

ONEX TOWERS

4522 Roosevelt Way NE

DESIGN REVIEW BOARD RECOMMENDATION MEETING

SDCI # 3036780-LU | MARCH 13, 2023 | Full Design Packet (R1)









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01 DEVELOPMENT OBJECTIVES AND BACKGROUND

SUMMARY | DEVELOPMENT OBJECTIVES

Both North & South Towers are residential buildings with retail at ground level. The two towers share a central public plaza. The site has 2 levels of underground parking.

Number of Units: 313 (North Tower) ; 272(South Tower)

Number of Parking Stalls: 224 Stalls

Retail: 1,324 (north tower) + 2,908 (south tower) = 4,232 sf

Total Number of Stories: North Tower 22 stories; South Tower 22 stories

Any Departures we are considering: None

Gross Floor Area:	Above grade	471,459 sf
	Garage	72,872 sf
	Total	544,331 sf

Design Summary

The project is designed to bring the U District DNA from the streetscape up into the city skyline. It creates a gathering hearth that enhances the pedestrian experience at the edge conditions on Roosevelt Way. Adapting to the collegiate, eclectic, and energetic atmosphere of the near University of Washington, the project aims to express and amplify the same vitality in its formative language.

Utilizing the central plaza as the center or hearth, this community opportunity draws people in to gather and enjoy the open space that is now a scarcity in the area.

The buildings are intentionally spread to the far north and south allowing for the best access to light / views to the north property and a contiguous / connected pedestrian experience at the ground plane. The ground plane and its connectivity to Roosevelt is the primary organizing element of the project.

There are gracious highly transparent building lobbies that are set back from the property line to provide a wider feel at the sidewalk and act as a transitional ‘porch’.

The podium is porous with multiple points of entry that blur the line between public and private. The sidewalk visually extends into the building’s ground plane. The retail storefronts engage the sidewalk providing a visual energy and creating wide portals for people to engage and transverse into the plaza.

The design reflects the neighborhood through its diversity of uses, the community / neighborhood focused ground plane, a pedestrian scale at the lower levels, and curated diversity in building aesthetic that touches on micro to macro scale.





02 URBAN FRAMEWORK

NEIGHBORHOOD ZONING BLOCK MAP

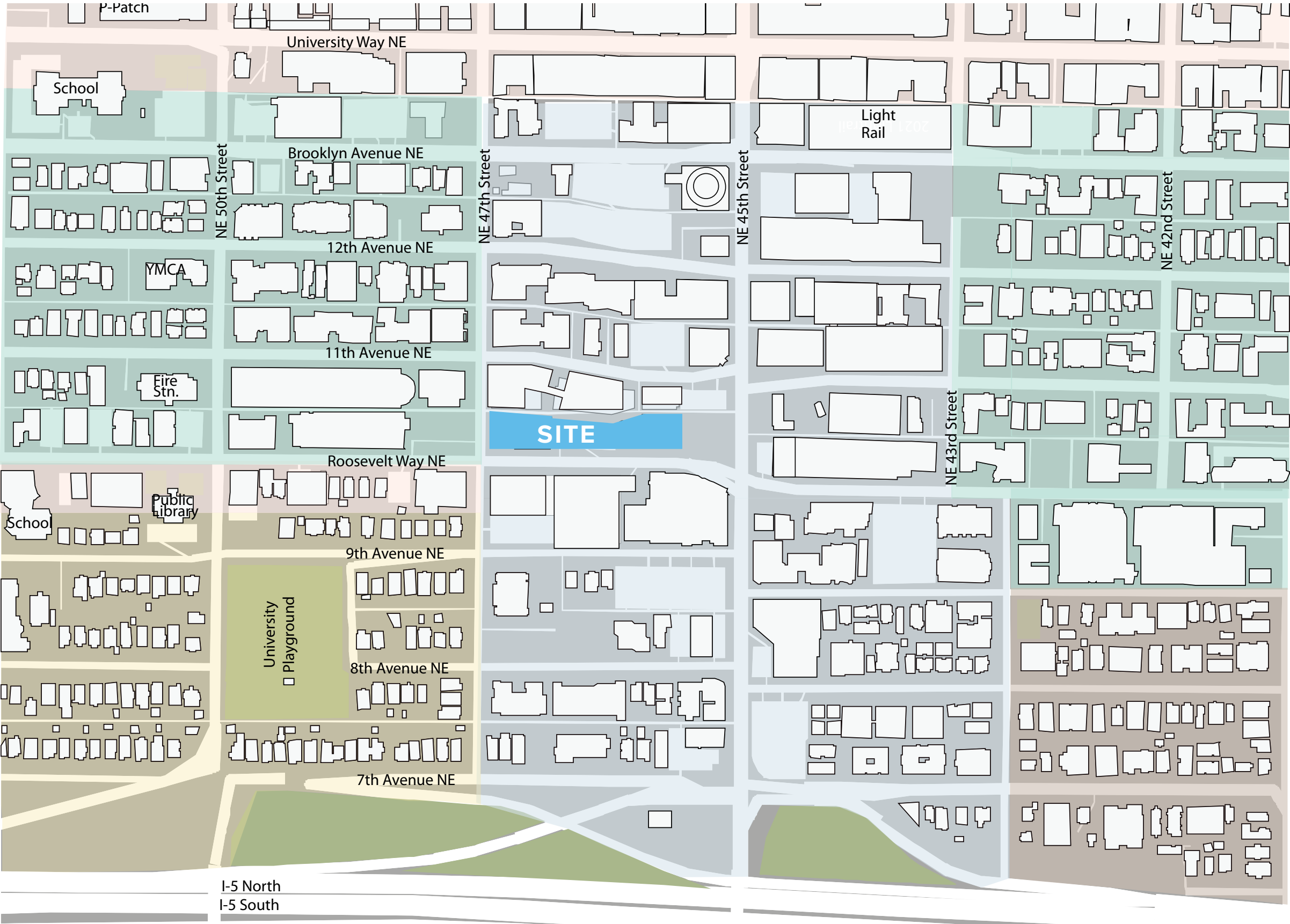
Legend

- SM-U 95-320
- SM-U 75-240
- NC3-65
- MR
- LR1

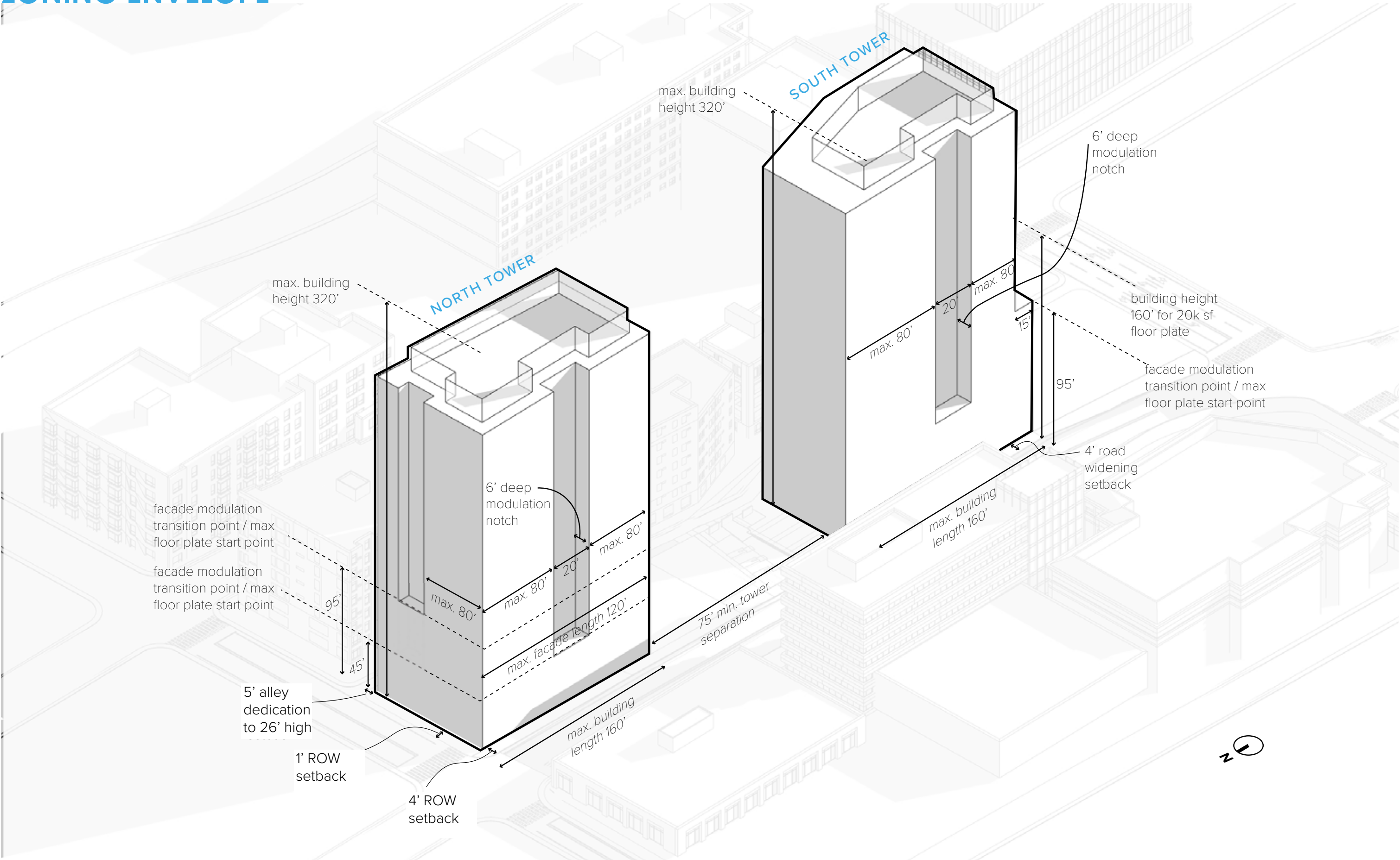


summary

- Site is in SM-U 95-320 zone
- Site is not immediately adjacent to any other zones; across NE 47th Street is zoned SM-U 75-240
- SM-U zones are relatively new and will result in a number of highrise towers changing the U-District skyline



ZONING ENVELOPE



ACCESS & CIRCULATION

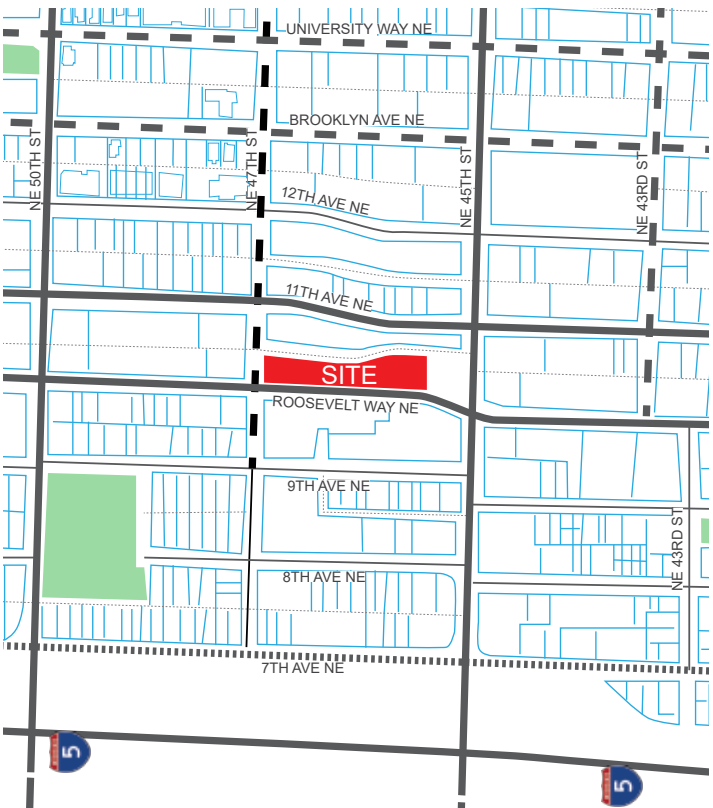


KING COUNTY METRO BUS STOP

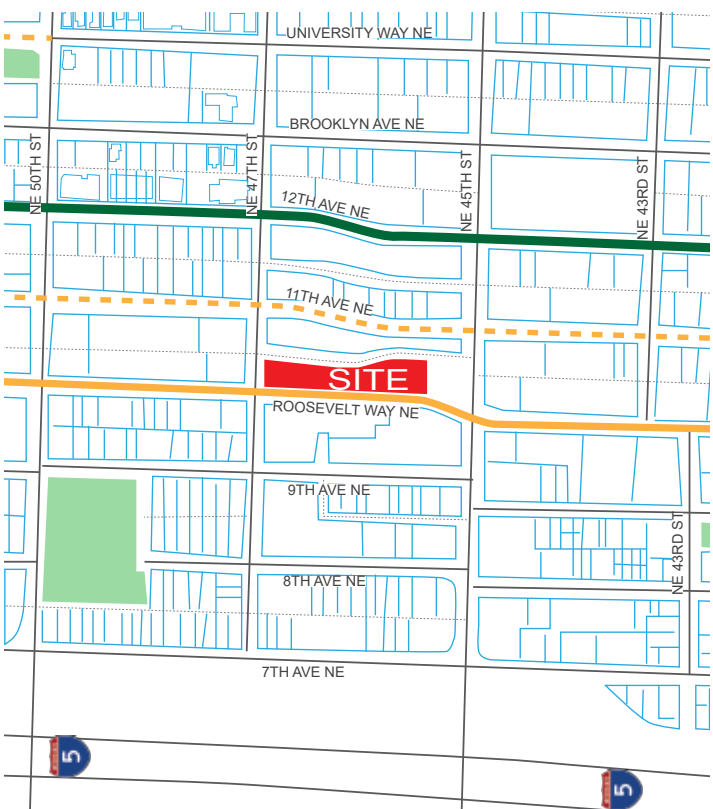
- | | | |
|---|--|--|
| 1 NE 45TH ST. & 9TH AVE NE
44 • 801 • 821 • 855 • 860 • 871 • 880 | 5 NE 45TH ST. & 7TH AVE NE
44 | 9 15TH AVE NE & NE 45TH ST.
70 • 542 |
| 2 ROOSEVELT WAY NE & NE 45TH ST.
65 • 74 | 6 NE 45TH ST. & 7TH AVE NE
44 • 810 • 821 • 855 • 860 •
871 • 880 | 10 11TH AVE NE & NE 47TH ST.
67 • 74 |
| 3 11TH AVE NE & NE 45TH ST.
49 • 67 • 70 • 74 | 7 12TH AVE NE & NE 47TH ST.
49 • 70 | 11 7TH AVE NE & NE 47TH ST.
586 |
| 4 I-5 & NE 45TH ST.
64 • 512 • 810 • 821 • 855 •
860 • 871 • 880 | 8 15TH AVE NE & NE 45TH ST.
70 • 542 | 12 15TH AVE NE & NE 47TH ST.
70 |

LEGEND

- ← ONE WAY TRAFFIC
- ↔ TWO WAY TRAFFIC
- PARK / OPEN SPACE



- PRINCIPAL ARTERIAL
- - - COLLECTOR ARTERIAL
- MINOR ARTERIAL
- NOT DESIGNATED
- - - PARCEL ALLEY



- PROTECTED BIKE LANE
- - - BIKE LANE/CLIMBING LANE
- NEIGHBORHOOD GREENWAY



ACCESS & CIRCULATION

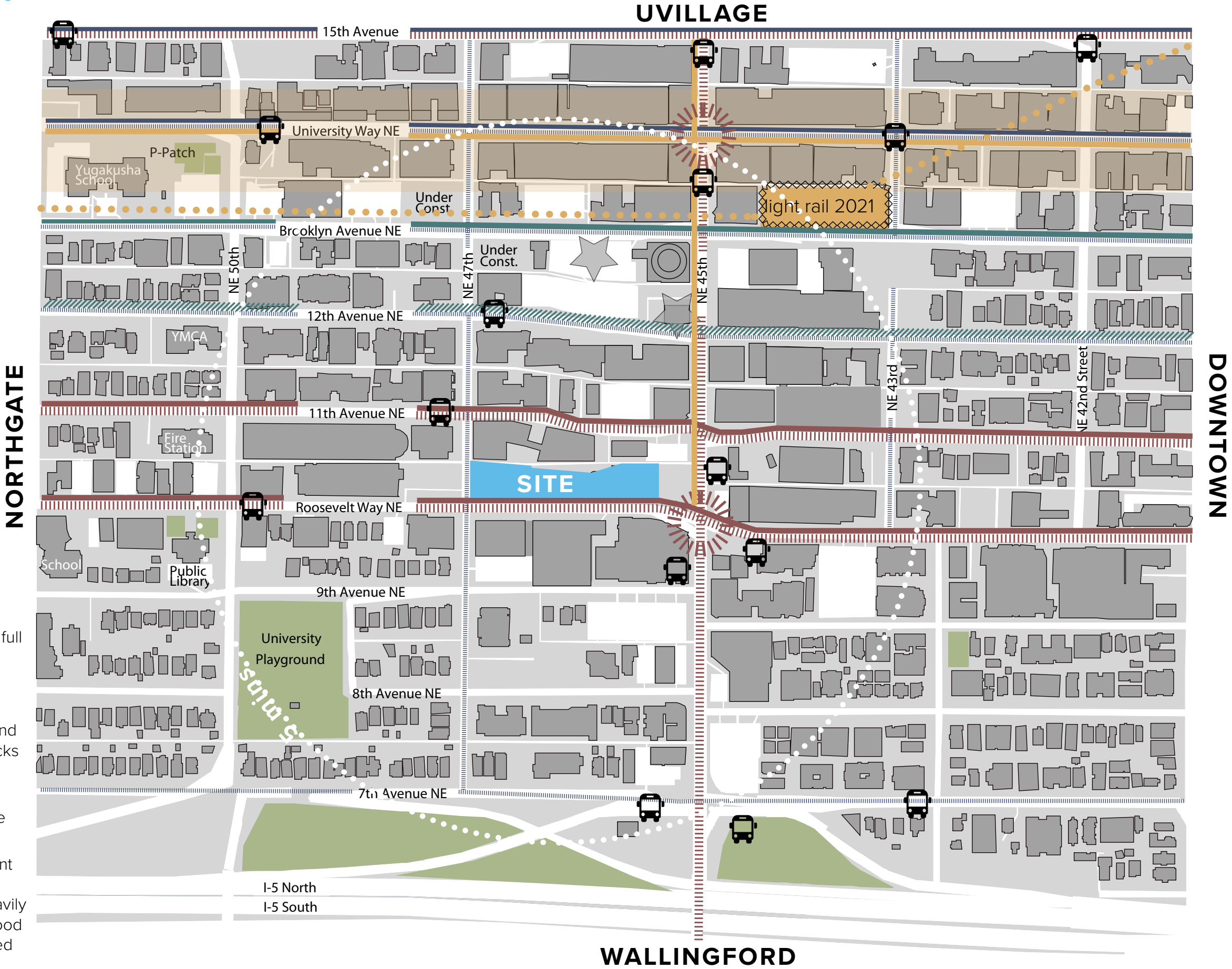
Legend

- major arterial
- minor arterial
- freeway
- bus stop
- light rail
- neighborhood gateway
- bicycle friendly
- dedicated bike lane
- green street
- neighborhood greenway
- major pedestrian zone
- class 1 pedestrian street



summary

- Site is a 5 minute walk to University Way - full of shopping and restaurants.
- Site is a 12 minute walk to the main UW Campus.
- Site is well connected to many bus lines and also the light rail, with a station only 2 blocks away.
- University Way is a bike friendly street, and both 11th Ave and Roosevelt Way have dedicated bike lanes.
- The southwest corner of the site is adjacent to a neighborhood gateway - which is a condition occurring when larger, more heavily trafficked streets meet smaller neighborhood streets; safety issues need to be addressed with design considerations per the city.

