

THEORY U DISTRICT

EARLY DESIGN GUIDANCE

SEP 23, 2019

#3034631-EG 4731 15TH AVE NE

Theory

 FAUL


Ankrom Moisan

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1 Proposal Summary

EXISTING LOT INFORMATION

- Address: 4731 15th Ave NE
Seattle, WA 98105
- Parcel: 8816400210
- Lot Area: 32,960sf
- Existing Buildings: Current Church building on site currently undergoing demolition by previous owner

DEVELOPMENT TEAM

- Developer: Peak Campus + Faul
- Architect: Ankrom Moisan Architects
- Landscape Architect: Hewitt
- Civil: Navix Engineering

DEVELOPMENT STATISTICS

Use: Residential

65' High Option

- Max Far: 4.75
- Gross Area: 165,000sf
- Apartment Units: +/- 175

75' High Option (relies on a Contract Rezone)

- Max Far: 6.0
- Gross Area: 188,000sf
- Apartment Units: +/- 200

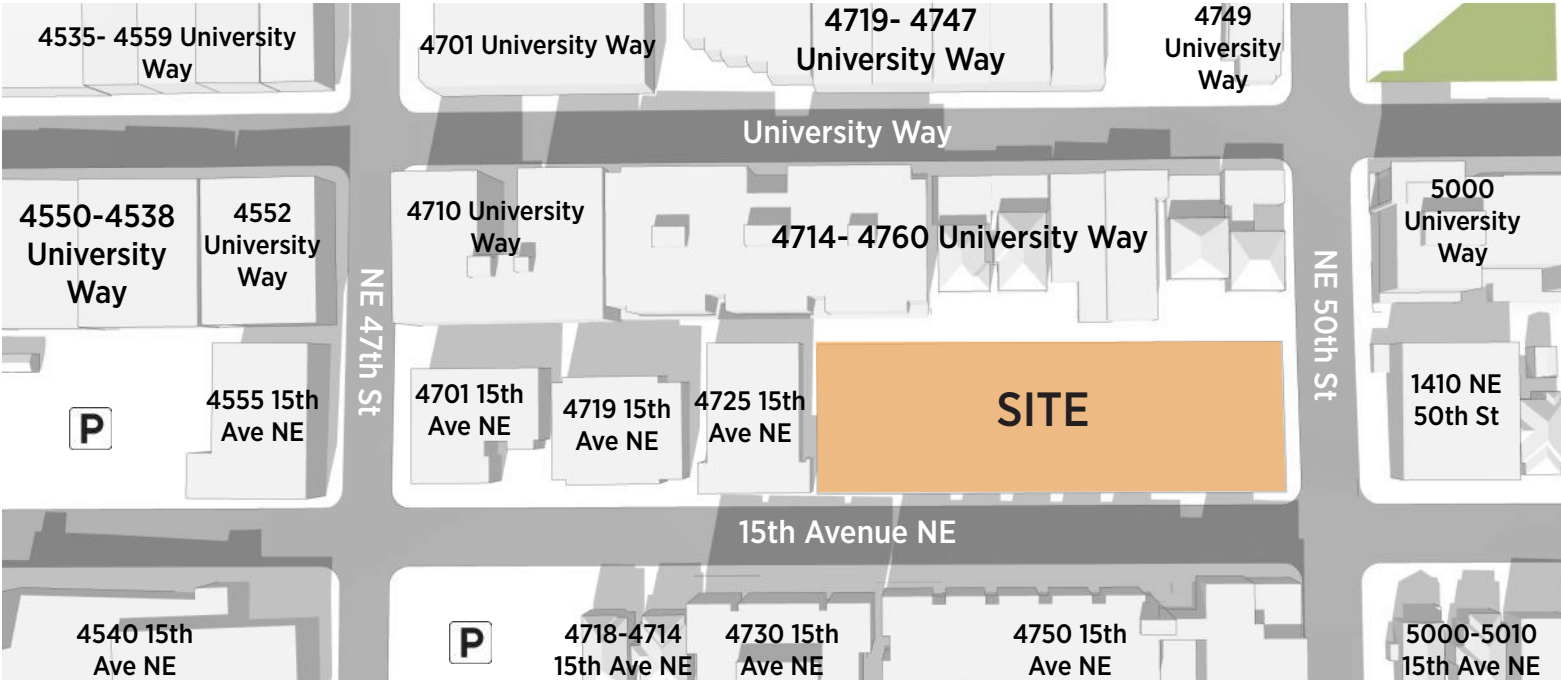
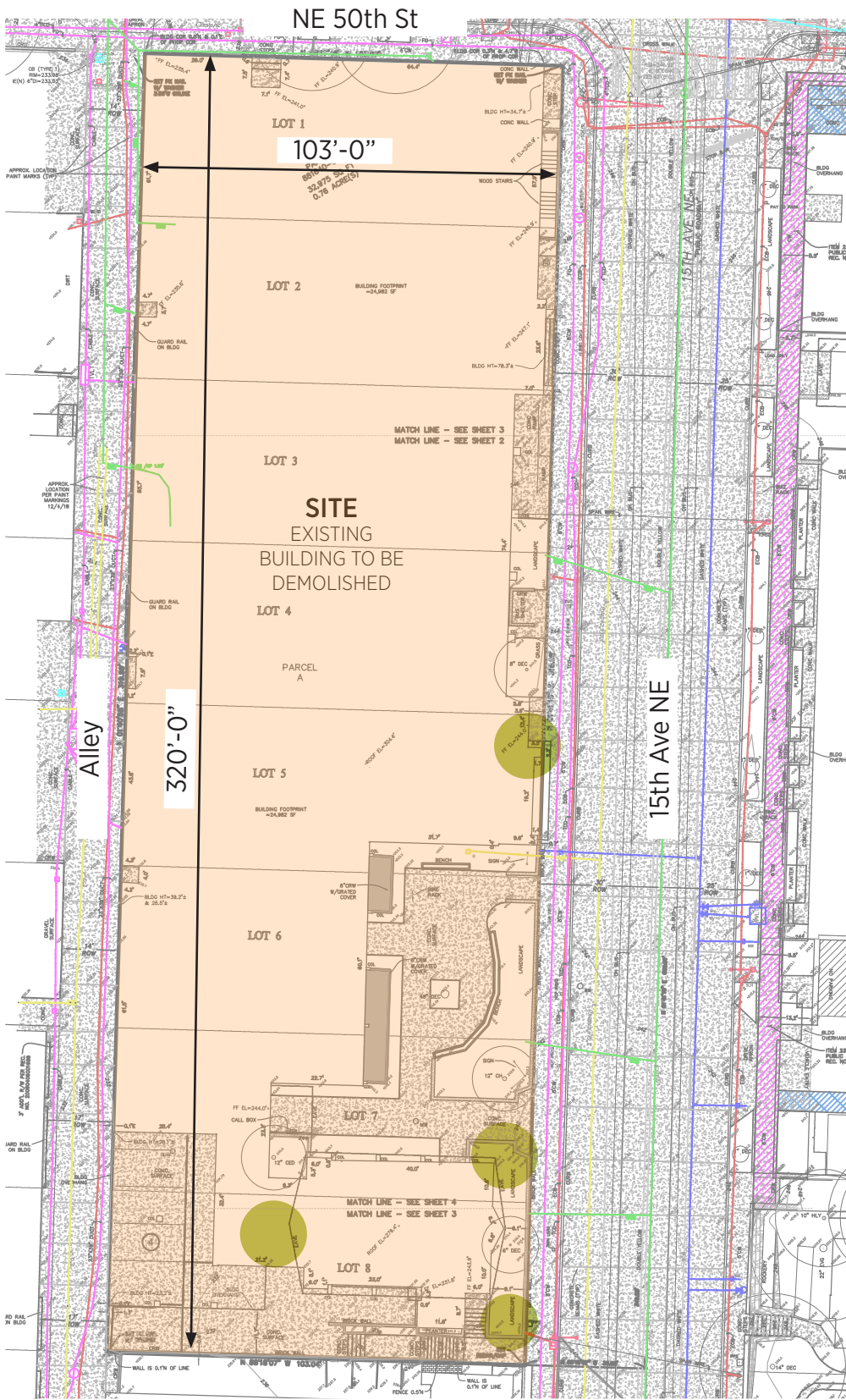
Parking

- No parking in proposed building.
- Parking stalls leased in garage across 15th.

Commercial

- No commercial / retail in proposed building

Survey Plan 1" = 40'



1 COMMUNITY OUTREACH

Summary of Public Outreach

Project Address:	4731/4735 15th Ave NE
Brief Description:	The Theory U District project includes a six- or seven story apartment building. Parking is not required, per city code and is not provided. The project site is zoned commercial/mixed-use.
Contact:	Natalie Quick
Applicant:	Peak Campus
Contact Information:	15thAvenueNEProject@gmail.com
Phone:	206-414-7491
Type of building:	Multi-Family Residential
Neighborhood:	University District
In Equity Area:	Yes

The following Comments/Questions were heard at the Open House/Community Meeting on June 26, 2019:

- Design-Related Comments
- Parking. One attendee inquired about parking and noted that the project team may hear from the public about the need for parking.
 - Public/Open Space. One attendee inquired about open space and referenced the open space Aegis is putting in on 45th Avenue, noting they have a wide-open space that looks like it will create great engagement. One attendee noted there might be an opportunity collaborate with Hub U District on some of the public space.
 - Building Exterior. One attendee expressed support for bringing the second story into view through a window with curves as a great thing to include in an urban environment.
- Non-Design-Related Comments
- Commercial Use. One attendee inquired whether there will be retail in the new building.
 - Developer. One attendee inquired whether Peak Campus is working independently, and whether Peak Campus generally holds on to buildings after completion.
 - Street. One attendee noted that the City of Seattle is just finishing the 15th Avenue NE bike lane plan and there is a possibility they'll put a protected bike lane on the West side of the street in front of the project.
 - Zoning. One attendee inquired whether the project team is tracking potential zoning changes and noted that there's a big difference between the two.
 - Units. One attendee inquired whether the developer prefers shared kitchens and bathrooms or individual units and whether microwaves or oven stoves are used. Another attendee inquired whether the developer will include fully-furnished apartments.
- Miscellaneous Comments
- Early Design Guidance Meeting. One attendee inquired whether the Early Design Guidance meeting has happened yet and/or when it is scheduled, and expressed interest in learning more once the project is fully-designed.
 - Site Demolition. One attendee inquired whether demolition of the existing building will have happened by time students return to school in the fall.
 - Security. One person noted that security in this area is difficult and having eyes on the street really helps.



Take-Aways to inform the design concept

A desire was expressed to see an interesting design on corner of 15th and 50th in particular (this is a goal of the preferred Massing Concept 3)

1 ZONING SUMMARY

EXISTING LOT INFORMATION

- Address: 15TH AVE NE & NE 50TH ST, SEATTLE WA. 98101
- Parcel: 8816400210
- Lot Area: 32,960 SQ FT
- Existing Buildings: None. Existing building is being removed by previous owner, United Christian Church, under separate permit.
- Topography: 15' elevation difference from NE (high point) to SW (low point)

ZONE

- Current zone = NC2-65 (Neighborhood Commercial 2). Preferred zone = NC2-75 (M) (relies on contract rezone).
- Overlay: Urban Center, Station Overlay District (University District)

ALLOWED USES

- Include Retail, Hotel, Residential and Office

PROPOSED USE

- Residential

BUILDING ENVELOPE SIZE LIMIT

- Maximum Height = 65' for NC2-65 or 75' for NC2-75 (M) (relies on contract rezone).
- The maximum width and depth of a structure is 250'. The width and depth limits do not apply to below-grade or partially below-grade stories with street-facing facades that do not extend more than 4' above the sidewalk.
- Rooftop Features:
 - Parapets, open railings, planters, skylights, clerestories, greenhouses, solariums and firewalls allowed to extend 4' above height limit.
 - Solar Collectors , Mechanical Equipment & Mech Screening allowed to extend 15' above height limit, as long as it does not exceed more than 20 % of the roof area, or 25% of the roof area if the total includes stair or elevator or screened mechanical equipment.
 - Stair and Elevator Penthouses up to 16' above height limit, as long as it does not exceed more than 20 % of the roof area, or 25% of the roof area if the total includes stair or elevator or screened mechanical equipment.

FAR

- (NC2-65)= 4.75 or (NC2-75 (M)) = 6.0 (relies on contract rezone).
- The following gross floor area is not counted toward (maximum) FAR: 1) All stories, or portions of stories, that are underground; 2) All Portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, excluding access; 3) Rooftop greenhouse areas meeting subsection standards.

ID STREET FACADE & SETBACKS

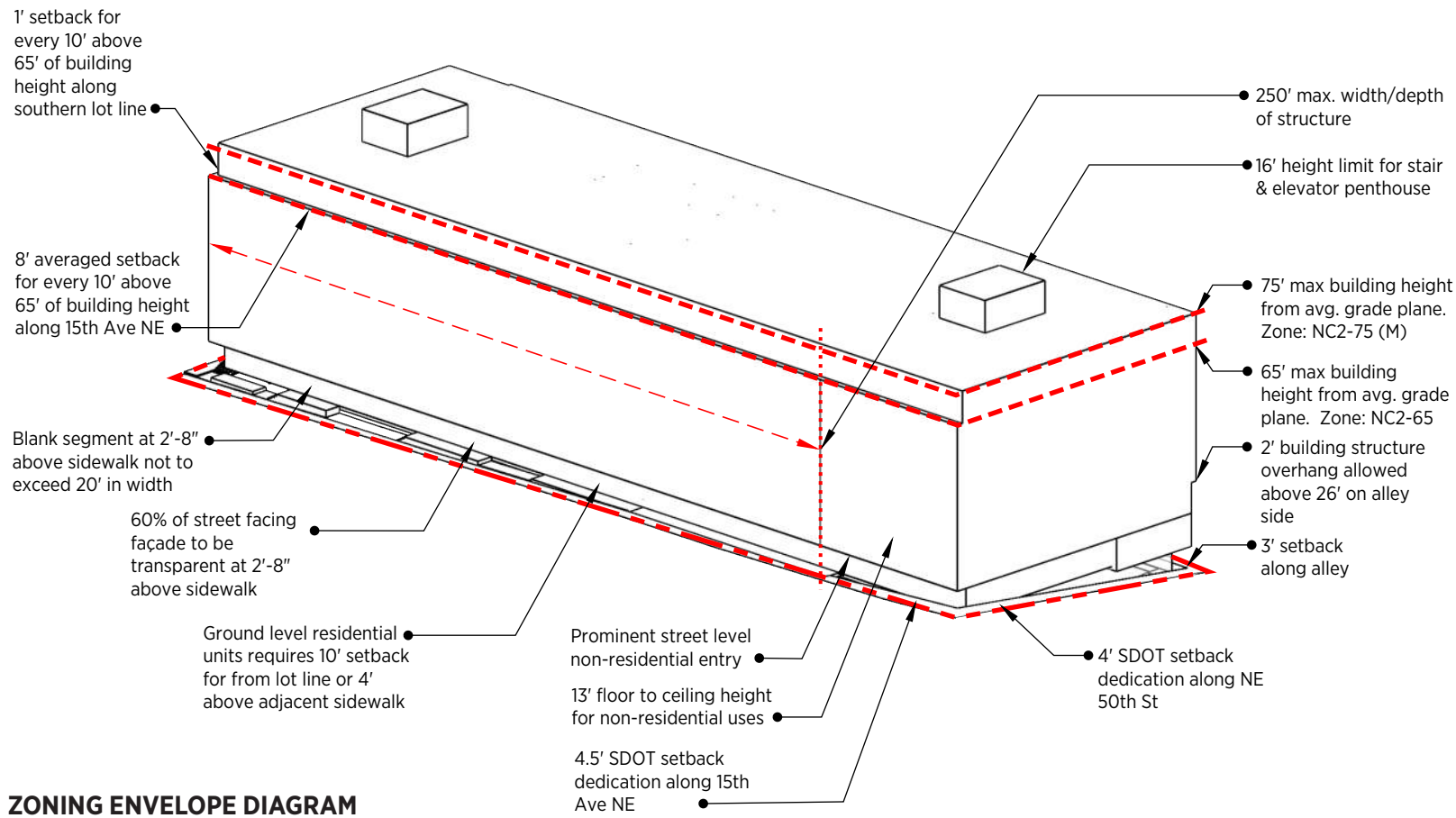
- Minimum facade height = 13' for non-residential uses at street level.
- Structural building overhangs, including bay windows, balconies, and other projections into and over public places that increase either the floor area of the building or the volume of the space enclosed by the building above grade, are allowed 26' above the alley and 8' above the sidewalk.
- 60% of the street-facing facade between 2' and 8' above the sidewalk shall be transparent.

STREET, SIDEWALK & GROUND LEVEL REQUIREMENTS

- At least one of the street-level, street-facing facades containing a residential use shall have a visually prominent pedestrian entry
- The floor of a dwelling unit located along the street-level, street-facing facade shall be at least 4' above or 4' below sidewalk grade or be set back at least 10' from the sidewalk.

PARKING & LOADING

- No parking, either long-term or short-term, is required for uses on lots in NC2 zones.
- Off-street loading is required as specified in subsection 23.49.019.
- Bicycle parking is required as specified in subsection 23.54.015.K.



ZONING ENVELOPE DIAGRAM

1

SELECTED UNIVERSITY DISTRICT DESIGN GUIDELINES

Priority Guidelines applying to the Preferred Concept:

GUIDELINE

PL 1 CONNECTIVITY

Networks & Connections to Community Open Space

- Include open space at grade that physically or visually engages the public realm: Options include plazas, public courtyards, play areas, gardens, and ground level patios
Response: This is reflected in the design. See Level 2 plan on page 49
- Treat all alleyways as potential pedestrian routes: Incorporate windows, entries, art, lighting, and active uses on alley-facing facades to activate and improve safety in alleys.
Response: This is reflected in the design. See Level 1 plan on page 49

GUIDELINE

PL 3 STREET LEVEL INTERACTION

- Design prominent, accommodating entries with vertical emphasis and intricate architectural interest at a variety of scales. Use high quality materials and detailing to create an identifiable entrance and welcoming experience for visitors and users.
Response: This is reflected in the massing. See rendering on page 59
- Courtyard entries should be physically and visually accessible from the street. Units facing the courtyard should have a porch, stoop, or deck associated with the dwelling unit to support community interaction. Any fences or gates should be set back from the sidewalk to incorporate a semi-public transitional space.
Response: This is reflected in the design. See Landscape Plan on page 54

GUIDELINE

DC2 ARCHITECTURAL CONCEPT

- Design building massing and form to express an intentional and original response to the context, streetscape and all guidelines, not merely a reflection of the code-allowable building envelope.
Response: This is reflected in the concept. See Diagrams on page 52
- Reduce the bulk and scale of large buildings: A large building should be legible as a series of discrete forms at multiple scales to reduce perceived bulk, create interest, and help users understand how the building is occupied
Response: This is reflected in the massing. See Diagrams on page 44
- Embrace contemporary design through distinctive, elegant forms that demonstrate a context-sensitive approach to massing and facade design.
Response: This is reflected in the massing. See Elevations on page 56

GUIDELINE

DC3 OPEN SPACE CONCEPT

Open Space Organization & Site Layout

- Design outdoor amenity areas, open space, and pedestrian pathways to be a focal point and organizing element within the development, break up large sites, and foster permeability.
Response: This is reflected in the concept. See urban analysis on page 22

GUIDELINE

DC3 OPEN SPACE CONCEPT

Residential Open Space

- Provide a variety of types of outdoor private amenity space instead of only locating private amenity space on rooftops
Response: This is reflected in the ground level outdoor spaces. See renderings on pages 58, 60 and 61.

GUIDELINE

DC3 OPEN SPACE CONCEPT

Street-Level Open Space

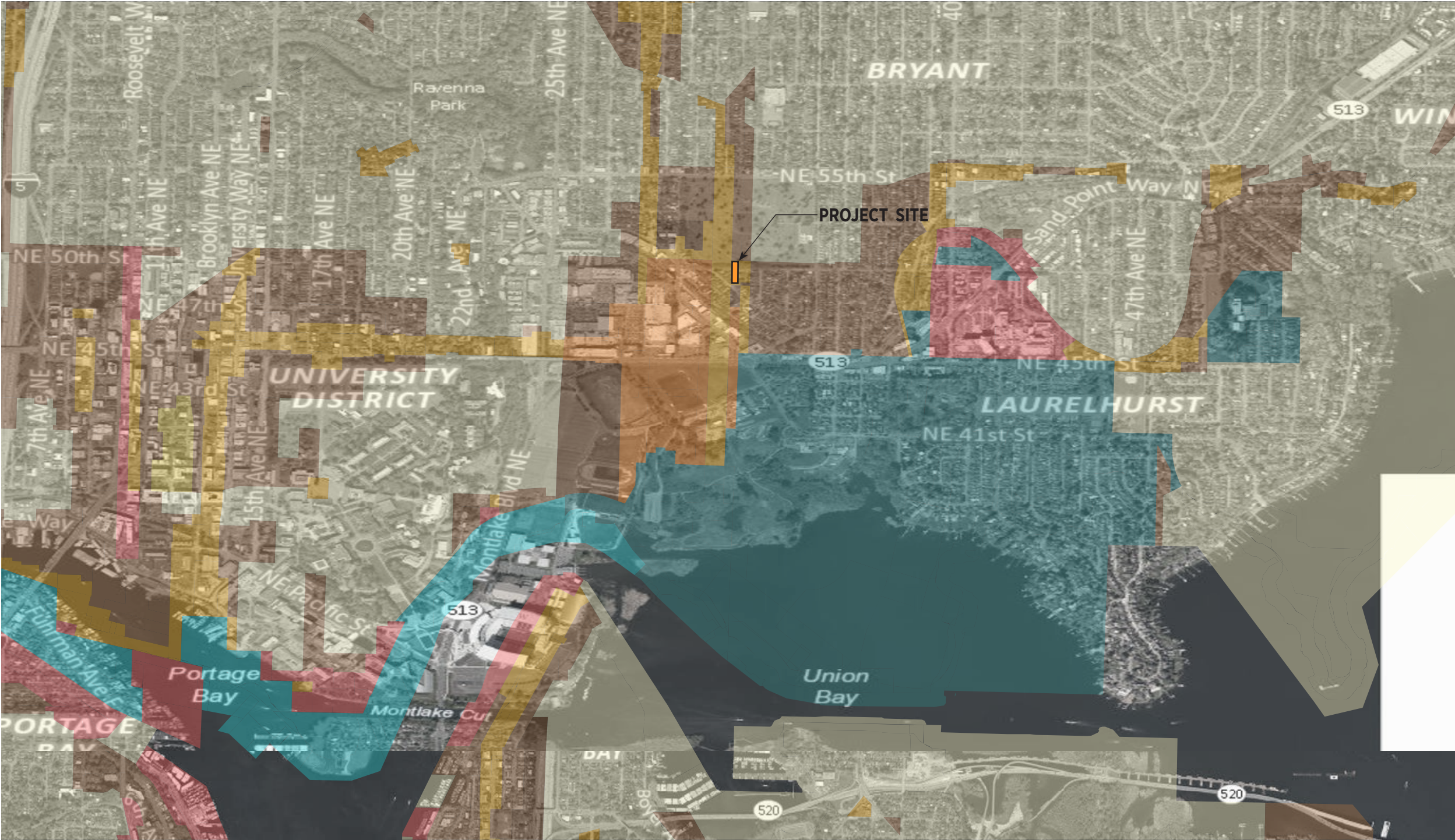
- Design open spaces at street-level to be welcoming: Semi-public spaces such as forecourts should engage the street and act as a “front porch” for residents. Minimize the use of gates, or visual and physical barriers, especially those adjacent to the street. Any necessary fences or gates should be set far back from the street to create a semi-public transitional space.
Response: This is reflected in the design. See rendering on page 59

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SITE ANALYSIS

2 URBAN DESIGN ANALYSIS (GREATER VICINITY)

Neighborhood Zoning & Context



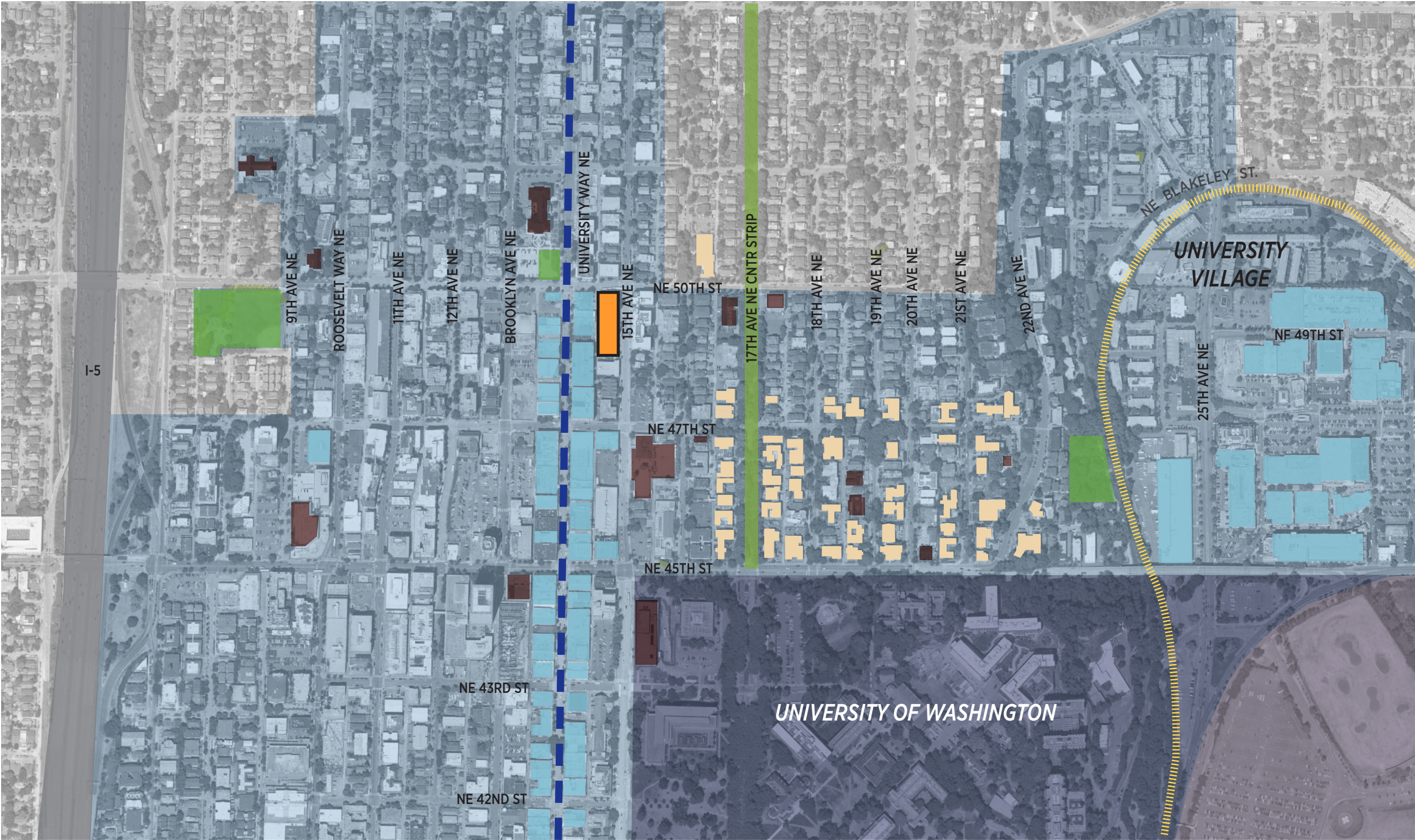
ZONING LEGEND

- Commercial
- Seattle Mixed
- Neighborhood Commercial
- High-Density Multi-Family
- Lowrise Multi-Family
- Residential Small Lot
- Single Family
- Manufacturing/Industrial
- Major Institutions



