



4328 Brooklyn Ave NE

Recommendation Meeting

SDCI: 3036008-LU

February 28, 2022

Project Summary

Project Address:

4328 Brooklyn Ave NE
Seattle, WA 98105

Background

The development and design for this site is a Partnership that involves collaboration between the University of Washington, Sound Transit, and LPC West.

The unique opportunities and constraints of developing an office building over a functioning below grade transit station have informed the design approach along with input from the community, key agencies, and institutional stakeholders.

Project Description:

Project is comprised of a 13 story office building on Parcel II referenced below with at grade retail to be built over the existing below grade Sound Transit light rail station at 43rd and Brooklyn. All existing station structures below and above grade to remain in place and operational during construction. The development site includes at grade frontage on Brooklyn and the alley over the below grade station box structure, and the air rights above, including air rights above the station head houses. No parking is provided. Service access will be from an alley. Project also includes development of a “pocket park” (under separate permit) as part of the open space requirements

Development Objectives

Integrate a new administrative office building structure with the existing below grade transit station.

Activate the streetscape with retail and an engaging pedestrian realm. Create a welcoming presence for tenants and community interaction.

Enhance existing public open spaces on Brooklyn and develop a pocket park to create a linked network of public spaces that enhance the neighborhood.

Create
A distinctive high quality building at an important gateway to the University neighborhood and UW campus.

Respond to a unique context with an architecture designed and detailed in response to its specific urban and environmental conditions.

Program:
2,620 SF ground floor retail
259,427 SF administrative offices for UW
0 SF parking (none)

Zoning:
SM-University District

Summary of Community Outreach

Community outreach has included a well attended open house as well as follow up reviews and discussions with various community representatives and stakeholders, including:

- University District Partnership
- UW Architectural Commission (UWAC)
- UW Landscape Architecture Commission (ULAC)

The two most prevalent themes of community input have been to ensure that the design provides:

- Active retail frontage on Brooklyn
- Attractive and safe public open spaces

Attractive and safe public open spaces and active retail frontage on Brooklyn have both been incorporated into the preferred design.

While there have also been requests from some members of the community for publicly accessible restrooms, these cannot be accommodated by the project team due to safety, security, and health concerns for the tenants and community.

Overview of Design Response

1. Station integration and differentiation:
The design proposal requires that vertical construction over the existing below grade transit station and tunnel be structurally integrated with the station’s primary structure. The constraints of the station structure dictate that the tower’s vertical circulation core and support functions be located along the alley.

The design proposal is architecturally differentiated from the stations by setbacks at the first and second levels between the stations and by a continuous horizontal relief band that creates a clear visual separation above the stations above which the primary volume of the building is cantilevered.

2. Active street level:
The Brooklyn Avenue frontage is programmed with high bay (two story volume) retail space, main building lobby that’s aligned to a mid-street pedestrian crosswalk, and bio-retention planters with seating walls to provide a diverse and active pedestrian experience between the transit station entrances.

3. Active open space:
The design proposal includes a public ‘pocket park’ at the corner of 43rd and Brooklyn, and incorporates usable pedestrian spaces and elements along the Brooklyn Avenue frontage to support retail activity and pedestrian interaction in a network of diverse pedestrian spaces that are inviting and safe.

4. Response to natural environment:
The design proposal incorporates exterior design elements to improve passive solar shading and to improve daylighting of the interior spaces and the overall energy performance of the building. The shading devices provide texture and scale to the exterior and are responsive to the orientation of each facade.

5. Response to urban context:
The design proposal responds to the unique conditions of its context which includes an existing transit station, the existing and developing urban form, and the opportunity to create visual relationships to the UW Tower and the UW campus. These responses include the articulation of a community scale “aperture” facing west to the UW Tower courtyard, and the articulation of the building as a ‘light assemblage’ of planar elements incorporating human activity and uses.

Section 01. Overview

Section 02. Priorities & Board Recommendations

Section 03. Landscape

Section 04. Lighting

Section 05. Departures

Section 06. Appendix



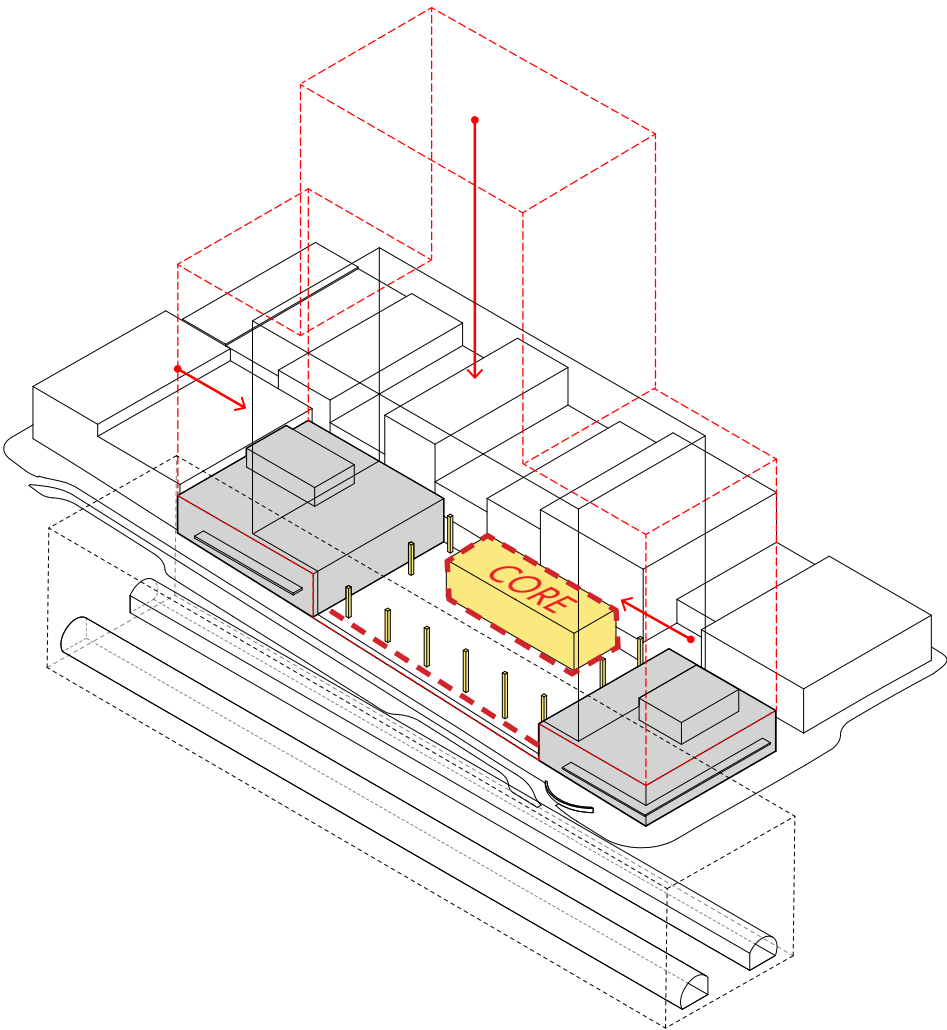






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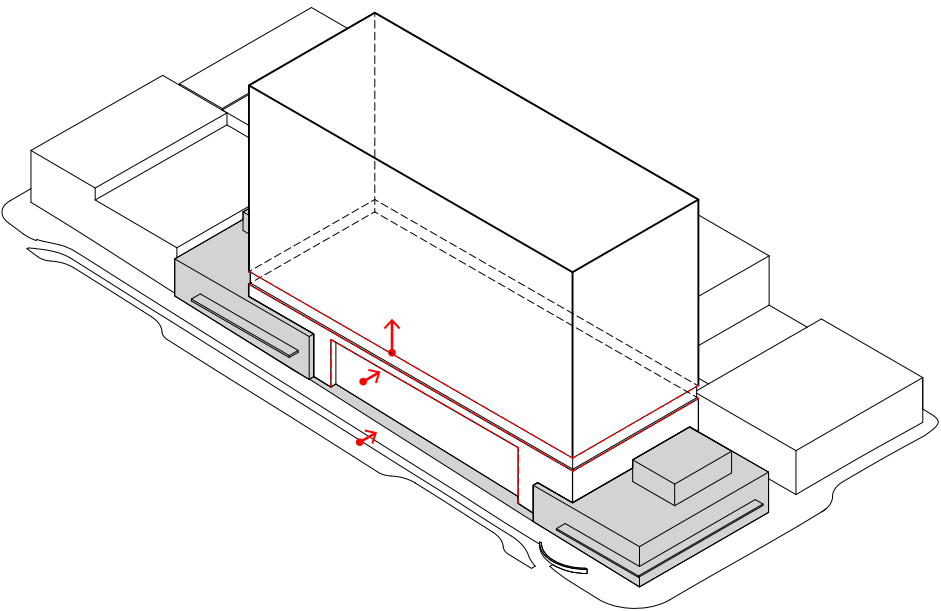
Section 01. Overview



↑ Nest

The structure is nested between two existing entrances and above an operational below-grade transit station and tunnel

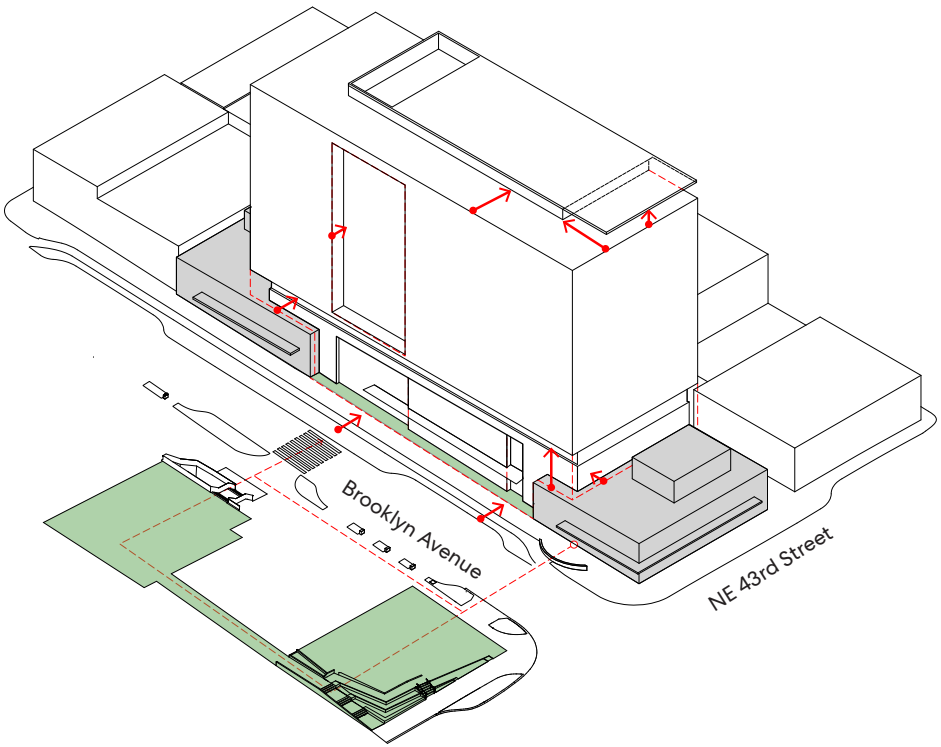
Predefined load paths determine a side core and establish precise structural constraints



↑ Lift

The primary architectural volume is lifted above the nested podium to accentuate the lightness of the lantern like upper volume

The solid podium engages sympathetically with the existing station entrances and frames civic scale street facing windows

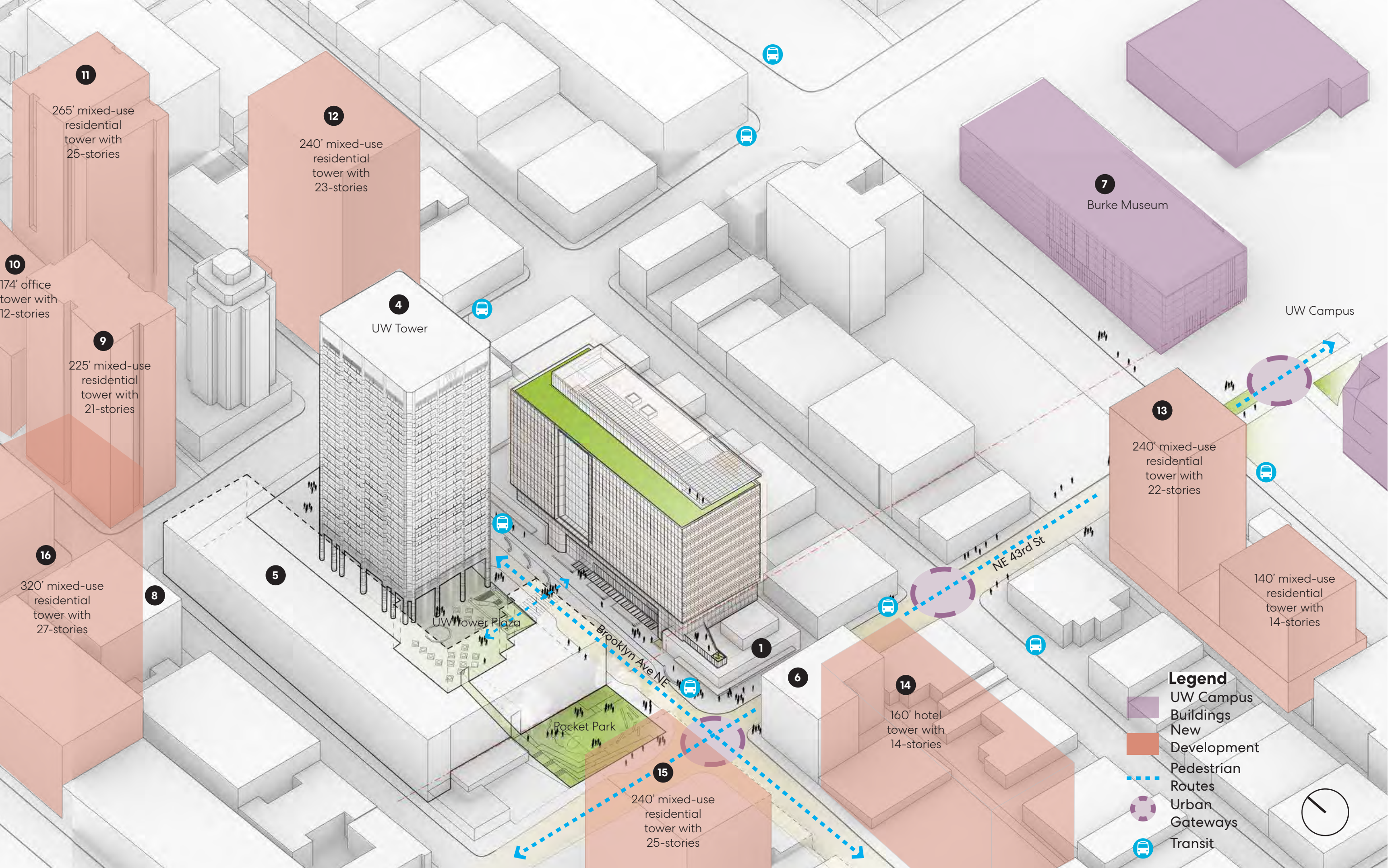


↑ Sculpt

Simple yet bold sculptural moves articulate the response to the urban context and organization of the building program

The gathering spaces of each floor are accentuated through civic scale gestures visible in the skyline. Textural details reinforce these elements within a cohesive architectural logic

Overview: Urban Form with Existing and Emerging Development



Section 02.

Priorities & Board Recommendations

01 Massing & Materials

Board Guidance:

- 1a) *The simple massing with large inset responded to the surrounding context and marked the building’s features well*
 - *the shape is simple and elegant but requires high-quality materials and thoughtful detailing for the skin to “sing”*
 - *explore innovation in the use of materials*
 - *the massing responds well to the complexities of the site, given the two transit station entries*
- 1b) *The simple elegance of the building should be further enhanced by context-sensitive massing and cladding responses on each facade with additional detail, layering, and thoughtful material application as opposed to a single cladding wrap*
- 1c) *Show work for material application options (see section.06 for studies)*

Design Guidelines:

CS2 Urban Pattern & Form

- CS2-A.1 Sense of Place
- CS2-A.2 Architectural Presence
- CS2-B.2 Connection to the Street
- CS2-2a Contribute to Community Character

CS3 Architectural Context & Character

- CS3-1 University District Architectural Character

PL3 Street Level Interaction

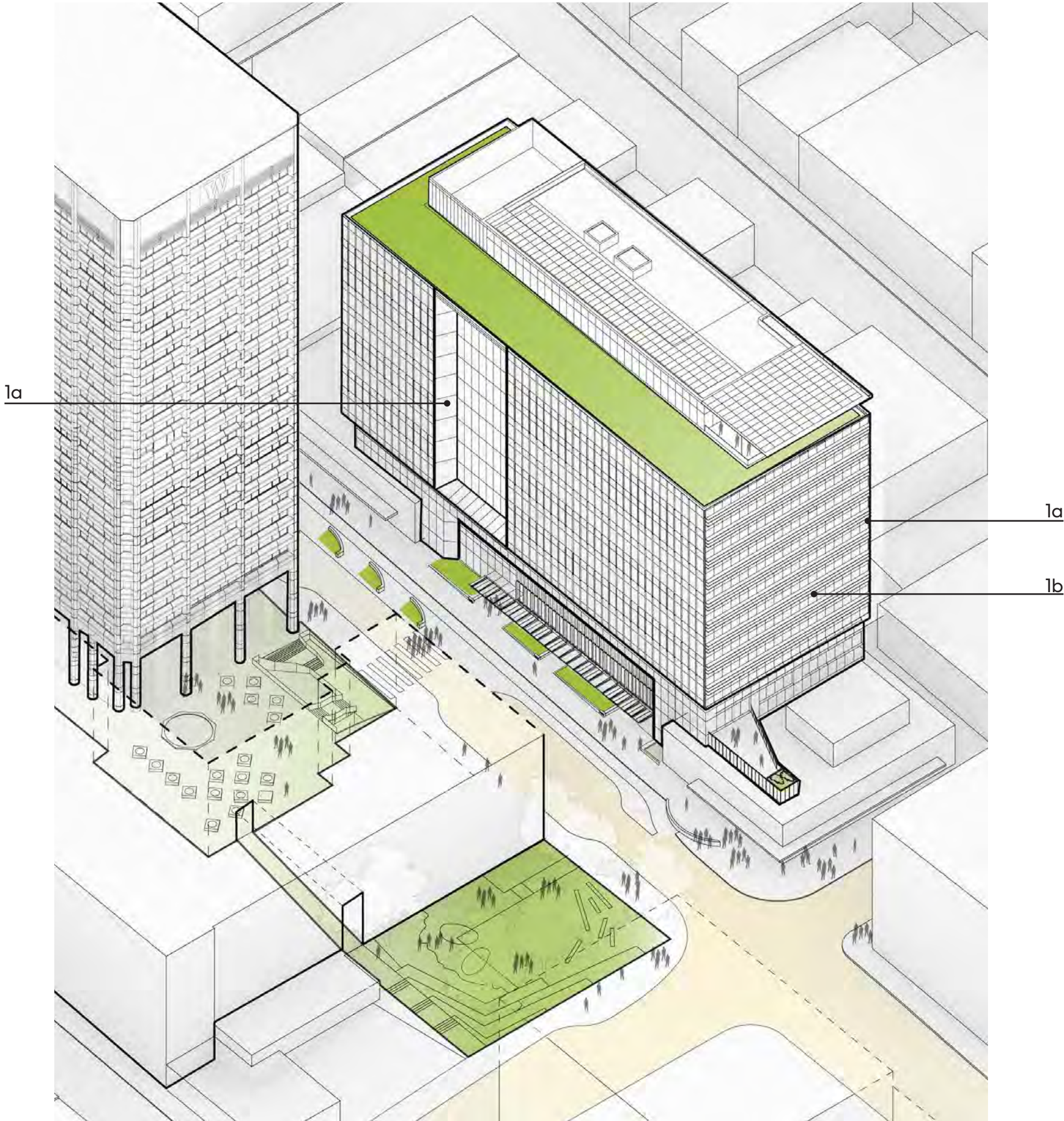
- PL3-1a Prominent Design

DC2 Architectural Concept

- DC2-B.1 Facade Composition
- DC2-D.2 Texture
- DC2-1a Response to Context
- DC2-2a Context-Sensitive Approach
- DC2-2c Cohesive Design
- DC2-2h Detailing

DC4 Exterior Elements & Finishes

- DC4-A.1 Exterior Finish Materials
- DC4-1a Durable & Permanent
- DC4-1c Texture & Complexity
- DC4-1d Technology & Innovation









Priorities & Board Recommendations: Massing & Materials

Board Guidance:

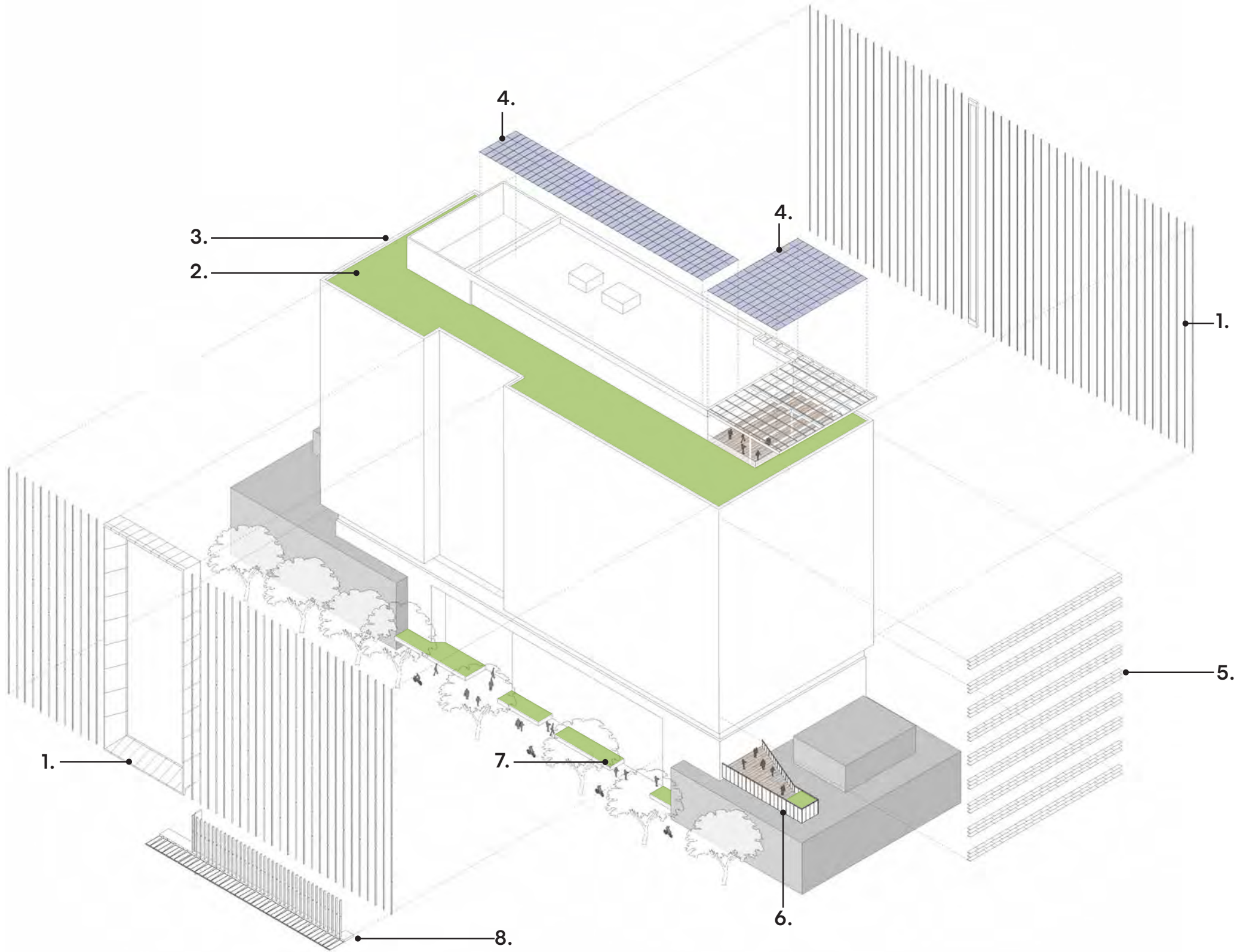
- 1b) *The simple elegance of the building should be further enhanced by context-sensitive massing and cladding responses on each facade with additional detail, layering, and thoughtful material application as opposed to a single cladding wrap*

Design Response:

The building skin has been designed in response to its unique contextual conditions which includes an existing transit station, the existing and emerging urban form, and the opportunity to create visual relationships to the UW Tower and the UW campus. These specific responses include the articulation of a community scale “aperture” facing west to the UW Tower courtyard, and the articulation of the tower facades as a ‘light assemblage’ of planar elements that incorporate visual texture, scale, performance, and complexity

Keynotes:

1. The tower aperture and profiled curtain wall mullions contribute to visual texture, scale and complexity and create an overall cohesive architectural expression (DC2-B.1, DC2-2c, DC2-2h, DC4-A.1, DC4-1a, DC4-1c)
2. An extensive coverage of green roof provides visual interest for the rooftop amenity space (DC2-6j, DC3-B.1, DC3-C.2)
3. In response to a northern exposure, the north facade is treated as a smooth, planar glass element providing further differentiation from the remaining facades (DC2-2c, DC4-A.1, DC4-1c)
4. Photovoltaic panels contribute to energy performance
5. Horizontal louvers serve a performative function and create a layered facade with visual texture, scale and complexity (DC2-2c, DC4-A.1, DC4-1c)
6. An extended roof deck at level 2 provides planting areas and views to the pocket park
7. Raised bio-retention planters define the building entries and create an engaging, secondary level of scale along the sidewalk (CS2-2a, PL1-1a, PL3-1a, PL3-C.1, PL3-3b)
8. An overhead canopy with vertical fins provides shading and creates a layered facade expression with visual texture, scale, and complexity (DC2-B.1, DC2-D.2, DC2-2c, DC4-1c)





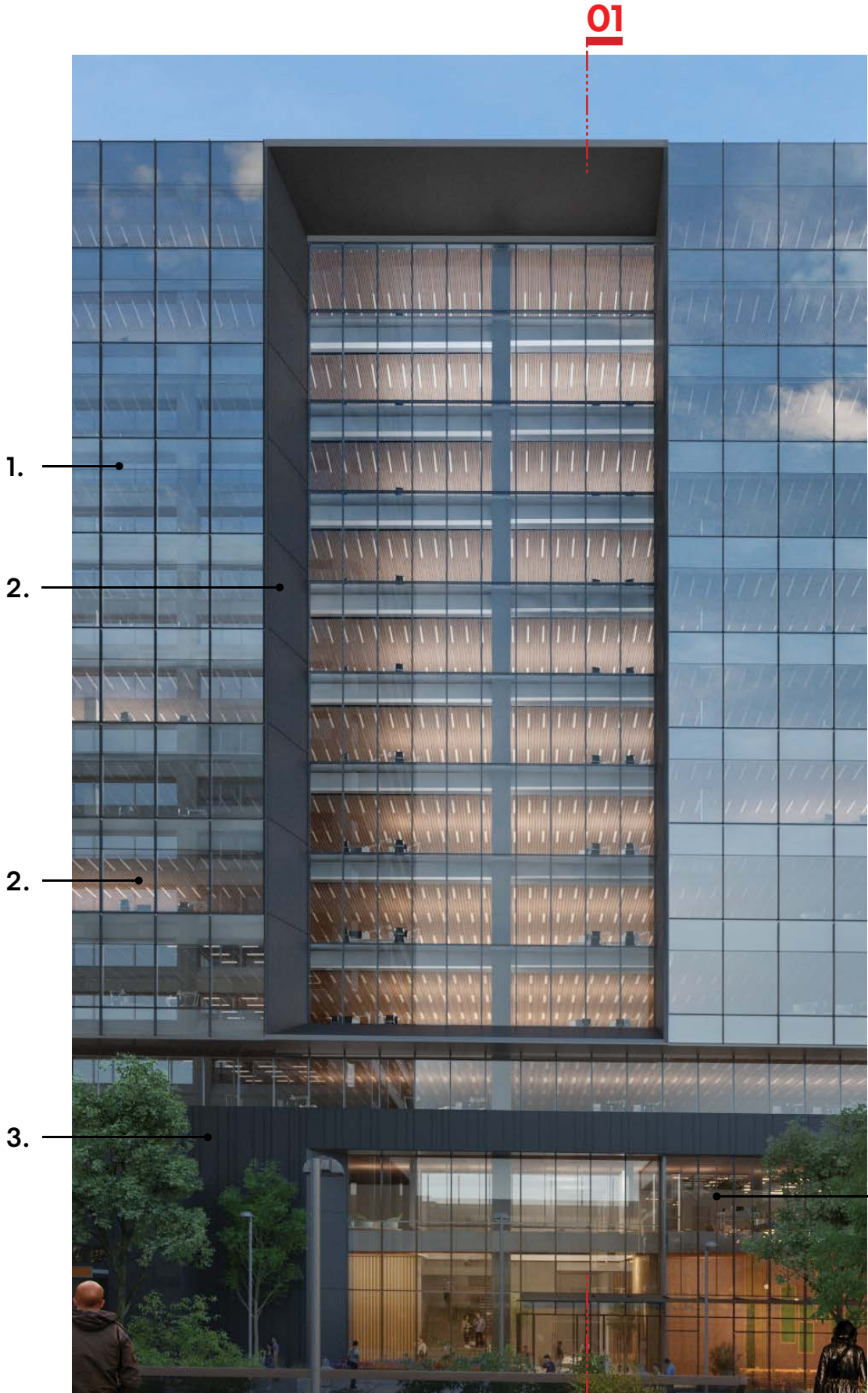
Priorities & Board Recommendations: Massing & Materials

