

4131&4135 BROOKLYN AVE NE
EARLY DESIGN GUIDANCE
September 16TH 2019
SDCI Project: #3034393-EG

DEVELOPER:

Lee & Associates
4746 11th Ave NE,
Seattle, WA 98109

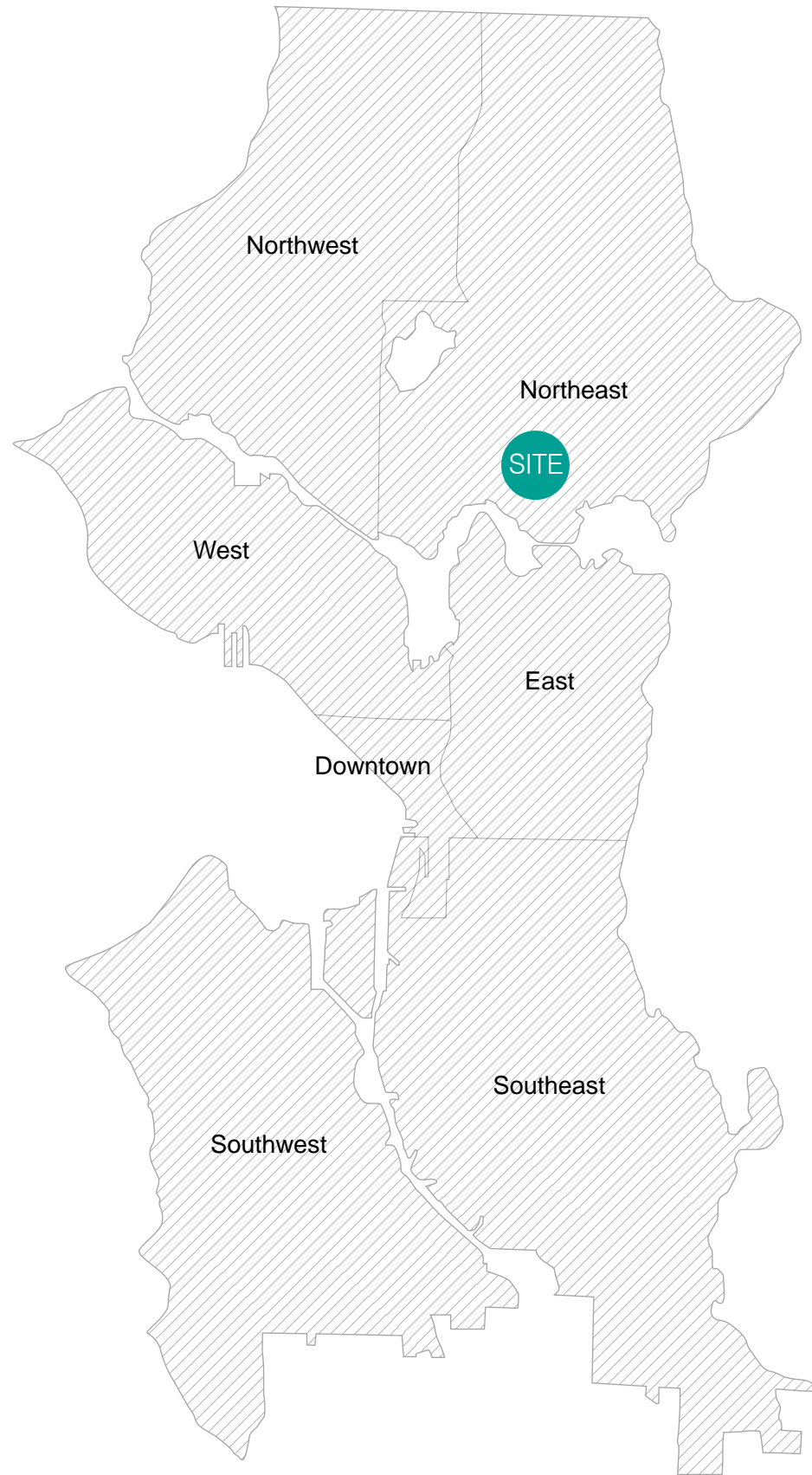
ARCHITECT:

d/Arch LLC
2412 Westlake Ave. N, Suite 3
Seattle, WA 98109

LANDSCAPE ARCHITECT:

Thomas Rengstorf Associates
811 First Avenue, Suite 615
Seattle, WA 98105

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Early Design Guidance
SEPTEMBER.16TH.2019

PROJECT ADDRESS:

4135 Brooklyn Ave NE
Seattle, WA 98105

PROJECT TEAM:

Owner

Lee and Associates Management
4746-11th Ave NE, Ste 100
Seattle, WA 98109

Architect

d/Arch LLC
2412 Westlake Ave N, Ste 3
Seattle, WA 98109
Phone: 206.547.1761
Contact: Matt Driscoll, AIA
e/ mattd@darchllc.com

Landscape Architect

Thomas V. Rengstorf Associates
811 First Avenue, Ste 615
Seattle, WA 98104
Phone: 206.682.7562
Contact: Thomas Renstorf
e/ trengstorf@trengstorf.com

Surveyor

Allied Land Surveying Inc
2312-168th St SE
Bothell, WA 98012

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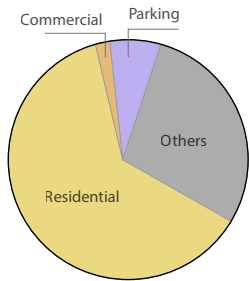
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OBJECTIVES

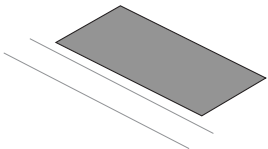
Project Vision

A new mixed-use housing and commercial project located on a 20,610 sf mid-block site bounded by NE 42nd St on the north, Brooklyn Ave NE on the east, NE 41st St on the south and the alley on the west.

The site is located in the heart of the University District core area within a block of University Avenue and a few blocks from the future light rail station. Our goal is to provide housing that adds to the richness in quality and variety in the neighborhood. Adding a human scaled design which generates pedestrian activity and engages with the public realm. As the southernmost high-rise, our building strives for design excellence, placemarking and creating a unique identity.



