VICTORY AT THE U

EARLY DESIGN GUIDANCE

VIRTUAL DESIGN REVIEW MEETING ON 08/24/2020

SDCI # 3036565-EG

WEBER THOMPSON

CHAMPION
Real Estate Company

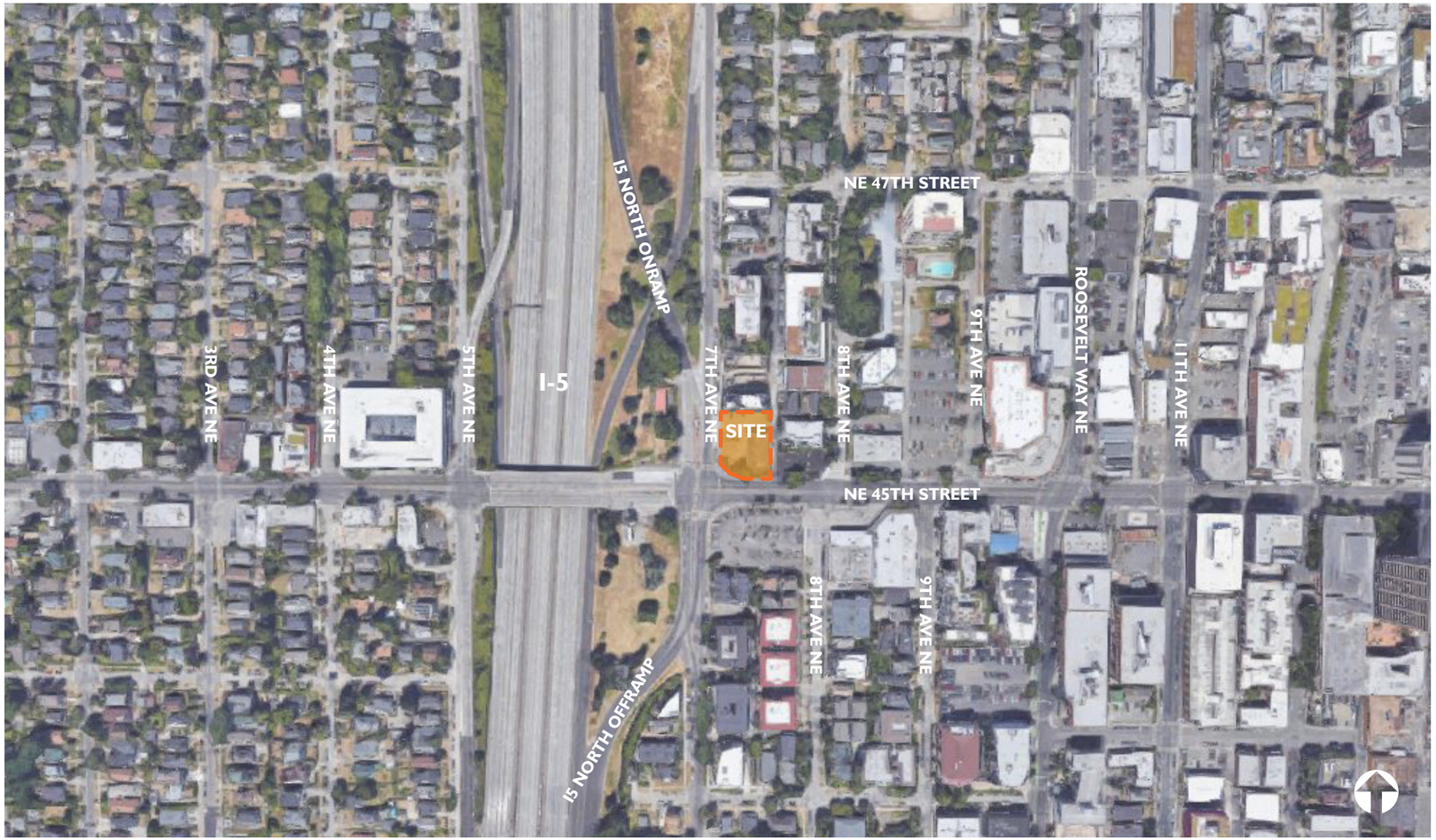

UNIVERSITY OF WASHINGTON
MALLOY
patco

CONTENTS

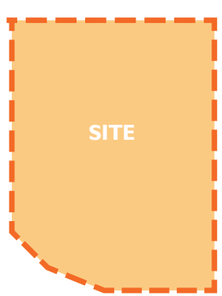
PROJECT INFORMATION

PROJECT DESCRIPTION & VISION

Victory on 45th occupies a very prominent corner of the U-district, acting as a gateway to the broader neighborhood beyond. This high-rise tower will be a sophisticated, modern destination for students and a notable addition to the evolving University District skyline.

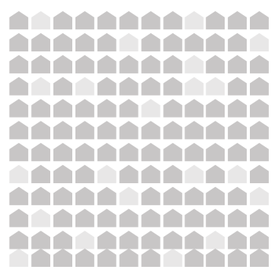


total site area
14,400 sf



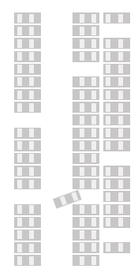
gross building area (above and below grade)
212,000 sf

estimated total residential units
160-165 units*



*Student units include a mix of studios, three-bedrooms, and four-bedroom units

below grade parking
33 stalls



building height
+/-256 ft*

*Preferred massing option

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NEIGHBORHOOD

UNIVERSITY DISTRICT

The University District is one of the designated Urban Centers in Seattle. Urban Centers are considered as the densest neighborhoods/areas for housing and employment but are also considered to be pedestrian-focused with direct access to public transportation and transportation networks.

The University District (commonly, the U District) is a district of neighborhoods in Seattle, Washington, so named because the main campus of the University of Washington (UW) is located there. The UW moved in two years after the area was annexed to Seattle, while much of the area was still clear cut forest or stump farmland. The district of neighborhoods grew with the university to become like a smaller version of urban American cities. (Wikipedia)

MHA UPZONE - UNIVERSITY DISTRICT DESIGN GUIDELINES, 2018

"After extensive work with the University District community, areas in the University District (or U District) were zoned at higher intensities in 2017 to focus and shape development near high-capacity light rail (which is expected to start operation in 2021). As growth continues, the University District and the areas around it are likely to experience a period of redevelopment. It is critical that new development continues the established physical character of the University District as a welcoming, inclusive neighborhood designed and built at a human scale.

The design of the buildings, places, spaces, and mobility networks that make up the University District have a direct impact on how people interact with the built environment, how they contribute to it, and how they value it."

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Opportunity to Provide Online Input on the 700 NE 45th Street Project

ABOUT THE PROJECT

This project proposes to demolish the existing structure and surface parking. Construct a new 20-story apartment building with three below-grade levels. The project site is zoned as Seattle Mixed.

What: Let us know what you think! Visit our website at **www.700ne45thstreet-communityoutreach.com** to learn more about this new project, including the team's proposed vision and approach.

Survey: Take our online survey to share your thoughts about the project site and components. Survey located on the project website.

Comments: Provide additional comments via our comment form or by email at **700ne45thst@earlyDRoutreach.com**.

ADDITIONAL PROJECT DETAILS

Project Address:
700 NE 45th St, Seattle, WA 98105

Contact: Natalie Quick

Applicant: Champion Real Estate Company (developer)/Weber Thompson

Additional Project Information on Seattle Services Portal via the Project Address:
700 NE 45th St

Project number: 3036446-LU

Project Email:
700ne45thst@earlyDRoutreach.com

Note that emails are returned within 1-2 business days, and are subject to City of Seattle public disclosure laws.

This effort is part of the City of Seattle's required outreach in advance of Design Review.

ONLINE OUTREACH

Summary of Comments/Questions Received Via Website Comment Form, Project Email and Project Survey:

Design-Related Comments

- Access. A few respondents encouraged designing the area around the building to be as pedestrian-friendly as possible including large sidewalks, throughways, bike parking and spaces for trash, recycling and compost, because pedestrian access in the area is currently terrible.
- Community. A few respondents encouraged the project team to consider what the project adds to the community, and how it will improve the neighborhood's livability and increase its aesthetic appeal.
- Scale. A few respondents expressed concern that 20 stories is much too tall for this location and that the building will be disproportionate to surrounding architecture.
- Design. One respondent encouraged the project team to consider using elegance in design. 44% of survey respondents said that environmentally-friendly features are most important about a new building on this property; 11% said interesting and unique design; and 11% said attractive materials.
- Eco-Friendly. One respondent encouraged the project team to use environmentally-friendly materials.
- Earthquake Proofing. One respondent encouraged the project team to earthquake-proof the building.
- Exterior Space. 44% of survey respondents said lighting and safety features are the most important consideration for the exterior space on this property; and 22% said landscaping.

Non-Design-Related Comments

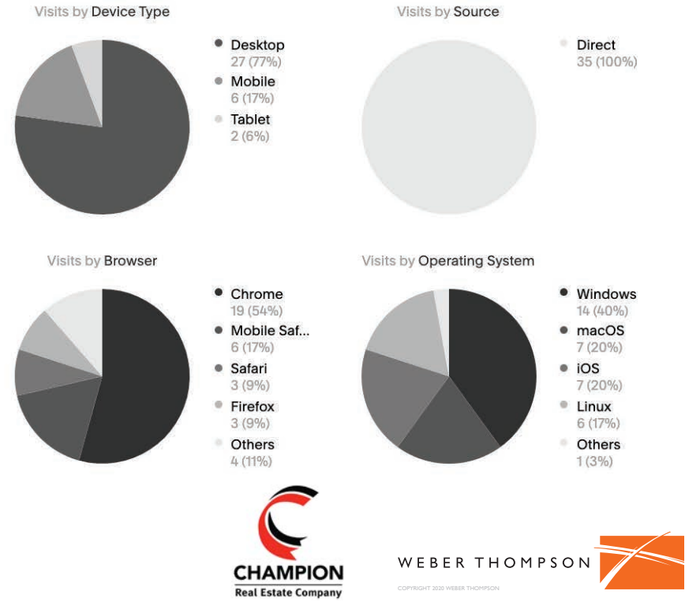
- Construction. Several respondents expressed concern about extended disruptions related to construction and underscored the importance of the neighborhood being able to navigate around the project during construction and afterwards.
- Parking. Several respondents expressed concerns about the major lack of existing parking in the area and encouraged the project team to add more parking.
- Interior. One respondent encouraged the project team to incorporate noise-reducing materials for residents.

11% of survey respondents said furnished apartments are most important when it comes to housing as a student; 11% said rooftop lounge; and 11% said fitness center.

- Affordability. A few respondents encouraged the project team to make the building affordable since rents in the area are too high.

Miscellaneous Comments

- Demand. Several respondents expressed concern surrounding the project and stated there is no need for more student apartments.
- Existing Tenants. Several respondents expressed concern for existing tenants including the veterinary clinic which sees a large number of pets in the area and the Blue Moon which is a treasured local business. One respondent expressed hope that the location's previous tenants will have a place to reside in the new building.
- Support. One respondent expressed support for the project and increased density in the area.



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DEPARTMENT OF NEIGHBORHOODS OUTREACH

SUBMITTED 06/23/20 - DON APPROVED 06/25/2020

ONLINE OUTREACH

Summary of Comments/Questions Received Via Website Comment Form, Project Email and Project Survey:

Design-Related Comments

- Access. A few respondents encouraged designing the area around the building to be as pedestrian-friendly as possible including large sidewalks, throughways, bike parking and spaces for trash, recycling and compost, because pedestrian access in the area is currently terrible.

Response: The project is pursuing widening the sidewalk along 7th Ave in order to provide an enhanced pedestrian experience. Additionally, the plaza will be open to the public allowing pedestrian access across the site in addition to the sidewalks.

- Community. A few respondents encouraged the project team to consider what the project adds to the community, and how it will improve the neighborhood's livability and increase its aesthetic appeal.

Response: The project team aims to design a building that is an attractive, timeless addition to the skyline.

- Scale. A few respondents expressed concern that 20 stories is much too tall for this location and that the building will be disproportionate to surrounding architecture.

Response: While the tower will likely be 23 stories tall (+/- 240'), admittedly taller than the existing neighbors, the zoning allows for 320' tall building. a

- Design. One respondent encouraged the project team to consider using elegance in design. 44% of survey respondents said that environmentally-friendly features are most important about a new building on this property; 11% said interesting and unique design; and 11% said attractive materials.

Response: The design team aims to bring an elegant design to this site. The project is targeting LEED Gold or Passivehouse certifications - rigorous Green Building Standards.

- Eco-Friendly. One respondent encouraged the project team to use environmentally-friendly materials.

Response: The project is targeting LEED Gold or Passivehouse certification - rigorous Green Building Standards.

- Earthquake Proofing. One respondent encouraged the project team to earthquake-proof the building.

Response: The project will meet the latest in seismic codes.

- Exterior Space. 44% of survey respondents said lighting and safety features are the most important consideration for the exterior space on this property; and 22% said landscaping.

Response: The project will incorporate a large plaza area at grade that will be well lit and beautifully landscaped.

Non-Design-Related Comments

- Construction. Several respondents expressed concern about extended disruptions related to construction and underscored the importance of the neighborhood being able to navigate around the project during construction and afterwards.

Response: The contractor will submit their construction management plan to the city for approval, which addresses pedestrian safety, access, and minimal disruptions to businesses.

- Parking. Several respondents expressed concerns about the major lack of existing parking in the area and encouraged the project team to add more parking.

Response: The proposed project will actually provide more on site parking spaces than currently exist on site. These parking spaces will be located in below-grade parking levels.

- Interior. One respondent encouraged the project team to incorporate noise-reducing materials for residents.

11% of survey respondents said furnished apartments are most important when it comes to housing as a student; 11% said rooftop lounge; and 11% said fitness center.

- Affordability. A few respondents encouraged the project team to make the building affordable since rents in the area are too high.

Miscellaneous Comments

- Demand. Several respondents expressed concern surrounding the project and stated there is no need for more student apartments.

Response: The proposed project will actually provide more on site parking spaces than currently exist on site. These parking spaces will be located in below-grade parking levels.

- Existing Tenants. Several respondents expressed concern for existing tenants including the veterinary clinic which sees a large number of pets in the area and the Blue Moon which is a treasured local business. One respondent expressed hope that the location's previous tenants will have a place to reside in the new building.

Response: The Seattle Go Center will occupy the second level of the proposed building. The Blue Moon is not part of the proposed project.

- Support. One respondent expressed support for the project and increased density in the area.

Response: The proposed project will be home to about 500 students bringing vitality and revenue for local businesses.

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ZONING SYNOPSIS - SM-U 95-320 (M1)

KING COUNTY PARCEL #	881240-0400 - 700 NE 45th St. 98105
ZONING CLASSIFICATION	Seattle Mixed - SM-U 95-320 (M1)
SITE AREA	14,155 SF (Per King Country Parcel Data)
OVERLAY DISTRICTS	University Village (Urban Center Village)
23.48.005 - PERMITTED USES **23.48.605 - USES IN SM-U ZONES**	Permitted Outright: All uses are permitted outright, either as principal or accessory uses, except those specifically prohibited by subsection 23.48.005.B and those permitted only as conditional uses by subsection 23.48.005.C. Required Street Level Uses are not required on this site per Map A for 23.48.605.
23.48.620 - FLOOR AREA RATIO IN SM-U ZONES 23.48.020 - FLOOR AREA RATIO (FAR)	**Base FAR - 4.75** **Max FAR - 12 For residential uses and for all uses in a mixed-use development** **Additional .5 FAR is available for the inclusion of at least 10 family size residential dwelling units which are 900+ SF, 3+ bedrooms, and have access to outdoor amenity terrace** **Additional .5 FAR is available for the protection of the Exceptional Tree on site, via a Departure** (23.41.012.B.10.b.1) FAR Exemptions: • All underground stories or portions of stories. • Street level uses identified in subsection 23.48.605.C, whether required or not, that meet the development standards of subsection 23.48.040.C. These include retail, arts and public facilities. • Portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, excluding access. • As an allowance for mechanical equipment, in any structure more than 65 feet in height, 3.5 percent of the gross floor area that is not otherwise exempt and not mechanical space.
23.48.622 EXTRA FLOOR AREA IN SM-U ZONES	In HR zones, extra residential floor area above the base FAR may be gained in accordance with Chapter 23.58A subject to the conditions and limits in this Section 23.45.516. a. **Achieve 65 percent of the extra floor area on the lot by using bonus residential floor area for affordable housing** pursuant to Section 23.58A.014 or bonus non-residential floor area for affordable housing and child care pursuant to Section 23.58A.024; and b. **Achieve 35 percent of the extra floor area through the use of one or more of the following options:** 1) Acquiring open space, Landmark, or vulnerable masonry TDR or TDP according to Sections 23.48.623 and 23.58A.042; or 2) Providing open space amenities according to Sections 23.48.624 and 23.58A.040. Any project seeking extra FAR above the base in the SM-U zone shall meet the green building standard.
23.48.610 - TMP's	When a development is proposed that is expected to generate 50 or more employee or student single-occupant vehicle (SOV) trips in any one p.m. hour, the applicant shall prepare and implement a Transportation Management Program (TMP) consistent with requirements for TMPs in any applicable Director's Rule.
23.48.624 - BONUS FLOOR AREA FOR OPEN SPACE	In SM-U zones, extra floor area may be gained above the base FAR specified for the zone in Section 23.48.620 in projects that provide publicly accessible open space amenities. On this site, since there are no green streets that abut the lot, Neighborhood open space or mid-block corridors would be eligible for this bonus. These spaces must comply with development standards per 23.48A.040 . • Per section 23.58A.040, For a neighborhood open space (3,000 SF min.) 7 square feet of bonus floor area per 1 square foot of qualifying area (7:1)

23.48.640 - STREET LEVEL REQUIREMENTS	Per table A for 23.48.640, on 45th street an average setback of 8 feet from the abutting street lot line is required. This can be averaged, but any setback greater then 10 feet is not included in averaging. Underground structures are allowed in all required setback areas. Canopies, decks, and other architectural features are allowed to extend up to 4 feet into the setback if greater then 13 feet above grade. For street level residential and live-work units, a 7 foot average setback must be provided. (5 foot min, 15 foot max.) 45th and 7th Street are Class II pedestrian streets around our site per MAP A for 23.48.605. Per 23.48.640 Map A and Map B, street level uses and mid block corridors are not required on this site.
23.48.640.F OVERHEAD WEATHER PROTECTION	60 percent of the street facing facade where there are not residential units is required to have overhead weather protection of at least 6 feet in depth from either canopies, marquees, or arcades. • Overhead weather protection 6 feet deep shall be located between 8 and 13 feet above grade • Overhead weather protection over 6 feet in depth shall be located between 10 and 15 feet above the sidewalk. • **A Departure may be required along NE 45th St based on the setback to preserve the Heritage/Exceptional Tree**
23.48.040.B TRANSPARENCY REQUIREMENTS	In non-residential portions of the facade between 2 and 8 feet above the sidewalk, 60 percent of the street-facing facade must be transparent. Only clear or lightly tinted glass in windows, doors, and display windows is considered transparent. Blank facades are limited to segments 15 feet wide.
23.48.645 UPPER LEVEL DEVELOPMENT STANDARDS	Max floorplate above 45': • If over 240': 9,500 SF max average with no single floor greater then 10,500 SF • From 160' to 240': 10,500 SF max average with no single floor greater then 11,500 SF The height above which the highrise floor area limit applies is measured from the average grade level. For lots in the SM-U 95-320 zone that abuts a lot in the MR zone, portions of the any structure above 65 feet in height are required to set back a minimum of 15 feet from the abutting lot line.
23.48.025 ROOFTOP FEATURES	Covered or enclosed common amenity space, mechanical equipment, etc. are allowed to extend up to 15 feet above the maximum height limit. If the elevator penthouse provides access to common amenity space they are allowed to extend 45' above the height limit.
23.48.646 FACADE MODULATION IN SM-U ZONES	For all structural on lots exceeding 12,000 SF, facade modulation is required for the street-facing facade within 10 feet of a street lot line. Modulation is not required for the ground level if it does not exceed 4 feet above sidewalk grade, and if the tower does not exceed 100 feet in width above 45 feet. For stories up to 45 feet in height, 160 feet. Above the Mid-Rise height limit, the max width of un-modulated facade is 80 feet.
23.48.640 / 23.54.015 PARKING	Within Urban centers or Station Overlay Districts, no minimum parking is required. Above grade parking is allowed in a ratio of 1 to 2 for every level above grade.
23.54.015 BICYCLE PARKING	For congregate uses, 1 long term stall per sleep room and 1 per 20 sleeping rooms short term. For multifamily, 1 long term per dwelling unit and 1 per 20 dwelling units short term.
23.48.045 - AMENITY AREA FOR RESIDENTIAL USES	Amenity areas equal to 5 percent of the total gross floor area in residential use. • A maximum of 50 percent can be enclosed • 15 foot minimum horizontal dimension, 10 feet at ground level if accessible from the street. • Minimum size is 225 SF • Area located at the ground level and accessible from the street shall be counted as twice the actual area.

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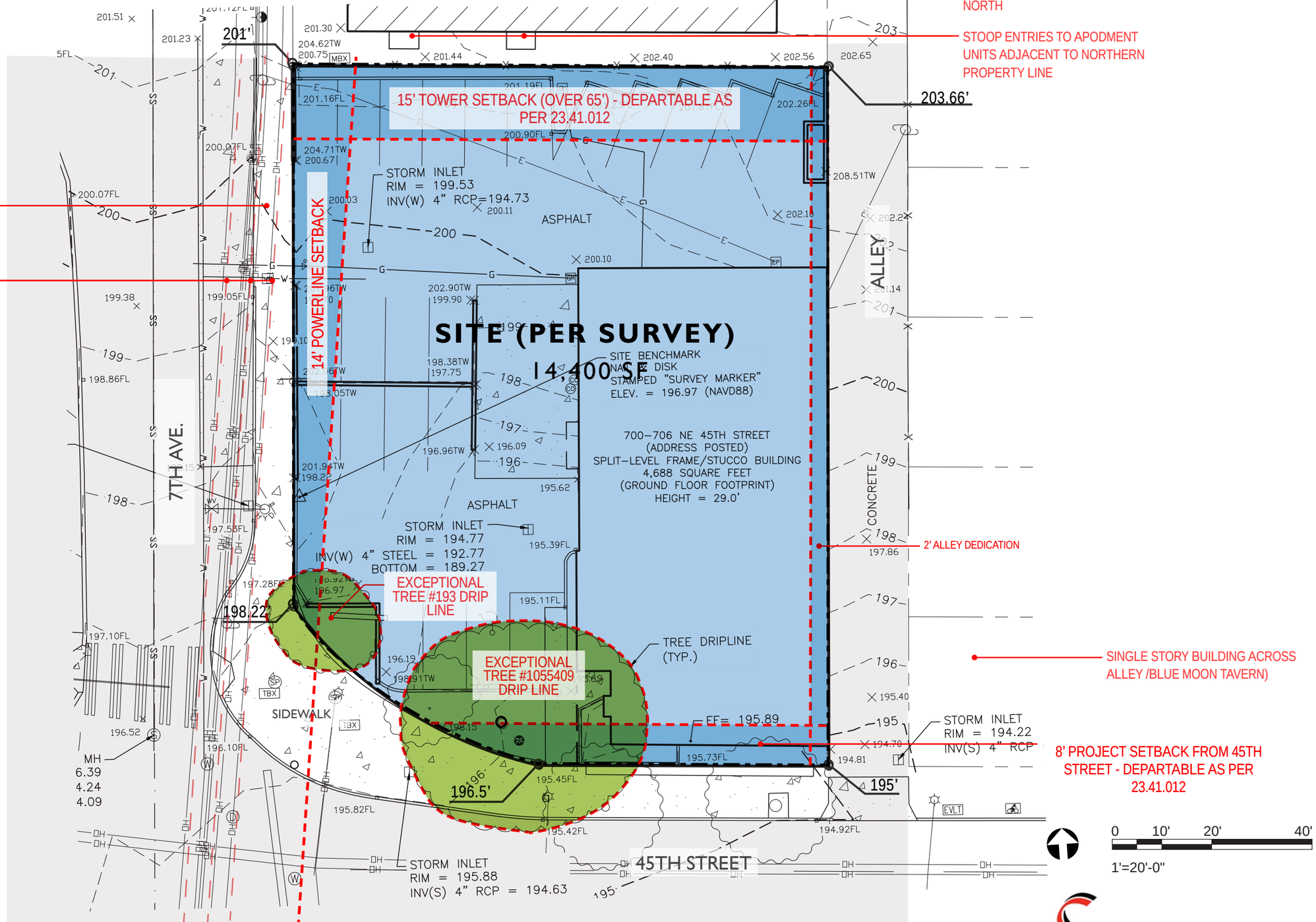
ZONING SYNOPSIS - SM-U 95-320 (MI)

23.58B - AFFORDABLE HOUSING IMPACT MITIGATION PROGRAM FOR COMMERCIAL DEVELOPMENT	On March 1, 2020, and on the same day each year thereafter, the amounts for payment calculations according to Table A and Table B for 23.58B.040 shall automatically adjust in proportion to the annual increase for the previous calendar year (January 1 through December 31) in the Consumer Price Index, All Urban Consumers, Seattle-Tacoma-Bellevue, WA, Shelter (1982-84 = 100), as determined by the U.S. Department of Labor, Bureau of Labor Statistics, or successor index.
23.58C - MANDATORY HOUSING AFFORDABILITY FOR RESIDENTIAL DEVELOPMENT	On March 1, 2020, and on the same day each year thereafter, the amounts for payment calculations according to Table A and Table B for 23.58C.040 shall automatically adjust in proportion to the annual increase for the previous calendar year (January 1 through December 31) in the Consumer Price Index, All Urban Consumers, Seattle-Tacoma-Bellevue, WA, Shelter (1982-84 = 100), as determined by the U.S. Department of Labor, Bureau of Labor Statistics, or successor index.
25.11.050 GENERAL PROVISIONS FOR EXCEPTIONAL TREES	No disturbance allowed in drip line or inner root zone. 1/3 of the feeder root zone, which is the drip line diameter times 2, may be disturbed.
25.11.080 TREE PROTECTION IN COMMERCIAL ZONES	Trees over 2 feet in diameter, measured 4.5 feet above the ground shall be identified on site plans. The director may permit an exceptional tree to be removed only if the applicant can prove that development cannot be achieved through the development standard adjustments of 23.41.018 (streamlined design review), departures permitted for exceptional trees 23.41.012 (listed below), and reductions to parking requirements and standards.
23.41.012 DEVELOPMENT STANDARD DEPARTURES	FAR - Departures of up to an addition .5 FAR may be granted if the departure is needed to protect an exceptional tree and avoiding development in the tree protection area will reduce the total development capacity of the site. (23.41.012.B.10.b.1) Setbacks are not listed in this section, meaning you are allowed to depart from the 8 ft. average 45th street setback and 15' setback at the north for the transition to a mid-rise zone.

SITE PLAN AND EXISTING CONDITIONS



LEGAL DESCRIPTION

THE SOUTH 20 FEET OF LOT 16 AND ALL OF LOTS 17, 18, 19 AND 20, BLOCK 4, THE UNIVERSITY ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 12, RECORDS OF KING COUNTY, WASHINGTON; EXCEPT THAT PORTION THEREOF LYING SOUTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 20 IN BLOCK 4, THE UNIVERSITY ADDITION TO THE CITY OF SEATTLE; THENCE IN A NORTHERLY DIRECTION ALONG THE WEST LINE OF LOTS 20 AND 19, A DISTANCE OF 31.59 FEET, ITS INTERSECTION WITH AN 85 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST AT WHICH POINT THE CENTER OF RADIUS BEARS NORTH 54 DEGREES 29 MINUTES 01 SECONDS EAST AND THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 59.82 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF LOT 20 AND THE END OF THIS LINE DESCRIPTION; SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

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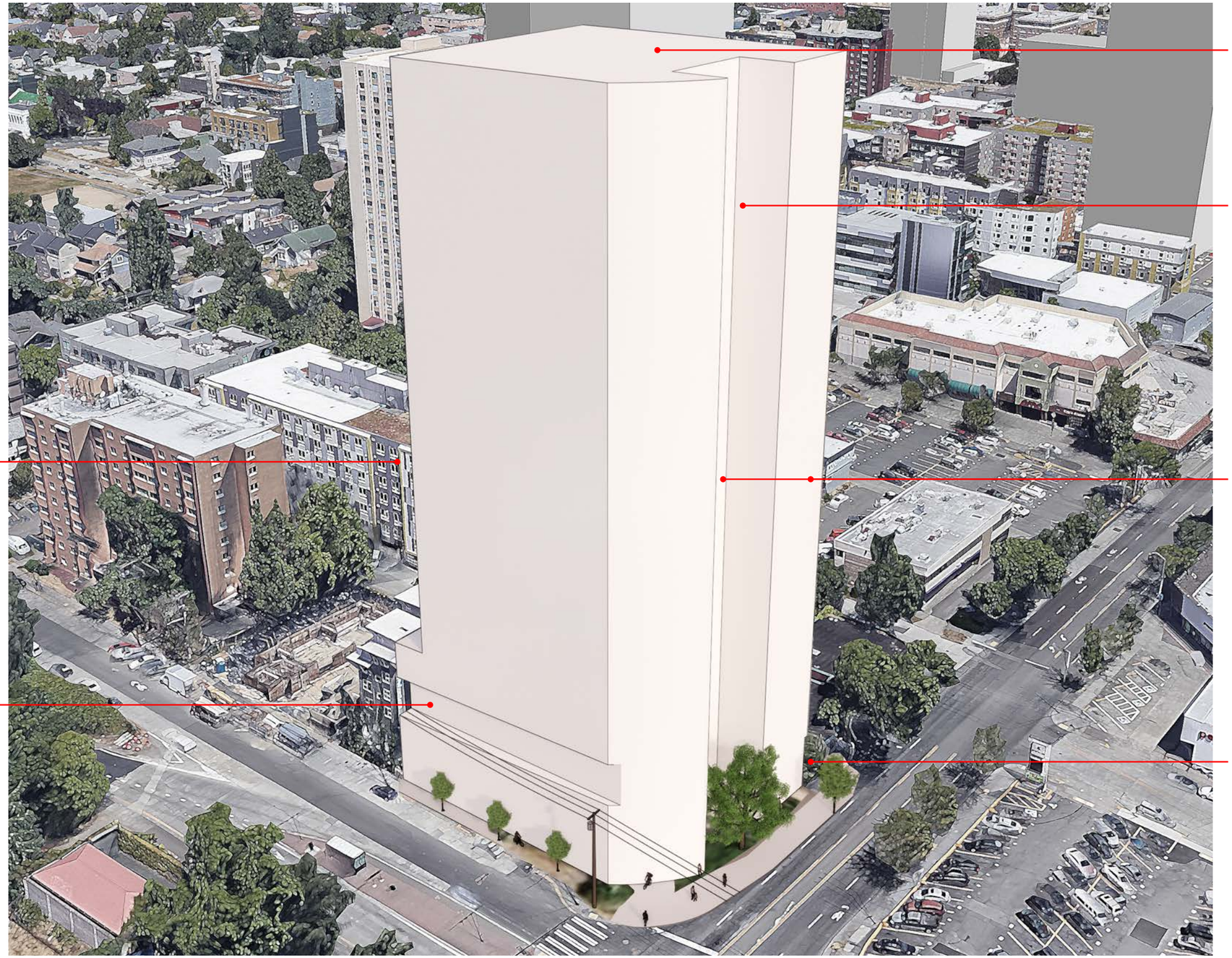
3D ZONING ENVELOPE AND ILLUSTRATION OF SITE CONSTRAINTS



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3D ZONING ENVELOPE AS VIEWED FROM A DISTANCE

VIEW FROM EAST ALONG 45TH ST

VIEW FROM SOUTH AT I-5 OFFRAMP TO NE 45TH STREET

VIEW FROM WEST ALONG NE 45TH ST

VIEW FROM I-5 SOUTH EXPRESS LANE

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OPEN SPACE AMENITY REQUIREMENTS IN SM-U ZONES

REQUIREMENTS

Because the proposed project exceeds the base height of 95', and seeks the maximum FAR allowed, "an applicant may achieve bonus floor area in part through a voluntary agreement for provision of amenities to mitigate impacts of the development"

The options for these amenities are listed to the right:

NEIGHBORHOOD OPEN SPACE

The proposed tower requires a total of 5,942 sf of Open Space at grade to comply with this requirement. Based on the inviability of the other options, this option is the best way for the project to meet the goals of the incentive.

