UDPA
Building A + Open Space

BUILDING A:
4530 12th Ave NE, Seattle WA 98105
SDCI# 3034808-EG

NEIGHBORHOOD OPEN SPACE
4519 Brooklyn Ave NE, Seattle WA 98105
SDCI# 3035323-EG

NORTHEAST DESIGN REVIEW BOARD:
EARLY DESIGN GUIDANCE MEETING
November 25, 2019

Submitted: November 15th, 2019
DESIGN PROPOSAL

Project Information

Table of Contents

**BUILDING A**

**ADDRESS:**
4530 12th Ave NE, Seattle WA

**PARCEL:**
6746700115

**SDCI PROJECT #:**
3034808-EG

**NEIGHBORHOOD OPEN SPACE**

**ADDRESS:**
4519 Brooklyn Ave NE, Seattle WA

**PARCEL:**
8817400030

**SDCI PROJECT #:**
3035323-EG

**BUILDING B**

**ADDRESS:**
4536 Brooklyn Ave NE, Seattle WA

**PARCEL:**
8816401195

**SDCI PROJECT #:**
3034809-EG

**OWNER**

Touchstone
1425 Fourth Avenue
Suite 200
Seattle, WA 98101
206-381-3344

Portman Holdings
303 Peachtree Center Avenue
Suite 575
Atlanta, GA 30303
T: 404-614-5252

**DESIGN ARCHITECT**

Portman Architects
303 Peachtree Center Avenue NE, Suite 575,
Atlanta, Georgia 30303
Jonathan Mickle, AIA, NCARB,
404.614.5291

**ARCHITECT OF RECORD**

CollinsWoerman
710 2nd Ave
Seattle, WA 94107-1710
Tim Bissmeyer, Principal
206.245.2047
tbissmeyer@collinswoerman.com

**LANDSCAPE ARCHITECT**

GGLO
1301 First Avenue, Suite 301
Seattle, Washington 98101
Marieke Lacasse, ASLA,
LEED AP BD+C
206.467.5828
mlacasse@gglo.com

---

### DESIGN PROPOSAL

1. Table of Contents
2. Design Proposal
3. Community Outreach Feedback

### CONTEXT ANALYSIS

4. Zoning + Overlay Designations
5. Surrounding Uses
6. Traffic Flow + Sitting Patterns
7. Prominent/Existing/Future Surrounding Buildings
8. Neighborhood Public & Active Spaces
9. Site Plan and Survey
10. Views to and from Site
11. Streetscape Photomontage

### ZONING SUMMARY

12. Relevant Development Standards Building A
13. Zoning Envelope Diagram Building A

### CONCEPT DEVELOPMENT

14. Relevant Development Standards Building B
15. Zoning Envelope Diagram Building B
16. Design Guidelines
17. Connecting the Community

### BUILDING A: CONCEPT ALTERNATIVES

18. Building A: Massing Evolution
20. Building A: Option 1
23. Building A: Renderings

### BUILDING A: SITE PLAN + LANDSCAPE

24. Building A & B: University District Context
25. Building A: Park Program Community Outreach from Hub 2
26. Building A & B: Overall Open Space Diagram
27. Building A & B: Overall Landscape Plan
28. Building A: Expanded Landscape Plan
29. Building A: Park Program
30. Building A: Proposed Mid-Block Connector Character Images
31. Building A & B: Street Section Open Space and Circulation Diagrams
32. Building A: Alley Activation Concepts
33. Building A: Street Sections

### BUILDING A: DESIGN DEPARTURES

34. Building A: Design Departures

---

### BUILDING B: CONCEPT ALTERNATIVES

35. Building B: Massing Evolution
36. Building B: Summary of Alternatives
37. Building B: Option 1
38. Building B: Option 2
39. Building B: Option 3: Preferred Alternative
40. Building B: Renderings

### BUILDING B: SITE PLAN + LANDSCAPE

41. Building B: Overall Site Plan
42. Building B: Street Sections

### BUILDING B: DESIGN DEPARTURES

43. Building B: Design Departures

### APPENDIX

44. Building A & B: Shadow Conditions
45. For Reference Only: Park Design - The HUB 2
“Create a refined workspace by cultivating community and stimulating innovation.”

Development Goals

Create a refined workspace by cultivating community and stimulating innovation:

- **Enhance** the urban fabric of the neighborhood by infilling previously inactive lots currently occupied with surface parking
- **Create** ample opportunities for pedestrian connections across previously disconnected sites
- **Integrate** an adjacent pocket park into a larger public plaza for multiple uses
- **Connect** university research and academics with local innovative industries
- **Complement** the existing neighborhood character with an underrepresented typology of new creative and commercial office uses
- **LEED** Gold will be achieved

**Building A - Metrics**
- Site Area: 34,207 SF
- Office: 240,000 SF @ 11 Stories Above Grade
- Retail: 11,000 SF @ Level 1
- Parking: 180 Stalls @ 2 Levels Below Grade

**Building B - Metrics**
- Site Area: 20,630 SF
- Office: 152,000 SF @ 10 Stories Above Grade
- Retail: 4,000 SF @ Level 1
- Parking: 120 Stalls @ 3 Levels Below Grade
What We Heard from the Community

**Design-Related Comments**

- Several attendees inquired about potential for public space noting a softscape is preferred (given the lack of green space in the U-District) and that the public space be accessible and invites people to the space in a welcoming manner.
- One attendee noted that an east-west pedestrian connection at 4530 12th Avenue NE would help to break up the block between NE 45th St and NE 47th St.
- One attendee noted that the projects hopefully won’t include design choices used on the properties just to the west of the 4530 12th Avenue NE site; the attendee noted the design should age well.
- One attendee asked what the roof would look like.
- Another attendee suggested that the roof be used to keep bees or grow food.
- One attendee noted the LIHI building on Roosevelt Way NE north of the University branch of the Seattle Public Library is looking to other spaces to lease to grow food.
- One attendee inquired how the frontage at 4530 12th Ave NE would interface with 12th Avenue NE.

**Non-Design Related Comments**

- One attendee asked why the projects would not reach the full height permitted by zoning.
- One attendee asked how much parking would be provided at each project.
- One attendee asked if people parking at the future developments would be permitted to park at either location or whether the lots would be independent from one another.
- One attendee asked if a lot of material would need to be hauled out.
- One attendee asked whether tenants would be associated with the University of Washington.

**Miscellaneous Comments**

- One attendee noted that the projects won’t include design choices used on the properties just to the west of the 4530 12th Avenue NE site; the attendee noted the design should age well.
- One attendee asked what the roof would look like.
- Another attendee suggested that the roof be used to keep bees or grow food.
- One attendee noted the LIHI building on Roosevelt Way NE north of the University branch of the Seattle Public Library is looking to other spaces to lease to grow food.
- One attendee asked how the frontage at 4530 12th Ave NE would interface with 12th Avenue NE.

**Conclusions**

- **Open Space** was clearly an important topic that community members felt was necessary to bring to this part of the neighborhood.
- **Connectivity** for pedestrians in an east-west direction was also a priority to provide new pathways and visually reduce the length of the block.
- **Unique** characteristics of the University District seemed very important to community members and they hope that these projects will respect that.
- **Honest** architectural styles that are not contrived or in poor taste were highly encouraged by community members.
Observations

- **Zoning** allows for the highest height limits and development density.
- **University Way** represents a transition in zoning where city planning has reduced height and density of proposed developments along a heavy pedestrian corridor.
- **Upzoning** intends to reduce height and density one block north towards a more residential area.
CONTEXT ANALYSIS

Surrounding Uses

Map Key

- Surface + Garage Parking
- Residential/Mixed Use
- Office/Commercial/Retail
- Hotel/Hospitality
- Public Park
- Civic/Cultural/Arts/Entertainment
- University/Education

Observations

- **Surface Parking** currently occupies the site area for all 3 parcels
- **Mid-rise Buildings** predominantly surround the proposed site locations
- **Mixed-Use Residential** buildings that include ground level retail surround the site on multiple sides within the immediate area
- **Churches** are located immediately north of each proposed
- **Existing High-rise** buildings in the area are very limited and include mostly residential, hotel, and some UW administrative offices
- **University Way** is a retail and restaurant core of small scale buildings that provide active ground level uses and promote pedestrian activity

Surrounding Uses Map

- [Map of surrounding uses with labels and symbols indicating different types of uses such as Surface + Garage Parking, Residential/Mixed Use, Office/Commercial/Retail, Hotel/Hospitality, Public Park, Civic/Cultural/Arts/Entertainment, University/Education, and a Retail Core symbol.]

- [Key to symbols used on the map: Surface + Garage Parking (black), Residential/Mixed Use (purple), Office/Commercial/Retail (blue), Hotel/Hospitality (light blue), Public Park (green), Civic/Cultural/Arts/Entertainment (orange), University/Education (dark gray), Retail Core (pink).]
**Observations**

- **Brooklyn Ave** is designated as a Green Street that will provide new ROW improvements including bike lanes.
- **Future Light Rail** station is located one block south along Brooklyn Ave and is expected to generate a significant amount of new pedestrian activity.
- **University Way** is a Class I Pedestrian street and pedestrian designated zone that provides ample ground level activity which promotes significant pedestrian circulation within the neighborhood.
- **Mid-Block Connections** exist nearby to the east as part of more recent mixed-use residential developments.
CONTEXT ANALYSIS
Prominent Surrounding Buildings

Map Key

PROMINENT BUILDINGS
1. Cross & Crown Church
2. Burke Museum
3. UW Tower
4. WSECU
5. Residence Inn by Marriott
6. Forty Five Forty Five
7. 4541 Brooklyn Avenue NE
8. DECA Building (Graduate Hotel)
9. 4520 Brooklyn Avenue NE
10. University Regency
11. Christ Episcopal Church
12. Neptune Theater

FUTURE PROMINENT BUILDINGS
1. HUB 2
2. The M
3. 1200 NE 45TH ST
4. 4510 11th Avenue NE
5. The Standard Towers
6. U-District Station
7. University Safeway Redevelopment
8. Theory U District
9. UTUMC Redevelopment

Important Locations

1. Cross & Crown Church
2. Burke Museum
3. UW Tower
4. WSECU
5. Residence Inn by Marriott
6. Forty Five Forty Five
7. 4541 Brooklyn Avenue NE
8. DECA Building (Graduate Hotel)
9. 4520 Brooklyn Avenue NE
10. University Regency
11. Christ Episcopal Church
12. Neptune Theater
13. HUB 2
14. The M
15. 1200 NE 45TH ST
16. 4510 11th Avenue NE
17. The Standard Towers
18. U-District Station
19. University Safeway Redevelopment
20. Theory U District
21. UTUMC Redevelopment
EXISTING PROMINENT SURROUNDING BUILDINGS

1. Cross & Crown Church - 3 Story | Church
2. Burke Museum - 1 Story | Restaurant / Retail
3. UW Tower - 22 Stories | Office / Education
4. WSECU - 7 Stories | Bank and Office
5. Residence Inn by Marriott - 7 Stories | Hotel
6. Forty Five Forty Five - 4 Stories | Office
7. 4541 Brooklyn Avenue NE - 3 Stories | Apartments
8. DECA Building (Graduate Hotel) - 15 Stories | Hotel
9. 4520 Brooklyn Avenue NE - 2 Stories | Bank
10. University Regency - 4 Stories | Apartments
11. Christ Episcopal Church - 2 Stories | Church
CONTEXT ANALYSIS
Future Prominent Surrounding Buildings

The HUB 2
The M
1200 NE 45TH ST
Nuovo Tower
The Standard Towers
U-District Station
University Safeway Redevelopment
Theory U District
UTUMC Redevelopment

Keymap

Observations
• Significant Growth in the University District is occurring with the addition of a new light rail stop and several new high rise residential projects
• Activity and Vibrancy from new office uses will be added to the community by bringing visitors and occupants to the neighborhood throughout the day
• Open Space is planned as a pocket park immediately adjacent to a 200+ unit student housing tower called the HUB 2
CONTEXT ANALYSIS
Future Prominent Surrounding Buildings

1. The HUB 2
   - 24 Stories | Apartments

2. The M
   - 24 Stories | Apartments

3. 1200 NE 45TH ST
   - 19 Stories | Apartments

4. Nuovo Tower
   - 32 Stories | Hotel & Apartments

5. The Standard Towers
   - 24 Stories (x2 Towers) | Apartments

6. U-District Station
   - 1 Story | Light Rail Station

7. Safeway Redevelopment
   - 7 Stories | Apartments

8. Theory U District
   - 6 Stories | Apartments

9. UTUMC
   - 120'/240’ | Apartments
CONTEXT ANALYSIS
Existing Neighborhood Public and Active Spaces

Observations
- **Open Space** in this portion of the neighborhood is scarce and is desperately needed.
- **Diversity** of community members in the area need more opportunities to experience a myriad of activities.
- **Mid-block Connectors** are located within 1-2 blocks for three different residential mixed-use projects immediately to the east. They don’t represent great examples because the space is very passive and does not provide an exciting destination.
- **Block Lengths** within the University District near 500 to 600 feet long and new open spaces and mid-block connections can provide a great way to break them up.

Observations
- **University of Washington**
- **University Playground**
- **University Heights**
- **Neighborhood Farmer’s Market**
- **The UW Tower - Plaza**
- **12 @ U District - Mid-Block**
- **Bridges @ 11th - Mid-Block**
**CONTEXT ANALYSIS**

*Future Neighborhood Public and Active Spaces*

**Observations**

- **Neighborhood Open Space** has become a high priority for new developments within the immediate area.
- **Outdoor Plazas** have been planned at the Safeway redevelopment and “The M” tower, which will become combined and accessible to pedestrians from Brooklyn Ave.
- **Pocket Parks** are being planned in multiple locations with the most notable being the HUB 2, which is immediately adjacent to the proposed projects. This site provides an opportunity for the new developments to combine their open spaces.
- **Pedestrian Connections** will be enhanced on this block by the addition of a public open space along the alley of 1200 NE 45th, which will promote new movement in the North/South direction.

**Aerial View Facing East**

1. **1200 NE 45th St - Open Space**

2. **The HUB 2 - Pocket Park Open Space**

3. **The M Tower - Open Space**

4. **Safeway - Open Space**

**Future Neighborhood Public and Active Spaces**

- Neighborhood Open Space has become a high priority for new developments within the immediate area.
- Outdoor Plazas have been planned at the Safeway redevelopment and “The M” tower, which will become combined and accessible to pedestrians from Brooklyn Ave.
- Pocket Parks are being planned in multiple locations with the most notable being the HUB 2, which is immediately adjacent to the proposed projects. This site provides an opportunity for the new developments to combine their open spaces.
- Pedestrian Connections will be enhanced on this block by the addition of a public open space along the alley of 1200 NE 45th, which will promote new movement in the North/South direction.
SITE CONDITIONS
Building A: Site Plan/Survey & Neighborhood Open Space

Keynotes
01 Current alley width is 10' wide
02 5’ alley dedication is required
03 Existing church to remain
04 ROW setback required along Brooklyn Ave
05 Future Pocket Park planned by HUB 2

Site Plan/Survey

Project Information

BUILDING A
ADDRESS: 4530 12th Ave NE, Seattle WA
PARCEL: 6746700019
LEGAL DESCRIPTION: LTS 1 THRU 6, BLK PETTITS UNIVERSITY ADDN TGW LTS 6 THRU 10, BLK 1, SHELTON ADDN
SDCI PROJECT #: 3034808-EG

NEIGHBORHOOD OPEN SPACE
ADDRESS: 4519 Brooklyn Ave NE, Seattle WA
PARCEL: 8817400030
LEGAL DESCRIPTION: LOT 6, BLOCK 9, UNIVERSITY HEIGHTS ASSESSORS PLAT & UNNUMBERED STRIP ADJ ON W
SDCI PROJECT #: 3035323-EG

BUILDING B
(Unrelated Project)
ADDRESS: 4536 Brooklyn Ave NE, Seattle WA
PARCEL: 8816401195
LEGAL DESCRIPTION: LOTS 23 THRU 27, BLOCK 8, UNIVERSITY HEIGHTS ADD
SDCI PROJECT #: 3034809-EG
CONTEXT ANALYSIS

Project Information

BUILDING A
(Unrelated Project)
ADDRESS: 4530 12th Ave NE, Seattle WA
PARCEL: 6746700015
LEGAL DESCRIPTION:
SDCI PROJECT #: 3034808-EG

NEIGHBORHOOD OPEN SPACE
(Unrelated Project)
ADDRESS: 4519 Brooklyn Ave NE, Seattle WA
PARCEL: 8817400030
LEGAL DESCRIPTION:
SOCI PROJECT #: 3035323-EG

BUILDING B
ADDRESS: 4536 Brooklyn Ave NE, Seattle WA
PARCEL: 8816401195
LEGAL DESCRIPTION:
SOCI PROJECT #: 3034809-EG

Keynotes
01 Current alley width is 14’ wide
02 3’ alley dedication is required
03 Existing church to remain
04 ROW setback required along Brooklyn Ave
05 Future Pocket Park planned by HUB 2
SITE CONDITIONS
Potential Views

Potential Outward View Apertures

View Analysis

01 140 feet facing North
• Territorial views of Ravenna

02 140 feet facing East
• Lake Washington
• University of Washington
• University Way

03 140 feet facing South
• South Lake Union
• Downtown

04 140 feet facing West
• Wallingford
• Interstate 5

Key Map
SITE CONDITIONS

Views to the Sites

Aerial View of Building A Facing South

Aerial View of Building B Facing South
SITE CONDITIONS
Building A: Site Photography / Views to the Site

Observations

- **Grade Change** is significant across this site totaling in almost 30’ from one corner to the opposite corner.
- **Retaining walls** currently occupy the existing street frontage along 12th Ave NE to provide a level surface for cars to park on.
- **Vehicular Access** to this site currently occurs only from a 10’ wide alley and from Brooklyn Ave.
- **Pedestrian Access** is very limited across this site due to the significant grade change and only one access point with a stairway leading to 12th Ave.
- **Existing Church** to the North of the site shares an interior property line with this project and is setback from the property line approximately 5’ with windows facing the proposed project.
- **Street Frontage** for this project occurs along 12th Ave and Brooklyn Ave, which provides opportunities to connect these two streets with pedestrian access.

