



Sunbreak

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AFFORDABLE HIGH-RISE IN UNIVERSITY DISTRICT

Stats:

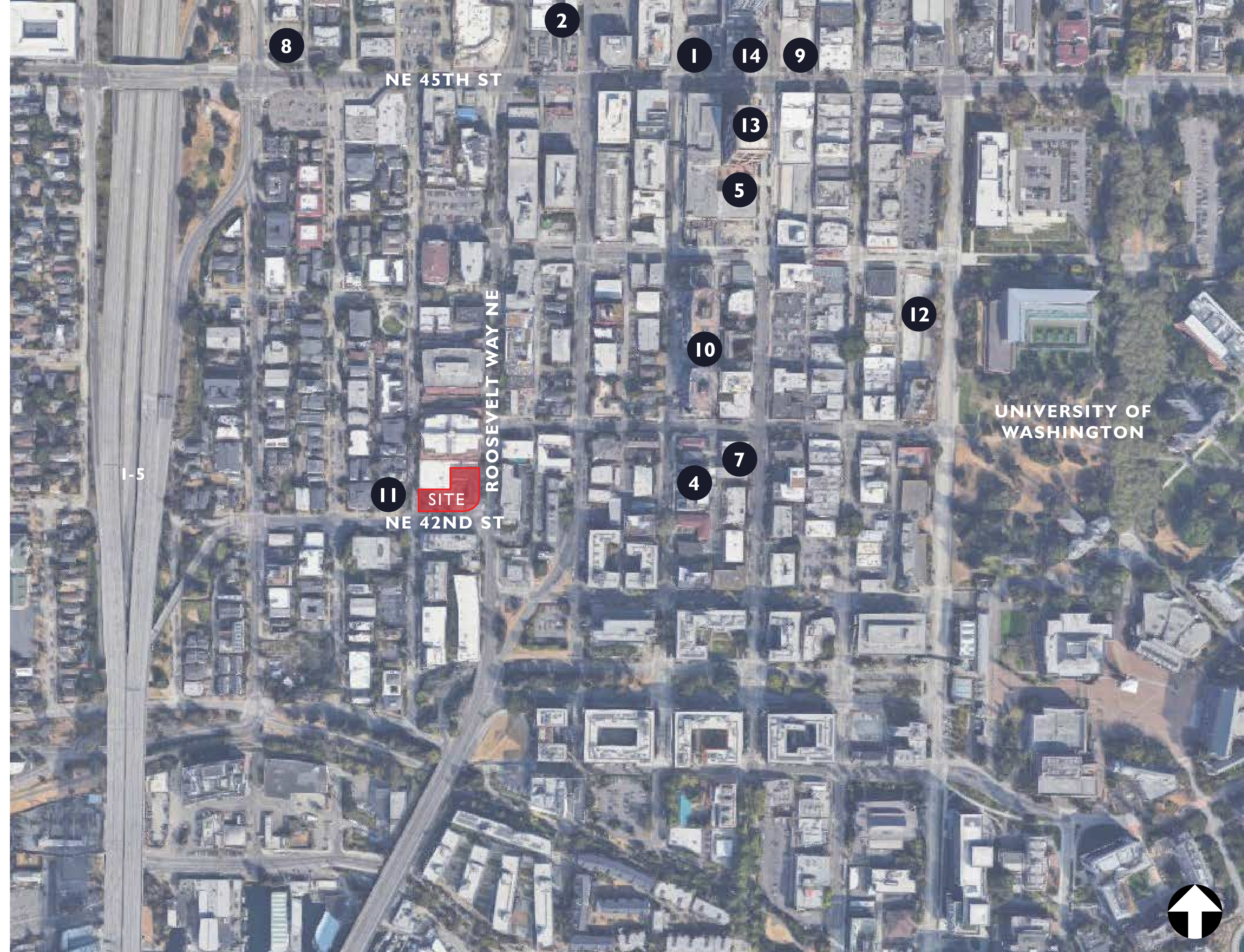
Client: Bellwether

243 Units (40% of units are 60% AMI)

16 stories (Zoning is 240', but Bellwether goal is to build to 160')

Also Includes an Early Learning Childcare Center (w/ outdoor playspace), Family Works is a Project Partner

New SDCI process for Affordable Housing: No Design Review, No SEPA, No MUP



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OTHER TOWERS (BUILT OR IN PROGRESS) IN THE U DISTRICT

Most of the new and proposed towers are located to the East and North of the project site.

Most towers are between 200' tall and 320' tall.

With a few exceptions, most of the tower designs incorporate white, gray, or black color palettes.