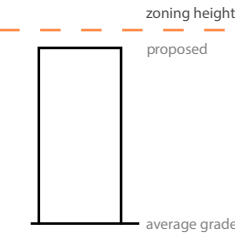
Gross Floor Area:
APPROX. 215,000 sf



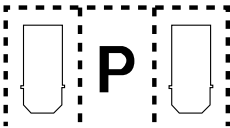
Site Area
20,610 sf



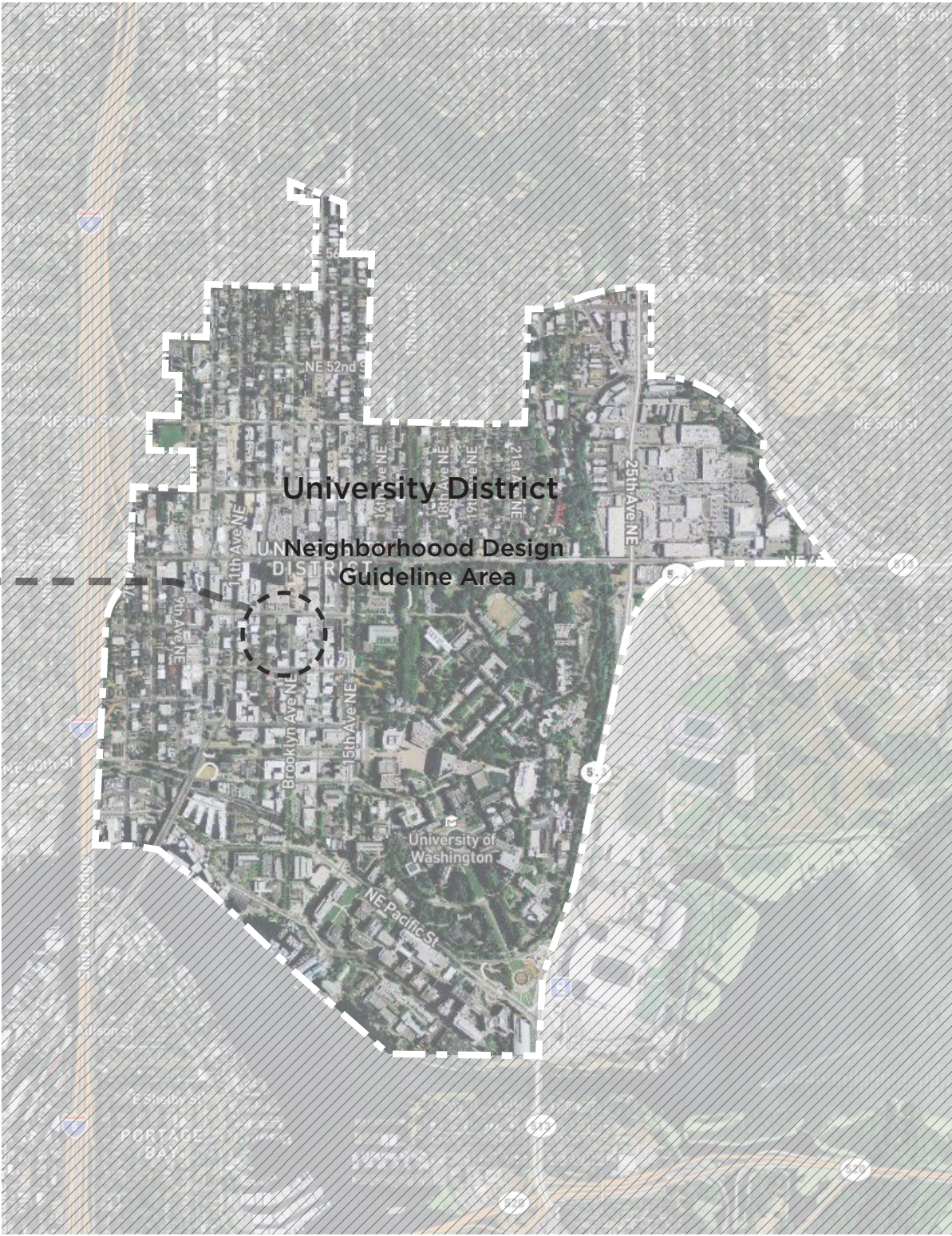
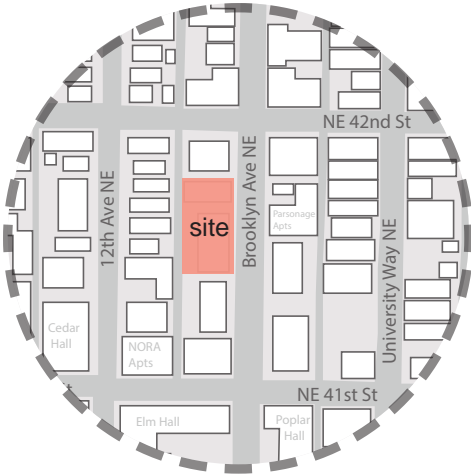
Units Number
220 - 235



Structure Height
Zoning: 240 ft
Proposed: 236 ft



Parking Stalls
approximately 70



1. PUBLIC COMMUNITY OUTREACH METHODS

PROPOSED NEW CONSTRUCTION



Please note that any information collected during the community outreach process may be submitted to the City of Seattle and made public pursuant to the Washington Public Records Act.

SATURDAY
JULY
06
2:00-3:00 pm

PUBLIC SITE TOUR EVENT
Join us on site for a public site tour with the project team to learn more. No RSVP needed.

現場參觀活動:
請加入我們的現場導覽活動來了解更多。
無需立即答覆。



Address: 4131 Brooklyn Ave. NE
Seattle, WA 98105
Architect: d/Arch LLC
Contact Person: Matt Driscoll
Email: Matt@darchllc.com
Summary:
New construction of a mixed-use multifamily building within 24 stories. Existing structures to be demolished.
For additional information see:
NewConstdArch.wixsite.com/4135BrooklynAveNE
Seattle Services Portal via Project Address

項目地址: 4131 Brooklyn Ave. NE
Seattle, WA 98105
申請公司: d/Arch LLC
聯繫人: Matt Driscoll
電郵: Matt@darchllc.com
簡要:
新建項目有24層的商業公寓。現有建築將被拆除。
更多信息請到:
NewConstdArch.wixsite.com/4135BrooklynAveNE
在西雅圖服務網站輸入項目地址



PROPOSED SITE
1 Brooklyn Ave. NE



A. LOOKING NORTHWEST





2. PUBLIC COMMENTS SUMMARY

Public comments which received during the site tour are summarized below:

- One attendee expressed appreciation that the project will provide different unit types mix, and discussed the changing demographics in U district. With the new light rail station being constructed, there will be more family and young professionals living in the U district, not just student housing.
- One attendee expressed appreciation of the large family units and amenity space with those units, and asked the project team if it is possible to provide day care space at the ground level and let them have access to the open space and family amenity space, which could provide play equipment for kids; also mentioned the U district will lose a couple of day care facilities due to new construction and demolition.
- One attendee mentioned the North part of the U District will become a new business center, and it would be beneficial for the proposed project provide more commercial/retail space.
- One attendee discussed the current design options with the project team, and pointed out as there are more and more projects being designed or constructed in U district, the context and characters are constantly changing and moving on, the design should take into consideration the current context, but also have its own characters and language.
- One attendee expressed appreciation of the large open space in the proposal, but also expressed safety concerns adjacent to the Alley side. One attendee expressed his opinion that the proposed project should provide eyes to the street, to the open space, and the open space should be used by the building residences or commercial space, to ensure it is occupied and activated by people for most of the time.
- One attendee mentioned the design team should take into consideration distant views to the proposed site, for example, views from the I-5 university bridge.
- One attendee pointed out the existing historical building at the corner of Brooklyn and 42nd, across the street would be ideal for community group place.
- One attendee discussed the retail space sizes with project team and recommended smaller scale in general; and bigger scale recommended if the space is directly adjacent to the open space, which could active the space; and if the proposed project would provide some art space within the site.

