ōLiv 50TH RESIDENCE

Seattle, Washington

GGLO

CORE Spaces
Recommendation Meeting 01
Meeting Date: Oct 23,2023

Site B - Mid-rise
SDCI Project Number : 3039651-LU
3039717-EG

Owner

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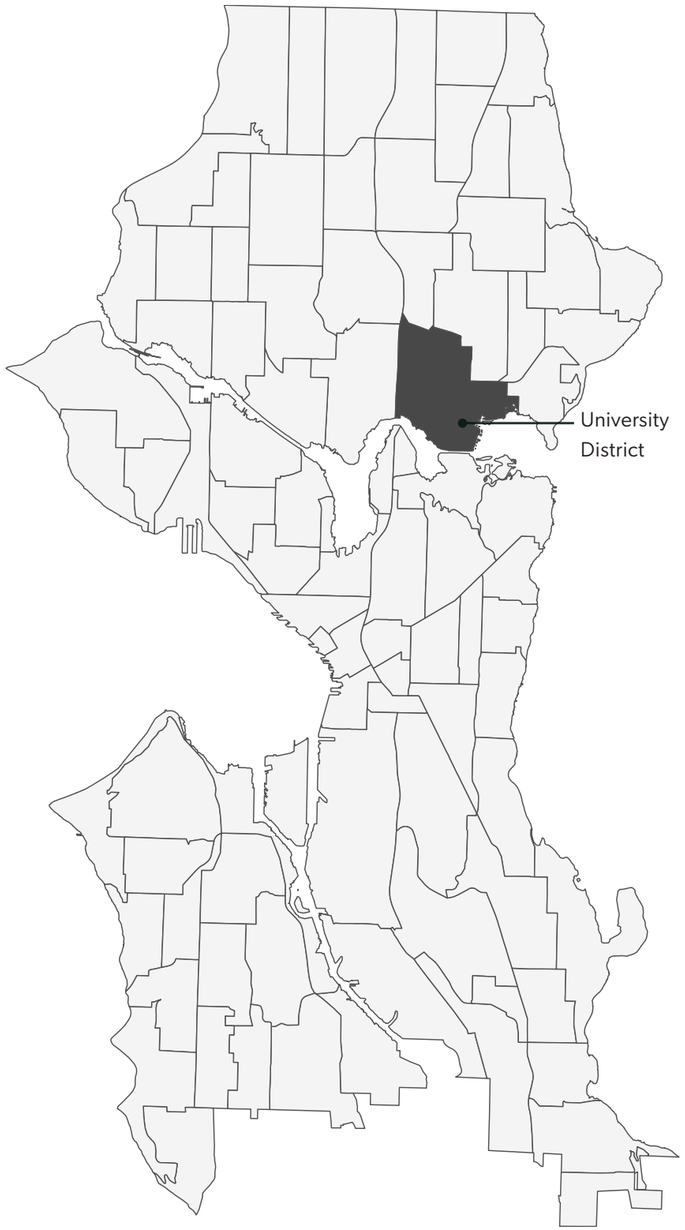
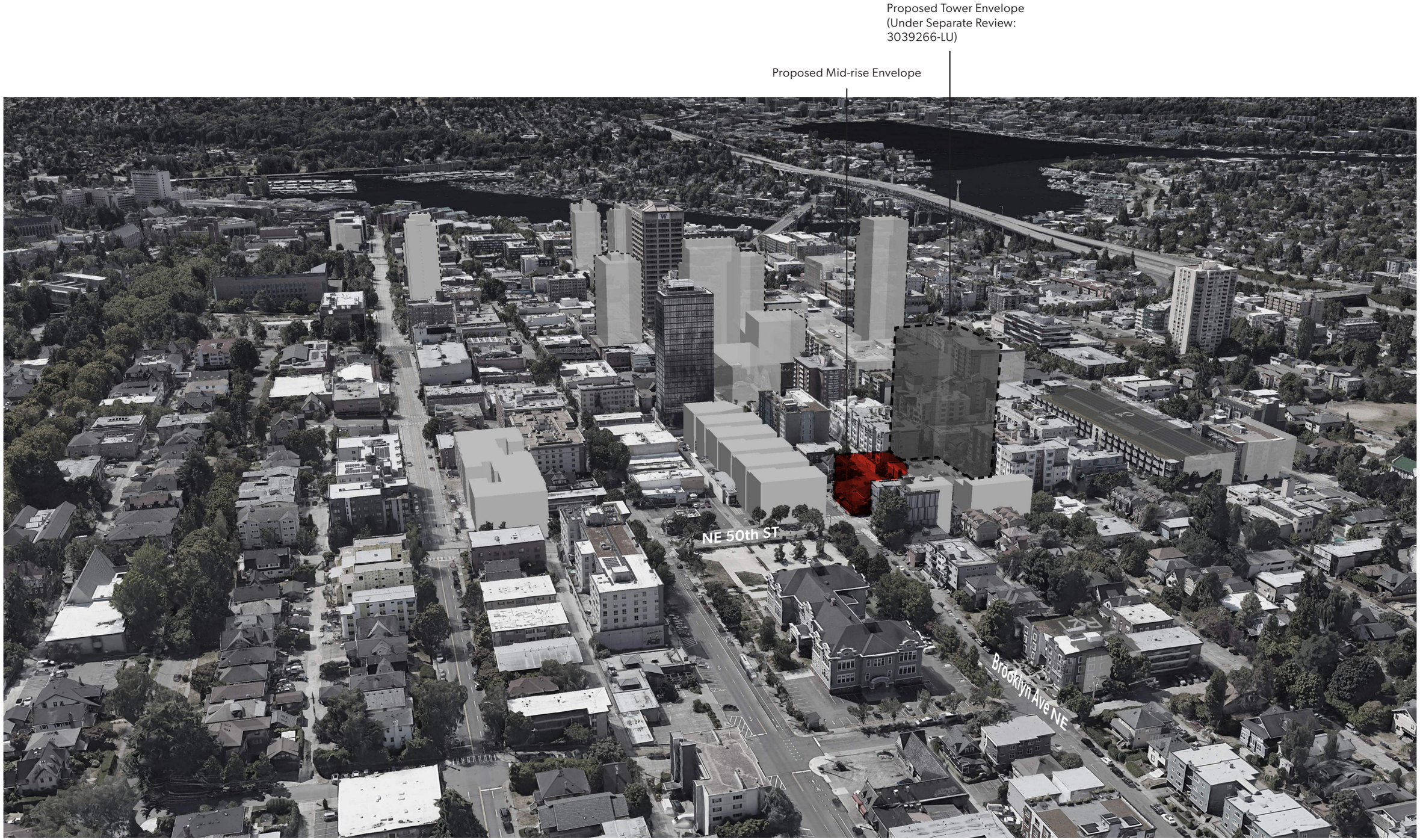



Proposed Tower Envelope
(Under Separate Review:
3039266-LU)
Proposed Mid-rise Envelope
NE 50th ST
Brooklyn Ave NE

PROJECT PROPOSAL / DESCRIPTION

The new building will be a 6 story 12-unit multifamily structure with retail restaurant program along 50th and Brooklyn and facing south to the proposed pocket park. A small residential lobby will be along 50th at the NE corner of the building, proximate to the adjacent proposed multifamily tower. The site is currently occupied by a 2-story wood frame building.

The building's massing is composed of a series of articulated, playful volumes that will allude to massing moves made in the adjacent tower. The massing will also delineate ground floor uses and emphasize retail uses along the sidewalk.

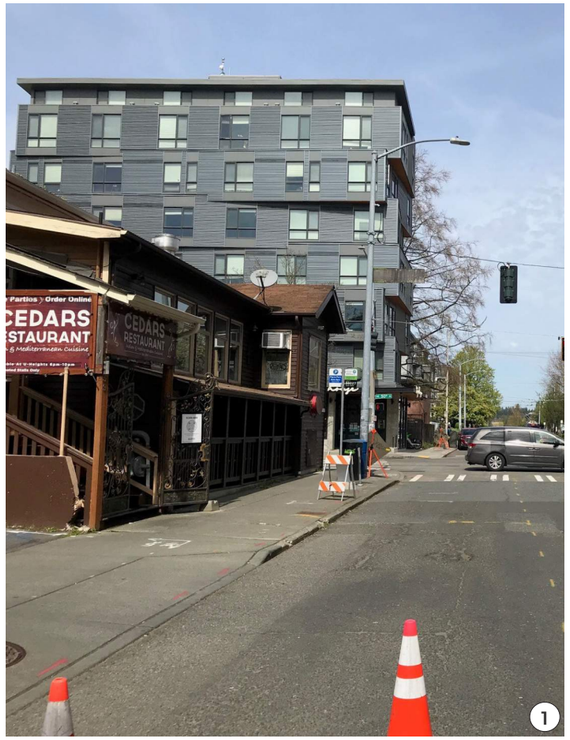
Key Drivers:

- Hold the corner at 50th and 12th with an activated retail presence.
- Relate to the playful nature of CORE student housing while maintaining materiality appropriate to a mid-rise building in this neighborhood
- The mid-rise acts as an intermediary between the scale of the tower and the active nature of the open space.
- Focus and activate the retail along the street scape by "lifting" the more solid residential program above a transparent, glazed ground floor.
- Elaborate on the urban campus created by the midrise, the tower, and open space.

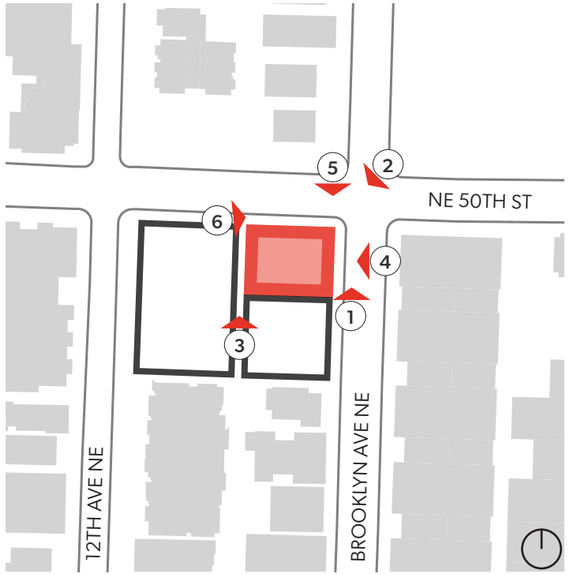
3 x 3 BLOCK DIAGRAM

LEGEND

- THRU 2-WAY TRAFFIC
- THRU 2-WAY WITH BIKE LANE
- LIGHT RAIL STOP
- LIGHT RAIL TUNNEL
- PROPOSED BUILDING


CEDARS
RESTAURANT
1


NE 50 ST
2


NE 50TH ST
12TH AVE NE
BROOKLYN AVE NE
1
2
3
4
5
6

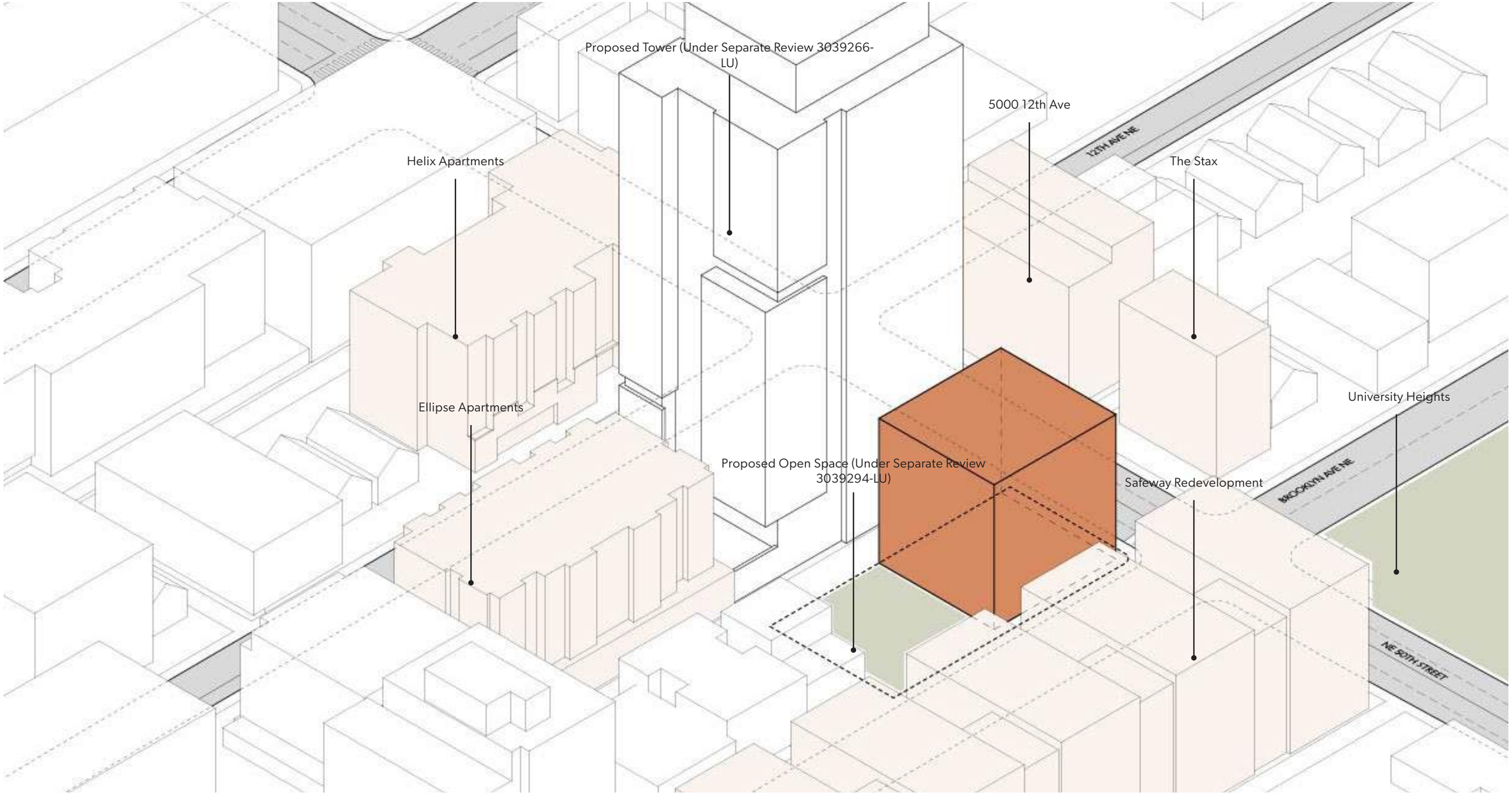

3


CEDARS
RESTAURANT
4

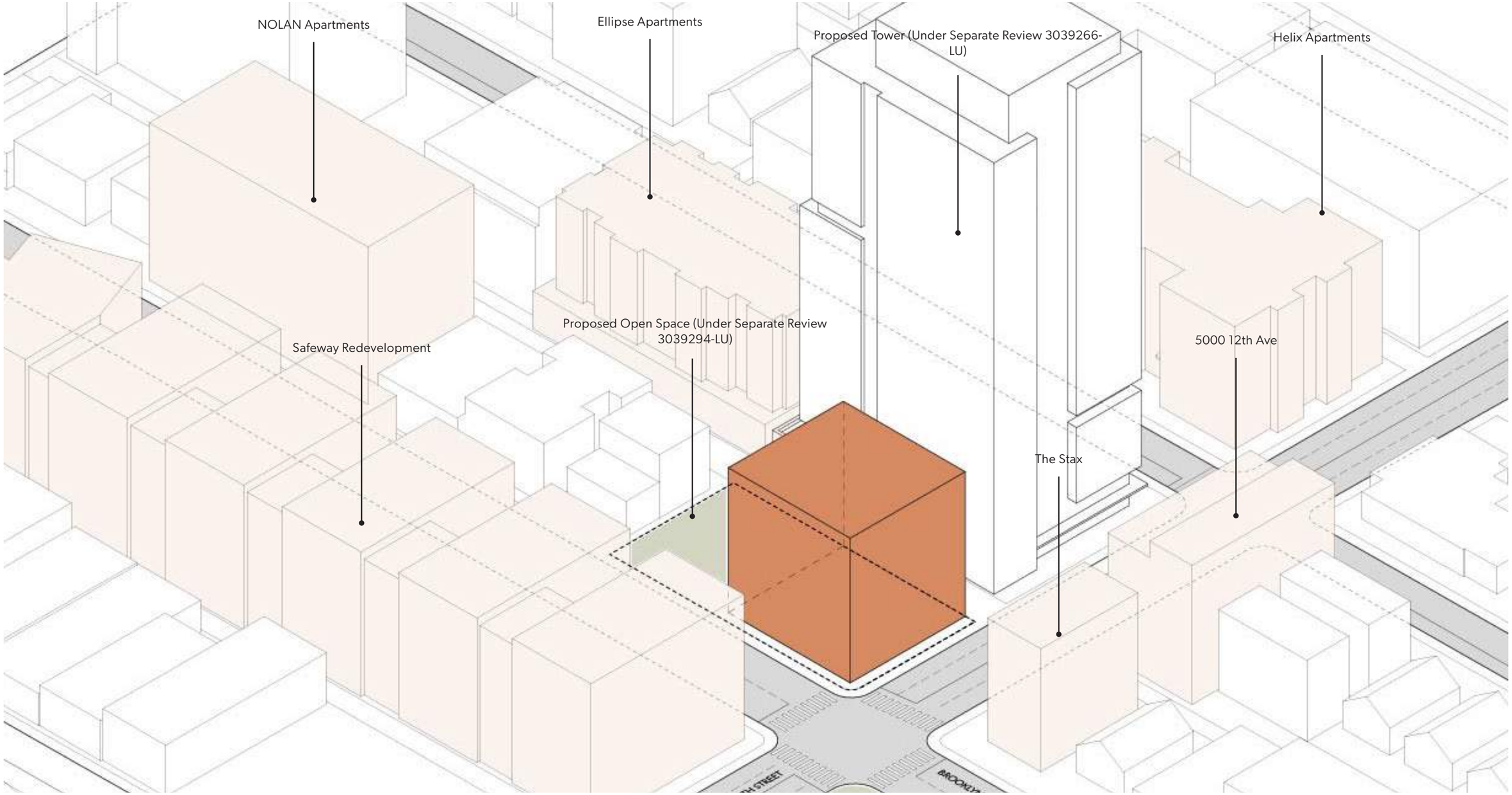

NE 50 ST
5


6

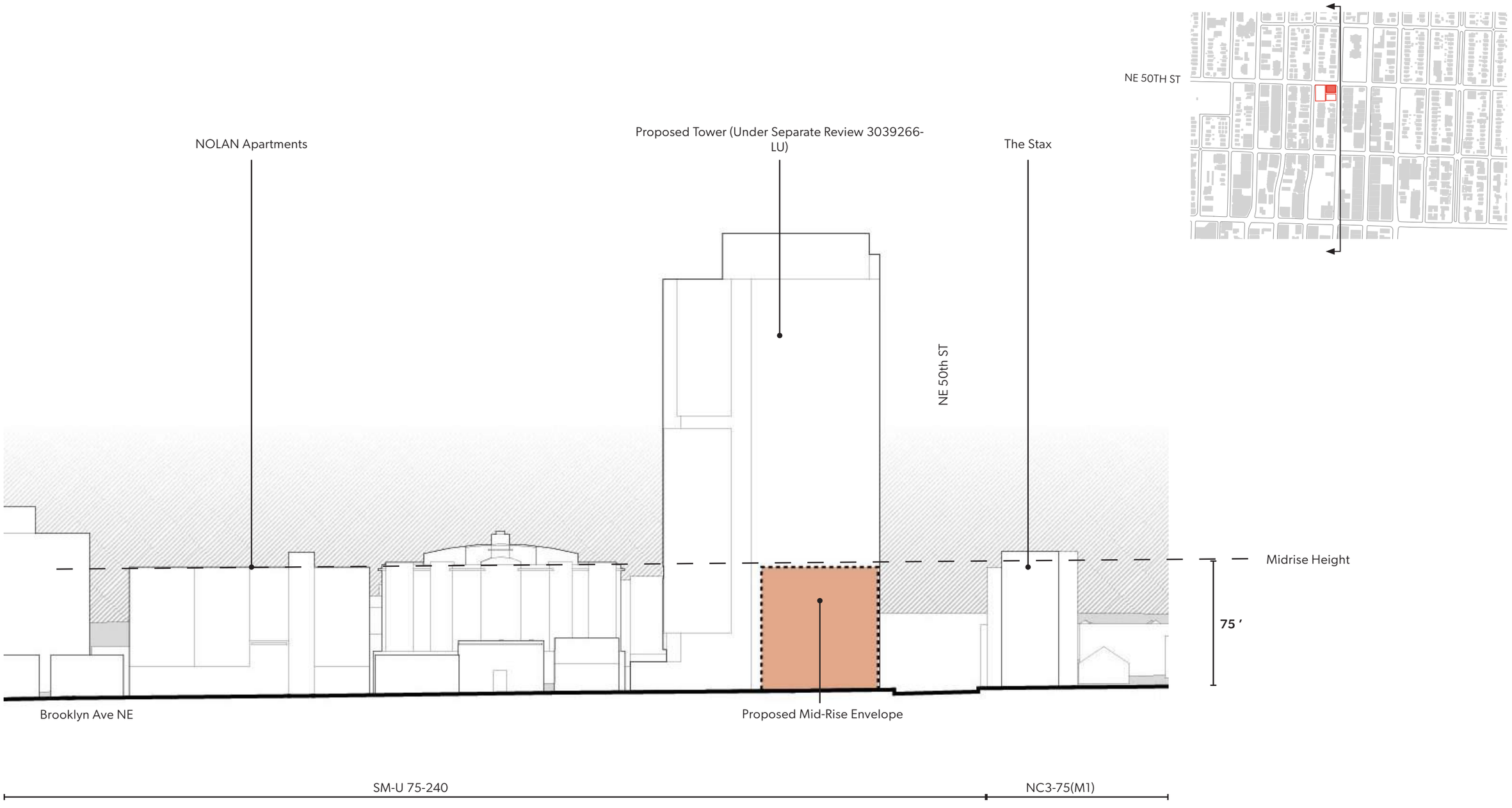
SITE AXON - SOUTHEAST



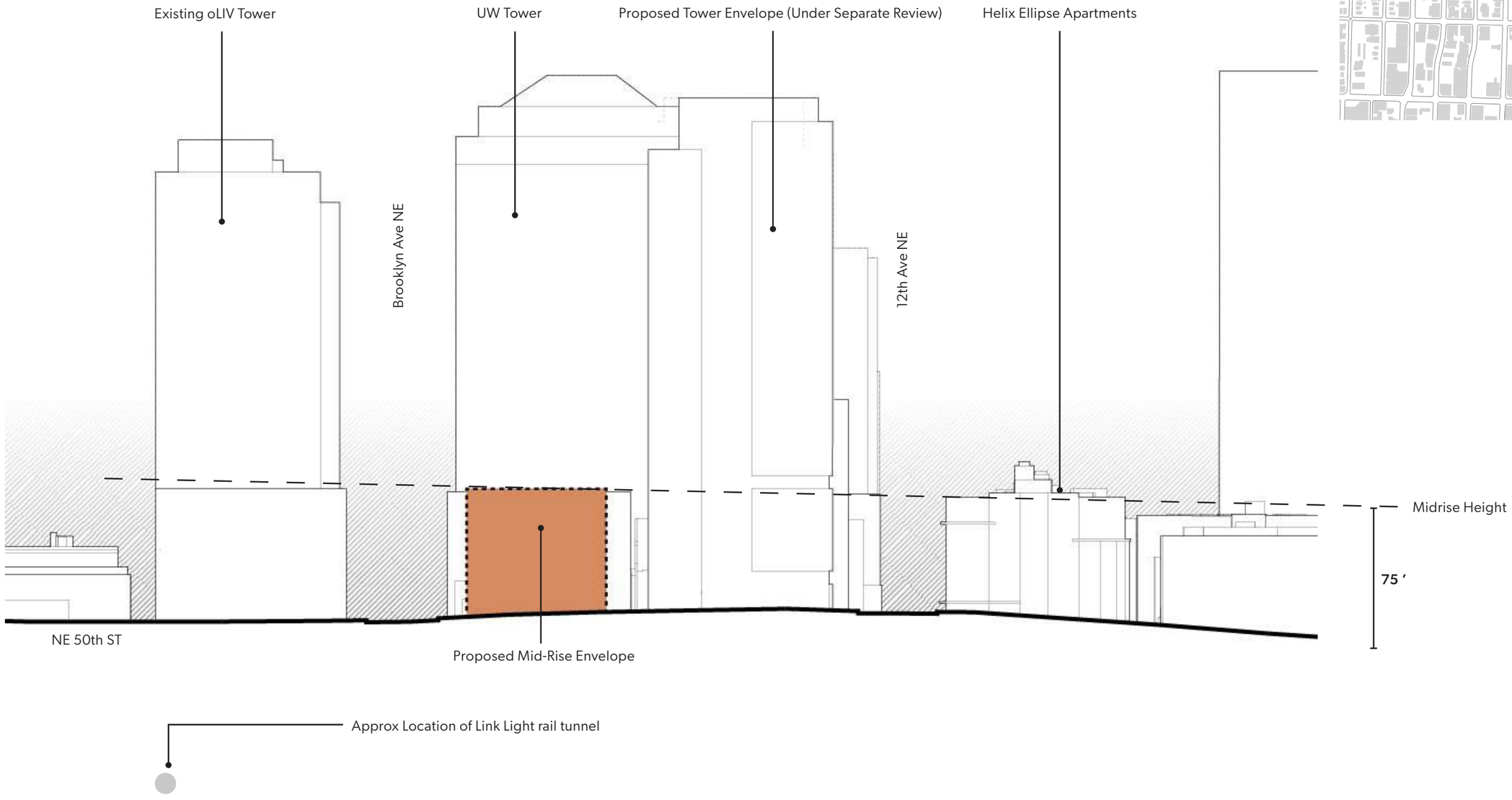
SITE AXON - NORTHEAST

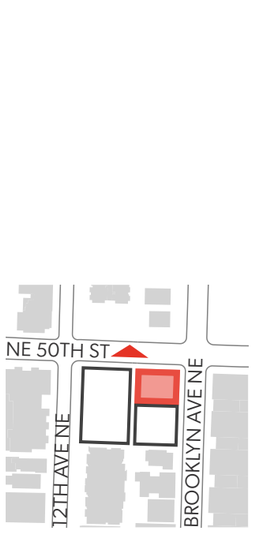


SITE SECTION - LOOKING WEST

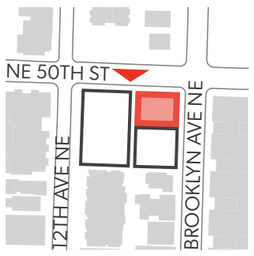


SITE SECTION - LOOKING SOUTH

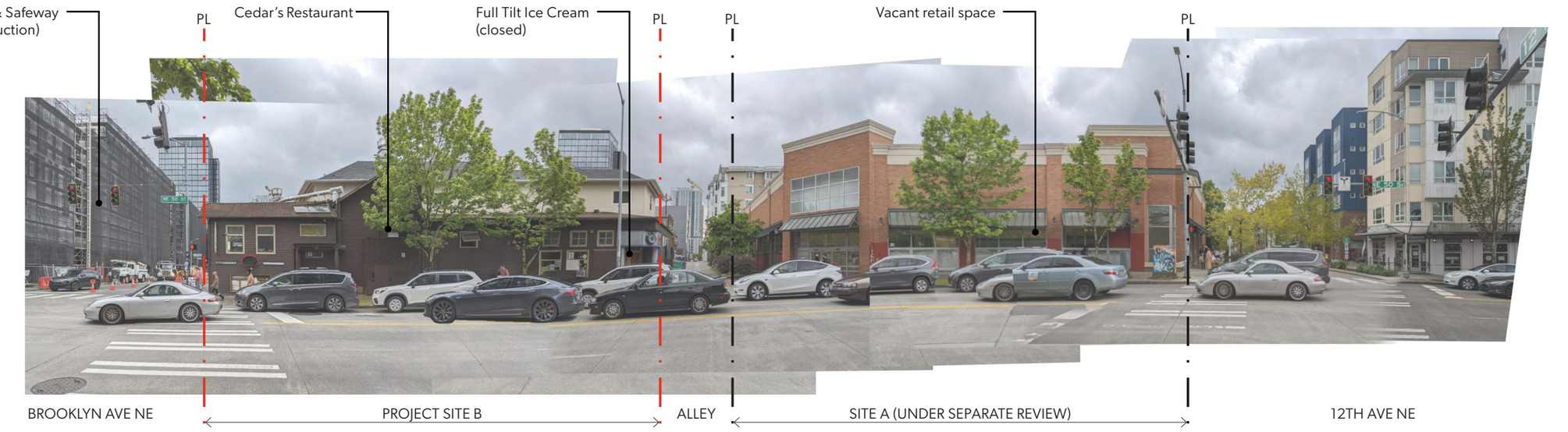




NE 50TH ST - ACROSS FROM SITE



NE 50TH ST - SITE



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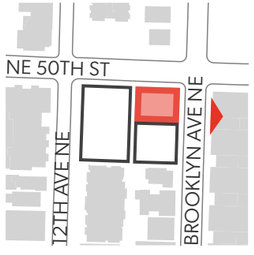
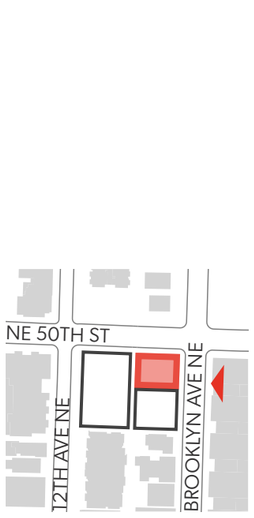