9



1



2



3



4



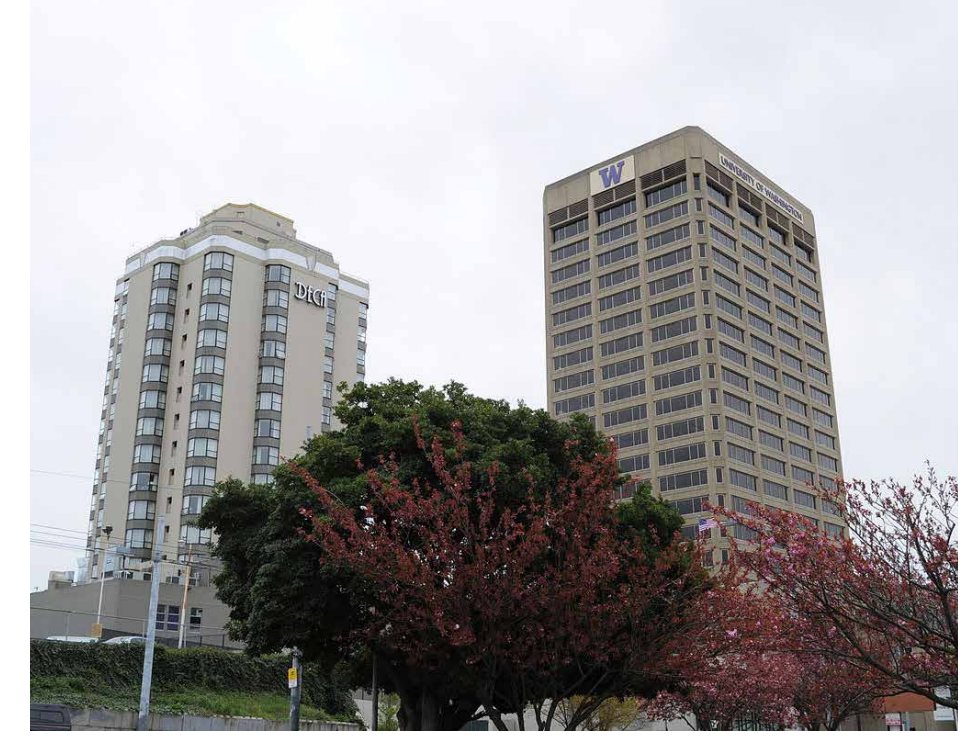
8



5



6



13 14



7



11



12



10

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PROJECT SITE

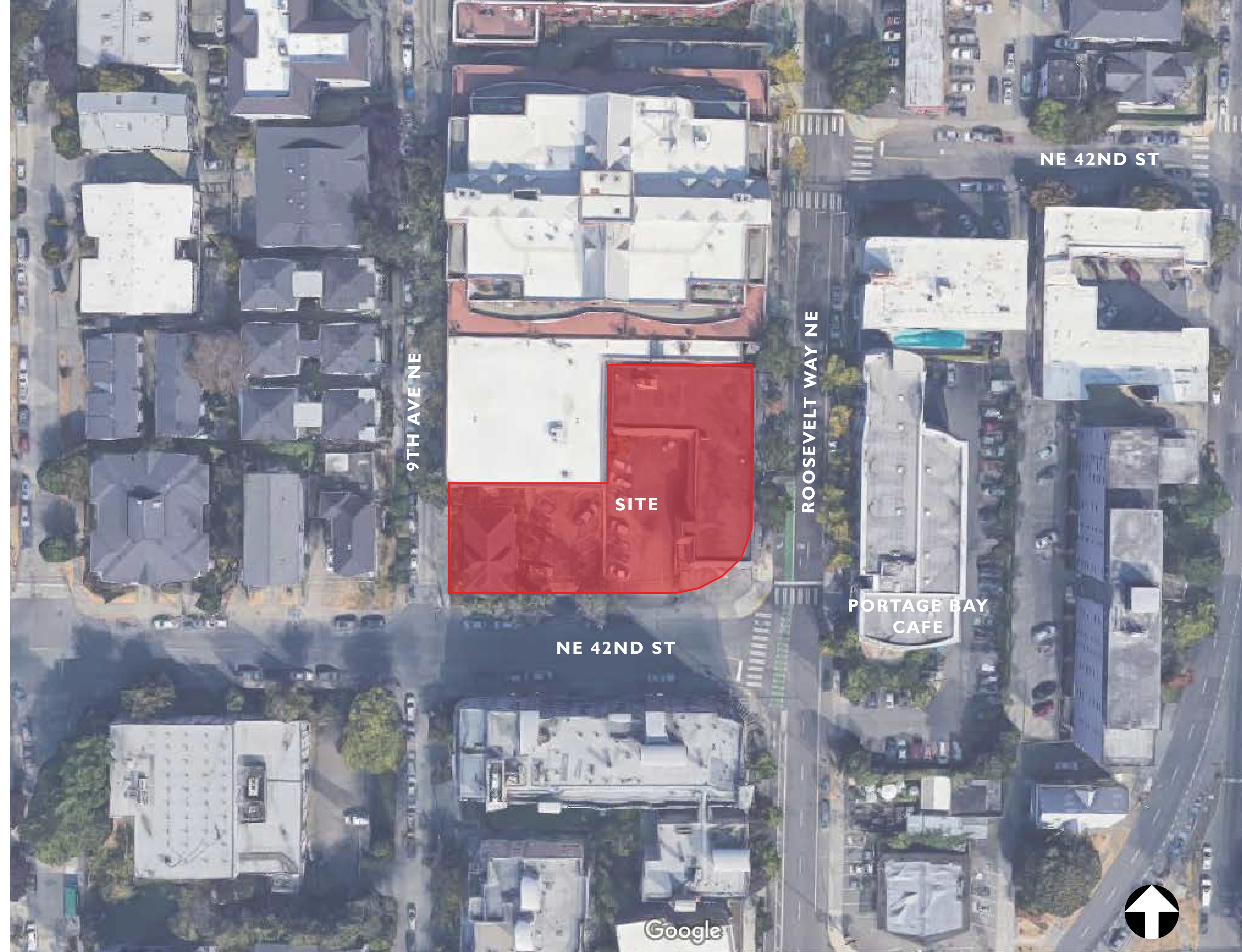
The project site is located at the corner of Roosevelt Way NE and NE 42nd Street, with a small frontage along 9th Ave NE.

