

1300 NE 45TH ST

DESIGN REVIEW BOARD RECOMMENDATIONS

TBD

R RUNBERG
ARCHITECTURE
GROUP

HEWITT

barrientos RYAN

CAHILL
EQUITIES





SITE

NE 45TH STREET

BROOKLYN AVENUE NE

WALLINGFORD

UW CAMPUS

PORTAGE BAY



TABLE OF CONTENTS

01	PROJECT DATA	4-7
02	SITE CONTEXT	8-13
03	EDG SUMMARY	14-27
04	TOWER DESIGN	28-73
05	APPENDIX	74-89



01 PROJECT DATA



PROJECT DATA & OBJECTIVES

DEVELOPER: BARRIENTOS RYAN / CAHILL EQUITIES

ARCHITECT: RUNBERG ARCHITECTURE GROUP
1 YESLER WAY, SEATTLE, WA 98104

ZONING: ZONING TYPE: SM-U 95-320 (MI); UNIVERSITY DISTRICT NW
NE 45TH ST - CLASS 1 PEDESTRIAN STREET
BROOKLYN AVE NE - NEIGHBORHOOD GREEN STREET

BUILDING CODE: 2015 SEATTLE BUILDING CODE

TAX ACCOUNT NUMBERS: 8816401150

SDCI PROJECT #: 3032085

PROJECT ADDRESS: 1300 NE 45TH ST,
SEATTLE, WA 98105

SITE AREA: 16,440 SF (0.38 ACRES)

FAR BASE: 4.75 (78,090 SF)
MAXIMUM: 12.00 (197,280 SF)
PROPOSED: 11.97 (196,772 SF)

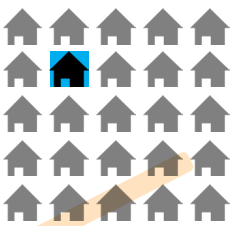
GROSS SF: 250,485 SF
RESIDENTIAL: 151,852 SF
COMMERCIAL: 3,336 SF
PARKING: 24,049 SF
SUPPORT: 18,625 SF

VEHICLE PARKING: REQUIRED: NONE
PROPOSED: 53 STALLS

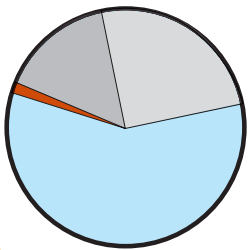
UNITS: 342 TOTAL
SEDU: 242
OPEN 1: 20
2 BED: 20
3 BED: 20
4 BED: 40

HEIGHT ALLOWABLE: 320 FT
PROPOSED: 245 FT (23-STORIES)

PROJECT INFO: A 22 story high-rise residential building with generous amenity areas at every floor level, this unique building is programmed and designed to provide a social and engaging community, a place where people feel that they belong.



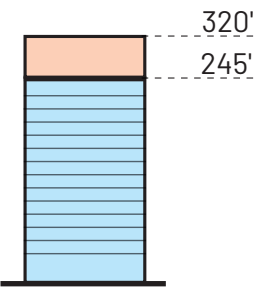
UNITS:	342
SEDU:	242
OPEN 1:	20
2-BED:	20
3-BED:	20
4-BED:	40



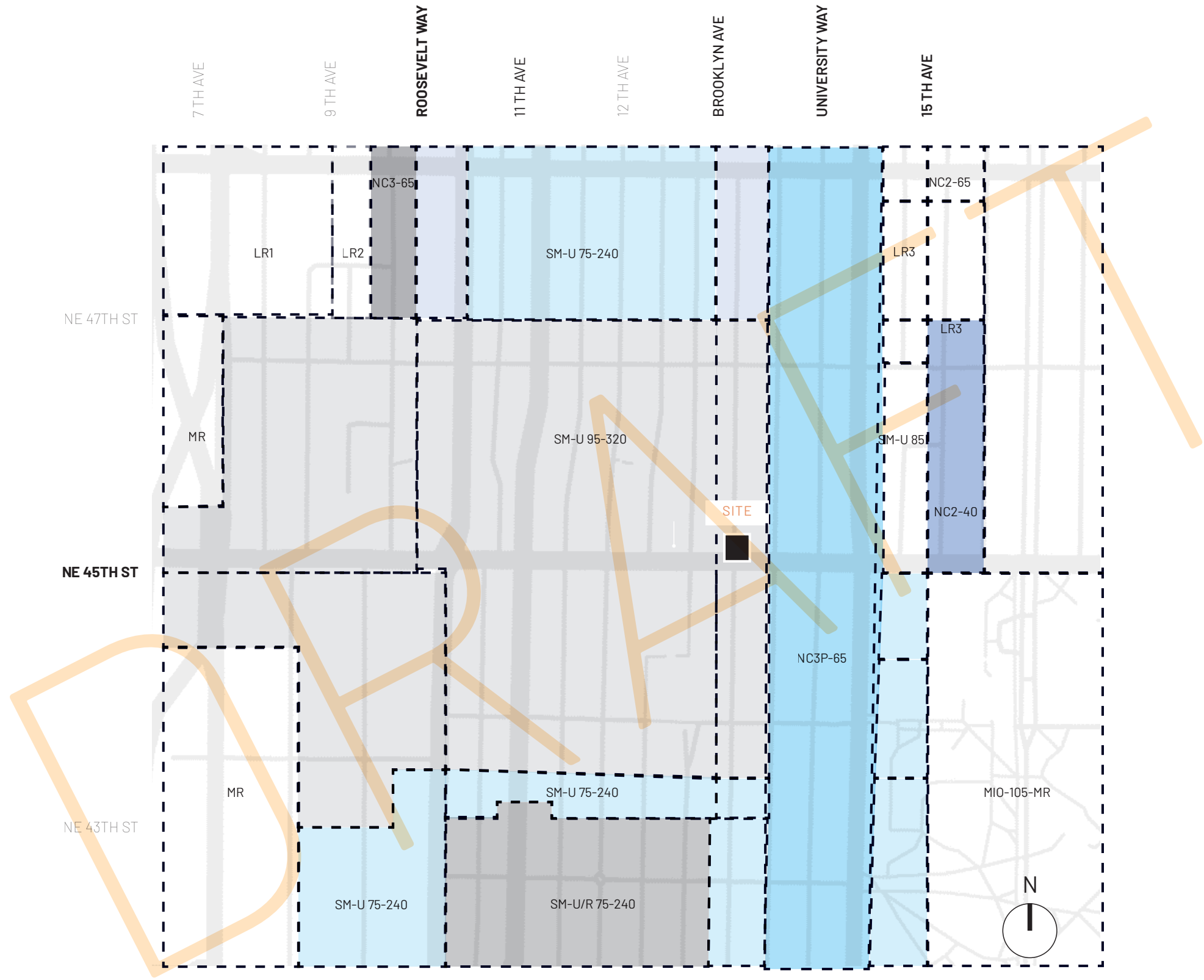
AREA
GROSS BUILDING AREA: 250,485 SF



VEHICLE PARKING
REQUIRED: NONE
PROPOSED: 53 STALLS



HEIGHT
ALLOWABLE: 320 FT
PROPOSED: 245 FT (24-STORIES)



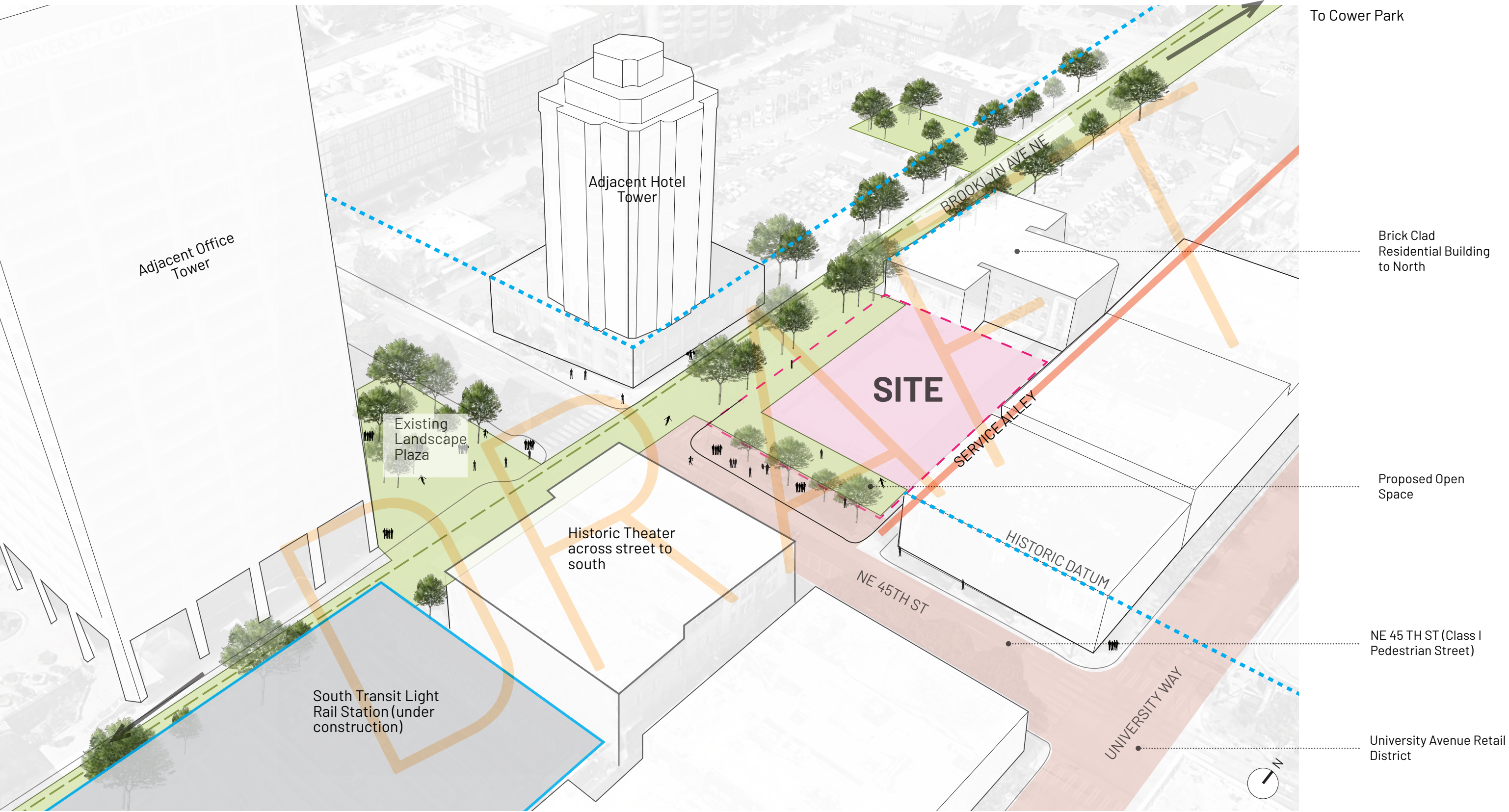
ZONING MAP



02 SITE CONTEXT



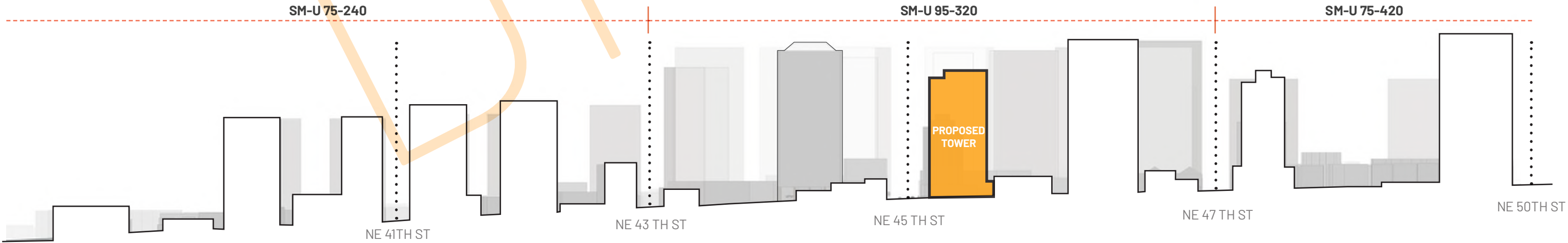
PUBLIC REALM ANALYSIS - IMMEDIATE CONTEXT



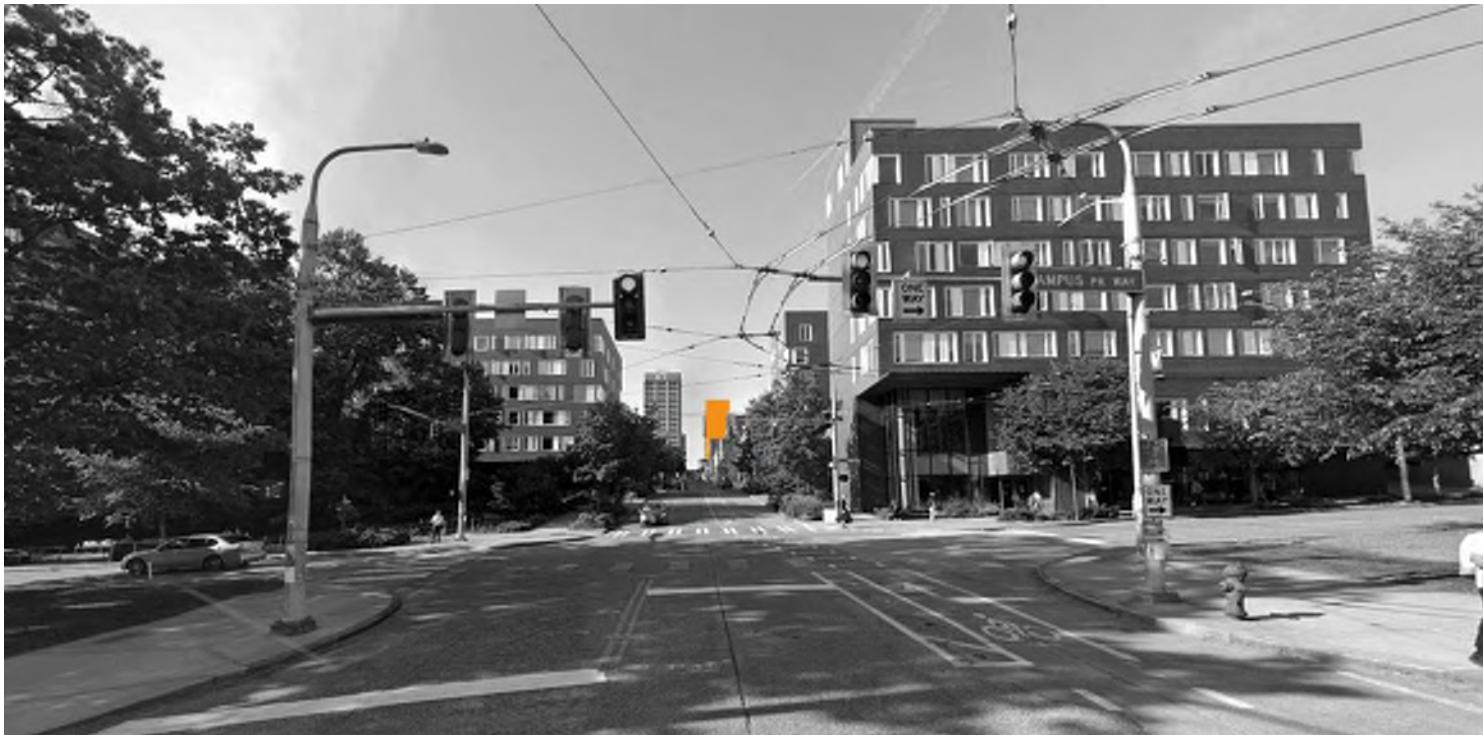
PUBLIC REALM ANALYSIS - NETWORK OF OPEN SPACES



PROPENSITY STUDY



NEIGHBORHOOD VIEW OF TOWER



STREET VIEW OF TOWER ON BROOKLYN AVE LOOKING NORTH



STREET VIEW OF TOWER ON 45TH STREET LOOKING EAST



STREET VIEW OF TOWER ON I-5 LOOKING NORTH



STREET VIEW OF TOWER ON 520



03 EDG SUMMARY

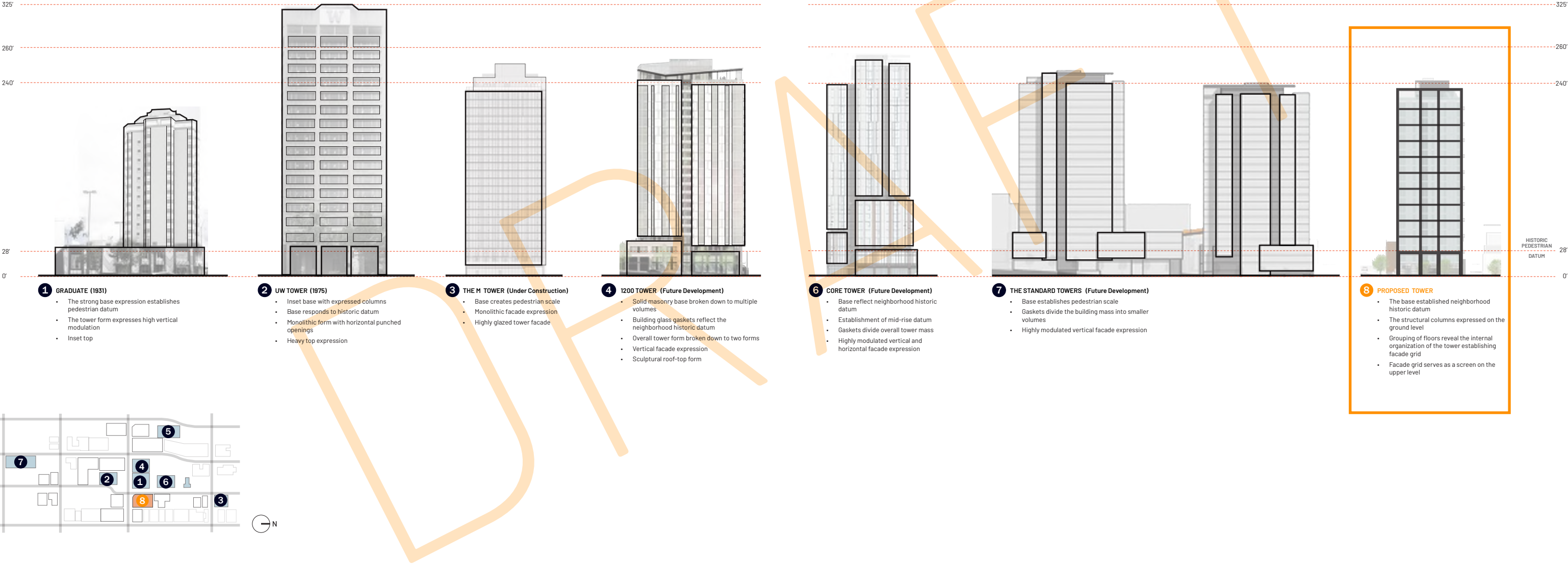


EDG PRIORITIES AND BOARD RECOMMENDATIONS – CONTEXT ANALYSIS

2a

The Board noted their appreciation of this work, particularly the thorough analysis of both the near context and the broader history and evolution of tower design in the University District. (CS2, DC2)

Response:
The proposed tower design responds to the historic patterns of tower design in the U-District; it is calm, simple, and grounded



EDG PRIORITIES AND BOARD RECOMMENDATIONS - MASSING OPTIONS

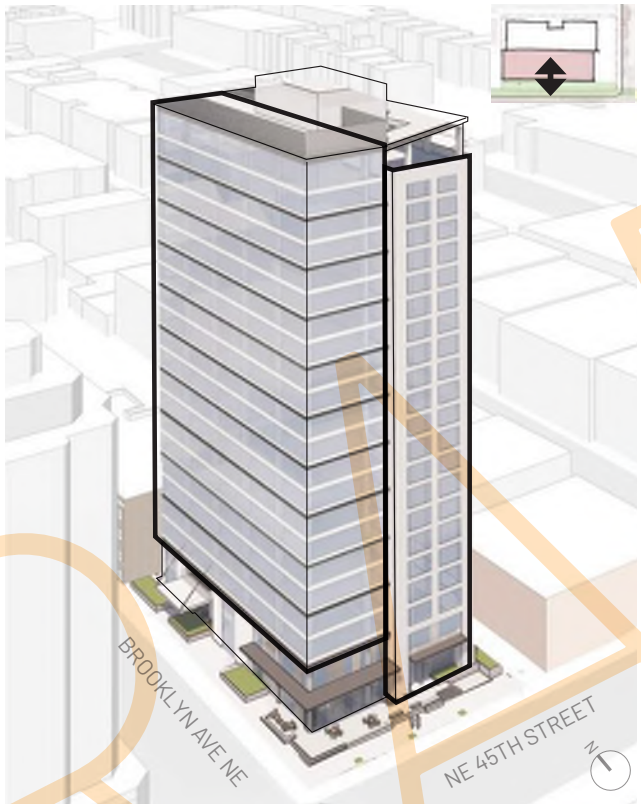
2a

The Board agreed that the three options offered little variation in slab layout or form but **support the preferred massing scheme** (Option 3) and agreed that its simplicity of form and proposed grid and infill expression could become a coherent design scheme that fits well on the site and responds to context. (CS2-D, CS3-1, DC2-A, DC2-2)



OPTION 1
"GASKET"

- PROS:
- Upper level penthouse has strong directional language to the sun and views (south)
 - The base creates a solid and grounded form with first three levels establishing a datum that matches the height of the neighboring historic buildings
 - East-West forms have a gasket seam to break up overall tower mass.
 - South portion of tower above retail base fronting and engaging 45th Avenue.
 - Base of south form cleanly defines retail usage.
- CONS
- Two residential floor above retail are slightly comprised by exterior wall expression.



OPTION 2
"SHIFT"

- PROS:
- The base creates a solid and grounded form with first three levels establishing a datum that matches the height of the neighboring historic buildings.
 - East grounded building form responds appropriately to the utilitarian character of fronting alley.
 - Horizontal ground plinth creates strong base and provides separation for retail from traffic from 45th Avenue.
- CONS
- North-south joint breaks up the short side of the facade. Long east and west facade have minimal changes in plane.
 - Stronger frontage on Brooklyn Avenue than 45th Avenue. The frontage may not be suitable for context.
 - Two residential floor above retail are slightly comprised by exterior wall expression.



