

# 1013 NE 45TH STREET

SDCI # 3037927-EG | MUP # 3037792-LU

RECOMMENDATION MEETING

03.28.2022

**PROJECT INFORMATION:**

ADDRESS: 1013 NE 45th St  
Seattle, WA 98105

LEGAL DESCRIPTION: BROOKLYN ADD  
PLAT BLOCK: 5  
PLAT LOT: 1 THRU 5

PARCEL NUMBER: 1142000525

ZONING: SM-U 95-320 (M1)  
SITE AREA 19,133 SF  
FAR 12 + .5  
MAX HEIGHT 320'

**PROJECT TEAM:**

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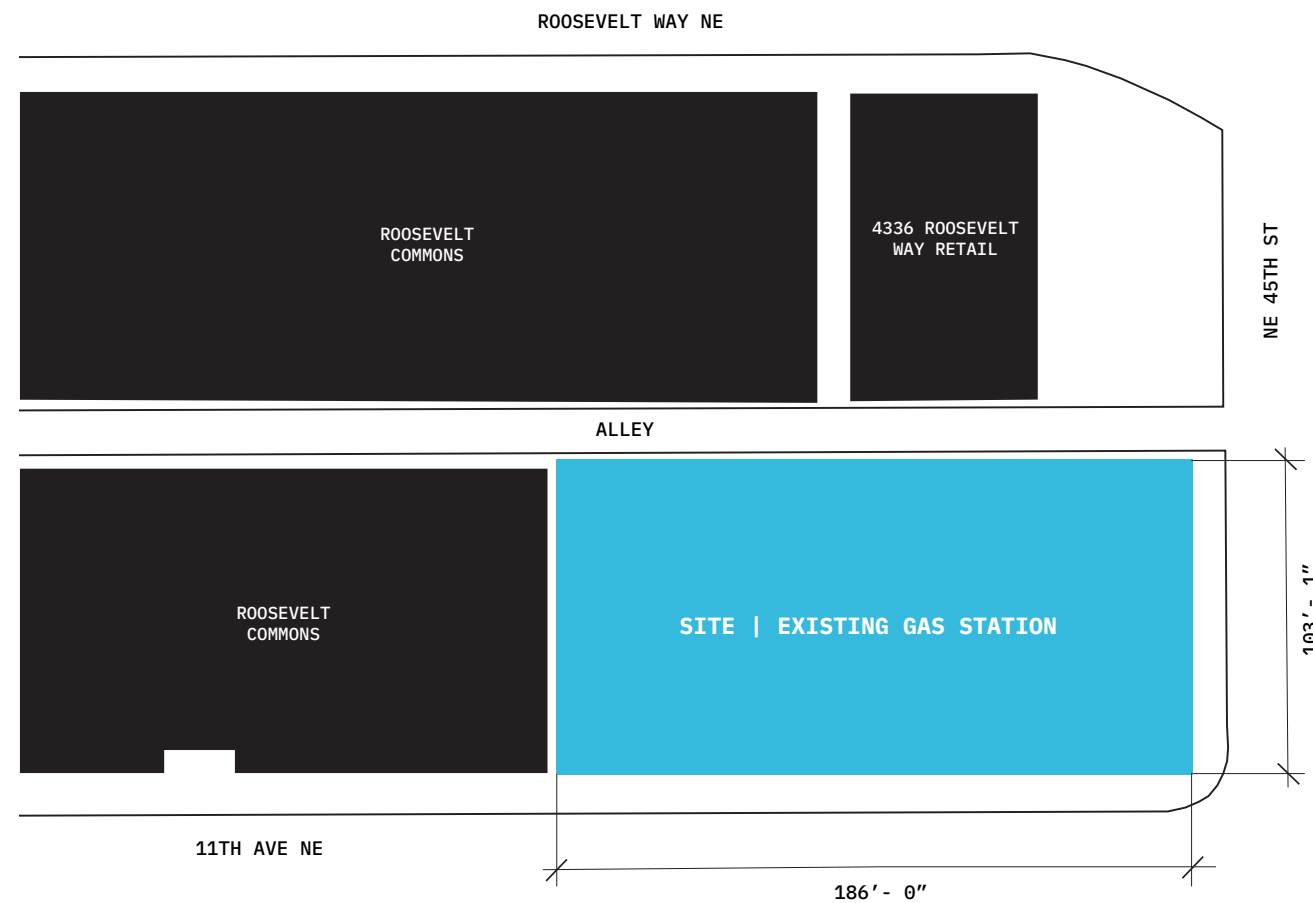
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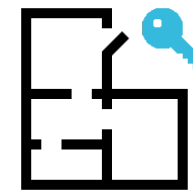
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# 01 | PROJECT OBJECTIVES AND BACKGROUND



## PROJECT DIMENSIONS

- + 186' x 103' site
- + 264'-9" tall mixed-use building + mechanical penthouse overrun (286'-7" total height)
- + 25 stories + mechanical penthouse story



## RESIDENTIAL UNITS

- + 365 total units
- + Studio, 1-Bed, 2-Bed units mix
- + 10 Units - 900 sf, 3 and 4 Bed included
- + MFTE affordable housing program



## OFFICE + SHARED WORKSPACE

- + Estimated 9,500 sf rentable space L02



## STREET LEVEL USE

- + Commercial space estimated 1,687 sf L01
- + On-site neighborhood open space



## PARKING

- + 55 parking spaces
- + 1.5 stories below grade
- + Bike Parking: approximately 296 long term; 22 short term

## PROJECT CONSIDERATIONS SUMMARY

• Introduction | Message to the Board.

We would like to begin by thanking the board members for volunteering their time to participate in the design review process with a common goal – to promote and foster good design.

While City's Design Review Process focuses on important considerations such as urban design and architectural cues, the pedestrian realm, height, bulk, and scale, it can be an incomplete set of factors for a successful process. Therefore, as additional reference to facilitate your review and our upcoming Recommendation Meeting, we would like to offer a summary of the project's development since our last meeting, highlight the design development that strengthens established concepts presented at the Early Design Guidance Meeting and share a few factors often not part of the Design Review process affected our approach. Major points of considerations are:

- Facades and material selections to reinforce neighborhood traits as described at the Early Design Guidance Meeting as "Rational and Romantic."
- Develop the "carved social greenways" as a central feature to advertise and support the positive impact of social interaction, community gathering and access to fresh air and sunlight within a vertical tower / high-rise typology.

"Rational & Romantic" Continued - Facade Concept

The design concept was inspired by indelible qualities of the neighborhood we described at our last meeting as: "rational and romantic." Meaning, the neighborhood's juxtaposed "rational" elements such as a long narrow street grid with a more organically arranged or "romantic" university campus and natural features. The design and development team wanted these aspects of the neighborhood to be considered beyond massing and site strategies and into the design of the facade and the "social greenways." From our studies we developed five attitudes regarding facade development that would strengthen "rational and romantic" qualities of the facade design:

- Create a clear contrast between solid and void
- Use the diverse residential program to add variety and interest to the grid of the facades
- Optimize the vision glass relative to the internal program
- Integrate mechanical needs
- Ensure the massing and gridded facade is secondary to but supportive of the main feature of the project - the "carved social greenways."

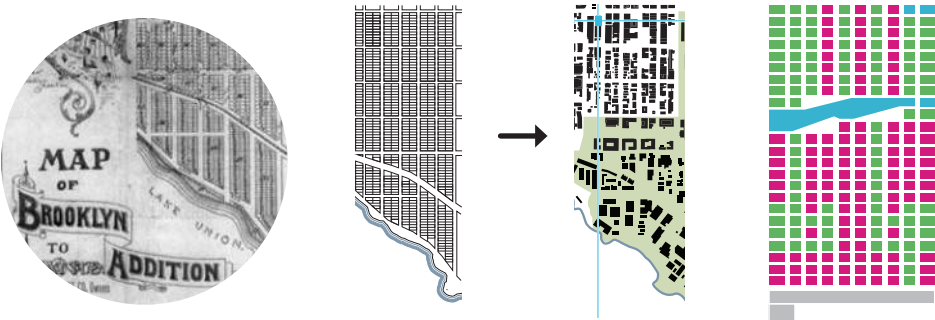


Diagram of the west elevation differentiating the locations of more private bedroom spaces and active spaces like living rooms. The common indoor and outdoor spaces are shown in blue. Office and street level public function in gray.



A highly diverse residential program shown as a word diagram to the left. Above, an aerial view of the proposed tower looking southeast. The rational grid of the facade introduces variety and hierarchy by optimizing the sizes vision glass between more private and public residential spaces.



MESSAGE TO THE BOARD



• Vertical Tower Life

Young city dwellers prefer to live closer together and yet they feel lonelier. A recent national study said 75% of people in younger generations reported experiencing infrequent meaningful social interactions compared to only 50% of those in older generations.<sup>1</sup>

"All ages desire social interaction; it's part of being human. Tall buildings need to respond to these desires by becoming social connectors themselves." - Jeanne Gang, Founder of Studio Gang

Prior to the Early Design Guidance Meeting, several architectural strategies were studied to consider ways tall buildings can offer more opportunities for social connectivity. High-rises often feel hermetically sealed until a resident reaches her deck or the rooftop amenity space, which takes a concerted effort to visit. The concept of "social greenways" developed as an idea of a series of outdoor, linear spaces that divides the tower into smaller blocks, like stacking mid-rise structures on top of one another with outdoor common spaces between. [pp.29-34] They provide common areas along everyday paths of travel, delivering a variety of gathering spaces, access to light and air, and opportunities for serendipitous connections.

The two social greenways proposed are stepped and accessed from three different levels. The "mid-rise social greenway" is located on the east facade, levels 07-09. The "high-rise social greenway" is on the west, located on levels 16-18. Both are similar in that they promote gathering between neighbors, connect multiple levels and foster social interaction. Their differences are a response to their location within the building and a desire to add variety and choices of spaces for residents. The lower or "mid-rise social greenway" facing east enjoys morning sunlight and has a focus toward active fitness and wellness uses. The west facing "high-rise greenway" provides for more relaxation with, views of the water, the City skyline and afternoon sunlight.

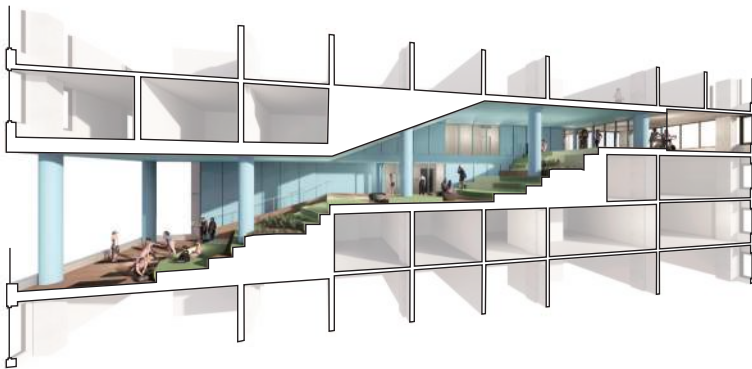
The "social greenway" idea emphasizes the importance of providing places to make connections. It draws inspiration from the University of Washington's goal to further connect and be integrated with the University District. The greenways reflect the "romantic" intersecting the "rational" order of the tower, like the campus or trails intersecting the order of the street grid. The greenways throughout the mixed-use structure reflect "romantic" qualities of the neighborhood's linear parks, trails, green streets, and campus experiences. The neighborhood's values and traits formed the concept. The concept expresses those values and therefore expresses the values contained in the Neighborhood's Design Guidelines – A charter for a successful Design Review process.

1 <sup>4</sup>Gang. (2015). Three Points of the Residential High-Rise: Designing for Social Connectivity. Council on Tall Buildings and Urban Habitat. <https://studiogang.com/files/pdfs/2366/2442-three-points-of-the-residential-high-rise-designing-for-social-connectivity.pdf>

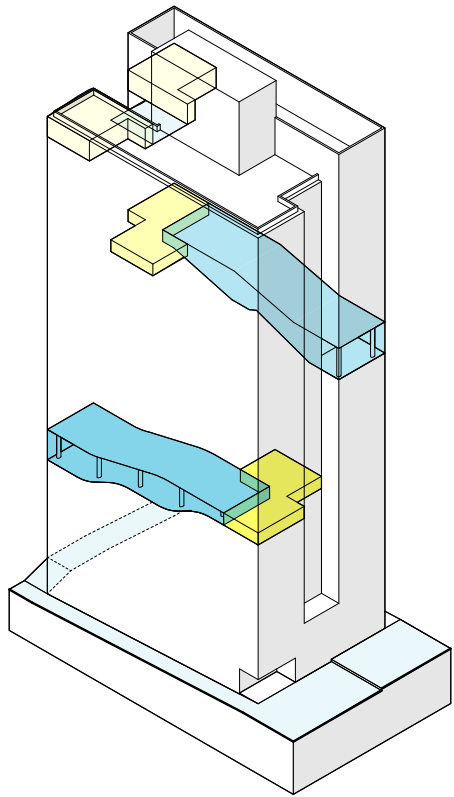
We thank you again for your time and consideration.



Julia Nagele, Principal  
Director of Design - HEWITT Architecture



Mid-rise Social Greenway



Amenity and Social Greenway locations

Essential qualities of the west facing carved social greenway - a place for residents to connect, gather and relax, experience warm afternoon sunlight with greenery in the foreground and a vista beyond.

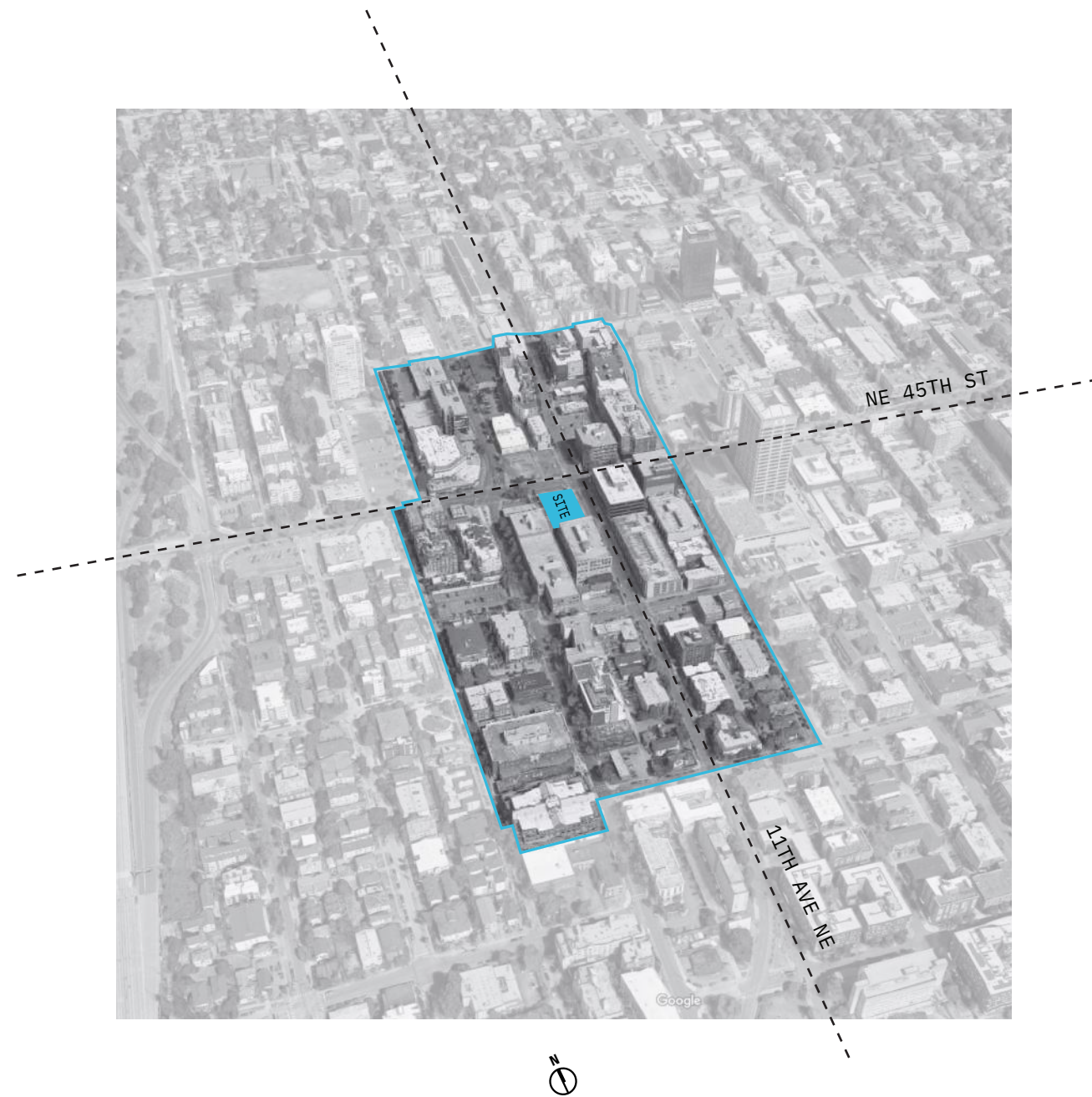


MESSAGE TO THE BOARD



AREA MAP





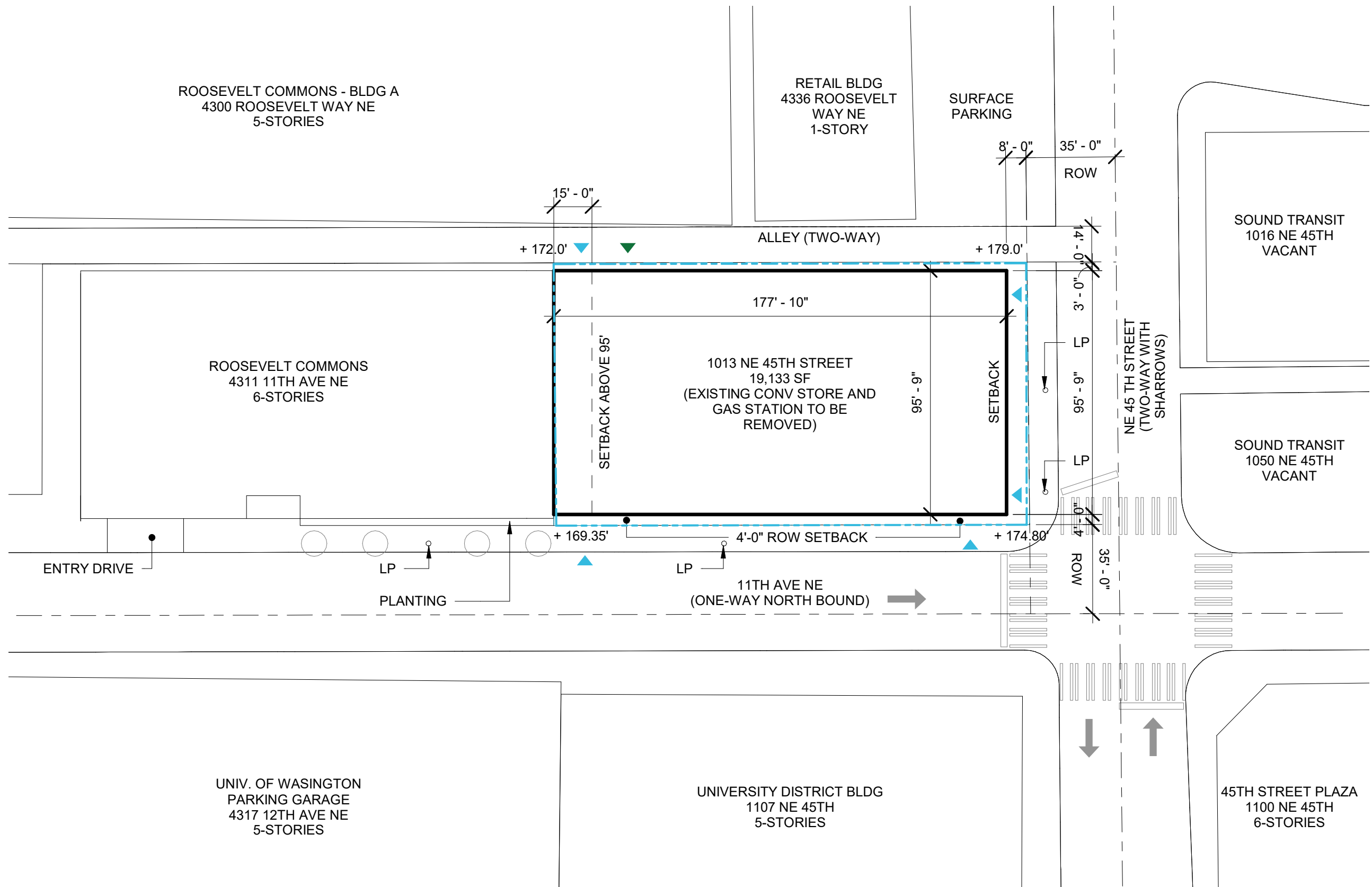
SURROUNDING 9-BLOCK AREA OF UNIVERSITY DISTRICT



# SURROUNDING USES



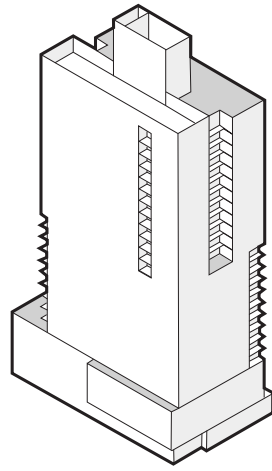




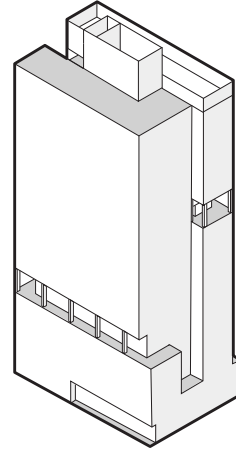
OVERALL SITE



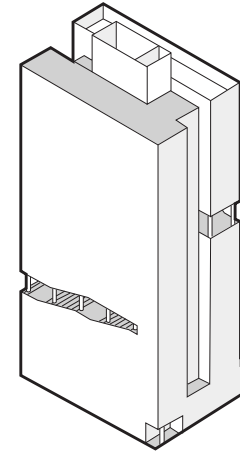
- ◀ VEHICLE ACCESS
- ▶ PEDESTRIAN ACCESS



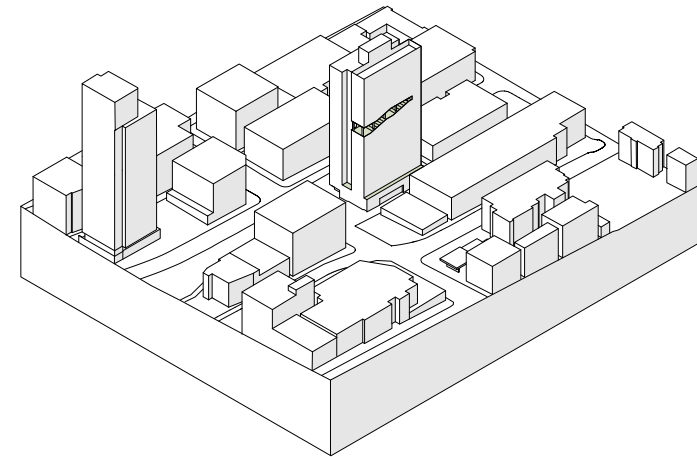
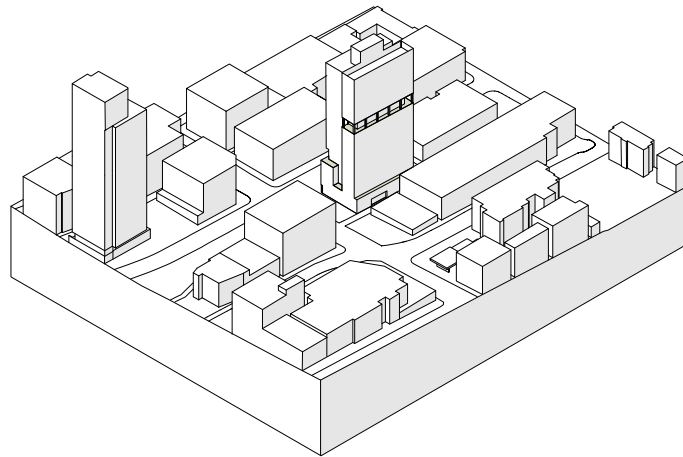
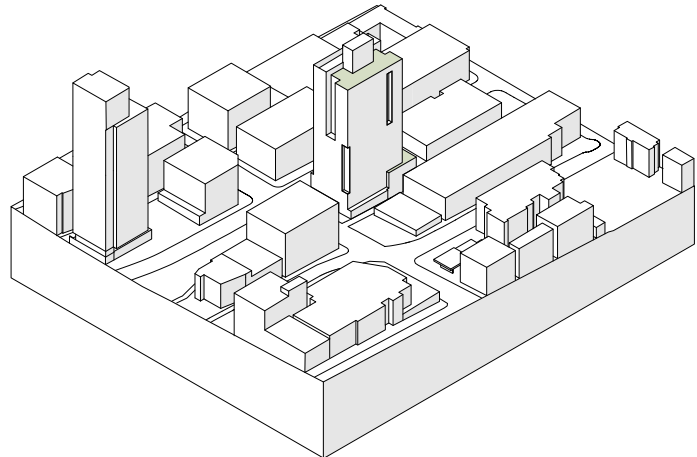
**ALTERNATIVE 1**  
Asymmetrical



**ALTERNATIVE 2**  
Social Greenways



**ALTERNATIVE 3**  
Preferred | Social Greenways Carved



**Design Parameters for all alternatives:**

- + Consistent program requirements and general building size
  - + Neighborhood green space provided on site
- + No portions of street facing facades requiring facade modulation per zoning
  - + No departure requests
- + Massing and height configurations not requiring a structural peer review

**EDG CONCEPT OVERVIEW**



## 02 | EDG DIRECTION SUMMARY

1. CONTEXT ANALYSIS

a. The Board commended the design team for the thorough context analysis, which illustrated a clear understanding of the history and character of the neighborhood. The Board appreciated the design and development team's understanding of the history of the place, what makes it special, underlying order of the district, what does it mean to live in a vertical tower such as the proposed structure, integrated open space and design all sides of the tower. (CS2-C Relationship to the Block, CS2-1-e. The U District Core & The Ave, University DC2-1-a. Response to Context, DC2-2-a. Context-Sensitive Approach)

**Design Response:**  
The Board supported the design team's thorough contextual and historical analysis of the neighborhood. The framework built from historic research, place making, and urban fabric analysis has revealed the underlying Rational/Romantic characteristics of the district which have been carried through the proposed tower massing, facade design and the development of outdoor spaces. (Please see pp. 17-28 for additional information.)

2. MASSING

a. The Board provided unanimous support and enthusiasm for the preferred massing option. The Board supported the preferred massing Option 3 which illustrated a unique contemplation on what it means to live in a vertical tower. The Board strongly supported the concept of a rational grid meeting the romantic or organic carved volumes, reflecting the rigorous University District street grid meeting the University campus's more organic form. (DC2-1 Massing & Reducing Bulk and Scale, University DC2-1-a. Response to Context, DC2-2-a. Context-Sensitive Approach)

**Design Response:**  
The Board supported Rational | Romantic massing design methodology has been maintained. (Please see pp. 17-34 for additional information.)

b. The Board supported the execution of this concept into an H form of a simple form with appropriately scaled modulation and especially supported the integration of the carved out amenity spaces. The Board noted this created a unique tower identity and successfully scaled the tower. (DC2-1 Massing & Reducing Bulk and Scale, University DC2-1-a. Response to Context, University DC2-2 Architectural Concept & Façade Composition, University DC2-6 Tall Buildings)

**Design Response:**  
The Board supported bulk and scale, massing, and modulation has been maintained. The north and south notches remain. Additionally they have been clad darker then the east and west facades to emphasize the tall, slender ends of the "H." (Please see pp. 21-28 for additional information.)

2. MASSING

c. In addition, the Board supported setting the tower back along the south property noting this was an appropriate response to the adjacency condition. (CS2-D-5. Respect for Adjacent Sites)

**Design Response:**  
The Board supported tower setback from adjacent property has been maintained. (Please see pp. 27 for additional information.)

d. There was some discussion and appreciation for the consistent height of the carved- out amenity space as shown in Option 2, however, the Board remained supportive of Option 3. The Board did note that more information on the programming and how the amenity spaces are intended to be used would be helpful at the next meeting. (DC2-1 Massing & Reducing Bulk and Scale)

**Design Response:**  
The Board supported Option 3 has been further developed and the two outdoor "Carved Social Greenways" have been maintained. The stepped outdoor terraces are located on the east and west facades. The east facing terrace or "Mid-rise Social Greenway" connects floors 7-9 while the West facing "High-rise Social Greenway" is located on floors 16-18. Both are similar in that they promote gathering between neighbors, connect multiple levels and foster social interaction. Their differences are a response to their in their location within the building and a desire to add variety and choices of spaces for residents. The lower or "mid-rise social greenway" facing east has a focus toward active fitness and wellness uses while the west facing "high-rise greenway" provides for more relaxing socialization, views of the water, the City skyline and afternoon sunlight. (Please see pp. 29-34 for additional information.)

EDG BOARD'S PRIORITIES & DIRECTION

2. MASSING

e. The Board supported the general form of the tower terminus which continued the simple form, but questioned how the carving language could potentially inform the tower terminus. **This was not a direct request to study, rather guidance to clarify the terminus design intent at the next meeting and ensure the final design of the terminus added to the compelling design concept.** (University DC2-6 Tall Building)

**Design Response:**  
The roof terminus design as studied and proposed at the Early Design guidance meeting is maintained. Our study that introduced "carved" elements into the roof terminus (mechanical screening and areas) seemed to detract from the specialness of the carved-out social greenways. **(Please see pp. 35-39 for roof terminus study)**

3. STREET EDGES & OPEN SPACE

a. Overall, the Board supported the street-level programming and organization of uses, as well as the open space concept at street-level. (PL1-A Network of Open Spaces, PL1-1-a. Engage the Public Realm)

**Design Response:**  
The Board supported street level programming and organization has been maintained. **(Please see pp. 40-43; 48-50; 123,127 for additional information)**

b. The Board acknowledged that 45th Ave is a highly trafficked street and not currently particularly pedestrian friendly along north edge of the project, and appreciated efforts made to highly landscape this edge. (DC1-1 Activating Uses)

**Design Response:**  
The Board supported landscaped property edge along 45th Ave has been maintained. **(Please see pp. 40-43; 48-50; 123,127 for additional information)**

3. STREET EDGES & OPEN SPACE

c. **The Board would like to see additional development and clarity along the 45th Ave street edge including the following** (PL1-A Network of Open Spaces, PL1-1-a. Engage the Public Realm, DC1-1 Activating Uses, DC2-B-1. Façade Composition):

- i. **Maintaining and/or increasing the landscaping**
- ii. **Consideration of carving out the massing along this street-level to relate back to the upper tower.** Though the Board acknowledged the specialness of having this gesture occur at one location, they noted **they would like to see interesting treatment of the landscape/hardscape equal to what is happening above.** No specific direction was provided, rather to further flush out the concept at street-level and refine the architecture and landscape as needed to achieve this goal.

**Design Response:**  
The organically shaped planted areas along NE 45th Street provide and porous buffer from the street. The shapes are inspired by the curvilinear form of the Social Greenway terraces in the tower. Increased areas of landscaping occur along the NW alley corner fronting the street level use retail and sections of plantings closer to the street corner and tower entry. **(Please see pp 41-43; 123, 127 for additional information)**

3. STREET EDGES & OPEN SPACE

d. The Board supported the 11th Ave street-level landscape and questioned if the overheard weather protection was needed along this street edge. **The Board commented they would be open to a departure along this east edge of the project as the north edge was the public / civic edge while the east edge was the quieter less trafficked edge.** (University DC2-2 Architectural Concept & Façade Composition)

**Design Response:**  
The Board supported departure for overhead weather protection has been proposed. The proposal removes overhead weather protection from 11thAvenue NE and relocates it to front the street level use on NE 45th Street, adjacent to the neighborhood open space. [\(Please see pp. 28, 48, 44, 145 for additional information.\)](#)

3. STREET EDGES & OPEN SPACE

e. **The Board also noted they could be open to a departure for reducing overhead weather protection.** (DC2-2-c. Cohesive Design)

**Design Response:**  
The Board supported departure for overhead weather protection has been proposed. The proposal removes overhead weather protection from 11thAvenue NE and relocates it to front the street level use on NE 45th Street, adjacent to the neighborhood open space. [\(Please see pp. 28, 48, 44, 145 for additional information.\)](#)

f. The Board was supportive of the mews concept as a response to the adjacency condition, connection to alley, and as a functional access for back door services. **The Board requested details for both open and closed conditions be provided at the next meeting.** (PL1-1-a. Engage the Public Realm, PL4-A Entry Locations and Relationships, DC3-A-1. Interior/Exterior Fit)

**Design Response:**  
The mews development considers the sharing of space between pedestrians, vehicles and bikes. A brightly colored area along the alley is intended to indicate the shared urban space. Views showing the gates in the open and closed positions have been added. Details of the the mews and gates have been included. [\(Please see pp. 27; 51-54 for additional information.\)](#)

4. MATERIALS

The Board indicated support for the very preliminary façade concept, utilizing a rigorous pattern contrasting the more whimsical carved space from the façade planes and agreed that should be carried through to a cladding expression that contrasts the solid and void. (DC4-A Exterior Elements and Finishes)

**Design Response:**  
The Board supported preliminary facade design concept has further developed. The facade materiality and texture provide an organic and romantic quality that contrasts with the rigid grid layout of unit windows. The implementation of perforated and solid metal panel provides a human scale level of solid-void contrast indicative of the unit window voids in the solid grid and the carved voids in the solid overall mass. [\(Please see pp. 55-65 for additional information.\)](#)

# 03 | EDG RESPONSE | MASSING

50,000 BC



8,000 BC



1855



1890



1895



1919



1934



1990



## 1. CONTEXT ANALYSIS

### DESIGN REVIEW BOARD DIRECTION:

a. The Board commended the design team for the thorough context analysis, which illustrated a clear understanding of the history and character of the neighborhood. The Board appreciated the design and development team's understanding of the history of the place, what makes it special, underlying order of the district, what does it mean to live in a vertical tower such as the proposed structure, integrated open space and design all sides of the tower. (CS2-C Relationship to the Block, CS2-1-e. The U District Core & The Ave, University DC2-1-a. Response to Context, DC2-2-a. Context-Sensitive Approach)

### DESIGN RESPONSE

+ "Rational and romantic" is a short hand description describing the indelible qualities of the neighborhood. Qualities such as the regular street grid of the neighborhood contrasting with the campus plan and natural features like Ravenna Park and Burke Gilman Trail. These aspects of the neighborhood influenced the site strategy and massing concept. They also influenced the development of the project since the Early Design Guidance meeting influencing the facade, material choices and outdoor spaces within the structure and at the street level.

+ "Rational and romantic" relates to the contrast between the simple "H" mass of the building and the more organic and curvilinear social greenway carved-out terraces within the tower form. (Please see pp. 21-34)

+ "Rational and romantic" influenced material choices of a mat, lightly, neutral colored solid grid of the building contrasting with glossy, gray tinted vision glass. (Please see pp. 82-85)

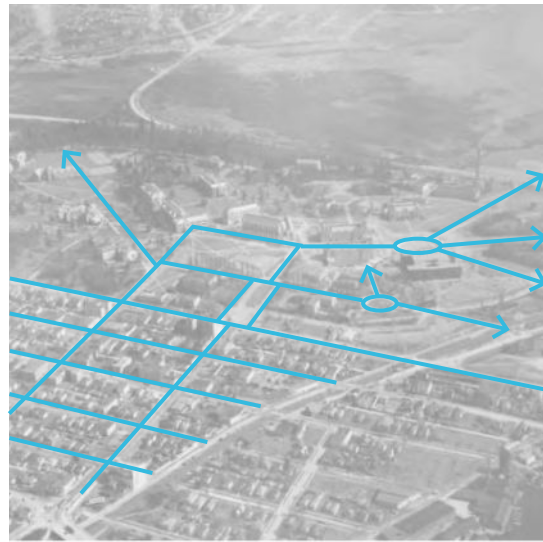
+ "Rational and romantic" influenced the main body of the tower is a neutral color palette of light and dark, while specific points within the massing such as the carved-out terraces introduces color as central features of the composition. (Please see pp. 82-85)

+ "Rational and romantic" offered cues for the neighborhood open space at the street level along NE 45th Street to be more curvilinear planting and site elements to contrast with the regular boundaries of the street pattern and site. (Please see pp. 41-43)

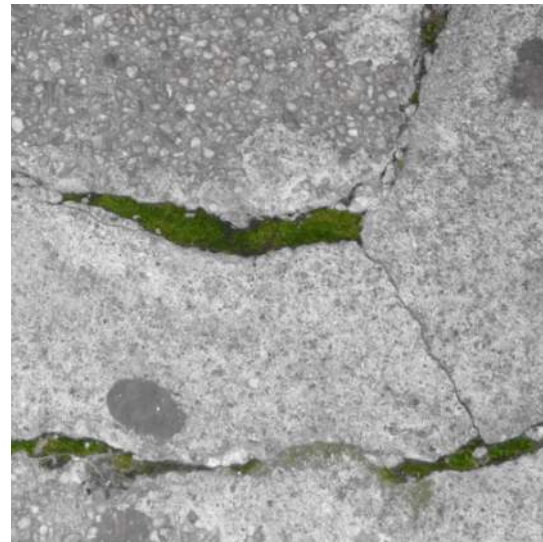




Steeply sloped terrain and natural vegetation of Ravenna Park



The U District street grid knitted into the Campus vistas and pedestrian spaces



small scale inspiration reflecting the larger urban conditions



Rational street grid meeting the organic, romantic campus plan



The past, rugged terrain of the U District Neighborhood

## DESIGN CUES



BURKE-GILMAN TRAIL



RAINIER VISTAS

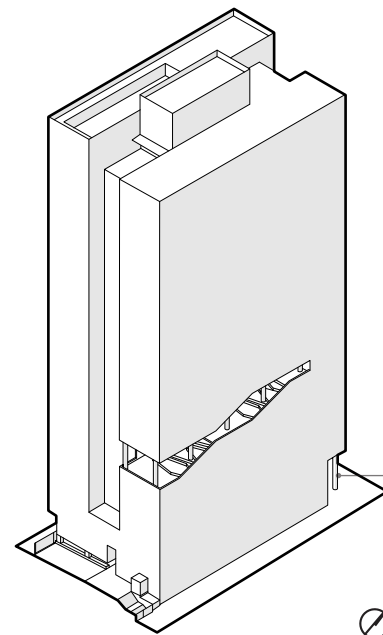
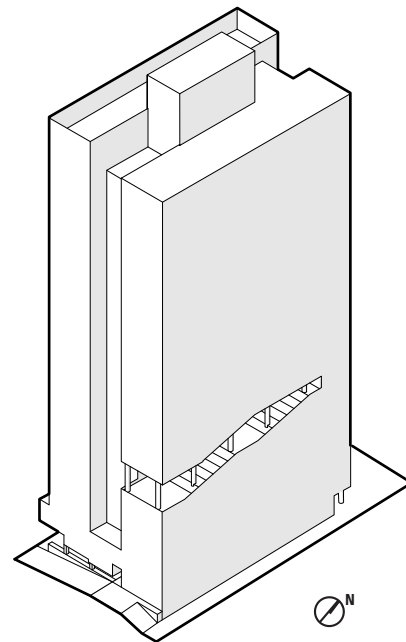
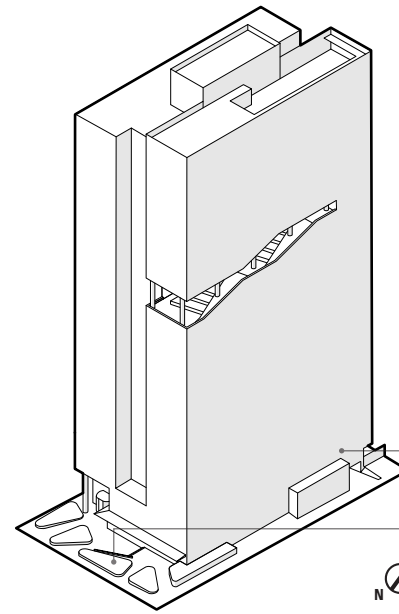
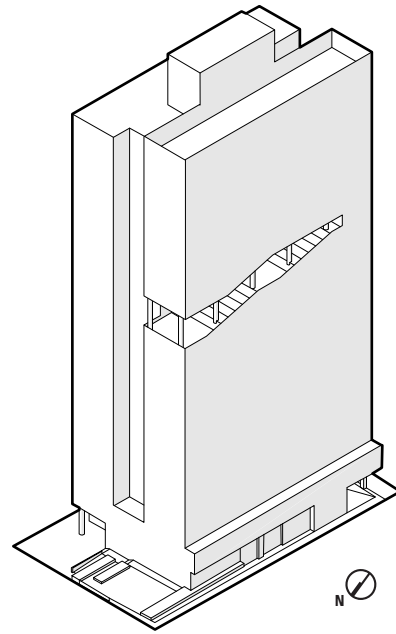


RAVENNA PARK



The design team characterized the neighborhood's linear parks and open spaces as having a "romantic" quality since they reflect natural features such as a curvilinear shoreline, steep and irregular shaped topography or organized by other, distant natural features such as Mt. Rainier. These offer a distinctly different experience from the street grid. They are places to recreate, socialize and connect.

UNIVERSITY DISTRICT GREENWAY DESIGN CUES



## 2. MASSING

### DESIGN REVIEW BOARD DIRECTION:

a. The Board provided unanimous support and enthusiasm for the preferred massing option. The Board supported the preferred massing Option 3 which illustrated a unique contemplation on what it means to live in a vertical tower. The Board strongly supported the concept of a rational grid meeting the romantic or organic carved volumes, reflecting the rigorous University District street grid meeting the University campus's more organic form. (DC2-1 Massing & Reducing Bulk and Scale, University DC2-1-a. Response to Context, DC2-2-a. Context-Sensitive Approach)

### DESIGN RESPONSE

+ The Board supported Rational | Romantic massing design concept has been maintained. A comparison of the EDG and current proposals shown on the left. The supported massing remains with a few refinements to strengthen the simple "H" form contrasting with the curvilinear, carved-out "social greenways" in the towers form.

EDG

RECOMMENDATION MEETING

### EDG RESPONSE | MASSING COMPARISONS



## 2. MASSING

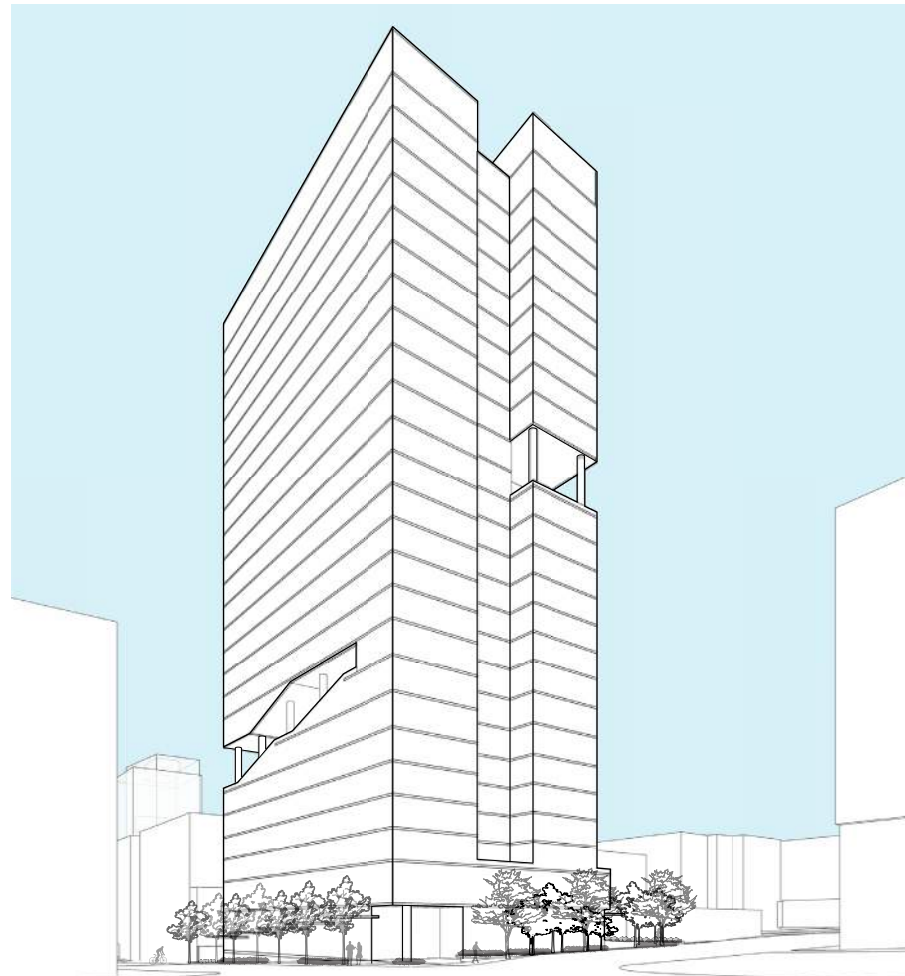
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b. The Board supported the execution of this concept into an H form of a simple form with appropriately scaled modulation and especially supported the integration of the carved out amenity spaces. The Board noted this created a unique tower identity and successfully scaled the tower. (DC2-1 Massing & Reducing Bulk and Scale, University DC2-1-a. Response to Context, University DC2-2 Architectural Concept & Façade Composition, University DC2-6 Tall Buildings)

### DESIGN RESPONSE

- + The Board supported Rational/Romantic massing design concept has been maintained. A comparison of the EDG and current proposals shown on the left.
- + Entry "notch" in massing increased in height from EDG proposal. The dark materials are intended to be a "void" like the gray tinted windows of the tower block
- + "Carved social greenways" maintained.
- + North and south center notches in massing creating an "H-shaped" tower configuration maintained. The notches in the "H" are proposed to be clad in dark metal and vision glass to act as "voids" like the windows and entry carve-out and to emphasize the slender proportions of the tower's ends.



EDG



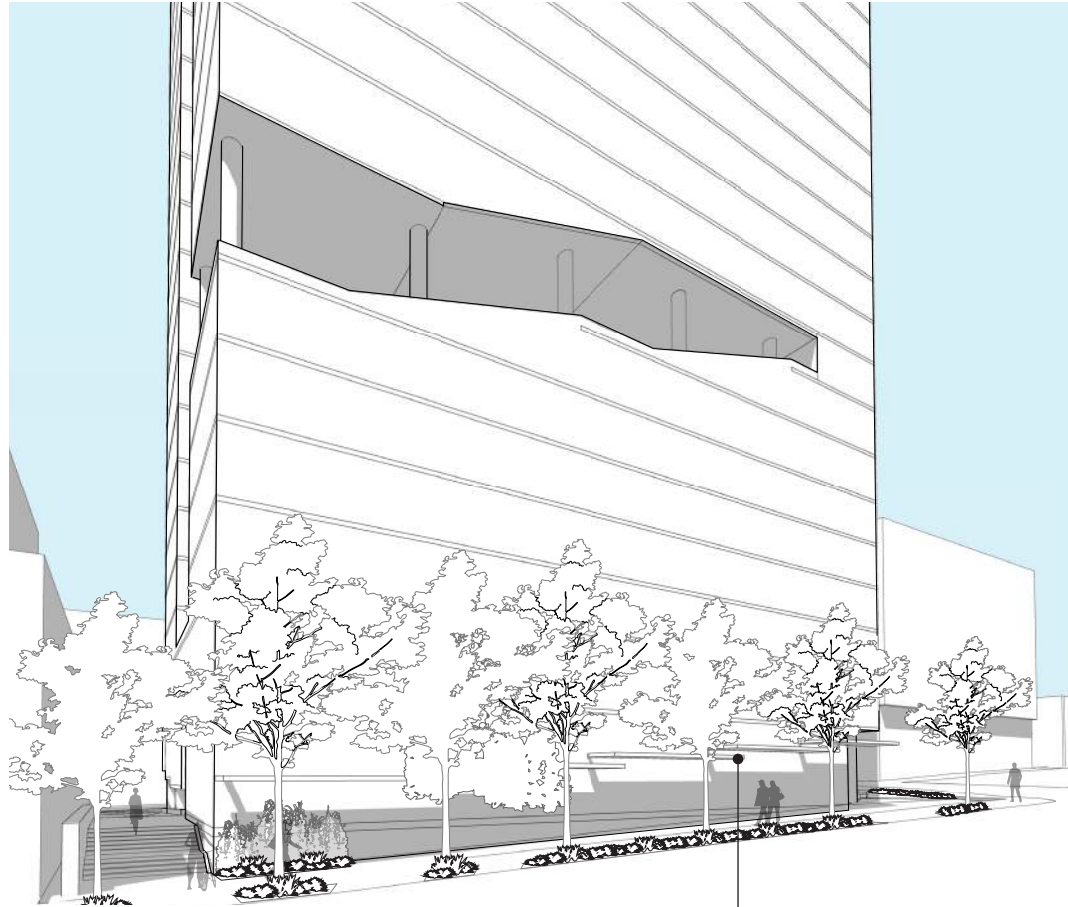
REC

Double height entry carve-out  
"void" (DC2-1 & 6)

North notch of the "H" form of the tower  
clad in dark material like the "voids" of  
the entry carve-out and windows of the  
tower carve-out "void" (DC2-1 & 6)

EDG RESPONSE | MASSING





Overhead weather protection relocated to the north facade per Board direction **(DC2-2c)**

EDG



Grid of the tower becomes more transparent on level s02 (office) and the street level to express the change in program, add 2-story high datum at the street and create a visual connection between the street and uses within the building **(DC2-1 DC2-2, DC2-6)**

REC

## EDG RESPONSE | MASSING

## 2. MASSING

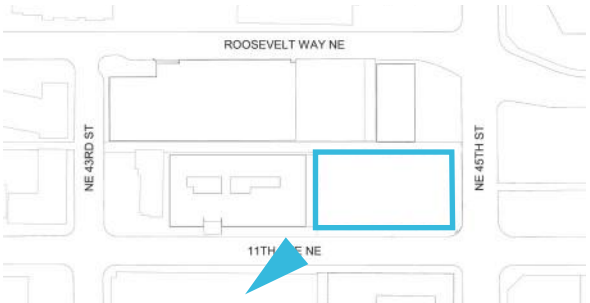
### DESIGN REVIEW BOARD DIRECTION:

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b. The Board supported the execution of this concept into an H form of a simple form with appropriately scaled modulation and especially supported the integration of the carved out amenity spaces. The Board noted this created a unique tower identity and successfully scaled the tower. (DC2-1 Massing & Reducing Bulk and Scale, University DC2-1-a. Response to Context, University DC2-2 Architectural Concept & Façade Composition, University DC2-6 Tall Buildings)

### DESIGN RESPONSE

- + The Board supported Rational/Romantic massing design concept has been maintained. A comparison of the EDG and current proposals shown on the left.
- + Location and form of mid-rise Social Greenway maintained. The blue soffit and columns add accent and contrast with the rational neutral palette of the solid / void grid
- + Massing on east elevation maintained.
- + Overhead weather protection relocated to the north facade. (Please see pp. 43-44; 48 and departure request on p.143)







EDG



REC

The solid / void theme of the grid introduces movement and hierarchy in the composition by optimizing the amount of vision glass assigned to the internal program. Bedrooms or more private areas have smaller windows while living rooms and common, shared spaces are increased. This expression on the facade is associated with the various building scales and urban pattern and form observed in the neighborhoods street grid and figure ground studies. **(DC2-2a)**

EDG RESPONSE | MASSING

2. MASSING

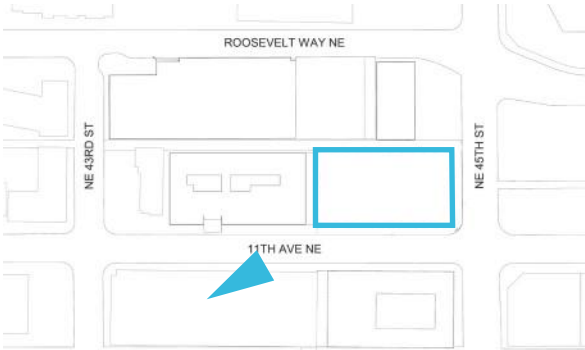
DESIGN REVIEW BOARD DIRECTION:

a. The Board provided unanimous support and enthusiasm for the preferred massing option. The Board supported the preferred massing Option 3 which illustrated a unique contemplation on what it means to live in a vertical tower. The Board strongly supported the concept of a rational grid meeting the romantic or organic carved volumes, reflecting the rigorous University District street grid meeting the University campus's more organic form. (DC2-1 Massing & Reducing Bulk and Scale, University DC2-1-a. Response to Context, DC2-2-a. Context-Sensitive Approach)

b. The Board supported the execution of this concept into an H form of a simple form with appropriately scaled modulation and especially supported the integration of the carved out amenity spaces. The Board noted this created a unique tower identity and successfully scaled the tower. (DC2-1 Massing & Reducing Bulk and Scale, University DC2-1-a. Response to Context, University DC2-2 Architectural Concept & Façade Composition, University DC2-6 Tall Buildings)

DESIGN RESPONSE

- + The "H" form is maintained. The south notch of the "H" like the north is dark cladding to emphasize the tall, slender proportions of the tower ends (DC2-1) and maintain a consistent of concept of solid / void, rational grid contrasting with the organic and curvilinear voids with color of the social greenways. (For additional facade concept information, please see pp. 55-65.)
- + The tower grid and windows are not monotonous and static but have compositional movement. This is due to optimizing the amounts of vision glass with the internal program. Bedrooms are expressed with smaller window while living rooms on common spaces have larger windows. The contrasting solid / void of a light grid and dark glazing contrasts with the colorful social greenways.





"Rational and romantic qualities of the neighborhood - contrasts between the street grid, the campus plan and natural features - Response to Context

EDG



The solid / void theme of the grid introduces movement and hierarchy in the composition by optimizing the amount of vision glass assigned to the internal program. Bedrooms or more private areas have smaller windows while living rooms and common, shared spaces are increased. This expression on the facade is associated with the various building scales and urban pattern and form observed in the neighborhoods street grid and figure ground studies. (DC2-2a)

REC

EDG RESPONSE | MASSING

2. MASSING

DESIGN REVIEW BOARD DIRECTION:

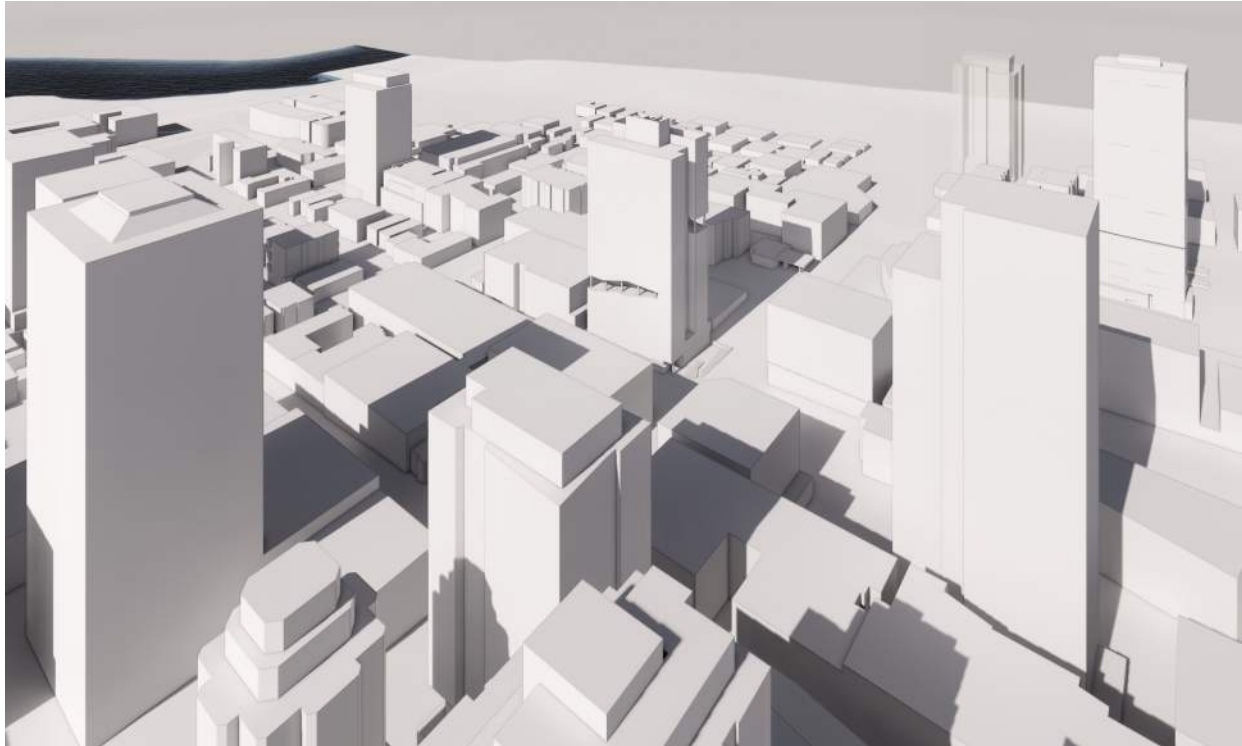
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- b. The Board supported the execution of this concept into an H form of a simple form with appropriately scaled modulation and especially supported the integration of the carved out amenity spaces. The Board noted this created a unique tower identity and successfully scaled the tower. (DC2-1 Massing & Reducing Bulk and Scale, University DC2-1-a. Response to Context, University DC2-2 Architectural Concept & Façade Composition, University DC2-6 Tall Buildings)

DESIGN RESPONSE

- + The Board supported Rational|Romantic massing design concept has been maintained. A comparison of the EDG and current proposals shown on the left.
- + The comparison between the EDG and Recommendation Meeting proposal shows the massing concept with "social greenways" or outdoor common amenity spaces expressed as organically shaped space carved out of the massing. These "romantic" spaces intersects with the "rational" grid of the tower. A hierarchy of the grid is proposed by expressing the different uses and optimizing vision glazing on the facade. (For additional facade concept information, please see pp. 55-65)







EDG



REC

The solid / void theme of the grid introduces movement and hierarchy in the tower's facade composition by optimizing the amount of vision glass assigned to the internal program. Bedrooms or more private areas have smaller windows while living rooms and common, shared spaces are increased. This expression on the facade is associated with the various building scales and urban pattern and form as the neighborhood developed over time **(DC2-2a)**

EDG RESPONSE | MASSING

2. MASSING

DESIGN REVIEW BOARD DIRECTION:

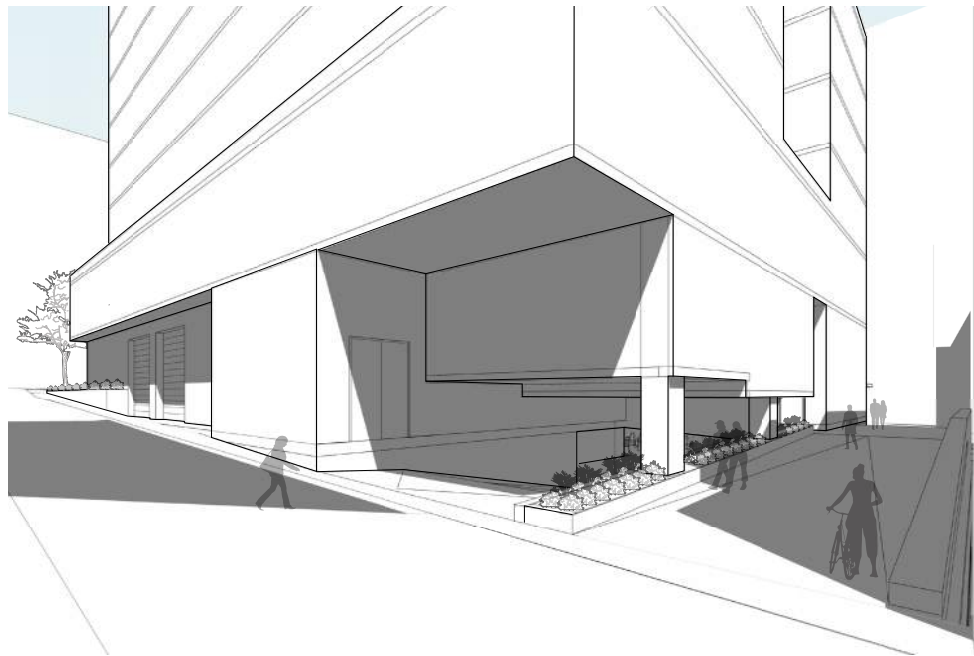
- a. The Board provided unanimous support and enthusiasm for the preferred massing option. The Board supported the preferred massing Option 3 which illustrated a unique contemplation on what it means to live in a vertical tower. The Board strongly supported the concept of a rational grid meeting the romantic or organic carved volumes, reflecting the rigorous University District street grid meeting the University campus's more organic form. (DC2-1 Massing & Reducing Bulk and Scale, University DC2-1-a. Response to Context, DC2-2-a. Context-Sensitive Approach)
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DESIGN RESPONSE

- + The Board supported Rational|Romantic massing design concept has been maintained. A comparison of the EDG and current proposals shown on the left.
- + A hierarchy of the grid is proposed by expressing the different uses and optimizing vision glazing on the facade. This facade expression reflects the urban pattern and form of the neighborhood within the regular street grid as it developed over time. (For additional facade concept information, please see pp. 55 - 65.)







EDG massing proposal - Level 02  
projection has been eliminated;  
massing over the garage entry has  
been simplified

EDG



Area doubles as move in / move  
out space, please see pp. 51-53  
for additional information

REC

## 2. MASSING

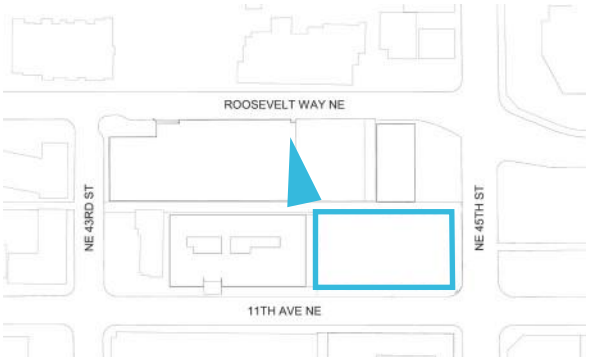
### DESIGN REVIEW BOARD DIRECTION:

*b. The Board supported the execution of this concept into an H form of a simple form with appropriately scaled modulation and especially supported the integration of the carved out amenity spaces. The Board noted this created a unique tower identity and successfully scaled the tower. (DC2-1 Massing & Reducing Bulk and Scale, University DC2-1-a. Response to Context, University DC2-2 Architectural Concept & Façade Composition, University DC2-6 Tall Buildings)*

*c. In addition, the Board supported setting the tower back along the south property noting this was an appropriate response to the adjacency condition. (CS2-D-5.Respect for Adjacent Sites)*

### DESIGN RESPONSE

- + A 15' setback at the south property line has been maintained. Additional refinements to simplify the massing along the alley and provide more relief are proposed.
- + The EDG massing that projected to the alley dedication line at level 2 has been eliminated. The tower massing cleanly grounds itself at the alley level. Only the transformer vault remained at the alley dedication line. This massing provides the space and technical needs as well as separating the shared pedestrian, bike and vehicular uses from the utilitarian and service uses. It also acts as a marker for entry to the garage and the mews when approaching from the south to the north. Additionally the massing over the garage entry has been simplified.



