



# Early Design Guidance Meeting #2

3020 NE 45th Street  
Seattle, WA 98105

10.03.2022 SDCI #3039209-EG



ENCORE  
ARCHITECTS

WEISMANDESIGNGROUP



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# Project Team & Previous Work

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## Landscape Architect

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Seattle, WA 98112

### CONTACT

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Featured projects shown designed or developed by members of the project team



The Bower | 11811 NE 128th St, Kirkland | LMC + Encore



Axel Apartments | 3230 16th Ave W, Seattle | LMC + Encore



Burke & Union | 4516 Union Bay Place NE, Seattle | Encore



Spectra Apartments | 17611 NE 70th St, Redmond | LMC + Encore + Weisman



Zella Apartments | 429 2nd Ave W, Seattle | Encore + Weisman



Aria Apartments | 16760 Redmond Way, Redmond | Encore + Weisman



# Project Vision

## Project Update

- This voluntary second Early Design Guidance (EDG) meeting was requested by the Design Team in order to provide updated project and massing information to the Board in an effort to obtain additional guidance prior to submitting for Master Use Permit (MUP).
- The Board supported the Preferred Massing Scheme, which was organized around an Exceptional Tree that was proposed to remain as a focal point for a street level retail plaza.
- The project now includes the additional parcel along Union Bay Place NE that previously bisected the street frontage, allowing for full redevelopment of this continuous project edge.

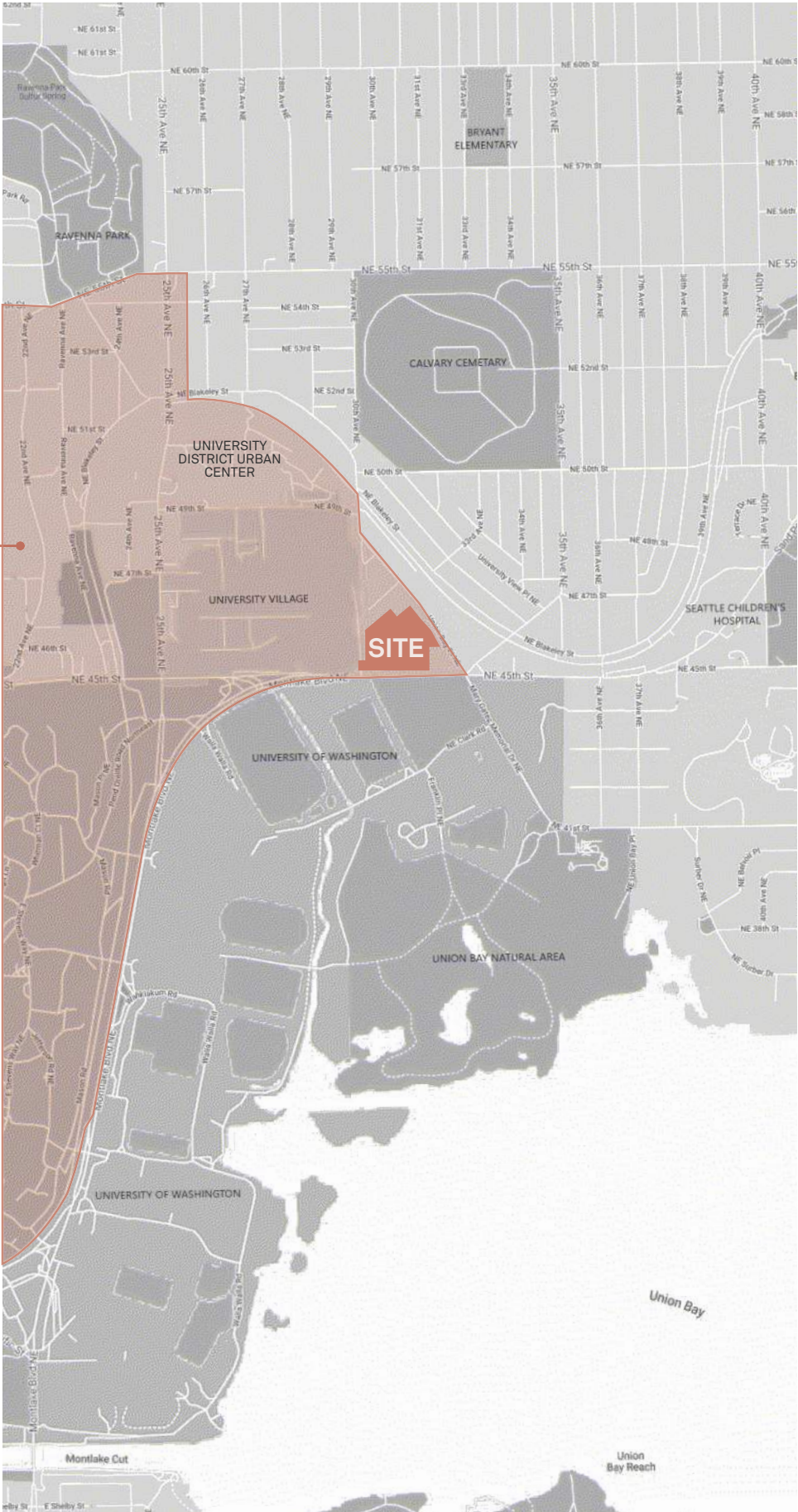
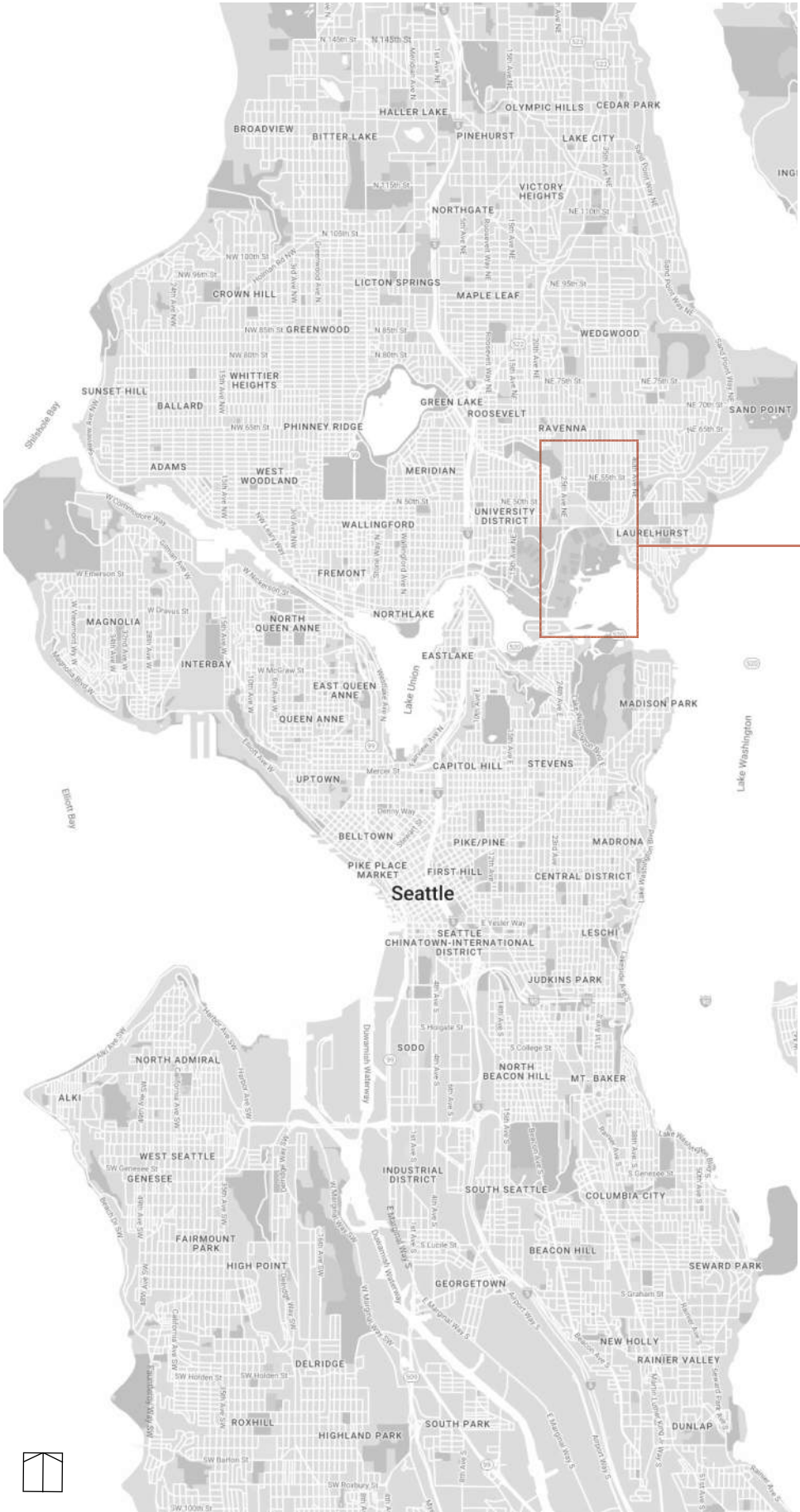
## Development Summary

### PROJECT INFORMATION

- |                                 |                            |
|---------------------------------|----------------------------|
| • Residential Units             | 775 (Approximately)        |
| • Commercial                    | 25,000 SF (Approximately)  |
| • Total Gross Floor Area        | 943,500 SF (Approximately) |
| • Parking Stalls (levels 1 & 2) | 684 (Approximately)        |

### PROJECT OBJECTIVES

- Enhance the neighborhood by infilling an underutilized site.
- Activate the urban edge along NE 45th Street & Union Bay Place NE.
- Embraces and integrates with the surrounding community.
- Improve the pedestrian experience with carefully detailed, human scale architectural details at the street level and building entrances.
- Replace and expand existing sidewalks with landscaping, plazas and retail spaces.
- Create an enduring architectural design that incorporates high-quality, durable materials and references relevant context.
- Maximize southern exposure.
- Create a residential community hub.
- Connect residential and retail energy.
- Outward-looking, connected to the neighborhood and surroundings.
- Vibrant street-scape.
- Create a focal point and unique destination.





# Public Outreach Summary

**Process:**

Public outreach for the project was conducted in April / May of 2022 and again in July of 2022. A project website was created with information on the proposed project and timeline, with the ability for people to provide feedback through an online survey or commenting through e-mail or directly on the website. A project outreach flyer was mailed to residents and businesses in the surrounding neighborhood, including project information and information on how to access the project website and provide feedback. Two neighborhood public meetings were conducted via remote access, on May 9 and May 14, 2022. A more detailed summary of the outreach process and feedback is included in the Appendix.

**Metrics:**

- 120 unique visitors to the website in April / May, and 24 unique visitors in the follow-up outreach in July.
- 193 total pages have been viewed, with the Home Page being the most popular (132 views) followed by Overview (61 views).
- 12 people took the project survey in April/May, and an additional 6 in July.
- 7 messages have been received to the project email.
- 9 people attended one of the public meetings.

**Summary of Comments:**

The comments received from the surveys, e-mails and the community meetings can be summarized into the following categories. A more detailed summary of the outreach process and feedback is included in the Appendix:

- **Design & Character:** A preference for environmentally friendly features, parking, attractive materials, interesting and unique design, and relationship to neighborhood character was suggested.
- **Pedestrian Experience:** A request for pleasant and safe conditions for people using and walking by the project, with suggestions for activating the pedestrian realm through seating and landscaping.
- **Height & Scale:** A few respondents expressed concern about the building height negatively impacting the existing neighborhood character, based on a belief that the proposed community will be significantly taller than surrounding buildings, and encouraged reducing the size, scope and height to six stories to match the rest of the neighborhood.
- **Retail:** When asked about future retail within the project, there was a preference for coffee or breakfast, followed by new restaurants or bars, as well as shopping. Several people would like to see the existing grocery store and restaurant be relocated within the project if possible.
- **Units:** One respondent noted that new construction in the area has introduced a massive number of one- and two-bedroom units and suggested that three-bed options would serve the community well.
- **Oppose.** One respondent encouraged not building the project.
- **Parking and Traffic:** Concerns with the project providing enough parking for the new residents, as well as the potential traffic impacts that would come with this many new residents in the neighborhood.
- **Access to Burke-Gilman Trail:** Some concerns with existing trail access points that are heavily used, and the potential for added trail users from the new project residents.

**Response:**

- **Design:** Our preferred massing option is organized as an outward looking approach for the project, with open space located to help break up larger massing elements at the perimeter of the project where it interfaces with the surrounding neighborhood. This helps to reduce the perceived scale of this large project to integrate and engage with the surrounding community with similar size massing forms as other buildings in the area.
- **Parking:** The proposed project is not required to provide any parking per the Seattle Zoning Code. We are proposing over 600 parking stalls, in ratio of parking to residential units higher than is typical for similar projects in the neighborhood. This is to ensure adequate parking for both businesses and residents within the project, to help mitigate parking concerns in the surrounding area.
- **Traffic:** The Seattle Zoning Code requires a single site access point for vehicles. We are requesting a code departure to allow 3 separate access points from two different streets. This will help disperse the potential traffic congestion for this size of a parking garage.
- **Access to Burke-Gilman Trail:** While this site does not have a direct connection to the Burke-Gilman trail, the project developer is considering options for ways to improve site access.
- **Pedestrian Experience and Safety:** Required street improvements along NE 45th Street will provide enhanced landscaping separating the new sidewalk from the traffic for enhanced safety, as the current sidewalk is directly adjacent to the roadway. Similar improvements along Union Bay Place will provide a sidewalk where none currently exists. The project is also proposing a significant open plaza on NE 45th Street, and a smaller plaza on Union Bay Place, both of which will include public seating and access to adjacent retail space. An existing exceptional London Plane tree serves as the focal point for the plaza on NE 45th Street, with enhanced landscaping to create a pedestrian friendly experience.
- **Existing Businesses:** The project developer has reached out to the existing businesses to discuss the possibility of locating within the project. This decision will be up to those businesses, but the project can accommodate those uses.



# Existing Site Context

## Legal Descriptions

**PARCEL 243720-0030**

EXPOSITION HEIGHTS TRACT A UNREC LOT 5 LESS NELY 120 FT & ALL LOT 6 & NWLY 41.58 FT LOT 7 & ALL LOTS 14 THRU 16 TGW E 50 FT OF S 70 FT OF POR OF SW 1/4 OF SE 1/4 SEC 9-25-4 LY NLY OF NE 45 ST

**PARCEL 243720-0034**

THAT PORTION OF TRACT A, EXPOSITION HEIGHTS, ACCORDING TO PLAT RECORDED IN VOLUME 15 OF PLATS, PAGE 83, KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF UNION BAY PLACE, DISTANT SOUTH 40 32’15” EAST 604.06 FEET FROM THE NORTHWEST CORNER OF SAID TRACT A, THENCE SOUTH 40 32’15” EAST ALONG SAID WESTERLY LINE 56 FEET, THENCE SOUTH 49 27’45” WEST 67.88 FEET, THENCE NORTH 89 56’56” WEST PARALLEL WITH THE NORTH LINE OF NORTHEAST 45TH STREET, 86 FEET, MORE OR LESS, TO A POINT WHICH BEARS SOUTH 49 27’45” WEST FROM THE POINT OF BEGINNING, THENCE NORTH 49 27’45” EAST TO THE POINT OF BEGINNING.

**PARCEL 243720-0036**

EXPOSITION HEIGHTS TRACT A UNREC SELY 58.17 FT OF 7 & N 50 FT OF 8

**PARCEL 243720-0041**

EXPOSITION HEIGHTS TRACT A UNREC POR LOT 8 DAF - S 82.40 FT LESS POR OF S 19.40 FT LY E OF LN 450 FT E OF & PLW W LN OF TR A TGW ALL LOTS 11 & 12 OF SD TR A

**PARCEL 243720-0065**

EXPOSITION HEIGHTS TRACT UNREC POR TR A EXPOSITION HEIGHTS DAF - BAAP N 0-15-15 W 35 FT & S 89-56-56 E 225 FT FR SW COR SD TR A ON NLY MGN E 45TH ST TH N 0-15-15 W 282.4 FT TH S 89-56-56 E 75 FT TH S 0-15-15 E 282.4 FT TH N 89-56-56 W 75 FT TO POB

- 1

Access & utility easement
- 2

On-street pedestrian path
- 3

Digital traffic information sign
- 4

Overhead traffic sign
- 5

Street / parking lot lighting (typical)
- 6

Bus shelter
- 7

Bus stop
- 8

Sign
- 9

Overhead power lines
- 10

Exceptional tree (see tree report in appendix)
- See appendix for numbered trees

- A

RETAIL BUILDING (TO BE DEMOLISHED)  
Height: 1 story  
Ground Floor Use: Grocery store
- B

RETAIL BUILDING (TO BE DEMOLISHED)  
Height: 1 story  
Ground Floor Use: Gym
- C

RESTAURANT BUILDING (TO BE DEMOLISHED)  
Height: 1 story  
Ground Floor Use: Restaurant
- D

MIXED-USE BUILDING  
Height: 6 stories  
Ground Floor Use: Retail and lobby
- E

MIXED-USE BUILDING  
Height: 6 stories  
Ground Floor Use: Retail and residential lobby
- F

MEDICAL OFFICE BUILDING  
Height: 2 stories  
Ground Floor Use: Offices and retail
- G

MIXED-USE BUILDING  
Height: 5 stories  
Ground Floor Use: Retail and residential
- H

MEDICAL OFFICE BUILDING  
Height: 3 stories  
Ground Floor Use: Offices
- I

RETAIL BUILDING  
Height: 1 story  
Ground Floor Use: Retail
- J

RETAIL BUILDING  
Height: 2 stories  
Ground Floor Use: Retail
- K

RETAIL BUILDING  
Height: 2 stories  
Ground Floor Use: Grocery store
- L

MEDICAL OFFICE BUILDING (TO BE DEMOLISHED)  
Height: 1 story  
Ground Floor Use: Veterinary





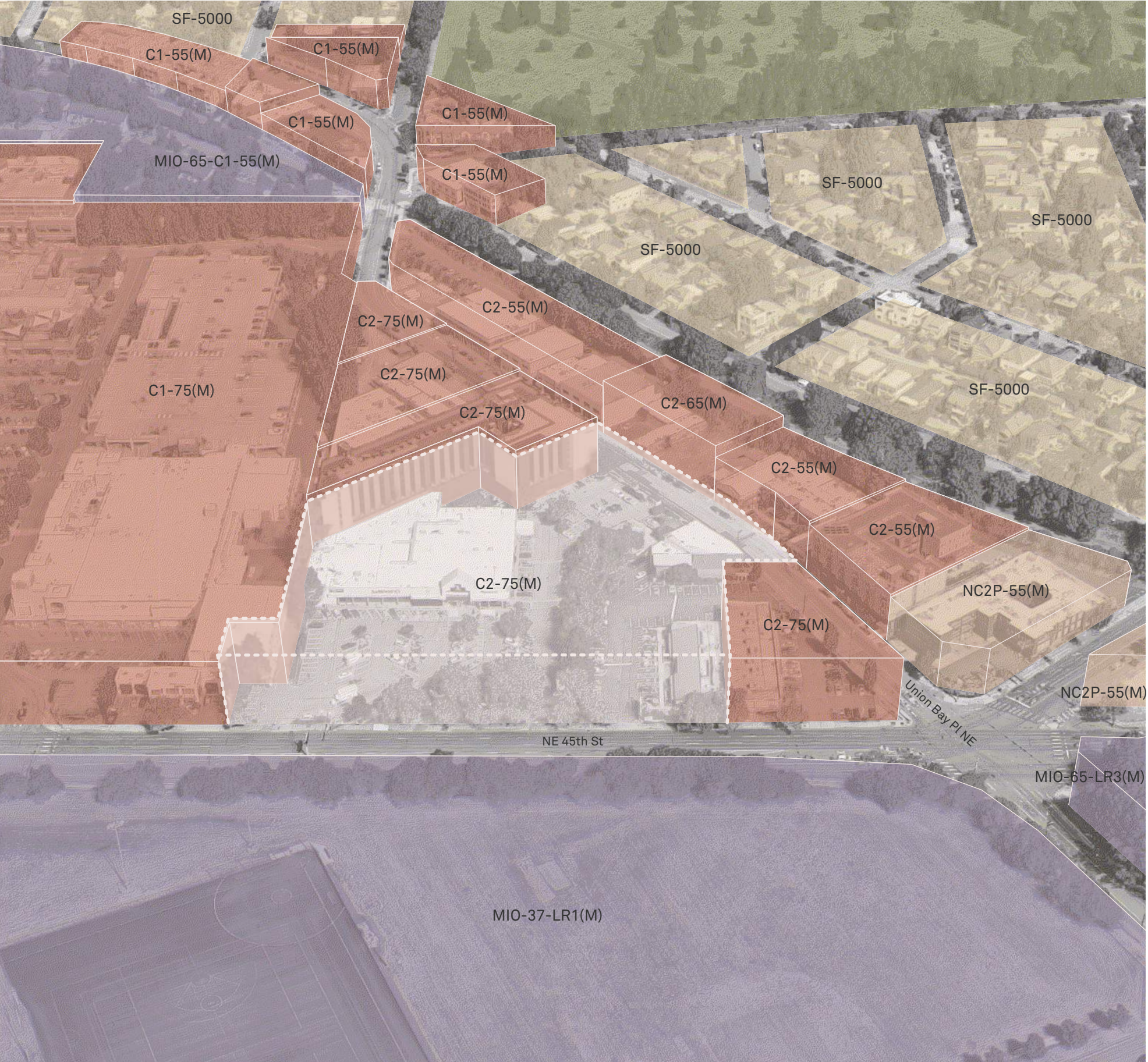




# Zoning Envelopes

## Zoning Legend

Neighborhood Residential	<div></div>
Neighborhood Commercial & Pedestrian Zone	<div></div>
Commercial	<div></div>
Major Institution Overlay	<div></div>





# Zoning Map

## Zoning Legend

- Neighborhood Residential
- Neighborhood Commercial & Pedestrian Zone
- Commercial
- Major Institution Overlay
- Urban Center / Urban Village Boundary





## Existing Land Uses

## Adjacent Uses

- |  |  |
|--|--|
| Residential (single-family & multi-family) |  |
| Mixed-Use                                  |  |
| Retail / Restaurant                        |  |
| Office / Industrial                        |  |
| Medical                                    |  |
| Education / Institutional                  |  |
| Recreational Open Space                    |  |
| Parking Structure                          |  |

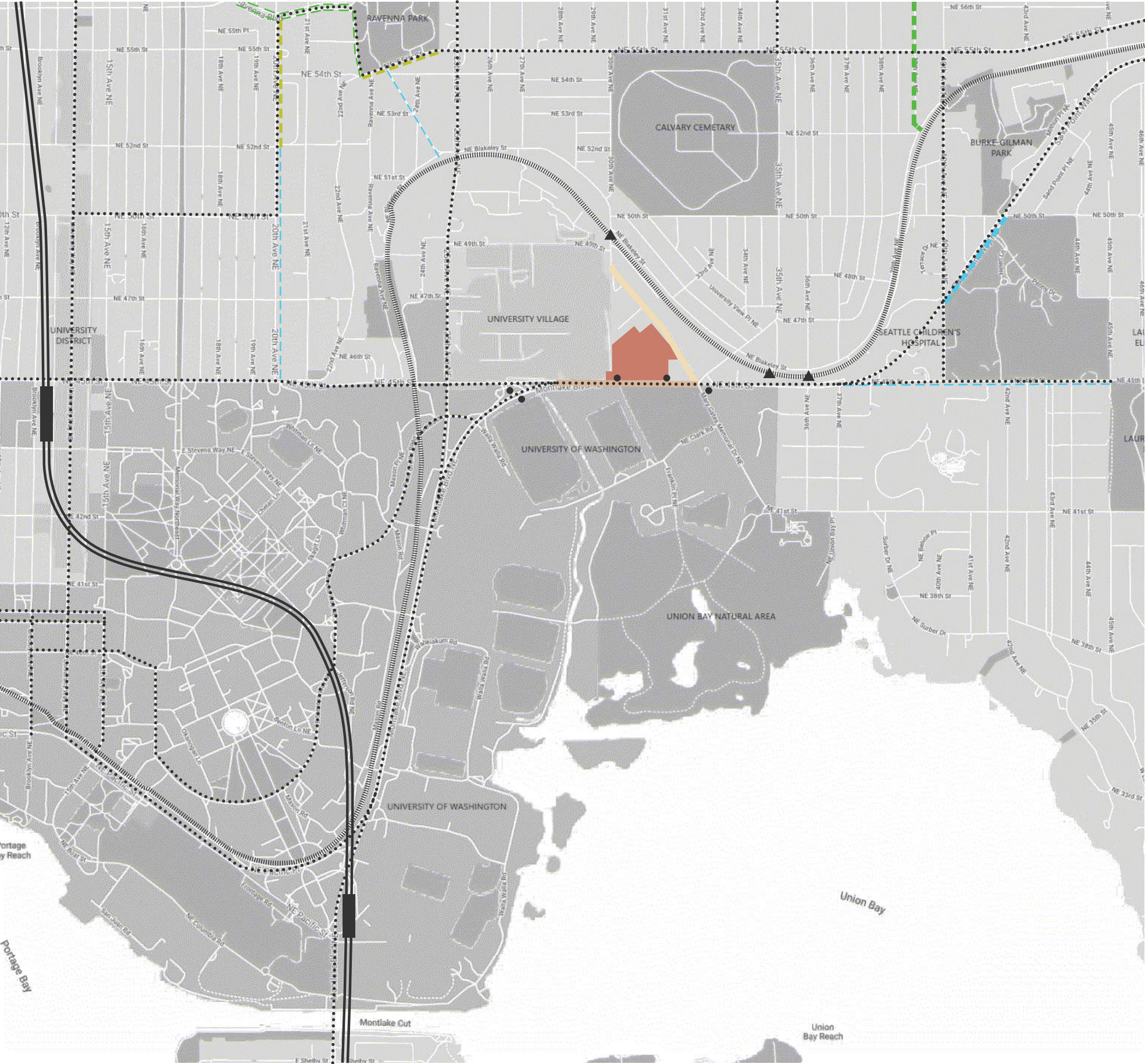




# Transportation

## Transportation Legend

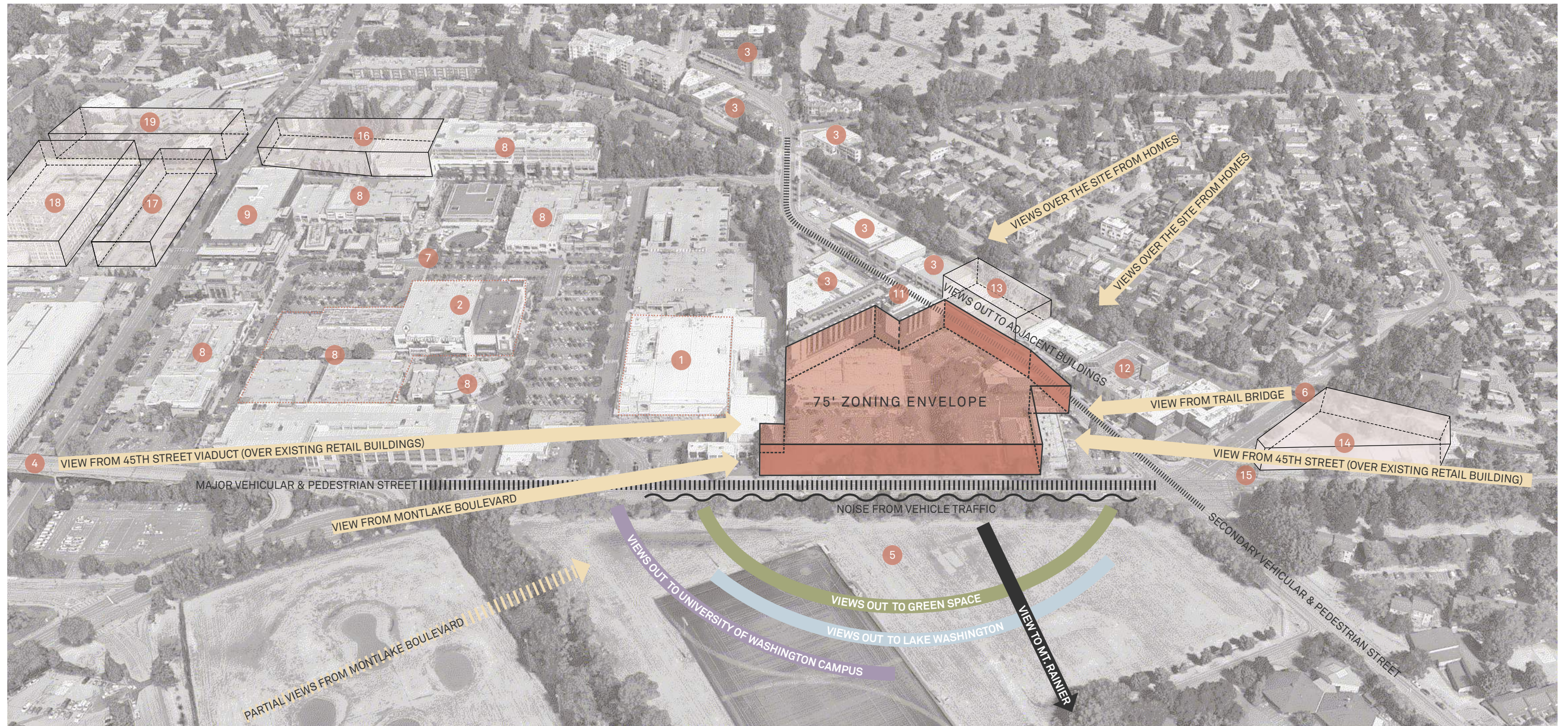
- Bus routes & Bus stops  
(Only the closest stops to the site are shown)
- Link Light Rail & Stations  
(underground)
- Multi-use Trail & Access points  
(Only the closest access points to the site are shown)
- Bike Lanes:
  - Protected Bike Lane
  - Sharrows
  - Painted Bike Lane
  - Signed Bike Routes
  - Neighborhood Green Way
- Street Illustrated Type:  
**Urban Village Main**  
Principal Arterial:  
High intensity retail, moderate intensity commercial and office and low to mid-rise residential
- Street Illustrated Type:  
**Urban Village Neighborhood**  
Minor and Collector Arterial:  
Moderate intensity retail, low intensity office and low to mid-rise residential





## Context Analysis & Design Cues

The following pages illustrate the existing surrounding neighborhood character by providing examples of the nearby architecture, building types, and services provided. The neighborhood character provide context for the proposed design options.





# Design Response - Massing Options

## RELATED BOARD GUIDANCE

### Board Guidance 1b:

"The Board agreed that Option 3 (Focal Point), the preferred alternative, with its south facing plaza and focal point on the exceptional tree was the strongest massing alternative. However, the Board was unclear about how the upper-level parking entry along Union Bay functioned in relationship to the proposed retail spaces, the lobby and the existing buildings near the intersection and therefor asked for additional information, section, or studies for clarification. (CS2-B-2, PL1-B-1, PL1-1, DC2-D-1, DC4-D-2)."

## DESIGN RESPONSE

To enhance the retail and pedestrian experience along Union Bay Place, the project has incorporated the parcel that previously divided the street level facade along this frontage. This allowed for the introduction of a new pedestrian plaza at street level, with the building lobbies and retail space fronting this plaza. This new plaza provides active open space and a pedestrian connection from the retail parking area separate from the vehicle entry. Both the north and east building lobby entrances have been relocated towards the interior of the plaza, allowing for more contiguous retail frontage along the sidewalk.