OPTION 3 - PREFERRED
"GRID"

- PROS:
- Upper level penthouse has strong directional language to the sun and views (south)
 - The base creates a solid and grounded form with first three levels establishing a datum that matches the height of the neighboring historic buildings
 - Facade and fenestration employs modulation that clearly expresses the structure and functions of the building.
 - The base creates a solid and grounded form. The upper level facade carries down to the base.
 - Different expressions for residential and retail components are clearly defined for neighboring context.
 - Horizontal ground plinth creates strong base and provides separation for retail from traffic of 45th avenue.

EDG PRIORITIES AND BOARD RECOMMENDATIONS - MASSING OPTIONS

2b

The Board strongly supported the clarity and rigor of the proposed frame and infill expression and agreed that the consistency of the grid's proportions and the careful composition and detailing of the elements would be critical to its success. (DC2-B, DC2-C, DC2-2, DC2-6)

Response:
We have maintained the frame and infill design with an expressed contrast between these elements.



EDG - GRID AND IN FILL



DRB - GRID AND INFILL

EDG PRIORITIES AND BOARD RECOMMENDATIONS - AMENITY CONCEPT

The following concept diagrams compare our projects to other multi-family and single family building. Unlike other projects, this project has a double story common space “living space” on each level to enhance the sense of community.



EDG PRIORITIES AND BOARD RECOMMENDATIONS – SITE PLANNING AND STREETScape

3a

The Board, echoing public comment, agreed that the design of **the street edge along 45th Street would be of critical importance**, and directed the design team to make this area open, inviting, usable and welcoming to all potential users and pedestrians. (DC3-1, PL1, PL4-1)

3c

The Board supported the clear delineation of site stairs, agreeing that this design would be more likely to encourage use than one with steps extended across the entire frontage. (PL1-B-3,PL1-B)

Response:

The proposed design includes a setback along this frontage with a slightly raised plaza (about 2' above the sidewalk grade).

The south-facing plinth is connected to the sidewalk at its east and west ends. We have added bleacher type seating along the NE 45th St. frontage, encouraging use. The plaza itself acts as a overlook to the historic Neptune Theater across the street, it includes passive areas for public use.



EDG - 45TH STREET FRONTAGE



DRB - 45TH STREET FRONTAGE

EDG PRIORITIES AND BOARD RECOMMENDATIONS – SITE PLANNING AND STREETSCAPE

Response:
We are proposing breaking the proposed gridded expression at this location to reduce the massing of the west facade and to focus on the importance of the primary building entry.

3b The Board discussed the location and expression of **the principal pedestrian entry and whether its importance merited breaking the gridded-bay expression** and asked that this question be explored for the next meeting. (PL3-1, PL3-A)



PROPOSED WEST ELEVATION



ALTERNATE WEST ELEVATION

EDG PRIORITIES AND BOARD RECOMMENDATIONS - SITE PLANNING AND STREETSCAPE

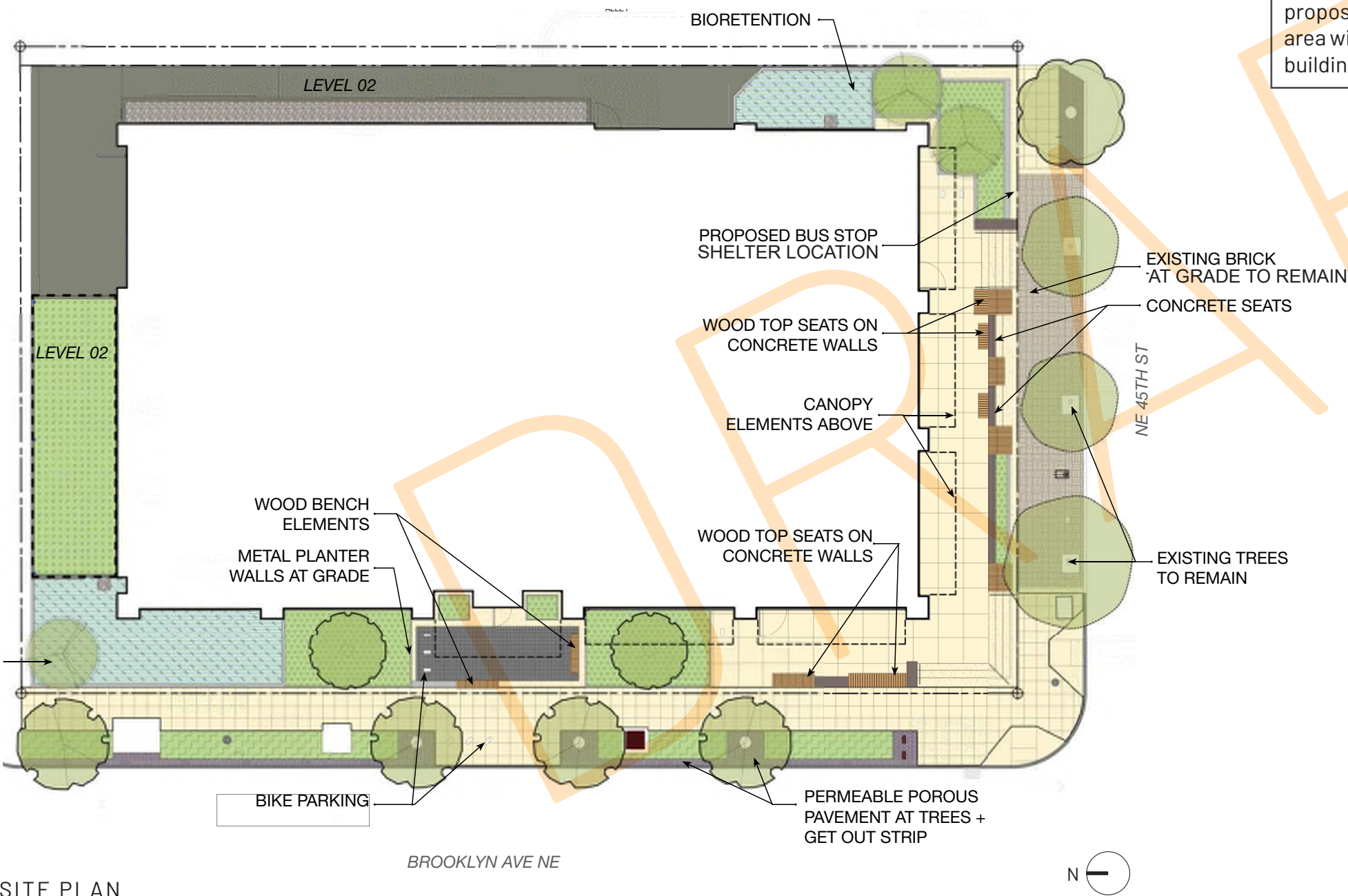
- 3d

The Board discussed the **relative size of the street-level setbacks on both 45th Street and Roosevelt Avenue**, and considered the possibility of weighting the distribution of setback distances in favor of 45th Street, agreeing that a departure could be considered if a strong rationale were offered. (DC3-1, PL1-B-3)
- 3e

The Board had questions about the **notch in the ground floor area at the north property line** and requested complete explanatory drawings for the next meeting.

Response:
The proposed setbacks along the two street frontages are similar, but the design of each is unique, related to the site context. The NE 45th St. setback is focused on pedestrian engagement with its plinth acting as a front porch for the building. The area within Brooklyn Ave. NE frontage is heavily landscaped in keeping with the Green street guidelines, this is also appropriate because this street has a “residential” character.

The notch is in line with the tower footprint above, it is setback from the primary facade and proposed with a textured concrete wall related to the masonry building on the adjacent property. There is a large bio-retention planter in front of the area, the proposed design acts as a backdrop to this landscaping. The increased setback at this area will also expose more of the existing south masonry wall of the adjacent residential building.



SITE PLAN



NW CORNER

EDG PRIORITIES AND BOARD RECOMMENDATIONS - THE ALLEY

Response:
The proposed design softens the entry to the alley with low raised planters. These provide a green “bookend” for the east side of the plaza while making this alley entry more inviting.

4a The Board, echoing public comment, noted the importance of alleys for pedestrian circulation in the University District and provided guidance to **carefully consider the pedestrian experience of the entire alley and the 45th Street corner in particular.** This care should be demonstrated in the site planning, lighting and facade composition of all areas in the adjacent to the alley. (PL3-1, PL3-A)



EDG - ALLEY ENTRY



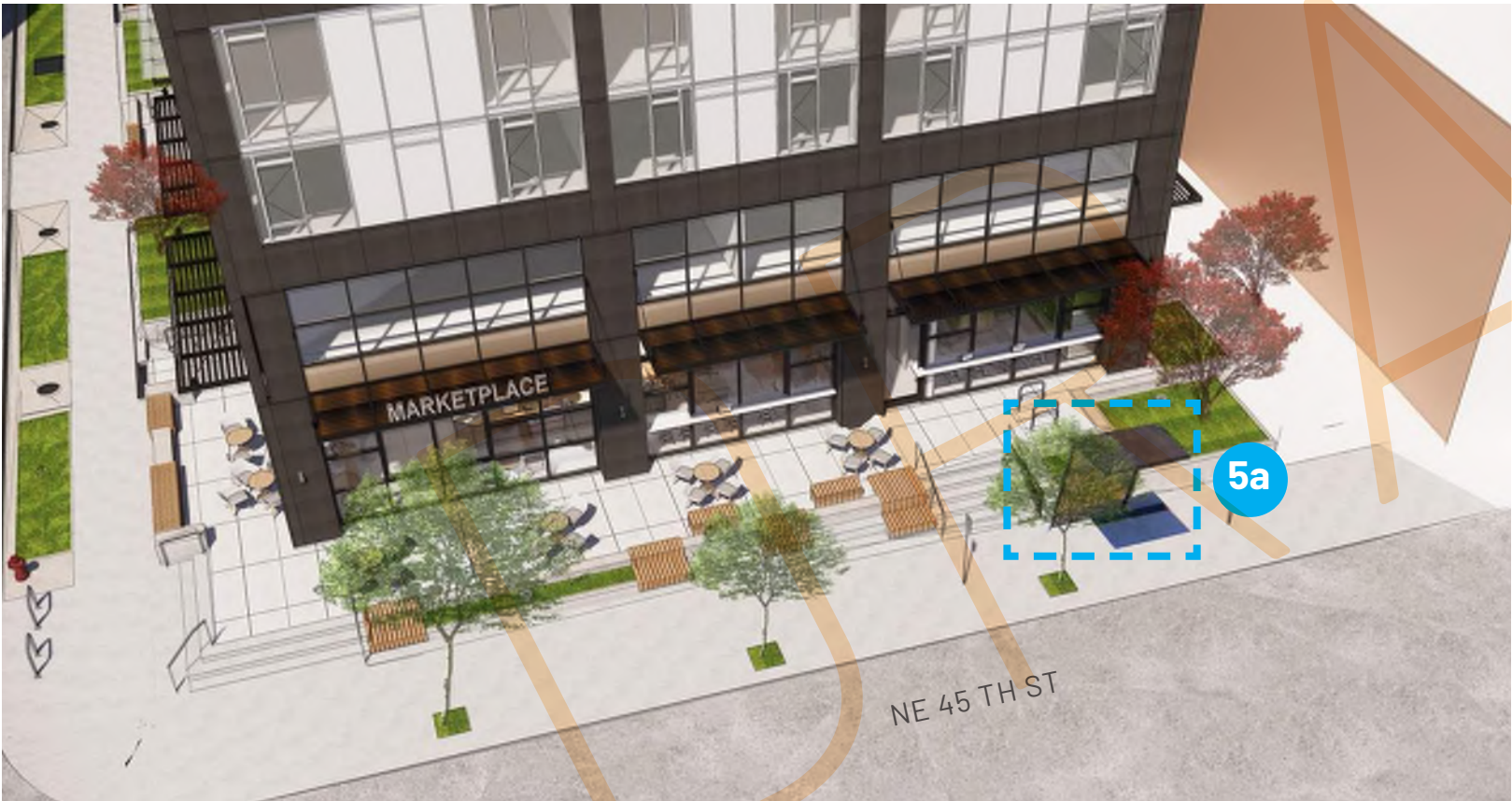
DRB - ALLEY ENTRY

EDG PRIORITIES AND BOARD RECOMMENDATIONS – SITE PLANNING AND STREETSCAPE

5a

The Board, echoing public comment, pointed out the level of use of the **existing bus stop on 45th street** and that the volume is only likely to grow. The Board agreed that it would be critically important to design this edge to support this use, and incorporating (ideally in consultation with Metro) complementary pedestrian amenities. (PL4-C, PL4-2)

Response:
Simple glass and metal bus stop shelter are being coordinated with SPU.



BUS STOP SHELTER - OVERHEAD VIEW

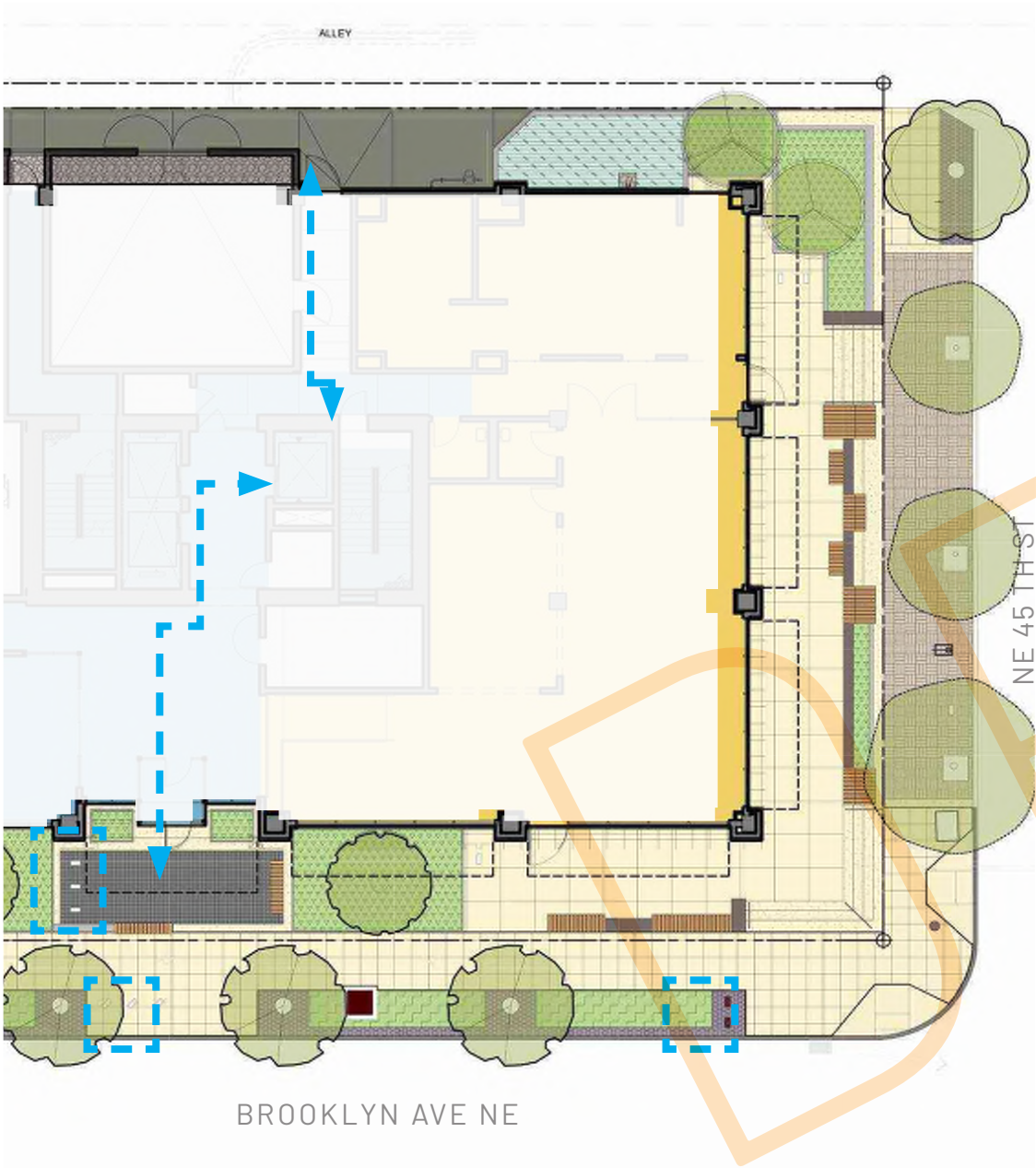


BUS STOP SHELTER - STREET VIEW

EDG PRIORITIES AND BOARD RECOMMENDATIONS - ACTIVE TRANSPORTATION

Response:
Brooklyn Ave. NE is designated to have a bike lane, NE 45th St. is not bike friendly. We have indicated short term bike parking within the building setback areas. Building residents will have access to long term bike parking (located in the parking garage).

5b The Board noted the **importance of bicycle transportation** to the city in general and the University District in particular and directed the applicant to provide complete drawings and a logical rationale for bicycle routes and facilities on and through the site. (PL4-B, PL4-1)



SHORT TERM BIKE PARKING



LONG TERM BIKE PARKING

EDG PRIORITIES AND BOARD RECOMMENDATIONS - MATERIALITY AND EXPRESSION

- 6a

The Board supported the simplicity of the grid expression but encouraged the design team to explore options that incorporate greater compositional flexibility, including variation in the location of open-space voids and the expression of the gasket element. (DC4-A, DC2-B, DC22, DC2-6)
- 6b

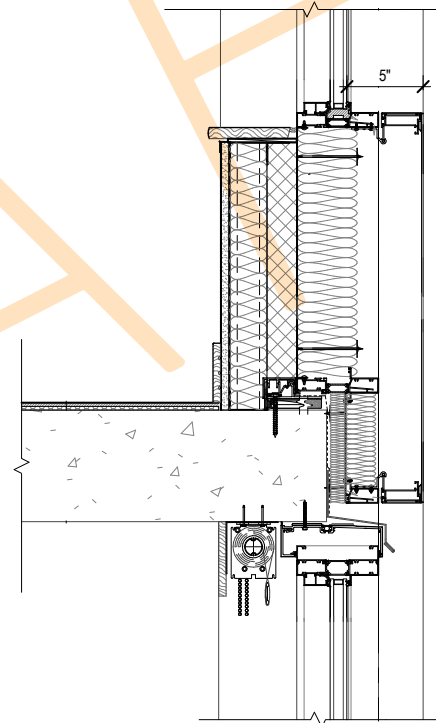
The Board agreed that the magnitude of the plane-change between the frame and infill panel was critically important to the design concept and encouraged the design team to maximize that distance.

Response:
The open space voids are related to the location of the floor-level common rooms for the building occupants. These spaces will have preserved views because this project lies at the east edge of the U-District up-zone area. We have introduced variation in the grid infill through the placement of glazing and cladding.

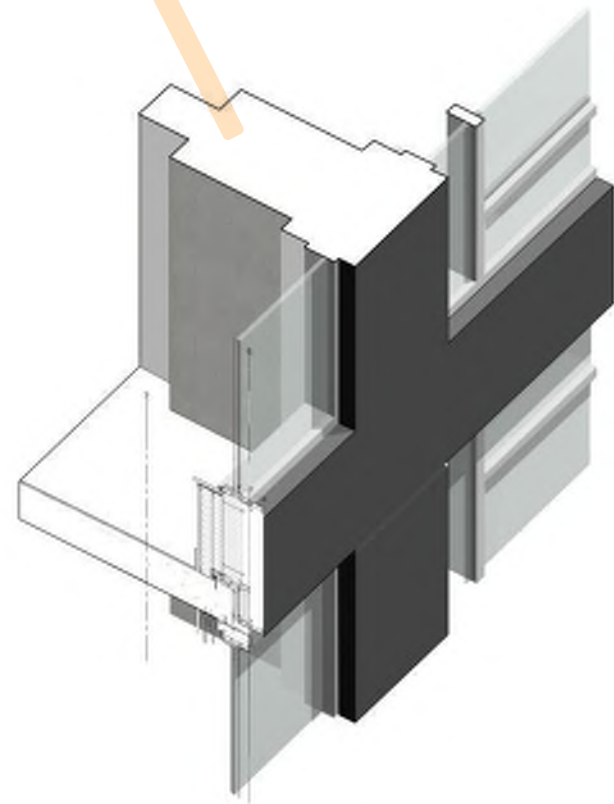
We are working closely with the window wall manufacturer to provide a cleanly expressed grid. The proposed system will have a 5-1/2" offset from the infill glass to the face of the grid cladding, this is what was proposed during the EDG meeting.



AXONOMETRIC - CORNER



GRID DETAIL



EDG PRIORITIES AND BOARD RECOMMENDATIONS - MATERIALITY AND EXPRESSION

Response:
The proposed expressed grid with an offset to the main body of the building, incorporating a contrast in color and material should achieve this goal.

6c The Board noted the **strong design characteristics evidenced in the precedent images** provided throughout the packet and encouraged the design team to strive for this level of work.



96 BROOKLYN BRIDGE PARK HOUSING TOWER, NEW YORK

PRECEDENT 1



FORUM BUILDING, Tokyo, Japan

PRECEDENT 2



1300 45TH ST.