EDG RESPONSE | MASSING



EDG



REC

- Increased planting area
- Retail uses fronting the NW corner and the alley
- Additional relief and setback from alley than massing proposed at EDG
- Transformer vault

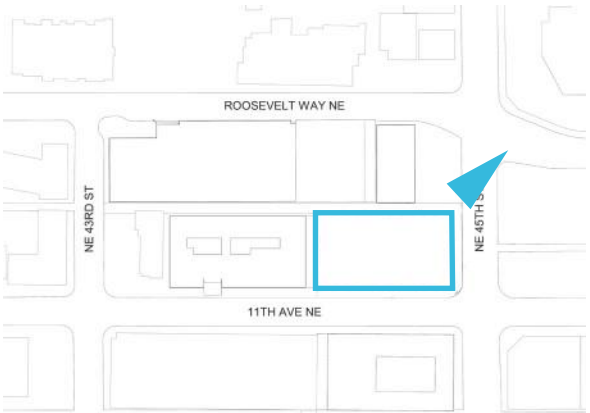
EDG RESPONSE | MASSING NW CORNER AND ALLEY

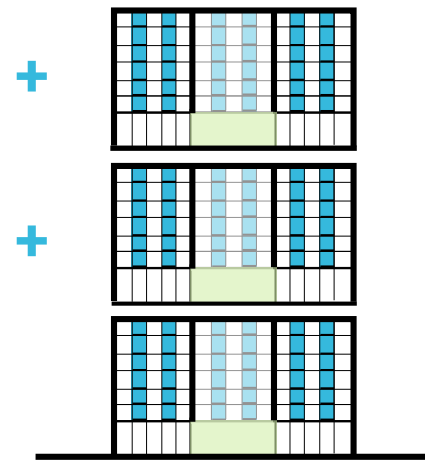
2. MASSING

**DESIGN REVIEW BOARD DIRECTION:**

a. The Board provided unanimous support and enthusiasm for the preferred massing option. The Board supported the preferred massing Option 3 which illustrated a unique contemplation on what it means to live in a vertical tower. The Board strongly supported the concept of a rational grid meeting the romantic or organic carved volumes, reflecting the rigorous University District street grid meeting the University campus's more organic form. (DC2-1 Massing & Reducing Bulk and Scale, University DC2-1-a. Response to Context, DC2-2-a. Context-Sensitive Approach)

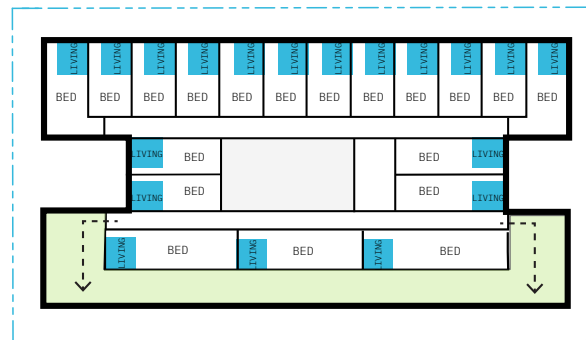
- DESIGN RESPONSE**
- + The massing concept at the street level has been refined to strengthen the clear "H-shape" plan down to the street level. The protruding massing at level 02 has been eliminated since the EDG meeting. This simplified massing along the alley provides more opportunity for planting at the NW corner of the building and more width in the alley for pedestrian and vehicle access and navigation.
  - + The transformer vault is the only portion of the facade that meets a 3'-0" alley dedication line to accommodate the space needs and access to required by City Light. This massing element provides separation between the bicycle, vehicle and pedestrian entry to the south from the trash and recycling room.



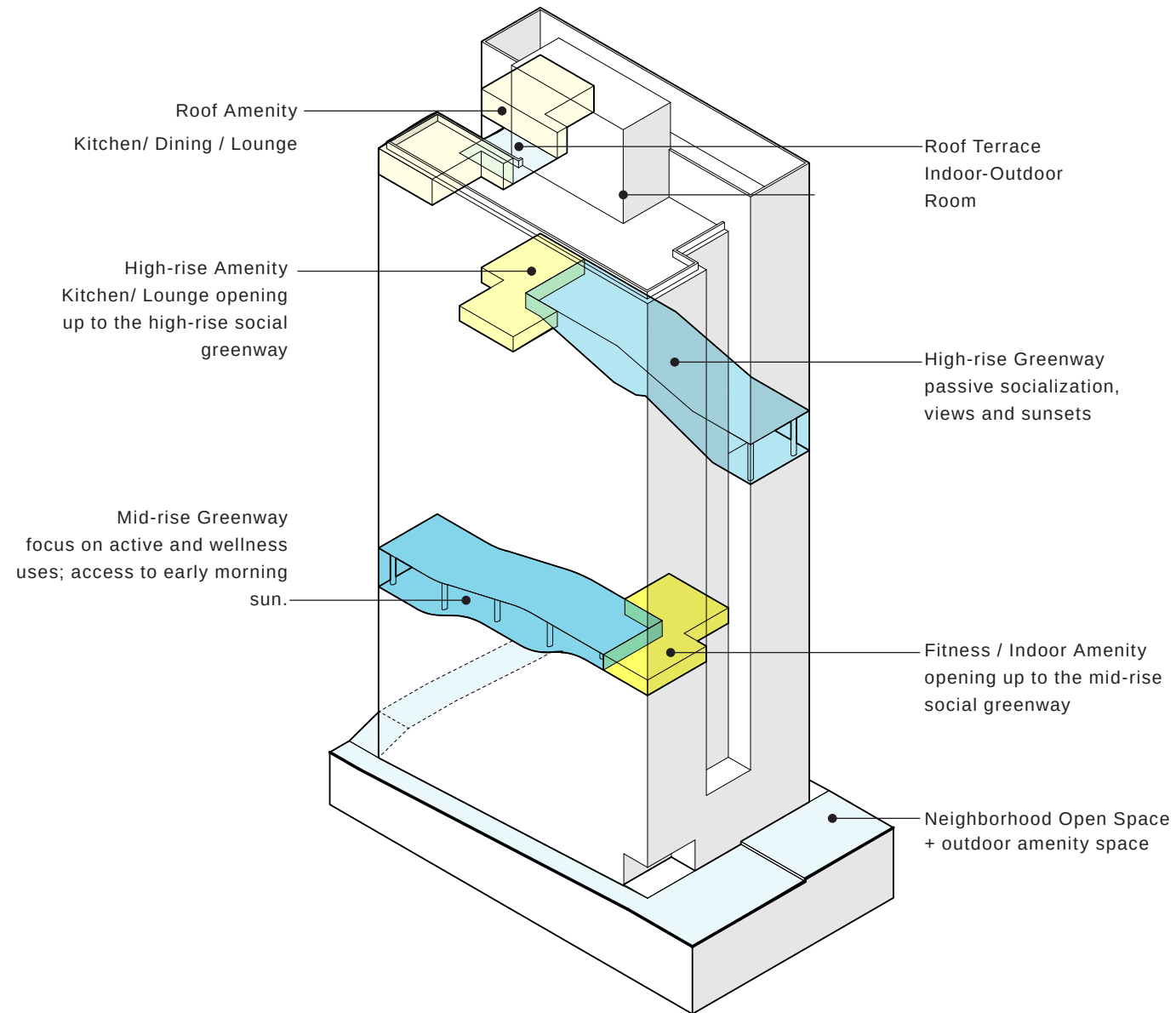


## SOCIAL GREENWAYS

Everyday access to light and air through multi-level, accessible greenways.



The social greenway concept distributing unplanned outdoor space for residents much like a low-rise courtyard typology. Additionally the greenways introduce intermediate scales vertically through the tower to create three sub-neighborhoods in the building



## 2. MASSING

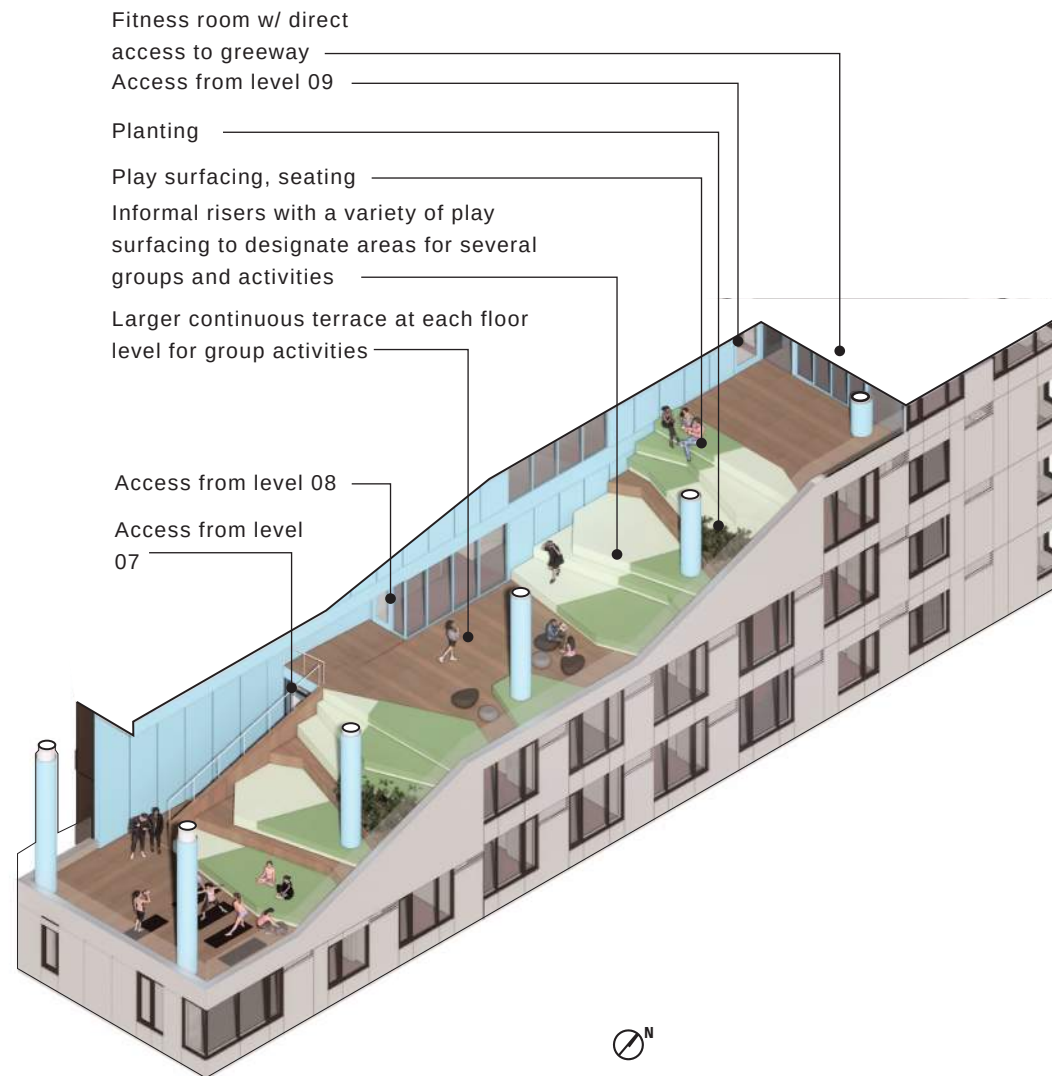
### DESIGN REVIEW BOARD DIRECTION:

d. There was some discussion and appreciation for the consistent height of the carved- out amenity space as shown in Option 2, however, the Board remained supportive of Option 3. **The Board did note that more information on the programming and how the amenity spaces are intended to be used would be helpful at the next meeting.** (DC2-1 Massing & Reducing Bulk and Scale)

### DESIGN RESPONSE

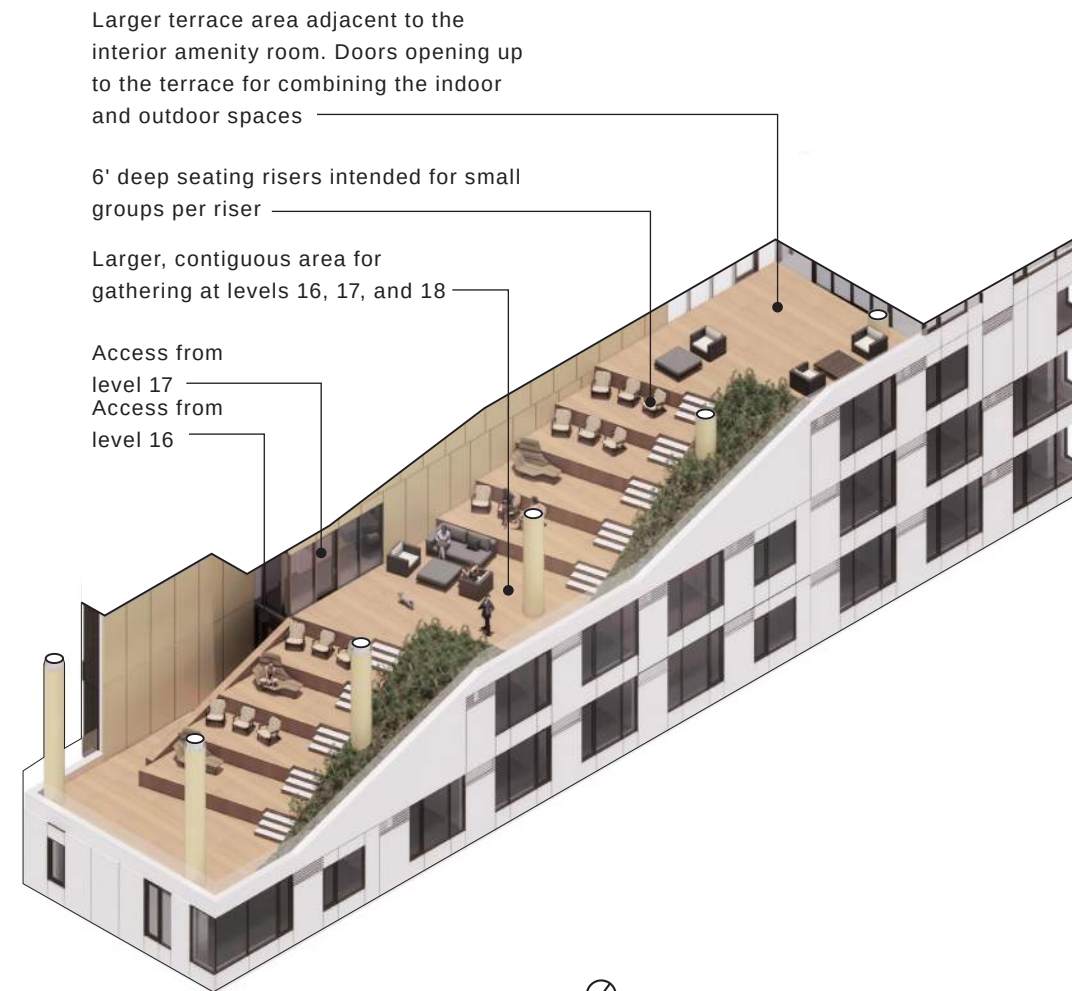
+ The Board supported Option 3 has been further developed and the carved amenity area design has progressed. On the left is a diagram showing the programming of the indoor and outdoor amenity spaces which includes the social greenway carved terraces on the east and west facades. The lower or "mid-rise social greenway" facing east has a focus toward active fitness and wellness uses while the west facing "high-rise greenway" provides for more relaxing socialization, views of the water, the City skyline and afternoon sunlight. (Please the following page for additional information regarding the programming development of the social greenways.)





Mid-rise Greenway

Focus on active and wellness uses; informal gathering; access to early morning sun.



High-rise Greenway

Passive socialization, views and sunsets

## 2. MASSING

### DESIGN REVIEW BOARD DIRECTION:

d. There was some discussion and appreciation for the consistent height of the carved- out amenity space as shown in Option 2, however, the Board remained supportive of Option 3. **The Board did note that more information on the programming and how the amenity spaces are intended to be used would be helpful at the next meeting.** (DC2-1 Massing & Reducing Bulk and Scale)

### DESIGN RESPONSE

+ The Board supported Option 3 has been further developed and the carved amenity area design has progressed. On the left is a diagram showing the programming of the indoor and outdoor amenity spaces which includes the social greenway carved terraces.

+The east facing "mid-rise social greenway" has a focus toward active fitness and wellness uses while the "high-rise greenway" provides for more relaxing socialization. The mid-rise social green way is terminated the north with a fitness room. While exposed to morning sunlight, the outdoor space would be in shade as the sun moves to the south and then west in the afternoon. Light blue and green materials and colors are associated with fitness, health and the "play" requirements per zoning. Additionally the colors remain vibrant in afternoon shade.



MID-RISE SOCIAL GREENWAY | 1:4 MODEL





MID-RISE SOCIAL GREENWAY | 1:4 MODEL



High-rise Greenway (west facing)  
passive socialization, views and sunsets



Mid-rise Greenway (east facing)  
focus on active and wellness uses; access to  
early morning sun

## 2. MASSING

### DESIGN REVIEW BOARD DIRECTION:

*d. There was some discussion and appreciation for the consistent height of the carved- out amenity space as shown in Option 2, however, the Board remained supportive of Option 3. **The Board did note that more information on the programming and how the amenity spaces are intended to be used would be helpful at the next meeting.** (DC2-1 Massing & Reducing Bulk and Scale)*

### DESIGN RESPONSE

+ On the left are views of the mid-rise and high-rise social greenways. Each are intended to provide a variety of gathering spaces for socialization, recreation and gathering at different times of the day. The lower or "mid-rise social greenway" has a focus toward active fitness and wellness while the "high-rise greenway" provides for more relaxing socialization. The mid-rise greenway would be in shadow after the morning hours which would be complimented with blue and green hues materials. The high-rise greenway has exposure to late afternoon sun associated with warmer tones in wood decking surfaces and yellow wall and soffit treatments





High-rise Greenway (west facing)  
passive socialization, views and sunsets



Mid-rise Greenway (east facing)  
focus on active and wellness uses; access to  
early morning sun

## 2. MASSING

### DESIGN REVIEW BOARD DIRECTION:

*d. There was some discussion and appreciation for the consistent height of the carved- out amenity space as shown in Option 2, however, the Board remained supportive of Option 3. **The Board did note that more information on the programming and how the amenity spaces are intended to be used would be helpful at the next meeting.** (DC2-1 Massing & Reducing Bulk and Scale)*

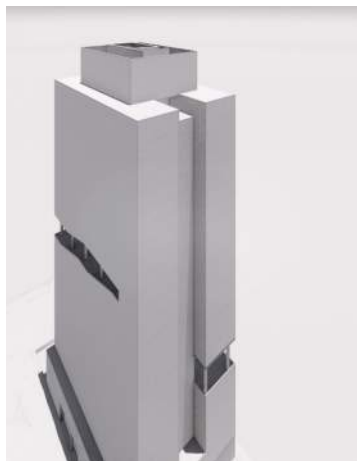
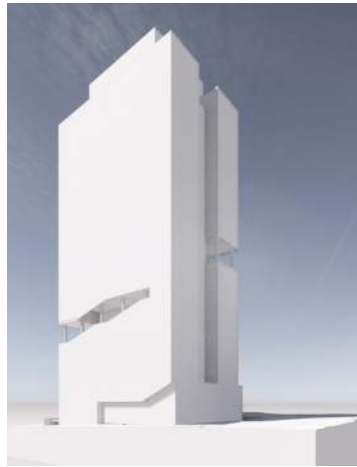
### DESIGN RESPONSE

+ On the left are views of the mid-rise and high-rise social greenways. Each are intended to provide a variety of gathering spaces for socialization, recreation and gathering at different times of the day. The lower or "mid-rise social greenway" has a focus toward active fitness and wellness while the "high-rise greenway" provides for more relaxing socialization. The mid-rise greenway would be in shadow after the morning hours which would be complimented with blue and green hues materials. The high-rise greenway has exposure to late afternoon sun associated with warmer tones in wood decking surfaces and yellow wall and soffit treatments



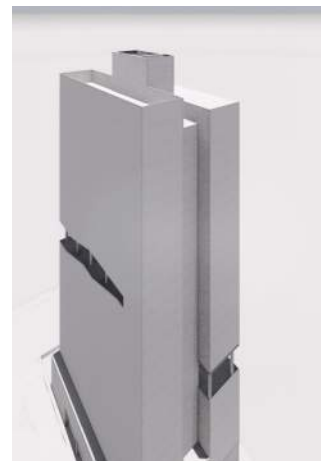
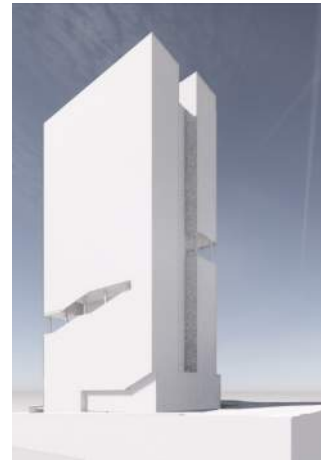
# 04 | EDG RESPONSE | ROOF TERMINUS

(Preferred)



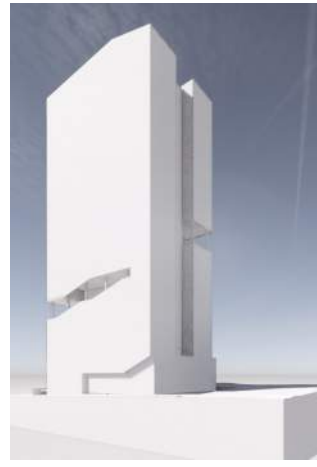
1

Center Mechanical Stack



2

Extruded Vertical Slab



3

Sloped Greenway

## 2. MASSING

### DESIGN REVIEW BOARD DIRECTION:

e. The Board supported the general form of the tower terminus which continued the simple form, but questioned how the carving language could potentially inform the tower terminus. **This was not a direct request to study, rather guidance to clarify the terminus design intent at the next meeting and ensure the final design of the terminus added to the compelling design concept.** (University DC2-6 Tall Building)

### DESIGN RESPONSE

+ Shown on left are studies of roof termini as presented at the Early Design Guidance Meeting. The design team's roof terminus studies suggests the proposal maintain a simple, clear terminus rather than introducing aspects of the social greenway carve-outs. The study to the left shows a terminus option with a similar angular roof line as the the carve-outs below. This option is seen as detracting from the carve-out which has a particular function and use while the angular roof line would be cosmetic. The proposal would does not allow for an additional occupied roof terrace stepping upward. (Please see pp. 39 & 73 floor plans for additional information)

EDG RESPONSE | MASSING

H

36

(Preferred)

## 2. MASSING

### DESIGN REVIEW BOARD DIRECTION:

e. The Board supported the general form of the tower terminus which continued the simple form, but questioned how the carving language could potentially inform the tower terminus. **This was not a direct request to study, rather guidance to clarify the terminus design intent at the next meeting and ensure the final design of the terminus added to the compelling design concept.** (University DC2-6 Tall Building)

### DESIGN RESPONSE

+ Shown on left are studies of roof termini as presented at the Early Design Guidance Meeting please see previous page for additional information.

Taller elevator hoistway due to roof terrace access on R2. Not required area to meet zoning outdoor rec space.

1

Center Mechanical Stack

2

Extruded Vertical Slab

3

Sloped Greenway

ROOF TERMINUS STUDY

H

37





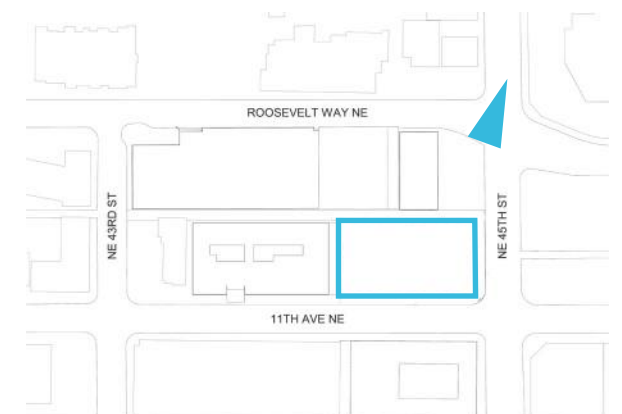
## 2. MASSING

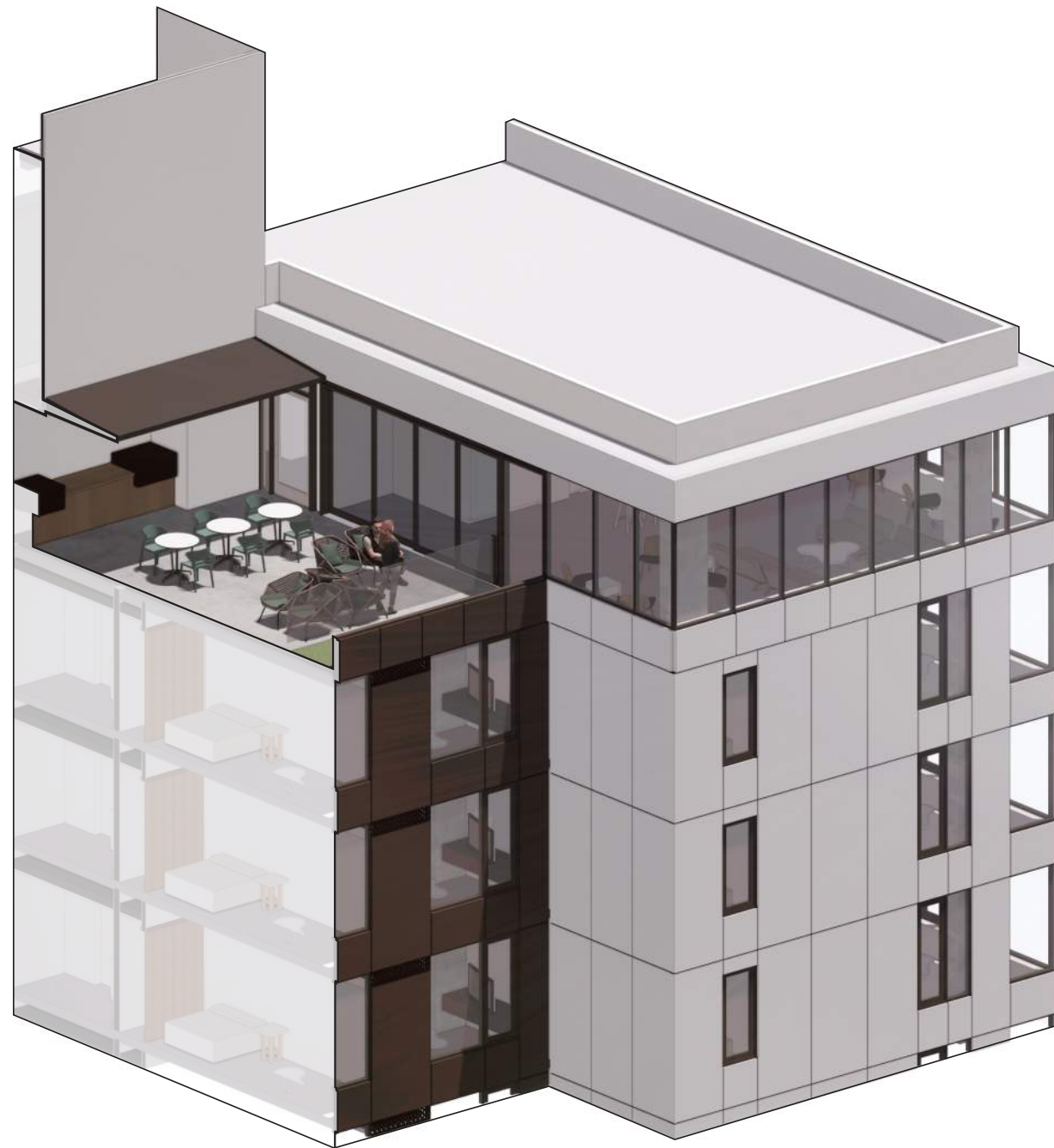
### DESIGN REVIEW BOARD DIRECTION:

e. The Board supported the general form of the tower terminus which continued the simple form, but questioned how the carving language could potentially inform the tower terminus. **This was not a direct request to study, rather guidance to clarify the terminus design intent at the next meeting and ensure the final design of the terminus added to the compelling design concept.** (University DC2-6 Tall Building)

### DESIGN RESPONSE

+ Current proposal with the focus of enhancing the skyline via the "carved social greenway" rather than an additional roof form or terminus. The proposal shows a perforated mechanical screened area at the rooftop so as not to detract from the statement feature created by the greenway. Shown on the left is the High-rise social greenway on NE 45th Street. The soffit is proposed as a warm, yellow color washed in up lighting. The warm color is associated with the direct sunlight in the afternoon and at sunset to balance the cool morning blue color of the mid-rise social greenway.





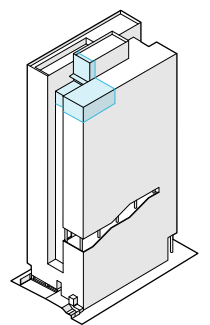
## 2. MASSING

### DESIGN REVIEW BOARD DIRECTION:

e. The Board supported the general form of the tower terminus which continued the simple form, but questioned how the carving language could potentially inform the tower terminus. **This was not a direct request to study, rather guidance to clarify the terminus design intent at the next meeting and ensure the final design of the terminus added to the compelling design concept.** (University DC2-6 Tall Building)

### DESIGN RESPONSE

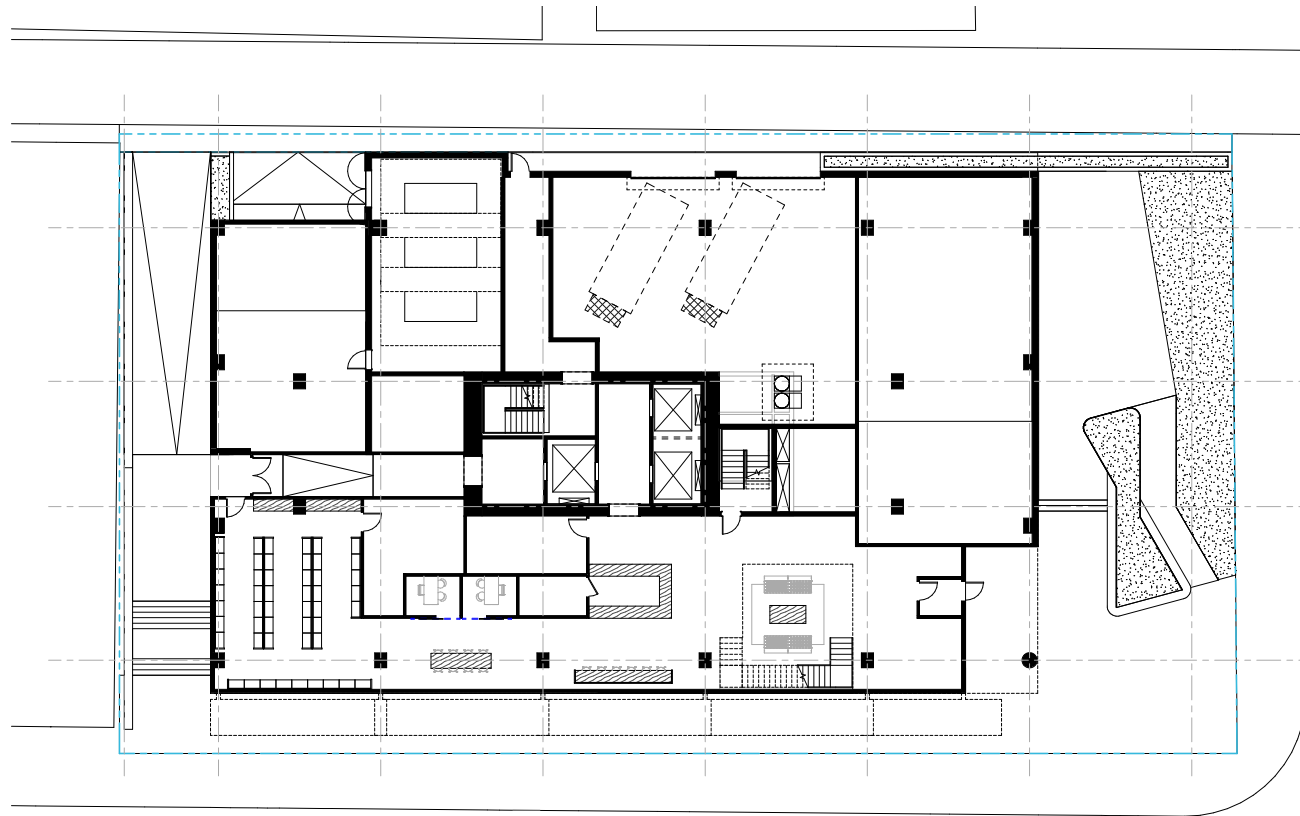
+ The roof amenity program and terrace is located on level 25. The roof above level 25 contains mechanical equipment and provisions for the stairs and elevators. To the left is a cut-away axonometric southeast corner.



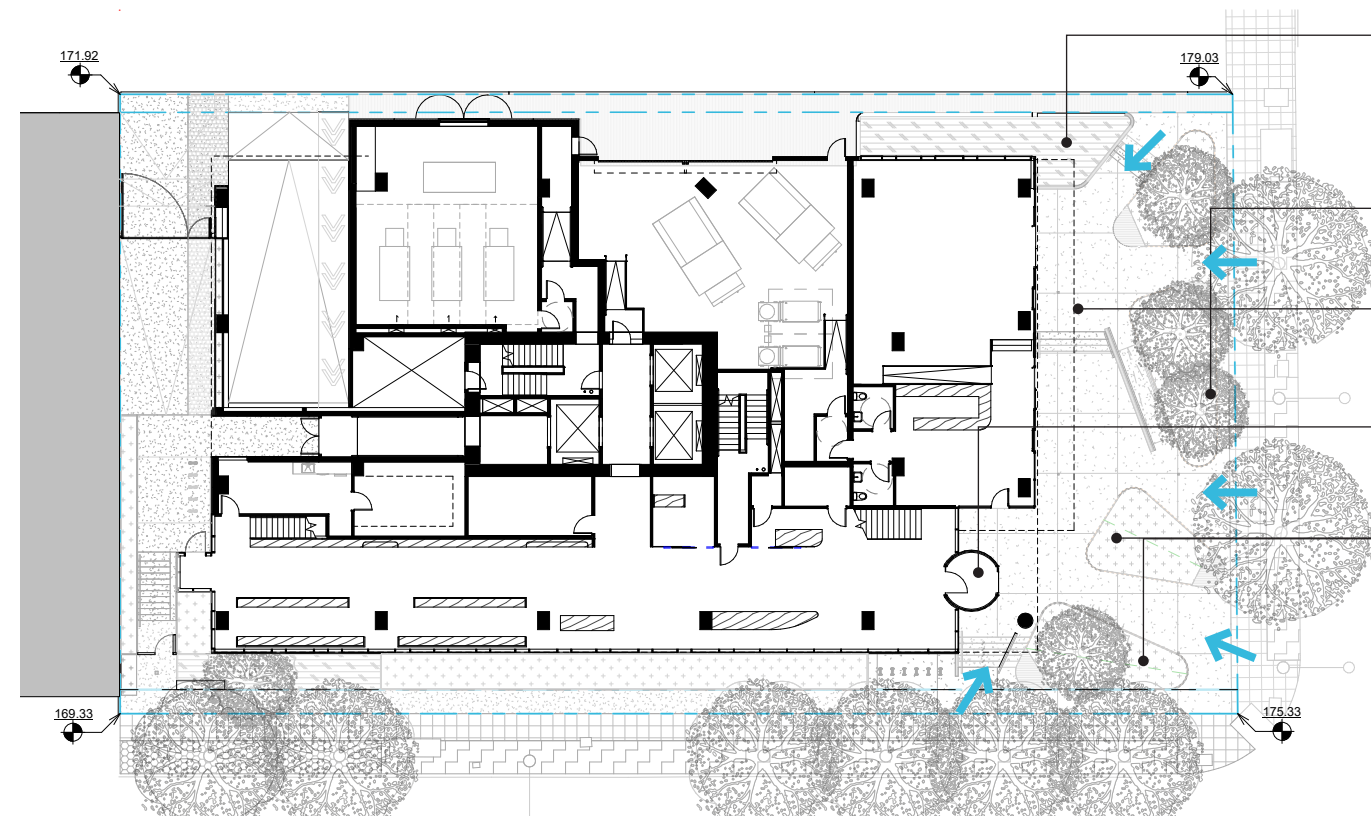
EDG RESPONSE | MASSING

# 05 | EDG RESPONSE | STREET LEVEL





EDG



REC

- Increased planting at alley edge as retail wraps the corner (**DC1-1 & DC2-B-1**)
- Softscape buffer maintained but allowing for more accessible / porous street edge (**PL1-A & PL1-1-a**)
- Overhead weather protection relocated to front NE 45th street per board direction (**PL1-A & PL1-1-a**)
- Figural entry vestibule further creates the landscape with the building elements (**DC1-1 & DC2-B-1**)
- Increased planting at the corner directing a line of influence into the neighborhood open space, the retail and the tower entry. The curvilinear and figural site elements relate to the subtracted carve out social greenways in the tower massing(**DC1-1 & DC2-B-1**)

## EDG RESPONSE | STREET EDGES & OPEN SPACES COMPARISON



## 3. STREET EDGES & OPEN SPACE

### DESIGN REVIEW BOARD DIRECTION:

a. Overall, the Board supported the street-level programming and organization of uses, as well as the open space concept at street-level. (PL1-A Network of Open Spaces, PL1-1-a. Engage the Public Realm)

b. The Board acknowledged that 45th Ave is a highly trafficked street and not currently particularly pedestrian friendly along north edge of the project, and appreciated efforts made to highly landscape this edge. (DC1-1 Activating Uses)

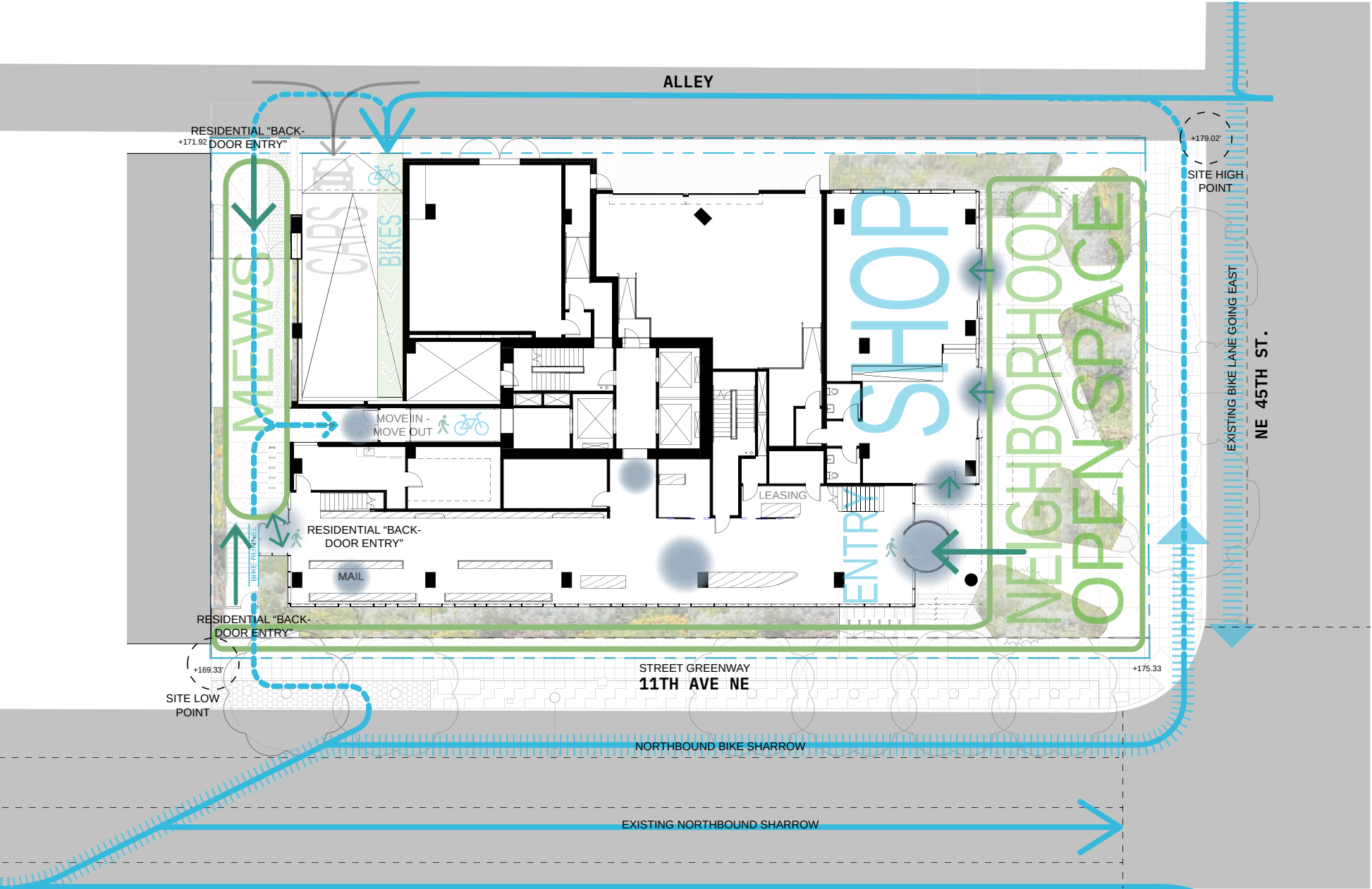
c. The Board would like to see additional development and clarity along the 45th Ave street edge including the following (PL1-A Network of Open Spaces, PL1-1-a. Engage the Public Realm, DC1-1 Activating Uses, DC2-B-1. Façade Composition):

- i. Maintaining and/or increasing the landscaping
- ii. Consideration of carving out the massing along this street-level to relate back to the upper tower. Though the Board acknowledged the specialness of having this gesture occur at one location, they noted they would like to see interesting treatment of the landscape/hardscape equal to what is happening above. No specific direction was provided, rather to further flush out the concept at street-level and refine the architecture and landscape as needed to achieve this goal.

### DESIGN RESPONSE

+ The landscaping along NE 45th Street has been refined to allow for more porosity along the street while added more softscape plantings and site features within the neighborhood open space. (Please see p. 42 for additional information)

+ The organic / curvilinear shape of the site elements reflect the theme of the social greenway spaces in the tower. The plantings and site features contrast with the "rational street edges bordering the site (Please see p. 42 for additional information)



CURRENT: STREET LEVEL DIAGRAM

3. STREET EDGES & OPEN SPACE

DESIGN REVIEW BOARD DIRECTION:

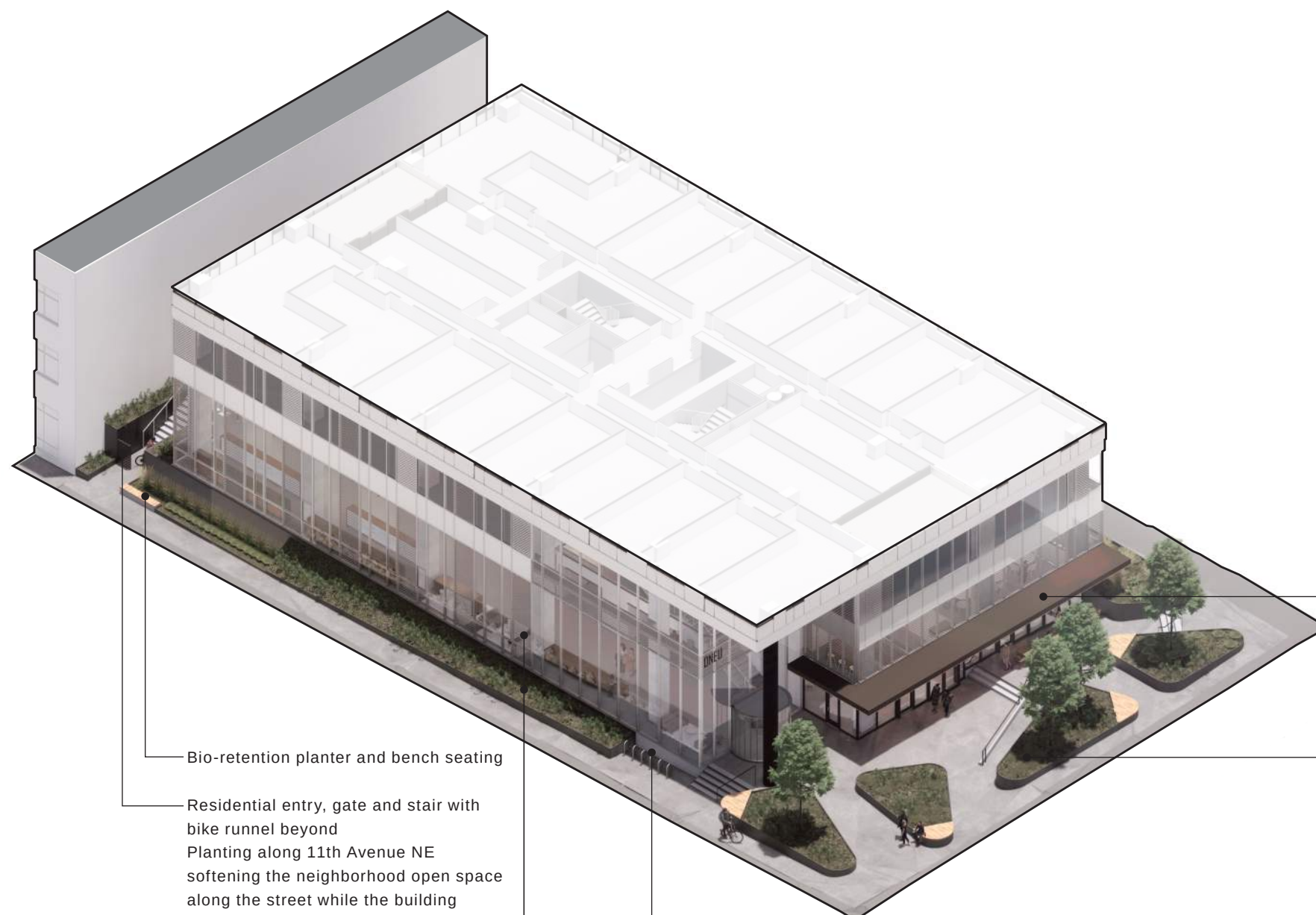
c. The Board would like to see additional development and clarity along the 45th Ave street edge including the following (PL1-A Network of Open Spaces, PL1-1-a. Engage the Public Realm, DC1-1 Activating Uses, DC2-B-1. Façade Composition):

- i. Maintaining and/or increasing the landscaping
- ii. Consideration of carving out the massing along this street-level to relate back to the upper tower. Though the Board acknowledged the specialness of having this gesture occur at one location, they noted they would like to see interesting treatment of the landscape/hardscape equal to what is happening above. No specific direction was provided, rather to further flush out the concept at street-level and refine the architecture and landscape as needed to achieve this goal.

DESIGN RESPONSE

+ The diagram of the site plan to the left outlines building and site uses, vehicular and pedestrian access and entry points into the building. Site features include bicycle parking at the tower entry. The residential "mews" serves as a second means of access for residents. The area would be secure with gates (please see pp. 51-53 for addition information.) The mews would also allow for on site move-in/out functions and deliveries during business hours. Access to a package room and building management space is adjacent to the mews. A bike runnel is added to the stair at the southeast corner of the site for residents.





Bio-retention planter and bench seating

Residential entry, gate and stair with bike runnel beyond  
Planting along 11th Avenue NE softening the neighborhood open space along the street while the building maintains a simple grounding of the massing. lobby, leasing and mail uses are residential program are less active lining the quieter street while the active street level use of retail fronts NE 45th Street. **(DC2-2)**

Short term bicycle parking

Overhead weather protection relocated to front NE 45th street per board direction **(DC2-2, PL1-A & PL1-1-a)**

Figural planters and bench seating in neighborhood open space relating to the carved-out social greenways in the tower + balancing the need for access and use of the space with buffering the busy street **(DC1-1 & DC2-B-1)**

### 3. STREET EDGES & OPEN SPACE

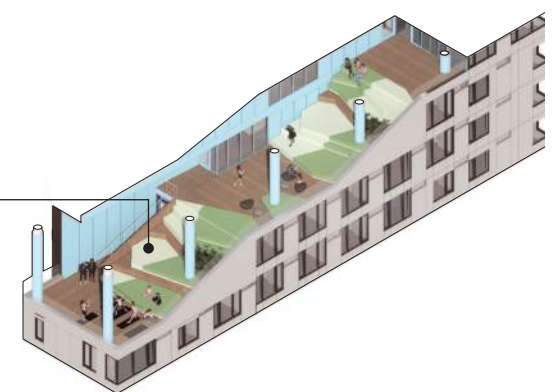
#### DESIGN REVIEW BOARD DIRECTION:

*d. The Board supported the 11th Ave street-level landscape and questioned if the overhead weather protection was needed along this street edge. The Board commented they would be open to a departure along this east edge of the project as the north edge was the public / civic edge while the east edge was the quieter less trafficked edge. (University DC2-2 Architectural Concept & Façade Composition)*

*e. The Board also noted they could be open to a departure for reducing overhead weather protection. (DC2-2-c. Cohesive Design)*

#### DESIGN RESPONSE

+ 11th Avenue street edge relocated the overhead weather protection to the north facade adjacent to the street level use retail and over the neighborhood open space. The tower simply grounds itself along 11th Avenue NE. Quieter residential uses line the street's front. The Board supported departure request for overhead weather protection has been proposed. [\(Please see pp. 142-146 for development standard departure request information\)](#)



Mid-rise social greenway, with informal seating areas relating to figural site features at the street level. (Please see pp.29-34 for additional information)



3. STREET EDGES & OPEN SPACE

DESIGN REVIEW BOARD DIRECTION:

d. The Board supported the 11th Ave street-level landscape and questioned if the overhead weather protection was needed along this street edge. **The Board commented they would be open to a departure along this east edge of the project as the north edge was the public / civic edge while the east edge was the quieter less trafficked edge.** (University DC2-2 Architectural Concept & Façade Composition)

DESIGN RESPONSE

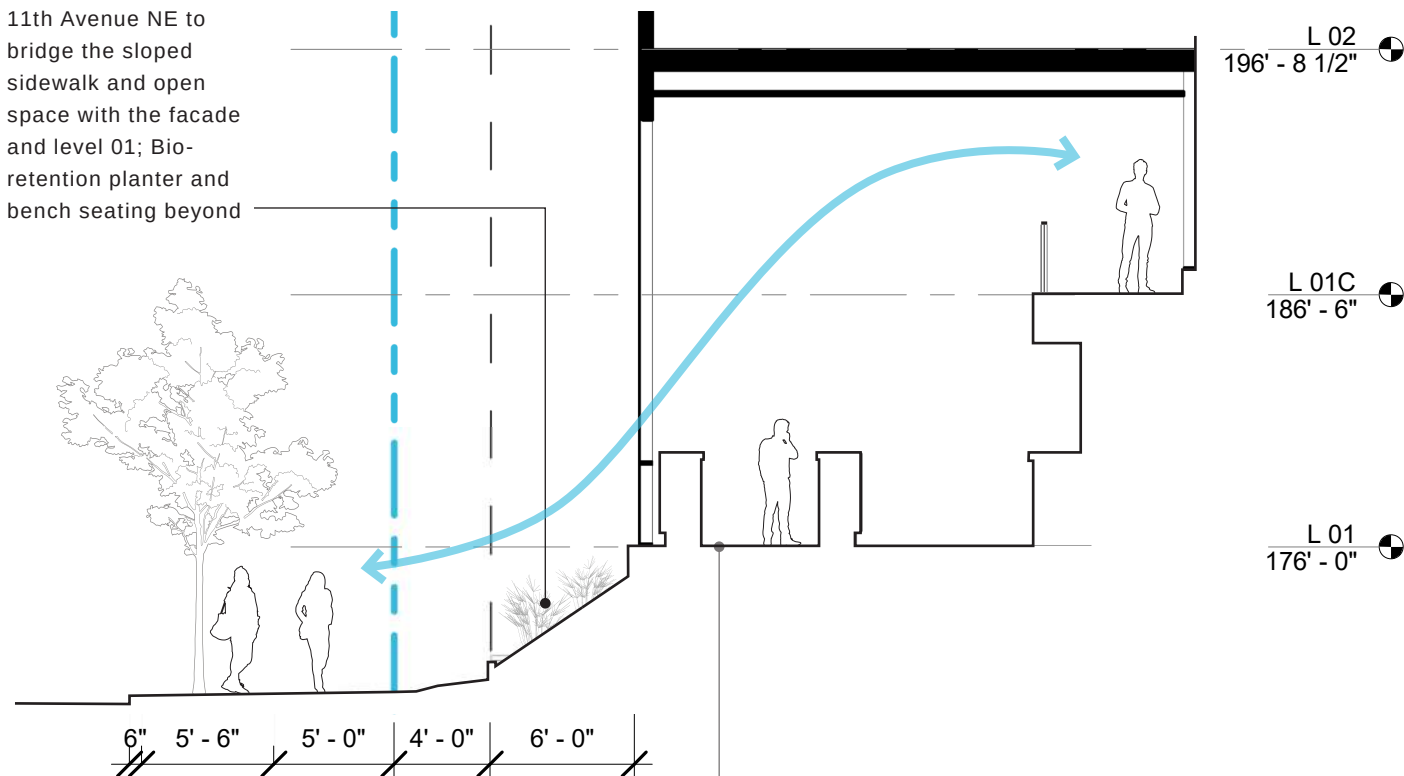
+ The 11th Avenue facade is clad in transparent glass rather than the tinted glass of the residential uses beginning on level 03. Above the street level on level 02 are offices. The transparent, spandrels and patterned glass follows the solid / void grid concept above but starts to "dematerialize" at level 02 and further becomes more transparent at the street level. This is done to acknowledge the different uses and to accommodate more active and open street fronts. At the entry notch is a double height lobby space providing views into the building and up to the office space on level 02. The building program at the street are intended to relate to the figural elements proposed as site furniture and plantings along the street.





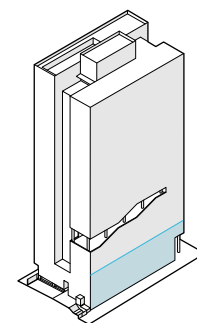


Sloped planting along 11th Avenue NE to bridge the sloped sidewalk and open space with the facade and level 01; Bio-retention planter and bench seating beyond



Dark "void" soffit and tower entry to frame the smaller scaled site elements and figural entry vestibule; double height lobby space beyond with a mezzanine and office space above (DC2-2-c)

Residential program such as the mail area intended to be figural elements within a space to reflect the figural qualities of the site features and plantings at the street edges.



## EDG RESPONSE | STREET EDGES & OPEN SPACES



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45



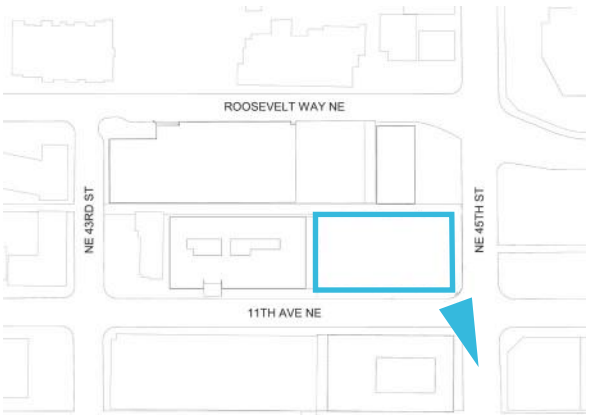
Interior concept of figural elements such as furnishings and fixtures continues the contrasting theme of romantic elements within a rational frame work such as the rectangular space of the lobby clad with an orthogonal curtain wall system. (DC2-2-c)

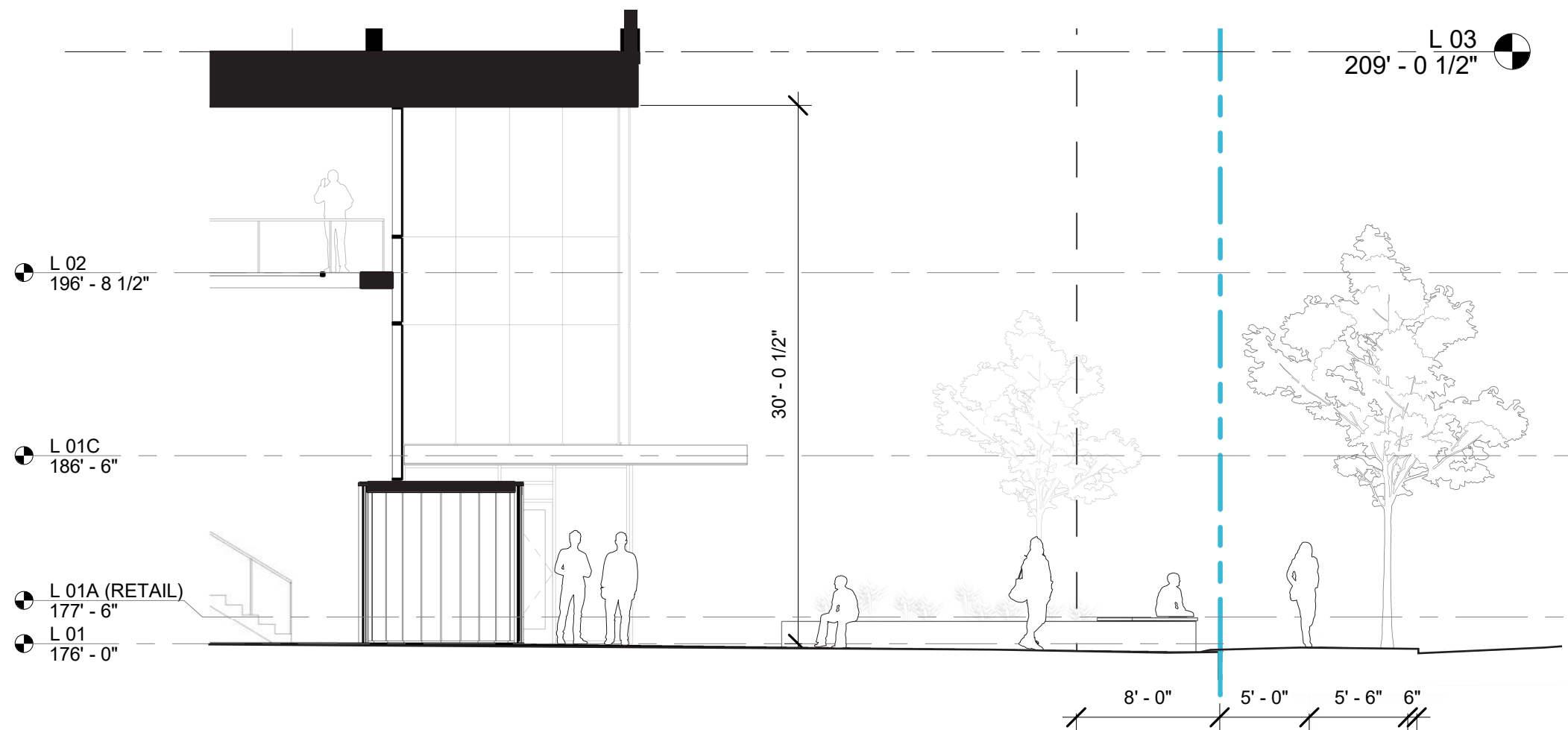
EDG RESPONSE | STREET EDGES & OPEN SPACES

3. STREET EDGES & OPEN SPACE

**DESIGN REVIEW BOARD DIRECTION:**  
*d. The Board supported the 11th Ave street-level landscape and questioned if the overhead weather protection was needed along this street edge. **The Board commented they would be open to a departure along this east edge of the project as the north edge was the public / civic edge while the east edge was the quieter less trafficked edge.** (University DC2-2 Architectural Concept & Façade Composition)*

- DESIGN RESPONSE**
- + Overhead weather protection wraps into the double height entry "void" indicating the active street front turning the street corner fronting the neighborhood open space
  - + Dark "void" of the entry space intended to highlight the smaller scale site and lobby elements that continue the rational and romantic design cues.





Double height tower entry framing the smaller scaled site elements and figural entry vestibule; double height lobby space beyond with a mezzanine and office space above (DC2-2-c)

## EDG RESPONSE | STREET EDGES & OPEN SPACES

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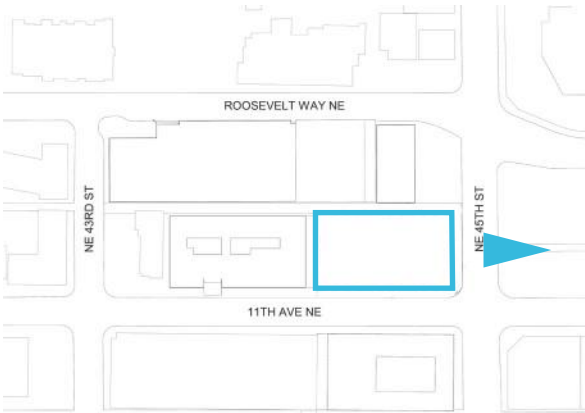
### 3. STREET EDGES & OPEN SPACE

**DESIGN REVIEW BOARD DIRECTION:**

*d. The Board supported the 11th Ave street-level landscape and questioned if the overhead weather protection was needed along this street edge. **The Board commented they would be open to a departure along this east edge of the project as the north edge was the public / civic edge while the east edge was the quieter less trafficked edge.** (University DC2-2 Architectural Concept & Façade Composition)*

**DESIGN RESPONSE**

+ The overhead weather protection on 11th Avenue NE has been eliminated and replaced with overhead weather protection above the street level use (retail) fronting the neighborhood open space on NE 45th Street. Please see pp. 138-139 for the additional departure request information.





### 3. STREET EDGES & OPEN SPACE

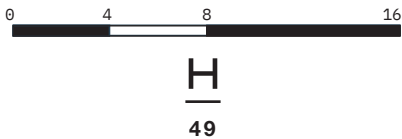
#### DESIGN REVIEW BOARD DIRECTION:

d. The Board supported the 11th Ave street-level landscape and questioned if the overhead weather protection was needed along this street edge. **The Board commented they would be open to a departure along this east edge of the project as the north edge was the public / civic edge while the east edge was the quieter less trafficked edge.** (University DC2-2 Architectural Concept & Façade Composition)

#### DESIGN RESPONSE

+ The Board supported departure for overhead weather protection has been proposed. Section the left showing the overhead weather protection extending from the retail space over the neighborhood open space.

