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EARLY DESIGN GUIDANCE - SUBMITTAL
300 W Republican St, Seattle

NEW MULTIFAMILY BUILDING | KOZ DEVELOPMENT

SDCI # 3036974-EG
West Design Review Board Meeting Packet
for February 17, 2021 @ 5:00pm



Project Team

PROJECT ADDRESS

300 W Republican St
Seattle, WA 98119

OWNER

KOZ Development
1830 Bickford Ave
Suite 201
Snohomish, WA 98290

ARCHITECT/DEVELOPER

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1830 Bickford Ave
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Snohomish, WA 98290

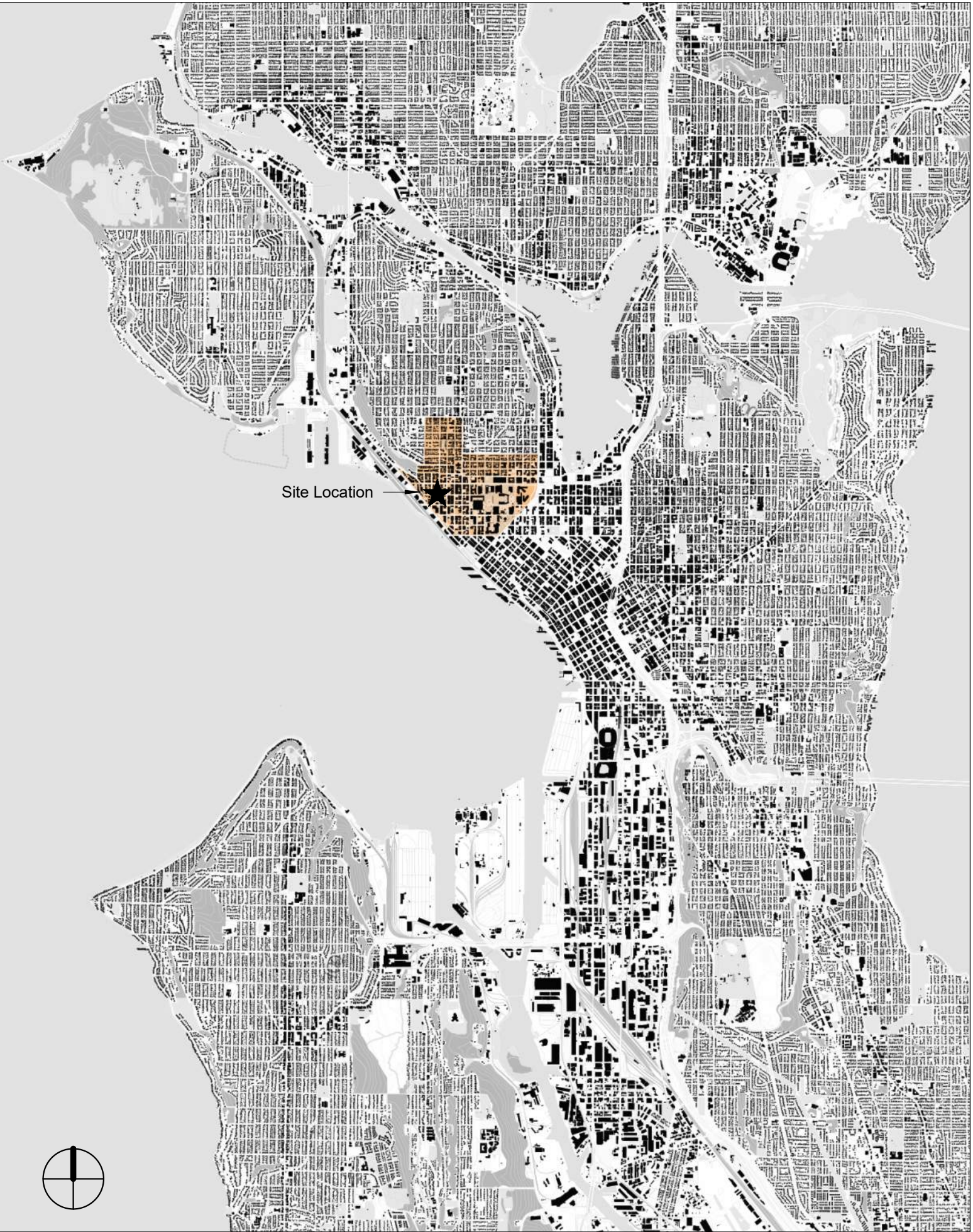
PROJECT DATA

Parcel Number: 199020-0223 & 199020-0224
Lot Size: 14,408sf (0.33-acres)
Neighborhood: Uptown
Zoning: SM-UP 85 (M1)
Overlay: Uptown Urban Center; Uptown Park Character Area
Height Limit: 85'
Equity Area No

Development Goal

PROJECT:

The project proposed at 300 W Republican Street will consist of a 162-unit, 8-story residential apartment building with shared resident amenity spaces on the ground and roof levels. The majority of the upper level units will have views to Elliott Bay to the west and south and views to downtown and Seattle Center to the east. The majority of the units will be small single occupant studios ranging slightly in size from 258sf to 357sf with a few 2-story 1 and 2-bedroom units ranging approximately from 448sf to 634sf. No retail/commercial space is planned, and no on-site parking is provided. The project will seek to contribute and reinforce the character and identity of the historic uptown area.



Summary of Outreach Methods:

KOZ Development LLC has recently conducted the following outreach activities for the early design guidance process in order to gain community input for the proposed project development at 505 3rd Avenue West, Seattle, WA. Below is a list of chosen methods.

Electronic/Digital Outreach

Department of neighborhoods Blog Post: Information was provided to (DON) for the community blog. Project was posted to the blog on September 15, 2020.

Project website and email (High impact): A project website and email was established on September 01, 2020 to provide information about the project and to collect comments and or suggestions. Both email and website are both active as of today’s date. A few emails have been received requesting to be put on a list for future notifications. Project email: mailto:Kozon3rd@gmail.com Project Website: https://koz-on-3rd-neighborhood.webnode.com

Online Survey (High Impact): An online survey was created on September 01, 2020 to collect information for the proposed project. The survey could be found by either an address provided on the posted flyers or from a link provided on the project web site. The survey is still active as of today’s date. There were 2 responses from this survey. https://www.surveymonkey.com/r/MJY6MQG

Printed Outreach

Outreach posters (High Impact): Roughly 30 posters were placed in various locations in and around the site area on 09/14/20 (3 weeks in advance of the meeting) in an attempt to reach out to people and neighbors that might use, live, or work in the area. Posters were hung in high traffic areas on poles as well as off-path intersections, businesses, bus stops, community boards, and other locations likely to attract attention. The posters provided information about the project as well as contact information, website, survey, and the date of a community outreach event. Many of these posters are still visible as of today’s date. At the community meeting it was noted that the posters were an effective method to alert the community.

In-Person Outreach

Community meeting (High Impact): An open community informational meeting was held via virtual “Zoom” meeting on Monday, September 28, 2020 from 4:00-5:00. The meeting was held to inform attendees about the project, address any questions or concerns about the project, and collect input from the community. 6 attendees from the area joined the meeting and provided a lot of great discussions, and useful comments.

Local neighborhood group meeting (High Impact): Prior to the outreach process KOZ met and presented to the Uptown Land Use Review Committee (LURC) on August 19, 2020 from 5:00-6:00 with roughly 13 attendees. This meeting was very helpful and yielded some great discussions and useful feedback.

Comments:

lower level Program:

- One attendee asked if retail will be part of the project?
- One attendee commented that uptown has enough retail and although smaller retail shops are desirable in the area, this location does not seem right for retail at this time.
- One attendee commented that planning for future retail would be a good idea.
- One attendee commented that street level engagement is important and if retail is not proposed a plan for activating the street level should be given consideration.
- One attendee commented that a commercial feel at the base with flexible common space would be good.

Parking:

- One attendee asked if there had been any thought given to parking and where residents are going to park?
- One attendee commented that tenants will be stressed to find parking in the area and that not providing parking for the project does not make sense since residents will not find street parking near the building.
- Two attendees commented that the lack of parking in the project is a good thing to help discourage more cars coming into the area.
- One attendee commented that they moved into the area because there are 5 different main transit lines in the immediate vicinity so owning a car was not essential.
- One attendee commented that the demand for parking in smaller unit buildings is usually lower.

Design:

- Several attendees commented that an activated base is very important.
- One attendee asked if operable doors could be used to open the lobby to the outdoors creating an alcove to further activate the base and create indoor/outdoor space?
- One attendee commented about the need for common area space, and what the plan will be for this building?
- One attendee commented about the lack of common space in their own building and that common area space is important. Covered common space is very useful.
- Nearly all attendees commented/agreed that exterior neon lighting should not be used as a design element (referenced project to the southeast of this site).

Building program:

- One attendee asked about the occupancy and demographic of the units? Longer term residents are more desirable than short term residents.
- One attendee commented that the smaller units seem to be needed in the area.
- One attendee asked if there were any age or income specific reduced offerings for rent in this building? Area is in need of these types of offerings?
- One attendee asked about the general project and program?
- One attendee asked if there will be HALA restricted rent units?
- One attendee asked how likely are we to adjust unit sizes in the future?
- One attendee asked about bike parking and if bike parking will be provided?
- One attendee commented that bike parking should be secure.

General Comments:

- One attendee commented that the flyers where really effective and nice to see.
- A couple of attendees asked if there will be additional opportunities in the future to comment on the project?
- One attendee asked if a mailing list or some kind of alert could be sent out as a notification on the project status?
- One attendee asked if the EDG packet could be presented at an uptown community meeting? (Note: *Koz Development stated in the meeting that they would be willing to present an early version of the EDG packet at an uptown community meeting around the 28th of October and that notifications would be sent out*).

Response

Summary of response to issues raised:

Lower Level Program:

No retail is proposed, however the lower level Republican Street facade will propose a large amount of storefront glazing similar to a commercial/retail storefront condition. The lower level space could feasibly be configured to convert into retail/commercial if future needs arise. The programming of the lower level functions will be situated to activate and engage the building at the street level.

Parking:

No parking is proposed in this project. The response seemed mixed about this issue but overall supportive over the lack of provided parking.

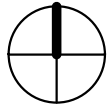
Design:

Activated base; ground level units are currently planned for the 3rd street and north elevations. The concept is that small courtyards, planters, walkways, and exterior entries will activate the lower level along these facades. Planters and landscaping will be proposed to soften the base and create a soft barrier between the private space and public space. Lighting of the exterior will be thoughtful and used as accents vs. a feature element. Common amenity space will be provided via roof deck, interior lobby space, and exterior landscaped patio area. Providing exterior covered space will be a goal of the project.

Building Program:

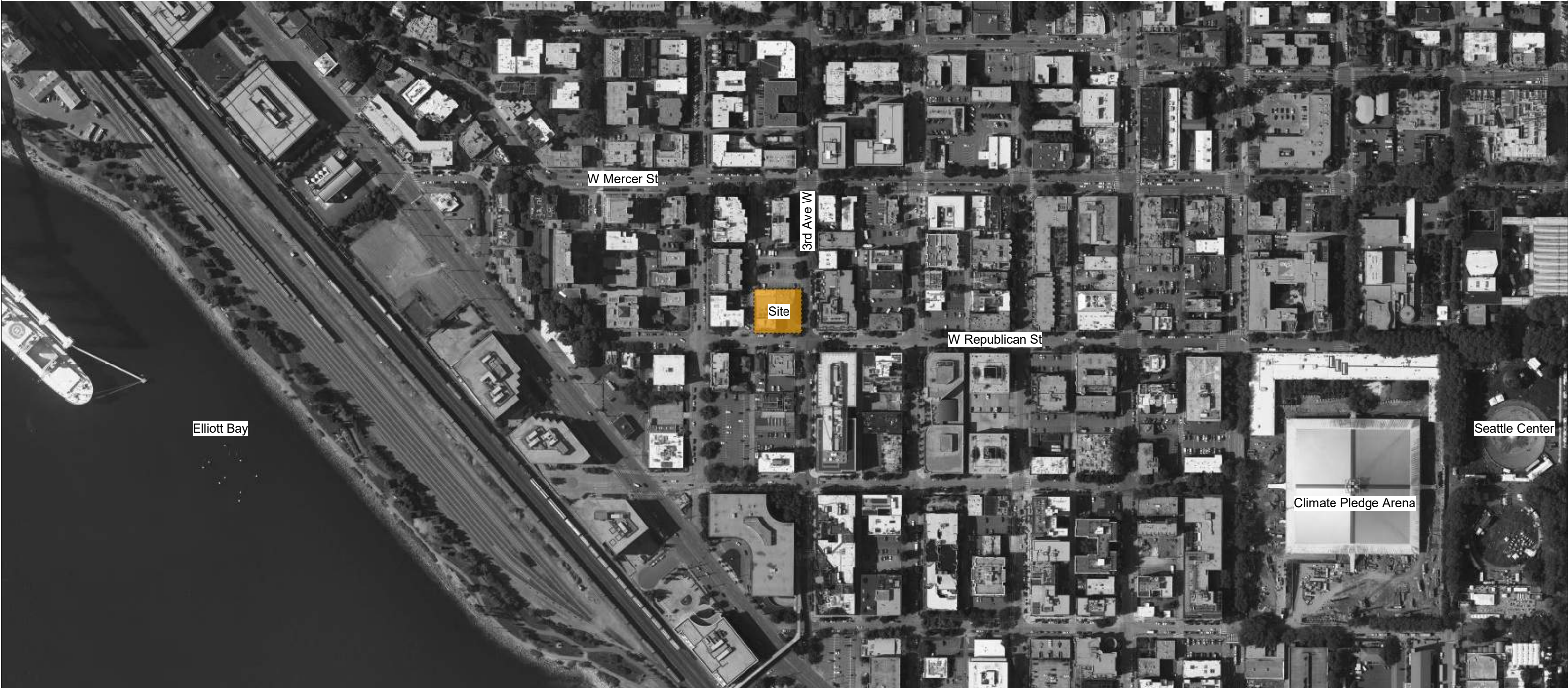
Bike parking will be provided and will likely be proposed as an interior secured element adjacent to the lobby.

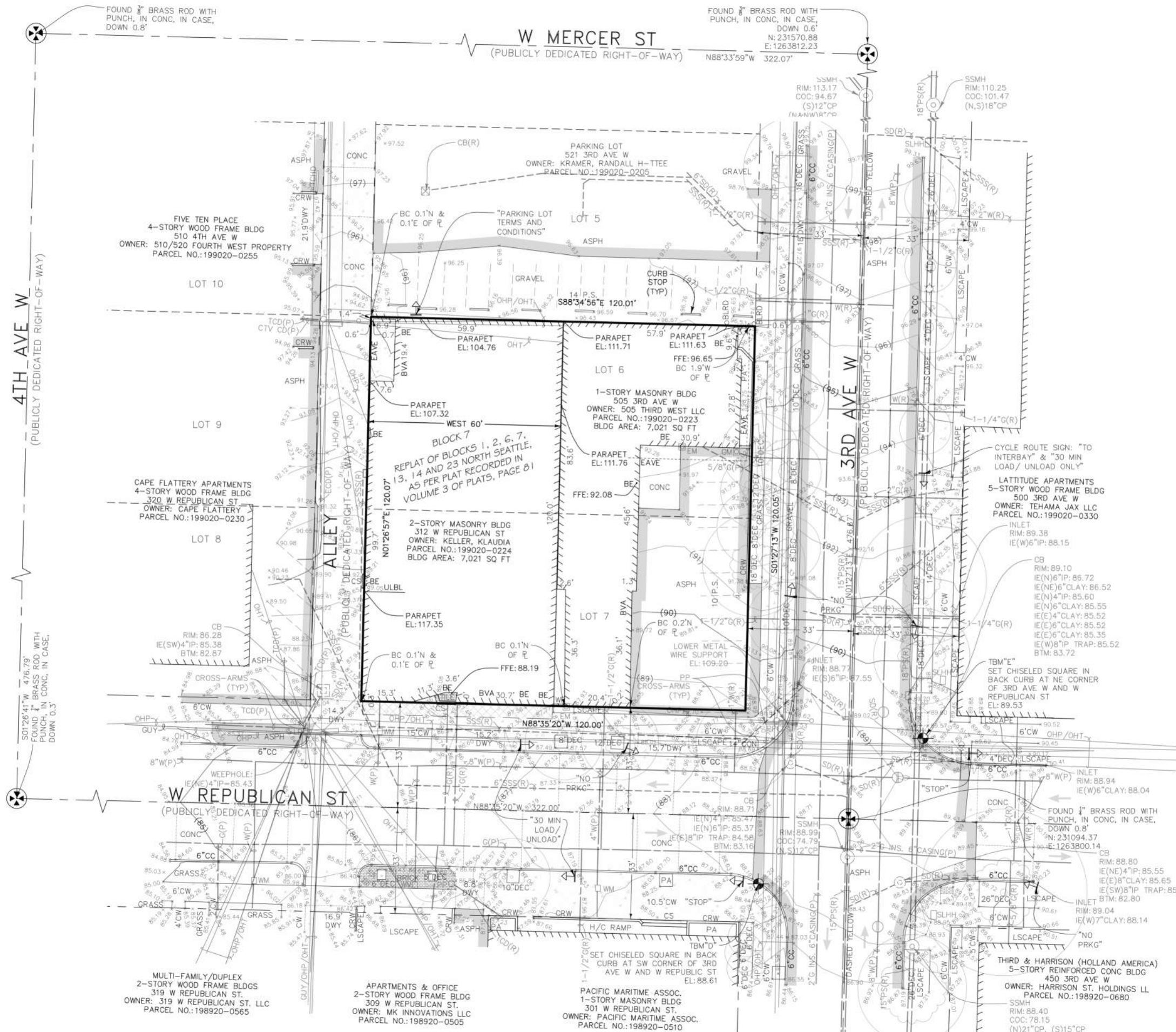
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|---|----------------|----------------------------------|--|----------------------------|
| <p>UP-LURC COMMITTEE PROJECT REVIEW: August 19, 2020 505 3rd W Project was evaluated based on the new Uptown-specific Design Guidelines approved by City Council in February 2019</p> <p>CS1: Site and Context Design ground-level treatments that create a safe, attractive transition between the building, site and the sidewalk.</p> <ul style="list-style-type: none">• The site topography presents some challenges that need to be taken into account with electrical lines along both 3rd Ave W and the alley and a 10ft grade. Residential units are proposed at ground level. The challenge will be how to provide screening and privacy to those units while still creating an attractive pedestrian experience.• The residential entry location was discussed along Republican or 3rd Ave W. There was no consensus at this time siting opportunities and challenges each street represents. Republican offers other existing storefronts, calmer pedestrian flow and an opportunity to increase safety with more activity; 3rd Ave W has more drive-by traffic which may better support commercial uses.• Back of House space off the alley is good.• Separate entry for bicycles is strongly supported. <p>CS2: Sense of Place Use site identity features with art, welcoming signage, distinct architecture or public open space to celebrate this neighborhood as an Arts District.</p> <ul style="list-style-type: none">• While this is not a gateway location, there is pedestrian traffic running north and south along 3rd west and east-west along Republican so special attention needs to be taken designing the lighting and pedestrian-feel around the building. The developer should take special effort to incorporate the Arts + Culture designation of the community.• Corner Site: Uptown Design Guidelines encourage strong corners with buildings that meet the corner. <p>CS2: Sense of Place: Placemaking:</p> <ul style="list-style-type: none">• The developers stated that the landscape plan will eliminate the sense of blank facades however no landscape plan was presented. LURC members will need more information to evaluate this. A large landscape barrier is recommended for the residential units at grade to separate them from the sidewalk.• LURC also encouraged the developer to incorporate creative signage and other opportunities to advance the Uptown-specific logo and incorporation of the new Uptown Branding developed by the UACC.• LURC encouraged the developer to instead focus on creative pedestrian level lighting.• The developer’s recognition of the multitude of design era and styles in Uptown and comment that they wanted the building to “reflect a little of everything” brought comments from LURC members to maintain a focus and choose selectively. <p>PL: Public Life and Connectivity: PL 1: ADD TO PUBLIC LIFE Opportunities to add to public life are especially important for street-facing facades that are adjacent to the Seattle Center.</p> <ul style="list-style-type: none">• Development along Republican offers an opportunity to help meet the “connectivity goals” with Seattle Center. It is important that the design team address ways to create an attractive pedestrian experience along this frontage. <p>PEDESTRIAN VOLUMES + AMENITIES Uptown LURC encourages streetscapes that respond to unique conditions which needs to be addressed. PL 1: ADD TO PUBLIC LIFE ENTRIES, RESIDENTIAL EDGES + GROUND LEVEL USES/DESIGN:</p> <ul style="list-style-type: none">• The entries along 3rd W and Republican need to be designed to provide privacy and screening from pedestrians yet still provide a pleasant visual connection at the sidewalk level.• Design entries must be pedestrian friendly and the design team should review the Uptown specific guidelines identified in PL3 <p>DC: ARCHITECTURAL DESIGN CONCEPT: DC 2: Architecture that emphasizes human scale, streetscape rhythm, quality detailing and materials is more important than consistency with a particular period or style. Uptown’s evolving and dynamic architectural context embraces a range of historical styles, and modern innovative design that is more reflective of the Uptown Arts and Cultural District.</p> <ul style="list-style-type: none">• The proposed preferred design is appropriate and supported by UP-LURC. Noted was the need for architecture detail and a landscape plan as the design progresses. <p>SECONDARY ARCHITECTURAL FEATURES: Need to see how this evolves. DC 4: EXTERIOR ELEMENTS + FINISHES BUILDING MATERIALS: Developer’s design has not progressed enough to comment on this. COMMERCIAL SIGNAGE: Developer’s design has not progressed enough to comment on this.</p> <ul style="list-style-type: none">• Signs for arts and cultural uses that incorporate elements of color and light are also highly encouraged.• Storefront signs and lighting that are unique, integrate creativity and individual expression are desired. <p>COMMERCIAL LIGHTING: Pedestrian-scale lighting for both the public sidewalks and private pathways is encouraged. ADDITIONAL UPTOWN PRIORITIES: Uptown desires a diversity of units, incomes, and uses. To that end, we encourage every developer to provide as much affordable and work force housing as possible by participating in the city’s Multi-Family Tax Exemption Program and the city’s MHA on-site performance option.</p> <ul style="list-style-type: none">• Developer intends to include MFTE units & onsite MHA units which LURC strongly supports. | | | <h2>Response</h2> <p><u>Summary of response to issues raised:</u></p> <p>A follow up meeting with the UP-LURC was held on November 11, 2020 from 4:30-5:30 via virtual zoom meeting. The draft EDG submittal package was presented at the meeting which held responses to most of the previous meeting comments. The following is a brief summary of some of the comments we heard.</p> <p>1.) It was noted that most of the design solutions presented looked like a good acceptable option. No particular design option was favored.</p> <p>2.) The proposed ornamental trees (if used) should be small enough to avoid creating a "tunnel effect" with the street trees. Currently the trees along 3rd avenue have created a dark tunnel-like condition which is not conducive to pedestrian traffic, particularly in the evening when light is low or dark.</p> <p>3.) The front patio area could be a very successful building feature but the treatment of the concrete wall should be thoughtful and deliberate.</p> <p>4.) Ground floor units and courtyards along 3rd ave are supported, privacy seems to have been considered in the current design. The design and screening should encourage tenants to keep window blinds open rather than frequently closed due to lack of privacy.</p> <p>5.) Pedestrian lighting as currently proposed seems to be thoughtfully considered. The final design should encourage pedestrian traffic in the dark.</p> <p>6.) The final landscape design should consider "features" such as boulders or other elements that break up the continuous planters adjacent to the sidewalk.</p> <p>7.) Landscaping planters are favored and consideration should be given to the plant species. It was noted that the project up the block on Republican to the southeast has a nice landscaping treatment.</p> | |
| SDCI # 3036974-EG | Koz on 3rd Ave | 300 W Republican St, Seattle, WA | EDG Packet Feburary 17, 2021 | Neighborhood Outreach 04 |



Uptown

"The design character of Uptown is dynamic and evolving. The range of housing types is broad; detached single-family residences, townhomes, and apartment buildings. The architectural style of the housing stock is varied. A rich collection of 20's, 30's and 40's era apartment buildings, including the art deco influenced multi-family housing along Roy Street, is mixed with a rapidly growing number of new, contemporary, mixed-use apartments and condominiums."





Site Survey

UTILITIES AND IMPROVEMENTS:

Sewer availability will likely come from 3rd Ave where a combined sanitary/storm exists; 15" nearside and 18" farside.

Several existing gas lines come to the site from Republican Street and 3rd Avenue. If possible the project will reuse one of these existing lines, and the others will be capped.

Water availability is still TBD but is thought to likely come from the 8" line on the near side of Republican Street.

Overhead power lines exist along 3rd Avenue, Republican Street, and the alley. A 14' radial clearance is required from overhead power lines to the permanent structure. There are currently several overhead strikes to the structures coming from the alley and from 3rd Avenue south of Republican. New power will likely come from the northeast pole on 3rd Avenue.

ADA paired ramps shall be assessed by a civil engineer. The ramp at the corner of 3rd and Republican adjacent to the project site will need to be replaced.

The alley surface is paved with concrete - no improvements will be required other than patching and repair.

Building Demo: The buildings on the site are planned to be demolished and no salvage of architectural elements are planned.

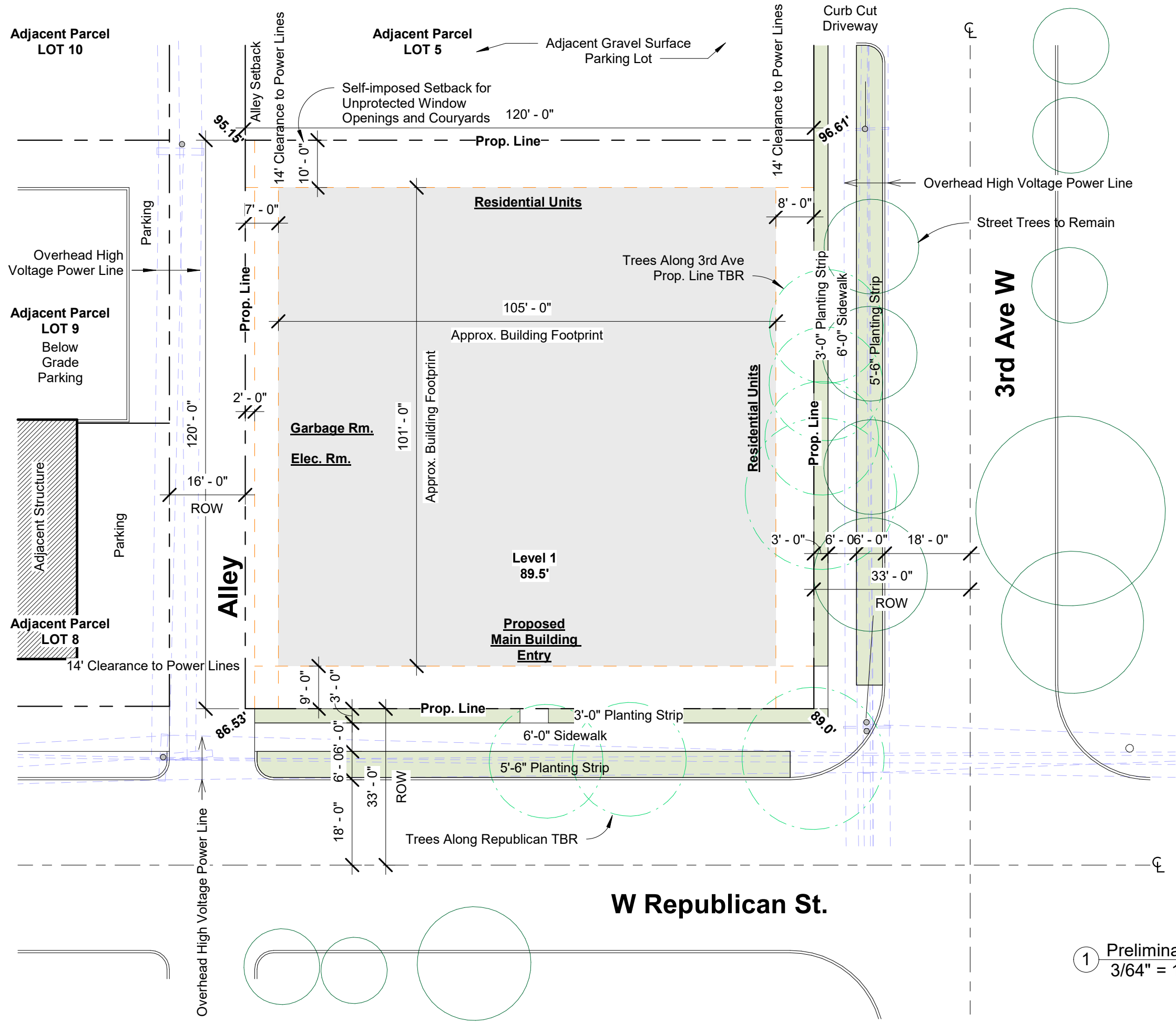
PARCEL NUMBERS

199020-0223; 199020-0224

LEGAL DESCRIPTION

DENNYS D T NORTH SEATTLE REPLAT E 1/2 THE EAST HALF OF LOTS 6 AND 7 IN BLOCK 7 OF A REPLAT OF BLOCKS 1, 2, 6, 7, 13, 14, AND 23 NORTH SEATTLE, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 81, RECORDS OF KING COUNTY, WASHINGTON.

