

DESIGN REVIEW BOARD RECOMMENDATION MEETING | CAPITOL HILL TOD

SECOND EAST DESIGN REVIEW BOARD MEETING ON OCTOBER 11, 2017



PROJECT INFORMATION

| Project Site | DPD # | Site Address |
|--------------|---------|-----------------------------------|
| Site A | 3021140 | 118 Broadway E, Seattle, WA 98102 |
| Site B-North | 3021177 | 923 E John St, Seattle, WA 98102 |
| Site B-South | 3021179 | 123 10th Ave E, Seattle, WA 98102 |
| Site C | 3021149 | 1830 Broadway, Seattle, WA 98102 |



PROJECT INFORMATION

| | SITE A | SITE B-NORTH | SITE B-SOUTH | SITE C |
|-------------------|--|--|--|--|
| ADDRESS | 118 Broadway E, Seattle WA 98102 | 923 E John St, Seattle WA 98102 | 123 10th Ave E, Seattle WA 98102 | 1830 Broadway, Seattle WA 98102 |
| SDCI PROJECT NO. | 3021140 | 3021177 | 3021179 | 3021149 |
| LEGAL DESCRIPTION | NAGLES ADD PCL A SEATTLE BLA #3015588 REC #20131113900003 SD BLA DAF LOTS 1 THRU 6 BLOCK 46 OF SD ADD TGW LOTS 7 THRU 12 BLOCK 46 NAGLES 2ND ADD | NAGLES 2ND ADD PCL C SEATTLE BLA #3015588 REC #20131113900003 SD BLA DAF LOTS 7 THRU 12 BLOCK 46 OF SD ADD TGW LOTS 1 THRU 6 BLOCK 46 NAGLES ADD | NAGLES 2ND ADD PCL D SEATTLE BLA #3015588 REC #20131113900003 SD BLA DAF LOTS 7 THRU 12 BLOCK 46 OF SD ADD TGW LOTS 1 THRU 6 BLOCK 46 NAGLES ADD | NAGLES ADD LOT A SEATTLE BLA #3015592 REC #20131113900005 SD BLA DAF LOTS 4-5-6 BLOCK 35 OF SD ADD |
| PARCEL NO. | 6003002025 | 6003501105 | 6003501135 | 6003001380 |

APPLICANT TEAM

| | | |
|---------------------|--|--|
| DEVELOPERS | gerding edlen development 1477 nw everett street portland, or 97209 (503) 299.6000 contact: jill sherman | capitol hill housing 1620 12th Ave # 205, Seattle, WA 98122 (206) 329.7303 contact: jeremy wilkening |
| ARCHITECTS | schemata workshop 1720 12th avenue seattle, wa 98122 (206) 285.1589 contact: grace kim | hewitt architects 101 stewart st #200 seattle, wa 98101 (206) 624.8154 contact: paul shema |
| LANDSCAPE ARCHITECT | berger partnership 1720 12th avenue seattle, wa 98122 (206) 285.1589 contact: jonathan morley | |

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BACKGROUND AND DEVELOPMENT OBJECTIVES

The project is sited on Capitol Hill within the Capitol Hill Station Area Overlay District (“Overlay District”), east of Broadway E. and south of E. John Street. The project site surrounds the Capitol Hill Station (“Station”), recently opened as part of the University Link light rail project between downtown Seattle and the University of Washington.

Beginning in 2006, the City of Seattle and Sound Transit engaged with the Capitol Hill community to plan for transit-oriented project (“TOD Project”) on the parcels within the Overlay District that were surplus to the Station needs. This planning process included development of the Capitol Hill Light Rail Station Sites Urban Design Framework (“UDF”), which expressed the community’s vision for development of the properties. Sound Transit subsequently developed a Coordinated Development Plan (“CDP”) in May 2013, which was intended to provide flexibility for developers to comply with the vision of the UDF while responding to market conditions and Sound Transit’s requirements. The CDP identifies five sites: A, B-North, B-South, C and D. All five sites are zoned Neighborhood Commercial, and the Broadway-facing areas of Sites A, C, and D are within a Pedestrian-Designated overlay zone.

In 2013, the City of Seattle and Sound Transit entered into a **Development Agreement (“DA”)** that controls development of Sites A, B-North, B-South, C, and D. Site D is not included in this proposed development. Seattle Municipal Code (“SMC”) Zoning provisions apply only to the extent the SMC is consistent with the DA.

Related to design review, Section 10.3.1 of the DA contemplates a coordinated development proposal for all sites, and it requires only one design alternative (in addition to the developer’s initial proposal) to be presented at the Early Design Guidance meeting. The DA also allows SDCI during the MUP review process, to approve **Minor Variations** to the **Development Agreement** that are consistent with its intent (several **Minor Variations** are contemplated, but not finalized at this time). **DA Minor Variations are not design departures, so they are not subject to review and approval by the Design Review Board. Rather, they are reviewed and approved by SDCI as part of the Master Use Permit process based on the specific approval criteria outlined in the DA.**

Sound Transit has selected Gerding Edlen Development (“GED”), one of the nation’s leading real estate investment and development firms, to develop this TOD Project. Capitol Hill Housing, an affordable housing developer focused on the Capitol Hill community, has assumed the rights to develop the housing project on Site B-North. Sound Transit, GED, and CHH have collaborated extensively to create a cohesive site design intended to build community, encourage transportation alternatives, create vital gathering spaces and pedestrian opportunities, and realize the TOD vision established by the Capitol Hill community a decade ago.

| | OVERALL | SITE A | SITE B-NORTH | SITE B-SOUTH | SITE C |
|-----------------------------------|-------------------------|-------------------------|--------------------------------------|-------------------------|-------------------------|
| NO. OF RESIDENTIAL UNITS | 428 | 150 | 110 | 74 | 94 |
| % OF AFFORDABLE UNITS (#) | 41% (176) | 21% (31) | 100% (110) | 21% (15) | 22% (20) |
| TOTAL COMMERCIAL/COMMUNITY SF | 39,150 SF | 22,865 SF | 1,400 SF | 3,000 SF | 11,960 SF |
| NO. OF PARKING STALLS | 216 | 140 | 0 | 55 | 21 |
| NO. OF RESIDENTIAL BICYCLE STALLS | 254 | 115 | 55 | 55 | 40 |
| SUSTAINABILITY OBJECTIVES | LEED for Homes Platinum | LEED for Homes Platinum | LEED for Homes Platinum ESDS v3.0 | LEED for Homes Platinum | LEED for Homes Platinum |

FIRST RECOMMENDATION MEETING PRIORITIES & BOARD RECOMMENDATIONS

SITING AND DESIGN GUIDANCE FROM THE AUGUST 16, 2017 RECOMMENDATION MEETING, AS EXCERPTED FROM PAGES 10-14 OF 26 OF THE “FIRST RECOMMENDATION OF THE EAST DESIGN REVIEW BOARD” REPORT.

HIGHLIGHTED SECTIONS INDICATE GUIDANCE THAT IS FURTHER EXPLORED FOR THE SECOND RECOMMENDATION MEETING.

FIRST RECOMMENDATION MEETING PRIORITIES & BOARD RECOMMENDATIONS

PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members (the Board) provided the following siting and design guidance.

All [page references] below are to the REC booklet dated 8/16/2017; (guideline citations):

1 GENERAL:

- a. The Board applauded the applicants for creating a very clear and complete presentation and booklet on four sites and a complex project. The Board was also pleased with the thoughtful presentation of the material and positive evolution of the project since the EDG.

2 MASSING & FORMS:

The Board provided specific feedback on each building massing and form as follows:

a. Building A:

- 1) The Board appreciated the use and expression of the concrete piers to help break down the length of the building, as well as the change of storefront color window system to accentuate these breaks in the length of this building. (DC2-A-2)
- 2) The Board was concerned that the effect of the “lantern” elements were not fully realized and should be expressed further to create strong focal points and create a strong architectural concept for the buildings along Broadway. These lantern elements should read as glassy boxes that have a higher proportion of glazing to allow them to better read as lit beacon elements [119, 131]. Resolution of this design element will better reinforce the contemporary, shifting and subtractive language shown at EDG of the Broadway building corners, midblock, tall ground floors, and expressing the upper setbacks and lanterns. (DC2-C & D; DC2-S-V-iii) See also Building C.
- 3) At the EDG, the Board noted the selective and legible use of color. While the Board was supportive of the use of color as an accent, they agreed that the number of different accent colors and materials appears overly busy and should be reduced. (DC2-S-I)
- 4) The Board was pleased with how the ground level of the east elevation interacted with the plaza design and program, especially the grade change to the raised plinth with a leaning table bar overlooking the plaza. (DC3-S-I)

- 5) The Board was pleased with the resolution of the northwest corner as a district landmark and station marker [120-121]. (DC2-S-II; DC2-S-V-i)

b. Building B South:

- 1) The Board agreed that the design of this building offered the most successful design concept and material integration. (DC2)
- 2) The majority of the Board accepted the residential use at the southeast corner of the south elevation given the transitional scale to the more residential 10th Ave, along with the convincing explanation of the ability for the two corner residential units to have flexible conversion to a commercial use in the future should such demand arise [140]. For this reason, the Board was supportive of the departure request from ground level residential setback at grade. See Departure section below. (PL3-S-I)
- 3) The Board expressed some concern with the relationship between B North and B South and suggested the use of the darker brick color (clinker brick from B North) at the base to further tie into B North and more dramatically differentiate between the floating mass above the base of B South. (DC2-B)
- 4) The Board was very pleased with the integration of the accent color from B north at the vertical notch on the West elevation of B South. (DC2-B)
- 5) The Board supported strong ground level residential character expression along 10th Avenue. (CS2-A-1, CS2-S-III-i)
- 6) The Board was pleased with how the ground level of the west elevation interacted with the plaza design and program. (PL3-S-I-ii)

c. Building B North:

- 1) The Board appreciated the building height step between Buildings B North and B South, but was concerned with the overall flatness of the elevation and lack of articulation and/or special residential character. The Board suggested the use of Juliet balconies, setbacks, modulation, lanterns, etc. to emphasize the residential character and provide more texture. This direction was also reiterated at the EDG noting that other vertical notches and reveals are critical to modulate the long walls. (CS2-S-III-I; DC2-B & C & D2, DC2-S-V-iii)
- a) The Board also noted that this building feels very different from the rest of the development and elements that could tie it into the whole should be explored. The Board agreed that Building B North and B South should return for another meeting to ensure the entire site worked as a whole with an integrated concept. (CS3-I, DC2-S-I)

- 2) The Board applauded the technique of the color fade and wrapping of the color, however, they echoed public comment and were concerned that the color scheme is less timeless than the rest of the building forms and pattern found elsewhere on the development. This should be explored further. (CS2-S-III-I; DC2-B & C & D2, DC2-S-V-iii)

- 3) The Board was very supportive of the use of brick at the base and well-designed residential entryway on 10th Ave. (DC4-A, DC4-S-I)
- 4) The Board was satisfied with the door location to the community room being located on 10th Ave as shown. (CS2-I)
- 5) The Board was supportive of the two departure requests from commercial height and depth. See Departure section below. (PL3-S, DC2-B)

d. Building C:

- 1) The Board continued to have concerns with the future potential lack of street activation of the proposed daycare use on Broadway. They recommended further minimizing this frontage and would support a departure from the commercial depth standards to help achieve this frontage activation issue. (CS2-S-I; PL3-C-1, PL3-C-2, PL3-I-iii)
- 2) The Board was concerned that the effect of the “lantern” elements were not fully realized and should be expressed further to create strong focal points and create a strong architectural concept for the buildings along Broadway. These lantern elements should read as glassy boxes that have a higher proportion of glazing to allow them to better read as lit beacon elements. Specifically, the cap/parapet proportion is too heavy and should appear lighter and glassier. Resolution of this design element will better reinforce the contemporary, shifting and subtractive language shown at EDG at the Broadway building corners, midblock, tall ground floors, and expressing the upper setbacks and lanterns [119, 131]. (DC2-C & D; DC2-S-V-iii) See also Building A.
- 3) The Board noted that the east elevation that serves as a visible backdrop to the headhouse should be treated similarly to the west elevation in terms of visual interest and modulation. (DC2-S-I)
- 4) At the EDG, the Board noted the selective and legible use of color. While the Board was supportive of the use of color as an accent, they agreed that the number of different accent colors and materials appears overly busy and should be reduced. (DC2-S-I) See also Building A.
- 5) The Board supported the lantern-amenity room at the roof provided the lantern qualities are emphasized per the guidance above. (DC2-S-IV-i)

③ GROUND FLOOR USES:

- a. Site C: The Board was pleased with the revised sizing and location of the day care entry and stair on Nagle Place to include a waiting space for the daycare drop & pick-up queues [134]. (DC1-A)
- b. Site C: The Board was pleased with the decreased width of the vehicle portal and drive on the east portion and maximized lobby and pedestrian scaled elements at the street [134]. (DC1-I)
- c. Site A: The Board was very supportive of the revised and minimized residential lobby/lease space shown on the pass through and wrapped by active retail uses to create a market hall retail space with numerous openings to the sidewalks, plaza area and pass through corridors [136]. (CS2-S-II-ii; PL3-S-I; PL3-S-I-1, ii, & iii)
- d. Site A & B: The Board continued to support the locations, alignment, and basic shapes of the two pass-throughs, and minimum 15ft width at narrowest part, opening wider at the perimeters to respond to pedestrian flows. They also supported the different scales of pass throughs shown. The Board was also pleased that the treatment of the pass-through walls offer transparency, with active uses inside, to promote a mixing zone [126-128, 138]. (CS2-S-II-ii; PL1-S-III)
- e. Site B: The Board was pleased with the consolidated required service and utility functions located opposite the vent box and vehicle ramp. (DC1-II)
- f. Site B: The Board continued to support the community room use along the north frontage of B-north, and agreed the two story, inset, transparent expression as shown on page 142 is the proper scale and proportion on the busy E John Street. The Board was satisfied that the room as managed by Capitol Hill Housing is likely to be steadily used, thus providing active use at the street edge [142]. (PL3-S)

④ PLAZA, LANDSCAPE & OPEN SPACES:

- a. The Board unanimously agreed that the plaza and landscape design throughout the site were masterfully done and very responsive and thoughtful in their evolution since EDG. The Board agreed that the modified shaped from a zig-zag concept to a softer elliptical curve better accommodates the site's grade changes, relationship to Cal Anderson Park, and variety of uses planned for this space [144]. The Board specifically supported the use of specialty paving to provide visual interest and demarcate the zones (hexagon pavers with various colors distributed to create a gradient that reinforces the plaza as the focal point), integrated seating and site furniture, integrated, vertical and catenary lighting for safety, and trees [23-25, 29, 145]. The Board was also supportive of the varied and interesting combination of native and drought tolerant vegetation proposed through the site [26-27]. (DC3-S-I; DC3-S-V; DC4-D-4; PL1-A & C; PL1-S-IV-1 & ii; PL1-S-II; PL2-III; DC3-B; DC3-S-V; DC4-D)

- b. The Board echoed public comment and was excited by the art plan concepts and mix of physical and digital installations and ability for flexibility of displays over time. See also Streetscapes, 'Gaps', Lighting and Public Art below. (CS2-A; CS3-B-2; DC2-S-V-ii)
- c. The Board was very supportive with artful screening of the vent shaft and stressed the importance of the element. (CS2-A; CS3-B-2)
- d. The Board continued to support the vertical elements marking the pass-throughs on Broadway, and plaza side of Sites A [122] and B [123]. (CS2-S-II-i)
- e. The Board enthusiastically supported the manner in which both Buildings A and B South framed and integrated the plaza area with active edges [137]. (PL3-S-I-ii)

⑤ NAGLE PLACE EXTENSION (NPE), BETWEEN E DENNY WAY AND E JOHN STREET:

- a. The Board again discussed this public realm element at length; it is a private driveway providing vehicle access to Site A and Sound Transit facilities. It is also accommodating sizable pedestrian and bike flows to the station, plaza and Cal Anderson Park. The south portion will be an occasional expansion of the plaza. The Board ultimately recommended that the NPE drive aisle be treated similarly to the plaza treatment to emphasize pedestrian realm over the vehicle. (DC1-S-I; DC3-S-V-iv; DC4-D-4)
- b. Along the NPE, the Board was pleased with the use of trees and planting beds to border and soften the driveway, overhead catenary lighting, and the use of specialty paving at the mouth of the driveway to delineate the crossing over the sidewalk [28]. (PL2-III-ii; DC3-S-V)

⑥ BUILDING CHARACTER & MATERIALITY:

- a. At EDG, the proposal included glass details (lanterns and glass columns) that were present in all buildings (A, B North, B South, and C). The Board agreed that this was an elegant design feature that unified the project design and added an iconic detail. The Board also agreed that this effect was significantly diminished in the proposal presented and as a consequence, the project unity and character was also diminished. This was the primary reason the Board requested the applicant return for another meeting. See also Massing and Forms above. (DC2-C & D; DC2-S-V-iii)
- b. At the EDG, the Board agreed the four buildings should be compatible but exhibit distinct characters, largely carried out with materials, textures and tones. The Board was generally pleased with the different building characters and compatibility, however, they noted some key issues with color and texture articulated under Massing and Forms above. (DC2-S-I)

- c. The Board continued to support the folding and integrated canopies along Broadway, and encouraged emphasis of these elements. (CS3-I-ii; DC2-C; PL2-C)
- d. At EDG, the Board noted that these prominent structures should be clad in durable, quality materials (likely not cement panels), and include superior detailing and architectural features. At the Recommendation meeting, the Board reviewed a material palette for Buildings A and C that included colored cement composite panels with varied finishes and textures, natural wood colored phenolic panels, metal balconies, vinyl residential windows, concrete, metal trellis and storefront glazing system and metal canopies [53, 60, 76-77, 79]. For Buildings B North, the material palette included color cement panels, storefront glazing and spandrel panel, dark and light brick, residential vinyl windows and wood soffit for the metal canopies [87]. For Building B South, the material palette included colored composite panels of different finishes, metal panels, brick, concrete, vinyl windows, storefront glazing, metal accents and wood soffits [102]. (DC4-I & II; DC4-S) See Massing and Forms recommendations above.

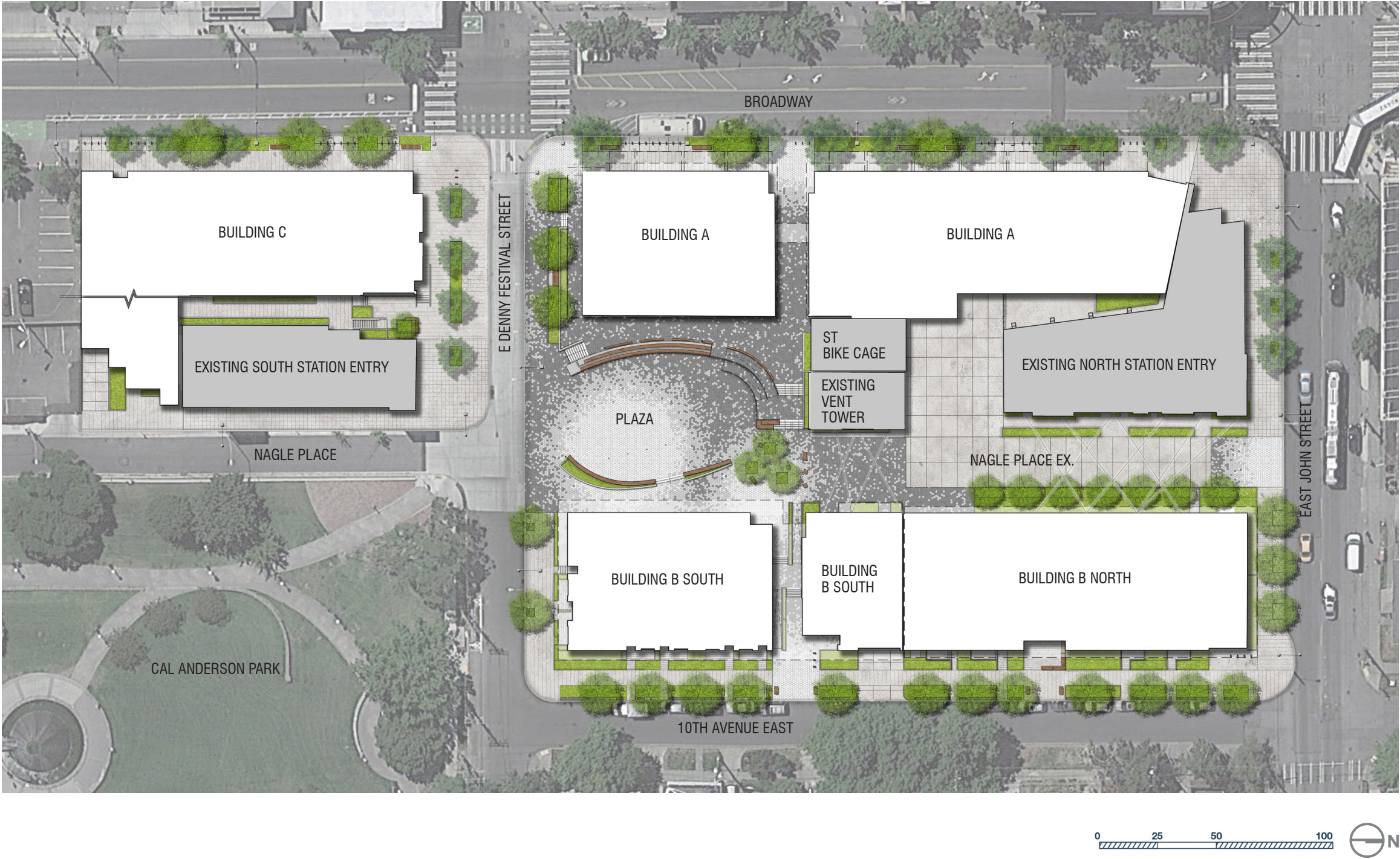
⑦ STREETSCAPES, 'GAPS', LIGHTING AND PUBLIC ART:

- a. At EDG, the Board discussed the treatment of the easement gaps between the proposed and existing buildings that create awkward design conditions and maintenance liabilities. At the First Recommendation meeting, the Board was satisfied with the "gap" space on Building A which has been screened with a perforated metal gate with key viewing openings towards the bio-digesters [161-162].
- b. On Site C, the Board was very pleased with the thoughtful treatment of the space between the headhouse and the east elevation of the building that included a garden style gate and raised planting beds [159]. (DC2-C-3)
- c. The Board heard public comment and was excited to see the art concept integrated throughout the plaza area with site specific, integrated art features using different mediums (augmented reality, vertical screens, seating, integrated and overhead lighting, murals), and technologies [163-165]. The Board was also supportive of the efforts to maintain the existing street artwork (Broadway mosaic tile strip and Dance Steps) [24]. (DC2-S-V-ii)
- d. The Board was enthusiastic about the proposed feature wall screening the blank wall of the vent shaft (that is not part of the subject site) as a unique focal point [164].
- e. The Board was also supportive of the innovative lighting plan as shown throughout the site [34, 147]. (PL2-B-2)
- f. The Board was supportive of the conceptual signage plan as shown throughout the site [35]. (PL2-D-1)
- g. The Board was pleased to see that the vertical bike racks proposed at EDG have since been removed. (PL4-B; PL3-I-iii)