2 URBAN DESIGN ANALYSIS (GREATER VICINITY)

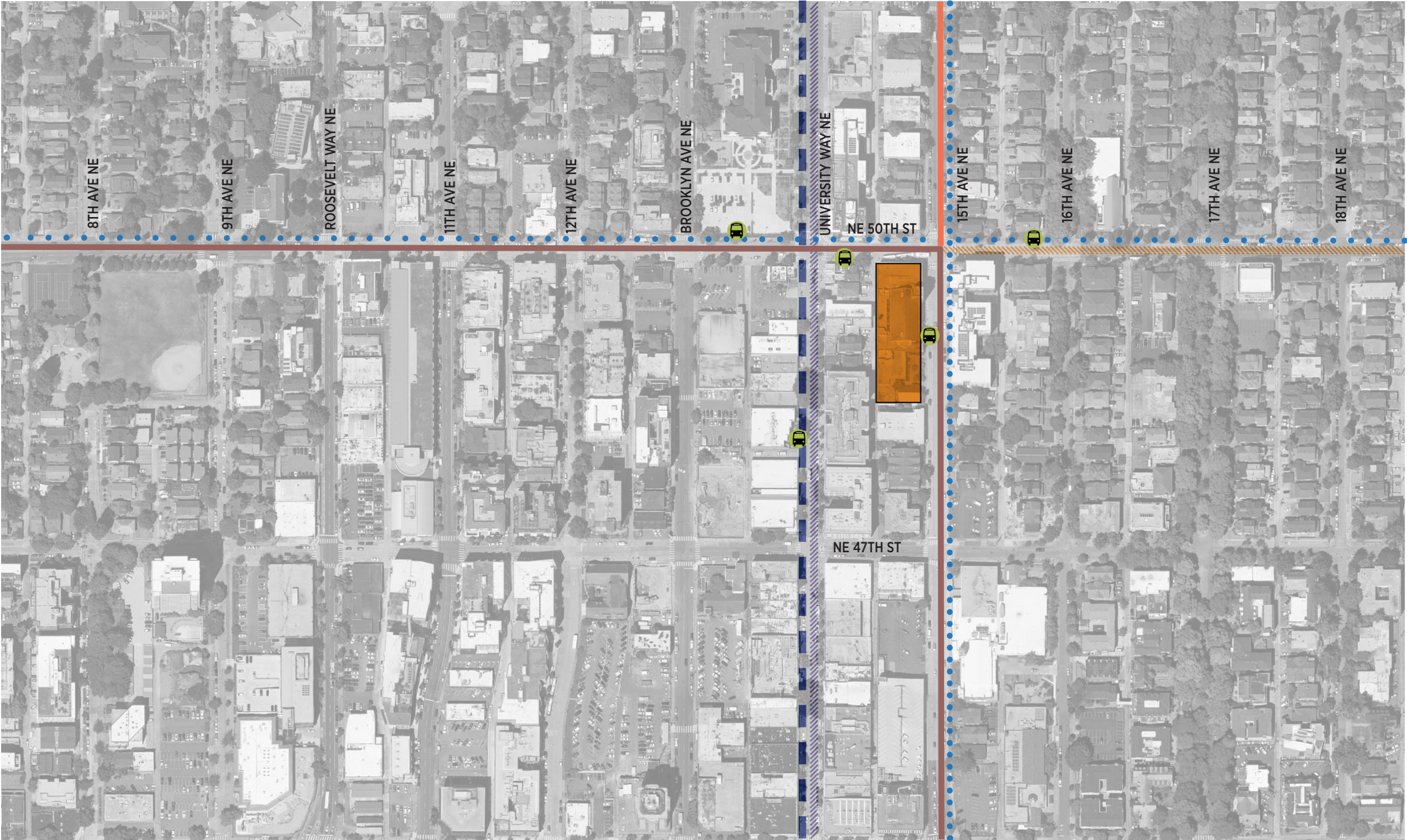
Public Destinations



- LEGEND
- PROJECT SITE
 - COMMUNITY LANDMARK
 - PARK/GREEN SPACE
 - PEDESTRIAN ZONE
 - GREEK LIFE ORGANIZATIONS
 - RETAIL/COMMERCIAL
 - BURKE GILMAN TRAIL
 - UNIVERSITY OF WASHINGTON

2 URBAN DESIGN ANALYSIS (GREATER VICINITY)

Street & Arterial Types



STREET LEGEND

- PROJECT SITE
- PRINCIPAL ARTERIAL
- COLLECTOR ARTERIAL
- MINOR ARTERIAL
- PEDESTRIAN ZONE
- MAJOR TRANSIT ROUTE
- MINOR TRANSIT ROUTE
- BUS STOP



2 URBAN DESIGN ANALYSIS (GREATER VICINITY)

Zoning Boundaries + Street Setbacks



2 URBAN DESIGN ANALYSIS (BLOCK VICINITY)

Building Uses & Pedestrian Access

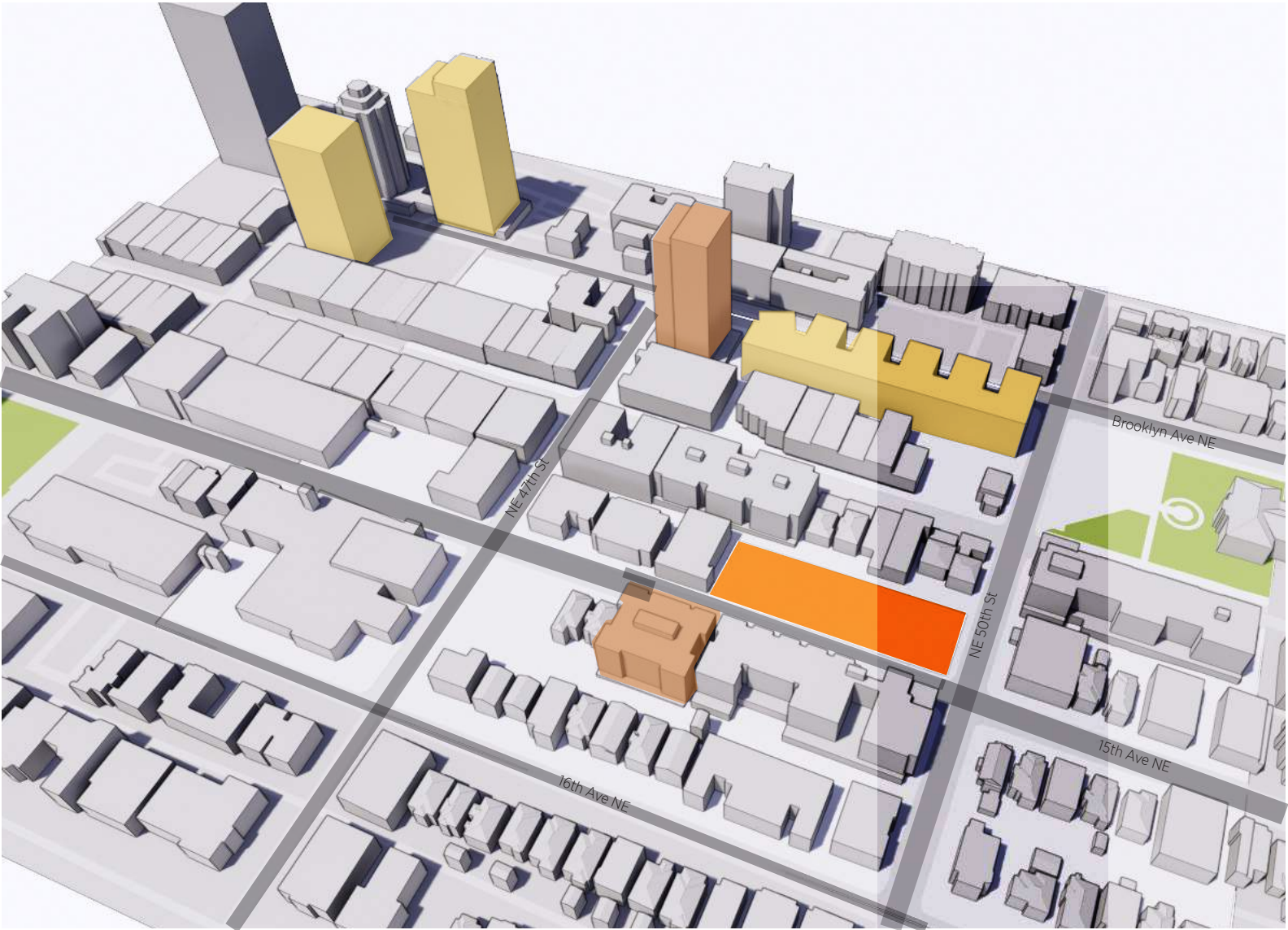


2 URBAN DESIGN ANALYSIS

Site Photo & Future Construction



- SITE
- UNDER CONSTRUCTION
- FUTURE (PLANNED)



2 URBAN DESIGN ANALYSIS

Streetscape Photo Montage - NE 50th Street

Looking South



Looking North



2 URBAN DESIGN ANALYSIS

Streetscape Photo Montage - NE 50th Street



2 URBAN DESIGN ANALYSIS

Streetscape Photo Montage - 15th Ave NE

NE 47th ST

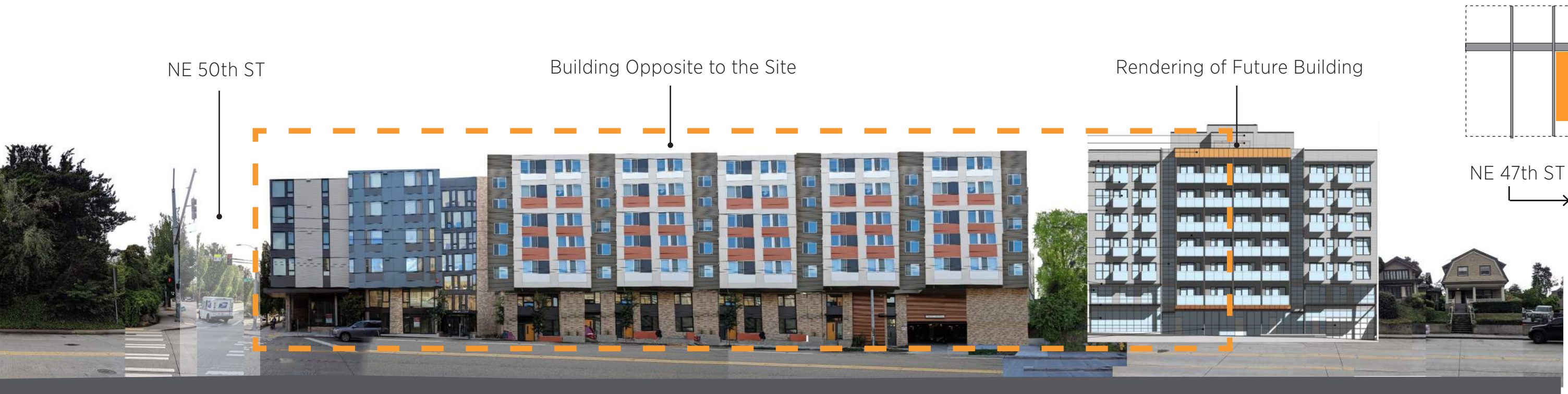
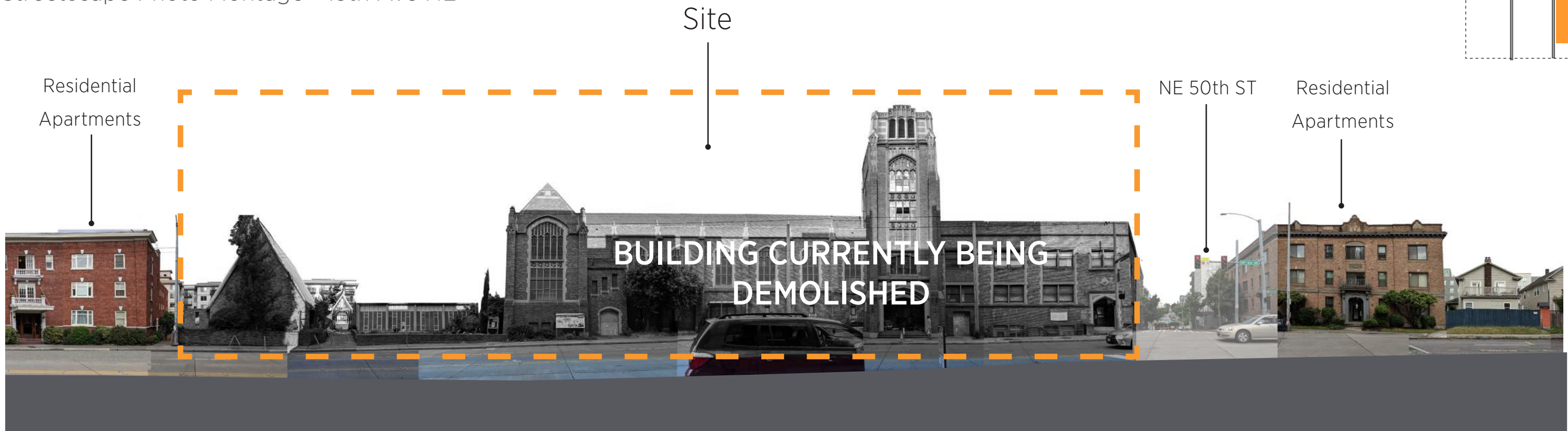


NE 52nd ST



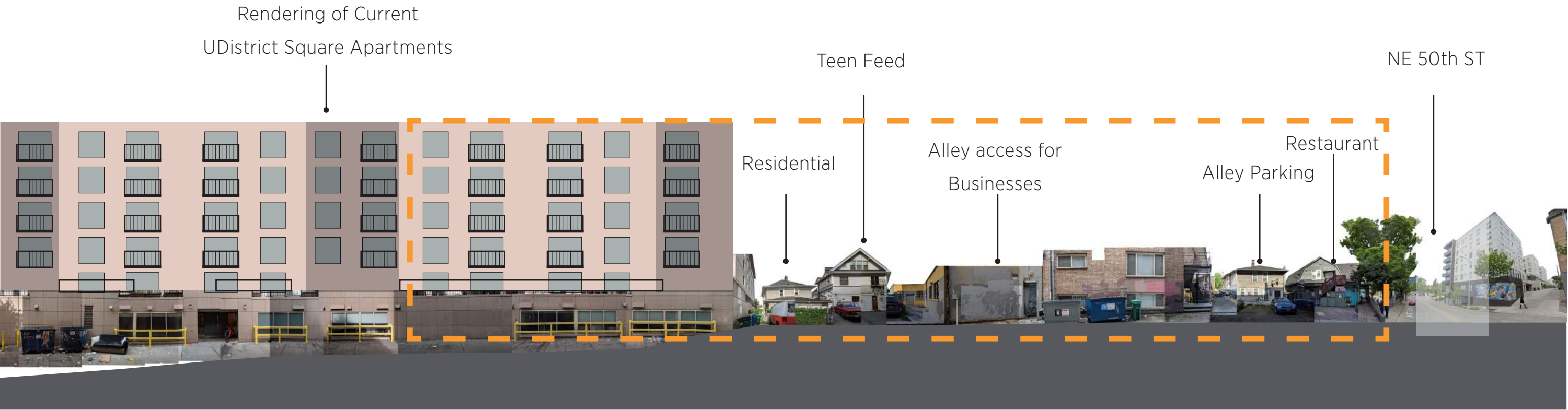
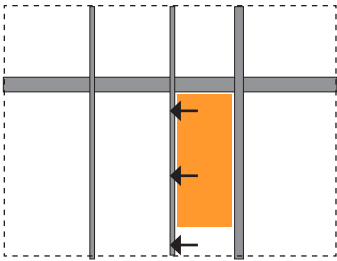
2 URBAN DESIGN ANALYSIS

Streetscape Photo Montage - 15th Ave NE



2 URBAN DESIGN ANALYSIS

Streetscape Photo Montage - Alley (Opposite to the Site)



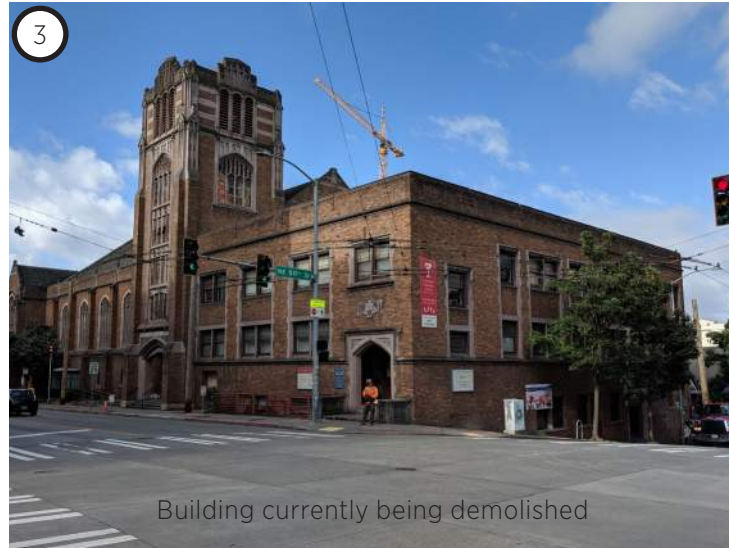
2 URBAN DESIGN ANALYSIS

Streetscape Photo Montage



2 URBAN DESIGN ANALYSIS

Photos Looking At Site



Photos Looking Out from Site



2 URBAN DESIGN ANALYSIS

Site Summary & Architectural Concept



Site Summary and resulting Architectural Concepts

- Site has an asymmetrical feel along 15th Ave. It is on the edge of the Academic neighborhood (see map to left). This relates to the proposed 2-part massing concept:
 - Impact from south by University / Academic Community
 - Transition to north to residential Community
- Inspiration from former on-site church courtyard facing 15th Ave
- Alley toughness/grit - but also life (an Urban Edge)
- New 6 story Abora Court building across 15th Ave has modulating bays and stoops (to respond to)
- 3 story Brick Buildings to North and South (warm tone)

2 URBAN DESIGN ANALYSIS

Site Summary & Architectural Concept



Academic Buildings on 15th Ave (south of site)



Former Courtyard facing 15th Ave



Site Observations and Architectural Concept

Several characteristics existed on the site prior to demolition of the former church: The main face of the site is along 15th Avenue. This is due to 50th being relatively steep and vehicular, and the fact that the 15th Avenue exposure is longer (300'+). The length along 15th reveals the variation present in the site: looking north one sees the tree-lined residential neighborhood while looking south one sees the connection to campus. In the middle of the site, facing 15th, between the main church and a small chapel, was a small but pleasant courtyard for respite. Publicly-accessible from the sidewalk, it was filled with landscaping and defined by warm, bright colored brick walls.

Convergence refers to two or more things coming together, joining together or evolving into one. As a way to break up the length of the new building, this project proposes an idea of two parts (one from each community) merging into one, with an open space where they meet. In this new open space, the goal is to provide an experience similar to that which existed in the previous church's courtyard, for the new community coming to this site.

DC3 OPEN SPACE CONCEPT

- Design outdoor amenity areas, open space, and pedestrian pathways to be a focal point and organizing element within the development, break up large sites, and foster permeability.

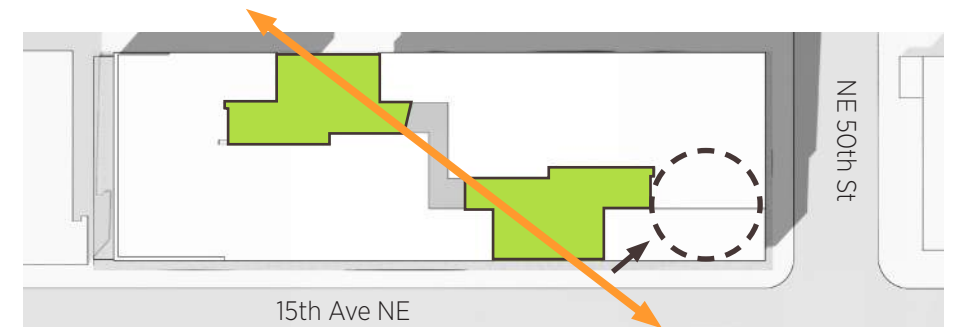
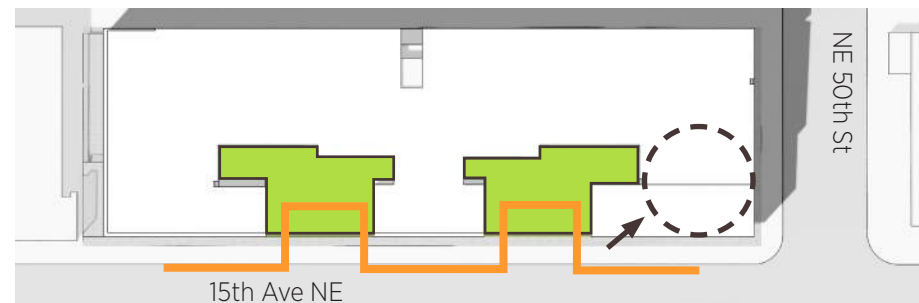
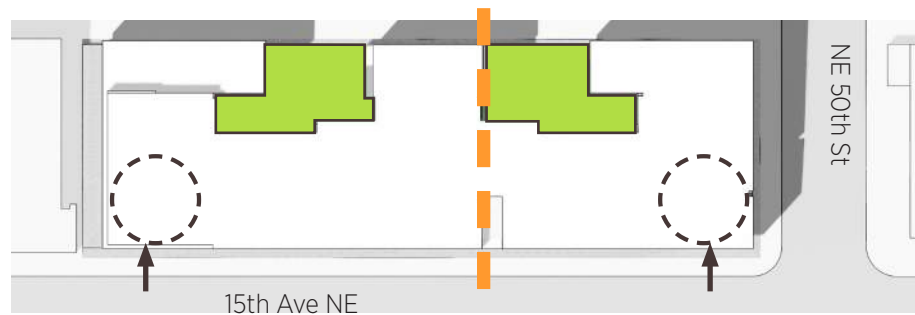
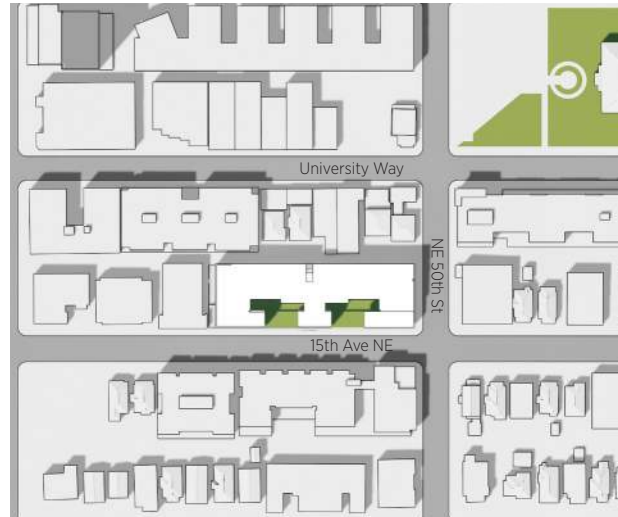
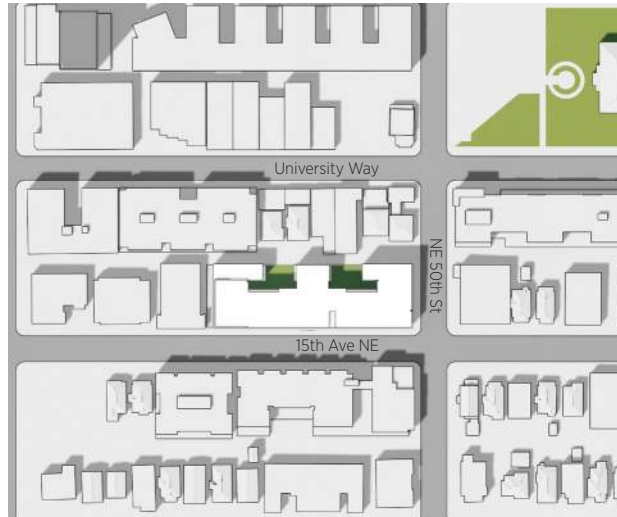
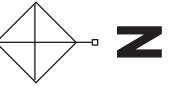


Residential Buildings on 15th Ave (north of site)

MASSING CONCEPTS

3 ARCHITECTURAL MASSING CONCEPTS

Summary of Massing Concepts



Concept 1 - Open In (Code Compliant)

- Two abutting 65' or 75' high (75' preferred) residential structures with independent circulation.
- Two full-height courtyards facing west (alley facade) define the massing.

Potential Advantages

1. Highly modulated alley facade
2. Two private residential amenity courtyards
3. No departures anticipated

Potential Disadvantages

1. Relatively unmodulated 15th Avenue facade
2. No publicly-accessible courtyards
3. Symmetrical plan can lead to a less site-responsive design
4. Two lobbies, due to two separate buildings, therefore no main entry
5. Separate courtyards do not directly connect, missing opportunities for synergy

Concept 2 - Open Out

- One 65' or 75' high (75' preferred) residential structure.
- Two full-height courtyards facing east (15th Ave NE) define the massing.

Potential Advantages

1. Highly modulated 15th Avenue facade
2. One private and one public amenity courtyards
3. One main lobby and consolidated entry functions

Potential Disadvantages

1. Relatively unmodulated alley facade
2. Requires more at-grade alley-facing residential units due to not having an alley-facing courtyard
3. Symmetrical plan can lead to a less site-responsive design
4. One private and one public amenity courtyards can create confusion as to which is public and which is private
5. Requires a departure for maximum width of structure (306' vs 250' max)

Concept 3 - Open Through (Preferred)

- One 65' or 75' high (75' preferred) residential structure.
- Two full-height courtyards, one facing east (15th Ave NE) and one facing west (alley) at an oblique offset, with an at-grade outdoor connection between courtyards, defines the massing.

Potential Advantages

1. Strong modulation on 15th Avenue facade
2. Courtyard modulation on alley facade (no flat facades)
3. One private and one public amenity courtyards that visual interconnect, forming a whole, diverse series of outdoor spaces
4. Asymmetrical plan offers most opportunities to respond to the long site and complex surrounding context
5. Clarity as to where ground level public (entries) and private (residential) functions face surroundings at all sides.