THE WEST 60 FEET OF LOTS 6 AND 7 IN BLOCK 7 OF A REPLAT OF BLOCKS 1, 2, 6, 7, 13, 14, AND 23 OF NORTH SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 81, RECORDS OF KING COUNTY, WASHINGTON



Site Plan

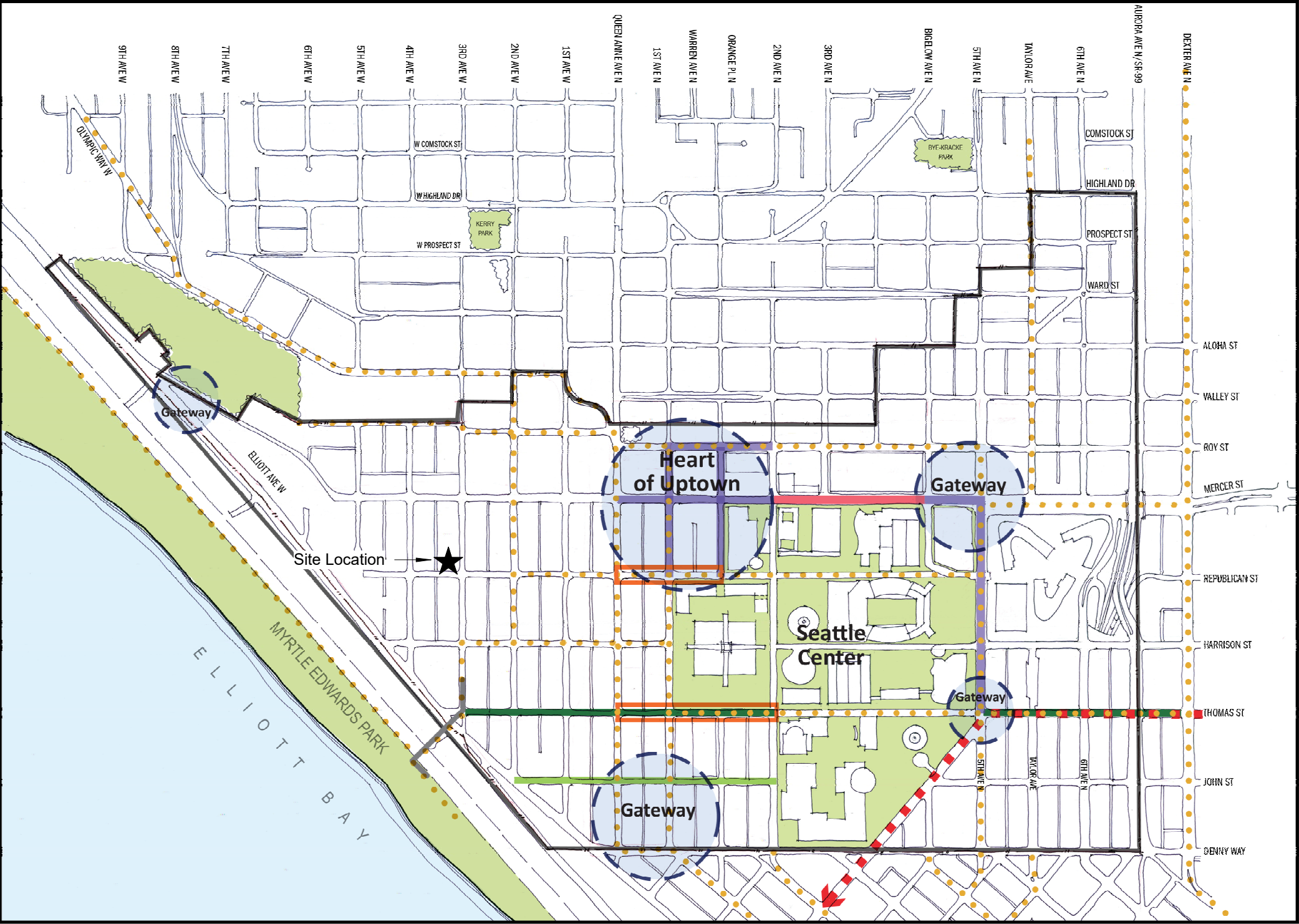
GRADING:
The site has a grade change of approximately 10' diagonally across the site, with the lowest point at the southwest corner and the highest point at the northeast corner.

LANDSCAPE:
The vast majority of the site is developed impervious surface with only a couple of overgrown planters. There is a single row of existing trees along W Republican St in small square cut-outs between the sidewalk and the street. A double row of trees exist in two long planter strips along 3rd Ave W. on either side of the sidewalk. All trees and landscaping are outside of the property line.

The urban forestry preference is to keep both rows along 3rd however due to the proximity of the property line the inner row is not feasible to retain. The outer row nearest to the street are deemed "significant" and are requested to remain. Trees along West Republican Street are non significant and will be removed and replaced.

14' radial clearance is required from overhead power lines to the permanent structure.

High voltage lines exist along the west side of 3rd Ave W., on the North side of W Republican St., and along the west side of the alley.



Location and Vicinity

SITE OVERVIEW:

The site consists of two parcels totaling 14,408sf. The project site is located within the Uptown Urban Center at the base of Lower Queen Anne at the corner of 3rd Avenue West and West Republican Street. Key features within the surrounding area are; Seattle Center and Climate Pledge Area to the east, Myrtle Edwards Park and Elliott Bay to the west, Belltown and the Central business district to the south, and Queen Anne Hill to the north.

- Urban Center Boundary

Center Connections Street

Designated Green Street

Potential Green Street

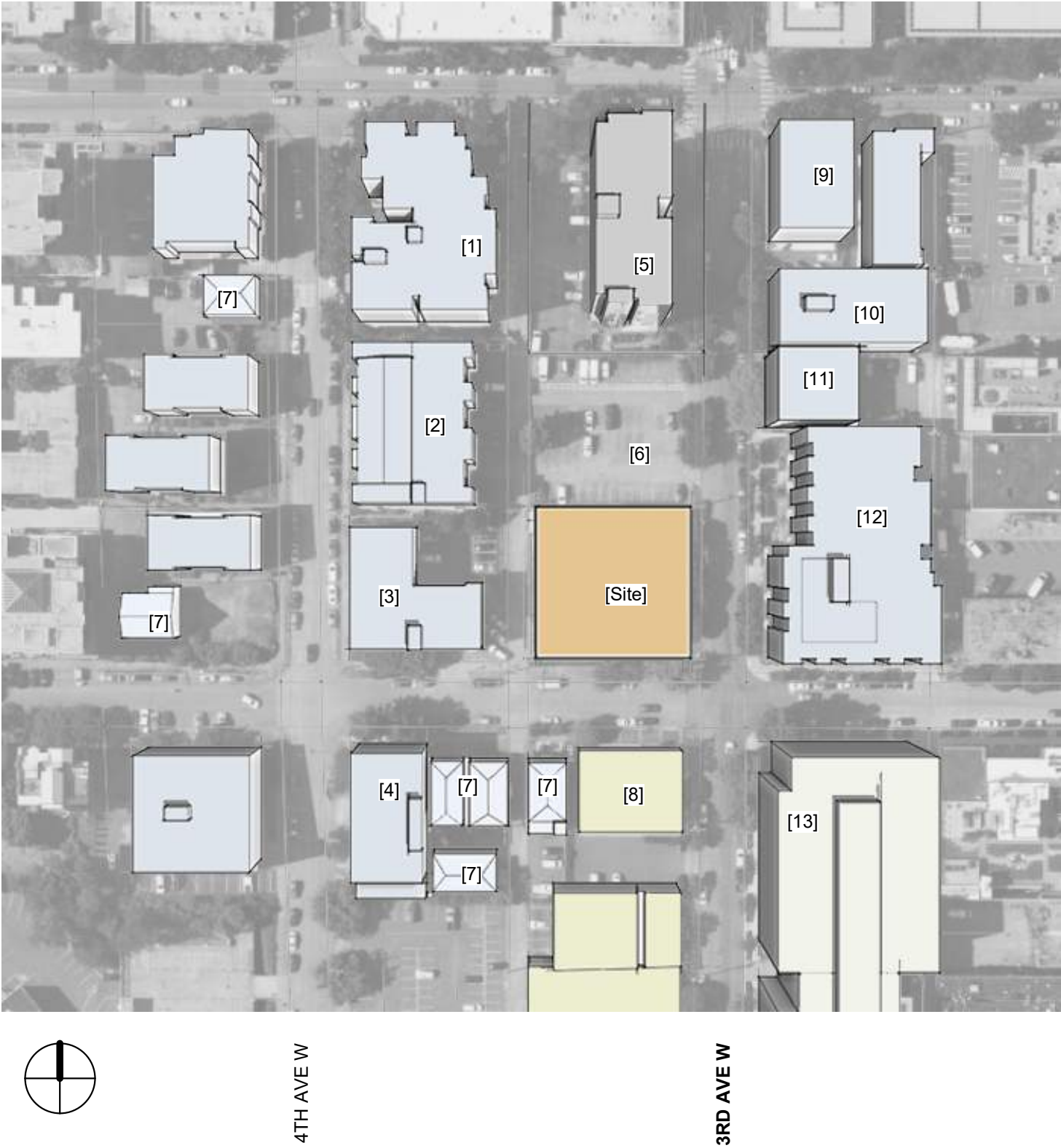
Pedestrian/ Bike Bridge
- Class I Pedestrian Street

Class II Pedestrian Street

Existing or Planned Bike Route

Lake to Bay Trail

Site Overview



Existing Site Conditions

EXISTING SITE:
The existing site is fully developed, and the proposed project would take the place of an existing 2-story brick building, a single-story concrete/wood structure, and a small surface parking lot. The site is bounded by a parking lot to the north, 3rd Ave to the east, Republican Street to the south, and a paved Alley to the west. The project site will have views to Elliott Bay, downtown, and Seattle Center.

ADJACENT PROPERTIES:
The project site abuts only one other lot to the north which is currently a pay-per-use gravel parking lot. To the west accross the alley is a 4-story apartment building with a courtyard facing the alley, to the north (accross the adjacent parking lot) is a 9-story brick apartment building. East of the site accross 3rd Ave is a 5-story apartment building, and directly accross Republican Street is a single story office building.

| | |
|--|---|
| | Mid/Low Rise Residential Apartments |
| | Single Family Residential 2-Stories or Less |
| | High-Rise Residential |
| | Commercial Use 2 stories or less |
| | Commercial Use Mid-Rise 4-5 Stories |

| SITE BUILDING CONTEXT | | |
|-----------------------|--------------------------------|-------------------------|
| 1. | 530 4th Ave W | 5-Stories |
| 2. | 510 4th Ave W | 4-Stories Over Basement |
| 3. | 320 W Republican St | 4-Stories |
| 4. | 323 W Republican St | 5-Stories |
| 5. | Center West Housing | 9-Stories |
| 6. | Surface Parking Lot | Undeveloped |
| 7. | Private Single Family Houses | 2-Stories |
| 8. | Pacific Maritime Association | Single Story |
| 9. | Betty May Apartments | 3-Stories |
| 10. | 528 3rd Ave W | 4-Stories |
| 11. | 520 3rd Ave W | 3-Stories Over Basement |
| 12. | Latitude Queen Anne Apartments | 5-Stories |
| 13. | Holland America Group | 5-Stories |



A) Single story business on the south side of Republican Street directly across from the project site.



B) 2-story residential single family homes on the south side of Republican across from project site.



C) 5-story residential building on the south side of Republican Street, southwest of the project site.



D.1) 4-story residential building on the west side of the alley facing Republican street.



D.2) 4-story residential building on the west side of the alley. Courtyard facing the alley.



E) Multi-family residential buildings northeast of the site facing the alley.



F) 9-story residential building directly north of the project site with the pay-per-use parking lot in the foreground.



Site Map



G) Multi-family residential building northeast of the project site along the east side of 3rd Ave.



H.1) 5-story residential building on 3rd Avenue directly across from the project site.



H.2) 5-story residential building on the the corner of Republican Street and 3rd Avenue facing Republican Street.



I) Holland America Group Building southeast across Republican and 3rd.



J) New Multi-family residential building southeast along the south side of site along Republican.



Site Map



Existing Southwest Corner.
Little to no response to planned minor node.
Little to no response to planned green street.



Existing Street View Facing North on 3rd Ave W
Planting strips are evident on both sides of the street between the sidewalk and the road.

Urban Design

BUILDING SITE CONTEXT

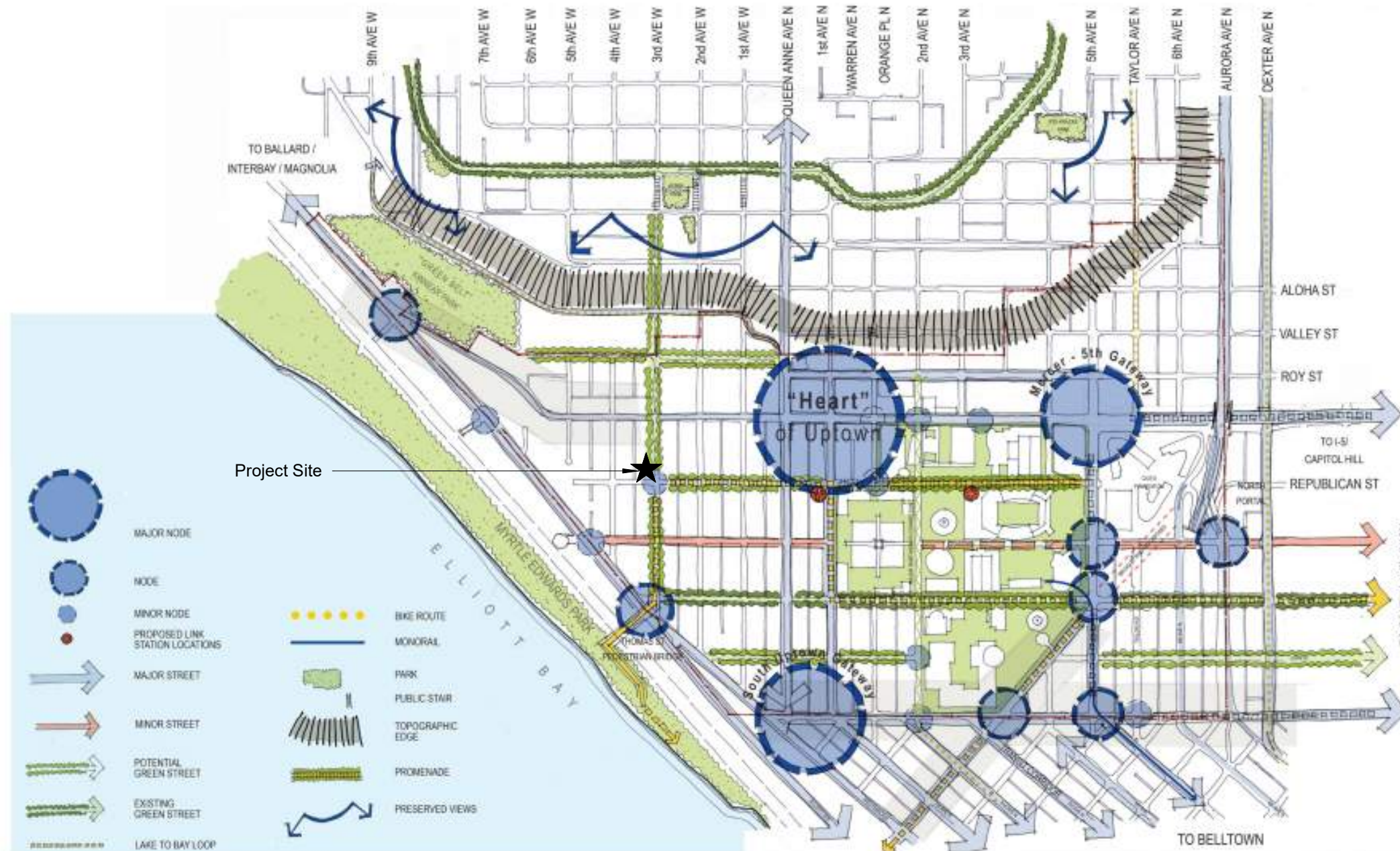
The project site is located on a minor community node corner a few blocks west of the "heart of uptown".



Existing Northeast Corner of 3rd and Republican.
Minimal response to planned minor node.
Street trees and planting seem to respond to planned green street concepts.



Existing Southeast Corner of 3rd and Republican.
Minimal response to planned minor node.
Street trees and planting seem to respond to planned green street concepts.



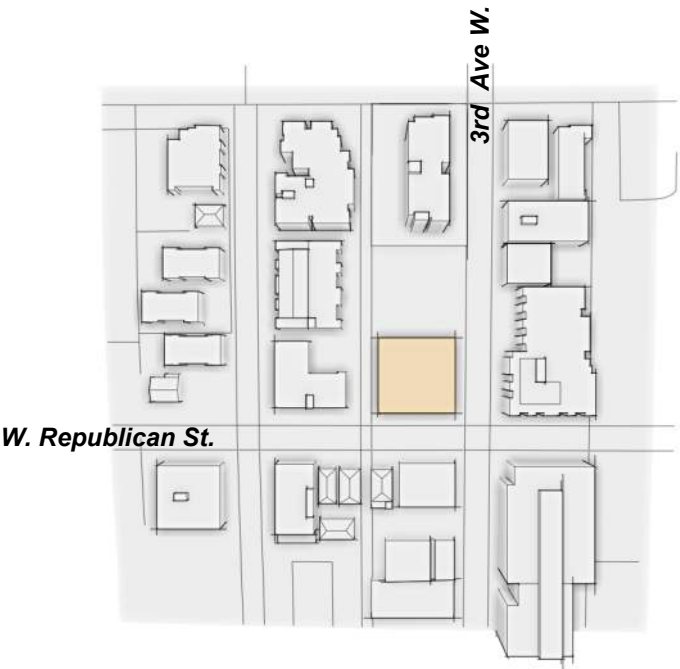
A sketch of activity nodes, gateways, view corridors, open space, and transportation. (City of Seattle)

Northeast View



Site Context

BUILDING CONTEXT
As with much of the Seattle area uptown is a neighborhood in transition and currently consists of an eclectic mix of building types and uses, ranging from large, early-twentieth century warehouses and various apartment buildings to new modern commercial office buildings and recent mixed-use multifamily projects. There are also many sites of low density with surface parking lots, single family homes and single story office and commercial buildings. The area also consists of small commercial establishments, such as gas stations, bars, grocery stores, general retail, hotels, and small restaurants. There is a broad variety of building materials used in the area.



Project Site



A: 3rd Avenue West Street Elevation Looking west.

Opposite of Site



B: 3rd Avenue West Street Elevation Looking east.



Existing street elevation images taken from the previous EDG design packet created by WeinsteinA+U

Project Site



A: West Republican Street Elevation Looking north.

Opposite of Site



B: West Republican Street Elevation Looking south.



Site Map

Existing street elevation images taken from the previous EDG design packet created by WeinsteinA+U



A: Alley Elevation Looking west.



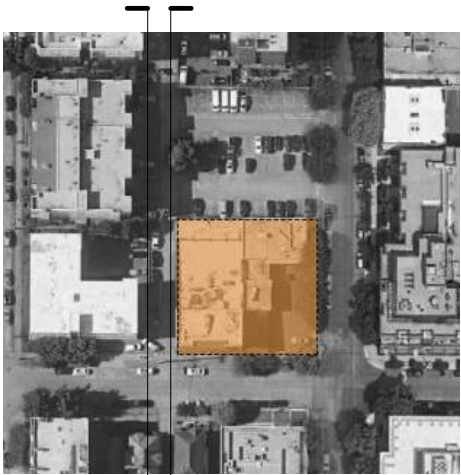
B: Alley Elevation Looking east.



View looking South Down Alley

The adjacent properties facing the alley, opposite the project site, all have comparable building features; A row of vehicle parking in front of the building, dumpster staging in various locations, pockets of landscaping, open balconies or walkways, and unit windows looking onto the alley.

Parking and dumpster staging in the alley is common on all sites.



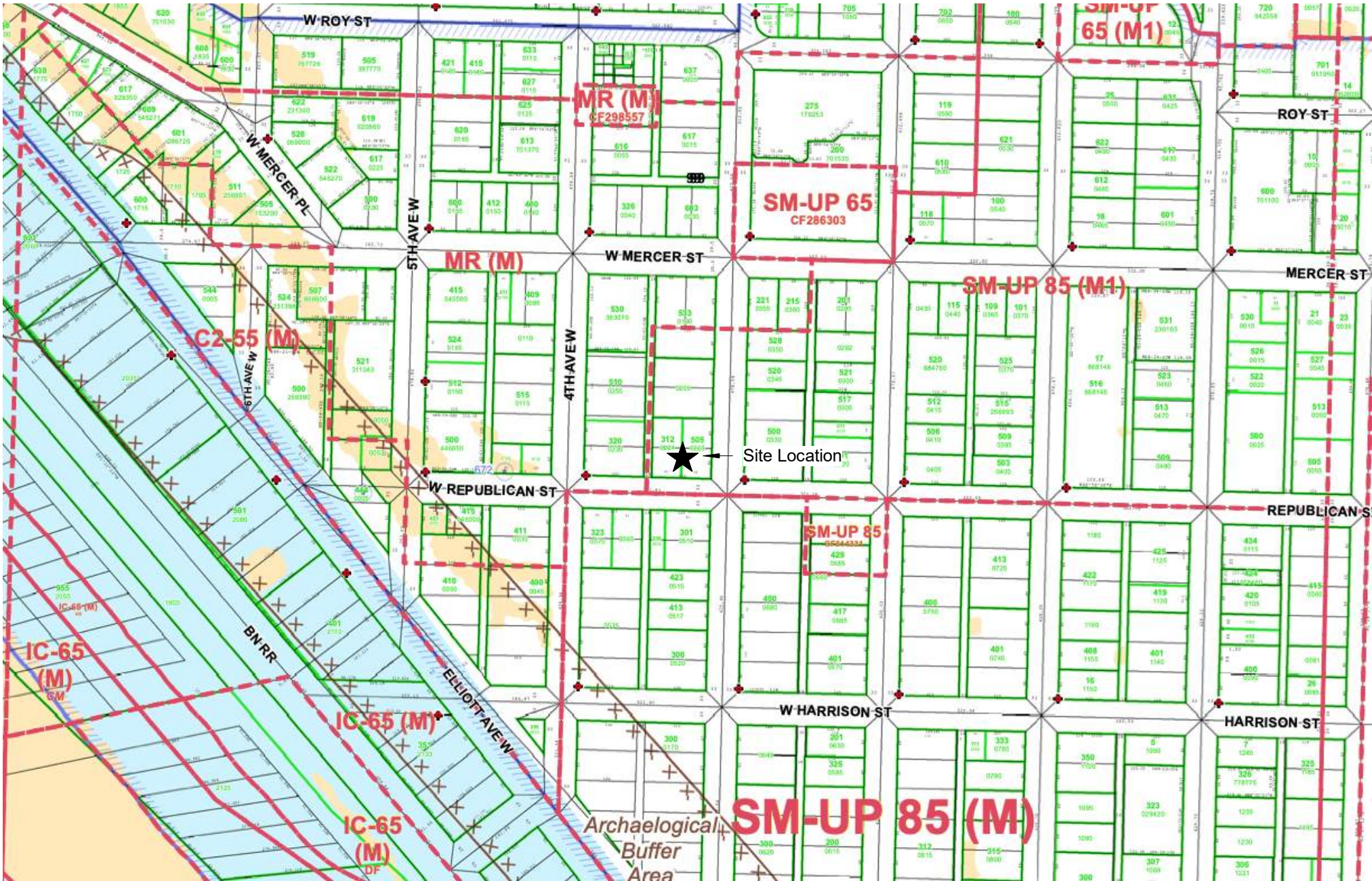
A B Site Map

Partial Area Zoning Map

SITE ZONING:
The site is zoned SM-UP 85 (M1)
The alley adjacent to the west of the site is the boarder of the MR (M) zone

ZONING:
The area's recent upzone is anticipated to encourage density with new development to infill underutilized sites with existing commercial uses and surface parking lots. The 85ft height limit will allow an 8-story structure.

LAND USE:
The Neighborhood consists primarily of commercial office and multi-family residential land uses. To the east the area contains a large number of school and institutional uses that consist of the Seattle Center, various churches and other entities. The site has a direct connection to Myrtle Edwards Park via the W Thomas St Overpass to the south via 3rd Ave W. There are a significant number of new projects and projects under construction in the nearby area and further development of similar scale and size will likely follow. One candidate for future development is the adjacent parking lot directly to the north of the project site.



Site Overview



Existing Site/Area Conditions

THE UPTOWN URBAN CENTER:
"Seattle's Uptown neighborhood is one of the City's oldest neighborhoods. Initially settled by the Denny family in the late 1800's, the neighborhood has been shaped by several significant development periods, including the World's Fair of 1962 which established Seattle Center. Uptown today is a destination for visitors throughout the region. Uptown is home to Seattleites seeking to live close to downtown, a center for the performing arts, a place for families and the locaton of a growing workforce."

TRANSIT:
The neighborhood is served by automobile traffic as well as 5 different main tranist lines and other readily available public transportation systems. The site has a strong connection to pedestrain and bike paths, such as the W Thomas St overpass. The overpass connection along with public transit encourages a pedestrian oriented environment with easy access to Myrtle Edwards Park, Olympic Sculpture Park, Seattle Center, and other close by neighborhoods and parks. With the recent upzone, it is anticipated that the area will become even more pedestrian and bike-friendly as new developments occur.

- PLAN NOTES:**
- 1. Street Facing Entry
 - 2. Private Courtyard
 - 3. Alley Facing Residential Unit Windows



A) View of northeast power pole on 3rd. Showing existing street lighting and high voltage lines along 3rd Ave.



B) View facing north showing the southeast power pole with high voltage lines running up 3rd Ave.



C) Site view facing northwest showing the southeast power pole with high voltage lines running up 3rd Ave and along Republican Street.



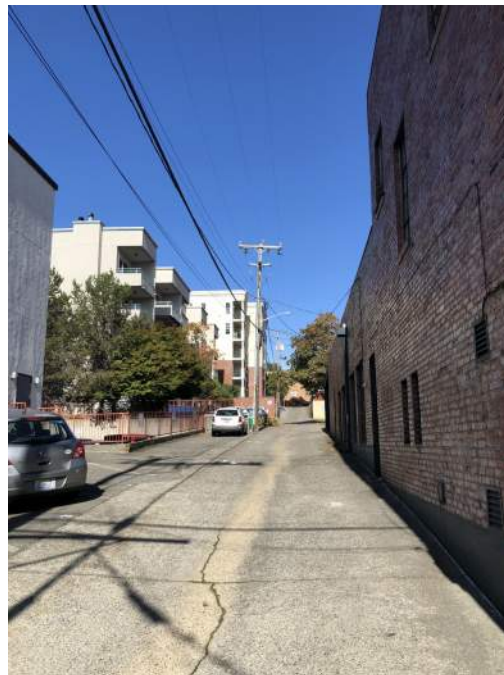
D) Southeast power pole with high voltage lines running up 3rd Ave and along Republican Street.



E) Site view facing south from the adjacent parking lot.



F) Site view facing north into the alley showing the southwest power pole with high voltage lines running up the alley.



G) Site view facing north showing the northwest power pole with high voltage lines running up the alley.



H) Architectural character on the existing 3rd street building.