Board Guidance:

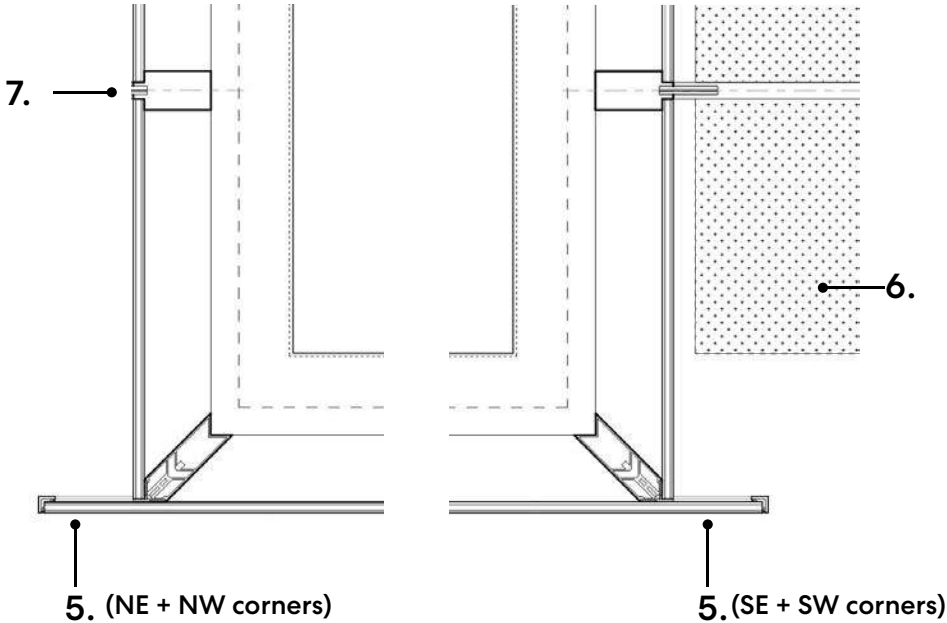
- 1a) *The simple massing with large inset responded to the surrounding context and marked the building's features well*
- *the shape is simple and elegant but requires high-quality materials and thoughtful detailing for the skin to “sing”*
 - *explore innovation in the use of materials*
 - *the massing responds well to the complexities of the site, given the two transit station entries*
- 1b) *The simple elegance of the building should be further enhanced by context-sensitive massing and cladding responses on each facade with additional detail, layering, and thoughtful material application as opposed to a single cladding wrap*

Design Response:

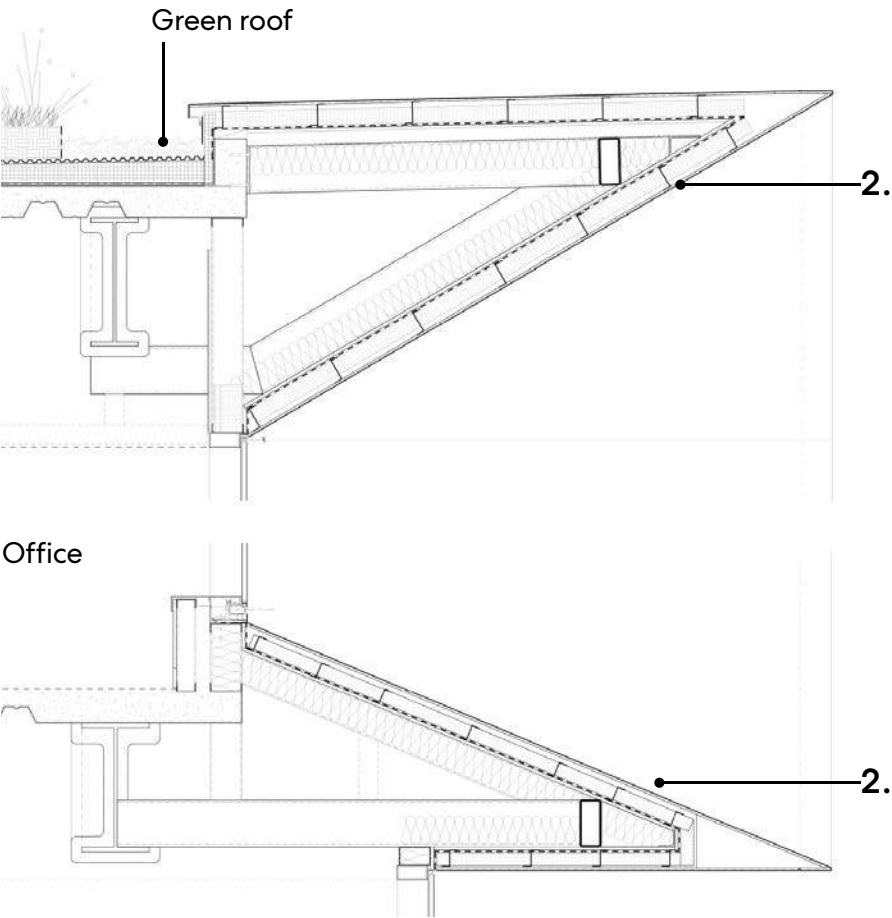
1. The lantern like tower volume is lifted above the nested podium creating a visual sense of compositional lightness (CS2-A.2, DC2-B.1, DC2-2a, DC2-2c)
2. The tower aperture and profiled curtain wall mullions contribute to visual texture, scale, and complexity and create an overall cohesive architectural expression (DC2-B.1, DC2-2c, DC2-2h, DC4-A.1, DC4-1a, DC4-1c)
3. Podium cladding is complimentary with the transit station (DC2-1a, DC2-2a, DC2-2c)
4. Vertical fins within the podium frame create a layered facade with visual texture, scale, and complexity (DC2-B.1, DC2-D.2, DC2-2c, DC4-1c)
5. The tower's east and west facades are extended to further articulate an assemblage of planar elements and to create further distinction from the north and south facade expressions (DC2-D.2, DC2-2h, DC4-1c)(detail.2)
6. Horizontal louvers at the south facade serve a performative function and create a layered facade with visual texture, scale, and complexity (DC2-2c, DC4-A.1, DC4-1c)
7. The north facade is treated as a smooth, planar glass element providing further differentiation from the remaining facades (DC2-2c, DC4-A.1, DC4-1c)



Partial view along Brooklyn Ave NE



Typical Tower Corner Detail (detail.2)



Tower Aperture Detailing (detail.1)





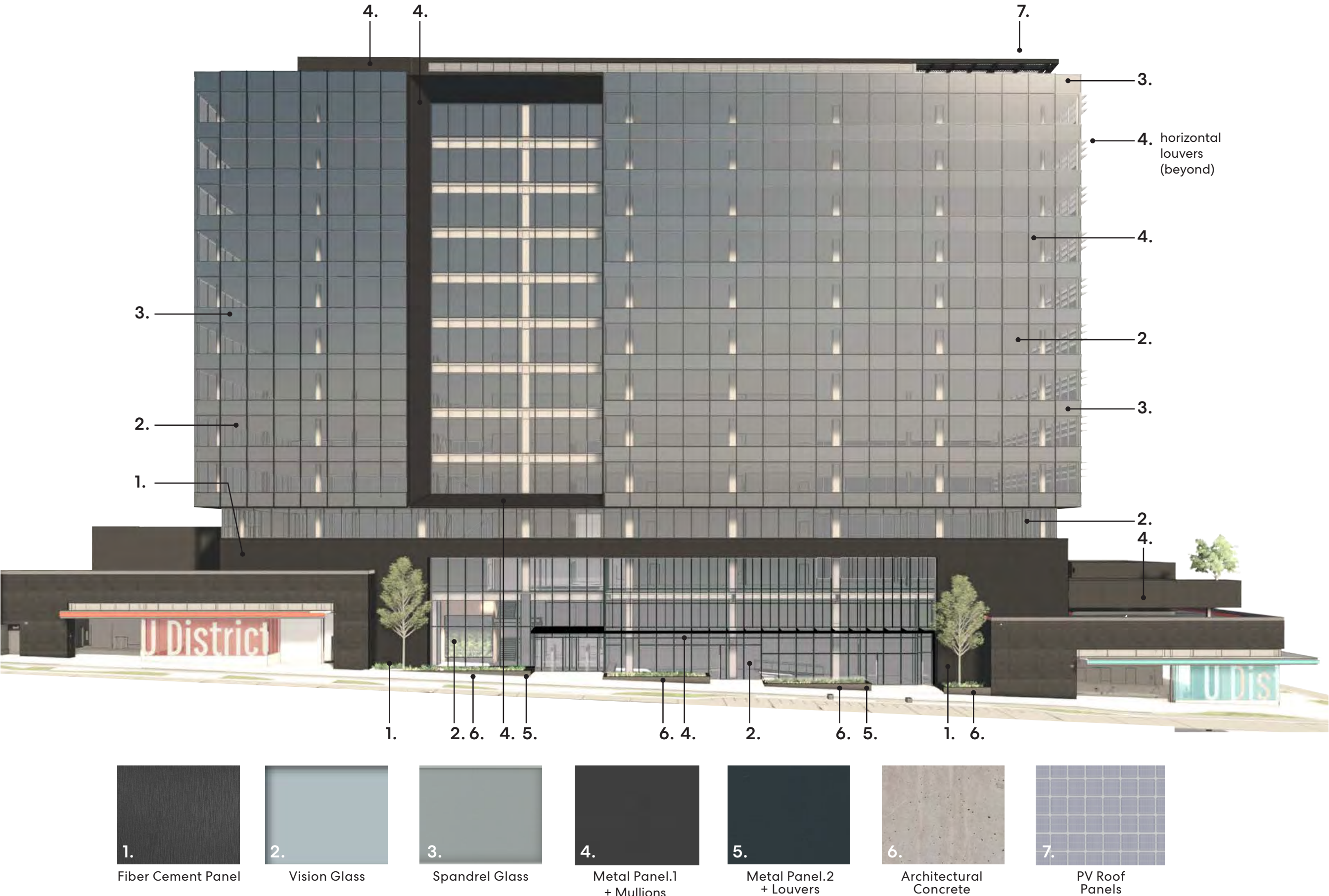




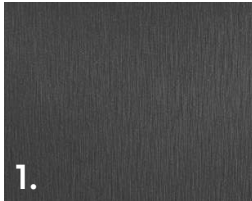
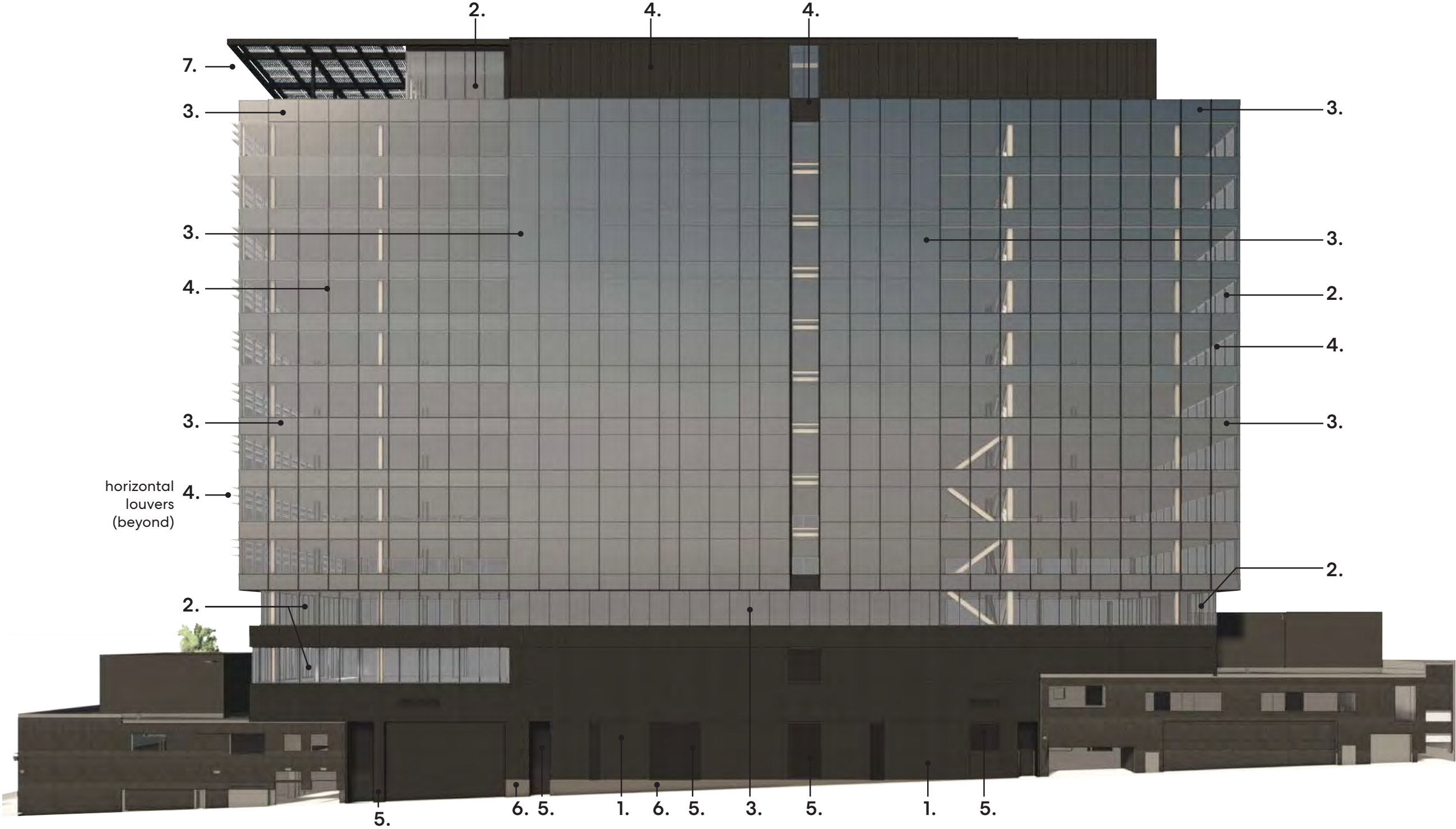




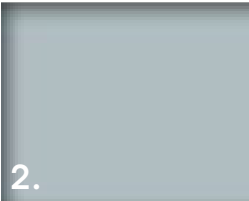
Priorities & Board Recommendations: Massing & Materials (west elevation along Brooklyn Ave NE)



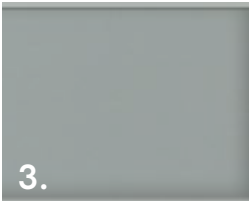
Priorities & Board Recommendations: Massing & Materials (east elevation along alley)



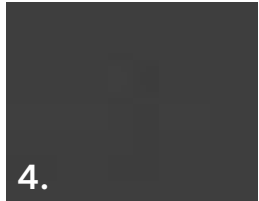
1. Fiber Cement Panel



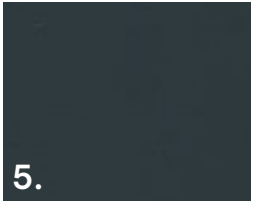
2. Vision Glass



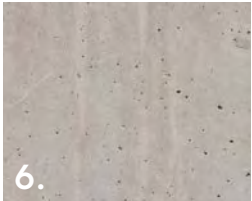
3. Spandrel Glass



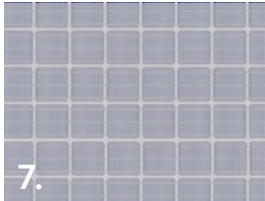
4. Metal Panel.1
+ Mullions



5. Metal Panel.2
+ Louvers



6. Architectural
Concrete

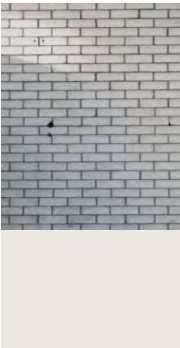


7. PV Roof
Panels

Priorities & Board Recommendations: Massing & Materials



Neptune Theater

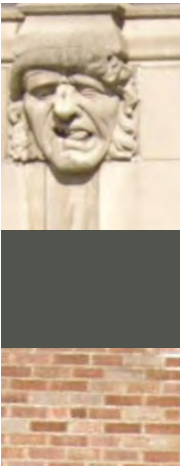


Limestone Cladding
Color: tan

Window Mullions
Color: Off-White (or sim.)



University Manor Apartments



Limestone Cladding
Color: tan

Window Mullions
Color: dark-Gray (or sim.)

Brick Masonry
Color: red-orange



UW Tower + annex



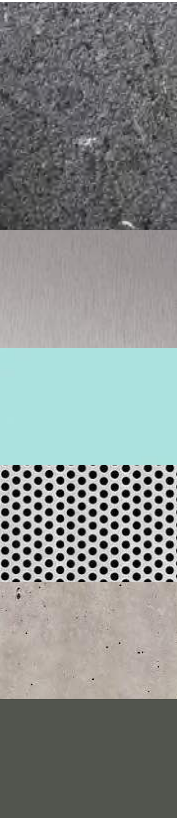
Facade Precast Concrete Cladding
Color: tan

Window Mullions
Color: Stainless steel

Brick Masonry
Color: red-orange



South Station Entrance



Stone Cladding
Color: Mesabi Black

Metal Parapet Accent
Color: Stainless steel

Canopy Accent
Color: Sea Foam

Perforated Metal
Color: Clear Aluminum

Concrete Stemwall
Color: Natural

Rooftop Metal Cladding
Color: Slate Gray



North Station Entrance



Stone Cladding
Color: Mesabi Black

Metal Parapet Accent
Color: Stainless steel

Canopy Accent
Color: Tawny Day Lily

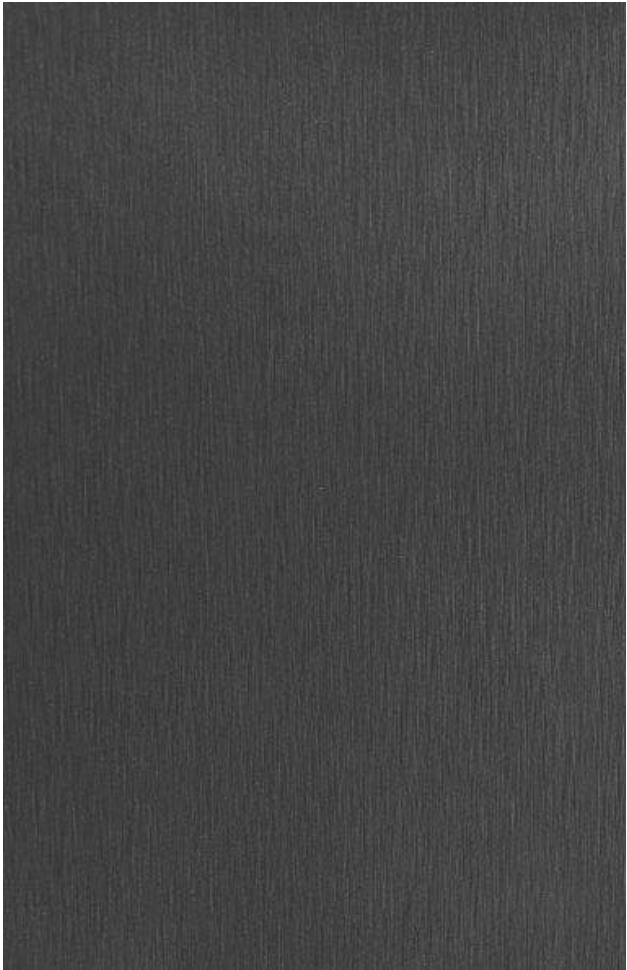
Perforated Metal
Color: Clear Aluminum

Concrete Stemwall
Color: Natural

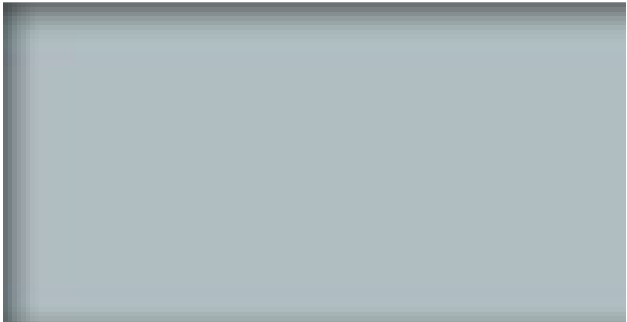
Rooftop Metal Cladding
Color: Slate Gray

Priorities & Board Recommendations: Massing & Materials

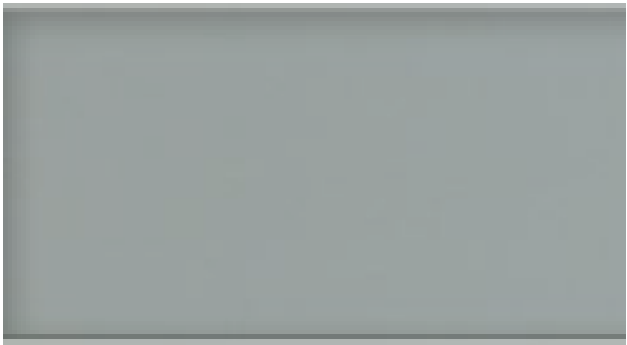
1.
Fiber Cement Panel
Cladding
Color: Graphite



2.
Vision Glass
Color: clear float
glass



3.
Spandrel Glass
Color: matched to
vision glass



material legend



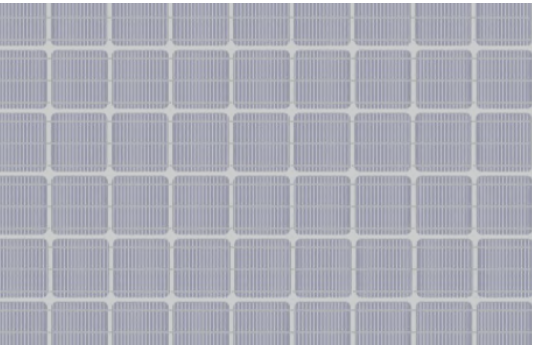
4.
Metal Panel Cladding.1
Curtain Wall Mullions
Color: Black Forest



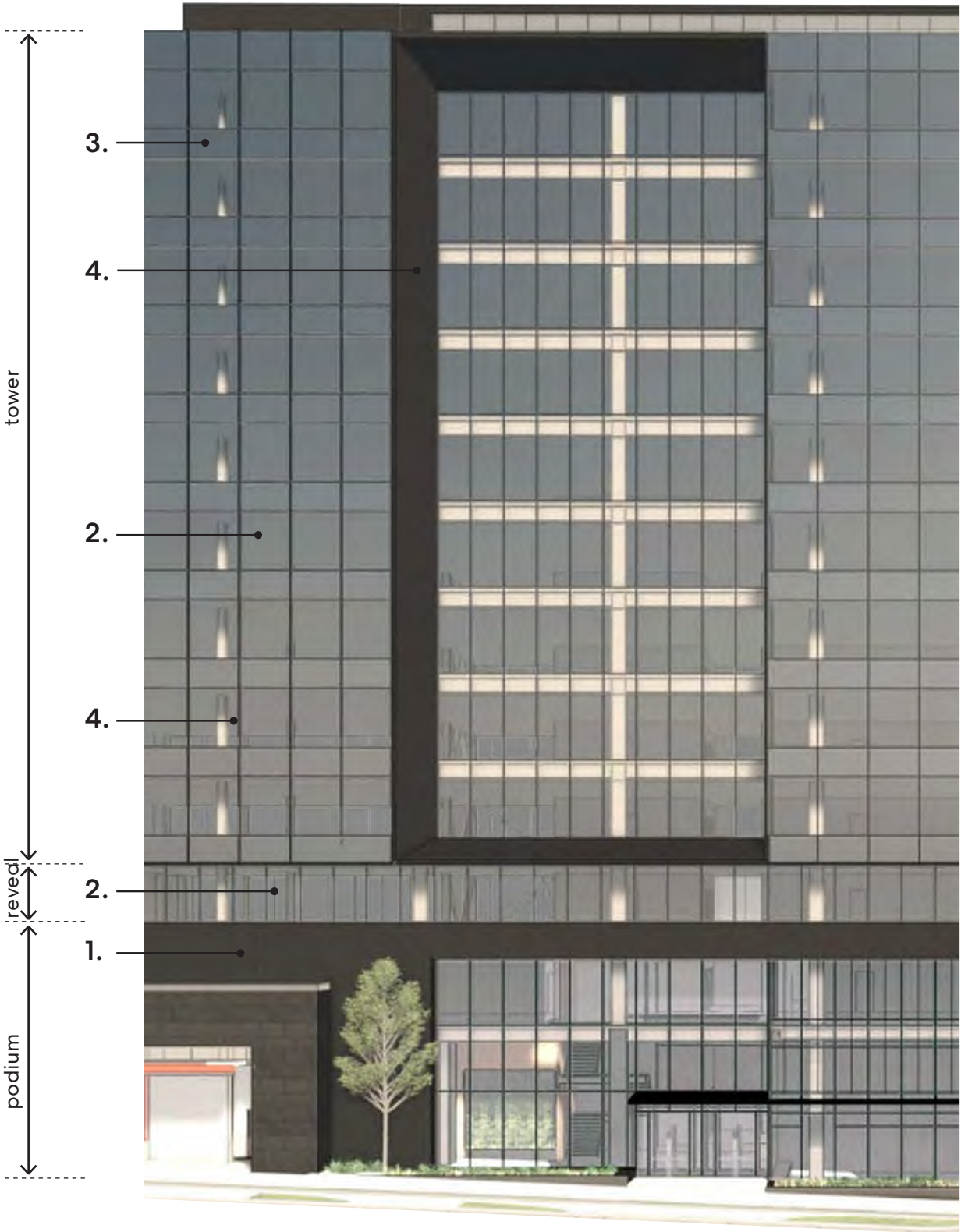
5.
Metal Panel Cladding.2
Narrow-profiled metal
louvers
Color: Charcoal Gray



6.
Cast-in-Place
Architectural Concrete
Color: natural

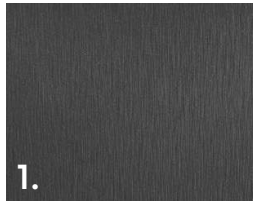
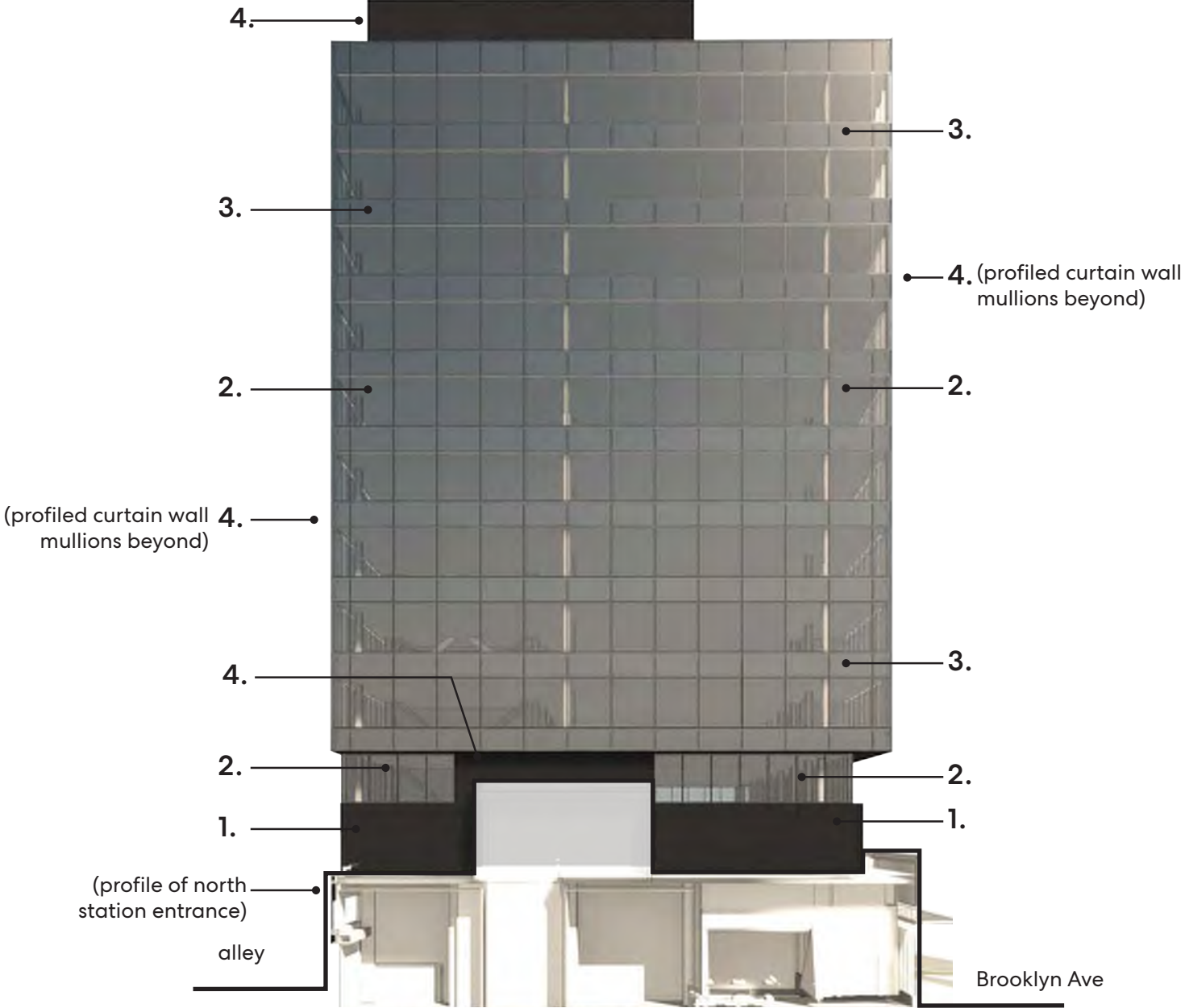
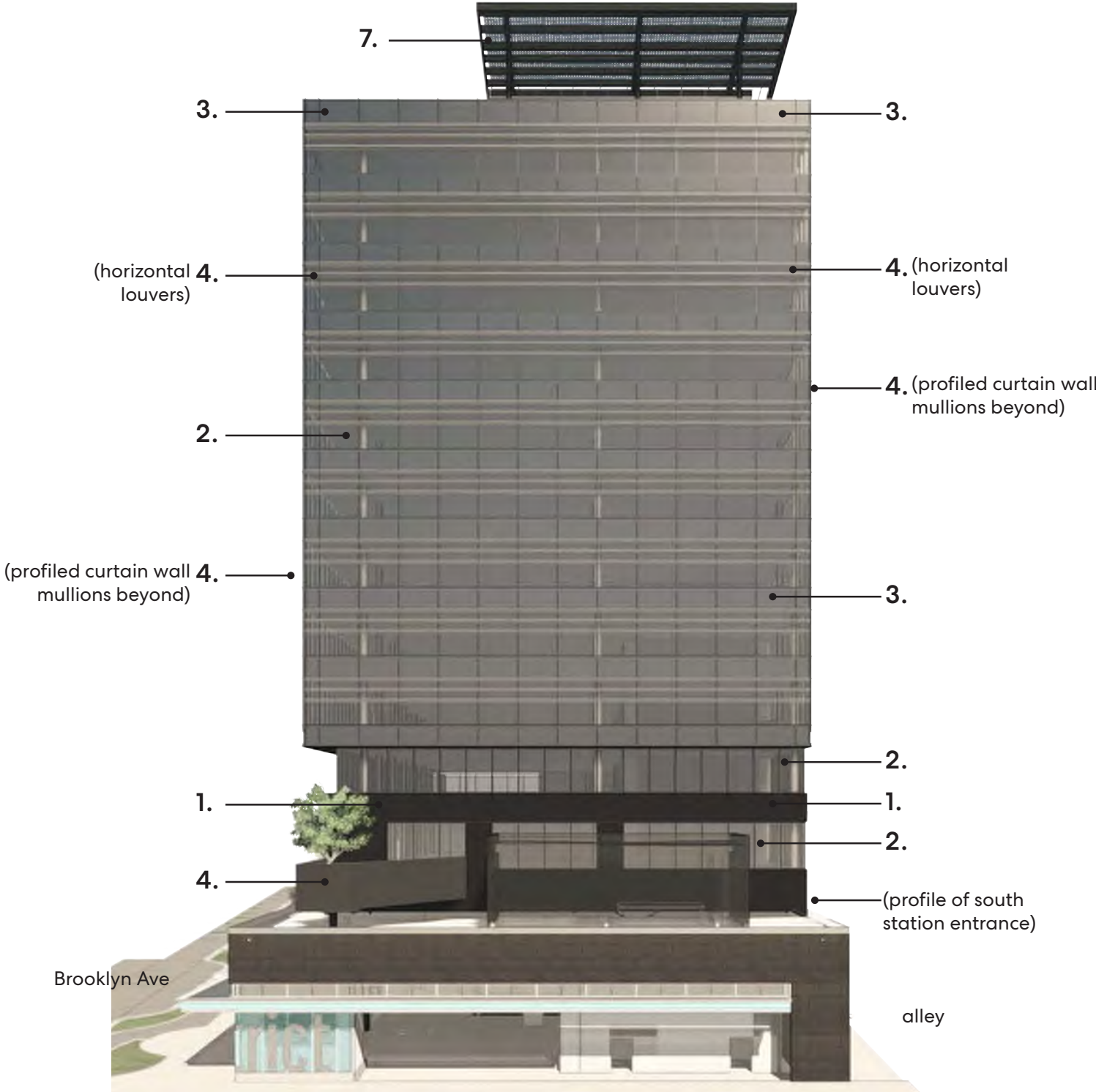


