

700 NE 45TH ST APARTMENT BUILDING



700 NE 45th St Apartment Building
3041176-EG, 3041273-LU

Design Recommendation
05.13.2024



KAREN
KIEST
LANDSCAPE
ARCHITECTS

WEINSTEIN A+U



PROJECT INFORMATION

PROPERTY ADDRESS

700 NE 45th St, Seattle WA

ARCHITECT

Weinstein A+U LLC

OWNER

Champion Real Estate Company

LANDSCAPE

Karen Kiest Landscape Architects

TABLE OF CONTENTS

3.0	Proposal	4	11.0	Elevations	28
4.0	Summary Context Analysis	6	12.0	Material and Color Palette	34
5.0	Existing Site Conditions	11	13.0	Renderings	36
6.0	Zoning Data	12	14.0	Exterior Lighting Plan	44
7.0	Composite Site Plan	13	15.0	Signage Concept Plan	45
8.0	Itemized Response to EDG	14	16.0	Building Sections	46
9.0	Floor Plans	22	17.0	Departures	48
10.0	Composite Landscape/Hardscape Plan/ Tree Protection	24			

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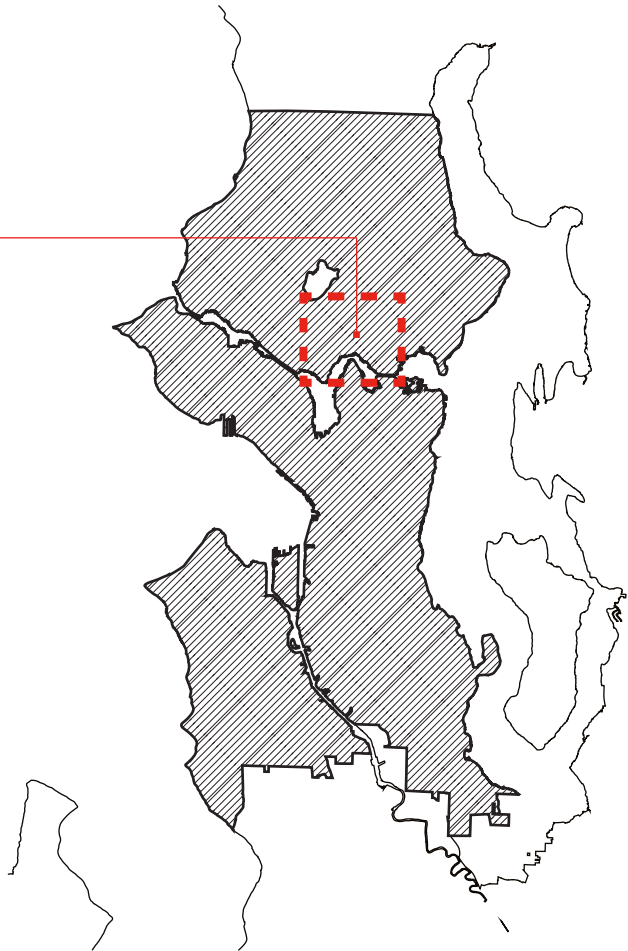
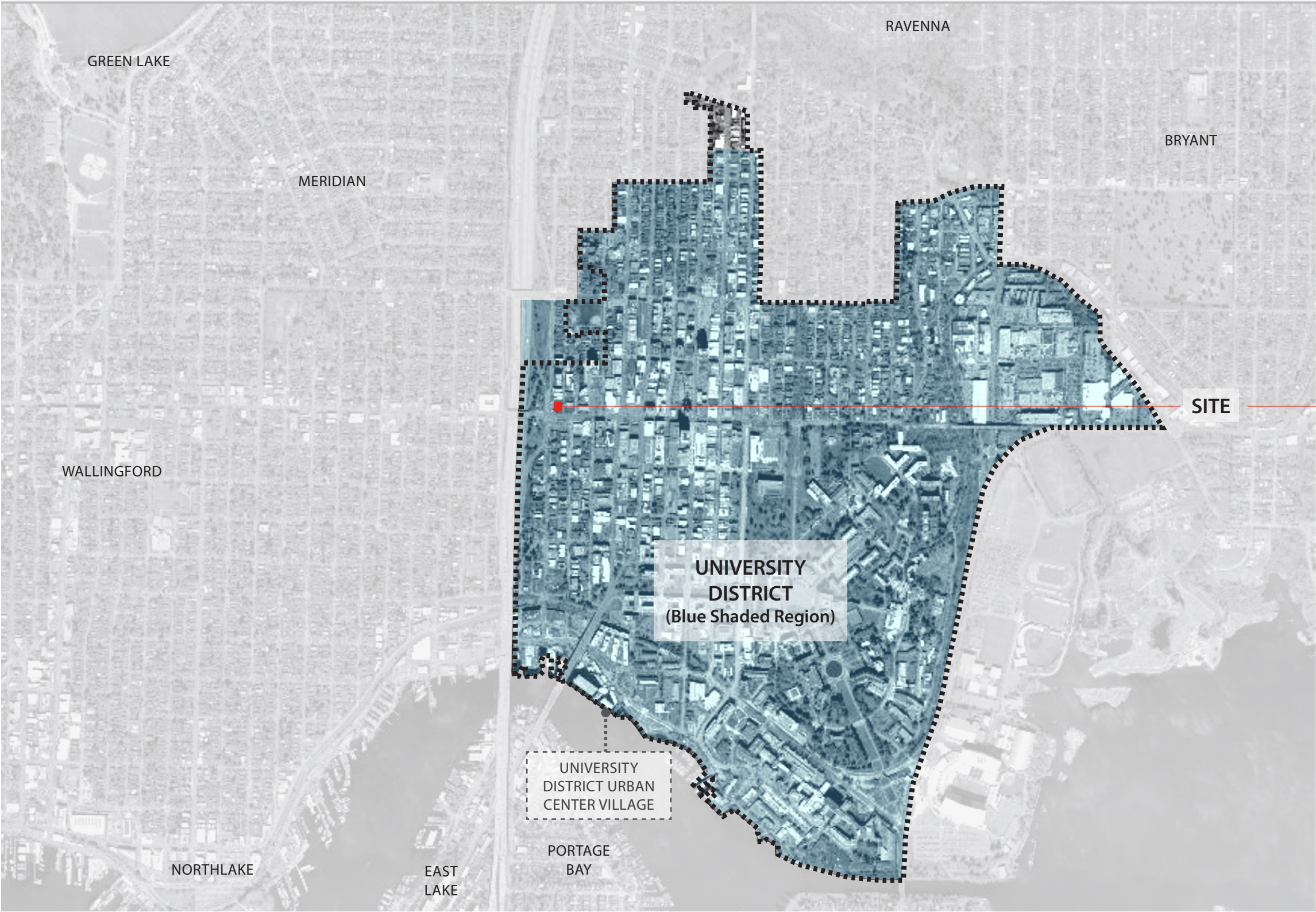
PROJECT DESCRIPTION

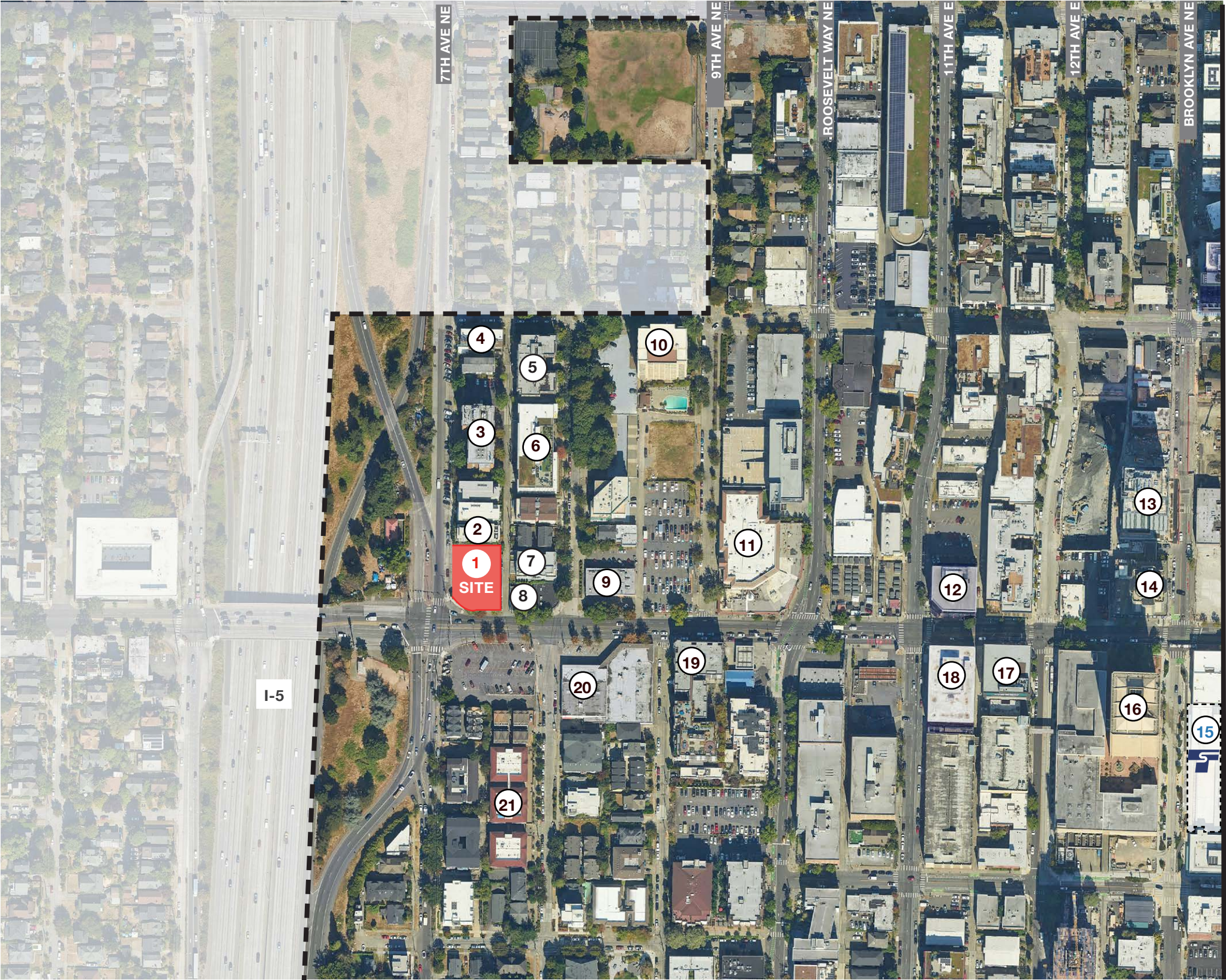
The proposed project is an eight-story apartment building of approximately 75,000 square feet with twenty-nine units. The ground floor contains a residential lobby along with building amenities and mechanical / service spaces.

DEVELOPMENT OBJECTIVES

- Provide a high-quality living environment for residents at a location within walking distance to the University of Washington, shopping, and multiple public transit options
- Provide a building distinct in form and expression that serves as a landmark at the western gateway to the University District
- Provide an active, safe, and inviting pedestrian-oriented streetfront at the intersection of NE 45th St and 7th Ave N, that includes:
 - A building undercut at the ground level to expand the pedestrian space
 - Generously landscaped plaza incorporating an existing Heritage cork oak tree
 - Maximum transparency and active uses on the ground floor that provide “eyes on the street”
 - Landscaping and new trees along the street edges that provide a buffer between the sidewalk and the busy streets

3.0 PROPOSAL






KEY

--- University District Urban Center Village

NEIGHBORHOOD CONTEXT

- 1. **Project Site (Zoning Massing)**
- 2. Apodment Suites at Strada
- 3. University West Apartment Building
- 4. 47+7 Apartments
- 5. Duncan Place
- 6. Lightbox
- 7. Plaza 45 Apartment Building
- 8. Blue Moon Tavern
- 9. Fedex Office
- 10. The University Plaza Condominium
- 11. University Business Center
- 12. 45th Street Plaza
- 13. Olive Seattle Apartment Building
- 14. Graduate Seattle Hotel
- 15. **University District Light Rail Station** 
- 16. UW Tower
- 17. WSECU Plaza Office Building
- 18. University District Office Building
- 19. The Kennedy Building
- 20. Petco
- 21. Westwood Apartments

4.0 SUMMARY CONTEXT ANALYSIS

The proposed project aims to contribute to the continued densification and transformation of the western edge of the University District with a contextually scaled proposal that will enhance the pedestrian experience at the corner.

KEY

----- University District Urban Center Village

NEIGHBORHOOD CONTEXT

- 1. Strada-aPodment
- 2. University West
- 3. 47 + 7 Apartments
- 4. Duncan Place
- 5. The University Plaza Condominium
- 6. Lightbox
- 7. Plaza 45 Luxury Apartments
- 8. Blue Moon Tavern
- 9. Campus View Apartments
- 10. Westwood Apartments
- 11. The Kennedy Building
- 12. The Standard
- 13. U District Light Rail Station
- 14. University of Washington Tower
- 15. OLiv Seattle
- 16. The M Seattle
- 17. TraVigne on Eleventh Avenue
- 18. 50th & Roosevelt



4.0 SUMMARY CONTEXT ANALYSIS



- Mixed-use and commercial uses are prevalent along NE 45th St
- Similarly scaled multi-family residential buildings are typical on intersecting side streets

LEGEND

Under Construction	---
Single Family	Yellow
Multi Family	Yellow
Mixed-Use	Teal
Office	Light Blue
Retail	Dark Blue
School/Institutional	Pink
Religious	Orange
Parks/Open Space	Green
Site	Red

4.0 SUMMARY CONTEXT ANALYSIS

NE 45th St transitioning into a multi-modal street:

- Bicycle friendly lane
- Well-served by bus transit services
- NE 45th St and 7th Ave NE are Class II pedestrian streets

LEGEND

Light Rail Station

Minor Arterial

Bus Routes

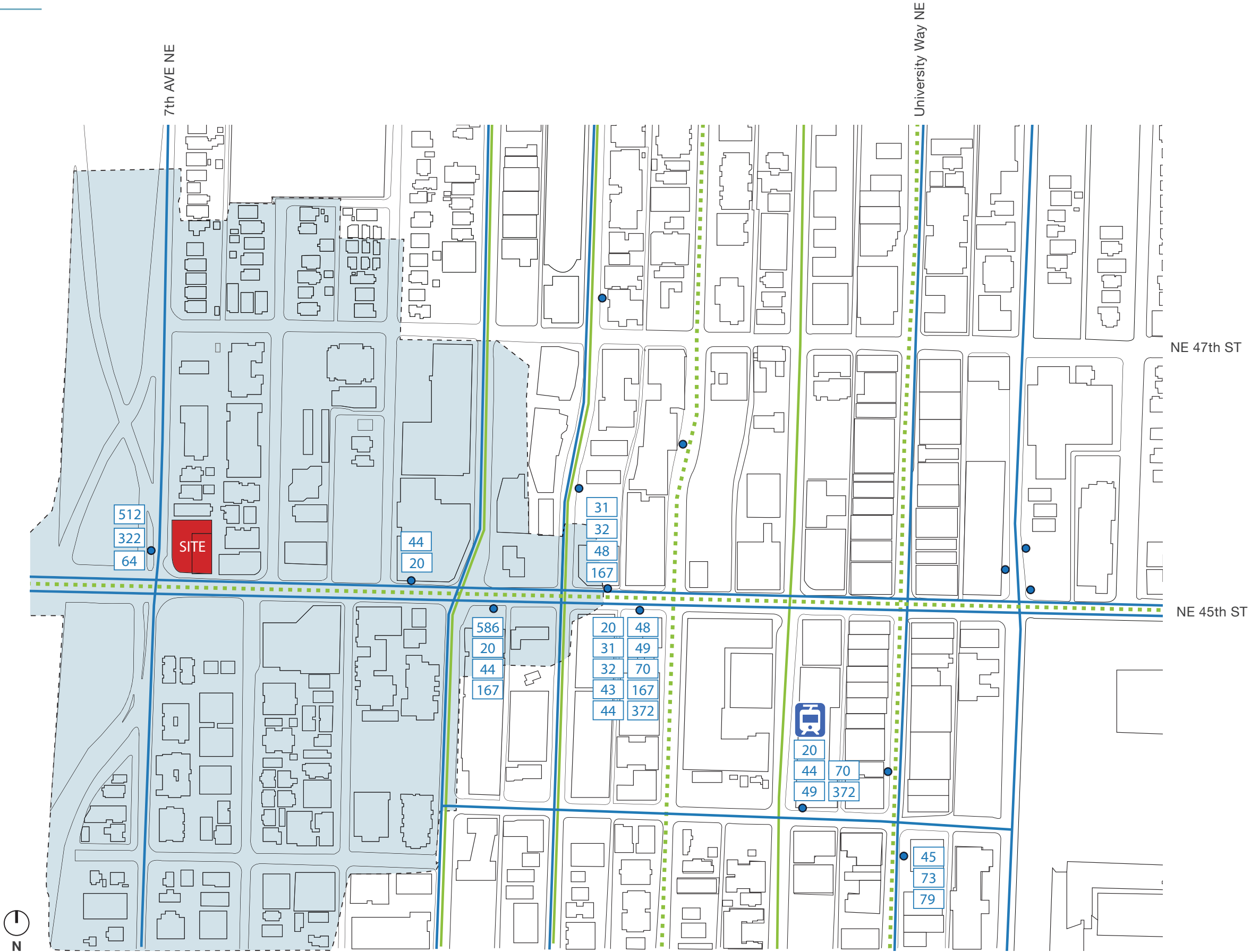
Bus Numbers

Bicycle Dedicated Lanes

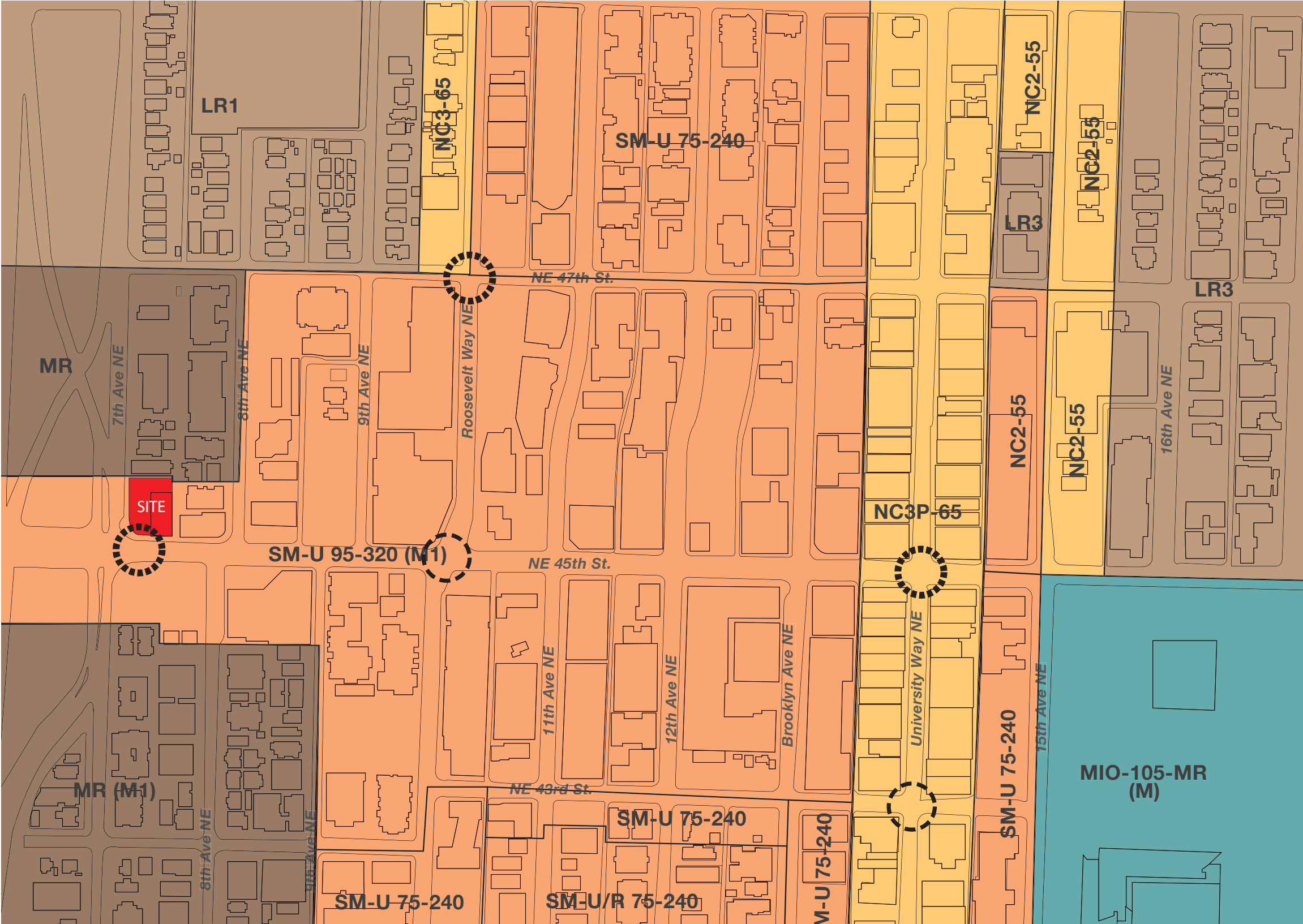
Bicycle Friendly Roads

Principal Pedestrian Streets

5 Minute Pedestrian Walkshed (approx.)



5.0 EXISTING SITE CONDITIONS



- Zoned Seattle Mixed, University Community Urban Center with a 95-foot midrise height limit and a 320-foot highrise height limit
- All parcels on NE 45th St to east of the project site share same zoning designation
- Zoning changes to Multifamily, Midrise immediately north of the site