The project site is 14,400 sf in area. In order to achieve this, the project will propose a very small building footprint at grade.

Though challenging, providing the Open Space on site will create a very unique neighborhood amenity at the "Gateway" corner.

GREEN STREET SETBACK

Neither of the streets adjacent to the project site are Green Streets, therefore this approach is not available to the project team.

MID-BLOCK CORRIDOR

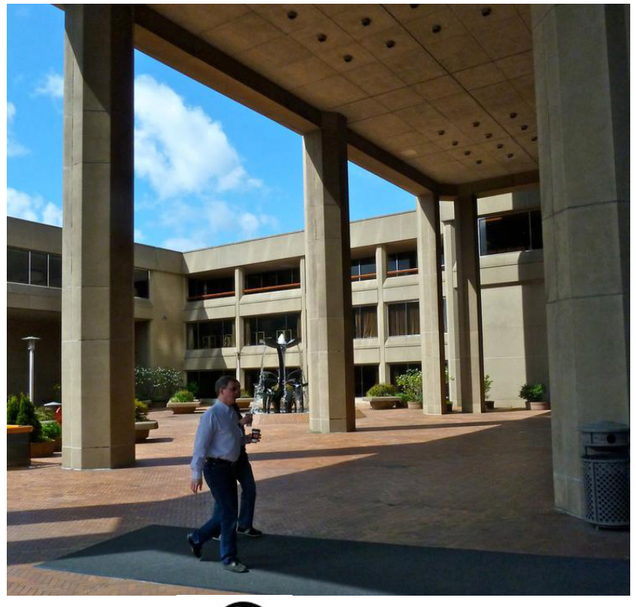
The project site does not meet the requirements ("The lot [must]exceeds 30,000 square feet in area and abuts two north/south streets.") for the option to provide a mid-block corridor, nor is the project site located in the Mid-Block Corridor zone identified in Map B for 23.48.640.

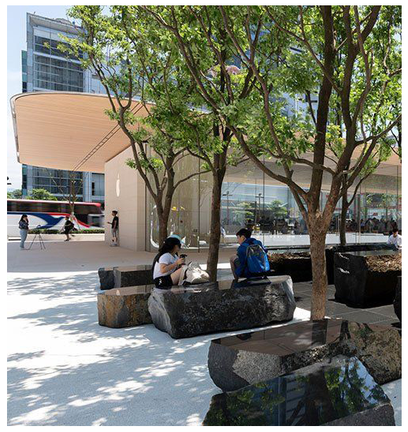
HILLSIDE TERRACE

Only an option in SLU or Downtown

GREEN STREET IMPROVEMENTS

The nearest Green Street is several blocks away. The ownership team would be responsible for the maintenance and irrigation of this area (area adjacent to other properties and owned by different entities) for an indeterminate period of time. Based on this, Green Street Improvements is an extremely challenging solution, yet an option.





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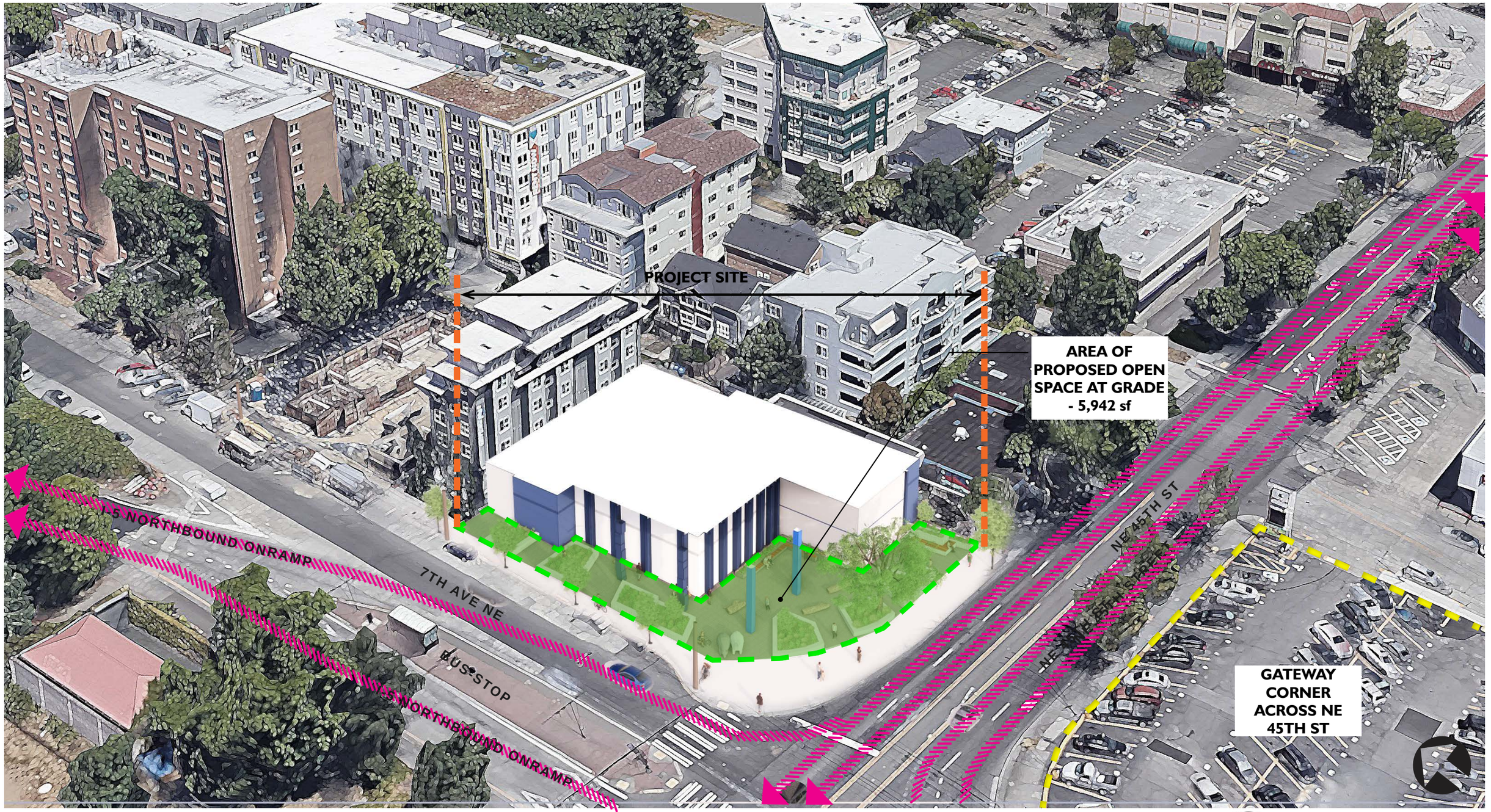
OPEN SPACE AMENITY REQUIREMENTS IN SM-U ZONES



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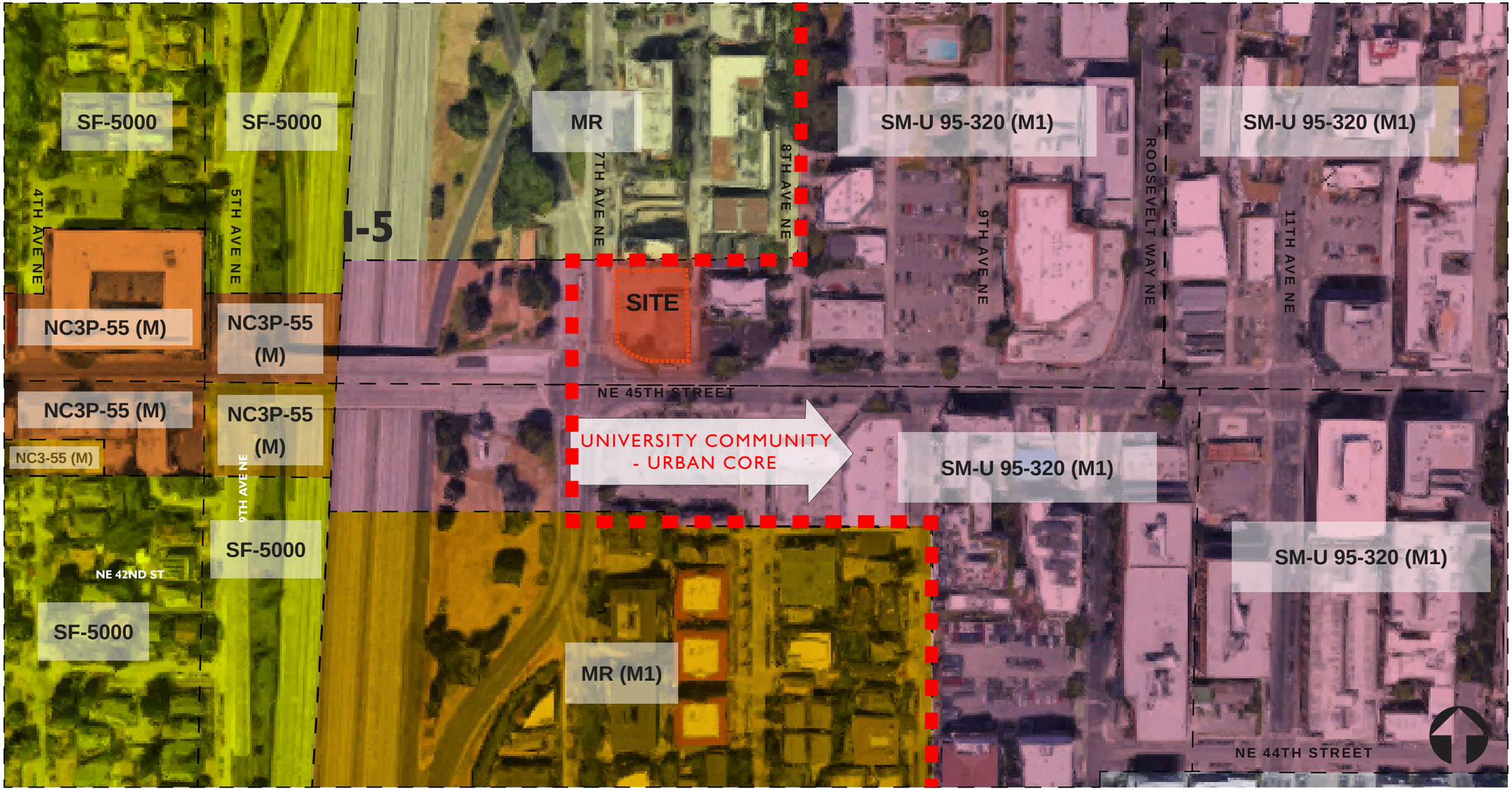
ZONING MAP



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EXISTING AND PROPOSED BUILDINGS IN IMMEDIATE CONTEXT

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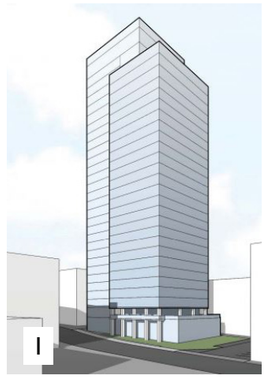
BUILDINGS WITHIN PROJECT VICINITY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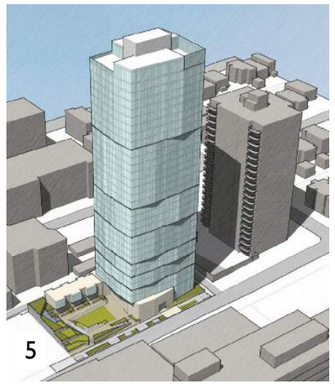
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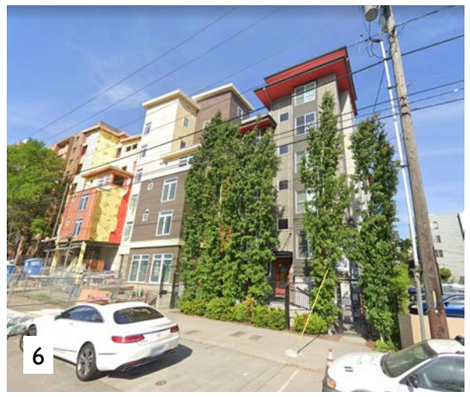
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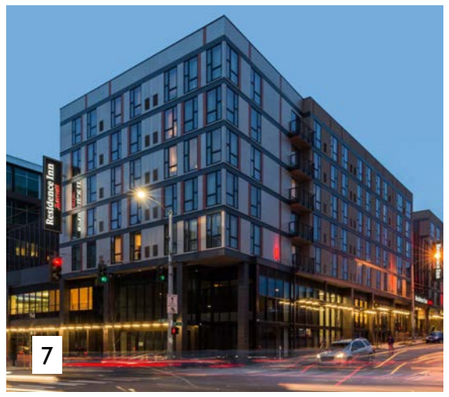
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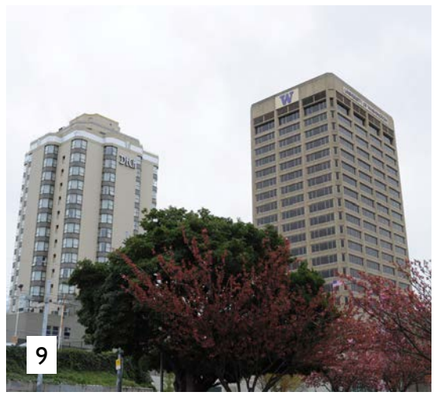
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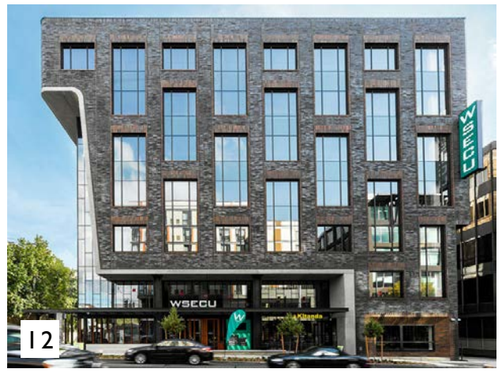

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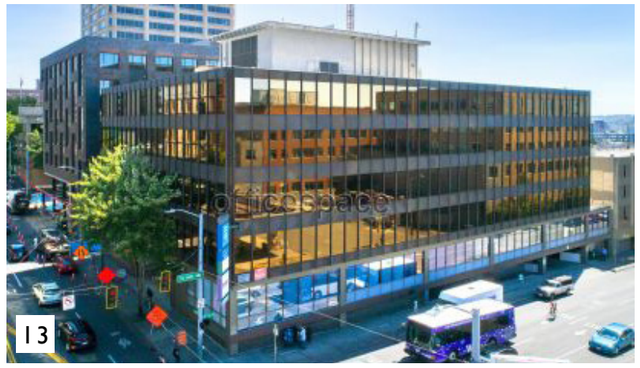

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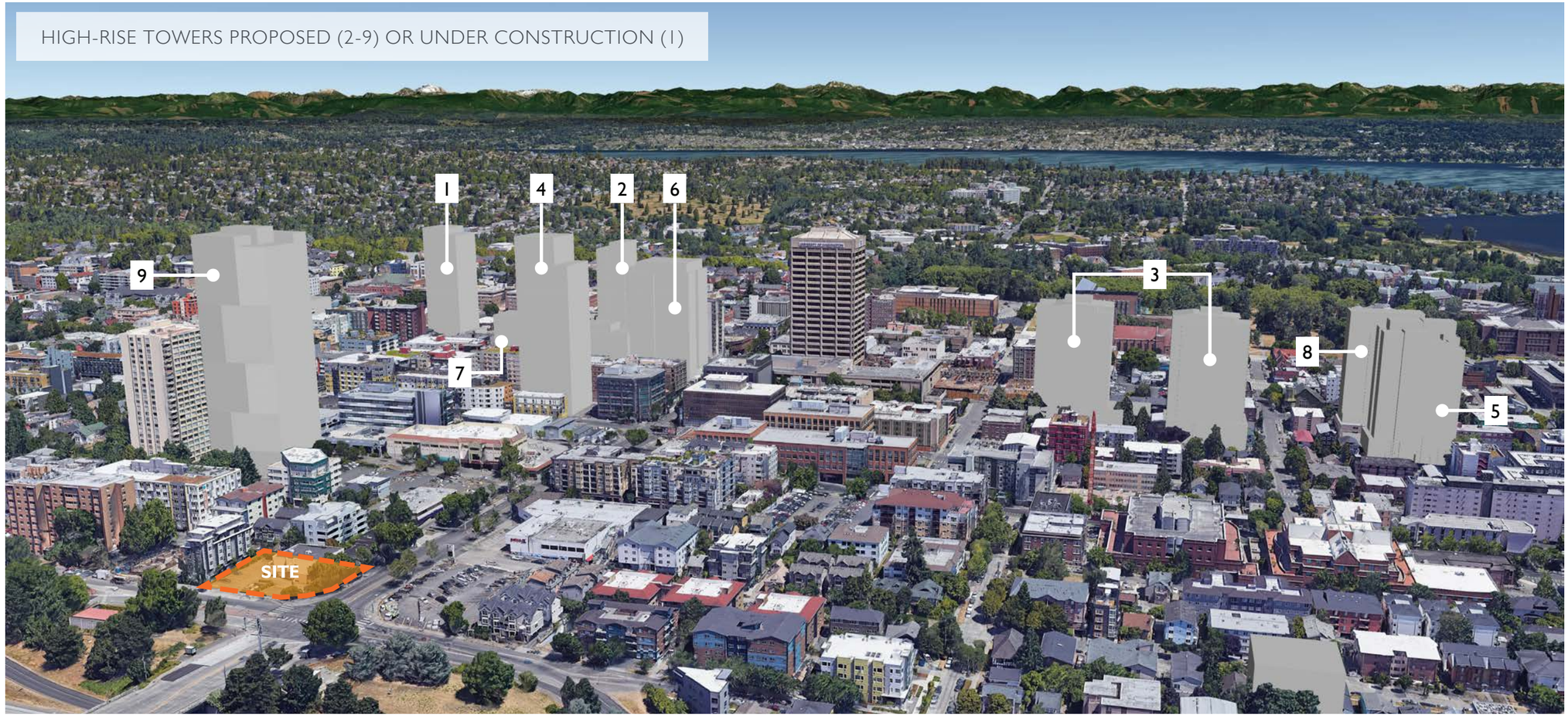
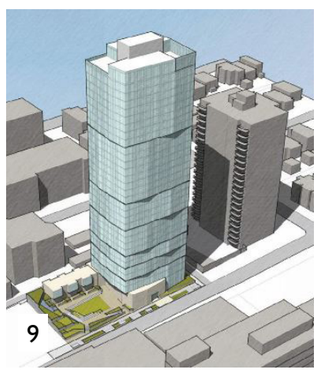
AERIAL CONTEXT





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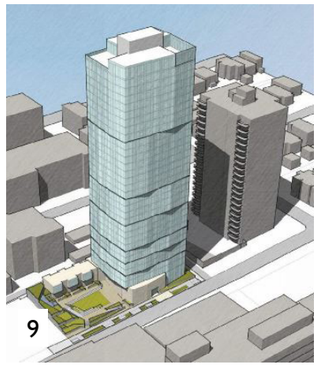
AERIAL CONTEXT



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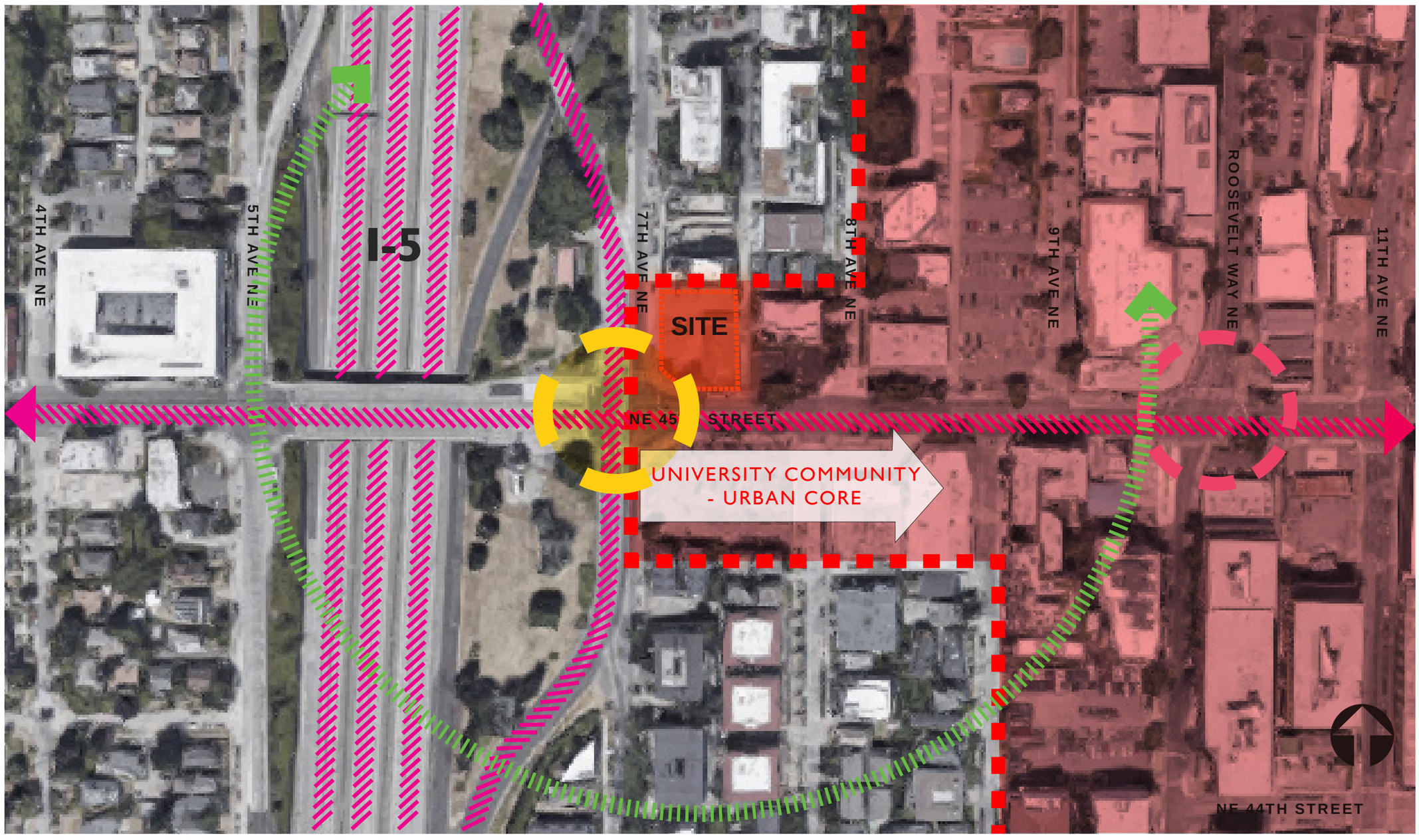
SITE ANALYSIS



GATEWAY CORNER

UNIVERSITY DISTRICT URBAN CORE BOUNDARY / 'CHARACTER' BOUNDARY

HEAVY VEHICULAR TRAFFIC

PLACEMAKING CORNER

RESIDENT VIEW OPPORTUNITIES

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VICINITY MAP

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HISTORIC PHOTOS / CULTURAL NEIGHBORS

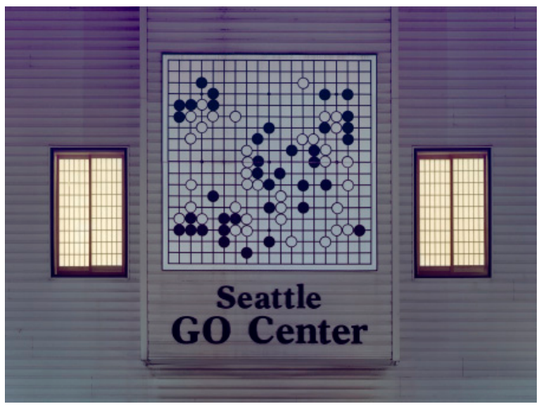
MAJOR INTERSECTION

The intersection of NE 45th Street and 7th Ave NE marks a significant entry point to the University District. The I-5 freeway is accessed from this intersection, and accommodates vehicles throughout the day.

BLUE MOON TAVERN

The Blue Moon is a tavern located on the west edge of the University District, Seattle, Washington, that has been visited by many counterculture icons over the years. It opened in April 1934, soon after the repeal of Prohibition in December 1933.

It is the first and oldest tavern in the U-District. It was an instant hit with students (together with the still-thriving Duchess Tavern in Ravenna); under state law, students had to trek one mile from the campus to purchase drinks. The Blue Moon was one of the rare bars outside of the Central District to serve African American servicemen during World War II. *VIA WIKIPEDIA*



SEATTLE GO CENTER (NIHON KI-IN)

The Seattle Go Center teaches and promotes the Asian game of Go. This 4000 year old strategy board game continues to fascinate players from around the world. The Seattle Go Center was established in 1995, with its own building in the University District of Seattle, thanks to the generosity of a Japanese professional Go player, Iwamoto Kaoru and the Nihon Ki-in (the Japanese Go Association). It is now self-supporting.

The Go Center is recognized as a 501(c)(3) public charity, with the formal name of Nihon Ki-in Go Institute of the West. It is organized as nonprofit corporation under the laws of the State of Washington.

Featuring a Japanese style tatami room, and a larger American style playing room with display boards for teaching, the Go Center provides a quiet and uncluttered space for studying and playing Go. The Center also has a reference library with books and periodicals in Japanese, English, Chinese, and Korean, filling more than 96 feet of bookshelves. The essential beginner's books and equipment are also offered for sale. Two public computer stations are set up with a variety of go programs. A digital projector is available for lectures. Members may use the well equipped kitchen to prepare food and hot drinks, and there is an ample refrigerator with cold juice and soda. *https://www.seattlego.org/about/*

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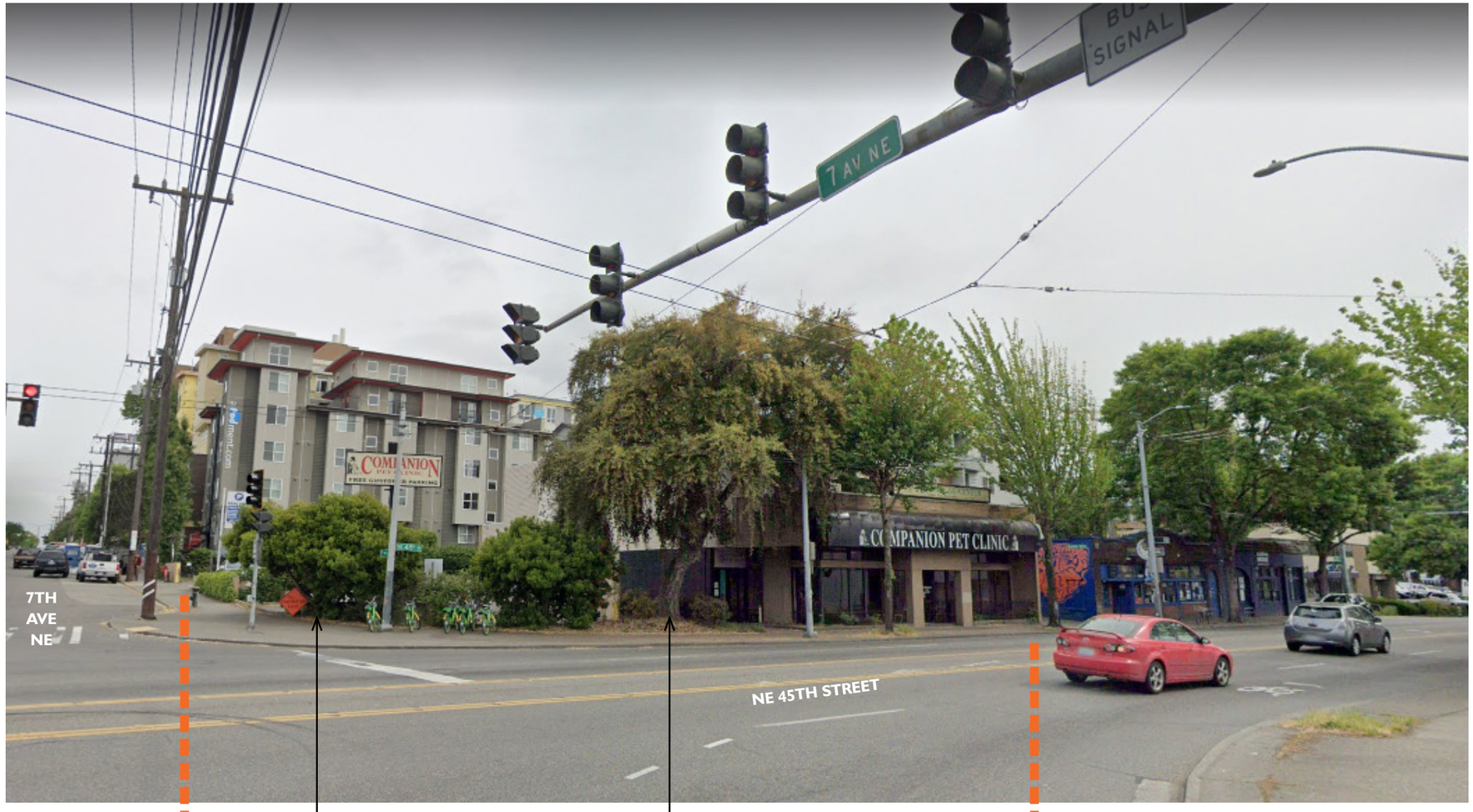
ARBORIST REPORT / HERITAGE TREE - CORK OAK



CORK OAK

Quercus suber, commonly called the cork oak, is a medium-sized, evergreen oak tree in the section Quercus sect. Cerris. It is the primary source of cork for wine bottle stoppers and other uses, such as cork flooring and as the cores of cricket balls. It is native to southwest Europe and northwest Africa. In the Mediterranean basin the tree is an ancient species with fossil remnants dating back to the Tertiary period.[2]

It grows to up to 20 m (66 ft), although it is typically more stunted in its native environment. The leaves are 4 to 7 cm (1.6 to 2.8 in) long, weakly lobed or coarsely toothed, dark green above, paler beneath, with the leaf margins often downcurved. The acorns are 2 to 3 cm (0.79 to 1.18 in) long, in a deep cup fringed with elongated scales.