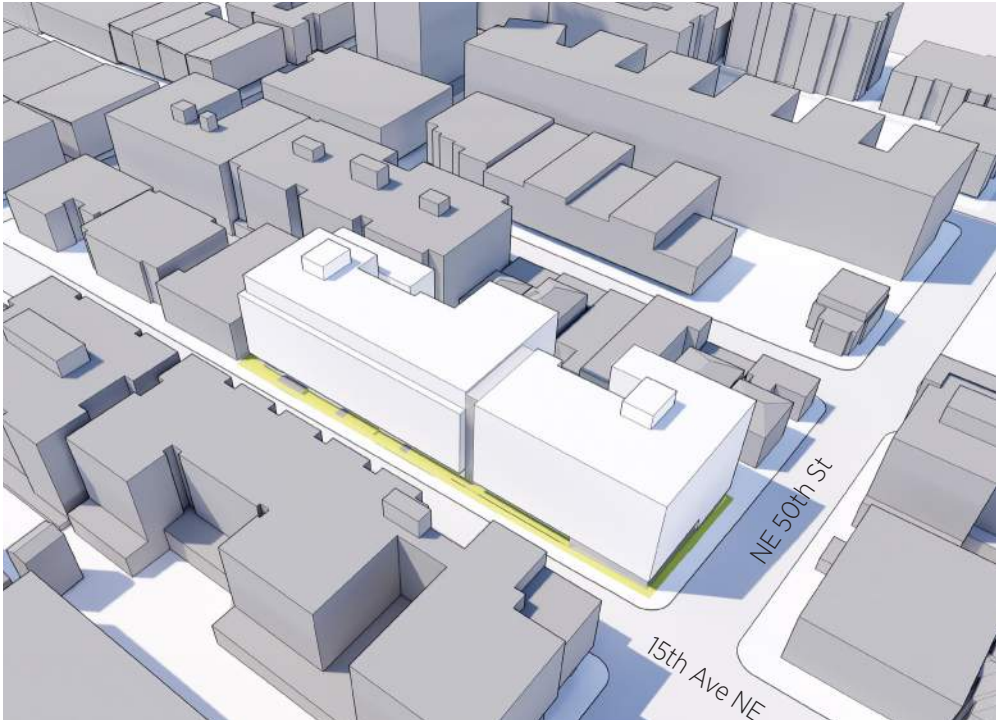
Potential Disadvantages

1. Requires a departure for maximum width of structure (306' vs 250' max)

3 ARCHITECTURAL MASSING CONCEPTS

Summary of Massing Concepts

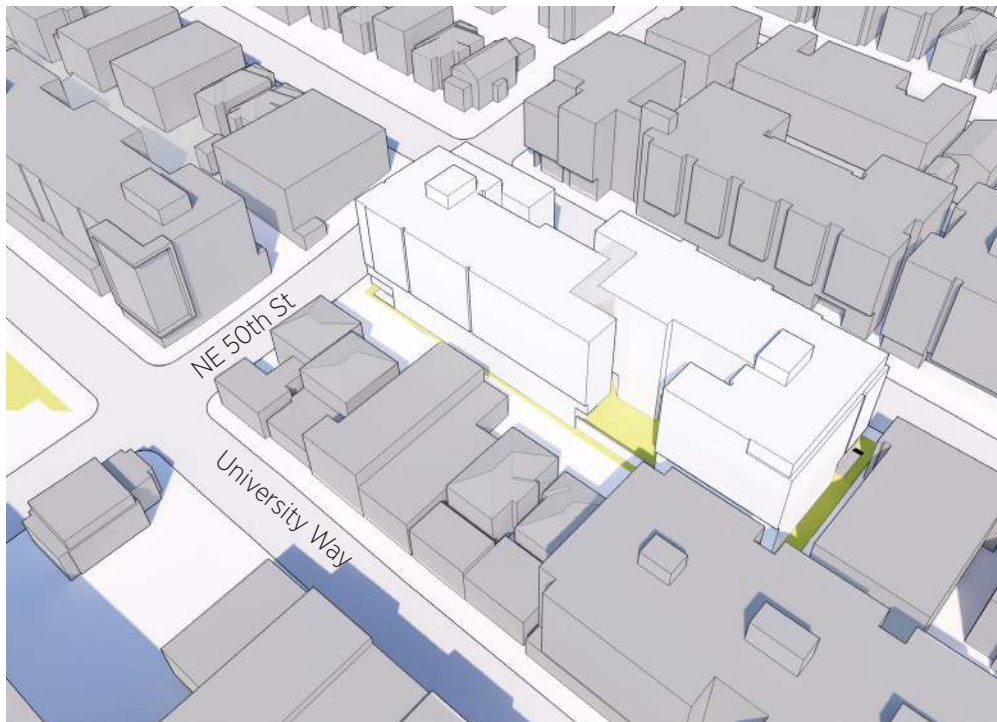
Concept 1 - Open In (Code Compliant)



Concept 2 - Open Out



Concept 3 - Open Through (Preferred)

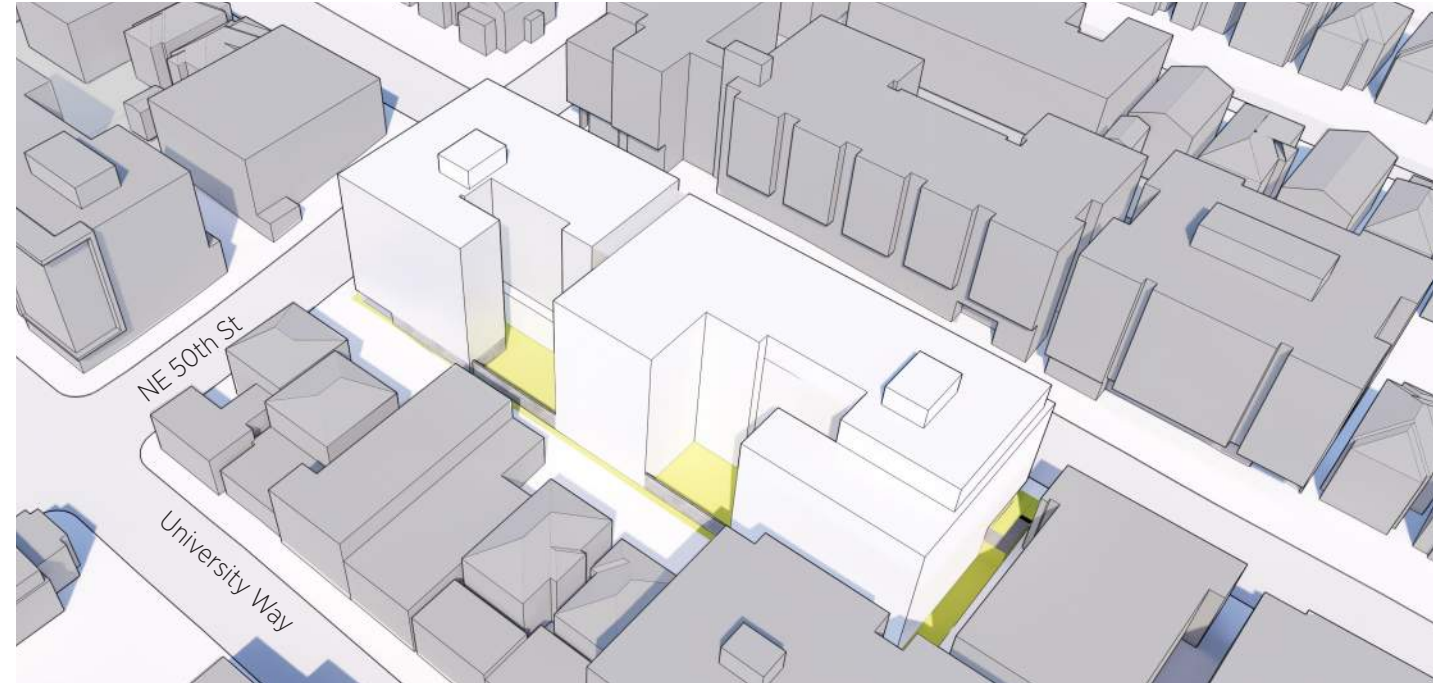
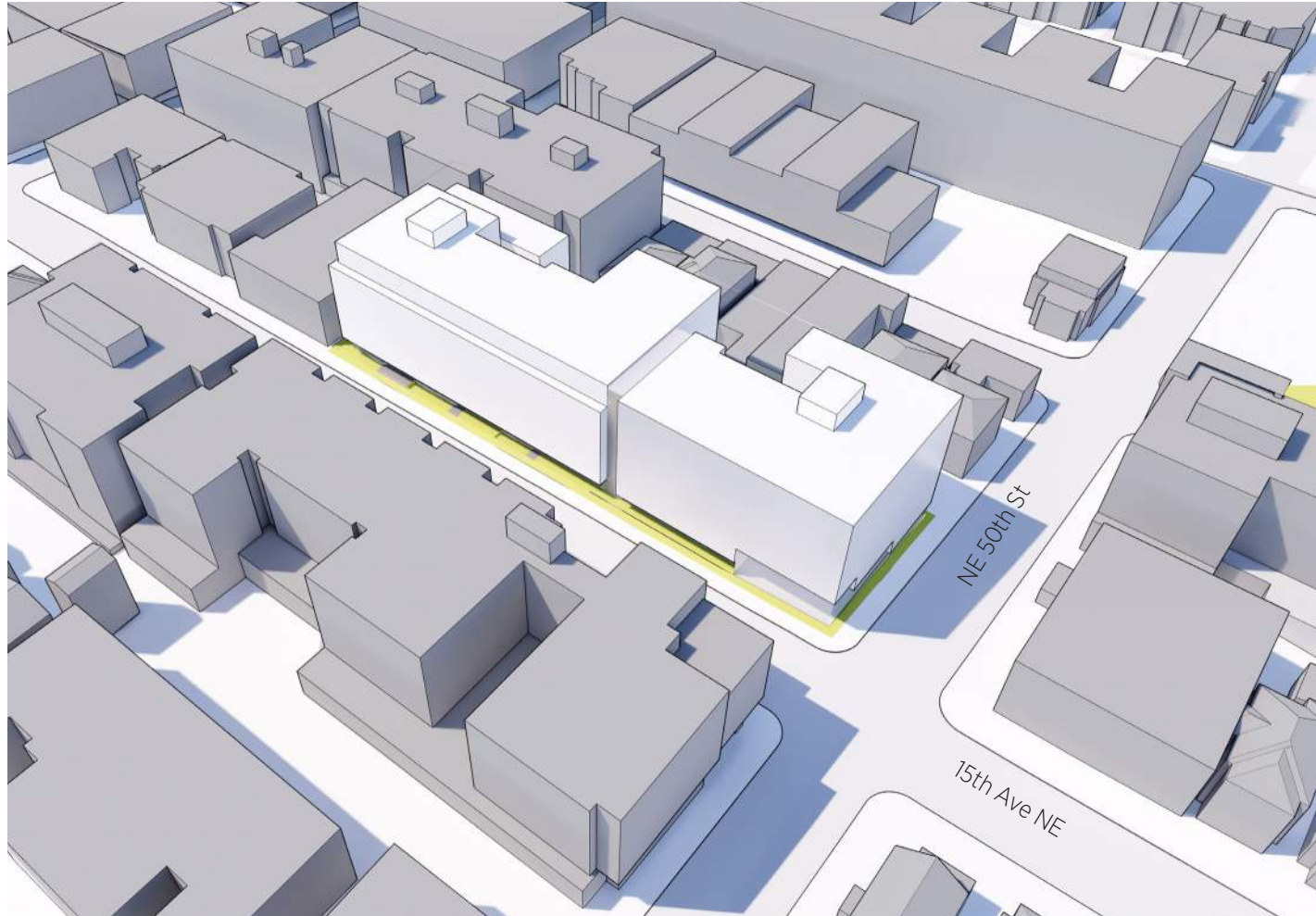


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CONCEPT 1

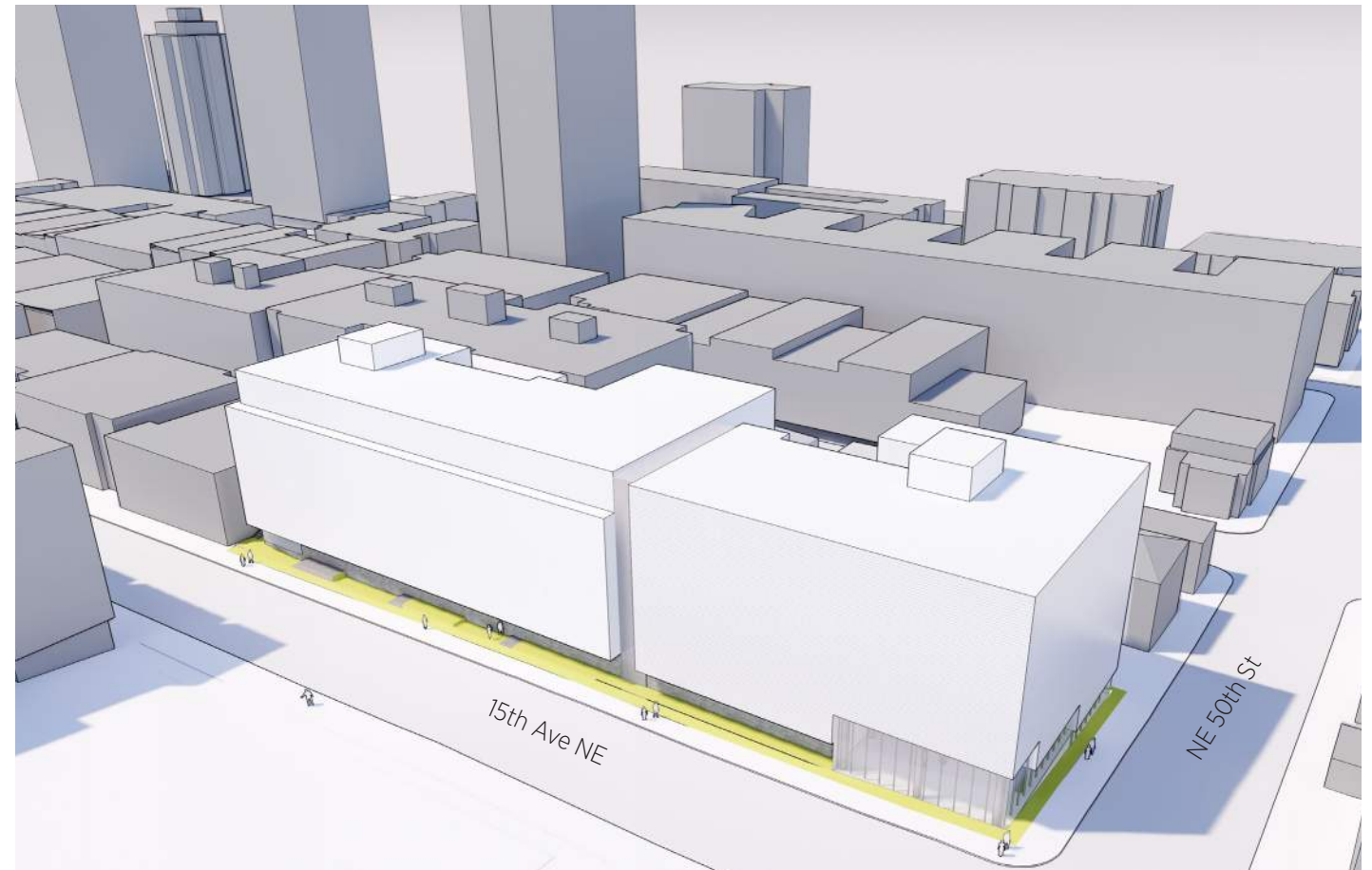
4 ARCHITECTURAL MASSING CONCEPTS

Concept 1 - Open In



Massing Concept

1. Two abutting 65' or 75' high (75' preferred) residential structures with independent circulation.
2. Two full-height courtyards facing west (alley facade) define the massing.



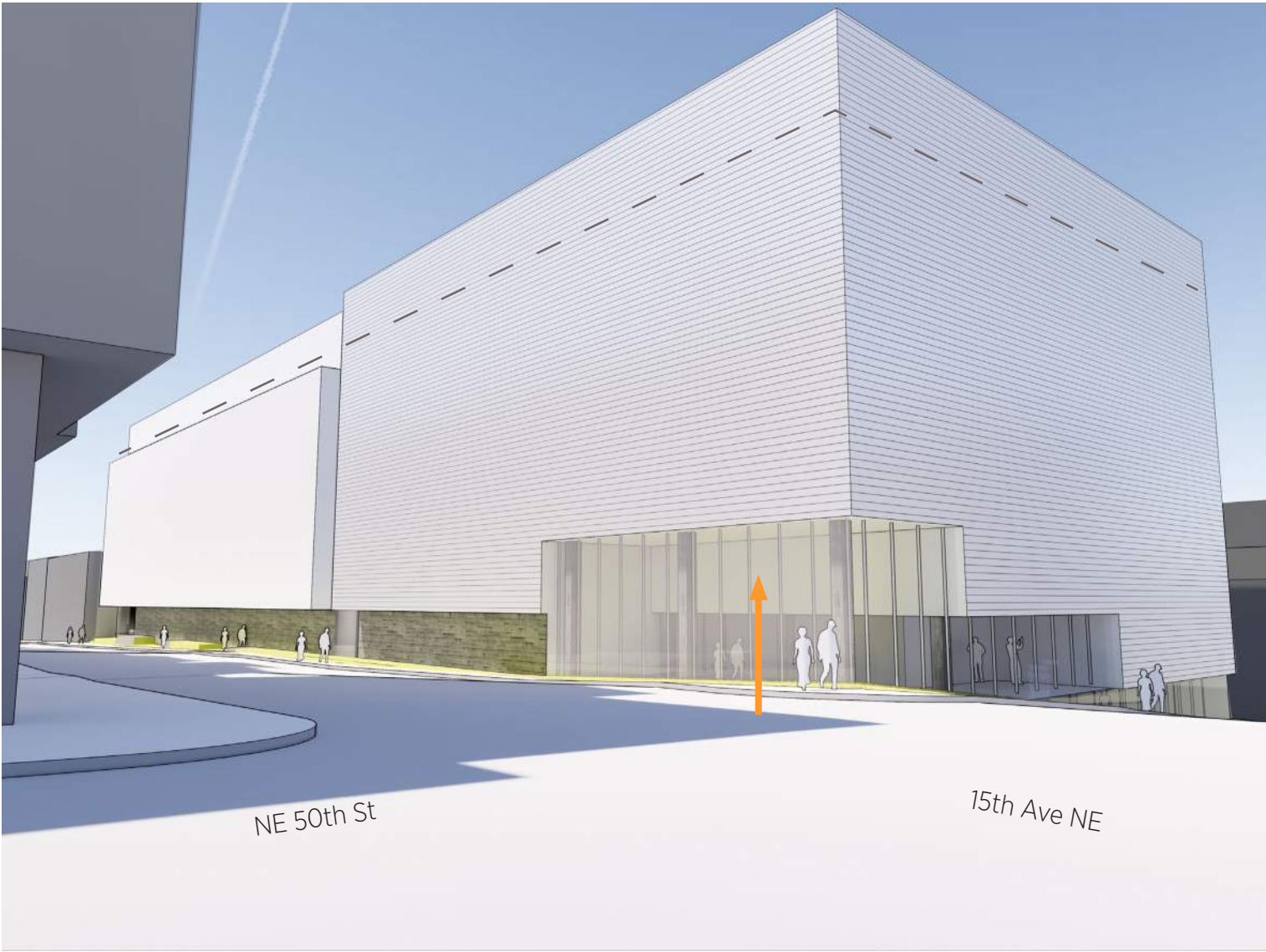
4 ARCHITECTURAL MASSING CONCEPTS

Concept 1 - Open In



VIEW OF NE CORNER, AT 15TH

- Relate height of main lobby with building across 15th at corner
- Active uses along 50th and around intersection



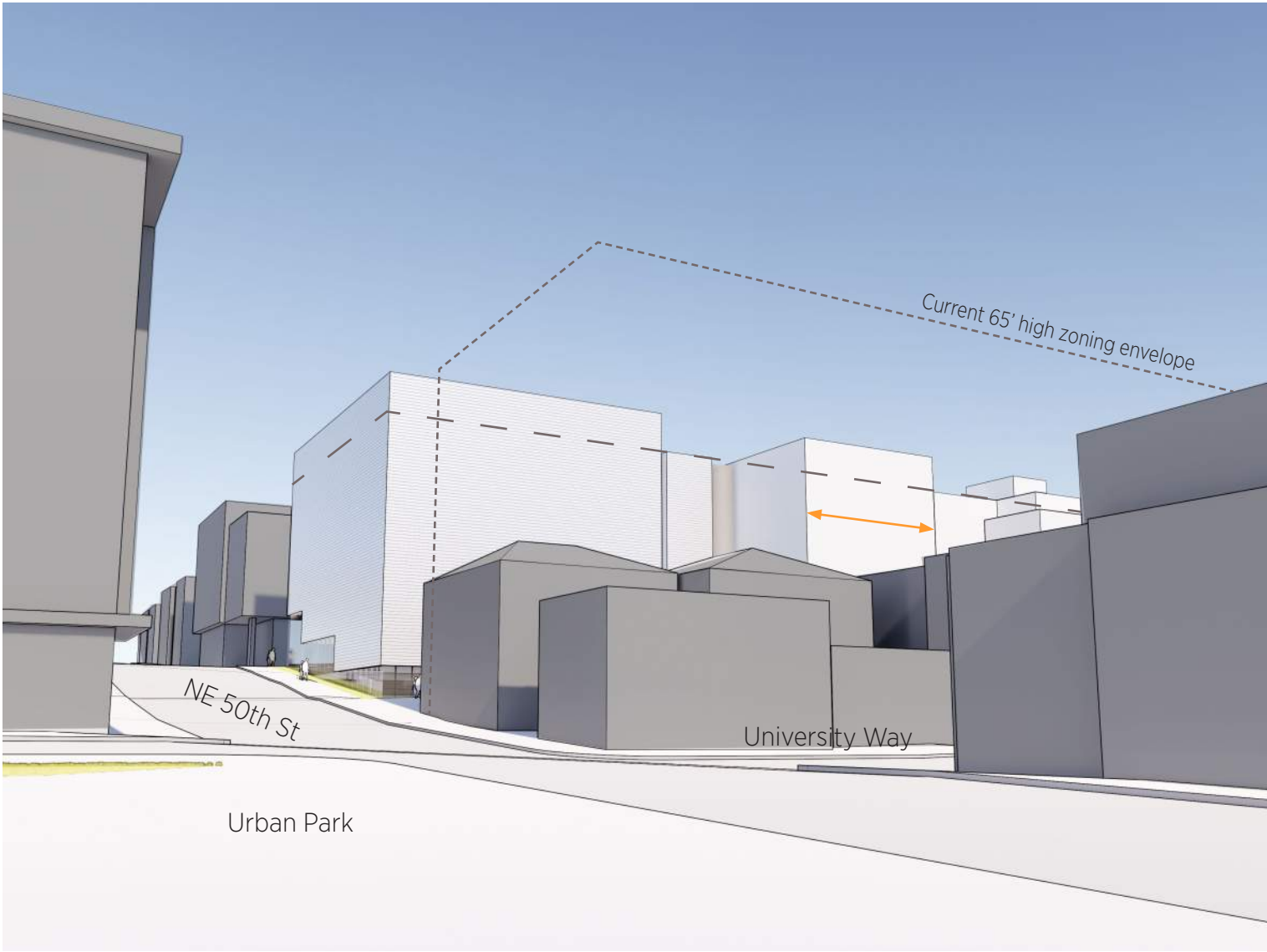
VIEW OF NE CORNER, AT 50TH

- Double height lobby creates street activation on this prominent corner.

— — — — —
DASHED LINE INDICATES
CURRENT 65' HEIGHT LIMIT

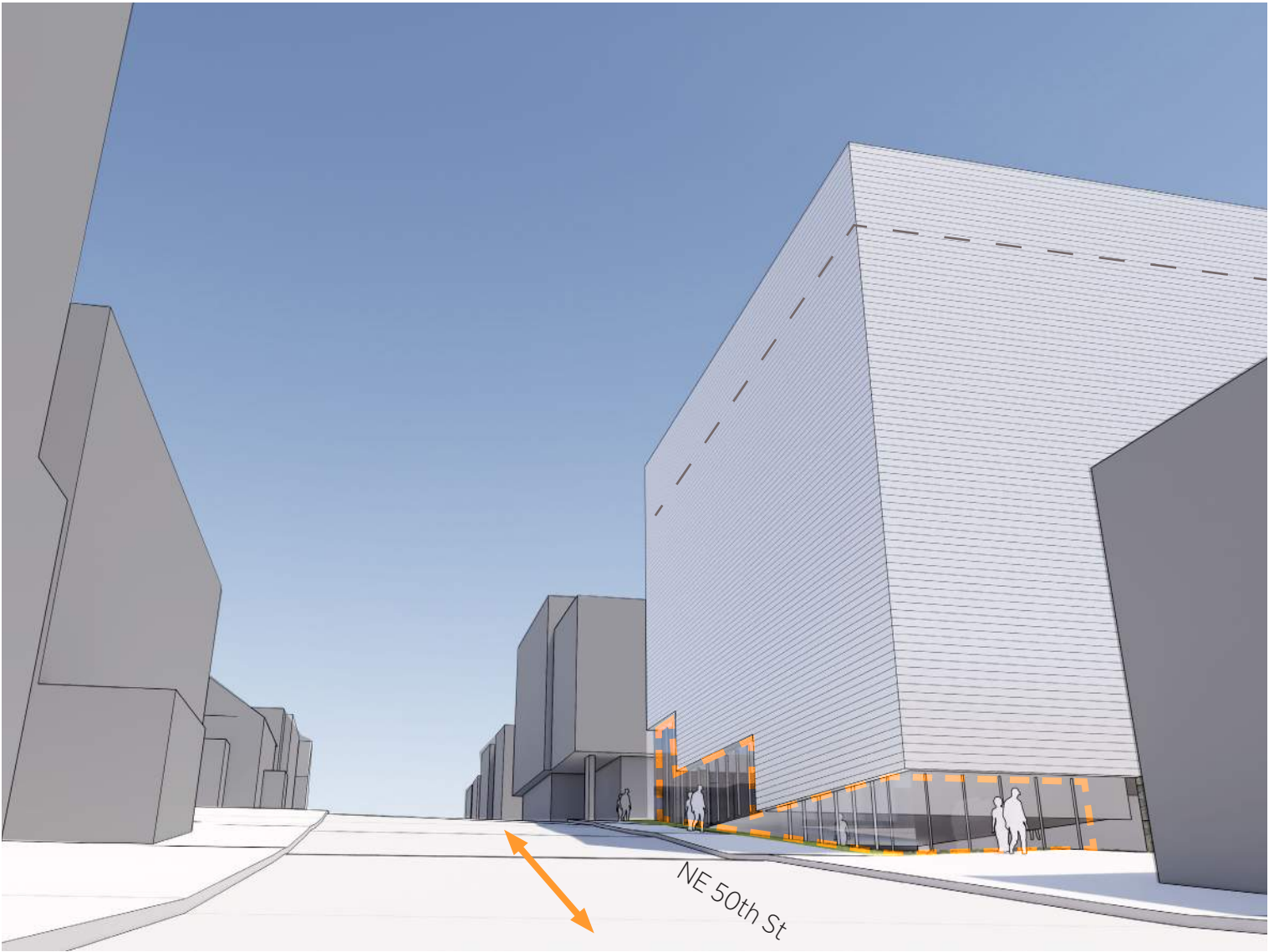
4 ARCHITECTURAL MASSING CONCEPTS

Concept 1 - Open In



VIEW OF WEST FACADE, AT 50TH

- Major facade modulation along alley provides interest



VIEW OF NW CORNER, AT 50TH

- Active amenity spaces arranged along ground level 50th rather than Residential or Service uses
- Secondary pedestrian entry at NW corner to improve access from all sides