SECTION A-A - 3D VIEW:  
NEW PEDESTRIAN PLAZA  
ON UNION BAY PLACE NE

Retail space  
fronting plaza

Building lobby  
entrance

Pedestrian  
connection to  
parking garage

Pedestrian  
connection to  
upper courtyard

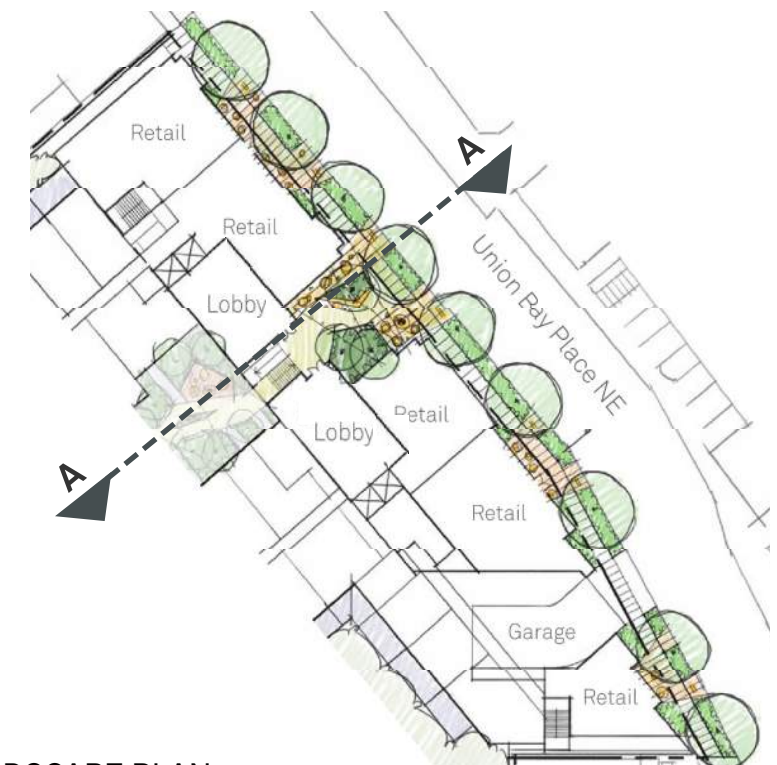


PREVIOUS STREET LEVEL PLAN @ UNION BAY PLACE NE



NEW STREET LEVEL PLAN @ UNION BAY PLACE NE

Project is now  
continuous across  
street frontage, with  
new pedestrian plaza



NEW LANDSCAPE PLAN



# Design Response - Architectural Concept and Context

## RELATED BOARD GUIDANCE

### Board Guidance 2b:

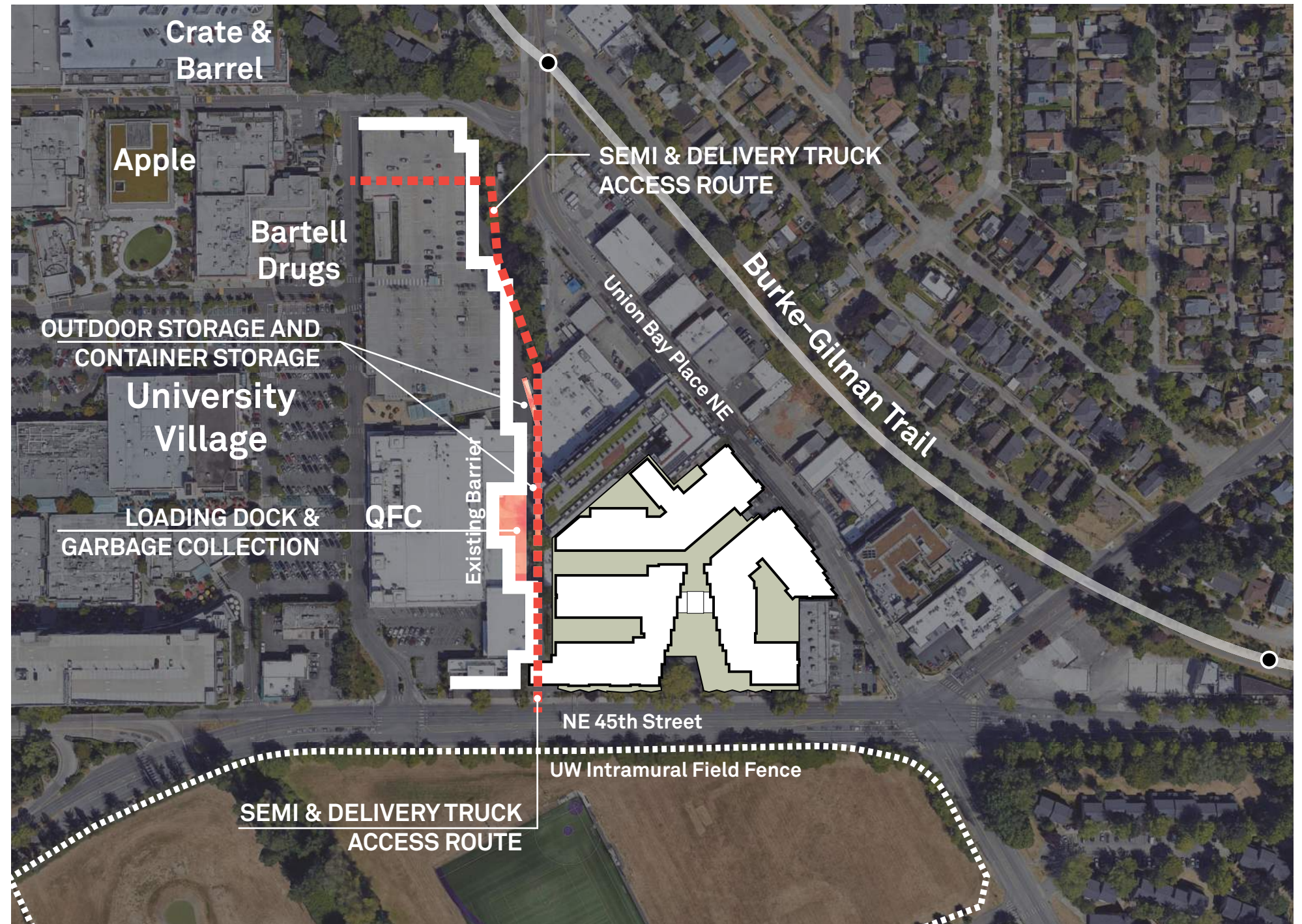
"The Board questioned the design team's 'philosophy' of creating a community with pedestrian connectivity when they have seemingly placed the people at the upper levels of development with everything else at ground level. The Board suggested that adhering to targeted design guidelines related to connectivity could aid in creating better pedestrian access from residences to other locations like University Village. In their continued discussion the Board suggested that current pedestrian movement requires walking some distance within the interior of the building and then coming out at specific points along the perimeter of the building in order to walk to U Village or gain access to on site retail. Based on this discussion, the Board requested the design team provide further studies on how to create better pedestrian connections from the residences to both the onsite retail and U Village. (CS2-A-1, CS2-A-2, CS2-B-2, CS2-C-1, PL1-A, PL3, PL3-2-c, DC3-1)."

## DESIGN RESPONSE

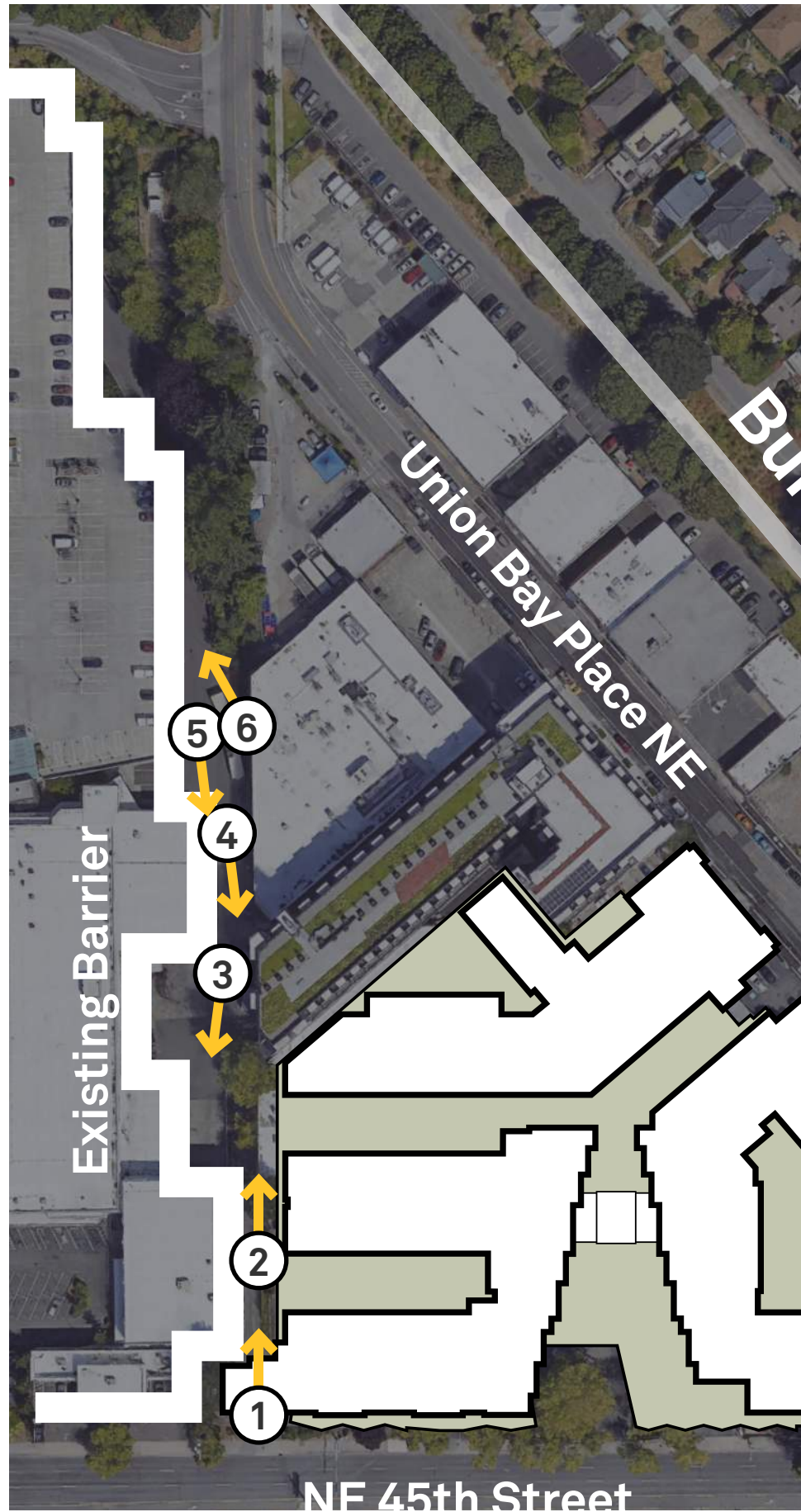
The proposed project provides multiple points of resident access to the street frontages on both Union Bay Place NE and NE 45th Street, aligned with the vertical circulation of the respective buildings. As can be seen in the diagram to the right, the most direct pedestrian access to University Village is either north along Union Bay Place NE to the northeast entrance, or west along NE 45th to the south entrance - with each option providing a walking time of 5 minutes or less. Both these streets will have significant pedestrian improvements to enhance safety, with landscaping and greater sidewalk width to create a better pedestrian experience.

Providing a connection directly west to University Village is impractical, since this is the rear of the QFC store with only employee access and loading. In the event of future redevelopment, the project directly to the north (U-Place) already provides a pedestrian connection - directly adjacent to this project. Any additional connectivity would ideally be located farther north to better serve both this project and the surrounding community.

Also see Board Guidance 4c and response.









# Design Response - Ground Level and Facade

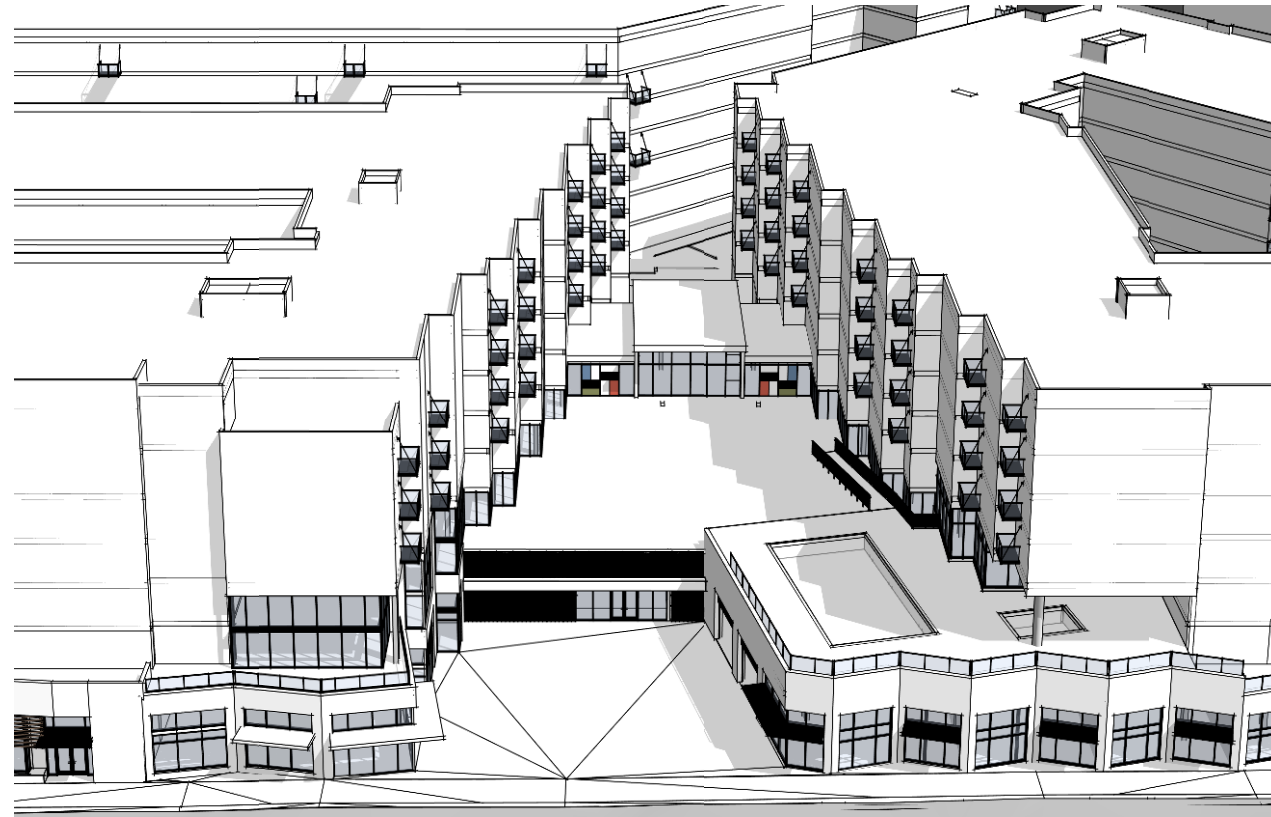
## RELATED BOARD GUIDANCE

### Board Guidance 4b:

"The Board suggested that they would like to see how the application of materials and other elements like balconies will be developed as they evolve the design and move toward the Guidance phase. Members pointing to precedent imagery on page 71 of the EDG packet were hopeful that this type of application of balconies might be applied to the facades along Union Bay and 45th to add character to the building and take advantage of views. Board members also suggested that it would be nice to create that same type of articulation within the courtyard as well. (CS2-B2,CS3-1, PL1-A, DC4-B)."

## DESIGN RESPONSE

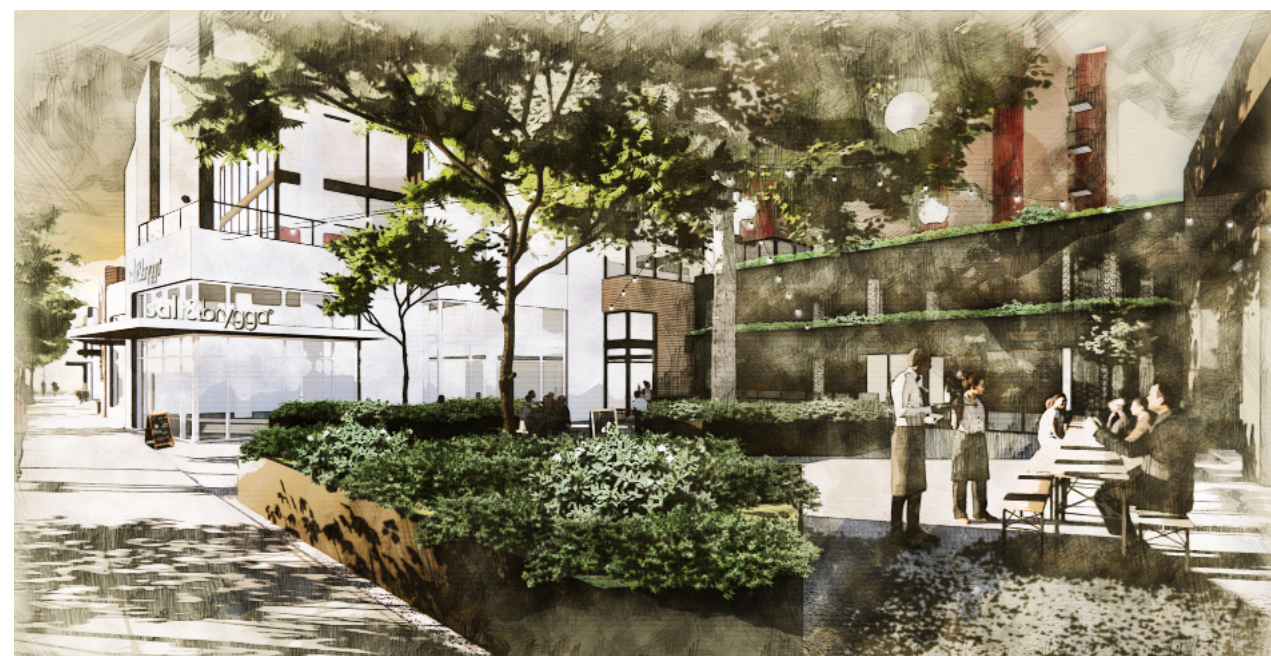
The preferred massing scheme has been updated to include potential secondary architectural elements such as balconies and canopies (conceptual only - not representative of final quantity and/or locations). Concept sketches have also been created to suggest possible application of materials. These images are preliminary and will be further developed as the project moves toward the MUP application.



NE 45th Street Plaza / Courtyard: Added balconies, storefront.



Union Bay Place Plaza: Added balconies, storefront.



NE 45th Street Plaza: Conceptual landscaping and materials.



Union Bay Place NE: Conceptual landscaping, materials and detail items.



# Design Response - Ground Level and Facade

## RELATED BOARD GUIDANCE

The Board recommended a more detailed study of the proposed project as it relates to the existing adjacent project to the north (U-Place).

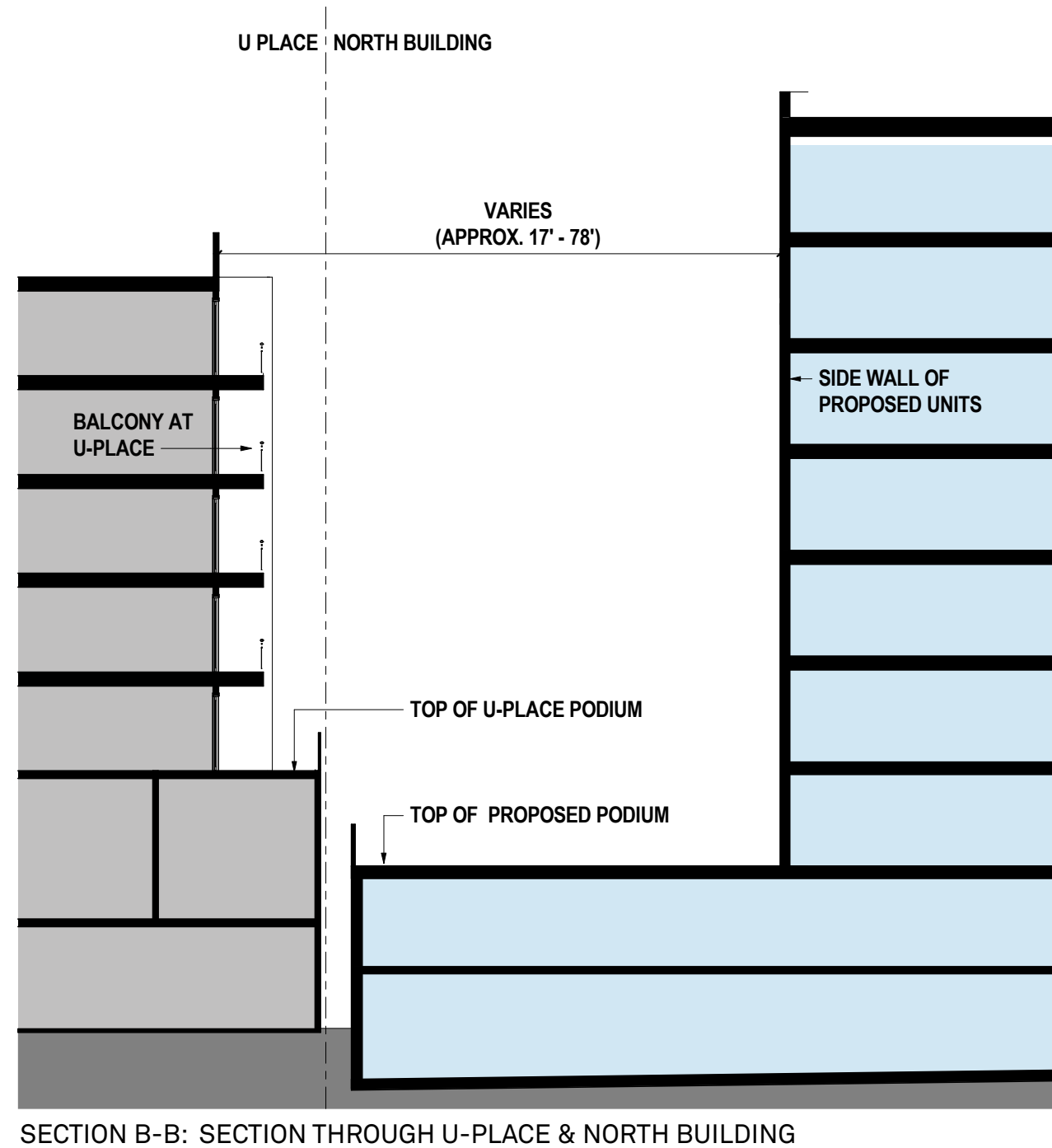
## DESIGN RESPONSE

The U-Place project's south elevation includes a combination of unit balconies and solid walls along the shared property line. The proposed project responds in kind to the U-Place building's configuration, setting back to provide courtyards along the north property lines that will provide relief, shared daylight, and views for both properties. Similarly, proposed solid walls are strategically located in relation to the existing solid walls of the U-Place project.

Section A shows both the U-Place project and the proposed project have a podium with solid walls in close proximity to the property line. The U-Place podium is higher than the proposed project's podium, approximately aligned with the proposed project's Level 4 floor line. Above the proposed project's podium level, from Levels 3 through Roof, the project is set back from the shared property line and provides a courtyard space that visually opens up to both properties. The proposed courtyard width varies from approximately 17' to 78' clear at the residential unit levels.



■ Proposed Courtyard    
 ■ Solid Wall (No Windows)    
 --- Side Wall of Unit (Minimal Windows)



View 1: U-Place facade facing project site



View 2: U-Place facade facing project site



# Design Response - Ground Level and Facade

## RELATED BOARD GUIDANCE

### Board Guidance 4c:

The Board in discussing access into the lower-level courtyard and amenity spaces at the podium level asked for additional information on how residents gain access from residential units into the amenity core zones. Members were also keenly interested in obtaining a clearer design rationale relating to pedestrian connectivity at ground level from both the residential units and from the surrounding pedestrian context and why connectivity to U Village is not feasible rather than simply saying the garage cannot be placed underground. (CS2-A-1, CS2-B-2, CS2-B-3, PL1-1, PL3-1.a, DC3-1)."

## DESIGN RESPONSE

The project has added a new pedestrian plaza to be placed along Union Bay Place NE between the north and east residential buildings (see Board comment 1b and response). As noted, this plaza provides connectivity from the parking garage for retail customers, access to the bike storage area for residents, and a stair connecting the upper level courtyard to the plaza.

The Pedestrian Connectivity Diagram shows the vertical circulation nodes within the project that will be used by residents, and the access to the pedestrian circulation along both street frontages, which will be widened and enhanced with landscaping and pedestrian safety features.

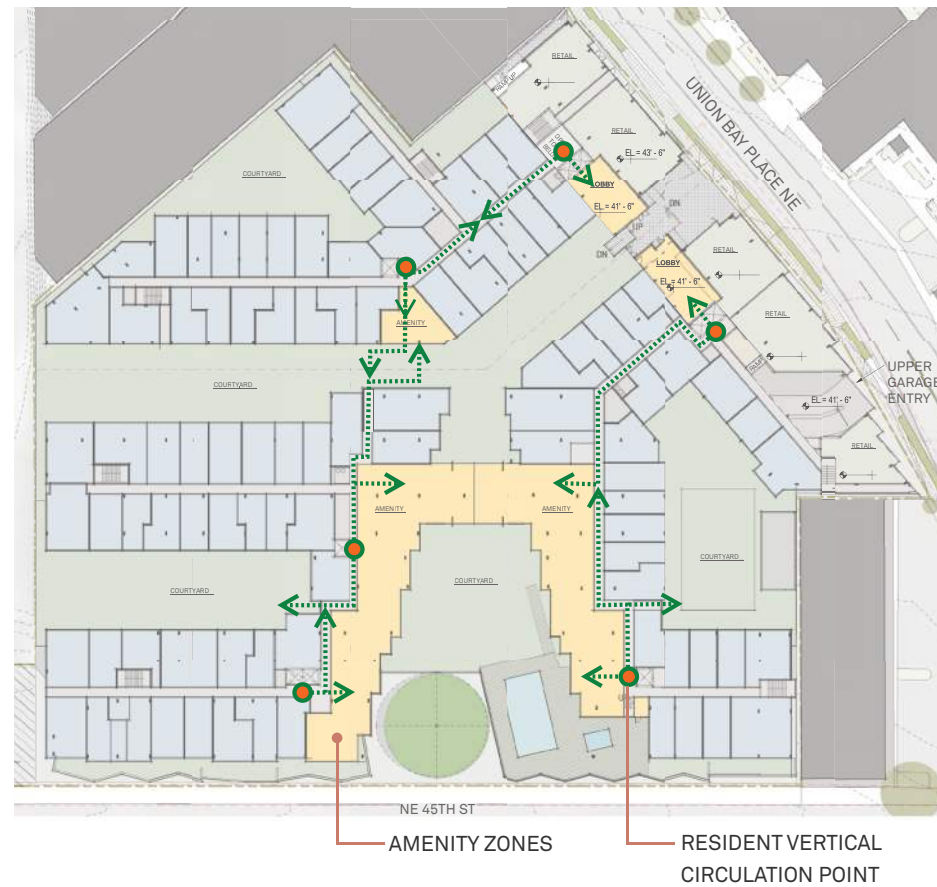
A section study has been provided across the site from Union Bay Place NE to NE 45th Street, showing the grade change and the water table in relation to the above grade parking structure.

At the large NE 45th Street Plaza, the addition of a stair connecting the upper courtyard to the plaza was also studied, but it was determined that stairs did not provide the optimum method of connectivity at this location.

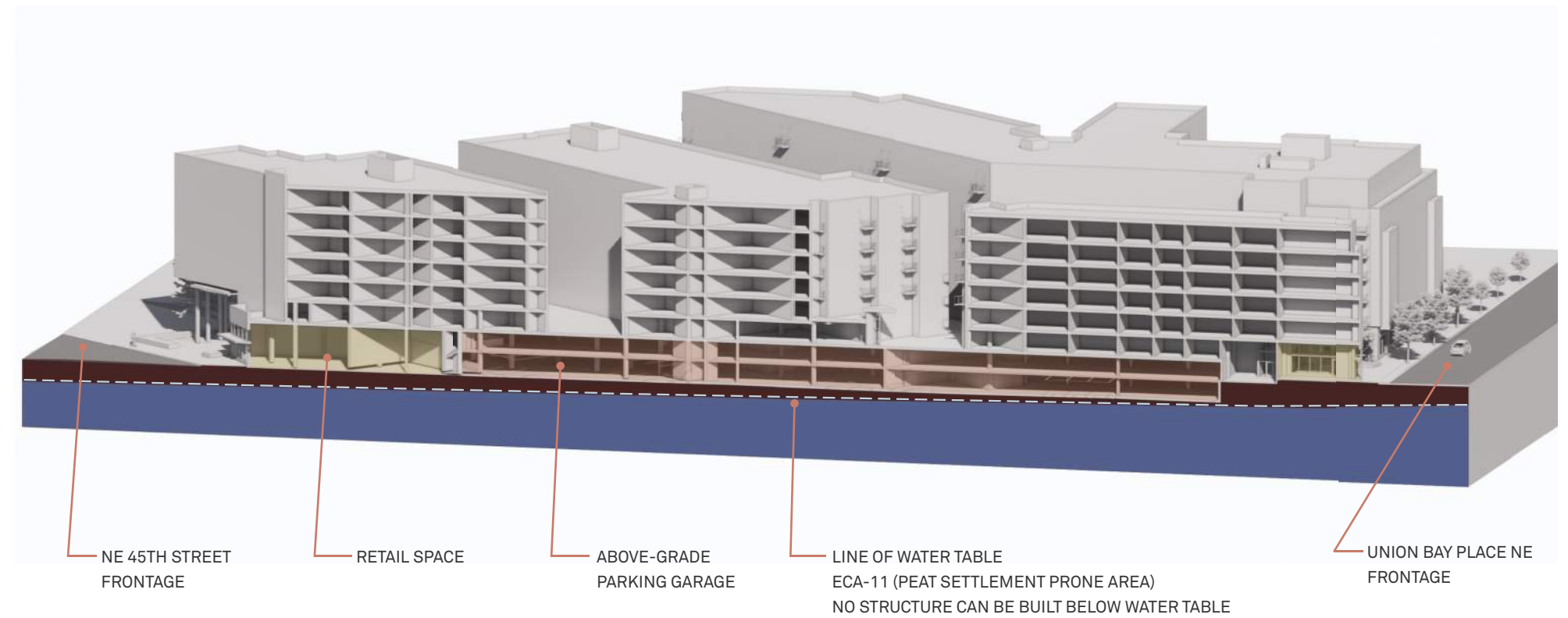


**PEDESTRIAN CONNECTIVITY DIAGRAM**

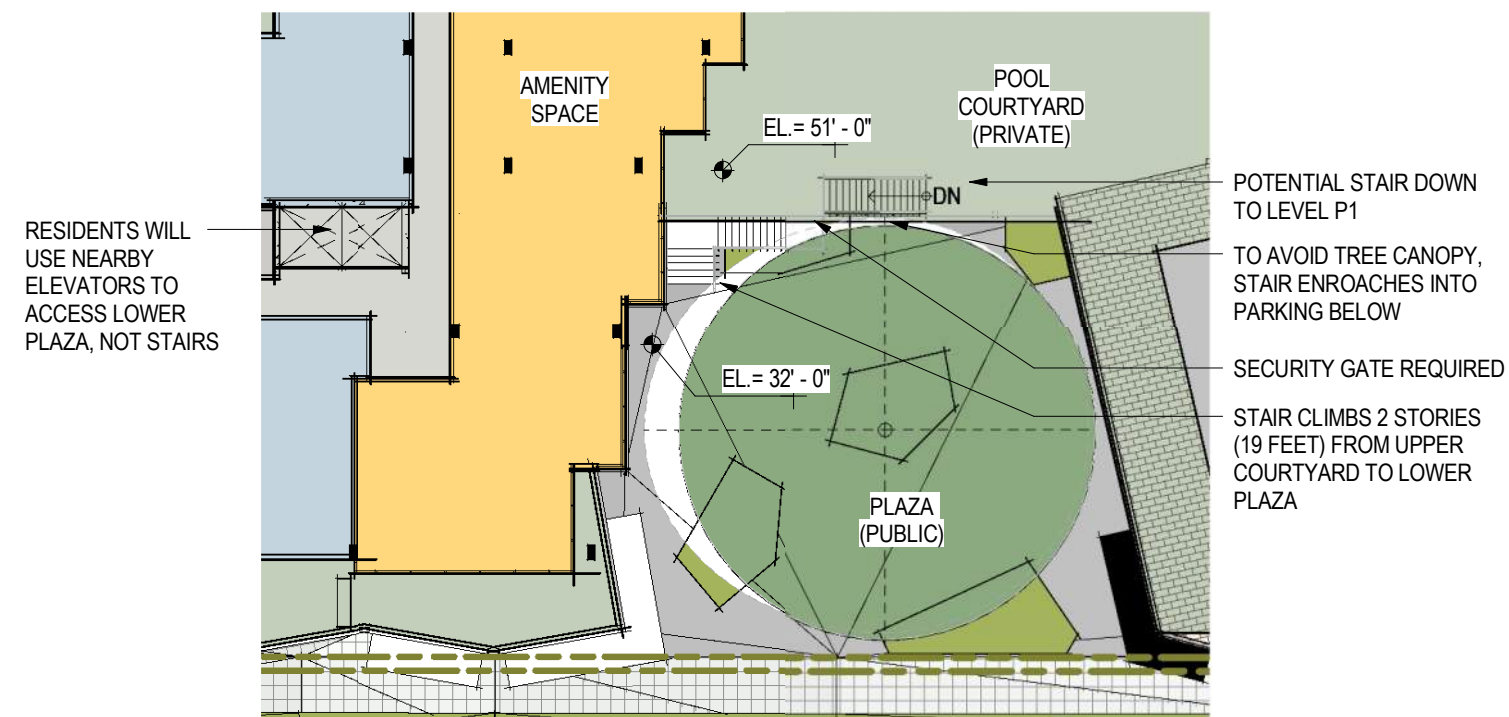




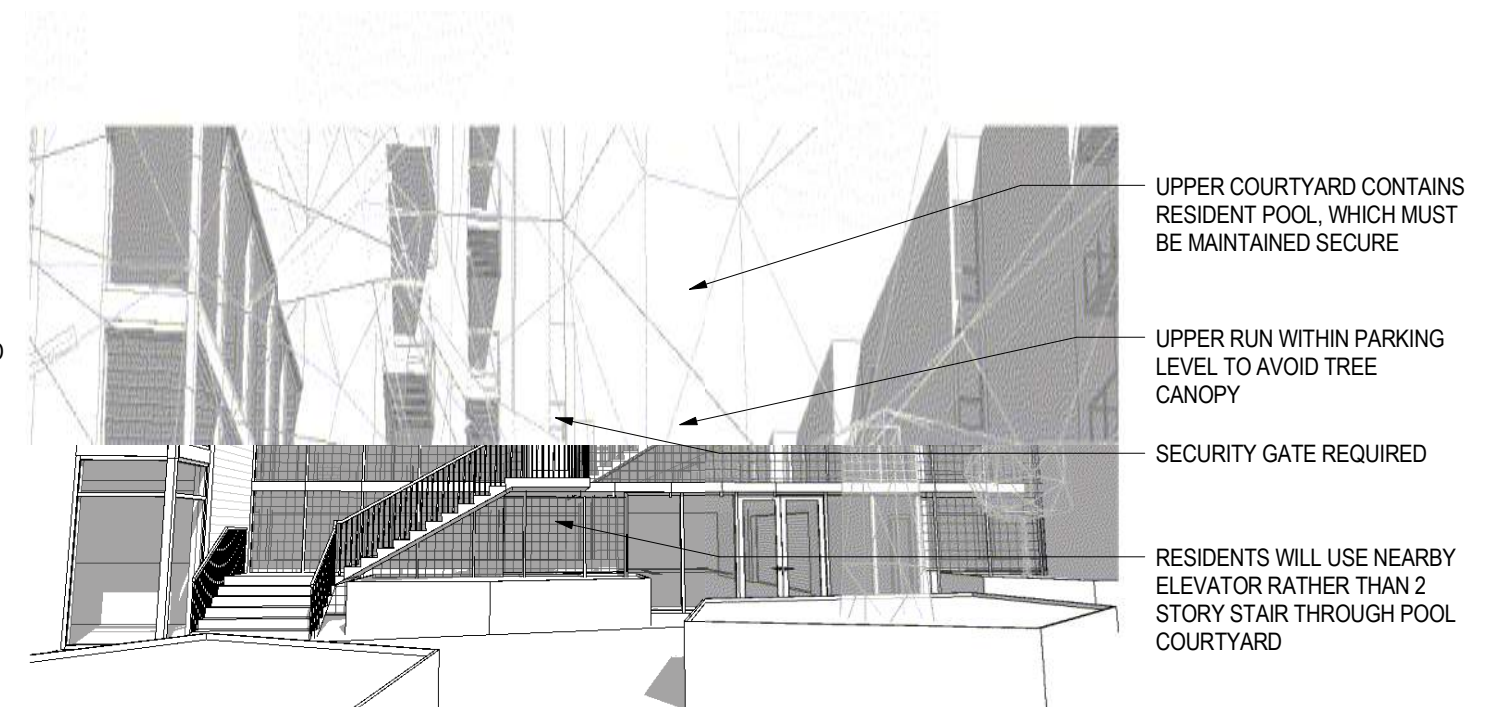
### AMENITY CIRCULATION DIAGRAM



### SECTION C-C: SITE SECTION DIAGRAM



## PLAZA STAIR STUDY





# Design Response - Ground Level and Facade

## RELATED BOARD GUIDANCE

### Board Guidance 4d:

"In discussing the plaza area facing 45th, Board members stated that while creating a large gathering area around an existing tree exceptional tree that is being retained, they cautioned the design team to create a space with more than one tree and a better courtyard experience just in case primary prominent tree at some point goes into decline. (CS2-A-1, CS2-B-3, DC4)."