dA

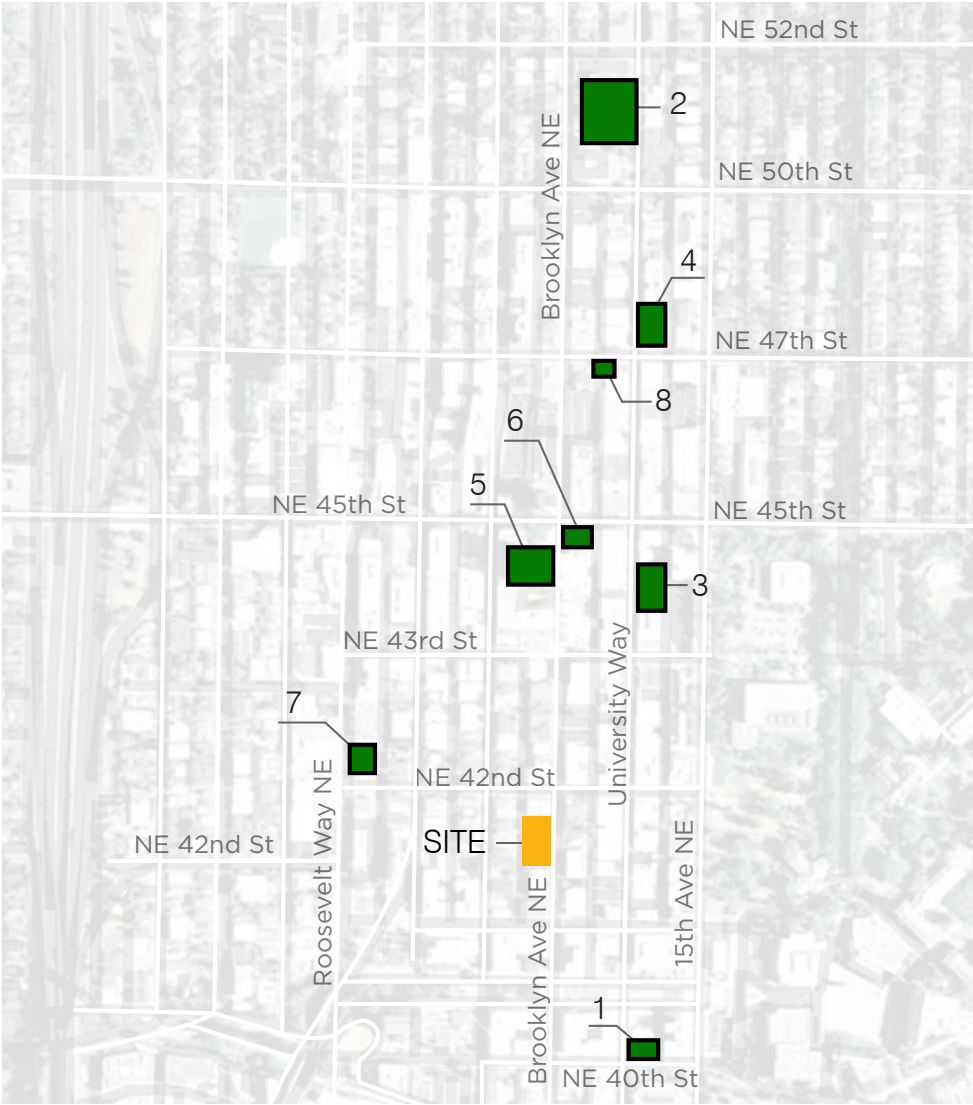
d/Arch LLC

Early Design Guidance | SDCI: #3034393-EG | Address: 4135 BROOKLYN AVE NE

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U District Context Analysis

U District Architectural Character



1. College Inn



2. University Heights Center



3. University Book Store



4. U District Square Apts



5. UW Tower



6. Neptune Theatre



7. Hardwick & Sons, Inc.



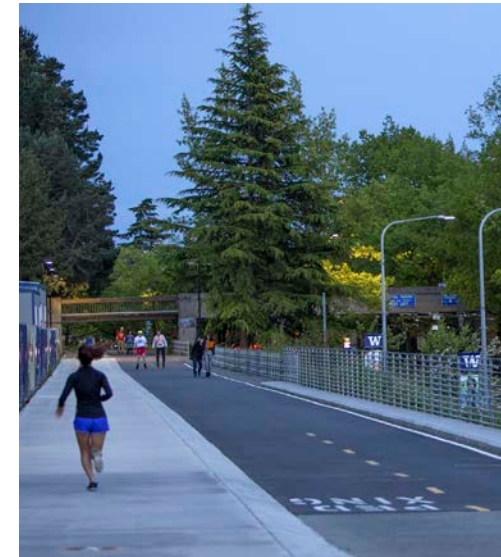
8. University Seafood & Poultry Co.

U District Context Analysis

U District Public Realms



1. University of Washington Campus



2. Burke Gilman Trail



3. Husky Stadium



4. Farmers Market



5. University Bridge



6. West Campus



7. The Ave



8. Fraternities and Sororities

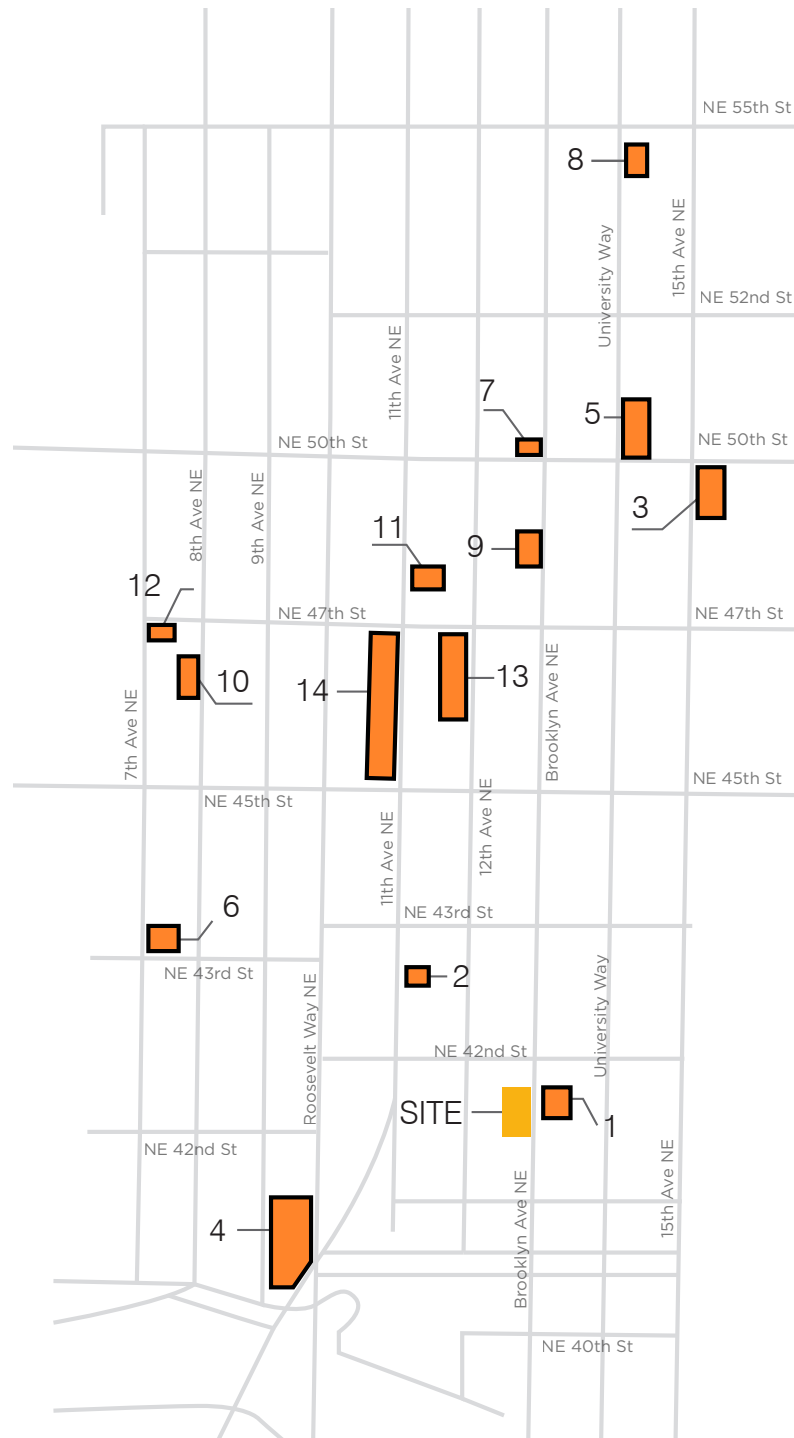


9. Link Light Rail UW Station

U District Development

U District Development: Built

There are a number of new developments to the west of the site especially on NE 47th St, 11th Ave , 12th Ave and Brooklyn Ave, There are a few major recently completed developments such as AVA residents , LIV Apartments, ACACIA Court and Bridges. Housing developers have been building new vibrant, texturally interesting, and modern projects in the University District.