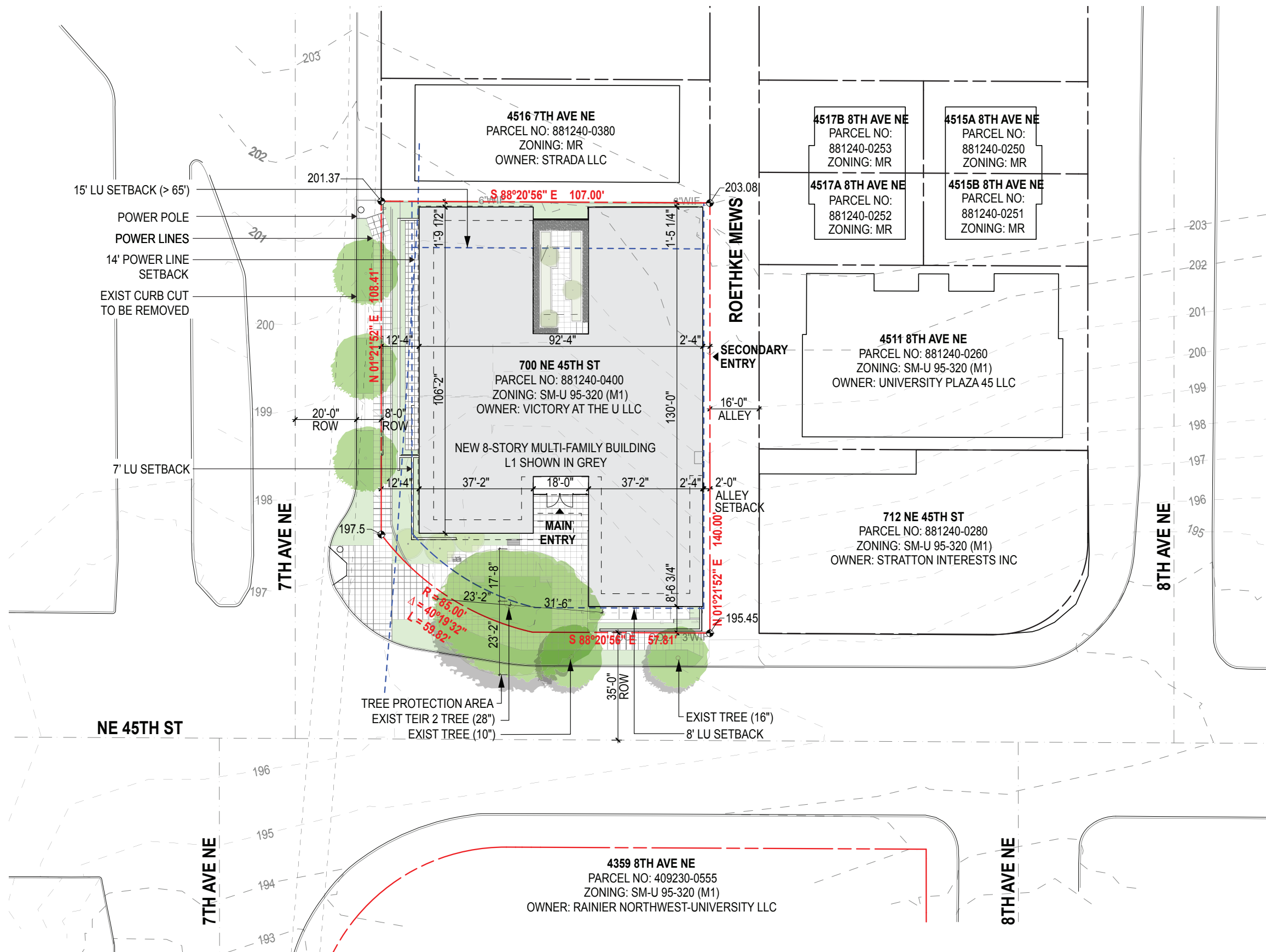
LEGEND

Seattle Mixed	
Neighborhood Commercial	
Midrise	
Lowrise Multi-Family	
Major Institutions	
Zone Boundaries	
Gateway Corner	
Placemaking Corner	

6.0 ZONING DATA

PRELIMINARY SEATTLE ZONING CODE ANALYSIS			
Parcel Numbers	881240-0400-09		
Lot Area	14,408-sf (±0.33 acres)		
Zoning	Seattle Mixed, University Community Urban Center		SM-U 95-320 (M1)
Overlays	University Community Urban Center, Light Rail Station Overlay		
Permitted Uses	All uses are permitted outright, either as principal or accessory uses, except those specifically prohibited by Subsection B		Will comply
Street Level Uses	The site is located on NE 45th Street, East of 7th Avenue NE. This site does not have a street-facing façade abutting streets required to have street-level uses per 23.48.605 Map A.		Will comply Will comply
Street Level Standards	Street level frontage to comply with transparency and blank façade provisions except for portions of structure in residential use: <ul style="list-style-type: none">Minimum 60% of street-facing façade 2-ft to 8-ft above sidewalk to be transparent for non-residential uses.Blank façades limited to 20-ft lengths and not to exceed 40% of façade width. Provide continuous overhead weather protection along at least 60% of NE 45th St and 7th Ave NE <ul style="list-style-type: none">The covered area shall extend a minimum of 6-ft from the structure, unless otherwise provided in this subsection 23.48.640.F, and unless there is a conflict with existing or proposed street trees or utility poles, in which case the Director may adjust the width to accommodate such features as provided for in subsection 23.48.640.F.6. NE 45th St and 7th Ave NE are Class II pedestrian streets per MAP A for 23.48.640.		Will comply Will comply Potential departure request (See below)
Structure Height	Maximum structure height as zoned: 95-ft for midrise Rooftop features: <ul style="list-style-type: none">Open railings, planters, skylights, clerestories, greenhouses, parapets and firewalls permitted to exceed maximum height limit up to 4-ft.Solar collectors and mechanical equipment may extend 15-ft, and stair and elevator penthouses may extend 16-ft above maximum height limit.		Will comply Will comply
Floor Area Ratio	Maximum allowable FAR for 95-ft height limit: <ul style="list-style-type: none">Base FAR: 4.75Potential Additional FAR 0.5 Floor area exemptions: <ul style="list-style-type: none">All stories or portions of stories below grade are not counted.Portions of story 4-ft or less above grade (lower existing or finished grade) are not counted.		Site Area: 14,408-sf Base FAR (4.75) Area: 70,920-sf Potential Additional FAR (0.5) Area 7,204-sf Total allowable FAR Area: 78,124-sf
Setbacks	<ul style="list-style-type: none">8 ft minimum setback is required along NE 45th St2 ft alley dedicationAn upper level setback of 15-ft above 65-ft above grade along rear or side lot lines abutting an LR-zoned lots.7ft setback for street level residential units along 7th Ave NE		Will comply Will comply Potential departure request (See below) Will comply
Landscaping and Screening	Green Factor of ≥0.30 required. Street trees required with any development proposal. Existing street trees to be retained in consultation with SDOT Forestry. Standards for landscaping and screening where required for certain uses to consist of fences, walls, or landscaped areas including bio-retention facilities.		Will comply Will comply Will comply
Light and Glare	Exterior lighting to be shielded and directed away from adjacent uses.		Will comply
Amenity	Residential amenity area equal to 5% of residential gross floor area excluding areas used for mechanical equipment and parking. Amenity area requirements: <ul style="list-style-type: none">All residents have access to at least an amenity or private area.Common residential amenity areas shall have a dimension of at least 10-ft and a minimum area of 250-sf.		Will comply Will comply Will comply
Parking	No parking required for residential uses in commercial zones located in Urban Center within Frequent Transit Service Area. Bicycle parking required for multi-family structures as follows: <ul style="list-style-type: none">Long-term: 1 space per DUShort-term: 1 space per 20 DUs		0 parking spaces provided. Will comply Will comply
List of Potential Departures 23.41.012	<ul style="list-style-type: none">Weather protection along NE 45th St and 7th Ave NEPreservation of Tier 1 tree along NE 45th St, and subsequent additional 0.5 FARUpper level setback along north property line		Granting of departure not excluded by 23.41.012.B Granting of departure allowed per 23.41.012.B Sec 10.b Granting of departure not excluded by 23.41.012.B

7.0 COMPOSITE SITE PLAN



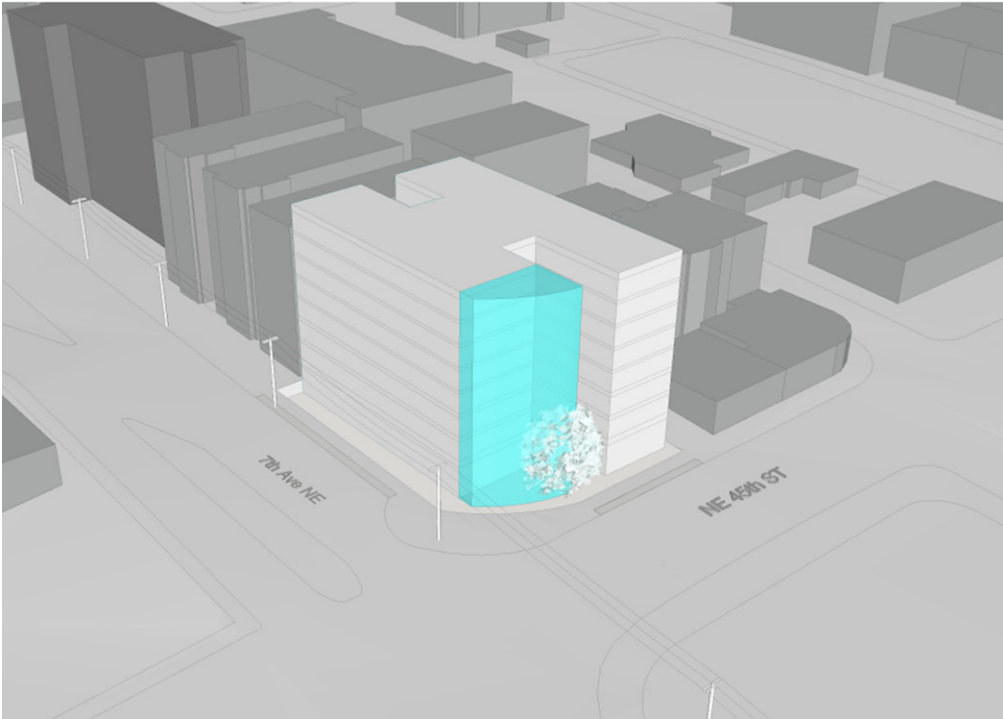
- Entry located centrally on site off of NE 45th St
- The building mass is set away from the south property line along NE 45th street to provide exterior space for landscape and plaza
- The massing is organized in shallow H-shaped plan with two courtyards; one locating the entry to the building and one at the north property line providing relief to the north neighbor
- The west building wing fronting NE 45th Street is set back to preserve the Heritage cork oak tree on site



8.0 NEIGHBORHOOD PRIORITIES

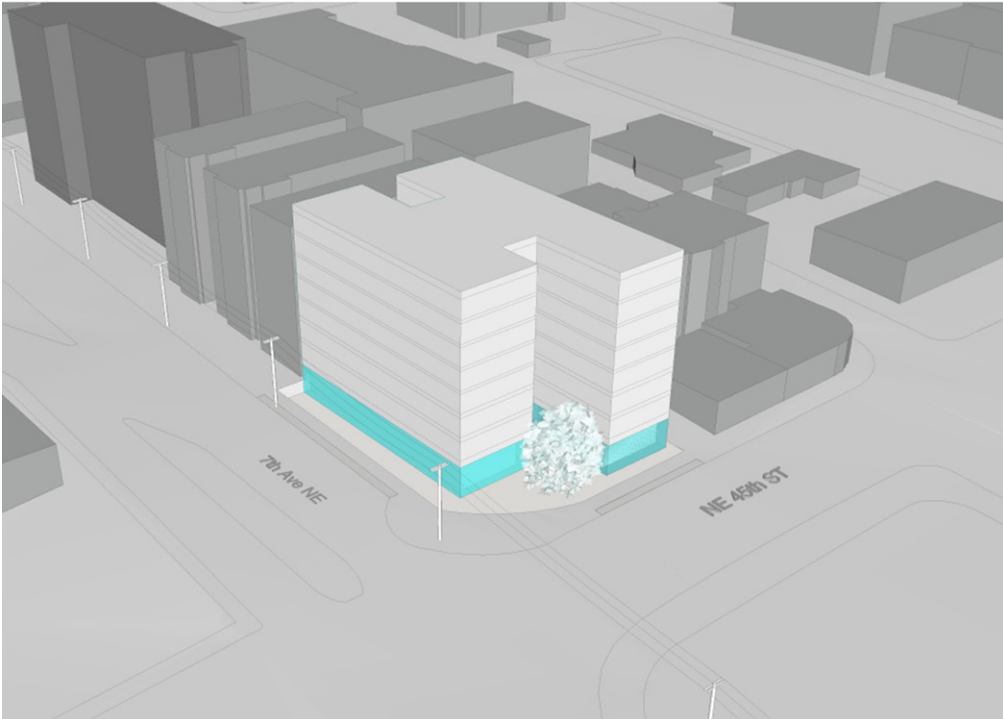
EDG RESPONSE & INCORPORATION OF NEIGHBORHOOD DESIGN GUIDELINES

These series of diagrams incorporate the feedback the project received at EDG and highlight the projects incorporation of the University District Neighborhood Guidelines



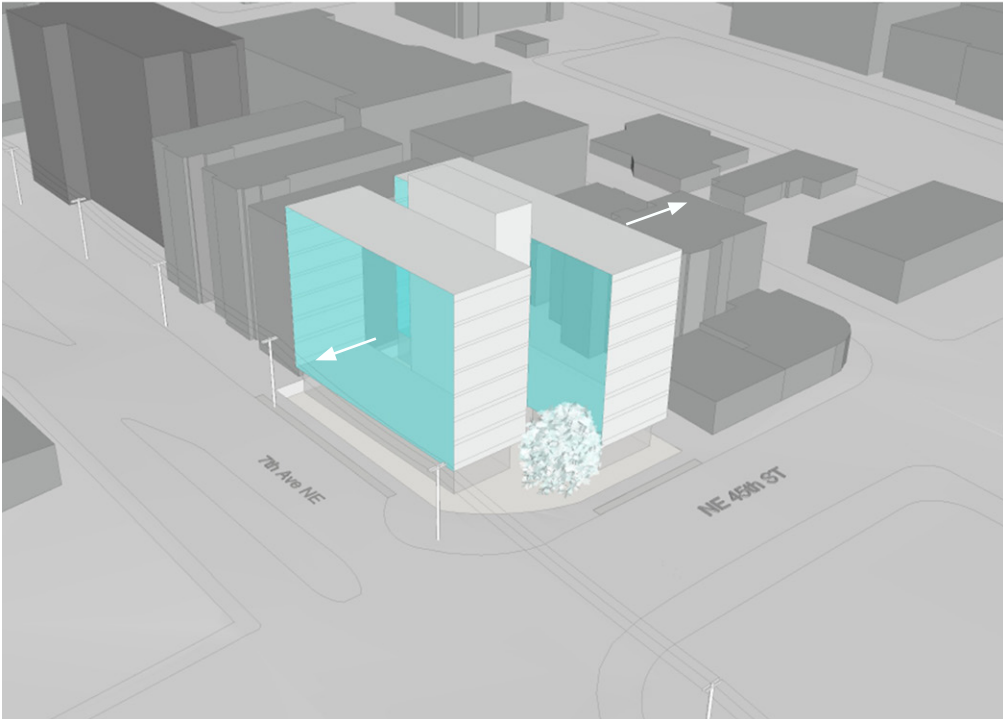
CORNER RELIEF AND TREE PRESERVATION

The southwest corner of the massing is recessed to preserve the existing Heritage cork oak tree on site and provide relief to the corner of 7th Ave NE and NE 45th St. Aligning with Neighborhood Design Guidelines CS2.2.c, CS1.1.c, the recessed massing at the corner provides space for a plaza that activates the building edge. Aligning with Neighborhood Design Guidelines PL3.1 the recessed mass allows the front entry to be more identifiable by pedestrians from the sidewalk.



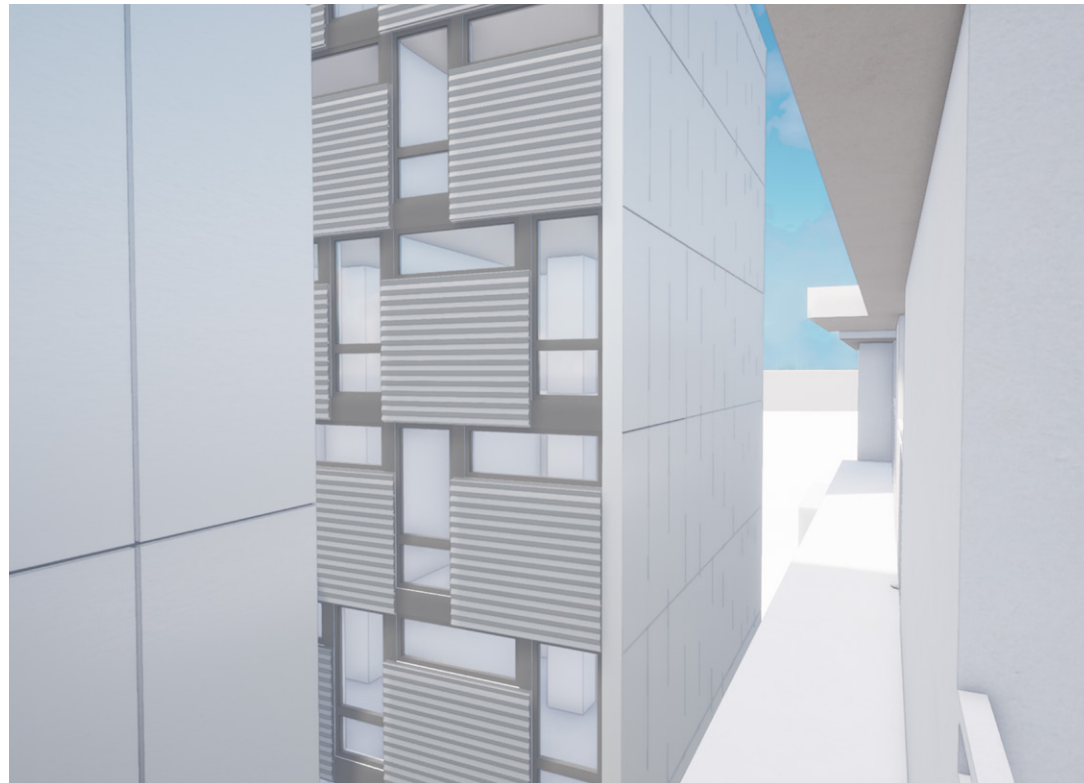
UNDERCUT MASSING

The ground floor is recessed from the larger massing to differentiate amenity space from residential floors above, address the scale of the streetscape, and provide better proportions to the building. This under cut and glazing wraps into the alley treating the alley as a potential pedestrian route aligning with Neighborhood Design Guidelines PL1.1.d and PL1.2.c.