## DESIGN RESPONSE

Additional trees have been added and the courtyard landscape plan designed to function well both with and without the exceptional tree. See preliminary landscape planting plans, pages 36-43. The landscape plan will continue to be refined as the project develops further.



**NE 45TH STREET PLAZA - PLANTING PLAN**



# Design Response - Building Height

## RELATED BOARD GUIDANCE

### Board Guidance 5a:

"In their deliberations Board members briefly wondered if the overall height requested for the northern building as it related to the departure request was appropriate. They continued this discussion during their review of the departure for additional building height below. CS1-B, CS1-1.a, CS2-D)."

### Departure Request #1 - Board Response:

"The Board stated that they would need a stronger rationale as to why the additional height makes the design stronger. The Board also stated that they would need additional information about the design team's position that the perceived height of building with the added height would still only be 8 stories. As such the Board did not support this departure. CS2 - Urban Pattern and Form, DC2-B Architectural and Facade Composition, CS2-D Height, Bulk and Scale, CS2-2-b. Provide Zone Transitions."

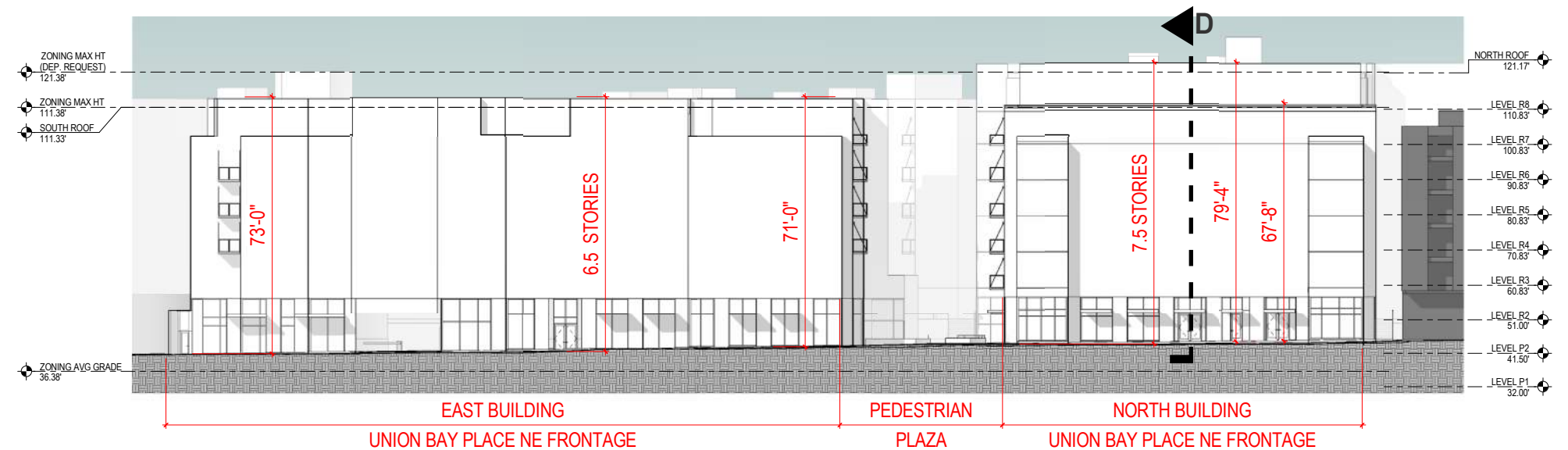
## DESIGN RESPONSE

It is important to note that the Preferred Massing Option, which was supported by the Board, is utilizing the code provision which specifically provides the incentive of additional height to compensate for lost developable area in order to retain an exceptional tree:

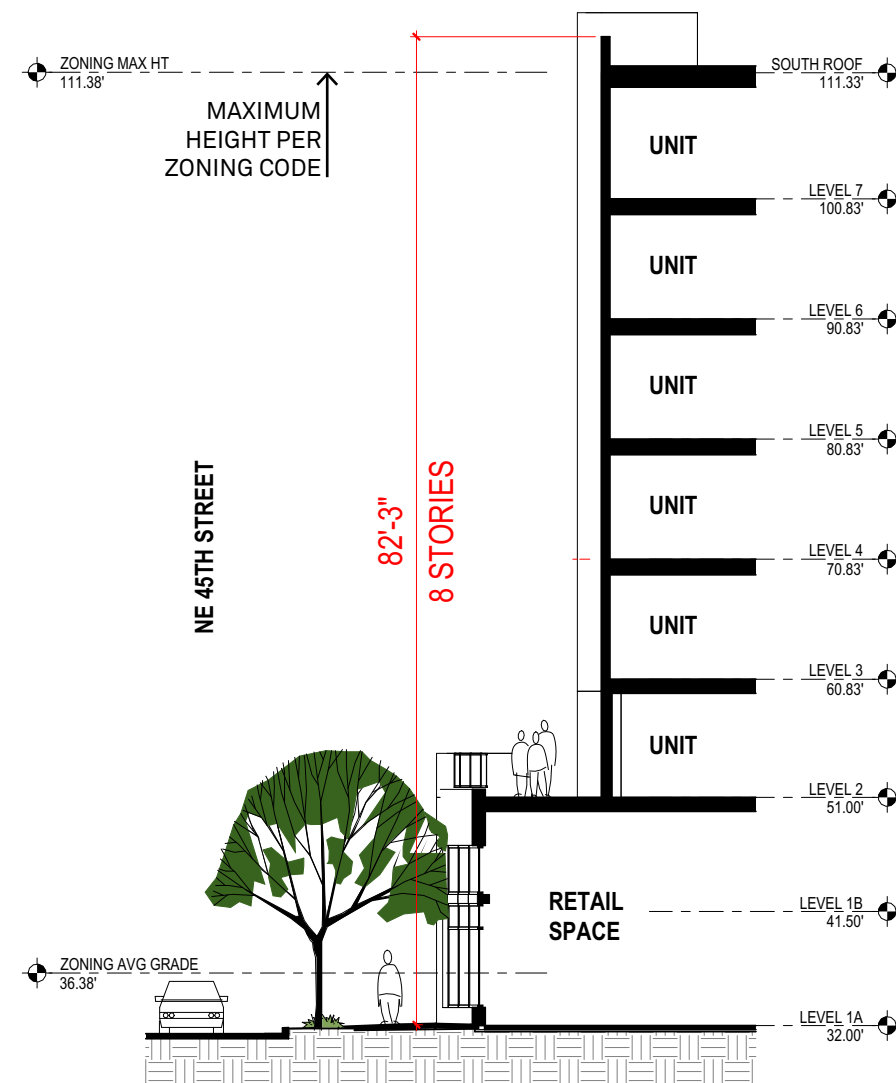
SMC 23.41.012.B.11.f: Departures of up to 10 feet of additional height may be granted if the applicant demonstrates that:

1. The departure is needed to protect a tree that is located on the lot that is either an exceptional tree, as defined in Section 25.11.020, or a tree greater than 2 feet in diameter measured 4.5 feet above the ground; and
2. Avoiding development in the tree protection area will reduce the total development capacity of the site.

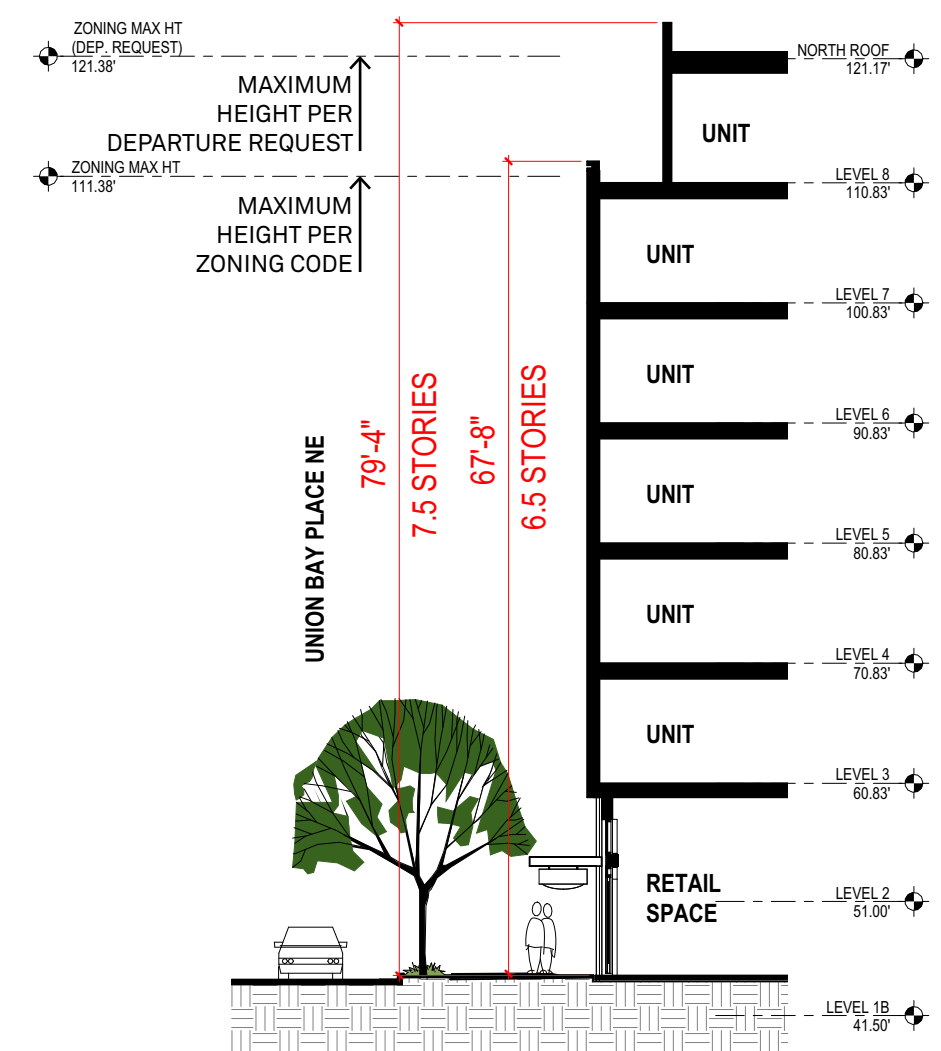
As demonstrated in our Departure Request, both criteria have been satisfied. The tree is defined as exceptional per the Arborist Report included in the Appendix, and the diagrams and calculations show that the maximum developable area without the exceptional tree would be approximately 949,000 s.f., while our preferred massing scheme retaining 2 exceptional trees yields approximately 945,000 s.f. including the additional floor.



Street Frontage Elevation - Union Bay Place NE



SECTION: STREET FRONTAGE - NE 45TH STREET



SECTION D: STREET FRONTAGE - UNION BAY PLACE NE

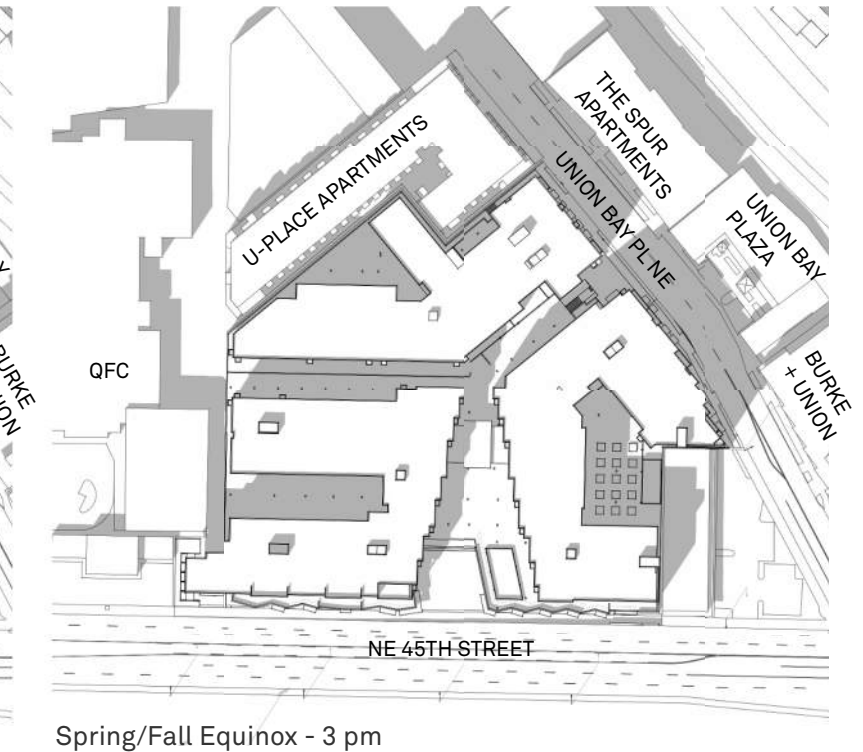
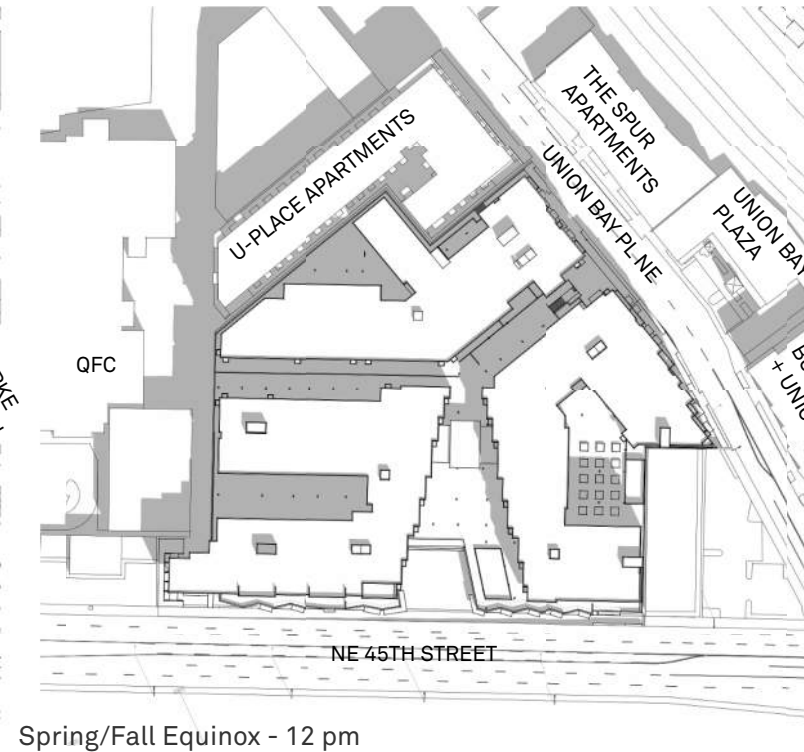
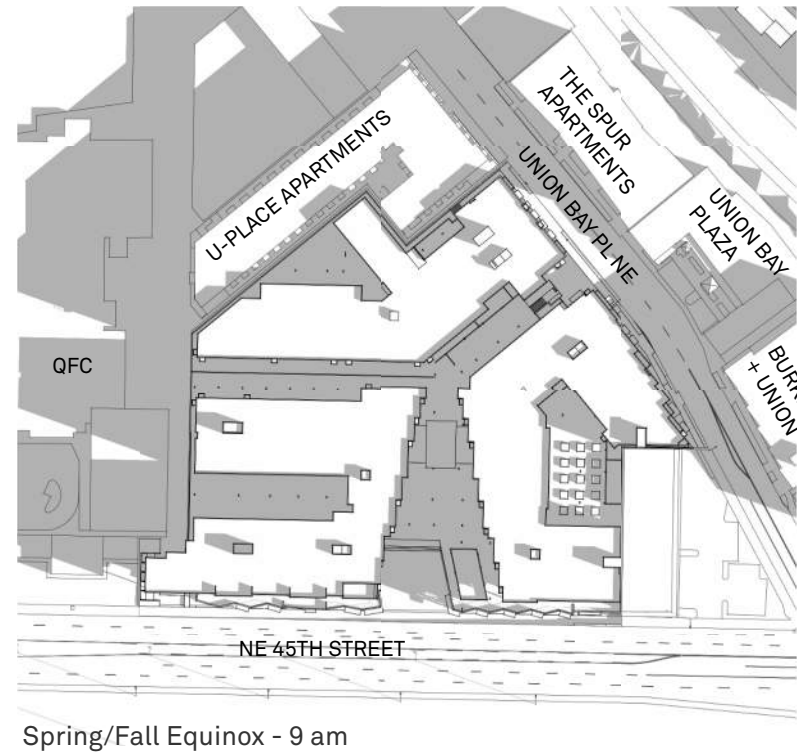


# Design Response - Building Height (cont.)

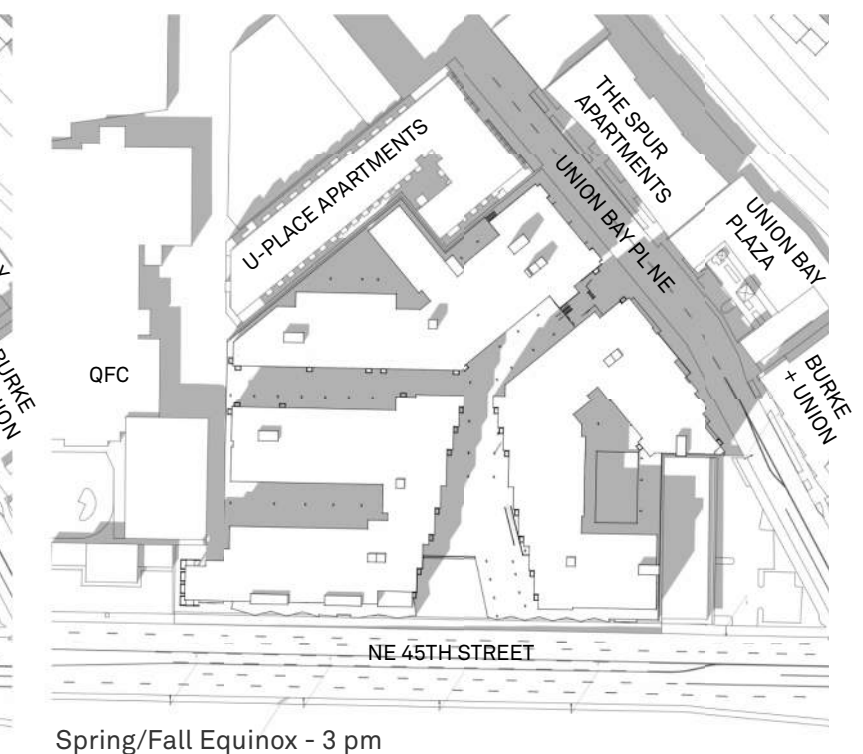
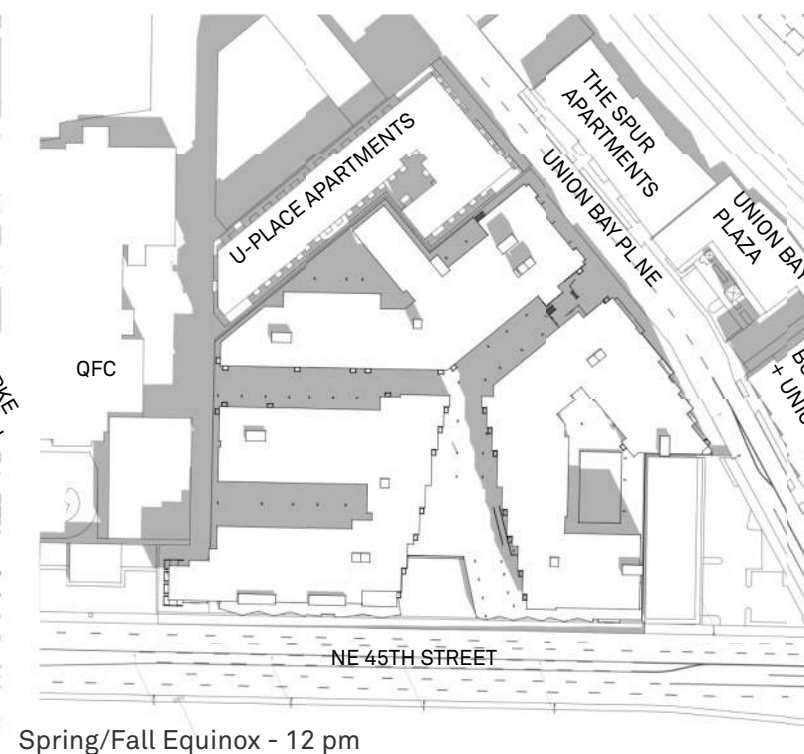
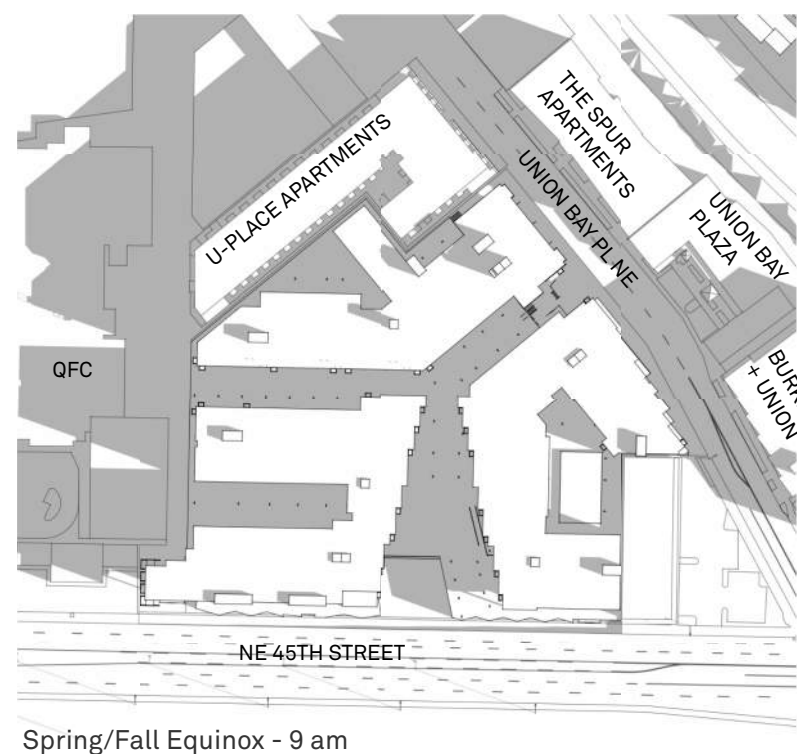
## Solar Study - Massing Comparison

Comparison of solar shading of proposed project both with and without the additional floor at the north building per the departure request.

Preferred Massing  
(with extra height per  
departure request)



Alternate Massing  
(no extra height)





# Preferred Option - Massing Diagrams



• Street Edge

**Description**

The building massing consists of three 8-story buildings composed of street level commercial and residential units above with a below grade garage accessed from both NE 45th Street and Union Bay Place NE. Two Significant trees are planned to be retained.

- Program \***
- 775 apartment units
  - 22,500 sf of interior resident amenity space
  - 54,700 sf of exterior resident amenity
  - 25,300 sf of street level retail
  - 582 residential parking spaces; 97 commercial
  - Bike Storage

\* All numbers are approximate



• Massing Response

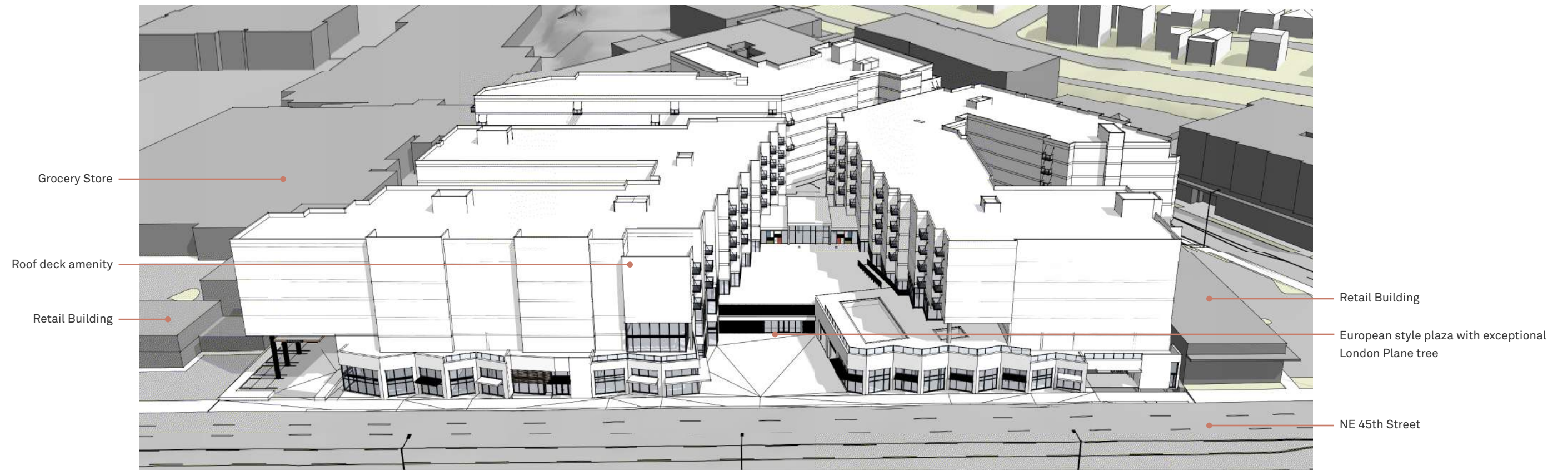
- Advantages**
- Massing focuses outward creating a porous character at the edges giving neighbors relief from the scale and mass of the building
  - Establishes strong urban edge in an area of car centric design responses
  - Convenient ground floor commercial space
  - 2 Exceptional trees are retained, 1 of which becomes the center piece of the development and a new neighborhood landmark.
  - Because of the above, the code compliant break on NE 45th Street is given meaning through the preservation of the exceptional tree.



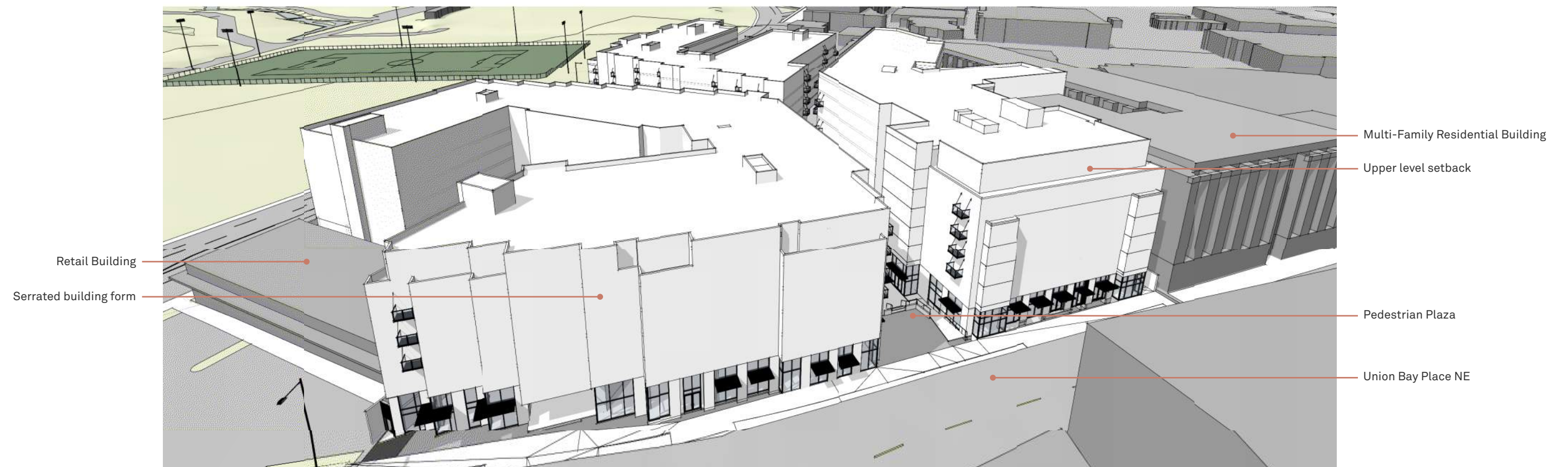
• Focal Point

- Challenges**
- Large area required for preservation of exceptional tree impacts area available for development.
  - Requires Departure Request for added height to allow for redistribution of developable area.





