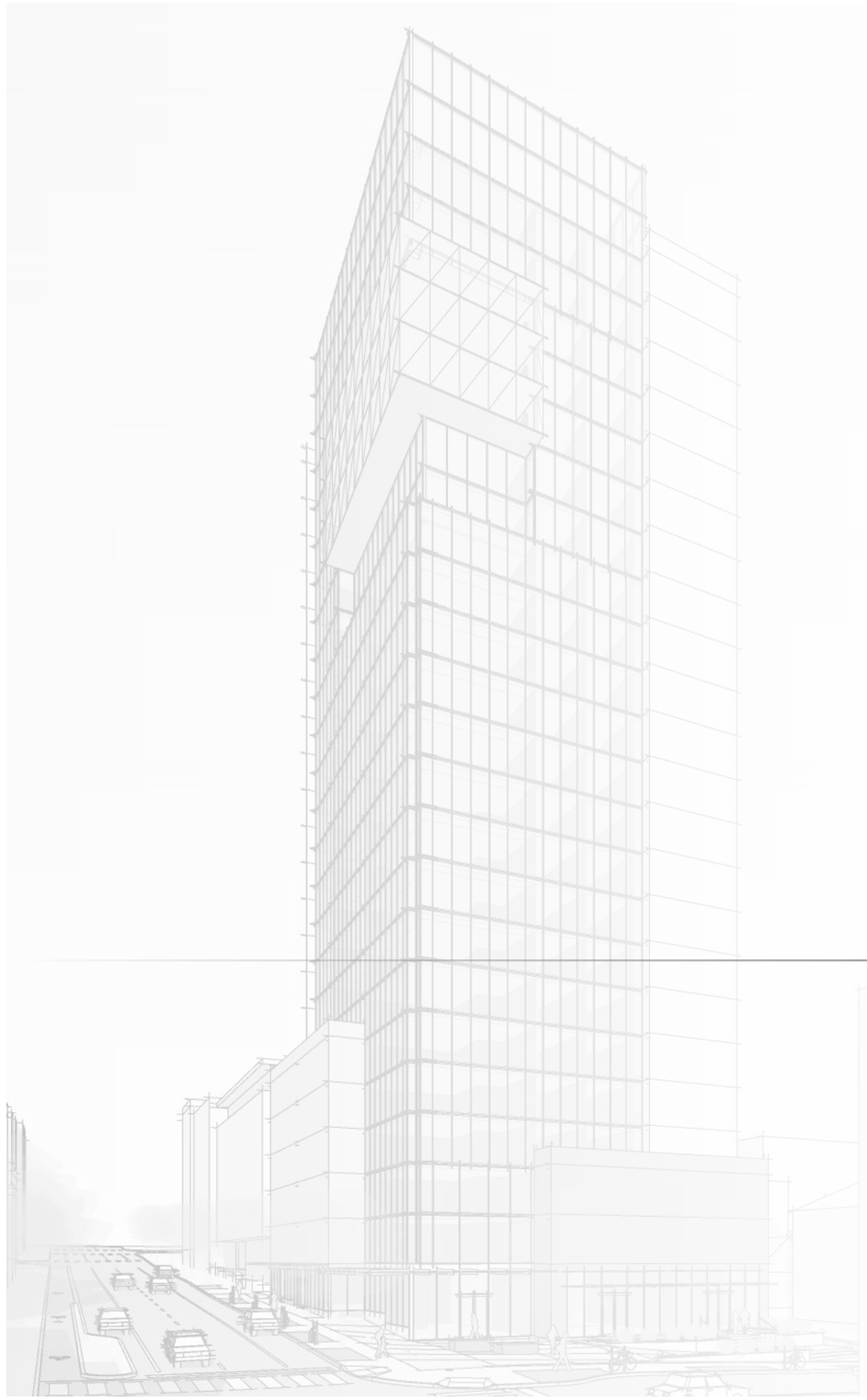

ROOSEVELT HIGH RISE

4212 ROOSEVELT WAY NE

DPD Project #3036848-EG

Early Design Guidance | EDG

Meeting Date : Jan 25, 2021

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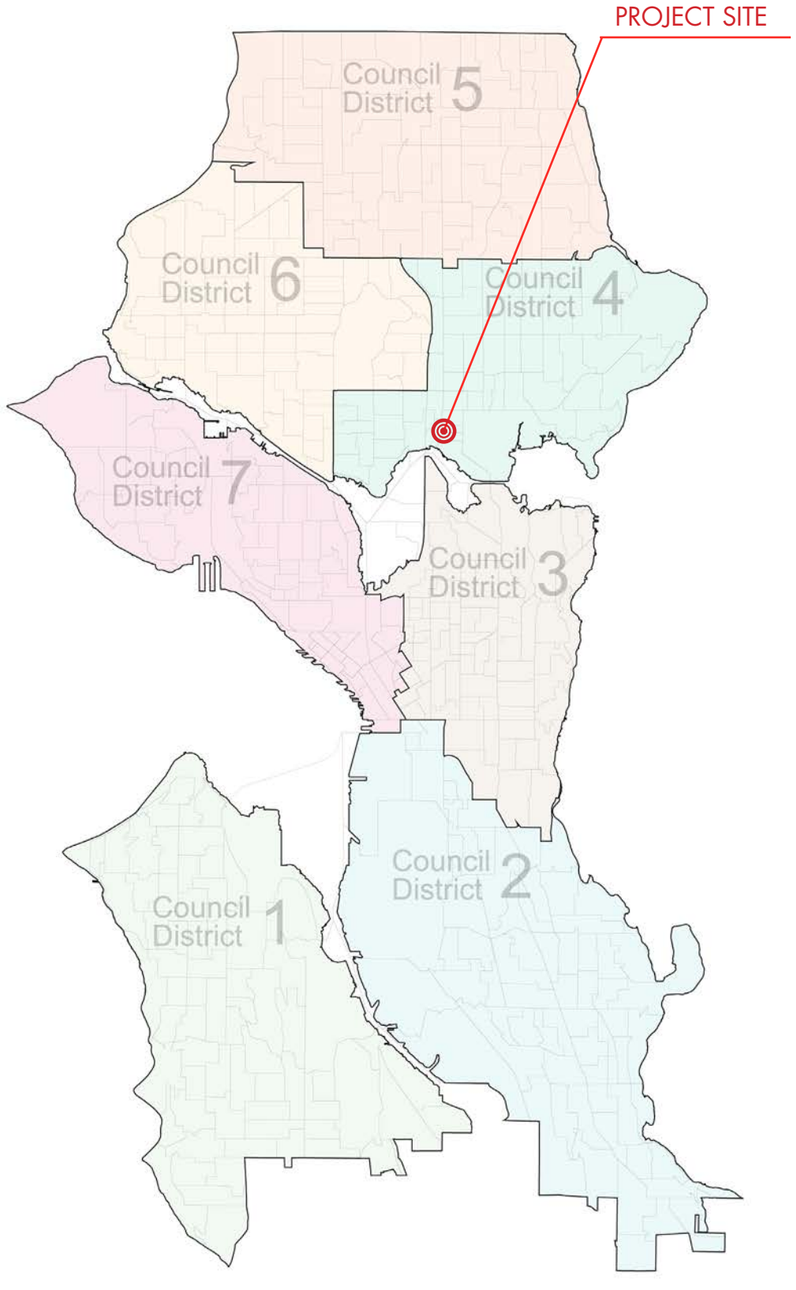


PROJECT TEAM

OWNER
Washington Opportunity Fund LLC

ARCHITECT
Studio19 Architects
207½ 1st Ave S.
Suite 300
Seattle, WA 98104
206.466.1225

LANDSCAPE ARCHITECT
Karen Kiest Landscape Architects
111 W John St
Suite 306
Seattle, WA 98119
206.323.6032

SITE INFORMATION

Project Location:
4212 Roosevelt Way NE,
Seattle WA 98105

Parcel #:
1142000725, 1142000710, 1142000705

Lot Size:
16,000 SF

FAR Allowed:
Base FAR: 4.75
Max FAR for non-residential uses: 7
Max FAR for all uses in a mixed-use development: 10

Applicable Code:
Seattle Municipal Code , Title 23 Land Use Code

Base Zone:
SM-U 75-240 (M1)

Overlay Zones:
University District Northwest Urban Center Village

Adjacent Zones:
West: SM-U 75-240 (M1)
North: SM-U 75-240 (M1)
South: SM-U 75-240 (M1)
East: SM-U/R 75-240 (M1)

Street Frontage:
Roosevelt Way NE, NE 42nd Street, Alley

Design Guidelines:
City of Seattle Comprehensive Plan Guidelines
University Neighborhood Design Guidelines

Project Summary:

· Units :	220
· Commercial SF :	3,805 SF
· Parking :	64
· FAR :	9.99

Project Description:
The project consists of a 23 story apartment building with 2 levels of below grade parking. The buildnig will provide 220 market rate apartment units, 64 parking spaces as well as 3,805 square feet of street level retail. The retail spaces will be accessed from both Roosevelt Way NE and NE 42nd Street on the street level. The proposed project will also maximize residential views with height and dedicate a portion of the ground floor area to a community courtyard.

ZONING SUMMARY (ZONE SM-U 75-240)

Required Street-Level Uses 23.48.605.C.1

No required Street-level uses since the site is not abutting Class 1 or 2 streets or any streets listed in 23.48.605

Facade modulation in SM-U zones 23.48.646

A.In all SM-U zones, for all structures on lots exceeding 12,000 square feet, facade modulation is required for the street-facing facade within 10 feet of a street lot line
B.Modulation is not required for the following:
2.For structures on a lot in the SM-U/R 75-240 zone that exceed 75 feet in height;
4.The street-facing facade portion that does not exceed a width of 100 feet above 45 feet in height.
C. The maximum length of an unmodulated facade for midrise structures in SM-U 75-240 and SM-U 95-320 zones and for all structures in the SM-U 85 zone is prescribed in Table A for 23.48.646, and the maximum length of an unmodulated facade for highrise structures in the SM-U 75-240 and SM-U 95-320 zones is prescribed in Table B for 23.48.646. This maximum length shall be measured parallel to each street lot line, and shall apply to any portion of a facade, including projections such as balconies, that is located within 10 feet of street lot lines.

Street-Level Development Standards 23.48.040

B section applies to street-facing facades between 2 feet and 8 feet above sidewalks.
B.1.a Transparency: Sixty percent of street-facing façade, unless the street has a slope more than 7.5 percent. Required transparency is 45 percent of the street-facing facade.
B.2.a Blank facades are limited to segments 15 feet wide. The total of all blank façade segments may not exceed forty 40% of the width of the façade of the structure along the street.
C.3. The street-level spacess shall have a minimum height of13 feet and depth of 30 feet

Upper-level development standards in SM-U zones 23.48.645

If structure is between 160 feet and 240 feet in height, average gross floor area for all stories in residential use above 45 feet should be 10,500 square feet. Maximum gross floor area for a single story would be 11,500 square feet.

Structure Height 23.48.615

75 feet for Mid-Rise and 240 feet for high-rise building, per Land Use Map

Floor Area Ratio 23.48.620

Base FAR for all uses: 4.75, maximun FAR for non-residential uses: 7, Maximum FAR for residential uses and all uses in a mixed-use development: 10
Floor area exempt from FAR calculations:
1.All underground stories or portions of stories that extend no more than 4 feet above grade.
2.For structure 65 feet in height or more, 3.5 percent of the total chargeable gross floor area is exempt from FAR as allowance for mechanical equipment.

Extra Floor Area in SM-U Zones 23.48.622

A. Means to achieve extra floor area above the base FAR, or above the additional increment of chargeable floor area allowed above the base FAR:
1.Achieve 65% of the extra floor area by using bonus residential floor area for affordable housing
2.Achieve 35% of the extra floor area through providing open space amenities

Setback Requirements 23.48.640

3 feet average from abutting NE 42nd Street. Excluding setback area further than 10 feet from the street lot line when calculating.

Landscaping and Screening Standards 23.48.055

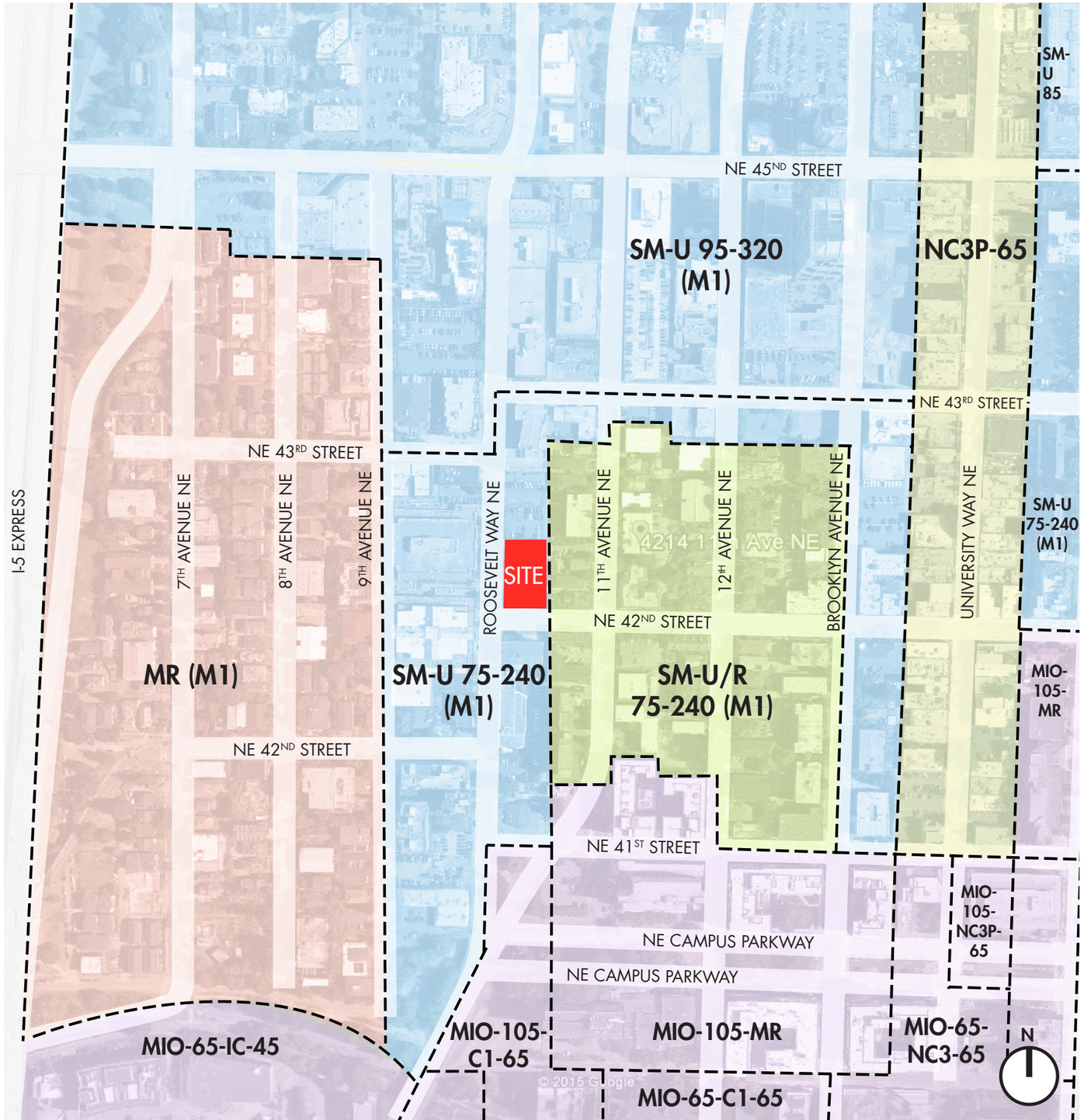
Green Factor Requirement: .30 or greater

Residential Amenity Areas 23.48.045

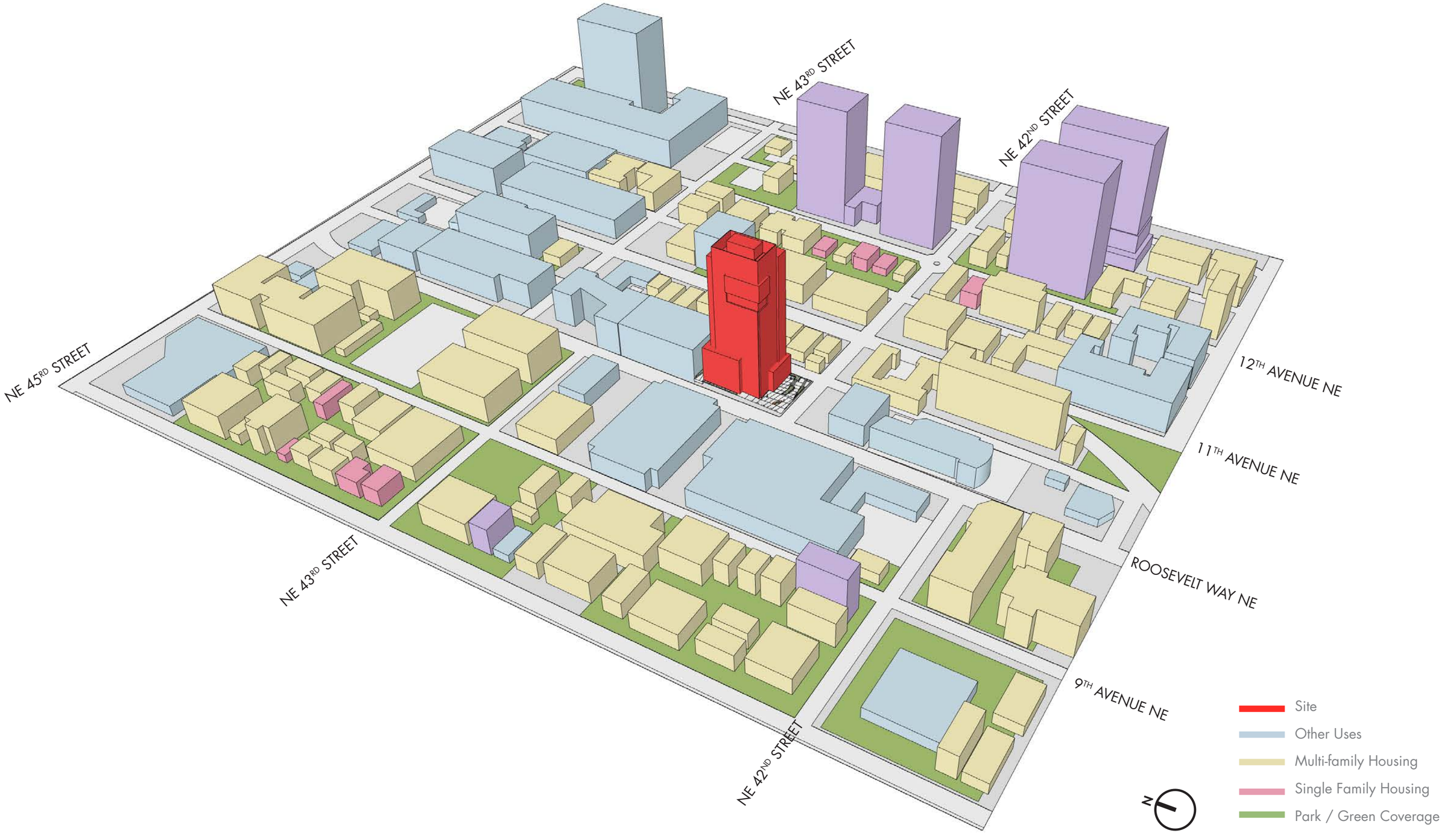
An area equivalent to five percent of the total gross floor area in residential use shall be provided as amenity area, and a maximum of 50 percent of the required amenity area may be enclosed.
The minimum horizontal dimension for required amenity areas is 15 feet, 10 feet if the amenity area is provided as street-level landscaped open space.

Required parking 23.54.015

No minimum parking is required for residential uses and non-residential uses within Urban Village Centers or Station Area Overlay District. Otherwise 1 space per dwelling units, or 1 space per 2 small efficiency dwelling units for multifamily residential uses. Parking requirements for non-residential uses vary according to 23.54.015 Table A.
Bike parking requirements: 1 per dwelling unit and 1 per small efficiency dwelling unit for long-term, 1 per 20 dwelling units for short-term.



SITE ANALYSIS CONTEXT MASSING / USES



SITE ANALYSIS CONTEXT DIAGRAMS

TREES + SURROUNDING PARKS

No significant trees have been identified within the boundaries of our site. There are street trees to the west edge of the site along the Roosevelt Way NE. West of the site is Christie Park, a neighborhood park that offers picnic space, drinking fountains, public artwork, and a basketball court.

SIGNIFICANT VIEWS

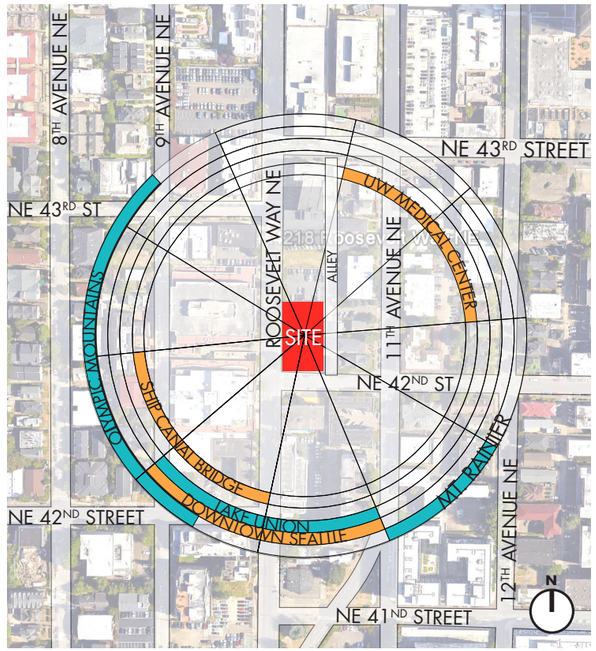
There are no immediate ground level views due to the heights of the surrounding buildings. The upper floors and the building's rooftop will have views of the surrounding neighborhood, the Ship Canal Bridge, Downtown Seattle, the Olympic Mountains, Mt. Rainier, and of South Lake Union.

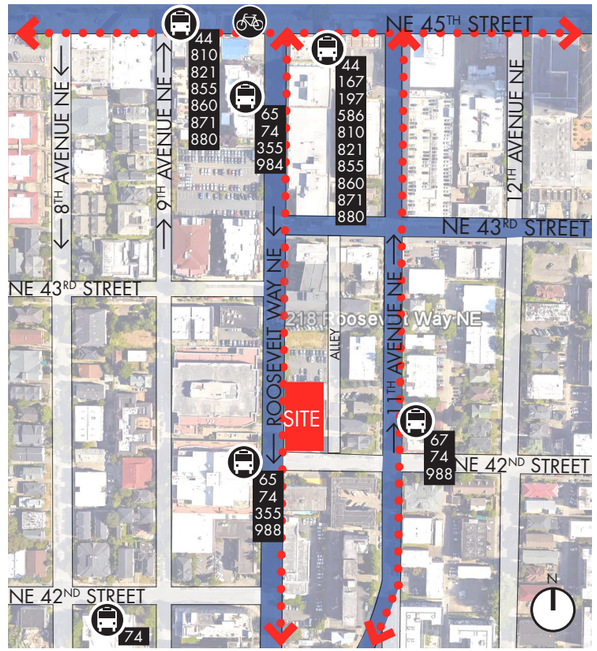
ACCESS OPPORTUNITIES + CONSTRAINTS

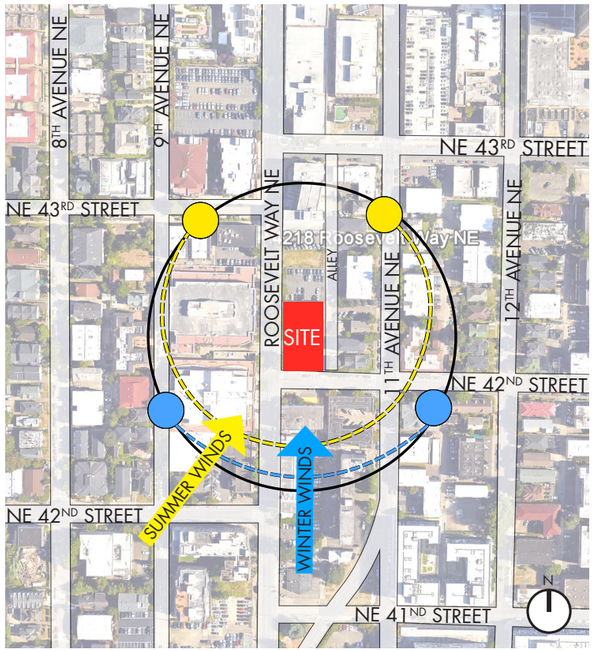
Roosevelt Way and 8TH Avenue are both designated one-way streets that run north to south. 11TH Avenue NE and 9TH Avenue are also both designated one-way streets that run south to north. There are six nearby bus stops. Two stops are located on Roosevelt Way, two are on 45th Street, one is located on 11TH Avenue and another one on NE 42nd Street. There are three dedicated bike lanes surrounding the site located on Roosevelt Way,11TH Avenue, and on 45th Street. Pedestrian access to the site occurs from Roosevelt Way and 42ND Street.

SOLAR EXPOSURE + PREVAILING WINDS

The site is enclosed by the 6-story building to the north, 3 and 4-story buildings to the east, and 4-story buildings to the west. The site is abutting NE 42ND Street to the south. Due to the open street space on the south side of the site, the proposed design will be exposed to the sun and wind on the design's southern facade.







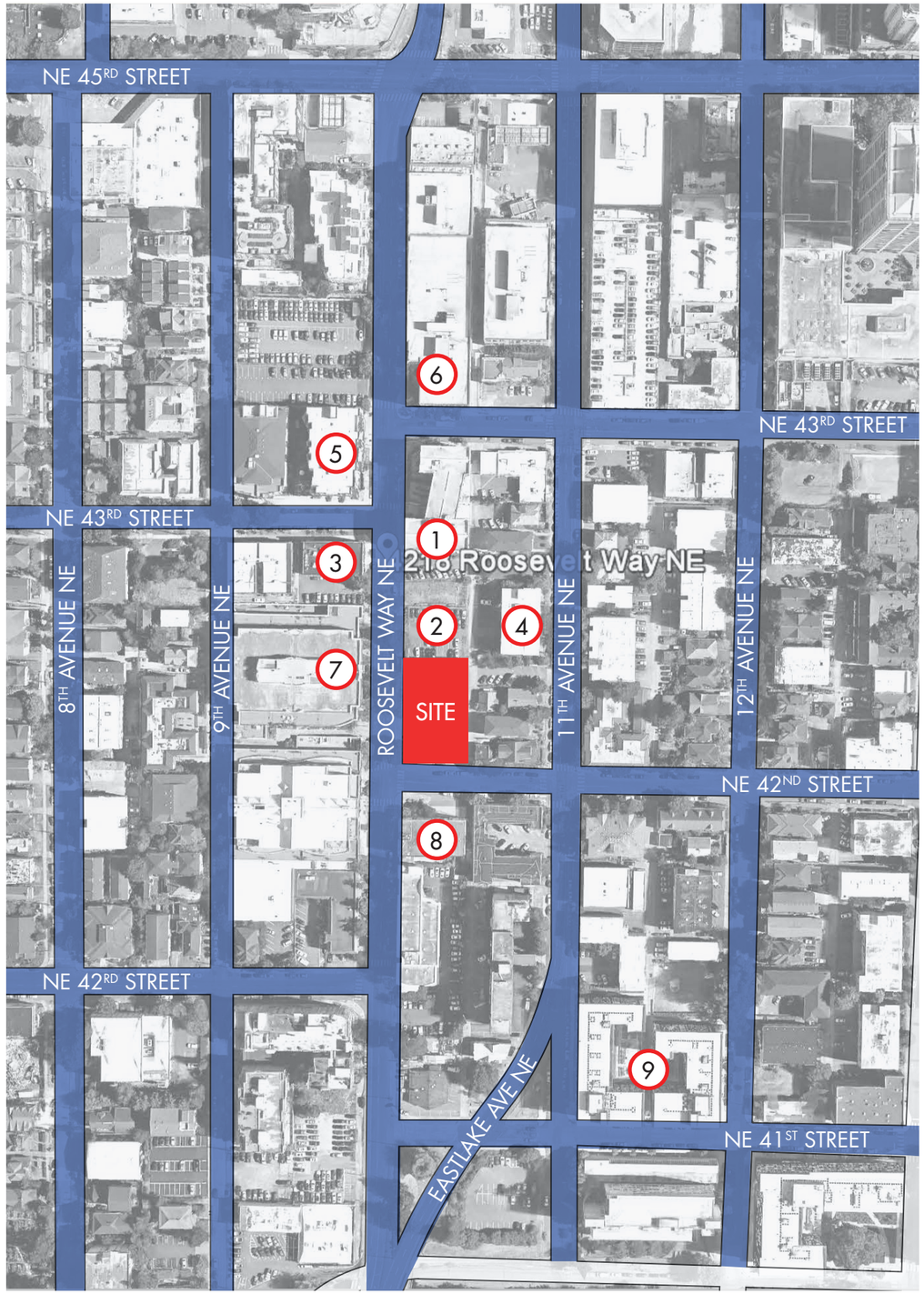
TREES LEGEND
- Site
- Park
- Trees

VIEWS LEGEND
- Site
- Neighborhoods and Structures
- Natural Surroundings

ACCESS/CIRCULATION LEGEND
- Site
- Direction of Traffic
- Arterial Streets
- Alley Access
- Bike Routes
- Bus Stops
- Bike Shop

SOLAR / WINDS LEGEND
- Site
- Summer Sun and Winds
- Winter Sun and Winds

SITE ANALYSIS SURROUNDING BUILDINGS



1- WATERTOWN HOTEL
4242 ROOSEVELT WAY NE | HOTEL

This 6-story boutique hotel is directly adjacent to our project site. The northern façade of our design will be affected due to this close proximity. The Watertown Hotel's building form and streetscape are sensitive to those on street level.

2- 4218 ROOSEVELT APARTMENTS
4218 ROOSEVELT WAY NE | APARTMENTS

This apartment complex is next to our site to the north.Its leveled platform at the street level and its recess along the street front will enhance the pedastrain experience along Roosevelt Way.

3- JACK STRAW PRODUCTIONS
4261 ROOSEVELT WAY NE | RECORDING STUDIO

Jack Straw Production is a recording studio west of the project site. It is an active hotspot within the community. The window openings at street level not only communicate the building's function but the activity within can be seen by pedestrians walking on street level.

4- CARLSTROM APARTMENTS
4225 11TH AVENUE NE | APARTMENTS

This apartment complex is 5-stories tall and to the northeast of the project site. The entrances to the building are located towards the side lot lines and it has no public entrance towards 11th Ave NE.

5- TRINITY 43RD APARTMENTS
902 NE 43RD STREET | APARTMENTS

This apartment complex is half a block away from the project site. The street-level design of the Trinity 43rd Apartment's embraces the change in topography from the north to south side of the site creative a unique experience for those passing by and entering the building.

6- UW ROOSEVELT COMMONS
4300 ROOSEVELT WAY NE | CLASSROOM/ADMIN

The UW Roosevelt Commons is frequently surrounded by college students and college faculty. The design of the building incorporates raised platforms/plazas that provide the users a safe exterior space alongside Roosevelt Way.

7- UNIVERSITY OF WASHINGTON MEDICAL CENTER / SEATTLE CHILDRENS
4245 ROOSEVELT WAY NE | HOSPITAL

Including the University of Washington›s medical center, this site is also home to the Seattle Childrens Hospital. It is a 4-story building that has two street front entrances, one on Roosevelt and one on 9th Ave.

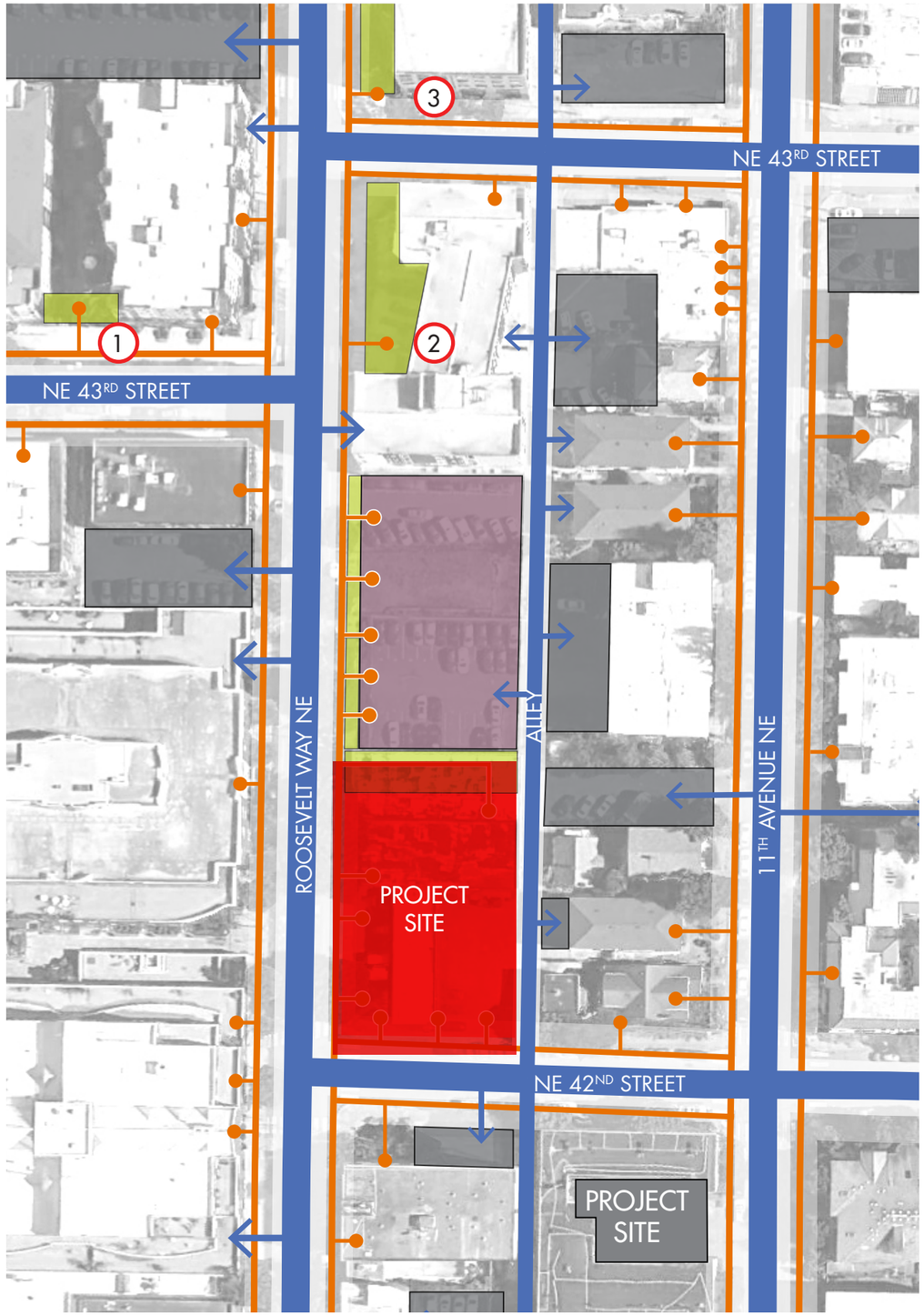
8- UNIVERSITY INN
4140 ROOSEVELT WAY NE | HOTEL

The 4-story hotel is to the south of our site across NE 42nd Street. It stands out in this area with its neon sign and geometric west facade. Parking spots for the hotel are located behind the building by the alley.

9- CEDAR APARMENTS
1128 NE 41ST ST | STUDENT HOUSING

Cedar Apartments are newly developed student apartments. The design's form, use of material, and exterior plantings define the street edge, identify program through scale/openings, and provide a welcoming street level experience for pedestrians passing by.

SITE ANALYSIS SURROUNDING CIRCULATION / ENTRIES



VEHICULAR/PEDESTRIAN ENTRY POINTS

The primary vehicle circulation is on Roosevelt Way NE. A public sidewalk exists on both sides of the street, but only a few of the buildings along Roosevelt are designed for a pedestrian experience. By studying the entry points of the vehicular and pedestrian circulation, we discovered that the majority of the pedestrian entry-ways are located away from the major streets, and most vehicular entries are off of arterials or alley-ways.
Below are three examples of pedestrian entries in our vicinity which helped to inform our design concepts.

SURROUNDING PEDESTRIAN ENTRANCES/PLAZAS

1- TRINITY 43RD APARTMENTS ENTRANCE

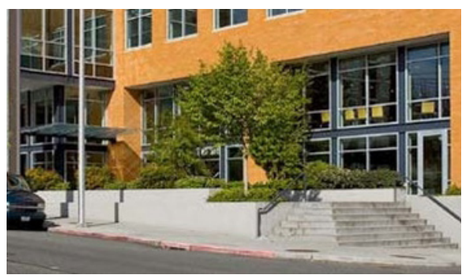
902 NE 43RD STREET | APARTMENTS

The Trinity 43rd Apartments have a small plaza dividing the two major masses of the apartment complex. The plaza itself has plantings and a canopy that continues to wrap around the western façade of the building.

2 - WATERTOWN HOTEL ENTRANCE

4242 ROOSEVELT WAY NE | HOTEL

The Watertown Hotel's street level plaza is composed of a series of steps, platforms, and plantings that are combined to create a unique spatial experience for those entering the hotel lobby and along Roosevelt Way. Due to the change in topography, the plaza is composed of a series of stairs and platforms to make the change in topography more comfortable for pedestrians passing by.



3- UW ROOSEVELT COMMONS ENTRANCE

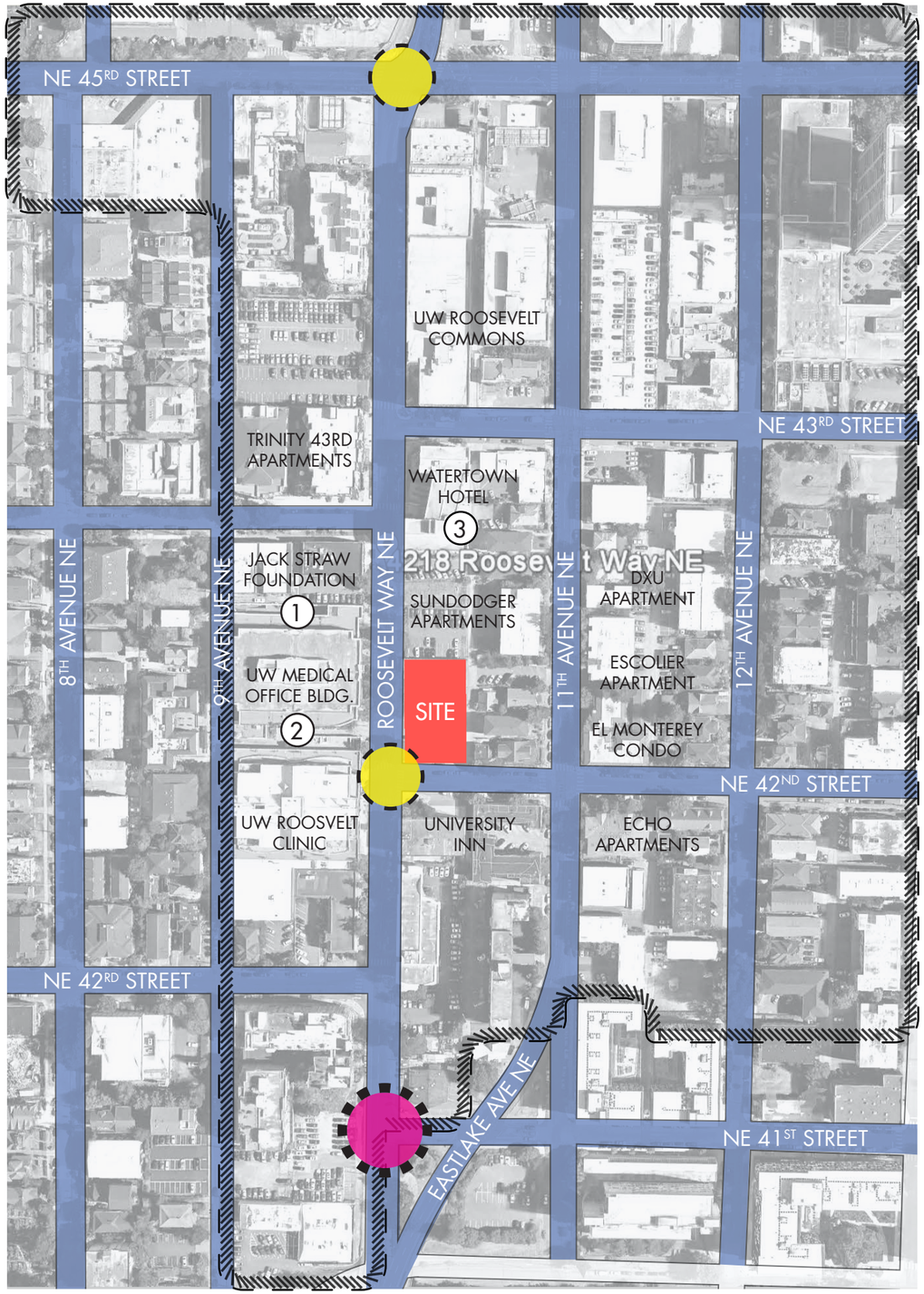
4300 ROOSEVELT WAY NE | CLASSROOM/ADMIN

The pedestrian entry into the UW Roosevelt commons is elevated on a platform that separates the pedestrian from the car circulation on street level. The designers used the platform as not only a means of separation but also as an opportunity for plantings and green space for the building's exterior.

PEDESTRIAN / VEHICULAR CIRCULATION ENTRIES LEGEND

- Site
- Vehicular Routes / Entries
- Pedestrian Routes / Entries
- Parking Lots
- Residential Entry Plazas
- Future Projects

SITE ANALYSIS SURROUNDING NODES



CULTURAL FACILITIES

1- JACK STRAW PRODUCTIONS
4261 ROOSEVELT WAY NE | RECORDING STUDIO

Northwest›s only non-profit multidisciplinary audio arts center and a community based resource since 1962. It is an active hotspot within the community. The window openings at street level not only communicate the building's function but the activity within can be seen by pedestrians walking on street level.

PUBLIC FACILITIES

2- UNIVERSITY OF WASHINGTON MEDICAL CENTER / SEATTLE CHILDRENS
4245 ROOSEVELT WAY NE | HOSPITAL

Including the University of Washington›s medical center, this site is also home to the Seattle Childrens Hospital. It is a 4-story building that has two street front entrances, one on Roosevelt and one on 9th Ave.

NOTABLE ARCHITECTURE

3- WATERTOWN HOTEL
4242 ROOSEVELT WAY NE | HOTEL

This 6-story boutique hotel is directly adjacent to our project site. The northern façade of our design will be affected due to this close proximity. The Watertown Hotel's building form and streetscape are sensitive to those on street level.

CHARACTER AREA - THE U DISTRICT CORE
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.

GATEWAY CORNER
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.

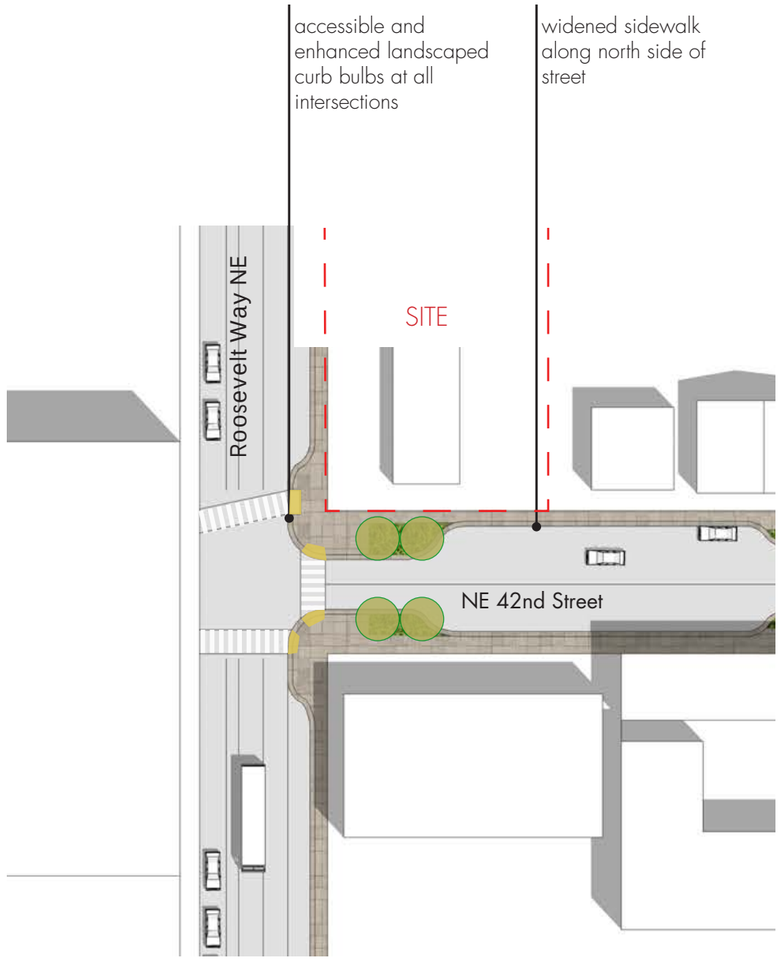
PLACEMAKING CORNER
1. Design projects as part of a composition with the adjacent corner-facing sites to frame the space and balance strong spatial edges with adequate space for movement and activity, including small plazas, seating, and public art.
2. Incorporate special paving and surface treatments; art installations; seating; kiosks.

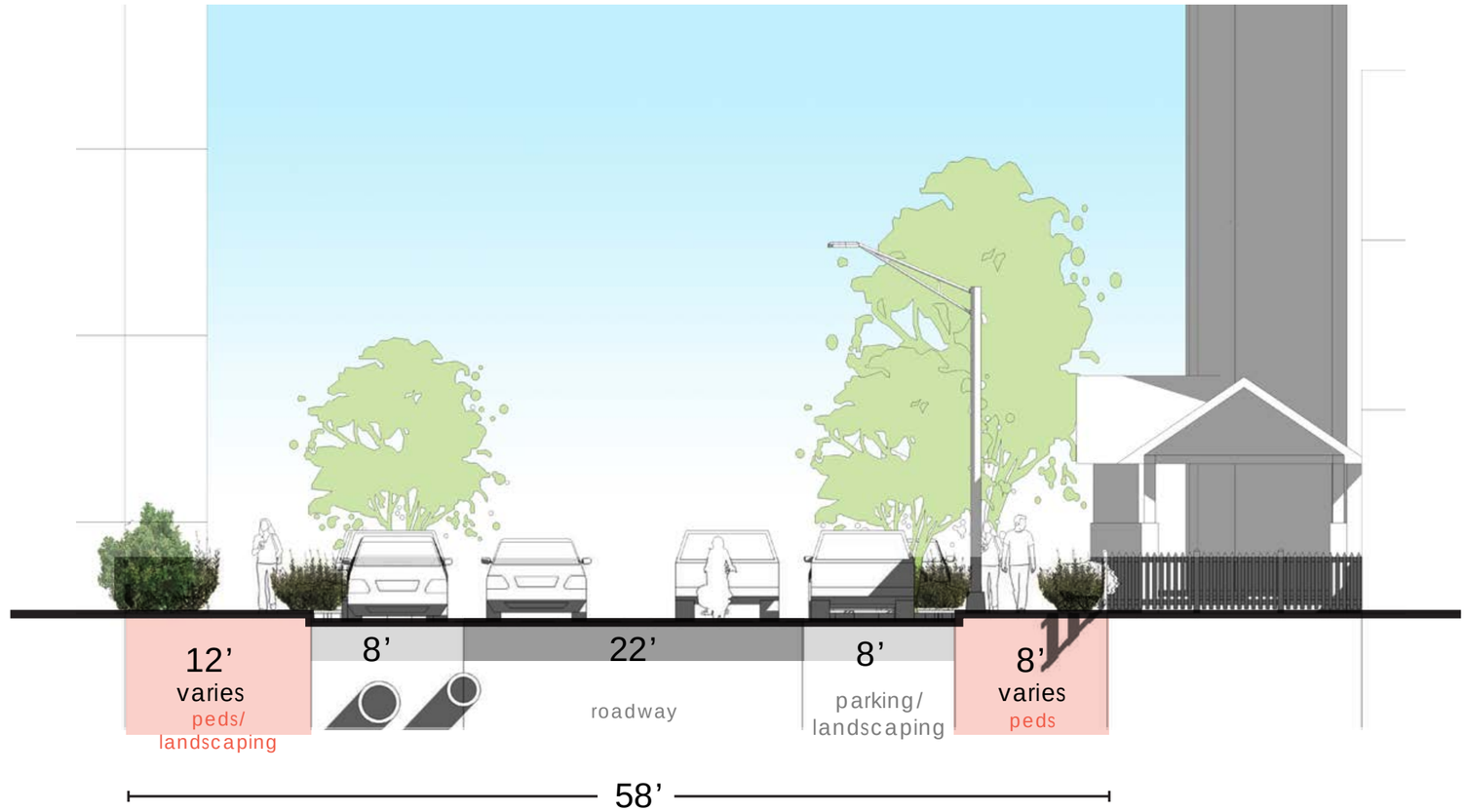
Our project site is adjacent to a placemaking corner. In respond to the design guideline, and to further enhance the pedestrian experience, our preferred option included a public plaza that is connected to the street corner, creating more space for foot traffic, activities and future seating area. Our building design also incorporated transparent storefront and curtain walls towards the corner to soften the spatial edges.

SITE ANALYSIS NE 42ND ST GREEN STREET CONCEPT

NE 42ND ST GREEN STREET DESIGN INTENTION FROM CITY OF SEATTLE

The diagrams below show the design intention of the NE 42nd St Green Street concept published by City of Seattle. The design of the proposed project, including the ground floor and plaza spaces, would utilize this concept plan as the context, as well as design cues. The building›s ground floor spaces would be designed to incorporate the Green Street concept plan to further enhance the pedestrian experience.





SITE CONTEXT STREETSCAPE / ROOSEVELT WAY NE

A

4212 SITE

A

B

ACROSS FROM SITE

B

SITE CONTEXT STREETSCAPE / NE 42ND STREET

ROOSEVELT WAY NE

ALLEY

11TH AVE NE

C

4212 SITE

C

ROOSEVELT WAY NE

D

11TH AVE NE

D

ACROSS FROM SITE

SITE CONTEXT STREETSCAPE / ALLEY

E

NE 42ND STREET

4212 SITE

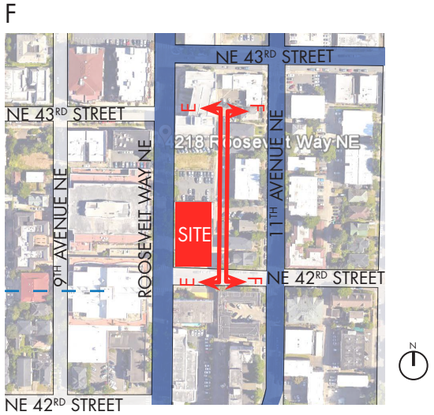
E

F

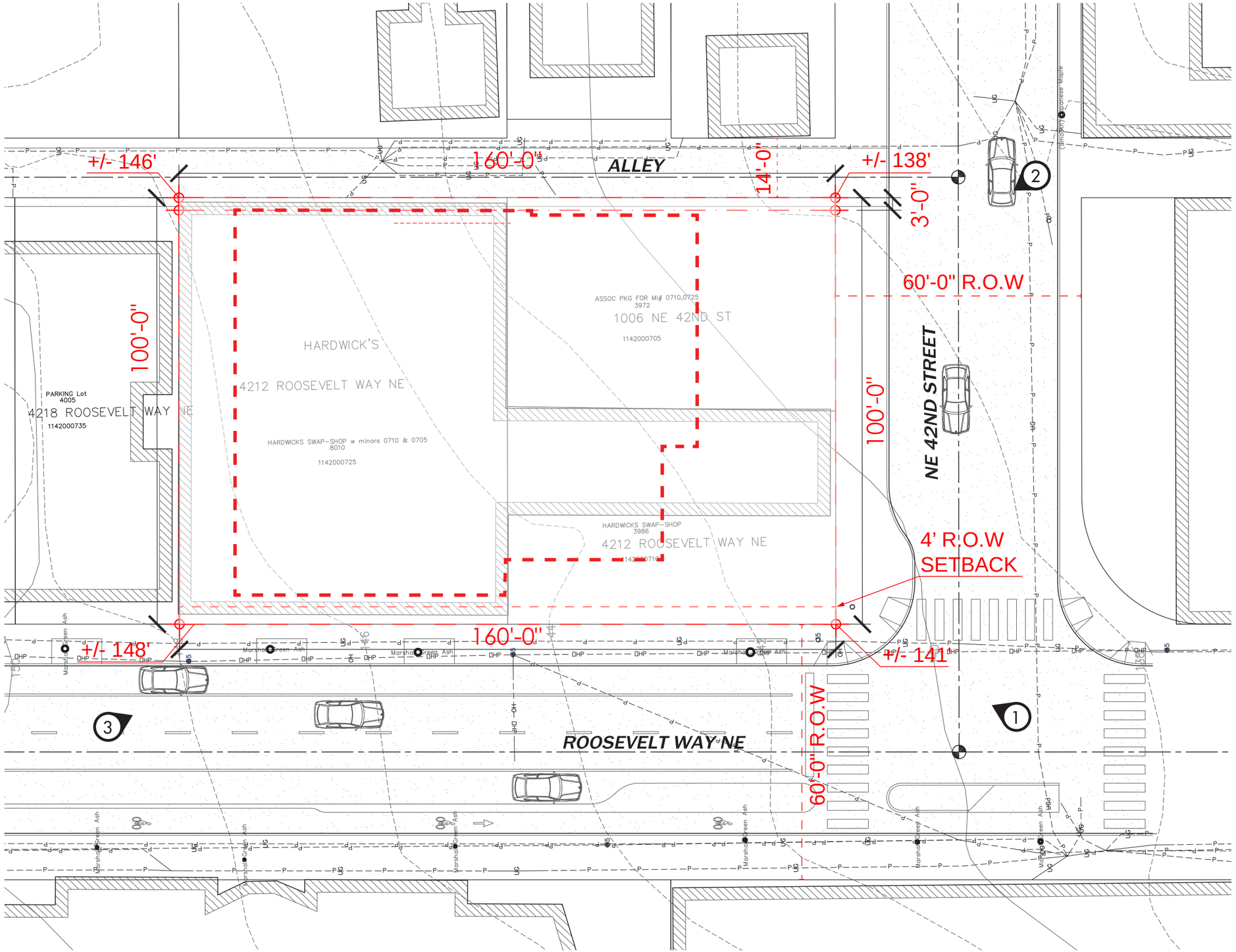
ACROSS FROM SITE

NE 42ND STREET

F



SITE SURVEY



1 - VIEW OF THE SITE FROM SOUTHWEST

2 - VIEW OF THE SITE FROM SOUTHEAST

3 - VIEW OF THE SITE FROM NORTHWEST

COMMUNITY OUTREACH

PROJECT POSTER:

JOIN US

Join Us for a Community Meeting to Provide Input on the

4214 Roosevelt Way NE Project.

This project proposes new construction of a mixed-use apartment building with ground level retail and below grade parking. There will be approximately 200 apartments with a total area of +/- 200,000 SF. The project is zoned SM-U 75-240 (M1).