7.
Bifacial Photovoltaic Roof
Panels

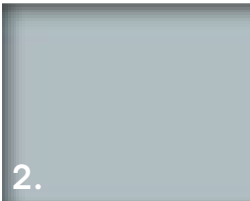


material application key

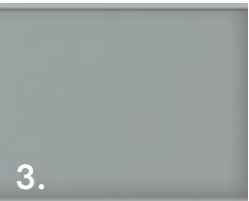
Priorities & Board Recommendations: Massing & Materials (south and north elevations)



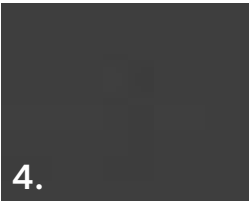
1. Fiber Cement Panel



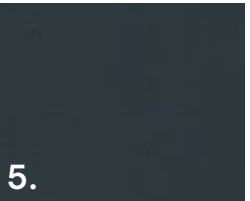
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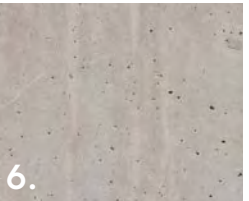
3. Spandrel Glass



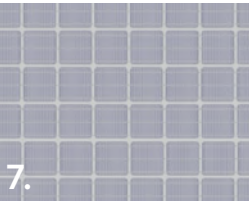
4. Metal Panel.1 + Mullions



5. Metal Panel.2 + Louvers



6. Architectural Concrete



7. PV Roof Panels

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02 Pocket Park and Pedestrian Realm

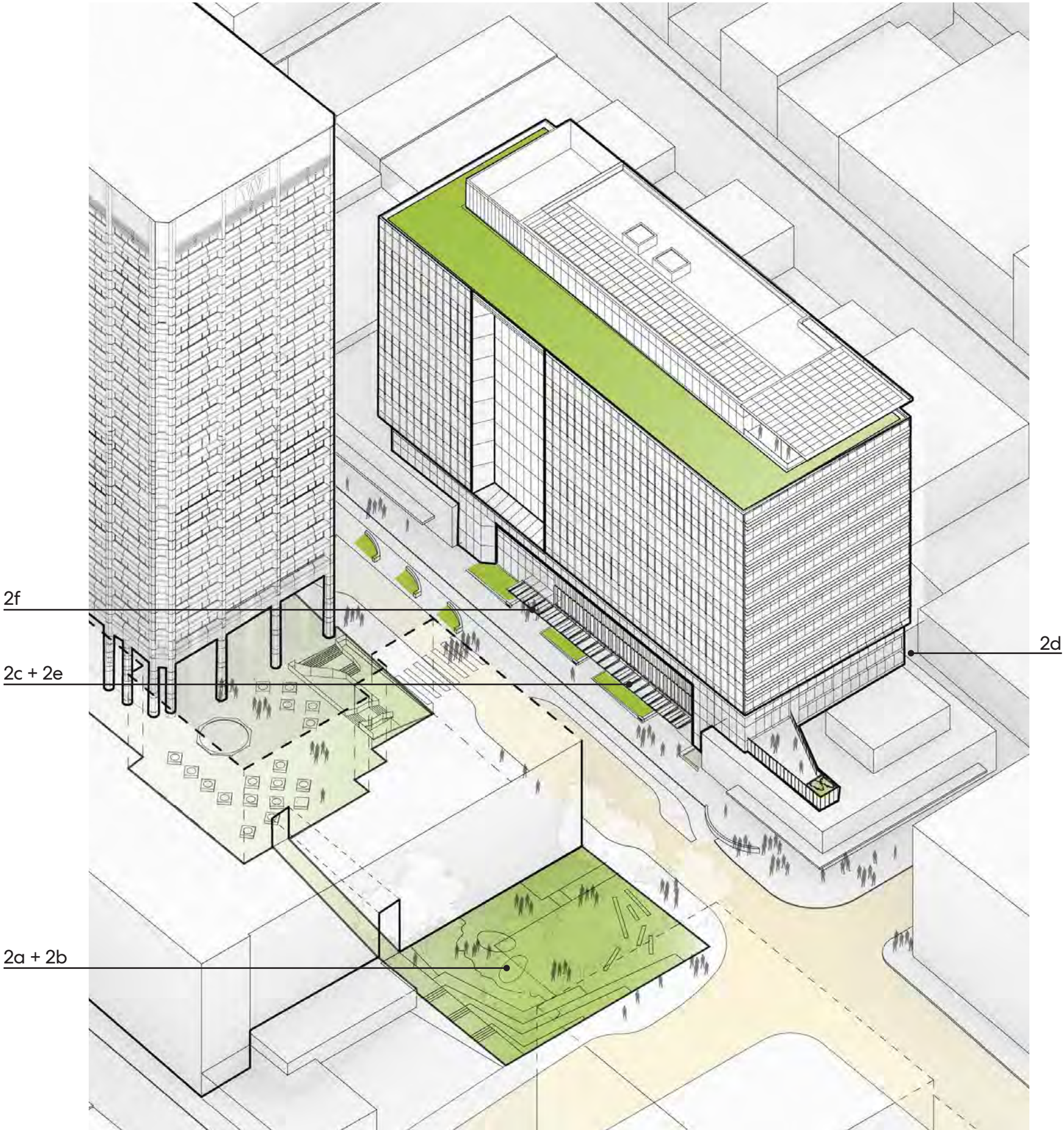
Priorities & Board Recommendations:

- 2a) *Being located across from a busy transit station, the pocket park should have some sort of highlight or feature, “something cool” that will draw people into the park and activate it; optimize the open space and circulation so the park does not feel like a dead-end and is across from a busy transit station. (see section.03 for landscape design)*
- 2b) *Consider park’s potential uses and users to provide maximal benefit and the best urban design. (see section.03 for landscape design)*
- 2c) *Explore smaller retail modules similar to that along University Ave show how the fabric of the neighborhood informs the fabric of the building and the fabric of the park space*
- 2d) *Study possible bike access and/or visual access to better activate the alley*
- 2e) *Show how retail spaces will encourage activation along Brooklyn Ave*
- 2f) *Study how lighting can be used to highlight the buildings, edges, and streetscape in a thoughtful and dynamic way (see section.04 for lighting design)*

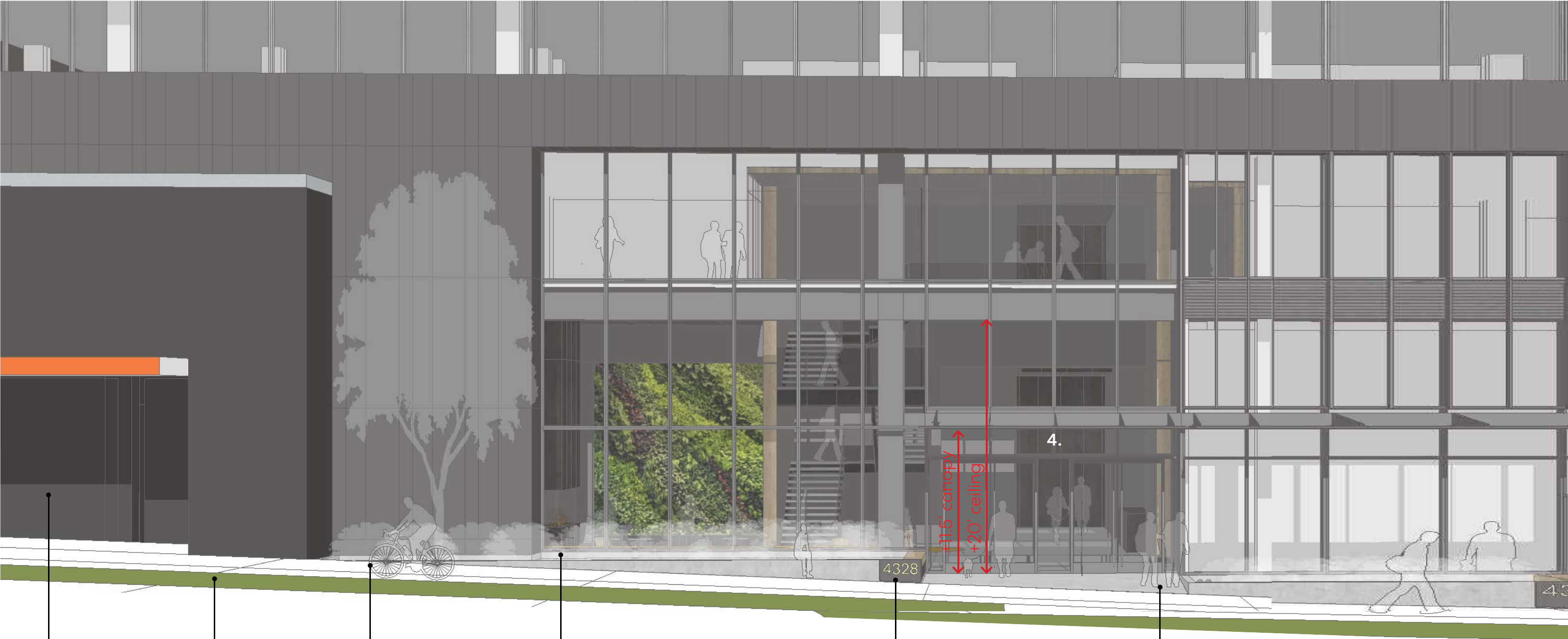
Design Guidelines:

- CS2 Urban Pattern & Form
 - CS2-B.2 Connection to the Street
 - CS2-2a Contribute to Community Character
- CS3 Architectural Context & Character
 - CS3-1 University District Architectural Character
- PL1 Connectivity
 - PL1-1a Engage the Public Realm
 - PL1-1d Alleyways
 - PL1-2c Activate Second “Fronts”
- PL2 Walkability
 - PL2-B.2 Lighting for Safety
- PL3 Street Level Interaction
 - PL3-C.1 Porous Edge
 - PL3-C.2 Visibility
 - PL3-3a Street Wall
 - PL3-3b Human-Scaled Experience

- DC1 Project Uses & Activities
 - DC1-A.2 Gathering Places
- DC2 Architectural Concept
 - DC2-1c Building Base
 - DC2-2a Context-Sensitive Approach
 - DC2-6i Quality & 6th Elevations
 - DC2-6j Transition to the Sky & Skyline Composition
- DC3 Open Space Concept
 - DC3-B.1 Meeting User Needs
 - DC3-C.2 Amenities/Features
 - DC3-1a Arrangement of Open Space
 - DC3-3b Community Interaction



2c,d,e)



1. North Station Entrance

2. Existing site furniture

Existing Dedicated Bicycle lane

3. Raised bio-retention planters define the building entries and create an engaging, secondary level of scale along the sidewalk (CS2-2a, PL1-1a, PL3-1a, PL3-C.1, PL3-3b, DC2-1c)

4. Building addressing for street level spaces will be scaled and located for sidewalk level visibility (CS3-1, PL2-D.1, PL3-3b)

2c,e)
The main building lobby and retail areas will be highly visible and prominently located from the mid-street crosswalk connecting with the UW Tower Plaza across Brooklyn Ave NE (CS2-B.2, PL1-1a, PL3-1a, PL3-C.1, PL3-C.2, DC2-1c)



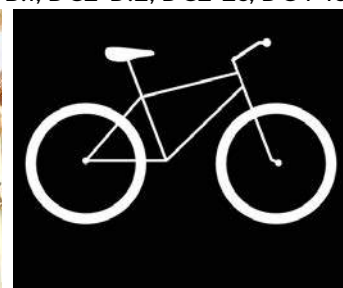


5.
2c,e)
Sidewalk level retail areas and entrances are clearly defined, highly visible, and clustered to optimize single or multi-tenant configurations and for an active streetfront (CS2-A.2, CS2-B.2, CS3-1, PL3-C.1, PL3-C.2, PL3-3a, DC2-1c)

3.
An overhead canopy with vertical fins provides shading, creates a layered facade expression with visual texture, scale, and complexity and establishes a pedestrian scale (DC2-1c, DC2-B.1, DC2-D.2, DC2-2c, DC4-1c)

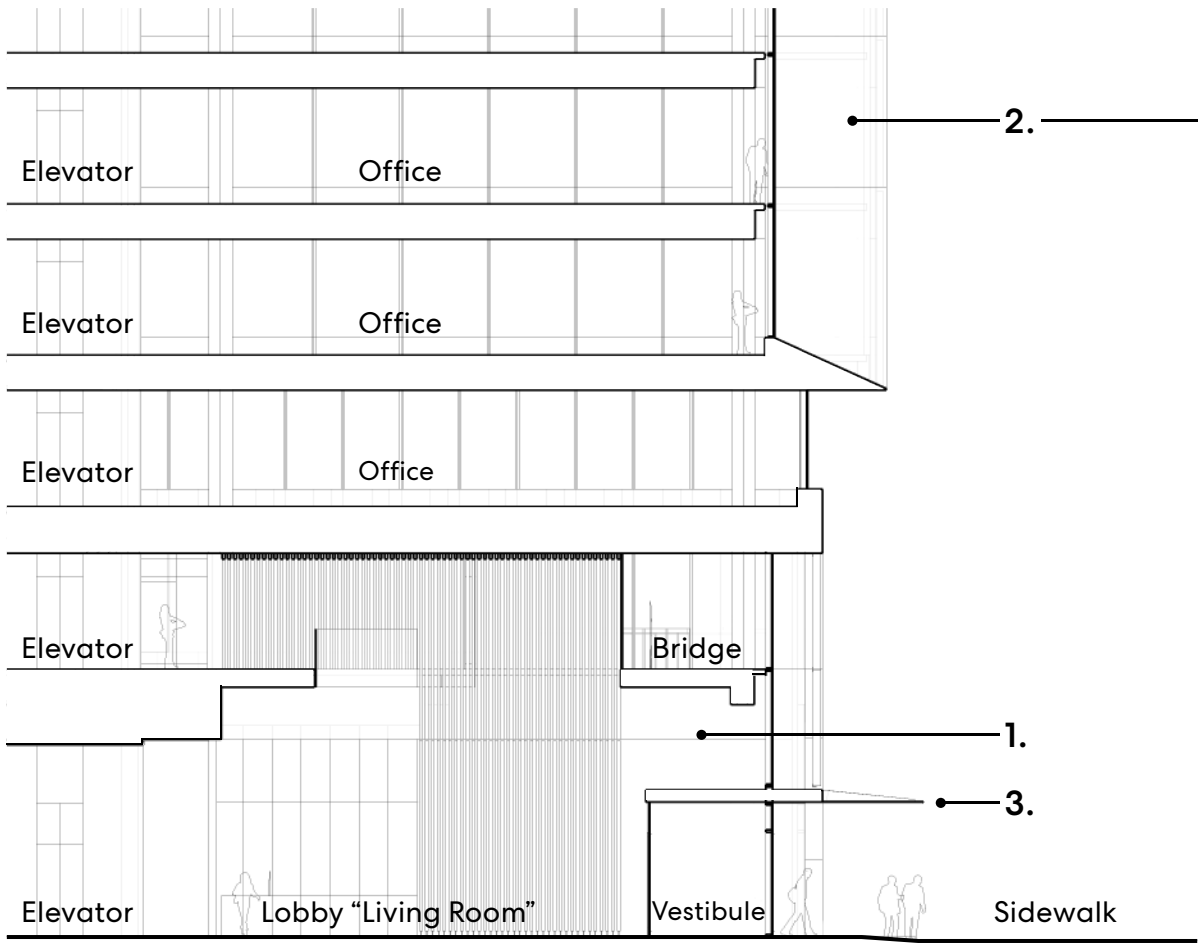
5.
2d)
Primary access to the bicycle storage facilities is highly visible and provided with signage (CS2-B.2, PL3-C.1, PL3-C.2)

3.
6. South Station Entrance





- | Dedicated Bicycle lane |
- | Sidewalk with landscaped planters + site furniture |
- | Setback for landscaped planters + seating |
- | Lobby “Living Room” |
- | Feature stair |



Keynotes:

1. The main building entrance, lobby "living room", and retail areas are prominently located to be high visible to pedestrians moving along the sidewalk for an active and vibrant streetfront (CS2-B.2, CS3-1, PL1-1a, PL3-1a, PL3-C.1, PL3-C.2)
2. The tower aperture is aligned to the lobby "living room" creating an overall cohesive architectural expression (DC2-B.1, DC2-2c, DC2-2h, DC4-A.1)
3. An overhead canopy with vertical fins provides shading, creates a layered facade expression with visual texture, scale, and complexity and establishes a pedestrian scale (DC2-B.1, DC2-D.2, DC2-2c, DC4-1c)
4. Bio-retention planters define the building entries and create an engaging pedestrian experience (CS1-D.1, PL1-1a, PL3-C.1, PL3-3b)



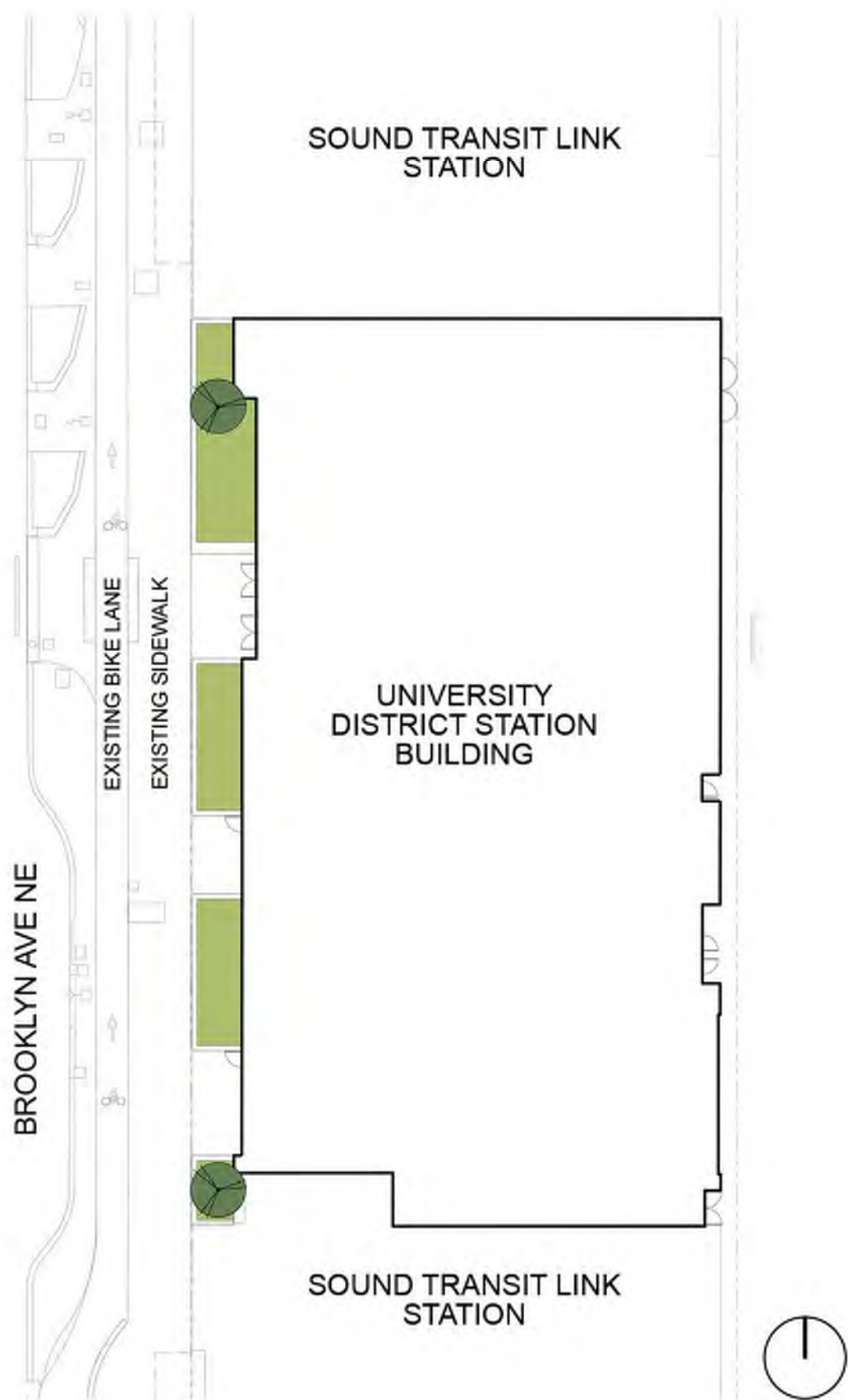


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Section 03. Landscape

Landscape: View of Pocket Park from Brooklyn Ave + 43rd St





Planting

Yellow Cone Flower 2-3 ft
Echinacea paradoxa

Purple Cone Flower 2-5 ft
Echinacea purpurea

Dense Sedge 18-28in
Carex densa

Tufted Hair Grass 2-3 ft
Deschampsia cespitosa

Tall Camas 1-3 ft
Camassia leichtlinii

Douglas's Aster 1-4 ft
Symphyotrichum subspicatum

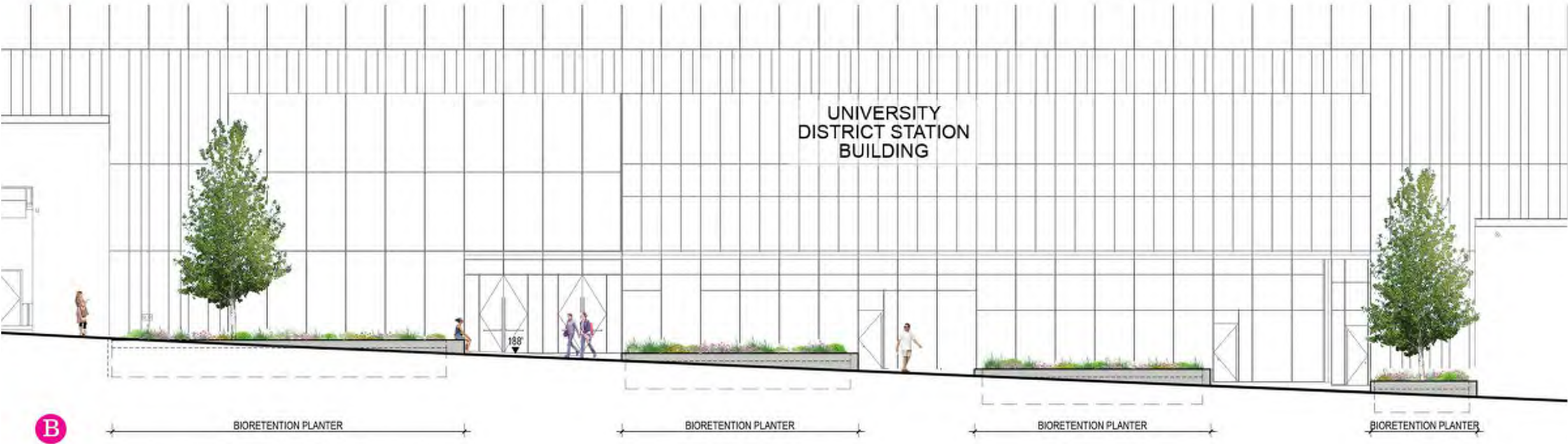
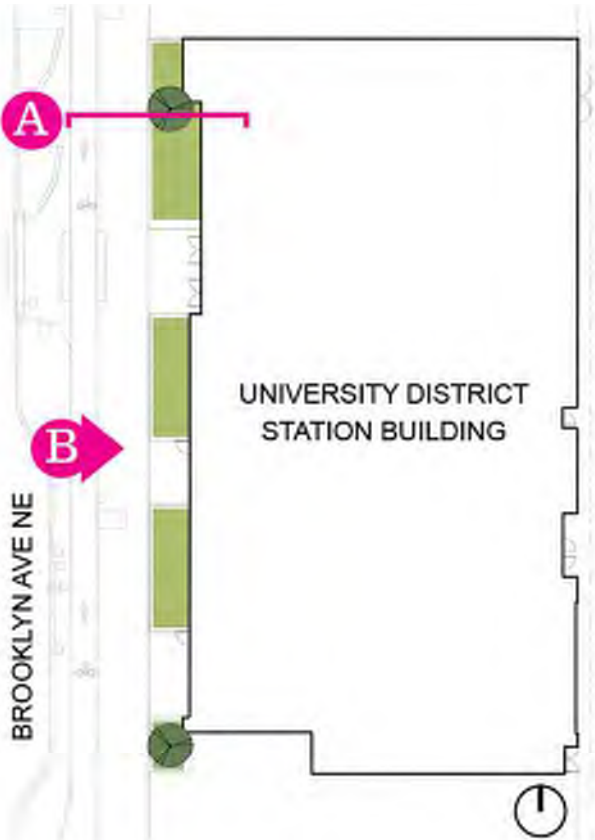
Dogwood 2 - 2.5 ft
Cornus kelseyi

Yarrow 8in - 3 ft
Achillea millefolium

Quaking Aspen 20 - 50 ft
Populus tremuloides

	Jan	Fed	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
PoTr												
EcPa												
EcPu												
CaLe												
SySu												
AcMi												
CaDe												
CoKe												
HeSe												

Landscape: Tower (level.01 planting + streetscape view along Brooklyn Ave)



Landscape: Tower (level.02 roof deck planting)



Planting



Strawberry Tree
Arbutus unedo 'Compacta'

6 ft



Wayne Roderick Fleabane
Erigeron glaucus 'Wayne Roderick'