Bird's eye view - NE 45th



Bird's eye view - Union Bay Place





Street view - Union Bay Place, Looking Northwest

Parking Entrance

Union Bay Place NE



Street view - Union Bay Place, Looking South

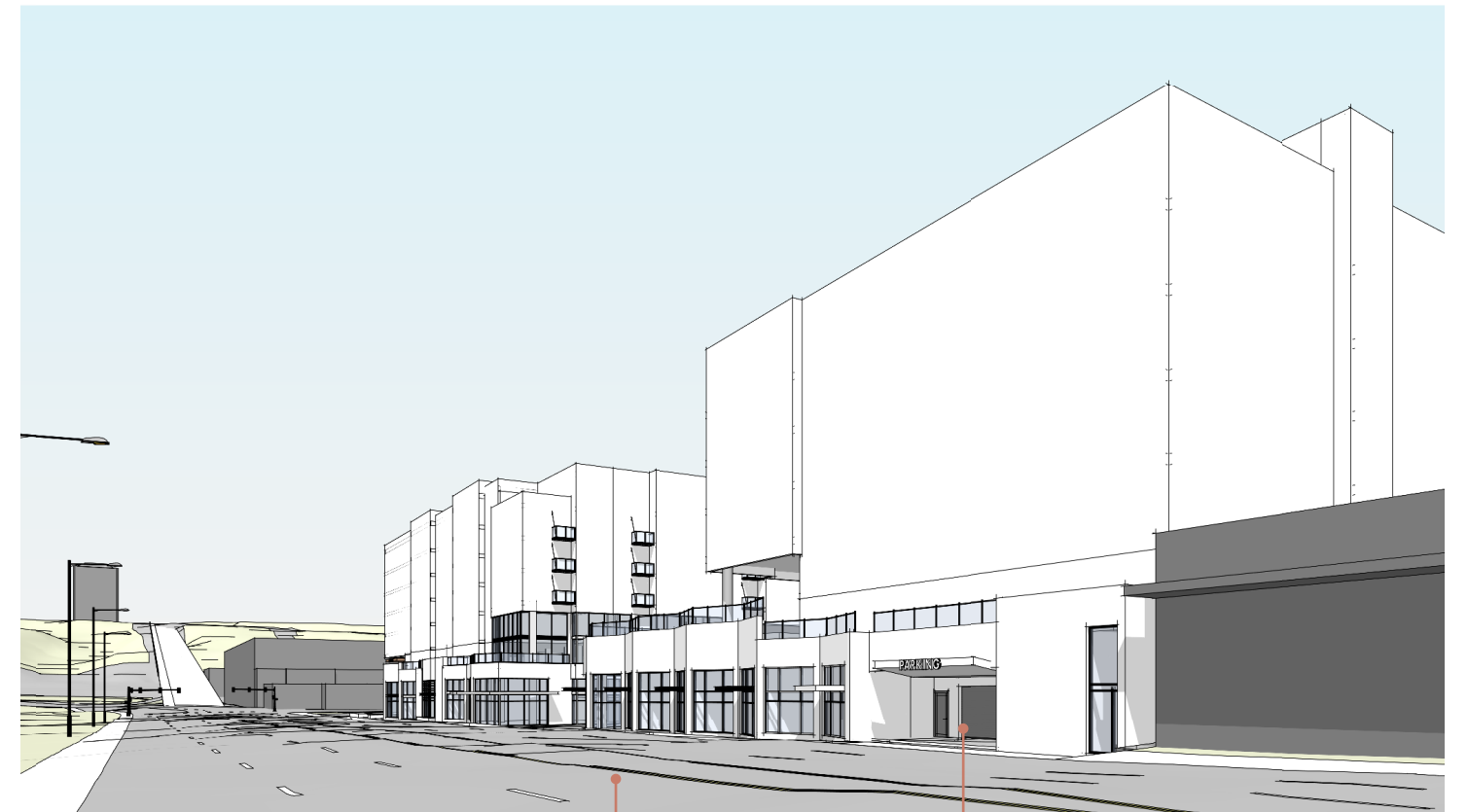
Union Bay Place NE



Street view - NE 45th, Looking Northeast

Parking Entrance

NE 45th Street

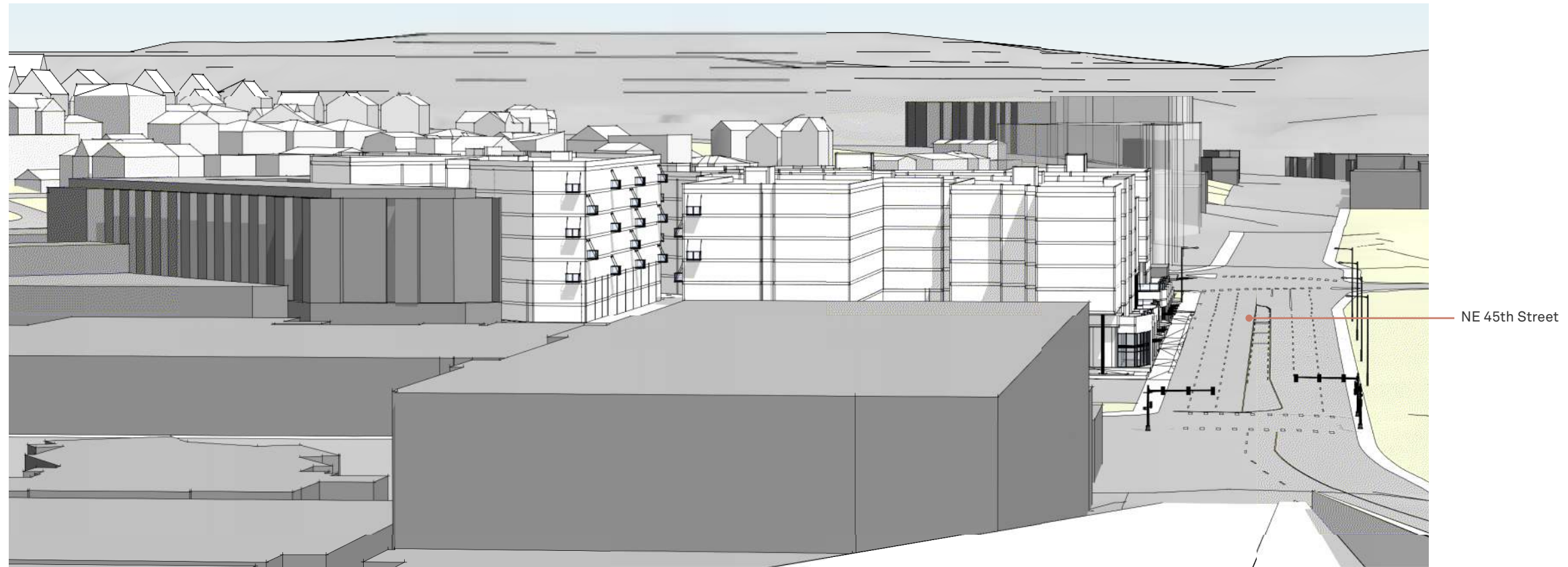


Street view - NE 45th, Looking Northwest

NE 45th Street

Parking Entrance





Street view - From NE 45th Viaduct



Street View - Five Corners





NE 45th Street Entry - Looking East



Union Bay Place NE - Looking South



NE 45th Street - London Court - Looking East



NE 45th Street - London Court - Looking West





5 Corners - Looking Northwest





Union Bay Place - Street Plaza - Looking West

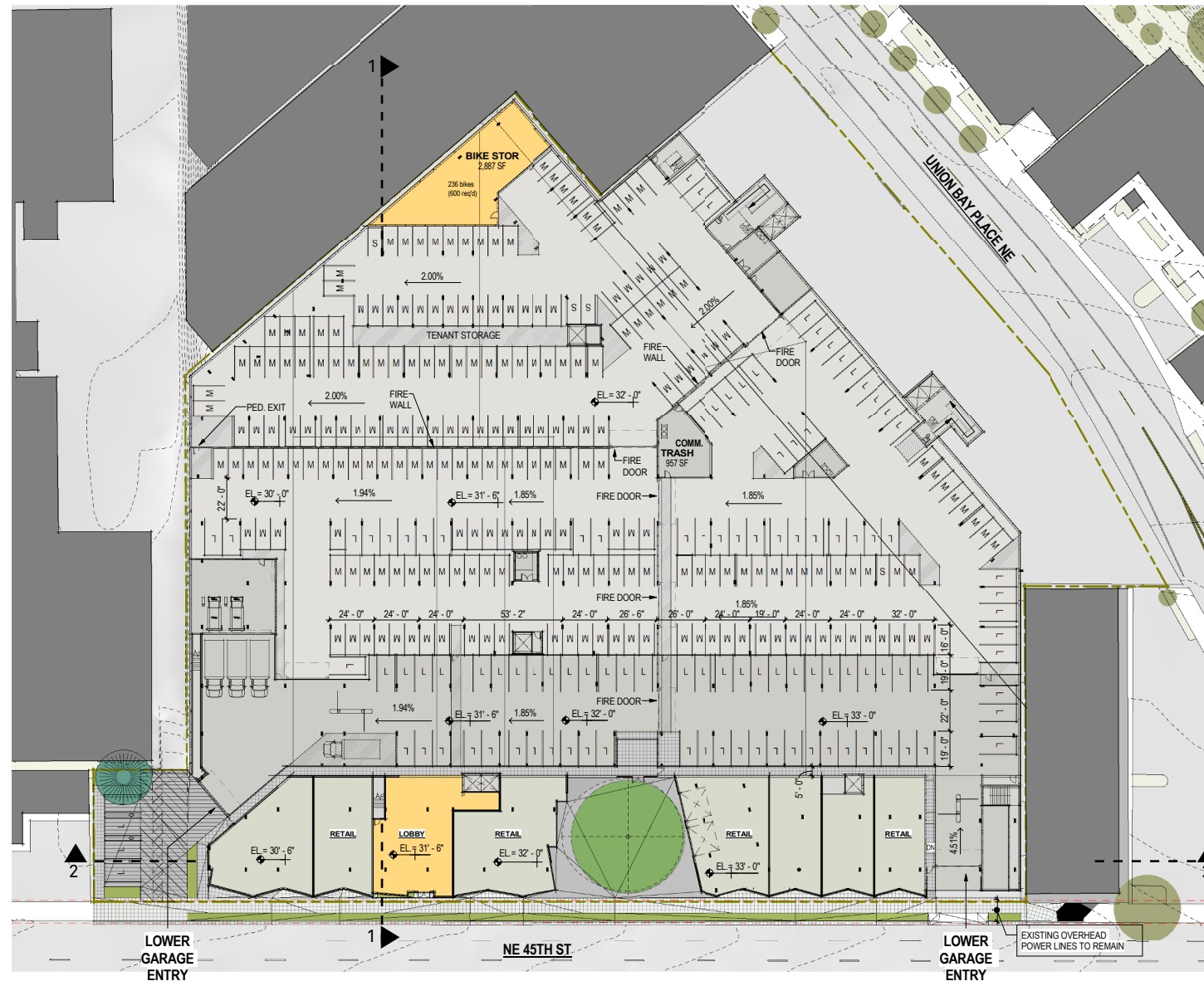


Union Bay Place - Street Plaza - Looking East

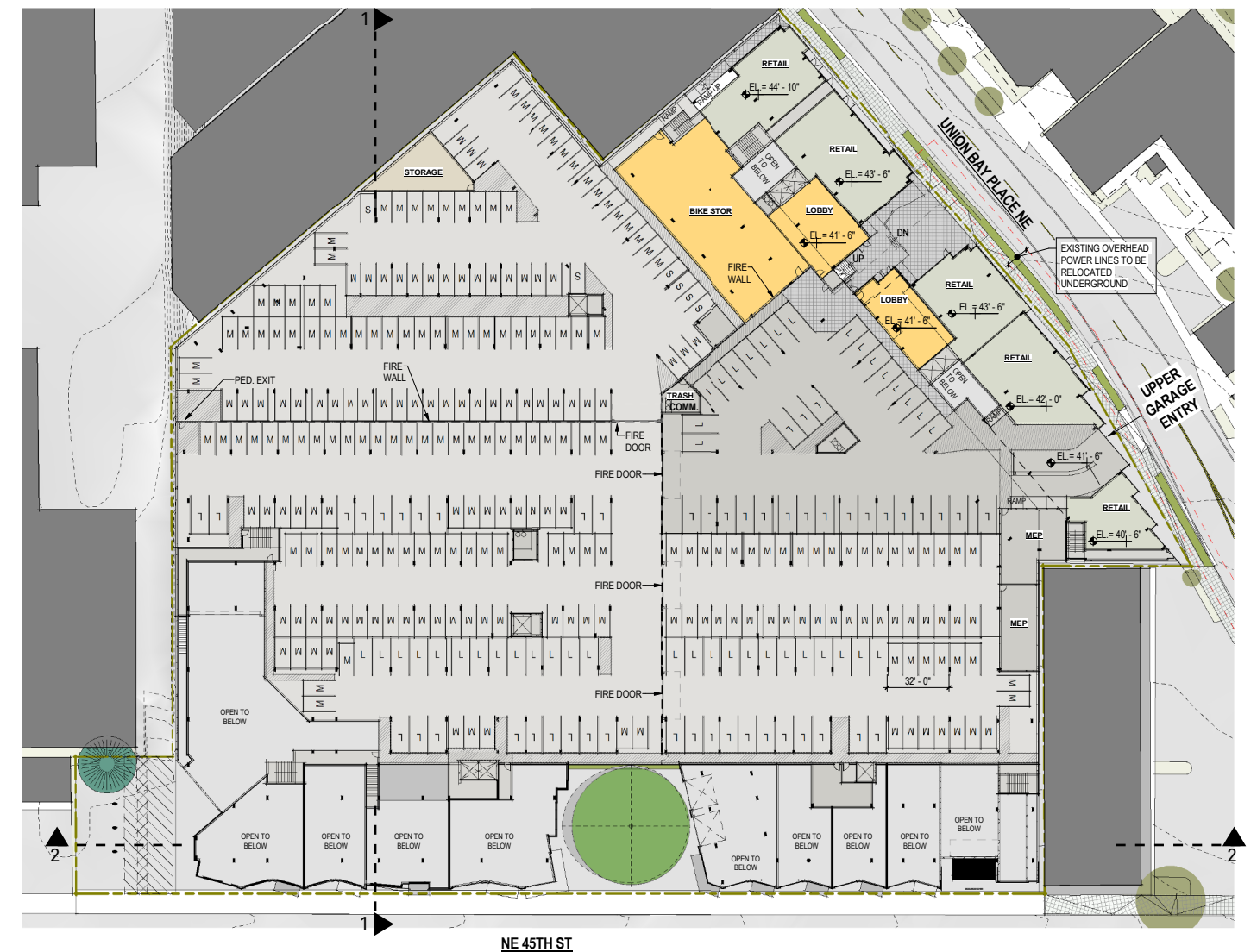


Union Bay Place NE - Looking North





Floor Plan | Level P1



Floor Plan | Level P2





Floor Plan | Level R2



Floor Plan | Levels R3-R6





Floor Plan | Level R7



Floor Plan | Level R8





NE 45th Street Elevation

1 SOUTH ELEVATION EDG  
1" = 20'-0"

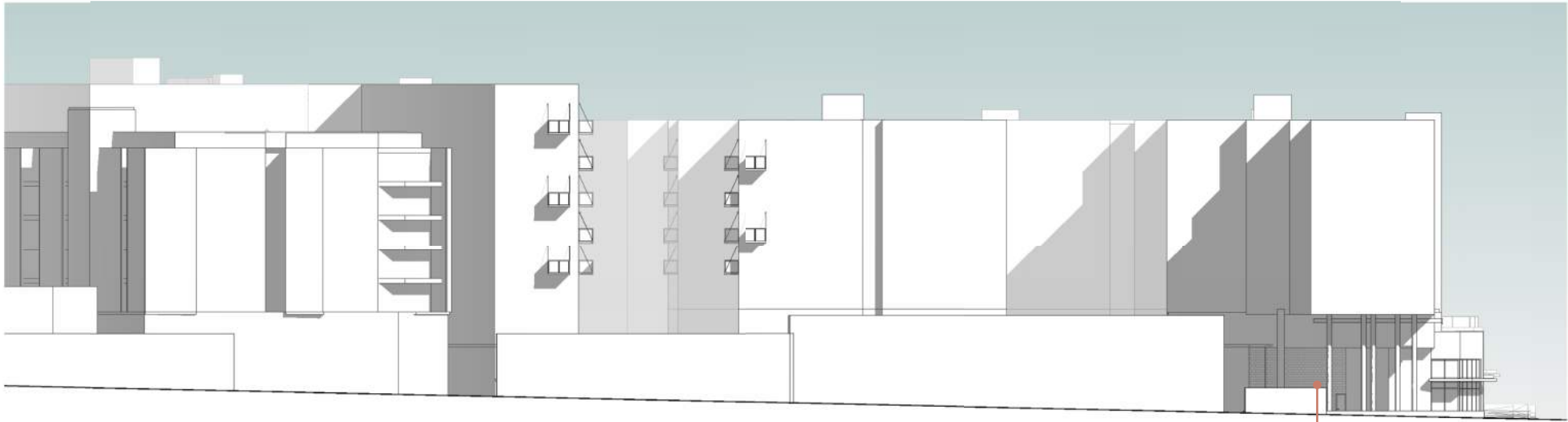


Union Bay Place Elevation

2 NORTHEAST ELEVATION EDG  
1" = 20'-0"

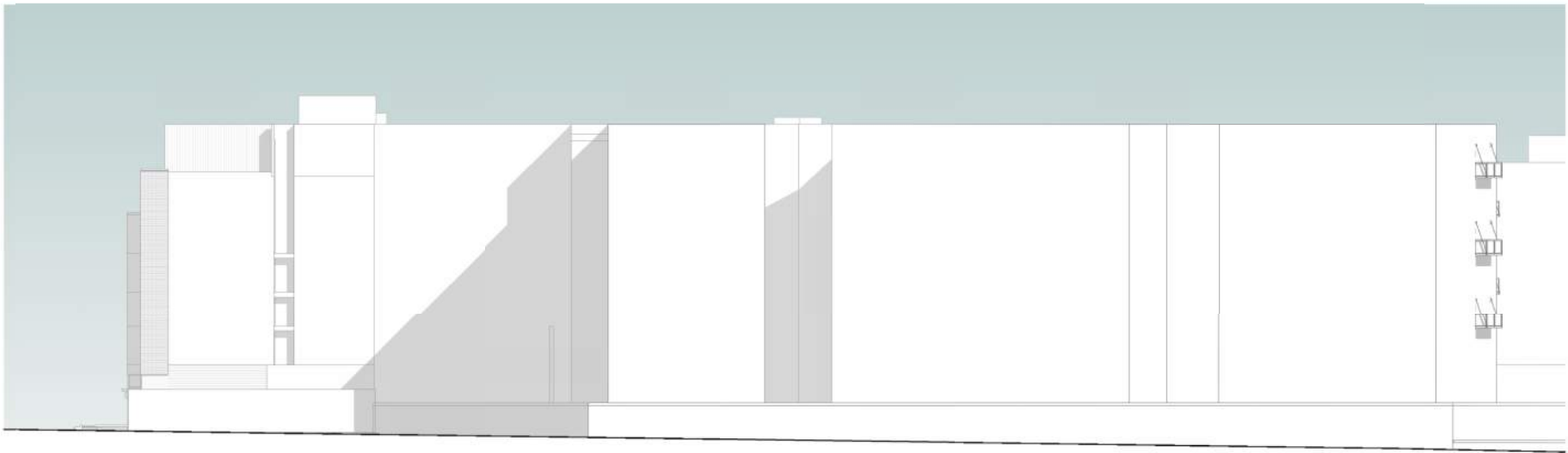
Multi-family  
Residential Building





West Elevation

1 WEST ELEVATION EDG  
1" = 20'-0"



Northwest Elevation

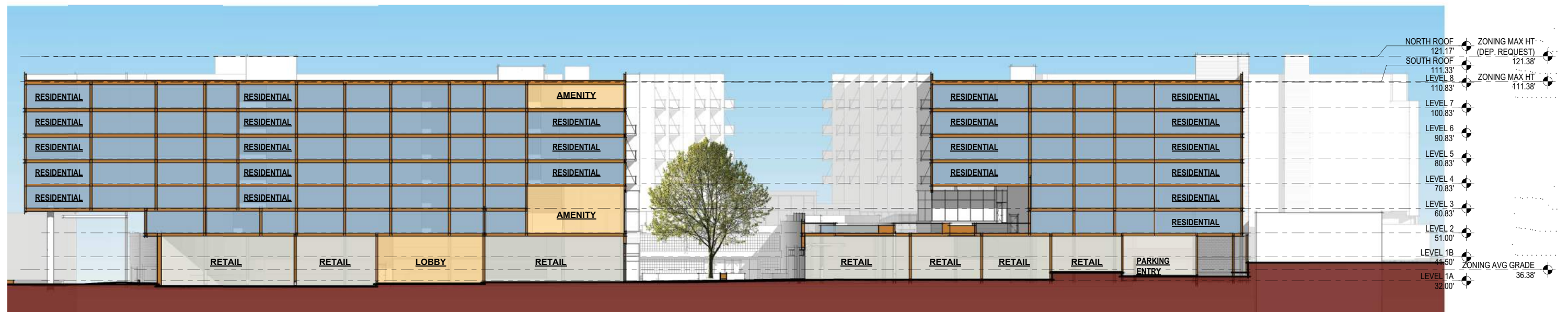
2 NORTHWEST ELEVATION EDG  
1" = 20'-0"

Due to the limited site and project information, ENCORE architects accepts no liability for the content of this conceptual feasibility study.