Key Map
SITE CONDITIONS

Building B: Site Photography / Views to the Site

Observations

- **Grade Change** is not significant across the site and totals approximately 5’
- **Vehicular Access** to this site currently occurs only from the existing alley which is only 14’ wide.
- **Pedestrian Access** to this site is ample given that the street has very little slope to it.
- **Existing Church** to the North of the site shares an interior property line with this project and is setback from the property line approximately 5’ with windows facing the proposed project.
- **Mid-block Crossing** has been recently added immediately south of this site and provides a new location for pedestrians to cross Brooklyn Ave.

Key Map
SITE CONDITIONS
Building A: Streetscape Photomontage - 12th Avenue NE

12th Avenue NE, Facing East
Core Spaces Tower
2400 12th Avenue
NE 45th Street

12th Avenue NE, Facing West
Cross & Crown Church
QDOBA Mexican Restaurant
UW Tower

NE 45th Street

2400 12th Avenue
NE 45th Street

Residence Inn by Marriott
TWELVE at U District

WSECU

47th Street

QDOBA Mexican Restaurant
NE 47th Street
SITE CONDITIONS

Building B: Streetscape Photomontage - Brooklyn Ave NE

Brooklyn Avenue NE, Facing East

Brooklyn Avenue, Facing West

The M Tower
Christ Episcopal Church
Site - Building B
4522 Brooklyn Avenue
4520 Brooklyn Avenue

UW Tower
DECA Building (Graduate Hotel)
Site - Open Space
4536 Brooklyn Avenue

NE 45th Street
NE 47th Street
NE 45th Street
NE 47th Street
ZONING SUMMARY
Building A: Relevant Development Standards

Land Use Code Summary

1. ROW Setback
   a. 12th Ave NE = 0’-0”

2. Alley Dedication Requirements
   a. 5’-0” dedication required on either side of the Alley

3. 23.48.645 - High-rise Floor Area Limits
   a. Non-residential buildings between 45’ to 160’ in height
      • Max GFA = 24,000 SF
      • Average GFA = 20,000 SF

4. 23.48.645.E - Tower Separation
   a. Min tower spacing on a different lot on the same block
      • 75’ Minimum for all structures exceeding 95’ in height
   b. Min tower spacing on the same lot
      • 75’ Minimum between all structures exceeding 45’ in height

5. 23.48.635 - Maximum Width & Depth Limits
   a. Maximum width and depth limit = 250’
      • Structure may exceed 250’ in length if no internal connections above grade exist

6. 23.46.640.E1 - Mid-Block Corridor
   a. Mid-block corridors are required for any development that intends to build a combined lot development with street facing lots that are separated by an alley and if they exceed 30,000 SF.
      • Minimum width is 15’-0”
      • Average width of 25’-0”
      • Must include usable open space
      • Must be open to the sky, except that 35% of the length of the corridor may be covered and enclosed if located on private property
      • Can be counted towards required residential amenity space or required usable open space

7. 23.48.624 - FAR
   a. Any structure that does not exceed 95’
      • Base FAR = 4.75
   b. Any structure that exceeds 95’
      • Base FAR = 4.75
      • Max Non-Residential = 7
      • Max Mixed-Use = 12

8. 23.58A.040 - Open Space Amenities
   a. 35% of any extra floor area above the base FAR must provide Open Space Amenities in the neighborhood that may include the following:
      1. Green Street Improvements at a rate of 5:1 allowed on Brooklyn Ave NE
      2. Green Street Setbacks at a rate of 5:1 allowed on Brooklyn Ave
      3. Mid-Block Corridor at a rate of 7:1
      4. Neighborhood Open Space at a rate of 7:1
      • “Payment–in-lieu” option is available for neighborhood open space only, and is equal to the land value per square foot multiplied by the square footage of the required open space

9. 23.48.650 - Required Usable Open Space
   a. On lots that exceed 30,000 SF
      • 15% Open Space Required
   b. Development Standards
      1. Open to sky: Minimum 60%
      2. Covered by structure: Maximum 20%
      3. Enclosed space: Maximum 35%
      4. Can be provided as separate areas, each a minimum of 2,000 SF
      5. Can be located on another site as long as requirements are met
      • Any mid-block corridor provided may count towards this requirement

10. 23.48.646 - Façade Modulation
    a. If the proposed development is located within 10’ of the street lot line, modulation is required if the façade meets or exceeds the maximum lengths allowed:
       1. Stories up to 45’
          • Every 160’
       2. Stories 45’ to 95’:
          • Every 120’
       3. Stories above 95’:
          • Every 80’
    *Façade length can only be increased beyond the maximum by providing a minimum 10’ setback for a minimum of 20’ in length

11. 23.54.035 Table A - Loading
    a. Office - 160,000-264,000 SF = 3 Berths

12. 23.54.015 Table A - Parking
    a. Urban villages
    • No parking required
Keynotes

01 Required open space - 15% of site area - May be located off-site but on the same block
02 Additional tower area allowed above 160’ with reduced floor plates extending down to 45’
03 Adjacent Tower(s)
04 10’ Setback required between 65’ to 95’ for mid-rise structures not exceeding 95’ in height
05 250’ Maximum facade length
06 Additional structure exceeding 250’ in length are allowed on the same lot as long as they are not internally connected
07 15’ side lot line setback above 95’
08 75’ tower spacing required when located on the same block as other towers; and 75’ spacing required for any other structure on the lot exceeding 45’ in height
09 Maximum facade length for required modulation at varying heights above average grade (20” W x 10” D)

MAXIMUM FLOOR PLATE SIZES

<table>
<thead>
<tr>
<th>Structure Height</th>
<th>Avg GFA</th>
<th>Max GFA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Below 95’</td>
<td>4.75</td>
<td>4.75</td>
</tr>
<tr>
<td>Exceeds 95’</td>
<td>7</td>
<td>12</td>
</tr>
</tbody>
</table>

MAXIMUM FLOOR PLATE SIZES

<table>
<thead>
<tr>
<th>Structure Height</th>
<th>Avg GFA</th>
<th>Max GFA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Below 95’</td>
<td>Unlimited</td>
<td>Unlimited</td>
</tr>
<tr>
<td>45’-160’ (if building exceeds 95’)</td>
<td>20,000 SF</td>
<td>24,000 SF</td>
</tr>
<tr>
<td>160’-240’</td>
<td>10,500 SF</td>
<td>11,500 SF</td>
</tr>
<tr>
<td>240’+</td>
<td>9,500 SF</td>
<td>10,500 SF</td>
</tr>
</tbody>
</table>

ZONING SUMMARY
Building A: Zoning Envelope

Aerial View Facing East
ZONING SUMMARY
Building B: Relevant Development Standards

Land Use Code Summary

1. ROW Setback
   a. Brooklyn Ave NE = 1'-0"

2. Alley Dedication Requirements
   a. 3'-0" dedication required

3. 23.48.645 - High-rise Floor Area Limits
   a. Non-residential buildings between 45' to 160' in height
      • Max GFA = 24,000 SF
      • Average GFA = 20,000 SF

4. 23.48.645.E - Tower Separation
   a. Min tower spacing on a different lot on the same block
      • 75' Minimum for all structures exceeding 95' in height
   b. Min tower spacing on the same lot
      • 75' Minimum between all structures exceeding 45' in height

5. 23.48.635 - Maximum Width & Depth Limits
   a. Maximum width and depth limit = 250'
      • Structure may exceed 250' in length if no internal connections above grade exist

6. 23.46.640.E.1 - Mid-Block Corridor
   a. Mid-block corridors are required for any development that intends to build a combined lot development with street facing lots that are separated by an alley and if they exceed 30,000 SF.
      • Minimum width is 15'-0"; Average width of 25'-0"
      • Must include usable open space
      • Must be open to the sky, except that 35% of the length of the corridor may be covered and enclosed if located on private property
      • Can be counted towards required residential amenity space or required usable open space

7. 23.48.624 - FAR
   a. Any structure that does not exceed 95'
      • Base FAR = 4.75
      • Max FAR = 6.0
   b. Any structure that exceeds 95'
      • Base FAR = 4.75
      • Max Non-Residential = 7
      • Max Mixed-Use = 12

8. 23.58A.040 - Open Space Amenities
   a. 35% of any extra floor area above the base FAR must provide Open Space Amenities in the neighborhood that may include the following:
      1. Green Street Improvements at a rate of 5:1 required on Brooklyn Ave
      2. Green Street Setbacks at a rate of 5:1 allowed on Brooklyn Ave
      3. Mid-Block Corridor at a rate of 7:1
      4. Neighborhood Open Space at a rate of 7:1
      • "Payment–in-lieu" option is available for neighborhood open space only, and is equal to the land value per square foot multiplied by the square footage of the required open space

9. 23.48.650 - Required Usable Open Space
   a. On lots that exceed 30,000 SF
      • 15% Open Space Required

b. Development Standards
   1. Open to sky: Minimum 60%
   2. Covered by structure: Maximum 20%
   3. Enclosed space: Maximum 35%
   4. Can be provided as separate areas, each a minimum of 2,000 SF
   5. Can be located on another site as long as requirements are met

10. 23.48.646 - Façade Modulation
    a. If the proposed development is located within 10' of the street lot line, modulation is required if the façade meets or exceeds the maximum lengths allowed:
       1. Stories up to 45':
          • Every 160'
       2. Stories 45' to 95':
          • Every 120'
       3. Stories above 95':
          • Every 80'
    • "Façade length can only be increased beyond the maximum by providing a minimum 10' setback for a minimum of 20' in length

11. 23.54.035 Table A - Loading
    a. Office - <160,000 SF = 2 Berths

12. 23.54.015 Table A - Parking
    a. Urban villages
       • No parking required
**Keynotes**

- 01 Open space amenities required by incentive zoning provisions for exceeding base FAR
- 02 Additional tower area allowed above 160’ with reduced floor plates extending down to 45’
- 03 10’ Setback required between 65’ to 95’ for mid-rise structures not exceeding 95’ in height
- 04 250’ Maximum facade length
- 05 15’ side lot line setback above 95’
- 06 0’-0” alley dedication (between 4’ below grade and 26’ above grade)
- 07 Re-captured space above alley dedication must remain 8’-0” from alley center line
- 08 Maximum facade length for required modulation at varying heights above average grade (20’ W x 10’ D)
- 09 1’-0” R.O.W. dedication

**MAXIMUM FAR - SM-U 95-320**

<table>
<thead>
<tr>
<th>Structure Height</th>
<th>Commercial</th>
<th>Mixed-Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Below 95’</td>
<td>4.75</td>
<td>4.75</td>
</tr>
<tr>
<td>Exceeds 95’</td>
<td>7</td>
<td>12</td>
</tr>
</tbody>
</table>

**MAXIMUM FLOOR PLATE SIZES**

<table>
<thead>
<tr>
<th>Structure Height</th>
<th>Avg GFA</th>
<th>Max GFA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Below 95’</td>
<td>Unlimited</td>
<td>Unlimited</td>
</tr>
<tr>
<td>45’-160’ (if building exceeds 95’)</td>
<td>20,000 SF</td>
<td>24,000 SF</td>
</tr>
<tr>
<td>160’-240’</td>
<td>10,500 SF</td>
<td>11,500 SF</td>
</tr>
<tr>
<td>240’+</td>
<td>9,500 SF</td>
<td>10,000 SF</td>
</tr>
</tbody>
</table>

**PAGE NOT INCLUDED**
Concept Development
DESIGN GUIDELINES

Buildings A & B: High Priority Guidelines

**Context & Site**

**CS3 Architectural Context & Character**

1. University District Architectural Character
   a. Complement and continue predominant styles or materials
   b. Articulate building forms and facades to respond to historic plating patterns
   c. Respond to nearby predominant horizontal and vertical patterns

**Design Response**

The proposed developments will provide a design that incorporates high quality and durable materials that are indicative of the surrounding context. Most of the more historical surrounding context in the University District includes a range of brick and stone with varying proportions in punched window openings. This project strives to create a design that provides unique responses to the context while maintaining an appropriate sense of restraint in relationship to the neighborhood. The massings have been articulated in a way that communicates a high level of refinement with calculated locations for modulation that break down the scale of the project and it help it to relate to its adjacent context.

**Public Life**

**PL1 Connectivity**

1. Networks & Connections to Open Space
   a. Include open space at grade that physically or visually engages the public realm
   b. Projects located on Green Streets and within the U District Green Spines
   c. Treat all alleyways as potential pedestrian routes

**Design Response**

Both design proposals will provide clear and direct responses to the inclusion of new neighborhood open space. Community open space is an integral piece to the concept development of both projects. Each development is immediately adjacent to the HUB 2 open space and a designated green street, Brooklyn Ave. With this in mind, the projects will create new pedestrian connections that bridge a gap between 12th Ave and Brooklyn Ave to ensure a heightened level of activity in this portion of the neighborhood. This will include a new mid-block connection and neighborhood open space that builds on the HUB 2 open space and enhances existing pedestrian connections.

**PL3 Street Level Interaction**

1. Entries
   a. Design prominent, accommodating entries
   b. Avoid grade separations at retail entries
   3. Mixed-use Corridors & Commercial Frontages
      a. Maintain a well-defined street wall on mixed-use corridors
      b. Provide frequent entrances, expressed breaks, and architectural interest at regular intervals
      c. Design a porous, engaging edge for all commercial uses at street-level.

**Design Response**

Given that both of these developments are located along a mixed-use corridor, it is a high priority to make these projects highly successful and engaging to the public realm. The ground level for both developments have been designed in a way to provide varying responses to the streetscape. This is done by providing visual interest through the use of mid-block connections and open space that help break up the length of the blocks and the buildings. Additionally, each building will provide storefronts that have been designed in a way to create multiple different building entries and corresponding hierarchies to help indicate a clear difference between office and retail entrances.