What: **Let us know what you think!** Join the project team and their architects to discuss the vision and approach for this new project in the neighborhood. Coffee and cookies will be provided. All are welcome. No RSVP needed.

Time: Event begins promptly at 11am and will end around 12pm

Date: **Saturday, April 20, 2019**

Where: Watertown Hotel, 4242 Roosevelt Way NE, Seattle WA 98105

SAT APR 20

PROJECT HOTLINE:
206-257-2210

有關此項目信息的普通話翻譯，
請致電我們這個項目的熱線
206-257-2210

有關此項目信息的粵語翻譯，
請致電我們這個項目的熱線
206-257-2210

Project Address:
4214 Roosevelt Way NE
Seattle WA 98105

Contact:
Natalie Quick

Applicant:
Studio19 Architects

Additional Project Information on Seattle Services Portal via the Project Address: 4214 Roosevelt Way NE

Project Hotline & Email:
206-257-2210
4214Roosevelt@gmail.com

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

OUTREACH METHODS:

- Printed Outreach: Posters were hung in 15 locations according to and exceeding requirements.
- Electronic/Digital Outreach: Voicemail line and script established. Publicized hotline number via poster. Voicemail checked daily for messages.
- In-Person Outreach: Held a Community Meeting event, open to the public, publicized through posters and DON calendar. Event was held at the Watertown Hotel in the same block as the site. Event photos, agenda, sign-in sheets, and comments documented.
- Equity Outreach: The hotline voicemail message was translated into Mandarin and Cantonese. Hotline featured on the poster.

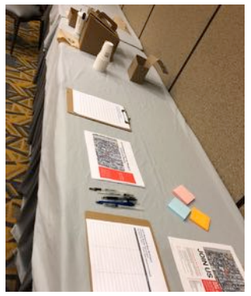
PUBLIC COMMENTS SUMMARY:

Design-Related Comments:
- Massing: One attendee asked if the project would use up the entire footprint of the parcel and if there would be any open space areas.
- Green Street: There was appreciation expressed by some regarding the concept of the Green Street being part of this proposal.

Non-Design Related Comments:
- LEED Certification: One participant asked if the building would achieve any kind of LEED certification.
- Retail: One question raised about how much square footage would be allocated for retail.
- Access: One question was asked if access to garage would be from the alley.

No comments were received from the community via the project hotline or email address.

EVENT PHOTOS:



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DESIGN GUIDELINES

CS2-1 RESPONSE: CHARACTER AREAS
Massing is broken down into smaller volumes to respond to the surrounding buildings and context.

CS1 NATURAL SYSTEMS & SITE FEATURES

1. PLAN FOR DAYLIGHT & TREES

a. Arrange building massing and use upper-level step-backs to increase solar access into ground floors, shared amenity spaces, streets, and the public realm, especially on narrow rights-of-way such as University Way NE. Use two-story or mezzanine layouts for residential or live-work units at or below-grade to increase daylight access to those units.

b. Avoid recessed or sunken living space, and minimize the distance that units are located below grade to provide direct access to daylight and air from above-grade windows for each unit.

c. Incorporate new & existing trees. Site the buildings and design building massing to preserve and incorporate existing mature trees, especially on slopes; this is especially relevant in the Ravenna Springs character area (see Map A). Where removal is unavoidable, configure open space to accommodate large canopy trees that replace those removed.

RESPONSE:

The building massing is arranged to set back the upper levels and provide solar access to the street levels. Design options have large amenity spaces planned around the perimeter of the site and allow for community spaces within the larger plaza spaces. No residential units are planned on the lower levels, as these will be reserved for the lobby and retails spaces. Street trees are planned along the street frontages as well as in the plaza spaces.

CS2 URBAN PATTERN & FORM

1. CHARACTER AREAS & CORRIDOR CHARACTER AREAS

For projects within the areas identified on Map A, development design should reinforce and/or enhance the quality of place in the surrounding area.

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 St.

RESPONSE:

The project site is in the U District Core and will incorporate design elements that are seen throughout the District. The lower levels of the building will be broken down into smaller masses that respond to the surrounding buildings and context. Upper stories are set back to give prominence to the base that will be a height in keeping with the adjacent buildings. Balconies are shown in various locations to activate the street and could be more prominent in the upper levels as the design is developed. Landscaping will be provided along all street fronts and in the plaza spaces. NE 42nd Street is a Green Street and the plaza spaces connection to the street frontage will continue that design into the site.

CS2 URBAN PATTERN & FORM

2. NEIGHBORHOOD CONTEXT

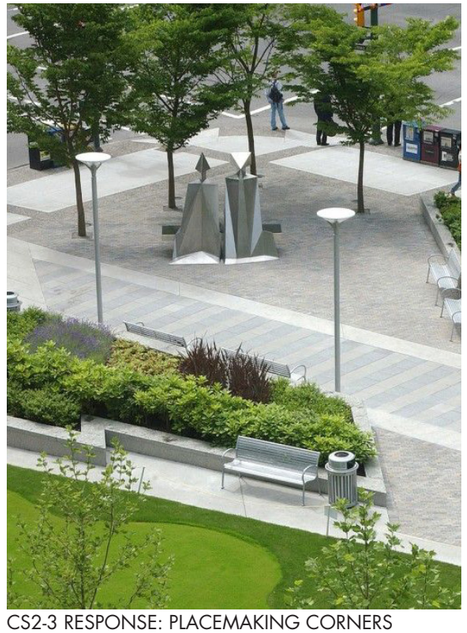
a. Contribute to community character: To enhance the eclectic character of the University District, plan and include elements that are easily customizable for tenants and businesses to individualize storefronts, kickplates, and streetscapes through paint colors, materials, lighting, signage, awning design, seating, or other pedestrian amenities. Use these features to express 20-40 foot storefront modules.

b. Provide zone transitions: When a project site abuts a zone with a height limit that is two stories shorter than the project site, provide upper-level setbacks that create a sensitive transition to the less intensive zone.

c. Activate parks & open space: In development adjacent to open space and parks, activate the building edges by incorporating active uses, small public plazas or seating areas for ground-floor uses, as well as balconies or terraces at upper floors. Design adjacent projects to act as a deferential backdrop, with refined building facades that help frame the open space, or incorporate artistic features that complement the function of the open space and create an "outdoor room."

RESPONSE:

The lower level massing is broken up into smaller volumes that will complement the character of the District, while the upper massing has been pulled back to emphasize the lower masses of the building. The site is surrounded by the same zoning, but will have setbacks in the upper levels of the building to provide relief to the overall mass. NE 42nd Street is a Green Street located to the south of the site and a plaza is planned along the street frontage that will activate the street and extend the landscaping into the development. This will create active outdoor spaces for the community and the users of the building.



CS2-3 RESPONSE: PLACEMAKING CORNERS
Large plaza at street corner to contribute to the Placemaking corner as well as Green Street.

CS2 URBAN PATTERN & FORM

3. GATEWAYS & PLACEMAKING CORNERS

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.

b. Placemaking Corners identified on Map A are key nodes and pedestrian activity areas within the U District Neighborhood.

1. Design projects as part of a composition with the adjacent corner-facing sites to frame the space and balance strong spatial edges with adequate space for movement and activity, including small plazas, seating, and public art.

2. Incorporate special paving and surface treatments; art installations; seating; kiosks.

RESPONSE:

The SW corner of the site is designated as a Placemaking Corner. The design incorporates a large public plaza in this location as well as a enhancement and extension of the Green Street located along this frontage. The plaza will be composed of seating, landscaping and art, among other pedestrian oriented activities and design elements.

CS3 ARCHITECTURAL CONTEXT & CHARACTER

1. UNIVERSITY DISTRICT ARCHITECTURAL CHARACTER

a. 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.

b. Complement and continue predominant styles or materials when the immediate context of a site is comprised of buildings or a collection of buildings with local significance or identifiable architectural styles or similar materials.

c. Articulate building forms and facades to respond to historic platting patterns to create compatibility between contemporary architecture and existing development.

d. 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.

RESPONSE:

The base/lower levels of the building will be broken up into smaller masses and will resonate to nearby predominant horizontal datum lines with similar building height. Together with the thoughtfully designed open space and plaza, the base/lower levels will focus on the pedestrian experience. The immediate context of the site consists of newer buildings, unlike other areas of the District. The materials and pattens of the base/lower levels will be complementary of the immediate context, but will also relate to other older buildings in the District with regards to punched openings and the material palate. The design for the base and the tower will reflect the eclectic feel of the District by employing the design cues from the surrounding areas.

DESIGN GUIDELINES

PL1-1 RESPONSE: OPEN SPACES
Multiple plazas are provided and they are accessible from the street. Additional setback provided along Roosevelt Way NE for further landscaping and seating oppotunities.

PL3-1 RESPONSE: ENTRIES
Pronounced building entrance with high-quality and articulated material.

PL1 CONNECTIVITY

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.

b. Projects located on Green Streets (as designated on SDOT maps) and within the U District Green Spines (See Map B): Include multiple types of publicly-accessible open spaces and private amenity spaces that address the public realm including: balconies and unit patios, pocket plazas, strategic setbacks at grade for seating areas and play areas, and upper-level setbacks with terraces or patios.

c. Connect to the Burke-Gilman Trail: For projects adjacent to the Burke-Gilman Trail, provide physical and visual connections for pedestrians and cyclists. Design trail-facing facades with active uses, including retail, amenity space, and unit stoops or patios.

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.

RESPONSE:

Open space is provided in multiple areas along the perimeter of the building. A large plaza is designed in all schemes that will include seating, landscaping and art, among other pedestrian oriented amenity spaces. Additional setbacks are provided along Roosevelt to add seating and landscape along the street front. Connections from the plaza spaces to the alley are provided as well. NE 42nd Street is a Green Street and is located along the south property line of the development. The large plaza is designed to expand the Green Street characteristics into the site along this frontage. Upper level setbacks are provided with landscaping and plaza spaces as well in order to connect to the pedestrian environment at the street level. Windows and lighting will be provided along the alley to activate and provide safety along that façade and frontage

PL1 CONNECTIVITY

2. SHARED ALLEYS & MID-BLOCK PEDESTRIAN CONNECTIONS

Pedestrian connections provide open space and create a finegrained urban fabric and intensity of pedestrian activity in the University District.

Mid-block pedestrian connections: Mid-block connections provide more pedestrian routes on long blocks.

Shared Use Alleys: Activated alleys, shared by vehicles and pedestrians are a defining feature of the University District Core.

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

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.

c. Design facades adjacent to mid-block pedestrian connections and shared alleys as a second "front" with activating uses:

1. Locate active ground-level uses along shared alleys and pedestrian pathways, including secondary entrances for businesses and individual unit entries separated by grade or setbacks for residential uses.

2. Avoid long blank walls. Where unavoidable due to service uses, treat blank walls with artwork, interesting materials, lighting, and/or architectural features.

d. 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 right-of-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.

e. Create consistent signage & incorporate wayfinding elements:

1. Install wayfinding elements on street and alley facades to highlight entrances to alleys and midblock crossings including special architectural treatments, creative signage, ground treatments, lighting, and façade design. Strive for continuity of design features throughout the neighborhood.

2. Incorporate street furniture, art installations, creative paving, paint patterns or lighting throughout shared alleys and midblock connections.

RESPONSE:

The project proposes both a Mid-Block pedestrian connection along the north property line and a shared alley along the east façade. The Mid-Block pedestrian connection will be along the north façade, which will incorporate smaller plaza spaces and have secondary entrances into the building. Upper level setbacks will also be provided along the north façade that will visually connect with the plaza along the ground level. The alley façade will be designed with windows facing the alley and include lighting to enhance safety features along this façade.

PL3 STREET-LEVEL INTERACTION

1. ENTRIES

a. 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.

b. 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.

c. Courtyard entries should be physically and visually accessible from the street. Units facing the courtyard should have a porch, stoop, or deck associated with the dwelling unit to support community interaction. Any fences or gates should be set back from the sidewalk to incorporate a semi-public transitional space.

RESPONSE:

Building entrances will be prominently identifiable along the street frontages. The main retail entries will be accessed from the large pedestrian plaza and additional entrances will step with the slope of the site along Roosevelt in order to activate that façade. No ground level residential units will be provided.

PL3 STREET-LEVEL INTERACTION

2. GROUND-LEVEL RESIDENTIAL DESIGN

a. Articulate individual dwelling units and provide usable stoops or patios for street-facing residential units. Include architectural detailing that expresses a residential use, such as contrasting trim, hardware, awnings, mailboxes, address numbers, and appropriately scaled materials. Provide opportunities for personalization.

b. Use rowhouse-style units at the base of residential structures to transition to the pedestrian sidewalk and street; they provide large windows, entries, patios and other activating features.

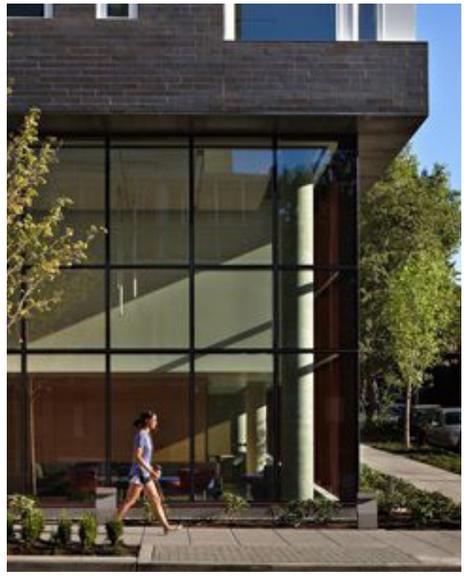
c. Provide adequate buffer space as a transition from the sidewalk to residential uses for visual connection and passive surveillance of the public realm. Raise units slightly above grade or provide an adequate setback. Use buffers of low walls, planters, and layered landscaping; avoid tall fences and patios below grade.

d. Where direct-unit entries are challenging due to a site's physical constraints, include a generous main entry with occupiable shared space or forecourt to create a "front porch" for residents. Provide ample space for bicycles, seating, furniture, and planters.

RESPONSE:

No residential units will be designed along the ground level.

DESIGN GUIDELINES



PL3-3 RESPONSE: COMMERCIAL FRONTAGES
Spaces at ground level that are directly visible by the pedastrians from the street.

PL3-3 RESPONSE: COMMERCIAL FRONTAGES
The ground floor plan limits the residental entry in size to provde more commercial space frontage along the streets as well as from the public plazas.

PL3 STREET-LEVEL INTERACTION

3. MIXED USE CORRIDORS & COMMERCIAL FRONTAGES

Mixed-use corridors (as indicated on Map B) should be designed as welcoming and lively pedestrian-oriented streetscapes with a finegrained detail and ground-level activity that engages the public realm.

a. Maintain a well-defined street wall on mixed-use corridors to create an urban character. Incorporate strategic setbacks at corners and entries for seating, usable open space, and landscaping.

b. Provide frequent entrances, expressed breaks, and architectural interest at regular intervals of 20-30 feet (regardless of uses/ tenants occupying ground-level spaces) to create a human-scaled experience and accommodate the presence or appearance of small storefronts. Add unique features to long sections of storefront systems.

c. Residential entries for upper-floor residential uses and residential signage should not dominate the street frontage over commercial uses.

d. Minimize the size and presence of residential lobbies and other non-activating uses to maintain the commercial intensity and viability of mixed-use corridors.

e. Design a porous, engaging edge for all commercial uses at street-level. Include operable windows at all levels of the building and especially at the street level to maximize permeability and activate the streetscape. Design street-level facades that open to or near sidewalk level allowing uses to spill out, and provide areas for outdoor seating.

f. Design live-work units and all other non-commercial spaces for conversion to street-accessed commercial uses over the life of a building. Provide a direct path to the entry from the sidewalk, transitional areas that can be used as outdoor seating, awnings, and pavement treatments. Avoid or minimize tall, structural sills that would inhibit future storefront flexibility. Use recessed entries and non-permanent solutions for privacy for residential uses, such as movable planters. Unit layout should separate living spaces from work space, to provide appropriate privacy for living spaces.

RESPONSE:

The site is located along the Roosevelt Mixed Use Corridor and will be designed with commercial uses along the street fronts. The commercial entrances are located along both the street frontages as well as the north facade along the pedestrian connection and plaza, in order to activate the streets. A large plaza is designed at the street intersection and will be developed with seating, landscaping and art, as well as other pedestrian amenity spaces. The residential entry is also designed to be accessed from the large plaza and has been limited in size in order to provide commercial spaces along the street front. Spill out spaces will be provided for the commercial tenants in the plaza areas.

PL4 ACTIVE TRANSPORTATION

1. BICYCLE CIRCULATION & PARKING

a. Design bicycle parking for efficiency and security. Bicycle use and parking should be encouraged to promote a healthy and active neighborhood and to support local businesses. Bicycle racks should be plentiful, and either be from the Seattle Department of Transportation's bike parking program or be an approved rack of similar "inverted U" or "staple style".

b. Integrate design features into bicycle facilities that enhance placemaking, such as having a uniform color for bike racks within the U District or having distinctive place-names designed into the racks.

c. Locate bicycle parking and bicycle racks in convenient locations for residents and temporary users with easy access, weather protection, and minimal grade changes. Provide direct routes from bicycle lanes to bicycle parking in garages or bicycle racks, and provide signage that directs bicyclists to these facilities. When bicycle parking is located indoors, minimize obstructions, and consider using sliding or automatic doors.

RESPONSE:

The main residential bike parking will be provided in the parking garage and accessed from the alley. The temporary and commercial use bicycle parking will be located along the street fronts and in the large plaza designed at the street intersection. The bicycle racks will be either SDOT approved, or an approved similar style.

PL4 ACTIVE TRANSPORTATION

2. CONNECTIONS AND FACILITIES FOR TRANSIT

a. Ensure convenient connections to the light-rail station for development near the station or other high-volume transit stops. This might include voluntary setbacks to afford widened sidewalks, chamfered building corners, and/or recessed entries to facilitate higher pedestrian volumes near the stations.

b. Integrate waiting areas for transit and vehicle pick-up into the building design, rather than adjacent to the street, where possible and with approval of agencies. Include shelters, large canopies, lean bars, and benches.

RESPONSE:

Vehicle pick up areas will be designed along the street fronts and alley.

DC1 PROJECT USES & ACTIVITIES

1. ACTIVATING USES

a. Maximize active uses along street frontages (especially Mixed Use Corridors on Map B) and minimize the amount of frontage dedicated to lobby/lounges, office, and leasing spaces - uses which an be located elsewhere in the building. Provide a high frequency of entries for both commercial and residential uses.

b. Group commercial spaces (or live-work) at corners and clusters at street level rather than fragmenting them between lobbies and other ground-floor uses.

c. Where residential uses face on-site or public open spaces, parks, or access drive, balance privacy layering with passive surveillance by incorporating stoops, patios, and balconies, lighting. Minimize garage frontages at these locations.

RESPONSE:

Active uses are designed along both street frontages and along all plaza areas. Lobby spaces along the street fronts will be designed to have active spaces along the glazing and back of house areas will be designed further into the building so that the most active uses will be visible. There are no residential units designed on the street level.

DC1 PROJECT USES & ACTIVITIES

2. VISUAL AND SAFETY IMPACTS

a. Locate service entries and trash receptacles within the building, mid-block along shared alleys (see Map B) and away from pedestrian crossings or gathering spots at mid-block connections.

b. Use high quality materials and finishes for all service screening and garage doors with artful treatments and architectural detailing that reinforces the design concept and contributes to visual interest at street level.

c. Wrap any above grade parking with active uses to minimize 'dead facades'. Design any above-grade parking with a high degree of architectural detailing consistent with the non-vehicle design, possibly integrating changing displays or community artwork.

RESPONSE:

Services entries are all located along the alley to minimize the visual impact along the street fronts. Parking and trash collection is also provided along the alley. High quality materials and finishes are proposed for all service locations, screening and doors. No above grade parking is proposed.

DC1 PROJECT USES & ACTIVITIES

3. SHARED OPEN SPACES

a. If access drives are provided on site, design them as shared space for pedestrians, cyclists, and vehicles to move slowly and safely. Include entries, windows, landscaping, and opportunities for personalization. Curbless drive aisles are desirable.

b. Design the layout of the open space and surrounding uses intentionally to function as shared community space. Include landscaping, pedestrian amenities, lighting, and paving treatments that clearly delineate paths from gathering areas.

RESPONSE:

All open spaces provided at the ground level are shared open spaces that encourage use by the community. There are no access drives provided on site.

DESIGN GUIDELINES

DC2-1 RESPONSE: MASSING & REDUCING BULK AND SCALE
Setbacks and modulations to break down the perception of mass and to give respect the public realm.

DC2.3 RESPONSE: PEDESTRIAN-SCALED STREETSCAPE DESIGN
Adopting a human-scaled rhythem and proportion as well as including layers of hierarchy.

DC2 ARCHITECTURAL CONCEPT

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.

e. Ensure that building massing does not dominate the public realm: Setbacks along the sidewalk should be open to the sky. Where overhangs create usable open space at grade, provide an adequate ceiling height—generally at least two stories—with lighting and design detail to create a welcoming space.

f. Locate vertical stair and elevator cores internally to minimize height impacts to the street. Stair cores visible to the street should be designed as a prominent feature with a high degree of transparency.

RESPONSE:

The site is located at a Placemaking Corner and has been designed to reflect the desire to enhance the engagement of the corner within the neighborhood. The building has been set back from the corner to allow for a large community open space. The lower levels are designed to be more grounded and will be developed with materials and scale that are in keeping with other older buildings in the immediate context. The upper levels have been set back further to keep the emphasis on the lower levels and pedestrian experience. The Tower massing is simple in order to not overpower the lower levels and to appear light in its visual expression. Pedestrian scaled modulation and fenestrations will be developed in the lower levels, responding the pedestrian feel of the neighborhood. Stairs and elevators have been designed so they are not located on the exterior facades and will not be visible from the pedestrian levels.

DC2 ARCHITECTURAL CONCEPT

2. ARCHITECTURAL CONCEPT & FACADE COMPOSITION

a. Embrace contemporary design through distinctive, elegant forms that demonstrate a context-sensitive approach to massing and facade design.

b. Create a finely-grained mix of complementary buildings and architectural styles on a block, taking cues from established patterns such as frequent entries, the use of brick and other highly-articulated materials.

c. Reinforce the massing and design concept with a deliberate palette that limits the number of materials, colors, and fenestration patterns to achieve design cohesion.

d. Use brick, stone or other high-quality, durable, and nonmonolithic materials as the predominant base material to reinforce a strong base massing.

e. Employ a restrained and purposeful application of bold or high-contrast colors and moments of whimsy to contribute to the eclectic character of the University District, without overwhelming the streetscape.

f. Provide architectural interest with legible roof lines or the top of the structure that is clearly distinguishable from the facade walls.

g. Avoid expanses of large panels with minimal detailing, and do not rely on the use of colored cladding alone to provide visual interest: Break down large masses or facades by 1) using quality materials that provide relief and interest through shadow lines, depth of fenestration, and detailing, and 2) delineating a base, middle, and top with architectural detailing and massing.

h. Intentionally detail joints, reveals, and fasteners to articulate and reinforce the design concept.

i. Incorporate depth into building facades, especially those with minimal modulation and boxy massing. Integrate facade depth and shadow casting detail, including projecting elements, setbacks and expression of window reveals, to give visual richness and interest. Recessed windows of 6-8 inches are preferable to window trims or fins applied to flush windows.

RESPONSE:

Building facades will be designed to be in keeping with the contemporary design of the new buildings in the neighborhood by using high quantity materials in a modern application. Lower levels facades will be designed to complement other buildings in the immediate context and will play off of pre-existing datums and building lines of adjacent developments in order to fit into the surrounding and create a harmonious pedestrian experience. Accent colors will also be added to the lower levels to blend in with other developments in the District. Detailing will be appropriate to the human scale to break down large expanses of facades. Windows on lower levels will be recessed to give relief to the main building facades and create shadow lines in order to provide depth along the street fronts.

DC2 ARCHITECTURAL CONCEPT

3. PEDESTRIAN-SCALED STREETSCAPE DESIGN

a. Design facades to a human-scaled rhythm and proportion and avoid monotonous repetition of the storefront or module by providing points of interest every 15-30 feet. Layer a hierarchical arrangement of articulation and detailing at a variety of scales to express a high degree of quality and visual interest by including features such as articulated mullions, setbacks, patios, intricate architectural detailing, art, light fixtures, entries, planters, and window groupings.

b. Limit the height and use of retaining walls along streets, open spaces, and in other areas of the public realm. Use stepped terraces as a preferred solution to resolve grade differences.

RESPONSE:

The lower level massing will be designed in proportion with a pedestrian scale including repetition of smaller scaled design elements such as lighting, entries, planters, windows, canopies, artwork, seating and pedestrian oriented spaces along the plazas. Retaining walls will be minimized and pedestrian oriented spaces will be opened up along the streets to allow the pedestrian to enter the spaces and interact with the building and retail areas.

DC2 ARCHITECTURAL CONCEPT

4. SERVICE & MECHANICAL ELEMENTS

a. Intentionally design wall venting for commercial uses and other screening for mechanical equipment on the roof or affixed to the building into the overall design concept.

b. Integrate building service elements, such as drainage pipes, grilles, screens, vents, louvres, and garage entry doors into the overall facade design, and use these features as opportunities to provide artful or unique applications.

RESPONSE:

Commercial venting will be designed into the overall concept of the building design and the mechanical units and screening will be provided on the roof. All other mechanical elements will also either be internal and not visible, or integrated into the overall design concept of the building.

DC2 ARCHITECTURAL CONCEPT

5. BLANK WALLS

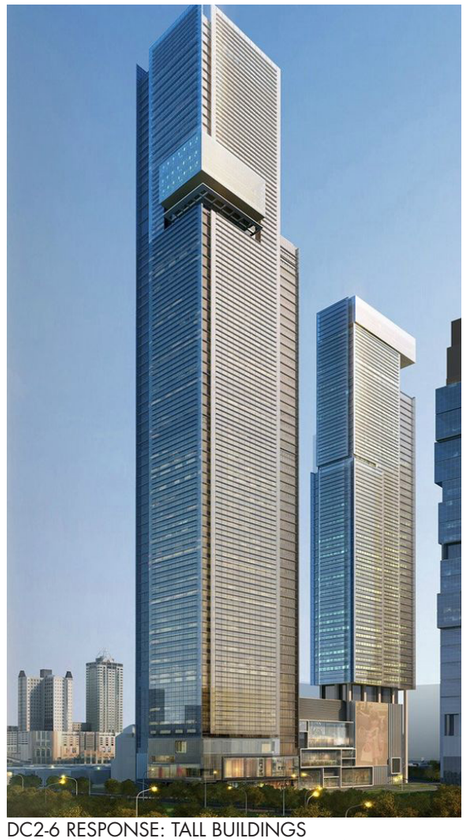
a. Finish visible walls and rooftops with quality materials or artistic expressions that reinforce the design concept, avoiding simplistic treatments of cladding with only color changes.

b. On party walls visible from streets, provide visual scale and interest with murals or other legible artistic or architectural expressions, including joint patterns, plane changes, and/or proportions that break down the scale of large walls.

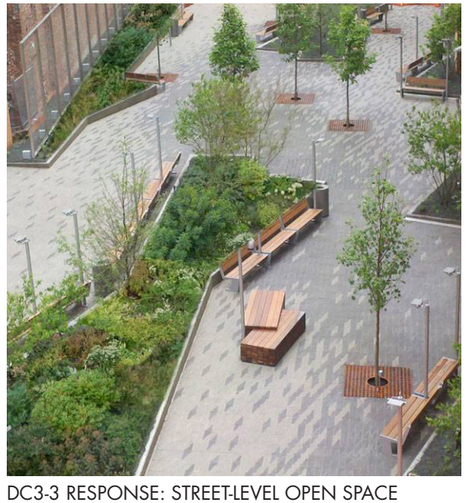
RESPONSE:

There will be no blank walls along the façade of the building, other than the lower area of the alley façade at the garage entry. These will be designed to fit in with the overall building design and not appear as blank walls.

DESIGN GUIDELINES



DC2-6 RESPONSE: TALL BUILDINGS
Tall building with vertical and horizontal facade modulation on all sides, and modulated base to respond to the surroundings.



DC3-3 RESPONSE: STREET-LEVEL OPEN SPACE
Inviting and welcoming open space at gound level with landscaping and seating.

DC2 ARCHITECTURAL CONCEPT

6. TALL BUILDINGS

Tall buildings require additional design guidance since they are highly visible above typical 'fabric structures' and impact the public visual realm with inherently larger façade surfaces, bulk and scale shifts. Tall Building Guidelines apply to the entire structure whenever any portion of the structure exceeds 85 feet height.

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.

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.

h. Facade Depth & Articulation: Use plane changes, depth, shadow, and texture to provide human scale and interest and to break up the larger facade areas of tall buildings, especially in the base/ lower 100 feet. Compose fenestration and material dimensions to be legible and richly detailed from long distances.

i. Quality & 6th Elevations: Intentionally design and employ quality materials and detailing, including on all soffits, balconies, exterior ceilings and other surfaces seen from below, including lighting, vents, etc.

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.

RESPONSE:

The building is designed to have lower level massing that is in keeping with the surrounding context with regards to both height and materiality. The upper massing is setback to give prominence to the lower massing at the pedestrian levels. The tower is setback from the street front to allow for a pedestrian plaza and light to be able to not be blocked to the public areas. The tower is modulated in areas to bring down the scale of the mass along the street fronts and pedestrian scale. Materiality is also varied to bring down the scale of the tower mass. The middle of the tower is designed with modulations as well as gaskets to bring down the scale of the building. The tower is designed to have façade changes on all side of the building, which will change the look of the building depending on the vantage point. The more solid masses are around the alley and north sides of the tower, while the more transparent façade treatments are used in the south and west sides of the tower where the building opens to the street fronts. The base of the building ranges from 3-6 stories to mimic the heights of the surrounding buildings in the context and provide a pedestrian scale along the street front. Ground floor uses include multiple commercial spaces as well as the residential lobby. The commercial spaces will be located on all sides of the building with the exception of the alley. The base of the building includes modulation and articulated depth to provide pedestrian scale along the street front, which will be complimentary to other smaller buildings in the context. Quality materials will be utilized in the design of both the base and towner masses. The top of the tower will be modulated in order to provide a unique termination of the building and a readable skyline for the neighborhood. A roof top deck will be accessible to the residents as well.

DC3 OPEN SPACE CONCEPT

1. OPEN SPACE ORGANIZATION & SITE LAYOUT

a. Design outdoor amenity areas, open space, and pedestrian pathways to be a focal point and organizing element within the development, break up large sites, and foster permeability. Arrange buildings on site to consolidate open space areas into designed, usable shared spaces or places for large trees instead of "leftover" spaces or drive lanes.

b. Extend pedestrian routes from entry courtyards or forecourts all the way through a project site to improve pedestrian walkability.

c. Arrange residential development, especially townhouse and rowhouses, to orient units towards the street. Where units are oriented towards internal pathways or access drives, design these shared pathways that prioritize the pedestrian experience with paving, landscaping, lighting, stoops, and human-scaled design features.

RESPONSE:

The site is designed to have a large open space along the south property line that is bordered by both streets, one of which is a green street and the other is a mixed use corridor. The plaza will connect to both the residential and commercial spaces withing the building and will have seating, landscaping and community gathering areas. A second walkway to the north of the site will connect Roosevelt Way with the alley and allow pedestrian to access this space, which will also have entrances into the residential and commercial spaces. No ground floor residential units are planned.

DC3 OPEN SPACE CONCEPT

2. RESIDENTIAL OPEN SPACE

a. Provide a variety of types of outdoor private amenity space instead of only locating private amenity space on rooftops. Include usable patios, terraces, and balconies; opt for usable projecting or recessed balconies instead of flush railings.

b. Design shared play areas for children with sightlines to units.

c. Design courtyards to incorporate layered planting and trees that provide privacy to units surrounding the courtyard as well as users.

RESPONSE:

Private residential outdoor space will be provided in multiple areas and levels throughout the building including the rooftop. These will be in the form of a variety of types, including terraces, balconies, plazas and possibly unit decks. Outdoor spaces will include landscaping, trees, seating and recreation areas.

DC3 OPEN SPACE CONCEPT

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.

RESPONSE:

The preferred option is designed with a large open space along the south property line that will be welcoming to the community and users of the building. This area will have landscaping, seating and other pedestrian oriented amenity spaces.

DC4 EXTERIOR ELEMENTS & FINISHES

1. DURABLE, HIGH-QUALITY EXTERIOR MATERIALS

a. Use materials that provide and evoke durability and permanence: Avoid thin materials that do not age well in Seattle's climate, including those that deform or warp, weather quickly, or require paint as a finish. Use materials in locations that have a durability appropriate for an urban application, especially near grade.

b. Brick or other masonry units are the preferred materials, especially for podiums and the first 30-50 feet from grade.

c. Use materials with inherent texture and complexity: Limit the use of large panels or materials that require few joints, reveals, or minimal detailing. Use materials that provide purposeful transitions and reinforce the design concept and building proportions.

d. Utilize emerging technology and innovative materials that inspire inventive forms, applications, and design concepts.

e. Consider the life cycle impacts of materials, and choose those that are renewable, recyclable, reusable, responsibly sourced, and have minimal impacts to human and environmental health.

RESPONSE:

High quality materials will be used on all locations of the building. The lower levels will feature materials that are more in keeping with the pedestrian scale and blend in with other materials in the neighborhood. The upper levels will be more open and feature glass facades that will have mullions that will be designed to break up the expanses of the materials.

DC4 EXTERIOR ELEMENTS & FINISHES

2. HARDSCAPING & LANDSCAPING

a. Incorporate artistic, historical, and U District-unique elements into landscape materials to define spaces and contribute to placemaking, including mosaics, wayfinding elements, reused materials, and lighting.

b. Use hardscape materials that contribute a fine-grained texture through joint patterns, scoring, or inherent material qualities. Avoid areas with minimal texture, especially in areas with pedestrian traffic.

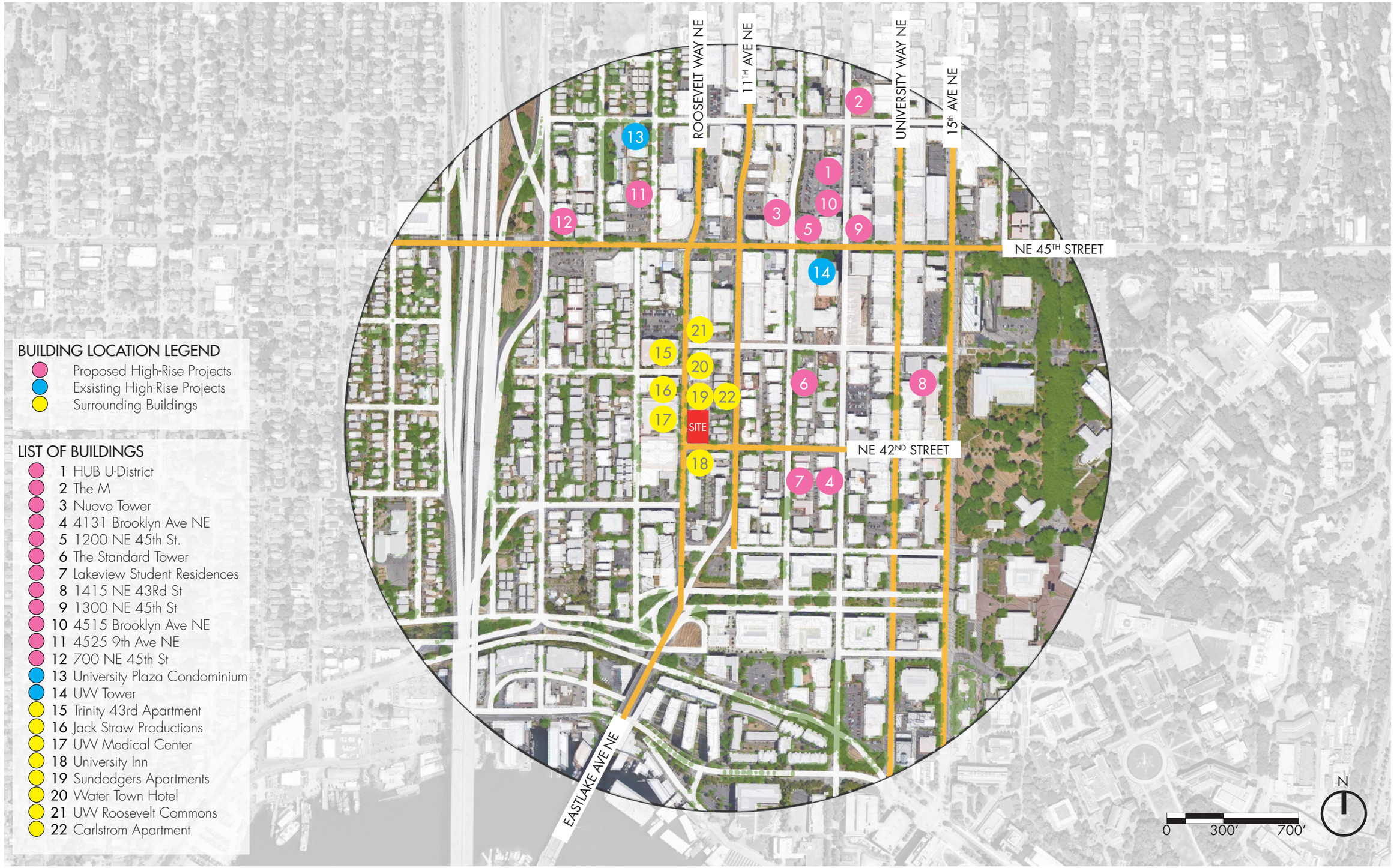
c. Use pavers and ground treatments to delineate uses, including building entries and seating areas within the public right of way.

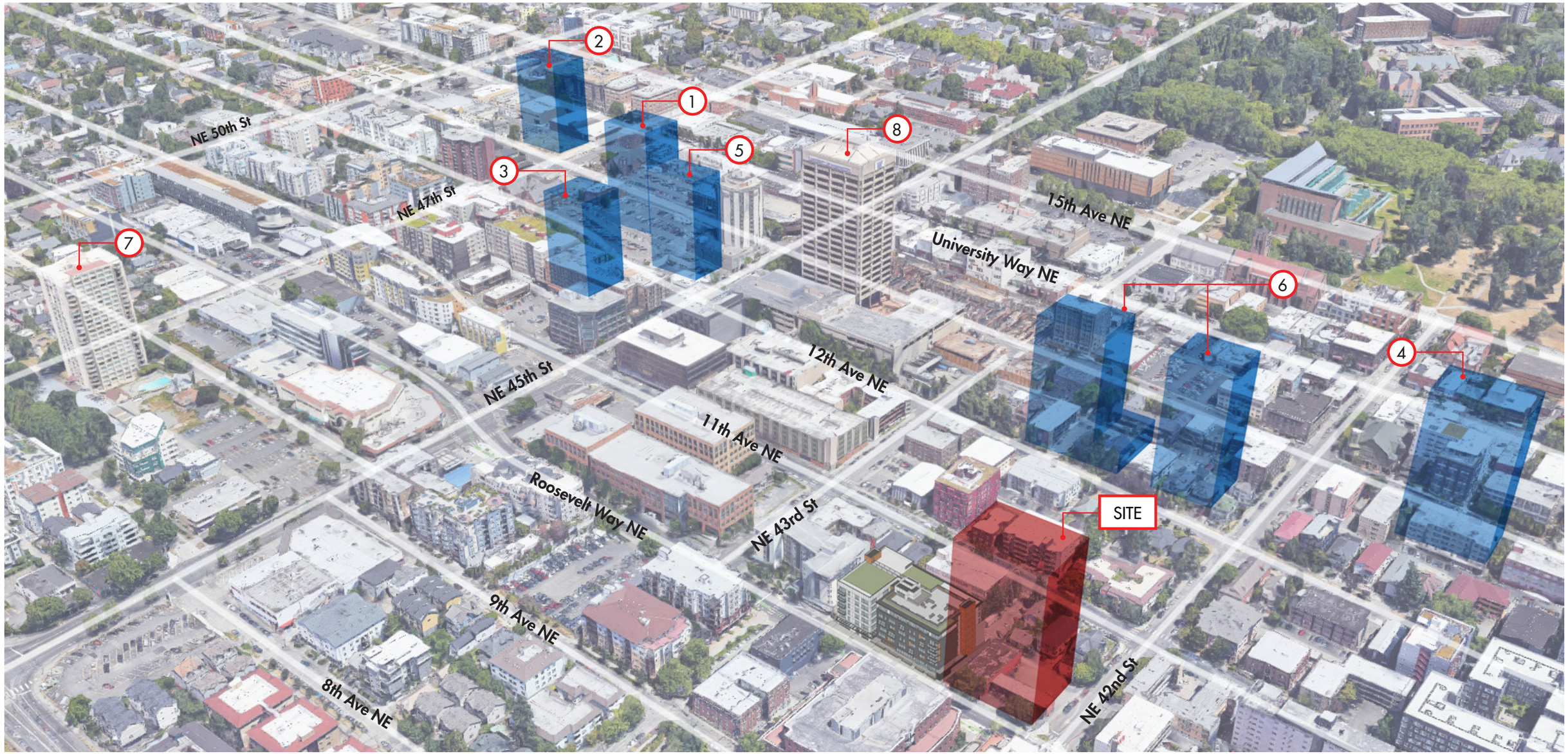
d. Green Walls: Integrate purposeful green walls into the construction and design of the building and landscape to avoid appearing "tacked on" as an afterthought. To maximize plant survival and potential for success, provide permanent irrigation and choose locations with appropriate growth conditions.

RESPONSE:

Hardscaping will be designed with pavers in all locations and added textures and artwork that is in keeping with the neighborhood. Landscaping will also feature artwork areas and green spaces that will continue the green street aesthetics that are located adjacent to the south of the property. Green walls and other landscaping opportunities will be considered for both plaza spaces on the north and south as well as the pedestrian areas located along Roosevelt Way.

PRECEDENT ANALYSIS HIGH RISE IN U-DISTRICT





1 - HUB U-DISTRICT
4515 / 4525 BROOKLYN AVE NE
Residential | 273ft | 25-story
#3032149-EG

2 - THE M
4700 BROOKLYN AVE NE
Residential | 240ft | 24-story
#3028621-LU

3 - NUOVO TOWER
4512 11TH AVE NE
Residential & Hotel | 320ft | 31-story
#3032083-EG

4 - 4131 BROOKLYN AVE NE
4131 BROOKLYN AVE NE
Residential | 224ft | 22-story
#3034393-EG

5 - 1200 NE 45TH ST
1200 NE 45TH ST
Residential | 237ft | 24-story
#3032085-EG

6 - THE STANDARD TOWERS
4220 12TH AVE NE
Residential | 255ft | 25-story
#3033093-EG

7 - UNIVERSITY PLAZA CONDOMINIUM
4540 8TH AVE NE
Residential Condominium | 269ft | 24-story

8 - UW TOWER
4333 BROOKLYN AVE NE
Commercial Office | 325ft | 22-story

PRECEDENT ANALYSIS HIGH RISE IN U-DISTRICT

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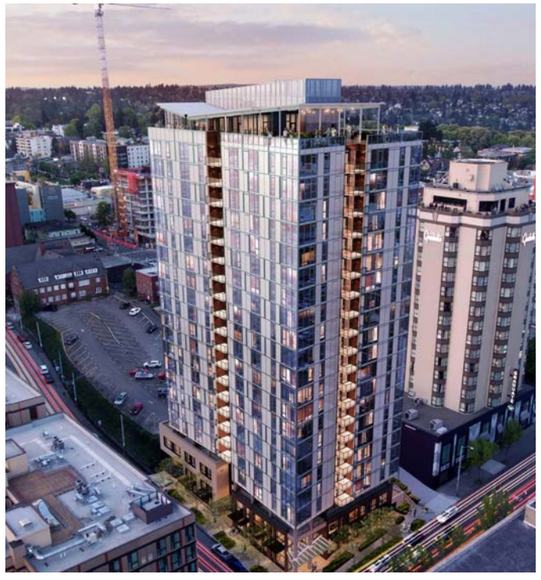

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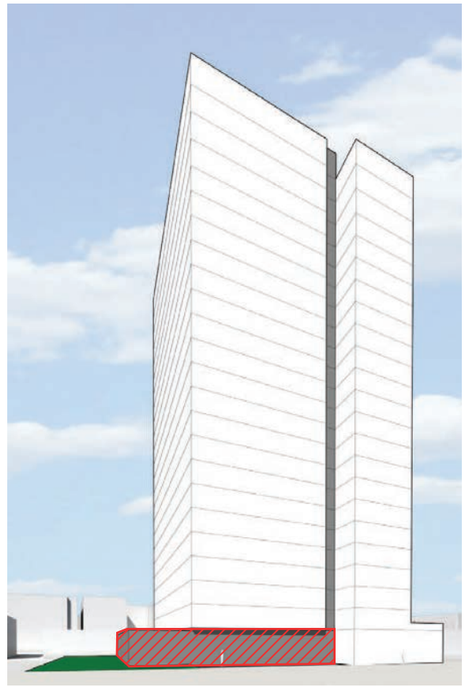
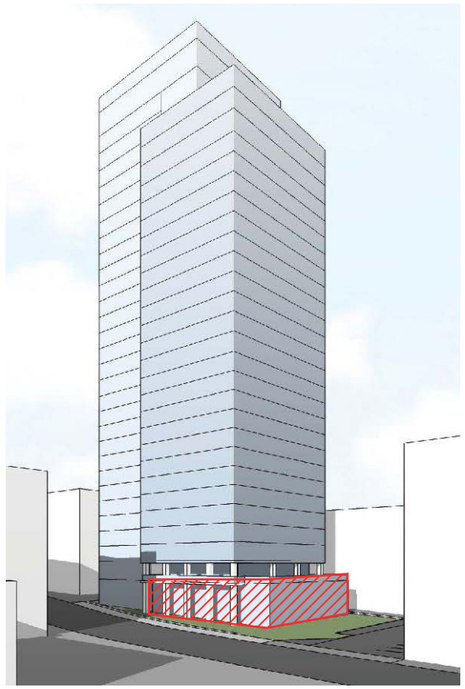
PRECEDENT ANALYSIS HIGH RISE IN U-DISTRICT · PODIUM / BASE

① HUB U-DISTRICT
4515 / 4525 BROOKLYN AVE NE

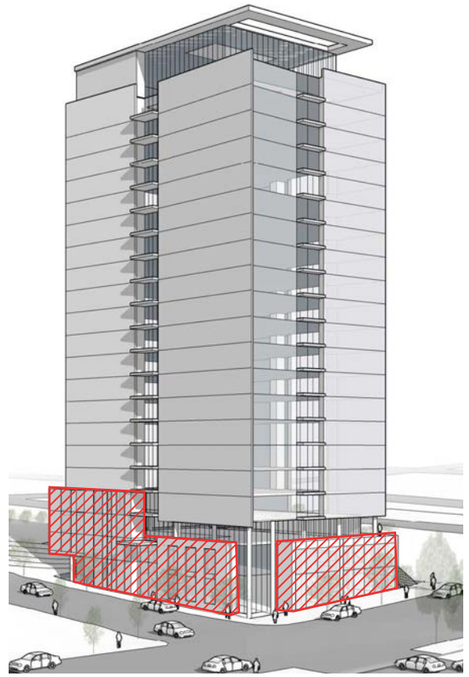


② THE M
4700 BROOKLYN AVE NE

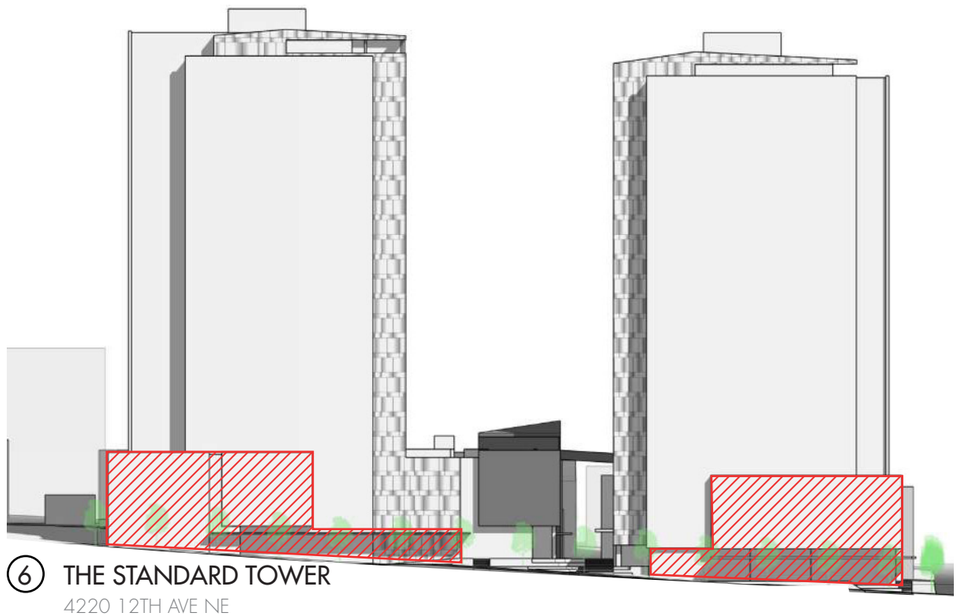


③ NUOVO TOWER
4512 11TH AVE NE

④ 4131 BROOKLYN AVE NE
4131 BROOKLYN AVE NE



⑤ 1200 NE 45TH ST
1200 NE 45TH ST



⑥ THE STANDARD TOWER
4220 12TH AVE NE

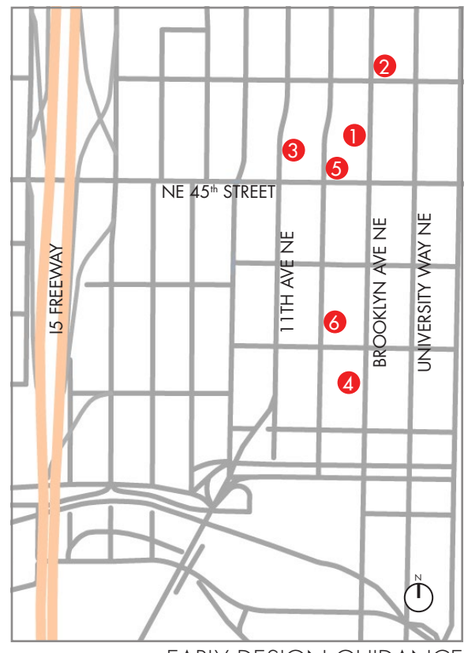
ONE LEVEL PODIUM Podium with one level and tower sits on top. — 2 3

PODIUM TO COORDINATE WITH ADJACENT DATUM LINES — 1 4 5 6

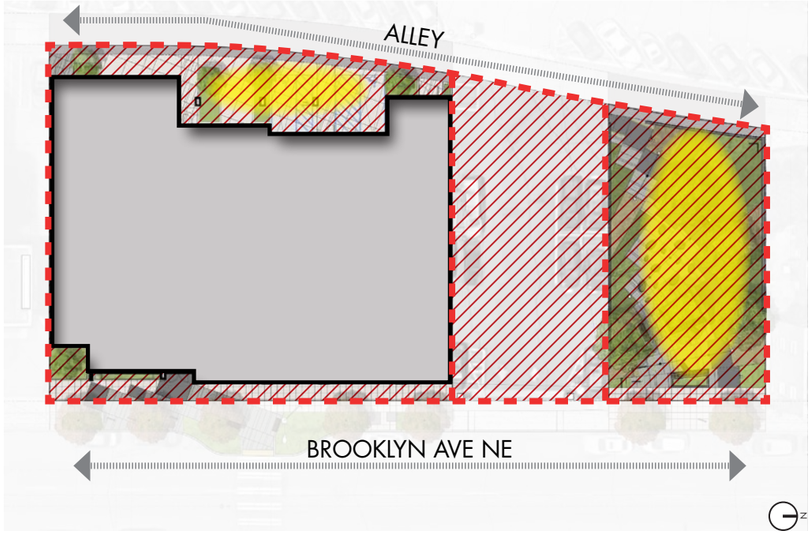
PARTIAL PODIUM PART OF TOWER WITHOUT PODIUM — 1 3 5

MULTIPLE HEIGHTS OF PODIUMS — 1 5 6

The study shows that most future high rise buildings in this area are proposing podiums at the ground level, and podiums that are coordinated with adjacent datum lines are the most common. Informed by this study, we consider adopting similar strategies to better respond to the existing datums lines in our context.