STRAWBERRY TREE

Arbutus unedo, the strawberry tree, is an evergreen shrub or small tree in the family Ericaceae, native to the Mediterranean region and western Europe north to western France and Ireland. Due to its presence in southwest and northwest Ireland, it is known as either "Irish strawberry tree", or cain or cane apple (from the Irish name for the tree, caithne[2]), or sometimes Killarney strawberry tree.

Despite the name "strawberry tree", it is not closely related to the common strawberry plant (Fragaria × ananassa).

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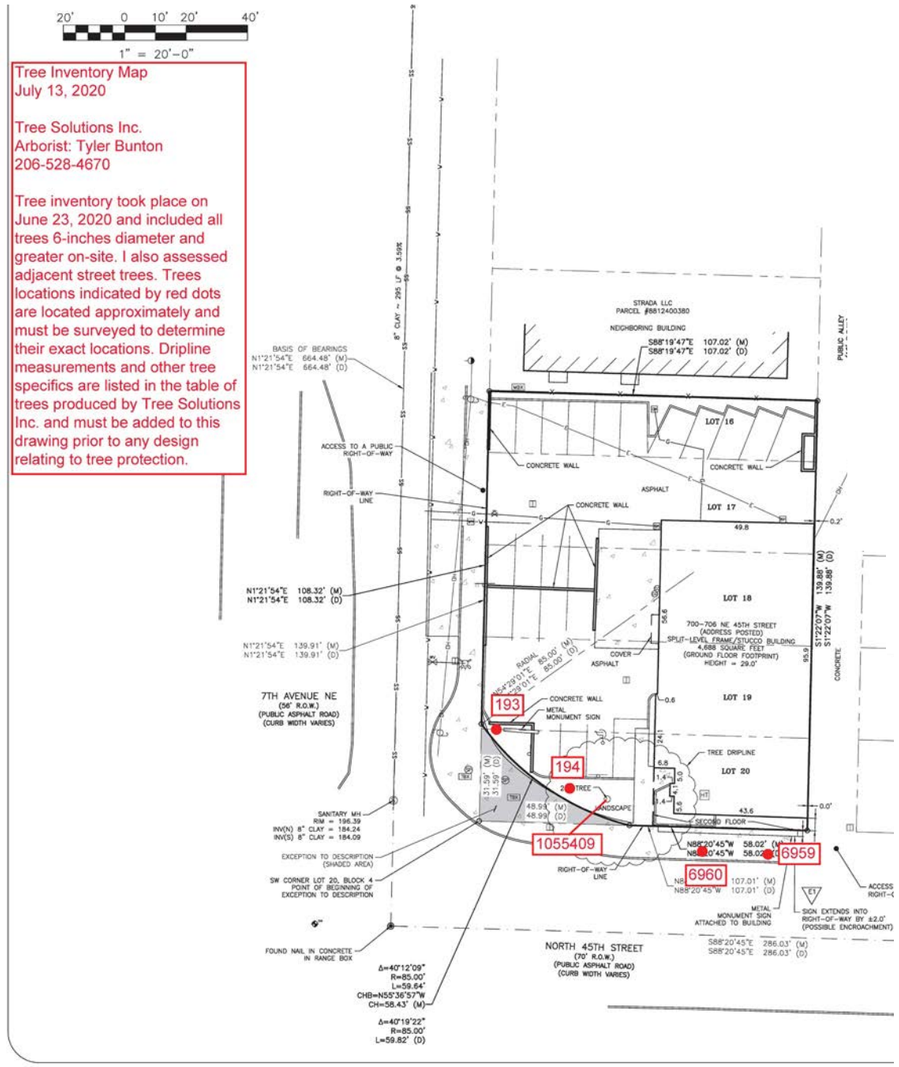
ARBORIST REPORT / SIGNIFICANT TREES



TREES 193 AND 1055409 ARE BOTH EXCEPTIONAL TREES AND SITE PLANNING MUST FOLLOW THE GUIDELINES OUTLINED IN SEATTLE MUNICIPAL CODE (SMC) 25.11.050 AND SMC 25.11.080.

Photo 3. Tree 193 with a recently replaced sidewalk to the southwest and a low wall to the north.

Appendix C **Photographs**

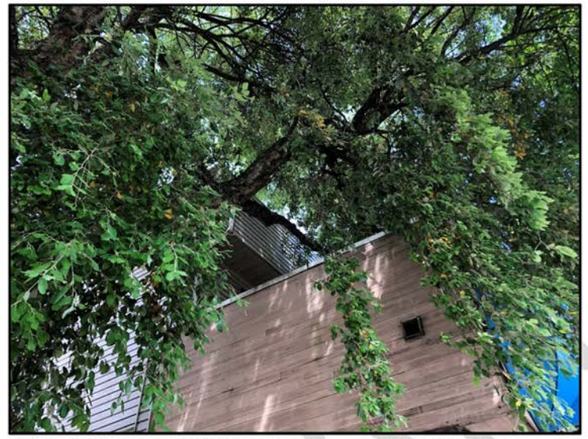


Photo 1. Canopy of tree 1055409 overhanging the existing structure on-site.

Photo 2. Utility valves near tree 1055409 circled in red, and hardscape located near the bases of trees 1055409 in the foreground, and 194 in the background.

Cork Oak: This tree will be retained and protected as a Heritage Tree / Exceptional Tree

Strawberry Tree: We will request permission to remove it due to its position blocking visibility in the "gateway" corner of the property in addition to impact on maintenance due to fruit drop. If removal is not possible, we will recommend safe relocation to another part of the project

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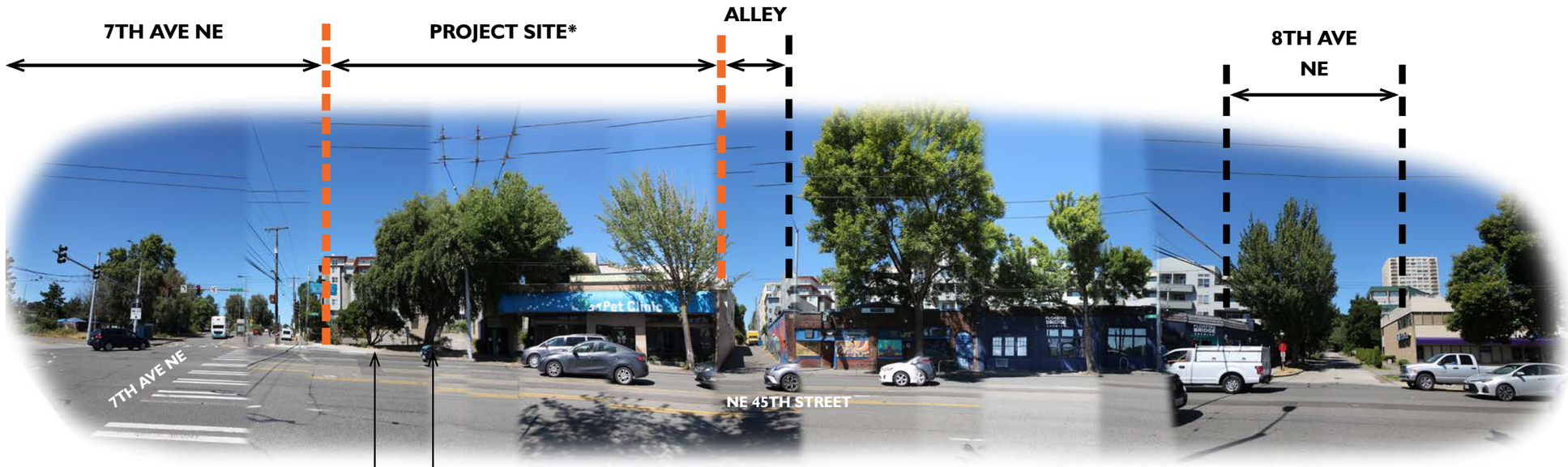
IMMEDIATE BLOCK ELEVATIONS

1 LOOKING EAST ON 7TH AVE NE (PROJECT SITE)



2 LOOKING NORTH ON NE 45TH ST (PROJECT SITE)

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OPPOSING BLOCK ELEVATIONS

1 LOOKING EAST ALONG 7TH AVE NE (ACROSS FROM SITE)

2 LOOKING SOUTH ON NE 42ND STREET (ACROSS FROM SITE)

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IMMEDIATE ALLEY ELEVATIONS - ALLEY REFERRED TO AS ROETHKE MEWS

1 LOOKING EAST ON ROETHKE MEWS (ALLEY) - (ACROSS FROM SITE)

2 LOOKING WEST ON ROETHKE MEWS (ALLEY) - (PROJECT SITE)

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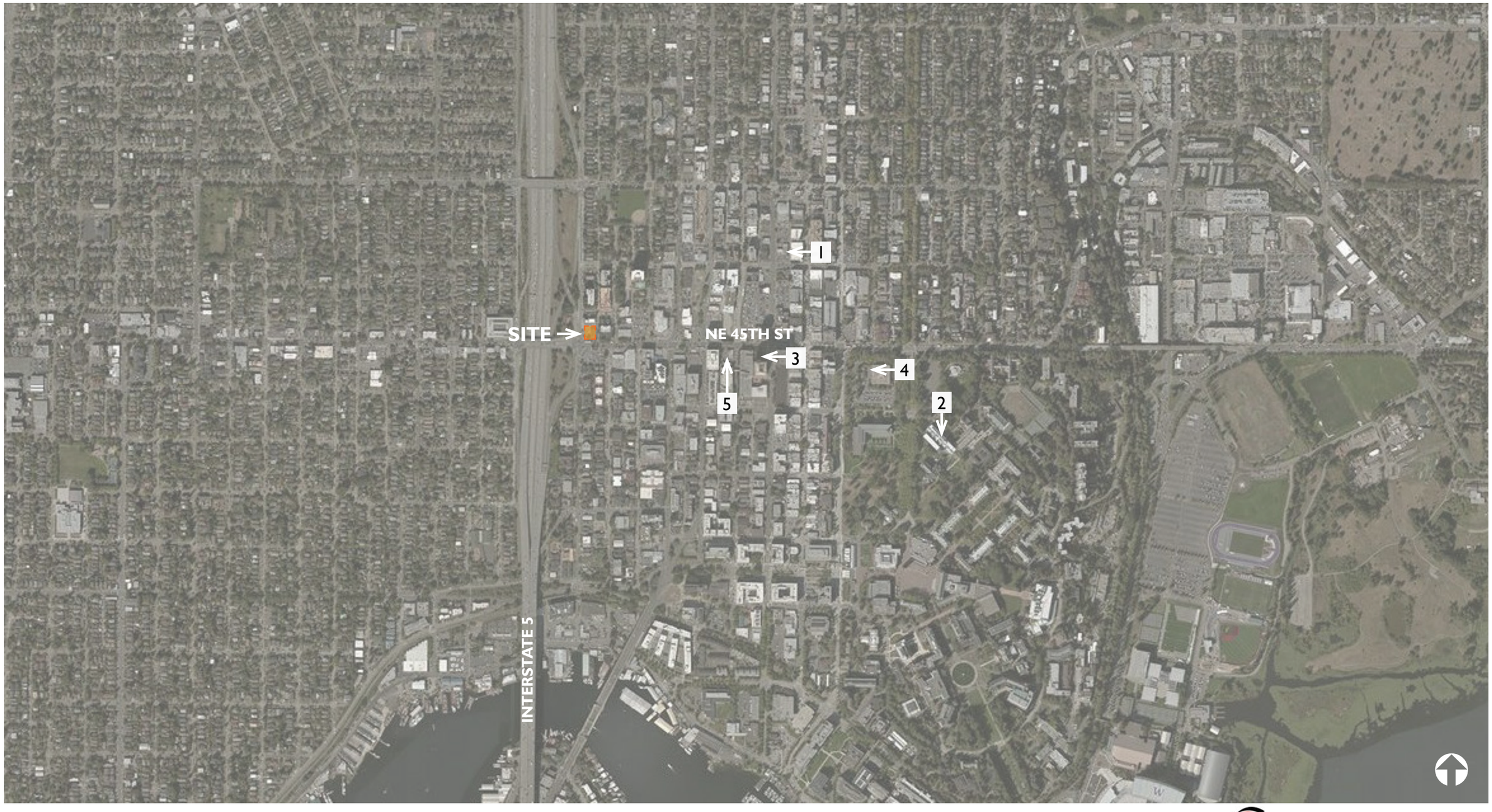
NEIGHBORHOOD DESIGN CUES



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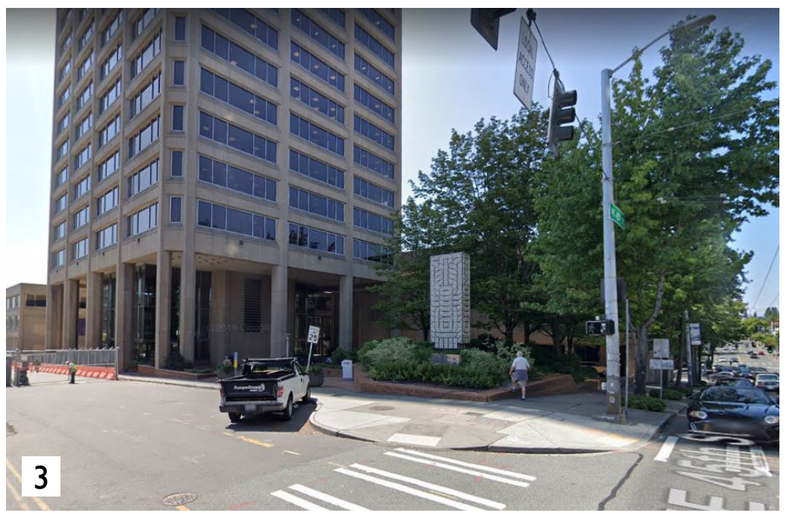
NEIGHBORHOOD ARCHITECTURE DESIGN CUES

2. Paccar Hall is a great example of a very articulated building shape that provides a variety of outdoor spaces within the composition. There is also a variety of scales and variation within the facade.
Takeaway: Interesting patterning within the facade, a variety of outdoor spaces, a variety of massing scales.

DRAMATIC PROPORTIONS, UNIQUE COVERED SPACE



TOWER IS SETBACK FROM STREET, INSET LOWER STORY, PLAZA ADJACENT TO SIDEWALK

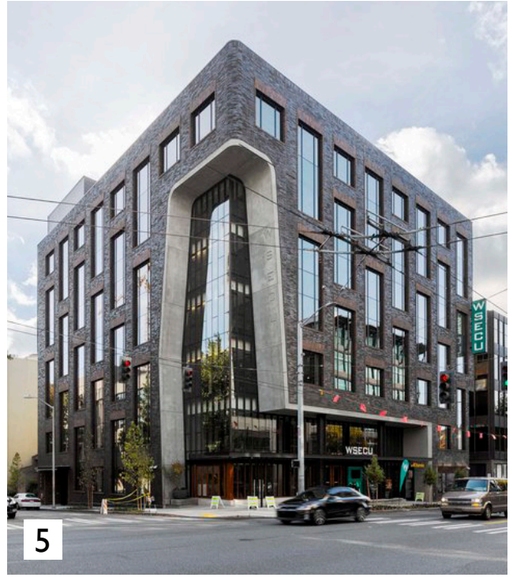
3. The UW Tower has an inset base, very similar to what Victory needs to provide at grade. The Plaza along 45th feels very separated from the pedestrian realm, even though it includes a sculptural element. The plaza feels disconnected from the inset base of the building.
Takeaway: The Plaza provided at the Victory project needs to be more open and inviting at the corner, while providing a strong connection to the building.

1. The massing of The M is simple, the facade is designed to be minimal and attractive. That said, we have heard from neighborhood stakeholders that they don't want 'another black building.'
Takeaway: It's a beautiful building, but not to be repeated.

MAYBE A BIT TOO SIMPLE

4. The Burke Museum is another example in which the massing is simple, and the facade is well-balanced and nicely executed. The ability to use natural wood and a minimal curtainwall is a bonus. Despite the healthy setback at grade, the unmodulated seven story wall is pretty harsh.
Takeaway: The facade is artfully designed, but the Victory project would hope to engage the pedestrian realm in a stronger fashion.

RESTRAINED MASSING APPROACH, THOUGHTFUL FACADE DESIGN



STRONG, WHIMSICAL CORNER AND WINDOWS

5. The WESCU building has a very strong corner feature that is dynamic and iconic. The materials are well-chosen and the window groupings further the fun factor.
Takeaway: A strong, iconic corner element would be fitting for the very visible corner of 45th and 7th.

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Our Vision is to create a building that...

Acts as a gateway element...

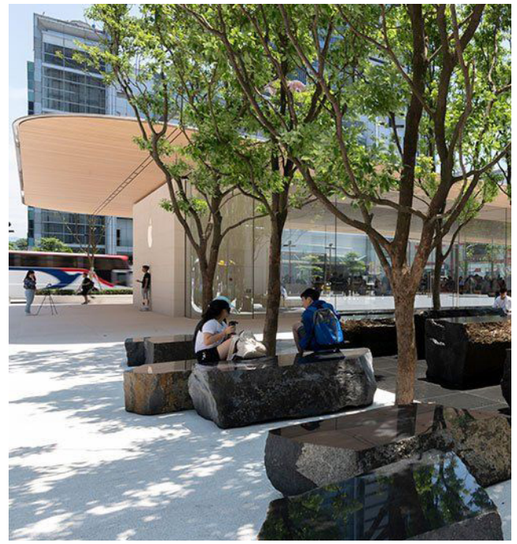
The term ‘gateway’ will have a different definition for everyone. This project pursues a notion that a gateway should be open - a way to welcome visitors, provide the right sense of flow into and out of the neighborhood, and capture the sense of vitality inherent in the University District.

Is modern and rational

The building needs to ‘make sense’ from a variety of perspectives. It needs to be off the time period - a reflection of the current state of the world. It needs to be legible - each piece of the composition has to make sense within the whole.

Is minimal, yet warm

Too often, minimal means boring, lifeless, or cold. Is there a way to create something that has the desirability of a minimal approach (clean lines, calming sensibilities), but still invokes a sense of warmth, of welcoming, of home? This project aims to strike that balance.



Is simple yet vibrant...

Simplicity and Vibrancy aren’t exclusive. In fact, they can work together. Simplicity allows Vibrancy to have more impact. Vibrancy enhances and enlivens something that appears simple.

Is exciting and timeless

A place that residents are excited to come home to. A building with a style that will withstand the test of time. How does the building remain exciting, when its designed to last for decades? The answer is to allow the context to inform the design, and let the vitality of the neighborhood be showcased.

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PRIORITY DESIGN GUIDELINES

DESIGN GUIDELINES

TITLE	CITYWIDE GUIDELINE	*SELECTED* UNIVERSITY DISTRICT SUPPLEMENTAL GUIDANCE	RESPONSE
CS2 CONNECTIVITY	**Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.**	**I.e.** The U District Core & The Ave: Express an urban character that is distinct to the U District and prioritize the pedestrian experience with human-scaled design and a high degree of visual interest. Foster an eclectic mix of businesses and architectural styles. 1. Reflect historic platting patterns by articulating and/or modulating buildings and design styles at 20-40 foot intervals. 2. Use upper-level step-backs that respond to predominant and historic datums in context. 3. Incorporate balconies or terraces in buildings with residential uses to contribute to passive surveillance and visual interest. 4. Use lush, layered landscaping at street level, especially in residential areas south of NE 43rd Street. 3.a. **See next page**	 **I.e** *The open space at grade, eroded from the tower itself, provides a distinct plaza with human scaled design, various elements contributing to the visual interest of this corner, and is in keeping with the overall concept of the preferred massing option, focusing on the idea of erosion.* *Terraces are provided at L3 (overlooking the plaza, 45th St, and the alley) and at Level 23, facing south to take advantage of the views.*
PL1 CONNECTIVITY	**Complement and contribute to the network of open spaces around the site and the connections among them.**	1. Networks & Connections to Community Open Space a. Include open space at grade that physically or visually engages the public realm: Options include plazas, public courtyards, play areas, gardens, and ground level patios. 2. Create usable, safe, people-friendly spaces: 1. Include upper-level balconies or terraces so that occupiable spaces overlook shared alleys and mid-block connections. *The proposed building incorporates 5,942 sf of open space adjacent to the sidewalks of 45th St and 7th ave to create an open plaza that acts as welcoming space and engages the public realm.* *The open spaces are flanked by amenity spaces with large areas of glazing, and a terrace that provides eyes on these open areas.*	 *The landscape design at grade will incorporate lush, layered landscaping bringing nature into this Gateway corner.*  

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DESIGN GUIDELINES

TITLE	CITYWIDE GUIDELINE	*SELECTED* UNIVERSITY DISTRICT SUPPLEMENTAL GUIDANCE	RESPONSE
CS2 CONNECTIVITY	**Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.**	**3.a.** Gateways identified on Map A are significant "entry" points in the U District Neighborhood. 1. Express a sense of arrival to a distinct area with distinctive forms, prominent massing, unique design concepts, and the highest attention to design quality. 2. Create pedestrian accommodating entries with wider sidewalks, significant landscaping features, public plazas, active uses, and art	*The proposed design works at a variety of scales and will act as a distinctive beacon at the edge of this neighborhood. A distinctive roof element works in tandem with other dramatic forms at the lower levels.*

Distinctive forms are incorporated into the design.

Exceptional Cork Oak

The design at grade reflects the prominence of the location by creating dramatic forms, wide open plaza spaces, and lush landscaping. The design theme works in tandem with the architecture inspired by waterfalls, erosion, and natural pools.

Instead of a typical street wall, this area will provide a sense of arrival by welcoming people into the site. This space is flanked by very transparent facades occupied by building lobbies and active social spaces that will provide eyes on the plaza and surrounding sidewalk areas. Additionally, the landscape area will bring nature into the site by retaining the exceptional tree and providing ample planting.

The deep setback along 45th St allows the smaller, single story Blue Moon Tavern to have a visual presence. The proposed massing open s sight lines into the neighborhood.

The design reveals and pays homage to the mural along Roethke Mews.

Sculptural elements will anchor the Gateway and add fun, character and whimsy

The waterfall concept informs the design and brings vibrancy, movement, and visual interest to the corner.

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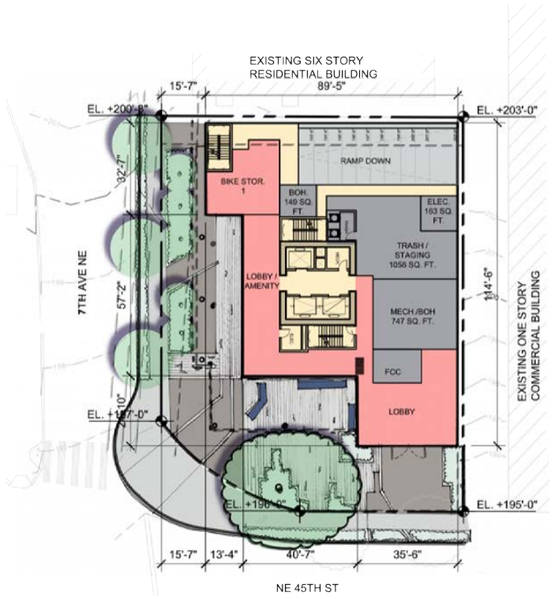
DESIGN GUIDELINES

TITLE	CITYWIDE GUIDELINE	*SELECTED* UNIVERSITY DISTRICT SUPPLEMENTAL GUIDANCE	RESPONSE
DC2 ARCHITECTURAL CONCEPT	Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.	1. Massing & Reducing Bulk and Scale a. Design building massing and form to express an intentional and original response to the context, streetscape and all guidelines, not merely a reflection of the code-allowable building envelope. b. Reduce the bulk and scale of large buildings: A large building should be **legible as a series of discrete forms** at multiple scales to reduce perceived bulk, create interest, and help users understand how the building is occupied. 1. Break up larger development into multiple buildings and smaller masses with pass-throughs and pathways. 2. Alternatively, give the impression of multiple, smaller-scale buildings by employing different facade treatments at intervals that complement the context by articulating the building at regular intervals. 3. Employ **purposeful modulation** that is meaningful to the overall composition and building proportion, or that expresses individual units or modules. **Avoid over-modulation**. Changes in color and material should typically be accompanied by a legible change in plane and/or design language. 4. Opt for distinctive and sculptural forms and elements, especially in highly visible locations or corners (see Map A). c. Design the building base to create a solid and **"grounded" form that transitions to a human-scale at the street.** The height of the base/ podium should be proportional to and substantial enough to "anchor" the upper massing. d. Use upper-level step-backs to maintain a human scale along the street and respond to historic datums.	***1.e*** *The aim of the preferred massing option is to create an elegant tower shape that is legible from multiple vantage points. Each of the elements that create the composition has a clear, identifiable shape with a clear resolution.* *The overarching concept of 'waterfall' evokes the sense of erosion at building corners and lower levels.*



1.c *The notion of being 'grounded' indicates a more prominent, protruding base. This tower argues the opposite, valuing an erosion of the base to create open space at grade. This openness better captures the sense of 'Gateway' by accommodating a unique public space amenity with visual interest, activity, and open space. This better serves the intent of a Gateway as opposed to a 2-4 story base at the property line.*

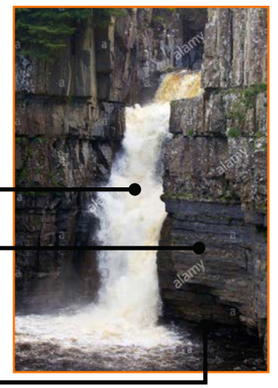
A more traditional base would dwarf the surrounding fabric of single story buildings.

1.b.1.3 *The modulation is purposeful - to evoke a sense of erosion, the setbacks are deep. Locating the erosion on the corners of the building allows an equal approach to the facades in which they all are articulated equally.*

Over-Modulation is avoided, yet intermediate scales are incorporated to strike the right balance of design elements.

The simple, yet bold and legible, massing move at the corner acts as a beacon from a distance, and provides a proper visual anchor announcing and framing the plaza below.

Modulation is accompanied by different thematic material expressions.



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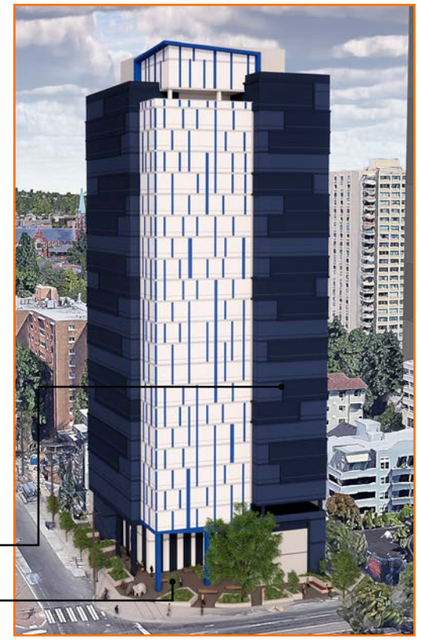
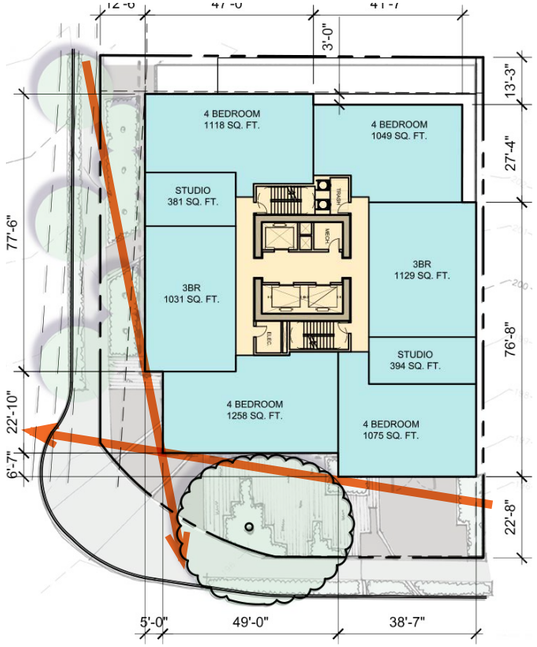
TITLE	CITYWIDE GUIDELINE	*SELECTED* UNIVERSITY DISTRICT SUPPLEMENTAL GUIDANCE	RESPONSE
DC2 ARCHITECTURAL CONCEPT, CONTINUED	Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.	**6.** Tall Buildings a. Response to Context: Integrate and transition to a surrounding fabric of differing heights; relate to existing visual datums, the street wall and parcel patterns. Respond to prominent nearby sites and/or sites with axial focus or distant visibility, such as waterfronts, public view corridors, street ends. b. Tall Form Placement, Spacing & Orientation: Locate the tall forms to optimize the following: minimize shadow impacts on public parks, plazas and places; maximize tower spacing to adjacent structures; afford light and air to the streets, pedestrians and public realm; and minimize impacts to nearby existing and future planned occupants. c. Tall Form Design: Avoid long slabs and big, unmodulated boxy forms, which cast bigger shadows and lack scale or visual interest. Consider curved, angled, shifting and/or carved yet coherent forms. Shape and orient tall floorplates based on context, nearby opportunities and design concepts, not simply to maximize internal efficiencies. Modulation should be up-sized to match the longer, taller view distances.	***6a.*** *Facades have been broken into smaller elements that better reflect the platting patterns and smaller scale building widths seen in the surrounding context. The two-story erosion allows more breathing room at the ground plane, allowing the remaining single story buildings to have a higher degree of visibility, specifically the mural wall on the side of the blue moon Tavern.*



6b. *The plaza provided is located on the southern and western sides of the property, allowing these spaces to have maximum sun exposure. The tower is setback on the northern property line to allow more space immediately next to the six-story neighbor.*

The tower sets back significantly from both NE 45th Street and 7th Ave NE. This towers location at a Gateway corner is actually more impactful to incorporate a sense of openness at all levels.



Accommodating larger scale elements while also incorporating dramatic pedestrian scaled spaces/elements, the preferred massing option strikes a balance between multiple scales that address the cityscape, the neighborhood scale, and the pedestrian experience.