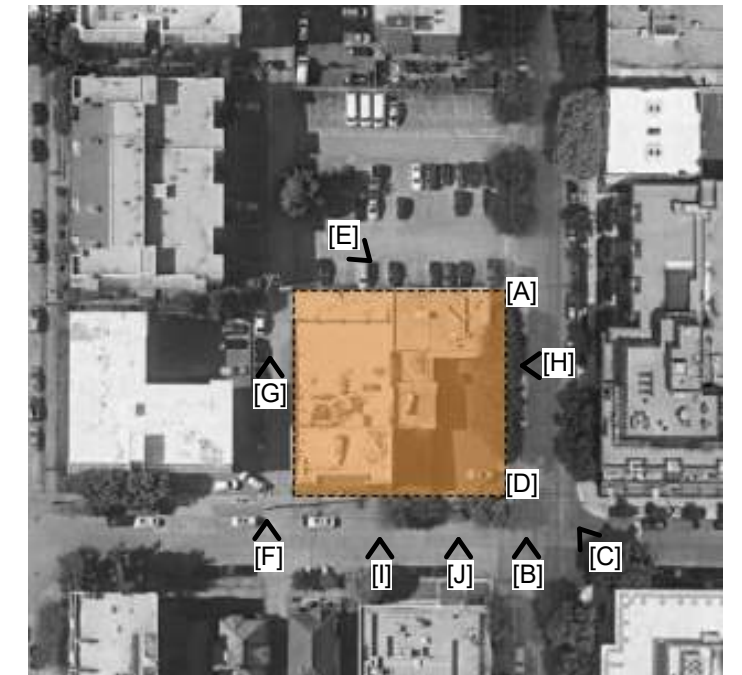


I) View of existing brick building facing north along Republican street.



J) Existing wood and masonry building.

Site Photos



Site Map

SEATTLE ZONING CODE SUMMARY

| | | | | |
|--|----------------|--|------------------------------|--|
| Parcel Number Lot Area Zoning Overlay Permitted Uses | | 99020-0224; 199020-0223 14,408sf (0.33 acres) SM-UP 85 (M1) Uptown Urban Center; Uptown Parck Character Area All uses permitted outright | | |
| Street Level Standards | | <ul style="list-style-type: none">A min. of 60 percent of the street-facing facade must be transparent if slope is less than 7.5 percent, minumum 45 percent transparent if slope exceeds 7.5 percent.Except for institutional uses, nothing shall completely block views into and out of the structure between 4 ft and 7 ft above adjacent grade.Blank facades are limited to segments 15 ft wide.The total width of all blank facade segments shall not exceed 40 percent of the width of the street-facing facade of the structure on each street frontage.Any blank segment of a street-facing facade shall be separated by transparent areas that are at least 2 ft wide | | <p>The design intent of the Republican St. facade shall have storefront glazing for the lobby and ground level functions that would meet or exceed the minimum requirements.</p> <p>The 3rd Ave facade will have residential units facing the street with a large amount of glazing which would meet or exceed the minimum glazing requirements.</p> |
| Structure Height | | <ul style="list-style-type: none">85 ft as zoned.Open railings, planters, skylights, clerestories, greenhouses, solariums, parapets and frewalls permitted up to 4 ft above height limit.Solar collectors may extend up to 7 ft above maximum height limit with unlimited rooftop coverage.Mechanical equipment, stair and elevator penthouses allowed to extend up to 15 ft above height limit.<ul style="list-style-type: none">Total coverage of stairs, elevators, and mechanical equipment not to exceed 25 percent of roof area.Rooftop features require 10 ft set back from edge, not including stairs, elevators, and mechanical equipment.Rooftop mechanical equipment and elevator penhouses shall be screened with fencing, enclosures, or other structures. | | <p>The project will take advantage of the 85' height limit to get 8 levels.</p> |
| FAR | | <ul style="list-style-type: none">Maximum FAR for structures that include residential use: 5.25 The following exemptions per 23.48.020 apply.<ul style="list-style-type: none">Exemption B.2 - Portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, excluding access.Exemption B.3 - As an allowance for mechanical equipment, in any structure 65 feet in height or more, 3.5 percent of the total chargeable gross floor area in a structure is exempt from FAR calculations.Exemption B.6 - The floor area of required bicycle parking for small efficiency dwelling units or congregate residence sleeping rooms, if the bicycle parking is located within the structure containing the small efficiency dwelling units or congregate residence sleeping rooms. Floor area of bicycle parking that is provided beyond the required bicycle parking is not exempt from FAR limits. | | |
| Amenity Area | | <ul style="list-style-type: none">Amenity areas are required in an amount equal to 5 percent of the total gross foor area in residential use.<ul style="list-style-type: none">Gross foor area excludes areas used for mechanical equipment and accessory parking.Bioretention areas qualify as amenity areas.All residents shall have access to the required amenity area.A maximum of 50 percent of required amenity area may be enclosed.Common amenity areas shall have a minimum horizontal dimension of 15 ft or 10 ft for landscaped open space located at street level and accessible from the street.Minumum size for required amenity area is 225 sf.Amenity provided as landscaped open space located at street level and accessible from the street shall be counted as twice the actual area towards the requirement. | | <p>Amenity space will be provided by a few options.</p> <p>1.) Upper level roof deck.</p> <p>2.) Interior lobby sitting area.</p> <p>3.) Exterior street level courtyard, located at street level with landscaped area. Counts as twice the area.</p> |
| Landscaping | | <ul style="list-style-type: none">Landscaping must achieve a Green Factor score of 0.30 or greater.Existing street trees shall be retained unless the Director of Tranportation approves their removal. | | <p>Ample landscaping shall be provided to meet the minimum standard. The base of the project will use landscape planters to help contend with grading issues, provide screening between public and private space, and to soften the base of the structure at the pedestrian level.</p> |
| Light and Glare | | <ul style="list-style-type: none">Exterior lighting must be shielded and directed away from adjacent uses.Interior lighting in parking garages must be shielded to minimize nighttime glare affecting nearby uses. | | |
| Parking | | <ul style="list-style-type: none">No vehicle parking is required in Urban Centers. <p>Bike Parking (For residential uses, after the first 50 spaces for bicycles are provided, additional spaces are required at three-quarters the ratio shown in Table D.)</p> <ul style="list-style-type: none">Residential Long Term: 1 Space Per Dwelling Unit.Short Term: 1 Space Per 20 Dwelling Units. | | <p>Long term bike parking: 50+(112 @.75 per unit = 84) = 134 Total</p> <p>Short term bike parking: 162/20 = 8</p> |
| Setbacks | | <ul style="list-style-type: none">A 2 ft setback is required along the west side of the site for alley ROW. | | <p>2' building has been provided.</p> |
| SDCI # 3036974-EG | Koz on 3rd Ave | 300 W Republican St, Seattle, WA | EDG Packet Feburary 17, 2021 | Zoning Code Summary 20 |

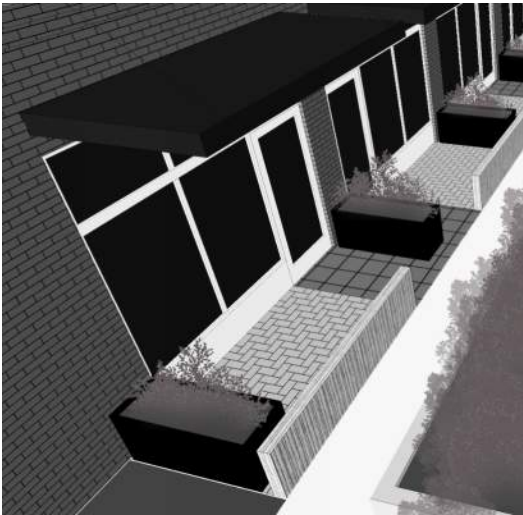
Responding to Design Guidelines



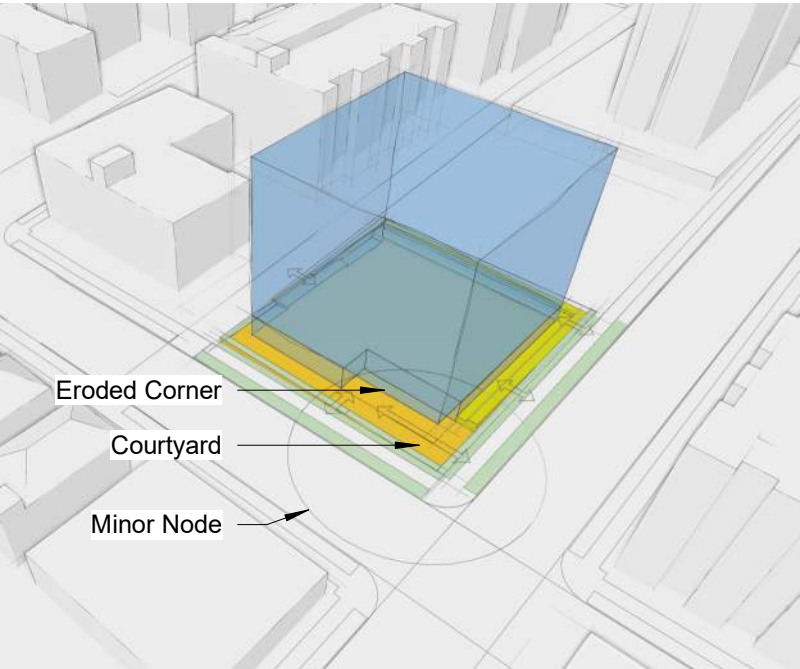
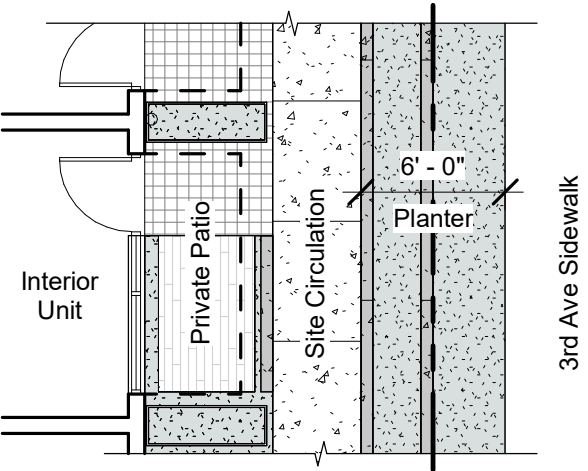
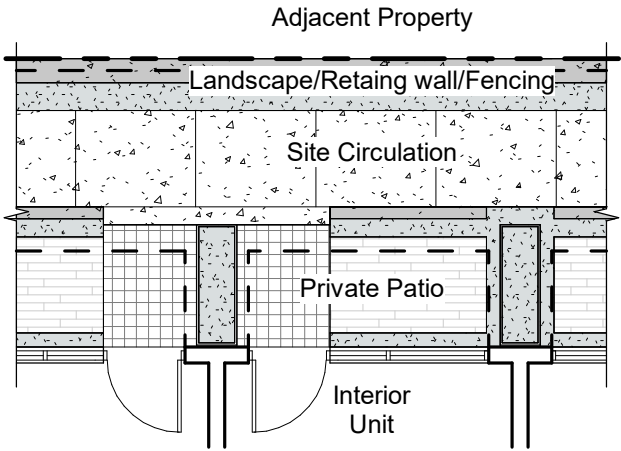
Example of Grade Transition at Residential Units.



Example of Interior Unit Grade Transition.



Example of Residential Unit Patios.



Example of Eroded Corner and Street Level Courtyard

CONTEXT & SITE CS1 NATURAL SYSTEMS AND SITE FEATURES

Use natural systems and features of the site and its surroundings as a starting point for project design.

1.) Topography

- The ground level of the building will respond to the existing topography of the site, particularly along 3rd Ave. Entry points onto the site will be located at strategic points that work with the existing grades.
- The transition between the sidewalk and entry stoops will incorporate landscaping, stairs, and rockeries to provide a visual connection and a boundary between private and public. The goal will be to provide screening and privacy to the units while still creating an attractive pedestrian experience.
- Fencing is planned to be used as additional screening and security, and will step or respond with grade changes.
- Screening, fencing and gates will be open and transparent to the public way for a balance of privacy and visibility that promotes safety via "eyes on the street".

PUBLIC LIFE PL3 STREET LEVEL INTERACTION

Encourage human interaction and activity at the street level with clear connections to building entries and edges.

2.) Residential Edges on Pedestrian Streets

- Level 1 unit entries shall incorporate ground floor "porch" features such as low-level landscaping, paving, lighting, and stoops to create individual safe private outdoor spaces.
- Window shades for ground floor units shall raise and lower from the top and bottom to provide interior natural light and privacy.
- Operable windows shall be provided at all ground floor units. Glazing to be maximized as allowable by code to enhance security and provide natural interior light.
- All entrances, courtyards, walkways, and usable spaces shall be designed for accessibility and universal access.
- Weather protection shall be proposed at level 1 unit entries.
- A physical "threshold" along 3rd ave and Republican with a wide +/-6' planter is proposed to provide separation and pedestrian interest.

CONTEXT & SITE CS2 URBAN PATTERN AND FORM

Strengthen the most desirable forms, characteristics and patterns of the surrounding area.

1.) Sense of Place: Placemaking

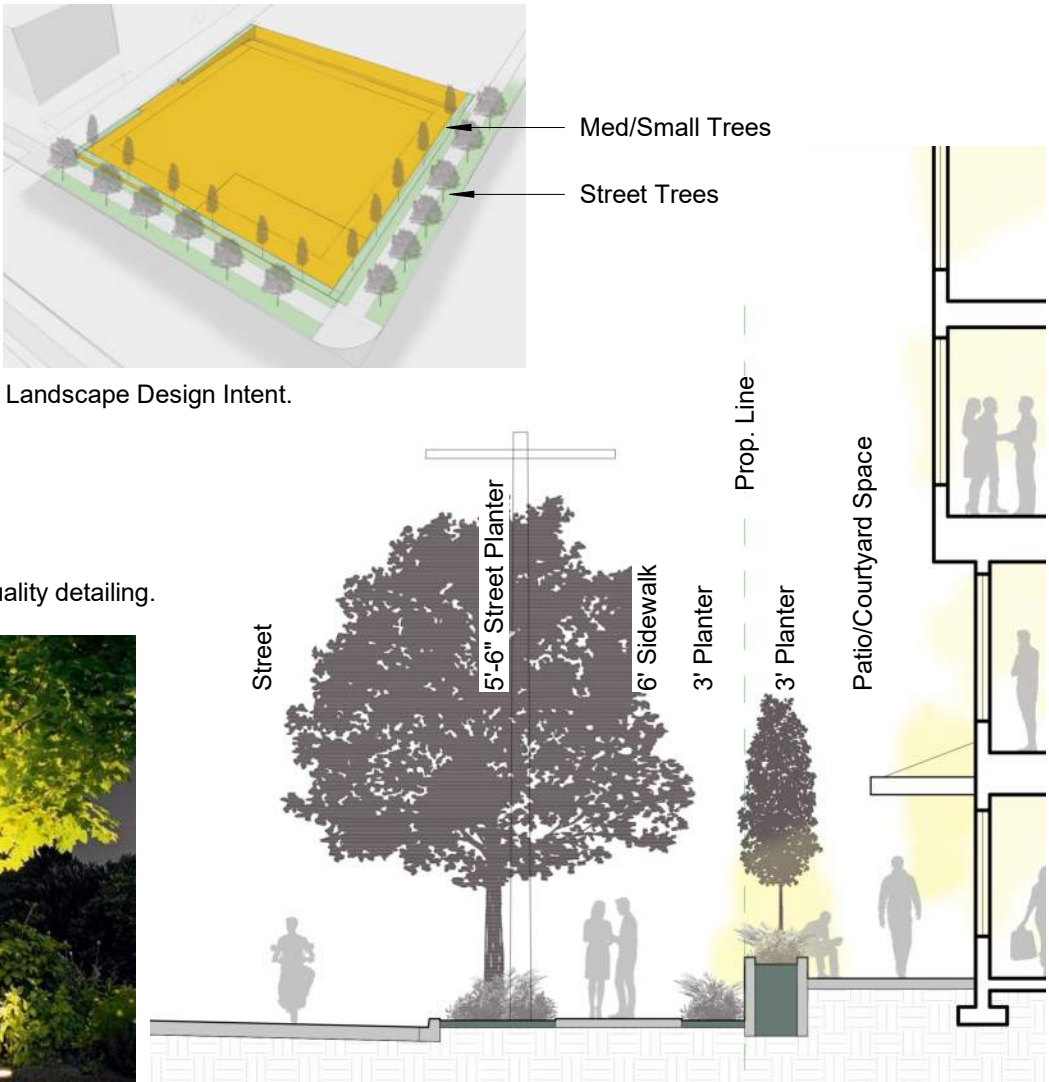
3.) Corner Sites

- Pedestrian level lighting within the planters and around the building will be used to enhance, encourage, interest and provide security for pedestrians.
- Create a unique architectural gesture at the corner of 3rd and Republican that becomes a focal point for the project that addresses the unique corner location.
- Use open space at the main level to promote activity and "activate" the corner at the pedestrian level.
- Locate interior common space adjacent to the exterior open space to add interest and promote additional engagement at the pedestrian level (potential for spatial connection).
- Integrate the building entry along with the exterior open space.
- The primary building entry shall engage the street, sidewalk and shall be identifiable using key features such as storefront glazing, canopy for weather protection, changes in materials, and articulation of the building mass. The building entry shall be a pedestrian focal point.

Responding to Design Guidelines



Example of architectural scale and quality detailing.



Landscape Design Intent.



Example of landscape lighting.

Lighting used for security and pedestrian engagement/interest.



Short-term bike storage strategically placed to encourage usage.



Example of well lit and well designed bike storage

DESIGN CONCEPT
DC2 ARCHITECTURAL CONCEPT

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

1.) Architectural Context

- Building materials and architecture shall emphasize human scale, streetscape rhythm, and quality detailing.
- Design considerations shall be given to all facades of the project. Materials, massing, and form shall be translated around all corners and intentionally wrapped and detailed to continue the design concept on all parts of the structure.
- Ground level courtyards shall engage the public ROW and will encourage interaction at the pedestrian level.
- Low level landscaping and other architectural features provide an "edge" at the interface of the courtyards and public ROW.
- Street trees and yard trees will be proposed to add texture, color, screening, and scale at the pedestrian level.

DESIGN CONCEPT
DC4 EXTERIOR ELEMENTS & FINISHES

Use appropriate and high-quality elements and finishes for the building and its open spaces

1. Building materials
2. Signage
3. Lighting
4. Landscaping

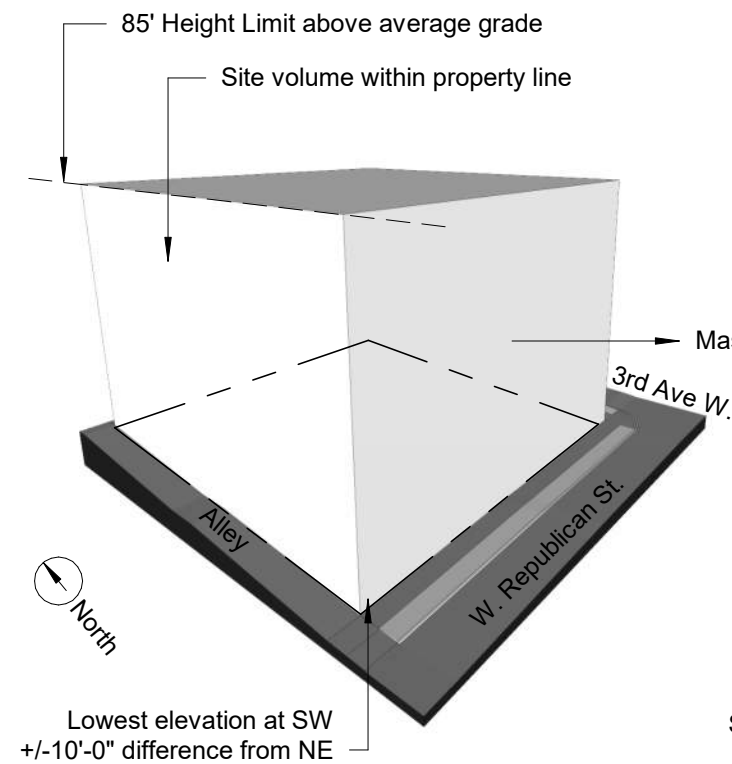
- Wall mounted building lighting shall be proposed along the base of the building. At the lower level units the fixture type would change style to help create an individual expression and residential feel.
- The landscape planters along the sidewalks shall have appropriate pedestrian-scaled lighting within the planters.
- Lighting shall be used to provide security, safety, and interest to outdoor spaces and building features such as entries and feature walls. Warm tone diffuse lighting shall be used to prevent unneeded light pollution to the surrounding area.
- Building signage: A building sign will be used to identify the building and will incorporate elements of color and light to create a unique, creative, and individual expression for the project.
- Material choices will reflect quality, durability, and shall consider maintenance and longevity, such as materials that do not require re-painting or continuous maintenance.
- Materials shall provide texture and help to emphasize mass and scale.
- Plant selection shall consider height, texture, durability, and species variation. Native, low maintenance, low resource planting shall be proposed. Planting shall be used to emphasize edges and create zones at the pedestrian level.

PUBLIC LIFE
PL4 ACTIVE TRANSPORTATION

Incorporate design features that facilitate active forms of transportation such as walking, bicycling and use of transit.

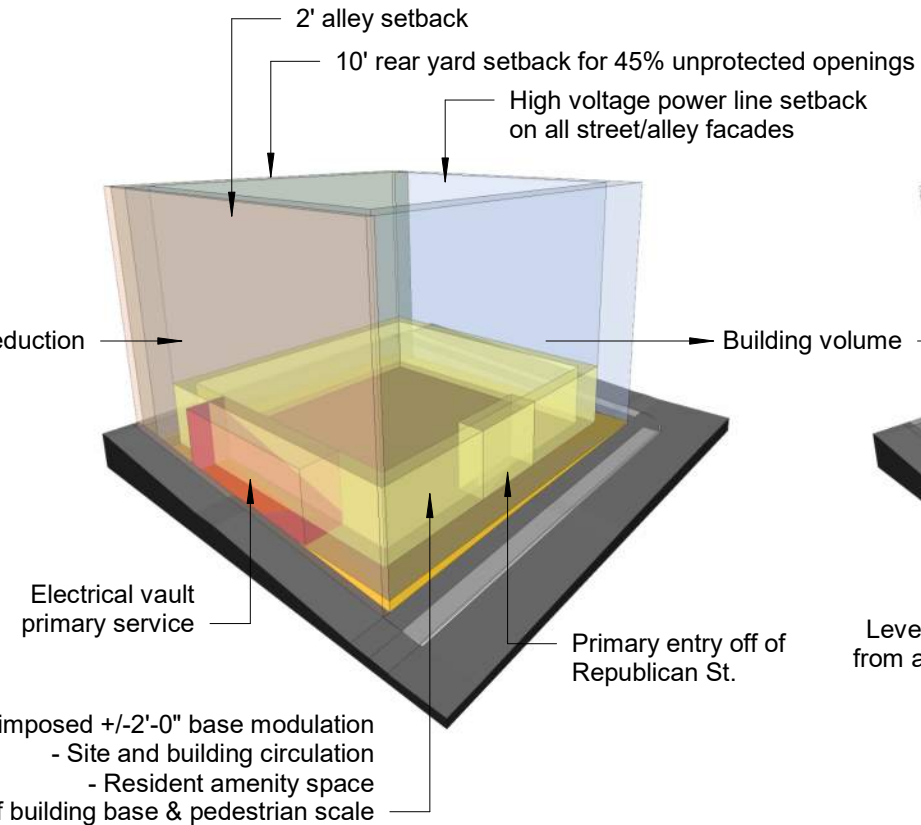
2.) Planning Ahead for Bicyclists

- Long-term bike storage shall be conveniently located for the bicycle riders ease of use (towards the front of the project adjacent to the entry).
- Safety and security of long-term bike parking will be a design priority. Natural light, security cameras, room location/design and locking doors shall be proposed.
- Short-term bike parking to be located at or near the main entry within the ROW and will have "Uptown" branding on the "inverted U" racks.
- Parking is not provided for the project and vehicle ownership for the tenants is not encouraged.



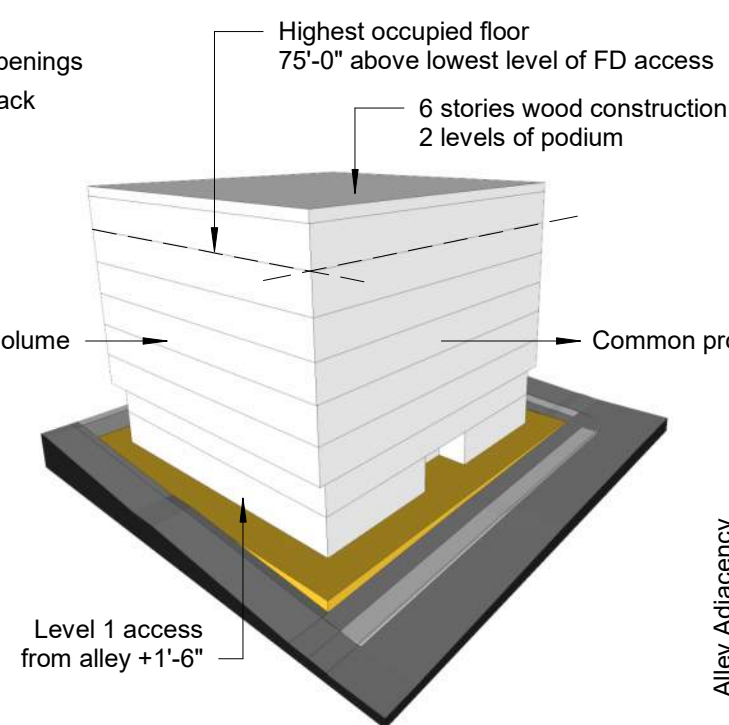
01 SITE VOLUME

- The site is comprised of two parcels, totaling approximately 14,408sf, is roughly 120'x120'.
- Site boundaries are 3rd Ave West on the east side, West Republican St. on the south, an improved alley on the west, and a shared property line with a private parcel (gravel parking lot) to the north.
- The upper extent of the site volume is bound by an 85' height limit.
- The grade change across the site is roughly 10'-0" from the northeast corner to the lowest point at the southwest corner.



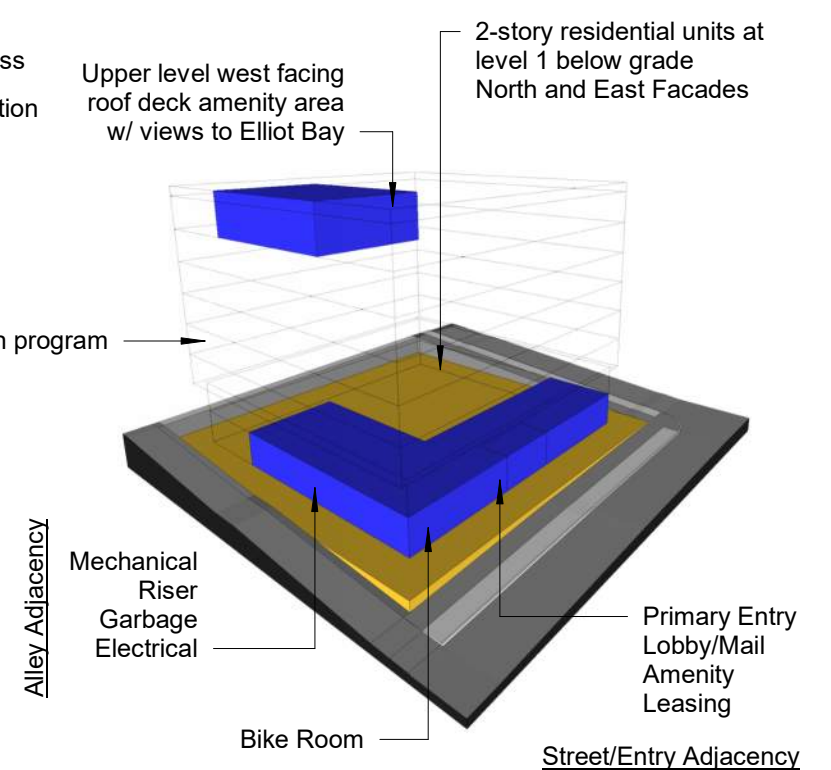
02 SITE EXTERNAL SHAPING

- The allowable building volume is formed by external and internal factors, some of these factors such as the alley dedication, and high voltage power lines are inflexible whereas others are self-imposed such as the entry location and base setback and are less rigid.
- Factors influencing building volume:
 1. High voltage power lines exist along the east, south, and west sides of the site and require a setback consisting of a 14' radius to the structure from the nearest permanent overhead line.
 2. A 2' setback is required along the alley.
 3. An on-site electrical vault is required for a service transformer.
 4. A self-imposed 10' setback at the north side of the site is used for constructability, allowable unprotected openings for residential units, and fire separation.
 5. The main building entry was selected to be from West Republican Street due to grades.
 6. Self-imposed setback at the building base is flexible but was factored into the volume to allow for site circulation around the building, constructability, resident amenity space, and a definition of the building base/mass and pedestrian scale.