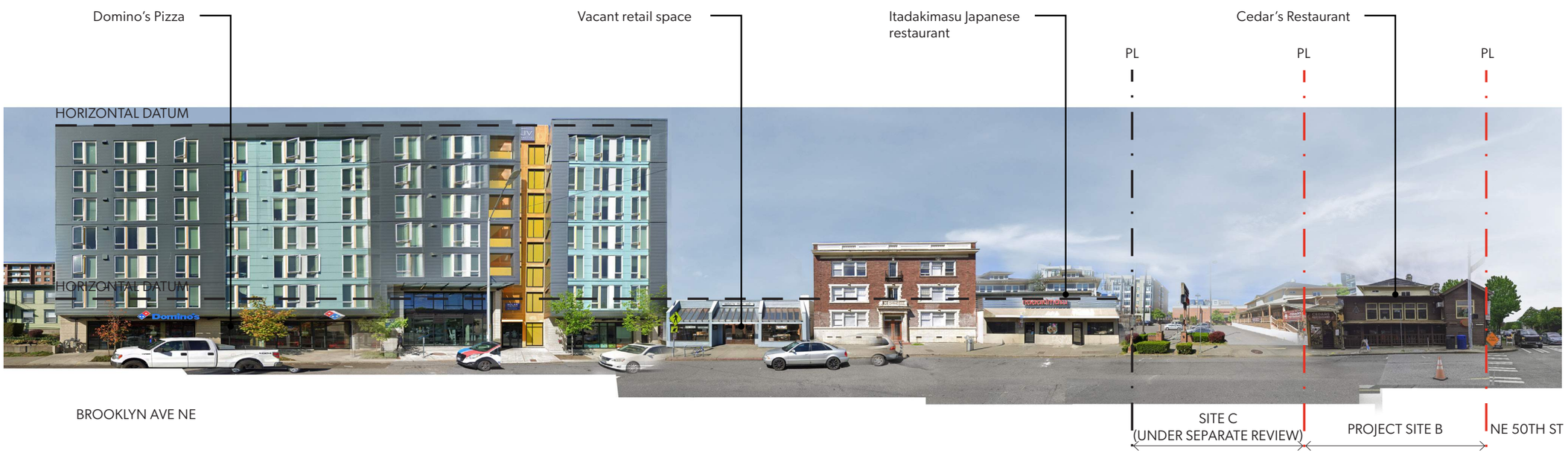
BROOKLYN AVE NE - ACROSS FROM SITE

NE 50TH ST

BROOKLYN AVE NE



BROOKLYN AVE NE - SITE



BROOKLYN AVE NE

NEIGHBORHOOD CONTEXT CHARACTER

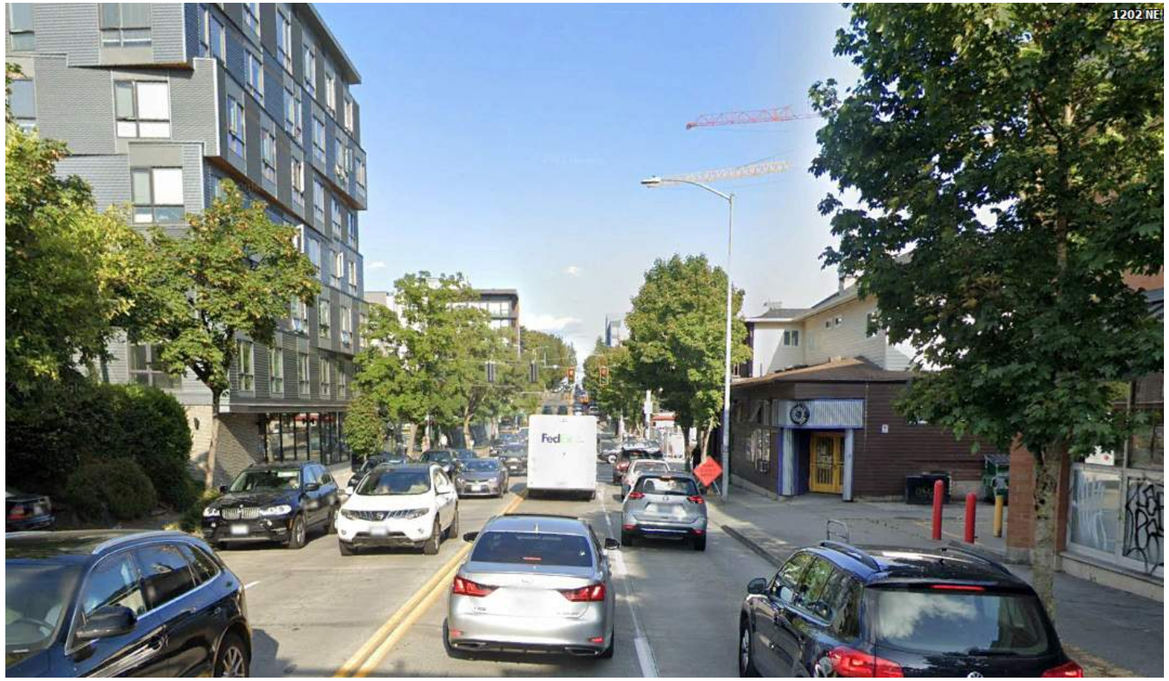
- Diversity of building scale, dominated by podium multifamily with nearby towers
- Car dominated NE 50th Street vs. quieter pedestrian scale of Brooklyn Ave NE
- Urban, mixed use, limited retail on Brooklyn and 50th
- Transitioning with new development to north across 50th and south on Brooklyn

U-District Heights Community Center

Cedars in University District

The U-District Farmer's Market enlivens the streets on weekends

New multifamily mid-rise under construction mixed with older development in this transitioning neighborhood.

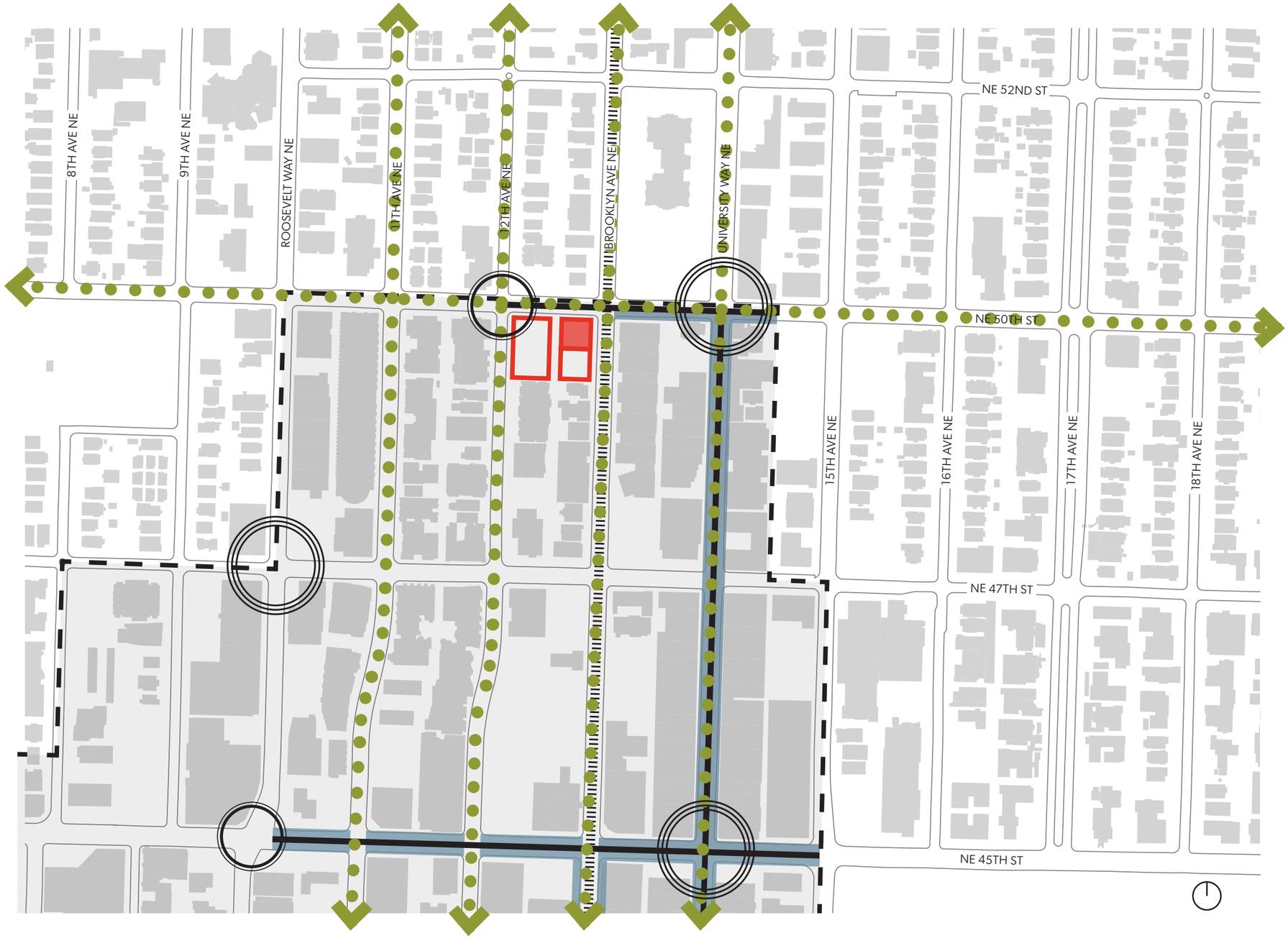


Looking East on car dominated 50th Street major East West Arterial, more commercial uses, few pedestrians

Street level view into University Heights from Corner of 50th and Brooklyn

Aerial view of University Heights looking east

Aerial View of University Heights from Corner of 50th and Brooklyn



ZONING MAP

Information in the zoning map contains a summary of the guidelines and regulations set forth by SMC 23.48.605 (Map A), SMC 23.48.640 (Map A and Map B), and the U District Neighborhood Design Guidelines (Map A).

LEGEND

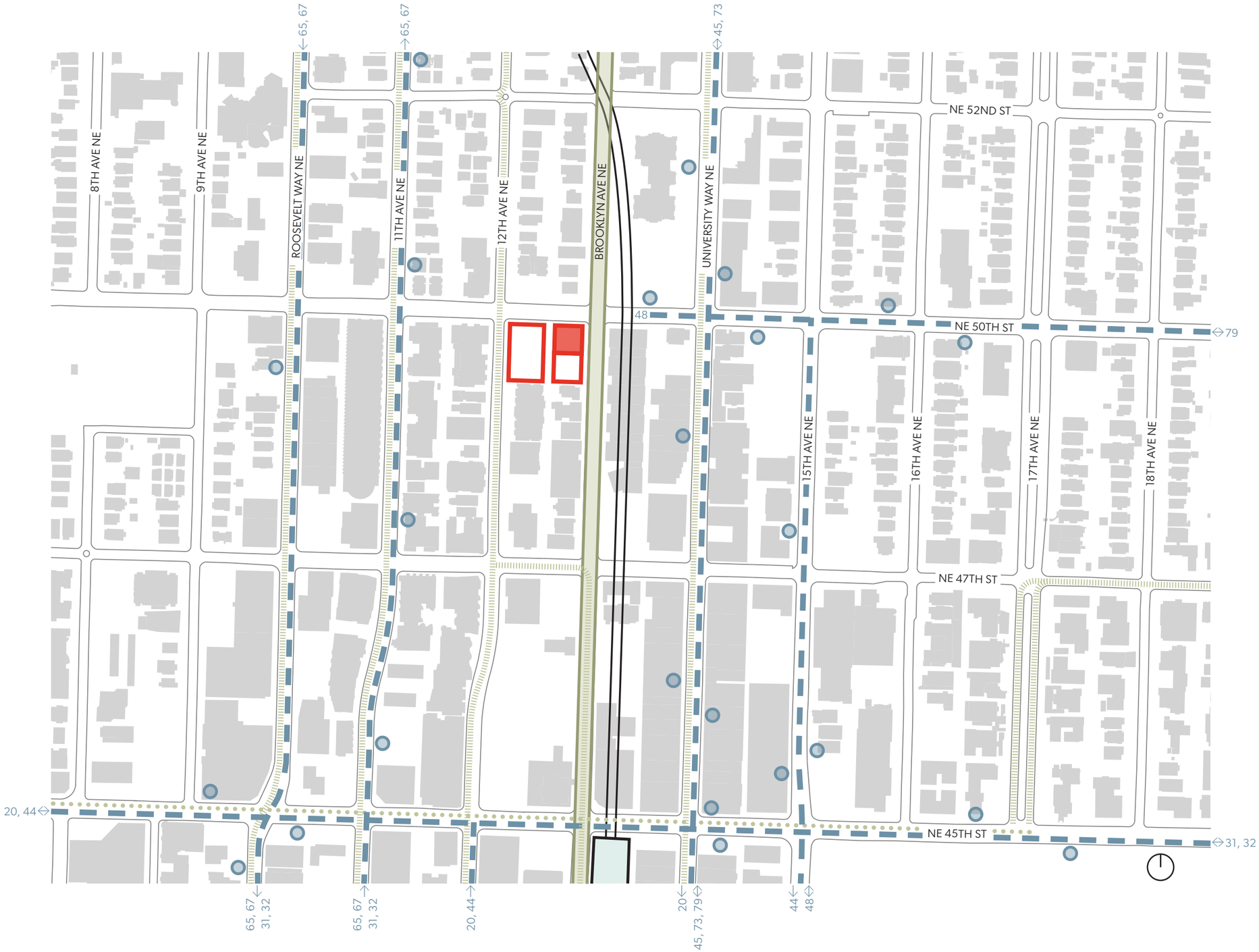
- PROJECT SITE
- PROJECT SITE UNDER SEPARATE REVIEW

MUNICIPAL CODE

- SM-U BOUNDARY
- NEIGHBORHOOD GREEN STREET
- CLASS 1 PEDESTRIAN STREET
- STREET LEVEL USES REQUIRED

DESIGN GUIDELINES

- PLACEMAKING CORNER
- GATEWAY CORNER
- MIXED-USE CORRIDOR



TRANSIT MAP

LEGEND

- PROJECT SITE
- PROJECT SITE UNDER SEPARATE REVIEW

BUSES + LIGHT RAIL

- LIGHT RAIL STATION
- LIGHT RAIL ROUTE (UNDERGROUND)
- BUS STOP
- BUS ROUTE

BICYCLES + PEDESTRIANS

- NEIGHBORHOOD GREEN STREET
- BIKE LANE
- BIKE SHARROWS

Zoning Summary: SM-U 75-240
Seattle Municipal Code: Title 23 - Land Use Code

23.48.040 Street-Level Development Standards
C. Development Standards for required street-level uses and street-level uses exempt from FAR calculations (Religious Facilities, Eating & Drinking Establishments)

- There is no minimum frontage required for street level uses where they are not required but exempt from FAR Calculations

23.48.025 Structure Height
C. Rooftop Features
2. Open railings, planters, skylights, clerestories, greenhouses, parapets and firewalls may extend 4ft above the maximum height limit with unlimited rootop coverage.
7. At the applicants option, the combined total coverage of all features listed may be increased to 65% of the roof area provided that:
7.a All mechanical equipment is screened
All rooftop features are held 10ft away from roof edge

23.48.040 Street-Level Development Standards
A. Street-Facing Facade requirements
Brooklyn Ave NE = Neighborhood Green Street
NE 50th Street = Primary Arterial & Class 1 Pedestrian Street

23.48.045 Amenity Area for Residential Uses
B. Quantity of Amenity Area.
An area equivalent to 5% of the total gross floor area in residential use shall be provided as amenity area

23.48.605 Uses in SM-U Zones
C.1. One or more of the following uses are required at street level along street-facing facades indicated in map A (Not required for our site)
Eating & Drinking Establishments

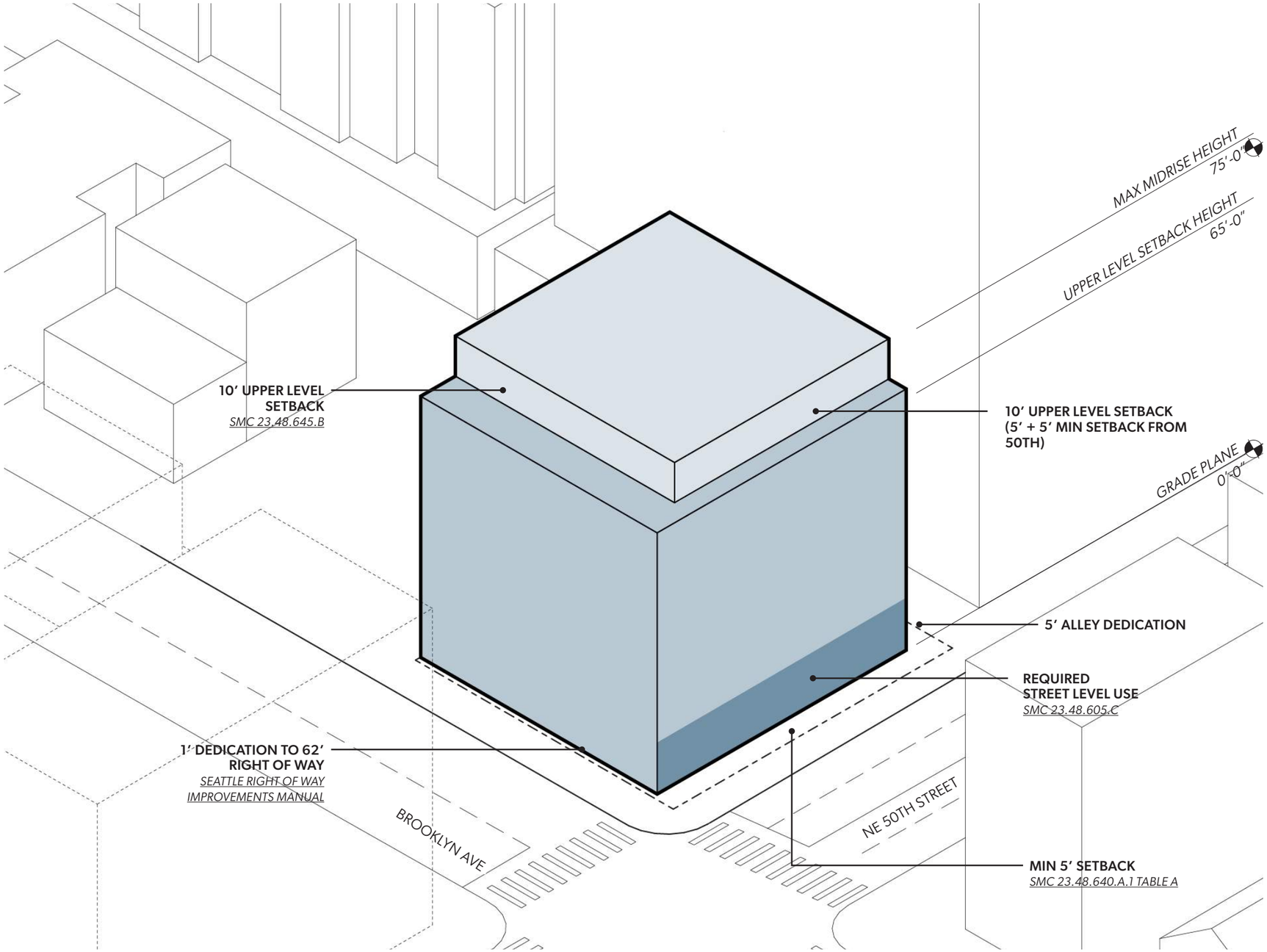
23.48.615 Structure Height in SM-U Zones
A. Maximum Height Limits
Numbers show following zone designation (SM-U 75-240 (M1))
Max Mid-Rise height = 75ft
Max High-Rise Residential Structure Height = 240ft

23.48.620 Floor Area Ratio
Table C:
Base Far = 4.75
Max FAR for Non-Residential = 7
Max FAR for Residential & Mixed Use = 10

23.48.020.B
Floor Area Exempt from FAR Calculations
3.5 percent of the total chargeable gross floor area
Uses identified in subsection 23.48.040.C (Street-level development standards) that meet the development standards

23.48.640 Street-Level Development Standards in SM-U Zones
A. Required setbacks in SM-U zones
NE 50th Street Setback = 5ft
E. Mid-Block Corridor
Required mid-block corridor (Not Required)

23.48.645 Upper-Level Development Standards in SM-U Zones
B.1. On lots that do not include highrise structures, an average setback of 10 feet is required from all abutting street lot lines for any portion of a structure that exceeds 65 feet in height. The maximum depth of a setback that can be used for calculating the average is 20 feet.

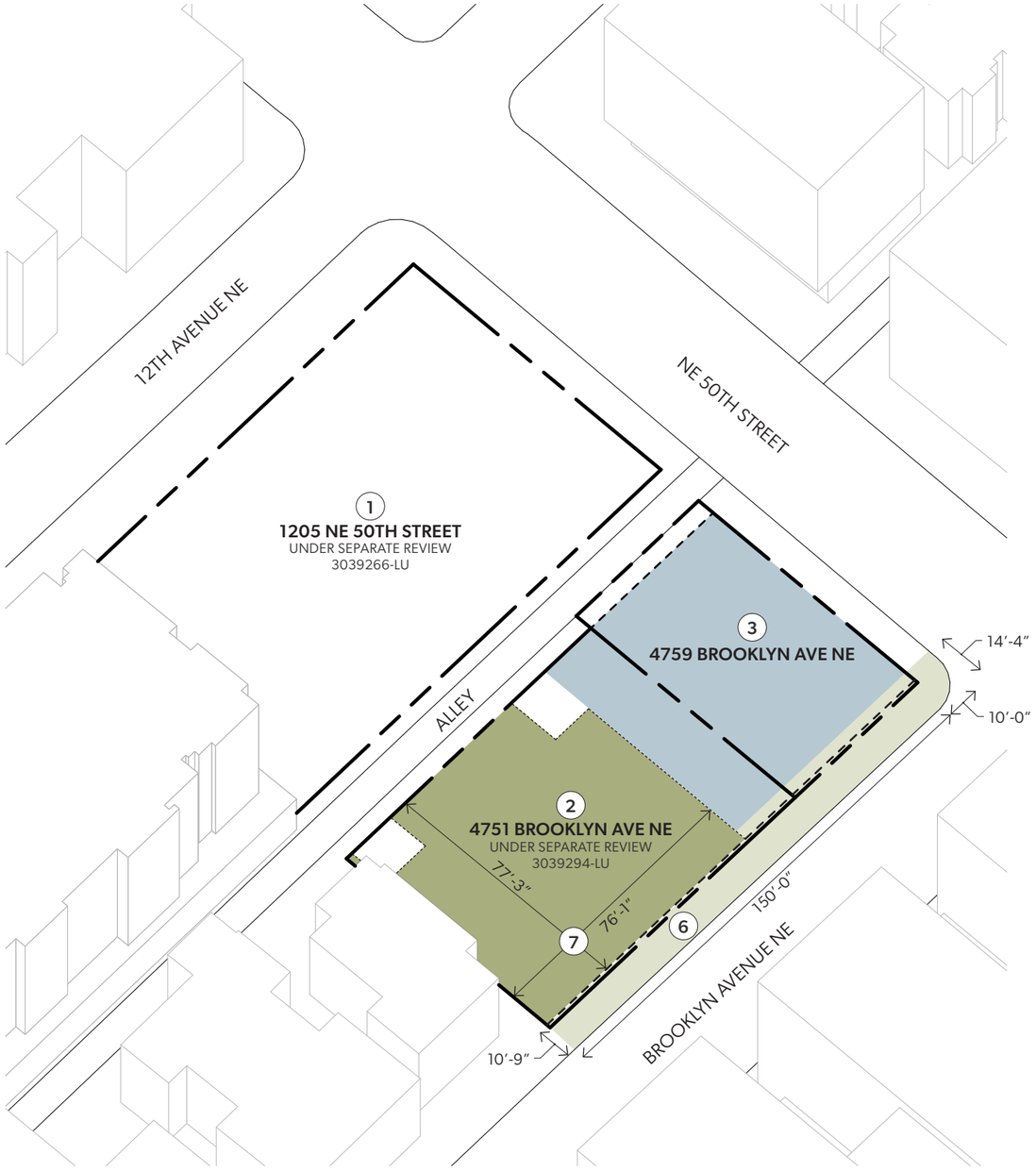


MAX ZONING ENVELOPE DIAGRAM

The maximum zoning envelope

(4) COMBINED LOT DEVELOPMENT

SMC 23.48.627

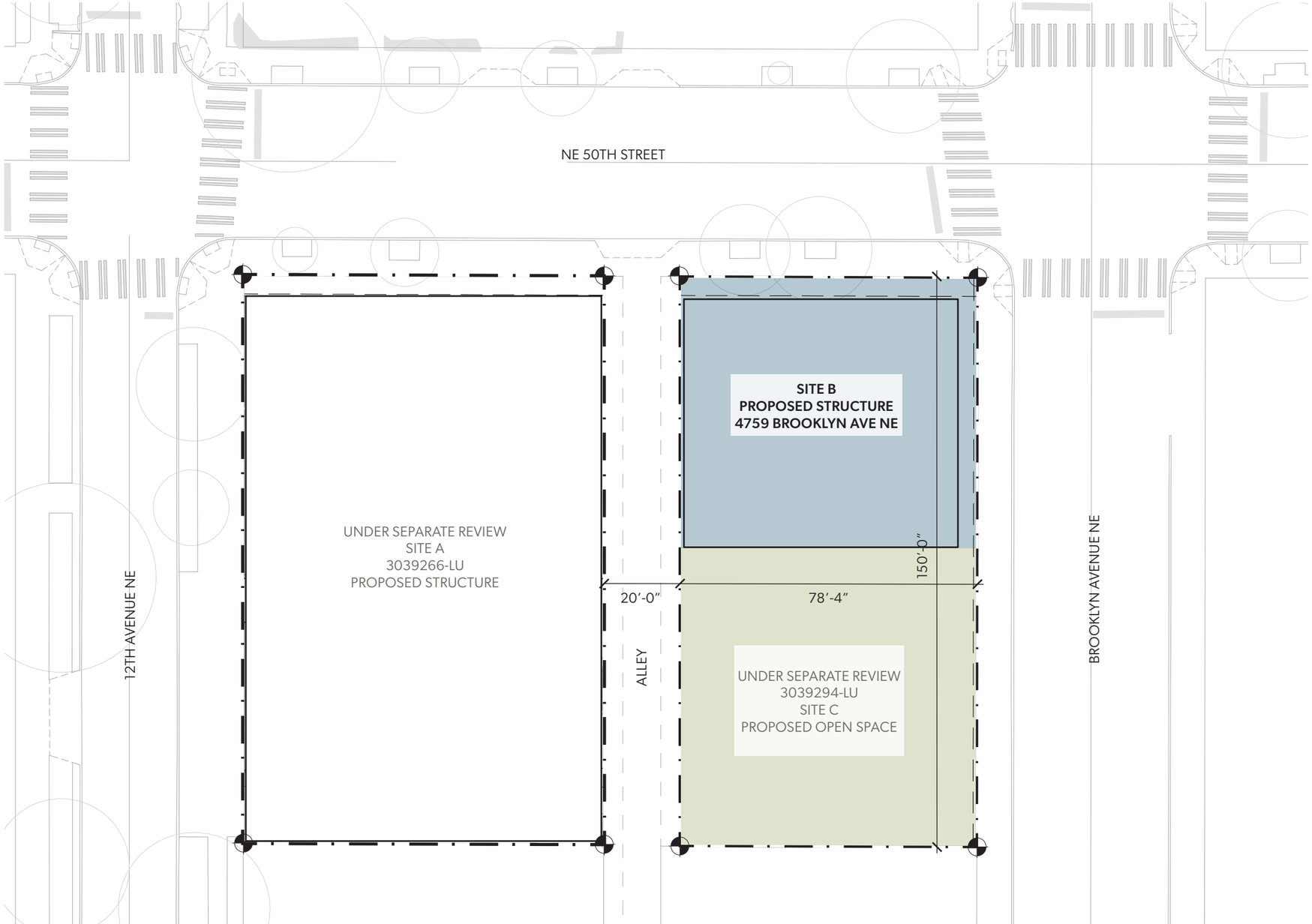


FAR CALCULATIONS		AREA
(1) **1205 NE 50TH STREET *(INCREASED LOT)***		**14,216 SF**
BASE FAR	4.75	67,526 SF
MAX FAR	10	142,160 SF
(2) **4751 BROOKLYN AVE NE *(REDUCED LOT)***		**7,837 SF**
BASE FAR	4.75	37,226 SF
MAX FAR	10	78,370 SF
(3) **4759 BROOKLYN AVE NE *(REDUCED LOT)***		**4,174 SF**
BASE FAR	4.75	19,827 SF
MAX FAR	10	41,740 SF
(4) **COMBINED LOT (MAX FAR)**		**262,270 SF**
BASE FAR *(INCREASED LOT)*		67,526 SF
MAX EXTRA FAR *(INCREASED LOT)*		74,634 SF
BASE FAR *(REDUCED LOT)*		37,226 SF
MAX EXTRA FAR *(REDUCED LOT)*		41,144 SF
BASE FAR *(REDUCED LOT)*		19,827 SF
MAX EXTRA FAR *(REDUCED LOT)*		21,913 SF
MAX EXTRA FLOOR AREA ALLOWED		**137,691 SF**
EXTRA FLOOR AREA EARNED		**136,330 SF**
(5) EXTRA FLOOR AREA PURCHASED FROM MHA		89,499 SF
(6) GREEN STREET IMPROVEMENTS (5:1 RATIO)		9,719 SF
(7) OPEN SPACE BONUS (7:1 RATIO)		37,112 SF
(8) **FAMILY SIZE UNIT BONUS *(SITE AREA * 1)***		**26,227 SF**
1205 NE 50TH STREET		14,216 SF
4751 BROOKLYN AVE NE		7,837 SF
4759 BROOKLYN AVE NE		4,174 SF
POSSIBLE MAXIMUM FLOOR AREA		**287,136 SF**