EDG RESPONSE | STREET EDGES & OPEN SPACES







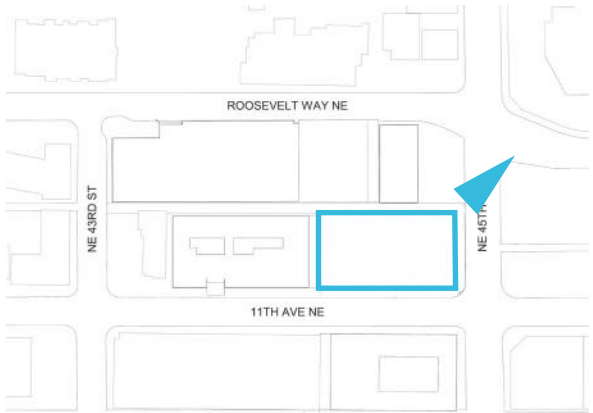
### 3. STREET EDGES & OPEN SPACE

**DESIGN REVIEW BOARD DIRECTION:**

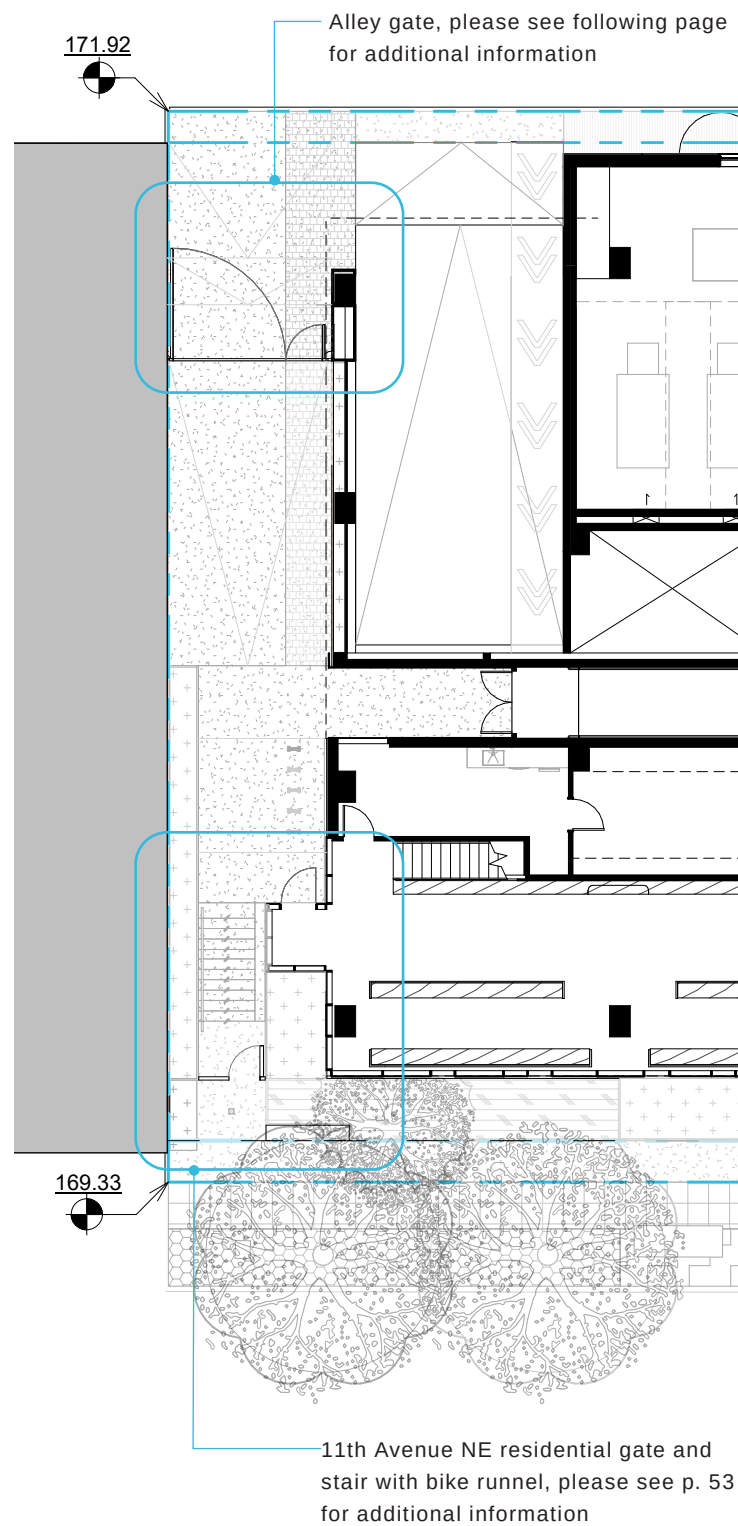
- d. The Board supported the 11th Ave street-level landscape and questioned if the overhead weather protection was needed along this street edge. **The Board commented they would be open to a departure along this east edge of the project as the north edge was the public / civic edge while the east edge was the quieter less trafficked edge.** (University DC2-2 Architectural Concept & Façade Composition)
- b. The Board acknowledged that 45th Ave is a highly trafficked street and not currently particularly pedestrian friendly along north edge of the project, and appreciated efforts made to highly landscape this edge. (DC1-1 Activating Uses)
- c. The Board would like to see additional development and clarity along the 45th Ave street edge including the following (PL1-A Network of Open Spaces, PL1-1-a. Engage the Public Realm, DC1-1 Activating Uses, DC2-B-1. Façade Composition):
  - i. Maintaining and/or increasing the landscaping
  - ii. Consideration of carving out the massing along this street-level to relate back to the upper tower. Though the Board acknowledged the specialness of having this gesture occur at one location, they noted they would like to see interesting treatment of the landscape/hardscape equal to what is happening above. No specific direction was provided, rather to further flush out the concept at street-level and refine the architecture and landscape as needed to achieve this goal.

**DESIGN RESPONSE**

+ The neighborhood open space fronting NE 45th street proposes figural site plantings with openings between to balance the need for a buffer along the busy street, provide the required amount of planted area per zoning and still be porous and open. This design concept wraps into the alley where a wide bio-retention planter fronts the retail use to activate the alley. The trash and recycling uses are separated from the shared pedestrian, bicycle and vehicle access points a the south end by the concrete transformer vault beyond.







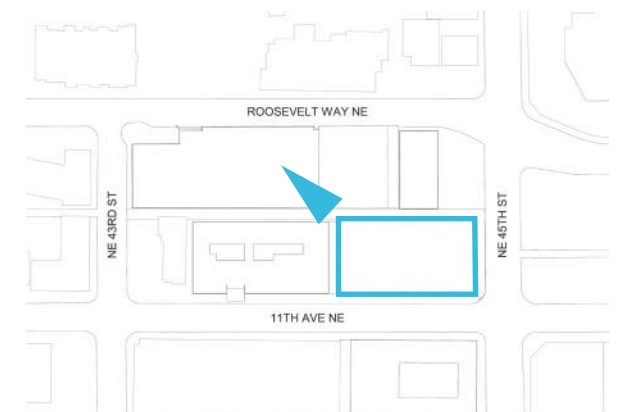
### 3. STREET EDGES & OPEN SPACE

#### DESIGN REVIEW BOARD DIRECTION:

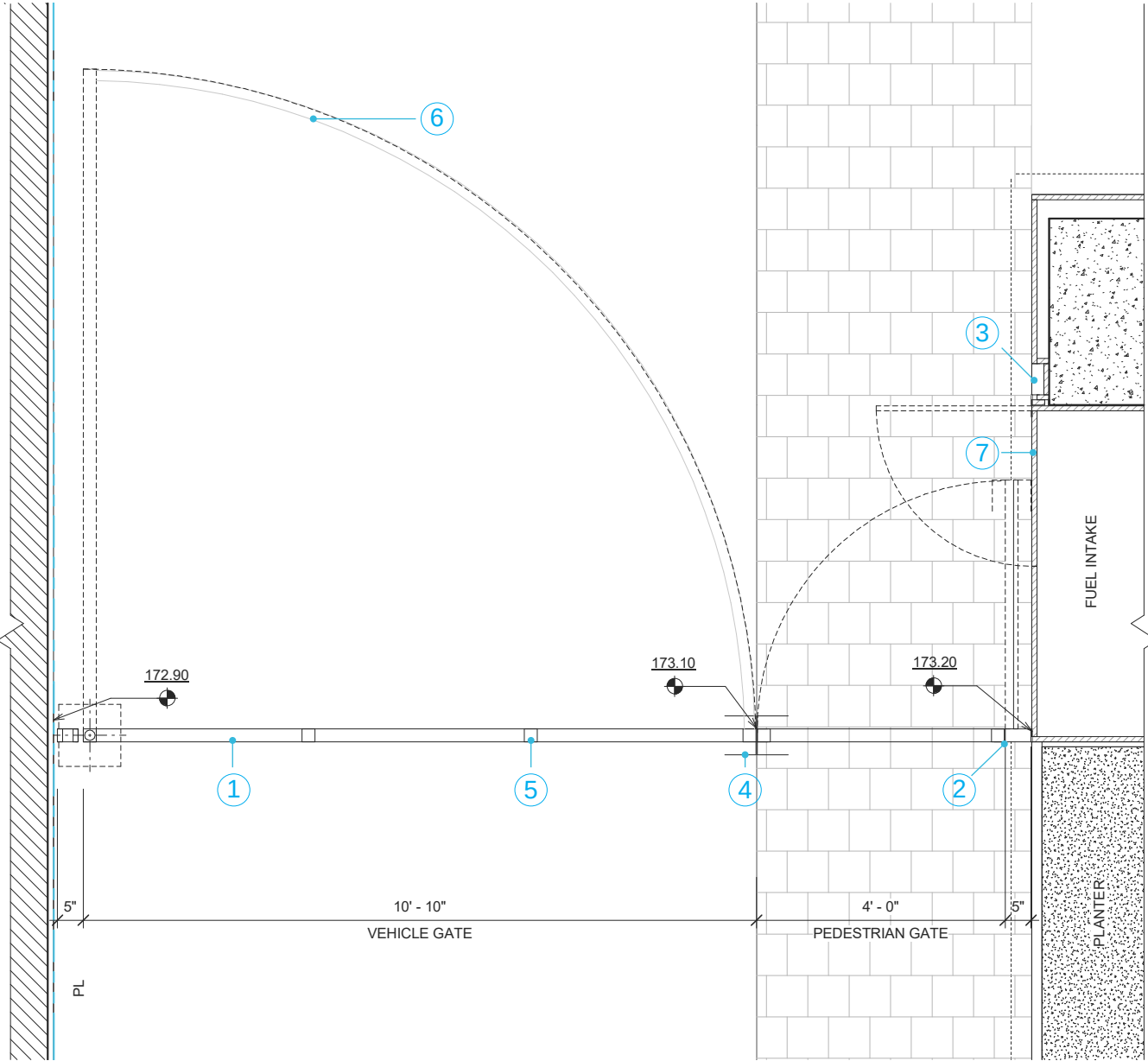
*f. The Board was supportive of the mews concept as a response to the adjacency condition, connection to alley, and as a functional access for back door services. **The Board requested details for both open and closed conditions be provided at the next meeting.** (PL1-1-a. Engage the Public Realm, PL4-A Entry Locations and Relationships, DC3-A-1. Interior/Exterior Fit)*

#### DESIGN RESPONSE

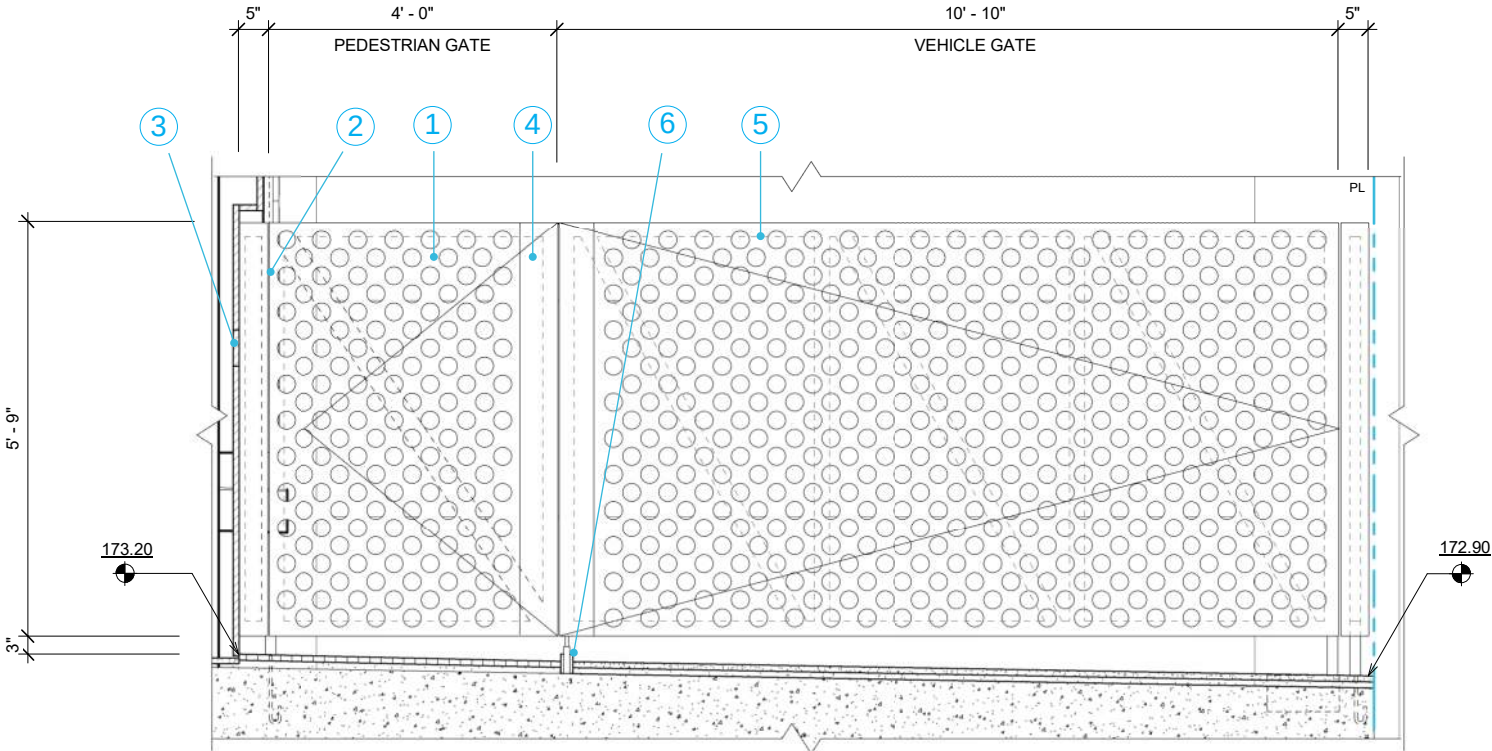
+ Consolidation of services to the midsection of the alley facade; The mews acts a secondary means for residents to enter and exit from the south. Daytime deliveries and move-in and out functions share the mews space. "Safety green" is applied in the locations where pedestrians and vehicles share space. The mews gates are closed and secure in the evening hours with a smaller door leaf along rumble strip paving to allow for residents to have access after hours. The larger leaf provides means for move-in / out functions and daytime delivery space (Please see the following page for additional gate details.)



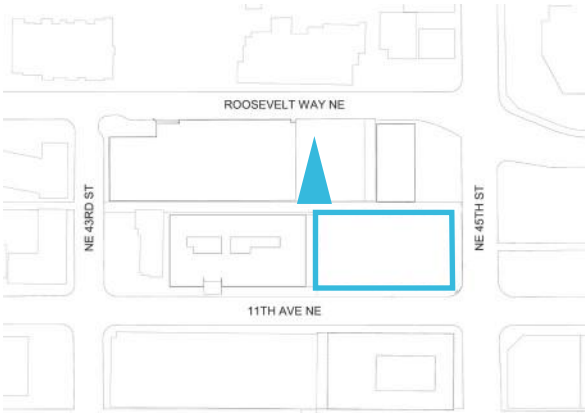
- ① PERFORATED METAL MESH, TYP
- ② PIANO HINGE PEDESTRIAN GATE
- ③ RESIDENTS ACCESS CONTROL CARD READER
- ④ GATE HANDLE
- ⑤ HSS FRAME GATE, TYP
- ⑥ ROLLER RAIL VEHICLE GATE
- ⑦ FUEL INTAKE ACCESS DOOR



WEST GATE HORIZONTAL DETAIL



WEST GATE ELEVATION DETAIL







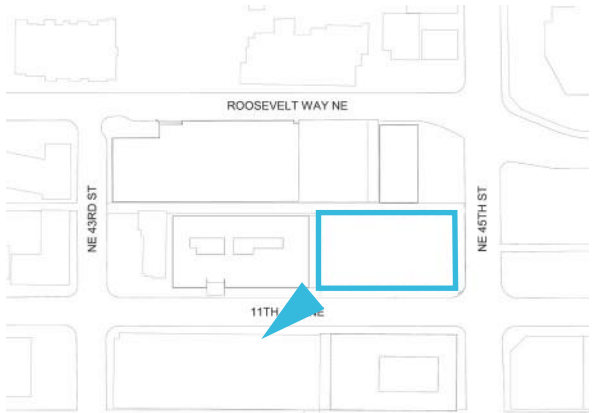
### 3. STREET EDGES & OPEN SPACE

#### DESIGN REVIEW BOARD DIRECTION:

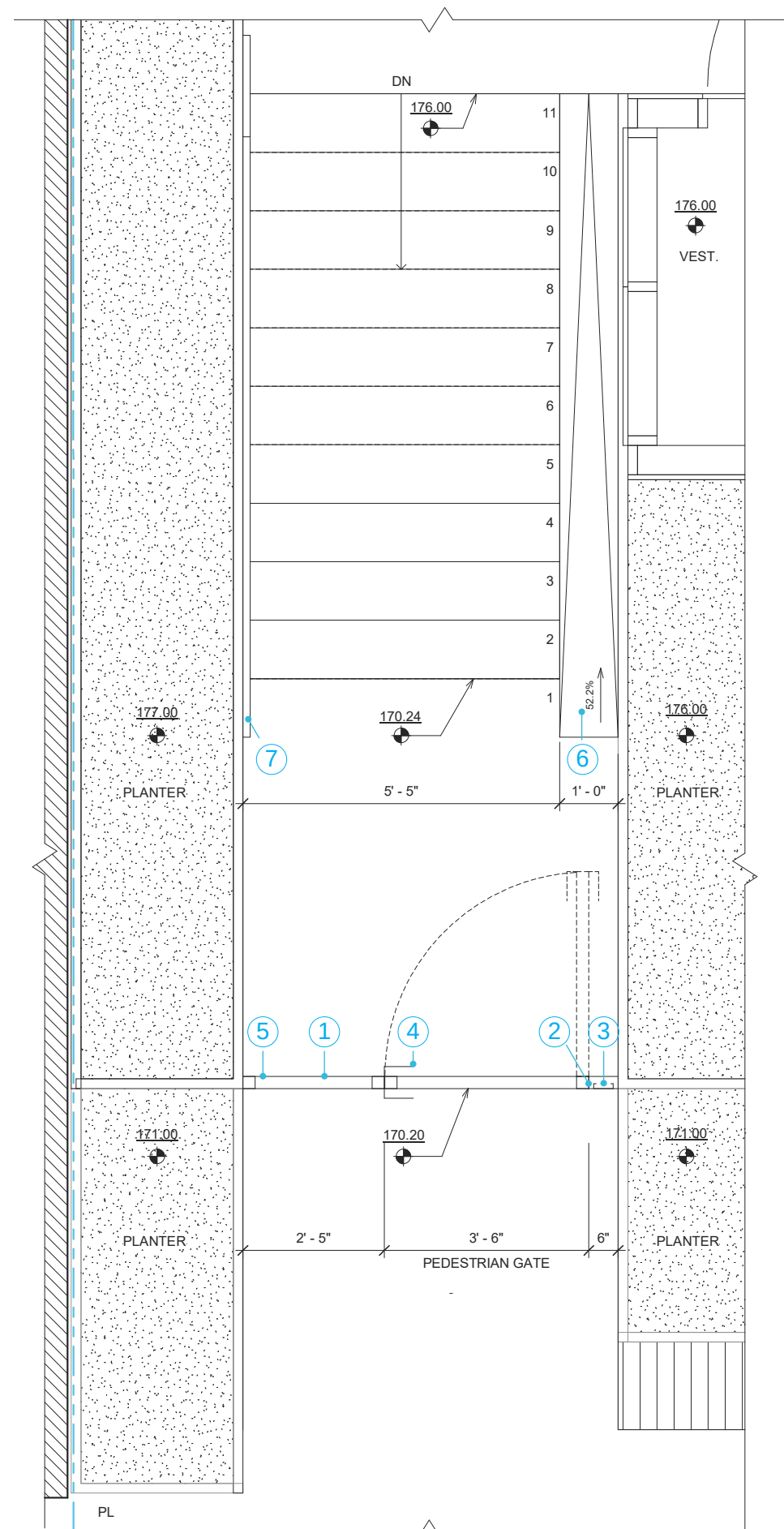
f. The Board was supportive of the mews concept as a response to the adjacency condition, connection to alley, and as a functional access for back door services. **The Board requested details for both open and closed conditions be provided at the next meeting.** (PL1-1-a. Engage the Public Realm, PL4-A Entry Locations and Relationships, DC3-A-1. Interior/Exterior Fit)

#### DESIGN RESPONSE

+ The 11th Avenue NE residential entrance with perforated entry gate shown on the left. Beyond the gate is a stair and bicycle ramp leading into the "mews" area. From the mews a second entry to the mail and lobby space is visible from the street. The mail area and upper mezzanine is intended to be viewed as a series of layers stepping up from the street. Bio-retention and plantings along the street are part of neighborhood open space calculations. (Please see the following page for additional gate details; p. 54 Landscape materials and p. 146 for type 1 director's decision request for length of blank facade )

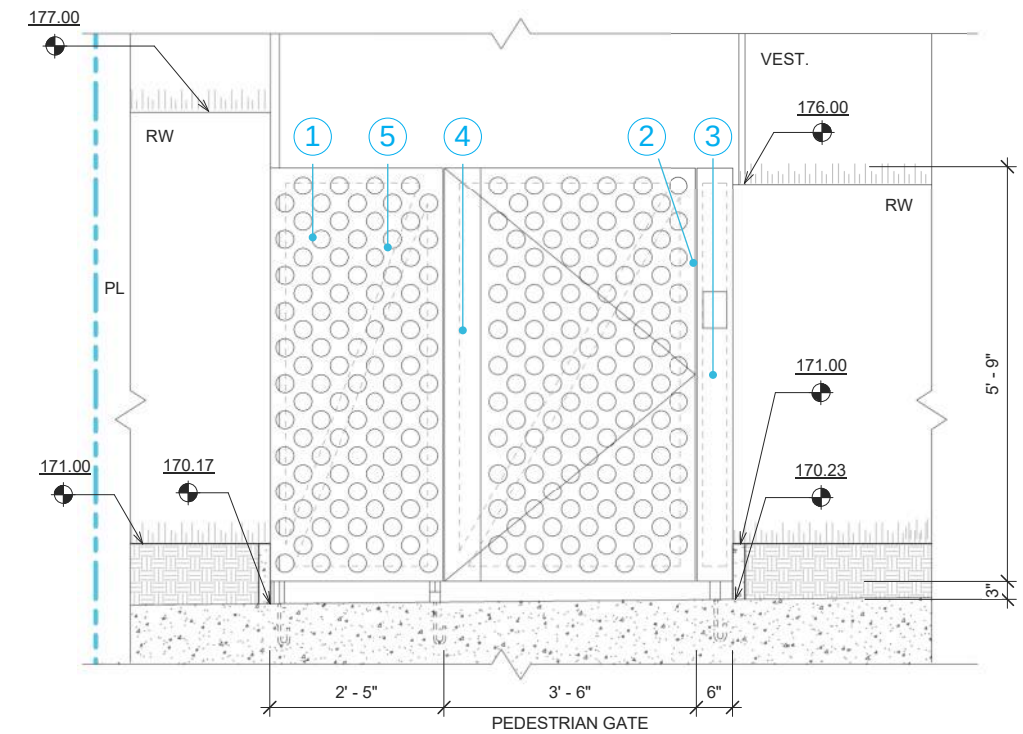




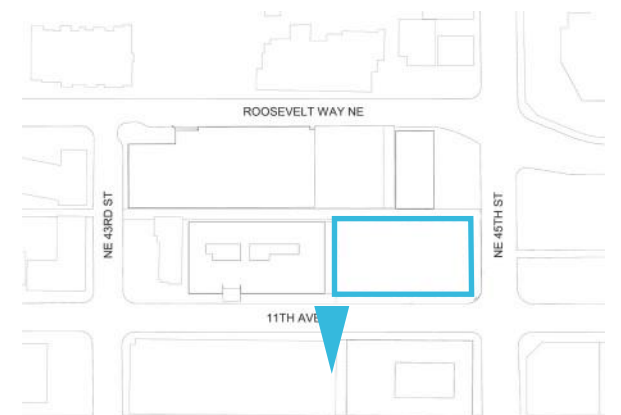


EAST GATE HORIZONTAL DETAIL

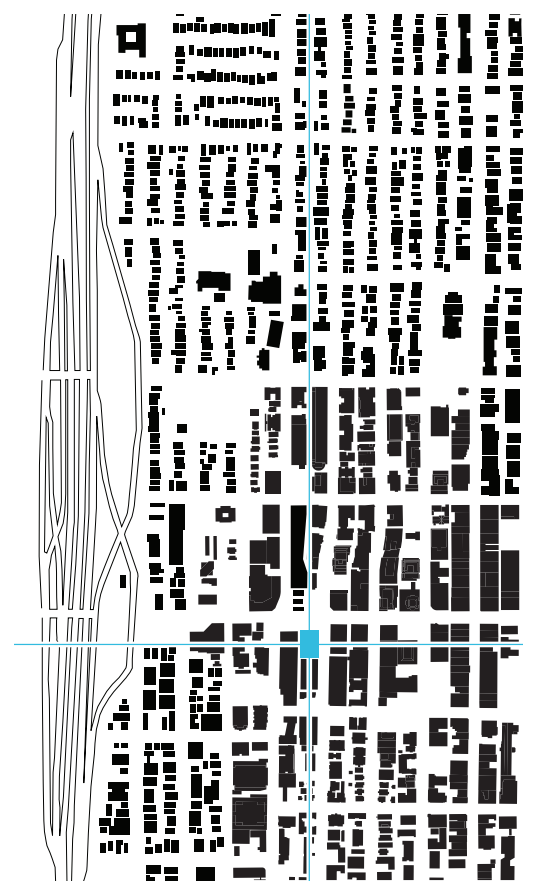
- ① PERFORATED METAL MESH, TYP
- ② PIANO HINGE PEDESTRIAN GATE
- ③ RESIDENTS ACCESS CONTROL CARD READER
- ④ GATE HANDLE
- ⑤ HSS FRAME GATE, TYP
- ⑥ BICYCLE RAMP
- ⑦ STAIR RAIL



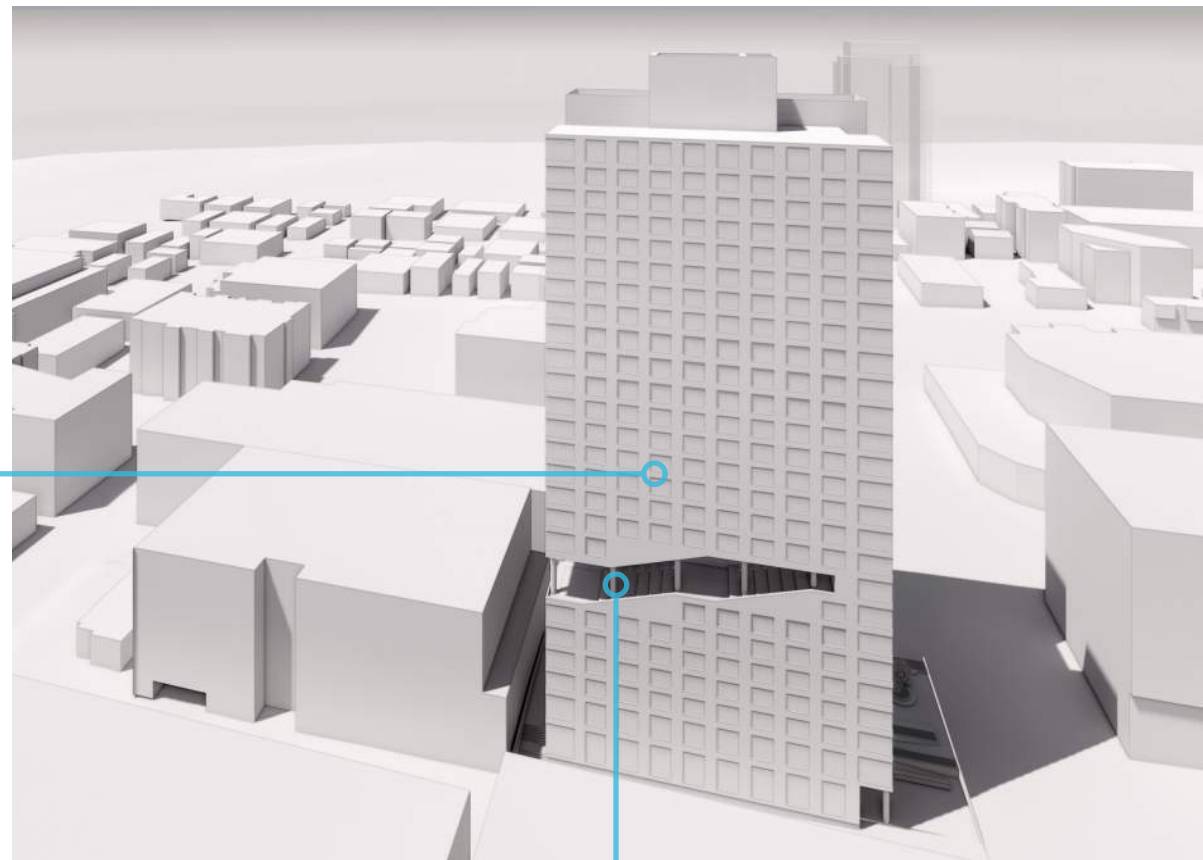
EAST GATE ELEVATION DETAIL



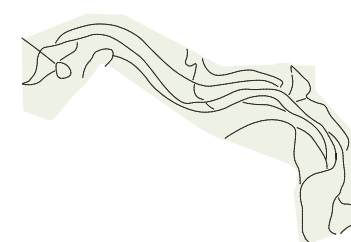
# 06 | EDG RESPONSE | FACADE



RATIONAL



ROMANTIC



## 4. MATERIALS

### DESIGN REVIEW BOARD DIRECTION:

*The Board indicated support for the very preliminary façade concept, utilizing a rigorous pattern contrasting the more whimsical carved space from the façade planes and agreed that should be carried through to a cladding expression that contrasts the solid and void. (DC4-A Exterior Elements and Finishes)*

### DESIGN RESPONSE

+ The Board supported preliminary facade design concept has further developed. The following pages represents the development of the "rational and Romantic" traits of the neighborhood and how they influenced the development of the facade. The graphic on the left was presented at the EDG meeting and supported by the board. The following pages proposes several more studies since the EDG meeting to highlight the relationship to the facade's development, materials concepts and selections and integration of functional elements with the overall concept. The design team's studies resulted in the enhancing the grid to accommodate and express the internal program and functional services with a contrasting solid and void expression to strengthen the board's direction as stated above. In addition, the hierarchy firmly places the "grid" as a supporting role for the feature elements of the "carved-out social greenway terraces. (Please see the following pages for more information regarding the facade concept.)

BOARD SUPPORTED EDG FACADE CONCEPT

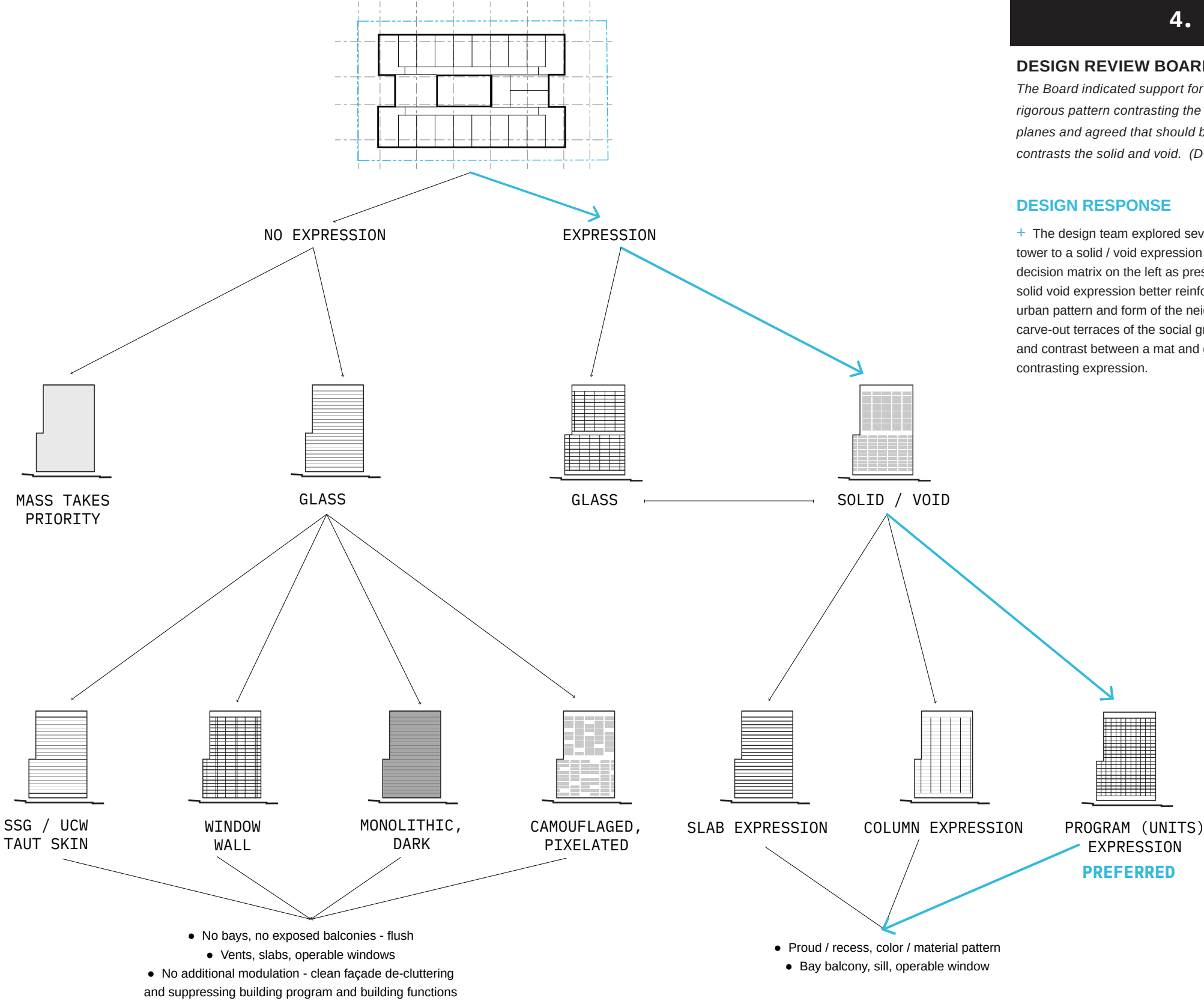


1. RATIONAL PLAN,  
STRUCTURE, AND UNIT  
MODULATION

2. CLADDING  
EXPRESSION

3. CLADDING  
TYPES

4. VALUE ADDED TO  
LIVING EXPERIENCE



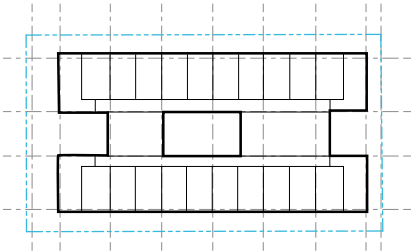
4. MATERIALS

**DESIGN REVIEW BOARD DIRECTION:**  
*The Board indicated support for the very preliminary façade concept, utilizing a rigorous pattern contrasting the more whimsical carved space from the façade planes and agreed that should be carried through to a cladding expression that contrasts the solid and void. (DC4-A Exterior Elements and Finishes)*

**DESIGN RESPONSE**  
+ The design team explored several major cladding choices from an all glass tower to a solid / void expression with clearly defined window openings. The decision matrix on the left as presented at the EDG meeting is maintained. A solid void expression better reinforces the rational and romantic or contrasting urban pattern and form of the neighborhood as it better highlights the major carve-out terraces of the social greenways. The solid / void approach also allows for contrast between a matte and glossy material finishes to further enhance a contrasting expression.

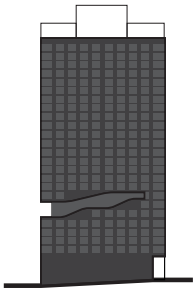
FACADE CONCEPT DECISION MATRIX

1. RATIONAL PLAN,  
STRUCTURE, AND UNIT  
MODULATION

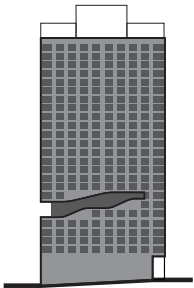


GRID  
PROGRAM (UNITS) EXPRESSION

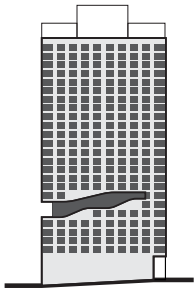
2. CLADDING CONTRAST



LOW

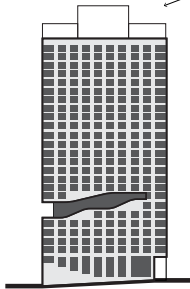


MED

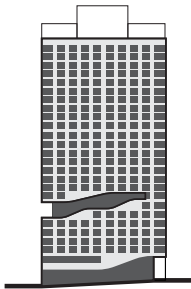


HIGH

GREENWAY AT GROUND

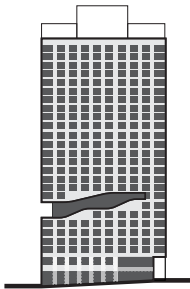


GREENWAY  
STEPPING

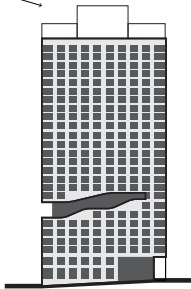


GREENWAY  
SWEEPING

GRID CONTINUES



GRID DEMATERIALIZES  
AT OFFICE  
PREFERRED



GRID CONTINUES  
TO GROUND

3. EXPRESSION AT  
OFFICE

4. MATERIALS

DESIGN REVIEW BOARD DIRECTION:

The Board indicated support for the very preliminary façade concept, utilizing a rigorous pattern contrasting the more whimsical carved space from the façade planes and agreed that should be carried through to a cladding expression that contrasts the solid and void. (DC4-A Exterior Elements and Finishes)

DESIGN RESPONSE

+ The decision matrix on the left illustrates studies to determine the expression of the grid and social greenway carve-outs on the façade. Our studies determined that the overall grid as a lighter color with gray tinted vision glass better defined the social greenway carve-outs. Options with a darker grid blended with the vision glass and the definition of the social greenways were lost. (Please see additional studies of rejected facade materials and concepts in the appendix.)



- MARKET RATE APARTMENTS
- SHARED | COMMON SPACE
- EFFICIENCY AND CO-LIVE APARTMENTS
- OFFICE
- LOBBY & RETAIL

UNIT PROGRAM & GREENWAY RELATIONSHIP

The stepped, linear social greenways are positioned between the different housing types. The stepping connects three floor levels. Shared indoor common space fronts the greenway.

4. MATERIALS

**DESIGN REVIEW BOARD DIRECTION:**  
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**DESIGN RESPONSE**  
+ The internal program such as common shared residential space, street level and office uses and mechanical spaces served as a means to consider adding secondary variety to a clearly defined facade grid. The affect of morphing the grid to express the internal program provided hierarchy and compositional movement in the facade rather than a monotonous grid.





## PROGRAM DIAGRAM

The development mixed use program includes a variety of residential types.

## 4. MATERIALS

### DESIGN REVIEW BOARD DIRECTION:

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### DESIGN RESPONSE

+ The residential program is diverse. The development team's residential program ranges from small, efficient studios to 3 and 4 bedroom units focused on student living. Additionally 1 and 2 bedroom market rate apartments are proposed. The facade expresses the variety of spaces by optimizing the vision glass. The result is a facade grid with diversity and variety expressed.



BROOKLYN ADDITION PLATTING  
1909

INFILL



U-DISTRICT  
2022

#### 4. MATERIALS

**DESIGN REVIEW BOARD DIRECTION:**

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**DESIGN RESPONSE**

+ As development happens over years the rational grid morphs into an urban pattern and form with various urban grains and differences in planning. The grid still organizes the fabric of the neighborhood however there is a variety of scales to the city pattern. Our observation between the original platting and urban development informed ways to strengthen the facade concept, its material choices and detailing. The following pages explain how the apartment types, amenity program and functional requirements such as air supply and exhaust assisted in the expression of the facade.

[\(Please see the following pages pp. 62-65 for additional information regarding the development of the rational grid of the facade. \(Additionally, please see the appendix p. 161 for REJECTED facade concepts and alternatives\)\)](#)



- Living room / Studio
- Bedroom
- Amenity Space
- Office/Lobby

PROGRAM EXPRESSION ON THE FACADE

## 4. MATERIALS

### DESIGN REVIEW BOARD DIRECTION:

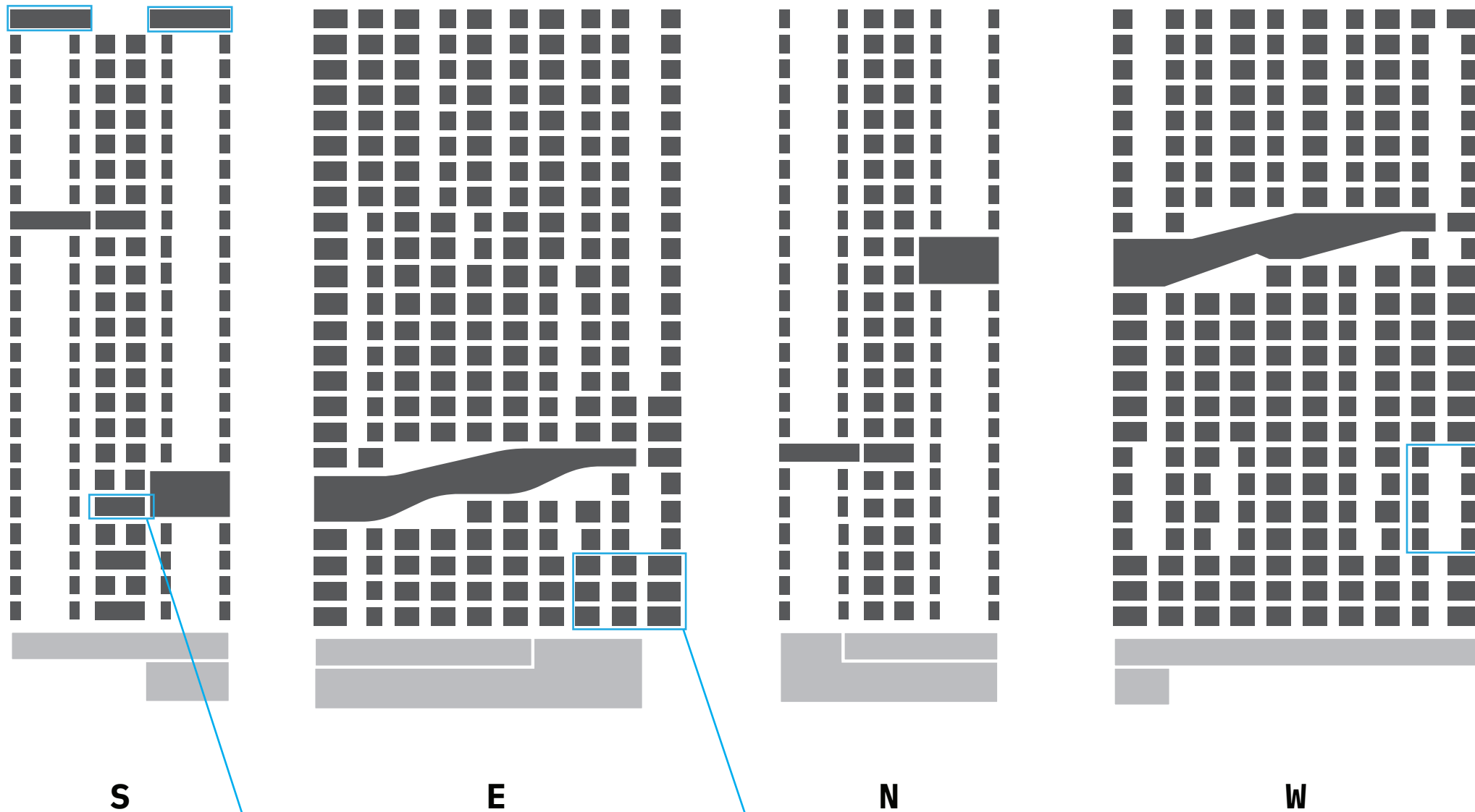
*The Board indicated support for the very preliminary façade concept, utilizing a rigorous pattern contrasting the more whimsical carved space from the façade planes and agreed that should be carried through to a cladding expression that contrasts the solid and void. (DC4-A Exterior Elements and Finishes)*

### DESIGN RESPONSE

+ The digram on the left reveals the location of bedroom and living room windows on the facade. This pattern is reflected on the facade grid. The variety subtly adds a connection to the variety of urban pattern and form in the neighborhood's street grid and ties the carved out social greenways to the facade composition. Per the board's direction the facade expression reflects a rigorous pattern that codes internal program onto the facade.

[\(Please see the appendix p. 161 for REJECTED facade concepts and alternatives\)](#)





Community rooms  
receive expanded  
transparency to  
improve views and  
natural daylight

Living rooms/  
studios receive  
maximized  
transparency.

Bedrooms  
receive reduced  
transparency on  
the East and  
West facades to  
increase privacy.

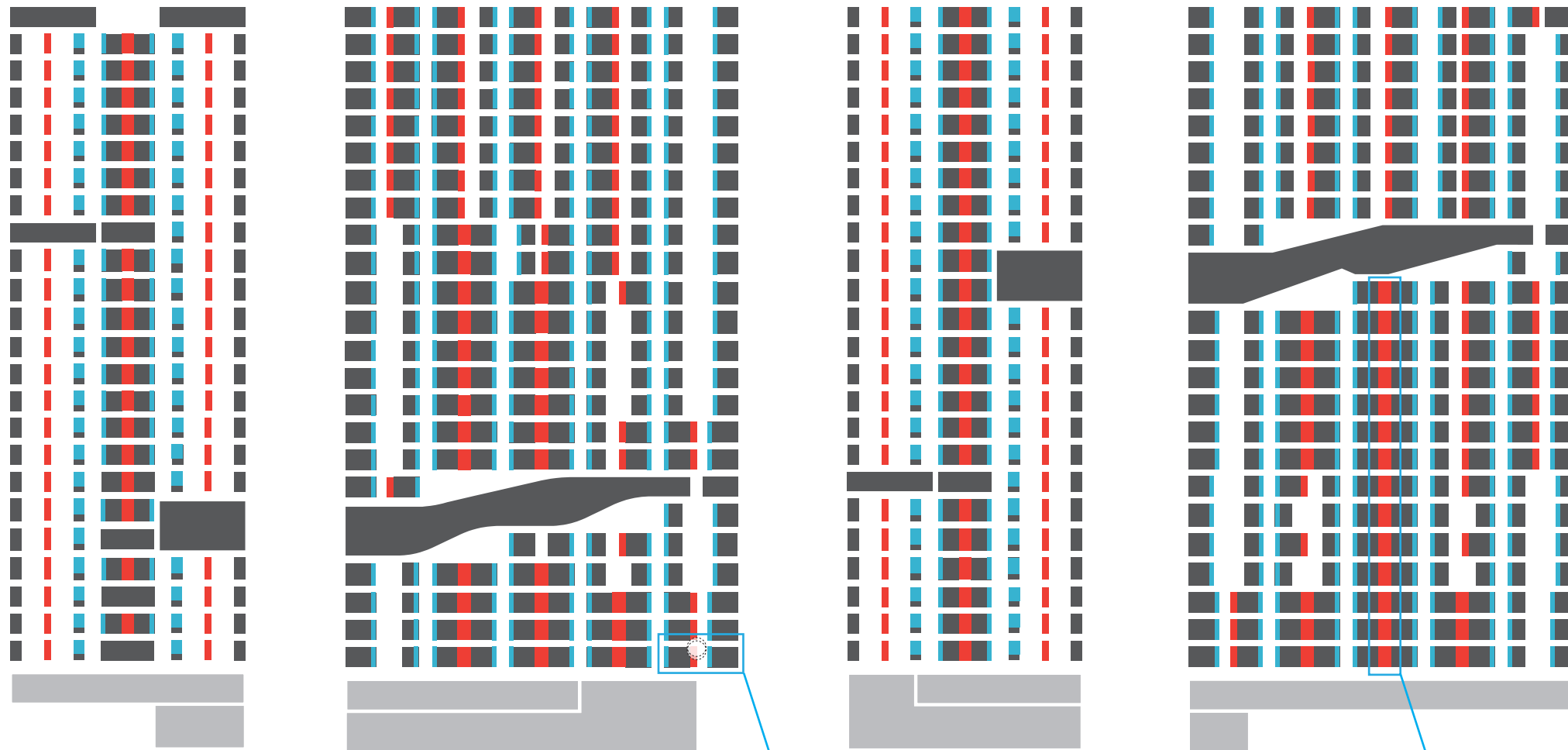
#### 4. MATERIALS

**DESIGN REVIEW BOARD DIRECTION:**  
*The Board indicated support for the very preliminary façade concept, utilizing a rigorous pattern contrasting the more whimsical carved space from the façade planes and agreed that should be carried through to a cladding expression that contrasts the solid and void. (DC4-A Exterior Elements and Finishes)*

**DESIGN RESPONSE**  
 + The digram on the left shows vision glass optimization. To meet Washington State Energy Code there will be a limitation of glazing. A typical design target is 40% vision glass +/- . By increasing glazed areas in public space and reducing it in private areas such as bedrooms, variety in the facade grid can be expressed.

(Please see the appendix p.161 for REJECTED facade concepts and alternatives)

VISION GLAZING OPTIMIZATION & FACADE EXPRESSION



S

E

N

W

Air intake and operable windows must be a minimum of 36" from Exhaust

Exhaust is ganged along walls without columns for easier venting

- Exhaust Air
- Intake Air/ Operable Windows

## SUPPLY AND EXHAUST AIR REQUIREMENTS INFLUENCING FACADE

## 4. MATERIALS

### DESIGN REVIEW BOARD DIRECTION:

The Board indicated support for the very preliminary façade concept, utilizing a rigorous pattern contrasting the more whimsical carved space from the façade planes and agreed that should be carried through to a cladding expression that contrasts the solid and void. (DC4-A Exterior Elements and Finishes)

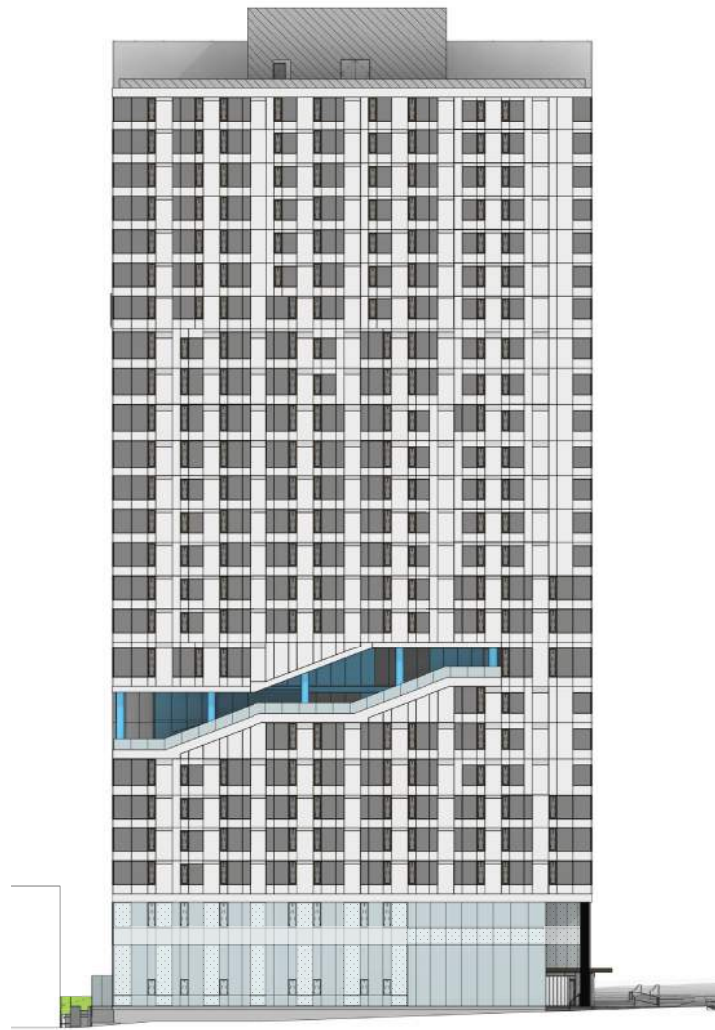
### DESIGN RESPONSE

+ The digram on the left shows locations of supply and exhaust air requirements made visible on the facade. Building and mechanical codes dictate the relationship between the locations of supply and exhaust air with window openings. By diagramming the locations additional information regarding the design concept is provided. The design team proposes minimizing the expression of the air needs by matching the finishes of the air screening with the solid grid. This is done to better create a contrasting solid / void grid of the facade per the Board's direction.

(Please see the appendix p. 161 for REJECTED facade concepts and alternatives)



**S**



**E**



**N**



**W**

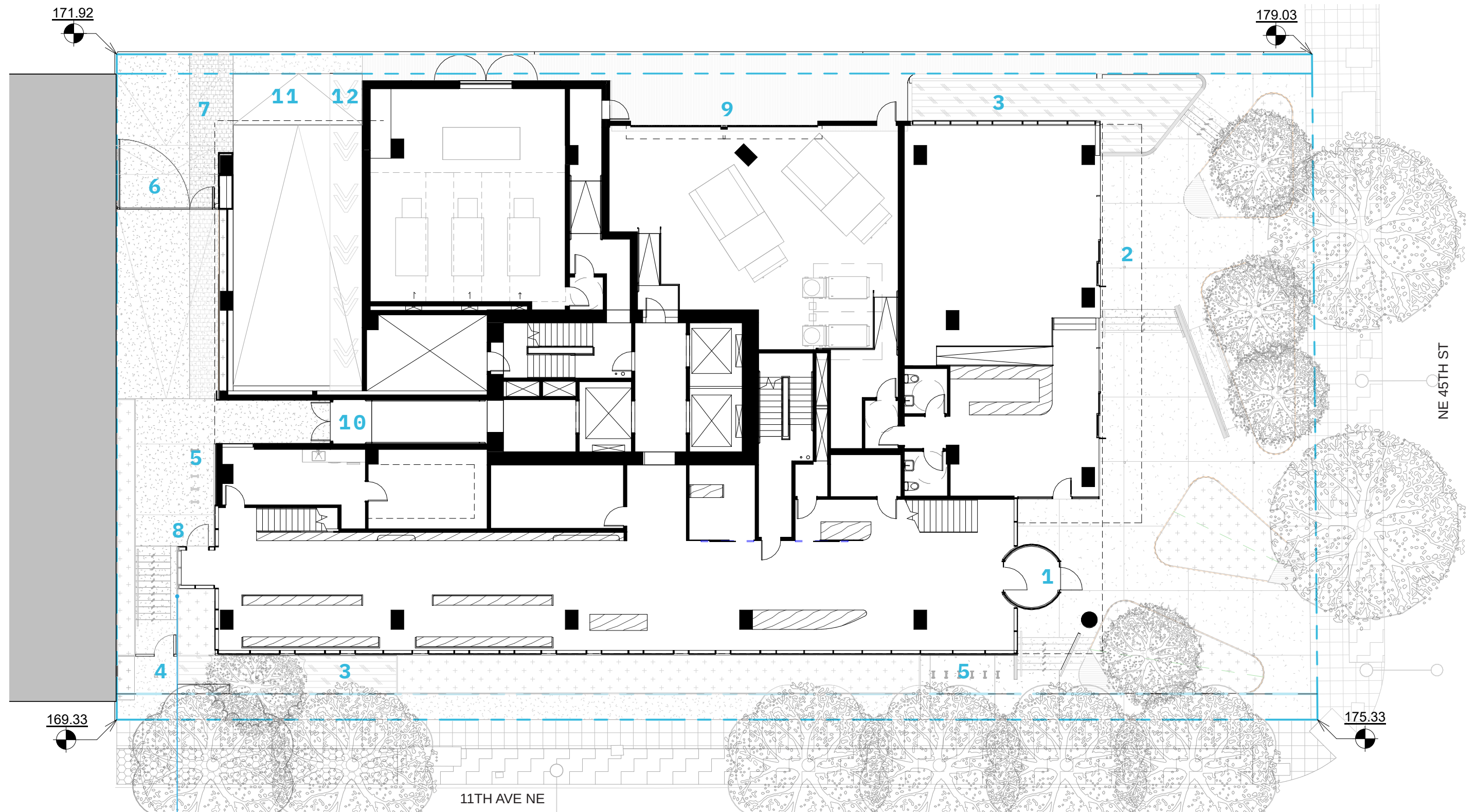
#### DESIGN RESPONSE

- + The resulting series of diagrams is reflected in the proposed facades. The opening locations, sizes and materials emphasize the functional needs of the building as well as a reflection of the rational and romantic aspects of the neighborhood.
- + The neutral color palette of the solid / void grid contrasts with the applied color of the social greenways and important access points along the mews and the buildings entry
- + The carved-out social greenways, and shared access along the alley introduce color - blue for morning sun and afternoon shade, yellow for afternoon sun and evening sunsets and bright, safety green at the mews and garage entry where pedestrians, bicycles and vehicles share space.