DASHED LINE INDICATES
CURRENT 65' HEIGHT LIMIT

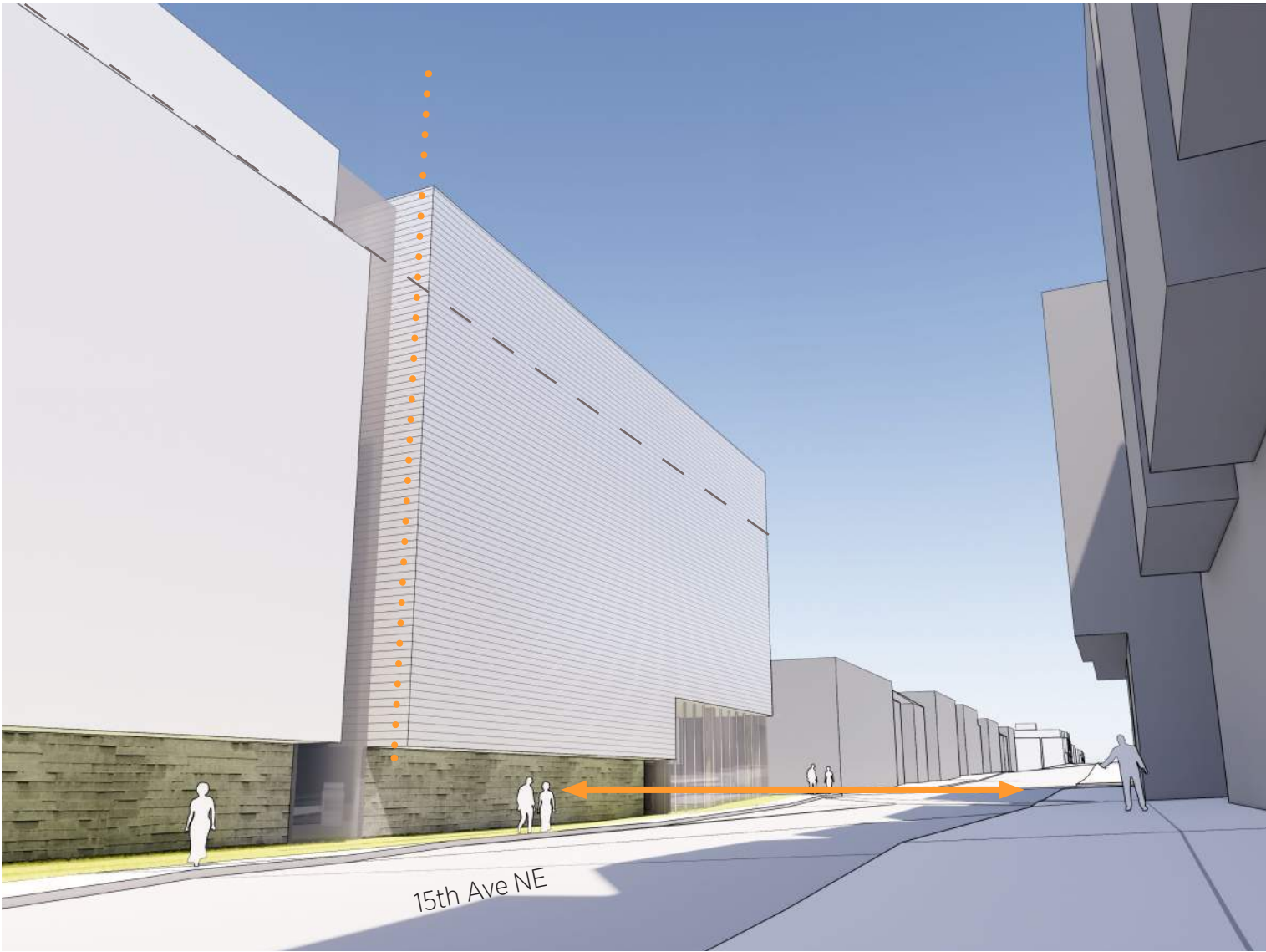
4 ARCHITECTURAL MASSING CONCEPTS

Concept 1 - Open In



VIEW OF SE CORNER, AT 15TH

- Small upper level facade setback (req'd by zoning) to transition to 3 story brick building to south
- Secondary pedestrian entry at SE corner to improve access from all sides



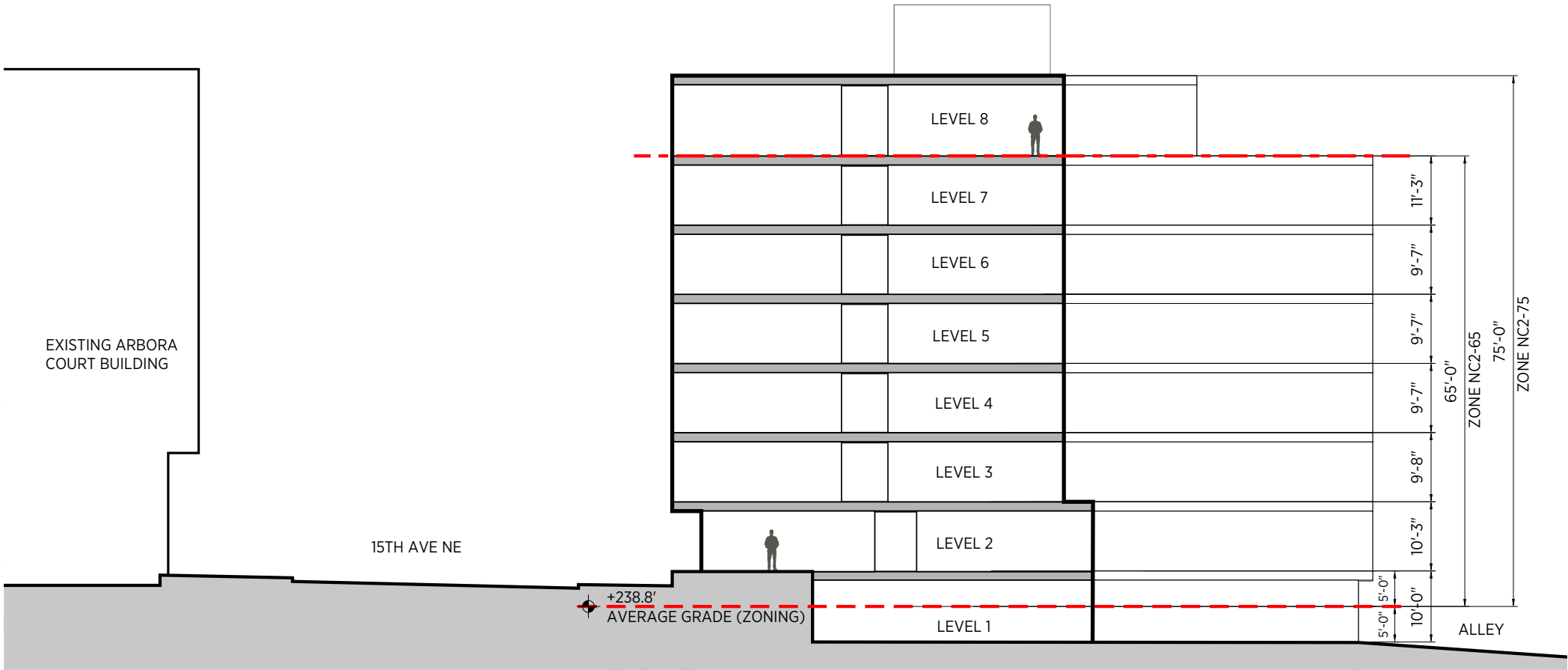
VIEW OF MIDBLOCK, AT 15TH

- Central vertical glass spine indicates separation of north and south independently-circulating buildings
- Ground level stoops echo stoops of building across the street.

DASHED LINE INDICATES
CURRENT 65' HEIGHT LIMIT

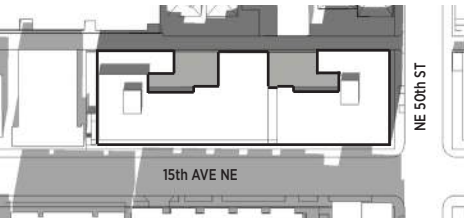
4 ARCHITECTURAL MASSING CONCEPTS

Concept 1 - Open In

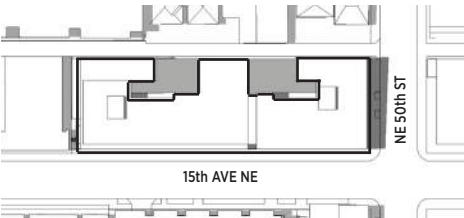


EAST-WEST SECTION

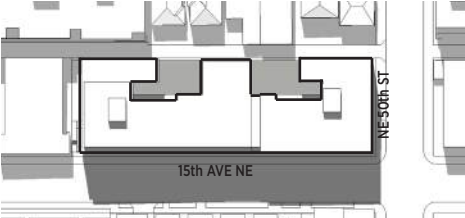
Summer Solstice
9 AM



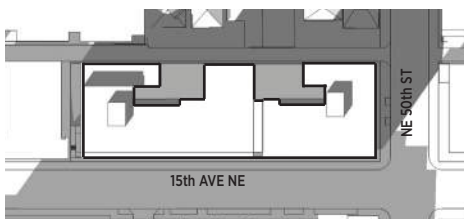
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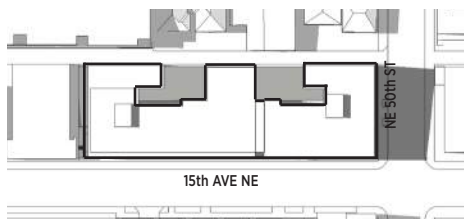
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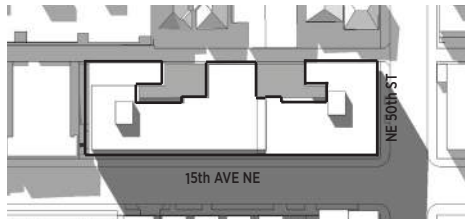
Equinox
9 AM



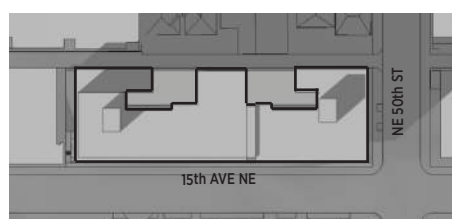
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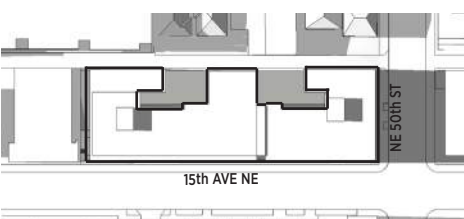
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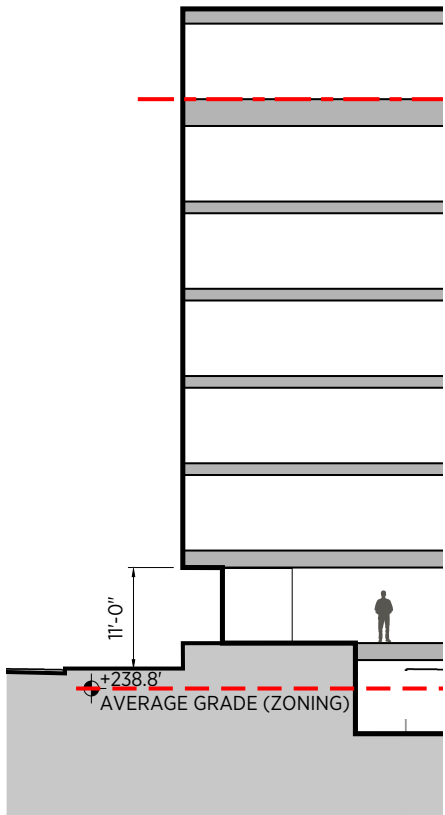
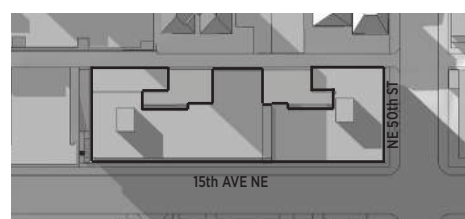
Winter Solstice
9 AM



12 PM



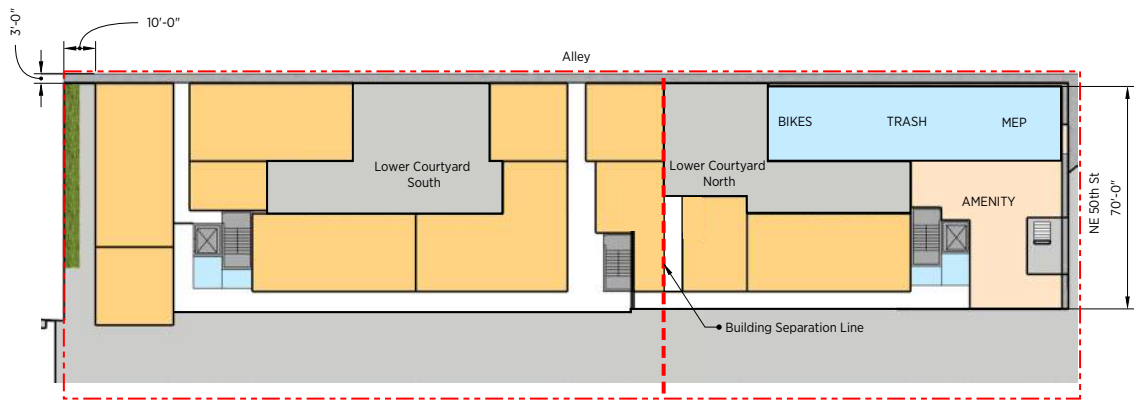
3 PM



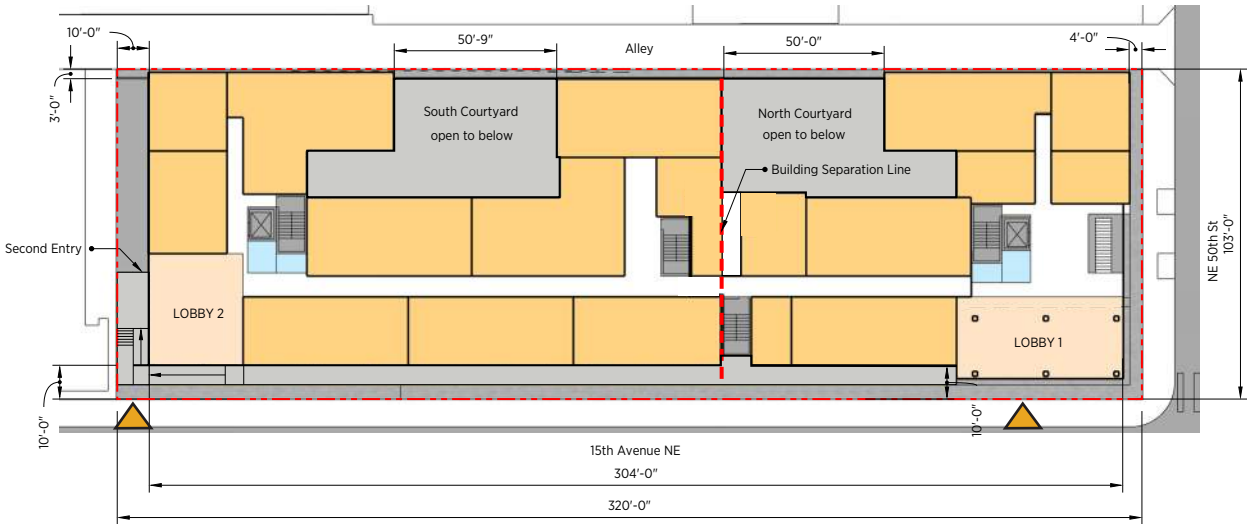
EAST-WEST SECTION AT SOUTH STOOP UNIT

4 ARCHITECTURAL MASSING CONCEPTS

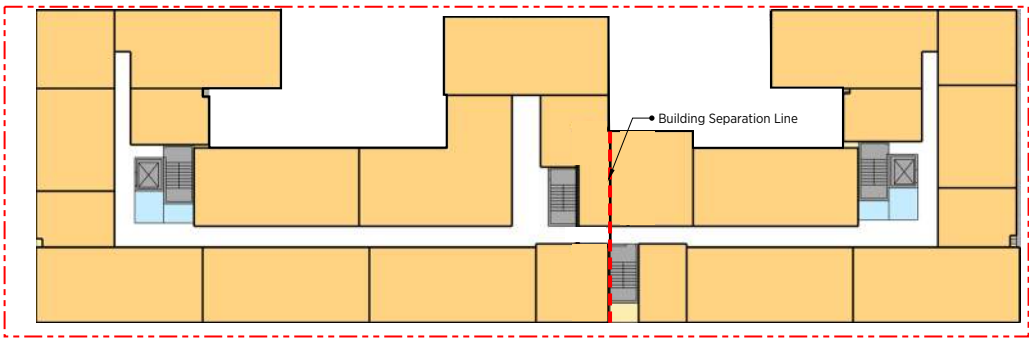
Concept 1 - Open In



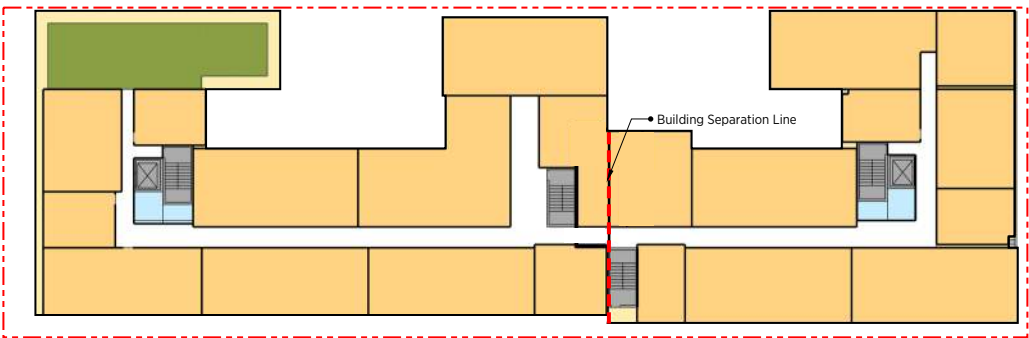
LEVEL 1 PLAN (ALLEY ACCESS) 1"=60'



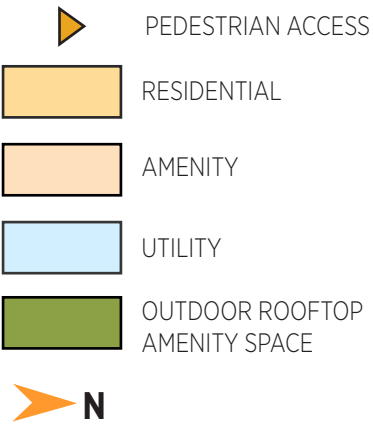
LEVEL 2 PLAN (15TH AVE ACCESS) 1"=60



LEVEL 3-7 TYPICAL PLAN 1"=60



LEVEL 8 PLAN (TOP FLOOR) (75' HIGH OPTION ONLY) 1"=60



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CONCEPT 2

5 ARCHITECTURAL MASSING CONCEPTS

Concept 2 - Open Out



Massing Concept

1. One 65' or 75' high (75' preferred) residential structure.
2. Two full-height courtyards facing east (15th Ave NE) define the massing.



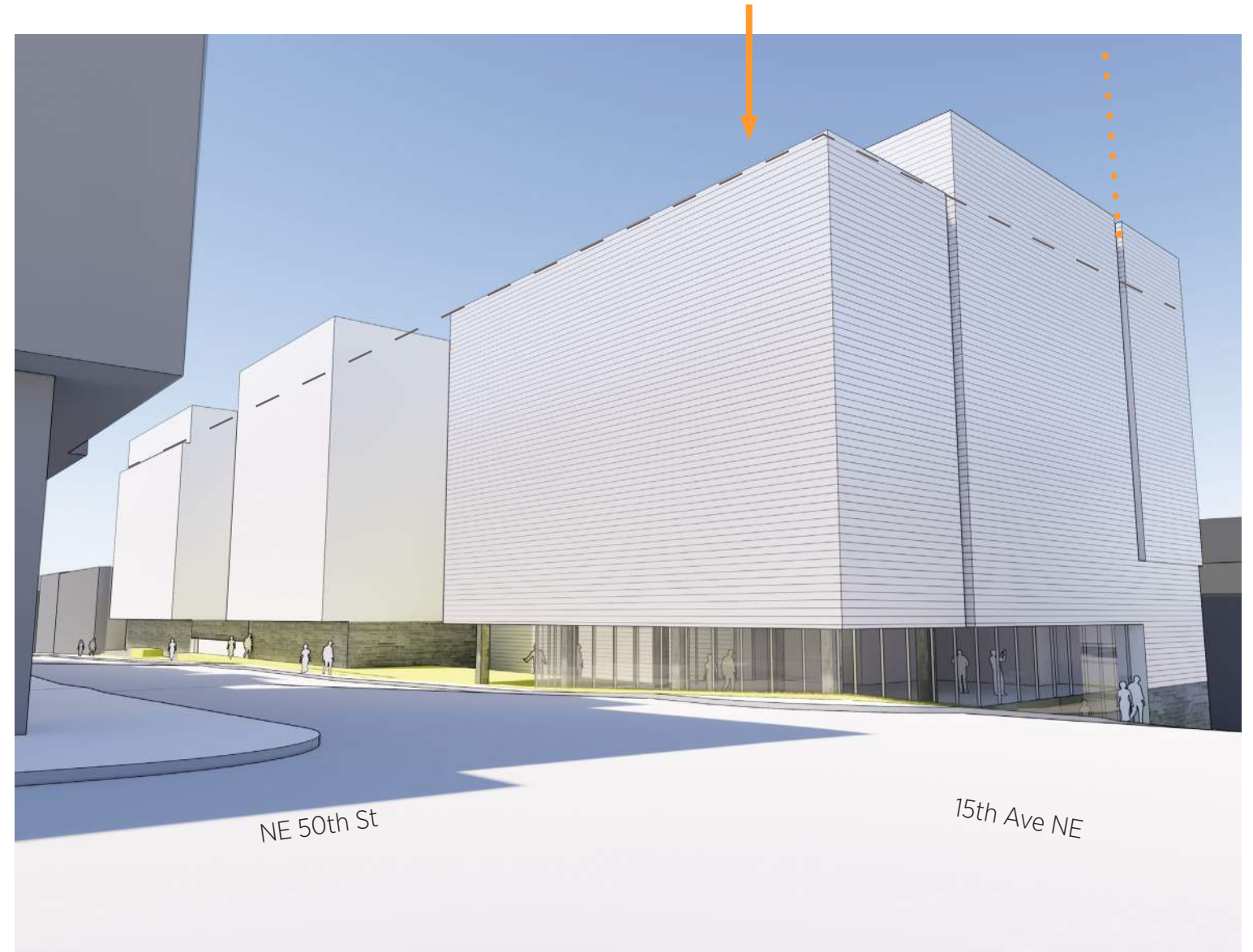
5 ARCHITECTURAL MASSING CONCEPTS

Concept 2 - Open Out



VIEW OF NE CORNER, AT 15TH

- Relate height of corner mass with building across 15th at corner
- Active uses along 50th and around intersection



VIEW OF NE CORNER, AT 50TH

- Lowered roof deck breaks down scale toward residential neighborhood
- Northern facades incorporate subtle modulation to help subdivide facade

— — — — —
DASHED LINE INDICATES
CURRENT 65' HEIGHT LIMIT

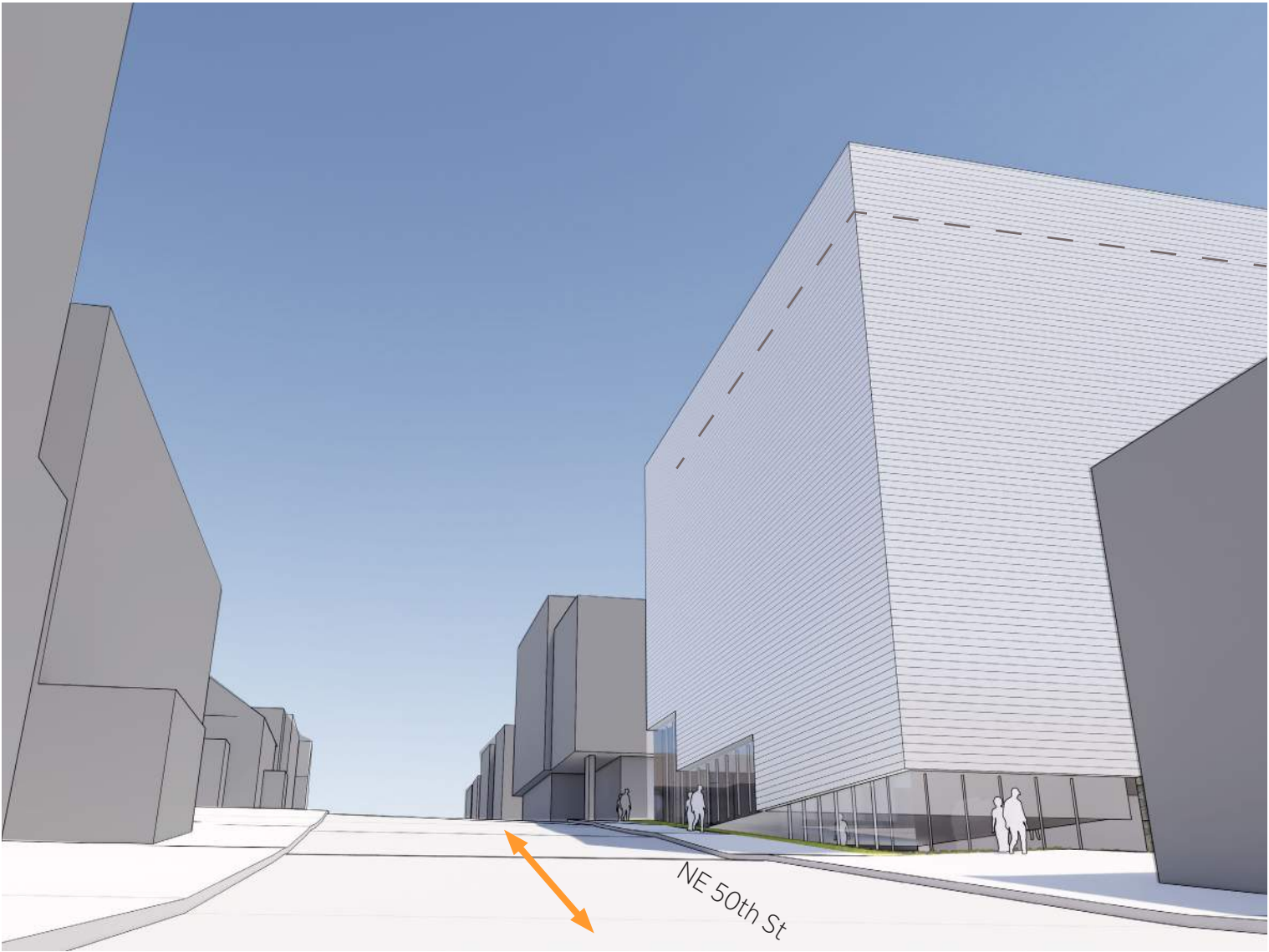
5 ARCHITECTURAL MASSING CONCEPTS

Concept 2 - Open Out



VIEW OF WEST FACADE, AT 50TH

- Subtle facade modulation at joint between north and south half of building



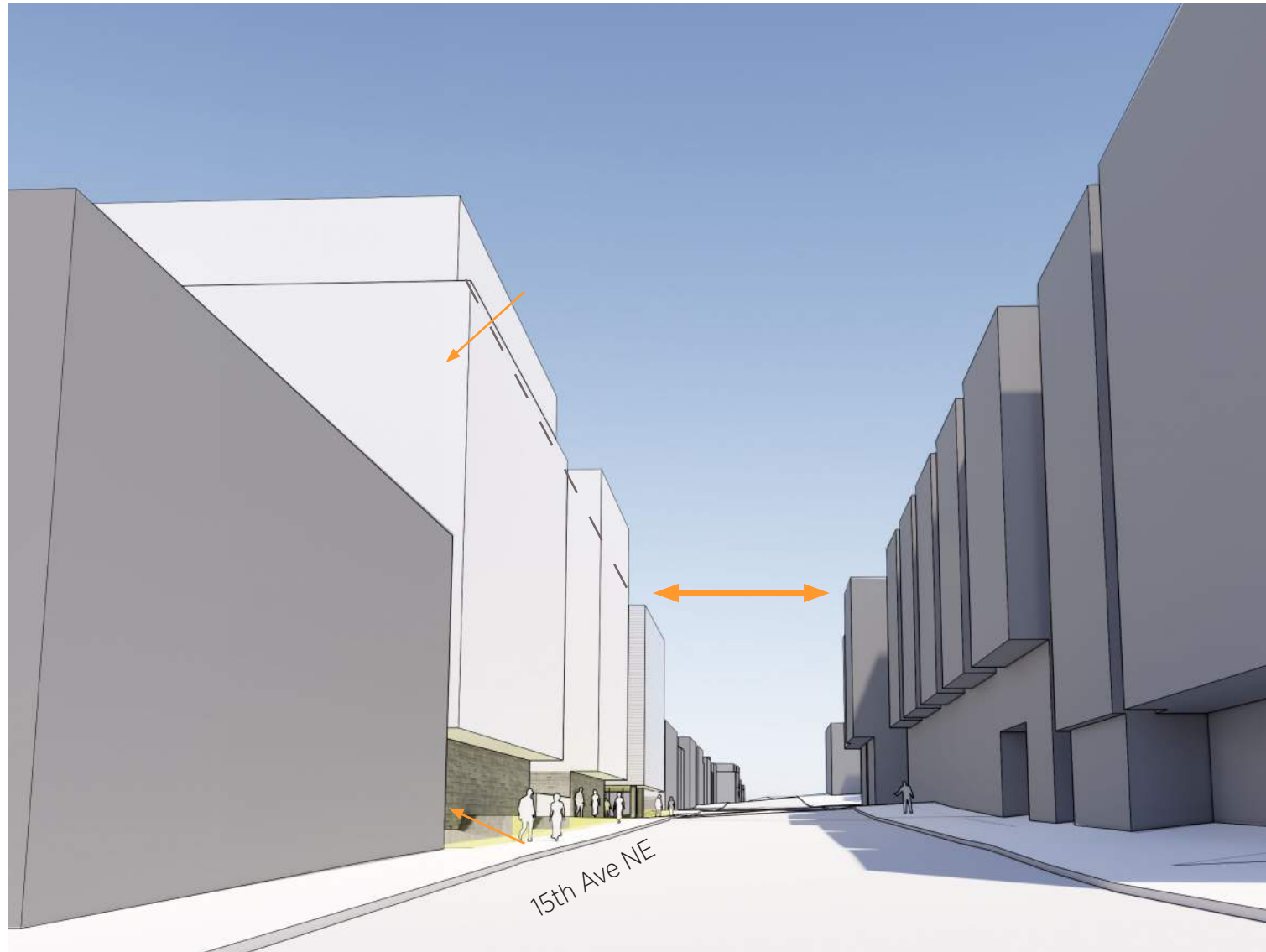
VIEW OF NW CORNER, AT 50TH

- Massing more solid facing west in order to focus on pedestrian frontage along east