BASE FAR + EXTRA FAR EARNED + FAMILY UNIT BONUS

Site A Tower (under separate review) FAR used: **260,500 SF**

Total FAR left over for Site B Midrise Building: **26,636 SF**



PROJECT INFORMATION

SITE B

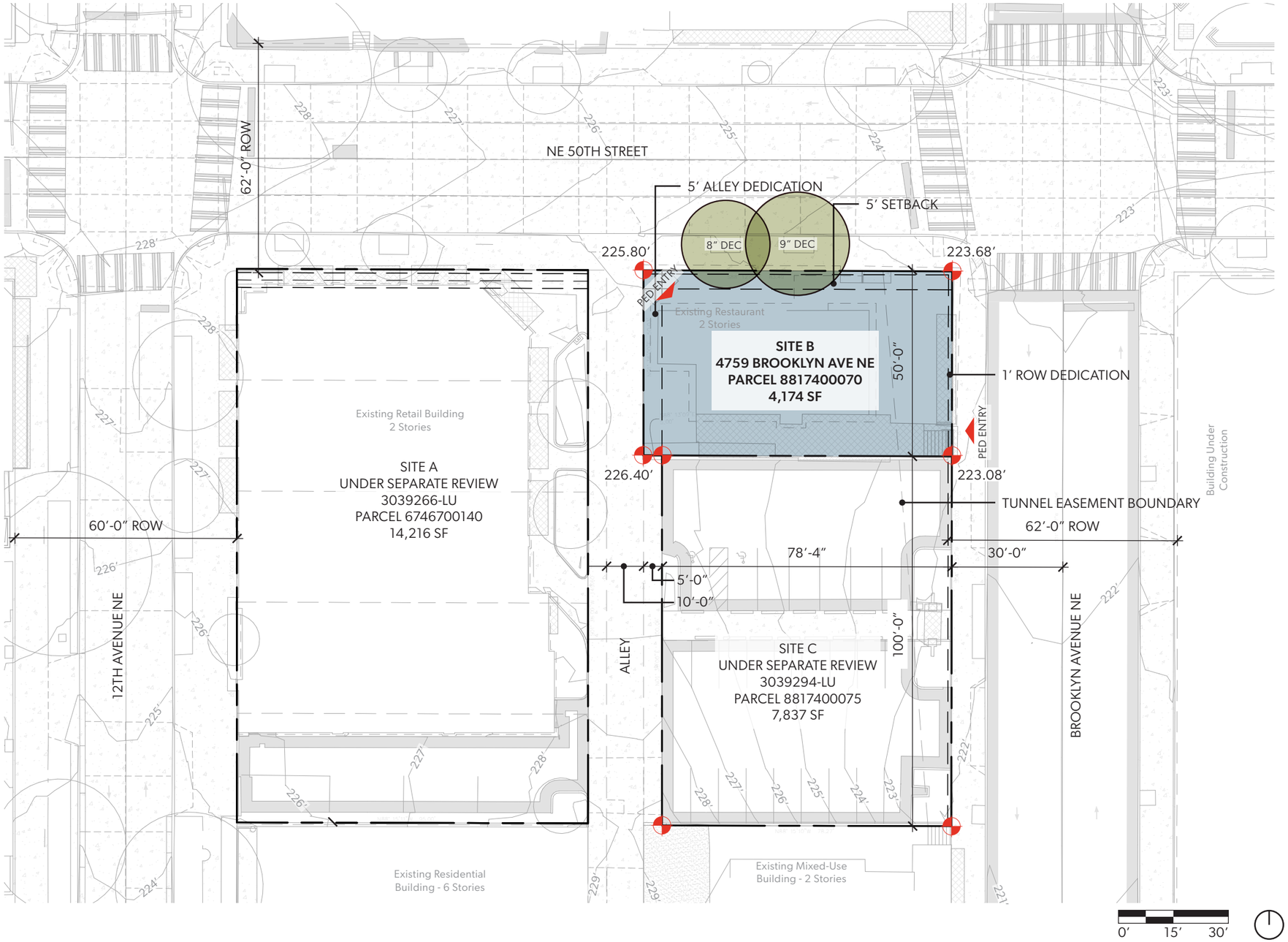
Site Address: 1251 NE 50th Street, Seattle, WA 98105
Parcel Numbers: 8817400070
SDCI Project #: #3039717-EG, 3039294-LU
Total Site Area: 6,121 SF
Zoning: SM-U 75-240 (M1)
Legal Description:
LOT 1 IN BLOCK 10 OF UNIVERSITY HEIGHTS ASSESSORS PLAT
Project Summary:
12 Units
2,227 Retail square feet
19,185 Total project gross square feet

SITE A (UNDER SEPARATE REVIEW)

Site Address: 1205 NE 50th Street, Seattle, WA 98105
Parcel Numbers: 674670-0140
SDCI Project #: 3039343-EG, 3039266-LU
Total Site Area: 14,216 SF
Zoning: SM-U 75-240 (M1)
Legal Description:
LOTS 16, 17, 18, 19 AND 20 IN BLOCK 2 OF PETTITS UNIVERSITY ADD LOT 16 LESS S 6 INCHES TGW LOTS 17-18-19-20 LESS POR DEEDED TO CITY OF SEATTLE FOR ALLEY UNDER REC # 20040608002293.

SITE C (UNDER SEPARATE REVIEW)

Site Address: 4751 Brooklyn Ave NE, Seattle, WA 98105
Parcel Numbers: 8817400075
SDCI Project #: 3039345-EG, 3039294-LU
Total Site Area: 5,890 SF
Zoning: SM-U 75-240 (M1)
Legal Description:
LOTS 2 AND 3 IN BLOCK 10 OF UNIVERSITY HEIGHTS ASSESSORS PLAT LESS POR DEEDED TO CITY OF SEATTLE FOR ALLEY UNDER REC # 20040608002293
3 parking stalls



SITE SURVEY

LEGEND

- Existing Tree to Remain
- Existing Tree to be Demolished

*No exceptional trees on site

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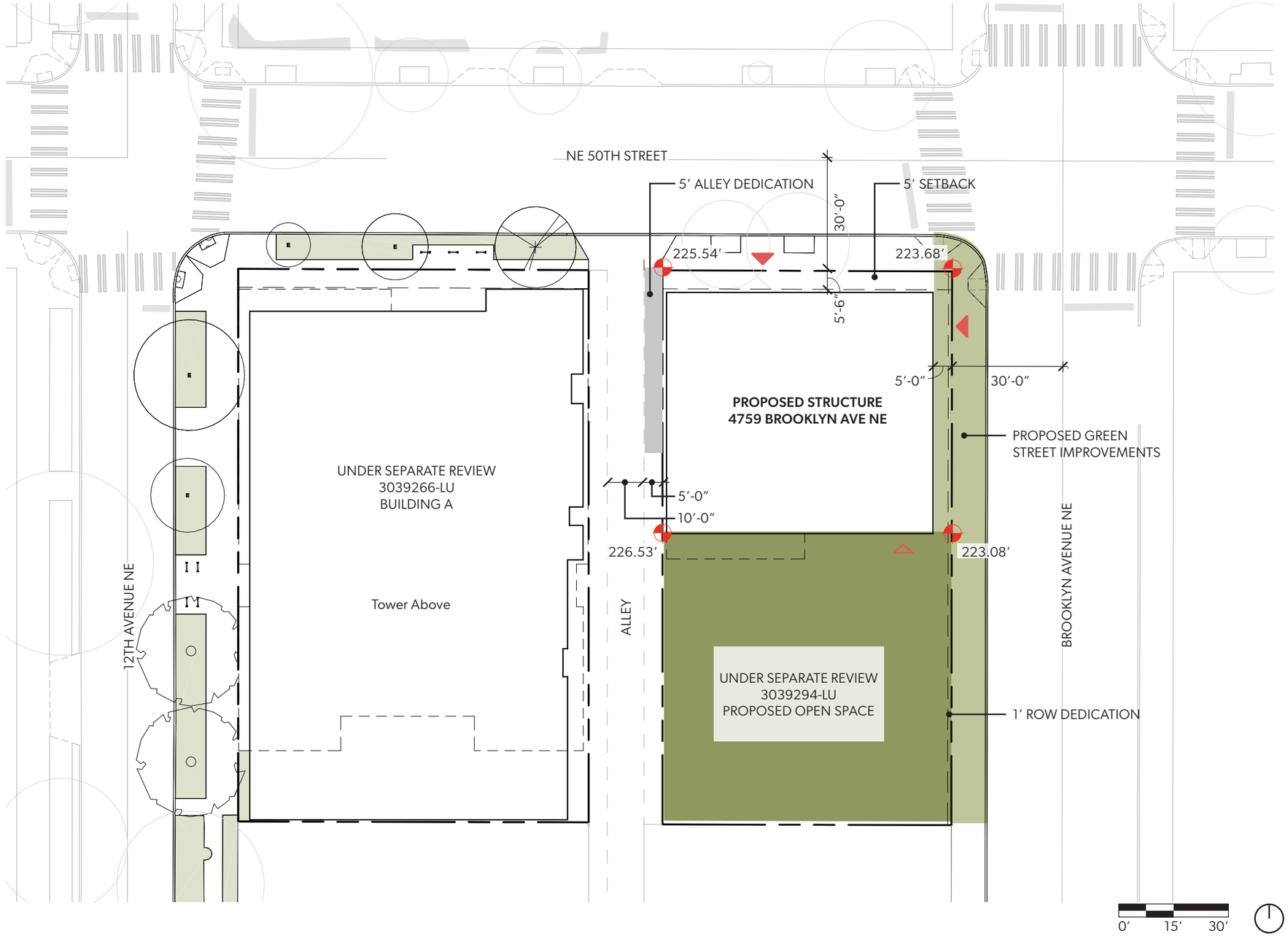
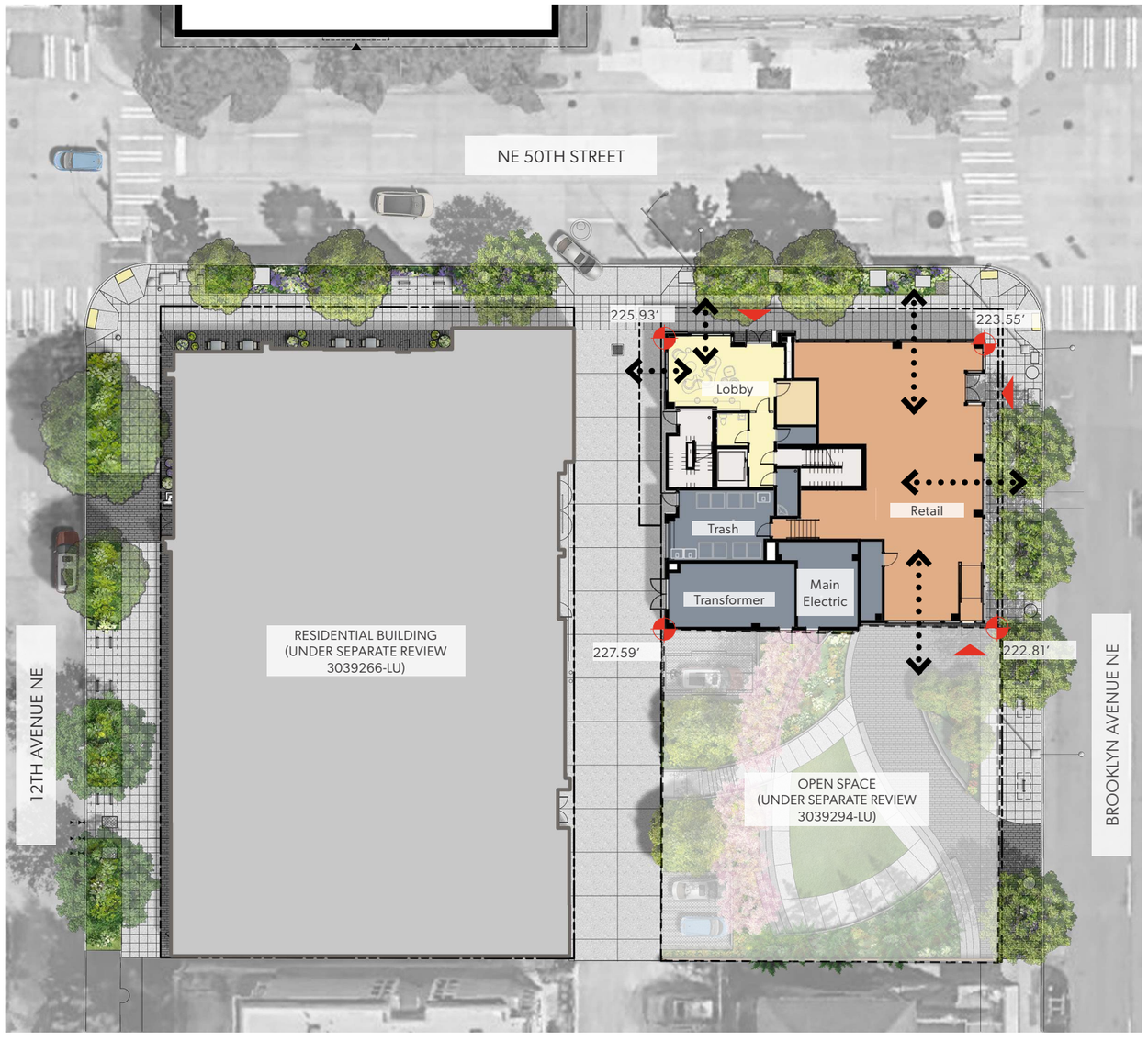


PROPOSED SITE PLAN

LEGEND

- Primary Pedestrian Entry
- Secondary Pedestrian Entry
- Proposed Planting Areas
- Proposed Green Street Improvements
- Proposed Open Space



Program Legend

- Units
- Amenity
- Retail
- Lobby/leasing
- Back of House

Visual Connection

Physical Entrance/Porosity

LEVEL 1 PLAN

SCALE: 1/32" = 1'-0"

0' 10' 20' 40'

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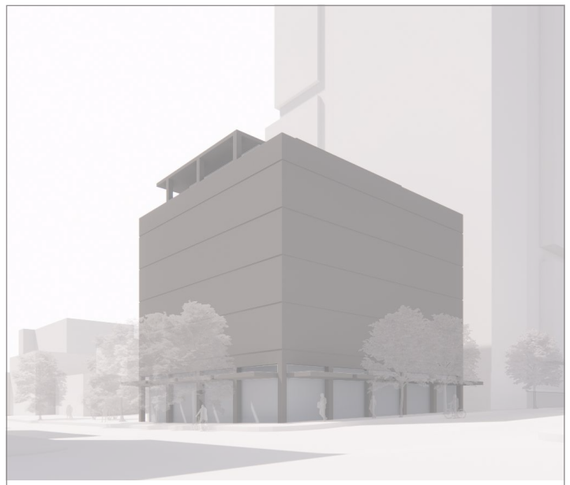
1 - Architecture: Massing

A - The Board unanimously supported massing Scheme 3, the applicant's preferred massing option. The Board commented that the massing options shown in the EDG packet represented façade treatment approaches, not massing variations. The Board acknowledged, however, that proposing major massing moves on a relatively small site like this one is often difficult, and they were satisfied that the three distinct facade options gave enough variation for consideration at EDG. The Board noted that Option 3 used material application to emphasize the ground level commercial use, differentiate the location of the residential entry, and to visually break up the upper level masses.

(CS2-1-e. The U District Core & The Ave, CS2-2-a. Contribute to Community Character, DC2-B-1. Façade Composition, DC2-2-a. Context-Sensitive Approach)

CODE COMPLIANT



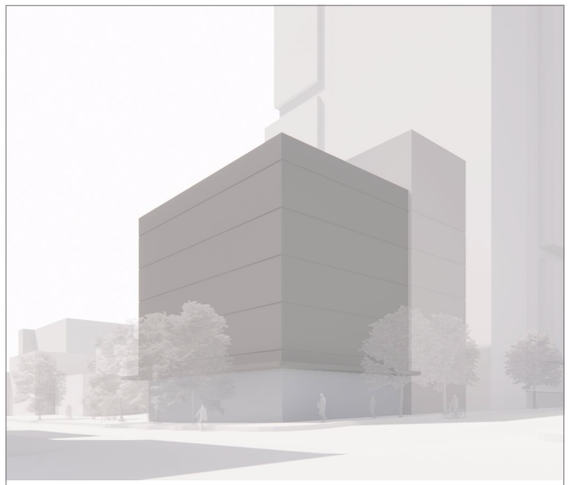
SCHEME 1 / COLUMNED BASE

PROS

- Platonic mass grounds and emphasizes the corner of Brooklyn and 50th
- Code Compliant

CONS

- Southern facade obstructs views into open space
- Inefficient space planning
- Unprogrammable lobby space
- Lack of differentiation between commercial and residential entrance



SCHEME 2 / CORNER DROP

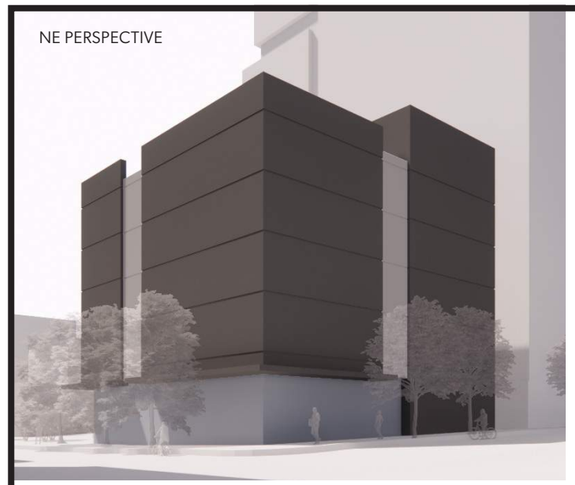
PROS

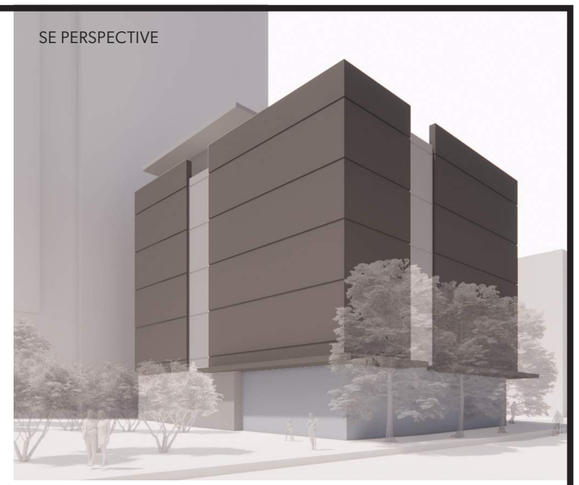
- Clear delineation of residential and commercial spaces
- Mirrors vertical massing language found in adjacent proposed tower

CONS

- Mechanical unit placed at front of the building
- Height and location of mechanical level decreases light and view access to adjacent tower
- Requires departure for upper level setback along street lot lines
- Requires departure for street level use

PREFERRED





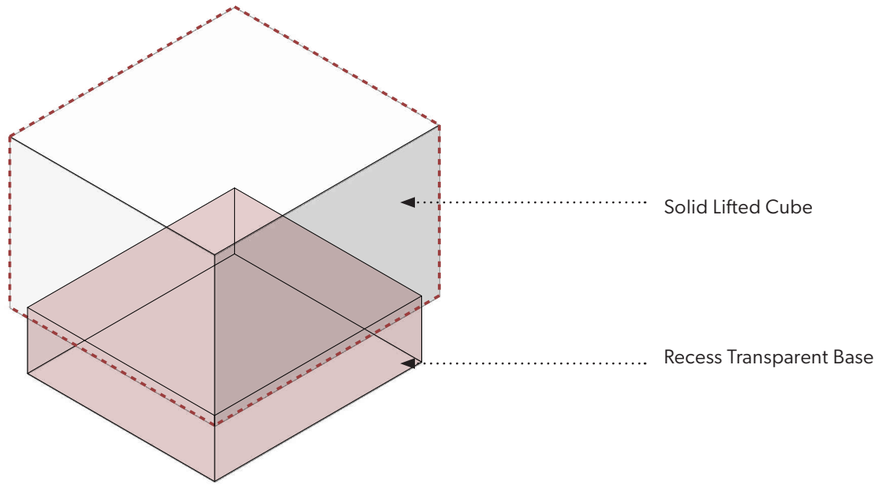
SCHEME 3 / EXTERIOR REVEALS

PROS

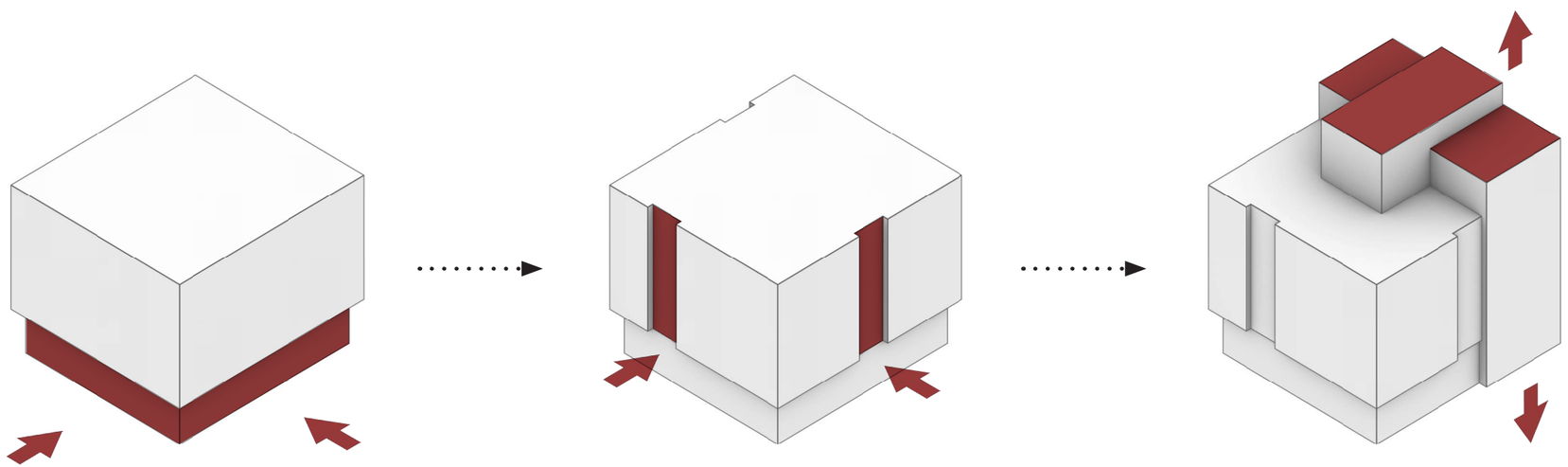
- Position of rooftop mechanical screen maximizes light and views to adjacent tower
- Clear delineation of residential and commercial spaces
- Reveals and vertical massings are reminicent of language found in adjacent proposed tower
- Corner masses emphasizes the intersection of Brooklyn and 50th

CONS

- Requires departure for upper level setback along street lot lines
- Requires departure for street level use



Lifted Cube Concept Diagram



Massing Progression Diagram

1 - Architecture: Massing Cont.

PROJECT TEAM DESIGN GOALS

- *Lift the building to provide a transparent experience along the ground floor*
- *Interface with the adjacent tower to the west and open space to the south*
- *Simplify and respond to context with fewer stronger moves*
- *Challenge the typical*

1 - Architecture: Massing Cont.

B - The Board commented that there was not enough analysis of surrounding mid-rise buildings and they requested more information in relation to the mid-rise development context in the surrounding neighborhood at the Recommendation phase. The Board noted that this analysis should inform the design as the detailing evolves and suggested that secondary features, like datums, rooflines, etc., should respond to the contextual references.

(CS3-A Emphasizing Positive Neighborhood Attributes, DC2-1-a. Response to Context, CS2-A Location in the City and Neighborhood)

RESPONSE TO EARLY DESIGN GUIDANCE

- *Mid-rise follows the 70' elevational datum*
- *Emulates vertical gasket language found in local context*
- *Example of "lifted podium" that creates a pedestrian scale entry and encourages activity along the U District street edges.*
- *Highly glazed ground floor to create transparency and indoor-outdoor relationship*
- *Width of building aligns with safeway building massing dimensions across Brooklyn Ave*

Safeway Building Alignment

Safeway Building

5000 12th Ave NE

HUB U District Seattle

Elevation view illustrating midrise along Brooklyn Ave NE

Elevation view illustrating tower along NE 50th Street

1 - Architecture: Massing Cont.

C - The Board noted that this corner site was also 'peninsular', with visible frontages along the two street frontages as well as the proposed open space to the south. They agreed that the façade design approaches in the EDG packet responded to these edges and appeared well developed. They gave guidance to demonstrate at the Recommendation phase how the design has been developed with equal consideration of the three visible façades.