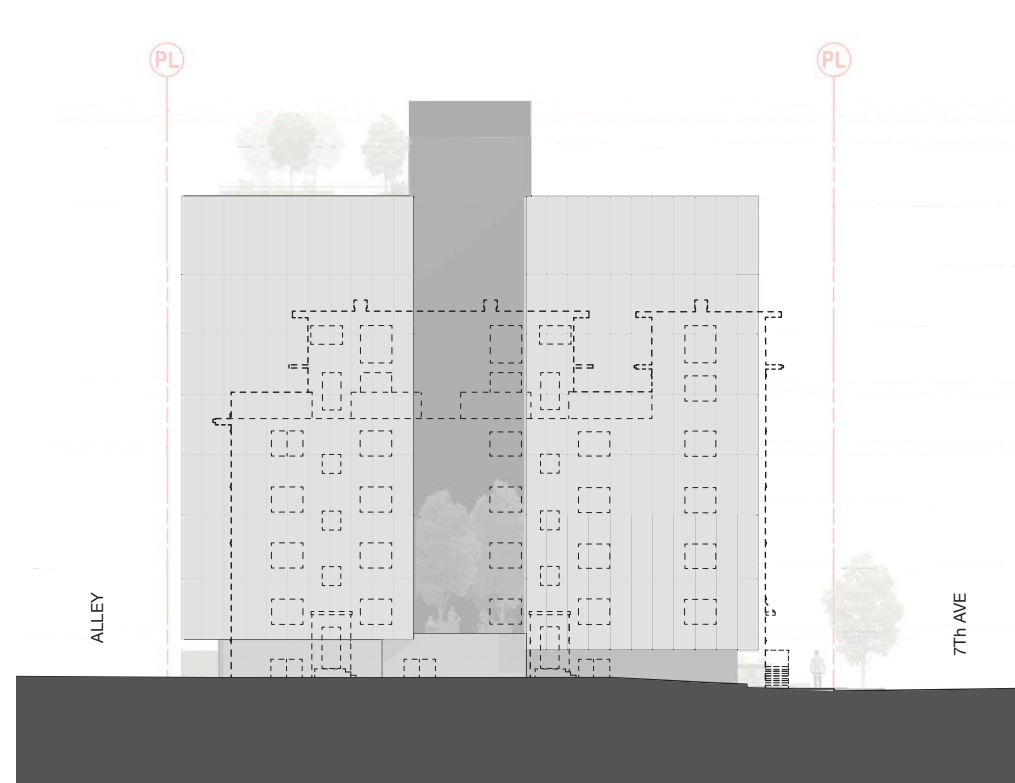


A GATEWAY PROJECT

This building belongs both to the university district and greater Seattle. Its location on a prominent street with the freeway to the west means it will be highly visible from various vantage points. The building as viewed from the west on NE 45th St presents a strong, articulated form that anchors this prominent gateway site. The west leg of the building is held back responding to both the curved corner site and the heritage tree. The resultant layered massing suggests a transition or gateway aligning with Neighborhood Design Guidelines CS2.3. The heritage tree is prominent and appears integrated into the overall concept. The long edge of the building faces west taking advantage of the openness and views and provides a strong linear shape facing the freeway. The ends of the legs along the south edge hint at the finer grain of the development further east along NE 45 St.



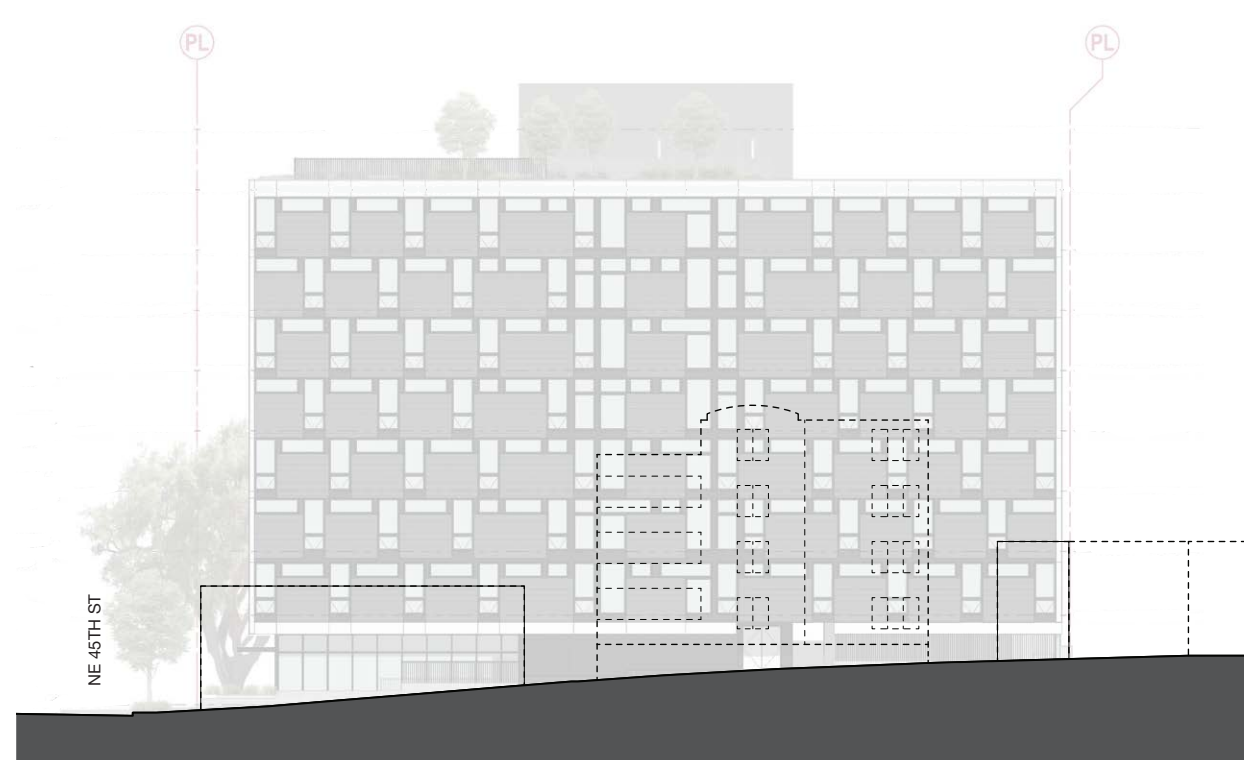
View West - Relationship of Proposed Building and North Neighbor



North Elevation - Window Mapping



View North - Relationship of Proposed Building Alley



East Elevation - Window Mapping

1. CONTEXT; GATEWAY SITES; AND MASSING

c) The Board requested more specific information be provided in the Recommendation packet, describing how the Concept 3 design relates to the adjacent sites to the north and east, including window locations and programing at the ground level. (CS2-D-5)

Response:

A courtyard is introduced at the north elevation to provides relief to the neighboring building and minimize shading. The courtyard also orients apartment units away from the neighboring building, providing a greater degree of privacy. No windows from the proposed building face the north.

On the east façade, a mixture of clerestory and full height windows are used to minimize concerns for privacy of eastern neighbors. The roof top terrace is located towards the south to provide greatest separation between the terrace and neighboring residential units.

8.0 ITEMIZED RESPONSE TO EDG

1. CONTEXT; GATEWAY SITES; AND MASSING

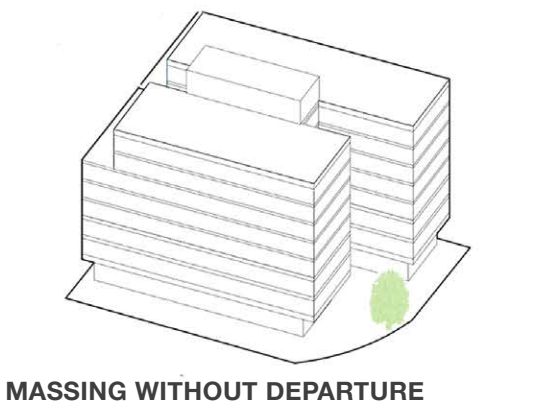
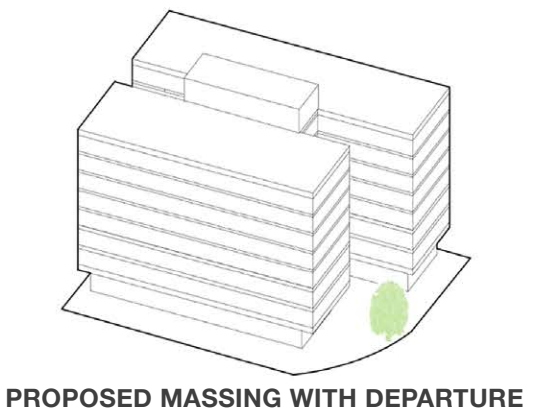
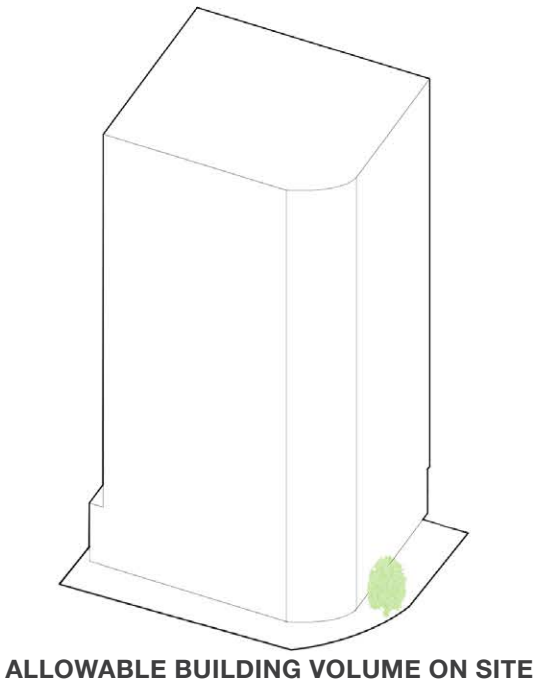
d) The Board supported Concept 3's shift in massing to the north that allows for the preservation of the Heritage Tree, but they noted that additional information in the Recommendation packet would be useful to understand the design impact of the reduced upper-level setback on natural light to the adjacent building to the north. (CS1-1-a, CS1-B-2)

Response:

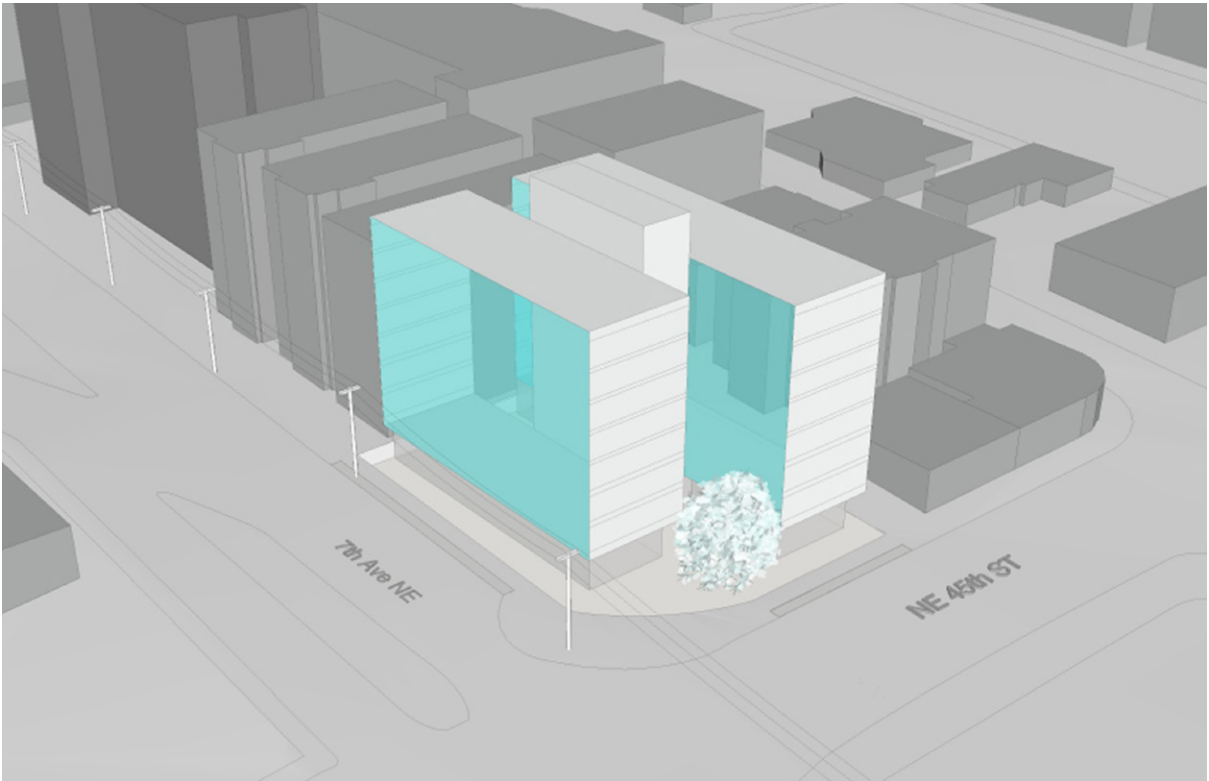
The additional mass within the 15ft setback above 65ft has limited impact in the shading of the north neighbor as shown in the comparative shade diagrams. A centrally located courtyard along the north façade helps minimize the shading impacts to the adjacent building.

The proposed midrise 8-story project is significantly smaller in scale than the allowable maximum building height for the site. The new proposed project would have far less impact to neighbors natural light with a proposed total height less than half that of the maximum highrise building height .

The project would also lose 16 bedrooms without the departure.



 Additional shadow created by structure



Design Intent - Wrapper Condition



Revised Perspective from NE 45th St Looking Northwest



Revised South Elevation



Revised Perspective from 7th Ave. NE Looking northeast

2. FAÇADE CONCEPT:

a) The Board requested additional study of the blank façade at the south elevations shown on page 48 of the EDG packet, noting that this is a prominent façade that will be visible from many vantage points. The Board suggested evaluating additional windows, glazing, different materials, secondary massing moves, and artwork, to showcase this as a gateway to the U-District, while also keeping the interior programming in mind. (DC2-2-g, DC2-2-l, DC2-B-1, DC2-B-2)

Response:

The design team took the recommendation of the board at EDG and studied multiple iterations of the south façade. The current proposal introduces a wrapper shielding residents from the neighbor to the north and busy street / intersection to the south, while introducing selective slot and clerestory windows to the south facade facing busy NE 45th St. This fenestration patterning echoes that of the east and west facades, while maintaining privacy for the unit bedrooms facing NE 45th St.

The team also differentiated the material at the core from that of the adjacent east and west legs of the building. The change in material further breaks up the overall building mass, reducing the perceived bulk and scale of the building.

8.0 ITEMIZED RESPONSE TO EDG

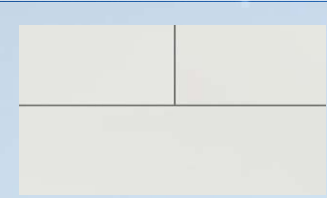
2. FAÇADE CONCEPT:

b) The Board also added that additional information should be provided for the north and east façades, including materials, cladding and window details and other secondary architectural features that will add depth and texture and visual interest to the facade and help mitigate scale. (DC2-A.2, DC2-C, DC2-D)

Response:

A highly transparent first floor activates the ground plane at a human scale along each street as well as the alley. This glazed first floor also creates a contrast with the floating mass above.

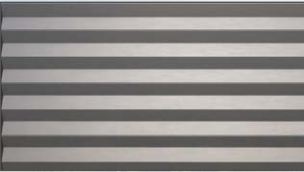
White walls on north and south elevations wrap dynamic east and west façades composed of ribbed metal panels and patterned windows, creating unique visual interest



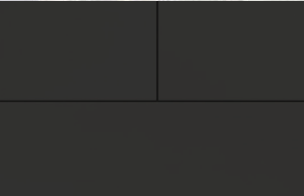
Integral color cementitious panel, White 5/16" thick, open joint rain screen, Bases of design, Swiss Pearl.



Vinyl windows and doors, black



Ribbed metal chevron pattern, 20 gage, Grey color, Bases of Design Morin Z-12 profile



Integral color cementitious panel, dark grey, 5/16" thick, open joint rain screen, Bases of design, Swiss Pearl



View Looking Northwest



View From Ground Level Unit Terrace Looking North



View at Sidewalk Adjacent to Unit Terrace Looking South

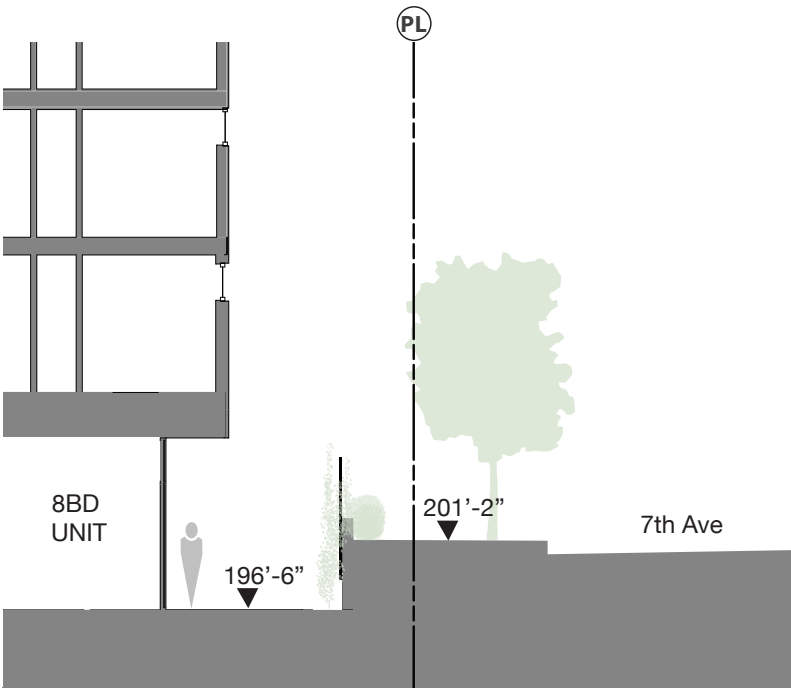
3. SITE CIRCULATION AND GROUND PLANE:

a) The Board expressed concern regarding the integration of the building with the street level, particularly the sidewalk's relationship to the lower-level residential spaces. The Board requested information in the Recommendation packet that clearly demonstrates the building's relationship with 7th Avenue, adjacent buildings, and the route for cyclists. (PL3-2, CS2-B, CS2-2)