1 -2 ft



Tufted Hair Grass
Deschampsia cespitosa

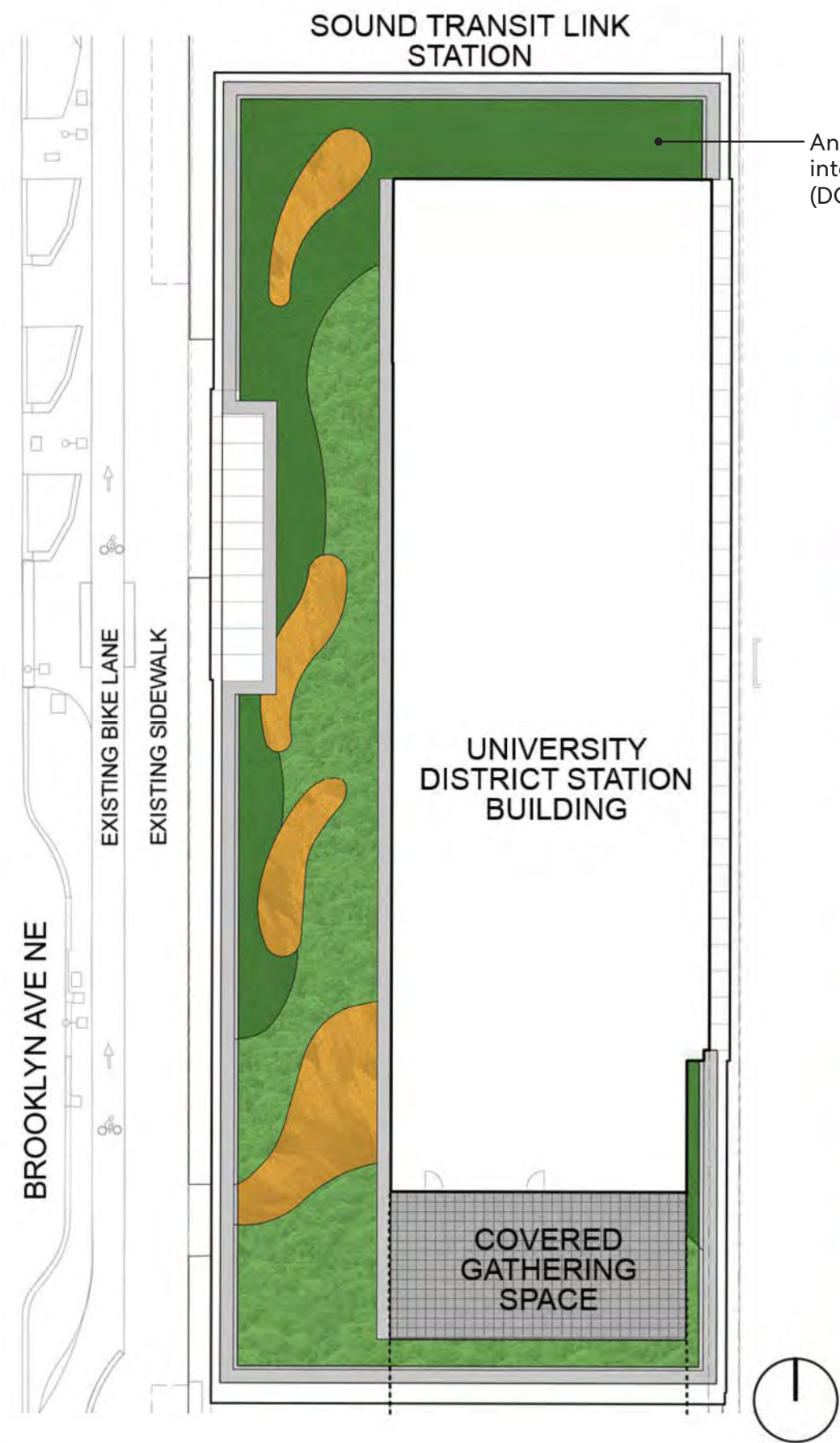
1 -2.5 ft



Oregon Stonecrop
Sedum oreganum

2-8 in

Landscape: Level.13 green roof plan & plant palette



An extensive coverage of green roof provides visual interest for the rooftop amenity space (DC2-6j, DC3-B.1, DC3-C.2)



White Stonecrop
Sedum album 3-6 in



Spreading Stonecrop
Sedum divergens 2-4 in



Tricolor Stonecrop
Sedum spurium 3-6 in

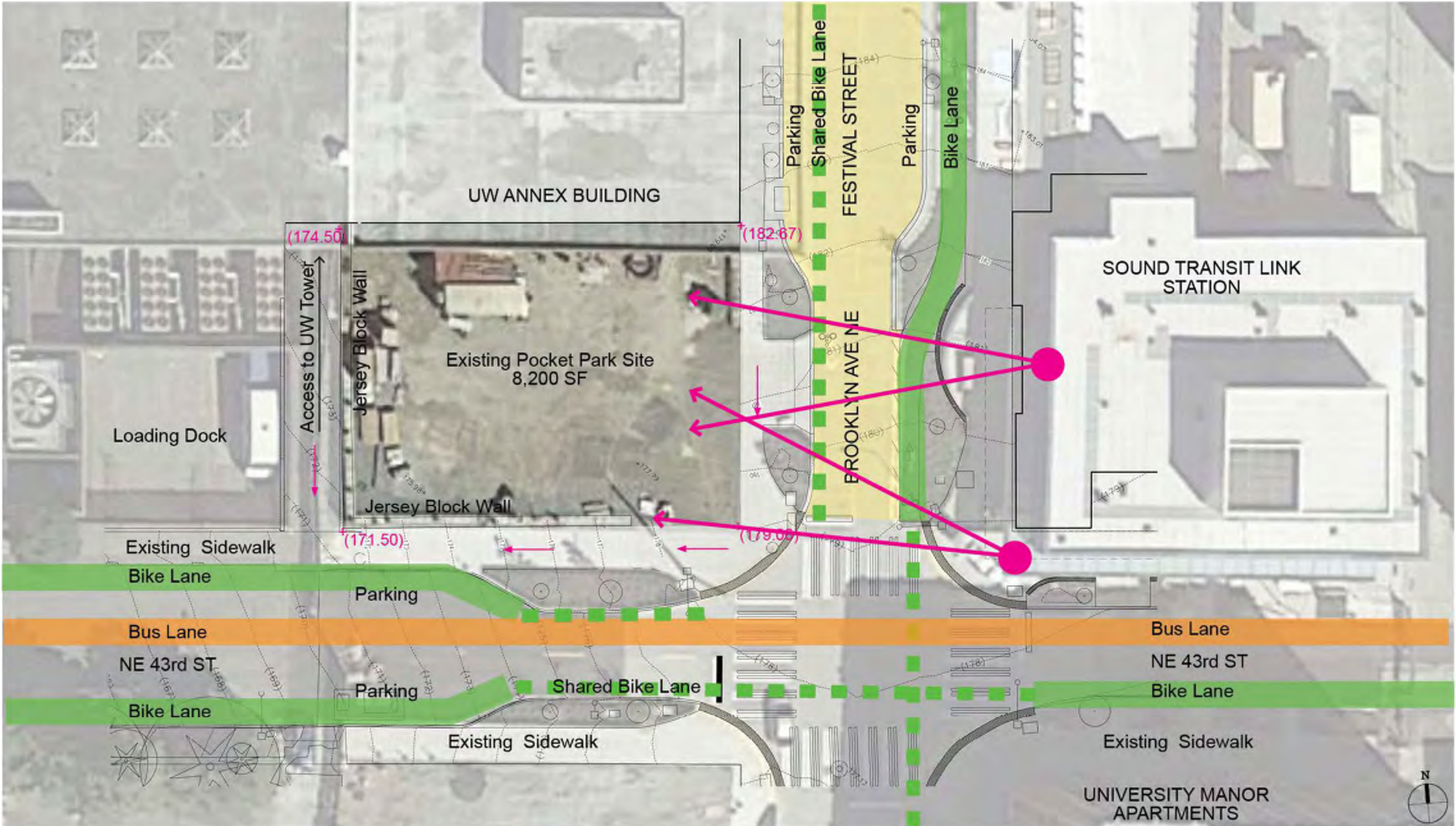


Landscape: Pocket Park (existing site)



Landscape: Pocket Park (views from transit station entrance)





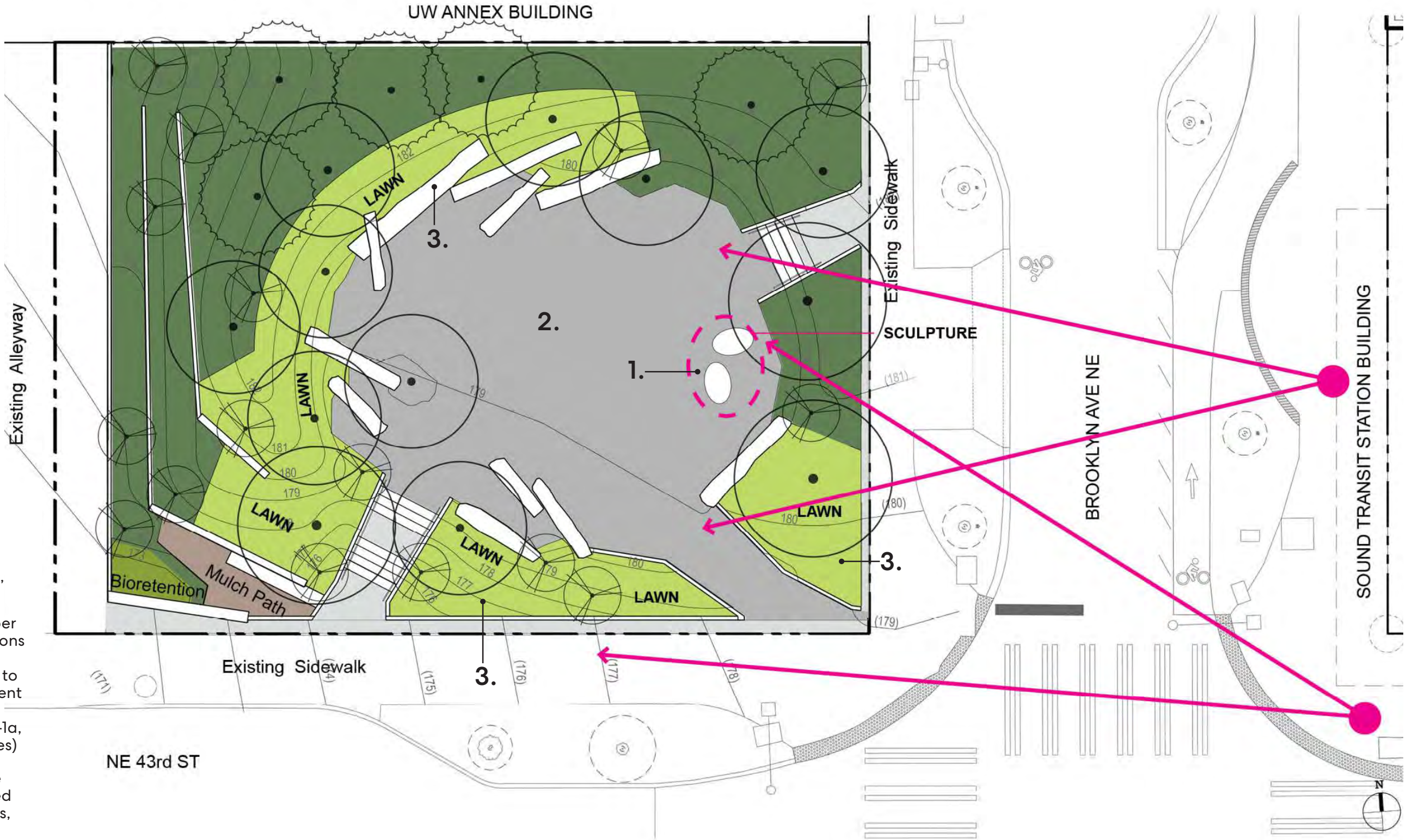
Landscape: Pocket Park (site plan)

Board Guidance:

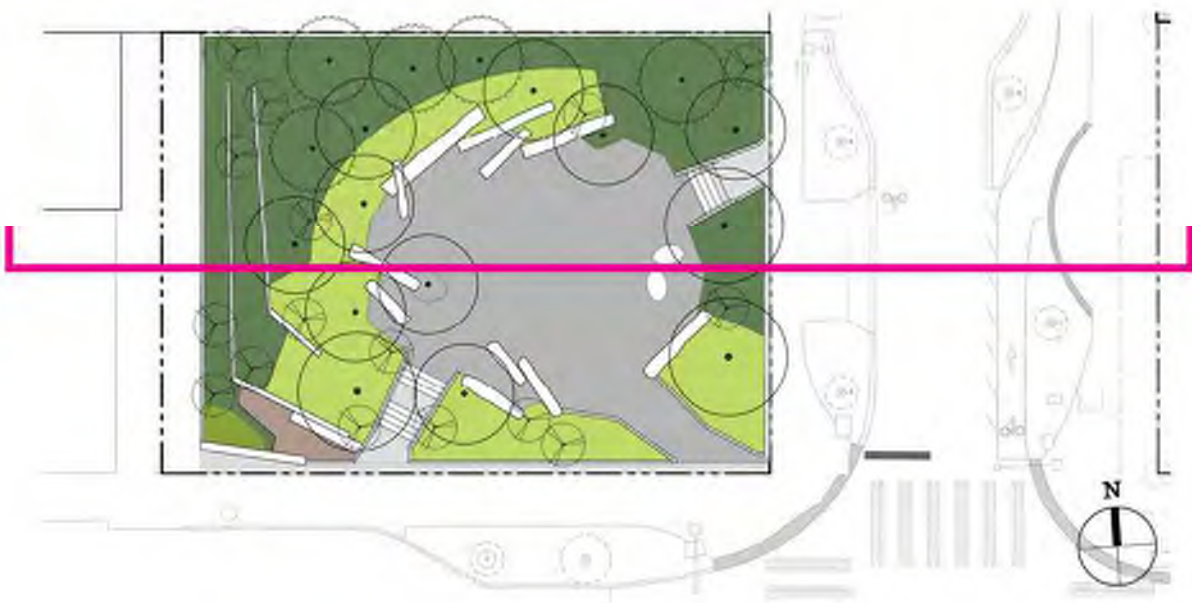
- 2a) Being located across from a busy transit station, the pocket park should have some sort of highlight or feature, “something cool” that will draw people into the park and activate it; optimize the open space and circulation so the park does not feel like a dead-end and is across from a busy transit station
- 2b) Consider park’s potential uses and users to provide maximal benefit and the best urban design

Design Response:

1. A public art installation is being considered along the park’s east edge, directly across from the transit station entrance, and will serve as a visual attraction for pedestrians and neighborhood residents alike (CS2-2a, CS3-1, DC1-A.2, DC3-C.2, DC3-1a)
2. The design team studied a number of potential program configurations and have optimized the park’s open space and points of access to accommodate a variety of different uses and users (DC1-A.2, DC3-B.1, DC3-C.2, DC3-1a, DC3-3b)(see section.06 for studies)
3. The edges of the pocket park are thoughtfully designed with sloped lawns, shaded and planted areas, and stepped seating creating opportunities for individuals and groups to gather for a variety of different types of community interaction (DC1-A.2, DC3-B.1, DC3-C.2, DC3-1a, DC3-3b)



Landscape: Pocket Park (E-W cross section looking north)



Landscape: Pocket Park (perspective view from SW corner of Brooklyn Ave + 43rd St)



Landscape: Pocket Park (perspective view from 43rd St + existing alley)



Trees



Acer circinatum



Cornus nuttallii



Populus tremuloides



Pseudotsuga menziesii

Mix Dec & Everg Shrubs, 5-6'



Cornus cornuta var. californica



Myrica californica



Philadelphus lewisii

Mix Dec & Everg Shrubs, 3'



Ribes sanguineum



Vaccinium ovatum



Polystichum munitum

Bioretention



Armeria maritima



Carex deweyana



Deschampsia cespitosa



Festuca idahoensis



Erigeron speciosus



Allium acuminatum



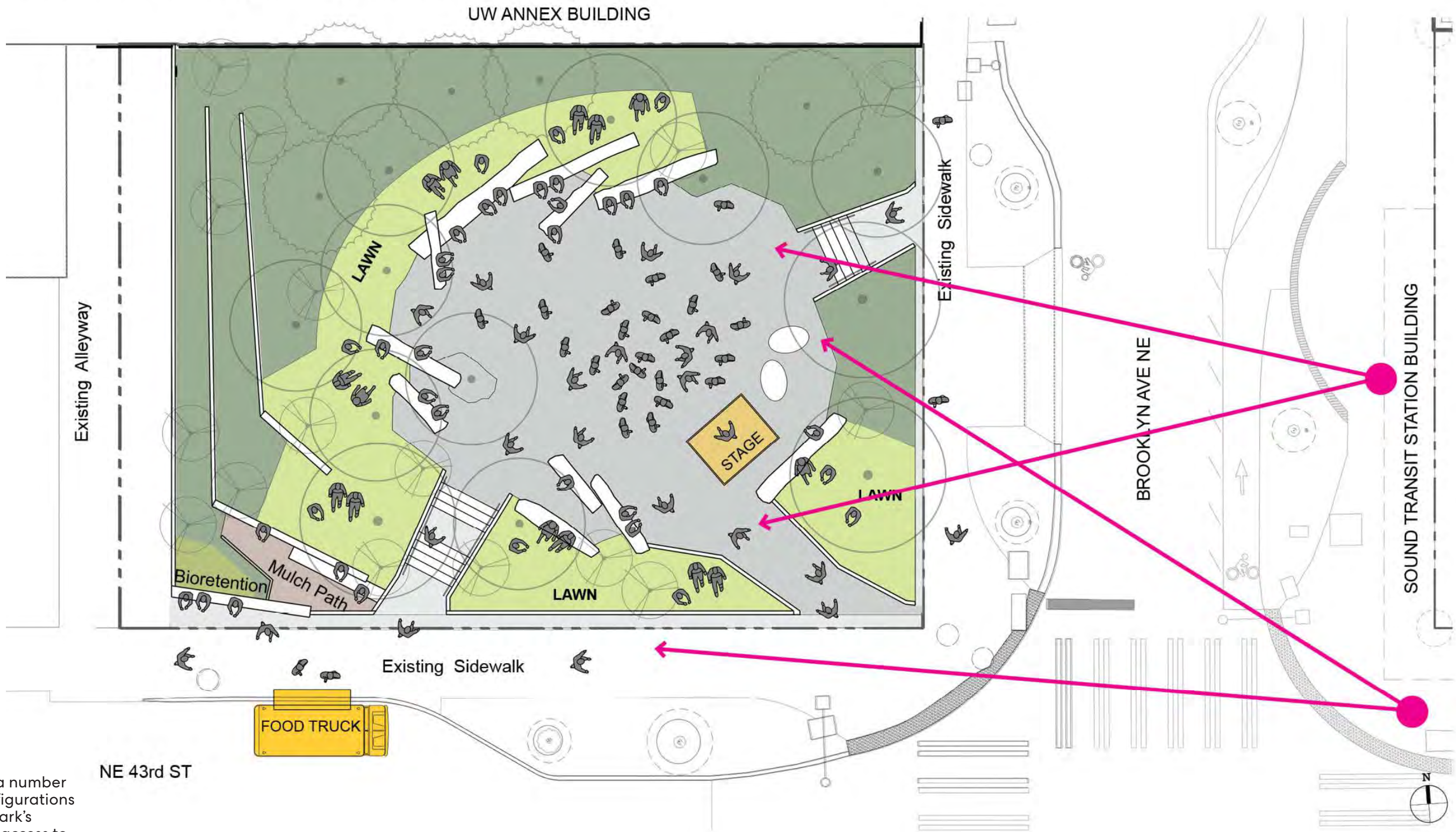
Basalt Paving



Concrete



Stone Seat Walls & Stone Steps



2a)
The design team studied a number of potential program configurations and have optimized the park's open space and points of access to accommodate a variety of different uses and users (DC1-A.2, DC3-B.1, DC3-C.2, DC3-1a, DC3-3b) (see section.06 for studies)

Section 04. Lighting



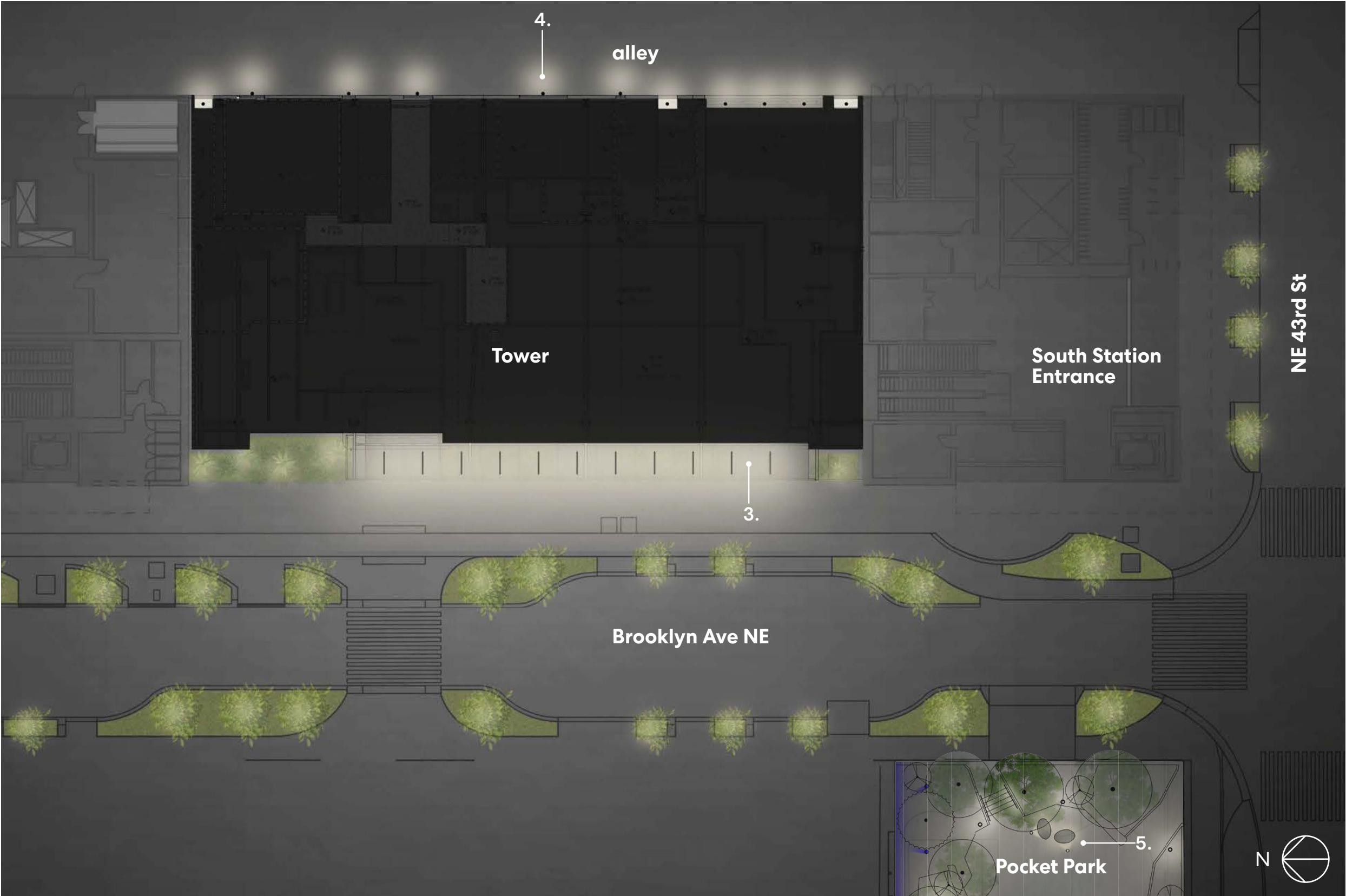
Lighting: Lighting Glow Plan (Ground Level)

Board Guidance:

2f) *Study how lighting can be used to highlight the buildings, edges, and streetscape in a thoughtful and dynamic way*

Design Response:

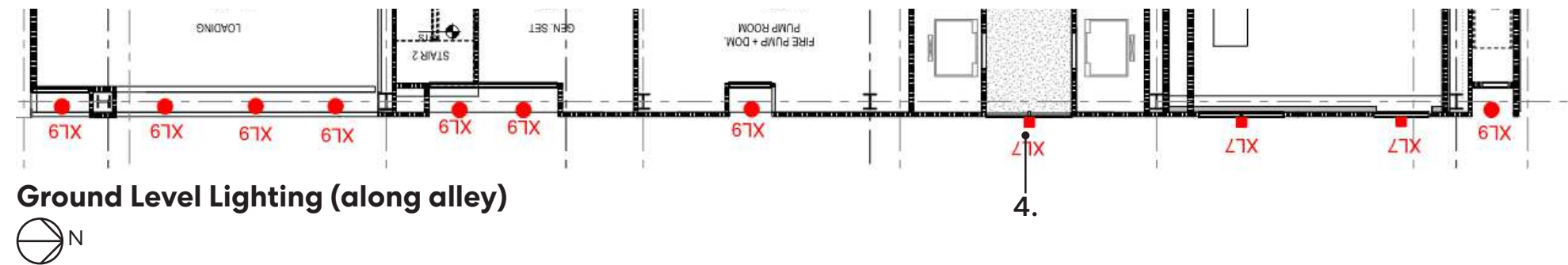
- 1. Linear lighting is integrated into the perimeter of the overhead shade structure to highlight the architectural rooftop expression (PL2-B.2)
- 2. Accent lighting is used to highlight the architectural expression of the tower aperture (PL2-B.2)
- 3. An overhead canopy with integrated lighting creates a well lit and safe walking environment (PL2-B.2)
- 4. Building lighting along the alley creates a well lit and safe walking environment (PL2-B.2)
- 5. The pocket park will be well lit for pedestrian and user safety, will have accent lighting to highlight landscaped areas and trees, and to showcase a potential public art installation. Specialty lighting is also being considered to animate the blank south wall of the UW Tower annex (PL2-B.2)



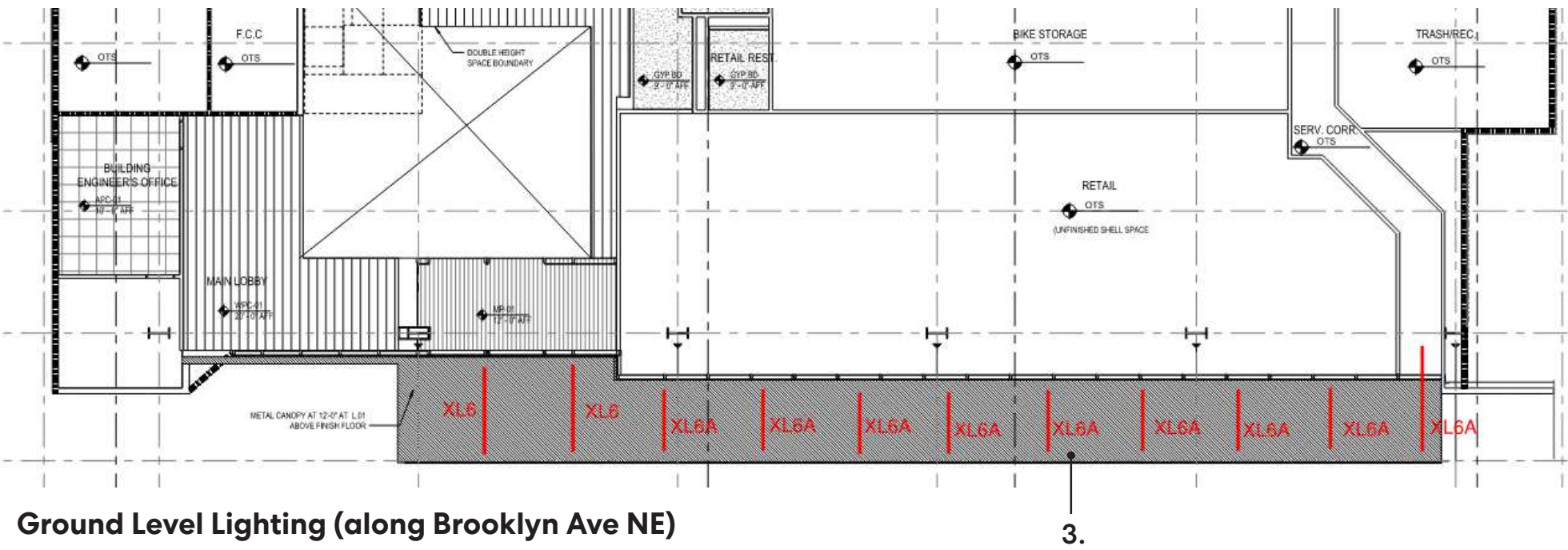
Lighting: Lighting Plan + Legend (Ground Level)



Lighting Elevation (along alley)



Ground Level Lighting (along alley)



Ground Level Lighting (along Brooklyn Ave NE)

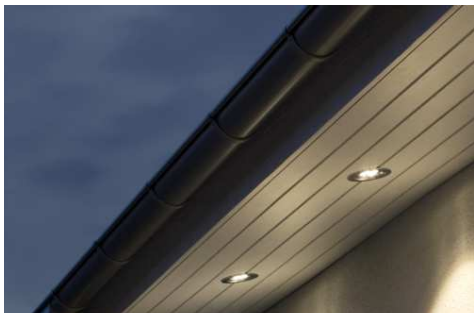
XL6 LINEAR RECESSED FIXTURE IN METAL CANOPY

