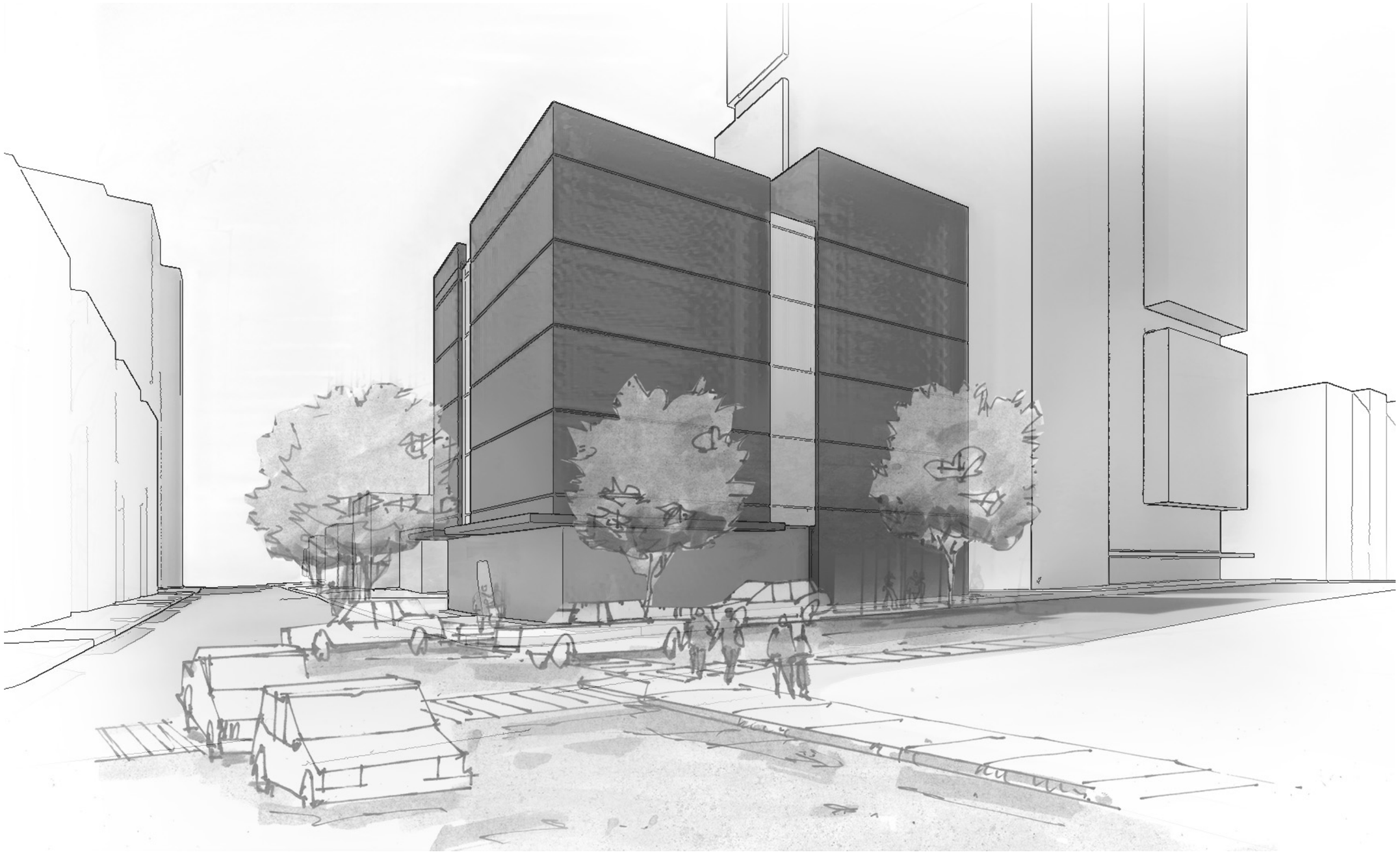
ōLiv 50TH RESIDENCE

Seattle, Washington

GGLO

CORE Spaces
Early Design Guidance
Meeting Date: 11/14/2022

Site B - Mid-rise
SDCI Project Number : 3039294-LU
3039717-EG



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Civil Engineer

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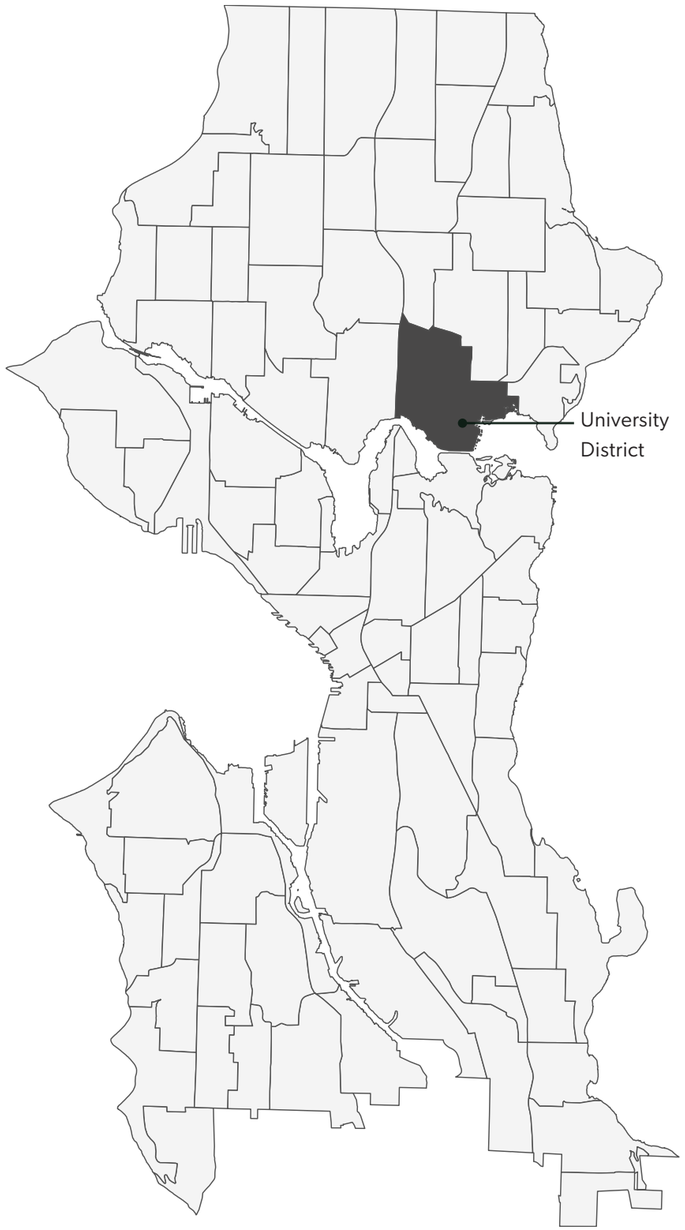
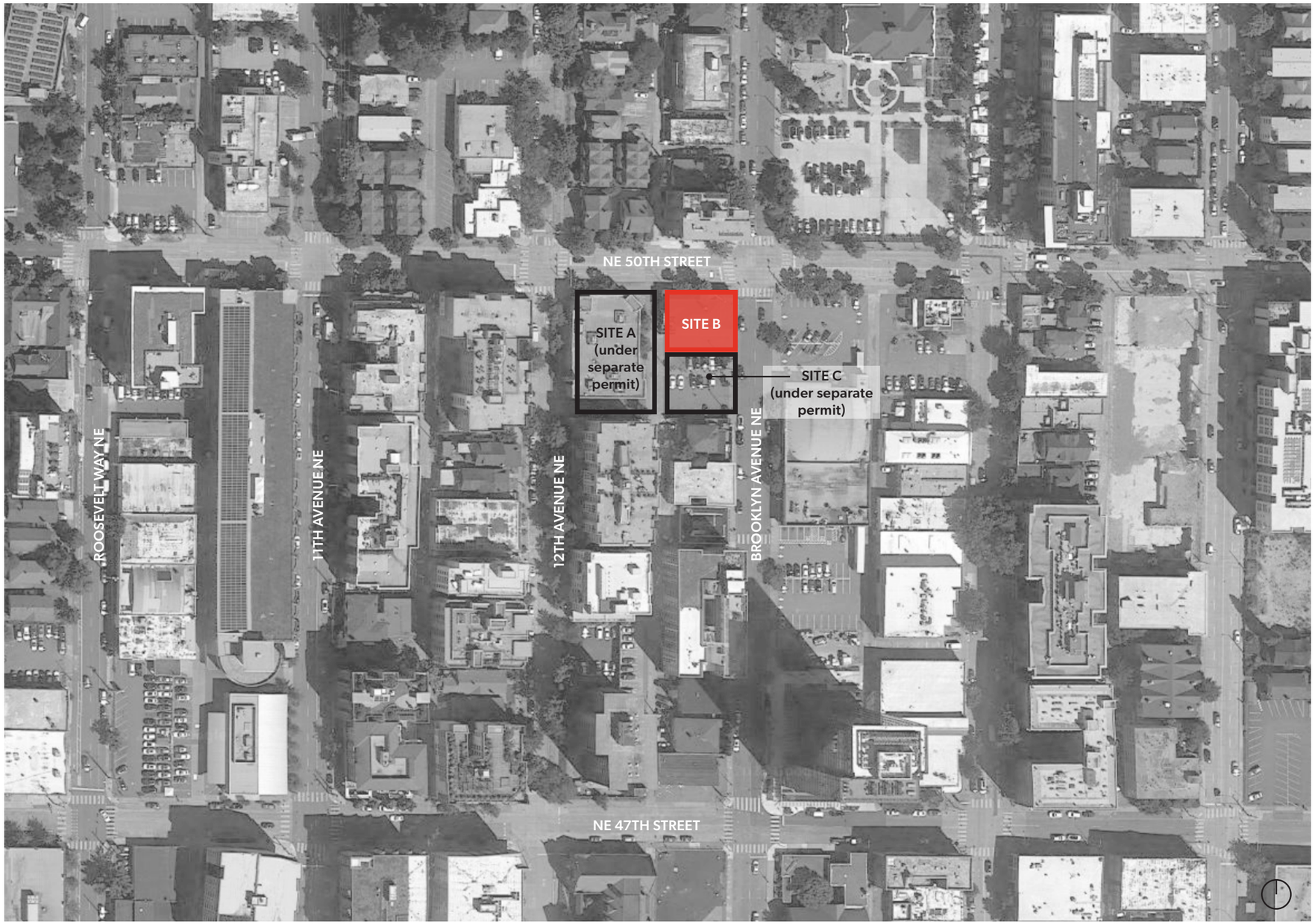




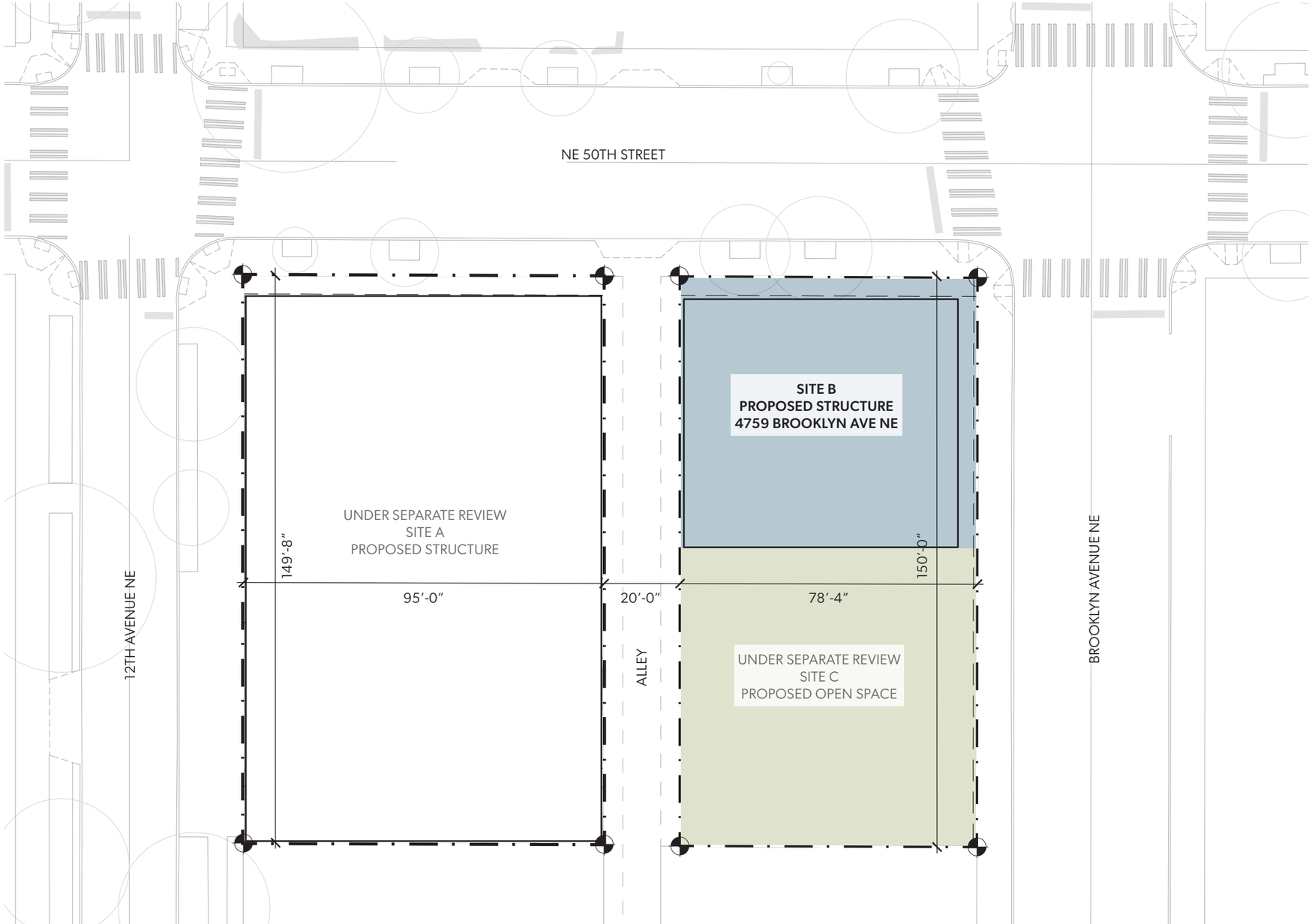
PROJECT PROPOSAL / DESCRIPTION

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 the student housing program of the tower recognizing that the exterior material will be more appropriate for a mid-rise building.
- Have the new building mediate between the scale of the tower and relate to the existing mid-rise context.
- Provide an activated retail focus along the street scape by "lifting" the more solid residential program above a transparent, glazed ground floor.
- Develop the site B parcel as a part of a larger urban campus including the tower and open space.



PROJECT INFORMATION

SITE B

Site Address: 4759 Brooklyn Ave NE, 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
3 Parking Stalls
2,065 Retail square feet
21,861 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

NEIGHBORHOOD OUTREACH

Printed Outreach

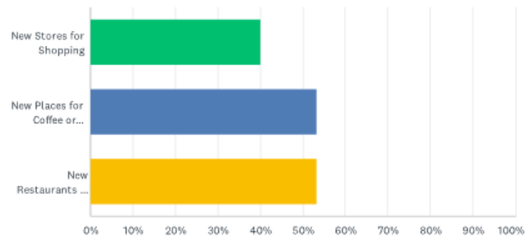
- Choice: DIRECT MAILING, HIGH IMPACT
- Requirement: Direct mailing to all residences and businesses within approximately 500-foot radius of the proposed site.
- What we did: Posters translated into Chinese, Vietnamese and Spanish were mailed to 1,075 residences and businesses, shared with 11 neighborhood community groups and 48 media outlets, and posted in 18 locations near the project site. Poster, details on distribution and list of community groups who received the poster via email are in Appendix A.
- Date completed: June 27, 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: June 27, 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: June 27, 2022

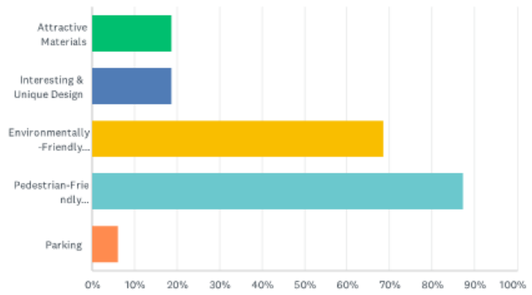


Design-Related Comments

Design & Character. When asked what is most important about the design of a new building on this property, 81 percent of survey respondents said relationship to neighborhood character; 62 percent said environmentally friendly features; 15 percent said interesting and unique design; 12 percent said attractive materials; and 8 percent said parking. Many respondents encouraged creating an aesthetically pleasing project that preserves the neighborhood character and culture of the University District, respects/benefits the community, has a small-footprint design, and is not unattractive, lifeless or repeating the same soulless design of other new apartment buildings. A few respondents encouraged accessibility and a welcoming, universal design including wheelchair accessibility and consideration of all community members, including disabled people. Many respondents encouraged keeping the area clean, tidy and well-lit 24-hours a day including installing good outside lighting and having safety features for residents as a must.

Exterior. When asked what the most important consideration is for the exterior space on this property, 63 percent of survey respondents said lighting and safety features; 44 percent said landscaping; 30 percent said seating options and places to congregate; and 22 percent said bike parking. Many respondents encouraged urban greening, cared-for trees that can mature and pedestrian-scale considerations including a welcoming place where community members can spend time without expectation to spend money. Others noted wider sidewalks are needed on NE 50th St as congestion is big issue and safely moving people around/through the area is priority.

Sustainability. A couple of respondents encouraged eco-friendly practices reflecting commitment to community/environment.



Non-Design-Related Comments

Retail. When asked what retail components respondents are most interested in for this location, 60 percent said new restaurants or bars; 52 percent said new places for coffee or breakfast; and 40 percent said new stores for shopping. When asked what most inspires respondents to return when visiting a building, office, restaurant or retailer, 74 percent said local businesses/small businesses; 63 percent said great people and service; 44 percent said thoughtful design that is open and welcoming; 30 percent said a sense of openness or natural light; 26 percent said calm, restful places to reflect and relax; 11 percent said color and materials used in design; and 11 percent said bustling, exciting energy. Many respondents encouraged quality, local, small retail/restaurant tenants and something that serves the neighborhood, not wealthy tourists. One respondent noted the new business needs to be able to represent the community and not be in opposition to it. Another noted the Walgreens used to serve as an affordable convenience store for the neighborhood. Many respondents noted Cedar's is an awesome restaurant/community staple that has been there for decades, and they'd like to have continued access to their food.

Affordability. Many respondents encouraged affordable housing for low-income individuals, families, students, and diversity to appeal to multiple ages to strengthen the neighborhood socioeconomic fabric. Others encouraged not contributing to high rent and displacement of residents and noted projects that offer only 'luxury housing' are not meeting community needs or helping socioeconomic diversity/neighborhood-invested growth. Others encouraged affordable retail spaces so there is not constant turnover. A few respondents expressed concern that this area is becoming increasingly gentrified/inaccessible and encouraged the project team to keep that in mind/try to mitigate it while they complete the project. One respondent noted that we need places for the homeless community to feel safe/comfortable. Another noted there is camping and challenges with people needing services right where this project will be so that must be factored in if this project is to be relevant to the community

Impacts. Numerous respondents encouraged effective management of the construction process, minimal road blockages, construction that does not block the sidewalk, adherence to sound ordinances, no loud noises at night, and being effectively communicative about street closures and crane installs/tear downs. One respondent noted this area has children and pets, so the team should be mindful during conceptualizing/construction while others encouraged public garbage cans as essential.

Units. Respondents encouraged large apartment units including two- and three-bedroom units instead of studios or small one-bedroom units as the building across the street has very small micro-units. Others encouraged good quality housing with many different layout options. One respondent encouraged making sure residents have windows to the back, away from fumes.

Parking & Traffic. A few respondents encouraged reducing or eliminating cars and parking to improve walkability and public transportation options. One respondent encouraged offering adequate parking. Another noted that the project team should be advocating for traffic calming as this is an arterial.

Miscellaneous Comments

Oppose. A few respondents encouraged the project team to pick another spot and stop overdeveloping the area, and not taking away historical buildings/making the rent and overall expense of living unbearable.