PUBLIC REALM

- **NAGLE PLACE EXTENSION PAVING**

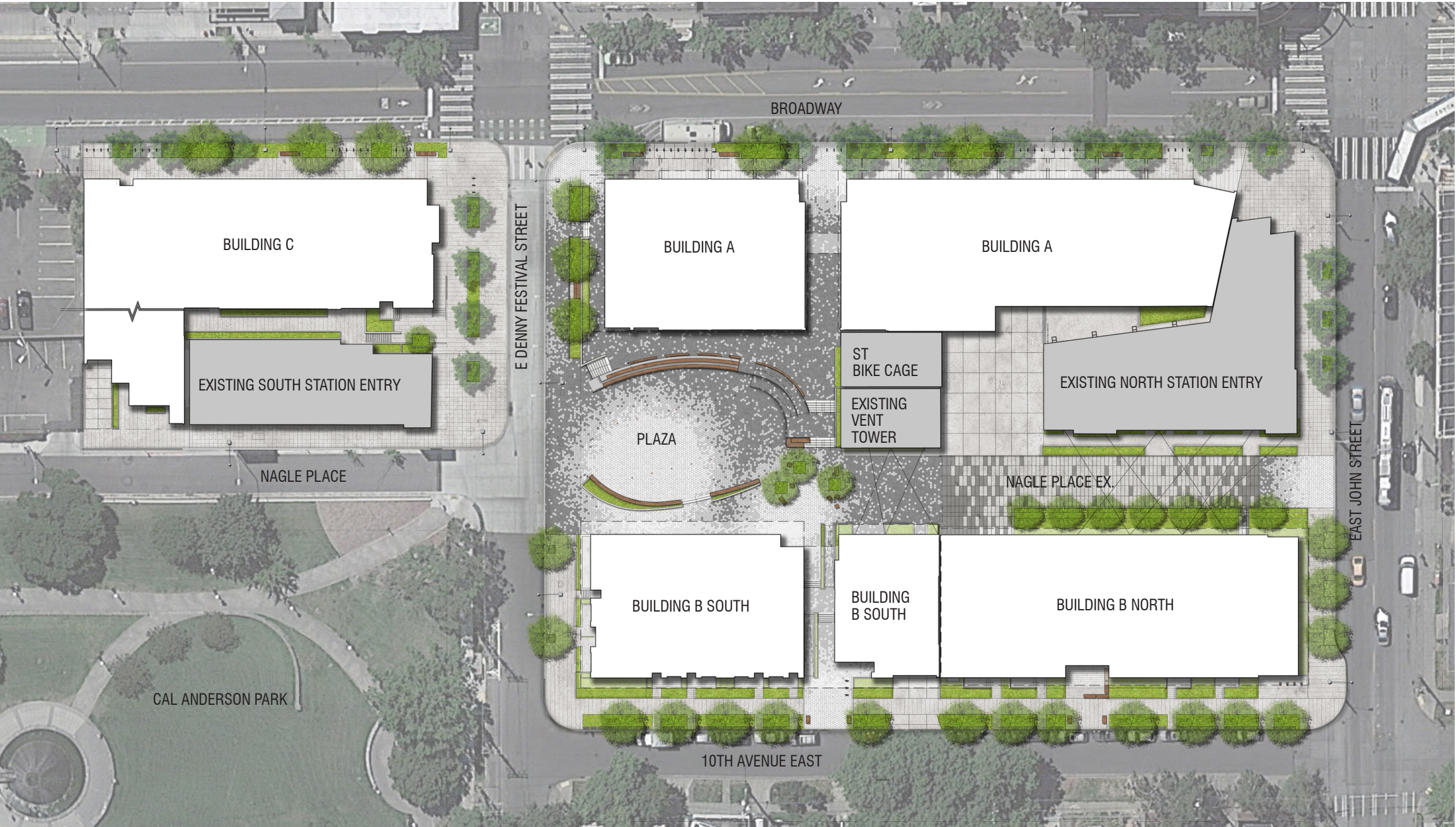
RECOMMENDATION 1 | COMPOSITE LANDSCAPE/HARDSCAPE PLAN - GROUND PLANE | PUBLIC REALM

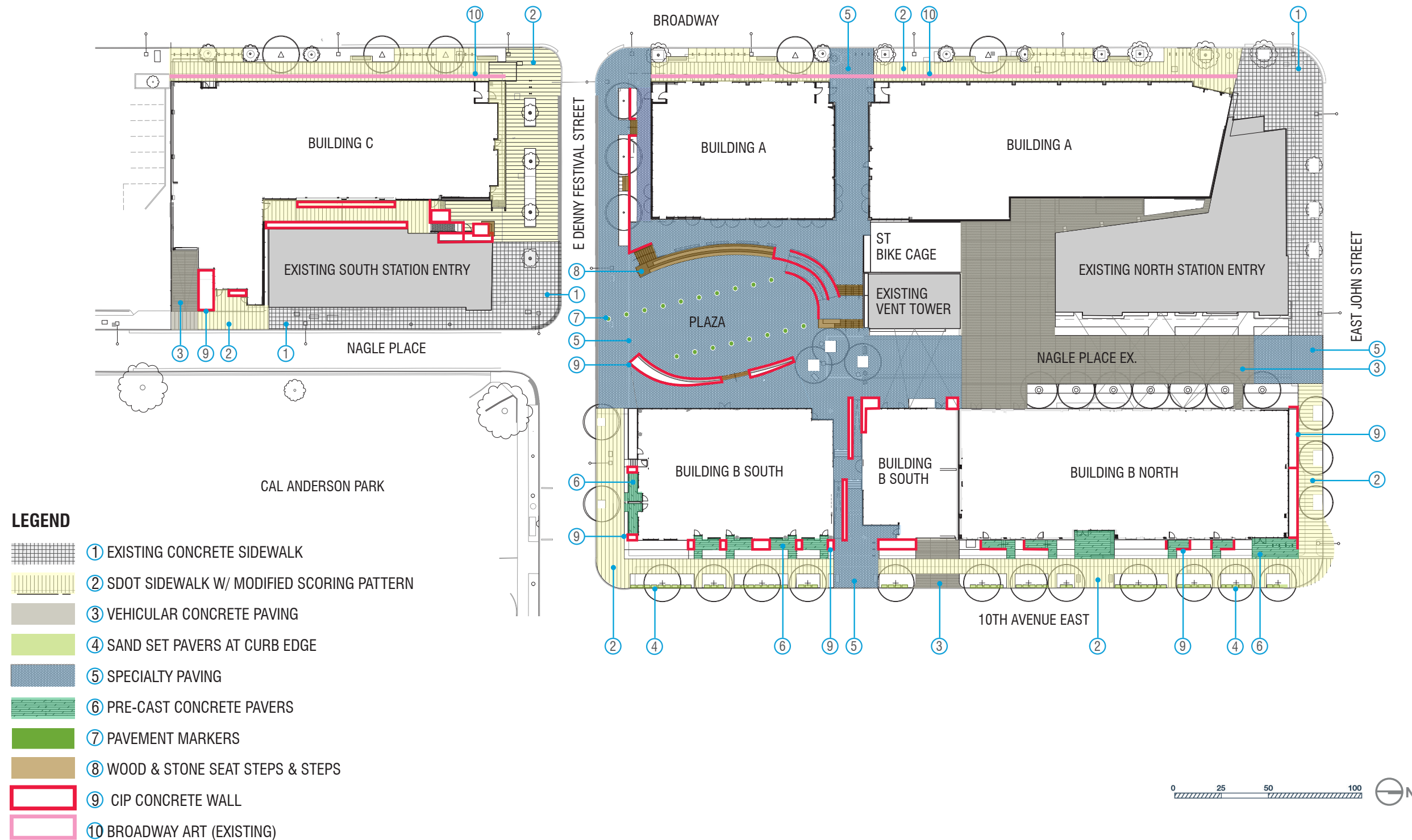


5. A. NAGLE PLACE
EXTENSION (NPE),
BETWEEN E DENNY WAY
AND E JOHN STREET
PAGE 7 OF 18

The Board again discussed this public realm element at length; it is a private driveway providing vehicle access to Site A and Sound Transit facilities. It is also accommodating sizable pedestrian and bike flows to the station, plaza and Cal Anderson Park. The south portion will be an occasional expansion of the plaza. The Board ultimately recommended that the NPE drive aisle be treated similarly to the plaza treatment to emphasize pedestrian realm over the vehicle. (DC1-S-I; DC3-S-V-iv; DC4-D-4)

RESPONSE:
Nagle place extension is being proposed to remain cast in place concrete for durability (as shown during the first recommendation meeting); however, an integral color with a smaller joint pattern and a gradation to relate to the specialty pavers has been introduced to provide a more pedestrian-friendly appearance.





5. A. NAGLE PLACE
EXTENSION (NPE),
BETWEEN E DENNY WAY
AND E JOHN STREET

PAGE 7 OF 18

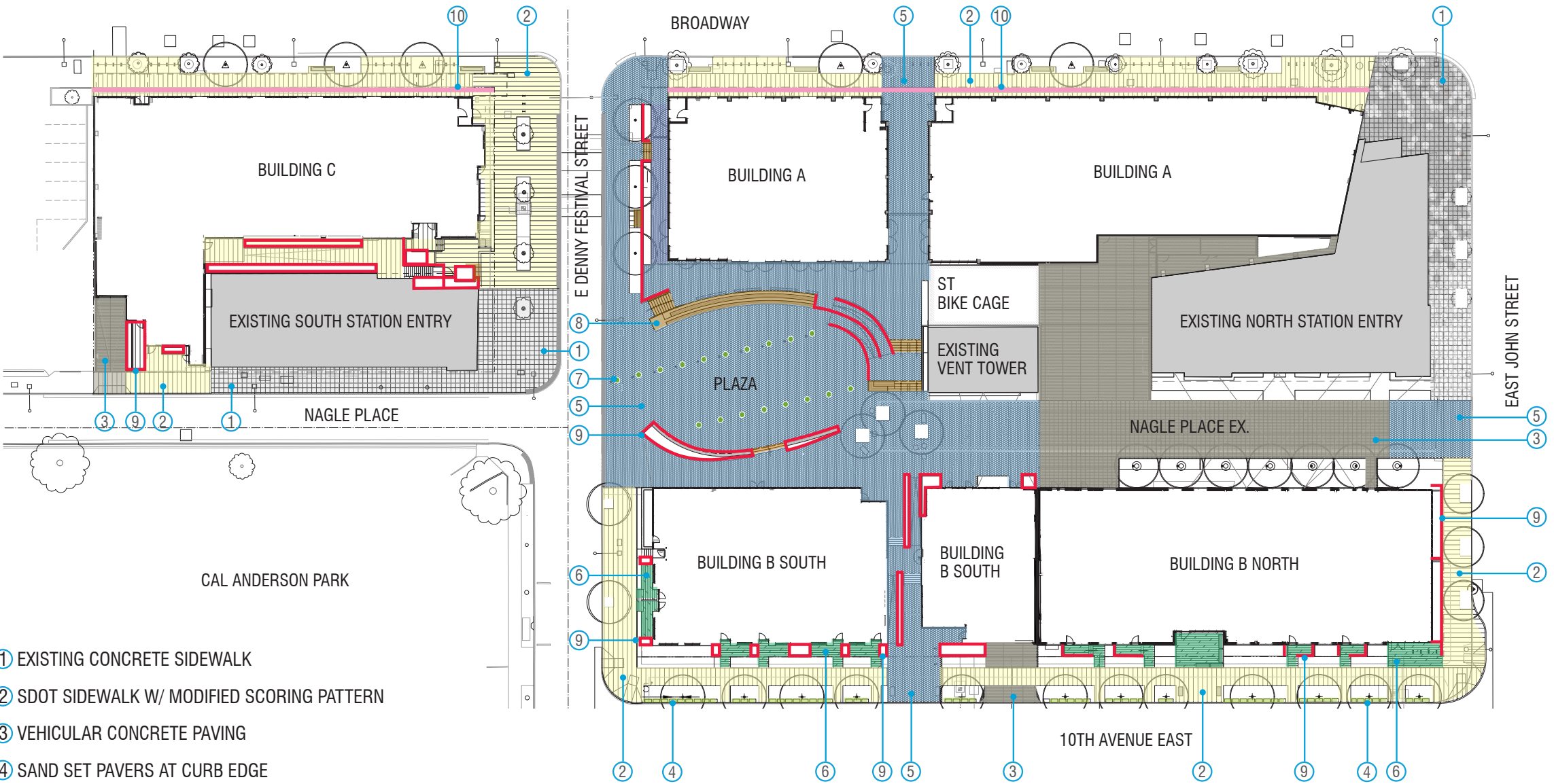
The Board again discussed this public realm element at length; it is a private driveway providing vehicle access to Site A and Sound Transit facilities. It is also accommodating sizable pedestrian and bike flows to the station, plaza and Cal Anderson Park. The south portion will be an occasional expansion of the plaza. The Board ultimately recommended that the NPE drive aisle be treated similarly to the plaza treatment to emphasize pedestrian realm over the vehicle. (DC1-S-I; DC3-S-V-iv; DC4-D-4)

RESPONSE:
See page 9 for response.

LEGEND

- ① EXISTING CONCRETE SIDEWALK
- ② SDOT SIDEWALK W/ MODIFIED SCORING PATTERN
- ③ VEHICULAR CONCRETE PAVING
- ④ SAND SET PAVERS AT CURB EDGE
- ⑤ SPECIALTY PAVING
- ⑥ PRE-CAST CONCRETE PAVERS
- ⑦ PAVEMENT MARKERS
- ⑧ WOOD & STONE SEAT STEPS & STEPS
- ⑨ CIP CONCRETE WALL
- ⑩ BROADWAY ART (EXISTING)

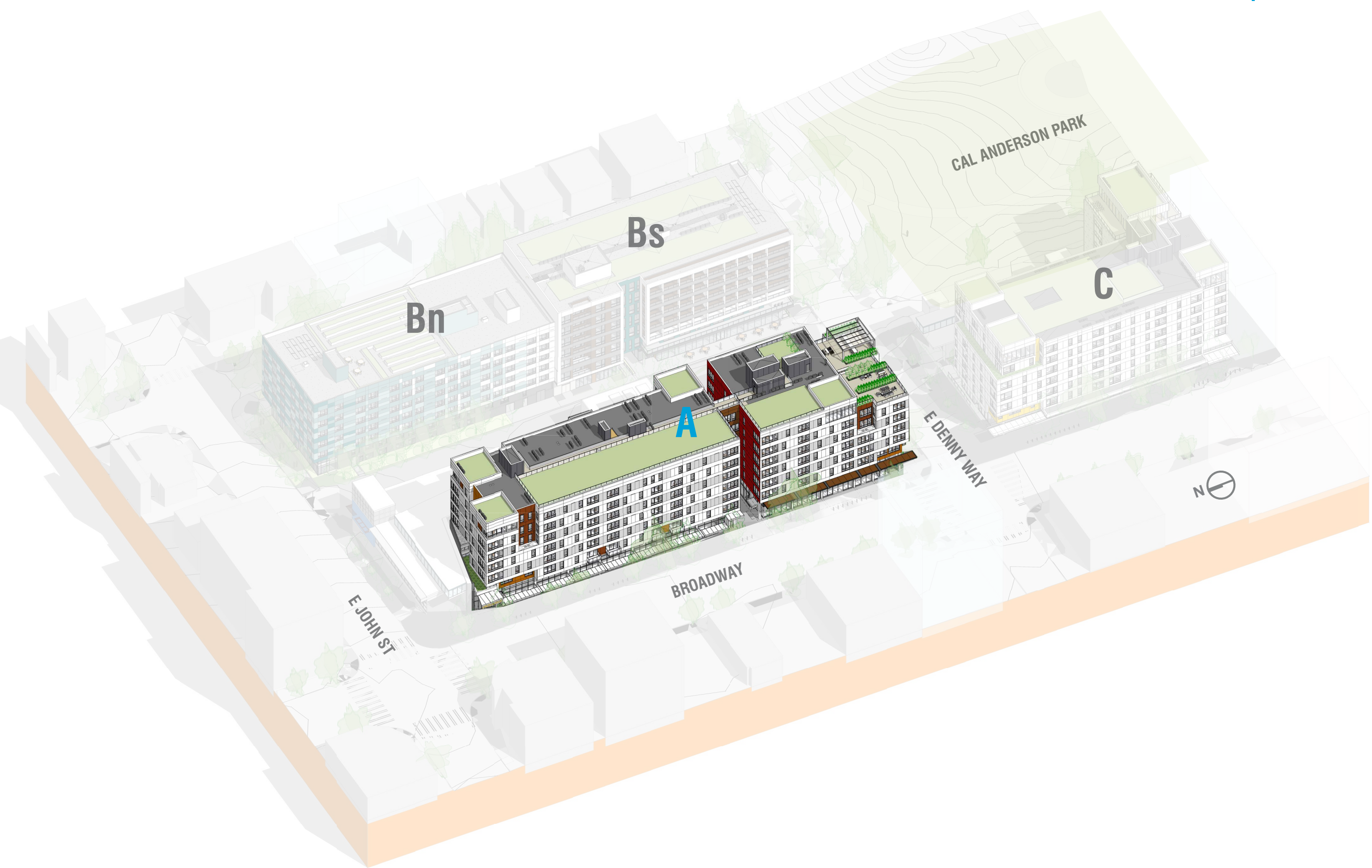
NOTE: SEE NEXT PAGE FOR MATERIALS KEY



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BUILDING A

- **“LANTERN” EXPRESSION**
- **ACCENT COLORS**

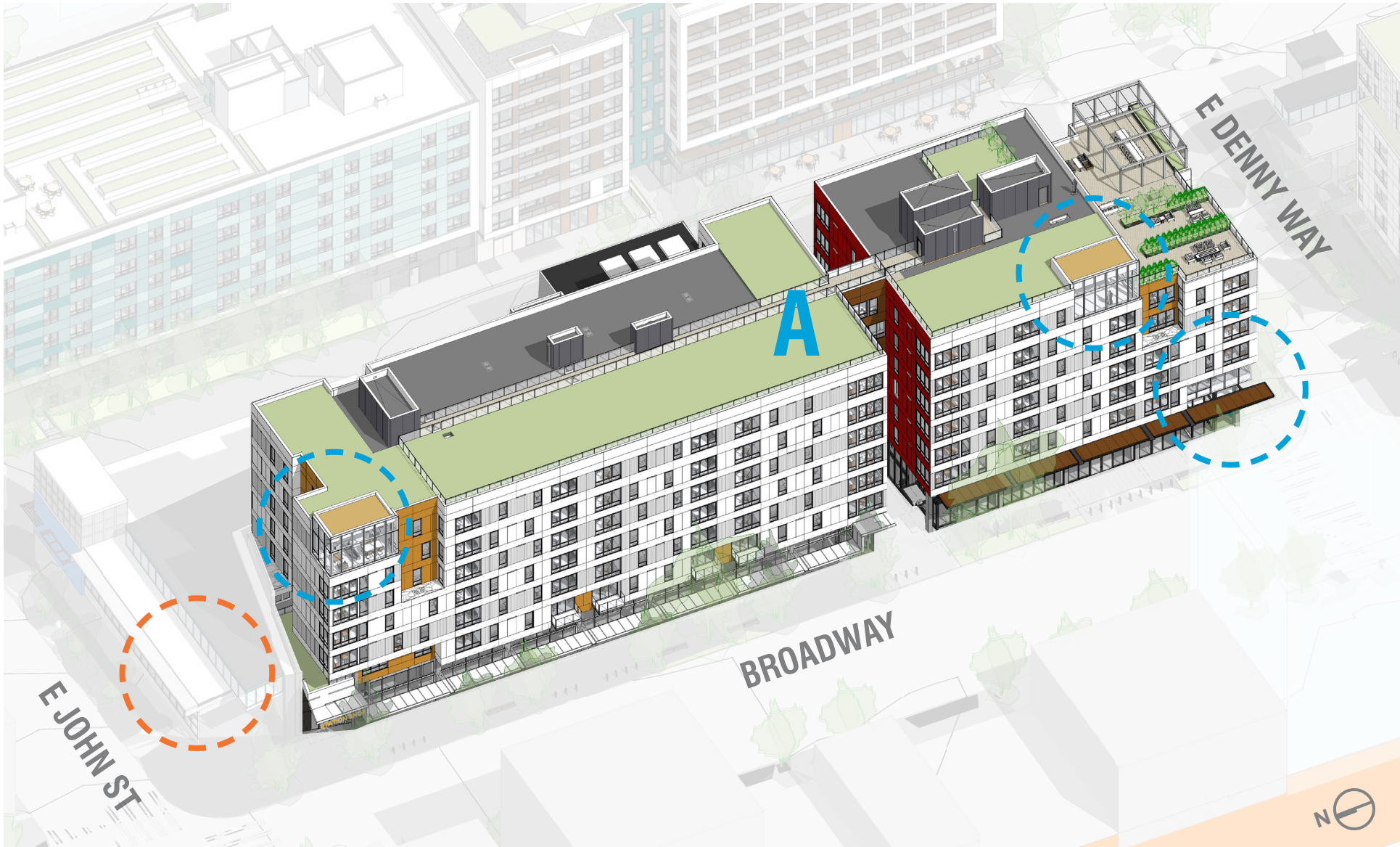


RECOMMENDATION 1 | ISOMETRIC SITE VIEW LOOKING EAST

2. A. MASSING & FORMS
PAGE 10 OF 26

2) The Board was concerned that the effect of the “lantern” elements were not fully realized and should be expressed further to create strong focal points and create a strong architectural concept for the buildings along Broadway. These lantern elements should read as glassy boxes that have a higher proportion of glazing to allow them to better read as lit beacon elements [119, 131]. Resolution of this design element will better reinforce the contemporary, shifting and subtractive language shown at EDG at the Broadway building corners, midblock, tall ground floors, and expressing the upper setbacks and lanterns. (DC2-C & D; DC2-S-V-iii) See also Building C.

RESPONSE:
Blue dashed areas indicate where the “lantern” elements have been amplified on Building A. Orange dashed area indicates a “lantern” element already present at the existing North Station Entry.



RECOMMENDATION 2 | ISOMETRIC SITE VIEW LOOKING EAST

2. A. MASSING & FORMS
PAGE 10 OF 26

2) The Board was concerned that the effect of the “lantern” elements were not fully realized and should be expressed further to create strong focal points and create a strong architectural concept for the buildings along Broadway. These lantern elements should read as glassy boxes that have a higher proportion of glazing to allow them to better read as lit beacon elements [119, 131]. Resolution of this design element will better reinforce the contemporary, shifting and subtractive language shown at EDG at the Broadway building corners, midblock, tall ground floors, and expressing the upper setbacks and lanterns. (DC2-C & D; DC2-S-V-iii) See also Building C.

RESPONSE:
To the left are comparison west elevations showing the “lantern” expression differences between recommendation meetings #1 & #2. Also shown is a reduction in the quantity of recessed accent colors. Previously (4) accent colors were being used, which has been reduced to (2).



RECOMMENDATION 1 | WEST ELEVATION



RECOMMENDATION 2 | WEST ELEVATION

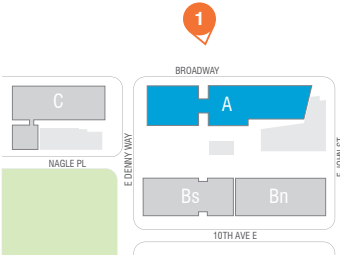
“upper northwest lantern” at level L07 residential unit - see additional information on p. 19-21

“upper southwest lantern” at level L07 common amenity room - see p. 21



① RECOMMENDATION 2 | VIEW LOOKING EAST FROM BROADWAY AVE

“Lower southwest lantern” at level L02 residential unit - see p. 23-25



2. A. MASSING & FORMS

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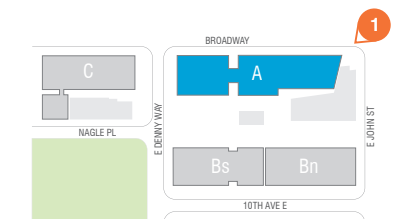


2) The Board was concerned that the effect of the “lantern” elements were not fully realized and should be expressed further to create strong focal points and create a strong architectural concept for the buildings along Broadway. These lantern elements should read as glassy boxes that have a higher proportion of glazing to allow them to better read as lit beacon elements [119, 131]. Resolution of this design element will better reinforce the contemporary, shifting and subtractive language shown at EDG at the Broadway building corners, midblock, tall ground floors, and expressing the upper setbacks and lanterns. (DC2-C & D; DC2-S-V-iii) See also Building C.