(CS2-2-c. Activate Parks & Open Space, DC2-B-1. Façade Composition)

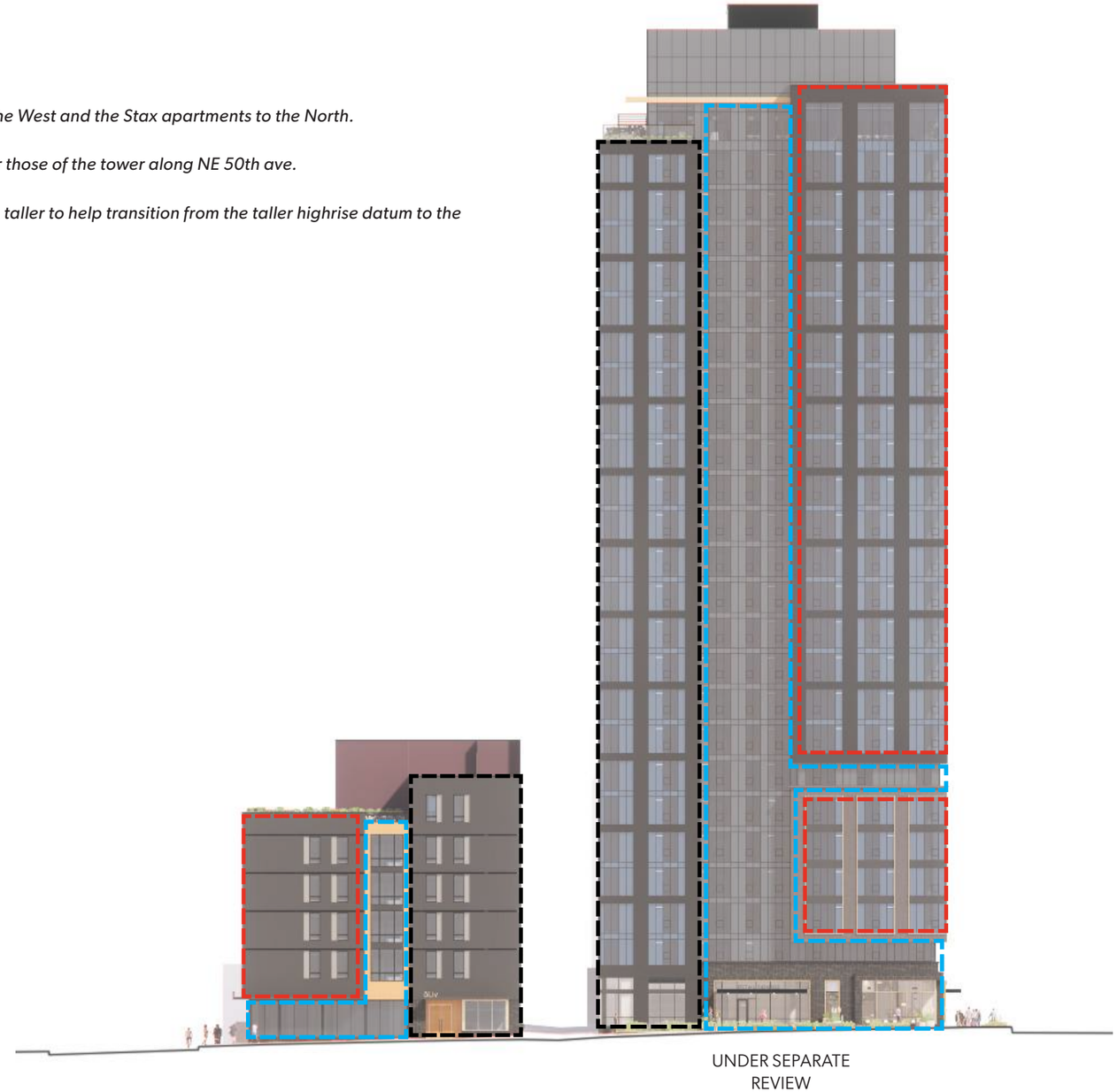
NE 50th ST Facade (North)

RESPONSE TO EARLY DESIGN GUIDANCE

The adjacencies along 50th street are the site A tower to the West and the Stax apartments to the North.

- *Massing moves in midrise building conceptually mirror those of the tower along NE 50th ave.*
- *Residential entrance tower mass on midrise building is taller to help transition from the taller highrise datum to the locale midrise datum*

NE 50th Street - Building North Facade



Overall Massing Strategy Comparison with Adjacent Tower

RESPONSE TO EARLY DESIGN GUIDANCE

- *Residential entry is shifted towards the western side of the north facing facade to provide easier access to leasing lobby located in adjacent tower*
- *The living room recess along 50th aligns with an existing site tree, mitigating the interaction between the ground level canopies and the existing site tree.*

Plan of Building Illustrating Proximity/Pathing from Lobby to Adjacent Leasing Space

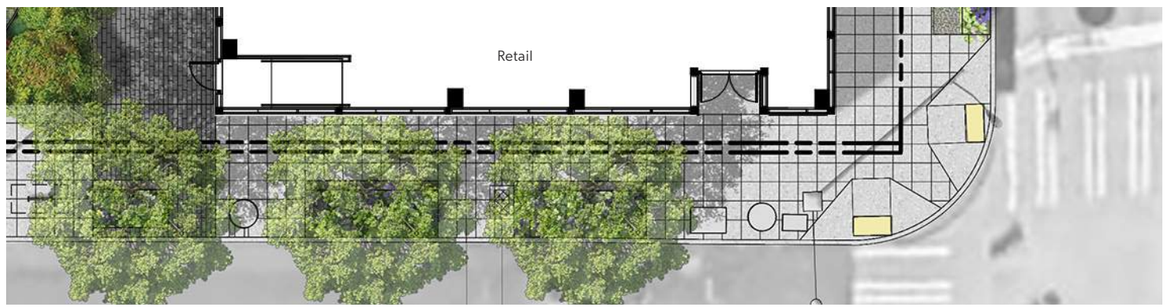
1 - Architecture: Massing Cont.

RESPONSE TO EARLY DESIGN GUIDANCE

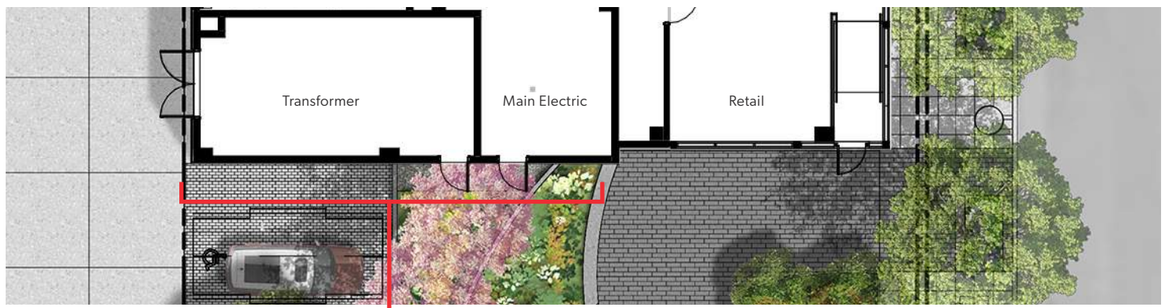
Brooklyn Ave NE Facade (East)

- *Retail entrance fronts Brooklyn Ave*
- *Current retail address fronts Brooklyn Ave and the tenant preference is to maintain the Brooklyn address*
- *Retail entrance pushed as close to the NE50th corner as possible to increase activation on the Northeast corner of the building*
- *Living room recess separating upper mass coordinated with street tree location*

Retail Entry Along Brooklyn



OPEN SPACE | **BROOKLYN AVE NE** | RETAIL ENTRANCE

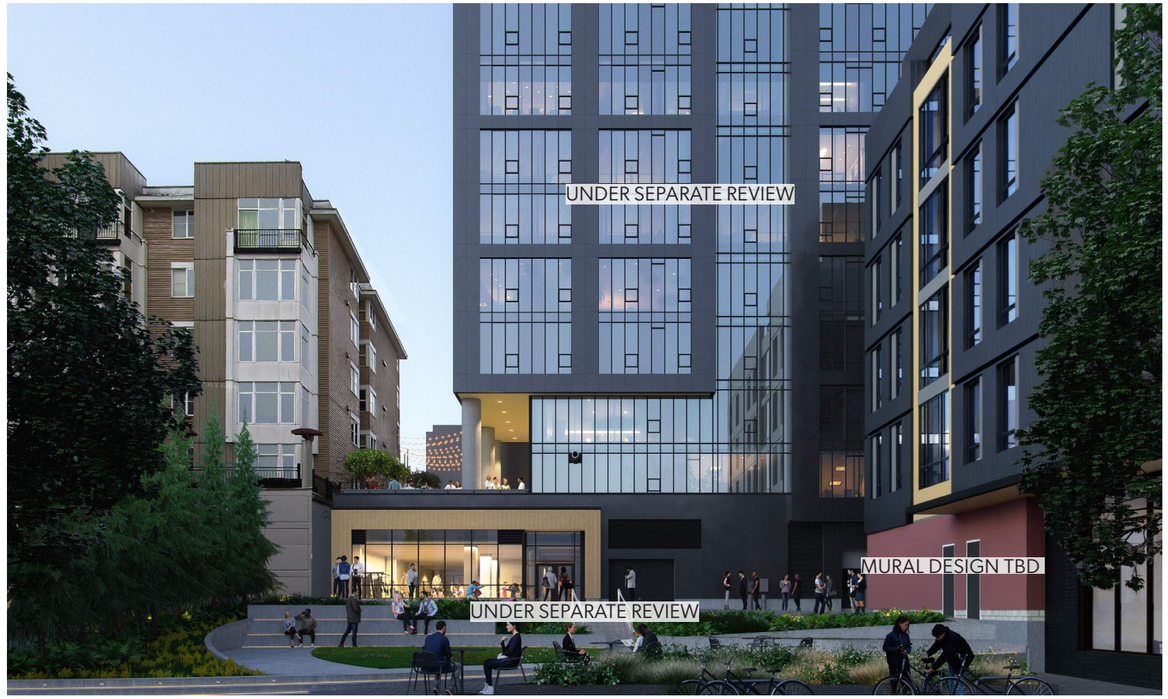


1 - Architecture: Massing Cont.

RESPONSE TO EARLY DESIGN GUIDANCE

Open Space Facade (South)

- *Continues facade ratio set by eastern facade (Brooklyn ave)*
- *Living room recess positioned where ground level trees are located*
- *Facade with the highest porosity due to south orientation and park adjacency*



Site C - Open Space

2 - Architecture: Layout

A - The Board noted that the interior floor plans of the ground level and upper levels were the same on all three massing options, which limited opportunities to create distinct design options for orientation of the building to the site. The Board commented that they assumed the design team worked through layout options, but it would have been helpful for the Board to see what the applicant considered the 'unsuccessful' layouts to understand why only one plan option was presented. The applicant noted that the commercial/restaurant tenant desired a visual connection to the open space which is why the commercial space is oriented towards Brooklyn Ave instead of NE 50th St. The applicant also noted the residential entry was placed on NE 50th St to be convenient to the high-rise tenant's entrance on 12th Ave NE as the buildings will share management. The Board ultimately agreed they were comfortable with the limited site and building plan options related to having only one ground floor layout.

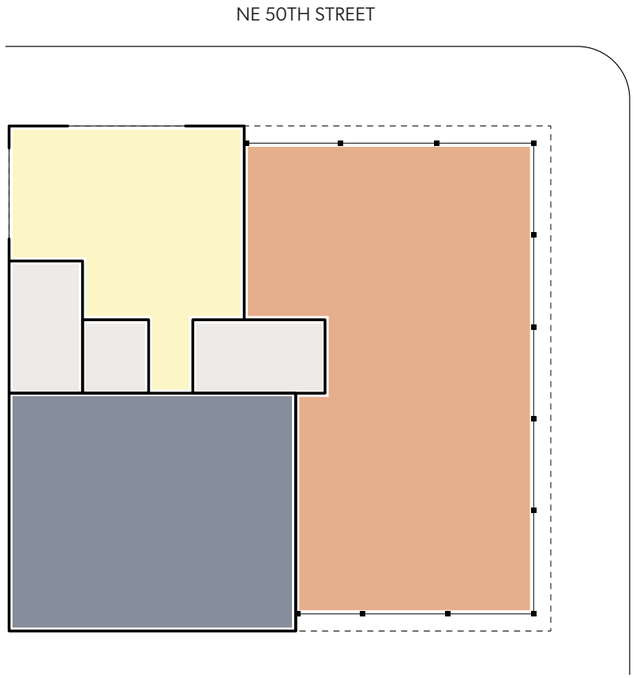
(PL3-1-a. Prominent Design, PL3-A-1. Design Objectives, PL3-3-e. Edge, PL3-C Retail Edges, DC1-1-a. Street Frontages)

RESPONSE TO EARLY DESIGN GUIDANCE

The commercial space saddles NE 50th street and the park to provide visual connection between open space across from NE50th ave and adjacent to the south

Other potential layouts place the residential entry at SE corner which lacks the poximity to tower lobby. Commercial would not be adjacent to the open space.

Proposed Ground Floor Diagram



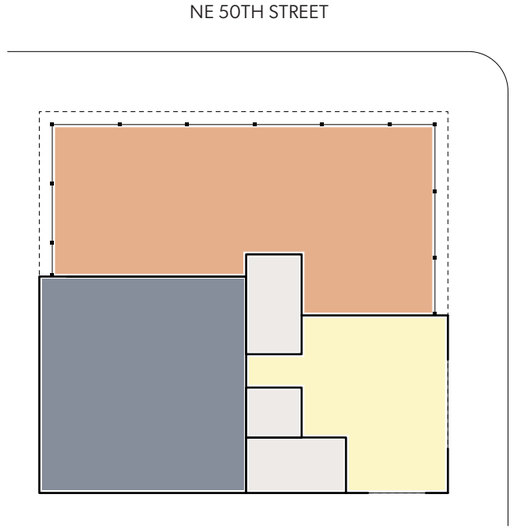
PROS

- Close proximity to Site A tower leasing space
- Transparent corners on NE, NW, and SE corners
- Visual connection from NE 50th St to the open space south of the building
- Retail has visual connection to open space
-

CONS

- Requires departures for street level use

Alternative Ground Floor Diagram

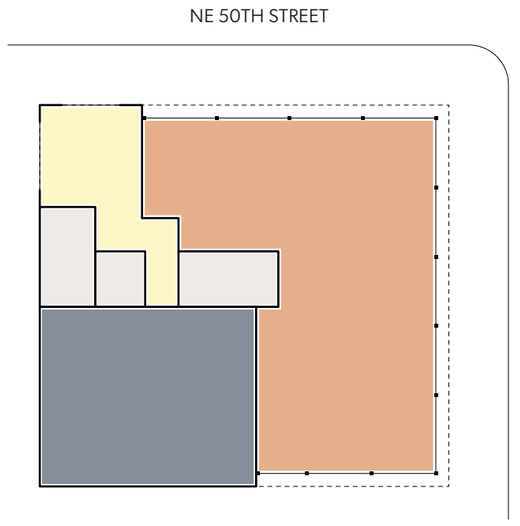


PROS

- Meets 75% street level use
- Lobby views into open space

CONS

- Requires street level depth departure due to back of house requirements
- Retail lacks views into park
- Reduced building transparency along southern edge
- Lacks late night lighting into alley



PROS

- Meets 75% street level use
- Retail has visual connection to open space

CONS

- Requires departures for street level use
- Requires street level depth departure due to back of house requirements
- No package room
- Lacks seating area in lobby

Program Legend

Lobby/leasing | Retail | Back of House | Circulation

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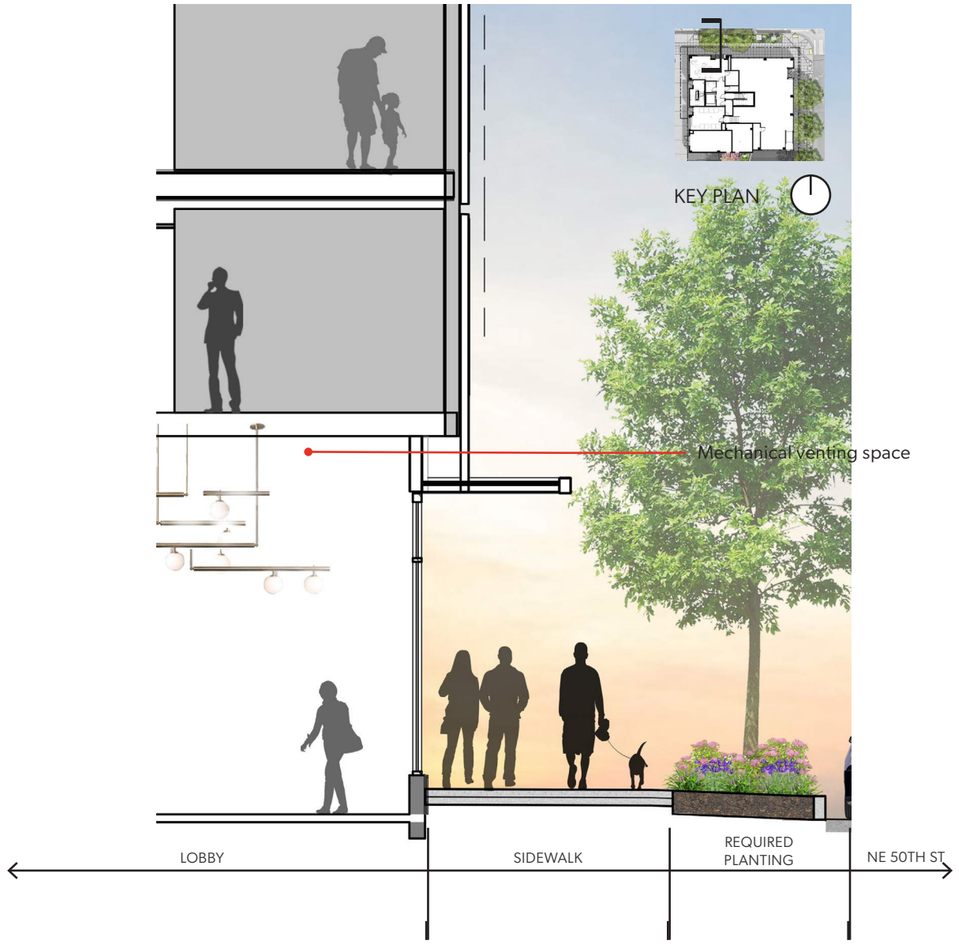
2 - Architecture: Layout (Cont.)

B - The Board supported the setback of the building façade at the commercial unit that will create a larger sidewalk environment at the corner of the site along both street frontages and can potentially provide spill out space for the restaurant use.

(PL3-3-e. Edge, CS2-C-1. Corner Sites, CS2-2-a. Contribute to Community Character)

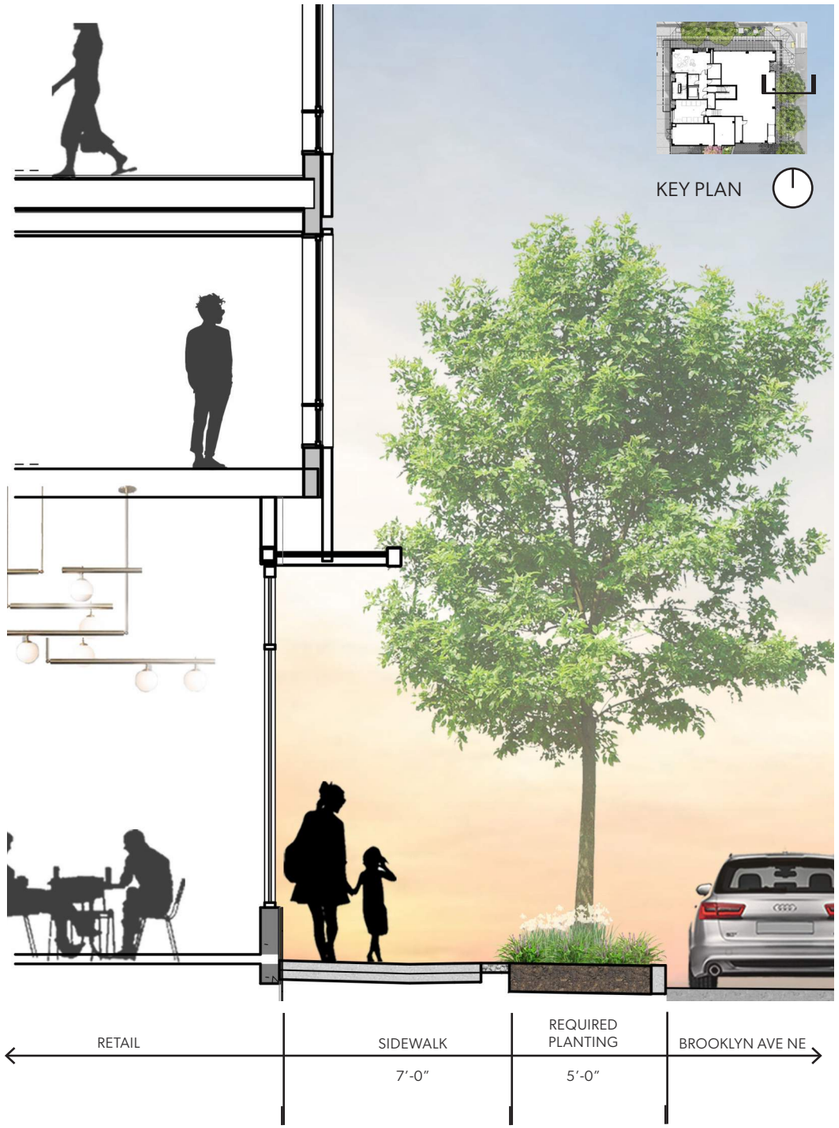


Ⓐ Condition at Resident entry along 50th.

RESPONSE TO EARLY DESIGN GUIDANCE

The ground floor recess, while not deep enough to provide spillout space for the retail, they allow our building to meet SDOT sidewalk requirements and facilitate a more walkable experience around the building.

Ⓐ



Ⓑ Condition at Retail facade along Brooklyn Ave NE

Detail East elevation along Brooklyn

2 - Architecture: Layout (Cont.)

C - The Board noted that design of primary residential entrances should be included in the mid-rise context analysis and studies (requested in 1.b) to support design development concept of the residential entrance for this project.

(PL3-1-a. Prominent Design, DC2-B-1. Façade Composition)

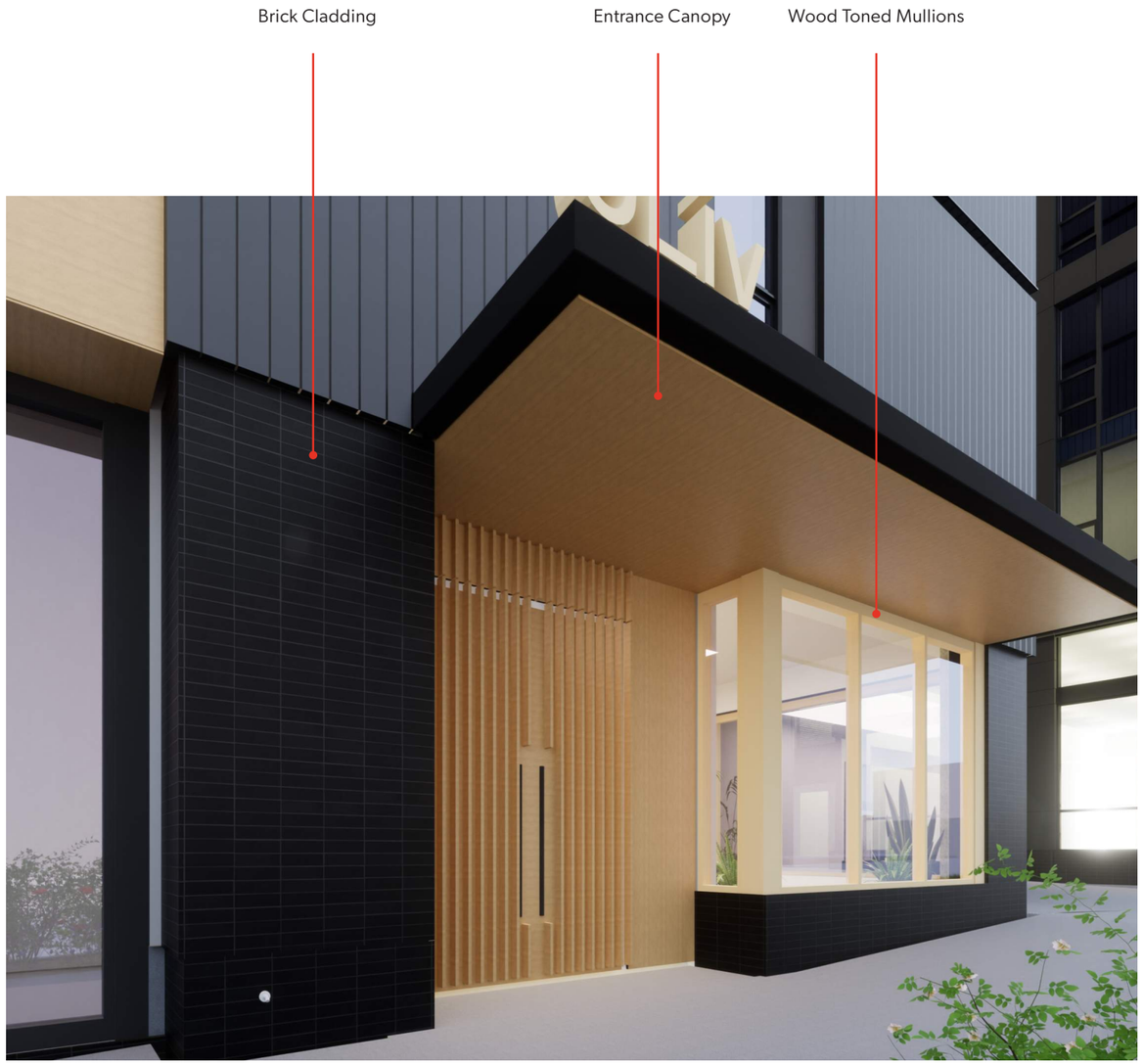
RESPONSE TO EARLY DESIGN GUIDANCE

- *Midrise residential entrance storefront borrows existing U-District wood toned mullion.*
- *Midrise recesses the residential entry, revealing a wood toned soffit.*
- *The entrance canopy is recessed for a deeper canopy in front of the entrance*

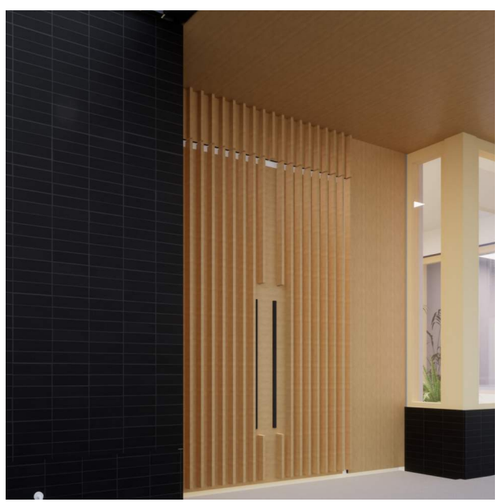
The Hemlock illustrating a solid door to a residential apartment

Elm Hall residential hall entrance use of wood toned elements

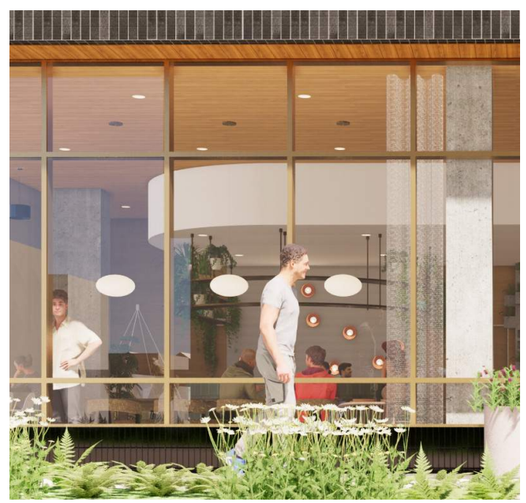
DXU Apartments in the U-District using wood elements to highlight location of residential entry



Midrise Residential Entrance



Tower (right) and Midrise (left) have similar resident entrance doors.



Tower (right) and Midrise (left) both employ custom wood toned mullions on storefront adjacent to residential entrance.

Midrise North Elevation - Residential Entrance

Adjacent Tower West Facade - Residential Entrance

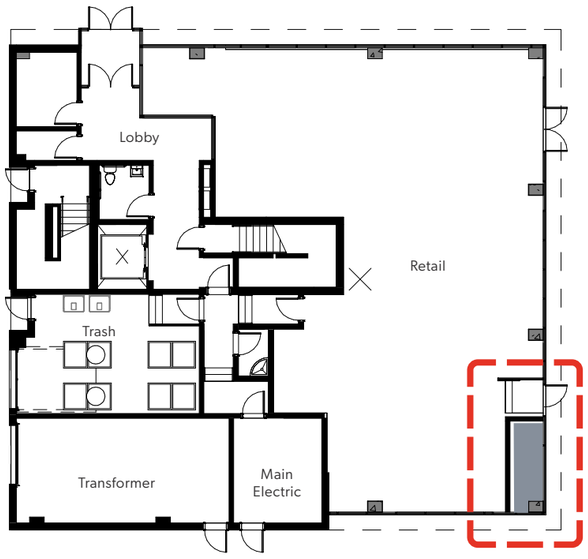
2 - Architecture: Layout (Cont.)