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

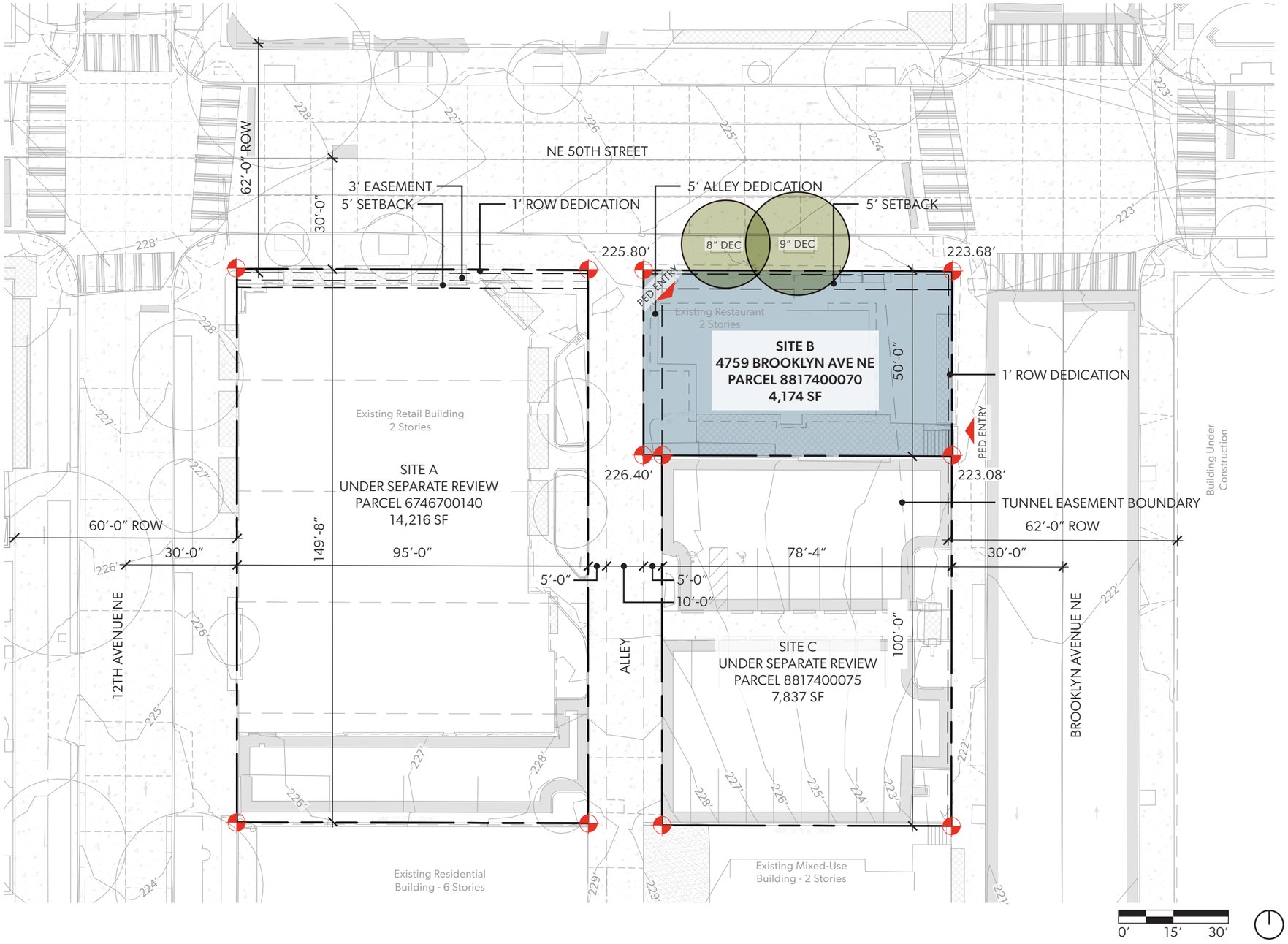
U-District Heights Community Center

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



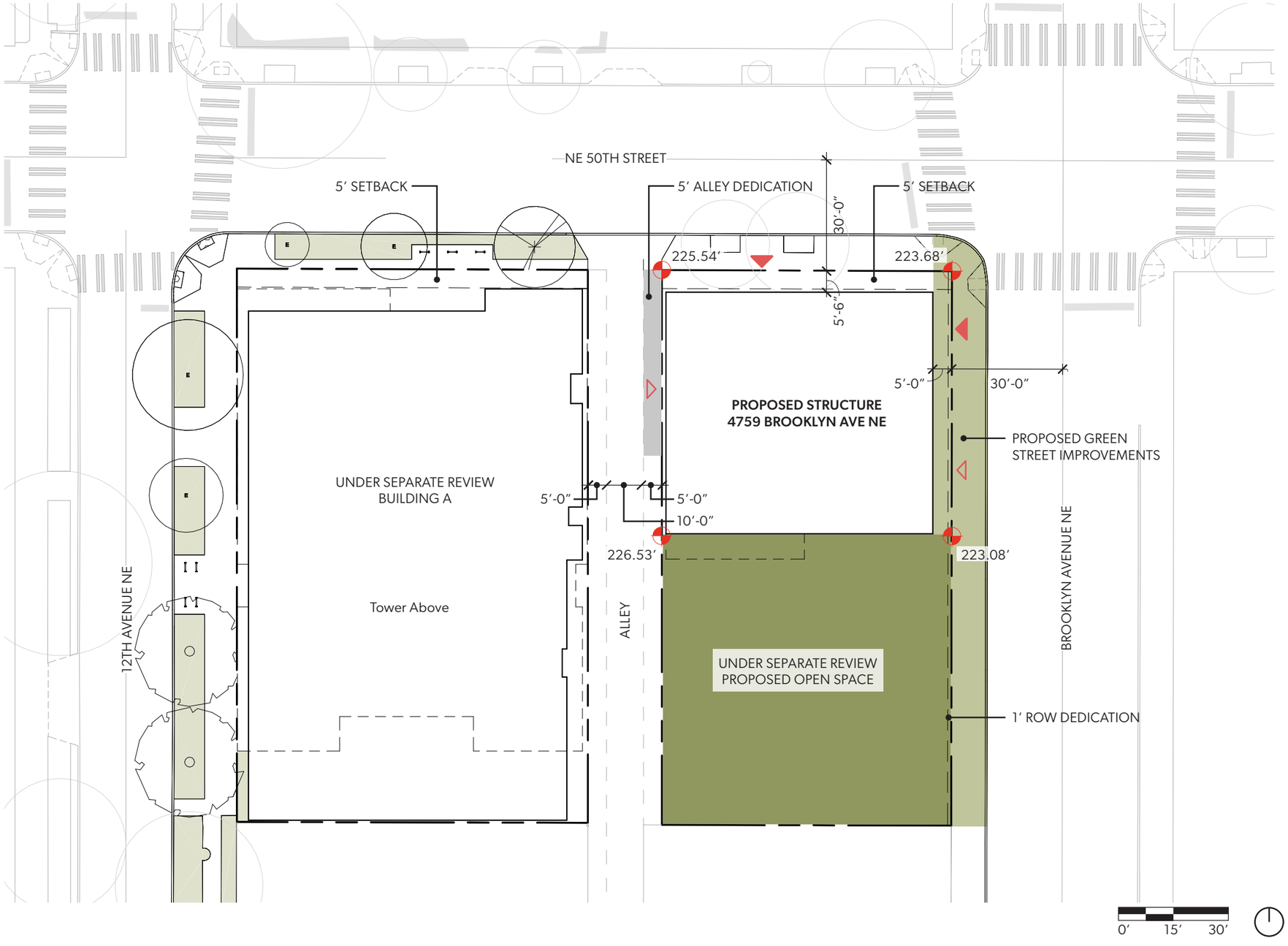
SITE SURVEY

LEGEND

- Existing Tree to Remain
- Existing Tree to be Demolished

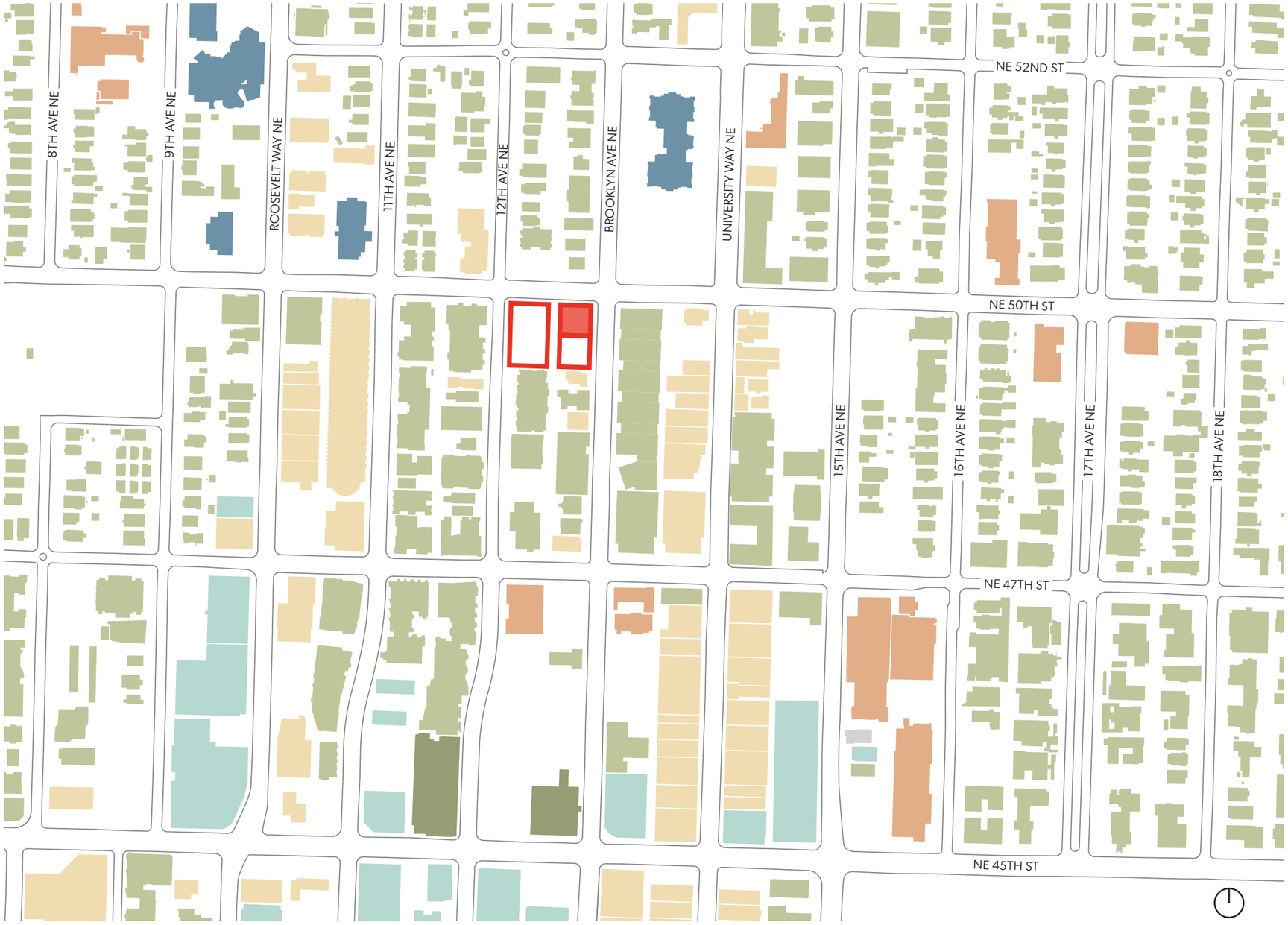
*No exceptional trees on site

PROPOSED SITE PLAN



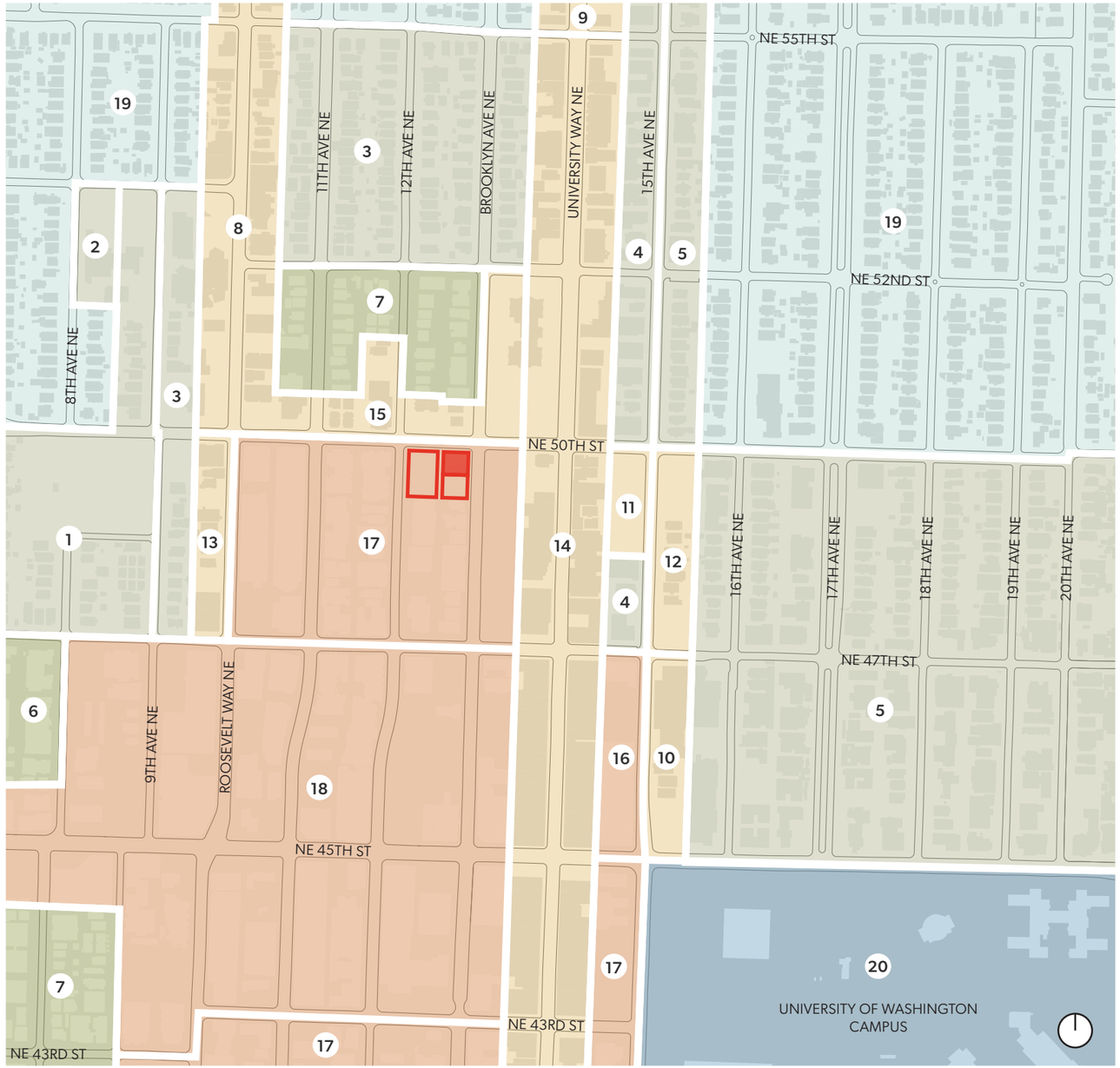
LEGEND

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



PRIMARY BUILDING USE

- PROJECT SITE
- PROJECT SITE UNDER SEPARATE REVIEW
- RELIGIOUS
- RETAIL / COMMERCIAL
- RESIDENTIAL
- HOSPITALITY
- OFFICE
- INSTITUTIONAL



ZONING OVERLAY

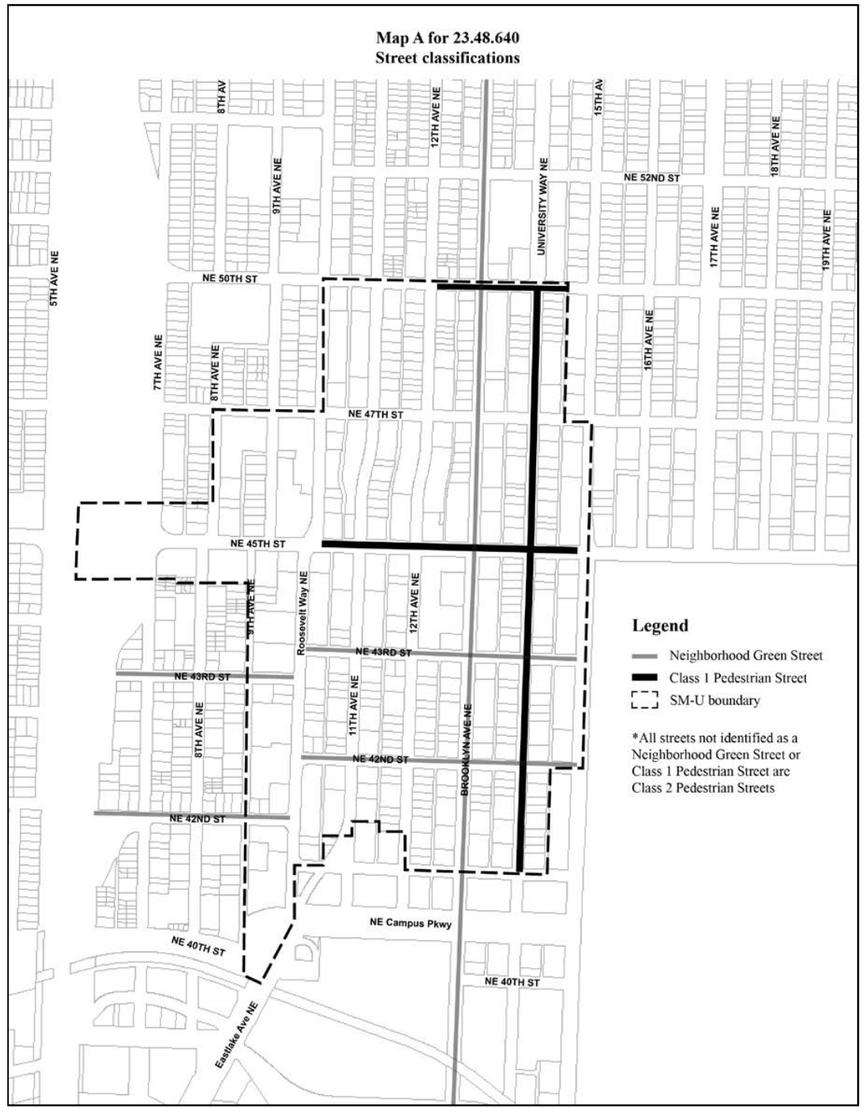
- PROJECT SITE
- PROJECT SITE UNDER SEPARATE REVIEW
- SEATTLE MIXED
- NEIGHBORHOOD COMMERCIAL
- HIGH-DENSITY MULTI-FAMILY
- LOW-RISE MULTI-FAMILY
- SINGLE FAMILY
- MAJOR INSTITUTIONS

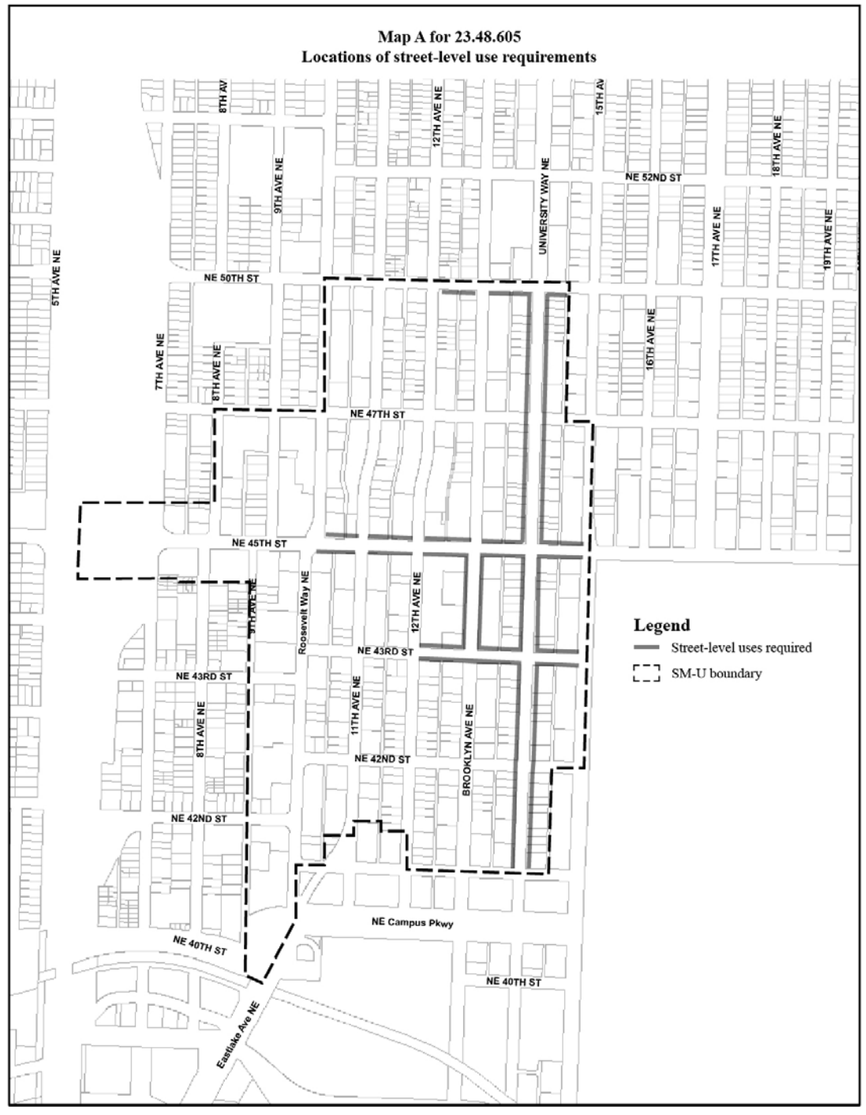
SPECIFIC ZONE

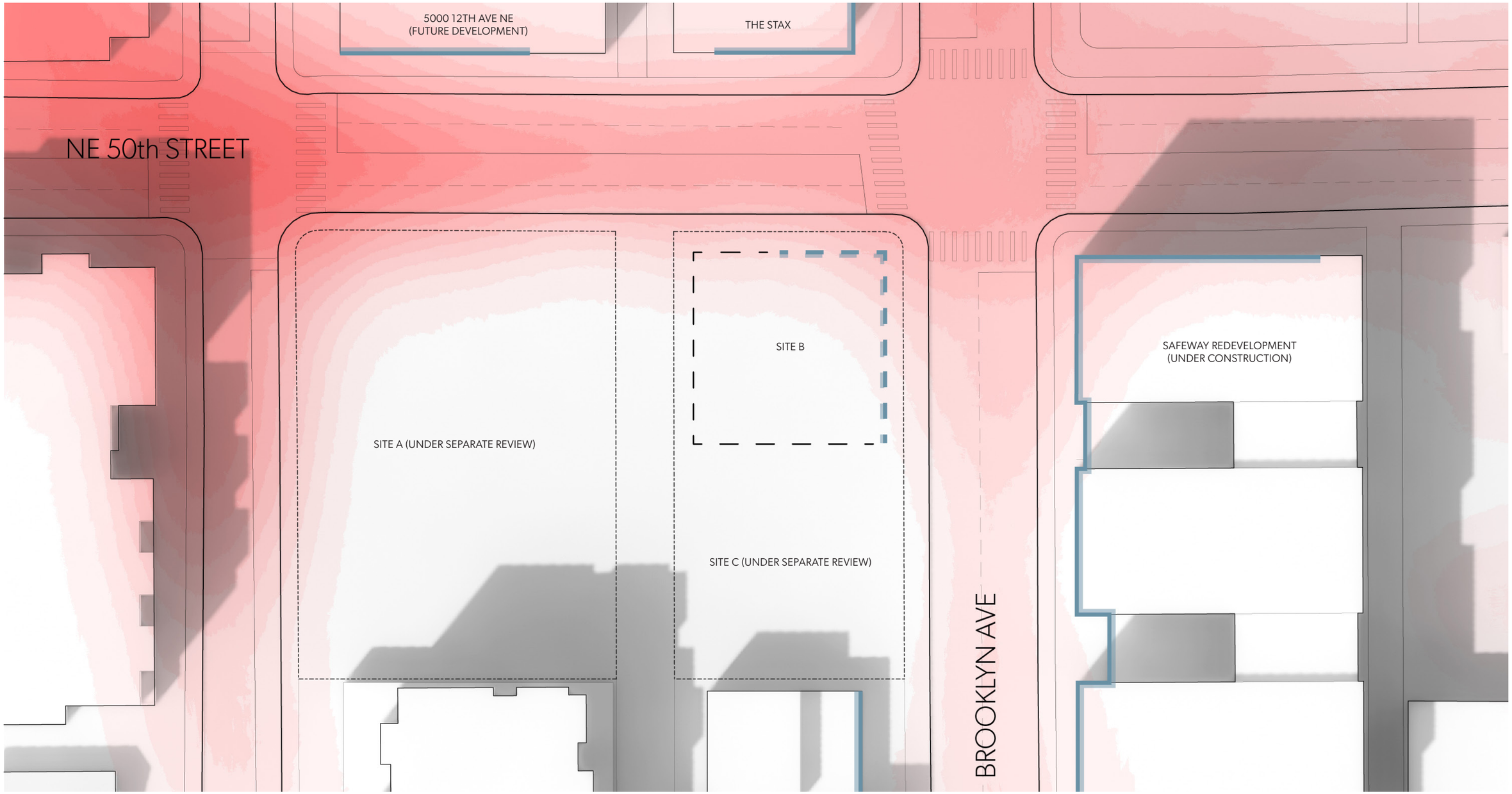
1. LR1
2. LR1 (M1)
3. LR2
4. LR3
5. LR3 (M)
6. MR
7. MR (M1)
8. NC2-40
9. NC2P-40
10. NC2-55 (M)
11. NC2-65
12. NC2-75 (M)
13. NC3-65
14. NC3P-65
15. NC3-75 (M1)
16. SM-U 85
17. SM-U 75-240
18. SM-U 95-320
19. SF 5000
20. MIO-105-MR (M)

STREET ANALYSIS

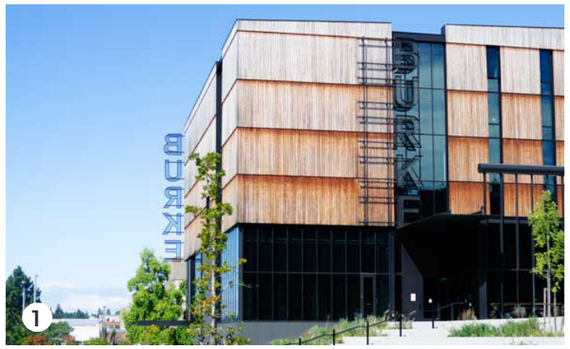
NE 50th Street is classified as a class 1 pedestrian street while Brooklyn Ave NE is classified as a neighborhood green street. As shown by the street level use requirements map, NE 50th Street is seen by the code as the more pedestrian oriented street. However based on an analysis on local noise patterns, it appears that Brooklyn is, in reality, more pedestrian oriented. This is further supported by 1.) the increasing amount of street-level use programs along Brooklyn 2.) the location of the light rail station 2 blocks south along Brooklyn 3.) that while Brooklyn Ave NE only supports 2 lanes of traffic, NE 50th Street supports 4.







* Source: https://www.rentlingo.com/noise-index
https://maps.dot.gov/BTS/NationalTransportationNoiseMap



1 BURKE MUSEUM

2 U DISTRICT LIGHT RAIL STATION

3 UNIVERSITY PLAYGROUND

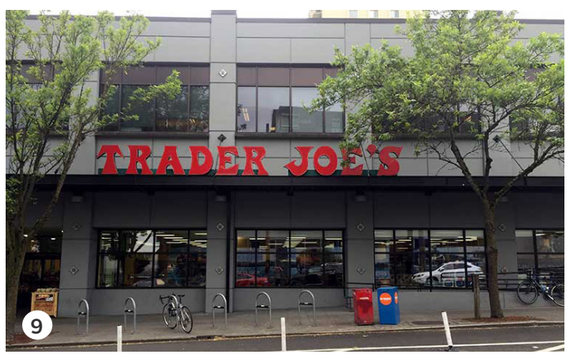
4 UNIVERSITY HEIGHTS

5 UW TOWER

6 UW SCHOOL OF LAW

7 CEDARS RESTAURANT

8 HUB U DISTRICT

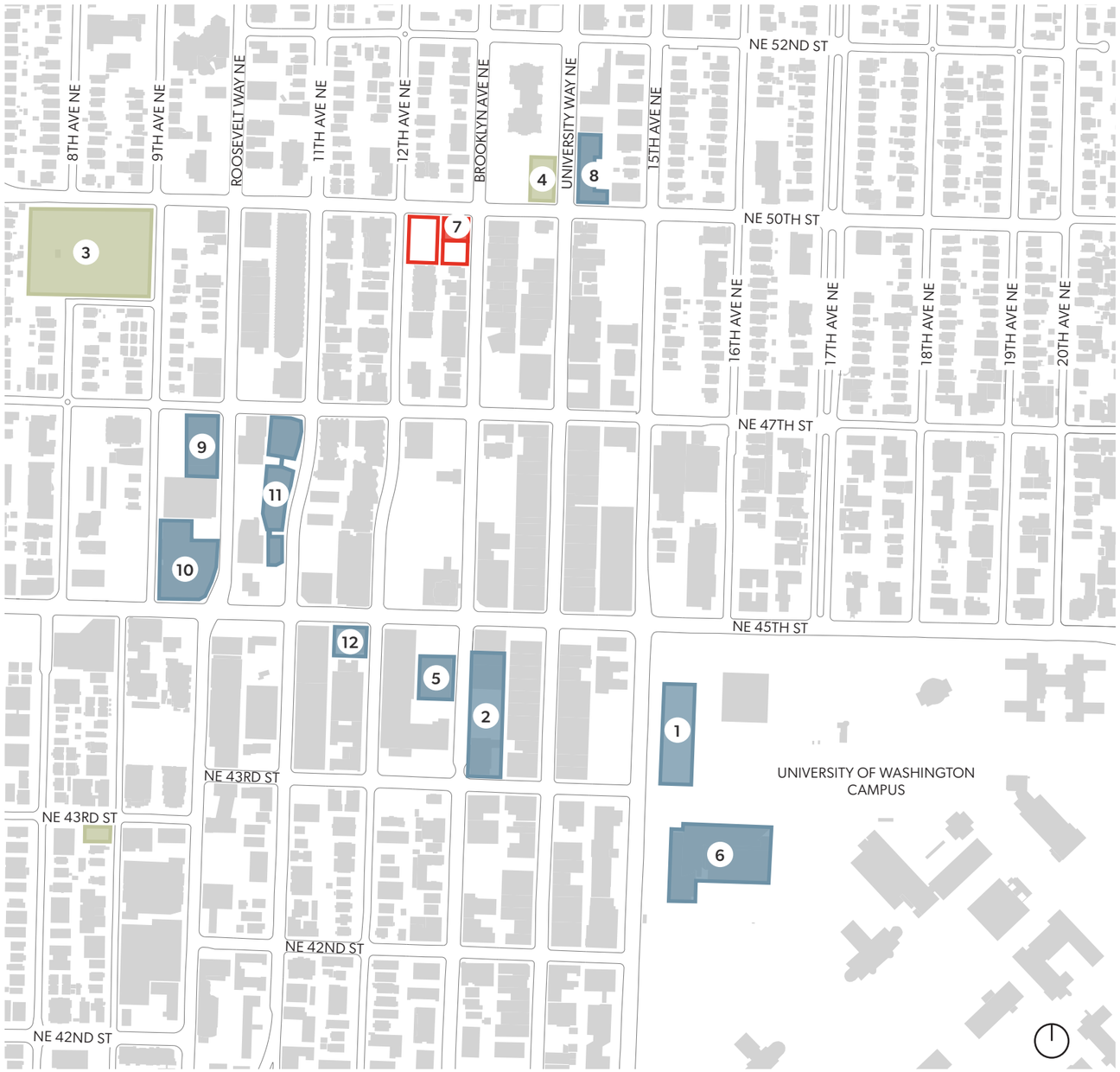


9 TRADER JOE'S

10 AMC SEATTLE 10

11 BRIDGES@11TH

12 WSECU PLAZA



VICINITY MAP

U District

LEGEND

- PROJECT SITE
- PROJECT SITE UNDER SEPARATE REVIEW
- BUILDINGS
- PARKS

POINTS OF INTEREST

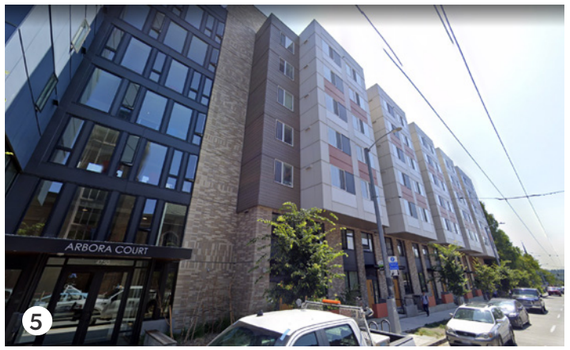
1. BURKE MUSEUM
2. U DISTRICT LIGHT RAIL STATION
3. UNIVERSITY PLAYGROUND
4. UNIVERSITY HEIGHTS
5. UW TOWER
6. UW SCHOOL OF LAW
7. CEDARS RESTAURANT
8. HUB U DISTRICT
9. TRADER JOE'S
10. AMC SEATTLE 10
11. BRIDGES@11TH *(GGLO PROJECT)*
12. WSECU PLAZA

4732 BROOKLYN AVE NE

1200 NE 50TH ST

4535 12TH AVE NE

THE M - 4700 BROOKLYN AVE NE



4750 15TH AVE NE

CHAPTER BUILDING I - 4530 12TH AVE NE

4545 ROOSEVELT WAY NE

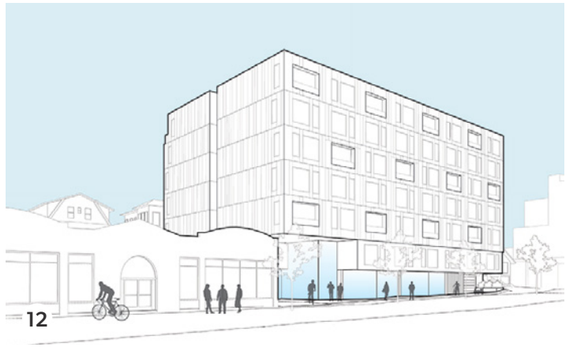
CHAPTER BUILDING II - 4536 BROOKLYN AVE NE