- | | | |
|---|--|--|
| 1.
The Parsonage
4138 BROOKLYN AVE NE
7 Stories
84 Residential Units | 2.
DXU Apartments
4230 11TH AVE NE
7 Stories
98 Residential Units | 3.
Arbora Court Apartments
4750 15TH AVE NE
7 Stories
133 Residential Units |
|---|--|--|



- | | | |
|--|--|--|
| 4.
Augusta Apartments
4041 ROOSEVELT WAY NE
7 Stories
214 Residential Units | 5.
Hub U District
5000 UNIVERSITY WAY
7 Stories
111 Residential Units | 6.
Verve Flats
4302 7TH AVE NE
4 Stories
47 Residential Units |
|--|--|--|



U District Development

- 1. The Parsonage
- 2. DXU Apartments
- 3. Arbora Court Apartments
- 4. Augusta Apartments
- 5. Hub U District
- 6. Verve Flats
- 7. The Stax
- 8. Ori on the Ave
- 9. NOLAN Apartments
- 10. Lightbox Apartments
- 11. Savanna
- 12. 47+7 Apartments
- 13. TWELVE at U District
- 14. Bridges@11th

7.
The Stax
5001 BROOKLYN AVE NE
7 Stories
60 Residential Units



8.
Ori on the Ave
5260 UNIVERSITY WAY NE
7 Stories
69 Residential Units



9.
NOLAN Apartments
4717 BROOKLYN AVE NE
7 Stories
56 Residential Units



10.
Lightbox Apartments
4545 8TH AVE NE
7 Stories
162 Residential Units



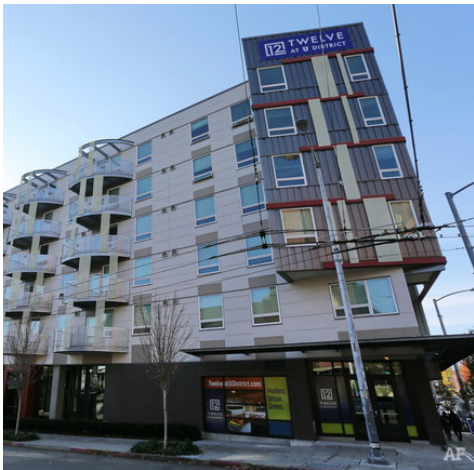
11.
Savanna
4710 11TH AVE NE
6 Stories
40 Residential Units



12.
47+7 Apartments
4558 7TH AVE NE
6 Stories
24 Residential Units



13.
TWELVE at U District
4535 12TH AVE NE
7 Stories
283 Residential Units



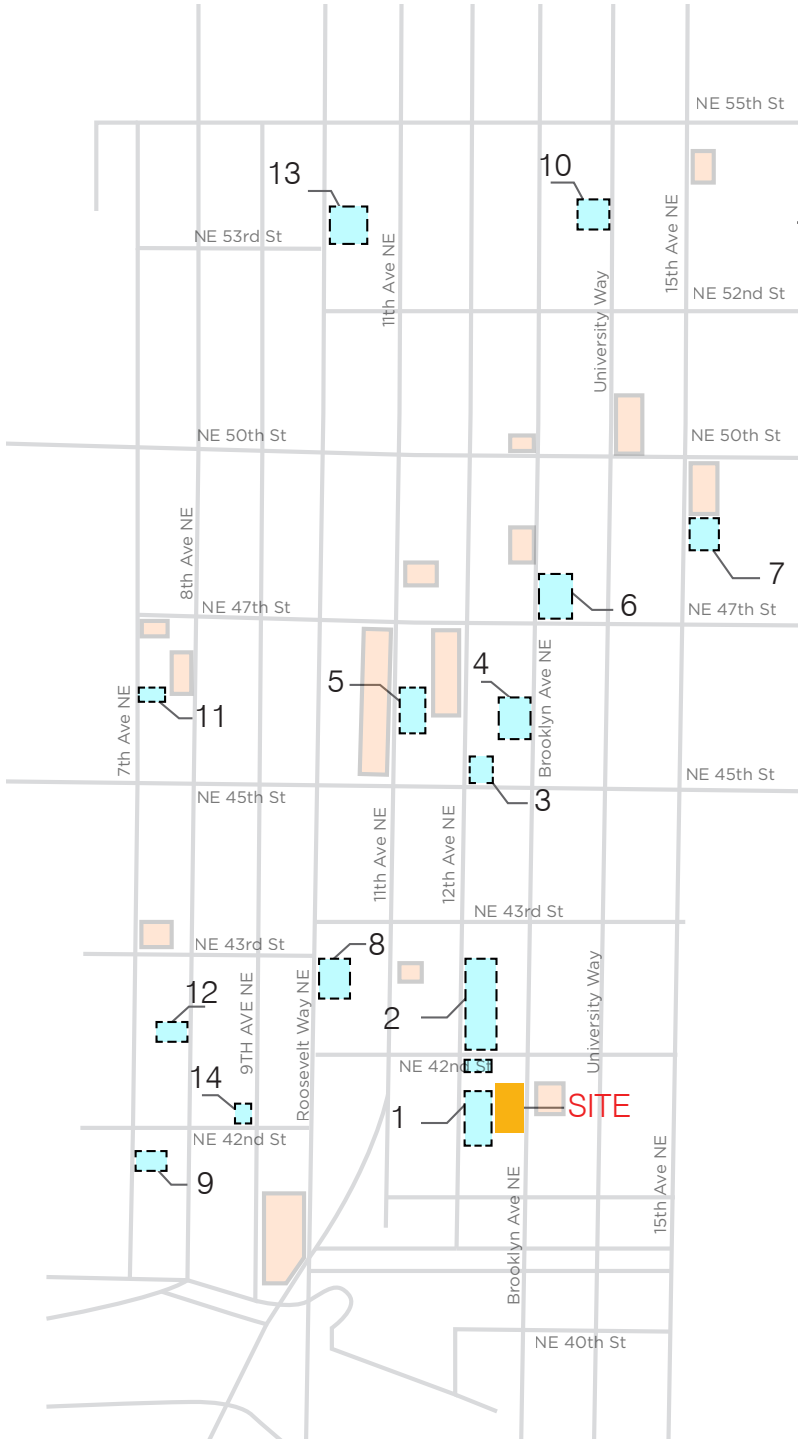
14.
Bridges@11th
4557 11TH AVE NE
7 Stories
184 Residential Units



U District Development

U District Development: In Progress

New developments are proposed in the U District near the site. Many of these are highrise mixed-use structures.



1.
4126 12TH AVE NE
21 Stories
227 Residential Units



2.
4220 12TH AVE NE
24 Stories
446 Residential Units



3.
1200 NE 45TH ST
21 Stories
227 Residential Units



4.
4515 BROOKLYN AVE NE
25 Stories
202 Residential Units



5.
4510 11TH AVE NE
7 Stories
201 Residential Units



3.
4700 BROOKLYN AVE NE
24 Stories
227 Residential Units



U District Development

- 1. 4220 12TH AVE NE
- 2. 1200 NE 45TH ST
- 3. 4700 BROOKLYN AVE NE
- 4. 4515 BROOKLYN AVE NE
- 5. 4510 11TH AVE NE
- 6. 4732 BROOKLYN AVE NE
- 7. 4726 15TH AVE NE
- 8. 4218 ROOSEVELT WAY NE
- 9. 4048 7TH AVE NE
- 10. 5247 UNIVERSITY WAY NE
- 11. 4524 7TH AVE NE
- 12. 4239 8TH AVE NE
- 13. 5300 ROOSEVELT WAY NE
- 14. 818 NE 42ND ST