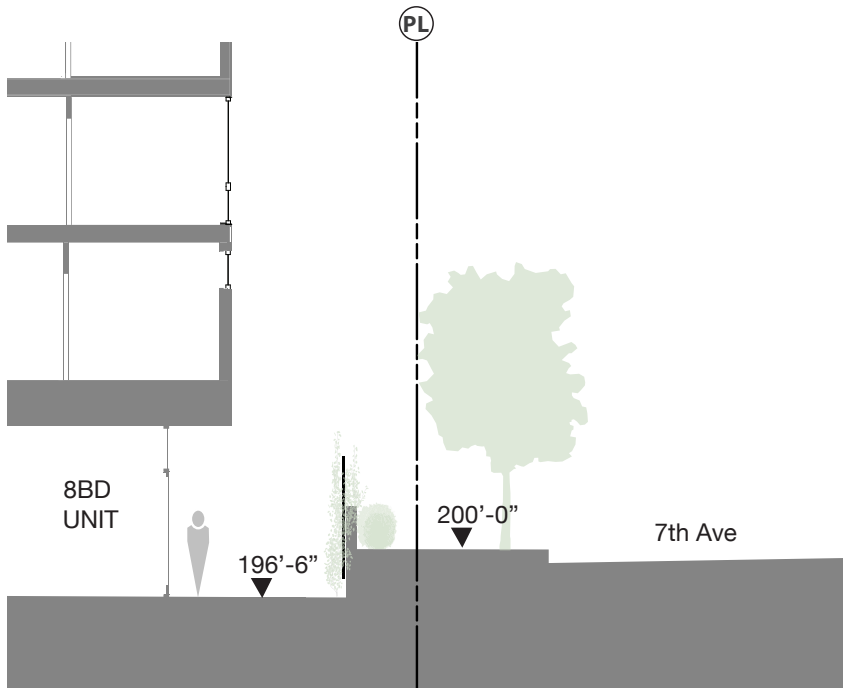
c. The Board requested cross-section drawings at 7th Ave NE, to help visualize the transition from the public sidewalk area to the residential units. (PL3-2-c)

Response:

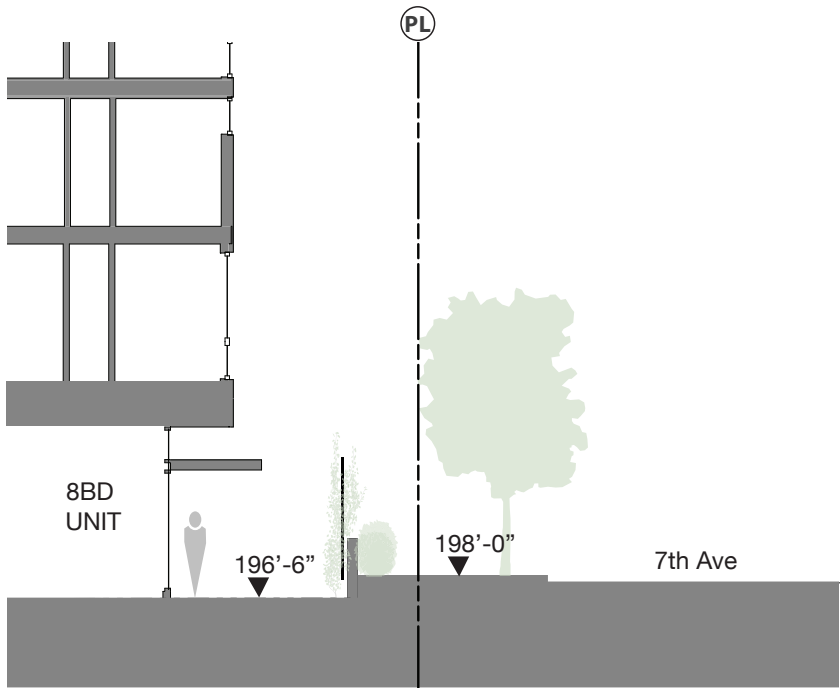
The largest differential between the sidewalk grade and terrace at the northern corner of the site is 4'-11". Plantings on both the street and terrace side of the retaining wall help to mitigate the change in elevation as well as provide privacy to lower level units.



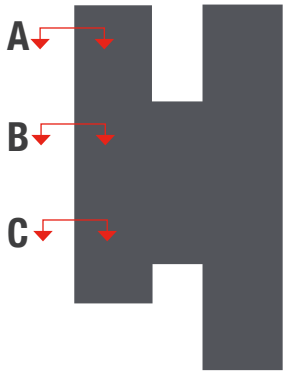
Section A



Section B



Section C



8.0 ITEMIZED RESPONSE TO EDG

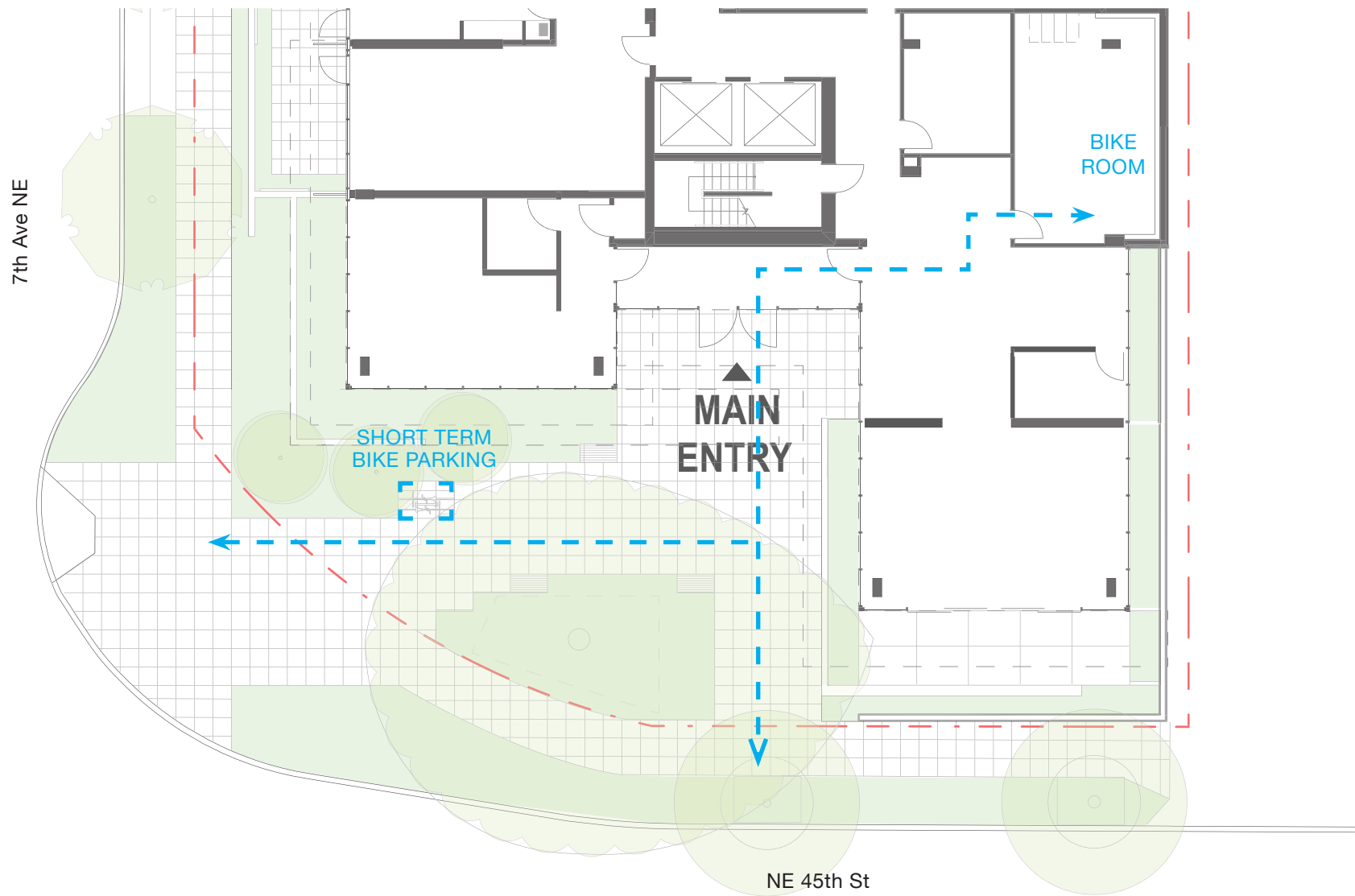
3. SITE CIRCULATION AND GROUND PLANE:

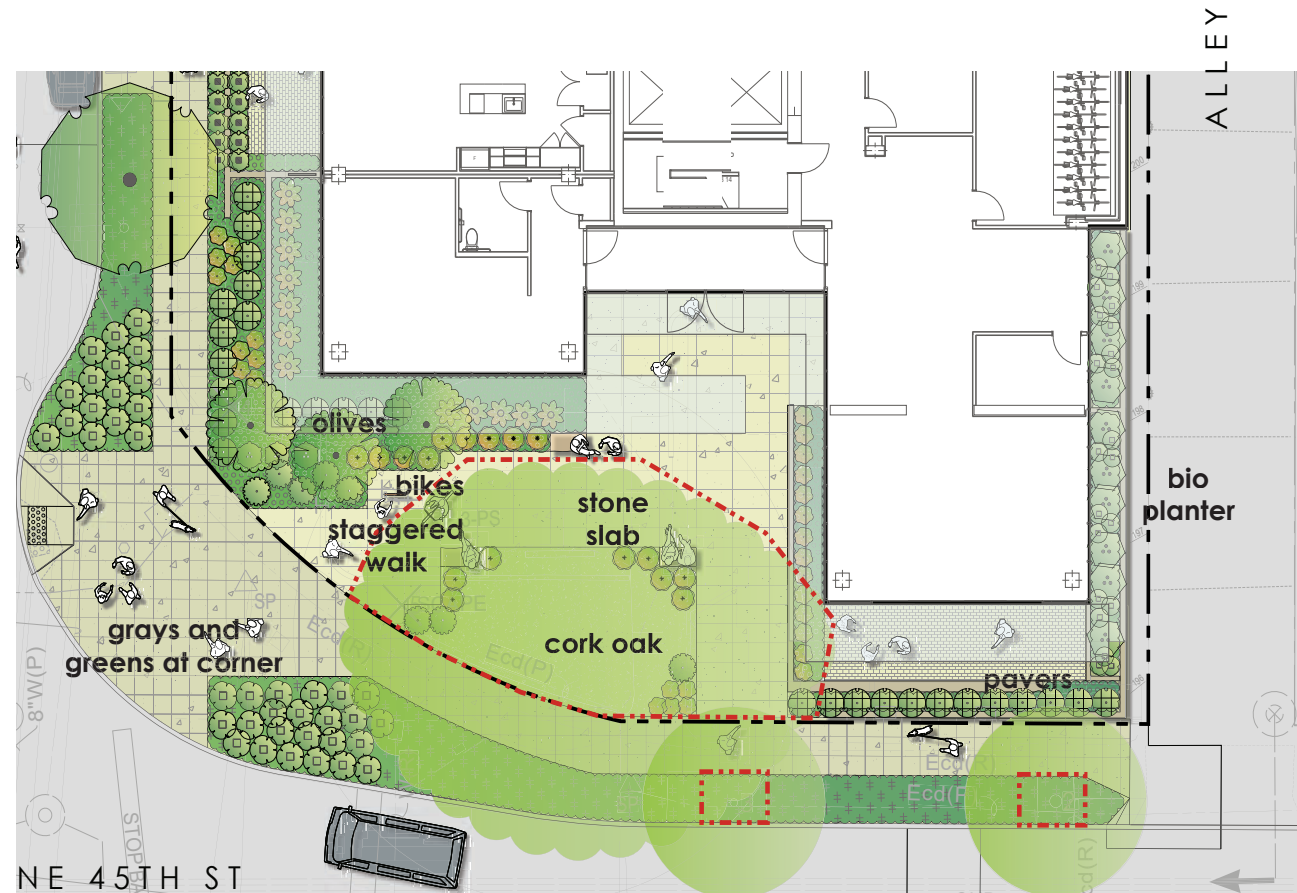
b) The Board requested complete details on the bike route between the street and the building, including whether bikes will use the main entry. (PL4-1-c, PL4-B-1)

Response:

Long term bike storage is provided on the first floor adjacent to the lobby space. Bicycles will enter the site off of NE 45th st and will use the main entry to the building to access the bike storage.

— BICYCLE ENTRY ROUTE





Landscape Site Plan at Street Level



Rendering of building entrance at the corner of 7th Ave NE and NE 45th St looking east

3. SITE CIRCULATION AND GROUND PLANE:

d) The Board encouraged extensive plantings to create a full-feeling landscape at the southwest corner, as opposed to below-grade or "sunken down" plantings, in order to increase visibility from the sidewalk or street. (DC4-D-4)

e) Overall, the Board emphasized the importance of landscaping and site design that contribute positively to the area's visual appeal and functional usability. (PL 1, DC3, CS2-B, CS2-2)

Response:

Planting areas at the southwest corner have been extended and expanded in area since the EDG meeting, with colorful grey/green fragrant flowers and foliage wrapping both sides of the corner, leading into the extensive plantings and paving wrapping the Cork Oak.

The extensive entry terrace provides a variety of spaces for connections at the corner. Along 7th Avenue a pedestrian easement now permits a standard landscape strip at the curb, as well as a landscape strip at the base of the fence line. The layering permits softening of this public edge, with a mix of plantings at the fence.

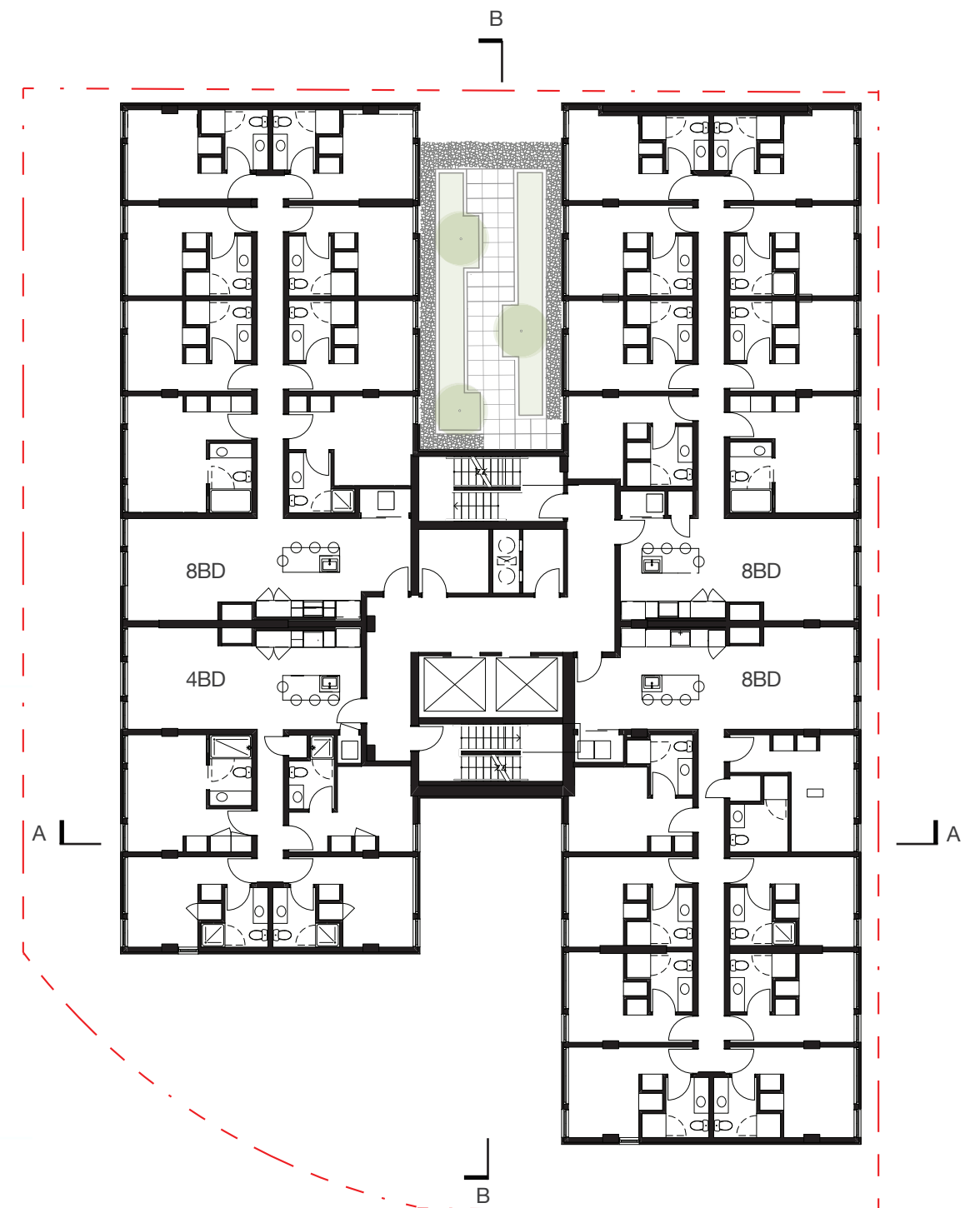
Similarly, the planter along the south property line and the bioplanter along the active alley provides a layer of landscape that softens this well used public frontage.