Roosevelt Way NE is a busy one-way southbound street with a dedicated bike lane.

This portion of NE 42nd Street is quieter, and transitions toward the more residential feel of the neighborhood to the West. It is also Neighborhood Green Street.

9th Ave NE is a narrow, northbound one-way street with a smaller scale.

Based on early input from various city agencies, 9th Ave NE is the location for building services such as trash collection.



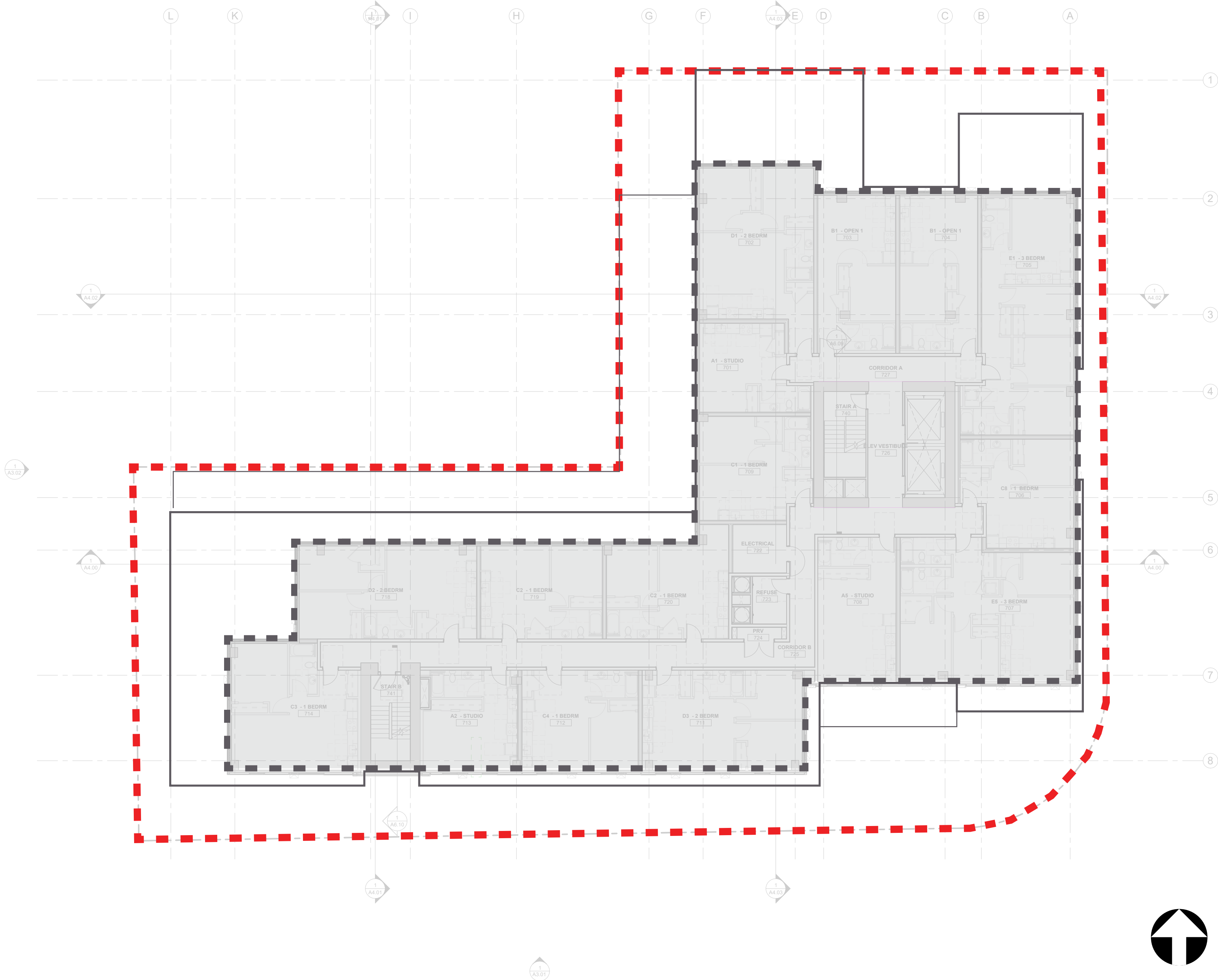
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FITTING A TOWER INTO A UNIQUE SITE

To fit the number of affordable housing apartments desired into a 160' tower, the building shape reflects that of the site - an L-shape.

The tower complies with all mandatory setbacks and floorplate limitations, with extra accomodation at the corner of 42nd and Roosevelt to create an engaging public open space at the corner.

Where possible, the tower massing has been articulated to suggest more slender forms.