6c. *Care has been given to provide modulated forms (primary massing) with a generous amount of depth. Secondary design elements provide more visual interest within the facade and incorporate a variety of scales. While rectilinear, the primary and secondary design element work in tandem to reinforce the design theme and provide a harmonious design.*

Setback begins at 20', not 65'

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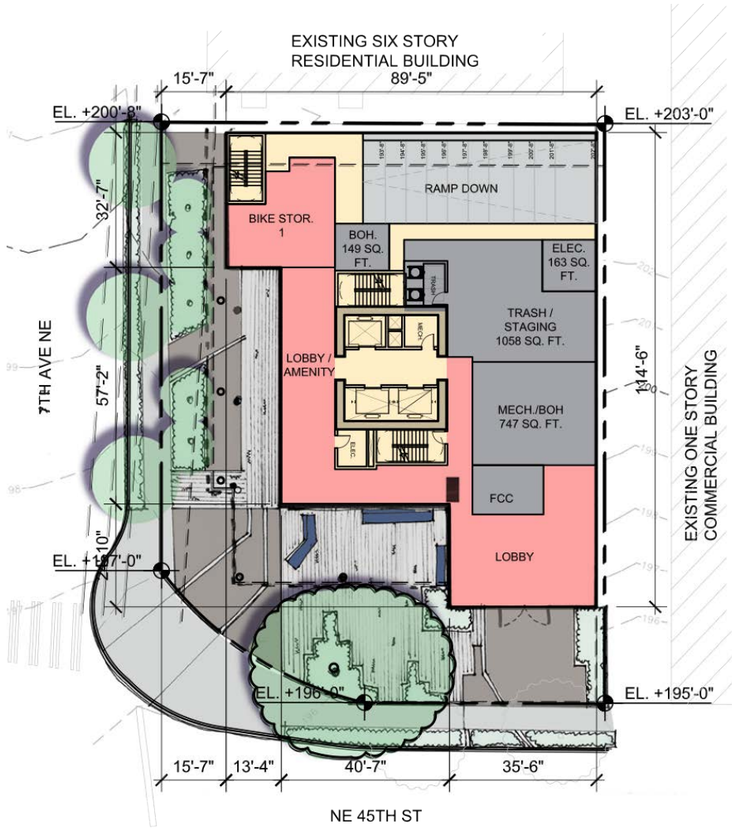
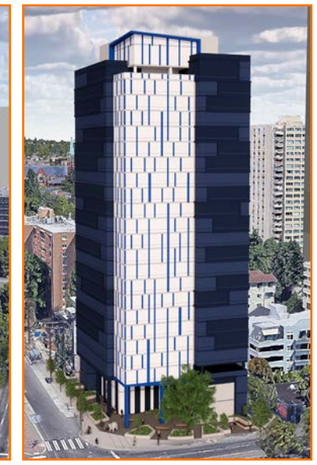
DESIGN GUIDELINES

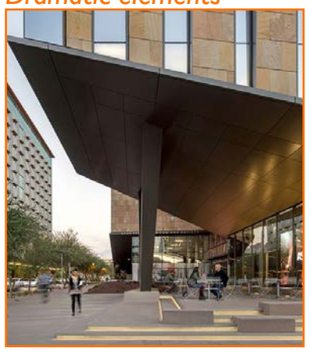
TITLE	CITYWIDE GUIDELINE	*SELECTED* UNIVERSITY DISTRICT SUPPLEMENTAL GUIDANCE	RESPONSE
DC2 ARCHITECTURAL CONCEPT, CONTINUED	**Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.**	**6.** d. Intermediate Scales: To mediate the extra height/scale, add legible, multi-story intermediate scale elements: floor groupings, gaskets, off-sets, projections, sky terraces, layering, or other legible modulations to the middle of tall forms. Avoid a single repeated extrusion from building base to top. e. Shape & Design All Sides: Because towers are visible from many viewpoints/distances, intentionally shape the form and design all sides (even party walls), responding to differing site patterns and context relationships. Accordingly, not all sides may have the same forms or display identical cladding. f. Adjusted Base Scale: To mediate the form's added height, design a 1-3 story base scale, and/or highly legible base demarcation to transition to the ground and mark the 'street room' proportion. Tall buildings require several scale readings, and the otherwise typical single-story ground floor appears squashed by the added mass above. g. Ground Floor Uses: Include identifiable primary entrances-scaled to the tall form - and provide multiple entries. Include genuinely activating uses or grade-related residences to activate all streets.	***6d.** As stated in 6c, the secondary design elements provide intermediate scales in the middle of the tower form.* ***6e.** The massing diagram of the Waterfall option provides visual interest, depth, and articulation evenly on all sides of the tower. Future development of the facade design will reinforce this.* ***6f.** The complexities of the site and zoning require a large amount of open space at grade, thereby eroding the base, in keeping with the overarching design theme. Though atypical, this erosion provides a far better plaza experience, and a design unique to the neighborhood.* ***6g.** Building entries are located on prominent locations of the site. Both the primary and secondary entries will be appropriately scaled two-story expressions that allow a large amount of transparency and visibility between inside and out. Care has been given to locate entries such that they provide eye's on the plaza area by residents and building management.*





Eroded base for ample space

Dramatic elements



Nature

Safe gathering

Art / Visual interest

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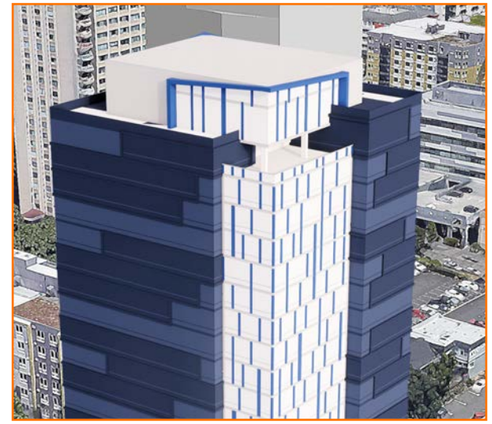
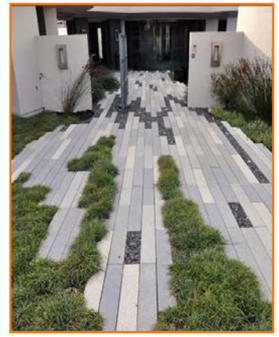
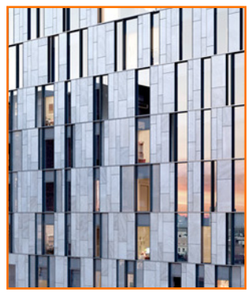
DESIGN GUIDELINES

TITLE	CITYWIDE GUIDELINE		*SELECTED* UNIVERSITY DISTRICT SUPPLEMENTAL GUIDANCE	RESPONSE
DC2 ARCHITECTURAL CONCEPT, CONTINUED	**Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.**	**6.**	j. Transition to the Sky & Skyline Composition: Create an intentional, designed terminus to the tall form and enhance the skyline (not a simple flat 'cut-off'). Integrate all rooftop elements and uses into the overall design, including mechanical screens, maintenance equipment, amenity spaces and lighting. Applicants should design and show how the tall buildings will contribute to the overall skyline profile and variety of forms. k. Architectural Presence: Consider citywide visual appearance when designing tall buildings, both as an individual structure and as a collection with other tall buildings, as these will be visible from many vantage points throughout Seattle. l. Landmarks & Wayfinding: Design tall buildings with memorable massing and forms, to serve as landmarks that enhance a sense of place and contribute to wayfinding in the U District.	***6j.*** *All massing schemes provide stepping at the top of the building, occupied by amenity decks that will provide a sense of liveliness and visual interest with well designed and landscaped outdoor spaces. Building equipment will be concealed within well-integrated screening.*



6l. *The proposed design will have a large visual impact via vibrancy, tasteful modulation, and variety of scales within the composition.*





6k. *This building will be very visible from many vantage points and a variety of design elements have been integrated to provide various scales and legibility from a distance. Future development will focus on vibrancy, elegance, and legibility.*

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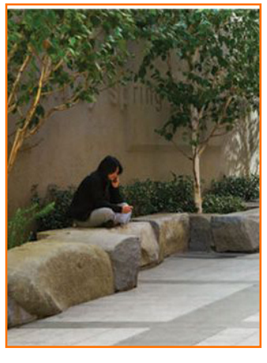
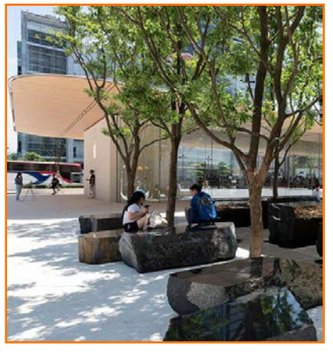
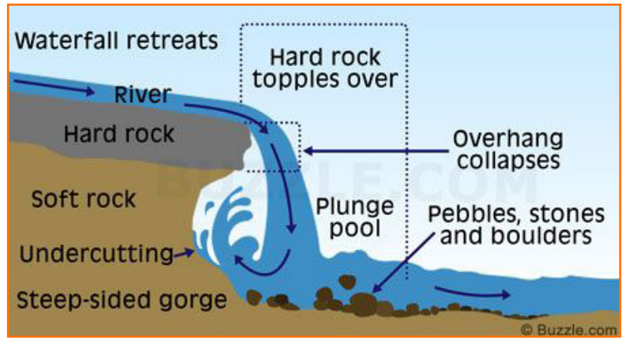
TITLE	CITYWIDE GUIDELINE	*SELECTED* UNIVERSITY DISTRICT SUPPLEMENTAL GUIDANCE	RESPONSE
DC3 OPEN SPACE CONCEPT	**Integrate open space design with the design of the building so that each complements the other.**	**3.** Street-level Open Space a. Design open spaces at street-level to be welcoming: Semi-public spaces such as forecourts should engage the street and act as a "front porch" for residents. Minimize the use of gates, or visual and physical barriers, especially those adjacent to the street. Any necessary fences or gates should be set far back from the street to create a semi-public transitional space. b. Open space design and location should support lively community interaction rather than passive space within a development, as well as the larger University District community.	

3a/b. *The proposed design incorporates a 5,942 sf open space that wraps the entire street frontage of the building. This will be largely open and will enhance the pedestrian experience, promote community interaction and provide a welcoming, inviting environment at this gateway location*







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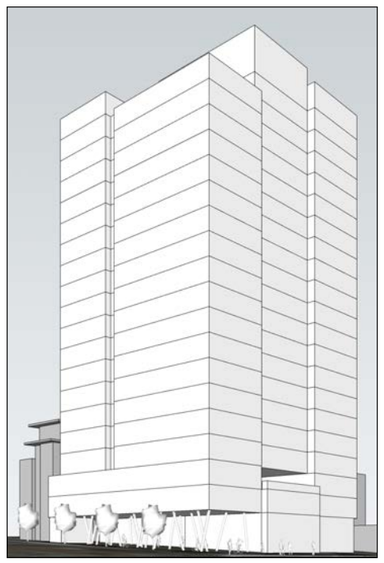
MASSING OPTIONS

INSIGHT INTO MASSING OPTION SELECTION

The design team investigated several massing options prior to adopted the three being pursued as part of this EDG package. This page illustrates those ideas and shares the internal dialog that lead the team to their decision.

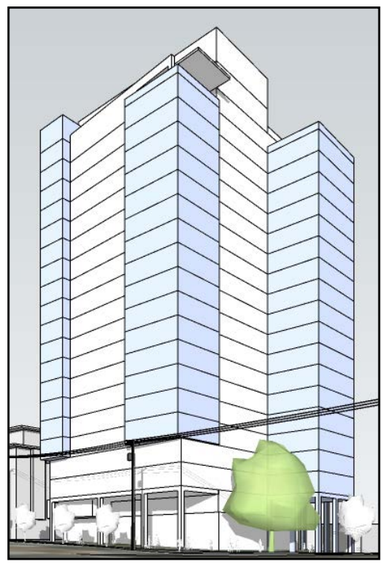
- *Scheme is very blocky*
- *Southern location of 'family' outdoor space at south is good*
- *Units are very deep and tough to program*

*Conclusion - **do not pursue***



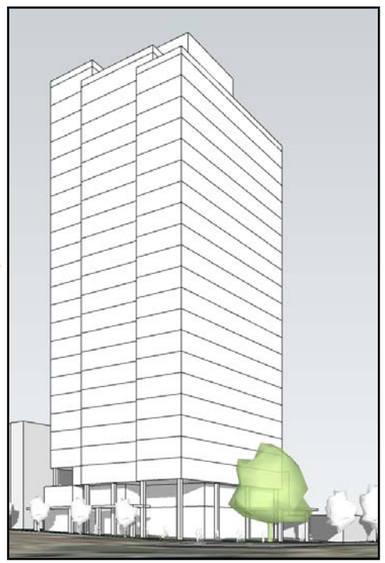
- *Slight angles (hard to perceive in image) complicate unit programming*
- *Like the slender proportions of massing elements*
- *good stepping at top of tower*

Conclusion - evolve a bit into viable massing option



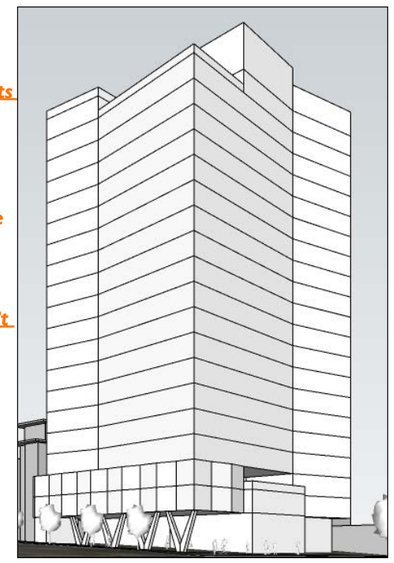
- *No angles make units easier to program*
- *Like the slender proportions of massing elements on west*
- *north/south facades broad, but setback very far*

*Conclusion - **pursue as massing option***



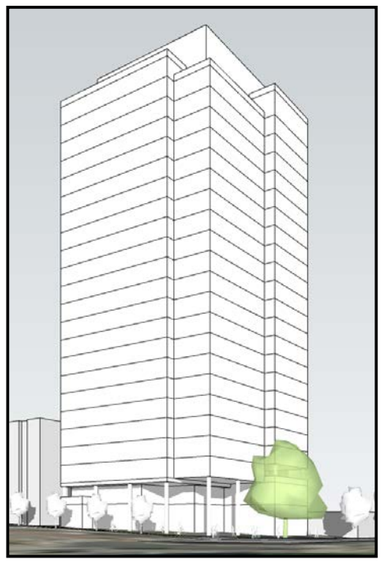
- *Scheme includes too many angles that make programming units very difficult*
- *Angled facades lack visual emphasis to make it worth it*
- *Scheme feels blocky and doesn't break up mass effectively*

*Conclusion - **do not pursue***



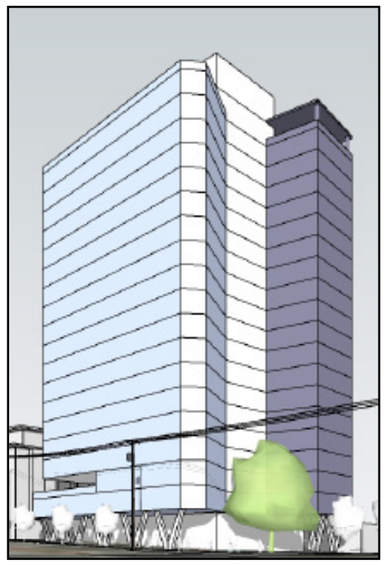
- *Simple massing with strong, clean massing diagram*
- *Rectilinear plan offers units with better floorplans*
- *articulation occurs on all facades equally*

*Conclusion - **pursue as preferred massing option***



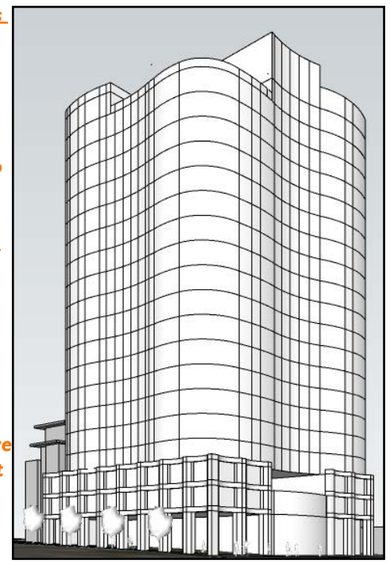
- *Scheme includes too many angles that make programming units very difficult*
- *east/west facades very broad*
- *The angles are not visually impactful*

*Conclusion - **do not pursue***



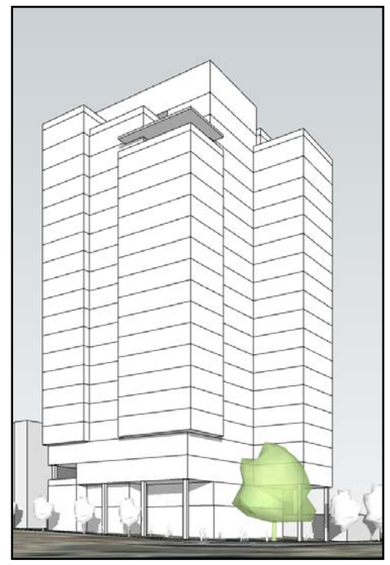
- *Curvilinear shapes are going to end up too faceted in reality*
- *Units are very deep and tough to program*
- *Curves don't help reduce bulk*
- *Similar to angles, curves make unit programming difficult*
- *So many curves are costly to construct*

*Conclusion - **do not pursue***



- *No angles make units easier to program*
- *Like the slender proportions of massing elements*
- *west facades very broad*
- *Cantilevered masses are interesting*

*Conclusion - **pursue as massing option***



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OPTION OVERVIEW

OPTION 1 — LIGHTHOUSE

- 21 floors
- 160 residential units
- Parking stalls - TBD
- 206,000 GSF above grade

DEPARTURES

- Rear yard setback
- 45th st setback
- Overhead Weather Protection
- Open Space coverage (Type I Decision)
- Additional 0.5 FAR for retention of Exceptional Tree

OPTION 2 — RIPPLE *(CODE COMPLIANT OPT.)*

- 23 floors
- 166 residential units
- Parking stalls - TBD
- 206,000 GSF above grade

DEPARTURES

- None

OPTION 3 —WATERFALL (PREFERRED)

- 23 floors
- 160 residential units
- Parking stalls - TBD
- 206,000 GSF above grade

DEPARTURES

- Rear yard setback
- Overhead Weather Protection
- Open Space coverage (Type I Decision)
- Additional 0.5 FAR for retention of Exceptional Tree

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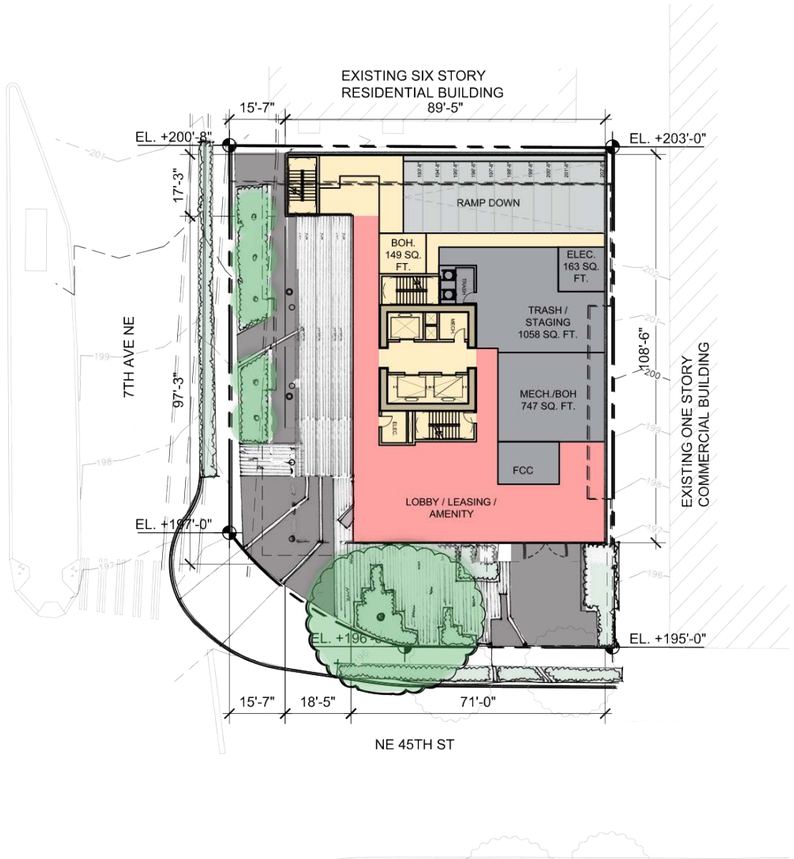
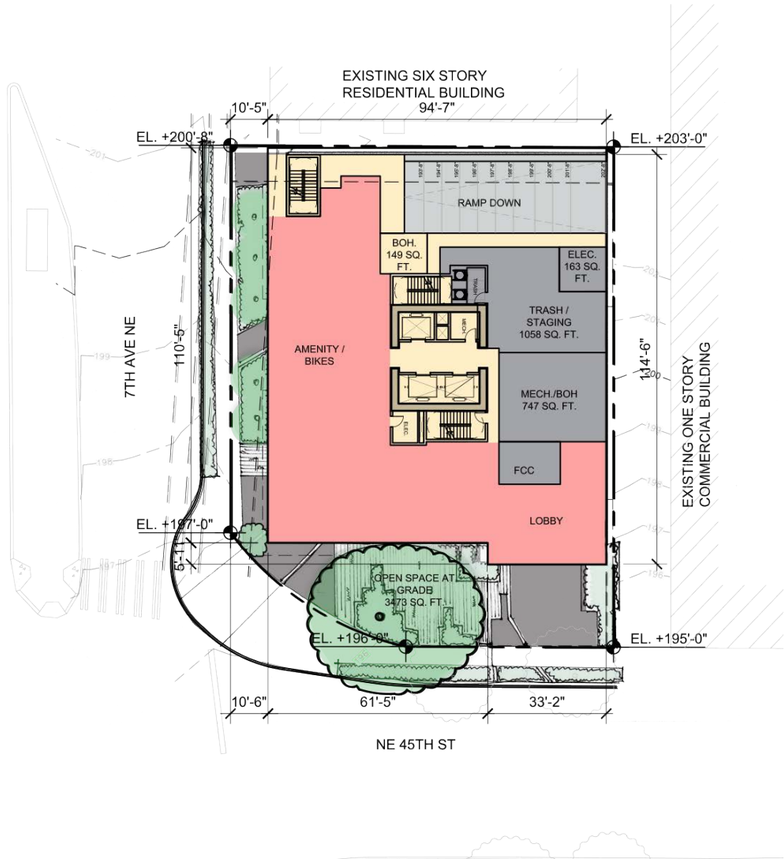
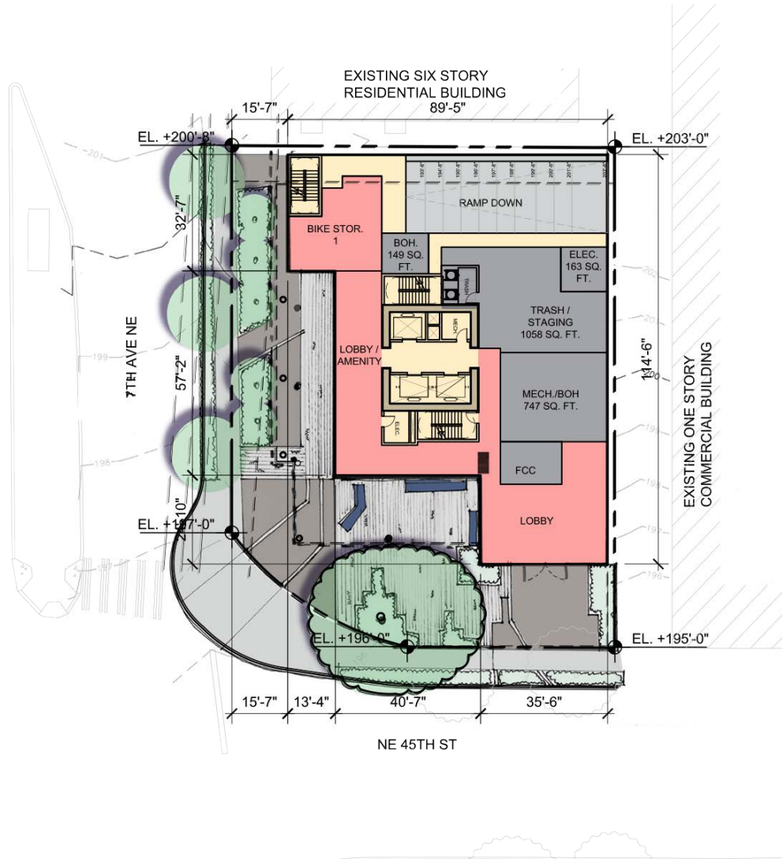
WEBER THOMPSON

OPTION OVERVIEW







OPTION 1 — LIGHTHOUSE

- 21 floors
- 160 residential units
- Parking stalls - TBD
- 206,000 GSF above grade

DEPARTURES

- Rear yard setback
- 45th st setback
- Overhead Weather Protection
- Open Space coverage (Type I Decision)
- Additional 0.5 FAR for retention of Exceptional Tree

OPTION 2 — RIPPLE *(CODE COMPLIANT OPT.)*

- 23 floors
- 166 residential units
- Parking stalls - TBD
- 206,000 GSF above grade

DEPARTURES

- None

OPTION 3 —WATERFALL (PREFERRED)

- 23 floors
- 160 residential units
- Parking stalls - TBD
- 206,000 GSF above grade

DEPARTURES

- Rear yard setback
- Overhead Weather Protection
- Open Space coverage (Type I Decision)
- Additional 0.5 FAR for retention of Exceptional Tree

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OPTION 1

OPTION 1

LIGHTHOUSE

PROS

- The massing diagram of Option 1 is highly modulated
- A collection of smaller massing elements assembled together provides a variety of shapes and proportions within the tower composition
- The larger floorplates that stretch into the southeastern corner of the site allow the tower to be the least tall option. Overall building height is a concern for some outreach respondents.
- The open space at grade has very tall volumes that define the covered areas

CONS

- More of the open space at grade is covered, albeit by double height volumes
- Extending the massing into the Southeastern corner of the site limits sight lines along NE 45th St.
- While this scheme is very modulated, the other options are more aesthetically pleasing in their simplicity.
- The eastern facade is quite wide, acting as a broad wall, no matter how deep the modulation.

LOW AERIAL FROM WEST

ANTICIPATED DEPARTURES

- Reduction of Setback from NE 45th Street
- Reduction of Setback from North Property Line
- Incorporate additional 0.5 FAR for retention of Exceptional Tree
- Increase coverage of Open Space at Grade (Type I Director's decision)
- Reduction of Overhead Weather Protection

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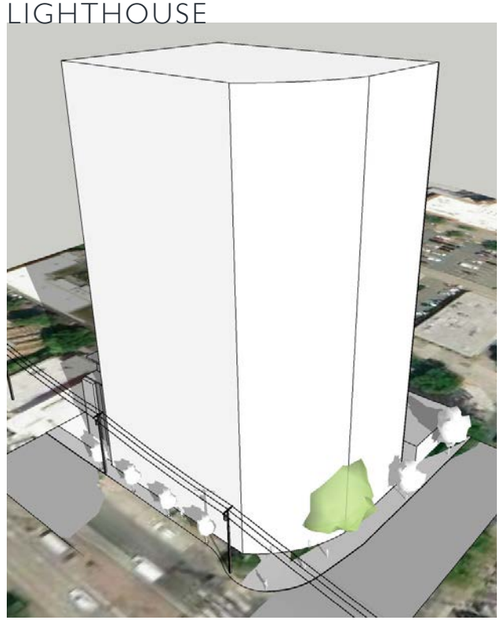
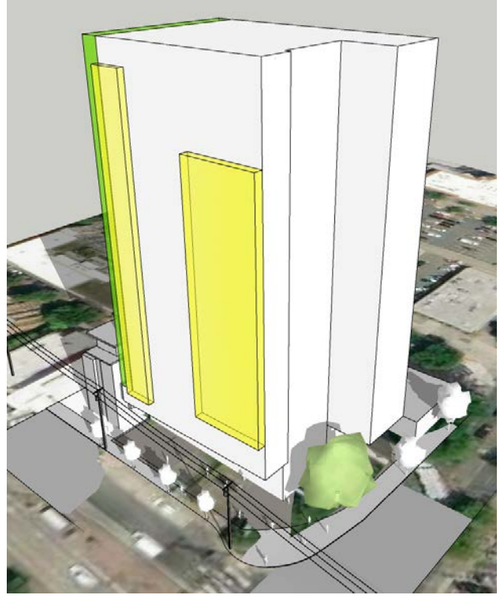
OPTION 1

LIGHTHOUSE

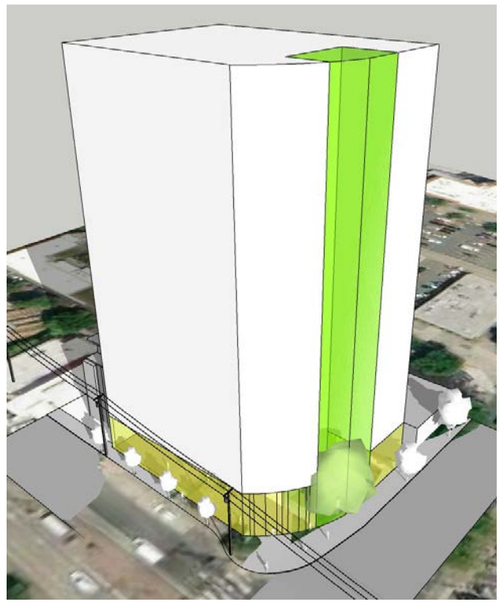


BASIC MASSING ENVELOPE

THE TOWER IS SETBACK FROM THE NORTHERN PROPERTY LINE. MASSING ELEMENTS PROTRUDE IN THE TOWER LEVELS TO CREATE MORE SLENDER FORMS WITHIN THE COMPOSITION



SETBACK FROM NORTH NEIGHBOR, EXTEND VOLUMES OUT



CARVE VOLUME FOR TREE, CREATE OPEN SPACE AT GRADE

OPTION 1 RETAINS THE EXCEPTIONAL TREE, AND INCORPORATES THE OPEN SPACE REQUIREMENT ON SITE. A DOUBLE HEIGHT VOLUMES ARE PROVIDED TO CREATE A COMFORTABLE, USABLE SPACE

SCULPT TOWER AT TOP TO INCORPORATE ROOF DECKS

OPTION 1 BENEFITS FROM ROOF DECKS ON MULTIPLE LEVELS, WITH DIFFERENT ORIENTATIONS. THIS ALSO ALLOWS FOR A MORE SCULPTURAL TOP, INSTEAD OF A BLUNT CUT-OFF TOWER.

SETBACK FROM POWERLINES, OPEN CORNER

THE BUILDING SETS BACK FROM THE EXISTING POWER LINES. THE BUILDING IS FURTHER SCULPTED TO OPEN UP THE CORNER AT 7TH AND 45TH

SMALLER SCALE ELEMENTS ADDED

HUMAN SCALE ELEMENTS ADD DETAIL

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OPTION 1

LIGHTHOUSE

The lighthouse scheme provides large **beacon-like elements** in the facade looking out in all directions **acting as wayfinding elements** on this gateway corner.

This option is defined by a collection of individual massing elements contributing to the greater whole.

The tower is the **lowest in height of the three options**. The building is elongated to the south, re-orienting the building to be longer.

Protrusions are a unique characteristic that **deviates from a straight extrusion** from top to bottom.

This scheme turns the constraints of the site into an opportunity to deviate from a more typical tower shape and introduce something out of the ordinary into a neighborhood known for its eclectic nature.

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OPTION 1

LIGHTHOUSE

***ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE WITH DESIGN DEVELOPMENT**

VIEW FROM W

Beacon elements provide smaller scale elements within the composition and act as wayfinding elements looking out in all directions.

The outdoor space provided at grade is partially covered by the building above. The covered area is a two-story expression for much of the facade.