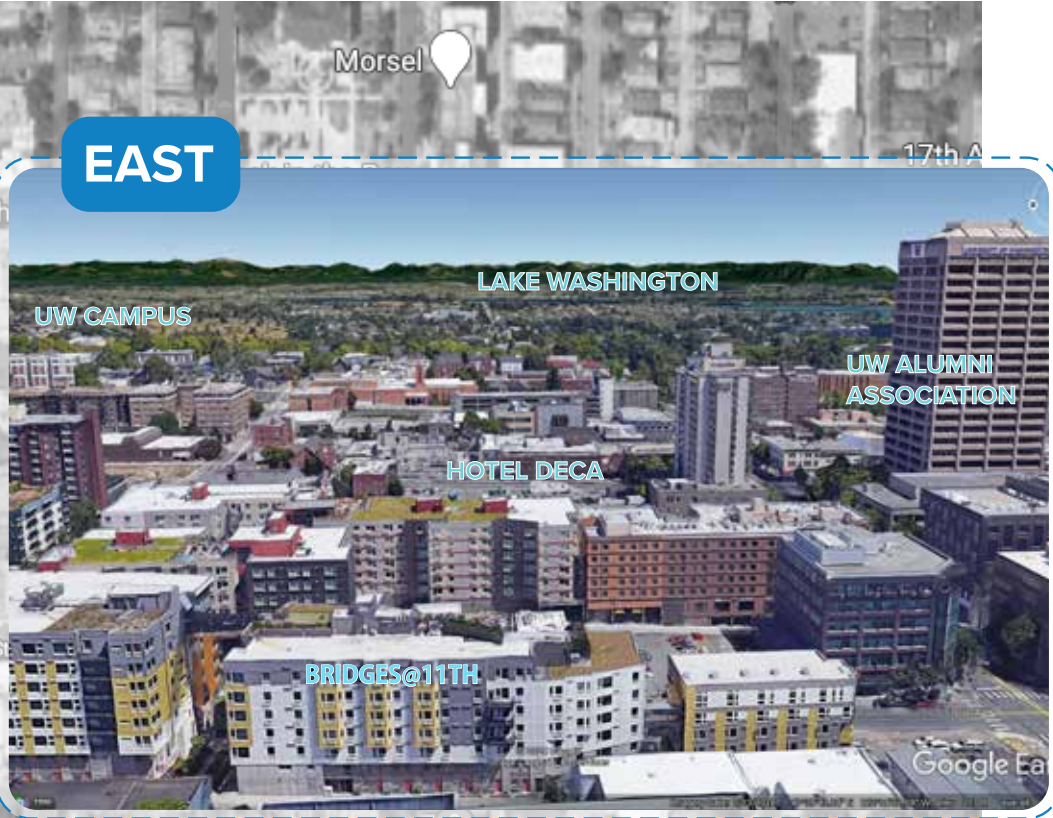


VIEW ANALYSIS

NORTH



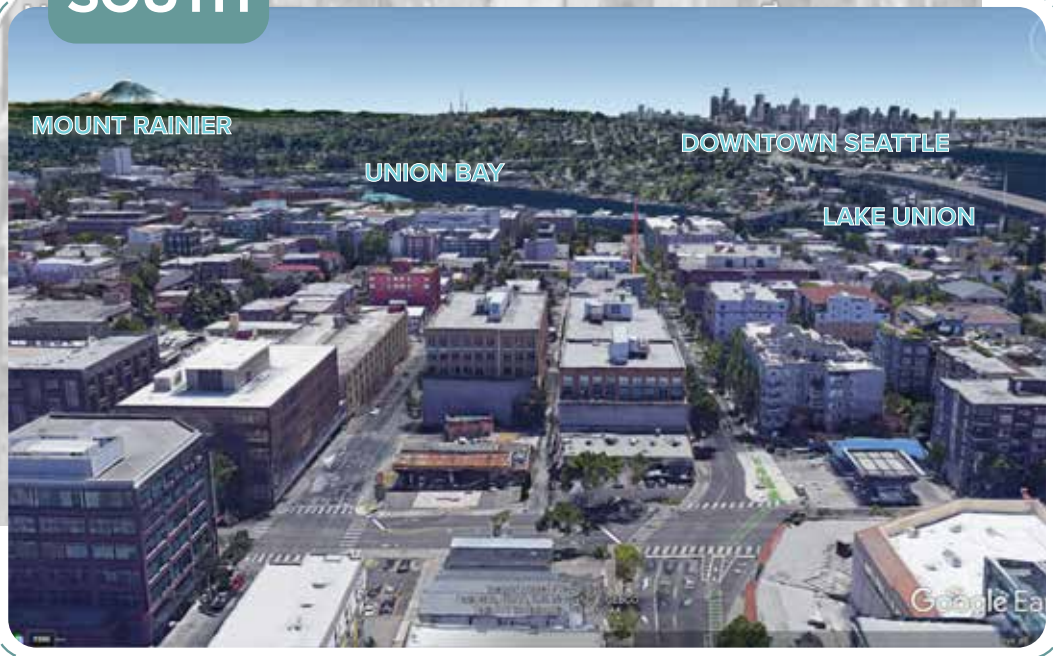
EAST



WEST



SOUTH



SITE

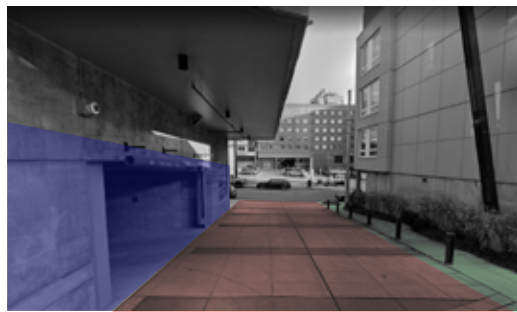
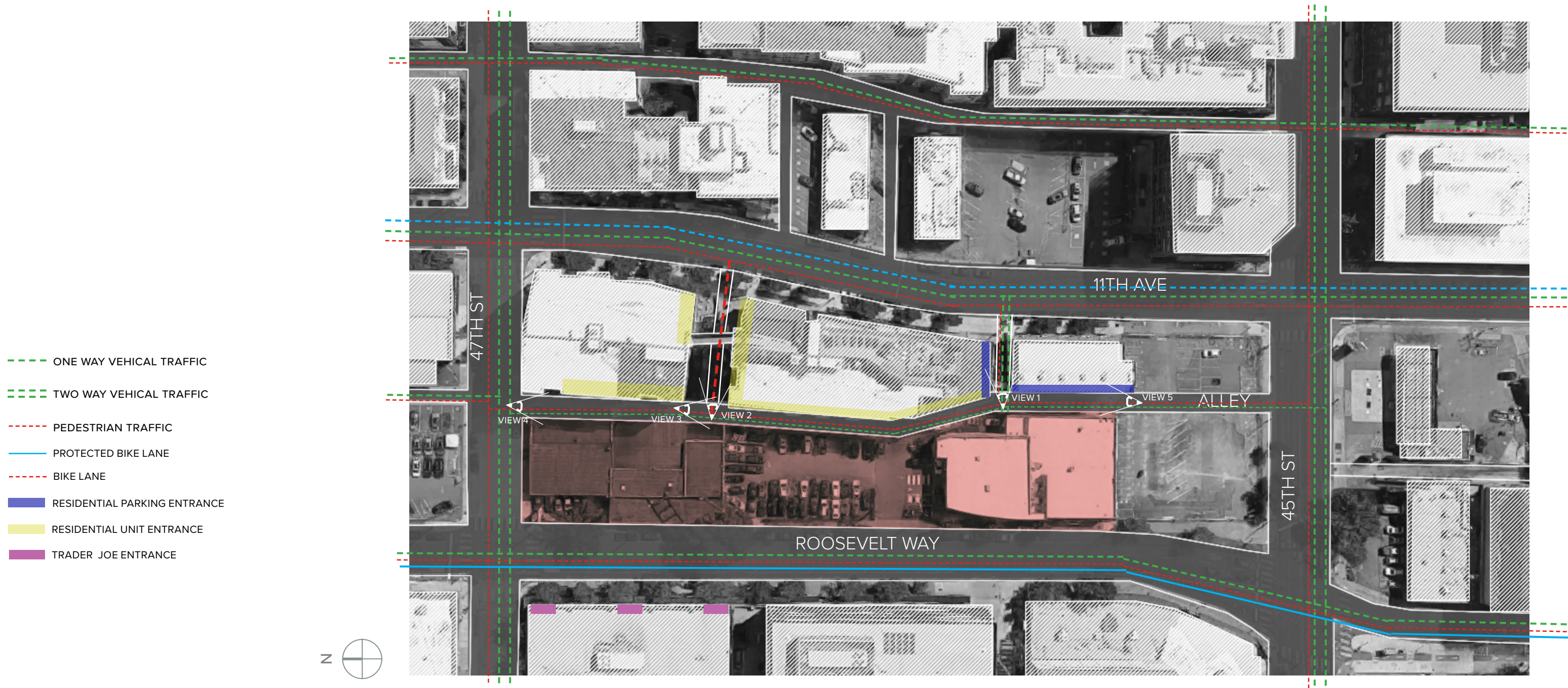


CONNECTION TO GREENWAY



-  ONEX SITE
-  GREEN WAY (BROOKLYN AVE NE)

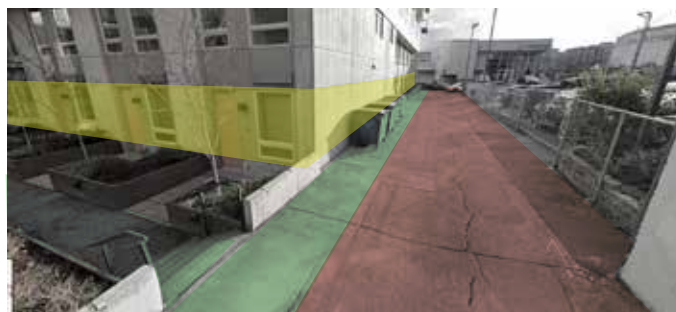
CONNECTION TO GREENWAY



VIEW 1



VIEW 2



VIEW 3



VIEW 4



VIEW 5

ELEVATION CHANGE

Site Information

The existing site slopes down as it moves south, starting at 205' along 47th st. and 186' at the south end of the property line. The site also slopes in the east-west direction, rising from +182.5' at the SE corner and +188' on the South end, and from 204' on the NE corner to 207' on the NW corner. These elevation differences indicate the transitions necessary in connections to the sidewalk and the open space between the two buildings on the site.





03 EDG RECAP

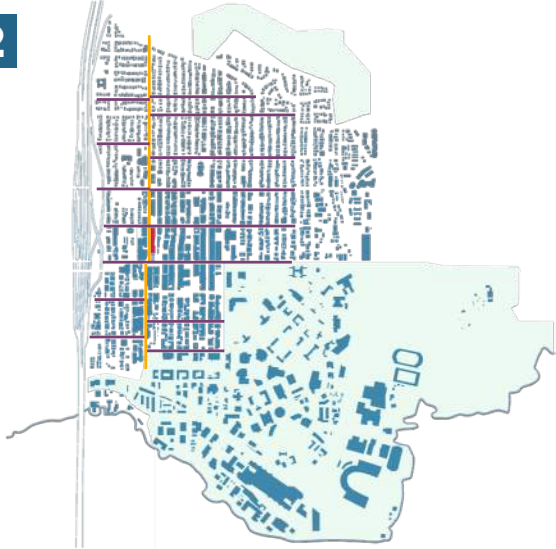
EDG 2 RECAP - DESIGN CONCEPT

1

To create a destination that enhances and showcases the qualities of the dynamic and diverse University District.

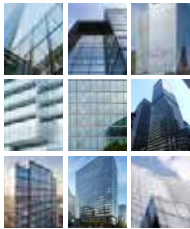


2



U-DISTRICT FABRIC

3



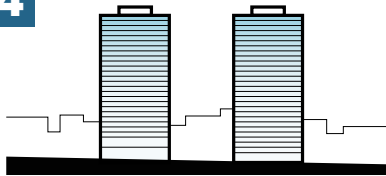
CBD-STYLE RIGIDITY

V.S.



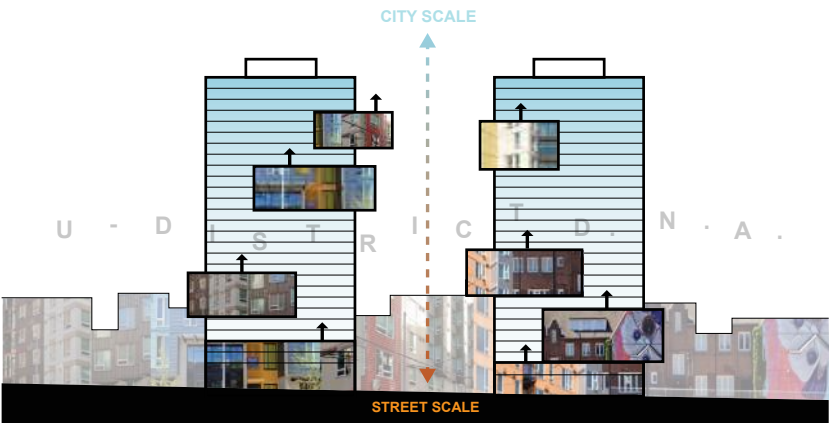
U - DISTRICT . D . N . A

4

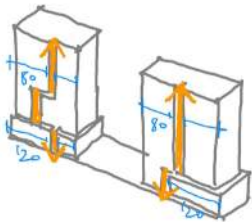


U - DISTRICT . D . N . A

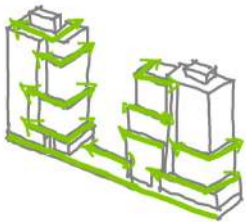
5



6

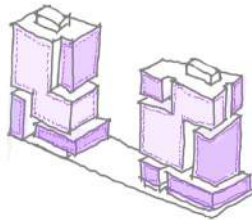


VERTICAL CUT
TO BREAK DOWN THE
SCALE



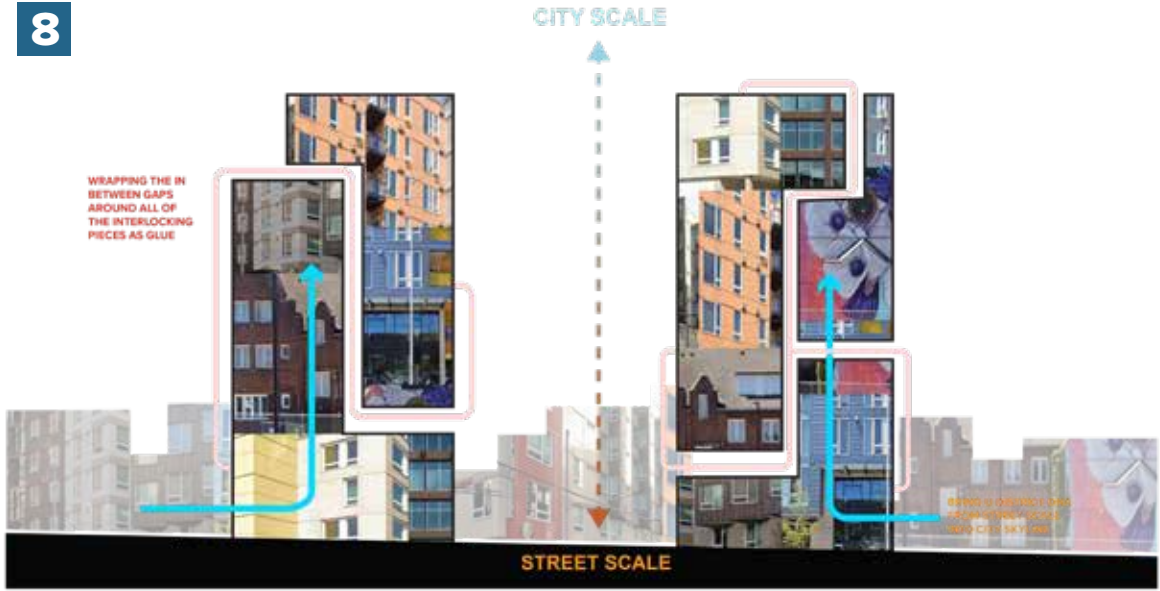
HORIZONTAL CUT
CONNECTING TO GROUND
LEVEL

7



U-DISTRICT D.N.A
DISTINCTIVE ELEMENTS FOR TWO
TOWERS TO COORESPOND TO
EACH OTHER AND RELATE TO THE
GROUND PLANE.

8





OPTION 1: STACKING

PROS:

- Simple design
- Low construction cost
- Maximizes efficiency
- Ground floor setback to widen sidewalk and ease access to site
- Maximizes efficiency and area
- Similarity in design frame the central plaza together

CONS:

- Aesthetics of orderly volumes aren't fitting in the University District diversity
- Massing doesn't reflect interior functions
- 20' notch not ideal for views out, as units might have interference of views from neighbors
- Indent notches make balconies difficult to achieve, as 20' is too wide for one single balcony, and dividers aren't desirable

DEPARTURES

- None



OPTION 2: SHIFTING

PROS:

- More diversity of scale and elements that are representative of the diverse and dynamic culture of U District.
- Ground floor setback to widen sidewalk and ease access to site
- Opportunities of balconies at north facade bring livelihood to traffic approaching from Roosevelt way
- Jewel-box features draw attention from ground level and skyline
- Shifting satisfies modulation and opens up views
- Various locations for balconies to capture views in all directions without having view interference nor compromising privacy
- Similarity in design frame the central plaza together

CONS:

- Multiple layers may be confusing to read

DEPARTURES:

- None



OPTION 3: INTERLOCKING

PROS:

- The connected facades bring the street-scale U District DNA into the city-scale skyline
- The diversity of U District is expressed in way that every side of the buildings has a different pattern
- Dynamic and playful in form with multiple blocks for various facade possibilities
- Corner terraces are created as the **modulation turns** from one surface to another; these **terraces offer great views and visual connection/interest with the streetscape**
- Ground level designs for north and south towers both have **recesses** that create a welcoming public open space and **funnel passersby** into the central plaza
- Similarity in design **frame the central plaza together**

CONS:

- None

DEPARTURES

- None

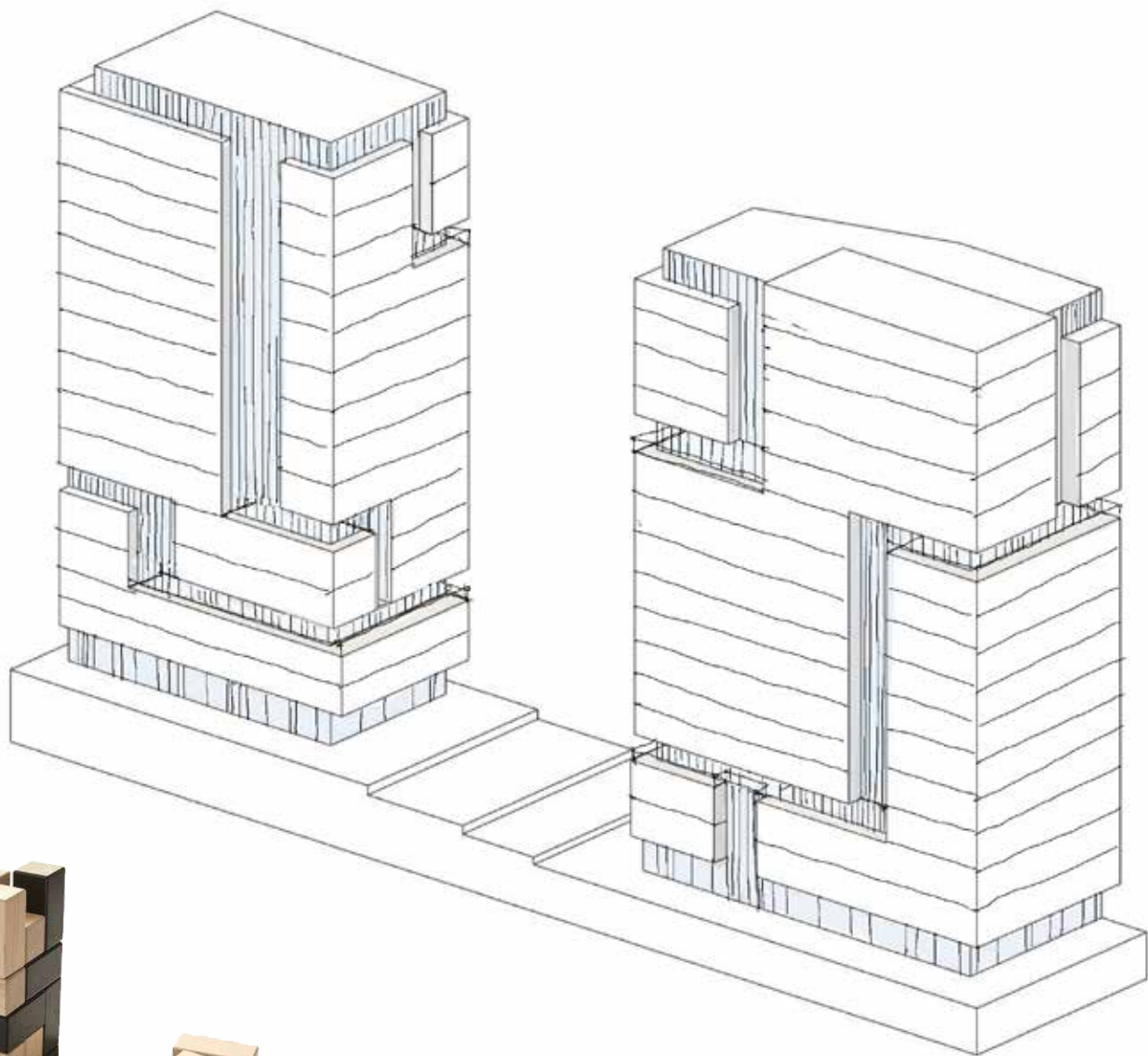
PREFERRED OPTION

EDG 2 RECAP - PREFERRED DESIGN OPTION

Design Narrative

In this interlocked scheme, the U District DNA is brought from the ground level up into the skyline in a more blended fashion to convey the diverse and dynamic energy in the community. The volumes are interlocked as how the different materials, people, styles, programs are woven together in this urban fabric.

This massing concept utilizes the modulations and integrates them into a playful design. By extending and turning the vertical notches in the horizontal direction, it alleviates the emphasis on this facade-spanning rule and creates multiple opportunities for terraces. The proportion of the massing not only is expressive from the exterior, but is also reflects to the interior programs. The modulation is further expressed and celebrated by the use of a vibrant material. The diverse Seattle blues create a rhythm and pattern highlighting the different volumes and terraces.



Preliminary Sketch



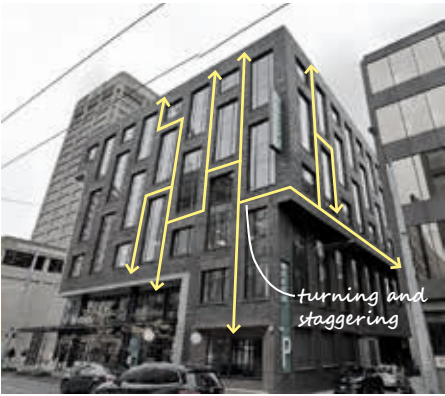
Abstract Concept Image



FORM INSPIRATION IMAGES



1. BRIDGES @ 11TH (2015)
Option 2 takes inspirations from the facade pattern of the Bridges @ 11 Apartments right across the alley.



2. WSECU
The staggering pattern of the window and facade pattern on WSECU create visual interest that are partially applied to the design of option 2 in an inverted fashion. The solid facades become the gaps and voids between the interlocking volumes.



3. LIGHTBOX APARTMENTS - 4545 8TH AVE NE (2014)
Lightbox Apartments have facade patterns that form interlocking geometries and compositions. The design of option 2 was inspired by the richness in the facade executed by simply changing colors in exterior wall panels.



4. RESIDENCE INN BY MARRIOTT
Residence Inn by Marriott has a tall ground level design with setback glass facade. This element is applied to Option 2 design to draw people into the building.