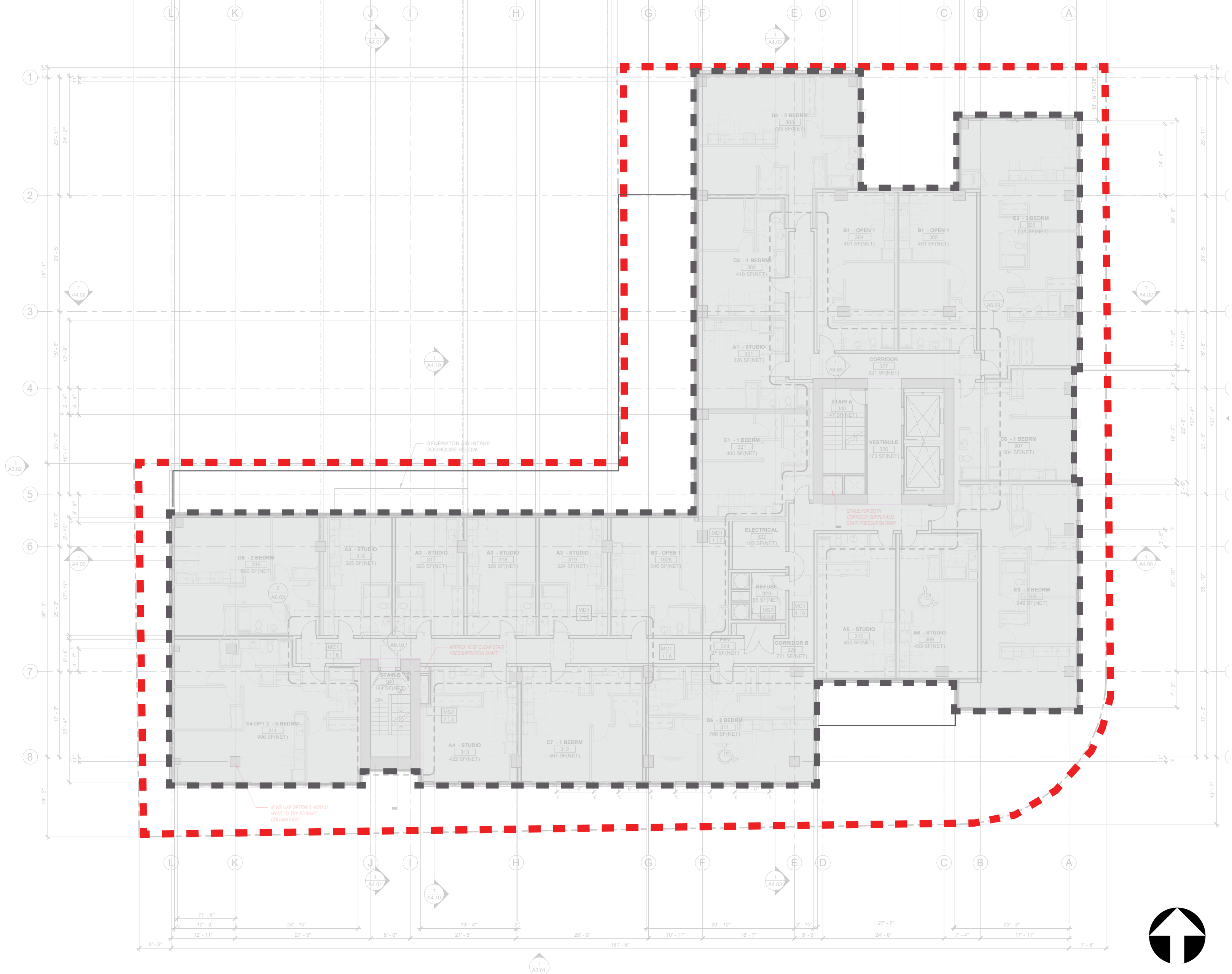
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*FITTING A TOWER
INTO A UNIQUE SITE*

The podium levels (up to 45’ in height) are allowed to be larger, while still complying with setback requirements.

The lower levels will have a different design language tahn that of the tower.

These levels will iincorporate masonry into the facades to reflect the pattern of nearby building materials.



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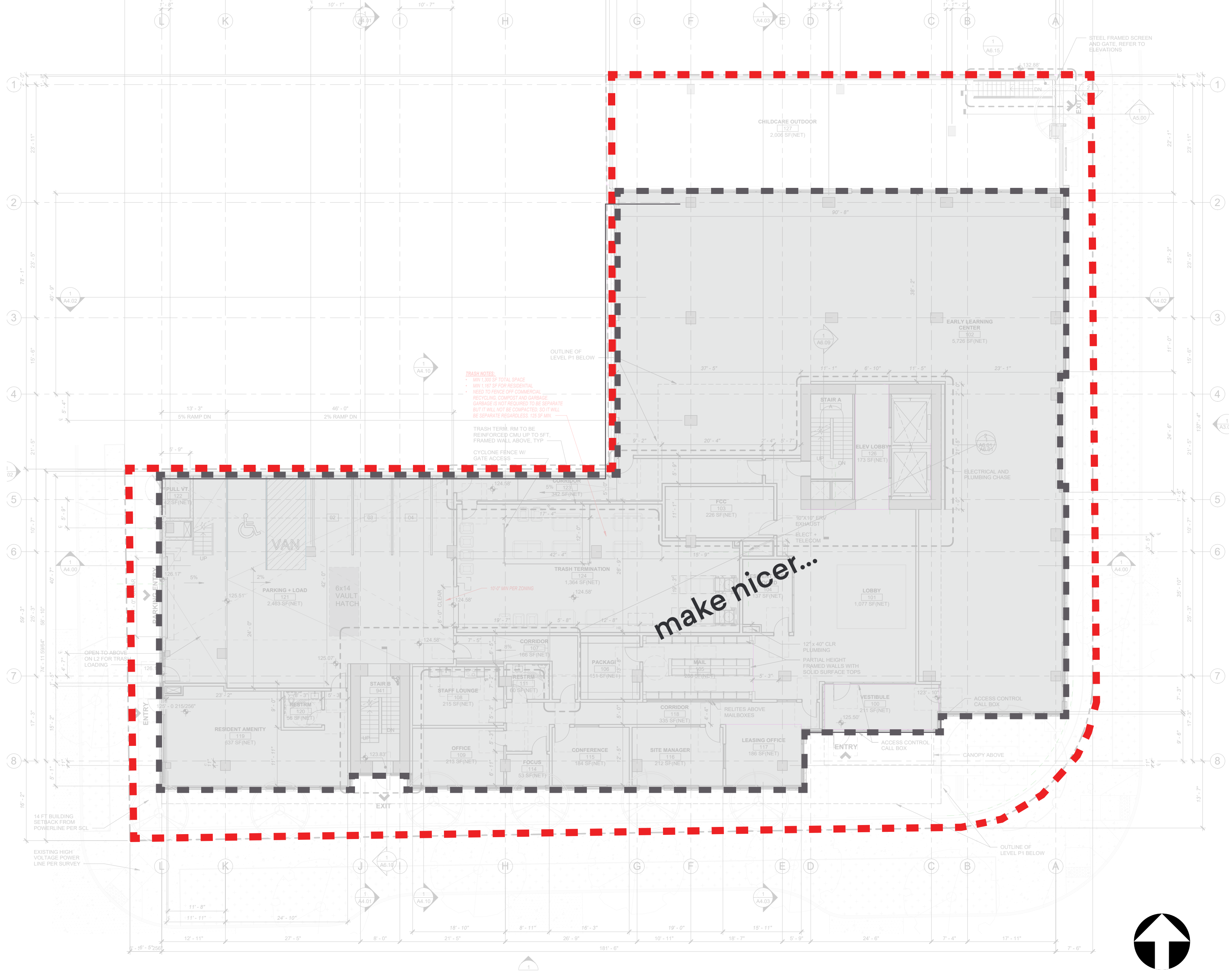
*FITTING A TOWER
INTO A UNIQUE SITE*