RESPONSE:

The image to the left represents the proposal presented at the first recommendation meeting as referenced by the board above. Please see the following page for the second recommendation meeting’s response to the boards direction.

① RECOMMENDATION 1 | VIEW LOOKING SE FROM E JOHN & BROADWAY



2. A. MASSING & FORMS

PAGE 10 OF 26

2) The Board was concerned that the effect of the “lantern” elements were not fully realized and should be expressed further to create strong focal points and create a strong architectural concept for the buildings along Broadway. These lantern elements should read as glassy boxes that have a higher proportion of glazing to allow them to better read as lit beacon elements [119, 131]. Resolution of this design element will better reinforce the contemporary, shifting and subtractive language shown at EDG at the Broadway building corners, midblock, tall ground floors, and expressing the upper setbacks and lanterns. (DC2-C & D; DC2-S-V-iii) See also Building C.

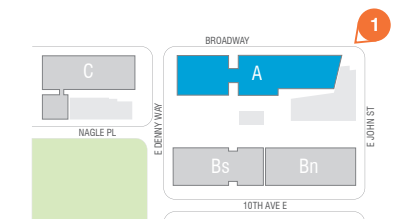
RESPONSE:

The “upper northwest lantern” as seen on the left wraps the corner of the living, dining and kitchen of the corner unit and passes in front of the roof / ceiling assembly. It is intended to directly compliment the “lower lantern” that exists above the existing station entry. While the “lantern” at the station has translucent glazing, the proposed “upper lantern” glazing would have a 30% reflective film of a “light silver” color to hold its form during daylight hours.

Please see concept details on the following pages for further information.



① RECOMMENDATION 2 | VIEW LOOKING SE FROM E JOHN & BROADWAY



2. A. MASSING & FORMS
PAGE 10 OF 26

2) The Board was concerned that the effect of the “lantern” elements were not fully realized and should be expressed further to create strong focal points and create a strong architectural concept for the buildings along Broadway. These lantern elements should read as glassy boxes that have a higher proportion of glazing to allow them to better read as lit beacon elements [119, 131]. Resolution of this design element will better reinforce the contemporary, shifting and subtractive language shown at EDG at the Broadway building corners, midblock, tall ground floors, and expressing the upper setbacks and lanterns. (DC2-C & D; DC2-S-V-iii) See also Building C.

RESPONSE:
Additional information regarding the proposed “lantern” construction is described at the left to resemble a “glassy box” related to the existing station entry below.

Please see additional glazing precedents and material descriptions following this page.

curtain wall head cap

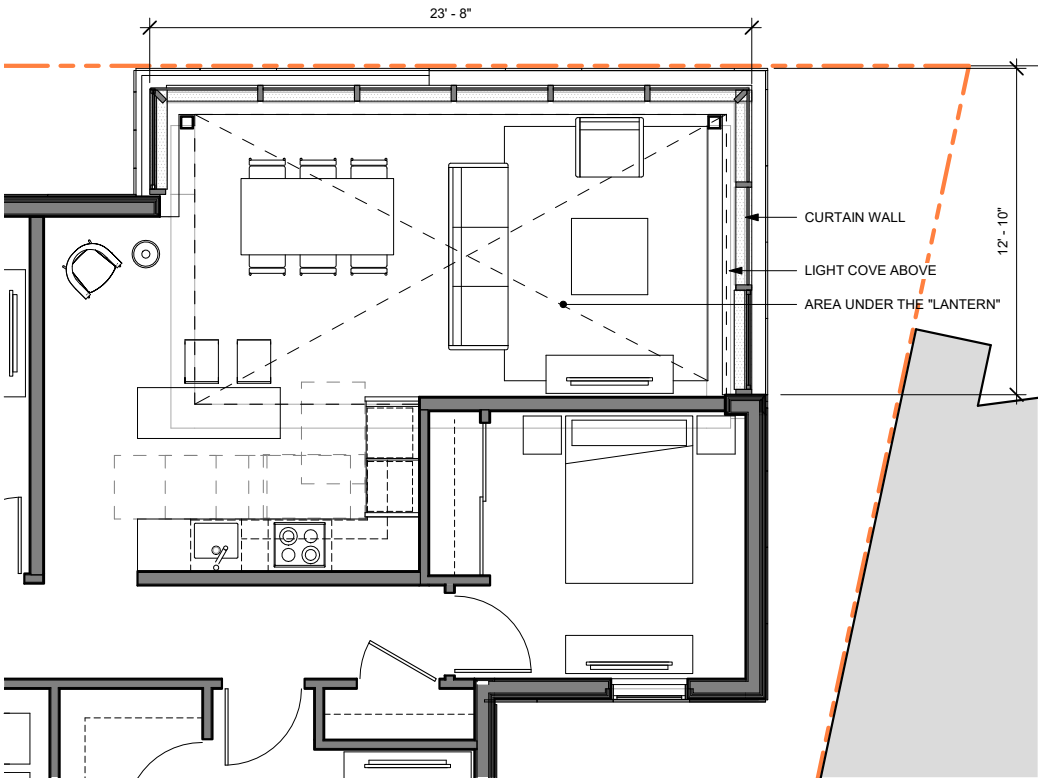
“shadow box” - painted metal backpan past curtain wall frame behind

horizontal mullion (uncaptured)

operable lite

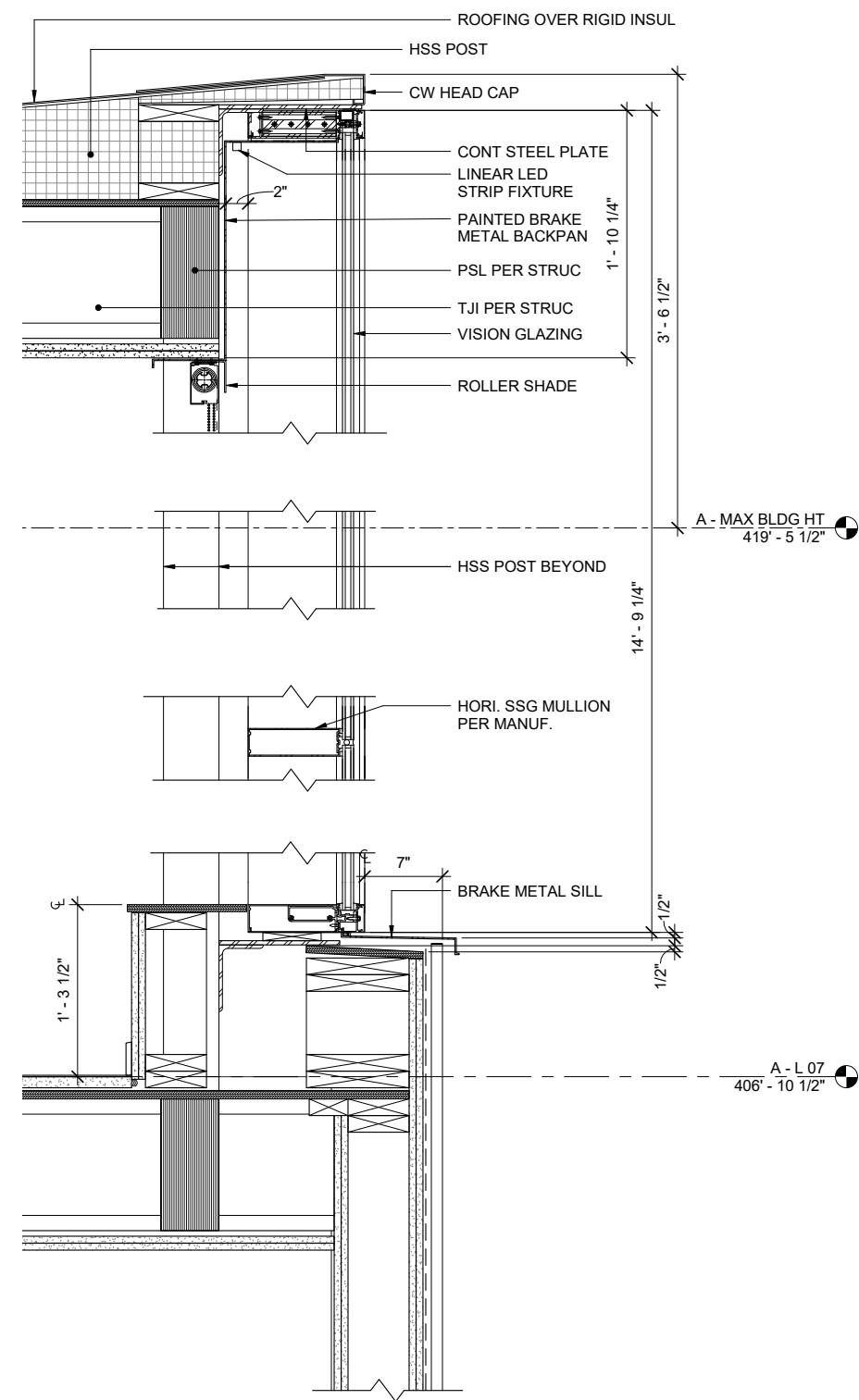
vertical mullion (captured)

vertical concept section



RECOMMENDATION 2 | 'CONCEPT' "LANTERN" LEVEL L07 PLAN

RECOMMENDATION 2 | LANTERN PRECEDENTS, MATERIALS AND DETAILING| BUILDING A



translucent (darker) glazing

glazing with partially reflective film ("light silver") - proposed for all of the "lanterns"

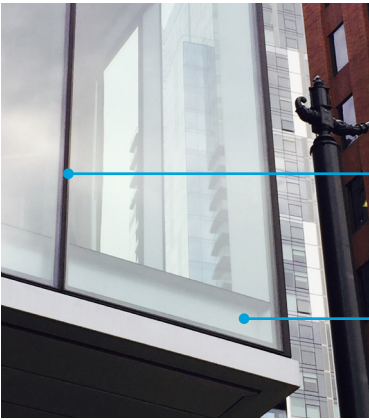
comparison of translucent and glazing specified with a partially reflective film on the interior of the insulated glazing unit.



"shadow box" head detail

daytime view of partially reflective film glazing

"shadow box" sill detail



"uncaptured" mullion detail

"shadow box" sill detail

| | |
|---------------------|----------------|
| Outboard Substrate | Low-iron Glass |
| Inboard Substrate | Low-iron Glass |
| Exterior Appearance | Light Silver |

| | |
|----------------------|----|
| Transmission | |
| Visible Light %: | 52 |
| UV %: | 43 |
| Solar Energy %: | 33 |
| Reflectivity | |
| Visible Light Out %: | 28 |
| Visible Light In %: | 19 |
| Solar Energy %: | 41 |

| | |
|------------------------------|------|
| Heat Gain | |
| Relative Heat Gain: | 86 |
| Solar Heat Gain Coefficient: | 0.36 |
| Light-to-Solar Gain: | 1.45 |
| U-Value | |
| Winter Nighttime Argon: | 0.25 |
| Winter Nighttime Air: | 0.30 |
| Summer Daytime Air: | 0.29 |

| | |
|-------------------|-----------------|
| Transmitted Color | Reflected Color |
| 1 2 3 4 | 1 2 3 4 |
| Exterior | Interior |

An example of performance specifications for a partially reflective glazing unit - actual glass type and specifications - TBD

2. A. MASSING & FORMS
PAGE 10 OF 26

2) The Board was concerned that the effect of the "lantern" elements were not fully realized and should be expressed further to create strong focal points and create a strong architectural concept for the buildings along Broadway. These lantern elements should read as glassy boxes that have a higher proportion of glazing to allow them to better read as lit beacon elements [119, 131]. Resolution of this design element will better reinforce the contemporary, shifting and subtractive language shown at EDG at the Broadway building corners, midblock, tall ground floors, and expressing the upper setbacks and lanterns. (DC2-C & D; DC2-S-V-iii) See also Building C.

RESPONSE:
To achieve a "glassy box" lantern effect during the day, the selection of glass is proposed to have a a "light silver" reflective film on the interior (#2) surface of the insulated glass panels. This 30% (+/-) reflective film offers both transparent glass and form to the surface at the same time depending on the angle of view and daylight conditions. Please see examples of this to the left. Other images on the left show examples of "shadow box" detailing at the curtain wall heads and sills to amplify the glass box expression.

2. A. MASSING & FORMS PAGE 10 OF 26

2) The Board was concerned that the effect of the “lantern” elements were not fully realized and should be expressed further to create strong focal points and create a strong architectural concept for the buildings along Broadway. These lantern elements should read as glassy boxes that have a higher proportion of glazing to allow them to better read as lit beacon elements [119, 131]. Resolution of this design element will better reinforce the contemporary, shifting and subtractive language shown at EDG at the Broadway building corners, midblock, tall ground floors, and expressing the upper setbacks and lanterns. (DC2-C & D; DC2-S-V-iii) See also Building C.

RESPONSE:
The proposal for recommendation meeting #2 is to clad the corner at level L02 with the same material used as recessed accents on Building A. This accent recess provides a frame to the “northwest lantern” above and contrasts with the existing “lantern” at the station entry. This contrast is intended as a means to not compete with the existing glazing of the adjacent station entry.



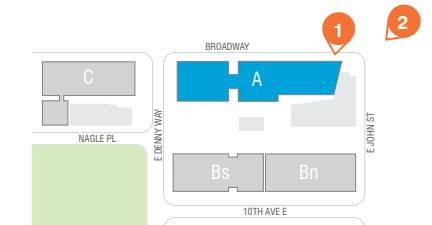
recessed accent panels framing the “upper northwest lantern” and offsetting the existing “lower lantern” at the station entry

② RECOMMENDATION 2 | VIEW LOOKING SE FROM E JOHN & BROADWAY

existing “lower lantern” at the north station entry
recessed accent contrasting existing “lantern”



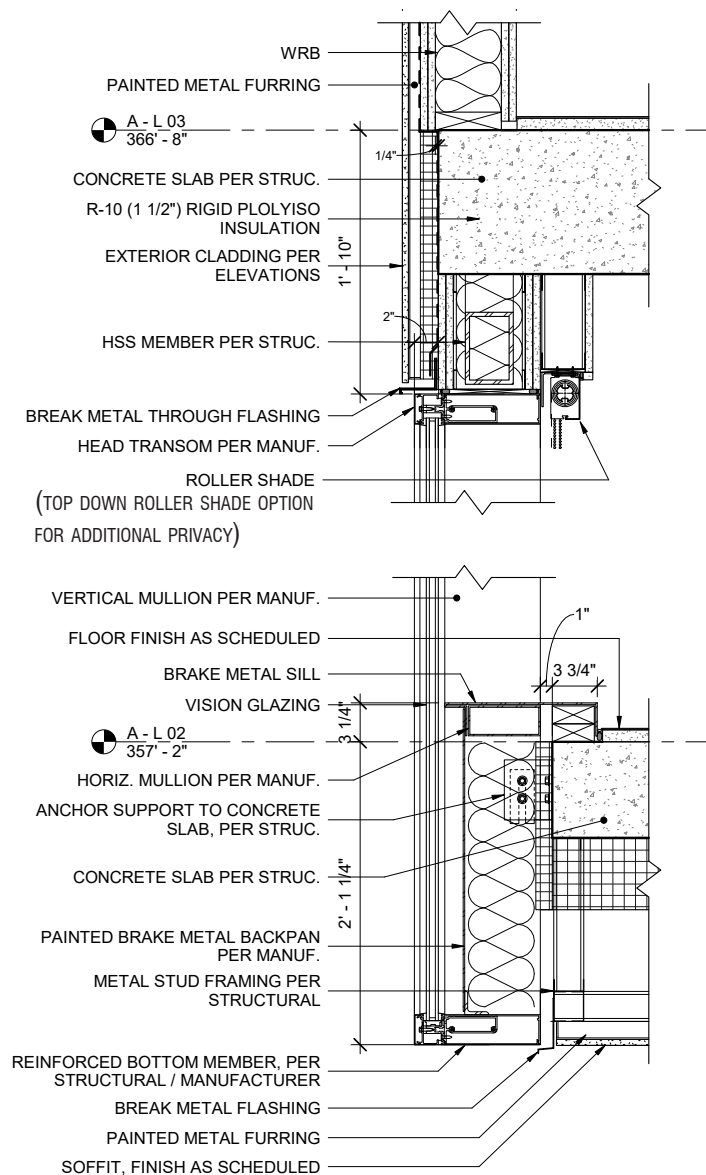
① RECOMMENDATION 2 | PEDESTRIAN LEVEL VIEW LOOKING E FROM BROADWAY



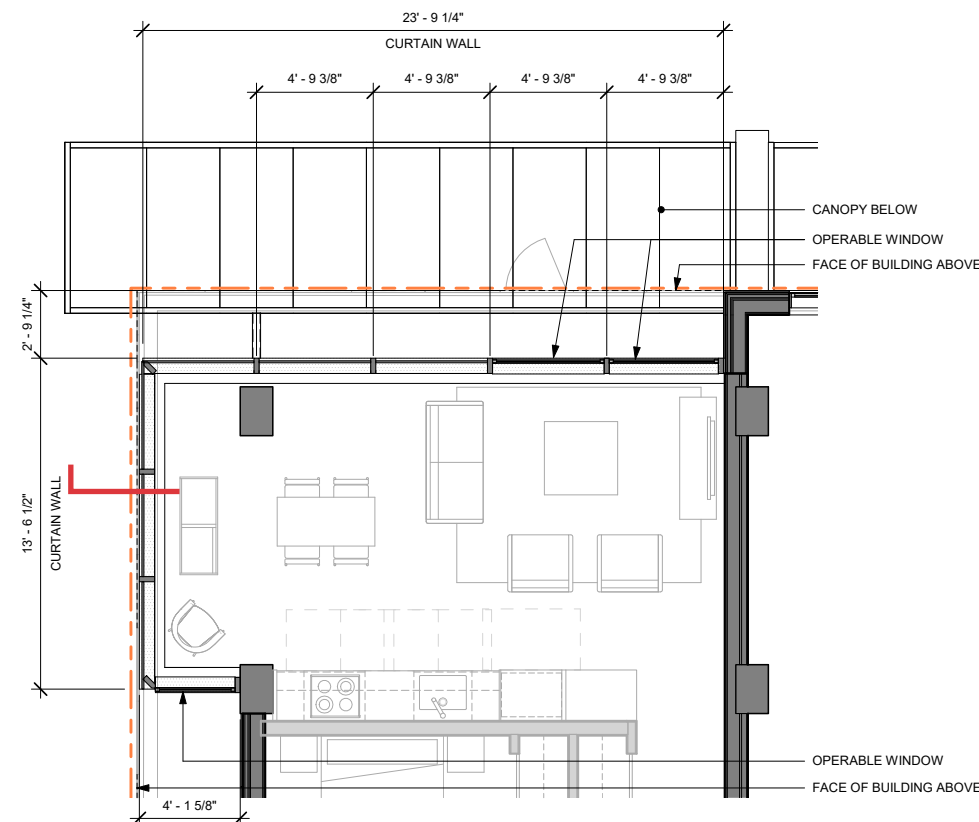
RECOMMENDATION 2 | "LOWER SOUTHWEST LANTERN" | BUILDING A



② RECOMMENDATION 2 | VIEW LOOKING E FROM BROADWAY



③ RECOMMENDATION 2 | SECTION DETAIL AT LANTERN (NOTE: ALL DETAILS TO BE USED FOR DESIGN CONCEPT ONLY)



① RECOMMENDATION 2 | LIVING AND DINING ROOM PLAN AT LEVEL 02 LANTERN

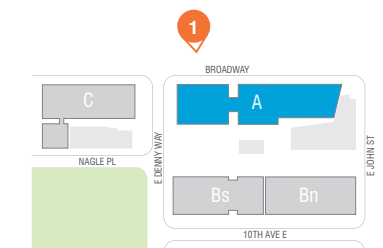
2. A. MASSING & FORMS

PAGE 10 OF 26

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RESPONSE:

Corner unit living and dining area above the south retail has been detailed to the left. For the location of the section, please see partial plan provided.





1 RECOMMENDATION 1 | PEDESTRIAN VIEW LOOKING NE FROM E DENNY WAY

2. A. MASSING & FORMS

PAGE 10 OF 26

2) The Board was concerned that the effect of the “lantern” elements were not fully realized and should be expressed further to create strong focal points and create a strong architectural concept for the buildings along Broadway. These “lantern” elements should read as glassy boxes that have a higher proportion of glazing to allow them to better read as lit beacon elements [119, 131]. Resolution of this design element will better reinforce the contemporary, shifting and subtractive language shown at EDG at the Broadway building corners, midblock, tall ground floors, and expressing the upper setbacks and “lanterns.” (DC2-C & D; DC2-S-V-iii) See also Building C.

RESPONSE:
Image to the left is the corner level L02 unit as proposed at Recommendation meeting #1. The balcony and residential windows as shown were viewed by the board as being too residential in quality rather than a glassy “lantern” expression used as an architectural concept as described above at EDG.

Please see the following page for Recommendation meeting #2’s response.





① RECOMMENDATION 2 | PEDESTRIAN VIEW LOOKING NE FROM E DENNY WAY

2. A. MASSING & FORMS
PAGE 10 OF 26

2) The Board was concerned that the effect of the “lantern” elements were not fully realized and should be expressed further to create strong focal points and create a strong architectural concept for the buildings along Broadway. These “lantern” elements should read as glassy boxes that have a higher proportion of glazing to allow them to better read as lit beacon elements [119, 131]. Resolution of this design element will better reinforce the contemporary, shifting and subtractive language shown at EDG at the Broadway building corners, midblock, tall ground floors, and expressing the upper setbacks and “lanterns.” (DC2-C & D; DC2-S-V-iii) See also Building C.

RESPONSE:
The corner level L02 unit living and dining area above the south retail detailed as a glassy “lantern.” Setback above the canopy suggests a relationship to the glazing on the street, while the bay of the glass box to the south projects out to the face of the building, reinforcing the entry at the corner retail at the street.





2. A. MASSING & FORM
PAGE 10 OF 26

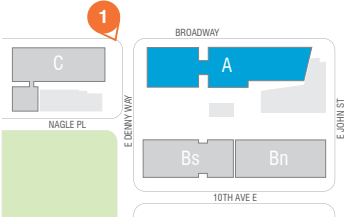
3) At the EDG, the Board noted the selective and legible use of color. While the Board was supportive of the use of color as an accent, they agreed that the number of different accent colors and materials appears overly busy and should be reduced (DC2-S-I)

RESPONSE:

To the left is the design proposed at Recommendation meeting #1.

Please see following page for Recommendation meeting #2 proposal.

① RECOMMENDATION 1 | VIEW LOOKING NE FROM BROADWAY AVE & E DENNY WAY





① RECOMMENDATION 2 | VIEW LOOKING NE FROM BROADWAY AVE & E DENNY WAY

2. A. MASSING & FORM

PAGE 10 OF 26

3) At the EDG, the Board noted the selective and legible use of color. While the Board was supportive of the use of color as an accent, they agreed that the number of different accent colors and materials appears overly busy and should be reduced (DC2-S-I)

RESPONSE:
Previously (4) wood decor phenolic panels were used as accents. This has been reduced to (2), along with the high-gloss red in the pass-through. One accent is being used for the ground level south retail to relate to BS across the plaza and a second on the upper level recesses.

Please see materials pages for additional information.