CONTEXT ARCHITECTURAL LANGUAGES



04 EDG RESPONSES

2. MASSING AND DESIGN CONCEPT

COMMENTS

a. The Board recognized the intention to respond to context and the success of the consistent horizontal modulation in relating to the height of the project to the east. The Board was concerned that the rationale for some of the other modulation choices (location, scale, articulation) was less clear and provided guidance to demonstrate how those compositional elements are connected to context and/or interior programming and how they strengthen the design concept. To that end, the Board stated that they would be open to revision and refinement of that modulation as the design develops. (CS3-A, CS3-1, CS2-D, DC2)

RESPONSE

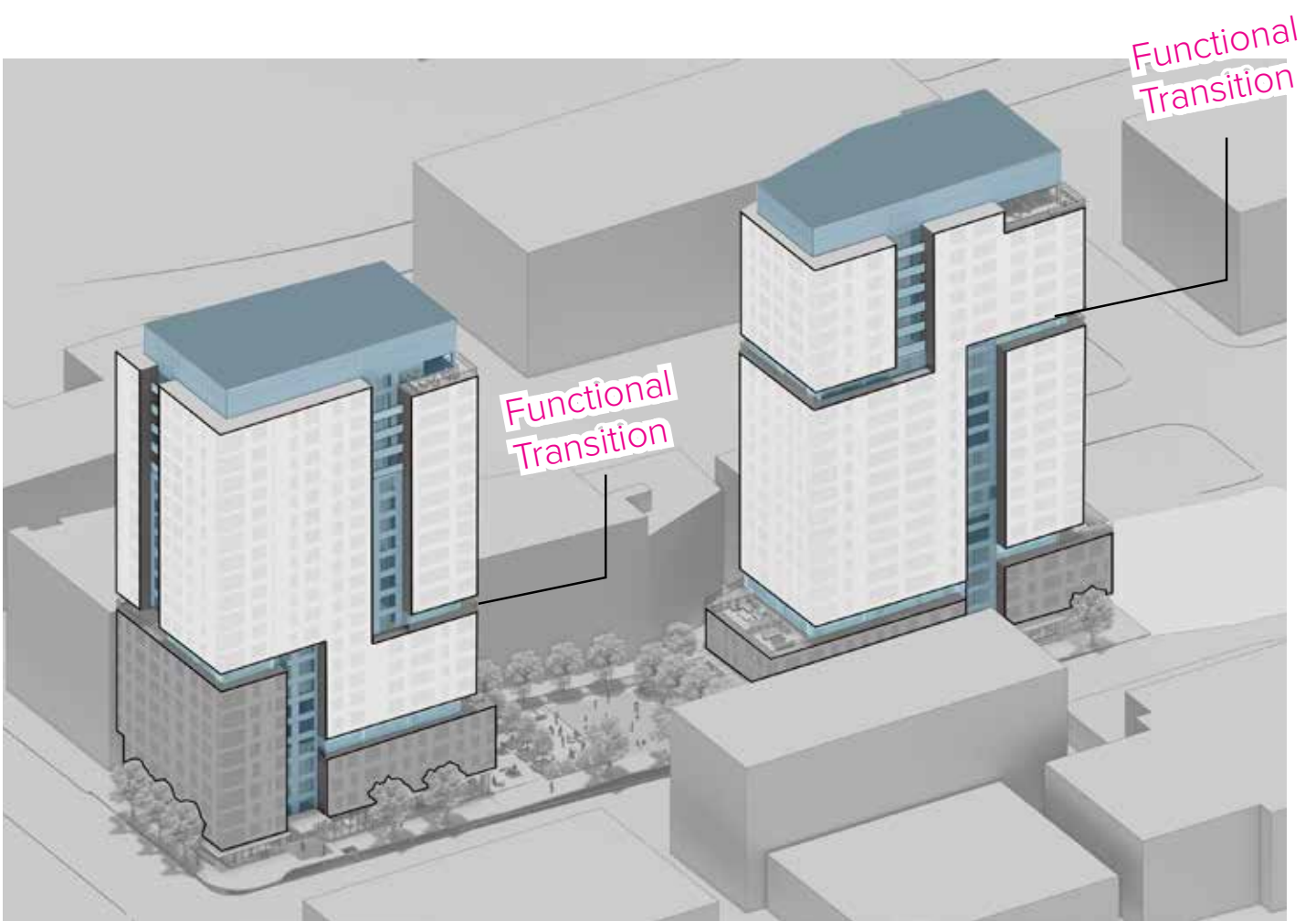
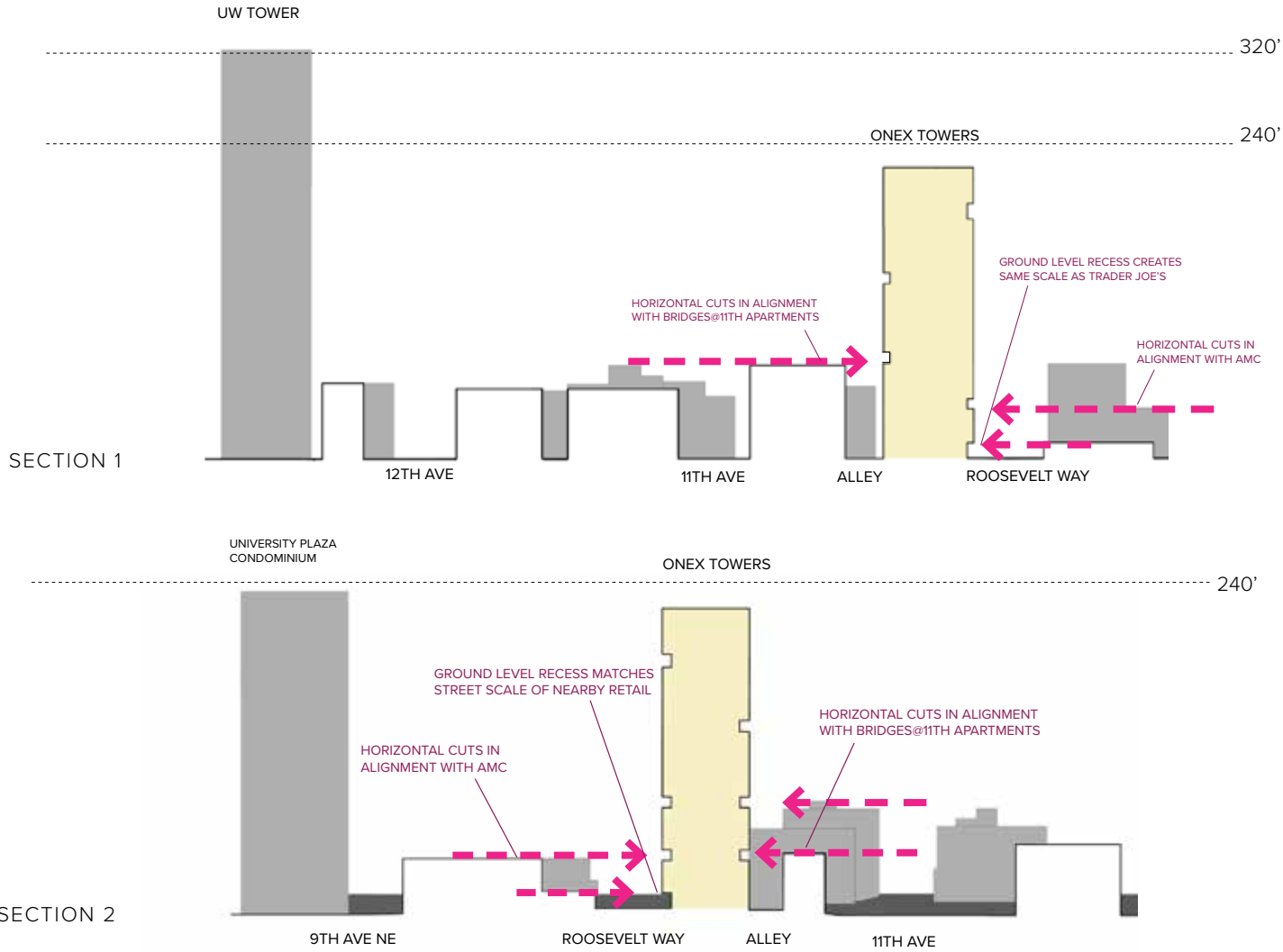
We have held the horizontal modulation from EDG 2, as it responds to the context of the surrounding neighbors and the interior programming. The horizontal cuts provide opportunities for outdoor amenity activation throughout the buildings.

We heard the boards comments about some refinement to the modulation and we saw that best utilized in the vertical modulation. Instead of stopping the vertical cuts at the podium we have intentionally brought them all the way to the ground plane, highlighting the building entrances. The vertical modulation is also brought all the way up to the roof terminus, providing opportunities for unit balconies.

Overall the modulation meets the land use requirements with providing the ability for exterior activation from the ground plane to the roof of the building

DESIGN GUIDELINES

- DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.
- CS3-A-3. Established Neighborhoods: In existing neighborhoods with a well-defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.
- CS3-1-d. Horizontal and Vertical Patterns: Respond to nearby predominant horizontal and vertical patterns and datum lines, and take cues from design elements in older structures such as campus gothic style, punched windows, texture-rich materials, and thoughtful detailing.



2. MASSING AND DESIGN CONCEPT

COMMENTS

b. The Board was concerned that the secondary modulation that occurs in the areas between the larger modulations(shown in grey on page 110 of the Second EDG packet and elsewhere) could weaken the design concept and that some simplification of the number and articulation of moves could be successful in strengthening the overall design concept and achieving an overarching compositional order. (CS3-1, DC2)

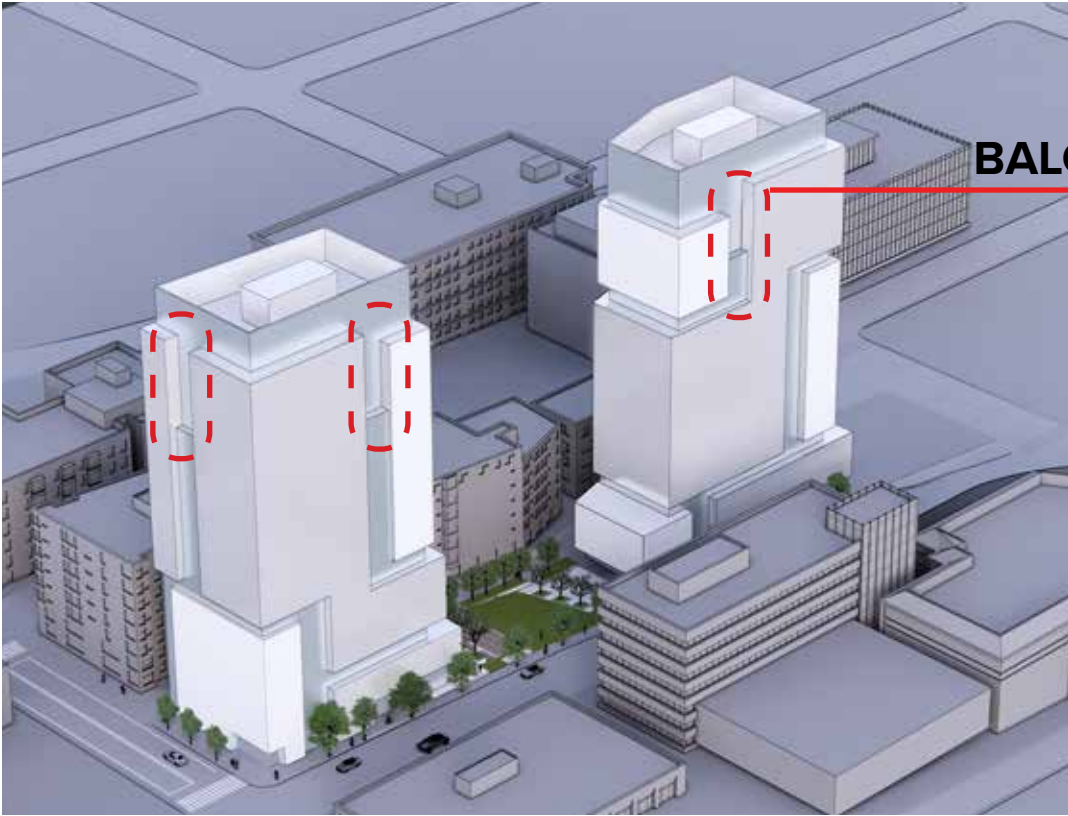
RESPONSE

The EDG 2 vertical modulation reads as though its stops before the roof terminus. We agree with the boards comments and we have refined the design so the vertical modulation is continuous to the roof. The inset windows of the modulation erode to balconies at the top of the massing but it reads as one articulation.

The glass railings of the balcony infill are aligned with the façade below, creating the impression of a single plane within the recess. This helps to integrate the balconies seamlessly into the overall design of the building. These balconies encourage outdoor activation for residents while also providing stunning views.

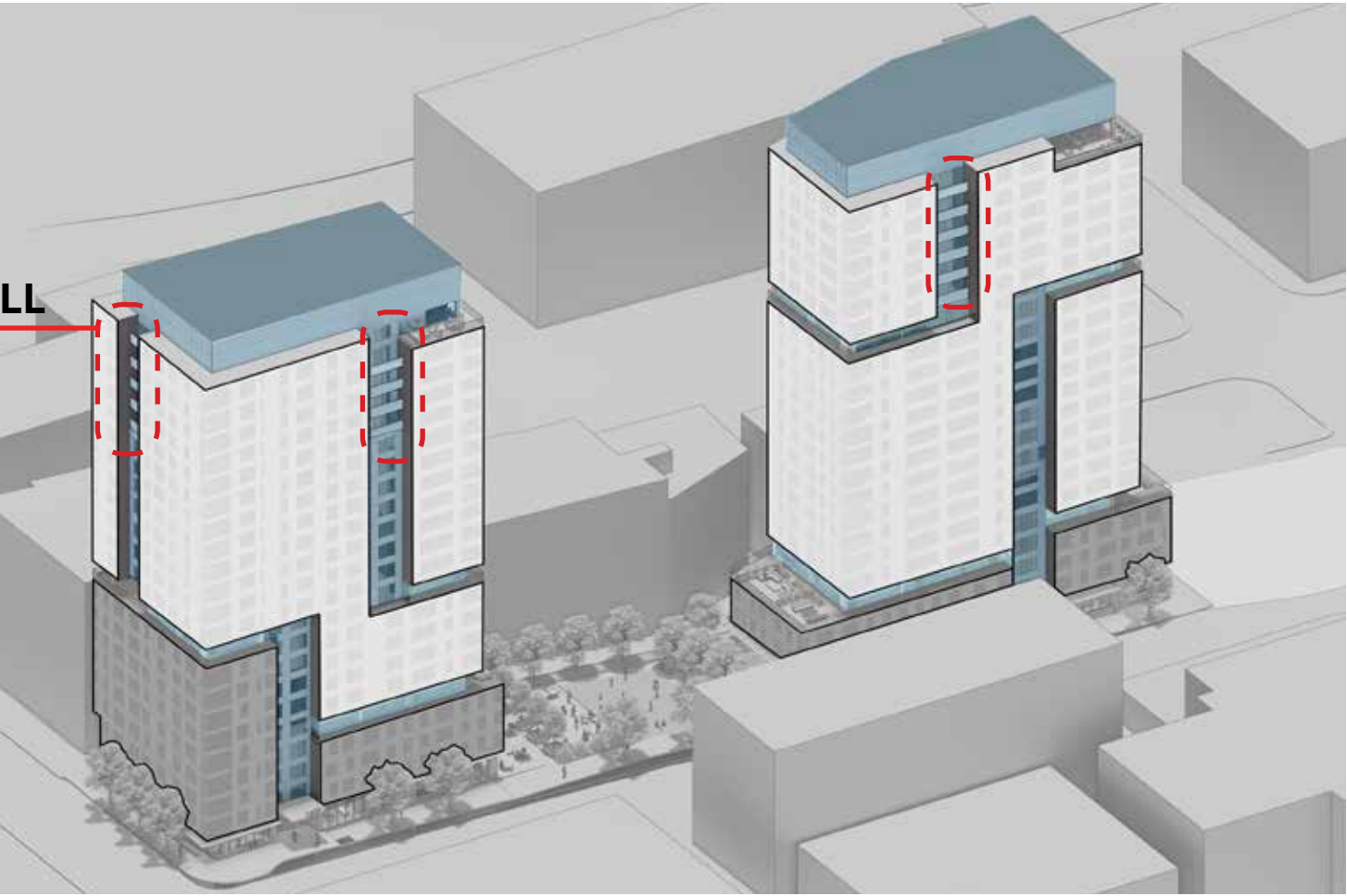
DESIGN GUIDELINES

DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).



Massing from EDG II

BALCONY INFILL



Revised Design

3. DESIGN CONCEPT

COMMENTS

b. The Board supported the design concept demonstrated by diagram #5 on page 56 of the Second EDG packet but was concerned that the precedent images provided in support were all smaller projects. The Board stated that scaling-up this design concept for a much larger project and reconciling the collage-like elements presented an interesting challenge, one that would require a strong solution to be presented at the Recommendation phase. (DC2, CS3-1)

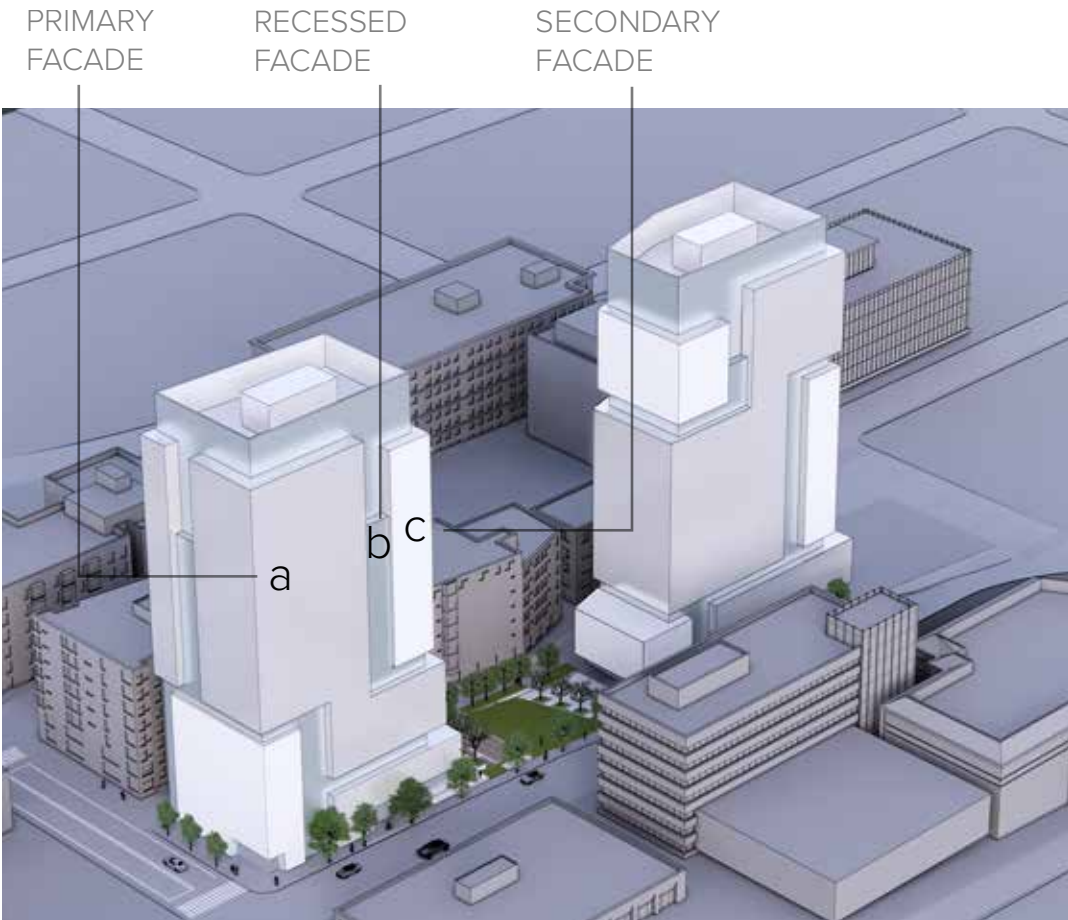
RESPONSE

We heard the boards comments about some refinement to the modulation and we saw that best utilized in the vertical modulation. Instead of stopping the vertical cuts at the podium we have intentionally brought them all the way to the ground plane, highlighting the building entrances. We have also continued the vertical cut up to the roof terminus to provide a simplified articulation. We have held the horizontal modulation from EDG 2, as it responds to the context of the surrounding neighbors and the interior programming.

DESIGN GUIDELINES

- DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.
- CS3-1-a. Architectural Styles: Foster the eclectic mix of architectural styles and forms on the block and throughout the neighborhood while maintaining articulated base designs that are pedestrian-oriented. Repetition of architectural forms and character, whether visually adjacent or within the U District, is strongly discouraged.
- DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the

- OUTER FACADE
- CORE FACADE
- PODIUM FACADE



Massing from EDG II



3. DESIGN CONCEPT (continue from previous page)

COMMENTS

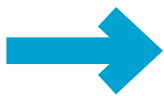
b. The Board supported the design concept demonstrated by diagram #5 on page 56 of the Second EDG packet but was concerned that the precedent images provided in support were all smaller projects. The Board stated that scaling-up this design concept for a much larger project and reconciling the collage-like elements presented an interesting challenge, one that would require a strong solution to be presented at the Recommendation phase. (DC2, CS3-1)

RESPONSE

In listening to the board's comments and concerns around the scalability of the precedent imagery, we have let the big articulation moves of the massing take lead, while the facade treatment is simplified and balanced. The warm bronzy-colored masses serve as an anchoring base that relates to the scale and materiality of the surrounding context, while the tower's light-colored facade treatment helps to lighten its visual weight. To create a playful treatment and blend the tower into the sky, we have incorporated rich multi-colored blue panels between the primary massing and on the mechanical screen at the top. The tower's grid and windows have compositional movement, as we have optimized the amounts of vision glass with the internal program, resulting in smaller windows for bedrooms and larger windows for living rooms and common spaces.

DESIGN GUIDELINES

- DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.
- DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).
- CS3-1-d. Horizontal and Vertical Patterns: Respond to nearby predominant horizontal and vertical patterns and datum lines, and take cues from design elements in older structures such as campus gothic style, punched windows, texture-rich materials, and thoughtful detailing.



3. DESIGN CONCEPT

COMMENTS

c. The Board supported the creation of occupiable exterior space in the towers (as identified by the green-shaded areas on page 119 of the Second EDG packet) and stated that the active use and compositional strength of these elements should be preserved and strengthened as the design is developed and those areas programmed. (DC2, CS3-1, DC3, DC3-2

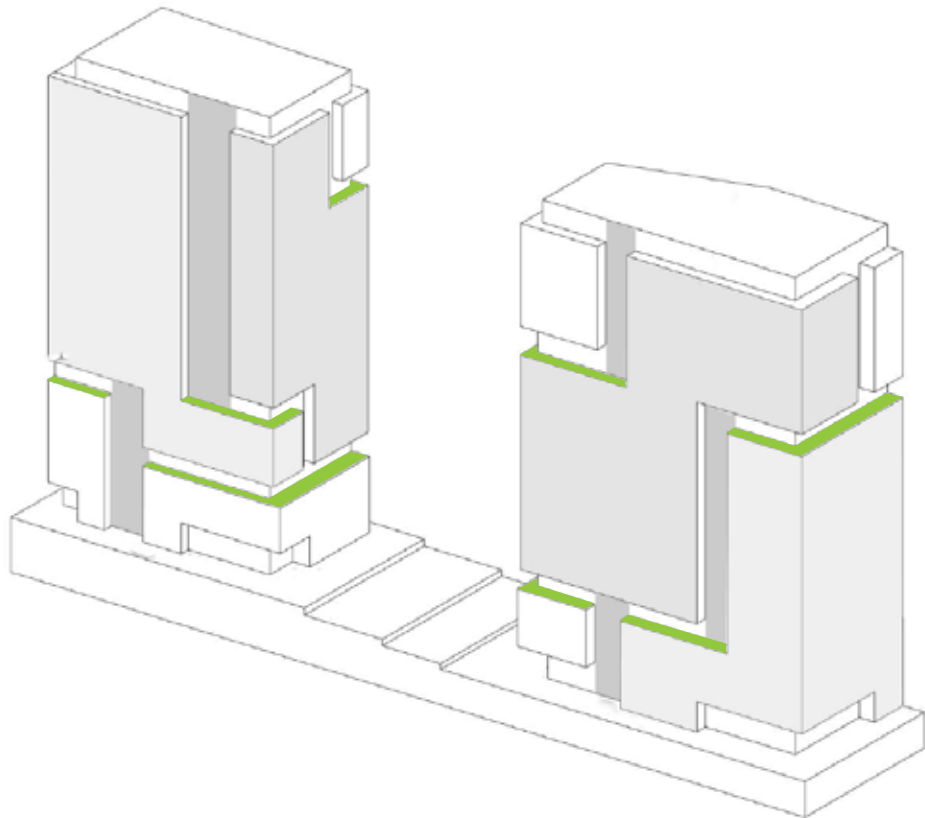
RESPONSE

The occupiable exterior spaces have not changed since EDG2. They have been strengthened by the overall concept and design which is the strong horizontal modulation and vertical articulation of the towers, which is influenced by the interior programming. The podium roofs and level 5 horizontal recesses have been designed as large outdoor amenity terraces, which are accessible from the interior amenity space via a porous and transparent exterior façade. These terraces provide a visual connection to the central green space and create a sense of community within the development.