----- TREE PROTECTION

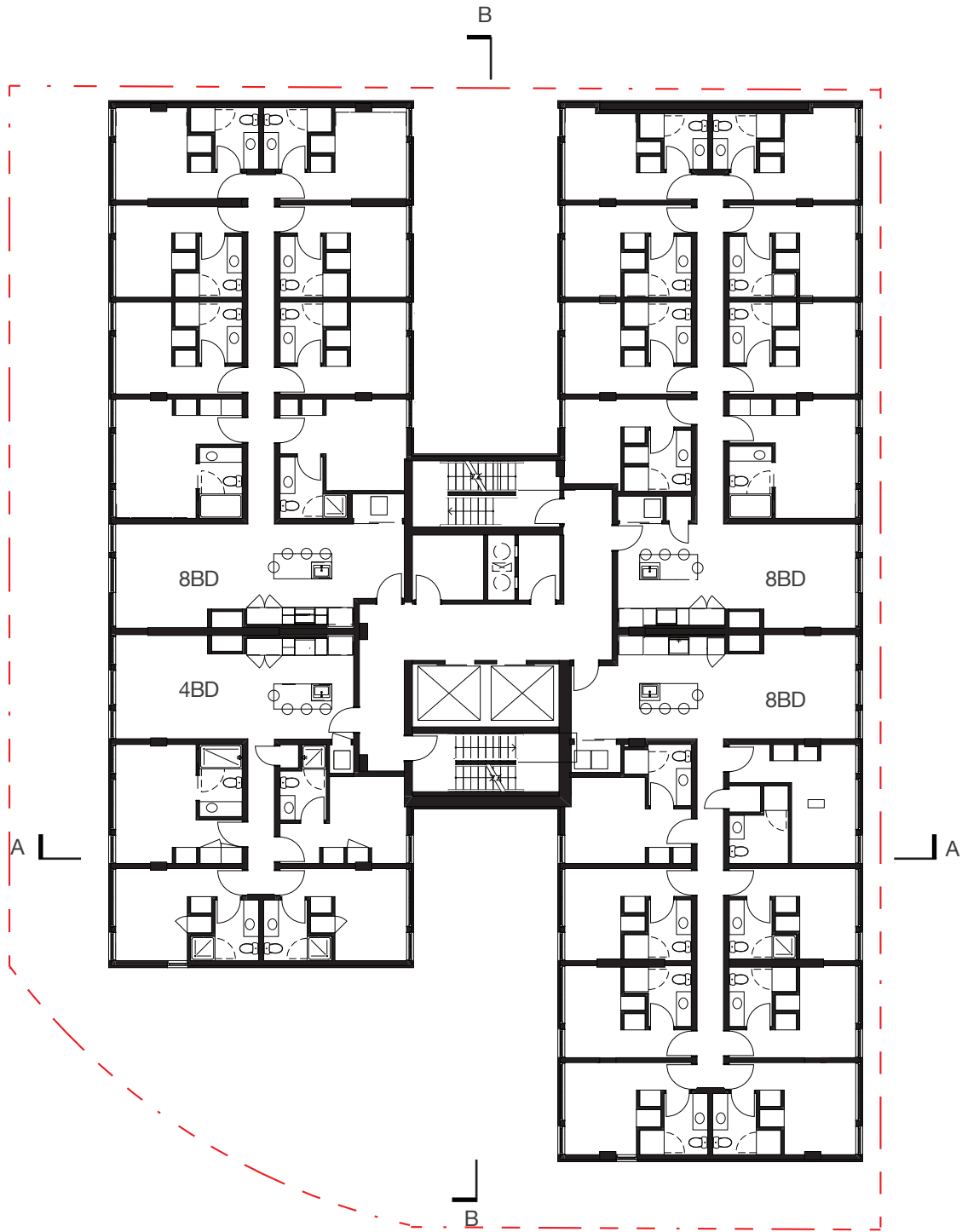
9.0 FLOOR PLANS



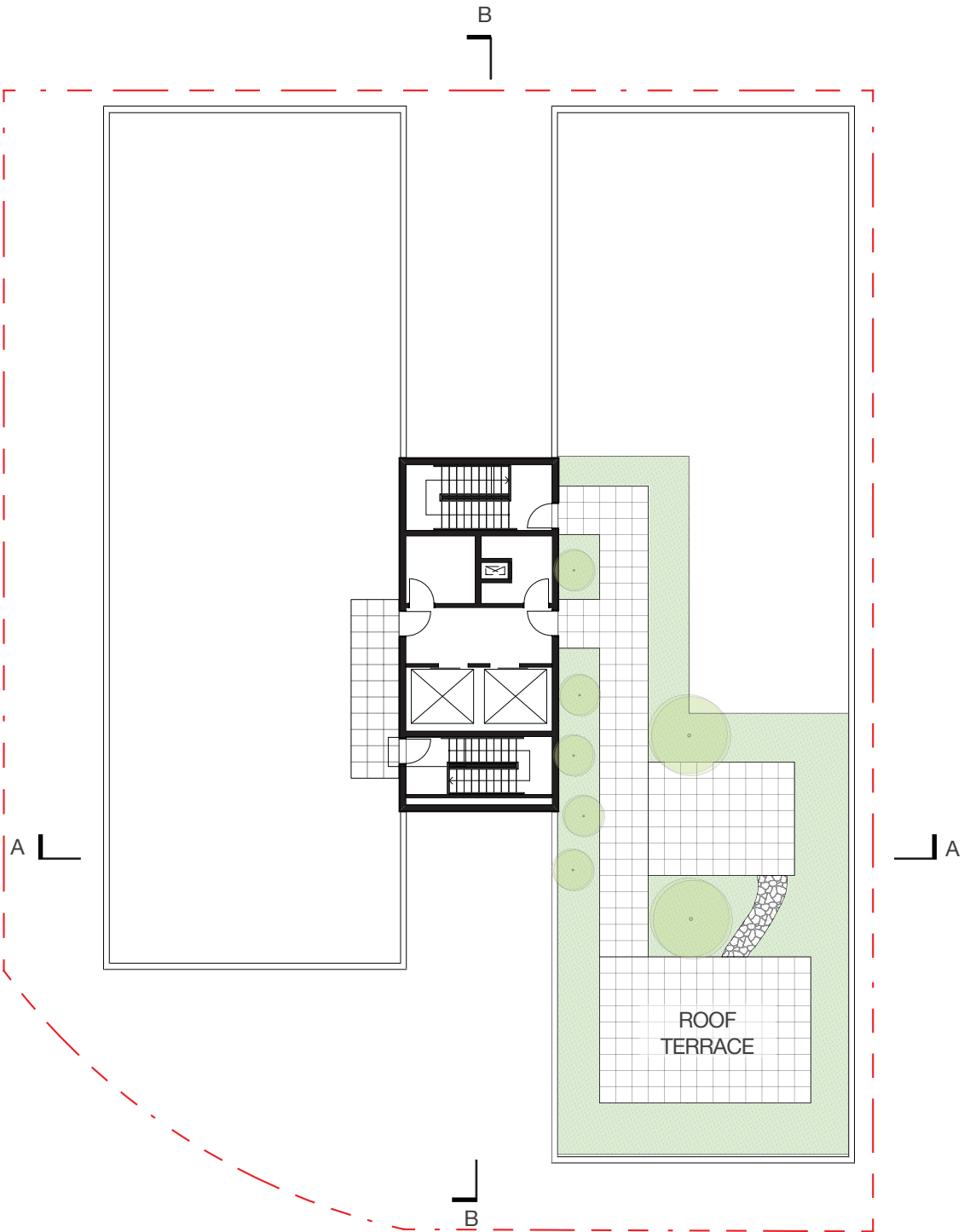
FLOOR PLAN LEVEL 1



FLOOR PLAN LEVEL 2



TYPICAL FLOOR PLAN



FLOOR PLAN ROOF LEVEL

10.0 COMPOSITE LANDSCAPE / HARDSCAPE PLAN / TREE PROTECTION

LANDSCAPE PLAN - STREET LEVEL



Cork Oak inspires



grays and greens



stone slab



Tofino - better bike rack

10.0 COMPOSITE LANDSCAPE / HARDSCAPE PLAN / TREE PROTECTION

PODIUM AND ROOF LEVEL



- 2' X 2' PRECAST PAVERS ON PEDESTALS
TEXADA SLAB PAVERS, PAVER COLOR: NATURAL, BY
BELGARD 877-BELGARD
- LIGHTWEIGHT PLANTERS
SQUARE PLANTER, WILSHIRE COLLECTION, 48" L X 48" W
FLAT BLACK, FIBERGLASS PLANTER
BY TOURNESOL SITEWORKS 800.542.2282
- FALL PROTECTION
REF. ARCH
- PEBBLE MULCH
- METAL EDGING
- GREEN ROOF MULTILAYER SYSTEM



food and fun



cozy corner and killer view



cut though


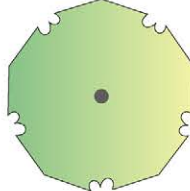











gathering spot and killer view


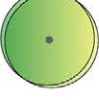


10.0 COMPOSITE LANDSCAPE / HARDSCAPE PLAN / TREE PROTECTION

PLANT SCHEDULE

Street Level

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	OLEA EUROPAEA	OLIVE MULTI-TRUNK
	STREET TREE CARPINUS CAROLINIANA / AMERICAN HORNBEAM, 2" CAL., B&B, CONCEPTUALLY APPROVED BY #SDOTREE0006290	
SHRUBS		
	BUXUS MICROPHYLLA 'WINTER GEM'	WINTER GEM BOXWOOD
	CORNUS SERICEA 'KELSEYI'	KELSEYI DOGWOOD
	ILEX GLABRA	INKBERRY HOLLY
	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER
	LAVANDULA STOECHAS 'OTTO QUAST'	OTTO QUAST SPANISH LAVENDER
	PITTOSPORUM TOBIRA 'WHEELER'S DWARF'	WHEELER'S DWARF PITTOSPORUM
	ROSA X 'NOASCHNEE'	FLOWER CARPET WHITE GROUNDCOVER ROSE
	SALVIA ROSMARINUS 'ARP'	ARP ROSEMARY
	SHRUB MIX-GREYS & GREENS	
LARGE SHRUBS		
	MAHONIA X MEDIA 'WINTER SUN'	WINTER SUN MAHONIA
	VIBURNUM X BODNANTENSE 'DAWN'	DAWN VIBURNUM

on structure

TREES		
	ACER JAPONICUM	FULLMOON MA
	SMALL TREE	
	LAGERSTROEMIA INDICA X FAURIEI 'TUSCARORA'	TUSCARORA CF
SYMBOL		
SHRUBS		
	ARBUS UNEDO	STRAWBERRY TR
SHRUB AREAS		
	GREEN ROOF WITH PERENNIALS PLANT IN GROUPS OF 3-5; PLANT STRAWBERRY THROUGHOUT ACHILLEA MILLEFOLIUM 'SUMMER PASTELS' AGAPANTHUS PRAECOX ORIENTALIS 'BENFRAN' TM ASTER DOUGLASII FRAGARIA CHILOENSIS MONARDA DIDYMA 'FIREBALL' SEDUM TILE	
	SUMMER PASTEI BABY PETE LILY C DOUGLAS ASTE BEACH STRAWB FIREBALL BEE BA PREPLANTED SEI	

Street Level

TREES		Olea europaea Olive
		Lavandula angustifolia English Lavender
SHRUBS, ETC.		Rosa 'Noaschnee' 'White Flower Carpet' Rose
		Allium Ornamental Onion

MIXES

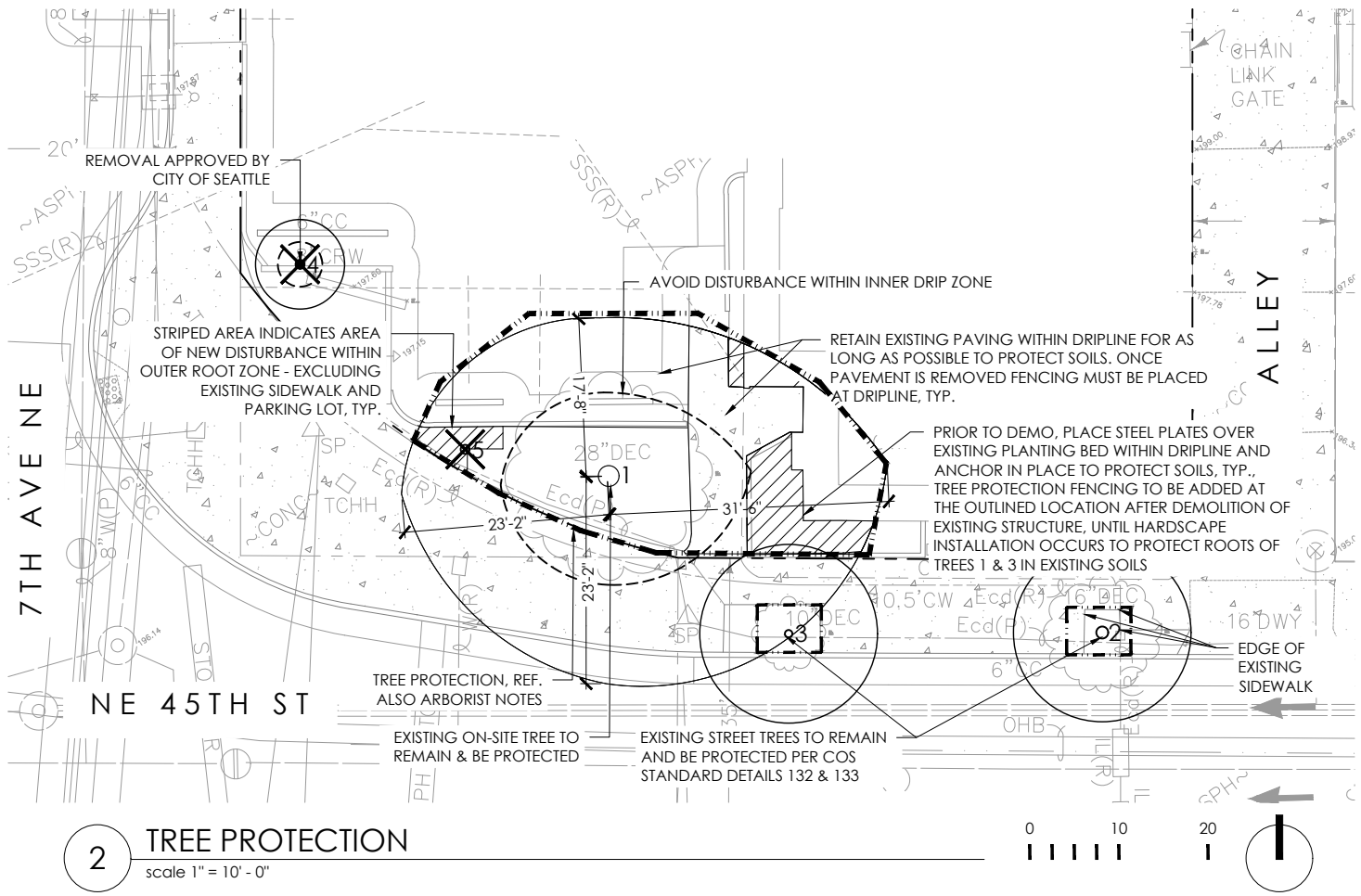
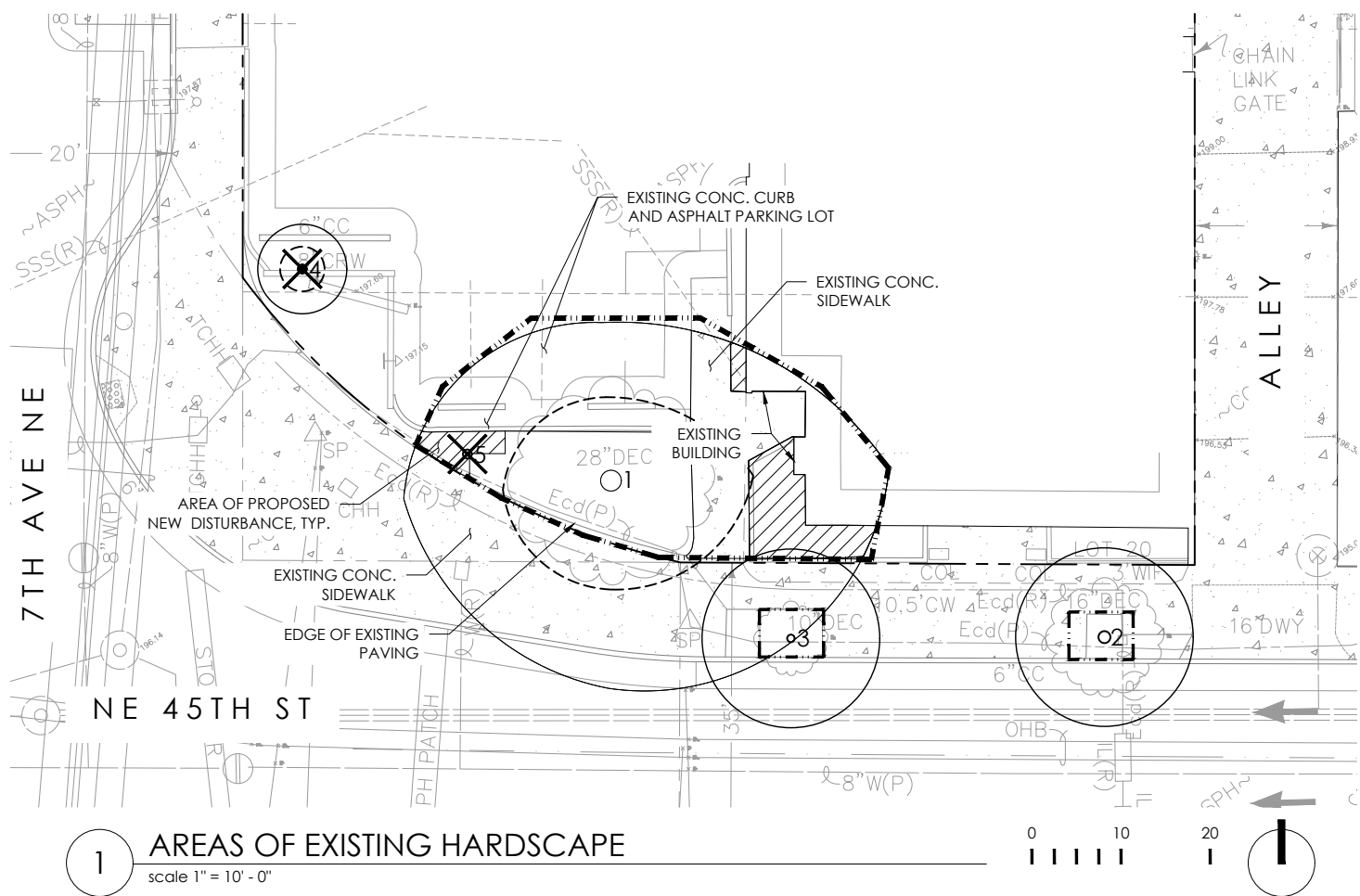
	Carpinus caroliniana Carolina Hornbeam
	Lavandula stoechas 'Otto Quast' Spanish Lavender
	Salvia rosmarinus 'Arp' Arp Rosemary
	Brachyglottis greyii Daisy Bush

LARGE SHRUBS		Viburnum bodnantense 'Dawn' Dawn Viburnum
		Mahonia x media 'Winter Sun' 'Winter Sun' Mahonia
		Perovskia atriplicifolia Russian Sage
		Cistus hybridus Rockrose

On structure

	Acer japonicum Full Moon Maple
	Lagerstroemia 'Tuscarora' Tuscarora Crape Myrtle
	Arbutus unedo Strawberry Tree
	Sedum green roof with colorful perennials

10.0 COMPOSITE LANDSCAPE / HARDSCAPE PLAN / TREE PROTECTION



SIGNIFICANT TREES					
		EXISTING TREE TO REMAIN AND BE PROTECTED: REFER BELOW FOR IDENTIFICATION & SIZE.			
TREE #	SPECIES	COMMON NAME	DSH	EXCEPTIONAL	STATUS
On Site					
1	Quercus suber	Cork Oak	28	Tier 1	Retain
4	Arbutus unedo	Strawberry Tree	11.7	Tier 4	Remove
5	Arbutus unedo	Strawberry Tree	7.1	Tier 4	Remove
Right of Way - Conceptually Approved by SDOT Urban Forestry #SDOTTREE0006290					
2	Acer x freemanii	Freeman Maple	10	Tier 4	Retain
3	Acer rubrum	Red Maple	16	Tier 3	Retain
NOTE: Arborist Report: 700 NE 45th St. Seattle WA 98105 on July 13, 2020 by Tree Solutions and updated Memo on October 26, 2023 by Scott Shelby Consulting LLC					