PRECEDENT ANALYSIS OPEN SPACE DIAGRAM

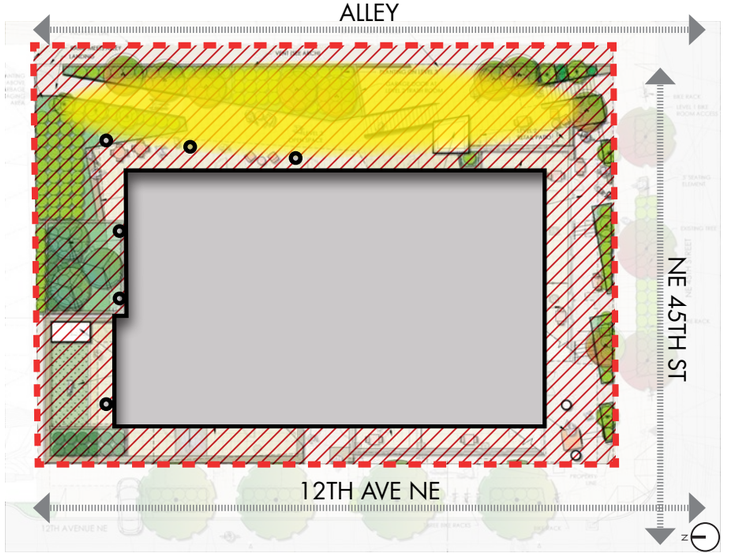


① HUB U-DISTRICT
4515 / 4525 BROOKLYN AVE NE

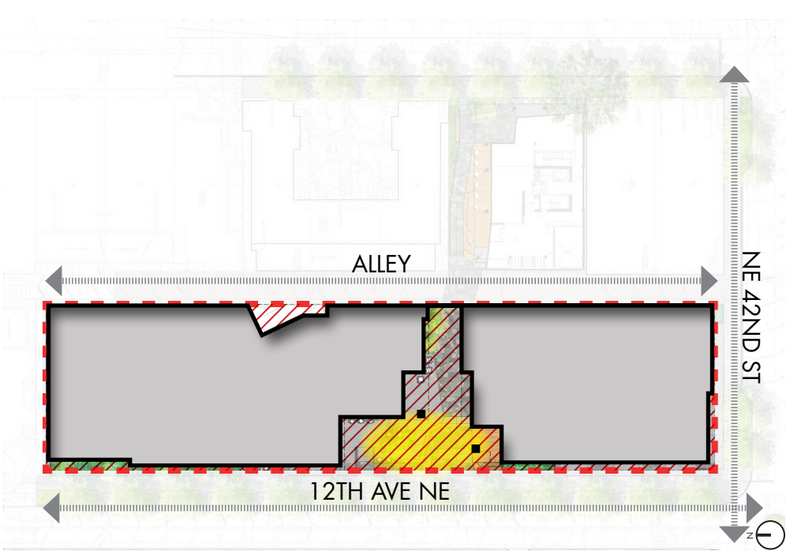
② THE M
4700 BROOKLYN AVE NE

③ NUOVO TOWER
4512 11TH AVE NE

④ 4131 BROOKLYN AVE NE
4131 BROOKLYN AVE NE



⑤ 1200 NE 45TH ST
1200 NE 45TH ST

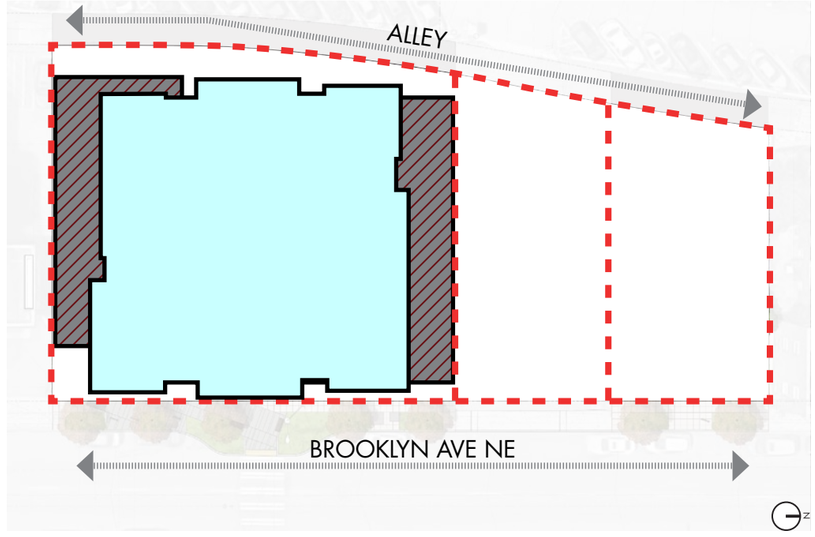


⑥ THE STANDARD TOWER
4220 12TH AVE NE

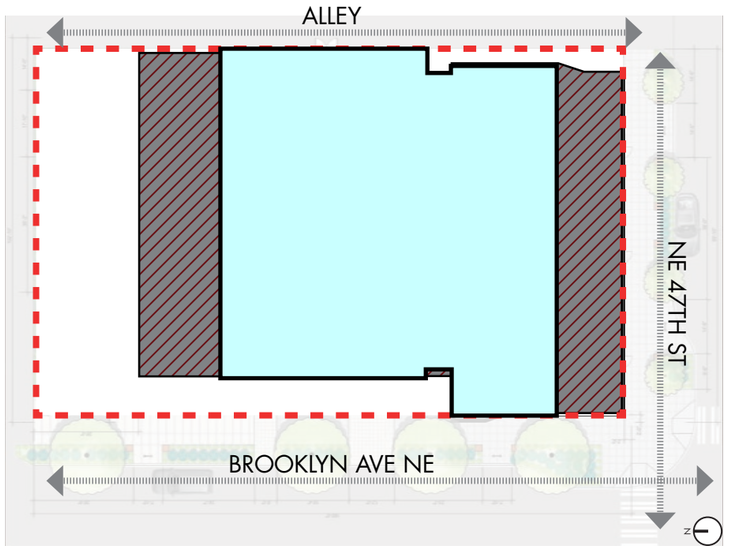
From our studies, we discovered that most proposed projects included open spaces at ground floor, often alongside the street. In our design, considering the character of our site, we want to further enhance this strategy. We intend to place the open space towards the intersection of the abutting streets, in order to maximize the public's access and utilization of the space.

Community space
Open space
Project building
Property line
Street

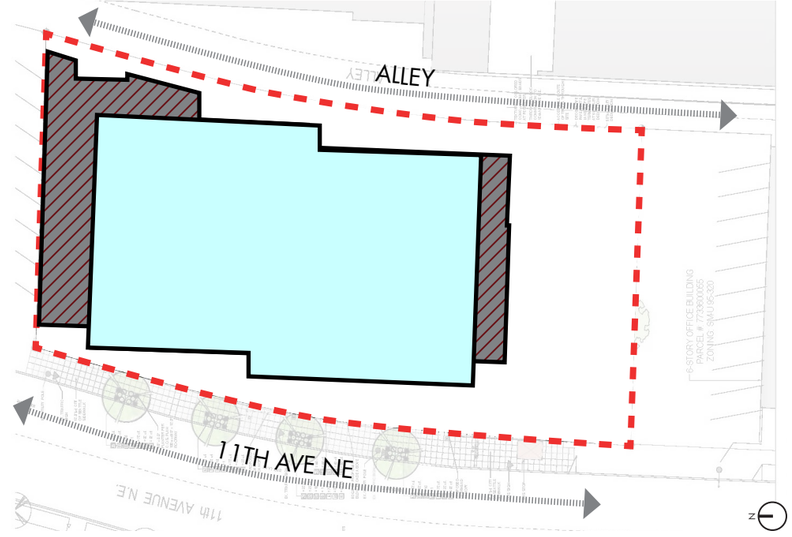
PRECEDENT ANALYSIS TOWER + BASE LOCATIONS



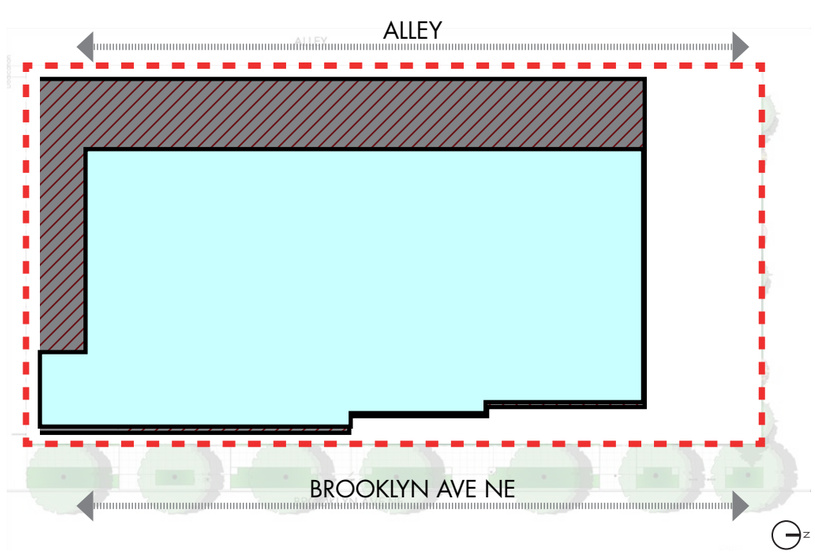
① HUB U-DISTRICT
4515 / 4525 BROOKLYN AVE NE



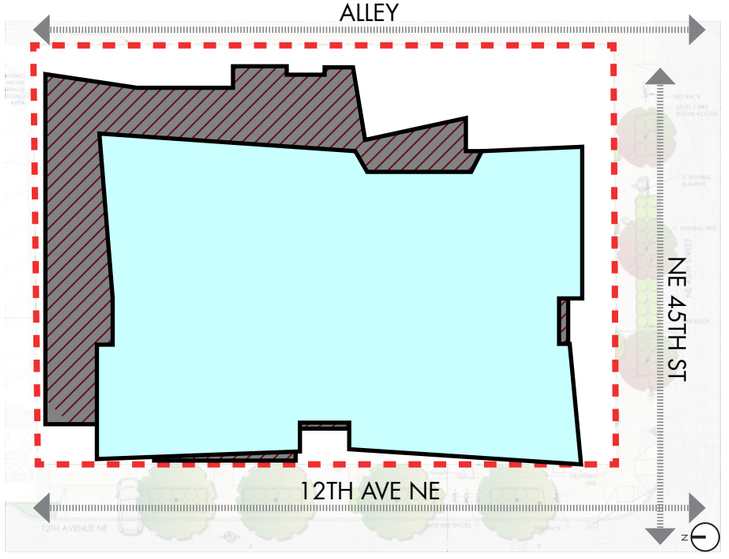
② THE M
4700 BROOKLYN AVE NE



③ NUOVO TOWER
4512 11TH AVE NE



④ 4131 BROOKLYN AVE NE
4131 BROOKLYN AVE NE



⑤ 1200 NE 45TH ST
1200 NE 45TH ST

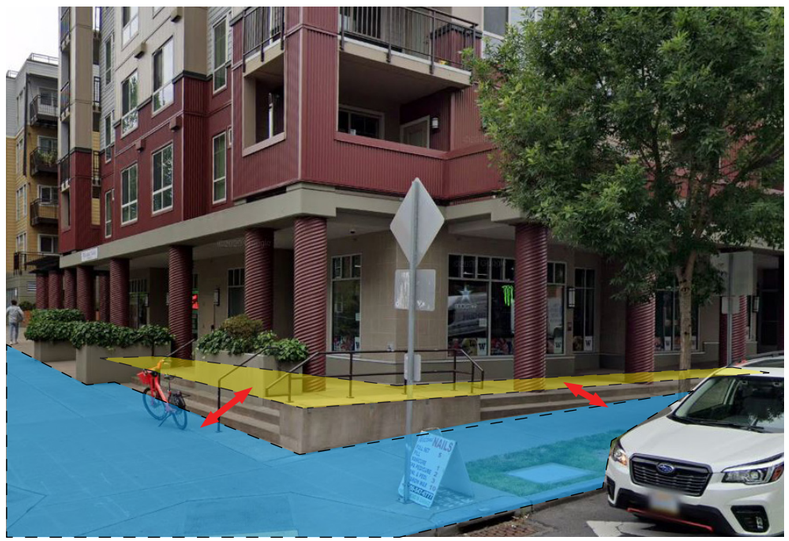
⑥ THE STANDARD TOWER
4220 12TH AVE NE

As shown in our study, the podium's footprints are typically proposed to be slightly bigger and offsetted from the tower, although their locations and footprints are mostly dictated by the overall design of the building.

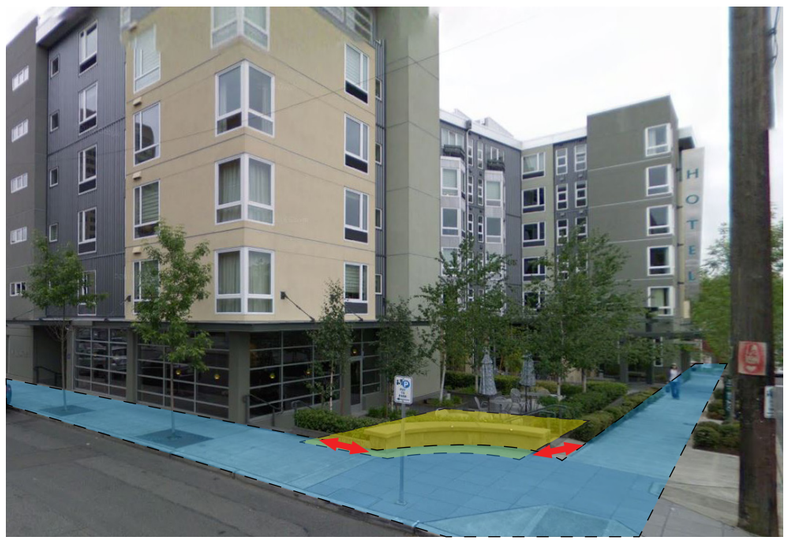
Tower
Base / Podium
Property line
Project site

PRECEDENT ANALYSIS GRADE CHANGE

UW ROOSEVELT COMMONS
4300 ROOSEVELT WAY NE



TRINITY 43RD APARTMENTS
902 NE 43RD ST, SEATTLE



WATERTOWN HOTEL
4242 ROOSEVELT WAY NE

1200 NE 45TH ST
1200 NE 45TH ST

THE STANDARD
4220 12TH AVE NE

4131 BROOKLYN AVE NE
4131 BROOKLYN AVE NE

The change in grade across the building site is a common condition existing in this area, and unaltered change in grade between the sidewalk and the constructed building could be abrupt at the pedestrian level. We studied how the existing as well as proposed future projects address similar challenges and noticed most precedent designs place a stairs and ramps, sometimes with planters and seatings to ease the transition from the sidewalk to the plaza, creating an easier public access at the same time.

Open space
Sidewalk
Plaza entry /Transition point

PRECEDENT ANALYSIS HIGH RISE IN U-DISTRICT · MATERIAL / COLOR / ARCHITECTURAL LANGUAGE

HUB U-DISTRICT
4515 / 4525 BROOKLYN AVE NE

THE M
4700 BROOKLYN AVE NE

1200 NE 45TH ST
1200 NE 45TH ST

Our design concepts are centered around three priorities:

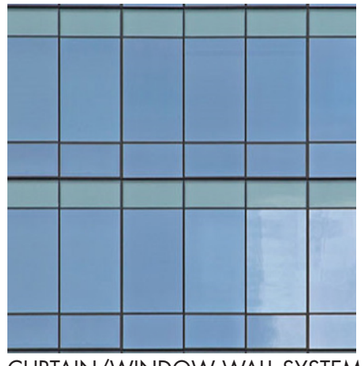
- treatment of the ground plane at the street level
- creation of outdoor space
- modulating the building to reduce perceived mass

After studying the entry and courtyard designs in the Roosevelt cooridor (as seen on page 11), we looked at precedents of other well-designed building entries and plazas where the topography changes along the street front, or where the building entries are raised above street level.

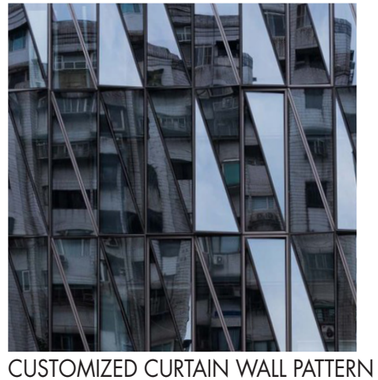
We also investigated outdoor green space options, both at the ground level and at the roof level and the pros and cons of both of these locations. The following three concepts explore multiple options for outdoor green space both at the ground floor and on the roof.

Our proposed material palette consists of glass walls, masonry veneer and metal panel as the primary materials. Pops of bright color will be incorporated in order to add a vibrancy to the massing and modulation.

ALUMINUM STOREFRONT



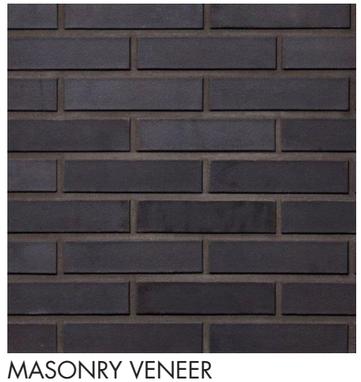
CURTAIN/WINDOW WALL SYSTEM



CUSTOMIZED CURTAIN WALL PATTERN

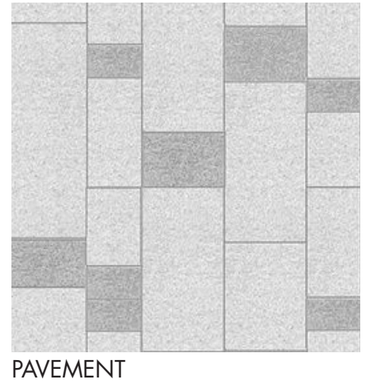
METAL PANEL

PUNCHED WINDOWS



MASONRY VENEER

CONCRETE

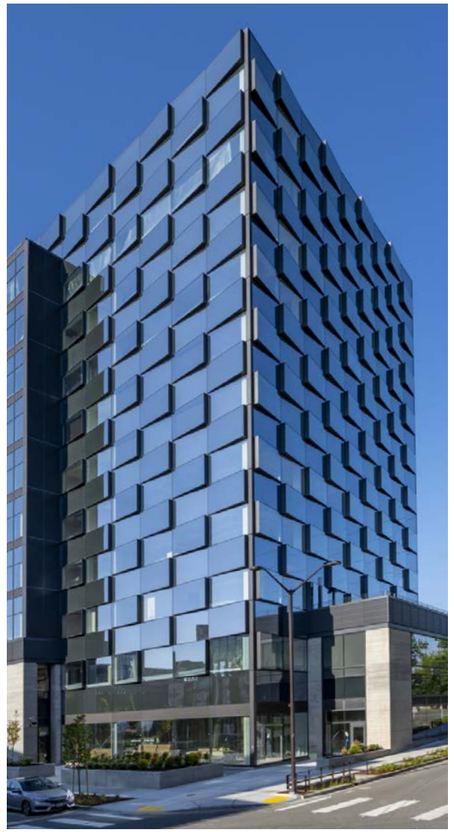


PAVEMENT

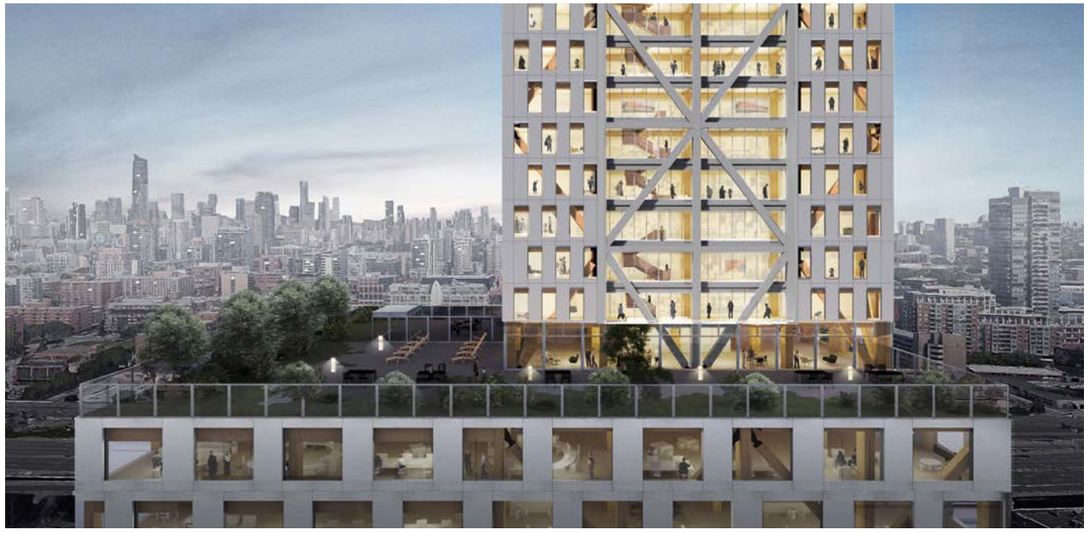
DESIGN PROPOSAL DESIGN PRECEDENTS

PODIUM AND TOWER MODULATION

TRANSPARENCY AT ENTRY

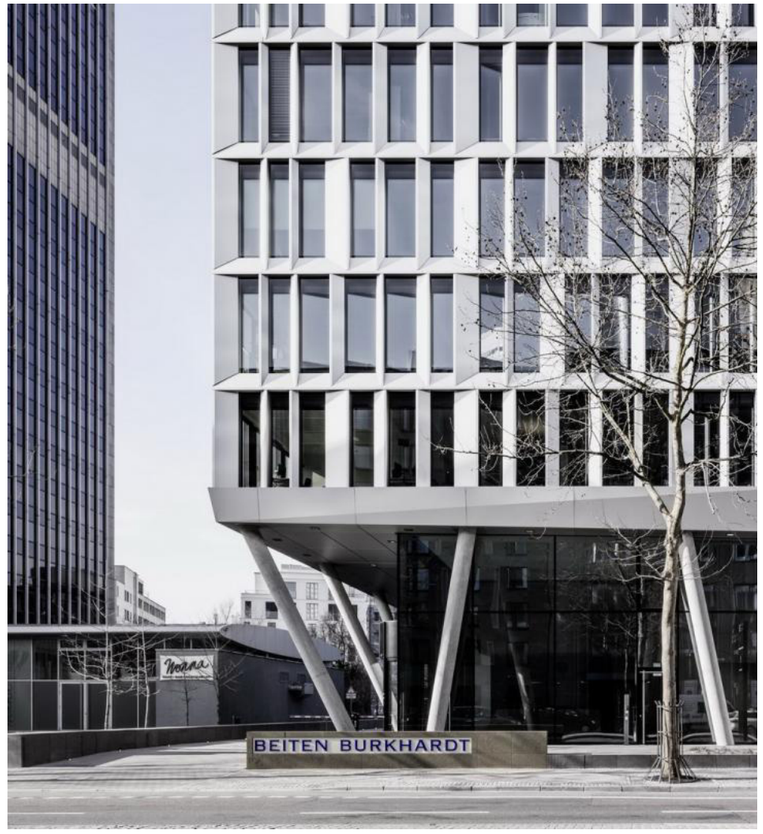


CURTAIN WALL FACADE DESIGN



ROOF GARDEN AT GASKET LEVEL

FACADE TREATMENT AT ROOFTOP



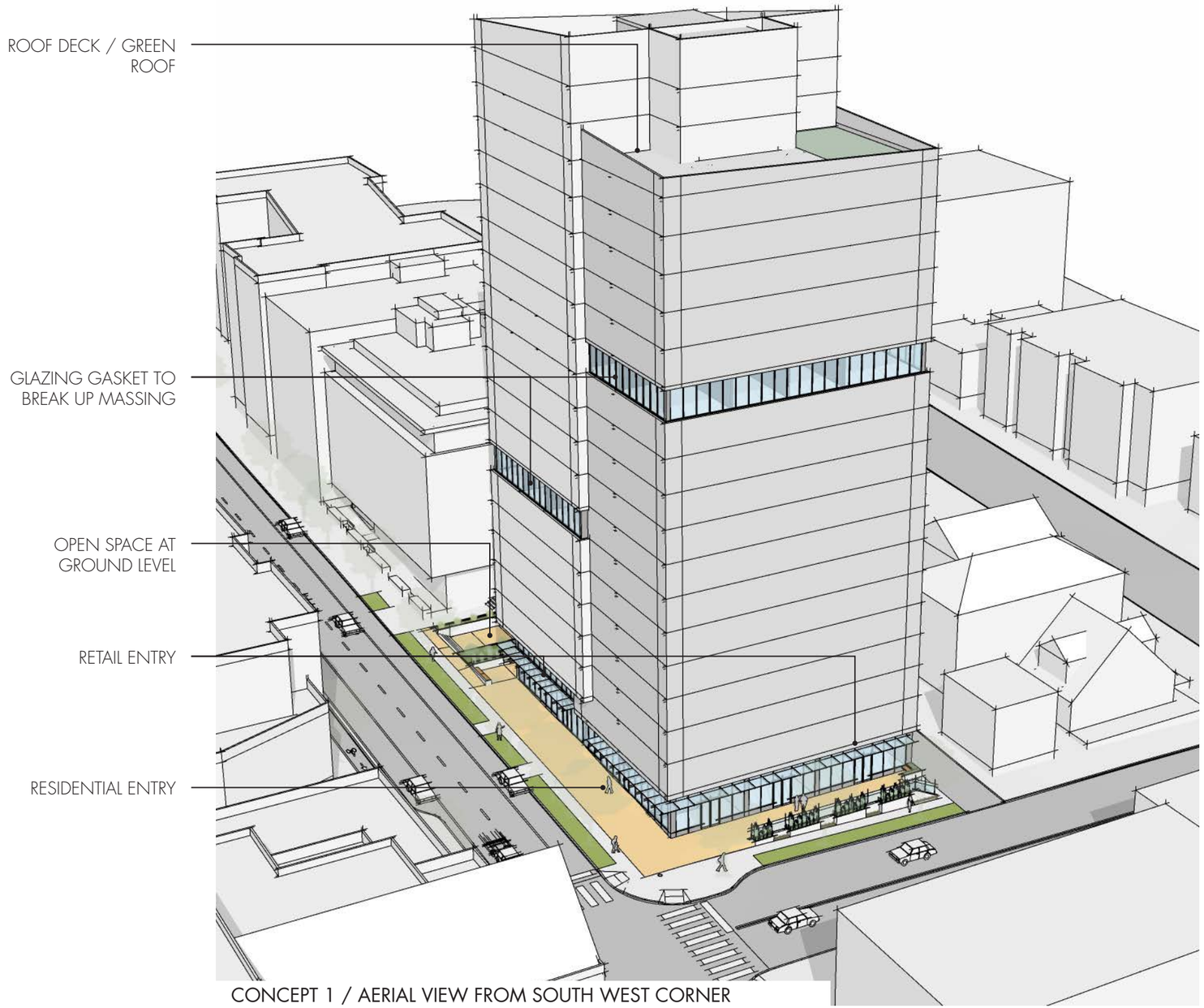
RECESSED GROUND LEVEL WITH COLUMNS

DESIGN PROPOSAL CONCEPT 1 · THE SHIFT

In concept 1, the public plaza is located at the north portion of the site and sets apart the building from the existing apartment building to the north. The building is modulated in both horizontal and vertical directions, allowing for changes in massing and material. At the ground level, the building is recessed along the sidewalk to create opportunities for wood soffits and other textural elements at the street edge, as well as creating weather protection by the building cantilever above. Pockets of landscaping are provided at the street level along 42nd street, easing the transition between the sidewalk and the entry plaza.

CONCEPT 1 | MATRIX

LEVELS	20
UNIT COUNT	250
PARKING COUNT	66
FAR AREA PROPOSED	159,966 SF
FAR	10
FAR AREA ALLOWED (FAR)	160,000 SF (10 FAR MAX)



CONCEPT 1 / AERIAL VIEW FROM SOUTH WEST CORNER

DESIGN PROPOSAL CONCEPT 1 · THE SHIFT

PROS:

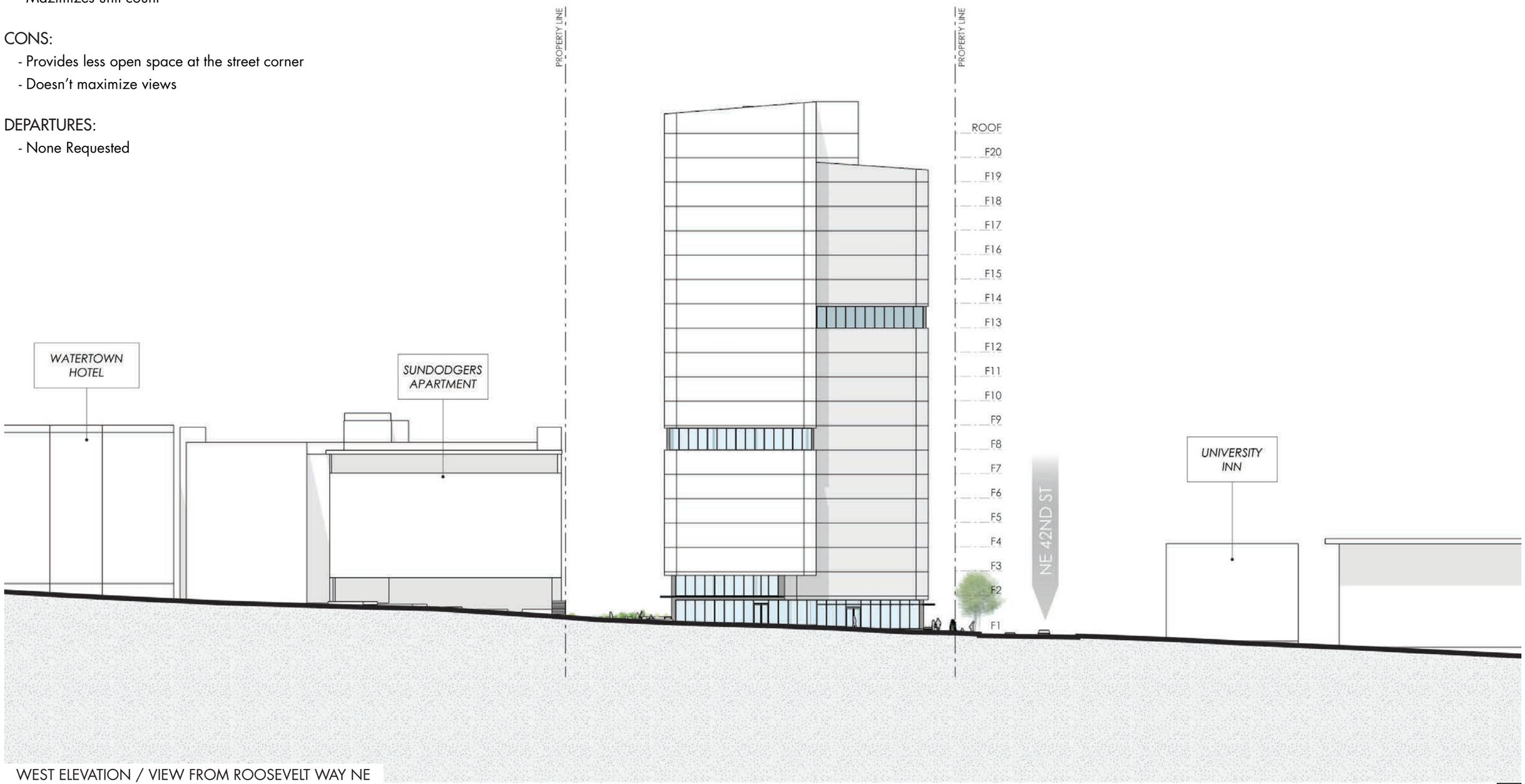
- Modulated façade in vertical and horizontal directions
- Public plaza at north provides more building distance from the building at north
- Retail spaces share public plaza at north
- Mazimizes unit count

CONS:

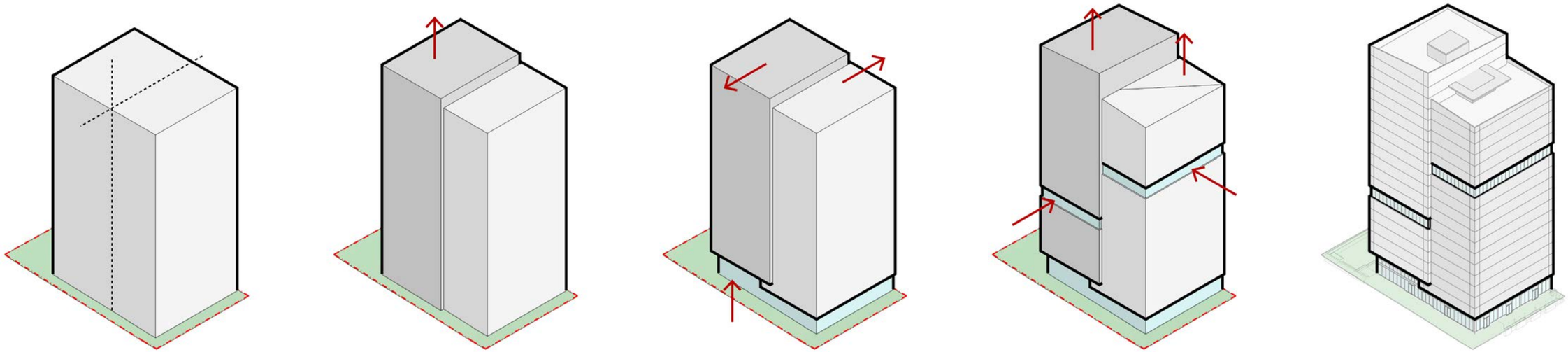
- Provides less open space at the street corner
- Doesn't maximize views

DEPARTURES:

- None Requested



WEST ELEVATION / VIEW FROM ROOSEVELT WAY NE



SLICE THE MASSING BLOCK

SLIDE THE MASSING INTO DIFFERENT HEIGHTS

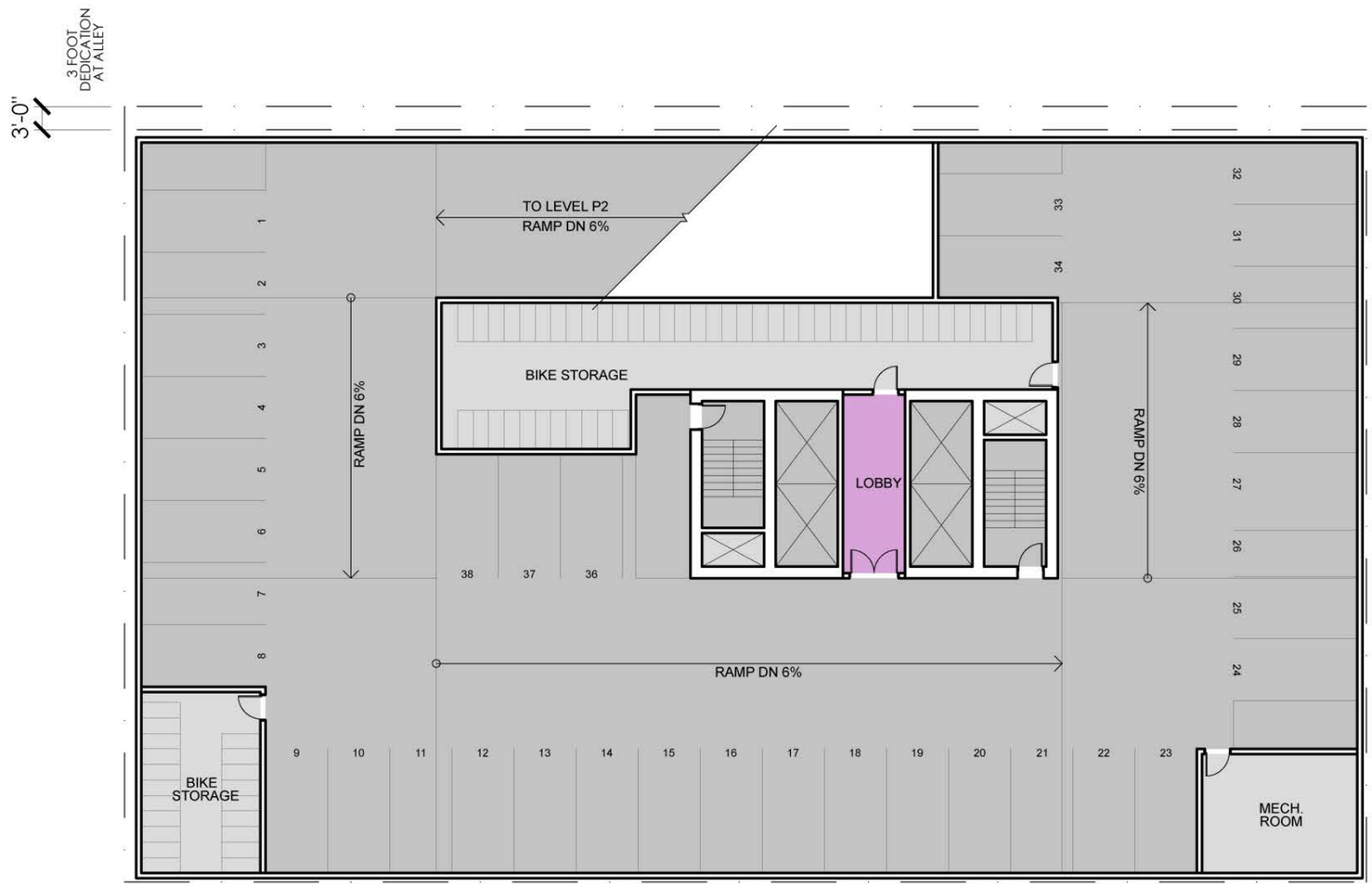
LIFT THE TOWER AND REVEAL THE PODIUM

PRESS TO CREATE INDENTS IN THE TOWER MASSING FOR MODULATION; SLANT THE ROOF TO ENHANCE THE SKYLINE PROFILE

THE SHIFT

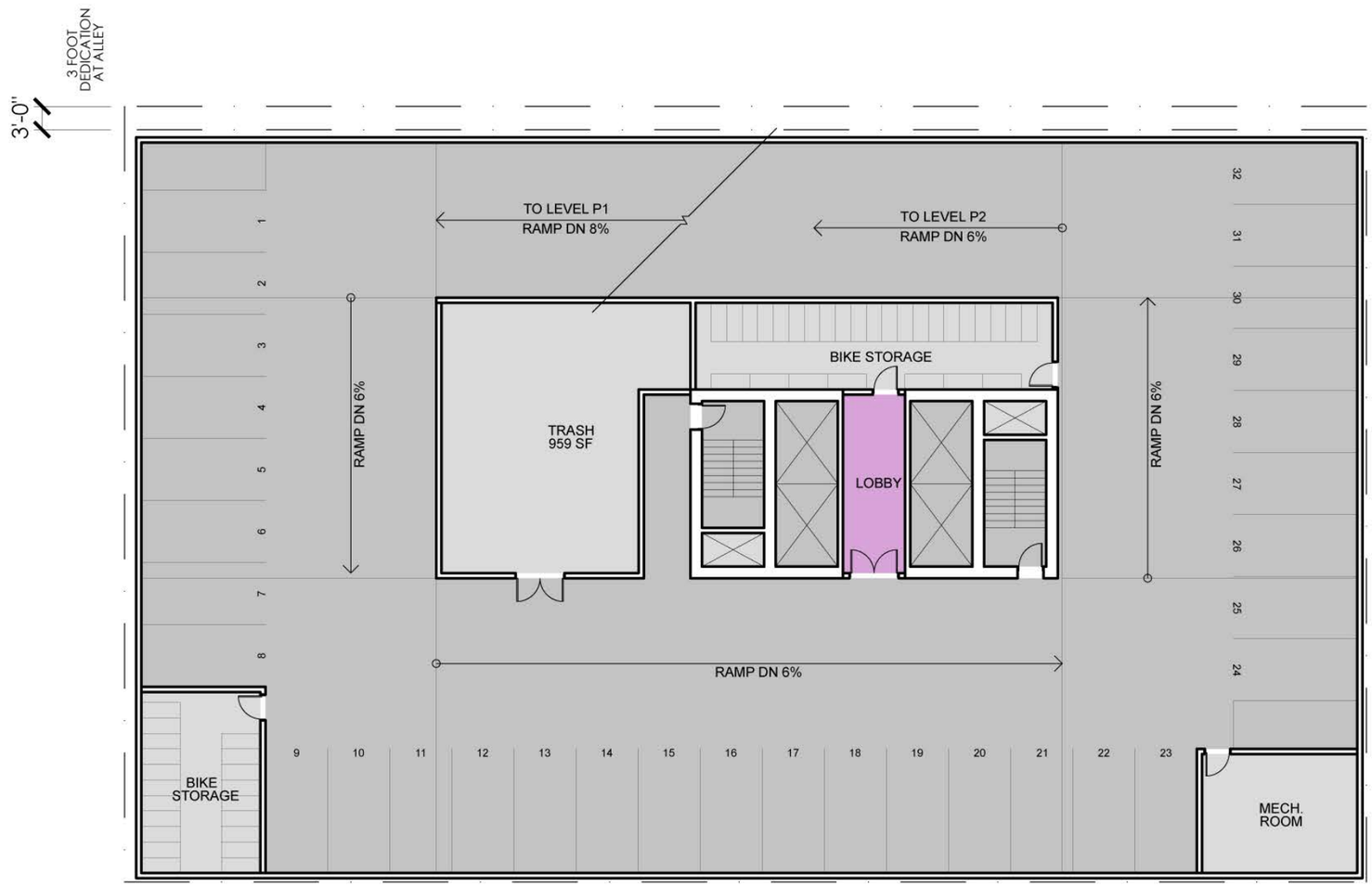
DESIGN PROPOSAL CONCEPT 1

PARKING LEVEL 2



DESIGN PROPOSAL CONCEPT 1

PARKING LEVEL 1



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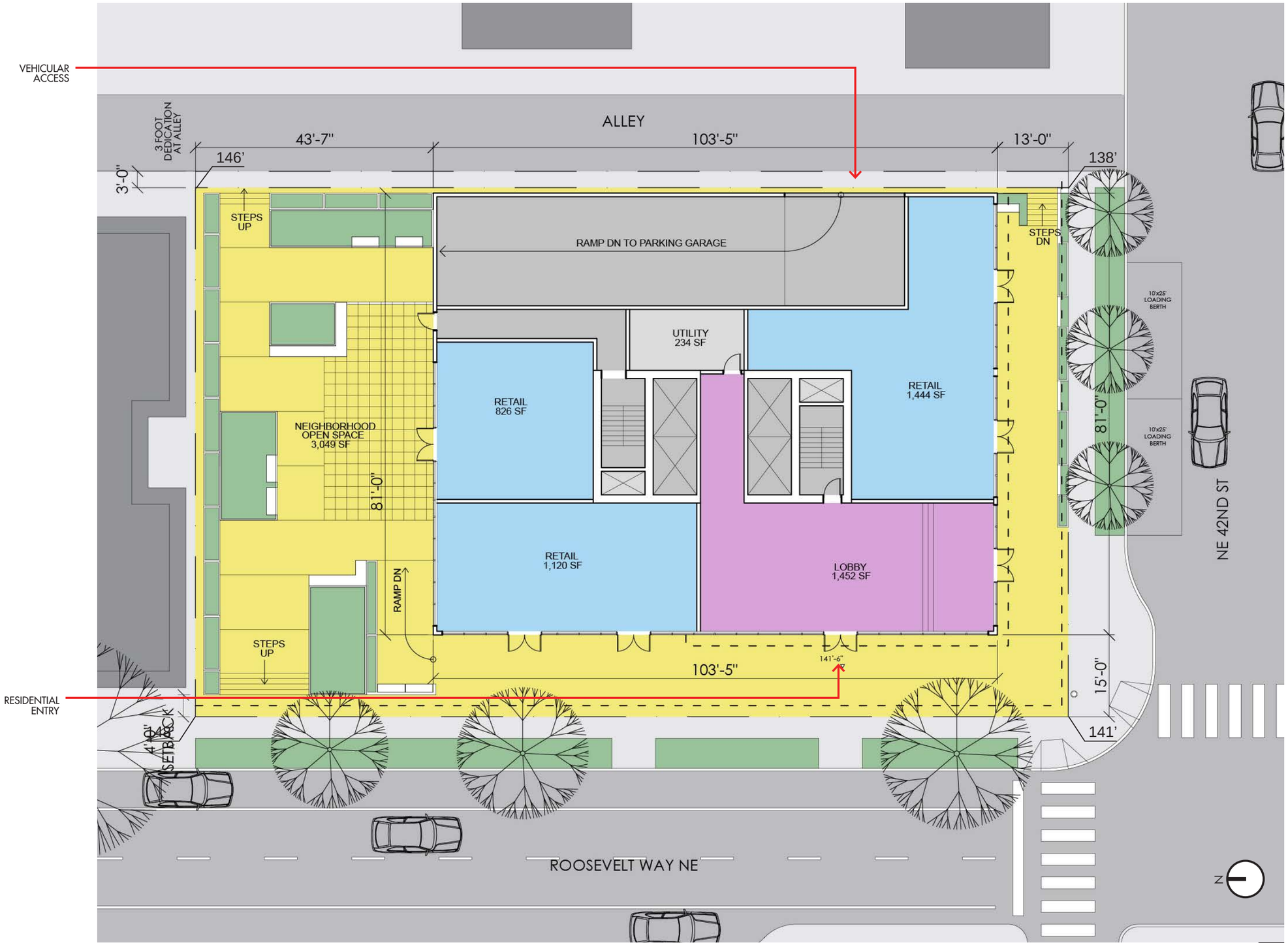
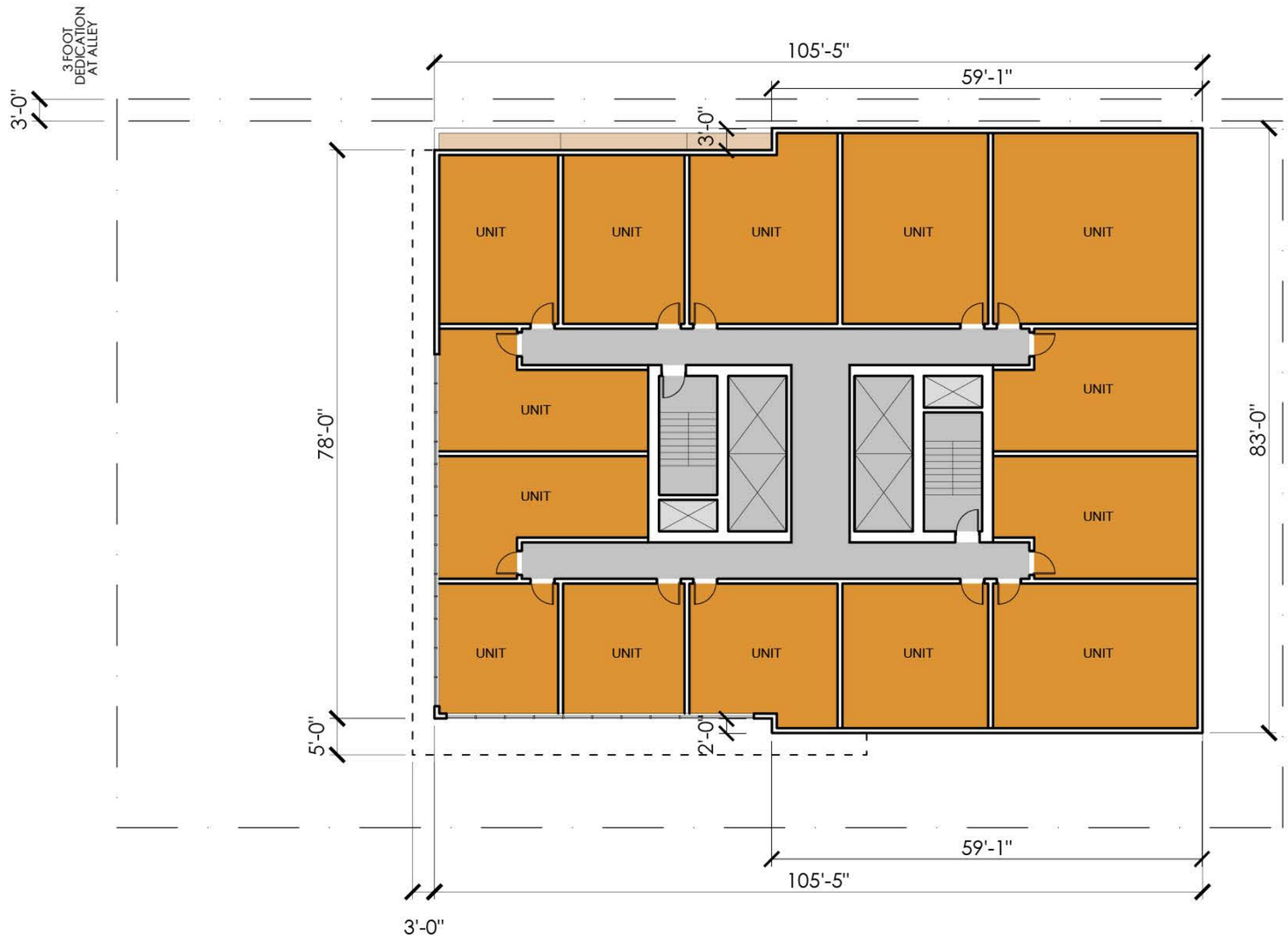
DESIGN PROPOSAL CONCEPT 1

GROUND LEVEL



DESIGN PROPOSAL CONCEPT 1

LEVEL 2



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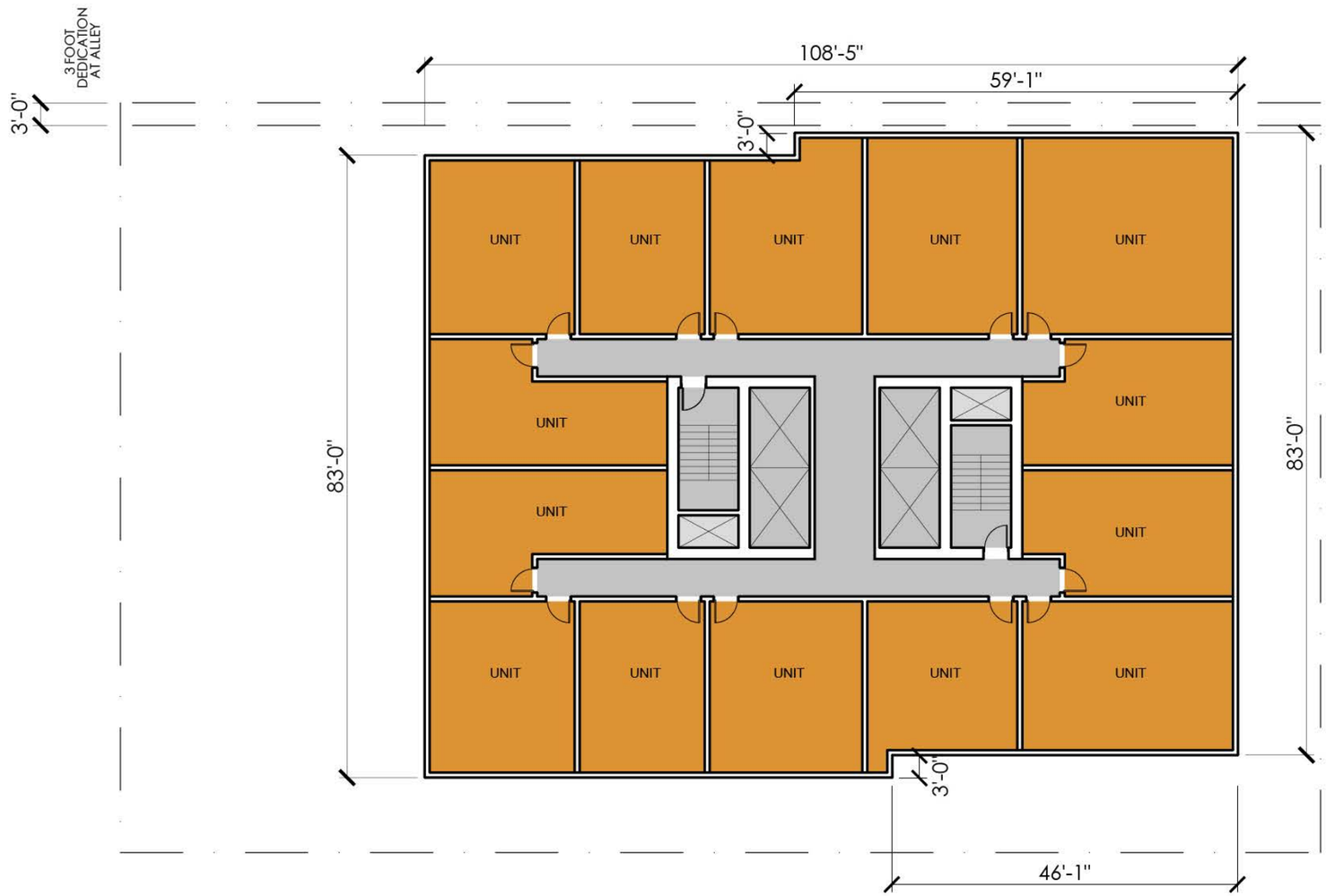
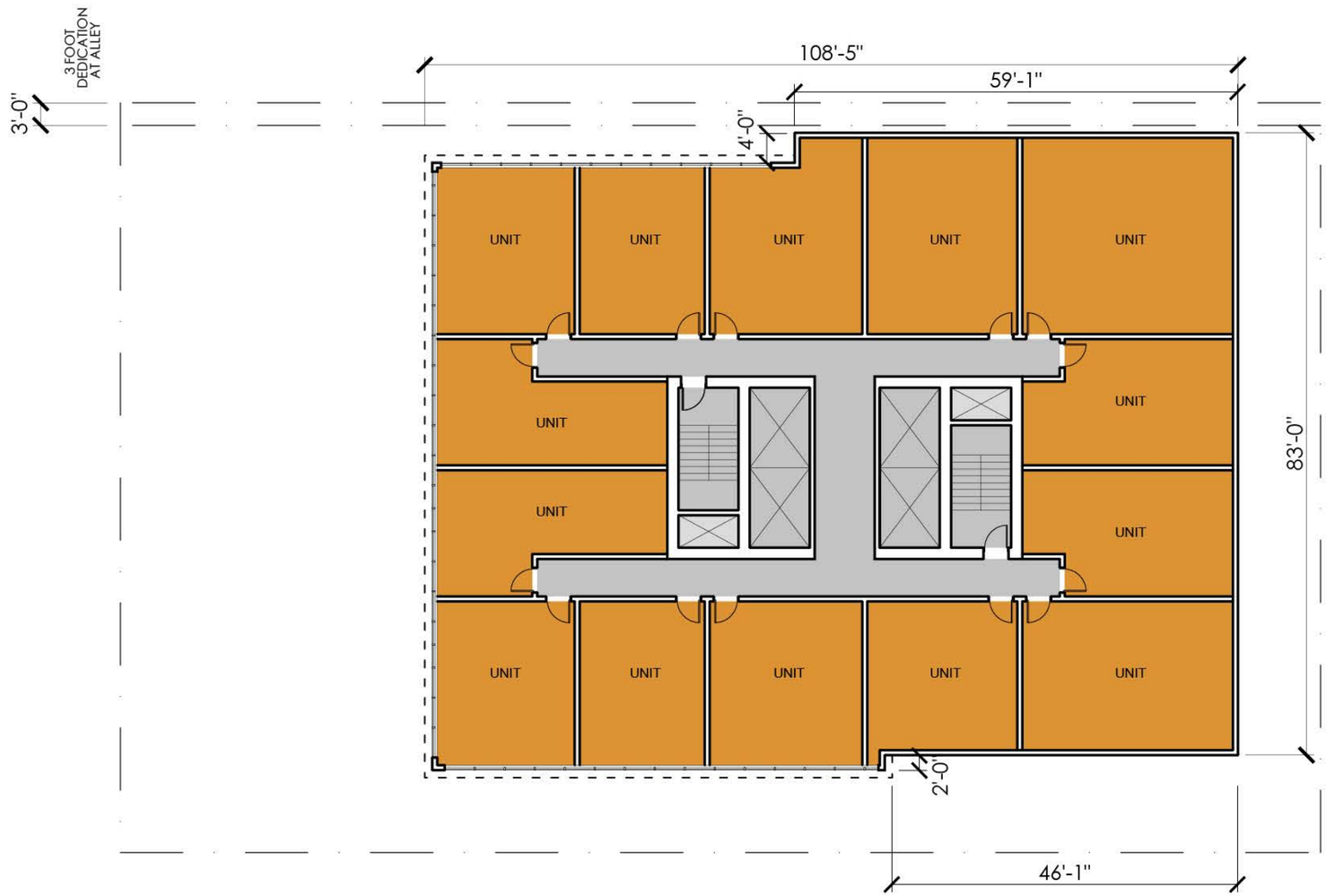
DESIGN PROPOSAL CONCEPT 1