VIEW FROM S

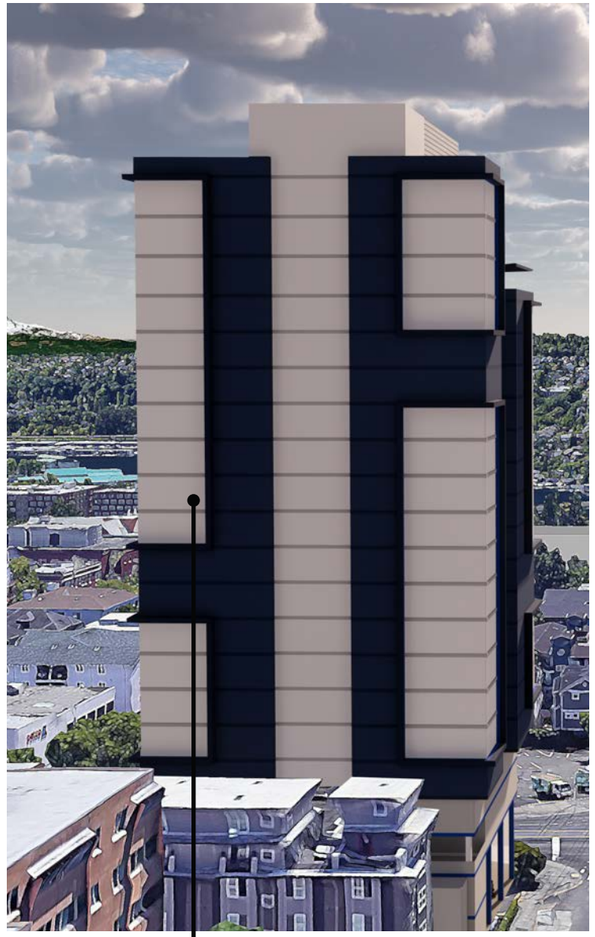
Protruding elements provide variation within the tower shape, and the south-facing facade incorporates very deep setbacks, with an emphasis on slenderness and verticality of the individual elements

The southernmost massing element is elevated two stories to provide a generous, covered outdoor space through the site.

VIEW FROM E

The East facade incorporates a deep setback in the widest facade.

VIEW FROM N



Of the three schemes, Option 3 is the shortest, at 21 stories.

The Beacons will have integrated lighting to further the sense of being a lighthouse for the U-District

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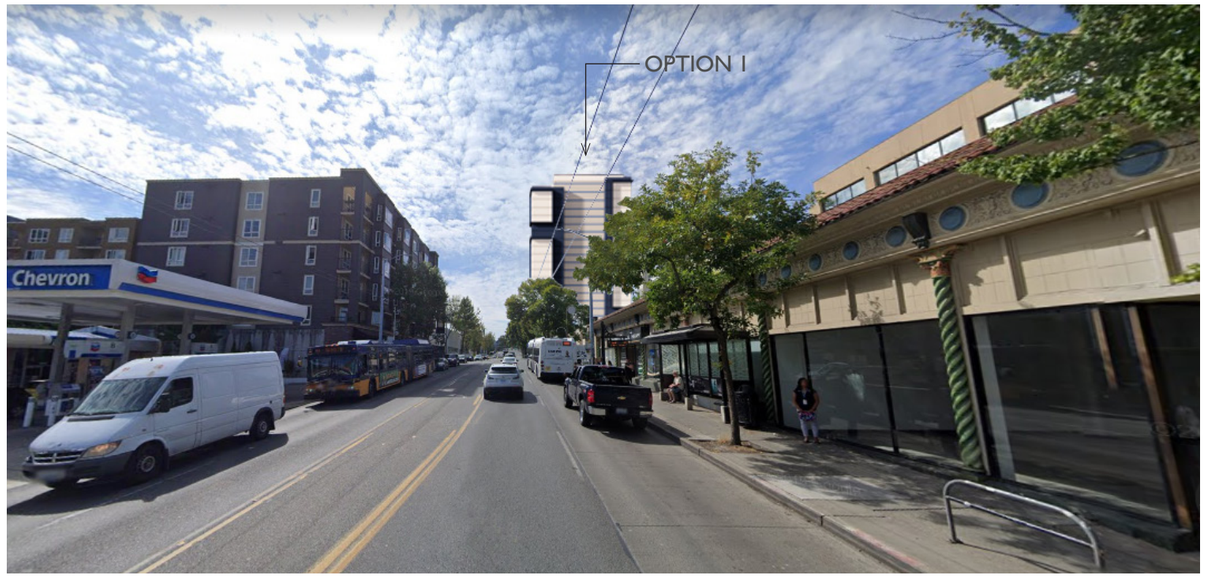
OPTION 1

LIGHTHOUSE



VIEW FROM EAST ALONG 45TH ST

VIEW FROM SOUTH AT I-5 OFFRAMP TO NE 45TH STREET

VIEW FROM WEST ALONG NE 45TH ST

VIEW FROM I-5 SOUTH EXPRESS LANE

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OPTION 1

LIGHTHOUSE

1. DIAGRAMMATIC VIEW FROM SW

2. VIEW FROM INTERSECTION

The Beacons will provide a graphic quality that will be perceptible from a distance, similar to that of a true lighthouse.

The beacons will have **integrated lighting**, furthering their roles as **wayfinding elements**.

The building shape will be unique within the neighborhood. The massing elements have been designed with overall cohesion in mind, each shape having it's own resolution.

Dramatic steps at the top of the building reinforce the **variety of scales** within the composition.

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OPTION 1

LIGHTHOUSE

2. LOOKING UP FROM THE BLUE MOON TAVERN

Truly **omni-directional**, the LIghthouse scheme is the most asymmetric, and out-of-the-ordinary, of the three massing options.

None of the three facades are similar to another, providing a unique outlook from different directions.

Option 1 occupies the southeastern corner of the site in an effort to create the largest, and therefore most efficient, floorplates of the three schemes.

As a result, Option 1 is the shortest scheme, at 21 stories.

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OPTION 1

LIGHTHOUSE

Though more open space is covered by building massing above, the dramatic double height volumes ‘open up’ the ground plane.

This plaza incorporates **wide pedestrian areas, significant landscaping features, public open space, and art.**

The drama of the pair of double height spaces will be impactful on this very prominent corner.

VIEW FROM CROSSWALK AT NE 45TH ST

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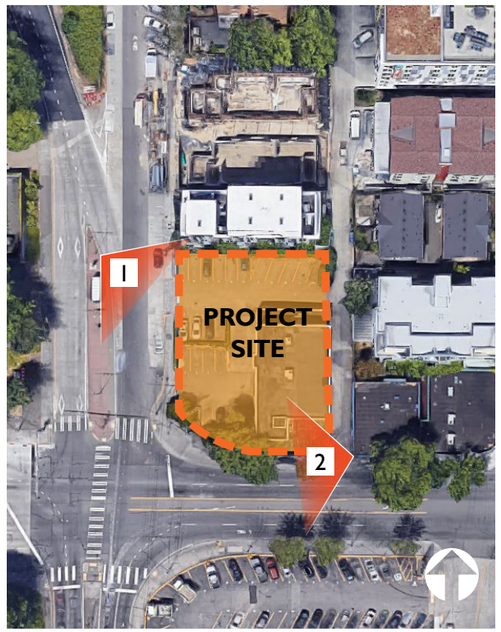
OPTION 1

LIGHTHOUSE

Along 7th Ave NE, the building steps up dramatically from North to South, furthering the notion of a dramatic space at this very prominent corner.

The west-facing outdoor space will be a comfortable place for residents of the tower to enjoy afternoon sun, and share the space with Go players.

Integration of stormwater planters at grade will help provide some buffering from the busy freeway onramp and transit area to the West.



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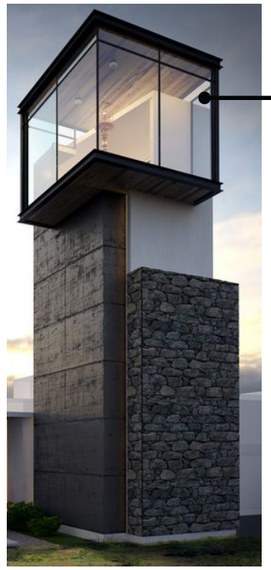
OPTION 1

LIGHTHOUSE



The Beacons act as wayfinding elements and address all directions

Words from Visioning that apply:

- Exciting
- Minimal

The Secondary lobby entry will be easy to identify and be designed in keeping with the adjacent facades

Words from Visioning that may apply:

- Warm
- Timeless

The Beacons sit within a field. As a contrast to the Minimal feel, the field could be more dynamic and vibrant

Words from Visioning that apply:

- Vibrant
- Exciting

The Primary lobby entry should be easy to identify with a strong central focus

Words from Visioning that may apply:

- Warm
- Timeless

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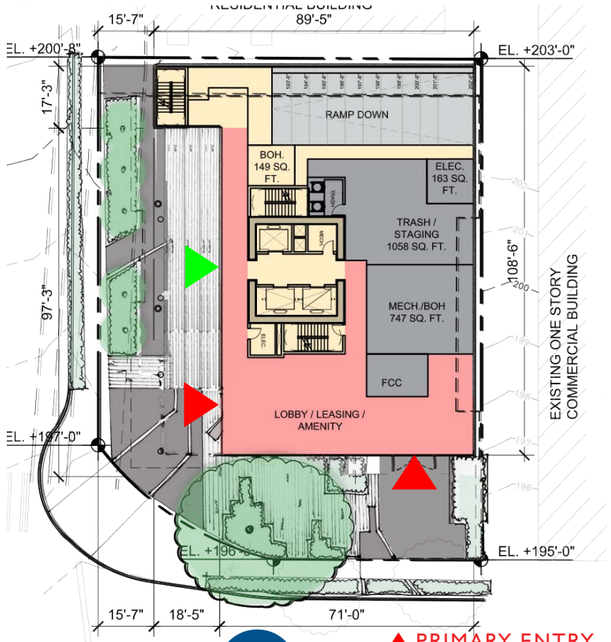
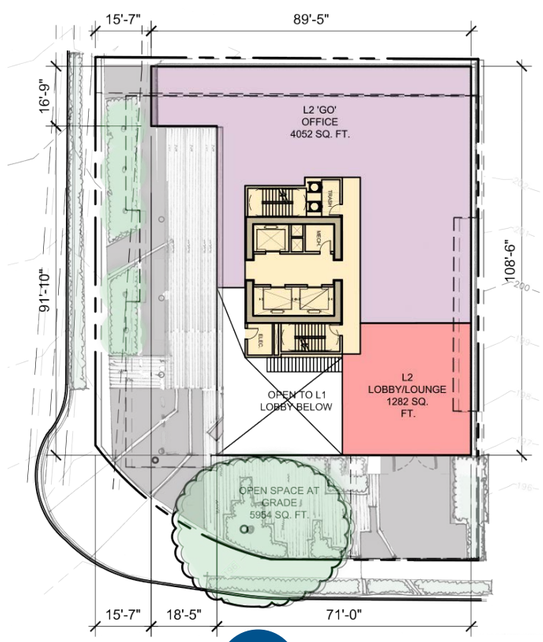
OPTION 1

*ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE WITH DESIGN DEVELOPMENT

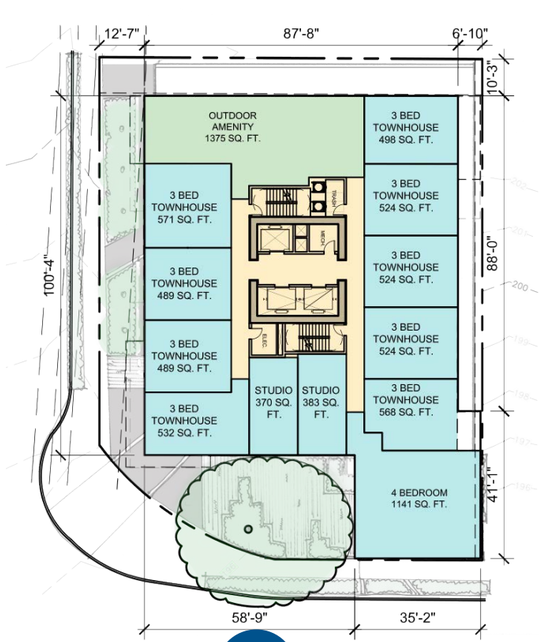


L1

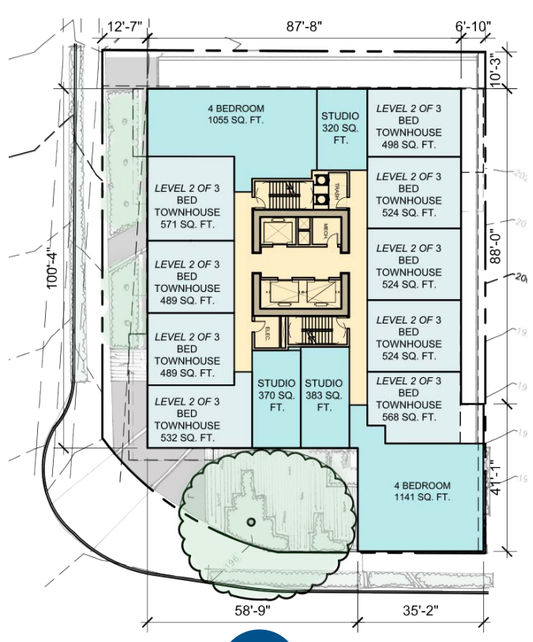
▲ PRIMARY ENTRY
▲ BICYCLE ENTRY - *BIKE PARKING LOCATED ON P1*



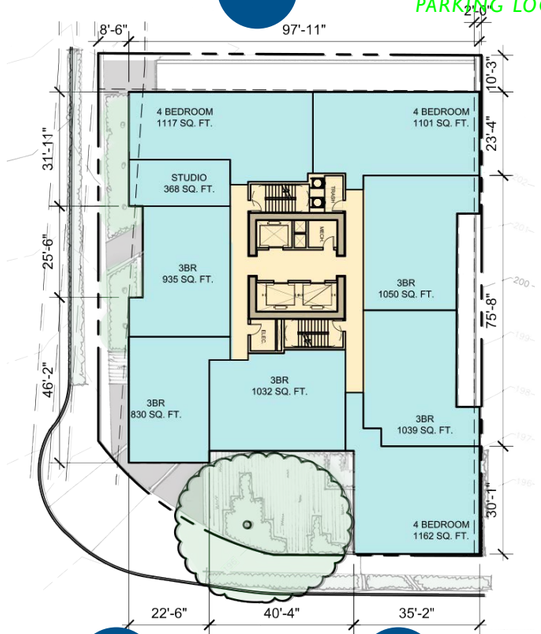
L2



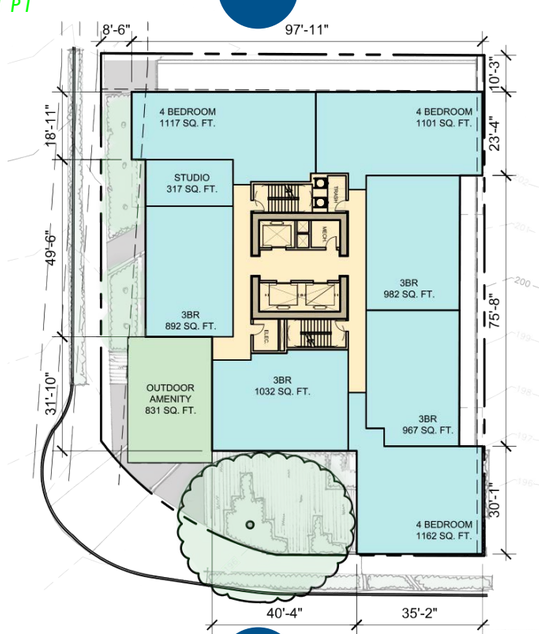
L3



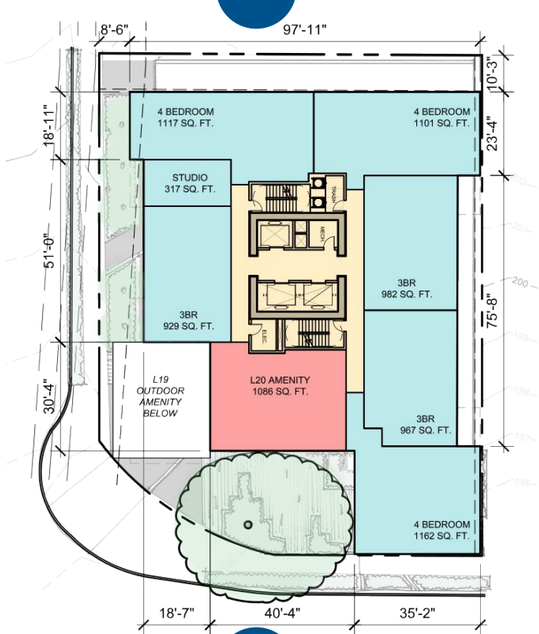
L4



L5 THROUGH L18



L19



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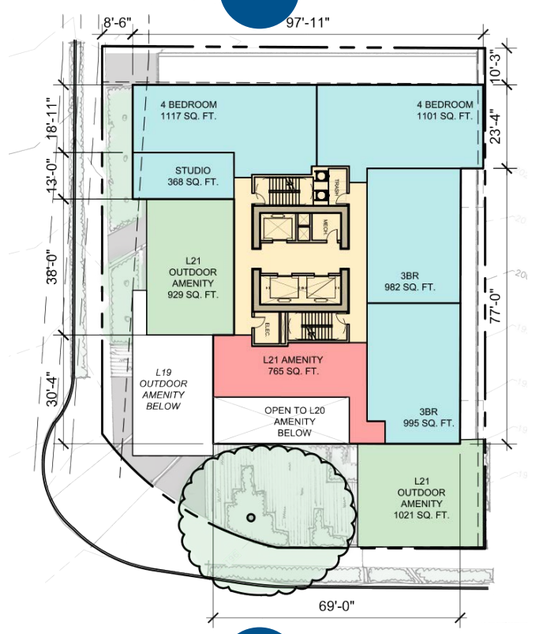

L21

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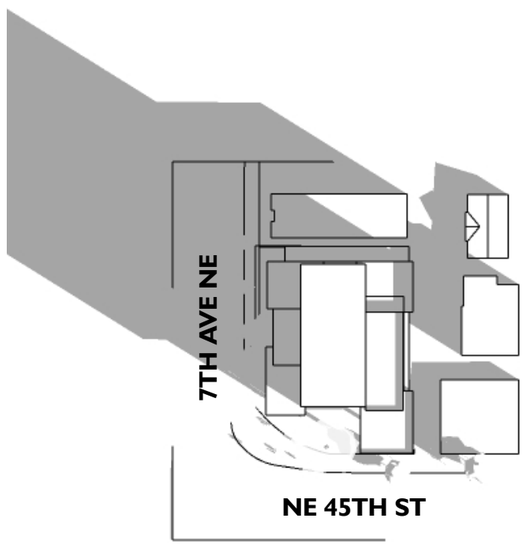
OPTION 1

LIGHTHOUSE

FALL/SPRING EQUINOX



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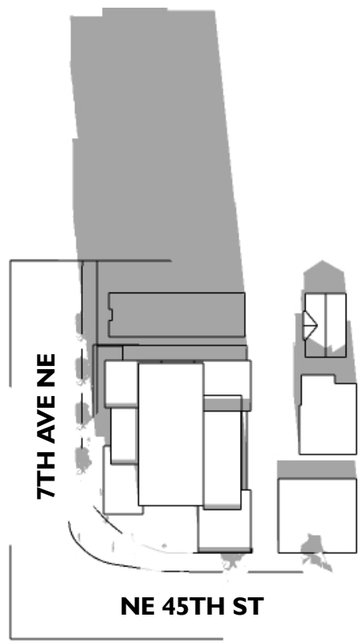

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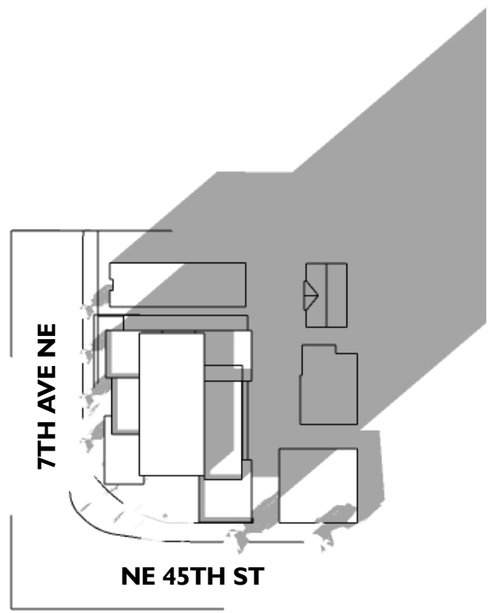

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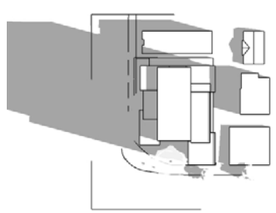
SUMMER SOLSTICE



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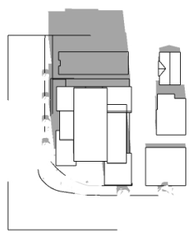

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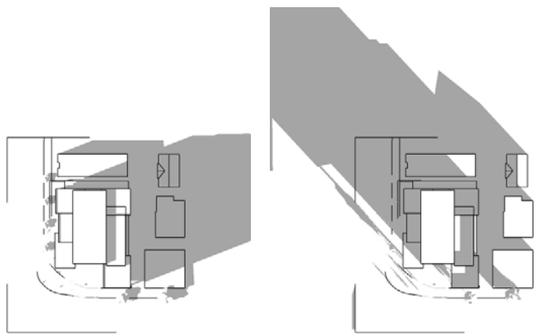
WINTER SOLSTICE



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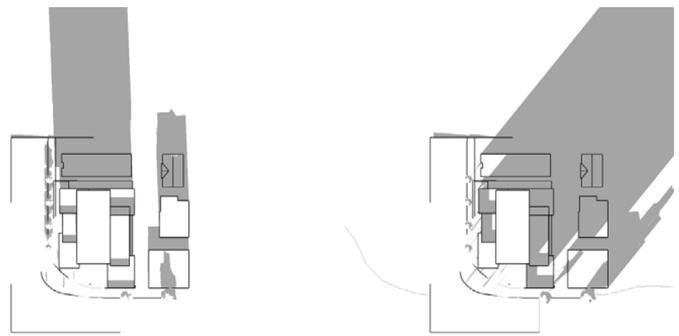

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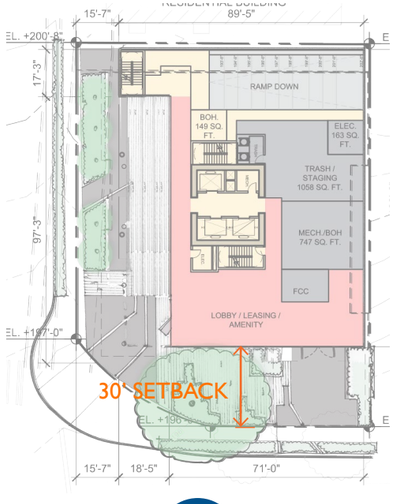
POTENTIAL DEPARTURE - OPTION 1

SETBACKS WITHIN SM-U 95-320 (M1)

DEVELOPMENT STANDARD	REQUIREMENTS	*PROPOSED*	JUSTIFICATION
TABLE A FOR 23.48.640	Per table A for 23.48.640, on 45th street an average setback on 8 feet from the abutting street lot line is required. This can be averaged, but any setback greater then 10 feet is not included in averaging. Underground structures are allowed in all required setback areas. Canopies, decks, and other architectural features are allowed to extend up to 4 feet into the setback if greater then 13 feet above grade.	The project proposes to setback from the property line along NE 45th Street for a portion of the site, and extend into the required setback for a portion of the site at the southwest corner.	The retention of the Heritage tree and the incorporation of the open space at grade within the site extents offers a very unique utilization of the site area. The openness at the first two levels of the project benefits the neighborhood by improving sight lines, offering relief to the massing at the critical first two stories of the building, and offers beautifully landscaped, usable outdoor space in a very dense neighborhood. The building massing is deeply articulated (DC2-6), has a distinctive form (CS2-3A), and provides a sense of a collection of smaller buildings (DC2-1B)



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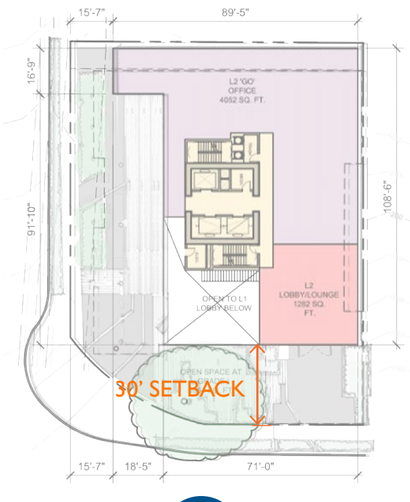

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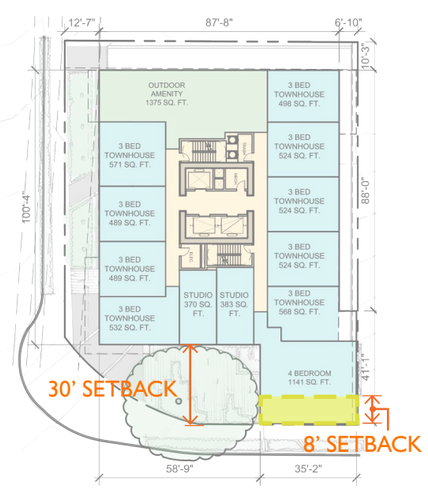

L3

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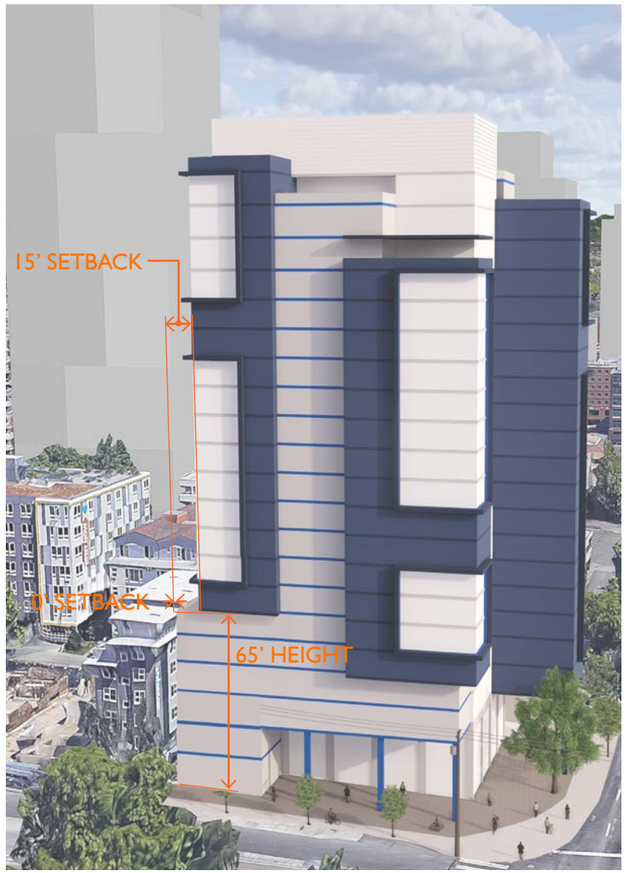
POTENTIAL DEPARTURE - OPTION 1

SETBACKS WITHIN SM-U 95-320 (M1)

DEVELOPMENT STANDARD	REQUIREMENTS	*PROPOSED*	JUSTIFICATION
23.48.645	For lots in the SM-U 95-320 zone that abuts a lot in the MR zone, portions of the any structure above 65 feet in height are required to set back a minimum of 15 feet from the abutting lot line.	The proposed design offers a 10' setback above a height of 14' along the northern property line.	The proposed design will allow a more generous setback for the unit entries and windows along the southern property line of the neighbor. (CS2-2b, CS3-1b)

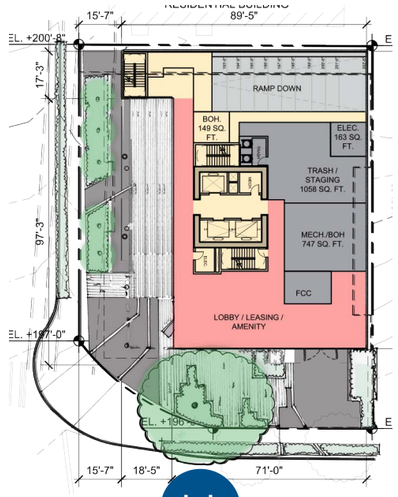


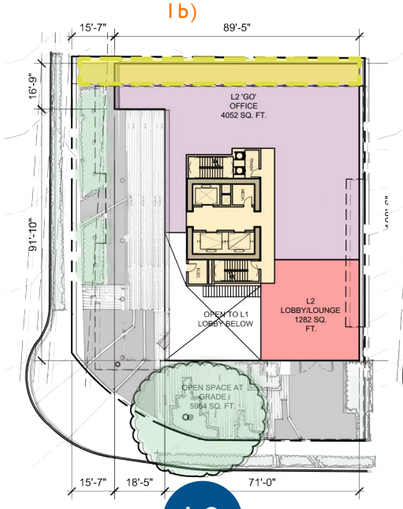
PERMITTED BY CODE

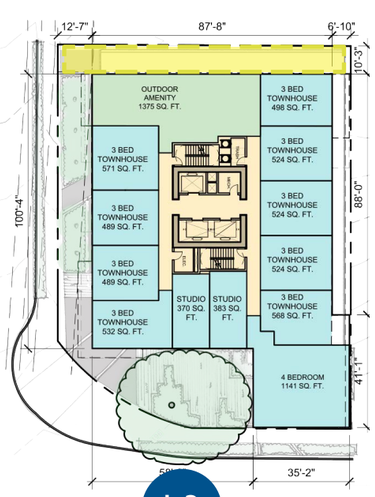
The code allows the building to *only setback above 65'*. As a result, the building massing could be setback 0' for the entire height of the building to the North. This would limit the neighbor's access to light and air.

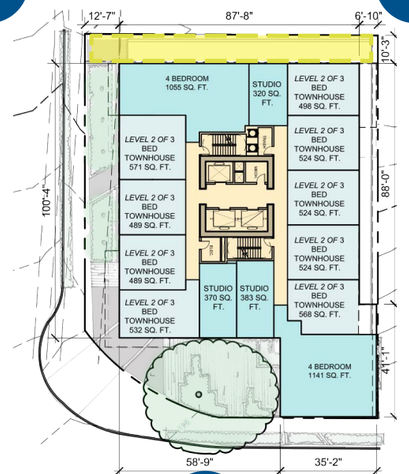
PROPOSED

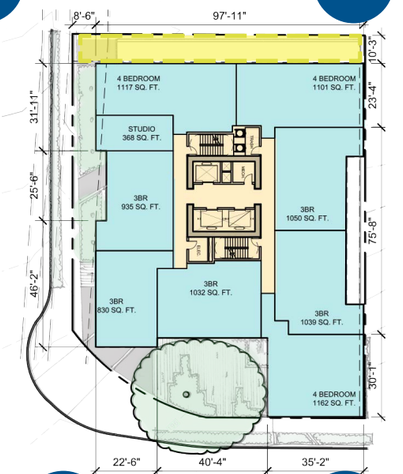
The proposed design preserves the Exceptional Tree along 45th, thereby limiting the buildable area of the site. The tower shifts 5' into the required setback, but provides space so that the neighboring property has access to light and air. (CS2-2b, CS3-1b)











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POTENTIAL DEPARTURE - OPTION 1

OVERHEAD WEATHER PROTECTION

DEVELOPMENT STANDARD	REQUIREMENTS	*PROPOSED*	JUSTIFICATION
23.48.640.F	60 percent of the street facing facade where there are not residential units is required to have overhead weather protection of at least 6 feet in depth from either canopies, marquees, or arcades. Overhead weather protection 6 feet deep shall be located between 8 and 13 feet above grade Overhead weather protection over 6 feet in depth shall be located between 10 and 15 feet above the sidewalk.	The project proposes to cover a portion of the exterior open space at grade, acting in lieu of traditional overhead weather protection.	Option 1 has a very open, very porous, ground plane which allows for pedestrians to traverse the site instead of being limited to using the sidewalk only. Retention of the Exceptional Tree pushes the building from the sidewalk, resulting in a beautiful open space at this Gateway corner. Code compliant overhead weather protection would disrupt the experience of walking through the dramatic spaces created by the double-height volume. Along 7th Ave NE, stormwater planters are incorporated into the Landscape Design approach in an effort to create a sensible buffer from 7th Ave and the I-5 northbound onramp. This area is covered by the building massing above, ostensibly replacing the need for more weather protection measures.