11.0 ELEVATIONS

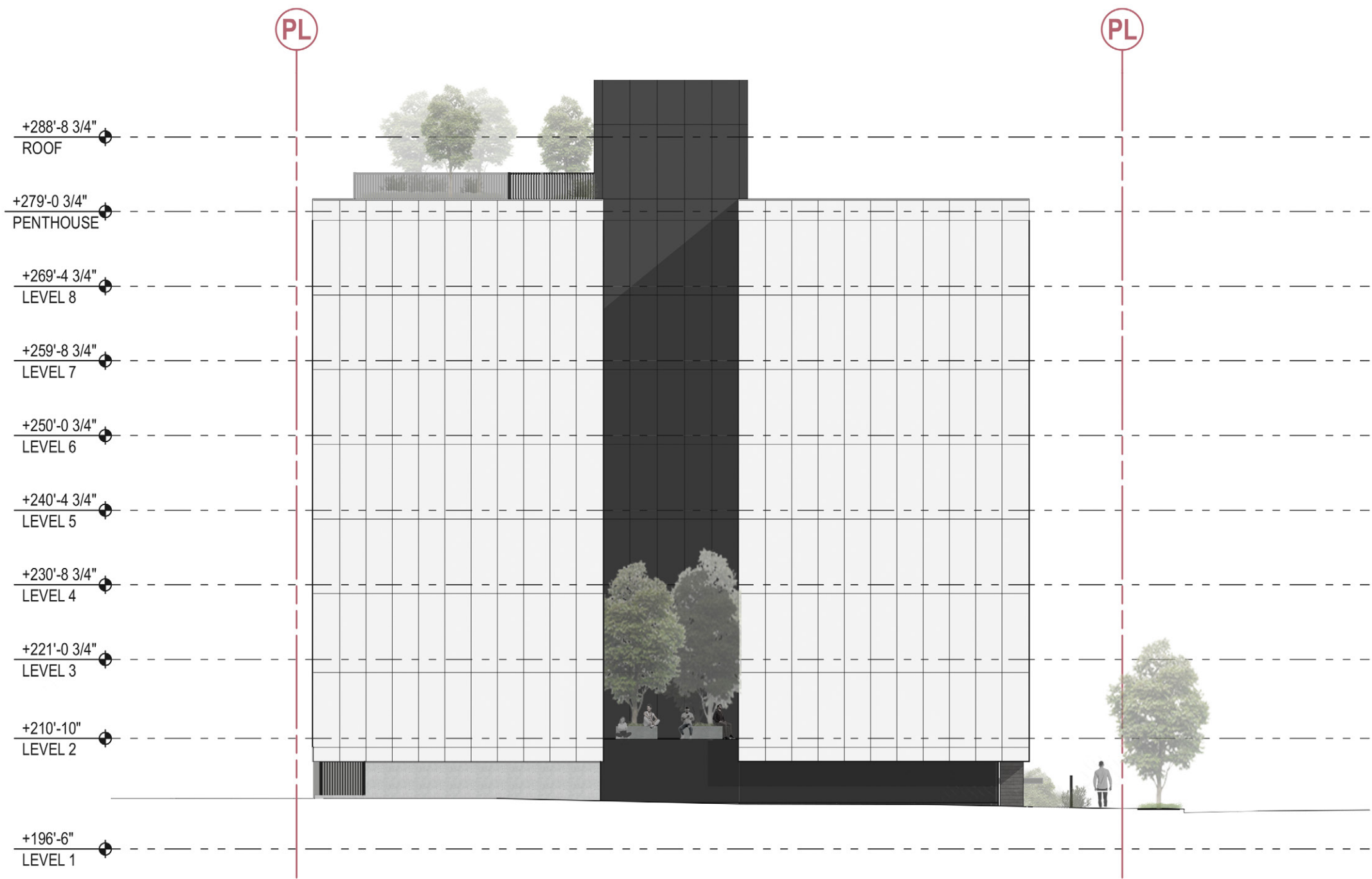




WEST ELEVATION



11.0 ELEVATIONS



NORTH ELEVATION

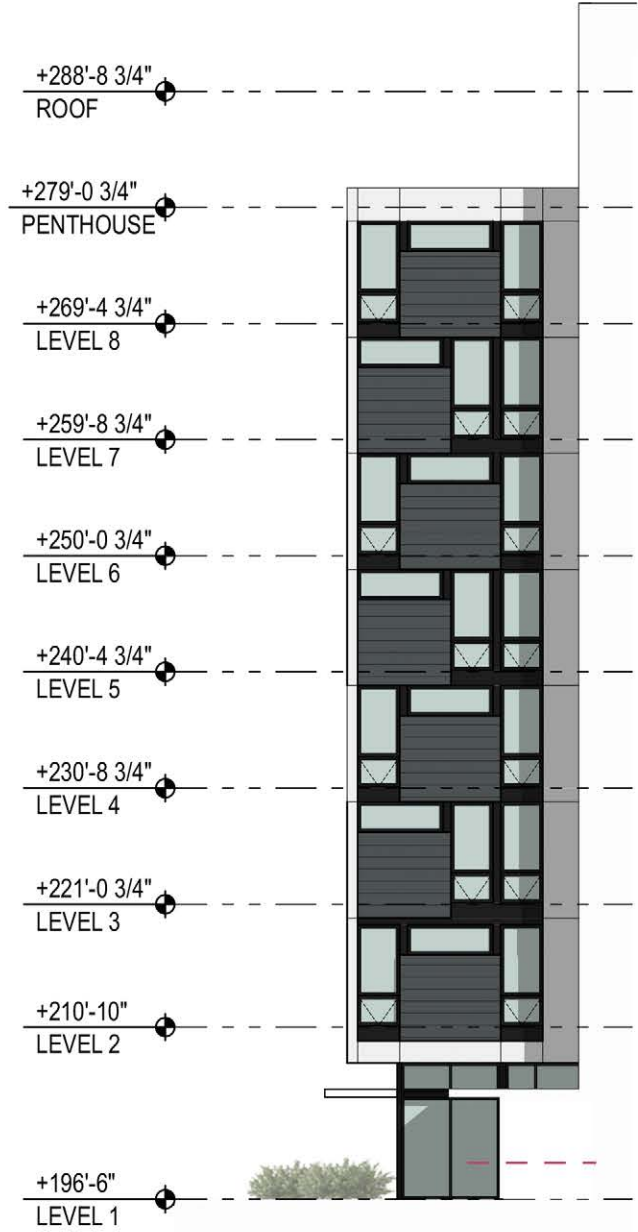




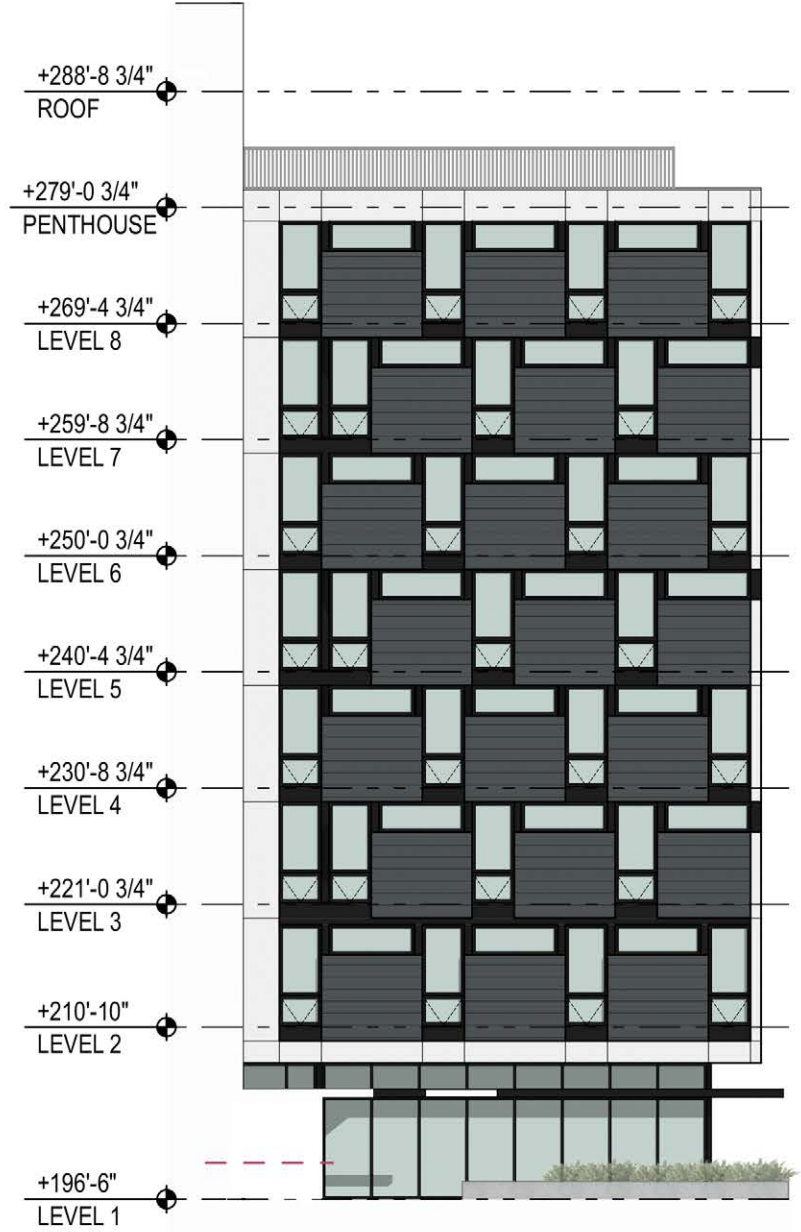
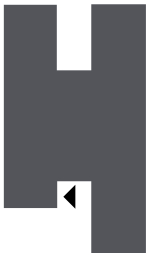
EAST ELEVATION



11.0 ELEVATIONS

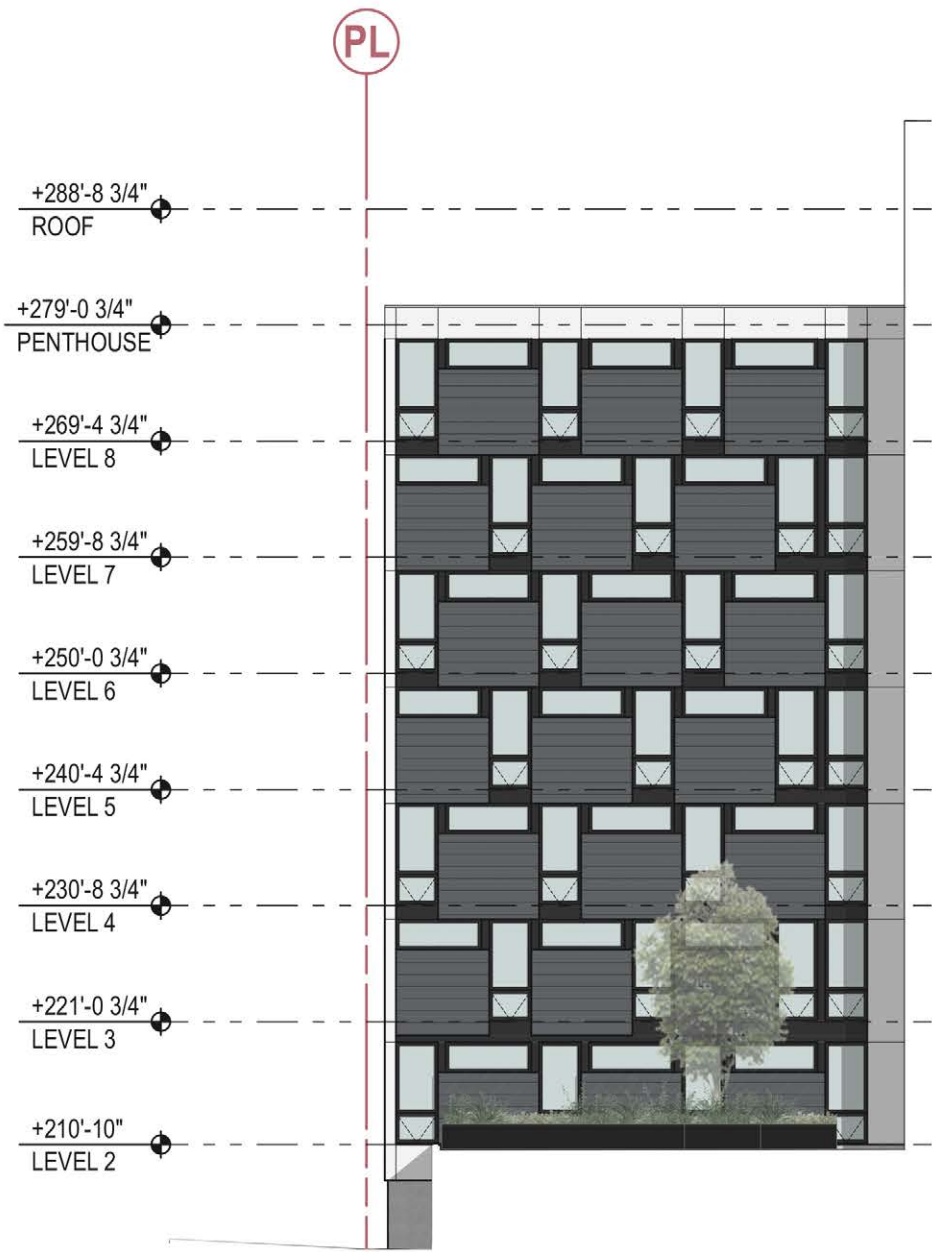


SOUTHWEST WALL ELEVATION

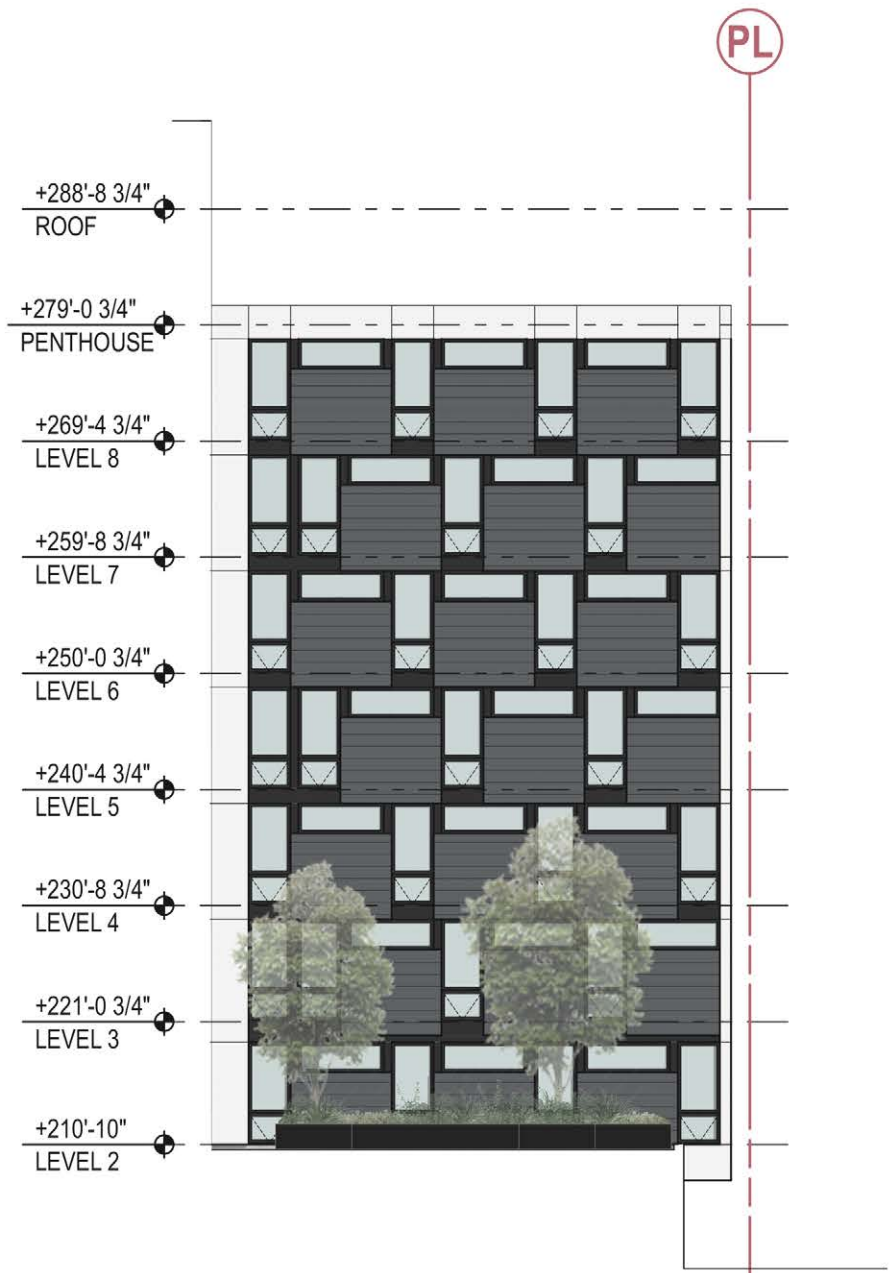


SOUTHEAST WALL ELEVATION





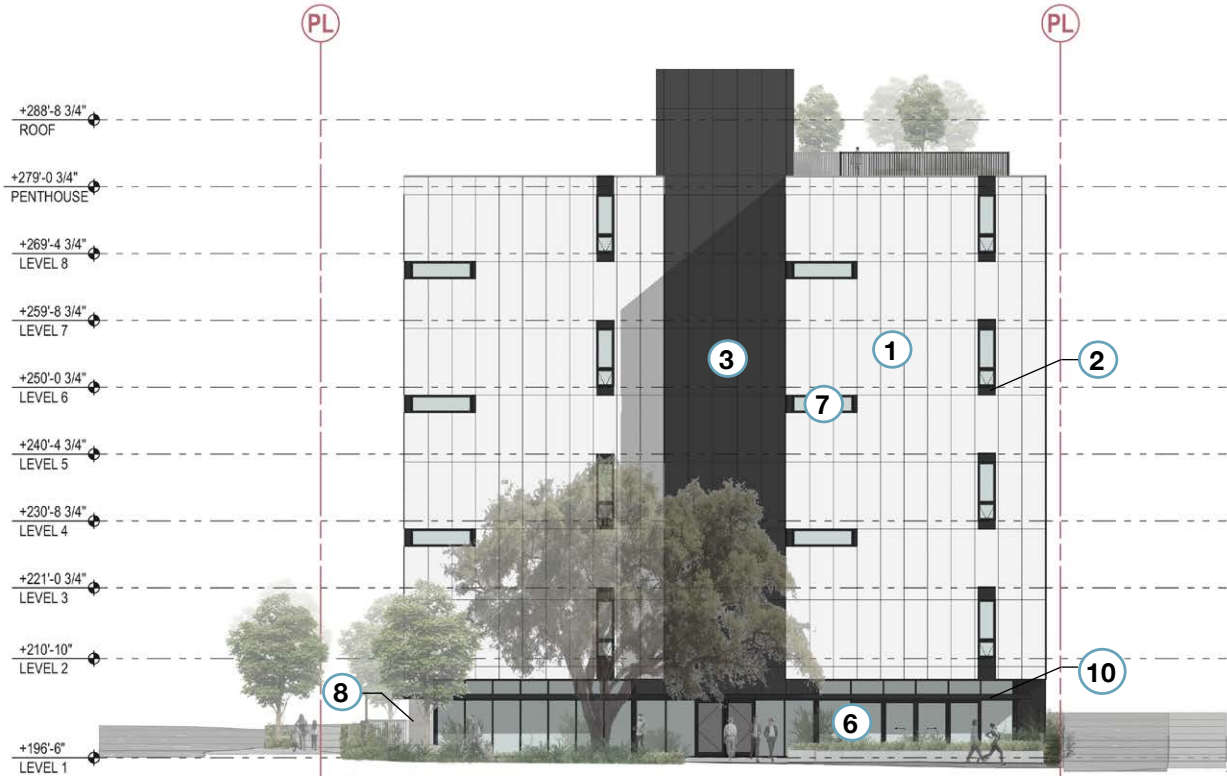
NORTHEAST COURTYARD ELEVATION



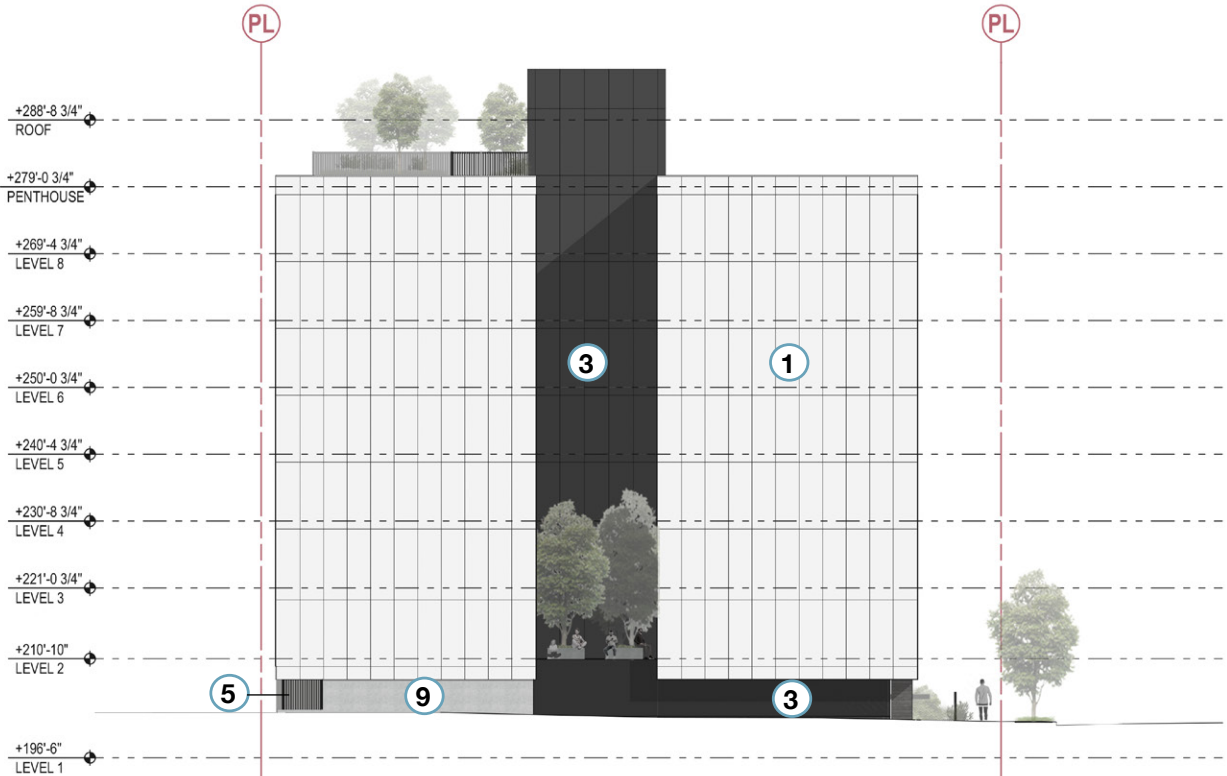
NORTHWEST COURTYARD ELEVATION



12.0 MATERIAL AND COLOR PALETTE




SOUTH ELEVATION




NORTH ELEVATION

1




INTEGRAL COLOR CEMENTITIOUS PANEL, WHITE 5/16" THICK, OPEN JOINT RAIN SCREEN, BASES OF DESIGN, SWISS PEARL.