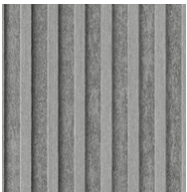




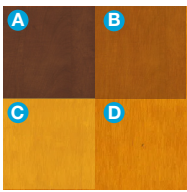
1 RECOMMENDATION 1 | PEDESTRIAN VIEW LOOKING EAST FROM BROADWAY



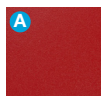
1 Rain screen cladding system - 8mm thick; through colored cement composite panels; matte finish; panel color "white;" exposed fasteners to match



2 Rain screen cladding system - 10mm thick; through colored cement composite panels with vertical grooved embossed surface; matte finish; panel color 'gray'



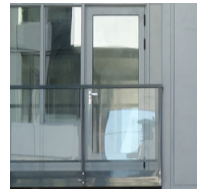
3 Rain screen cladding system - 10mm thick; phenolic panels; matte finish; exposed fasteners to match; multiple panel decors as follows:
A natural wood décor pattern 'raw umber' or similar
B natural wood décor pattern 'burnt umber' or similar
C natural wood décor pattern 'raw sienna or similar'
D natural wood décor pattern 'burnt sienna' or similar



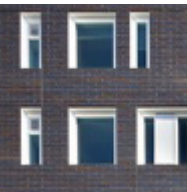
4 Rain screen cladding system - 10mm thick; through colored cement composite panels; high gloss finish; exposed fasteners; colors as follows:
A 'mars red' or similar



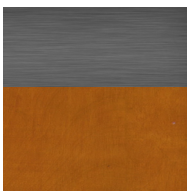
5 Pre-engineered metal balcony with glazed guardrails; frame color 'clear'



6 Guardrail System - metal frame; glazed; color; 'clear'



7 Vinyl Window System -white frame



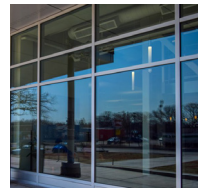
8 Canopy Frame - metal channel; color 'dark bronze;'
Canopy soffit - 10mm thick; phenolic panel; color 'burnt umber' - see material 3B



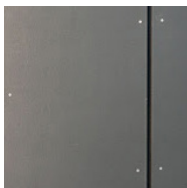
9 Exposed Cast-In-Place Concrete



10 Metal-Framed Trellis - color 'clear' to match composite metal panels on building C, please see p.77



11 Storefront glazing system: mullion colors as follows:
A south retail, building A - 'dark bronze'
B north retail, building A - 'clear'
C ground level retail, Building C; upper level glazing system - 'light satin'



12 Rain screen cladding system - 5/16" thick cement panels; matte finish; paint 'Tricorn black' or similar



13 Canopy Frame - painted metal color 'white'
Canopy soffit - perforated painted metal to match frame

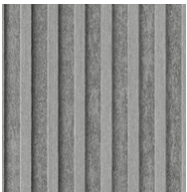




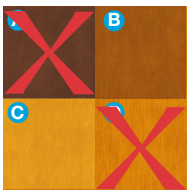
1 RECOMMENDATION 2 | PEDESTRIAN VIEW LOOKING EAST FROM BROADWAY



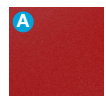
1 Rain screen cladding system - 8mm thk; through colored cement composite panels; matte finish; panel color "white;" exposed fasteners to match



2 Rain screen cladding system - 10mm thk; through colored cement composite panels with vertical grooved embossed surface; matte finish; panel color 'gray'



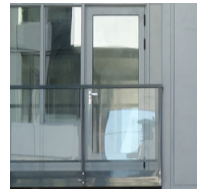
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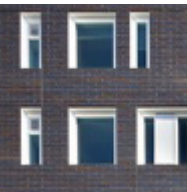
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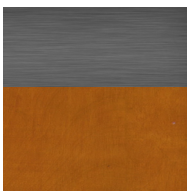
5 Pre-engineered metal balcony with glazed guardrails; frame color 'clear'



6 Guardrail System - metal frame; glazed; color; 'clear'



7 Vinyl Window System -white frame



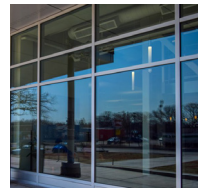
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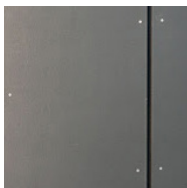
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11 Storefront glazing system: mullion colors as follows:
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C ground level retail, Building C; upper level glazing system - 'light satin'



12 Rain screen cladding system - 5/16" thk cement panels; matte finish; paint 'Tricorn black' or similar



13 Canopy Frame - painted metal color 'white'
Canopy soffit - perforated painted metal to match frame

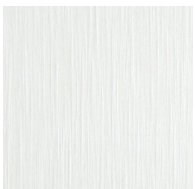


14 Curtain wall glazing system mullion color - 'light satin' vision glass - 'Guardian AG 50' (or similar) - 30% reflectance outside; 'light silver' color on #2





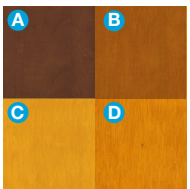
1 RECOMMENDATION 1 | PEDESTRIAN VIEW LOOKING NW FROM CAL ANDERSON PARK TO PLAZA



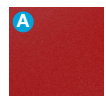
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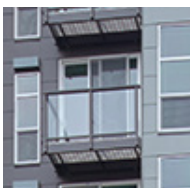
2 Rain screen cladding system - 10mm thk; through colored cement composite panels with vertical grooved embossed surface; matte finish; panel color 'gray'



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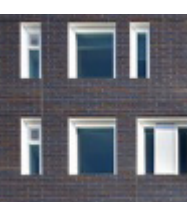
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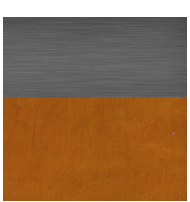
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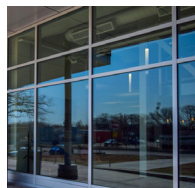
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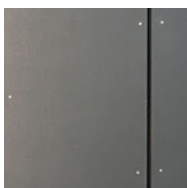
9 Exposed Cast-In-Place Concrete



10 Metal-Framed Trellis - color 'clear' to match composite metal panels on building C, please see p.77



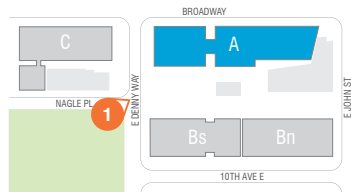
11 Storefront glazing system: mullion colors as follows:
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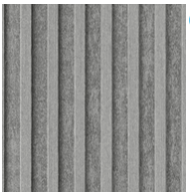




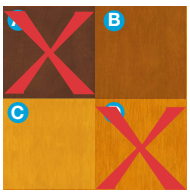
1 RECOMMENDATION 2 | PEDESTRIAN VIEW LOOKING NW FROM CAL ANDERSON PARK TO PLAZA



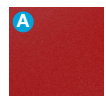
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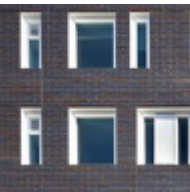
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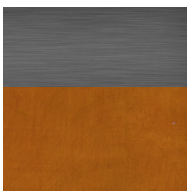
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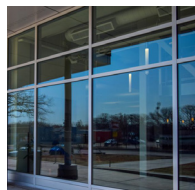
8 Canopy Frame - metal channel; color 'dark bronze';
Canopy soffit - 10mm thk; phenolic panel; color 'burnt umber - see material 3B



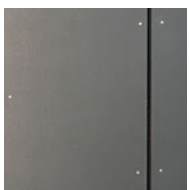
9 Exposed Cast-In-Place Concrete



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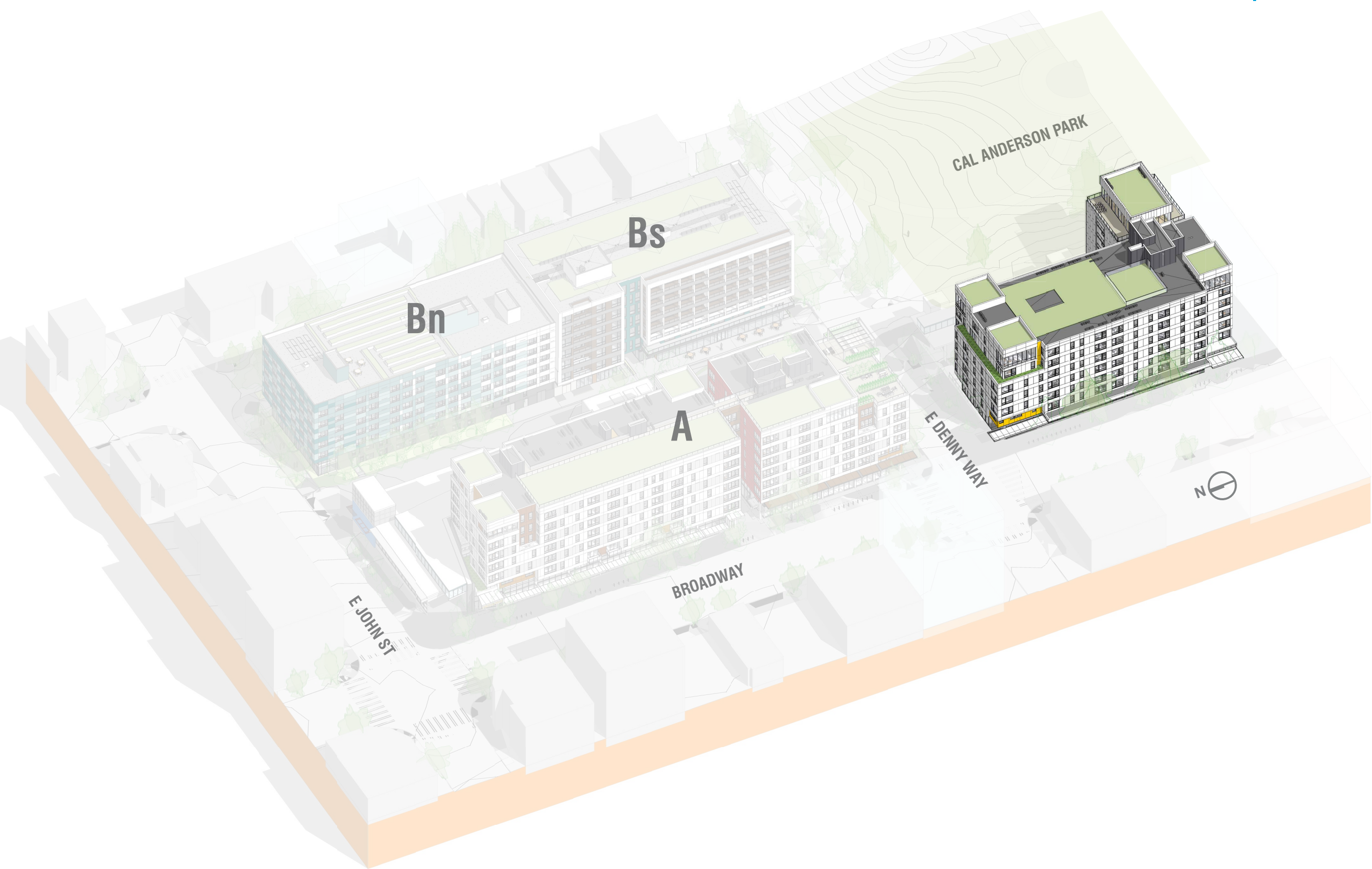
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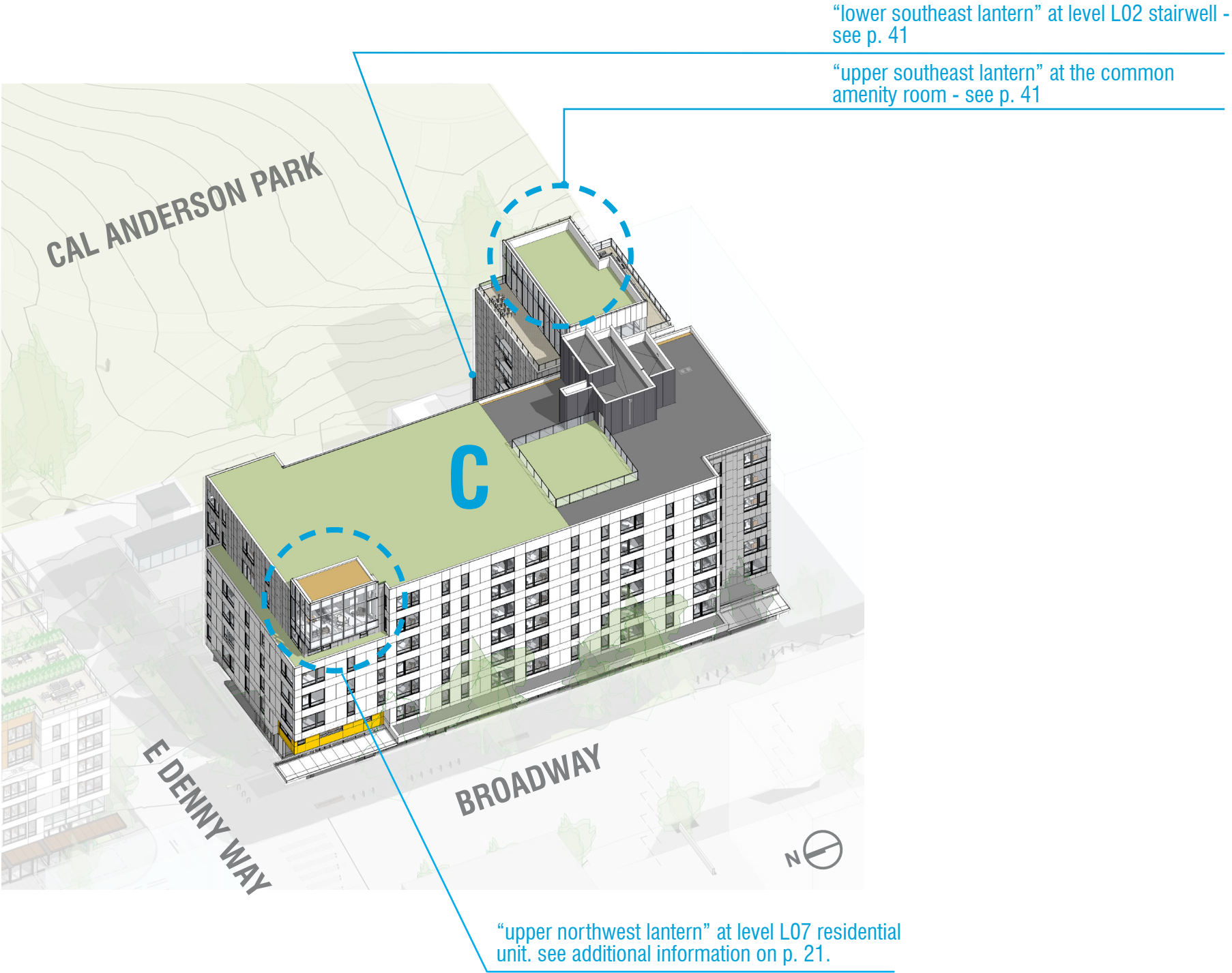
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BUILDING C

- “LANTERN” EXPRESSION
- ACCENT COLORS
- STREET LEVEL USE | BROADWAY AVE EXPERIENCE



② RECOMMENDATION 1 | ISOMETRIC SITE VIEW LOOKING EAST



2. D. MASSING & FORMS
PAGE 7 OF 18

2) The Board was concerned that the effect of the “lantern” elements were not fully realized and should be expressed further to create strong focal points and create a strong architectural concept for the buildings along Broadway. These lantern elements should read as glassy boxes that have a higher proportion of glazing to allow them to better read as lit beacon elements. Specifically, the cap/parapet proportion is too heavy and should appear lighter and glassier. Resolution of this design element will better reinforce the contemporary, shifting and subtractive language shown at EDG at the Broadway building corners, midblock, tall ground floors, and expressing the upper setbacks and lanterns [119, 131]. (DC2-C & D; DC2-S-V-iii) See also Building A.

RESPONSE:

Like Building A, Building C per the board's direction above, has increased the expression of lantern like elements in three locations, one at the intersection of E Denny and Broadway and two on Nagle Place opposite from Cal Anderson Park

RECOMMENDATION 2 | WEST ELEVATION | BUILDING C

2. D. MASSING & FORMS

PAGE 7 OF 18

2) The Board was concerned that the effect of the “lantern” elements were not fully realized and should be expressed further to create strong focal points and create a strong architectural concept for the buildings along Broadway. These lantern elements should read as glassy boxes that have a higher proportion of glazing to allow them to better read as lit beacon elements. Specifically, the cap/parapet proportion is too heavy and should appear lighter and glassier. Resolution of this design element will better reinforce the contemporary, shifting and subtractive language shown at EDG at the Broadway building corners, midblock, tall ground floors, and expressing the upper setbacks and lanterns [119, 131] (DC2-C & D; DC2-S-V-iii) See also Building A.

RESPONSE

An “amplified” expression of a “lantern” element is proposed at the intersection of E Denny and Broadway at level L07. A required setback on E Denny on levels L06-L07 is wrapped around to the Broadway facade with anodized metal panels, similar to those on Nagle Place.



② RECOMMENDATION 1 | WEST ELEVATION



1 RECOMMENDATION 2 | WEST ELEVATION

2. D. MASSING & FORMS

PAGE 7 OF 18

3) The Board noted that the east elevation that serves as a visible backdrop to the headhouse should be treated similarly to the west elevation in terms of visual interest and modulation. (DC2-S-I)

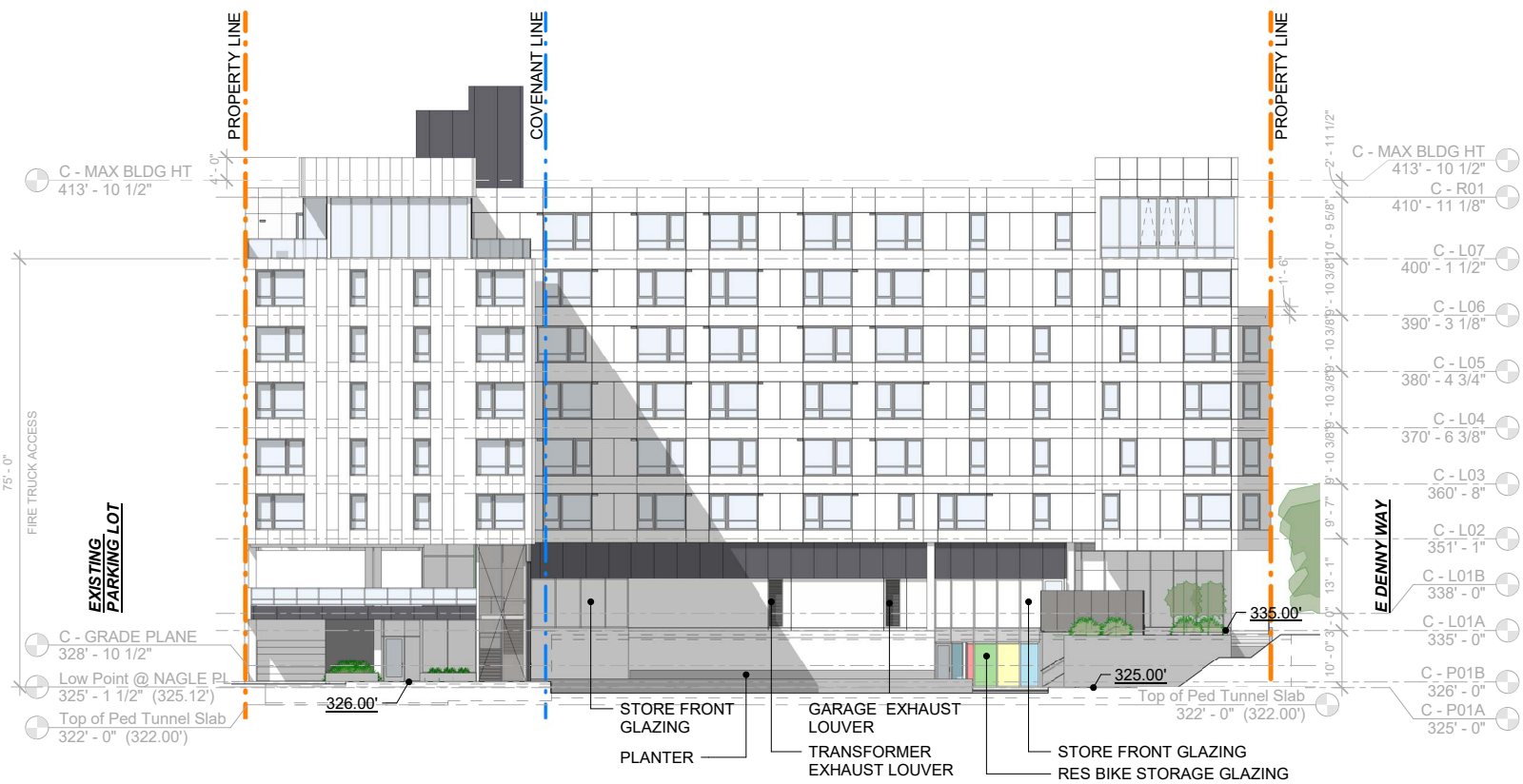
5) The Board supported the lantern-amenity room at the roof provided the lantern qualities are emphasized per the guidance above. (DC2-S-IV-i)

RESPONSE:

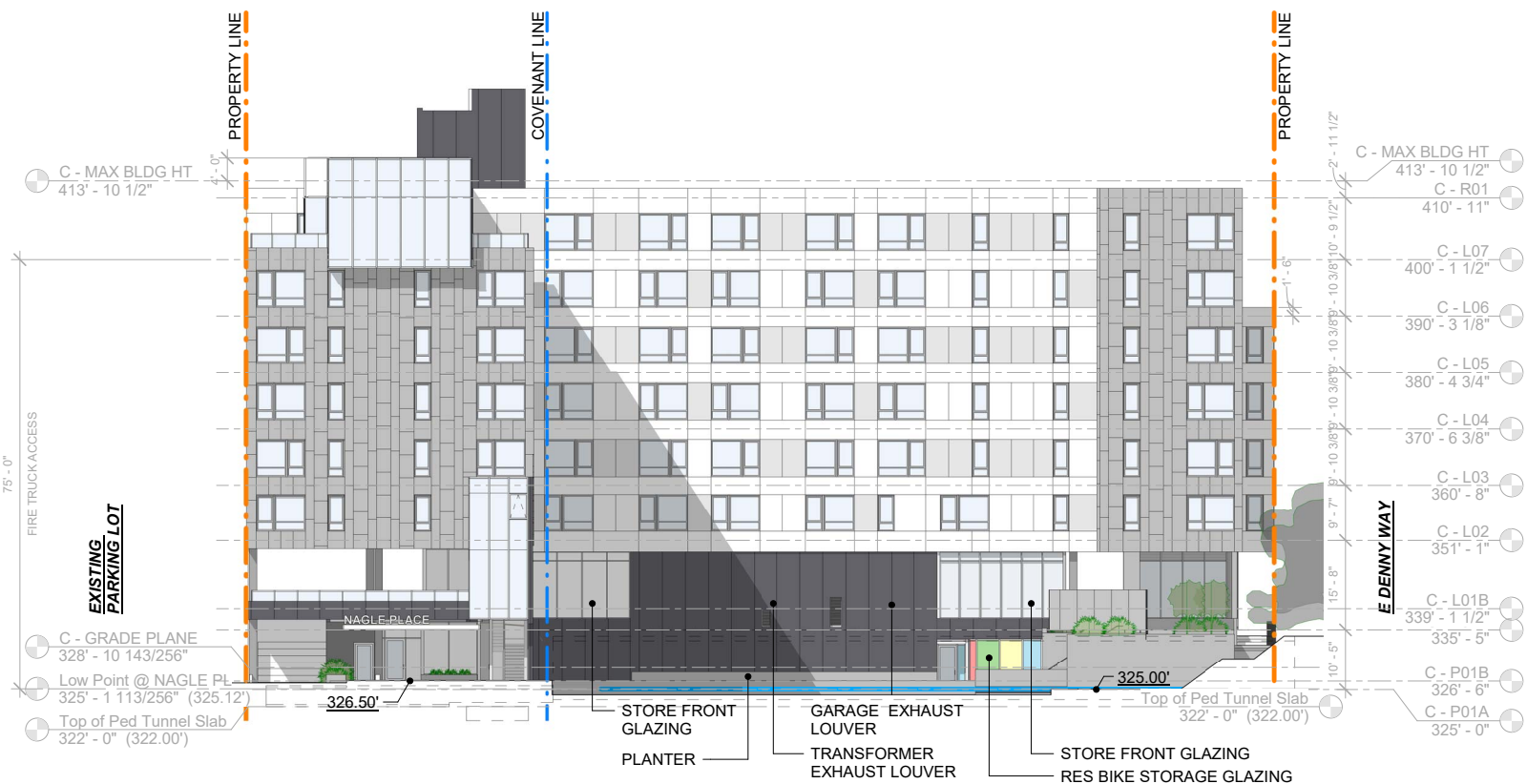
An “amplified” expression of a “lantern” element is proposed at the level L07 common amenity on Nagle Place.