**Design Concept**

**DC1 Project Uses & Activities**

1. Activating Uses
   a. Maximize active uses along street frontages
   2. Visual & Safety Impacts
      a. Locate service entries and trash receptacles within the building
      b. Use high quality materials and finishes for all service screening and garage door
   3. Shared Open Spaces
      a. Design the layout of the open space and surrounding uses intentionally to function as shared community space

**Design Response**

The proximity to pedestrian designated areas such as University Way creates a perfect opportunity to change the character of Brooklyn Ave and 12th Ave in a myriad of ways. The proposed designs provide intentional responses that help ensure that all aspects of the street, open space, and mid-block connections have access to active uses. They provide ground level retail spaces of varying sizes and main building entries that react to open space and pedestrian connectivity. Vehicle access and loading facilities have been planned in locations that are not visually prominent and will be appropriately screened. Proposed garage accesses from 12th Ave is meant to help encourage mid-block connections and movement N-S through they alley to 45th St and the future light rail station by providing safe and clear access along the alley.
**DC2 Architectural Concept**

1. Massing & Reducing Bulk & Scale
   a. Design building massing and form to express an intentional and original response
   b. Reduce the bulk and scale of large buildings
   c. Design the building base to create a solid and “grounded” form
   d. Locate vertical stair and elevator cores internally to minimize height impacts

2. Architectural Concept & Facade Composition
   a. Embrace contemporary design through distinctive, elegant forms
   b. Reinforce the massing and design concept with a deliberate palette
   c. Use brick, stone or other high-quality, durable, and non-monolithic materials

**Design Response**

The proposed design for both projects is predicated on the idea that the major massing moves are subservient to the open space and mid-block connections they have created. The location of the park and mid-block connection inherently reduces the length of the block and buildings. This also creates a clear opportunity to split Building A into two distinct masses, with one being the tower form and the other being a lower mid-rise form. The mid-block connection and relationship to the park creates a conceptual axis in the east/west direction that has a direct impact on the massing of Building B. The building mass creates a slot-like gesture directly across from the new park and becomes a backdrop to views created through the mid-block connection.

**DC3 Open Space Concept**

1. Open Space Organization & Site Layout
   a. Design outdoor amenity areas, open space, and pedestrian pathways to be a focal point and organizing element within the development
   b. Extend pedestrian routes all the way through the site

3. Street-Level Open Space
   a. Open space design and location should support lively community interaction rather than passive space

**Design Response**

Both projects will use an open space concept as the driver for the main massing moves on each building. The inclusion of a new open space as well as a mid-block connection has become a defining characteristic that has shaped both projects. These elements act as a guiding principle by creating multiple new pedestrian routes that extend all the way through the site. Additionally, the placement of the open space was a calculated decision to expand an already planned pocket park to create more usable open space at street level. The design for the park includes more open plaza area to allow flexibility to accommodate a wide range of events for the community.
CONCEPT DEVELOPMENT
Connecting the Community: Design Concept

What is the University District?
A Diverse Neighborhood

Arts & Culture
- Burke Museum
- Neptune Theater
- University Way
- Shops, Restaurants & Bars
- U District Farmers Market

Science & Technology
- University of Washington
- STEM
- Research & Development
- UW Medical Center

Residents & Students
- Families
- International Students
- Undergraduate & Graduate
- +60% with College Degrees
- Traveling to/from Light Rail

How do we enhance the neighborhood?
Cultivate Community & Stimulate Innovation

Cultivate
To foster growth
To improve by labor, care, or study
To seek the society of; make friends with
Further; Encourage; Refine

Community
A unified body of individuals
Society at large
A group linked by common policy
Commonwealth; Fellowship; Network

Stimulate
To excite activity or growth
Promote interest
Encourage development
Animate; Inspire; Activate

Innovation
Introduction of something new
New ideas and methods
Translate an idea that creates value
Enhance; Accelerate; Transform
CONCEPT DEVELOPMENT
Connecting the Community: Massing Evolution

1. Cues From The Neighborhood
   • Understand neighborhood movement and scale
   • Accommodate future growth

2. People And Pathways
   • Study how people move around the site
   • Recognize patterns and new opportunities

3. Create A Front Yard
   • Expand community open spaces
   • Engage the public realm and foster pedestrian activity

4. Cultivate Community
   • Voluntarily create a mid-block connection
   • Provide a new pathway that bridges a gap

5. Active Uses
   • Engage the street with new activity
   • Complement the parks, mid-block, and alley with active uses

6. Connecting the Community
   • Respect the park and mid-block connection
   • Express an intentional and original response
Building A: Concept Alternatives

1. Entry vertical expressions
   Open space

2. Vertical anchor at North End
   Continuous storefront

3. Alignment with park
   Mid-rise mass
   Tower mass
   Street-level public accessible passage
CONCEPT DEVELOPMENT
Building A: Massing Evolution

1. Cultivate Community
Provide a pathway to active alley and new front yard

2. Basic Mass
Determine the development potential

3. Respect Setbacks
Provide light and air for adjacent buildings and streets

4. Reduce Scale
Maintain human scale and respond to historic datums

5. Relate Proportions
Modulate to appear as multiple buildings that relate in scale

6. Refine Mass
Express a simple and sophisticated design with visual interest
CONCEPT ALTERNATIVES
Building A: Summary of Alternatives & Neighborhood Open Space

Option 1

Opportunities
- A large site like this creates opportunities to provide new neighborhood open spaces that are required for large lot developments
- The zoning constraints on this site provide new possibilities for creating a unique and original massing
- The proximity of the development to Brooklyn Ave and University Way provides opportunities for pulling pedestrians into the development from multiple sides and create a thriving and active ground level
- New high-rise development nearby provides this neighborhood with an influx of new community members

Challenges
- Nearby high-rise proposals to the south limit the development capacity in significant ways
- Limited day lighting and views along the Southeast corner of the site
- Substantial grade change across the site creates challenges with providing active uses on both sides of the building
- Parking and loading access from the alley is undesirable due to the narrow width being around 10' in total in its current condition
- Proximity to a church to the north requires careful thought in finding ways to relate in scale and materiality

Guiding Principles
- Connect pedestrians from Brooklyn to 12th Ave
- Integrate new and existing open spaces
- Relate building mass to existing context
- Enhance the streetscape with a variety of spaces
- Respect proximity to the adjacent Church

Option 2

Option 3: Preferred
CONCEPT ALTERNATIVES
Building A: Summary of Alternatives & Neighborhood Open Space

Option 1

Option 2

Option 3 - Preferred Option

Project Data

<table>
<thead>
<tr>
<th>Option 1</th>
<th>Option 2</th>
<th>Option 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL SF</td>
<td>197,000 SF</td>
<td>262,000 SF</td>
</tr>
<tr>
<td>OFFICE</td>
<td>190,000 SF</td>
<td>248,500</td>
</tr>
<tr>
<td>RETAIL</td>
<td>7,000 SF</td>
<td>13,500</td>
</tr>
<tr>
<td>BELOW</td>
<td>1 LEVEL @ 180 STALLS</td>
<td>2 LEVELS @ 90 STALLS</td>
</tr>
<tr>
<td>ABOVE</td>
<td>NONE</td>
<td>1 LEVEL @ 90 STALLS</td>
</tr>
<tr>
<td>GRADE</td>
<td></td>
<td>GRADE</td>
</tr>
<tr>
<td>PARKING</td>
<td></td>
<td>PARKING</td>
</tr>
</tbody>
</table>
CONCEPT ALTERNATIVES
Building A: Option 1

Aerial View Facing Southeast

Data Summary
- Total GSF (Above Grade): 197,000 SF
- Levels: 12
- Office: 190,000 SF
- Retail: 7,000 SF
- Below Grade Parking: 2 LEVELS @ 180 STALLS
- Above Grade Parking: NONE

Guiding Principals
- Connect pedestrians from Brooklyn to 12th Ave
- Integrate new and existing open spaces
- Relate building mass to existing context
- Enhance the streetscape with a variety of spaces
- Respect proximity to the adjacent Church

Street View Along 12th Ave
CONCEPT ALTERNATIVES
Building A: Option 1

Observations
- 15% Open Space is placed along 12th Ave and a dead end is created due to the substantial grade change
- Parking access occurs directly off of the alley
- Main Entry is centered on the tower mass and creates varying sizes in retail spaces on either side
- No Departures are required for this massing alternative
- Modulation helps accentuate verticality and break the high-rise mass from the mid-rise mass

Street View Along Brooklyn Ave
CONCEPT ALTERNATIVES
Building A: Option 2

Data Summary

<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total GSF (Above Grade)</td>
<td>262,000 SF</td>
</tr>
<tr>
<td>Levels</td>
<td>11</td>
</tr>
<tr>
<td>Office</td>
<td>248,500 GSF</td>
</tr>
<tr>
<td>Retail</td>
<td>13,500 SF</td>
</tr>
<tr>
<td>Below Grade Parking</td>
<td>1 LEVEL @ 90 STALLS</td>
</tr>
<tr>
<td>Above Grade Parking</td>
<td>1 LEVEL @ 90 STALLS</td>
</tr>
</tbody>
</table>

Guiding Principals

- Connect pedestrians from Brooklyn to 12th Ave
- Integrate new and existing open spaces
- Relate building mass to existing context
- Enhance the streetscape with a variety of spaces
- Respect proximity to the adjacent Church
CONCEPT ALTERNATIVES
Building A: Option 2

Observations

- 15% Open Space is located adjacent to the HUB 2’s pocket park
- Parking access occurs directly off of the alley in two directions for above/below grade and creates unsafe conditions for pedestrians
- Main Entry is biased to the north side of the tower mass and creates a single and contiguous retail volume along 12th Ave
- 3 Departures are required for this massing alternative
- Modulation is placed along 12th to break down the mass of the building and help accentuate the curving sweep of the site

Street View Along Brooklyn Ave
CONCEPT ALTERNATIVES
Building A: Option 3

Guiding Principals
- Connect pedestrians from Brooklyn to 12th Ave
- Integrate new and existing open spaces
- Relate building mass to existing context
- Enhance the streetscape with a variety of spaces
- Respect proximity to the adjacent Church

Aerial View Facing Southeast

Street View Along 12th Ave

Data Summary
- Total GSF (Above Grade): 251,000 SF
- Levels: 11
- Office: 240,000 GSF
- Retail: 11,000 GSF
- Below Grade Parking: 2 LEVELS @ 180 STALLS
- Above Grade Parking: NONE

Street View Along 12th Ave

Aerial View Facing Southwest
**CONCEPT ALTERNATIVES**

Building A: Option 3 (Preferred)

**Observations**

- 15% Open Space is located to expand the HUB 2’s pocket park
- Parking access occurs off 12th Ave in order to provide safer conditions
- Main Entry is biased to the south side of the tower mass but north of the mid-block connection while also creating varying sizes in retail spaces
- 4 Departures are required for this massing alternative
- Modulation is placed to break down the mass of the building and directly relate to the mid-block connection
- Mid-Block Connection is provided to connect 12th and Brooklyn

Street View Along Brooklyn Ave
RENDERINGS

Building A

Whole Building View - 12th Ave NE

Precedent Imagery

Precedent Imagery
View of Mid-Block Connector Along 12th Ave NE

Precedent Imagery
RENDERINGS
Building A: Mid-Block Connector

View of Mid-Block Connector - Section Perspective

Precedent Imagery
View of Mid-Block Connector - Enlarged Section Perspective
RENDERINGS
Building A: Mid-Block Connector

View from Proposed Neighborhood Open Space
View of Proposed Mid-Block Connector
RENDERINGS
Building A: Mid-Block Connector

View of Mid-Block Connector Along 12th Ave NE
The U-District’s character is an amalgam of eclecticism that works as an ecosystem. The various museums, theaters, shops, restaurants, bars and cafes contribute to the community’s vibrancy. The annual street fair and weekly Farmer’s market are well attended. It’s important for the community to maintain, and grow the U-district’s character.

The future site will reconnect areas that were previously disconnected from each other and to the surroundings. New spaces will focus on activation, with programmed uses, open spaces, connectors and enhanced urban meandering experiences.

From regional to site specific, the natural systems influence the way we will be stewards of the site. Nature will be experienced, and spaces will be connected through an urban trail. Ideas will pull from surrounding alpine biomes of the surrounding mountain ranges, to Ravenna Park, Portage Bay, and the lungs of the U-District, the UW campus.
SITE PLAN + LANDSCAPE CONCEPTS
Park Program Community Outreach from Hub 2

HUB 2 UNIVERSITY DISTRICT POCKET PARK
4525 BROOKLYN AVENUE NE
PROGRAM ELEMENTS

1. Native/Adaptive Planting
2. Rain Garden Planting
3. Multiple Seating Options
4. Sustainable Streetscape
5. Food Cart/Truck Access

OCTOBER 2018 SURVEY RESULTS

1. Native/Adaptive Planting (61%)
2. Rain Garden Planting (56%)
3. Multiple Seating Options (56%)
4. Sustainable Streetscape (44%)
5. Food Cart/Truck Access (33%)
SITE PLAN + LANDSCAPE CONCEPTS

Building A: Overall Open Space Diagram
The overall concept is to re-connect the north-south streets through a public open space and mid-block connector. The streetscapes are simple and incorporate short-term bike parking, planting and SDOT compliant sidewalks. Brooklyn East boasts a 13.5’ sidewalk. Brooklyn West matches the Hub 2 streetscape design for continuity. 12th Avenue matches the future streetscape to the south, a 14’ sidewalk section. New streets trees will be proposed at all streetscapes, and alley is widened through a 5’ dedication process.

Keynotes

- Pocket Park
- Mid-Block Connector
- Arcade
- Alley
- 12th Avenue Lobby Entry
- Parking Garage Access
- Hub 2 Pocket park
- Office Lobby
SITE PLAN + LANDSCAPE CONCEPTS
Building A: Enlarged Landscape Plan - Neighborhood Open

Description

- Main goals for the Park was to weave the Hub 2 open space concept into the new park concept.
- The HUB 2 Park’s fan/radial pattern stops in the new space and becomes a perpendicular array, which extends through the alley and in the mid-block connector, and to the Building B streetscape.
- Hub 2’s north wall will incorporate a mural - the new park takes advantage of this backdrop and creates a grandstand seating area that feels comfortable to sit and people-watch.
- A plaza larger than the two smaller plazas in the HUB 2 park is proposed, and includes space for a food truck to come and park in.
- Moveable seating and plenty of room for pedestrian movement is incorporated into the design.

Keynotes

- Streetscape
- Decorative Paving
- Grandstand
- Plaza
- Food Truck / Cart Area
- Vertical Marker
- Modified Zone
- Pass-Through
- Movable Furniture, Temporary Installations
- Meadow Mound
- Bio-retention
- Planting
- Hub 2 Pocket Park
WOVEN INTO ITS SETTING

The pocket park design will hold its own, but also connect with the original park design adjacent, and complement the programmatic uses defined by the Fall 2018 public process.
SITE PLAN + LANDSCAPE CONCEPTS
Building A: Park Program

Food Truck Curb Access  Grand Stand Seating  Native Plants/Rain Garden
Playful Elements
SITE PLAN + LANDSCAPE CONCEPTS
Building A: Enlarged Landscape Plan - Mid-Block Connector

Description

• We wanted to bring the design language from the Park into the mid-block connector.
• Within the connector, the smallest grade change is 9’, and the largest grade change is 13’.
• Ramps are cleverly located to create 3 usable areas for seating, bottom, middle and top. A main stair axis is located on the south side, and this create more opportunities for planting and nesting spaces on the north side.
• Fixed and moveable seating will be reminiscent of the Park’s grandstand, and vertical markers will help pedestrians with intuitive wayfinding.
• Retail and Lobby doors will coordinate with the mid-block connector and activate it.

Keynotes

01 Streetscape
02 Decorative Paving
03 Grandstand
04 Plaza
05 Ramp
06 Vertical Marker
07 Steps
08 Pass-Through / Arcade
09 Movable Furniture
10 Bio-retention
11 Planting

We wanted to bring the design language from the Park into the mid-block connector. Within the connector, the smallest grade change is 9’, and the largest grade change is 13’. Ramps are cleverly located to create 3 usable areas for seating, bottom, middle and top. A main stair axis is located on the south side, and this create more opportunities for planting and nesting spaces on the north side. Fixed and moveable seating will be reminiscent of the Park’s grandstand, and vertical markers will help pedestrians with intuitive wayfinding. Retail and Lobby doors will coordinate with the mid-block connector and activate it.
OUTDOOR STAGE FOR DAILY LIFE

The mid block connector becomes a space that is lively, engaging and a destination pole for workers in the surrounding area, to eat, work and connect.
SITE CONDITIONS
Building A & B: Street Block Open Space Diagram
SITE PLAN + LANDSCAPE CONCEPTS
Building A: Alley Activation Concepts

Alley Activation Plan

Precedent Imagery

Non Active and Narrow Alley
Open Space-Activated Alley
Building-Activated Alley
Building A: Alley Activation Concepts

- Alley activation could include art, lighting, signage/super graphics, and be programmed for ephemeral events/temporary installations.
- Upcoming projects adjacent to the site will bring activation/pedestrian connection in the alley.
SITE PLAN + LANDSCAPE CONCEPTS
Building A: Street Sections

Section A at 12th Ave Street

Keynotes

01 Lobby/Retail
02 Office
03 New Street Trees

Keymap
Section B at Brooklyn Ave Pocket Park Facing North

Keynotes

- 01 Planting
- 02 Movable Furniture
- 03 Tree
**REQUIREMENT**

1. **23.48.040.D.1 Max Façade Width**

   The maximum width of a structure may not exceed 250’. Portions of the same structure that exceed 250’ in length may be measured separately only if there are no internal connections between stories above grade.