2




INTEGRAL COLOR CEMENTITIOUS PANEL, DARK GREY 5/16" THICK, OPEN JOINT RAIN SCREEN, BASES OF DESIGN, SWISS PEARL.

3




SMOOTH FINISH STUCCO, DARK GREY

4



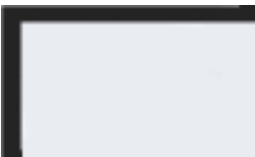
RIBBED METAL CHEVRON PATTERN, 20 GAGE, GREY COLOR, BASES OF DESIGN MORIN Z-12 PROFILE

5




METAL RAILING, FINISH TO MATCH DARK GREY FIBER CEMENT PANEL

6



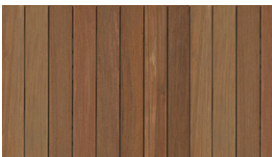
STOREFRONT, FRAME FINISH BLACK

7




VINYL WINDOWS AND DOORS BLACK

8




WOOD PRIVACY PANELS

9

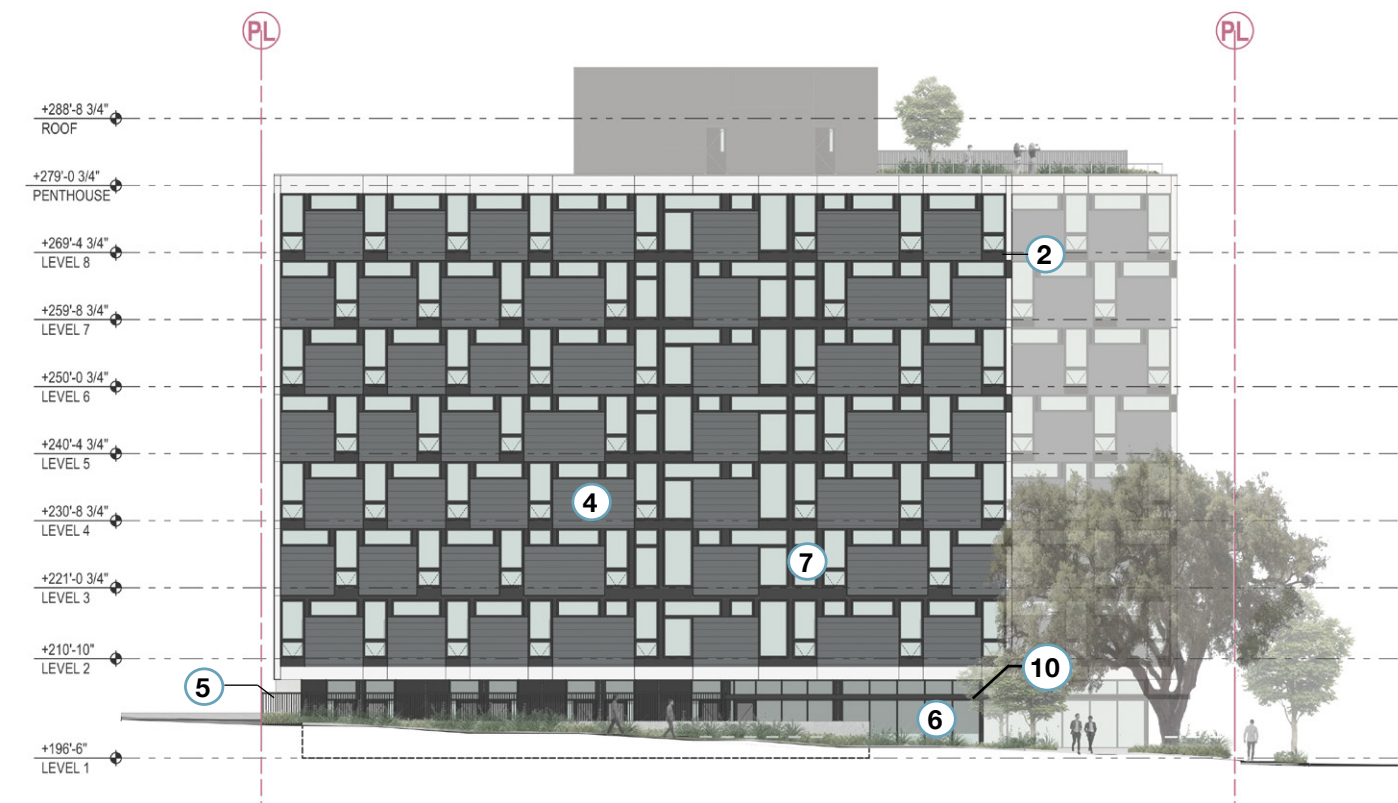


CONCRETE

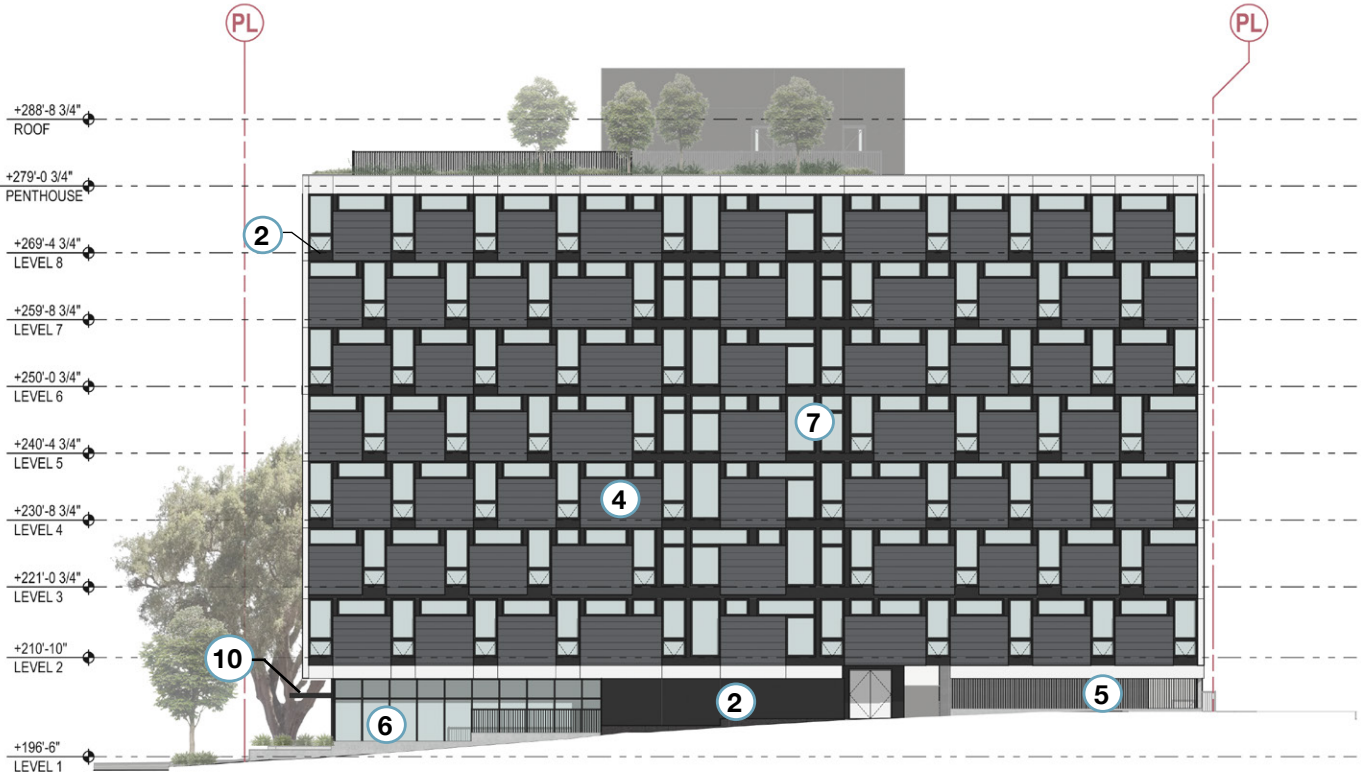
10



METAL CANOPY, BLACK




EAST ELEVATION

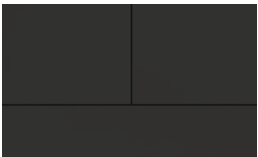


WEST ELEVATION


- 1




INTEGRAL COLOR CEMENTITIOUS PANEL, WHITE 5/16" THICK, OPEN JOINT RAIN SCREEN, BASES OF DESIGN, SWISS PEARL.
- 2




INTEGRAL COLOR CEMENTITIOUS PANEL, DARK GREY 5/16" THICK, OPEN JOINT RAIN SCREEN, BASES OF DESIGN, SWISS PEARL.
- 3



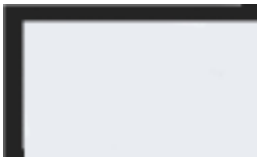
SMOOTH FINISH STUCCO, DARK GREY
- 4




RIBBED METAL CHEVRON PATTERN, 20 GAGE, GREY COLOR, BASES OF DESIGN MORIN Z-12 PROFILE
- 5



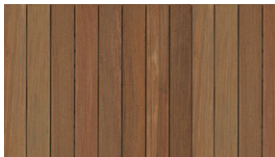
METAL RAILING, FINISH TO MATCH DARK GREY FIBER CEMENT PANEL
- 6