"FUNCTIONAL FACADE"



# 07 | FLOOR PLANS



BICYCLE  
RUNNEL

11TH AVE NE

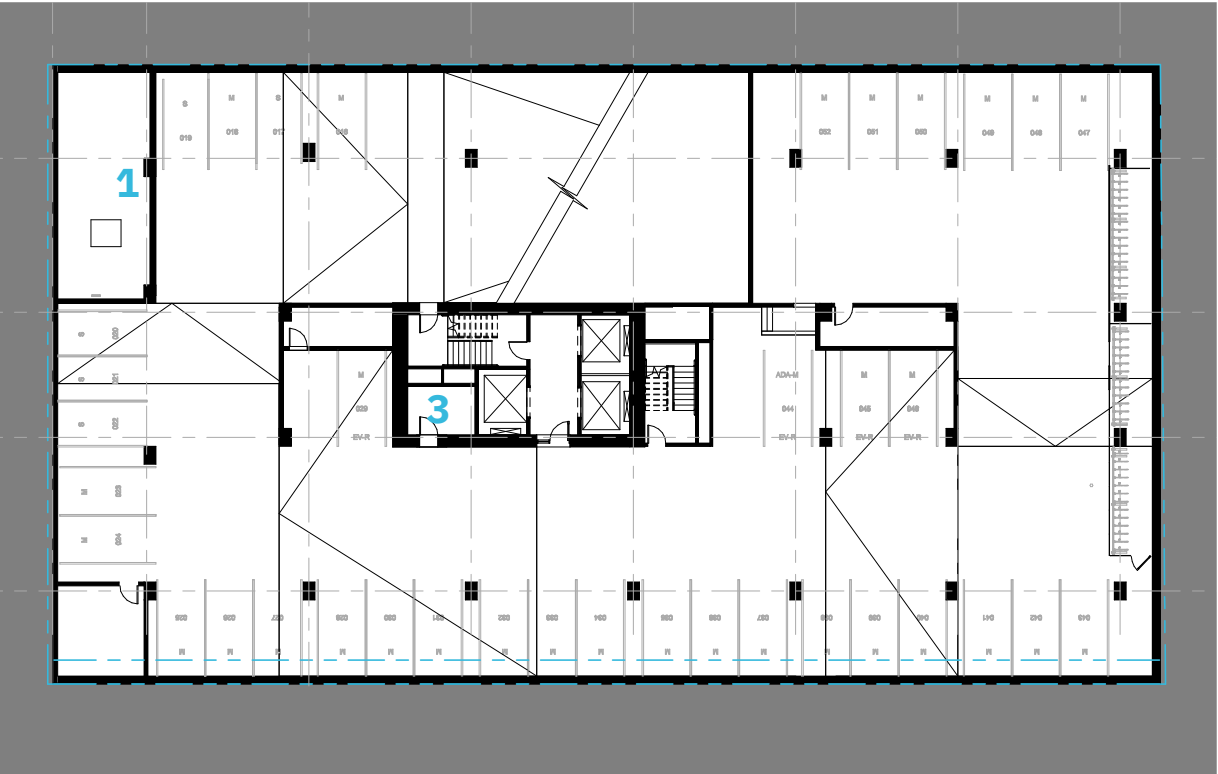
NE 45TH ST

SITE PLAN

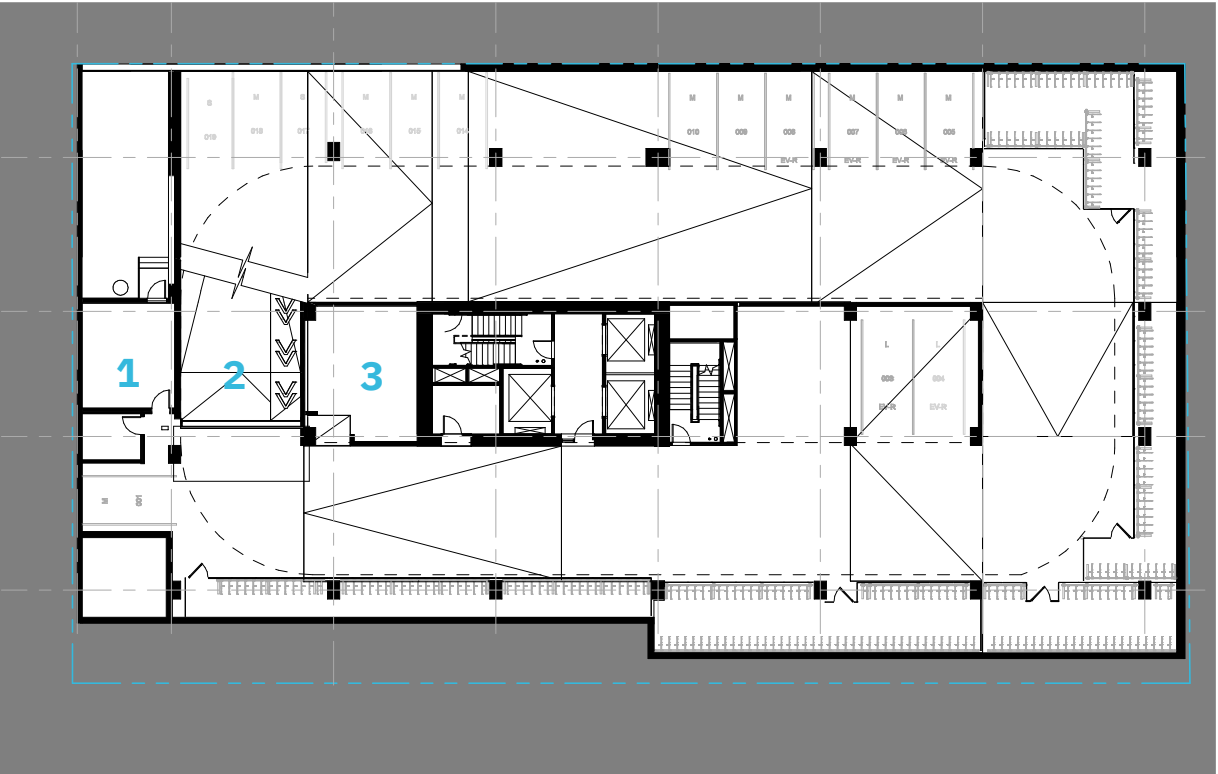


H  
67

- |   |                            |
|---|----------------------------|
| 1. ENTRY                                      | 6. MEWS GATE AT ALLEY      |
| 2. EATING & DRINKING<br>ESTABLISHMENT SEATING | 7. RUMBLE PAVEMENT         |
| 3. BIORETENTION PLANTER                       | 8. BACKDOOR ENRTY          |
| 4. MEWS GATE AT 11TH AVE NE                   | 9. TRASH STAGING           |
| 5. SHORT-TERM BICYCLE<br>PARKING              | 10. MOVE IN / MOVE OUT     |
|   | 11. PARKING ACCESS         |
|   | 12. BICYCLE PARKING ACCESS |



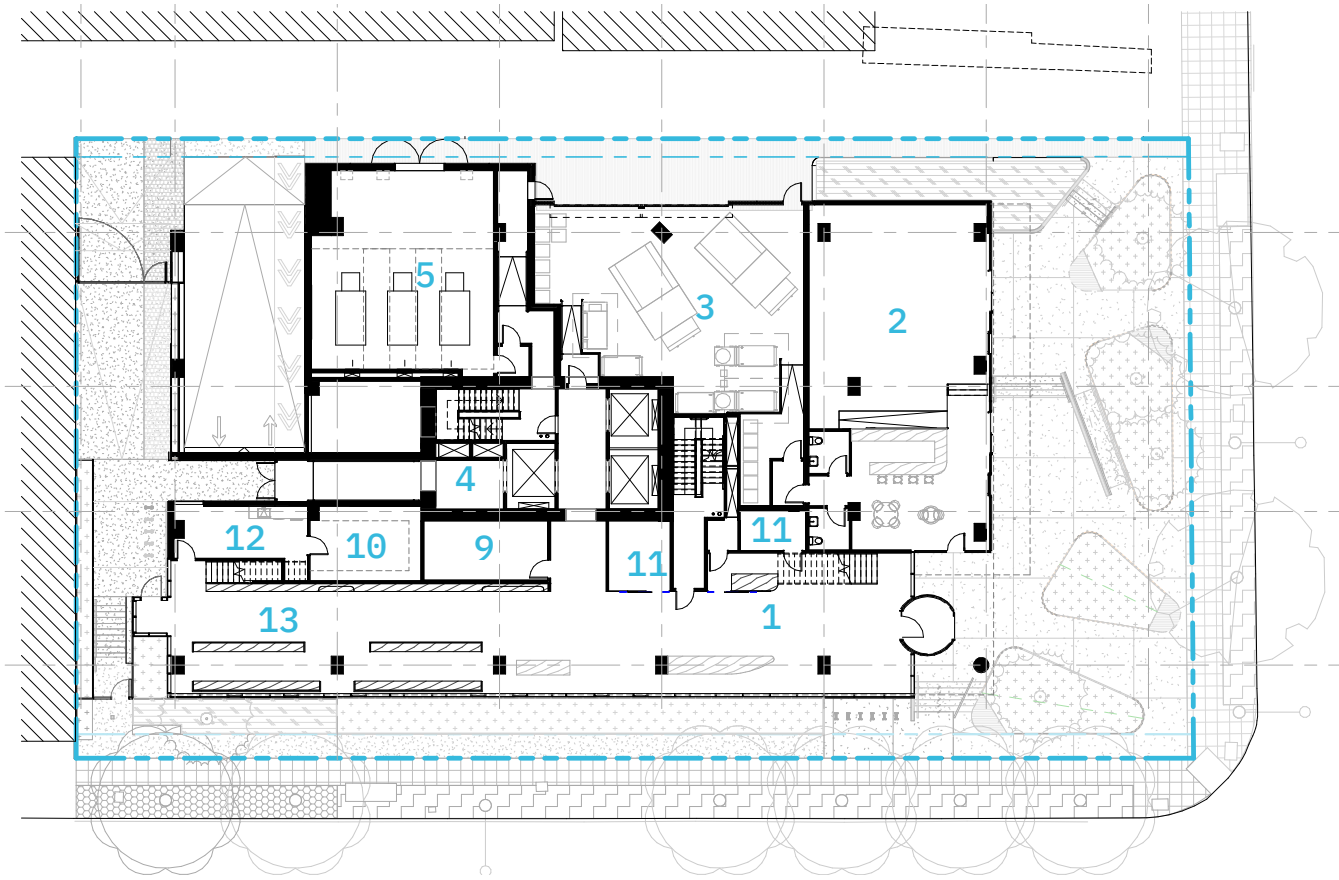
P02



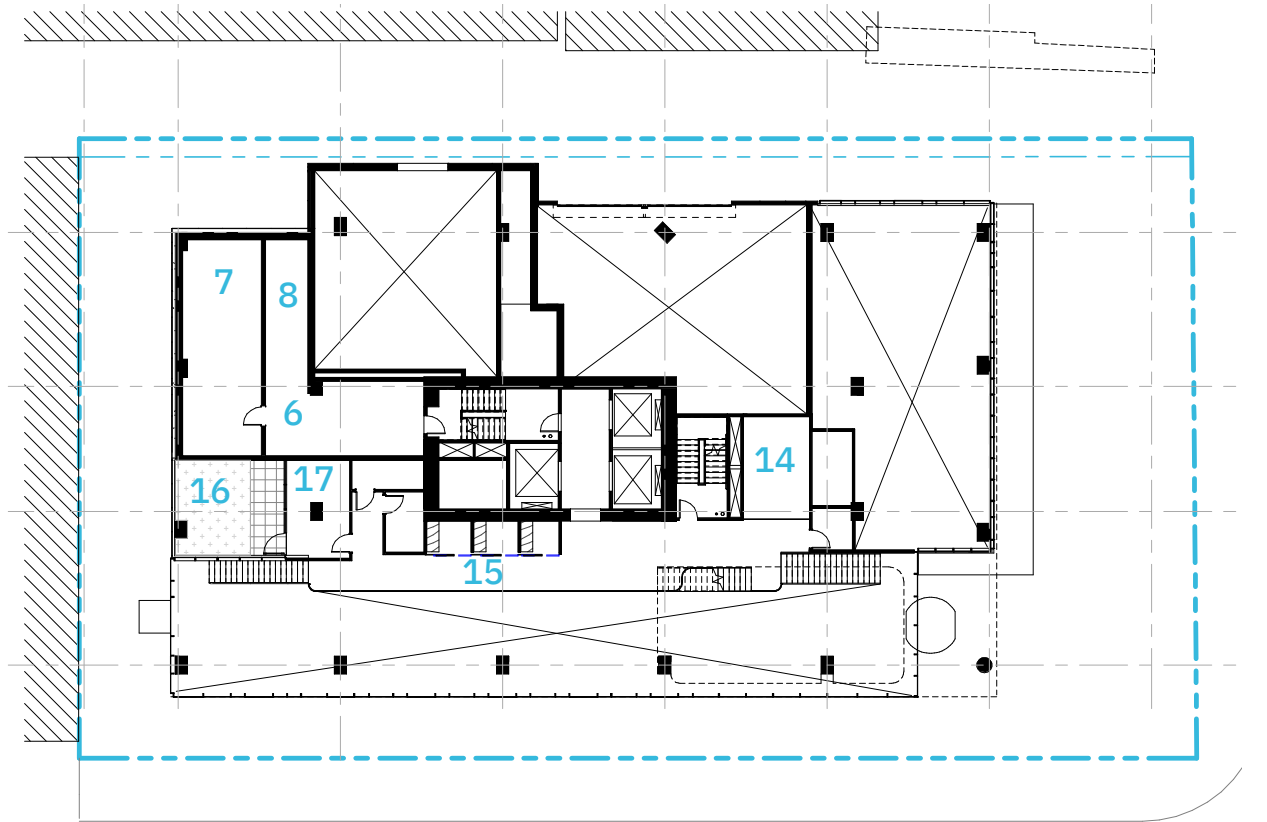
P01

- 1. BACK OF HOUSE
- 2. GARAGE ENTRY
- 3. ELECTRICAL





L01

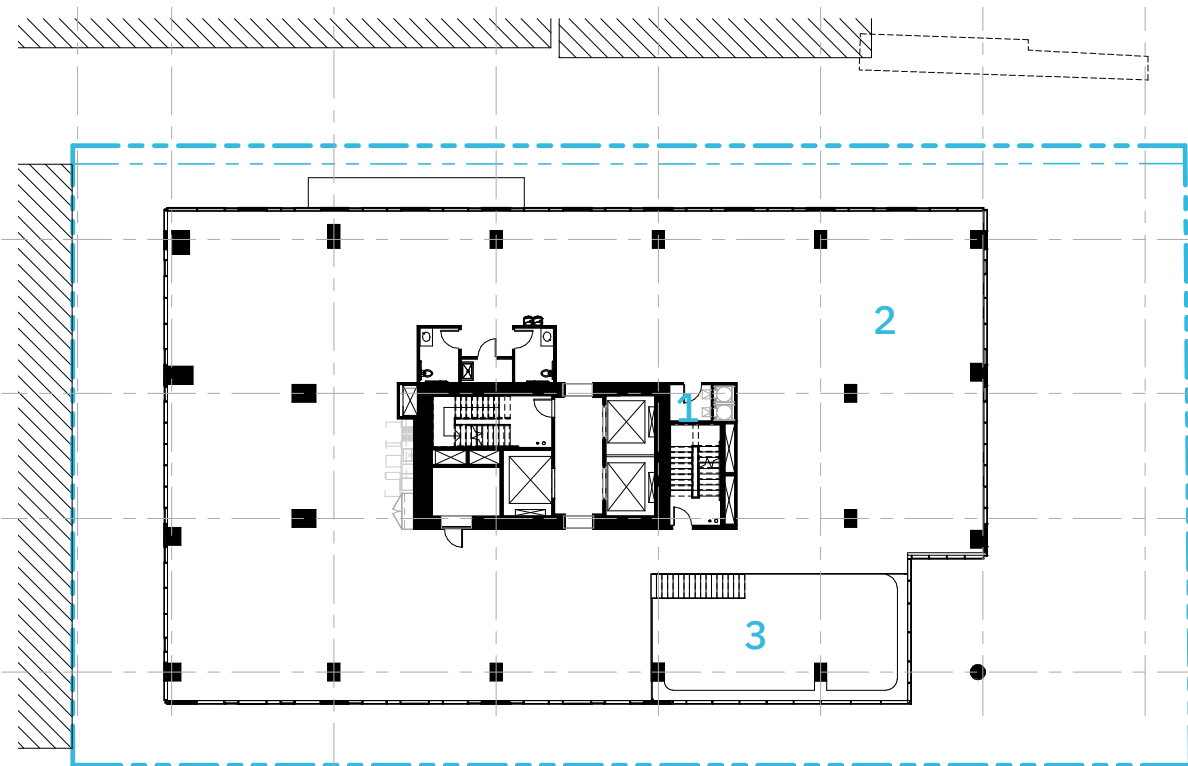


L01C MEZZANINE

## FLOOR PLANS



- |                                    |                     |
|------------------------------------|---------------------|
| 1. RESIDENTIAL LOBBY               | 9. FCC              |
| 2. EATING & DRINKING ESTABLISHMENT | 10. STORAGE/PARCEL  |
| 3. TRASH/RECYCLE                   | 11. LEASING         |
| 4. MOVE-IN/OUT                     | 12. WORKROOM        |
| 5. TRANSFORMER VAULT               | 13. MAIL            |
| 6. MAIN ELECTRICAL                 | 14. CONFERENCE ROOM |
| 7. EMERGENCY GENERATOR             | 15. STUDY ROOM      |
| 8. EMERGENCY GEAR                  | 16. PET RELIEF      |
|                                    | 17. PET WASH        |



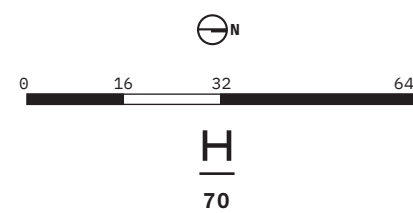
L02  
(OFFICE)

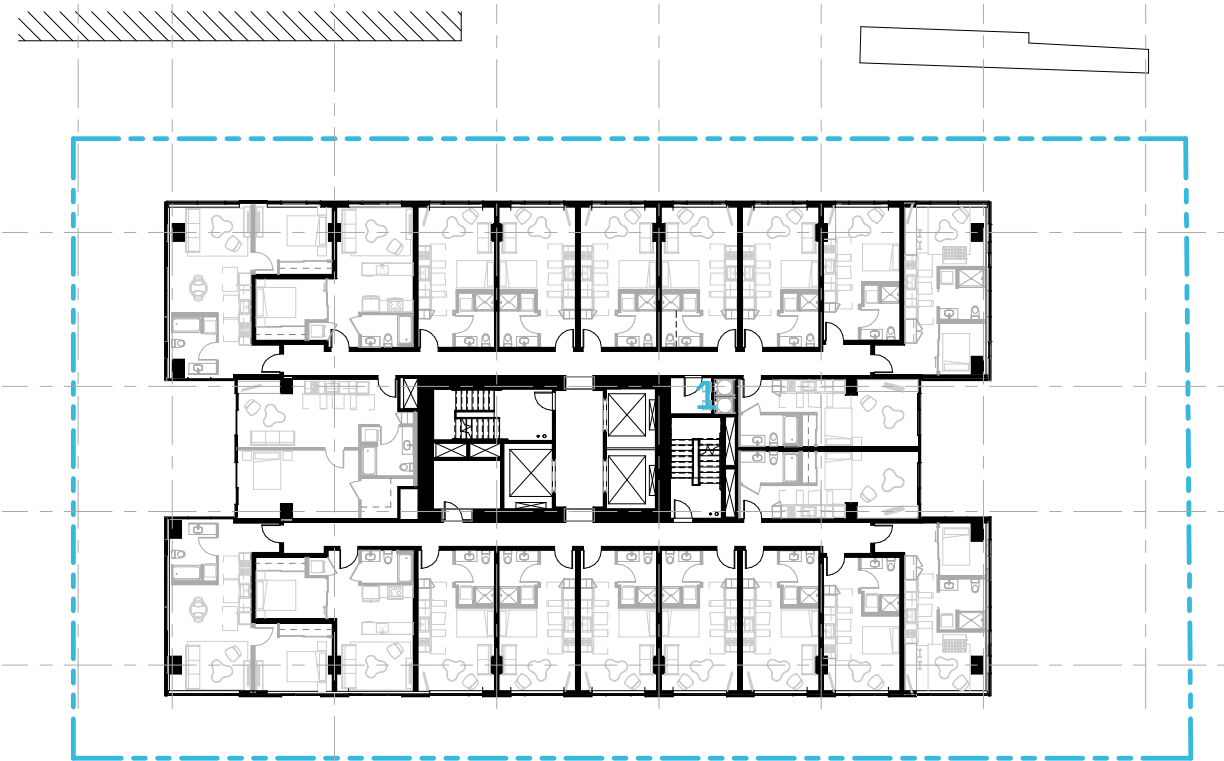


L03 & L05

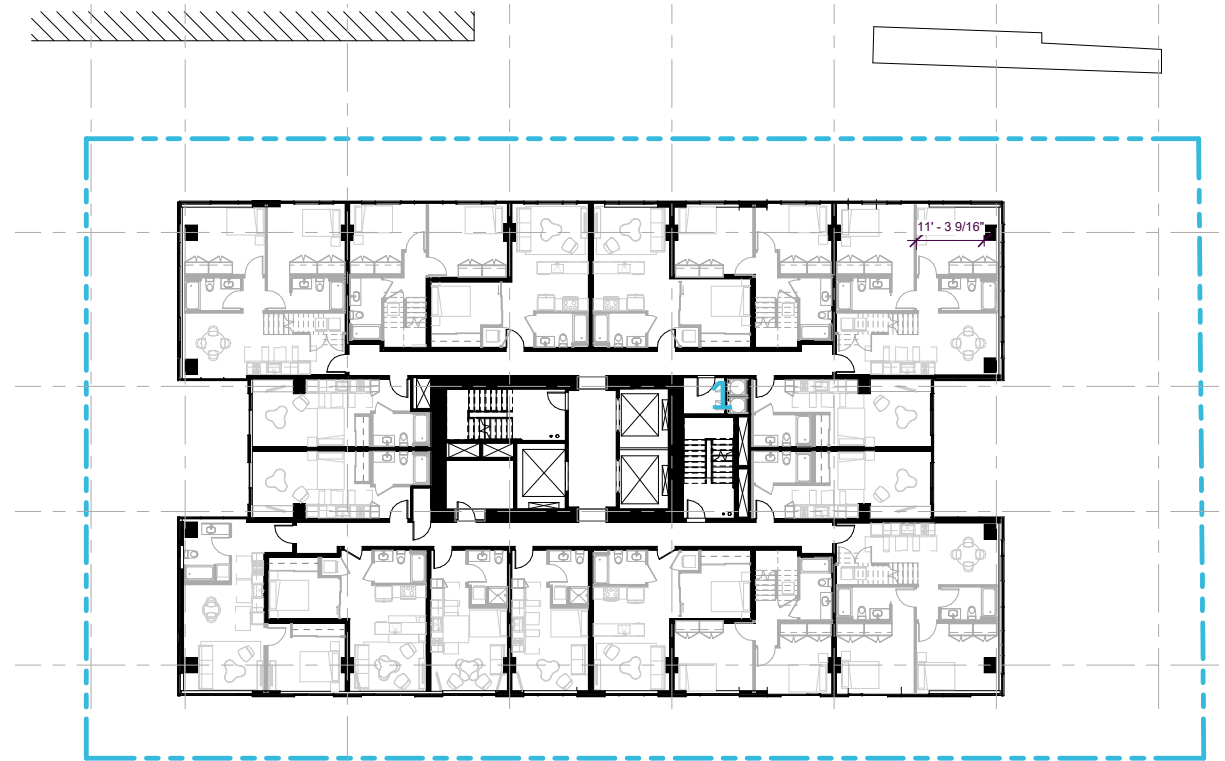
- 1. TRASH/RECYCLE
- 2. OFFICE
- 3. OPEN TO BELOW

# FLOOR PLANS





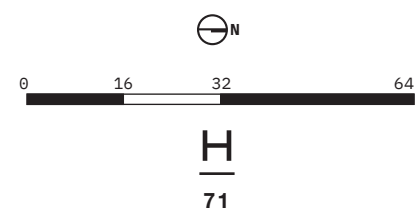
L04



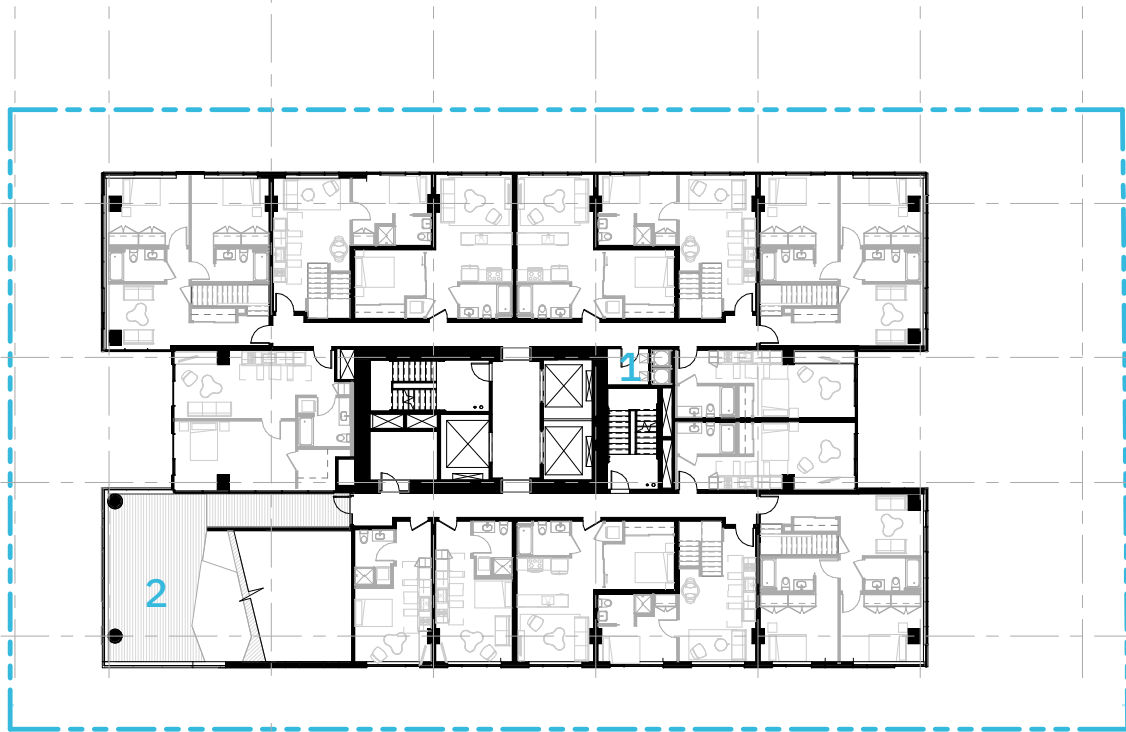
L06  
CO-LIVING

1. TRASH/RECYCLE

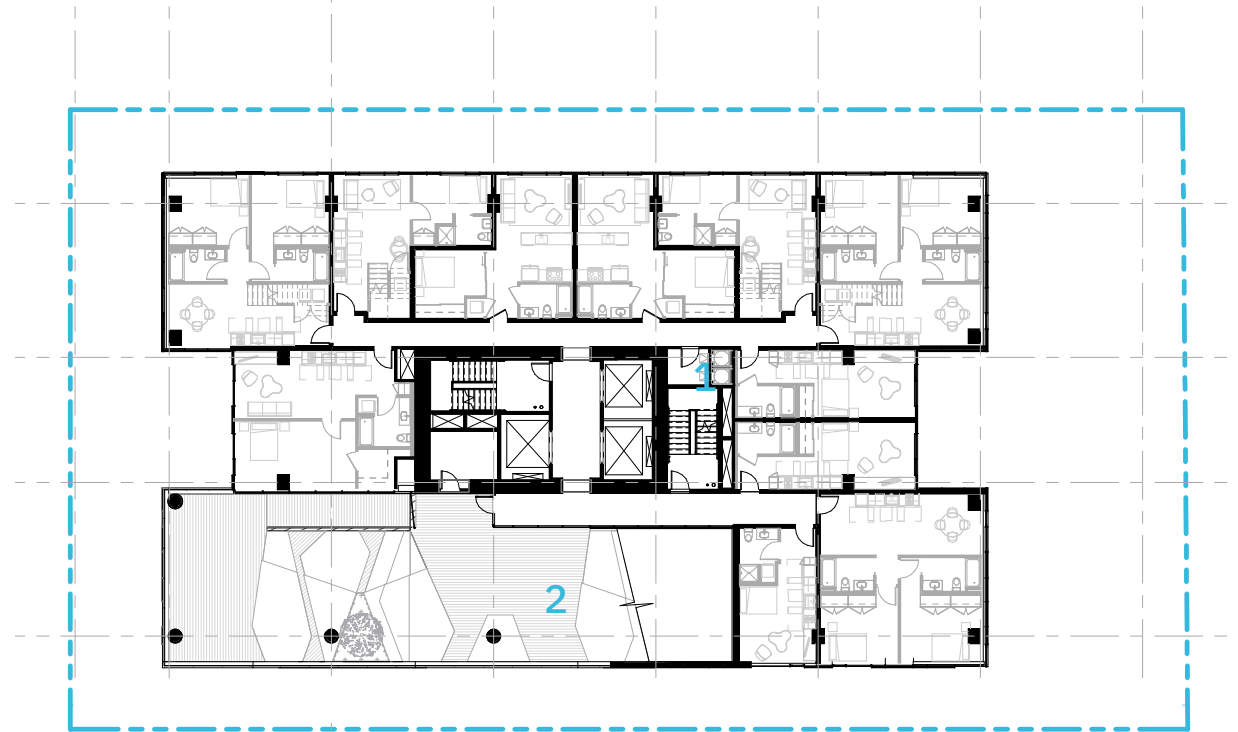
# FLOOR PLANS







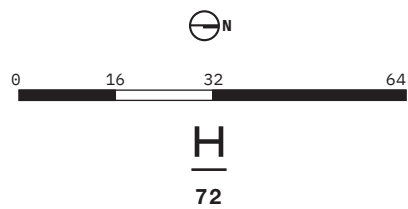
L07  
CO-LIVING

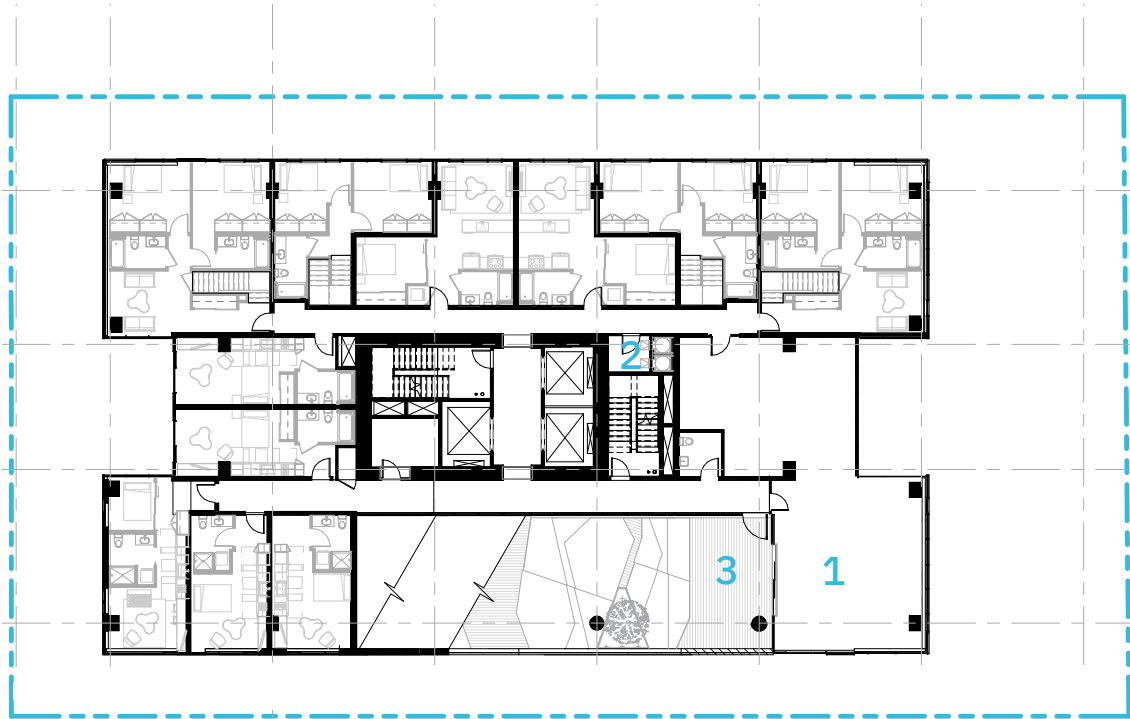


L08  
CO-LIVING

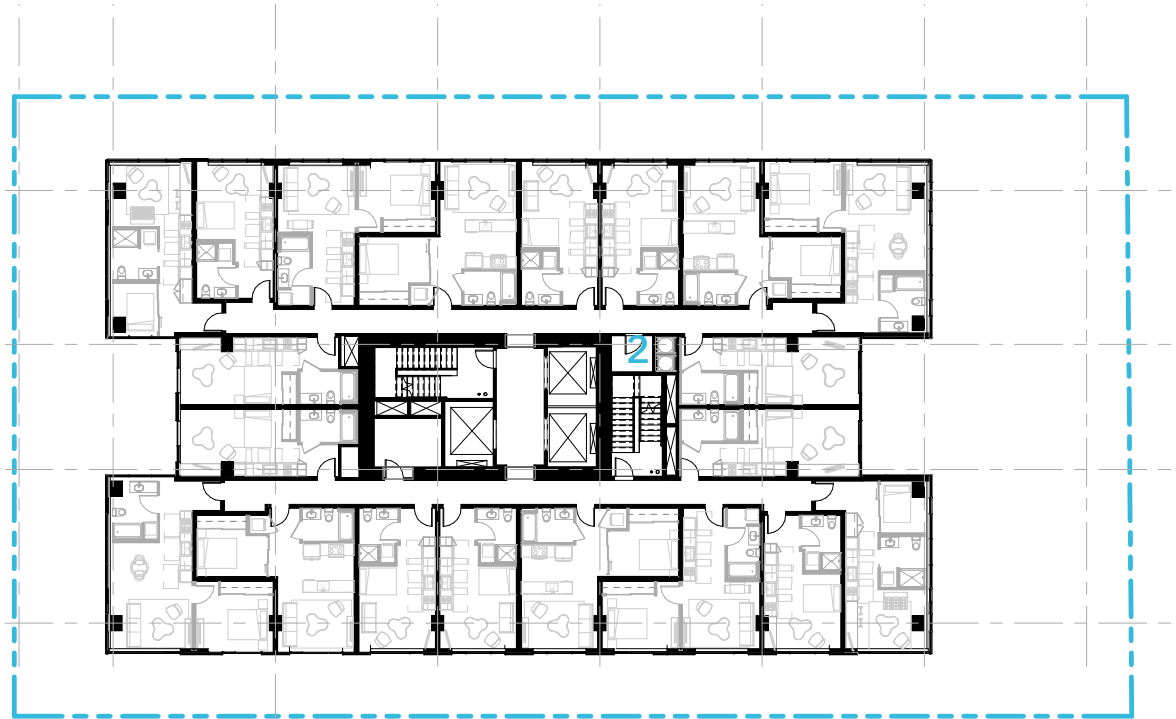
- 1. TRASH/RECYCLE
- 2. MID-RISE SOCIAL GREENWAY

FLOOR PLANS





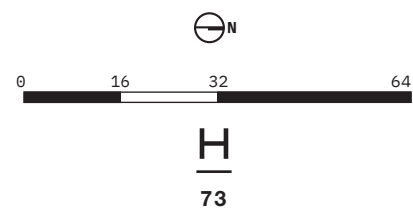
L09  
CO-LIVING

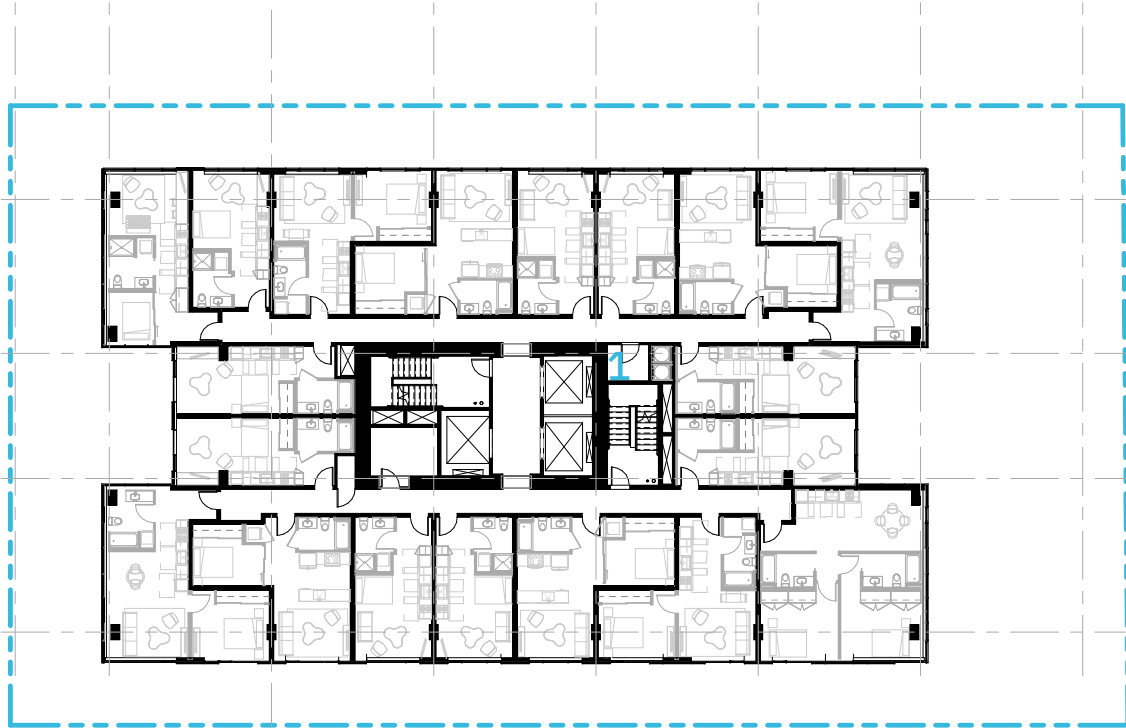


L10 - L11

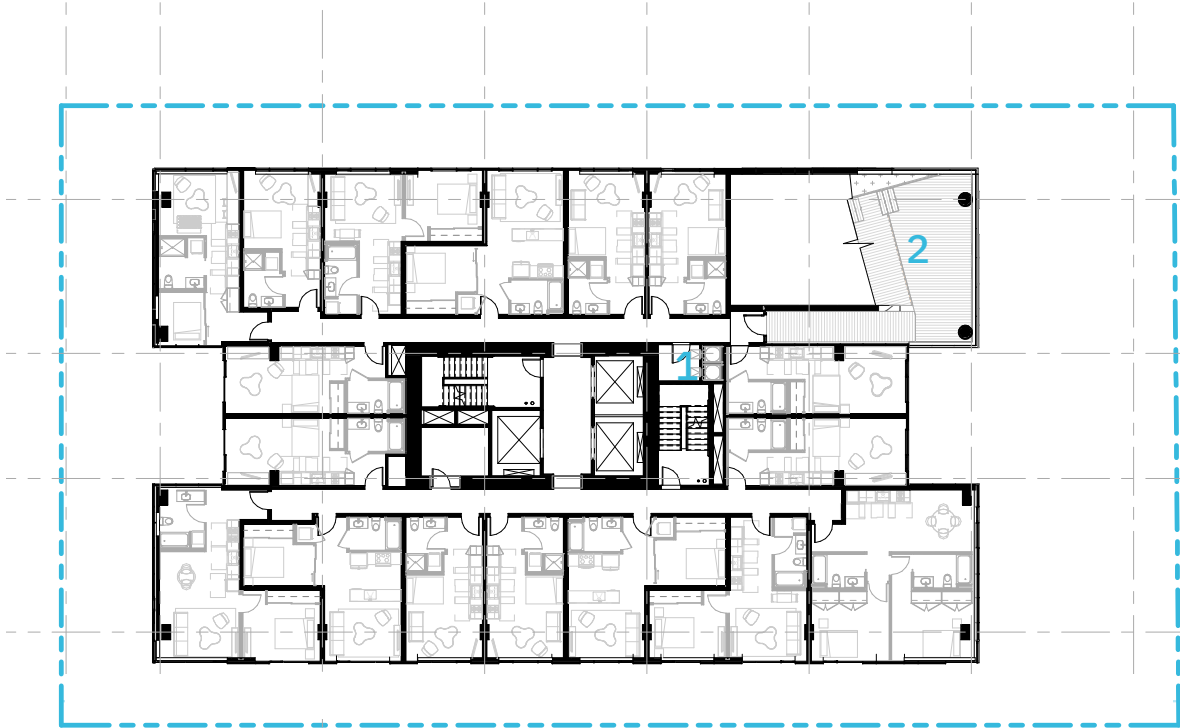
- 1. FITNESS ROOM
- 2. TRASH/RECYCLE
- 3. MID-RISE SOCIAL GREENWAY

# FLOOR PLANS





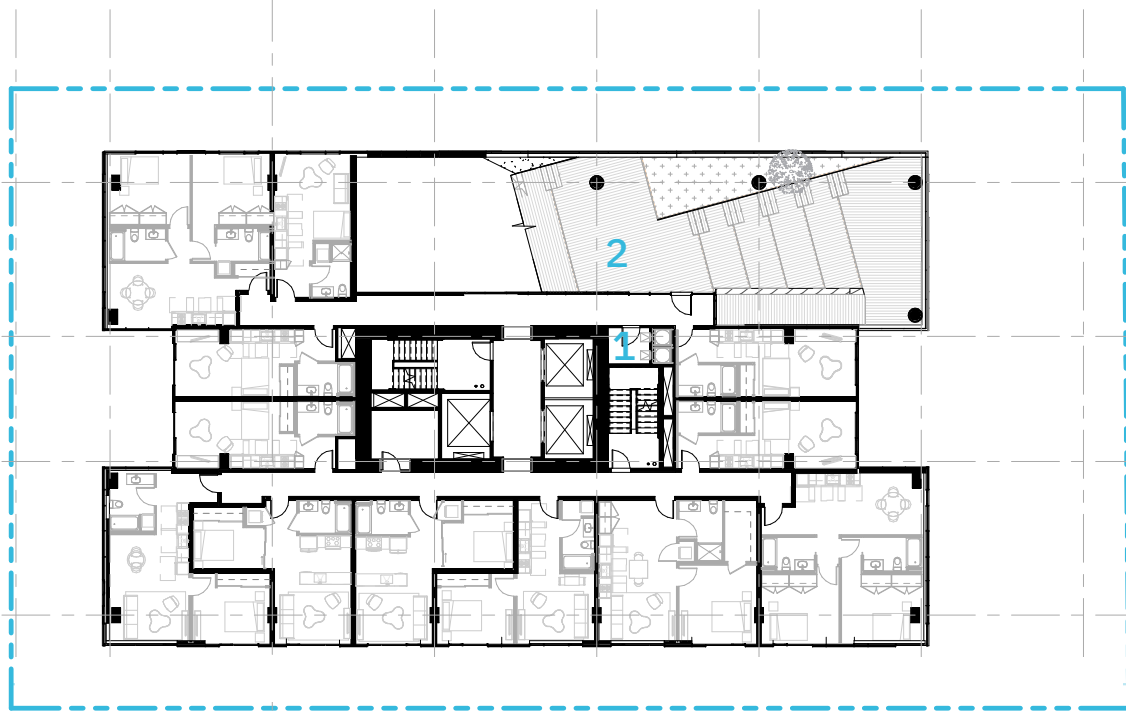
L12 - L15



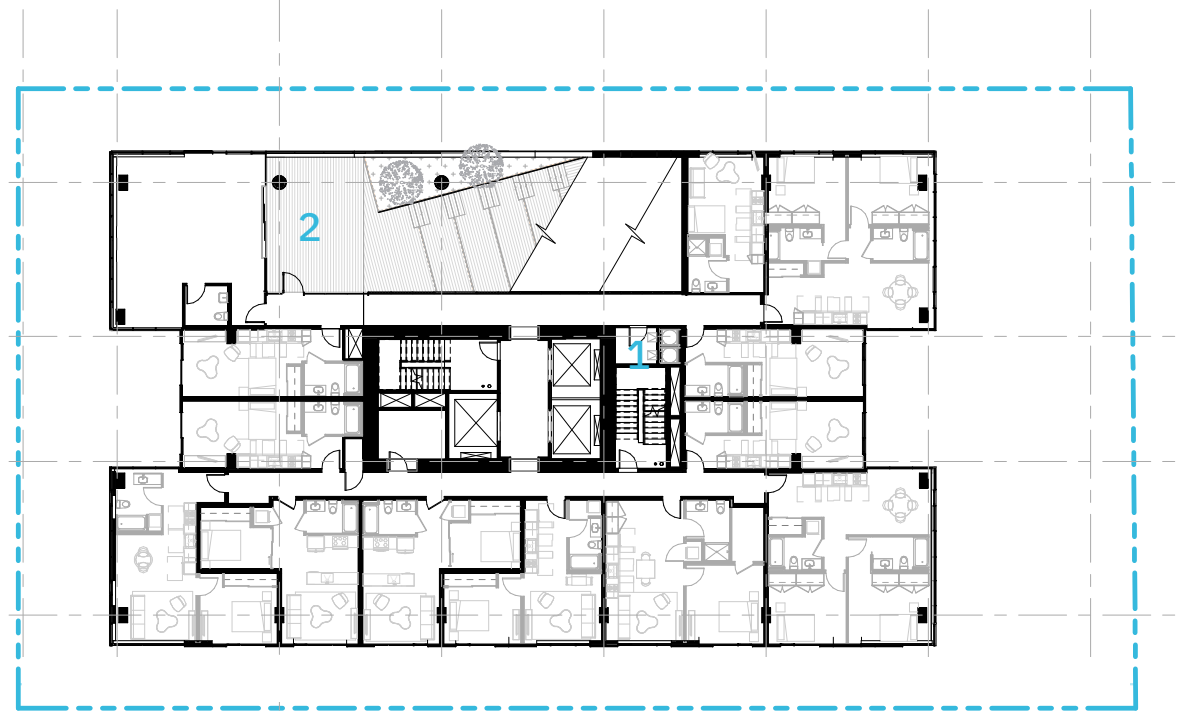
L16

- 1. TRASH/RECYCLE
- 2. HIGH-RISE SOCIAL GREENWAY





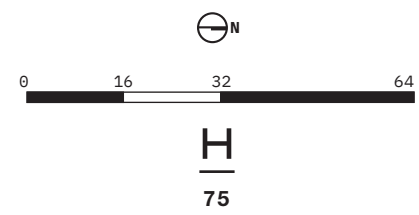
L17

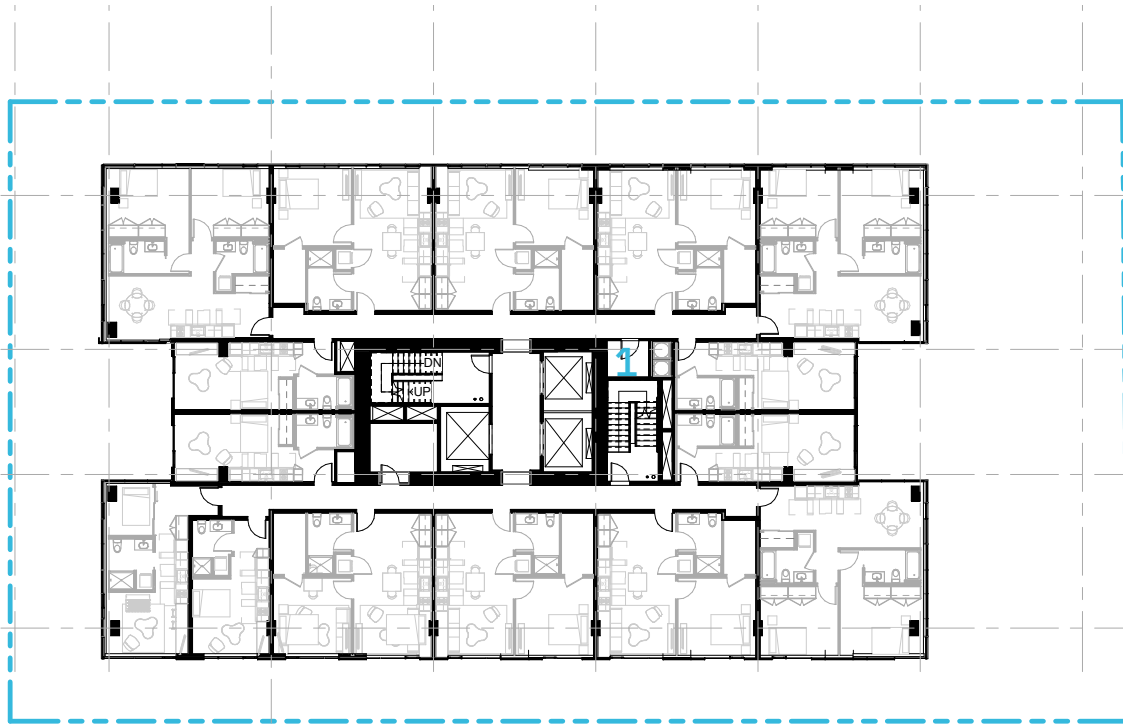


L18

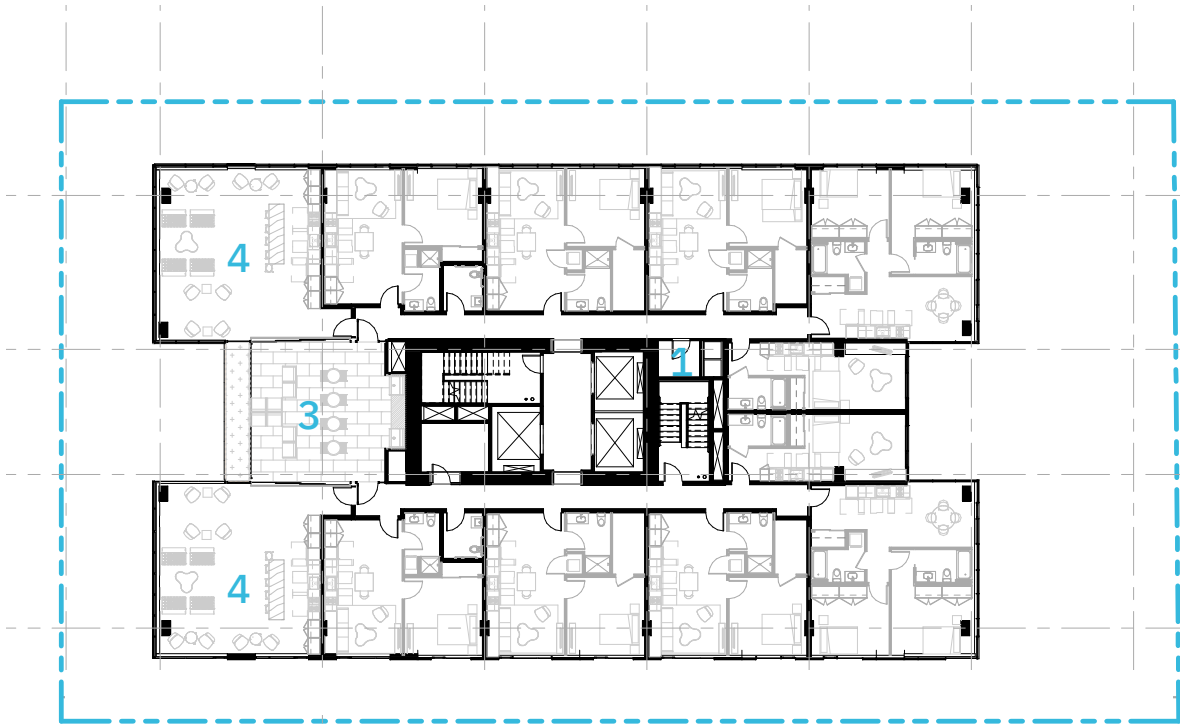
- 1. TRASH/RECYCLE
- 2. HIGH-RISE SOCIAL GREENWAY

FLOOR PLANS





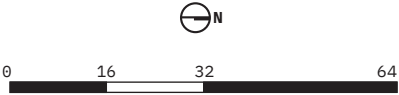
L19 - L24

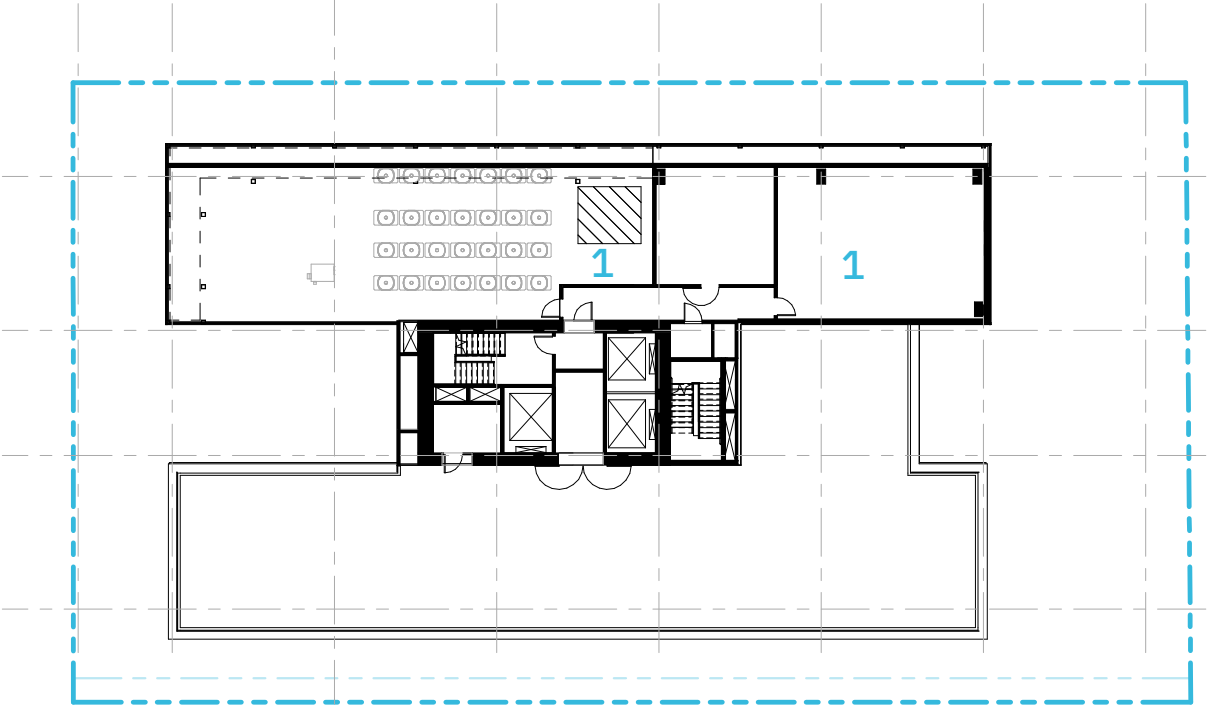


L25

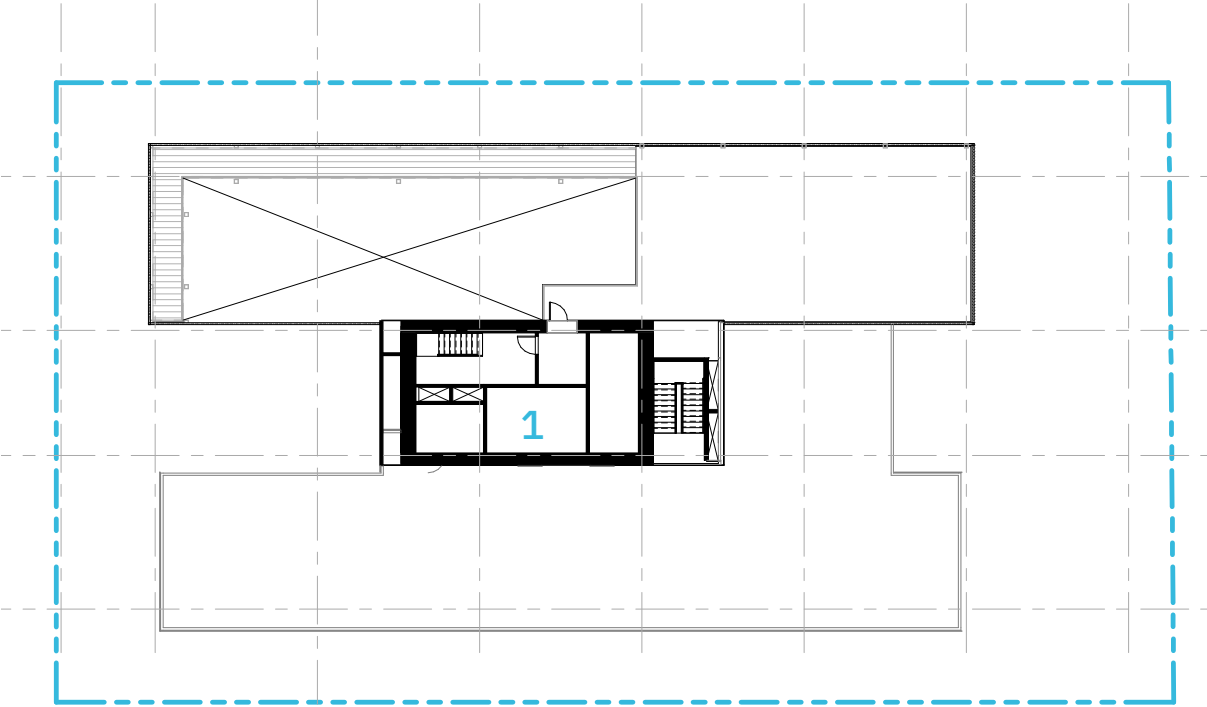
- 1. TRASH/RECYCLE
- 2. MECH
- 3. OUTDOOR AMENITY TERRACE
- 4. INDOOR AMENITY