**REQUEST**

The proposed design requests to have the maximum façade width increased to 330’.

**RATIONALE**

The proposed design not only intends to provide new neighborhood open space but also seeks to create a voluntary mid-block connection along 12th Ave NE. With this departure, the project better meets the intent of the neighborhood design guidelines by promoting through block pedestrian connections that will also activate the HUB 2’s open space. From a pedestrian’s point of view, this will significantly decrease the perception of the building’s mass at street level.

**RELEVANT DESIGN GUIDELINES**

- PL1: Connectivity
- PL3: Street-Level Interaction
- DC2: Architectural Concept
- DC3: Open Space Concept
DESIGN DEPARTURES

Building A: Departure #1

Code Compliant - View From 12th Ave

Department - View From 12th Ave

Code Compliant - View From Brooklyn Ave

Department - View From Brooklyn Ave
**DESIGN DEPARTURES**

**Building A: Departure #2**

**Code Compliant - Maximum Gross Floor Area (any Level) 24,000 SF**

**Departure - Maximum Gross Floor Area (L3-L7) 30,000 SF**

**REQUISITION**

1. **REQUEST**
   - **RATIONALE**
     - **RELEVANT DESIGN GUIDELINES**
       - **23.48.645.A.2** High-rise Floor Area Limits

   Any single story in a non-residential structure between 45 feet and 160 feet in height may not exceed 24,000 SF. All stories in a structure between 45 feet and 160 feet in height may not exceed an average of 20,000 SF.

   The proposed project requests to exceed the maximum allowable gross floor area for levels 3-7 to be 30,000 SF. The average of all stories will not exceed the code required 20,000 SF.

   The proposed design has placed a high priority on enhancing pedestrian connectivity while still being able to maximize the allowable development area of the building. The project will provide a voluntary mid-block connection along 12th Ave NE which will effectively split the block and the proposed building in half to better correspond to new and existing neighborhood open space.

   - **PL1:** Connectivity
   - **PL3:** Street-Level Interaction
   - **DC1:** Project Uses & Activities
   - **DC3:** Open Space Concept

   - **L3-L7**
     - **HUB 2 OPEN SPACE**
     - **NEW OPEN SPACE**
     - **FUTURE OPEN SPACE**
     - **MID-BLOCK CONNECTION**

   - **L1**
     - **EMPTY LOT**
     - **HUB 2 OPEN SPACE**

   - **L1**
     - **NEW OPEN SPACE**
     - **FUTURE OPEN SPACE**

   - **L3-L7**
     - **NEW OPEN SPACE**
     - **FUTURE OPEN SPACE**
     - **MID-BLOCK CONNECTION**
**DESIGN DEPARTURES**  
*Building A: Departure #3*

**Required Open Space**  
Any lot exceeding 30,000 SF in size must provide 15% of the lot area as open space.

The proposed project requests that the required usable area for off-site open space be reduced from 15% to 14.45%.

The proposed project determined that the building and landscape design would better meet the neighborhood design guidelines by providing new neighborhood open space in a location that would further enhance and expand a future planned pocket park. Additionally, the project will provide a voluntary mid-block connection to these new open spaces to ensure additional pedestrian activity.

**RELEVANT DESIGN GUIDELINES**

- **PL1:** Connectivity
- **PL3:** Street-Level Interaction
- **DG1:** Project Uses & Activities
- **DG3:** Open Space Concept
DESIGN DEPARTURES

Building A: Departure #4
Code Compliant - 15’ setback above 95’

Requirement

Rationale

Relevant Design Guidelines

4 23.48.645.D Side Lot Line Setbacks

A minimum setback of 15’ is required from any side lot line that is not a street or an alley for all portions of a high rise structure exceeding 95 feet in height. The proposed project requests to reduce the minimum setback above 95’ from 15’ to 10’ on the north lot line only. By code, any high-rise structure can be built right on the property line all the way up to 95’ above grade. The proposed design intends to provide a better environment for adjacent lots to the north by adding a voluntary setback along the north facade equaling a minimum of 10’ all the way down to Level 3. An additional voluntary setback is also created along the sidewalk. This allows the massing of the building along 12th Ave to better relate to the scale of the church and also provides more light and air for adjacent properties.

CS2: Urban Pattern & Form
CS3: Architectural Concept & Character
DC2: Architectural Concept
Building B: Concept Alternatives

1. Offsets reduce mass
   Symetrically organized

2. UW Campus
   Offset anchor
   Adjacent to park
   Main entry and retail anchor
   City and mountains

3. PAGE NOT INCLUDED
   UW Campus
   Relate to Church
   Align with park
   City and mountains
1. Cultivate Community
Provide a backdrop to new open space with active uses

2. Basic Mass
Determine the development potential

3. Relate To New Front Yard
Use relationship to neighborhood open space to define building massing

4. Respect Setbacks
Provide light and air for adjacent buildings and streets

5. Reduce Scale
Provide street level and upper level setbacks to reduce bulk

6. Refine Mass
Express a simple and sophisticated design with visual interest
CONCEPT ALTERNATIVES
Building B: Summary of Alternatives

Option 1
- The future light rail stop two blocks south of this site presents great opportunities to enhance the streetscape for a new wave of pedestrians that will be traveling along Brooklyn Ave.
- The location of the site is along a zone transition that will allow this project to have uninterrupted views towards UW and Lake Washington above level 2 and will be prominently seen from University Way.
- The massing of Building B has a great opportunity to uniquely react to new neighborhood open space being created by HUB 2 and the required open space of Building A.

Option 2
- Given that Building B is so close to a zone transition, it is important to consider modulation that can be seen on the alley side of the building.
- High-rise projects to the southeast will limit accessibility to views and cause more shadow conditions during certain times of the year.
- The existing narrow sidewalk will need to be widened and this project must accommodate a 1’ right-of-way setback.
- Proximity to a church to the north requires careful thought in finding ways to relate in scale and materiality.

Option 3: Preferred
- Relate building mass to new open space.
- Enhance the streetscape with a variety of spaces.
- Align modulation to the mid-block connection.
- Engage the massing with University Way.
- Respect proximity to the adjacent Church.

Guiding Principles

Opportunities
• Given that Building B is so close to a zone transition, it is important to consider modulation that can be seen on the alley side of the building.
• High-rise projects to the southeast will limit accessibility to views and cause more shadow conditions during certain times of the year.
• The existing narrow sidewalk will need to be widened and this project must accommodate a 1’ right-of-way setback.
• Proximity to a church to the north requires careful thought in finding ways to relate in scale and materiality.

Challenges

PAGE NOT INCLUDED
### Concept Alternatives

**BLDG A:** 4530 12th Ave NE, Seattle WA; Project # 3034808-EG; 3035323-EG

**BLDG B:** 4536 Brooklyn Ave NE, Seattle WA; Project # 3034809-EG

### Building B: Summary of Alternatives

#### Project Data

**BLDG B - OPTION 1**
- **Total SF:** 163,000 SF
- **Office:** 159,000 SF
- **Retail:** 4,000 SF
- **Below Grade Parking:** 3 levels @ 180 stalls
- **Above Grade Parking:** None

**BLDG B - OPTION 2**
- **Total SF:** 160,000 SF
- **Office:** 156,000 SF
- **Retail:** 4,000 SF
- **Below Grade Parking:** 3 levels @ 180 stalls
- **Above Grade Parking:** None

**BLDG B - OPTION 3**
- **Total SF:** 156,000 SF
- **Office:** 152,000 SF
- **Retail:** 4,000 SF
- **Below Grade Parking:** 3 levels @ 180 stalls
- **Above Grade Parking:** None

**Option 1**

**Option 2**

**Option 3 - Preferred Option**

---

**PAGE NOT INCLUDED**
CONCEPT ALTERNATIVES
Building B: Option 1

Aerial View Facing Southeast

Aerial View Facing Northwest

Street View Along Brooklyn Ave

Street View Along Brooklyn Ave

Data Summary

<table>
<thead>
<tr>
<th>Description</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total GSF (Above Grade)</td>
<td>163,000 SF</td>
</tr>
<tr>
<td>Levels</td>
<td>09</td>
</tr>
<tr>
<td>Office</td>
<td>159,000 SF</td>
</tr>
<tr>
<td>Retail</td>
<td>4,000 SF</td>
</tr>
<tr>
<td>Below Grade Parking</td>
<td>3 LEVELS @120 STALLS</td>
</tr>
</tbody>
</table>

Guiding Principals

- **Relate** building mass to new open space
- **Enhance** the streetscape with a variety of spaces
- **Align** modulation to the mid-block connection
- **Engage** the massing with University Way
- **Respect** proximity to the adjacent Church
CONCEPT ALTERNATIVES

Building B: Option 1

Typical Levels

<table>
<thead>
<tr>
<th>Level 1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alley</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Office</td>
</tr>
<tr>
<td>72.5'   55.0' 72.5'</td>
</tr>
</tbody>
</table>

Section

<table>
<thead>
<tr>
<th>Level 1</th>
</tr>
</thead>
<tbody>
<tr>
<td>alley</td>
</tr>
<tr>
<td>Office</td>
</tr>
<tr>
<td>72.5'   55.0' 72.5'</td>
</tr>
</tbody>
</table>

Observations

- Modulation is placed to provide a symmetrical and calming massing
- Open Space along Brooklyn has no direct correlation to the design
- Parking access occurs off the alley
- Main Entry is centered on the building mass which creates equal sizes in retail spaces on either side
- No Departures are required for this massing alternative
- Side Setbacks are not introduced until 95' above grade

Street View Along Brooklyn Ave

PAGE NOT INCLUDED
CONCEPT ALTERNATIVES
Building B: Option 2

Aerial View Facing Southeast

Aerial View Facing Northwest

Street View Along Brooklyn Ave

Street View Along Brooklyn Ave

Data Summary

<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total GSF (Above Grade)</td>
<td>160,000 SF</td>
</tr>
<tr>
<td>Levels</td>
<td>09</td>
</tr>
<tr>
<td>Office</td>
<td>156,000 SF</td>
</tr>
<tr>
<td>Retail</td>
<td>4,000 SF</td>
</tr>
<tr>
<td>Below Grade Parking</td>
<td>3 LEVELS @120 STALLS</td>
</tr>
</tbody>
</table>

Guiding Principals

- **Relate** building mass to new open space
- **Enhance** the streetscape with a variety of spaces
- **Align** modulation to the mid-block connection
- **Engage** the massing with University Way
- **Respect** proximity to the adjacent Church

PAGE NOT INCLUDED
**BUILD A:** 4530 12th Ave NE, Seattle WA; Project # 3034808-EG; 3035323-EG  

**BUILD B:** 4536 Brooklyn Ave NE, Seattle WA; Project # 3034809-EG

### Concept Alternatives

#### Building B: Option 2

**Level 1**

- **Observations**
  - Modulation is placed to provide an asymmetrical massing
  - Open Space along Brooklyn has a loose relationship to the massing
  - Parking access occurs off the alley
  - Main Entry is biased to the north side of the massing which creates a large, single, contiguous retail space
  - 2 Departures are required for this massing alternative
  - Side Setbacks are only 5' along the shared property lines

---

**Typical Levels**

- **Alley**
  - 5' 32.5' 157.5' 5'

- **F.P.**
  - Loading
  - Bikes/ Lockers
  - Mech.
  - Parking Entry

- **Lobby**

- **Brooklyn Ave. Retail**

- **Street View Along Brooklyn Ave**

---

**Section**

- **PL**
  - 147'
  - 122'
  - Office
  - Lobby Retail
  - Parking

---

**Lot B**

- **Option 2**
  - 32.5'
  - 99'
  - 130'
  - 5' 5'

---

**Future Development**

- Proposed

---

**New Open Space**

- Brooklyn Avenue Alley
  - F.P.
  - Loading Mech.

---

**Proposed Open Space**

- Office

---

PAGE NOT INCLUDED
CONCEPT ALTERNATIVES
Building B: Option 3 (Preferred)

Data Summary
- Total GSF (Above Grade): 156,000 SF
- Levels: 09
- Office: 152,000 SF
- Retail: 4,000 SF
- Below Grade Parking: 3 LEVELS @120 STALLS

Guiding Principals
- Relate building mass to new open space
- Enhance the streetscape with a variety of spaces
- Align modulation to the mid-block connection
- Engage the massing with University Way
- Respect proximity to the adjacent Church
Typical Levels

Level 1

Alley

Office

Typical Levels

Level 1

Alley

Office

 SECTION

Observations

- Modulation aligns with main entry and allows for stepbacks above level 8
- Open Space has a direct relationship with main entry and modulation
- Parking access occurs off the alley
- Main Entry is biased to the south side of the massing to correlate with new open spaces while still maintaining varying sizes in retail spaces
- 2 Departures are required for this massing alternative
- Side Setbacks are 10’ from the property lines starting at level 2

Street View Along Brooklyn Ave
PREVIOUS PAGE NOT INCLUDED

PAGE NOT INCLUDED
Section at Brooklyn Ave Street

Keynotes

01 Office
02 Lobby / Retail
03 New Street Trees

PL

Curb

Brooklyn Ave NE

5'-6'' Planting strip

Flex Zone

Sidewalk

1'-0'' Setback

PAGE NOT INCLUDED
DESIGN DEPARTURES
Building B: Departure #1
Code Compliant - Facade Modulation

The proposed design embraces an architectural concept that provides a simple and coherent building form with an intentional and original response. The main facade modulation along Brooklyn Ave is strongly tied to the location of the newly proposed open space and provides a conceptual backdrop to the mid-block connection. Code required modulation diminishes the purity of this design move. Additionally, the project has chosen to also provide a voluntary amount of modulation as a gesture to break down the scale of the project as perceived from University Way, which is not code required. Both gestures better meet neighborhood design guidelines.

REQUIREMENT

The max length for unmodulated facades within 10' of the street lot line:
0'-45' = 160' / 45'-95' = 120' / Above 95' = 80'
If facade exceeds max length, a 10' deep by 20' wide setback is required as measured along the street lot line

REQUEST

The proposed design requests that the max length of unmodulated facades within 2.5' of the street lot line be increased to the following:
45'-95' = 125' / Above 95' = 125'

RATIONALE

The proposed design embraces an architectural concept that provides a simple and coherent building form with an intentional and original response. The main facade modulation along Brooklyn Ave is strongly tied to the location of the newly proposed open space and provides a conceptual backdrop to the mid-block connection. Code required modulation diminishes the purity of this design move. Additionally, the project has chosen to also provide a voluntary amount of modulation as a gesture to break down the scale of the project as perceived from University Way, which is not code required. Both gestures better meet neighborhood design guidelines.

DESIGN GUIDELINES

CS3: Architectural Concept & Character
DC2: Architectural Concept
DC3: Open Space Concept
Code Compliant - 15’ setback above 95’

Departure - 10’ Min Setback From Level 2 to Roof Level

**REQUEST**

23.48.645.D Side Lot Line Setbacks

A minimum setback of 15’ is required from any side lot line that is not a street or an alley for all portions of a high-rise structure exceeding 95 feet in height.

**RATIONALE**

The proposed project requests to reduce the minimum setback above 95’ from 15’ to 10’ on the north and south lot lines.

By code, any high-rise structure can be built right on the property line all the way up to 95’ above grade. The proposed design will provide a better environment for adjacent lots to the north and south by creating a voluntary setback equal to a minimum of 10’ all the way down to level 2. Additionally, the design will also provide a voluntary setback along the sidewalk. This allows the massing of the building along Brooklyn Ave to better relate to the scale of the adjacent church and apartments while also providing more light and air for adjacent properties.