4521 19TH AVE NE

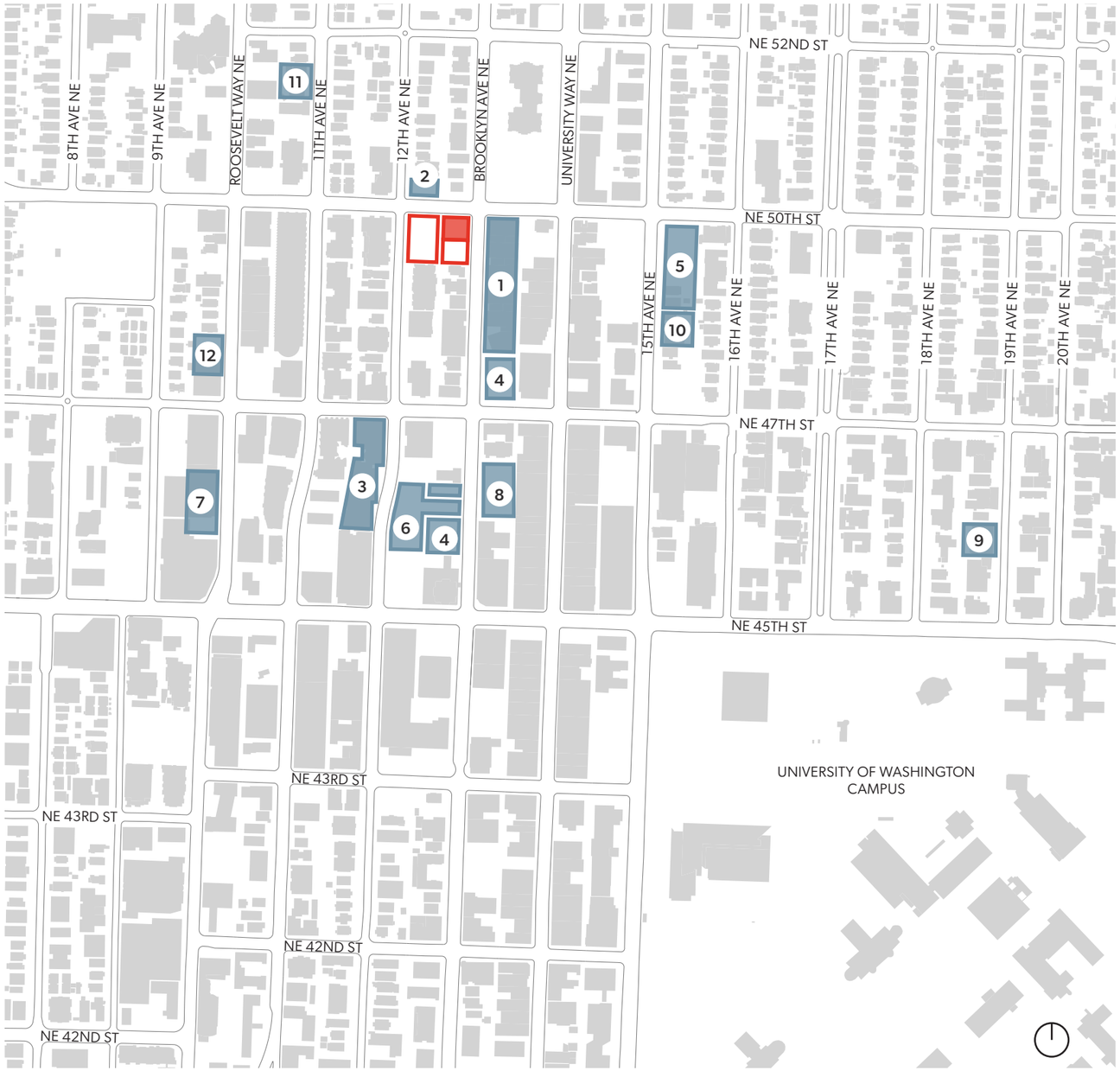
4726 15TH AVE NE

11

5031 11TH AVE NE



4709 ROOSEVELT WAY NE



ADJACENT PROJECTS

U District

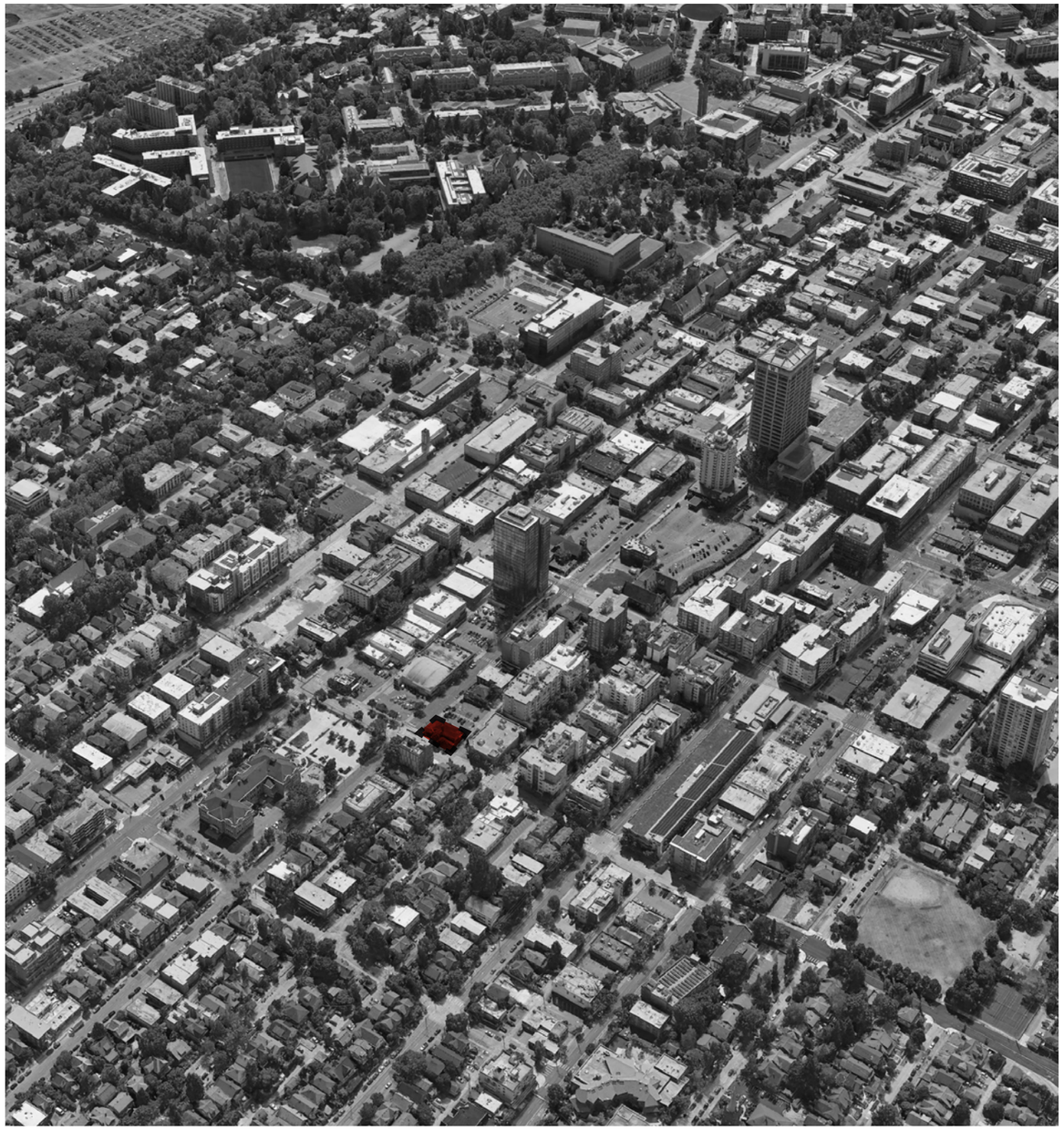
LEGEND

- PROJECT SITE
- PROJECT SITE UNDER SEPARATE REVIEW
- ADJACENT BUILDING

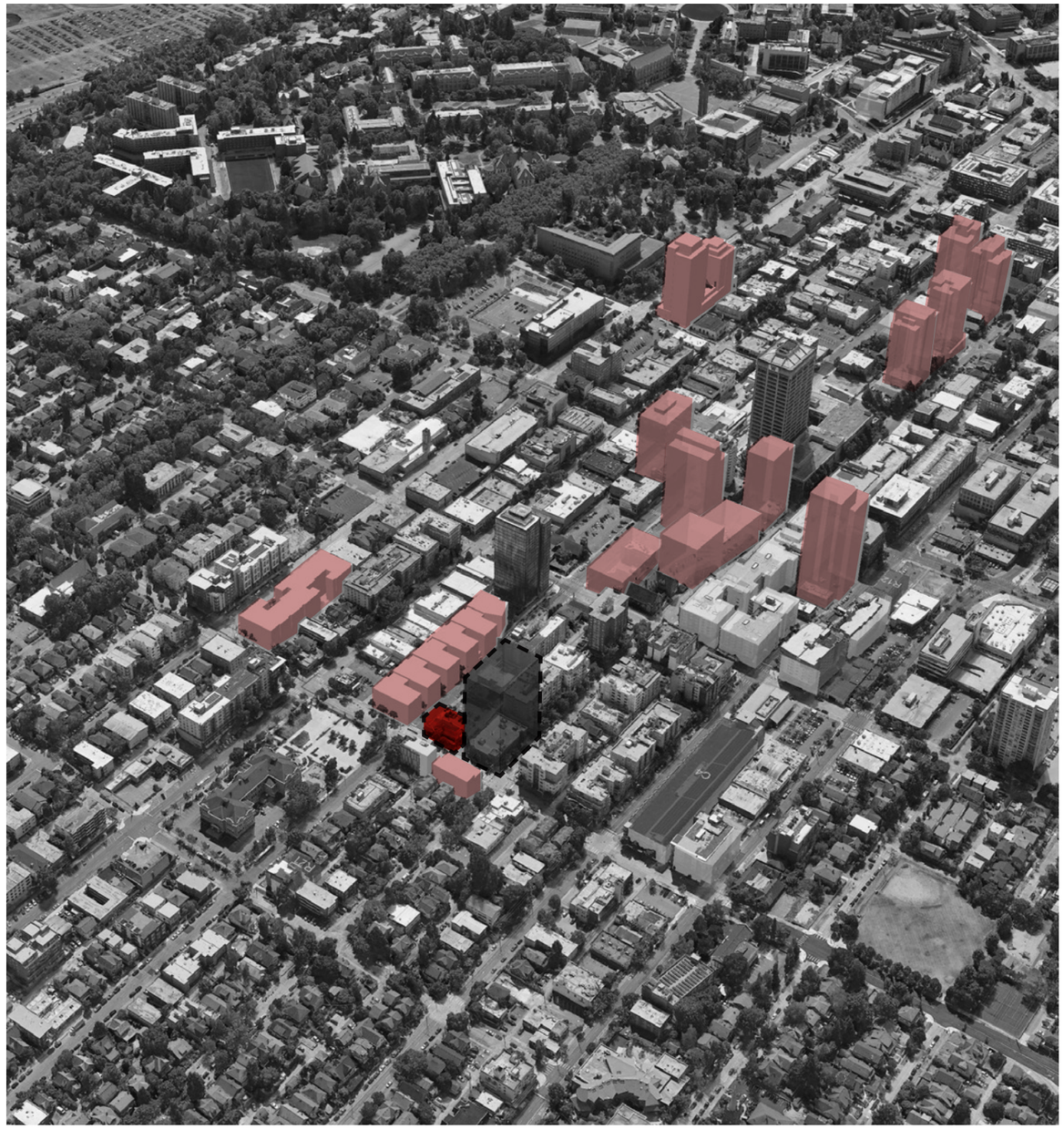
PROPOSED PROJECTS

1. 4732 BROOKLYN AVE N
2. 1200 50TH STREET
3. THE M
4. OLIV
5. 1200 V 45TH ST
6. CHAPTER BUILDING I
7. UTUMC
8. CHAPTER BUILDING II
9. 1300 NE 4TH ST
10. 4512 11TH AVE NE
11. 1107 NE 45TH STREET
12. 1013 NE 45TH STREET


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

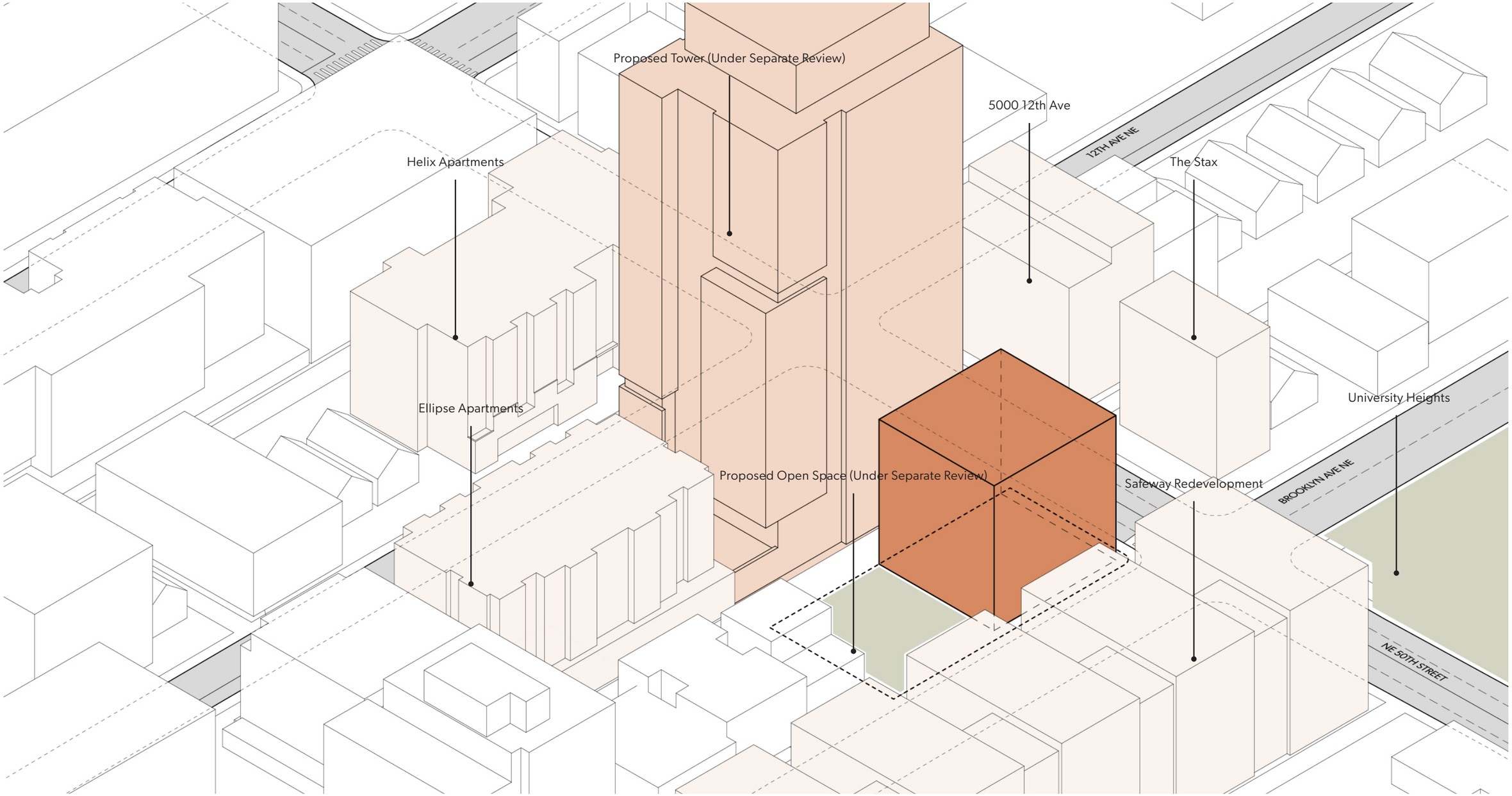


2021

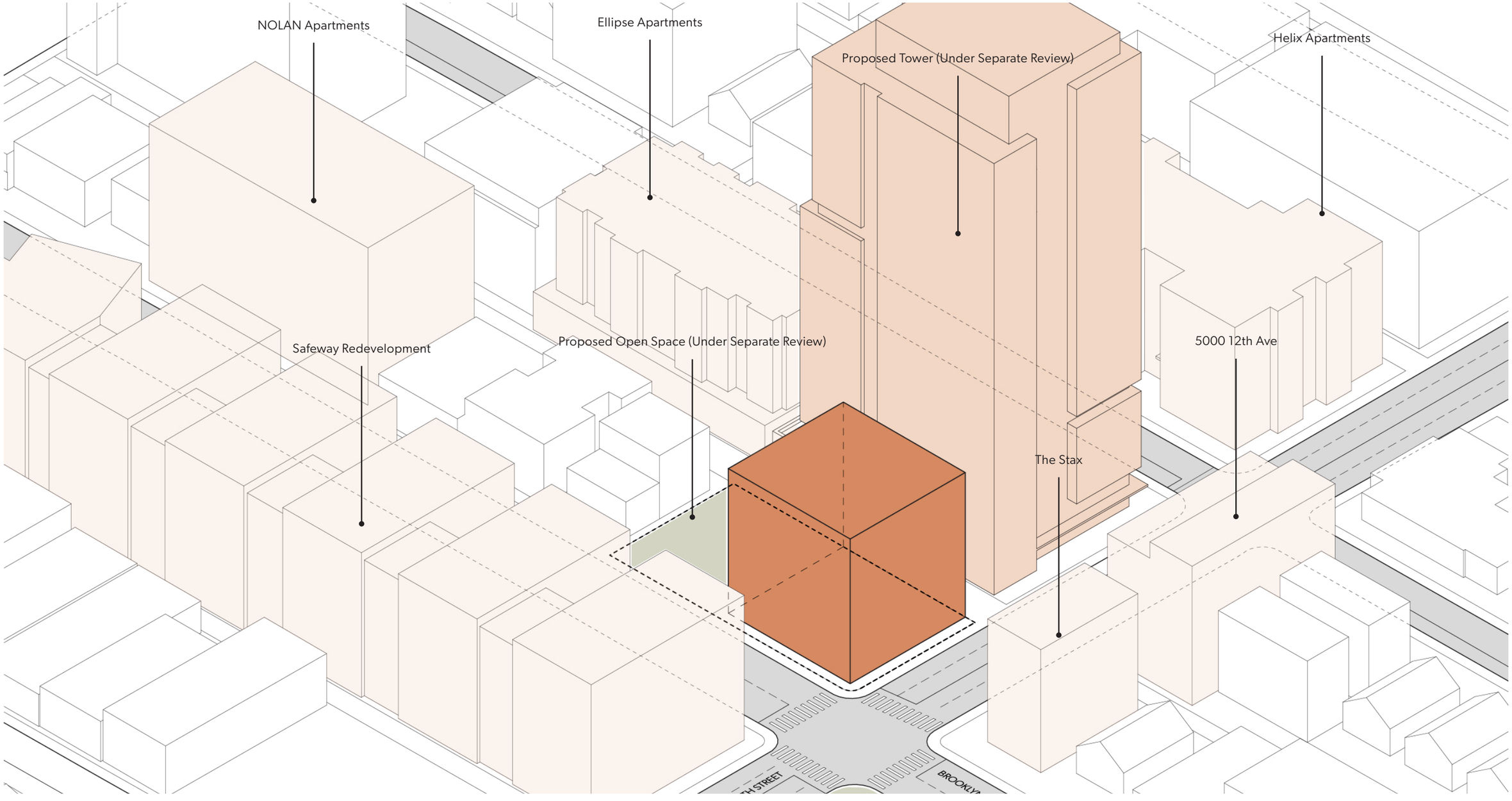


Potential Future Build out of the U-district

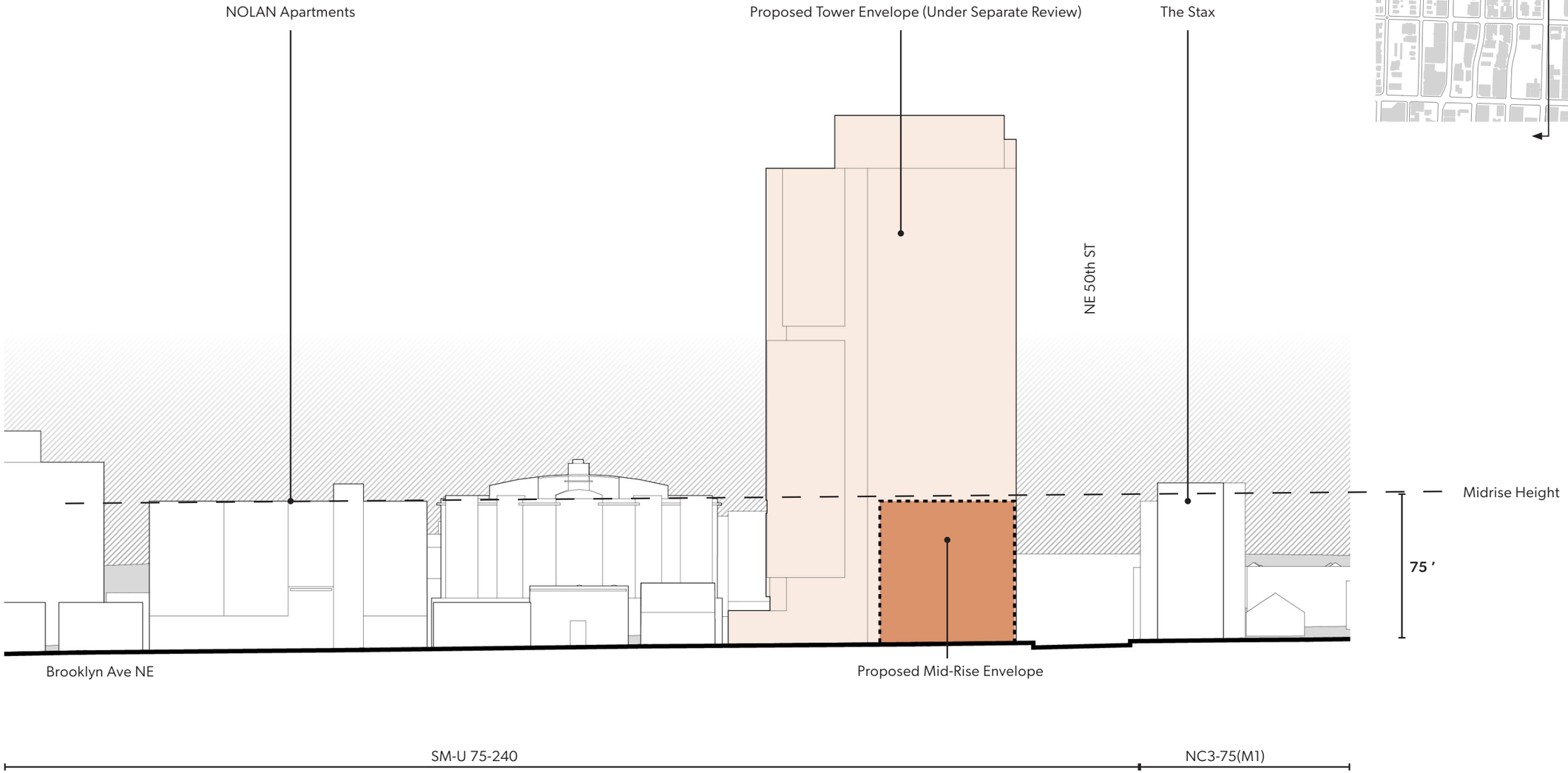
SITE AXON - SOUTHEAST



SITE AXON - NORTHEAST



SITE SECTION - LOOKING WEST



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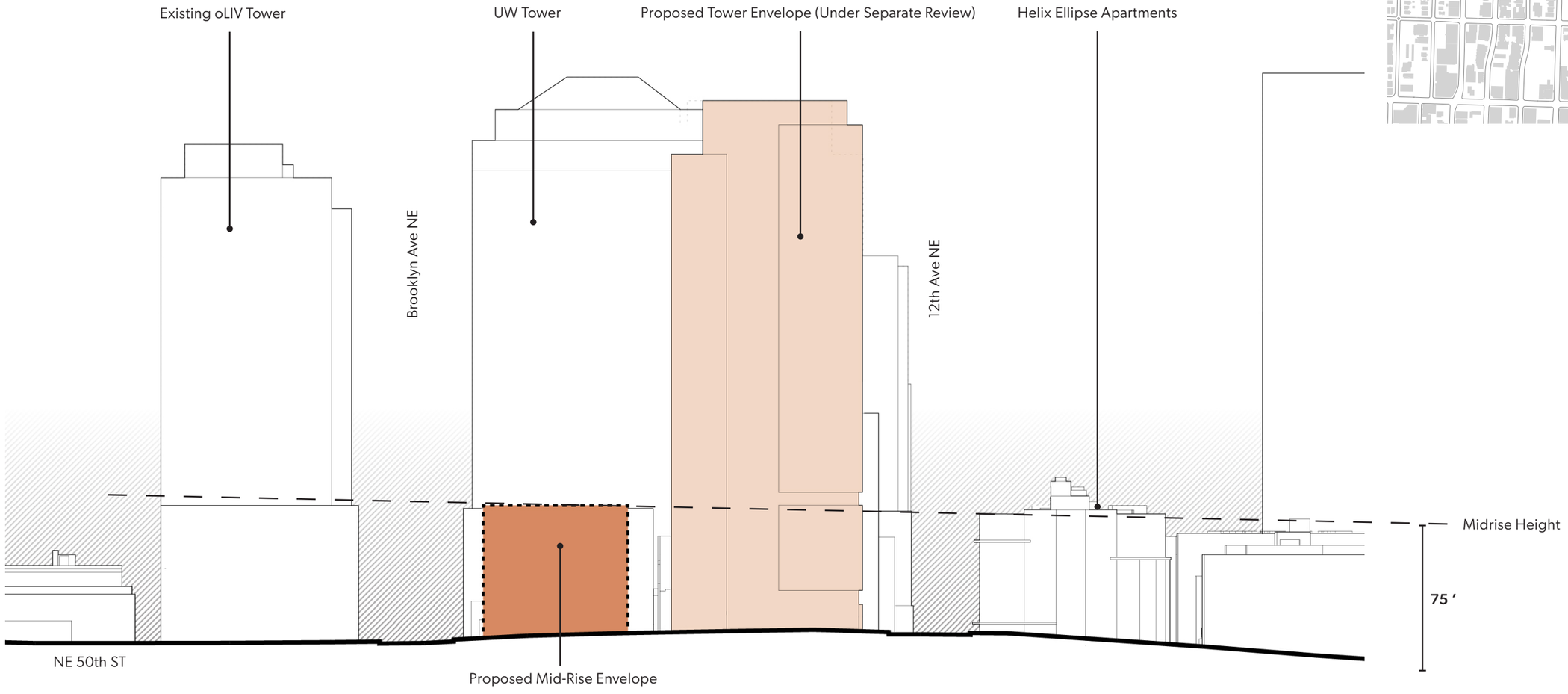
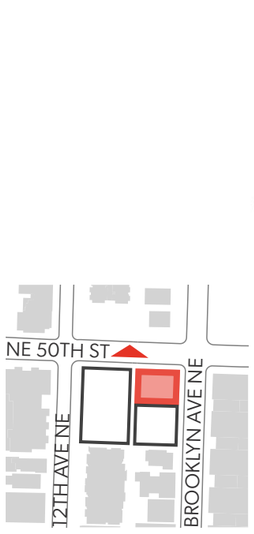
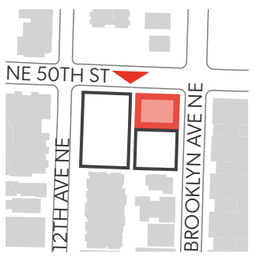
SITE SECTION - LOOKING SOUTH