White accent panels with a high gloss reflective finish have been added to the east elevation between the amenity “lantern” and the bay at the north facade. An “A-B-A” pattern to these accent panels matches the west elevation on Broadway. The cladding on the bay at the north end replaces the through colored white concrete panels with the same anodized aluminium cladding proposed for the amenity “lantern.”

The light blue (“pool”) accent panel on the southwest portion of the facade on Broadway has also been replaced with the anodized aluminium panel system to match the amenity lantern on the east. See west elevation on p. 36.



RECOMMENDATION 1 | EAST ELEVATION



RECOMMENDATION 2 | EAST ELEVATION

2. D. MASSING & FORMS
PAGE 12 OF 26

2) The Board was concerned that the effect of the “lantern” elements were not fully realized and should be expressed further to create strong focal points and create a strong architectural concept for the buildings along Broadway. These lantern elements should read as glassy boxes that have a higher proportion of glazing to allow them to better read as lit beacon elements. Specifically, the cap/parapet proportion is too heavy and should appear lighter and glassier. Resolution of this design element will better reinforce the contemporary, shifting and subtractive language shown at EDG at the Broadway building corners, midblock, tall ground floors, and expressing the upper setbacks and lanterns [199, 131]. (DC2-C & D; DC2-S-V-iii) See also Building A.

RESPONSE:
On the left, the proposal presented at the first recommendation meeting. See opposite page for response to the Board’s direction as described above.



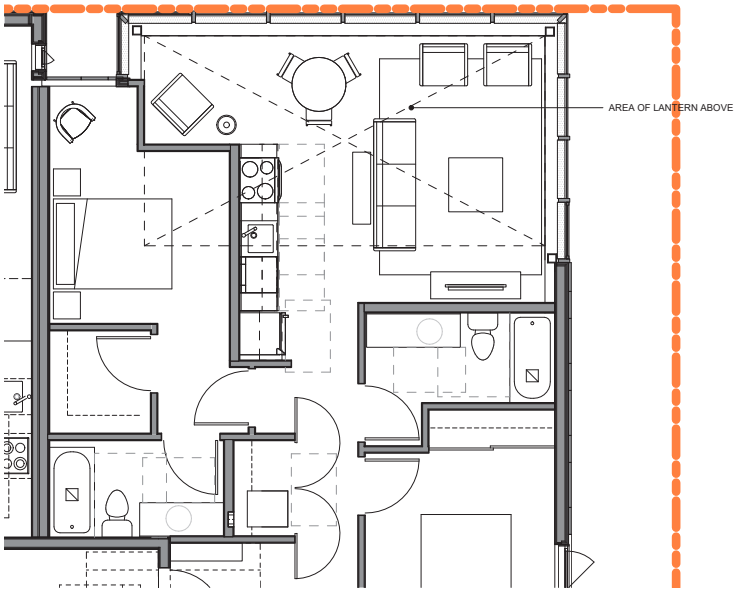
① RECOMMENDATION 1 | VIEW LOOKING SW FROM E DENNY WAY



2. D. MASSING & FORMS
PAGE 12 OF 26



① RECOMMENDATION 2 | VIEW LOOKING SW FROM E DENNY WAY



② RECOMMENDATION 2 | PLAN AT “LANTERN” ON BROADWAY

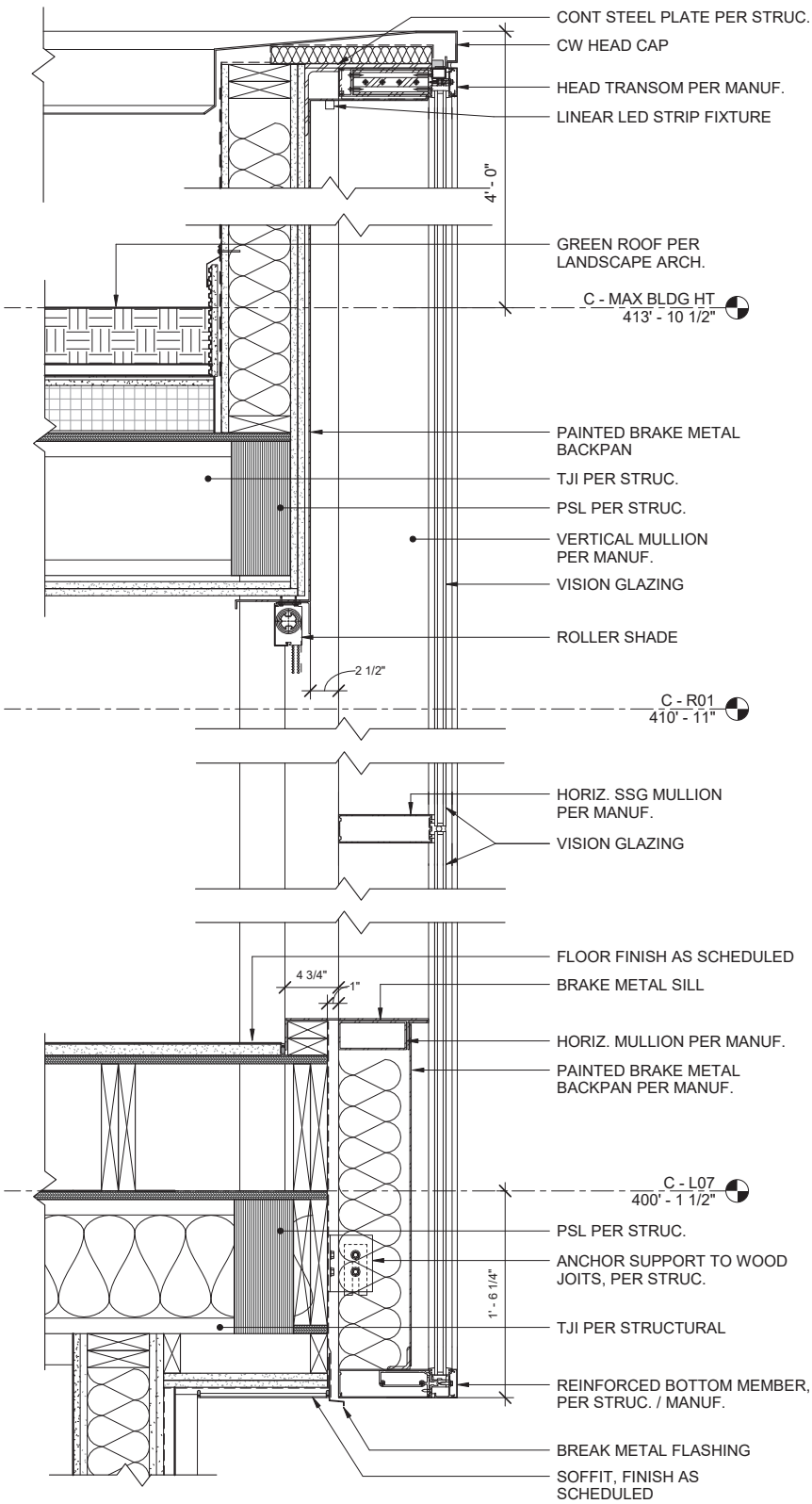
2) The Board was concerned that the effect of the “lantern” elements were not fully realized and should be expressed further to create strong focal points and create a strong architectural concept for the buildings along Broadway. These lantern elements should read as glassy boxes that have a higher proportion of glazing to allow them to better read as lit beacon elements. Specifically, the cap/parapet proportion is too heavy and should appear lighter and glassier. Resolution of this design element will better reinforce the contemporary, shifting and subtractive language shown at EDG at the Broadway building corners, midblock, tall ground floors, and expressing the upper setbacks and lanterns [199, 131]. (DC2-C & D; DC2-S-V-iii) See also Building A.

RESPONSE:
Similar to Building A, a curtain wall “upper northwest lantern” element is proposed. Due to the massing, rather than setting the “lantern” back from the face of the facade, as proposed on Building A, the lantern at the corner of E Denny and Broadway Ave is projected outward to align with the face of the building’s facade below with a recess wrapping around it. This creates a distinct, but similar lantern on Building C.





② RECOMMENDATION 2 | PEDESTRIAN VIEW LOOKING WEST FROM CAL



① RECOMMENDATION 2 | DETAIL AT LEVEL 07 "UPPER LANTERN ELEMENT" ON NAGLE PLACE
(NOTE: ALL DETAILS TO BE USED FOR DESIGN CONCEPT ONLY)

2. D. MASSING & FORMS PAGE 12 OF 26

2) The Board was concerned that the effect of the "lantern" elements were not fully realized and should be expressed further to create strong focal points and create a strong architectural concept for the buildings along Broadway. These lantern elements should read as glassy boxes that have a higher proportion of glazing to allow them to better read as lit beacon elements. Specifically, the cap/parapet proportion is too heavy and should appear lighter and glassier. Resolution of this design element will better reinforce the contemporary, shifting and subtractive language shown at EDG at the Broadway building corners, midblock, tall ground floors, and expressing the upper setbacks and lanterns [199, 131]. (DC2-C & D; DC2-S-V-iii) See also Building A.

RESPONSE:
The level L07 "lantern" element at the common amenity room and the "lantern" at the stairwell on Nagle Place have been "amplified."

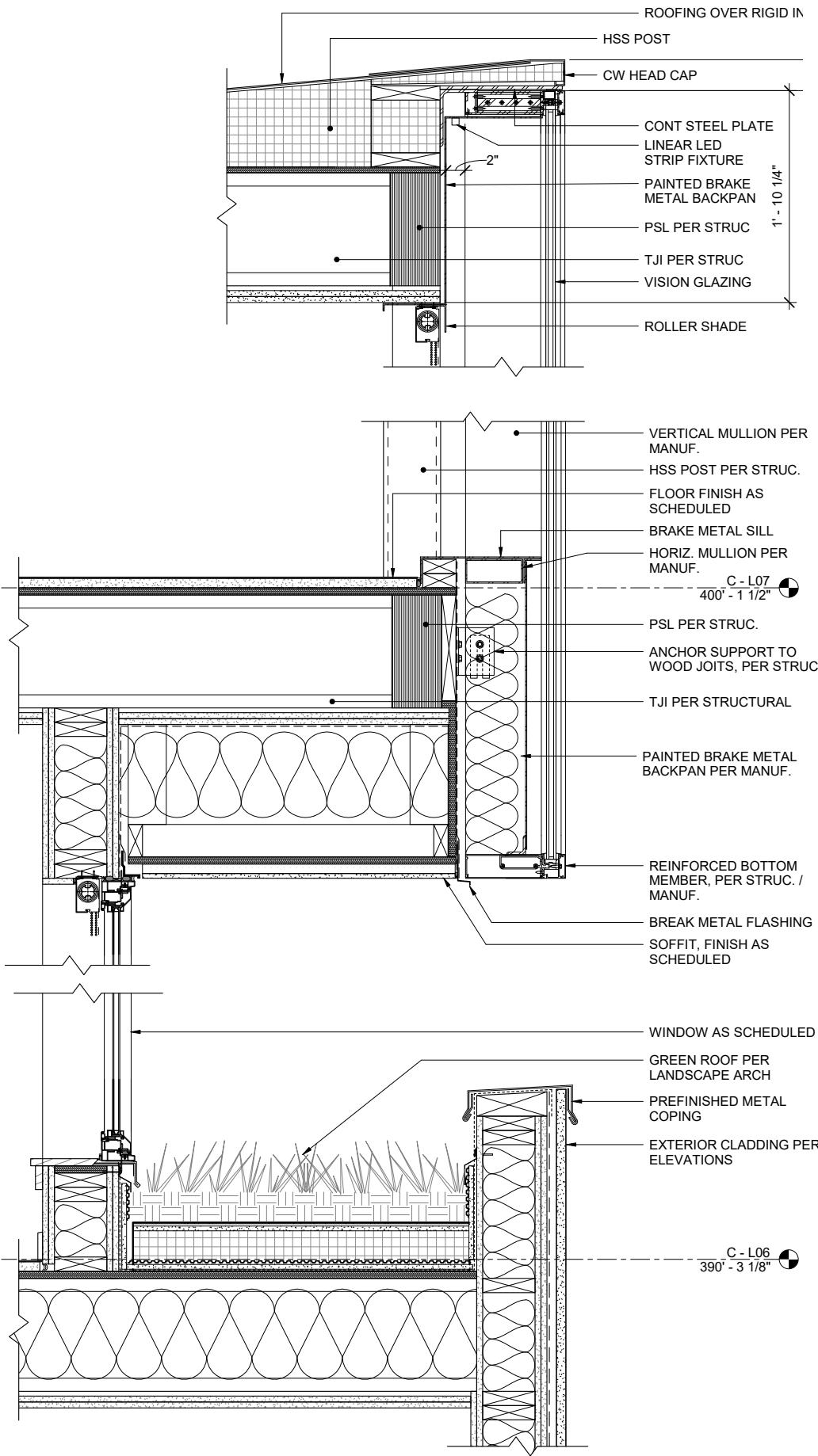
Please see images and detailing to the left for further description. Upper red section marker indicates location of detail. For detailing of lower "lantern" at stairwell and level L02 unit please see detail section #1 on p. 41.

2. D. MASSING & FORMS
PAGE 70F 18

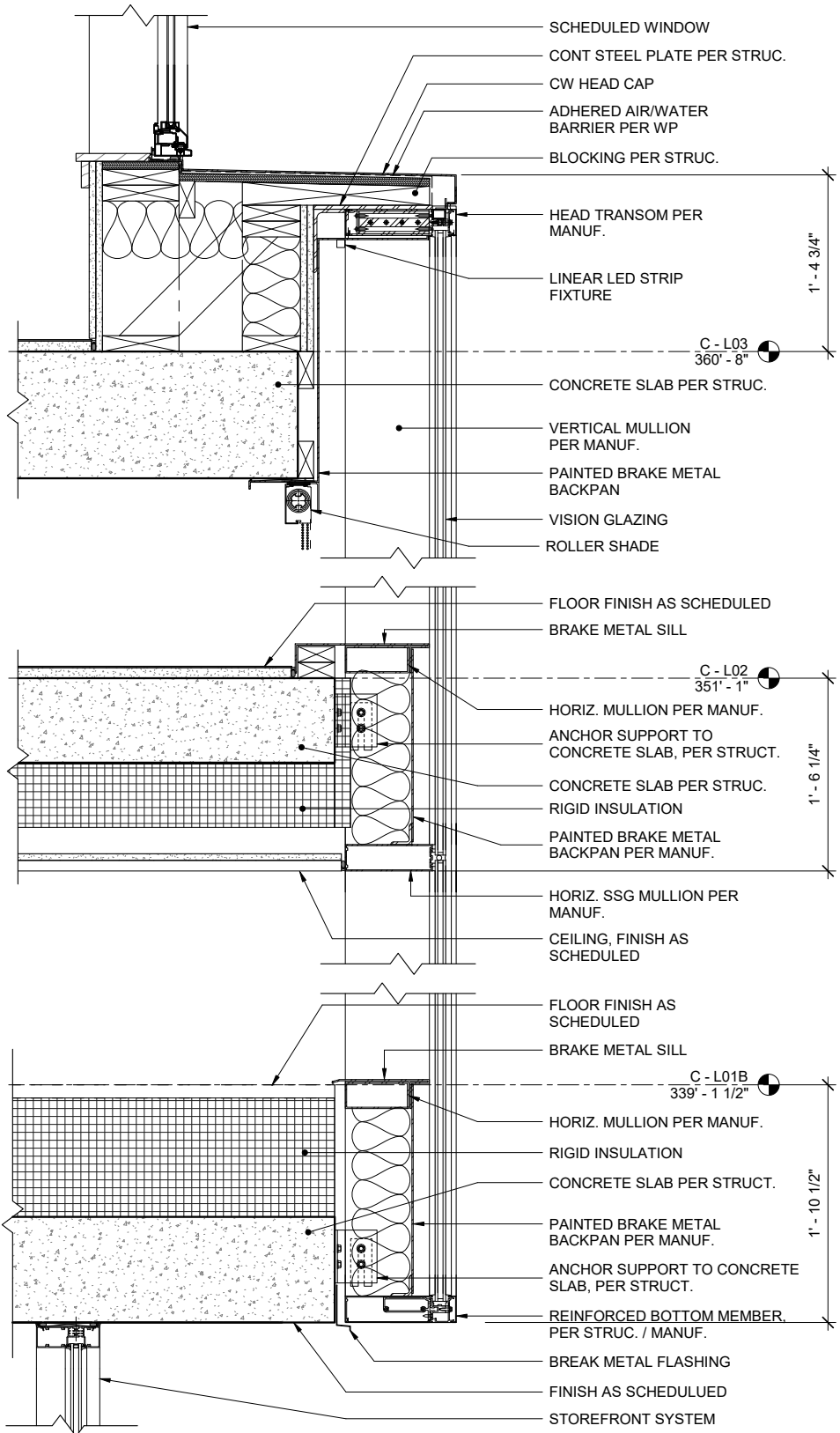
5) The Board supported the lantern-amenity room at the roof provided the lantern qualities are emphasized per the guidance above (recommendation #2 under section 2D. (DC2-S-IV-i)

RESPONSE:

Both details are similar to those on Building A. Lighting and shadow box concepts offer a consistency between structures, while the cantilevered expression on building C adds subtle variety to that of Building A where the lanterns are set-in from the facade.



② RECOMMENDATION 2 | DETAIL AT LEVEL 07 “NORTHWEST LANTERN ELEMENT” ON BROADWAY AVE
(NOTE: ALL DETAILS TO BE USED FOR DESIGN CONCEPT ONLY)

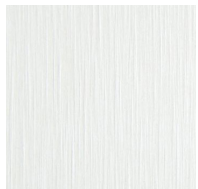


① RECOMMENDATION 2 | DETAIL AT LEVEL 02 “LANTERN ELEMENT” ON NAGLE PLACE
(NOTE: ALL DETAILS TO BE USED FOR DESIGN CONCEPT ONLY)





1 RECOMMENDATION 1 | PEDESTRIAN VIEW LOOKING WEST FROM CAL ANDERSON PARK



1 Rain screen cladding system - 8mm thick; through colored cement composite panels; matte finish; panel color "white;" exposed fasteners to match

2 Not used.

3 Not used.



4 Rain screen cladding system - 10mm thick; through colored cement composite panels; high gloss finish; exposed fasteners; colors as follows:

C 'pool' or similar
'blue' or similar

D 'white' or similar
F 'yellow' or similar
'carbon gray' or similar

9 Exposed Cast-In-Place Concrete

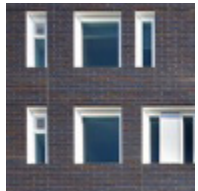
10 Not used.



5 Pre-engineered metal balcony with glazed guardrails; frame color 'clear'



6 Guardrail System - metal frame; glazed; color; 'clear'



7 Vinyl Window System -white frame

8 Not used.

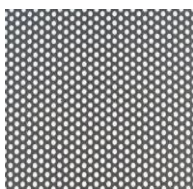


13 Canopy Frame - panited metal color 'white'

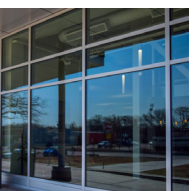
Canopy soffit - perforated painted metal to match frame



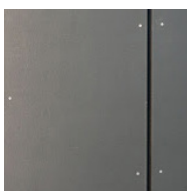
14 Architectural Metal Wall Panels -anodized aluminum



15 Perforated Metal Wall Panels -anodized aluminum; min 50% open



11 Storefront glazing system: mullion colors as follows:
A south retail, building A - 'dark bronze'
B north retail, building A - 'clear'
C ground level retail, Building C; upper level glazing system - 'light satin'



12 Rain screen cladding system - 5/16" thick cement panels; matte finish; paint 'Tricorn black' or similar





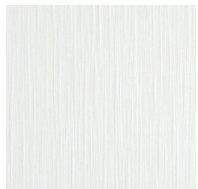
1 RECOMMENDATION 2 | PEDESTRIAN VIEW LOOKING WEST FROM CAL ANDERSON PARK

2. D. MASSING & FORMS
PAGE 12 OF 26

3) The Board noted that the east elevation that serves as a visible backdrop to the headhouse should be treated similarly to the west elevation in terms of visual interest and modulation. (DC2-S-I)

4) At the EDG, the Board noted the selective and legible use of color. While the Board was supportive of the use of color as an accent, they agreed that the number of different accent colors and materials appears overly busy and should be reduced. (DC2-S-I) See also Building A.

- RESPONSE:
- polished phenolic accent panels added matching west facade
 - north bay has been changed to architectural metal wall panels; reflective anodize aluminium finish matching "lantern" on Nagle Place.



- 1 Rain screen cladding system - 8mm thick; through colored cement composite panels; matte finish; panel color "white;" exposed fasteners to match
- 2 Not used.
- 3 Not used.



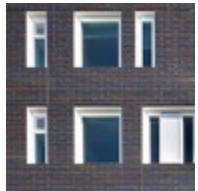
- 4 Rain screen cladding system - 10mm thick; through colored cement composite panels; high gloss finish; exposed fasteners; colors as follows:
- C 'pool' or similar 'blue' or similar
- D 'white' or similar
- E 'yellow' or similar
- F 'carbon gray' or similar



- 5 Pre-engineered metal balcony with glazed guardrails; frame color 'clear'



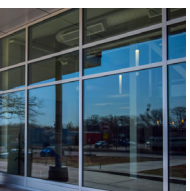
- 6 Guardrail System - metal frame; glazed; color; 'clear'



- 7 Vinyl Window System -white frame
- 8 Not used.



- 9 Exposed Cast-In-Place Concrete
- 10 Not used.



- 11 Storefront glazing system: mullion colors as follows:
- A south retail, building A - 'dark bronze'
- B north retail, building A - 'clear'
- C ground level retail, Building C; upper level glazing system - 'light satin'



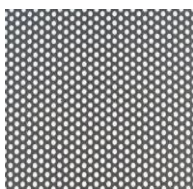
- 12 Rain screen cladding system - 5/16" thick cement panels; matte finish; paint 'Tricorn black' or similar



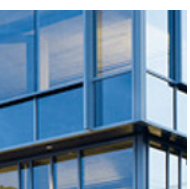
- 13 Canopy Frame - panited metal color 'white'
- Canopy soffit - perforated painted metal to match frame



- 14 Architectural Metal Wall Panels -anodized aluminum



- 15 Perforated Metal Wall Panels -anodized aluminum; min 50% open

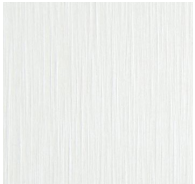


- 16 Curtain wall glazing system mullion color - 'light satin' vision glass - 'Guardian AG 50' (or similar) - 30% reflectance outside; 'light silver' color on #2 surface on clear float glass





1 RECOMMENDATION 1 | PEDESTRIAN VIEW LOOKING EAST FROM BROADWAY



1 Rain screen cladding system - 8mm thk; through colored cement composite panels; matte finish; panel color "white;" exposed fasteners to match

2 Not used.

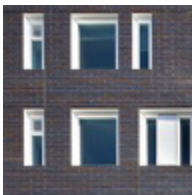
3 Not used.