**DESIGN GUIDELINES**

CS2: Urban Pattern & Form
CS3: Architectural Concept & Character
DC2: Architectural Concept

PAGE NOT INCLUDED
APPENDIX

Building A & B: Shadow Conditions

EQUINOX

JUNE 21ST

9:00 AM

12:00 PM

3:00 PM

DECEMBER 21ST

9:00 AM

12:00 PM

3:00 PM
DESIGN PROPOSAL

Project Information

DESIGN PROPOSAL

2 Table of Contents
3 Design Proposal
4 Community Outreach Feedback

CONTEXT ANALYSIS
5 Zoning + Overlay Designations
6 Surrounding Uses
7 Traffic Flow + Sitting Patterns
8 Prominent/Existing/Future Surrounding Buildings
12 Neighborhood Public & Active Spaces
14 Site Plan and Survey
16 Views to and from Site
20 Streetscape Photomontage

ZONING SUMMARY
22 Relevant Development Standards Building A
23 Zoning Envelope Diagram Building A
24 Relevant Development Standards Building B
25 Zoning Envelope Diagram Building B

CONCEPT DEVELOPMENT
28 Design Guidelines
30 Connecting the Community

BUILDING A: DESIGN DEPARTURES
66 Building A: Design Departures

BUILDING A: CONCEPT ALTERNATIVES
33 Building A: Massing Evolution
34 Building A: Summary of Alternatives & Open Space
36 Building A: Option 1
38 Building A: Option 2
40 Building A: Option 3: Preferred Alternative
41 Building A: Renderings

BUILDING A: SITE PLAN + LANDSCAPE
50 Building A & B: University District Context
51 Building A: Park Program Community Outreach from Hub 2
52 Building A & B: Overall Open Space Diagram
53 Building A & B: Overall Landscape Plan
54 Building A: Enlarged Landscape Plan
55 Overall Landscape Plan - Building B
56 Building A: Park Program
57 Building A: Enlarged Landscape Plan - Mid-Block Connector
57 Building A: Proposed Mid-Block Connector Character Images
60 Building A & B: Street Block Open Space and Circulation Diagrams
62 Building A: Alley Activation Concepts
64 Building A: Street Sections

BUILDING B: DESIGN DEPARTURES
86 Building A: Design Departures

APPENDIX
88 Building A & B: Shadow Conditions
89 For Reference Only: Park Design - The HUB 2

BUILDING B: CONCEPT ALTERNATIVES
73 Building B: Massing Evolution
74 Building B: Summary of Alternatives
76 Building B: Option 1
78 Building B: Option 2
80 Building B: Option 3: Preferred Alternative
82 Building B: Renderings

BUILDING B: SITE PLAN + LANDSCAPE
84 Building B: Overall Site Plan
85 Building B: Street Sections

BUILDING B: DESIGN DEPARTURES
86 Building A: Design Departures
“Create a refined workspace by cultivating community and stimulating innovation.”

**Development Goals**

Create a refined workspace by cultivating community and stimulating innovation:

- **Enhance** the urban fabric of the neighborhood by infilling previously inactive lots currently occupied with surface parking.
- **Create** ample opportunities for pedestrian connections across previously disconnected sites.
- **Integrate** an adjacent pocket park into a larger public plaza for multiple uses.
- **Connect** university research and academics with local innovative industries.
- **Complement** the existing neighborhood character with an underrepresented typology of new creative and commercial office uses.
- LEED Gold will be achieved.

**Building A - Metrics**

- Site Area: 34,207 SF
- Office: 240,000 SF @ 11 Stories Above Grade
- Retail: 11,000 SF @ Level 1
- Parking: 180 Stalls @ 2 Levels Below Grade

**Building B - Metrics**

- Site Area: 20,630 SF
- Office: 152,000 SF @ 10 Stories Above Grade
- Retail: 4,000 SF @ Level 1
- Parking: 120 Stalls @ 3 Levels Below Grade
Conclusions

• **Open Space** was clearly an important topic that community members felt was necessary to bring to this part of the neighborhood.

• **Connectivity** for pedestrians in an east-west direction was also a priority to provide new pathways and visually reduce the length of the block.

• **Unique** characteristics of the University District seemed very important to community members and they hope that these projects will respect that.

• **Honest** architectural styles that are not contrived or in poor taste were highly encouraged by community members.

**Design-Related Comments**

• Several attendees inquired about potential for public space noting a softscape is preferred (given the lack of green space in the U-District) and that the public space be accessible and invites people to the space in a welcoming manner.

• One attendee noted that an east-west pedestrian connection at 4530 12th Avenue NE would help to break up the block between NE 45th St and NE 47th St.

• One attendee noted that the projects hopefully won’t include design choices used on the properties just to the west of the 4530 12th Avenue NE site; the attendee noted the design should age well.

• One attendee asked what the roof would look like.

• Another attendee suggested that the roof be used to keep bees or grow food.

• One attendee noted the LIHI building on Roosevelt Way NE north of the University branch of the Seattle Public Library is looking to other spaces to lease to grow food.

• One attendee inquired how the frontage at 4530 12th Ave NE would interface with 12th Avenue NE.

**Non-Design Related Comments**

• One attendee asked why the projects would not reach the full height permitted by zoning.

• One attendee asked how much parking would be provided at each project.

• One attendee asked if people parking at the future developments would be permitted to park at either location or whether the lots would be independent from one another.

• One attendee asked if a lot of material would need to be hauled out.

• One attendee asked whether tenants would be associated with the University of Washington.

**Miscellaneous Comments**

• One attendee noted that the U-District has a strong identity, calling it “funky,” and hopefully the projects will be in accordance with this heritage.

• One attendee noted that it’s important that the neighborhood remain affordable, especially given the increase in residential supply in the U-District.

• One attendee, from a nearby church, noted that it’s important that the neighborhood be welcoming to the unhoused population.
Zoning + Overlay Designations

Map Key
- LR1,2,3: Lowrise
- MIO-105: Major Institution Overlay
- NC2-55: Neighborhood Commercial
- NC2-65: Neighborhood Commercial
- NC2-75: Neighborhood Commercial
- NC3-65: Neighborhood Commercial
- NC3P-65: Neighborhood Commercial
- NC3-75: Neighborhood Commercial
- SM-U 85: Seattle Mixed
- SM-U 75-240: Seattle Mixed
- SM-U/R 75-240: Seattle Mixed
- SM-U 95-320: Seattle Mixed

Observations
- Zoning allows for the highest height limits and development density
- University Way represents a transition in zoning where city planning has reduced height and density of proposed developments along a heavy pedestrian corridor
- Upzoning intends to reduce height and density one block north towards a more residential area
CONTEXT ANALYSIS

Surrounding Uses

Map Key

- Surface + Garage Parking
- Residential/Mixed Use
- Office/Commercial/Retail
- Hotel/Hospitality
- Public Park
- Civic/Cultural/Arts/Entertainment
- University/Education

Observations

- **Surface Parking** currently occupies the site area for all 3 parcels
- **Mid-rise Buildings** predominantly surround the proposed site locations
- **Mixed-Use Residential** buildings that include ground level retail surround the site on multiple sides within the immediate area
- **Churches** are located immediately north of each proposed
- **Existing High-rise** buildings in the area are very limited and include mostly residential, hotel, and some UW administrative offices
- **University Way** is a retail and restaurant core of small scale buildings that provide active ground level uses and promote pedestrian activity

Surrounding Uses

- **NE 45th St**
- **NE 47th St**
- **NE 50th St**
- **NE 43rd St**
- **43rd St**
- **Brooklyn Ave NE**
- **12th Ave NE**
- **15th Ave NE**
- **16th Ave NE**
- **17th Ave NE**
- **18th Ave NE**
- **19th Ave NE**
- **20th Ave NE**
- **11th Ave NE**
- **9th Ave NE**
- **Roosevelt Way NE**
- **8th Ave NE**
- **7th Ave NE**
- **I-5 N**
- **Stevens Way**
- **Memorial Way NE**
- **Klickitat Ln NE**
- **University Way NE**

Retail Core
Traffic Flow + Siting Patterns

Map Key

- **Principal Arterial**
- **Minor/Collector Arterial**
- **Green Street**
- **Bus Stop / Light Rail Stop**
- **Protected Bike Lane**
- **In-Street Bike Lane**
- **Sharrows with Uphill Bicycle Lane**
- **5-Minute Walk Radius**
- **Open Space**
- **Pedestrian Designated Zone**
- **Existing Mid-block Connections**

Adjacent Street Classifications

- **NE 47th Street**
  - Class II Pedestrian Street
- **NE 45th Street**
  - Class II Pedestrian Street
- **12th Ave NE**
  - Class II Pedestrian Street

Observations

- **Brooklyn Ave** is a designated as a Green Street that will provide new ROW improvements including bike lanes.
- **Future Light Rail** station is located one block south along Brooklyn Ave and is expected to generate a significant amount of new pedestrian activity.
- **University Way** is a Class I Pedestrian street and pedestrian designated zone that provides ample ground level activity which promotes significant pedestrian circulation within the neighborhood.
- **Mid-Block Connections** exist nearby to the east as part of more recent mixed-use residential developments.
CONTEXT ANALYSIS
Prominent Surrounding Buildings

Map Key

PROMINENT BUILDINGS
1. Cross & Crown Church
2. Burke Museum
3. UW Tower
4. WSECU
5. Residence Inn by Marriott
6. Forty Five Forty Five
7. 4541 Brooklyn Avenue NE
8. DECA Building (Graduate Hotel)
9. 4520 Brooklyn Avenue NE
10. University Regency
11. Christ Episcopal Church
12. Neptune Theater

FUTURE PROMINENT BUILDINGS
1. HUB 2
2. The M
3. 1200 NE 45TH ST
4. 4510 11th Avenue NE
5. The Standard Towers
6. U-District Station
7. University Safeway Redevelopment
8. Theory U District
9. UTUMC Redevelopment

Important Locations
CONTEXT ANALYSIS
Existing Prominent Surrounding Buildings

1. Cross & Crown Church
2. Burke Museum
3. UW Tower
4. WSECU
5. Residence Inn by Marriott
6. Forty Five Forty Five
7. 4541 Brooklyn Avenue NE
8. DECA Building (Graduate Hotel)
9. 4520 Brooklyn Avenue NE
10. University Regency
11. Christ Episcopal Church

Keymap

Cross & Crown Church: 3 Story | Church
Burke Museum: 1 Story | Restaurant / Retail
UW Tower: 22 Stories | Office / Education
Residence Inn by Marriott: 7 Stories | Hotel
Forty Five Forty Five: 4 Stories | Office
4541 Brooklyn Avenue NE: 4 Stories | Apartments
DECA Building (Graduate Hotel): 15 Stories | Hotel
4520 Brooklyn Avenue NE: 2 Stories | Bank
University Regency: 4 Stories | Apartments
Christ Episcopal Church: 2 Stories | Church
**CONTEXT ANALYSIS**

Future Prominent Surrounding Buildings

---

**Keymap**

- **Significant Growth** in the University District is occurring with the addition of a new light rail stop and several new high rise residential projects.

- **Activity and Vibrancy** from new office uses will be added to the community by bringing visitors and occupants to the neighborhood throughout the day.

- **Open Space** is planned as a pocket park immediately adjacent to a 200+ unit student housing tower called the HUB 2.
**CONTEXT ANALYSIS**

Existing Neighborhood Public and Active Spaces

**Observations**

- **Open Space** in this portion of the neighborhood is scarce and is desperately needed.
- **Diversity** of community members in the area need more opportunities to experience a myriad of activities.
- **Mid-block Connectors** are located within 1-2 blocks for three different residential mixed-use projects immediately to the east. They don’t represent great examples because the space is very passive and does not provide an exciting destination.
- **Block Lengths** within the University District near 500 to 600 feet long and new open spaces and mid-block connections can provide a great way to break them up.

**Observations**

- **Open Space** in this portion of the neighborhood is scarce and is desperately needed.
- **Diversity** of community members in the area need more opportunities to experience a myriad of activities.
- **Mid-block Connectors** are located within 1-2 blocks for three different residential mixed-use projects immediately to the east. They don’t represent great examples because the space is very passive and does not provide an exciting destination.
- **Block Lengths** within the University District near 500 to 600 feet long and new open spaces and mid-block connections can provide a great way to break them up.
CONTEXT ANALYSIS
Future Neighborhood Public and Active Spaces

Observations

• Neighborhood Open Space has become a high priority for new developments within the immediate area.

• Outdoor Plazas have been planned at the Safeway redevelopment and “The M” tower, which will become combined and accessible to pedestrians from Brooklyn Ave.

• Pocket Parks are being planned in multiple locations with the most notable being the HUB 2, which is immediately adjacent to the proposed projects. This site provides an opportunity for the new developments to combine their open spaces.

• Pedestrian Connections will be enhanced on this block by the addition of a public open space along the alley of 1200 NE 45th, which will promote new movement in the North/South direction.

Aerial View Facing East

Safeway - Open Space
The M Tower - Open Space
The HUB 2 - Pocket Park Open Space
1200 NE 45th St - Open Space
SITE CONDITIONS
Building A: Site Plan/Survey & Neighborhood Open Space

Site Plan/Survey

Project Information

BUILDING A
ADDRESS: 4530 12th Ave NE, Seattle WA
PARCEL: 9746700015
LEGAL DESCRIPTION: LTS 1 THRU 6, BLK PETTITS UNIVERSITY ADDN TGW LTS 6 THRU 10, BLK 1, SHELTON ADDN
SDCI PROJECT #: 3034808-EG

NEIGHBORHOOD OPEN SPACE
ADDRESS: 4519 Brooklyn Ave NE, Seattle WA
PARCEL: 8817400030
LEGAL DESCRIPTION: LOT 6, BLOCK 9, UNIVERSITY HEIGHTS ASSESSORS PLAT & UNNUMBERED STRIP ADJ ON W
SDCI PROJECT #: 3035323-EG

BUILDING B
ADDRESS: 4536 Brooklyn Ave NE, Seattle WA
PARCEL: 8816401195
LEGAL DESCRIPTION: LOTS 23 THRU 27, BLOCK 8, UNIVERSITY HEIGHTS ADD
SDCI PROJECT #: 3034809-EG

Keynotes
01 Current alley width is 10' wide
02 5' alley dedication is required
03 Existing church to remain
04 ROW setback required along Brooklyn Ave
05 Future Pocket Park planned by HUB 2

PAGE NOT INCLUDED
CONTEXT ANALYSIS

Project Information

BUILDING A
(Unrelated Project)
ADDRESS: 4530 12th Ave NE, Seattle WA
PARCEL: 6746700015
LEGAL DESCRIPTION: LTS 1 THRU 6, BLK PETTITS UNIVERSITY ADDN TGW LTS 6 THRU 10, BLK 1, SHELTON ADDN
SDCI PROJECT #: 3034808-EG
NEIGHBORHOOD OPEN SPACE
(Unrelated Project)
ADDRESS: 4536 Brooklyn Ave NE, Seattle WA
PARCEL: 8817400030
LEGAL DESCRIPTION: LOT 6, BLOCK 9, UNIVERSITY HEIGHTS ASSESSORS PLAT & UNNUMBERED STRIP ADJ ON W
SDCI PROJECT #: 3035323-EG
BUILDING B
ADDRESS: 4536 Brooklyn Ave NE, Seattle WA
PARCEL: 8816401195
LEGAL DESCRIPTION: LOTS 23 THRU 27, BLOCK 8, UNIVERSITY HEIGHTS ADD
SDCI PROJECT #: 3034809-EG

Keynotes

01 Current alley width is 14’ wide
02 3’ alley dedication is required
03 Existing church to remain
04 ROW setback required along Brooklyn Ave
05 Future Pocket Park planned by HUB 2
SITE CONDITIONS
Potential Views

Potential Outward View Apertures

140 feet facing North
• Territorial views of Ravenna

140 feet facing East
• Lake Washington
• University of Washington
• University Way

140 feet facing South
• South Lake Union
• Downtown

140 feet facing West
• Wallingford
• Interstate 5

Key Map
BLDG A: 4530 12th Ave NE, Seattle WA; Project # 3034808-EG; 3035323-EG

BLDG B: 4536 Brooklyn Ave NE, Seattle WA; Project # 3034809-EG

S T I T E  C O N D I T I O N S
Views to the Sites

Aerial View of Building A Facing South

Aerial View of Building B Facing South
SITE CONDITIONS
Building A: Site Photography / Views to the Site

Observations
- **Grade Change** is significant across this site totaling in almost 30' from one corner to the opposite corner.
- **Retaining walls** currently occupy the existing street frontage along 12th Ave NE to provide a level surface for cars to park on.
- **Vehicular Access** to this site currently occurs only from a 10’ wide alley and from Brooklyn Ave.
- **Pedestrian Access** is very limited across this site due to the significant grade change and only one access point with a stairway leading to 12th Ave.
- **Existing Church** to the North of the site shares an interior property line with this project and is setback from the property line approximately 5’ with windows facing the proposed project.
- **Street Frontage** for this project occurs along 12th Ave and Brooklyn Ave, which provides opportunities to connect these two streets with pedestrian access.