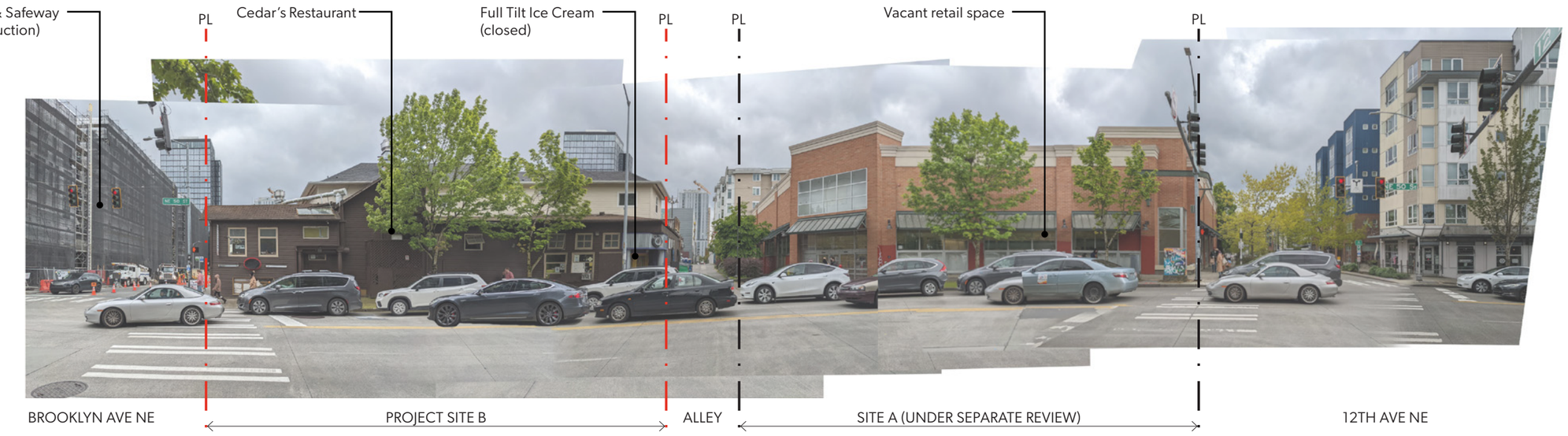


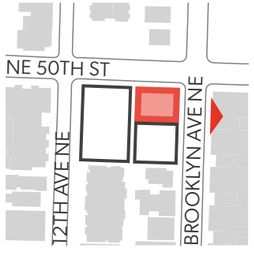


NE 50TH ST - ACROSS FROM SITE



NE 50TH ST - SITE

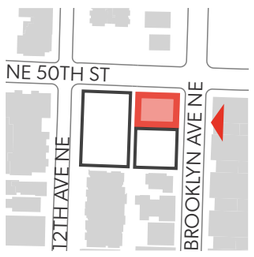




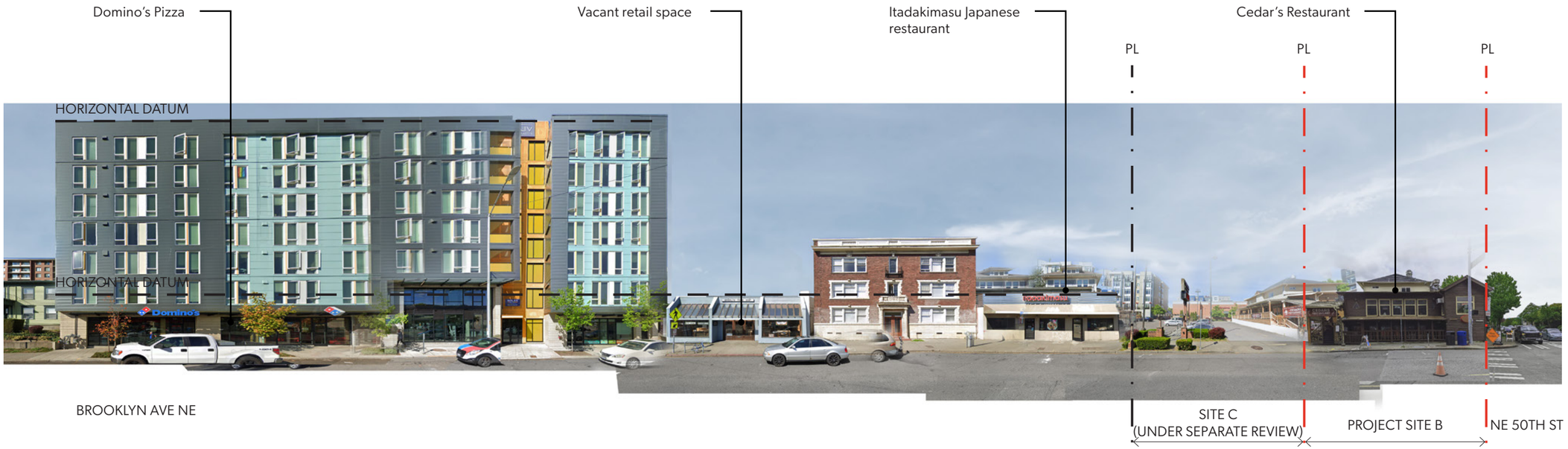
BROOKLYN AVE NE - ACROSS FROM SITE

NE 50TH ST

BROOKLYN AVE NE



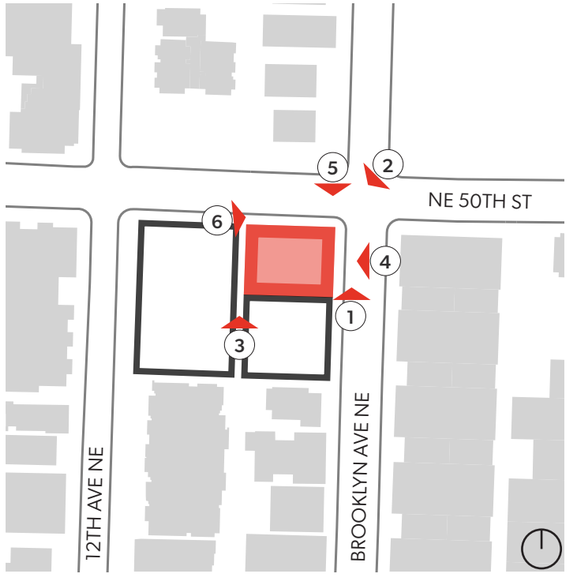
BROOKLYN AVE NE - SITE



BROOKLYN AVE NE


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

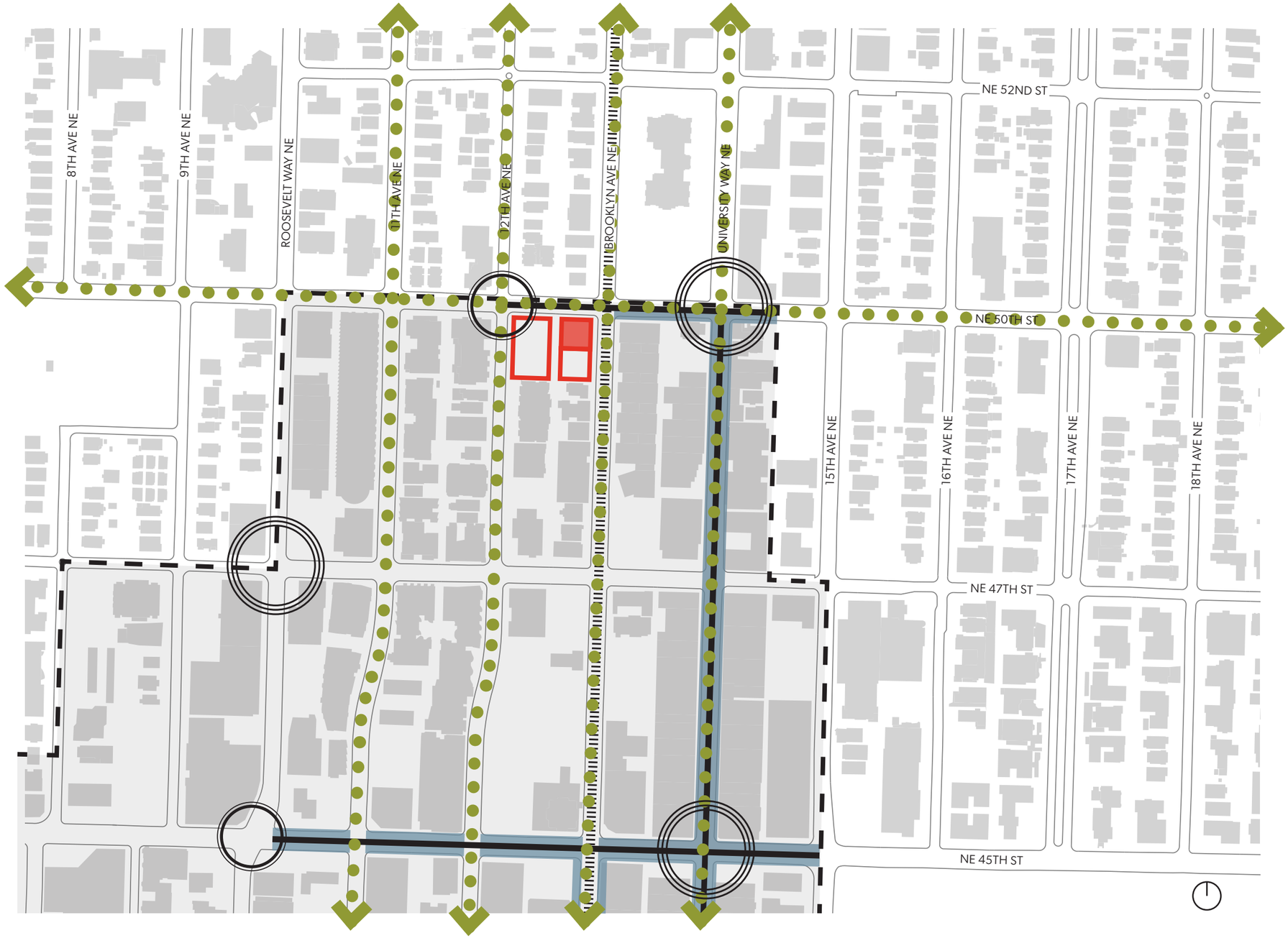

NE 50 ST
5


6

3 x 3 BLOCK DIAGRAM

LEGEND

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



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

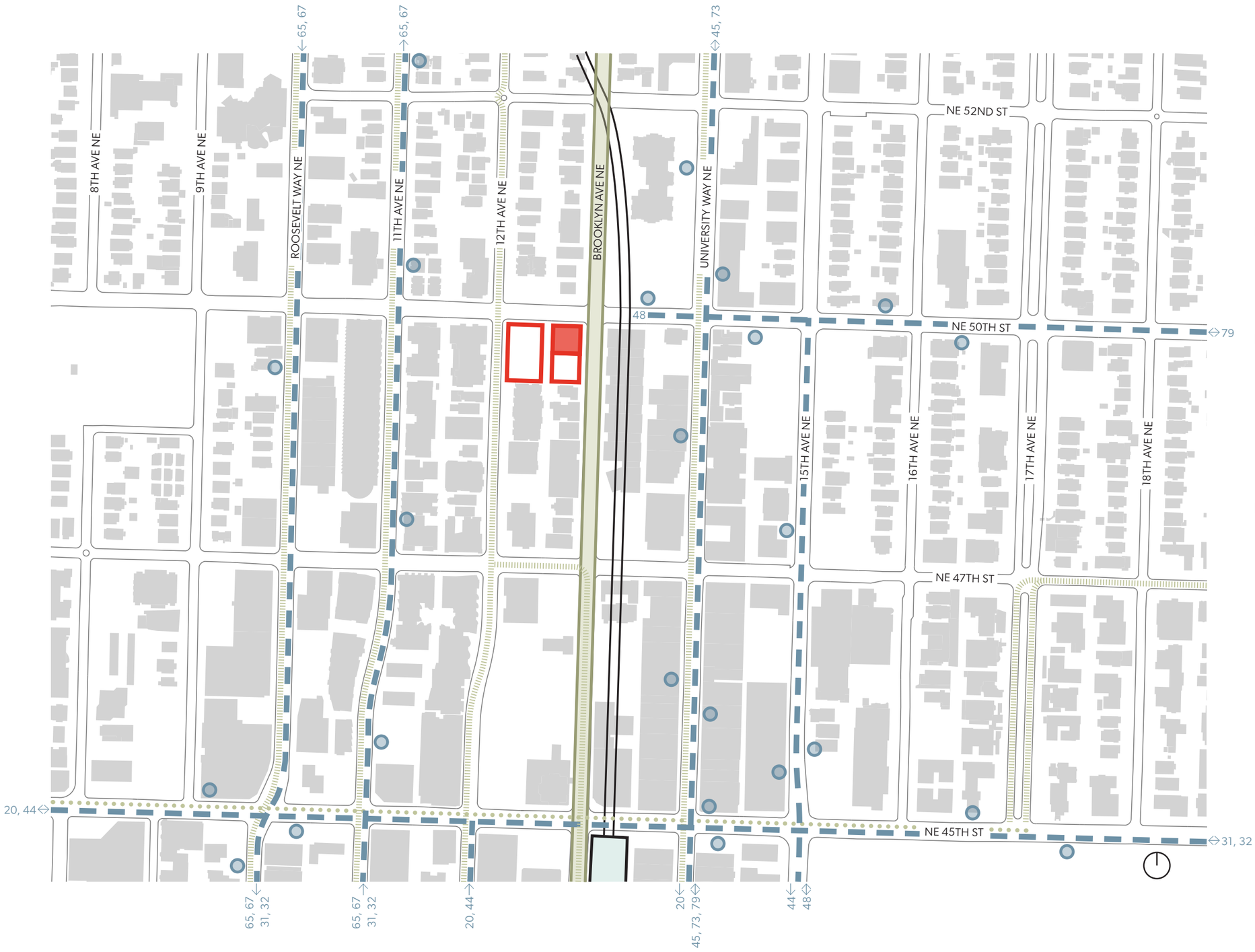
MUNICIPAL CODE

- 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

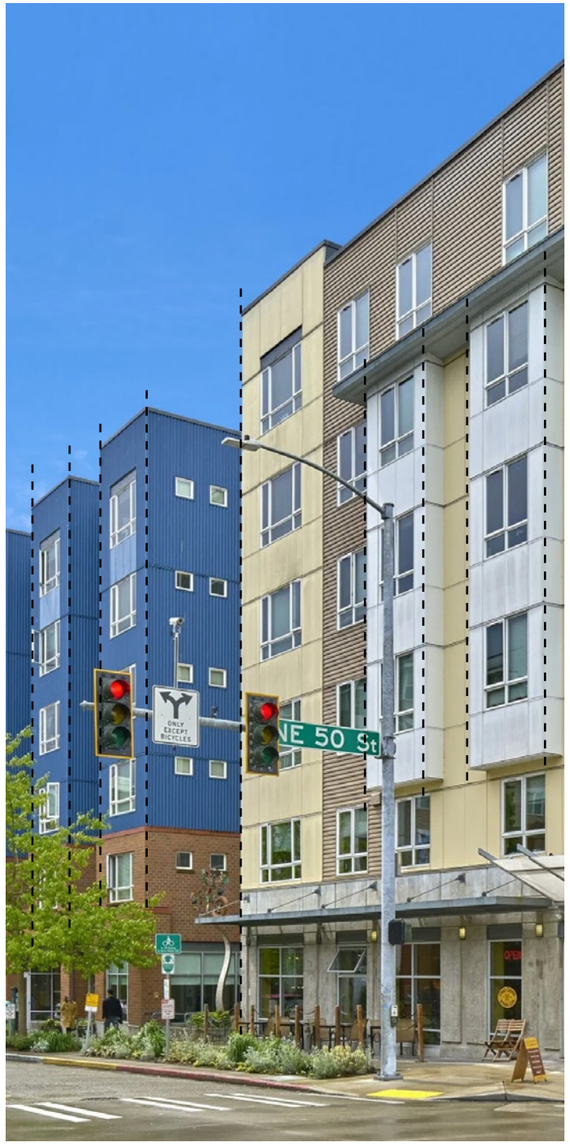
- NEIGHBORHOOD GREEN STREET
- BIKE LANE
- BIKE SHARROWS

Safeway Redevelopment (4732 Brooklyn Ave NE)

5000 12th Ave NE - Simple and clear volumetric form

Hub U District Seattle (5000 University Way) - Clear corner reveal framed by extruded overhangs

WSECU Plaza - Corner reveal that extends material language of the ground floor into the upper floors



Helix-Ellipse Apartments (4751 12th Ave NE) - Vertical massing volumes punctuated with continuous bay windows

The Stax (5001 Brooklyn Ave NE) - shifting floor plate massing to create a more dynamic horizontal expression

Safeway Redevelopment (4732 Brooklyn Ave NE) - Shifting panel colorization among series of vertical volumes

NEIGHBORHOOD ARCHITECTURAL CONTEXT CUES:

Site is in a dense urban neighborhood predominantly surrounded by 5 to 7 story podium buildings with the notable exception of the 240' tower proposed across the alley. The midrise is located at the corner of NE 50th street and Brooklyn Ave NE. NE 50th street is a east- west car dominated corridor while Brooklyn Ave NE is a designated neighborhood green street.

Bordering directly south of the site is a new pocket park. This pocket park allows for an unimpeded view of the south facade for those walking down Brooklyn Ave NE. Northeast of the site is University heights which is a open space featuring recreational activities such as basketball. The site is in the SM-U 75-240 (M1) zone with a zone change to NC2-40 across 50th and to the north.

The diverse neighborhood context provides a datum of approximately 70'. Many of these local midrise buildings feature projected bays, decks, and a whole array of other architectural moves. This makes for an incredibly visually charged neighborhood with multiple buildings competing for visual presence.

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
Religious symbols are exempt from height controls, provided they are a minimum 10ft from any side or rear lot line
Parapets may extend up to 4ft above the maximum height

7. At the applicants option, the combined total coverage of all features listed may be increased to 65% of the roof area provided that:
All mechanical equipment is screened
No rooftop features are located closer than 10feet to the 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

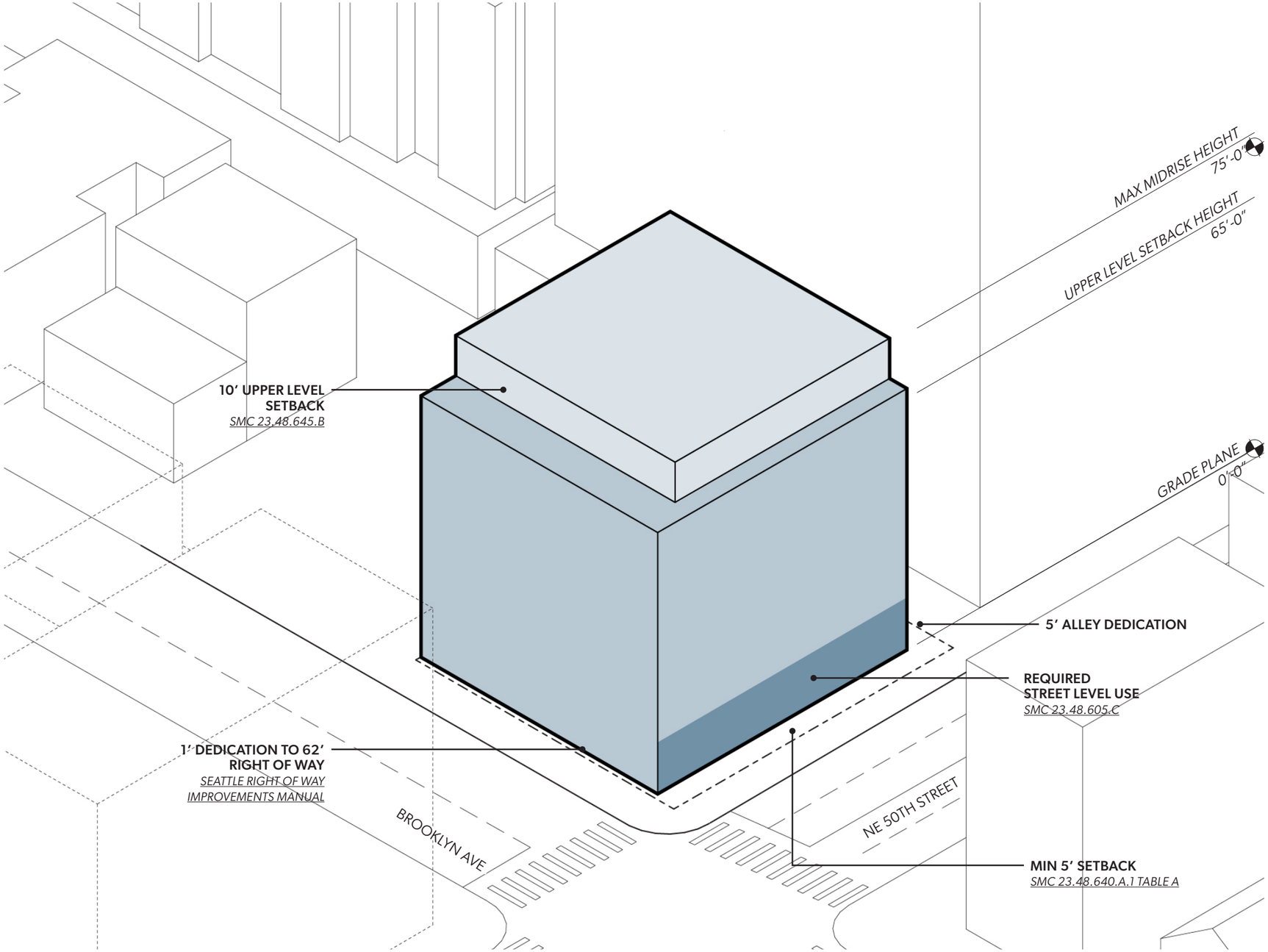
23.48.615 Structure Height in SM-U Zones
A. Maximum Height Limits
Numbers show following zone designation (SM-U 75-240 (M1))
Max Mid-Rise height = 75ft
Max High-Rise Residential Structure Height = 240ft

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
C. 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

23.48.622 Extra Floor Area in SM-U Zones
A. Means to achieve extra floor area above the base FAR:
Achieve 65 percent of the extra floor area on the lot by using bonus residential floor area for affordable housing pursuant to Section 23.58A.014 or bonus non-residential floor area for affordable housing and child care pursuant to Section 23.58A.024;
Achieve 35 percent of the extra floor area through acquiring open space, or providing open space amenities

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

⑤ **EXTRA FLOOR AREA PURCHASED FROM MHA**

UP TO 65% BONUS FLOOR AREA
137,691 * 0.65 = 89,499 SF

SMC 23.58A.014

OPEN SPACE AMENITIES

UP TO 35% BONUS FLOOR AREA
137,691 * 0.35 = 48,192 SF

SMC 23.58A.040

⑥ **GREEN STREET IMPROVEMENTS (5:1)**

IMPROVEMENTS PROVIDED: 1,944 SF
1,944 SF * 5 = 9,719 SF EARNED

SMC 23.58A.040

⑦ **OPEN SPACE BONUS (7:1)**

OPEN SPACE PROVIDED: 5,302 SF
5,302 * 7 = 37,112 SF EARNED

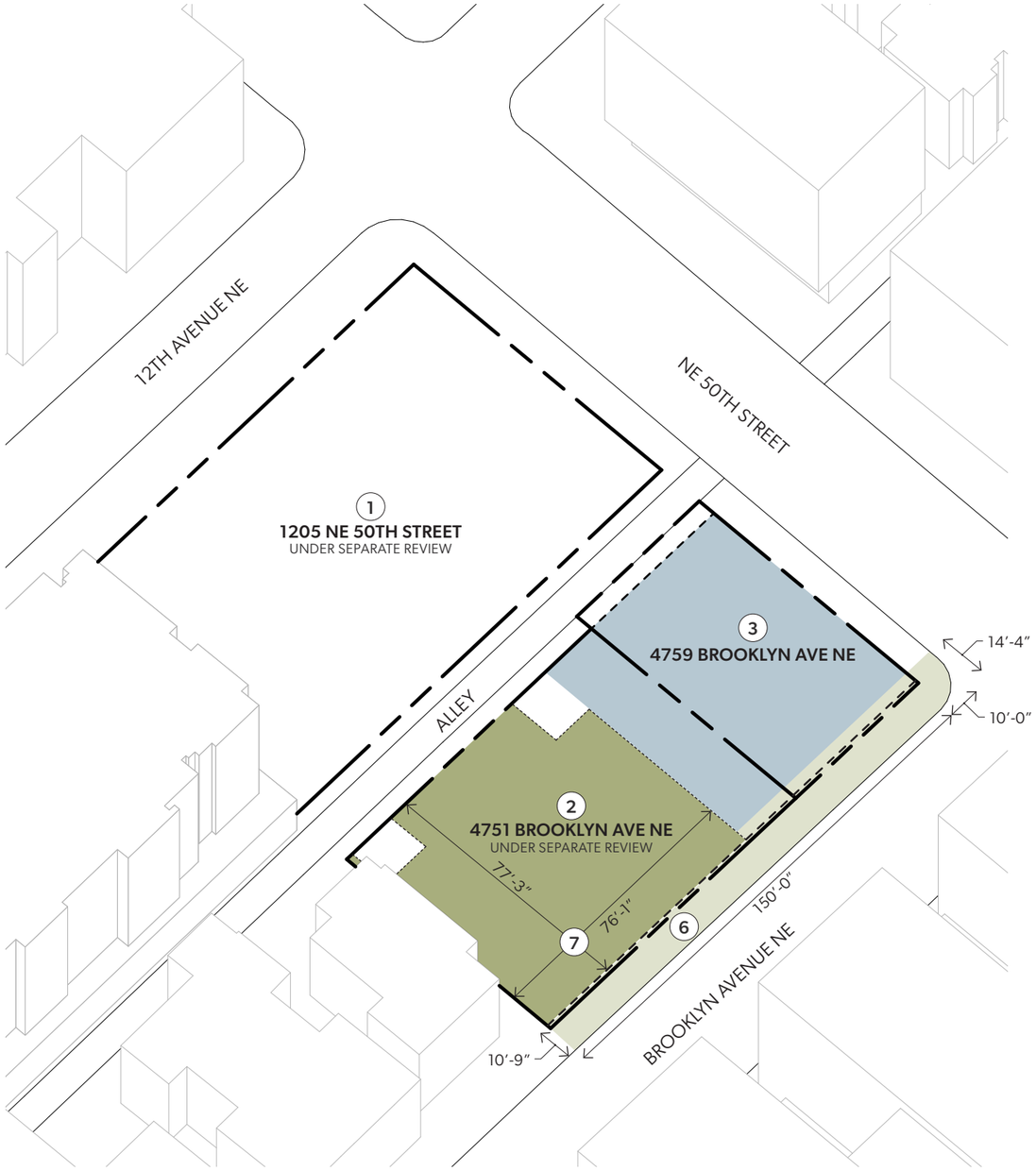
SMC 23.58A.040

9,719 SF + 37,112 SF = 46,832 SF
46,832 SF EARNED < 48,192 SF MAX

⑧ **FAMILY SIZE UNIT BONUS**

SMC 23.48.620.D

AS REVISED BY ORDIANCE 126685



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**

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UNIVERSITY DISTRICT DESIGN GUIDELINES

CS 2 - Urban Pattern and Form
Strengthen the most desirable forms, characteristics, and patterns of the streets, block facades, and open spaces in the surrounding area.

2. Neighborhood Context

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

Response:

Along both 50th and Brooklyn there will be retail storefront scaled to the pedestrian realm with a variety of customizable elements including lighting, signage, and overhead canopies. More robust colors and material choices will respond to the unique streetscape context in the University District.

PL 1 - Connectivity
Complement and contribute to the network of open spaces around the site and the connections among them.

1. Networks & Connections to Community Open Space

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

Response:

The new building will orient to the proposed pocket park on Brooklyn with a private amenity space overlooking the park and opening onto it. The proposed building will also be recessed along the glass portion of the southern facade to provide more space to the pocket park and encourage interactivity between the commercial space inside and the park outside.

PL 3 - Street-Level Interaction
Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

3. Mixed Use Corridors & Commercial Frontages: Mixed-use corridors (as indicated on Map B) should be designed as welcoming and lively pedestrian-oriented streetscapes with a fine-grained detail and ground-level activity that engages the public realm

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

Response:

All exterior retail frontage on 50th and Brooklyn will be fully glazed with the potential to open the interior spaces to engage and activate the adjacent sidewalk.

DC 1 - Project Uses & Activities
Optimize the arrangement of uses and activities on site

1. Activating Uses

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

Response:

As 50th and Brooklyn are both mixed use corridors, glazing will be floor to ceiling and maximized wherever possible to reinforce retail activation. Additional glazing will provide interaction of ground floor with open space to south facade. Extentof lobby will be minimized and glazed for sidewalk activation.

DC 2 - Architectural Concept
Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

1. 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.

b3. Employ purposeful modulation that is meaningful to the overall composition and building proportion, or that expresses individual units or modules. Avoid over-modulation. Changes in color and material should typically be accompanied by a legible change in plane and/or design language.

b4. Opt for distinctive and sculptural forms and elements, especially in highly visible locations or corners.

2. Architectural Concept & Facade Composition

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

Response:

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.

DC 4 - Exterior Elements & Finishes
Use appropriate and high-quality elements and finishes for the building and its open spaces.

1. Durable, High-Quality Exterior Materials

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

2. Hardscaping & Landscaping

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

Response:

High quality materials will be used for building facades and open spaces for durability, longevity, and low maintenance.

SEATTLE CITY WIDE GUIDELINES

CS 2 - Urban Pattern and Form
Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area

A. Location in the City and Neighborhood

2.) Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly. A site may lend itself to a "high-profile" design with significant presence and individual identity, or may be better suited to a simpler but quality design that contributes to the block as a whole. Buildings that contribute to a strong street edge, especially at the first three floors, are particularly important to the creation of a quality public realm that invites social interaction and economic activity. Encourage all building facades to incorporate design detail, articulation and quality materials.

C. Relationship to the Block

1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances. Consider using a corner to provide extra space for pedestrians and a generous entry, or build out to the corner to provide a strong urban edge to the block.

Response:

The building extends to the corner of the site along 50th and Brooklyn to create a strong urban edge. The design language along both the north and east facade are similar so that the corner condition reads as one move when viewed from the open space north east of the site.

DC 2 - Architectural Concept
Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings

B. Architectural and Facade Composition

1. Façade Composition: Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley façade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing façade around the alley corner of the building.