DASHED LINE INDICATES
CURRENT 65' HEIGHT LIMIT

5 ARCHITECTURAL MASSING CONCEPTS

Concept 2 - Open Out



VIEW OF SE CORNER, AT 15TH

- Small upper level facade setback (req'd by zoning) to transition to 3 story brick building to south
- Modulated massing echoes the projected bays of building across the street.
- Secondary pedestrian entry at SE corner to improve access from all sides



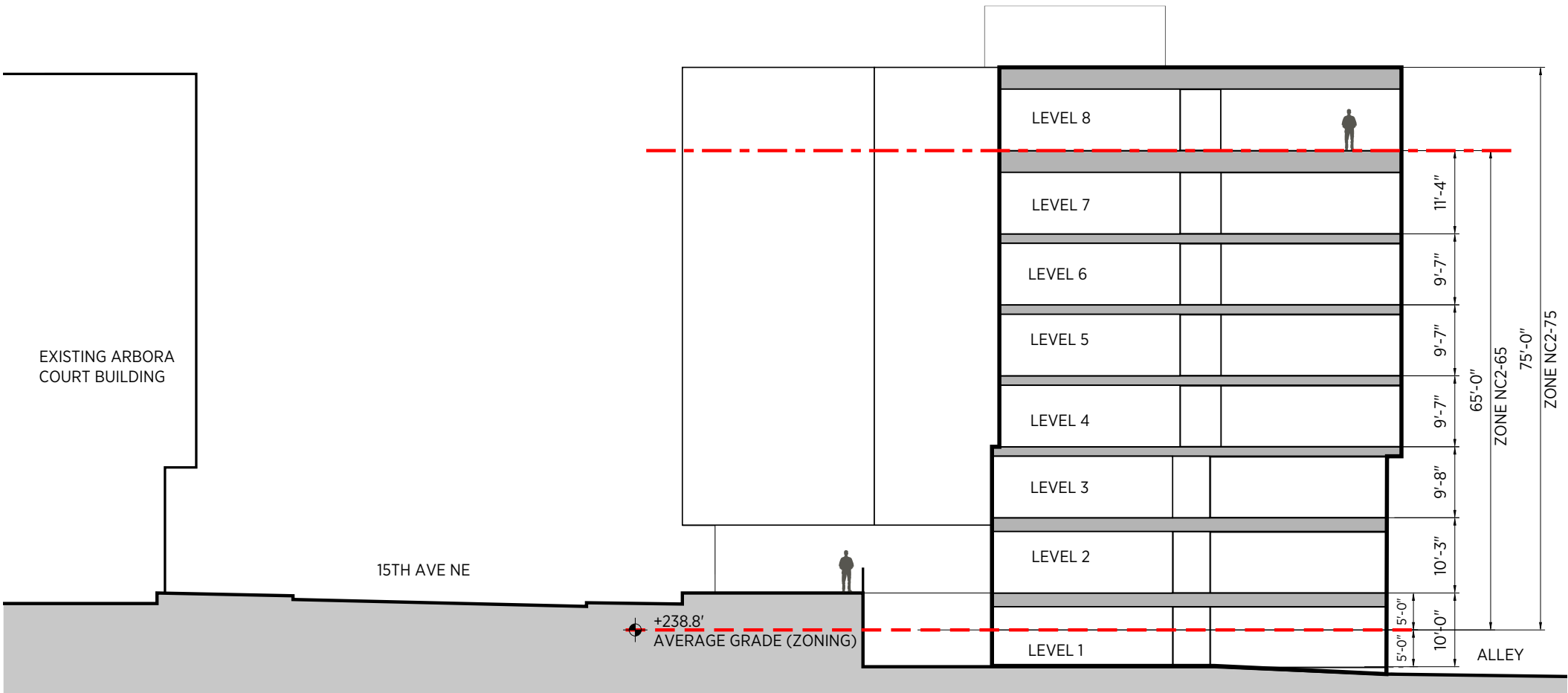
VIEW OF MIDBLOCK, AT 15TH

- Ground level stoops echo stoops of building across the street.
- Main entry court echoes entry court of building across the street.

DASHED LINE INDICATES
CURRENT 65' HEIGHT LIMIT

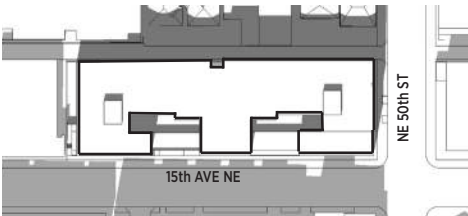
5 ARCHITECTURAL MASSING CONCEPTS

Concept 2 - Open Out



EAST-WEST SECTION

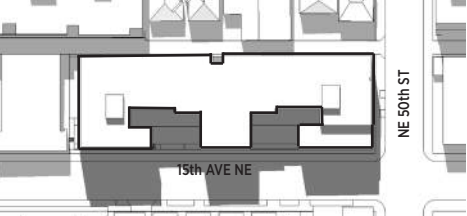
Summer Solstice
9 AM



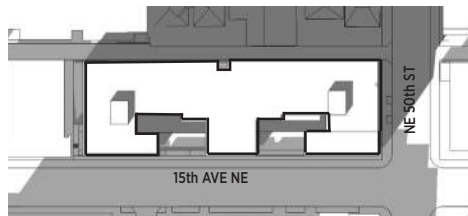
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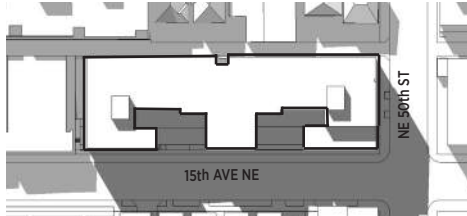
Equinox
9 AM



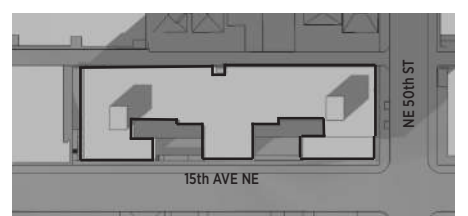
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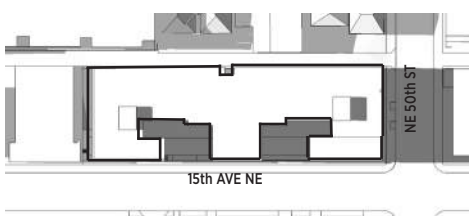
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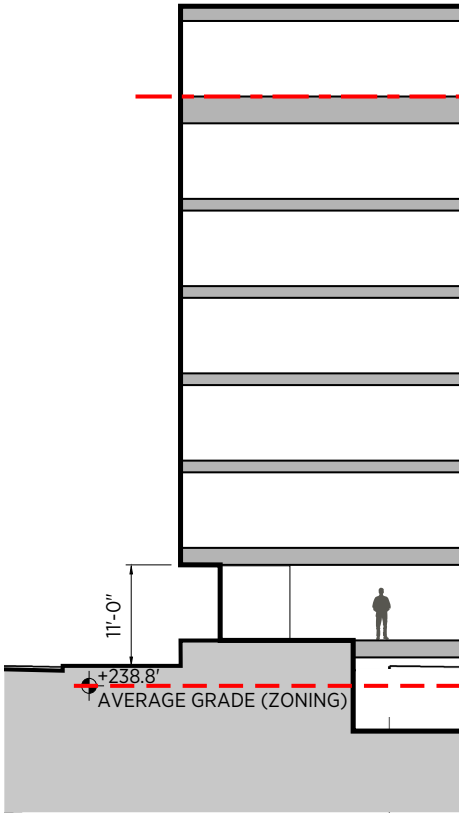
Winter Solstice
9 AM



12 PM



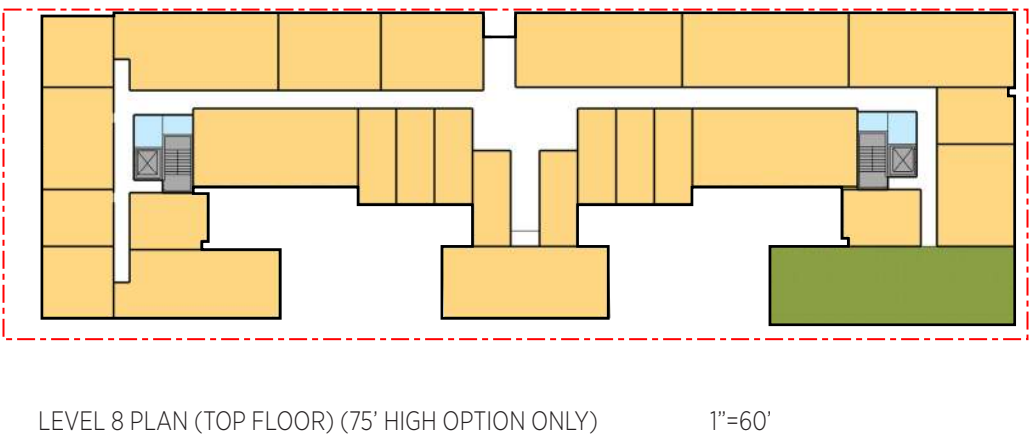
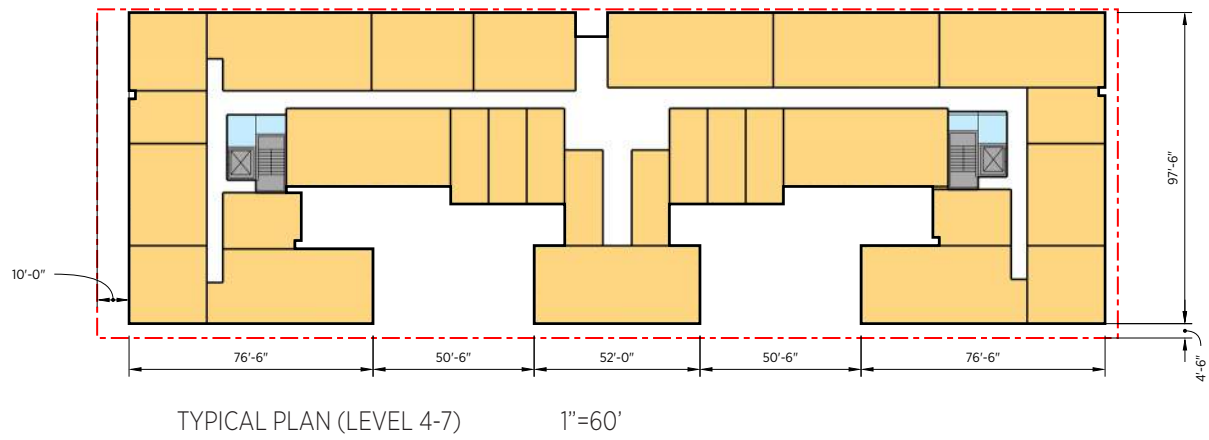
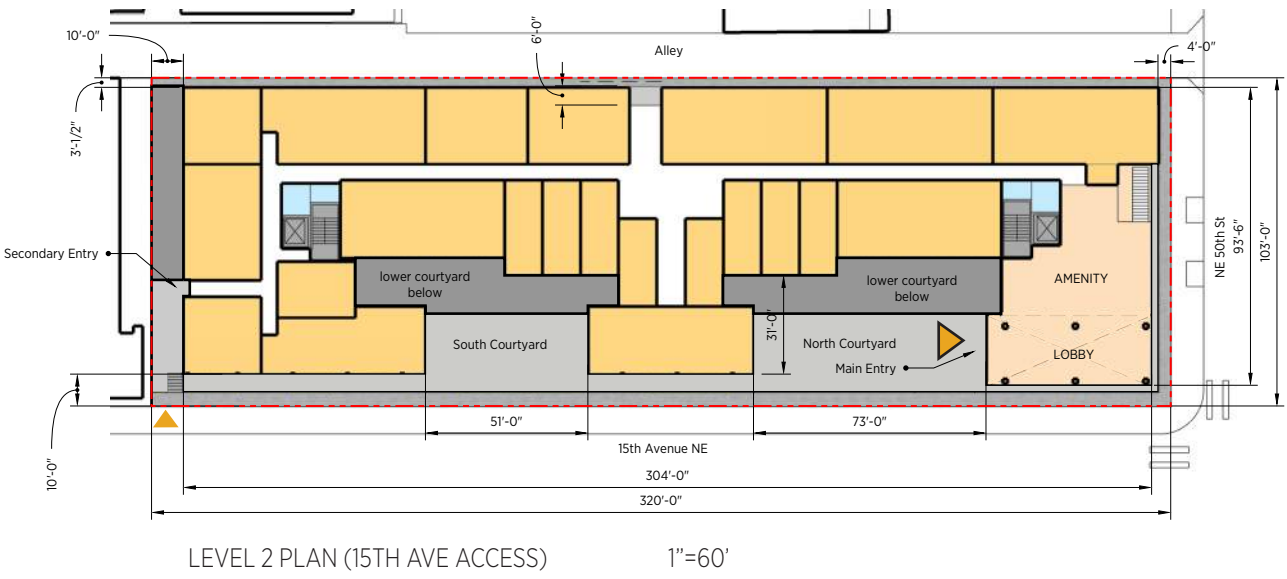
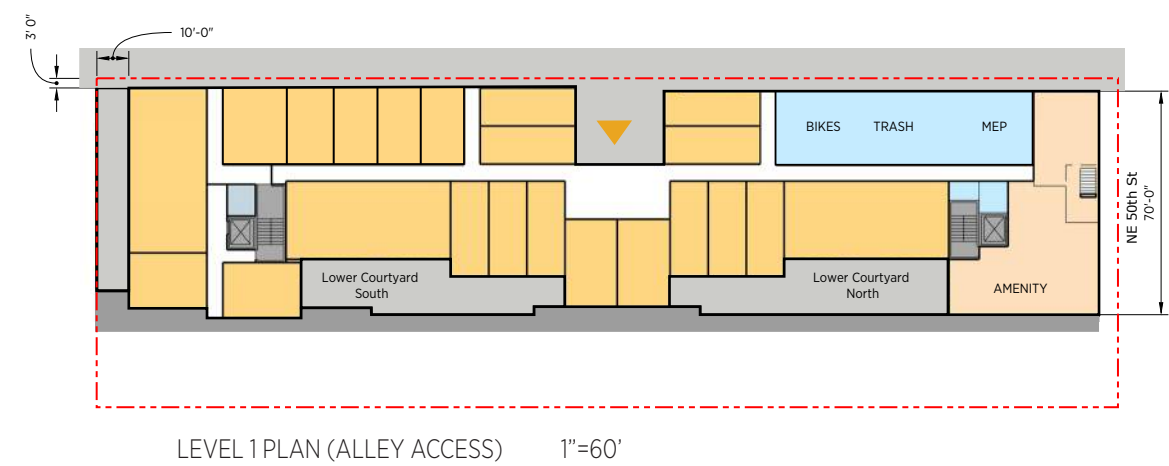
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EAST-WEST SECTION AT SOUTH STOOP UNIT

5 ARCHITECTURAL MASSING CONCEPTS

Concept 2 - Open Out



- PEDESTRIAN ACCESS
- RESIDENTIAL
- AMENITY
- UTILITY
- OUTDOOR ROOFTOP AMENITY SPACE
- N

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CONCEPT 3

6 ARCHITECTURAL MASSING CONCEPTS

Concept 3 - Open Through (Preferred)



Massing Concept

- Two full-height courtyards, one facing east (15th Ave NE) and one facing west (alley) at an oblique offset, with an at-grade outdoor connection between courtyards, defines the massing.

DC2 ARCHITECTURAL CONCEPT

- Reduce the bulk and scale of large buildings: A large building should be legible as a series of discrete forms at multiple scales to reduce perceived bulk, create interest, and help users understand how the building is occupied
- Embrace contemporary design through distinctive, elegant forms that demonstrate a context-sensitive approach to massing and facade design.



6 ARCHITECTURAL MASSING CONCEPTS

Concept 3 - Open Through (Preferred)



VIEW OF NE CORNER, AT 15TH

- Relate height of corner mass with building across 15th at corner
- Active uses along 50th and around intersection



VIEW OF NE CORNER, AT 50TH

- Double height lobby creates street activation on this prominent corner.
- Lowered roof deck breaks down scale toward residential neighborhood
- Northern facades direct movement of 50th around and into courtyard

— — — — —
DASHED LINE INDICATES
CURRENT 65' HEIGHT LIMIT

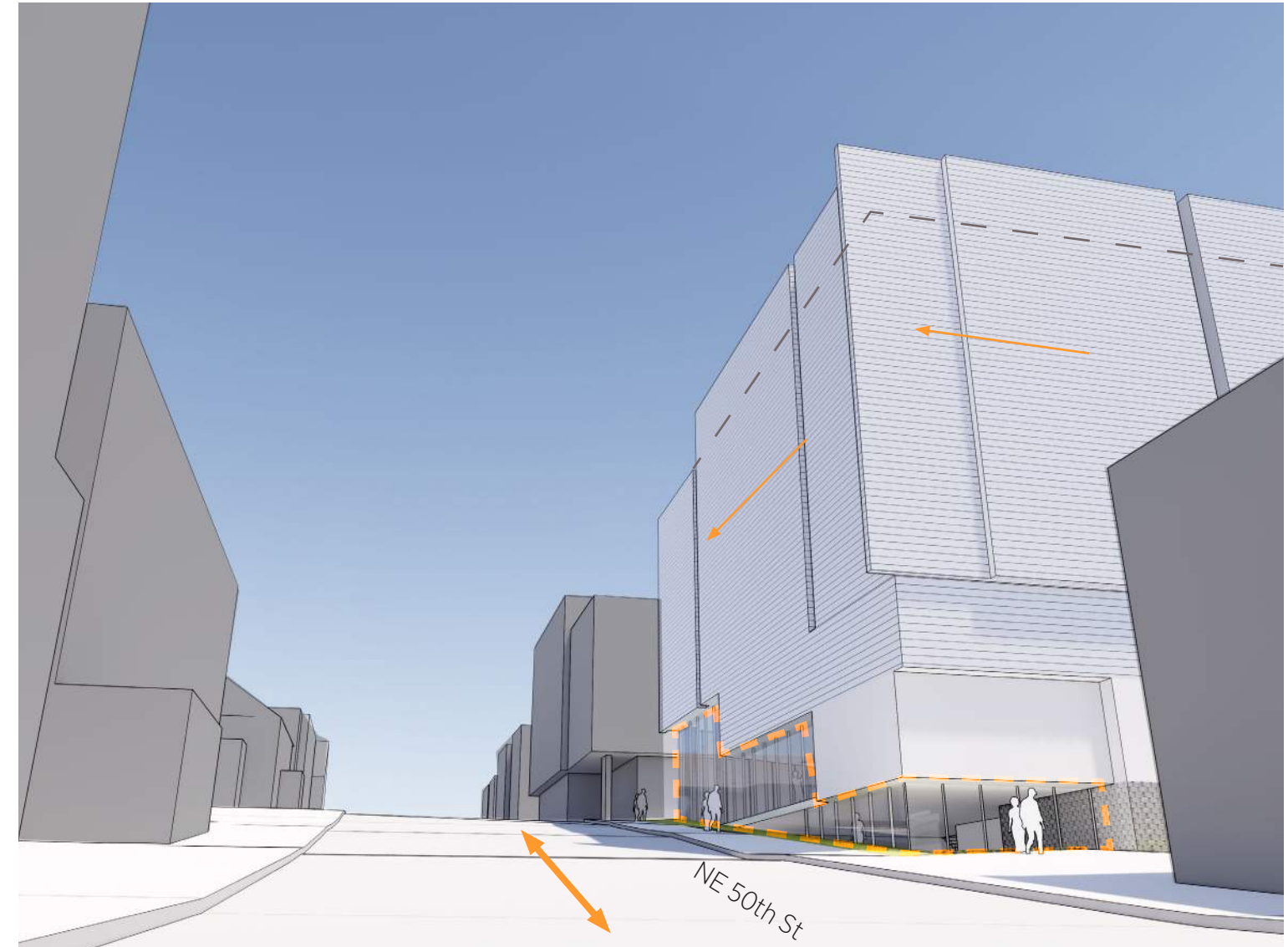
6 ARCHITECTURAL MASSING CONCEPTS

Concept 3 - Open Through (Preferred)



VIEW OF WEST FACADE, AT 50TH

- Subtle facade modulation to lead the eye to the more public/visible north edge of the west facade
- Large courtyard modulation provides massing relief deeper into the block



VIEW OF NW CORNER, AT 50TH

- Massing directs movement from 50th Arterial and directs it around toward 15th and main entry.
- Active amenity spaces arranged along ground level 50th rather than Residential or Service uses.
- Secondary pedestrian entry at NW corner to improve access from all sides

DASHED LINE INDICATES
CURRENT 65' HEIGHT LIMIT

6 ARCHITECTURAL MASSING CONCEPTS

Concept 3 - Open Through (Preferred)



VIEW OF SE CORNER, AT 15TH

- Small upper level facade setback (req'd by zoning) and stepping down of massing to transition to 3 story brick building to south
- Projected bay windows echo the projected bays of building across the street. Bays are arranged in a more organic pattern, in keeping with the dynamic overall massing composition
- Secondary pedestrian entry at SE corner to improve access from all sides



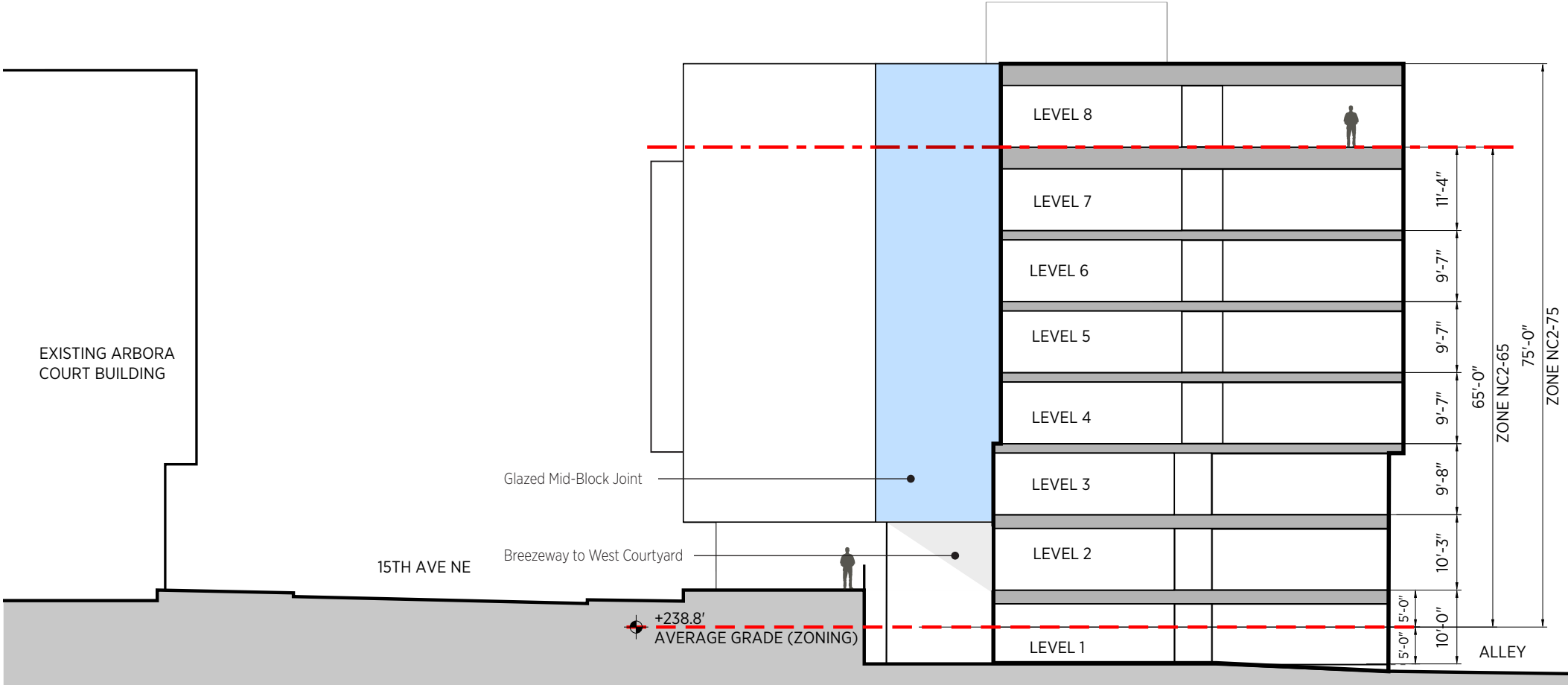
VIEW OF MIDBLOCK, AT 15TH

- Ground level stoops echo stoops of building across the street.
- Main entry court echoes entry court of building across the street.