Key Map

---

```
Site Map:
- A: Proposed Building
- B: Existing Church
- X: Access Points

Legend:
- Green: Parking Area
- Yellow: Sidewalk
- Blue: Street
```

---

**Photos:**
- **01:** Street view - 12th Ave Facing South
- **02:** Street view - 12th Ave Facing North
- **03:** Street view - 12th Ave Facing North
- **04:** Aerial View Facing Northwest
- **05:** Street view - 12th Ave Facing North
- **06:** Street View - Brooklyn Facing West

---

**Page Not Included:**

---

**Notes:**
- The site is characterized by a significant grade change, which impacts access and parking.
- The existing street frontage along 12th Ave and Brooklyn Ave offers opportunities for future development.
- The church to the North creates a unique setting for the proposed project.

---

**Conclusion:**
The site conditions at Building A require careful consideration of the grade change and limited access points. The proposed project will need to integrate effectively with the existing street infrastructure and pedestrian access.
SITE CONDITIONS

Building B: Site Photography / Views to the Site

Observations

- Grade Change is not significant across the site and totals approximately 5’.
- Vehicular Access to this site currently occurs only from the existing alley which is only 14’ wide.
- Pedestrian Access to this site is ample given that the street has very little slope to it.
- Existing Church to the North of the site shares an interior property line with this project and is setback from the property line approximately 5’ with windows facing the proposed project.
- Mid-block Crossing has been recently added immediately south of this site and provides a new location for pedestrians to cross Brooklyn Ave.

Key Map
SITE CONDITIONS
Building B: Streetscape Photomontage - Brooklyn Ave NE
ZONING SUMMARY
Building A: Relevant Development Standards

Land Use Code Summary

1. ROW Setback
   a. 12th Ave NE = 0'-0"

2. Alley Dedication Requirements
   a. 5'-0" dedication required on either side of the Alley

3. 23.48.645 - High-rise Floor Area Limits
   a. Non-residential buildings between 45' to 160' in height
      • Max GFA = 24,000 SF
      • Average GFA = 20,000 SF

4. 23.48.645.E - Tower Separation
   a. Min tower spacing on a different lot on the same block
      • 75' Minimum for all structures exceeding 95' in height
   b. Min tower spacing on the same lot
      • 75' Minimum between all structures exceeding 45' in height

5. 23.48.635 - Maximum Width & Depth Limits
   a. Maximum width and depth limit = 250'
      • Structure may exceed 250' in length if no internal connections above grade exist

6. 23.46.640.E.1 - Mid-Block Corridor
   a. Mid-block corridors are required for any development that intends to build a combined lot development with street facing lots that are separated by an alley and if they exceed 30,000 SF.
      • Minimum width is 15'-0"; Average width of 25'-0"
      • Must include usable open space
      • Must be open to the sky, except that 35% of the length of the corridor may be covered and enclosed if located on private property
      • Can be counted towards required residential amenity space or required usable open space

7. 23.48.624 - FAR
   a. Any structure that does not exceed 95'
      • Base FAR = 4.75
      • Max FAR = 6.0
   b. Any structure that exceeds 95'
      • Base FAR = 4.75
      • Max Non-Residential = 7
      • Max Mixed-Use = 12

8. 23.58A.040 - Open Space Amenities
   a. 35% of any extra floor area above the base FAR must provide Open Space Amenities in the neighborhood that may include the following:
      1. Green Street Improvements at a rate of 5:1 required on Brooklyn Ave NE
      2. Green Street Setbacks at a rate of 5:1 allowed on Brooklyn Ave
      3. Mid-Block Corridor at a rate of 7:1
      4. Neighborhood Open Space at a rate of 7:1
      • “Payment-in-lieu” option is available for neighborhood open space only, and is equal to the land value per square foot multiplied by the square footage of the required open space

9. 23.48.650 - Required Usable Open Space
   a. On lots that exceed 30,000 SF
      • 15% Open Space Required
   b. Development Standards
      1. Open to sky: Minimum 60%
      2. Covered by structure: Maximum 20%
      3. Enclosed space: Maximum 35%
      4. Can be provided as separate areas, each a minimum of 2,000 SF
      5. Can be located on another site as long as requirements are met
      • Any mid-block corridor provided may count towards this requirement

10. 23.48.646 - Façade Modulation
    a. If the proposed development is located within 10’ of the street lot line, modulation is required if the façade meets or exceeds the maximum lengths allowed:
       1. Stories up to 45’
          • Every 160’
       2. Stories 45’ to 95’
          • Every 120’
       3. Stories above 95’
          • Every 80’
    *Façade length can only be increased beyond the maximum by providing a minimum 10’ setback for a minimum of 20’ in length

11. 23.54.035 Table A - Loading
    a. Office - 160,000-264,000 SF = 3 Berths

12. 23.54.015 Table A - Parking
    a. Urban villages
       • No parking required
**Keynotes**

01. Required open space - 15% of site area - May be located off-site but on the same block

02. Additional tower area allowed above 160’ with reduced floor plates extending down to 45’

03. Adjacent Tower(s)

04. 10’ Setback required between 65’ to 95’ for mid-rise structures not exceeding 95’ in height

05. 250’ Maximum facade length

06. Additional structure exceeding 250’ in length are allowed on the same lot as long as they are not internally connected

07. 15’ side lot line setback above 95’

08. 75’ tower spacing required when located on the same block as other towers; and 75’ spacing required for any other structure on the lot exceeding 45’ in height

09. Maximum facade length for required modulation at varying heights above average grade (20’ W x 10’ D)

**MAXIMUM FAR - SM-U 95-320**

<table>
<thead>
<tr>
<th>Structure Height</th>
<th>Commercial Avg GFA</th>
<th>Commercial Max GFA</th>
<th>Mixed-Use Avg GFA</th>
<th>Mixed-Use Max GFA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Below 95’</td>
<td>4.75</td>
<td>4.75</td>
<td>4.75</td>
<td>4.75</td>
</tr>
<tr>
<td>Exceeds 95’</td>
<td>7</td>
<td>12</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**MAXIMUM FLOOR PLATE SIZES**

<table>
<thead>
<tr>
<th>Structure Height</th>
<th>Avg GFA</th>
<th>Max GFA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Below 95’</td>
<td>Unlimited</td>
<td>Unlimited</td>
</tr>
<tr>
<td>45’-160’ (if building exceeds 95’)</td>
<td>20,000 SF</td>
<td>24,000 SF</td>
</tr>
<tr>
<td>160’-240’</td>
<td>10,500 SF</td>
<td>11,500 SF</td>
</tr>
<tr>
<td>240’+</td>
<td>9,500 SF</td>
<td>10,000 SF</td>
</tr>
</tbody>
</table>
ZONING SUMMARY
Building B: Relevant Development Standards

Land Use Code Summary

1. ROW Setback
   a. Brooklyn Ave NE = 1'-0"

2. Alley Dedication Requirements
   a. 3'-0" dedication required

3. 23.48.465 • High-rise Floor Area Limits
   a. Non-residential buildings between 45' to 160' in height
      • Max GFA = 24,000 SF
      • Average GFA = 20,000 SF

4. 23.48.645.E • Tower Separation
   a. Min tower spacing on a different lot on the same block
      • 75' Minimum for all structures exceeding 95' in height
   b. Min tower spacing on the same lot
      • 75' Minimum between all structures exceeding 45' in height

5. 23.48.635 • Maximum Width & Depth Limits
   a. Maximum width and depth limit = 250'
      • Structure may exceed 250' in length if no internal connections above grade exist

6. 23.46.640.E.1 • Mid-Block Corridor
   a. Mid-block corridors are required for any development that intends to build a combined lot development with street facing lots that are separated by an alley and if they exceed 30,000 SF.
      • Minimum width is 15'-0"; Average width of 25'-0"
      • Must include usable open space
      • Must be open to the sky, except that 35% of the length of the corridor may be covered and enclosed if located on private property
      • Can be counted towards required residential amenity space or required usable open space

7. 23.48.624 • FAR
   a. Any structure that does not exceed 95'
      • Base FAR = 4.75
      • Max FAR = 6.0
   b. Any structure that exceeds 95'
      • Base FAR = 4.75
      • Max Non-Residential = 7
      • Max Mixed-Use = 12

8. 23.58.A.040 • Open Space Amenities
   a. 35% of any extra floor area above the base FAR must provide Open Space Amenities in the neighborhood that may include the following:
      1. Green Street Improvements at a rate of 5:1 required on Brooklyn Ave NE
      2. Green Street Setbacks at a rate of 5:1 allowed on Brooklyn Ave
      3. Mid-Block Corridor at a rate of 7:1
      4. Neighborhood Open Space at a rate of 7:1
         • "Payment–in-lieu" option is available for neighborhood open space only, and is equal to the land value per square foot multiplied by the square footage of the required open space

9. 23.48.650 • Required Usable Open Space
   a. On lots that exceed 30,000 SF
      • 15% Open Space Required
   b. Development Standards
      1. Open to sky: Minimum 60%
      2. Covered by structure: Maximum 20%
      3. Enclosed space: Maximum 35%
      4. Can be provided as separate areas, each a minimum of 2,000 SF
      5. Can be located on another site as long as requirements are met
         • Any mid-block corridor provided may count towards this requirement

10. 23.48.646 • Façade Modulation
    a. If the proposed development is located within 10' of the street lot line, modulation is required if the façade meets or exceeds the maximum lengths allowed:
       1. Stories up to 45'
          • Every 160'
       2. Stories 45' to 95':
          • Every 120'
       3. Stories above 95':
          • Every 80'
    *Façade length can only be increased beyond the maximum by providing a minimum 10' setback for a minimum of 20' in length

11. 23.54.035 Table A • Loading
    a. Office - <160,000 SF = 2 Berths

12. 23.54.015 Table A • Parking
    a. Urban villages
       • No parking required
ZONING SUMMARY
Building B: Zoning Envelope

Keynotes
01 Open space amenities required by incentive zoning provisions for exceeding base FAR
02 Additional tower area allowed above 160’ with reduced floor plates extending down to 45’
03 10’ Setback required between 65’ to 95’ for mid-rise structures not exceeding 95’ in height
04 250’ Maximum facade length
05 15’ side lot line setback above 95’
06 9’-0” alley dedication (between 4’ below grade and 26’ above grade)
07 Re-captured space above alley dedication must remain 8’-0” from alley center line
08 Maximum facade length for required modulation at varying heights above average grade (20’ W x 10’ D)
09 1’-0” R.O.W. dedication

MAXIMUM FAR - SM-U 95-320

<table>
<thead>
<tr>
<th>Structure Height</th>
<th>Commercial</th>
<th>Mixed-Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Below 95’</td>
<td>4.75</td>
<td>4.75</td>
</tr>
<tr>
<td>Exceeds 95’</td>
<td>7</td>
<td>12</td>
</tr>
</tbody>
</table>

MAXIMUM FLOOR PLATE SIZES

<table>
<thead>
<tr>
<th>Structure Height</th>
<th>Avg GFA</th>
<th>Max GFA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Below 95’</td>
<td>Unlimited</td>
<td>Unlimited</td>
</tr>
<tr>
<td>45’-160’</td>
<td>20,000 SF</td>
<td>24,000 SF</td>
</tr>
<tr>
<td>160’-240’</td>
<td>10,500 SF</td>
<td>11,500 SF</td>
</tr>
<tr>
<td>240’+</td>
<td>9,500 SF</td>
<td>10,500 SF</td>
</tr>
</tbody>
</table>

Aerial View Facing East
Concept Development
DESIGN GUIDELINES
Buildings A & B: High Priority Guidelines

### Context & Site

**CS3 Architectural Context & Character**

1. University District Architectural Character
   a. Complement and continue predominant styles or materials
   b. Articulate building forms and facades to respond to historic platting patterns
   c. Respond to nearby predominant horizontal and vertical patterns

**PL1 Connectivity**

1. Networks & Connections to Open Space
   a. Include open space at grade that physically or visually engages the public realm
   b. Projects located on Green Streets and within the U District Green Spines
   c. Treat all alleyways as potential pedestrian routes

**PL3 Street Level Interaction**

1. Entries
   a. Design prominent, accommodating entries
   b. Avoid grade separations at retail entries

3. Mixed-use Corridors & Commercial Frontages
   a. Maintain a well-defined street wall on mixed-use corridors
   b. Provide frequent entrances, expressed breaks, and architectural interest at regular intervals
   c. Design a porous, engaging edge for all commercial uses at street-level.

**DC1 Project Uses & Activities**

1. Activating Uses
   a. Maximize active uses along street frontages
   b. Avoid grade separations at retail entries

2. Visual & Safety Impacts
   a. Locate service entries and trash receptacles within the building
   b. Use high quality materials and finishes for all service screening and garage door

3. Shared Open Spaces
   a. Design the layout of the open space and surrounding uses intentionally to function as shared community space

### Design Response

The proposed developments will provide a design that incorporates high quality and durable materials that are indicative of the surrounding context. Most of the more historical surrounding context in the University District includes a range of brick and stone with varying proportions in punched window openings. This project strives to create a design that provides unique responses to the context while maintaining an appropriate sense of restraint in relationship to the neighborhood. The massings have been articulated in a way that communicates a high level of refinement with calculated locations for modulation that break down the scale of the project and it help it to relate to its adjacent context.

Both design proposals will provide clear and direct responses to the inclusion of new neighborhood open space. Community open space is an integral piece to the concept development of both projects. Each development is immediately adjacent to the HUB 2 open space and a designated green street, Brooklyn Ave. With this in mind, the projects will create new pedestrian connections that bridge a gap between 12th Ave and Brooklyn Ave to ensure a heightened level of activity in this portion of the neighborhood. This will include a new mid-block connection and neighborhood open space that builds on the HUB 2 open space and enhances existing pedestrian connections.

Given that both of these developments are located along a mixed-use corridor, it is a high priority to make these projects highly successful and engaging to the public realm. The ground level for both developments have been designed in a way to provide varying responses to the streetscape. This is done by providing visual interest through the use of mid-block connections and open space that help break up the length of the blocks and the buildings. Additionally, each building will provide storefronts that have been designed in a way to create multiple different building entries and corresponding hierarchies to help indicate a clear difference between office and retail entrances.

The proximity to pedestrian designated areas such as University Way creates a perfect opportunity to change the character of Brooklyn Ave and 12th Ave in a myriad of ways. The proposed designs provide intentional responses that help ensure that all aspects of the street, open space, and mid-block connections have access to active uses. They provide ground level retail spaces of varying sizes and main building entrances that react to open space and pedestrian connectivity. Vehicle access and loading facilities have been planned in locations that are not visually prominent and will be appropriately screened. Proposed garage accesses from 12th Ave is meant to help encourage mid-block connections and movement N-S through they alley to 45th St and the future light rail station by providing safe and clear access along the alley.
Design Concept

DC2 Architectural Concept
1. Massing & Reducing Bulk & Scale
   a. Design building massing and form to express an intentional and original response
   b. Reduce the bulk and scale of large buildings
   c. Design the building base to create a solid and “grounded” form
   d. Locate vertical stair and elevator cores internally to minimize height impacts

DC2 Architectural Concept
2. Architectural Concept & Facade Composition
   a. Embrace contemporary design through distinctive, elegant forms
   b. Reinforce the massing and design concept with a deliberate palette
   c. Use brick, stone or other high-quality, durable, and non-monolithic materials

DC2 Architectural Concept
6. Tall Buildings
   a. Response to Context: Integrate and transition to a surrounding fabric
   b. Intermediate Scales: Add legible, multi-story intermediate scale elements
   c. Shape And Design All Sides: Intentionally shape the form and design on all sides
   d. Quality & 6th Elevations: Intentionally design and employ quality materials and detailing

Design Response
The proposed design for both projects is predicated on the idea that the major massing moves are subservient to the open space and mid-block connections they have created. The location of the park and mid-block connection inherently reduces the length of the block and buildings. This also creates a clear opportunity to split Building A into two distinct masses, with one being the tower form and the other being a lower mid-rise form. The mid-block connection and relationship to the park creates a conceptual axis in the east/west direction that has a direct impact on the massing of Building B. The building mass creates a slot-like gesture directly across from the new park and becomes a backdrop to views created through the mid-block connection.