In addition to the communal terraces, the upper-level horizontal modulation in the towers includes private outdoor terraces for the residential units. Balconies have also been incorporated at the top of the tower for units within the vertical modulation. This variety of outdoor spaces caters to the different needs and preferences of the residents.

DESIGN GUIDELINES

- DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.
- DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).
- DC2-C-2. Dual Purpose Elements: Consider architectural features that can be dual purpose—adding depth, texture, and scale as well as serving other project functions.



Massing from EDG II



Revised Design

4. PODIUM MASSING AND STREET EDGE

COMMENTS

a. The Board stated that the connection between the lower-level massing moves and ground plane programming, most particularly the primary entries, was unclear and that clarifying and strengthening this relationship would be essential for the project's success. (PL3-A, DC2, DC2-6, PL3-1, PL3-3)

RESPONSE

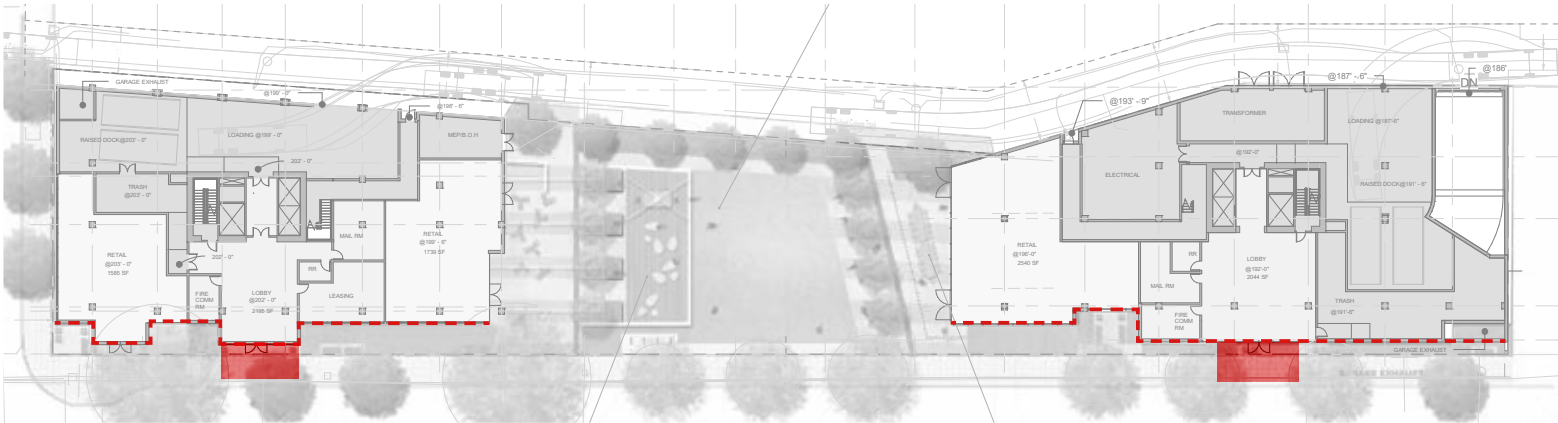
Based on the design review board's feedback, the ground-level programming and geometry have been revised to address their guidance. The main entries have been relocated to the vertical recesses along Roosevelt, creating a strong architectural identifier and providing a transition zone from the sidewalk to the interior of the building. This new alignment also enhances the sense of arrival and makes the building more welcoming to visitors.

Along the north and south edges of the central plaza, the 2nd level massing overhangs the ground level to provide a covered transition zone between active interior and exterior spaces.

The street-facing facades have been simplified to extend to the back of the sidewalks along Roosevelt and 47th Avenue, creating an urban edge and connecting the interior active uses to the streetscape through transparent facades. This design decision helps to create a sense of continuity along the street and reinforces the connection between the building and the surrounding community.

DESIGN GUIDELINES

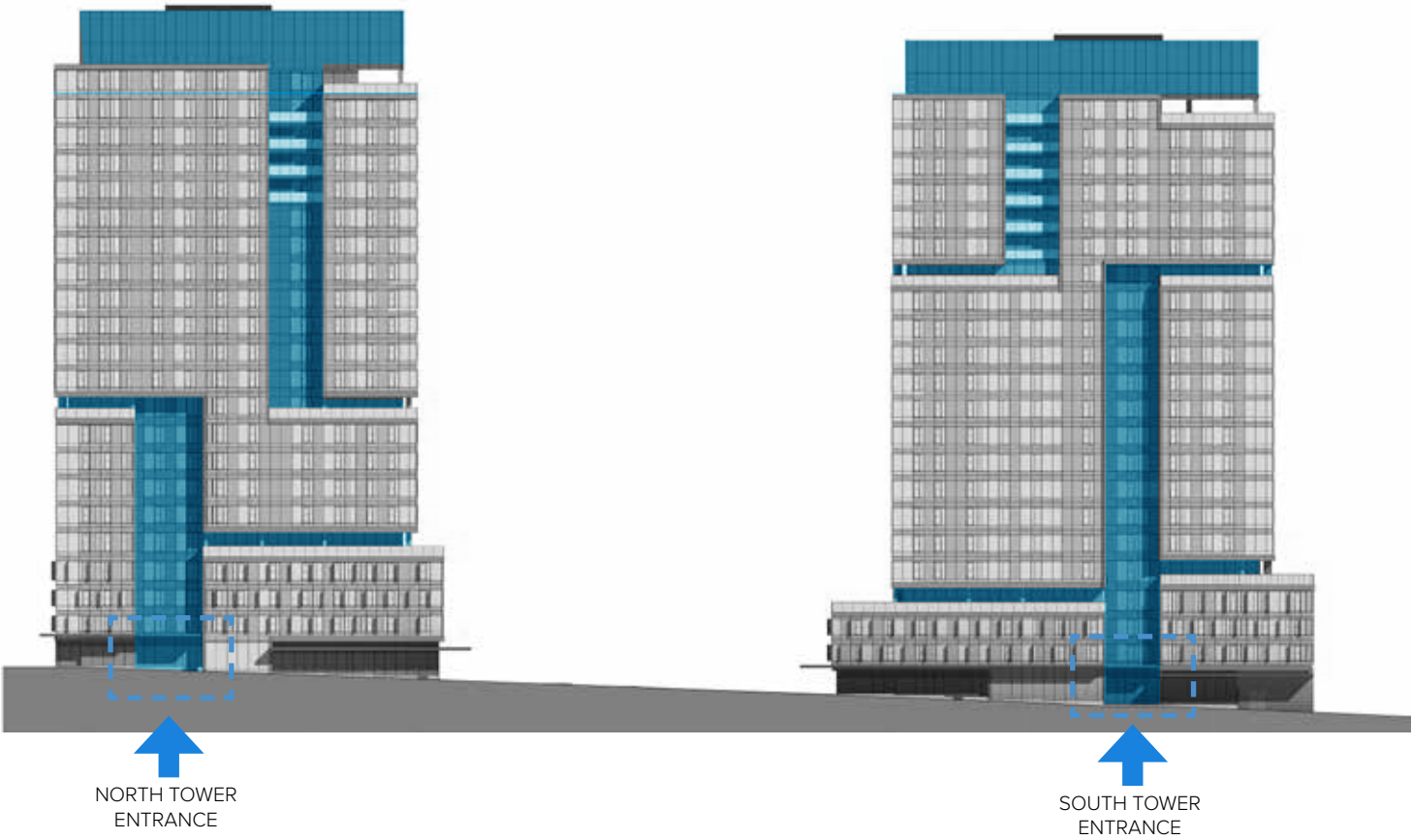
- PL3-1-a. Prominent Design: Design prominent, accommodating entries with vertical emphasis and intricate architectural interest at a variety of scales. Use high-quality materials and detailing to create an identifiable entrance and welcoming experience for visitors and users.
- PL3-B-1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.
- PL3-B-4. Interaction: Provide opportunities for interaction among residents and neighbors.
- PL3-1-b. Grade Separations: Avoid grade separations at retail entries: Step building floor plates along sloped sites to avoid raised or below-grade entries for commercial along the sidewalk.



Ground Level Plan from EDG II



Revised Ground Level Plan



Revised Entry Locations

4. PODIUM MASSING AND STREET EDGE

COMMENTS	RESPONSE	DESIGN GUIDELINES
<p>b. The Board recognized the importance of the pedestrian experience and questioned the size and location of the trash room at the street edge. The Board supported reducing the presence of solid waste storage along the street edge. (DC2-3, PL3, DC1-A, DC1-C, DC1-1, PL3-3)</p> <p>c. The Board also noted that the massing and articulation in the vicinity of the solid waste storage area (at southwest corner) was confusing as it seemed to indicate an entry location. (DC2-E, CS3-1, DC2)</p>	<p>In response to the design review board’s guidance, the trash rooms and other utilitarian spaces have been relocated away from the street-fronting facades and further into the building’s interior. This revised planning allows for uninterrupted active uses along the entirety of Roosevelt Way and the majority of 47th Avenue, creating a more cohesive and attractive streetscape.</p> <p>The street-facing facades have also been simplified to extend to the back of the sidewalks along Roosevelt and 47th Avenue, creating an urban edge and connecting the interior active uses to the streetscape through transparent facades. This design decision helps to create a sense of continuity along the street and reinforces the connection between the building and the surrounding community.</p>	<p>PL3-B-4. Interaction: Provide opportunities for interaction among residents and neighbors.</p> <p>PL3-C-1. Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.</p>



Trash room is close to the street

Ground Level Plan from EDG II

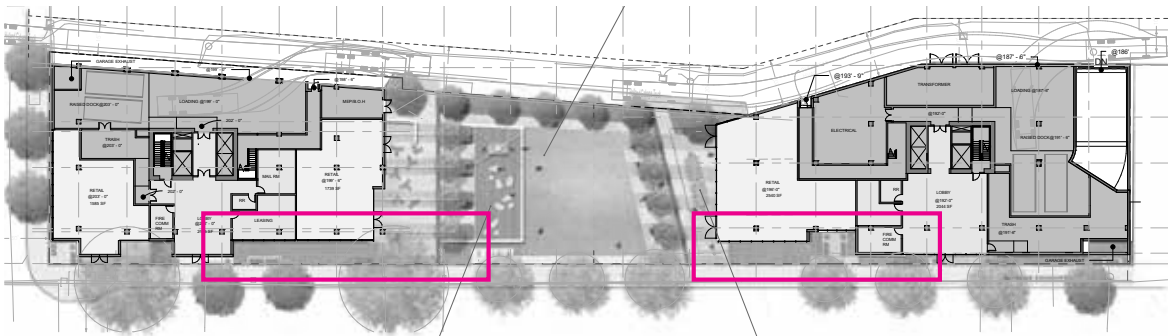


Both trash rooms are away from the street

Revised Ground Level Plan

4. PODIUM MASSING AND STREET EDGE

COMMENTS	RESPONSE	DESIGN GUIDELINES
<p>d. The Board acknowledged that the green-shaded setback areas along Roosevelt Way NE – as conceptually shown on page 109 of the Second EDG packet – were connected to the building massing above but was concerned that a planting buffer and limited porosity would weaken the connection between interior space and the sidewalk and diminish opportunities for human interaction and activity at the streetlevel. The Board recognized the complex design problem this presented and provided guidance to respond to the Design Guidelines regarding the street edge and reconcile this response with the massing and modulation moves as the design evolves. (PL3, PL3-3, CS3-A, PL1-1)</p>	<p>The landscaping along Roosevelt has been refined to allow for more porosity along the street while added more softscape plantings and site features within the neighborhood open space.</p> <p>The facade is clad in transparent glass rather than the tinted and colored glass of the residential uses beginning on level 02. The transparent, spandrels and patterned glass follows the solid / void grid concept above but starts to “dematerialize” and further becomes more transparent at the street level. This is done to acknowledge the different uses and to accommodate more active and open street fronts. The building program at the street are intended to relate to the figural elements proposed as site furniture and plantings along the street.</p>	<p>PL3-C-3. Ancillary Activities: Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.</p>



Ground Level Plan from EDG II



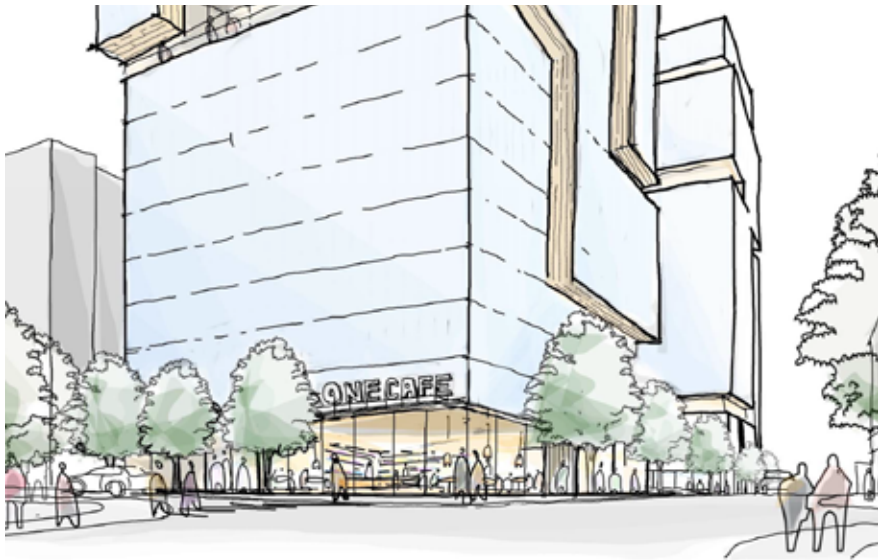
Revised Ground Level Plan

RESPONSE TO EDG 2

4. PODIUM MASSING AND STREET EDGE

COMMENTS

e. The Board noted their confusion regarding the intended design of the northwest corner, as this was represented inconsistently in the Second EDG packet, but unanimously supported the approach shown in the rendering on page 116, where a clear connection is established between interior programming and the street. (CS3- A, PL3, PL3-3)



NW Corner Sketch from EDG II

RESPONSE

In wanting to establish a clear connection to interior programming and the street we have provided an amenity area at the corner of 47th and Roosevelt . This allows for the space to be consistently active. The lounge, coffee bar, and various gathering spaces within the area will also be visible from the streetscape, further enhancing the transparency and approachability of the building.



Updated NW Corner Design

DESIGN GUIDELINES

PL3-C-2. Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.



4. PODIUM MASSING AND STREET EDGE

COMMENTS

f. The Board was concerned that there appeared to be no points of entry on NE 47th Street and noted that this was unlikely to meet the intent of the guidelines. The Board stated that visual and physical connections were critical to activate street edges and encouraged the development of active programming and permeability at street level, particularly given the blank wall condition at the loading area to the east. (PL3, CS3-A, PL3-3)

RESPONSE

In hearing the boards comments, we have added an entry off NE 47th Street. Due to the grade changes on the site, an interior ramp has been added to allow the amenity space at the corner to be at an equal elevation to the adjacent sidewalk.

To strengthen the visual and physical connections, operable transparent glass facades are used allowing the street edge to be activated by the interior programming.

DESIGN GUIDELINES

PL3-C-2. Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.



NW Corner Plan from EDGII



Revised NW Corner Plan

4. PODIUM MASSING AND STREET EDGE

COMMENTS

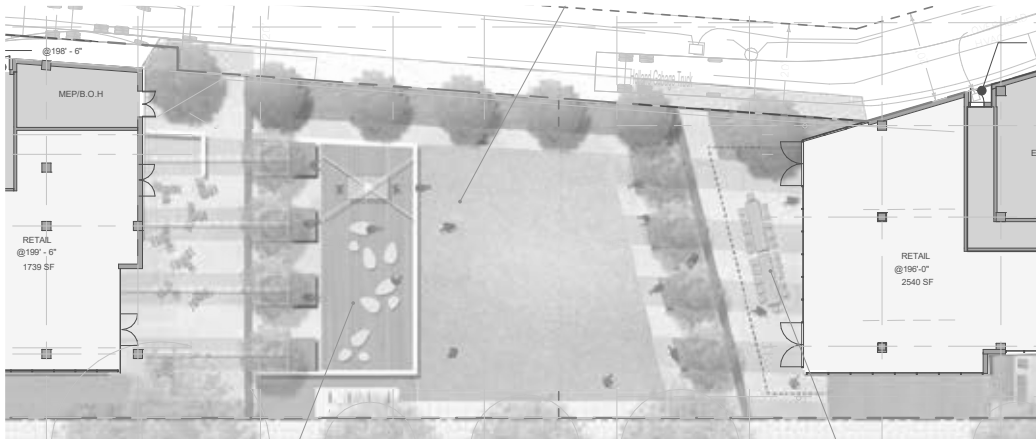
g. The Board supported the differentiated paving and color palette proposed for the alley as well as a midblock crossing at Roosevelt Way NE but recognized the Seattle Department of Transportation’s purview over right-of-way improvements. (PL1-2, PL2-D, DC3)

RESPONSE

Understanding the importance of preserving the east-west connection through the site, the revised landscaping plan achieves this goal while also adhering to SDOT’s preference for maintaining the existing paving within the alley by creating open vistas that provide a visual connection into the community.

DESIGN GUIDELINES

- PL1-1-d. Treat all alleyways as potential pedestrian routes: Incorporate windows, entries, art, lighting, and active uses on alley-facing facades to activate and improve safety in alleys.
- PL1-2-b. East-west mid-block pedestrian connections from the street to alley are strongly encouraged on blocks within the “Mid-block Pedestrian Pathway Priority Area” on Map B. Projects within the approximate middle third of the block are the preferred location for mid-block pedestrian connections.



Site Plan from EDGII



Revised Site Plan

RESPONSE TO EDG 2

5. CENTRAL OPEN SPACE

COMMENTS

a. The Board expressed strong support for the evolution of the central open space to be open to the sky rather than partially covered.

b. The Board stated that a strong connection between the retail areas and the open space was critical to creating the dynamic and engaging qualities called for in the Guidelines. (PL3-3, DC3-1, PL3, DC3)

RESPONSE

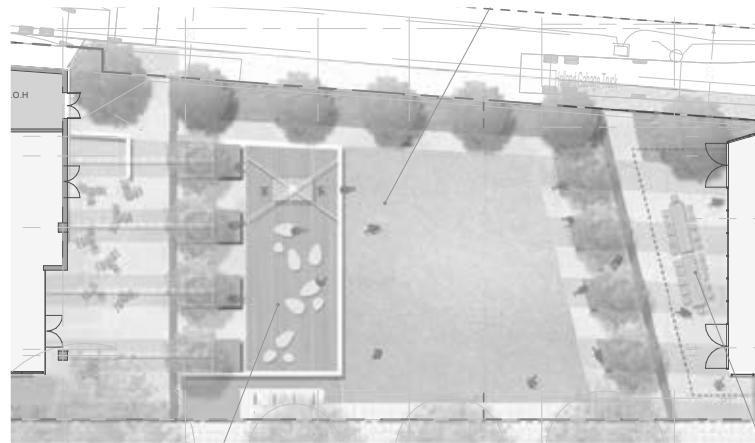
The active outdoor spill-out space adjacent to the north tower can be accessed from multiple points, including the central plaza, the sidewalk, and via large overhead doors in the storefront. This design increases the usability and accessibility of the space and encourages its use by the surrounding community. In addition, the spill-out space can even be accessed from the neighboring greenspace across the alley to the east, further increasing its connectivity to the surrounding environment.

The plaza area adjacent to the south tower has also been subtly recessed to align with the ground-level elevation of the retail within, creating a seamless indoor/outdoor transition. This design decision enhances the sense of continuity between the interior and exterior spaces and creates a more cohesive and welcoming environment.

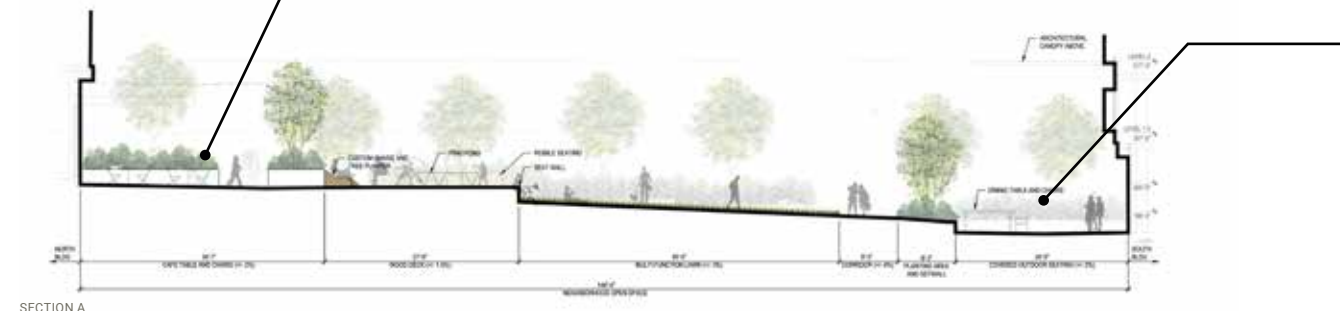
DESIGN GUIDELINES

PL3-C-2. Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.

PL3-1-b. Grade Separations: Avoid grade separations at retail entries: Step building floor plates along sloped sites to avoid raised or below-grade entries for commercial along the sidewalk.



Central Plaza from EDGII



Updated Central Plaza



5. CENTRAL OPEN SPACE

COMMENTS

c. The Board supported the provision of significant seating areas and stated that they should be activated with programming where possible and be comfortable for use by both groups and individuals. (DC3-1, DC3-3, PL2-B, PL1-1)

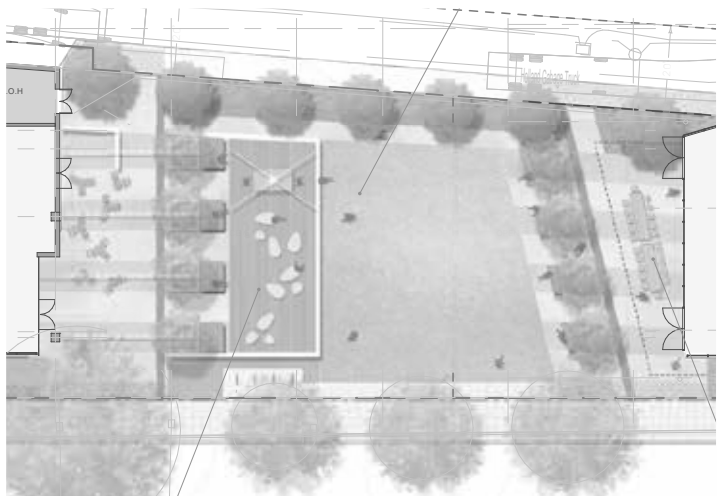
d. The Board directed that the public nature of the central open space must be eminently clear and that the street edges should appear welcoming and inviting, and that these conditions should be clearly demonstrated in the Recommendation packet. (PL1, DC3, PL2, PL1-1, DC3-3, DC3-1)

RESPONSE

In hearing the board's emphasis on the importance of clearly communicating the public nature of the central open space, we have made revisions to the plan to ensure that the retail spillout spaces, gathering lawn, mid-block circulation space, and activity area are opened up to the sidewalk both physically and visually. The landscape elements and active outdoor uses create an inviting atmosphere at the street edges and to provide clear visual cues that the central open space is a public space open to all.