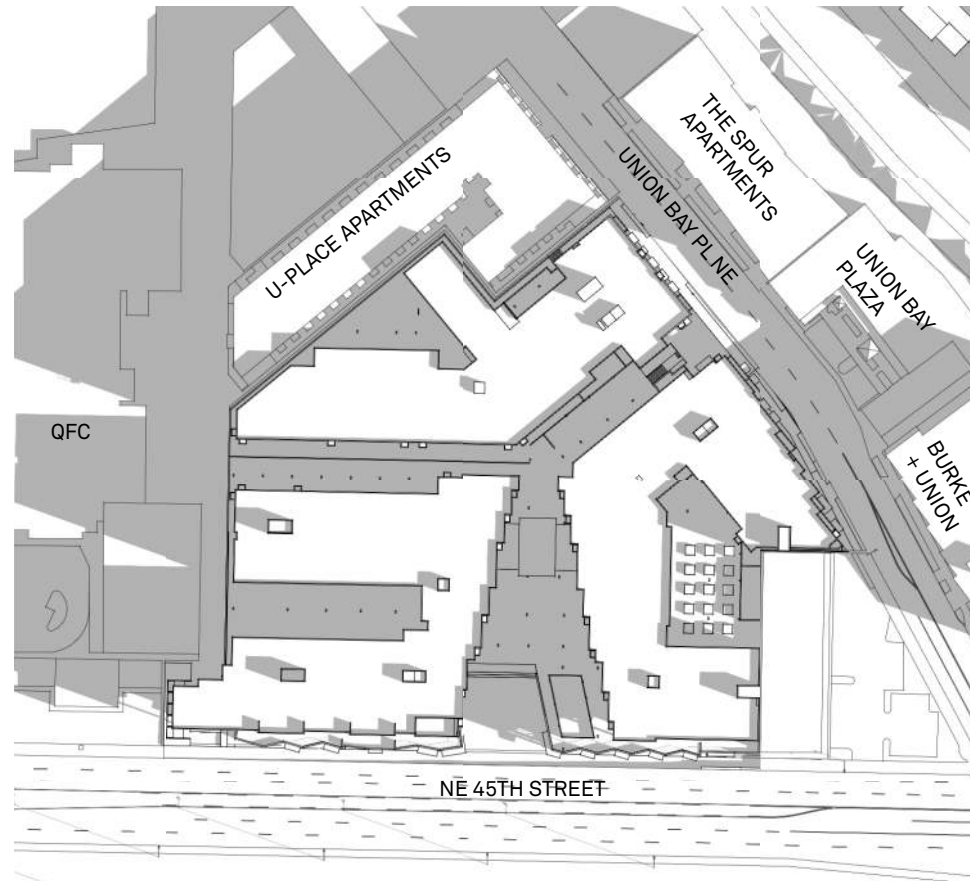
1. North-South Building Section



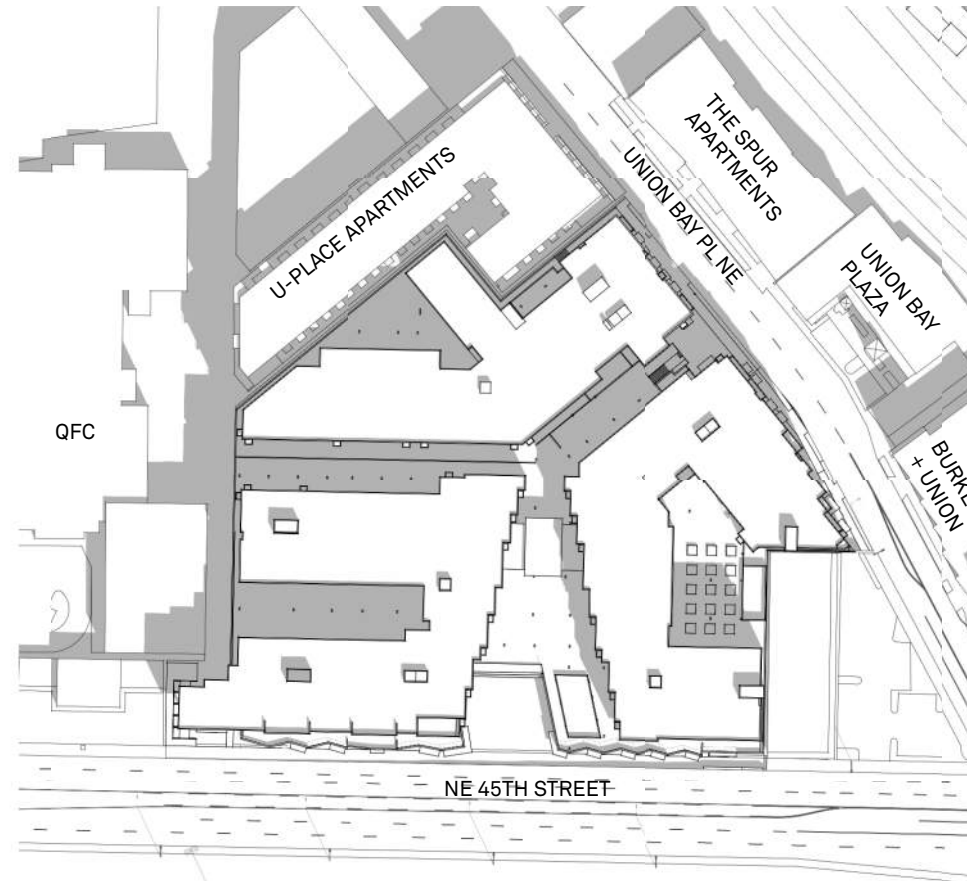
2. East-West Building Section



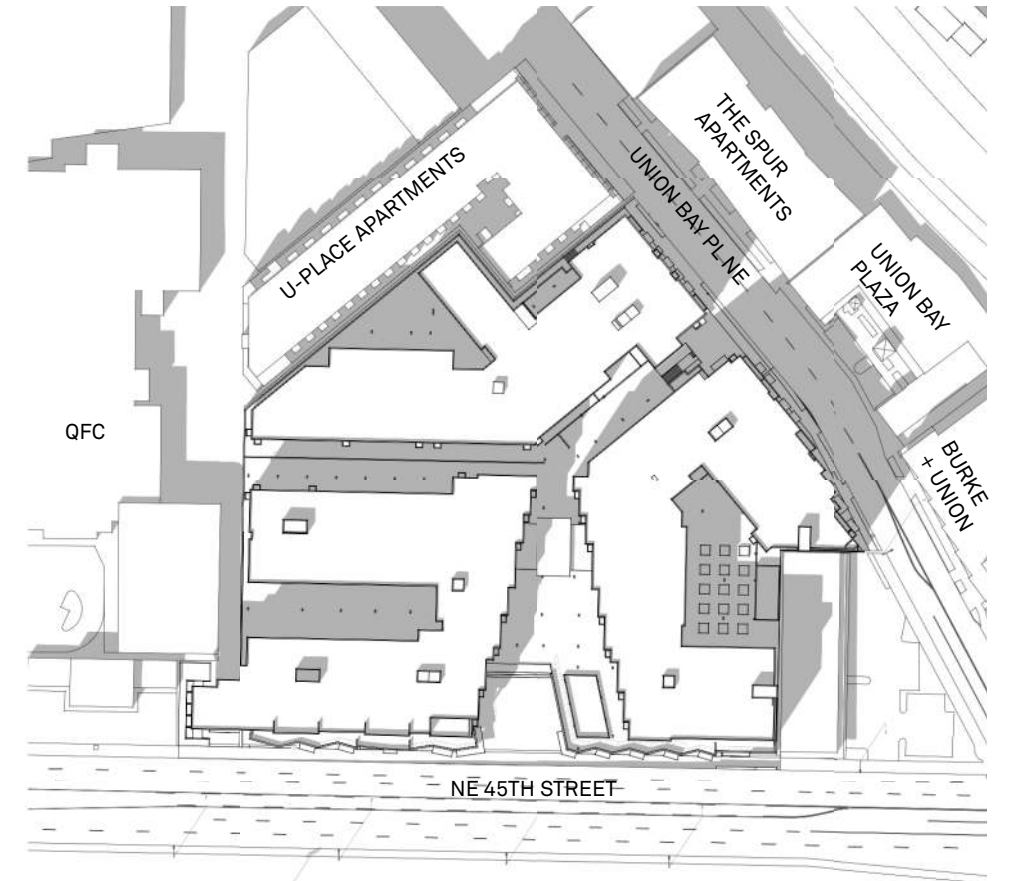
# Solar Study - Preferred Massing



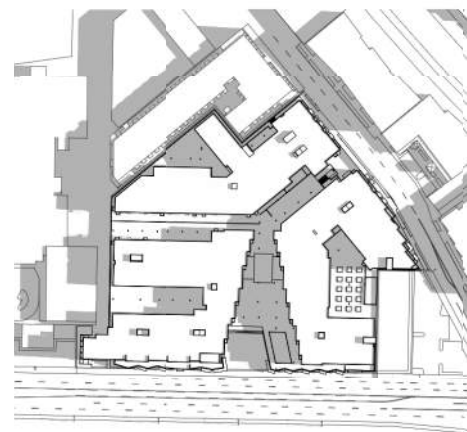
Spring/Fall Equinox - 9 am



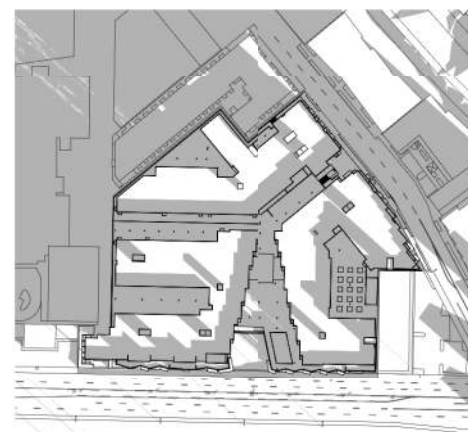
Spring/Fall Equinox - 12 pm



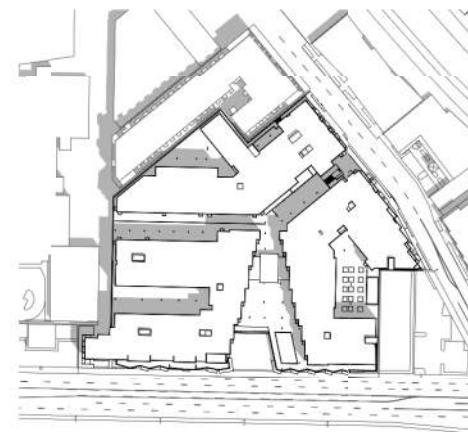
Spring/Fall Equinox - 3 pm



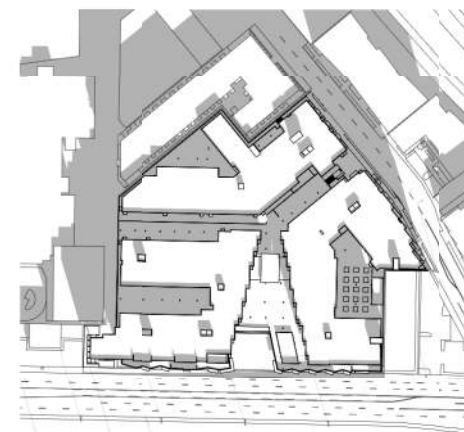
Summer Solstice - 9 am



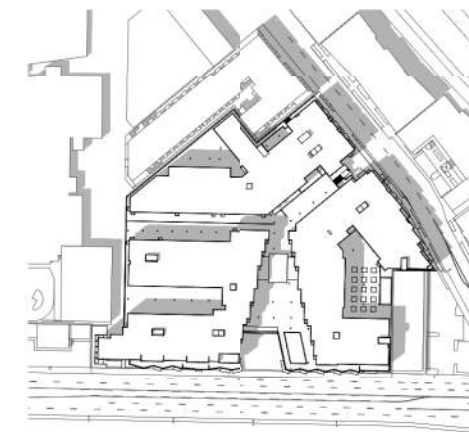
Winter Solstice - 9 am



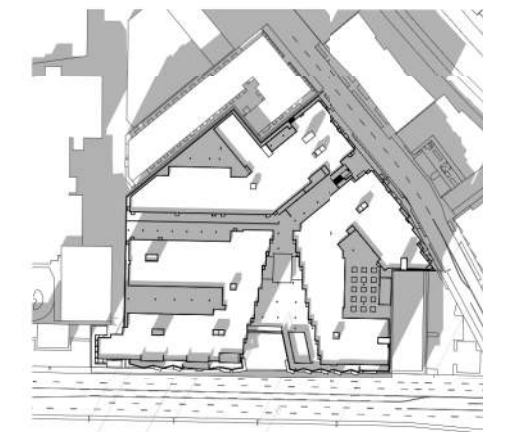
Summer Solstice - 12 pm



Winter Solstice - 12 pm



Summer Solstice - 3 pm

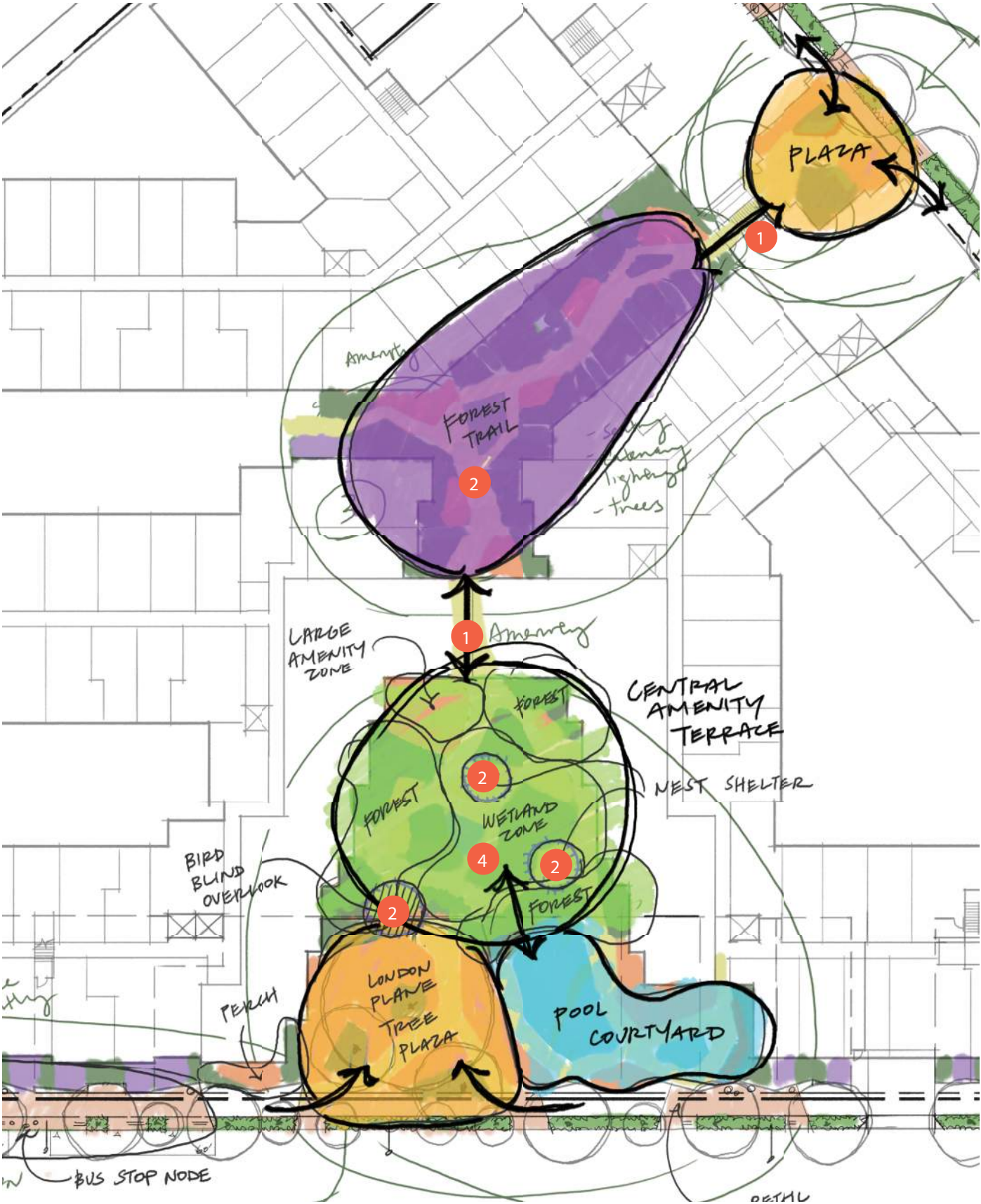


Winter Solstice - 3 pm



LANDSCAPE CONCEPT  
DESIGN INSPIRATION: CONNECTIONS

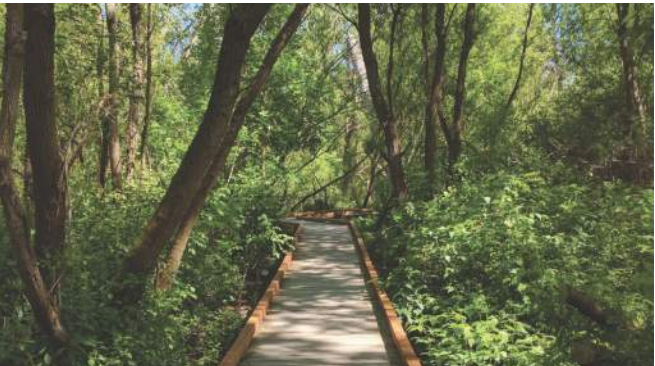
The 3020 NE 45th Street Mixed-Use project is uniquely sited with direct access to the Union Bay Natural Area, which is the second largest natural system left on Lake Washington. The Union Bay Natural Area is considered one of the best bird-watching locations in the city of Seattle, and is an important preserved natural area, habitat, and green space for the growing city. The project team seeks to celebrate and draw inspiration from the Union Bay Natural Area wetland prairie landscape, riparian vegetation, walking trails, boardwalks, wildlife habitat, and core community groups.



1 Trail Connections



2 Bird Blind/ Nest Pavilion



2 Forest Trail/ Boardwalk



4 Union Bay Natural Area Wetlands



STREET-LEVEL CONCEPT  
PREFERRED SCHEME

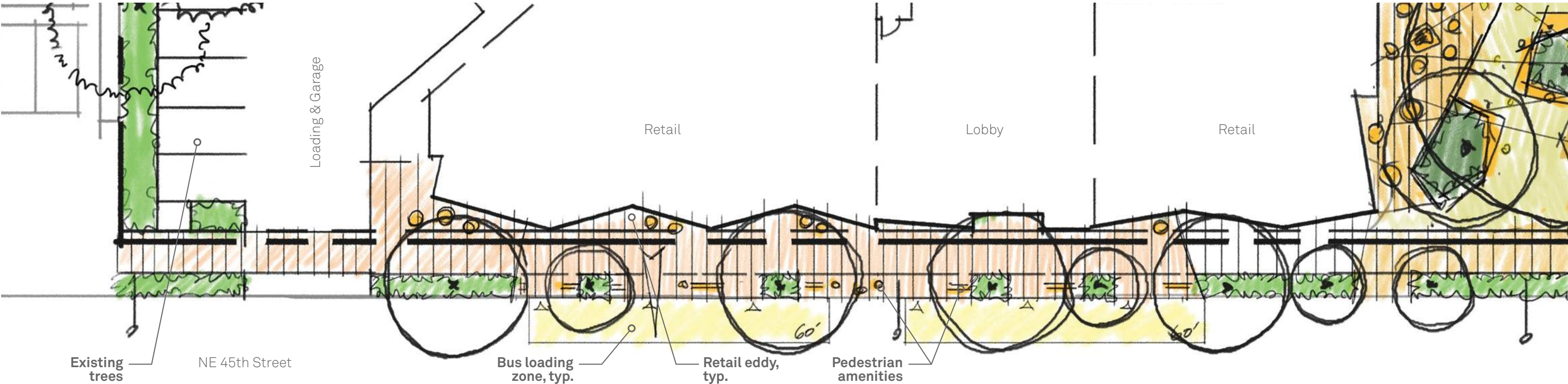
The Preferred Scheme seeks to preserve an exceptional London Plane tree along NE 45th Street. The building façade along 45th opens up and angles towards the exceptional tree into a central plaza that will be highly activated on both sides by transparent retail. A series of pedestrian nodes along 45th located at existing well-used bus stops and will be furnished with public site amenities, accent paving, and planting. Along Union Bay Place NE, the building massing undulates, creating nodes of activity along the narrower urban street that provide opportunities for sidewalk activation with site amenities for retail and public use.



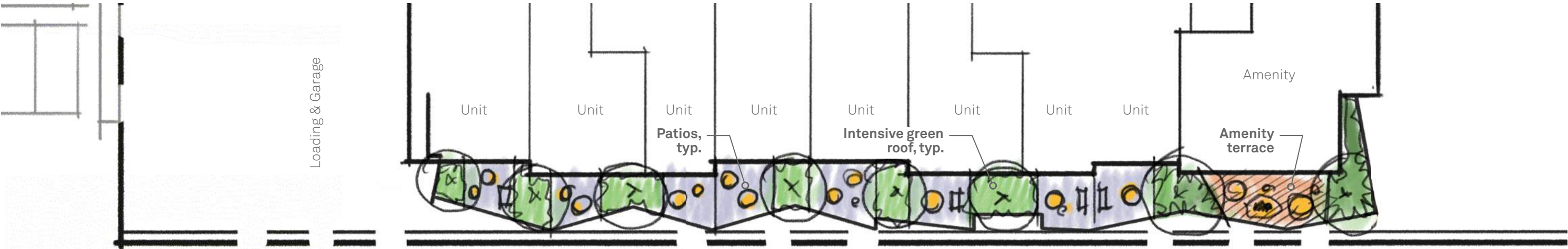


ENLARGED LANDSCAPE PLAN  
NE 45TH STREET

PLAN AT STREET LEVEL



PLAN AT LEVEL 03



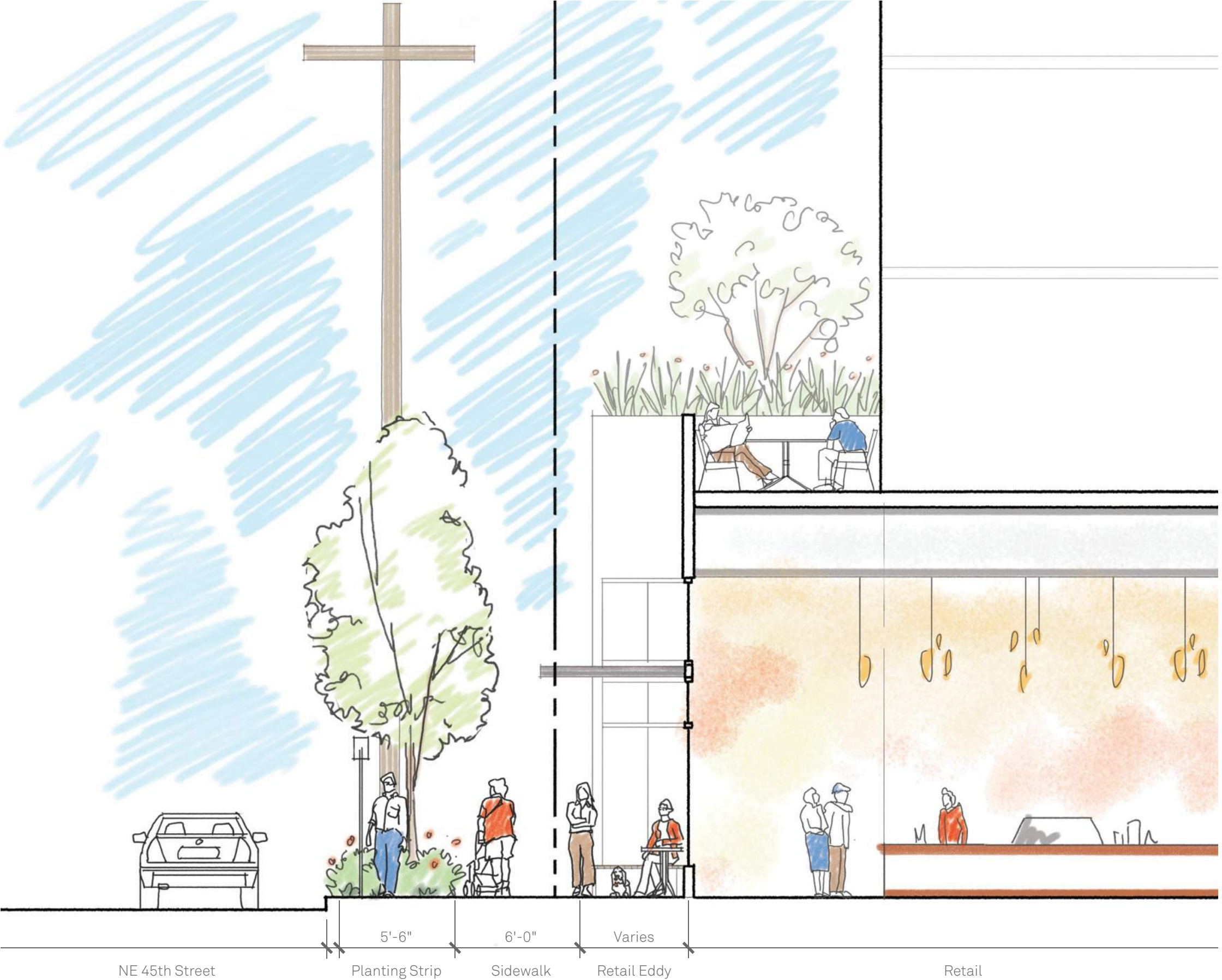
NE 45th Street





LANDSCAPE SECTION  
NE 45TH STREET

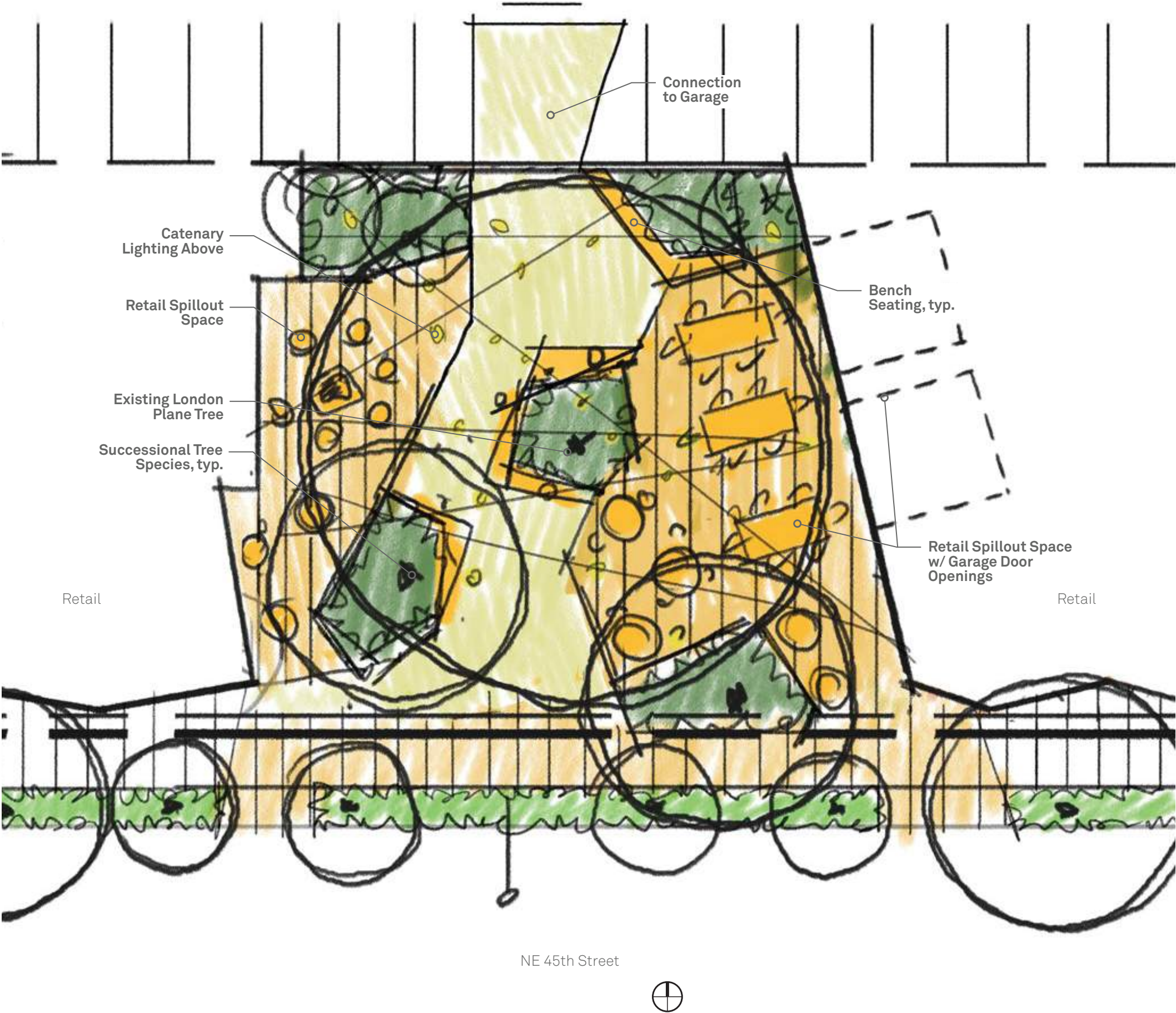
PRECEDENT IMAGERY





ENLARGED LANDSCAPE PLAN  
SOUTHERN COURTYARD - STREET LEVEL

PRECEDENT IMAGERY





ENLARGED LANDSCAPE PLAN  
SOUTHERN COURTYARD - LEVEL 03

PRECEDENT IMAGERY





ENLARGED LANDSCAPE PLAN  
NORTHERN COURTYARD

PRECEDENT IMAGERY





ENLARGED LANDSCAPE PLAN  
UNION BAY PLACE NE

PRECEDENT IMAGERY





# Requested Code Departure Summary

Note: See Appendix for full text and diagrams of original Departure Requests as presented in the first Early Design Guidance Meeting (EDG-1).

## REQUESTED CODE DEPARTURE #1:

PROVIDE SITE ACCESS FROM THREE SEPARATE LOCATIONS IN LIEU OF ONE LOCATION.

### CODE SECTION:

23.47A.032.A - Access to Parking

### BOARD FEEDBACK:

The Board indicated their support of this departure. The project design is moving forward including three site access locations as requested. See Appendix for full Departure Request from EDG #1.

## REQUESTED CODE DEPARTURE #2:

REQUEST REMOVAL OF TWO OF THE FOUR EXISTING EXCEPTIONAL TREES LOCATED ON SITE.

### CODE SECTION:

25.11.050 - General Provisions for Exceptional Tree Determination  
25.11.080 - Tree protection

### BOARD FEEDBACK:

The Board indicated that the City will need to review to determine the health and viability of these trees. The applicant will need to demonstrate how a design with exceptional trees removed meets the Design Guidelines better than a design with the exceptional trees retained. The Board indicated their support for the departure request.

### DESIGN RESPONSE:

This departure request is linked with the Requested Code Departure #3 for height increase. See response to Code Departure #3.

## REQUESTED CODE DEPARTURE #3:

ALLOW FOR A ZONING HEIGHT INCREASE OF 10 FEET (FROM 75' TO 85'), TO ALLOW FOR TWO EXCEPTIONAL TREES TO BE RETAINED ON SITE.

### CODE SECTION:

23.47A.012 - Structure height

### BOARD FEEDBACK:

The Board indicated they would need a stronger rationale as to why the additional height makes the design stronger. The Board also needed additional information about the design team's position that the perceived height of the building with the added height would still only be 8 stories.

### DESIGN RESPONSE:

Diagrams have been included on the following two pages to demonstrate the zoning height departure request has minimal impact from the pedestrian street level experience and the perceived massing of the building. By allowing the additional height, which would be applied to the North Building only, the project massing is able to retain two of the four exceptional trees and provide courtyards and public plaza to promote connectivity with the surrounding neighborhood and shared daylight and views.

The following code provision specifically provides the incentive of additional height to compensate for lost developable area in order to retain an exceptional tree:

- SMC 23.41.012.B.11.f: Departures of up to 10 feet of additional height may be granted if the applicant demonstrates that:
1. The departure is needed to protect a tree that is located on the lot that is either an exceptional tree, as defined in Section 25.11.020, or a tree greater than 2 feet in diameter measured 4.5 feet above the ground; and
  2. Avoiding development in the tree protection area will reduce the total development capacity of the site.

As demonstrated in our Departure Request, both criteria have been satisfied. The tree is identified as exceptional in accordance with the code criteria, as noted in the Arborist Report included in the Appendix, and the diagrams and calculations show that the maximum developable area without the exceptional tree would be approximately 949,000 s.f., while our preferred massing scheme retaining 2 exceptional trees yields approximately 945,000 s.f. including the additional floor.

See additional diagrams and analysis on the following two pages provided in response to the Board's request for additional information.

## REQUESTED CODE DEPARTURE #4:

REQUEST REDUCTION OF UPPER LEVEL SETBACK ALONG UNION BAY PLACE NE FROM THE REQUIRED 8' AVERAGE SETBACK TO AVERAGE SETBACK OF 4'-11", AND WITH APPROXIMATELY 75% OF REQUIRED SETBACK AREA AT LESS THAN 5'-0" IN DEPTH IN LIEU OF 20%.

### CODE SECTION:

23.47A.014 - Setback Requirements

### BOARD FEEDBACK:

The Board questioned how this proposed departure would improve the street edge and pedestrian experience along Union Bay Place. They requested more supporting information before confirming whether this departure request would be supported.

### DESIGN RESPONSE:

The project team has elected not to pursue this departure request, and has instead redesigned the massing forms along Union Bay Place to comply with the required upper level setback requirements.

### THIS DEPARTURE REQUEST IS NO LONGER REQUESTED



# Requested Code Departure #3

## DEPARTURE REQUEST #3:

ALLOW FOR A ZONING HEIGHT INCREASE OF 10 FEET (FROM 75' TO 85'), TO ALLOW FOR TWO EXCEPTIONAL TREES TO BE RETAINED ON SITE.

## CODE SECTION:

23.47A.012 - Structure height

A. The height limit for structures in NC zones or C zones is as designated on the Official Land Use Map, Chapter 23.32. Structures may not exceed the applicable height limit, except as otherwise provided in this Section 23.47A.012.

Per SMC 23.41.012.B.11.f: Departures of up to 10 feet of additional height may be granted if the applicant demonstrates that:

- 1) The departure is needed to protect a tree that is located on the lot that is either an exceptional tree, as defined in Section 25.11.020, or a tree greater than 2 feet in diameter measured 4.5 feet above the ground; and
- 2) Avoiding development in the tree protection area will reduce the total development capacity of the site;

## EDG #1 REASONING:

1. The additional height will allow for an additional floor to be added to one of the three proposed residential buildings on site, which compensates for the reduced footprint necessary to retain the exceptional tree without losing development capacity.

See Appendix for full Departure Request reasoning and diagrams from EDG #1 showing the maximum development capacity with and without preserving the exceptional trees.

2. The additional height will only be used to add an additional floor to the north residential building, which is a full story and a half below street level at Union Bay Place NE. This means the perceived height of this building from the street will be only 7.5 stories, less than the 8 story street frontage along NE 45th street, and also similar to what would be achievable if the north building was developed as a stand-alone project without a height variance due to the higher grade along Union Bay Place NE.

## EDG #1 BOARD FEEDBACK:

The Board stated that they would need a stronger rationale as to why the additional height makes the design stronger. The Board also stated that they would need additional information about the design team's position that the perceived height of building with the added height would still only be 8 stories.

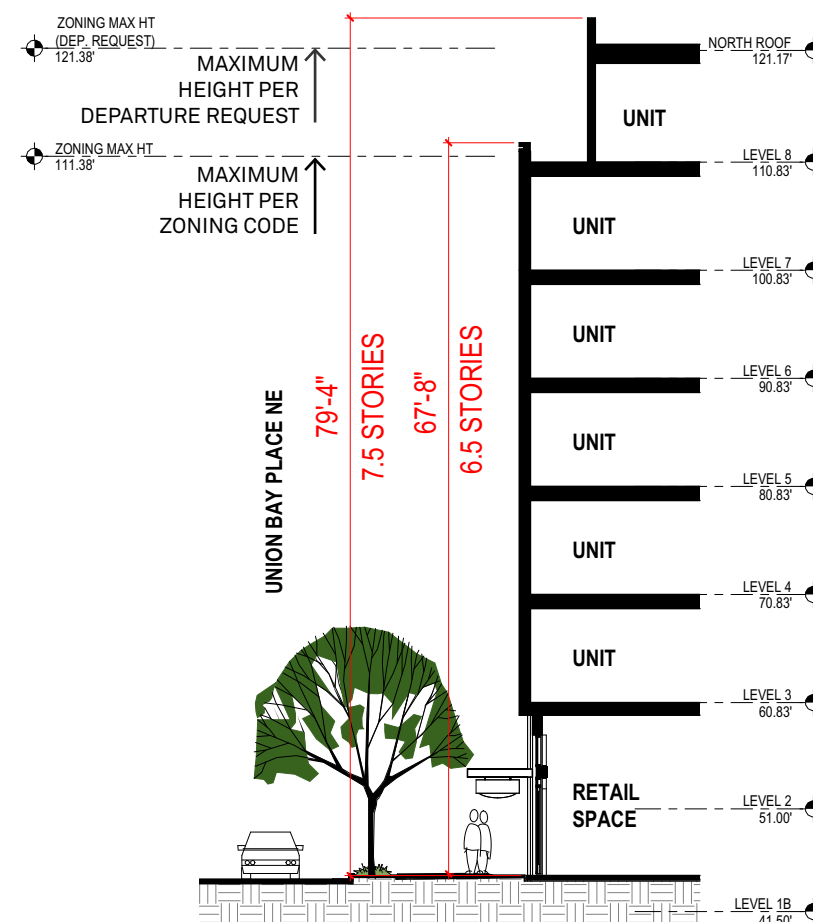
## DESIGN RESPONSE:

The zoning code provides the option to approve 10 feet of additional height as an incentive for applicants to protect exceptional trees.

Diagrams have been included on the following pages to demonstrate the zoning height departure request has minimal impact from the pedestrian street level experience and the perceived massing of the building. By allowing the additional height, which would be applied to the North Building only, the project massing is able to retain two of the four exceptional trees and provide courtyards and a public plaza to promote connectivity with the surrounding neighborhood.

The additional height makes the design stronger by allowing for a large public plaza, which not only provides a public amenity but also reduces the scale and perceived mass of the building by redistributing the mass towards the interior of the site. Without the additional height, the redistribution of the square footage on Levels 3 - 8 results in a building massing that is greater along the NE 45th Street facade, reducing size of the public plaza and reducing the amount of daylight and views.

The added floor and zoning height departure is not a significant massing impact. Without this departure, the proposed massing will require modifications that eliminates the exceptional tree and reduces the public plaza.



## Iteration A - Preferred

Retain Two Exceptional Trees & Provide Height Departure



A: SITE PLAN

## Iteration B

Remove All Exceptional Trees & No Height Departure



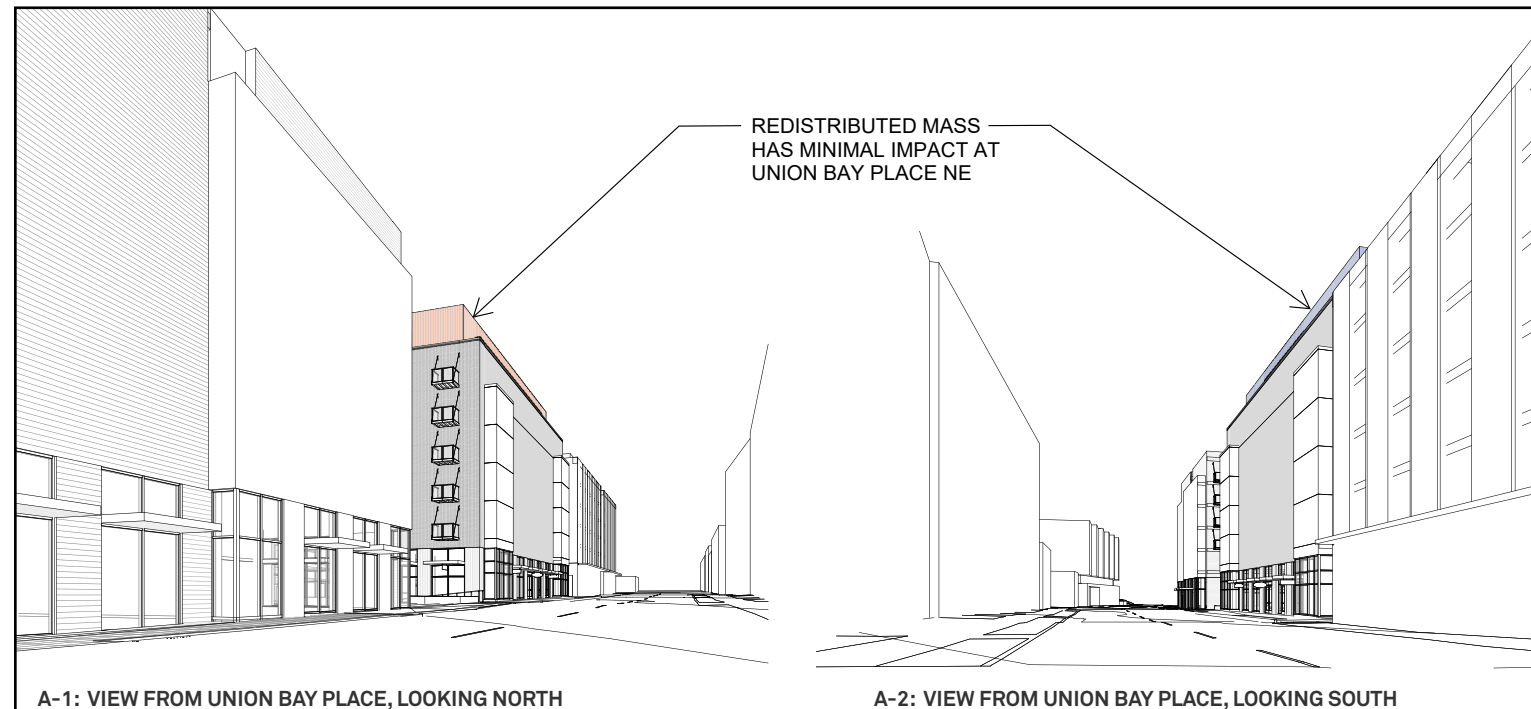
B: SITE PLAN



# Requested Code Departure #3 (cont.)

## Iteration A - PREFERRED MASSING OPTION WITH DEPARTURE REQUEST: Development With Additional Height and Retention of Two Existing Exceptional Trees

Approx. 945,000 SF and 775 units

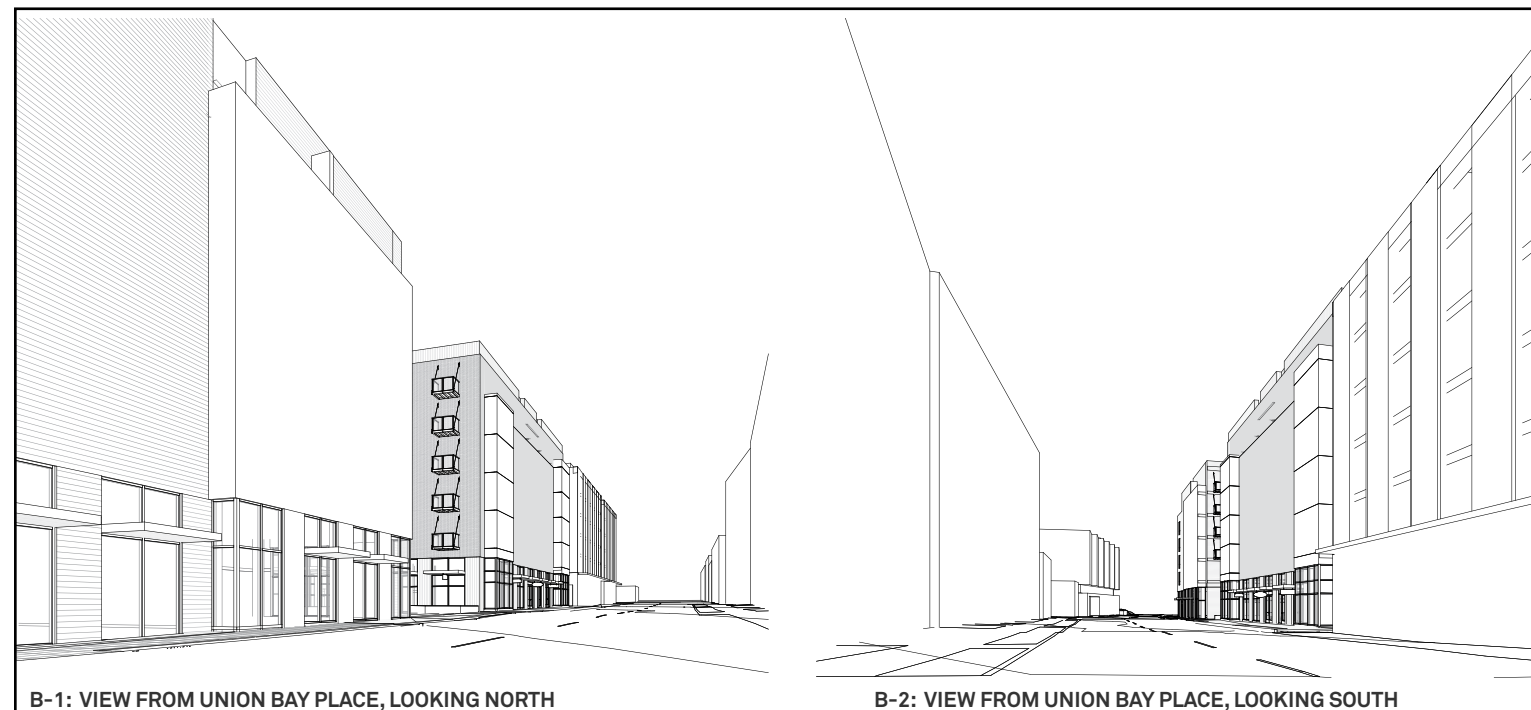


Iteration A shows the design team's preferred scheme, which allows for two exceptional trees to be retained, as supported by the Board. This creates a large public plaza located off NE 45th Street, which strengthens the project's connections to the surrounding neighborhood by providing an extensive active public amenity space.