D - The Board requested further information regarding the utility shown at the southeast corner of the ground floor plans. The applicant noted that there is a required fire connection to the water line on Brooklyn Ave that will need to be integrated into the plans. The Board commented that the visual impact of the utility at this very visible corner should be reduced as much as possible.

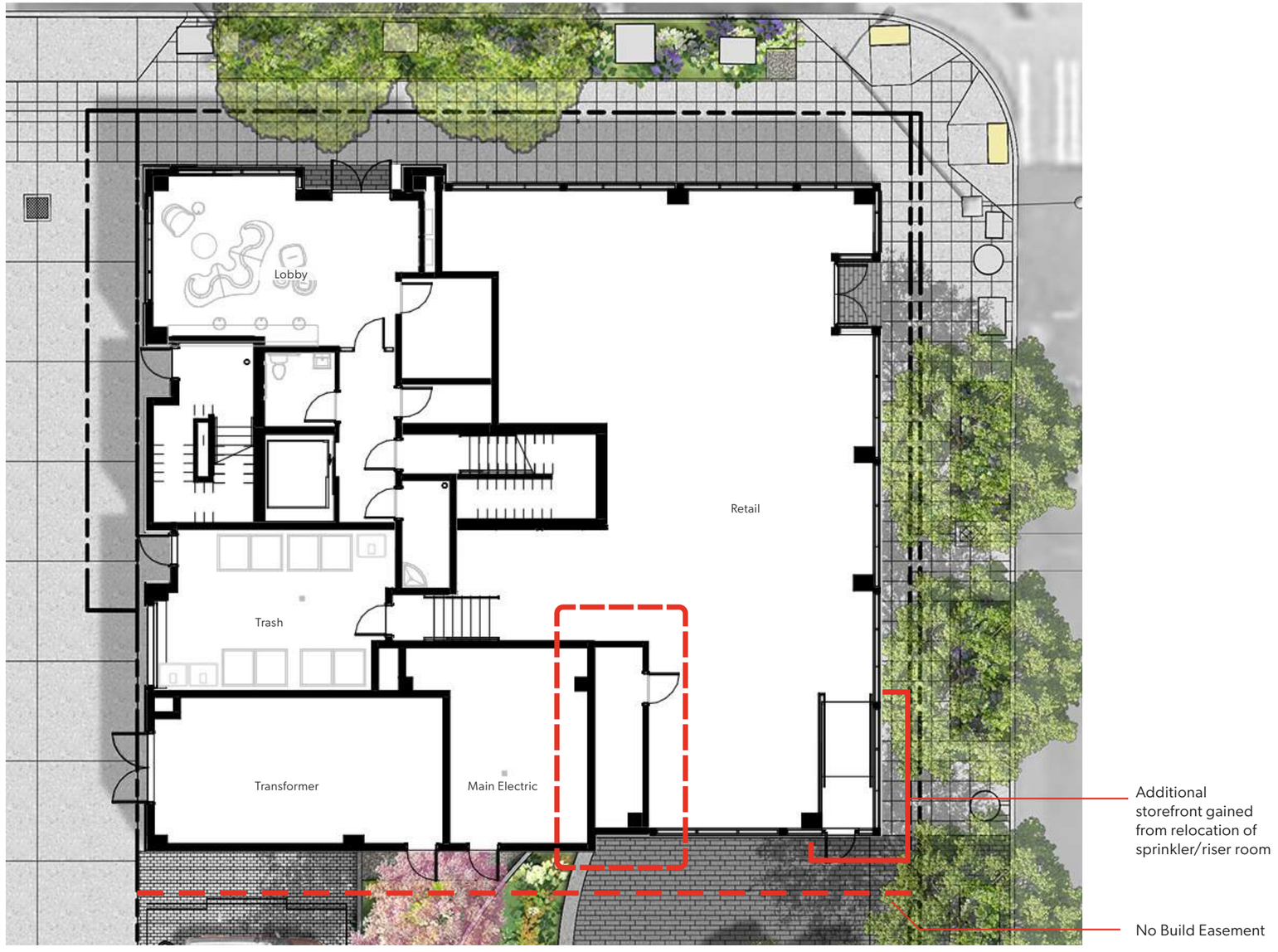
(DC2-4-b. Façade Design)

RESPONSE TO EARLY DESIGN GUIDANCE

The sprinkler riser room has been moved inboard. Water connection will be routed to sprinkler riser room underground via the recessed southern glass facade.



Location of sprinkler room proposed at EDG.



Proposed sprinkler room location.

View of retail corner at open space and Brooklyn Ave.

2 - Architecture: Layout (Cont.)

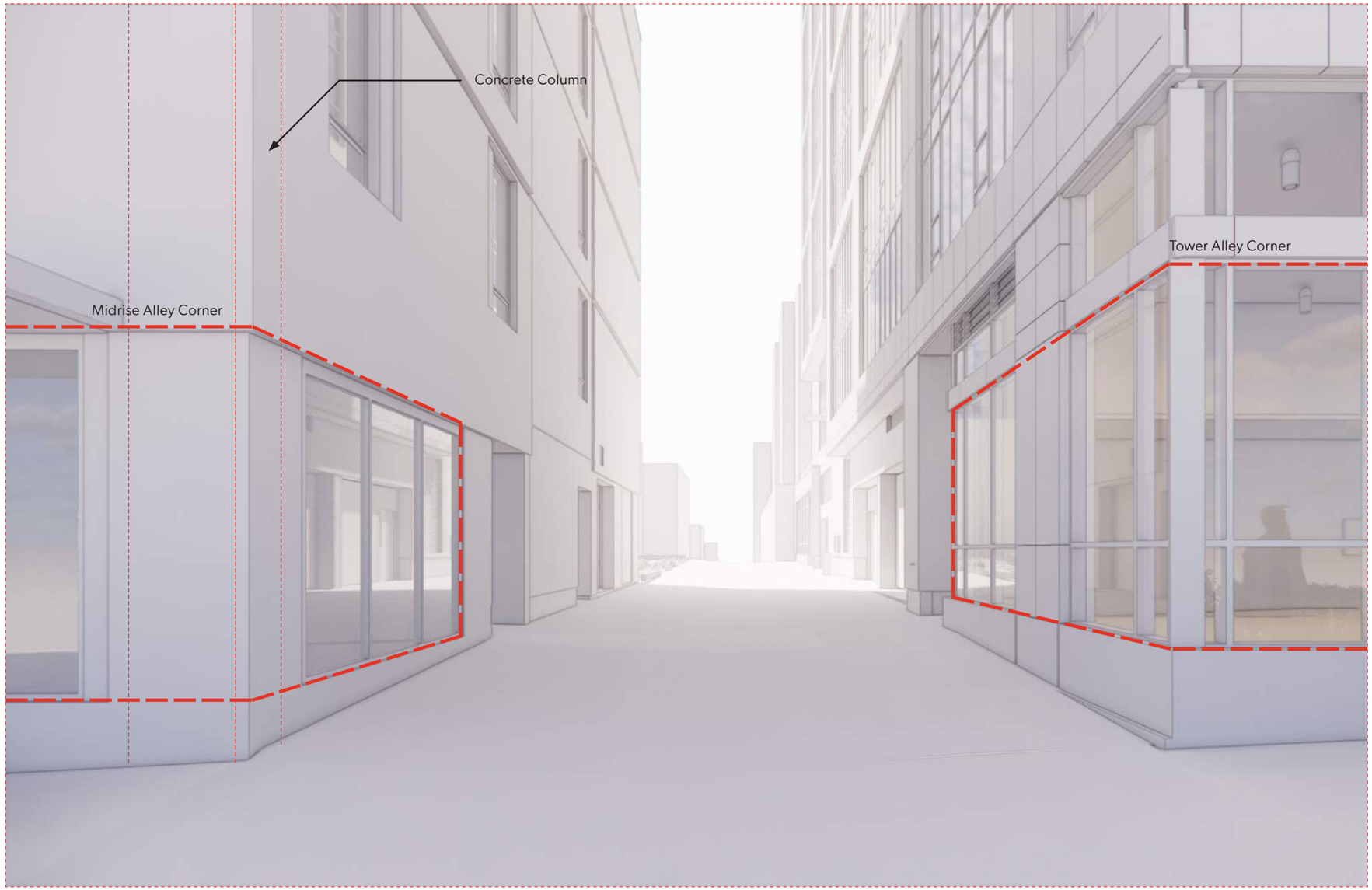
E - Although they supported the location of utilities at the alley, the Board questioned the level of activation of the alley given the amount of blank facades. The Board agreed that the glazing at the northwest corner that wraps into the alley is a strong design move to activate the alley streetscape, especially against the glazing the wraps the adjacent building's proposed commercial space across the alley. The Board noted that the project should retain the extent of the return of glazing from the corner along the west facade as the design moves forward. The Board requested that street-level views of the project from the northwest be included in the Recommendation packet so that the
Board can assess how the alley façade of this building coordinates with the alley façade of the related building to the west.

(PL1-1-d. Alleyways, PL2-B-1. Eyes on the Street)

RESPONSE TO EARLY DESIGN GUIDANCE

Residential entry lobby is flanked by glazing on both the street and alley side to maintain a high degree of transparency. Residential entry NW corner grounds to maintain the overall massing move presented at EDG and to mask necessary structural elements.

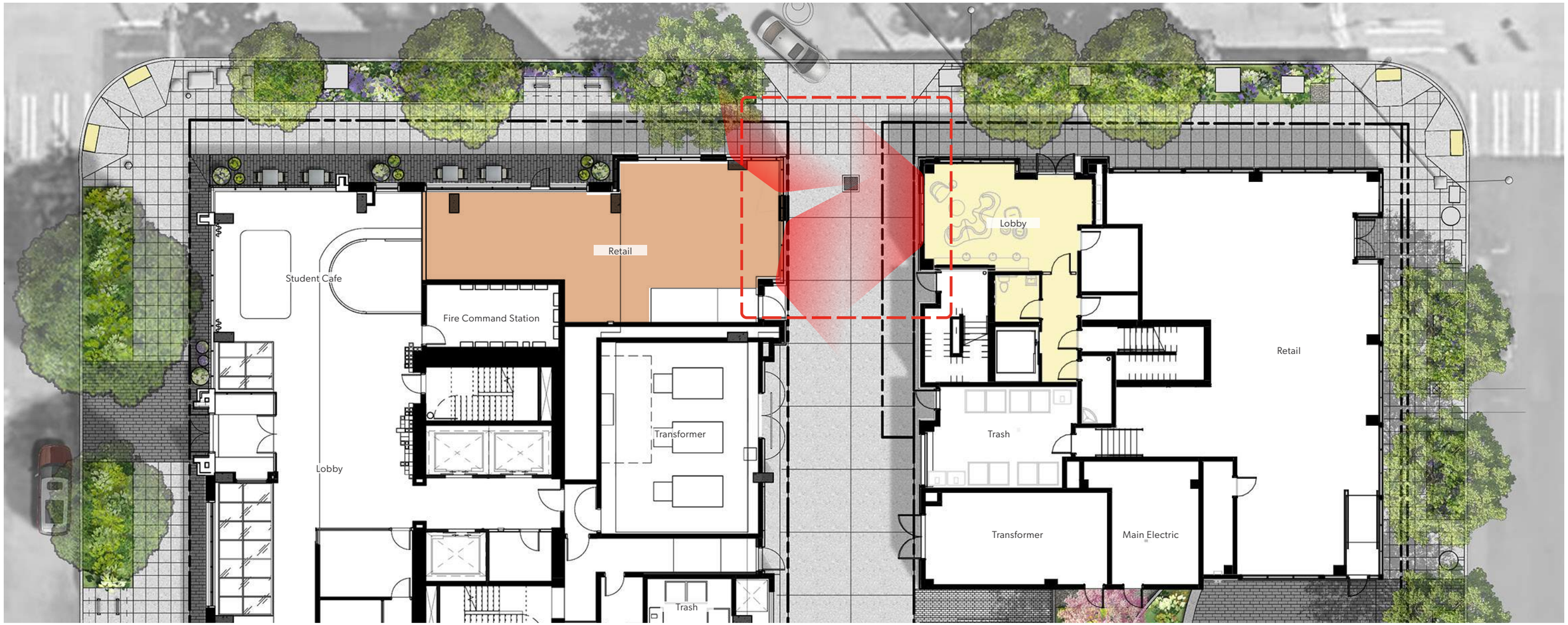
The alleyside glazing mirrors the design intent of the tower across the alley



View looking South down the alley illustrating storefront window datum shared by the tower retail and midrise lobby.

Program Legend

- Lobby
- Retail
- Light spillage



The program adjacenies of the midrise lobby and tower retail space to the alley, as well as window transparency provide eyes on the alley and illumination.

3 - Architecture: Materials

A - The Board asked how the material application of the mid-rise was planned to relate to the material design of the high-rise tower across the alley. The applicant commented that they did not intend to mimic the design of the high-rise building in this mid-rise structure. Although the Board generally agreed with this approach, they noted that there should be some relationship, which may include secondary elements, color, materials selection, artwork, etc. They requested studies at the Recommendation phase to demonstrate how this relationship has been established.

(DC4-1 Durable, High-Quality Exterior Materials, DC2-2-c. Cohesive Design, DC2-3-a. Visual Interest)

RESPONSE TO EARLY DESIGN GUIDANCE

Midrise building takes cues from the design and material language of the adjacent tower.

Dark panel look is rendered via charcoal fiber cement panel. Wood toned accents are of the same texture and look as the tower. Large vinyl windows take the place of the continuous window wall system found in the tower.

The mid-rise storefront emulates the tower materially to maintain visual cohesion at the street level

Grounded Tower - Midrise

Vertical Recess - Midrise

Lifted Mass - Midrise

Grounded Tower - Tower

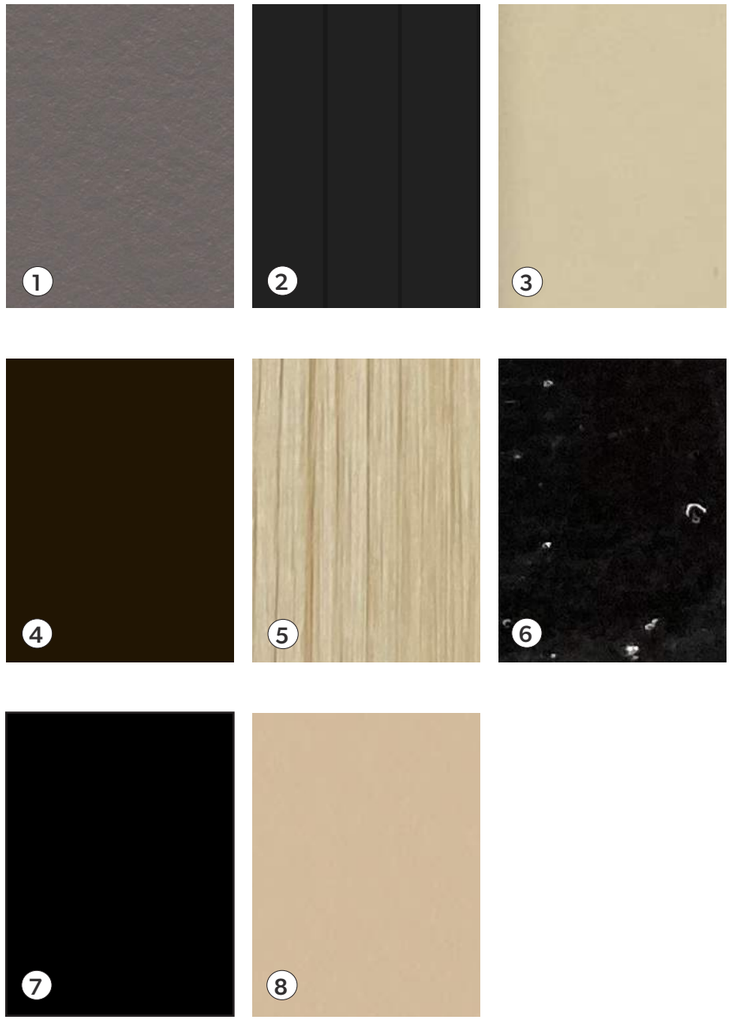
Vertical Recess - Tower

Lifted Mass - Tower

Midrise and Tower Material Language Comparison

MATERIAL BOARD

1. Fiber Cement Siding
   Smooth Panel, Custom Color
2. Fiber Cement Siding
   V-grooved Siding, Custom Color
3. Storefront mullions
   Kawneer Permandoic Anodized Finishes, Custom Color, Class I
4. Storefront mullions
   Kawneer Permanodic Anodized Finishes, Dark Bronze No. 40, Class I
5. Compact Laminate Panels
   Raw Chestnut 1944-DB
6. Glazed Brick
   Bitterroot Gloss
7. Vinyl Window
   VPI Windows, Black Frame
8. Fiber Cement Siding
   Hardie Vertical Siding, Smooth Panel, Custom Color



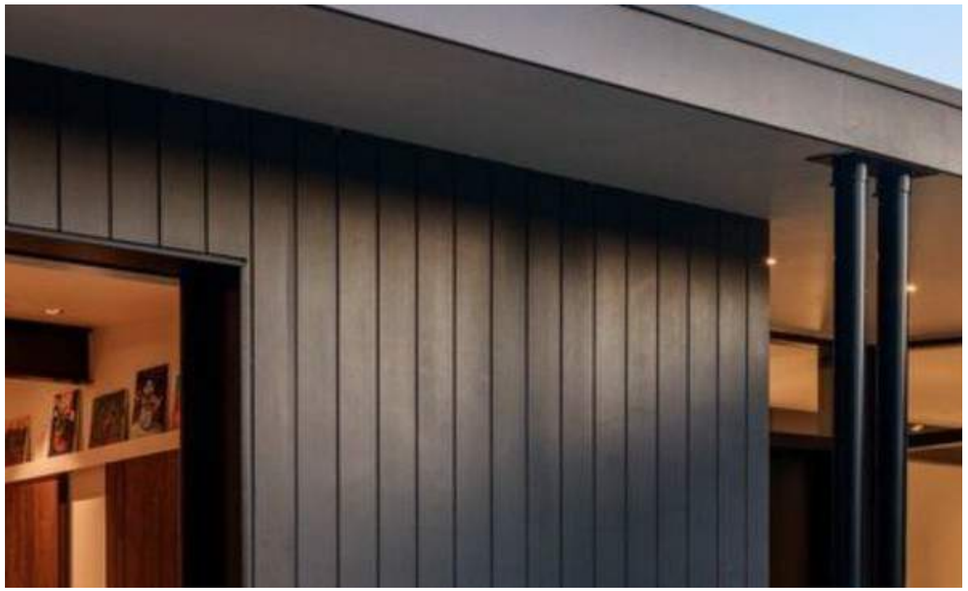
Physical Material Board

MATERIAL BOARD

Gray Smooth Panel

Wood Trim Window Precedent

Bitterroot Gloss Brick



V Grooved Fibercement Siding

Midrise Site B Elevation along 50th.

Fibercement Panel
Dusky Gray

Fibercement Panel
V Grooved Siding

Glazed Brick
Bitterroot Gloss

Kawneer Permanodic Anodized
Finishes

Kawneer Permandodic Anodized
Finishes, Custom Color

Compact Laminate Panels
Raw Chestnut

Fibercement Panel
Custom Color

3 - Architecture: Materials

B - The Board questioned how this midrise and the high-rise project are intended to relate along the alley environment. The Board requested further development of the relational material concept along the alley of the Recommendation phase, which may include artwork, color, etc.

(PL1-1-d. Alleyways)

RESPONSE TO EARLY DESIGN GUIDANCE

The northern portion of the alley facade maintain a high degree of visibility, providing views and light into the alley.

The midrise back of house lines up with the program in the adjacent tower. A mural along this portion is proposed as a way to reengage the pedestrian.

West elevation of midrise along alley.

East elevation of tower along alley.

3 - Architecture: Materials

RESPONSE TO EARLY DESIGN GUIDANCE

The proposed mural begins along the southern facade and back of house, travels up the stair core and terminates on the rooftop mechanical screen.

The mural brings visual interest to the alley at the West facade while the southern portion serves as a backdrop to the open space.

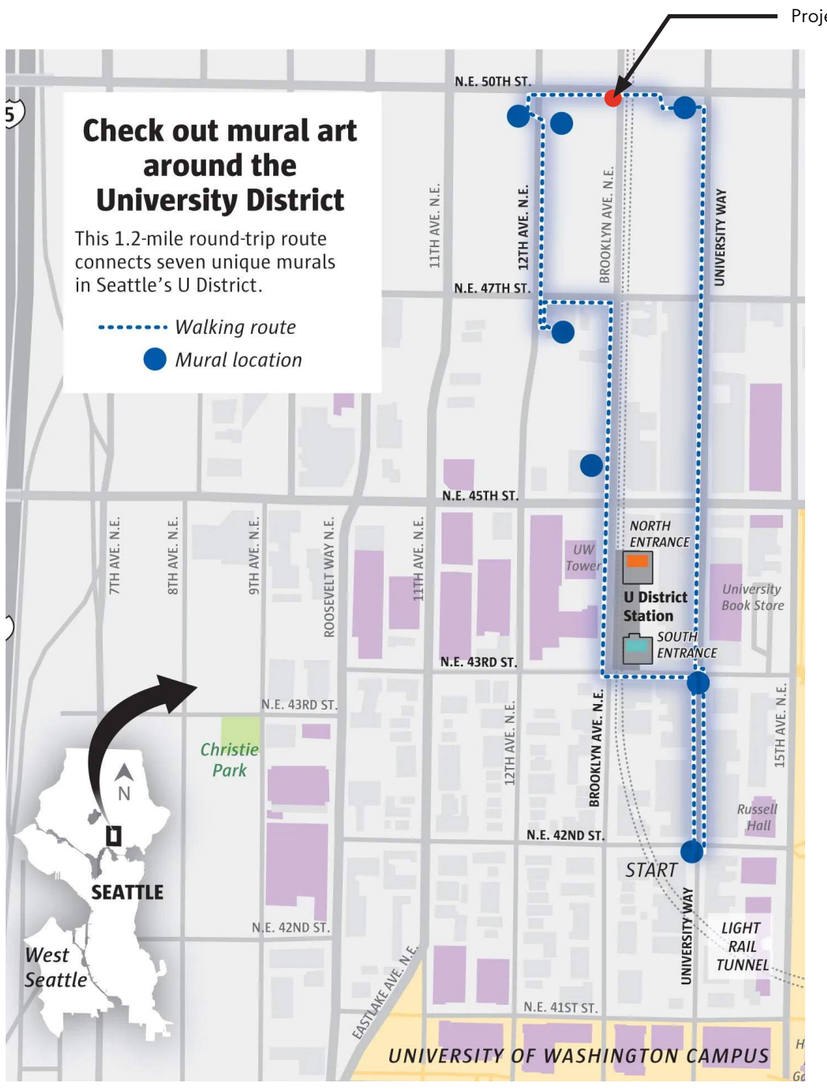
The mural location also codifies the location of the back of house while visually connecting the amenity roof with the ground level open space from a material standpoint.

Aerial view looking NE.

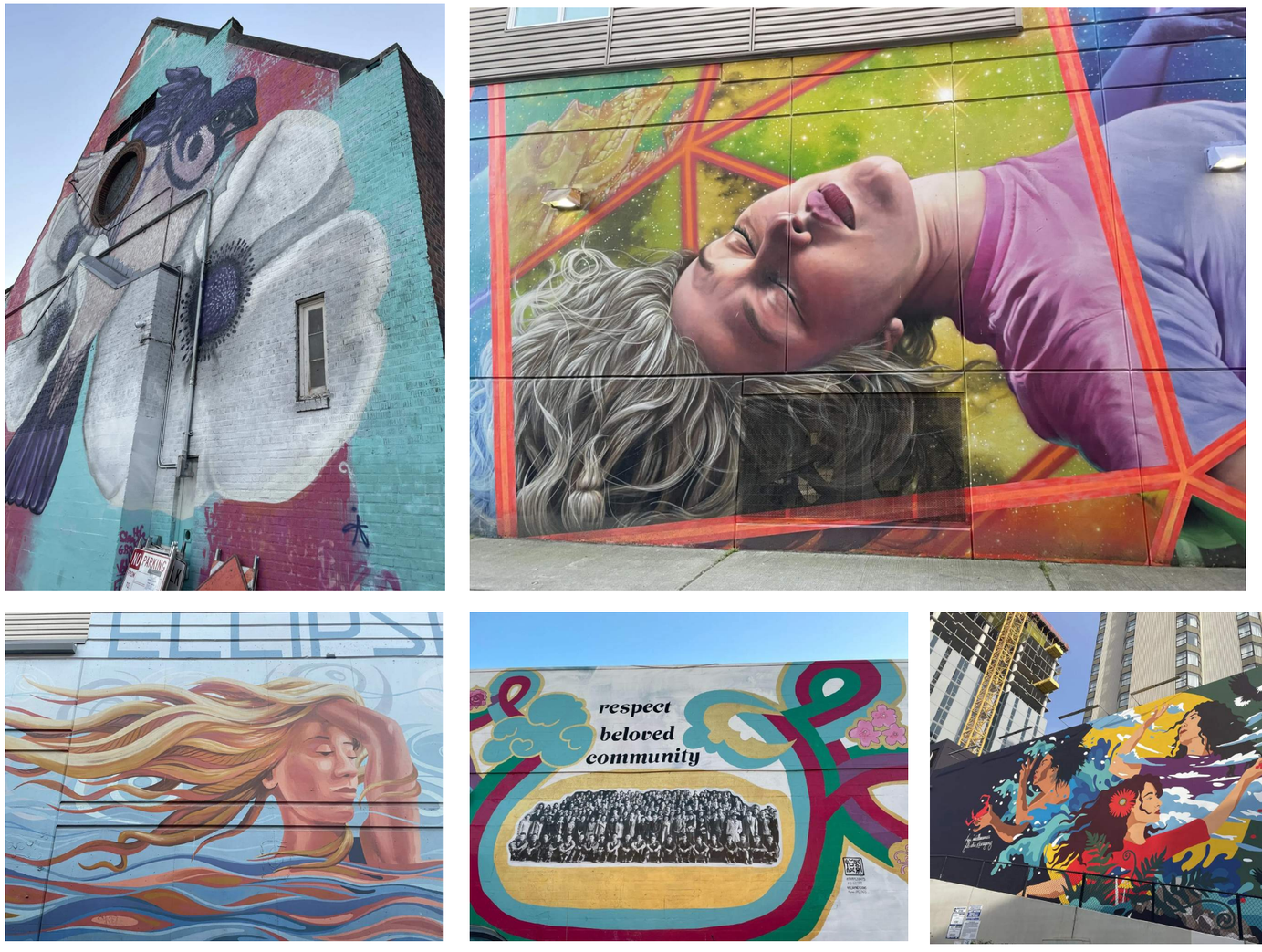
Vertical Mural Extending from Ground to Roof Example

Alley/Back of House Mural Precedent

Precedent Illustrating Mural Serving as Park Backdrop



Location of University District Murals as illustrated in Seattle Times



Examples of U-District Murals

Source: https://www.seattletimes.com/life/outdoors/this-1-2-mile-university-district-walk-highlights-7-fresh-murals/

Aerial view looking NE.

Aerial Render of NE 50th Street Facade

Rooftop Perspective

SE Street Level Perspective

3 - Architecture: Materials

C - The Board noted that enhanced overhead weather protection should be developed in the active pedestrian environments along both street frontages as the façade design is refined. They requested a thorough study of the overhead weather protection design at the Recommendation phase to ensure it is integrated into the façade composition. They noted that the canopies should cover pedestrian environments, not planting beds.

(PL2-C-2. Design Integration)

RESPONSE TO EARLY DESIGN GUIDANCE

The midrise canopy design relates to the current U-district attitude towards canopy massing.

Several local projects employ the canopy as a means to break the massing into the ground level storefront and the upper level building.