7.
4726 15TH AVE NE
7 Stories
127 Residential Units



8.
4218 ROOSEVELT WAY NE
6 Stories
110 Residential Units



9.
4048 7TH AVE NE
7 Stories
79 Residential Units



10.
5247 UNIVERSITY WAY NE
6 Stories
59 Residential Units



11.
4524 7TH AVE NE
6 Stories
60 Residential Units



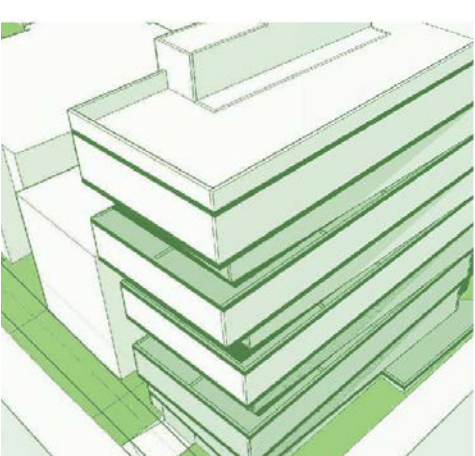
12.
4239 8TH AVE NE
7 Stories
52 Residential Units



13.
5300 ROOSEVELT WAY NE
4 Stories
52 Residential Units



14.
818 NE 42ND ST
8 Stories
34 Residential Units



Context Analysis: Vicinity

Vicinity

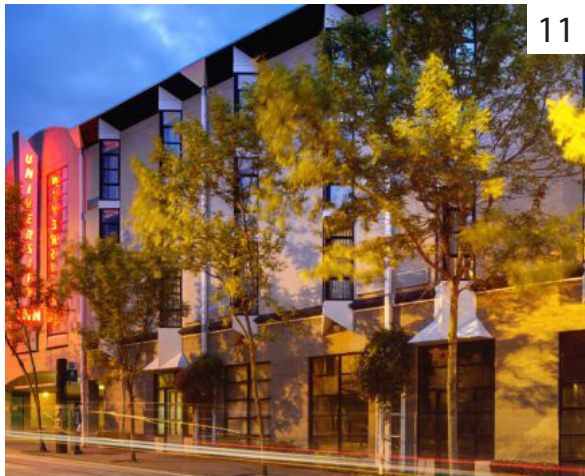
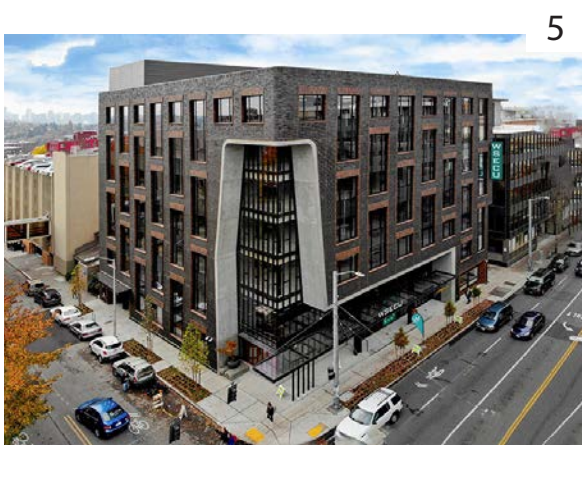
List of Buildings in Neighborhood

- 1. Graduate Seattle (Formerly Deca Hotel)
- 2. UW Tower
- 3. Burke Museum of Natural History and Culture
- 4. University of Washington School of Law
- 5. WSECU
- 6. Arion Apartments
- 7. Canterbury Court
- 8. Villa Camini
- 9. Brooklyn Square
- 10. The Parsonage Apartments
- 11. University Inn
- 12. Cedar Apartments
- 13. NORA Apartments
- 14. Elm Hall
- 15. Poplar Hall



Context Analysis: Vicinity

Vicinity - Buildings in the Map



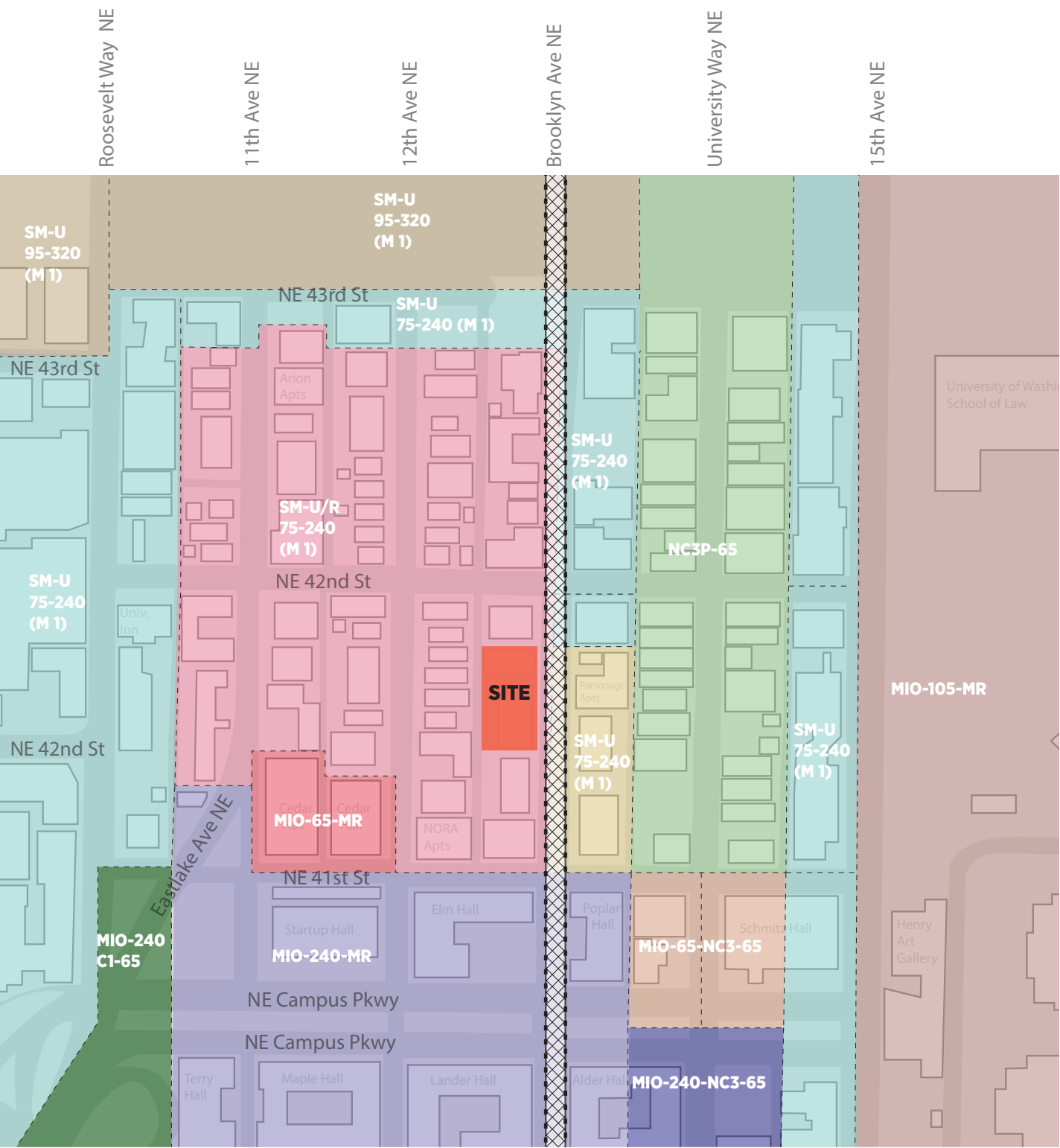
Context Analysis: Zoning

Zoning

Project Information

Parcel:	114200-1525 & 114200 -1535
Lot Area:	20,610 sf
Zoning:	SM-U 75-240(M1)
Overlay:	University District Northwest Urban Center Village
Street Classification:	Brooklyn Ave NE (principal Arterial)
Frequent Transit:	Yes