Design Response
Both projects are considering a simple yet elegant material palette that helps create relationships to the context. Each project will include the use of Brick as a predominant building material with a smaller amount of metal panel and window wall. The punched window openings create a simple and rhythmic pattern to the facade allowing the distinctive masses of each project to read clearly. It is important that these projects bring a contemporary approach to the neighborhood while also respecting the uniqueness of the district. Simple and clear design moves will ensure these projects are timeless and respectful.

Design Response
The preferred massing choices for each project have clear and direct relationships to the context. The scale of each project has been reduced on multiple sides to allow the massing to react to specific constraints. Building A strives to create two distinct masses through the use of a mid-block connection. Building B utilizes a slot-like gesture that directly engages a setback top floor that is intended to use lightweight materials such as glass and metal. The design moves for both projects also wrap to the alley sides by creating additional massing moves to address the new open space as well as University Way. The incorporation of brick helps to ground each portion of the building by allowing the same materials to engage directly with the streetscape.

Design Response
Both projects will use an open space concept as the driver for the main massing moves on each building. The inclusion of a new open space as well as a mid-block connection has become a defining characteristic that has shaped both projects. These elements act as a guiding principle by creating multiple new pedestrian routes that extend all the way through the site. Additionally, the placement of the open space was a calculated decision to expand an already planned pocket park to create more usable open space at street level. The design for the park includes more open plaza area to allow flexibility to accommodate a wide range of events for the community.
What is the University District?

A Diverse Neighborhood

Arts & Culture
- Burke Museum
- Neptune Theater
- University Way
- Shops, Restaurants & Bars
- U District Farmers Market

Science & Technology
- University of Washington
- STEM
- Research & Development
- UW Medical Center

Residents & Students
- Families
- International Students
- Undergraduate & Graduate
- +60% with College Degrees
- Traveling to/from Light Rail

How do we enhance the neighborhood?

Cultivate Community & Stimulate Innovation

Cultivate
To foster growth
To improve by labor, care, or study
To seek the society of; make friends with Further; Encourage; Refine

Community
A unified body of individuals
Society at large
A group linked by common policy
Commonwealth; Fellowship; Network

Stimulate
To excite activity or growth
Promote interest
Encourage development
Animate; Inspire; Activate

Innovation
Introduction of something new
New ideas and methods
Translate an idea that creates value
Enhance; Accelerate; Transform
1. Cues From The Neighborhood
   - Understand neighborhood movement and scale
   - Accommodate future growth

2. People And Pathways
   - Study how people move around the site
   - Recognize patterns and new opportunities

3. Create A Front Yard
   - Expand community open spaces
   - Engage the public realm and foster pedestrian activity

4. Cultivate Community
   - Voluntarily create a mid-block connection
   - Provide a new pathway that bridges a gap

5. Active Uses
   - Engage the street with new activity
   - Complement the parks, mid-block, and alley with active uses

6. Connecting the Community
   - Respect the park and mid-block connection
   - Express an intentional and original response

CONCEPT DEVELOPMENT
Connecting the Community: Massing Evolution
Building A: Concept Alternatives

1. Entry vertical expressions
   - Open space

2. Vertical anchor at North End
   - Continuous storefront

3. Alignment with park
   - Mid-rise mass
   - Street-level public accessible passage
   - Tower mass

PAGE NOT INCLUDED
CULTIVATE COMMUNITY
Provide a pathway to active alley and new front yard

BASIC MASS
Determine the development potential

RESPECT SETBACKS
Provide light and air for adjacent buildings and streets

REDUCE SCALE
Maintain human scale and respond to historic datums

RELATE PROPORTIONS
Modulate to appear as multiple buildings that relate in scale

REFINE MASS
Express a simple and sophisticated design with visual interest
CONCEPT ALTERNATIVES
Building A: Summary of Alternatives & Neighborhood Open Space

Option 1

Opportunities
• A large site like this creates opportunities to provide new neighborhood open spaces that are required for large lot developments
• The zoning constraints on this site provide new possibilities for creating a unique and original massing
• The proximity of the development to Brooklyn Ave and University Way provides opportunities for pulling pedestrians into the development from multiple sides and create a thriving and active ground level
• New high-rise development nearby provides this neighborhood with an influx of new community members

Challenges
• Nearby high-rise proposals to the south limit the development capacity in significant ways
• Limited day lighting and views along the Southeast corner of the site
• Substantial grade change across the site creates challenges with providing active uses on both sides of the building
• Parking and loading access from the alley is undesirable due to the narrow width being around 10’ in total in its current condition
• Proximity to a church to the north requires careful thought in finding ways to relate in scale and materiality

Option 2

Opportunities
• A large site like this creates opportunities to provide new neighborhood open spaces that are required for large lot developments
• The zoning constraints on this site provide new possibilities for creating a unique and original massing
• The proximity of the development to Brooklyn Ave and University Way provides opportunities for pulling pedestrians into the development from multiple sides and create a thriving and active ground level
• New high-rise development nearby provides this neighborhood with an influx of new community members

Challenges
• Nearby high-rise proposals to the south limit the development capacity in significant ways
• Limited day lighting and views along the Southeast corner of the site
• Substantial grade change across the site creates challenges with providing active uses on both sides of the building
• Parking and loading access from the alley is undesirable due to the narrow width being around 10’ in total in its current condition
• Proximity to a church to the north requires careful thought in finding ways to relate in scale and materiality

Option 3: Preferred

Guiding Principles
✔ Connect pedestrians from Brooklyn to 12th Ave
✔ Integrate new and existing open spaces
✔ Relate building mass to existing context
✔ Enhance the streetscape with a variety of spaces
✔ Respect proximity to the adjacent Church
### CONCEPT ALTERNATIVES

**Building A: Summary of Alternatives & Neighborhood Open Space**

#### Option 1
- **Total SF**: 197,000 SF
  - **Office**: 190,000 SF
  - **Retail**: 7,000 SF
  - **Below Grade Parking**: 2 Levels @ 180 Stalls
  - **Above Grade Parking**: None

#### Option 2
- **Total SF**: 262,000 SF
  - **Office**: 248,500
  - **Retail**: 13,500
  - **Below Grade Parking**: 1 Level @ 90 Stalls
  - **Above Grade Parking**: 1 Level @ 90 Stalls

#### Option 3 - Preferred Option
- **Total SF**: 251,000 SF
  - **Office**: 240,000 SF
  - **Retail**: 11,000 SF
  - **Below Grade Parking**: 2 Levels @ 180 Stalls
  - **Above Grade Parking**: None

---

**Project Data**

<table>
<thead>
<tr>
<th>BLDG A - OPTION 1</th>
<th>BLDG A - OPTION 2</th>
<th>BLDG A - OPTION 3</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total SF</strong></td>
<td>197,000 SF</td>
<td>262,000 SF</td>
</tr>
<tr>
<td><strong>Office</strong></td>
<td>190,000 SF</td>
<td>248,500</td>
</tr>
<tr>
<td><strong>Retail</strong></td>
<td>7,000 SF</td>
<td>13,500</td>
</tr>
<tr>
<td><strong>Below Grade Parking</strong></td>
<td>2 Levels @ 180 Stalls</td>
<td>1 Level @ 90 Stalls</td>
</tr>
<tr>
<td><strong>Above Grade Parking</strong></td>
<td>None</td>
<td>1 Level @ 90 Stalls</td>
</tr>
<tr>
<td><strong>Grade</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Parking</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### Concept Alternatives

**Building A: Option 1**

#### Aerial View Facing Southeast

#### Street View Along 12th Ave

#### Aerial View Facing Southwest

#### Data Summary

<table>
<thead>
<tr>
<th>Category</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total GSF (Above Grade)</td>
<td>197,000 SF</td>
</tr>
<tr>
<td>Levels</td>
<td>12</td>
</tr>
<tr>
<td>Office</td>
<td>190,000 SF</td>
</tr>
<tr>
<td>Retail</td>
<td>7,000 SF</td>
</tr>
<tr>
<td>Below Grade Parking</td>
<td>2 LEVELS @ 180 STALLS</td>
</tr>
<tr>
<td>Above Grade Parking</td>
<td>NONE</td>
</tr>
</tbody>
</table>

#### Guiding Principals

- **Connect** pedestrians from Brooklyn to 12th Ave
- **Integrate** new and existing open spaces
- **Relate** building mass to existing context
- **Enhance** the streetscape with a variety of spaces
- **Respect** proximity to the adjacent Church

*PAGE NOT INCLUDED*
CONCEPT ALTERNATIVES
Building A: Option 1

Observations
- 15% Open Space is placed along 12th Ave and a dead end is created due to the substantial grade change.
- Parking access occurs directly off of the alley.
- Main Entry is centered on the tower mass and creates varying sizes in retail spaces on either side.
- No Departures are required for this massing alternative.
- Modulation helps accentuate verticality and break the high-rise mass from the mid-rise mass.

Street View Along Brooklyn Ave

**PAGE NOT INCLUDED**
CONCEPT ALTERNATIVES
Building A: Option 2

Aerial View Facing Southeast

Street View Along 12th Ave

Street View Along 12th Ave

Aerial View Facing Southwest

Data Summary

<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total GSF (Above Grade)</td>
<td>262,000 SF</td>
</tr>
<tr>
<td>Levels</td>
<td>11</td>
</tr>
<tr>
<td>Office GSF</td>
<td>248,500 SF</td>
</tr>
<tr>
<td>Retail GSF</td>
<td>13,500 SF</td>
</tr>
<tr>
<td>Below Grade Parking</td>
<td>1 LEVEL @ 90 STALLS</td>
</tr>
<tr>
<td>Above Grade Parking</td>
<td>1 LEVEL @ 90 STALLS</td>
</tr>
</tbody>
</table>

Guiding Principals

- **Connect** pedestrians from Brooklyn to 12th Ave
- **Integrate** new and existing open spaces
- **Relate** building mass to existing context
- **Enhance** the streetscape with a variety of spaces
- **Respect** proximity to the adjacent Church
Observations

- 15% Open Space is located adjacent to the HUB 2’s pocket park.
- Parking access occurs directly off of the alley in two directions for above/below grade and creates unsafe conditions for pedestrians.
- Main Entry is biased to the north side of the tower mass and creates a single and contiguous retail volume along 12th Ave.
- 3 Departures are required for this massing alternative.
- Modulation is placed along 12th to break down the mass of the building and help accentuate the curving sweep of the site.

Street View Along Brooklyn Ave
**Guiding Principals**

- **Connect** pedestrians from Brooklyn to 12th Ave
- **Integrate** new and existing open spaces
- **Relate** building mass to existing context
- **Enhance** the streetscape with a variety of spaces
- **Respect** proximity to the adjacent Church

**Data Summary**

<table>
<thead>
<tr>
<th>Category</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total GSF (Above Grade)</td>
<td>251,000 SF</td>
</tr>
<tr>
<td>Levels</td>
<td>11</td>
</tr>
<tr>
<td>Office</td>
<td>240,000 GSF</td>
</tr>
<tr>
<td>Retail</td>
<td>11,000 GSF</td>
</tr>
<tr>
<td>Below Grade Parking</td>
<td>2 LEVELS @ 180 STALLS</td>
</tr>
<tr>
<td>Above Grade Parking</td>
<td>NONE</td>
</tr>
</tbody>
</table>

**Concept Alternatives**

- **Building A: Option 3**
**CONCEPT ALTERNATIVES**

**Building A: Option 3 (Preferred)**

**Observations**
- 15% Open Space is located to expand the HUB 2’s pocket park
- Parking access occurs off 12th Ave in order to provide safer conditions
- Main Entry is biased to the south side of the tower mass but north of the mid-block connection while also creating varying sizes in retail spaces
- 4 Departures are required for this massing alternative
- Modulation is placed to break down the mass of the building and directly relate to the mid-block connection
- Mid-Block Connection is provided to connect 12th and Brooklyn

**Street View Along Brooklyn Ave**
RENDERINGS
Building A

Whole Building View - 12th Ave NE

PAGE NOT INCLUDED

Precedent Imagery
RENDERINGS

Building A: Mid-Block Connector

View of Mid-Block Connector - Section Perspective

Precedent Imagery

PAGE NOT INCLUDED

Precedent Imagery
View of Mid-Block Connector - Enlarged Section Perspective

PAGE NOT INCLUDED
RENDERINGS

Building A: Mid-Block Connector

View from Proposed Neighborhood Open Space

PAGE NOT INCLUDED
RENDERINGS
Building A: Mid-Block Connector

View of Mid-Block Connector Along 12th Ave NE

PAGE NOT INCLUDED
The U-District’s character is an amalgam of eclecticism that works as an ecosystem. The various museums, theaters, shops, restaurants, bars and cafes contribute to the community’s vibrancy. The annual street fair and weekly Farmer’s market are well attended. It’s important for the community to maintain, and grow the U-district’s character.

The future site will reconnect areas that were previously disconnected from each other and to the surroundings. New spaces will focus on activation, with programmed uses, open spaces, connectors and enhanced urban meandering experiences.

From regional to site specific, the natural systems influence the way we will be stewards of the site. Nature will be experienced, and spaces will be connected through an urban trail. Ideas will pull from surrounding alpine biomes of the surrounding mountain ranges, to Ravenna Park, Portage Bay, and the lungs of the U-District, the UW campus.
HUB 2 UNIVERSITY DISTRICT POCKET PARK
4525 BROOKLYN AVENUE NE
PROGRAM ELEMENTS

1. Native/Adaptive Planting
2. Rain Garden Planting
3. Multiple Seating Options
4. Sustainable Streetscape
5. Food Cart/Truck Access
6. Sustainable Streetscape
7. Food Cart/Truck Access
8. Native/Adaptive Planting
9. Multiple Seating Options
10. Raised Planters
11. Natural Playful Elements
12. Pet Relief Area
13. Community Kiosk/Board
14. Bike Parking Pods
15. Community Classroom
16. Signage
17. Decorative Paving
18. Outdoor Fitness Area
19. Gathering Space
20. Buffer Planting

OCTOBER 2018 SURVEY RESULTS

1. Native/Adaptive Planting (61%)
2. Rain Garden Planting (56%)
3. Multiple Seating Options (56%)
4. Sustainable Streetscape (44%)
5. Food Cart/Truck Access (33%)
SITE PLAN + LANDSCAPE CONCEPTS

Building A: Overall Open Space Diagram
• The overall concept is to re-connect the north-south streets through a public open space and mid-block connector.
• The streetscapes are simple and incorporate short-term bike parking, planting and SDOT compliant sidewalks.
• Brooklyn East boasts a 13.5’ sidewalk.
• Brooklyn West matches the Hub 2 streetscape design for continuity.
• 12th Avenue matches the future streetscape to the south, a 14’ sidewalk section.
• New streets trees will be proposed at all streetscapes, and alley is widened through a 5’ dedication process.

Keynotes

- Pocket Park
- Mid-Block Connector
- Arcade
- Alley
- 12th Avenue Lobby Entry
- Parking Garage Access
- Hub 2 Pocket Park
- Office Lobby
Description

- Main goals for the Park was to weave the Hub 2 open space concept into the new park concept.
- The HUB 2 Park’s fan/radial pattern stops in the new space and becomes a perpendicular array, which extends through the alley and in the mid-block connector, and to the Building B streetscape.
- Hub 2’s north wall will incorporate a mural - the new park takes advantage of this backdrop and creates a grandstand seating area that feels comfortable to sit and people-watch.
- A plaza larger than the two smaller plazas in the HUB 2 park is proposed, and includes space for a food truck to come and park in.
- Moveable seating and plenty of room for pedestrian movement is incorporated into the design.