LEVEL 3-7,
LEVEL 9-12,
LEVEL 14-18



DESIGN PROPOSAL CONCEPT 1

LEVEL 8



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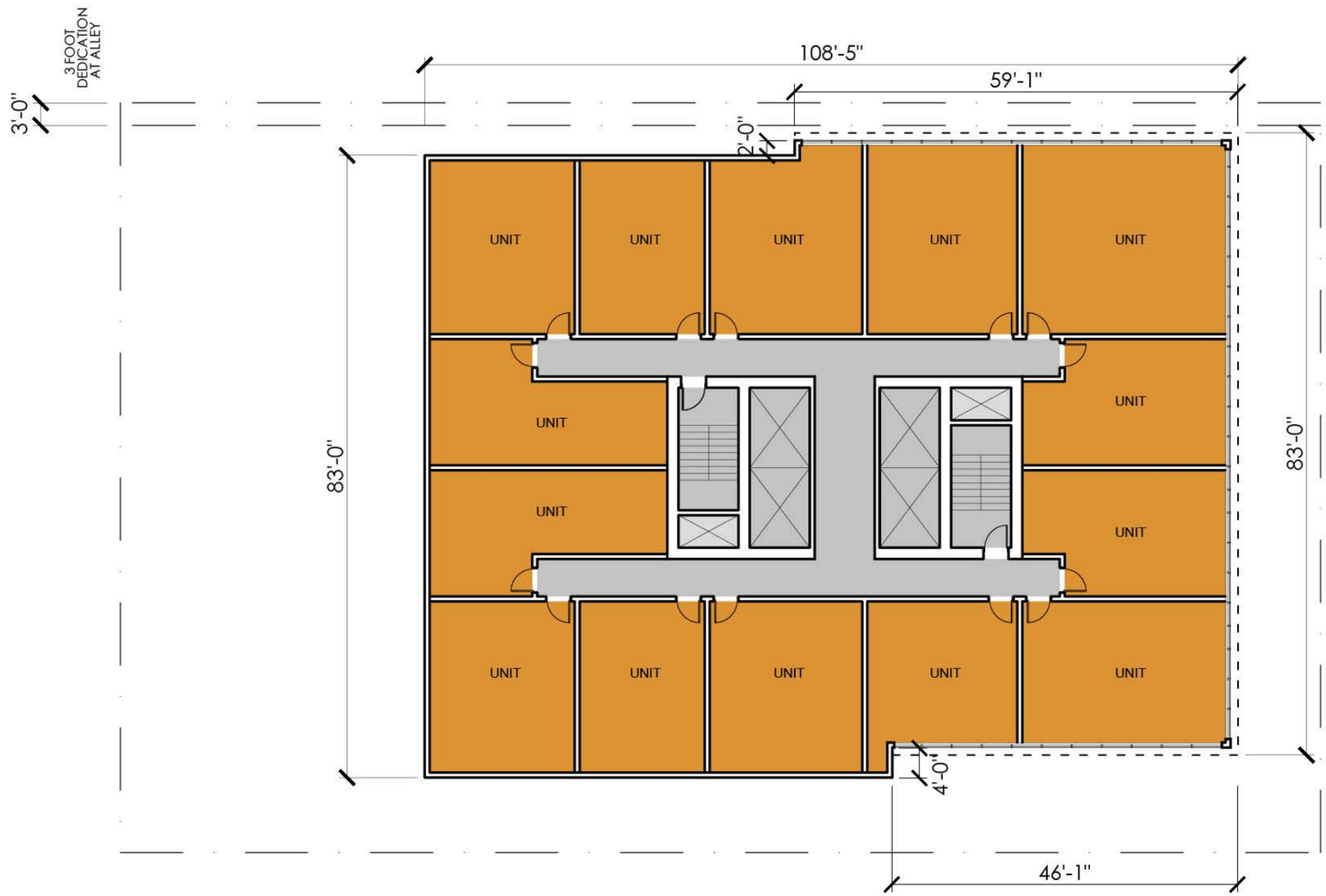
DESIGN PROPOSAL CONCEPT 1

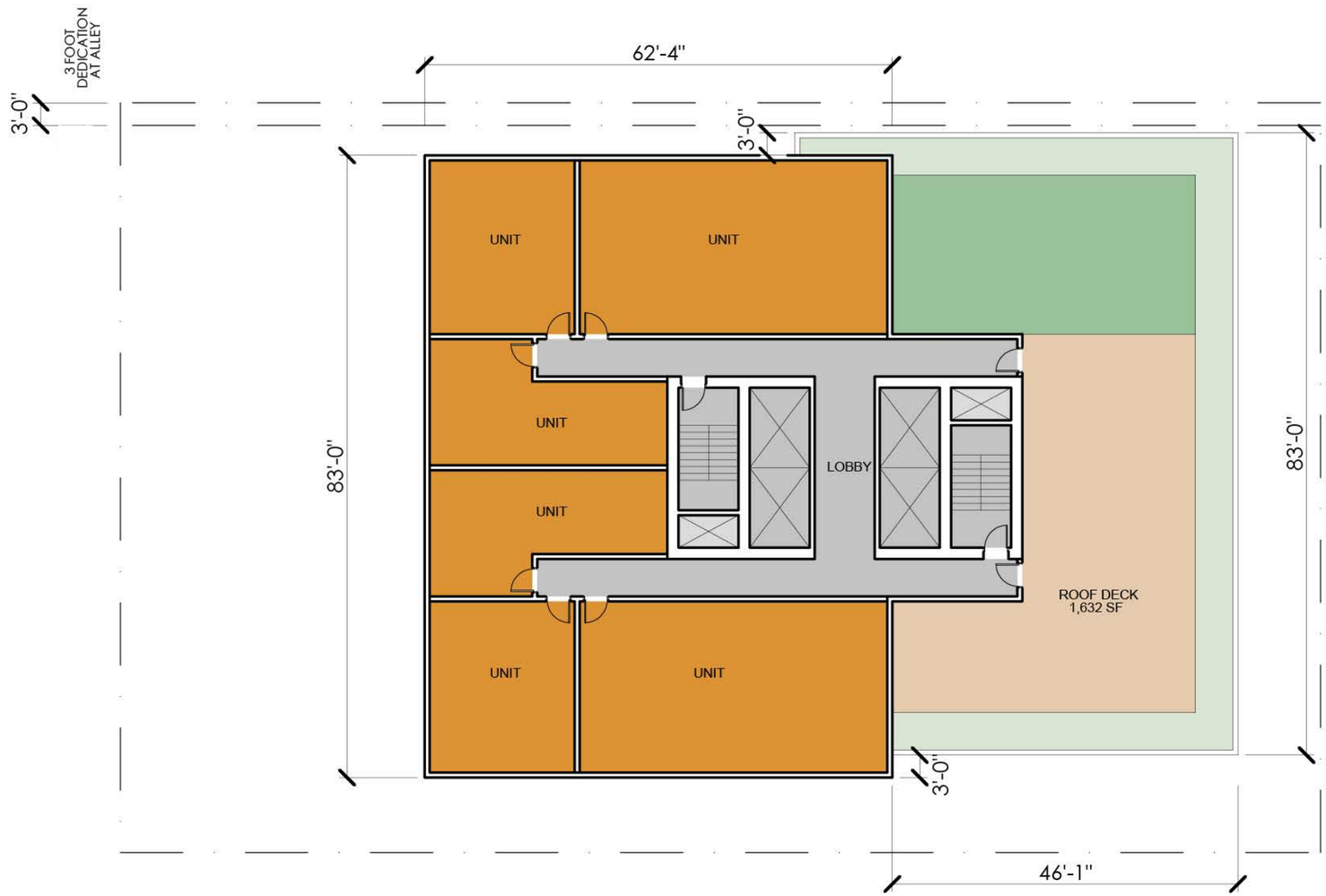
LEVEL 13



N

DESIGN PROPOSAL CONCEPT 1

LEVEL 19



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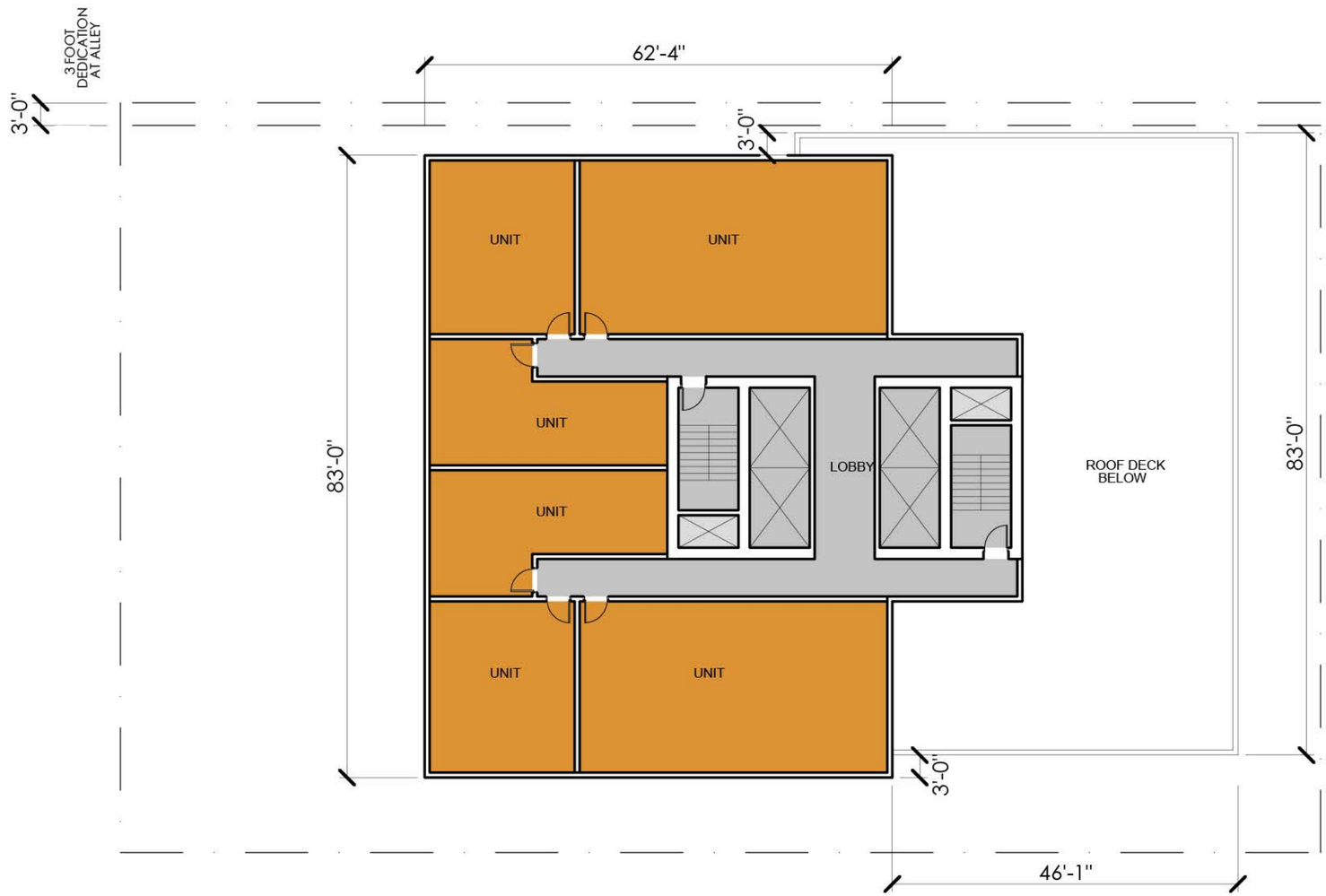
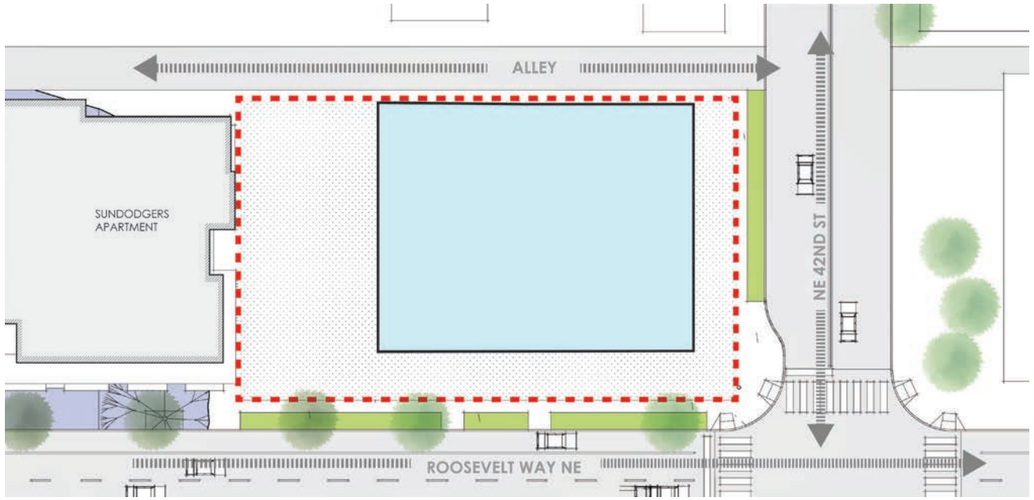
DESIGN PROPOSAL CONCEPT 1

LEVEL 20



DESIGN PROPOSAL CONCEPT 1 · OPEN SPACE & CIRCULATION DIAGRAMS

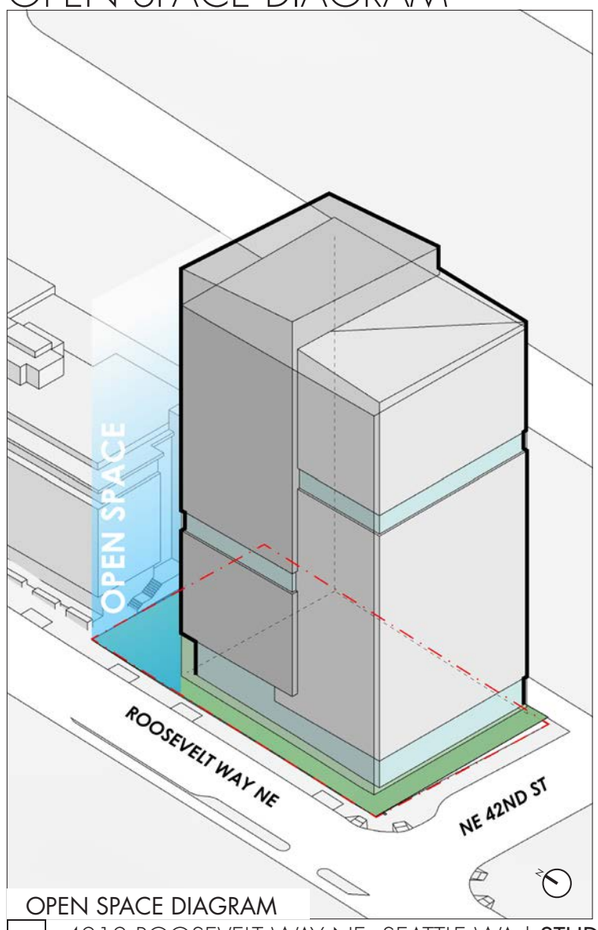


BASE AND TOWER LOCATION

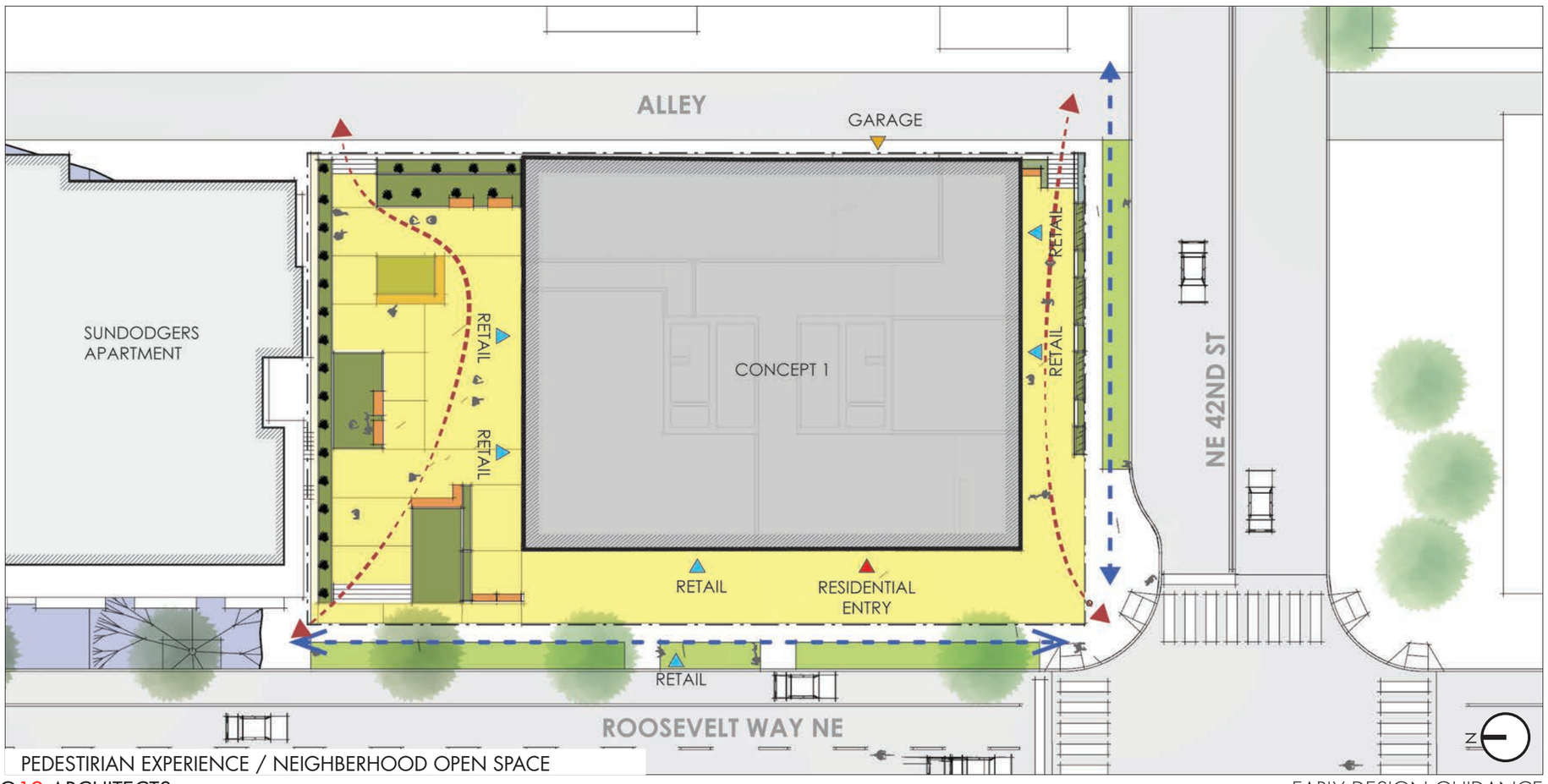
Property Line
Open Space
Tower
Base / Podium

Property line
Street
Pedestrian Pathway
Pedestrian Pathway(Sidewalk)
Residential Entry
Retail Entry
Garage Entry
Community / Open Space
Project Building

OPEN SPACE DIAGRAM



OPEN SPACE DIAGRAM



PEDESTIRIAN EXPERIENCE / NEIGHBERHOOD OPEN SPACE

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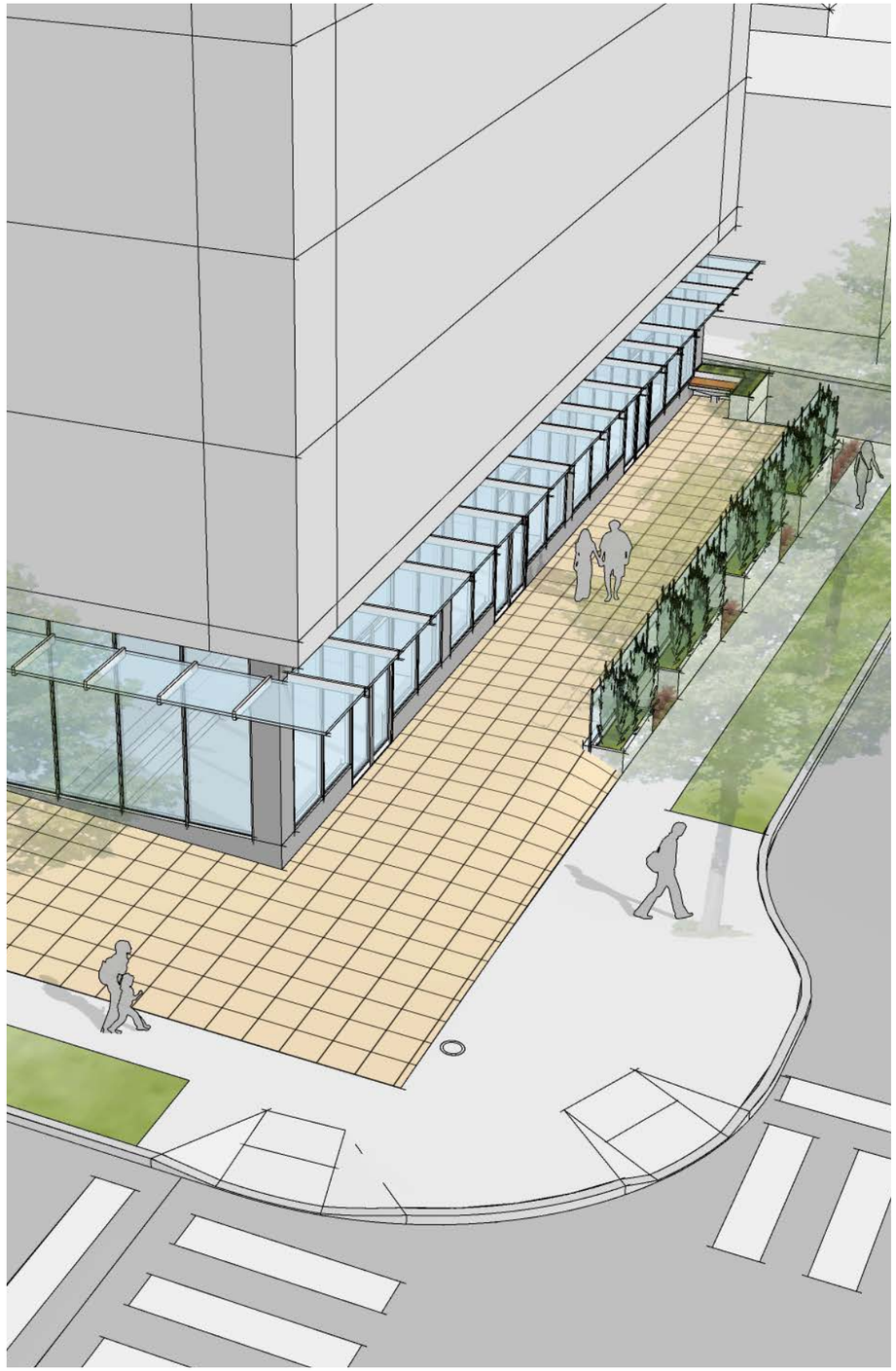
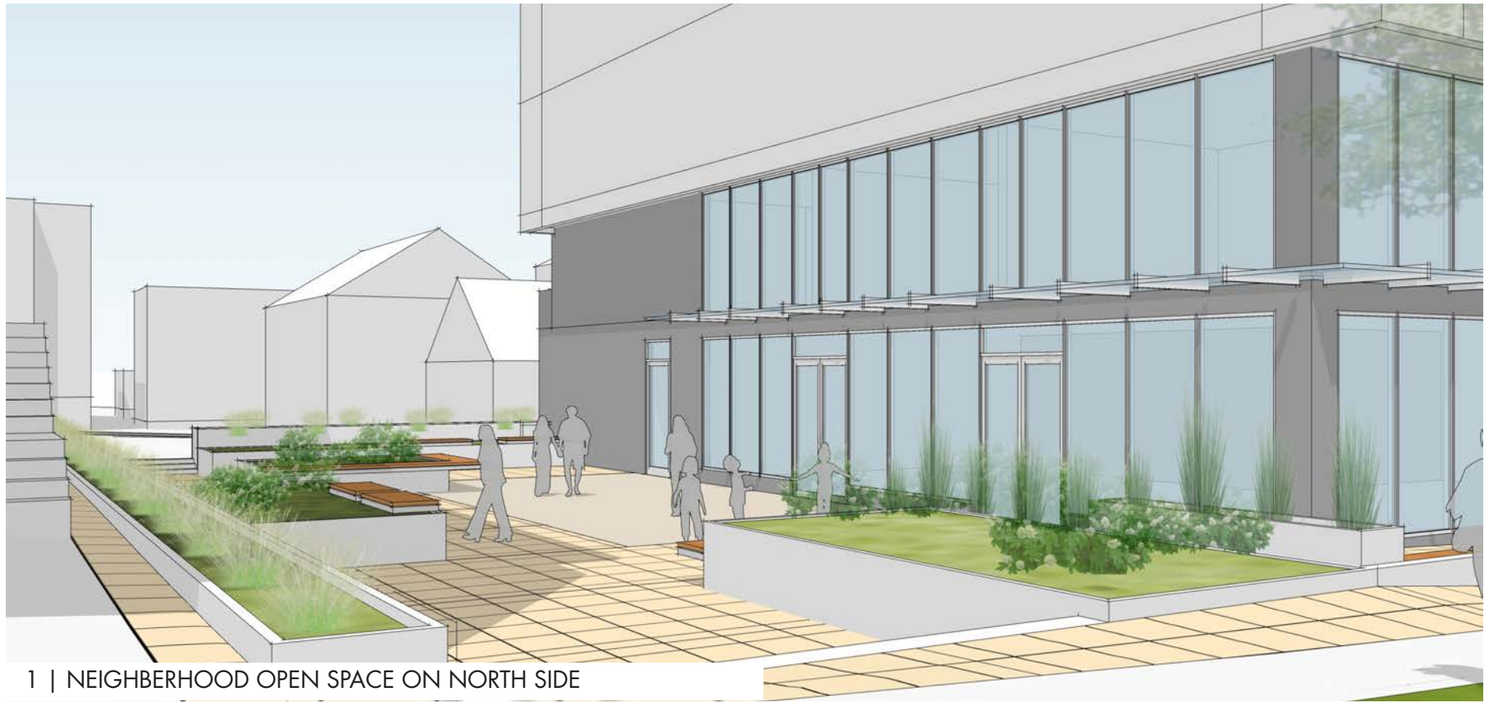
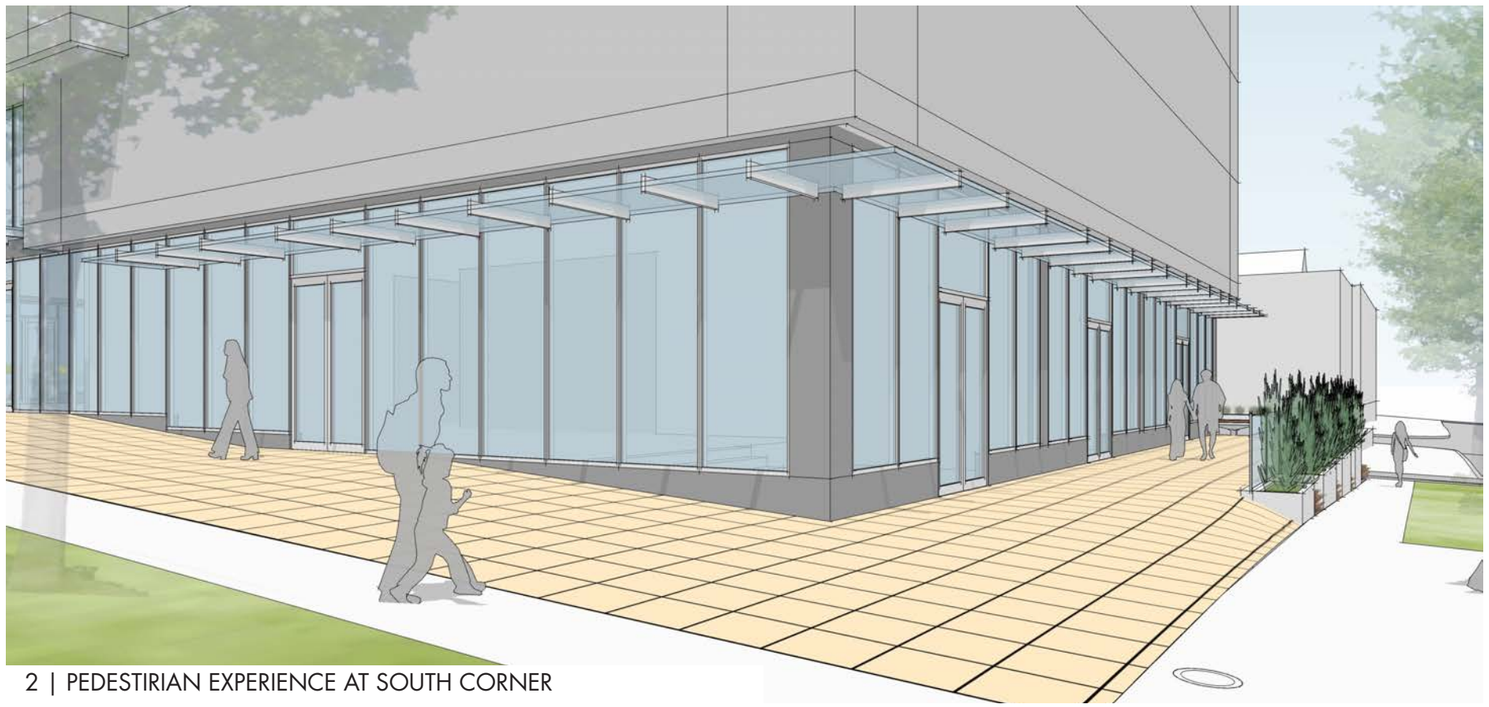
DESIGN PROPOSAL CONCEPT 1



3 | AERIAL VIEW OF CORNER PLAZA



1 | NEIGHBERHOOD OPEN SPACE ON NORTH SIDE



2 | PEDESTIRIAN EXPERIENCE AT SOUTH CORNER

DESIGN PROPOSAL CONCEPT 1

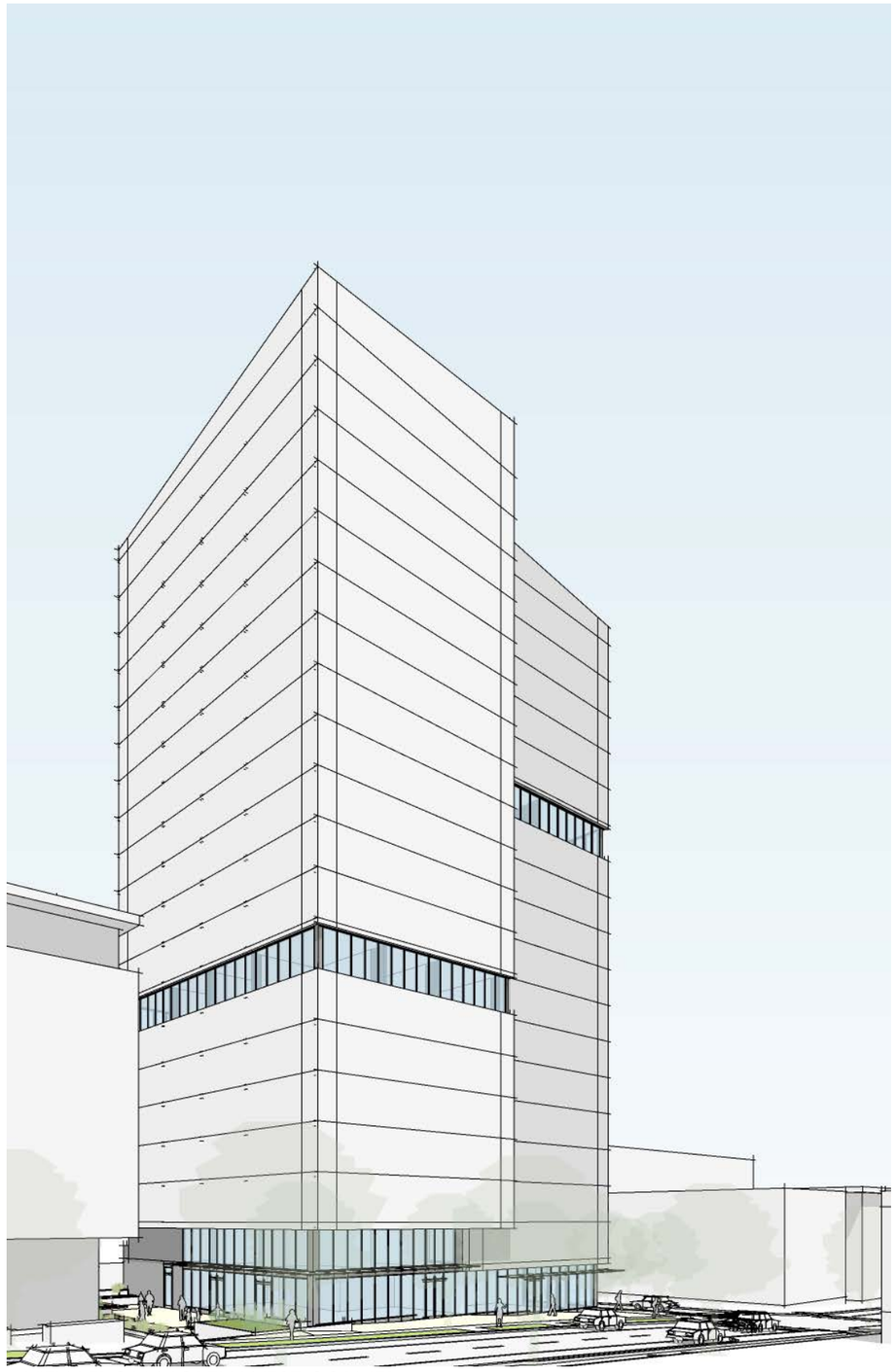
1 | PEDESTIRIAN EXPERIENCE ON ROOSEVELT WAY NE / FACING SOUTH

2 | PEDESTIRIAN EXPERIENCE ON ROOSEVELT WAY NE / FACING NORTH

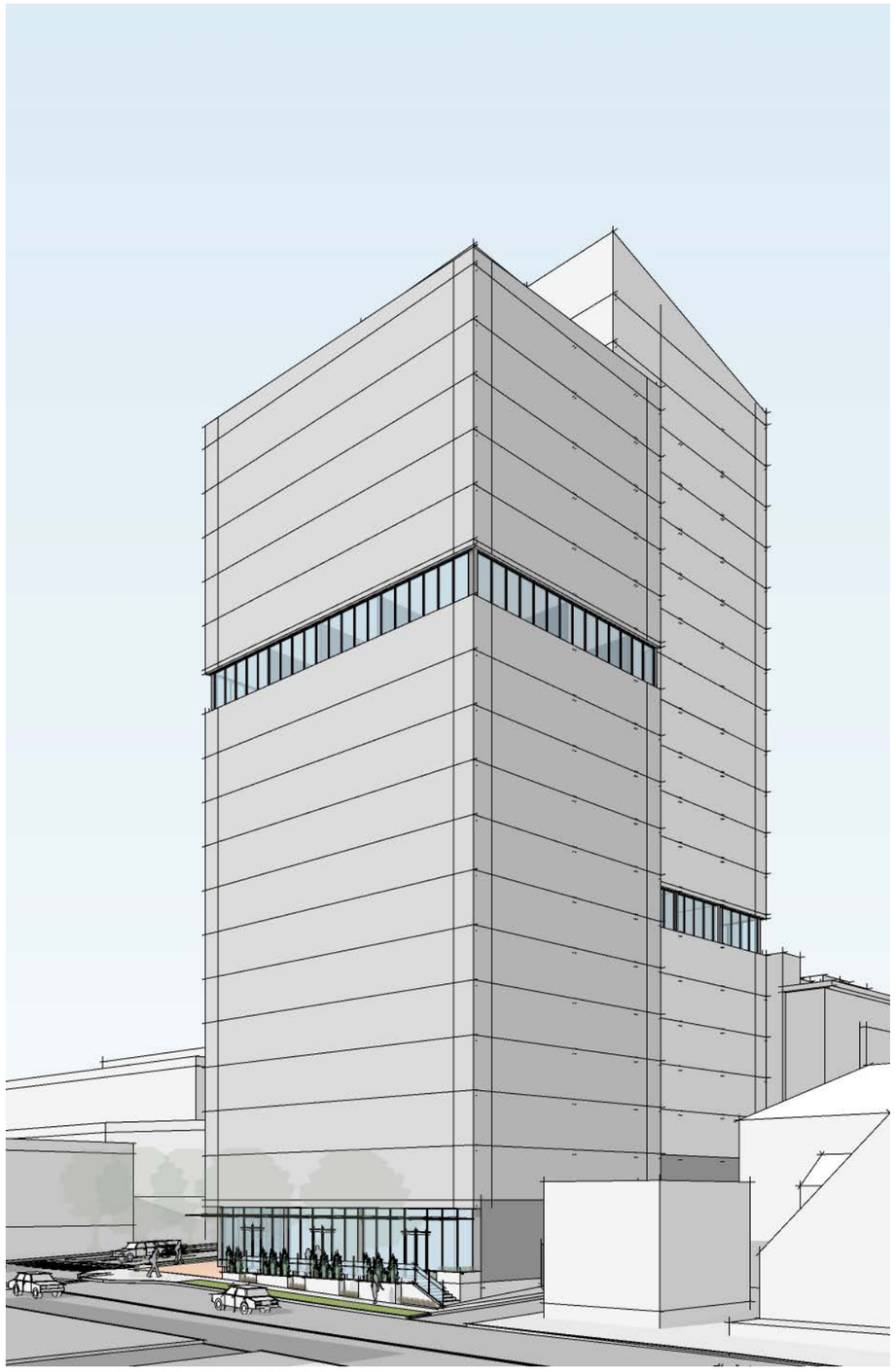
3 | PEDESTIRIAN EXPERIENCE ON NE 42ND ST / FACING EAST

4 | PEDESTIRIAN EXPERIENCE ON NE 42ND ST / FACING WEST

DESIGN PROPOSAL CONCEPT 1

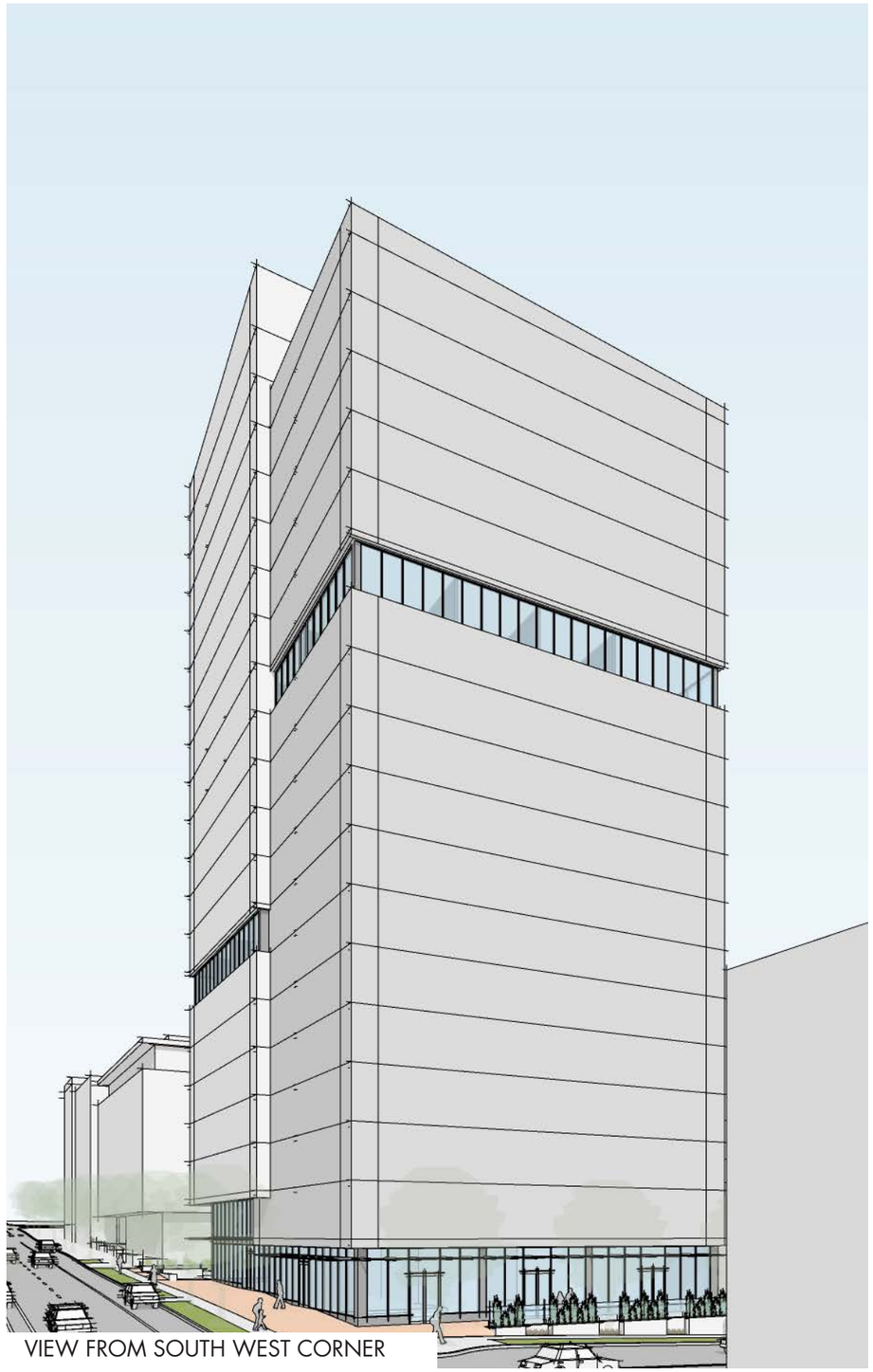


VIEW FROM NORTH WEST CORNER

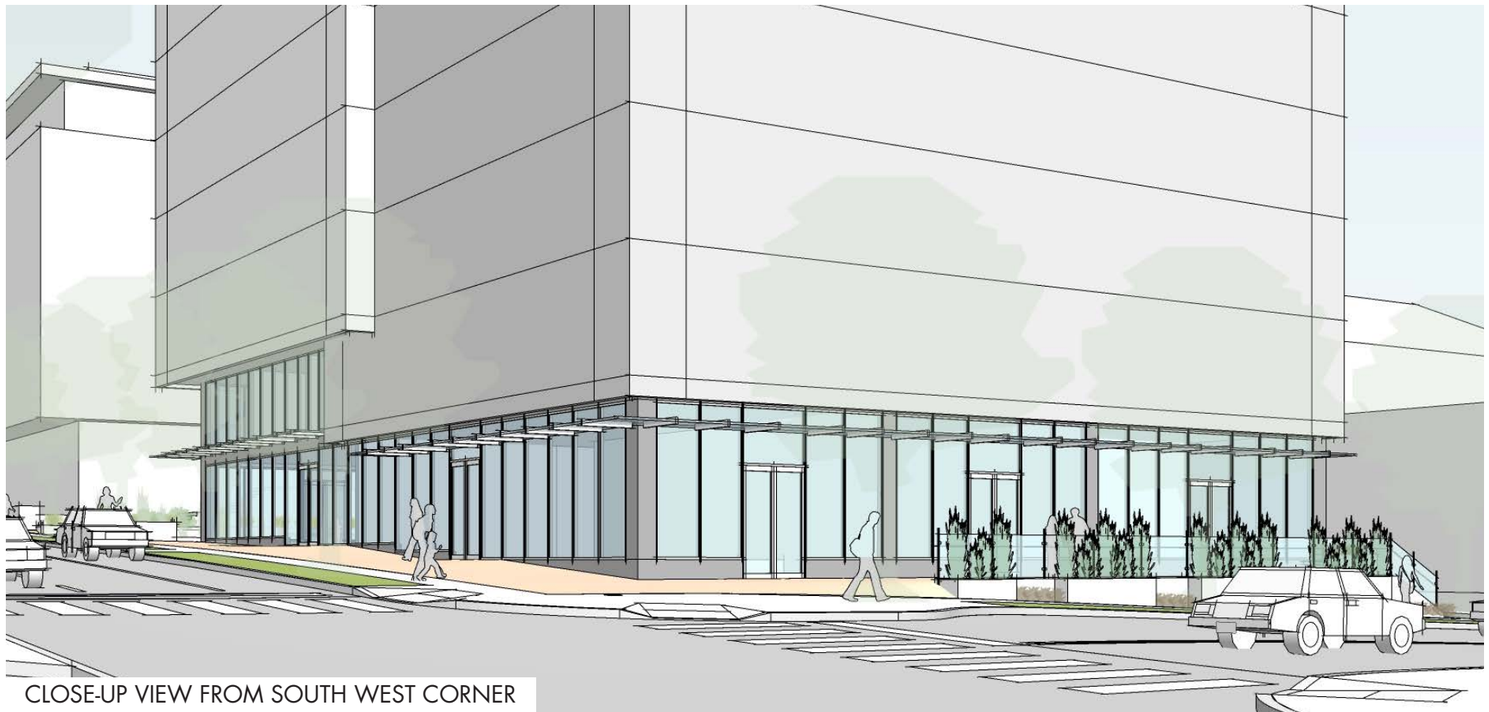


VIEW FROM SOUTH EAST CORNER

DESIGN PROPOSAL CONCEPT 1



VIEW FROM SOUTH WEST CORNER



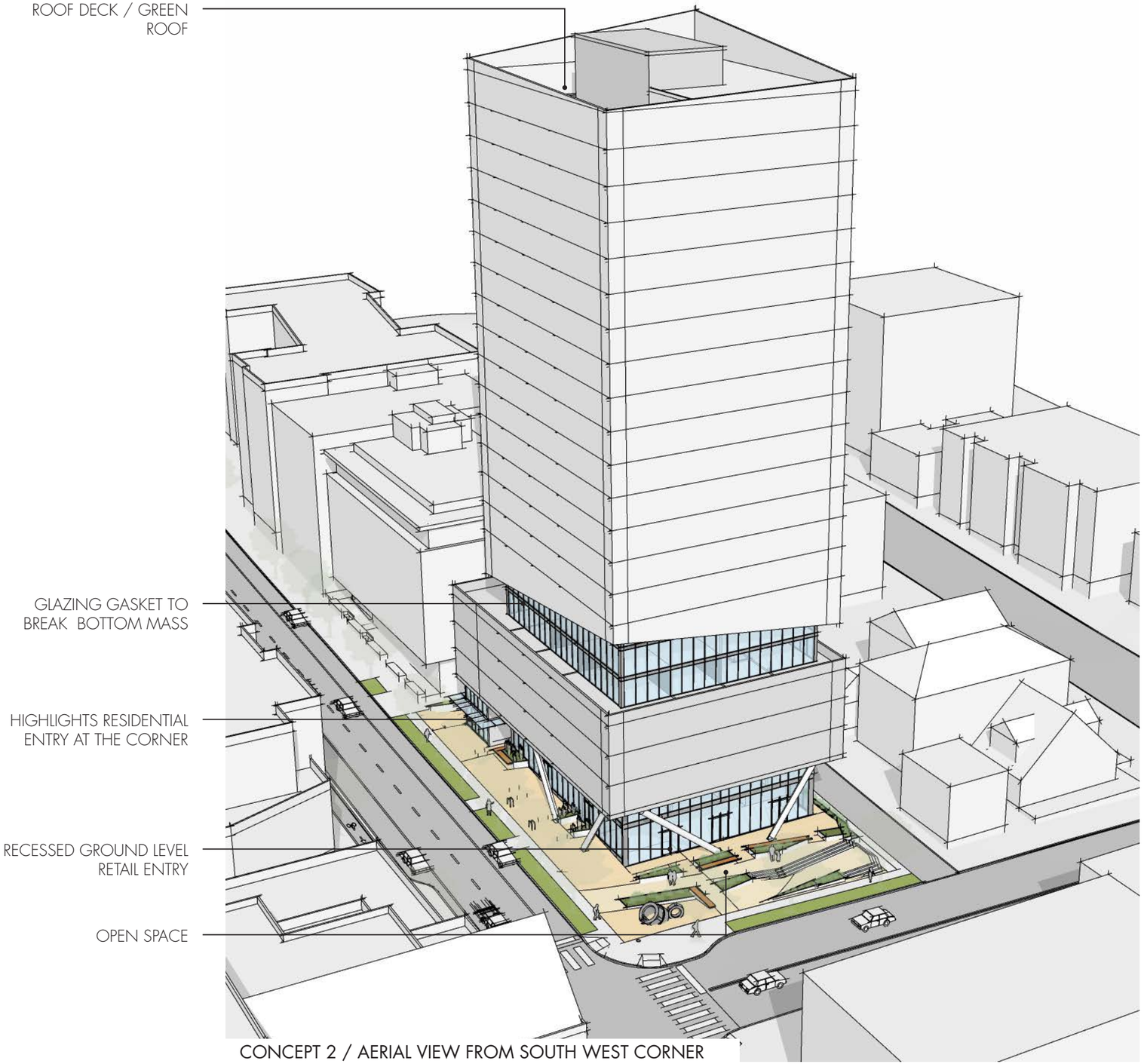
CLOSE-UP VIEW FROM SOUTH WEST CORNER

DESIGN PROPOSAL CONCEPT 2 · THE STACK

Concept 2 places the public plaza on the south portion of the site to open up the street corner. The building is also further setback at the ground level to expand the sidewalk on Roosevelt Way NE as well as NE 42nd St. The design of the building boasts a dynamic and vertically modulated façade, and draws attention to its base, which is expressed through a series of canted columns and two stories of glazed façades towards south and west. A strip of landscaping and seating are provided at the street level along 42nd street, easing the transition between the sidewalk and the entry plaza.