PROPOSED DESIGN

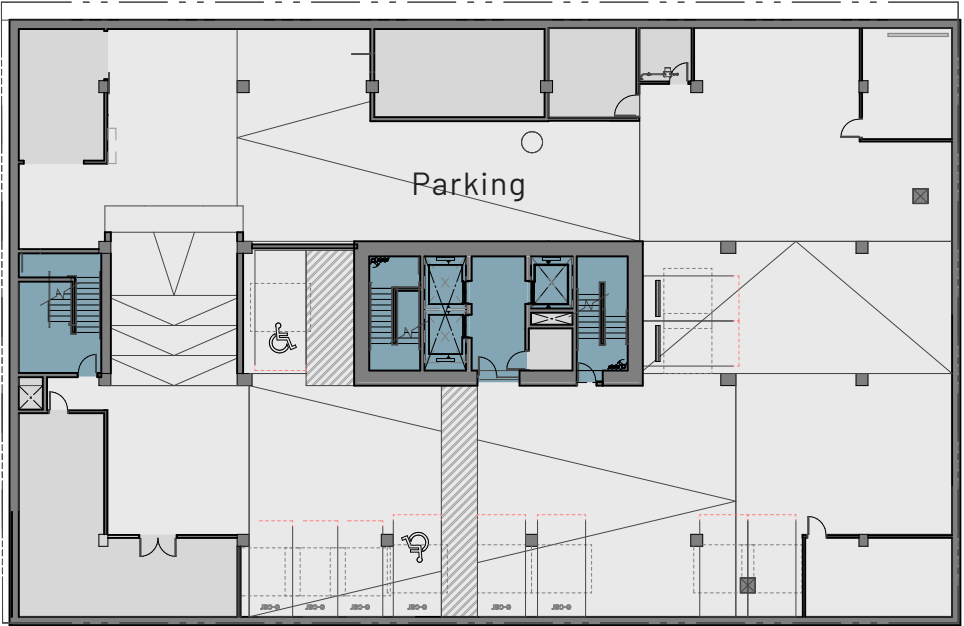


04 TOWER DESIGN

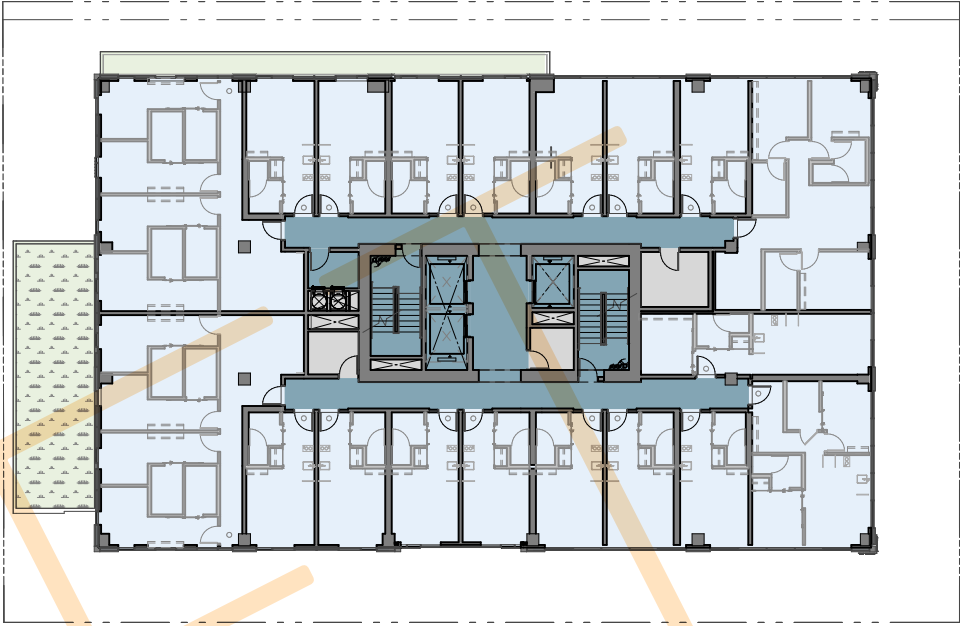


SITE PLAN

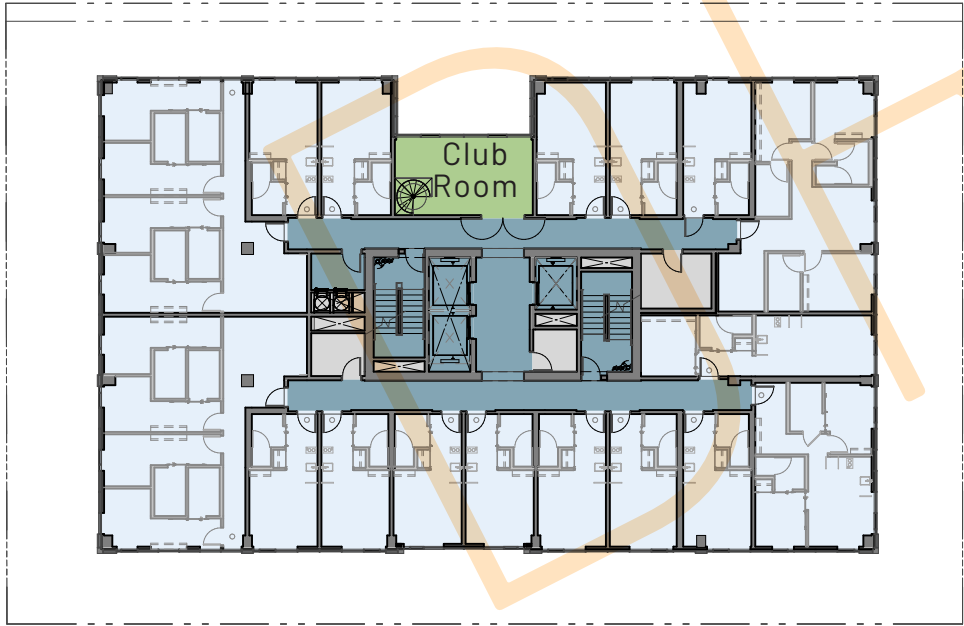




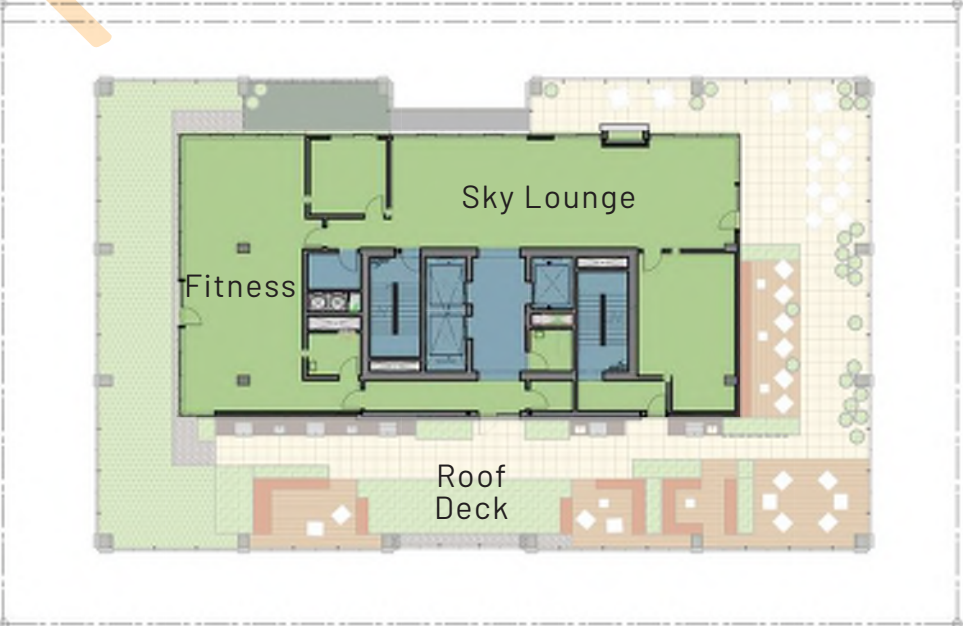
PARKING P1-P2
Scale: 1/32" = 1'-0"



LEVEL 2
Scale: 1/32" = 1'-0"



LEVEL 3-21
Scale: 1/32" = 1'-0"



ROOF LEVEL (LEVEL 22)
Scale: 1/32" = 1'-0"



TOWER DESIGN - ELEVATION



WEST ELEVATION



SOUTH ELEVATION

CS1. The proposed south facing plaza takes advantage of its solar exposure to help activate its open space. The dwelling units will have significant glazing (about 34-40% of their exterior wall surface), maximizing daylighting.

CS1-D-1. The proposed design will include street trees along both ROW's and ground level planting on site (35% of on-site open space area). These landscape elements will increase the 'network' of local neighborhood habitat area.

CS2. This site has a unique location; adjacent to the new transit station, across the street from the historic Neptune Theater, fronting on a green street and at a location where there is an opportunity to 'knit' together the public realm. The placement of and the design of the open space along the two project frontages will support and enhance these site aspects, creating a strong sense of place.



SW CORNER

TOWER DESIGN - ELEVATION



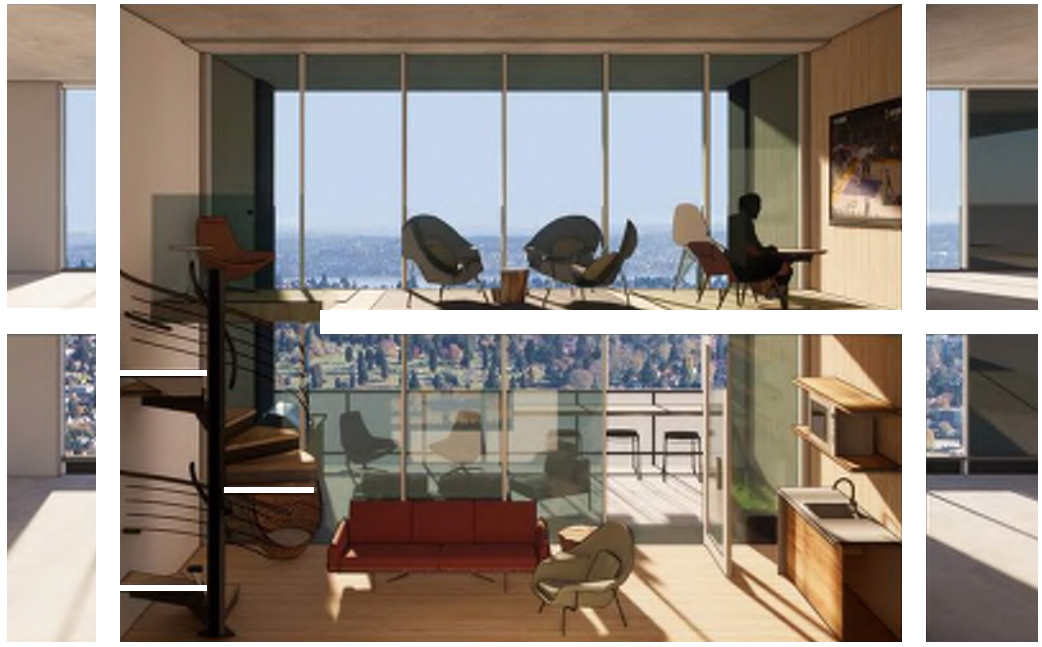
TOWER DESIGN - COMMON LIVING ROOM



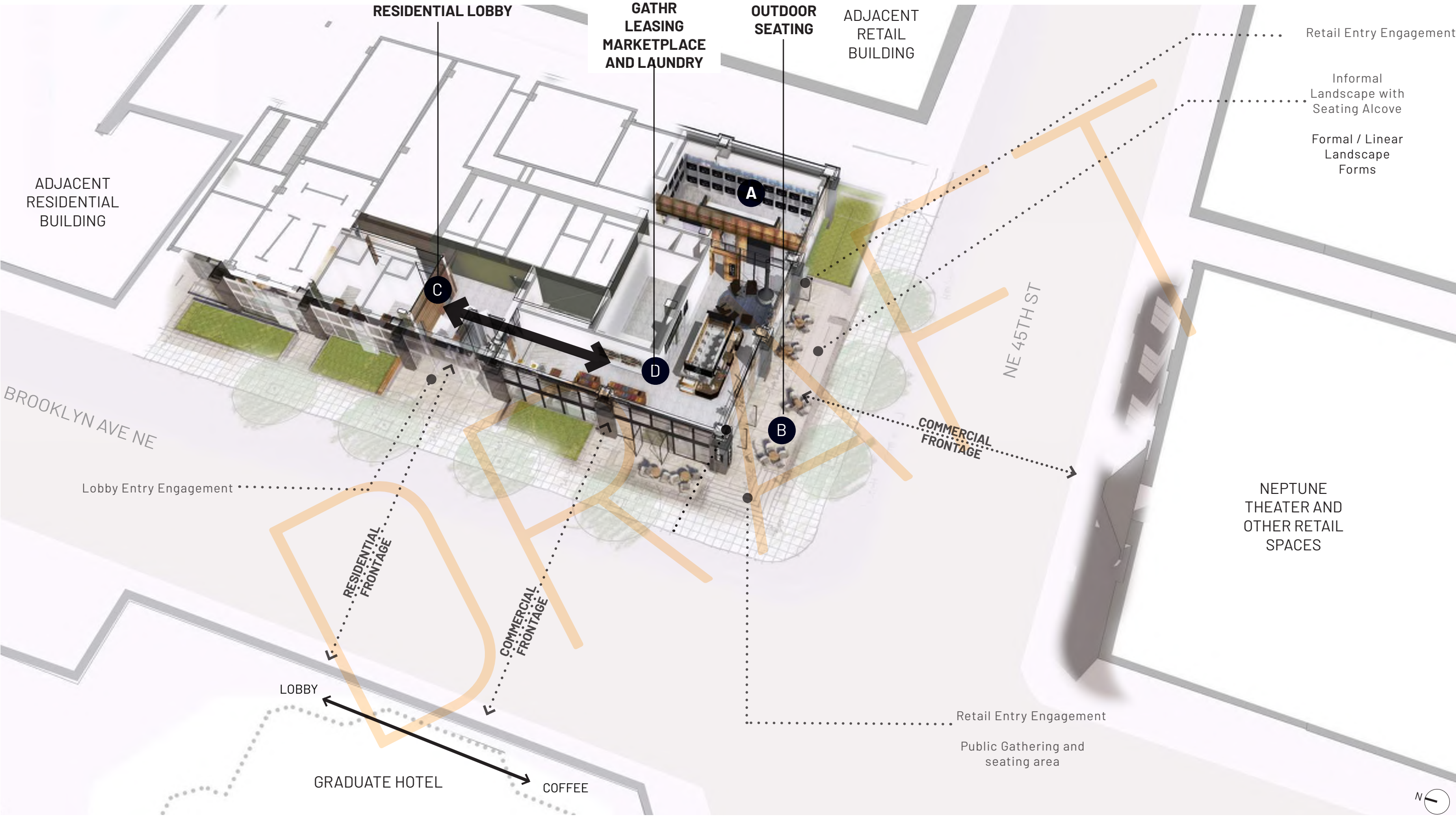
WEST ELEVATION
Scale: 1/32" = 1'-0"



Exterior View of the Common Living Room: The living room becomes an organizational element for the proportions of the grid.



GROUND LEVEL CONCEPT



GROUND LEVEL CONCEPT - **MINI MARKET HALL**



A LAUNDRY GATHERING



B OUTDOOR SEATING



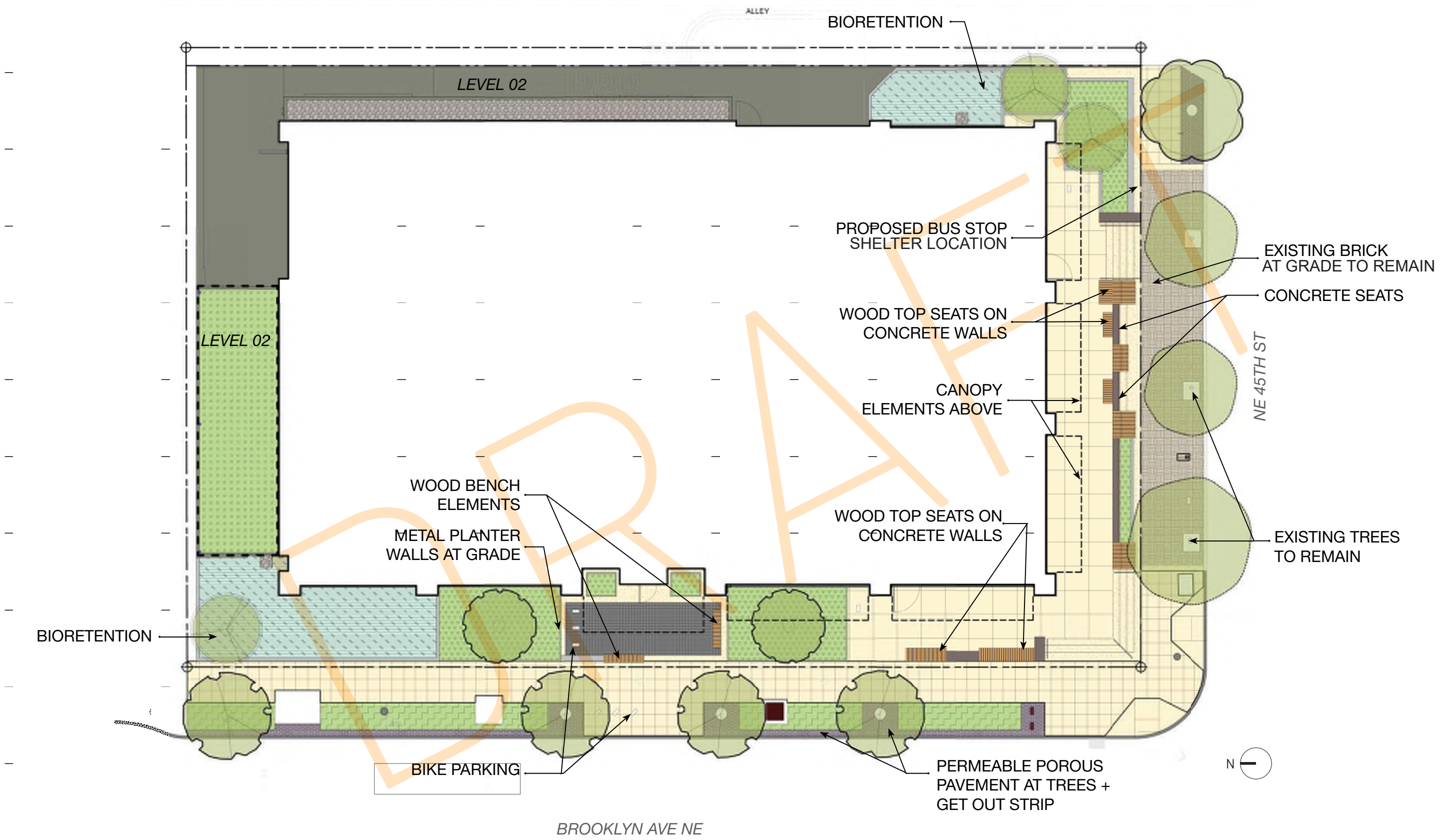
C RESIDENTIAL LOBBY

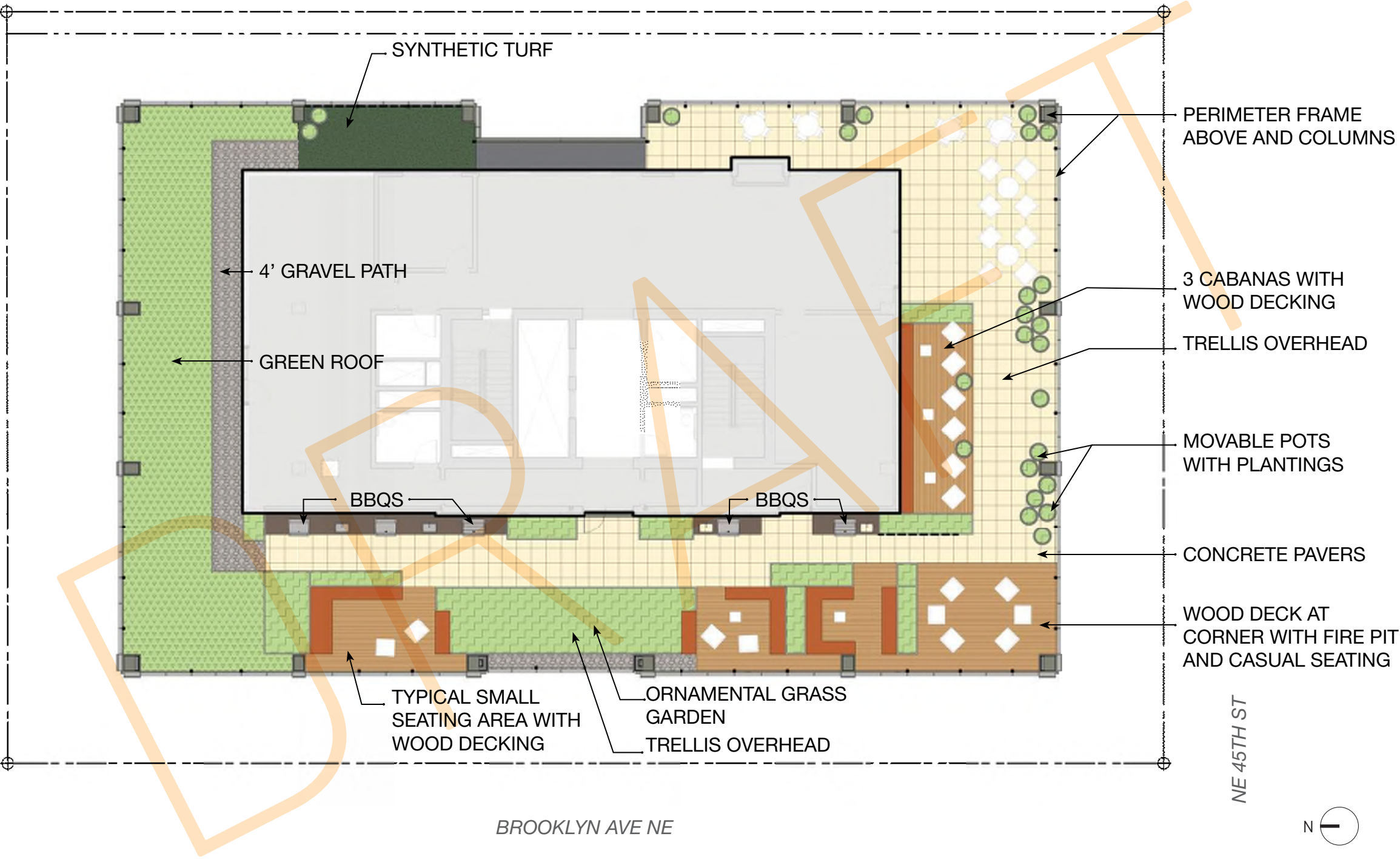


D MINI MARKET HALL



SITE PLAN CONCEPT - AT GRADE [STREETSCAPE]