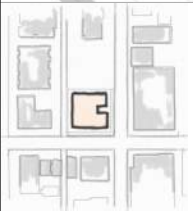
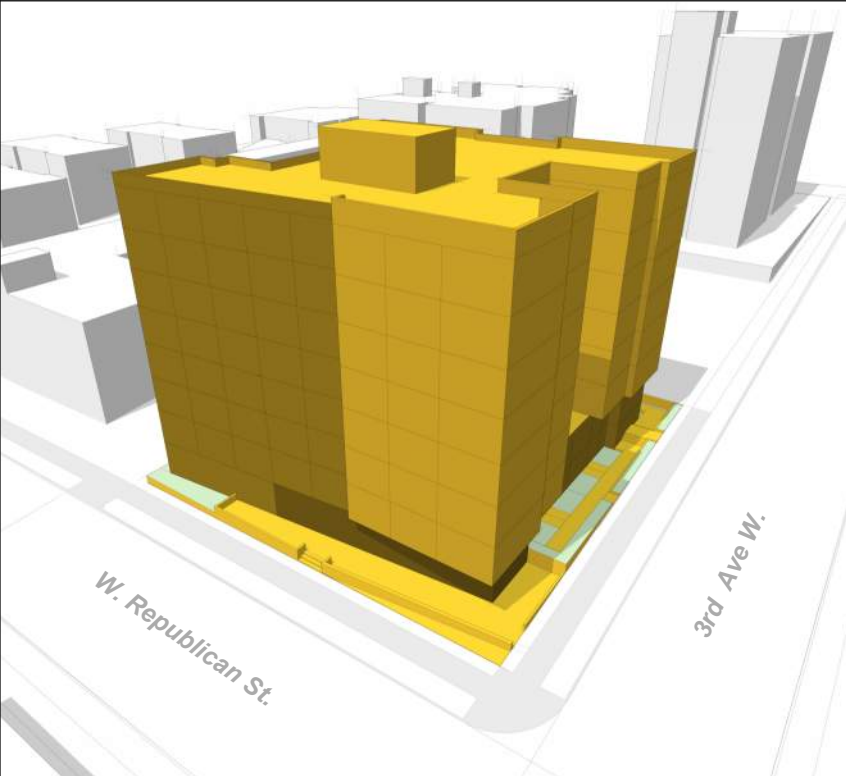
03 BUILDING VOLUME

- The building mass is further influenced by program and code factors. The construction of the building will be 2 levels of noncombustible podium construction with 6 levels of wood construction, totaling 8 levels.
- All occupied levels are set below a 75' threshold for the lowest level of fire department access.
- Level 1 was set at grade to match the southeast corner for ease of access into the building.
- Alley access will likely be +/-1'-6" above level 1.



04 BUILDING PROGRAM

- The project proposes a +/-162-unit residential apartment building with no retail or parking.
- The given building program is simple, comprising of the typical MEP functions, garbage, bike, amenity, and lobby spaces.
- The adjacency factors for these functions are flexible but also straightforward; "back-of-house" functions are situated along the alley and more public front-facing functions are located along the street adjacent to the proposed entry.
- A roof deck is proposed at the uppermost level and is planned to face west to capitalize on views towards Elliot bay and downtown, and also to maximize unit views along the street facades.
- Level 1 residential units are planned along the north and east facades; these units will be below adjacent grade and will be planned as 2-story 1- and 2-bedroom units. The ground level residential units are planned to have exterior entries with small private courtyards which are meant to activate and engage the street level in an effort to provide a vibrant interesting base.



Option A - C Shape

Pros:

- Activates the corner at the pedestrian level with a moderately sized courtyard adjacent to interior amenity.
- Deep recess in the east facade creates visual interest.
- Angled wall creates drama and pulls attention to the corner.
- Level 1 base relief and facade treatment responds to the corner and provides pedestrian level scale.
- Base level around the site responds to grade conditions.

Cons:

- Unit views within the recessed area of the building along 3rd Ave will be compromised.
- Although the recessed C shape provides visual interest to the east facade; the massing feels forced and does not respond to the internal program as well as the preferred option.
- Smallest ground level courtyard of all options.
- Due to site constraints and internal program the angled wall may be difficult to achieve and would be more successful if the angle were greater or more acute.
- Lack of articulation in the South facade will need to rely on detailing and window placement.



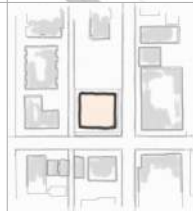
Option B - H Shape

Pros:

- Activates the corner at the pedestrian level with a large courtyard space adjacent to interior amenity.
- Level 1 base relief and facade treatment responds to the corner and provides pedestrian level scale.
- Greatest number of desirable corner units.
- Alley courtyard responds to the adjacent building courtyard.
- Base level around the site responds to grade conditions with Individual unit entries along 3rd Ave.

Cons:

- Complicated overall form.
- Least variation in unit type. This building option deletes an entire unit type from the program.
- Upper level roof deck is extremely compromised by the building form.
- Unit views within the two recessed areas of the building will be compromised.
- Facade modulation of the exterior does not respond to internal program and layout.



Option C - Full Square Preferred Option

Pros:

- Activates the corner at the pedestrian level with a large courtyard space adjacent to interior amenity.
- Level 1 base relief and facade treatment responds to the corner and provides pedestrian level scale.
- All units are outward facing.
- Base level around the site responds to grade conditions.
- Facade modulation of the exterior responds to internal program and layout.
- The massing form is simple, restrained, and effective.
- Greatest variation in unit types; Note that variation in unit type is one of uptown's encouraged priorities.

Cons:

- Lack of deep reliefs may make the structure feel larger than the other options.

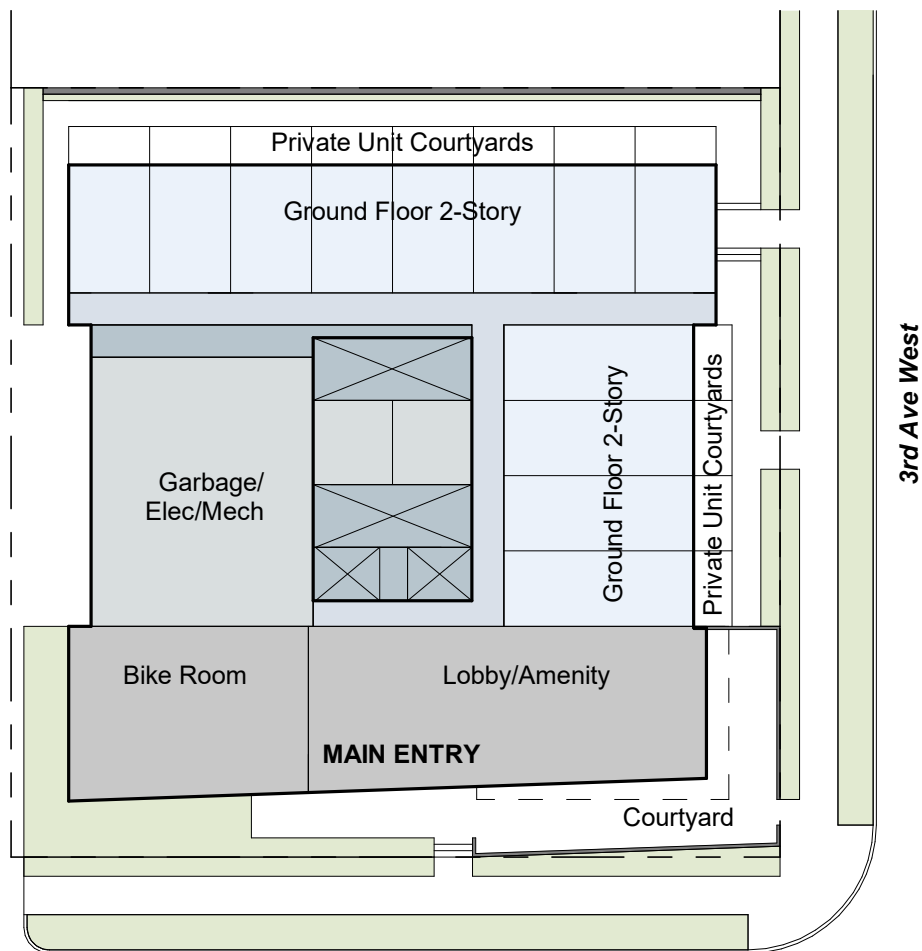
Note:

Coloring depicted in the massing model is meant to show possible material variation only and is not representative of the final building material color.

All options:

- The proposed building mass for all options is set back from the property lines +/-12' along 3rd and Republican due to overhead power line constraints adjacent to the site. The adjacent structures to the east and west are also set back from their property lines approximately equal distance for the same reason and if the parcel to the north is developed in the future the power line constraint will likely set that project back from the property line as well. The alley facade is similarly constrained by overhead lines and is set back from the property line however, this constraint allows "breathing room" from the adjacent structure.
- All design options have units facing the alley which is a common theme along this alley; all buildings on the block have alley facing residential units.
- Adjusted base scale; the building scale has been adjusted on all options with a 2' step at level 3 to provide visual interest, modulation, patio space, and pedestrian scale at the lower two levels. The lower level base materials will differ from the materials used above to further emphasize the "base" condition from the overall structure.

Design Options A, B, & C



West Republican St.



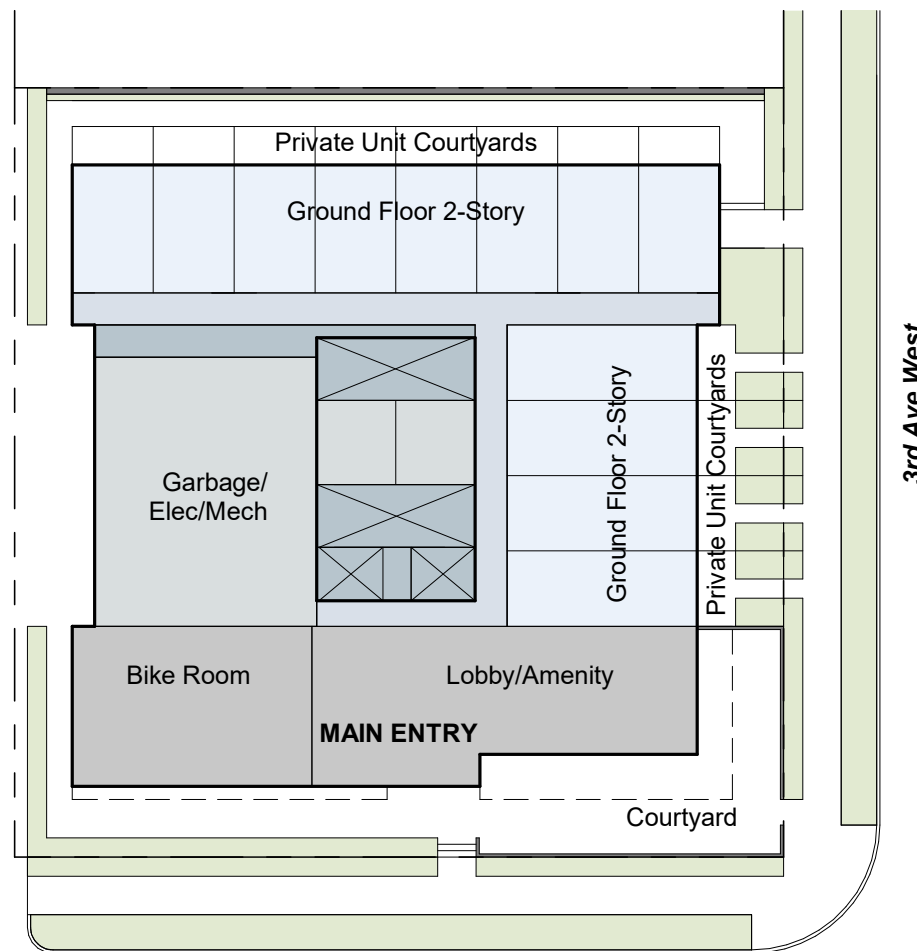
Option A - C Shape

Pros:

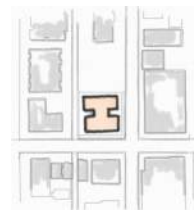
- Activates the corner with a courtyard adjacent to interior amenity.
- Angled wall creates drama and pulls attention to the corner.
- Base level around the site responds to grade conditions.
- Grade level units with individual courtyards arranged around the North and East facades create vibrancy, interest and scale at the pedestrian level.
- Garbage and other building functions arranged in the alley.
- Bike room is prevalent and forward facing.

Cons:

- Smallest ground level courtyard of all options.



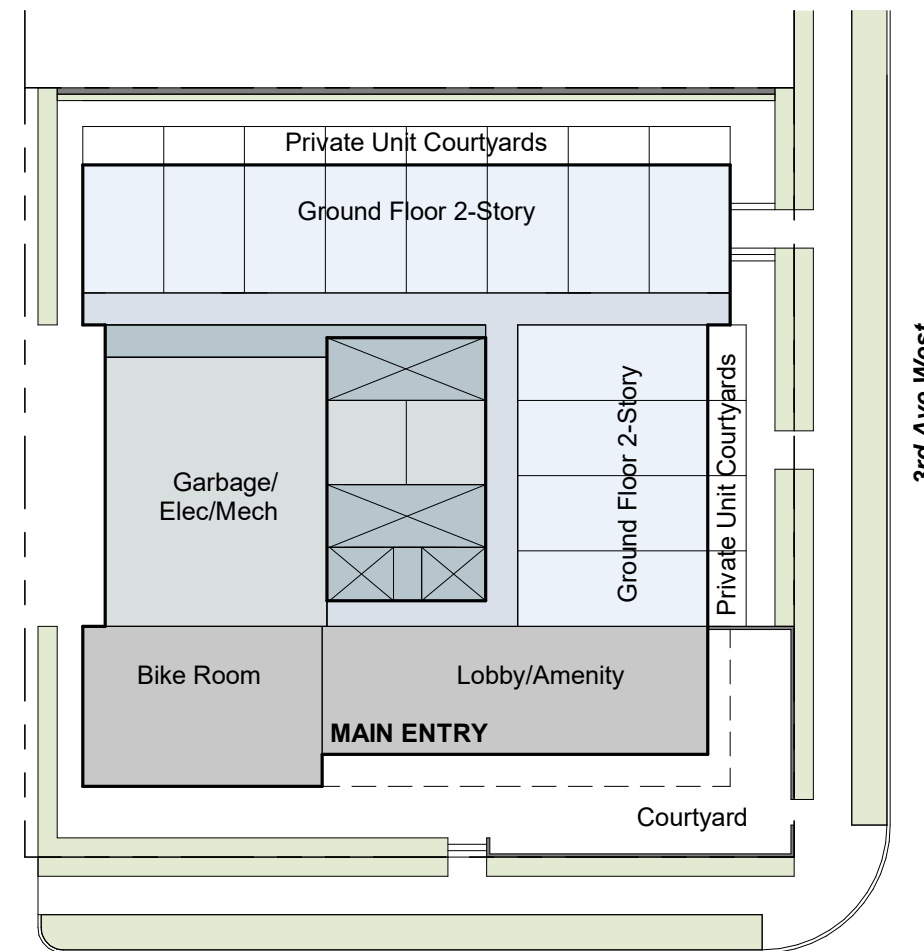
West Republican St.



Option B - H Shape

Pros:

- Activates the corner with a courtyard adjacent to interior amenity.
- Base level around the site responds to grade conditions with Individual unit entries along 3rd Ave.
- Grade level units with individual courtyards arranged around the North and East facades create vibrancy, interest and scale at the pedestrian level.
- Garbage and other building functions arranged in the alley.
- Bike room is prevalent and forward facing.



West Republican St.



Option C - Full Square Preferred Option

Pros:

- Activates the corner with a courtyard adjacent to interior amenity.
- Base level around the site responds to grade conditions with Individual unit entries along 3rd Ave.
- Grade level units with individual courtyards arranged around the North and East facades create vibrancy, interest and scale at the pedestrian level.
- Garbage and other building functions arranged in the alley.
- Bike room is prevalent and forward facing.

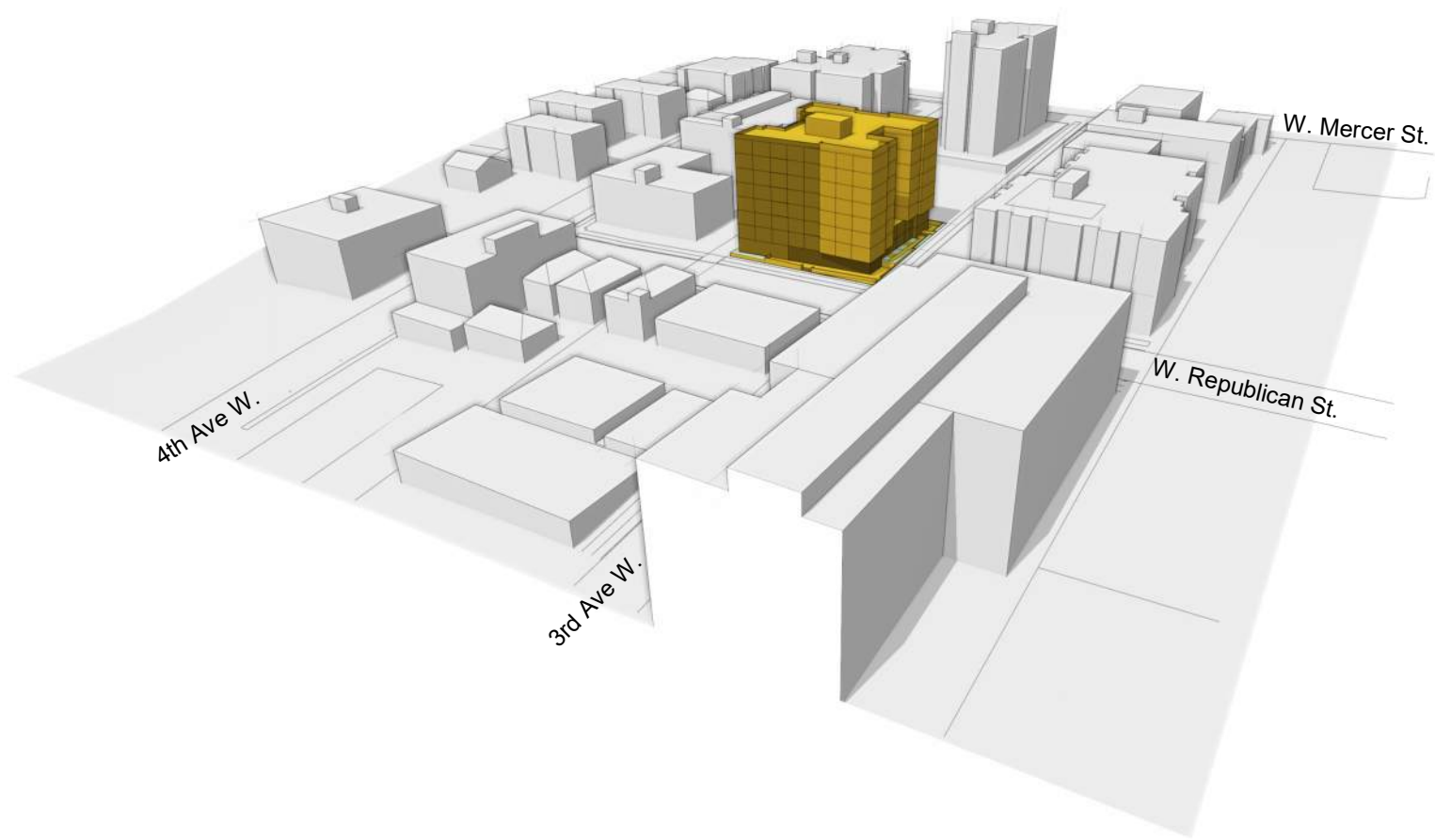
All options:

Neighborhood Green Street and Minor Node Goals:

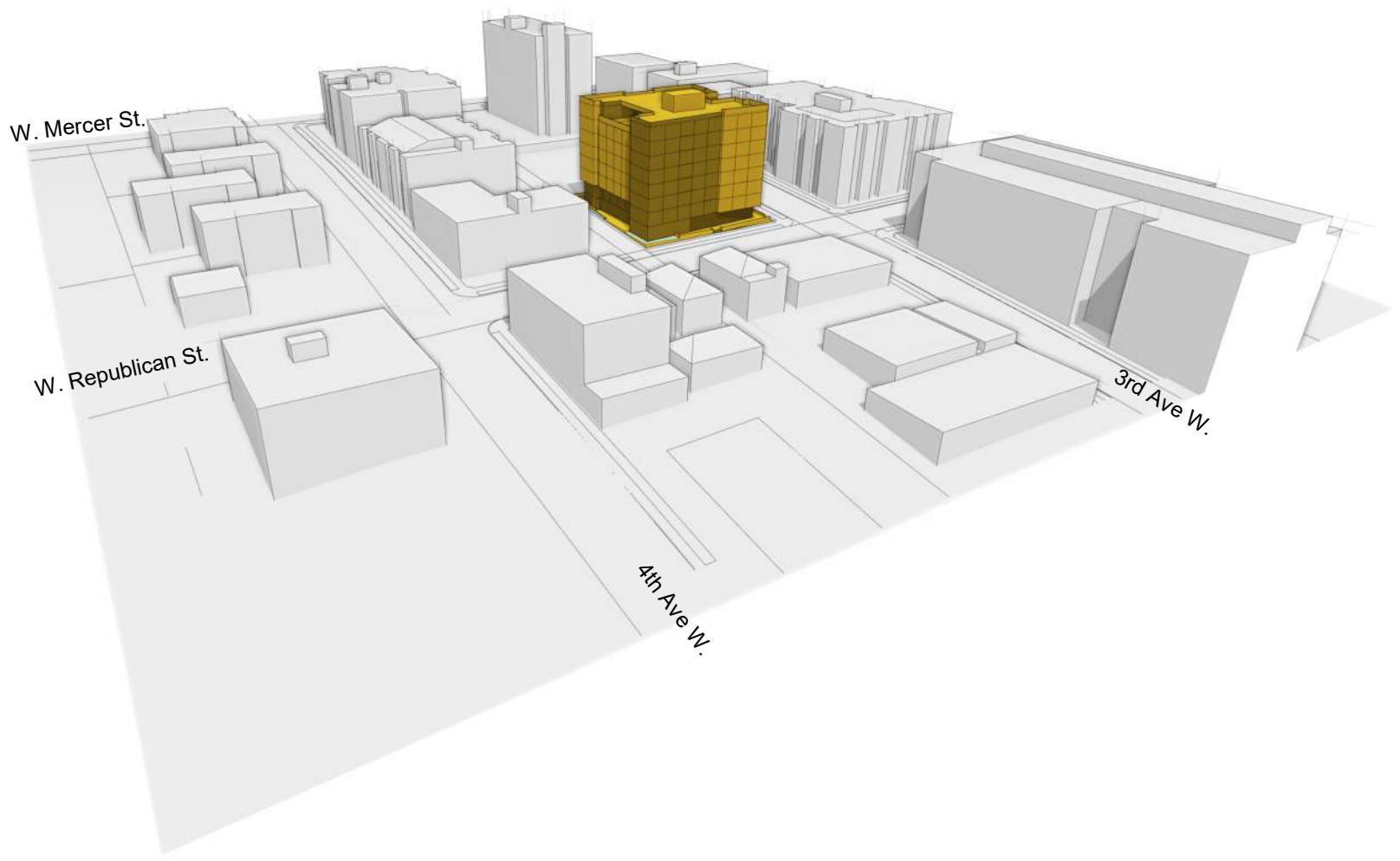
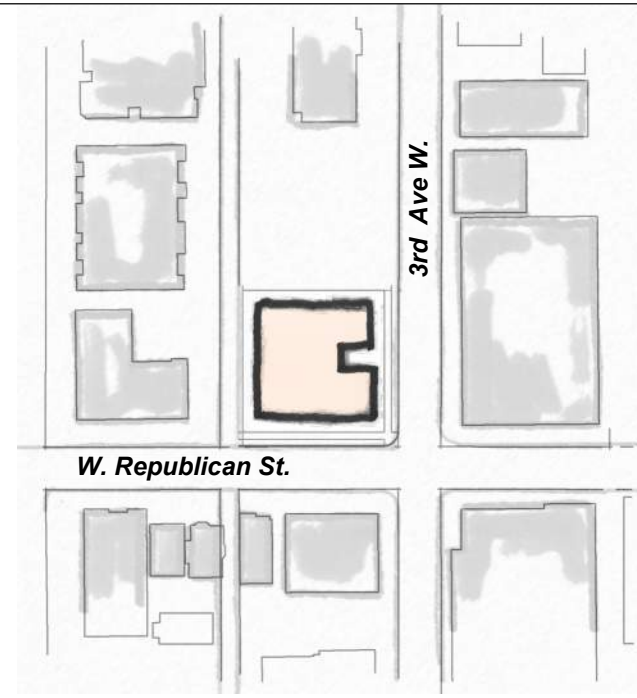
- Reflect the local area's specific streetscape design and patterning landscaping. Maximize where possible. All options propose a 5'-6" planter at the street, 6' Sidewalk, and 3' planter at the property line.
- All options use grade level courtyards and individual porch entries to enhance the pedestrian environment and attract pedestrians.
- Open space opportunities in all options have been maximized as much as possible at the ground level.



Design Options A, B, & C Site Plan

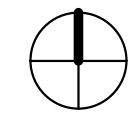


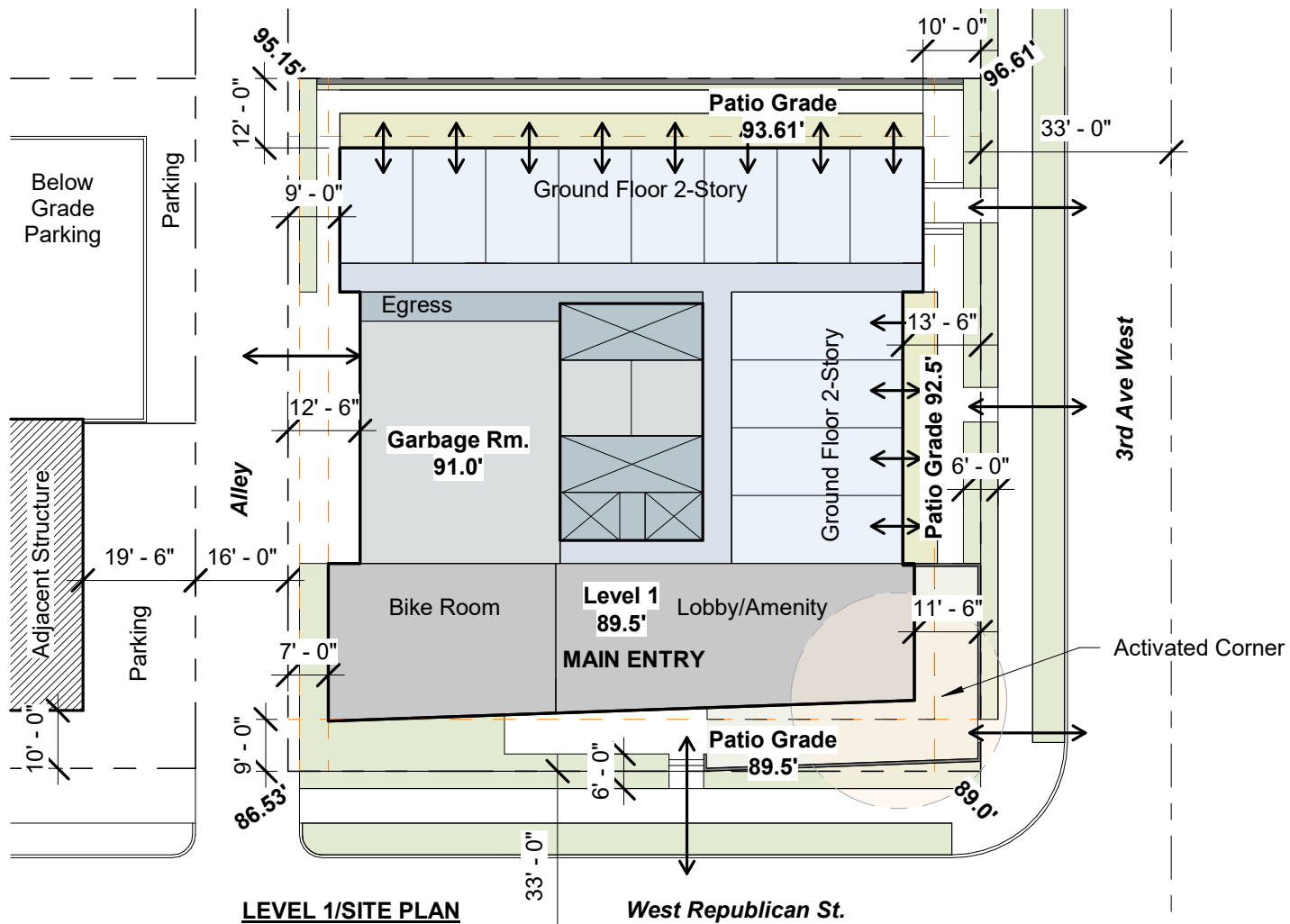
- 162-units.
- C-Shaped massing creates a single courtyard facing east.
- Maximizes units facing south along Republican.
- Organized central core with vertical circulation.
- Courtyard unit views are outward facing.
- Desirable corner units (6) per floor.
- Large Upper level roof deck on west facade.