The ground level will incorporate a lobby located off of the courtyard. This lobby will be shared by Bellwhether residents and staff, and additionally, the Early Childhood Learning center.

The Early Childhood Learning Center incorporates an outdoor playspace at the north end of the site, providing a safe, protected space for young kids to play.

With no alley, 9th Ave NE will provide service access. Trash will be collected from this area.

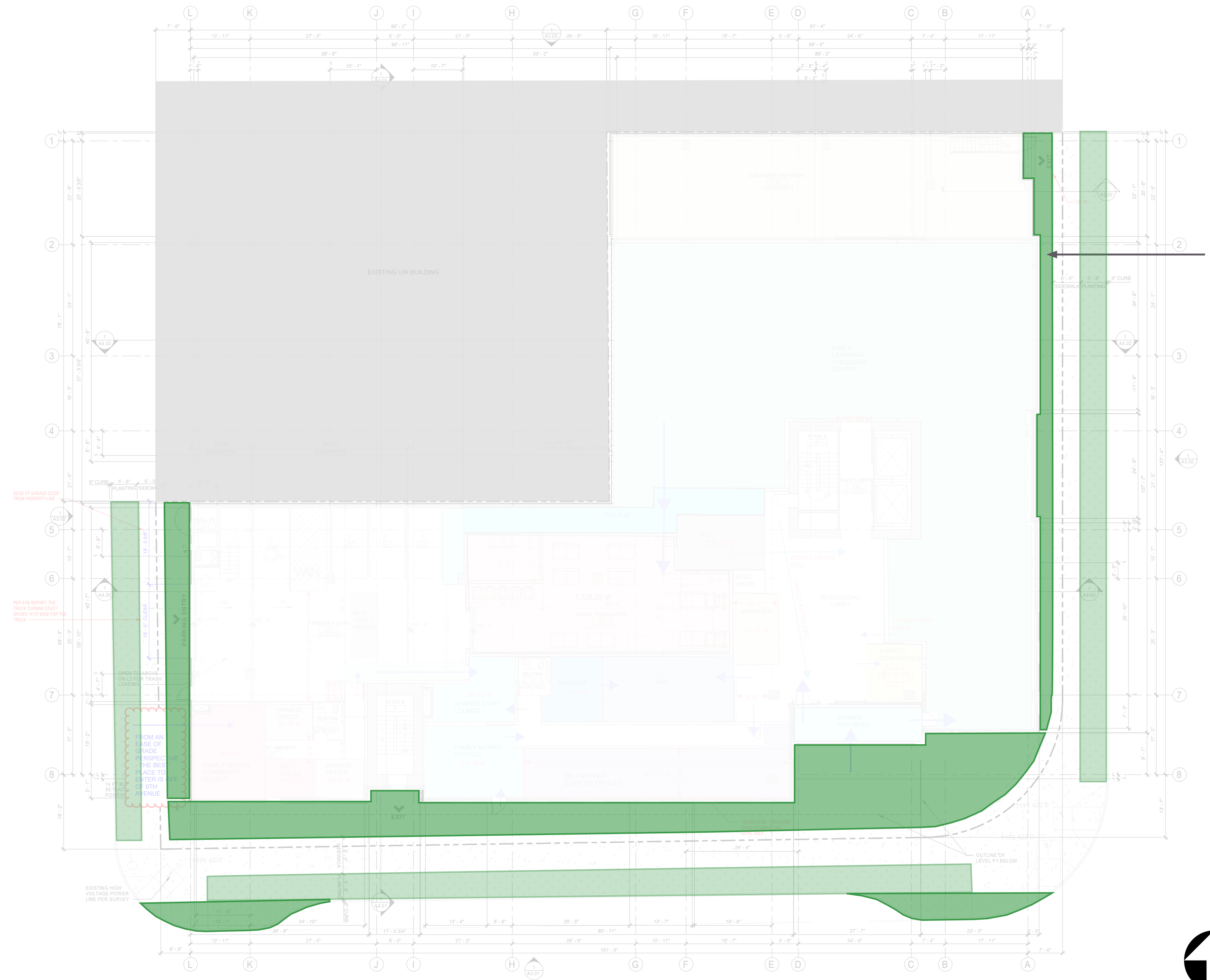
Setbacks at grade allow for robust planting areas to enhance the pedestrian environment.