INSPIRATION



Formal / Linear Landscape Forms



Landscape Beds with Seating Elements



Grade-Separated Plaza with Transition to Sidewalk



Plaza Seatwall Edge



Robust Streetscape Planting



Specialty Paving Treatment in Plaza



Bioretention Adjacent to Sidewalk

TREE PLANTING DESIGN



Amelanchier x grandiflora
'Autumn Brilliance'
Autumn Brilliance
Serviceberry



Liriodendron tulipifera
'JFS-OZ'
Emerald City Tulip Tree



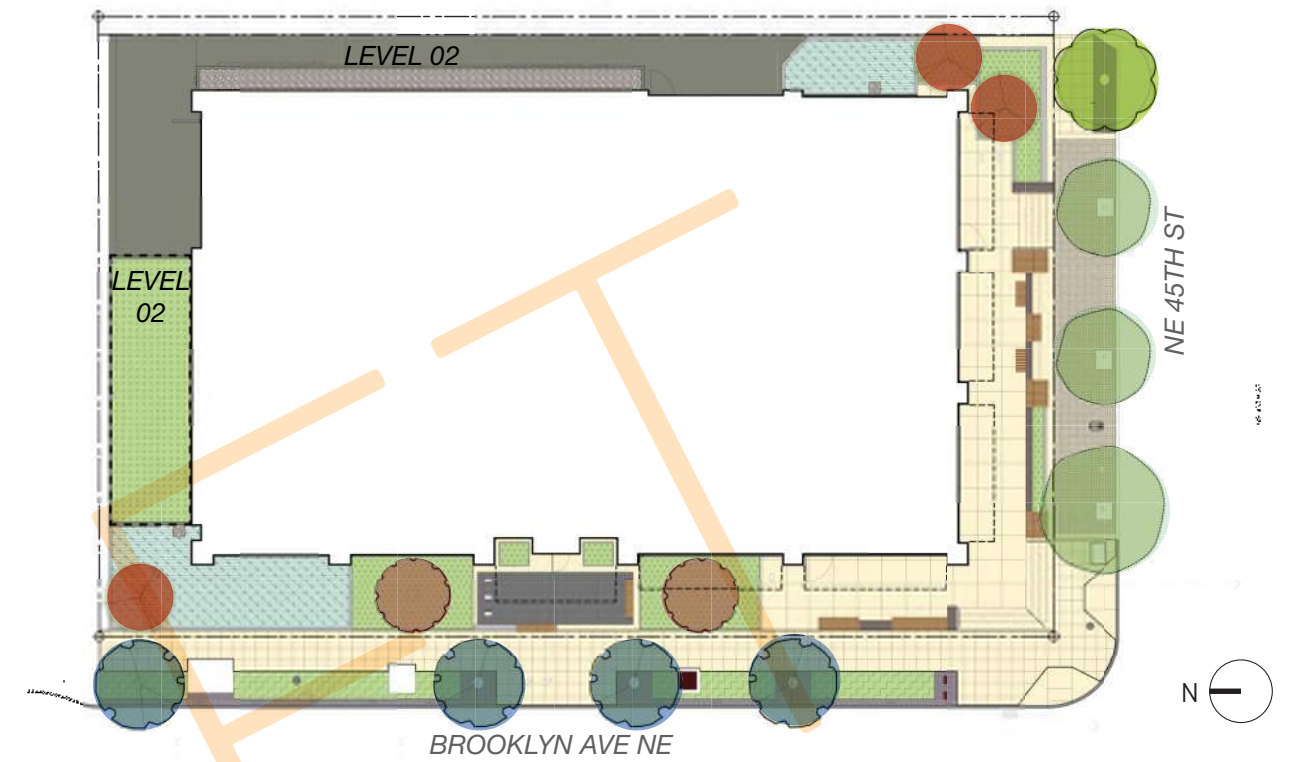
Existing trees to remain



Magnolia virginiana
'Moonglow'
Moonglow Sweet
Bay Magnolia



Carpinus betulus
'Fastigiata'
European Hornbeam



PLANTING - AT GRADE [STREETSCAPE] + LEVEL 2

ACCENTS



Achillea x. 'Moonshine'
Moonshine Yarrow



Anemone 'Honorine Jobert'
Honorine Jobert Anemone

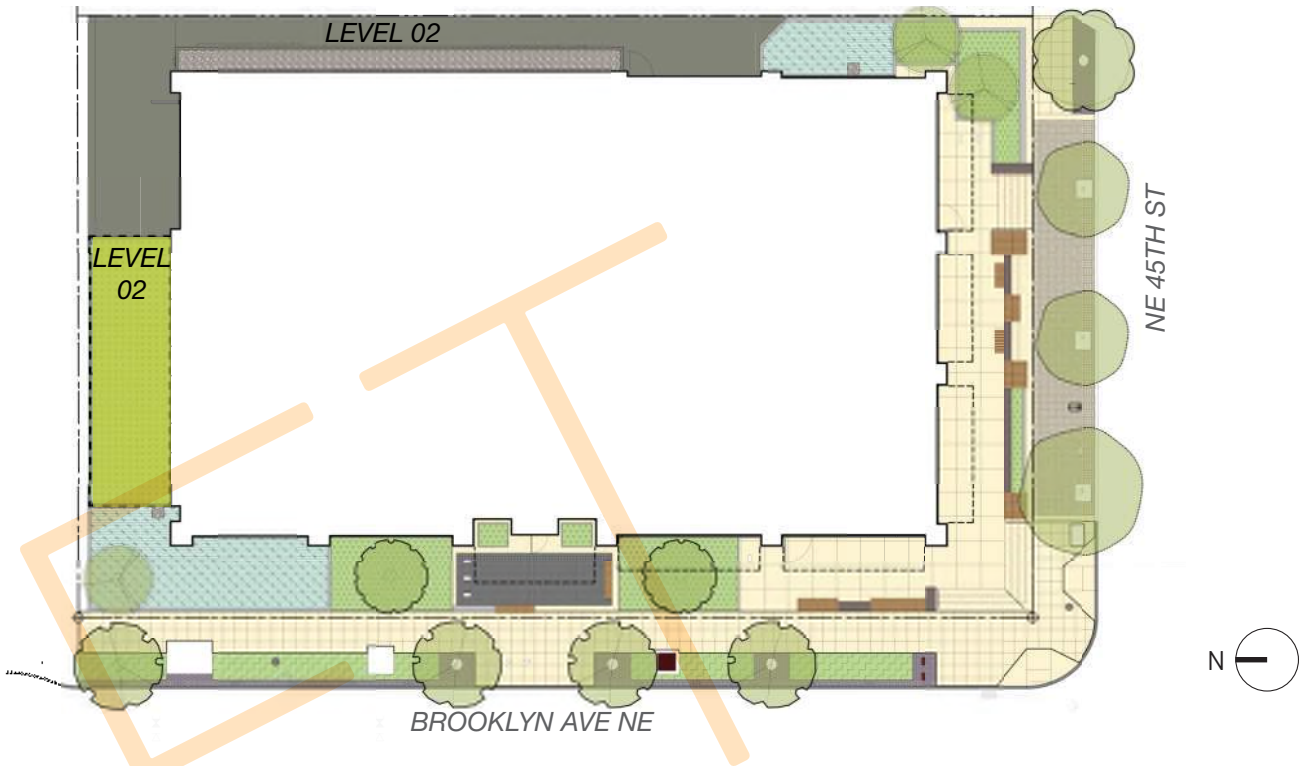
STRUCTURE



Polystichum munitum
Sword Fern



Mahonia eurybracteata
'Soft Caress'
Soft Caress Mahonia



FIELD



Carex divulsa
Berkeley Sedge



Prunus laurocerasus
Mt. Vernon Laurel



Rosa 'Noalesa'
Yellow Groundcover Rose



Hakonechloa macra 'Aureola'
Golden Japanese Forest Grass



Liriope muscari
Royal Purple Lilyturf



Pachysandra terminalis
Japanese pachysandra



Blechnum spicant
Deer fern



Dryopteris erythrosora
Autumn fern



Aquilegia caerulea 'Yellow'
Kirigami Yellow Columbine

BIORETENTION



Hakonechloa macra
Japanese Forest Grass



Juncus patens
Elk Blue Gray Rush



Gunnera manicata
Gunnera



Cornus sericea 'Farrow'
Midwinter Fire Dogwood



Osmunda regalis
'Purpurescens'
Royal Fern



Iris siberica 'Caesar's Brother'
Caesar's Brother Siberian Iris

LEVEL 02



Liriope muscari
Royal Purple Lilyturf



Pachysandra terminalis
Japanese pachysandra

ACCENTS



Allium 'Globemaster'
Flowering Onion



Aquilegia caerulea 'Yellow'
Kirigami Yellow Columbine



Dryopteris erythrosora
Autumn fern

FIELD



Leymus arenarius
Lyme Grass



Liriope muscari
Royal Purple Lilyturf



Pachysandra terminalis
Japanese pachysandra

STRUCTURE



Pinus thunbergii
'Thunderhead'
Thunderhead Japanese
Black Pine

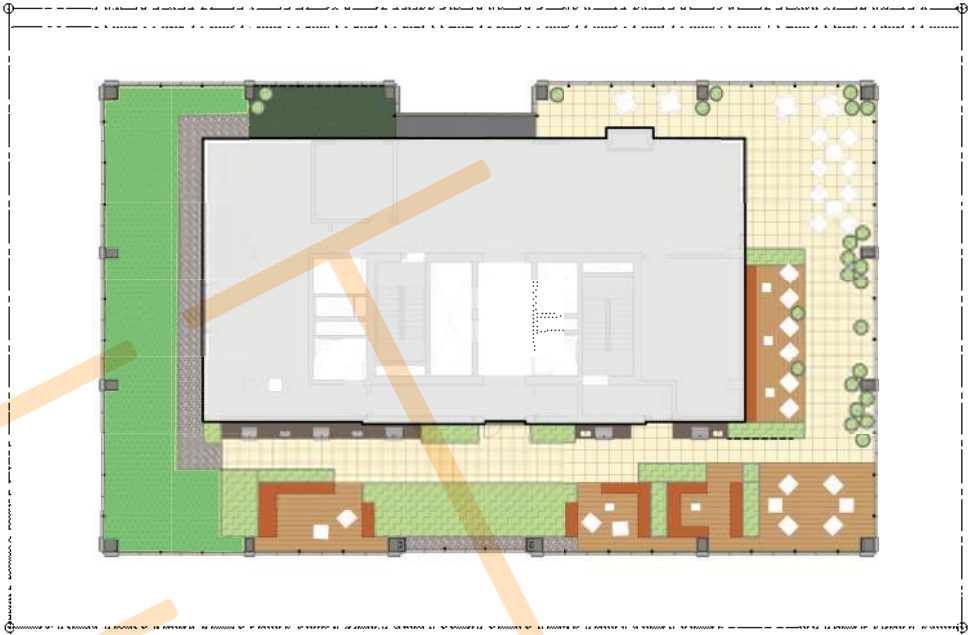
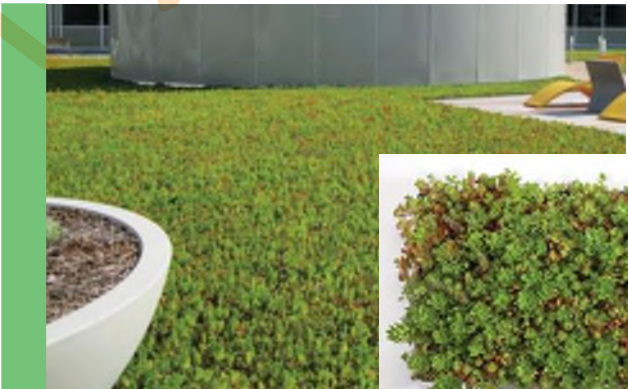


Rhus typhina 'Dissecta'
Laceleaf staghorn sumac



Blechnum spicant
Deer fern

GREEN ROOF



MATERIALS - AT GRADE [STREETSCAPE]

PEDESTRIAN PAVING



Scoring with medium etched finish, square pattern

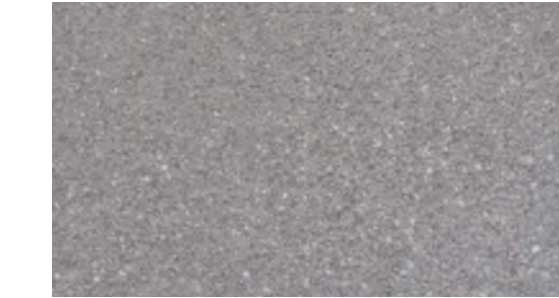


6"x24" concrete pavers, mortar-set

FINISH



Band with heavy etched finish



Exposed aggregate finish

SITE AMENITY



Wood top bench on concrete wall

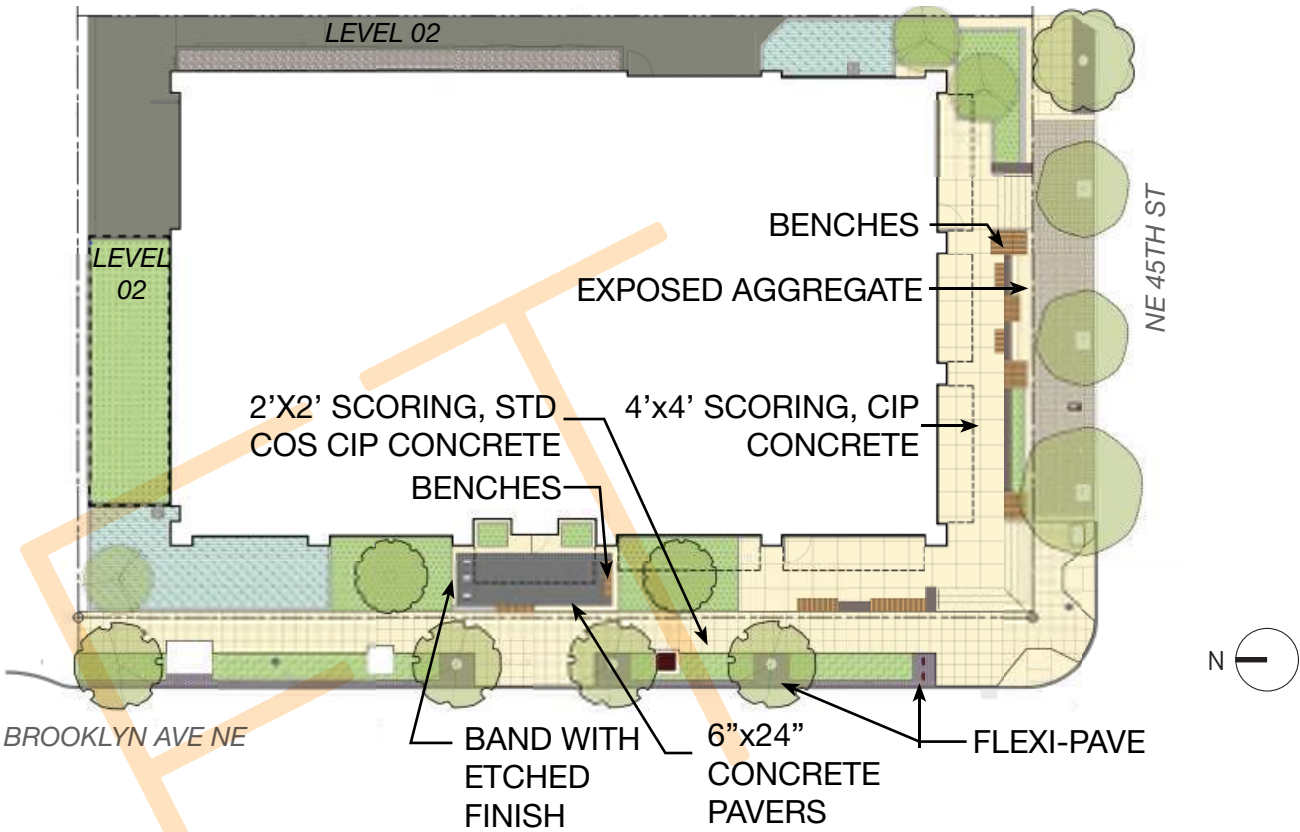


Bike parking rack

OTHER SURFACING



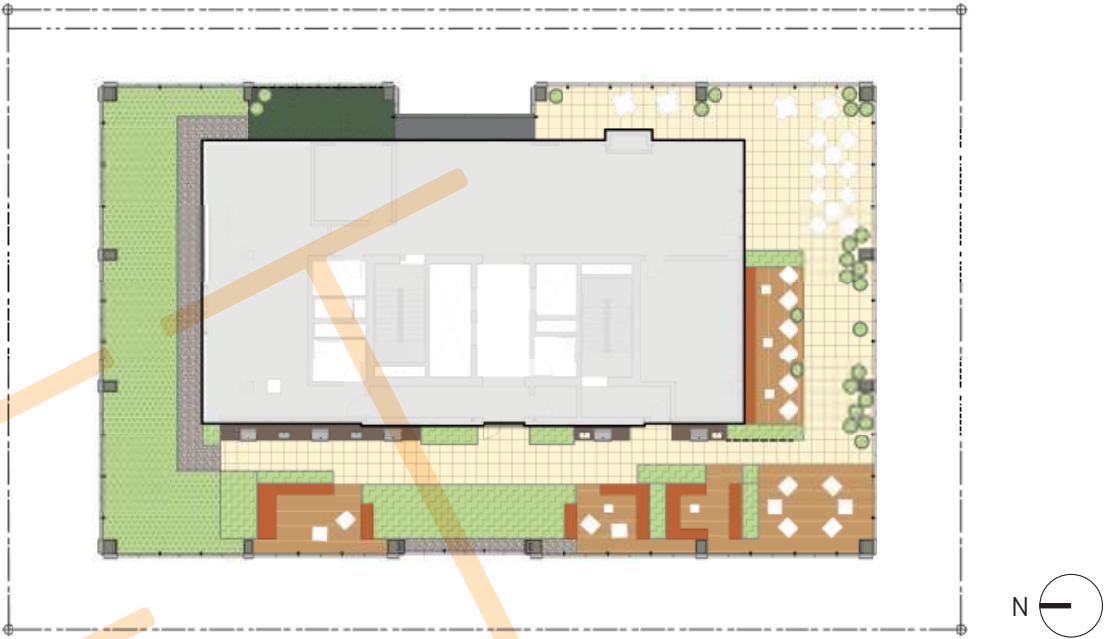
Flexi-pave



PLANTER



SYNTHETIC TURF



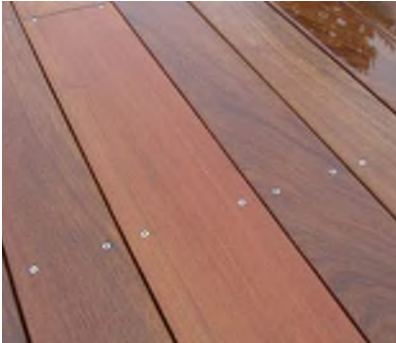
METAL PLANTERS



PLANTER POTS



DECKING



CONCRETE PAVERS



GRAVEL



RELATIONSHIP WITH NEPTUNE THEATER



RELATIONSHIP WITH NEPTUNE THEATER

This site has a unique location; adjacent to the new transit station, **across the street from the historic Neptune Theater**, fronting on a green street and at a location where there is an **opportunity to 'knit' together the public realm**. The placement of and the design of the open space along the two project frontages will support and enhance these site aspects, creating a strong sense of place. (CS2-A-1)(CS2-A-2)(PL1-A-1)(L1-A-2)(PL1-B-1)(PL1-B-2)(PL1-B-3)(PL1-C-1)(PL1-C-2)(PL1-C-3)



PERSPECTIVE VIEW



The grid becomes an open frame at the skyline. (DC2-6-j.)

The proposed building articulation with a **uniform grid references a calmer design (with expressed structure)**, in contrast to the highly modulated form found in several recently proposed U-District high rises. (CS3-A) (CS3-A-1.) (CS3-A-2.) (CS3-A-3.) (CS3-A-4.)(CS3-B-1.)(CS3-B-2.)