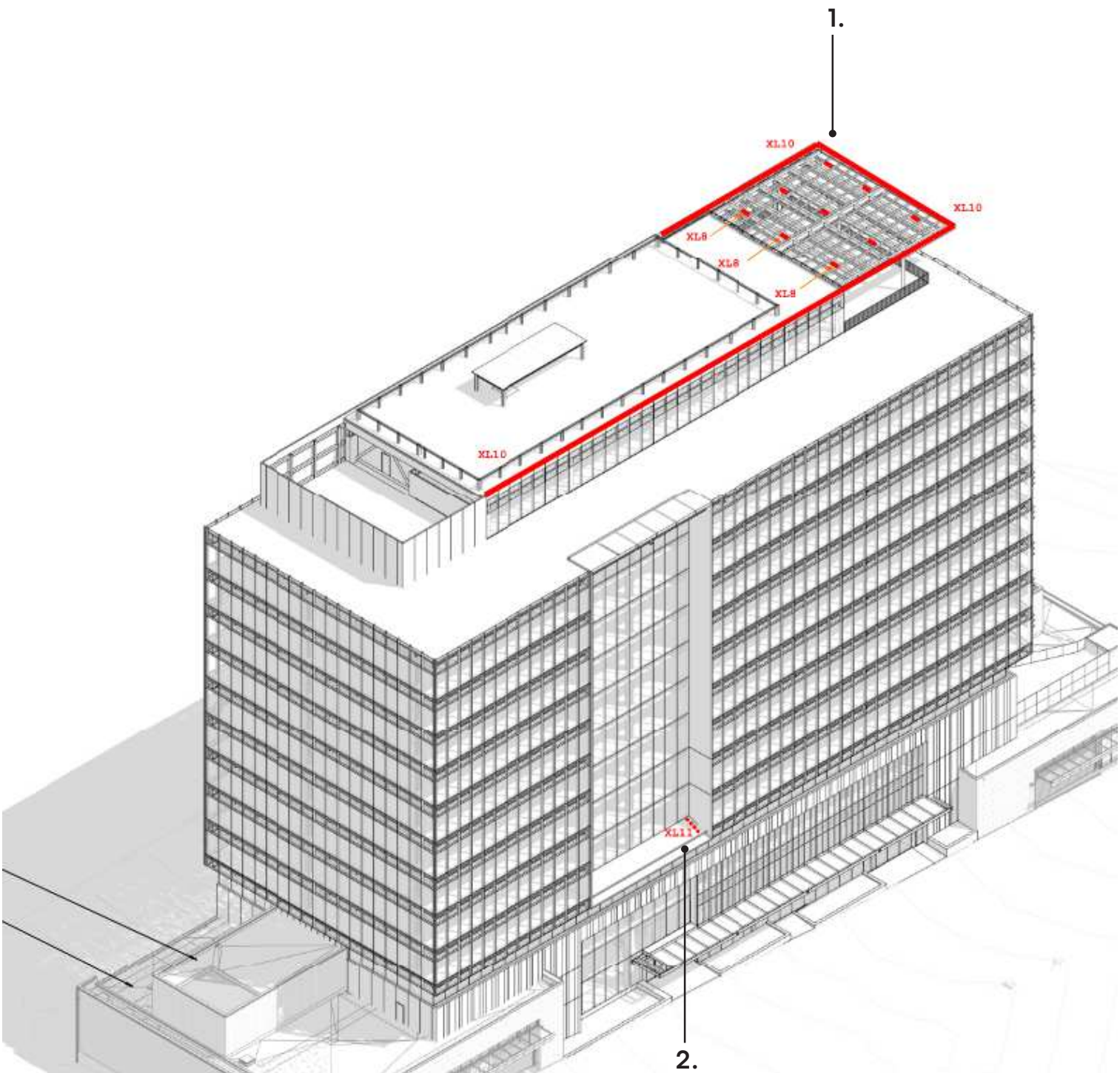


XL7 BACK OF HOUSE WALL PACK



XL9 BACK OF HOUSE RECESSED SOFFIT LIGHT





XL8 CYLINDER FOR CANOPY



XL10 LINEAR FIXTURE ALONG PERIMETER OF CANOPY



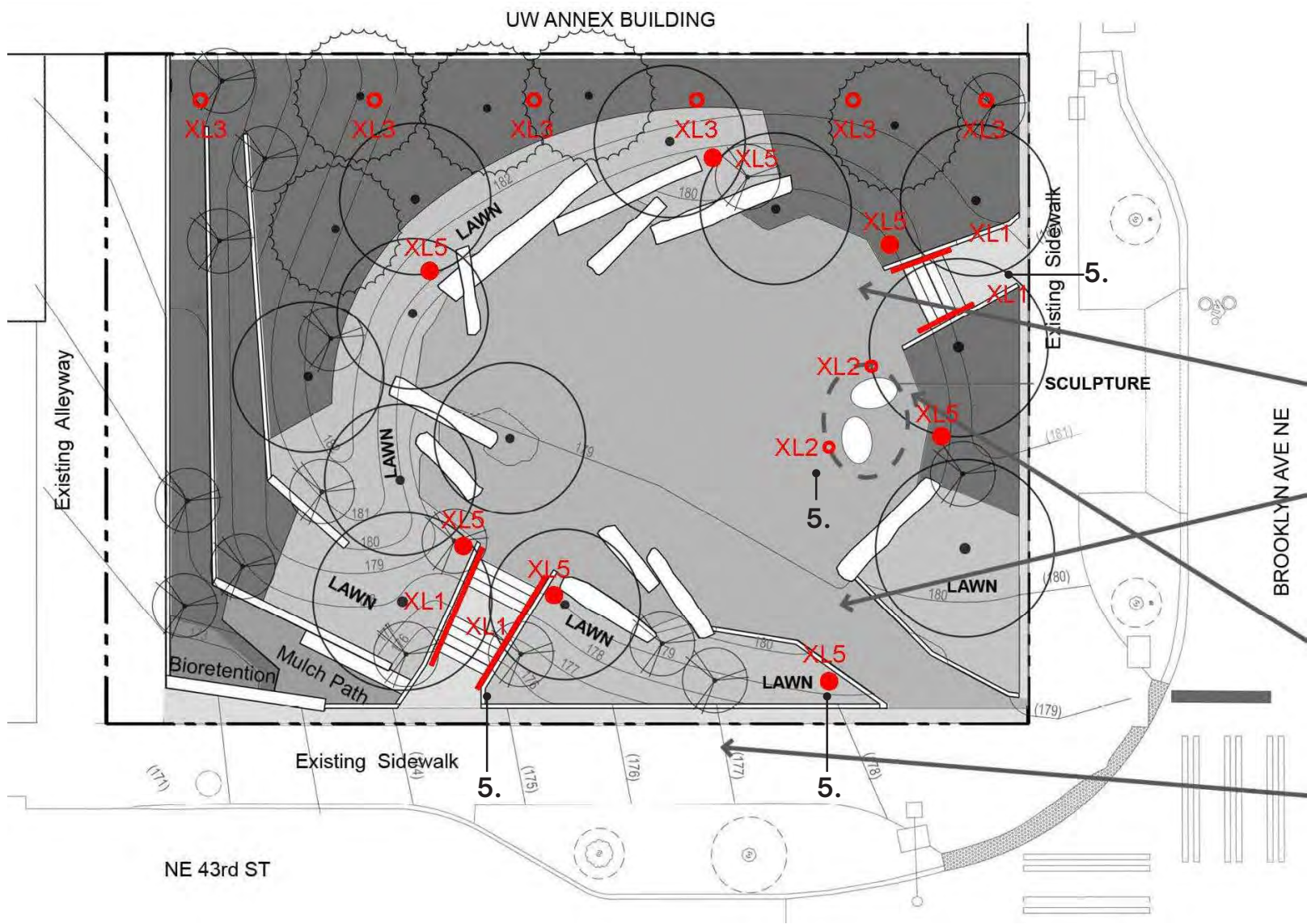
XL11 LIGHTING FIXTURE FOR BUILDING OPENING



Lighting: Lighting Glow Plan (Pocket Park)



Lighting: Lighting Plan + Legend (Pocket Park)



XL1 Handrail lighting



XL2 Recessed uplight or surface fixtures for sculpture



XL5 Exterior pole



XL3 In-ground fixtures with gobo capability



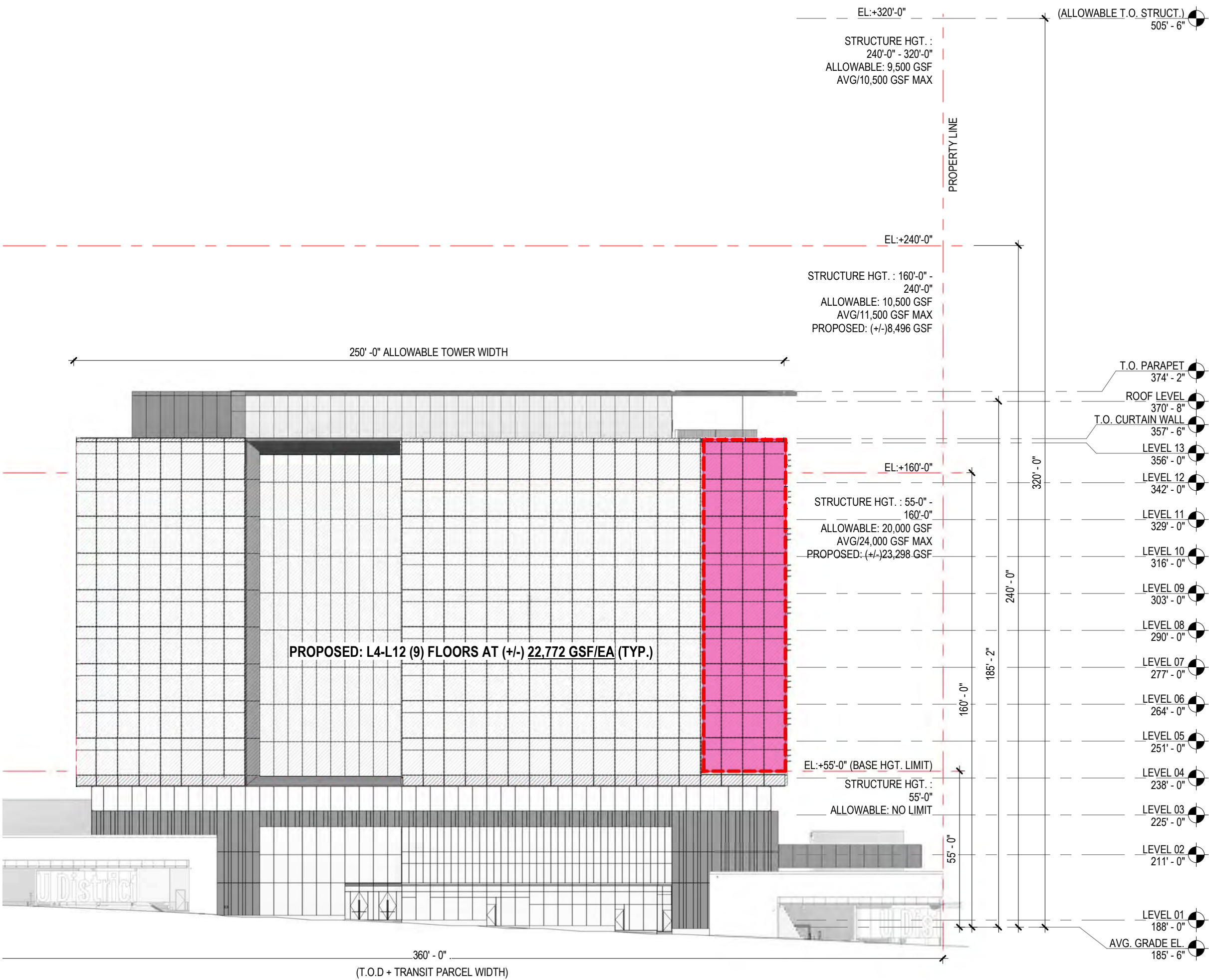


Section 05. Departures

Departure 01:

Zoning Standard	Proposed Departure	Rationale																						
<p>SMC 23.48.645 Upper level development standards in SM-U zones</p> <p>A. Highrise floor area limits. All highrise structures are subject to a limit on the floor area of stories above 45 feet in height except that, on a lot that includes a light rail transit station, the limit on floor area only applies to stories above 55 feet in height.</p> <p>Per table A for 23.48.645, for stories in non-residential uses:</p> <p>From average grade to 55':</p> <table><tr><td>Maximum gross floor area of a single story:</td><td>unlimited</td></tr><tr><td>Average gross floor area for all stories:</td><td>unlimited</td></tr></table> <p>From 55' to 160'</p> <table><tr><td>Maximum gross floor area of any single story:</td><td>24,000 sf</td></tr><tr><td>Average gross floor area for all stories:</td><td>20,000 sf</td></tr></table> <p>Greater than 160'</p> <table><tr><td>Maximum gross floor area of any single story:</td><td>10,500 sf</td></tr><tr><td>Average gross floor area for all stories:</td><td>11,500 sf</td></tr></table>	Maximum gross floor area of a single story:	unlimited	Average gross floor area for all stories:	unlimited	Maximum gross floor area of any single story:	24,000 sf	Average gross floor area for all stories:	20,000 sf	Maximum gross floor area of any single story:	10,500 sf	Average gross floor area for all stories:	11,500 sf	<p>The departure request is to allow for an average floor area of 22,772 SF for stories 4-12 in order to keep the overall height of the building as low as possible while still achieving the maximum allowable FAR given the additional constraints imposed by the existing station structures.</p> <p>The additional 2,772 SF of area per floor for stories 4-12 will decrease the overall height of the building by 3-stories of equivalent floor area, avoid a step in the building at a 160' height, and allow for an overall better podium with a tall ground floor height of 23'-0" (L1-L2 floor to floor).</p>	<p>CS2. Urban Pattern and Form</p> <ul style="list-style-type: none">A. Location in the City and Neighborhood<ul style="list-style-type: none">1. Sense of Place2. Architectural PresenceB. Adjacent Sites, Streets, and Open Spaces<ul style="list-style-type: none">1. Site CharacteristicsC. Relationship to the Block<ul style="list-style-type: none">2. Mid-Block sitesD. Height, Bulk, and Scale<ul style="list-style-type: none">1. Existing Development and Zoning2. Existing Site Features <p>DC2. Architectural Concept</p> <ul style="list-style-type: none">A. Massing<ul style="list-style-type: none">1. Site Characteristics and uses2. Reducing Perceived MassB. Architectural and Façade Composition<ul style="list-style-type: none">1. Façade CompositionC. Secondary Architectural Features<ul style="list-style-type: none">1. Visual Depth and Interest3. Fit with Neighboring Buildings <p>The existing station head house structures preclude development of unlimited floor plates below 55'. Additionally, the head house structures present challenges for daylighting lower levels of the development.</p> <p>The proposed design maximizes daylight for occupants of the building and maximizes the quality and scale of the retail spaces along Brooklyn Avenue by creating a tall ground floor volume. The first three floors of the proposed development below 55' are significantly smaller than the allowed unlimited areas, as follows:</p> <table><tr><td>Ground story:</td><td>14,750 SF</td></tr><tr><td>Second story:</td><td>16,180 SF</td></tr><tr><td>Third story:</td><td>20,880 SF</td></tr></table> <p>The proposed design minimizes the overall height of the structure by consolidating the building area into levels 4-12 with a smaller floor plate at level 13, as follows:</p> <table><tr><td>Stories 4-12:</td><td>22,772 SF (each, typical)</td></tr><tr><td>Story 13:</td><td>8,900 SF</td></tr></table> <p>In order to program the ground floor with additional height for retail and to keep the building overall height to a minimum, the design proposal requests a departure from the average gross floor area for stories 4-11 (above 55') and for story 12 (above 160').</p> <p>The design proposal does not, in any case, exceed the zoning standard maximum gross floor area of any single story, nor does it exceed the FAR limit. The departure request is in direct response to the limitations of the site imposed by the station head house structures encumbrance of the development envelope.</p> <p>By consolidating and evenly distributing area that would otherwise be developed below 55' and above 160' into stories 4-12, the overall bulk and height of the structure is diminished and is more compact while also providing enhancements to the retail space and the public open space along Brooklyn due to building setbacks from property line.</p>	Ground story:	14,750 SF	Second story:	16,180 SF	Third story:	20,880 SF	Stories 4-12:	22,772 SF (each, typical)	Story 13:	8,900 SF
Maximum gross floor area of a single story:	unlimited																							
Average gross floor area for all stories:	unlimited																							
Maximum gross floor area of any single story:	24,000 sf																							
Average gross floor area for all stories:	20,000 sf																							
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Ground story:	14,750 SF																							
Second story:	16,180 SF																							
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Stories 4-12:	22,772 SF (each, typical)																							
Story 13:	8,900 SF																							

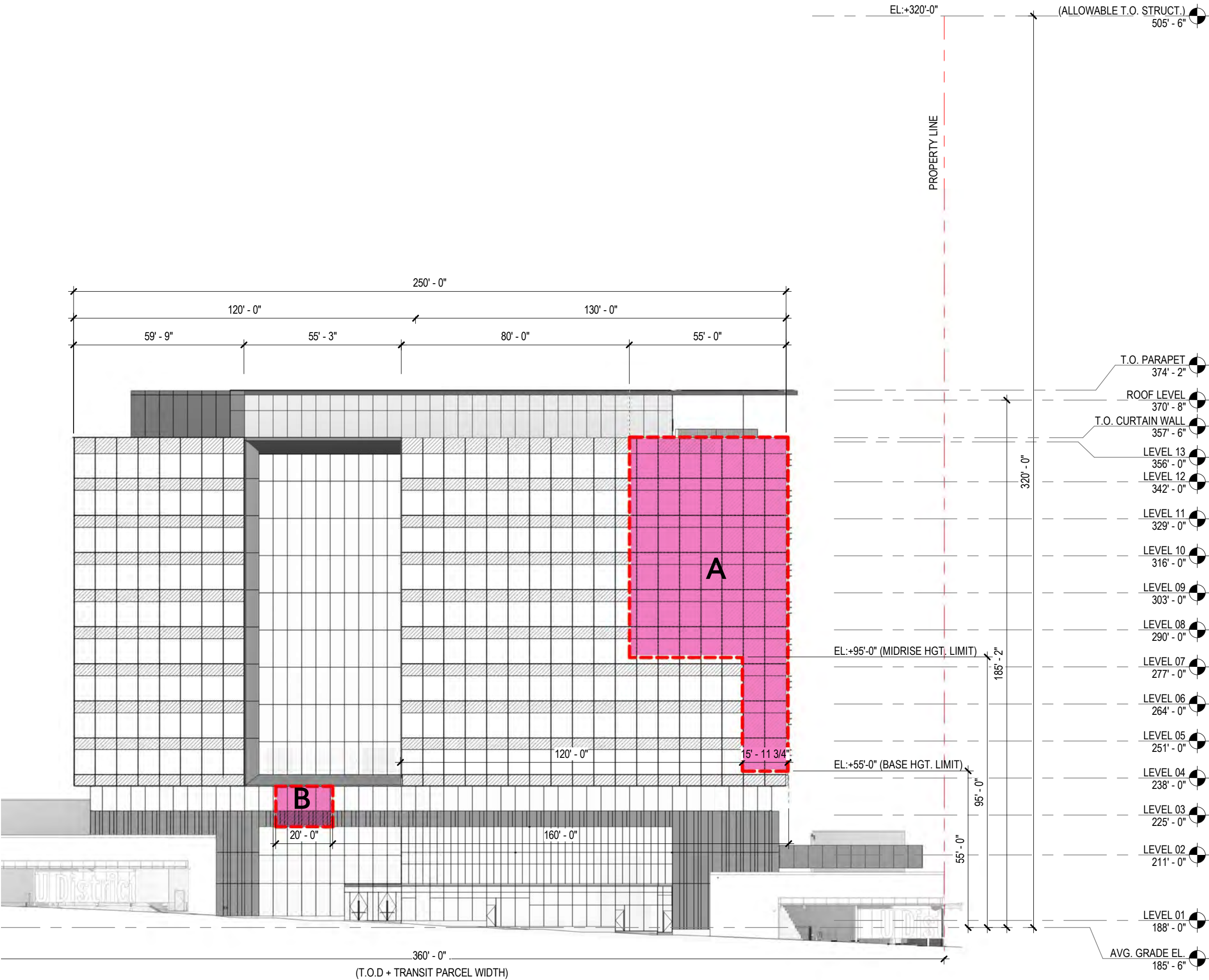
Departure 01:



Departure 02:

Zoning Standard	Proposed Departure	Rationale
23.48.646 Facade modulation in SM-U zones A. In all SM-U zones, for all structures on lots exceeding 12,000 square feet, facade modulation is required for the street-facing facade within 10 feet of a street lot line.	The proposed departure is to permit modulation as indicated in the submitted plans, sections, elevations, and rendered views. Specifically, departures are requested for facade modulation as follows:	DC1. Project Uses and Activities A. Arrangement of Interior Uses 1. Visibility 4. Views and Connections
Per table B for 23.48.646, facade modulation for highrise structures:	From average grade to 55’: Departure from the 160’ maximum unmodulated facade length.	DC2. Architectural Concept A. Massing 1. Site Characteristics and uses 2. Reducing Perceived Mass B. Architectural and Façade Composition 1. Façade Composition C. Secondary Architectural Features 1. Visual Depth and Interest 2. Dual Purpose Elements E. Form and Function 1. Legibility and Flexibility
From average grade to 55’: Maximum unmodulated length of facade: 160’	Specifically, a departure is sought for a small portion of level 3 (area ‘B’).	The purpose of facade modulation standards is to encourage variation and scale in the composition of large buildings. The zoning standards reflect generalized datums and metrics and it is generally recognized that each project design will adapt to its program and urban context to provide modulation that fulfills the intent of the zoning while also responding directly to specific aspects of each unique urban condition, site, program, and structure. The design proposal incorporates substantial modulation as a direct response to its specific urban condition - in response to the station structures, the UW Tower, open spaces, pedestrian connections, retail activity, street life, and in to the internal organization of the building program and environmental performance strategies. Considered holistically, the design proposal provides modulation and articulation that meets the intent of the code, while also being a meaningful and direct response to the design factors noted above. Specifically, the design incorporates modulation that: <ul style="list-style-type: none">• Differentiates from the station• Differentiates base/middle/top• Creates additional public space at the street• Creates enhanced landscape and pedestrian activity at the street• Reduces the mass of the building at the top• Creates secondary and tertiary scales in the primary mass
From 55’ to 160’ Maximum unmodulated length of facade: 120’	The unmodulated portion of the west facade at levels 4-6 (area ‘A’) is approximately 136’ in length and is purposely not modulated to create a very large scale inset feature proposed as a primary modulation at levels 4-12. Levels 1 and 2, which occur below a height of 55’, are highly modulated and meet the modulation requirements.	
Greater than 160’ Maximum unmodulated length of facade: 80’	From 55’ to 160’ Departure from the 120’ maximum unmodulated facade length. The west facade of levels 7-12 (area ‘A’) is composed with a very large scale inset “aperture” as a primary modulation above level 3. This feature expresses the organization of the building form and is aligned to the building interior function for gathering and arrival areas, as well as aligning to the main lobby door and “living room”, the UW Tower plaza, and the Brooklyn Ave mid-block crossing, thus creating a strong ‘urban dialogue’ between buildings and spaces specific to the site and program. Additional modulation and secondary scale are achieved through the details of the exterior textures and shading strategies.	

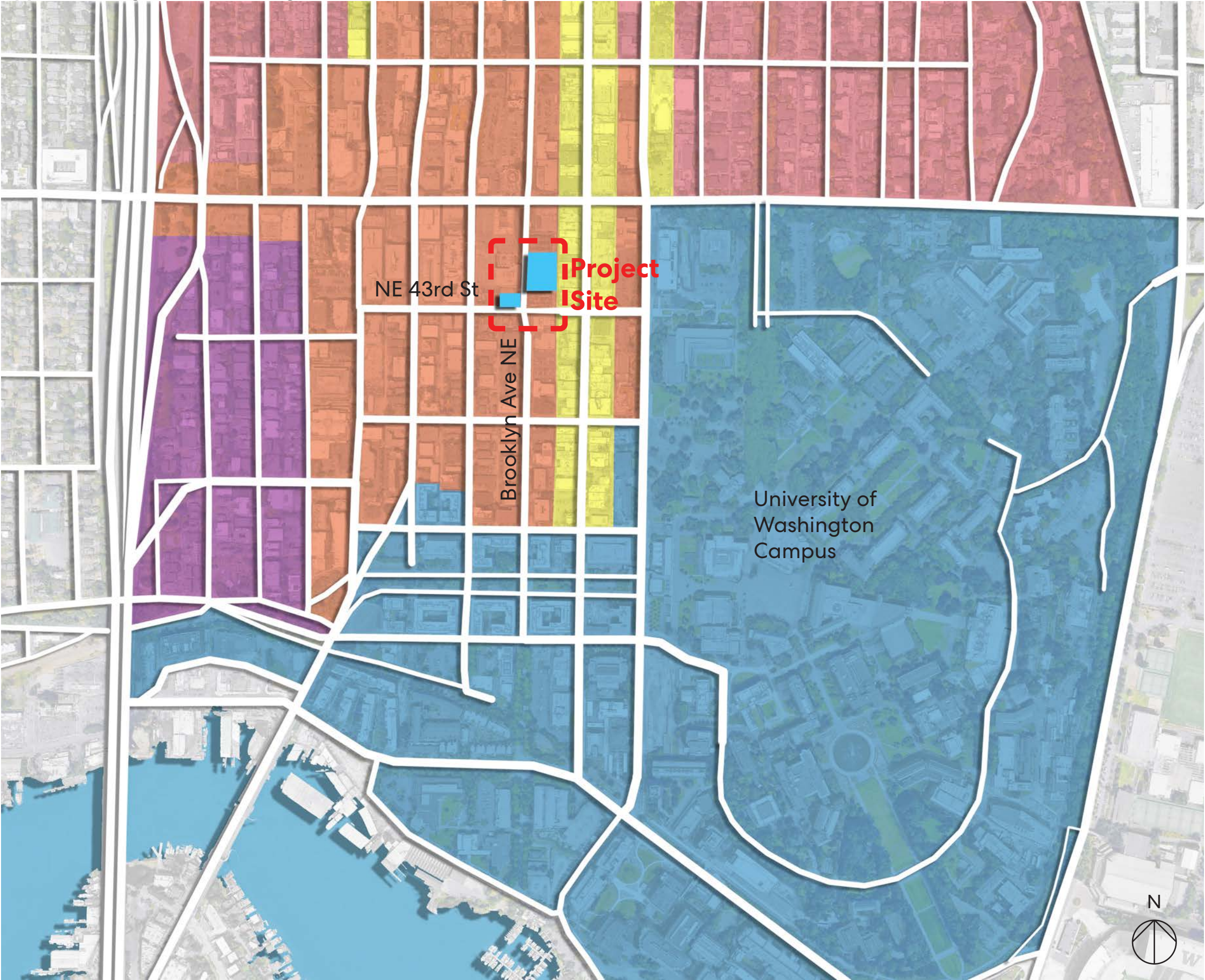
Departure 02:



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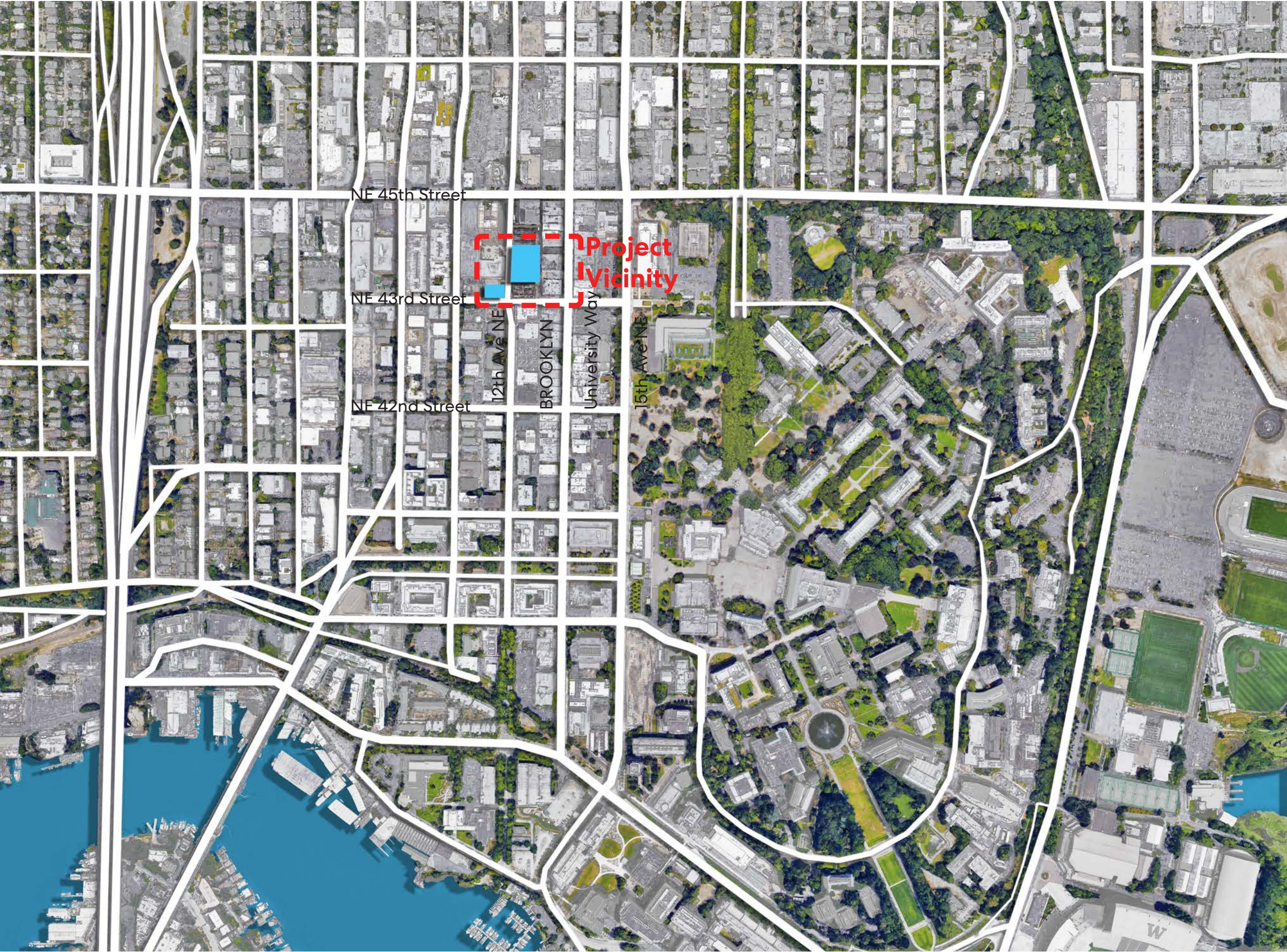
Section 06. Appendix