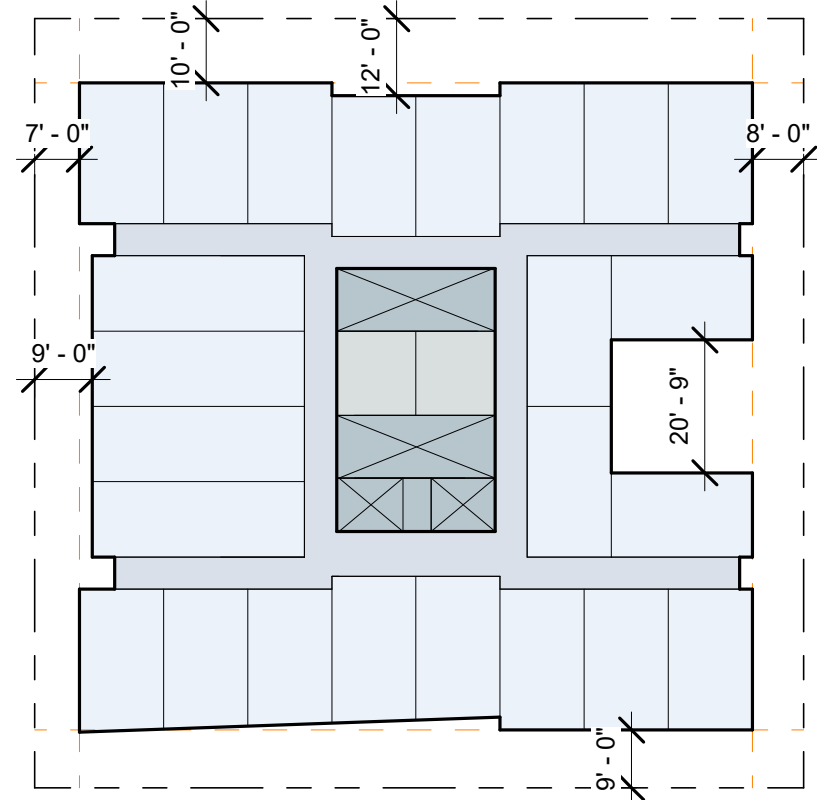
Option A - C-Shape

Vicinity Map

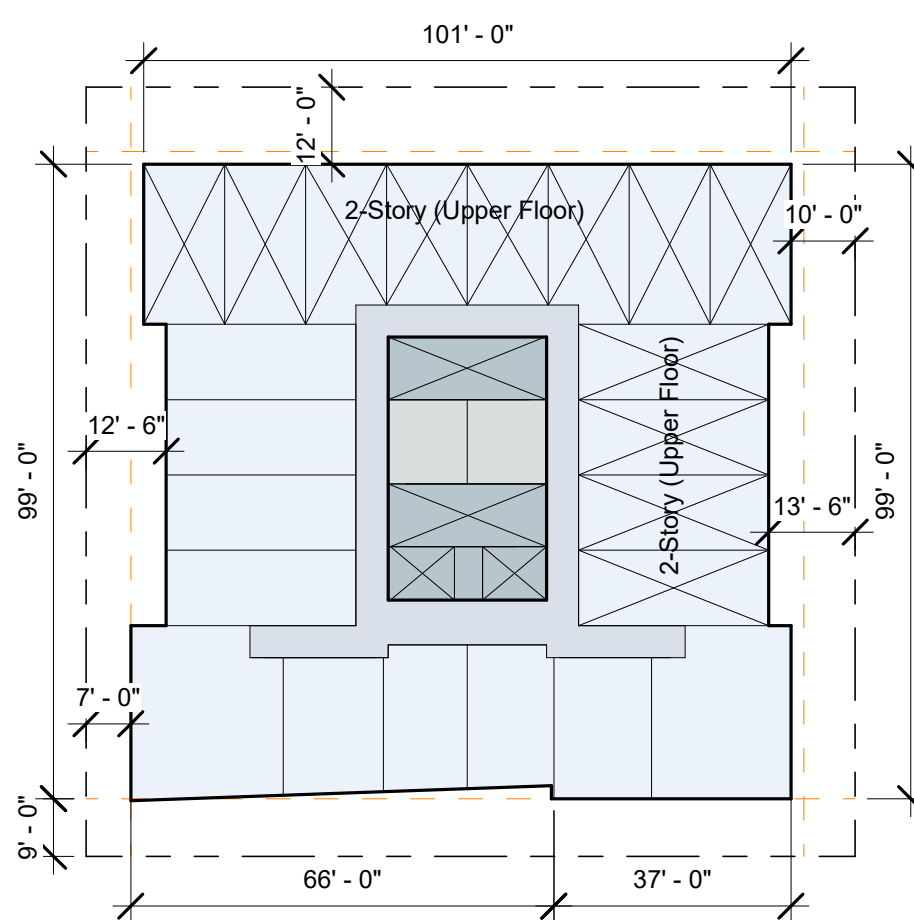




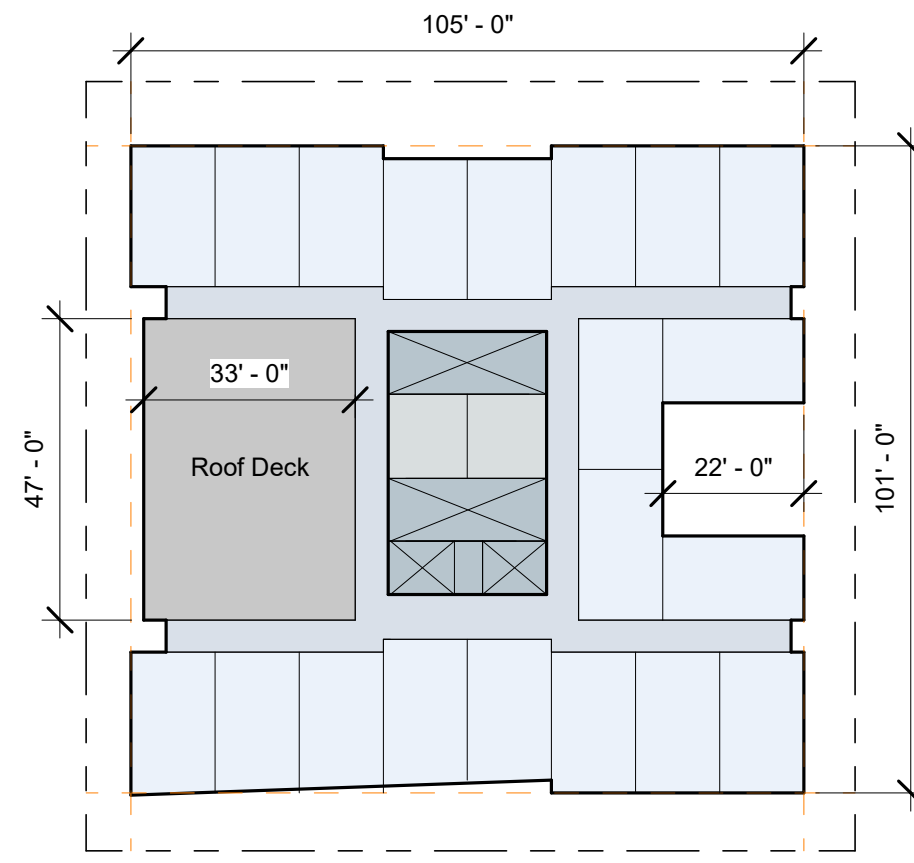
LEVEL 1/SITE PLAN



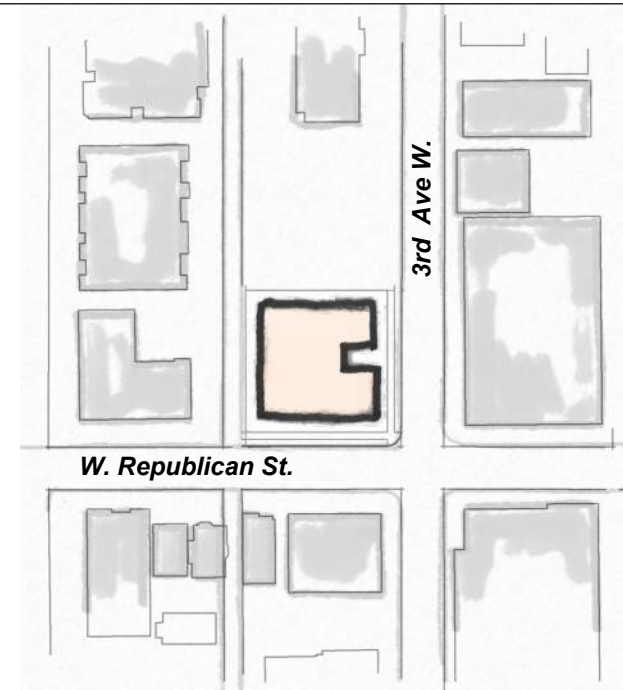
LEVELS 3,4,5,6,7



LEVEL 2



LEVEL 8



Option A - C-Shape

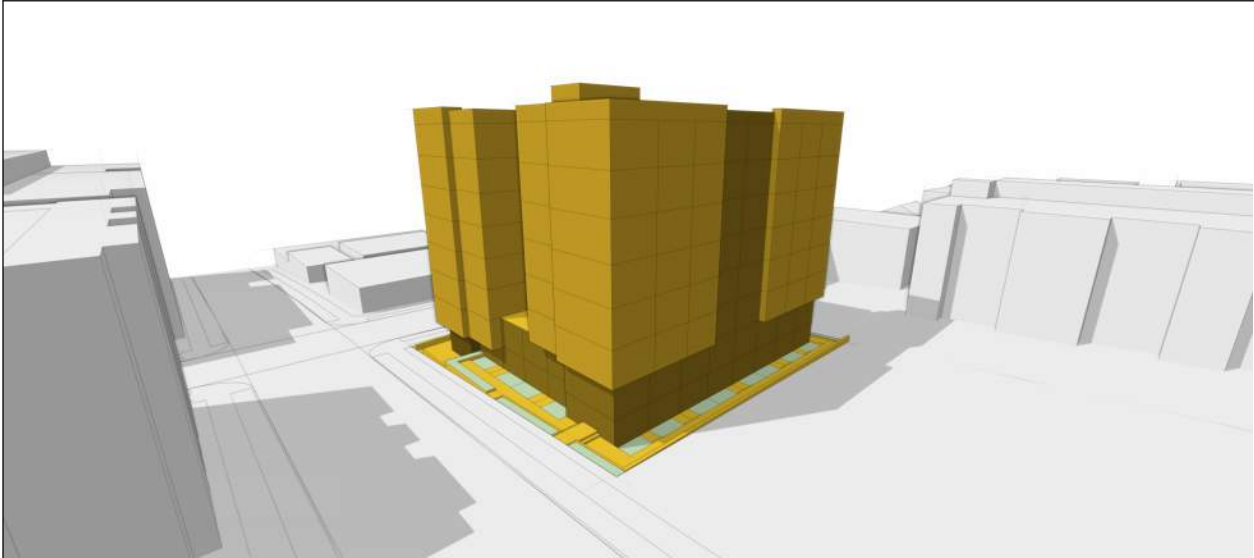
Option A Summary

Total Units: **162 Units**

- (10) 1br
- (4) 2br
- (24) Urban
- (124) Studio

- Building Setback
- Building Circulation
- Residential Units
- Amenity Space
- Garbage/Laundry/MEP
- Exterior Patio/Amenity
- Exterior Residential Patio

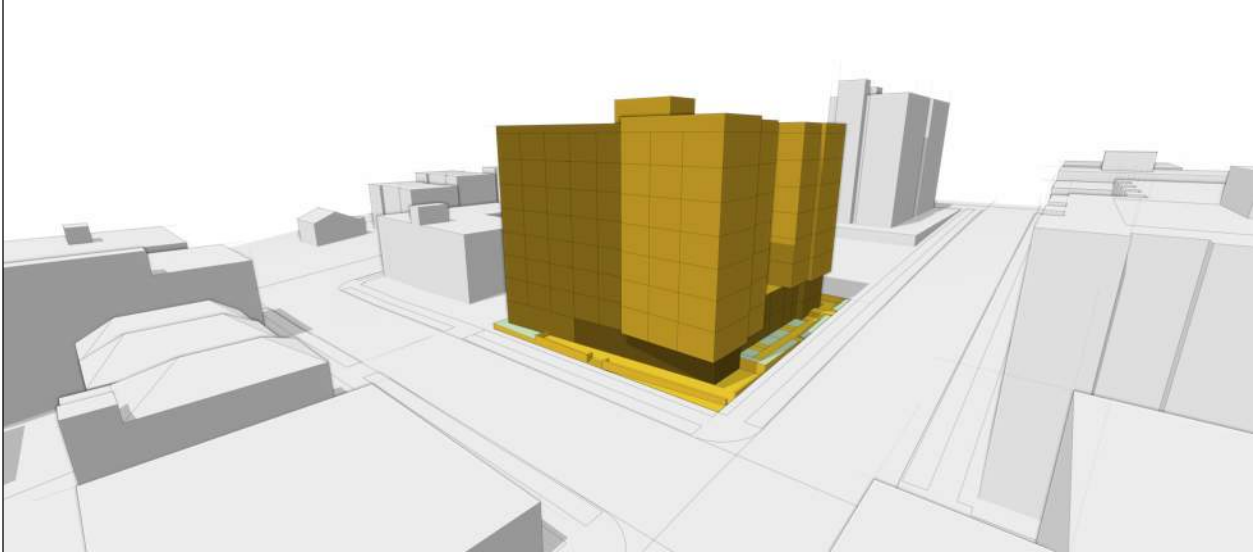
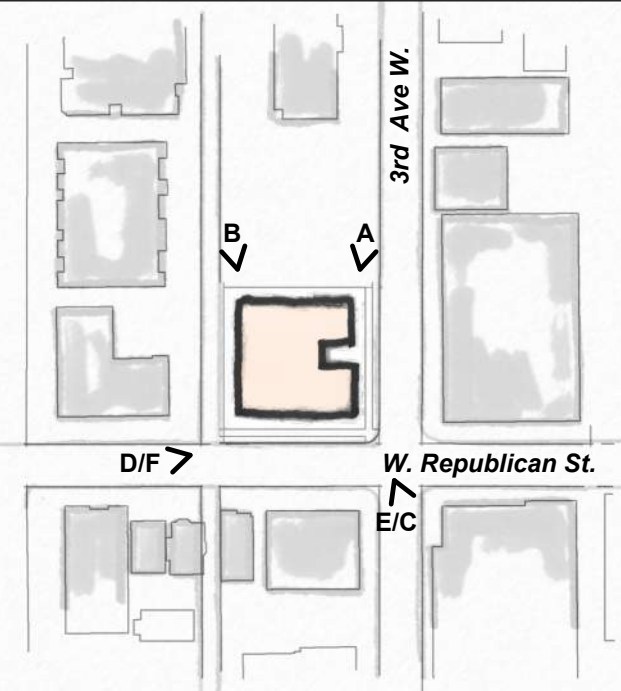