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DASHED LINE INDICATES
CURRENT 65' HEIGHT LIMIT

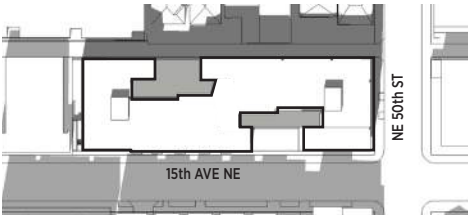
6 ARCHITECTURAL MASSING CONCEPTS

Concept 3 - Section & Shadow Study



EAST-WEST SECTION

Summer Solstice
9 AM



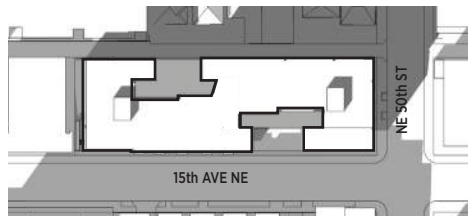
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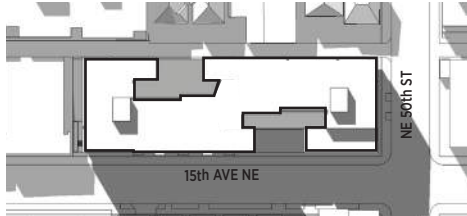
Equinox
9 AM



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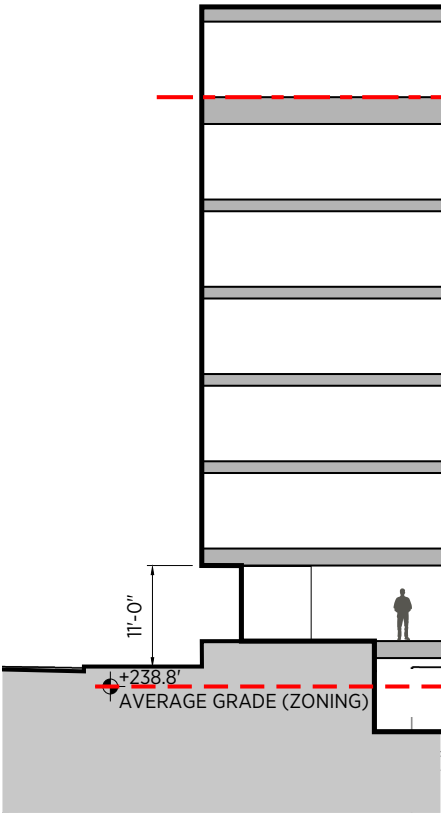
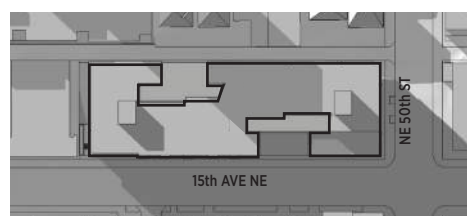
Winter Solstice
9 AM



12 PM



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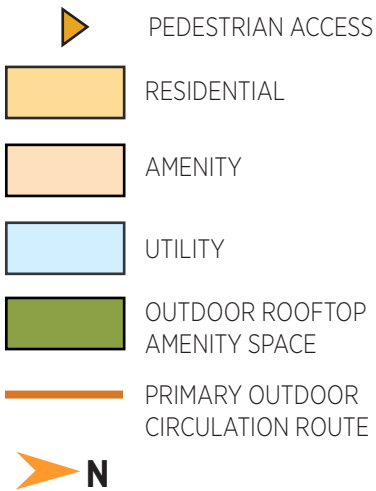
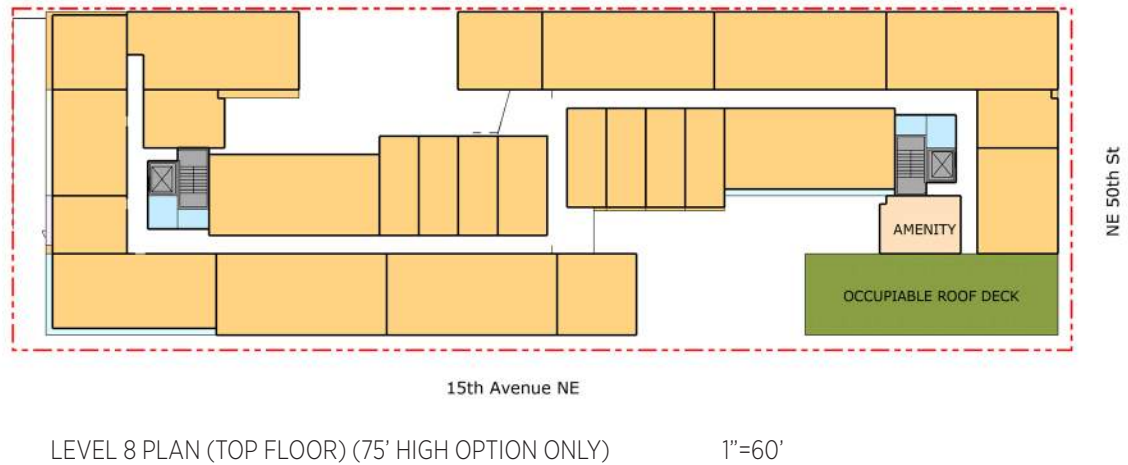
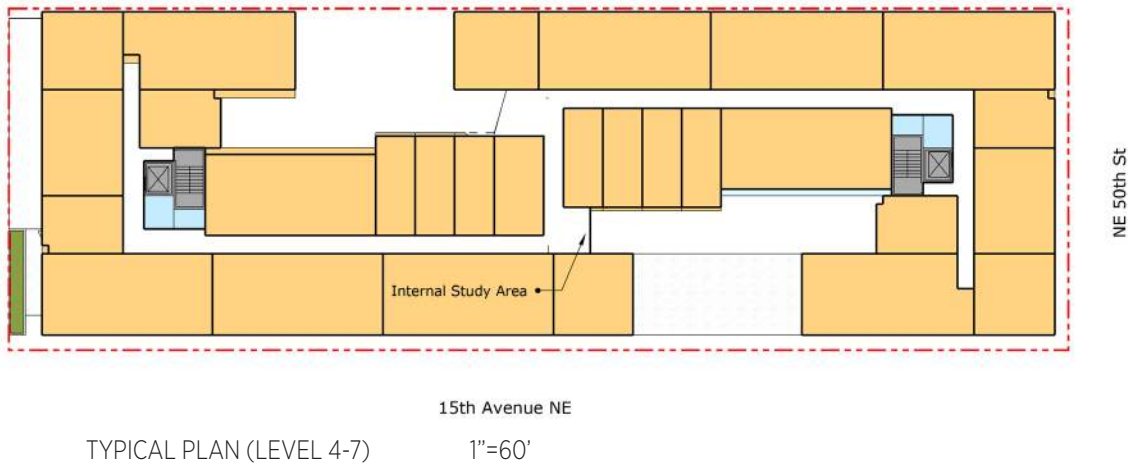
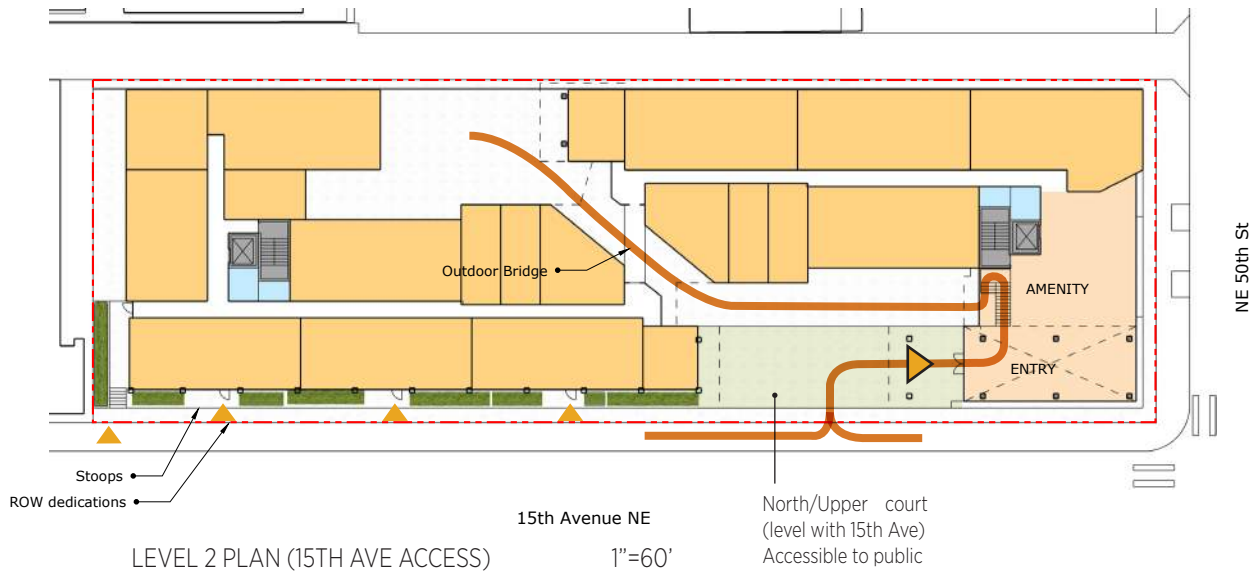
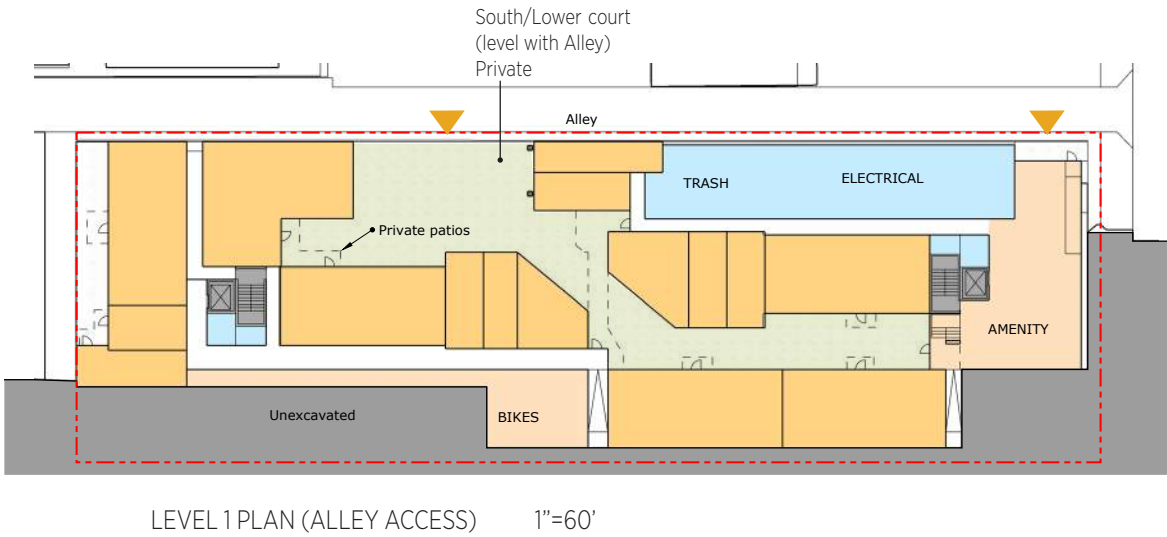
EAST-WEST SECTION AT SOUTH STOOP UNIT

6 ARCHITECTURAL MASSING CONCEPTS

Concept 3 Floor Plans

PL 1 CONNECTIVITY

- Include open space at grade that physically or visually engages the public realm: Options include plazas, public courtyards, play areas, gardens, and ground level patios
- Treat all alleyways as potential pedestrian routes: Incorporate windows, entries, art, lighting, and active uses on alley-facing facades to activate and improve safety in alleys.



NOTE: SEE DEPARTURE PAGE FOR GENERAL MASSING DIMENSIONS

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CONCEPT 3

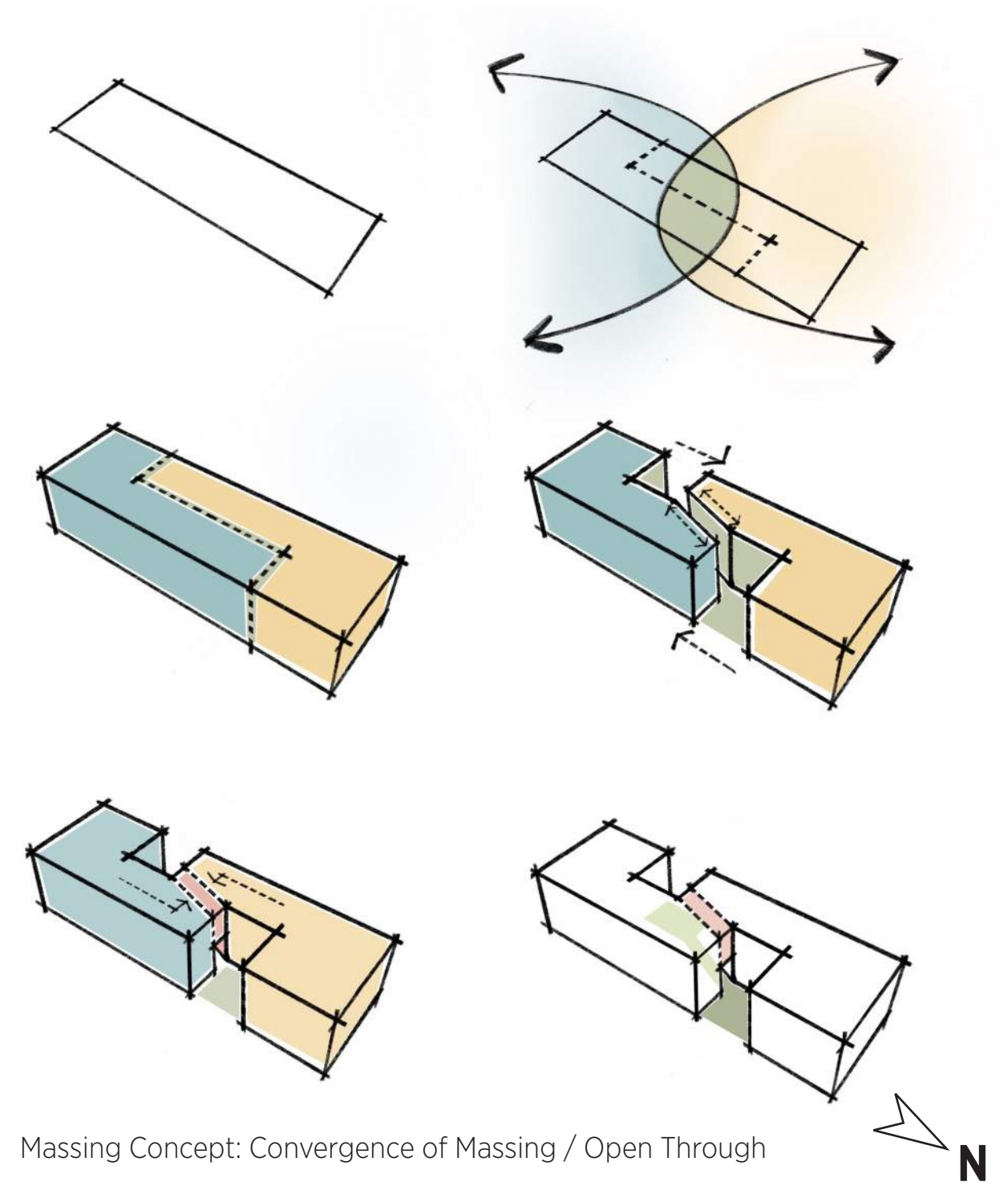
CONCEPT DEVELOPMENT, LANDSCAPE & DEPARTURE

7 ARCHITECTURAL MASSING CONCEPTS

Building Concept



Site Concept: Convergence of Communities



Massing Concept: Convergence of Massing / Open Through

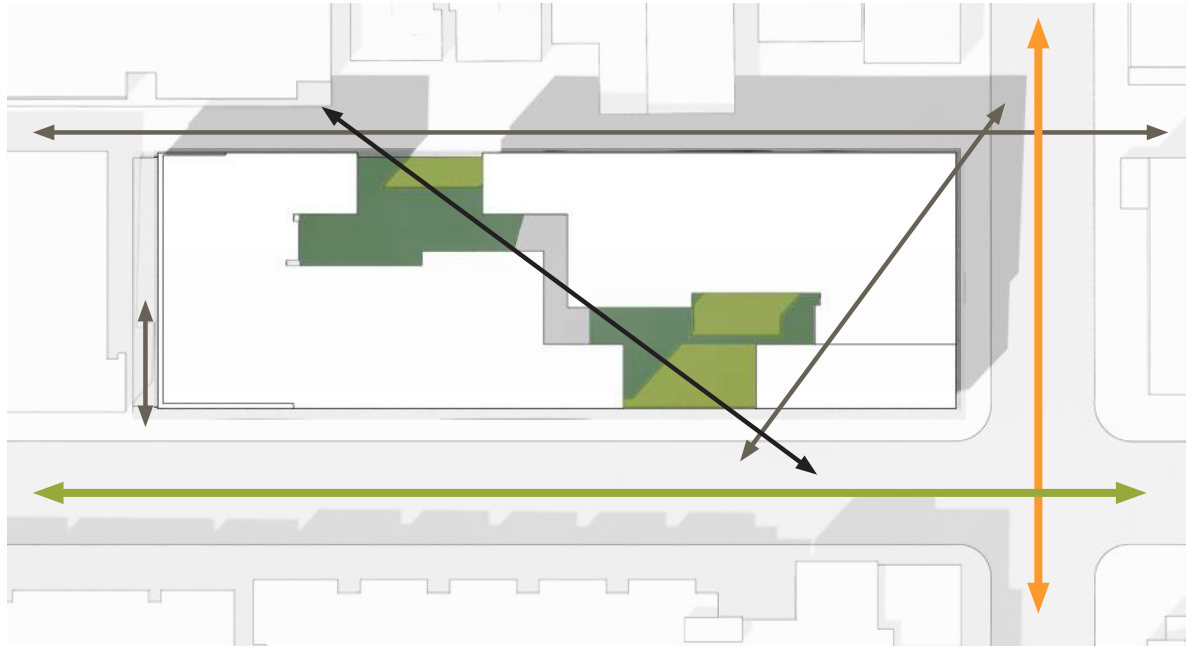
DC2 ARCHITECTURAL CONCEPT

- Design building massing and form to express an intentional and original response to the context, streetscape and all guidelines, not merely a reflection of the code-allowable building envelope.

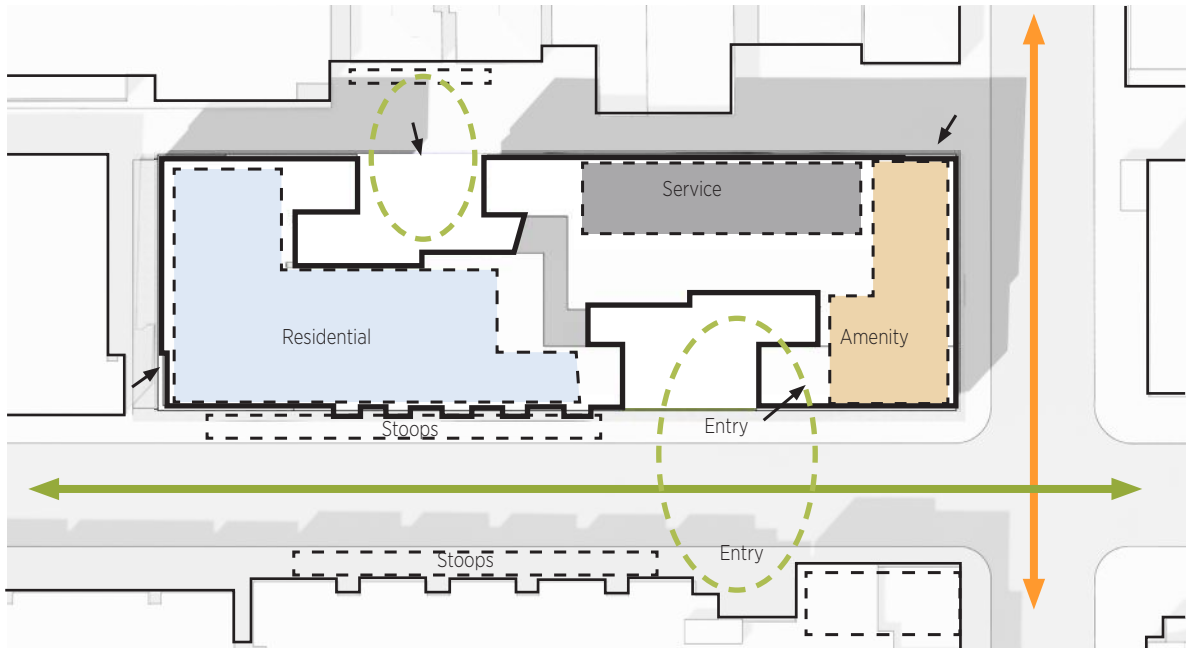
7 ARCHITECTURAL MASSING CONCEPTS

Massing Diagrams

Site Response - Connections & Transparency



Site Response - Ground Level Uses



2 Parts, Brought Together

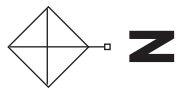
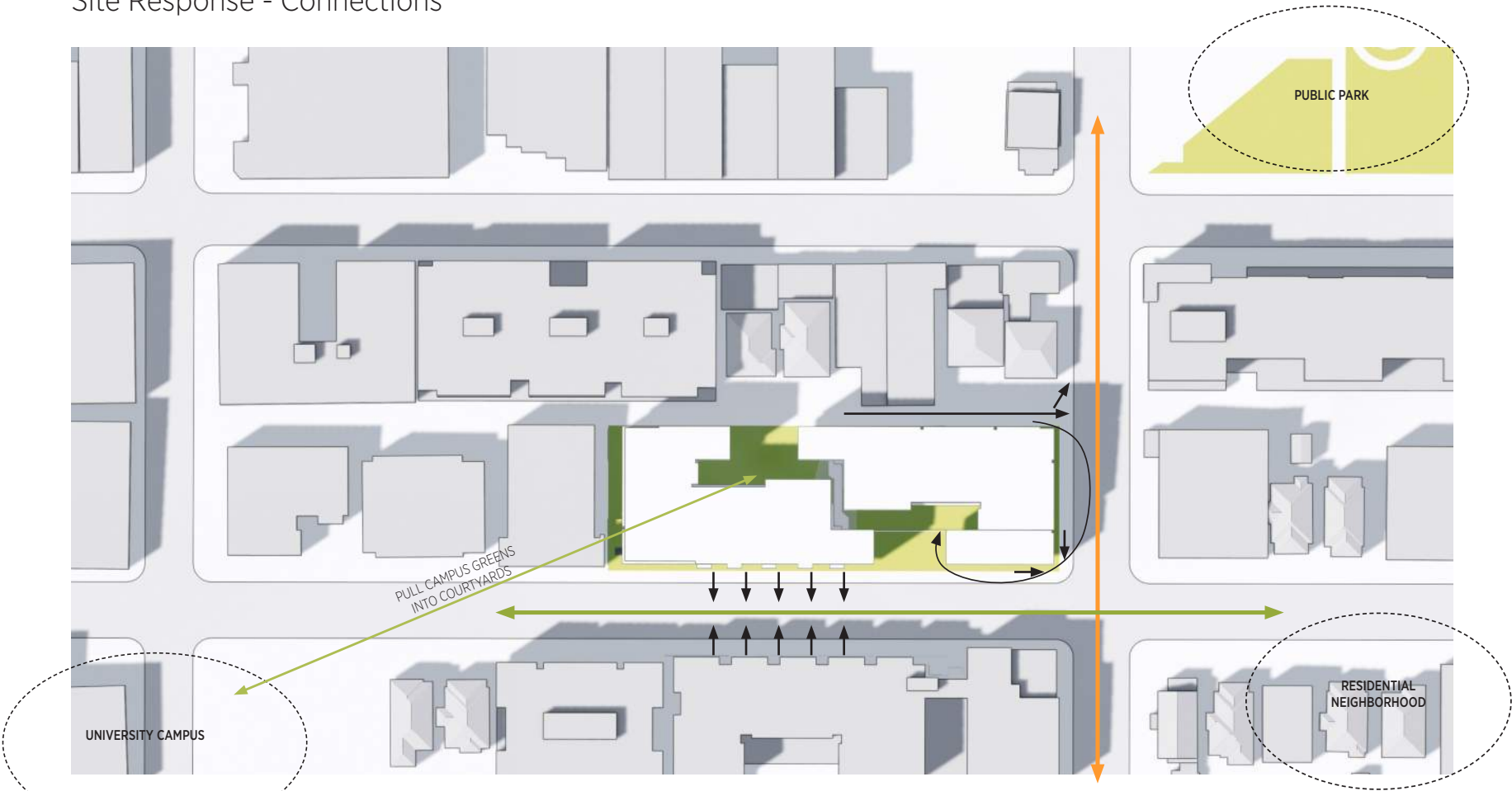
South Half:

- Large, rectangular Bay Windows to relate to large, rectangular bay windows of new building across 15th Ave and to the large buildings of Campus to the South.
- Massing proportions are more vertical and cladding texture is smoother

North Half

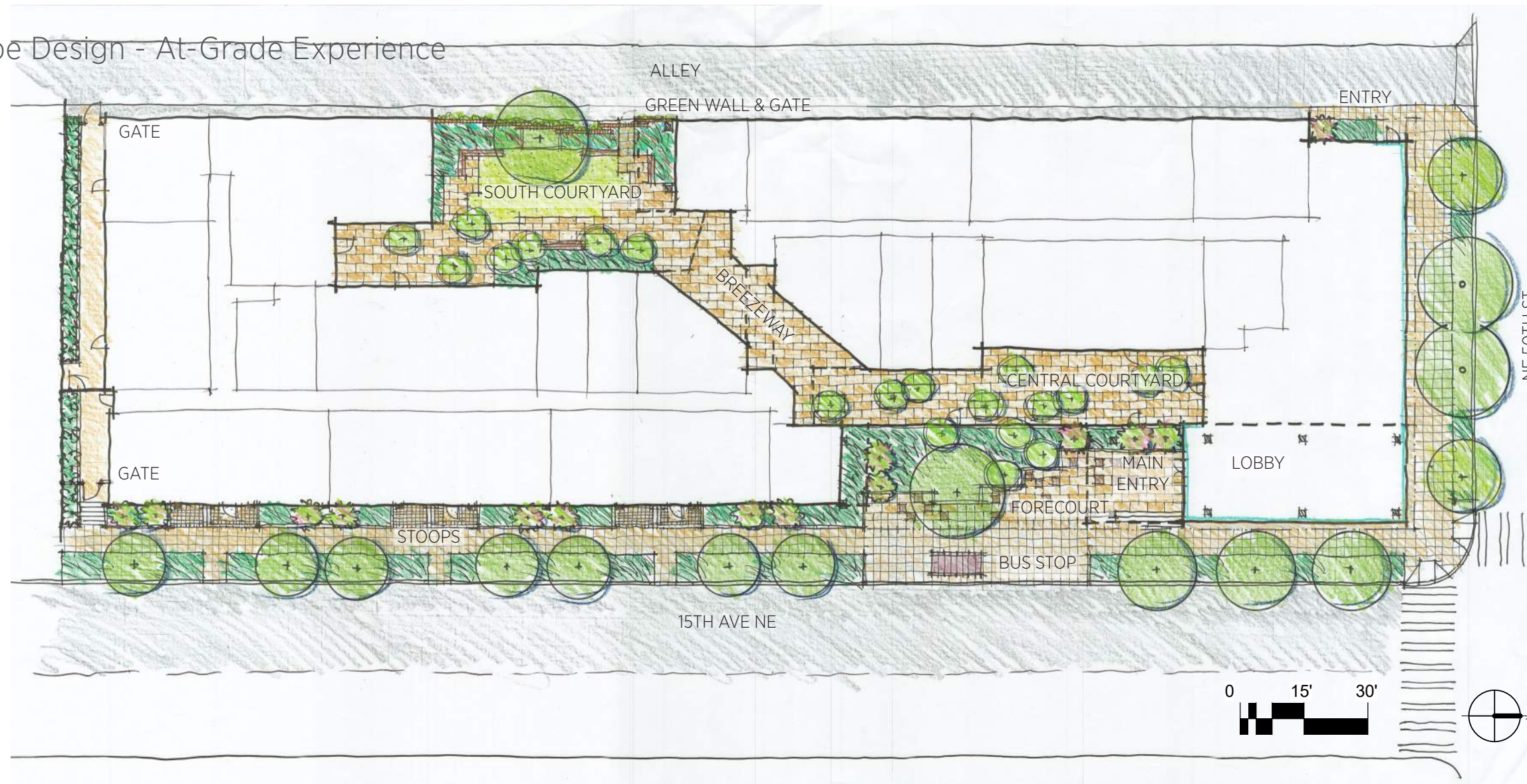
- Mass and windows are more broken down to relate to the smaller-scale residential neighborhood to the north.
- Windows near corners break down, and become more irregular, reflecting the high speed movement of the alley and 50th Street.
- Massing proportions are more horizontal and cladding texture is rougher

Site Response - Connections



7 LANDSCAPE DESIGN

Landscape Design - At-Grade Experience



PL 3 STREET LEVEL INTERACTION

- Courtyard entries should be physically and visually accessible from the street. Units facing the courtyard should have a porch, stoop, or deck associated with the dwelling unit to support community interaction. Any fences or gates should be set back from the sidewalk to incorporate a semi-public transitional space.