ADDITIONAL SITE FEATURES

In addition to the site features accodated within the property lines, the Sunbrak tower also incorporates curb bulbs at each corner.

This expands the public right-of-way and provides more space for planting to enhance the pedestrian experience.



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ADVANCING THE DESIGN

Design Direction:

This project will take advantage of its high-degree of visibility and turn what could be perceived as a challenge (a lot of spandrel glass) and turn it into an opportunity.



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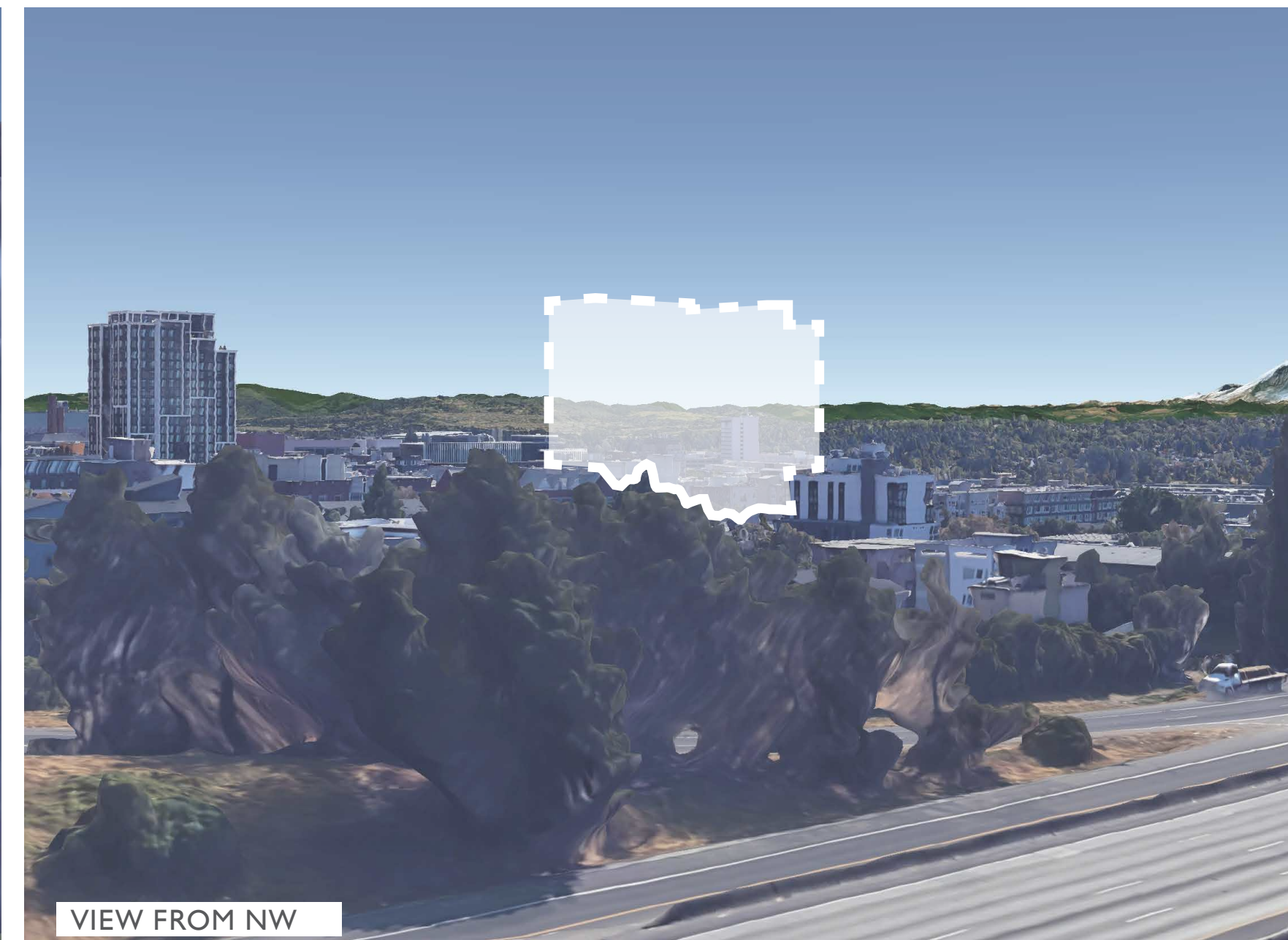
VIEW FROM SOUTH



VIEW FROM EAST



VIEW FROM NORTH



VIEW FROM NW

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EARLY TOWER MASSING

In the early design of the building, the tower massing is articulated to break the building into a collection of smaller building forms.

The lower level podium elements are designed to reflect the streets of which they're a part.

Along Roosevelt, the podium facades are four-stories in height to reflect the larger scale buildings of this street.

Along NE 42nd St and 9th Ave NE, the podium elements are three stories in height to reflect the smaller scale buildings to the West.