Response:

The building roof is visible both from the proposed tower west of the site and from the street. Unavoidable massing such as mechanical and elevator overruns have been deliberately placed in a visually sensible manner so they contribute to rather than detract from the overall massing geometry.

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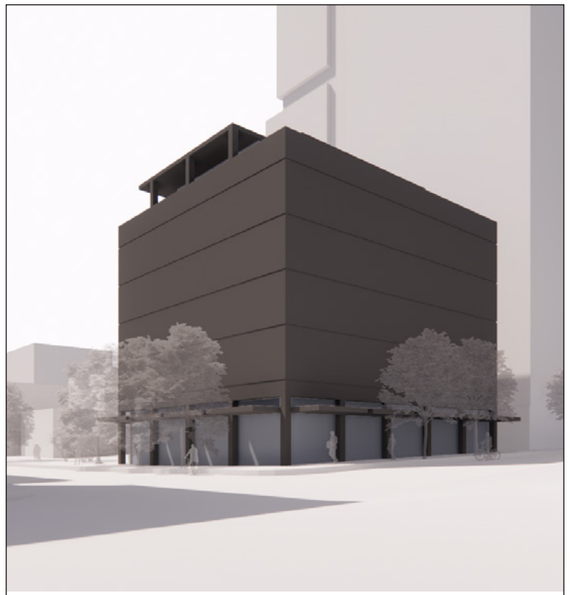
CODE COMPLIANT



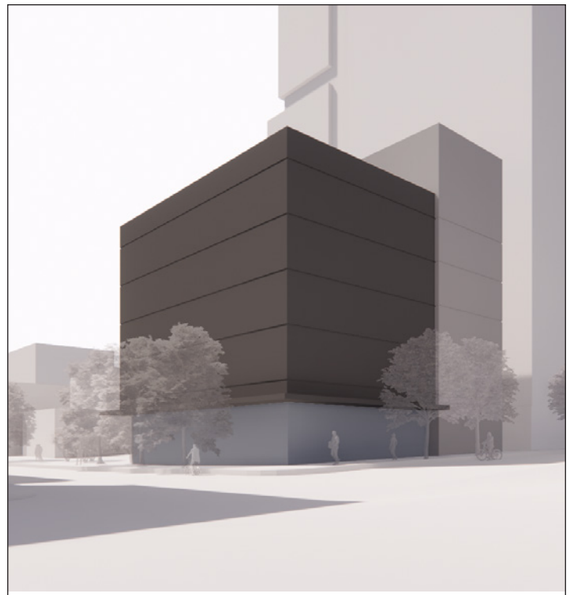
SCHEME 1 / COLUMNED BASE

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

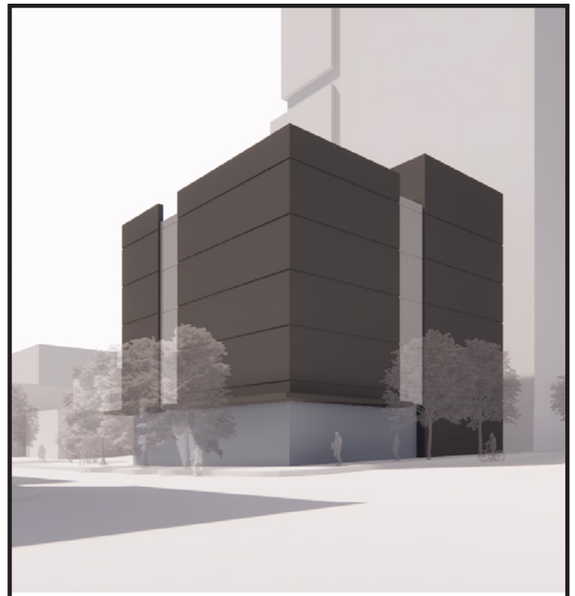
PROS

- 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

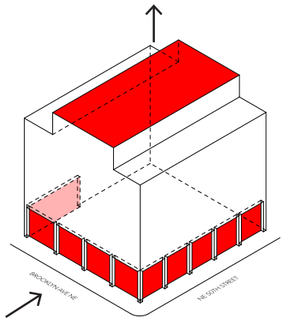
SCHEME 1 / **COLUMNED BASE**

Massing Concepts:
Simple cubic mass elevated above ground floor

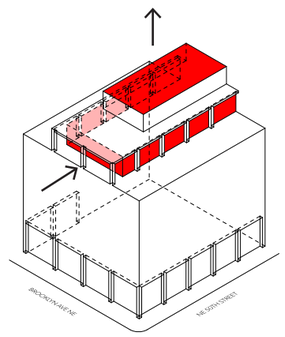
Departures:
- None

OPERATION DIAGRAM

1 Inset ground floor to reveal columned base



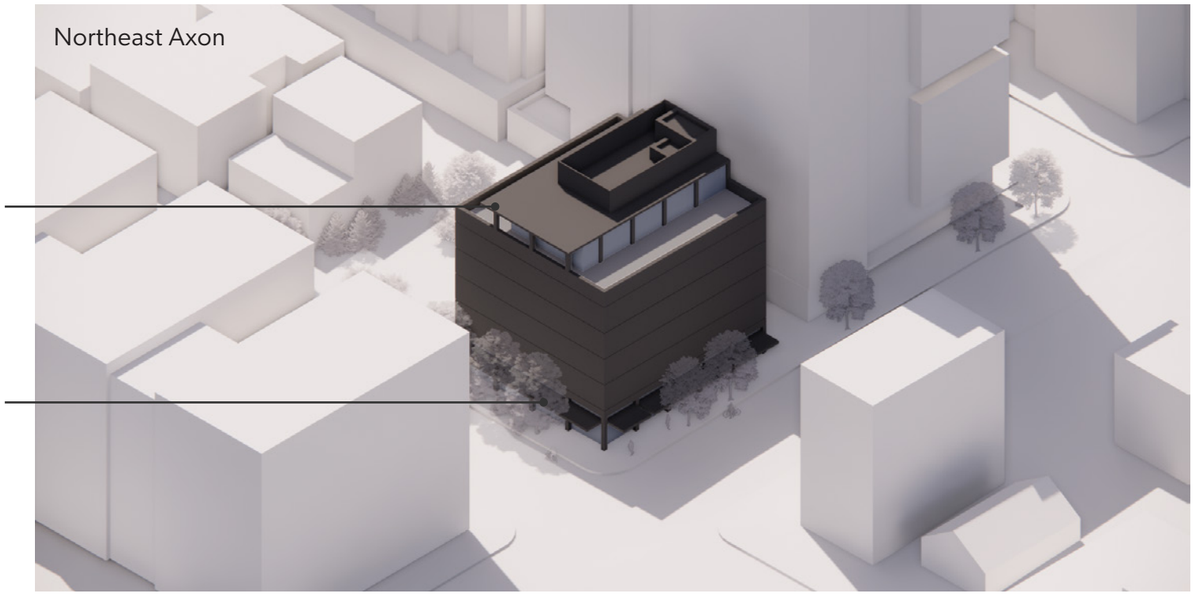
2 Inset roof top massing to emulate language found on the ground floor



Northeast Axon

Rooftop mass emulates ground floor column base

Consistent column bays blend retail and residential uses



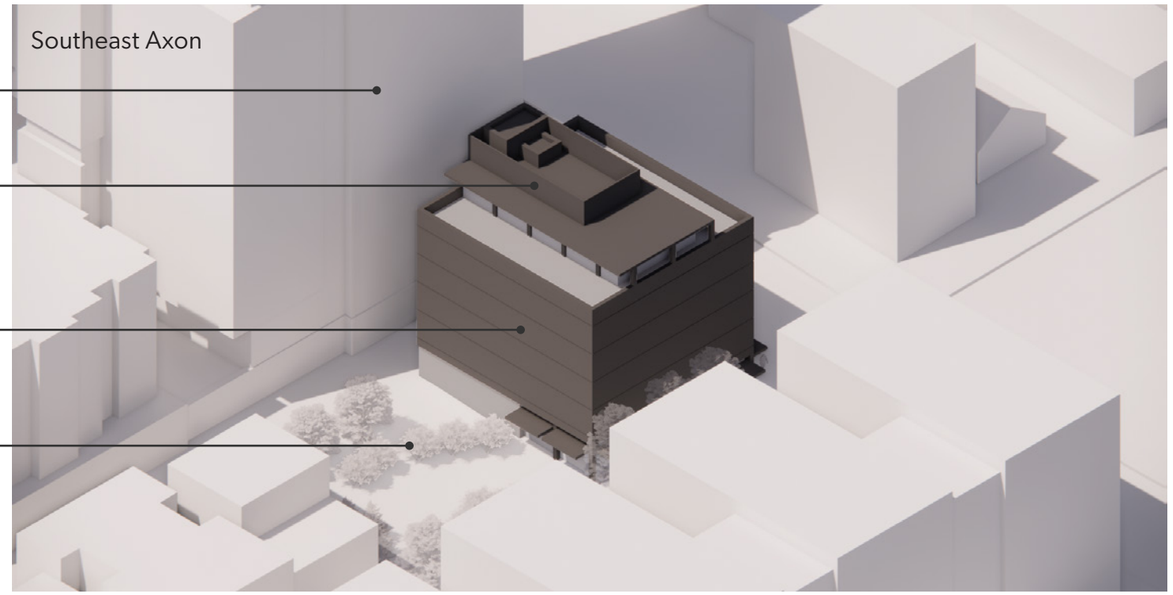
Southeast Axon

Proposed Tower (Under Separate Review)

Mechanical Screening

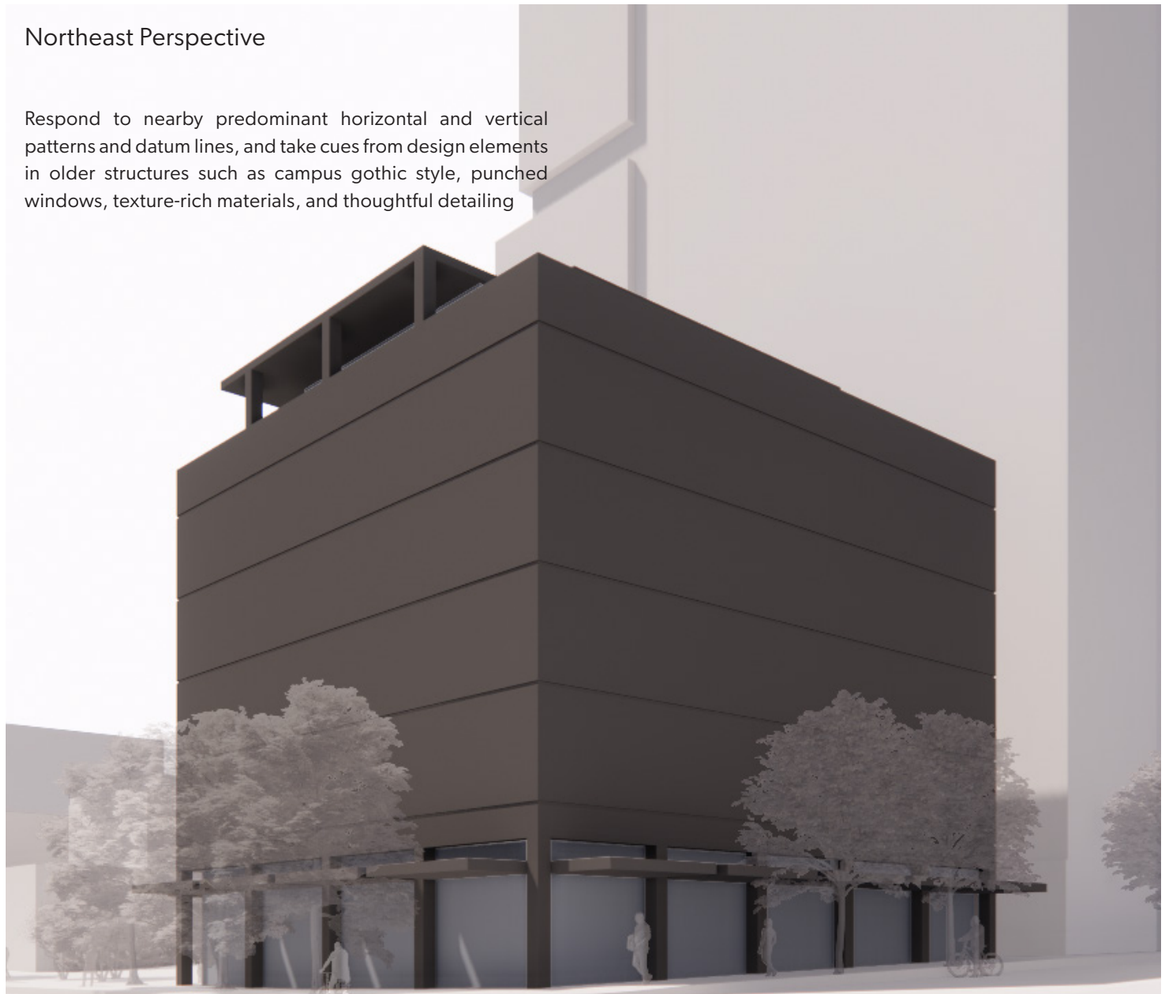
Continuous material wrap on all facades

Proposed Open Space (Under Separate Review)



Northeast Perspective

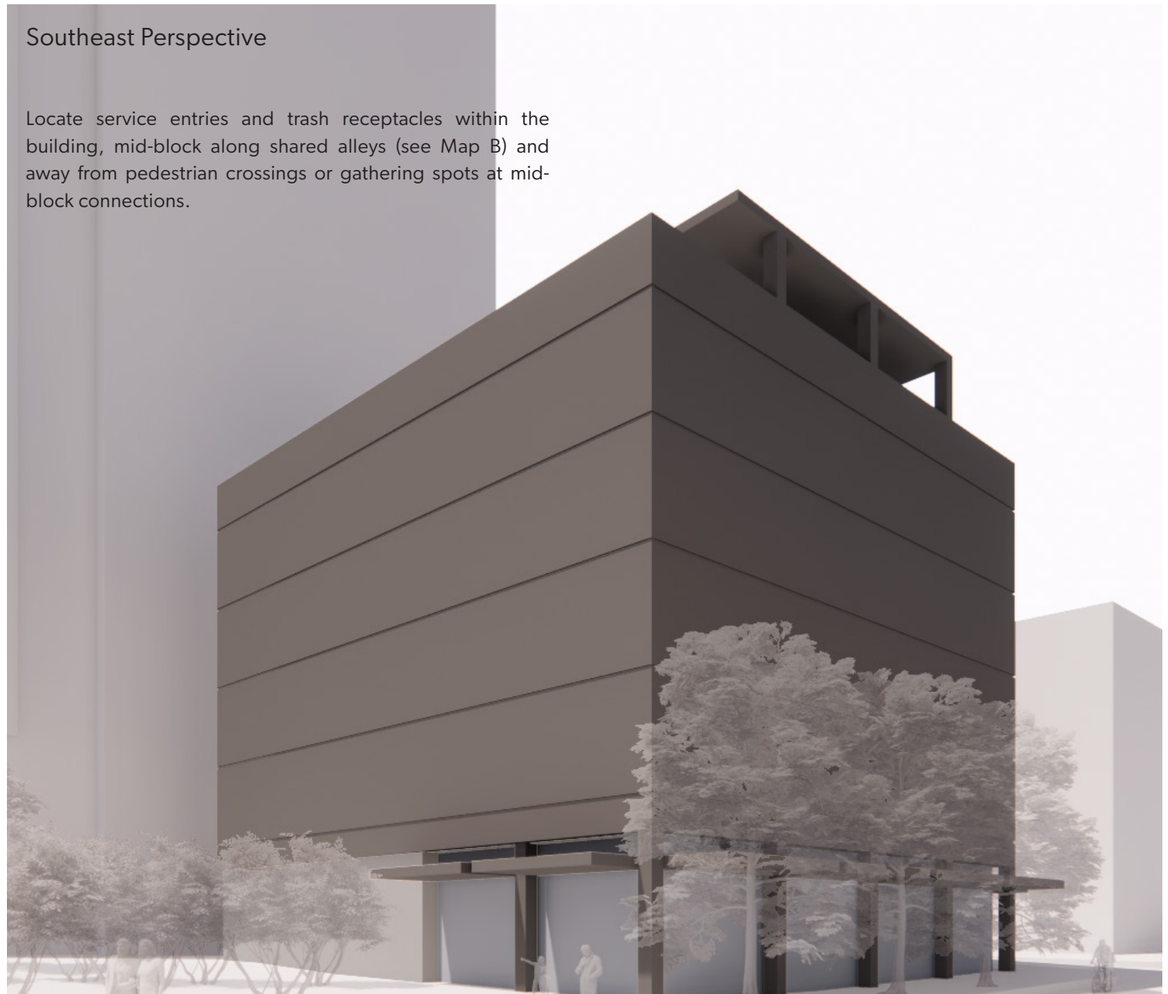
Respond to nearby predominant horizontal and vertical patterns and datum lines, and take cues from design elements in older structures such as campus gothic style, punched windows, texture-rich materials, and thoughtful detailing



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

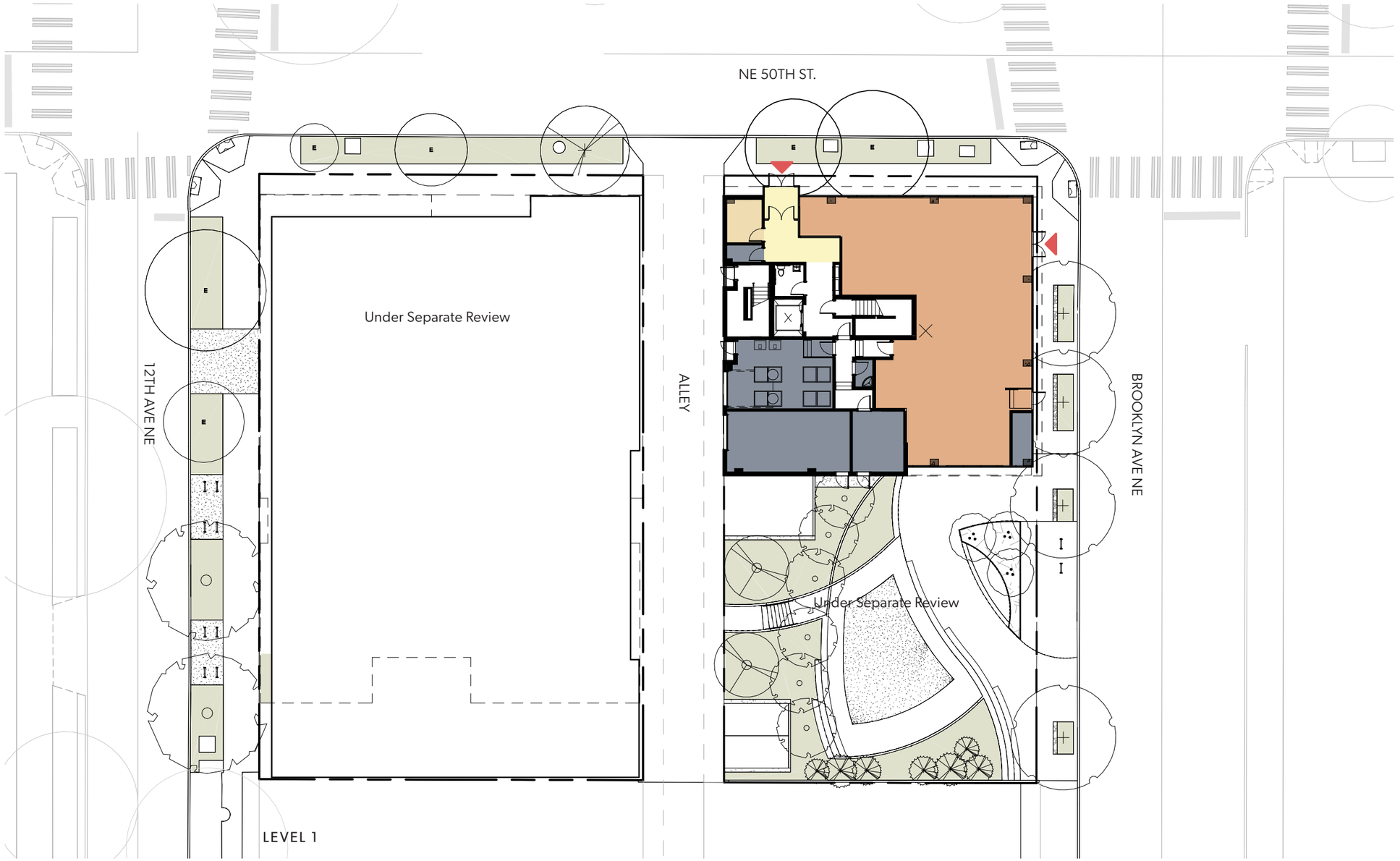
Southeast Perspective

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



Design adjacent projects to act as a deferential backdrop, with refined building facades that help frame the open space, or incorporate artistic features that complement the function of the open space and create an "outdoor room.

SCHEME 1



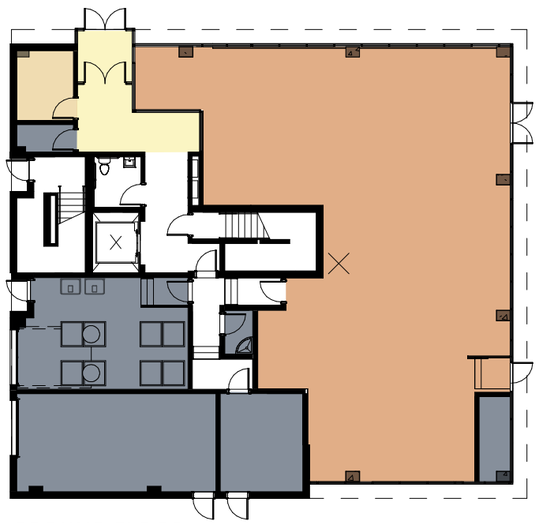
Program Legend

- Units
- Amenity
- Retail
- Lobby/leasing
- Study area
- Back of House
- Exterior Amenity

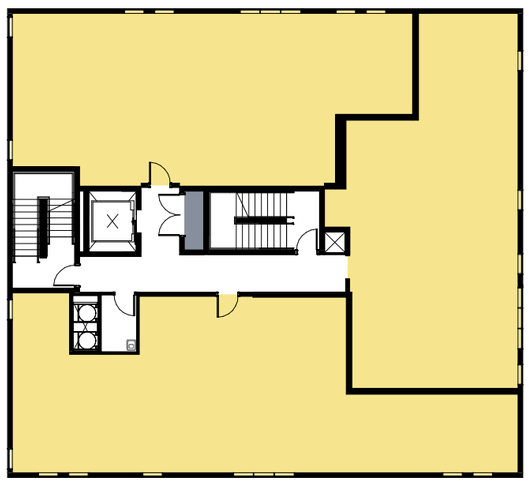
Primary Pedestrian Entry

GGLO

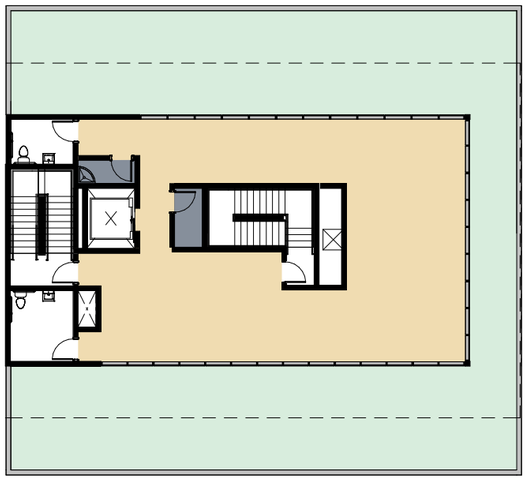
SCHEME 1



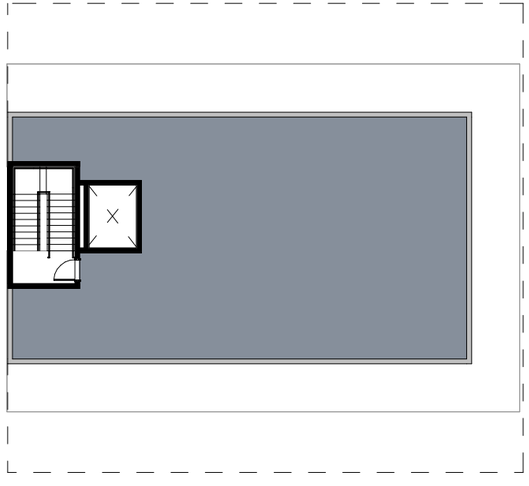
GROUND FLOOR



LEVELS 2-5



ROOF LEVEL



MECH. LEVEL

Program Legend

- Units
- Amenity
- Retail
- Lobby/leasing
- Study area
- Back of House
- Exterior Amenity

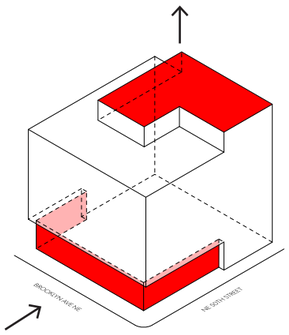
SCHEME 2 / **CORNER DROP**

Massing Concepts:
Interlocking volumes. Mechanical screen wall grounds on 50th, weaving of contrasting materials on park facade.