4 Rain screen cladding system - 10mm thk; through colored cement composite panels; high gloss finish; exposed fasteners; colors as follows:

C 'pool' or similar
'blue' or similar

D 'white' or similar
F 'yellow' or similar
'carbon gray' or similar



7 Vinyl Window System -white frame

8 Not used.

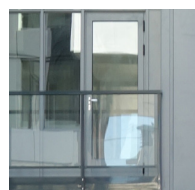


9 Exposed Cast-In-Place Concrete

10 Not used.



5 Pre-engineered metal balcony with glazed guardrails; frame color 'clear'



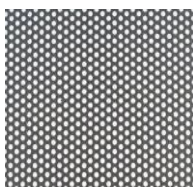
6 Guardrail System - metal frame; glazed; color; 'clear'



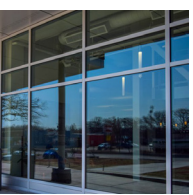
13 Canopy Frame - panited metal color 'white'
Canopy soffit - perforated painted metal to match frame



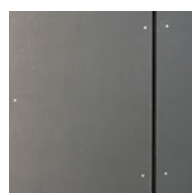
14 Architectural Metal Wall Panels -anodized aluminum



15 Perforated Metal Wall Panels -anodized aluminum; min 50% open



11 Storefront glazing system: mullion colors as follows:
A south retail, building A - 'dark bronze'
B north retail, building A - 'clear'
C ground level retail, Building C; upper level glazing system - 'light satin'

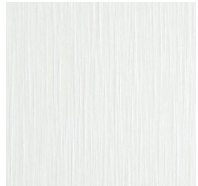


12 Rain screen cladding system - 5/16" thk cement panels; matte finish; paint 'Tricorn black' or similar





③ RECOMMENDATION 2 | PEDESTRIAN VIEW LOOKING EAST FROM BROADWAY



① Rain screen cladding system - 8mm thk; through colored cement composite panels; matte finish; panel color "white;" exposed fasteners to match

② Not used.

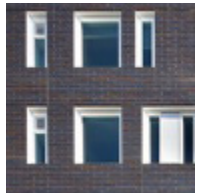
③ Not used.



④ Rain screen cladding system - 10mm thk; through colored cement composite panels; high gloss finish; exposed fasteners; colors as follows:

C 'pool' or similar
'blue' or similar

D 'white' or similar
F 'yellow' or similar
'carbon gray' or similar



⑦ Vinyl Window System -white frame

⑧ Not used.

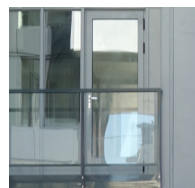


⑨ Exposed Cast-In-Place Concrete

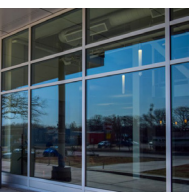
⑩ Not used.



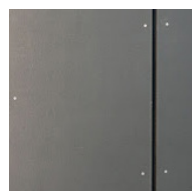
⑤ Pre-engineered metal balcony with glazed guardrails; frame color 'clear'



⑥ Guardrail System - metal frame; glazed; color; 'clear'



⑪ Storefront glazing system: mullion colors as follows:
A south retail, building A - 'dark bronze'
B north retail, building A - 'clear'
C ground level retail, Building C; upper level glazing system - 'light satin'



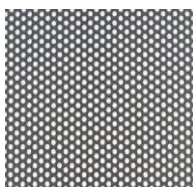
⑫ Rain screen cladding system - 5/16" thk cement panels; matte finish; paint 'Tricorn black' or similar



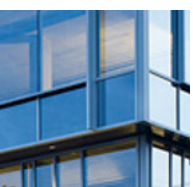
⑬ Canopy Frame - panited metal color 'white'
Canopy soffit - perforated painted metal to match frame



⑭ Architectural Metal Wall Panels -anodized aluminum



⑮ Perforated Metal Wall Panels -anodized aluminum; min 50% open

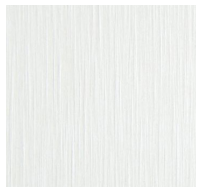


⑯ Curtain wall glazing system mullion color - 'light satin' vision glass - 'Guardian AG 50' (or similar) - 30% reflectance outside; 'light silver' color on #2 surface on clear float glass





1 RECOMMENDATION 1 | VIEW LOOKING SW FROM E DENNY WAY



1 Rain screen cladding system - 8mm thk; through colored cement composite panels; matte finish; panel color "white;" exposed fasteners to match

2 Not used.

3 Not used.



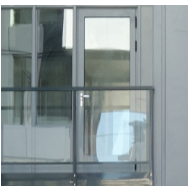
4 Rain screen cladding system - 10mm thk; through colored cement composite panels; high gloss finish; exposed fasteners; colors as follows:

C 'pool' or similar
'blue' or similar

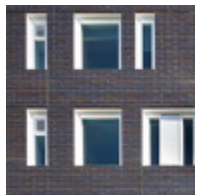
D 'white' or similar
F 'yellow' or similar
'carbon gray' or similar



5 Pre-engineered metal balcony with glazed guardrails; frame color 'clear'



6 Guardrail System - metal frame; glazed; color; 'clear'



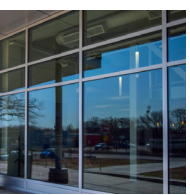
7 Vinyl Window System -white frame

8 Not used.



9 Exposed Cast-In-Place Concrete

10 Not used.



11 Storefront glazing system: mullion colors as follows:
A south retail, building A - 'dark bronze'
B north retail, building A - 'clear'
C ground level retail, Building C; upper level glazing system - 'light satin'



12 Rain screen cladding system - 5/16" thk cement panels; matte finish; paint 'Tricorn black' or similar

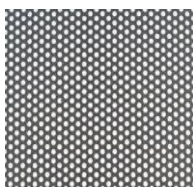


13 Canopy Frame - panited metal color 'white'



Canopy soffit - perforated painted metal to match frame

14 Architectural Metal Wall Panels -anodized aluminum



15 Perforated Metal Wall Panels -anodized aluminum; min 50% open



2. D. MASSING & FORMS
PAGE 12 OF 26

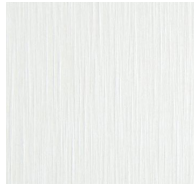
4) At the EDG, the Board noted the selective and legible use of color. While the Board was supportive of the use of color as an accent, they agreed that the number of different accent colors and materials appears overly busy and should be reduced. (DC2-S-I) See also Building A.

RESPONSE:
White accent panels with a high gloss reflective finish added to the east elevation between the amenity lantern and the bay at the north facade. An “A-B-A” pattern to these accent panels matches the west elevation on Broadway. The cladding on the bay at the north end replaces the through colored white concrete panels with the same anodized aluminium cladding proposed for the amenity lantern.

The light blue (“pool”) accent panel on the southwest portion of the facade on Broadway has also been replaced with the anodized aluminium panel system to match the amenity lantern on the east.



1 RECOMMENDATION 2 | VIEW LOOKING SW FROM E DENNY WAY



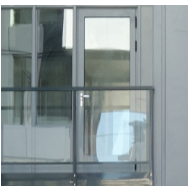
- 1 Rain screen cladding system - 8mm thick; through colored cement composite panels; matte finish; panel color "white;" exposed fasteners to match
- 2 Not used.
- 3 Not used.



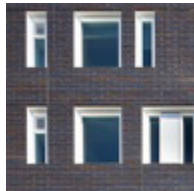
- 4 Rain screen cladding system - 10mm thick; through colored cement composite panels; high gloss finish; exposed fasteners; colors as follows:
 - C 'pool' or similar 'blue' or similar
 - D 'white' or similar
 - E 'yellow' or similar
 - F 'carbon gray' or similar
- 9 Exposed Cast-In-Place Concrete
- 10 Not used.



- 5 Pre-engineered metal balcony with glazed guardrails; frame color 'clear'



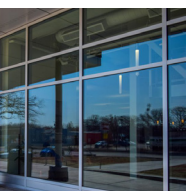
- 6 Guardrail System - metal frame; glazed; color; 'clear'



- 7 Vinyl Window System -white frame
- 8 Not used.



- 14 Architectural Metal Wall Panels -anodized aluminum
- 15 Perforated Metal Wall Panels -anodized aluminum; min 50% open



- 11 Storefront glazing system: mullion colors as follows:
 - A south retail, building A - 'dark bronze'
 - B north retail, building A - 'clear'
 - C ground level retail, Building C; upper level glazing system - 'light satin'



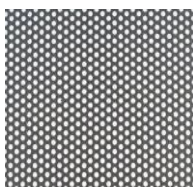
- 12 Rain screen cladding system - 5/16" thick cement panels; matte finish; paint 'Tricorn black' or similar



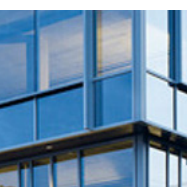
- 13 Canopy Frame - panited metal color 'white'
- Canopy soffit - perforated painted metal to match frame



- 14 Architectural Metal Wall Panels -anodized aluminum



- 15 Perforated Metal Wall Panels -anodized aluminum; min 50% open



- 16 Curtain wall glazing system mullion color - 'light satin' vision glass - 'Guardian AG 50' (or similar) - 30% reflectance outside; 'light silver' color on #2 surface on clear float glass





roller shades - transparency area
screening for institutional uses
per SMC 23.47A.008.B.2.b

decals above a typical
sight line from the street,
decals and screening per SMC
23.47A.008.B.2.b

RECOMMENDATION 2 | CHILD CARE - 8TH AND STEWART STREET



RECOMMENDATION 2 | CHILD CARE - POST ALLEY AT HARBOR STEPS



mech spiral ducts beyond

transparent facade at 2' and
8' above sidewalk per zoning

2. D. MASSING & FORMS

PAGE 12 OF 26

1) The Board continued to have concerns with the future potential lack of street activation of the proposed daycare use on Broadway. They recommended further minimizing this frontage and would support a departure from the commercial depth standards to help achieve this frontage activation issue. (CS2-S-I; PL3-C-1, PL3-C-2, PL3-I-iii)

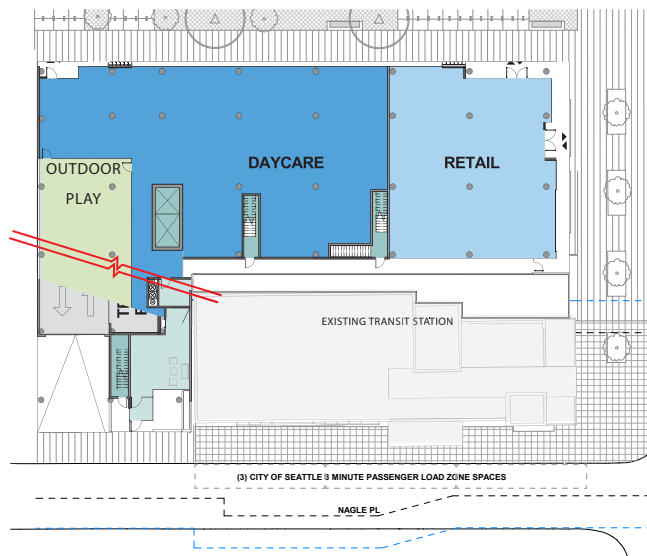
RESPONSE:
Applicant proposes a Child care center use on Broadway; Examples of existing child care precedents in the City to the left.

Relevant zoning code for street level facades:

SMC 23.84A.018- "Institution" definition includes:

SMC 23.84A.018.04 "Child care center" means an institution that regularly provides care to a group of children for less than twenty-four (24) hours a day, whether for compensation or not. Preschools shall be considered to be child care centers.

SMC 23.47A.008.B.2.b. Transparent areas of facades shall be designed and maintained to provide views into and out of the structure. Except for institutional uses, no permanent signage, window tinting or treatments, shelving, other furnishings, fixtures, equipment, or stored items shall completely block views into and out of the structure between 4 feet and 7 feet above adjacent grade. The installation of temporary signs or displays that completely block



EDG | LEVEL L01 [P. 79]

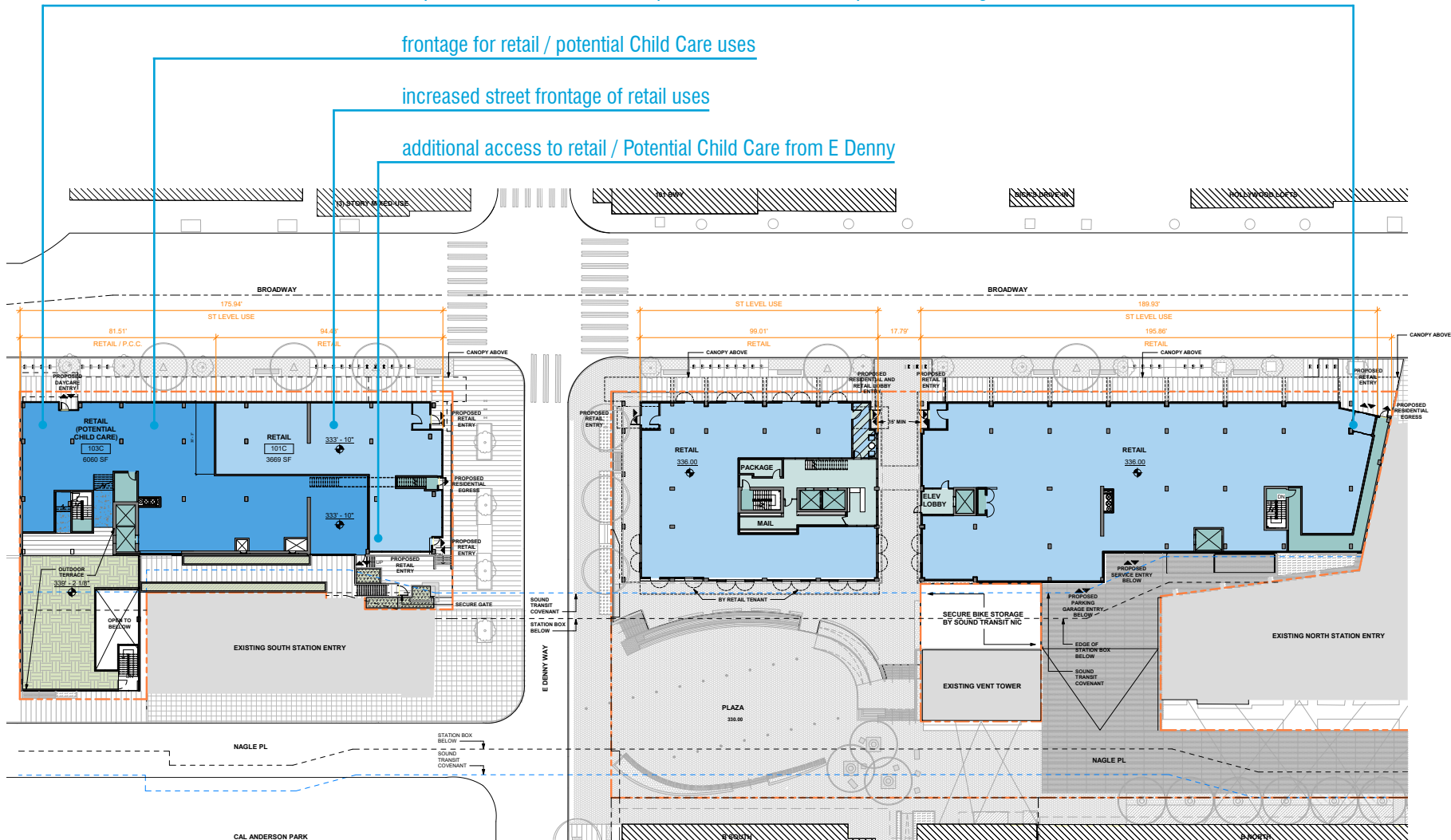


example of child care street frontage (7th and Stewart) graphics used to indicate glazing to children, retractable blinds for solar control - no permanent privacy screening proposed.

PL3-S-I-i
“Flexible Retail: Consider designing flexible retail spaces facing Broadway to potentially accommodate either a combination of smaller businesses or a larger ‘anchor’ or destination retail tenant.

PL3-S-I-ii
“Active Uses: Consider encouraging activating uses in the ground level façades of Sites A fronting the plaza to provide eyes on the plaza and during the day and evening.

PL3-S-I-i: entire length of street frontage on Broadway Ave and East Denny dedicated to required street level uses. Depth of uses in excess min required 15’ / ave 30’ for a pedestrian designated zone



1 RECOMMENDATION | LEVEL L01

3. A.-B. GROUND FLOOR USES

PAGE 6 OF 18

“a. The Board strongly supported tall, deep retail spaces along the entire Broadway frontage, so strongly recommended retail continue along all of Site C, instead of the portion shown as daycare [79]. (CS2-S-I)

b. Site C: The Board agreed the daycare should stay inboard on Site C and extend to the east, engaging the morning sun and the park. Retail uses should occupy the entire north façade, activating the E Denny Way Festival Street. (CS2-S-I; DC2-S-IV))”

RESPONSE:

Note: Street Level Uses are required on Sites A and C per SMC 23.47A.005.D. “Institutions” are an allowable street level use. The definition of “institution” includes “child care” per SMC 23.84A.018.4

The proposal has reduced residential uses at site A and the potential “Child Care Center” street level use at site C to occupy less than 20% (17%) of street frontages for sites A and C combined.

Child Care Center “screening” requirements per WAC 170-295 are designed to limit open windows and make glazing visible to children rather than screen to eliminate views into the space (please see photo to the left):

(e) Provide screens for windows or limit the opening capability of any windows within reach of children to less than three and one-half inches. Windows with limited opening capabilities cannot be the designated fire escape window. Windows protected with guards must not block outdoor light or air in areas used by children;

(f) Provide a barrier for glass areas such as windows or sliding glass doors that extend down to the child’s eye level by placing a barrier between the child and glass or something placed on the glass at the child’s eye level such as stickers or art work so that the child does not try to go through the solid glass;

Potential Child Care Uses at site C are 6,000 SF. This requires an associated secure on-site outdoor play area of 2,250 SF

2. D. MASSING & FORMS
PAGE 12 OF 26

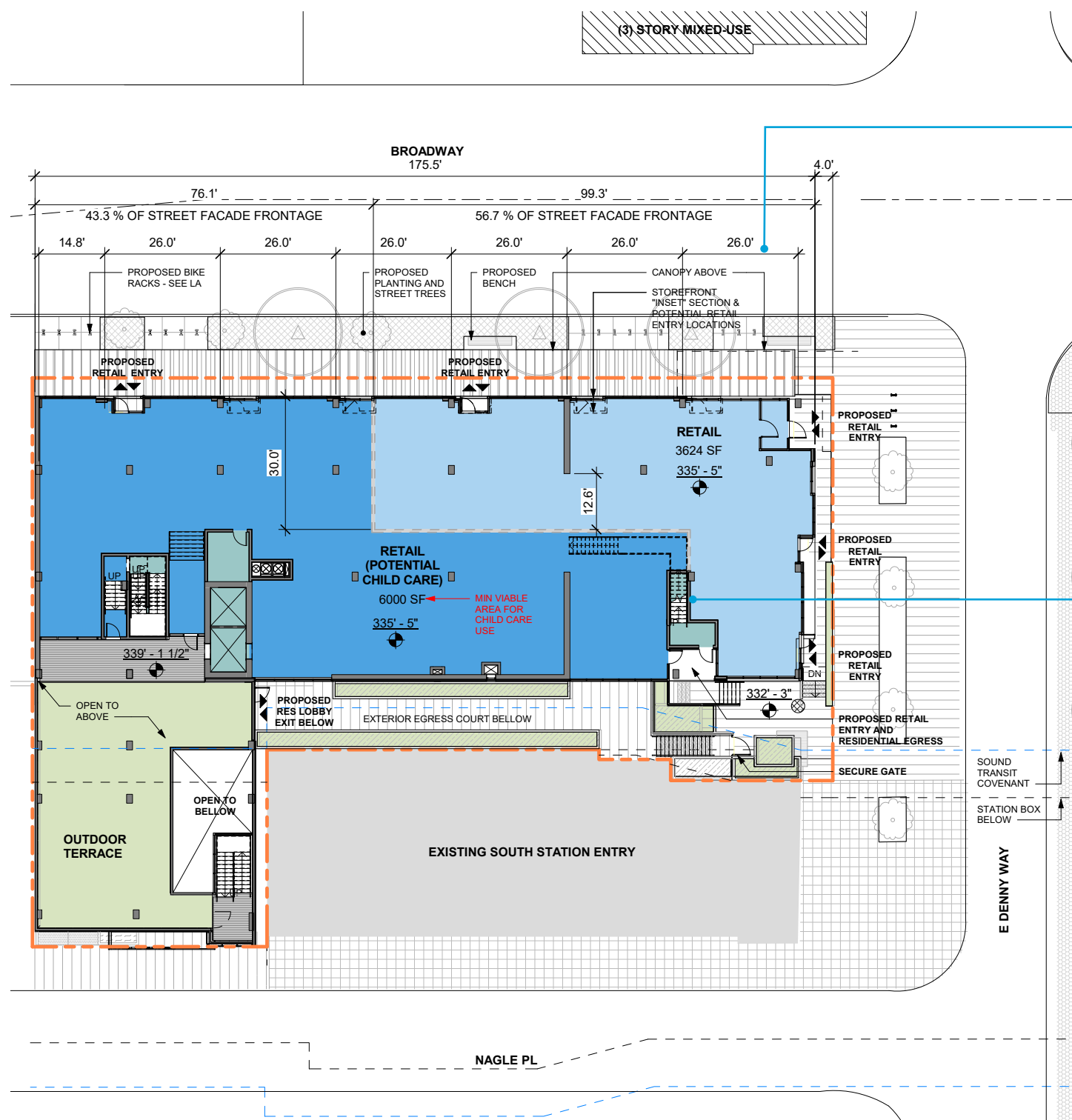
bay rhythm of inset sections that are interchangeable with potential entry locations - for elevations and additional info, please see p. 51

1) The Board continued to have concerns with the future potential lack of street activation of the proposed daycare use on Broadway. They recommended further minimizing this frontage and would support a departure from the commercial depth standards to help achieve this frontage activation issue. (CS2-S-I; PL3-C-1, PL3-C-2, PL3-I-iii)

RESPONSE:
To address street activation at the street level since Recommendation meeting #1 The proposal has:

- Removed the residential egress stair exiting onto E Denny Way to increase the retail frontage potential.
- Modulated the storefront along Broadway Ave with shallow and deeper insets to accommodate potential entry door locations. This bay rhythm adds scale and character to better activate the street edge rather than the transparent ribbon proposed at Recommendation meeting #1 that relied more on the character of the tenant spaces. See comparative west elevations on p. 50

In addition to the street facade development, and given a child care provider is not a secured tenant at this time, the applicant requests a departure per the Board's recommendation to provide maximum flexibility along Broadway for reducing any future childcare frontage and flexibility for all potential retail uses. See departures, page 67.