The design intent for locating the additional height at the North Building mitigates the visibility of the additional height from the pedestrian street-level experience. The north end of the site is where existing grade is highest and the first level of the building is below-grade, so that the perceived height of the building from the street-level is similar to that at NE 45th Street.

## Iteration B - No Departure Request: Development Without Additional Height and Without Retaining Existing Exceptional Trees

Approx. 945,000 SF and 775 units



Iteration B shows the massing if no zoning height departure is granted. Without the additional height, the massing configuration redistributes the residential square footage from the proposed additional floor of the North Building to the 3rd through 8th floor of the East and West Buildings.

The redistributed square footage results in approximately 5,500 square feet added per residential floor. The width of the plaza on NE 45th Street is reduced (see Site Plan B on previous page), and the perceived bulk and scale of the building is increased.



# Appendix



**3020 NE 45<sup>th</sup> ST PROJECT**  
**CITY OF SEATTLE**  
**REQUIRED EARLY COMMUNITY OUTREACH FOR DESIGN REVIEW**  
**OUTREACH DOCUMENTATION**  
***\*With Updated Requirements Via Ordinance #126072***

PROJECT NUMBER: #3039209-EG

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**2. Detailed Checklist of Early Community Outreach for Design Review**

**3. Appendix A: Materials Demonstrating that Each Outreach Method Was Conducted**

*Initial Planning and DON Communication*

- *Listing on DON Blog*
- *Outreach Plan*

*Printed Outreach: Direct Mail*

- *Project Poster*
- *Direct Mailing Distribution List*

*Electronic/Digital Outreach: Project Website*

- *Website Content*
- *Website Traffic*

*Electronic/Digital Outreach: Project Survey*

- *Community Feedback Summary*
- *Online Survey Text*
- *Online Survey Results*
- *Additional Emails/Comments Received*

*Submitted by:*

Natalie Quick Consulting

natalie@nataliequick.com | 206.779.0489

**AUGUST 2022**



3020 NE 45<sup>th</sup> St Project

Brief Summary of Outreach Methods and What We Heard from the Community

Project Address:	3020 NE 45 <sup>th</sup> St, Seattle, WA 98105
Brief Description:	This project proposes construction of a new mixed-use building consisting of three eight-and-nine story residential buildings over a common two-story structure containing parking and retail space. Project will include approximately 780 housing units, 28,000 square feet of commercial retail space, and structured parking for 650 cars.
Contact:	Natalie Quick
Applicant:	Lennar Multifamily Communities
Contact Information:	3020NE45thStProject@earlyDRoutreach.com
Type of building:	Mixed-use building with retail space at street level and residential
Neighborhood:	University District Urban Center
In Equity Area:	No

Brief Summary of Outreach Methods

Printed Outreach

- *Choice:* DIRECT MAILING, HIGH IMPACT
- *Requirement:* Direct mailing to all residences and businesses within approximately 500-foot radius of the proposed site.
- *What we did:* Posters were mailed to 126 residences and businesses. Poster and details on distribution are in Appendix A.
- *Date completed:* July 29, 2022

Electronic/Digital Outreach

- *Choice:* PROJECT WEBSITE, HIGH IMPACT
- *Requirement:* Interactive project website with public commenting function.
- *What we did:* Project website established and publicized via poster. Monitored daily for comments from the Website. Developed an interactive project website with project information and a public commenting function. Website included in Appendix A.
- *Date completed:* July 29, 2022

Electronic/Digital Outreach

- *Choice:* SURVEY, HIGH IMPACT
- *Requirement:* Create an online survey to allow for feedback on the proposed project.
- *What we did:* Online survey established and publicized via poster with link to survey featured on project website. Survey text and results included in Appendix A.
- *Date completed:* July 29, 2022

What We Heard From the Community

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

Design-Related Comments

- **Design & Character.** When asked what is most important about the design of a new building on this property according from highest to lowest priority, survey respondents suggested environmentally friendly features, parking, attractive materials, interesting and unique design, and relationship to neighborhood character. Respondents encouraged integrating and aligning design into the character and history of the neighborhood.
- **Exterior.** When asked what the most important consideration for the exterior space on this property is, 80 percent of survey respondents said landscaping; 60 percent said light and safety features; and 20 percent said seating options and places to congregate.
- **Height & Scale.** A few respondents expressed concern about the building height negatively impacting the existing neighborhood character, based on a belief that the proposed community will be significantly taller than surrounding buildings, and encouraged reducing the size, scope and height to six stories to match the rest of the neighborhood.

Non-Design-Related Comments

- **Retail.** When asked what retail components respondents were most interested in for this location, 83 percent said new places for coffee or breakfast; 33 percent said new restaurants or bars; and 17 percent said new stores for shopping. When asked what most inspires respondents to return when visiting a building, office, restaurant or retailer, 67 percent said thoughtful design that is open and welcoming; 50 percent said a sense of openness and natural light; 50 percent said calm, restful places to reflect and relax; 33 percent said great people and service; 17 percent said local businesses/small businesses; and 17 percent said color and materials used in design. One respondent encouraged not getting rid of Burgermaster.
- **Units.** One respondent noted that new construction in the area has introduced a massive number of one- and two-bedroom units and suggested that three-bed options would serve the community well.
- **Impacts.** One respondent encouraged considering project impacts on traffic, noise and light pollution.
- **Parking.** One respondent shared an opinion that massive apartments with hard-to-access parking do not make life better or easier for the existing neighborhood.

Miscellaneous Comments

- **Oppose.** One respondent encouraged not building the project.



3020 NE 45<sup>th</sup> St Project  
Checklist: Early Community Outreach for Design Review

DON Rule	Category	Description	Date Completed	Task Documentation
I.C.	Project Information, Public Notice	Submit project information to DON, DON posts information online or other publicly available place	8/16/22	Provided project information via email to DON staff; DON staff confirmed the information was posted on DON blog. Email confirmation included in Appendix A.
I.D. II. A. 1	Types of Outreach  Outreach Methods for the Plan	<b>CHOICE: High Impact</b> Direct mailing to all residences and businesses within approximately 500-ft radius of the proposed site  Posters include all requirements in III.A	7/29/22	Poster mailed to 126 residences and businesses. Map and details of mailing are in Appendix A.
I.D. II.A.2	Types of Outreach  Outreach Methods for the Plan	<b>CHOICE: High Impact</b> Interactive project website with public commenting function.	7/29/22	Project website established and publicized via poster. Monitored daily for comments from the Website. Developed an interactive project website with project information and a public commenting function. Website included in Appendix A.
I.D. II.A.3	Types of Outreach  Outreach Methods for the Plan	<b>CHOICE: High Impact</b> Online survey	7/29/22	Online survey established and publicized via poster with link to survey featured on the project website.
III.A.	Printed	All printed outreach materials shall: <ul style="list-style-type: none"><li>• Include a brief summary of the proposal</li><li>• Include the address of the project/property and the SDCI number if available</li><li>• Identify a project contact person</li><li>• Provide an email address, survey link, phone number or alternative way of providing feedback on the project directly to the applicant</li><li>• Include where any additional project information can be found (such as the Seattle Services Portal)</li><li>• Include a statement informing the public that any information collected may be made public</li></ul>	7/29/22	Copy of direct mailing poster included in Appendix A.
III.B.	Electronic, Digital	All electronic/digital outreach material shall: <ul style="list-style-type: none"><li>• Include a brief summary of the proposal</li></ul>	7/29/22	Survey and project website established. Checked for comments daily. Website content and survey results featured in Appendix A.

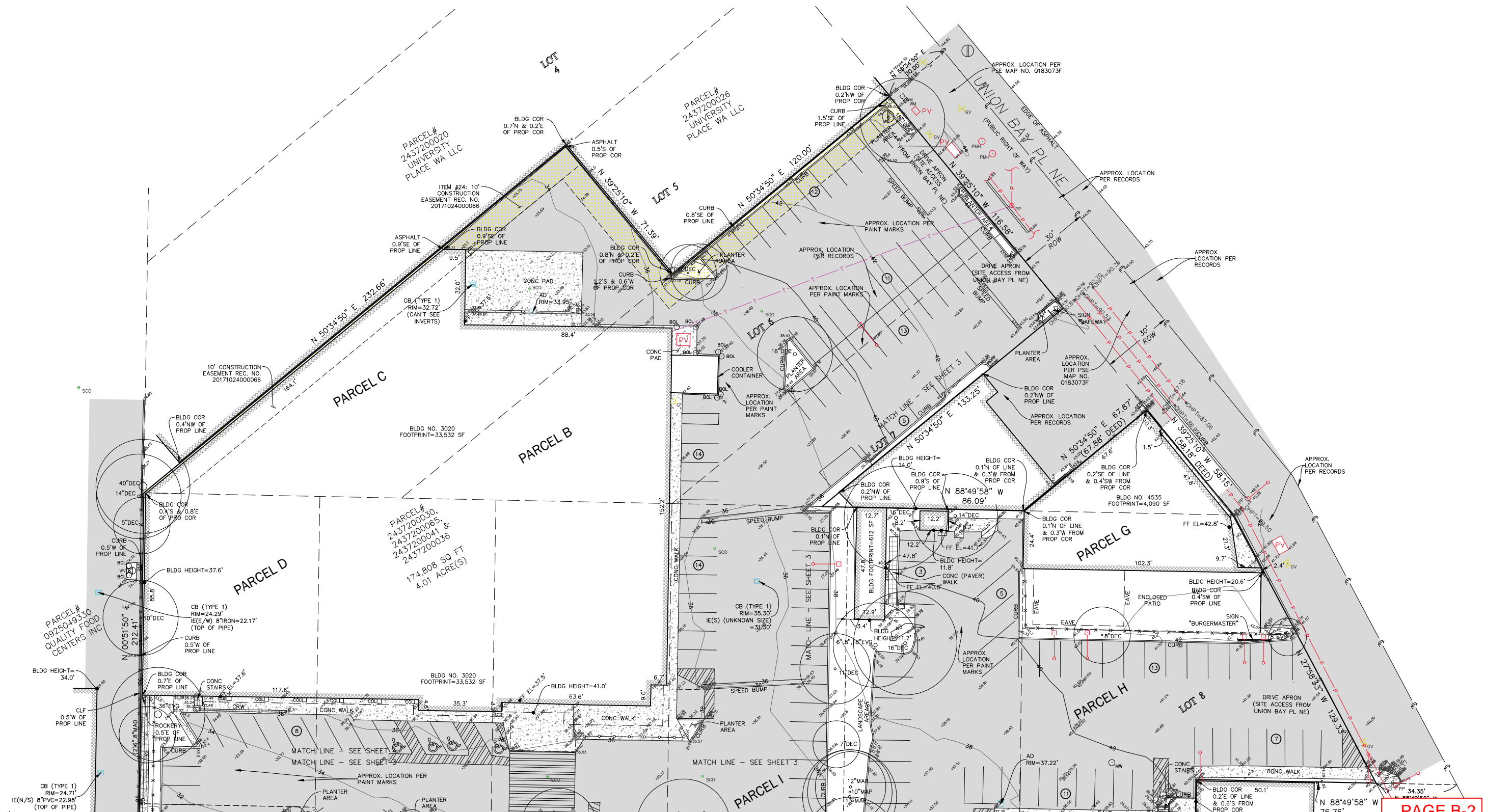
		<ul style="list-style-type: none"><li>• Include the address of the project/property and SDCI project number if available</li><li>• Identify a project contact person</li><li>• Provide an email address, survey link, phone number or alternative way of providing feedback on the project directly to the applicant</li><li>• Include where any additional project information can be found (such as the Seattle Services Portal)</li><li>• Be publicized on at least one printed outreach method</li><li>• Be publicly available for a minimum of 21 days</li><li>• Include a statement informing the public that any information collected may be made public</li></ul>		
VI.A.1.	Outreach Documentation	Summary	8/23/22	Outreach Plan copy included in Appendix A.
VI.A.2.	Outreach Documentation	Printed Material Documentation	8/23/22	See notation above for Print Outreach. Copies of poster and mailer distribution map to 126 residents and businesses included in Appendix A.
VI.A.3.	Outreach Documentation	Digital Documentation	8/23/22	See notation above for Digital Outreach. Website content and survey results included in Appendix A.







## Existing Site Survey (north)





Existing Site Context

Legal Descriptions

PARCEL 243720-0030

EXPOSITION HEIGHTS TRACT A UNREC LOT 5 LESS NELY 120 FT & ALL LOT 6 & NWLY 41.58 FT LOT 7 & ALL LOTS 14 THRU 16 TGW E 50 FT OF S 70 FT OF POR OF SW 1/4 OF SE 1/4 SEC 9-25-4 LY NLY OF NE 45 ST

PARCEL 243720-0036

EXPOSITION HEIGHTS TRACT A UNREC SELY 58.17 FT OF 7 & N 50 FT OF 8

PARCEL 243720-0041

EXPOSITION HEIGHTS TRACT A UNREC POR LOT 8 DAF - S 82.40 FT LESS POR OF S 19.40 FT LY E OF LN 450 FT E OF & PLW W LN OF TR A TGW ALL LOTS 11 & 12 OF SD TR A

PARCEL 243720-0065

EXPOSITION HEIGHTS TRACT UNREC POR TR A EXPOSITION HEIGHTS DAF - BAAP N 0-15-15 W 35 FT & S 89-56-56 E 225 FT FR SW COR SD TR A ON NLY MGN E 45TH ST TH N 0-15-15 W 282.4 FT TH S 89-56-56 E 75 FT TH S 0-15-15 E 282.4 FT TH N 89-56-56 W 75 FT TO POB

- 1

Access & utility easement
- 2

On-street pedestrian path
- 3

Digital traffic information sign
- 4

Overhead traffic sign
- 5

Street / parking lot lighting (typical)
- 6

Bus shelter
- 7

Bus stop
- 8

Sign
- 9

Overhead power lines
- 10

Exceptional tree (see tree report in appendix)

See appendix for numbered trees

- A

RETAIL BUILDING (TO BE DEMOLISHED)  
Height: 1 story  
Ground Floor Use: Grocery store
- B

RETAIL BUILDING (TO BE DEMOLISHED)  
Height: 1 story  
Ground Floor Use: Gym
- C

RESTAURANT BUILDING (TO BE DEMOLISHED)  
Height: 1 story  
Ground Floor Use: Restaurant
- D

MIXED-USE BUILDING  
Height: 6 stories  
Ground Floor Use: Retail and lobby
- E

MIXED-USE BUILDING  
Height: 6 stories  
Ground Floor Use: Retail and residential lobby
- F

MEDICAL OFFICE BUILDING  
Height: 2 stories  
Ground Floor Use: Offices and retail
- G

MIXED-USE BUILDING  
Height: 5 stories  
Ground Floor Use: Retail and residential
- H

MEDICAL OFFICE BUILDING  
Height: 3 stories  
Ground Floor Use: Offices
- I

RETAIL BUILDING  
Height: 1 story  
Ground Floor Use: Retail
- J

RETAIL BUILDING  
Height: 2 stories  
Ground Floor Use: Retail
- K

RETAIL BUILDING  
Height: 2 stories  
Ground Floor Use: Grocery store
- L

MEDICAL OFFICE BUILDING  
Height: 1 story  
Ground Floor Use: Veterinary









# Exceptional Trees

There are 4 trees that have been identified as "exceptional trees" the proposed development site (see arborist reports in the appendix). The preferred option proposes to retain the 2 most viable exceptional trees and to remove the other two. To offset the loss of build-able area, a departure is requested for an additional 10' of height on the north building (see table of departures)

Exceptional Tree to remain

Exceptional Tree to be removed







### Exceptional Tree 536

Per the arborist report (see appendix) "Tree 536 is an exceptional London planetree (*Platanus x acerifolia*) with a DSH of 33-inches in good health and structural condition. This tree is growing in a small landscape bed in the asphalt parking lot. The roots of this tree are lifting the pavement and adjacent curb. London planetrees are typically tolerant of construction disturbance, and it is likely that this tree can be retained if site planning, demolition and construction occur carefully around the tree."

The design team proposes to retain this tree and incorporate it into a public, street-level courtyard.



### Exceptional Trees 541 & 542

Per the arborist report (see appendix) "Tree 541 is an exceptional Austrian black pine (*Pinus nigra*) tree in good health and fair structural condition. Tree 542 is an exceptional Pacific madrone (*Arbutus menziesii*) tree growing adjacent to tree 541 and is in poor health and fair structural condition with approximately 70 percent canopy dieback." Both of these trees are located within a planting area that is contained by a rock retaining wall.

The grading associated with the proposed project will eliminate the rock retaining wall and planting area.

Additionally, these trees are located directly adjacent to the service areas of the neighboring building. Trees in this location will not be accessible to the public and the future building residents.

The design team proposes that these trees be removed.



### Exceptional Tree 536

Per the arborist report (see appendix) "Tree 545 is an exceptional Austrian black pine in good health and fair structural condition growing near the southwest corner of the site above a small rock retaining wall. To retain this tree the adjacent retaining wall must remain in place within the dripline to maintain tree stability. Careful demolition of the existing parking lot and hardscape must also occur within the dripline."

The design team proposed to retain this tree.

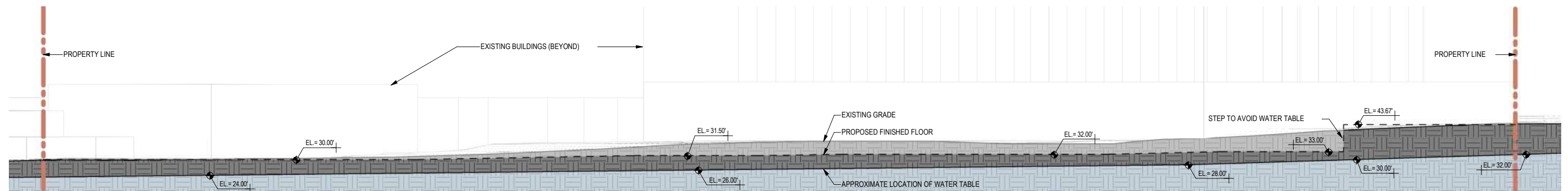
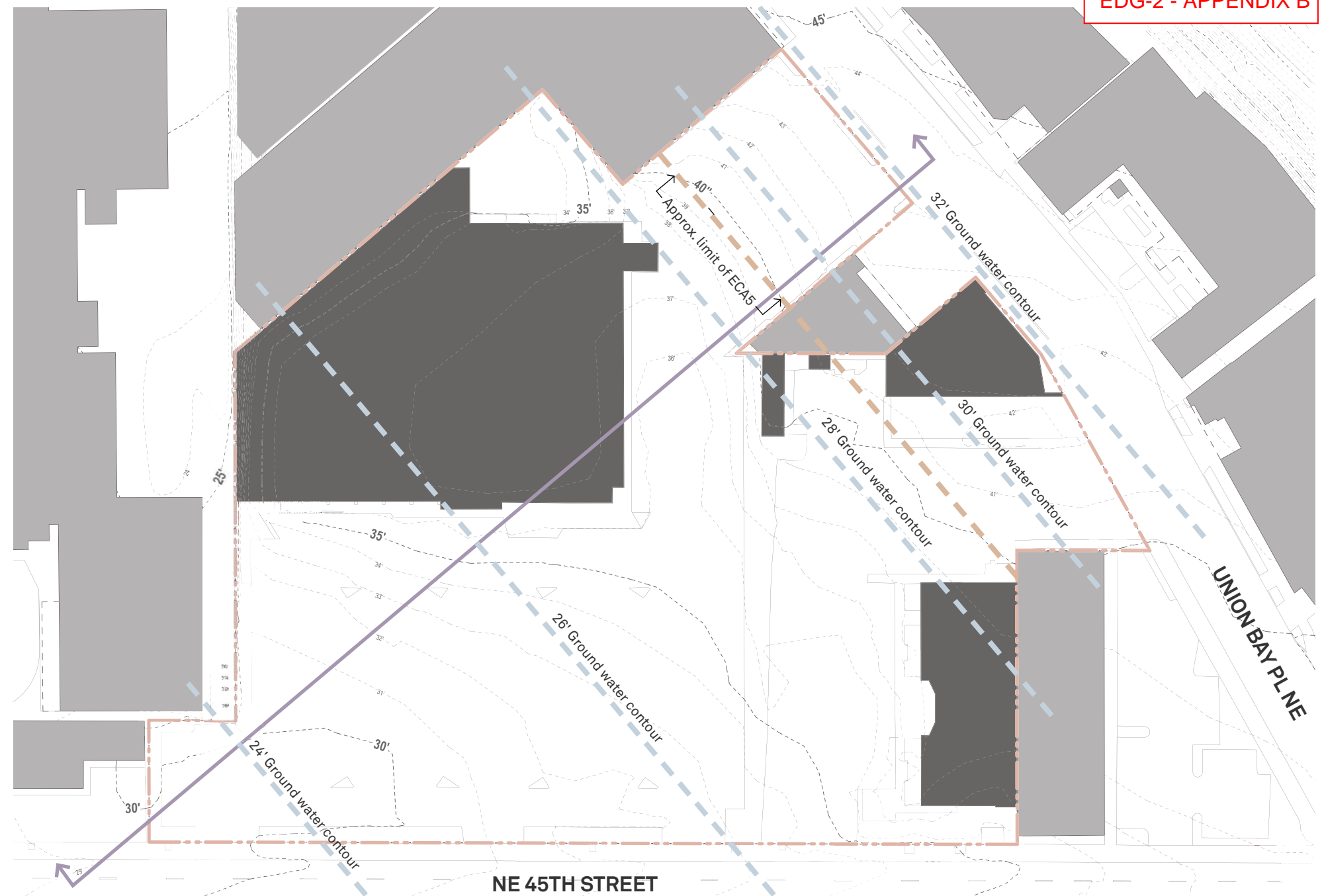


# Topography & Environmental Conditions

Due to the low elevation and proximity to Lake Washington, ground water exists relatively close to the surface, and the entire site is located in a Peat Settlement Prone Area (ECA-11). For these reasons, the proposed project will contain no below-grade floor levels and the foundation of the building is stepped to follow site grade and avoid conflict with the sub-surface water table.

## Environmentally Critical Conditions on Site:

- ECA5 - Liquefaction Prone Area: Occurs on southwest portion of site from approximate surface elevation of 40' and lower.
- ECA7 - Landfill (Historic): 100% of the site is located within the 1000' methane buffer around the former landfill located across NE 45th Street from the site.
- ECA11 - Peat Settlement Prone Area: Occurs on 100% of site.



NE to SW Site Section



# Zoning Envelopes

## Zoning Legend

Neighborhood Residential



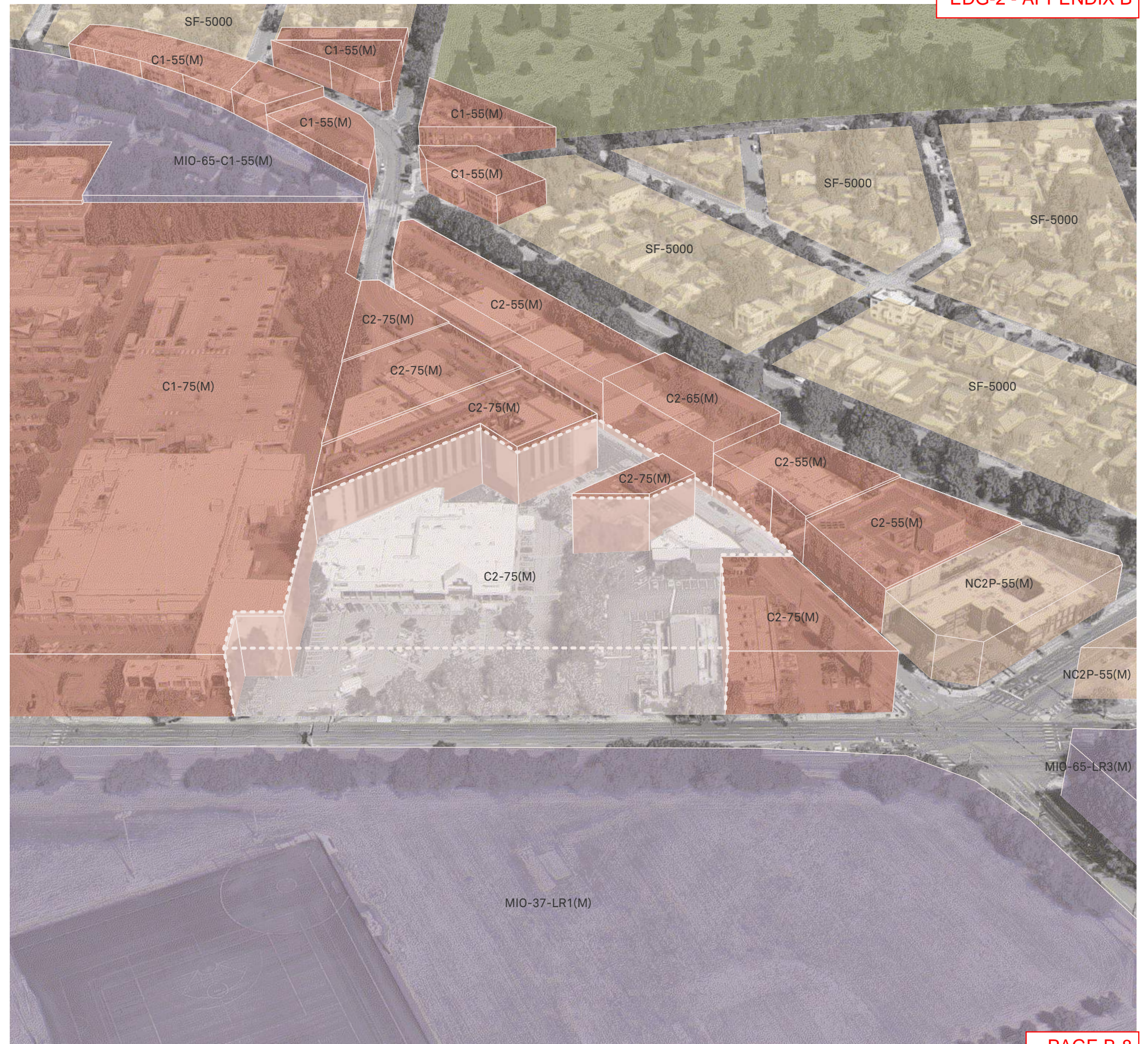
Neighborhood Commercial &amp; Pedestrian Zone



Commercial



Major Institution Overlay





Zoning Map

Zoning Legend

- Neighborhood Residential
- Neighborhood Commercial & Pedestrian Zone
- Commercial
- Major Institution Overlay
- Urban Center / Urban Village Boundary





Existing Land Uses

Adjacent Uses

- Residential (single-family & multi-family)
- Mixed-Use
- Retail / Restaurant
- Office / Industrial
- Medical
- Education / Institutional
- Recreational Open Space
- Parking Structure



SUPERSEDED - SEE EDG-2 UPDATE



# Transportation

## Transportation Legend

- Bus routes & Bus stops  
(Only the closest stops to the site are shown)
- Link Light Rail & Stations  
(underground)
- Multi-use Trail & Access points  
(Only the closest access points to the site are shown)
- Bike Lanes:

- Protected Bike Lane

- Sharrows

- Painted Bike Lane

- Signed Bike Routes

- Neighborhood Green Way
- Street Illustrated Type:

Urban Village Main

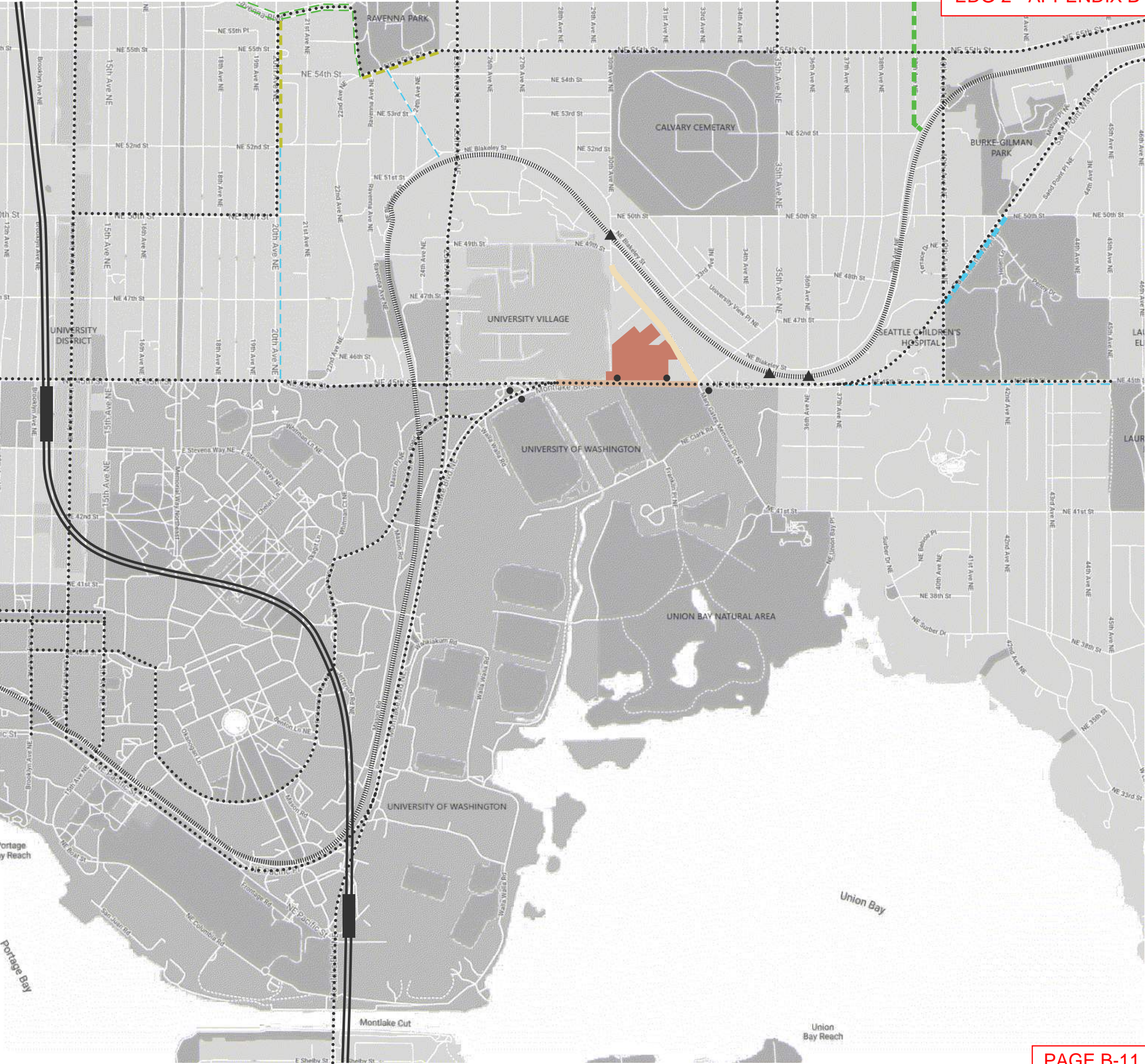
Principal Arterial:

High intensity retail, moderate intensity commercial and office and low to mid-rise residential
- Street Illustrated Type:

Urban Village Neighborhood

Minor and Collector Arterial:

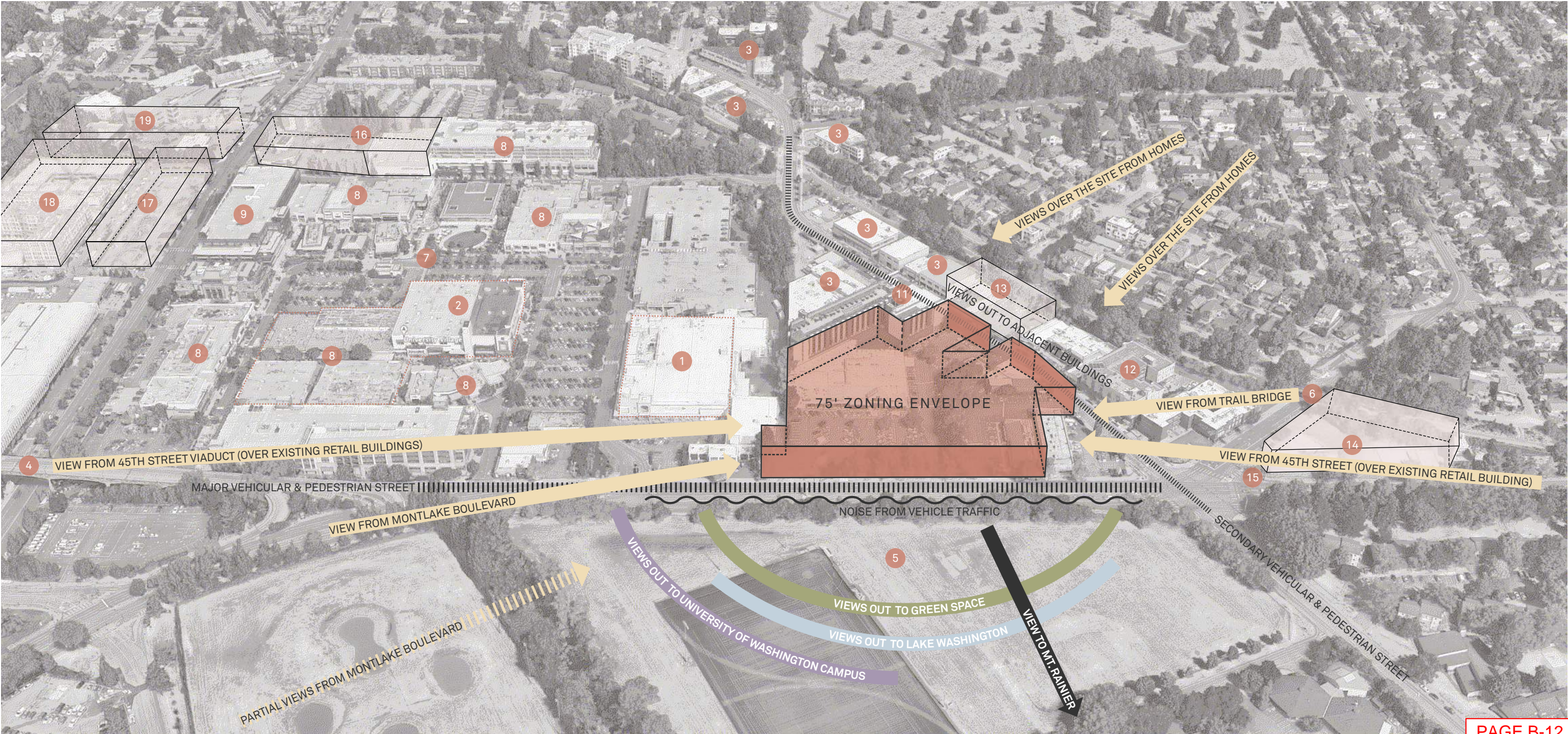
Moderate intensity retail, low intensity office and low to mid-rise residential





# Context Analysis & Design Cues

The following pages illustrate the existing surrounding neighborhood character by providing examples of the nearby architecture, building types, and services provided. The neighborhood character provide context for the proposed design options.