REQUIRED BY CODE


PROPOSED

REQUIRED BY CODE


PROPOSED

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POTENTIAL DEPARTURE - OPTION 1

0.5 FAR FOR RETAINING EXCEPTIONAL TREE

DEVELOPMENT STANDARD	REQUIREMENTS	*PROPOSED*	JUSTIFICATION
23.41.012.B.10.b.1	Departures of up to an additional 0.5 FAR may be granted if the applicant demonstrates that: 1)The departure is needed to protect a tree that is located on the lot that is either an exceptional tree, as defined in Section 25.11.020, or a tree greater than 2 feet in diameter measured 4.5 feet above the ground; and 2)Avoiding development in the tree protection area will reduce the total development capacity of the site;	The project proposes to utilize the additional 0.5 FAR (7,200 SF) to offset the inefficiencies of a smaller tower floorplate.	The retention of the Cork Oak limits the amount of usable site area. None of the three massing schemes are able to reach the maximum floorplate size for residential towers. That said, retaining the tree brings nature into the site and sets up the Landscape design to work with the tree to provide lush landscaping. (CS2-1e4) This large, beautiful, character tree lends a unique specimen to the Gateway corner (CS2-3a). Planting a number of trees to 'replace' the canopy will take decades. Retaining the tree restricts the buildable site area and complicates construction. The additional 0.5 FAR allows an offset for this while satisfying several Design Guidelines as listed above.

WITH DEPARTURE

WITHOUT DEPARTURE

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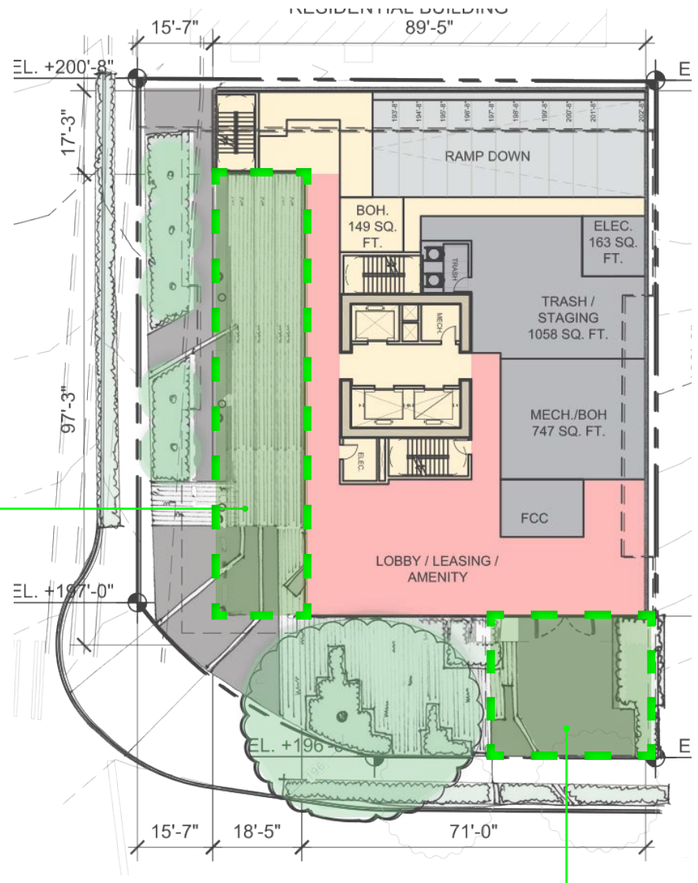
TYPE I DIRECTOR'S DECISION - OPTION I

COVERING MORE THAN 20% OF OPEN SPACE PROVIDED AT GRADE

DEVELOPMENT STANDARD	REQUIREMENTS	*PROPOSED*	JUSTIFICATION
23.54.040.C.5.b.2.F	Neighborhood open space not in Downtown zones used to qualify for bonus floor area shall meet the conditions in this subsection 23.58A.040.C.5.b.2, unless a modification is allowed by the Director as a Type I decision, based on the Director's determination that, relative to the strict application of the standards, the exception will result in improved public access and use of the space or a better integration of the space with surrounding development. Up to 20 percent of the open space may be covered by elements accessory to public use of the open space, including: permanent, freestanding structures, such as retail kiosks, pavilions, or pedestrian shelters; structural overhangs; overhead arcades or other forms of overhead weather protection; and any other features approved by the Director that contribute to pedestrian comfort and active use of the space. OPEN SPACE REQUIRED: 5,942 SF PERMITTED COVERAGE: 1,188 SF (20%) OPEN SPACE PROVIDED: 5,942 SF COVERAGE PROPOSED: **2,974 SF (50%)** DASHED LINE = OPEN SPACE COVERED BY BUILDING MASSING TWO-STORIES ABOVE GRADE	The project proposes to cover approximately 57% of the provided Neighborhood Open Space.	Accommodating the 5,942 sf of Neighborhood Open Space ON SITE is a challenge on such a small parcel, but the project team recognizes the value in providing this valuable public amenity to the neighborhood. The project design constricts the footprint of the tower for two levels above grade, providing a very tall, dramatic outdoor space. (DC2-1e) Accommodating the Open Space on site makes Overhead Weather Protection as described within 23.48.640.F, impractical, yet the covered outdoor space allows foot traffic to traverse the site out of the rain. This configuration improves the use of the space year-round.



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OPTION 2

OPTION 2

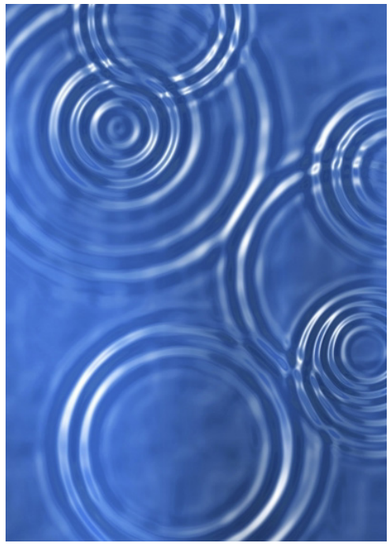
RIPPLE

PROS

- Option 2 has no Departures and no Type 1 Director's Decision.
- The East and West facades are broken into three slender massing elements
- This scheme provides a slender profile and the deepest setback from 45th st, opening up sight lines into and out of the neighborhood.
- These tripartite facades step down towards the south - amenity spaces are located on the upper level steps
- The tower contrasts with the other schemes in that there is more of a 'Base' expression.
- Though less open space is provided, it has a greater proportion of being open to the sky

CONS

- The North and South facades lack deeper articulation.
- The open space provided at grade is the lowest amount provided of the three schemes, and doesn't emphasize the Gateway
- The open space that is provided doesn't feel as special and feels overwhelmed by the tower facade.



LOW AERIAL FROM WEST

ANTICIPATED DEPARTURES

- No Departures required
- No Type 1 Director's Decisions required.

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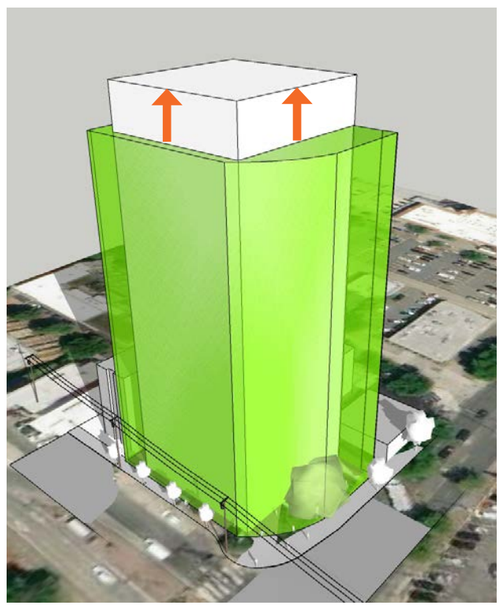
OPTION 2

RIPPLE

BASIC MASSING ENVELOPE



REDUCE LOT COVERAGE. INCREASE HEIGHT

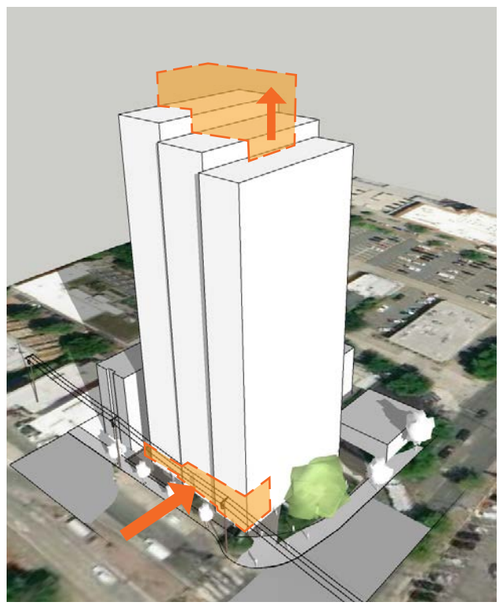
OPTION 2 IS BASED ON SMALLER FLOORPLATES, WHICH PROVIDES A DEEP SETBACK FROM NE 45TH ST, SPACE ALONG 7TH AVE NE, AND A PRESCRIPTIVE 15' SETBACK FROM THE NORTH PROPERTY LINE.

DIVIDE VERTICALLY. SHIFT.

THE BUILDING MASS IS DIVIDED INTO THREE, AND SHIFTED BASED ON THE POWERLINES ALONG 7TH AVE NE. AS A RESULT, THE NEIGHBOR TO THE NORTH IS PROVIDED WITH SOME SPACE

STAGGER. SCULPT.

THE TOP OF THE TOWER IS MODULATED TO PROVIDE SOUTH-FACING AMENITY SPACES



ERODE BASE. ENCLOSE NECESSITIES

MECHANICAL SPACES AND ELEVATOR OVERRUNS ARE ACCOMMODATED WITHIN AN ENCLOSURE.

THE LOWER LEVELS ARE ERODED TO PROVIDE OPEN SPACE AT GRADE

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OPTION 2

RIPPLE

The Ripple massing option is based on the motion of water's surface when disturbed - **rings emanate** from a central point.

This notion adds a very **graphic punch** to the tower while acting to break up the tower massing.

The stepping of the tower on the East and West facades plays into this notion of movement.

The building steps down from North to South in an effort to take advantage of the views and sun exposure afforded by the south-facing orientation.

The already slender tower shape is further broken into **three vertical elements that step back from the street edge**.

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OPTION 2

RIPPLE

***ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE WITH DESIGN DEVELOPMENT**

VIEW FROM W

The east and west facades step back dramatically, and echo the notion of a Ripple in water, but at the massing scale.

The Ripple scheme has a more prominent base expression while still providing generous open space at grade. The ground level facade along 7th Ave NE has more of a typical street condition, albeit with very wide walkways.

VIEW FROM S

The concentric 'ripples' in the south facade emanate from the lobby that protrudes from the SE corner.

The south-facing facade provides the deepest overall setback from NE 45th St.

VIEW FROM E

The East and West facades are divided into three elements, stepping in the vertical plane, and creating more slender vertical elements

'Ripples' appear in each massing element, providing a smaller scale element within the overall composition.

VIEW FROM N

While broad, the north facade incorporates the visually striking 'ripples' to break up the plane.

Overhead weather protection is provided for the required 60% of the street facing facades.

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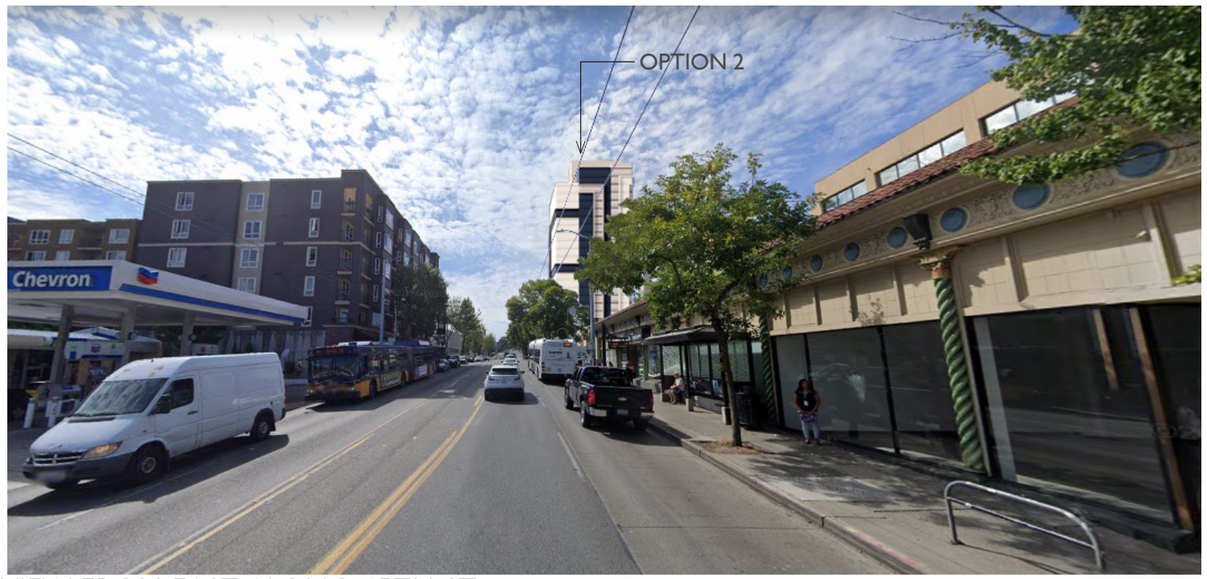
OPTION 2

RIPPLE



VIEW FROM EAST ALONG 45TH ST

VIEW FROM SOUTH AT I-5 OFFRAMP TO NE 45TH STREET

VIEW FROM WEST ALONG NE 45TH ST

VIEW FROM I-5 SOUTH EXPRESS LANE

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WEBER THOMPSON

OPTION 2

RIPPLE

1. DIAGRAMMATIC VIEW FROM SW

2. VIEW FROM INTERSECTION

The ‘Ripples’ occur on all facades, adding **visual interest** and an **intermediate scale** within the composition.

These intermediate scale elements complement the overall building massing to further this concept

The stepping down to the south offers spectacular outlooks to the south, taking advantage of both the views as well as the sun exposure. This also provides a **unique terminus at the top of the building**.

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OPTION 2

RIPPLE

2. LOOKING UP FROM THE BLUE MOON TAVERN

The Ripples allow the eye to wander as they wrap the facades. This sense of visual interest can be appreciated from all directions.

The **deep setback along 45th provides a sense of openness for the Gateway corner,** providing more light and air to a very busy intersection, and increasing sight lines into and out of the neighborhood.

The Cork Oak will not be crowded by protruding facades.

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WEBER THOMPSON

OPTION 2

RIPPLE

In contrast to the other massing options, the Ripple Scheme **'grounds' the tower**, and does not have an eroded base.

This protruding, two-story lobby at the southeast corner acts as the origin point for the concentric ripples that trace around the southern facades.

The open space adjacent to NE 45th St is open to the sky at the corner benefitting from the deep setback and retention of the Cork Oak.

Along 7th ave NE, overhead weather protection is provided over the widened walkway.

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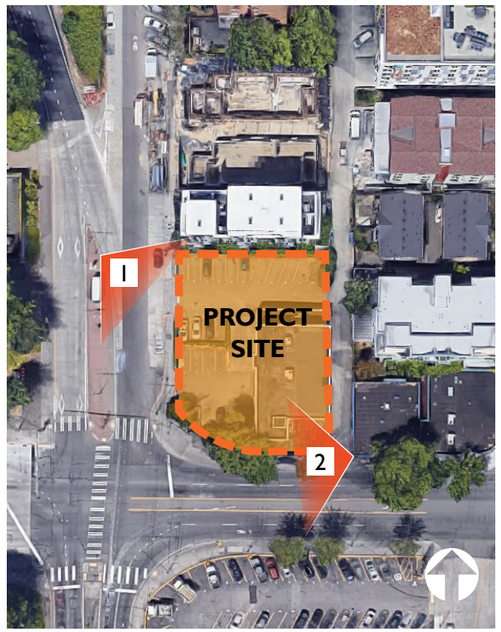
OPTION 2

RIPPLE

Along 7th Ave NE, the building has a more traditional **two- story base expression** that steps back to the tower levels above.

In keeping with the idea of concentricity, the southern **vertical slab turns downward to become the base** of the building at the western facade along 7th Ave NE.

This space will house amenity areas, a bike entry adjacent to bike storage, and leasing offices.



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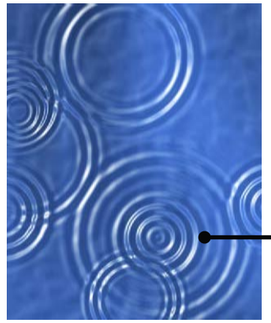
OPTION 2

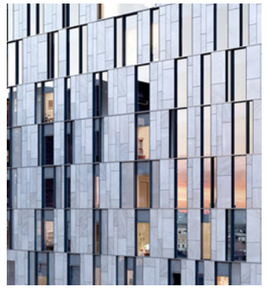
RIPPLE

This scheme provides a sense of movement and graphic punch befitting the Gateway corner

Words from Visioning that apply:

- Vibrant
- Exciting





The 'field' area wants to be water-like, similar in execution to the rings but with a smaller scale.

Words from Visioning that apply:

- Vibrant

The 'rings' want to complement the field, but also provide a sens of contrast.

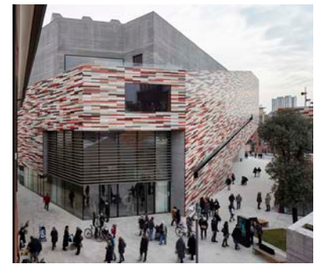
Words from Visioning that apply:

- Rational
- Simple

The Primary lobby entry should be easy to identify with a strong central focus

Words from Visioning that may apply:

- Warm
- Timeless



Retained Strawberry tree

The Secondary lobby entry will be easy to identify and be designed in keeping with the adjacent facades

Words from Visioning that may apply:

- Warm
- Timeless

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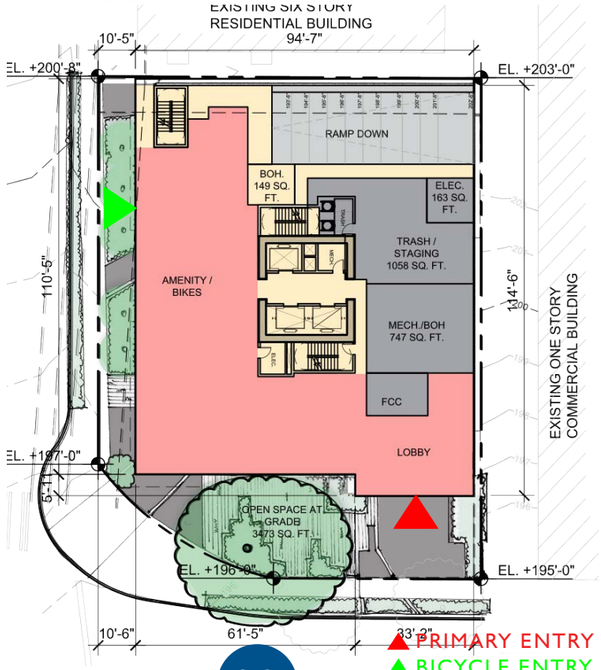
OPTION 2

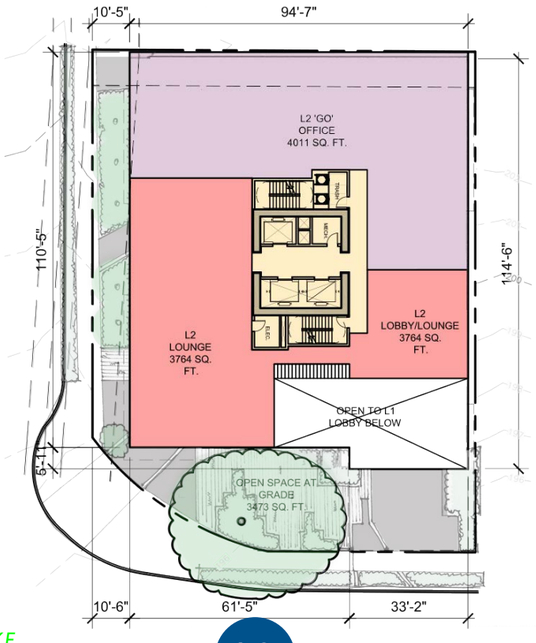
*ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE WITH DESIGN DEVELOPMENT



L1

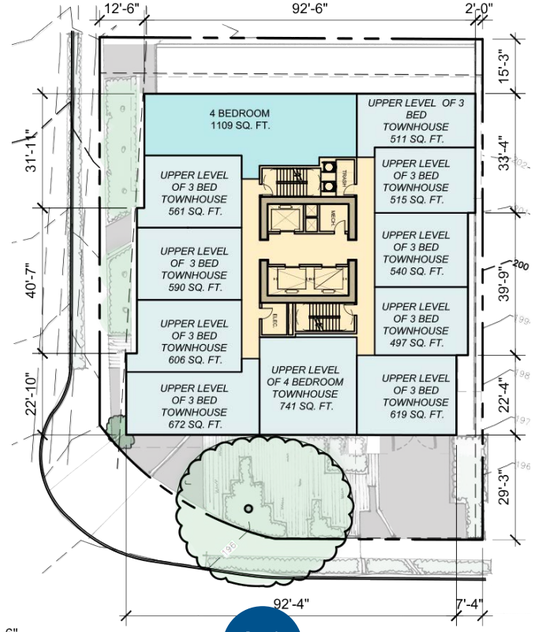
PRIMARY ENTRY

BICYCLE ENTRY - *BIKE PARKING LOCATED ON P1*

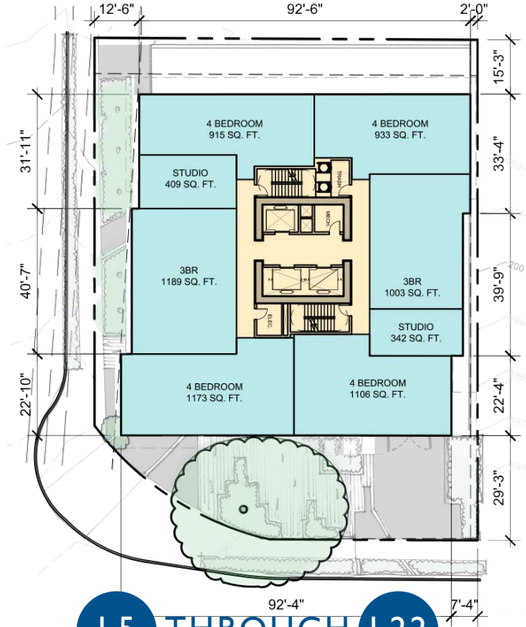


L2

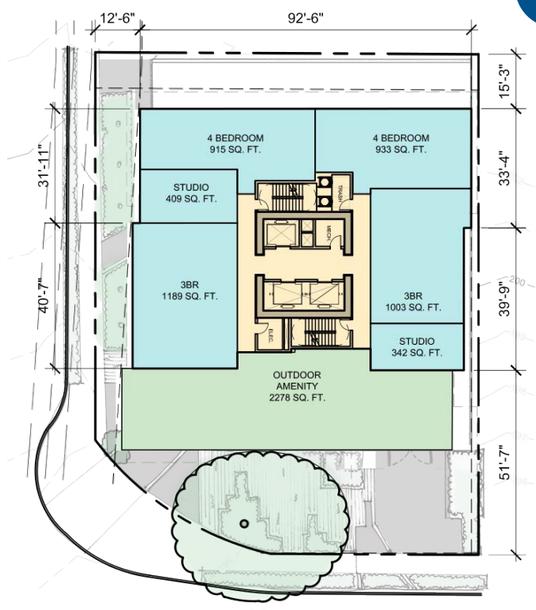
L3



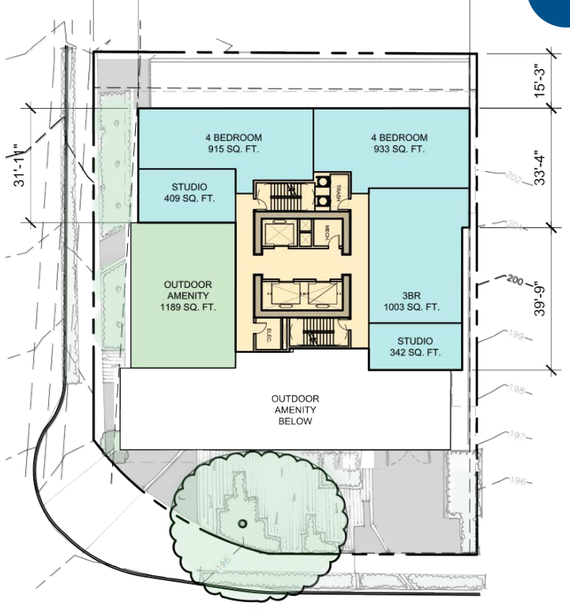
L4



L5 THROUGH L22



L23



L24

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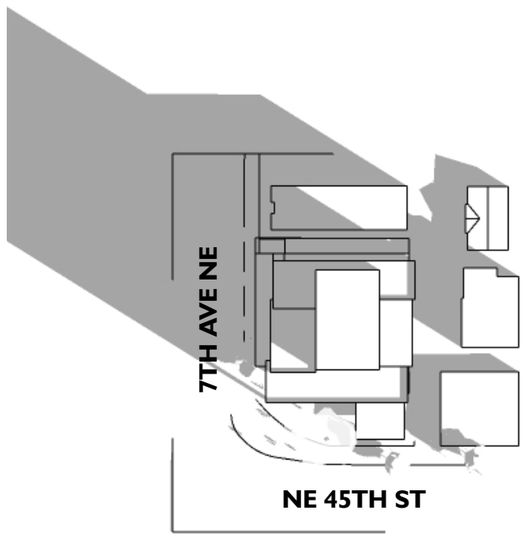
OPTION 2

RIPPLE

FALL/SPRING EQUINOX



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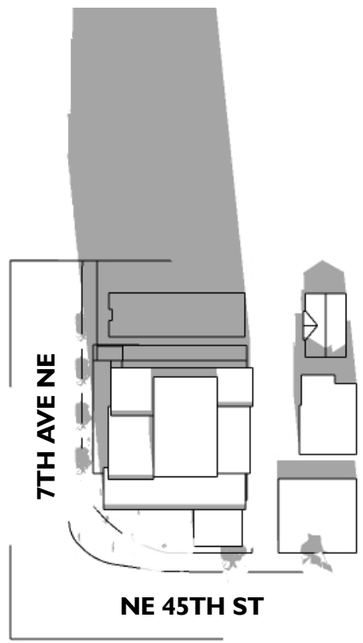

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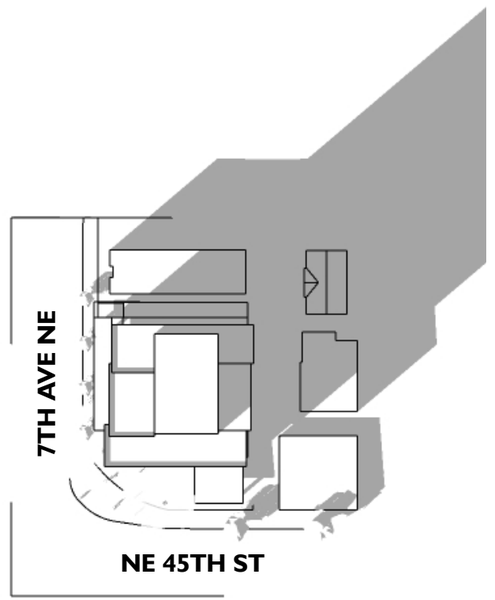

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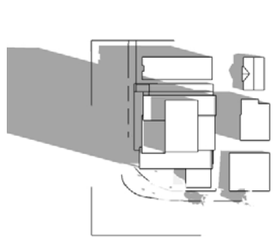
SUMMER SOLSTICE



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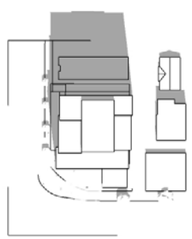

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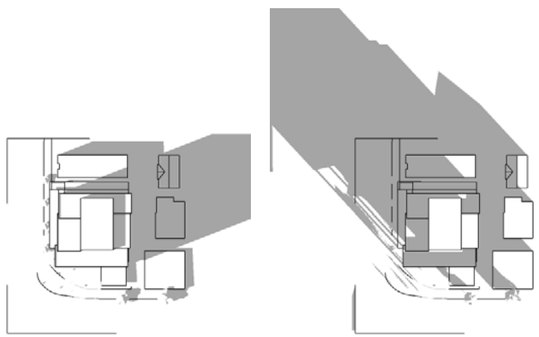
WINTER SOLSTICE



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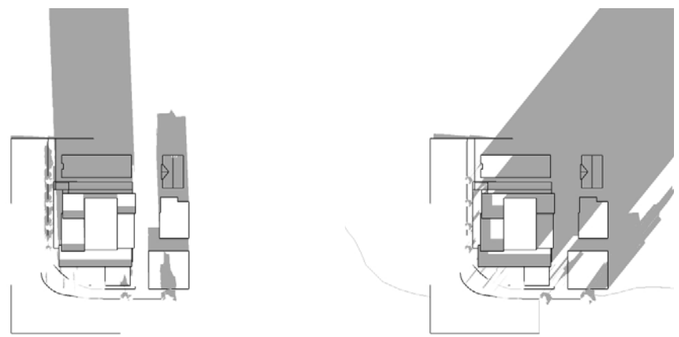

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CHAMPION Real Estate Company

WEBER THOMPSON

OPTION 3 - PREFERRED

OPTION 3 - PREFERRED

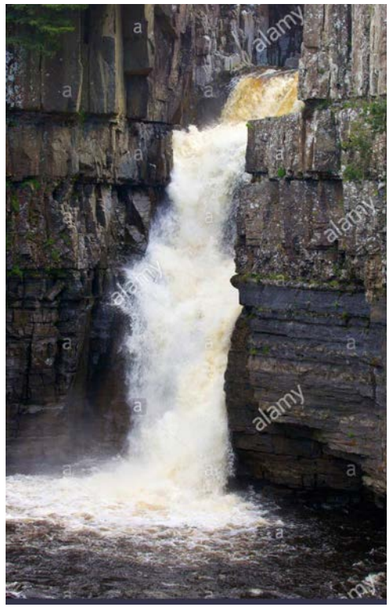
WATERFALL

PROS

- The tower shape is slender, legible, and elegant
- Of the three schemes, the waterfall provides the strongest Gateway expression at the corner.
- Simple massing is intuitive and coherent with a very balanced feel
- Each side has similar/equal modulation
- The setback along NE 45th St allows for better sight lines along this thoroughfare.
- The open space at grade is big enough and shaped well to provide a intriguing presence at this Gateway corner
- Varying scales at grade add to the pedestrian experience
- Massing is not informed by site constraints, instead focused on an elegant form

CONS

-



LOW AERIAL FROM WEST

ANTICIPATED DEPARTURES

- Reduction of Setback from North Property Line
- Incorporate additional 0.5 FAR for retention of Exceptional Tree
- Increase coverage of Open Space at Grade (Type I Director's decision)
- Reduction of Overhead Weather Protection

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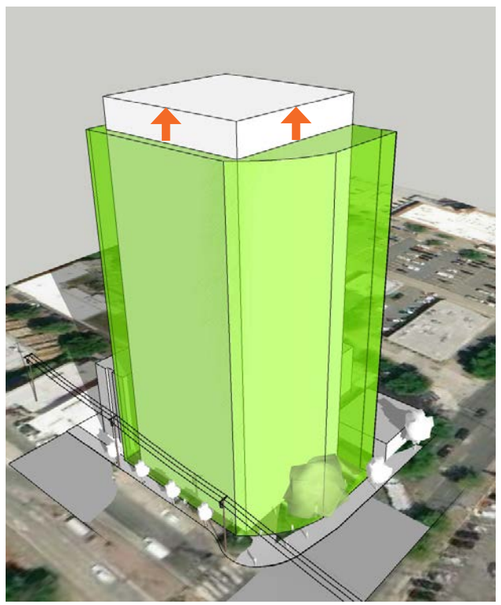
WEBER THOMPSON

OPTION 3 - PREFERRED

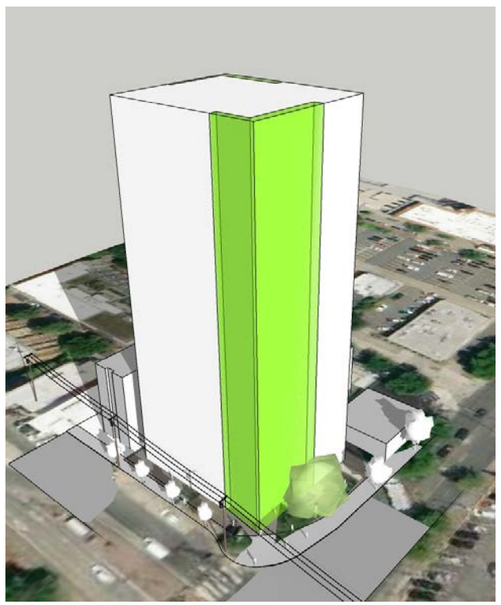
WATERFALL

BASIC MASSING ENVELOPE



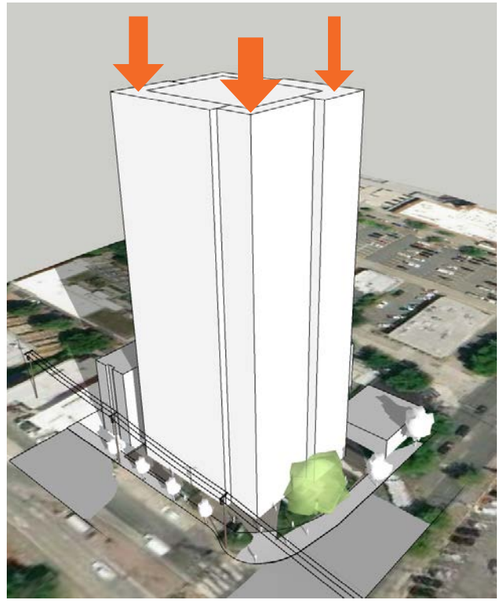
OPTION 3 IS BASED ON SMALLER FLOORPLATES, WHICH PROVIDES A DEEP SETBACK FROM NE 45TH ST, SPACE ALONG 7TH AVE NE, AND A 10’ SETBACK FROM THE NORTH PROPERTY LINE.