CONCEPT 2 | MATRIX

LEVELS	23
UNIT COUNT	225
PARKING COUNT	68
FAR AREA PROPOSED	159,954 SF
FAR	10
FAR AREA ALLOWED	160,000 SF (10 FAR MAX)



CONCEPT 2 / AERIAL VIEW FROM SOUTH WEST CORNER

DESIGN PROPOSAL CONCEPT 2 · THE STACK

PROS:

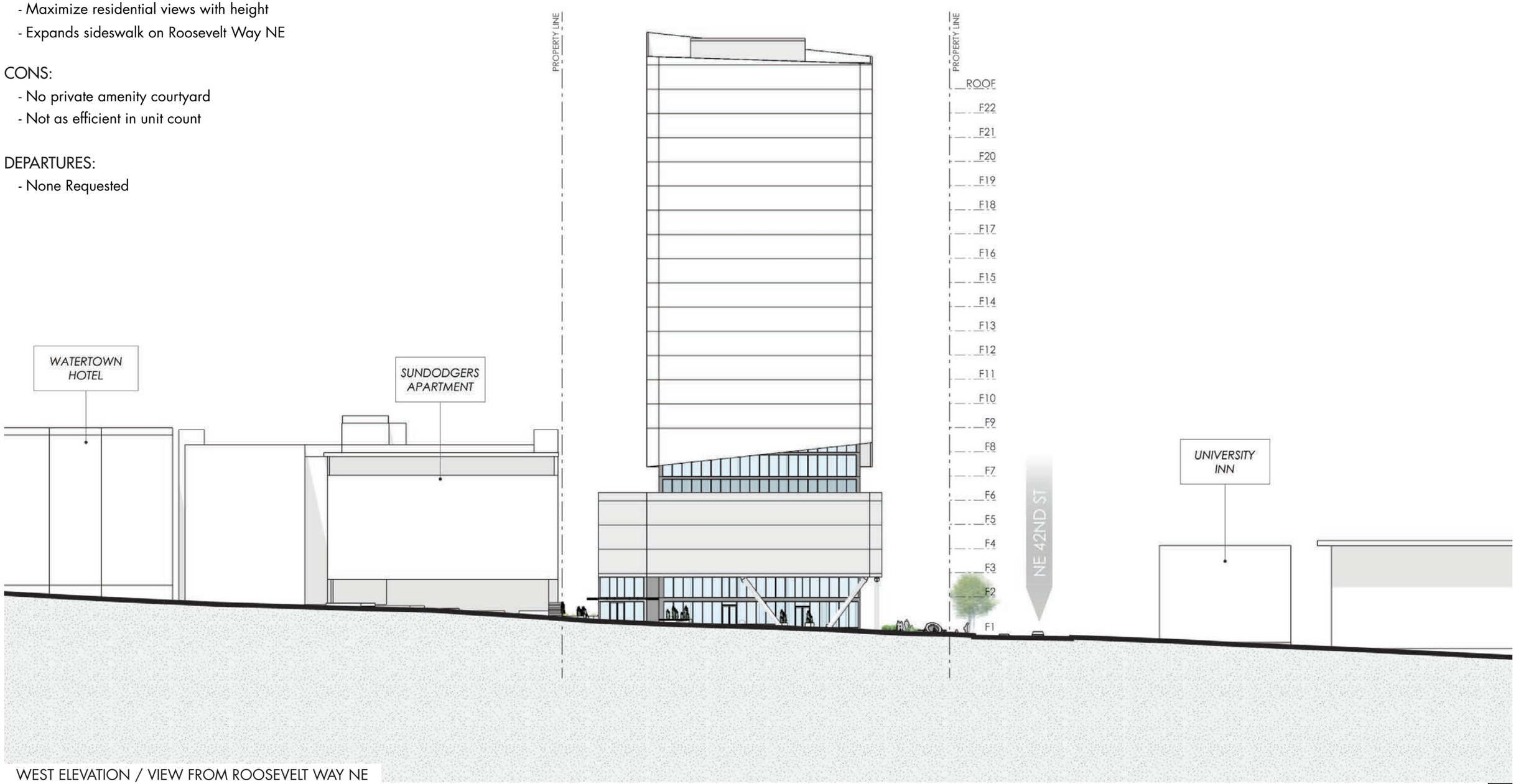
- Level platform at street level to maximize retail space
- Public plaza on the south portion of the site to open up the street corner
- Distinction between residential entry and retail entries
- Maximize residential views with height
- Expands sideswalk on Roosevelt Way NE

CONS:

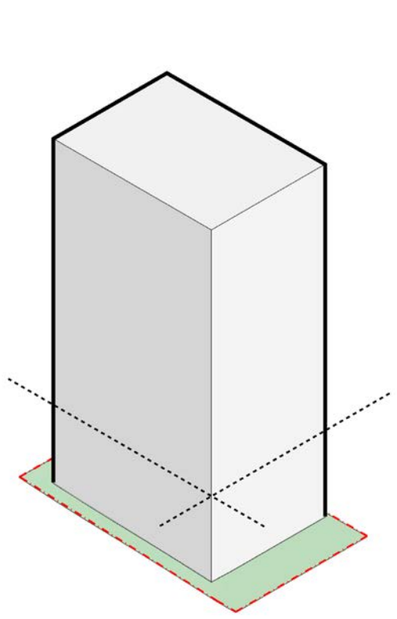
- No private amenity courtyard
- Not as efficient in unit count

DEPARTURES:

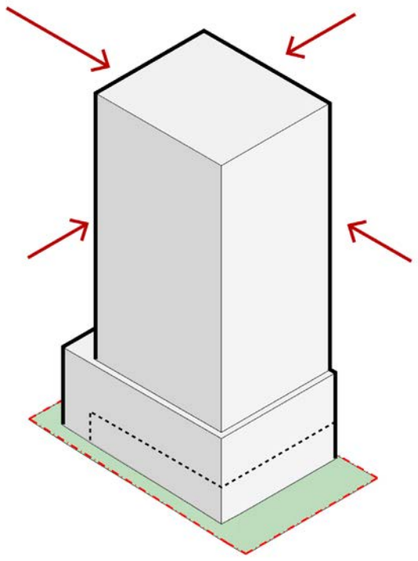
- None Requested



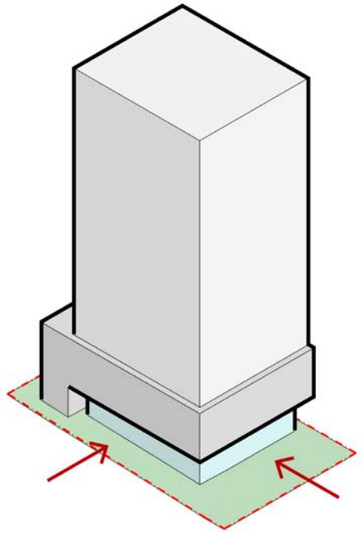
WEST ELEVATION / VIEW FROM ROOSEVELT WAY NE



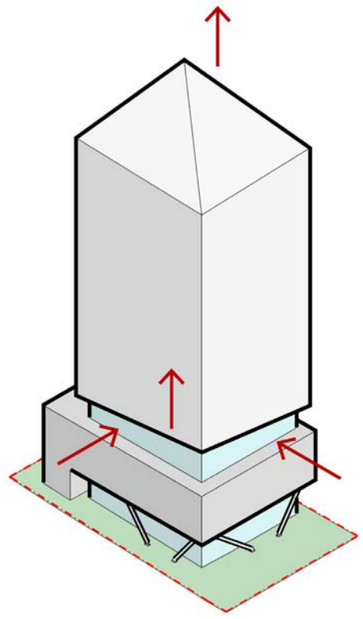
SLICE THE MASSING BLOCK



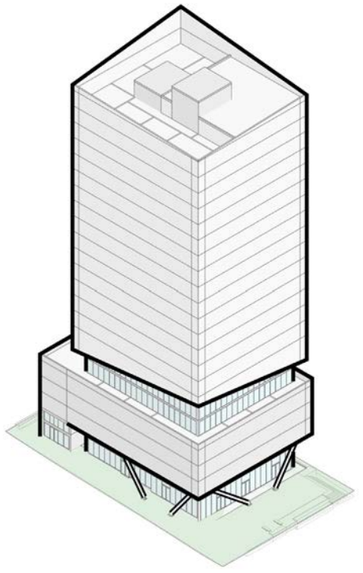
SETBACK THE TOWER TO CREATE PODIUMS, RESPONDING TO THE EXISTING DATUM



CARVE OUT THE BOTTOM PORTION OF PODIUM TO INCREASE THE AMOUNT OF OPEN SPACE AND WEATHER PROTECTED PEDASTRIAN EXPERIENCE



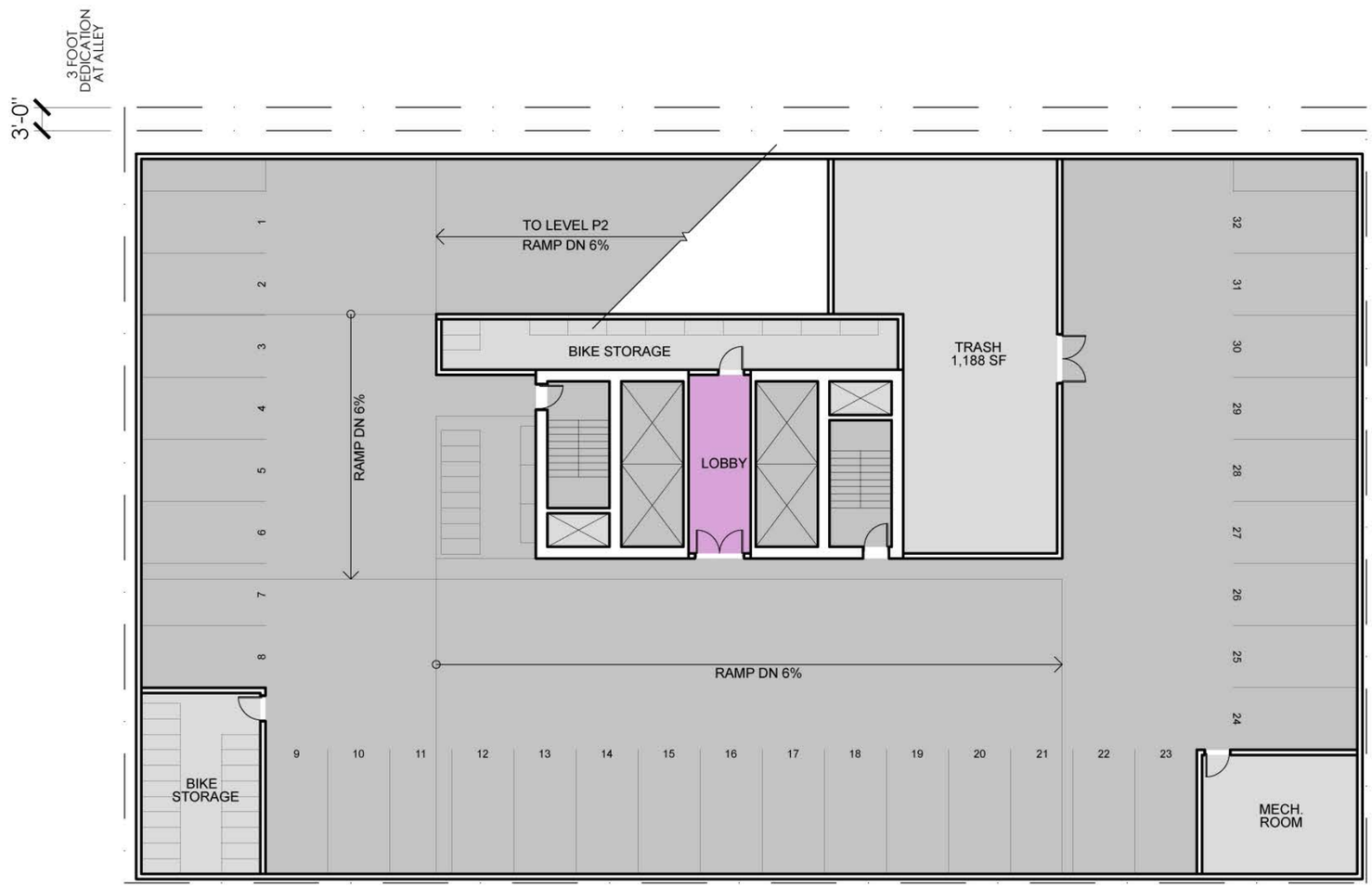
LIFT UP CORNERS OF THE TOWER FOR VERTICAL MODULATION AND ADDED VISUAL INTEREST, SUPPORT THE PODIUM WITH PLAYFUL COLUMNS



THE STACK

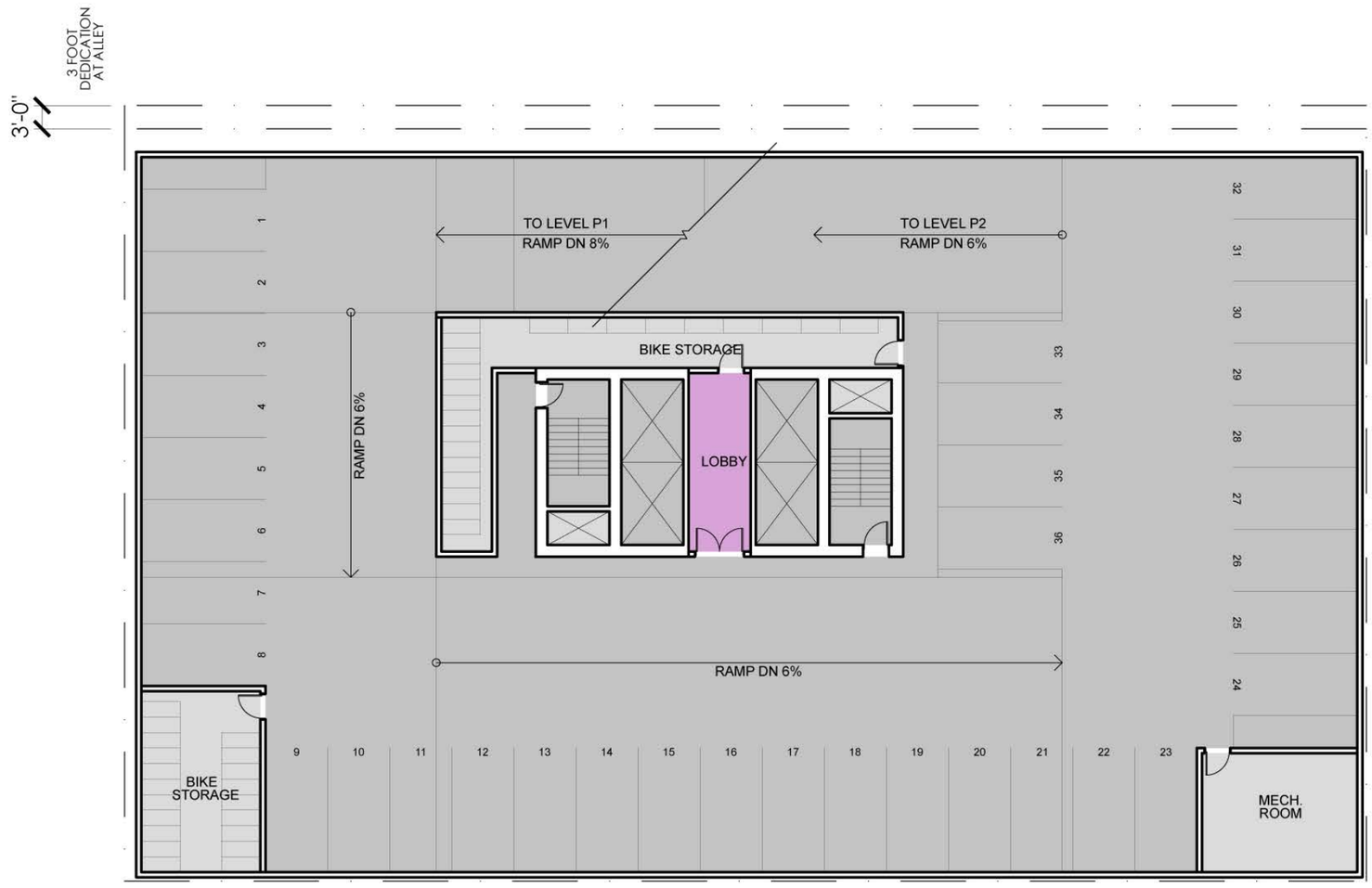
DESIGN PROPOSAL CONCEPT 2

PARKING LEVEL 2



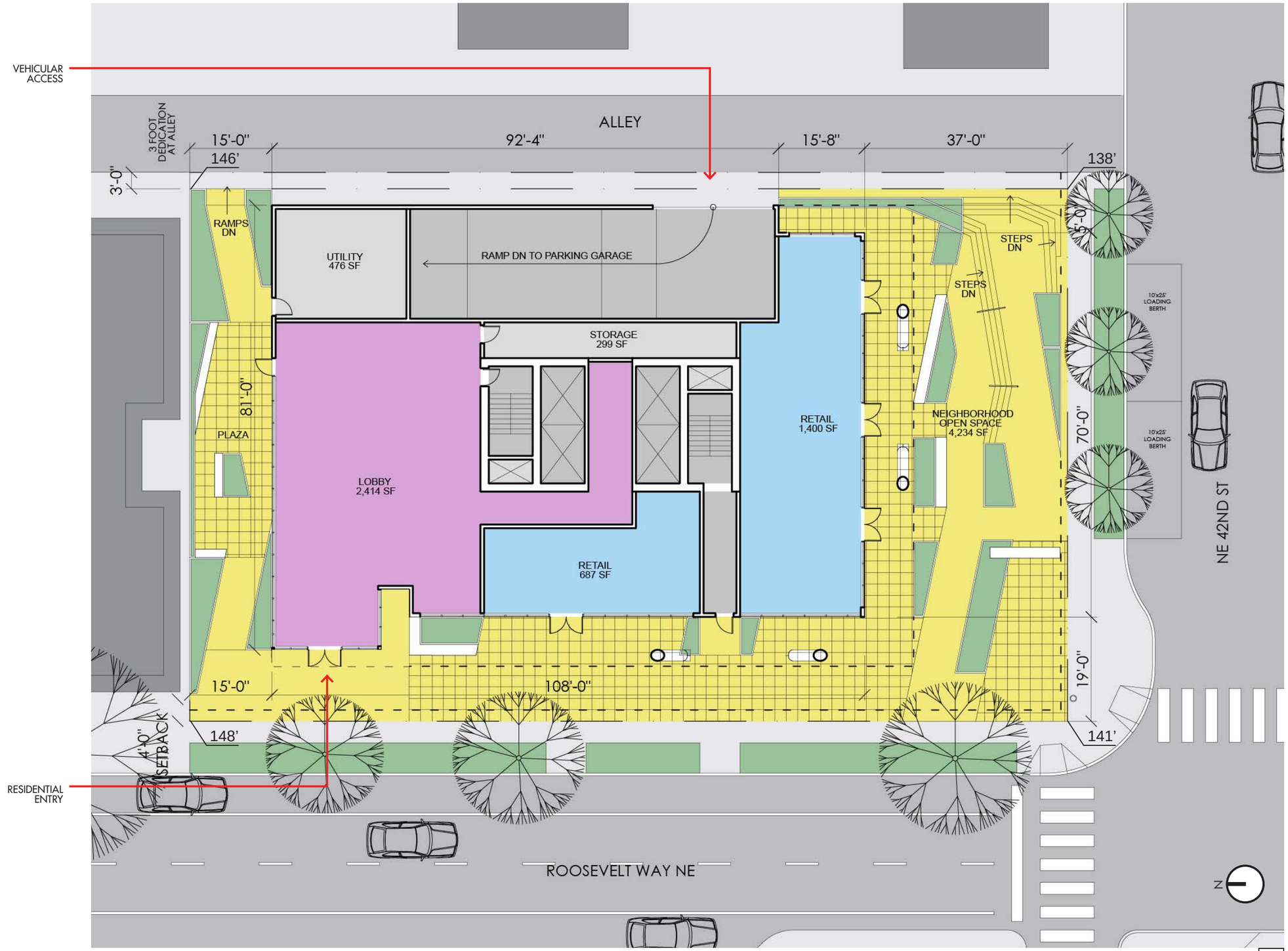
DESIGN PROPOSAL CONCEPT 2

PARKING LEVEL 1



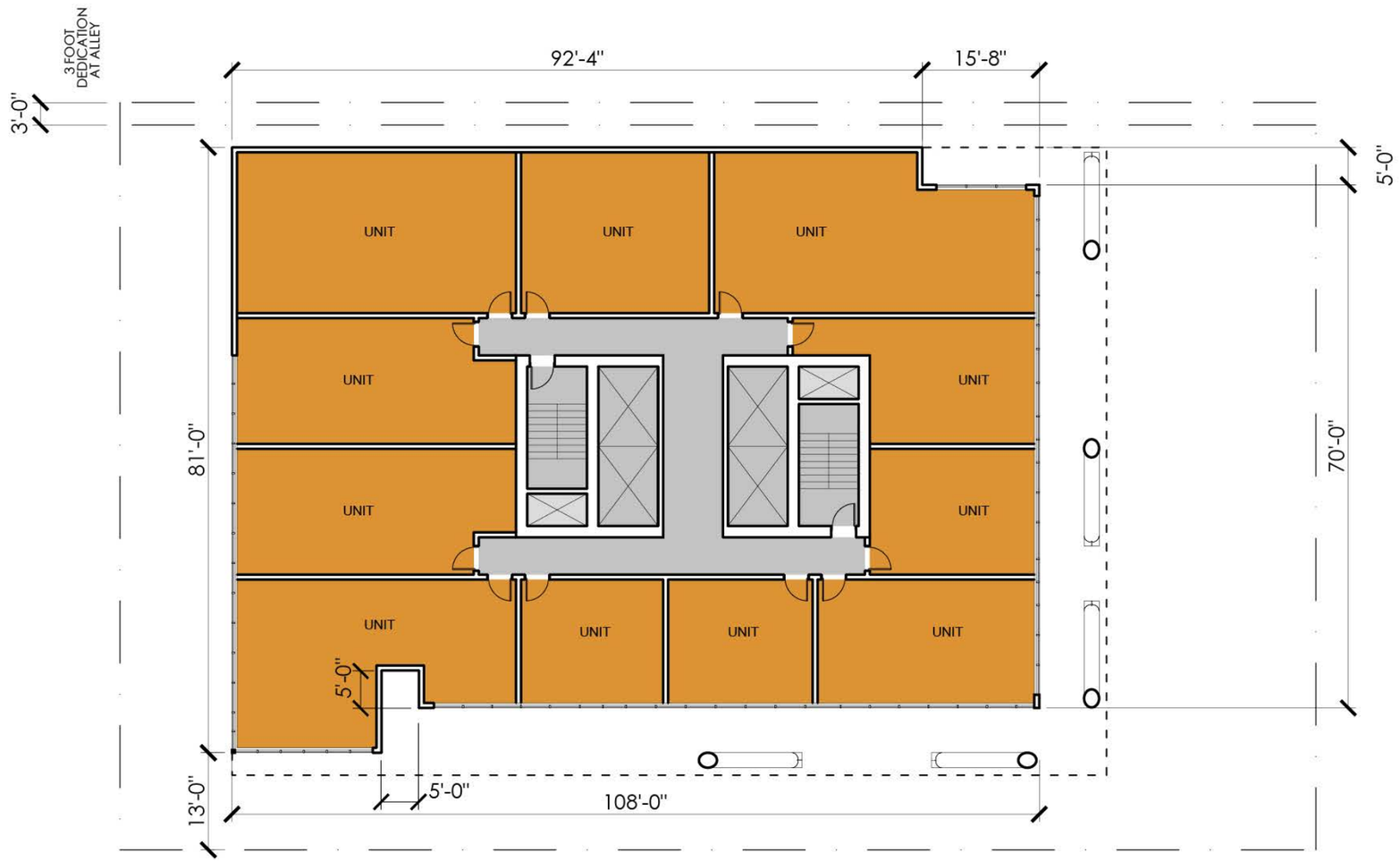
DESIGN PROPOSAL CONCEPT 2

GROUND LEVEL



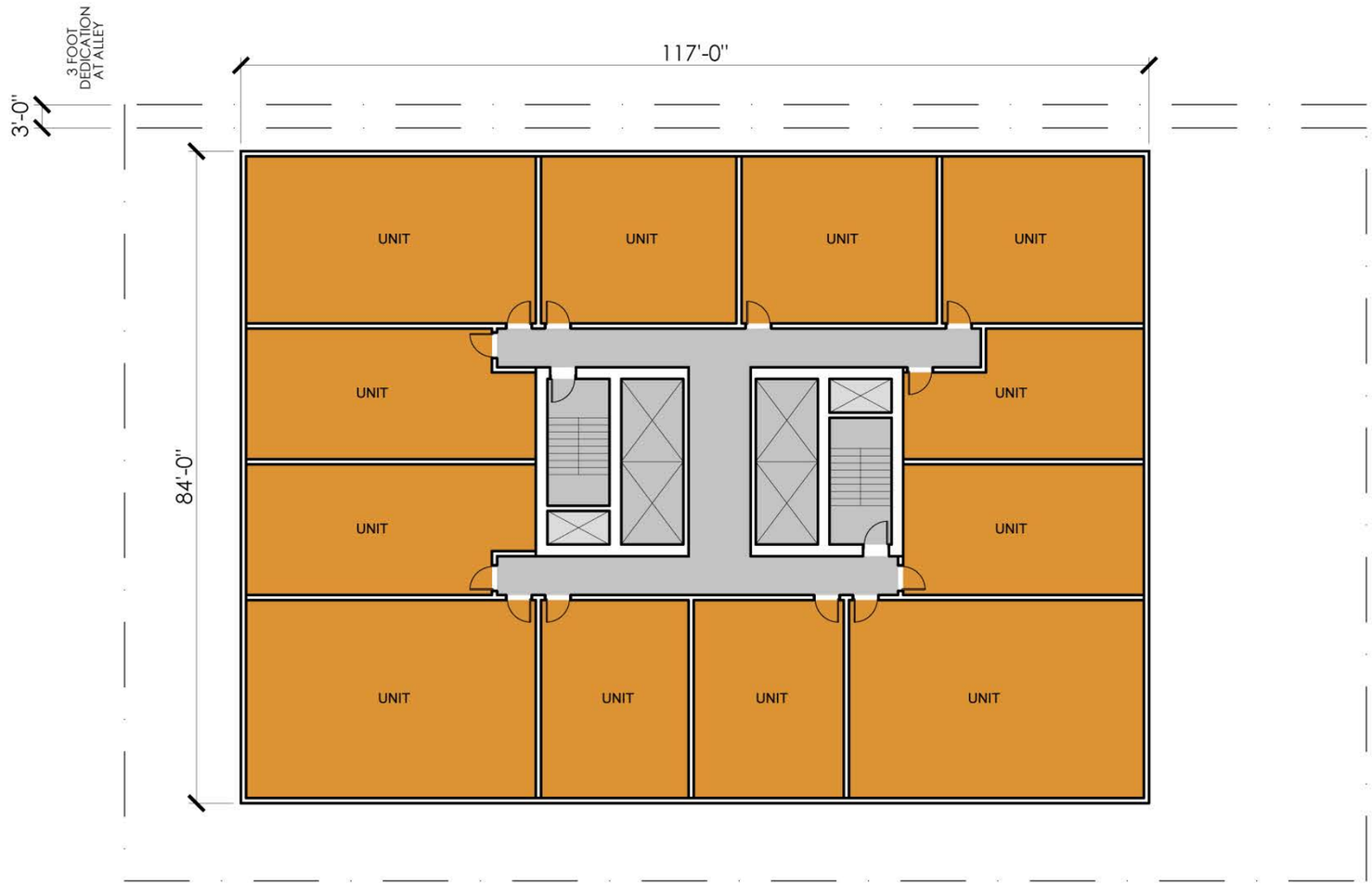
DESIGN PROPOSAL CONCEPT 2

LEVEL 2



DESIGN PROPOSAL CONCEPT 2

LEVEL 3-5



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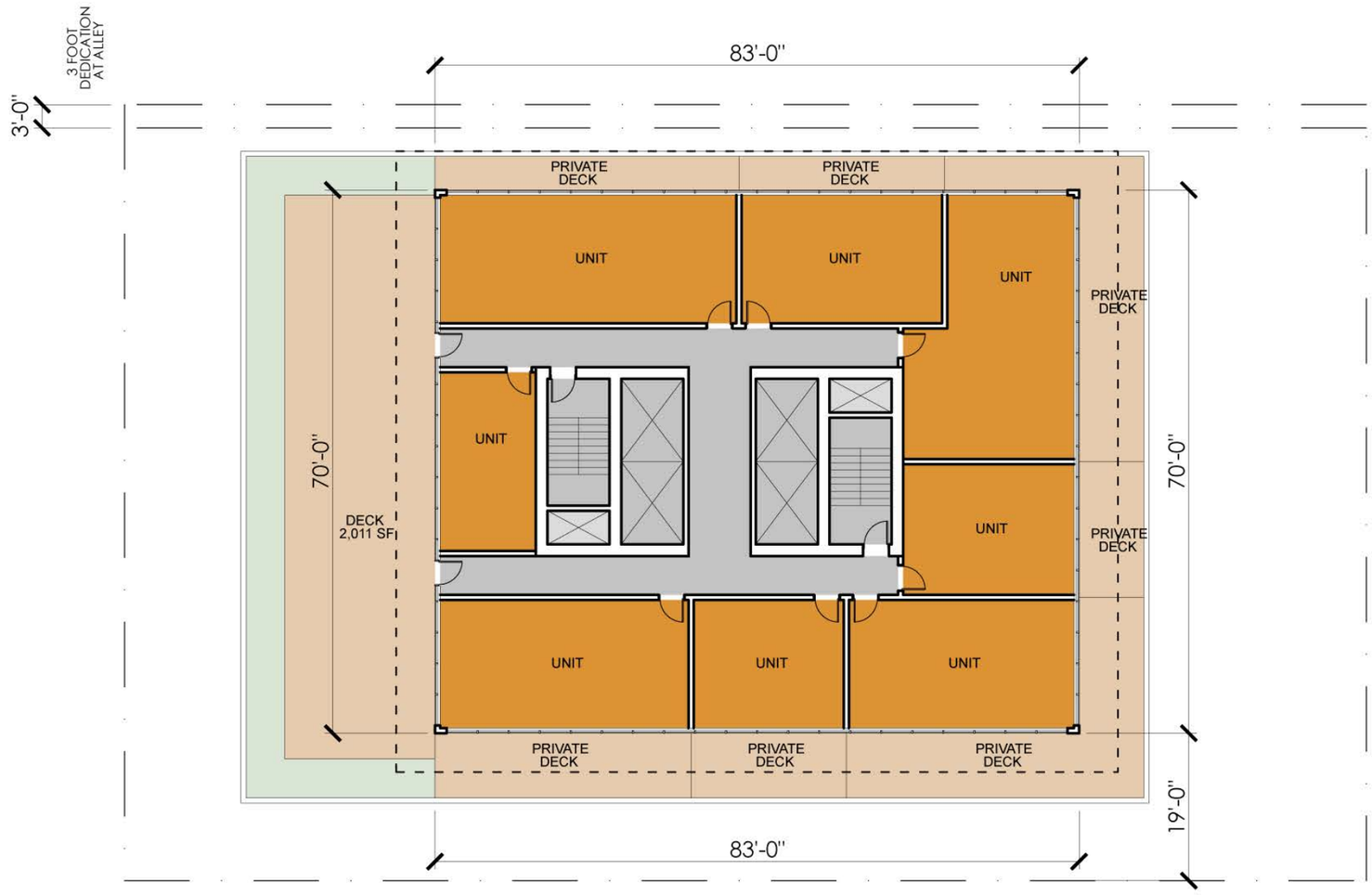
DESIGN PROPOSAL CONCEPT 2

LEVEL 6



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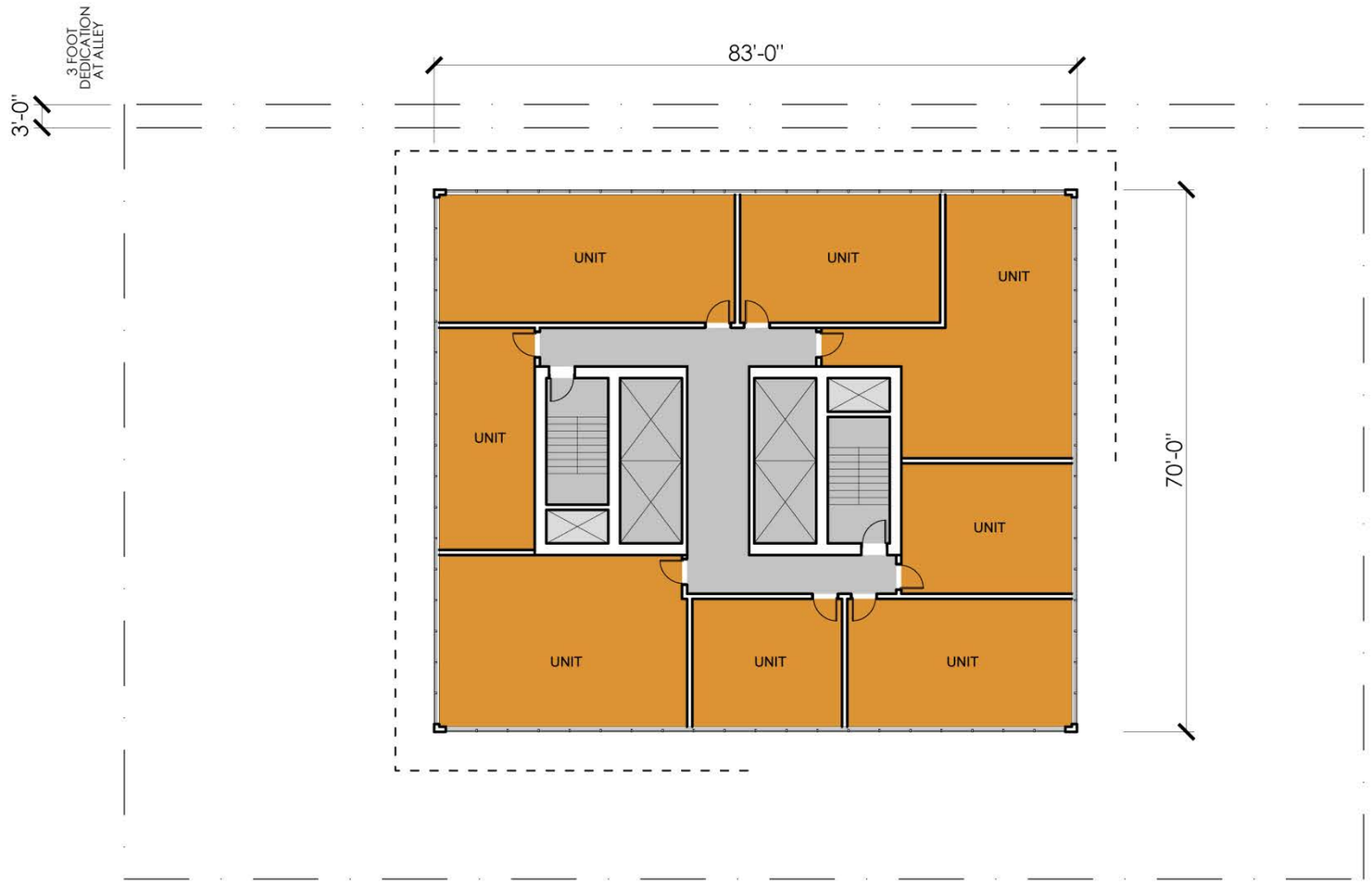
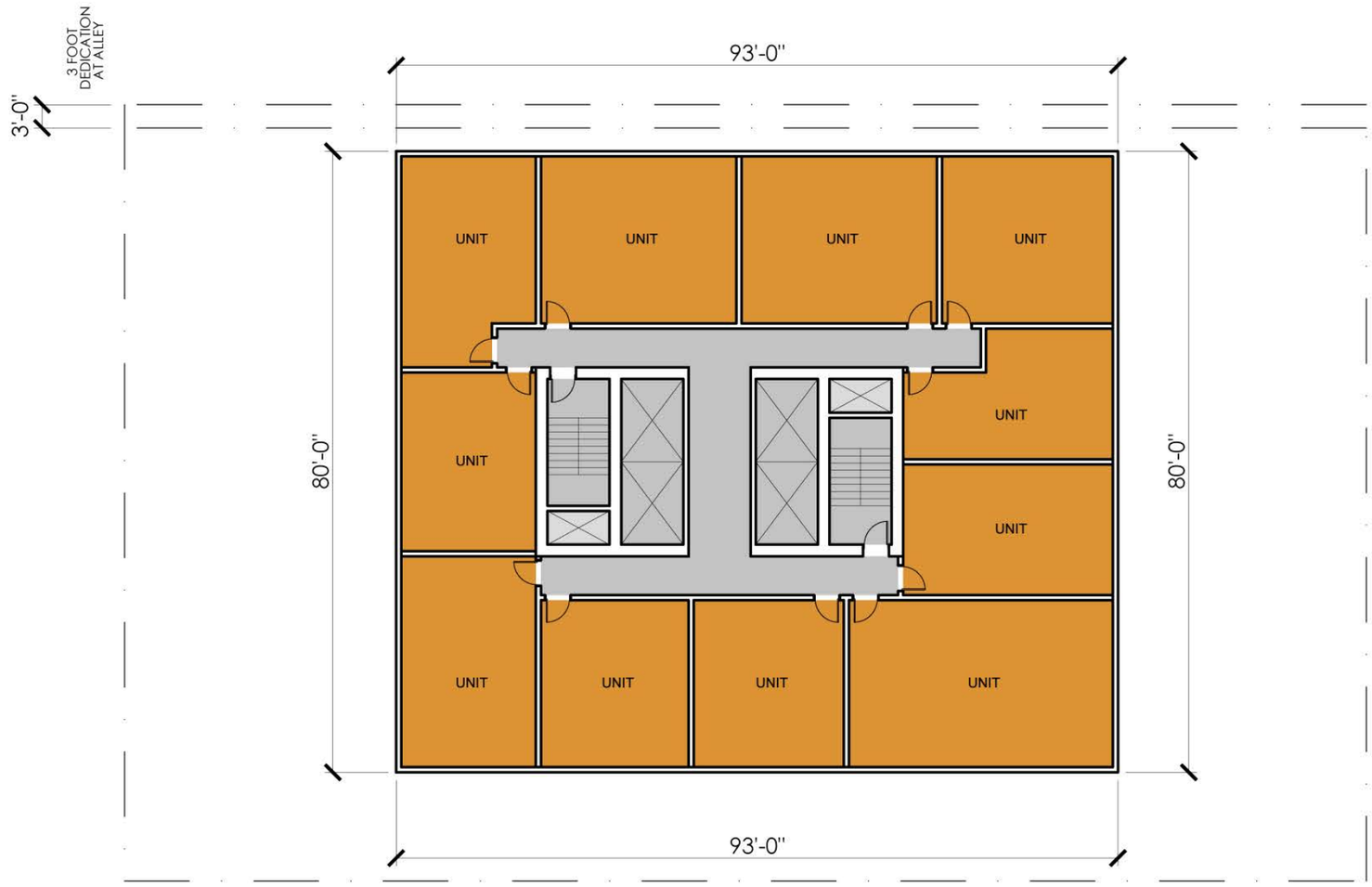
DESIGN PROPOSAL CONCEPT 2

LEVEL 7-8



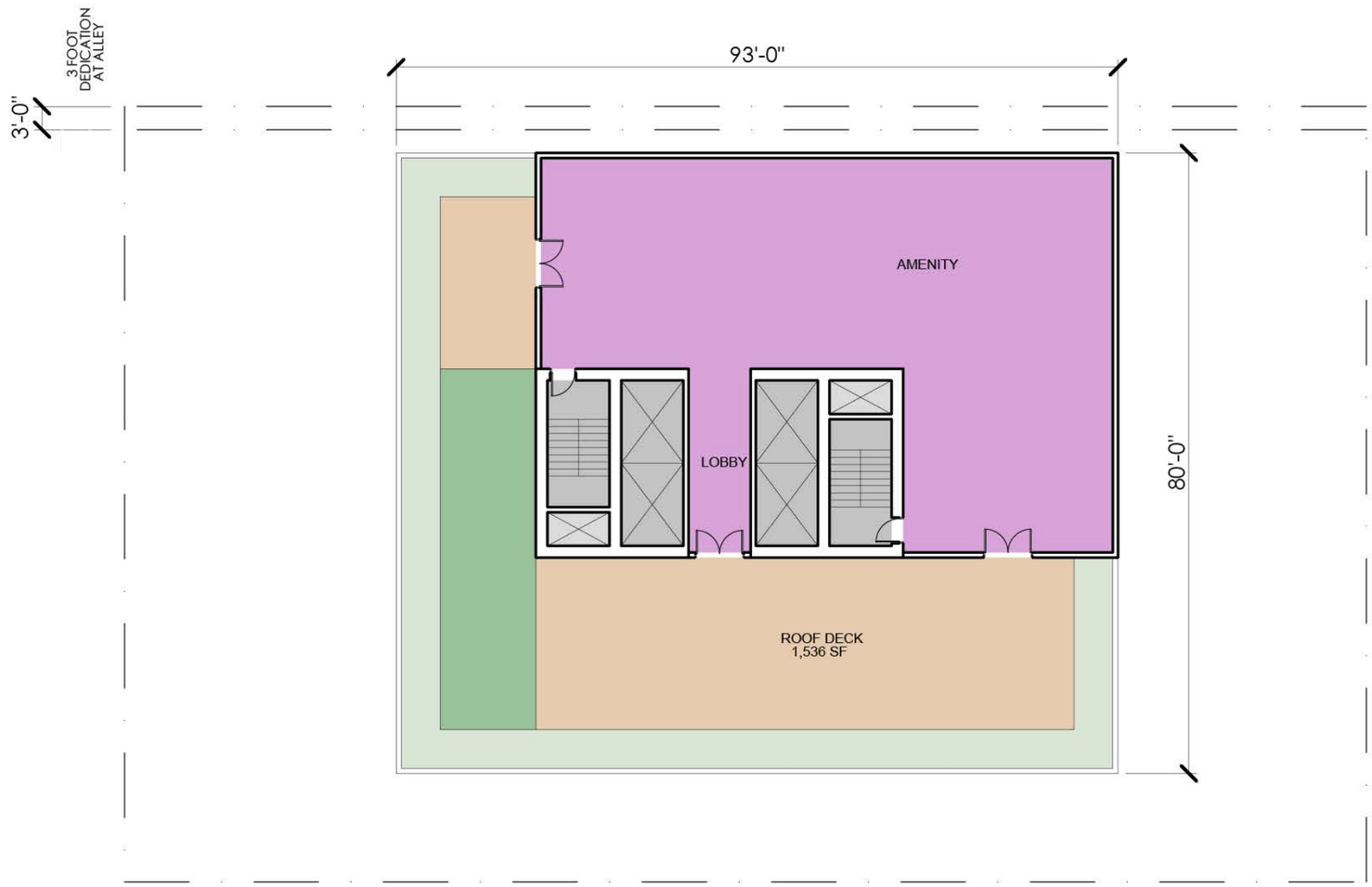
DESIGN PROPOSAL CONCEPT 2

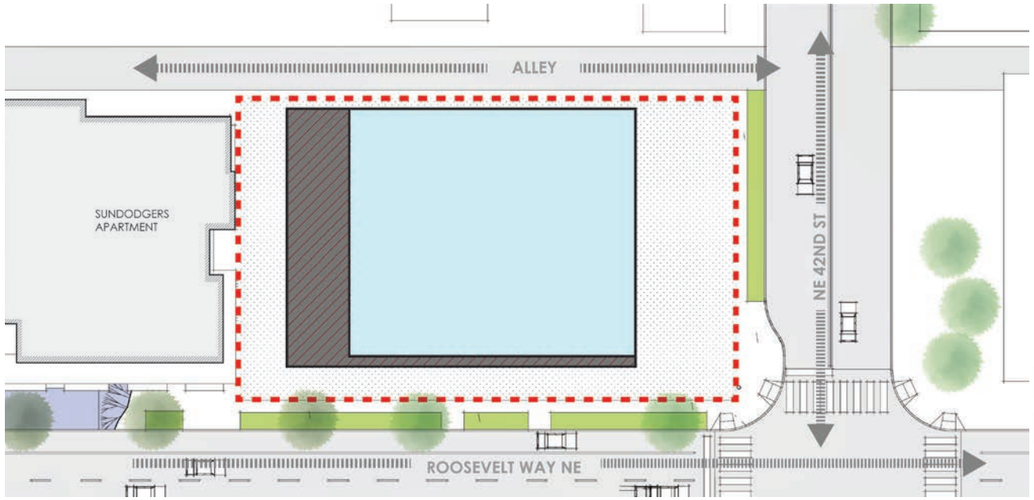
LEVEL 9-22



DESIGN PROPOSAL CONCEPT 2

ROOF LEVEL



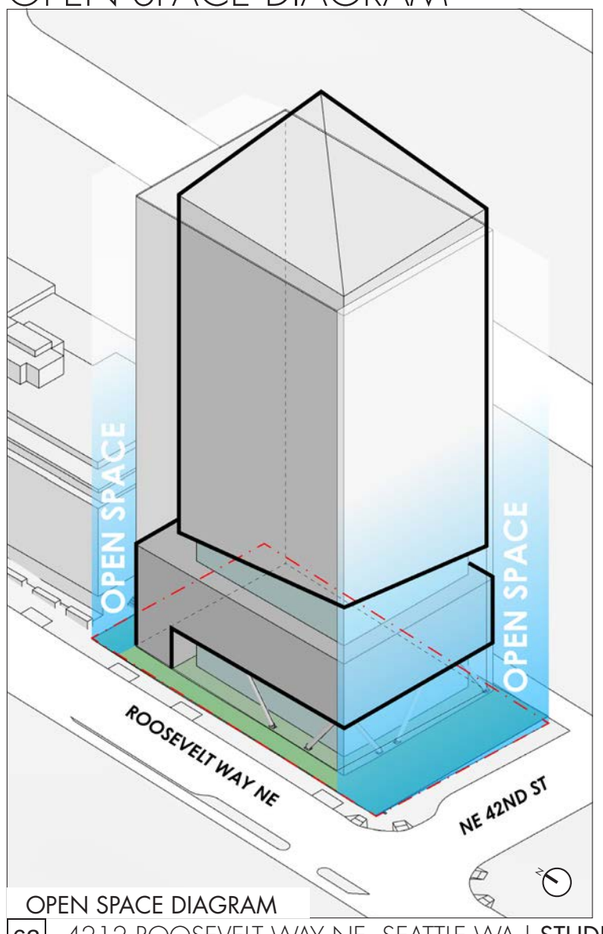


BASE AND TOWER LOCATION

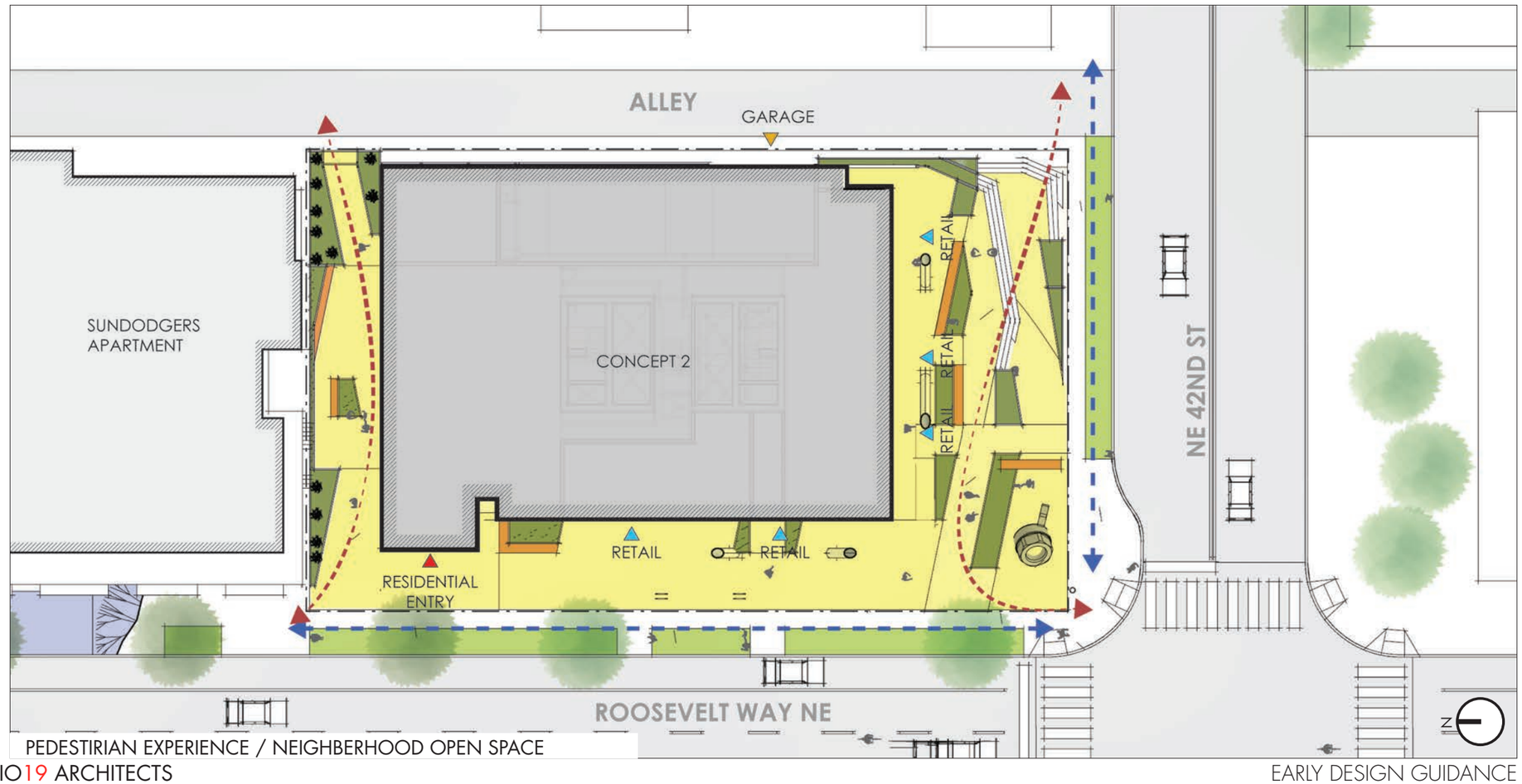
Property Line
Open Space
Tower
Base / Podium

Property line
Street
Pedestrian Pathway
Pedestrian Pathway(Sidewalk)
Residential Entry
Retail Entry
Garage Entry
Community / Open Space
Project Building

OPEN SPACE DIAGRAM



OPEN SPACE DIAGRAM



PEDESTIRIAN EXPERIENCE / NEIGHBERHOOD OPEN SPACE

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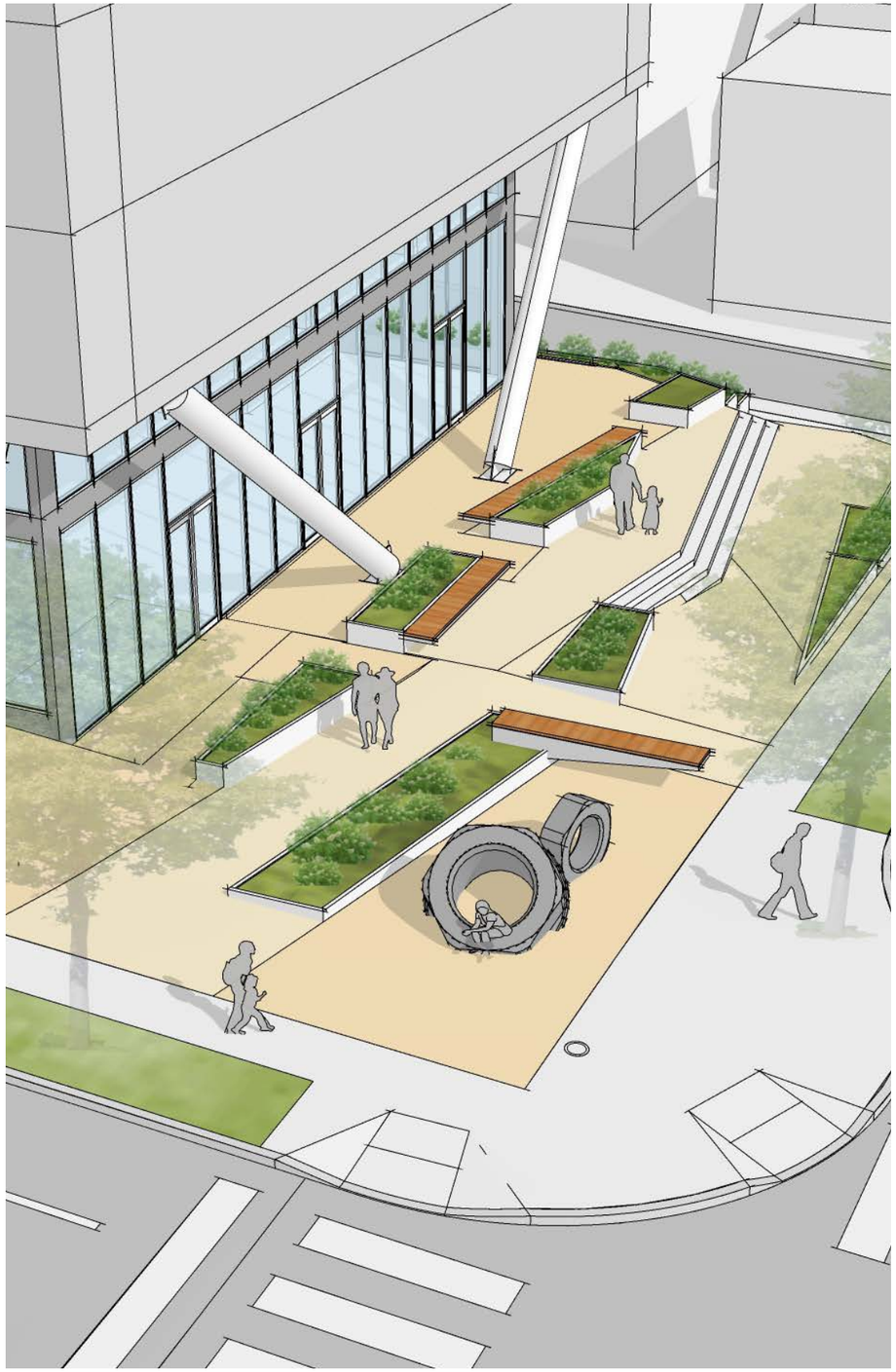
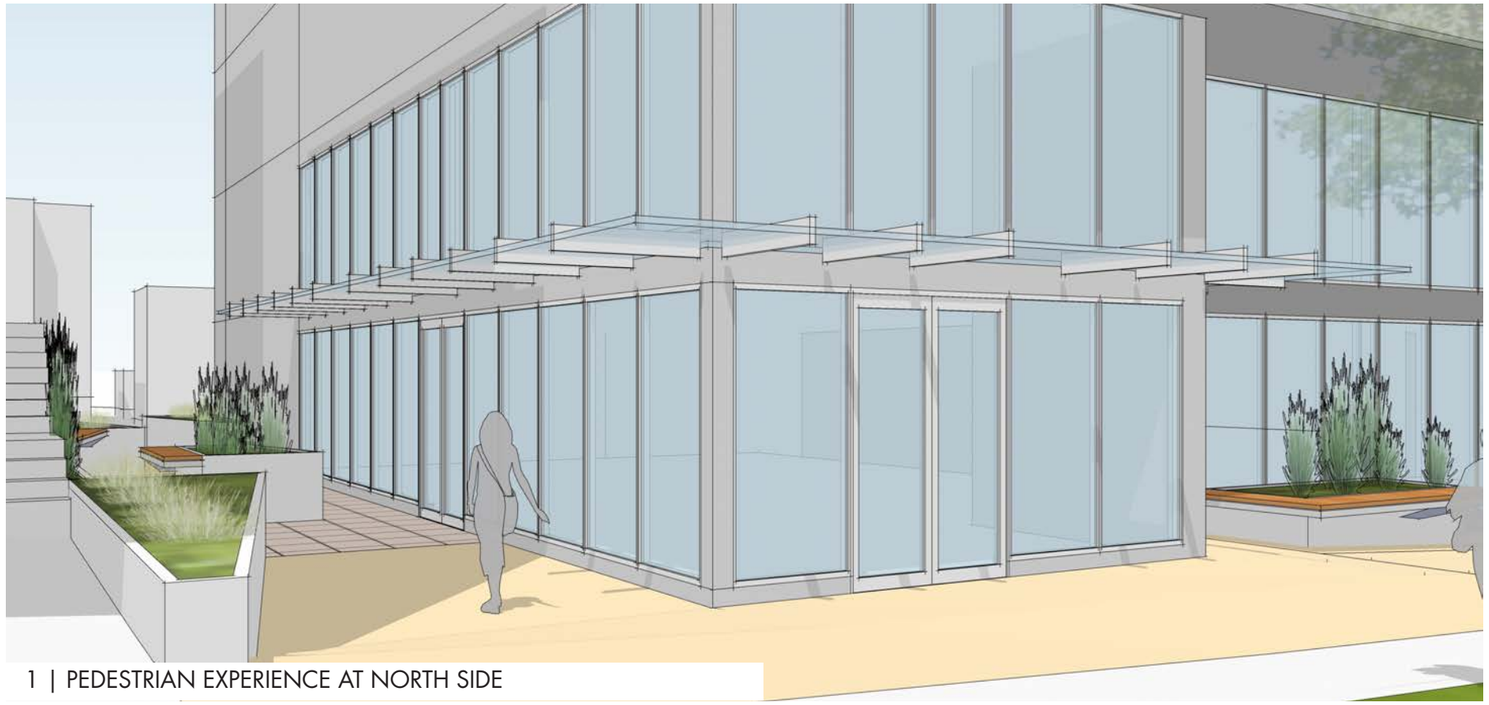
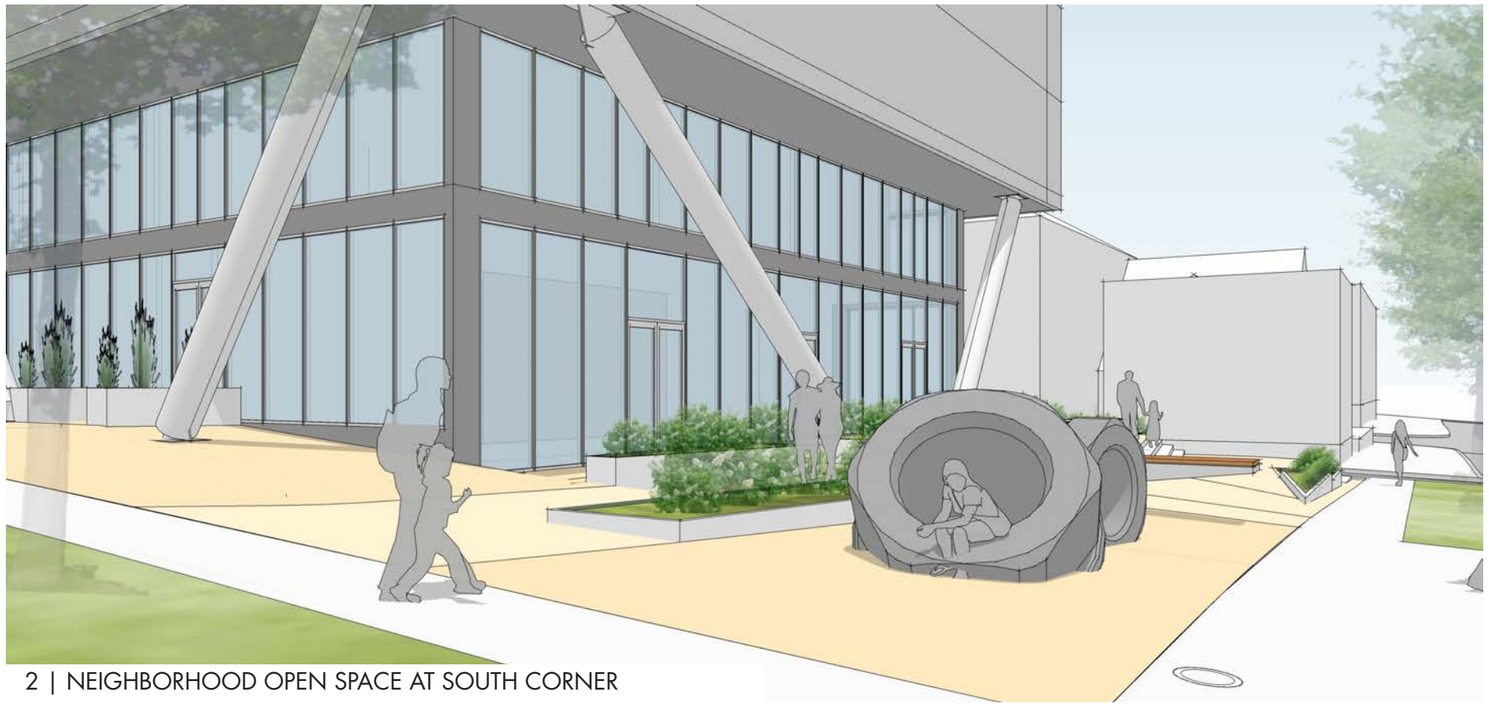
DESIGN PROPOSAL CONCEPT 2