 Designated Green Street

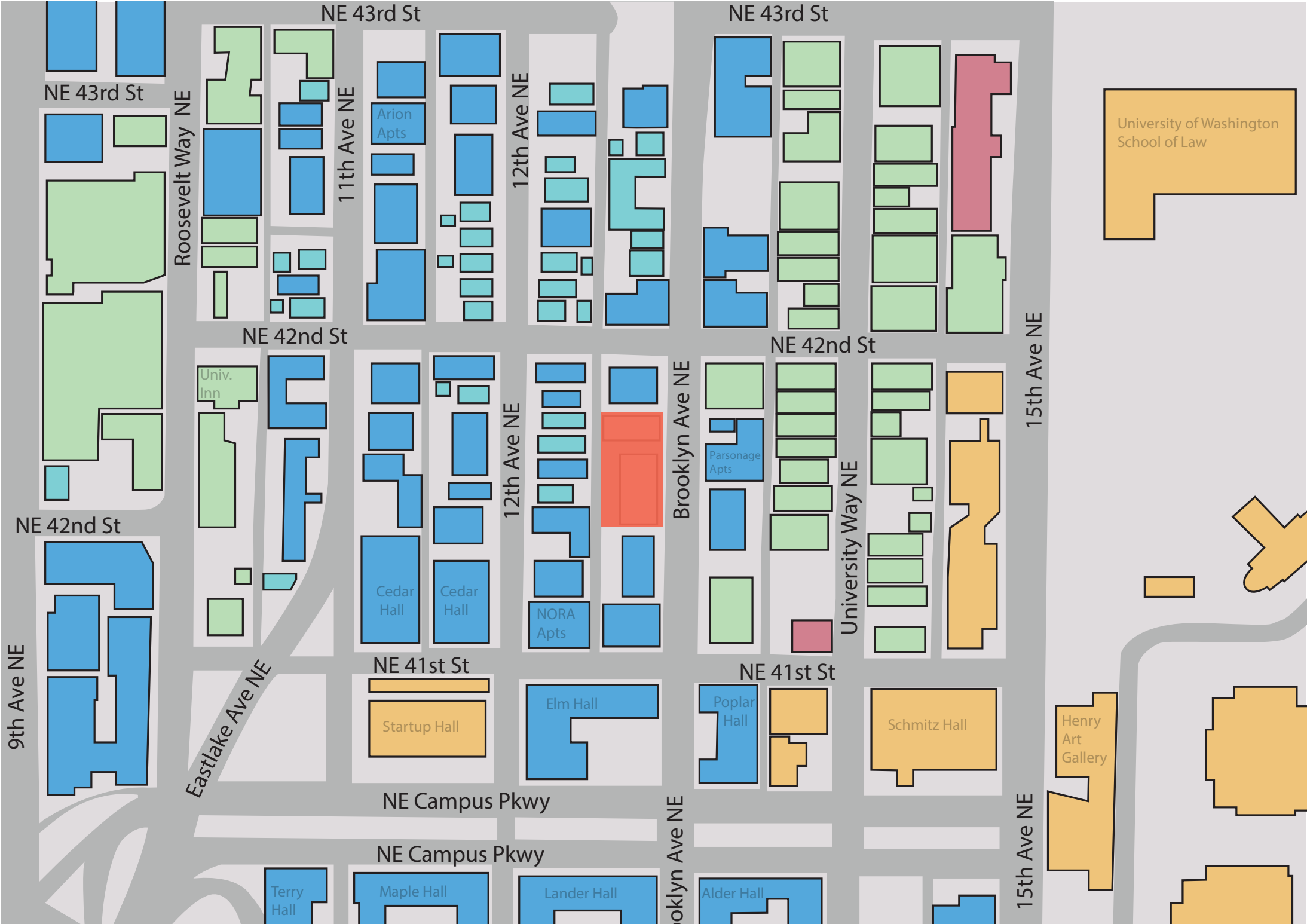


Land Use

The site is located at 4135 Brooklyn Ave NE. The surrounding area mostly includes residential buildings for student housing, some single family housing, mixed use and commercial buildings. Streets are easily walkable with access to University Way NE. & N. 45th St., with bus stops going North and South and East and West. The Burke Gilman Trail, accessing Fremont, Ballard, Downtown and the East Campus, is just to the south. University Ave N, a major area for dining and shopping, is to the east

The surrounding area has been experiencing a general trend of growth with multifamily buildings replacing existing single families.