Appendix: Neighborhood zoning at site and surrounding area



- MR(M1) - Multi-family Residential
- SM-U - Seattle Mixed Use
- NC3P - Neighborhood commercial
- MIO - Major Institution Overlay
- LR3 - Low-rise Multi Family

Appendix: Vicinity map



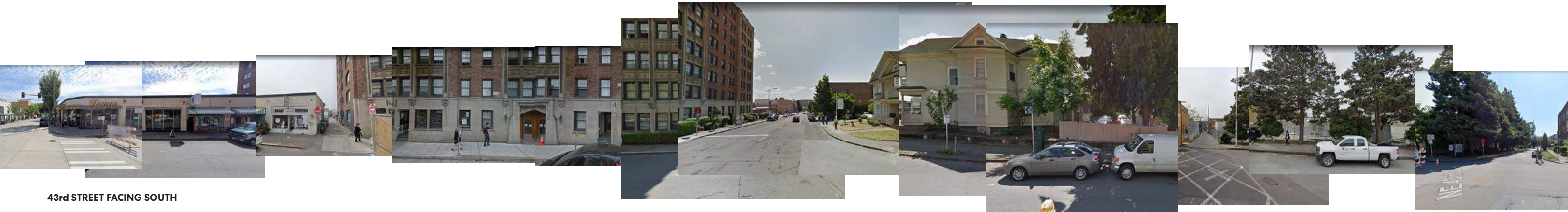
Project Site
+ Pocket Park



Appendix: Existing Streetscapes



43rd STREET FACING NORTH (SITE)

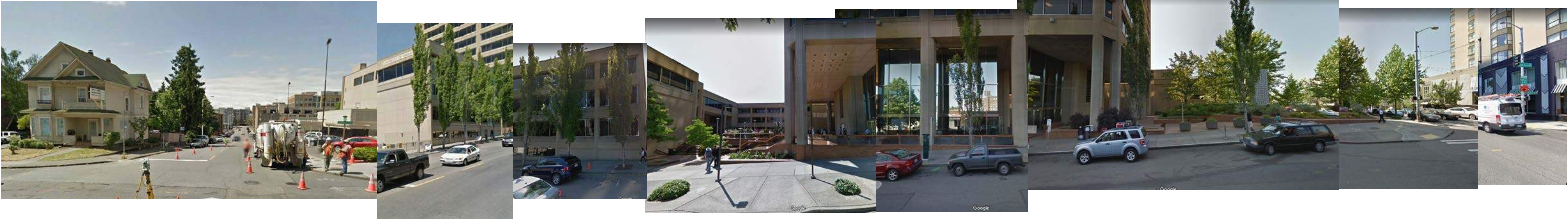
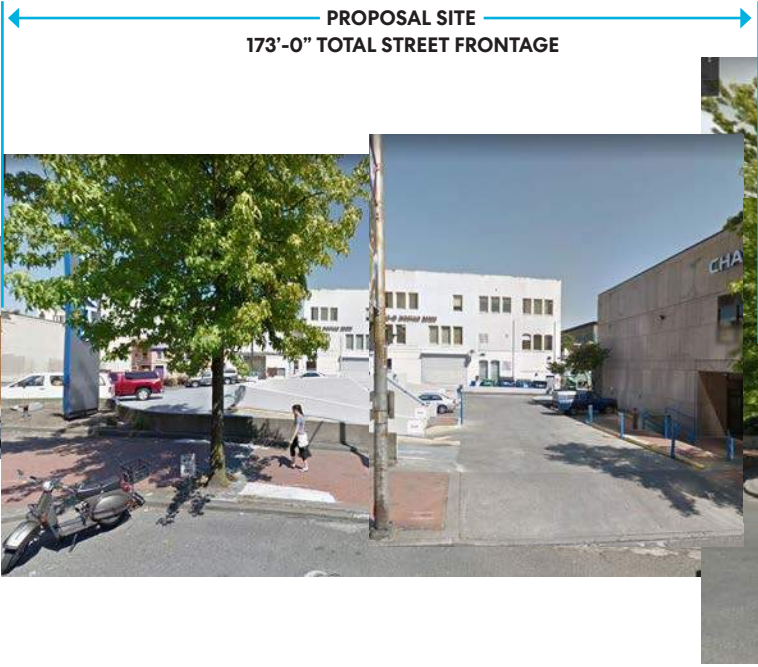


43rd STREET FACING SOUTH

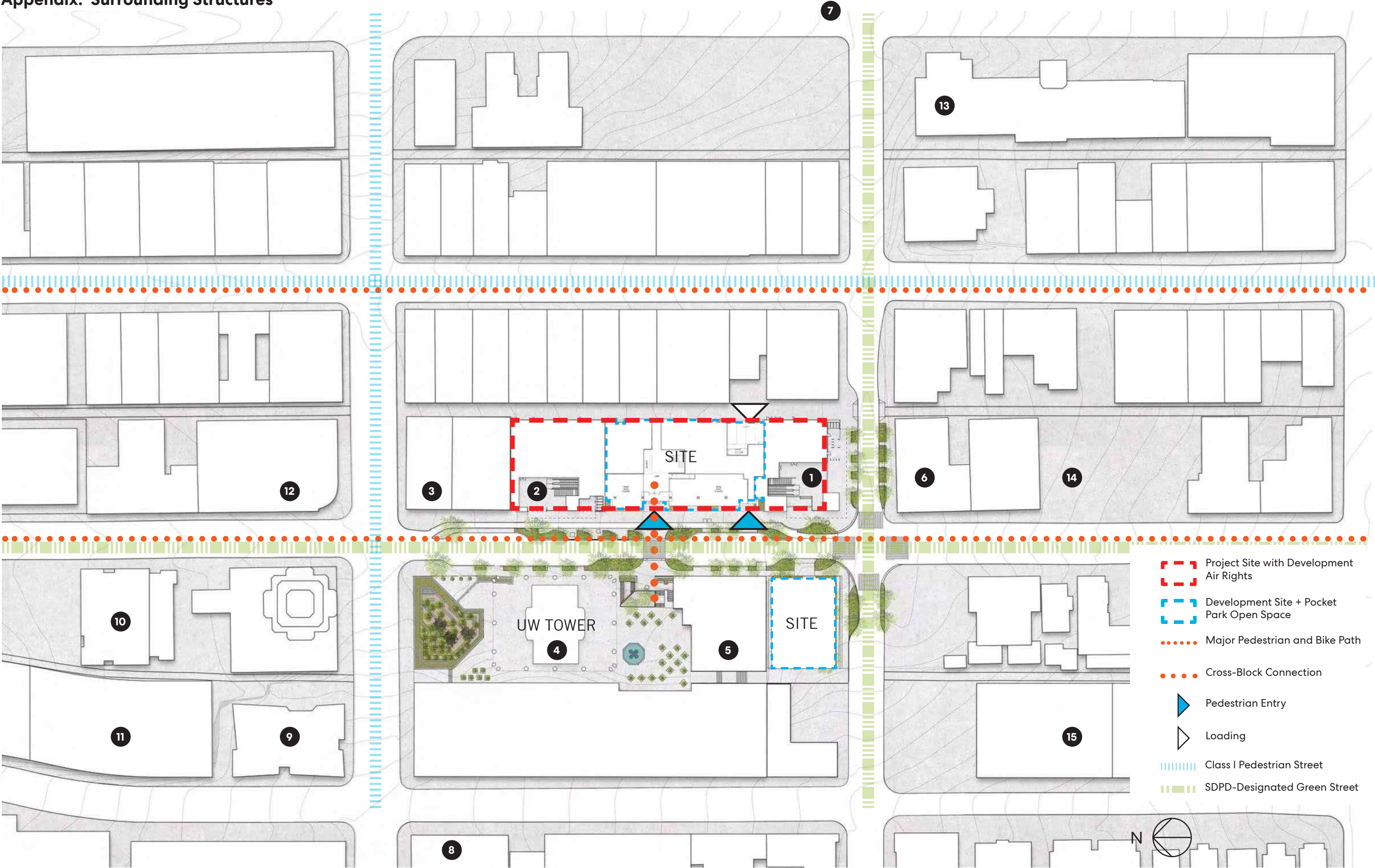
Appendix: Existing Streetscapes



BROOKLYN AVE FACING EAST (SITE)



BROOKLYN AVE FACING WEST



Appendix: Surrounding Structures



10



9



8



7



6



5



4



3



2

Legend

- 1. Sound Transit Station Entrance (South)
- 2. Sound Transit Station Entrance (North)
- 3. Neptune Theater
- 4. UW Tower
- 5. UW Tower Annex
- 6. University Manor Apartments (Residential)
- 7. Burke Museum of Natural History and Culture
- 8. WESCU Office Tower
- 9. 1200 NE 45th St -(Residential)
- 10. 4515 Brooklyn Ave NE (Residential)
- 11. 4530 12th Ave NE (Residential)
- 12. 1300 NE 45th St (Residential)
- 13. 1415 NE 43rd St (Residential)
- 14. 4236 4236 Brooklyn Ave NE (Hotel)
- 15. 4220 12th Ave NE (Residential)

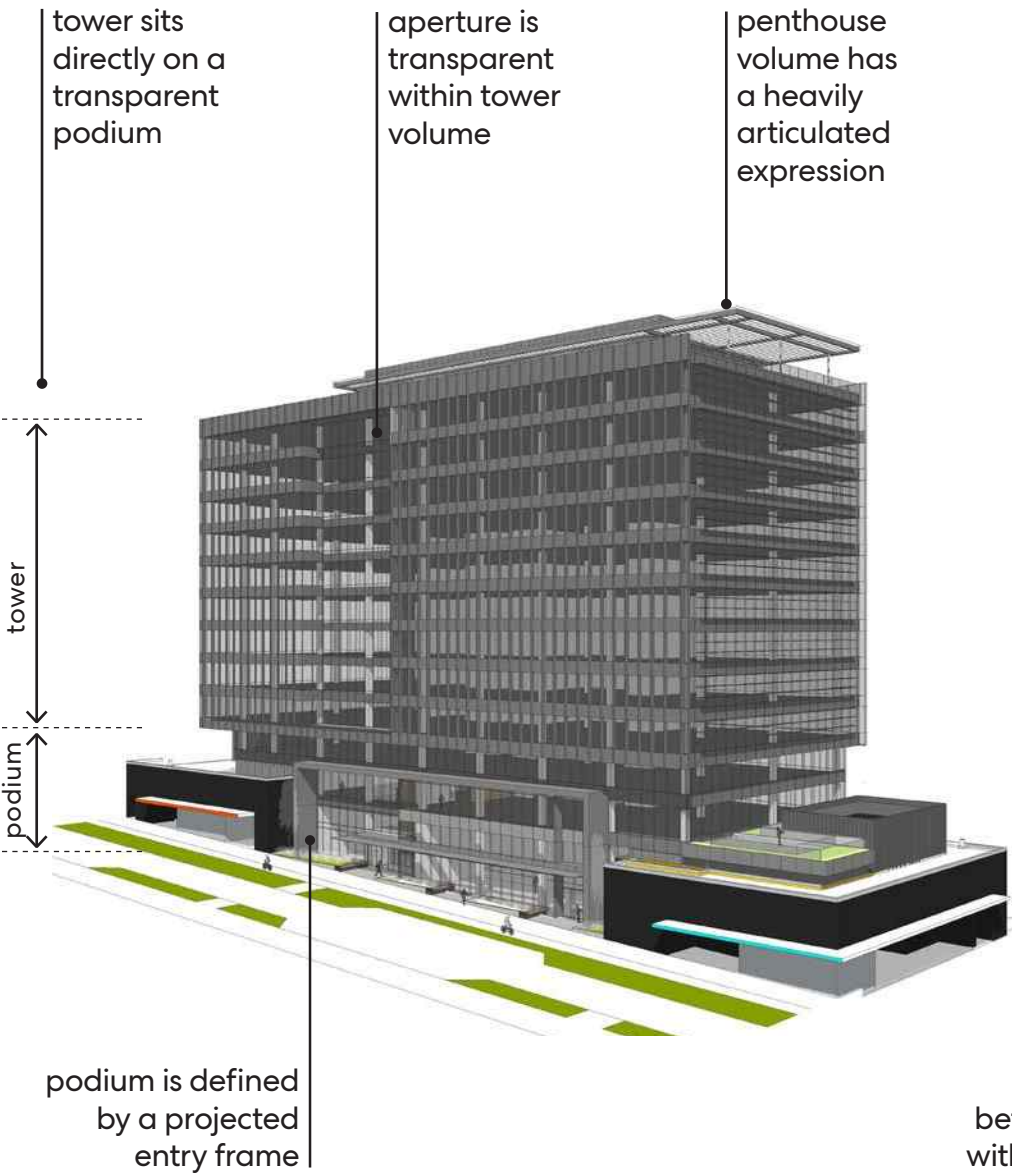
Appendix: Priorities & Board Recommendations -Massing & Materials (west facade)

Board Guidance:

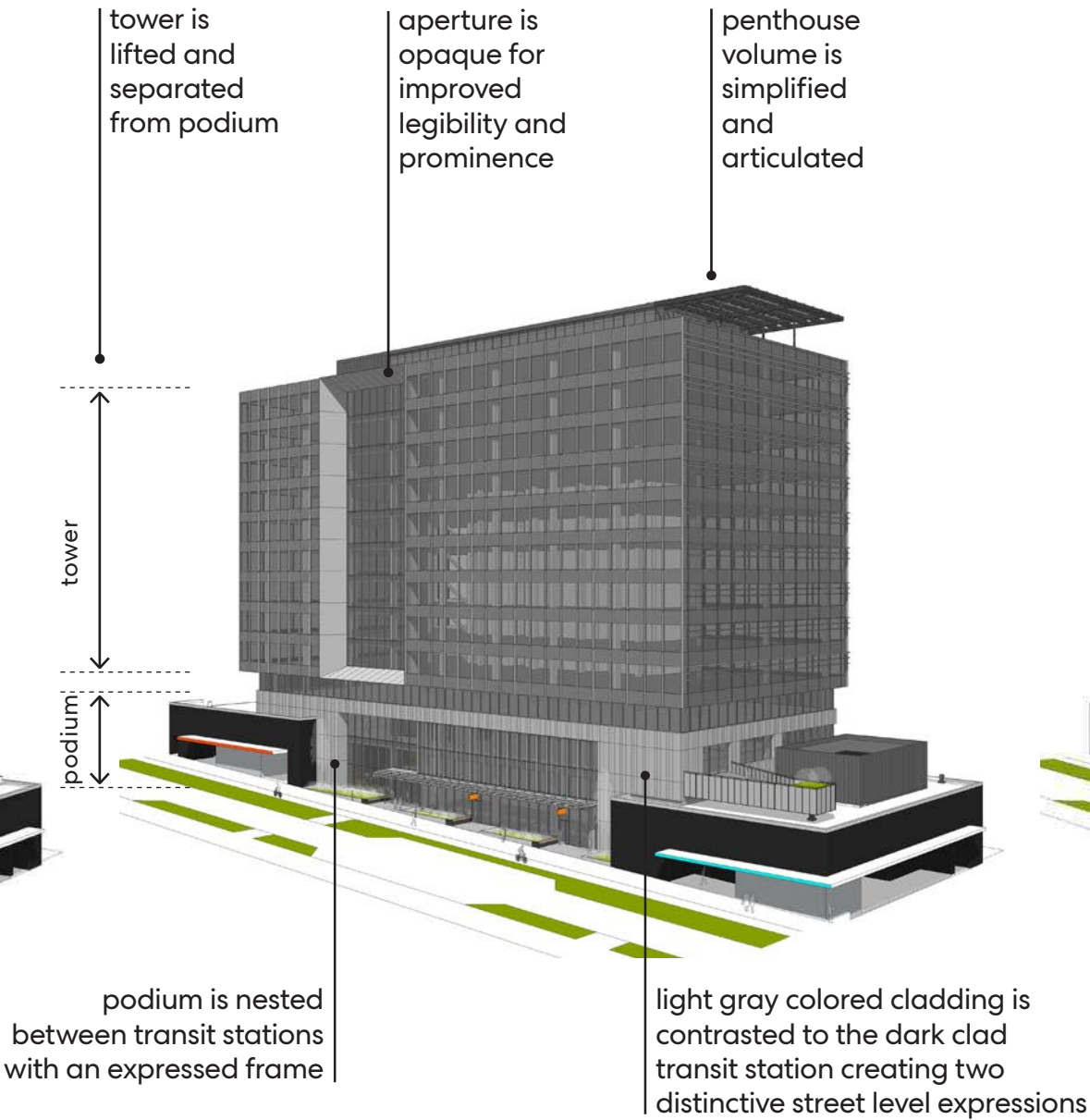
1c) Show work for material application options

Design Response:

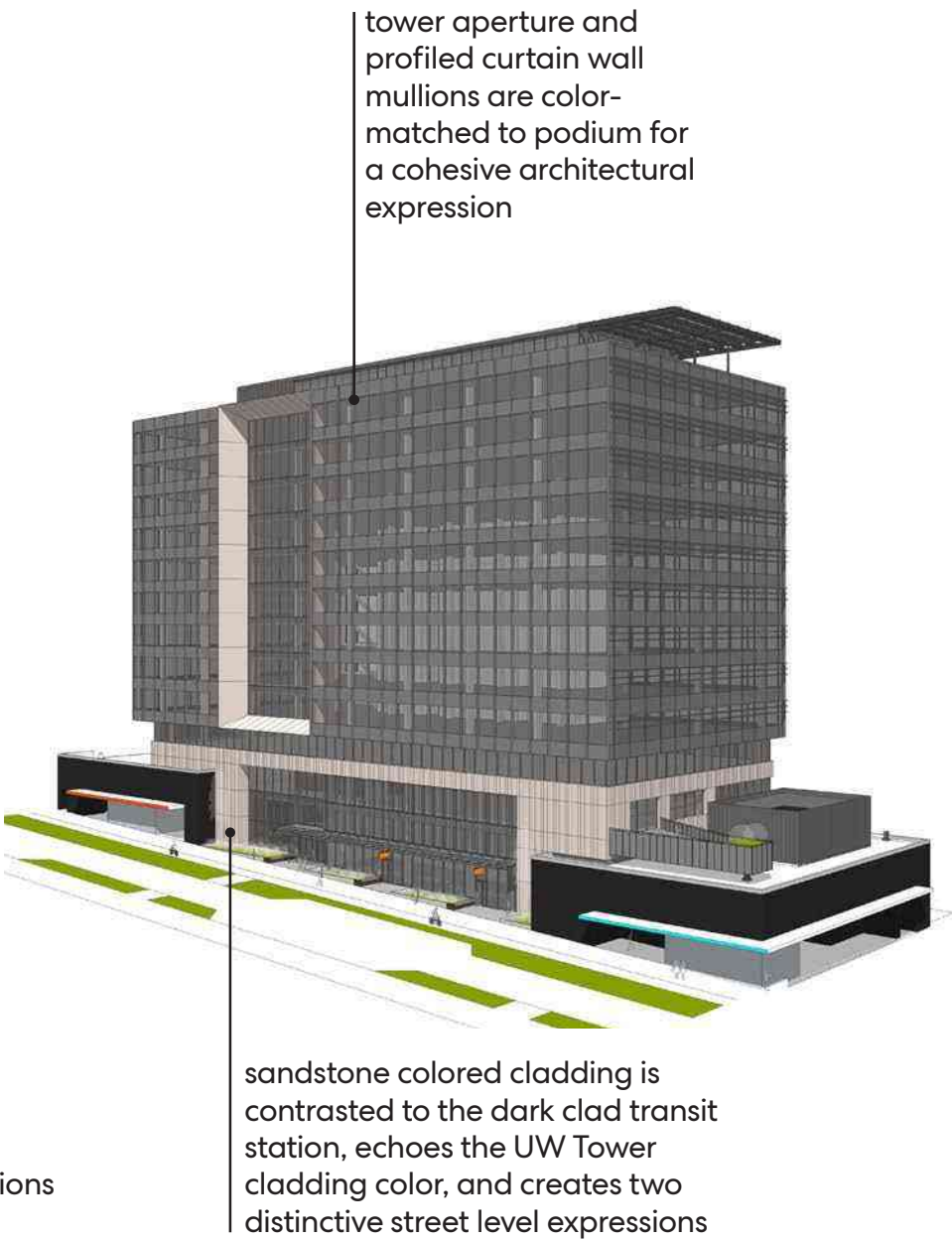
The design team explored a number of alternative approaches for translating the massing concept into a clear and legible composition with a cohesive architectural expression (CS2-A.2, PL3-1a, DC2-B.1, DC2-D.2, DC2-2c, DC4-1c)



Massing + Material Application Study 01



Massing + Material Application Study 02

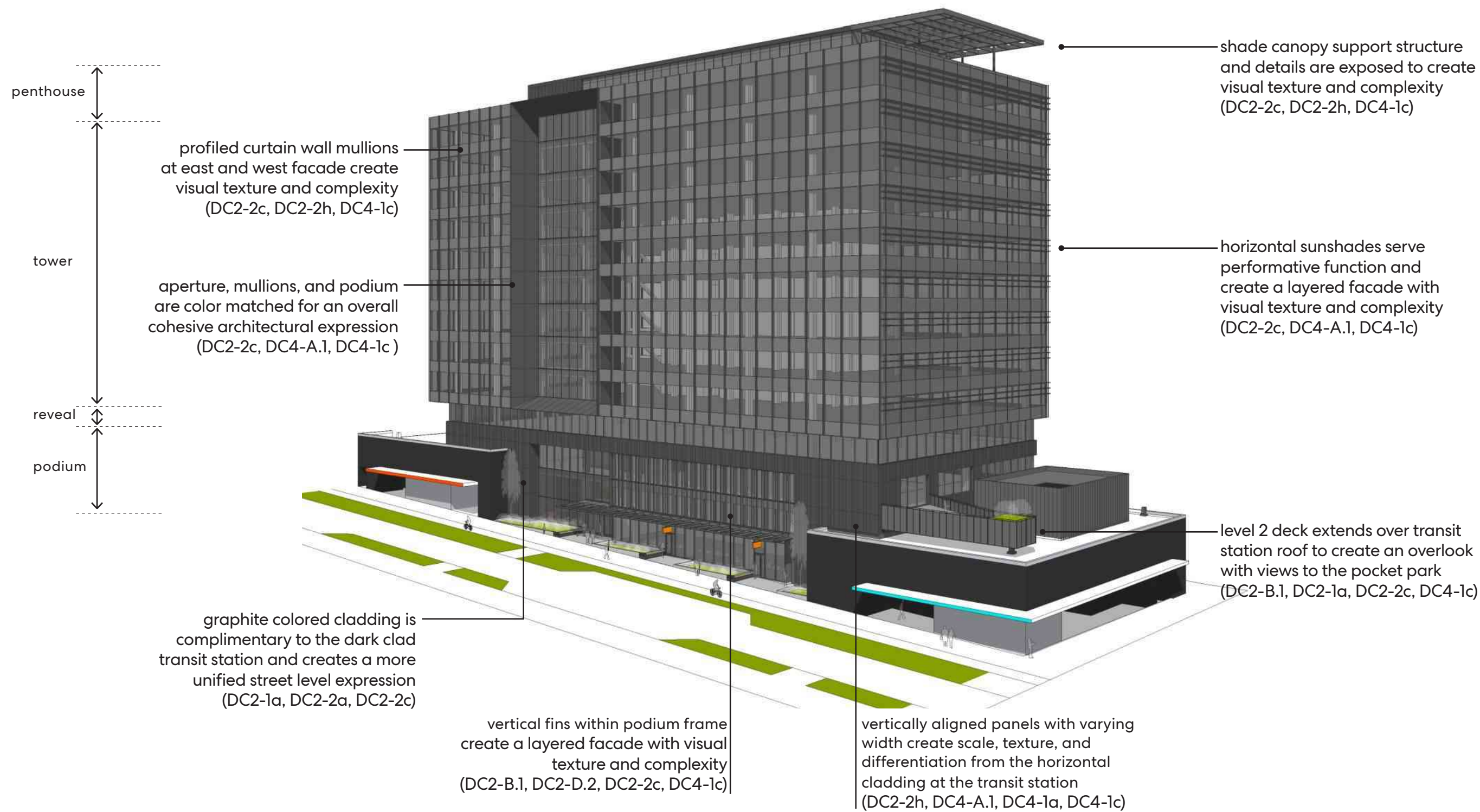


Massing + Material Application Study 03

Appendix: Priorities & Board Recommendations -Massing & Materials (west facade)

Board Guidance:

1c) Show work for material application options



Massing + Material Application Study 04 (proposed)

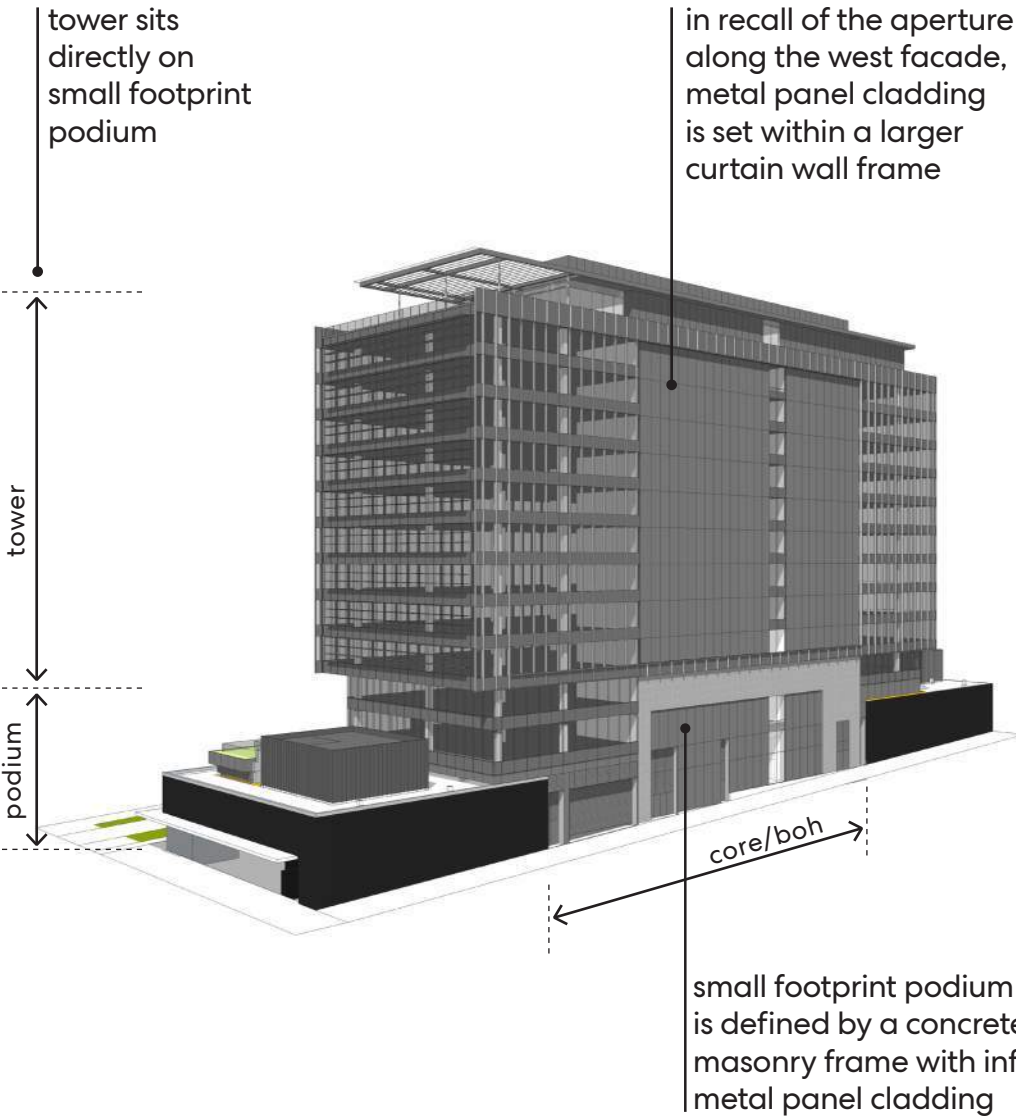
Appendix: Priorities & Board Recommendations -Massing & Materials (east facade)

Board Guidance:

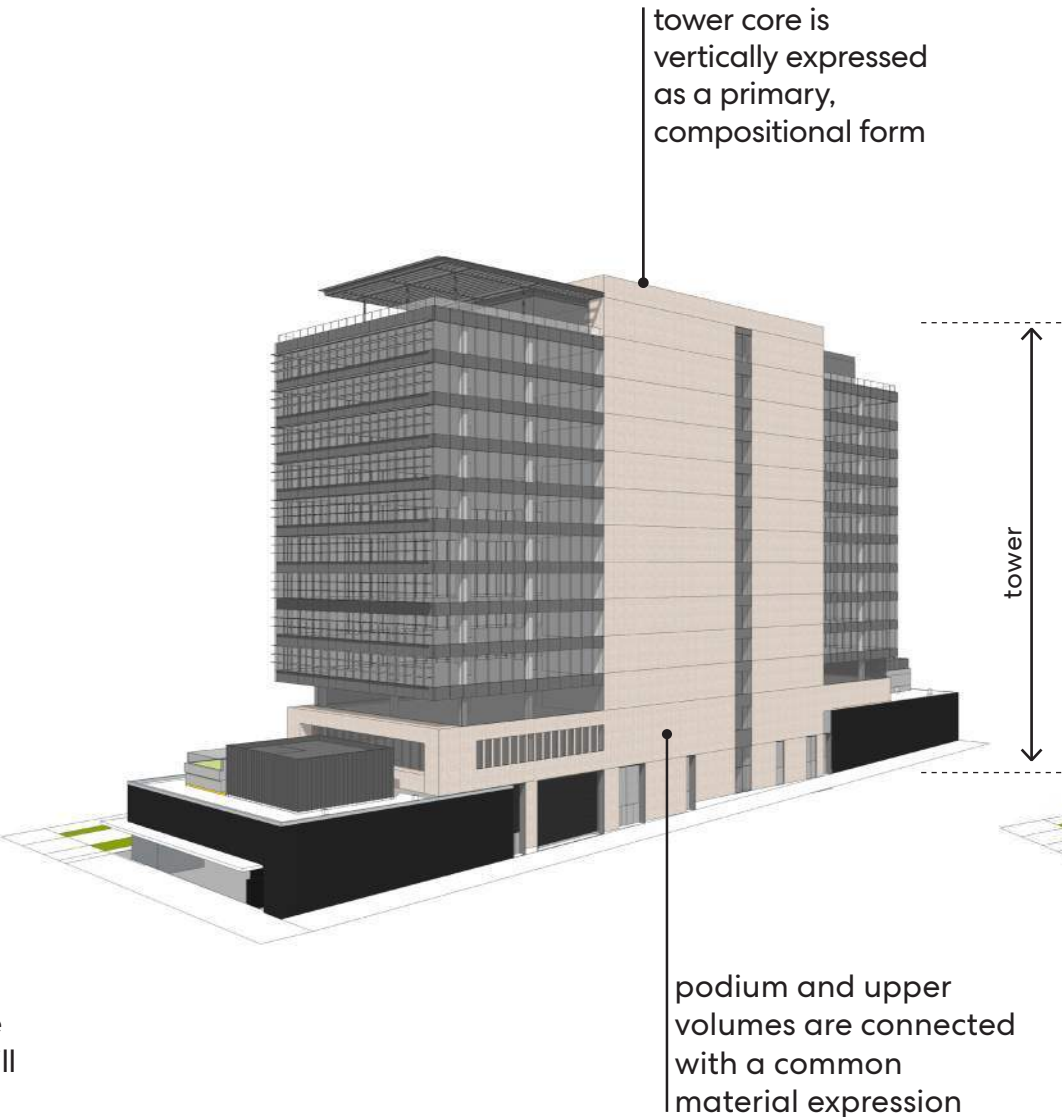
1c) Show work for material application options

Design Response:

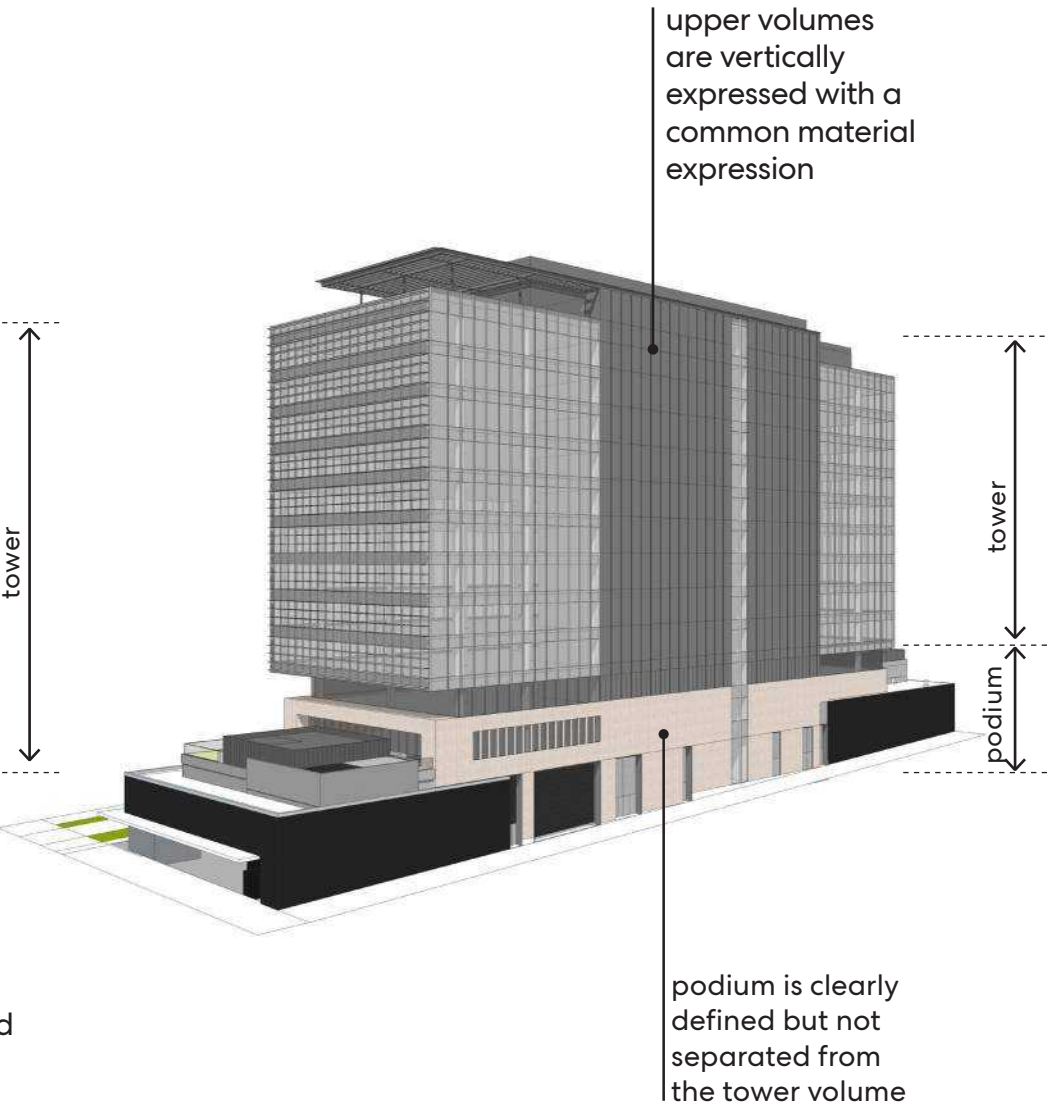
Due to the existing below-grade transit tunnel along the west half of the site, it was necessary to locate all of the tower’s vertical circulation and support functions to the east along the alley. The design team explored a number of alternatives for resolving the blank facade areas inherent with a side-core configuration into a clear and legible composition with a cohesive architectural expression (CS2-A.2, PL3-1a, DC2-B.1, DC2-D.2, DC2-2c, DC4-1c)



Massing + Material Application Study 01



Massing + Material Application Study 02

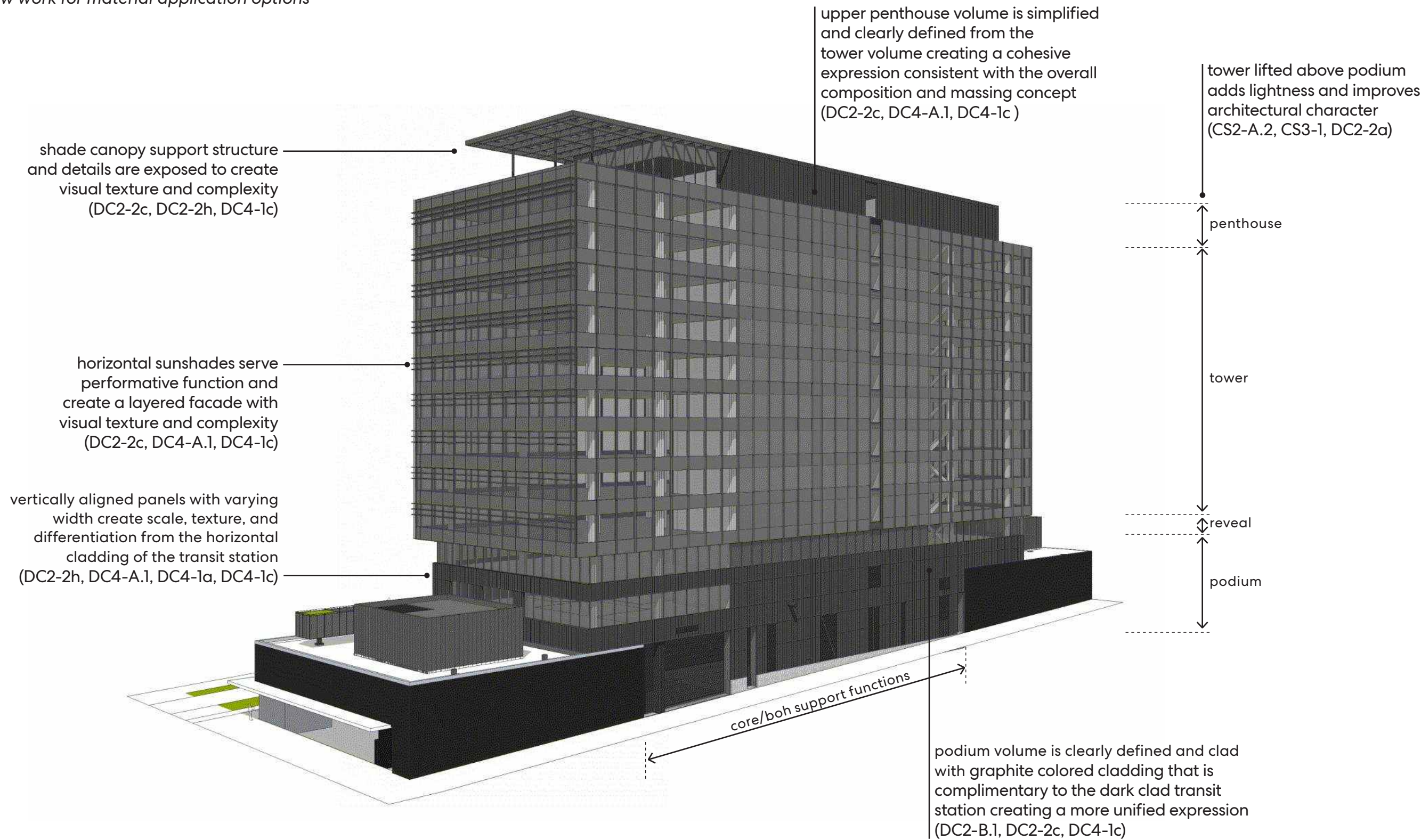


Massing + Material Application Study 03

Appendix: Priorities & Board Recommendations -Massing & Materials (east facade)

Board Guidance:

1c) Show work for material application options



Massing + Material Application Study 04 (proposed)

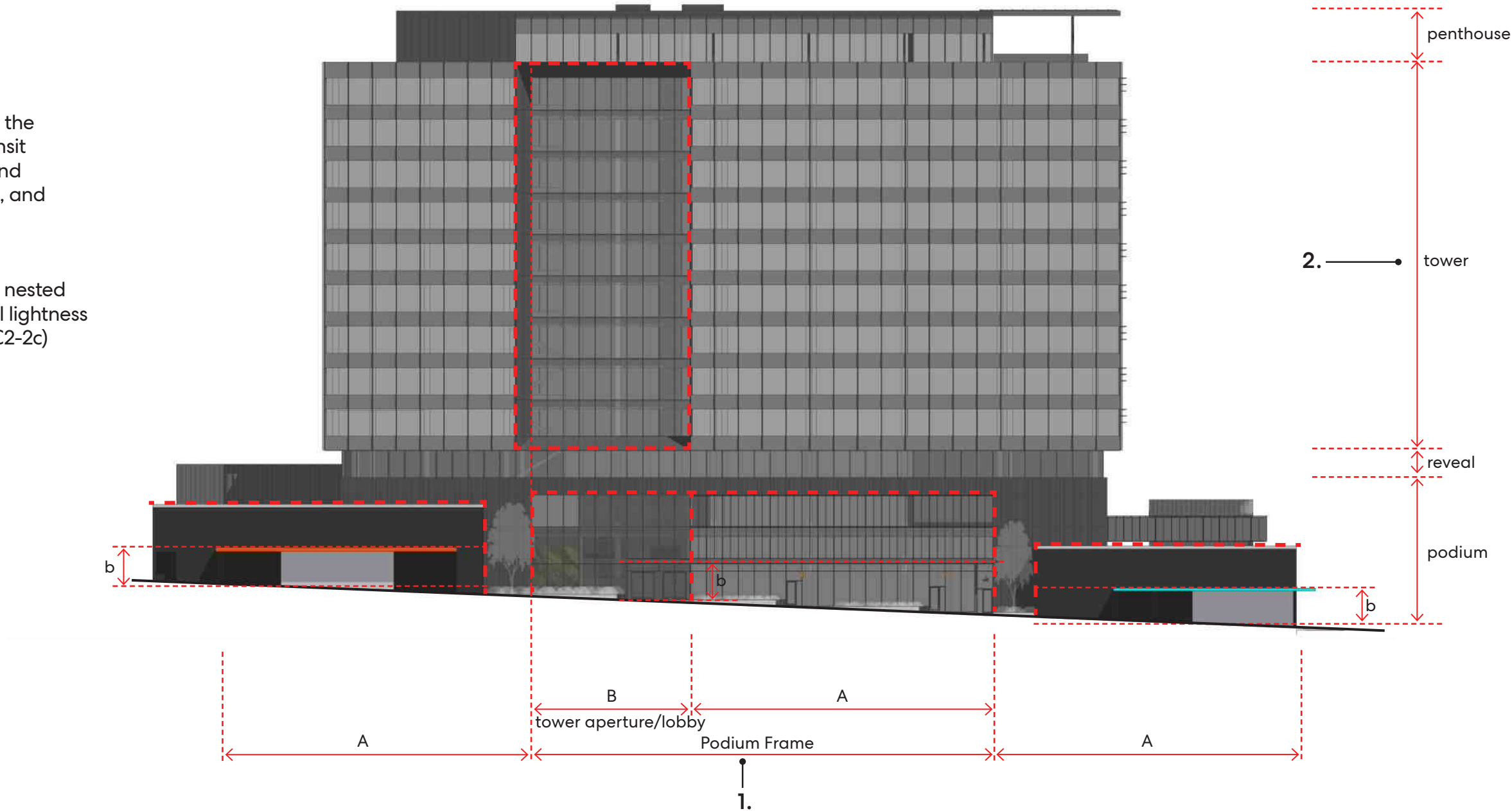
Appendix: Priorities & Board Recommendations -Massing & Materials

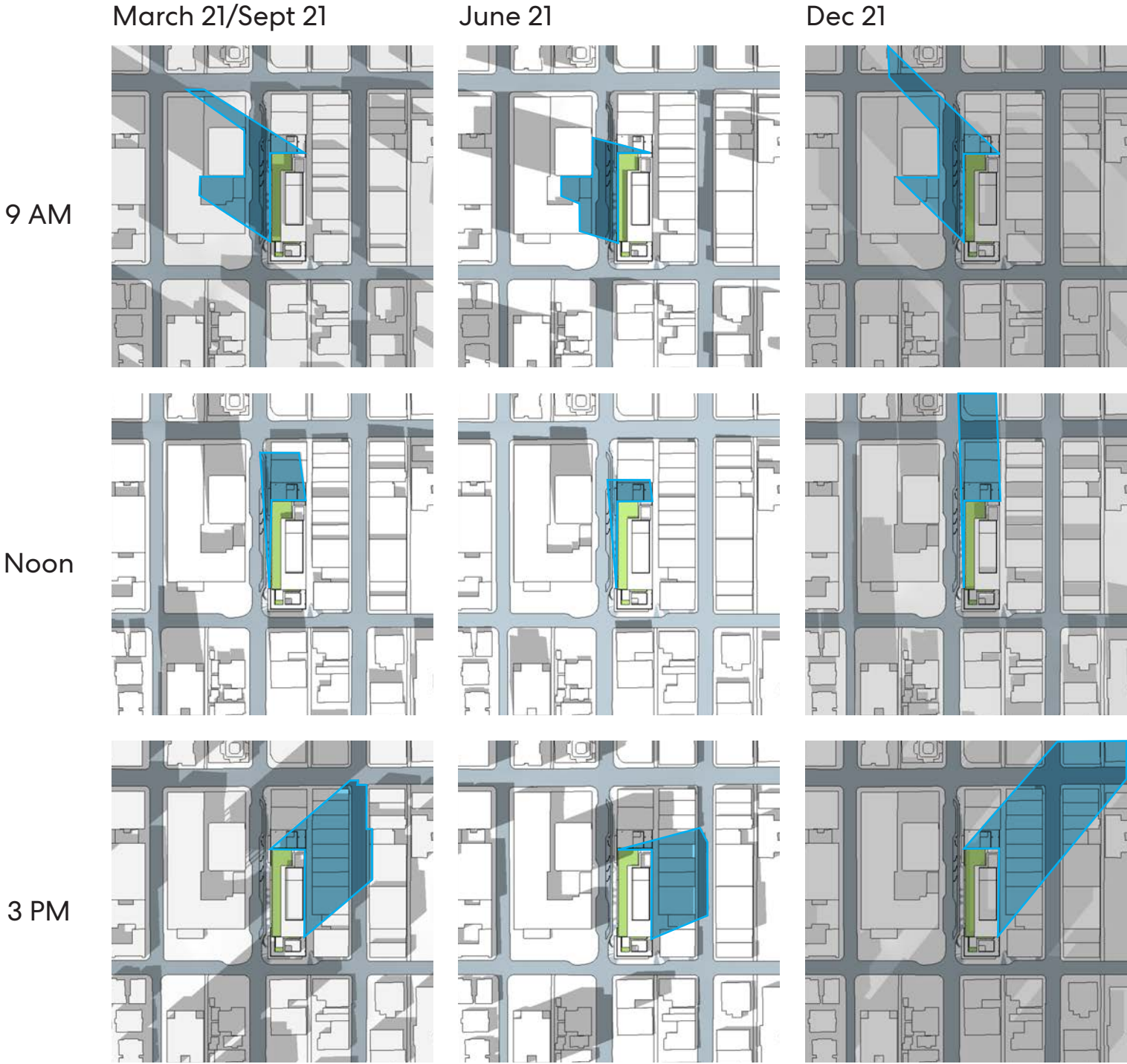
Board Guidance:

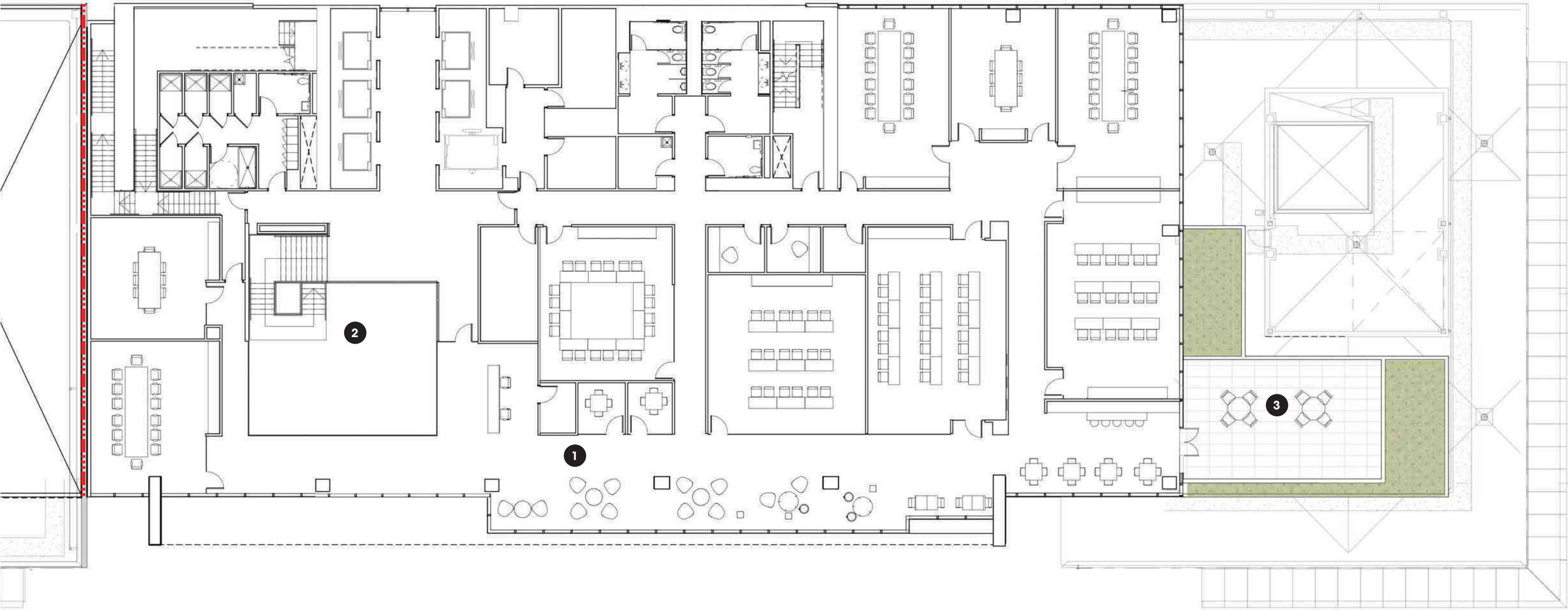
- 1a) *The simple massing with large inset responded to the surrounding context and marked the building's features well*
- the shape is simple and elegant but requires high-quality materials and thoughtful detailing for the skin to “sing”*
 - explore innovation in the use of materials*
 - the massing responds well to the complexities of the site, given the two transit station entries*

Design Response:

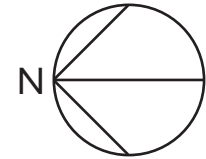
1. The podium frame and tower aperture relate to the rhythms and proportions established by the transit stations creating an overall massing response and architectural expression that is cohesive, unified, and uniquely site sensitive
(CS2-A.1, CS2-A.2, DC2-1a, DC2-B.1, DC2-2a)
2. The lantern like tower volume is lifted above the nested podium creating a visual sense of compositional lightness
(CS2-A.1, CS2-A.2, CS2-B.2, DC2-B.1, DC2-2a, DC2-2c)





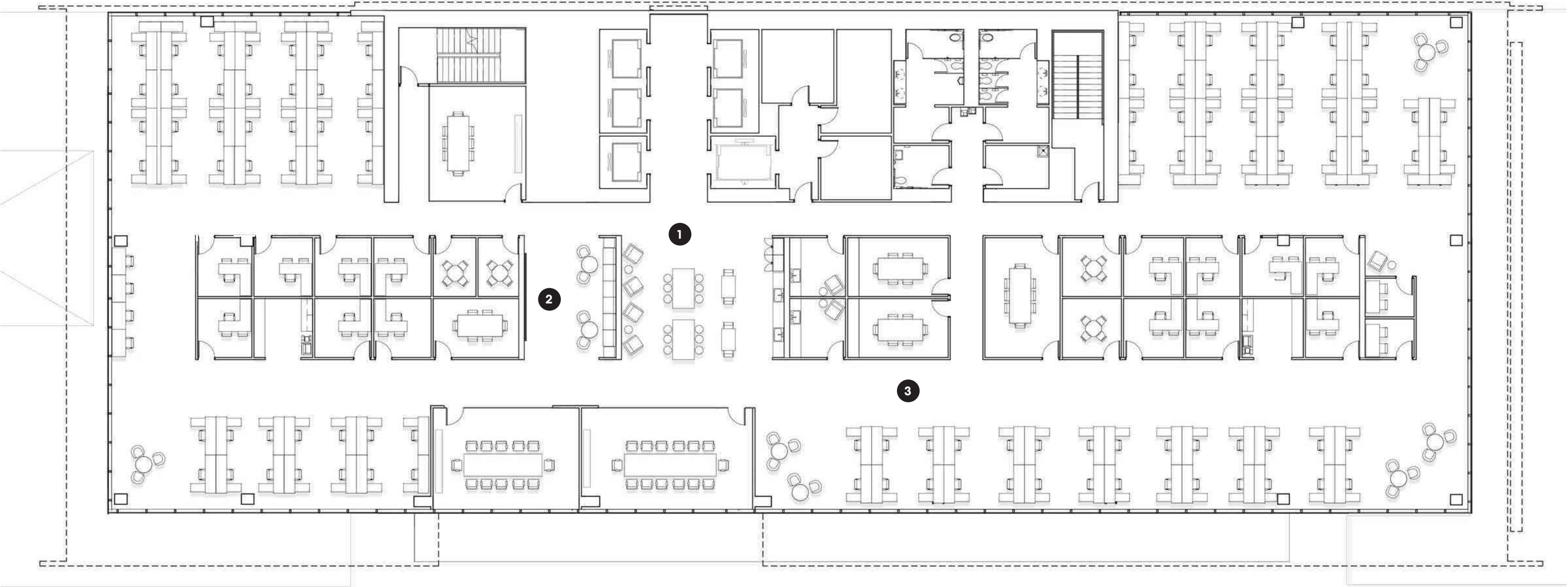


- 1. UW Programs
- 2. Open to below
- 3. Exterior Terrace



0 5' 20' 50'

LEVEL 02

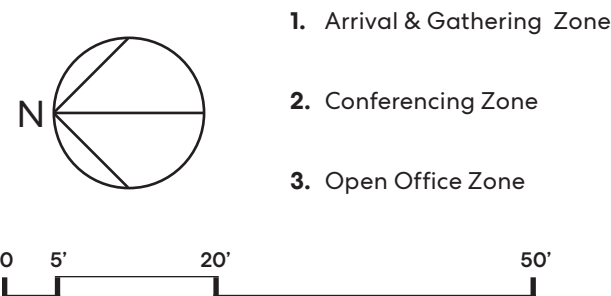
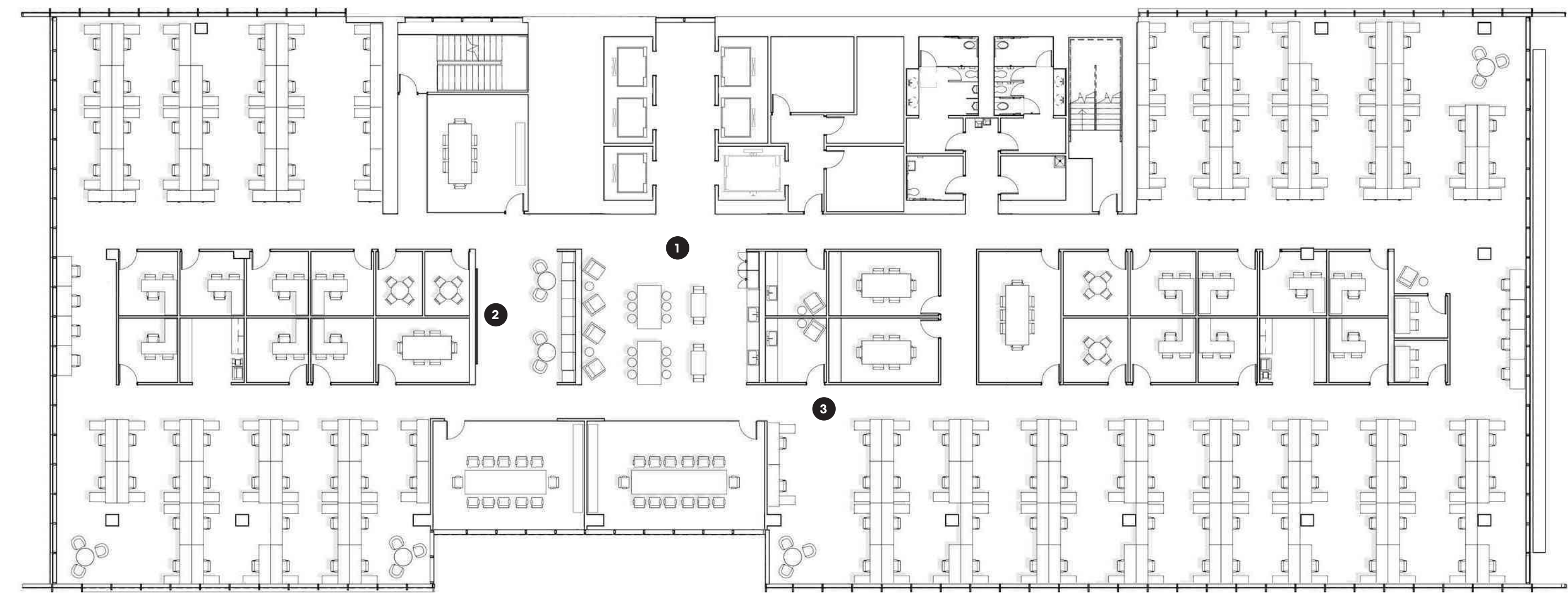