1 Former Carnation Dairy Plant, converted to a QFC grocery store in 1996.



2 Former department store converted into multiple retail tenant spaces.



3 Mid-century industrial buildings along Union Bay Place.



1 Carnation Dairy Plant, 1970s.



2 Lamont's department store, 1970's (originally Rhodes).



3 Union Bay Place, 1950's.



1 Carnation Dairy Plant, 1950s. University Village shopping center opens.



2 University Village shopping center & Rhodes department store, 1950s.



3 Blakeley Street, 1950's.





4 45th Street Viaduct.



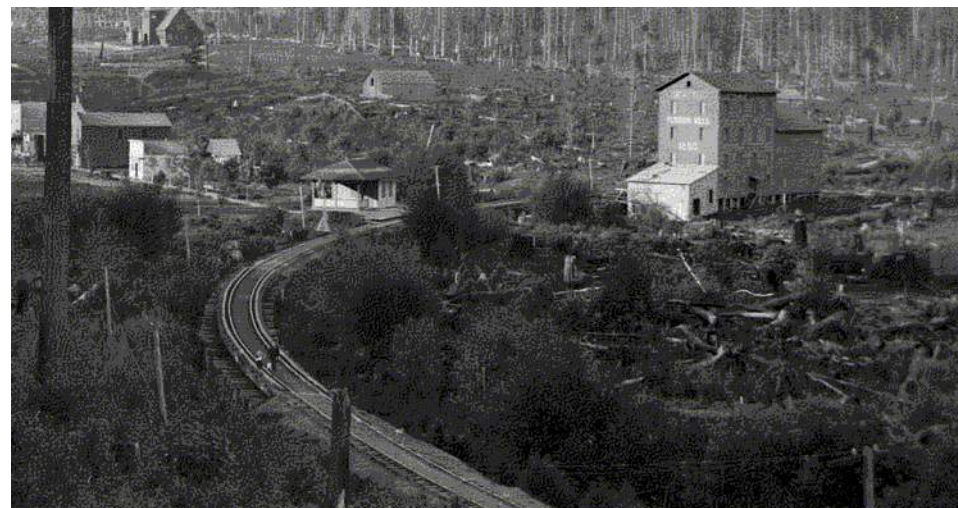
5 Former SLSER trestle. Converted to the Burke Gilman Trail in 1978.



6 Recreation fields built over the former landfill & lakebed.



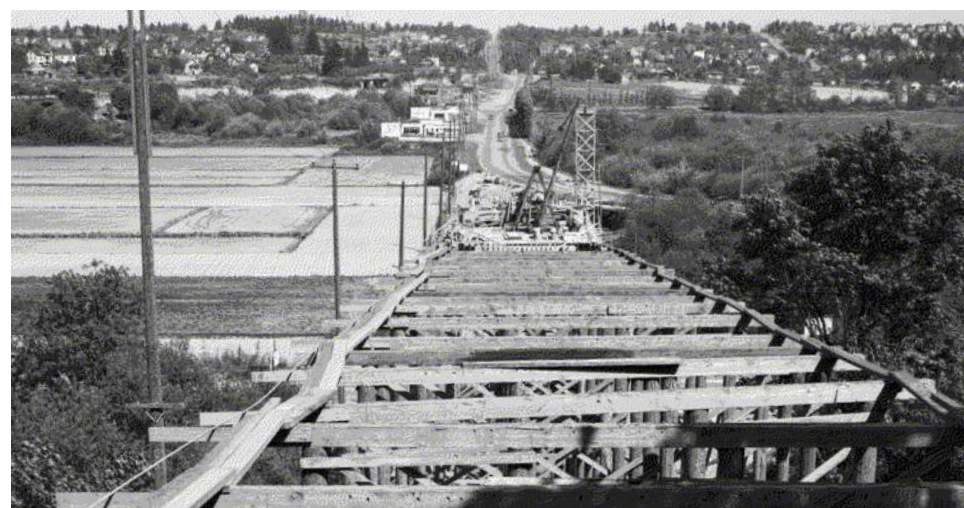
4 45th Street Viaduct widening, 1956.



5 Seattle Lake Shore & Eastern Railroad at the town of Ravenna.



6 Montlake Dump (Landfill). Formerly part of Union Bay on Lake Washington until the lake was lowered.



4 45th Street Viaduct under construction, 1939.



5 Seattle Lake Shore & Eastern Railroad.



6 Union Bay at Yesler Town prior to Lake Washington being lowered 9'.





7 University Village, village green.



8 University Village retail.

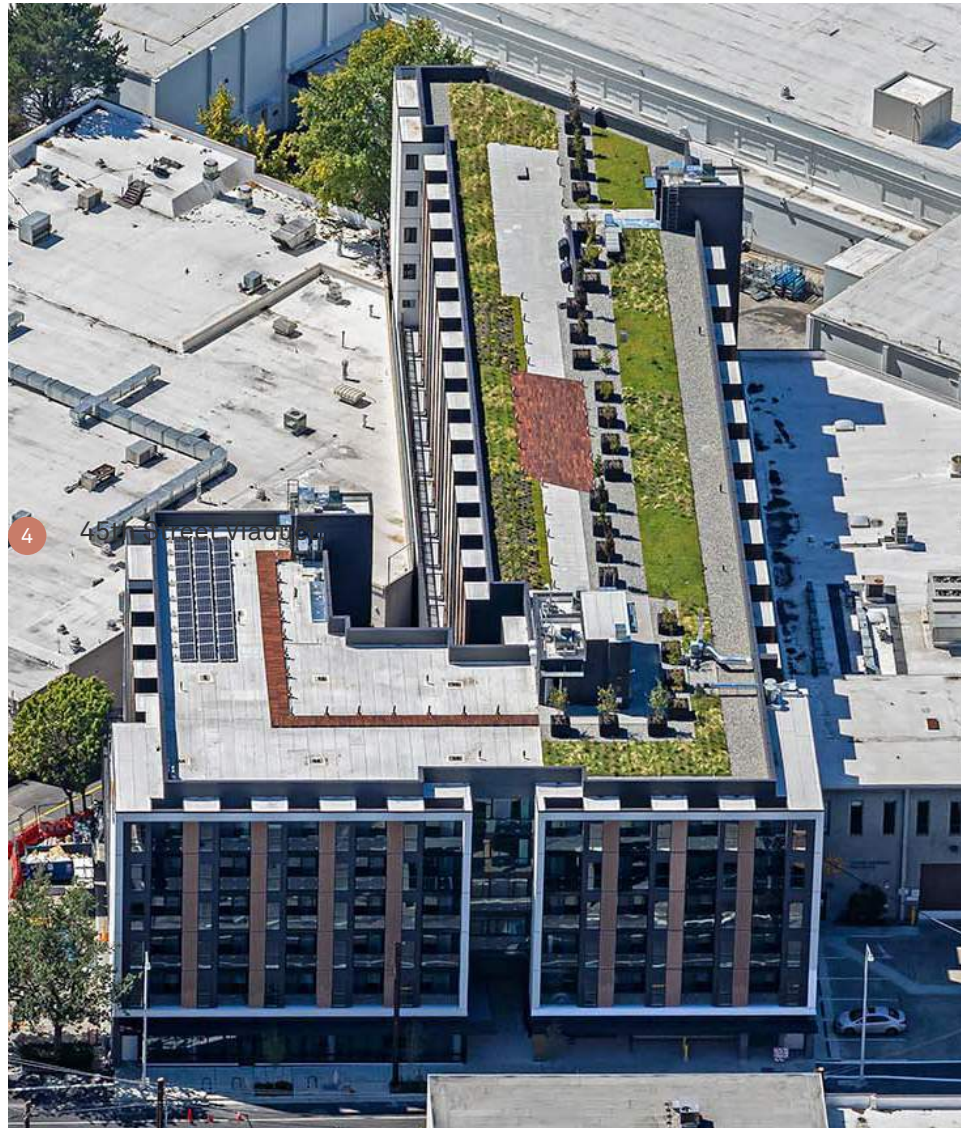


8 University Village retail.



9 University Village, west garage & retail





11 U-Place Apartments, recently completed.



12 4516 Union Bay Place | Burke & Union (recently completed)



16 4906 25th Ave NE | Strata (under construction)



13 4600 Union Bay Place | Spur (under construction)



18 4821 24th Ave NE | Trailside phase 1 (recently completed)



11 U-Place Apartments, recently completed.



14 Historic Benton Clock.

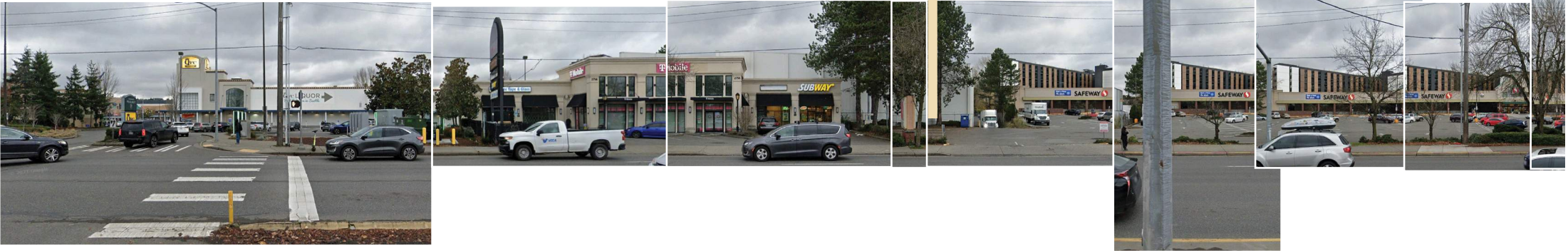
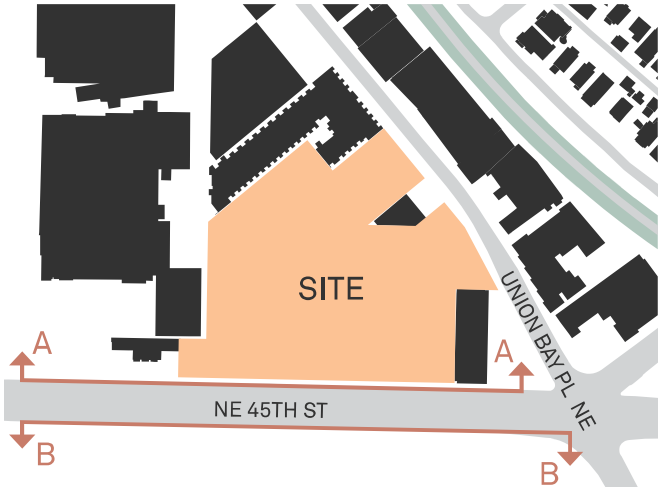


17 4715 25th Ave NE | Arista (under construction)



15 3200 NE 45th Street | Aegis Living Laurelhurst (under construction)





STREET MONTAGE A-A - NE 45TH STREET, NORTH SIDE OF THE STREET



STREET MONTAGE B-B - NE 45TH STREET, SOUTH SIDE OF THE STREET



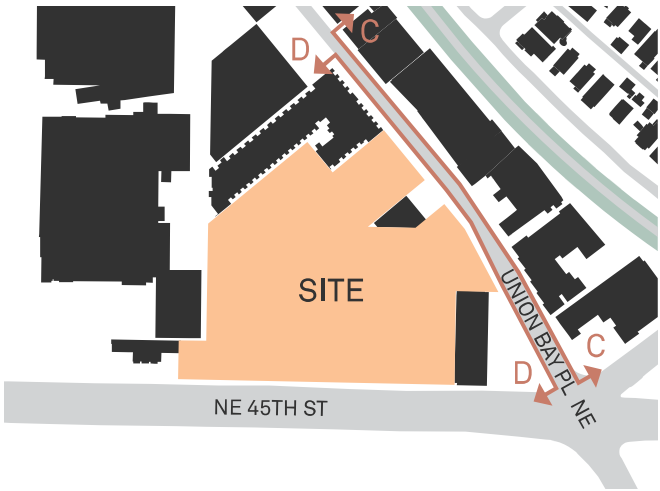
PROJECT SITE



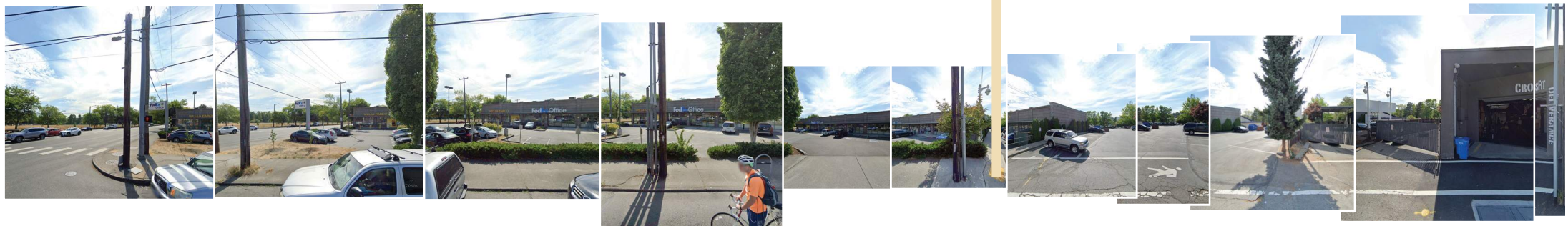
OPPOSITE PROJECT SITE







STREET MONTAGE C-C - UNION BAY PLACE, EAST SIDE OF THE STREET



STREET MONTAGE D-D - UNION BAY PLACE, WEST SIDE OF THE STREET







Zoning Data Summary

SMC Reference	Subject	Code text	Proposed Building
	ZONING		
	Zoning Designation	C2-75(M) University District Urban Center, Historical Landfill and Liquefaction Environmentally Critical Area	
23.41.012	DEVELOPMENT STANDARDS		
B	Departures	11. Structure height f. Departures of up to 10 feet of additional height may be granted if the applicant demonstrates that: 1)The departure is needed to protect a tree that is located on the lot that is either an exceptional tree, as defined in Section 25.11.020, or a tree greater than 2 feet in diameter measured 4.5 feet above the ground; and 2)Avoiding development in the tree protection area will reduce the total development capacity of the site;	Departure requested to preserve existing exception tree.
23.47A.008	STREET LEVEL STANDARDS		
A	Basic street-level requirements	2. Blank facades a. Blank facade segments do not include windows, entries, stairs, decks, balconies, screening, or landscaping. b. Blank segments between 2 feet and 8 feet above the sidewalk may not exceed 10 feet in width. c. Total of all blank facade segments may not exceed 40 percent of the width of the facade of the structure along the street.	The street-facing, street-level will comply, incorporating retail frontages and residential lobby entrances, with minimal blank facade segments.
		3. Street-level, street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.	The building facade will comply.
B	Non-residential street-level requirements	2. Transparency a. Sixty percent of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent.	The project will comply.
		3. Depth provisions for new structures or new additions to existing structures a. Non-residential uses greater than 600 square feet shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level, street-facing facade.	The project will comply. Street level retail depth ranges from approximately 25' to 60' in depth, with an average depth exceeding the minimum required.
		4. Height provisions: non-residential uses at street level shall have a floor-to-floor height of at least 13 feet.	The project will comply.
D	Residential use along street-level, street-facing facade	1. At least one of the street-level, street facing facades containing a residential use shall have a visually prominent pedestrian entry.	The project will comply.
23.47A.012	STRUCTURE HEIGHT		
23.47A.013, Table A	Base Height Limit	75'	Proposed height: 75'
A	Peat settlement-prone environmentally critical areas	3. On a lot containing a peat settlement-prone environmentally critical area, the height of a structure may exceed the height limit by up to 3 feet. The Director may apply the allowances only if the following conditions are met: a. The Director finds that locating a story of parking underground is infeasible due to physical site conditions b. The Director finds that the additional height allowed for the structure is necessary to accommodate parking located partially below grade that extends no more than 6 feet above existing or finished grade, whichever is lower, and no more than 3 feet above the highest existing or finished grade along the structure footprint, whichever is lower, as measured to the finished floor level above; and c. Other than the additional story of parking allowed according to this subsection 23.47A.012.A.3, the additional height shall not allow an additional story beyond that which could be built under the otherwise applicable height limit.	The project is located in peat settlement-prone area. 3' of additional height is requested.
23.47A.013	FAR		
23.47A.013, Table A	Base FAR	5.5	Proposed FAR: 5.2
B	The following gross floor area is not counted towards FAR	1. All stories, or portions of stories, that are underground 2. All portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, excluding access	The project will comply.



23.47A.014	SETBACKS		
A	Rooftop Features allowed in upper-level setbacks	1. Open railings may extend up to 4 feet above the height at which the setback begins. 2. Parapets may extend up to 2 feet above the height at which the setback begins.	The project will comply.
C	Upper-level setbacks for street-facing facades.	1. For zones with a height limit of 75 feet, portions of structures above 65 feet must be set back from the front lot line by an average depth of 8 feet. 3. Where a portion of the facade is set back more than 15 feet, the setback depth for that portion of the facade shall be considered 15 feet for purposes of calculating the average setback. No more than 20 percent of the portion of the structure that must be set back may have a setback of less than 5 feet.	The project will comply.
D	Facade modulation.	For structures with a width of more than 250 feet, at least one portion of the structure 30 feet or greater in width must be set back a minimum of 15 feet from the front property line.	The plaza on NE 45th Street provides the setback from the front property line, to break the above-grade structure into segments less than 250' long.
G	Structures and projections allowed in required setbacks	1. Decks and balconies with open railings 2. Eaves, cornices, and gutters projecting no more than 18 inches from the structure facade are permitted in required setbacks.	The project will comply.
23.47A.016	LANDSCAPING		
A	Landscaping requirements	2. Landscaping that achieves a Green Factor score of 0.3 or greater, pursuant to Section 23.86.019, is required.	The project will comply.
B	Street tree requirements	1. Street trees are required when any development is proposed, except as provided in subsection 23.47A.016.B.2 and Section 23.53.015. Existing street trees shall be retained unless the Director of Transportation approves their removal.	The project will comply.
23.47A.017	MANDATORY HOUSING AFFORDABILITY IN C ZONES		
		C and NC zones with a mandatory housing affordability suffix are subject to the provisions of Chapters 23.58B and 23.58C.	The project will comply.
23.47A.024	AMENITY AREA		
A	Area Required	Amenity areas are required in an amount equal to 5 percent of the total gross floor area in residential use.	The project will comply.
23.47A.032	PARKING		
A	Access to parking	1. NC zones. The following rules apply in NC zones, except as provided under subsections 23.47A.032.A.2 and 23.47A.032.D: c. If access is not provided from an alley and the lot abuts two or more streets, access is permitted across one of the side street lot lines pursuant to subsection 23.47A.032.C, and curb cuts are permitted pursuant to subsection 23.54.030.F.2.a.1. 3. Structures in C zones with residential uses, shall meet the requirements for parking access for NC zones as provided in subsection 23.47A.032.A.1.	Departure is requested. Site access from 3 locations and 2 streets is provided.
B	Location of Parking	1. The following rules apply in NC zones, except as provided in subsection 23.47A.032.D: b. Within a structure, street-level parking shall be separated from street-level, street-facing facades by another permitted use. This requirement does not apply to access to parking meeting the standards of subsection 23.47A.032.A.	The project will comply.
23.54.015	PARKING QUANTITIES		
Table A, Line J	Non-Residential Uses	In Urban Centers: No minimum requirement.	
Table B, Line L & N	Residential Parking	In Urban Centers: No parking required per footnote 1.	
Table D, Line A.6	Non-Residential Bicycle Parking	Long-term: 1 per 4000 square feet, rounded up to nearest whole number Short-term: 1 per 2000 square feet, rounded up to nearest whole number	The project will comply.
Table D, Line D.2	Residential Bicycle Parking	Long-term: 1 space per dwelling unit for first 50 spaces, 3/4 space per dwelling unit after first 50 spaces. Short-term: 1 space per 20 dwelling units for first 50 spaces, 1 space per 15 dwelling unit after first 50 spaces	The project will comply.



# Priority Design Guidelines

## Context and Site

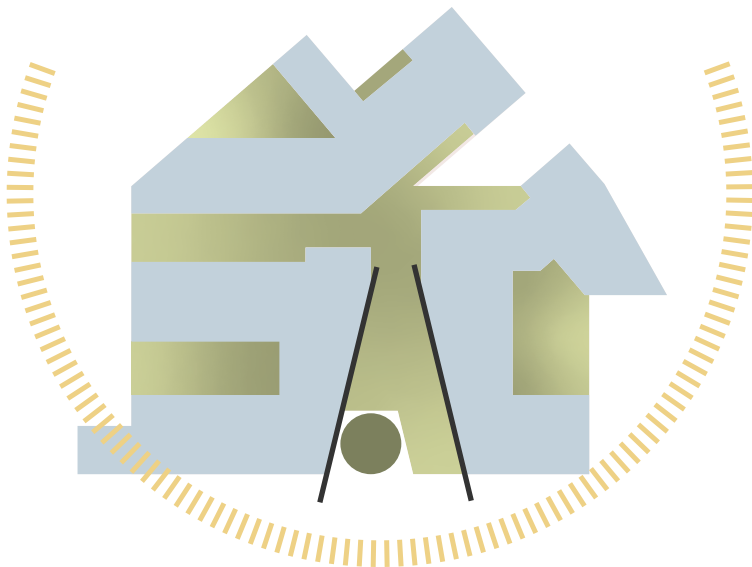
### CS1 Natural Systems and Site Features

UNIVERSITY DISTRICT SUPPLEMENTAL GUIDANCE:  
CS1.1. PLAN FOR DAYLIGHT AND TREES

- a. Arrange building massing and use upper-level step-backs to increase solar access into ground floors, shared amenity spaces, streets, and the public realm, especially on narrow rights-of-way.
- c. Incorporate new & existing trees. Site the buildings and design building massing to preserve and incorporate existing mature trees, especially on slopes. Where removal is unavoidable, configure open space to accommodate large canopy trees that replace those removed.

DESIGN RESPONSE:

Open-ended courtyards are oriented to the east, south, and west to provide daylight and access to views. Portions of the east and west buildings are splayed outward to increase solar access to the central courtyard and to provide a generous public space centered around a large, existing tree.



Solar Exposure Diagram

### CS2 Urban Pattern and Form

CS2-B-2. CONNECTION TO THE STREET:

Identify opportunities for the project to make a strong connection to the street and public realm. Consider the qualities and character of the streetscape— its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street)—in siting and designing the building.

DESIGN RESPONSE:

The 45th Street frontage functions as an extension of the adjacent retail district with wide sidewalks to accommodate large pedestrian volumes. A wide, dense planting strip provides a buffer between the busy street and the sidewalk. The Union Bay Place frontage is oriented towards small-scale neighborhood retail with setbacks for seating.



Dense planting strip



Generous sidewalk



Sidewalk seating



Sidewalk seating

### CS3 Architectural Context and Character

UNIVERSITY DISTRICT SUPPLEMENTAL GUIDANCE:  
CS3.1. UNIVERSITY DISTRICT ARCHITECTURAL CHARACTER

- a. Foster the eclectic mix of architectural styles and forms on the block and throughout the neighborhood while maintaining articulated base designs that are pedestrian-oriented.
- b. Complement and continue predominant styles or materials when the immediate context of a site is comprised of buildings or a collection of buildings with local significance or identifiable architectural styles or similar materials.

DESIGN RESPONSE:

The majority of the existing context is an eclectic mix of ground-level retail. New development in the immediate area will continue to foster diverse retail expressions. Each of the three buildings and the podium will consist of related, but distinctive architectural styles to avoid a monolithic presence.



Existing retail



Proposed retail



Existing retail



Proposed retail



# Priority Design Guidelines

## Public Life

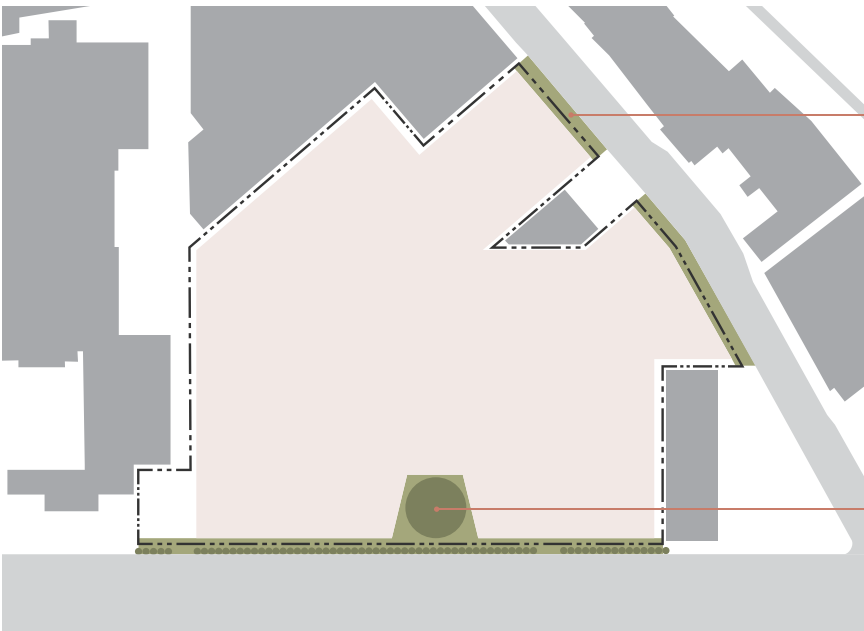
### PL1 Connectivity

PL1-A-2 ADDING TO PUBLIC LIFE:

Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life. Consider features such as widened sidewalks, recessed entries, curb bulbs, courtyards, plazas, or through-block connections, along with place-making elements such as trees, landscape, art, or other amenities, in addition to the pedestrian amenities listed in PL1.B3.

DESIGN RESPONSE:

A large, public plaza centered around an existing tree is provided at grade facing 45th Street. Wider sidewalks for café seating is provided along Union Bay Place.



Streetscape Diagram

### PL1 Connectivity

UNIVERSITY DISTRICT SUPPLEMENTAL GUIDANCE:  
PL1.1. CONNECTIONS TO COMMUNITY OPEN SPACE

- a. Include open space at grade that physically or visually engages the public realm: Options include plazas, public courtyards, play areas, gardens, and ground level patios.

DESIGN RESPONSE:

A large, public plaza centered around an existing tree is provided at grade facing 45th Street. Wider sidewalks for café seating is provided along Union Bay Place.



Sidewalk cafe



Plaza centered on tree

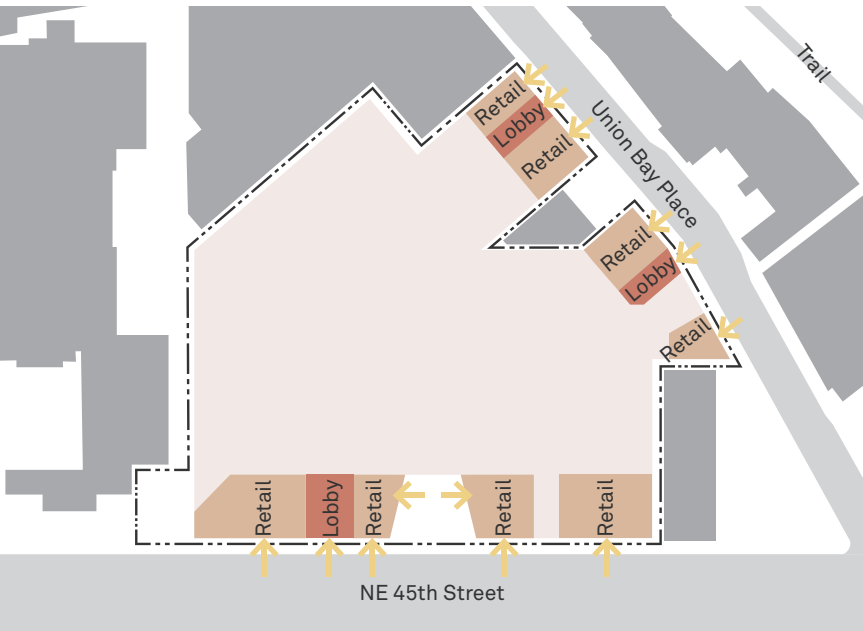
### PL3 Street-Level Interaction:

PL3-C-1. POROUS EDGE:

Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

DESIGN RESPONSE:

The retail frontage along 45th Street will be occupied by high-profile retail uses and will be highly transparent to maximize visibility. Retail spaces along both 45th Street and Union Bay Place will be divided into individual spaces with their own entries.