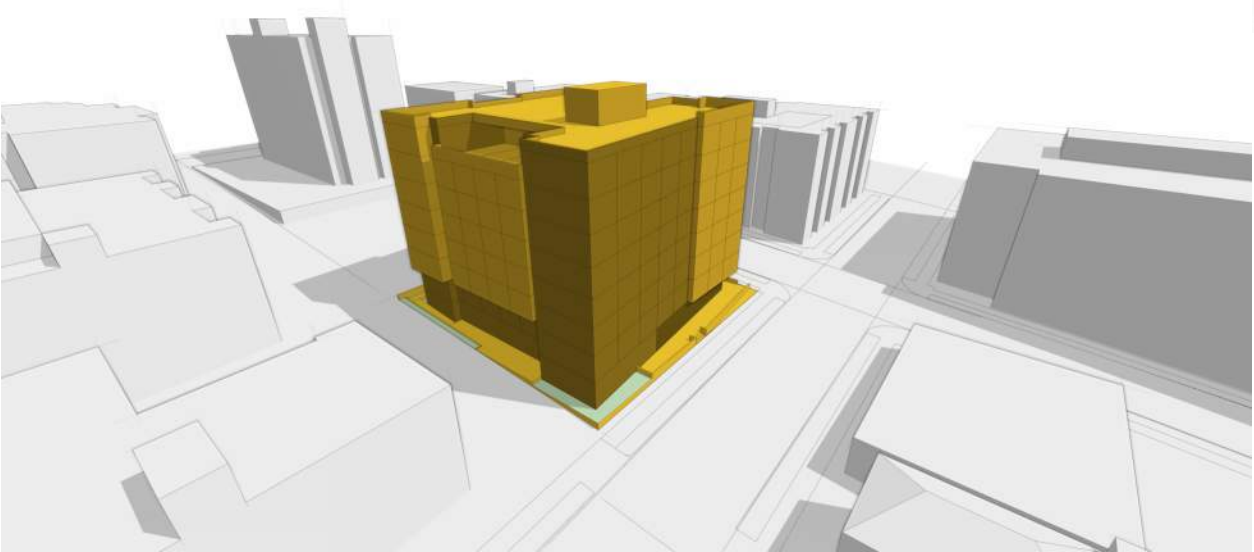
View A: Northeast Corner



View B: Northwest Corner



View C: Southeast Corner

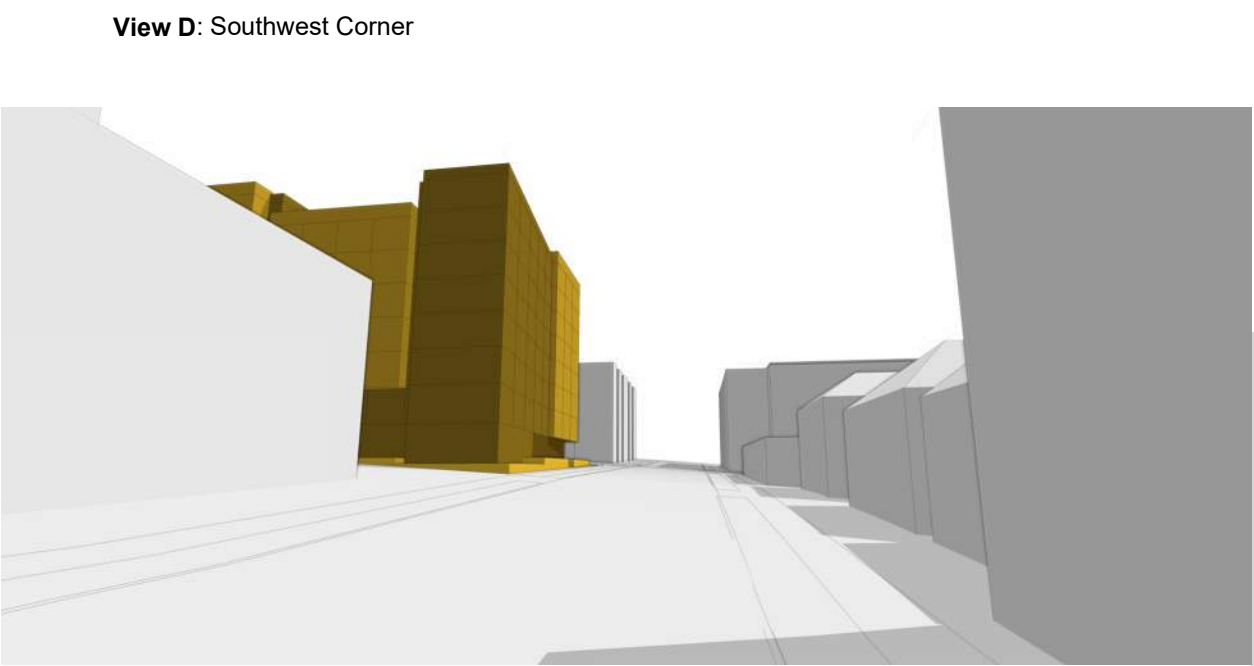


View D: Southwest Corner

Option A

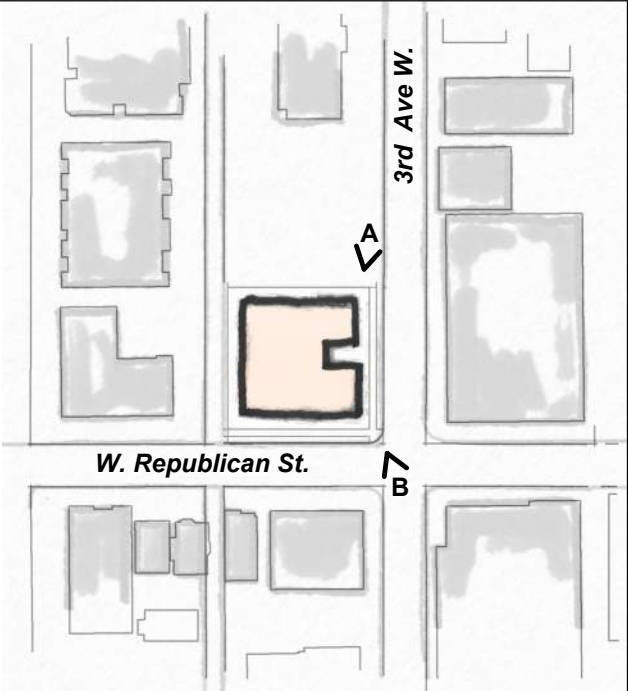


View E: Southeast Street Level

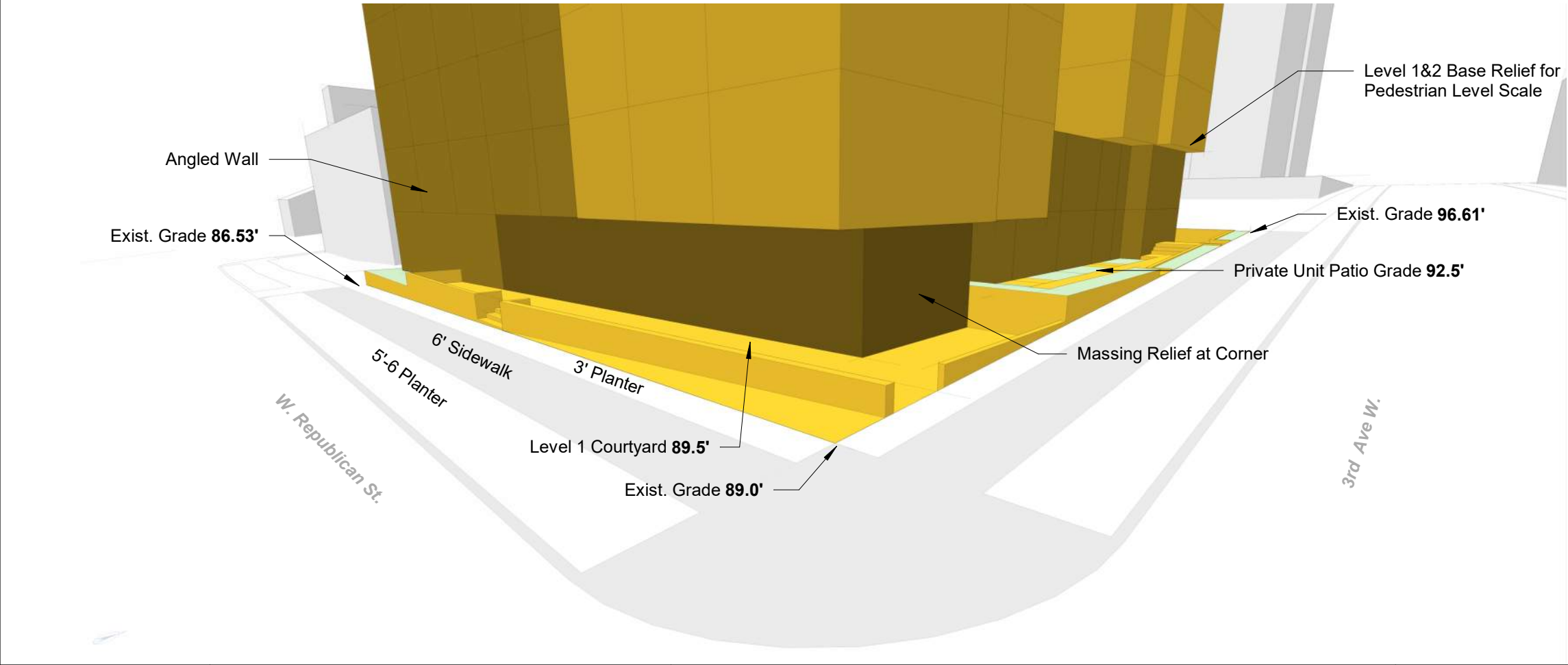


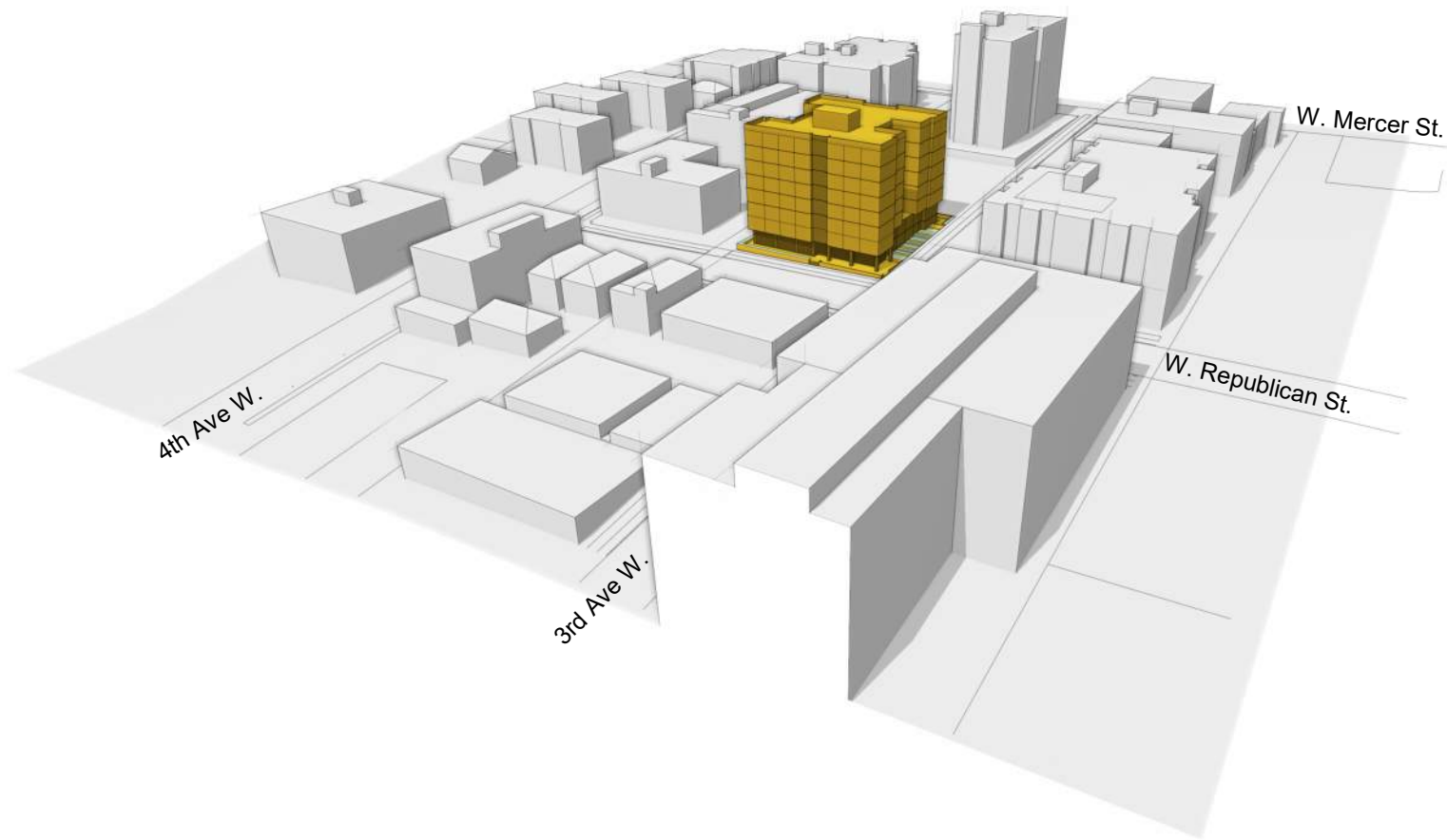
View F: Southwest Street Level



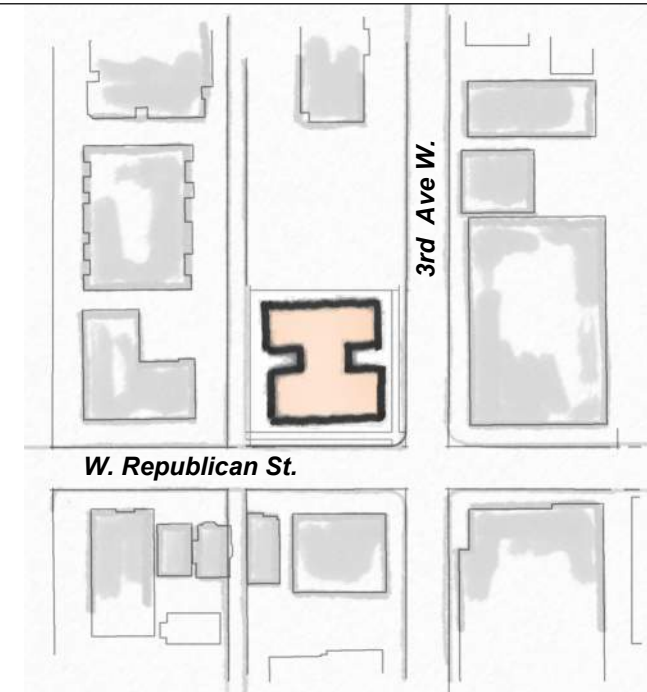


Option A

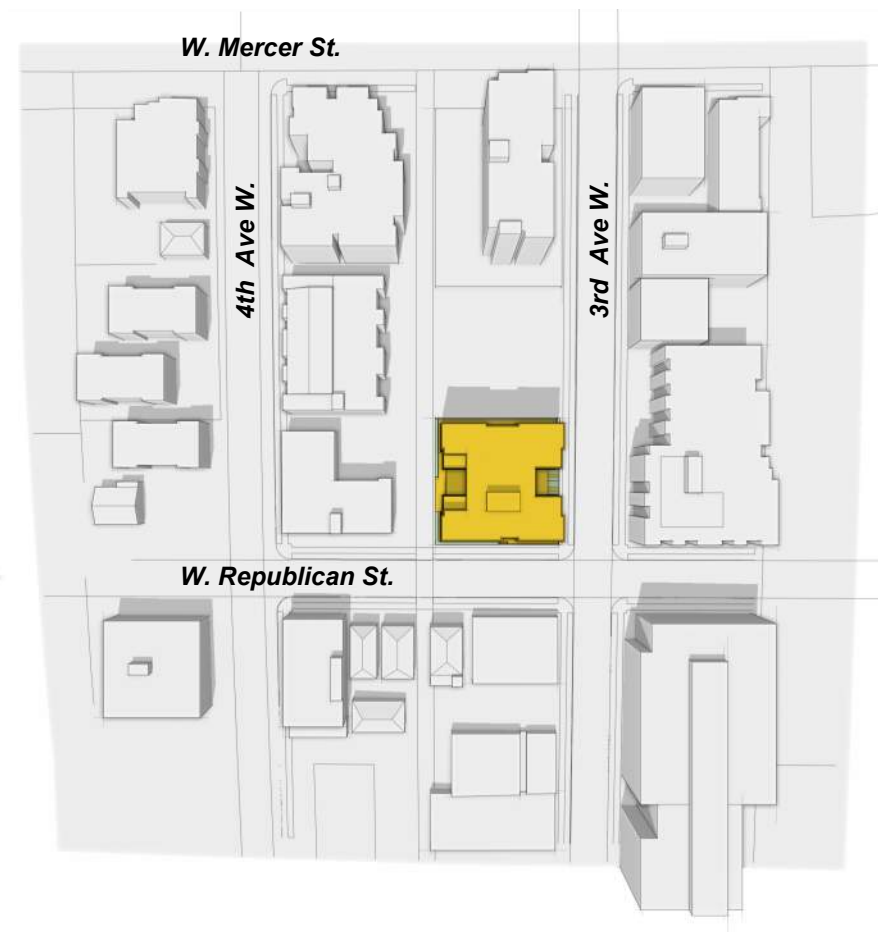
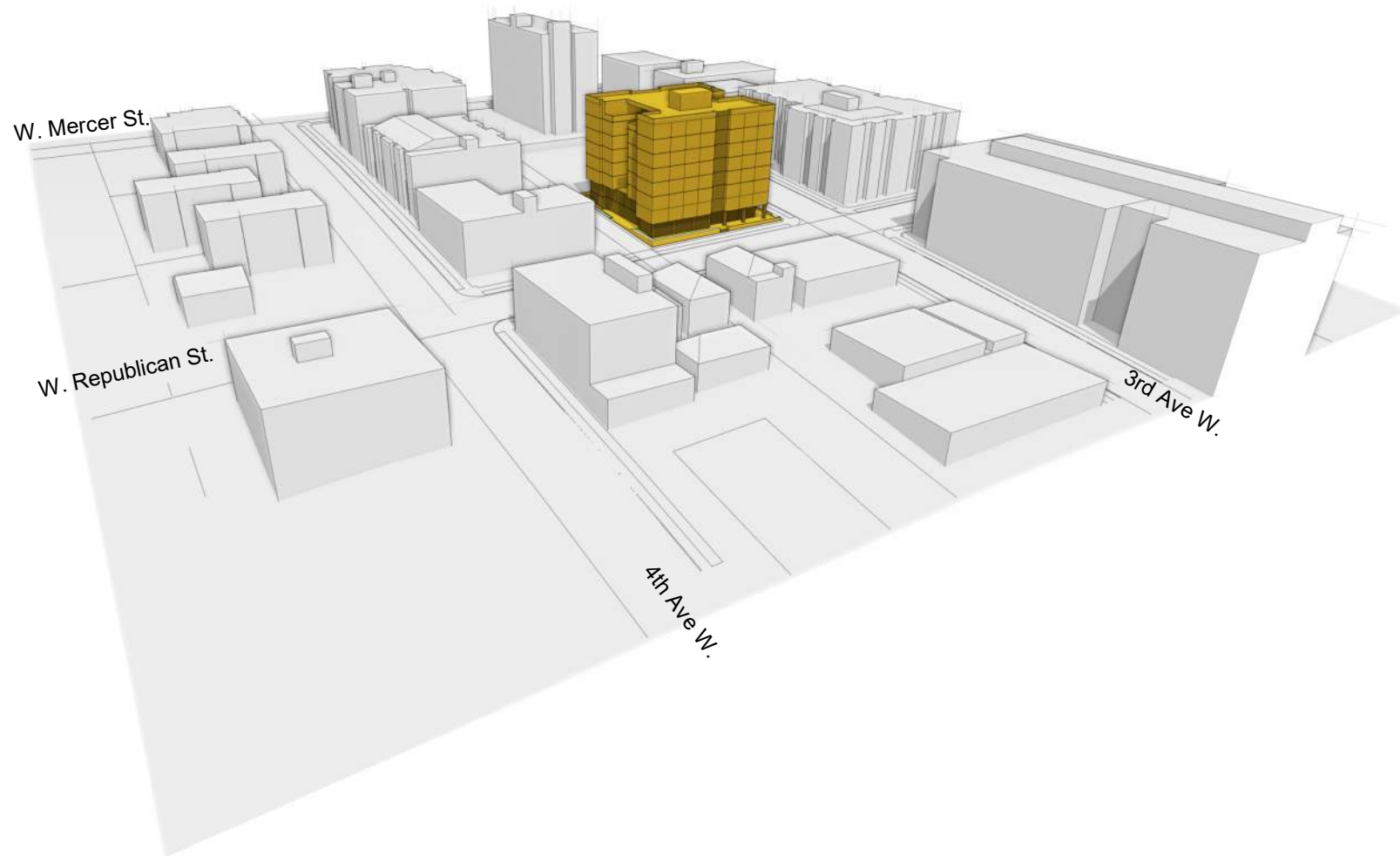




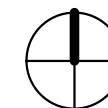
- 162-units.
- Least variation of unit sizes of all options.
- H-Shaped massing creates two separate courtyards facing east and west.
- Organized central core with vertical circulation.
- Desirable corner units (8) per floor the most of all options.
- Upper level roof deck on west facade, +/-1200sf (smallest version of all options); very compromised.

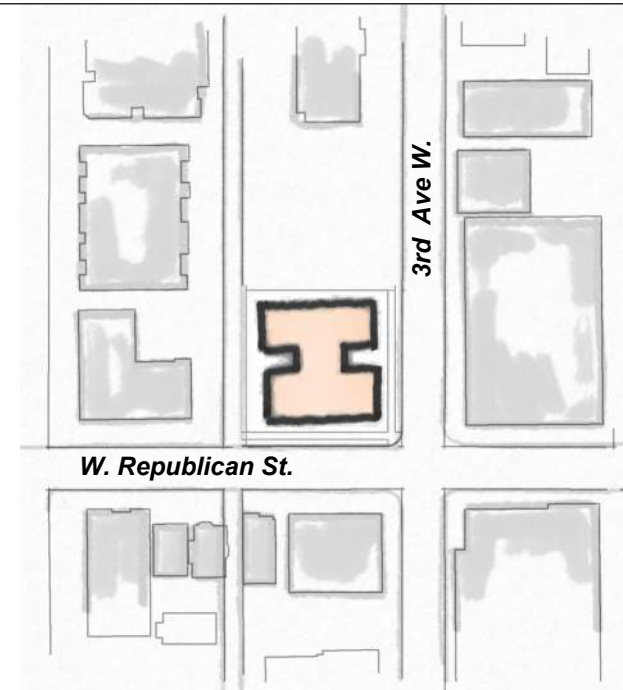
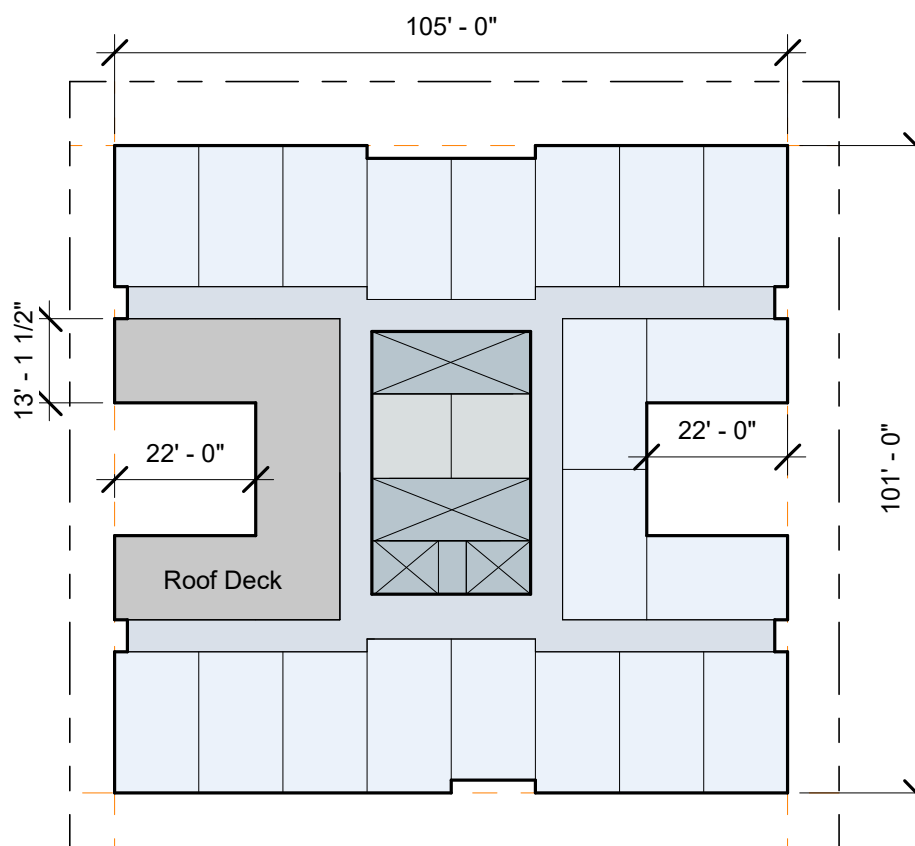
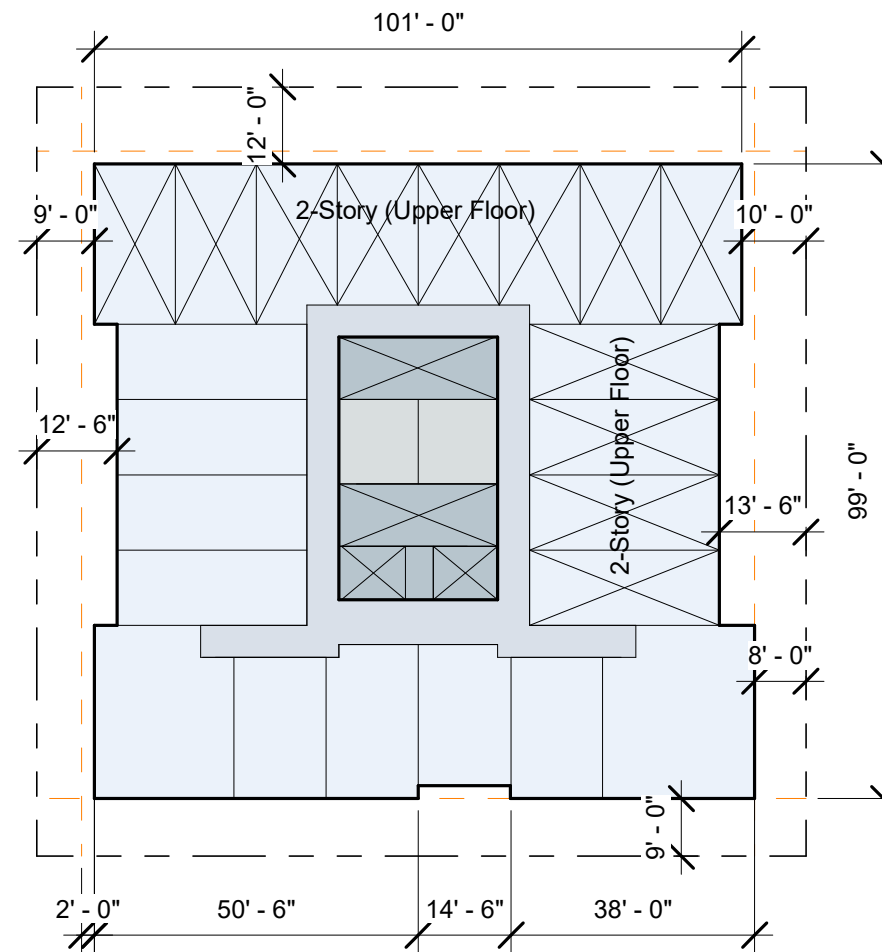
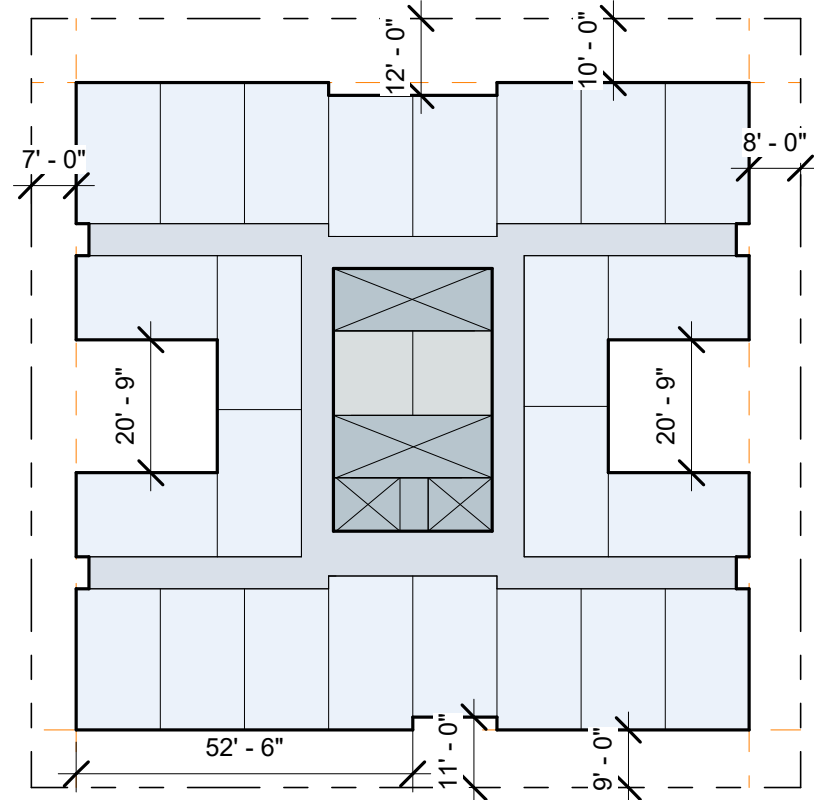
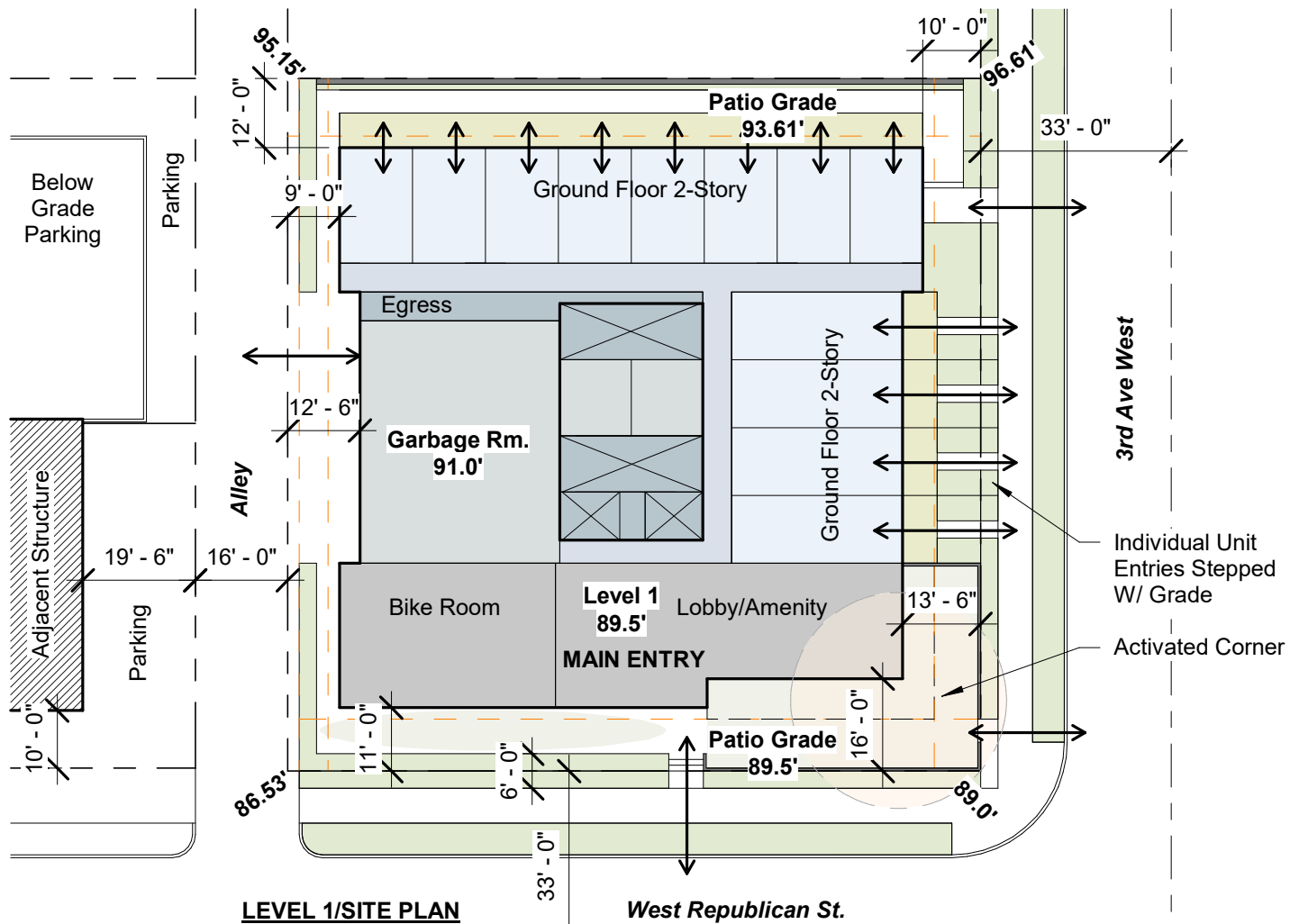


Option B - H Shape



Vicinity Map





Option B - H Shape

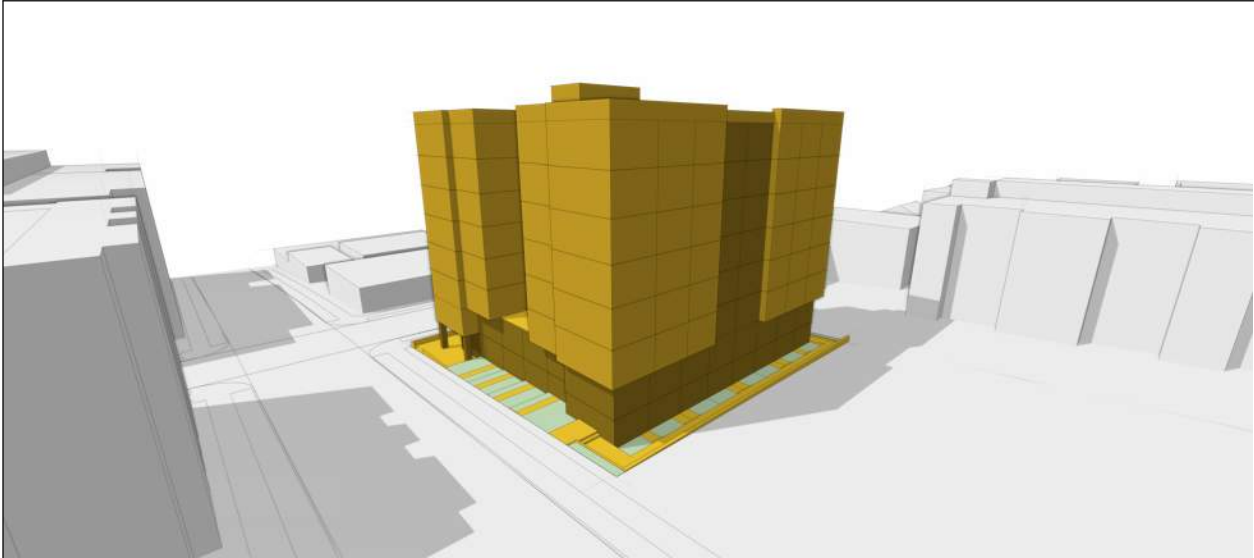
Option C Summary

Total Units: **162 Units**

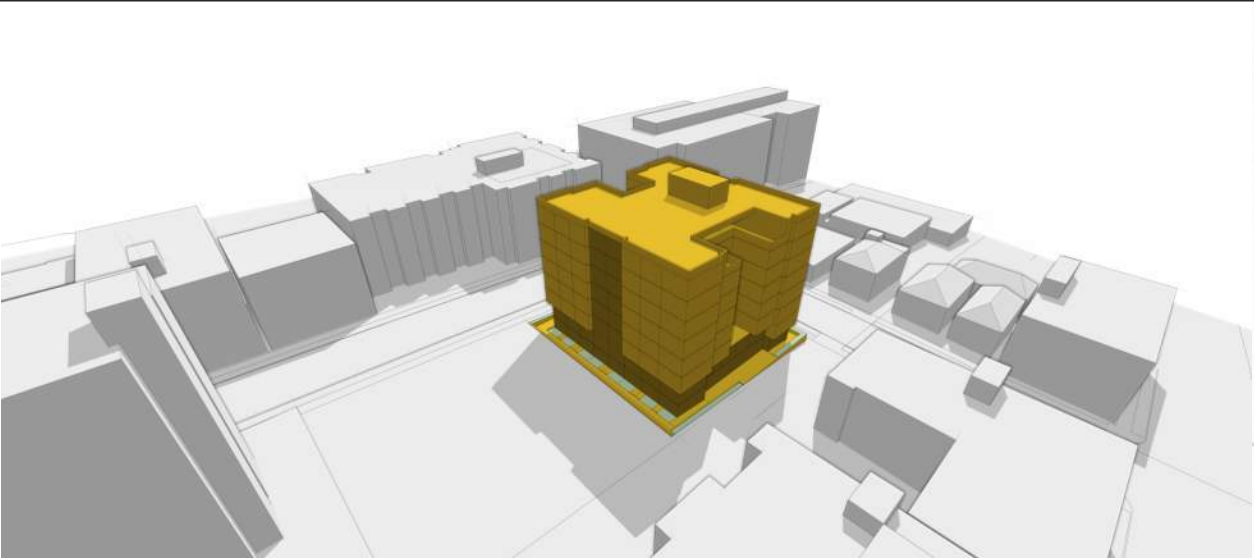
- (10) 1br
- (4) 2br
- (4) Urban
- (144) Studio

- Building Setback
- Building Circulation
- Residential Units
- Amenity Space
- Garbage/Laundry/MEP
- Exterior Patio/Amenity
- Exterior Residential Patio

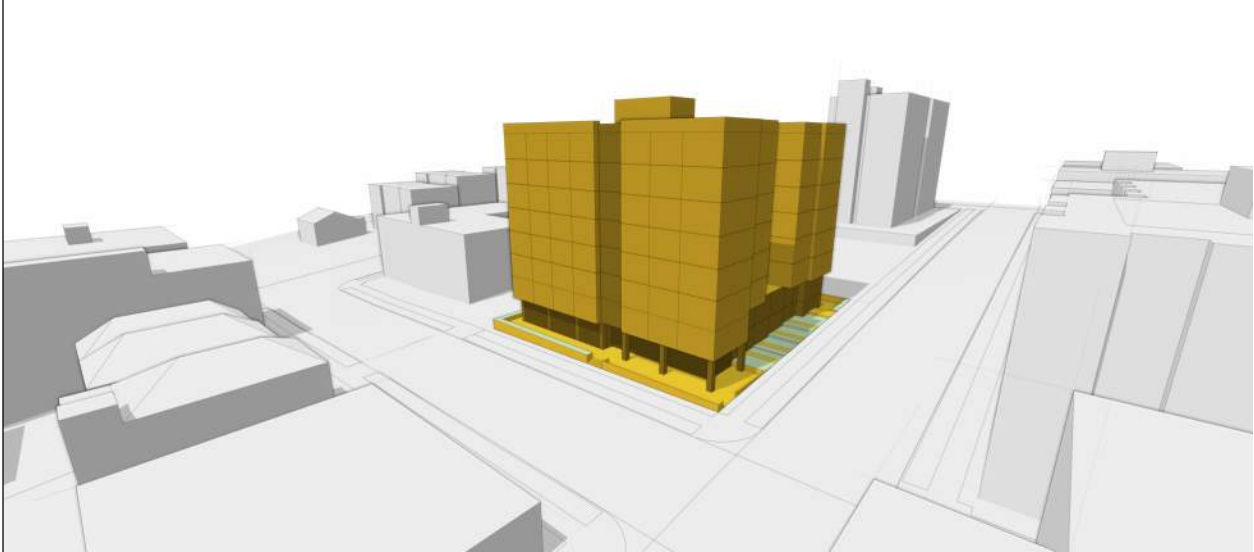
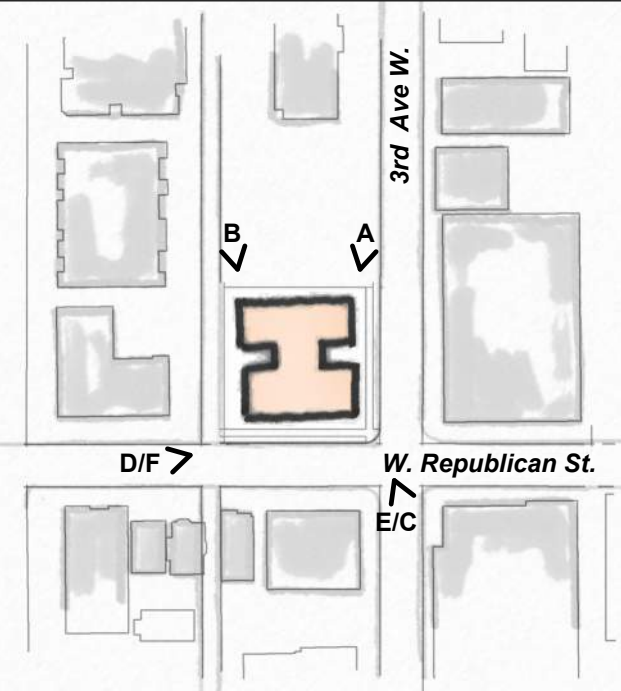