DESIGN GUIDELINES

- PL1-2-d. People-Friendly Spaces: Create usable, safe, people-friendly spaces:
- 1. Include upper-level balconies or terraces so that occupiable spaces overlook shared alleys and mid-block connections.
 - 2. Strive for clear sightlines. Where mid-block connections do not cross the rightof-way or do not align across an alley or street, provide a focal point and wayfinding features at the visual terminus.
 - 3. Incorporate secondary spaces for impromptu gatherings, play opportunities, outdoor seating, and bike racks.



Central Plaza from EDGII



Updated Central Plaza



5. CENTRAL OPEN SPACE

COMMENTS

e. The Board noted that the retaining wall steps, as shown on page 112 of the Second EDG packet, could be less abrupt and better connected with site topography. The Board stated that permeability along the alley edge was an important element in activating the open space, but that it would not need to be continuous if the principal pathways through the site were clearly open and welcoming to pedestrians travelling through the alley. (PL1-1, PL1-2, DC3-1, DC3-2, DC3)

f. The Board expressed strong support for the potential for dynamic connections between the occupiable exterior areas in the towers and the central open space. The Board provided guidance to refine and strengthen this relationship as the design develops. (DC1-1, DC3, DC3-2-a, DC1-1-c, DC1-3)

RESPONSE

In response to the board's guidance on increasing the permeability along the alley, we have made changes to the retaining walls to better integrate them with the changing topography. This creates a seamless visual connection between the alley and the central open space, promoting a cohesive and connected environment.

We also understand the importance of encouraging East-west mid-block pedestrian connections. We have incorporated multiple access points from the street through the central open space to the alley. This will provide more opportunities for people to move through the area, which will also promote increased foot traffic and connectivity within the community.

DESIGN GUIDELINES

PL1-2-a. Pedestrian-Priority Network: Reinforce existing movement patterns and introduce connections that weave a pedestrian-priority network throughout the neighborhood with mid-block pedestrian pathways and shared alleys.

PL1-2-b. Connect Street to Alley: East-west mid-block pedestrian connections from the street to alley are strongly encouraged on blocks within the "Mid-block Pedestrian Pathway Priority Area." Projects within the approximate middle third of the block are the preferred location for mid-block pedestrian connections.



Alley Edge from EDGII



Updated Alley Edge - South End



Updated Alley Edge - North End



05 DESIGN DEVELOPMENT

OVERALL SITE PLAN



- ONE WAY VEHICAL TRAFFIC
- ===== TWO WAY VEHICAL TRAFFIC
- - - - - PEDESTRIAN TRAFFIC
- PROTECTED BIKE LANE

STREETSCAPE - NORTH TOWER



STREETSCAPE - NW CORNER



STREETSCAPE - NW CORNER



STREETSCAPE - NORTH TOWER SECTION



STREETSCAPE - RETAIL SECTION



STREETSCAPE - SOUTH TOWER



CENTRAL PLAZA- NORTH TOWER SPILLOUT SPACE



CENTRAL PLAZA- SOUTH TOWER SPILLOUT SPACE



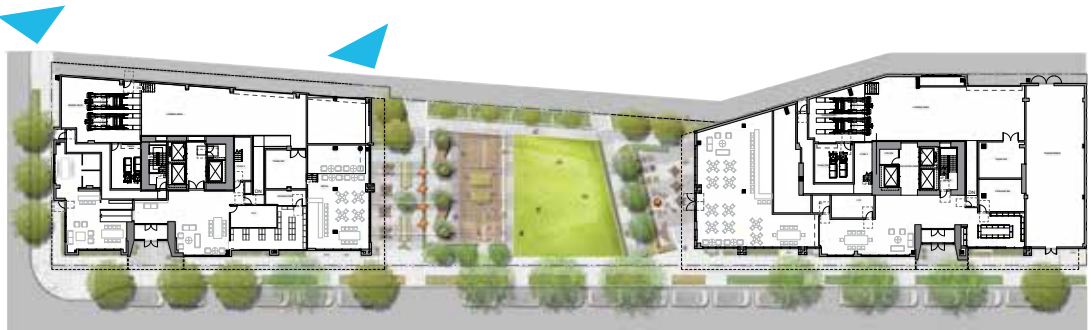
ALLEY DESIGN - AT CENTRAL PLAZA



ALLEY DESIGN - AT NORTH TOWER



Brick
Finished Concrete



RENDERING - VIEW FROM NORTHWEST



RENDERING - WEST ELEVATION



RENDERING - VIEWS FROM EAST

NORTHEAST



EAST ELEVATION



SOUTHEAST

RENDERING - VIEW FROM SOUTHWEST

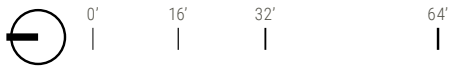
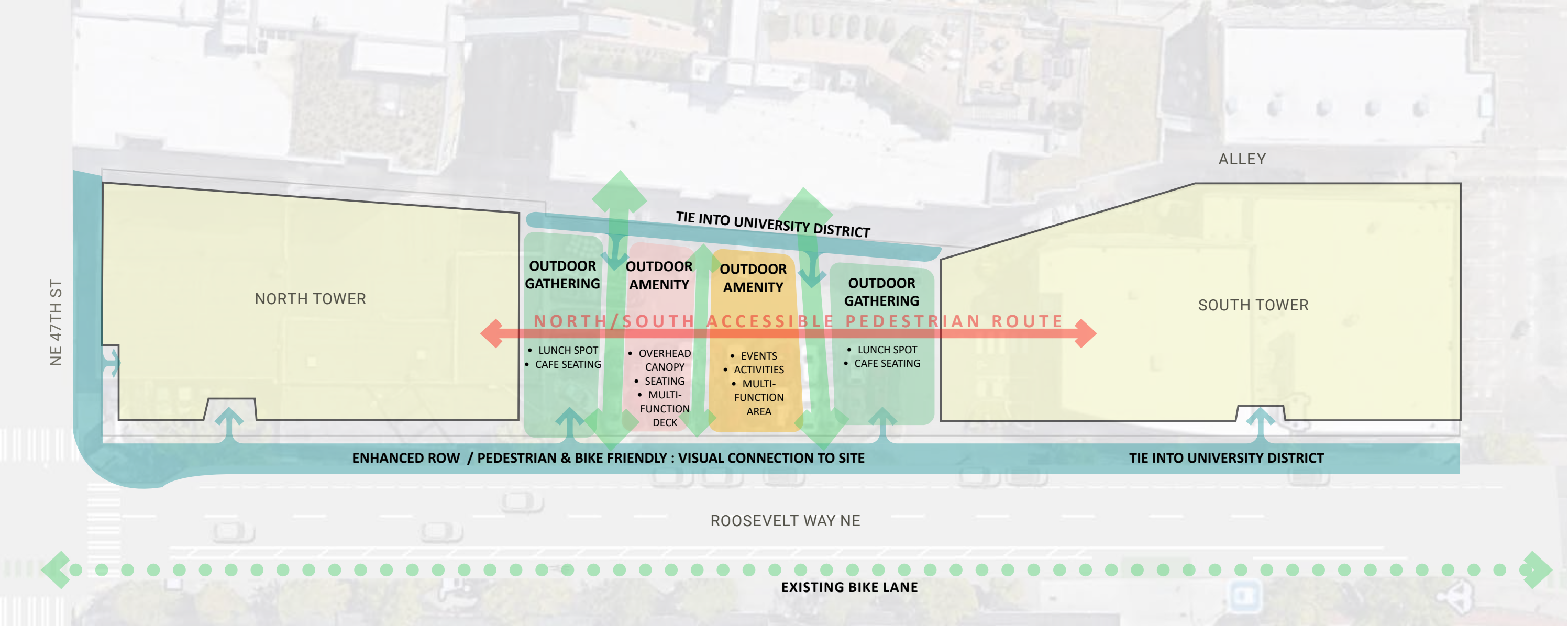


RENDERING - VIEW FROM NORTHWEST

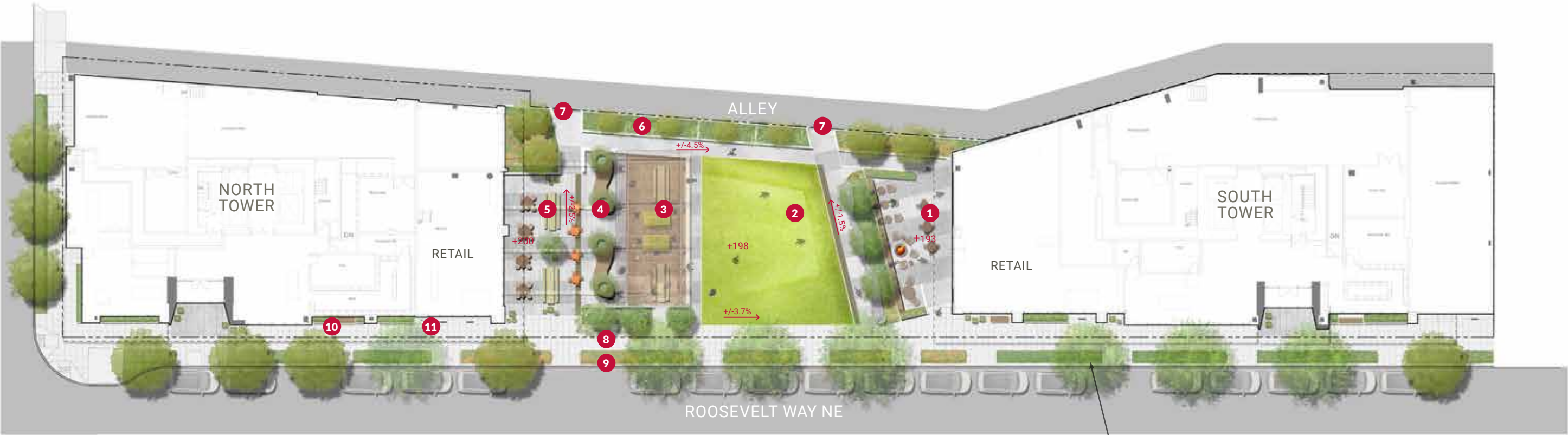


RENDERING - VIEW FROM ROOSEVELT





LANDSCAPE DESIGN



Existing Trees to be preserved & protected



- 1 South plaza
- 2 Multi-function space
- 3 Wood deck
- 4 Tree planter & seating
- 5 North plaza
- 6 C.I.P planter
- 7 Connection to bridge 11
- 8 Sidewalk
- 9 ROW planting
- 10 Metal planter & seating
- 11 Bike parking



2'x2' city standard ROW paving (No Shiners)



Specialty concrete paving w/ sawcut joints (w/ integral color)



Wood pavers on pedestal



Raised metal planter



Bike Racks

LANDSCAPE DESIGN



- 1 North plaza
- 2 Covered outdoor seating
- 3 Specialty concrete paving
- 4 Trench drain
- 5 Tree planter & seating
- 6 Wood deck
- 7 Ping pong
- 8 Community table seating
- 9 Multi-function area
- 10 Planting area
- 11 Site stairs
- 12 Accessible ramp
- 13 South plaza
- 14 Fire table
- 15 Dining table and chairs
- 16 Raised bioretention planter
- 17 Sidewalk
- 18 ROW planting



Movable table and chairs



Ping pong table

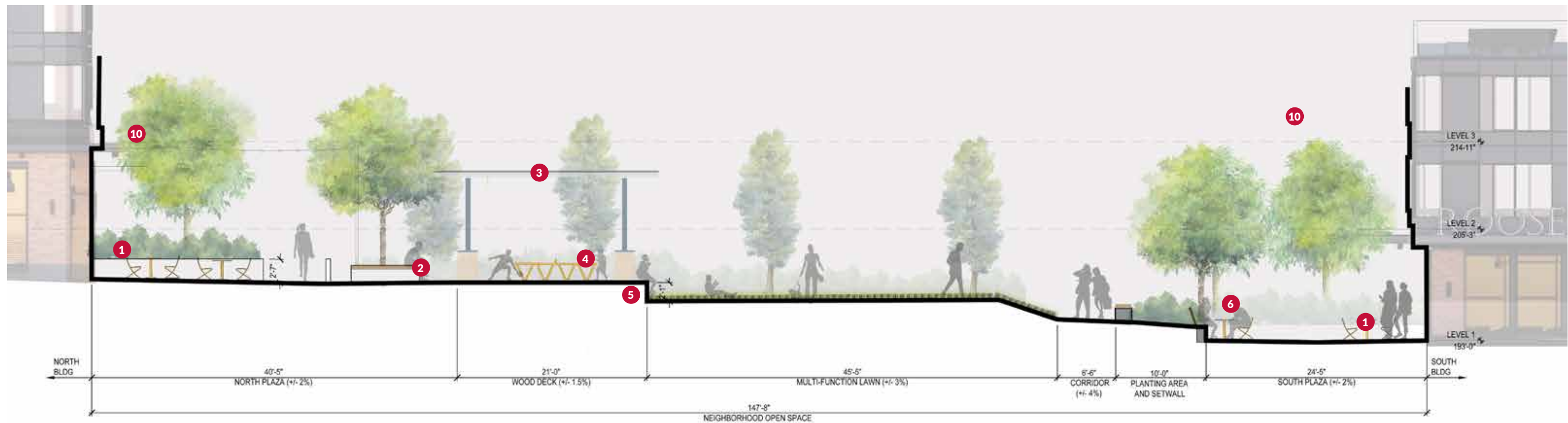


Dining table and chairs

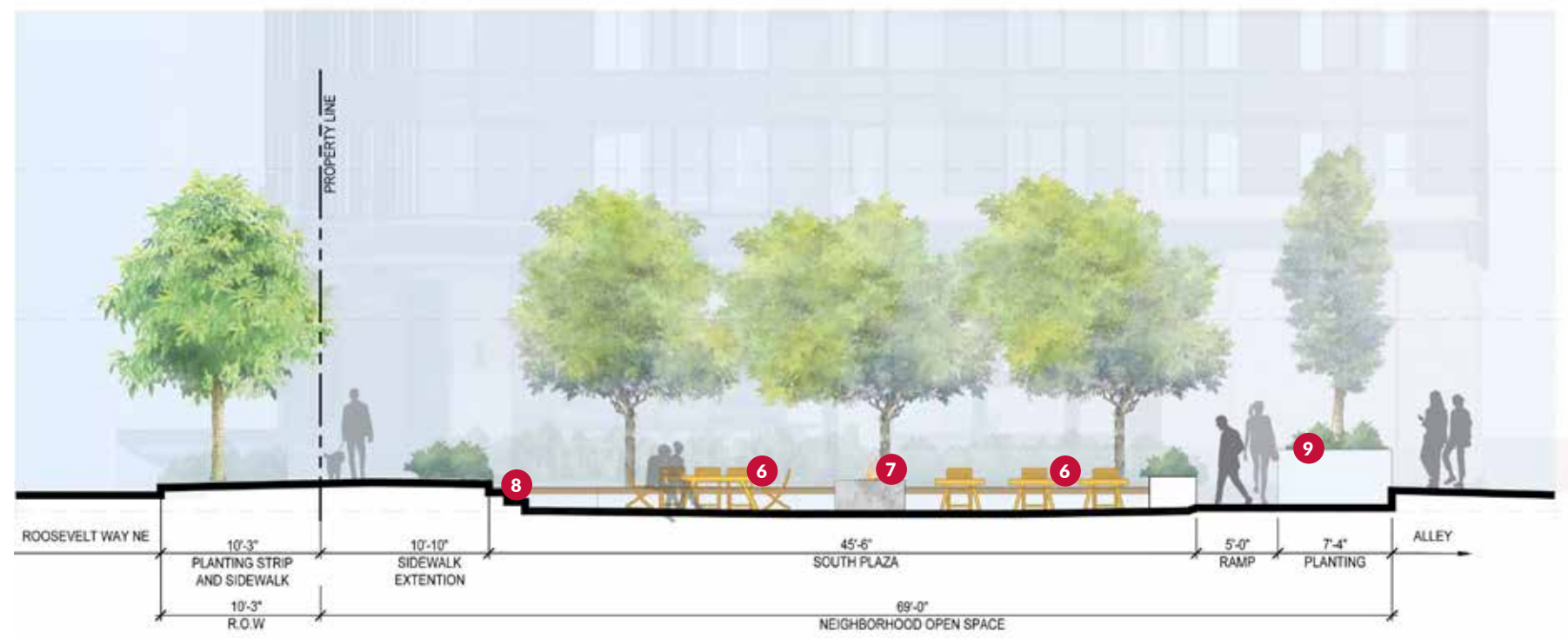


Seatwall seating

LANDSCAPE DESIGN

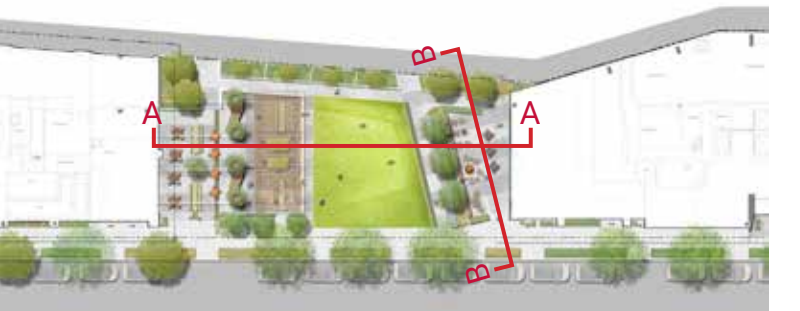


SECTION A



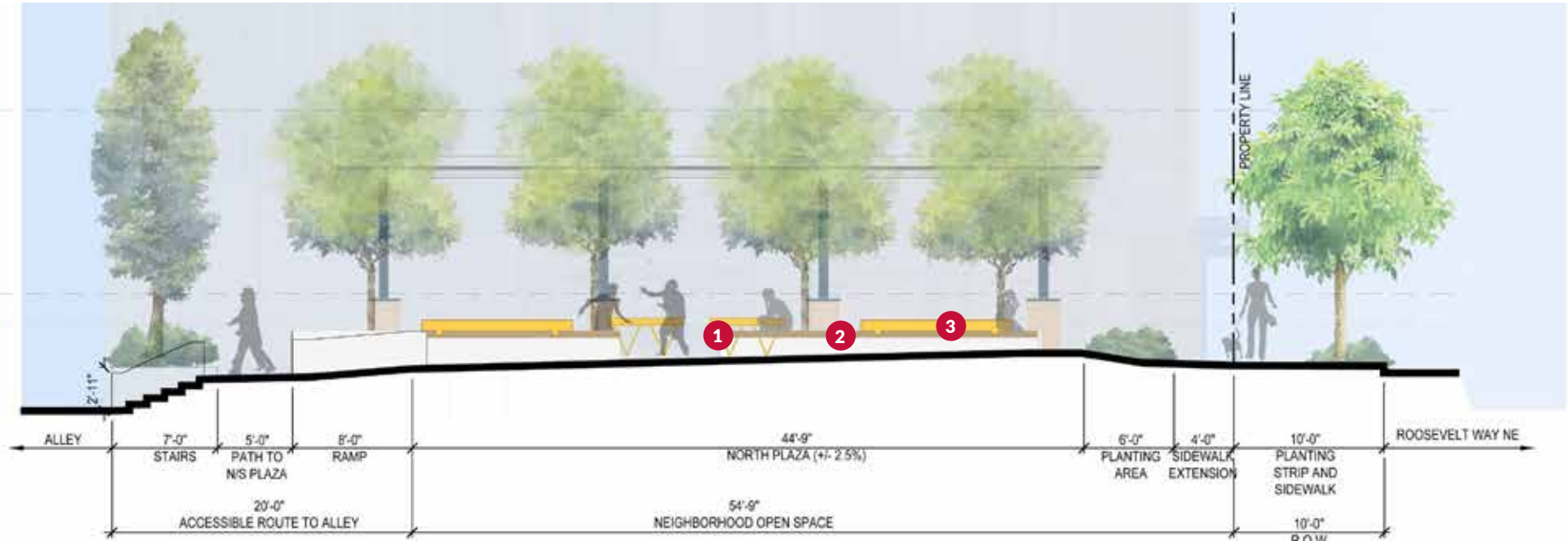
SECTION B

- 1 Covered outdoor seating
- 2 Tree planter & seating
- 3 Trellis
- 4 Ping pong
- 5 Seatwall
- 6 Dining table and chairs
- 7 Fire table
- 8 Site stairs
- 9 Bioretention planter
- 10 Canopy per arch



LANDSCAPE DESIGN

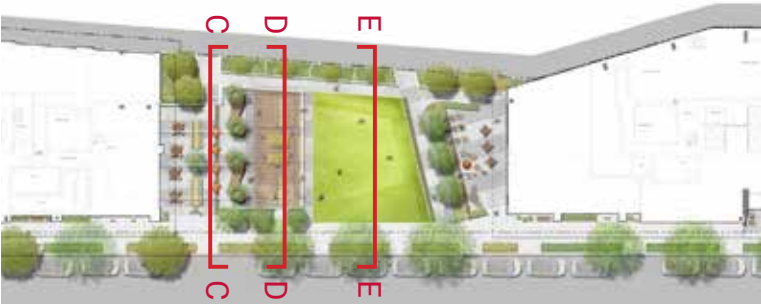
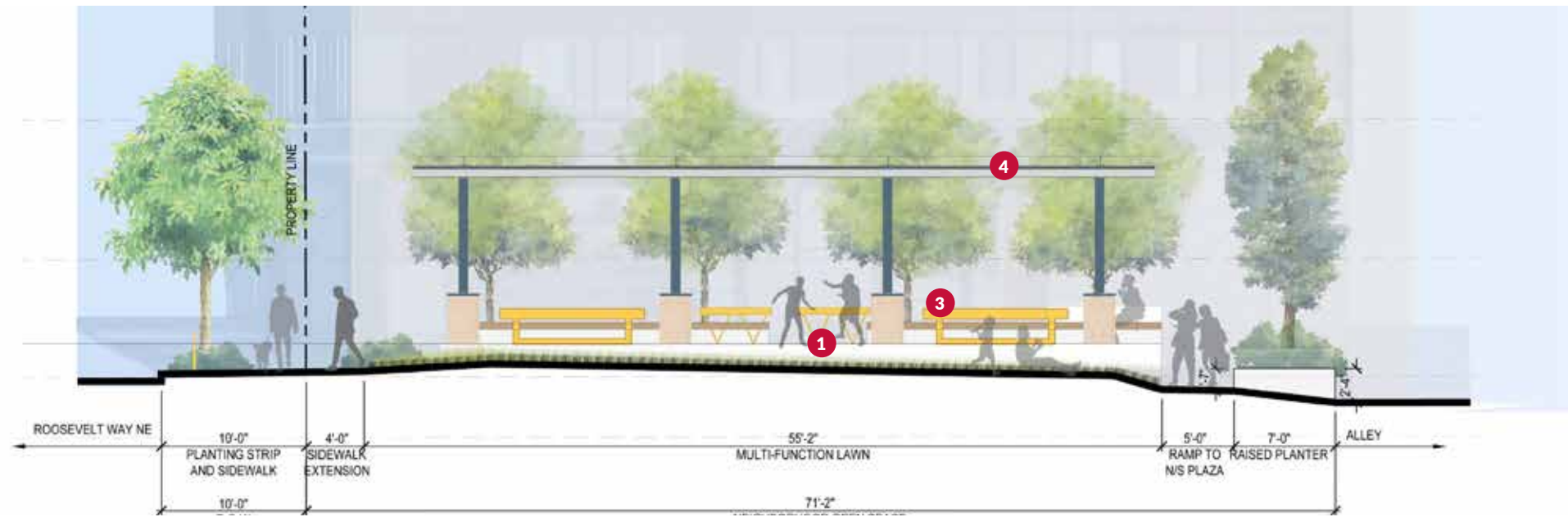
SECTION C