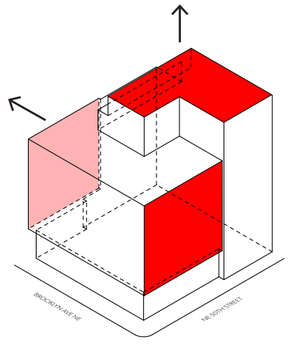
Departures:
- Street Level Use Percentage
- Street Level Use Depth

OPERATION DIAGRAM

1 Inset ground floor along commercial facade



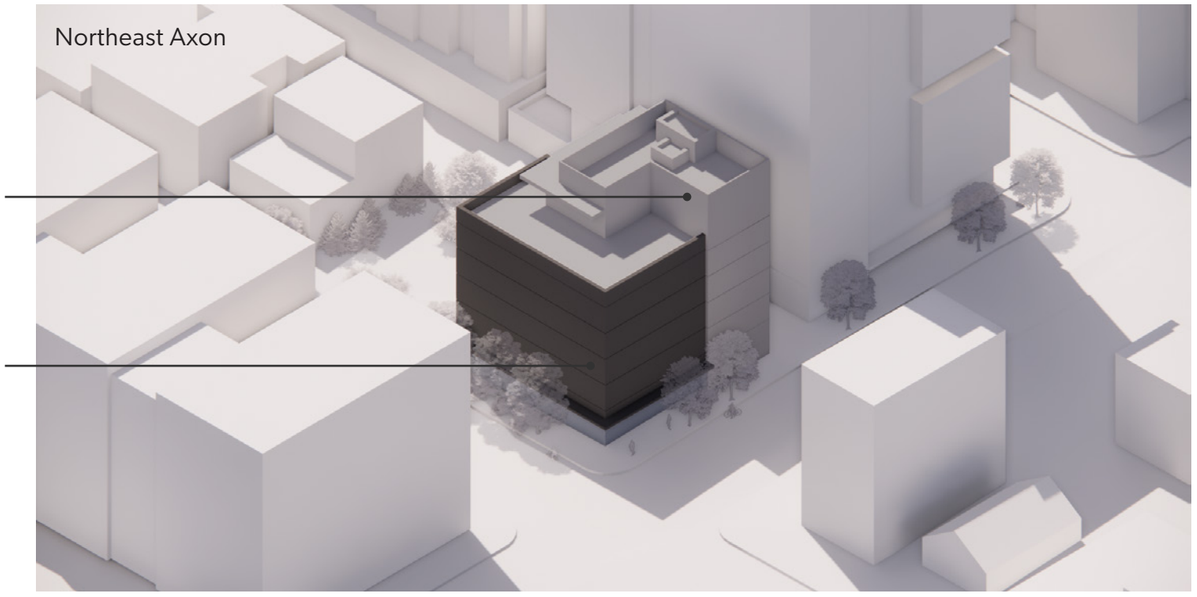
2 Shift eastern volume south to break upper mass into two distinct volumes



Northeast Axon

Using the mechanical screen grounds on 50th and marks residential lobby program

Continuous wrap of material at cubic form "floating" above retail program



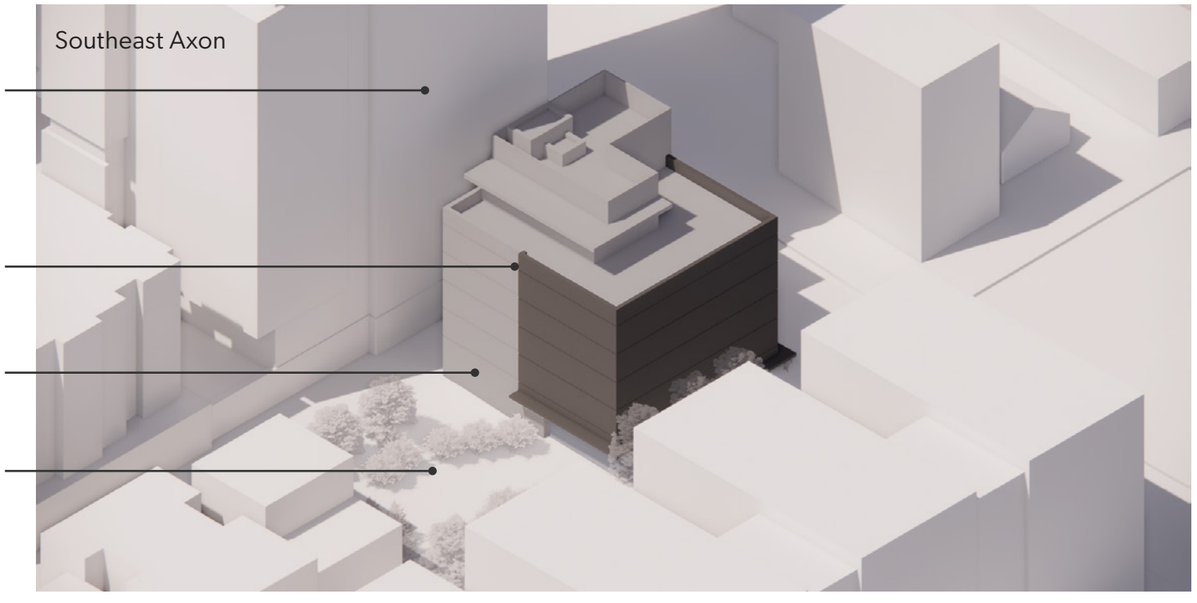
Southeast Axon

Proposed Tower (Under Separate Review)

Contrasting materials woven together on south facades facing park

Contrasting materials mark retail to service program on ground floor facing park

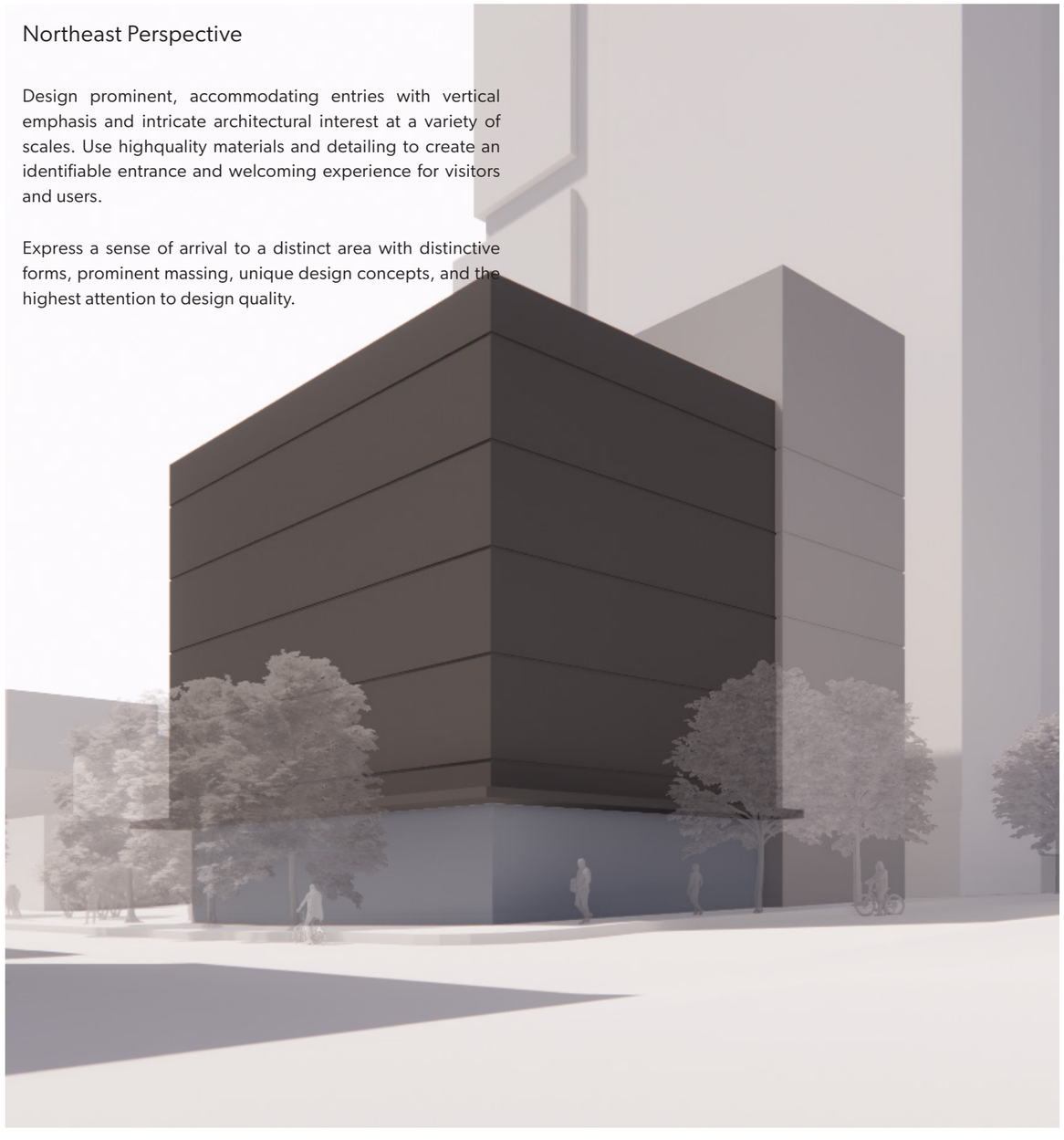
Proposed Open Space (Under Separate Review)



Northeast Perspective

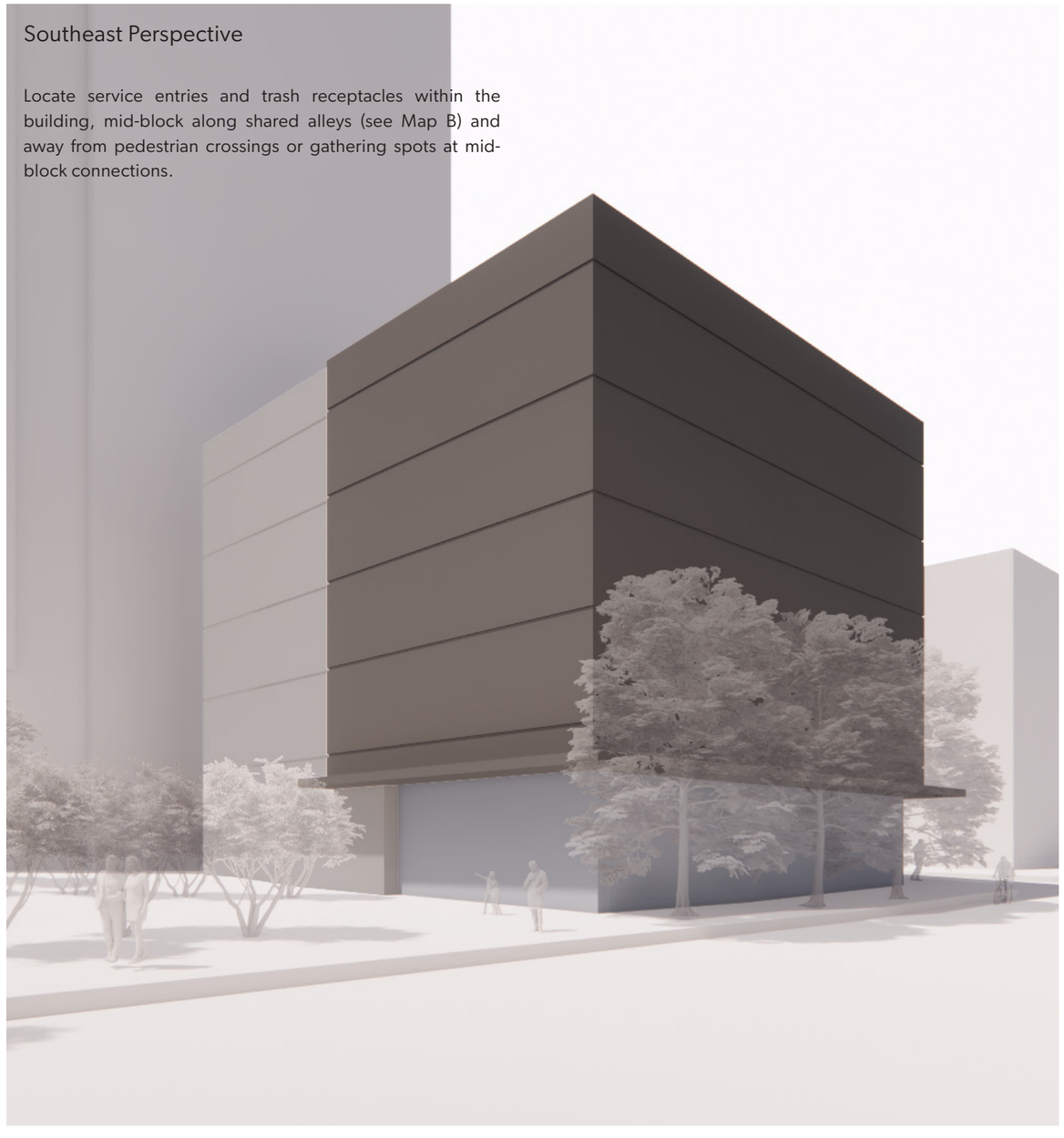
Design prominent, accommodating entries with vertical emphasis and intricate architectural interest at a variety of scales. Use highquality materials and detailing to create an identifiable entrance and welcoming experience for visitors and users.

Express a sense of arrival to a distinct area with distinctive forms, prominent massing, unique design concepts, and the highest attention to design quality.

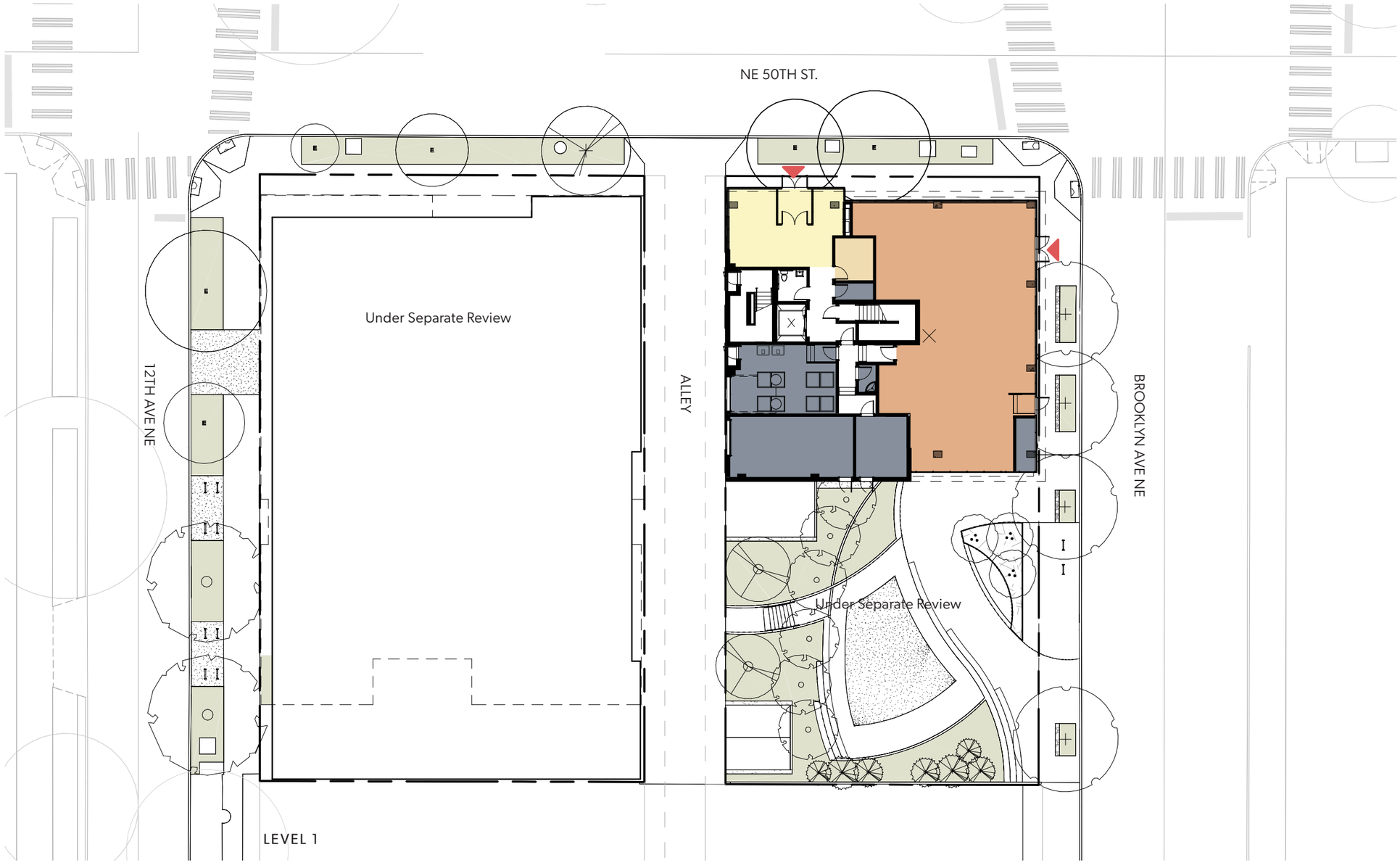


Southeast Perspective

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



SCHEME 2

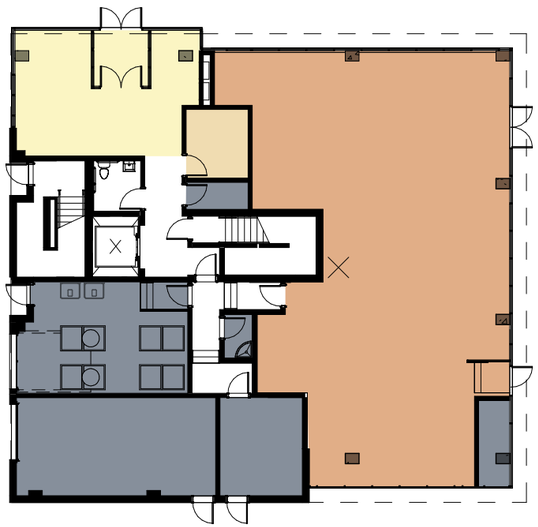


Program Legend

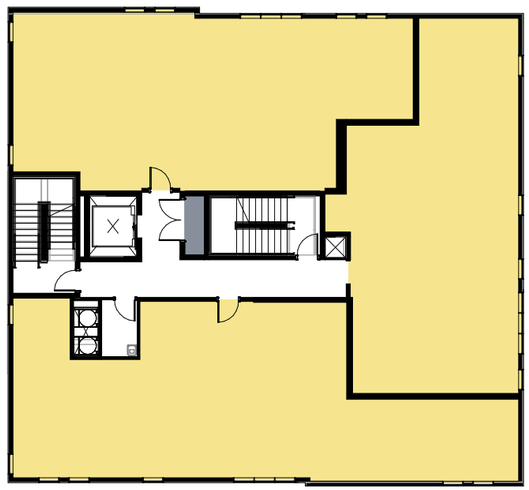
- Units
- Amenity
- Retail
- Lobby/leasing
- Study area
- Back of House
- Exterior Amenity

Primary Pedestrian Entry

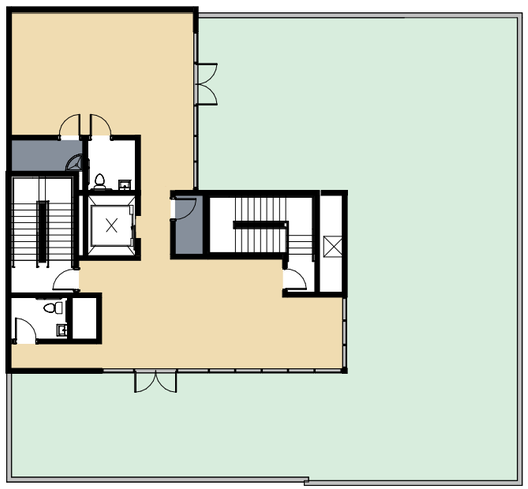
SCHEME 2



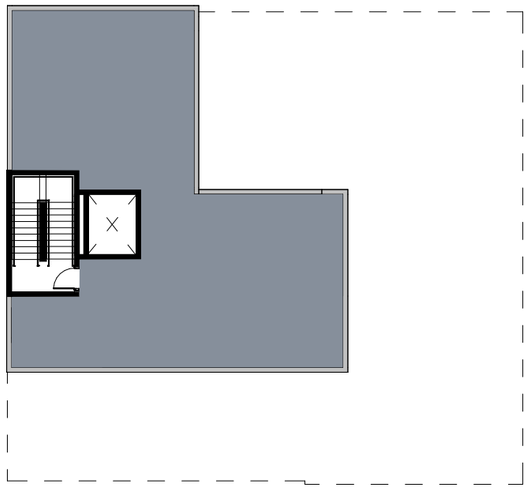
GROUND FLOOR



LEVELS 2-5



ROOF LEVEL



MECH. LEVEL

Program Legend

- Units
- Amenity
- Retail
- Lobby/leasing
- Study area
- Back of House
- Exterior Amenity

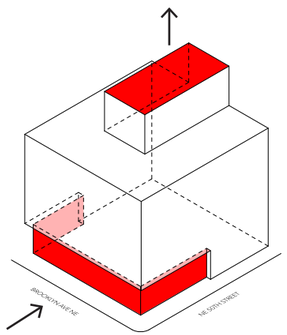
SCHEME 3 / **EXTERIOR REVEALS**

Massing Concepts:
Articulated interlocking massing separated by vertical striations

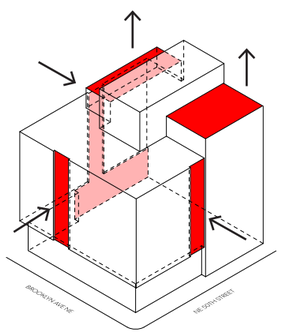
Departures:
- Street Level Use Percentage
- Street Level Use Depth

OPERATION DIAGRAM

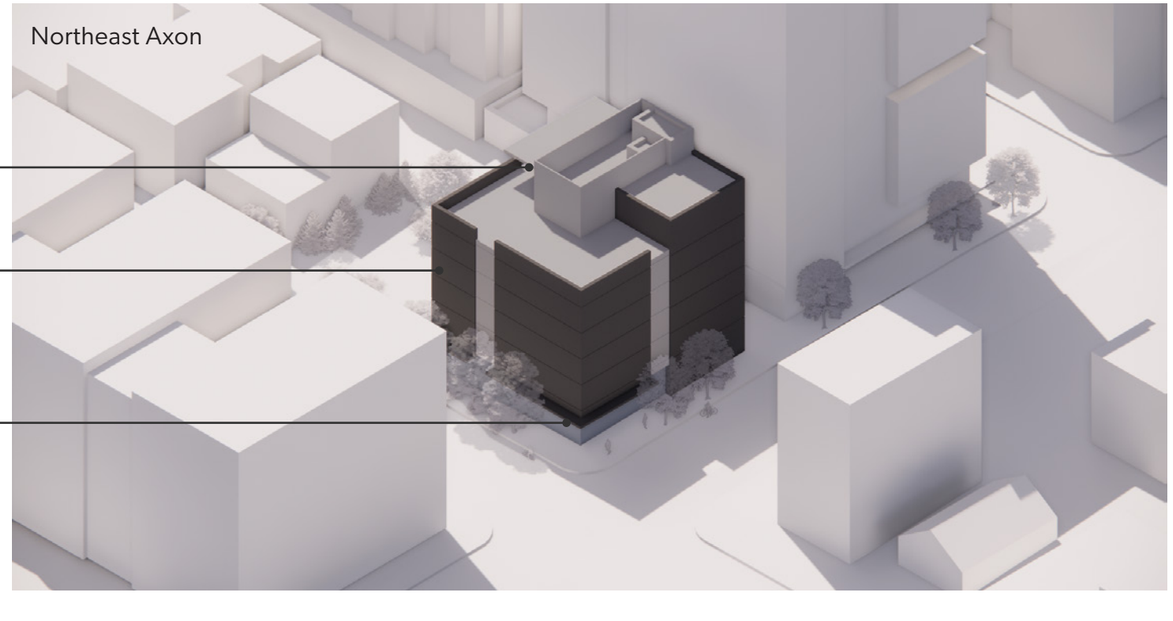
1 Recess commercial ground floor



2 Recess vertical strips along upper massing



Northeast Axon

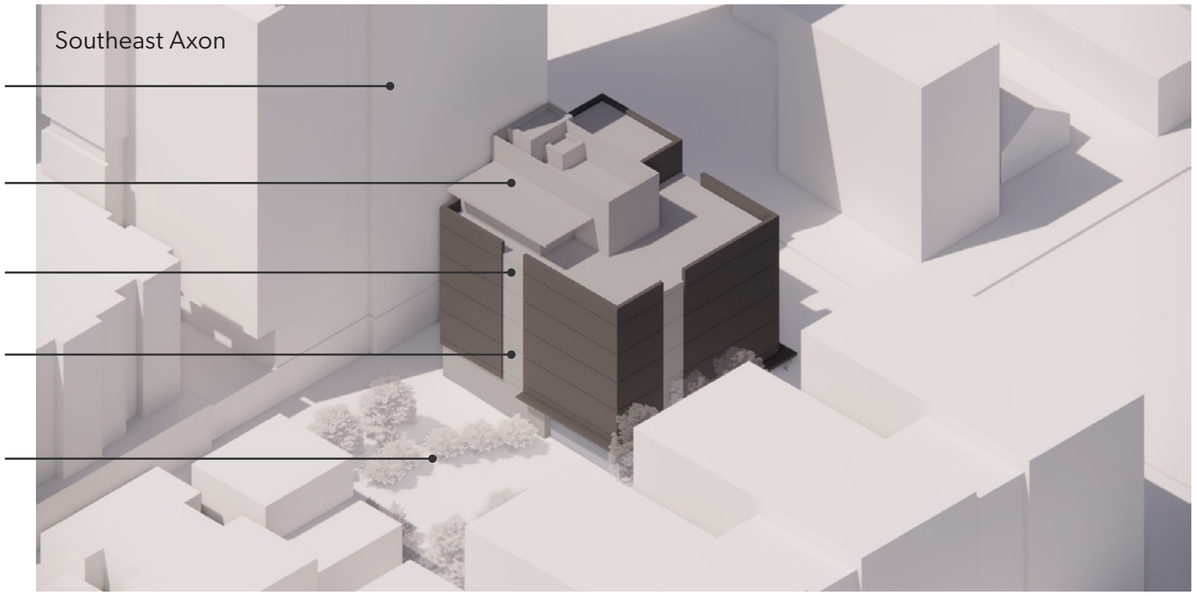


Mechanical Screening

Massing moves turn the corner to emphasize both the corners of the site and the intersection of 50th and Brooklyn

Retail program marked by recessed glass at ground floor, canopy design and massing

Southeast Axon



Proposed Tower (Under Separate Review)

Extent of ground floor panel at service program relates to expressed roof form

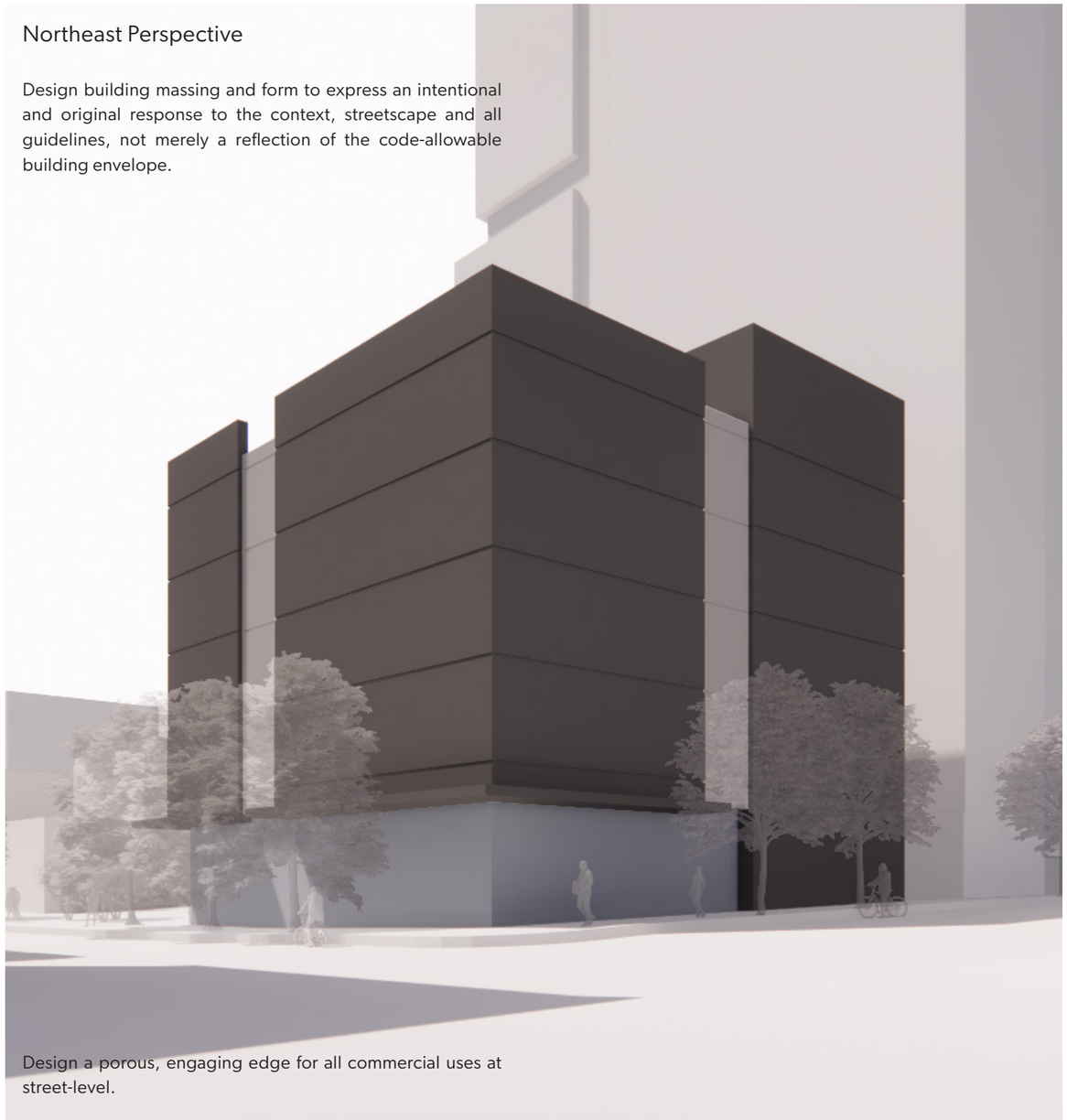
Playful asymmetric massing separated by vertical striations relate well to tower massing

Vertical reveals emulate language found in adjacent proposed tower

Proposed Open Space (Under Separate Review)

Northeast Perspective

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.