STREET VIEW OF SITE LOOKING NORTH ON BROOKLYN AVE NE

The proposed design will include street trees along both ROW's and ground level planting on site (35% of on-site open space area). One new street tree will be installed along the NE 45th St. frontage. All the street trees will be replaced along the Brooklyn Ave NE frontage. **These landscape elements will increase the 'network' of local neighborhood habitat area.** (CS1-D-1) (CS1-D-2.) (CS1-1-a) (CS1-1-b) (CS1-1-c)

The proposed landscape design includes two large bioretention planters. **The planters act as 'bookends to the open space/plaza that occurs along the two project frontages.** (CS1-E-1) (CS1-E-2)



STREET VIEW OF SITE LOOKING NORTH ON BROOKLYN AVE NE

PERSPECTIVE VIEW



There is a datum distinction at level 3, the glazing at level 1 and 2 is consistent with the proposed 'Market Hall' use (different from the glazing for the tower above). The landscape design and Market Hall layout prioritize the corner, this design is additionally reinforced as the new light rail station lies just south of this same corner. (CS2-C-1)

The upper tower articulation helps to identify the primary residential entry. **There is a strong, layered connection/transition between the public sidewalk and this entry on Brooklyn Ave. NE.** (PL3-A-1) (PL3-A-2)(PL3-A-3)(PL3-A-4)

The primary residential entry is on Brooklyn Ave. NE, suitable as this is a street of residential character. (PL1-1-a) (PL1-1-b) (PL1-1-c) (PL1-1-d)(DC2-3-a)(DC2-3-b)

STREET VIEW OF RESIDENTIAL ENTRANCE LOOKING NORTH ON BROOKLYN AVE NE

Building entries are clearly defined through the architectural expression and landscape design, signage for entry purposes is not required. (PL2-D-1)

The short-term bike parking is located along the project frontages, currently shown with a simple inverted U type design. Long term bike parking is located within the secured garage, **users will have access from the bike lane on Brooklyn Ave. NE. Uber/Taxi pick up is supported by the residential lobby** (PL4-1-a) (PL4-1-b) (PL4-1-c) (PL4-A-1) (PL4-A-2) (PL4-B-1) (PL4-B-2) (PL4-B-3) (PL4-C-1) (PL4-C-2) (PL4-C-3)

The building finish floor elevations and locations of entries have been established so that the **primary entries provide fair (accessible) access.** (PL2-A-1) (PL2-A-2) (PL2-B-1) (PL2-B-2) (PL2-B-3)



STREET VIEW OF RESIDENTIAL ENTRANCE ON BROOKLYN AVE NE

PERSPECTIVE VIEW



The sites unique corner condition drove the design for the primary retail (market hall) entry at the corner. The ground level areas have high ceilings related to the adjacent U-District retail corridor. (PL 3 - C - 1)(PL 3 - C - 2) (PL3-C-3)

The primary open space is fronting NE 45th St. and connects to the primary retail space within the building. (PL1-1-a) (PL1-1-b) (PL1-1-c) (PL1-1-d) (DC2-3-a) (DC2-3-b)

STREET VIEW OF RESIDENTIAL ENTRANCE LOOKING NORTH ON BROOKLYN AVE NE

Although not a mid-block, the proposed building responds to the **datum of the adjacent residential building and retail building to the north and east respectively.** (CS2-C-2)

The design provides a **continuous retail expression from the residential lobby on Brooklyn Ave. NE south then east to the alley ROW.** It was important for the project to establish this **uninterrupted use to strengthen the retail experience.** The residential lobby is located mid site on the Brooklyn Ave. NE frontage, a street which has an existing residential character. (PL3-3-a) (PL3-3-b) (PL3-3-c) (PL3-3-e) (DC1-1-a)(DC1-1-b)(DC1-1-c)

The **sidewalk along Brooklyn Ave. NE will be widened as part of this projects related street improvements.** (PL4-2-a)(PL4-2-b)



STREET VIEW OF SITE LOOKING SOUTH ON BROOKLYN AVE NE

PERSPECTIVE VIEW



The proposed building articulation with a **uniform grid** references a **calmer design (with expressed structure, i.e. the UW Tower)** in contrast to the highly modulated form found in several recently proposed U-District high rises. (CS3-A-1) (CS3-A-2) (CS3-A-3) (CS3-A-4) (CS3-B) (CS3-B-1)(CS3-B-2)

The project has been **influenced by the proximity to the new light rail station (located one half a block to the south).** The **sidewalk along Brooklyn Ave. NE will be widened** as part of this projects related street improvements.(PL4-2-a)(PL4-2-b)

STREET VIEW LOOKING SOUTH FROM LIGHT RAIL STATION ON BROOKLYN AVE NE

The building has a significant setback, **overhead weather protection is provided at the primary residential and retail entries. Additional south facing canopies will be provided for shading and to establish human scaled elements.** (PL2-C-1)(PL2-C-2) (PL2-C-3)

The new light rail station to the south has influenced the plaza design and the primary retail entry location. (PL4-A-1 (PL4-A-2) (PL4-B-1) (PL4-B-2) (PL4-B-3) (PL4-C-1)(PL4-C-2) (PL4-C-3)

This site does not have a designated gateway or placemaking corner however the proposed **design responds to the corner location** (CS2-3-a)



STREET VIEW LOOKING SOUTH FROM LIGHT RAIL STATION ON BROOKLYN AVE NE

PERSPECTIVE VIEW



The project design includes operable glazing at some retail locations to reinforce the indoor/outdoor connection. The south facing plinth supports retail spill-out and public interaction.
(PL3-C-1)(PL3-C-2)(PL3-C-3)

Although the plinth is slightly raised, access will be provided at the retail corner. This slight elevation will create a calmer area for users, above the datum of vehicle traffic on NE 45th St. (PL3-1-a) (PL3-1-b) (PL3-1-c)

STREET VIEW LOOKING EAST ON NE 45TH ST

The proposed design for ground level retail is for a market hall and a sit and spin laundry located along 45th Ave. NE. The ground level will also accommodate the building lobby and back of house spaces. The residential entry located to the north on Brooklyn Ave. NE, an existing residential street. (DC1-A-1) (DC1-A-2)(DC1-A-3) (DC1-A-4)(DC1-A-4) (DC3-3-a) (DC3-3-b)

The architectural expression incorporates 20 - 40' modules and high (16') ceilings supporting the proposed uses. The south-facing open space creates an outdoor room, the second wall being the historic Neptune Theater. (CS2-2-a) (CS2-2-b) (CS2-2-c)

Bus service stop will be maintained on NE 45th St and is being coordinated with SPU. (PL4-A-1) (PL4-A-2) (PL4-B-1) (PL4-B-2) (PL4-B-3) (PL4-C-1) (PL4-C-2)(PL4-C-3)



STREET VIEW LOOKING NORTH ON NE 45TH ST

PERSPECTIVE VIEW



The retail frontage will be porous, spilling out onto the south facing plaza. (PL3-3-a) (PL3-3-b) (PL3-3-c) (PL3-3-e) (DC1-1-a)(DC1-1-b)(DC1-1-c)

OVERVIEW LOOKING NORTHWEST ON NE 45TH ST

In as much as the alley is a shared ROW and perhaps at some point could become more viable for pedestrian use, we have taken the following measures:

- **Provided planting at the entry to the alley**
- **Provided a retail space adjacent to the alley.**
- **Provided lighting in the project design along**

(PL1-2-a)(PL1-2-b)(PL1-2-c)(PL1-2-e)

The proposed design includes a simple grid and infill on all sides of the building, **blank walls only occur at some service areas along the alley.** (DC2-B-1)(DC2-B-2)

Garage access is located at the north end of the alley, this is the least impactful location serving vehicle access. The vehicle entry is located on the alley at the north end of the site, this will provide for significant stacking should cars exit to the south. (PL4-A-1) (PL4-A-2) (PL4-B-1) (PL4-B-2) (PL4-B-3) (PL4-C-1) (PL4-C-2)(PL4-C-3)(DC1-B-1)(DC1-B-2)

All parking is located below grade with the exception of the upper portion of the garage access ramp. (The service and trash areas are located accordingly at the north end of the alley. DC1-C-1) (DC1-C-2)(DC1-C-3)(DC1-C-4)(DC1-2-a) (DC1-2-b.) (DC2-2-c.)



STREET VIEW OF ALLEY LOOKING NORTH ON NE 45TH ST

PERSPECTIVE VIEW



Although not a mid-block, the proposed building responds to the **datum of the adjacent residential building and retail building to the north and east respectively.** (CS2-C-2)

The building is modulated, this is carried to the street level and enhanced at the public realm. (DC2-D-1) (DC2-D-2)

STREET VIEW LOOKING NORTHWEST ON NE 45TH ST

The proposed design is responsive to the goals of this guideline. We have incorporated modulation (both horizontally and vertically) at 20 -40' intervals, **incorporated balconies for visual interest and expression of internal use** and are proposing layered landscaping at the street level. (CS2-1-e.)(DC2-C-1) (DC2-C-2)(DC2-C-3)

The strength of this design is the **simple gridded form, distinguished by the common area rooms on the east and the break in the grid in reference to the residential entry on the west.** (DC2-6-e)(DC3-2-a)



STREET VIEW LOOKING WEST ON NE 45TH ST

PERSPECTIVE VIEW



The grid is expressed as an open frame at the top of the building. (DC2-2-f) (DC2-6-j) (DC2-6-k) (DC2-6-l)

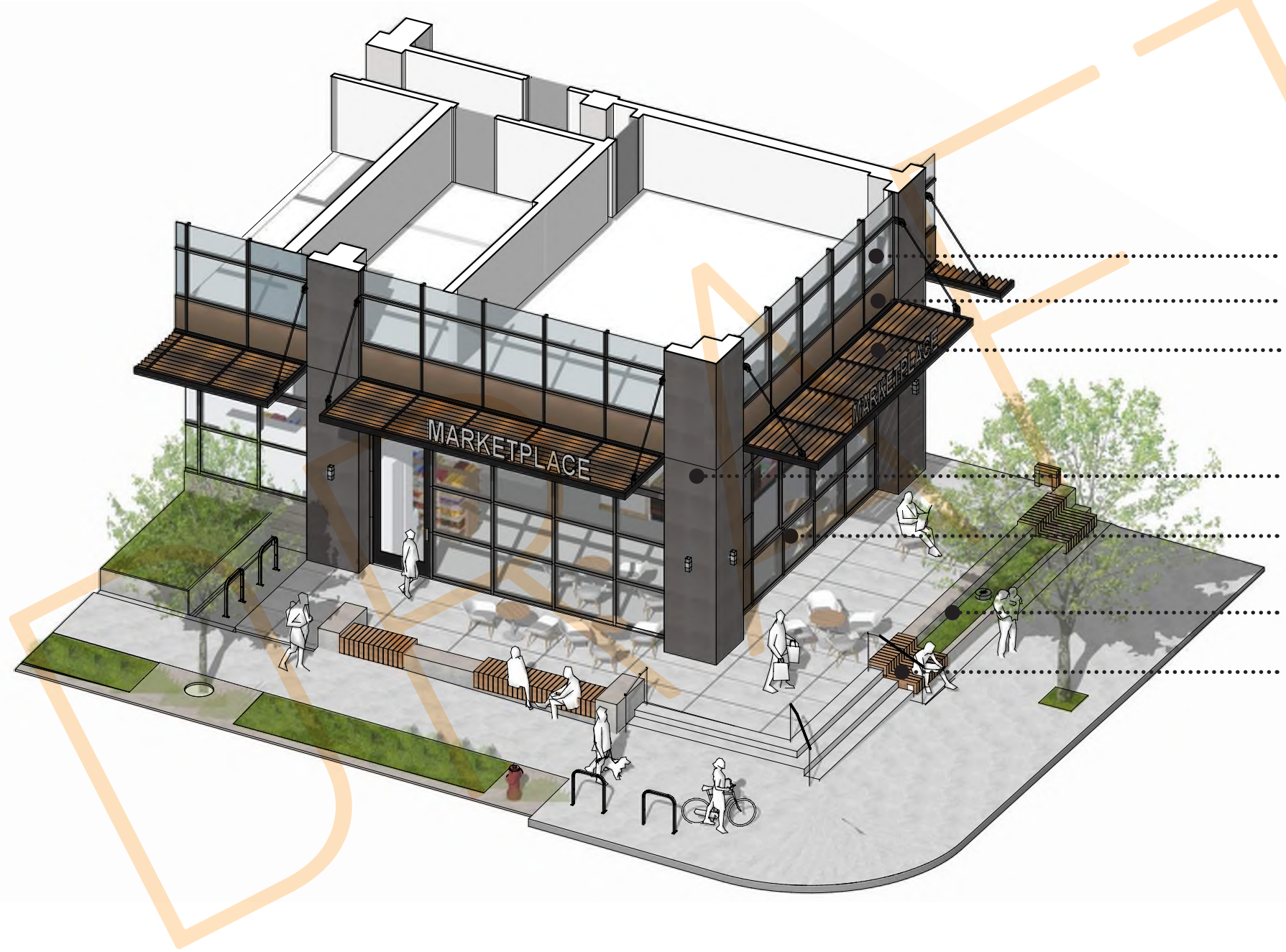
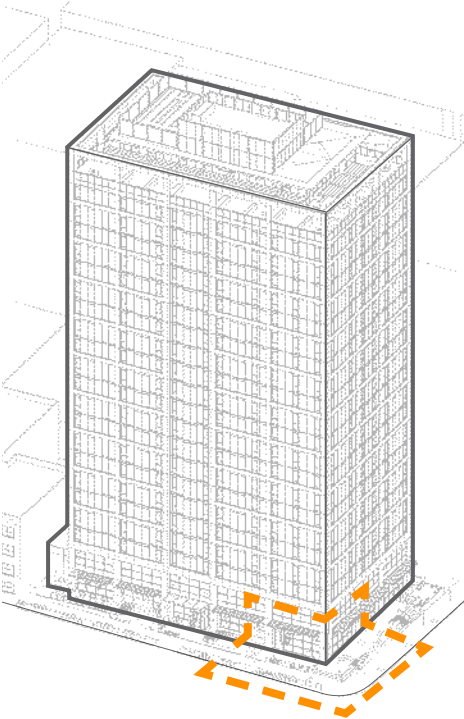
All service elements will be screened at the roof level (DC2-4-a)(DC2-4-b)

LOOKING AT ROOF SOUTHEAST

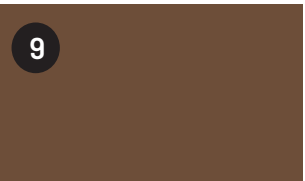
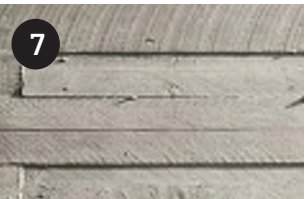
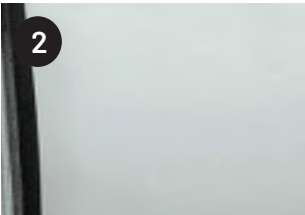
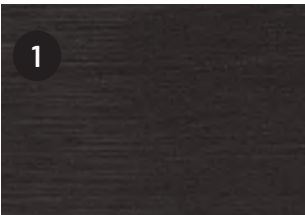


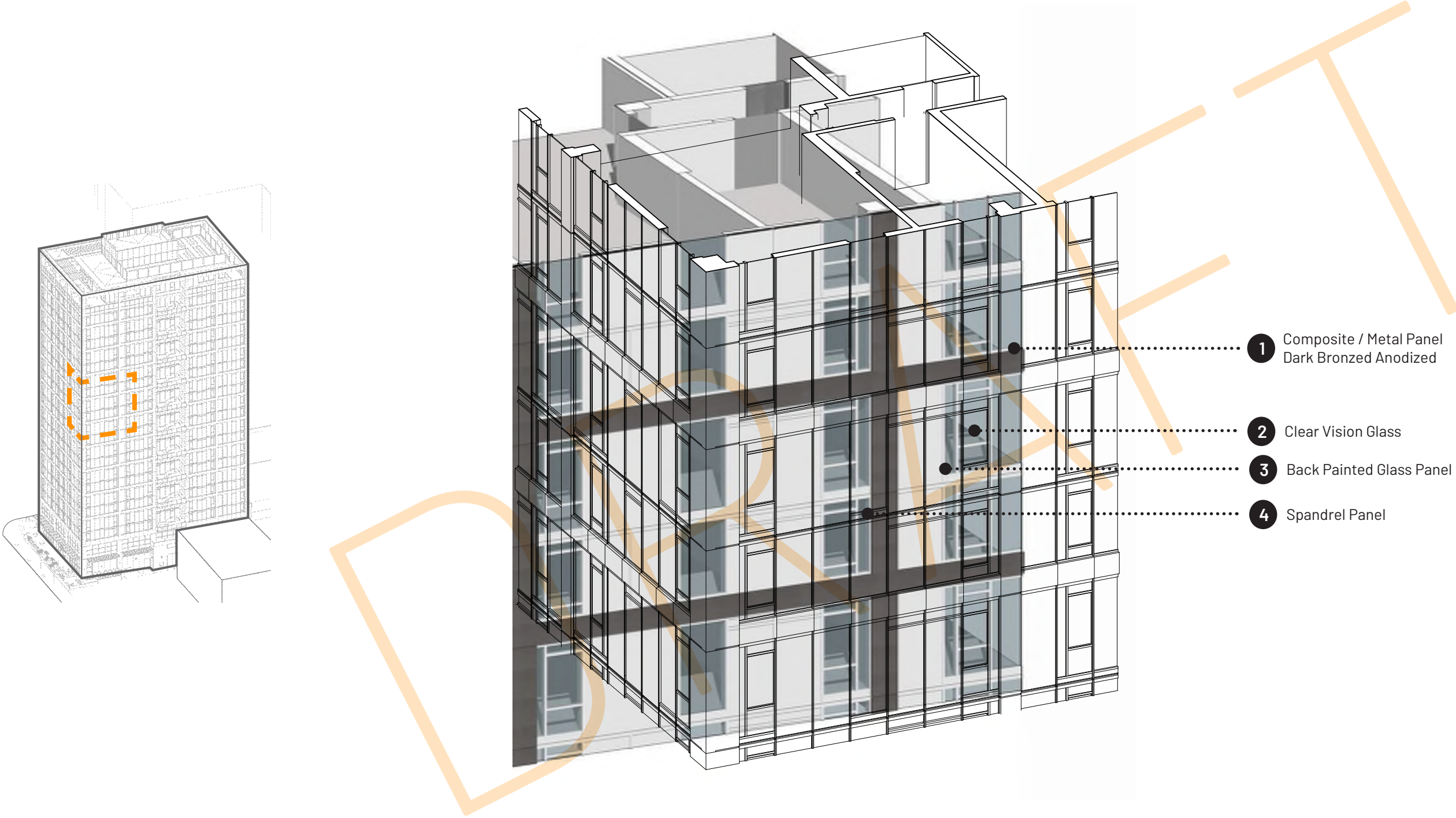
ON ROOF DECK LOOKING EAST

BUILDING MATERIAL - GROUND LEVEL

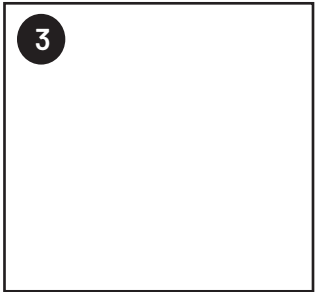
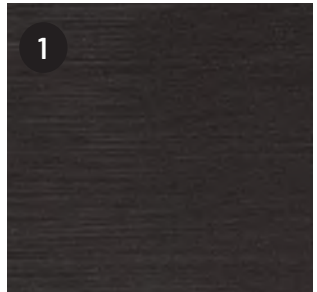


- 2 Clear Vision Glass
- 9 Bronze Spandrel Panel
- 6 Composite/Metal Canopy
Dark Bronzed Anodized
- 1 Composite / Metal Panel
Dark Bronzed Anodized
- 5 Storefront
Dark Bronzed Anodized
- 7 Board Formed Concrete
- 8 Outdoor Seating
Wood Bench