FLOOR PLANS



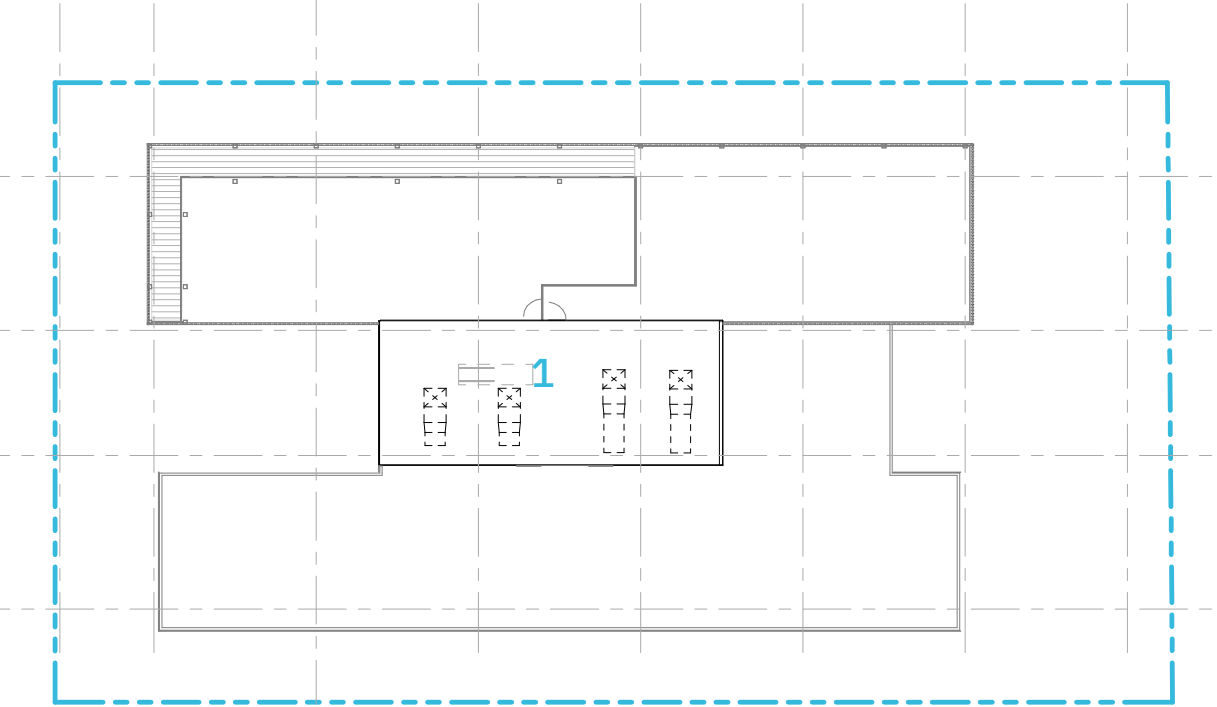


R1



R2

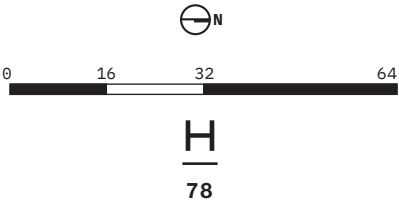
1. MECH



R3

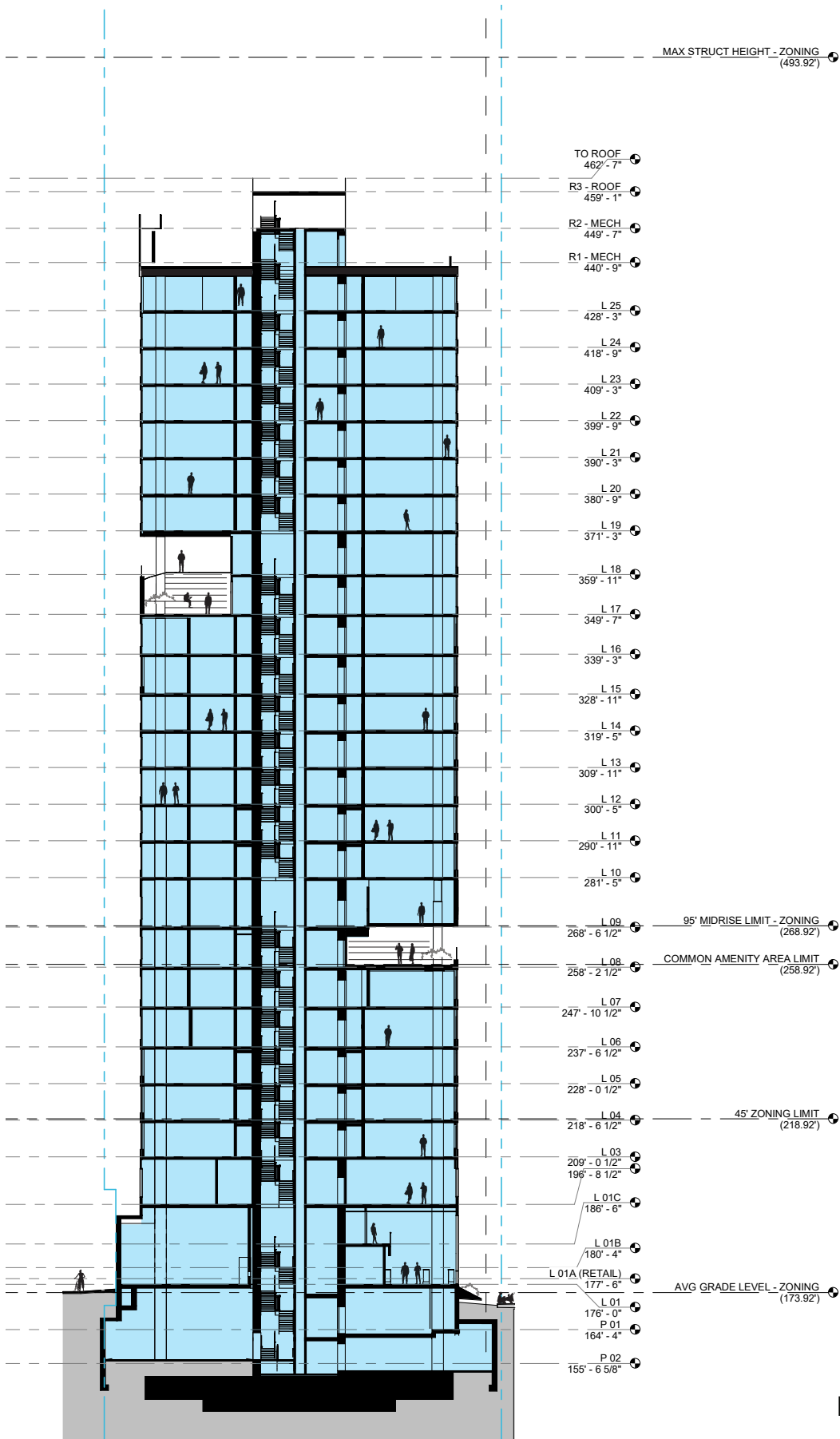
1. MECH

FLOOR PLANS

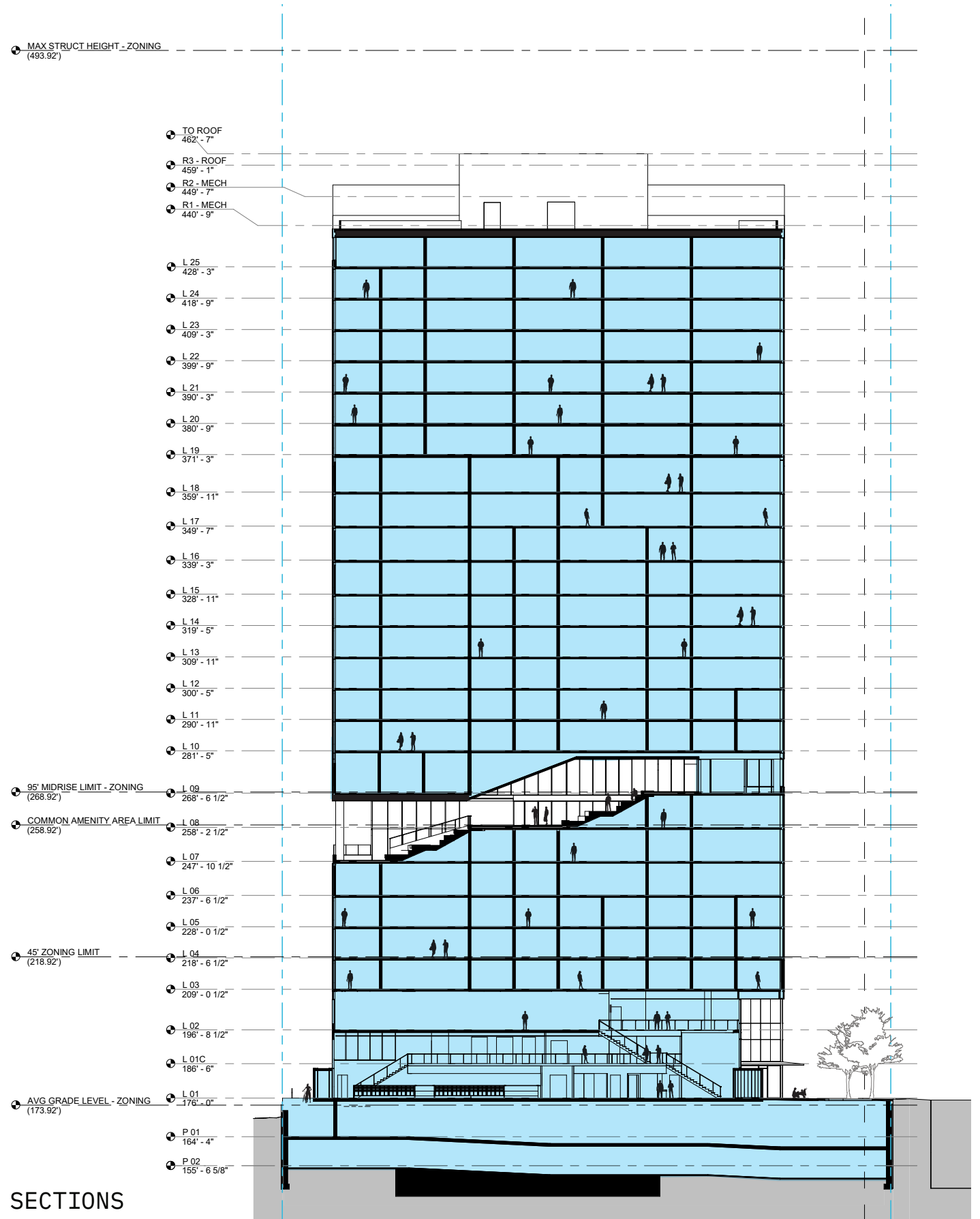




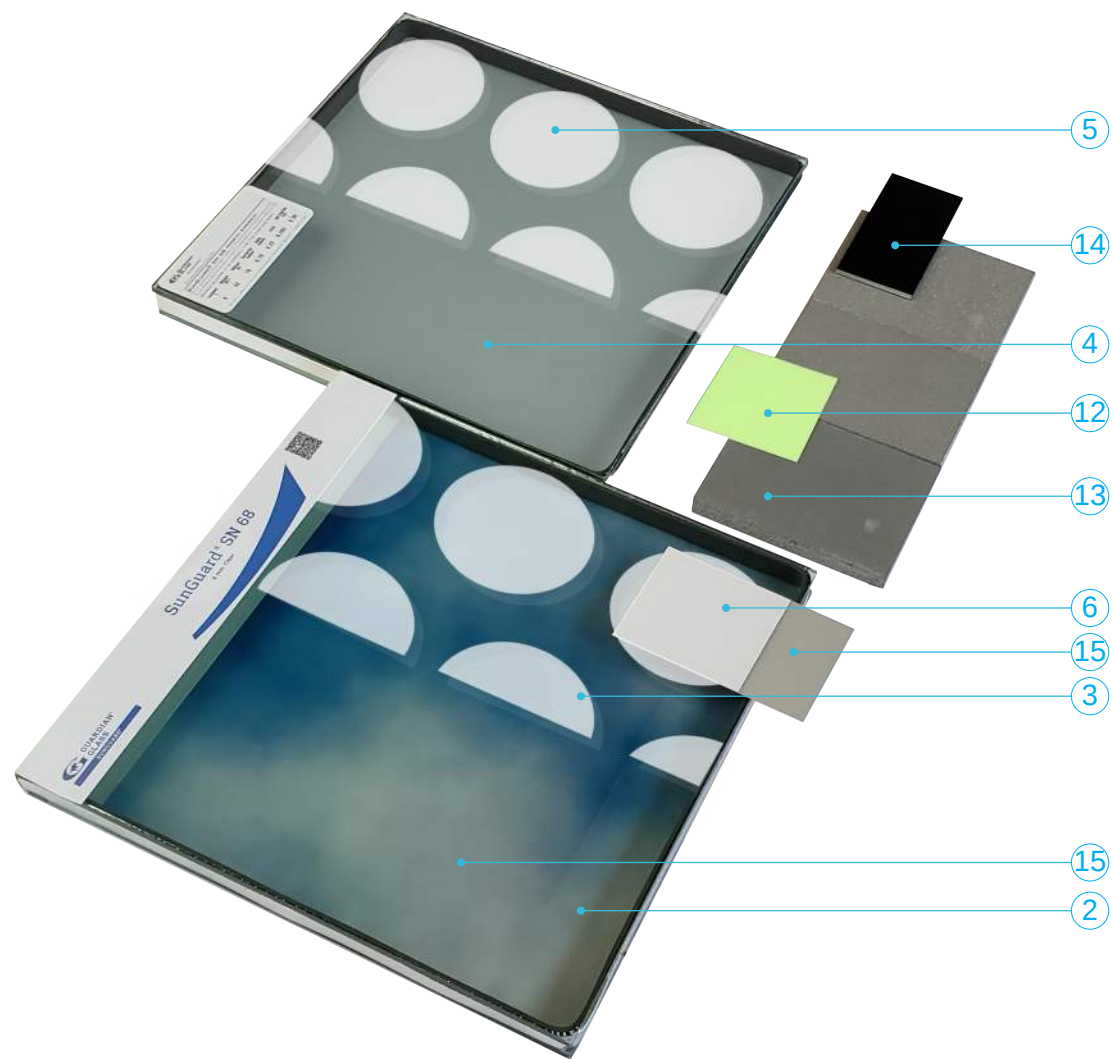
# 08 | BUILDING SECTIONS



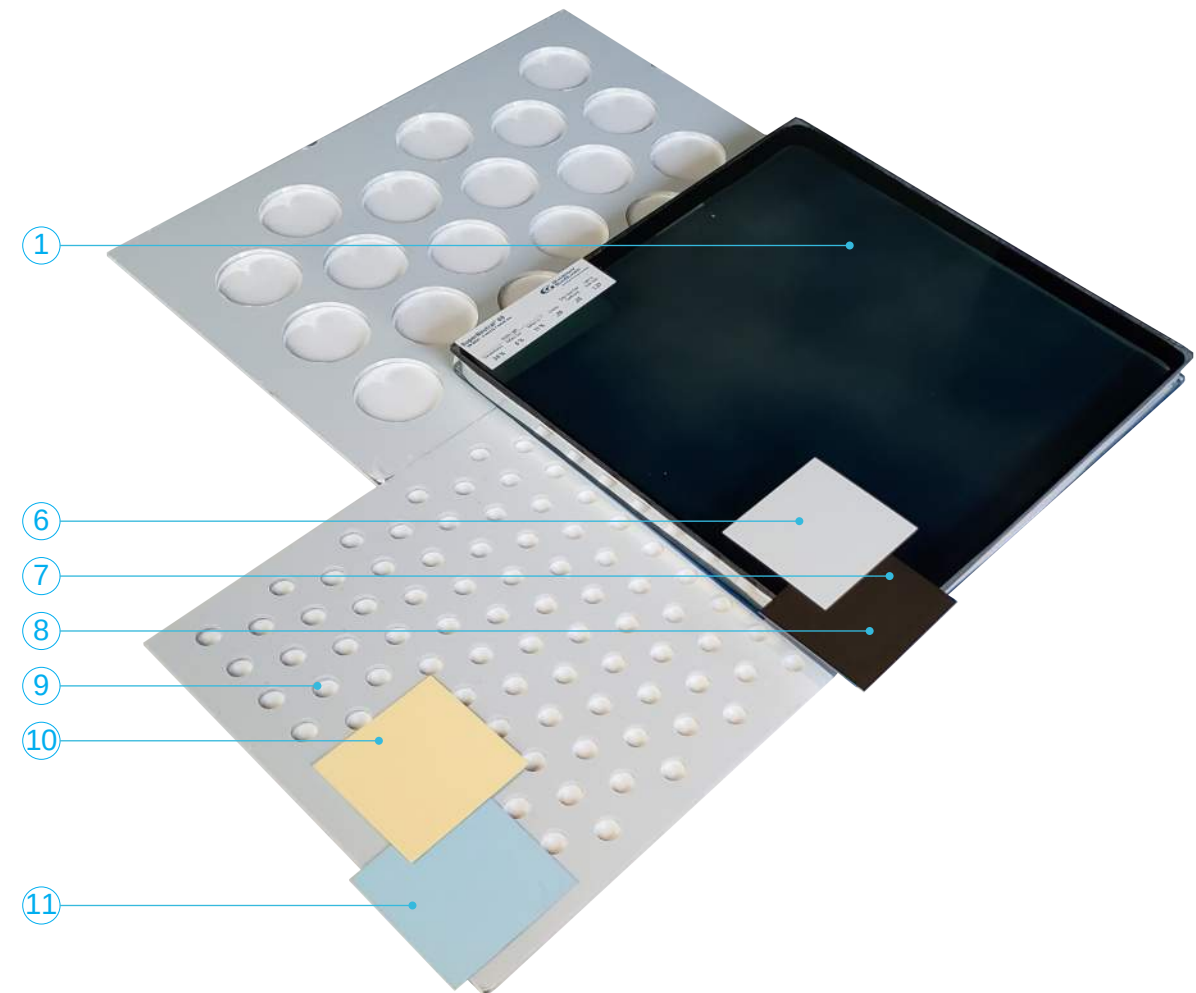
BUILDING SECTIONS



# 09 | MATERIALS



Base Materials



Tower Materials

- |   |                         |
|---|-------------------------|
| ① Glazing-1 (clear vision glass - tint)     | ⑨ Screen-1 (light)      |
| ② Glazing-2 (clear vision glass)            | ⑩ Metal Panel-3         |
| ③ Glazing-3 (vision glass w/ pattern)       | ⑪ Metal Panel-4         |
| ④ Spandrel Glass-1 (light color)            | ⑫ Metal Panel-5         |
| ⑤ Spandrel Glass-2 (light color w/ pattern) | ⑬ Cement Panel-1 (gray) |
| ⑥ Metal Panel-1 (light)                     | ⑭ Planter-1 (dark)      |
| ⑦ Metal Panel-2 (dark)                      | ⑮ Mullion-2 (light)     |
| ⑧ Mullion-1 (dark)                          |                         |

## MATERIALS



- ① Glazing-1 (clear vision glass - tint)
- ② Glazing-2 (clear vision glass)
- ③ Glazing-3 (vision glass w/ pattern)
- ④ Spandrel Glass-1 (light color)
- ⑤ Spandrel Glass-2 (light color w/ pattern)

- ⑥ Metal-1 (light)
- ⑦ Metal-2 (dark)
- ⑧ Mullion-1 (dark)
- ⑨ Screen-1 (light)

- ⑩ Metal-3
- ⑪ Metal-4
- ⑫ Metal-5

- ⑬ Cement Panel-1 (gray)
- ⑭ Planter-1 (dark)
- ⑮ Mullion-2 (light)
- ⑯ Operable Window - Awning
- ⑰ Screen-2 (color)
- ⑱ Glass Guardrail / Windscreen
- ⑲ Cast-In-Place Concrete
- ⑳ Metal-6
- ㉑ Metal-7



NORTH ELEVATION

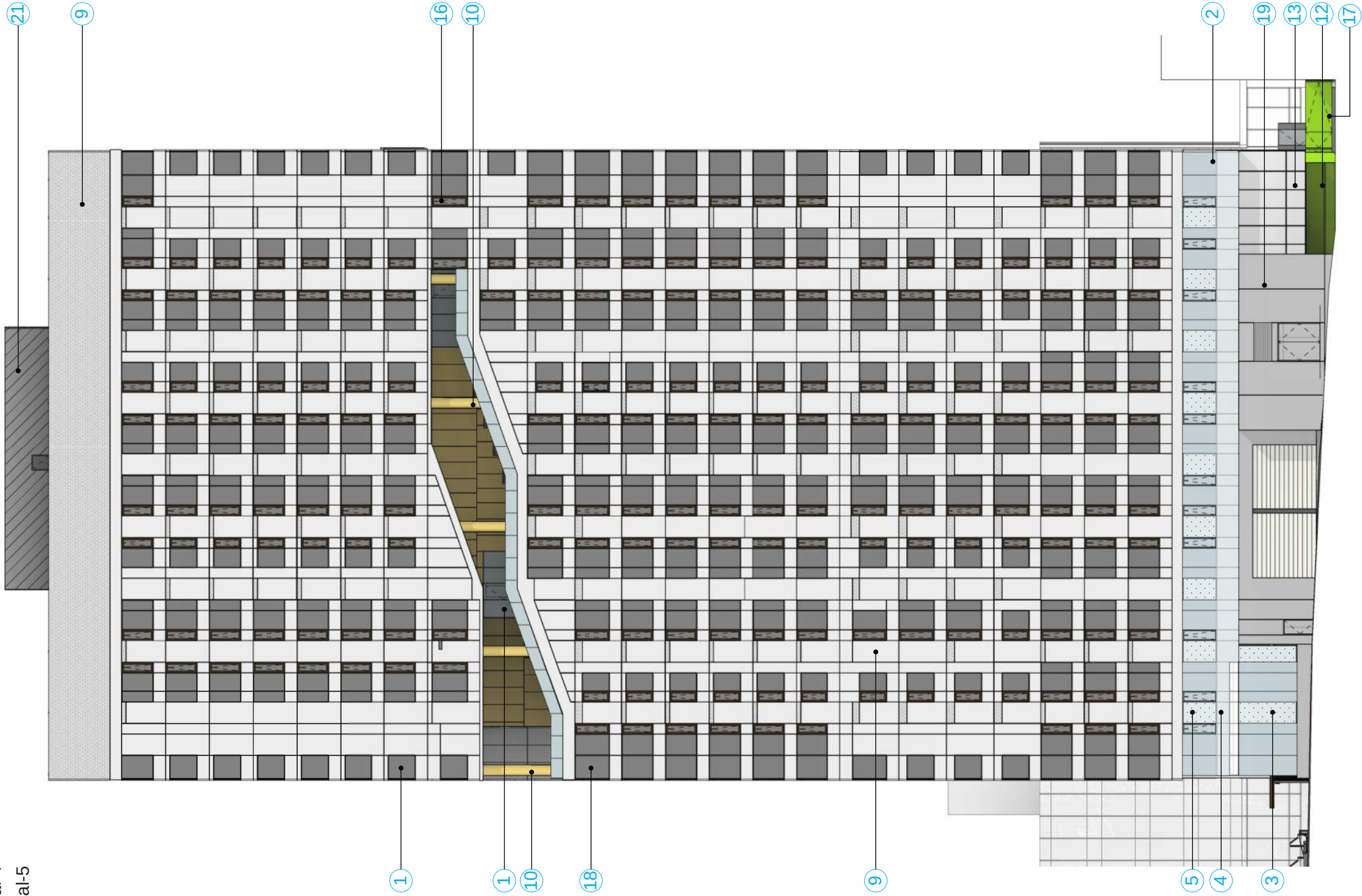


- ① Glazing-1 (clear vision glass - tint)
- ② Glazing-2 (clear vision glass)
- ③ Glazing-3 (vision glass w/ pattern)
- ④ Spandrel Glass-1 (light color)
- ⑤ Spandrel Glass-2 (light color w/ pattern)

- ⑥ Metal-1 (light)
- ⑦ Metal-2 (dark)
- ⑧ Mullion-1 (dark)
- ⑨ Screen-1 (light)

- ⑩ Metal-3
- ⑪ Metal-4
- ⑫ Metal-5

- ⑬ Cement Panel-1 (gray)
- ⑭ Planter-1 (dark)
- ⑮ Mullion-2 (light)
- ⑯ Operable Window - Awning
- ⑰ Screen-2 (color)
- ⑱ Glass Guardrail / Windscreen
- ⑲ Cast-In-Place Concrete
- ⑳ Metal-6
- ㉑ Metal-7



WEST ELEVATION



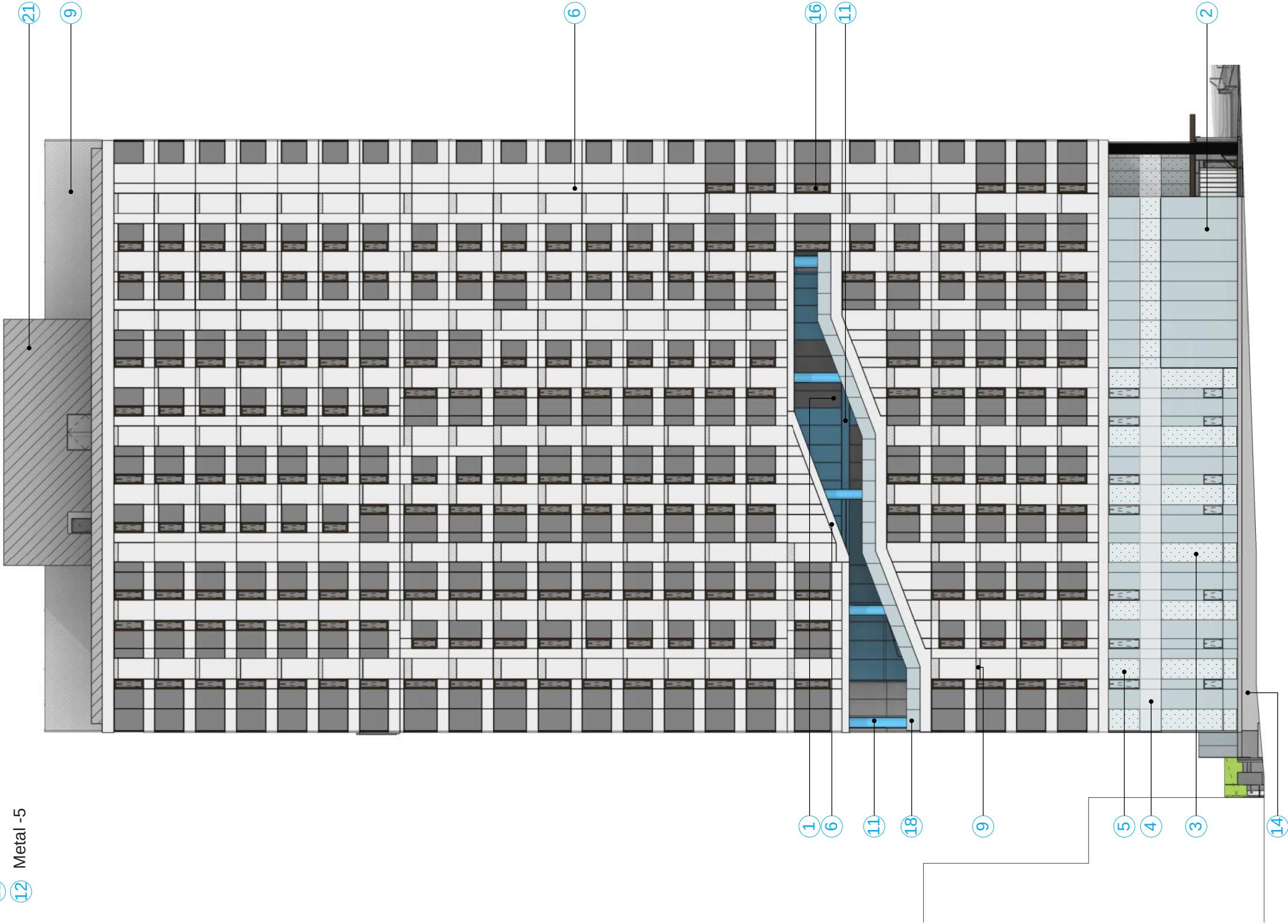


- ① Glazing - 1 (clear vision glass tint)
- ② Glazing - 2 (clear vision glass)
- ③ Glazing - 3 (vision Glass w/ pattern)
- ④ Spandrel Glass - 1 (light color)
- ⑤ Spandrel glass - 2 (light color w/ pattern)

- ⑥ Metal -1 (light)
- ⑦ Metal - 2 (dark)
- ⑧ Mullion -1 (dark)
- ⑨ Screen -1 (light)

- ⑩ Metal -3
- ⑪ Metal -4
- ⑫ Metal -5

- ⑬ Cement Panel - 1 (gray)
- ⑭ Planter -1 (dark)
- ⑮ Mullion -2 (light)
- ⑯ Operable awning window
- ⑰ Screen - 2 (color)
- ⑱ Glass guardrail/windscreen
- ⑲ Architectural cast in-place concrete
- ⑳ Metal - 6
- ㉑ Metal - 7



EAST ELEVATION

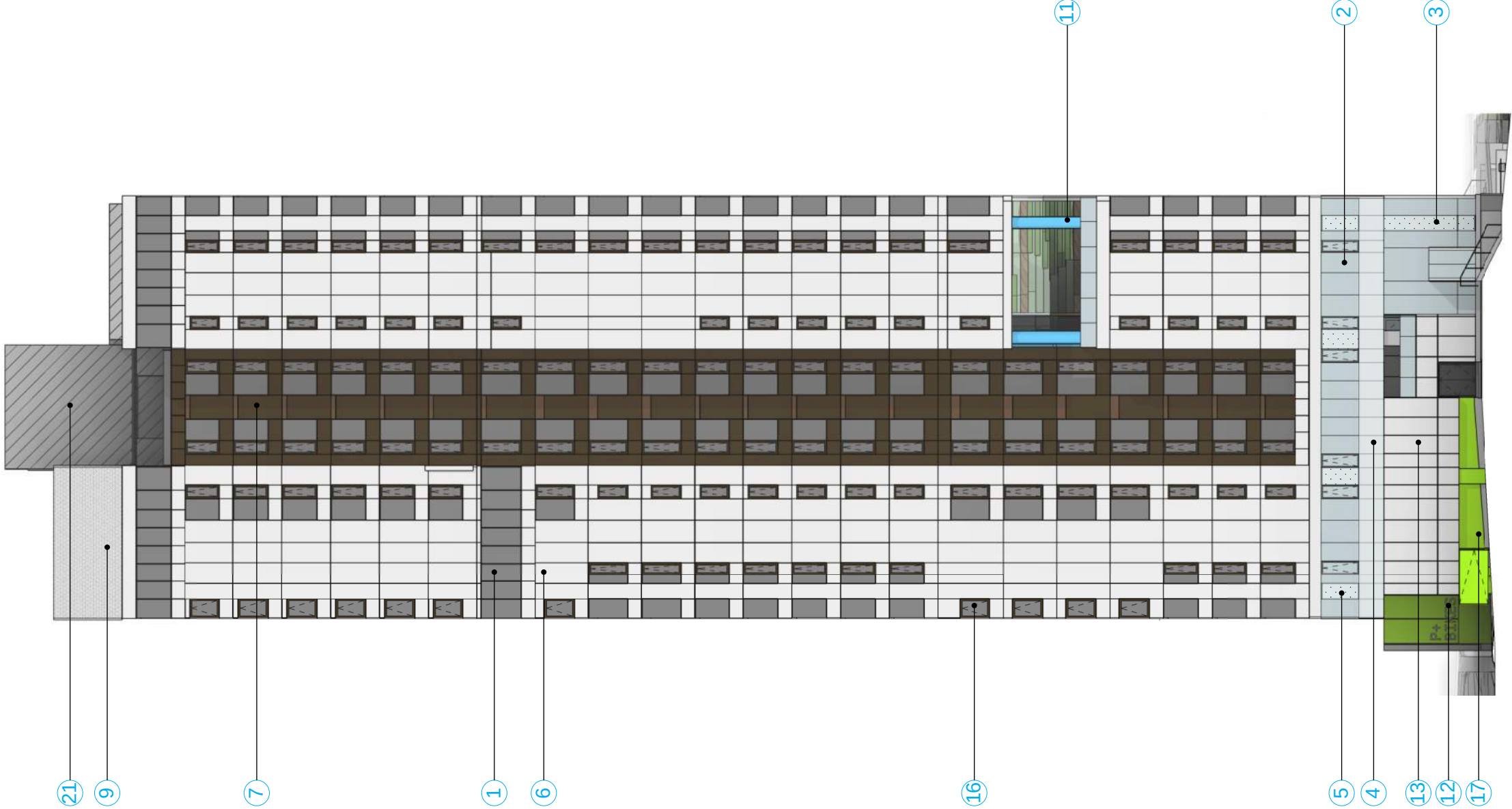


- ① Glazing-1 (clear vision glass - tint)
- ② Glazing-2 (clear vision glass)
- ③ Glazing-3 (vision glass w/ pattern)
- ④ Spandrel Glass-1 (light color)
- ⑤ Spandrel Glass-2 (light color w/ pattern)

- ⑥ Metal-1 (light)
- ⑦ Metal-2 (dark)
- ⑧ Mullion-1 (dark)
- ⑨ Screen-1 (light)

- ⑩ Metal-3
- ⑪ Metal-4
- ⑫ Metal-5

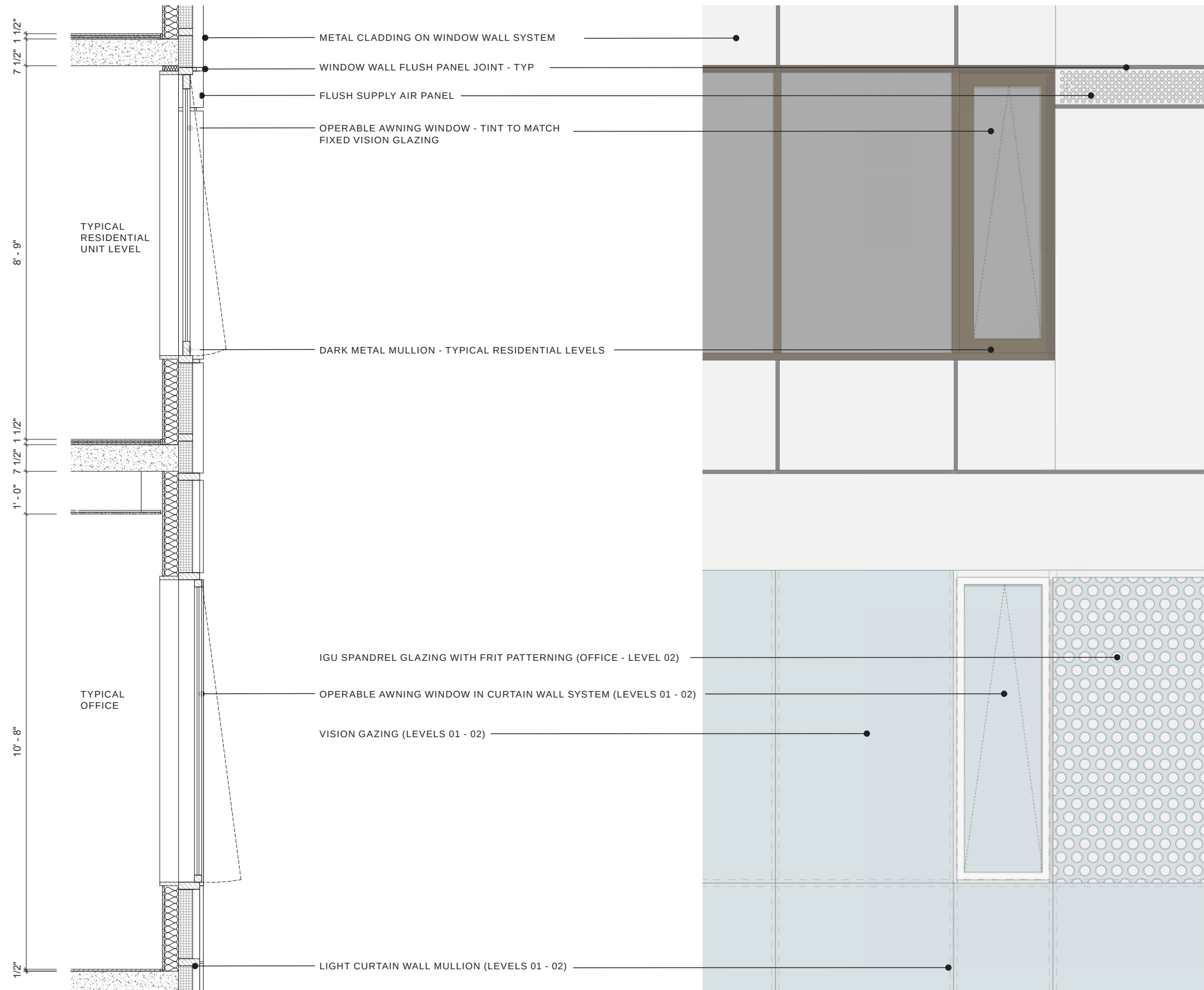
- ⑬ Cement Panel-1 (gray)
- ⑭ Planter-1 (dark)
- ⑮ Mullion-2 (light)
- ⑯ Operable Window - Awning
- ⑰ Screen-2 (color)
- ⑱ Glass Guardrail / Windscreen
- ⑲ Cast-In-Place Concrete
- ⑳ Metal-6
- ㉑ Metal-7



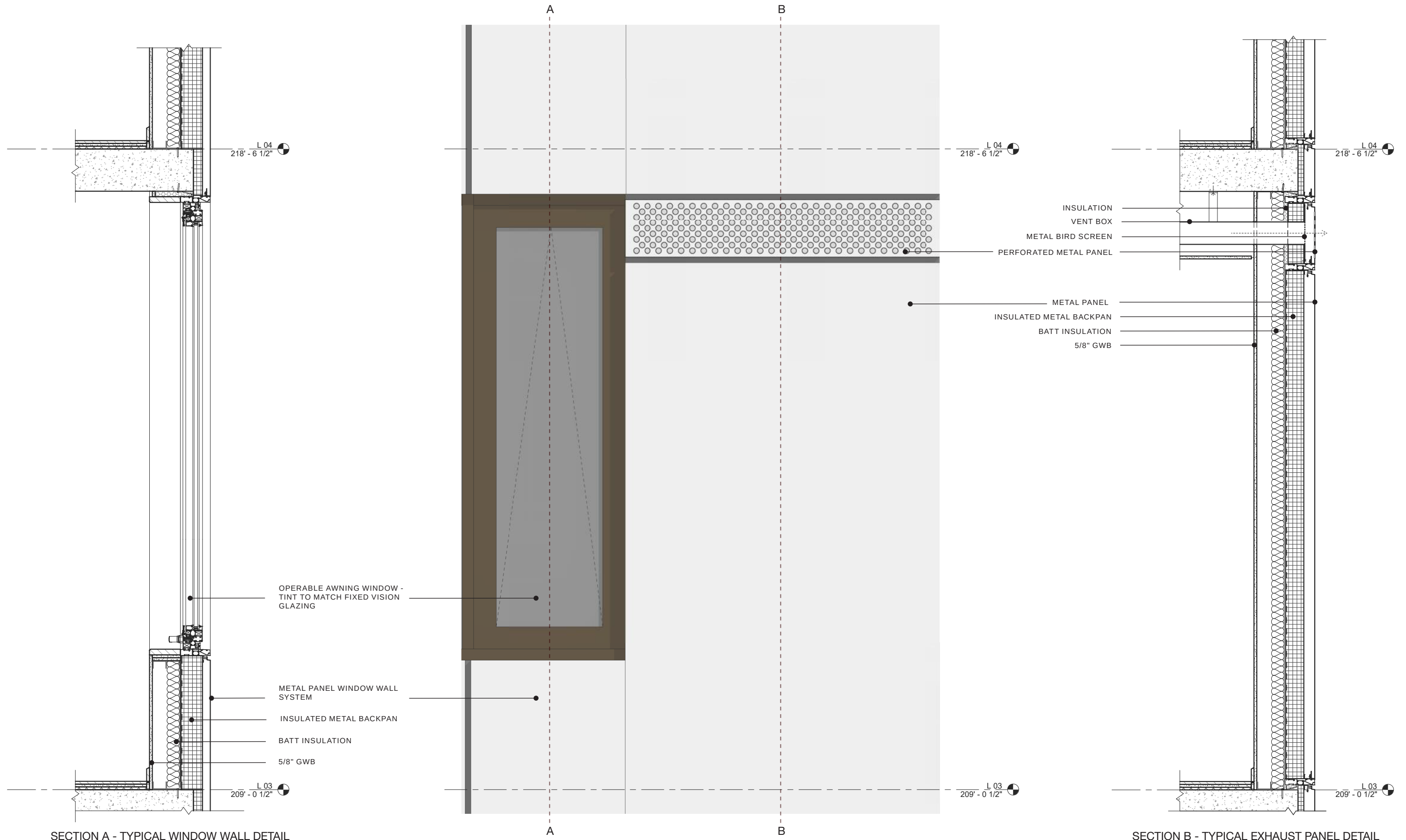
SOUTH ELEVATION



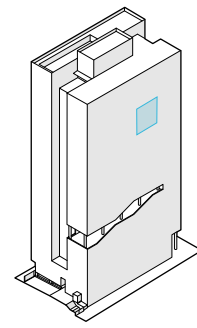
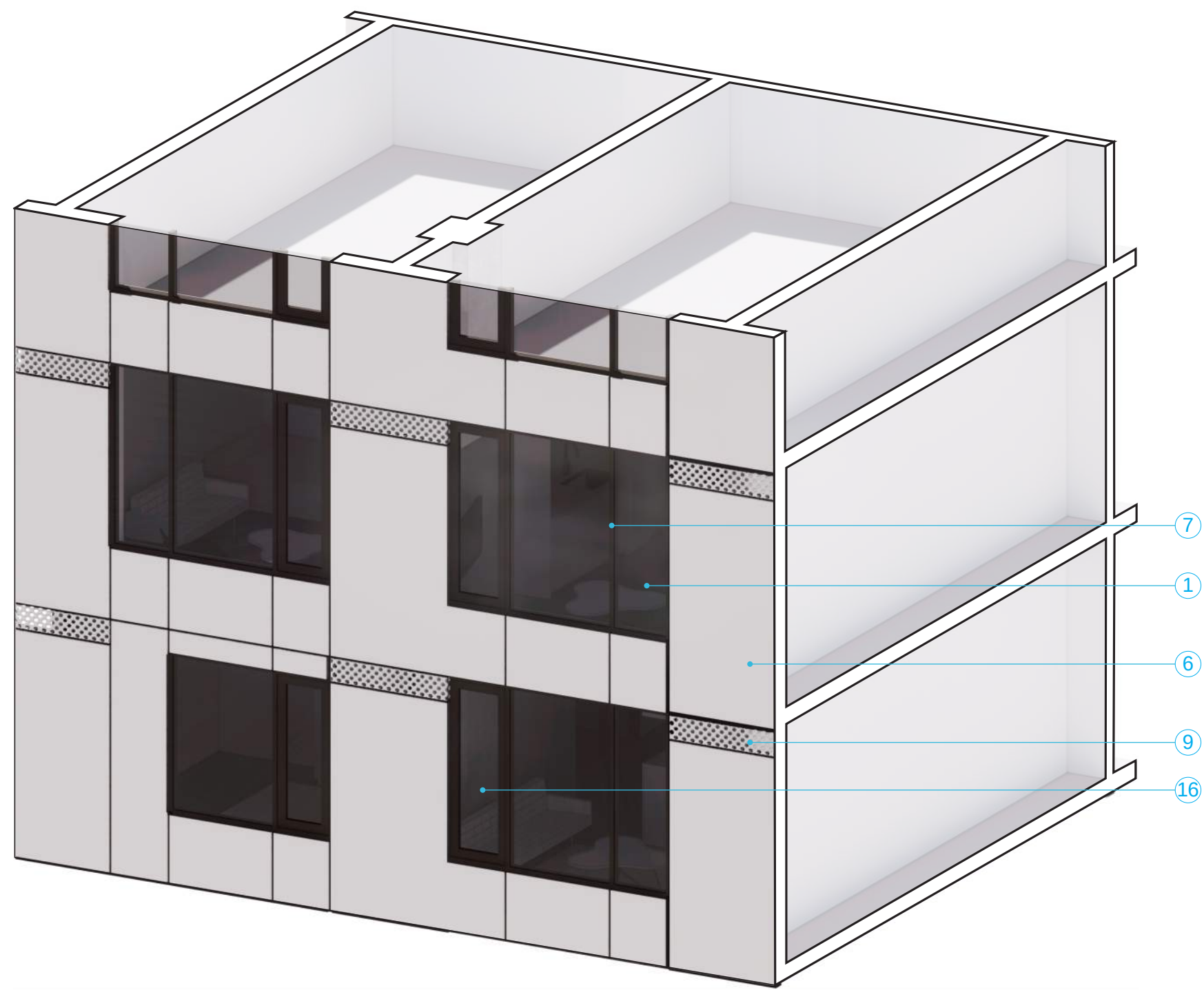
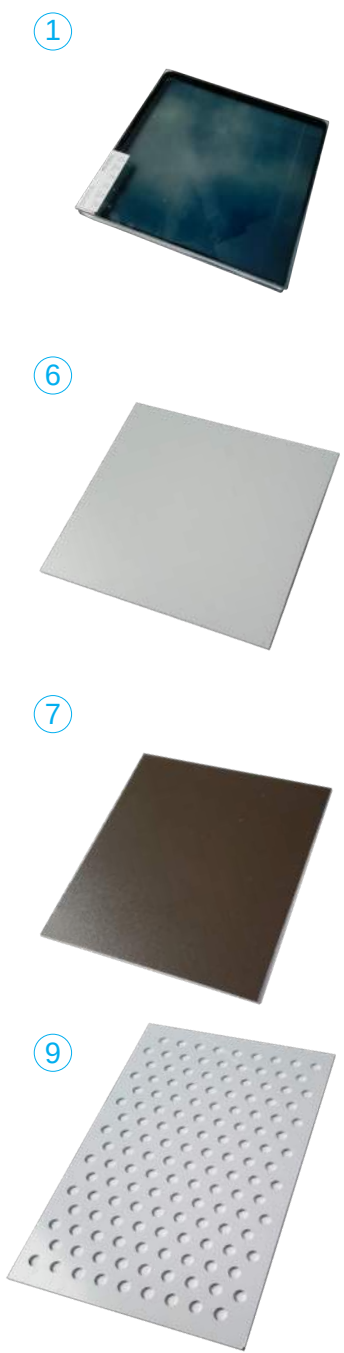




TYPICAL FACADE TYPES



- ① Glazing-1 (clear vision glass - tint)
- ⑥ Metal-1 (light)
- ⑦ Metal-2 (dark)
- ⑨ Screen-1 (light)
- ①⑥ Operable Window - Awning



MATERIALS + ELEVATIONS | RESIDENTIAL

- ① Glazing-1 (clear vision glass - tint)

② Glazing-2 (clear vision glass)

③ Glazing-3 (vision glass w/ pattern)

④ Spandrel Glass-1 (light color)

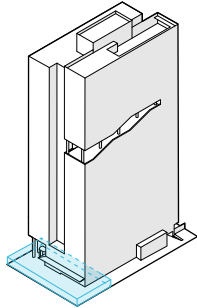
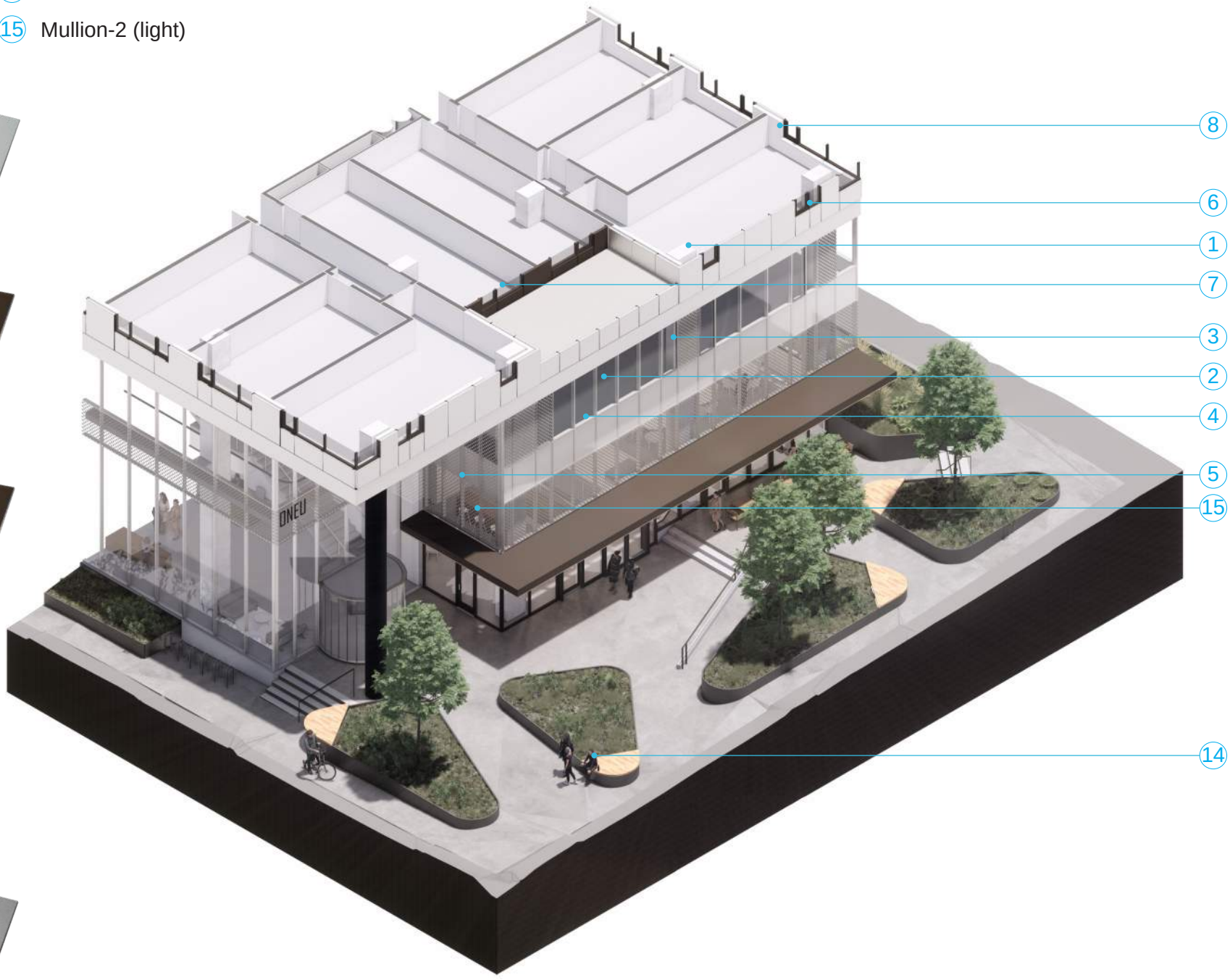
⑤ Spandrel Glass-2 (light color w/ pattern)
- ⑥ Metal-1 (light)

⑦ Metal-2 (dark)

⑧ Mullion-1 (dark)

⑭ Planter-1 (dark)

⑮ Mullion-2 (light)

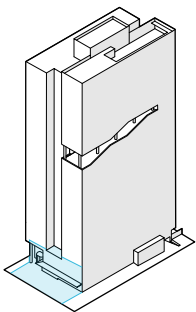
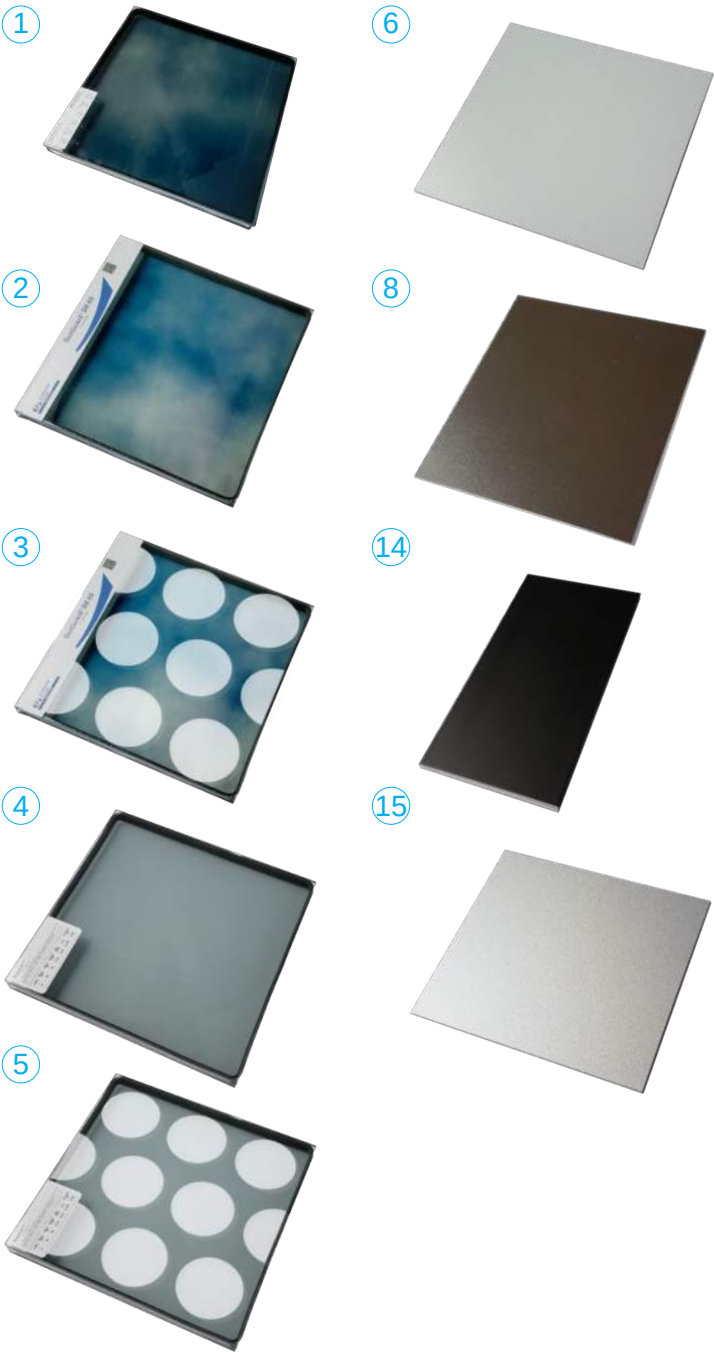


MATERIALS + ELEVATIONS | STREET LEVEL (RETAIL)



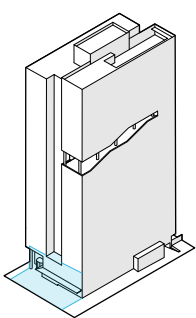
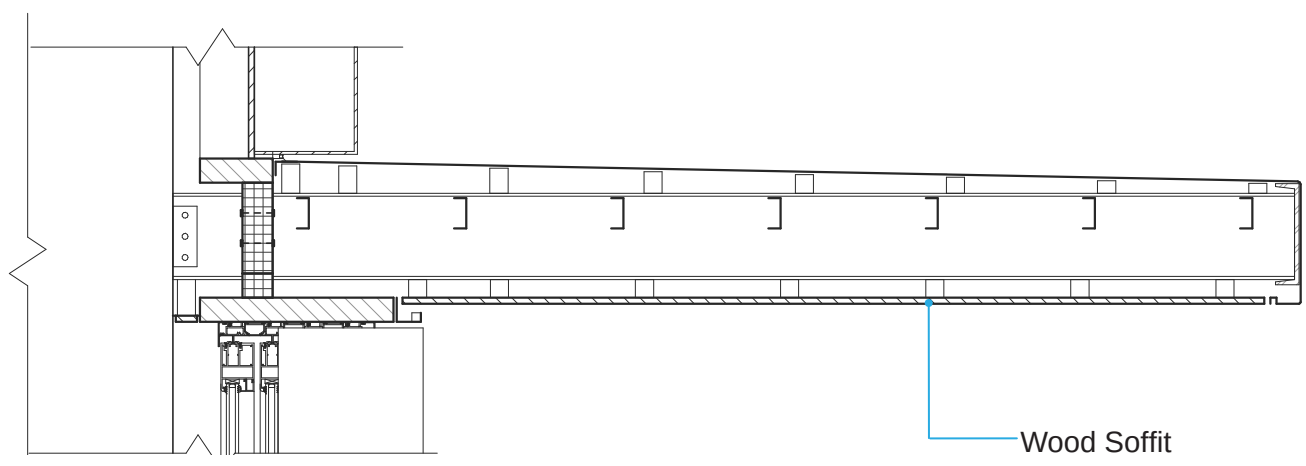
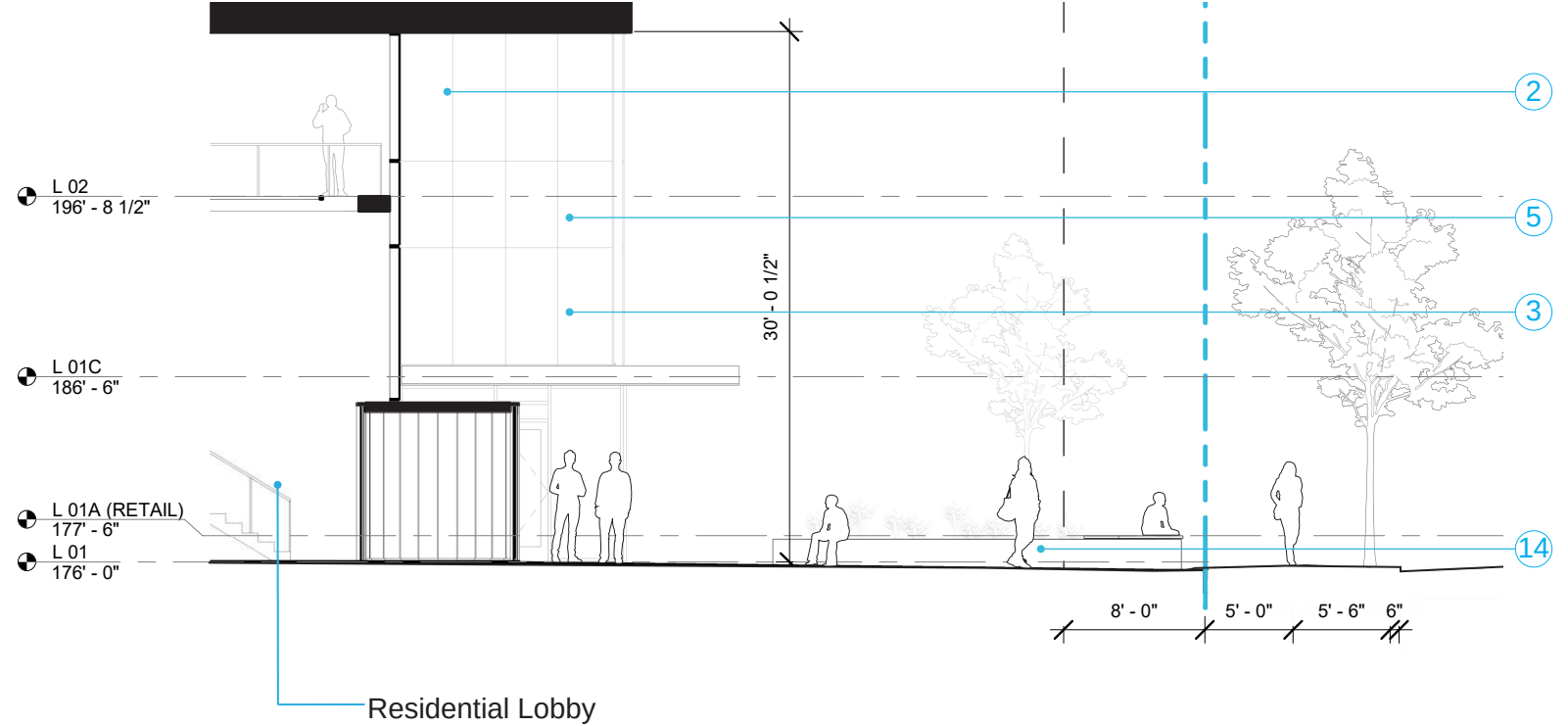
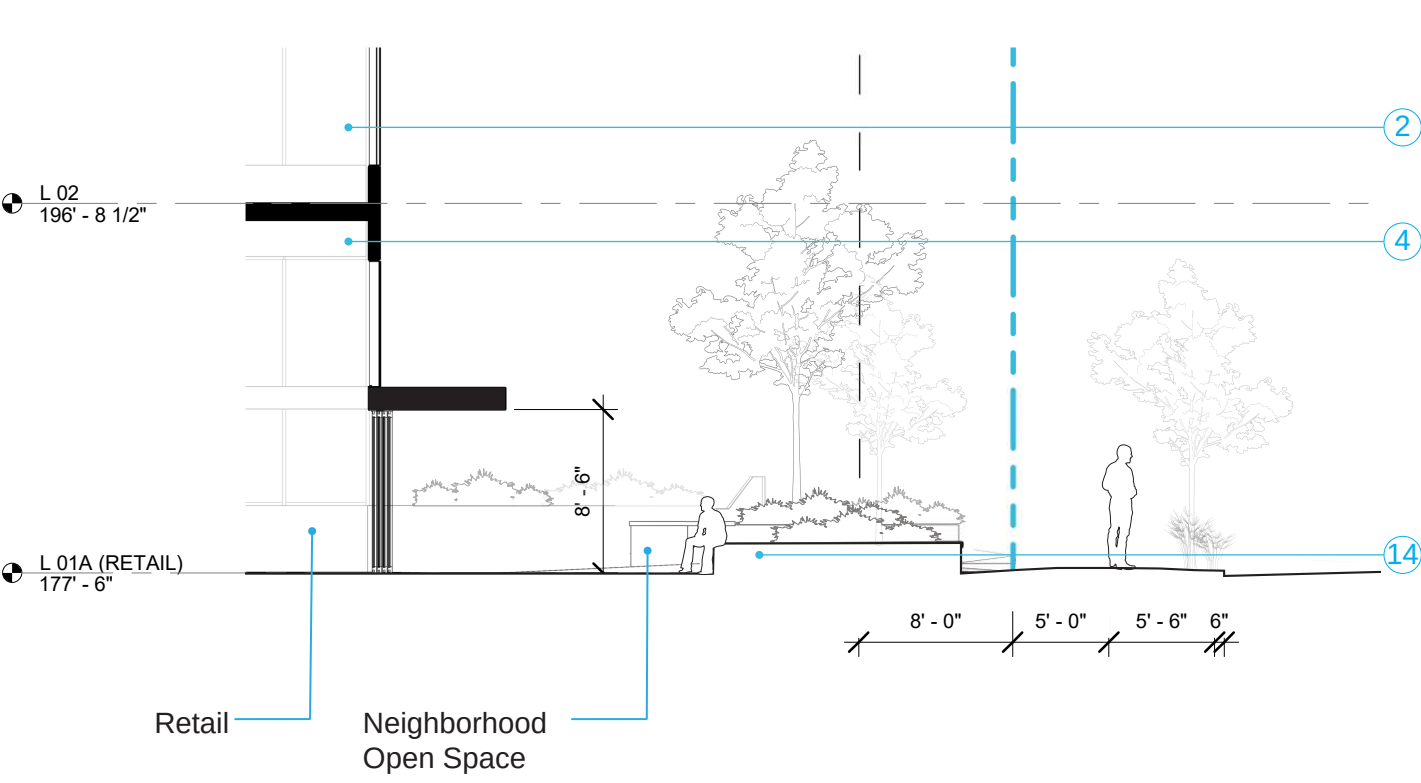
- ① Glazing-1 (clear vision glass - tint)
- ② Glazing-2 (clear vision glass)
- ③ Glazing-3 (vision glass w/ pattern)
- ④ Spandrel Glass-1 (light color)
- ⑤ Spandrel Glass-2 (light color w/ pattern)

- ⑥ Metal-1 (light)
- ⑧ Mullion-1 (dark)
- ⑭ Planter-1 (dark)
- ⑮ Mullion-2 (light)



STREET VIEW AT NE 45TH

- ② Glazing-2 (clear vision glass)
- ③ Glazing-3 (vision glass w/ pattern)
- ④ Spandrel Glass-1 (light color)
- ⑤ Spandrel Glass-2 (light color w/ pattern)
- ⑭ Planter-1 (dark)



STREET ELEVATIONS AT NE 45TH

- ① Glazing-1 (clear vision glass - tint)

② Glazing-2 (clear vision glass)

③ Glazing-3 (vision glass w/ pattern)

④ Spandrel Glass-1 (light color)

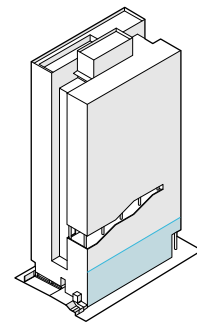
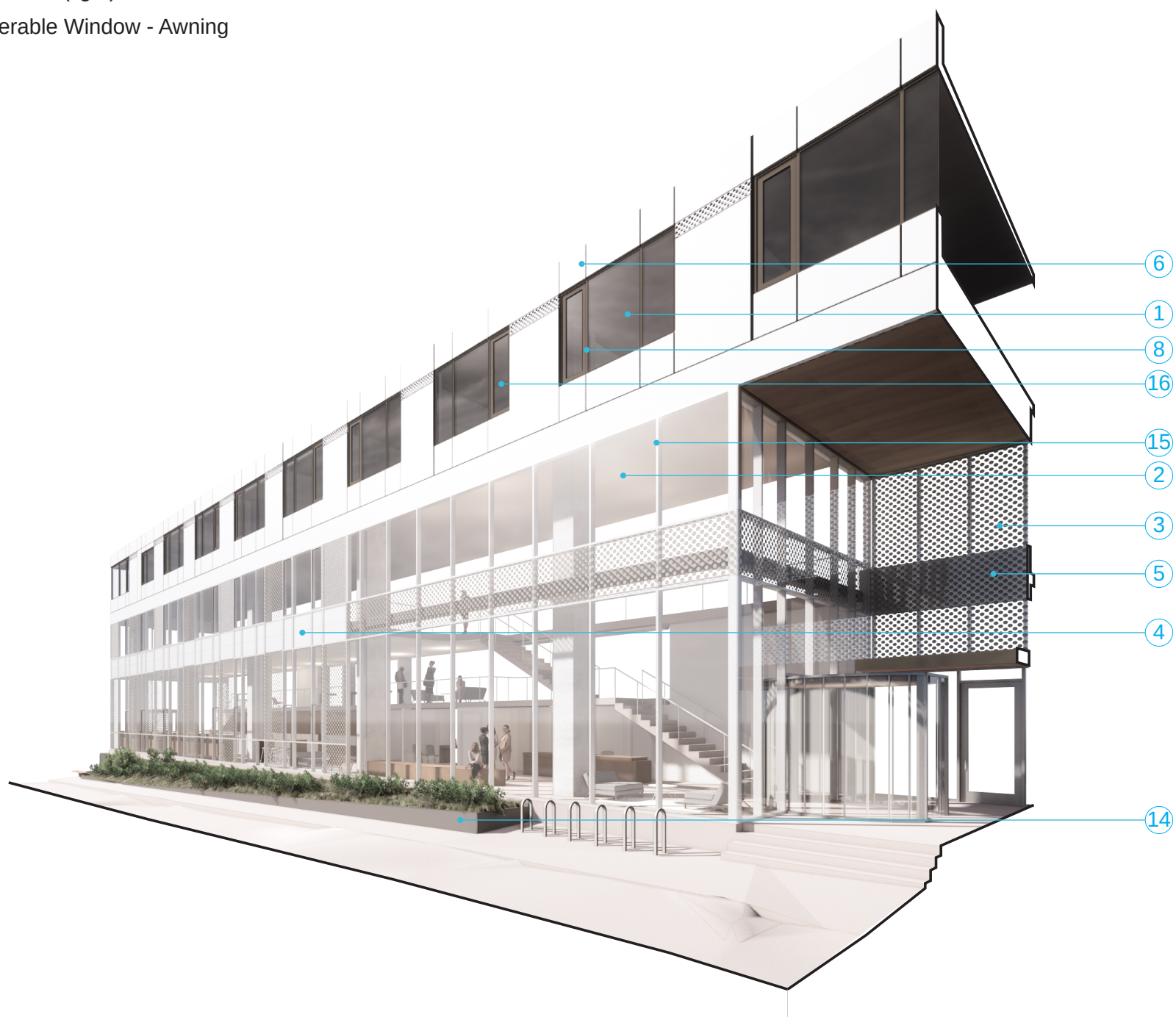
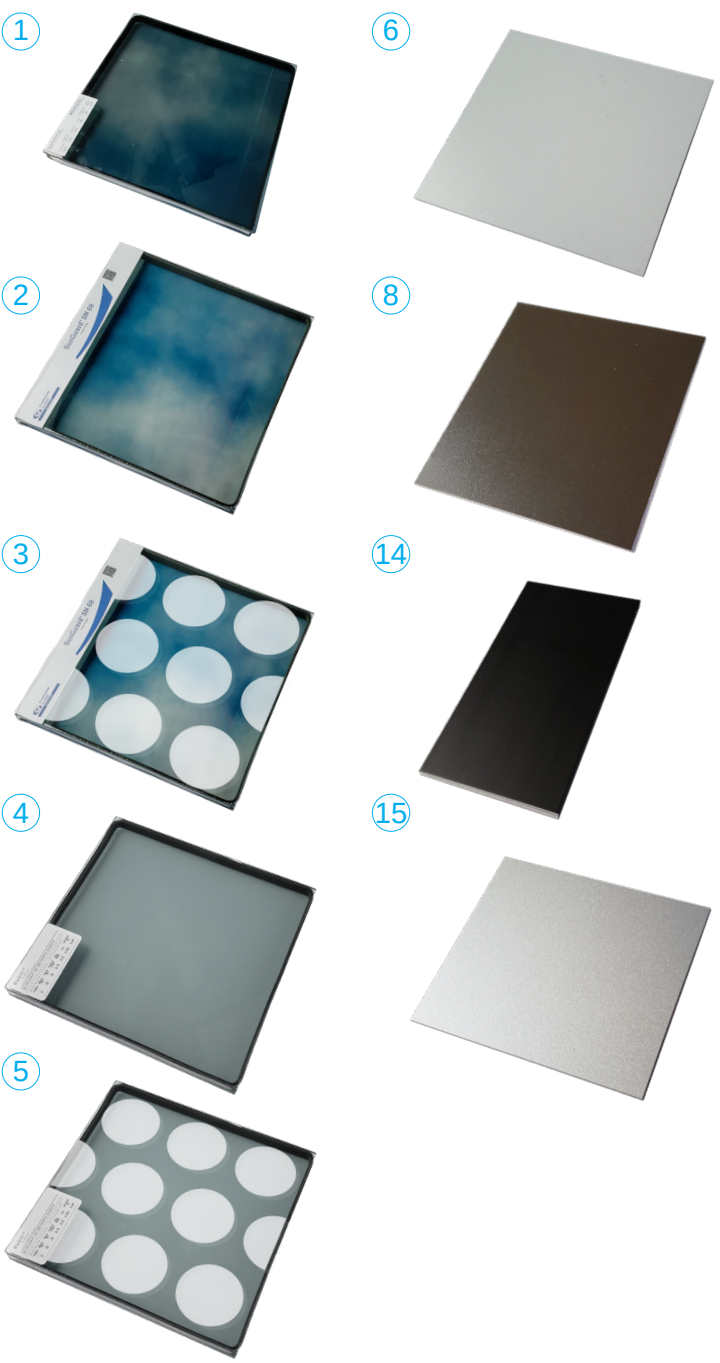
⑤ Spandrel Glass-2 (light color w/ pattern)
- ⑥ Metal-1 (light)

⑧ Mullion-1 (dark)