Relocated egress stair from E Denny frontage - please see previous page for original location of egress stair

RECOMMENDATION 2 | LEVEL L01

RECOMMENDATION 2 | COMPARATIVE STREET FACADES ON BROADWAY AVE | BUILDING C



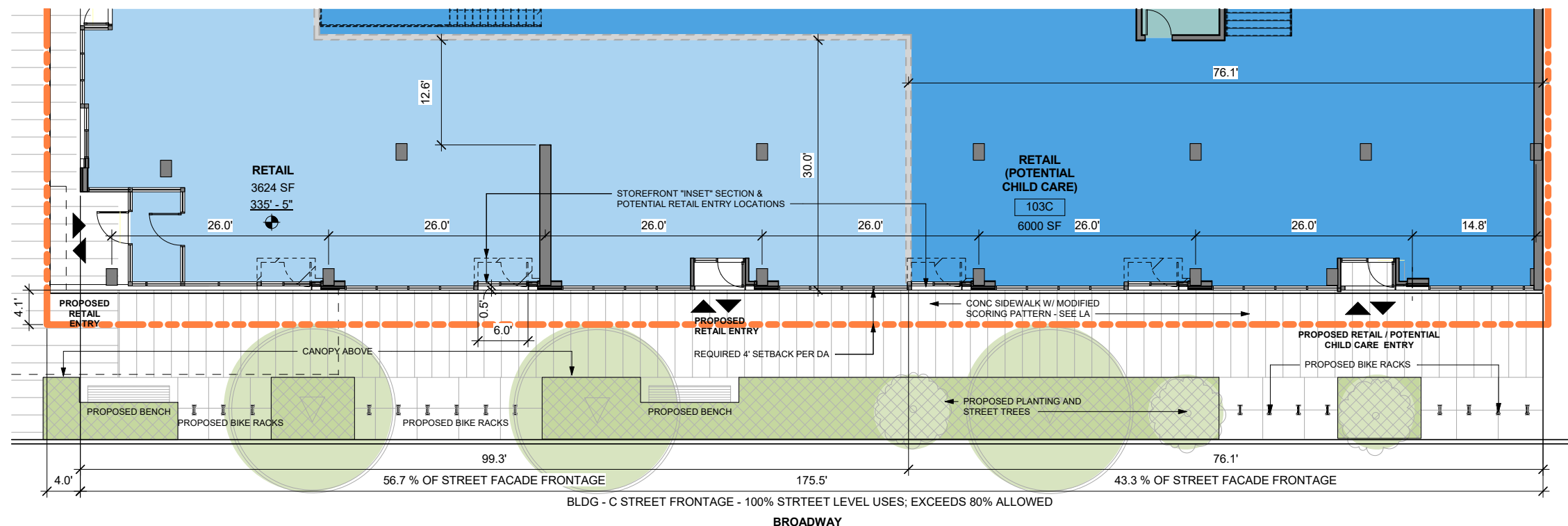
2. D. MASSING & FORMS PAGE 12 OF 26

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RESPONSE:
(cont from previous page)

The Broadway facade has been modulated with storefront along Broadway Ave by introducing bays with shallow and deeper "insets" to accommodate potential entry door locations. Additional facade materials relating to the upper levels are introduced to further add variety to the street level. The bay rhythm adding scale and character as well as the site improvements (benches, planting, additional street trees and bike racks) all help to better activate the street edge than the proposal at recommendation meeting #1. Before, the maximized transparent ribbon proposed relied more on the character of the tenant spaces. See comparative west elevations to the left.

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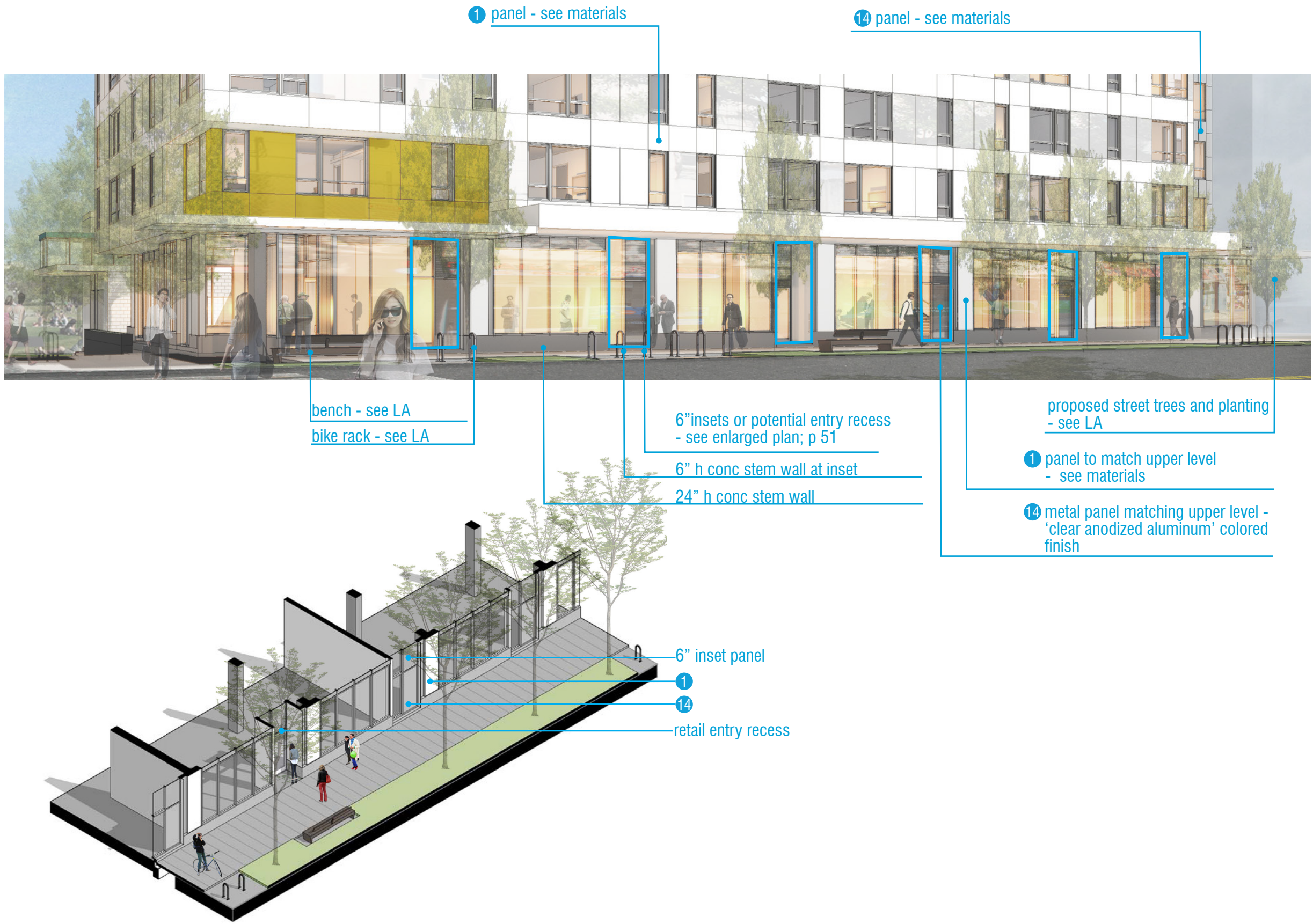
2. D. MASSING & FORMS
PAGE 12 OF 26

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RESPONSE:
(cont from previous page)

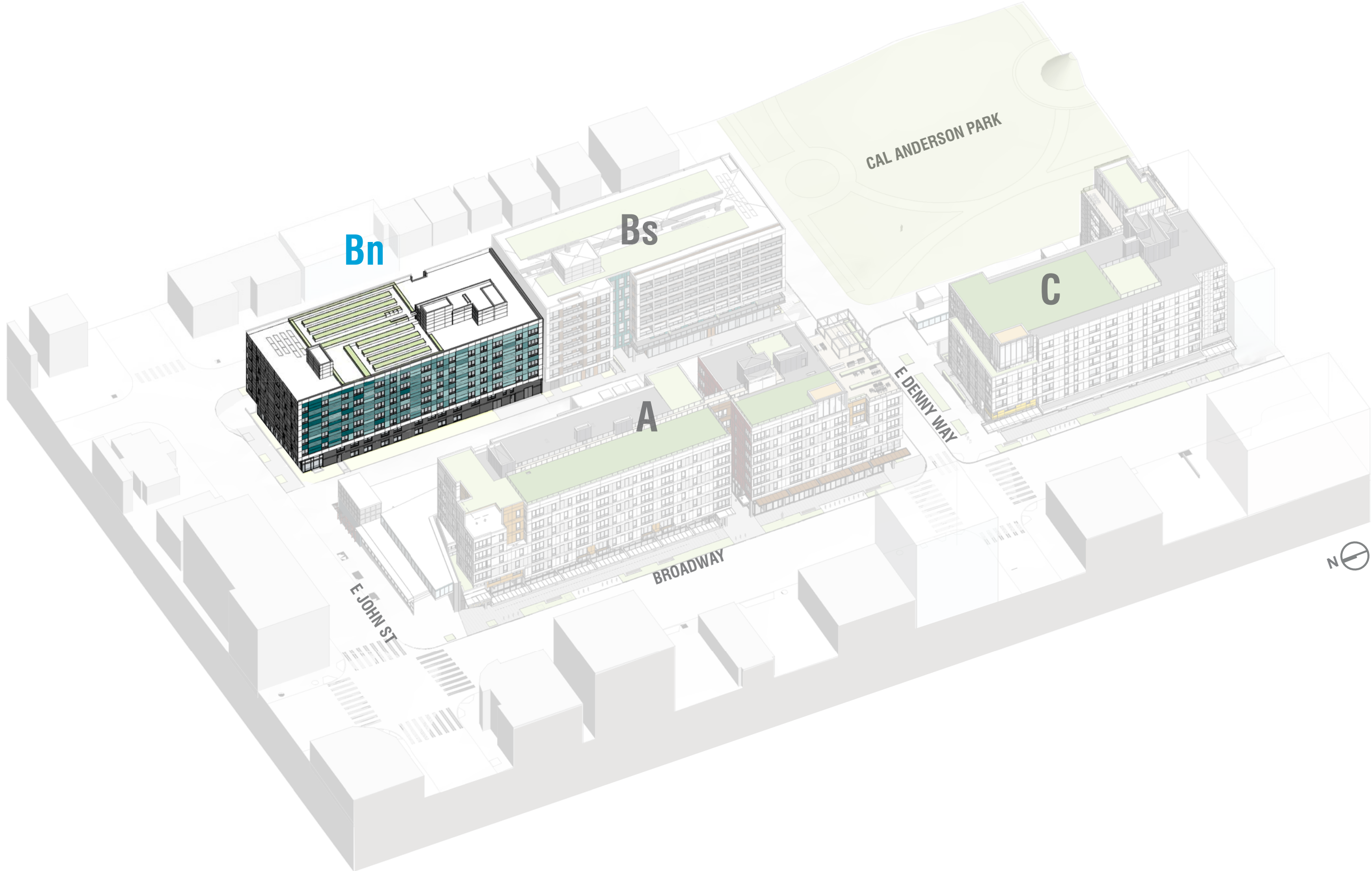
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BUILDING B-NORTH



ITEMIZED RESPONSE TO FIRST RECOMMENDATION MEETING DESIGN GUIDANCE | BUILDING B - NORTH

2. C.-1) BUILDING B-NORTH PAGE 10 OF 25

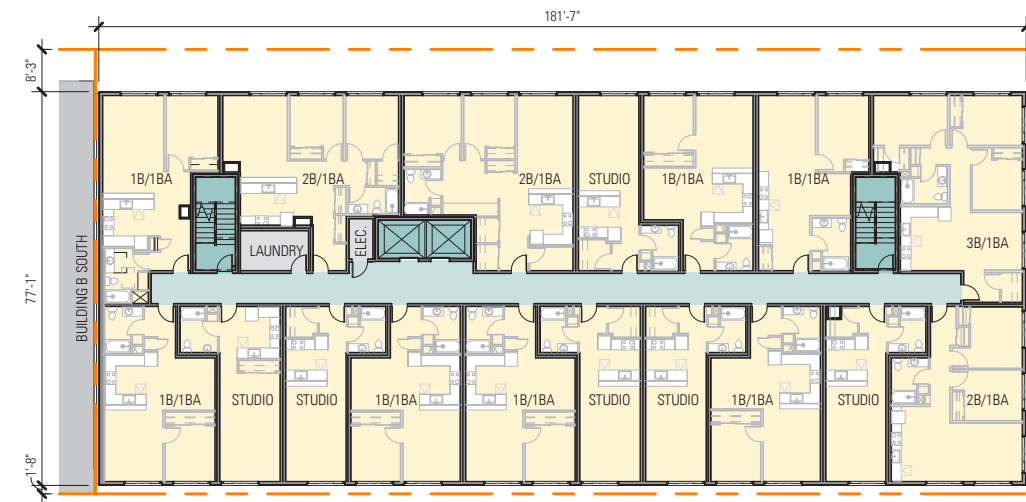
1) The Board appreciated the building height step between Buildings B North and B South, but was concerned with the overall flatness of the elevation and lack of articulation and/or special residential character. The Board suggested the use of Juliet balconies, setbacks, modulation, lanterns, etc. to emphasize the residential character and provide more texture. This direction was also reiterated at the EDG noting that other vertical notches and reveals are critical to modulate the long walls. (CS2-S-III-I; DC2-B & C & D2, DC2-S-V-iii)

RESPONSE:

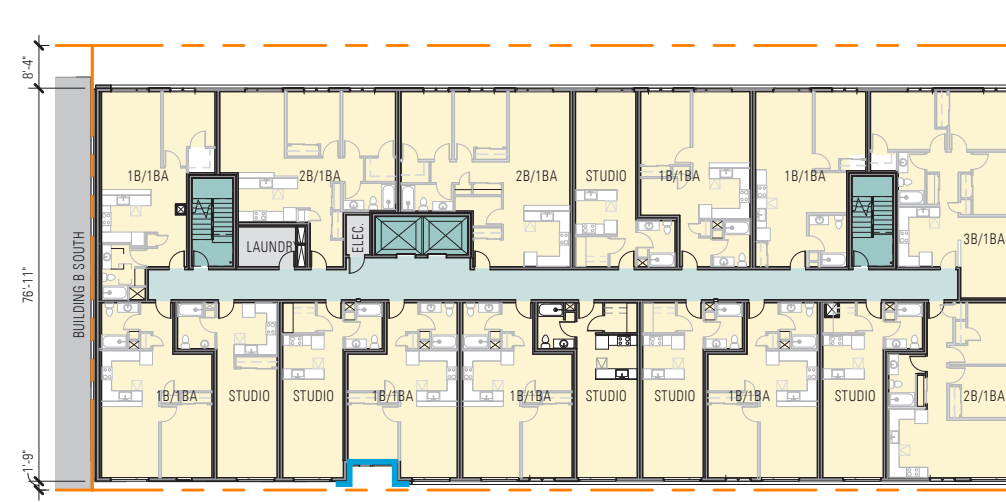
Modulation has been added on the 10th Avenue facade which helps highlight the residential entry. This vertical slot is in the same plane and of the same material as the lower level; it is reminiscent to the west side of B-South and picks up on the offset windows at that location. This gap breaks down the scale of the upper portion of the building. The southern section, in close proximity to B-South, has refrained from color, but repeats the offset in the narrow windows. The northern portion is framed in white and contains the playful teal-color gradient.

The north end of the building becomes the end-cap of the frame. The wall is thicker to allow for punched openings for added modulation and interest. This treatment also occurs on the southern portion on the 10th Avenue facade.

Window size and positioning has been refined by differentiating window sizing to reflect use, as is typical in residential architecture. Smaller windows are typically located at the bedrooms to reflect the heightened desire for privacy, while larger windows are located at living areas and studios.



RECOMMENDATION 1 | LEVEL L03 - L07



RECOMMENDATION 2 | LEVEL L03 - L07



RECOMMENDATION 1 | EAST ELEVATION



RECOMMENDATION 2 | EAST ELEVATION

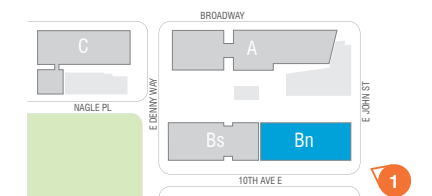
ITEMIZED RESPONSE TO FIRST RECOMMENDATION MEETING DESIGN GUIDANCE | BUILDING B - NORTH



① RECOMMENDATION 1 | PEDESTRIAN VIEW LOOKING SW FROM 10TH AVE & JOHN ST



① RECOMMENDATION 2 | PEDESTRIAN VIEW LOOKING SW FROM 10TH AVE & JOHN ST





① RECOMMENDATION 1 | PED VIEW LOOKING NE FROM NAGLE PLACE EXTENSION



① RECOMMENDATION 2 | PED VIEW LOOKING NE FROM NAGLE PLACE EXTENSION



ITEMIZED RESPONSE TO FIRST RECOMMENDATION MEETING DESIGN GUIDANCE | BUILDING B - NORTH

2. C.-a) BUILDING B-NORTH

PAGE 10 OF 25

2) The Board also noted that this building feels very different from the rest of the development and elements that could tie it into the whole should be explored. (CS3-I, DC2-S-I)

RESPONSE:

B-North continues to interpret the “weave” architectural concept of all four building in its own distinct manner. The gradient facades abstract the geometric quality of woven patterns through panel articulation and color application.

Several additional architectural strategies were explored to further tie B-North to the rest of the development:

- The introduction of a frame language is similar to the architectural language of B-South.
- At the lower levels the extension of dark brick from B-North to the B-South pass-through helps tie the two buildings together. See B-South for additional information.
- Modulation at B-North is similar in scale to B-South.
- The vertical slot located at the upper levels is a architectural element that recurs on throughout the development.
- In select areas (white facades) where window patterning is most effectively highlighted, the smaller bedroom windows stagger in the A-B-A-B pattern found throughout the development.
- More of the facade is a light color balancing the proportion of neutral base vs. accent color throughout the development.



GRADIENT PATTERN IN WOVEN TEXTILE



RECOMMENDATION 2 | WEST ELEVATION

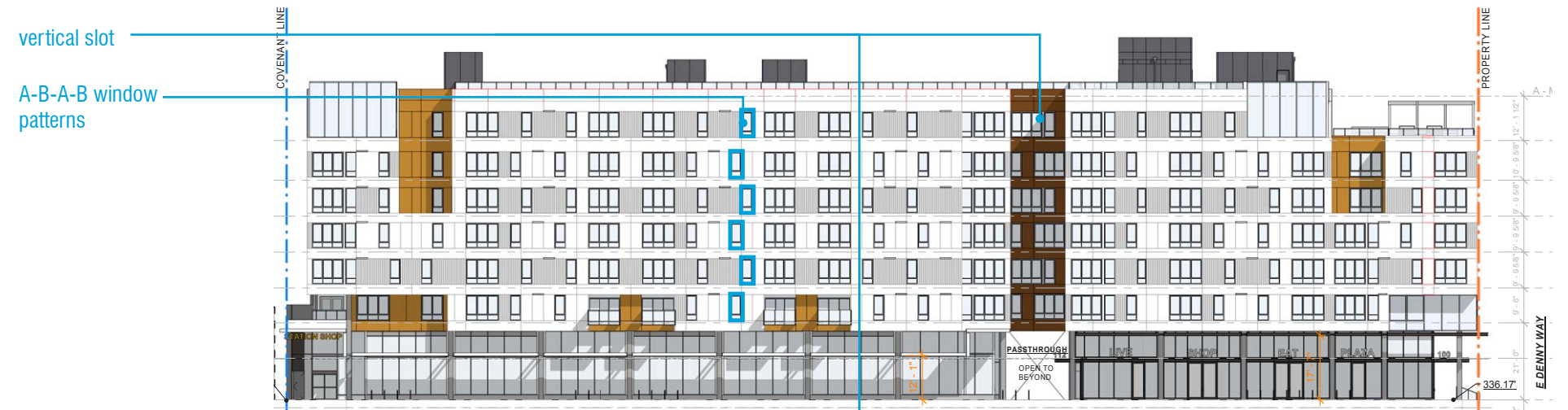
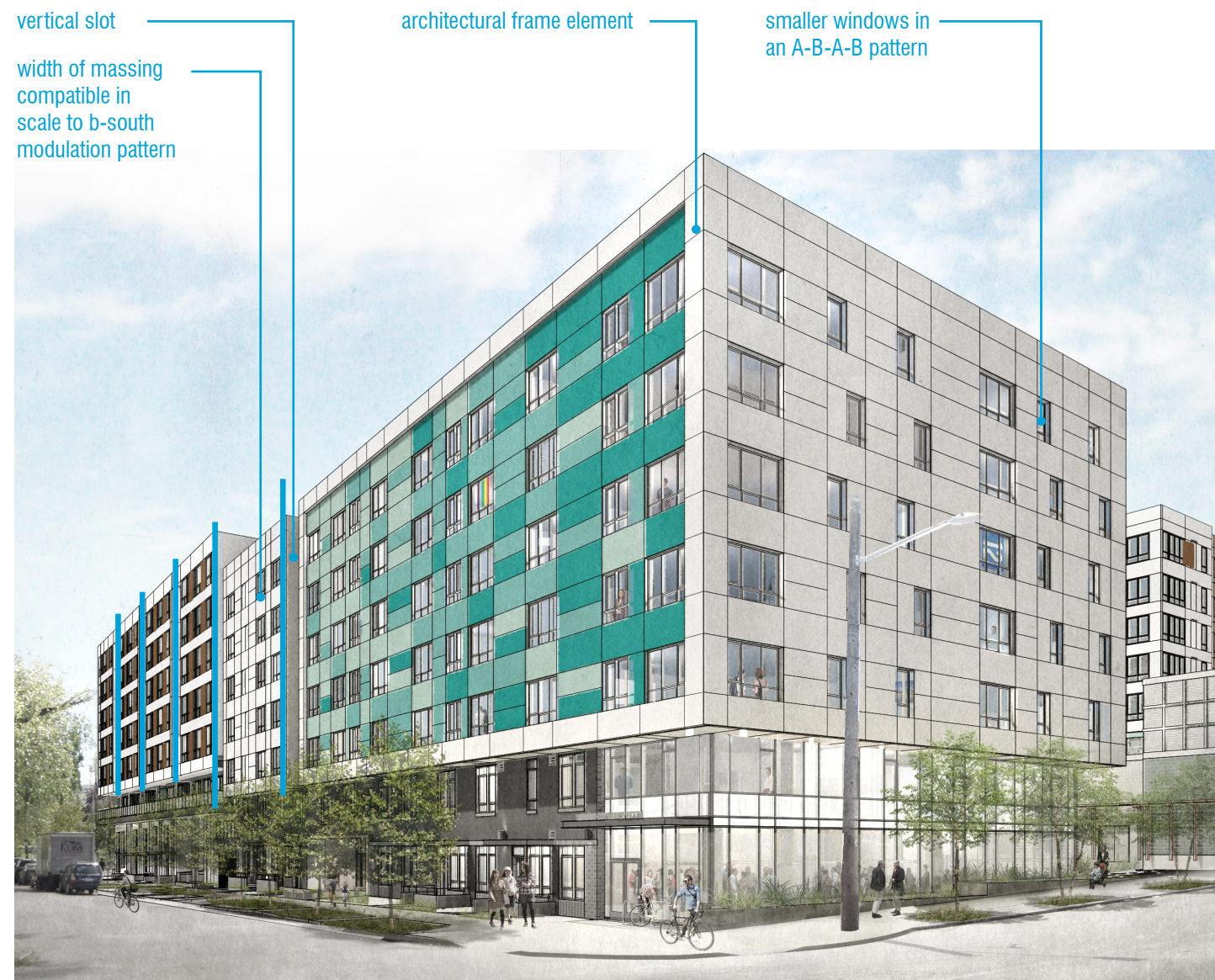