5001 Brooklyn Ave NE, Seattle, WA 98105 (The Stax)

Weinstein A+U Future Development

5000 University Way NE, Seattle, WA 98105 (Hub U District Seattle)

3 - Architecture: Materials

RESPONSE TO EARLY DESIGN GUIDANCE

The ground floor canopy is broken when the living room recess meets the storefront.

The wood trim highlighting the living room recess rounds the corner and becomes the soffit.

Canopy detail of midrise along 50th.

South Elevation

East Elevation

North Elevation

Canopy Datum Diagram

3 - Architecture: Materials

D - To enhance wayfinding, the Board noted that there should be a distinct differentiation in the skin and/or fenestration to emphasize the location of the residential entry on the NE 50th St façade.

(PL3-1-a. Prominent Design, PL2-D-1. Design as Wayfinding)

RESPONSE TO EARLY DESIGN GUIDANCE

The residential entry is situated in its own massing block, separated from the rest of the building by a recessed living room.

Residential entry is emphasized by its additional height over the rest of the building.

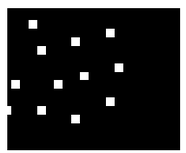
While the street level commercial is characterized by transparency, the residential entry grounds the residential massing.

The residential entry brings the glazed brick from the ground to the canopy datum. This creates material differentiation at the residential entry while maintaining the dark tone of the upper mass to maintain cohesion at the massing level.

The residential storefront mullions are of a lighter tone similar to the wood highlights found throughout the building facade.

NE 50th Street

Retail



Kawneer Permanodic Anodized Finishes
Dark Bronze

Glazed Brick
Bitterroot Gloss

Residential Entry

Fibercement Panel
V Grooved Siding

Glazed Brick
Bitterroot Gloss

Kawneer Permandodic
Anodized Finishes
Custom Color

Compact Laminate Panels
Raw Chestnut

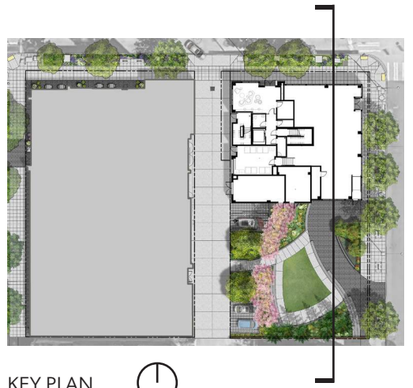
4 - Architecture: Site

A - The Board questioned if there was any direct access from either the commercial space or the residential use to the open space. They commented that they were in favor of connecting the retail space to the adjacent open space for the best activation along that building edge. The applicant's counsel commented that, as the open space is part of the
benefit package to allow additional FAR for the high-rise to the west, the space is meant to be fully public, so direct access from an adjacent building is not allowed. With an understanding of this condition, the Board noted that a very strong visual connection should be made from the commercial space to the open space and noted that there should be no design elements of this building or the open space to hinder the visual connection.

(DC1-A-4. Views and Connections, CS2-2-c. Activate Parks & Open Space)

RESPONSE TO EARLY DESIGN GUIDANCE

An easement will be made along the southern facade of the building to allow the secondary exit of the building to exit into the park.



KEY PLAN

NS section through the commercial retail and park.

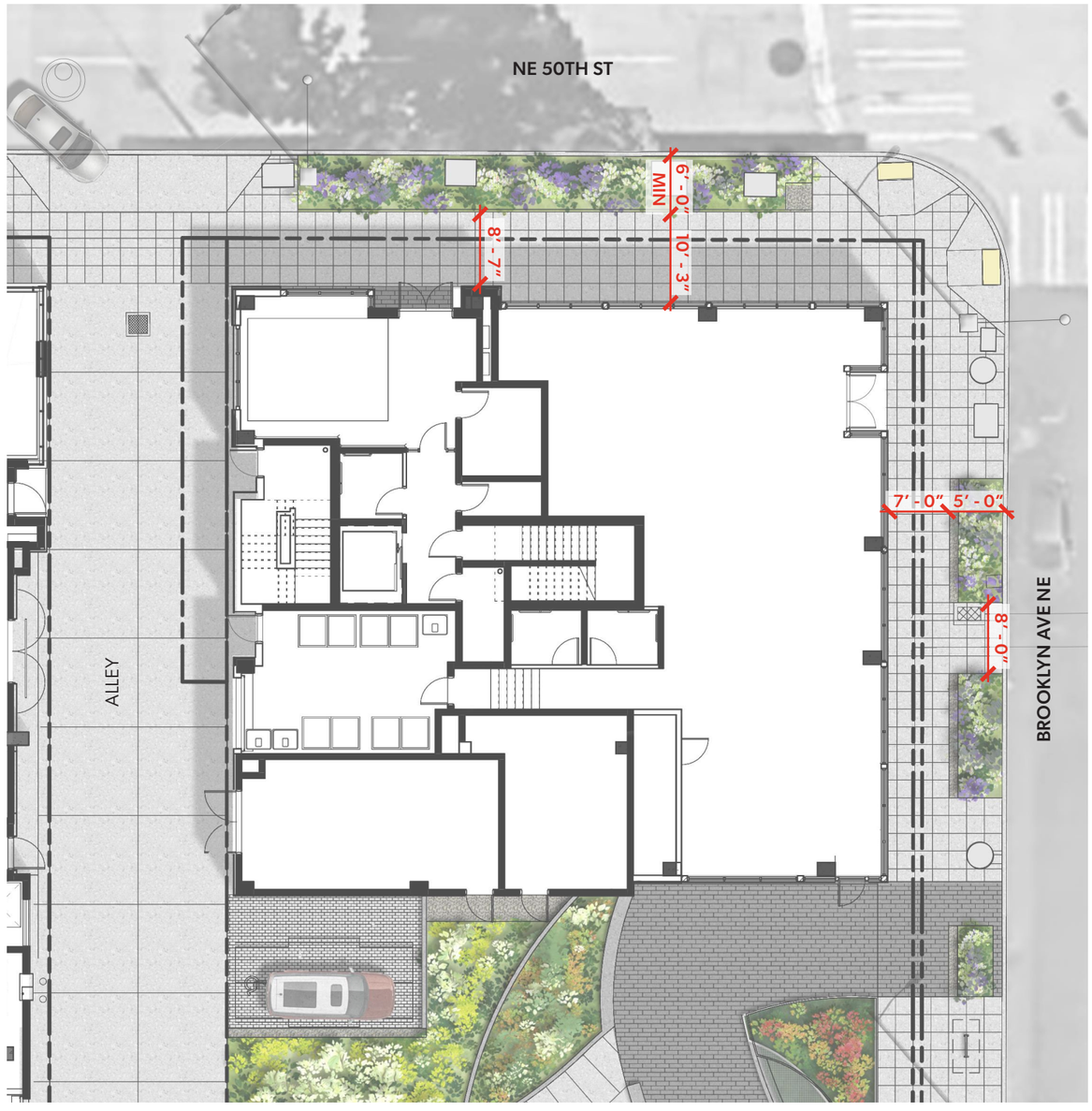
4 - Architecture: Site

B - The Board questioned if there were requirements for the Green Street development along Brooklyn Ave. They also questioned the larger setback along the 50th St sidewalk but not along Brooklyn Ave, where the spill over from the commercial entry will occur. The Board ultimately supported the proposed approach to streetscape design, which provides wider than required sidewalks for the busy pedestrian location. They specifically supported the setback of Level 1 at the commercial unit along both street frontages that allows extra space along the public realm.

(CS2-B-3. Character of Open Space, PL1-B Walkways and Connections, PL1-1-b. Green Streets & Green Spines)

RESPONSE TO EARLY DESIGN GUIDANCE

The Design Teams approach to the green street includes wider than required sidewalks, and generous planting where possible, and the addition of street trees. We have also provided access to the curb in strategic locations to allow for drop-off and rideshare to serve the retail space. Unfortunately there are several existing vaults and manholes that had required offsets , preventing further amenitization of the streetscape.



SITE PLAN
SCALE: 1/16"= 1'

0' 8' 16'

4 - Architecture: Site

C - They specifically also supported further development of the streetscape design elements, as shown in the precedent images on page 60 of the EDG packet. The design should include enhanced hardscape design and other proposed site amenities at the Recommendation phase.

RESPONSE TO EARLY DESIGN GUIDANCE

The Design Team worked to include a safe, generous, and buffered streetscape for pedestrians. Due to the high number of existing vaults and utility manholes within our ROW on both frontages, and the SDOT required offsets from these elements, there was very little room to include additional furnishings and amenities.

The design Team felt that a generous walking path and full planting were important for safety and livability on this site.

SITE PLAN
SCALE: 1/16”= 1’

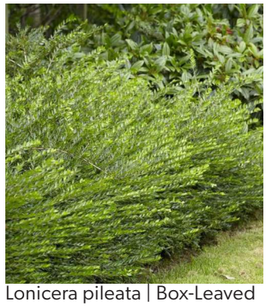
4 - Architecture: Site

D - The Board supported the intentional dense landscaping along the streetscape along N 50th St that creates a relevant buffer between faster traffic on the arterial street and the busy pedestrian environment along the sidewalk.

RESPONSE TO EARLY DESIGN GUIDANCE

The Design Team appreciates the board's support of the dense buffer planting along 50th. By retaining the existing trees and planting a dense mix of shrubs and groundcovers, our intent is to provide a perceived separation from the heavy traffic of 50th Ave and create a streetscape that is safe and comfortable. We have also incorporated evergreen shrub and groundcover species through our collaboration with SDOT to maintain a green winter presence. The goal of the planting is to provide a visually appealing and safe pedestrian experience.

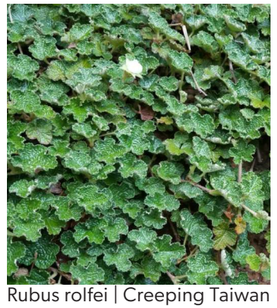
2'-3' TALL SHRUBS



Lonicera pileata | Box-Leaved Honeysuckle

Spiraea japonica 'Walbuma' Magic Carpet | Japanese Spirea

EVERGREEN GROUNDCOVERS



Rubus rolfei | Creeping Taiwan Bramble

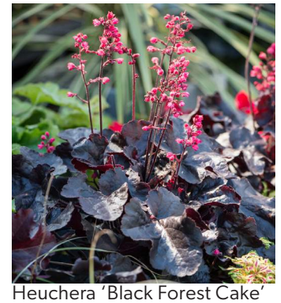
Carex oshimensis 'Everillo' | Evercolor Everillo Sedge

FLOWERING PERENNIALS

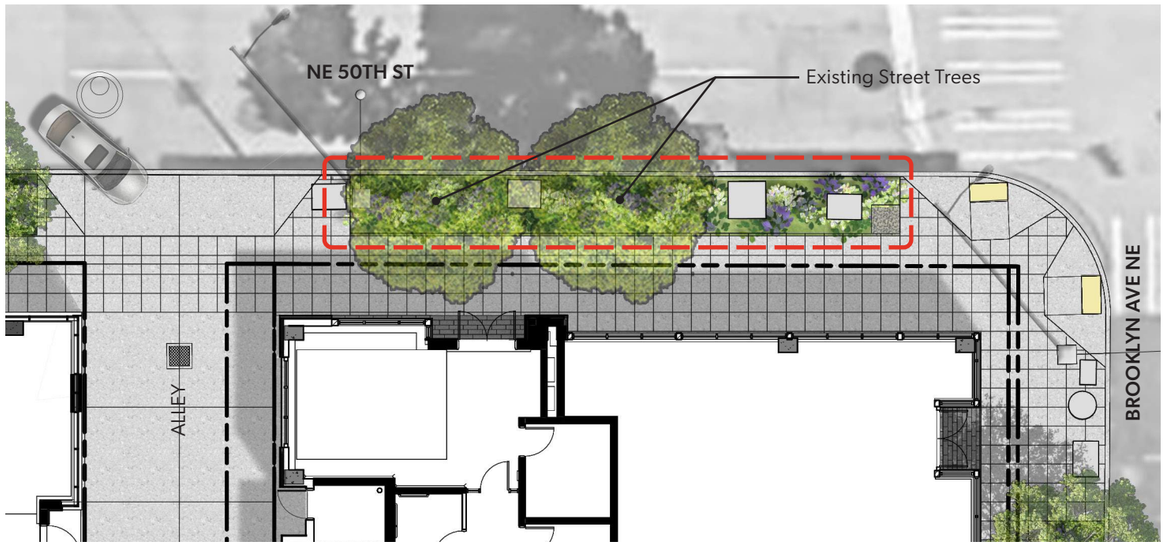
Achillea millefolium 'Terracotta' | Terracotta Yarrow

Monarda didyma | Beebalm

Nepeta racemosa 'Walker's Low' | Catmint



Heuchera 'Black Forest Cake' | Black Forest Cake Heuchera



50TH ST PLAN ENLARGEMENT
SCALE: 1/16"= 1'

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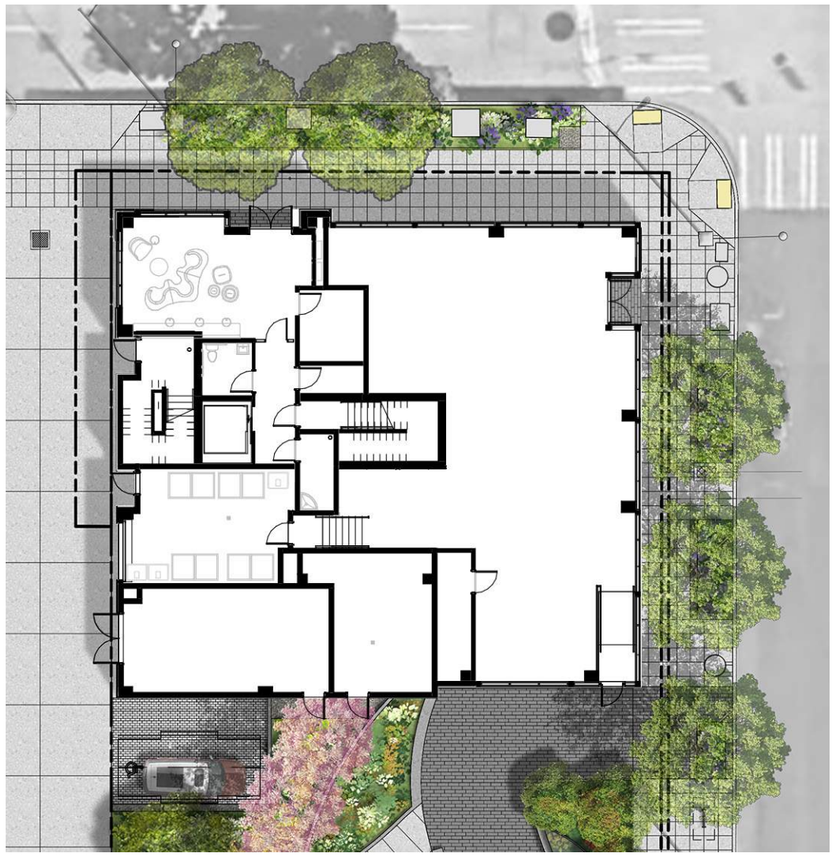
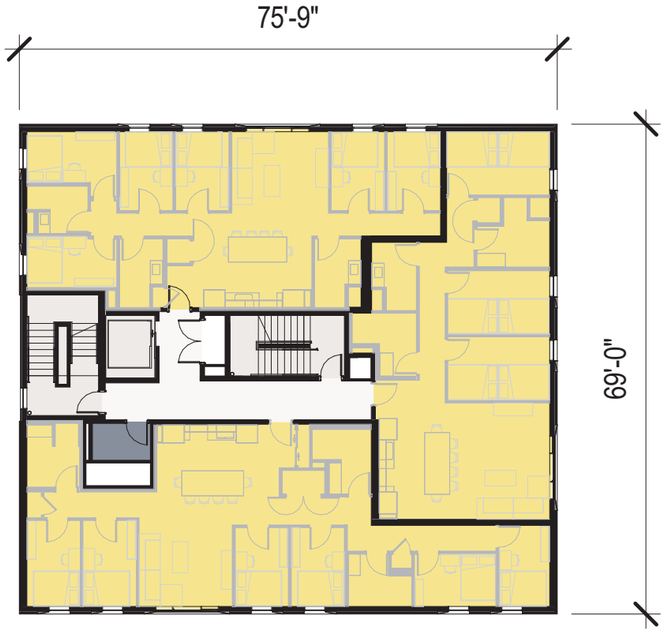
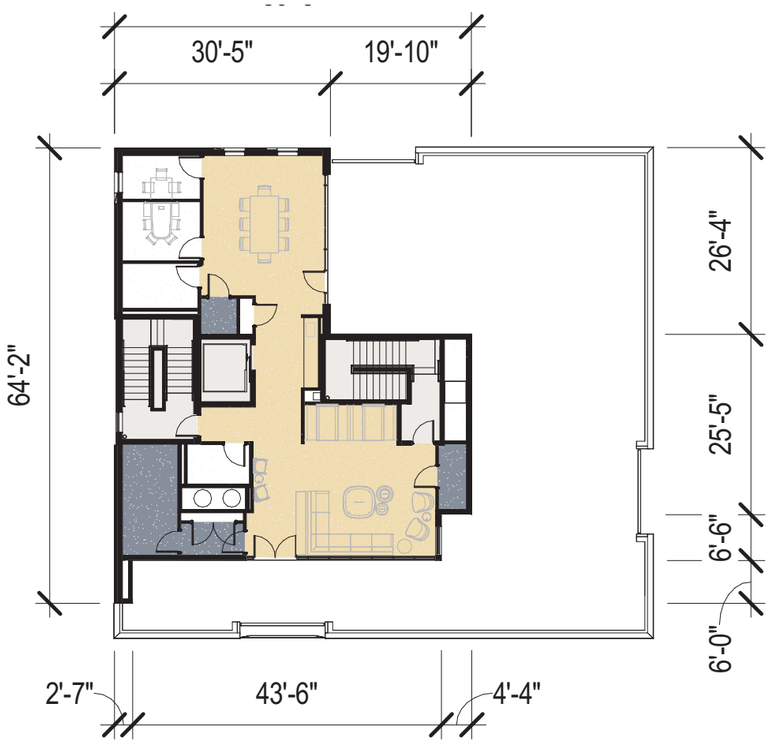


LEVEL 1
SCALE: 1/24" =1'-0"



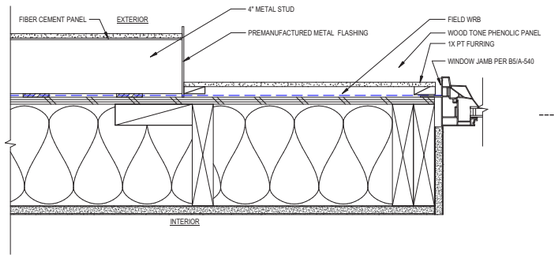
LEVELS 2-5
SCALE: 1/24"=1'-0"



LEVEL 6
SCALE: 1/24" =1'-0"

PLAN SECTION

All three public facing facades feature a living room recess that breaks the massing into distinct corners. These recesses are emphasized by a wood toned border.



Detail at Living Room Recess

Section perspective view along 50th street, showing relationship of interior unit layout with exterior facade and window application.

EAST ELEVATION - BROOKLYN

SCALE: 1/32"=1'-0"

NORTH ELEVATION - 50TH ST

SCALE: 1/32"=1'-0"

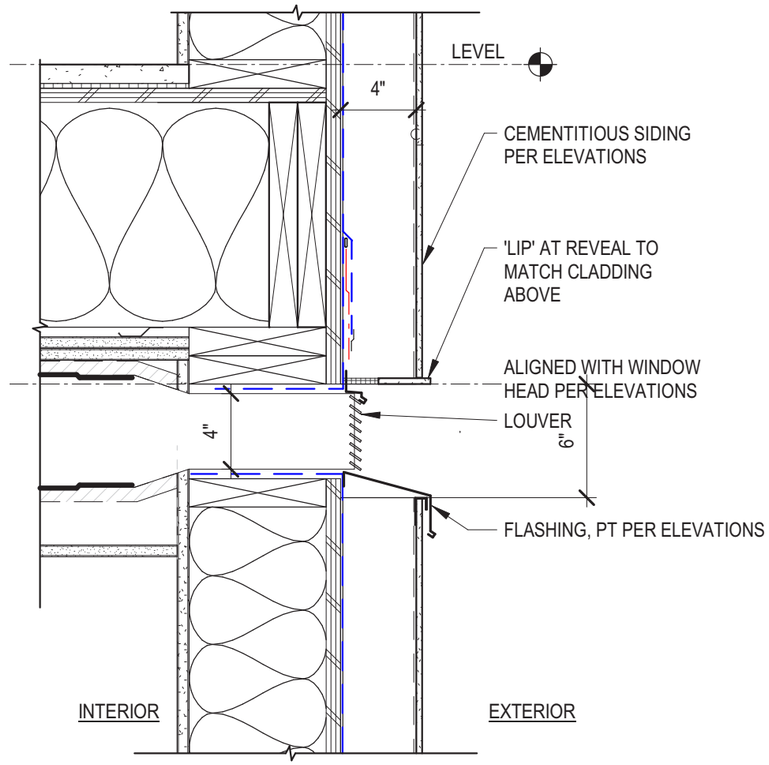
WEST ELEVATION - ALLEY
SCALE: 1/32"=1'-0"

SOUTH ELEVATION - OPEN SPACE
SCALE: 1/32"=1'-0"

HORIZONTAL GASKET DETAIL

The horizontal gaskets break the overall massing into its individual levels and emphasizes the floor to floor separation.
This gasket allows for subtlety in incorporating through wall flashing and venting that traditionally peppers the outside of most mid rise buildings.

East Elevation view of horizontal recesses at floor levels.

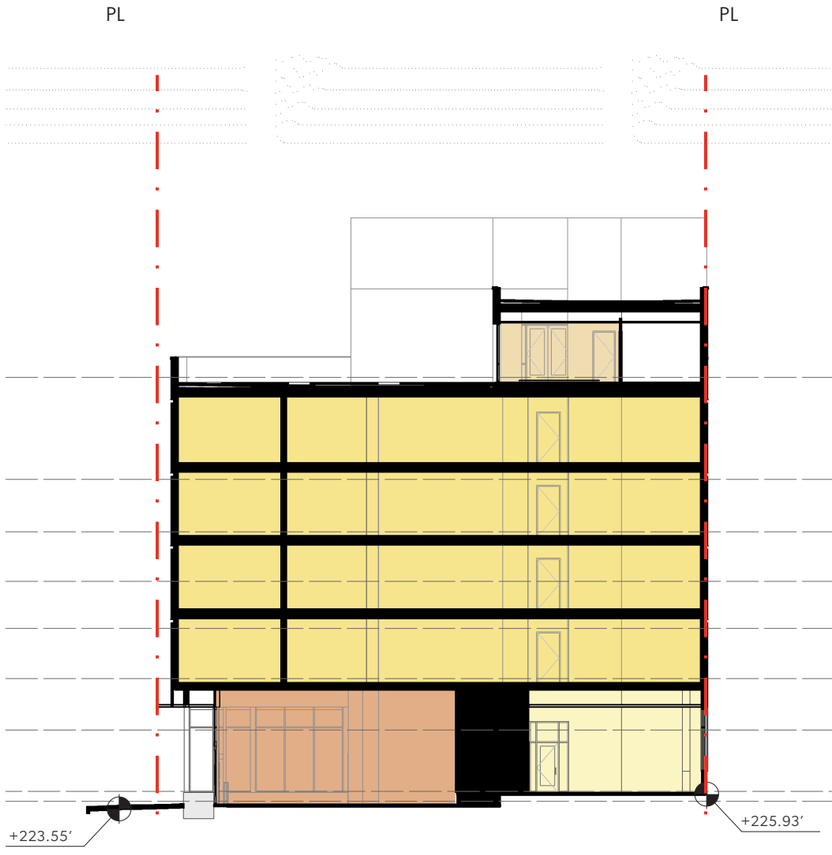


Section detail of hortizontal recess.

Horizontal floor level articulation precendent.

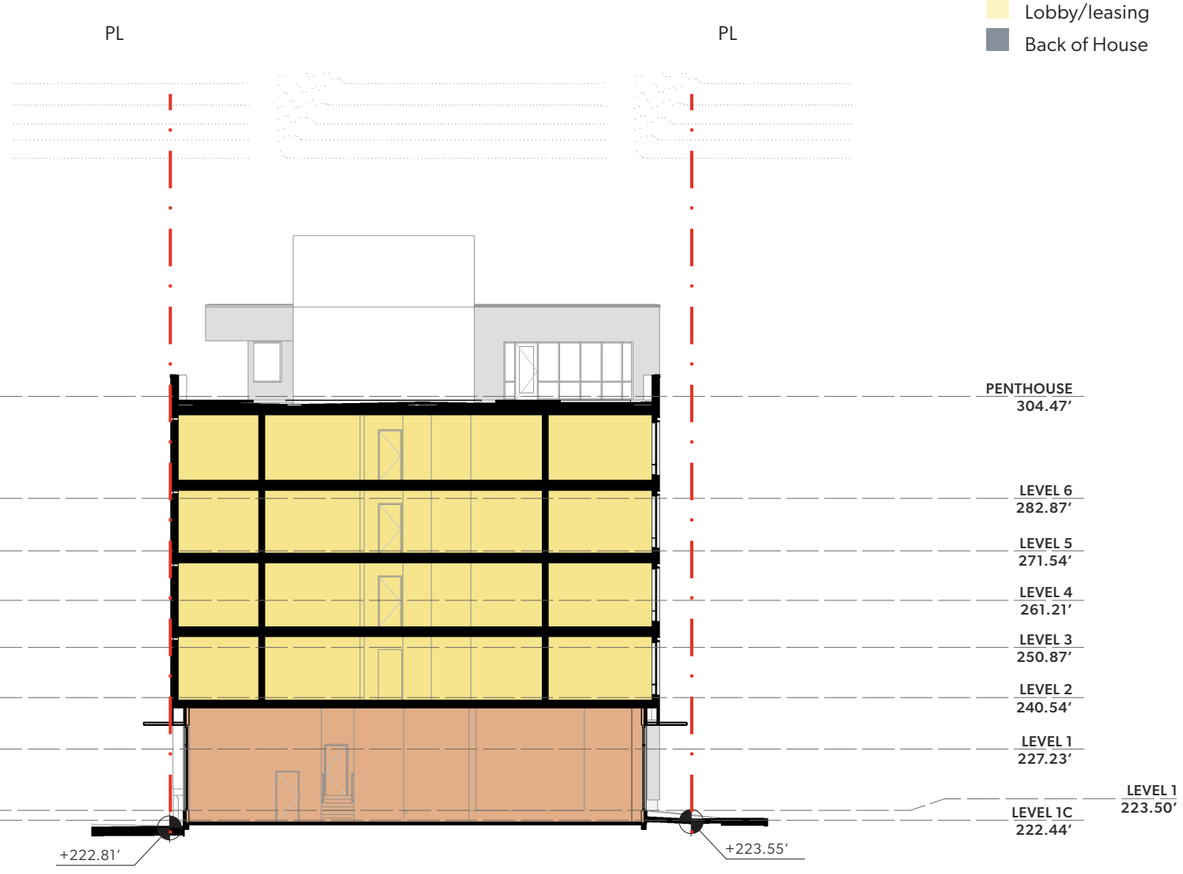
Program Legend

- Units
- Amenity
- Retail
- Lobby/leasing
- Back of House



E/W BUILDING SECTION

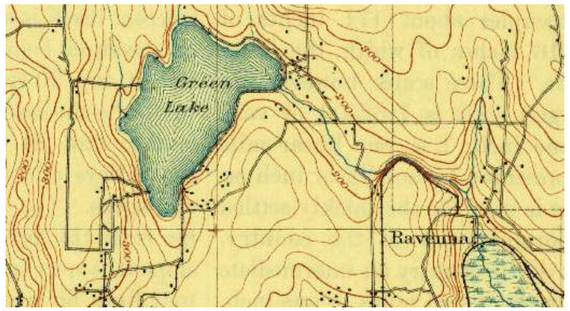
SCALE: 1/32"=1'-0"

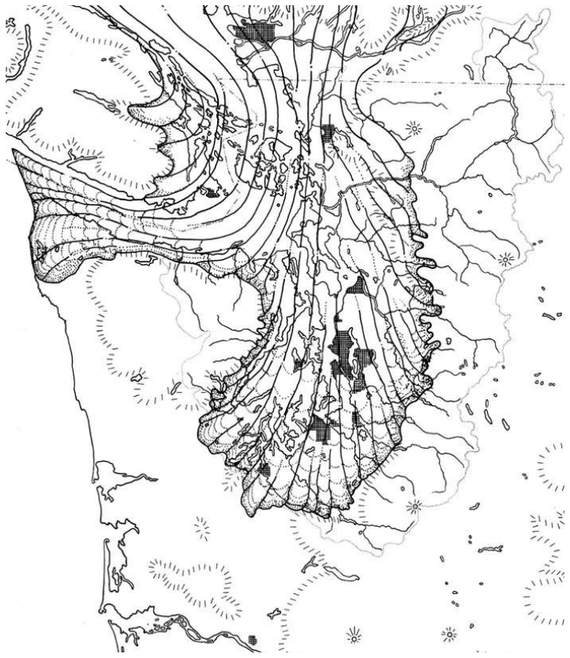


N/S BUILDING SECTION

SCALE: 1/32"=1'-0"

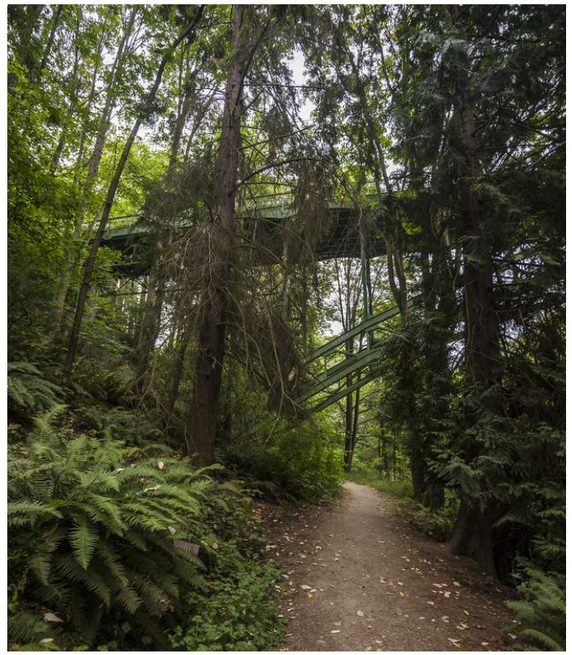
LANDSCAPE DESIGN CONCEPT





ERODED | CARVED | WEATHERED

During the latest ice-age, a sheet of ice expanded over the Puget Sound region, covering the area in hundreds to thousands of feet of ice. As the ice sheet receded, it eroded the landscape beneath it, carving away the earth and depositing soil, boulders, and ice blocks along its path. This process of weathering guided our form making.