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EARLY TOWER MASSING

The early design incorporated the idea of a ‘sunbeam’ - a special area of the building facade that connects the ground level Lobby to the Rooftop Amenity spaces at the top of the building.

Like more conventional market rate housing developments, Sunbreak will provide an abundance of indoor and outdoor Amenity spaces at the roof.



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ADVANCING THE DESIGN

Many of the newly built (and proposed) towers in the University District have color palettes that rely on shades of White, Gray, and Black.

Why try to blend in?

This building is an opportunity to bring a unique design to the changing skyline.

Spandrel Glass refers to the area of the building facade that is not transparent windows. These areas of the building can be almost any color.

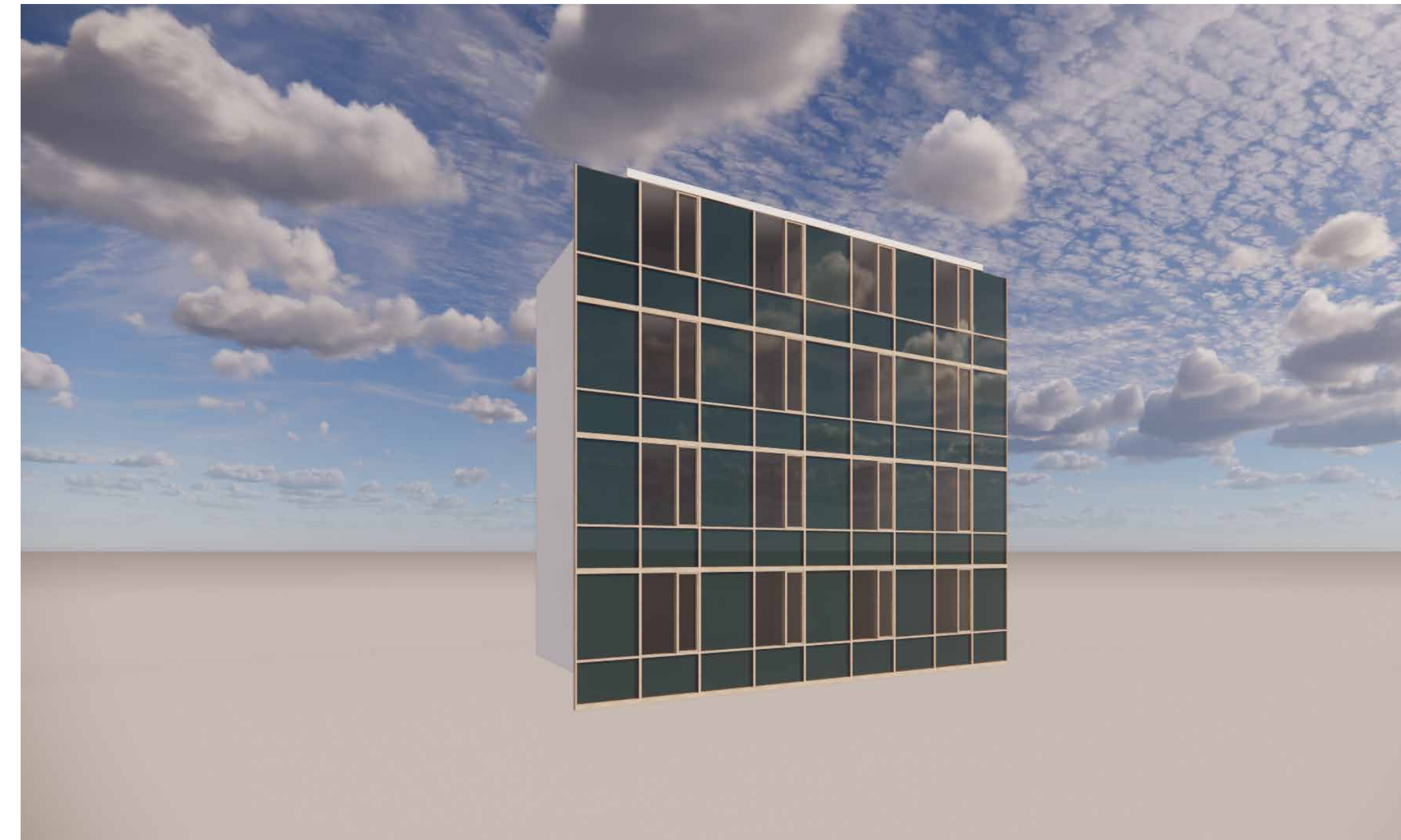


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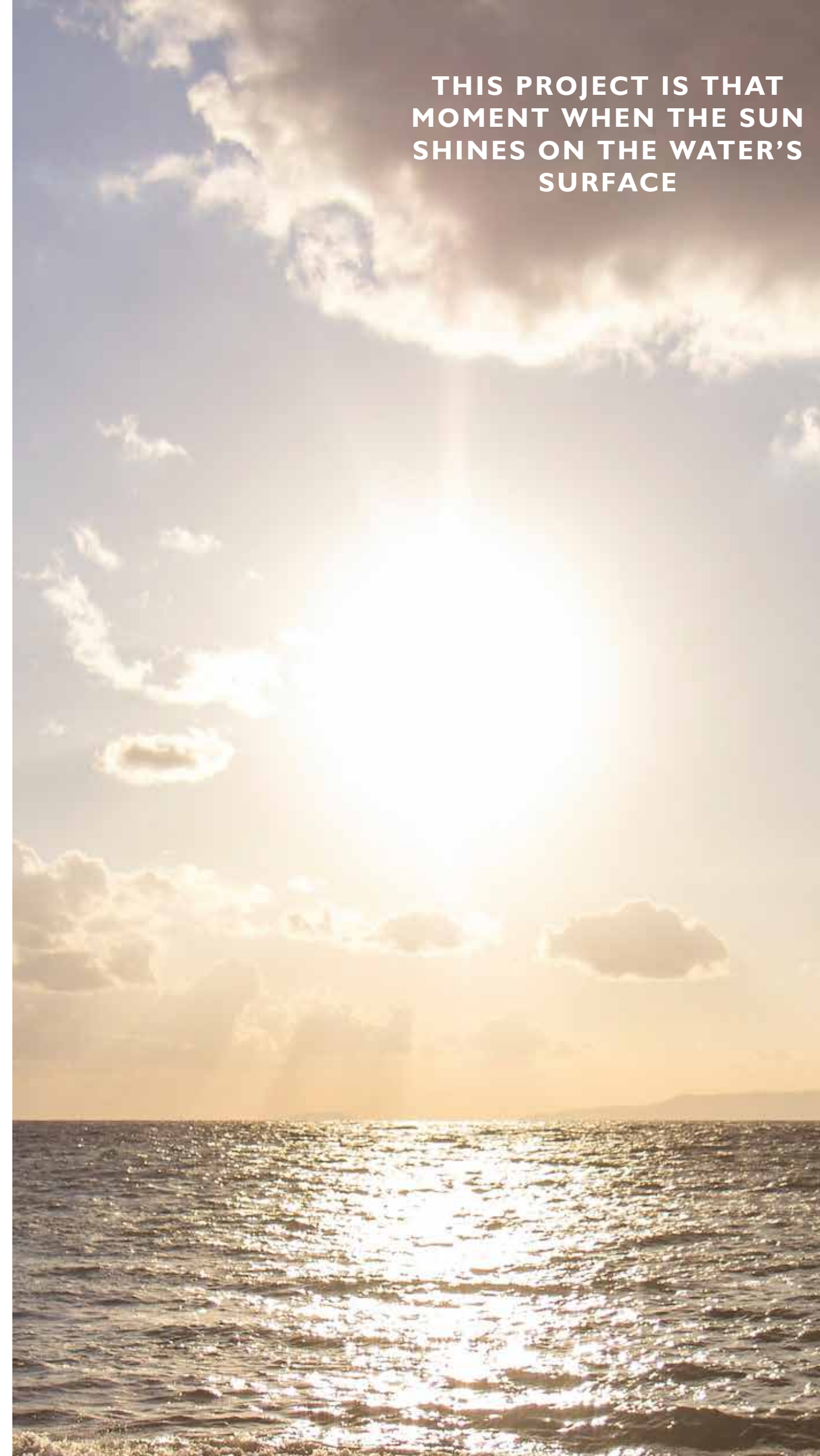
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ADVANCING THE DESIGN

This project is an opportunity:

- to capture that moment when the sun breaks through
- to bring bold and inspirational colors to the University District skyline through the glazing system.

The color palette is inspired by the nature that surrounds us in the NW – sea, sky, mountains, and forests.



THIS PROJECT IS THAT
MOMENT WHEN THE SUN
SHINES ON THE WATER'S
SURFACE



KOMOREBI ROUGHLY
TRANSLATES AS “THE
SCATTERED LIGHT THAT
FILTERS THROUGH
WHEN SUNLIGHT SHINES
THROUGH TREES”.



THIS PROJECT IS THAT
MOMENT WHEN THE SUN
BREAKS THROUGH THE
CLOUDS TO PROVIDE
THE LIGHT AND WARMTH
THAT WE NEED IN OUR
LIVES.

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PROPOSED DESIGN

The design evolved to provide further articulation of the western massing element.

More rooftop space was created by reducing the height of the eastern facade along Roosevelt.

This move also allowed for a stronger reading of the tallest massing element of the tower.