REDUCE LOT COVERAGE. INCREASE HEIGHT



THE BUILDING MASS IS CARVED ON DIAGONALLY OPPOSING CORNERS FOR A UNIFORM MASSING APPROACH

CARVE.



THE TOP OF THE TOWER IS MODULATED TO PROVIDE SOUTH-FACING AMENITY SPACES, AND A PLEASING COMPOSITION AT THE TOP OF THE TOWER, WHILE ENCLOSING BUILDING NECESSITIES

SCULPT.

AREAS ARE ERODED INTO THE BUILDING TO PROVIDE AMENITY SPACES

ERODE.

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OPTION 3 - PREFERRED

WATERFALL

Option 3 is inspired by the notion of a **waterfall carving and eroding the surrounding rock.**

The **plaza at grade is conceived as the pool at the base of the waterfall**.

The massing reflects this by the carved corner at the southwest. The facade in this eroded area will be designed to evoke a sense of **cascading water.** The surrounding flanks will reflect the notion of **solidity**.

As a result of this conceptual framework, Option 3 has a cohesive massing approach in which each side has an inset corner. This breaks each facade into two more slender shapes. In some instances the tower shape reaches the ground; in others, the tower shape is elevated from the ground plane to contribute to the open space at grade. furthering the notion of natural erosion.

The massing steps down toward the south to take advantage of views and southern exposure.

The massing diagram is simple and clear, with a clean resolution at the top of the building.

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WEBER THOMPSON

OPTION 3 - PREFERRED

WATERFALL

***ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE WITH DESIGN DEVELOPMENT**

VIEW FROM W

The outdoor space provided at grade is partially covered by the building above, furthering the notion of erosion at the base.

VIEW FROM S

The massing is eroded at the southwestern corner of the tower.

The inset corner is eroded at the ground plane to reveal the lobby/amenity functions of the first two levels.

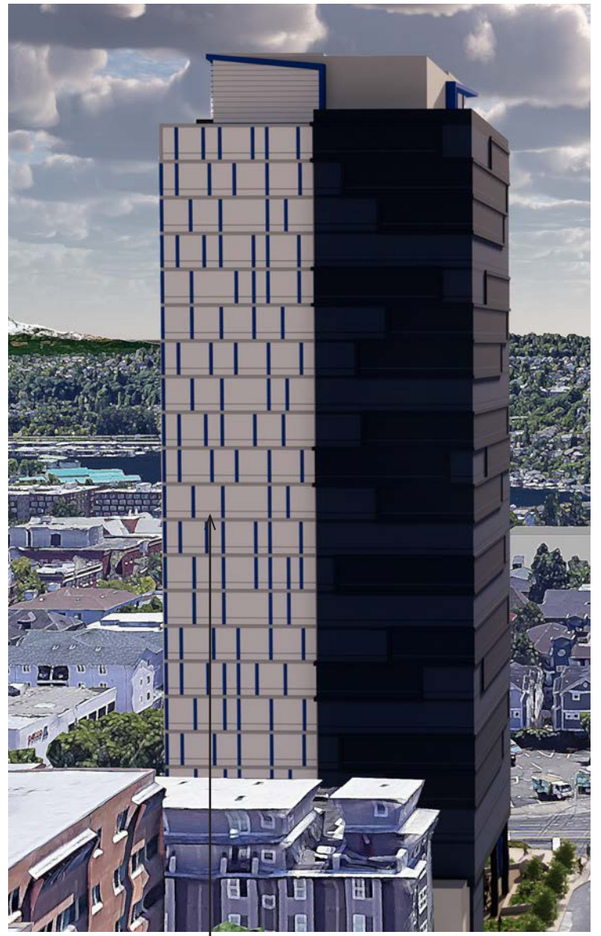
This area provides more space for the plaza at grade.

VIEW FROM E

As a contrast to the waterfall, the flanking facades will have a more solid feel, evoking the notion of stone being carved by flowing water

All elevations benefit from the expression of cascading water on the NE and SW corners of the tower.

VIEW FROM N



The tower incorporates the deepest setback on the north facade of all the schemes

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OPTION 3 - PREFERRED

WATERFALL

VIEW FROM EAST ALONG 45TH ST

VIEW FROM SOUTH AT I-5 OFFRAMP TO NE 45TH STREET

VIEW FROM WEST ALONG NE 45TH ST

VIEW FROM I-5 SOUTH EXPRESS LANE

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WEBER THOMPSON

OPTION 3 - PREFERRED

WATERFALL

1. DIAGRAMMATIC VIEW FROM SW

2. VIEW FROM INTERSECTION

The eroded corner sets up a simple but coherent massing diagram that is legible from all sides. The simplicity of the tower shape will be legible from a distance.

The eroded area is deep creating shadowlines and furthering the contrast between the 'water' and the 'stone'.

The smaller tower floorplate makes this scheme taller. The overall tower shape benefits from this increase in height, though it is the second tallest scheme in light of the lower height Mid-Rise neighborhood that extends to the north.

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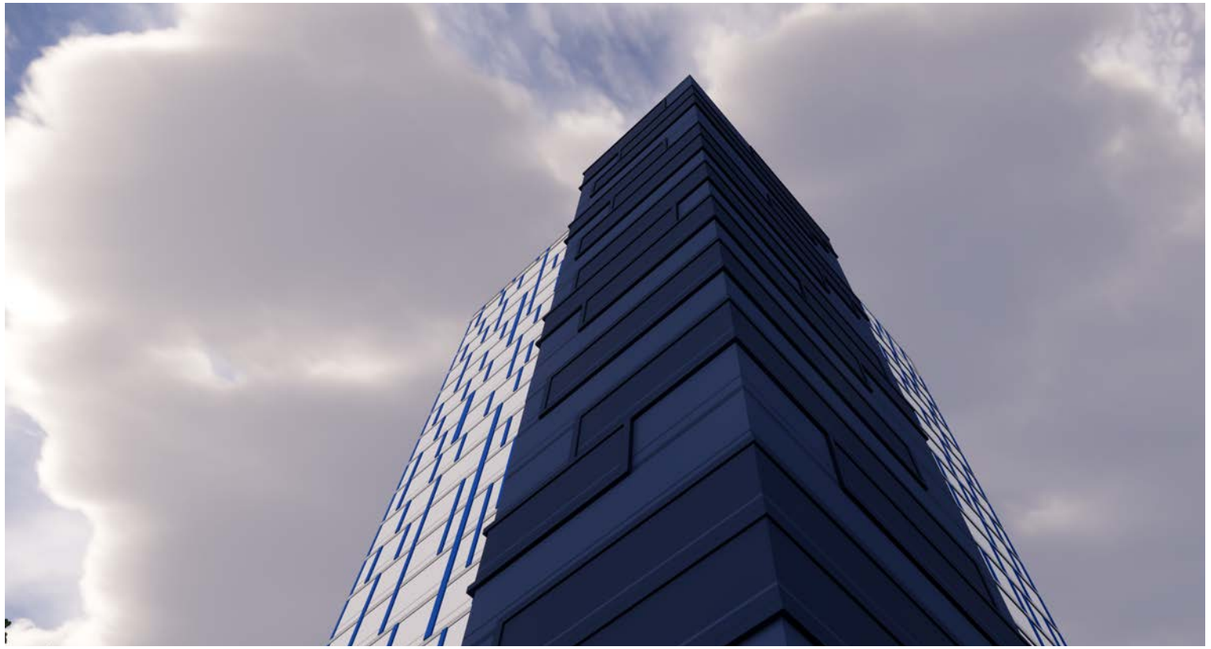
OPTION 3 - PREFERRED

WATERFALL

1. LOOKING WEST FROM NE 45TH ST.



2. LOOKING UP FROM THE BLUE MOON TAVERN

The eroded corner at the Southwest of the tower opens sight lines, acting to open the gateway.

While a portion of the tower protrudes, it strikes the right balance between prominence and openness.

The simple massing sets up a diagram of two design languages during the next phase of development - ‘water’ and ‘stone’.

The two design languages will be complimentary, yet incorporate a sense of contrast.

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OPTION 3 - PREFERRED

WATERFALL

In keeping with the waterfall theme, the lower levels of this scheme are eroded at the base, **providing a larger area for the plaza area.**

This plaza incorporates **wide pedestrian areas, significant landscaping features, public open space, and art.**

The building lobby is located adjacent to the open space at the southeast corner of the site, in an area of the building where the tower massing reaches the ground.

A secondary entry is located in the open space along 7th Ave, acting as a bicycle entry point, and dedicated entry to the Go Center on L2

Like all schemes, Option 3 retains the Cork Oak, an Exceptional Tree, that abuts the sidewalk along NE 45th Street.

Instead of surrounding the tree, the preferred massing option provides more 'breathing room' for the Cork Oak.

VIEW FROM CROSSWALK AT NE 45TH ST

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WEBER THOMPSON

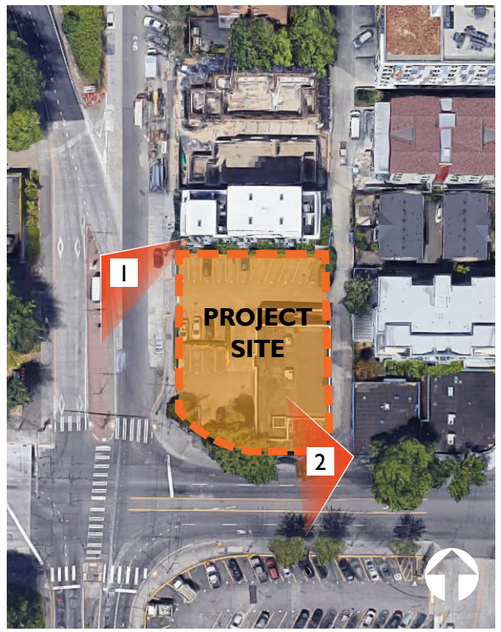
OPTION 3 - PREFERRED

WATERFALL

The open space at grade along 7th Ave NE is lined with stormwater planters to offer some hardscape buffer between the sidewalk and outdoor amenity space.

The outdoor space to the west is intended for residents of the tower and will be sheltered.

The south-facing open space will be open and provide a widened pedestrian experience at a very busy intersection.



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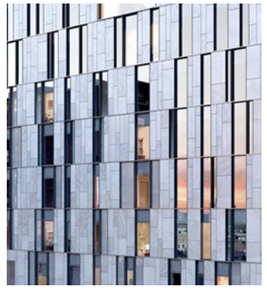
OPTION 3

WATERFALL

The waterfall provides a sense of movement and vibrancy at this Gateway corner

Words from Visioning that apply:

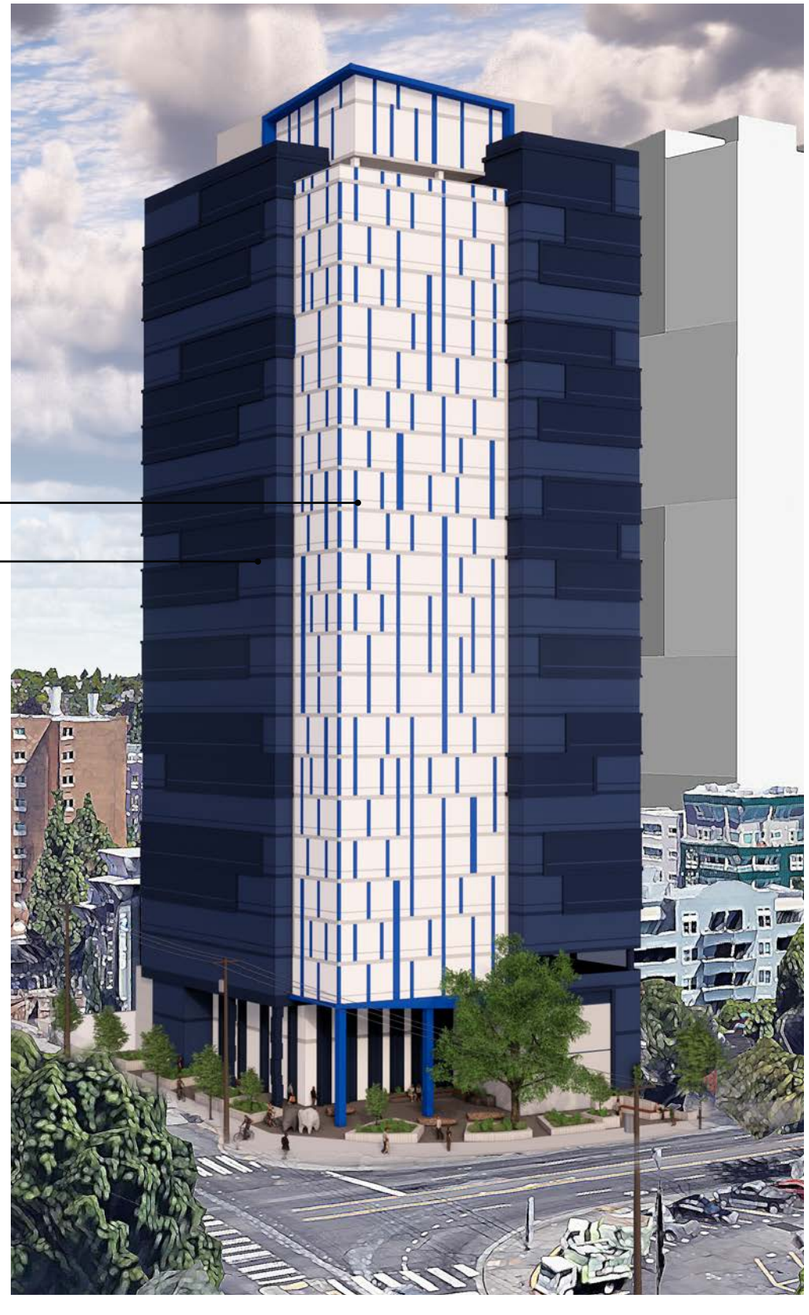
- Vibrant
- Exciting



The ‘stone’ areas will be a contrast to the flow and vibrancy of the ‘water’.

Words from Visioning that apply:

- Rational
- Simple
- Minimal



The Secondary lobby entry will be easy to identify and be designed in keeping with the adjacent facades

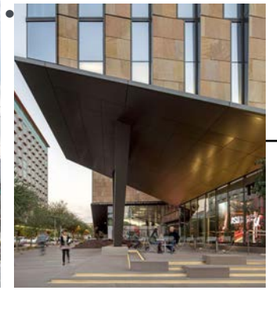
Words from Visioning that may apply:

- Warm
- Timeless

The Primary lobby entry should be easy to identify with a strong central focus

Words from Visioning that may apply:

- Warm
- Timeless



A strong corner statement is befitting this Gateway corner

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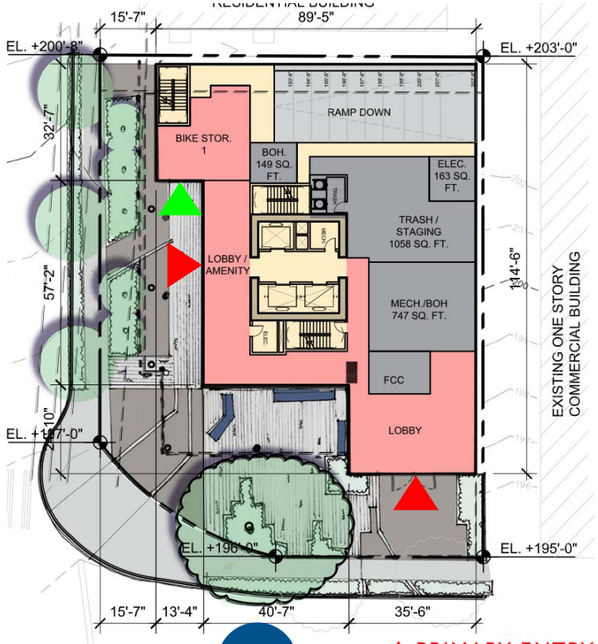
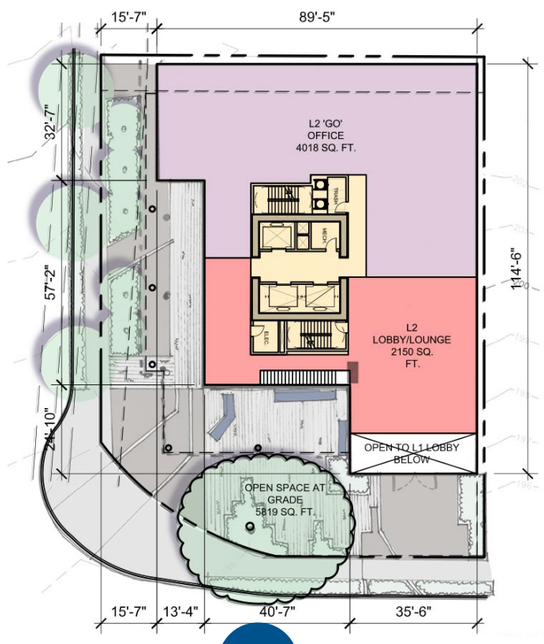
OPTION 3 - PREFERRED

***ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE WITH DESIGN DEVELOPMENT**

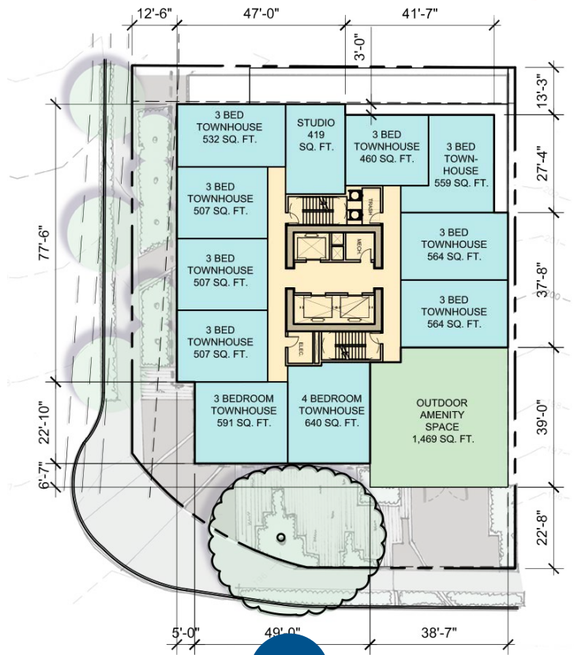


L1

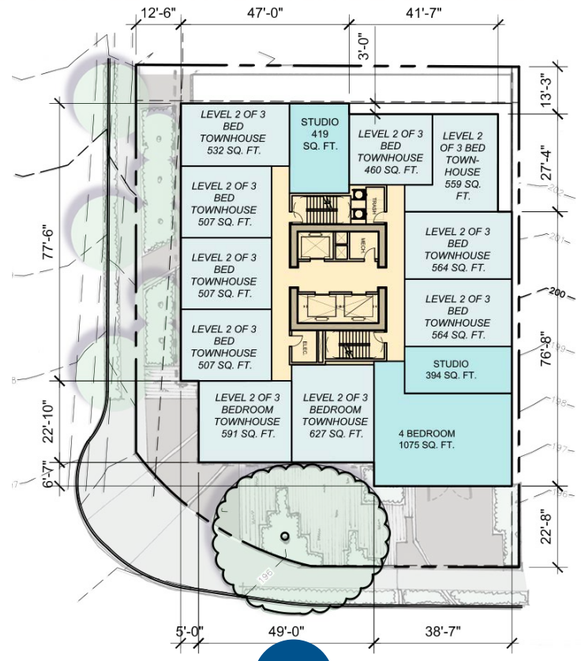
▲ PRIMARY ENTRY
▲ BICYCLE ENTRY
- BIKE PARKING LOCATED ON P1



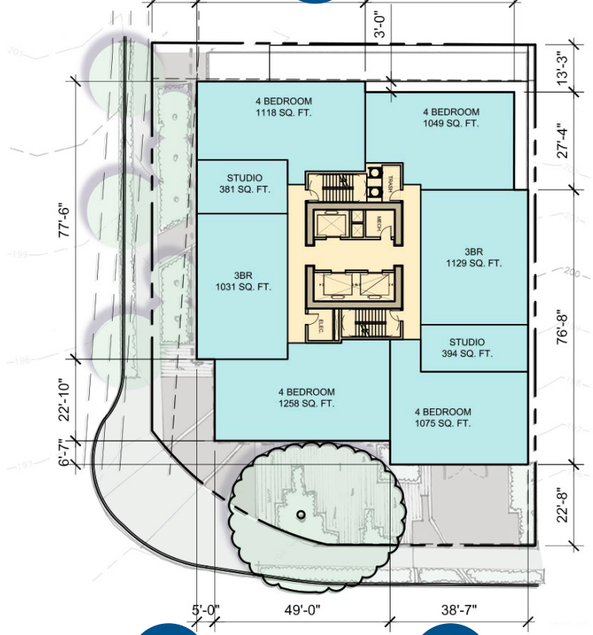
L2



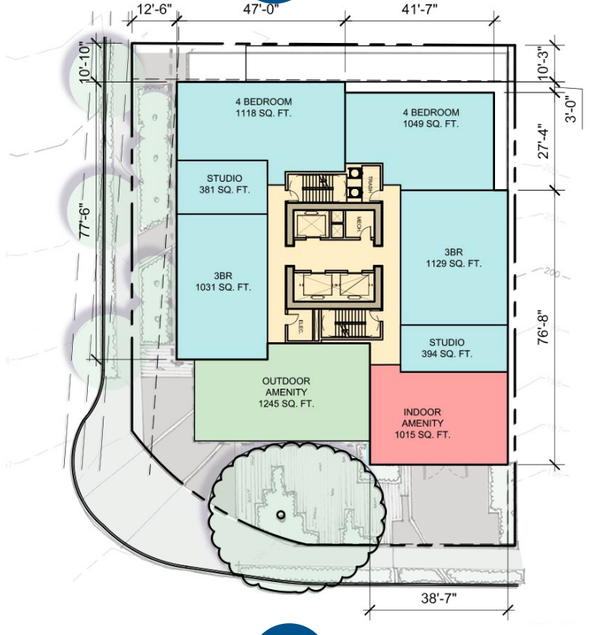
L3



L4



L5 THROUGH L23



L23

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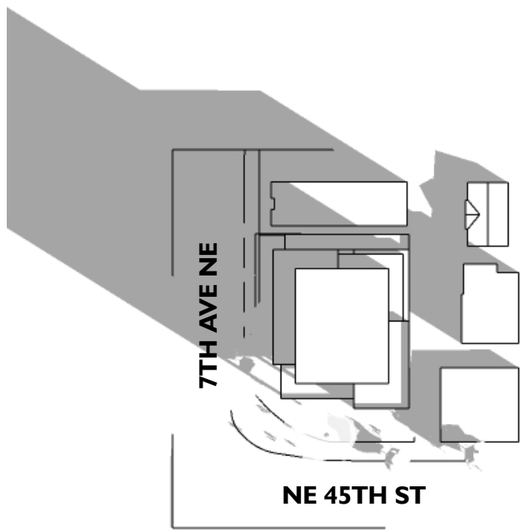
OPTION 3 - PREFERRED

WATERFALL

FALL/SPRING EQUINOX



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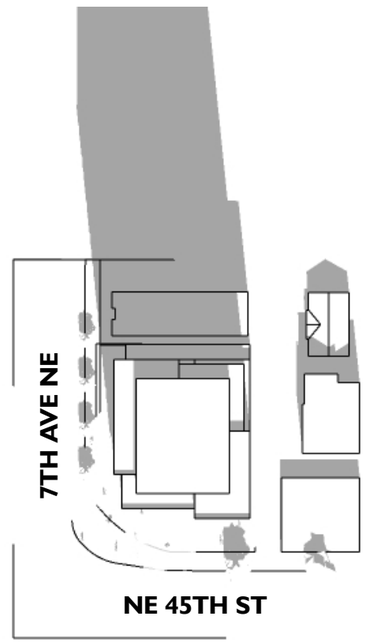

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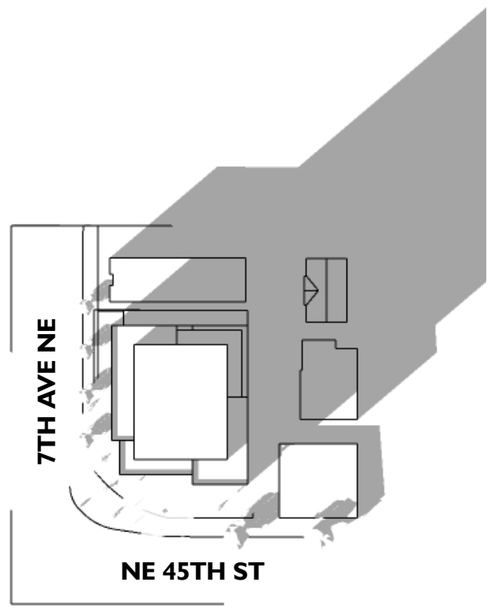

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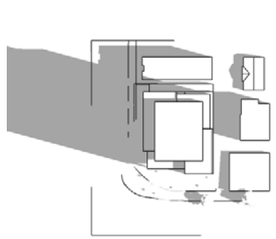
SUMMER SOLSTICE



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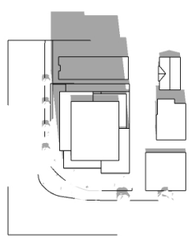

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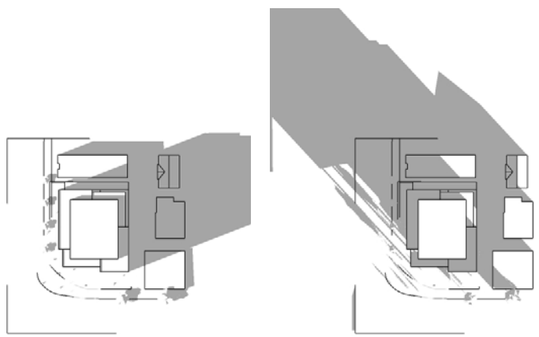
WINTER SOLSTICE



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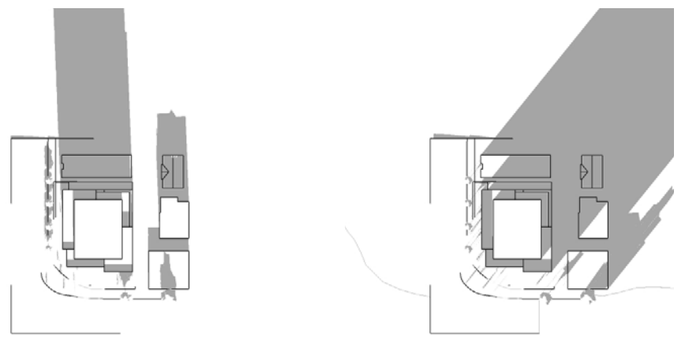

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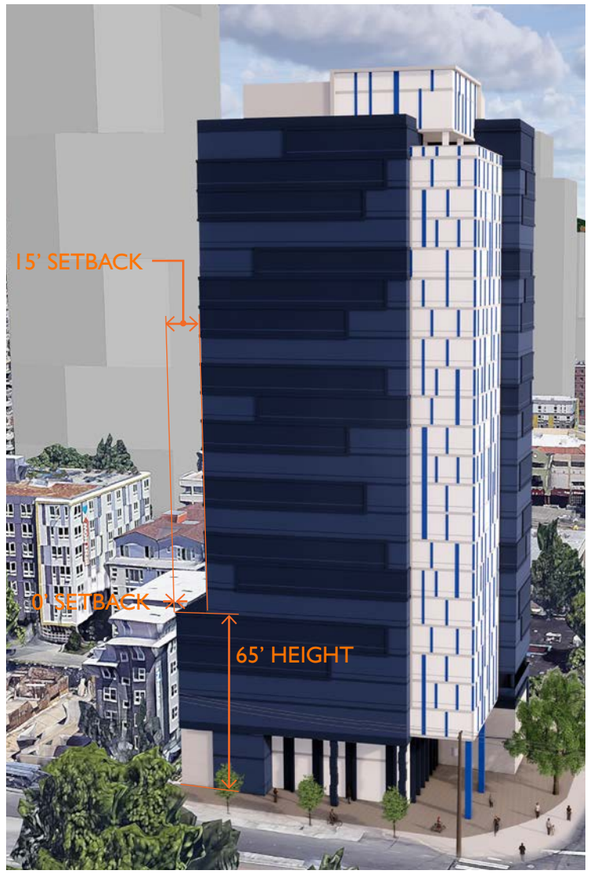
POTENTIAL DEPARTURE - OPTION 3

SETBACKS WITHIN SM-U 95-320 (M1)

DEVELOPMENT STANDARD	REQUIREMENTS	*PROPOSED*	JUSTIFICATION
23.48.645	For lots in the SM-U 95-320 zone that abuts a lot in the MR zone, portions of the any structure above 65 feet in height are required to set back a minimum of 15 feet from the abutting lot line.	The proposed design offers a 10' setback above a height of 14' along the northern property line.	The proposed design provides a setback at the most critical levels of the project, within the first 65' above grade. The neighboring building to the north has windows that face south. (CS1-1A)

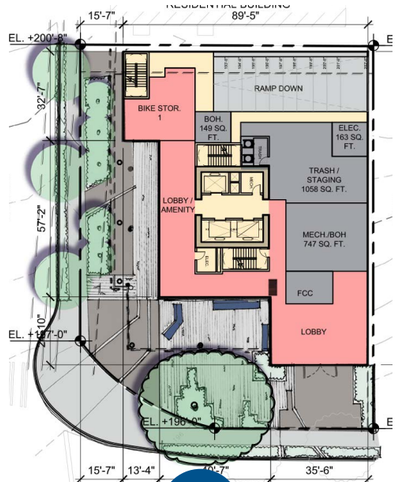


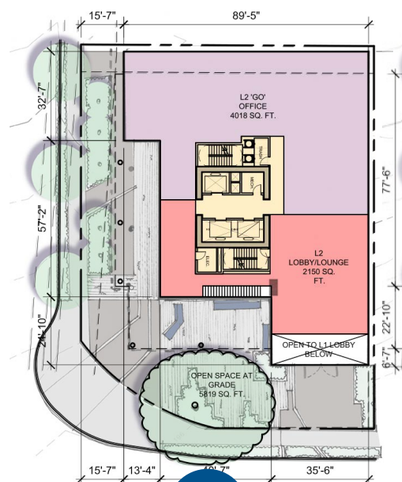
PERMITTED BY CODE

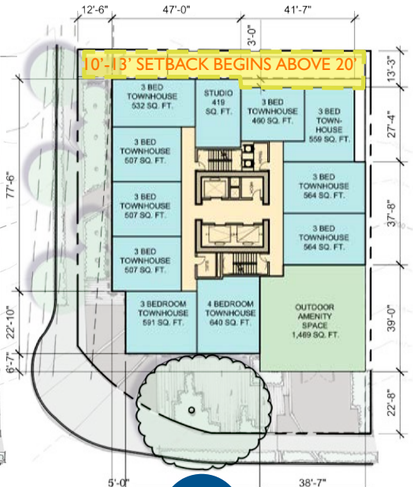
The code allows the building to *only setback above 65'*. As a result, the building massing could be setback 0' for the entire height of the building to the North. This would limit the neighbor's access to light and air.