- Site
- Multi Family
- Single Family
- Commercial
- Academic
- Religious

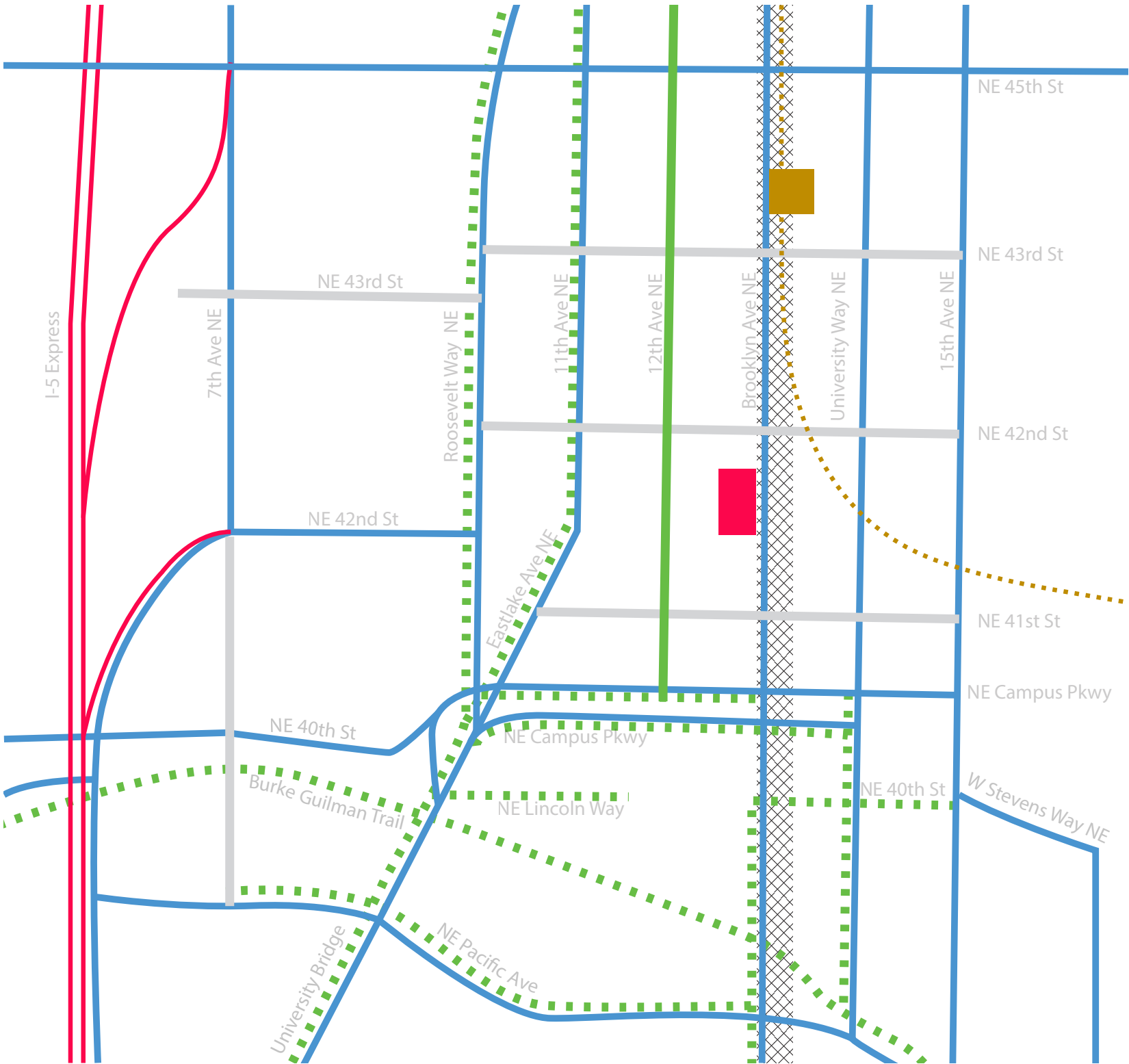


Context Analysis: Transportation

Transportation

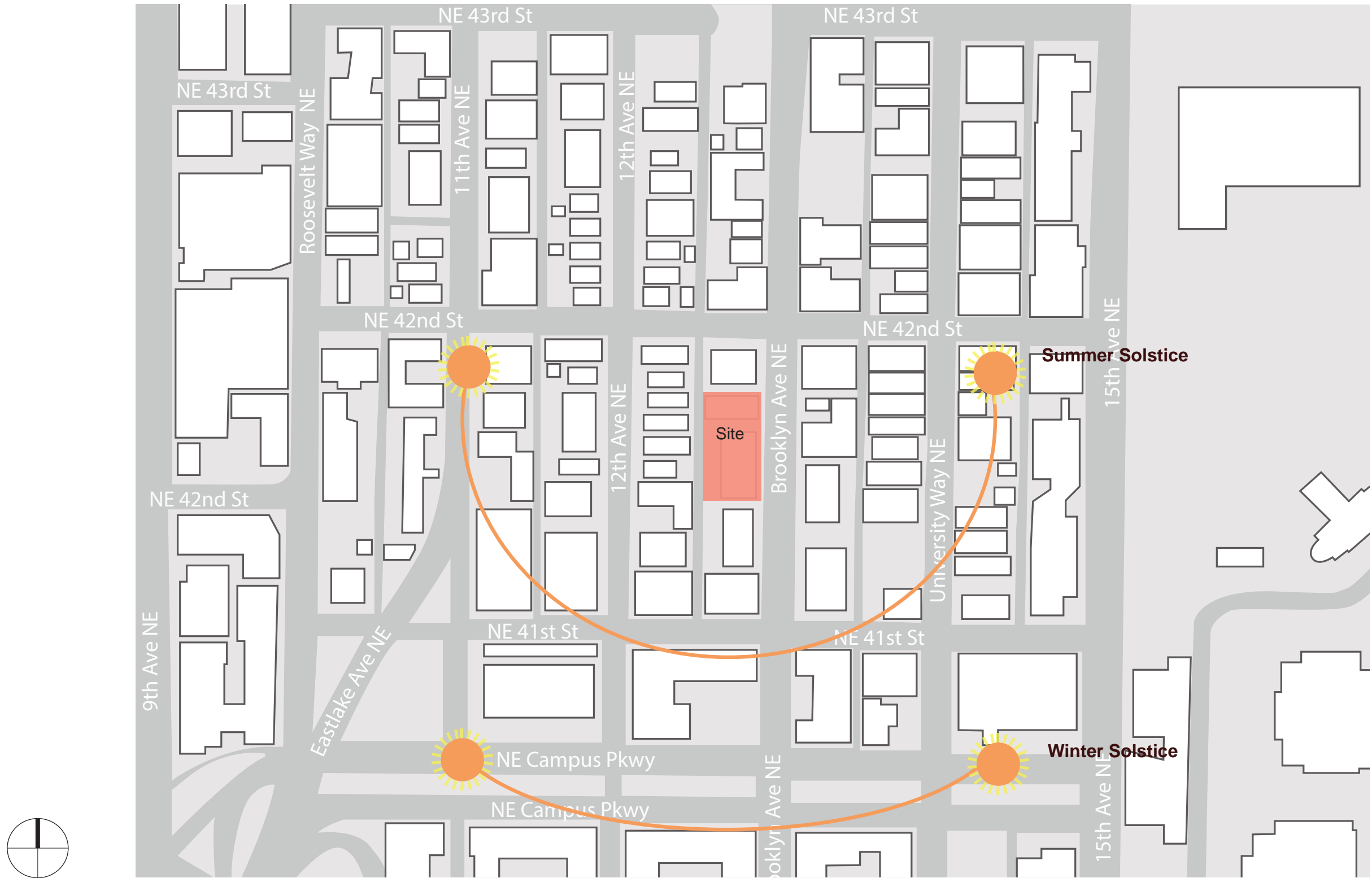
The site is located at 4135 Brooklyn Ave NE. Bus routes that access all parts of the city are available to the North, South East and West of the site. Bicycle routes to the north and south are located west of the site. The Burke Gilman Trail, accessing Fremont, Ballard Downtown and the East Campus, is just to the south. Access to I-5 is to the East and access to I-520 is to the southeast. The site is located on a designated neighborhood green street.

- Site
- U District Station (LLR)
- Greenway
- Designated Green Street
- Link Light Rail Tunnel
- Bus Route
- High Way Route (I-5)
- Protected Bike Lane/ Bike Lane



Context Analysis: Sun Path

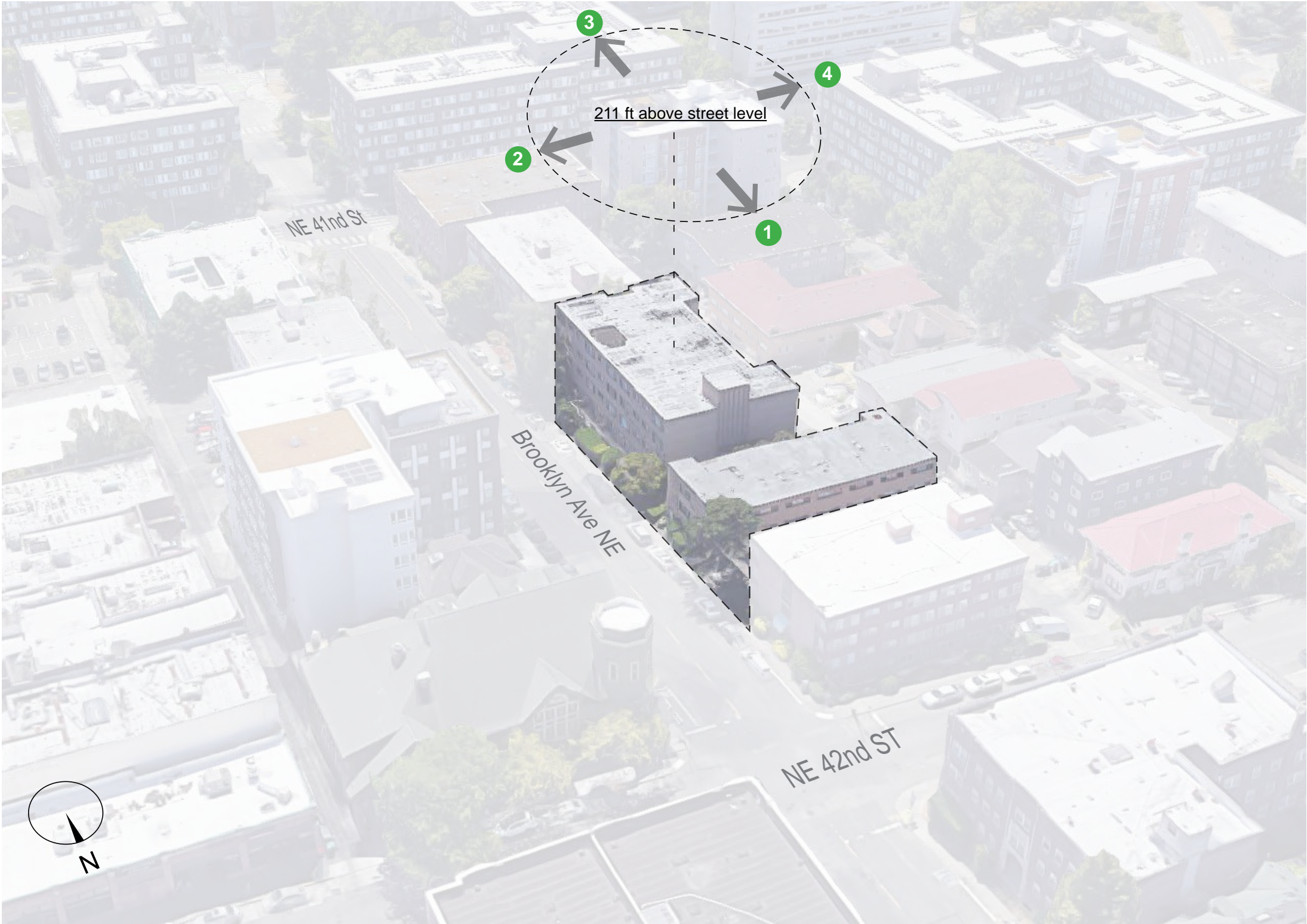
Sun Path Analysis



Context Analysis: Tower Views

Aerial Views

The site is located at 4131 & 4135 Brooklyn Ave NE. At 211 ft above street level the site currently offers expansive territorial views.