RECOMMENDATION 2 | NORTH ELEVATION



RECOMMENDATION 2 | EAST ELEVATION

ITEMIZED RESPONSE TO FIRST RECOMMENDATION MEETING DESIGN GUIDANCE | BUILDING B - NORTH



RECOMMENDATION 2 | VIEW FROM 10TH AVE AND JOHN ST



ITEMIZED RESPONSE TO FIRST RECOMMENDATION MEETING DESIGN GUIDANCE | BUILDING B - NORTH



1 RECOMMENDATION 2 | PED VIEW LOOKING SW FROM 10TH AVE AND JOHN ST



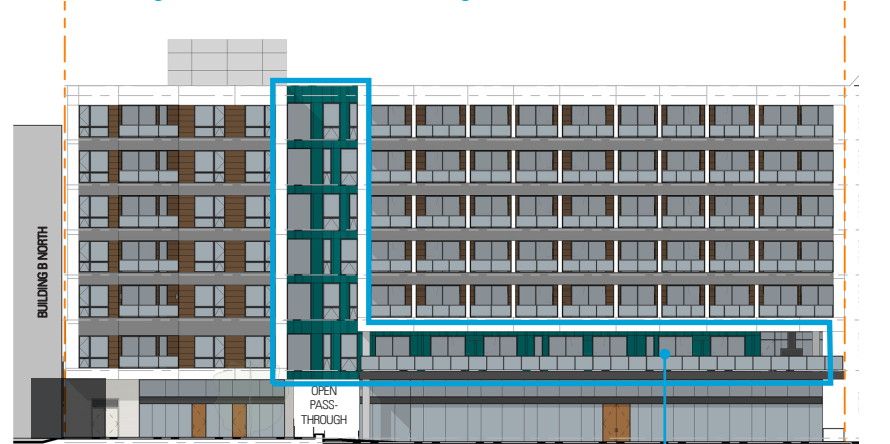
2 RECOMMENDATION 2 | RESIDENTIAL LOBBY

2. C.-3) BUILDING B-NORTH
PAGE 10 OF 25

3) The Board applauded the technique of the color fade and wrapping of the color, however, they echoed public comment and were concerned that the color scheme is less timeless than the rest of the building forms and pattern found elsewhere on the development. This should be explored further. (CS2-S-III-I; DC2-B & C &D2, DC2-S-V-iii)

RESPONSE:
The chosen accent color is timeless in that it is not a ‘color of the moment’, but was carefully considered to work with the overall development. The accent color for B-North was derived from:

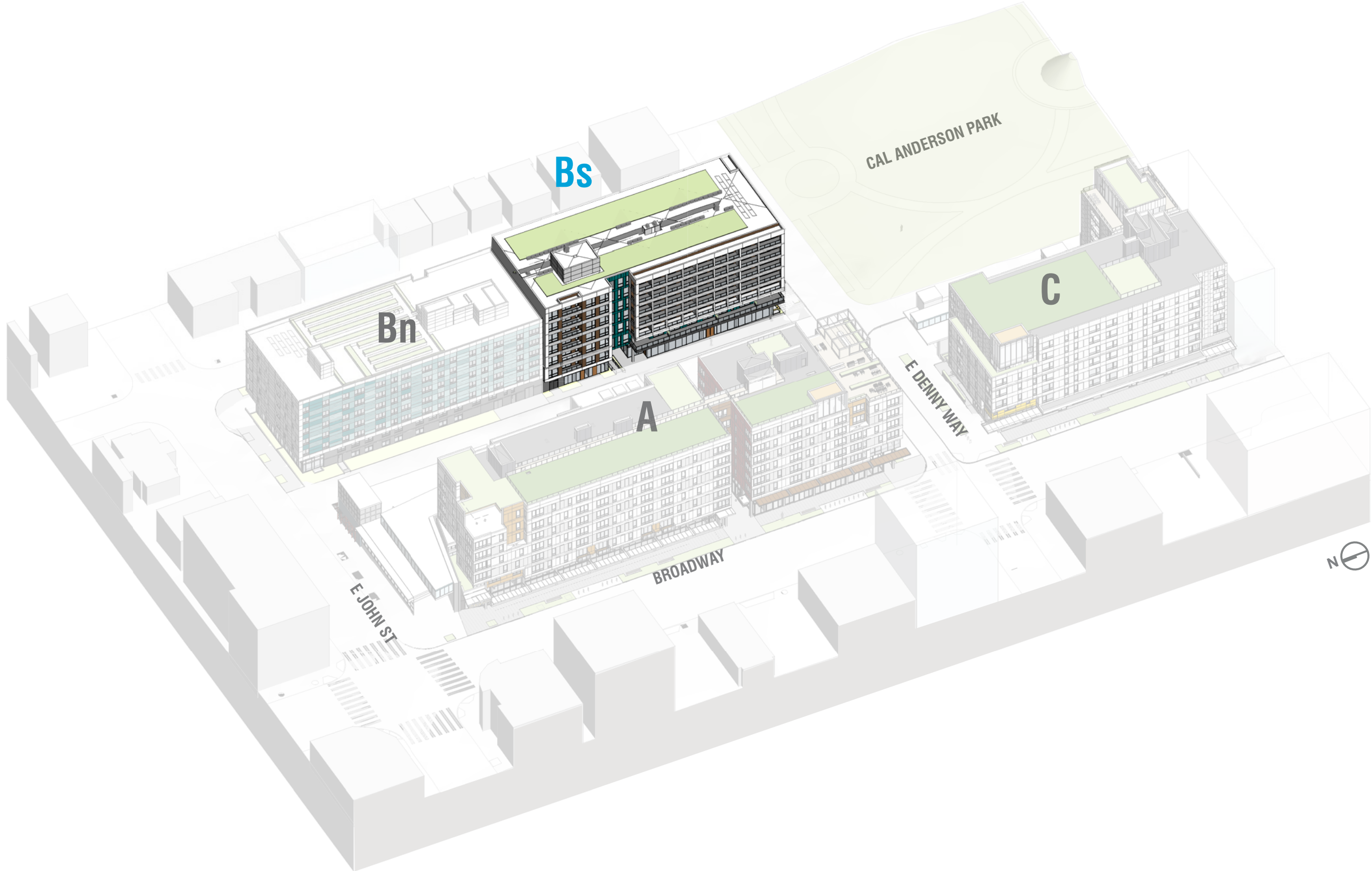
1. Overall scheme of A & C to use warm accent colors, indicative of the bustling Broadway, and the B buildings using cooler colors more indicative of the quieter neighboring streets.
2. At B-South, the main building materials of rich wood paneling and cement grey panels were chosen first and relate to A & C. The teal color was chosen as a complimentary color to both of these.
3. B-North is picking up on the colors of B-South, as the board is asking for it to relate more to the rest of the buildings. The teal color also gives a nod to the Holiday apartment building across 10th Ave. and the glazed CMU of the existing North station headhouse.



The teal color family of B-North relates to the metal teal accent of B-South

B-North accent color scheme

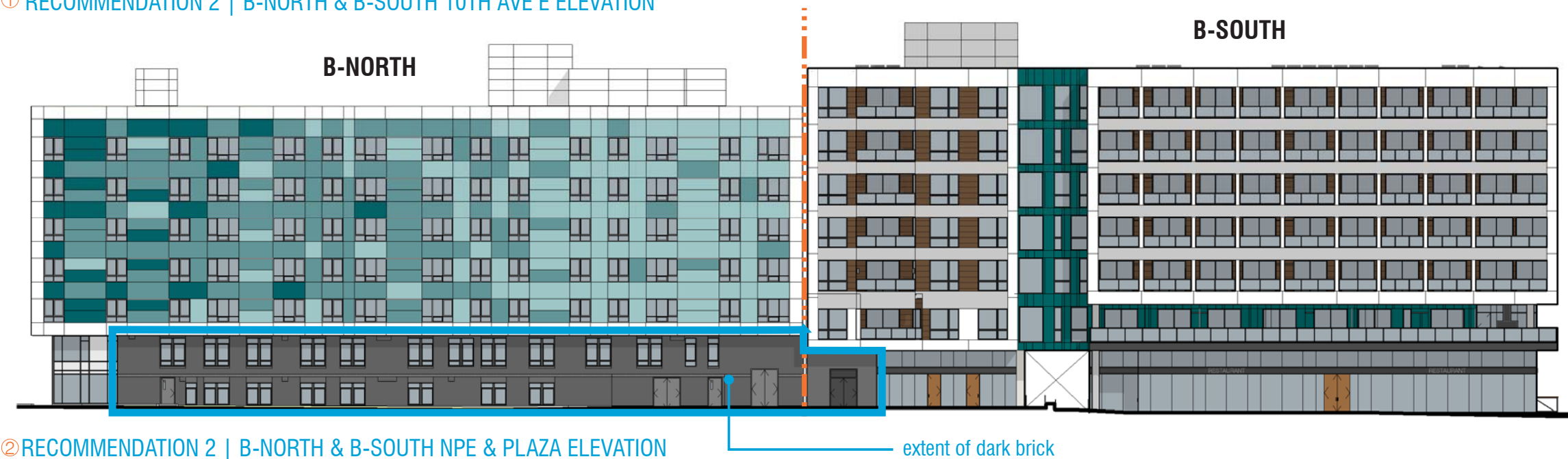
BUILDING B-SOUTH



ITEMIZED RESPONSE TO FIRST RECOMMENDATION MEETING DESIGN GUIDANCE | BUILDING B-SOUTH



① RECOMMENDATION 2 | B-NORTH & B-SOUTH 10TH AVE E ELEVATION



② RECOMMENDATION 2 | B-NORTH & B-SOUTH NPE & PLAZA ELEVATION



① B-NORTH & B-SOUTH 10TH AVE E ELEVATION | DARK BRICK BASE SHOWN FOR COMPARISON

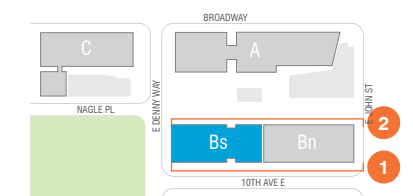
2. B.-3) BUILDING B-SOUTH

PAGE 11 OF 25

3) The Board expressed some concern with the relationship between B North and B South and suggested the use of the darker brick color (clinker brick from B North) at the base to further tie into B North and more dramatically differentiate between the floating mass above the base of B South. (DC2-B)

RESPONSE:

We investigated making the entire ground floor the dark brick color and found that it reduced the visual diversity at that level. As a compromise, we only changed the color of the brick on the portion of the building north of the passageway to match B-North and have kept the light brick at the B-South loft units. This approach relates the two buildings together, while still maintaining a variety of materials and colors to help break up the long residential-scaled block and create a better pedestrian experience on 10th Ave. We are using the pass-through as a logical break in the brick color, which also helps to signal the presence of the passage. Additionally, we found that dark brick within the pass-through made the space feel considerably darker, which is sub-optimal for a public pedestrian space.



ITEMIZED RESPONSE TO FIRST RECOMMENDATION MEETING DESIGN GUIDANCE | BUILDING B-SOUTH



① RECOMMENDATION 1 |
10TH AVE E PEDESTRIAN REALM AT B-NORTH & B-SOUTH INTERSECTION

Dark brick is proposed only at volume adjacent to B-North.

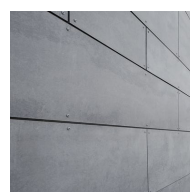
Light brick maintained in passthrough to provide a brighter pedestrian experience that contributes to a sense of visibility and security.

Light brick maintained at residential units for visual diversity along 10th Ave.

① RECOMMENDATION 2 | 10TH AVE E PEDESTRIAN REALM AT B-NORTH AND B-SOUTH INTERSECTION



① Rainscreen Cladding System - 8mm thick through colored cement composite panels; matte finish; panel color "white" exposed fasteners to match



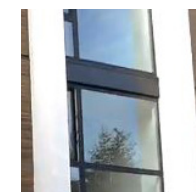
② Rainscreen Cladding System - 8mm thick through colored cement composite panels; matte finish; panel color "gray" exposed fasteners to match



③ Rainscreen Cladding System - 10mm thk; phenolic panels; matte finish; exposed fasteners to match; walnut wood look or similar.



④ Architectural Metal Wall Panels - teal color or similar



⑤ Architectural Metal Wall Panels - dark anodized finish



⑥ Brick Veneer - light color - mission texture



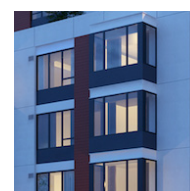
⑦ Cast-In-Place Concrete



⑧ Metal Door



⑨ Vinyl Sliding Doors - Architectural Bronze



⑩ Vinyl Window System - Architectural Bronze



⑪ Storefront Glazing System - structural silicone glazed



⑫ Storefront Glazing System - dark anodized finish mullions



⑬ Metal Garage Door - metal grille



⑭ Glazed Guardrail System - clear glazing infill - metal railing



⑮ Wood Soffit - dark metal canopy structure where applicable - wood soffit



⑯ Brick Veneer - dark color



ITEMIZED RESPONSE TO FIRST RECOMMENDATION MEETING DESIGN GUIDANCE | BUILDING B-SOUTH



① RECOMMENDATION 1 | VIEW FROM DENNY & 10TH AVE (SHOWN WITHOUT TREES FOR CLARITY)



VIEW WITH TREES



① RECOMMENDATION 2 | VIEW FROM DENNY & 10TH AVE (SHOWN WITHOUT TREES FOR CLARITY)



VIEW WITH TREES





VIEW WITH TREES

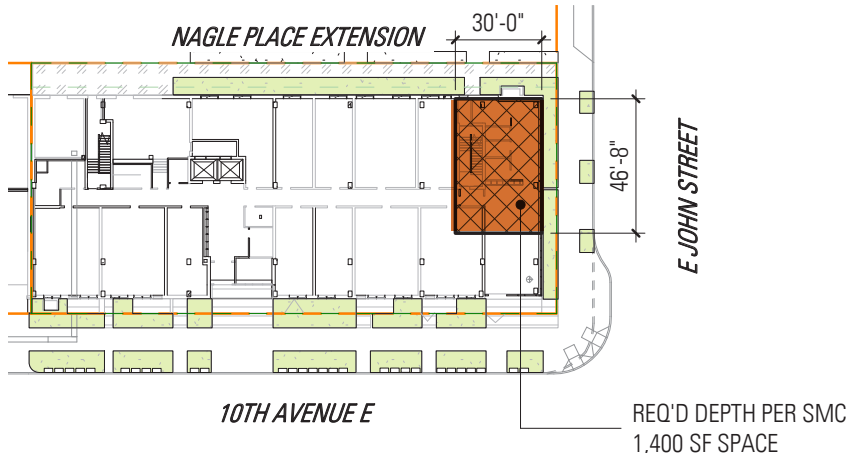
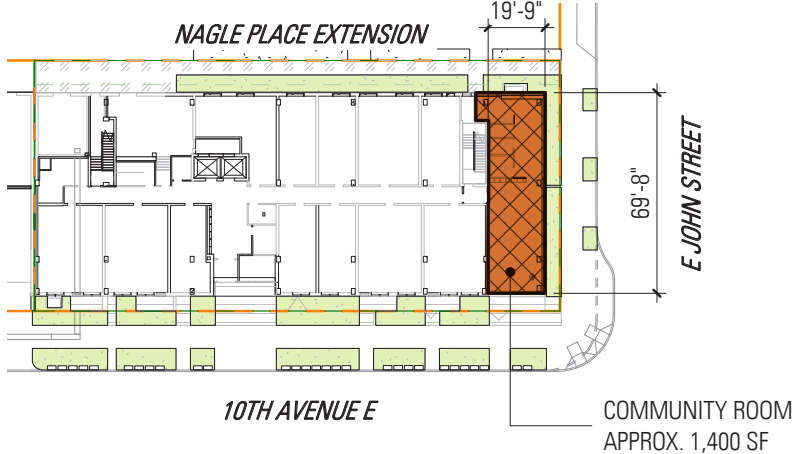
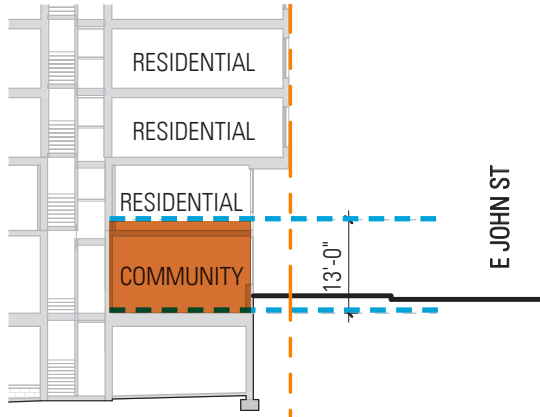
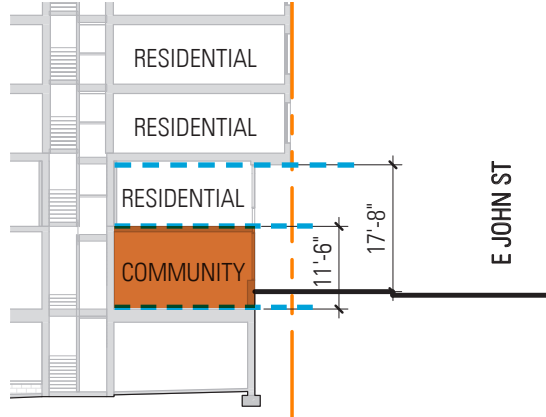


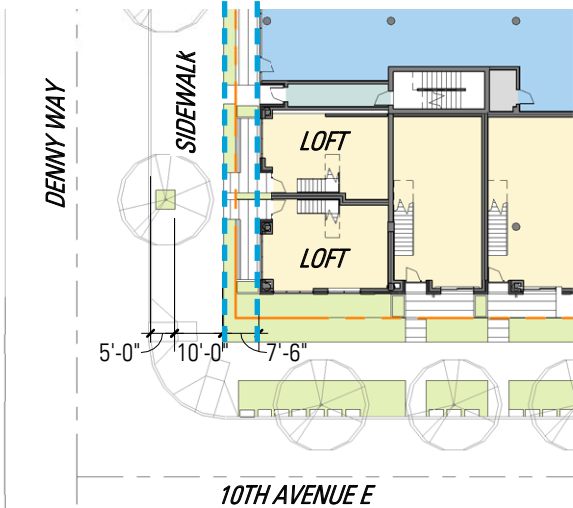
① RECOMMENDATION 2 | VIEW FROM CAL ANDERSON (SHOWN WITHOUT TREES FOR CLARITY)



DEPARTURES

NO DEPARTURES REQUESTED FOR
BUILDING A

| DEPARTURE | PROPOSED DEPARTURE | RATIONALE |
|--|--|--|
| <div>#BN-1</div> <div>SMC 23.47A.008.B.3. Street-Level Development Standards B. Non-Residential Street-Level Requirements 3. Depth Provision for New Structures: Non-residential uses shall extend an average depth of at least 30 ft and a min of 15 ft from the street-level street-facing facade.</div> | <div>PROPOSED DEPTH: 19'-9"</div> <div>DEPARTURE GRANTED AT FIRST RECOMMENDATION MEETING</div> | <p>The master developer, GED, working concurrently with the owner, Capitol Hill Housing, has committed to providing a 1,400 sf Community Room. The Office of Housing is requesting that as much housing as possible to be provided in the building. The Community Room at Building B-North is currently 19'-7" deep along E John St, which is a busy and noisy arterial. In addition, the 'sidewalk is in the vicinity of a transit station'. Putting units next to this right of way feels inappropriate. We want to buffer the ground floor units from E John St and maintain a more appropriate pedestrian-friendly use in this location. With the programmed square footage of the Community Room of 1,400sf, the deepest the space can be is 19'-9" (from exterior wall to the interior wall).</p> <p>The only other uses we can put here are back-of-house or the residential entry. Capitol Hill Housing (CHH) would prefer the residential entry to be away from the busy arterial of E John St and located along the more residential 10th Ave E. This depth also works with the proposed layouts likely for the space. See diagrams on p.142 (response to item 3. J. Ground Floor Uses).</p> <div><p>COMMUNITY ROOM LAYOUT PER SMC REQUIREMENTS</p></div> <div><p>PROPOSED COMMUNITY ROOM LAYOUT</p></div> |
| <div>#BN-2</div> <div>SMC 23.47A.008.B.4. Street-Level Development Standards B. Non-Residential Street-Level Requirements 4. Height Provisions for New Structures: Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet.</div> | <div>PROPOSED FLOOR-TO-FLOOR HEIGHT: 11'-2"</div> <div>DEPARTURE GRANTED AT FIRST RECOMMENDATION MEETING</div> | <p>We are taking advantage of the grade in order to reach the maximum height at this location, while providing as much affordable housing as possible. Providing a 13' floor-to-floor space would eliminate several units. From the exterior of the building, the community room will appear taller as the first and second floors are aligned and the building projects out at the 3rd floor. The siding at the 2nd floor above the community room will be similar in fenestration to the Community Room and will help make it read as a larger, more public volume with a height of 17'-8" next to E John St. See additional images on p.142 (response to item 3. J. Ground Floor Uses).</p> <div><p>COMMUNITY ROOM FLOOR-TO-FLOOR HEIGHT PER SMC REQUIREMENTS</p></div> <div><p>PROPOSED COMMUNITY ROOM FLOOR-TO-FLOOR HEIGHT</p></div> |

| DEPARTURE | PROPOSED DEPARTURE | RATIONALE |
|---|---|--|
| <div>#BS-1</div> <div>SMC 23.47A.008.D.2.</div> <div>Street-Level Development Standards:</div> <div>2. The floor of a dwelling unit located along the street-level street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk. An exception to the standards of this subsection 23.44.008.D.2 may be granted as a Type I decision if the following criteria are met:</div> <div>a. An accessible route to the unit is not achievable if the standard is applied or existing site conditions such as topography make access impractical if the standard is applied;</div> <div>b. The floor is at least 18 inches above average sidewalk grade or 4 feet below sidewalk grade, or is set back at least 10 feet from the sidewalk; and</div> <div>c. The visually prominent pedestrian entry is maintained.</div> | <div>PROPOSED DWELLING UNIT SETBACK FROM SIDEWALK AT DENNY STREET: 7'-0", with dwelling unit floors at the same level as the sidewalk grade.</div> <div>DEPARTURE GRANTED AT FIRST RECOMMENDATION MEETING</div> | <p>At the two residential loft units along East Denny Way the sidewalk is 7'-6" from the face of our building and the unit entries provide the sole access to these units, and thus are the accessible entrances that are flush with the interior finished floor. This results in a situation where we are not compliant with SMC 23.47A.008.D.2 - the floor of the dwelling unit along the street level/street-facing façade is not 4' above or below sidewalk, nor is it set back 10' from the sidewalk.</p> <p>We had tried to create a greater distance from sidewalk to building face by providing a more generous planter space adjacent to the private patio, but SDOT was very prescriptive about the location of the sidewalk and associated street trees and planters due to the depth and location of underground utilities along East Denny Way.</p> <p>In addition, the Development Agreement requires prescriptive setbacks at the ground level in excess of what is called for in the underlying zoning. If we set back the units to provide the 10' distance to the sidewalk, the units would become extremely small and unusable as loft units.</p> <p>While we hoped to seek an administrative Type 1 exception to this code provision, we only comply with two of the three criteria and have therefore been directed to seek a departure. The following describes compliance with the exception criteria:</p> <div>a. These entrances are the main entry to those residential units and as such need to be accessible (flush to adjacent grade, no steps)</div> <div>b. The floor is not 18" above/below the street nor set back 10' from the sidewalk (this is the criteria we do not meet). Holding the loft façade in plane with that of the commercial space on the plaza makes a better building mass scaled to the various pedestrian experiences that occur on each of the three elevations.</div> <div>c. The entry is visually prominent and is intended to relate to the residential entrances along 10th while making a comfortable transition to the commercial space fronting the plaza.</div> <div></div> <div>PROPOSED SIDEWALK SETBACK AT EAST DENNY LOFTS</div> |