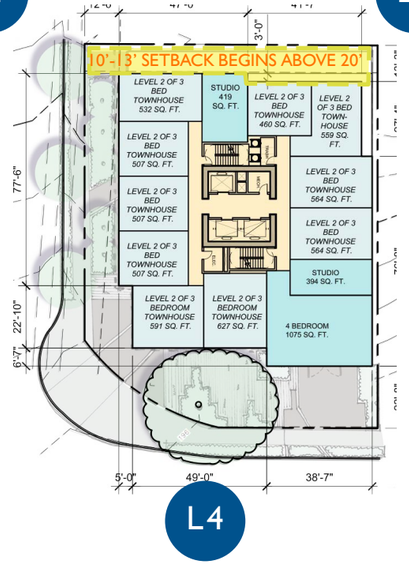
PROPOSED

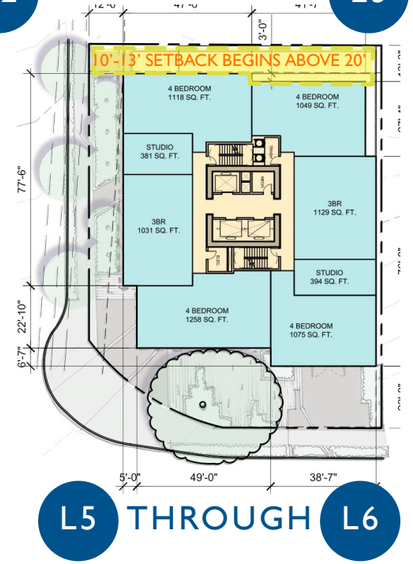
The proposed design preserves the Exceptional Tree along 45th, thereby limiting the buildable area of the site. The tower shifts 5' into the required setback, but provides space so that the neighboring property has access to light and air. (CS2-2b, CS3-1b)











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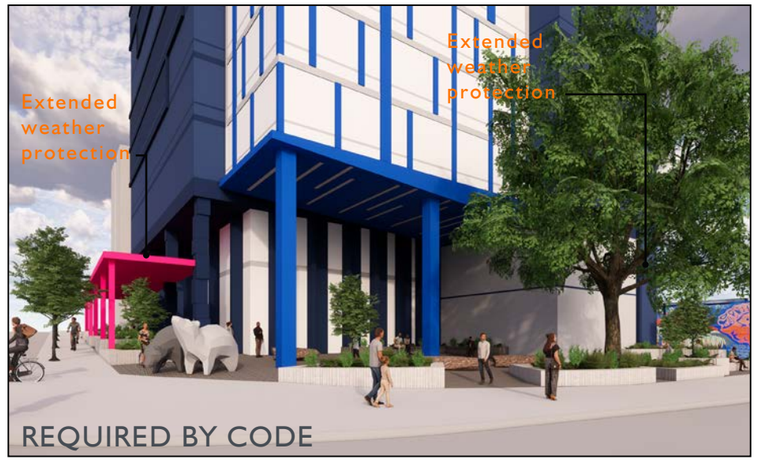
POTENTIAL DEPARTURE - OPTION 3

OVERHEAD WEATHER PROTECTION

DEVELOPMENT STANDARD	REQUIREMENTS	*PROPOSED*	JUSTIFICATION
23.48.640.F	60 percent of the street facing facade where there are not residential units is required to have overhead weather protection of at least 6 feet in depth from either canopies, marquees, or arcades. Overhead weather protection 6 feet deep shall be located between 8 and 13 feet above grade Overhead weather protection over 6 feet in depth shall be located between 10 and 15 feet above the sidewalk.	The project proposes to cover a portion of the exterior open space at grade, acting in lieu of traditional overhead weather protection.	The proposed design has a very open, very porous, ground plane which allows for pedestrians to traverse the site instead of being limited to using the sidewalk only. (PL1-a) Retention of the Exceptional Tree pushes the building from the sidewalk, resulting in a beautiful open space at this Gateway corner (CS1-1c) Code compliant overhead weather protection would disrupt the experience of walking through the dramatic spaces created by the double-height volume, and limit access to natural light and the vista to the west provided by I5 (CS1-1a) Along 7th Ave NE, stormwater planters are incorporated into the Landscape Design approach in an effort to create a sensible buffer from 7th Ave and the I-5 northbound onramp. This area is covered by the building massing above, ostensibly replacing the need for more weather protection measures.



REQUIRED BY CODE


PROPOSED

REQUIRED BY CODE


PROPOSED

CHAMPION Real Estate Company

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POTENTIAL DEPARTURE - OPTION 3

0.5 FAR FOR RETAINING EXCEPTIONAL TREE

DEVELOPMENT STANDARD	REQUIREMENTS	*PROPOSED*	JUSTIFICATION
23.41.012.B.10.b.1	Departures of up to an additional 0.5 FAR may be granted if the applicant demonstrates that: 1)The departure is needed to protect a tree that is located on the lot that is either an exceptional tree, as defined in Section 25.11.020, or a tree greater than 2 feet in diameter measured 4.5 feet above the ground; and 2)Avoiding development in the tree protection area will reduce the total development capacity of the site;	The project proposes to utilize the additional 0.5 FAR (7,200 SF) to offset the inefficiencies of a smaller tower floorplate.	The retention of the Cork Oak limits the amount of usable site area. None of the three massing schemes are able to reach the maximum floorplate size for residential towers. That said, retaining the tree brings nature into the site and sets up the Landscape design to work with the tree to provide lush landscaping. (CS2-1e4) This large, beautiful, character tree lends a unique specimen to the Gateway corner (CS2-3a). Planting a number of trees to 'replace' the canopy will take decades. Retaining the tree restricts the buildable site area and complicates construction. The additional 0.5 FAR allows an offset for this while satisfying several Design Guidelines as listed above.

WITH DEPARTURE

WITHOUT DEPARTURE

CHAMPION Real Estate Company

WEBER THOMPSON

TYPE I DIRECTOR'S DECISION - OPTION 3

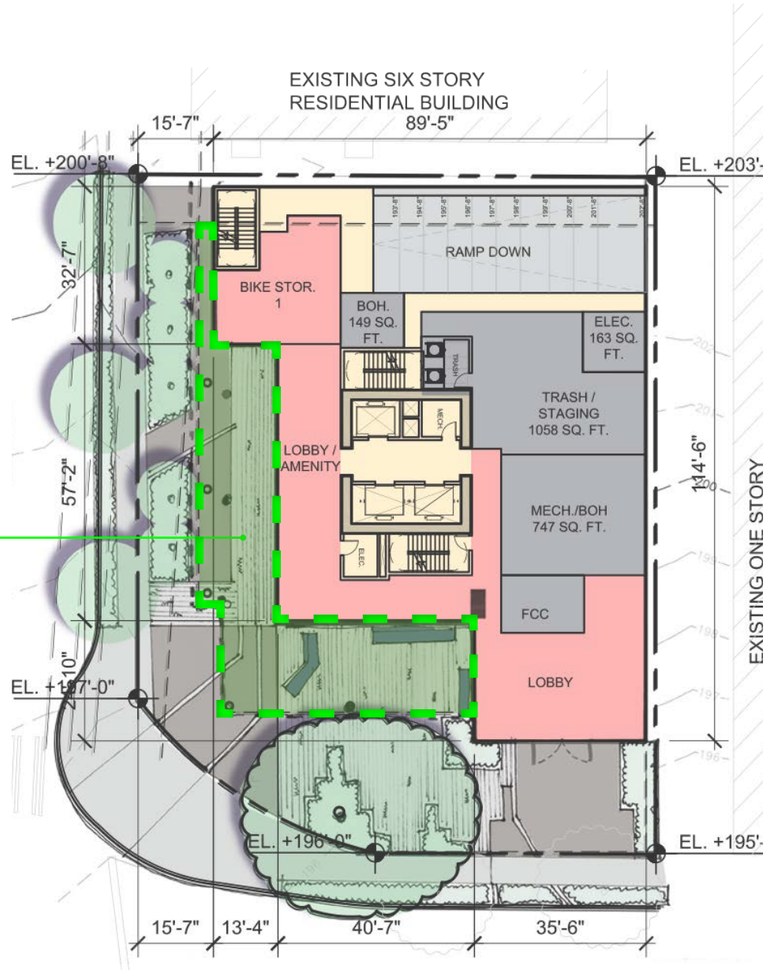
COVERING MORE THAN 20% OF OPEN SPACE PROVIDED AT GRADE

DEVELOPMENT STANDARD	REQUIREMENTS	*PROPOSED*	JUSTIFICATION
23.54.040.C.5.b.2.F	Neighborhood open space not in Downtown zones used to qualify for bonus floor area shall meet the conditions in this subsection 23.58A.040.C.5.b.2, unless a modification is allowed by the Director as a Type I decision, based on the Director's determination that, relative to the strict application of the standards, the exception will result in improved public access and use of the space or a better integration of the space with surrounding development. Up to 20 percent of the open space may be covered by elements accessory to public use of the open space, including: permanent, freestanding structures, such as retail kiosks, pavilions, or pedestrian shelters; structural overhangs; overhead arcades or other forms of overhead weather protection; and any other features approved by the Director that contribute to pedestrian comfort and active use of the space.	The project proposes to cover approximately 33% of the provided Neighborhood Open Space.	The project design constricts the footprint of the tower for two levels above grade, providing a very tall, dramatic outdoor space. Accommodating the Open Space on site makes Overhead Weather Protection as described within 23.48.640.F, impractical, yet the covered outdoor space allows foot traffic to traverse the site out of the rain. This configuration improves the use of the space year-round. (CS2-2c) The covered outdoor space contributes to the active use and pedestrian comfort of the space by allowing a year-round space out of the rain. (DC1-3b, DC3-2b)

OPEN SPACE REQUIRED: 5,942 SF
PERMITTED COVERAGE: 1,188 SF (20%)

OPEN SPACE PROVIDED: 5,942 SF
COVERAGE PROPOSED: **1,982 SF (33%)**

DASHED LINE = OPEN SPACE
COVERED BY BUILDING MASSING
TWO-STORIES ABOVE GRADE



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OPTION COMPARISON

OPTION COMPARISON STUDY

OPTION 1 — LIGHTHOUSE

OPTION 2 — RIPPLE

OPTION 3 — WATERFALL (PREFERRED)

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OPTION COMPARISON STUDY

OPTION 1 — INSET CORNER

OPTION 2 — RIPPLE

OPTION 3 — EROSION (PREFERRED)

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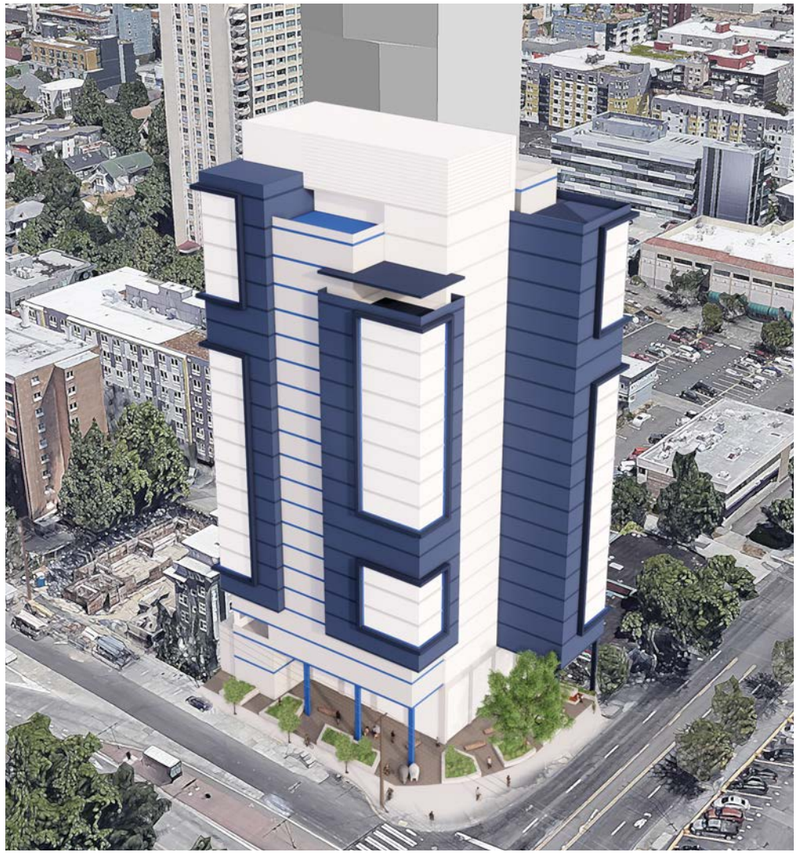
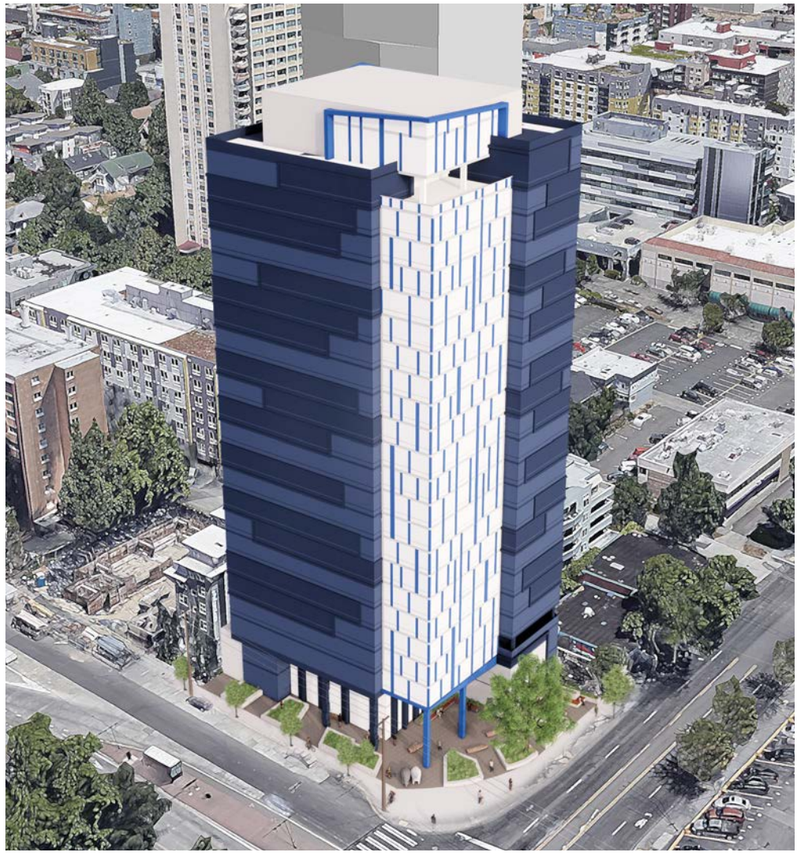
OPTION COMPARISON STUDY



OPTION 1 — LIGHTHOUSE

OPTION 2 — RIPPLE



OPTION 3 — WATERFALL (PREFERRED)

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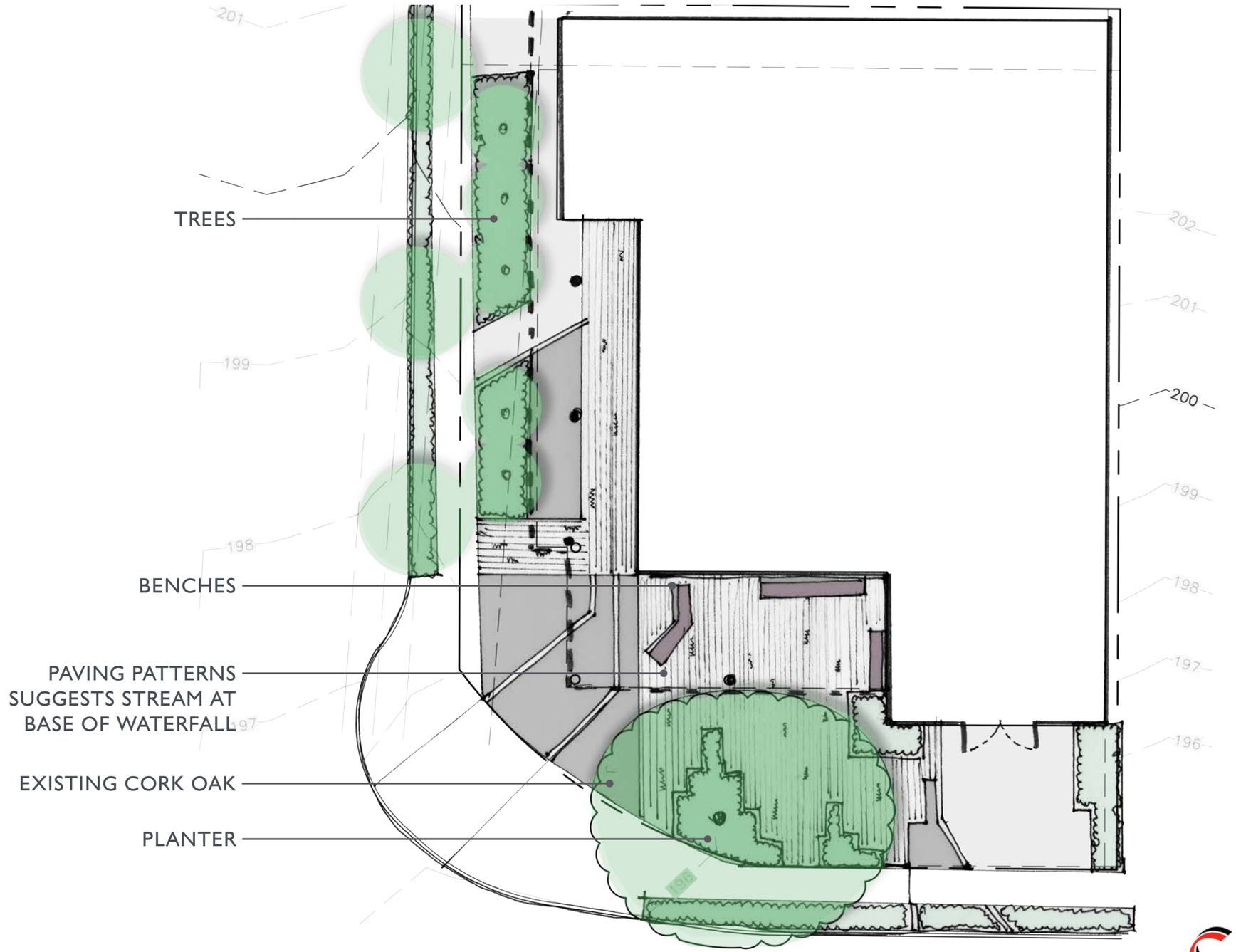
LANDSCAPE DESIGN – PREFERRED OPTION

SITE PLAN - PREFERRED OPTION



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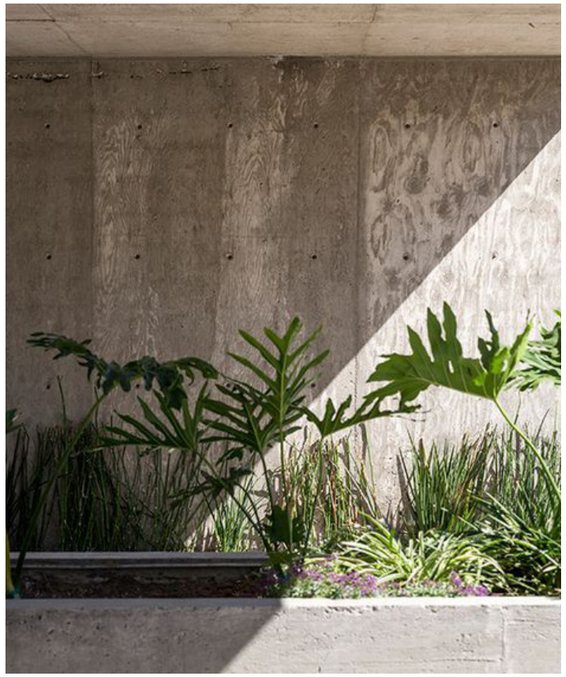
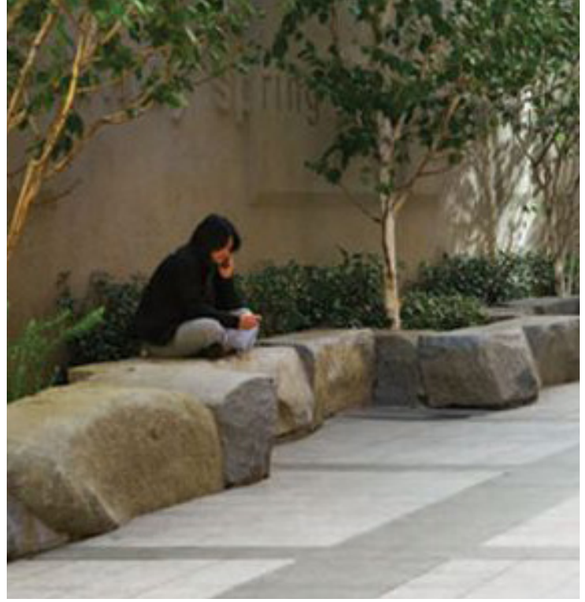
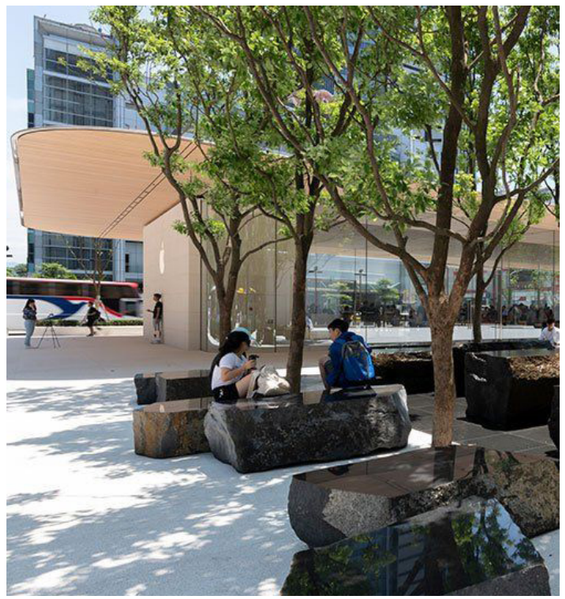
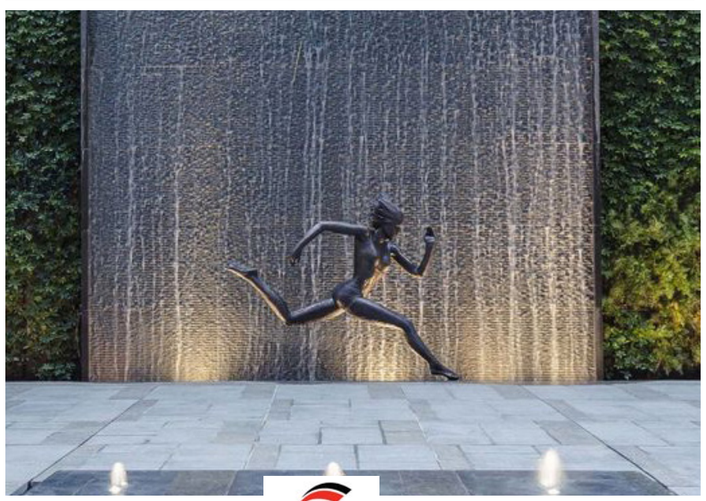
SITE PLAN - REFERENCE IMAGES

INSPIRATIONS









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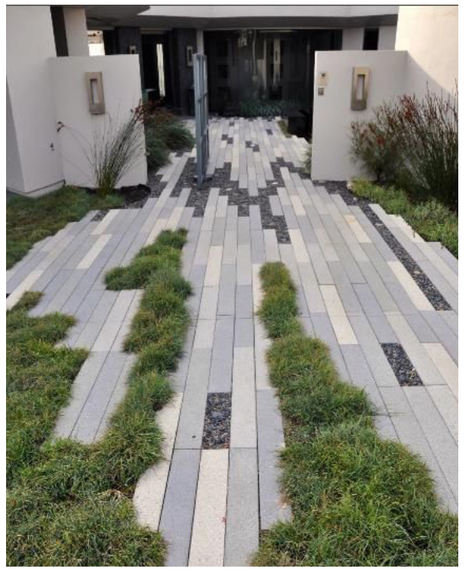
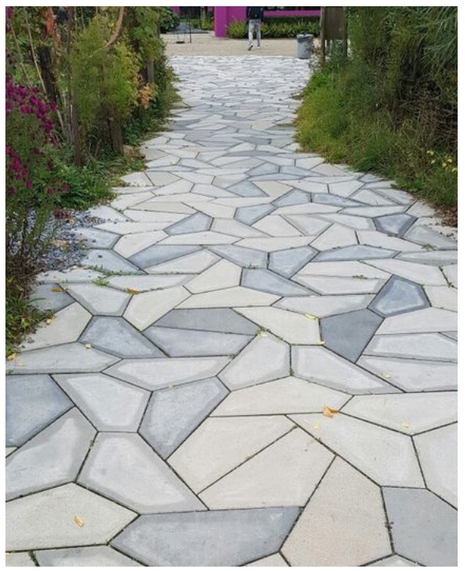
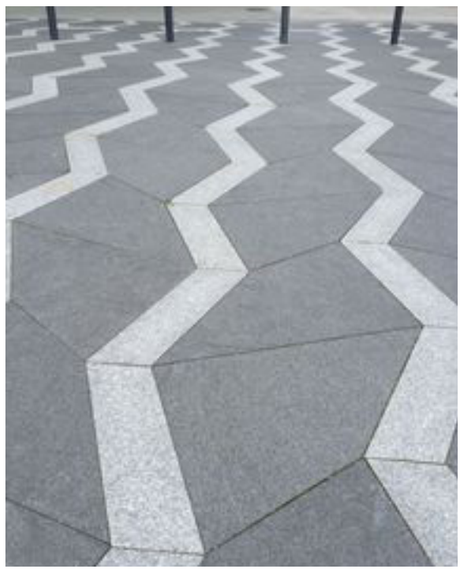
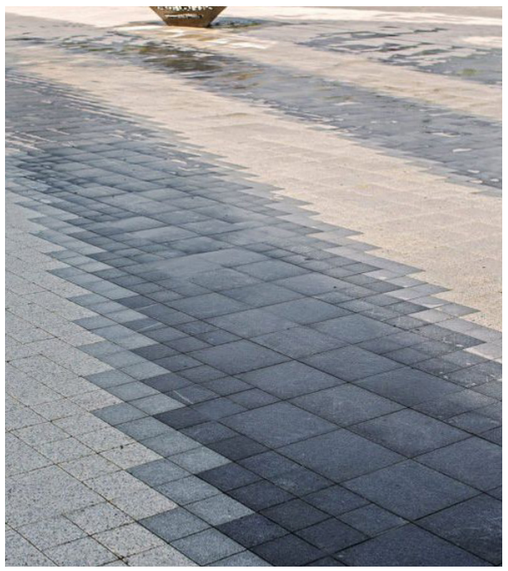
SITE PLAN - REFERENCE IMAGES

PAVING - FLOW

ART AND SCULPTURAL FURNISHINGS

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