STOREFRONT, FRAME FINISH BLACK
- 7




VINYL WINDOWS AND DOORS BLACK
- 8



WOOD PRIVACY PANELS
- 9



CONCRETE
- 10



METAL CANOPY, BLACK









13.0 RENDERINGS





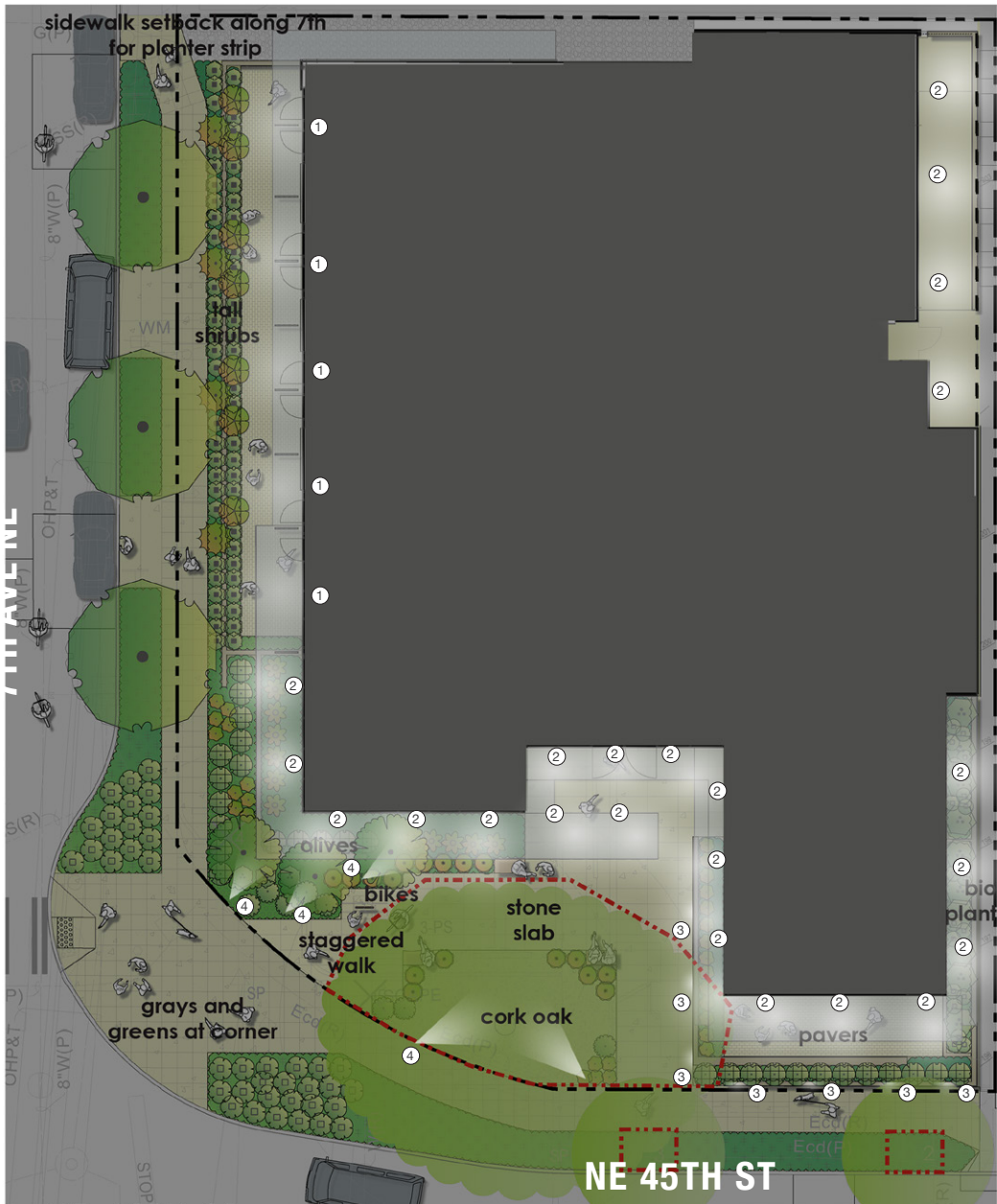
13.0 RENDERINGS



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14.0 EXTERIOR LIGHTING PLAN

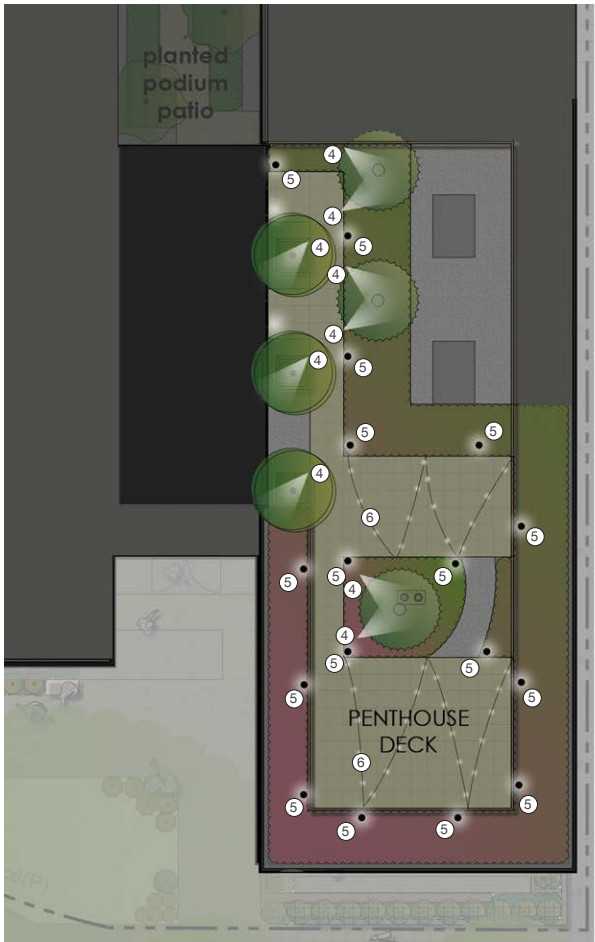
LIGHTING CONCEPT PLAN - L1



LIGHTING CONCEPT PLAN - L2 COURTYARD



LIGHTING CONCEPT PLAN - ROOF



LIGHTING FIXTURES

1 EXTERIOR SCONCE



Dimension: TBD
Finish: BLACK

2 RECESSED DOWNLIGHT



Dimension:TBD
Finish: Black

3 RECESSED EGRESS



Dimension:TBD
Finish: Black

4 LANDSCAPE UPLIGHTS



Dimension: TBD
Finish: Black

5 BOLLARDS

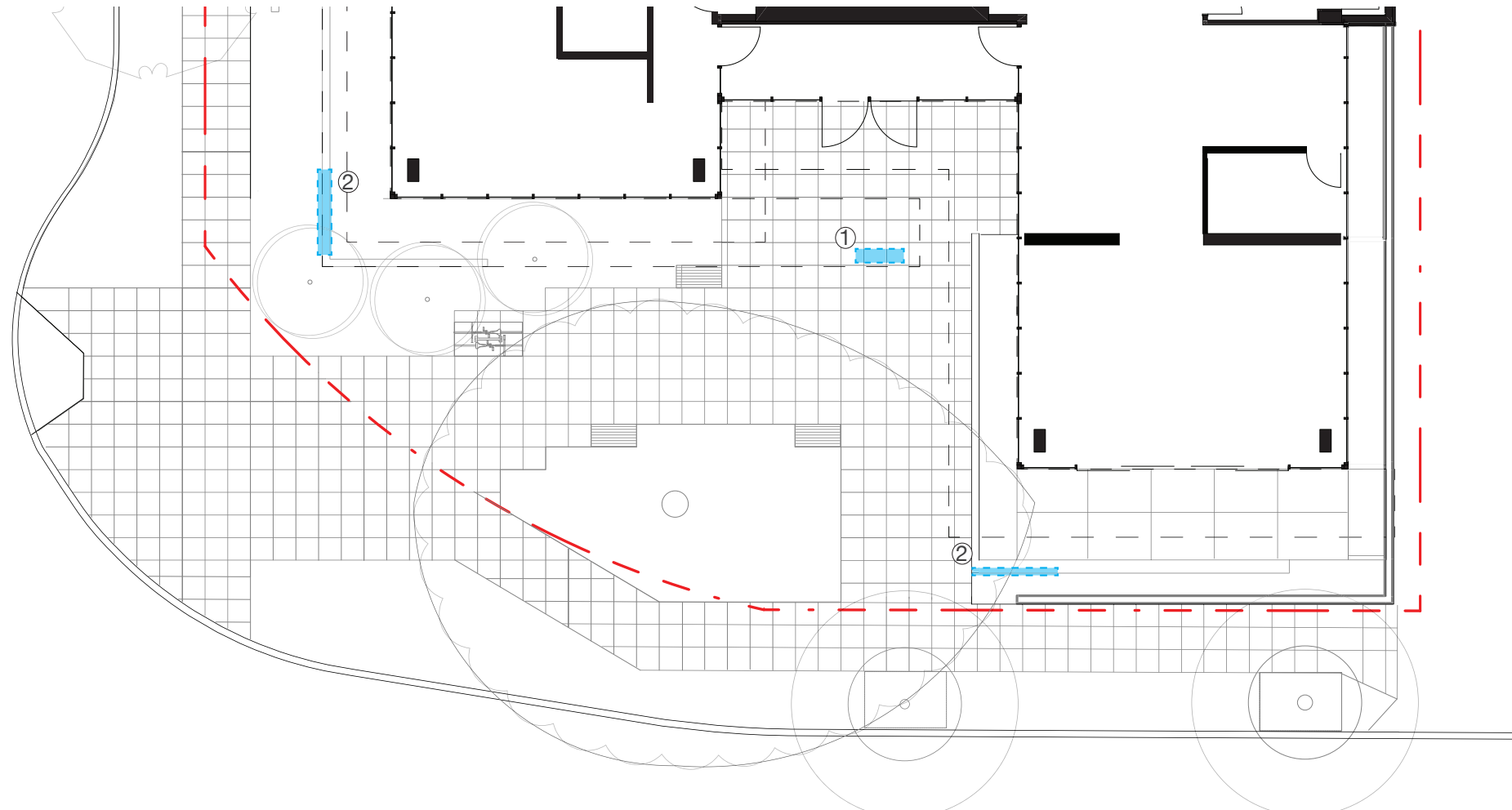


Dimension: TBD
Finish: Black

6 CATENARY



Dimension:TBD
Finish: Black



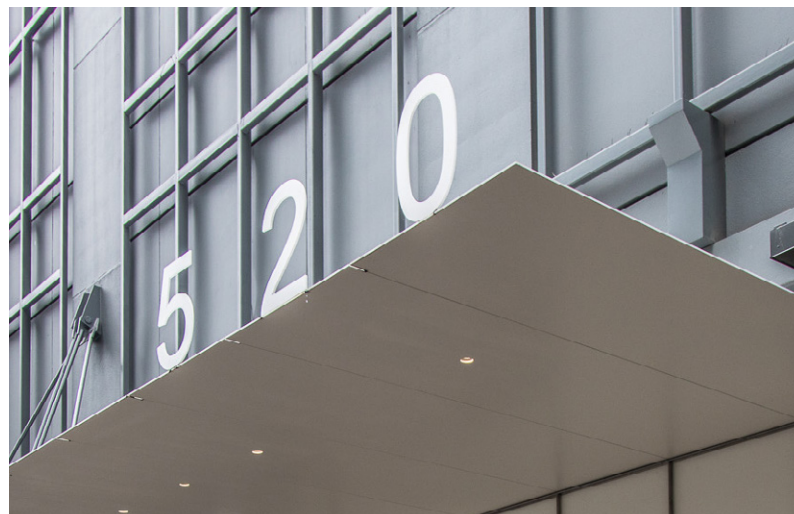
②



RETAIL PRECEDENT - 900 65TH

Architect + Photo: Weinstein A+U

①



MAIN ENTRY PRECEDENT - 520 PIKE

Architect: Olson Kundig Architects
Photo: Architectural Elements



MAIN ENTRY PRECEDENT - 2200 WESTERN

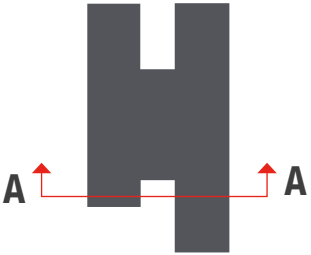
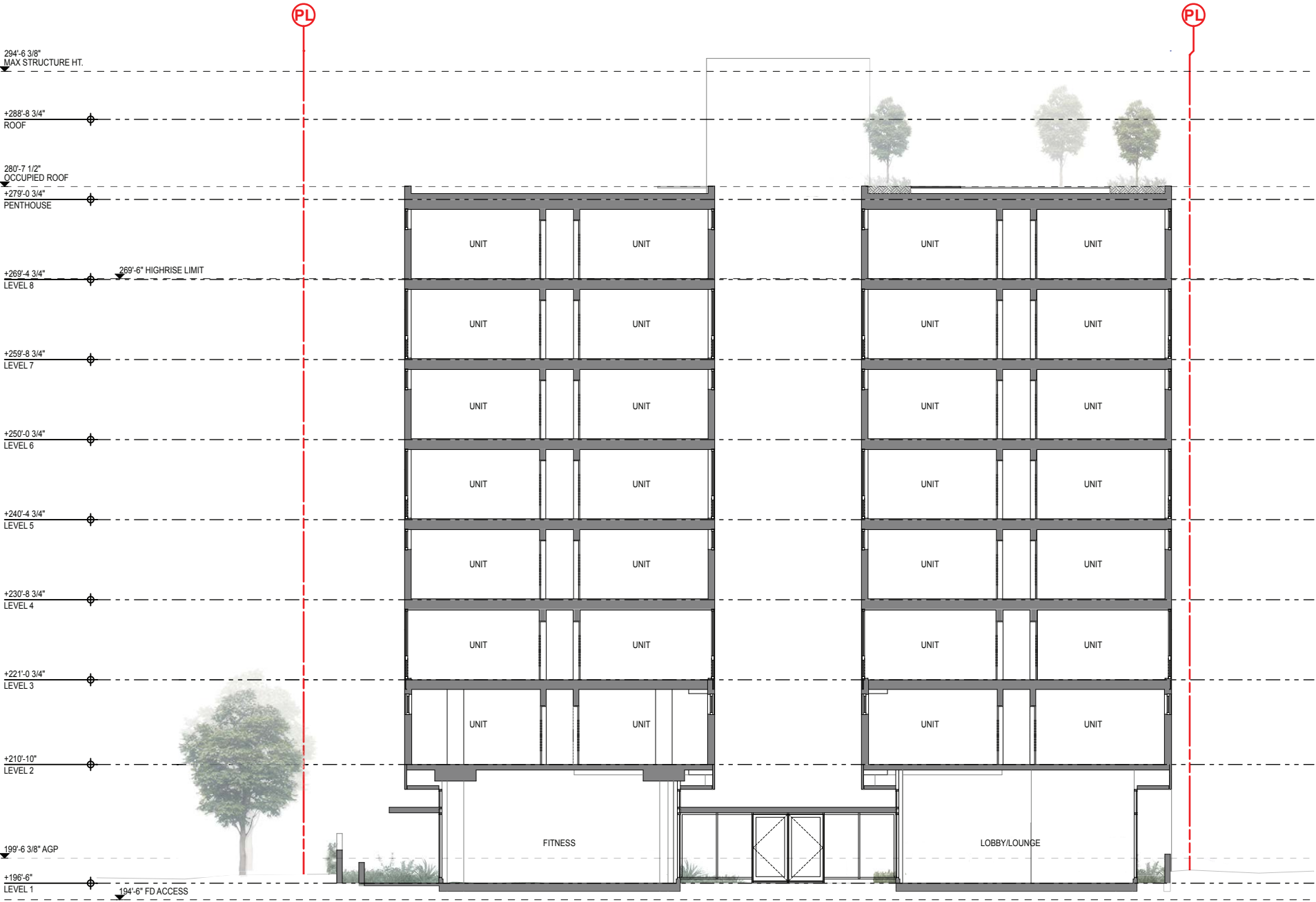
Architect + Photo: Weinstein A+U

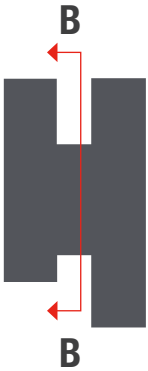
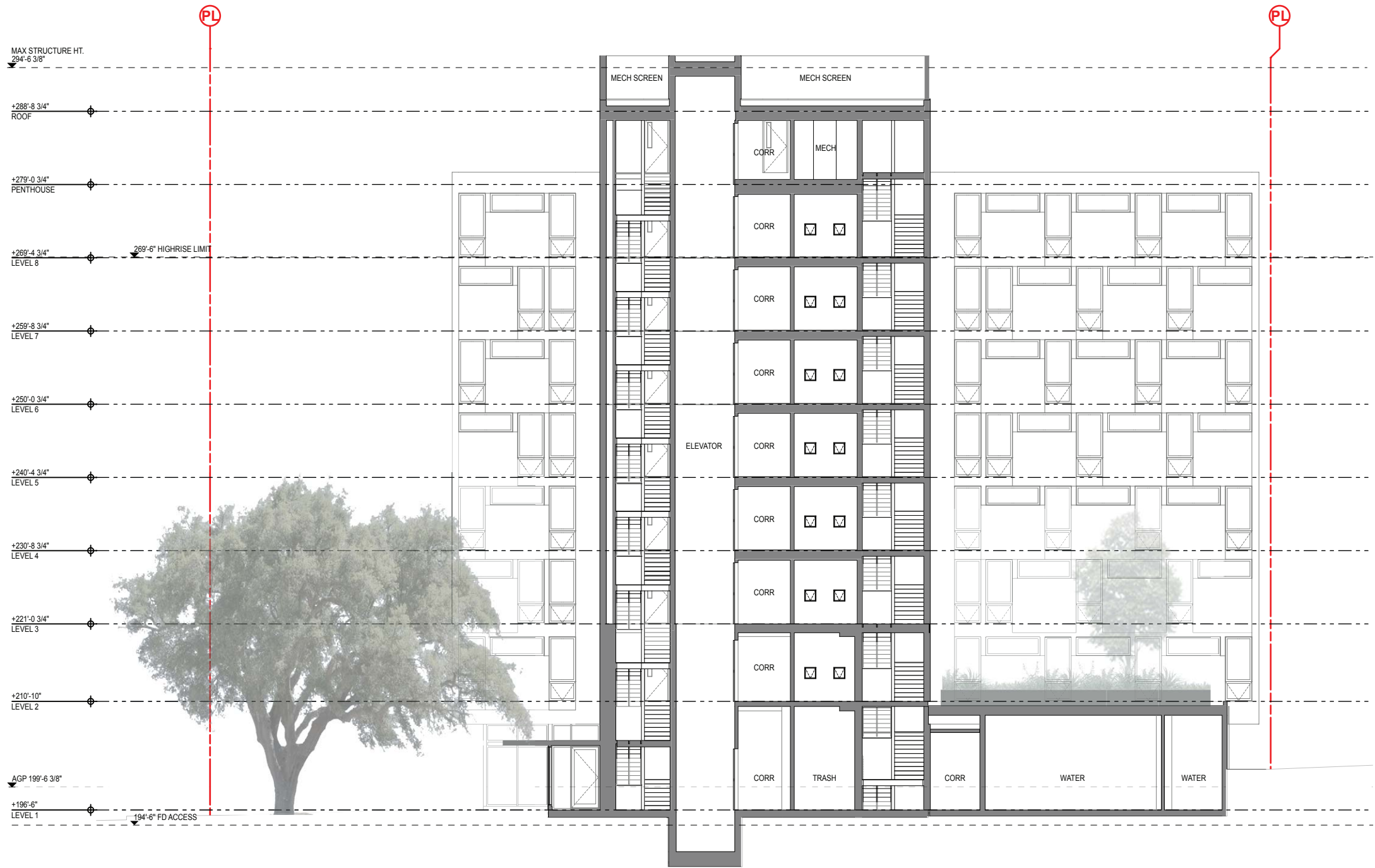


RETAIL PRECEDENT - 900 65TH

Architect + Photo: Weinstein A+U

16.0 BUILDING SECTIONS

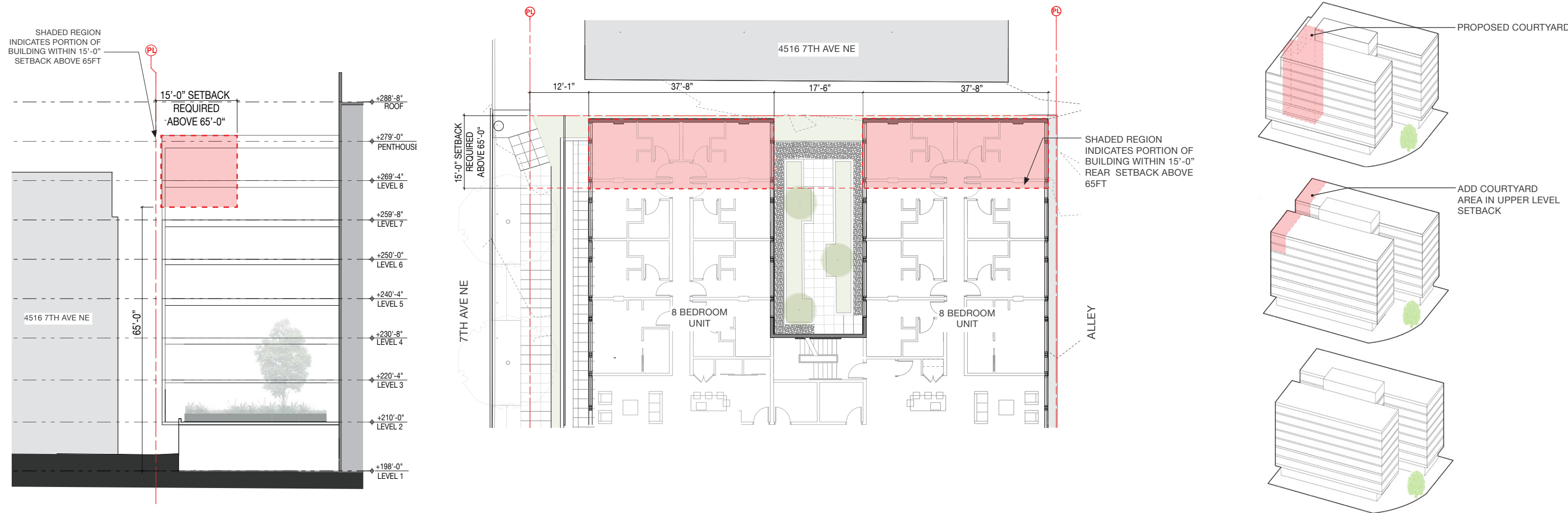




17.0 DEPARTURES

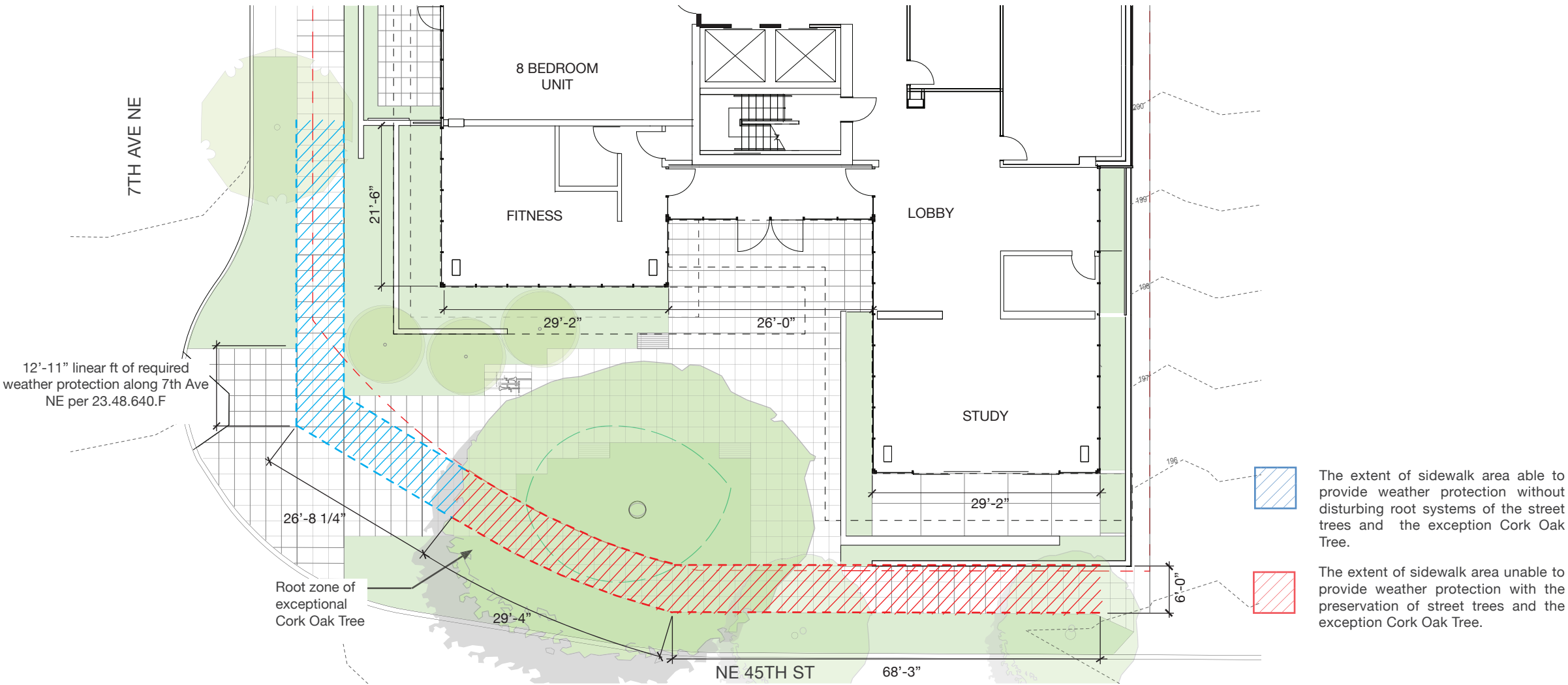
DEVELOPMENT STANDARD DEPARTURE REQUEST #1

Design Standard	Departure Request	Rationale for Requested Departure
<p>23.48.645.B.3 Setback Requirements</p> <p>For a lot in the SM-U 95-320 zone that abuts a lot in a MR zone, portions of any structure above 65 feet in height are required to set back a minimum of 15 feet from the abutting lot line.</p>	<p>Allow the project to provide a 1'-9" setback for a portion of the building along the northern property line above 65ft.</p>	<p>The preferred scheme is an "H" shape with open courtyards facing north and south. The northern courtyard provides relief along the north elevation and allows an efficient floorplate configuration with units facing the courtyard rather than the adjacent building to the north. While the setback provides necessary relief when the proposal is a highrise, the one-story difference between the existing building and the proposed project along with the open courtyard renders the setback requirement virtually meaningless in this context. The regular massing better serves to meet Guidelines CS2 –3 a.1 and DC2-1a.</p> <p>University Guidelines CS2.3.a.1 Express a sense of arrival to the district area with distinctive forms, prominent massing, unique design concepts and the highest attention to design quality.</p> <p>University Guidelines DC2.1.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</p>



DEVELOPMENT STANDARD DEPARTURE REQUEST #3

Design Standard	Departure Request	Rationale for Requested Departure
<p>23.48.640.F</p> <p>60 percent of the street facing facade where there are not residential units is required to have overhead weather protection of at least 6 feet in depth from either canopies, marquees, or arcades.</p> <p>Overhead weather protection 6 feet deep shall be located between 8 and 13 feet above grade.</p> <p>Overhead weather protection over 6 feet in depth shall be located between 10 and 15 feet above the sidewalk.</p>	<p>Allow project to not provide overhead weather protection over the sidewalk.</p> <p>NE 45th St Weather Protection Calculations:</p> <p>29'-2"+26'-0"+29'-2" = 84'-4" street frontage along 45th 60 percent of 84'-5" = 50'-8" of required weather protection along 45th</p> <p>7th Ave NE Weather Protection Calculations:</p> <p>21'-6" of street frontage not occupied by residential dwelling units 60 percent of 21'-6" = 12'-11" linear ft of required weather protection along NE 7th Ave</p>	<p>The preferred concept looks to preserve a large Heritage cork oak tree and street trees along NE 45th St. Allowing space for the existing Heritage Cork Oak Tree along with a generous, landscaped plaza is not compatible with overhead weather protection over the sidewalk. After subtracting exempt areas any amount provided would offer little protection. Prioritizing the landscape better serves the pedestrian and better meets Guideline CS2 –3. a.2 at this gateway site.</p> <p>University Guidelines CS2.3.a.2 Create pedestrian accommodating entries with wider sidewalks, significant landscaping features, public plazas, active uses, and art.</p>



17.0 DEPARTURES

DEVELOPMENT STANDARD DEPARTURE REQUEST #2

Design Standard	Departure Request	Rationale for Requested Departure
<p>23.41.012.B.10.b.1</p> <p>Departures of up to an additional 0.5 FAR may be granted if the applicant demonstrates that:</p> <p>1)The departure is needed to protect a tree that is located on the lot that is either an exceptional tree, as defined in Section 25.11.020, or a tree greater than 2 feet in diameter measured 4.5 feet above the ground; and</p> <p>2)Avoiding development in the tree protection area will reduce the total development capacity of the site;</p>	<p>Allow an additional 0.5 FAR to allow the project to be configured in an efficient manner that recoups development potential while maintaining the tree. This serves to better meet Guidelines CS2 –3 a.1 and 2</p>	<p>The requested departure allows the project to recoup lost square footage from the preservation of the Heritage cork oak tree on site.</p> <p>University Guidelines CS2.3.a.1 Express a sense of arrival to the district area with distinctive forms, prominent massing, unique design concepts and the highest attention to design quality.</p> <p>University Guidelines CS2.3.a.2 Create pedestrian accommodating entries with wider sidewalks, significant landscaping features, public plazas, active uses, and art.</p>