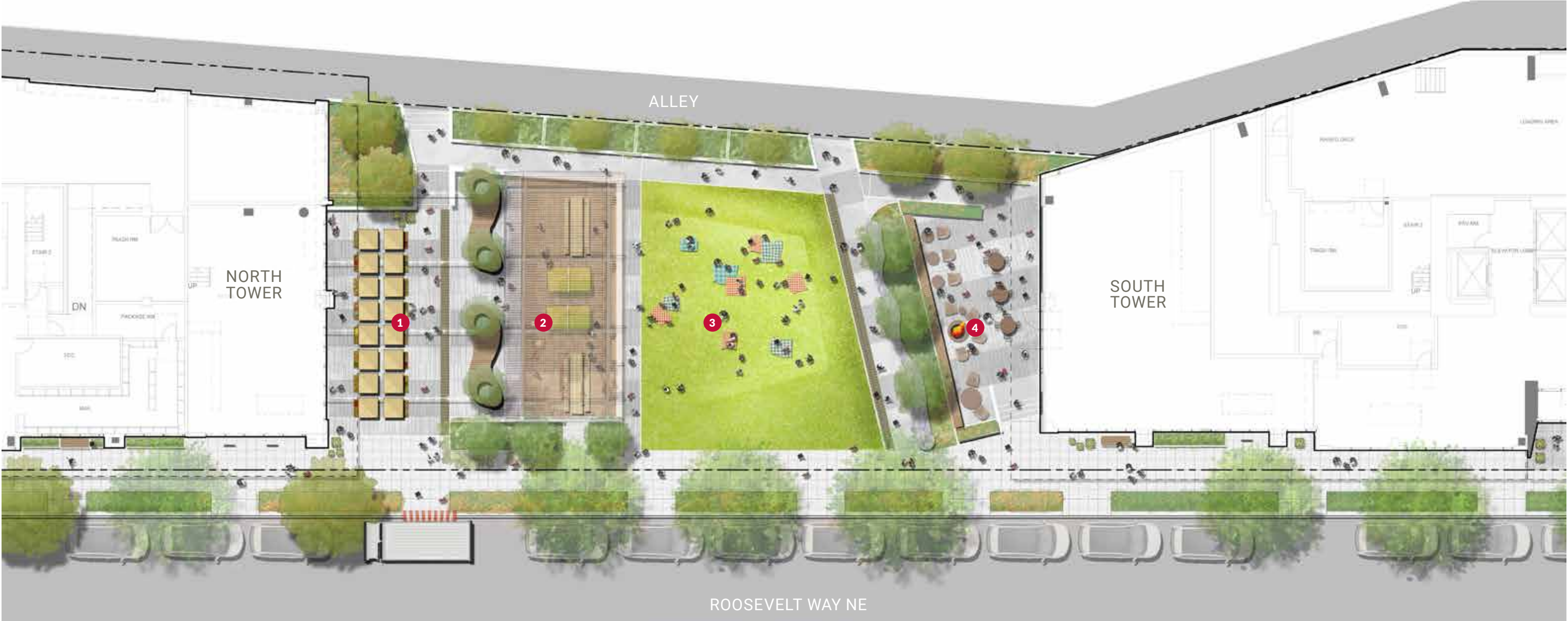
SECTION D



SECTION E



- 1 Ping pong
- 2 Tree planter and seating
- 3 Dining table and chairs
- 4 Trellis



ACTIVITIES

- 1 North Plaza

 - Art market
 - Farmers market
 - Holiday market
 - Flower market
 - Food truck
- 2 Wood deck

 - Performance stage
 - Ping pong
 - Seating areas
- 3 Multifunction lawn

 - Picnic
 - Enjoying sun
 - Community gathering
- 4 South plaza

 - Cafe seating areas
 - Fire table seating
 - Wood bench seating



ACTIVITIES

- 1 North Plaza

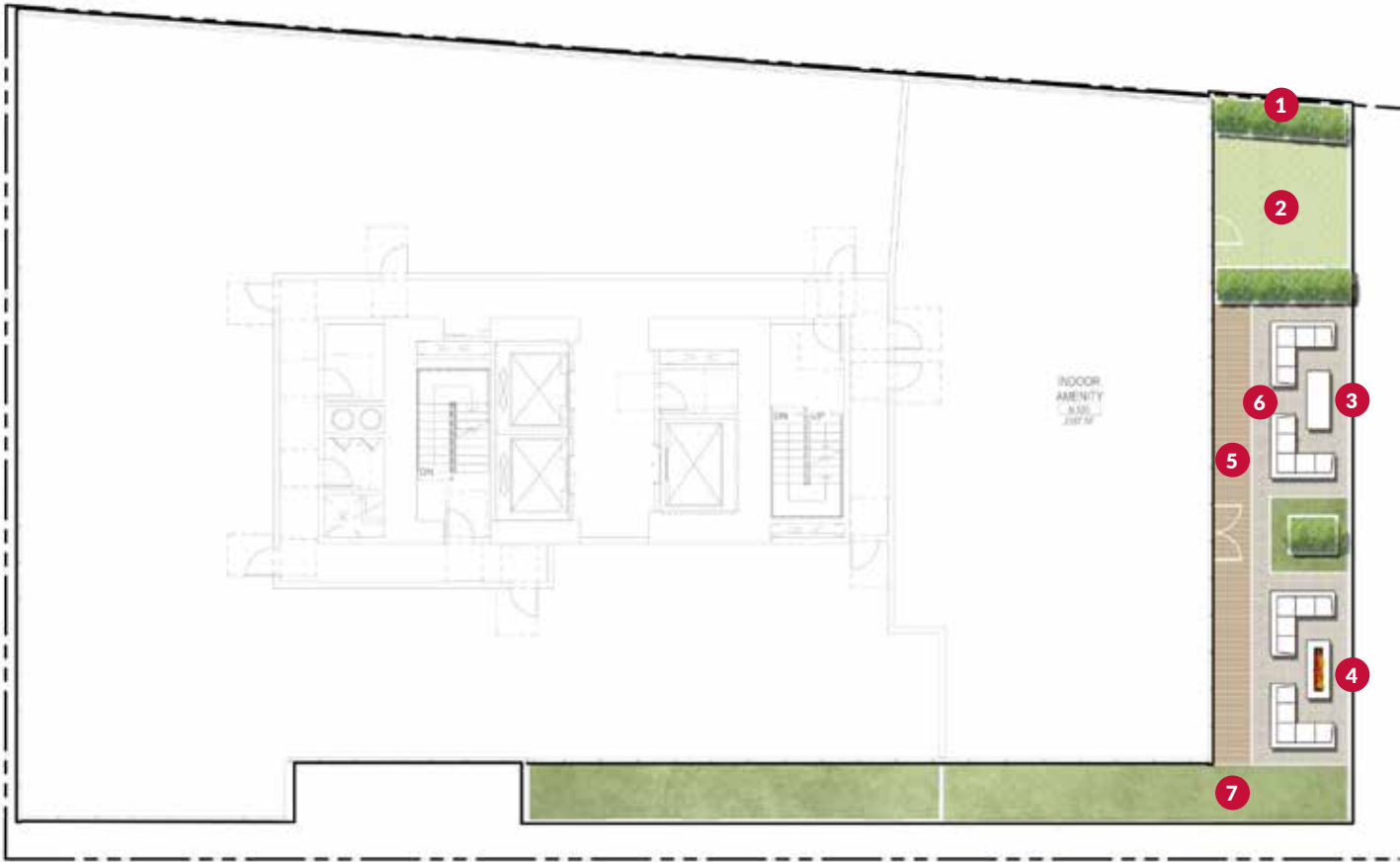
 - Night market
 - Food truck
- 2 Wood deck

 - Tiny concert
 - Performance stage
 - Ping pong
- 3 Multifunction lawn

 - Community gathering
 - Star gazing
 - Outdoor movie night
- 4 South plaza

 - Cafe seating areas
 - Fire table seating
 - Wood bench seating

LANDSCAPE DESIGN



- 1 Raised metal planters
- 2 Dog amenity w/ 5' fence (under 200 sq. ft)
- 3 Outdoor Reading Lounge
- 4 Fire table lounge
- 5 Wood pedestal pavers
- 6 Concrete pedestal pavers
- 7 Green roof system



RAISED METAL PLANTERS



PEDESTAL PAVERS

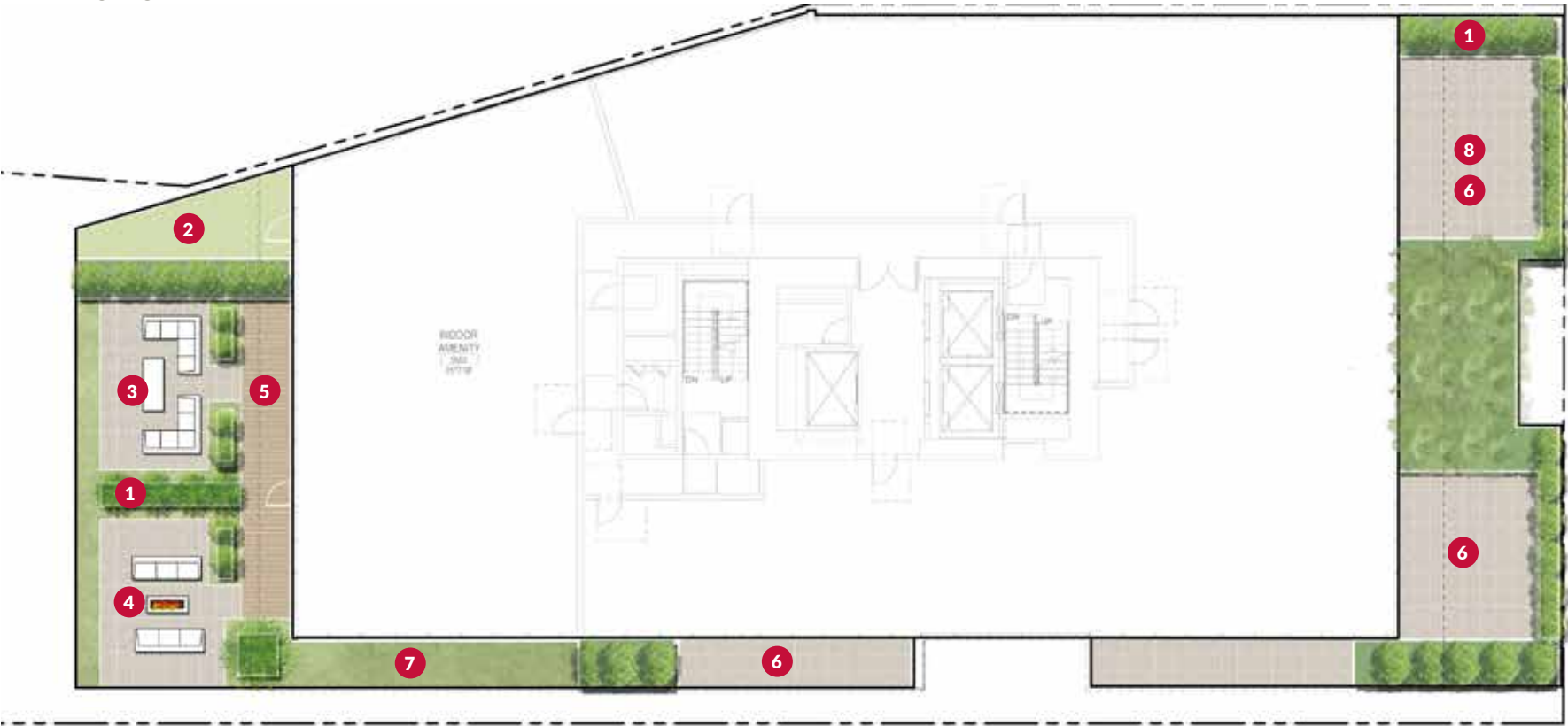


FIRE TABLE LOUNGE



GREEN ROOF

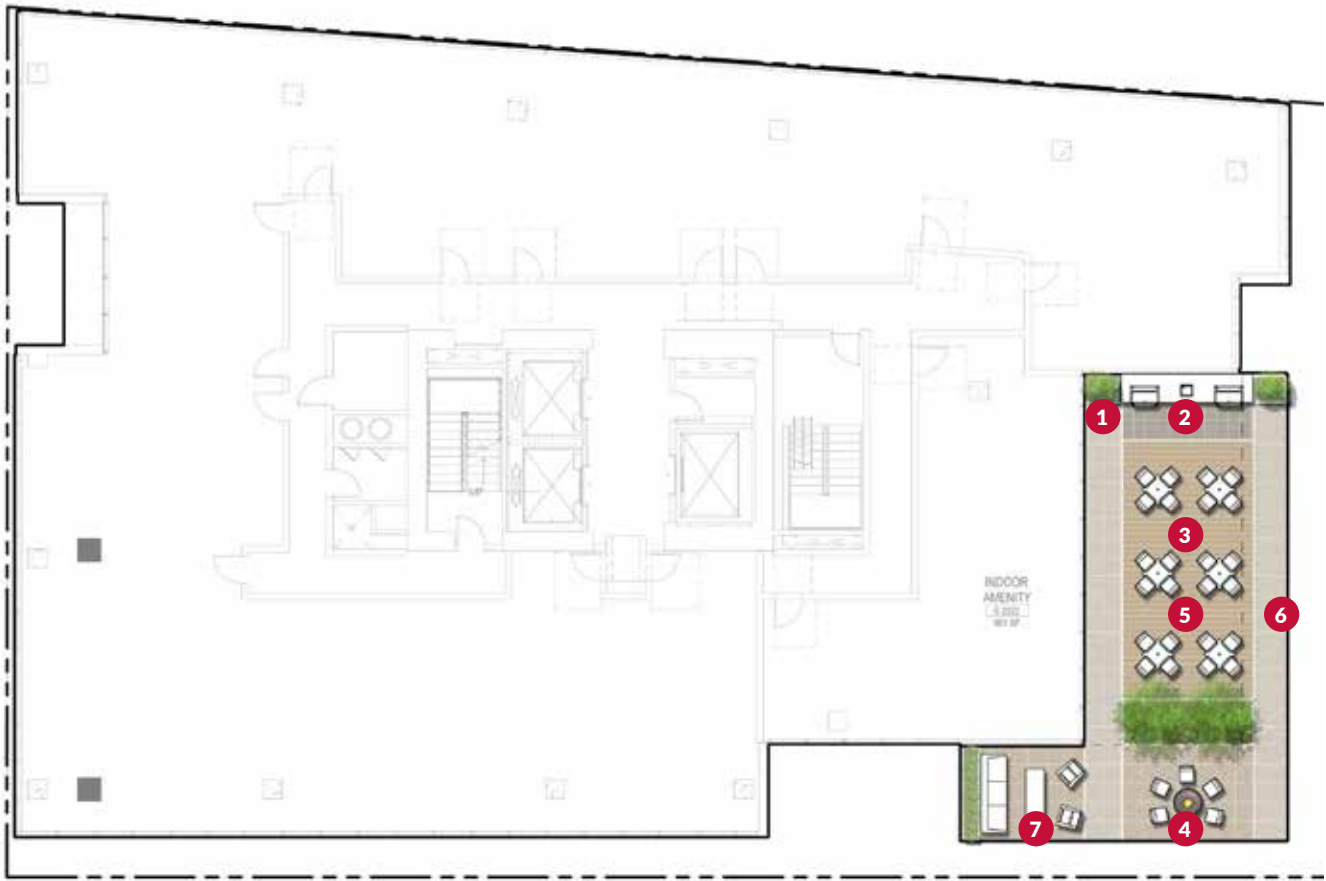
LEVEL 5 NORTH



- 1 Raised metal planters
- 2 Dog amenity w/ 5' fence (under 200 sq. ft)
- 3 Outdoor Reading Lounge
- 4 Fire table lounge
- 5 Wood pedestal pavers
- 6 Concrete pedestal pavers
- 7 Green roof system
- 8 Private patio

LEVEL 5 SOUTH

LANDSCAPE DESIGN



LEVEL 22 NORTH

- 1 Raised metal planters
- 2 Outdoor kitchen w/ grate pedestal pavers
- 3 Outdoor dining area
- 4 Fire bowl lounge
- 5 Wood pedestal pavers
- 6 Concrete pedestal pavers
- 7 Outdoor Library



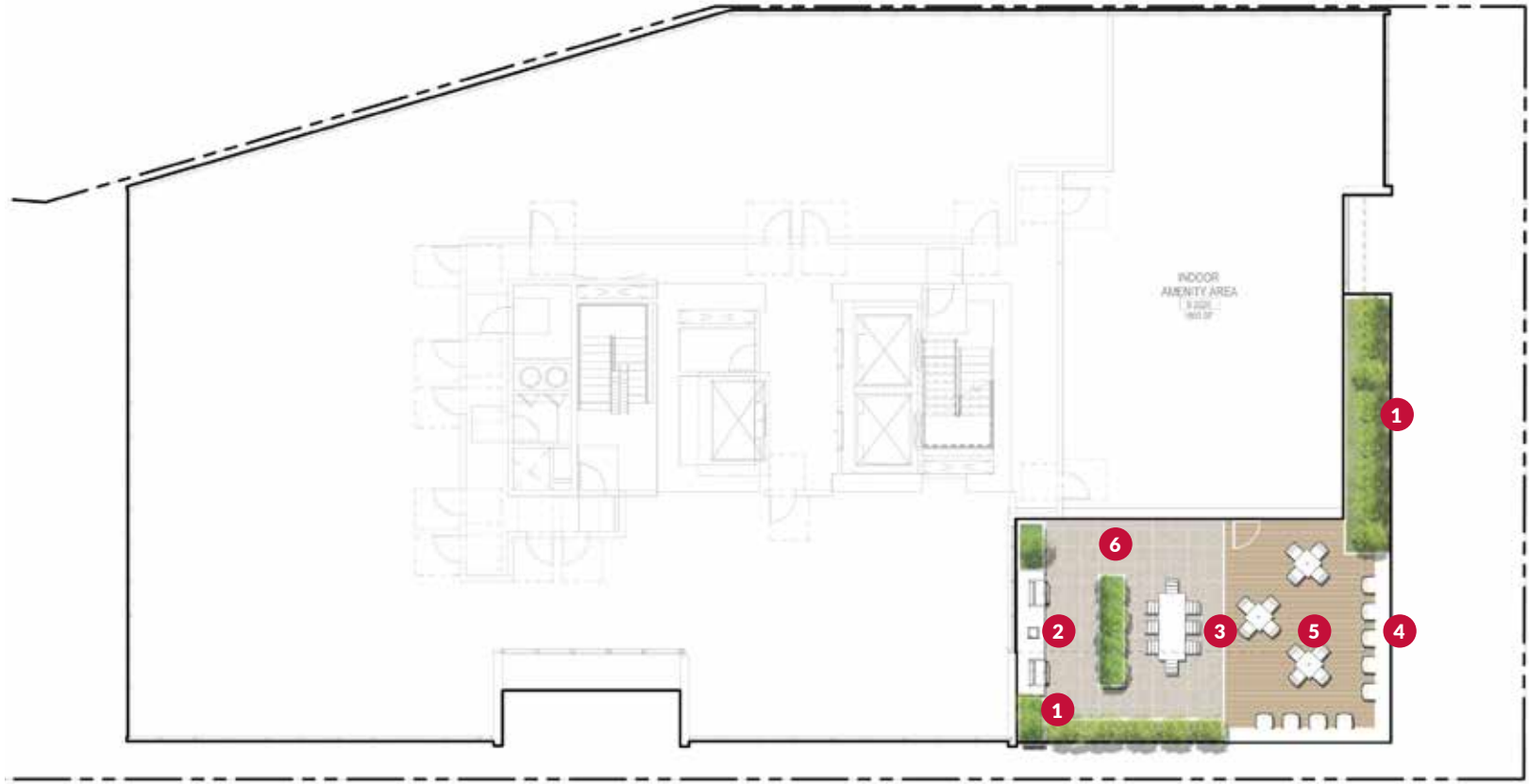
OUTDOOR KITCHEN



FIRE BOWL



BAR HEIGHT TABLE



LEVEL 22 SOUTH

- 1 Raised metal planters
- 2 Outdoor kitchen w/ grate pedestal pavers
- 3 Outdoor dining area
- 4 Bar height seating deck
- 5 Wood pedestal pavers
- 6 Concrete pedestal pavers