RAVINE | SHELTERED | REMNANT

Ravenna Park is just a few blocks north of our site. This landscape was directly formed by the glacial retreat that carved the region and serves as a remnant of what Seattle looked like before it was settled. Heavily wooded, vibrantly green, and sheltered from the city around it, the morphology of this ravine inspired the forms and planting in our design.

LINK | PASSAGE | MOVEMENT

At the south edge of the University District, the Montlake Cut connects Lake Union to Lake Washington. Before the Cut was constructed in the early 1900's, the Duwamish Tribe used the passage as a canoe portage. Throughout its history, this space has been a place of movement and linkage. We applied these concepts to the function and intention of the site.

CONNECTION | DESTINATION | COMMUNITY

Our site is located in the heart of the University District, where people gather for the U-District Farmer's Market every weekend, pedestrian scaled spaces create inviting streets, and tens of thousands of new students come together every year. This place is a destination, fosters new connections, and builds community, and we embraced these ideals in our design.

SITE FEATURES

Landscape design on this zero-lot-line project is focused on streetscape design. The vision for Brooklyn is to continue the urban neighborhood character and feel of the street to the south. As pedestrians move on Brooklyn, they will encounter urban-tolerant native plants, additional street trees, bike racks, and lighting. Continuing west around the corner on 50th the street will become more normalized, with a 6' planting strip – protecting pedestrians from the busy arterial traffic, maintaining the existing street trees and access to utility vaults and manholes.

Native, pollinator-friendly plantings interspersed with trees

Convenient bike rack locations

Pedestrian-scaled design with clear building connections

Pedestrian cut-through paths in planting

Resilient and urban tolerant planting design

PARK FEATURES

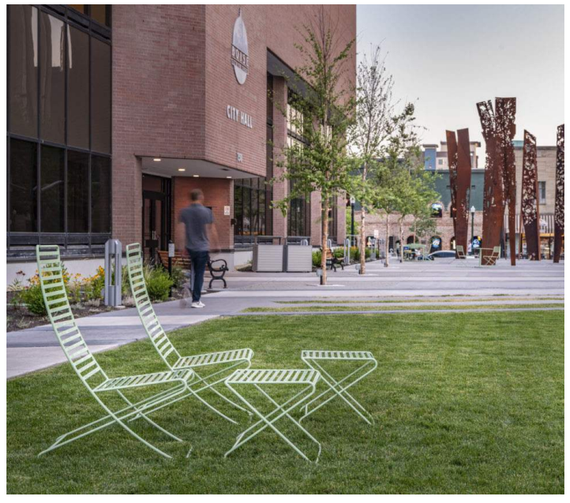
The Public Open Space will provide a variety of site features and amenities for residents and the public. The Public Open Space will be a flexible gathering space with a lawn and paved plaza space to accommodate a range of activities. From Brooklyn Ave, visitors and residents will access the park at street level in a plaza space with a stormwater planter and a small raised platform/ stage.

Curved stairs will provide ample seating and access to the raised lawn area to the west, with ADA access from a short ramp to the north. The lawn is flanked by benches and will remain a flexible space for play, lounging, sunbathing, or picnics. This terrace is backed by another set of seatwalls for viewing and gathering. Further into the space, a planted buffer separates the lawn and plaza from alley-accessed parking stalls that service the nearby buildings. A smaller path continues up to the alley for a second access point.

OPEN SPACE IS UNDER SEPARATE PERMIT. APPROVAL FROM THE DESIGN REVIEW BOARD CAN BE FOUND UNDER **3039294-LU**, INCLUDED FOR REFERENCE ONLY.

Work with the slope on site to blend planting and grading

Planting used to screen adjacent properties



Create flexible space for events, movable seating, and gathering

Utilize native and adaptive plant species that boost habitat

Integrate lighting into park elements for a safe environment

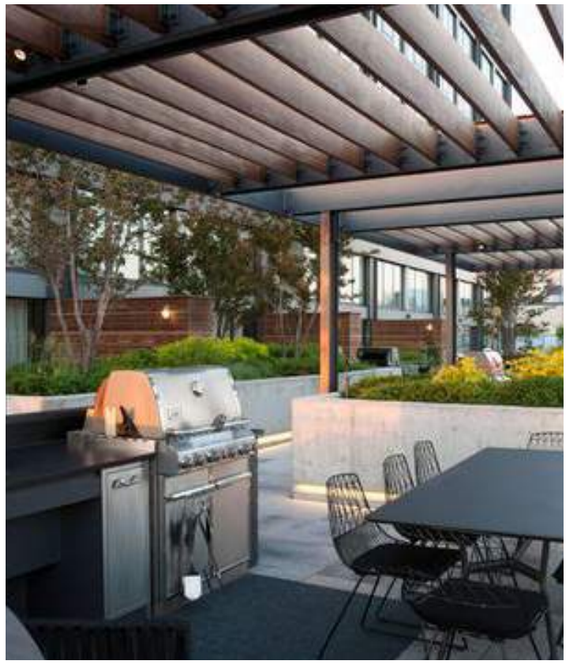
Create internal views and clear sightlines throughout the park

ROOF DECK AMENITY

The 6th Floor Amenity level will provide open lounge space for residents. Offering views both north to Mt. Baker, and south to the University District and Seattle. This space will also offer a vantage point to the adjacent open space below.

Appointed with outdoor dining space, and a cooking area, this space will offer room to socialize, relax and enjoy the U-District from above.

Create flexible open spaces for groups and individuals



Outdoor kitchen and dining

Lounge spaces for rest and sunbathing

Programming will consider the resident demographics

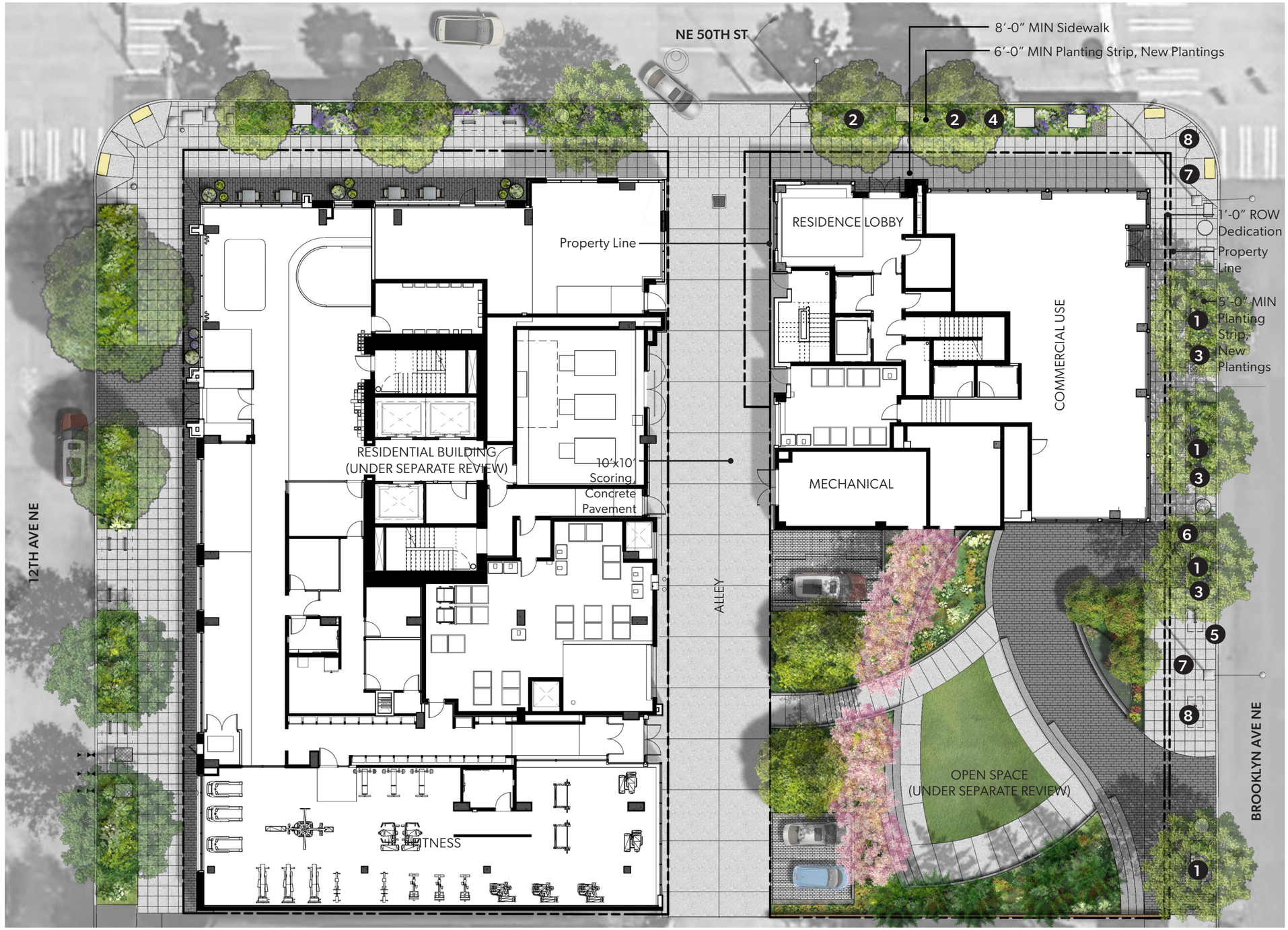
Allow for co-working and casual gathering

SITE FEATURES

1. New Street Tree
2. Existing Street Tree to Remain
3. Urban Tolerant Planting Streetscape
4. Pollinator Planting Streetscape
5. Short Term Bike Parking
6. Specialty Paving
7. Existing Street Light
8. Standard Sidewalk, Cast-in-Place concrete with 2'x2' Scoring

With no existing street trees along Brooklyn we will propose to install a new line of Emerald Flair Elm to match the development across the street that is currently under construction. These trees will be accompanied by 24-30" height shrubs, ferns, perennials and ground covers that are resistant to urban conditions .

NE 50th Street has two existing Norway maples that we will preserve. The planting strip there will have more sun during the day, and there, again we will propose shrubs, perennials and ground covers, but will add ornamental grasses and focus on pollinator-friendly plants that are fairly resistant to pollution.



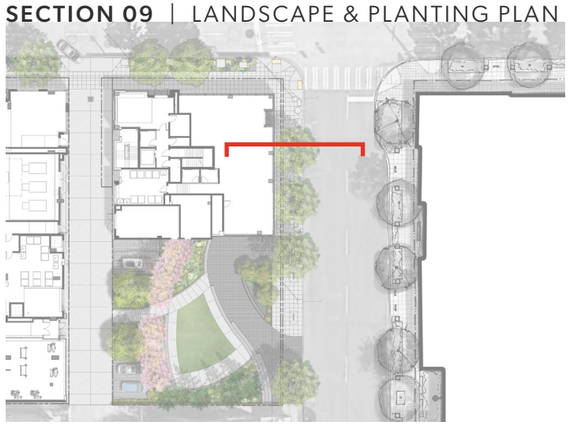
OVERALL LANDSCAPE SITE PLAN
SCALE: 1"= 20'

ROOF DECK SITE FEATURES

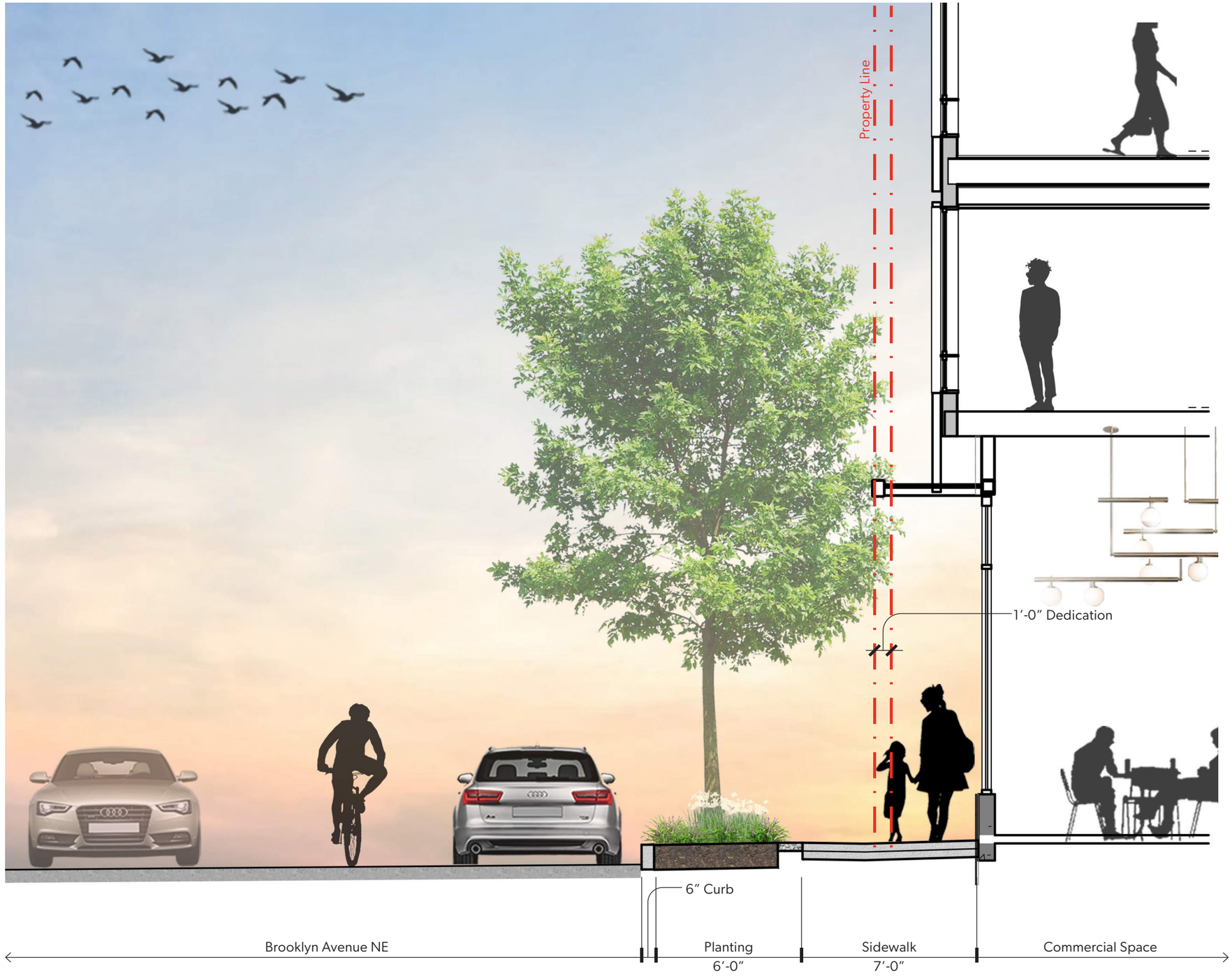
1. Pedestal Pavers
2. Artificial Turf
3. Wood Decking
4. Hanging Chairs
5. Outdoor Kitchen
6. Drink Rail
7. Raised Planter
8. Movable Tables and Chairs
9. Game Table
10. Picnic Table
11. Lounge Seating

ROOF DECK LANDSCAPE PLAN

SCALE: 1"= 10'



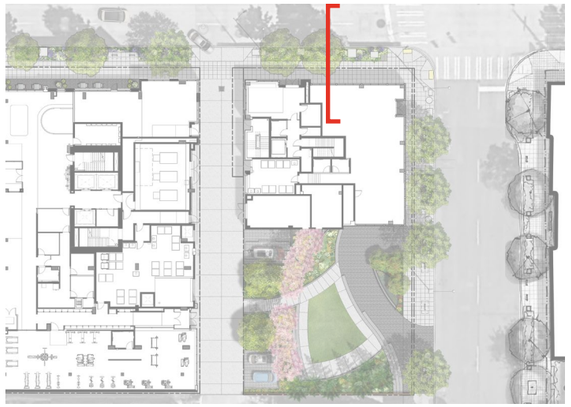
KEY MAP



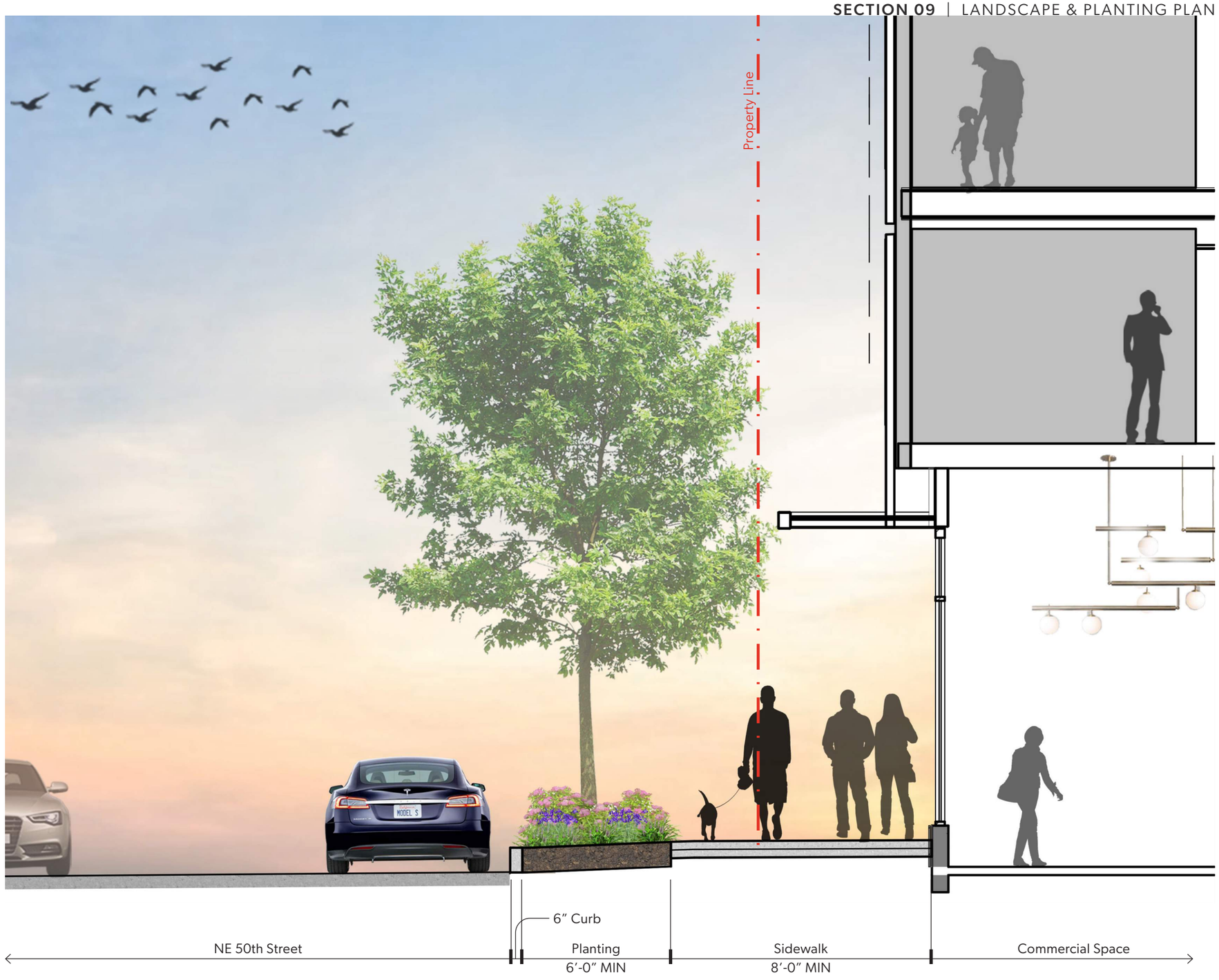
BROOKLYN AVE NE SECTION

SCALE: 3/16” = 1’

0’ 4’ 8’



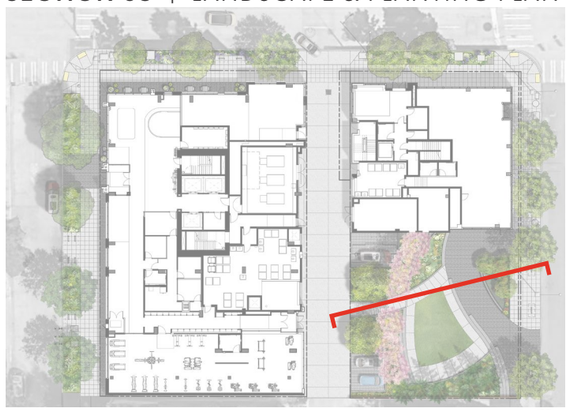
KEY MAP



NE 50TH STREET SECTION

SCALE: 3/16" = 1'

0' 4' 8'



KEY MAP

OPEN SPACE IS UNDER SEPARATE PERMIT. APPROVAL FROM THE DESIGN REVIEW BOARD CAN BE FOUND UNDER **3039294-LU**, INCLUDED FOR REFERENCE ONLY.

PROPOSED OPEN SPACE SECTION

SCALE: 1/8" = 1'

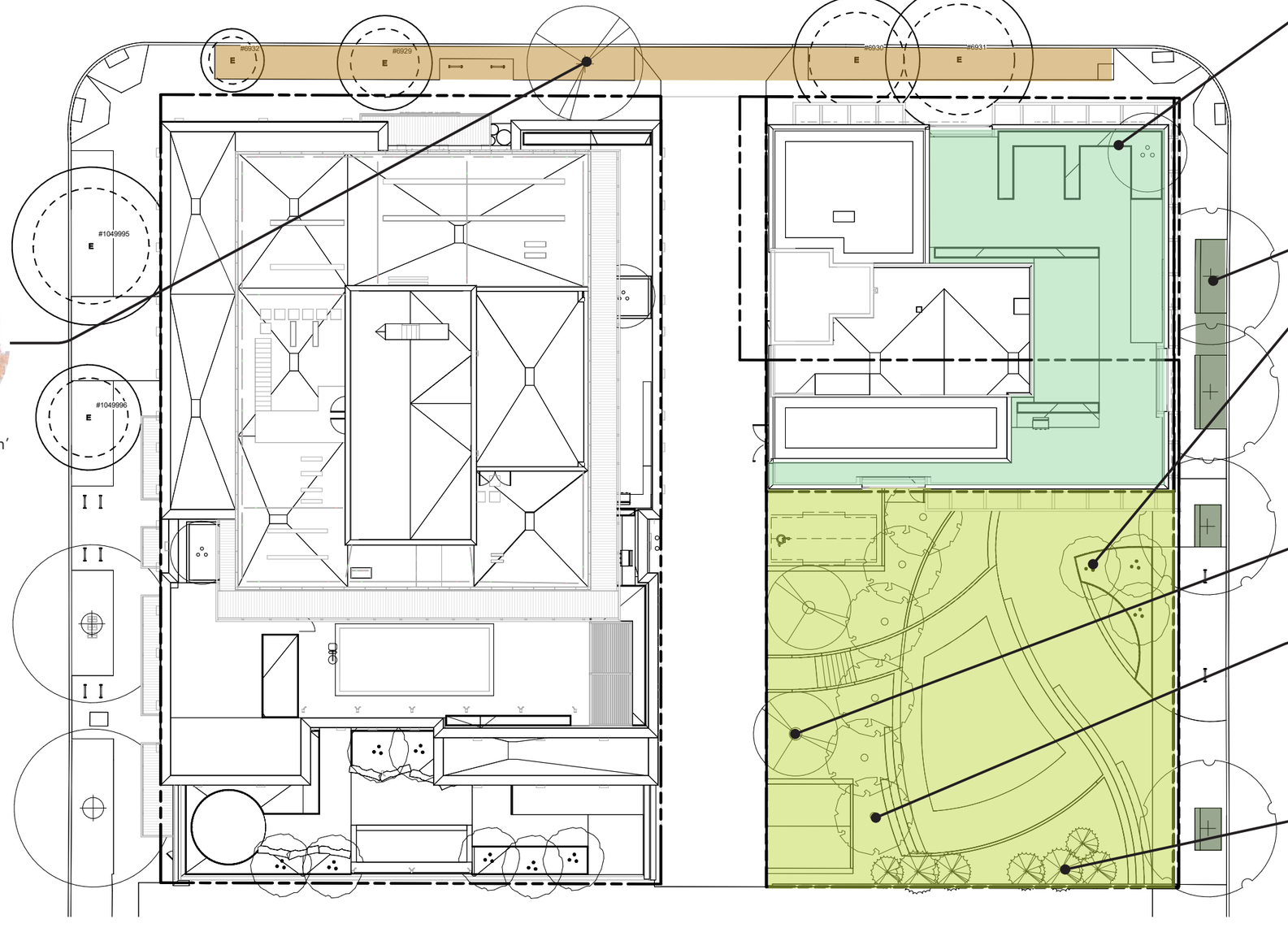
0' 6' 12'

GGLO

PLANTING AREAS

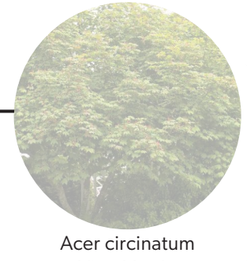
- Brooklyn Ave Planting
- 50th St Planting
- Roofdeck Planting
- Park Planting