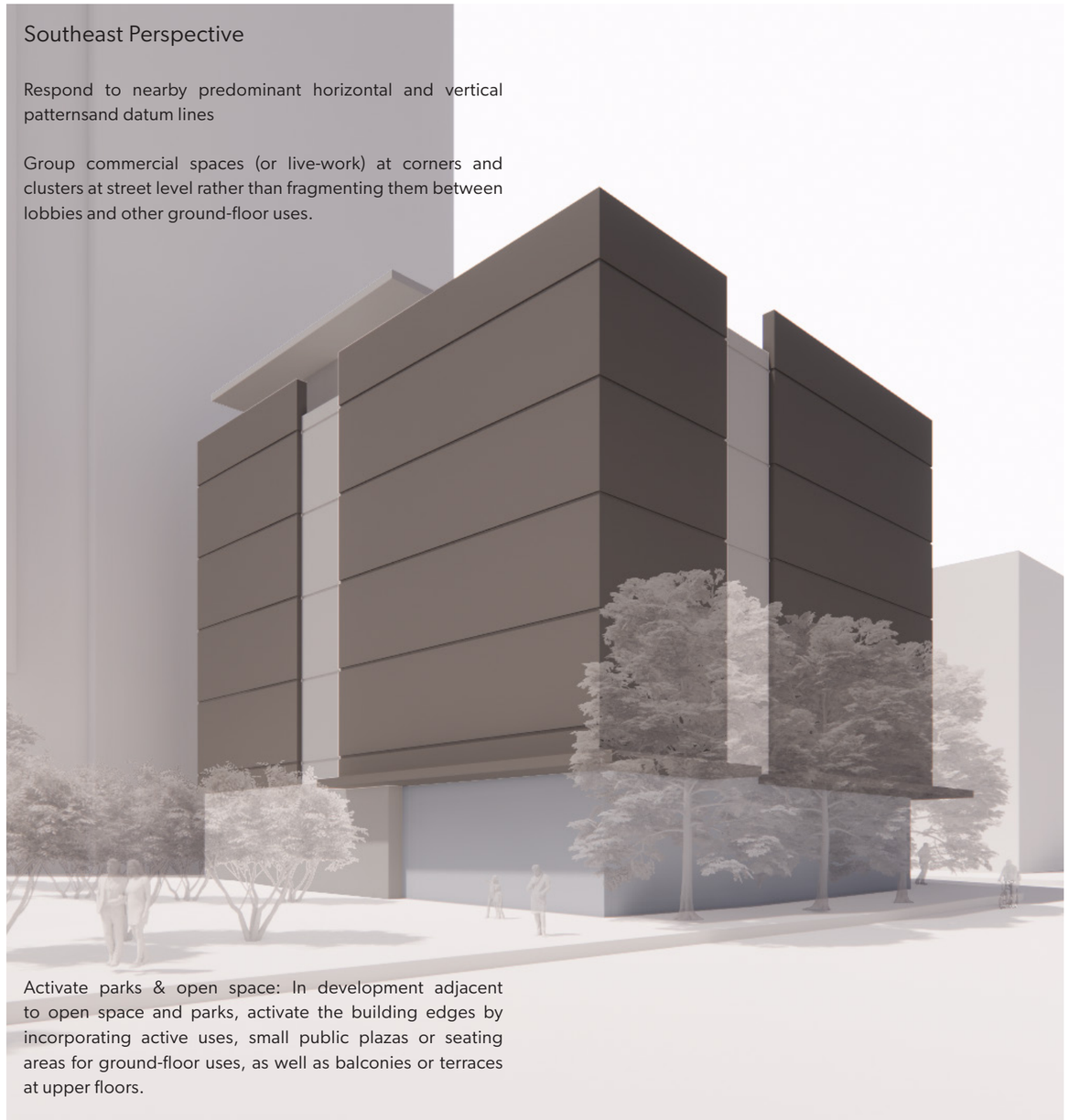


Design a porous, engaging edge for all commercial uses at street-level.

Southeast Perspective

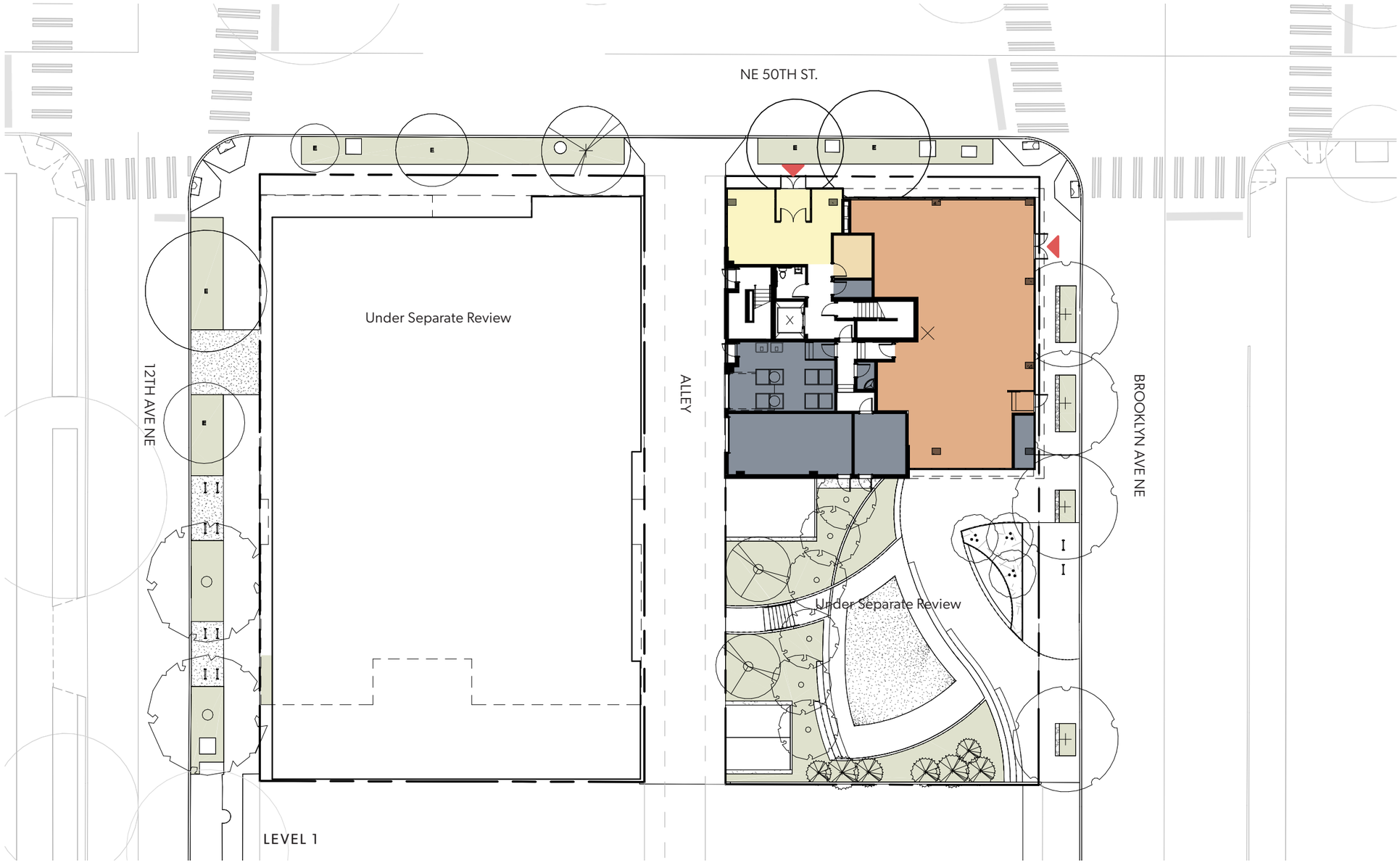
Respond to nearby predominant horizontal and vertical patternsand datum lines

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



Activate parks & open space: In development adjacent to open space and parks, activate the building edges by incorporating active uses, small public plazas or seating areas for ground-floor uses, as well as balconies or terraces at upper floors.

SCHEME 3



Program Legend

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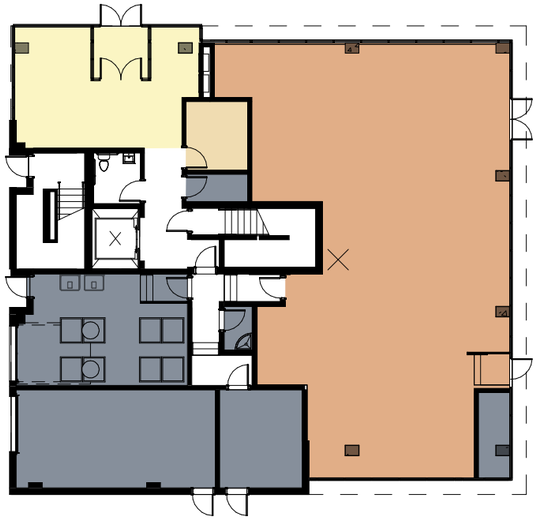
- Amenity
- Retail
- Lobby/leasing
- Study area
- Back of House
- Exterior Amenity

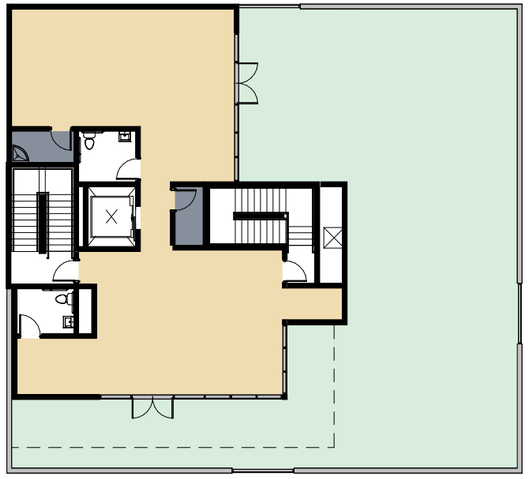
Primary Pedestrian Entry

GGLO

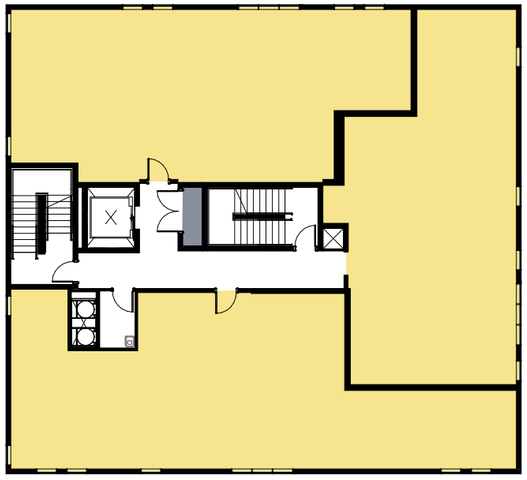
SCHEME 3



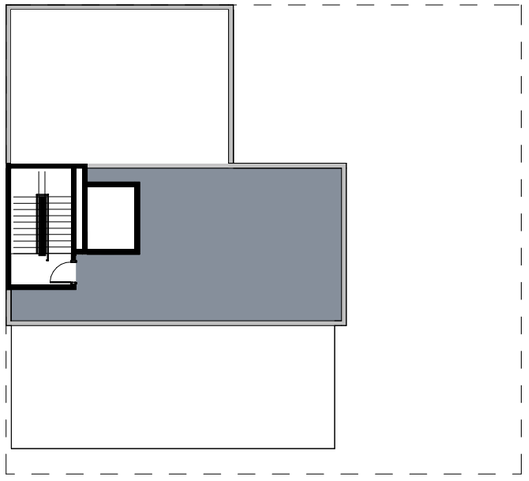
GROUND FLOOR



ROOF LEVEL



LEVELS 2-5



MECH. LEVEL

Program Legend

- Units
- Amenity
- Retail
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- Study area
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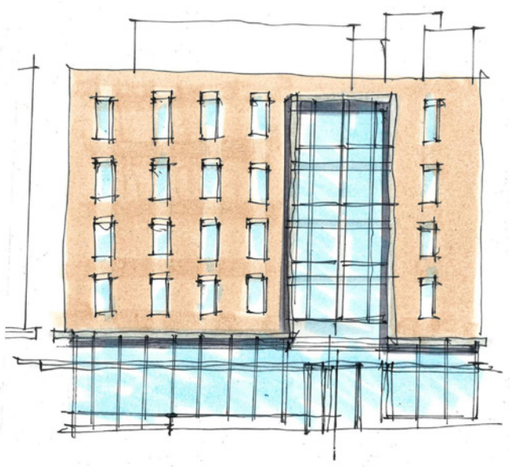
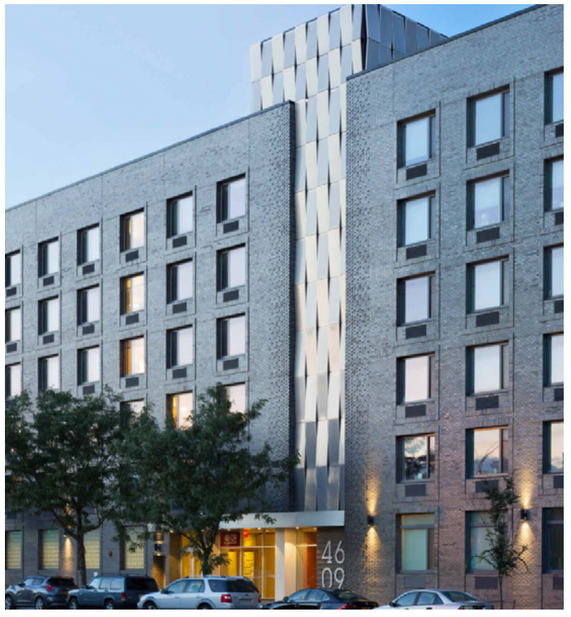
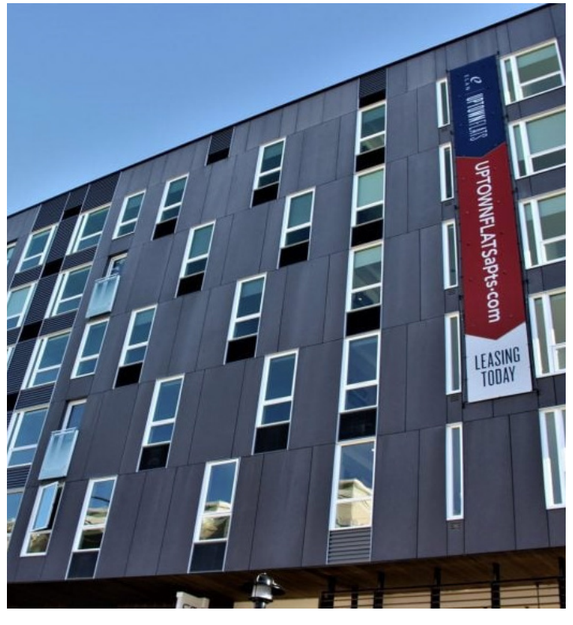
SCHEME 3 / FACADE DEVELOPMENT - TRANSPARENCY

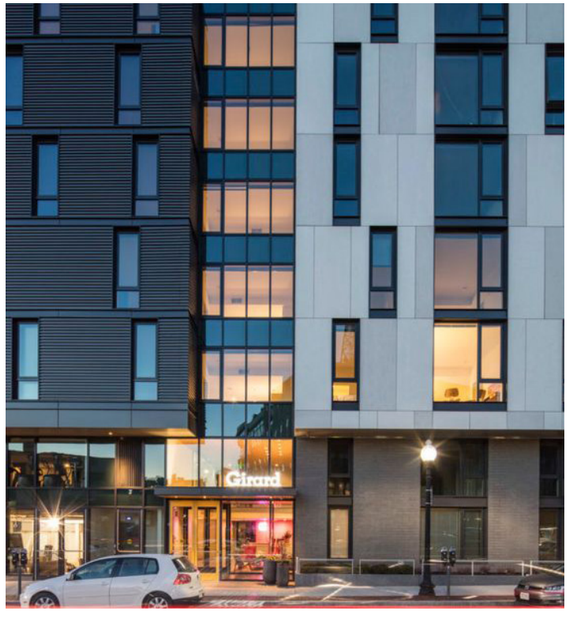
Because of the scale of the building and its diverse adjacent building massing languages, we envision our building as more elegant, subtle, and platonic with a ground plane that is light, transparent, and visually connected to the streetscape. We have shifted the focus to looking at some of the individual elements of the tectonics as a way to bring uniqueness and interest to the facade such as the window patterning studies shown on the right.





MATERIAL PRECEDENTS





8am **12pm** **3pm**

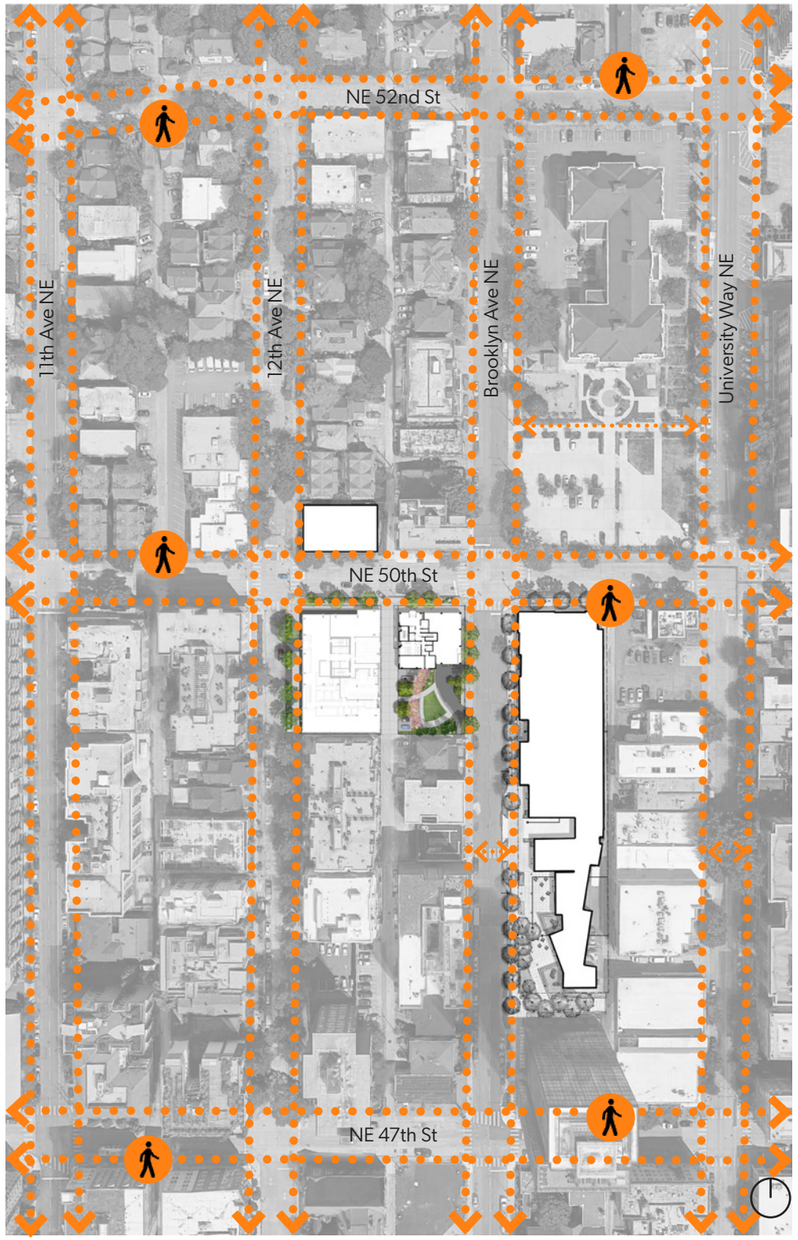
Summer

Equinoxes

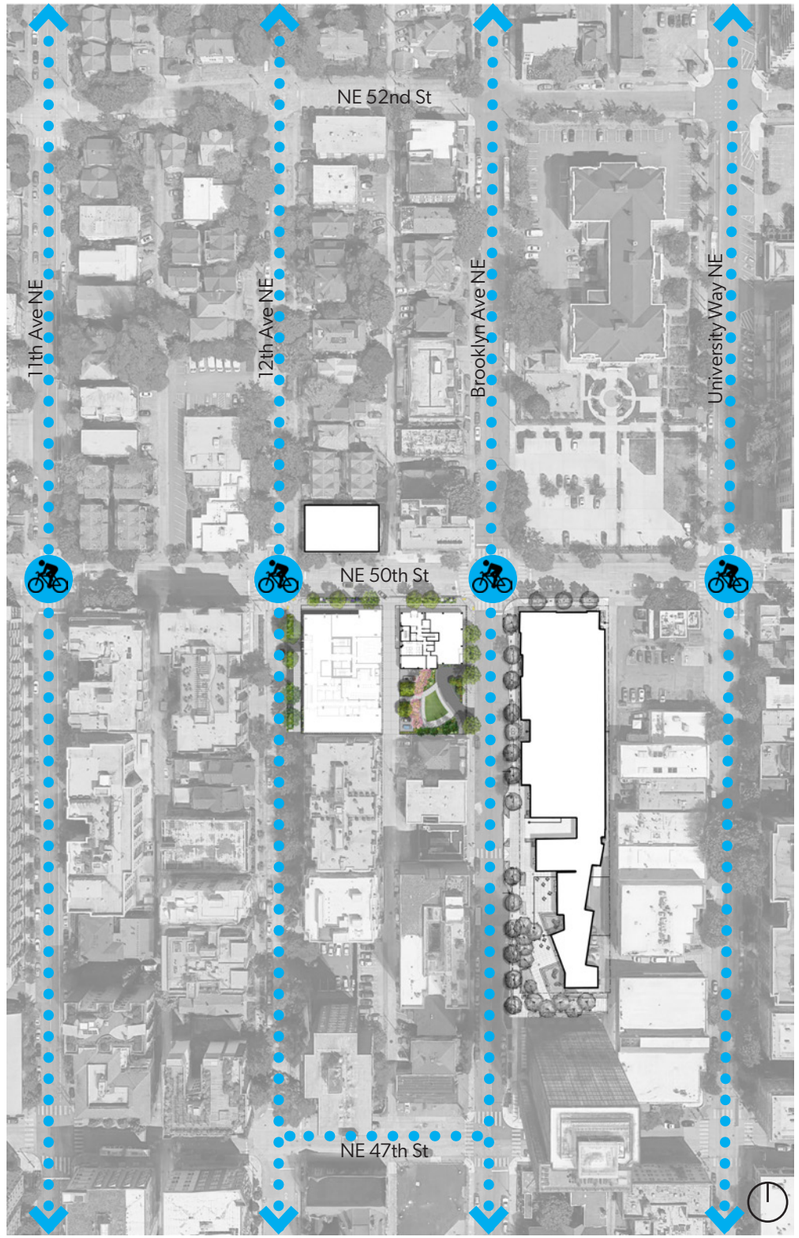
Winter

GGLO

PEDESTRIAN CIRCULATION



BICYCLE CIRCULATION



VEHICLE CIRCULATION

DELIVERY & WASTE MANAGEMENT

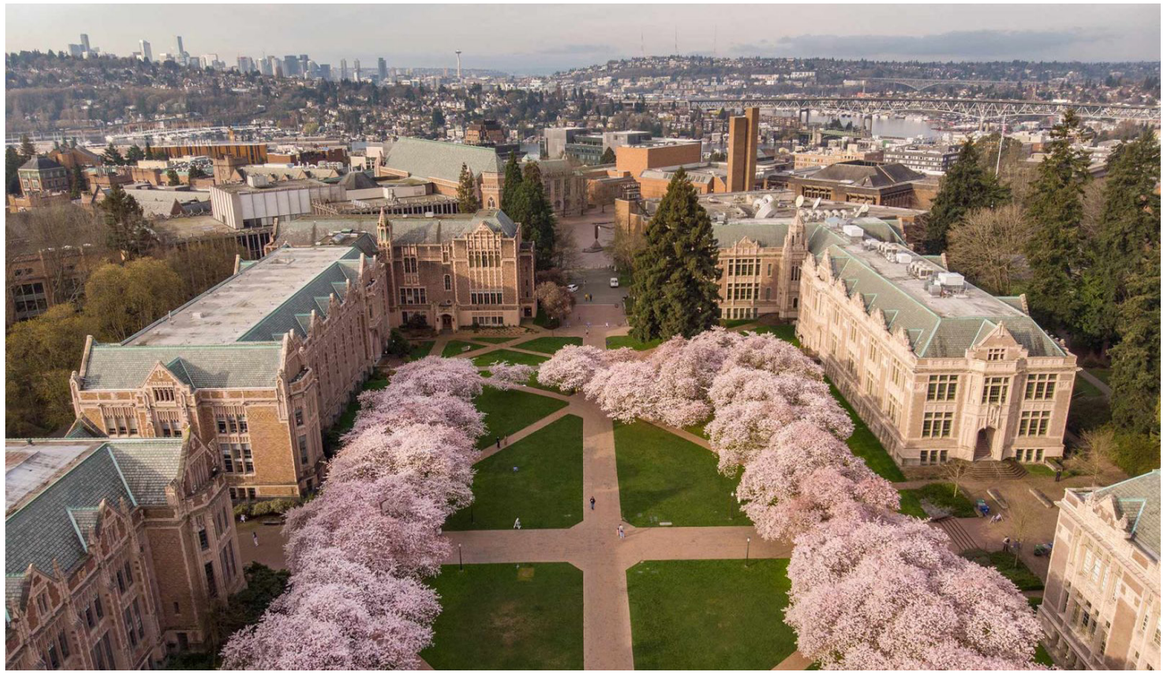
NEIGHBORHOOD CHARACTER

The site is located within Seattle's University District, home to the University of Washington and a diverse, vibrant student population. The U-District has an eclectic and energetic character, enlivened by the variety of restaurants, cafes, and retail.

To the south of the site a new light rail station opened in 2021, adding to the neighborhood's growth along with recent zoning densification.

Materiality and planting will be developed to resonate with the site's past, present and future development trends.