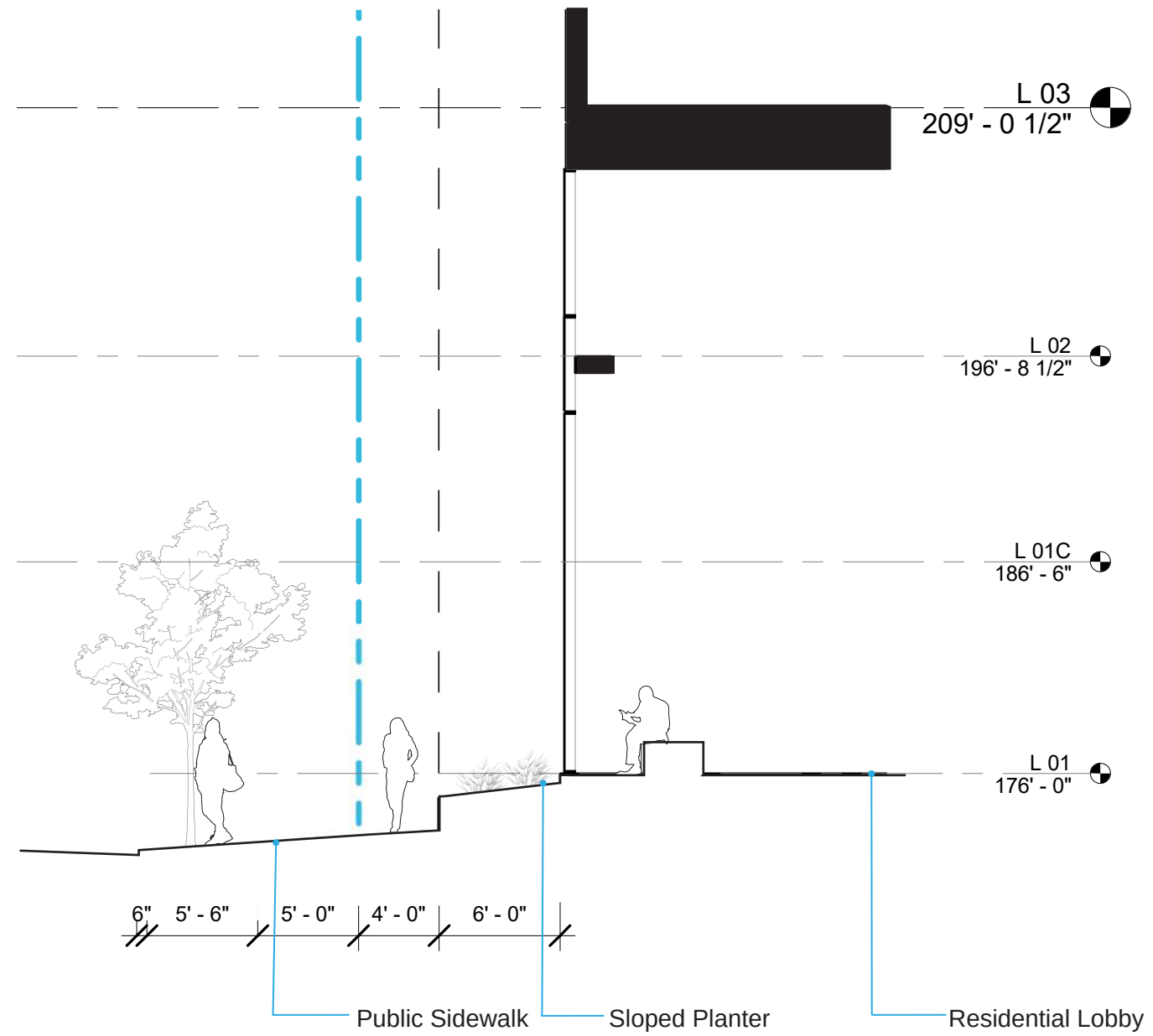
⑭ Planter-1 (dark)

⑮ Mullion-2 (light)

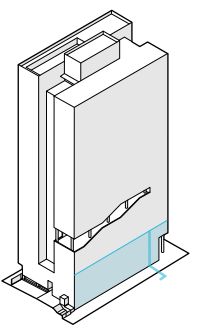
⑯ Operable Window - Awning



STREET LEVEL VIEW AT 11TH



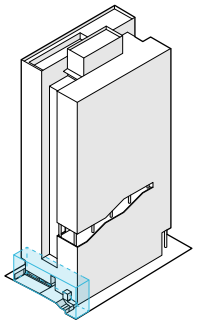
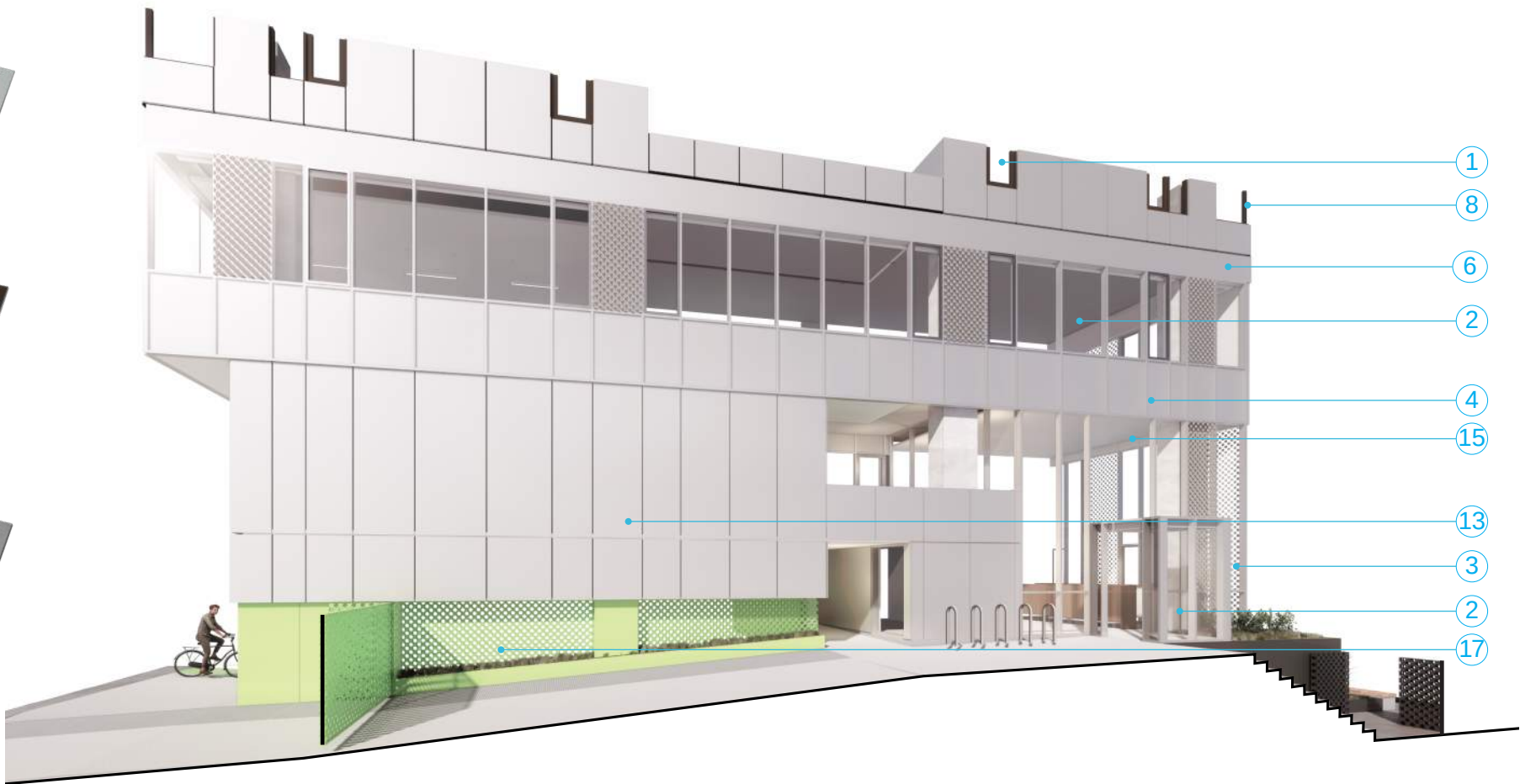
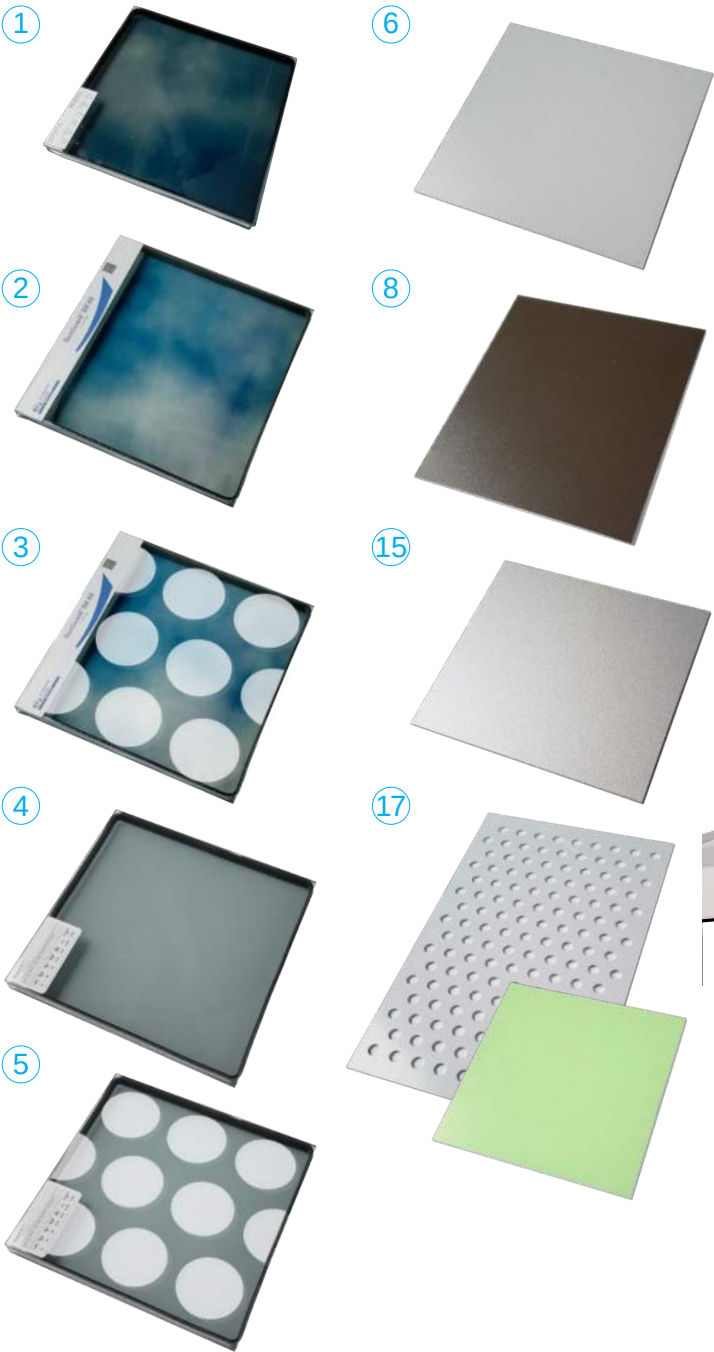
STREET LEVEL VIEW AT 11TH

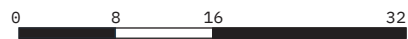
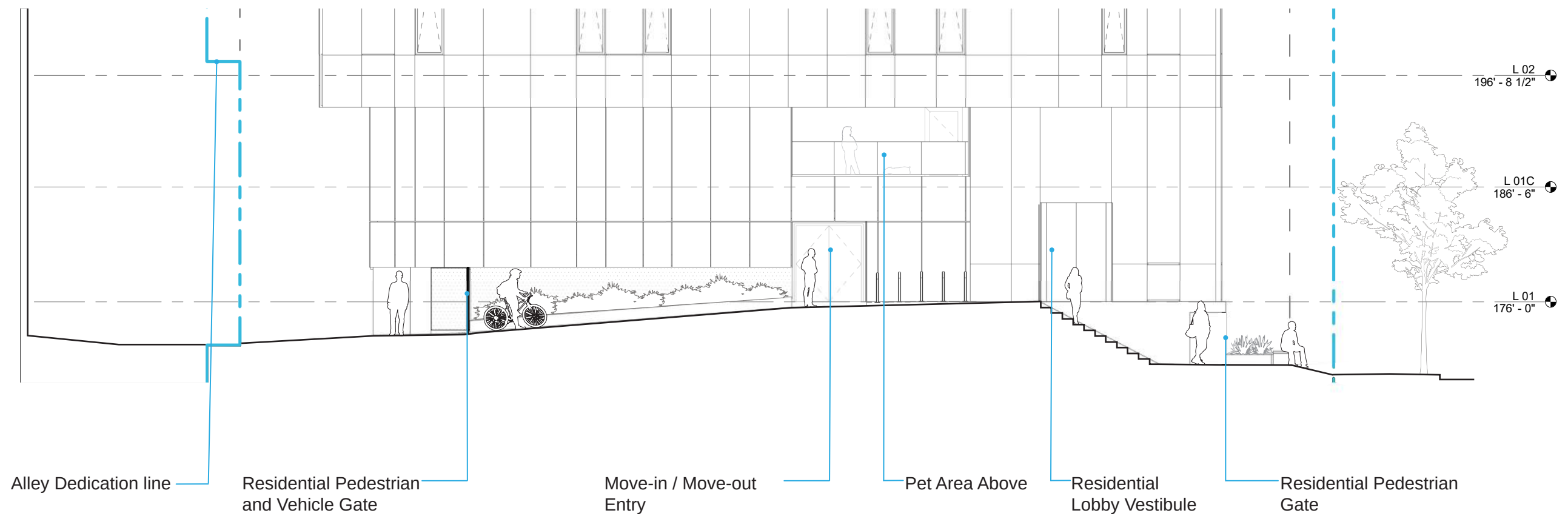




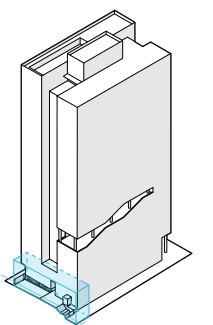
- ① Glazing-1 (clear vision glass - tint)
- ② Glazing-2 (clear vision glass)
- ③ Glazing-3 (vision glass w/ pattern)
- ④ Spandrel Glass-1 (light color)
- ⑤ Spandrel Glass-2 (light color w/ pattern)

- ⑥ Metal-1 (light)
- ⑧ Mullion-1 (dark)
- ⑬ Cement Panel-1 (gray)
- ⑮ Mullion-2 (light)
- ⑰ Screen-2 (color)





MATERIALS + ELEVATIONS | MEWS



- 1

Glazing-1 (clear vision glass - tint)
- 2

Glazing-2 (clear vision glass)
- 3

Glazing-3 (vision glass w/ pattern)
- 4

Spandrel Glass-1 (light color)
- 5

Spandrel Glass-2 (light color w/ pattern)
- 6

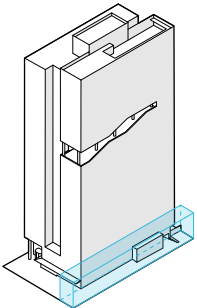
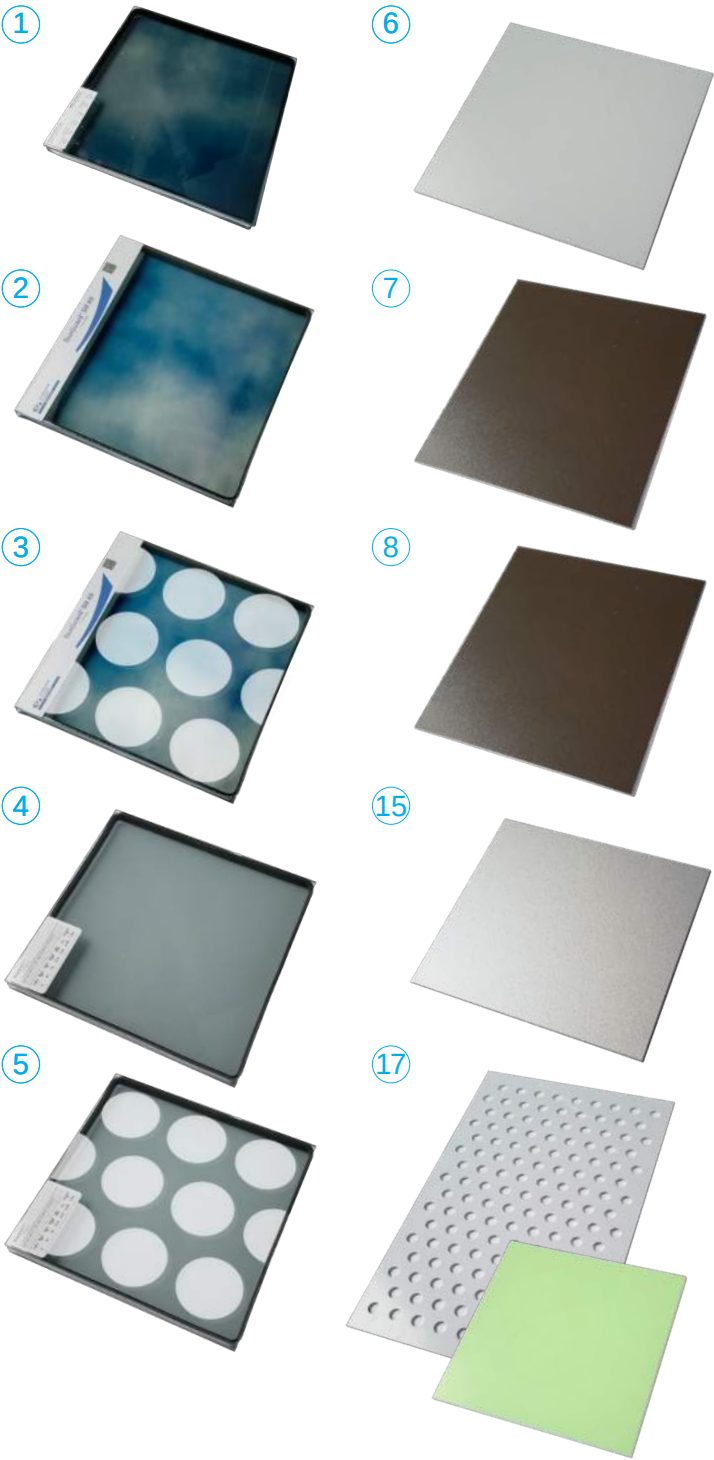
Metal-1 (light)
- 7

Metal-2 (dark)
- 8

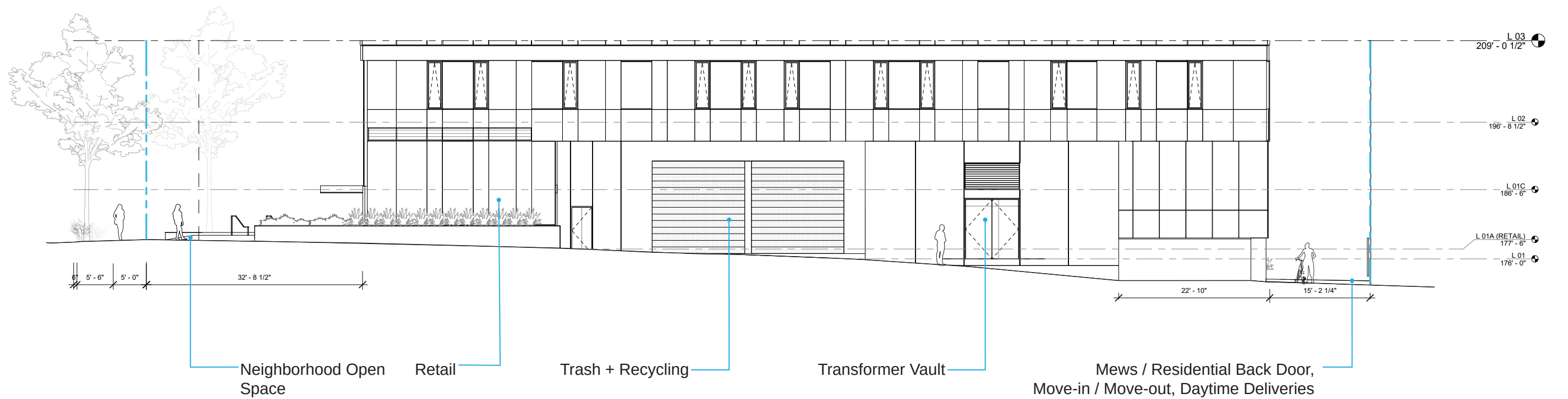
Mullion-1 (dark)
- 15

Mullion-2 (light)
- 17

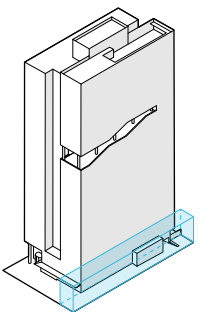
Screen-2 (color)



MATERIALS + ELEVATIONS | ALLEY



MATERIALS + ELEVATIONS | ALLEY





- ① Glazing-1 (clear vision glass - tint)

② Glazing-2 (clear vision glass)

③ Glazing-3 (vision glass w/ pattern)

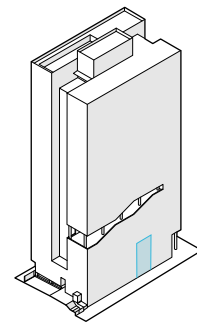
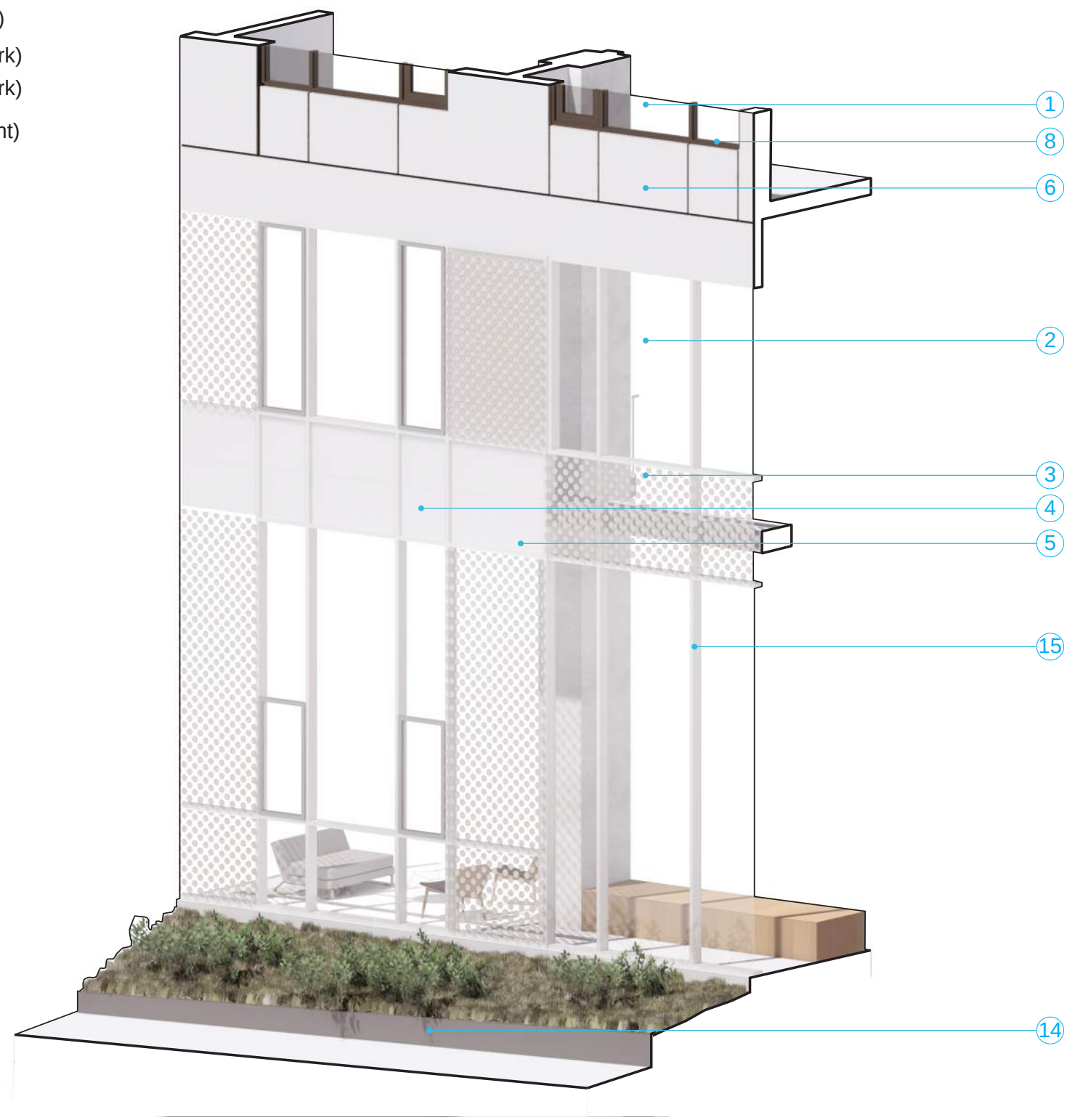
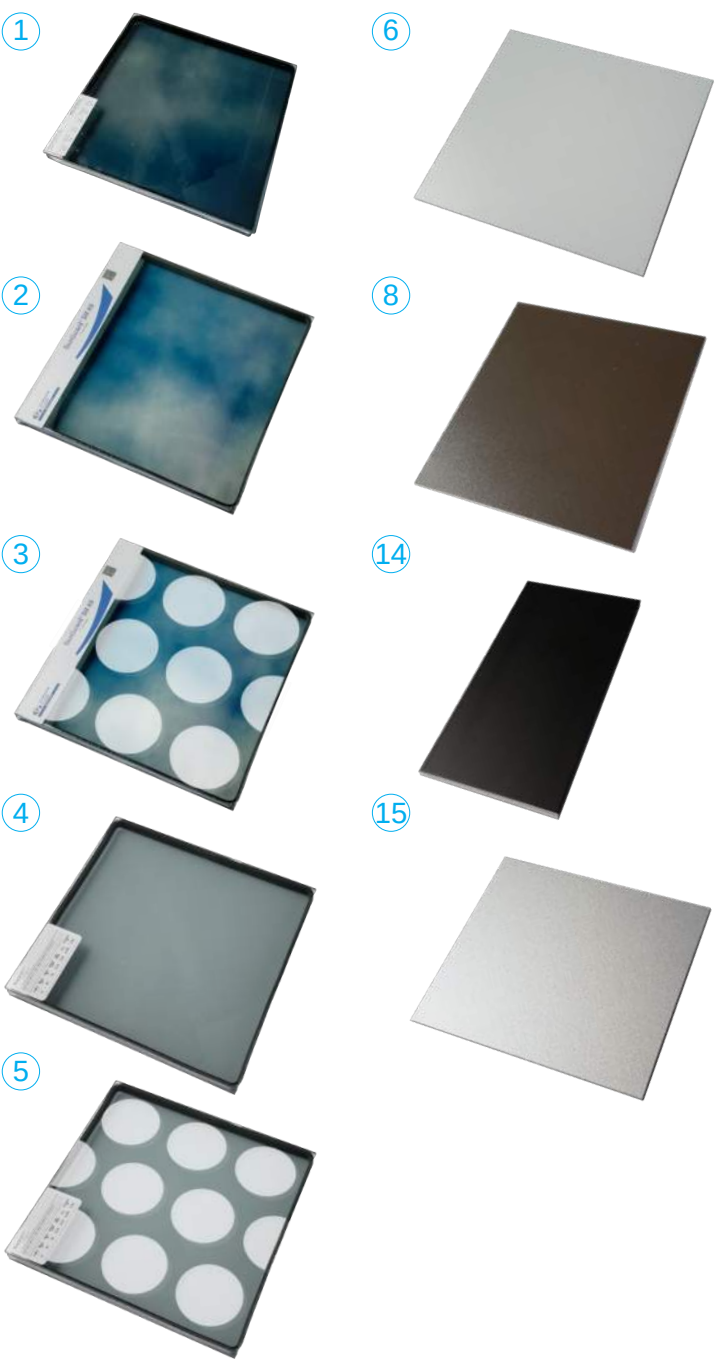
④ Spandrel Glass-1 (light color)

⑤ Spandrel Glass-2 (light color w/ pattern)
- ⑥ Metal-1 (light)

⑧ Mullion-1 (dark)

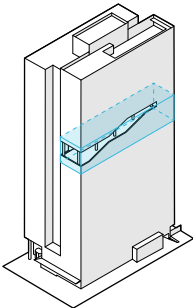
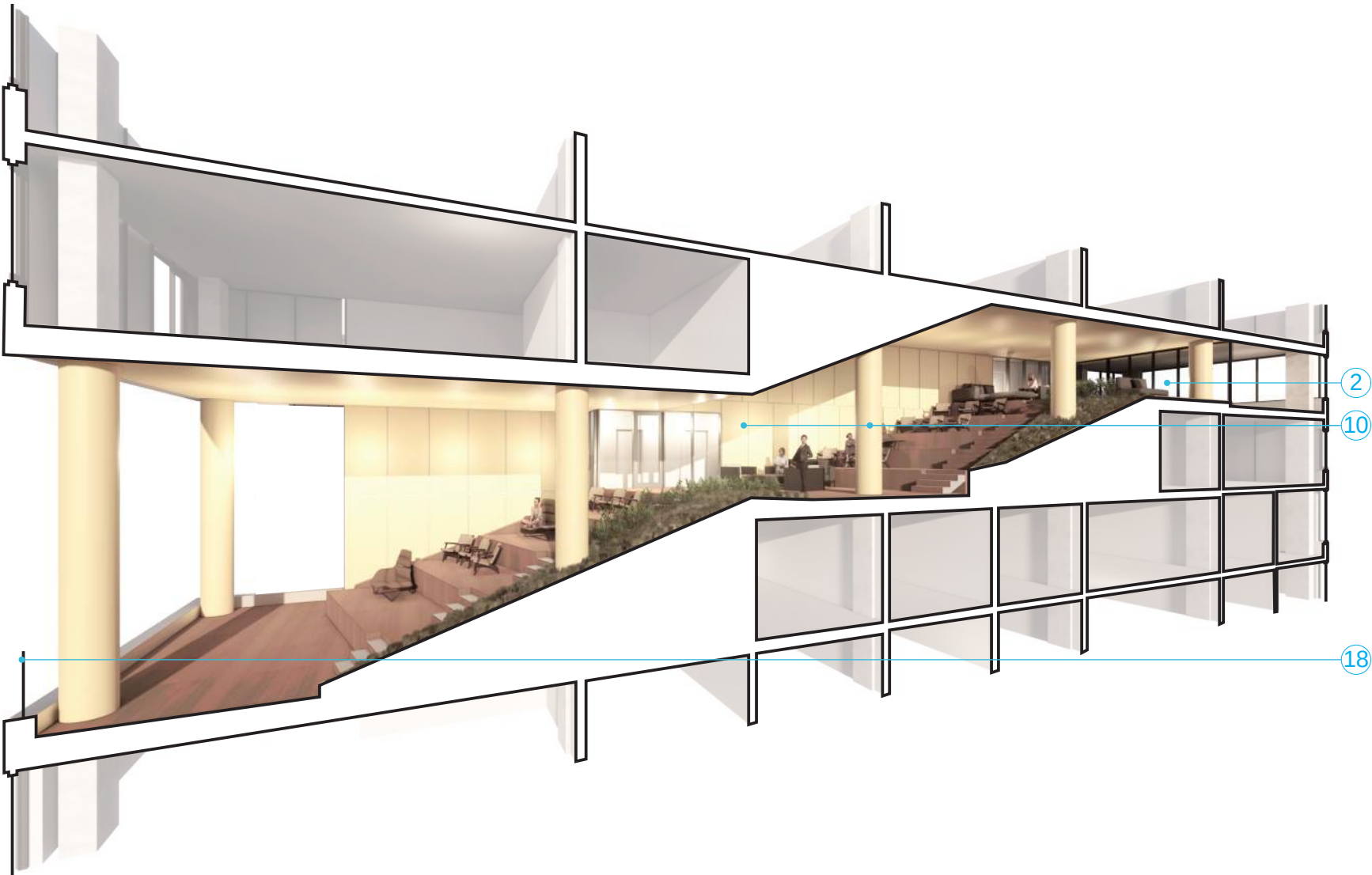
⑭ Planter-1 (dark)

⑮ Mullion-2 (light)



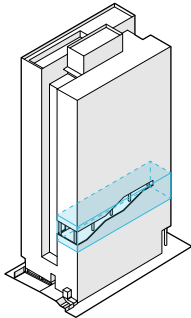
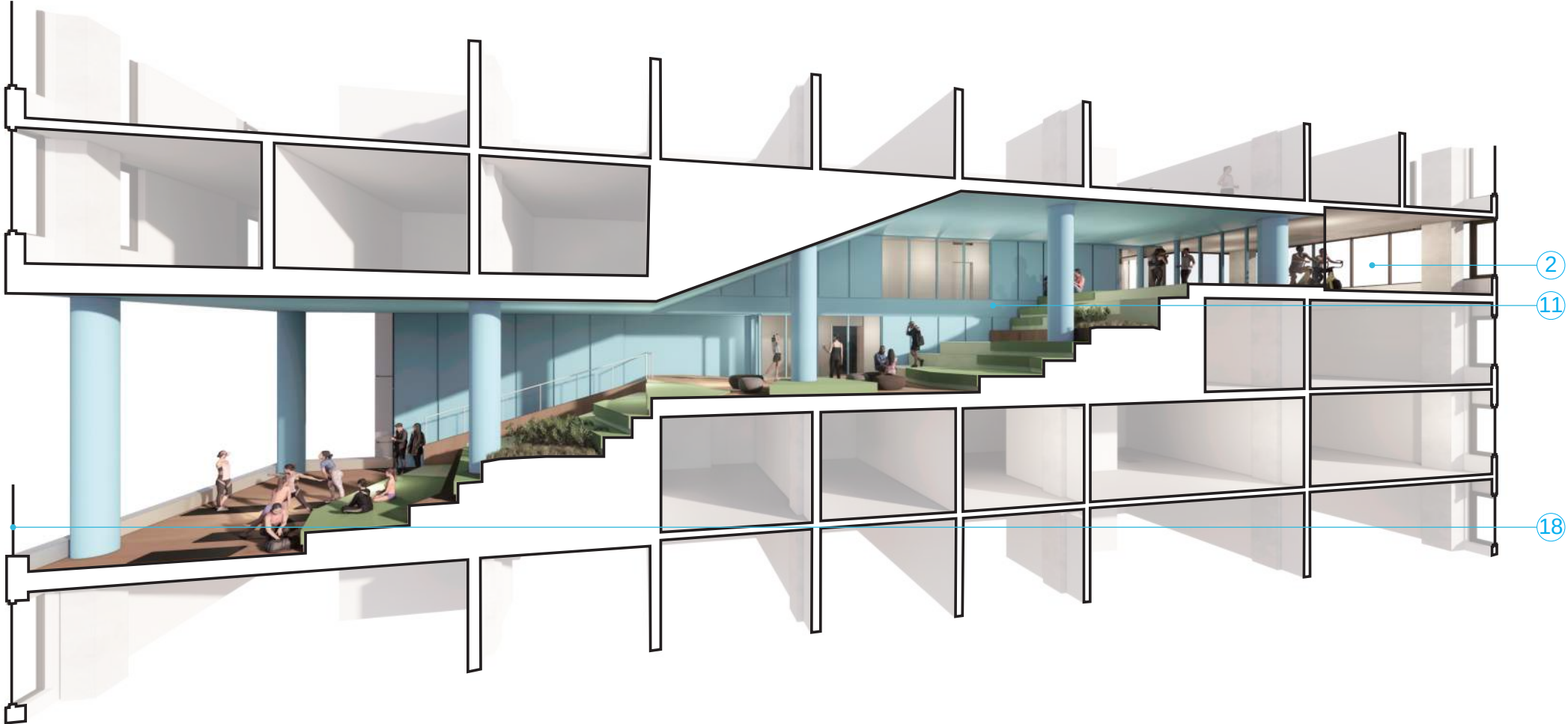
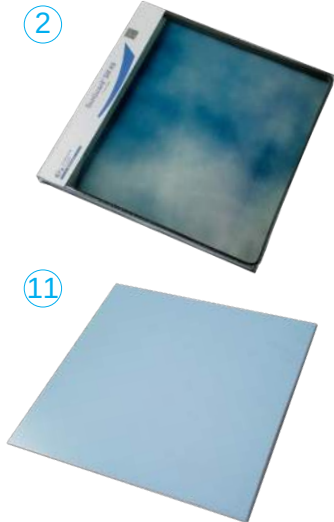
MATERIALS + ELEVATIONS | TOWER (11TH)

- ② Glazing-2 (clear vision glass)
- ⑩ Metal-3
- ⑱ Glass Guardrail / Windscreen



MATERIALS + ELEVATIONS | HIGH-RISE CARVE

- ② Glazing-2 (clear vision glass)
- ⑪ Metal-4
- ⑱ Glass Guardrail / Windscreen



MATERIALS + ELEVATIONS | MID-RISE CARVE

- 1

Glazing-1 (clear vision glass - tint)
- 2

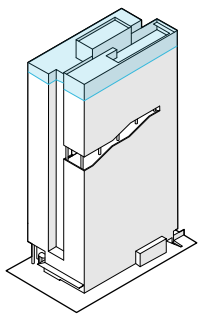
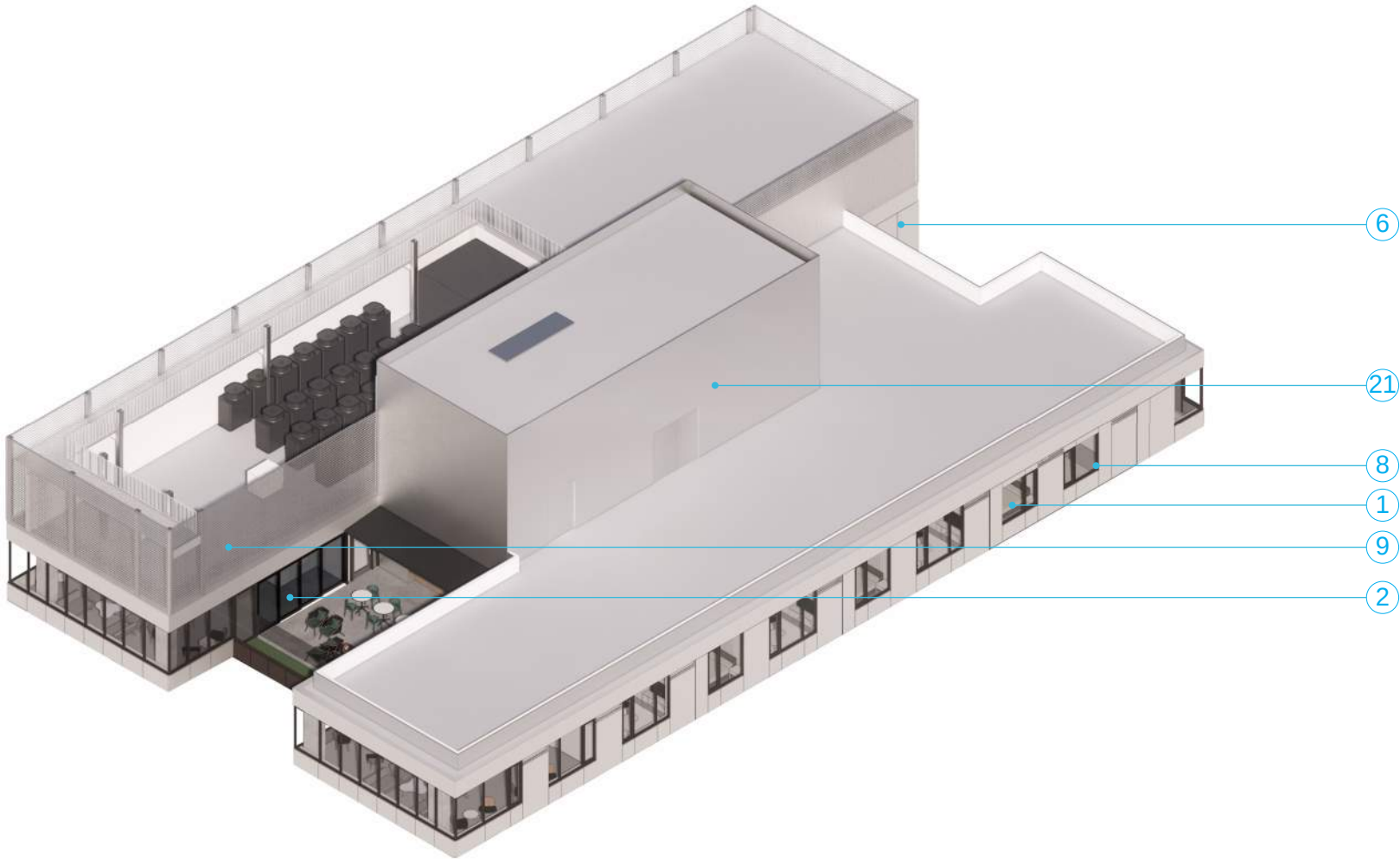
Glazing-2 (clear vision glass)
- 6

Metal-1 (light)
- 8

Mullion-1 (dark)
- 9

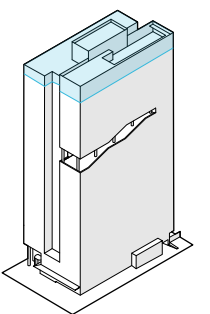
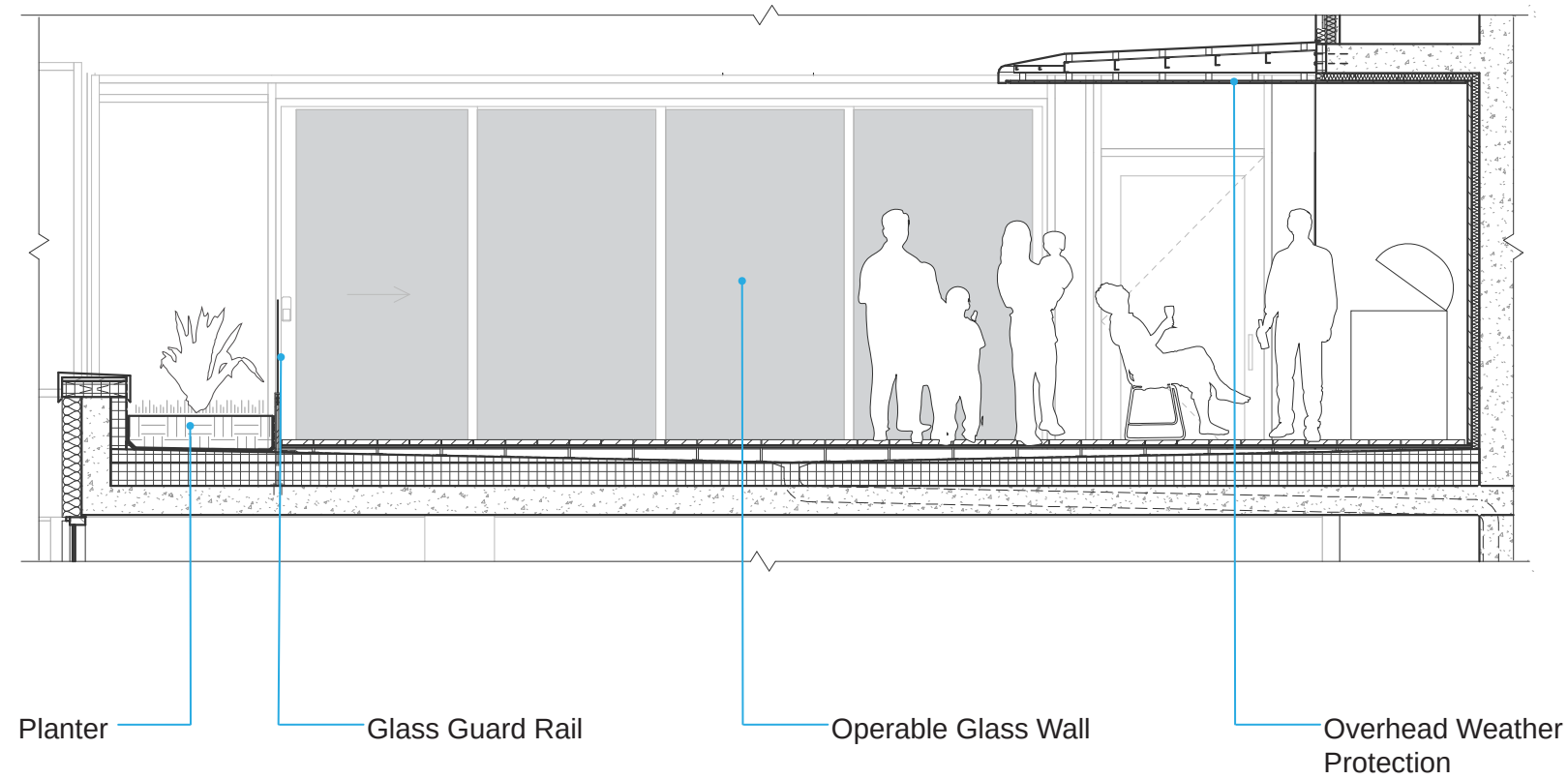
Screen-1 (light)
- 21

Metal-7



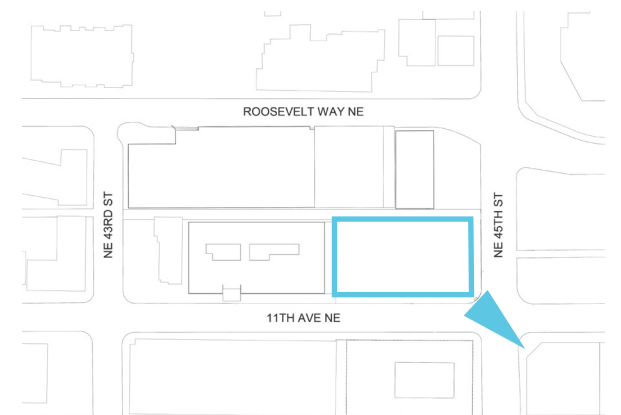
MATERIALS + ELEVATIONS | ROOF





MATERIALS + ELEVATIONS | ROOF

# 10 | OVERALL RENDERINGS



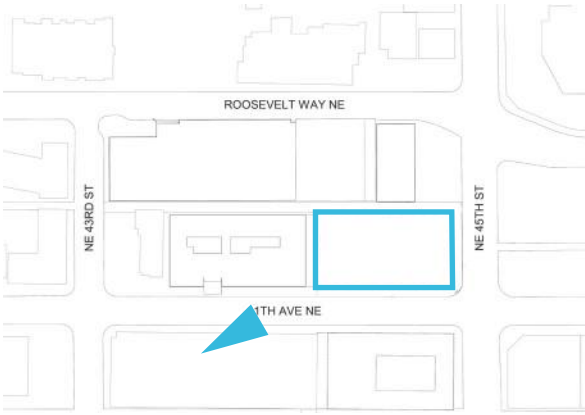
STREET LEVEL VIEW AT 11TH AVE NE & NE 45TH





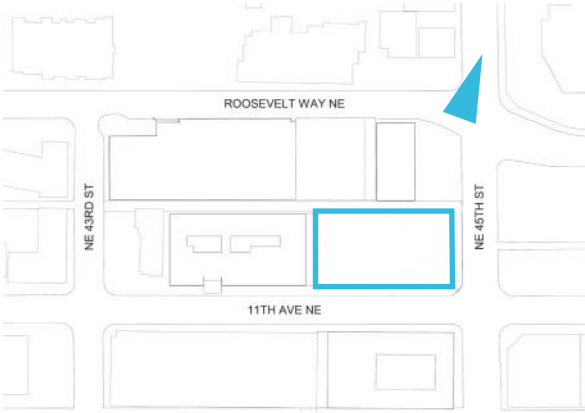
STREET LEVEL VIEW AT NE 45TH LOOKING EAST



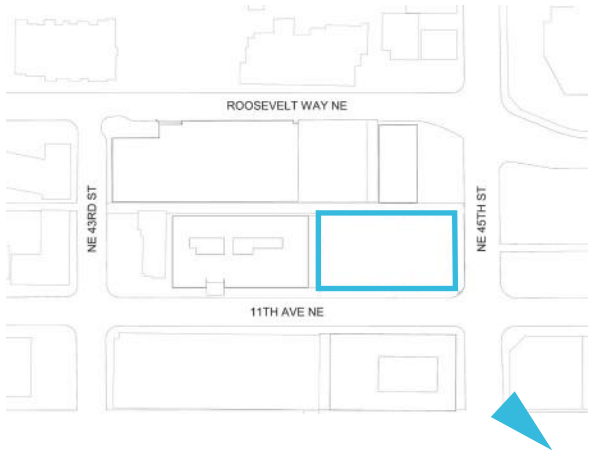
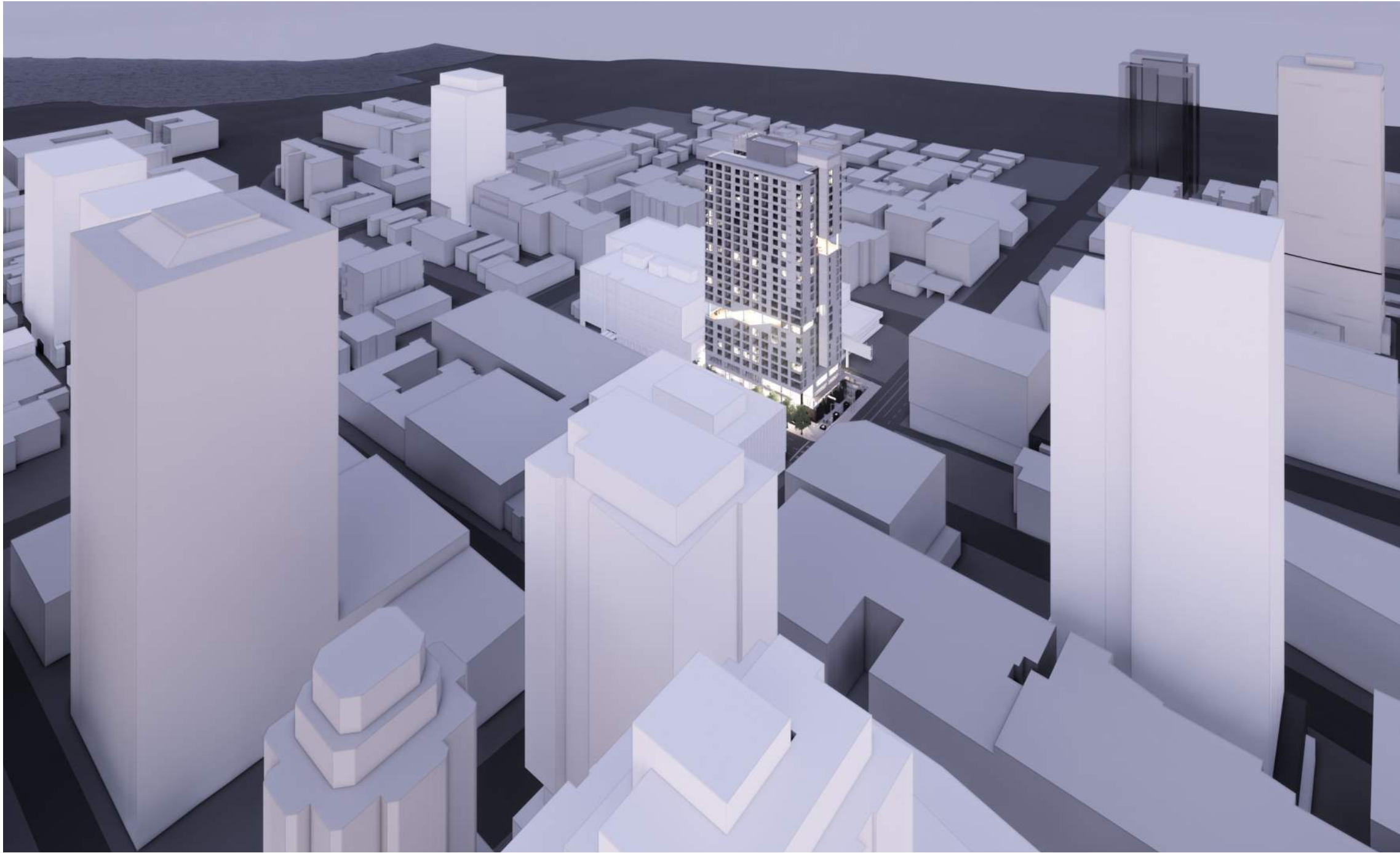


AERIAL LOOKING NW - EVENING





AERIAL LOOKING SE



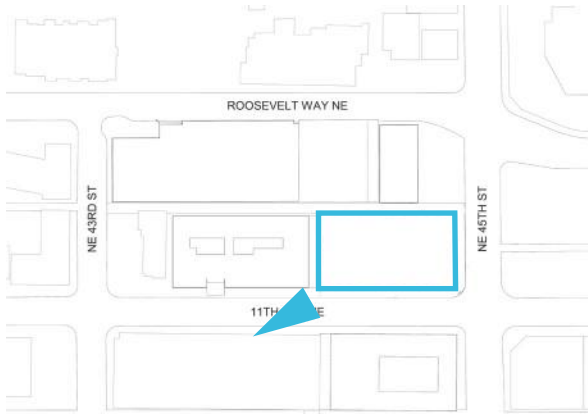
AERIAL LOOKING SW





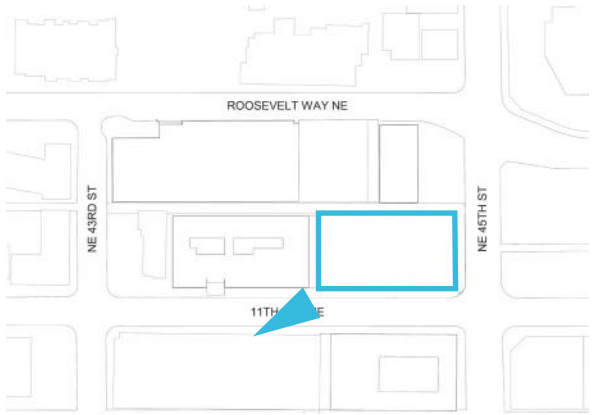
STREET LEVEL VIEW 11TH AVE NE LOOKING WEST





STREET LEVEL VIEW 11TH AVE NE LOOKING NORTH





STREET LEVEL VIEW 11TH AVE NE LOOKING NORTH









MID-RISE SOCIAL GREENWAY

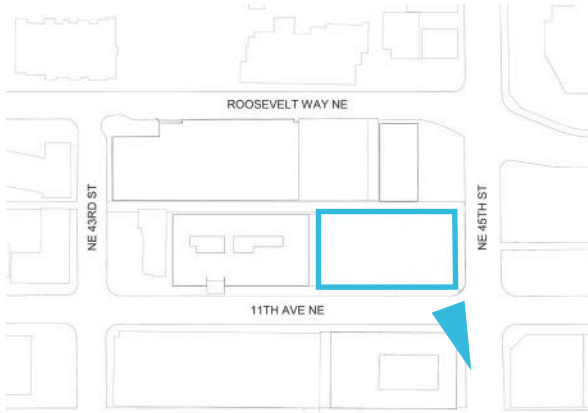






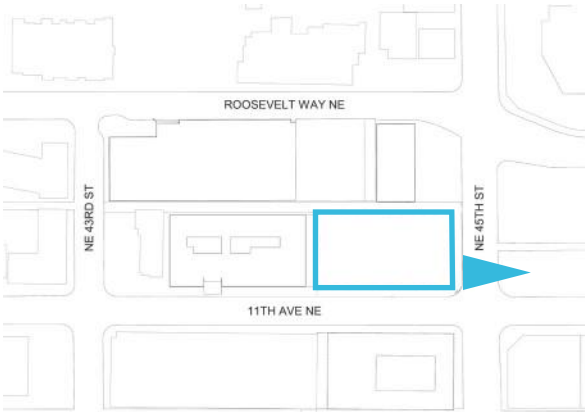


HIGH-RISE SOCIAL GREENWAY



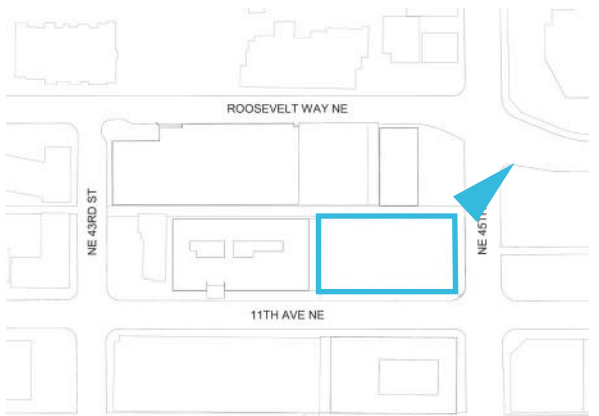
STREET LEVEL VIEW AT 11TH





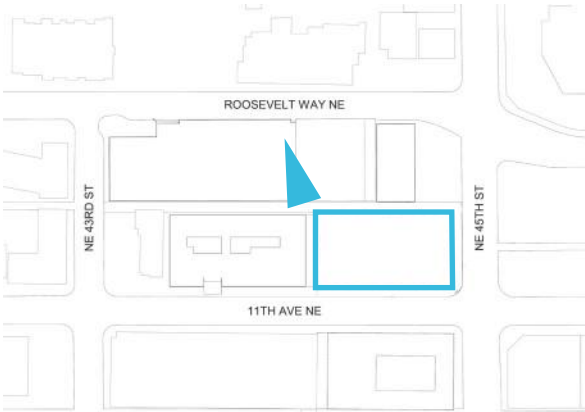
STREET LEVEL VIEW NORTH ON NE 45TH STREET