Acer saccharum ‘Sisseton’
Northern Flare Maple



Amelanchier x grandiflora
‘Autumn Brilliance’
Serviceberry

Ulmus parvifolia ‘George
Barrett’
Emerald Flair Elm



Acer circinatum
Vine Maple

Cornus kousa x nuttallii
‘KN4-43’
Starlight Dogwood

Stewartia monadelpha
Orangebark Stewartia

Tsuga mertensiana
Mountain Hemlock

PLANT PALETTE - BROOKLYN AVE NE


Ulmus parvifolia ‘George Barrett’ | Emerald Flair Elm


Liriope muscari ‘Big Blue’ | Big Blue Lilyturf


Anemone x hybrida ‘Honorine Jobert’ | Windflower


Carex elata ‘Aurea’ | Bowles Golden Sedge

PLANT PALETTE - NE 50TH ST


Spiraea japonica ‘Walbuma’ Magic Carpet | Japanese Spirea

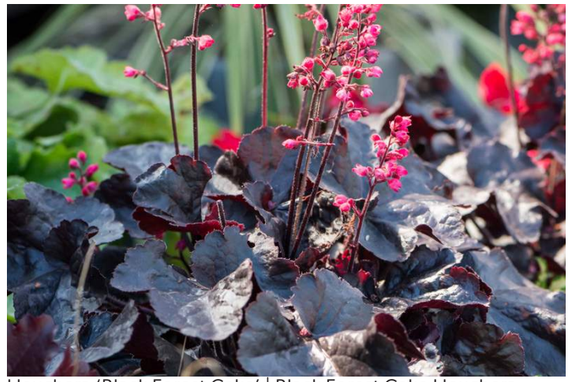

Lonicera pileata | Box-Leaved Honeysuckle


Nepeta racemosa ‘Walker’s Low’ | Catmint


Monarda didyma | Beebalm


Rubus rolfei | Creeping Taiwan Bramble


Achillea millefolium ‘Terracotta’ | Terracotta Yarrow


Heuchera ‘Black Forest Cake’ | Black Forest Cake Heuchera


Carex oshimensis ‘Everillo’ | Evercolor Everillo Sedge

PLANT PALETTE - ROOF DECK


Amelanchier x grandiflora ‘Autumn Brilliance’ | Serviceberry


Polystichum munitum | Western Sword Fern


Dryopteris lepidopoda | Sunset Fern

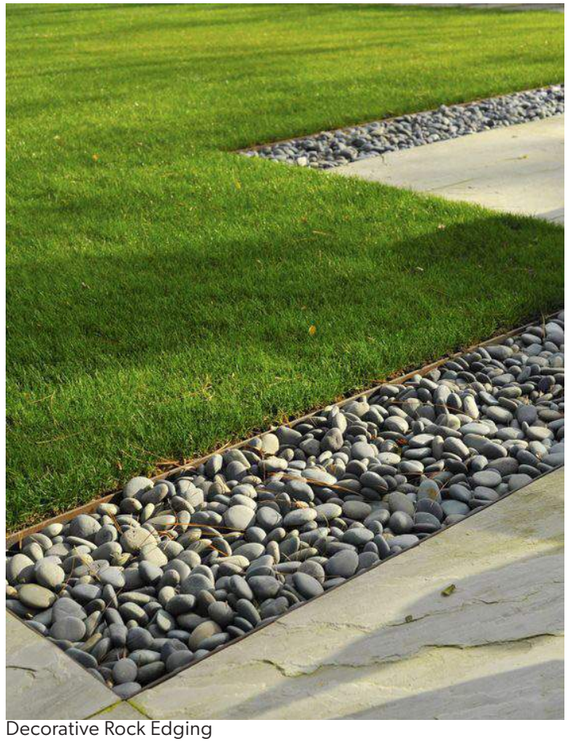

Panicum virgatum ‘Shenandoah’ | Switch Grass


Dicentra formosa ‘Bacchanal’ | Bleeding Heart


Polystichum polyblepharum | Japanese Tassel Fern


Lysimachia nummularia ‘Aurea’ | Golden Creeping Jenny

MATERIALS PALETTE - LEVEL 1



Decorative Rock Edging

Boulders in Planted Area

Saw-Cut Concrete

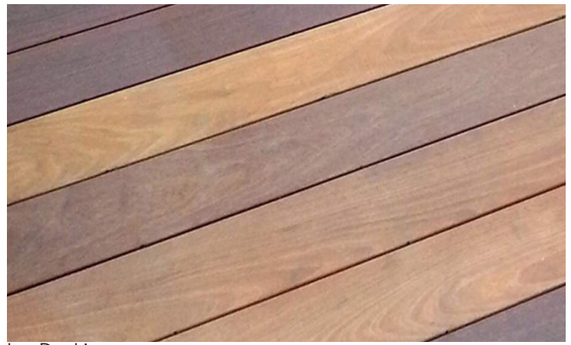
Mortar Set Pavers

MATERIALS PALETTE - ROOF DECK


Lounge Furniture


Pedestal Pavers


Artificial Turf


Ipe Decking


Powder-Coated Metal Planters


Hanging Chairs


Outdoor Kitchen


Movable Tables & Chairs


Game Table

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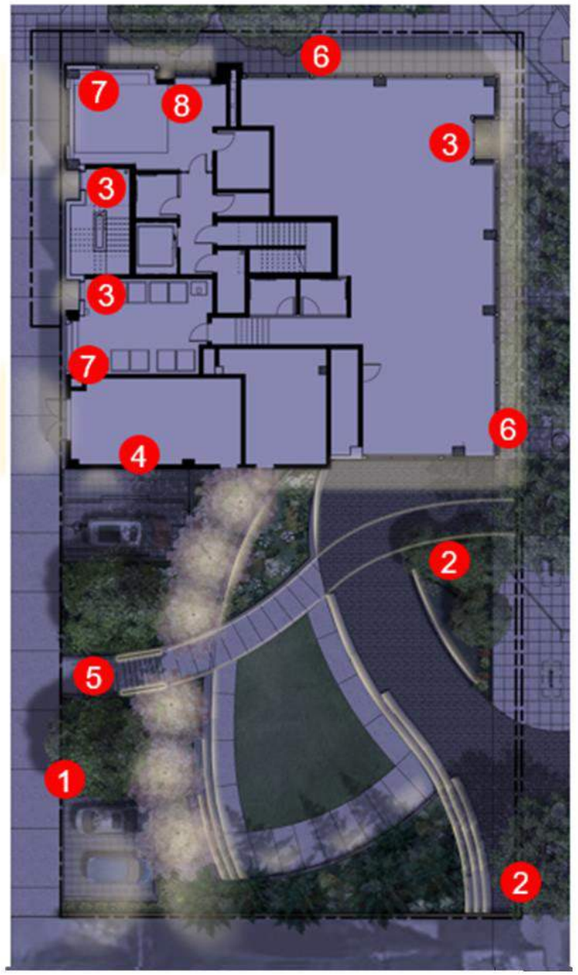
HERE
HERE
MURAL DESIGN TBD
UNDER SEPARATE REVIEW


UNDER SEPARATE REVIEW
RETAIL
Brooklyn


MURAL DESIGN TBD
UNDER SEPARATE REVIEW


MURAL DESIGN TBD

Site B Park Glow Plan



1 LED Site Luminaire to illuminate parking

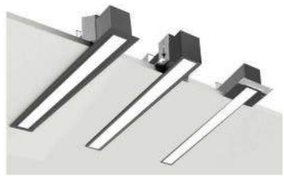
2 In grade linear luminaire to illuminate curved path, seat-walls, and steps

3 Downlight to illuminate under canopy

4 LED Wall Mounted Luminaire to illuminate parking

5 Handrail luminaire to illuminate path steps

6 Recessed LED Linear Slot in canopy



7 Wall mounted fixture to illuminate parking alley

8 Decorative sconce to illuminate entry

50th St. Seattle

Hartranft Lighting Design

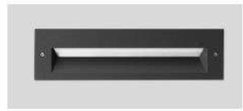
Building B Roof Terrace Glow Plan

1 Wet-Listed Flexible Strip to illuminate parapet walls

2 Flexible LED Tape to illuminate under counter

3 1" LED Linear Luminaire in Extrusion to illuminate under canopy

4 LED Step Light for general lighting



5 LED Wall Mounted Luminaire to illuminate façade wall

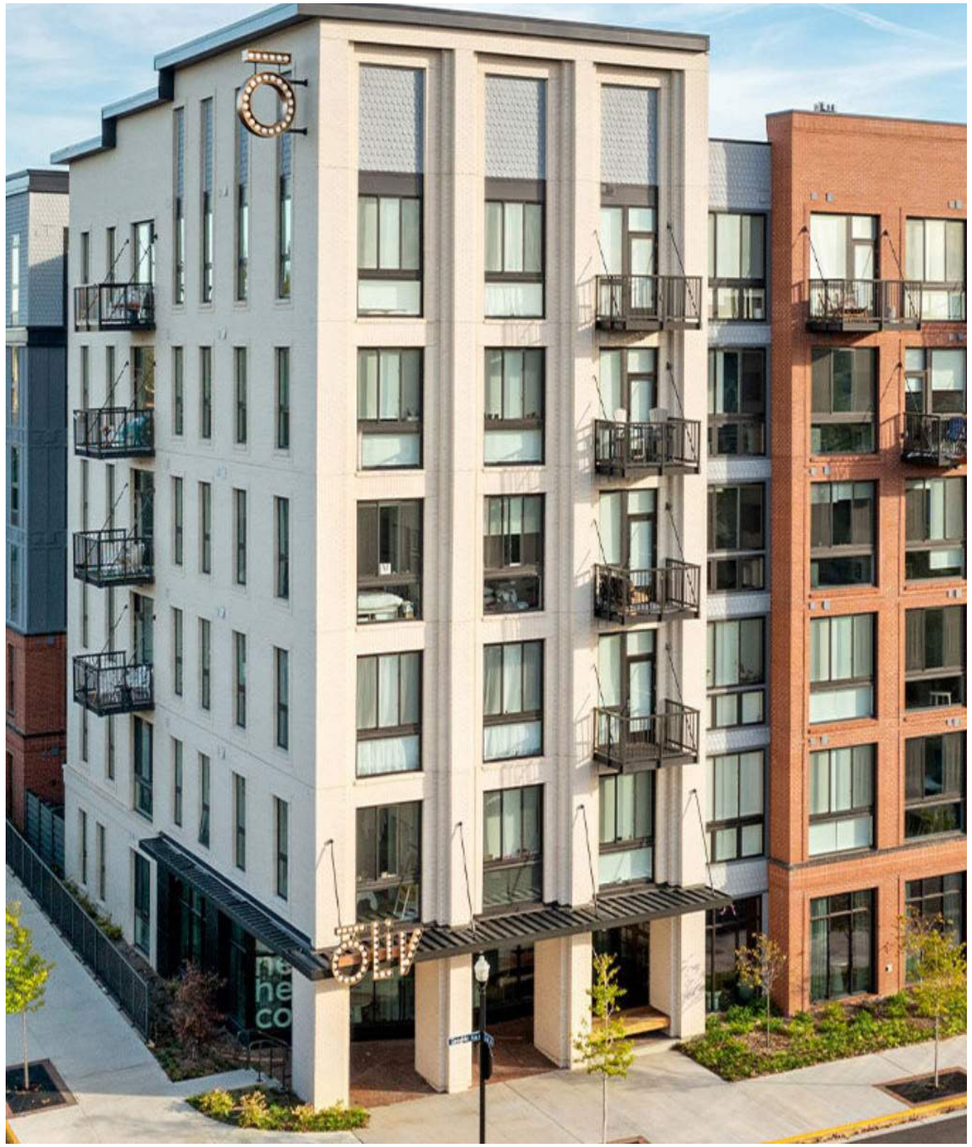
6 Decorative sconce to illuminate entry

50th St. Seattle

Hartranft Lighting Design

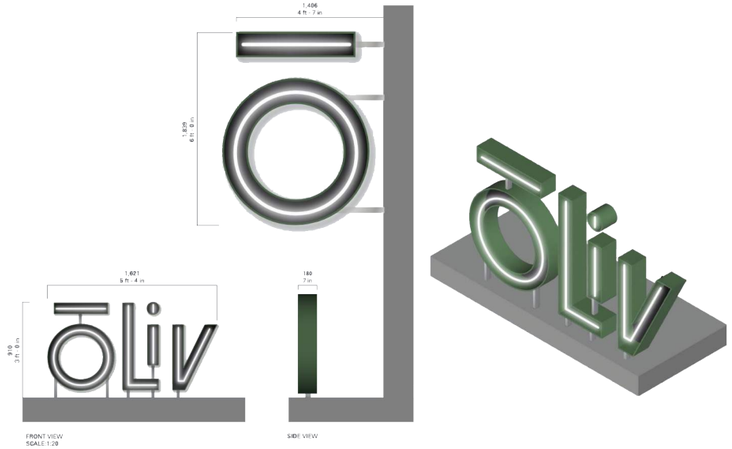
Elevation view of East facade along Brooklyn Ave.

Elevation view of North facade along 50th St.



ōLiv ground level signage precedent.

Tower terminus signage precedents.

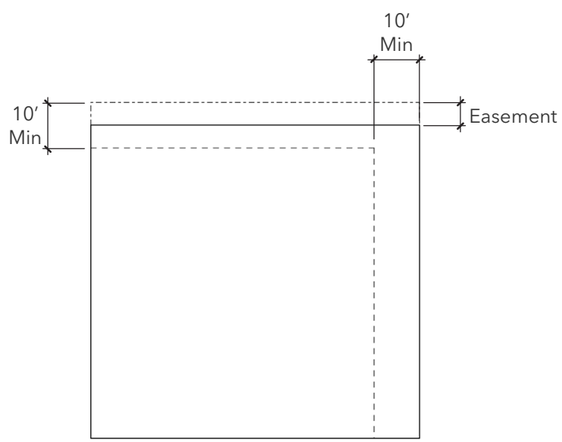


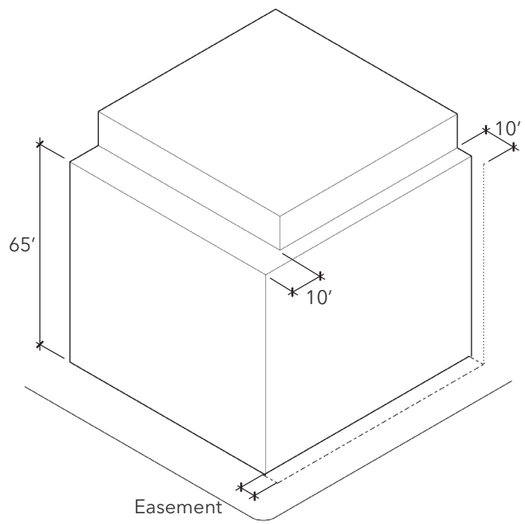
oLiv ground level signage precedent.

U-District blade signage precedents.

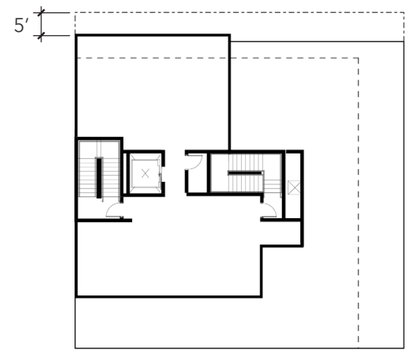
DEPARTURE REQUEST 01 - UPPER LEVEL SETBACK

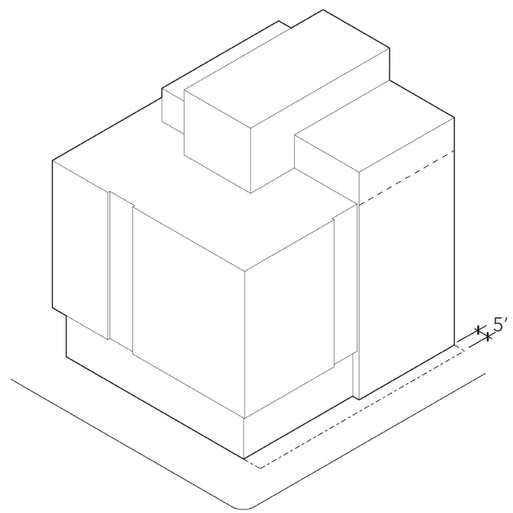
UPPER LEVEL SETBACK





PROPOSED UPPER LEVEL SETBACK (SCHEME 2 SHOWN)





DESIGN STANDARD:

23.48.645.B.1

On lots that do not include highrise structures, an average setback of 10 feet is required from all abutting street lot lines for any portion of a structure that exceeds 65 feet in height. The maximum depth of a setback that can be used for calculating the average is 20 feet.

DEPARTURE REQUEST:

Applicant is requesting that the structure above 65′ has an average setback of 5′ from the street lot line along NE 50th Street.

RATIONALE:

The rooftop feature is in compliance and exceeds the required upper level setback along Brooklyn Ave. The volume created by the alignment of the rooftop feature and typical floor gives the massing logic more intentionality and demarcates the residential and commercial sections on the ground floor.

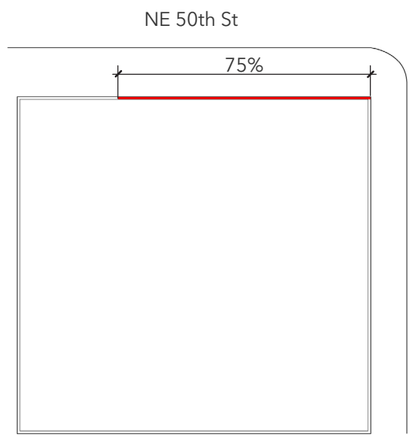
SUPPORTING DESIGN GUIDELINES:

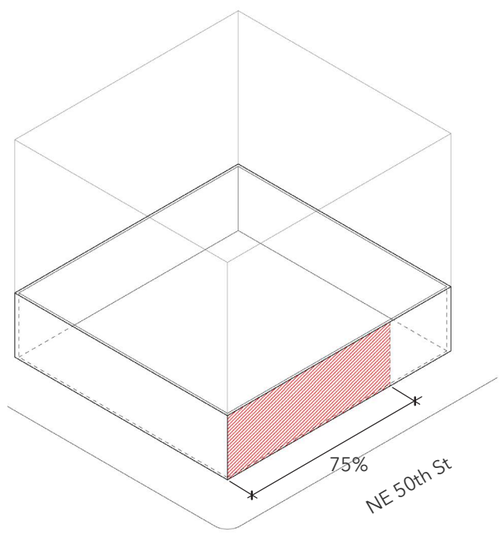
CS2 - Urban Pattern and Form

3.a.1 Express a sense of arrival to a distinct area with distinctive forms, prominent massing.

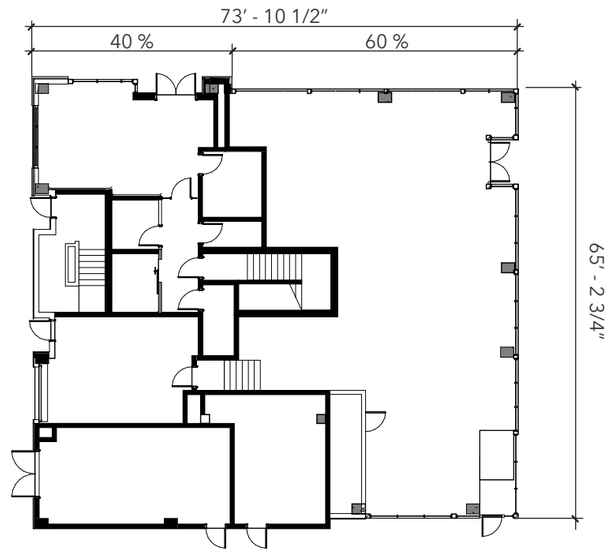
DEPARTURE REQUEST 02 - STREET LEVEL USE

STREET LEVEL USE





PROPOSED STREET USE (SCHEME 3 SHOWN)



DESIGN STANDARD:

23.48.040.C.1

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

DEPARTURE REQUEST:

Applicant is requesting a street level use requirement of 55% rather than 75% along NE 50th St.

RATIONALE:

The commercial space at the northeast corner of the building creates a direct line of sight from University Way northeast of the site. Extending the commercial space to the southern facade of the building visually activates both the commercial space and the open space south of the midrise. Furthermore, locating the main residential lobby at the northwest corner of the building helps better relate to the proposed tower west of the site. For these reasons, a departure from the required 75 percent street level use along NE 50th Street is necessary if the lobby is to be big enough to contain resident spaces other than egress.

In lieu of NE 50th Street, the proposal provides 100 percent of the street facing facade along Brooklyn Ave as street level use.

SUPPORTING DESIGN GUIDELINES:

DC1 - Project Uses & Activities

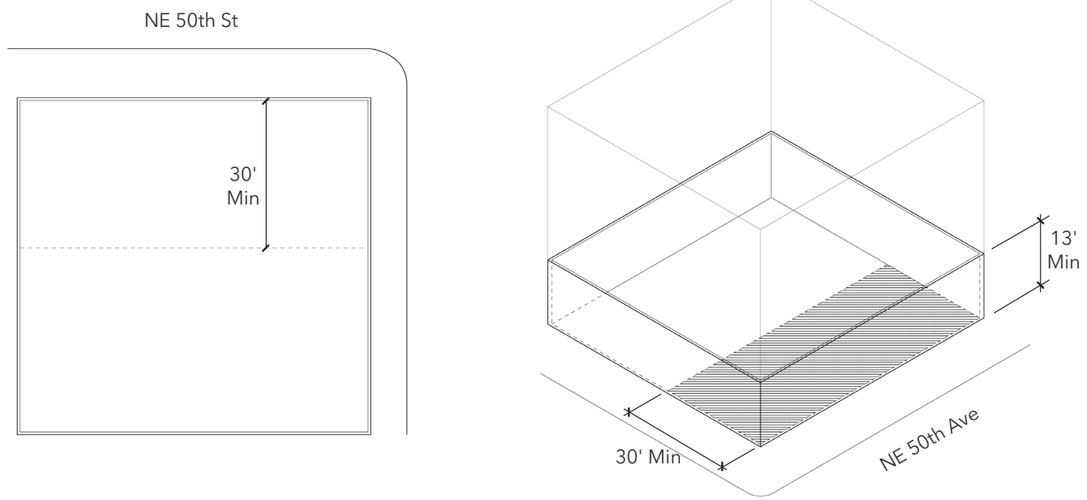
1.b Group commercial spaces (or live-work) at corners and clusters at street level rather than fragmenting them between lobbies and other ground-floor uses.

PL3 - Street Level Interaction

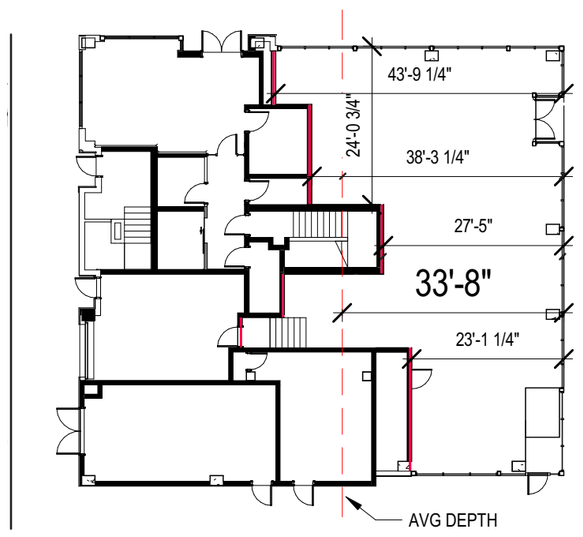
1.a Design prominent, accommodating entries with vertical emphasis and intricate architectural interest at a variety of scales. Use highquality materials and detailing to create an identifiable entrance and welcoming experience for visitors and users.

DEPARTURE REQUEST 03 - STREET LEVEL USE DEPTH

STREET LEVEL USE DEPTH



PROPOSED STREET USE DEPTH (SCHEME 3 SHOWN)



DESIGN STANDARD:

23.48.040.C.3

The space occupied by street-level uses shall have a minimum floor-to-floor height of 13 feet and extend at least 30 feet in depth at street level from the street-facing facade.

DEPARTURE REQUEST:

Applicant is requesting the required depth for street level use along NE 50th St to 24' instead of the required 30'.

RATIONALE:

To maximize the southern interface between the open space and the commercial space, the back of house pushes the internal core north. The facade on the ground floor is also recessed 2' to provide larger open spaces. These two factors creates a 10' length along NE 50 St where the street level use does not meet the require 30' depth.

We believe that instead of 50th, the street level use should be directed at Brooklyn ave instead. Along this facade, the depth of the street level use averages out to be more than 30'.

SUPPORTING DESIGN GUIDELINES:

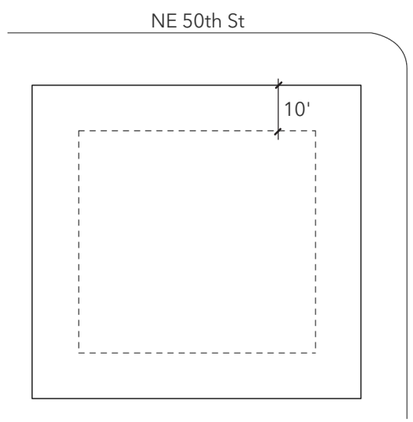
PL1 - Connectivity

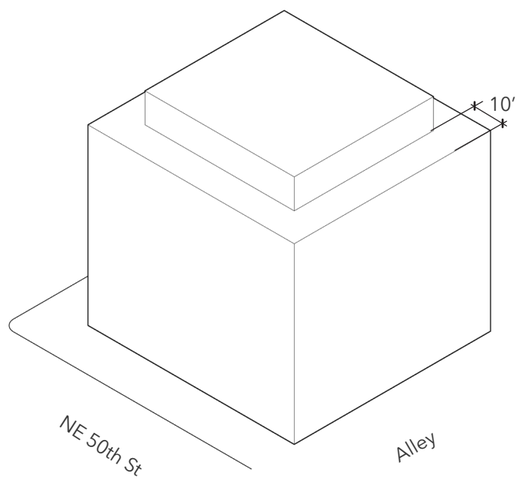
1.a Maximize active uses along street frontage (Brooklyn Ave NE) and minimize the amount of frontage dedicated to lobby/lounges, office, and leasing spaces - uses which an be located elsewhere in the building.

B.2 Pedestrian Volumes: Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.

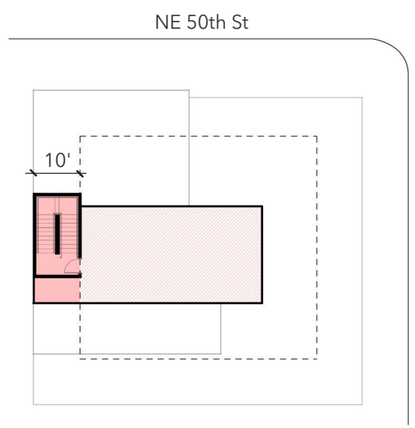
DEPARTURE REQUEST 04 - ROOFTOP FEATURE SETBACK

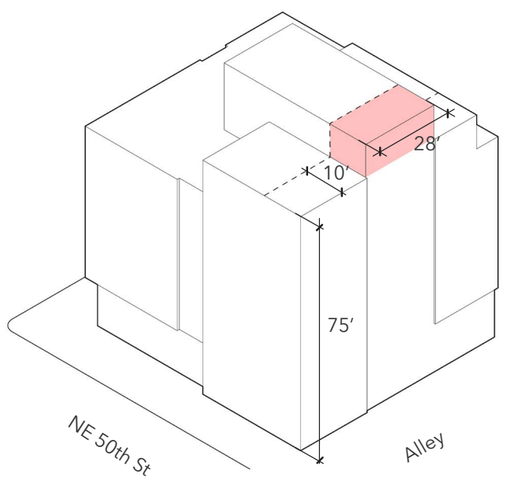
ROOFTOP FEATURE SETBACK





PROPOSED ROOFTOP FEATURE SETBACK (SCHEME 3 SHOWN)





DESIGN STANDARD:

23.48.025.C.6

At the applicant's option, the combined total coverage limit of all rooftop features listed in subsections 23.48.025.C.4 and 23.48.025.C.5 is 75 percent, provided that all of the following are satisfied:

b.) No rooftop features are located closer than 10 feet to the roof edge, except features that do not exceed the height of the parapet or 5 feet above the roof surface, whichever is greater

DEPARTURE REQUEST:

Applicant is requesting a rooftop feature that is flush with the alleyside of the roof edge (0 ft from the roof edge). The rooftop feature is under the permitted 75% and all mechanical equipment will be screened.

RATIONALE:

From a functional standpoint, the staircore extends past the roof and provides access to the mechanical equipment. This flushed rooftop feature is part of a larger move that extends from the ground floor along the alley. A mural is intended to activate the ground floor along the alley. The rooftop feature provides the canvas to extend the mural up from the ground floor to the rooftop so elements of the ground floor mural are found on the rooftop amenity level.

From the standpoint of the overall geometry and urban context, the Site A building west of the building site is a 240' tower. The flushed rooftop feature helps mediate the change in height from the tower to the midrise.

SUPPORTING DESIGN GUIDELINES:

CS2 - Urban Pattern and Form

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

PL1 - Connectivity

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