Entry Forecourt with Planting and Seating



Entry Forecourt Scale and Feel



Trees and Pavement



Columnar Trees



Residential Entry Stoops



Vegetated Fence

7 ARCHITECTURAL MASSING CONCEPTS

Conceptual Exterior Palette



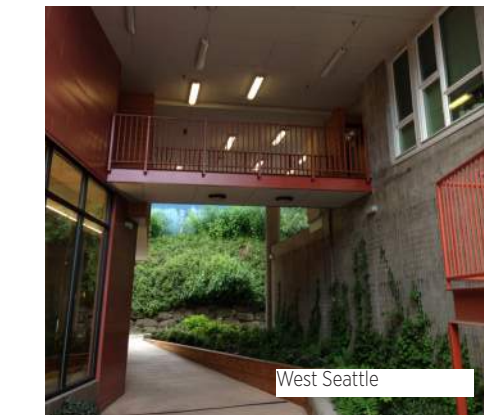
3' deep X 10'6" wide projected bay window



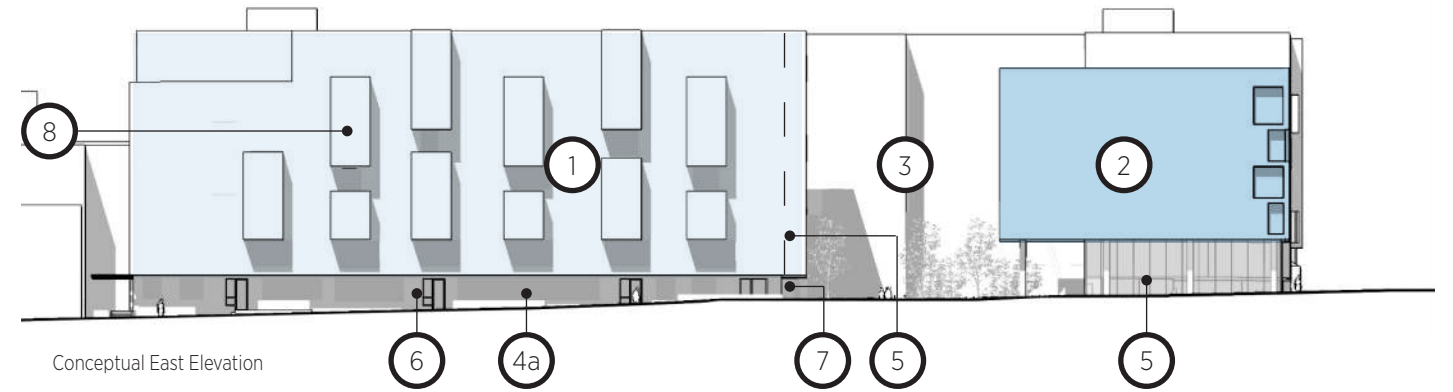
All-glass walls (Lobbies and Mid-block Joint)



Sidewalk-facing steps and patios (15th Ave)



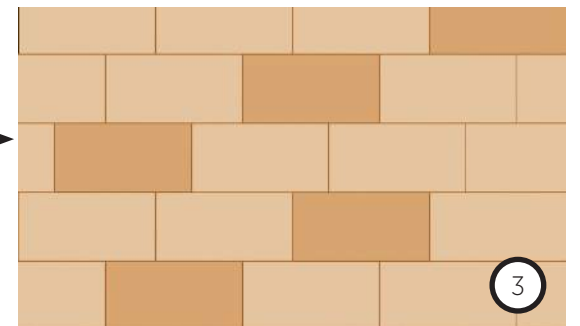
Outdoor Bridge connection (Level 2, mid-block joint)



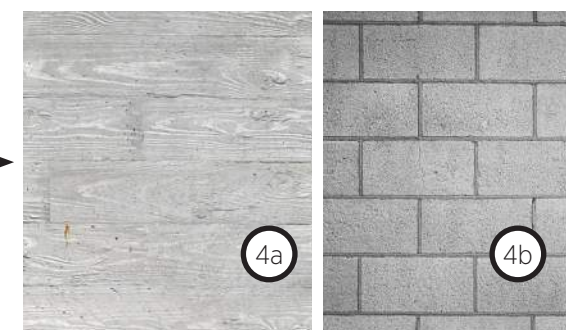
Smooth Cladding Panels (South Half)



Textured Cladding Panels (North Half)



Abstract brick pattern cladding panels (Courtyards)



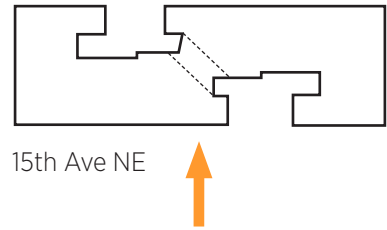
Board-formed concrete (15th ave) or CMU (alley)

7 ARCHITECTURAL MASSING CONCEPTS

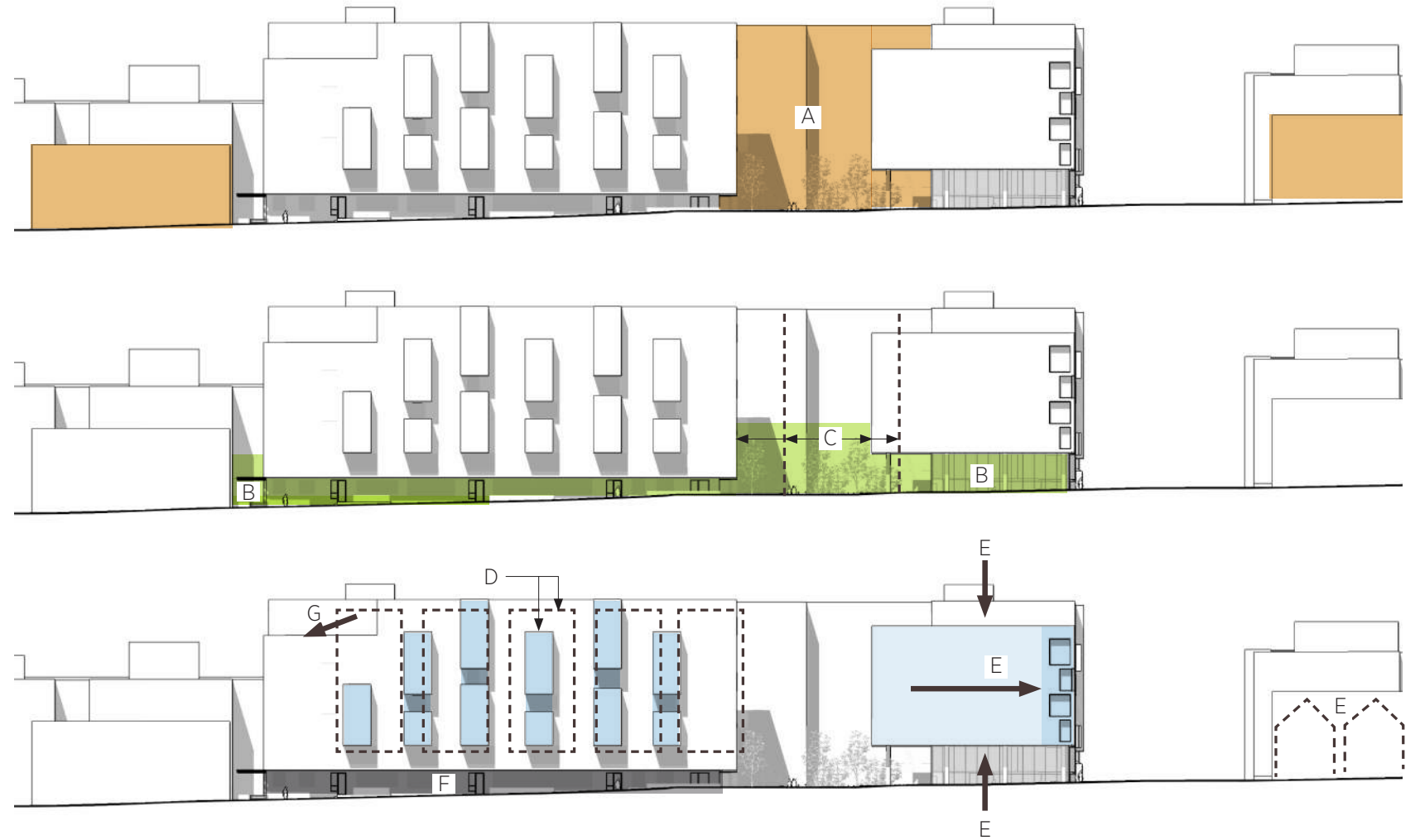
Conceptual Elevation Strategy - 15th Ave. (East)

DC2 ARCHITECTURAL CONCEPT

- Reduce the bulk and scale of large buildings: A large building should be legible as a series of discrete forms at multiple scales to reduce perceived bulk, create interest, and help users understand how the building is occupied
- Embrace contemporary design through distinctive, elegant forms that demonstrate a context-sensitive approach to massing and facade design.



- (A) Courtyard scale and color references adjacent historic brick buildings
- (B) Pedestrian entry points marked by landscaping or large glass
- (C) Relate entry court with entry court across the street
- (D) Provide projected Bay windows to echo bays in building across 15th.
- (E) Breaking down of facade, toward smaller scale residential zone.
- (F) Stoops across from neighbor's stoops
- (G) Small upper level facade setback (req'd by zoning) and stepping down of massing to adjoin with 3 story brick building to south

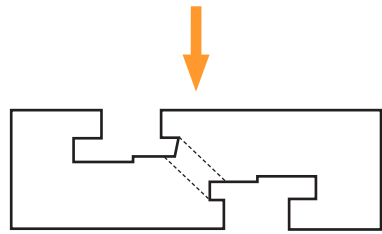


7 ARCHITECTURAL MASSING CONCEPTS

Conceptual Elevation Strategy - Alley (West)

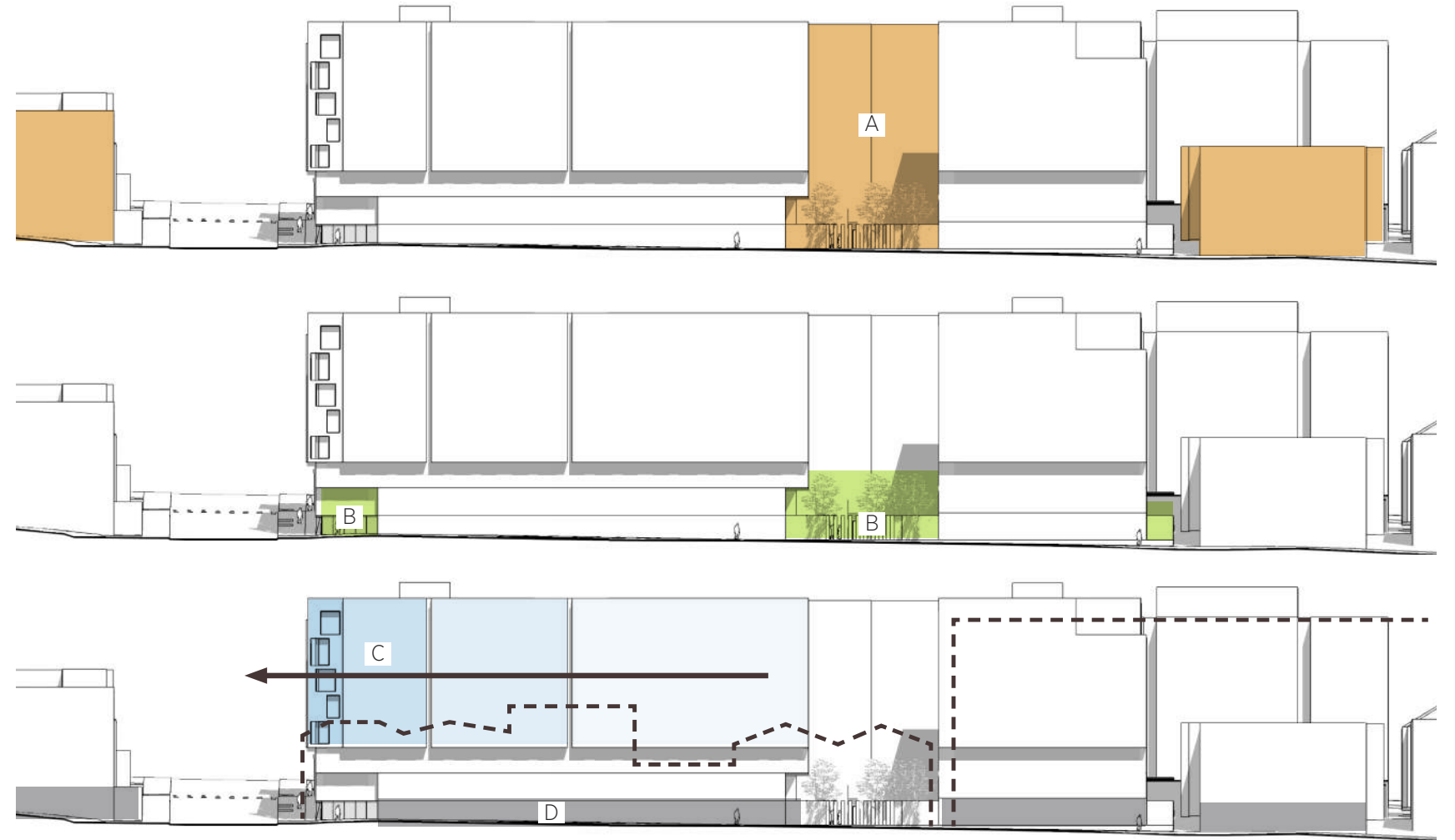
DC2 ARCHITECTURAL CONCEPT

- Reduce the bulk and scale of large buildings: A large building should be legible as a series of discrete forms at multiple scales to reduce perceived bulk, create interest, and help users understand how the building is occupied
- Embrace contemporary design through distinctive, elegant forms that demonstrate a context-sensitive approach to massing and facade design.

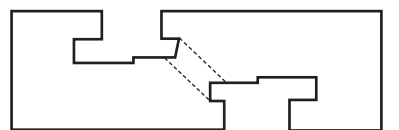


15th Ave NE

- (A) Courtyard scale and color references adjacent historic brick buildings
- (B) Pedestrian entry points marked by landscaping or large glass
- (C) Linear facade movement toward 50th to emphasize the more public/visible edge of this facade - subtle facade modulation culminating in large staggered windows.
- (D) Service zones below, typical of alleys, treated in concrete block walls



Alley



15th Ave NE

DC3 OPEN SPACE CONCEPT

- Provide a variety of types of outdoor private amenity space instead of only locating private amenity space on rooftops

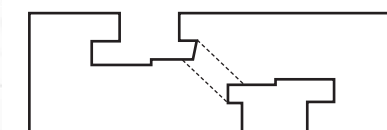


PL 3 STREET LEVEL INTERACTION

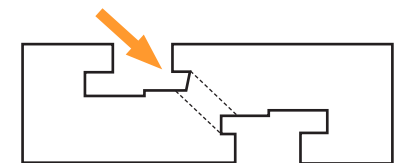
- Design prominent, accommodating entries with vertical emphasis and intricate architectural interest at a variety of scales. Use high quality materials and detailing to create an identifiable entrance and welcoming experience for visitors and users

DC3 OPEN SPACE CONCEPT

- 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. Minimize the use of gates, or visual and physical barriers, especially those adjacent to the street.



15th Ave NE



15th Ave NE

DC3 OPEN SPACE CONCEPT

- Provide a variety of types of outdoor private amenity space instead of only locating private amenity space on rooftops



PL 1 CONNECTIVITY

- Include open space at grade that physically or visually engages the public realm:
Options include plazas, public courtyards, play areas, gardens, and ground level patios

Departure 1 of 1, for Concept 3 (Preferred Option)

Departure 1

Development Standard:

23.47A.009.G - University Community Urban Center, applies to NC zones west of 15th Ave NE

Requirement:

- The maximum width and depth of a structure is 250 feet. The width and depth limits do not apply to below-grade or partially below-grade stories with street-facing facades that do not extend more than 4 feet above the sidewalk.
- All portions of the same story that are horizontally contiguous, including any portions connected by doorways, ramps, bridges, stairways, and other such features, shall be included in the measurement of width and depth.
- 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.

Departure Requested:

The team requests a departure to allow the building width to extend approximately 56 feet (306 feet total width) further than the maximum 250 feet. This departure request applies to both 75' high and 65' high alternate options.

Mitigating measures:

To mitigate this overall building width, the proposed design incorporate approximately 51' wide by 40' deep courtyards on both 15th Ave NE and alley sides. These courtyards virtually break up the building into two distinct masses and provide a much needed modulation along the street and alley facades. A central spine connecting the two courtyards gives relief to the building mass and expresses a concept of transparency through the site.

Rationale:

The proposed design breaks up the long street facade, improves the spatial connection between building and the street level, while also providing privacy buffer for the building's residents.

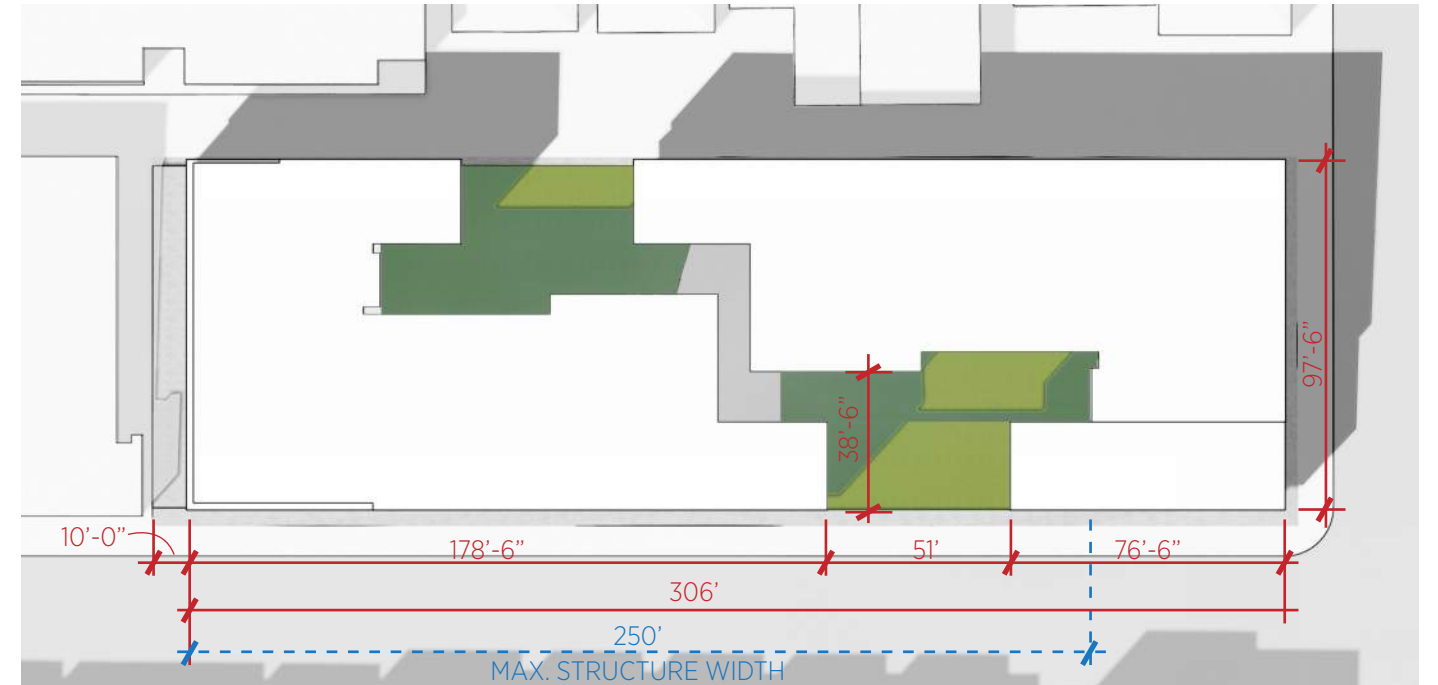
The proposed design meets the intent of the following Land Use Code section and Design Guidelines:

Seattle Land Use Code:

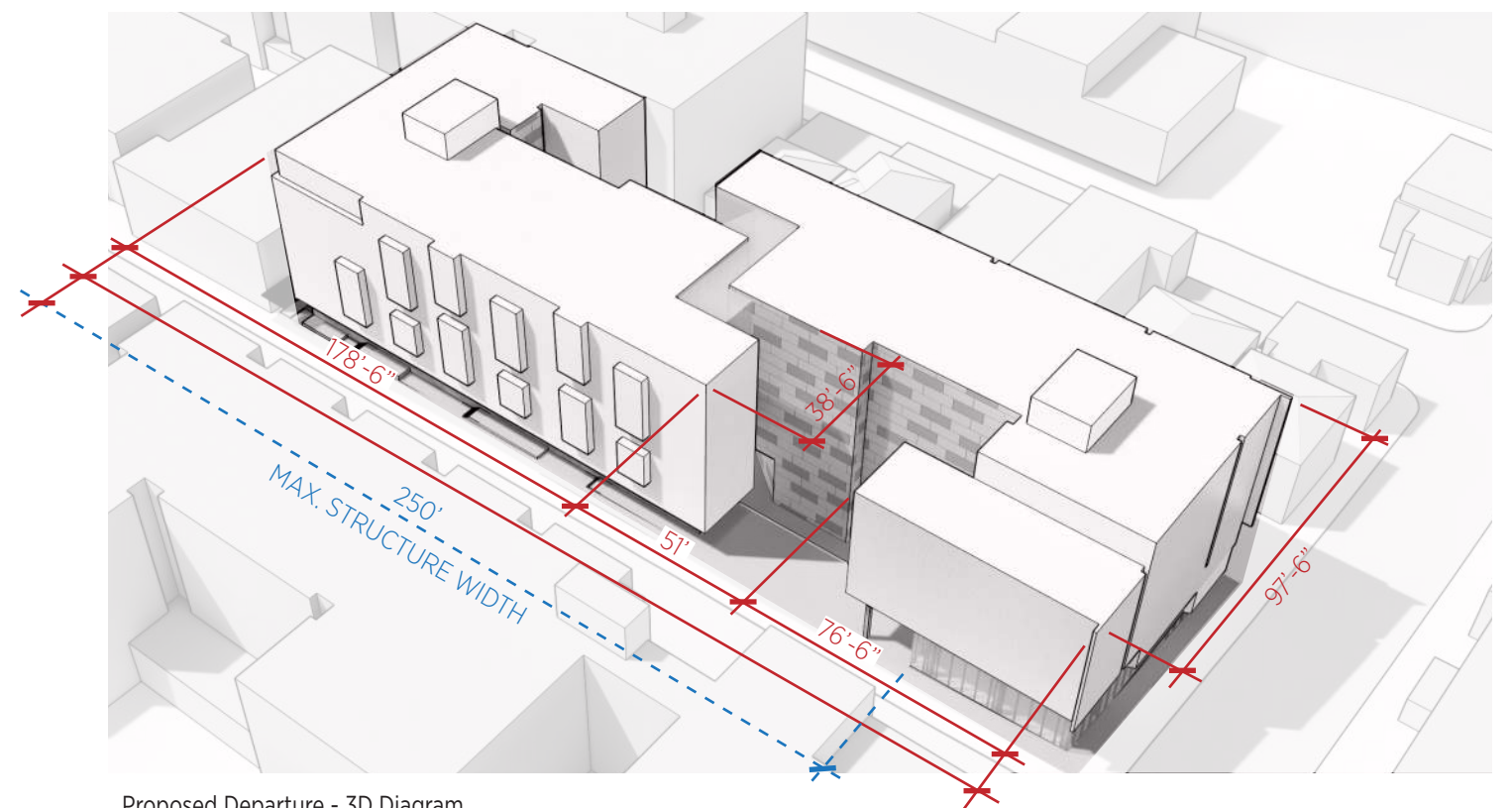
- SMC 23.47A.014.D : For structures with a width of more than 250 feet, at least one portion of the structure 30 feet or greater in width must be set back a minimum of 15 feet from the front property line.

University District Neighborhood Design Guidelines:

- CS1 Natural Systems & Site Features: Deep courtyards increase solar access into ground floor residential and outdoor spaces.
- PL1 Connectivity: Include open spaces at grade that engages the public realm in the form of plaza, courtyards and ground level patios.
- PL3 Street Level Interaction: Courtyard entries are physically and visually accessible from the street and alley.