Ground Level Use Diagram



# Priority Design Guidelines

## Design Concept

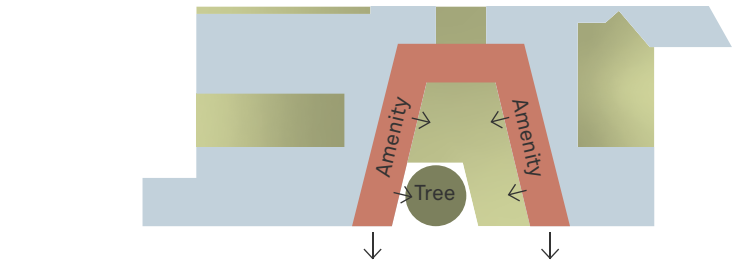
### DC1 Project Uses and Activities:

DC1-A-4. VIEWS AND CONNECTIONS:

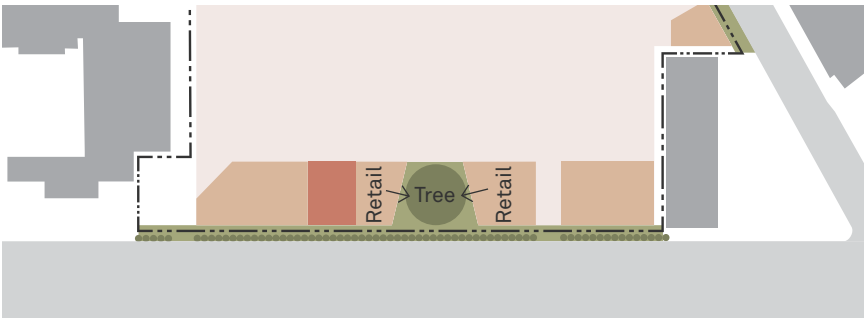
Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses; particularly activities along sidewalks, parks or other public spaces.

DESIGN RESPONSE:

The interior amenity spaces are concentrated around the primary, south-facing plaza to take advantage of unobstructed southerly views and views towards the feature tree. At the ground level, active retail uses look out onto a public plaza.



Podium Level Amenity & Open Space Diagram



Ground Level Use & Streetscape Diagram

### DC1 Project Uses and Activities:

UNIVERSITY DISTRICT SUPPLEMENTAL GUIDANCE:  
DC1.1. ACTIVATING USES

- a. Maximize active uses along street frontages (especially Mixed Use Corridors on Map B) and minimize the amount of frontage dedicated to lobby/lounges, office, and leasing spaces - uses which can be located elsewhere in the building. Provide a high frequency of entries for both commercial and residential uses.
- b. Group commercial spaces (or live-work) at corners and clusters at street level rather than fragmenting them between lobbies and other ground-floor uses.

DESIGN RESPONSE:

The ground-level facades will be primarily occupied by retail uses. Where lobbies occur, their width is minimized and they are located away from corners.



Ground Level Use Diagram

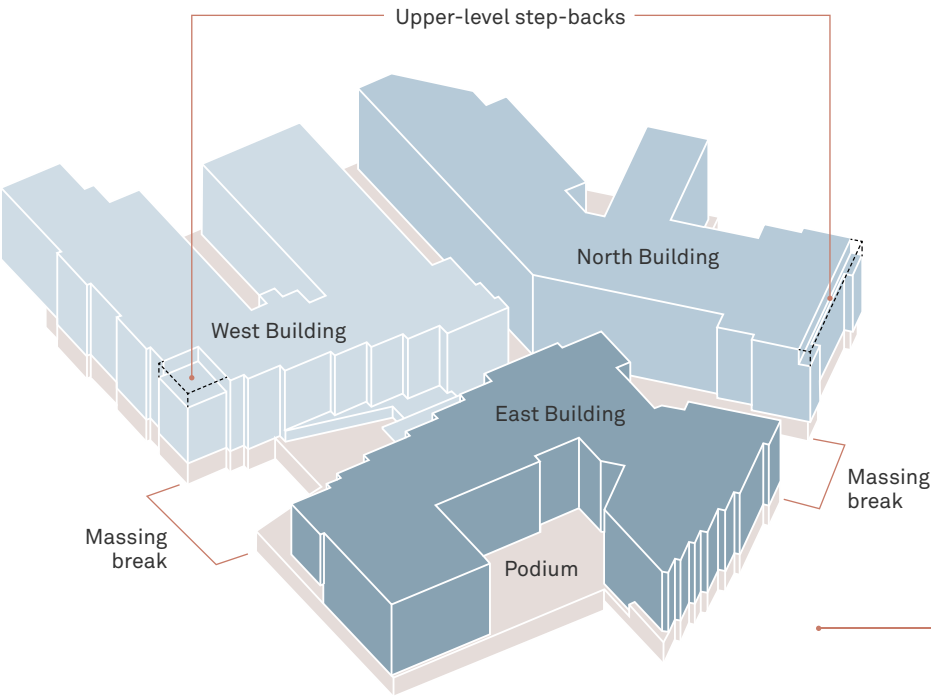
### DC2 Architectural Concept:

DC2-A-1. SITE CHARACTERISTICS AND USES:

Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space. In addition, special situations such as very large sites, unusually shaped sites, or sites with varied topography may require particular attention to where and how building massing is arranged as they can accentuate mass and height.

DESIGN RESPONSE:

The development is divided into 3 separate residential structures above a common podium contain retail, lobbies, and parking.



Axon Diagram



# Priority Design Guidelines

## Design Concept

### DC2 Architectural Concept:

UNIVERSITY DISTRICT SUPPLEMENTAL GUIDANCE:  
DC2.1. MASSING & REDUCING BULK AND SCALE

- a. Design building massing and form to express an intentional and original response to the context, streetscape and all guidelines, not merely a reflection of the code-allowable building envelope.
- b. Reduce the bulk and scale of large buildings: A large building should be legible as a series of discrete forms at multiple scales to reduce perceived bulk, create interest, and help users understand how the building is occupied.
- c. Design the building base to create a solid and “grounded” form that transitions to a human-scale at the street. The height of the base/podium should be proportional to and substantial enough to “anchor” the upper massing.
- d. Use upper-level step-backs to maintain a human scale along the street and respond to historic datums.

DESIGN RESPONSE:

The development is divided into 3 separate residential structures above a two-story common podium that anchors the development to the site. The bulk of the podium is reduced by two significant massing breaks along both street frontages. Upper level step-backs along both street frontages also reduce the perceived mass of the building.

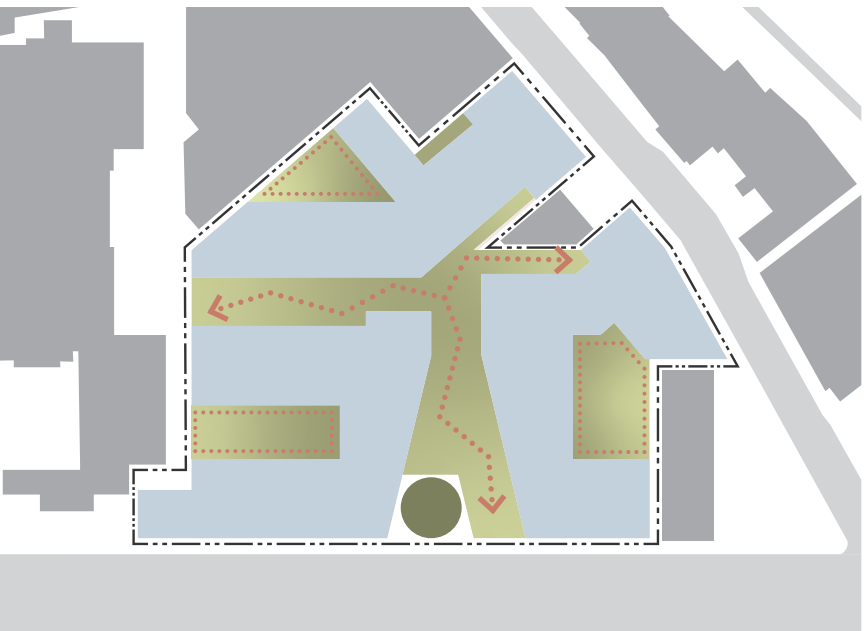
### DC3 Open Space Concept:

DC3-A-1. INTERIOR/EXTERIOR FIT:

Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

DESIGN RESPONSE:

Each of the 3 buildings contains a quiet, residentially-oriented "private" courtyard. The spaces between the buildings function as semi-private interior "streets" and active amenity areas.



Ground Level Diagram

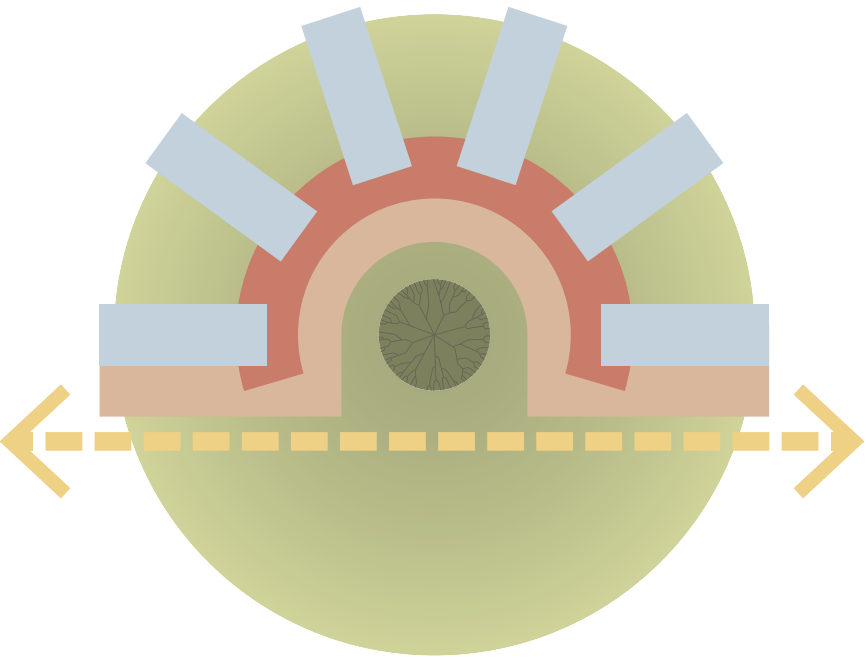
### DC3 Open Space Concept:

UNIVERSITY DISTRICT SUPPLEMENTAL GUIDANCE:  
DC3.1. OPEN SPACE ORGANIZATION & SITE LAYOUT

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

DESIGN RESPONSE:

The entire development is anchored by a south-facing courtyard that contains a large, existing tree. All other buildings and exterior space radiate from this focal point.



Concept Diagram



# Requested Code Departure #1

## CODE SECTION:

SMC 23.47A.032.A.1.c

A. Access to parking

1. NC zones (applies to C2 zone per subsection 3 below). The following rules apply in NC zones, except as provided under subsections 23.47A.032.A.2 and 23.47A.032.D:

c. If access is not provided from an alley and the lot abuts two or more streets, access is permitted across one of the side street lot lines pursuant to subsection 23.47A.032.C, and curb cuts are permitted pursuant to subsection 23.54.030.F.2.a.1.

3. In C1 and C2 zones, access to off-street parking may be from a street, alley, or both when the lot abuts an alley. However, structures in C zones with residential uses, structures in C zones with pedestrian designations, and structures in C zones across the street from residential zones shall meet the requirements for parking access for NC zones as provided in subsection 23.47A.032.A.1. If two or more structures are located on a single site, then a single curb cut shall be provided according to the standards in Sections 23.47A.032.A.1, 23.47A.032.A.2, and 23.54.030.F.2.

## REQUESTED DEPARTURE:

PROVIDE SITE ACCESS FROM THREE SEPARATE LOCATIONS IN LIEU OF ONE LOCATION.

## REASONING:

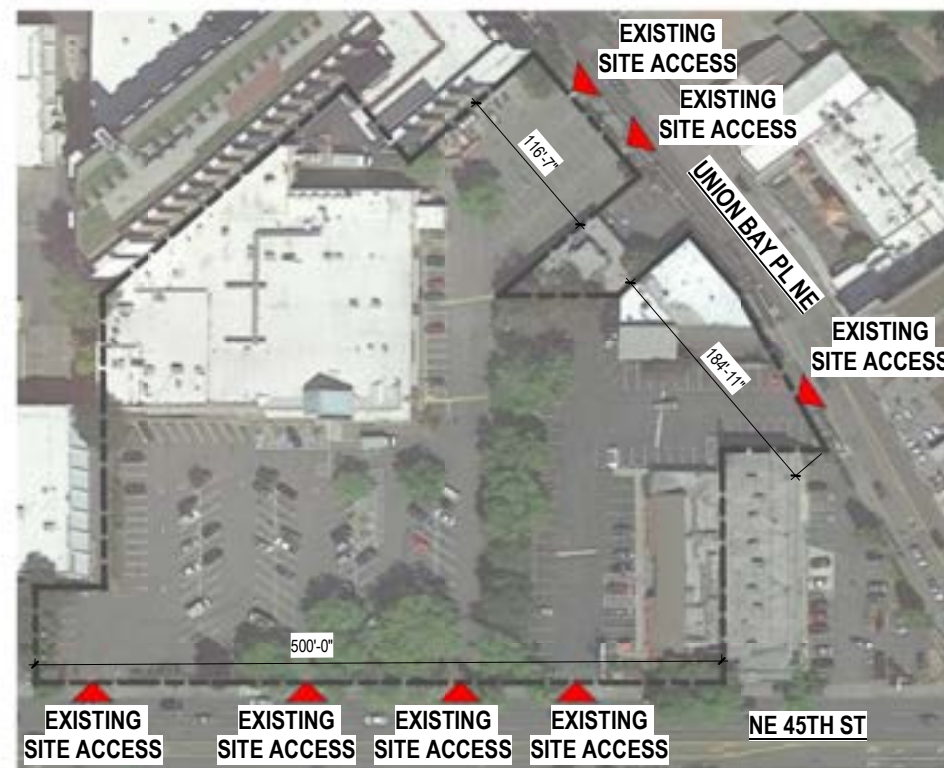
1. The proposed parking structure will contain over 600 parking spaces. A single point of site access will create a bottleneck for vehicles entering and exiting the garage during peak travel times.

2. Providing access points on both street frontages will disperse the quantity of vehicles, reducing the impact to the traffic on any one street.

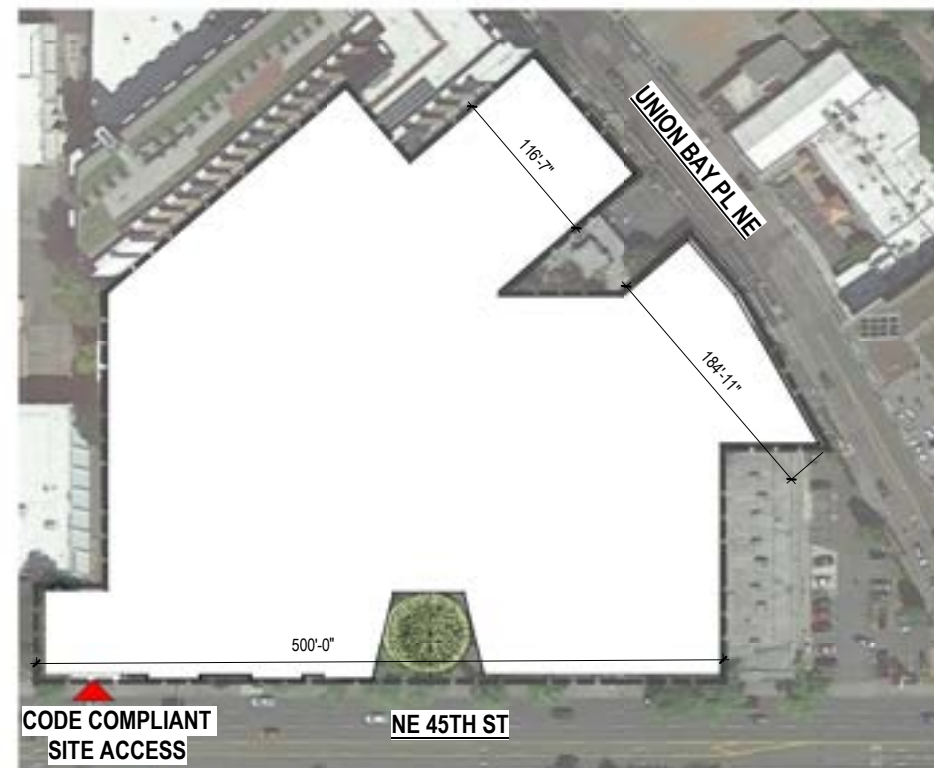
3. The proposed development has 500 lineal feet of street frontage along NE 45th Street, and 304 lineal feet of street frontage along Union Bay Place NE. Multiple access points are allowed for non-residential uses in this zone. Per SMC Table A for 23.54.030 this site could have 4 curb cuts on Union Bay Place NE, and per SMC Table B for 23.54.030 there could be 4 curb cuts for NE 45th Street, for a total of 8 access points - far greater than the requested 3 access points.

4. The current use contains 4 curb cuts on NE 45th Street and 3 curb cuts on Union Bay Place NE, for a total of 7 site access points. The proposed total of 3 access points provide a significant reduction in site access.

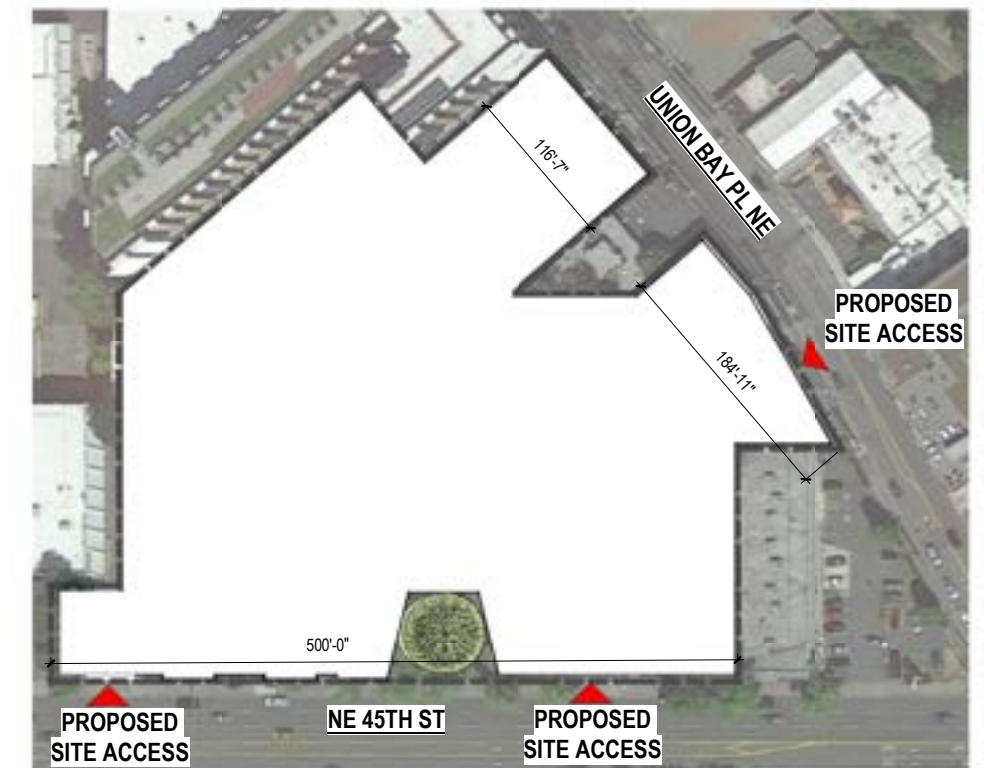
5. SDOT supports the proposed quantity and location of site access points.



Existing Site Access Diagram



Code Compliant Site Access Diagram



Proposed Site Access Diagram



# Requested Code Departure #2

## CODE SECTION:

25.11.050 - General Provisions for exceptional tree determination

25.11.080 - Tree protection

D. The Director may require a tree protection report by a tree care professional that provides the following information:

1. Tree evaluation with respect to its general health, damage, danger of falling, proximity to existing or proposed structures and or utility services;

2. Evaluation of the anticipated effects of proposed construction on the viability of the tree;

## REQUESTED DEPARTURE:

REQUEST REMOVAL OF TWO OF THE FOUR EXISTING EXCEPTIONAL TREES LOCATED ON SITE.

## REASONING:

1. Two of the exceptional trees are located adjacent to an existing rockery along the east edge of the site. It will be difficult to retain a viable portion of this rockery after development, which will affect the health and stability of these trees.

2. One of the two trees is in poor health (see arborist report).

3. The location of these trees is such that if retained, they will only be visible to a small portion of the residents within the project.

4. Retaining these trees will reduce the building area by approximately 18,000 square feet.



Existing Exceptional Trees



Proposed Exceptional Trees



# Requested Code Departure #3

## CODE SECTION:

### 23.47A.012 - Structure height

A. The height limit for structures in NC zones or C zones is as designated on the Official Land Use Map, Chapter 23.32. Structures may not exceed the applicable height limit, except as otherwise provided in this Section 23.47A.012.

Per SMC 23.41.012.B.11.f: Departures of up to 10 feet of additional height may be granted if the applicant demonstrates that:

- 1) The departure is needed to protect a tree that is located on the lot that is either an exceptional tree, as defined in Section 25.11.020, or a tree greater than 2 feet in diameter measured 4.5 feet above the ground; and
- 2) Avoiding development in the tree protection area will reduce the total development capacity of the site;

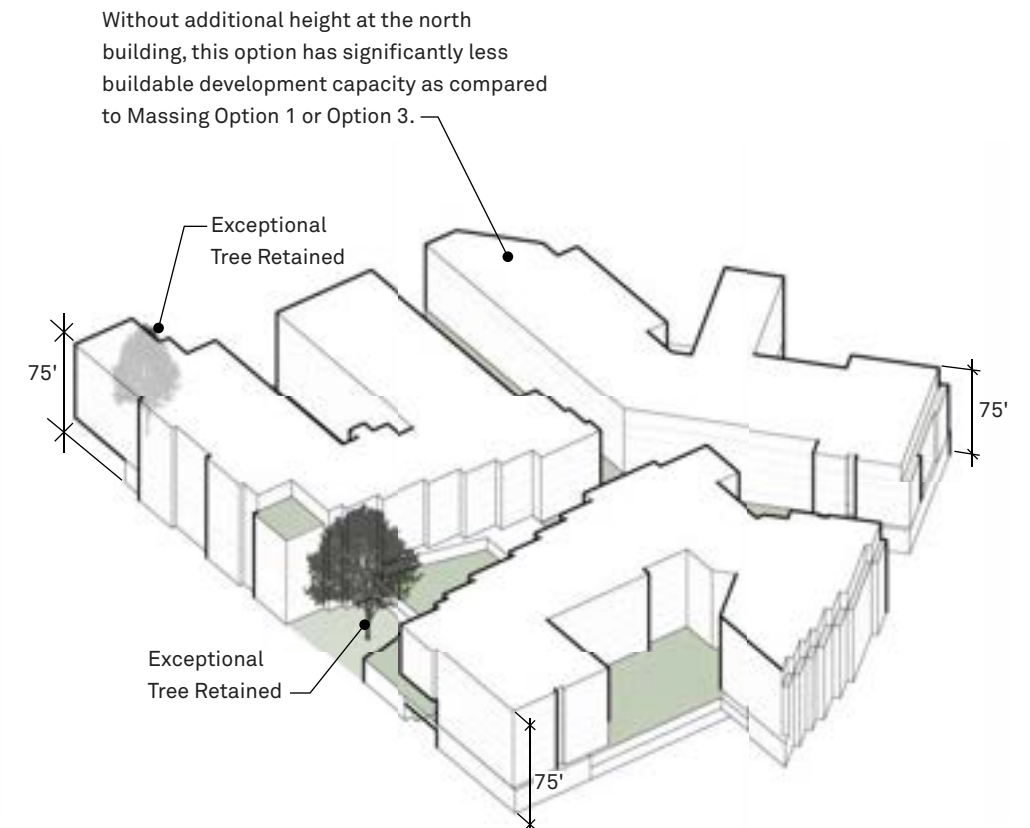
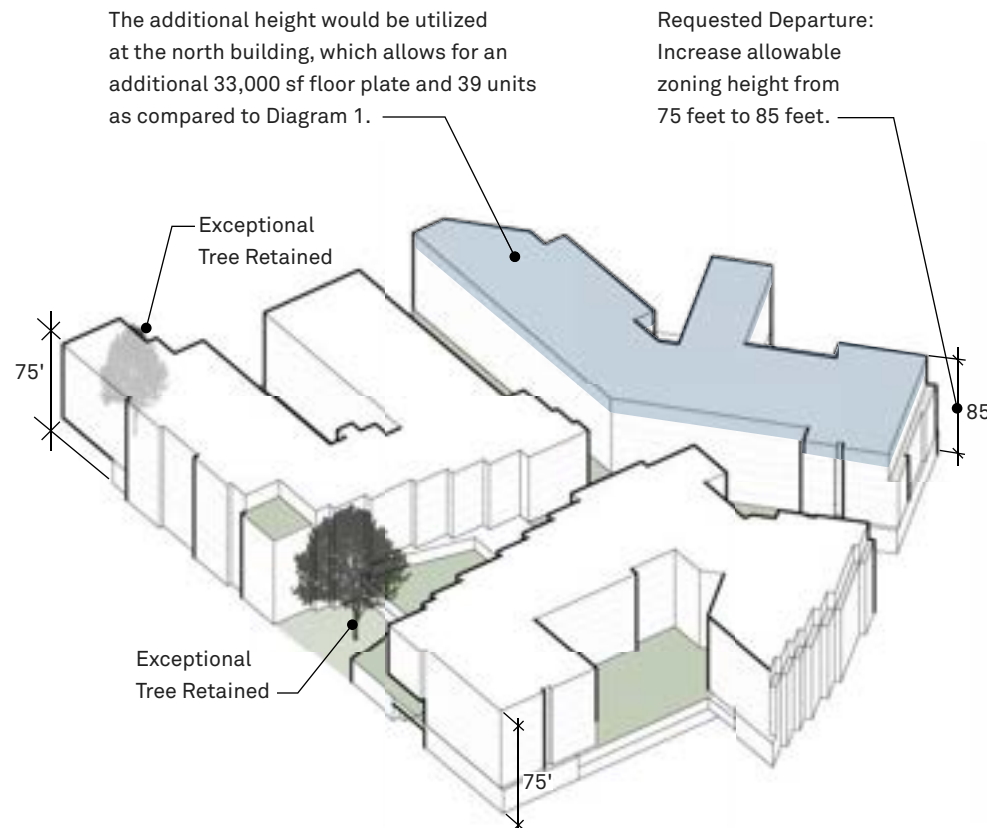
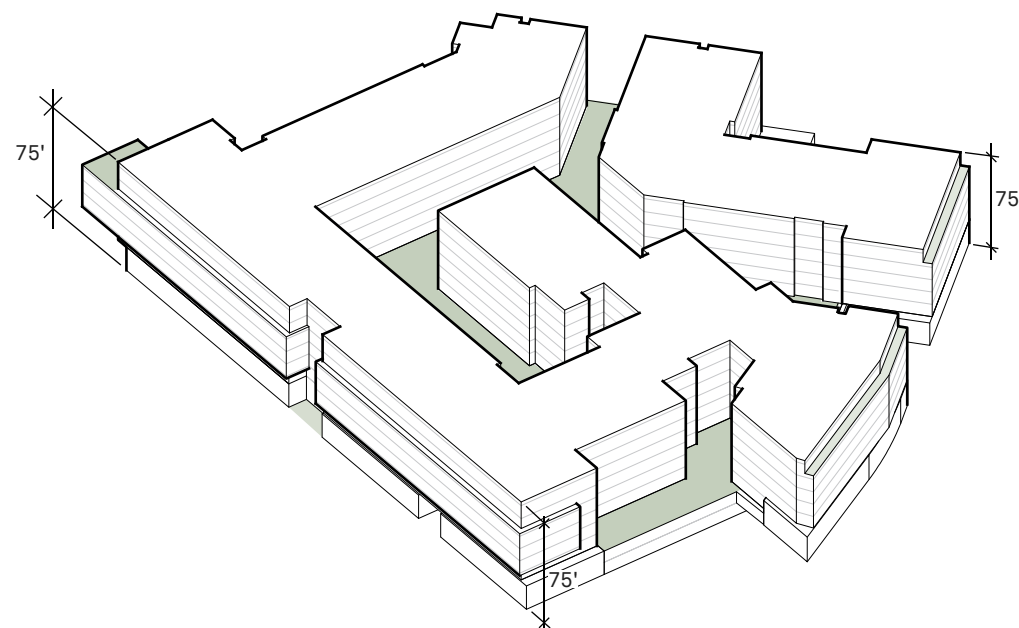
## REQUESTED DEPARTURE:

ALLOW FOR A ZONING HEIGHT INCREASE OF 10 FEET (FROM 75' TO 85'), TO ALLOW FOR TWO EXCEPTIONAL TREES TO BE RETAINED ON SITE.

## REASONING:

1. The additional height will allow for an additional floor to be added to one of the three proposed residential buildings on site, which compensates for the reduced footprint necessary to retain the exceptional tree without losing development capacity. Massing Option 1 illustrates the maximum development capacity that is reasonable for this project type without keeping the exceptional trees. The proposed Massing Option 3 (preferred) provides approximately the same developable area while keeping two exceptional trees. Diagram 1 below illustrates the maximum development capacity if the tree were retained without the additional height, which is significantly less than either Option 1 or Option 3.

2. The additional zoning height will only be used to add an additional floor to the north residential building, which is a full story and a half below street level at Union Bay Place NE. This means the perceived height of this building from the street will still only be 8 stories, the same as the street frontage along NE 45th street, and also similar to what would be achievable if the north building was developed as a stand-alone project due to the higher grade along Union Bay Place NE.



## Massing Option 1: Code Compliant Zoning Height

Approx. 949,000 SF and 784 units

Maximum Development Capacity Without Retaining Exceptional Tree

## Massing Option 3: Requested Zoning Height Departure

Approx. 945,000 SF and 759 units

Preferred Development With Additional Height and Retaining Existing Exceptional Tree

## Diagram 1: Preferred Scheme Without Departure

Approx. 912,000 SF and 720 units

Maximum Development Capacity Without Additional Height and Retaining Existing Exceptional Tree



# Requested Code Departure #4

## CODE SECTION:

23.47A.014 - Setbacks

### C. Upper-level setbacks for street-facing facades

1. For zones with a height limit of 75 feet, portions of structures above 65 feet must be set back from the front lot line by an average depth of 8 feet.

3. Where a portion of the facade is set back more than 15 feet, the setback depth for that portion of the facade shall be considered 15 feet for purposes of calculating the average setback. No more than 20 percent of the portion of the structure that must be set back may have a setback of less than 5 feet.

## REQUESTED DEPARTURE:

REQUEST REDUCTION OF UPPER LEVEL SETBACK ALONG UNION BAY PLACE NE FROM THE REQUIRED 8' AVERAGE SETBACK TO AVERAGE SETBACK OF 4'-11", AND WITH APPROXIMATELY 75% OF REQUIRED SETBACK AREA AT LESS THAN 5'-0" IN DEPTH IN LIEU OF 20%.

## REASONING:

1. To enhance the pedestrian experience along Union Bay Place NE, the preferred concept massing uses a sawtooth expression. The rhythm of the sawtooth is improved by keeping the massing consistent and emphasizing the verticality of the facade as it steps back in plan to accommodate the curve of the street. However, along the south half of Union Bay Place, an upper-level setback along the sawtooth interrupts the massing concept and weakens the expressiveness of the sawtooth edge.

2. By using vertical modulation in the massing expression, the building effectively steps back in intervals along the entire height of the facade, providing an overall volume of building setback that far exceeds the volume of the min. code requirements, while providing a better experience at the pedestrian scale.

3. At the north building, the required setback elevation is just below the top floor line, requiring a two-story step-back to be code compliant, which creates an odd proportion for the massing as well as a poor relationship with the adjacent building to the north. Stepping the building at the 9th floor allows for parapet alignment with the south building and a better relationship with the neighboring structure.

3. Note that the building is code-compliant with the upper level setback requirements along NE 45th Street - this departure request is only for the upper level setback along Union Bay Place NE.

Street view - Union Bay Place, Looking Northwest



Street view - Union Bay Place, Looking South



## Code-Compliant Upper Level Setback

8' Average Upper Level Setback

Level 8 Setback: 2,440 SF

Level 9 Setback: 2,440 SF

Total Upper Level Setback: 4,880 SF

## Proposed Upper Level Setback

4' 11" Average Upper Level Setback

Level 8 Setback: 1,260 SF

Level 9 Setback: 1,760 SF

Total Upper Level Setback: 3,020 SF