STREET LEVEL VIEW NE 45TH STREET & ALLEY

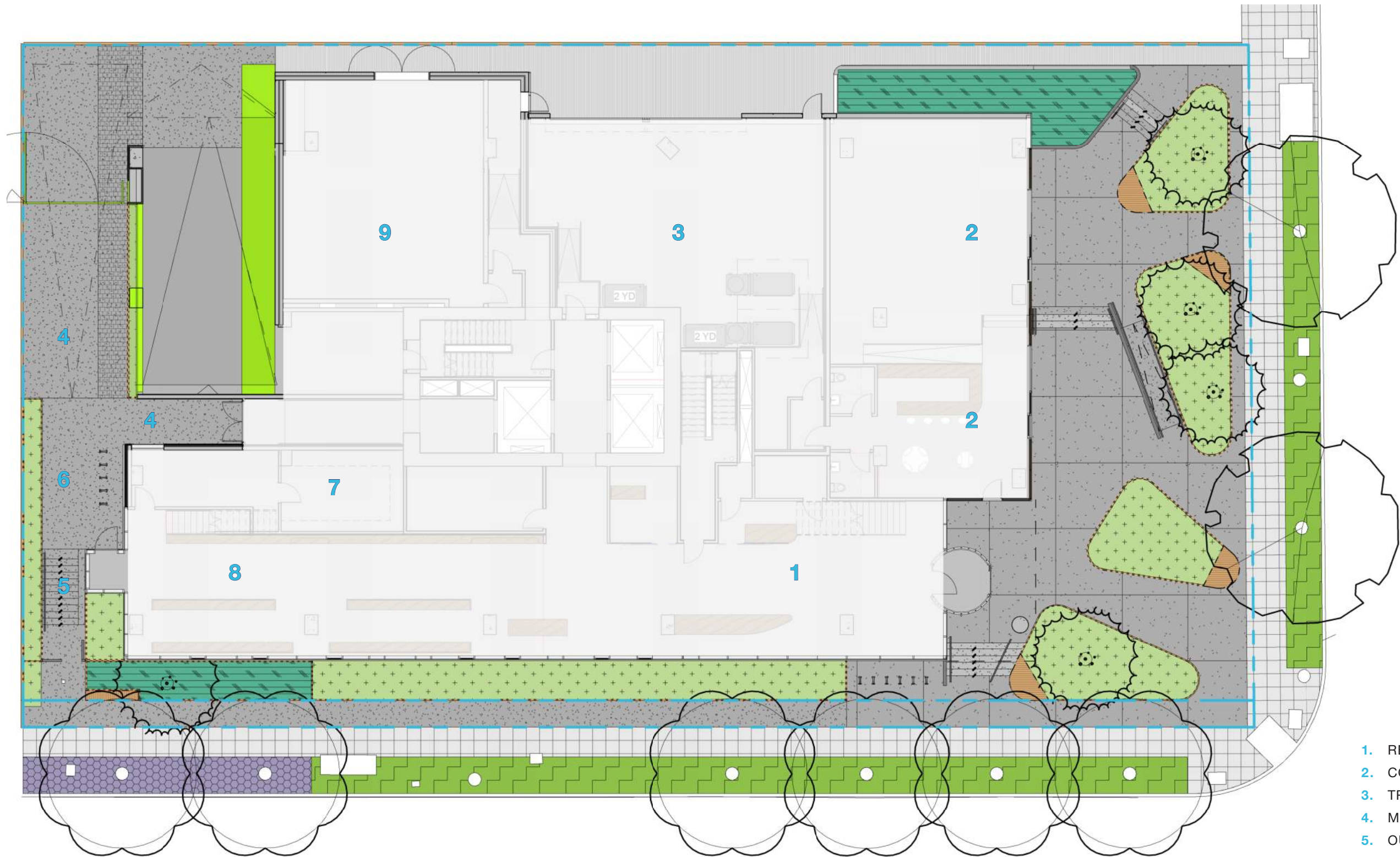


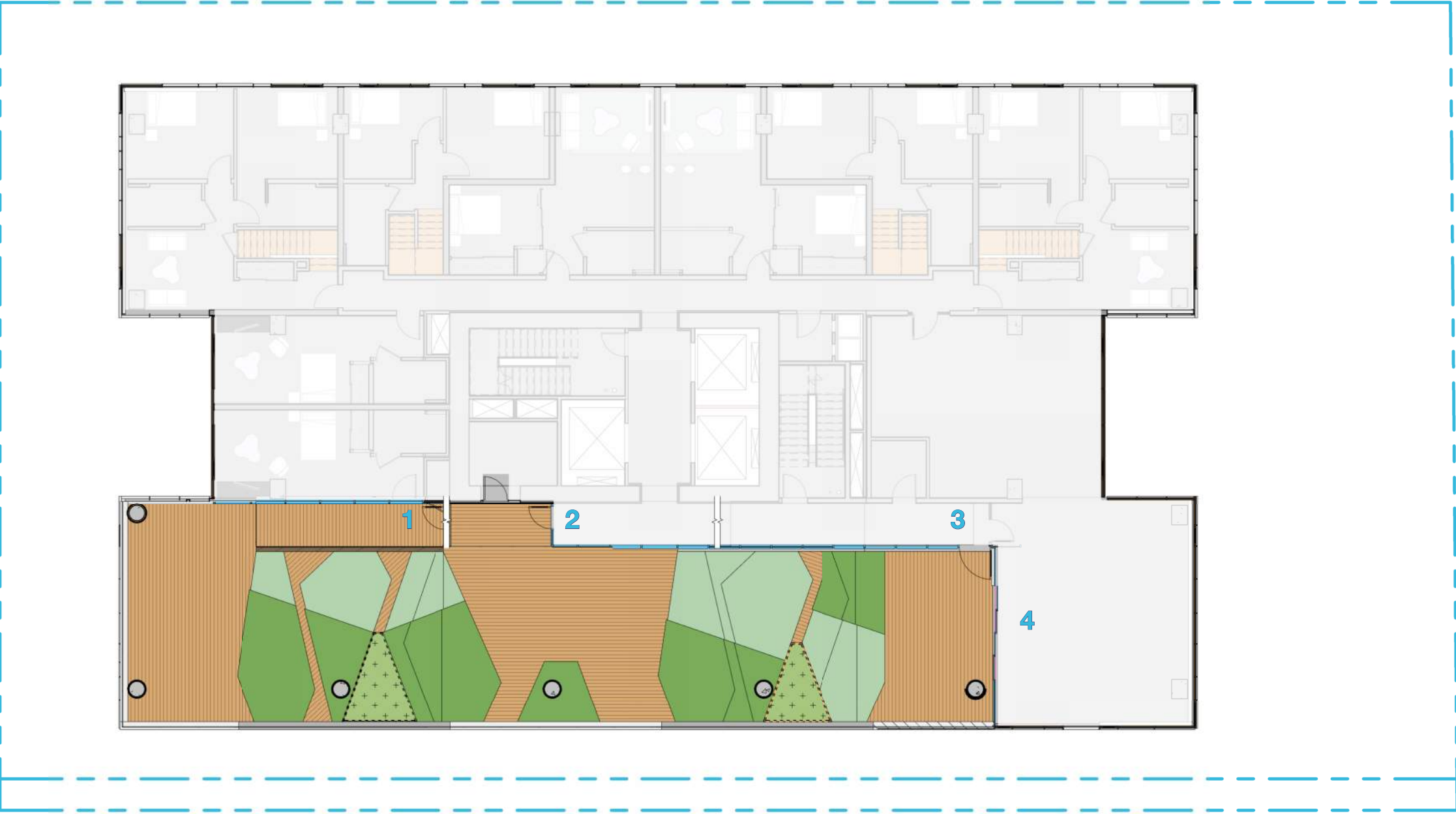


ALLEY VIEW LOOKING NE



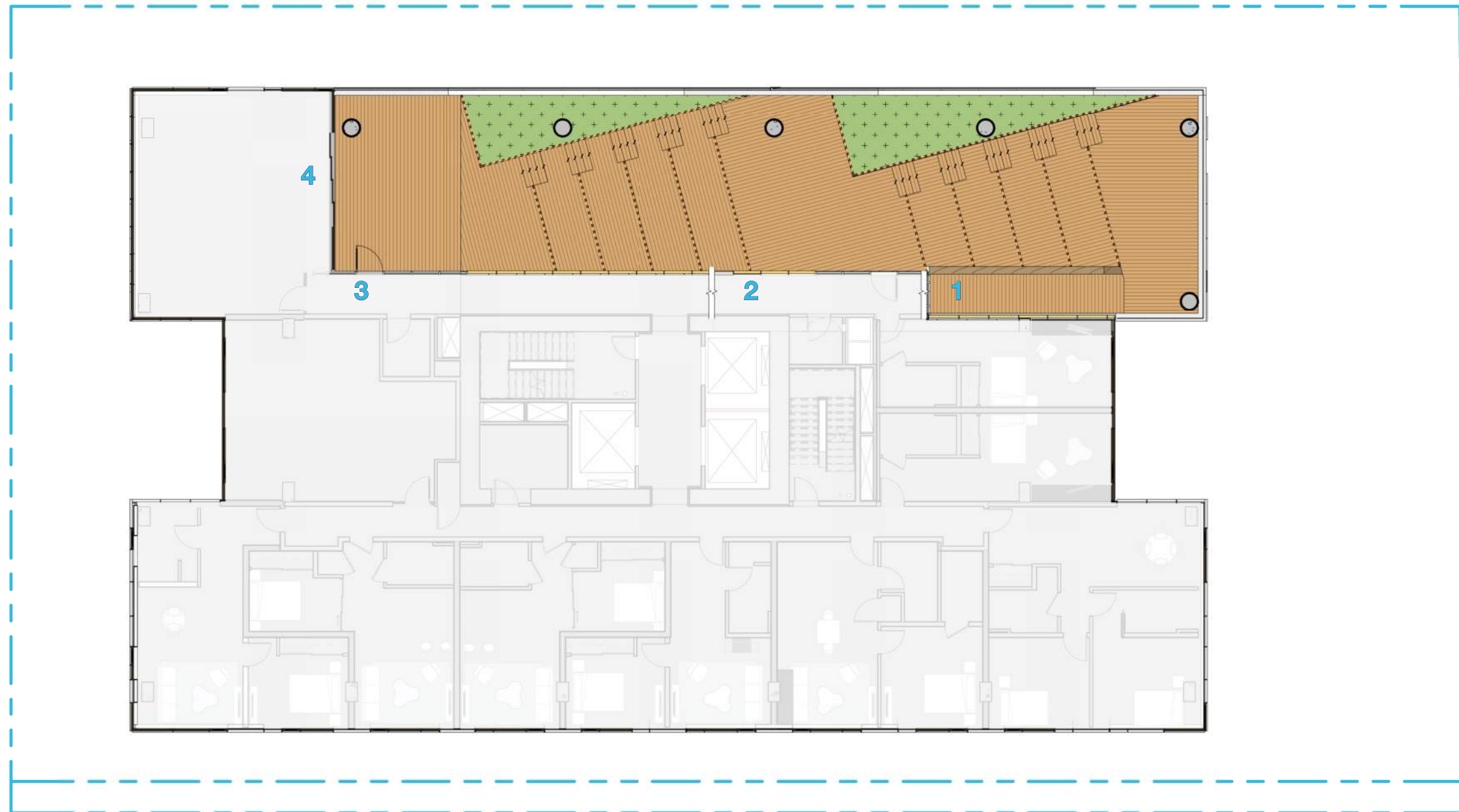
# 11 | LANDSCAPE



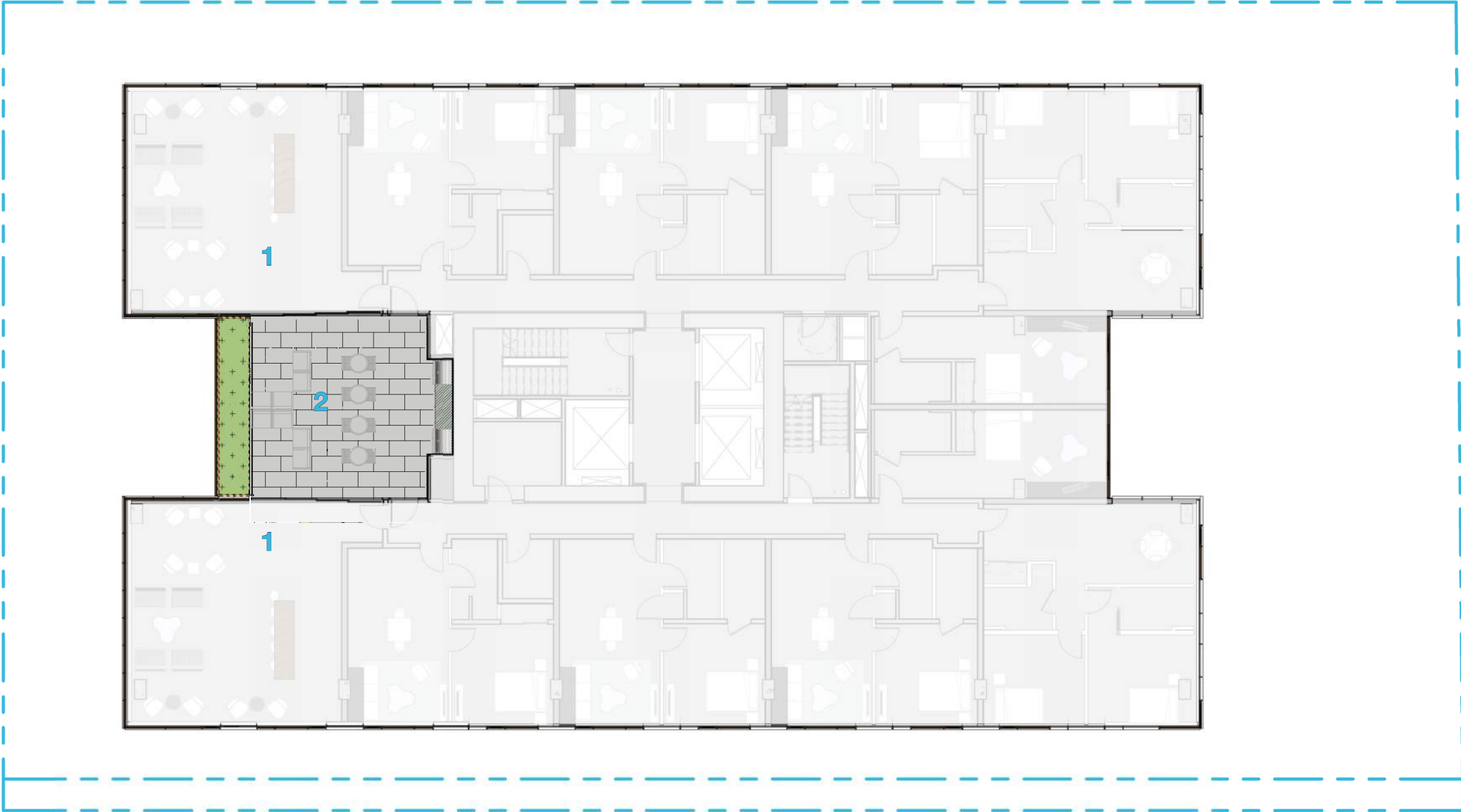


- 1. LEVEL 7 ENTRY
- 2. LEVEL 8 ENTRY
- 3. LEVEL 9 ENTRY
- 4. AMENITY ROOM @ LEVEL 9

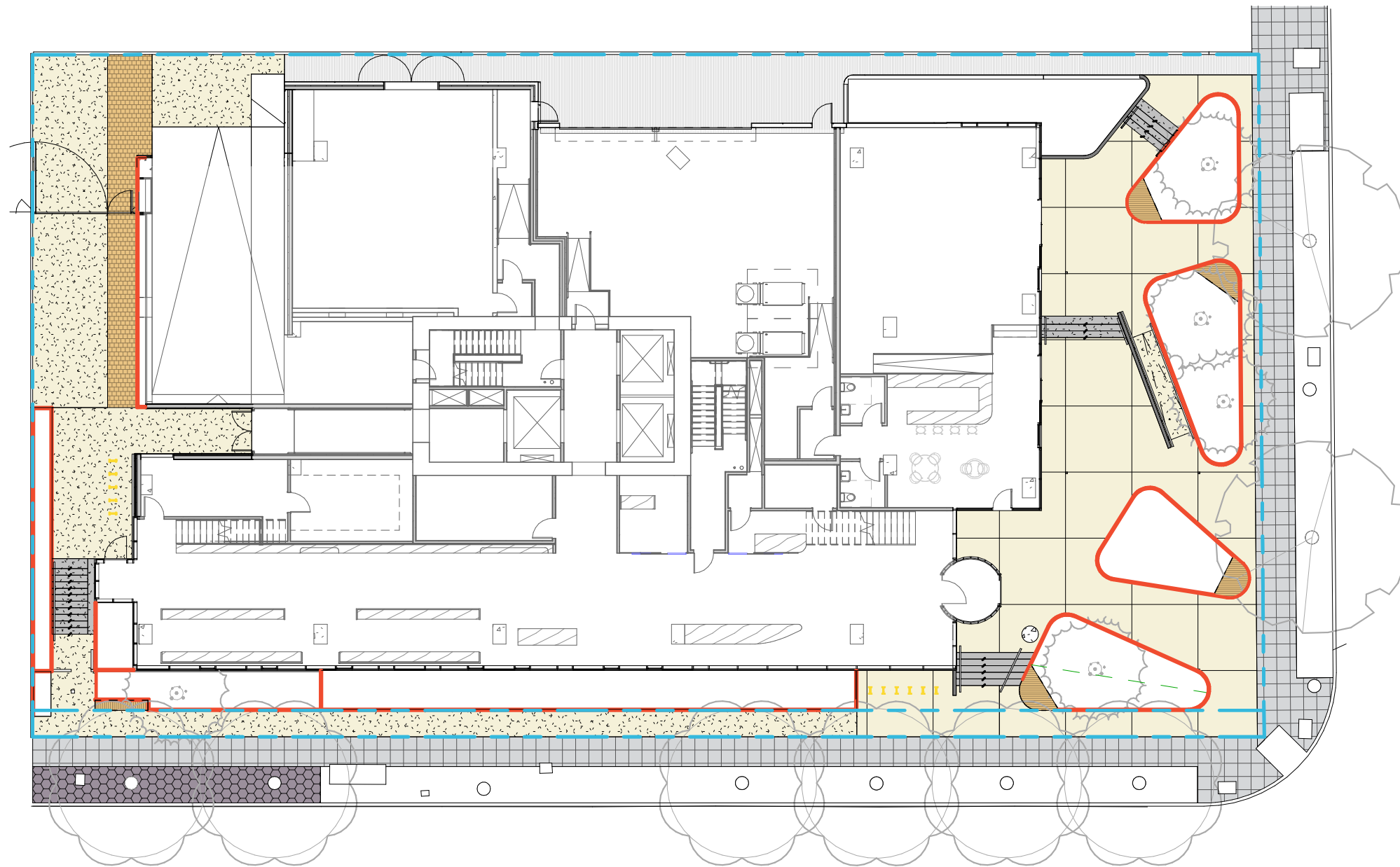




- 1. LEVEL 16 ENTRY
- 2. LEVEL 17 ENTRY
- 3. LEVEL 18 ENTRY
- 4. AMENITY ROOM @ LEVEL 18



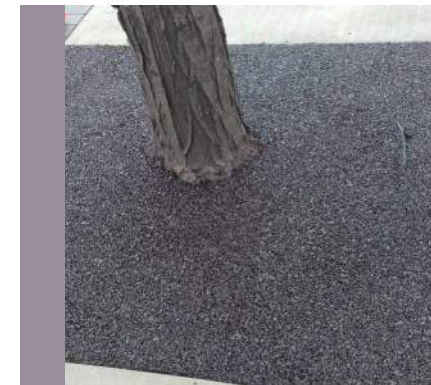
- 1. AMENITY ROOM
- 2. LEVEL 25 TERRACE



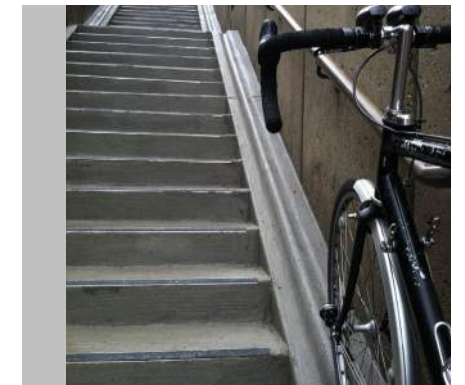
BOARD FORM CONCRETE  
SITE WALLS



METAL PLANTER WALLS



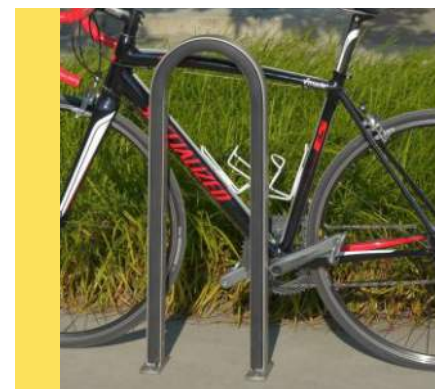
FLEXIBLE POROUS PAVEMENT



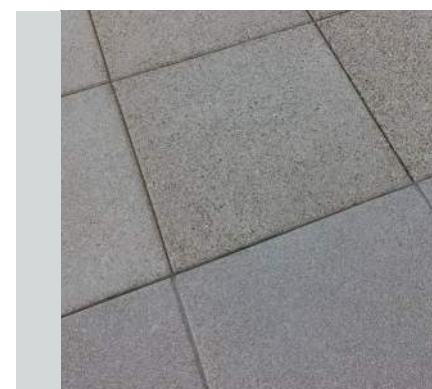
CIP CONCRETE STAIRS WITH  
HANDRAIL AND BIKE RUNNEL



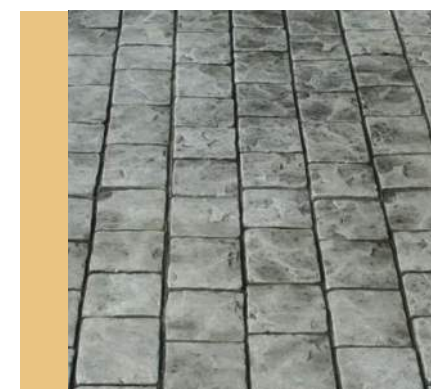
WOOD PLANTER SEAT



BIKE PARKING



CITY OF SEATTLE STANDARD CIP  
CONCRETE - 2X2 JOINTING



INTEGRAL COLORED CONCRETE -  
CHARCOAL GRAY - STAMPED



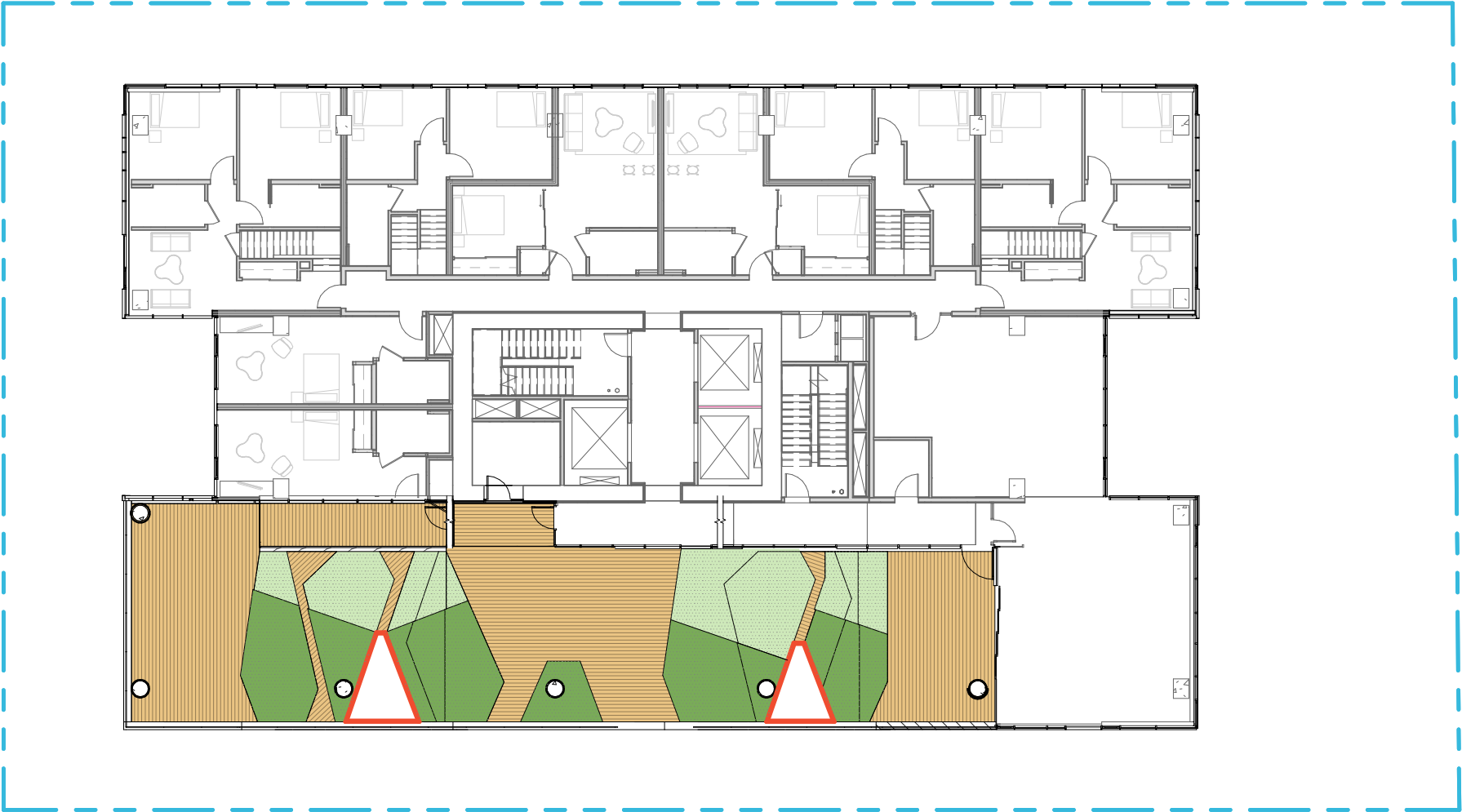
INTEGRAL COLORED CONCRETE -  
CHARCOAL GRAY

LANDSCAPE MATERIALS DIAGRAM - AT GRADE

0 10 20 40

H





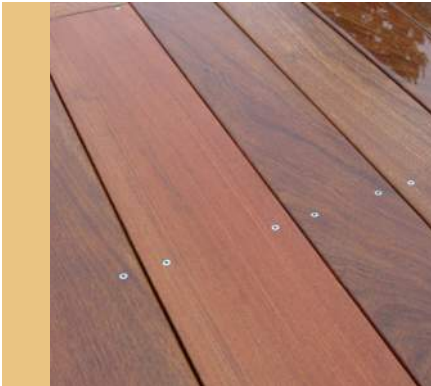
TYPE 1 PLAY SURFACE



TYPE 2 PLAY SURFACE



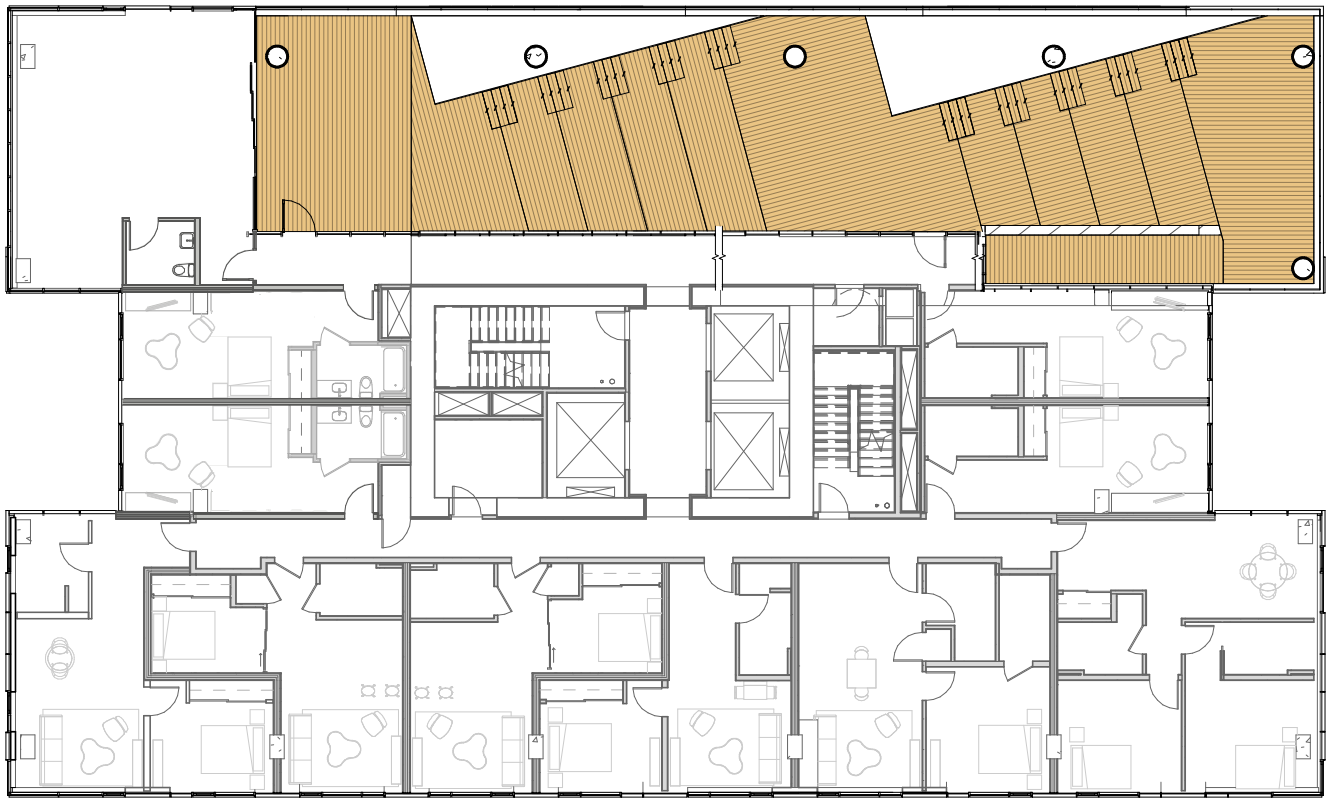
METAL PLANTER WALLS



DECKING



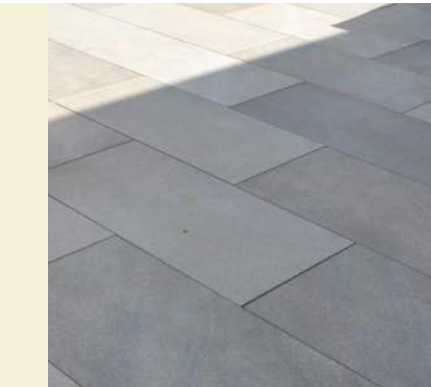
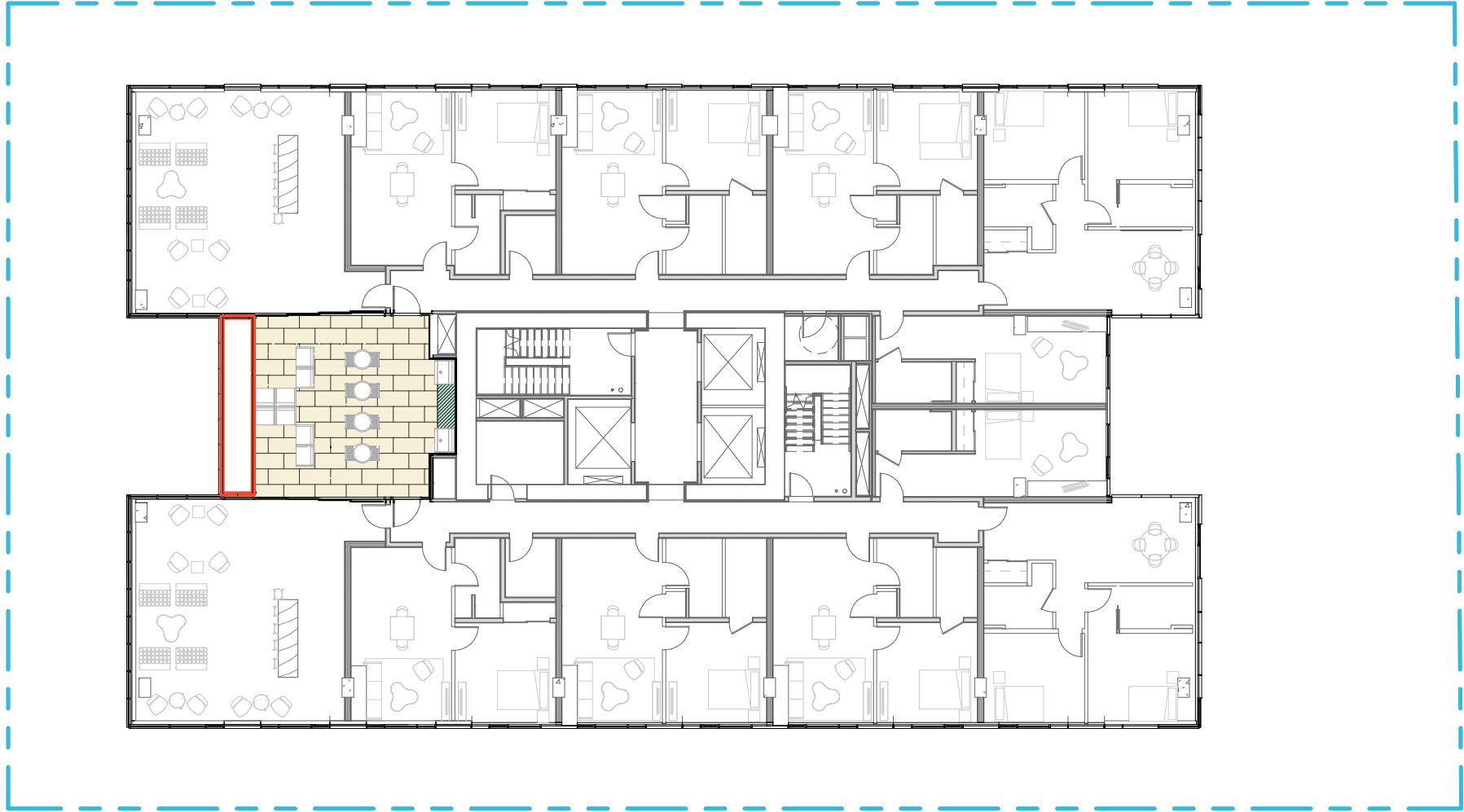
DECKING



LANDSCAPE MATERIALS DIAGRAM - L16-18 CARVE



H



2X4 PAV ERS ON PEDESTALS

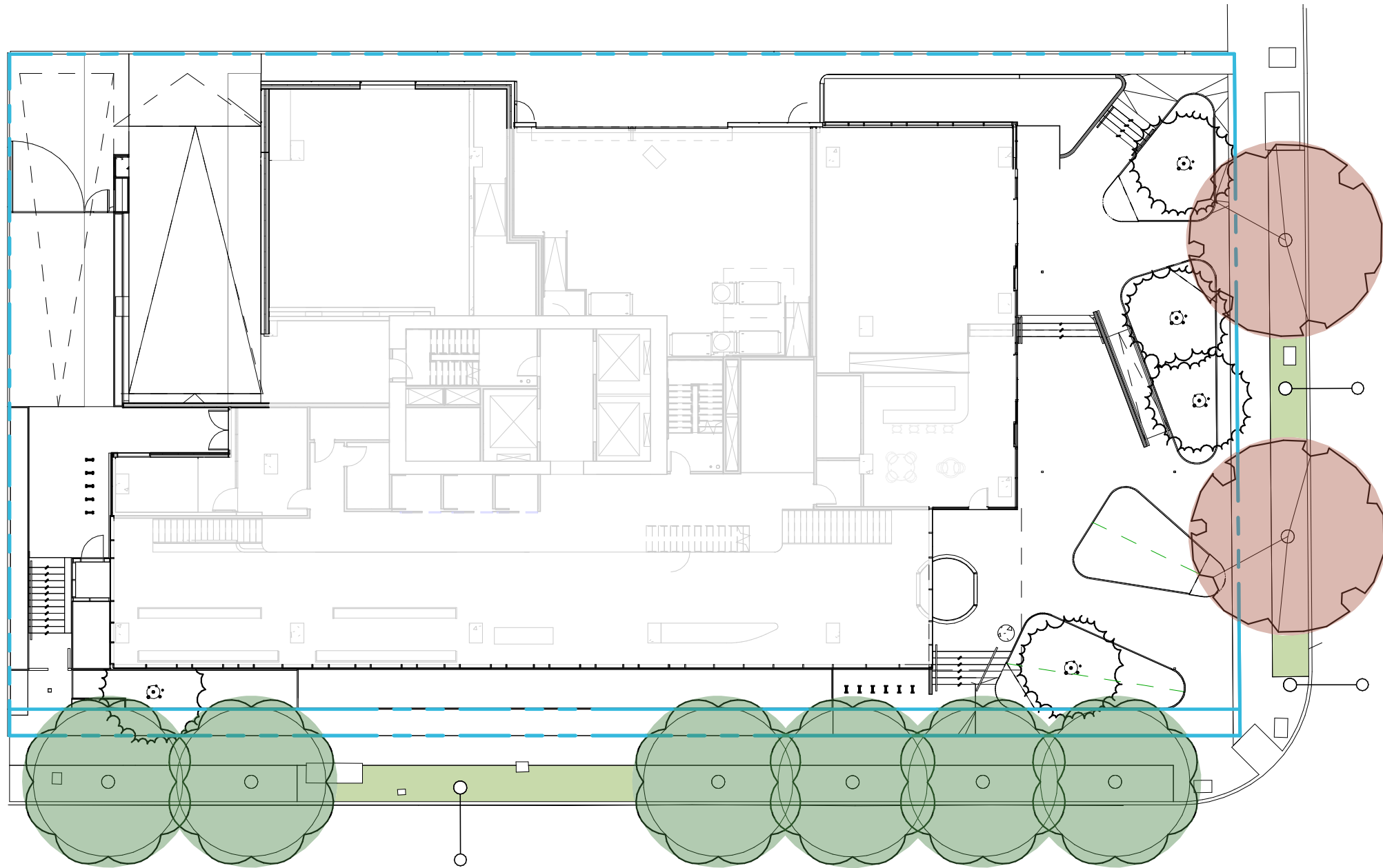


METAL PLANTER WALLS



OUTDOOR GRILLING AMENITY





Quercus frainetto  
Italian Oak



Ulmus 'Frontier'  
Frontier Elm



Lonicera piluata  
Boxed-Leaf Honeysuckle



Rhampholepis umbellata minor  
Dwarf Yeddo Hawthorn



Agapanthus 'Northern Star'  
Northern Star African Lily



Carex divulsa  
Berkeley sedge



Liriope spicata  
Spreading Lilyturf



Rubus pentalobus  
Creeping Raspberry

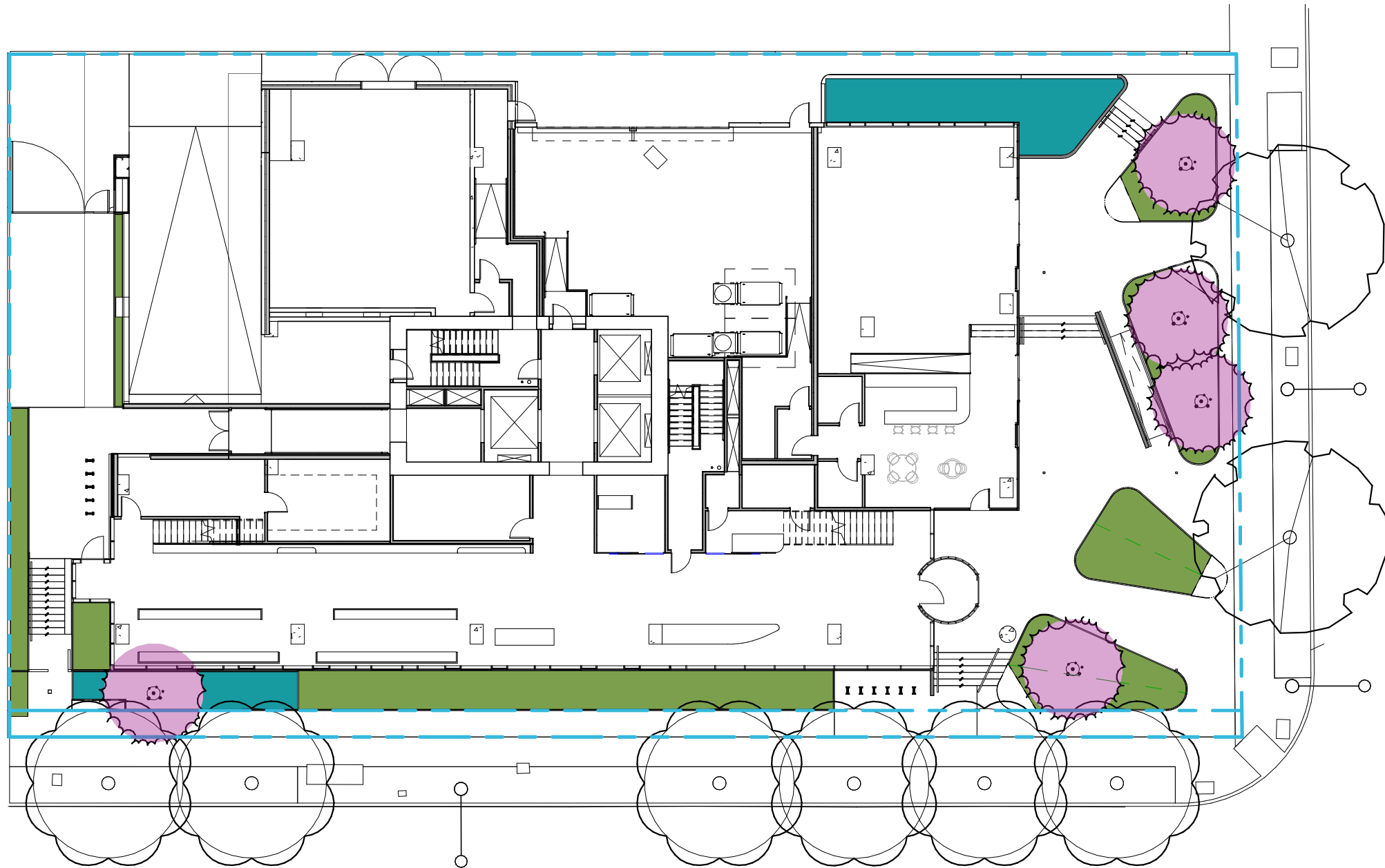


Rosa x 'Flower Carpet White'  
White Flower Carpet Rose



Viburnum davidii  
David viburnum





Amelanchier x grandiflora 'Princess Diana'  
Princess Diana Serviceberry



Daphne tangutica  
Tangutica Daphne



Lonicera pileata  
Boxed-Leaf Honeysuckle



Lupinus rivularis  
Riverbank Lupine



Schizostylis coccinea alba  
Star of Africa



Bergenia cordifolia 'Bressingham White'  
Pigsqueak



Carex divulsa  
Berkeley sedge



Liriope muscari 'alba'  
White Lily Turf



Iris ensata 'Blue Spritz'  
Japanese Iris 'Blue Spritz'



Juncus patens 'Elk's Blue'  
Elks Blue Rush

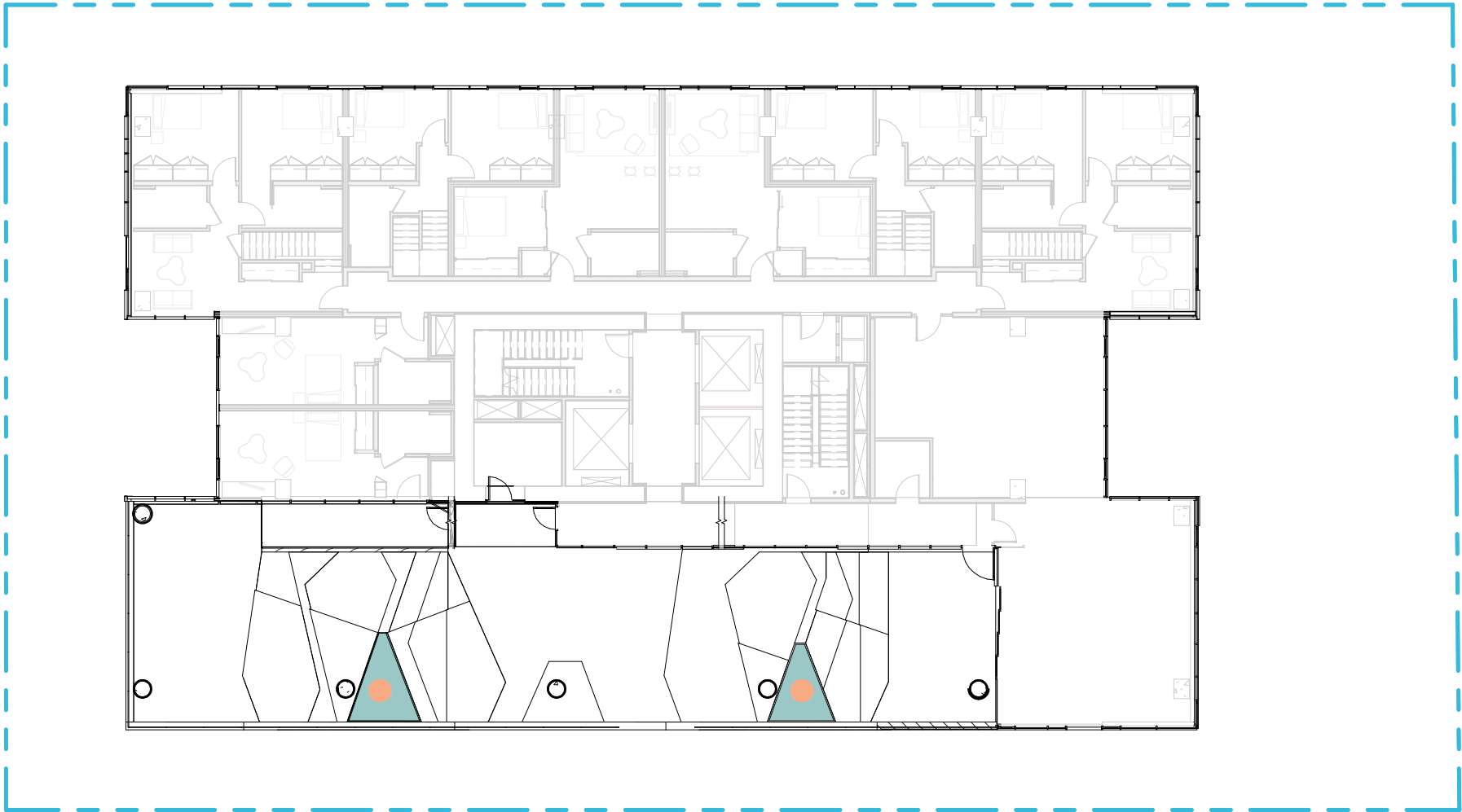


LANDSCAPE ON PROPERTY PLANTING DIAGRAM - AT GRADE

0 10 20 40







 *Ginkgo biloba* 'Jade Butterfly'  
Jade Butterfly Ginkgo



*Beesia deltophylla*  
Beesia



*Cephalotaxus harringtonia* 'fastigiata'  
Upright Japanese Plum Yew



*Disporum longistylum* 'Night Heron'  
Chinese Fairy Bells



*Helleborus x hybridus*  
Hellebore



*Dryopteris erythrosora*  
Autumn Fern



*Polystichum setiferum*  
Soft Shield Fern




LANDSCAPE PLANTING DIAGRAM - L7-9 CARVE

0 10 20 40

H





 *Rhus typhina*  
Staghorn Sumac



*Pinus densiflora* 'Pendula'  
Japanese Weeping Red Pine



*Ceanothus gloriosus*  
Point Reyes Ceanothus



*Lupinus rivularis*  
Riverbank Lupine



*Schizostylis coccinea alba*  
Star of Africa



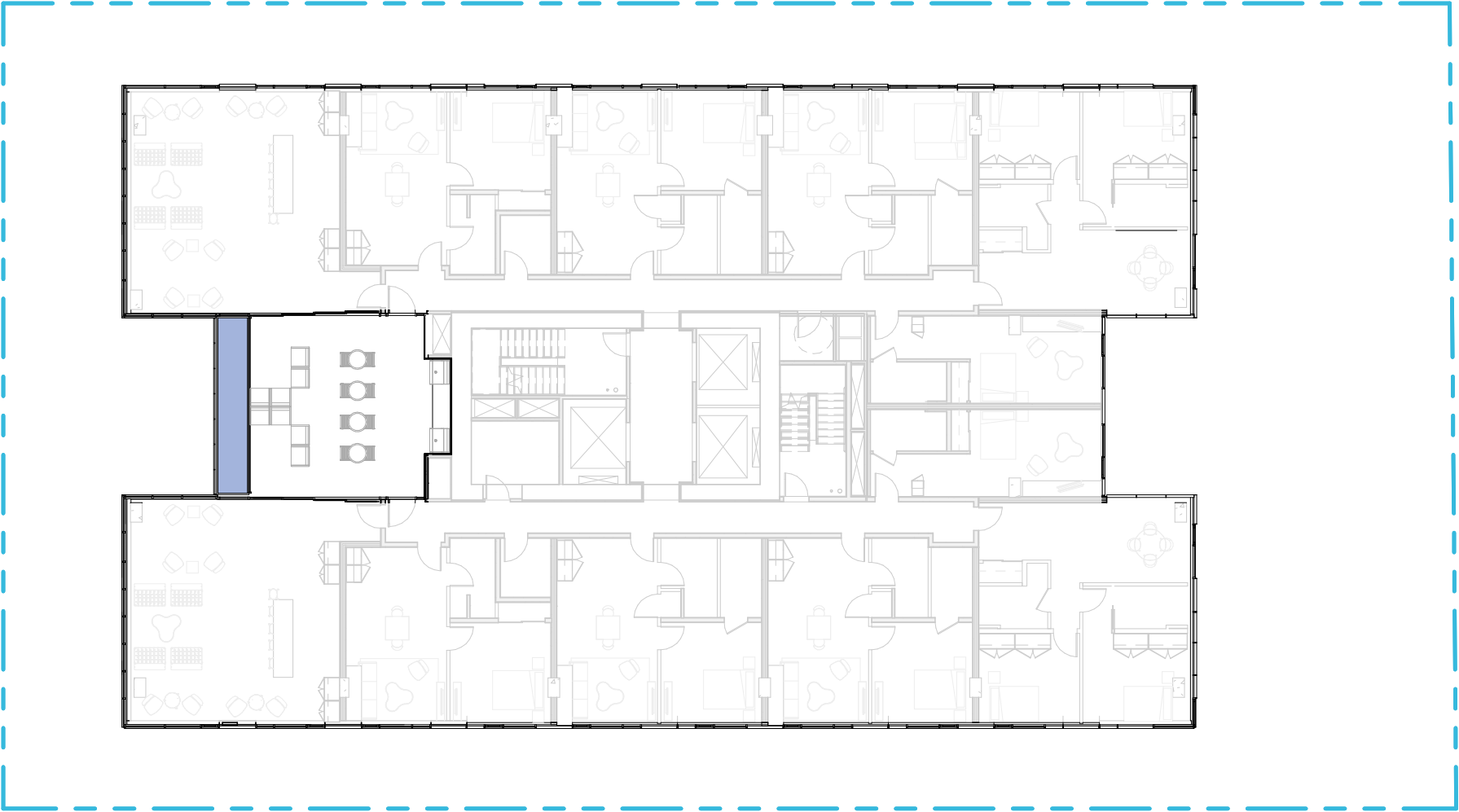
*Carex divulsa*  
Berkeley sedge



LANDSCAPE PLANTING DIAGRAM - L16-18 CARVE

0 10 20 40

H



Sedum spectabile 'Matrona'  
Showy Stonecrop



Carex divulsa  
Berkeley sedge



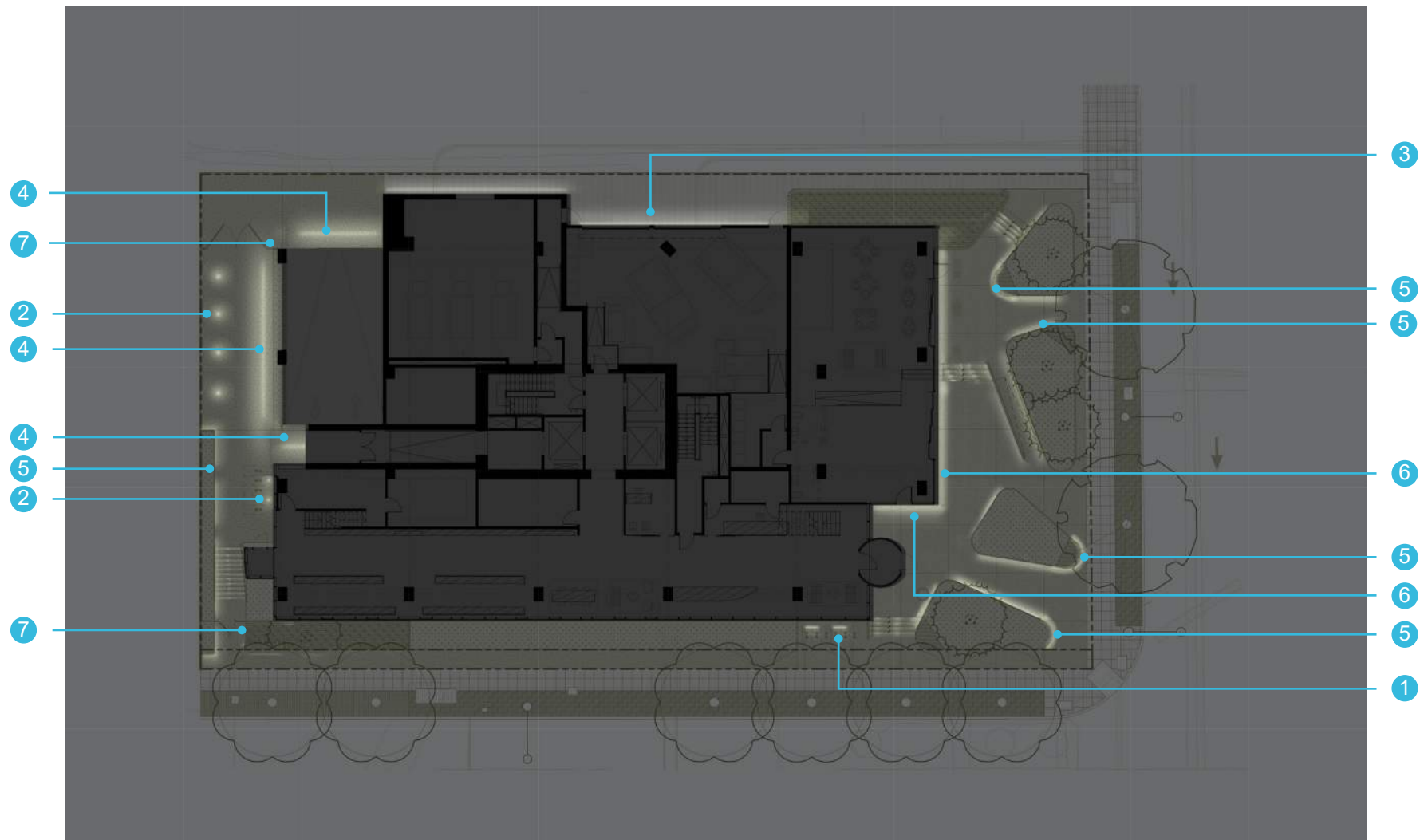
Achillea 'Firefly Diamond'  
Yarrow 'Firefly'



Nepeta x faassenii  
Walkers Low Catmint

# 12 | LIGHTING + SIGNAGE CONCEPTS





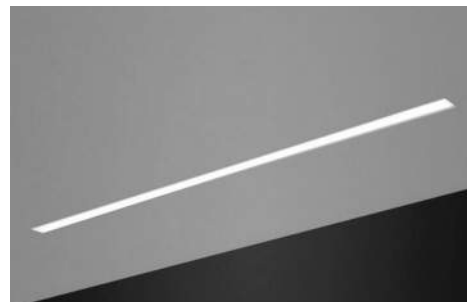
- 1 LED RECESSED STEPLIGHT TO PROVIDE LOW LEVEL PATHWAY LIGHTING



- 2 UP LIGHT - INDIRECT



- 3 LED WALL MOUNTED DIRECT ONLY DOWNLIGHT TO PROVIDE EGRESS ILLUMINATION AT EXIT POINTS



- 4 RECESSED LINEAR LED LIGHT WITH DIFFUSED LENS LOCATED IN UPPER SOFFIT



- 5 LED LINEAR LIGHTING WITH FROSTED LENS TO CREATE SOFT GLOW AT FEATURE MATERIALS AND ACCESS POINTS

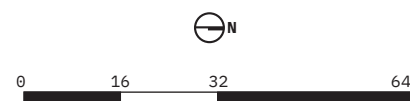


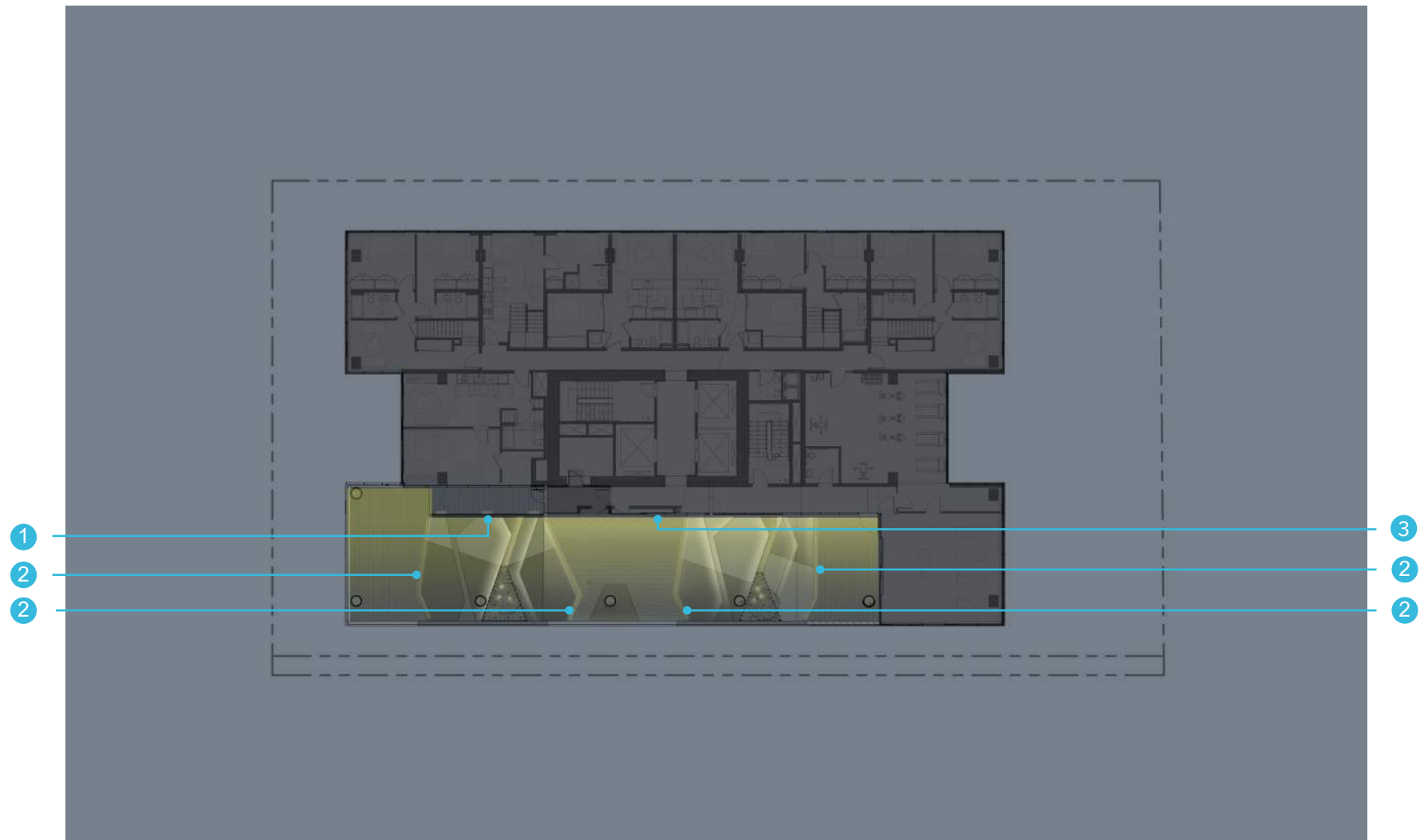
- 6 LED MULLION MOUNTED LINEAR UPLIGHT FOR ILLUMINATION AT FEATURE SOFFIT



- 7 ARCHITECTURAL LIGHT REVEAL WITH CONCEALED LED TO ILLUMINATE RESIDENTIAL ACCESS GATE

STREET LEVEL EXTERIOR LIGHTING PLAN





1 LED RECESSED  
STEPLIGHT TO  
PROVIDE LOW LEVEL  
PATHWAY LIGHTING

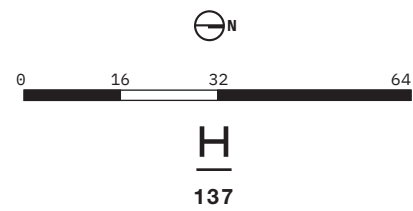


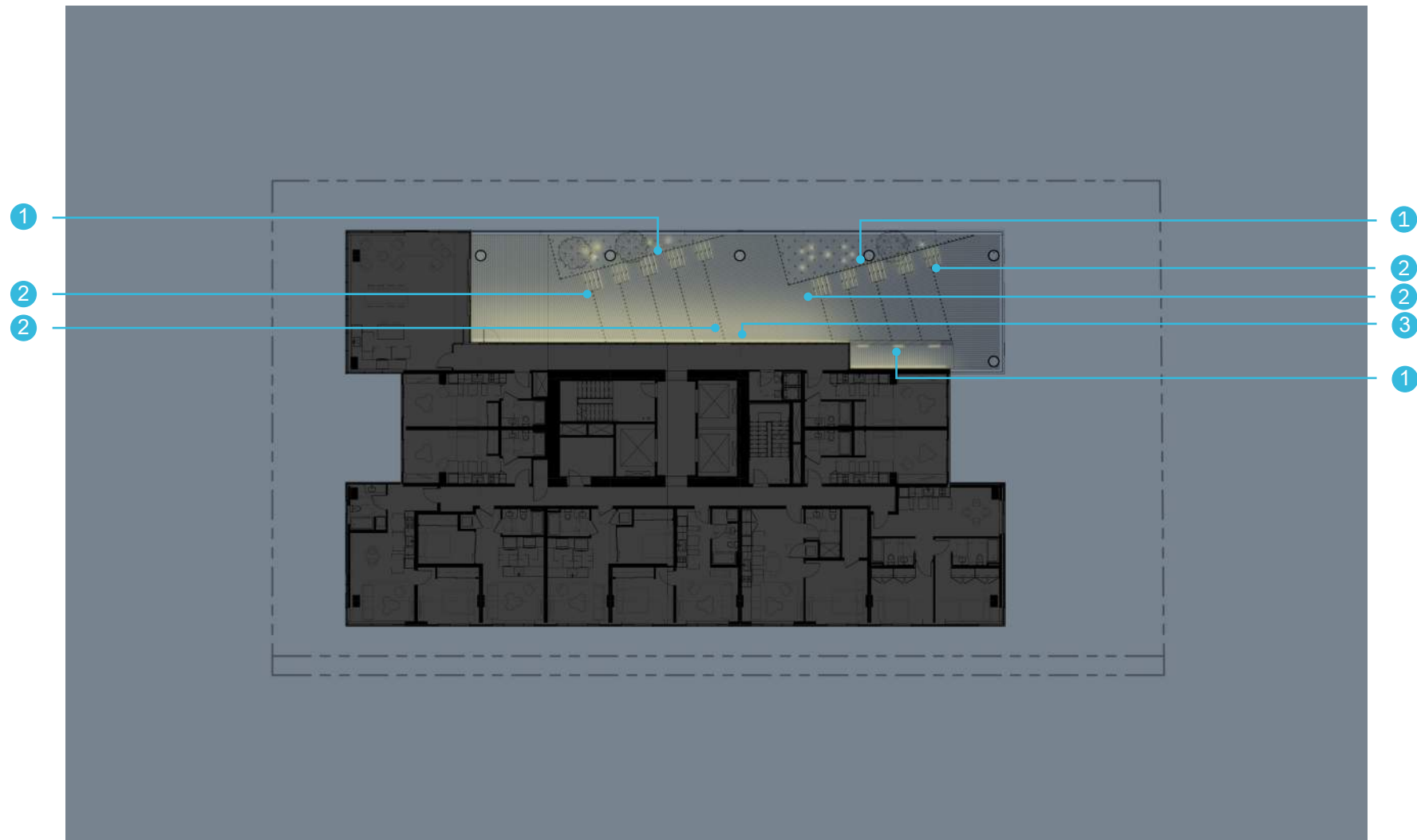
2 STAIR LIGHT



3 LED MULLION MOUNTED  
LINEAR UPLIGHT FOR  
ILLUMINATION AT  
FEATURE SOFFIT

## MID-RISE SOCIAL GREENWAY LIGHTING PLAN





1 LED RECESSED  
STEPLIGHT TO  
PROVIDE LOW LEVEL  
PATHWAY LIGHTING

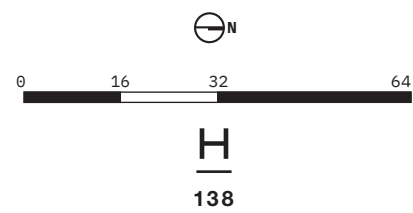


2 STAIR LIGHT

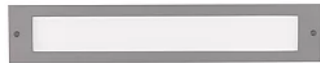
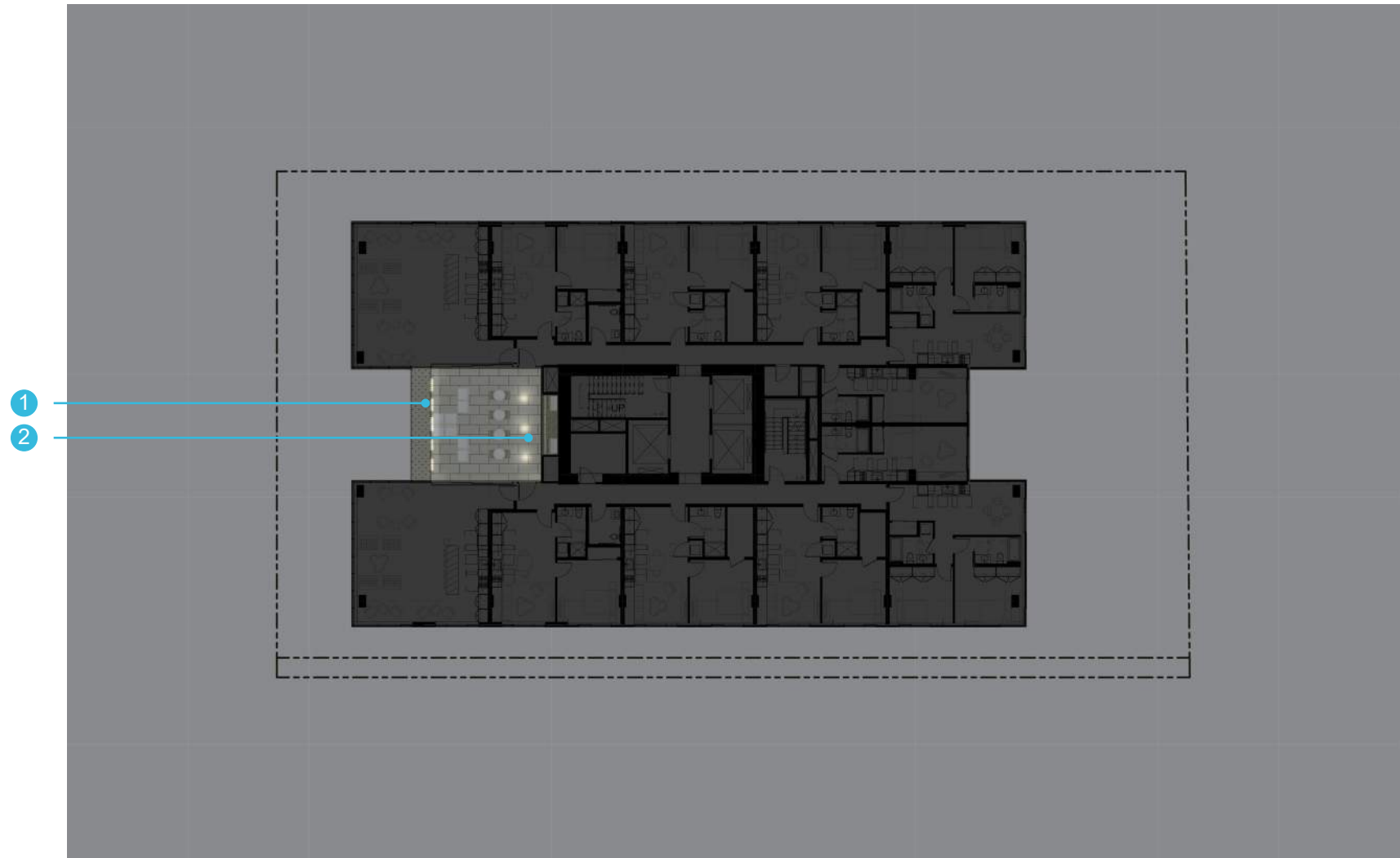