3 | AERIAL VIEW OF CORNER PLAZA



1 | PEDESTRIAN EXPERIENCE AT NORTH SIDE

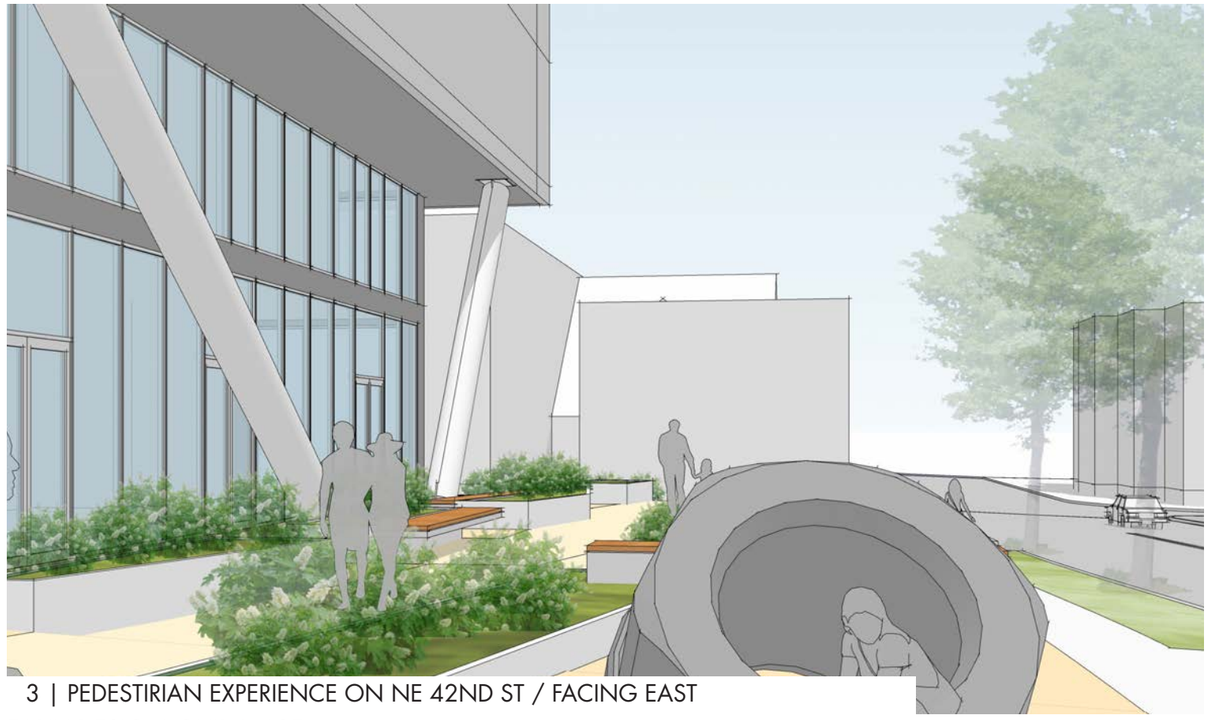


2 | NEIGHBORHOOD OPEN SPACE AT SOUTH CORNER

DESIGN PROPOSAL CONCEPT 2

1 | PEDESTIRIAN EXPERIENCE ON ROOSEVELT WAY NE / FACING SOUTH

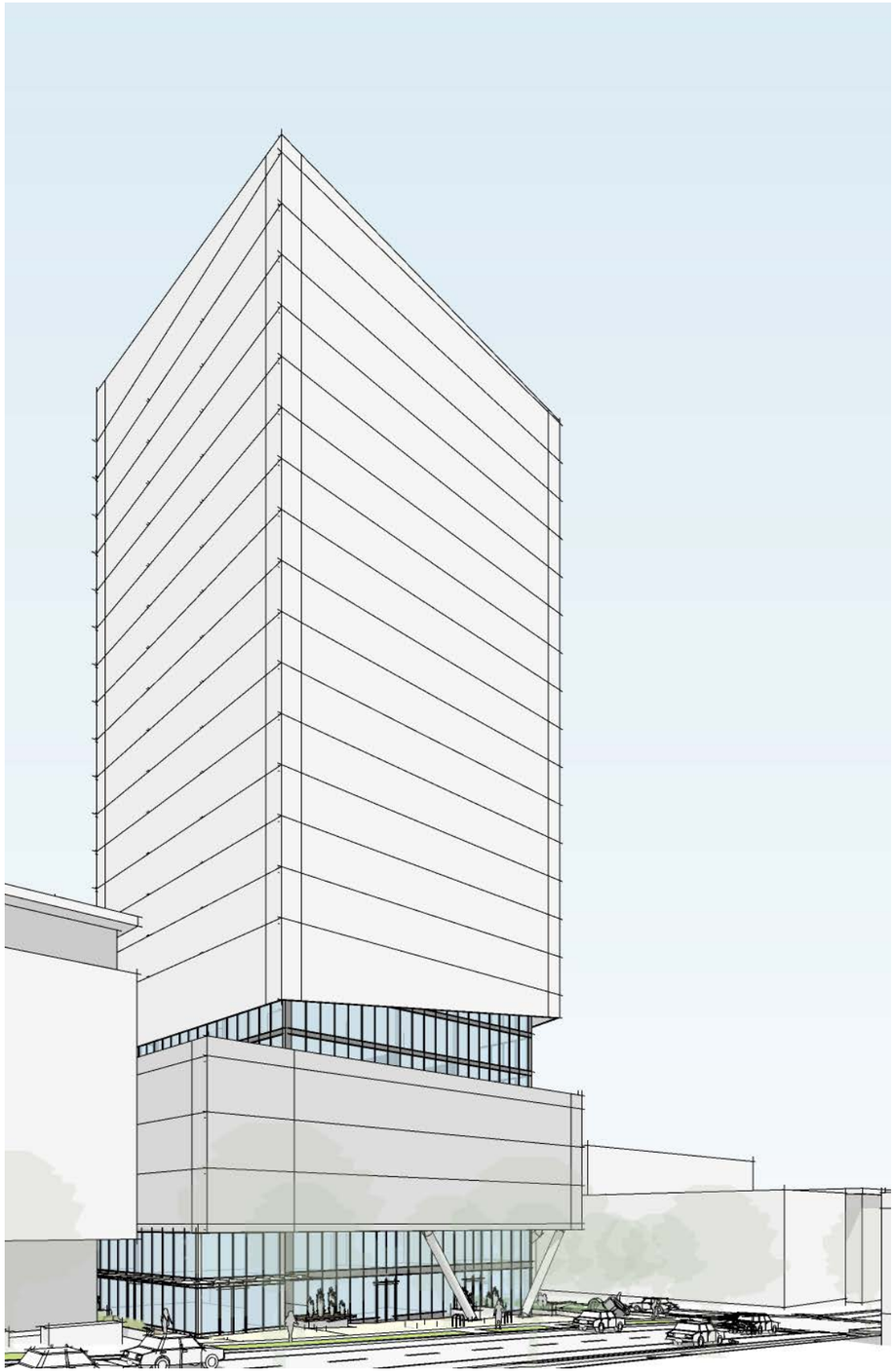
2 | PEDESTIRIAN EXPERIENCE ON ROOSEVELT WAY NE / FACING NORTH



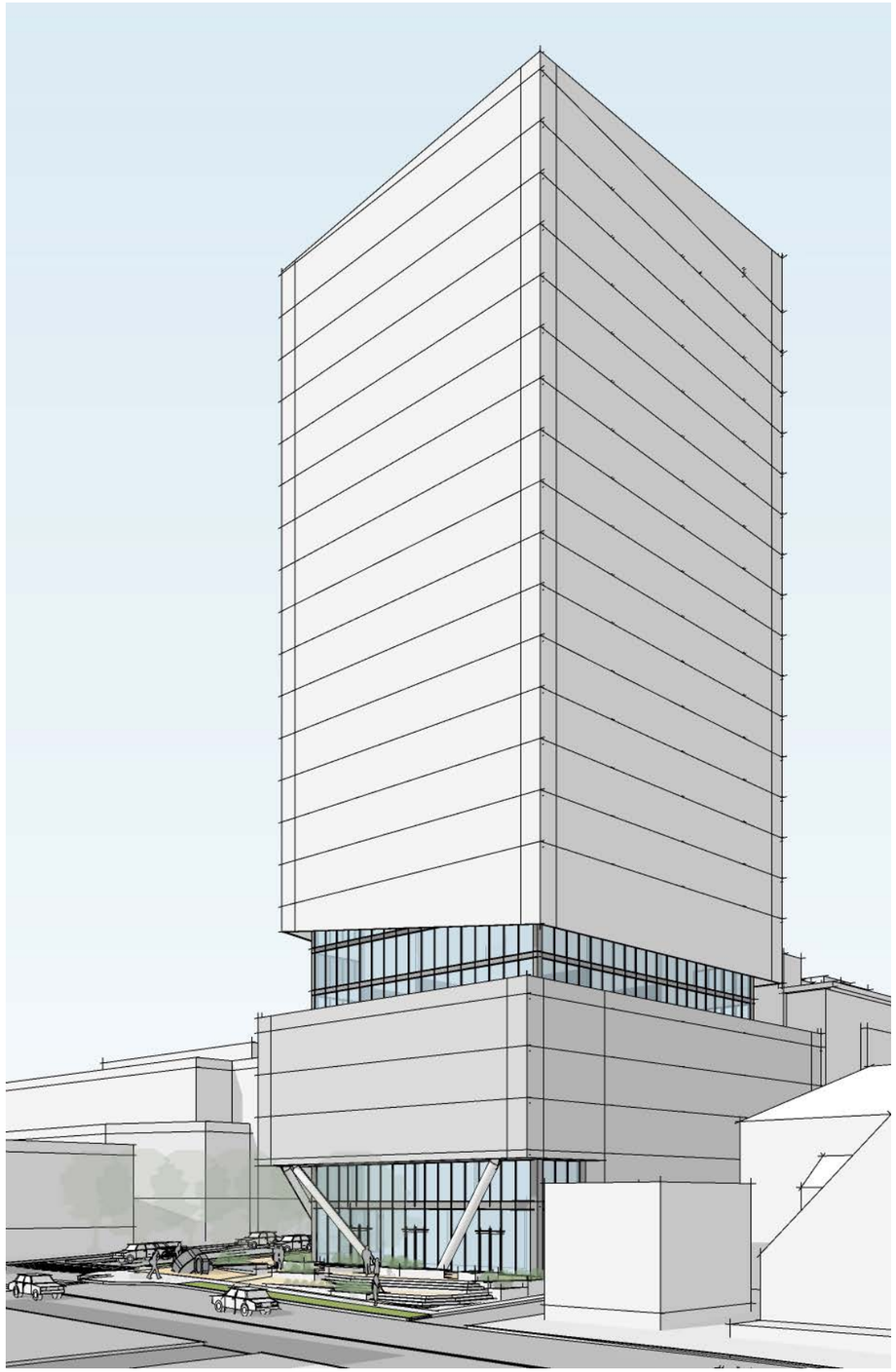
3 | PEDESTIRIAN EXPERIENCE ON NE 42ND ST / FACING EAST

4 | PEDESTIRIAN EXPERIENCE ON NE 42ND ST / FACING WEST

DESIGN PROPOSAL CONCEPT 2

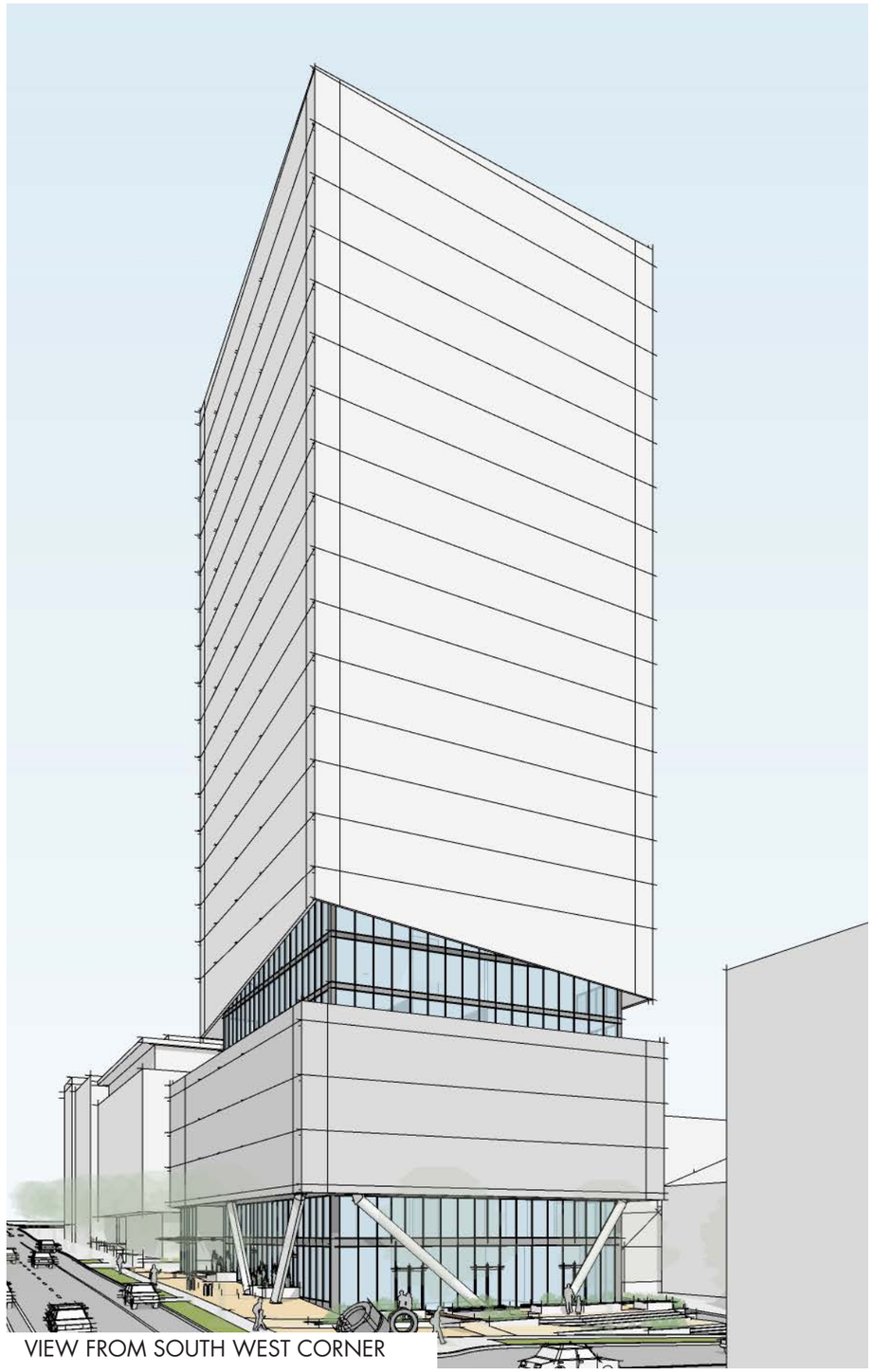


VIEW FROM NORTH WEST CORNER

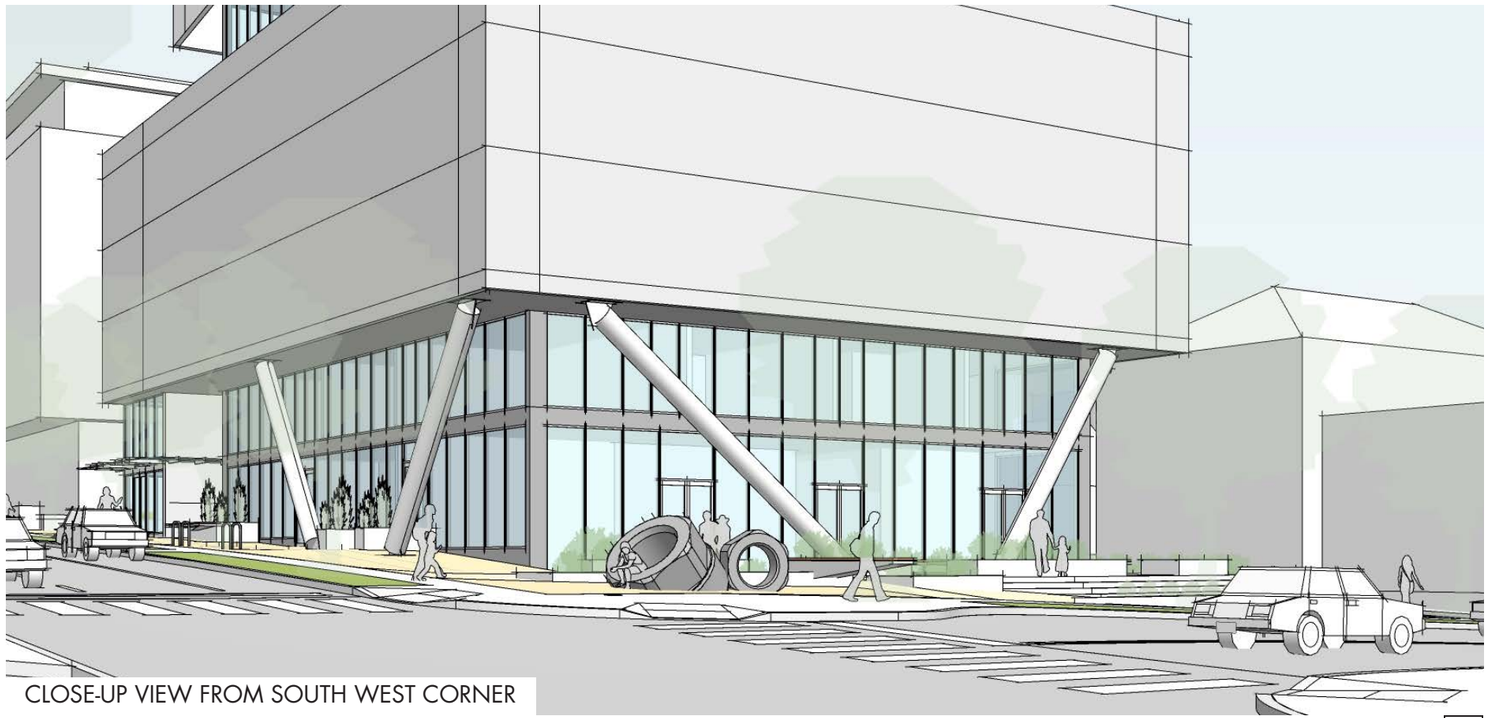


VIEW FROM SOUTH EAST CORNER

DESIGN PROPOSAL CONCEPT 2



VIEW FROM SOUTH WEST CORNER



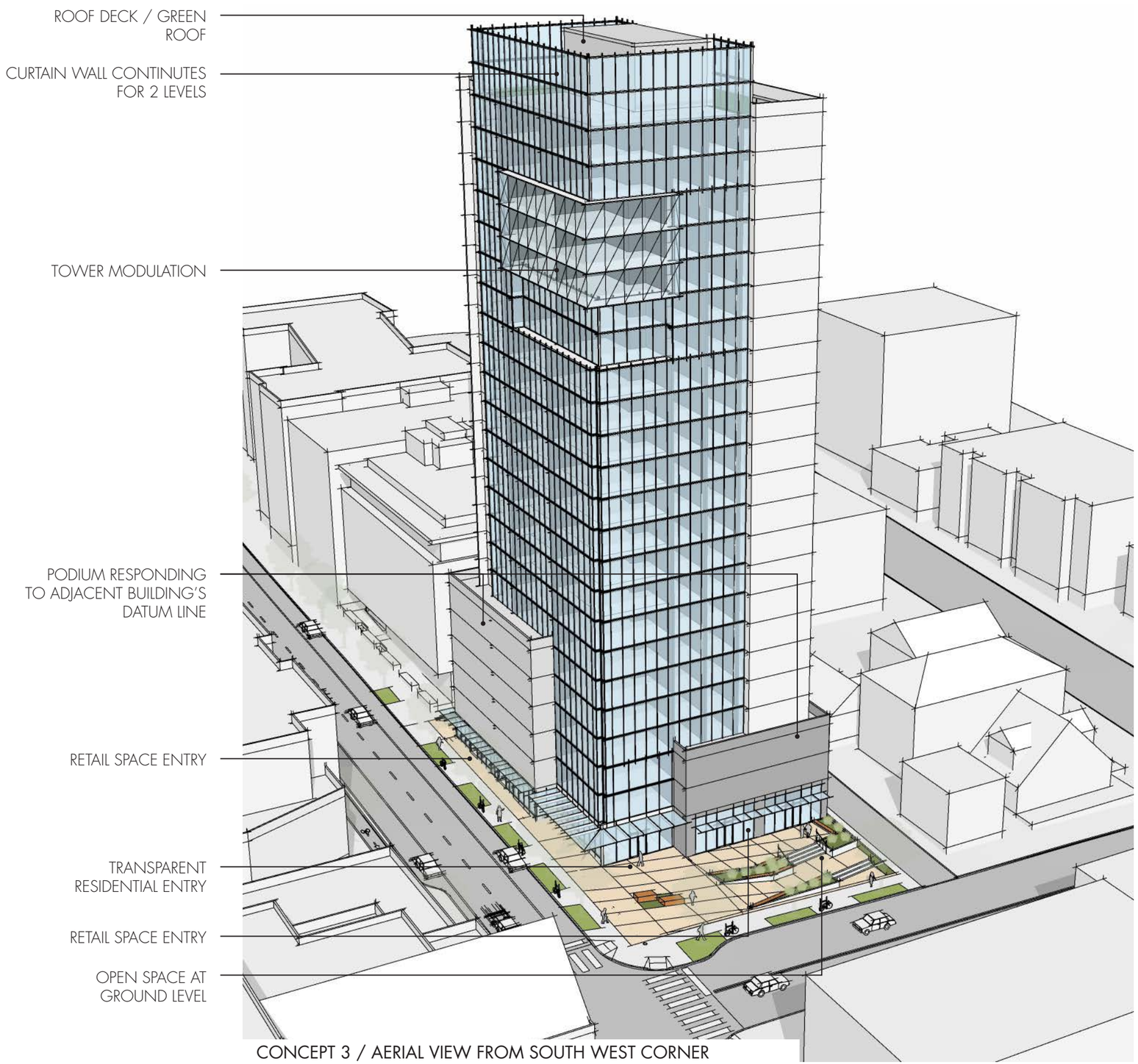
CLOSE-UP VIEW FROM SOUTH WEST CORNER

DESIGN PROPOSAL CONCEPT 3 (PREFERRED) · THE INTERSECT

Concepts 3 responds to the site context by including podiums of different heights at the building corners and they each continue the existing datum lines on Roosevelt Way NE and NE 42nd St. The podiums are differentiated through changes in both volume and material, and they provide entrances to the retail space. The tower is vertically modulated, and its glazed portion continues to the ground level to highlight the residential entry. The public plaza is located at the street corner to enhance the pedestrian experience, and pockets of landscaping along the street ease the transition between the sidewalk and the entry plaza.

CONCEPT 3 | MATRIX

LEVELS	23
UNIT COUNT	220
PARKING	64
FAR AREA PROPOSED	159,951 SF
FAR	9.99
FAR AREA ALLOWED	160,000 SF (10 FAR MAX)



CONCEPT 3 / AERIAL VIEW FROM SOUTH WEST CORNER

DESIGN PROPOSAL CONCEPT 3 (PREFERRED) · THE INTERSECT

PROS:

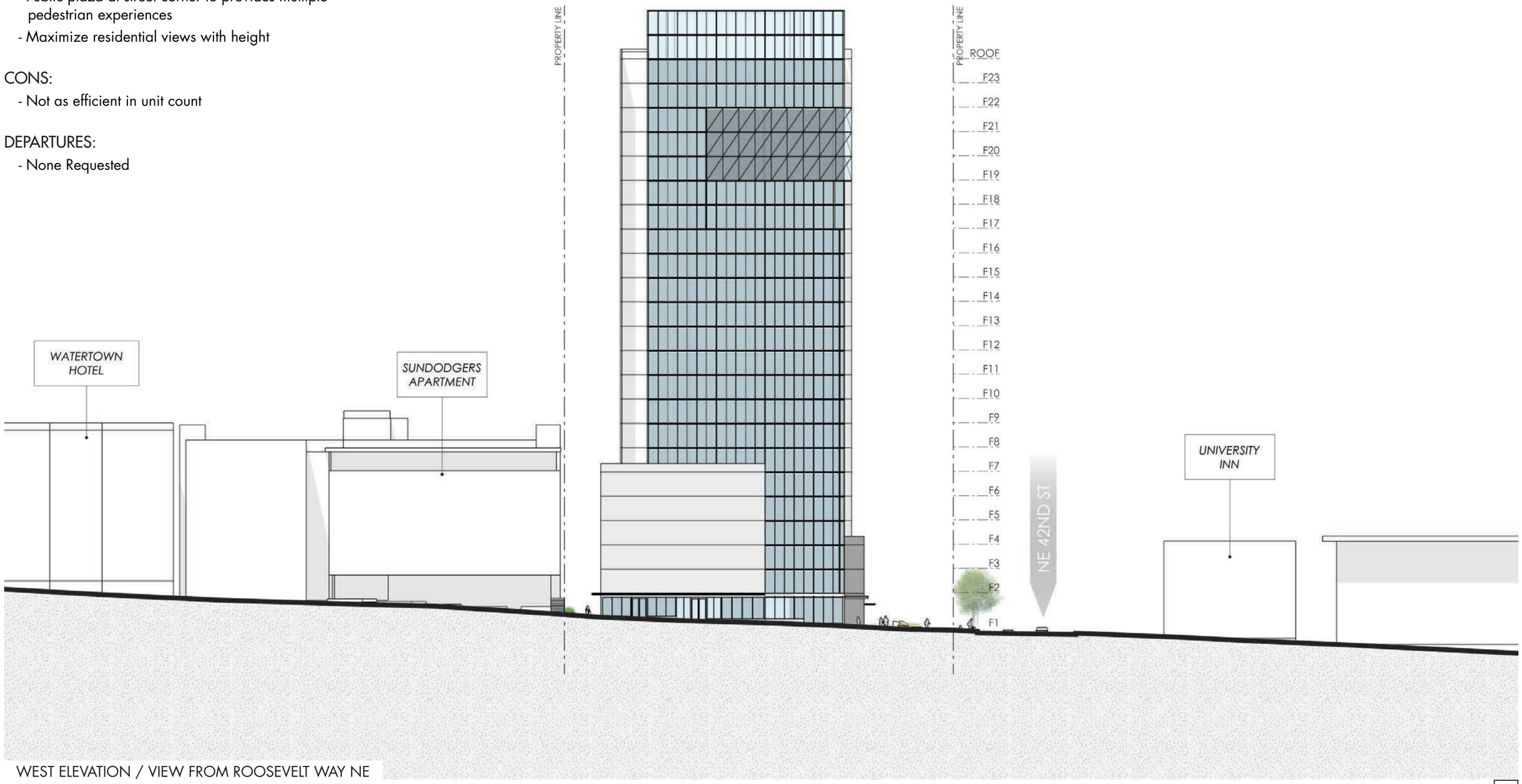
- Base mass is designed to align with surrounding datum line to reduce visual impact on south and east elevation
- Pronounced building entrance for residential lobby
- Level platform at street level to maximize retail space
- Public plaza at street corner to provides multiple pedestrian experiences
- Maximize residential views with height

CONS:

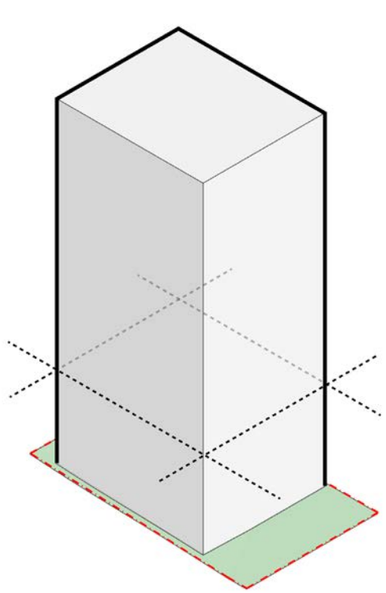
- Not as efficient in unit count

DEPARTURES:

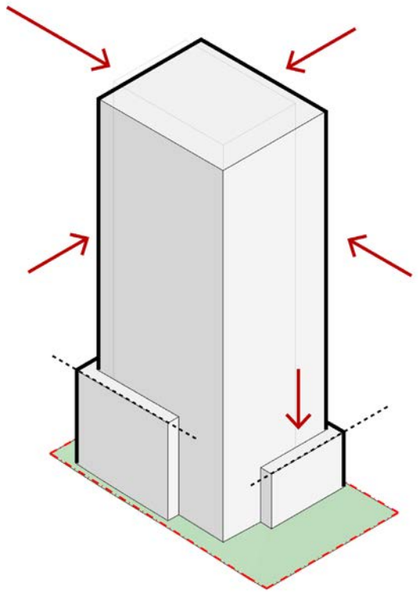
- None Requested



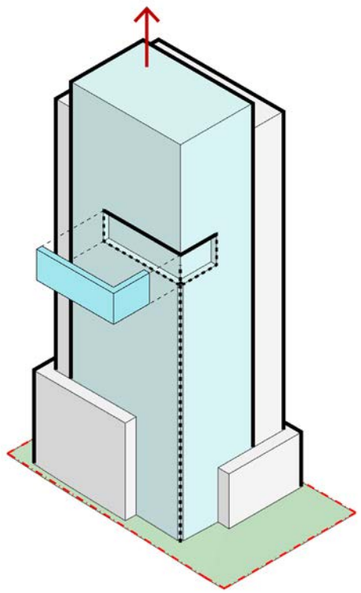
WEST ELEVATION / VIEW FROM ROOSEVELT WAY NE



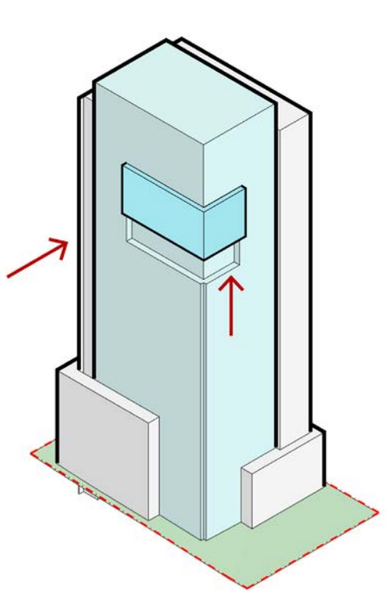
SLICE THE MASSING BLOCK



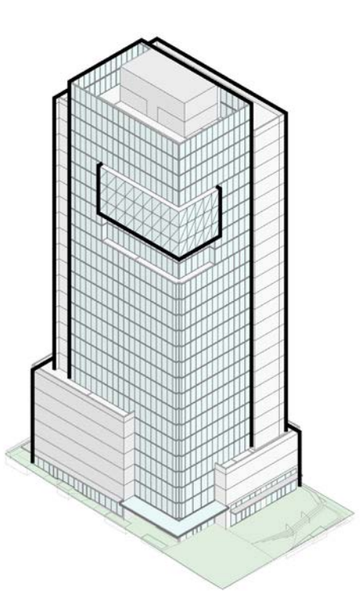
SETBACK THE TOWER TO CREATE PODIUMS, RESPONDING TO THE EXISTING DATUM



SUBTRACT A CORNER MASS FROM THE CENTER OF THE TOWER TO CREATE MODULATION



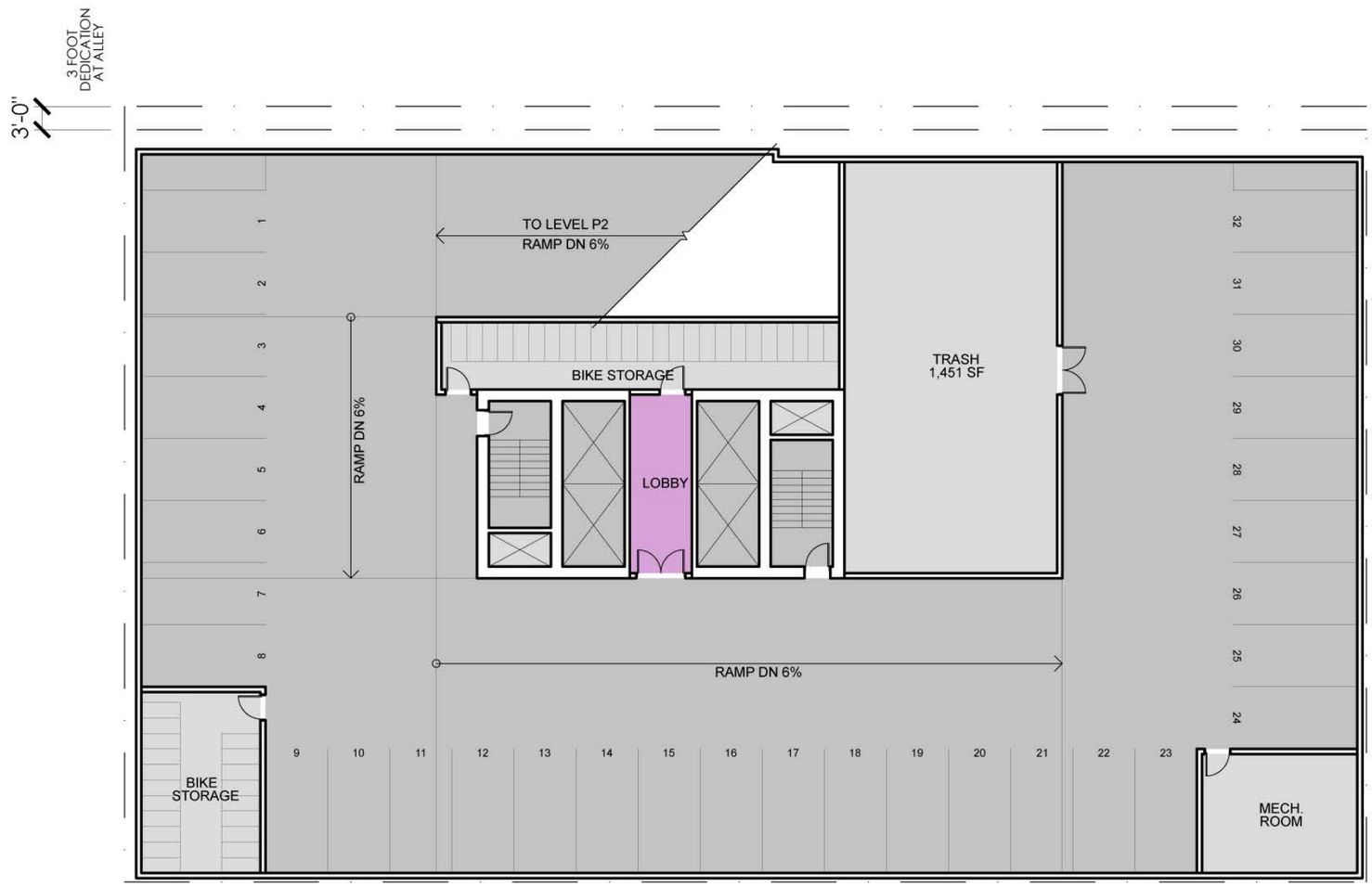
ADD THE VOLUME BACK ABOVE THE SUBTRACTION TO REINFORCE MODULATION AND TO CREATE FOCAL POINT



THE INTERSECT

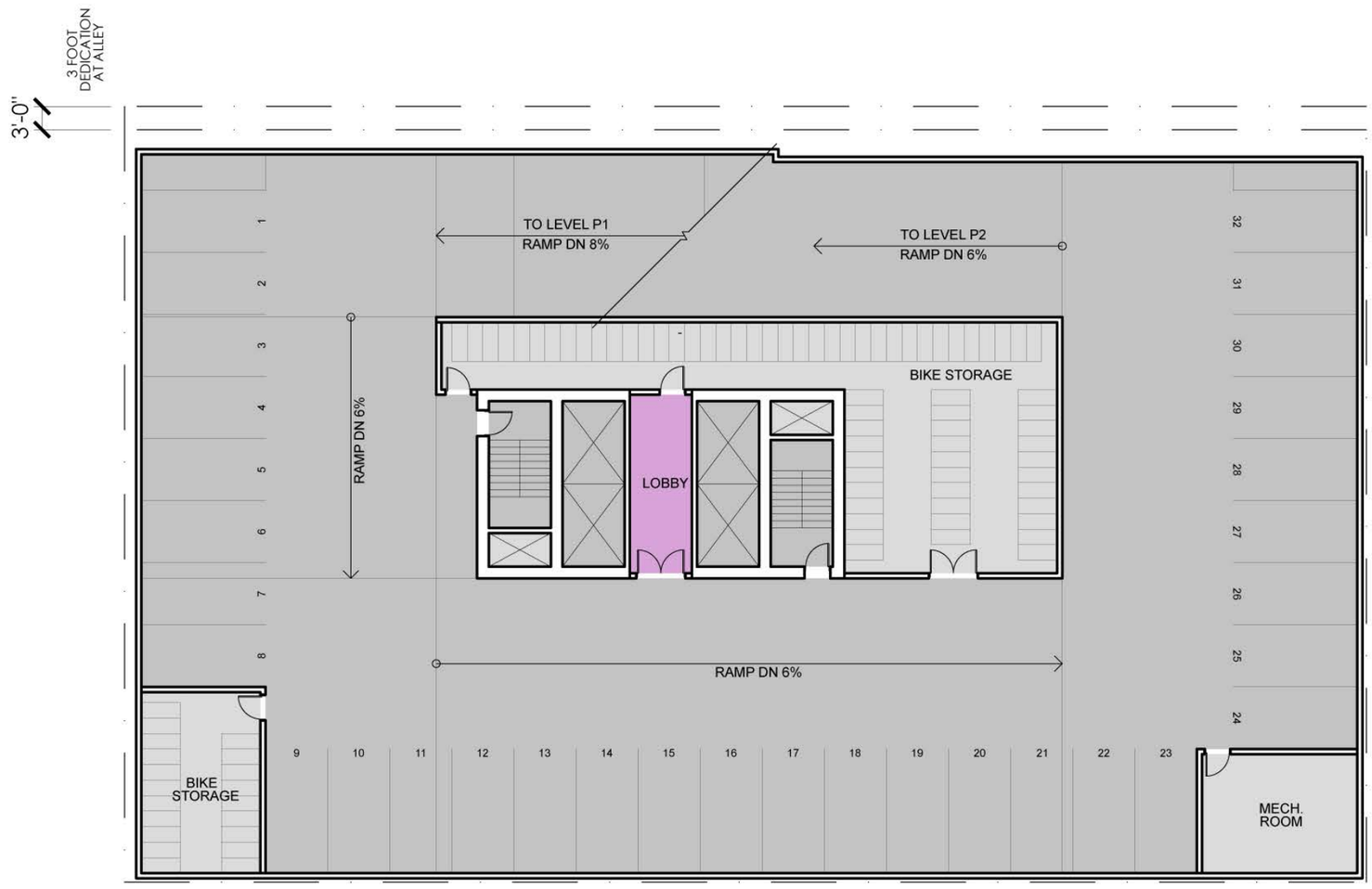
DESIGN PROPOSAL CONCEPT 3 (PREFERRED)

PARKING LEVEL 2



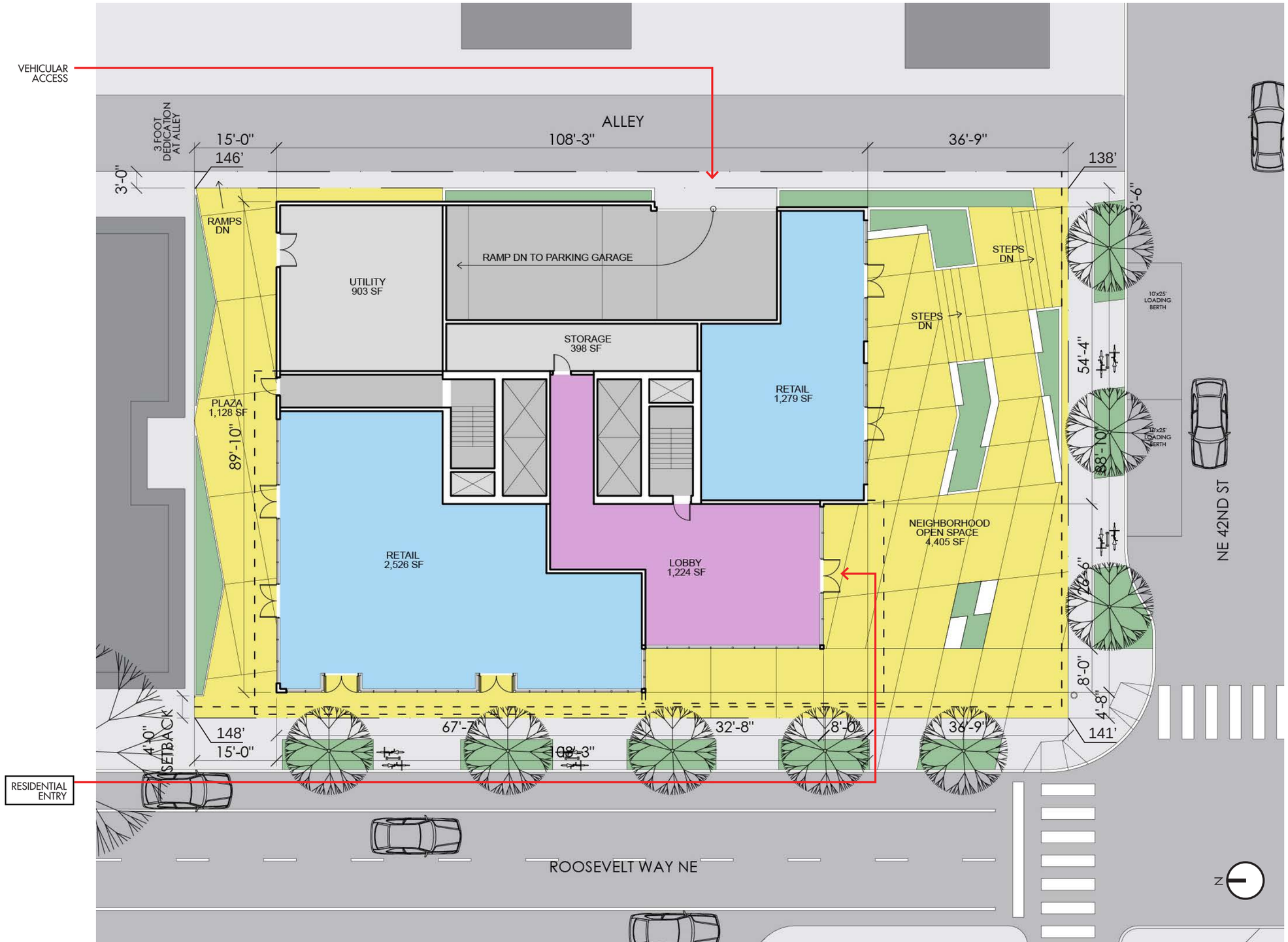
DESIGN PROPOSAL CONCEPT 3 (PREFERRED)

PARKING LEVEL 1



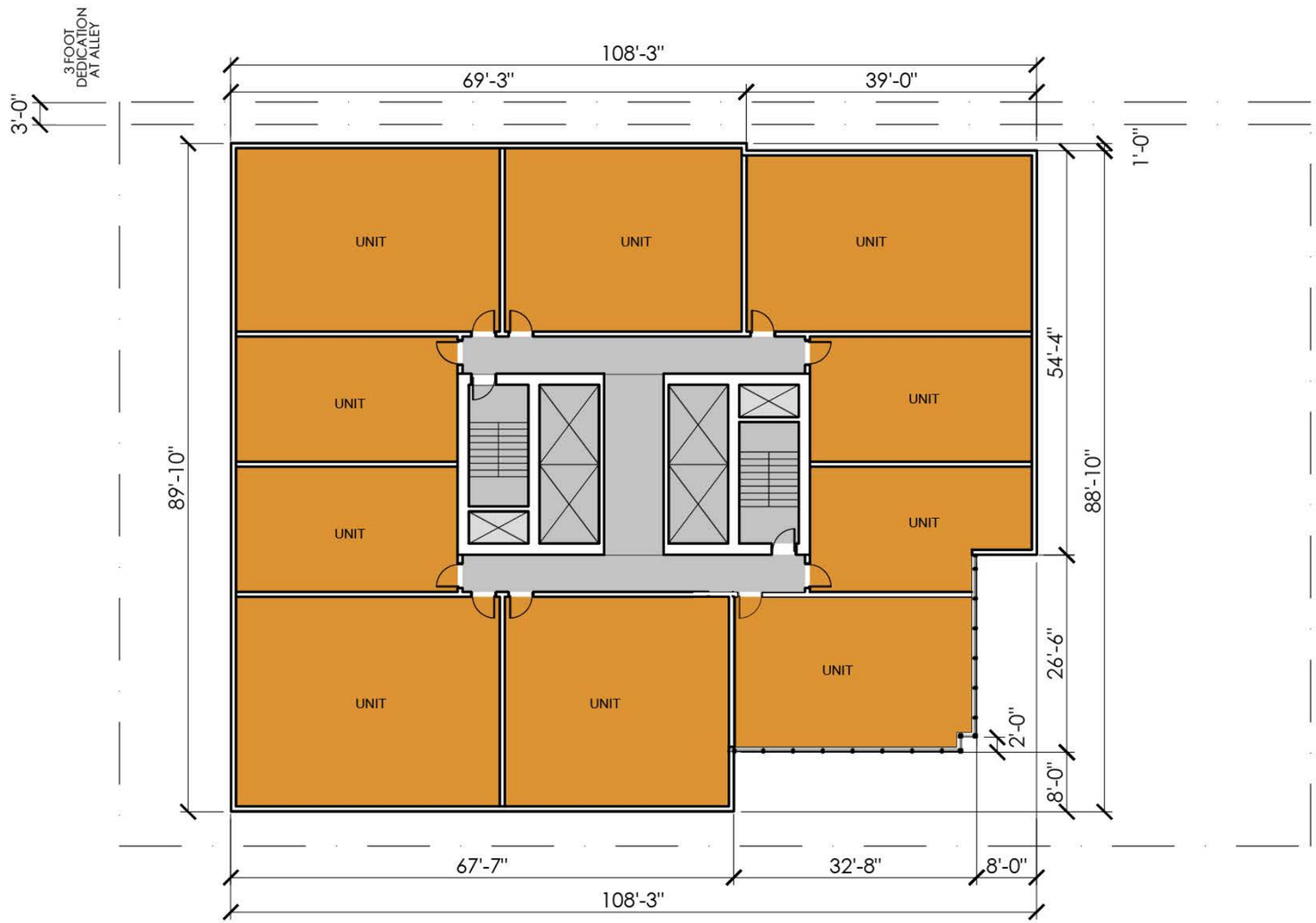
DESIGN PROPOSAL CONCEPT 3 (PREFERRED)

GROUND LEVEL



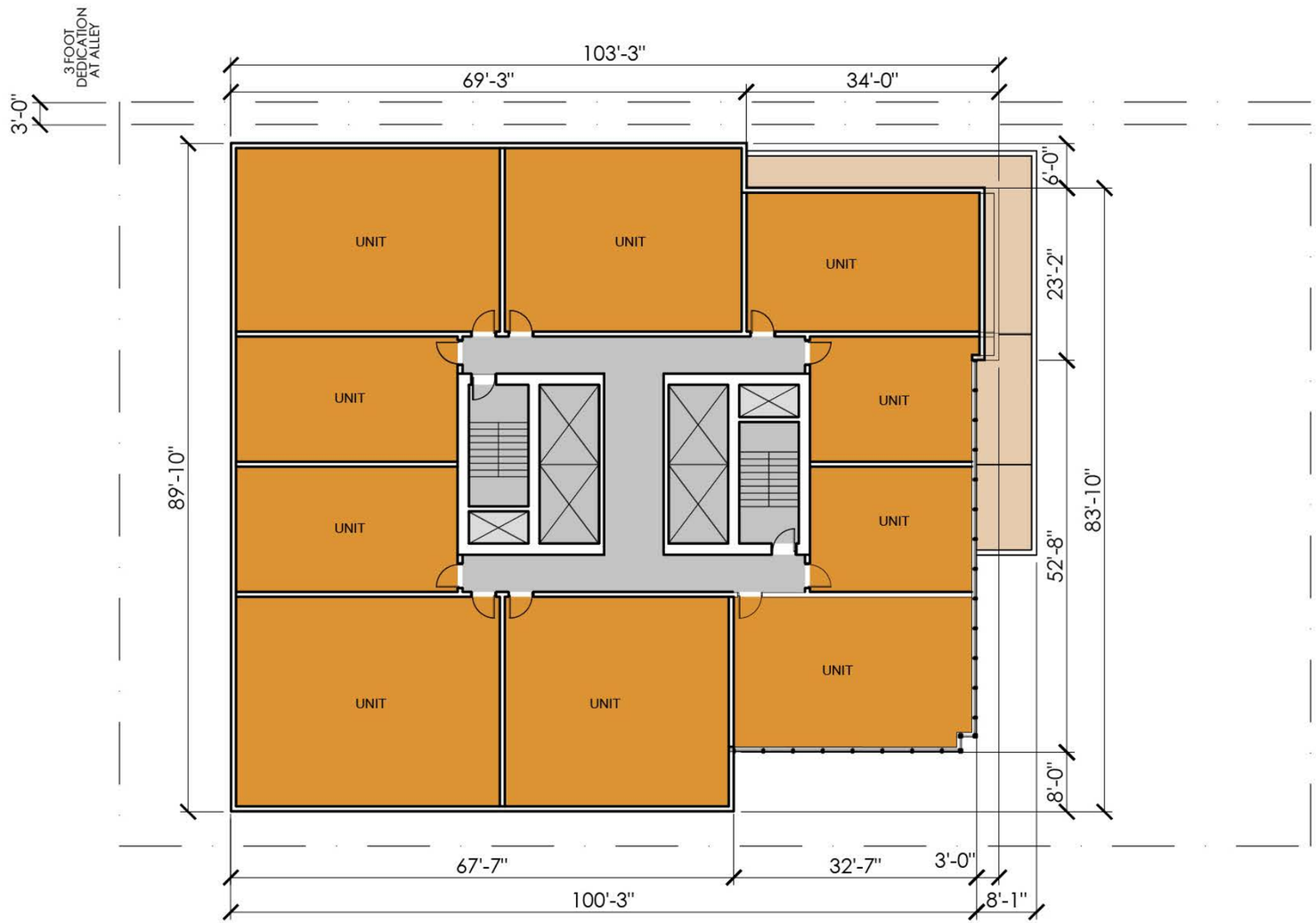
DESIGN PROPOSAL CONCEPT 3 (PREFERRED)

LEVEL 2-3



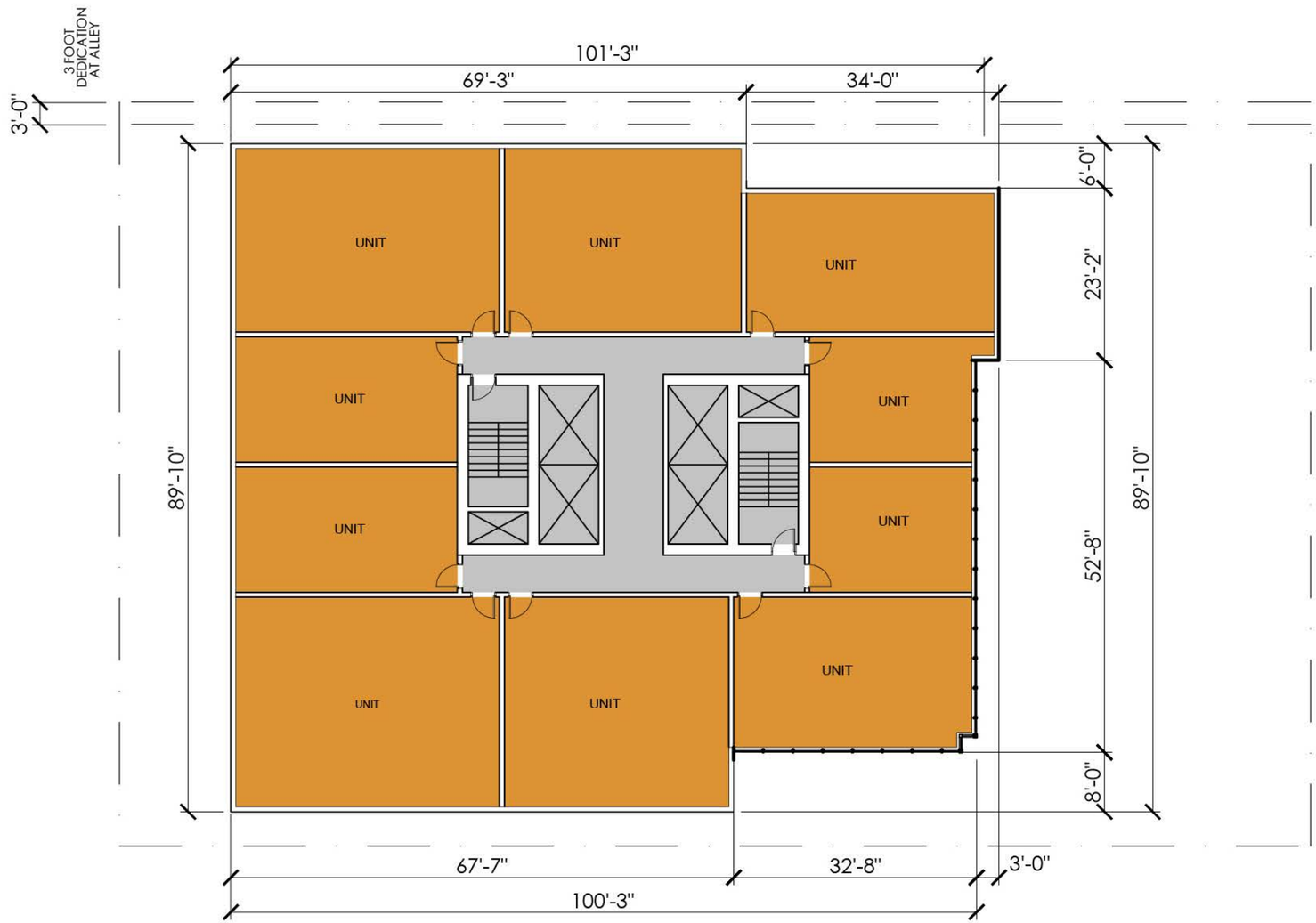
DESIGN PROPOSAL CONCEPT 3 (PREFERRED)