This part of the facade utilizes gold-colored mullions and gold frames that align with the lobby entry.

The spandrel glazing is a single color, a deep teal/sea-green that will stand out within the University District skyline.



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PROPOSED DESIGN

While utilizing a single spandrel color, the tower massing elements are differentiated with two different mullion colors - gold and dark bronze.

The base of the building employs a light-colored brick that incorporates a variety of brick patterns to enhance the facades.



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PROPOSED DESIGN



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PROPOSED DESIGN

Along Roosevelt, glazing and brick piers provides a human-scaled rhythm on this street.

The deep setback at the corner allows for terraced planters and a diverse planting palette.

This landscape feature helps to create a well-defined courtyard adjacent to the lobby entry.



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PROPOSED DESIGN

The podium elements to the east of the lobby, along Roosevelt, employ a more vertical design language, accentuating the four stories.

The southern facades, along 42nd St, utilize a more horizontal design language.

In both instances, the brick design incorporates areas of staggered brick coursing to add texture and dimension to the facades.



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PROPOSED DESIGN

Flanked by the light colored brick facades, the lobby incorporates a beautiful glazed brick in the signature teal color.

The Lobby entry is shared by Bellwether Residents and Staff, the Early Learning Childcar Center.

The canopy incorporates a sunbreak-motif.

A series of planters with opportunities for seating are located at the corner. This provides robust planting areas and helps define the courtyard.



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ESTIMATED PROJECT TIMELINE

- Funding Applications: Fall 2023 – Spring 2024
- Building permit submittal - Dec 2023
- Construction Start: Q1 2025
- Lease-up: Q3 2026