Preliminary Plant Character Images

TREES



Acer circinatum
Vine Maple



Acer p. 'Globosum'
Globe Norway Maple



Amelanchier x grandiflora 'Autumn Brilliance'
'Autumn Brilliance' Serviceberry



Quercus robur 'Fastigiata'
Skyrocket Oak

PLANTING AT PLAZA/ROOF TERRACE



Spiraea japonica 'Walburna'
Magic Carpet Japanese Spirea



Bouteloua gracilis 'Blonde ambition'
Blue Grama



Cistus 'Little Miss Sunshine'
Cistus x hybridus Little Miss Sunshine



Carex testacea
Orange Sedge



Calamagrostis acutiflora
Karl Foerster Feather Reed Grass



Stipa gigantea
Giant Feather Grass



Mahonia eur. 'Soft Caress'
Mahonia Soft Caress



Mahonia repens
Creeping Oregon Grape



Miscanthus sinensis 'Yaku Jima'
Yaku Jima Eualia Grass



Ceanothus griseus horizontalis 'Diamond Heights'
Diamond Heights Carmel Creeper



Eremurus elwesii
Foxtail lilies



Kniphofia
Red hot pokers

Preliminary Plant Character Images

STREET TREES



Quercus frainetto
Hungarian Oak
on NE 47th St



Carpinus betulus
Emerald Avenue Hornbeam
on Roosevelt Way NE

PLANTING AT ROW



Polystichum munitum
Western Sword Fern



Lonicera pileata
Privet Honeysuckle

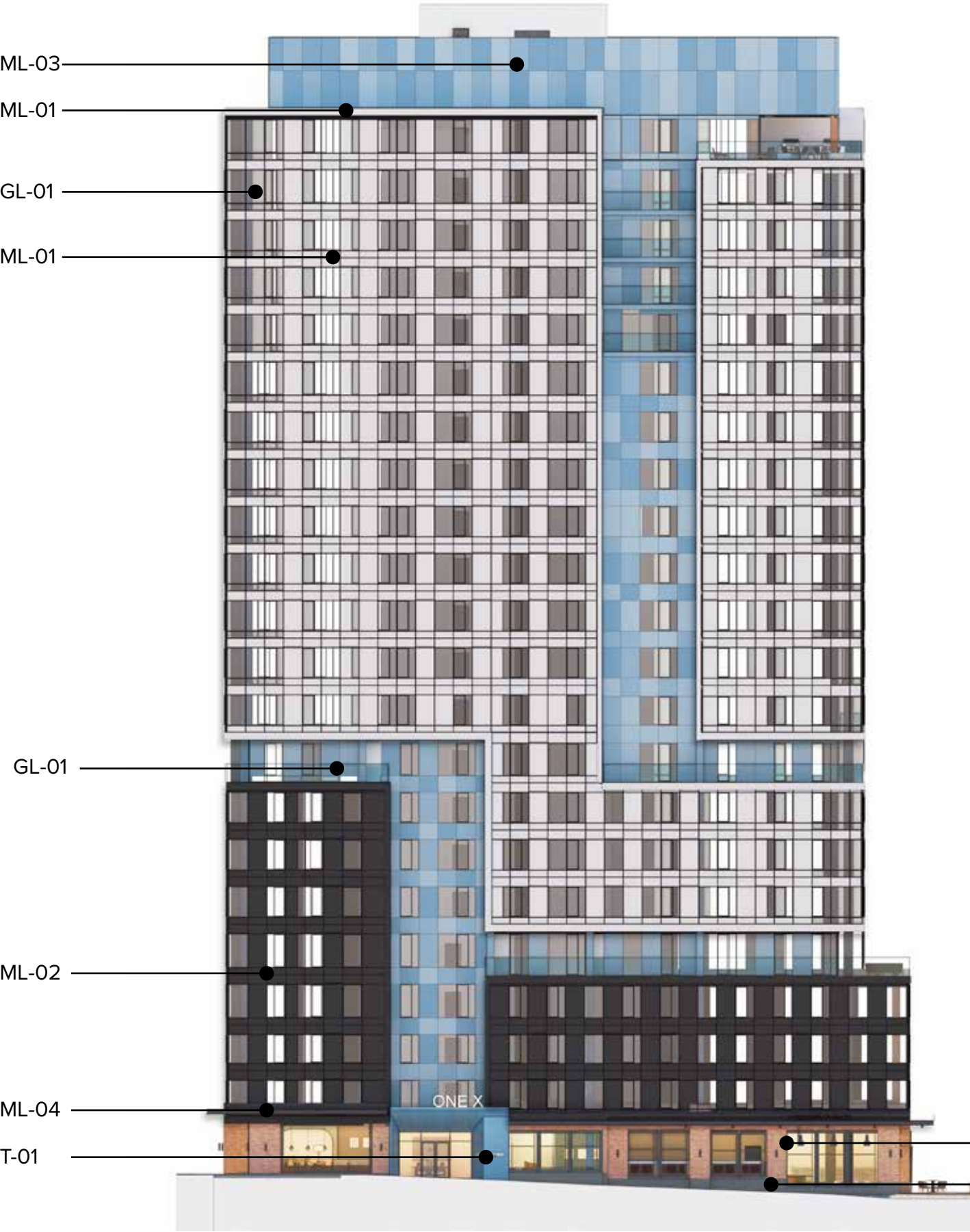


Brachyglottis greyi
Daisy Bush



Sarcococca h. humilis
Trailing Sweetbox

MATERIALS - NORTH TOWER



ML-03

ML-01

GL-01

ML-01

GL-01

ML-02

ML-04

T-01

BR-01

CO-01

ML-01



Metal Panel
(White)

ML-02



Metal Panel
(Brown)

ML-03



Metal Panel
(Blue)

ML-04



Metal Panel
(Wood grain)

ML-05



Steel (Black)

GL-01



Clear Glass

T-01



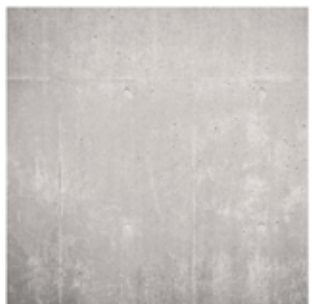
Terracotta Tile

BR-01



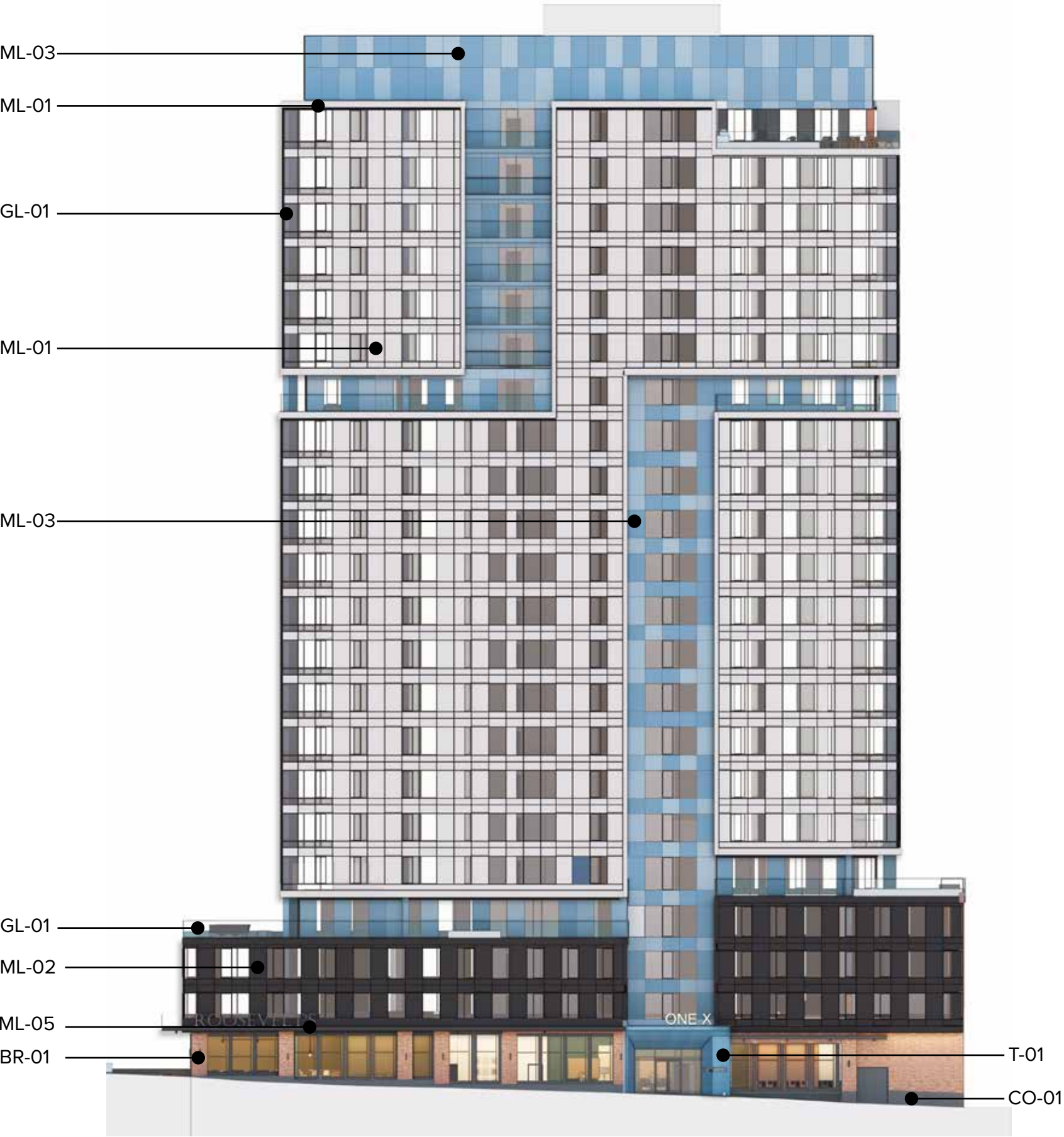
Brick

CO-01



Finished Concrete

MATERIALS - SOUTH TOWER



ML-01



Metal Panel
(White)

ML-02



Metal Panel
(Brown)

ML-03



Metal Panel
(Blue)

ML-04



Metal Panel
(Wood grain)

ML-05



Steel (Black)

GL-01



Clear Glass

T-01



Terracotta Tile

BR-01



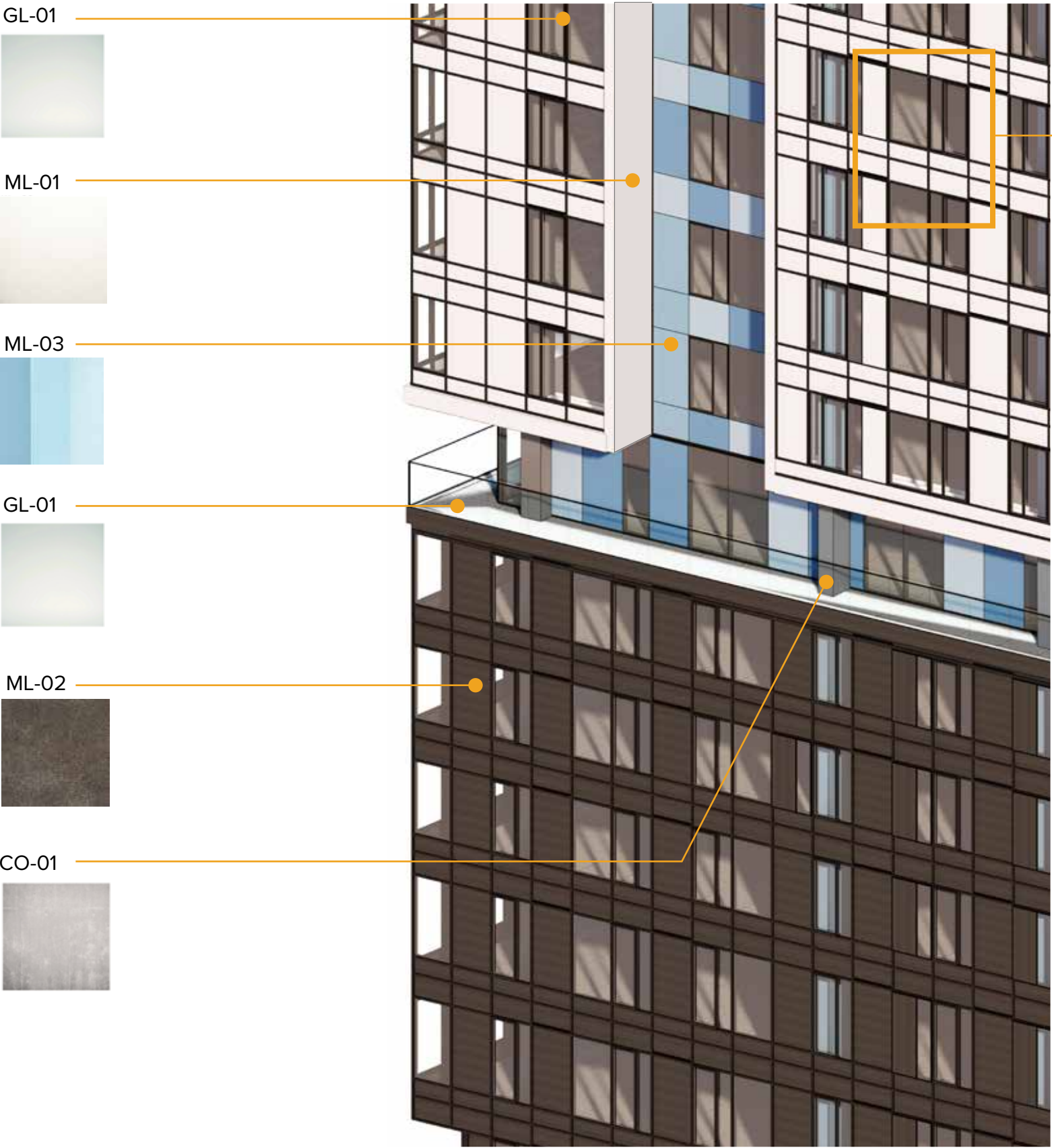
Brick

CO-01



Finished Concrete

MATERIALS



Flush Window Frame With Metal Panel



MATERIALS

ML-02



GL-01



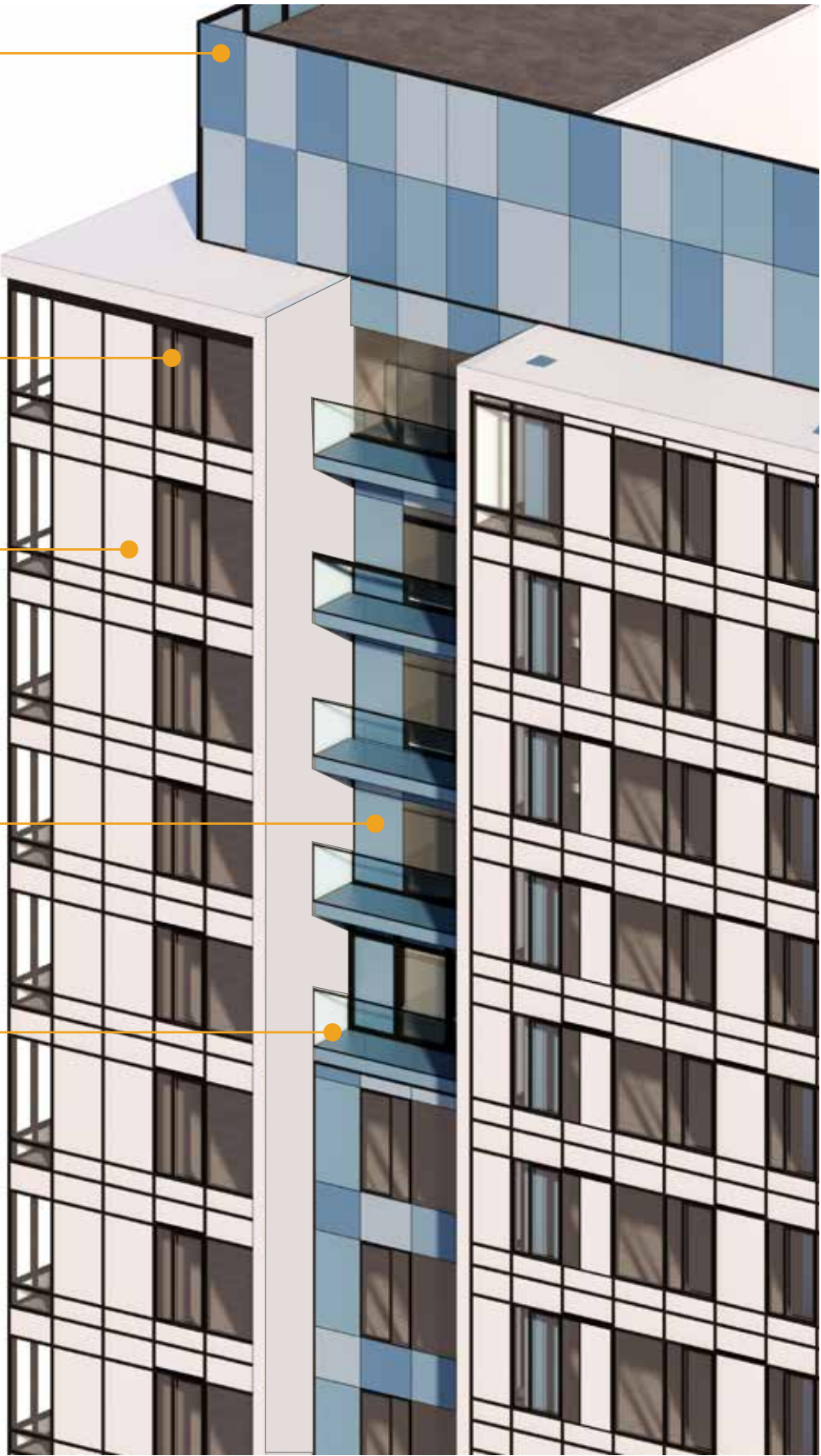
ML-01



ML-02



GL-01



MATERIALS

- GL-01
- ML-01
- ML-03
- GL-01
- ML-02
- ML-05
- T-01
- BR-01



MATERIALS PALETTE



DIRECT SUNLIGHT | LATE AFTERNOON



DIRECT SUNLIGHT | SUNNY DAY



INDIRECT SUNLIGHT | OVERCAST DAY



1 Crown Uplight
Linear accent uplighting illuminates the crowns of both towers.



2 Downlights
Downlights in soffits provide general illumination along building.



3 Handrail Lighting
Lights mounted to handrail stanchions illuminate terrace perimeters.





1 Crown Uplight
Linear accent uplighting illuminates the crowns of both towers.



2 Downlights
Downlights in soffits provide general illumination along building.



3 Handrail Lighting
Lights mounted to handrail stanchions illuminate terrace perimeters.



EXTERIOR LIGHTING

STREET LEVEL LIGHTING



1 Canopy Lighting
Downlights under canopy structures illuminate walkways and entries



2 Wall Uplighting
Ingrade linear uplight at entry walls.



3 Steplighting
Steplights recessed in planters light pathways and open space.



4 Bench Lighting
Underbench lighting anchors seating.



5 Downlights
Downlights in soffits at exit doors provide egress lighting.



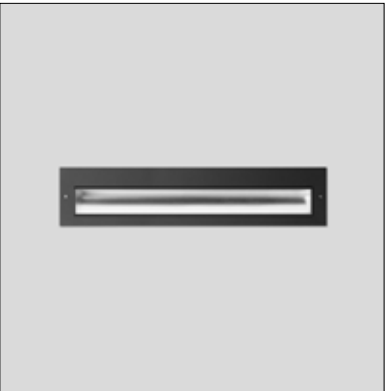
6 Wall Packs
LED wall packs highlight garage entries and give ambient light in alley.



LEVEL 5 TERRACE LIGHTING



3 Steplighting
Steplights recessed in planters light pathways.



5 Downlights
Downlights in soffits provide general illumination along building.



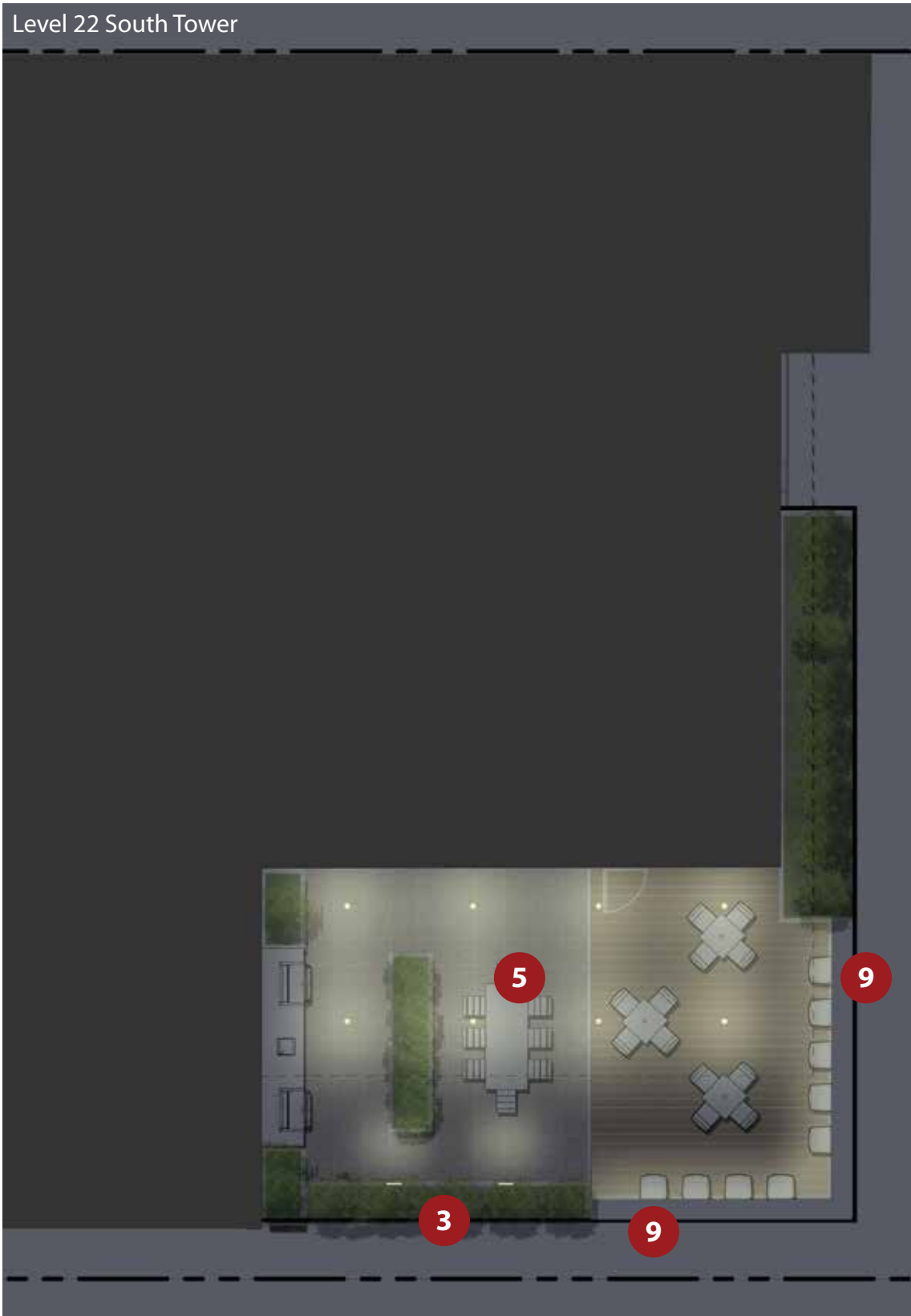
7 Handrail Lighting
Lights mounted to handrail stanchions illuminate terrace perimeters.