Keynotes

- Streetscape
- Decorative Paving
- Grandstand
- Plaza
- Food Truck / Cart Area
- Vertical Marker
- Modified Zone
- Pass-Through
- Movable Furniture, Temporary Installations
- Meadow Mound
- Bio-retention
- Planting
- Hub 2 Pocket Park
WOVEN INTO ITS SETTING

The pocket park design will hold its own, but also connect with the original park design adjacent, and complement the programmatic uses defined by the Fall 2018 public process.
SITE PLAN + LANDSCAPE CONCEPTS
Building A: Park Program

Food Truck Curb Access  Grand Stand Seating  Native Plants/Rain Garden

PAGE NOT INCLUDED
SITE PLAN + LANDSCAPE CONCEPTS
Building A: Enlarged Landscape Plan - Mid-Block Connector

Description

• We wanted to bring the design language from the Park into the mid-block connector.
• Within the connector, the smallest grade change is 9’, and the largest grade change is 13’.
• Ramps are cleverly located to create 3 usable areas for seating, bottom, middle and top. A main stair axis is located on the south side, and this create more opportunities for planting and nestling spaces on the north side.
• Fixed and moveable seating will be reminiscent of the Park’s grandstand, and vertical markers will help pedestrians with intuitive wayfinding.
• Retail and Lobby doors will coordinate with the mid-block connector and activate it.

Keynotes

01 Streetscape
02 Decorative Paving
03 Grandstand
04 Plaza
05 Ramp
06 Vertical Marker
07 Steps
08 Pass-Through / Arcade
09 Movable Furniture
10 Bio-retention
11 Planting
OUTDOOR STAGE FOR DAILY LIFE

The mid block connector becomes a space that is lively, engaging and a destination pole for workers in the surrounding area, to eat, work and connect.
SITE CONDITIONS
Building A & B: Street Block Open Space Diagram
SITE CONDITIONS

Building A: Site Circulation Diagram

Pedestrian Circulation

Bike Circulation

Vehicular Circulation

Waste Management/Loading Circulation

PAGE NOT INCLUDED
SITE PLAN + LANDSCAPE CONCEPTS
Building A: Alley Activation Concepts

Alley Activation Plan

Precedent Imagery

PAGE NOT INCLUDED
Building A: Alley Activation Concepts

- Alley activation could include art, lighting, signage/super graphics, and be programmed for ephemeral events/temporary installations.
- Upcoming projects adjacent to the site will bring activation/pedestrian connection in the alley.
Section A at 12th Ave Street

Keynotes:
- 01 Lobby/Retail
- 02 Office
- 03 New Street Trees
Section B at Brooklyn Ave Pocket Park Facing North

Keynotes
01 Planting
02 Movable Furniture
03 Tree
### REQUIREMENT

1. **23.48.040.D.1 Max Façade Width**

   The maximum width of a structure may not exceed 250’. Portions of the same structure that exceed 250’ in length may be measured separately only if there are no internal connections between stories above grade.

### REQUEST

The proposed design requests to have the maximum façade width increased to 330’.

### RATIONALE

The proposed design not only intends to provide new neighborhood open space, but also seeks to create a voluntary mid-block connection along 12th Ave NE. With this departure, the project better meets the intent of the neighborhood design guidelines by promoting through block pedestrian connections that will also activate the HUB 2’s open space. From a pedestrian’s point of view, this will significantly decrease the perception of the building’s mass at street level.

### RELEVANT DESIGN GUIDELINES

- **PL1:** Connectivity
- **PL3:** Street-Level Interaction
- **DC2:** Architectural Concept
- **DC3:** Open Space Concept
DESIGN DEPARTURES
Building A: Departure #1

Code Compliant - View From 12th Ave

Code Compliant - View From Brooklyn Ave

Departure - View From 12th Ave

Departure - View From Brooklyn Ave

PAGE NOT INCLUDED
REQUIREMENT
REQUEST
RATIONALE
RELEVANT DESIGN GUIDELINES

23.48.645.A.2 High-rise Floor Area Limits

Any single story in a non-residential structure between 45 feet and 160 feet in height may not exceed 24,000 SF. All stories in a structure between 45 feet and 160 feet in height may not exceed an average of 20,000 SF.

The proposed project requests to exceed the maximum allowable gross floor area for levels 3-7 to be 30,000 SF. The average of all stories will not exceed the code required 20,000 SF.

The proposed design has placed a high priority on enhancing pedestrian connectivity while still being able to maximize the allowable development area of the building. The project will provide a voluntary mid-block connection along 12th Ave NE which will effectively split the block and the proposed building in half to better correspond to new and existing neighborhood open space.

PL1: Connectivity
PL3: Street-Level Interaction
DC1: Project Uses & Activities
DC3: Open Space Concept
Any lot exceeding 30,000 SF in size must provide 15% of the lot area as open space.

The proposed project requests that the required usable area for off-site open space be reduced from 15% to 14.45%.

The proposed project determined that the building and landscape design would better meet the neighborhood design guidelines by providing new neighborhood open space in a location that would further enhance and expand a future planned pocket park. Additionally, the project will provide a voluntary mid-block connection to these new open spaces to ensure additional pedestrian activity.

**REQUIREMENT**

**REQUEST**

**RATIONALE**

**RELEVANT DESIGN GUIDELINES**

**PL1:** Connectivity

**PL3:** Street-Level Interaction

**DC1:** Project Uses & Activities

**DC3:** Open Space Concept
The proposed project requests to reduce the minimum setback above 95' from 15' to 10' on the north lot line only. By code, any high-rise structure can be built right on the property line all the way up to 95' above grade. The proposed design intends to provide a better environment for adjacent lots to the north by adding a voluntary setback along the north facade equaling a minimum of 10' all the way down to Level 3. An additional voluntary setback is also created along the sidewalk. This allows the massing of the building along 12th Ave to better relate to the scale of the church and also provides more light and air for adjacent properties.
Building B: Concept Alternatives

1. Offsets reduce mass
   Symetrically organized

2. UW Campus
   Offset anchor
   Adjacent to park

3. UW Campus
   Main entry and retail anchor
   Relate to Church
   Align with park

City and mountains

City and mountains
CONCEPT DEVELOPMENT

Building B: Massing Evolution

1. Cultivate Community
   Provide a backdrop to new open space with active uses

2. Basic Mass
   Determine the development potential

3. Relate To New Front Yard
   Use relationship to neighborhood open space to define building massing

4. Respect Setbacks
   Provide light and air for adjacent buildings and streets

5. Reduce Scale
   Provide street level and upper level setbacks to reduce bulk

6. Refine Mass
   Express a simple and sophisticated design with visual interest
CONCEPT ALTERNATIVES
Building B: Summary of Alternatives

Option 1

Opportunities
• The future light rail stop two blocks south of this site presents great opportunities to enhance the streetscape for a new wave of pedestrians that will be traveling along Brooklyn Ave.
• The location of the site is along a zone transition that will allow this project to have uninterrupted views towards UW and Lake Washington above level 2 and will be prominently seen from University Way.
• The massing of Building B has a great opportunity to uniquely react to new neighborhood open space being created by HUB 2 and the required open space of Building A.

Challenges
• Given that Building B is so close to a zone transition, it is important to consider modulation that can be seen on the alley side of the building.
• High-rise projects to the southeast will limit accessibility to views and cause more shadow conditions during certain times of the year.
• The existing narrow sidewalk will need to be widened and this project must accommodate a 1’ right-of-way setback.
• Proximity to a church to the north requires careful thought in finding ways to relate in scale and materiality.

Guiding Principles
✔ Relate building mass to new open space.
✔ Enhance the streetscape with a variety of spaces.
✔ Align modulation to the mid-block connection.
✔ Engage the massing with University Way.
✔ Respect proximity to the adjacent Church.

Option 2

Option 3: Preferred

Guiding Principles
✔ Relate building mass to new open space.
✔ Enhance the streetscape with a variety of spaces.
✔ Align modulation to the mid-block connection.
✔ Engage the massing with University Way.
✔ Respect proximity to the adjacent Church.
CONCEPT ALTERNATIVES
Building B: Summary of Alternatives

Option 1

Option 2

Option 3 - Preferred Option

Project Data

<table>
<thead>
<tr>
<th>BLDG B - OPTION 1</th>
<th>BLDG B - OPTION 2</th>
<th>BLDG B - OPTION 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL SF</td>
<td>163,000 SF</td>
<td>160,000 SF</td>
</tr>
<tr>
<td>OFFICE</td>
<td>159,000 SF</td>
<td>156,000 SF</td>
</tr>
<tr>
<td>RETAIL</td>
<td>4,000 SF</td>
<td>4,000 SF</td>
</tr>
<tr>
<td>BELOW 3 LEVELS @</td>
<td></td>
<td>3 LEVELS @</td>
</tr>
<tr>
<td>GRADE 180 STALLS</td>
<td></td>
<td>GRADE 180 STALLS</td>
</tr>
<tr>
<td>PARKING</td>
<td></td>
<td>PARKING</td>
</tr>
<tr>
<td>ABOVE NONE</td>
<td></td>
<td>ABOVE NONE</td>
</tr>
<tr>
<td>GRADE PARKING</td>
<td></td>
<td>GRADE PARKING</td>
</tr>
</tbody>
</table>

ABOVE 3 LEVELS @ GRADE 180 STALLS PARKING NONE
CONCEPT ALTERNATIVES
Building B: Option 1

Aerial View Facing Southeast

Aerial View Facing Northwest

Street View Along Brooklyn Ave

Street View Along Brooklyn Ave

Data Summary

<table>
<thead>
<tr>
<th>Category</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total GSF (Above Grade)</td>
<td>163,000 SF</td>
</tr>
<tr>
<td>Levels</td>
<td>09</td>
</tr>
<tr>
<td>Office</td>
<td>159,000 SF</td>
</tr>
<tr>
<td>Retail</td>
<td>4,000 SF</td>
</tr>
<tr>
<td>Below Grade Parking</td>
<td>3 LEVELS @120 STALLS</td>
</tr>
</tbody>
</table>

Guiding Principals

- **Relate** building mass to new open space
- **Enhance** the streetscape with a variety of spaces
- **Align** modulation to the mid-block connection
- **Engage** the massing with University Way
- **Respect** proximity to the adjacent Church
CONCEPT ALTERNATIVES

Building B: Option 1

Typical Levels

Section

Observations

• Modulation is placed to provide a symmetrical and calming massing
• Open Space along Brooklyn has no direct correlation to the design
• Parking access occurs off the alley
• Main Entry is centered on the building mass which creates equal sizes in retail spaces on either side
• No Departures are required for this massing alternative
• Side Setbacks are not introduced until 95’ above grade

Street View Along Brooklyn Ave
**CONCEPT ALTERNATIVES**

Building B: Option 2

### Data Summary

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total GSF (Above Grade)</td>
<td>160,000 SF</td>
</tr>
<tr>
<td>Levels</td>
<td>09</td>
</tr>
<tr>
<td>Office</td>
<td>156,000 SF</td>
</tr>
<tr>
<td>Retail</td>
<td>4,000 SF</td>
</tr>
<tr>
<td>Below Grade Parking</td>
<td>3 LEVELS @120 STALLS</td>
</tr>
</tbody>
</table>

### Guiding Principals

- **Relate** building mass to new open space
- **Enhance** the streetscape with a variety of spaces
- **Align** modulation to the mid-block connection
- **Engage** the massing with University Way
- **Respect** proximity to the adjacent Church

---

**Aerial View Facing Southeast**

**Aerial View Facing Northwest**

**Street View Along Brooklyn Ave**

**Street View Along Brooklyn Ave**
CONCEPT ALTERNATIVES
Building B: Option 2

Typical Levels

<table>
<thead>
<tr>
<th>Level 1</th>
<th>Alley</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Section

<table>
<thead>
<tr>
<th>Observations</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Modulation is placed to provide an asymmetrical massing</td>
</tr>
<tr>
<td>- Open Space along Brooklyn has a loose relationship to the massing</td>
</tr>
<tr>
<td>- Parking access occurs off the alley</td>
</tr>
<tr>
<td>- Main Entry is biased to the north side of the massing which creates a large, single, contiguous retail space</td>
</tr>
<tr>
<td>- 2 Departures are required for this massing alternative</td>
</tr>
<tr>
<td>- Side Setbacks are only 5' along the shared property lines</td>
</tr>
</tbody>
</table>

Street View Along Brooklyn Ave
CONCEPT ALTERNATIVES
Building B: Option 3 (Preferred)

Data Summary
- Total GSF (Above Grade): 156,000 SF
- Levels: 09
- Office: 152,000 SF
- Retail: 4,000 SF
- Below Grade Parking: 3 LEVELS @120 STALLS

Guiding Principals
- Relate building mass to new open space
- Enhance the streetscape with a variety of spaces
- Align modulation to the mid-block connection
- Engage the massing with University Way
- Respect proximity to the adjacent Church

Aerial View Facing Southeast

Aerial View Facing Northwest

Street View Along Brooklyn Ave

Street View Along Brooklyn Ave
CONCEPT ALTERNATIVES
Building B: Option 3 (Preferred)

- Modulation aligns with main entry and allows for stepbacks above level 8
- Open Space has a direct relationship with main entry and modulation
- Parking access occurs off the alley
- Main Entry is biased to the south side of the massing to correlate with new open spaces while still maintaining varying sizes in retail spaces
- 2 Departures are required for this massing alternative
- Side Setbacks are 10' from the property lines starting at level 2

Street View Along Brooklyn Ave
RENDERINGS

Building B

Whole Building View - Brooklyn Ave NE

Precedent Imagery

Precedent Imagery
SITE PLAN + LANDSCAPE CONCEPTS
Building B: Overall Site Plan

Keynotes
01 Streetscape
02 Decorative Paving
03 Grandstand Seating
04 Plaza
05 Meadow Mound
06 Bio-retention
07 Planting
08 Hub 2 Pocket Park
09 Alley
Section at Brooklyn Ave Street

Curb

Brooklyn Ave NE

5'-6” Planting strip

Flex Zone

6’-0” Sidewalk

1’-0” Setback

Keynotes

01 Office

02 Lobby / Retail

03 New Street Trees
Building B: Departure #1

Code Compliant - Facade Modulation

The max length for unmodulated facades within 10’ of the street lot line:

0’-45’ = 160’ / 45’-95’ = 120’ / Above 95’ = 80’

If facade exceeds max length, a 10’ deep by 20’ wide setback is required as measured along the street lot line.

The proposed design requests that the max length of unmodulated facades within 2.5’ of the street lot line be increased to the following:

45’-95’ = 125’ / Above 95’ = 125’

The proposed design embraces an architectural concept that provides a simple and coherent building form with an intentional and original response. The main facade modulation along Brooklyn Ave is strongly tied to the location of the newly proposed open space and provides a conceptual backdrop to the mid-block connection. Code required modulation diminishes the purity of this design move. Additionally, the project has chosen to also provide a voluntary amount of modulation as a gesture to break down the scale of the project as perceived from University Way, which is not code required. Both gestures better meet neighborhood design guidelines.

CS3: Architectural Concept & Character
DC2: Architectural Concept
DC3: Open Space Concept
2 23.48.645.D Side Lot Line Setbacks

A minimum setback of 15’ is required from any side lot line that is not a street or an alley for all portions of a high-rise structure exceeding 95 feet in height.

The proposed project requests to reduce the minimum setback above 95’ from 15’ to 10’ on the north and south lot lines. By code, any high-rise structure can be built right on the property line all the way up to 95’ above grade. The proposed design will provide a better environment for adjacent lots to the north and south by creating a voluntary setback equal to a minimum of 10’ all the way down to level 2. Additionally, the design will also provide a voluntary setback along the sidewalk. This allows the massing of the building along Brooklyn Ave to better relate to the scale of the adjacent church and apartments while also providing more light and air for adjacent properties.
APPENDIX
Building A & B: Shadow Conditions

EQUINOX

ELON date

88

9:00 AM  12:00 PM  3:00 PM

JUNE 21ST

DECEMBER 21ST

9:00 AM  12:00 PM  3:00 PM