- 1. Arrival & Gathering Zone
- 2. Conferencing Zone
- 3. Open Office Zone

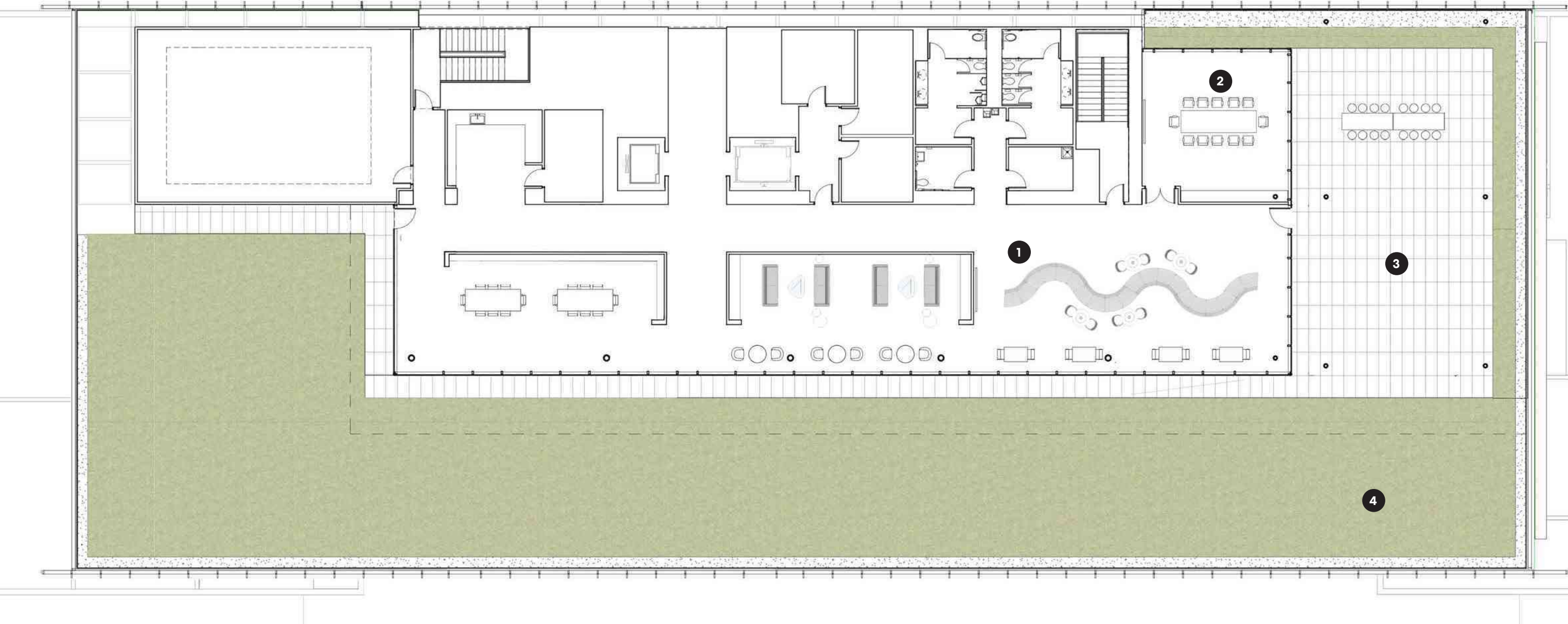


0 5' 20' 50'

LEVEL 03



TYPICAL FLOOR 04-12



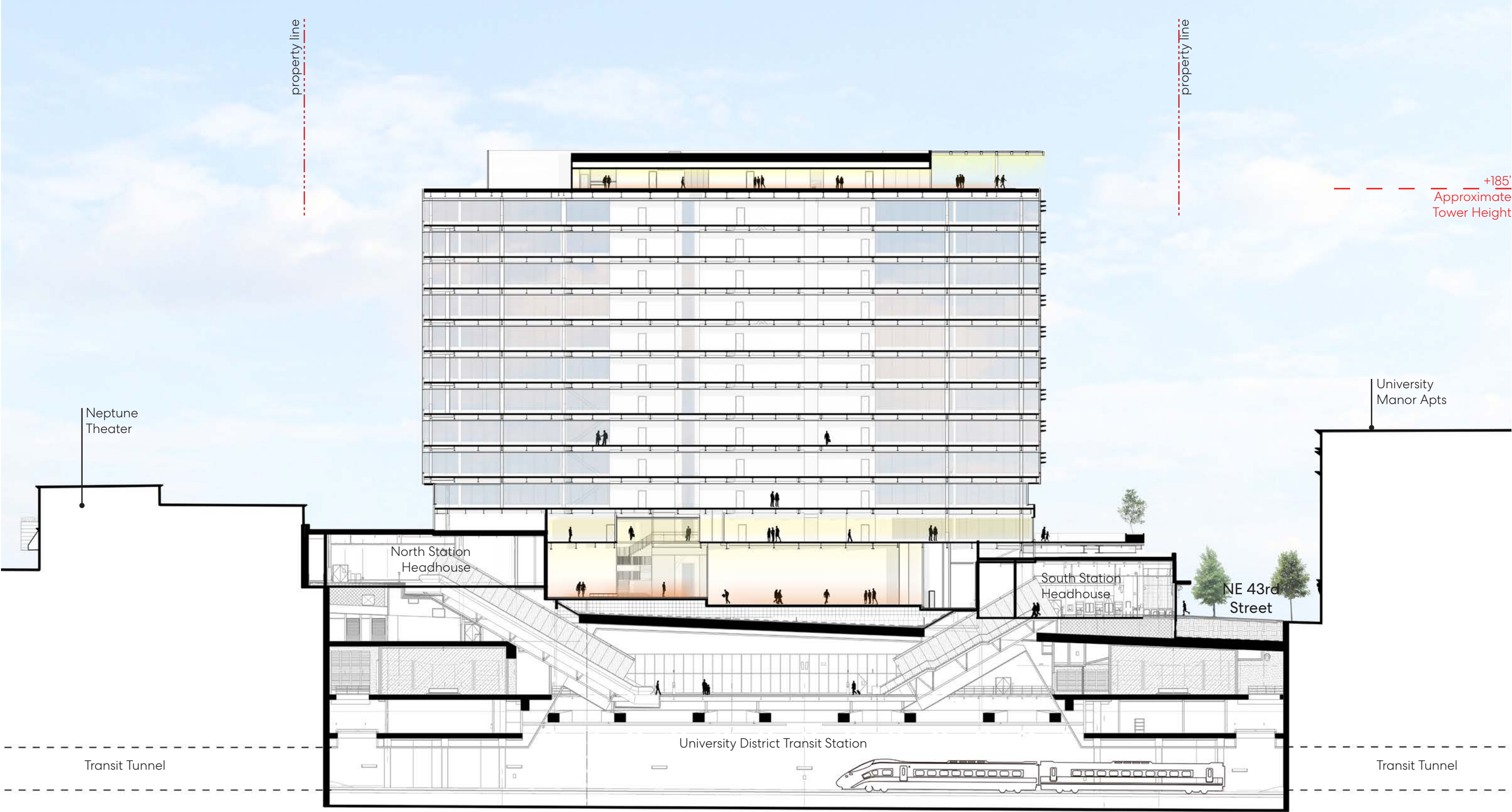
- 1. Shared Amenities
- 2. Board Room
- 3. Exterior Terrace
- 4. Green Roof



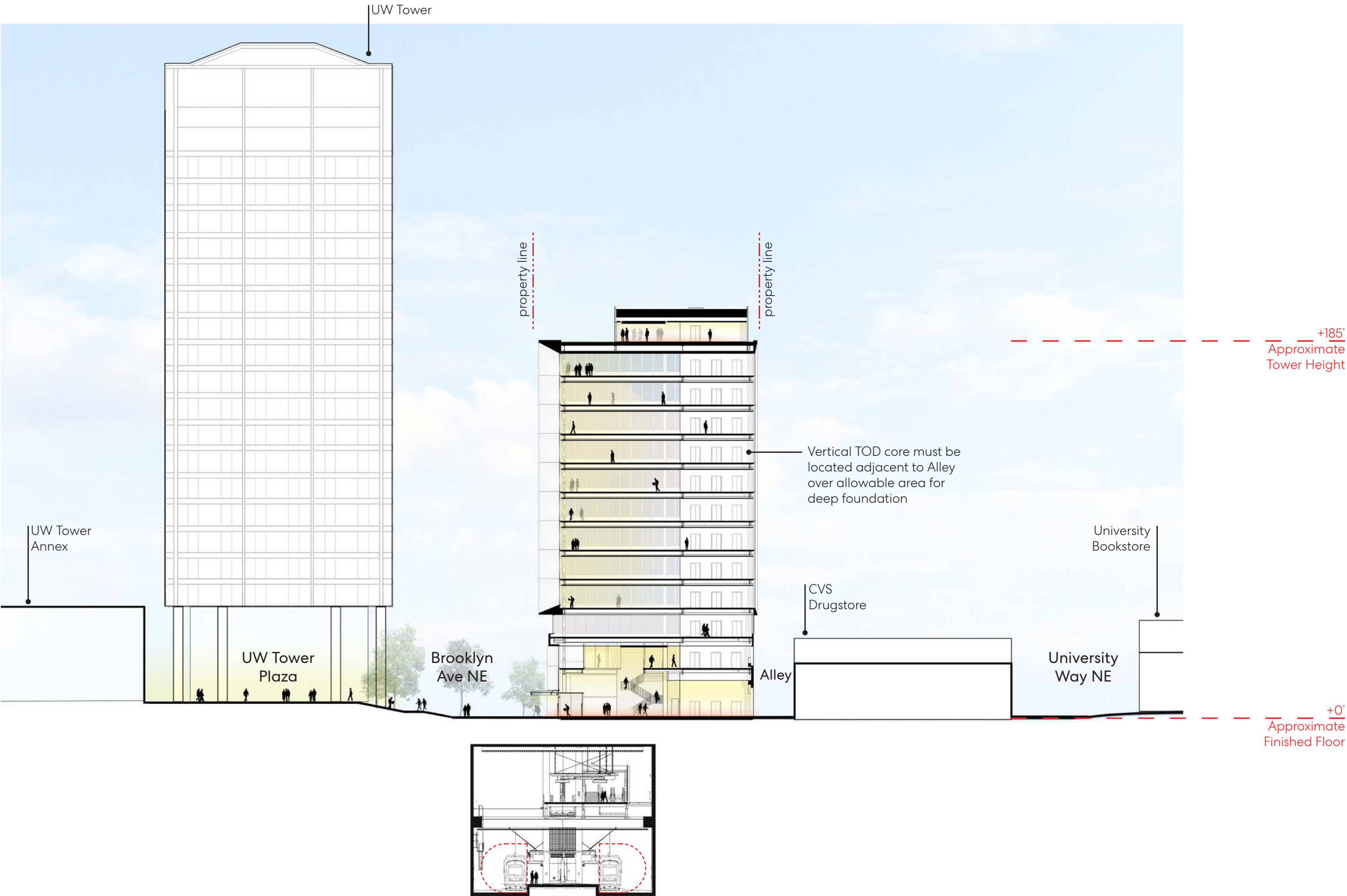
0 5' 20' 50'

LEVEL 13 - ROOF

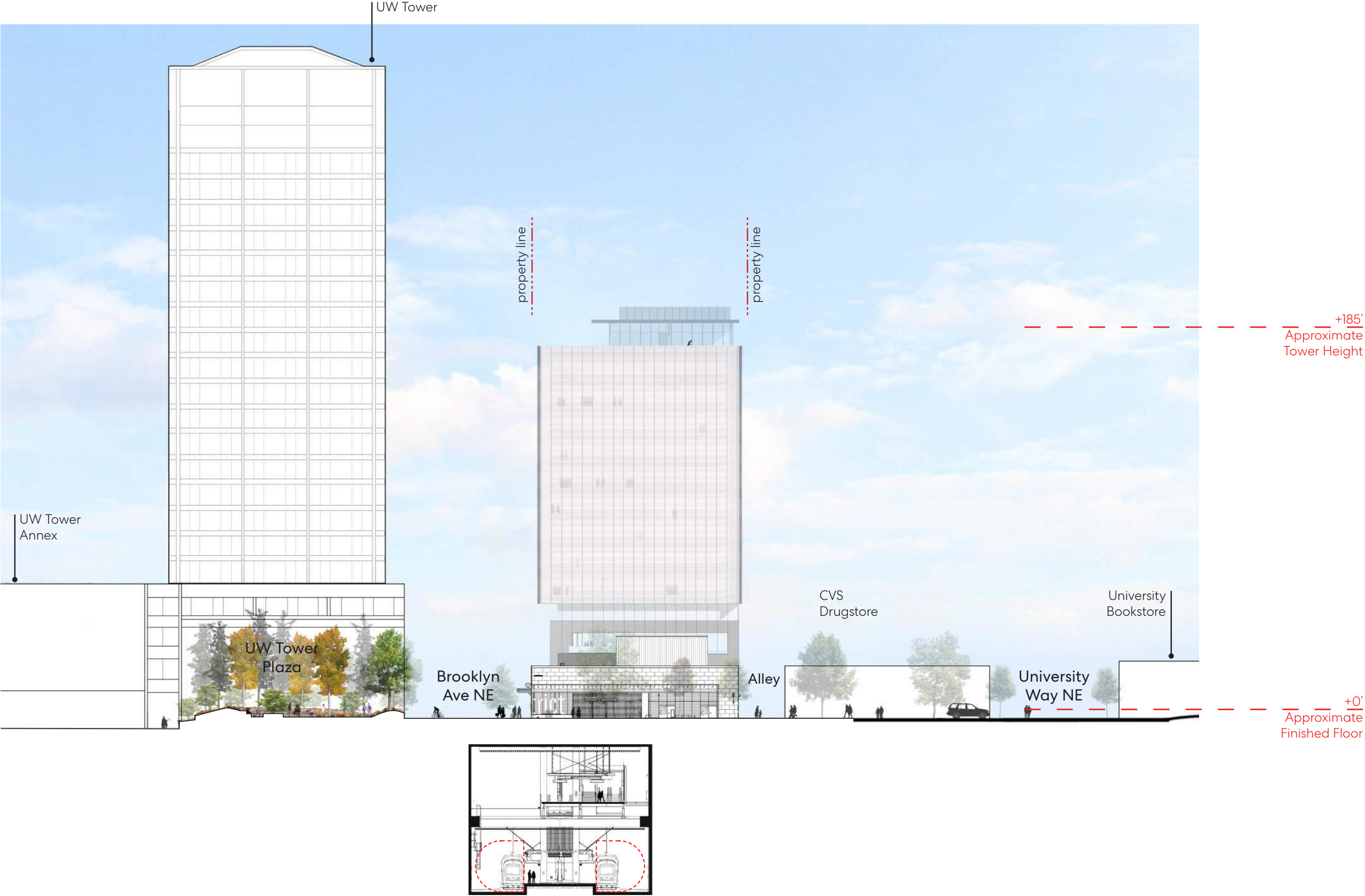
Appendix: University District Station and Proposed Tower (longitudinal section along Brooklyn Ave NE looking east)

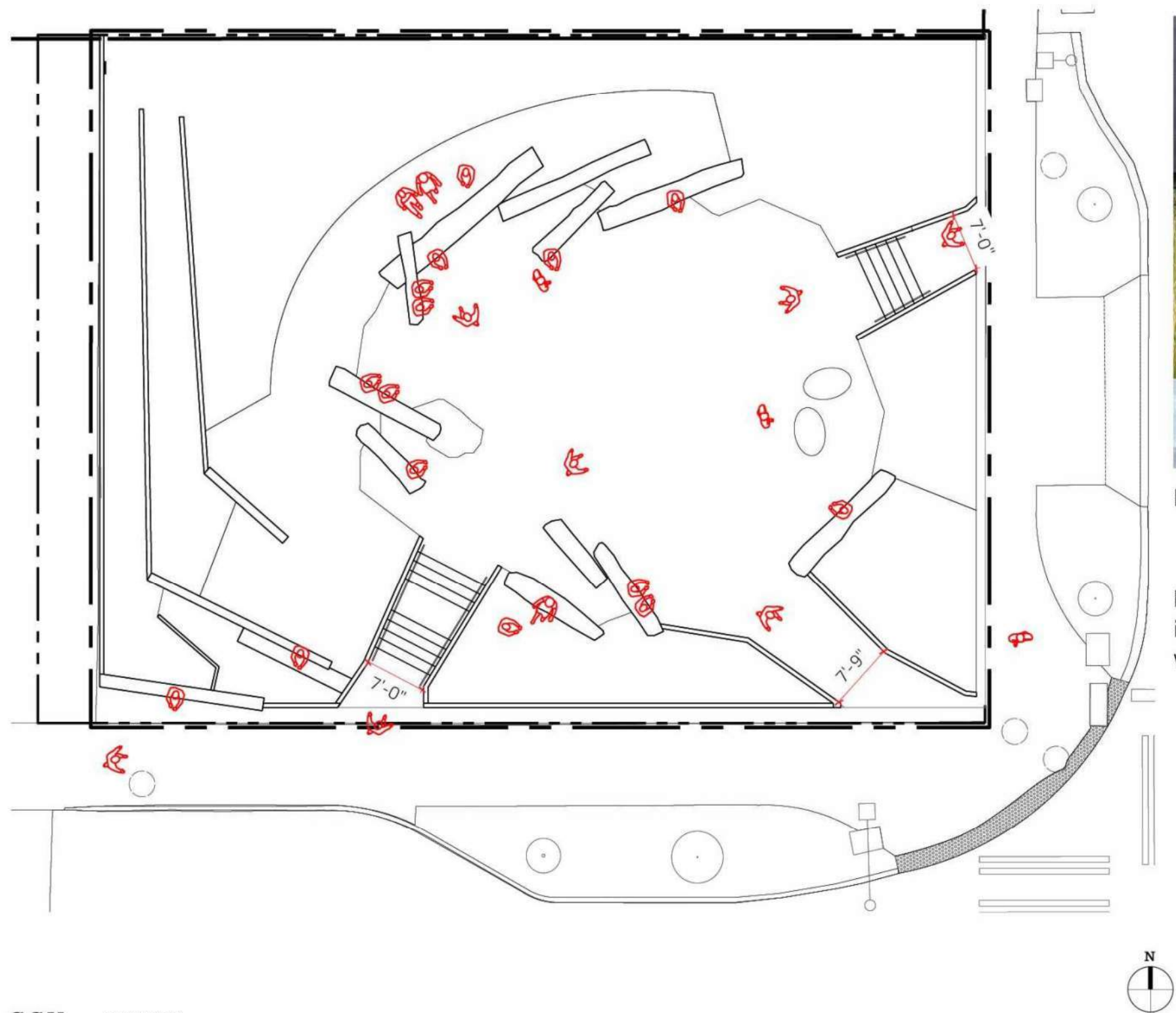


Appendix: University District Station and Proposed Tower (cross section at midblock looking north)



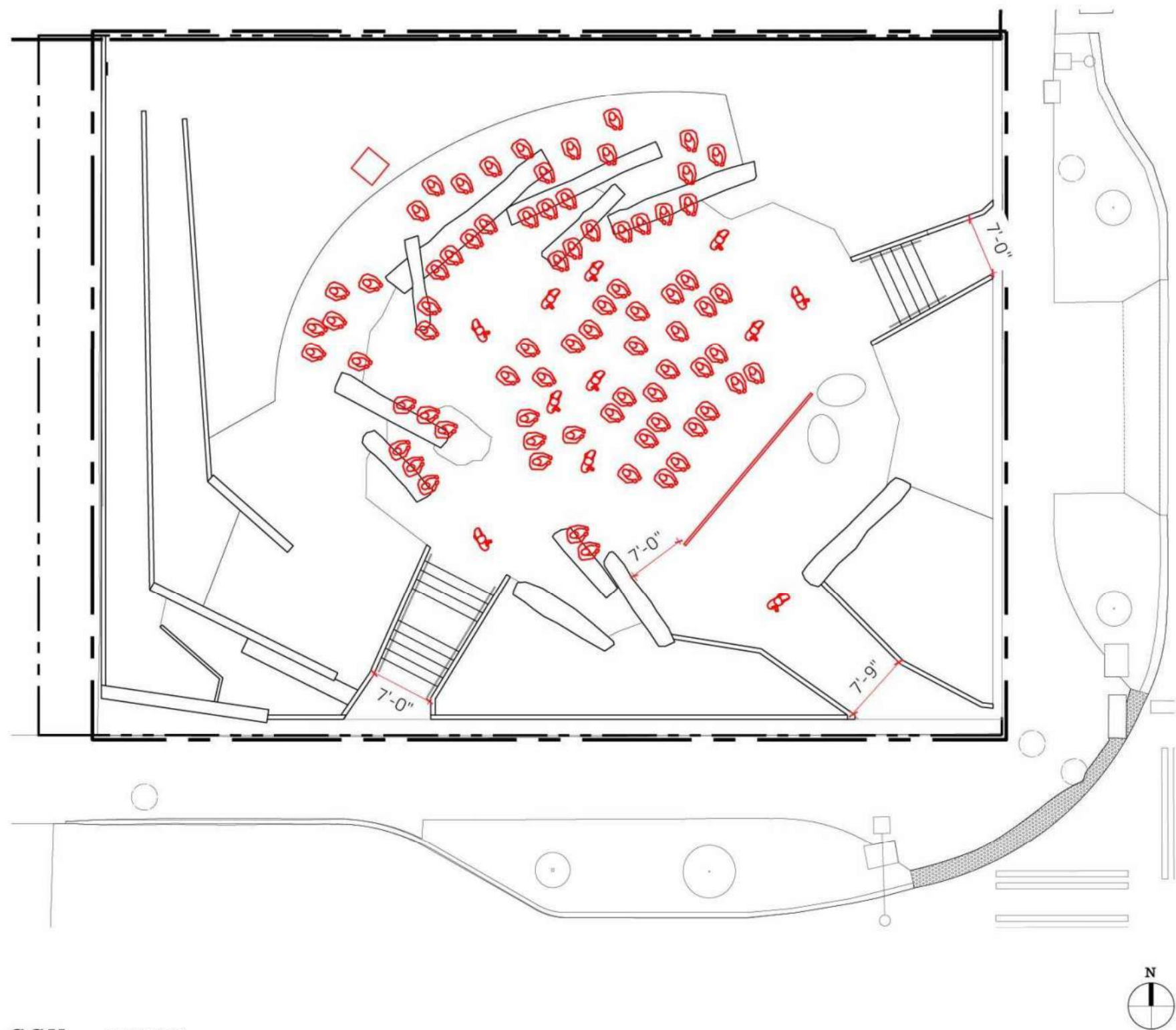
Appendix: University District Station and Proposed Tower (cross section along 43rd St looking north)





Everyday Low-Peak Hr Use:

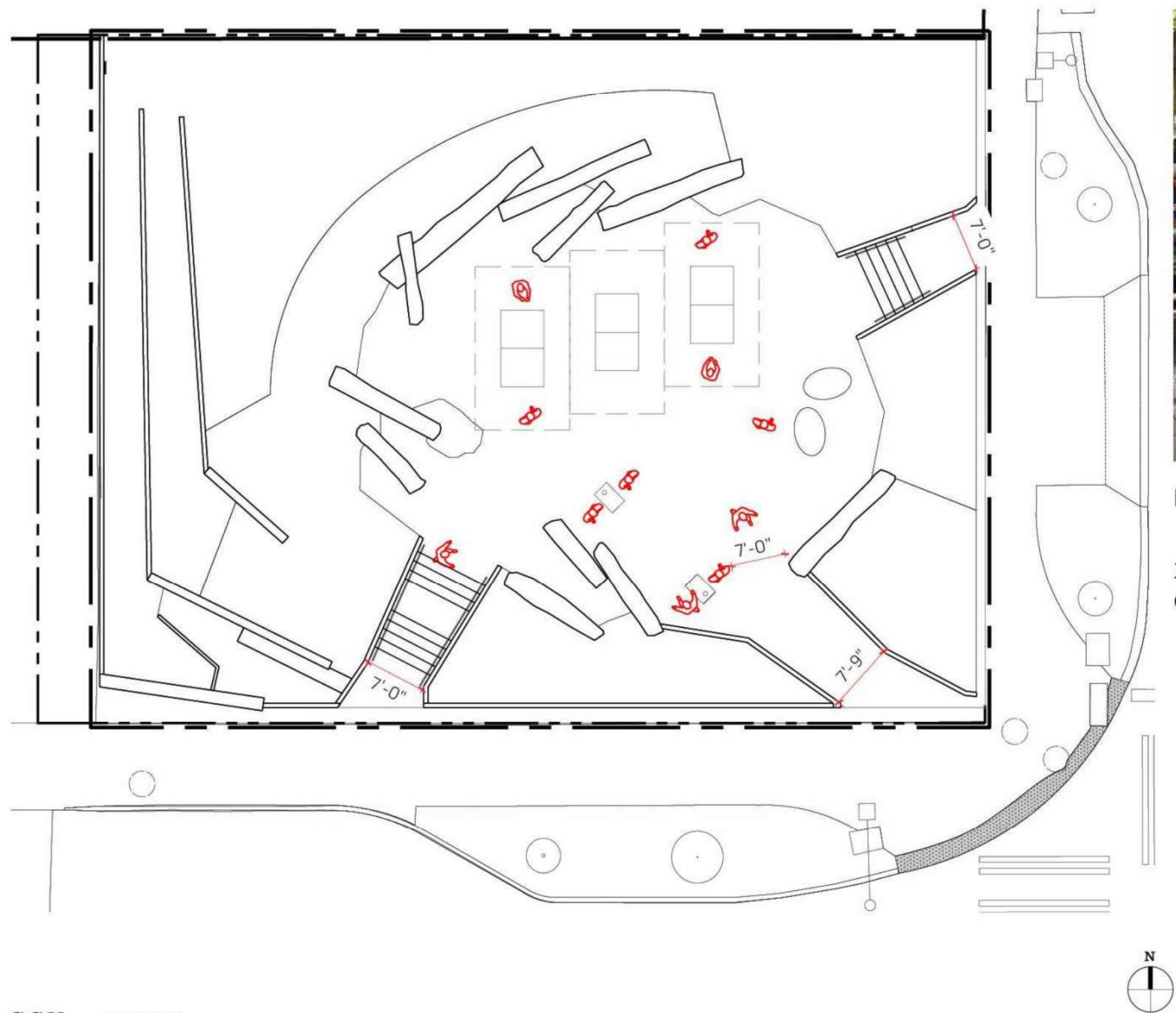
A variety of small spaces and seating areas are available both within and around the open space for casual, intermittent seating. Meeting up with friends, sitting while talking on the phone or having a quick bite to eat.



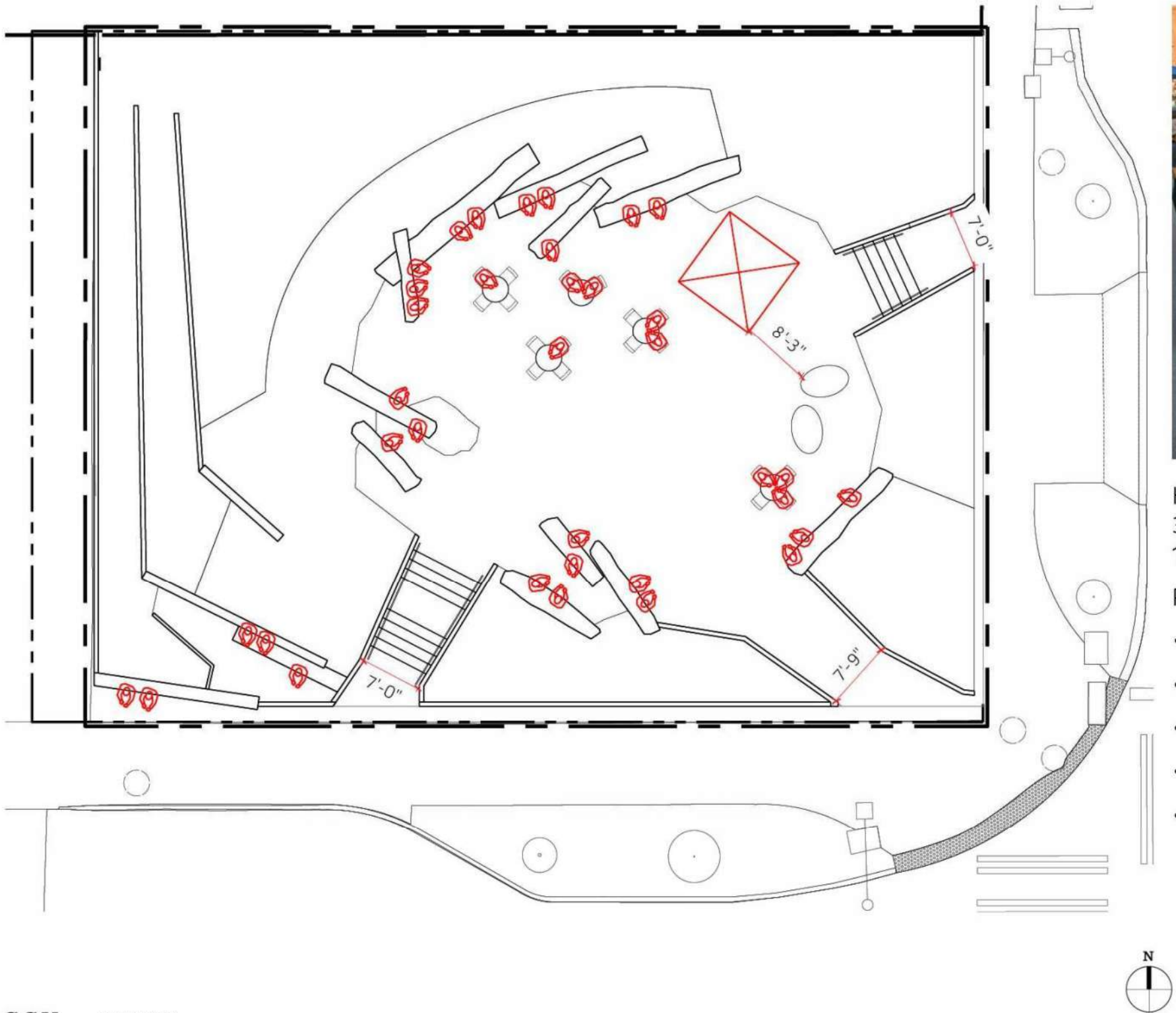
Hosted Movie Event/Performance:

A projection screen can be located in front of the sculptures. The park can accommodate a crowd of 60-150 people.

The projector location would need to be determined. Perhaps located in the planting area behind the benches.



Hosted Games:
3 ping pong tables with 5' clearance at the ends and 3' clearance on the sides.



Hosted Pop Up Event:
36 people shown in diagram
1 tent shown in diagram

- Pop up event can be accommodated such as:
- Informational about UW area attractions
 - Arts/Visual/Crafts
 - Nature & Environment info
 - Local organization information
 - Pop-up library



Hosted Fire Pits:
28 people shown in diagram

3-6 fire pits, 5 fire pits shown.

These could be temporary or permanent.