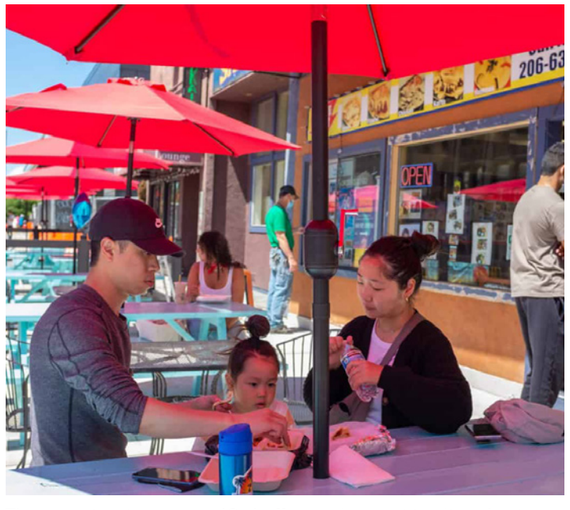
Open Spaces fulfill various needs for the neighborhood



The University of Washington's Quad is a major destination within the neighborhood during the Cherry Blossom Festival in March

The Ave was renovated in the mid-2000's, and has large oaks

Signage and details evoke the neighborhood's history



The new streetscape on 43rd offers a nice spot to sit and eat

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

Brooklyn Ave hosts contemporary student housing and retail

SITE FEATURES

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

Lushly planted streets with 8' wide sidewalks create generous foreground for the retail uses

Convenient bike rack locations

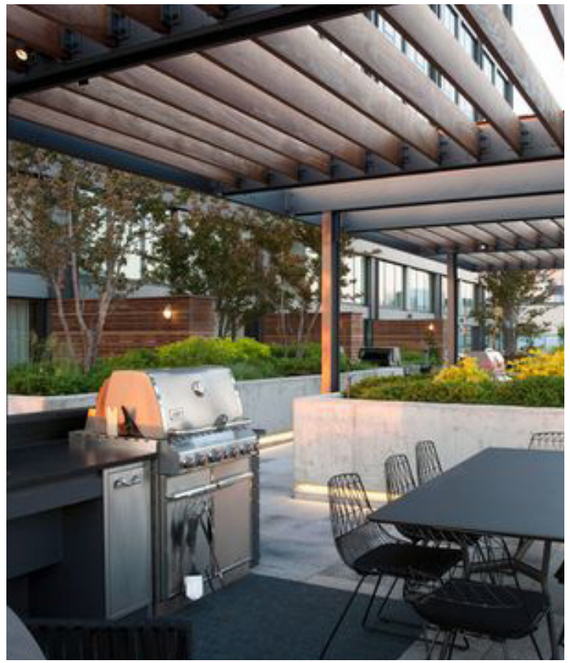
Pedestrian scaled design with clear building connections

ROOFDECK 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

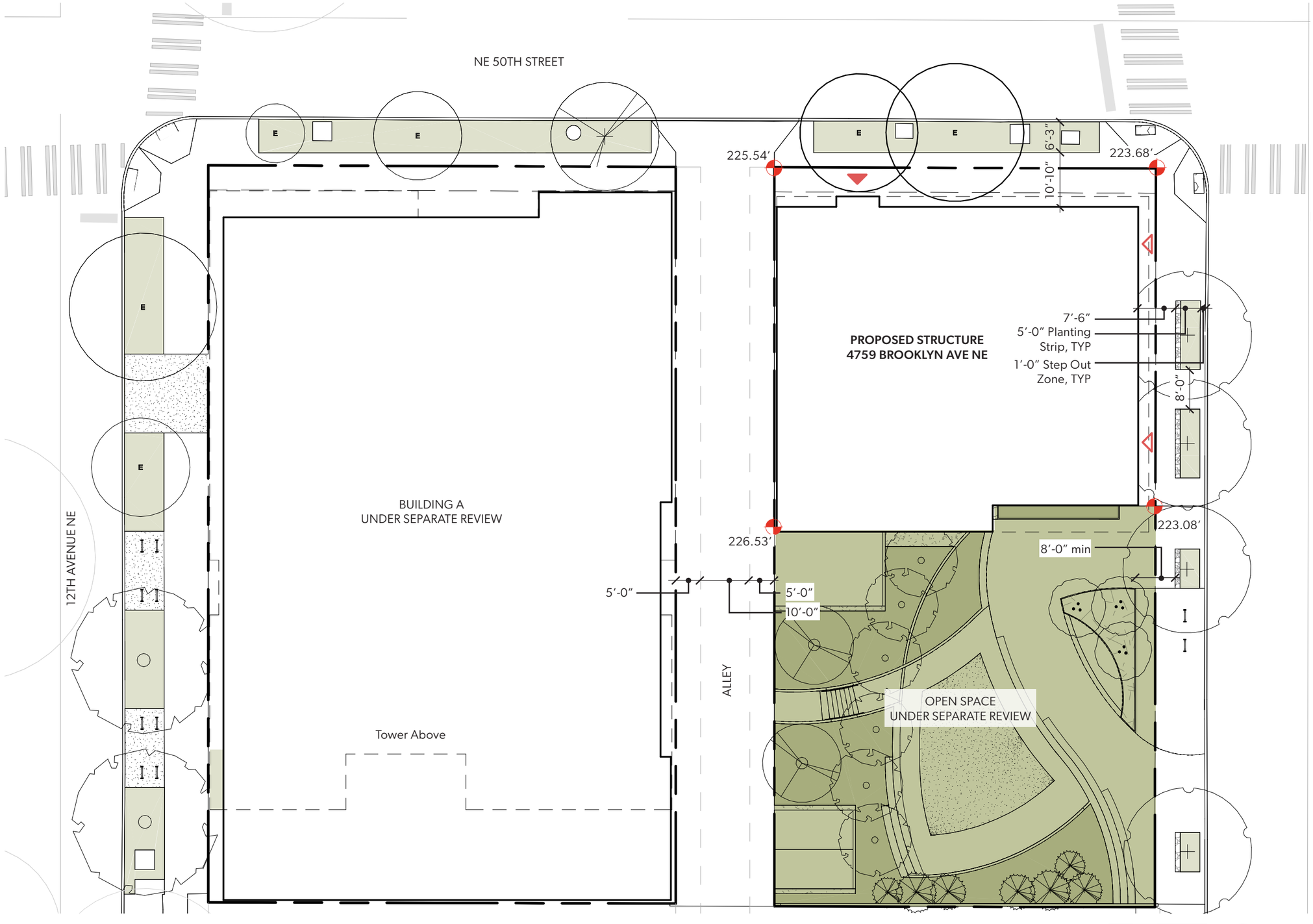
Connection between indoor and outdoor amenities

Programming will consider the resident demographics

Allow for co-working and casual gathering

LEGEND

- Primary Pedestrian Entry
- Secondary Pedestrian Entry
- Proposed Planting Areas



PROPOSED SITE PLAN

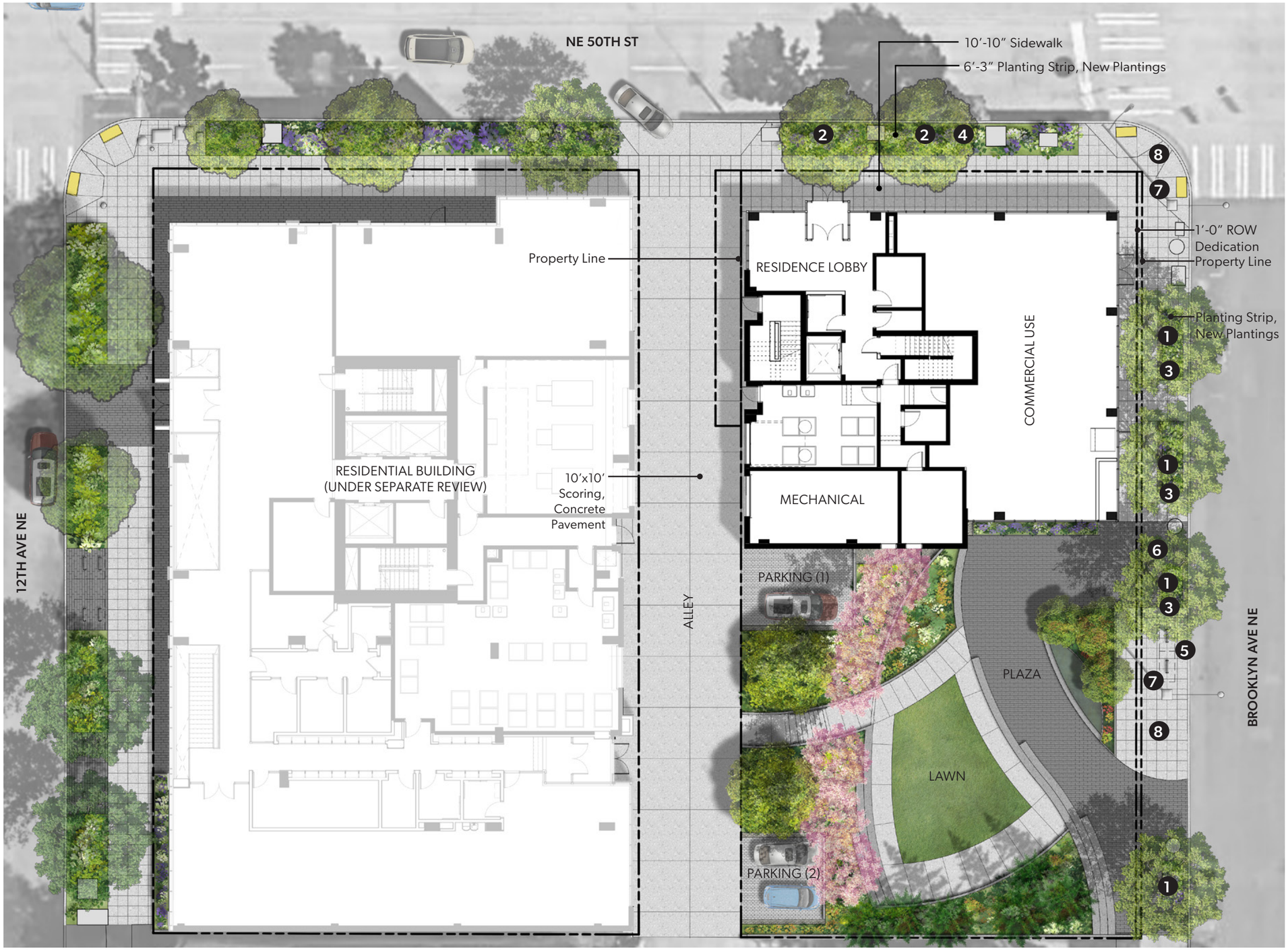
SCALE: 1"= 20'

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

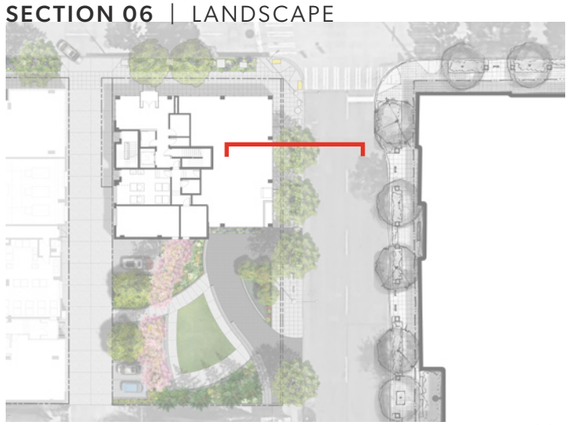
With no existing street trees along Brooklyn we will propose to install a new line of Emerald Flair Elm to match the development across the street that is currently under construction. These trees will be accompanied by 24-30” height shrubs, ferns, perennials and ground covers that are resistant to urban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

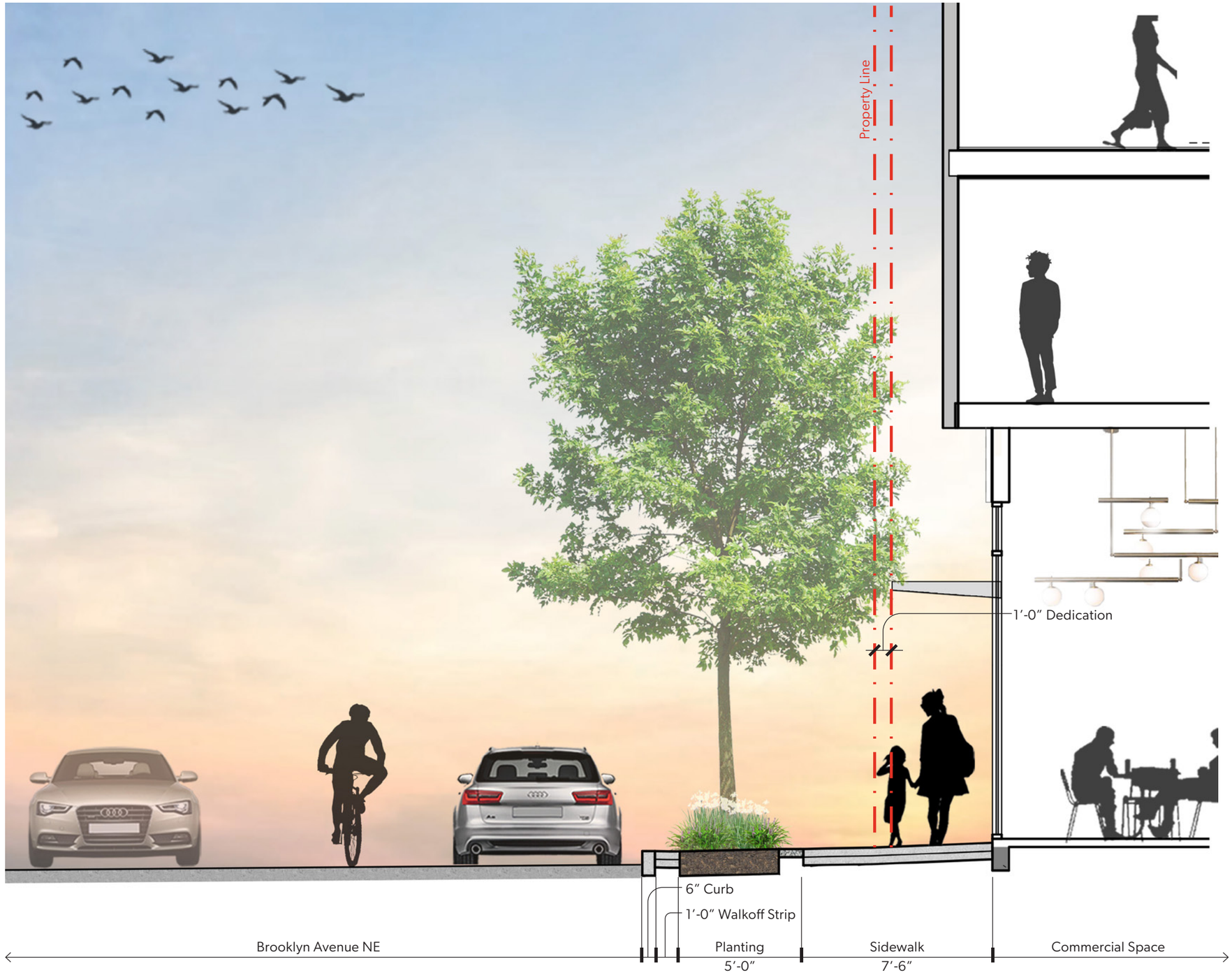


LANDSCAPE SITE PLAN

SCALE: 1”= 20’



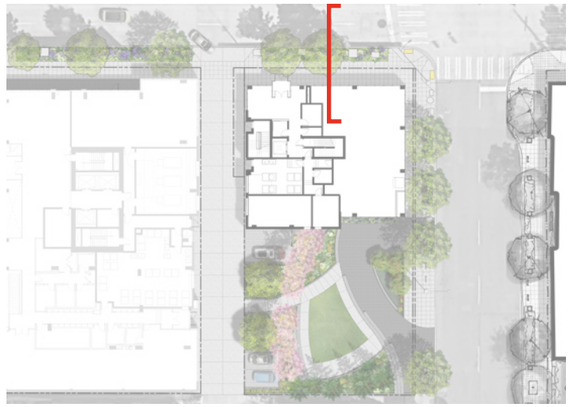
KEY MAP



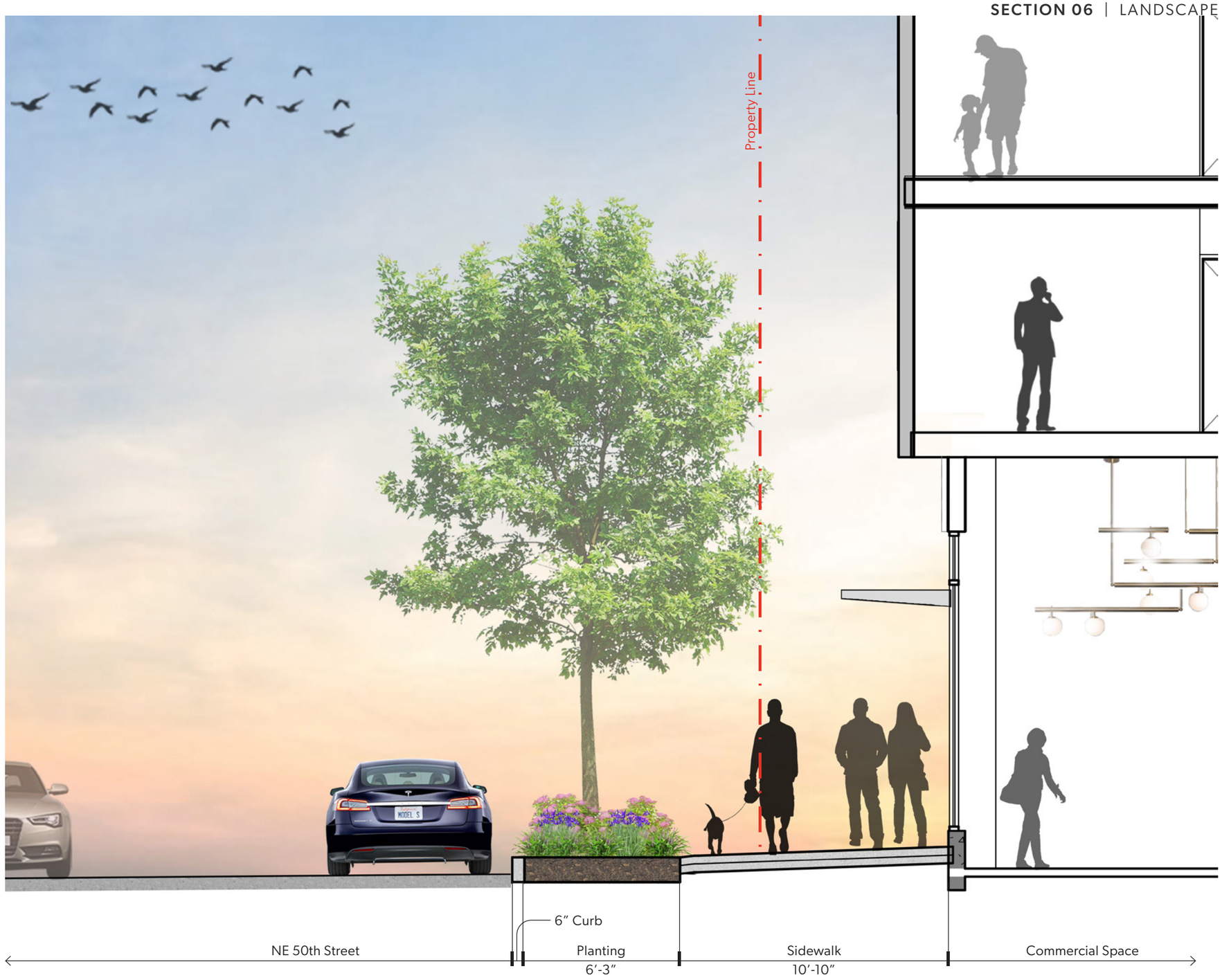
BROOKLYN AVE NE SECTION

SCALE: 3/16” = 1’

0’ 4’ 8’



KEY MAP



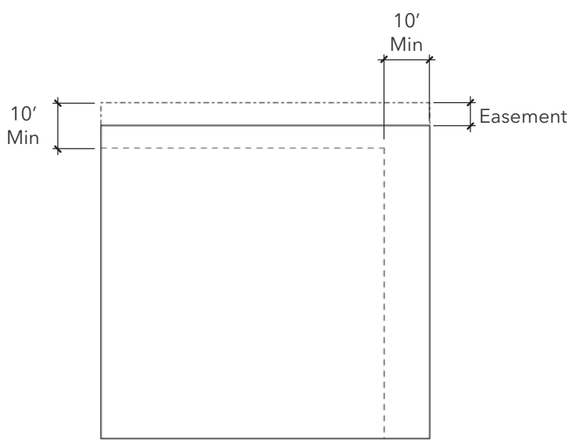
NE 50TH STREET SECTION

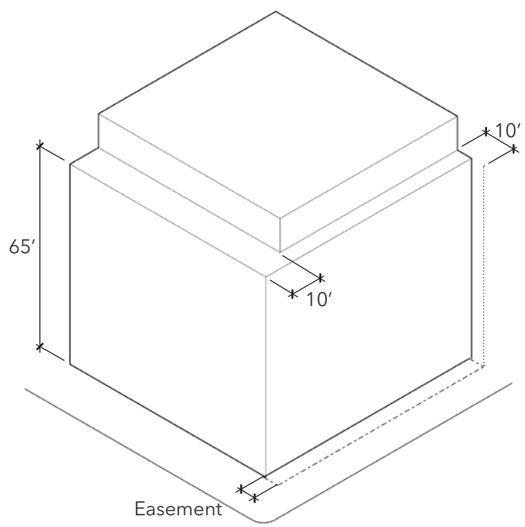
SCALE: 3/16" = 1'

0' 4' 8'

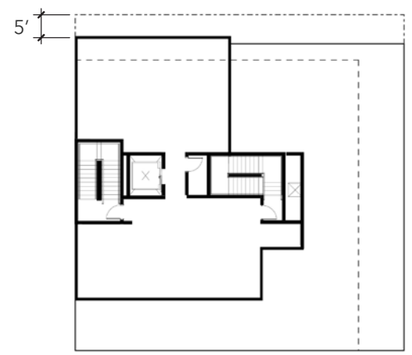
DEPARTURE REQUEST - UPPER LEVEL SETBACK (SCHEME 2 ONLY)

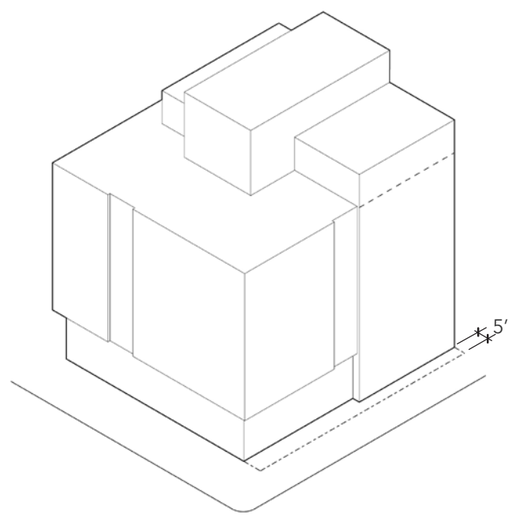
UPPER LEVEL SETBACK





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.

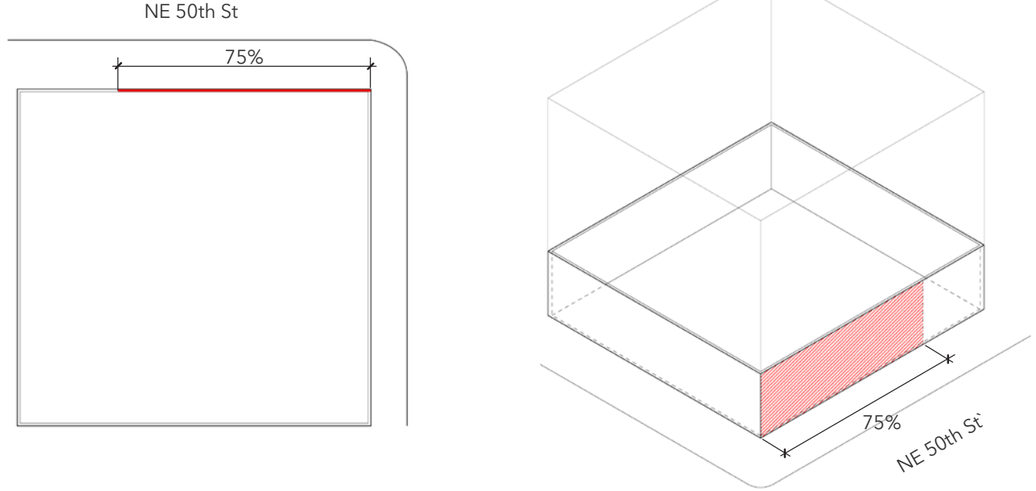
SUPPORTING DESIGN GUIDELINES:

CS2 - Urban Pattern and Form

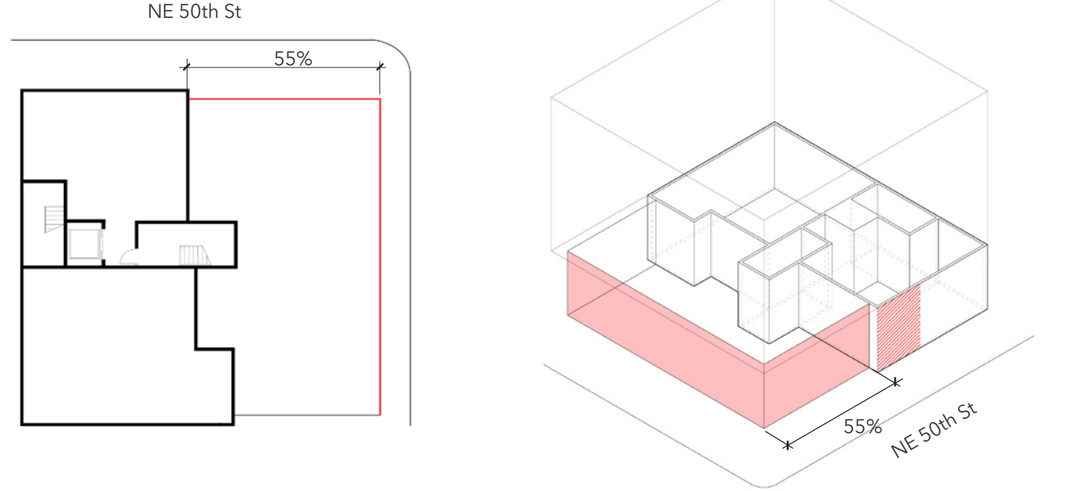
3.a.1 Express a sense of arrival to a distinct area with distinctive forms, prominent massing.

DEPARTURE REQUEST - STREET LEVEL USE (SCHEME 2&3)

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:

CS2 - Urban Pattern and Form

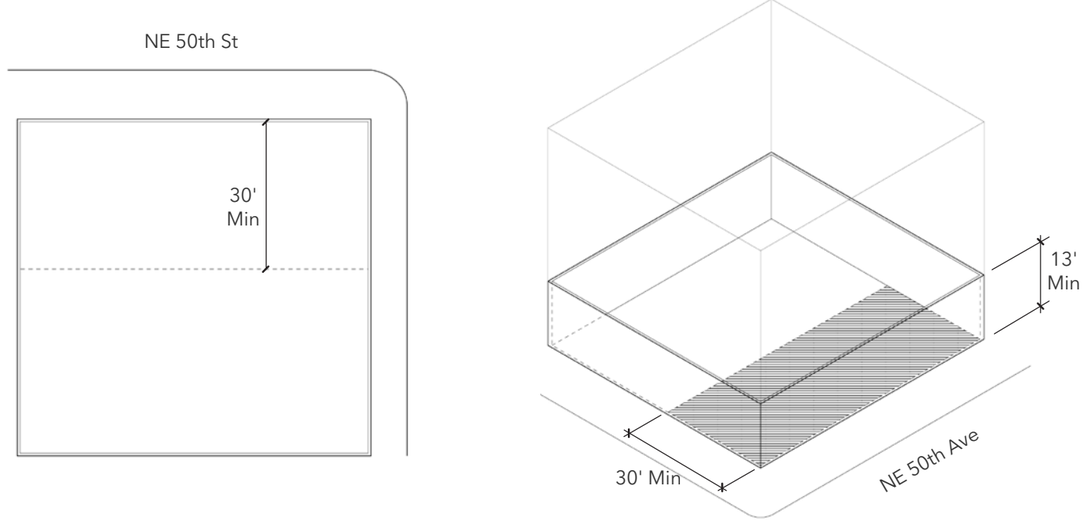
2.c Activate parks & open space: In development adjacent to open space and parks, activate the building edges by incorporating active uses, small public plazas or seating areas for ground-floor uses, as well as balconies or terraces at upper floors. Design adjacent projects to act as a deferential backdrop,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

DC1 - Project Uses & Activities

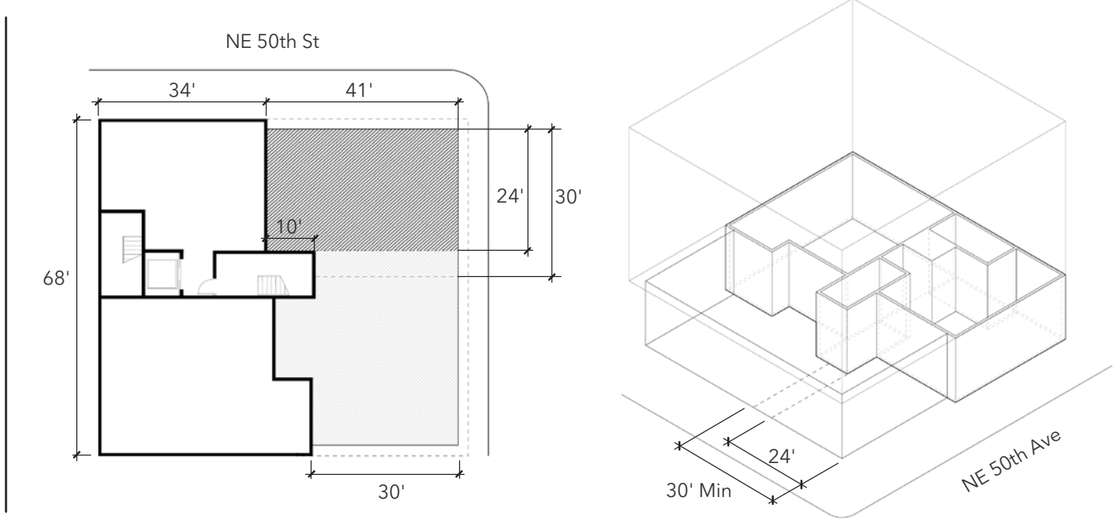
1.b Group commercial spaces (or live-work) at corners and clusters at street level rather than fragmenting them between lobbies and other ground-floor uses.

DEPARTURE REQUEST - STREET LEVEL USE DEPTH (SCHEME 2&3)

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

DC2 - Architectural Concept

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

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