LEVEL 4



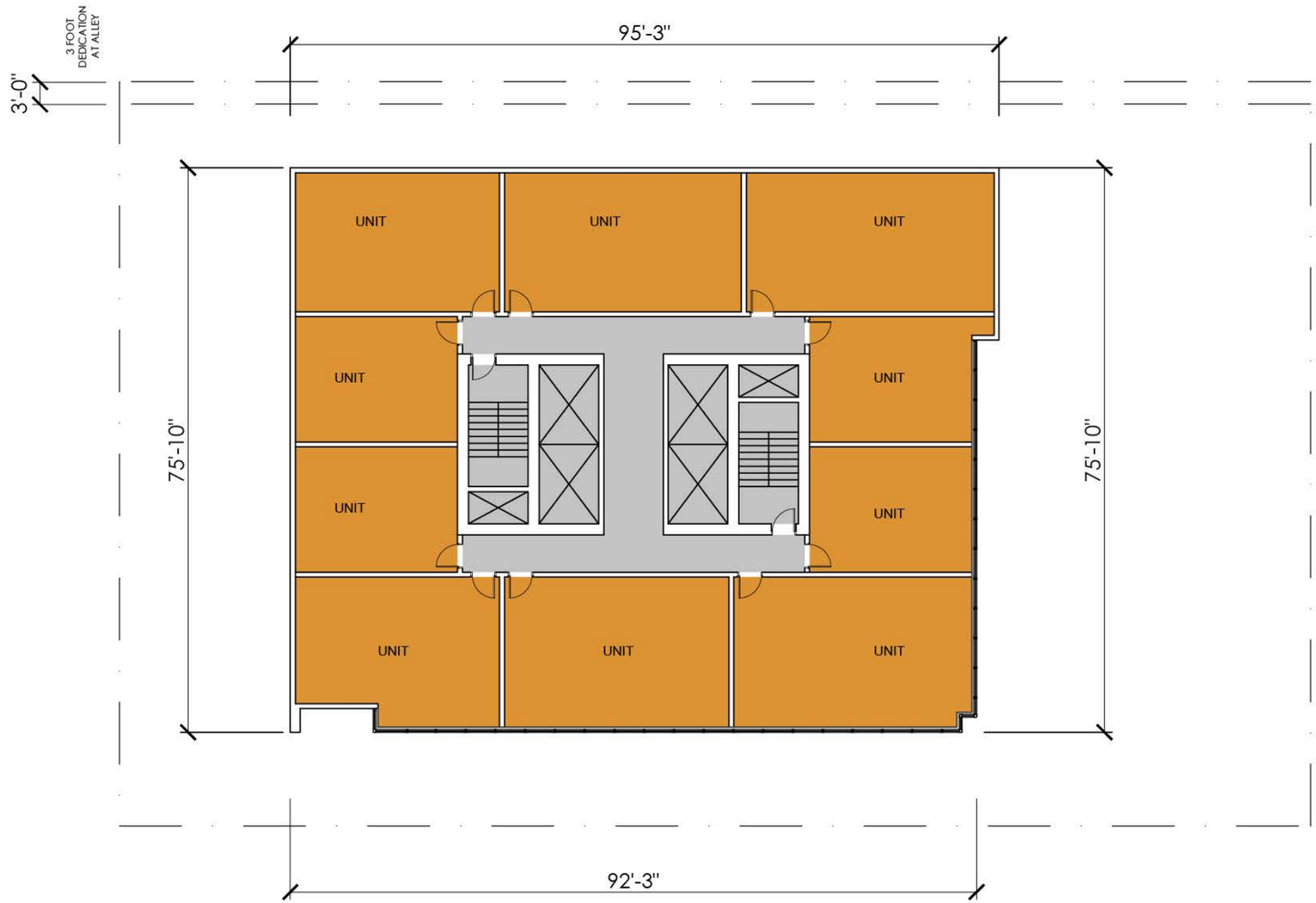
DESIGN PROPOSAL CONCEPT 3 (PREFERRED)

LEVEL 5-6



DESIGN PROPOSAL CONCEPT 3 (PREFERRED)

LEVEL 7



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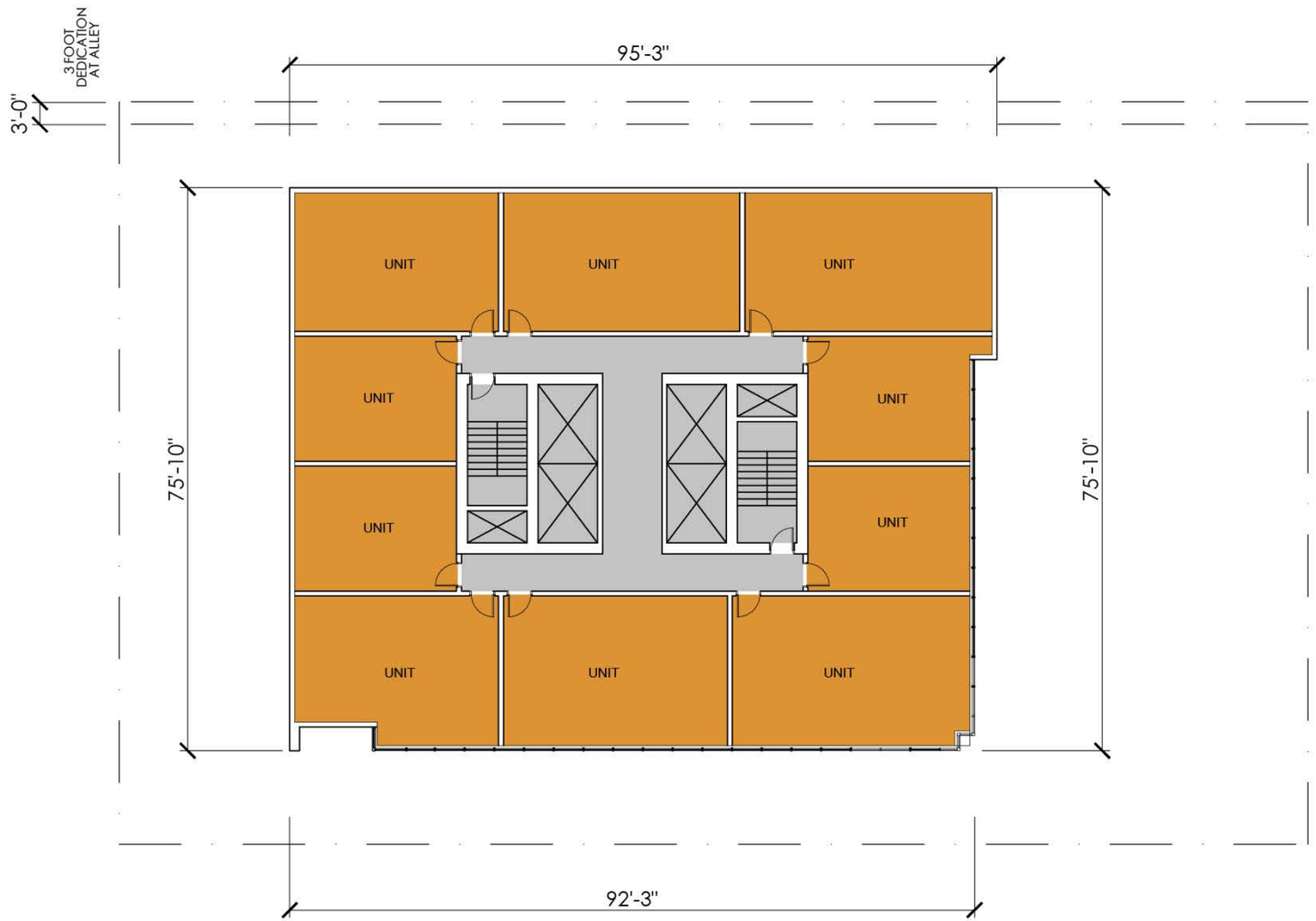
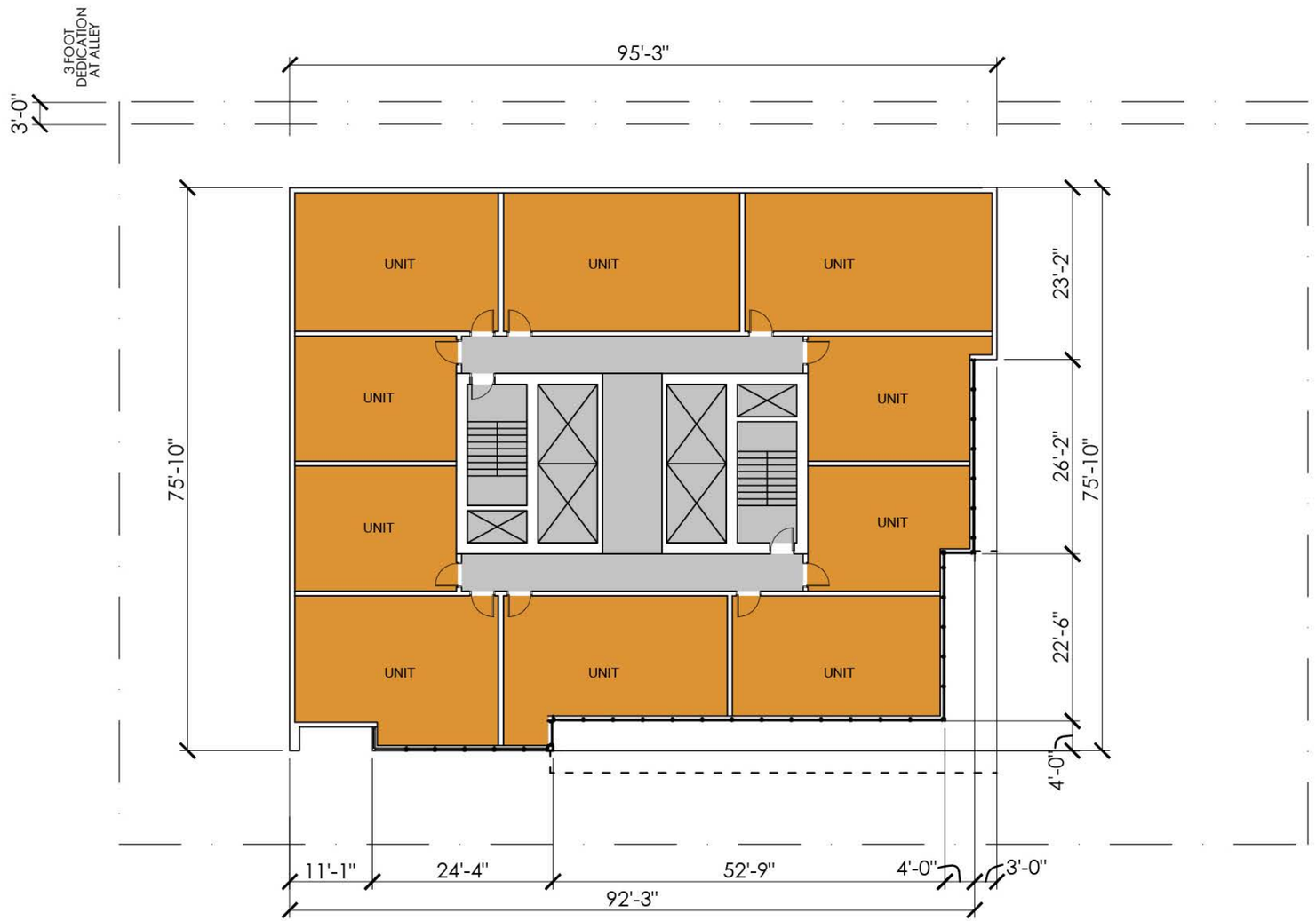
DESIGN PROPOSAL CONCEPT 3 (PREFERRED)

LEVEL 8-16



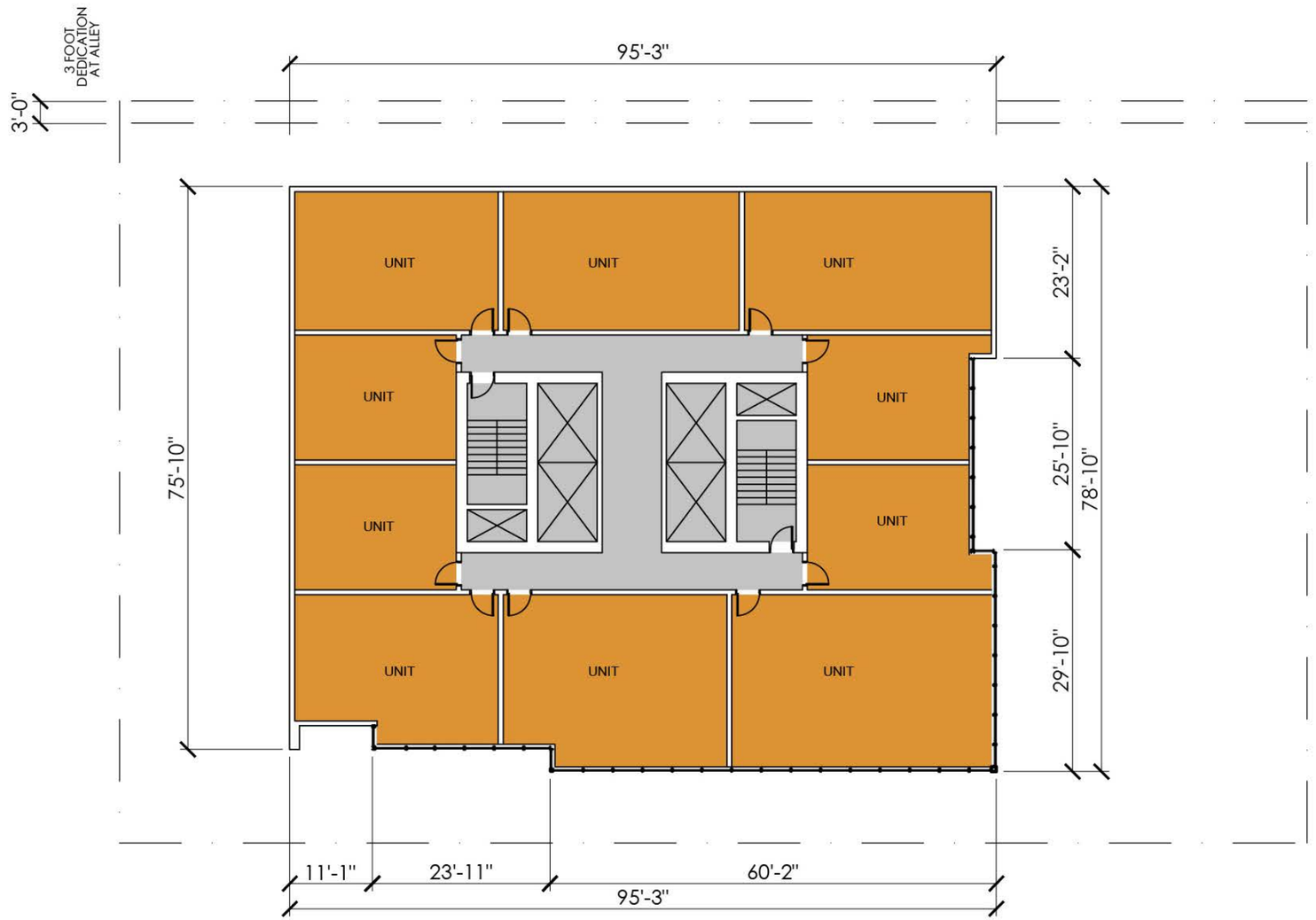
DESIGN PROPOSAL CONCEPT 3 (PREFERRED)

LEVEL 17-18



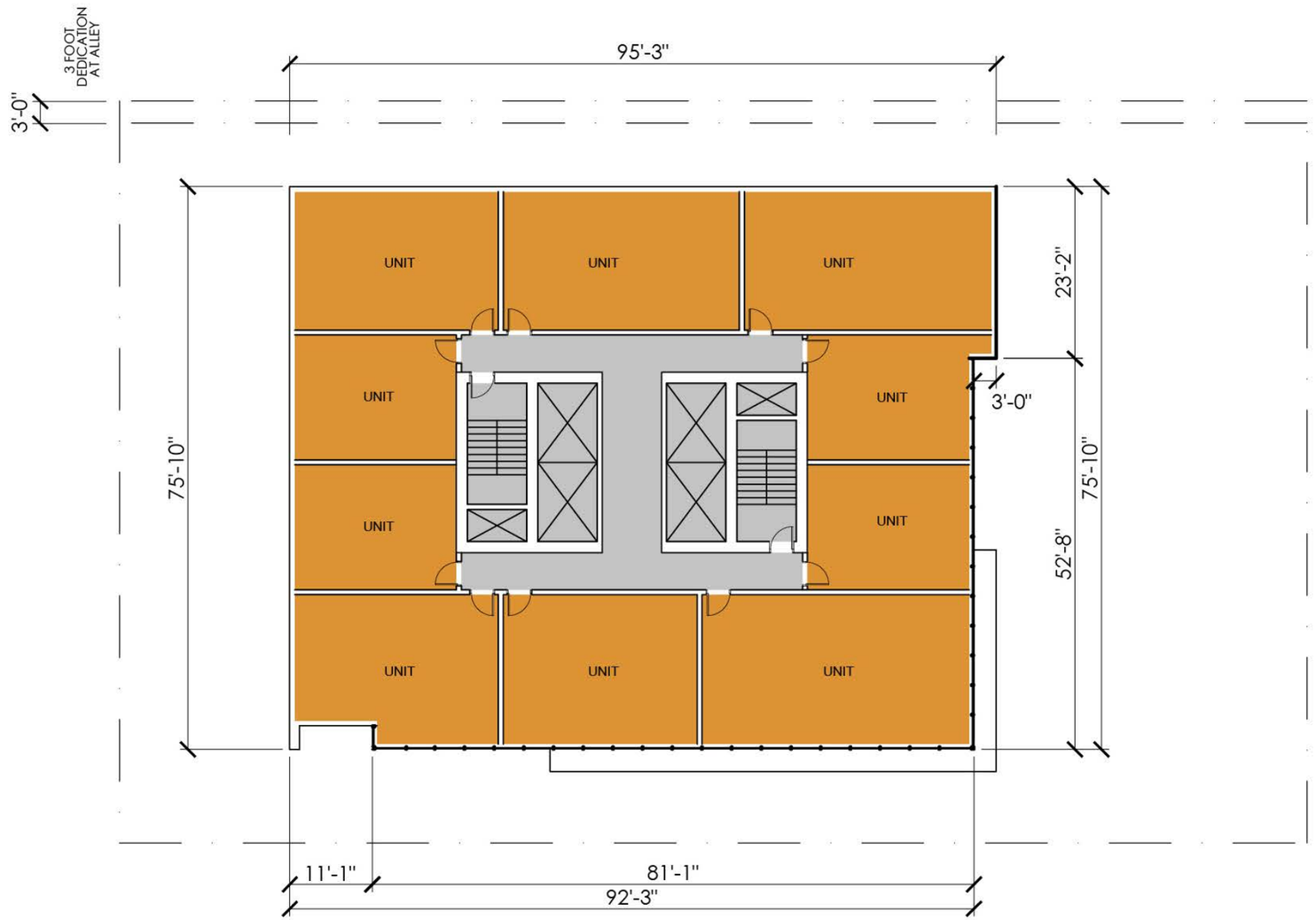
DESIGN PROPOSAL CONCEPT 3 (PREFERRED)

LEVEL 19-21



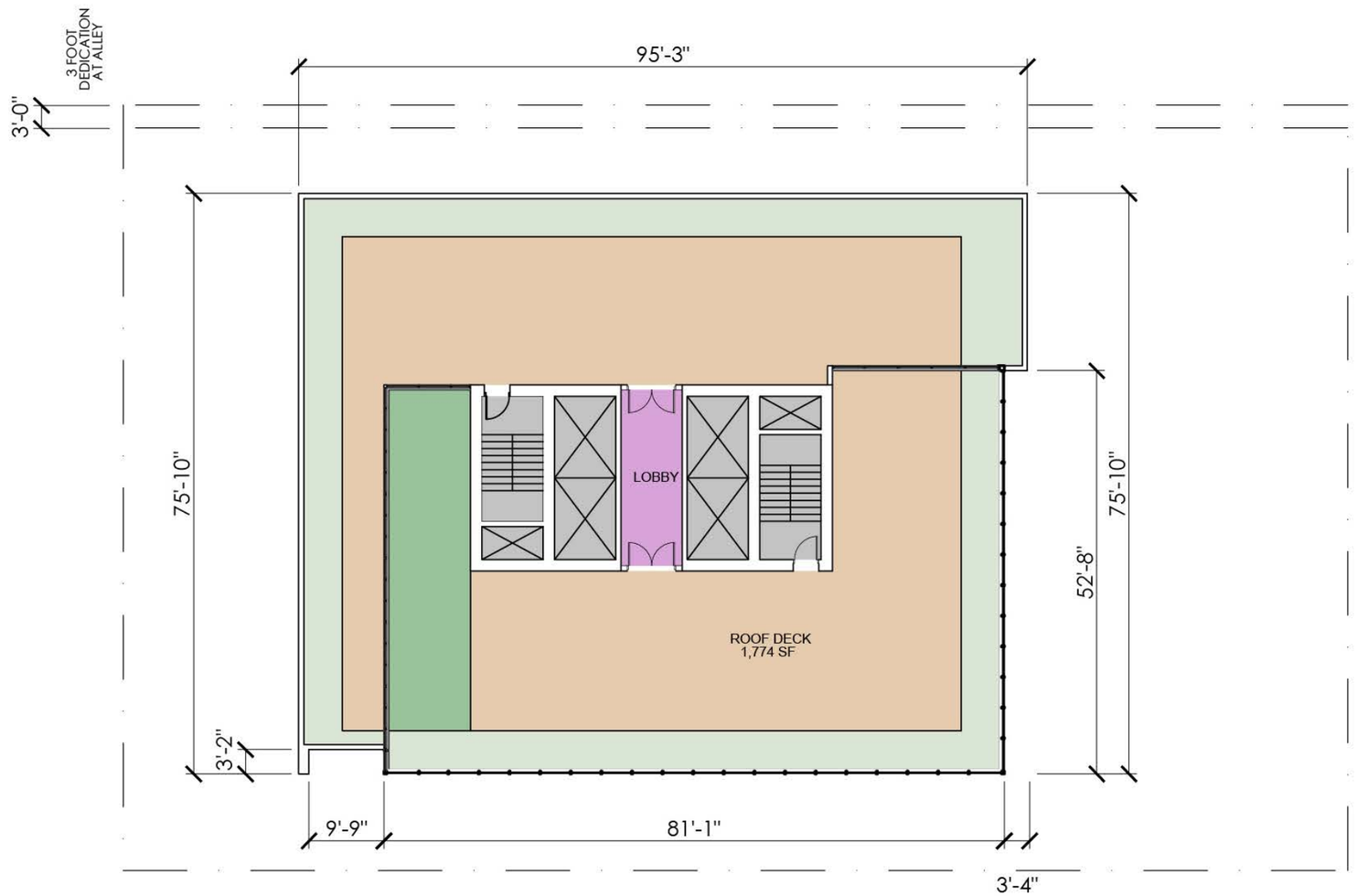
DESIGN PROPOSAL CONCEPT 3 (PREFERRED)

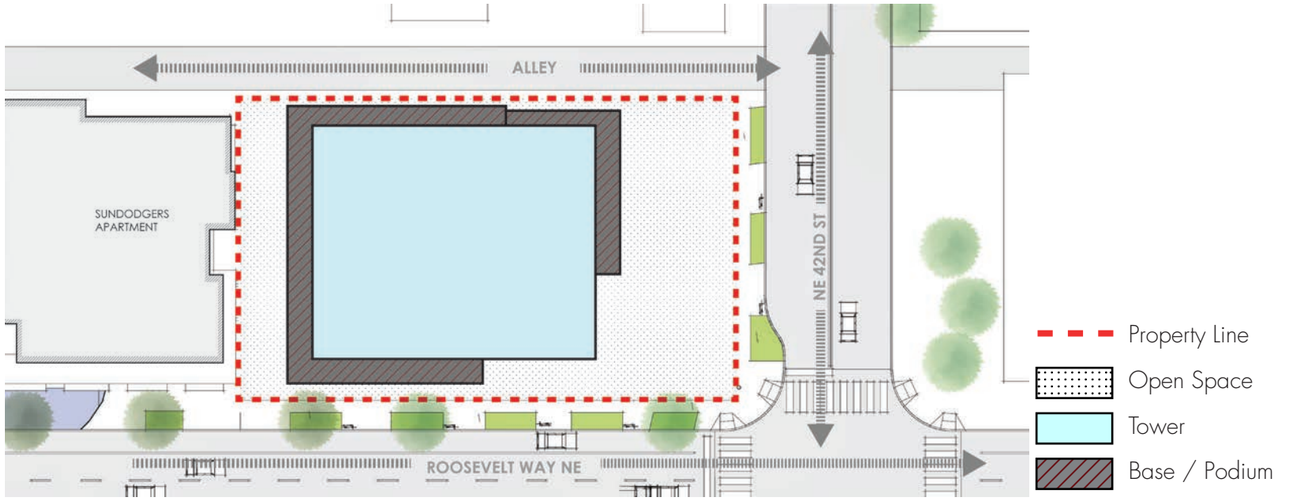
LEVEL 22-23



DESIGN PROPOSAL CONCEPT 3 (PREFERRED)

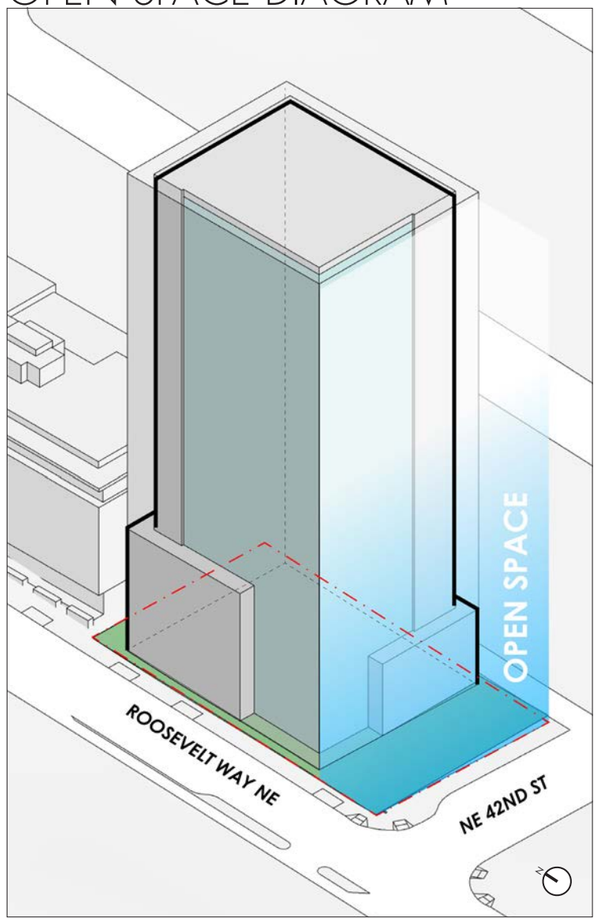
ROOF LEVEL

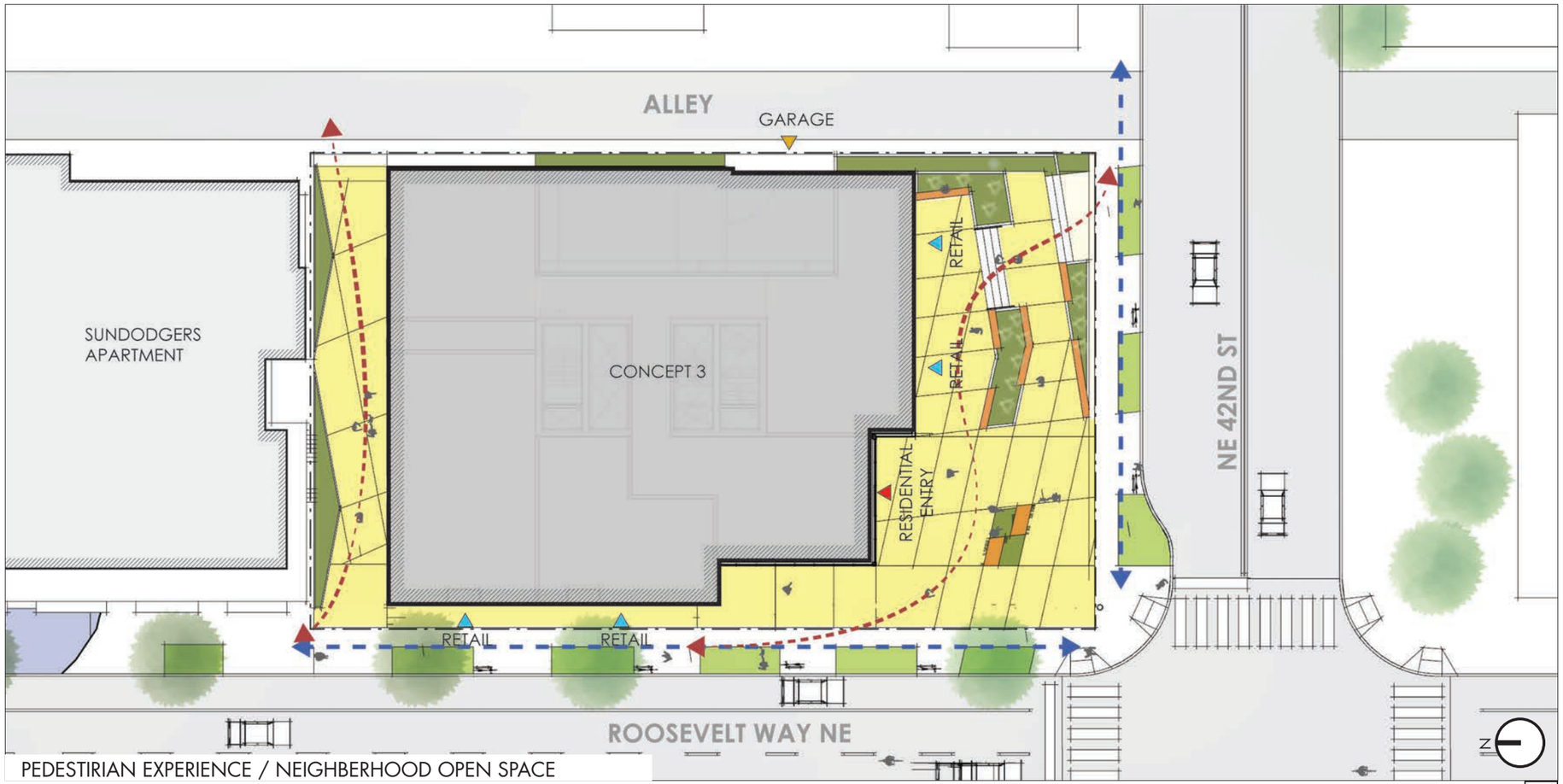




BASE AND TOWER LOCATION

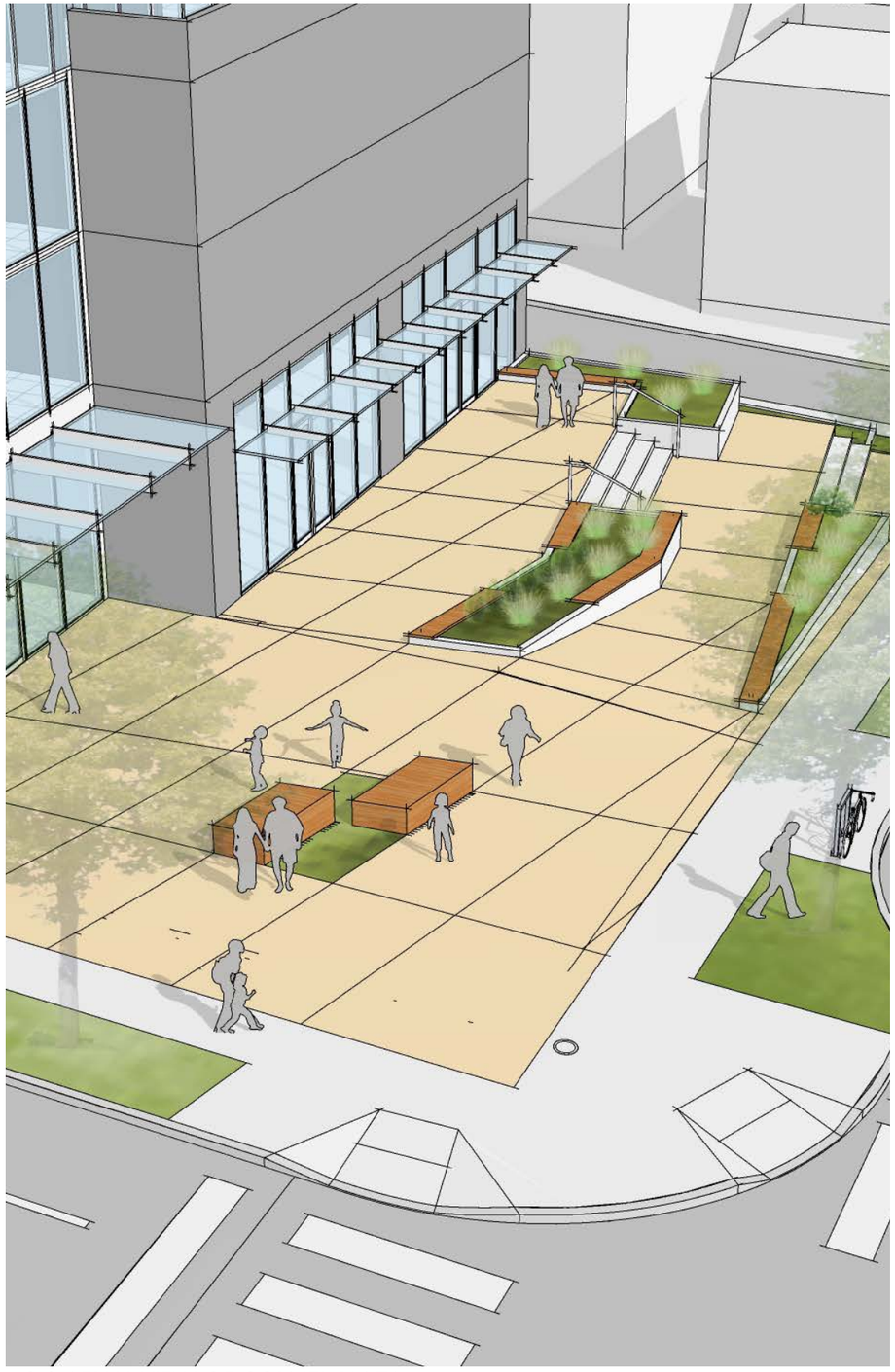
OPEN SPACE DIAGRAM



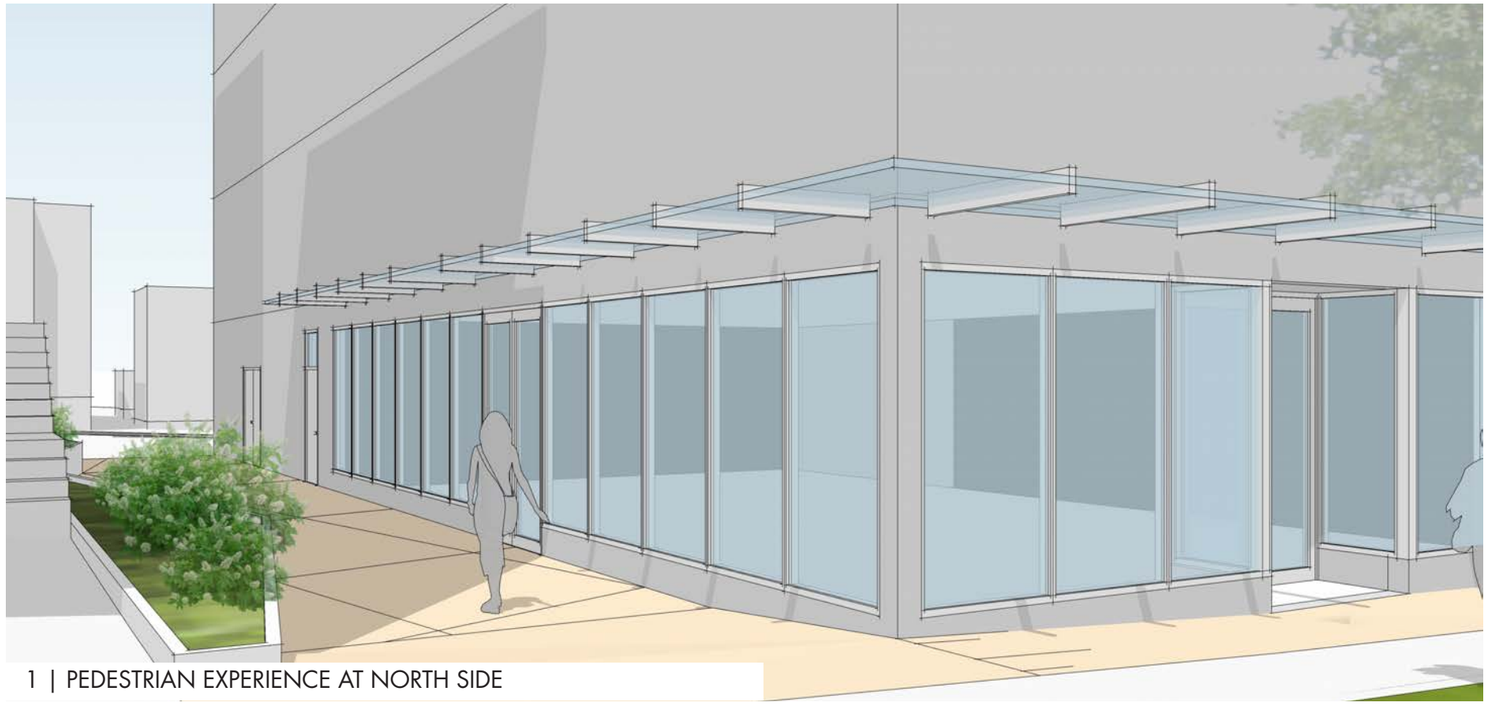


PEDESTIRIAN EXPERIENCE / NEIGHBERHOOD OPEN SPACE

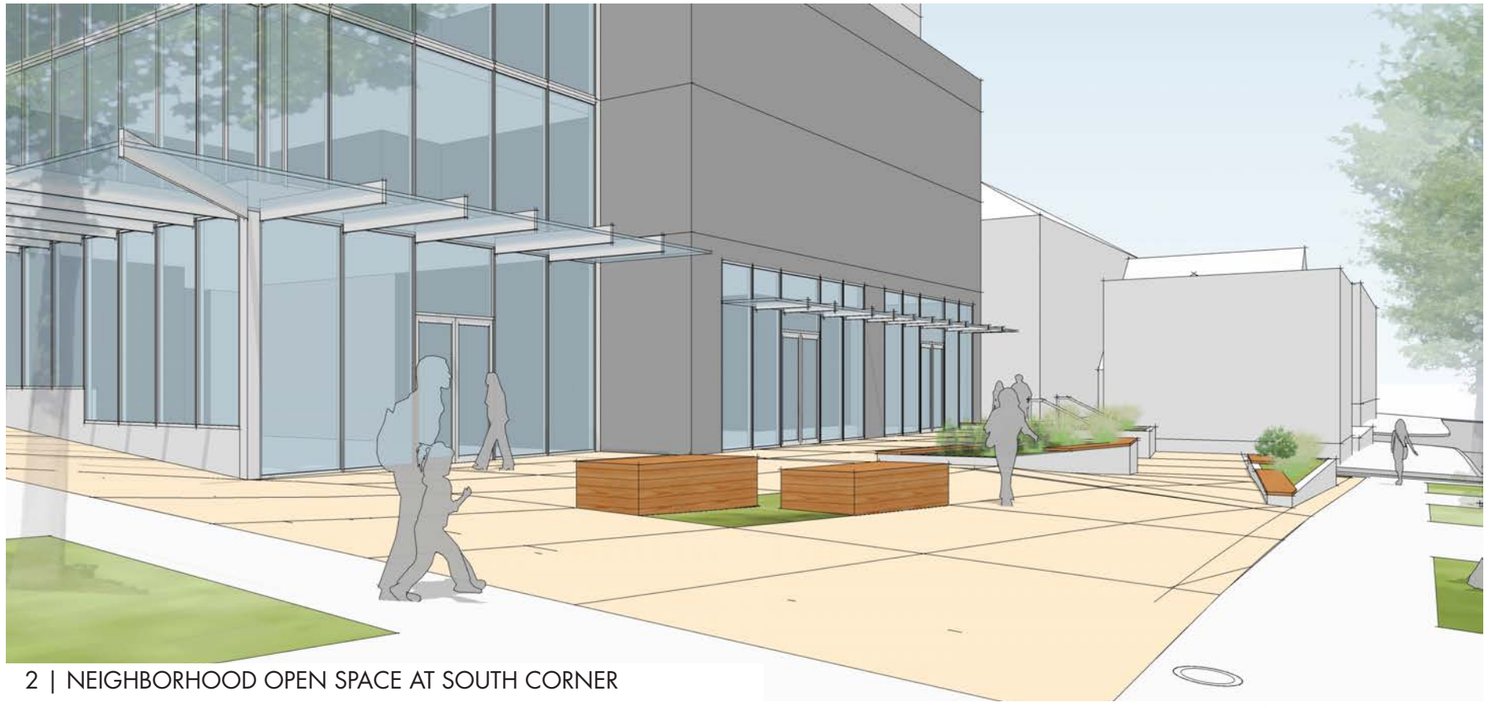
DESIGN PROPOSAL CONCEPT 3 (PREFERRED)



3 | AERIAL VIEW OF CORNER PLAZA



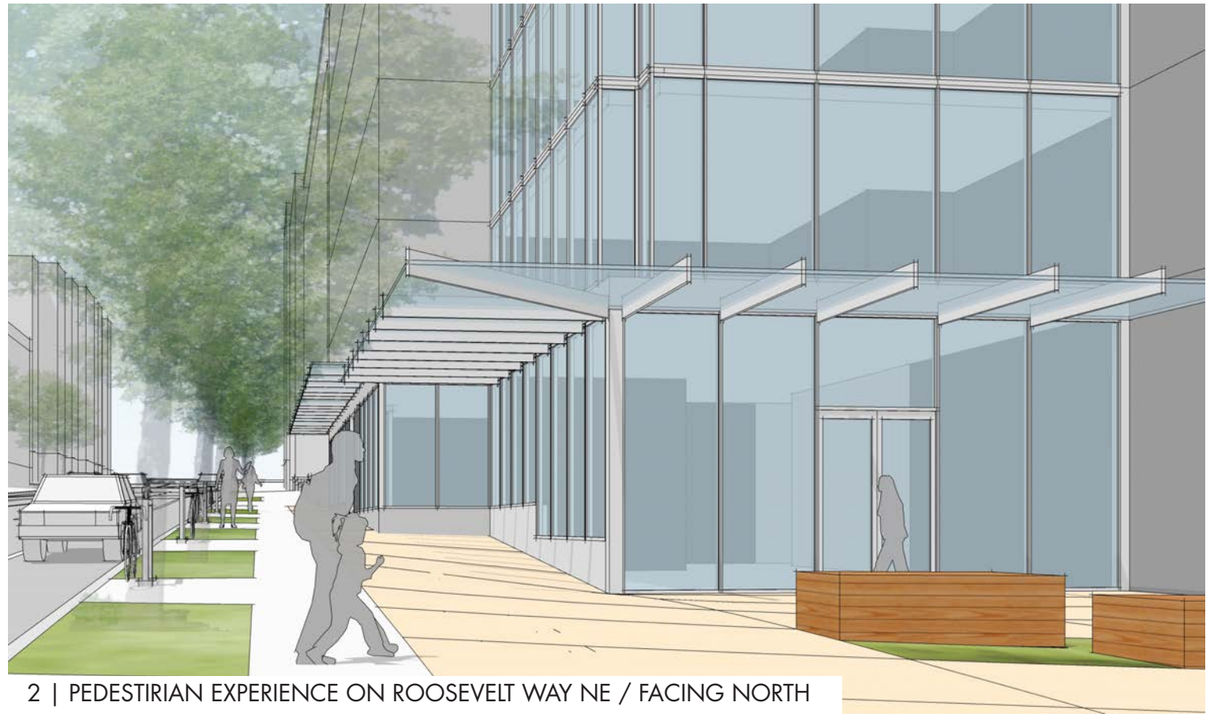
1 | PEDESTRIAN EXPERIENCE AT NORTH SIDE



2 | NEIGHBORHOOD OPEN SPACE AT SOUTH CORNER

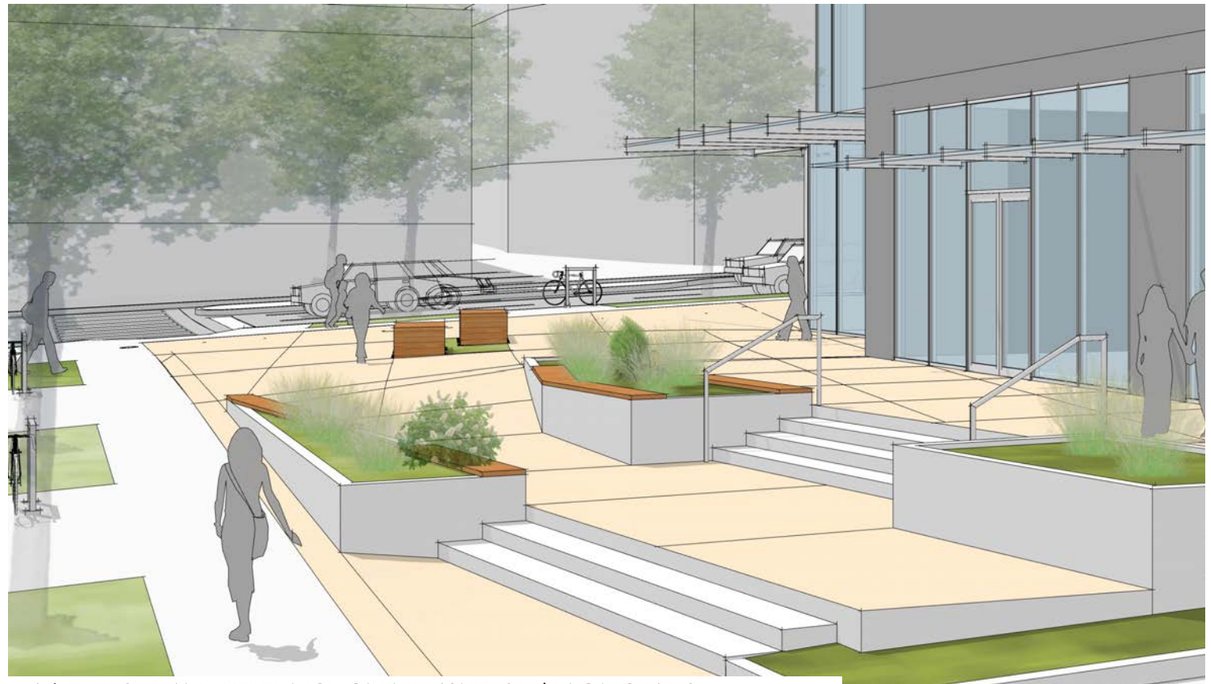
DESIGN PROPOSAL CONCEPT 3 (PREFERRED)

1 | PEDESTIRIAN EXPERIENCE ON ROOSEVELT WAY NE / FACING SOUTH



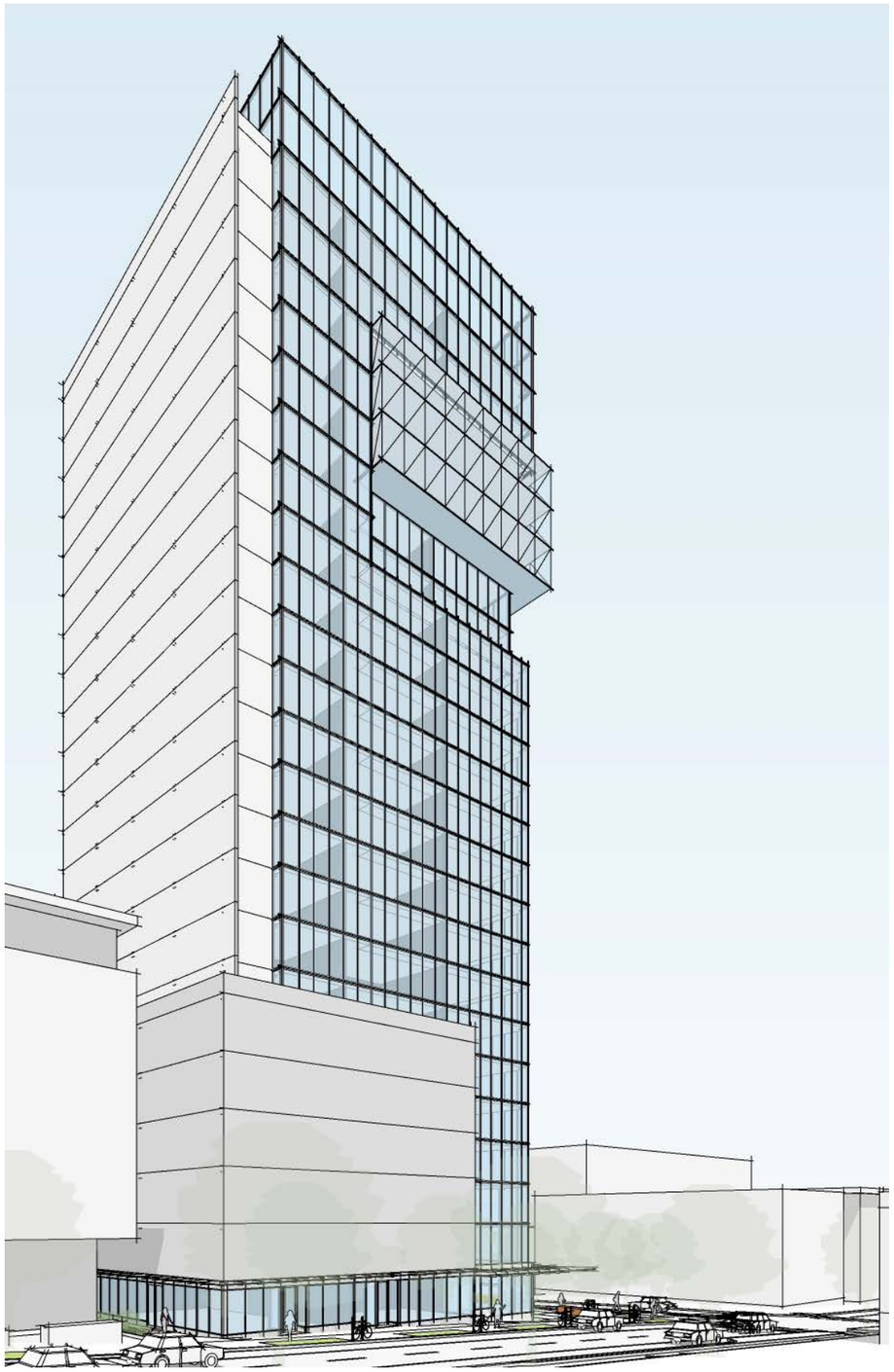
2 | PEDESTIRIAN EXPERIENCE ON ROOSEVELT WAY NE / FACING NORTH

3 | PEDESTIRIAN EXPERIENCE ON NE 42ND ST / FACING EAST

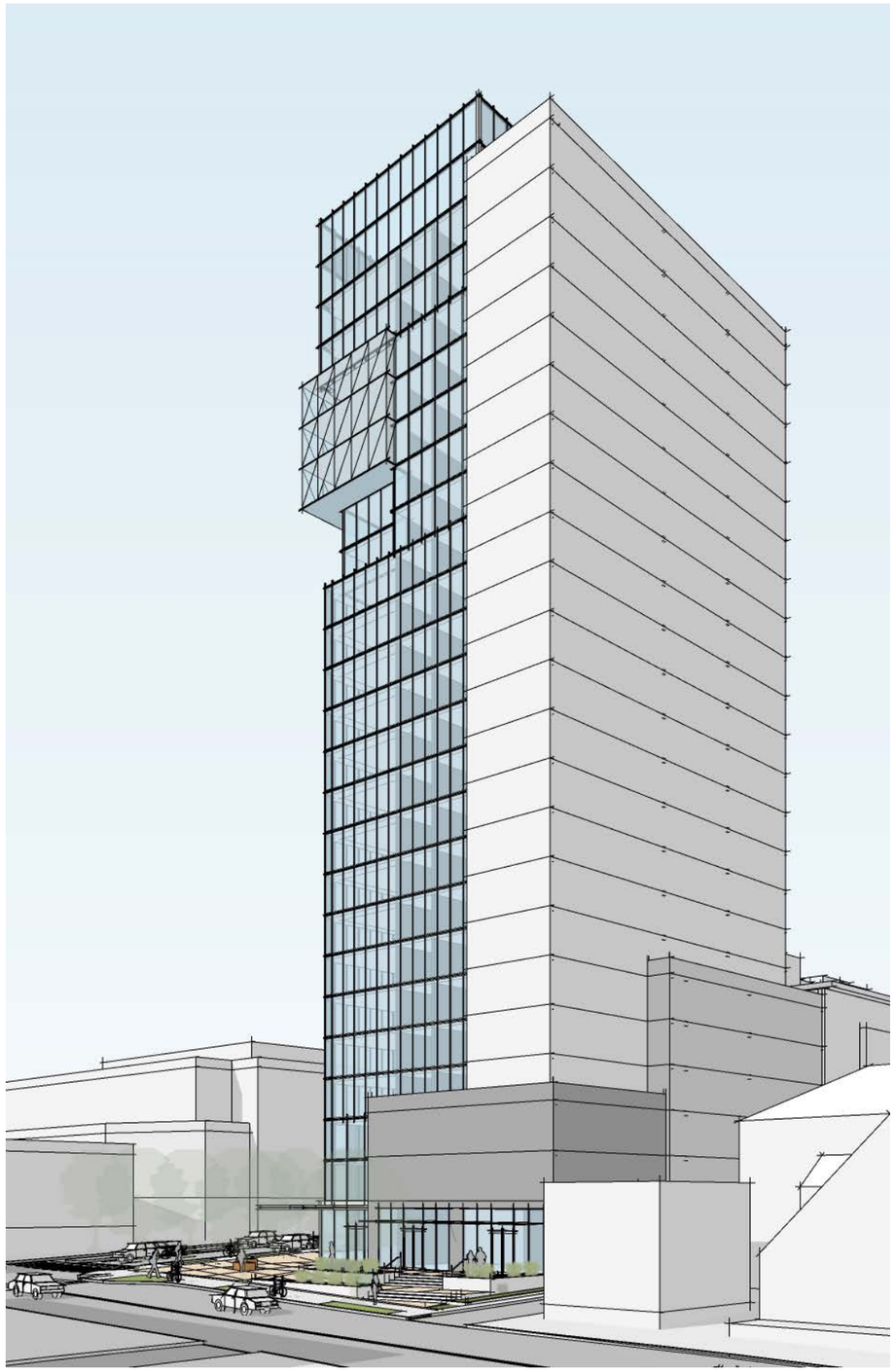


4 | PEDESTIRIAN EXPERIENCE ON NE 42ND ST / FACING WEST

DESIGN PROPOSAL CONCEPT 3 (PREFERRED)