Proposed Departure - Plan Diagram



Proposed Departure - 3D Diagram

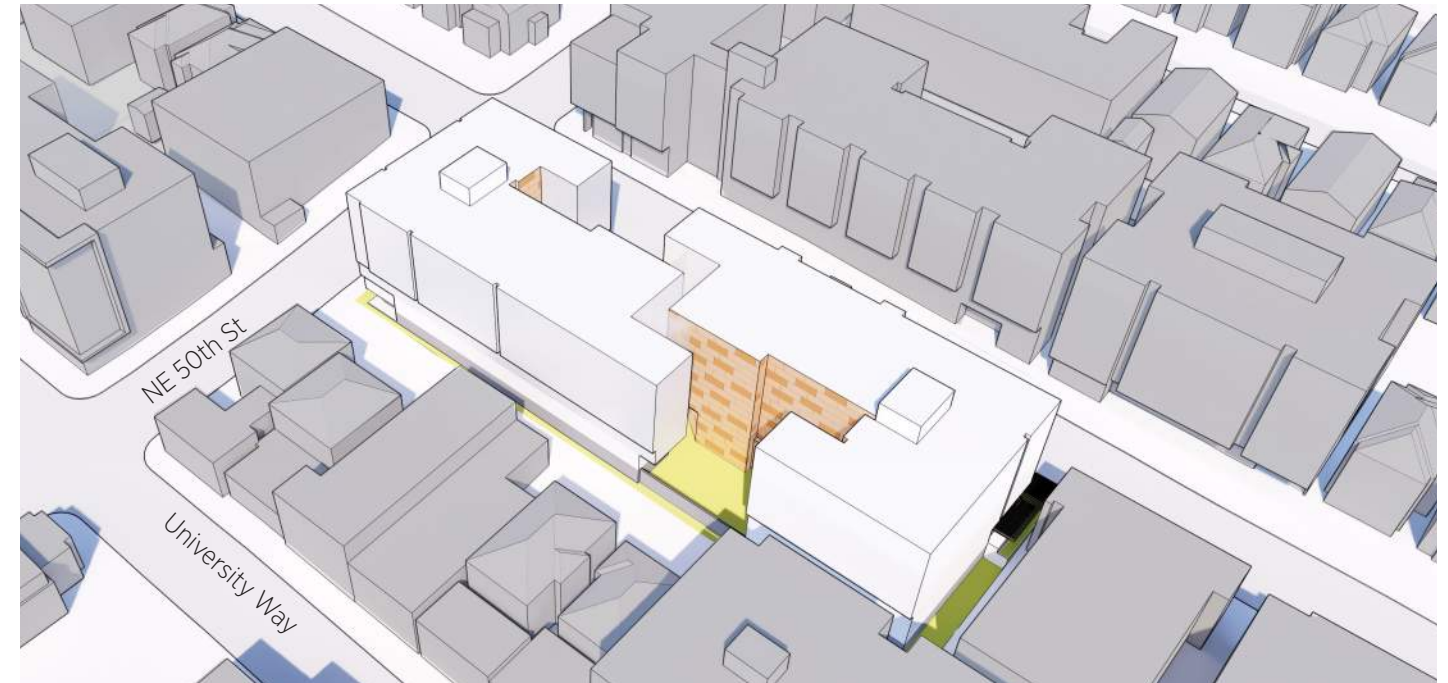
APPENDIX

CONCEPT 3 - 65' HIGH ALTERNATE

NOTE: ALL FLOOR PLANS ARE IDENTICAL TO 75' OPTION, EXCEPT FOR THE ELIMINATION OF THE TOP (LEVEL 8) FLOOR

8 ARCHITECTURAL MASSING CONCEPTS

Concept 3 - Open Through (Preferred) 65' HIGH ALTERNATE



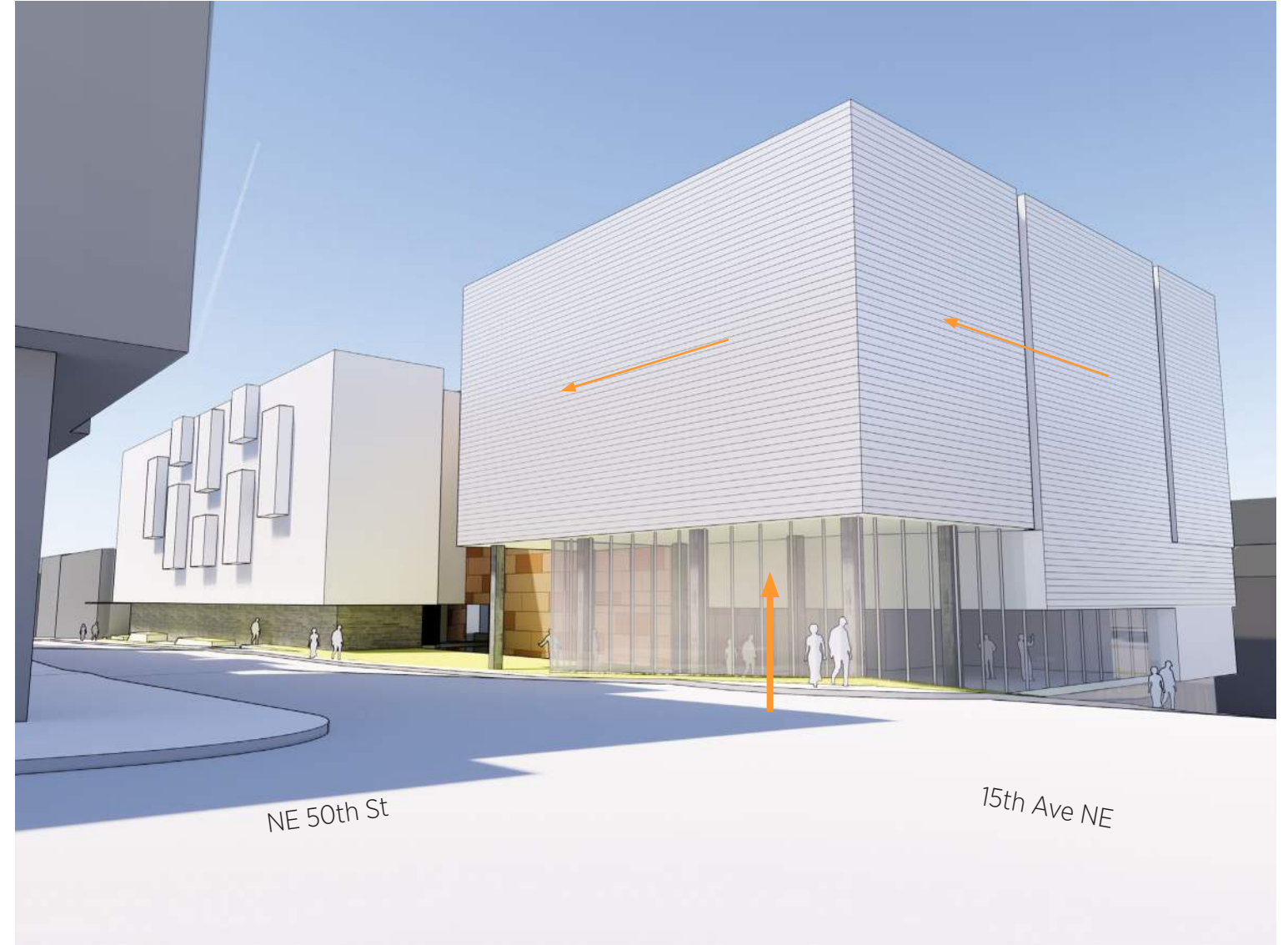
8 ARCHITECTURAL MASSING CONCEPTS

Concept 3 - Open Through (Preferred) **65' HIGH ALTERNATE**



VIEW OF NE CORNER, AT 15TH

- Relate height of corner mass with building across 15th at corner
- Active uses along 50th and around intersection



VIEW OF NE CORNER, AT 50TH

- Double height lobby creates street activation on this prominent corner.
- Northern facades direct movement of 50th around and into courtyard

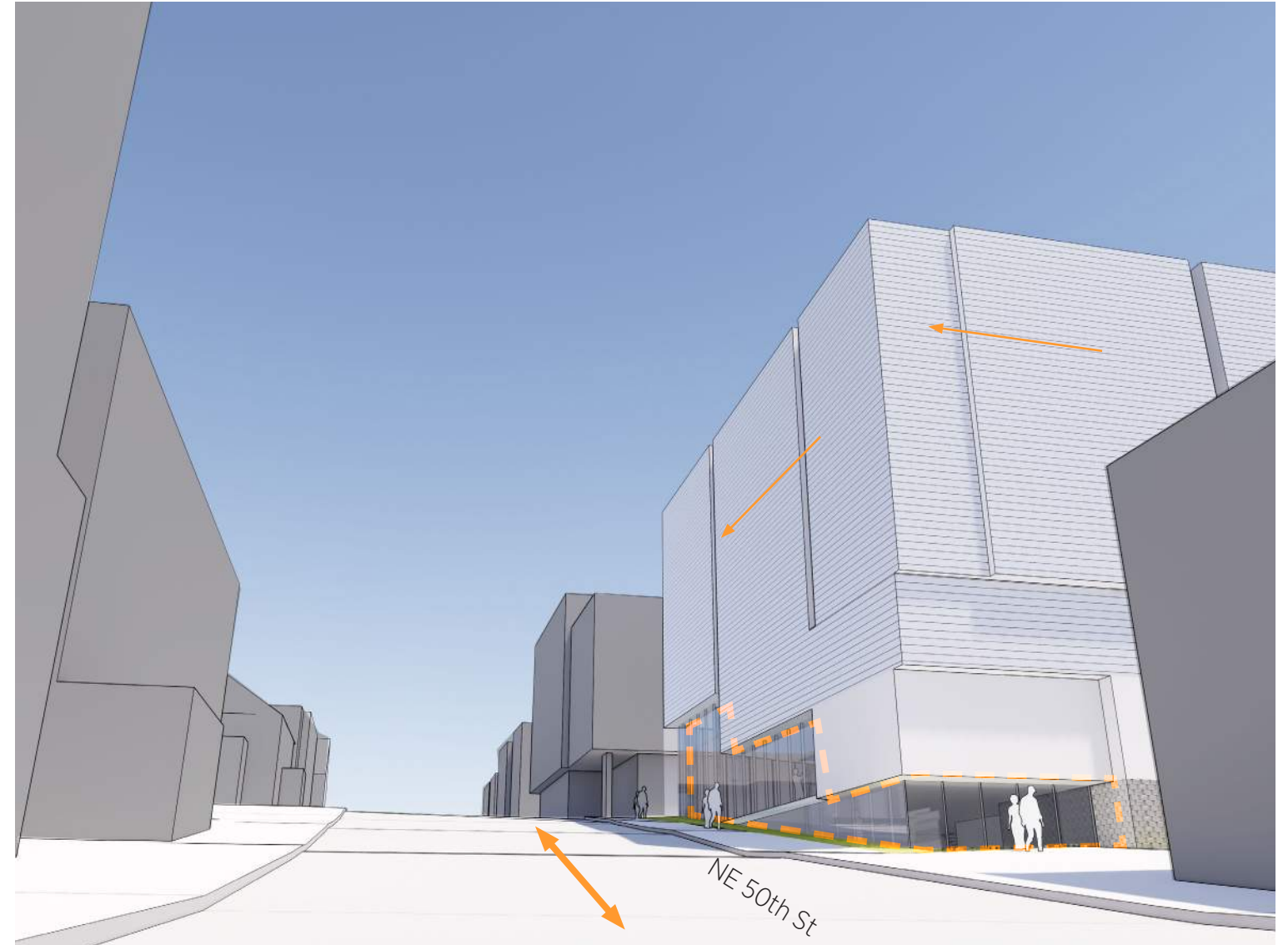
8 ARCHITECTURAL MASSING CONCEPTS

Concept 3 - Open Through (Preferred) 65' HIGH ALTERNATE



VIEW OF WEST FACADE, AT 50TH

- Subtle facade modulation to lead the eye to the more public/visible north edge of the west facade
- Large courtyard modulation provides massing relief deeper into the block



VIEW OF NW CORNER, AT 50TH

- Massing directs movement from 50th Arterial and directs it around toward 15th and main entry.
- Active amenity spaces arranged along ground level 50th rather than Residential or Service uses, which are less appropriate.
- Secondary pedestrian entry at NW corner to improve access from all sides

8 ARCHITECTURAL MASSING CONCEPTS

Concept 3 - Open Through (Preferred) 65' HIGH ALTERNATE



VIEW OF SE CORNER, AT 15TH

- Projected bay windows echo the projected bays of building across the street. Bays are arranged in a more organic pattern, in keeping with the dynamic overall massing composition
- Secondary pedestrian entry at SE corner to improve access from all sides



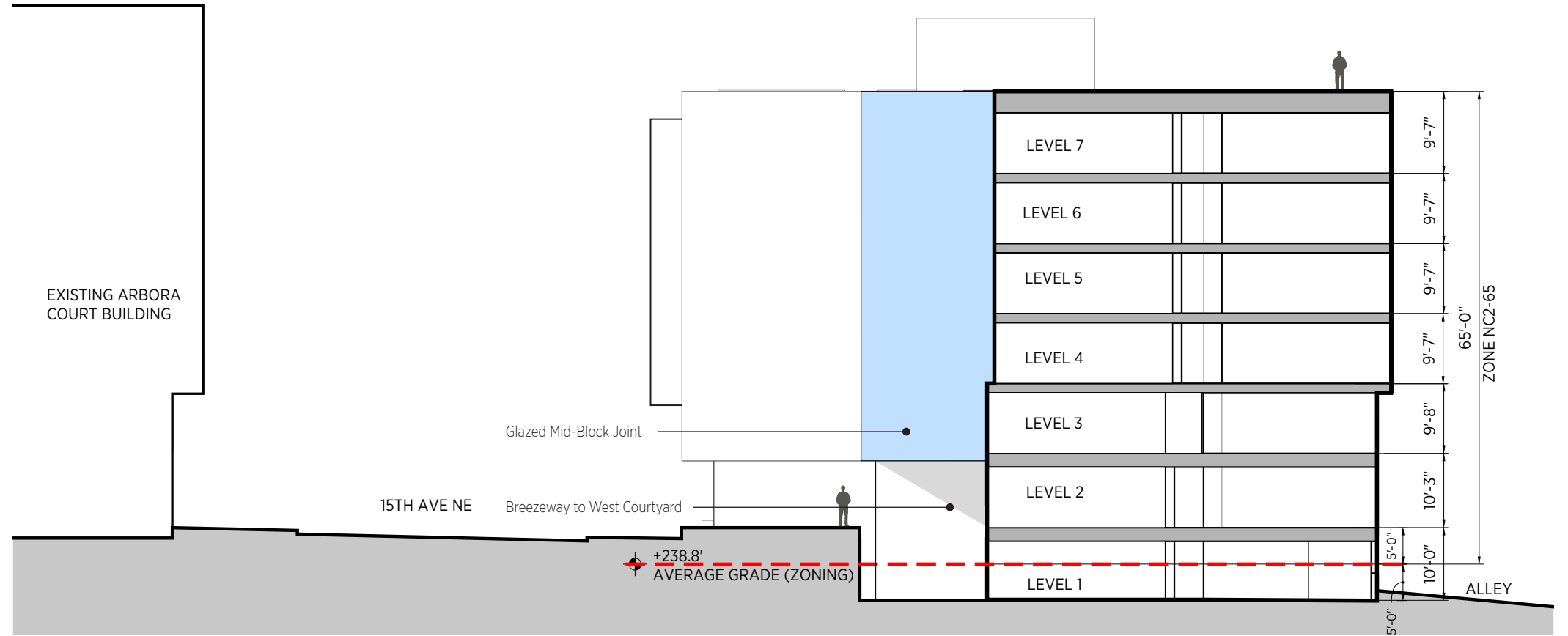
VIEW OF MIDBLOCK, AT 15TH

- Ground level stoops echo stoops of building across the street.
- Main entry court echoes entry court of building across the street.

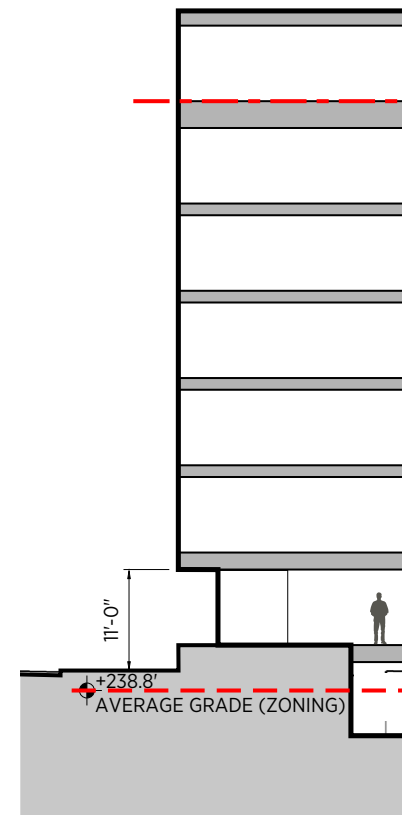
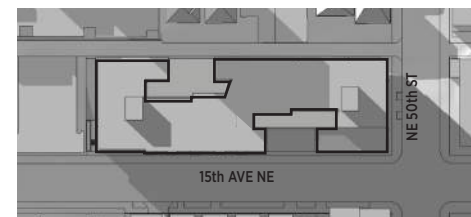
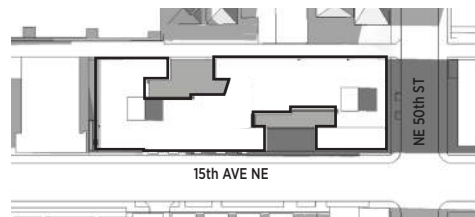
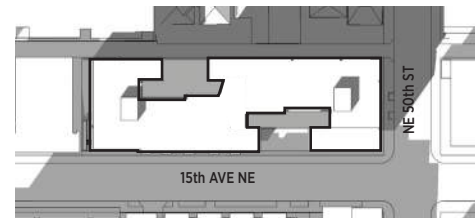
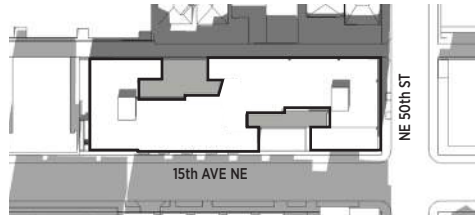
8 ARCHITECTURAL MASSING CONCEPTS

Concept 3 - Open Through (Preferred)

65' HIGH ALTERNATE



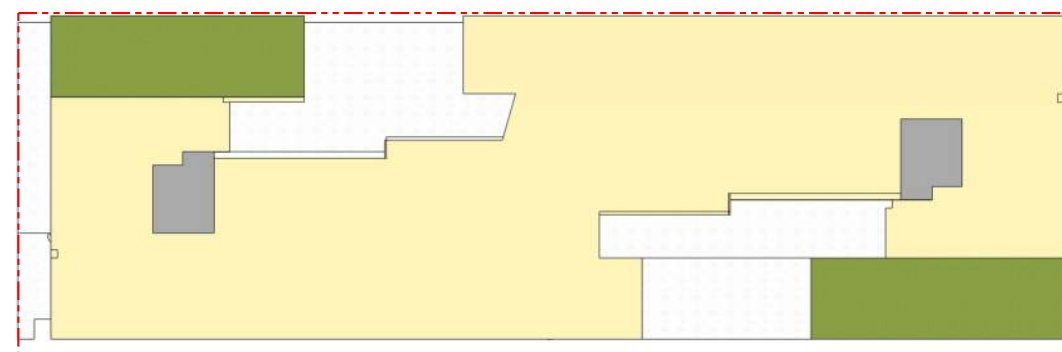
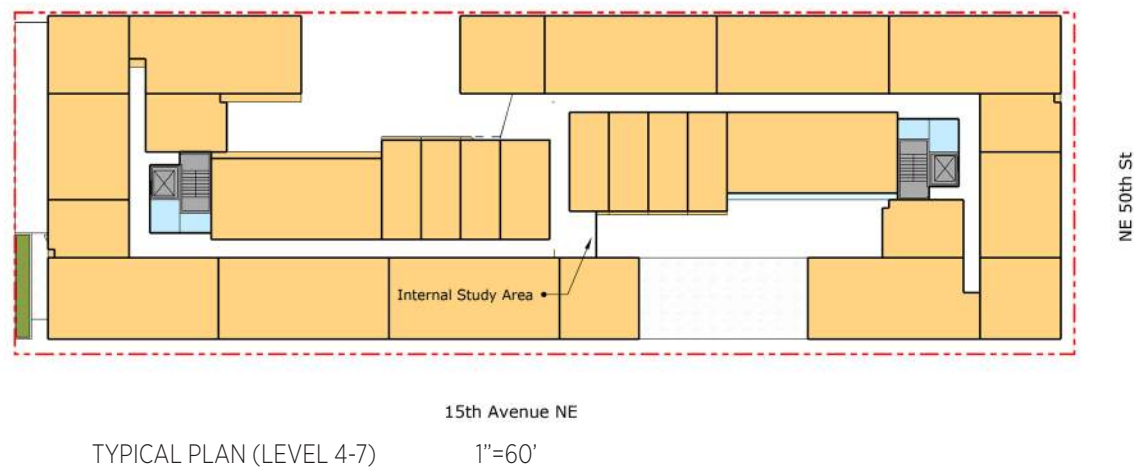
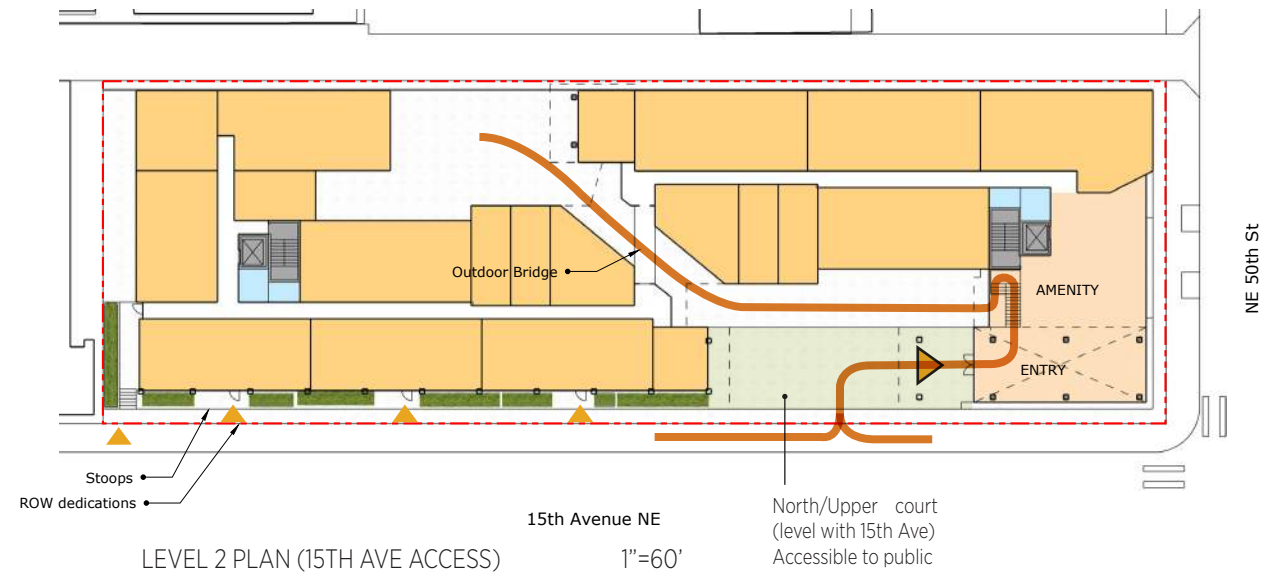
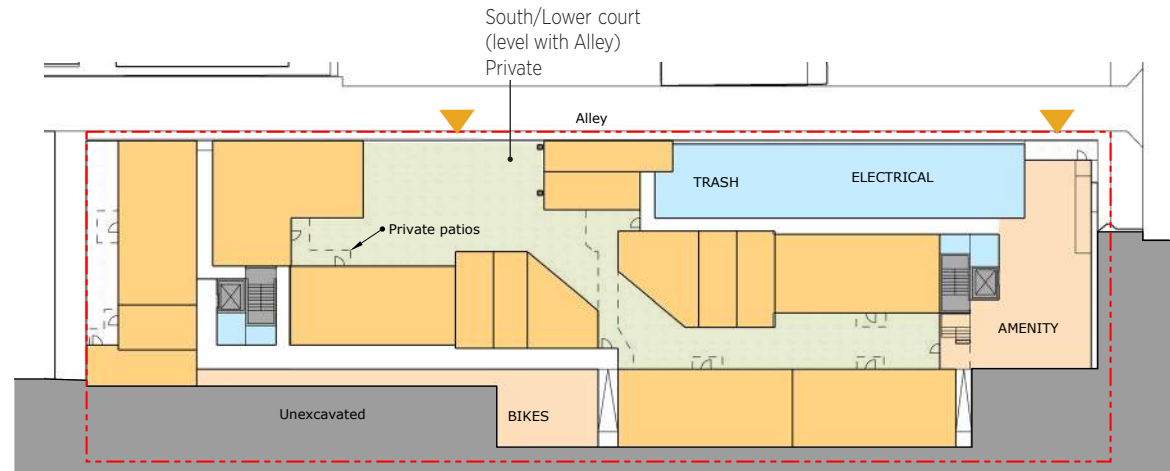
EAST-WEST SECTION



EAST-WEST SECTION AT SOUTH STOOP UNIT

8 ARCHITECTURAL MASSING CONCEPTS

Concept 3 - Open Through (Preferred) 65' HIGH ALTERNATE

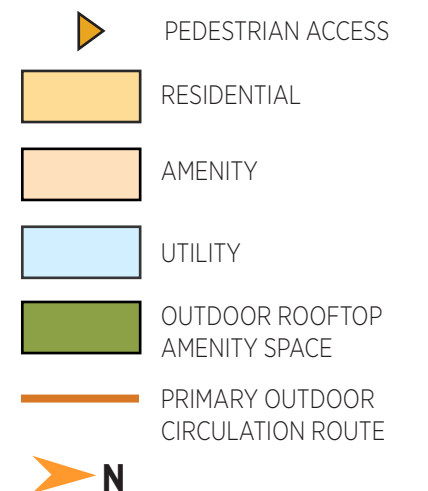


NOTE: ALL FLOOR PLANS FOR LEVEL 1-7 FOR THE 65' HIGH ALTERNATE SCHEME ARE IDENTICAL TO THOSE IN THE 75' HIGH SCHEME. THE ONLY DIFFERENCE IN THE 65' HIGH SCHEME IS THE ELIMINATION OF THE TOP (LEVEL 8) FLOOR - TYPICAL FOR ALL MASSING CONCEPTS.

NOTE: SEE DEPARTURE PAGE FOR GENERAL MASSING DIMENSIONS

PL 1 CONNECTIVITY

- Include open space at grade that physically or visually engages the public realm: Options include plazas, public courtyards, play areas, gardens, and ground level patios
- Treat all alleyways as potential pedestrian routes: Incorporate windows, entries, art, lighting, and active uses on alley-facing facades to activate and improve safety in alleys.



THANK YOU