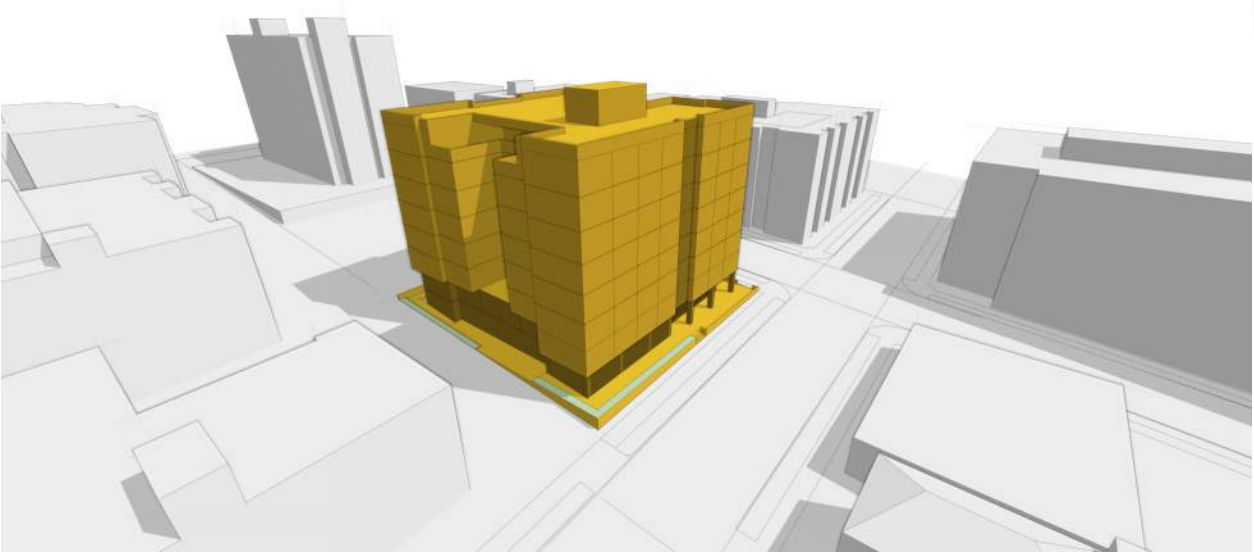
View A: Northeast Corner



View B: Northwest Corner



View C: Southeast Corner



View D: Southwest Corner

Option B - H Shape

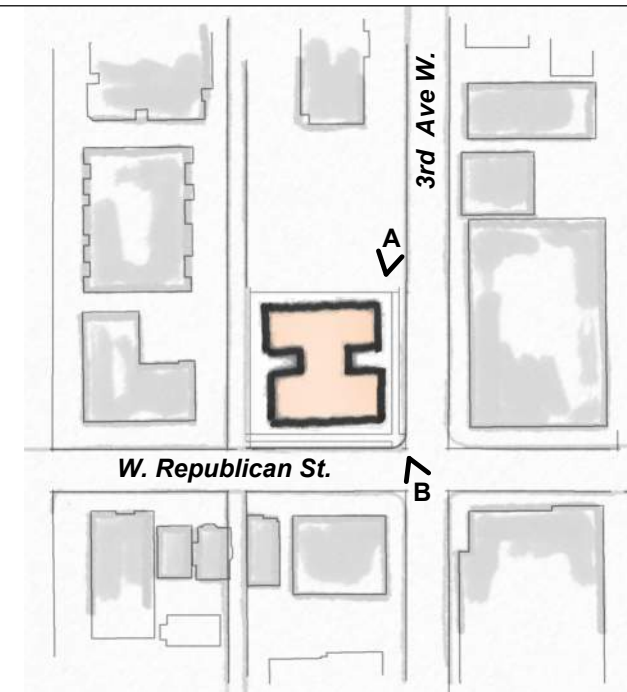
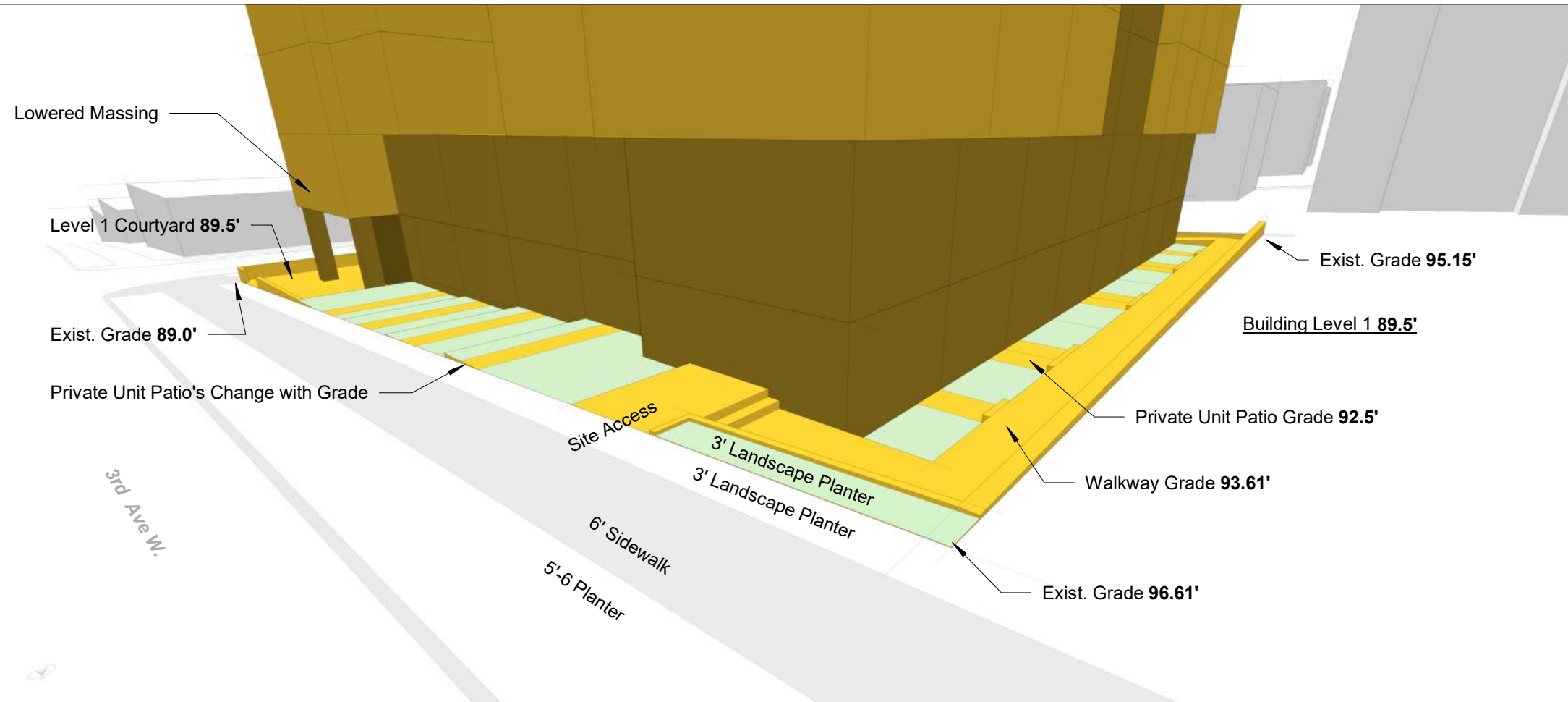


View E: Southeast Street Level

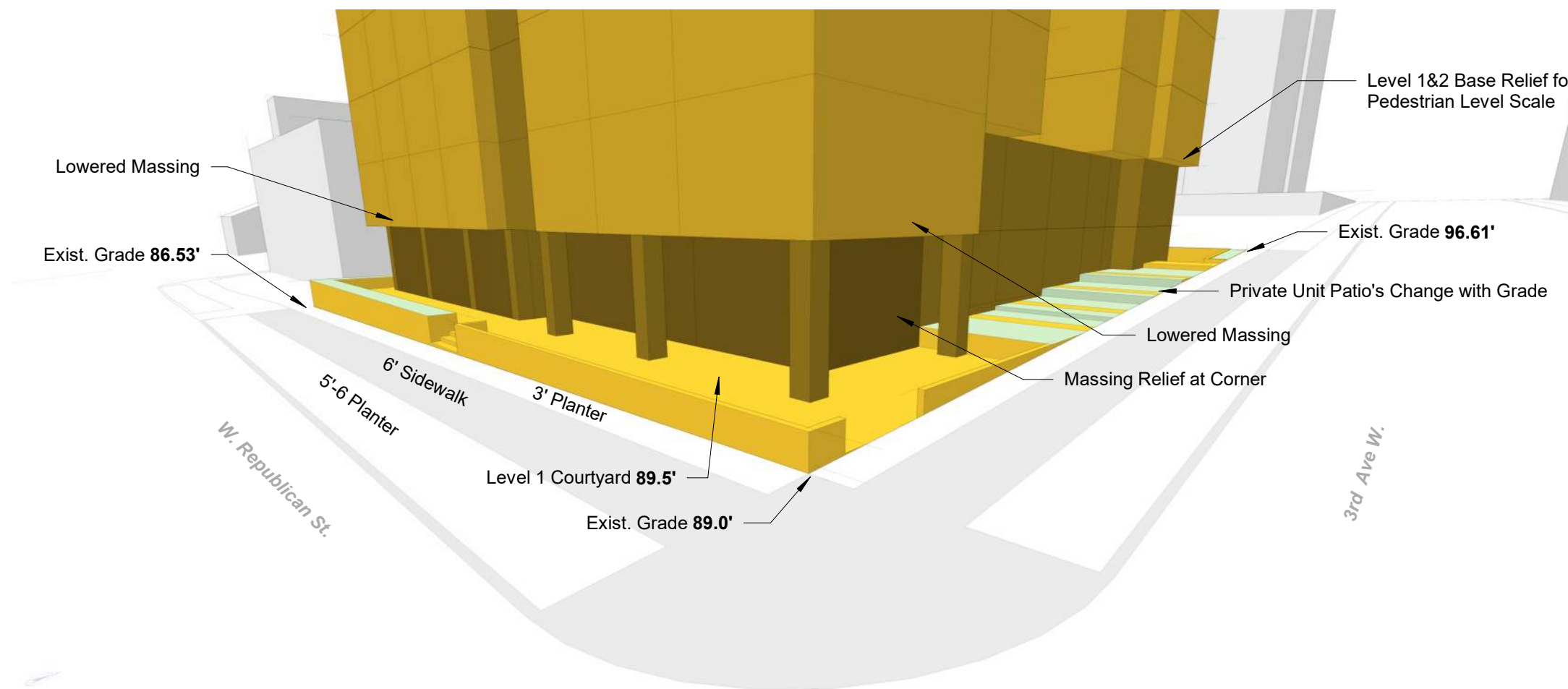


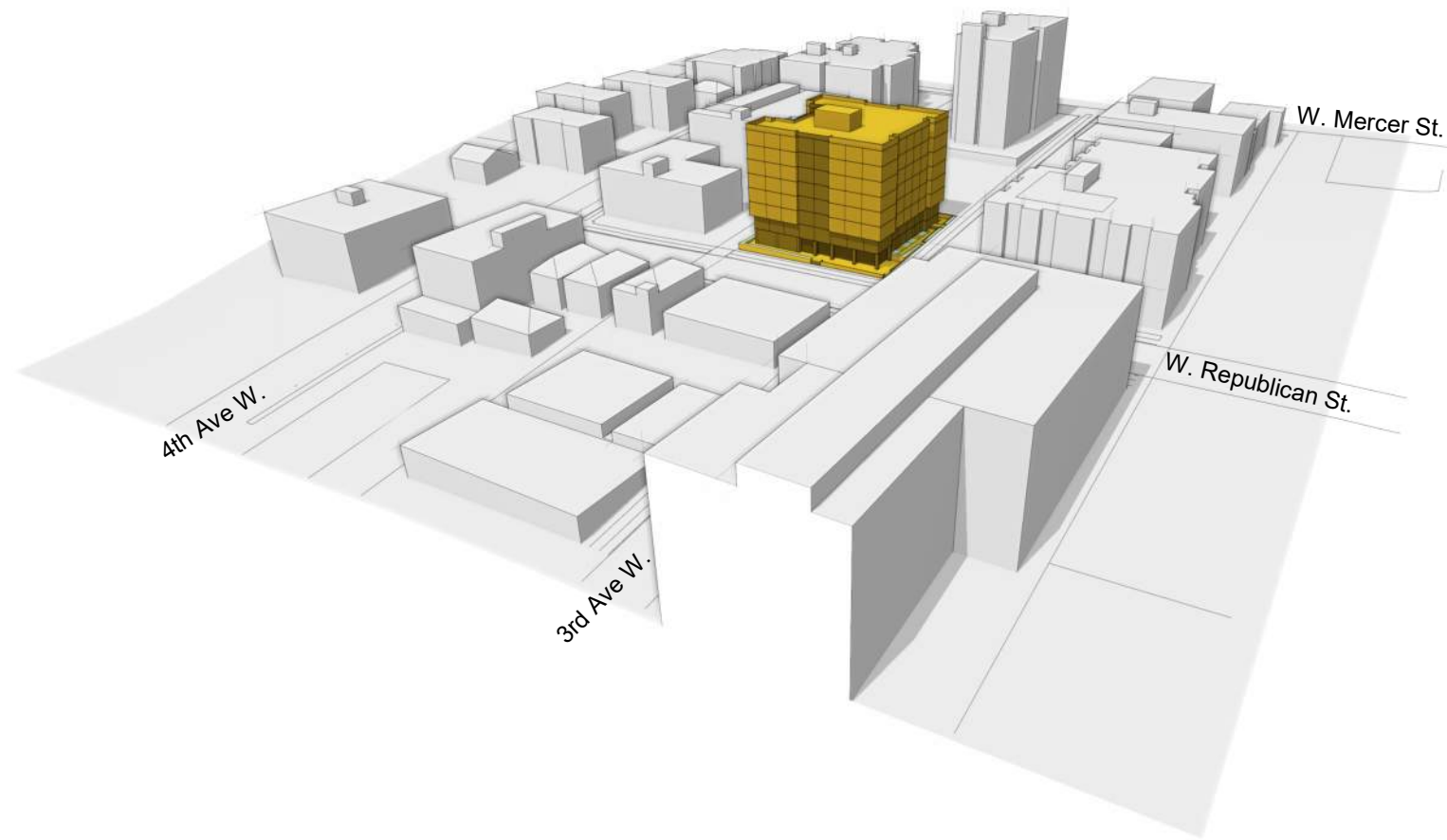
View F: Southwest Street Level



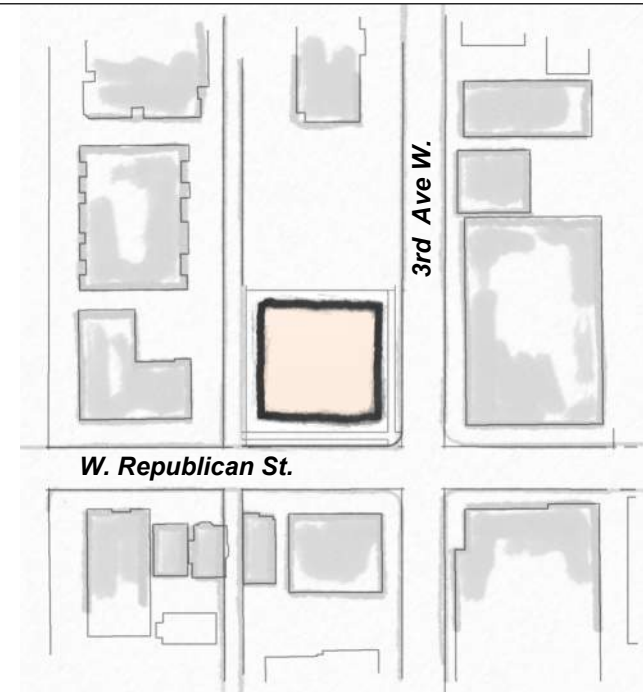


Option B - H Shape

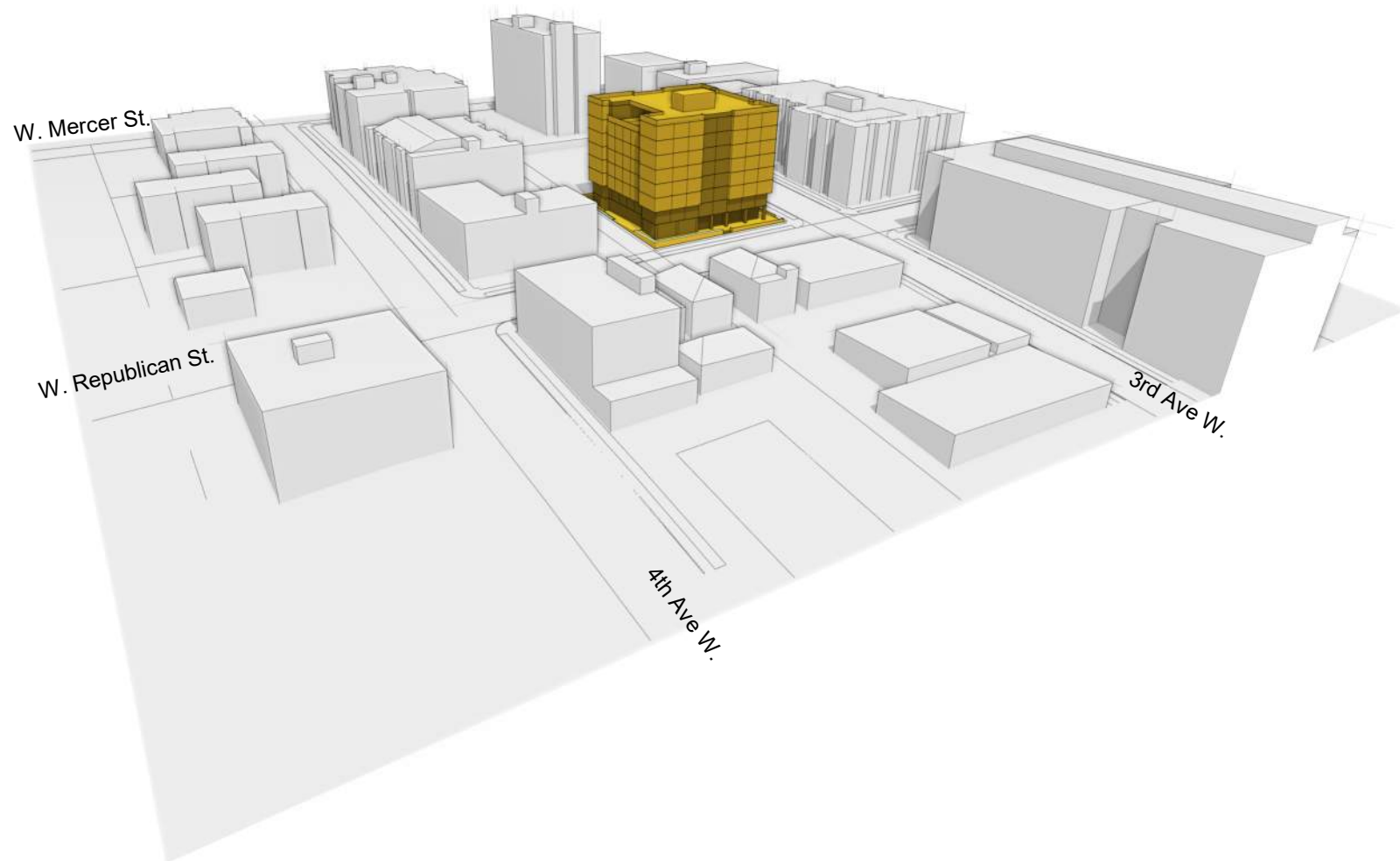




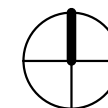
- 162-units.
- Greatest variation of unit sizes of all options.
- Organized central core with vertical circulation.
- Views from all units are outward facing.
- Maximizes units facing south along Republican.
- Minor modulation of the exterior facades is allowed by the internal program and layout.
- Desirable corner units (4) per floor.
- Large roof deck on west facade.

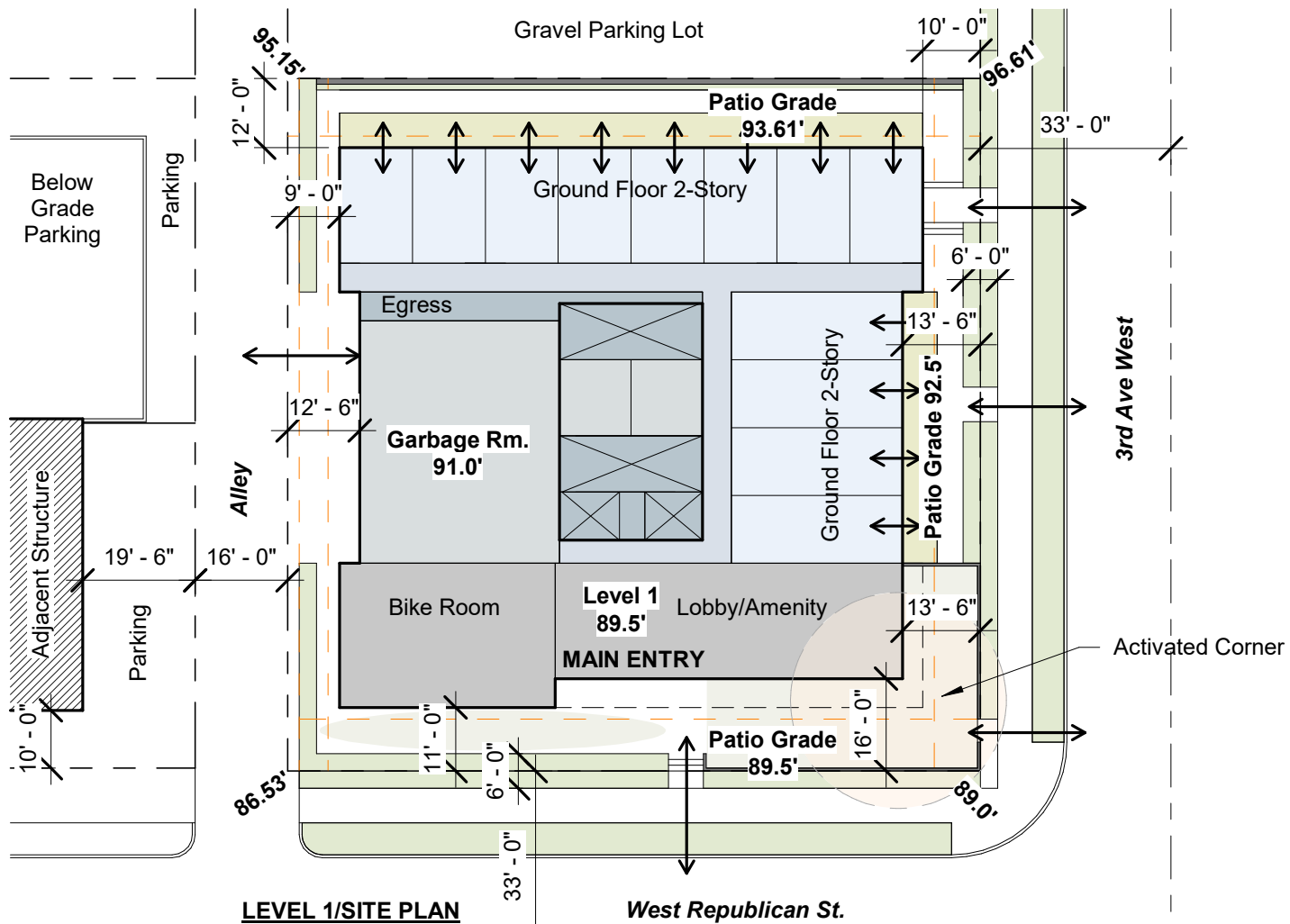


Option C - Full Square



Vicinity Map



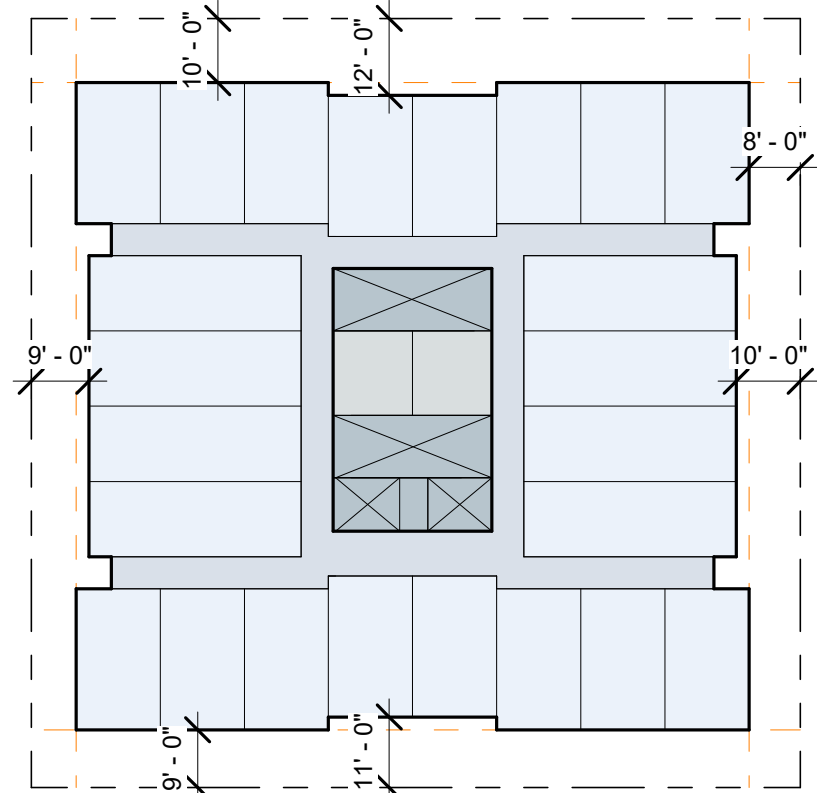


LEVEL 1/SITE PLAN

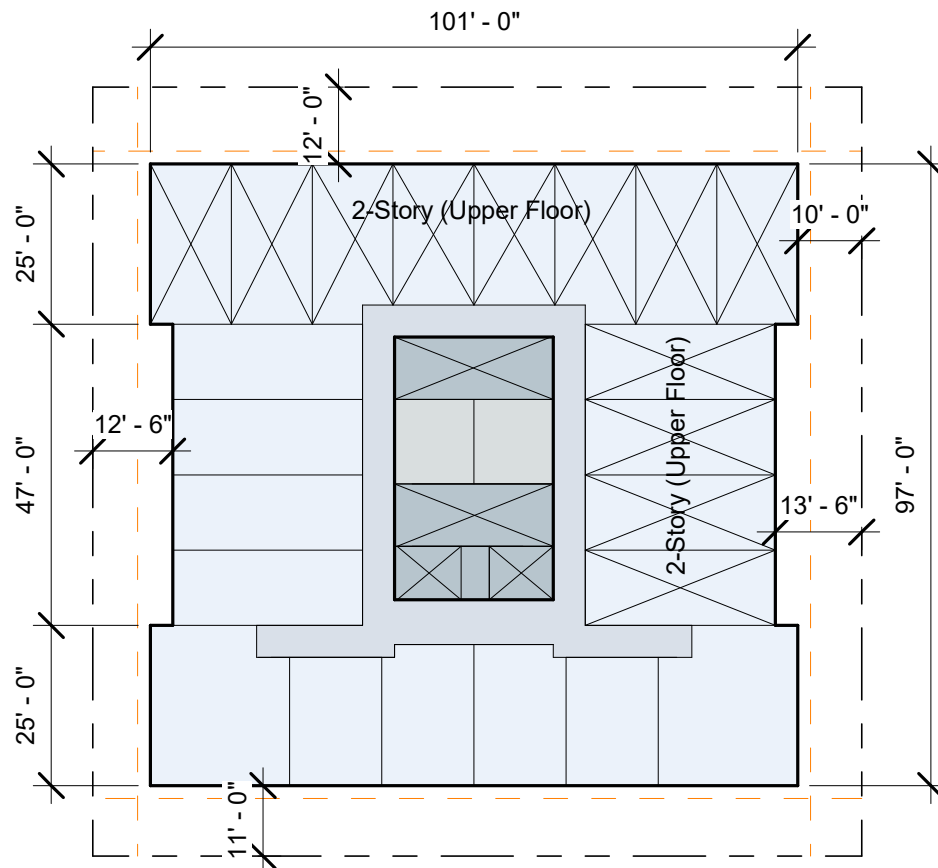
West Republican St.