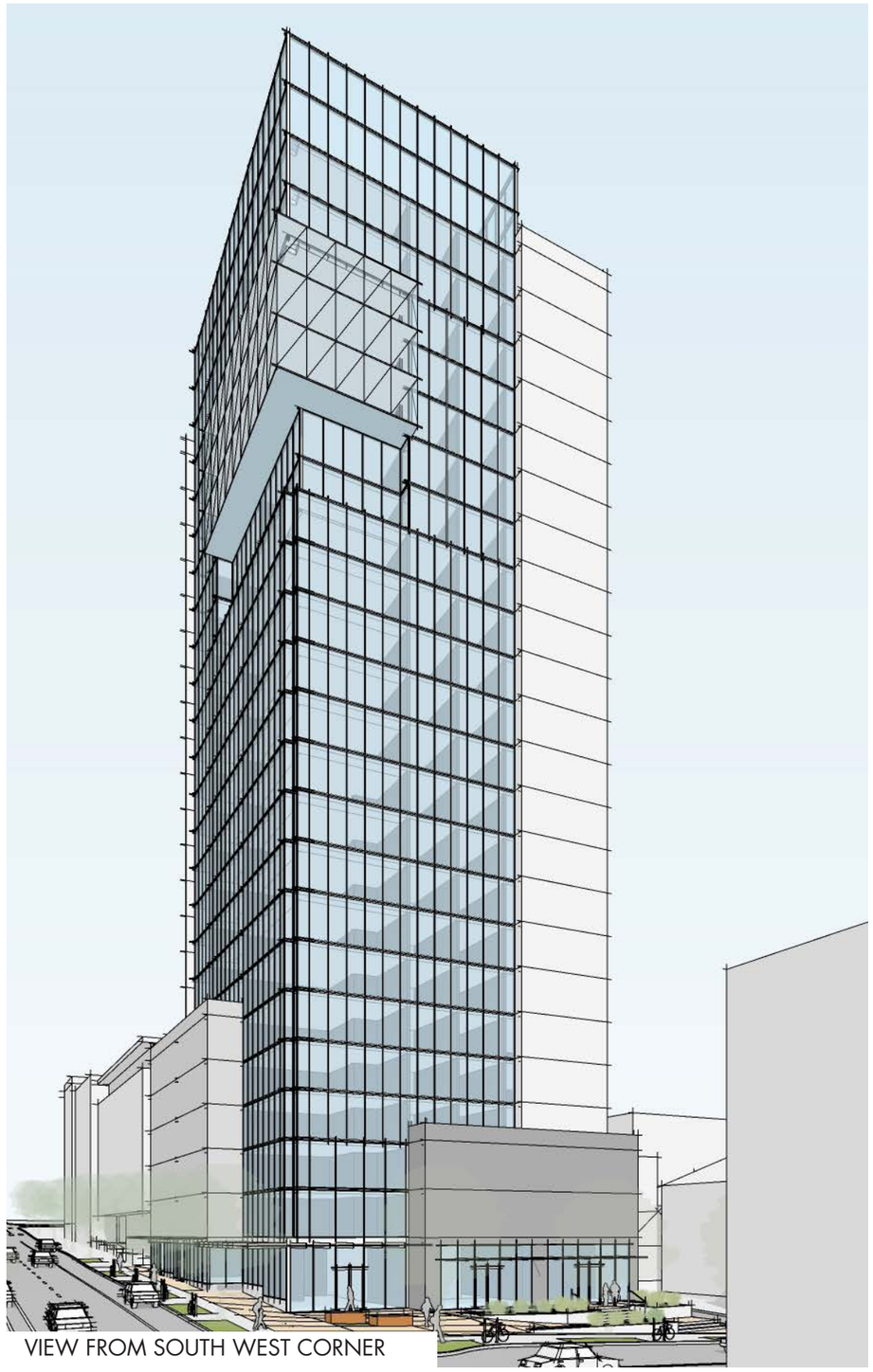


VIEW FROM NORTH WEST CORNER

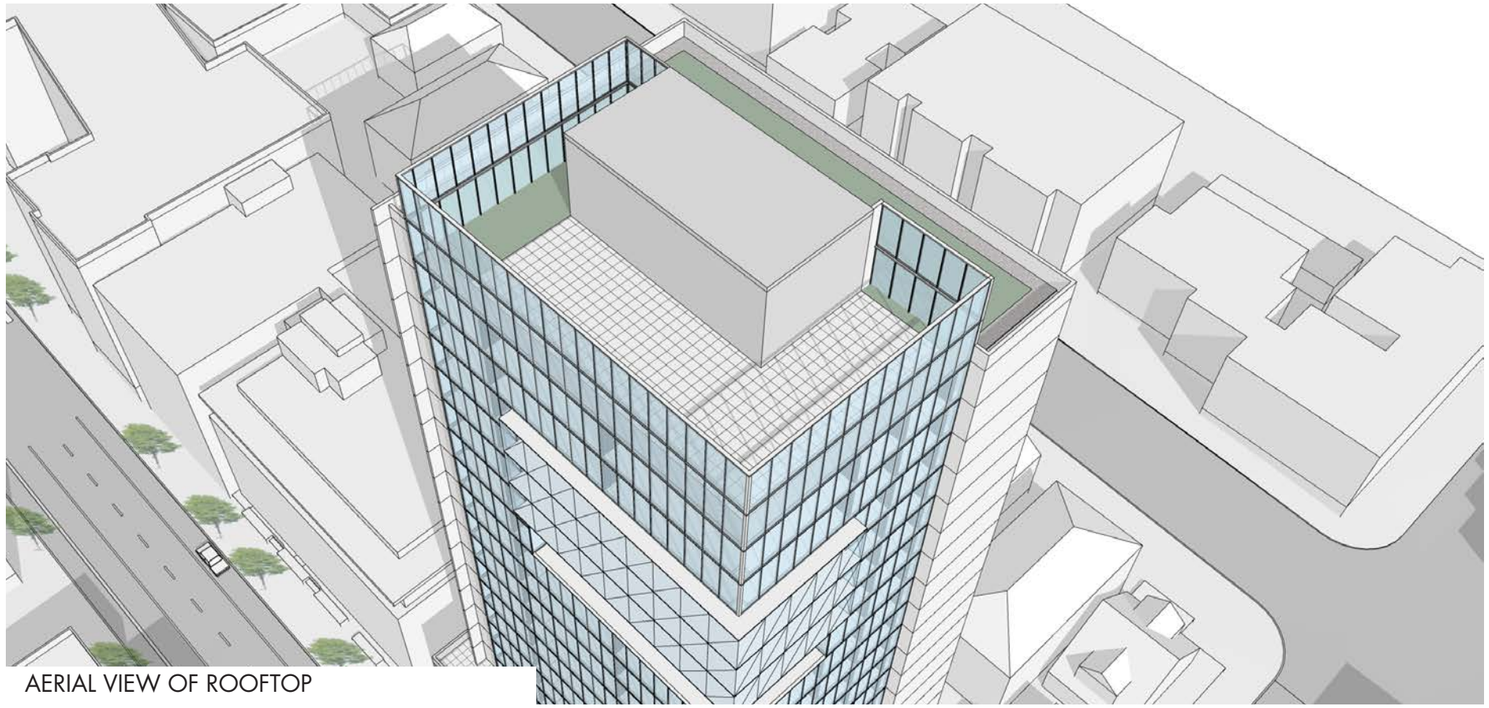


VIEW FROM SOUTH EAST CORNER

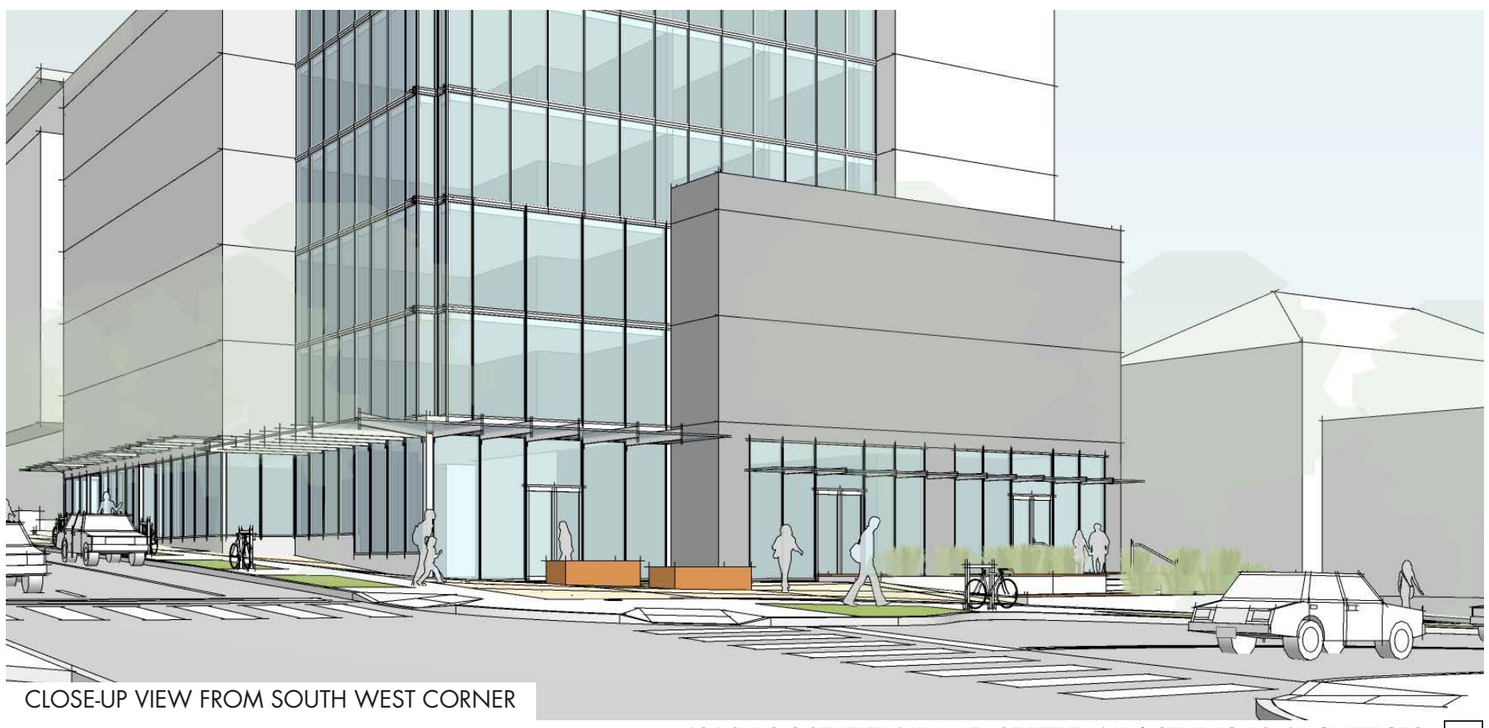
DESIGN PROPOSAL CONCEPT 3 (PREFERRED)



VIEW FROM SOUTH WEST CORNER

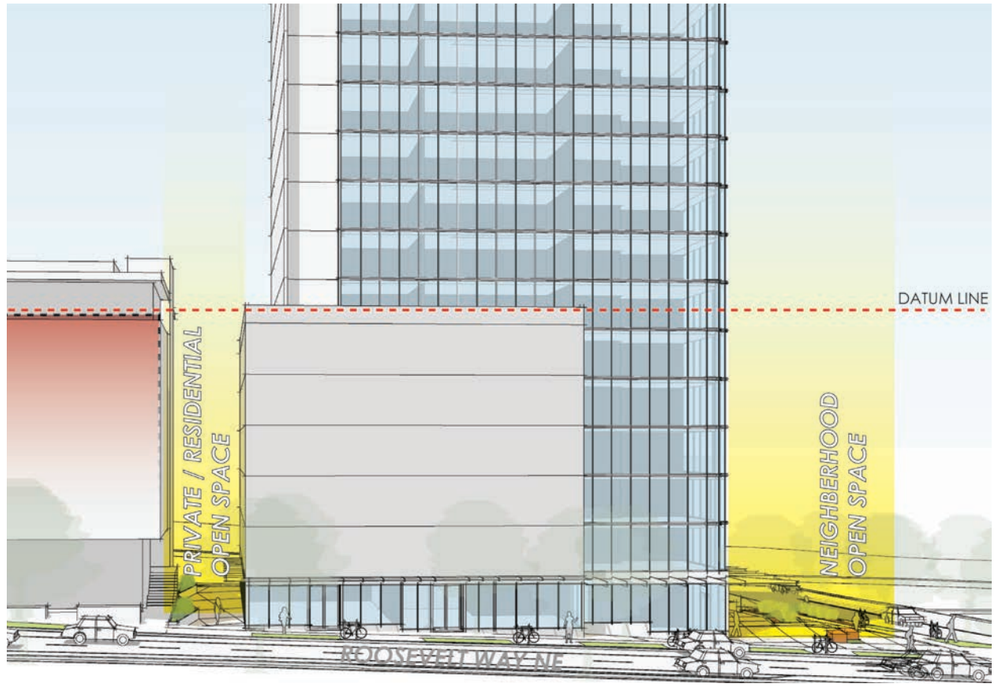


AERIAL VIEW OF ROOFTOP

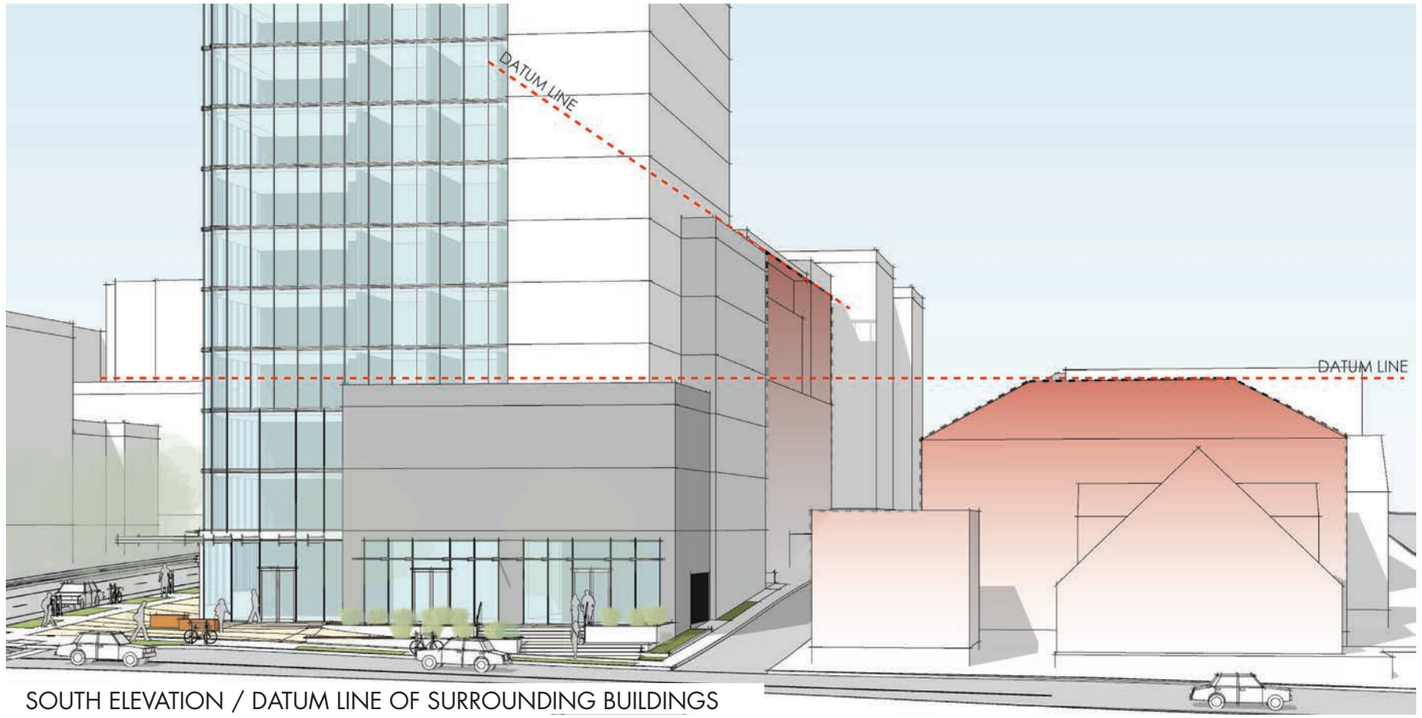


CLOSE-UP VIEW FROM SOUTH WEST CORNER

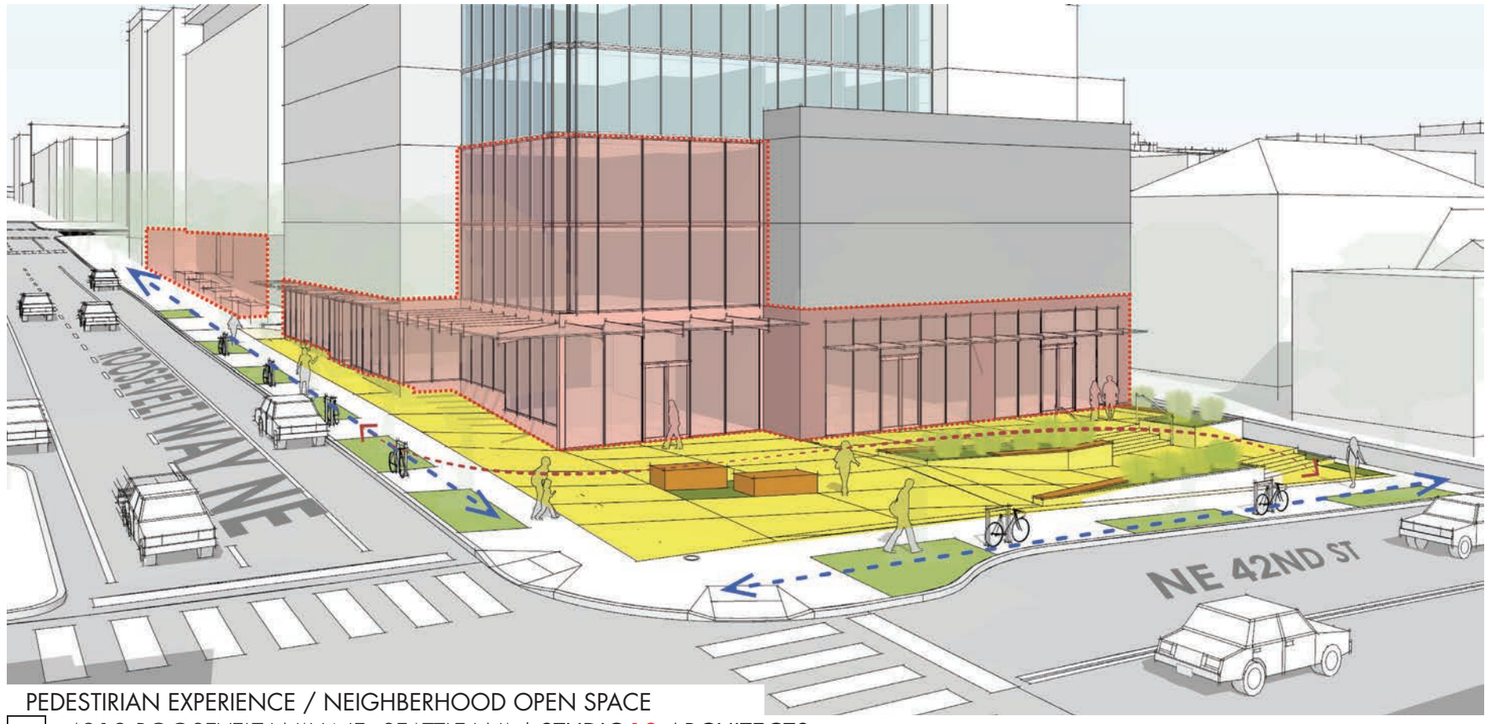
DESIGN PROPOSAL CONCEPT 3 (PREFERRED)



WEST ELEVATION / OPEN SPACE RELATIONSHIP AND CONTEXT DATUM LINE



SOUTH ELEVATION / DATUM LINE OF SURROUNDING BUILDINGS



PEDESTIRIAN EXPERIENCE / NEIGHBORHOOD OPEN SPACE

- Pedestrian Pathway
- Residential Entry
- Retail Entry
- Garage Entry
- -
- -

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DESIGN PROPOSAL CONCEPT COMPARISON

CONCEPT 1

PROS:

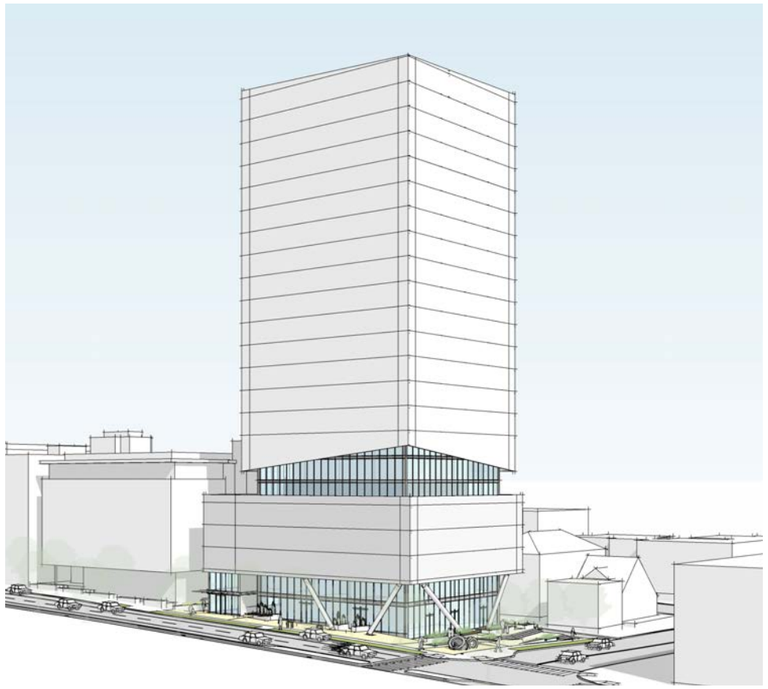
- Modulated façade in vertical and horizontal
- Public plaza at north provides more building distance from the building at north
- Retail spaces shares public plaza at north
- Maximizes unit counts

CONS:

- Provides less open space at the corner street
- Doesn't maximize views

DEPARTURES:

- None Requested



CONCEPT 2

PROS:

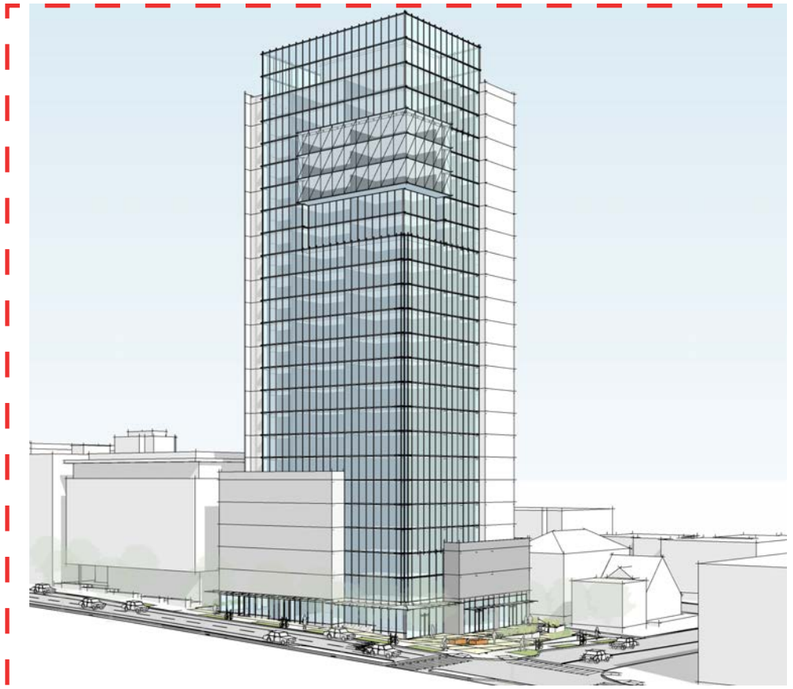
- Level platform at street level to maximize retail space
- Public plaza on the south portion of the site to open up the corner street
- Distinction between residential entry and retail entries
- Maximize residential views with height
- Expands sidewalk on Roosevelt Way NE

CONS:

- No private amenity courtyard
- Not as efficient in unit count

DEPARTURES:

- None Requested



CONCEPT 3 | PREFERRED

PROS

- Base mass has considered with surrounding datum line to reduce visual impect on south and east elevation
- Pronounced building entrance for residential
- Level platform at street level to maximize retail space
- Public plaza at street corner to provides multiple pedestrian experiences
- Maximize residential views with height

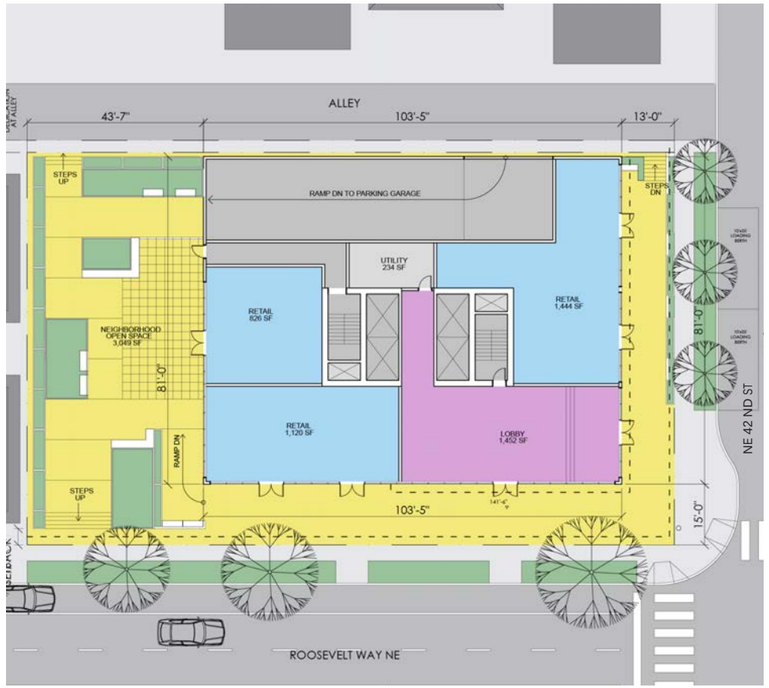
CONS

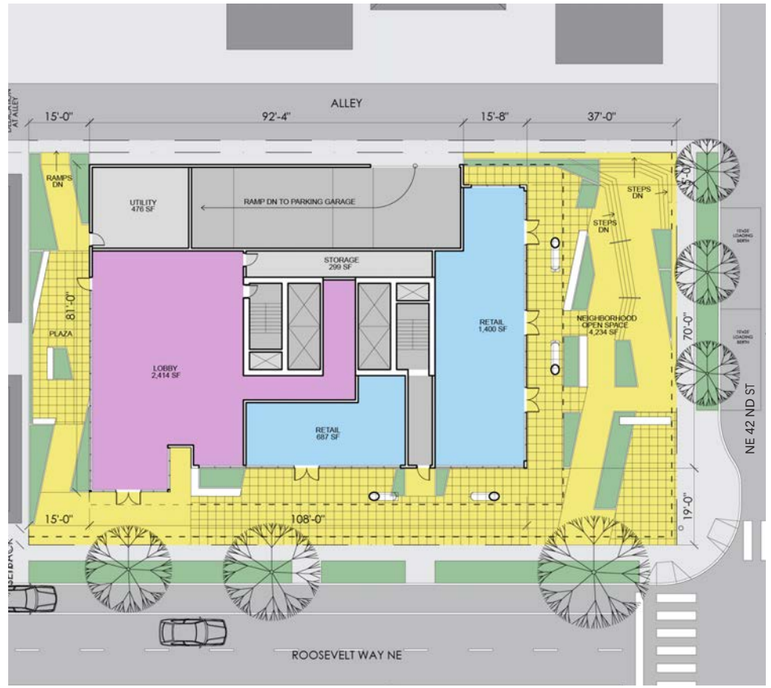
- Not as efficient in unit count

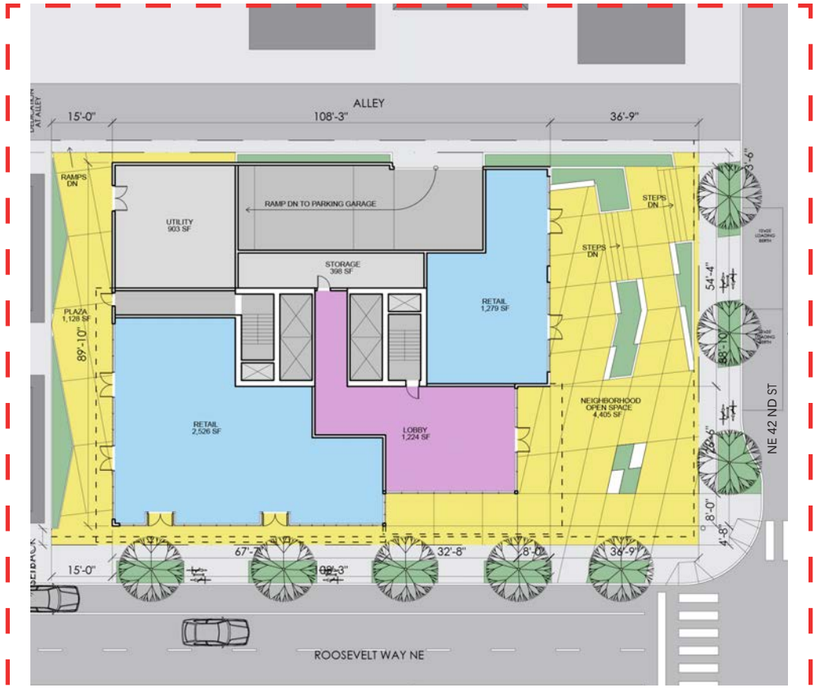
DEPARTURES:

- None Requested

DESIGN PROPOSAL SITE COMPARISON







CONCEPT 1

PROS:

- Public plaza to the north provides more building distance from the existing building to the north
- Retail spaces shares the public plaza to the north and maximize the use of open space.
- Expands sidewalk on Roosevelt Way NE

CONS:

- Provides less open space at the corner street
- Less contribution to the Placingmaking Corner

CONCEPT 2

PROS:

- Level platform at street level to maximize retail space
- Public plaza on the south portion of the site to open up the corner street
- Further contributes to the Placingmaking Corner by providing more space for movement and activities to the southwest corner
- Expands sidewalk on Roosevelt Way NE
- Gradual transition from sidewalk to the neighborhood plaza for a more inviting public space

CONS:

- Structural columns may obstruct the pedastrian movement to some extent along Roosevelt Way NE and NE 42nd St

CONCEPT 3 | PREFERRED

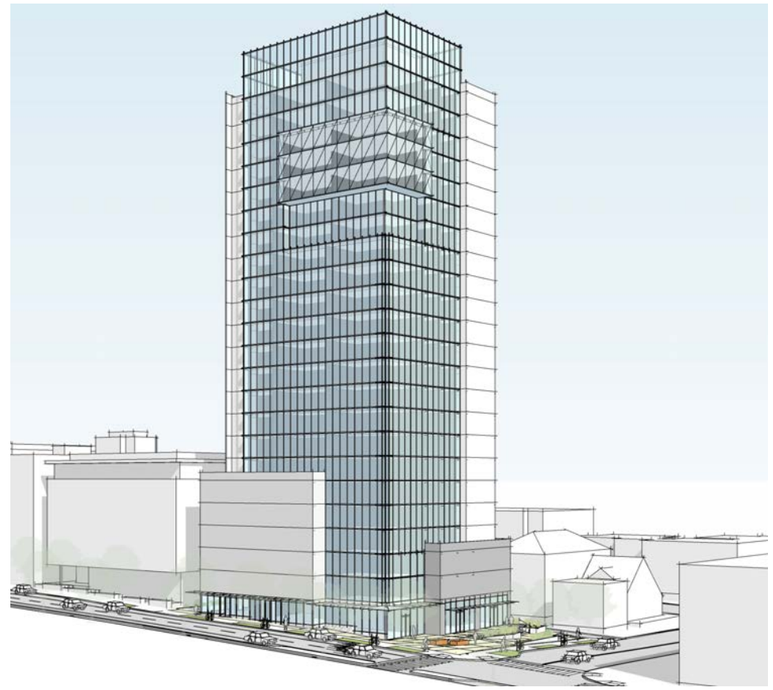
PROS

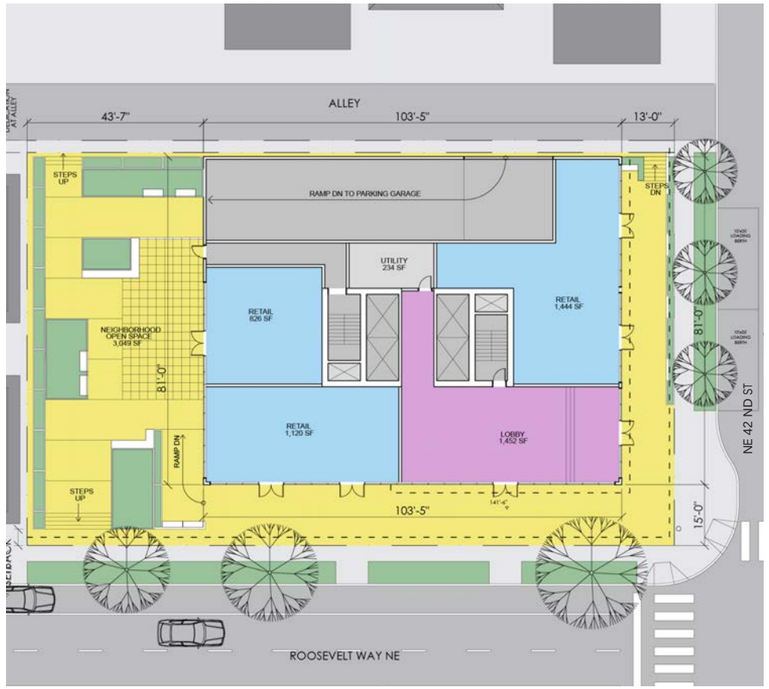
- Level platform at street level to maximize retail space
- Public plaza at street corner to provides multiple pedestrian experiences
- Further contributes to the Placingmaking Corner by providing more space for movement and activities to the southwest corner
- Smooth transition from sidewalk to the neighborhood plaza for a more inviting public space
- provides the largest amount of open space towards the southwest corner, among three options

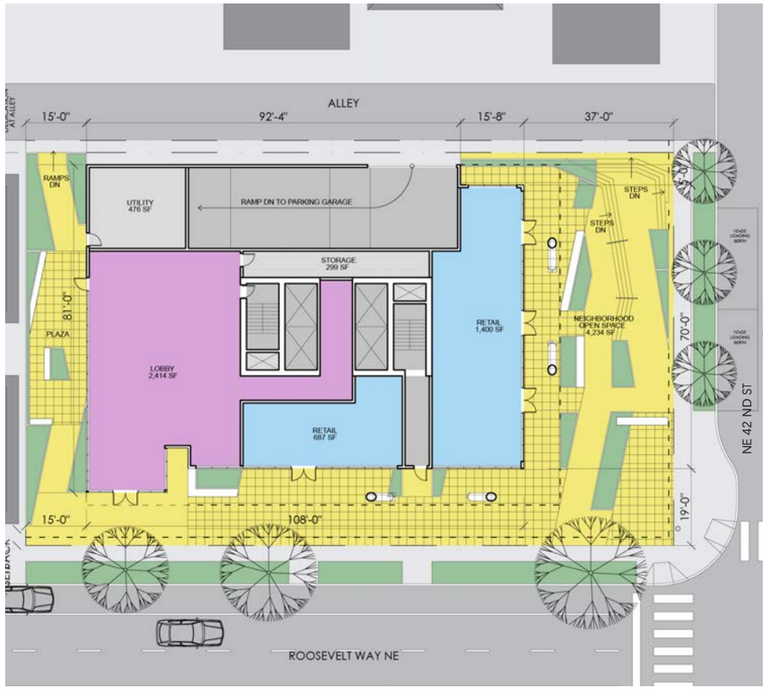
CONS

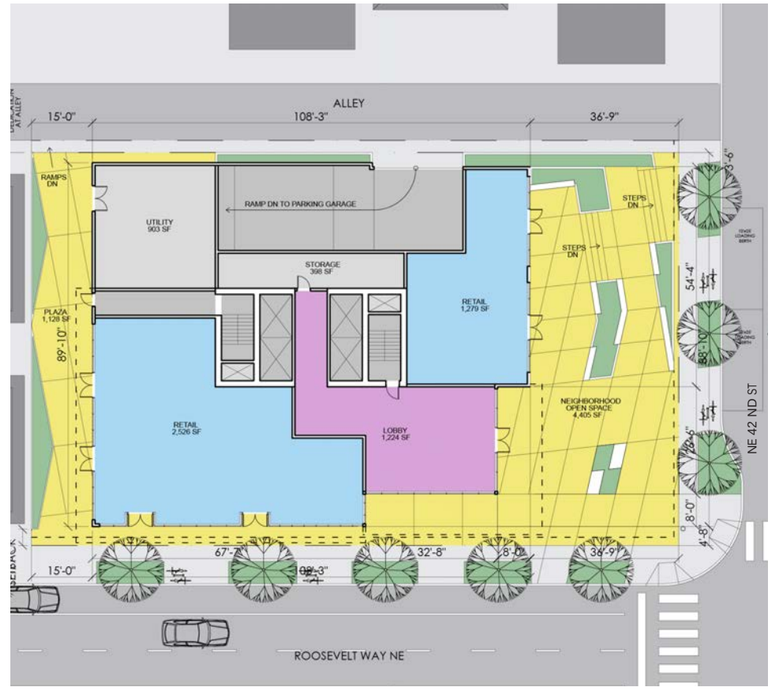
- Mediocre sidewalk space on Roosevelt Way NE

DESIGN PROPOSAL COMPARISON









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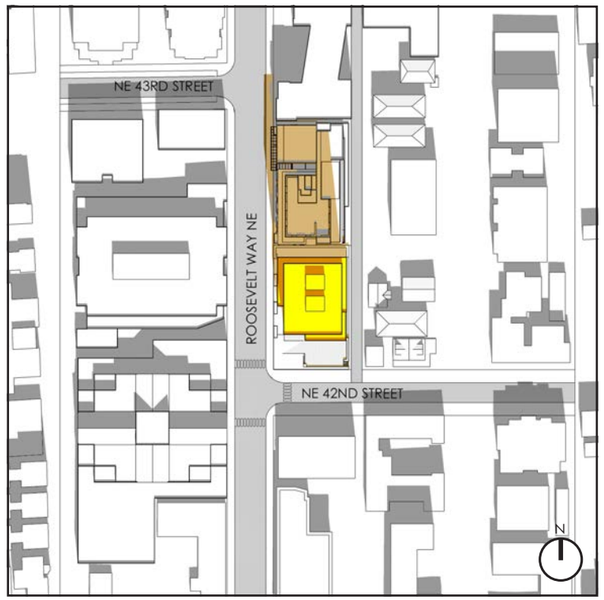
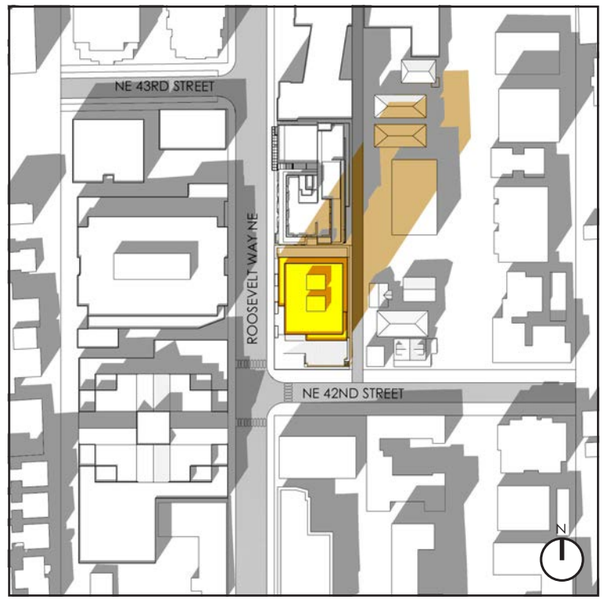
DESIGN PROPOSAL SEASONAL SHADOW ANALYSIS

10 AM | SPRING EQUINOX March 20, 2020

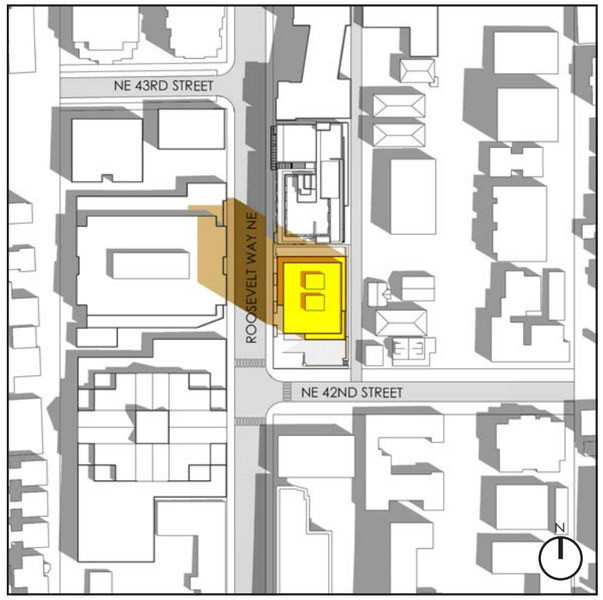


12 PM | SPRING EQUINOX March 20, 2020

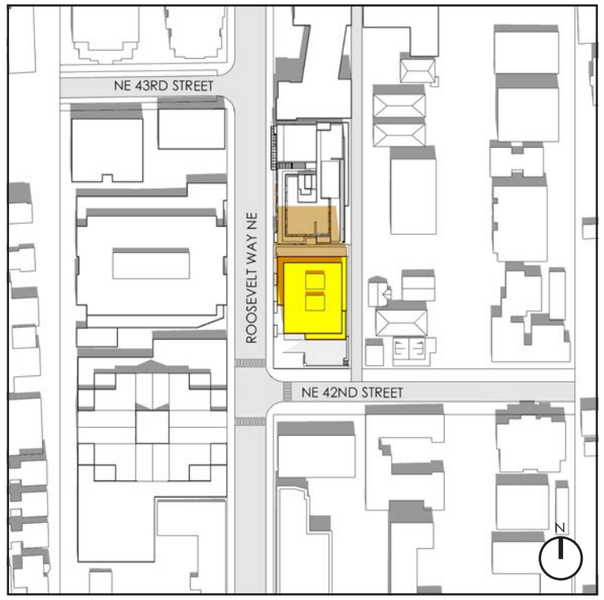


2 PM | SPRING EQUINOX March 20, 2020

4 PM | SPRING EQUINOX March 20, 2020

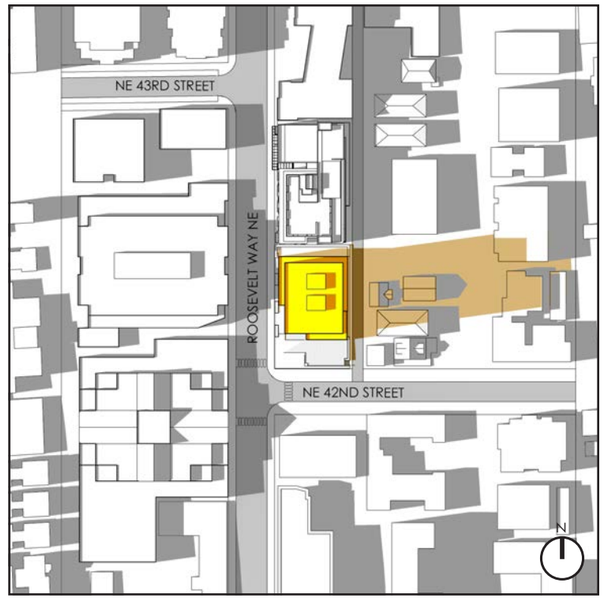


10 AM | SUMMER SOLSTICE June 21st, 2020



12 PM | SUMMER SOLSTICE June 21st, 2020

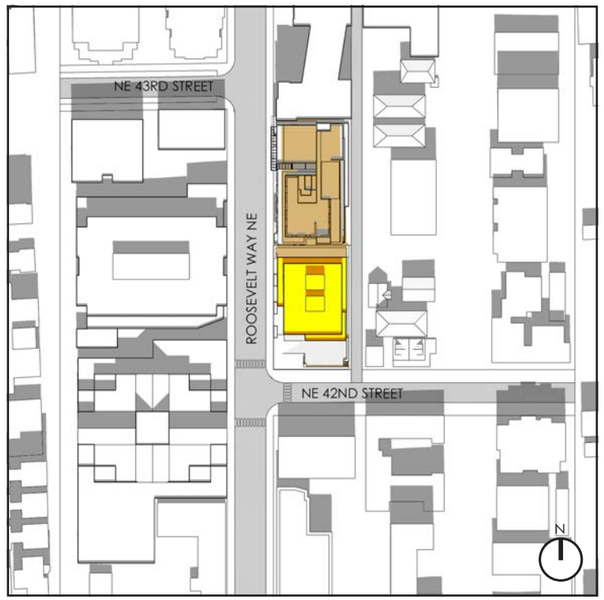
2 PM | SUMMER SOLSTICE June 21st, 2020



4 PM | SUMMER SOLSTICE June 21st, 2020

DESIGN PROPOSAL SEASONAL SHADOW ANALYSIS

10 AM | AUTUMN EQUINOX September 23, 2020



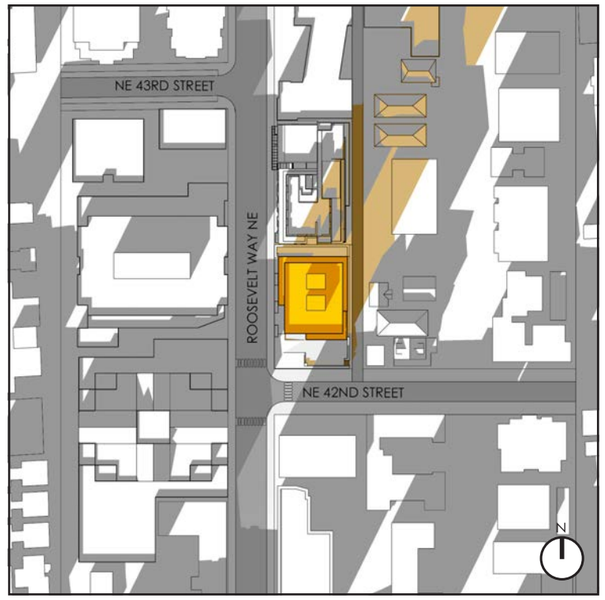
12 PM | AUTUMN EQUINOX September 23, 2020

2 PM | AUTUMN EQUINOX September 23, 2020

4 PM | AUTUMN EQUINOX September 23, 2020

10 AM | WINTER SOLSTICE December 21st, 2020

12 PM | WINTER SOLSTICE December 21st, 2020

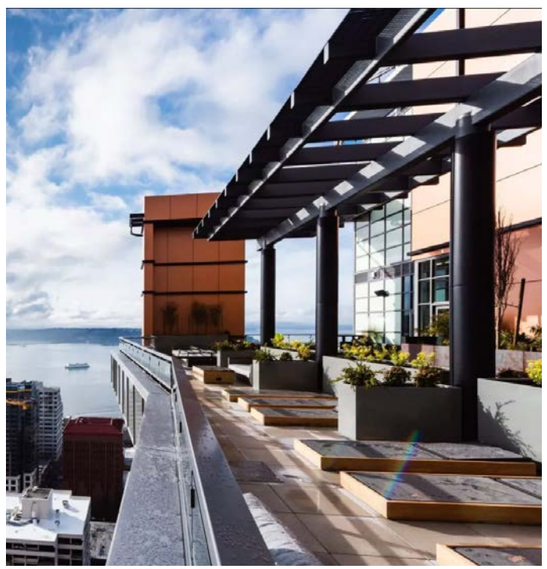


2 PM | WINTER SOLSTICE December 21st, 2020

4 PM | WINTER SOLSTICE December 21st, 2020

DESIGN PROPOSAL LANDSCAPE INSPIRATION

INSPIRATION IMAGES FOR LANDSCAPE CONCEPT


ROOFTOP LOUNGE AREAS


VEGETATION AT SIDEWALKS


PLANTERS TO SOFTEN EDGE OF PLAZA


STREET CORNER PLAZA DESIGN


GREEN AREAS ON ROOF


PLANTERS ON PLAZA

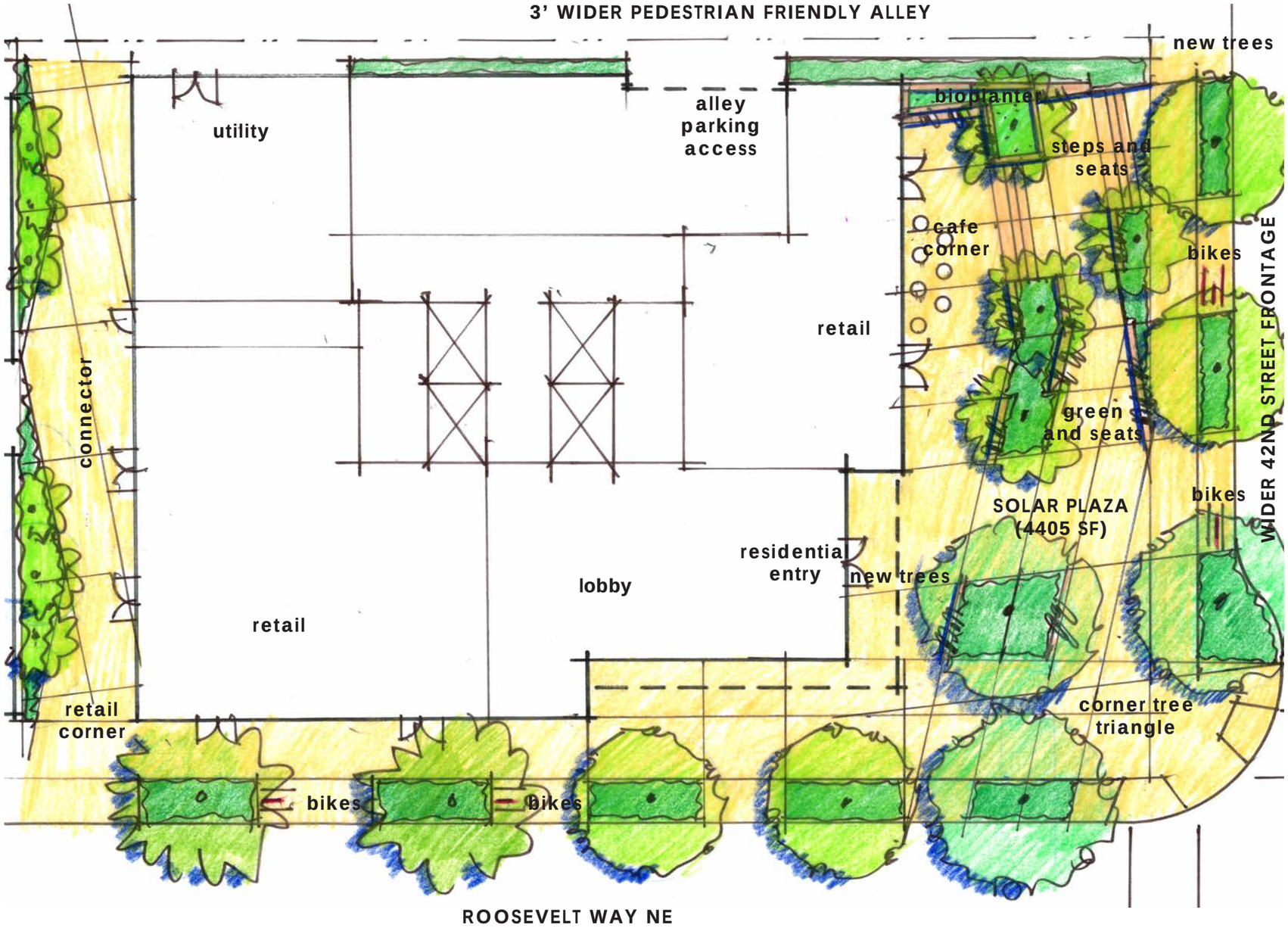

LOUNGE SEATTING AND AREAS


LANDSCAPE AND INTEGRATED SEATING DESIGN

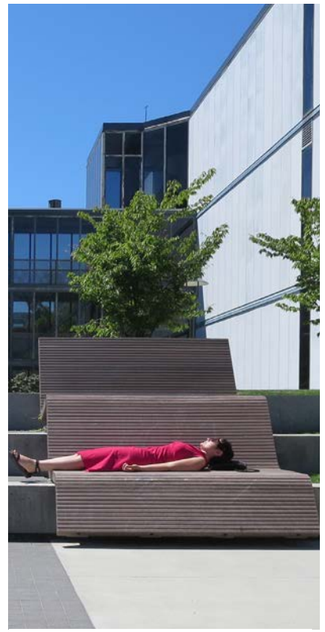
The intent of the landscape design is to provide vegetation buffers and connections to the green street along NE 42nd street as well as along Roosevelt Way NE. The large plaza is designed along the south edge of the site and will allow the community to enter the site and enjoy the pedestrian amenities including seating, artwork and landscaping among other elements. This will be a great community space for the District. Landscaping is also designed on the roof top and will include above-grade planters, pergolas and possibly green wall elements. The planters will be deep enough to accommodate small trees. BBQ grills and outdoor seating areas will also be incorporated into the roof deck for the residents use. All of the planted landscape features on the project will contribute to meeting Seattle Green Factor Requirements.

DESIGN PROPOSAL GROUND FLOOR LANDSCAPE DESIGN

STREET AND PODIUM LEVEL



GREEN AND SEATS



STEPS AND SEATS

ANGLED TOFINO BIKE RACKS