8 Bollard
Low-level bollards light up seating areas.



LEVEL 22 TERRACE LIGHTING



3 Steplighting
Steplights recessed in planters light pathways.



5 Downlights
Downlights in soffits provide general illumination under overhangs and at BBQs.

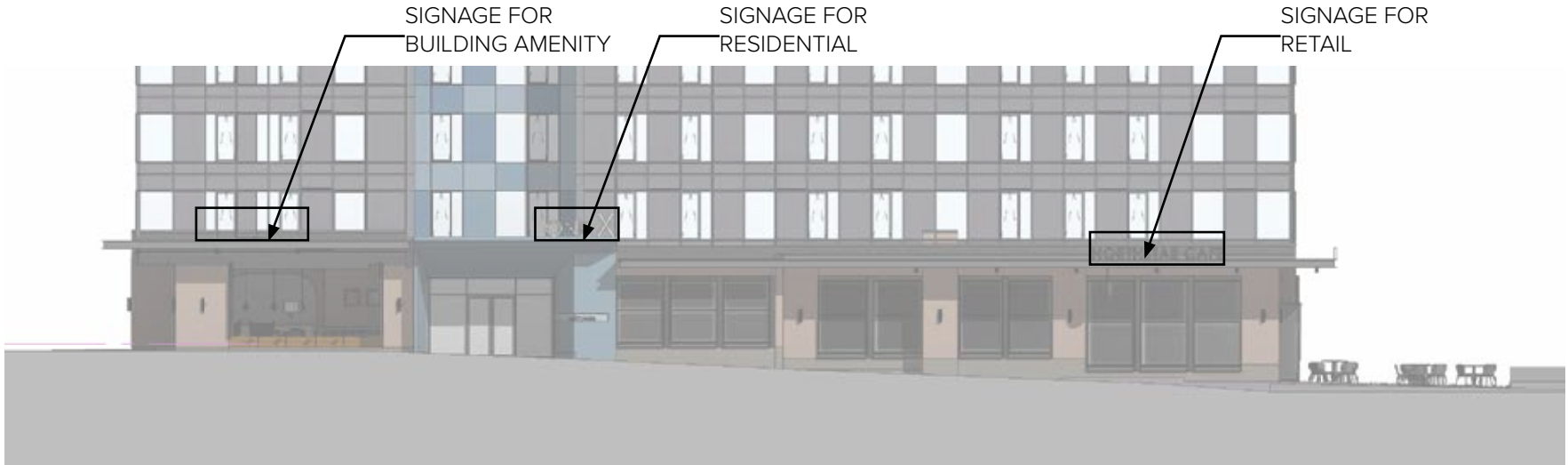


7 Handrail Lighting
Lights mounted to handrail stanchions illuminate terrace perimeters.

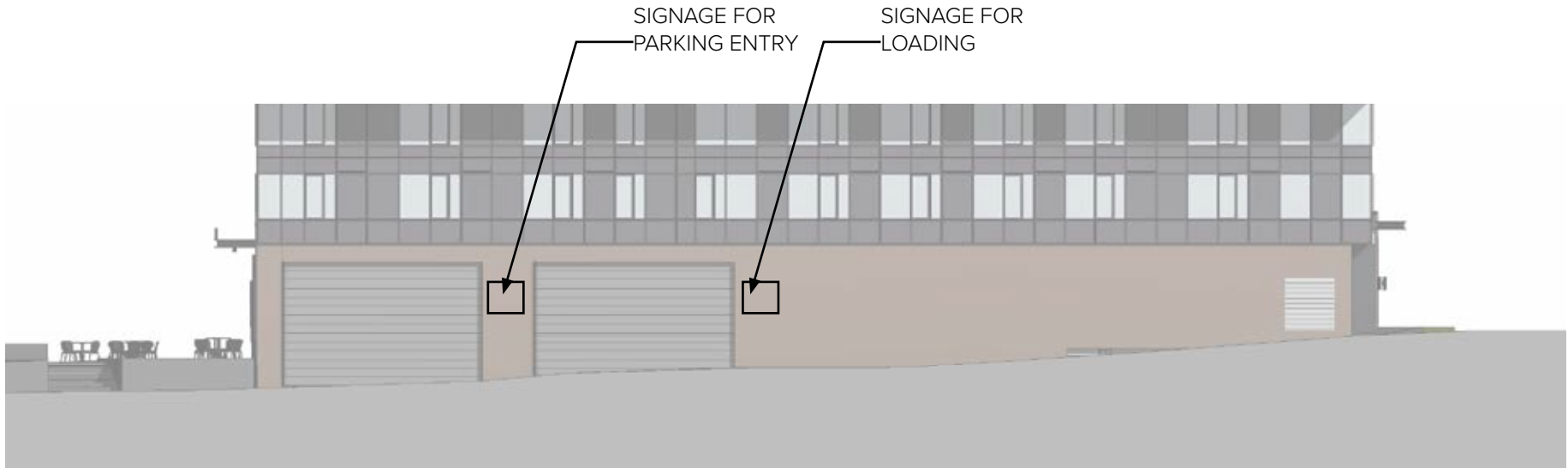


9 Counter Accent
Lighting under countertop lights seating area.





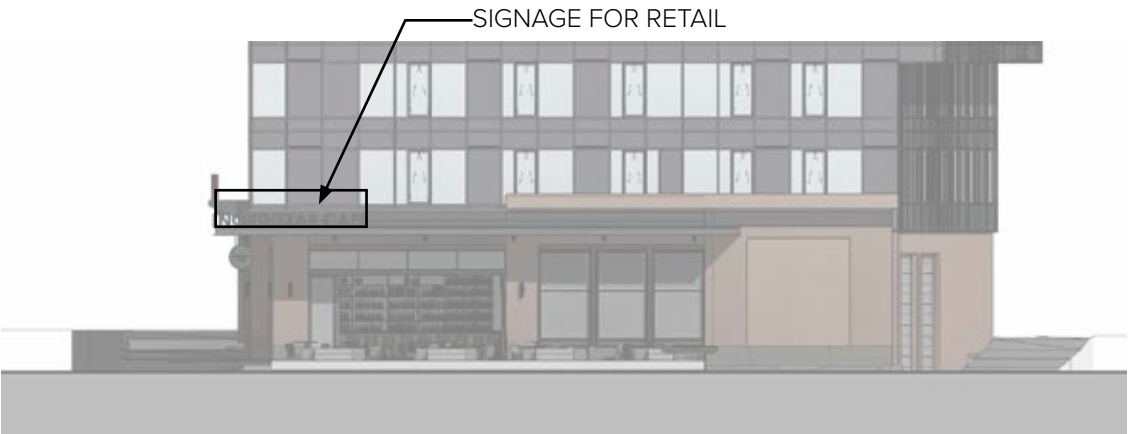
West Elevation-NT



East Elevation-NT



North Elevation-NT



South Elevation-NT



West Elevation-ST

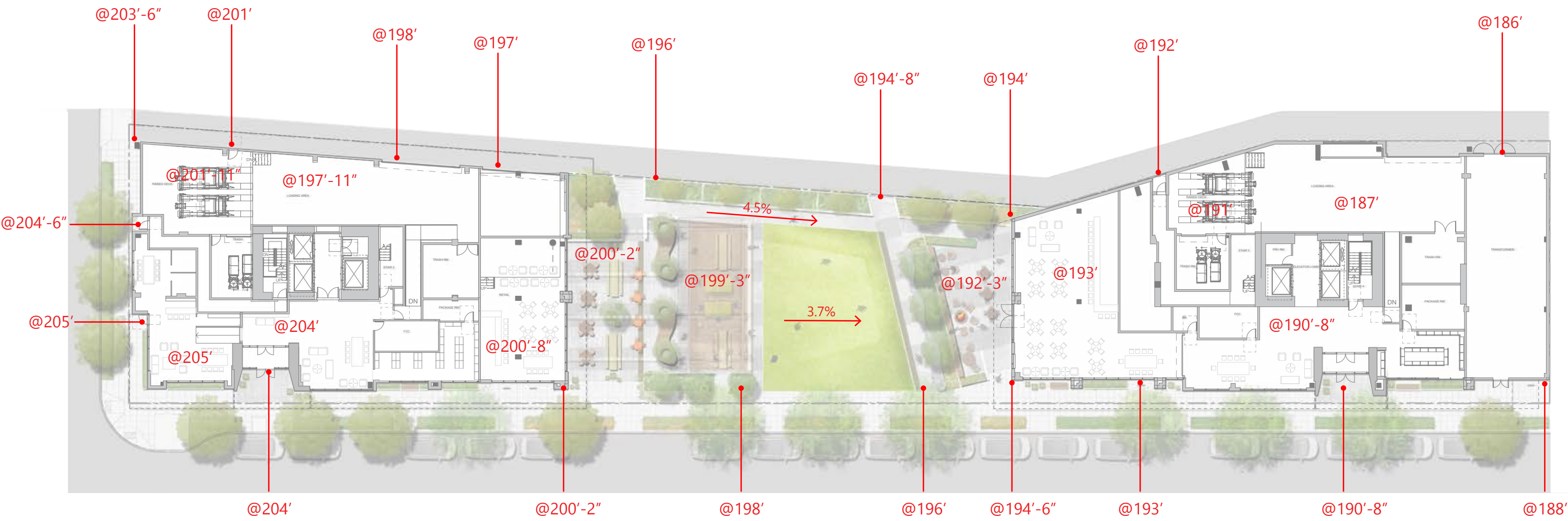


East Elevation-ST



North Elevation-ST

GRADING PLAN

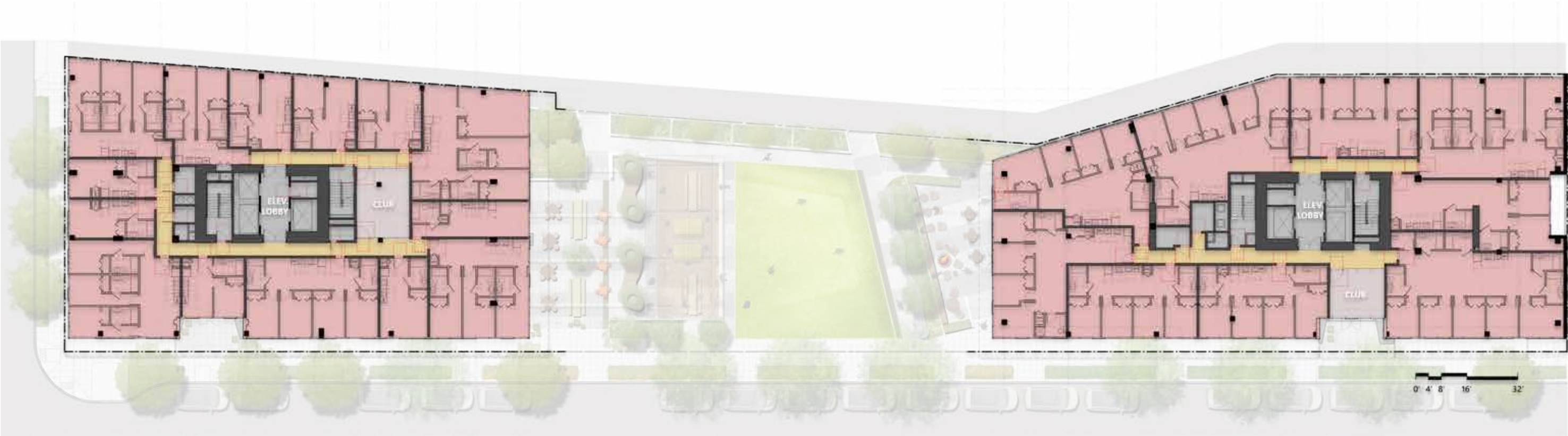


GROUND LEVEL PLAN

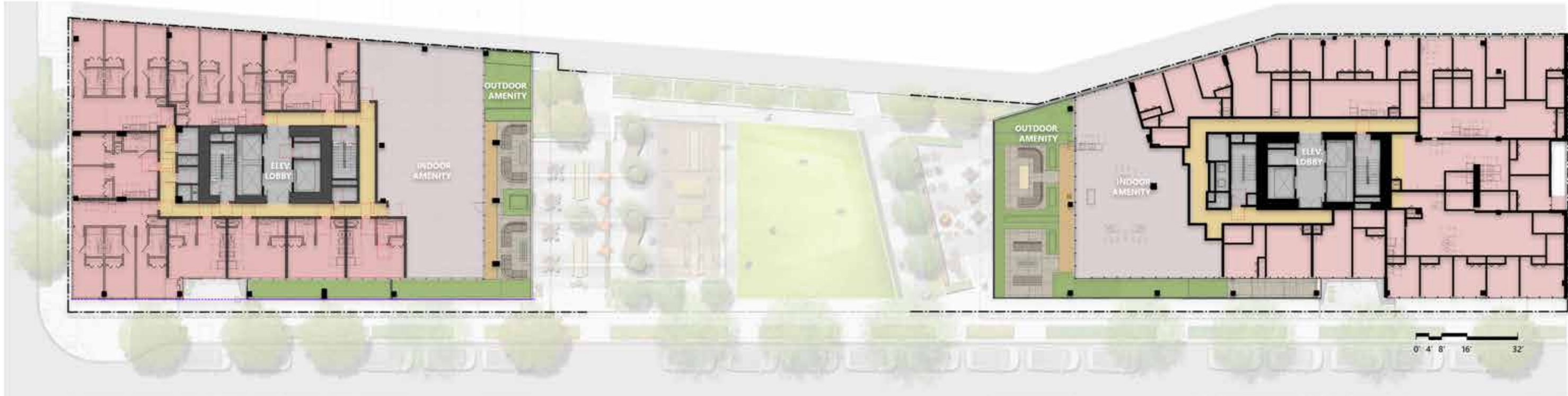


LEVEL 1

TYPICAL PODIUM PLAN



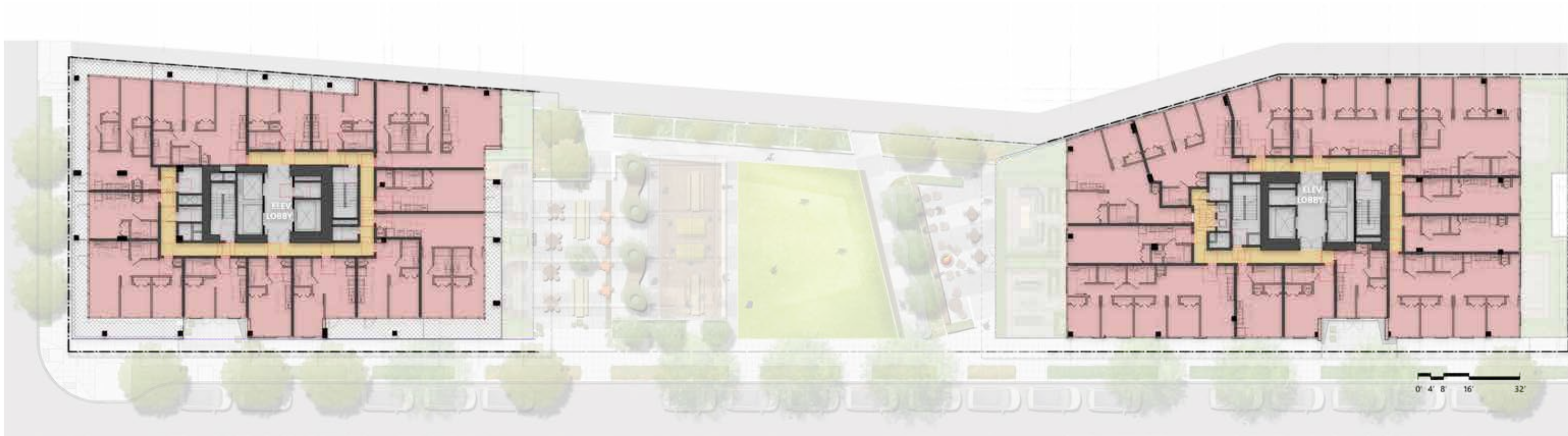
LEVEL 3



LEVEL 5

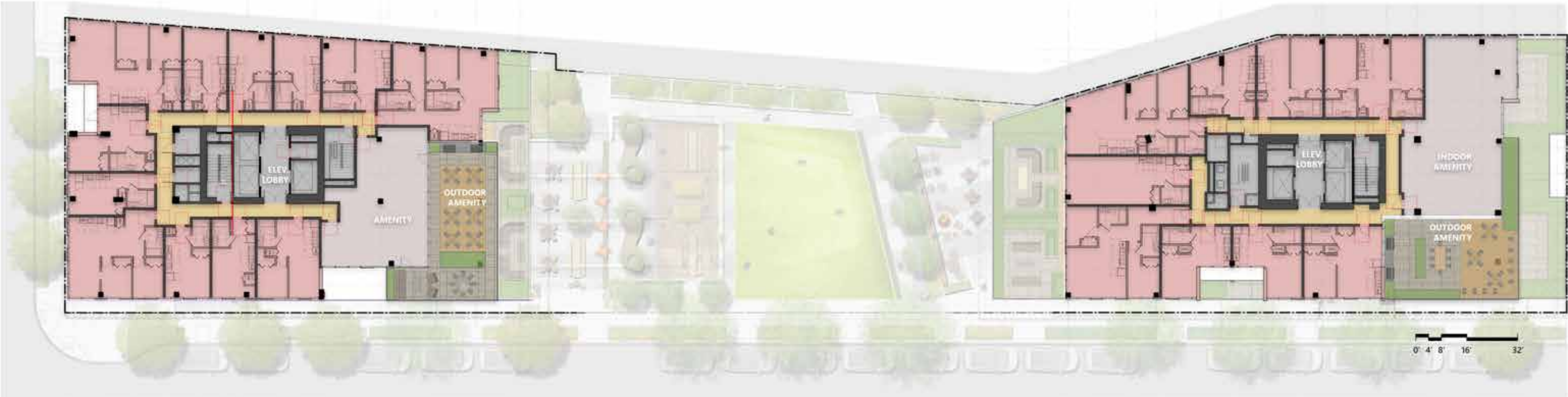
LEVEL 4

TYPICAL TOWER PLAN

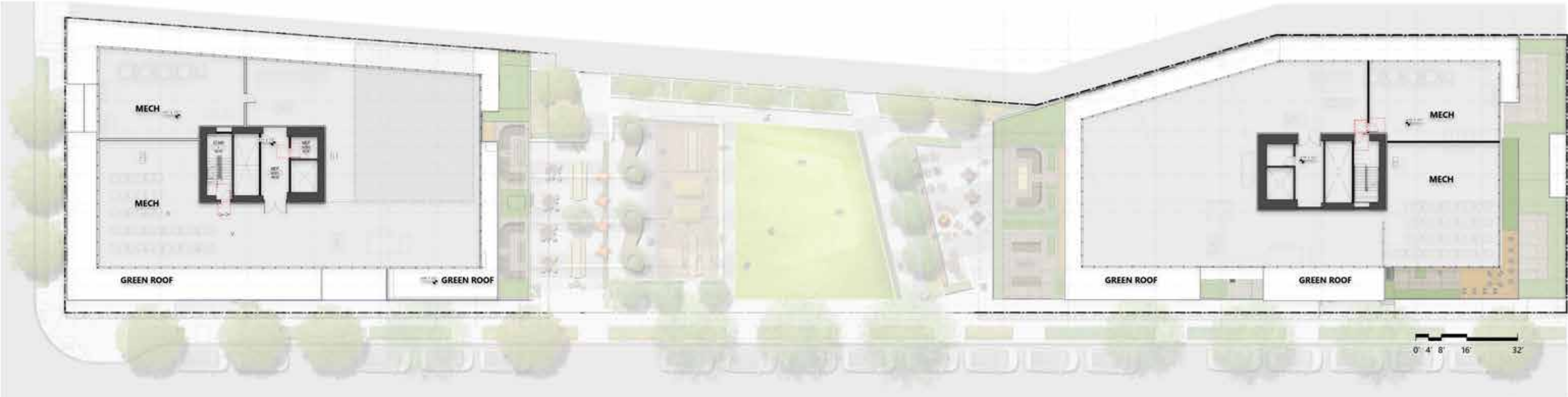


LEVEL 9

LEVEL 10



LEVEL 22



LEVEL RF

WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



NORTH TOWER



SOUTH TOWER

SOUTH ELEVATION

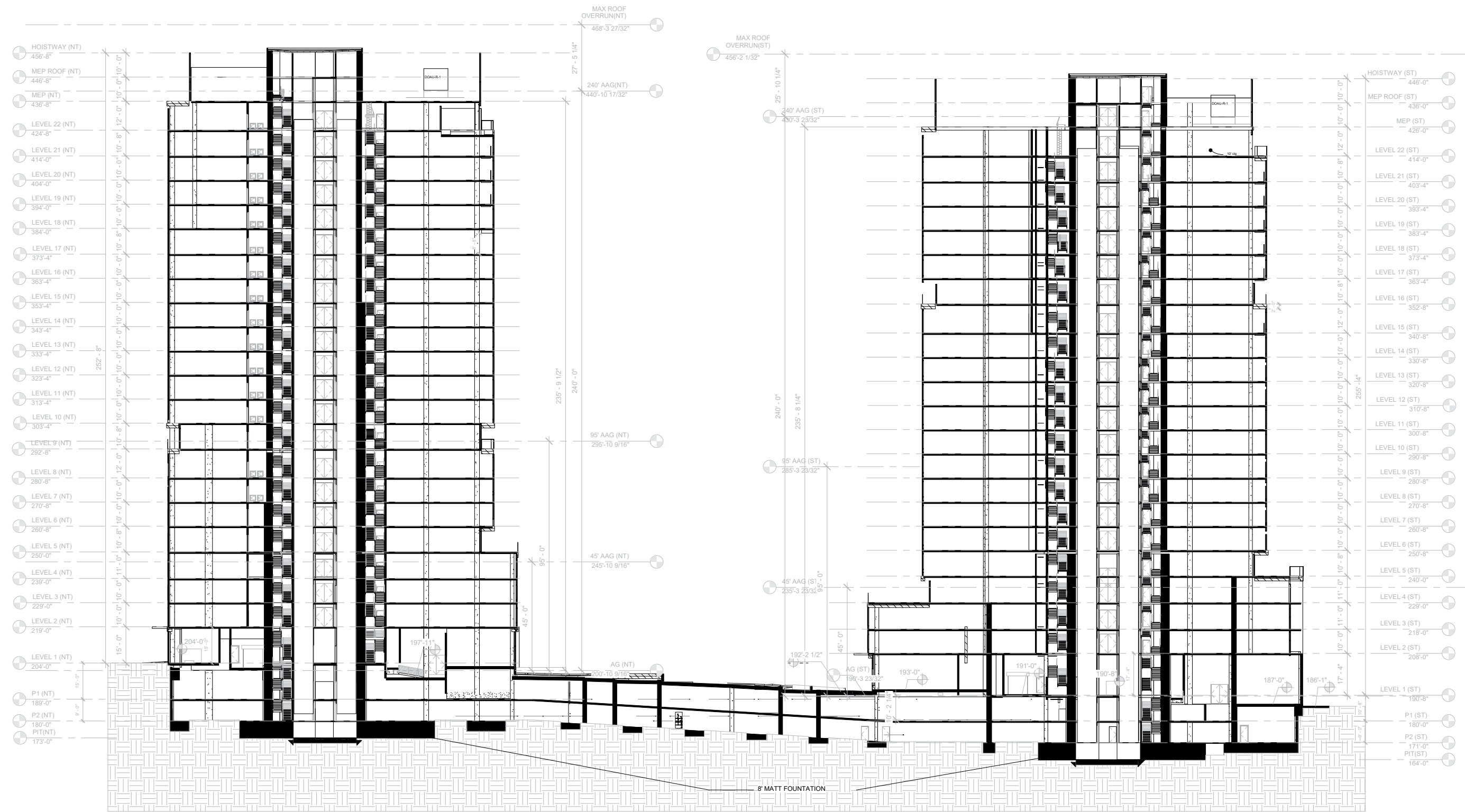


NORTH TOWER



SOUTH TOWER

BUILDING SECTION





THANK YOU