3rd Ave West

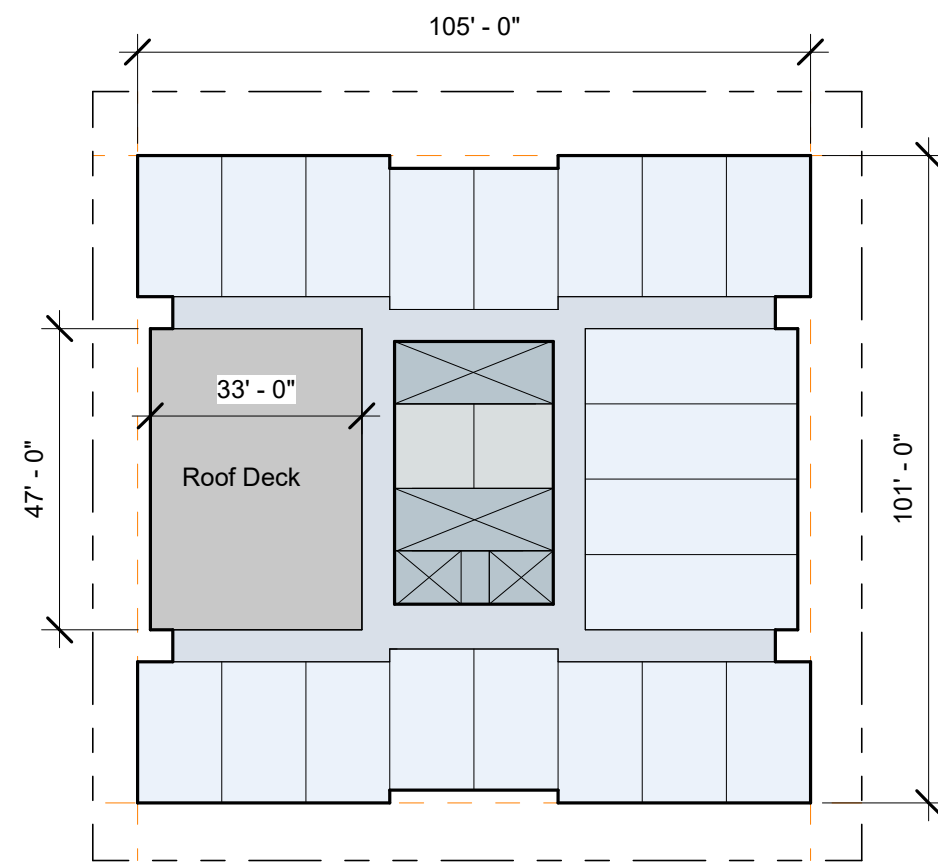
Activated Corner



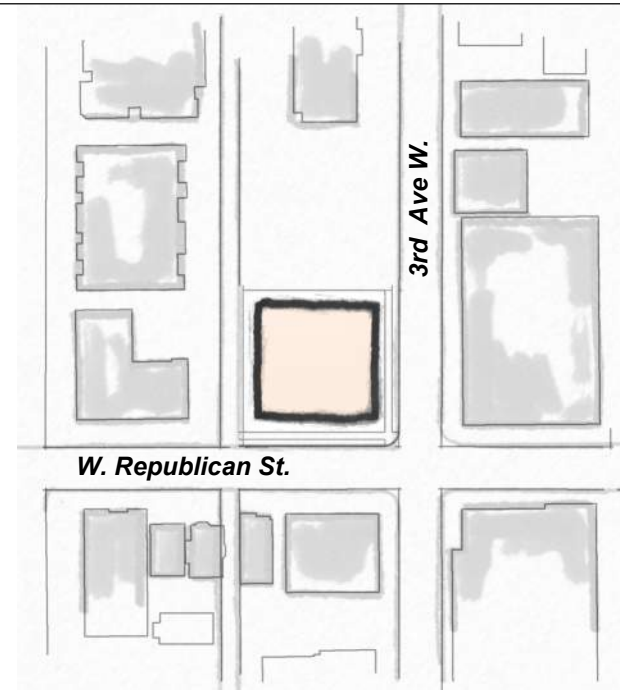
LEVELS 3,4,5,6,7



LEVEL 2



LEVEL 8



Option C - Full Square

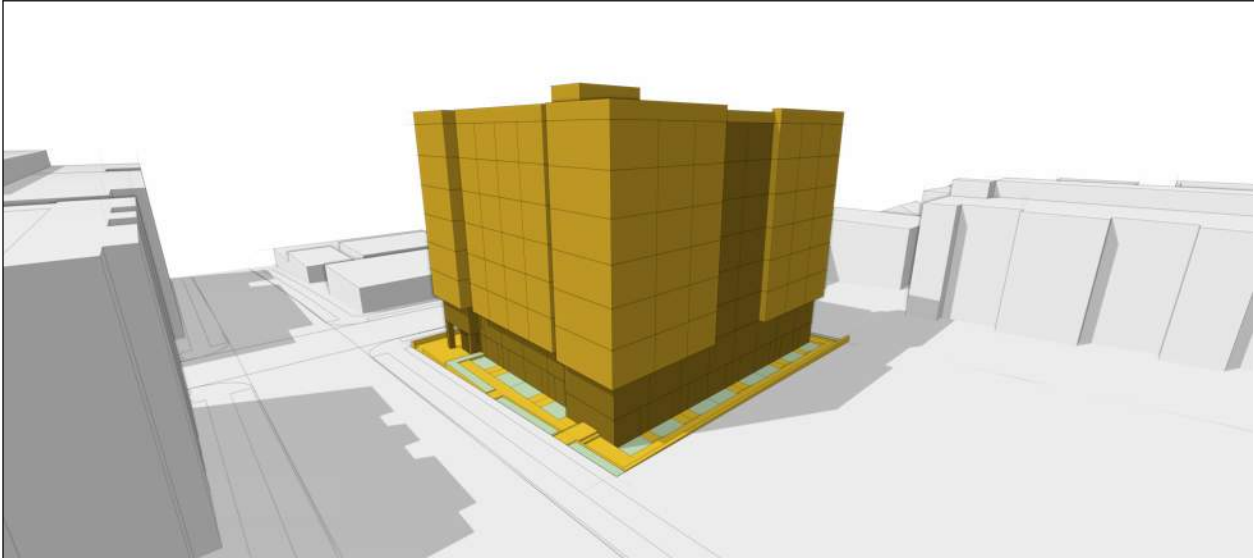
Option A Summary

Total Units: **162 Units**

- (10) 1br
- (4) 2br
- (48) Urban
- (100) Studio

- Building Setback
- Building Circulation
- Residential Units
- Amenity Space
- Garbage/Laundry/MEP
- Exterior Patio/Amenity
- Exterior Residential Patio

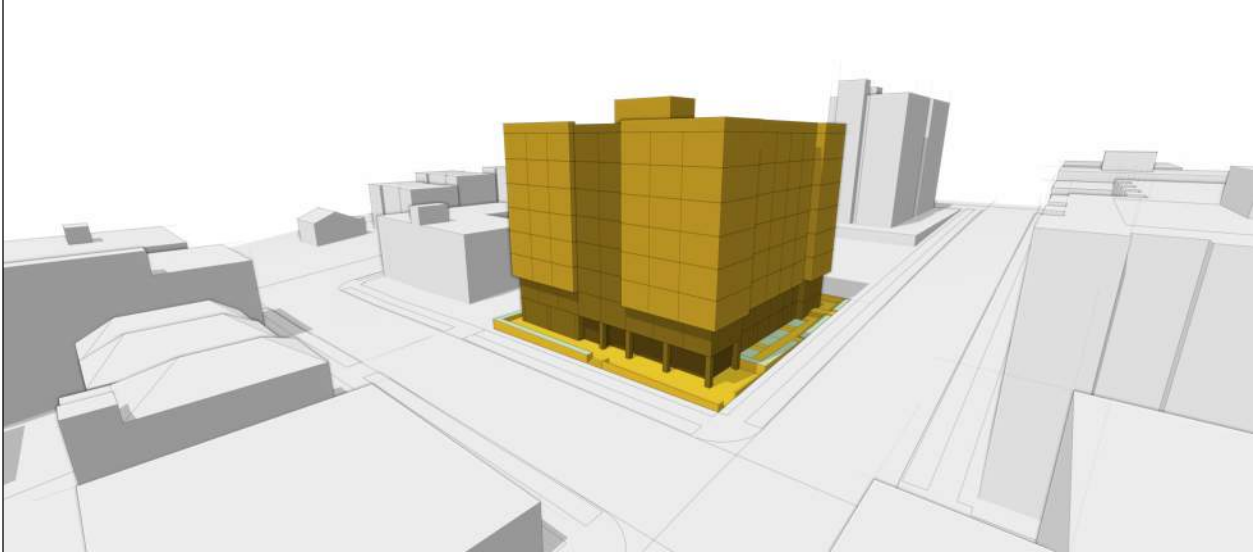
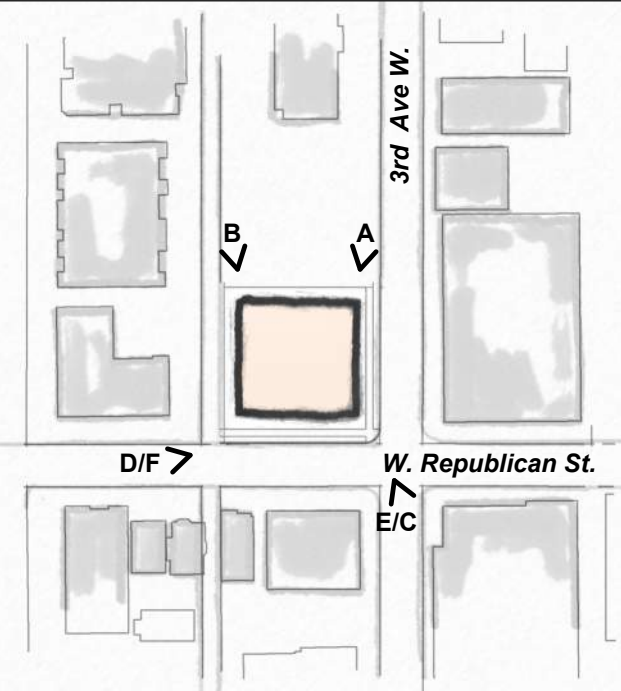




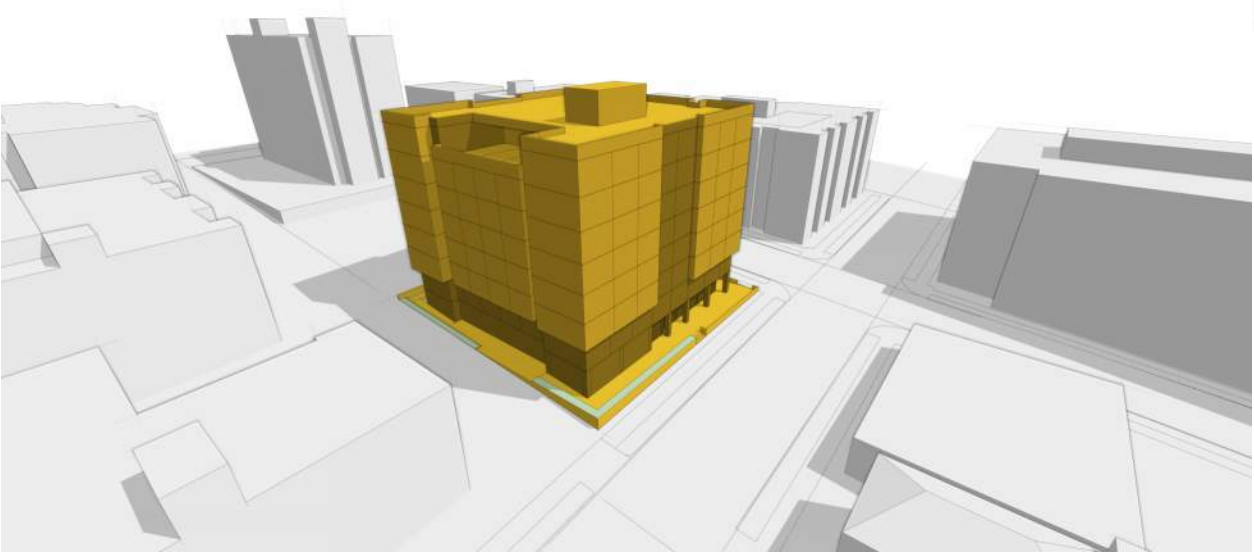
View A: Northeast Corner



View B: Northwest Corner

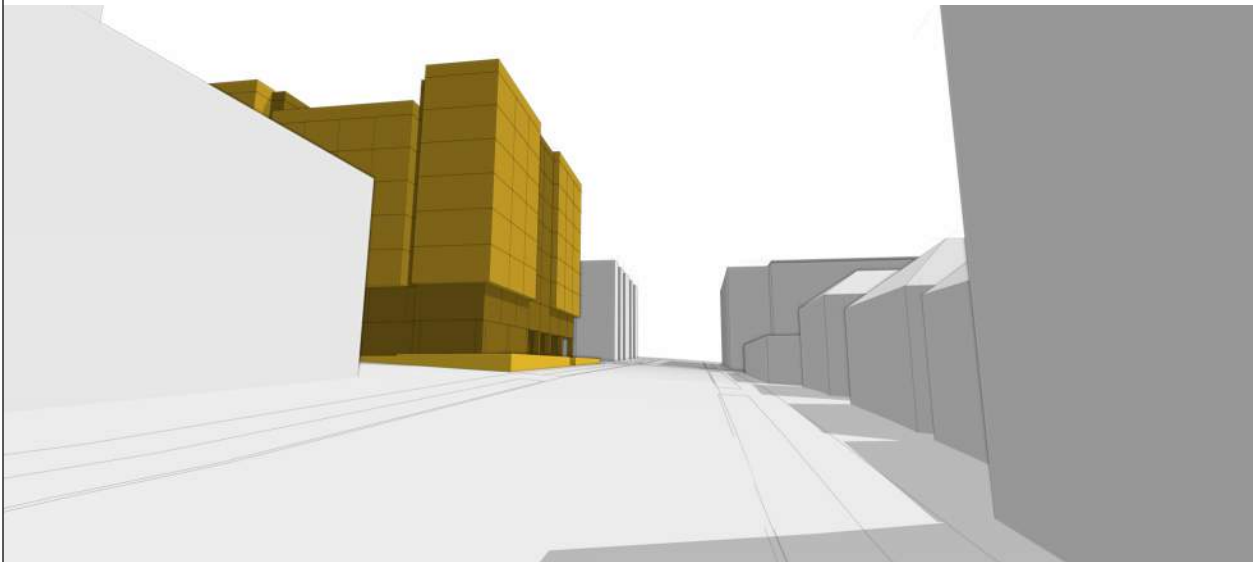


View C: Southeast Corner

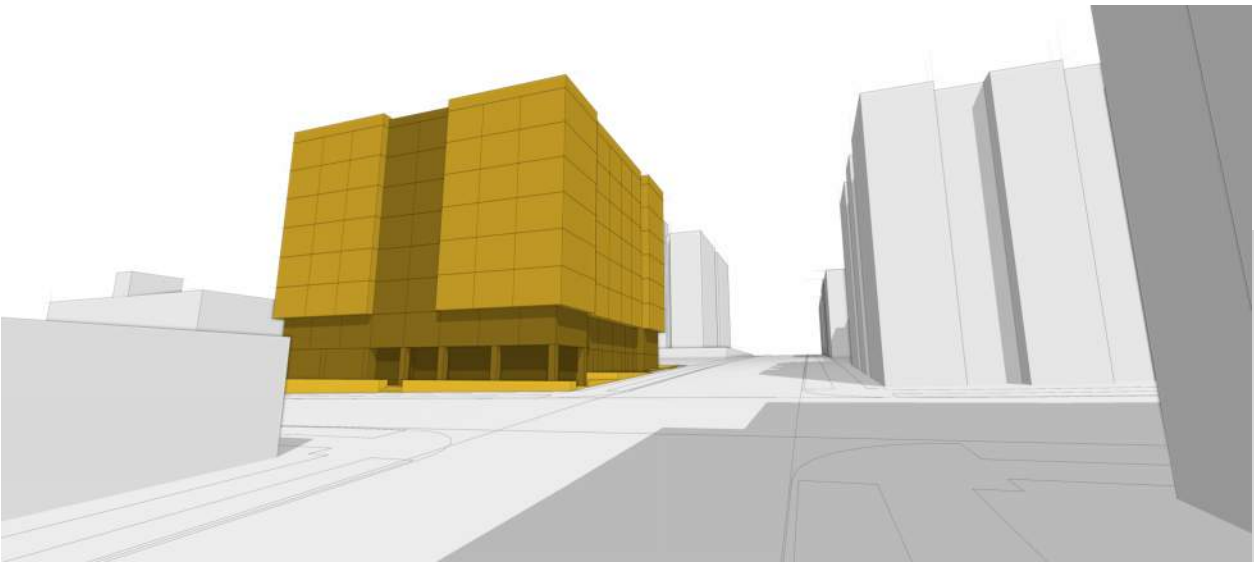


View D: Southwest Corner

Option C - Full Square

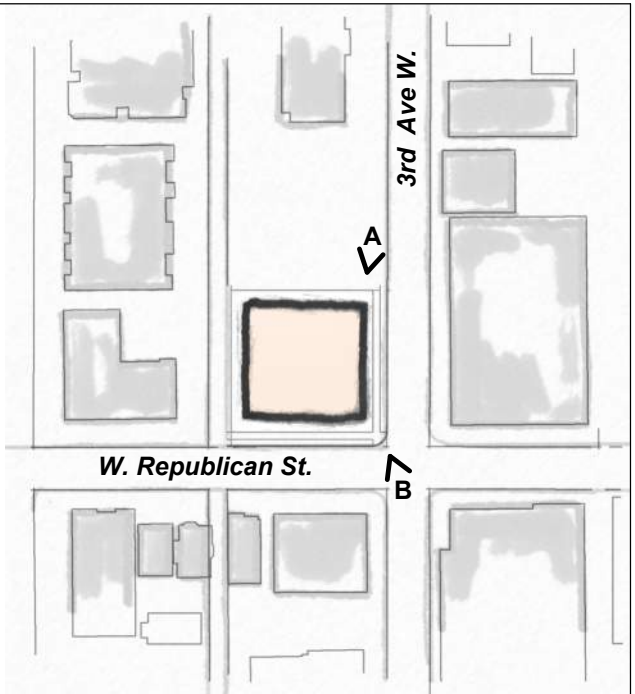
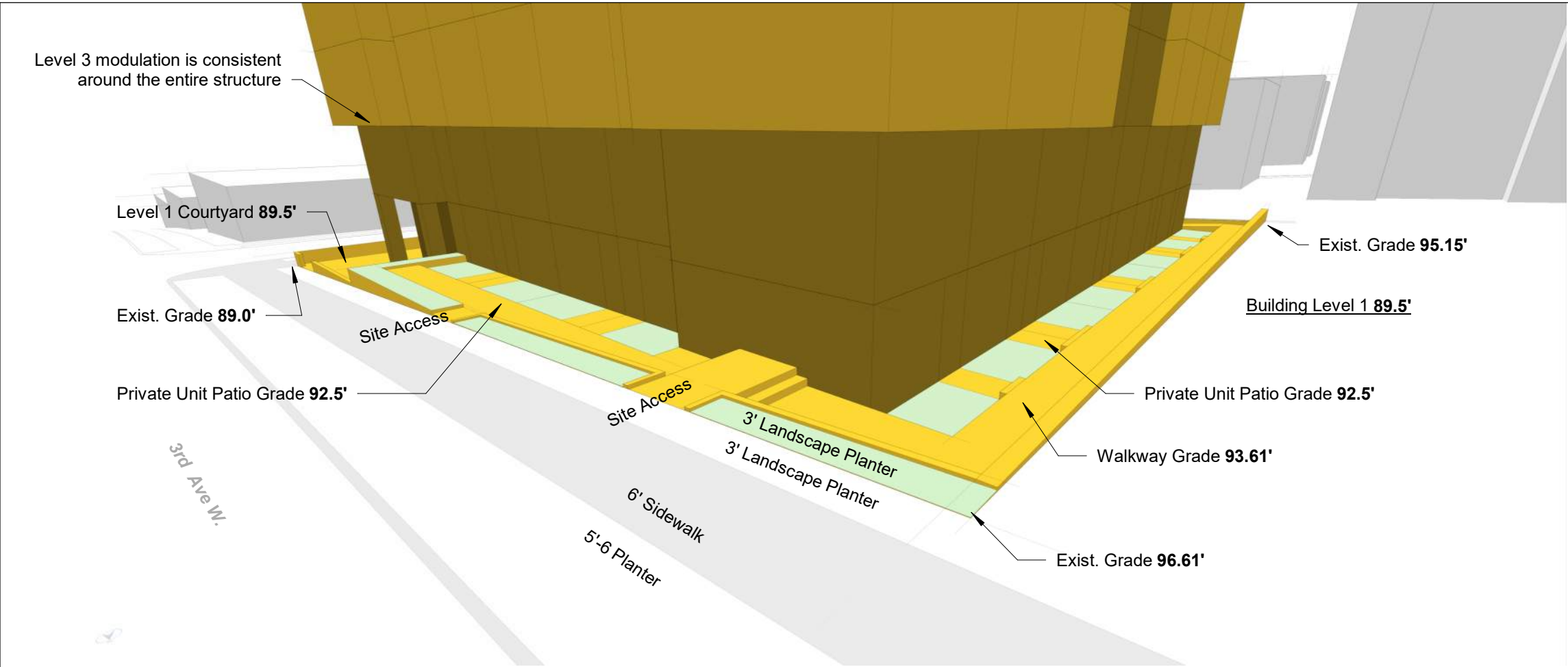


View E: Southeast Street Level

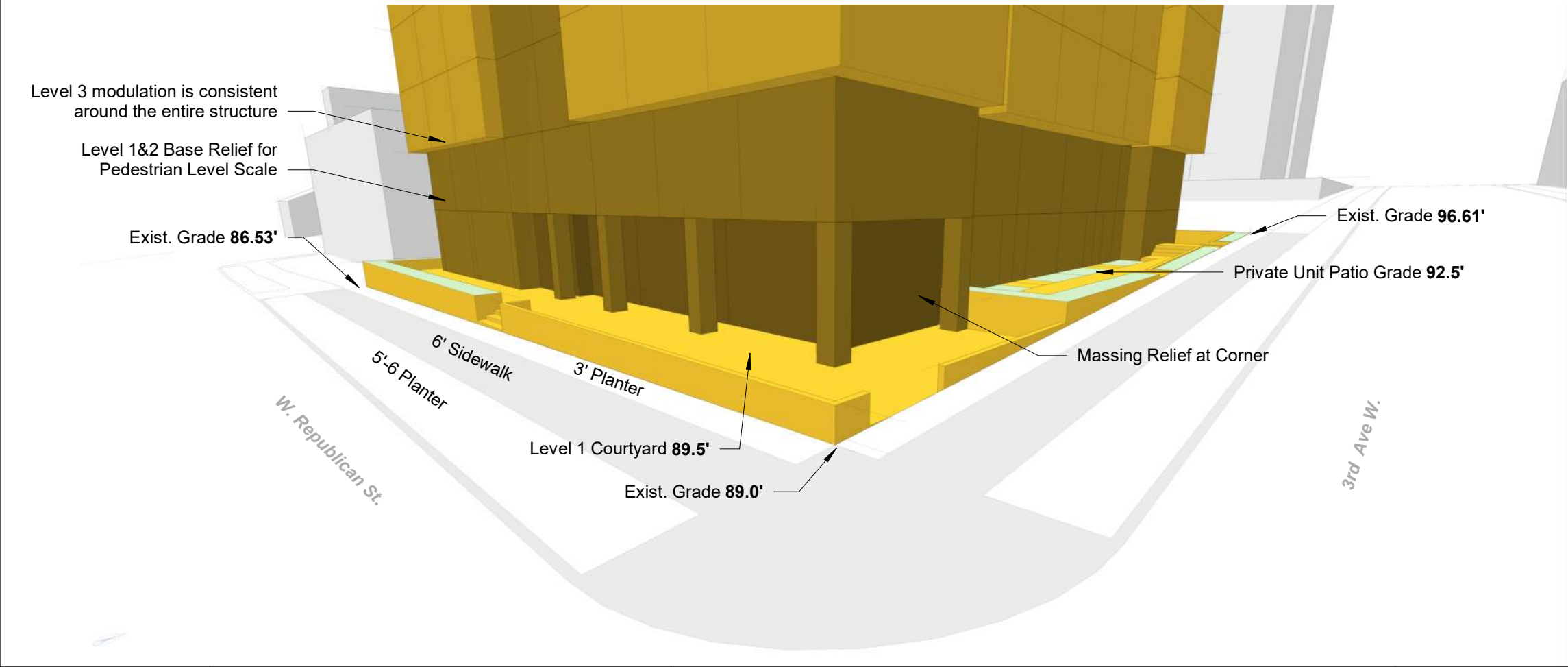


View F: Southwest Street Level





Option C - Full Square



Option A: Dec 21th 9:00



Option B: Dec 21th 9:00



Option C: Dec 21th 9:00



Option A: Dec 21th 12:00



Option B: Dec 21th 12:00



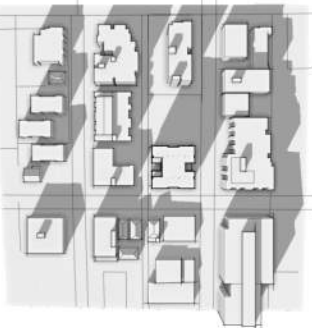
Option C: Dec 21th 12:00



Option A: Dec 21th 3:00



Option B: Dec 21th 3:00



Option C: Dec 21th 3:00



Option A: Mar 21th 9:00



Option B: Mar 21th 9:00



Option C: Mar 21th 9:00



Option A: Mar 21th 12:00



Option B: Mar 21th 12:00



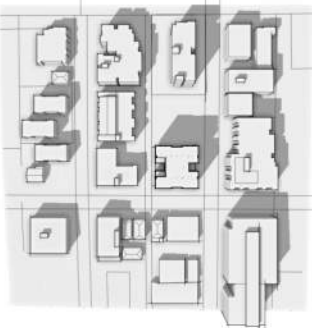
Option C: Mar 21th 12:00



Option A: Mar 21th 3:00



Option B: Mar 21th 3:00



Option C: Mar 21th 3:00



Option A: Jun 21th 9:00



Option B: Jun 21th 9:00



Option C: Jun 21th 9:00



Option A: Jun 21th 12:00



Option B: Jun 21th 12:00



Option C: Jun 21th 12:00



Option A: Jun 21th 3:00



Option B: Jun 21th 3:00



Option C: Jun 21th 3:00



Winter Solstice

Equinox

Summer Solstice