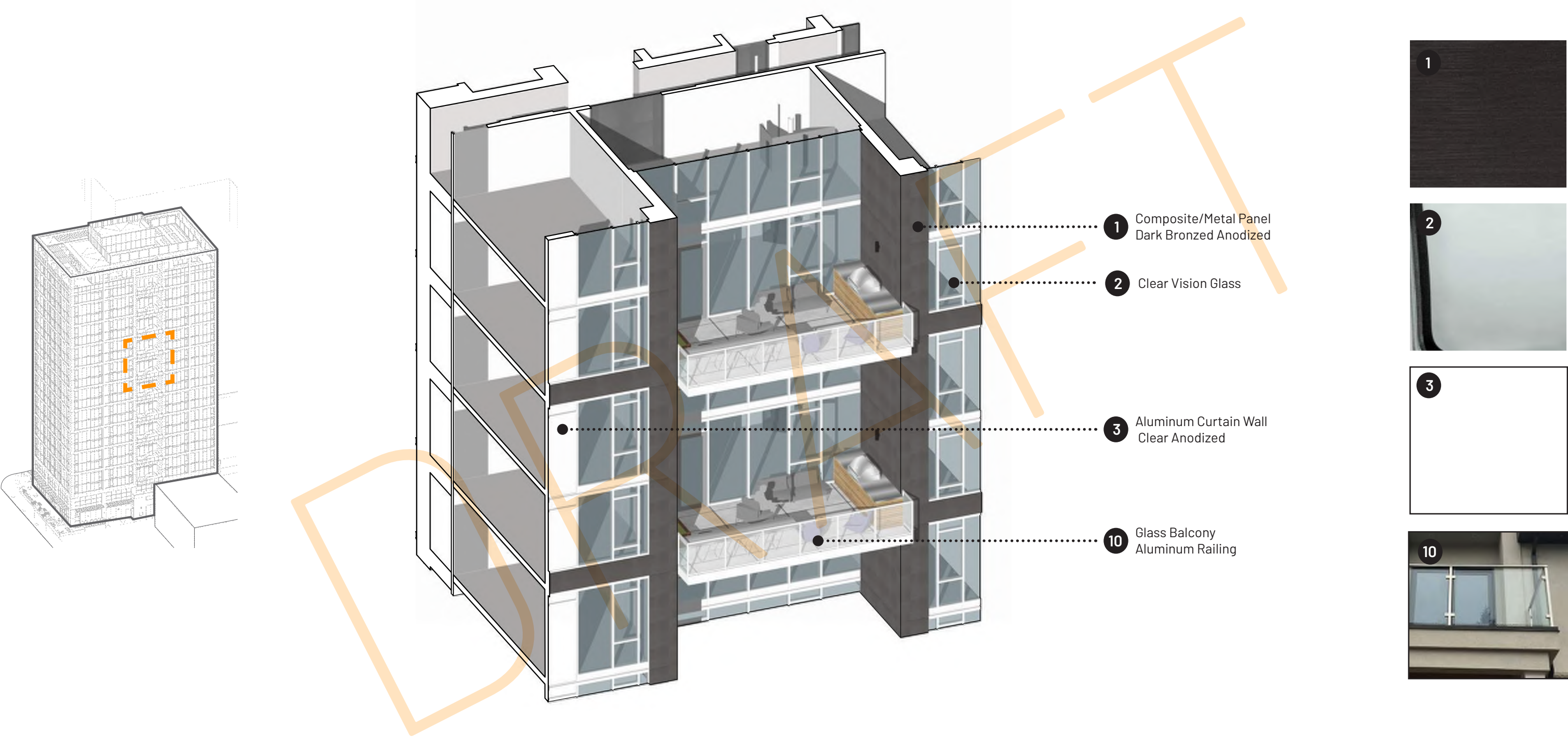


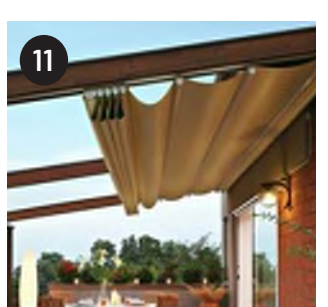
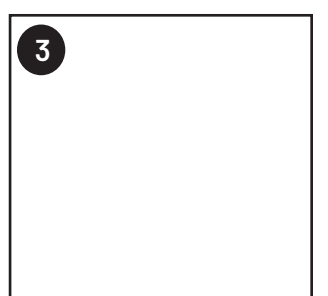
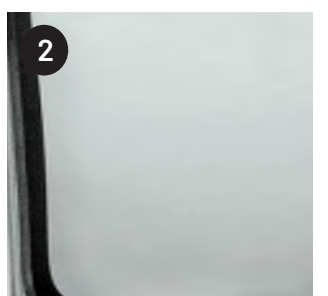
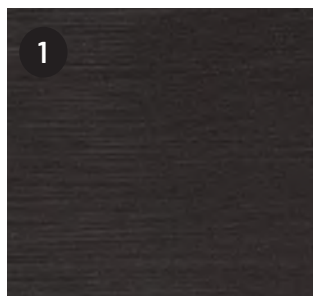
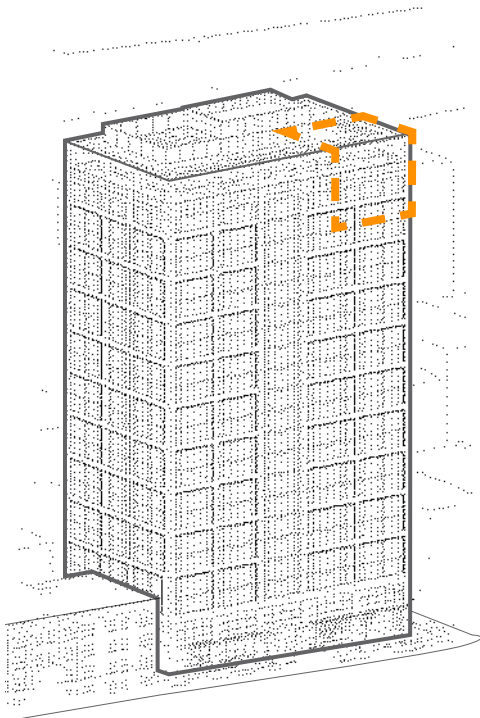
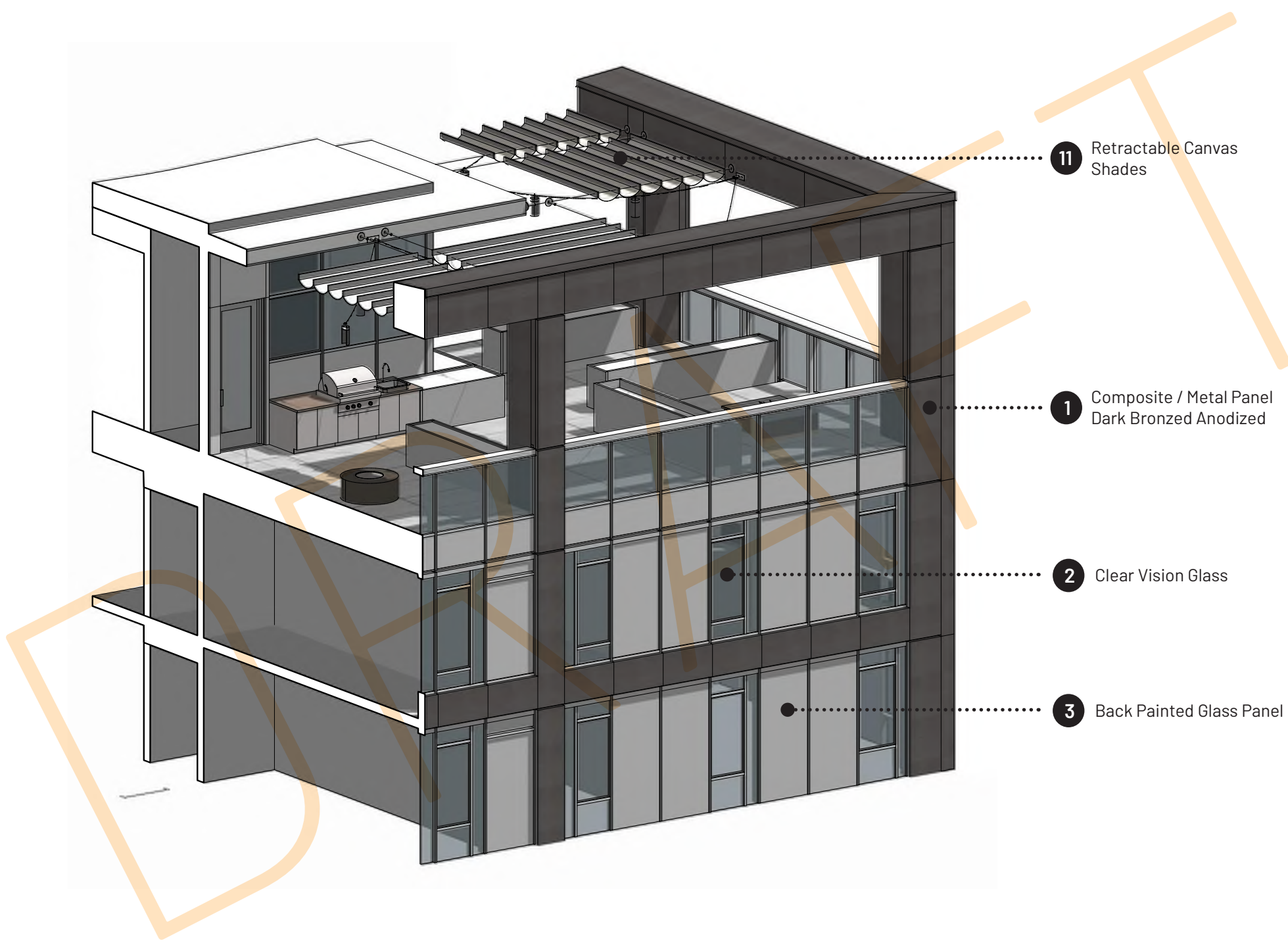


- 1 Composite / Metal Panel
Dark Bronzed Anodized
- 2 Clear Vision Glass
- 3 Back Painted Glass Panel
- 4 Spandrel Panel



BUILDING MATERIAL - BALCONY





11 Retractable Canvas Shades

1 Composite / Metal Panel Dark Bronzed Anodized

2 Clear Vision Glass

3 Back Painted Glass Panel

EXTERIOR LIGHTING DESIGN - GROUND LEVEL



LIGHT FIXTURES

A WALL SCONCE



B WALL SCONCE



C TREE SPOTLIGHT



D STAIR LIGHT



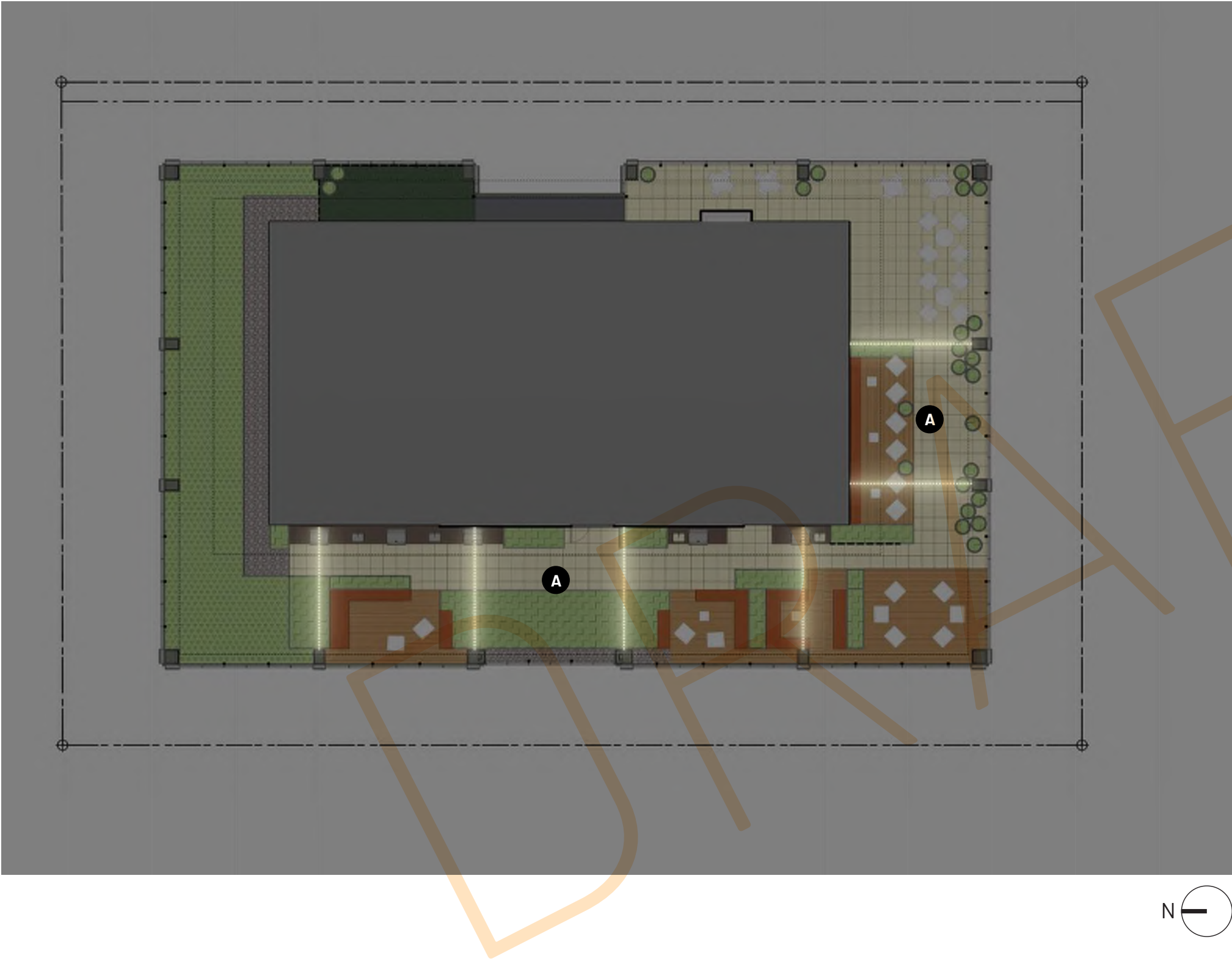
E PLANTER WALL LIGHT



EXTERIOR LIGHTING DESIGN - ROOF LEVEL

LIGHT FIXTURES

A CATENARY LIGHT



EXTERIOR LIGHTING DESIGN - **GROUND LEVEL**



SW CORNER - NIGHT VIEW



VIEW FROM NEPTUNE THEATER ENTRY - NIGHT VIEW

PERSPECTIVE VIEW



VIEW FROM UNIVERSITY WAY

DRAFT

THANK YOU!

05 APPENDIX

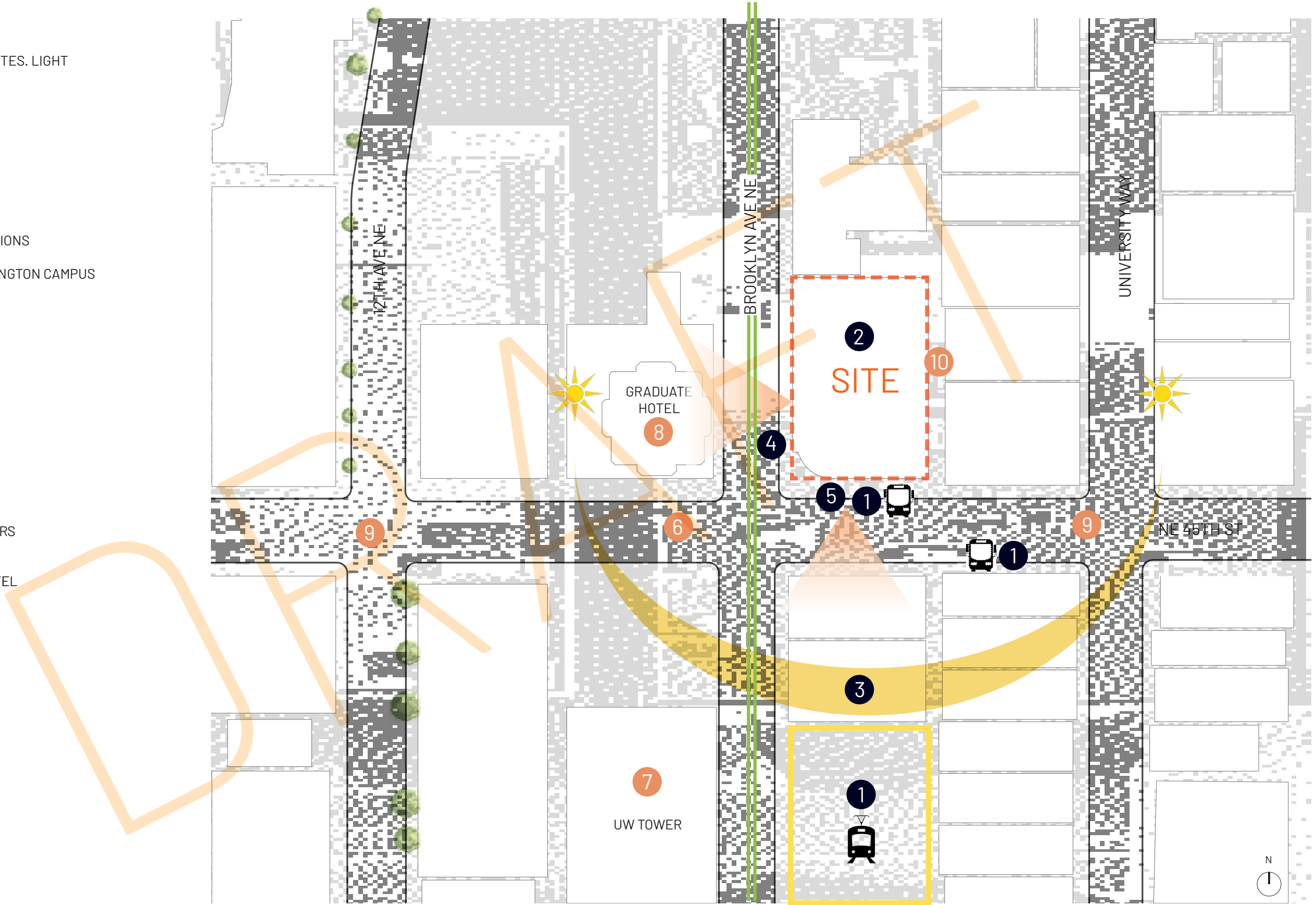
DRAFT

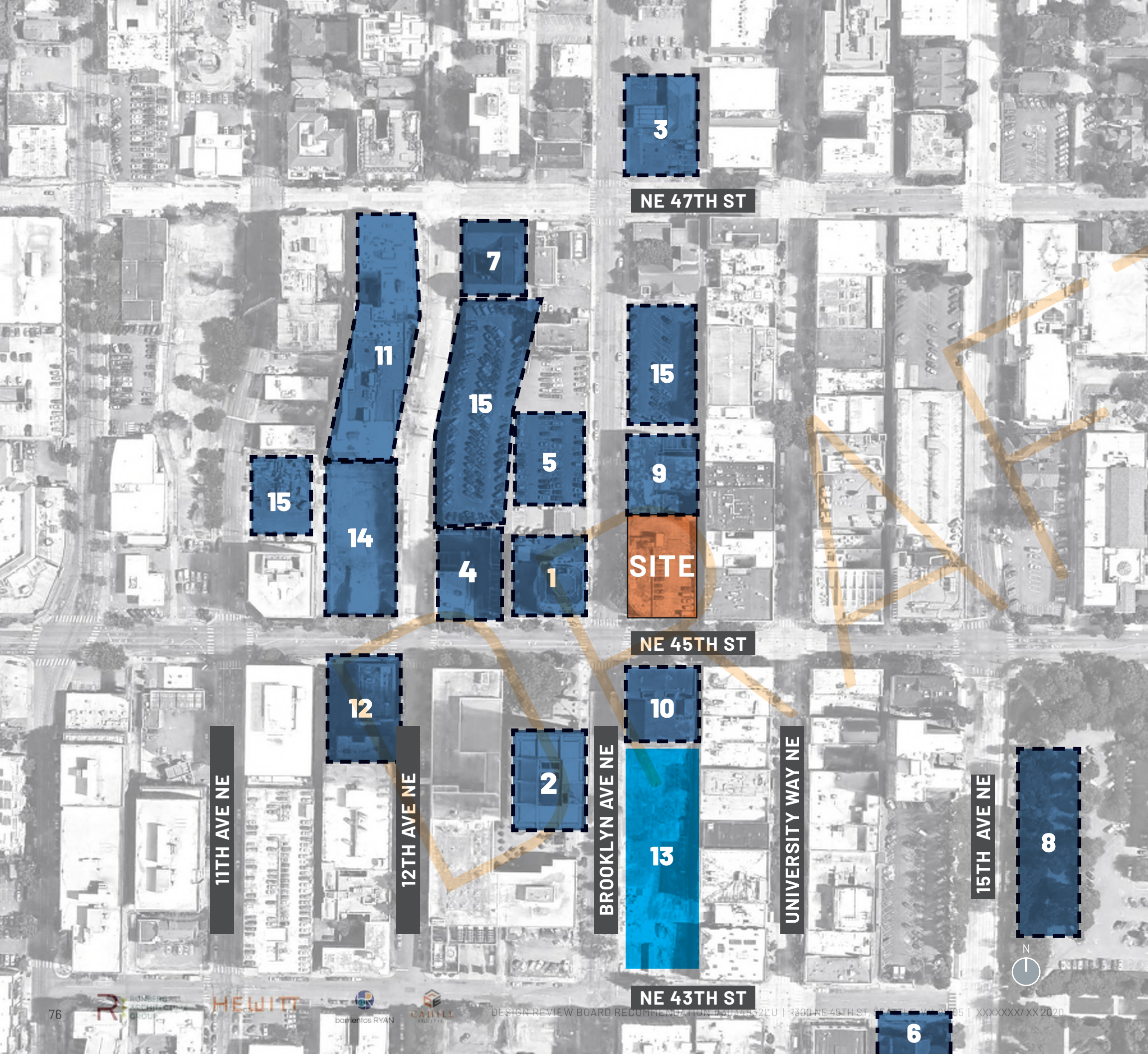
OPPORTUNITIES

- ① ADJACENCY TO MAJOR TRANSIT ROUTES. LIGHT RAIL STATION, BUSES, FREEWAY
- ② VIEWS
- ③ SOLAR ORIENTATION
- ④ ADJACENCY TO GREENWAY
- ⑤ IMPROVEMENT OF SIDEWALK CONDITIONS
- PROXIMITY TO UNIVERSITY OF WASHINGTON CAMPUS
- VIBRANT RETAIL CORE
- TRANSFORMING NEIGHBORHOOD

CONSTRAINTS

- ⑥ STREET NOISE
- ⑦ SHADOW FROM SURROUNDING TOWERS
- ⑧ CLOSE PROXIMITY OT GRADUATE HOTEL
- ⑨ HEAVY TRAFFIC
- LIMITED SITE FOOTPRINT
- ⑩ UNDERDEVELOPED SERVICE ALLEY





1 GRADUATE HOTEL



2 UW TOWER



3 THE M (under construction)



4 21 STORY HIGH-RISE APARTMENT TOWER
(Future development)



7 CROSS AND CROWN CHURCH



10 NEPTUNE THEATER



13 LIGHT RAIL STATION (under construction)



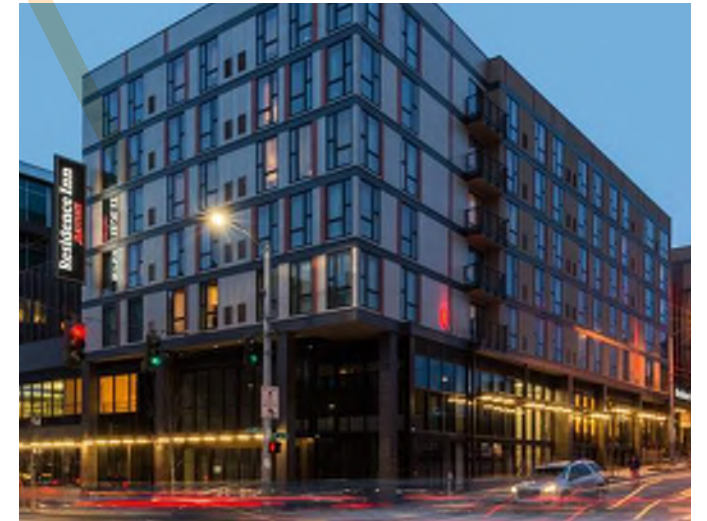
5 HUB 25-STORY RESIDENTIAL
(Future development)



8 BURKE MUSEUM



11 TWELVE AT U DISTRICT



14 RESIDENCE INN BY MARRIOTT



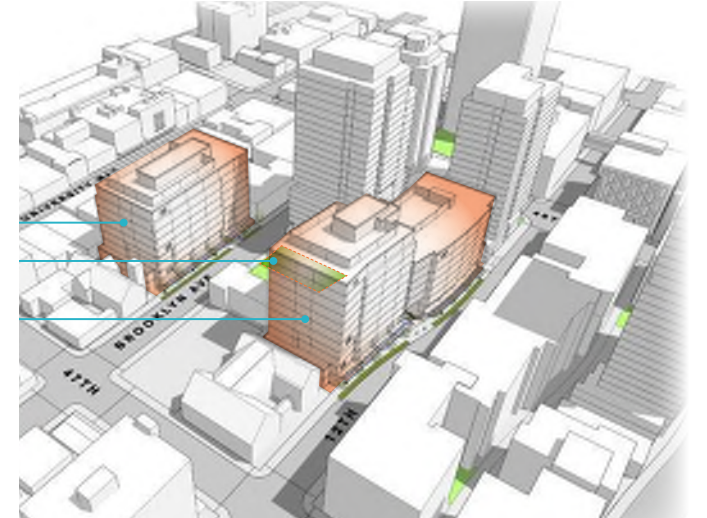
6 UNIVERSITY TEMPLE (Future Development)