3 LED MULLION MOUNTED  
LINEAR UPLIGHT FOR  
ILLUMINATION AT  
FEATURE SOFFIT

## HIGH-RISE SOCIAL GREENWAY LIGHTING PLAN



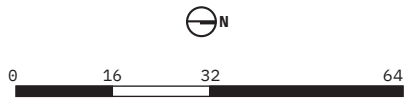


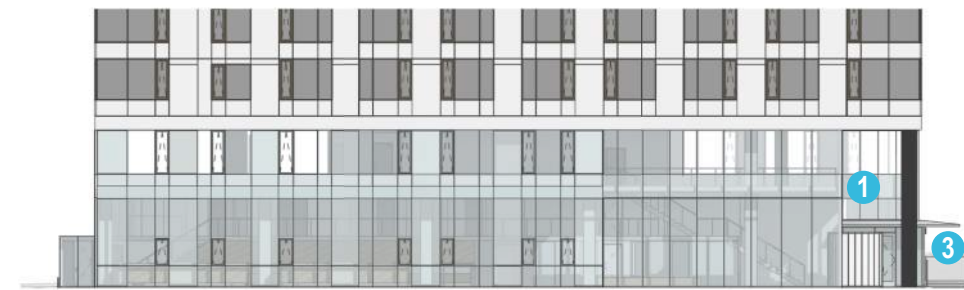
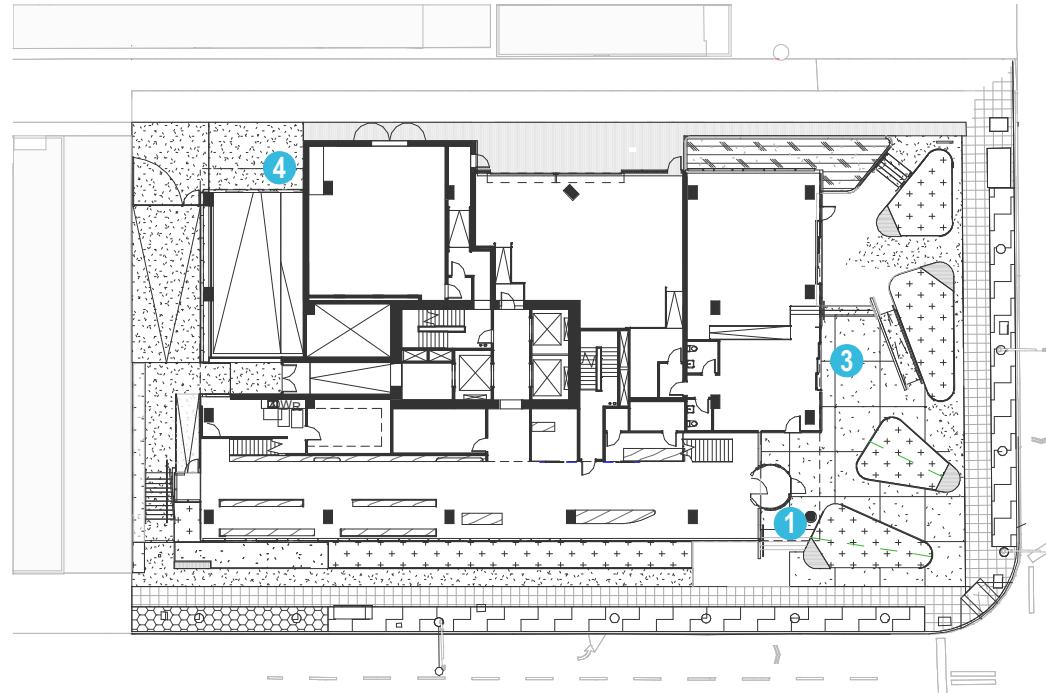


1 LED RECESSED  
STEPLIGHT TO  
PROVIDE LOW LEVEL  
PATHWAY LIGHTING

2 SOFFIT LIGHT

LEVEL 25 LIGHTING PLAN

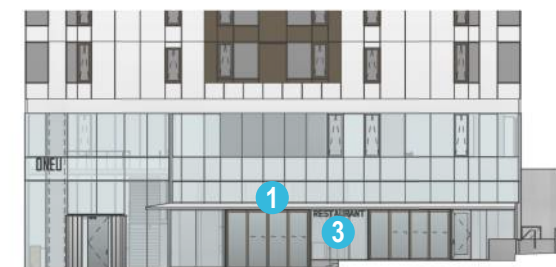




EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



1 Digital graphic in glazing



3 Wall Mounted



4 Accent Color + Wall Mounted Directional

## SIGNAGE CONCEPT

# 13 | DEPARTURES



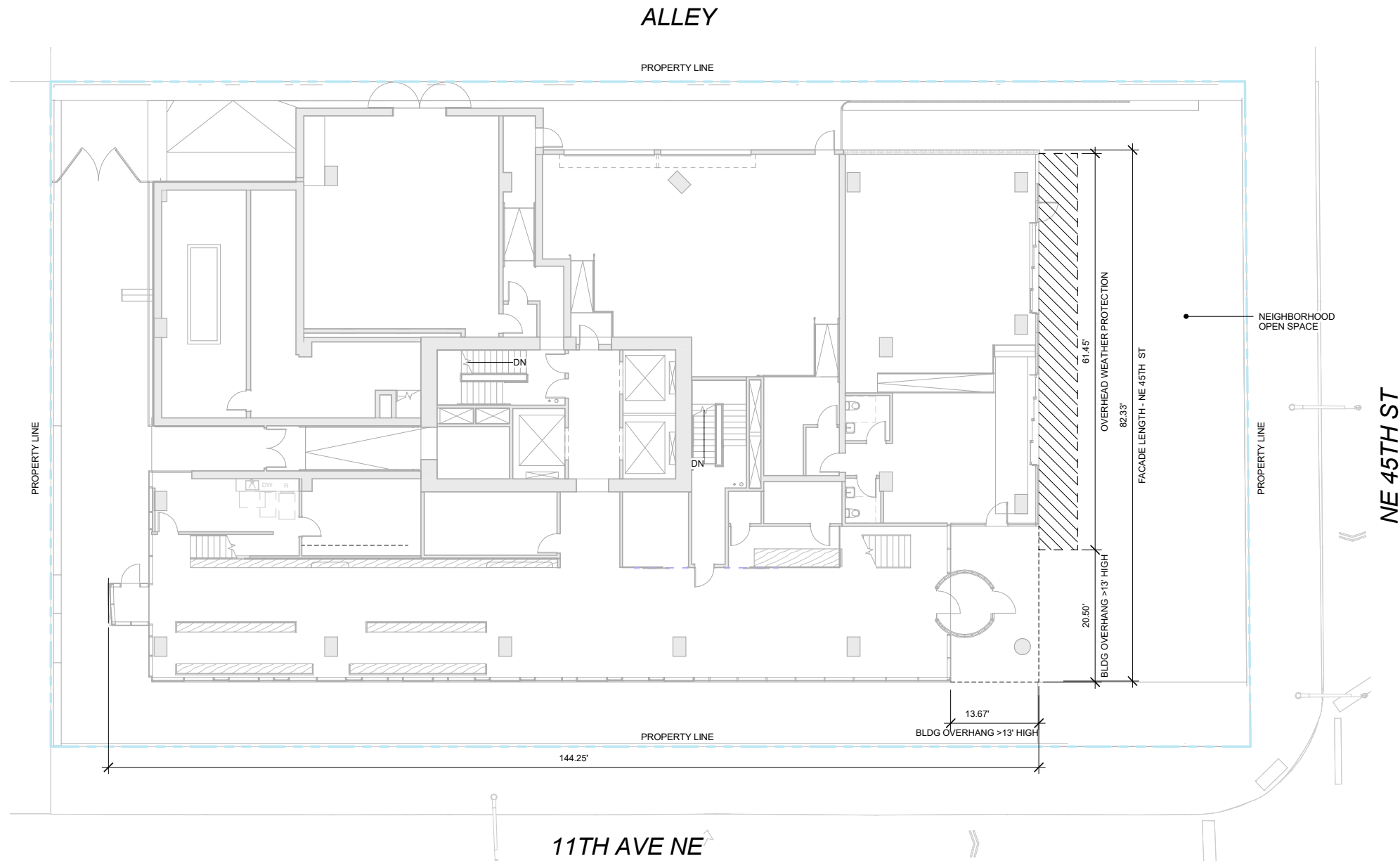
DEVELOPMENT DEPARTURE REQUESTS

|   | ZONING CODE   | REQUIREMENT   | REQUEST   |
|---|---|---|---|
| 1 | 23.48.640.F.1<br><br>OVERHEAD WEATHER PROTECTION                          | Continuous overhead weather protection, provided by such features as canopies, awnings, marquees, and arcades, is required along at least 60 percent of the street frontage of a structure. | The applicant requests to reduce overhead weather protection to less than 60 percent of the street frontage.<br><br>Quantity proposed is 27 percent of the street frontage, all of which is proposed fronting NE 45th street. |
| 2 | 23.48.640.F.1<br><br>OVERHEAD WEATHER PROTECTION                          | Overhead weather protection must be provided over the sidewalk or over a walking area within 10 feet immediately adjacent to the sidewalk.  | The applicant requests to provide overhead weather protection greater than 10 feet from immediate adjacency to the sidewalk due to providing neighborhood open space between the sidewalk and the structure.                  |
| 3 | 23.48.040.C.1<br><br>DEVELOPMENT STANDARDS FOR REQUIRED STREET-LEVEL USES | Where street-level uses are required, a minimum of 75 percent of the applicable street- level, street facing facade shall be occupied by uses listed in subsection 23.48.005.D.1.           | The applicant requests to reduce the percentage of specified uses of street-level, street facing facade to 71 percent.  |

TYPE I DIRECTOR'S DECISION REQUEST

|   | ZONING CODE                                | REQUIREMENT   | REQUEST   |
|---|--|---|---|
| 1 | 23.48.040.B.2.a<br><br>BLANK FACADE LIMITS | Blank facades are limited to segments 15 feet wide. Blank facade width may be increased to 30 feet if the director determines as a type I decision that the facade is enhanced by architectural detailing, artwork, landscaping, or other similar features that have visual interest. | The applicant requests to increase allowable blank facade width to 30 feet. |

APPLICANT REQUESTED DEPARTURES AND DECISIONS



**OVERHEAD WEATHER PROTECTION CALCULATION:**

Total street-facing facade length:  
 $82.33' + 144.25' = 226.58'$

Required overhead weather protection:  
 $226.58' \times .60 = 135.95'$

Total street-facing facade with overhead weather protection:  
 $61.45'$

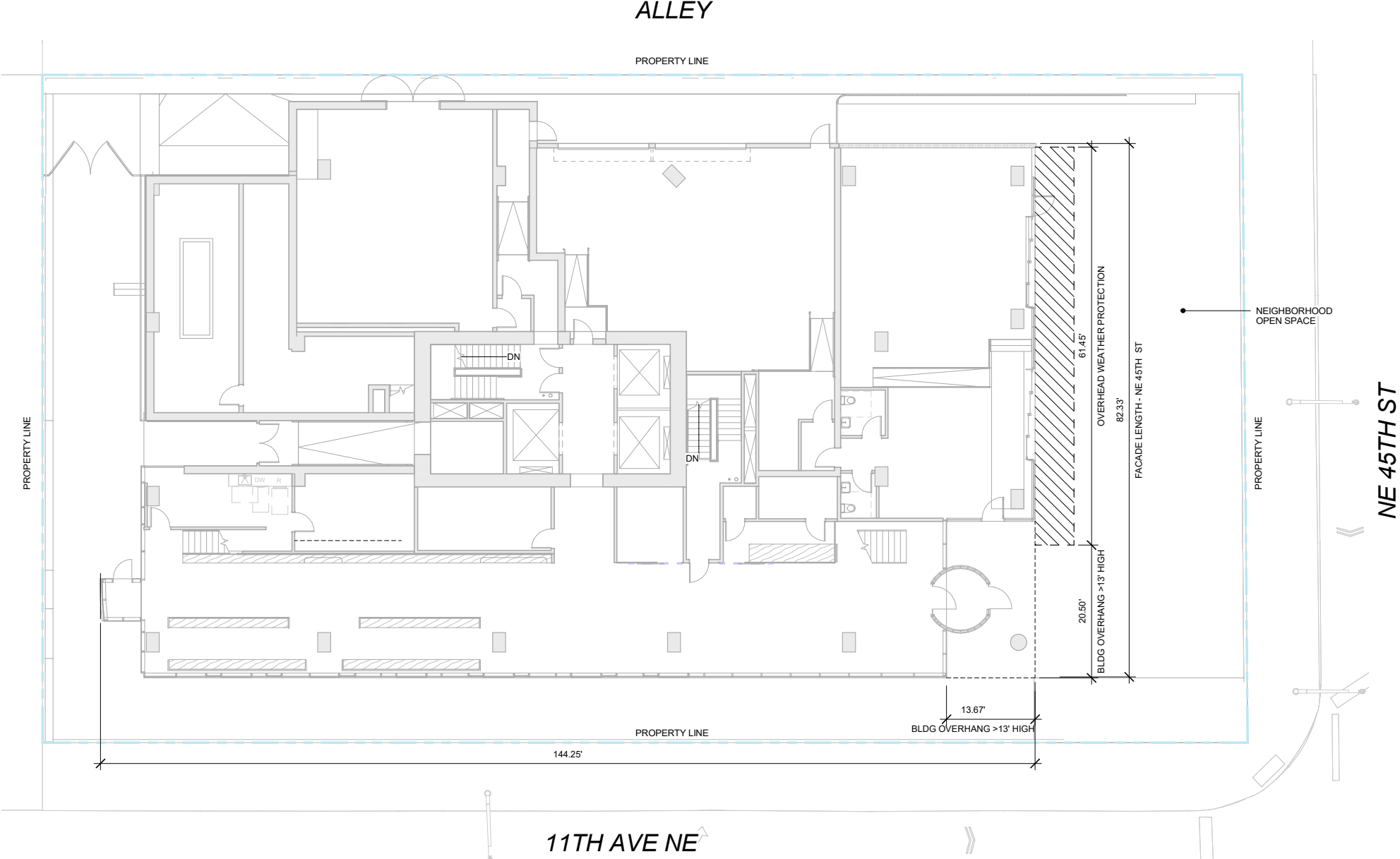
Total % of overhead weather protection:  
 $61.45' / 226.58' \times 100 = 27.1\%$  of total street-facing facade length

**FROM EDG REPORT #3037927-EG PG 5:**

The Board supported the 11th avenue NE street-level landscape And questioned if the overhead weather protection was needed Along this street edge. The board commented they would be open To a departure along this edge of the project as the north edge Was the public/civic edge while the east edge was quieter and less-Trafficked edge. (University DC2-2 Architectural Concept & Facade Composition)

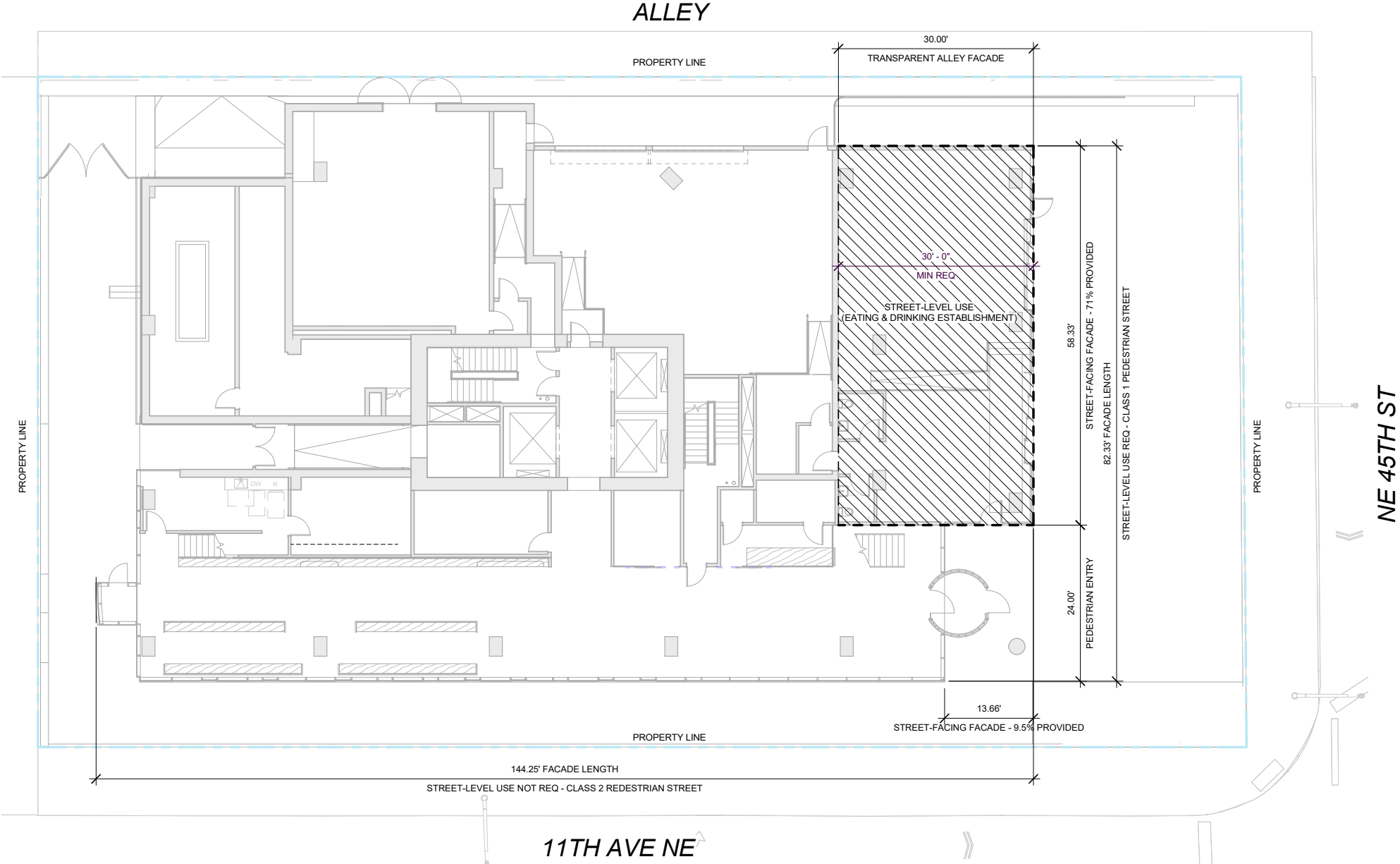
The Board also noted they would be open to a departure for Reducing overhead weather protection. (DC2-2.C Cohesive Design)

|   | ZONING CODE                                      | REQUIREMENT   | REQUEST  | DEPARTURE JUSTIFICATION  | RELEVANT DESIGN GUIDELINES |
|---|--|---|--|--|----------------------------|
| 1 | 23.48.640.F.1<br><br>OVERHEAD WEATHER PROTECTION | Continuous overhead weather protection, provided by such features as canopies, awnings, marquees, and arcades, is required along at least 60 percent of the street frontage of a structure. | <p>The applicant requests to reduce overhead weather protection to less than 60 percent of the street frontage.</p> <p>Quantity proposed is 27 percent of the street frontage, all of which is proposed fronting NE 45th street.</p> | <p>The applicant at the EDG meeting on 07/19/21 presented a preferred alternative to be compliant with SMC 23.48.40.f.1 by providing continuous overhead weather protection on 11h Ave NE. The board's direction was to consider eliminating overhead weather protection on 11th Ave NE for a more cohesive design while providing overhead weather protection on NE 45th street.</p> <p>The overhead weather protection proposed meets the development standard's dimensional requirements. A section of building overhang at the primary residential building entrance fronts both streets, but exceeds the max vertical dimension of 13' and is excluded from the proposed percentage of frontage quantity. If included, the proposed percentage of overhead weather protection would equate to 42 percent.</p> | DC2-2.C<br>Cohesive Design |



|   | ZONING CODE                                      | REQUIREMENT  | REQUEST  | DEPARTURE JUSTIFICATION   | RELEVANT DESIGN GUIDELINES   |
|---|--|--|--|---|--|
| 2 | 23.48.640.F.1<br><br>OVERHEAD WEATHER PROTECTION | Overhead weather protection must be provided over the sidewalk or over a walking area within 10 feet immediately adjacent to the sidewalk. | The applicant requests to provide overhead weather protection greater than 10 feet from immediate adjacency to the sidewalk due to providing neighborhood open space between the sidewalk and the structure. | The preferred alternative proposes neighborhood open space along the entire length of NE 45th street. the open space along NE 45th street is 32'-0" +/- wide. (please see drawing 1/t1.101) the applicant proposes to extend overhead weather protection from the facade containing street level uses that are 32' +/- to the south of the property line. Thus placing the overhead weather protection greater than 10' from the row. | University DC2-2<br>Architectural<br>Concept & Facade<br>Composition<br>DC2-2.C<br>Cohesive Design |





**PER SMC 23.48.040**

C. Development standards for required street-level uses. Street-level uses that are required by subsection 23.48.005.D, 23.48.605.C, or 23.48.805.B, and street-level uses exempt from far calculations under the provisions of subsection 23.48.220.B.2, 23.48.620.B.2, 23.48.720.B.2, or 23.48.820.B, whether required or not, shall meet the following development standards.

1. Where street-level uses are required, a minimum of 75 percent of the applicable street-level, street-facing facade shall be occupied by uses listed in subsection 23.48.005.D.1. The remaining street-facing facade may contain other permitted uses or pedestrian or vehicular entrances.

Where required:  
Class 1 pedestrian street - NE 45th street

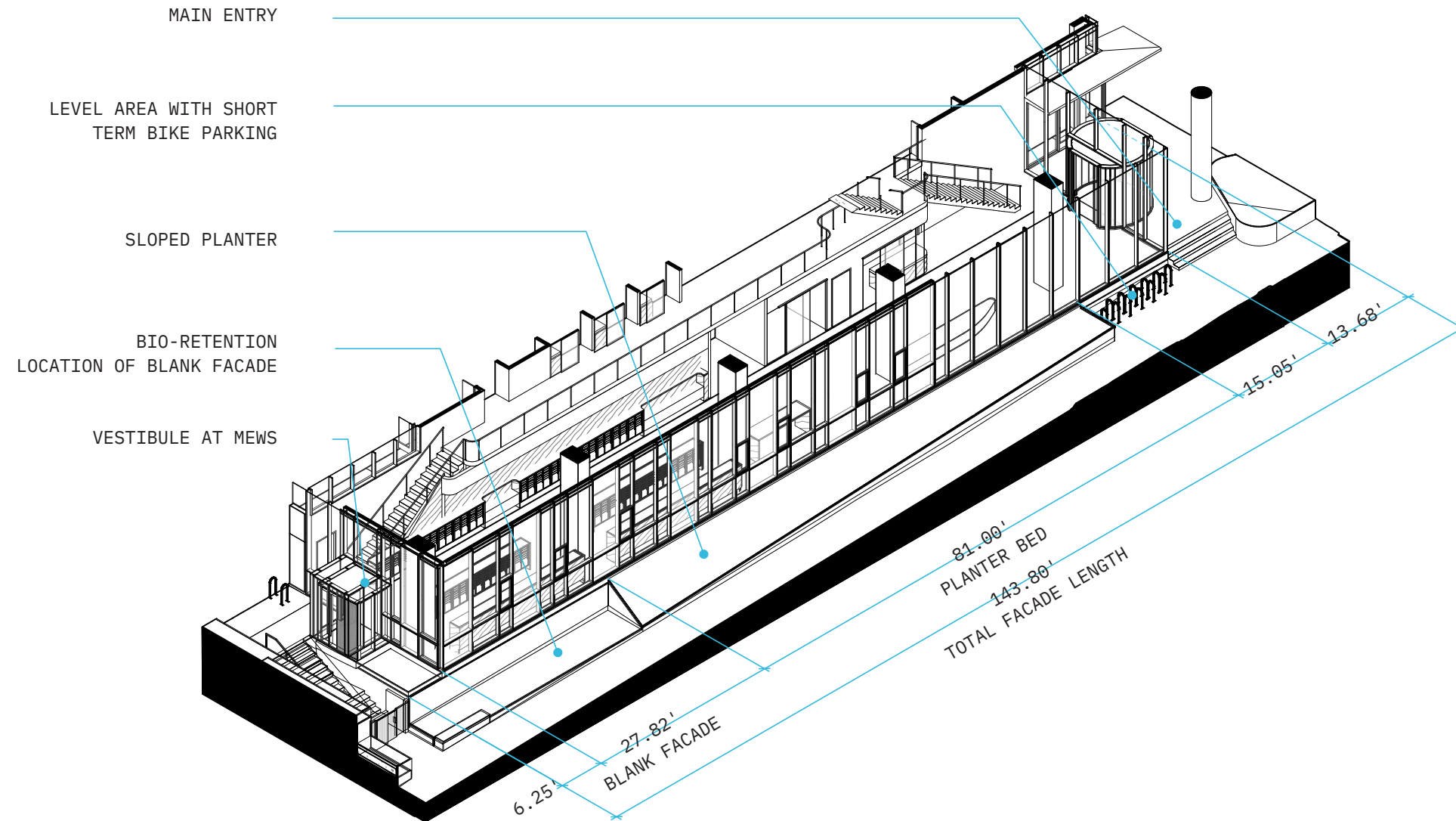
Qualifying use(s) provided:  
Eating & drinking establishment

Required street-facing facade length:  
82.40 ft x 75% = **61.80 ft required**  
**58.33 ft provided**

**58.33 ft / 82.40 ft = 71% provided**

|   | ZONING CODE  | REQUIREMENT  | REQUEST  | DEPARTURE JUSTIFICATION   | RELEVANT DESIGN GUIDELINES   |
|---|--|--|--|---|--|
| 3 | 23.48.040.C.1<br><b>DEVELOPMENT STANDARDS FOR REQUIRED STREET-LEVEL USES</b> | Where street-level uses are required, a minimum of 75 percent of the applicable street-level, street facing facade shall be occupied by uses listed in subsection 23.48.005.D.1. | The applicant requests to reduce the percentage of specified uses of street-level, street facing facade to 71 percent. | The applicant proposes reducing the street level uses frontage from 75% to 71%. A protruding mass at level 02 along the alley has been reduced since the EDG meeting effectively reducing the street frontage. (Please see p. 21 & 28.) Additional plantings along the alley has been added and the street level use frontage wraps both the alley and 11th Ave NE. The total length of proposed street level uses frontage is 103.72' exceeding the required length. By wrapping the corner along the alley and the setback area at the tower entry along 11th Ave NE the street level uses will have two corner conditions thus greater visibility, activate the alley facade and provide a cohesive facade design and entry point. | <b>DC1-1a</b> Activating Uses<br><b>DC2-2c</b> Cohesive Design<br><b>PL1-1a</b> Include open space at grade that physically or visually engages the public realm |

DEPARTURES | STREET LEVEL USES



|   | ZONING CODE                                   | REQUIREMENT   | REQUEST   | TYPE I DIRECTOR'S DECISION JUSTIFICATION   | RELEVANT DESIGN GUIDELINES  |
|---|---|---|---|--|---|
| 1 | 23.48.040.B.2.a<br><b>BLANK FACADE LIMITS</b> | Blank facades are limited to segments 15 feet wide. Blank facade width may be increased to 30 feet if the director determines as a type I decision that the facade is enhanced by architectural detailing, artwork, landscaping, or other similar features that have visual interest. | The applicant requests to increase allowable blank facade width to 30 feet. | Incorporating planters along 11th ave NE reduces the impact of the blank facade along that street edge, creating visual interest and providing a pedestrian scale, in lieu of providing façade transparency below the residential lobby's floor line. (please see p. 53 for an additional view of the blank facade area) | <b>DC2-A.2</b><br>Massing - Reducing Perceived Mass<br><b>DC2-D1</b><br>Scale and Texture - Human Scale<br><b>DC2-D2</b><br>Scale and Texture - Texture |

TYPE 1 DIRECTOR'S DECISION | BLANK FACADE

# 14 | SUMMARY





## RECOMMENDATION MEETING SUMMARY:

### THE BOARD'S EDG DIRECTION REMAINS BY:

- + Building upon the design concepts supported by the board. Central to the proposal is reflecting the design team's "thorough contextual and historical analysis of the neighborhood" as well as their "understanding of the history and character of the neighborhood" which continued to shape the proposal's massing, facade, material choices, social greenway design and street level.
- + Further developing the social greenway concept as a "unique contemplation on what it means to live in a vertical tower."
- + Developing open spaces and street edges to strengthen the concepts derived from the neighborhood context and relate to the tower design.

### RECOMMENDATION MEETING DESIGN SUMMARY

Since the Early Design Guidance meeting the design team continued their commitment to the concept of "rational and romantic." The proposal is inspired by in the indelible qualities of the past, present and future characteristics of the University District. The rational tower form and facade expression juxtaposed with carved-out, curvilinear or romantic "social greenways" is a composition that lends itself well as an expression of the neighborhood's street grid, natural features and the planning concepts of the University. The context also served as inspiration to meet a complex building program and functional requirements. They offered ways for high variety of apartment types within a rational framework to coexist with organically shaped exterior social spaces.

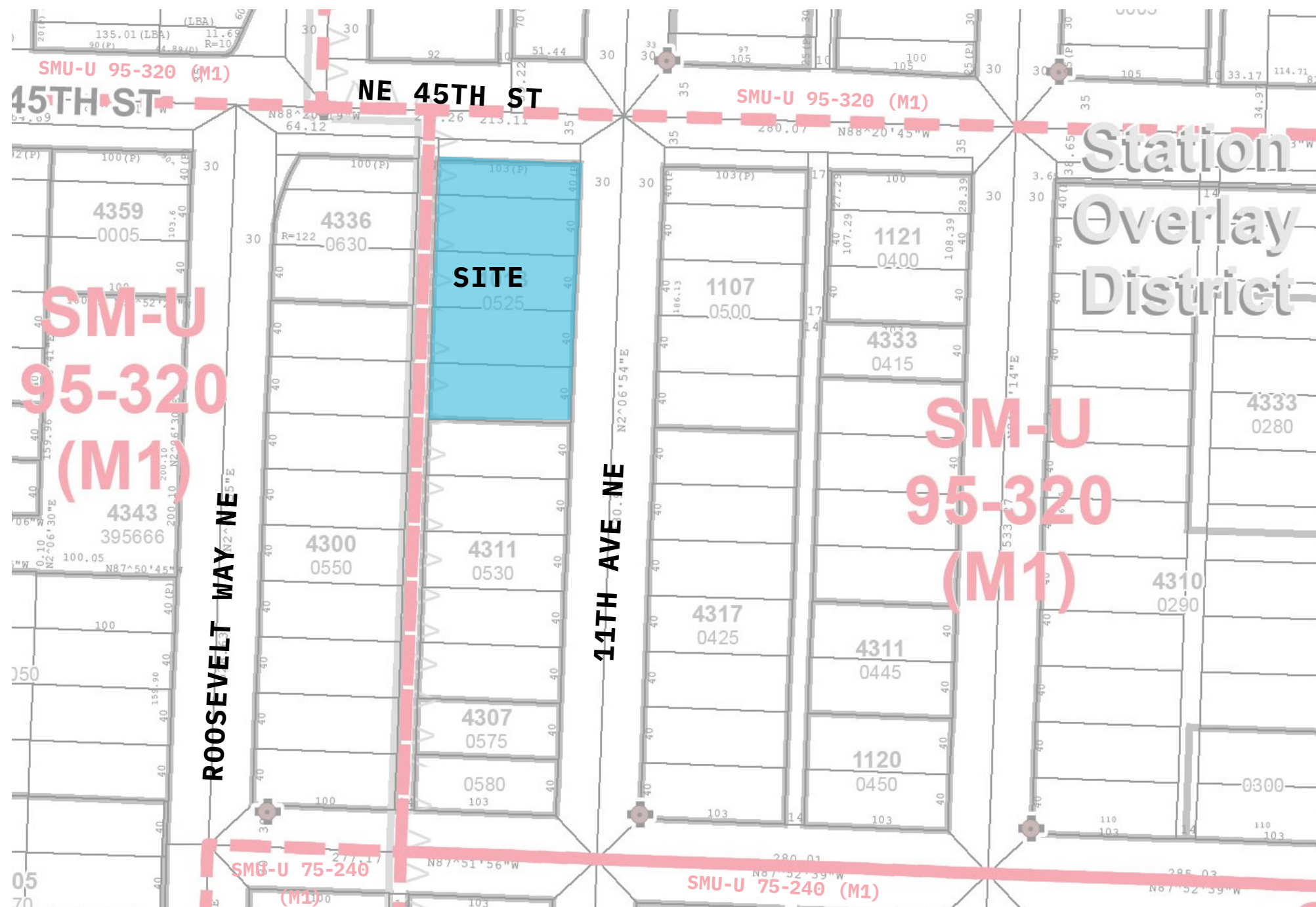
The stepped social greenways connect multiple levels, provide intermediate scales within a tall building. They are a form of vertical urbanism more closely related to the neighborhood's streets, campus plazas and parks. They are places for neighbors to gather, and connect on everyday paths. They are more apt to serendipitous interaction like those in the public realm rather than private residential spaces scaled-up to meet the capacity of high-rise structure.

The design reflects the values contained in the citywide and neighborhood design guidelines and as noted by the board, it pursues ideas in order to consider a "unique contemplation on what it means to live in a vertical tower."

## SUMMARY

# 15 | APPENDIX



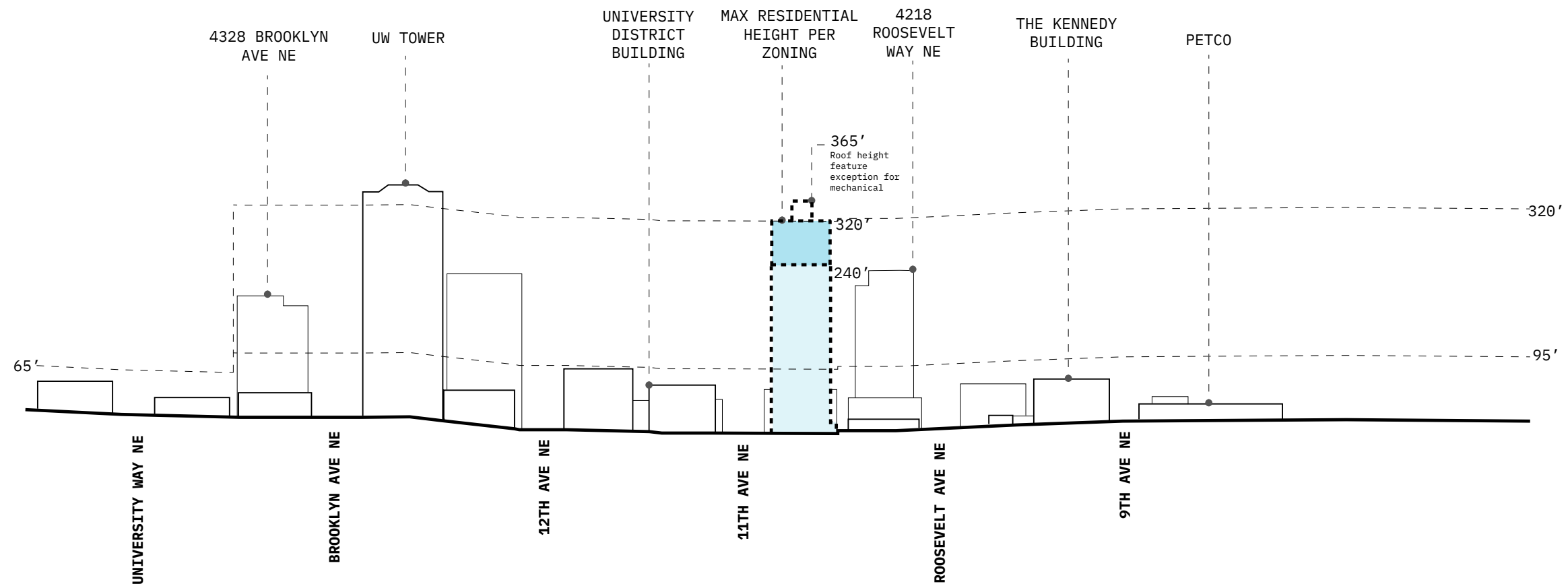
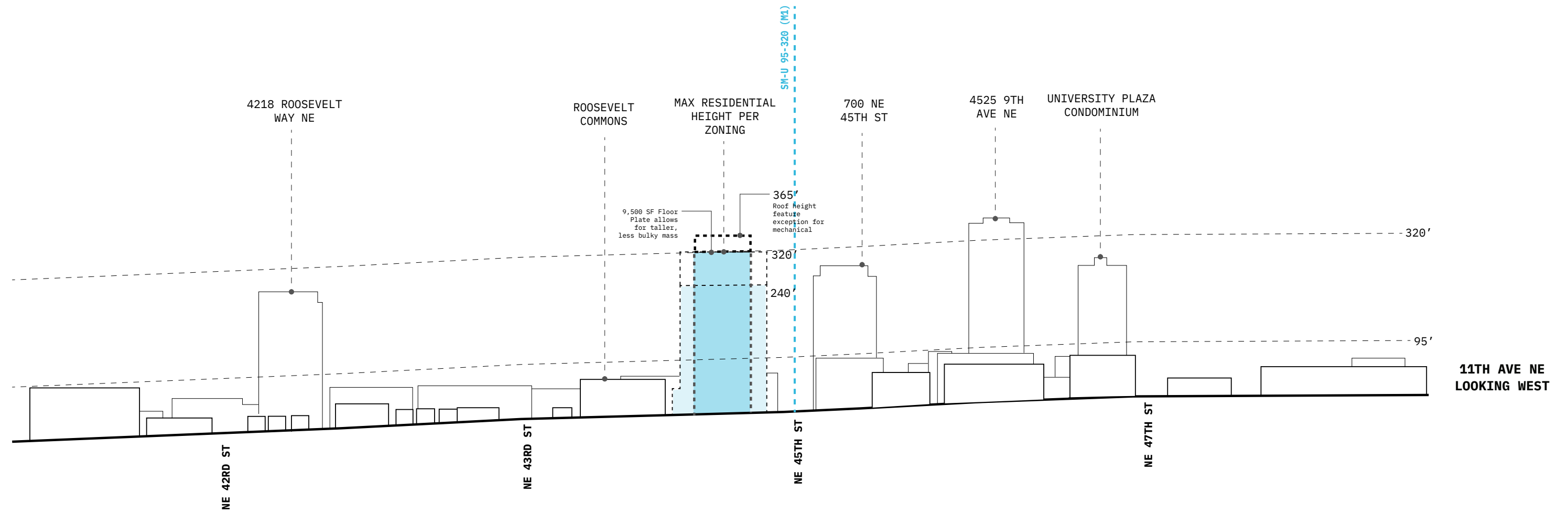


ZONING MAP



150

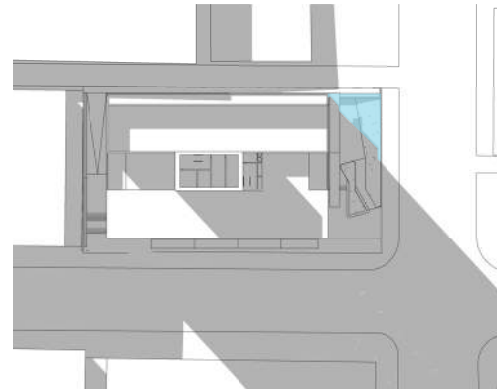




STREET ELEVATIONS

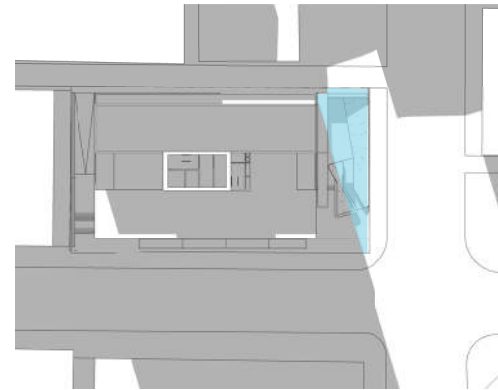


AFTERNOON DAYLIGHT  
NE 45TH STREET



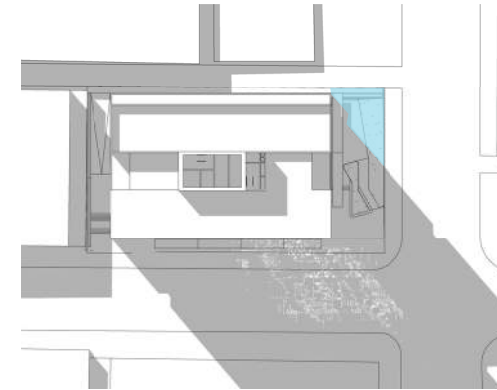
**EQUINOX 3PM**

The ROW and adjacent open space along NE 45th Street begins to have direct afternoon sunlight at 3pm



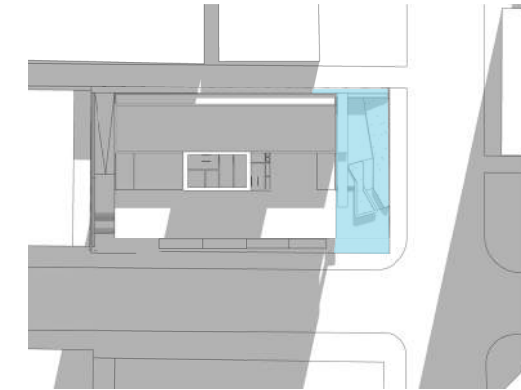
**EQUINOX 5PM**

The ROW and adjacent open space along NE 45th Street starts to fall in shadow from existing structures to the north between 5 and 6PM



**SOLSTICE 2PM**

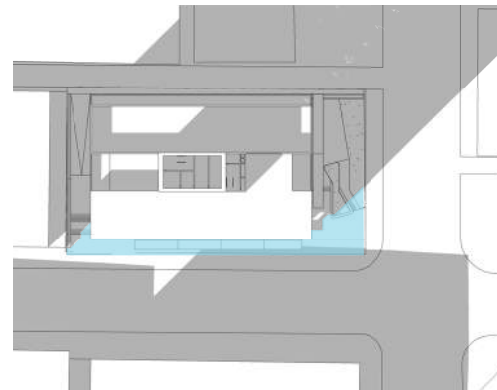
The ROW and adjacent open space along NE 45th Street begins to have direct afternoon sunlight at 2pm



**SOLSTICE 6PM**

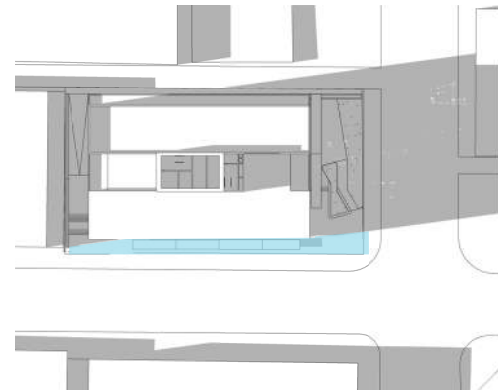
The ROW and adjacent open space along NE 45th Street starts to fall in shadow from existing structures to the north between 6 and 7PM

MORNING DAYLIGHT  
11TH AVE NE



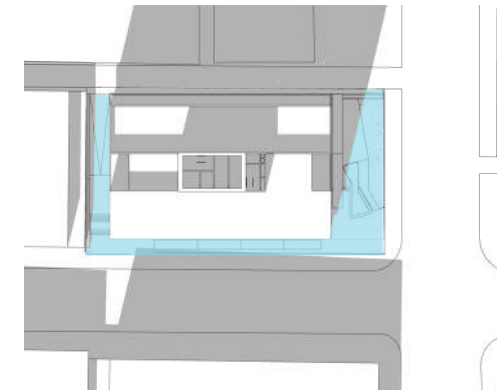
**EQUINOX 9AM**

The ROW and adjacent open space along 11 Ave NE begins to have direct morning sunlight at 9am



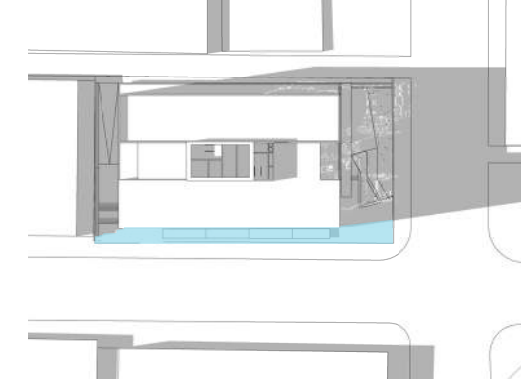
**EQUINOX NOON**

The ROW and adjacent open space along 11 Ave NE starts to fall in shadow after 12pm



**SOLSTICE 9AM**

The ROW and adjacent open space along 11 Ave NE begins to have direct morning sunlight at 9am



**SOLSTICE NOON**

The ROW and adjacent open space along 11 Ave NE starts to fall in shadow after 12pm

Providing Neighborhood Open Space with direct access from the east and north facing streets allows for a periods of direct sunlight in the morning and afternoon.  
hours

NEIGHBORHOOD OPEN SPACE SOLAR ANALYSIS



# A-1 | ZONING DATA

| ZONING   |  | ZONING   |  |
|--|--|--|--|
| <b>SMC.23.48.021</b><br>Extra floor area in Seattle Mixed zones<br><br>D. Minimum requirement. Developments containing any extra floor area shall meet the following requirements:<br><br>1. Green building performance. The applicant shall make a commitment that the proposed development will meet the green building standard and shall demonstrate compliance with that commitment, all in accordance with Chapter 23.58D. | <b>SMC.23.48.025</b><br>Structure height<br><br>C. Rooftop features<br><br>4. The following rooftop features may extend up to 15 feet above the maximum height limit, so long as the combined total coverage of all features listed in this subsection 23.48.025.C.4, including weather protection such as eaves or canopies extending from rooftop features, does not exceed 20 percent of the roof area, or 25 percent of the roof area if the total includes stair or elevator penthouses or screened mechanical equipment:<br><br>b. Stair penthouses;<br><br>c. Mechanical equipment;<br><br>g. Covered or enclosed common amenity area for structures exceeding a height of 125 feet.<br><br>5. For structures greater than 85 feet in height, elevator penthouses up to 25 feet above the height limit are permitted. If the elevator provides access to a rooftop designed to provide usable open space or common recreation area, elevator penthouses and mechanical equipment up to 45 feet above the height limit are permitted, provided that all of the following are satisfied:<br><br>a. The structure must be greater than 125 feet in height; and<br><br>b. The combined total coverage of all features gaining additional height listed in this subsection 23.48.025.C does not exceed limits listed in 23.48.025.C.4. | <b>SMC.23.48.040</b><br>Street-level development standards<br><br>C. Development standards for required street-level uses. Street-level uses that are required by subsection 23.48.005.D, 23.48.605.C, or 23.48.805.B, and street-level uses exempt from FAR calculations under the provisions of subsection 23.48.220.B.2, 23.48.620.B.2, 23.48.720.B.2, or 23.48.820.B, whether required or not, shall meet the following development standards. In the SM-NG zone, where street-level use requirements apply to a mid-block corridor, these standards shall be applied as if the mid-block corridor were a street.<br><br>1. Where street-level uses are required, a minimum of 75 percent of the applicable street-level, street-facing facade shall be occupied by uses listed in subsection 23.48.005.D.1. The remaining street-facing facade may contain other permitted uses or pedestrian or vehicular entrances.<br><br>3. The space occupied by street-level uses shall have a minimum floor-to-floor height of 13 feet and extend at least 30 feet in depth at street level from the street-facing facade.<br><br>E. Mid-block corridor<br><br>1. Required mid-block corridor<br>a. In the area shown on Map B for 23.48.640, lots that meet the following criteria are required to provide a midblock corridor:<br><br>1) The lot exceeds 30,000 square feet in area and abuts two north/south streets.<br><br>The project site is less than 30,000 sf, therefore a mid-block corridor is not required. | <b>SMC.23.48.615</b><br>Floor area ratio in SM-U zones<br><br>C. Floor area exempt from FAR. In addition to the exempt floor area identified in subsection 23.48.020.B, the following floor area is exempt from FAR limits:<br><br>SMC.23.48.020.B<br><br>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. Calculation of the allowance includes the remaining gross floor area after all exempt space allowed in this subsection 23.48.020.B has been deducted. Mechanical equipment located on the roof of a structure, whether enclosed or not, is not included as part of the calculation of total gross floor area. All gross floor |

RELEVANT ZONING SECTIONS

| ZONING  |   | ZONING   |   |
|---|---|--|---|
| <b>SMC.23.48.640</b><br>Street-level development standards in SM-U zones<br><br>A. Required setbacks in SM-U zones<br><br>NE 45th Street - 8 feet minimum<br><br>E. Mid-block corridor<br><br>A. In the area shown on Map B for 23.48.640, lots that meet the following criteria are required to provide a mid-block corridor:<br><br>1. The lot exceeds 30,000 square feet in area and abuts two north/south streets. Lots exceeding 30,000 square feet that are separated only by an alley and that are developed as a combined lot development under Section 23.48.627 are also required to provide a mid-block corridor to connect the two abutting north/south streets; and<br><br>2. The lot has a street frontage that exceeds 250 feet on at least one of the abutting north/south streets. | <b>SMC.23.48.645</b><br>Upper-level development standards in SM-U zones<br><br>A. High-rise floor area limits. All high-rise structures are subject to a limit on the floor area of stories above 45 feet in height except that, on a lot that includes a light rail transit station, the limit on floor area only applies to stories above 55 feet in height.<br><br>Table A for 23.48.645<br><br>Average gross floor area for all stories above 45 feet Greater than 160 feet but not exceeding 240 feet in height - 10,500 square feet.<br><br>Maximum gross floor area of any single story above 45 feet - 11,500 square feet.<br><br>B. Upper-level setbacks in SM-U 75-240 and SM-U 95-320 zones. The following upper-level setbacks are required, and the height which the setback is required shall be measured from the midpoint of the lot line from which the setback is required:<br><br>1. On lots that do not include high-rise structures, an average setback of 10 feet is required from all abutting street lot lines for any portion of a structure that exceeds 65 feet in height. The maximum depth of a setback that can be used for calculating the average is 20 feet.<br><br>D. Side lot line setbacks. In the SM-U 75-240 and SM-U 95-320 zones, a minimum setback of 15 feet is required from any side lot line that is not a street or alley lot line for all portions of a high-rise structure exceeding the mid-rise height limit of the zone. | <b>SMC.23.48.646</b><br>Facade modulation in SM-U zones<br>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, except as specified in subsection 23.48.646.B.<br><br>B. Modulation is not required for the following:<br><br>4. For the portion of the street-facing facade that does not exceed a width of 100 feet above 45 feet in height. | <b>SMC.23.48.650</b><br>Required open space for large lot developments in M-U zones<br><br>A. Open space meeting the standards of this Section 23.48.650 is required in all SM-U zones for development on a lot exceeding 30,000 square feet.<br><br>B. Open space required by subsection 23.48.650.A shall meet the following standards:<br><br>1. The minimum amount of required open space shall be equal to 15 percent of the lot area<br><br>2. Area qualifying as required open space may include both unclosed usable open space and limited amounts of enclosed area, as provided for in this subsection 23.48.650.B and as specified in Table A for 23.48.650.<br><br><b>The project site is less than 30,000 sf, therefore open space meeting this section is not required.</b> |



# A-2 | DESIGN GUIDELINES

CITY WIDE GUIDELINE | CS2 -  
URBAN PATTERN AND FORM

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

A. LOCATION IN THE CITY AND NEIGHBORHOOD

1. Sense of Place: Emphasize attributes that give Seattle, the neighborhood, and/or the site its distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists and create a sense of place where the physical context is less established.

Response: The design team’s analysis of the neighborhood identified contrasting conditions. Several conditions such as: topography, street grid patterns, boundaries, linear greenways, vegetation, and the University’s campus plan are distinctly different in character and experience. In simple terms the team describes the contrasting conditions in the neighborhood as a “Rational and Romantic” landscape. The street pattern is “rational” as it is a grid of long blocks running north and south with a hierarchy of streets and access via alleys at the center of the blocks. Interstate 5 forms an intense the west edge of the neighborhood. In contrast, to the grid and highway, natural edges formed by Portage and Union Bays to the south and Ravenna Park to the north are curvilinear and distinctly different in character than the experience of the grid. The Campus, arranged around pedestrian open space with vistas adds to the contrast of the grid and could be described as “romantic.” (\*Please see pp. 17-20 )

The proposed alternative considered the contrasting features (“rational and romantic”) as a design inspiration for the massing. The overall building form, arranged by a modular unit type (\*pp. 58-60) reflects the rational qualities of the street grid. The proportions of the site and hence the building form is proportional to the long blocks of the grid. In contrast to the rational tower form, outdoor, open resident amenity areas are “carved” into the east and west building fronts. These carved areas step, creating irregular shaped outdoor spaces reflecting the natural, more organic or romantic qualities of the neighborhood’s linear parks and Campus plan.

CITY WIDE GUIDELINE | CS2 -  
URBAN PATTERN AND FORM

D. HEIGHT, BULK, AND SCALE

1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies.

Response: The preferred alternative considers height, bulk and scale horizontally and vertically. Horizontally the preferred alternative signifies a mid-rise scale that relates to the immediate context. Although the site is surrounded by the same SMU- 95-320 (M1) zone, the neighboring buildings establish a lower “mid-rise” datum since the earlier zoning height in the area was 85’. The mid-rise datum is signaled with the preferred alternative by an east facing multi-story “carved” outdoor terrace or “social greenway.” (\*Please see pp. 96, 97, 100, 101) A second “carved greenway” occurs higher-up in the building on the west adding another horizontal division. The west facing “High-rise” carved greenway is seen from more distant vantage points. (\*Please see pp. 98, 99, 102) It is an element carved into a straight forward, simple tower form reflecting the nearby existing towers such as the M and the UW Tower (\*pp. 147)

The preferred alternative is also divided into three vertical slabs reflecting the “H-shape” plan arrangement. This shape sets the center portions of the building further back than on the north and south facades creating more slender proportions. The mid-rise and high-rise social greenways wrap each end with a common space, signaling three different scales of the tower. (\*pp. 97)

CITY WIDE GUIDELINE | PL1 -  
CONNECTIVITY

Complement and contribute to the network of open spaces around the site and the connections among them.

A. NETWORK OF OPEN SPACES

1. Enhancing Open Space: Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood. Consider ways that design can enhance the features and activities of existing off-site open spaces. Open space may include sidewalks, streets and alleys, circulation routes and other open areas of all kinds.

Response: The size of the site does not require a mid-block connector or outdoor open space per zoning. However, the preferred alternative proposes to provide neighborhood open space on the site. The design team identified the existing and proposed outdoor open space along NE 45th Street. (\*pp. 41, 149) In concept the open space being proposed would be an extension of the street ROW on both NE 45th Street and 11th Avenue NE. The residential mews – an outdoor linear space connecting the alley and 11th Avenue NE. The mews allows residents access into and through the site as a casual “back door.” In the public realm, the proposed neighborhood open space is an extension of the ROW’s since the site is north facing and situated on the south side of NE 45th Street and west along 11th Avenue NE, direct sunlight on average will be in the morning on 11th Avenue NE and in the afternoon on NE 45th Street. The preferred alternative is set back 6’-0” further back along 11th Avenue NE in addition to an SDOT required 4’-0” ROW setback. On NE 45th Street, the setback is over 30’. The open space to the north intends to provide more relief from the busy street and become a public extension of the ROW. To the east, the open space is seen as a linear element of planting, site furniture and bicycle parking that can be accessed on the east or the west rather than a green buffer along the building face. (\*Please see pp. 92, 104, 119)

RELEVANT DESIGN GUIDELINES (\*AS PRESENTED AT EDG)

U DISTRICT SUPPLEMENTAL GUIDELINE  
| PL1 - CONNECTIVITY

D. HEIGHT, BULK, AND SCALE

Complement and contribute to the network of open spaces around the site and the connections among them.

1.D Treat all alleyways as potential pedestrian routes: Incorporate windows, entries, art, lighting, and active uses on alley-facing facades to activate and improve safety in alleys.

Response: A proposed “residential mews” or an outdoor linear space connecting the alley with 11th Avenue NE. which allows residents access into and through the site as a casual “back door.” This open area would be adjacent to the garage entry for bicycles and vehicles. It would have a residential building entry connecting lobby functions including mail and packages. This space provides an active circulation pattern and use for the building and adds activity to the alley. It provides a break along the street on 11th Ave. NE with views through the site. (\*Please see. pp. 41, 86, 87)

U DISTRICT SUPPLEMENTAL GUIDELINE  
| PL3 - STREET-LEVEL INTERACTION

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

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 fine-grained detail and ground-level activity that engages the public realm.

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.

Response: The north facing, street level frontage is proposed as primarily a commercial front as required by zoning with a mixed-use northeast corner in that there would be a main entry for the tower and retail at grade. The commercial frontage is adjacent to the proposed neighborhood open space. The floor level of the commercial uses steps to accommodate the sloping street and align with the neighborhood open space. The concept is to extend the ROW, provide relief from the busy street, navigate the sloping street edge and provide inviting, continuous open space with active an active commercial front. (\*Please see pp. 44)

U DISTRICT SUPPLEMENTAL GUIDELINE  
| 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.

Response: Similar to the design teams response for CS2-D1, the carved "social greenways" on the east and west of the preferred alternative are positioned to acknowledge the differing scales or datums of the adjacent context. The stepping terraces reflect the differing heights of the adjacent structures and reflects the changing topography of the neighborhood. (\*Please see pp. 96, 98, 100, 102, 104)

RELEVANT DESIGN GUIDELINES (★AS PRESENTED AT EDG)



U DISTRICT SUPPLEMENTAL GUIDELINE  
| DC2 - ARCHITECTURAL CONCEPT

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.

**Response:** The carved outdoor terraces divide the building into three components reflecting internal program such as residential types, community spaces and outdoor terrace areas. These elements divide the building into three residential layers between outdoor social spaces. The outdoor spaces create an intermediate scale to the preferred alternative. (\*Please pp. 55, 56)

U DISTRICT SUPPLEMENTAL GUIDELINE  
| DC2 - ARCHITECTURAL CONCEPT

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.

**Response:** The preferred alternative studied several roof terminus alternatives. The design team's preferred alternative is to keep the tower as simple, rational backdrop as not to detract from the carved-social greenways. An extruded vertical slab acting as backdrop for the roof terminus strengthened the “rational and romantic” characterization of the neighborhood, compliments the “fabric tower” quality of the existing tall buildings such as the UW tower and The M and maintains the carved greenways as the memorable feature of the preferred alternative that enhances the skyline. (\*Please see pp. 35)

U DISTRICT SUPPLEMENTAL GUIDELINE  
| DC2 - ARCHITECTURAL CONCEPT

I. 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 irregular shape of the carved social greenways provides a distinctive façade seen from distant vantage points. The primary vantage point is from the west on NE 45th Street. The “high-rise carved greenway” on the upper section of the west façade can be seen terracing downward three levels and open to NE 45th Street. The site is located at the west edge of the commercial heart of NE 45th (\*pp. 102) Approaches from the south on Eastlake Ave E and the north at I-5 and NE 50th Street are less prominent but visible. (\*Please see pp. 99)

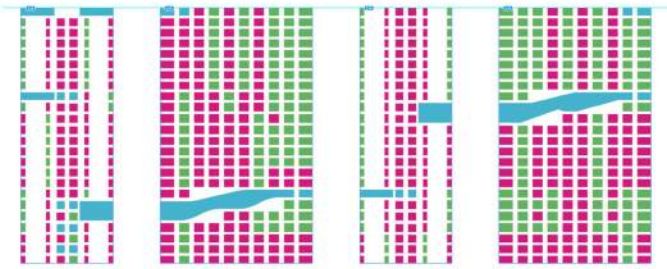
RELEVANT DESIGN GUIDELINES (\*AS PRESENTED AT EDG)



Monotonous grid, static and commercial in expression



Street grid over time = hierarchy and interest



Internal program expressed on facade adds hierarchy



Optimizing windows and program without solid / void contrast detracts from greenway

Low contrast between vision glass and panels (solid and void) diminished greenway



Secondary elements such as window surround and accent mullion not strengthening facade concept + diminishing greenway



low solid and void contrast diminishes grid and greenway



## REJECTED FACADE CONCEPTS AND ALTERNATIVES

## 4. MATERIALS

### DESIGN REVIEW BOARD DIRECTION:

The Board indicated support for the very preliminary facade concept, utilizing a rigorous pattern contrasting the more whimsical carved space from the facade planes and agreed that should be carried through to a cladding expression that contrasts the solid and void. (DC4-A Exterior Elements and Finishes)

### DESIGN RESPONSE

+ On the left are a series of facade studies that were rejected. Through these studies the design team concluded that the strongest expression of a "rational and romantic" facade was to have the carved social greenways as the central feature. The solid / void grid of the tower should be a secondary element to support the greenways but not to detract from them. Important to the grid was to contrast between solid and void represented with light cladding / glazing with gray tint, avoid monotony, express the variety of apartment types and not add additional secondary elements that would not support the main feature - the greenways.

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