9 ADELAIDE APARTMENTS

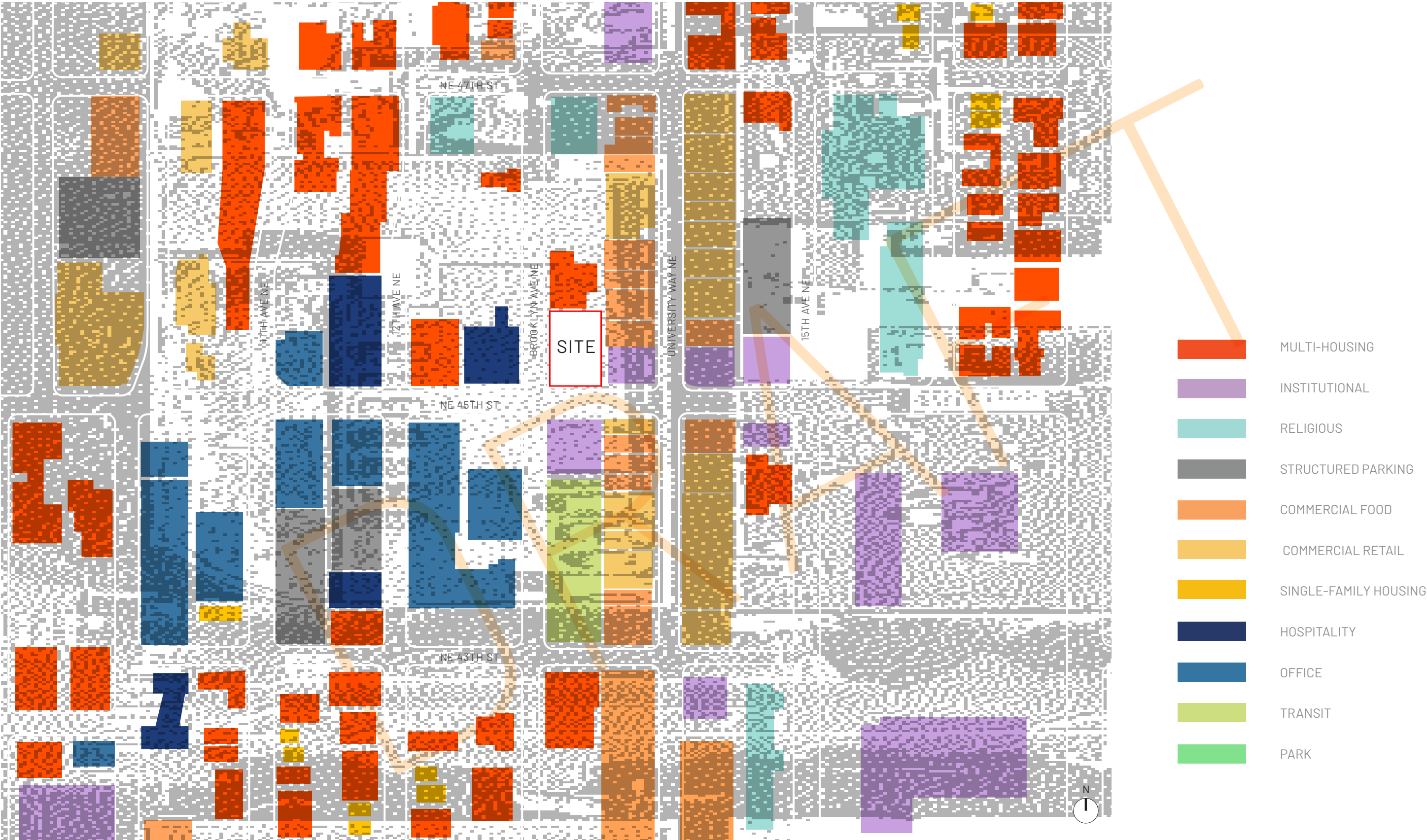


12 WSECU

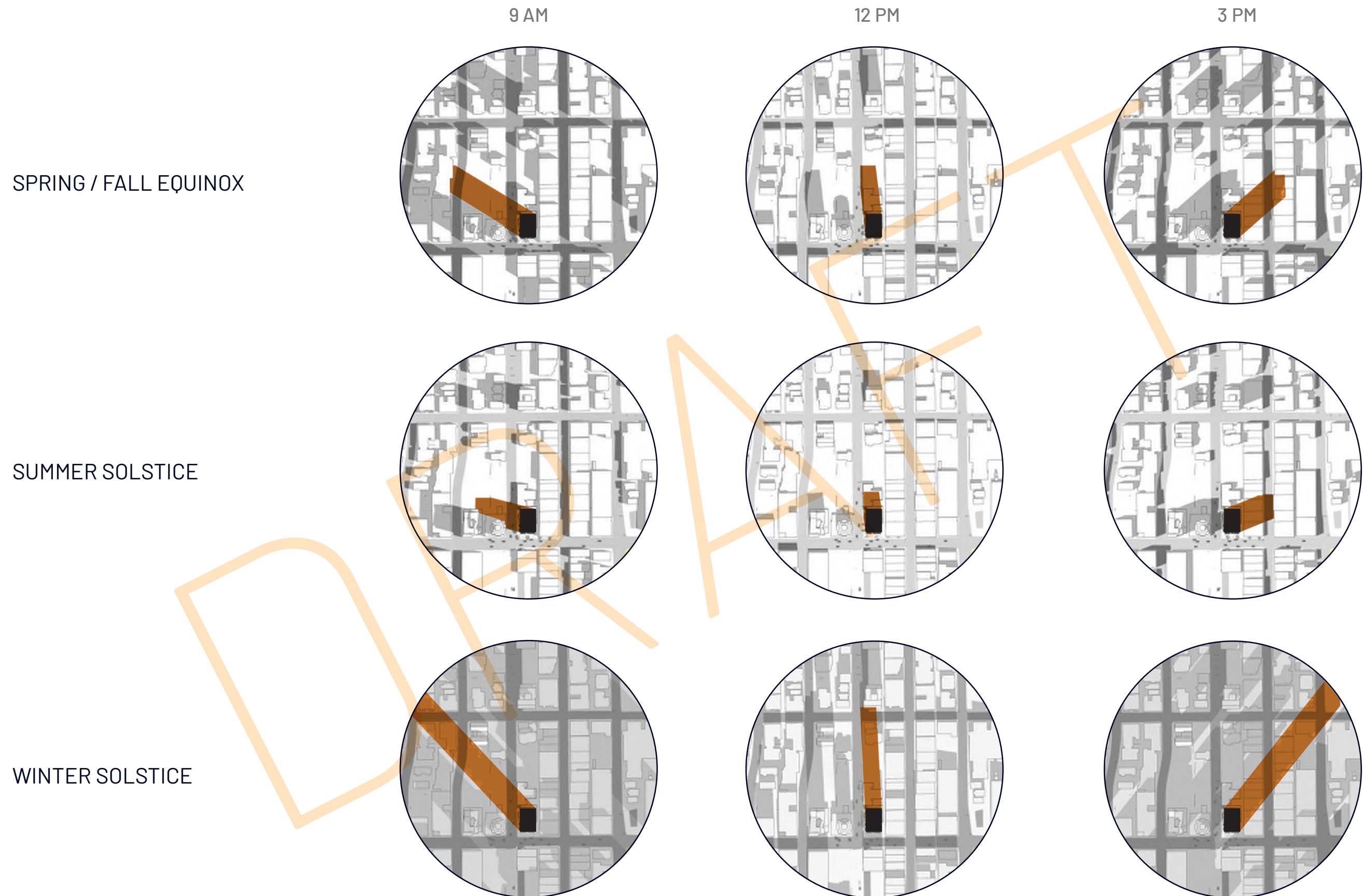


15 TOUCHSTONE OFFICE BUILDING
DEVELOPMENT(Future Development)

NEIGHBORHOOD USES



SOLAR STUDIES



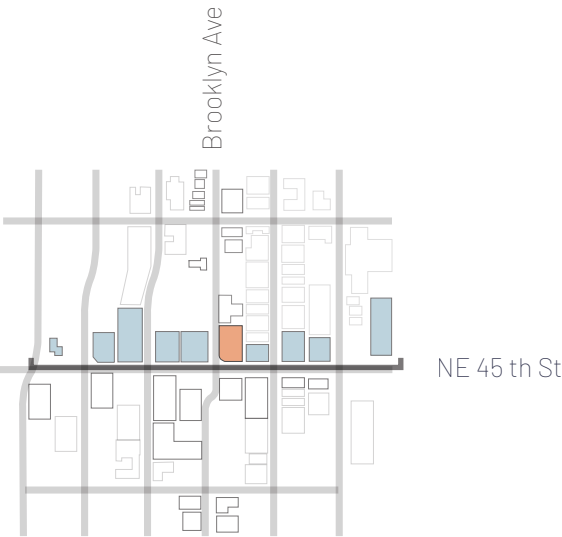
STREET ELEVATIONS

BURKE MUSEUM

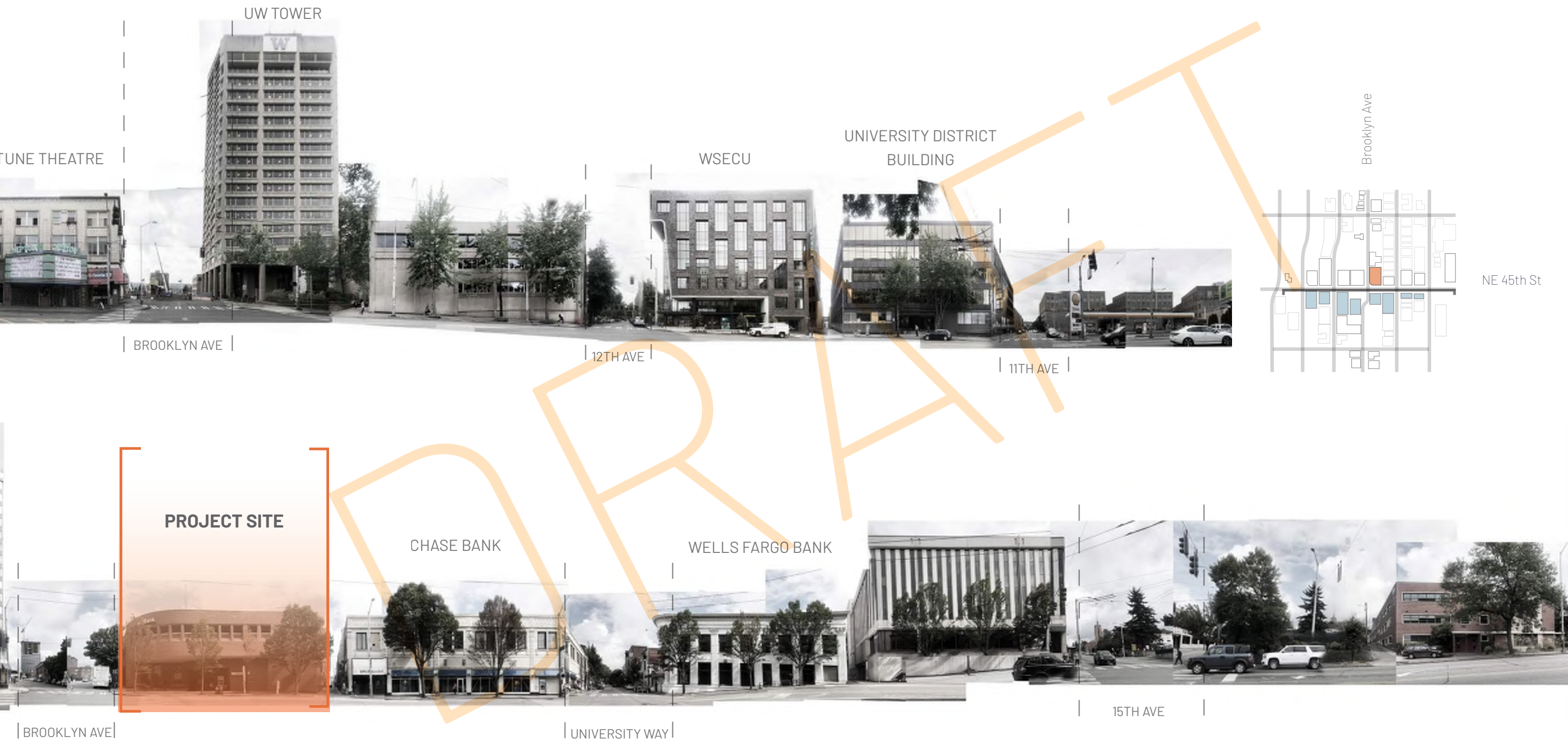


FUTURE

GRADUATE



STREET ELEVATIONS



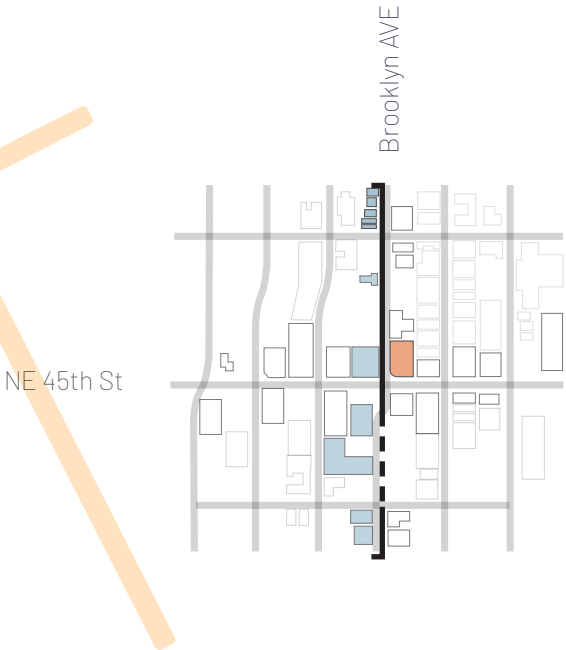
STREET ELEVATIONS



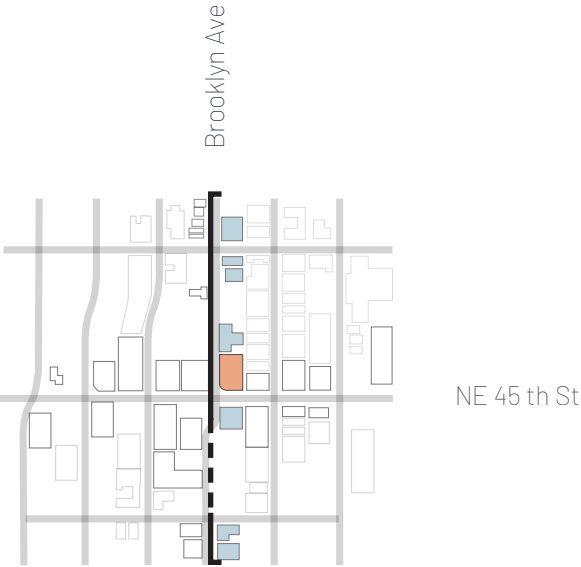
STREET ELEVATIONS



| 47TH STREET |



UNIVERSITY MANOR
APARTMENTS



NEPTUNE THEATER



FUTURE LIGHT RAIL STATION



EXISTING SITE CONDITIONS



1. VIEW FROM SOUTHWEST CORNER OF THE SITE



2. VIEW ALONG 45TH LOOKING EAST

EXISTING SITE CONDITIONS



3. ALLEY VIEW ACROSS 45TH



5. VIEW FROM 45TH LOOKING WEST

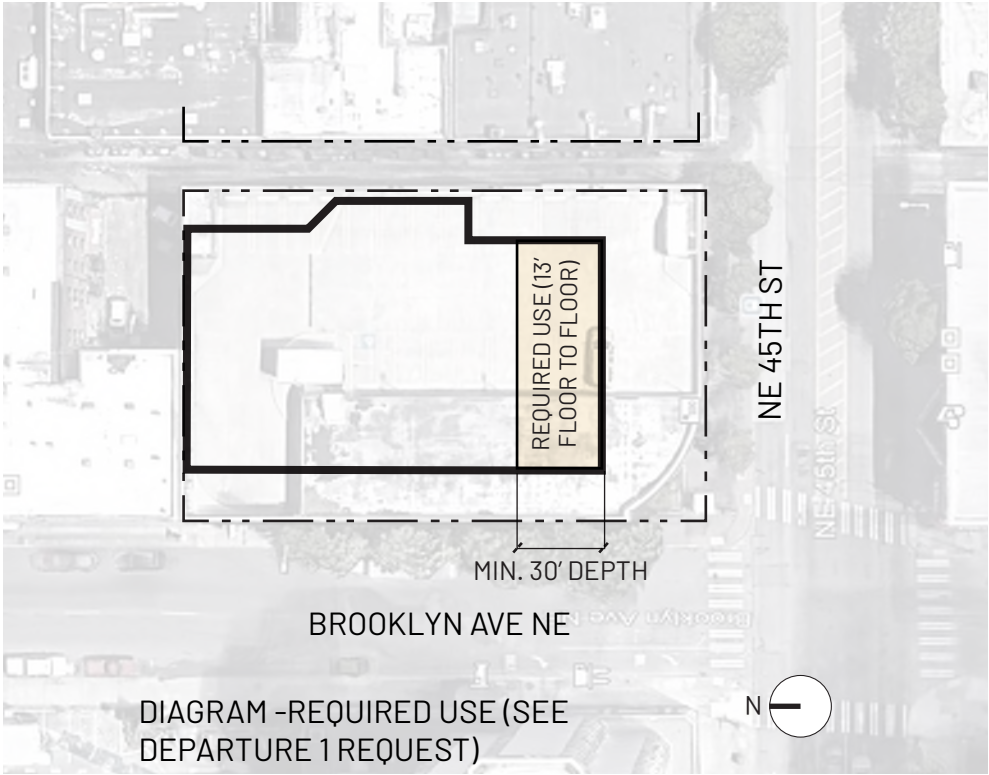
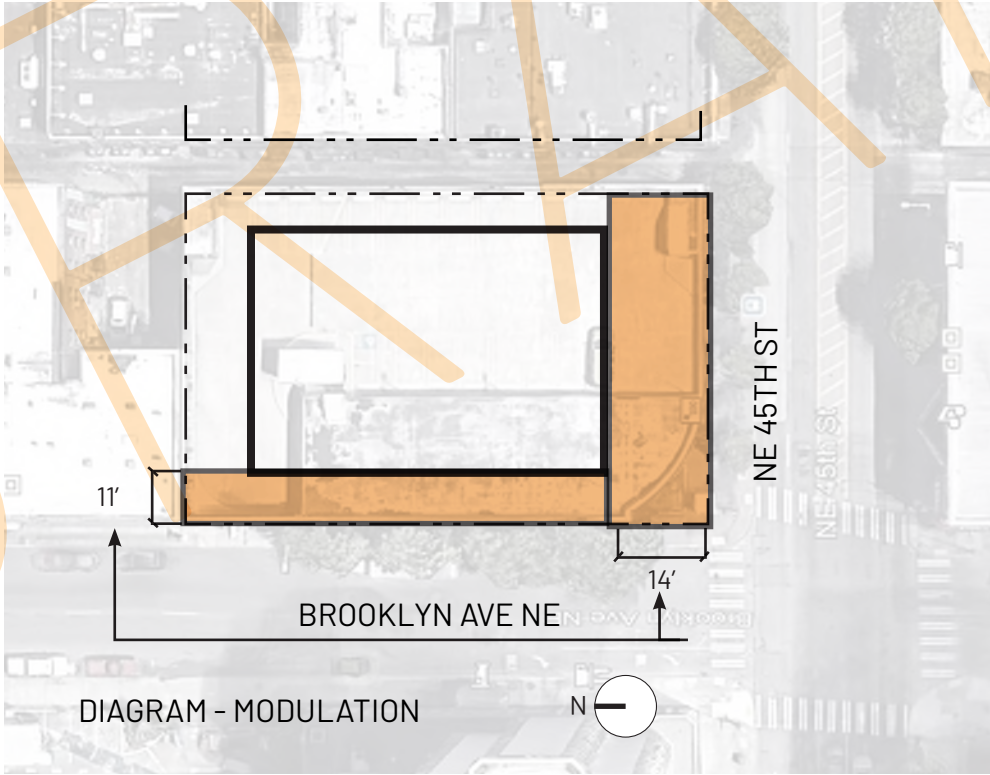
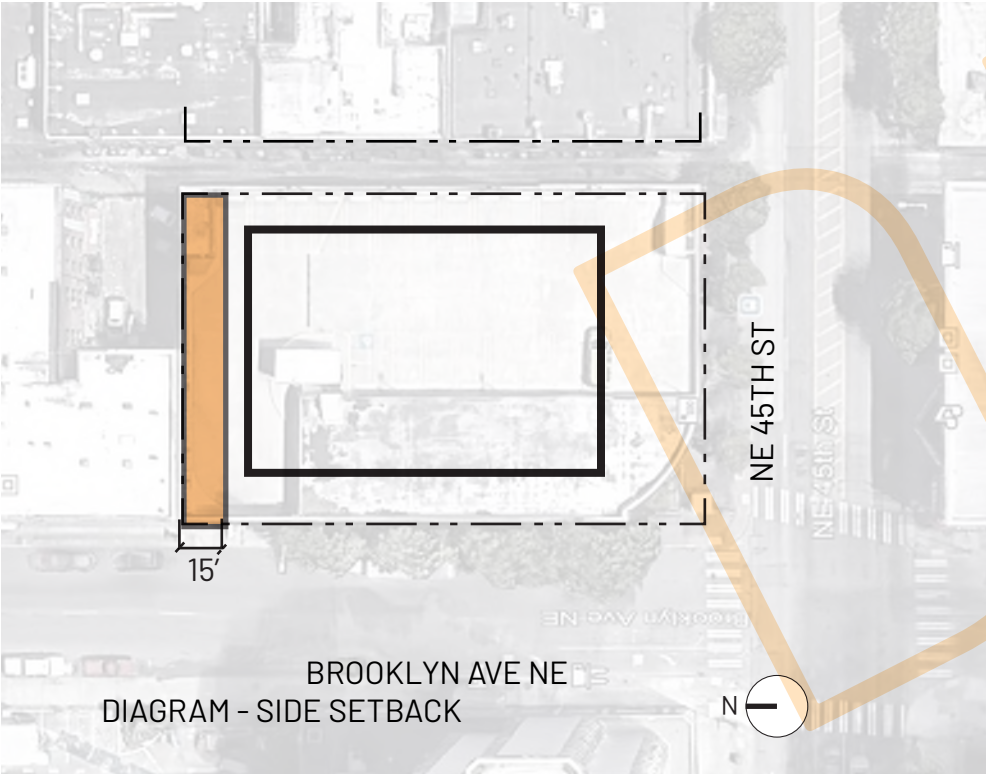
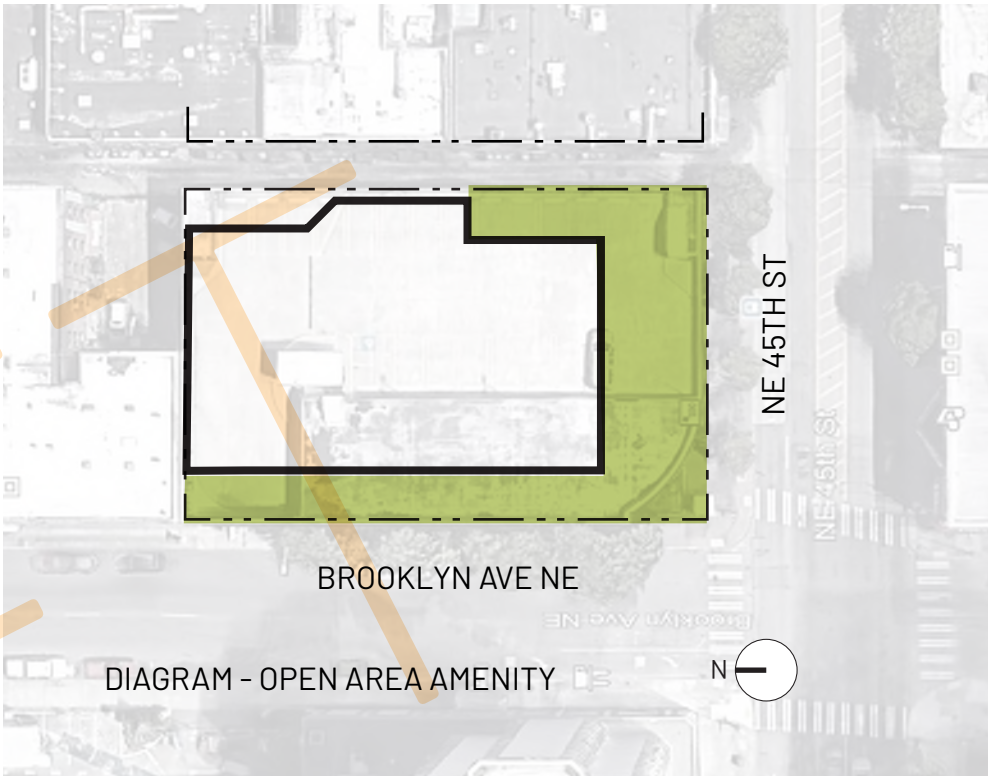
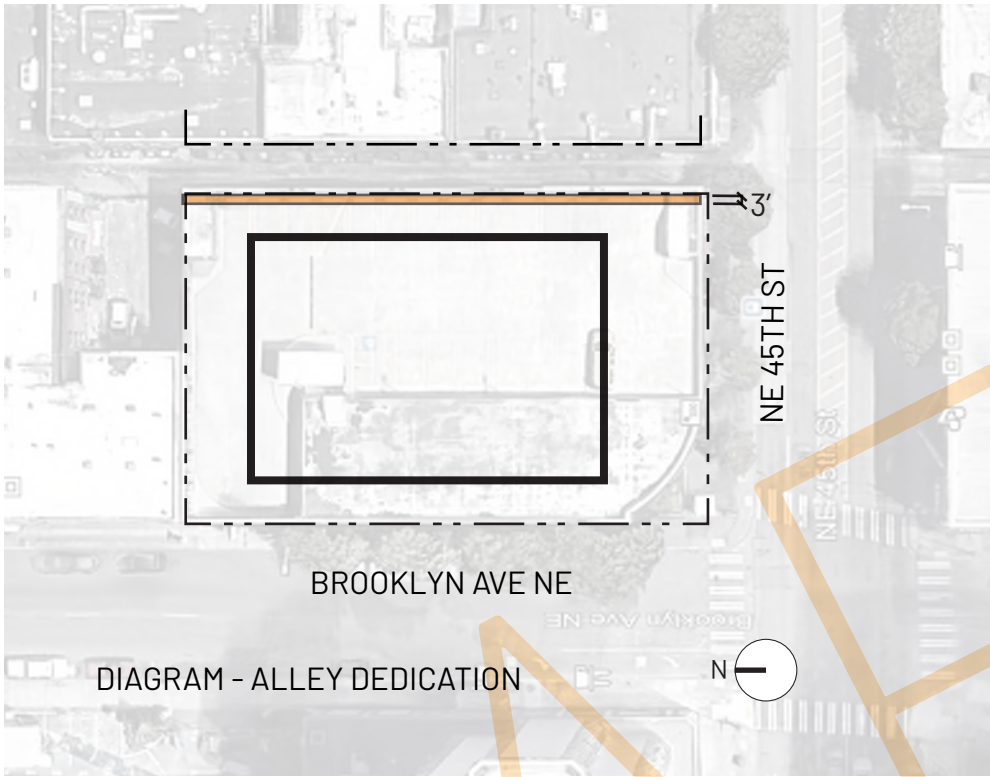
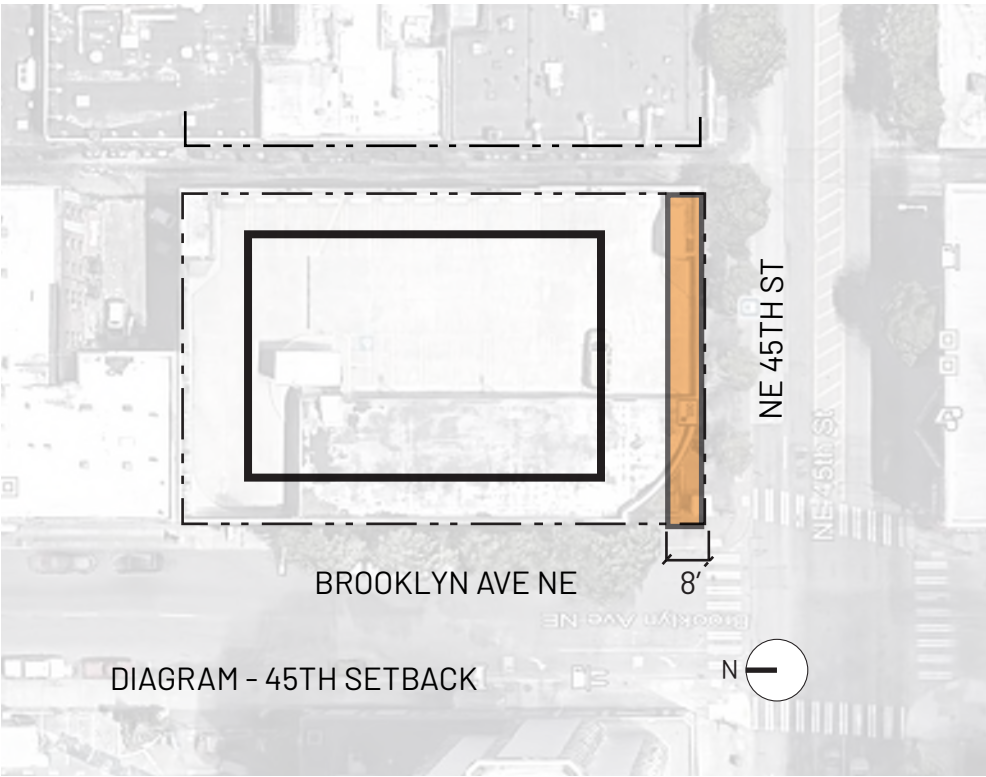


4. VIEW FROM THE ALLEY LOOKING SOUTH



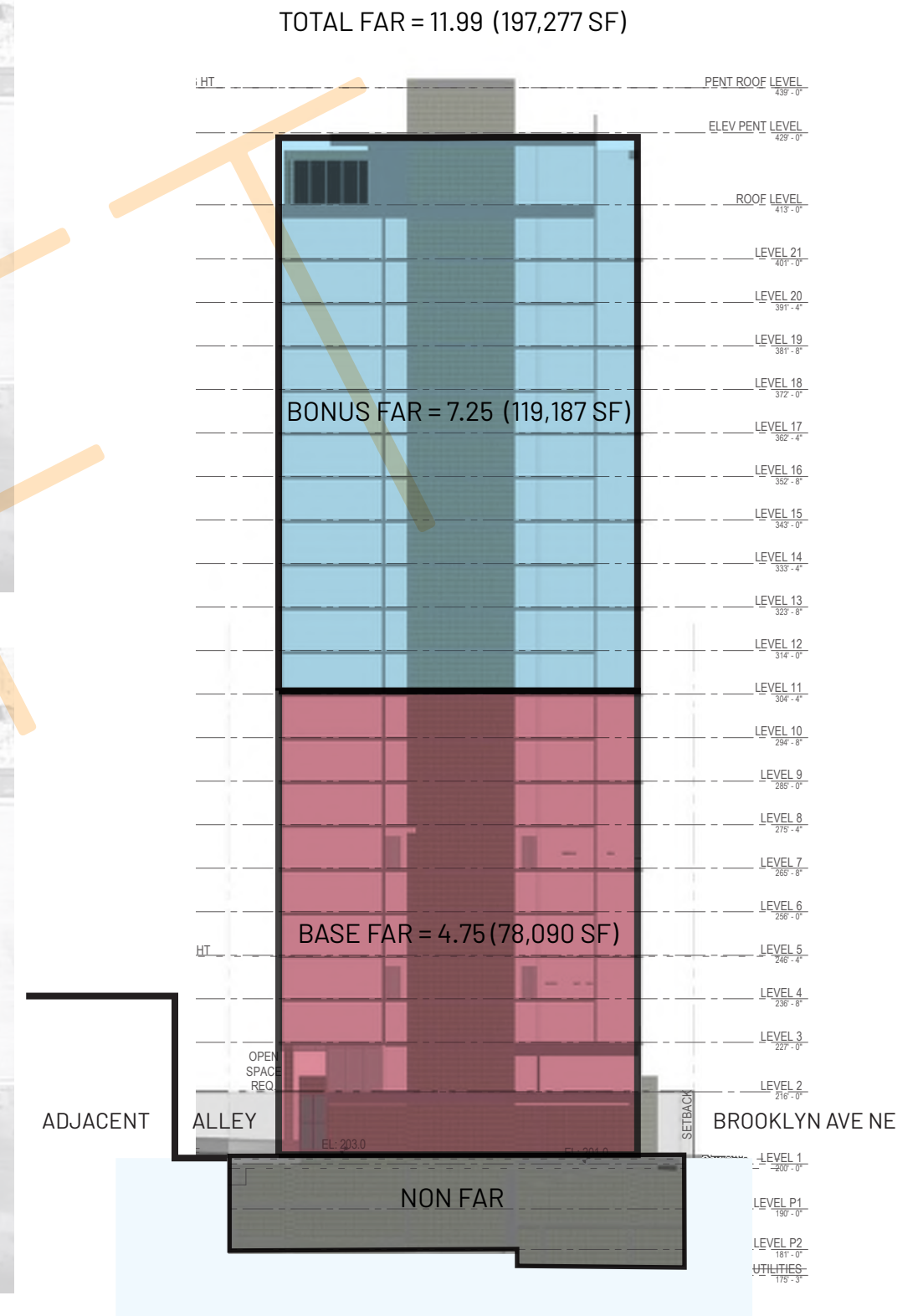
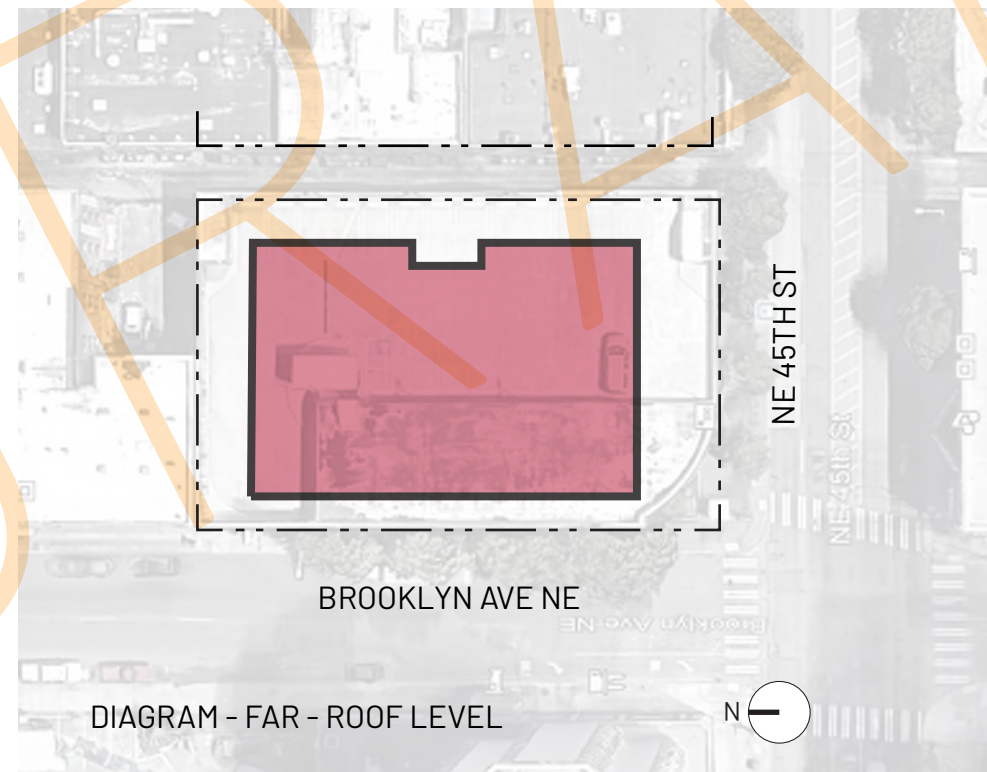
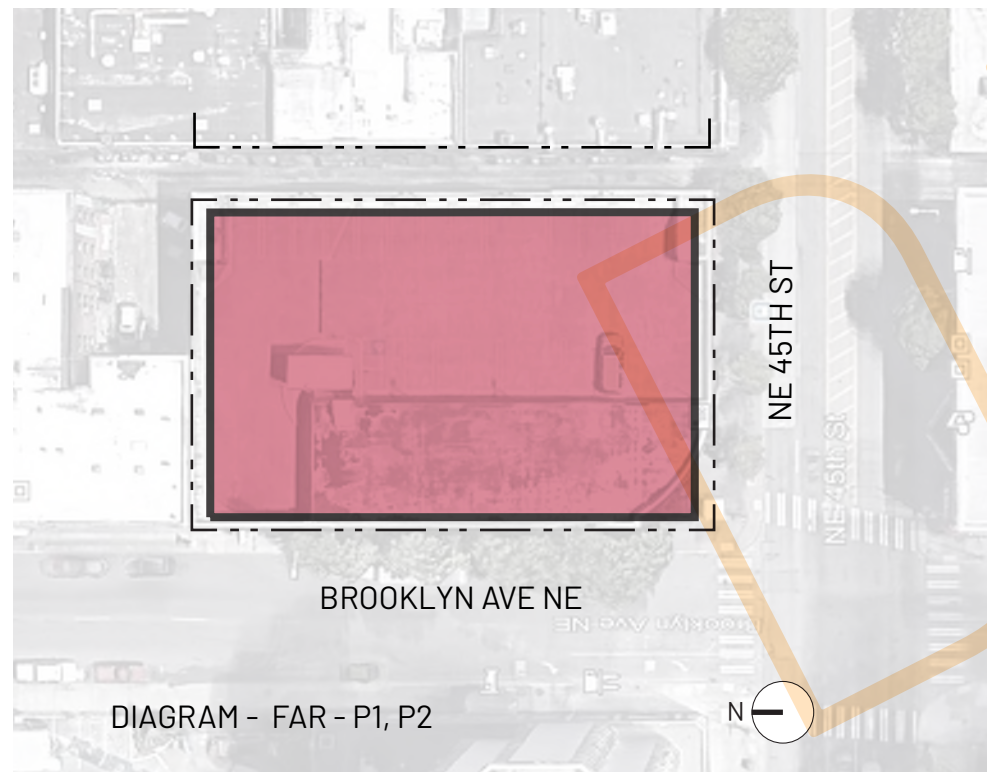
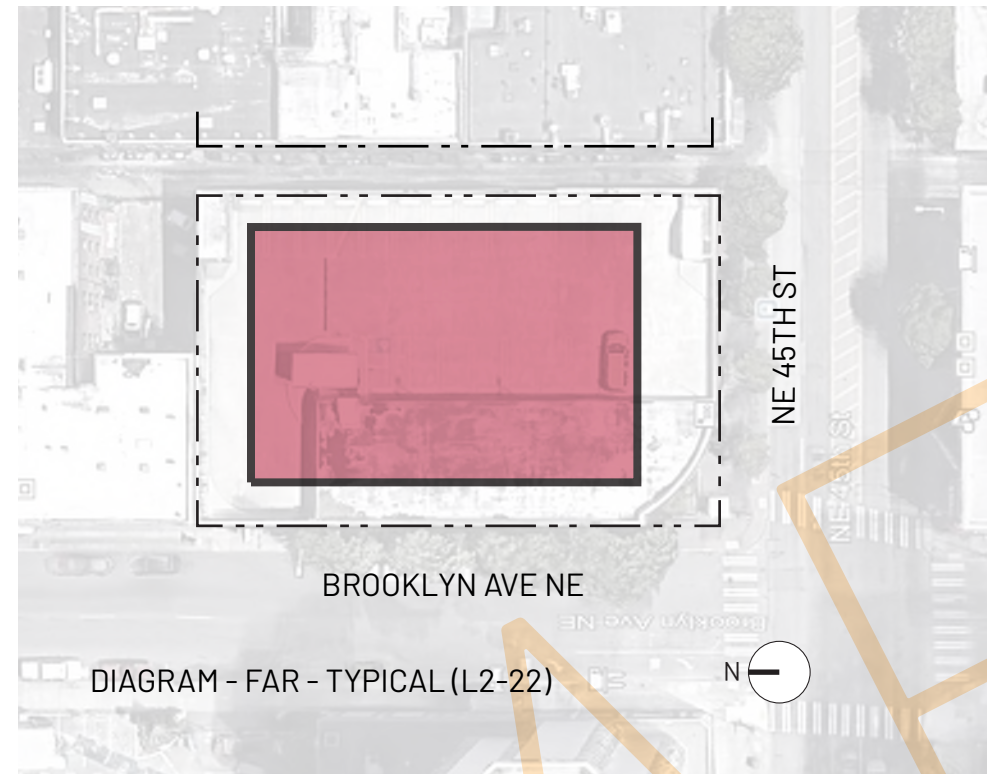
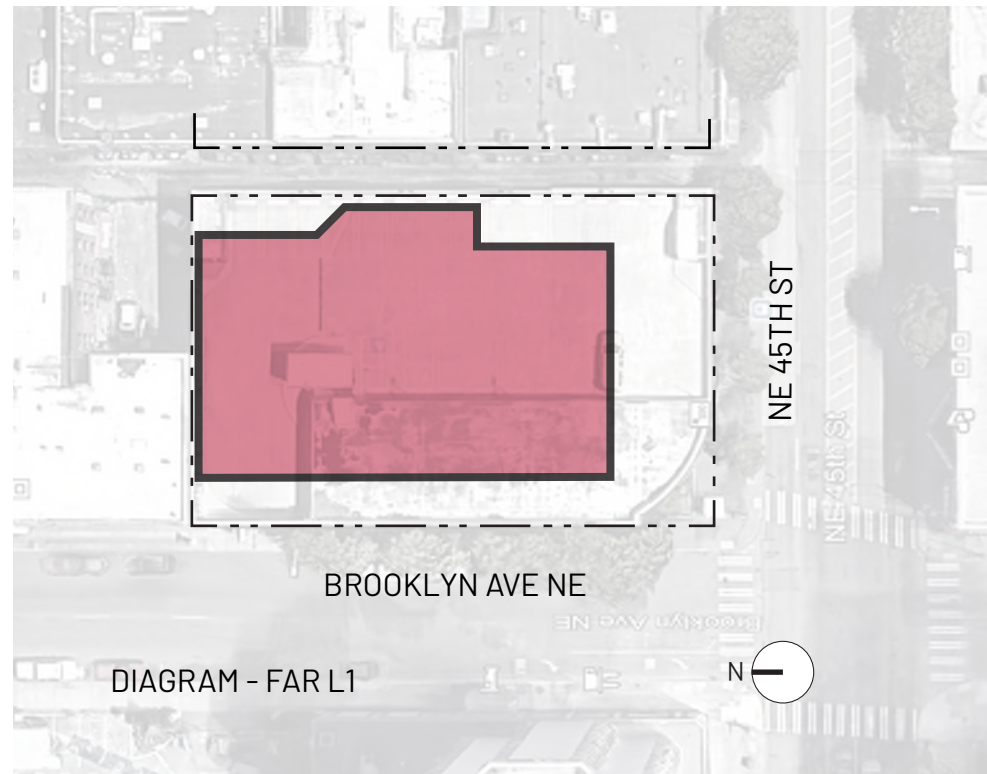
6. VIEW FROM 45TH LOOKING SOUTHWEST

ZONING DIAGRAMS



PROPOSED BUILDING SETBACK MORE THAN 10' FROM STREET LOT LINES, MODULATION NOT REQUIRED PER 23.38.646

ZONING DIAGRAMS



WIND ANALYSIS