Context Analysis: Tower Views

1 VIEW TOWARDS NORTH



2 VIEW TOWARDS EAST



3 VIEW TOWARDS SOUTH



4 VIEW TOWARDS WEST

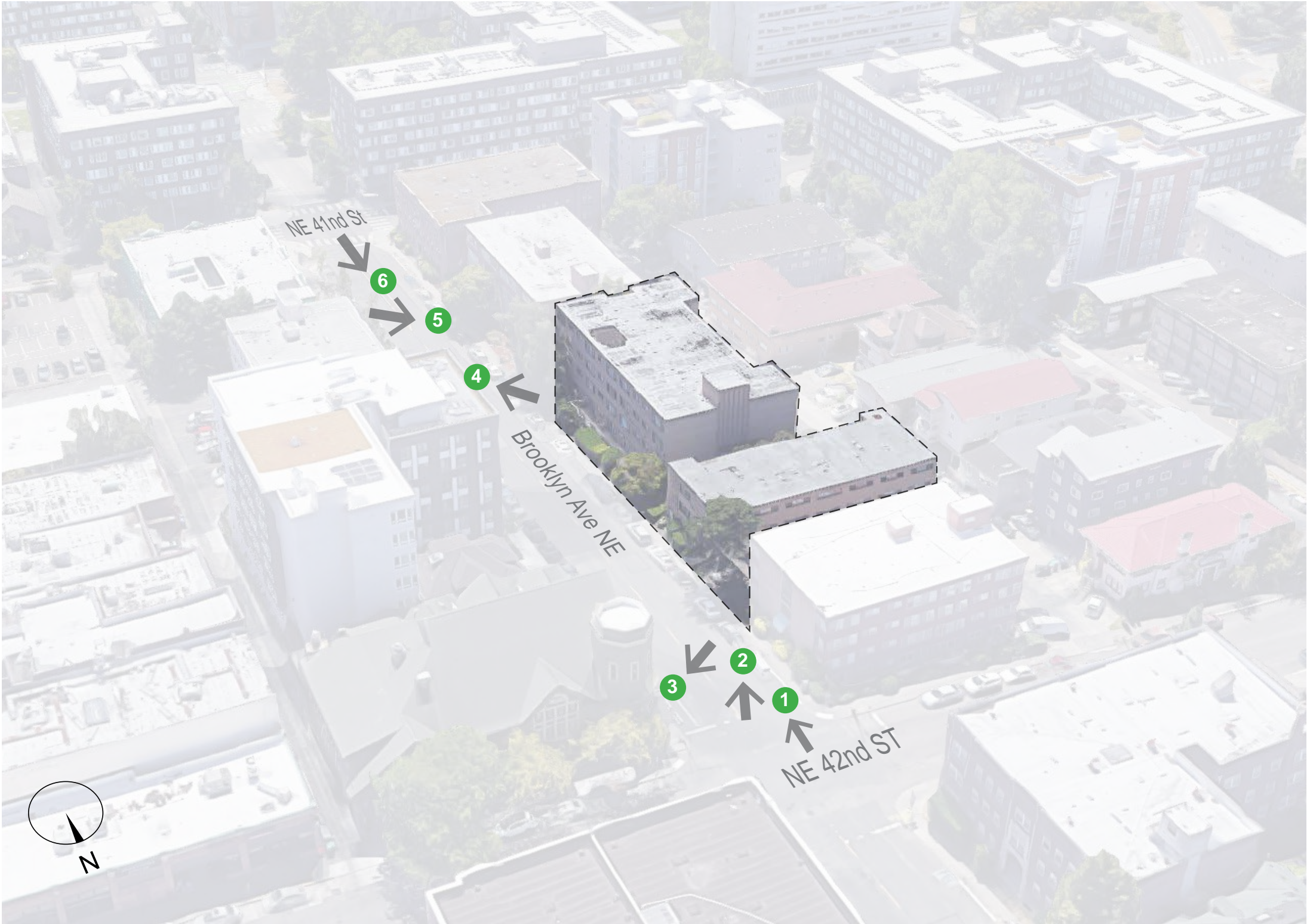


Context Analysis: Site

Street Views

The site is located at 4131 & 4135 Brooklyn Ave NE. The site is comprised of two parcels with existing multi-family residential rental buildings. Existing apartments are to the north and south of the site on the same block front. Across Brooklyn Ave NE there are a new apartment building, two historic structures, an older apartment building and a mixed use building.

Across the alley to the west there are several multi-family buildings including a house adapted to multifamily use.



Context Analysis: Site



1 VIEW 1



2 VIEW 2



3 VIEW 3



4 VIEW 4



5 VIEW 5



6 VIEW 6



Context Analysis: Streetscapes

A West Elevation



B East Elevation



Context Analysis: Streetscapes

C South Elevation

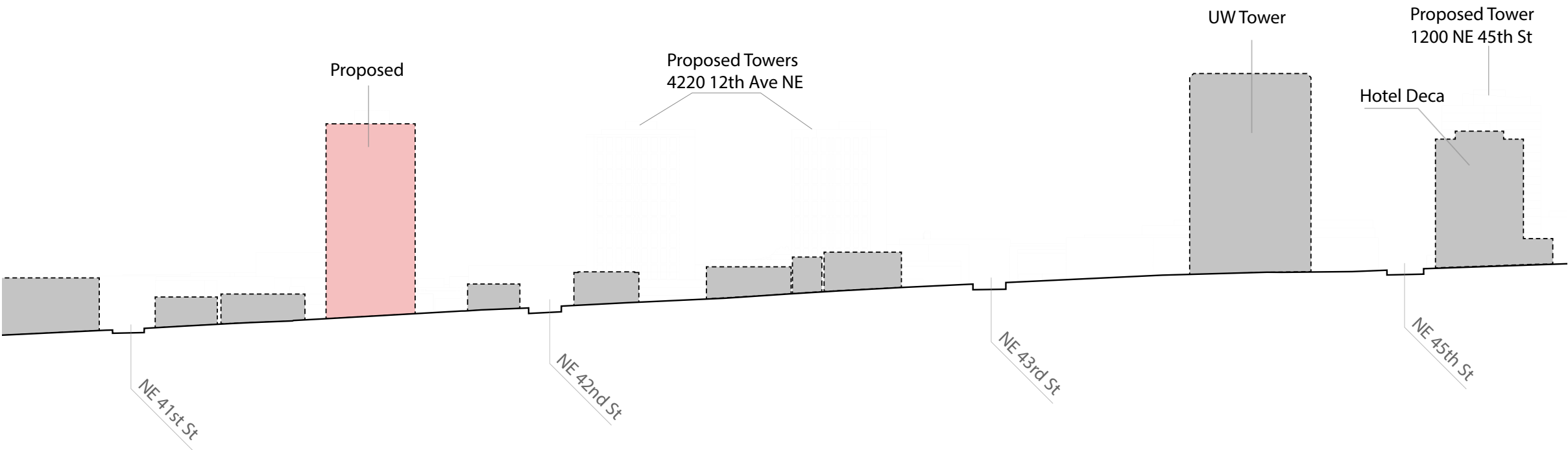


D North Elevation

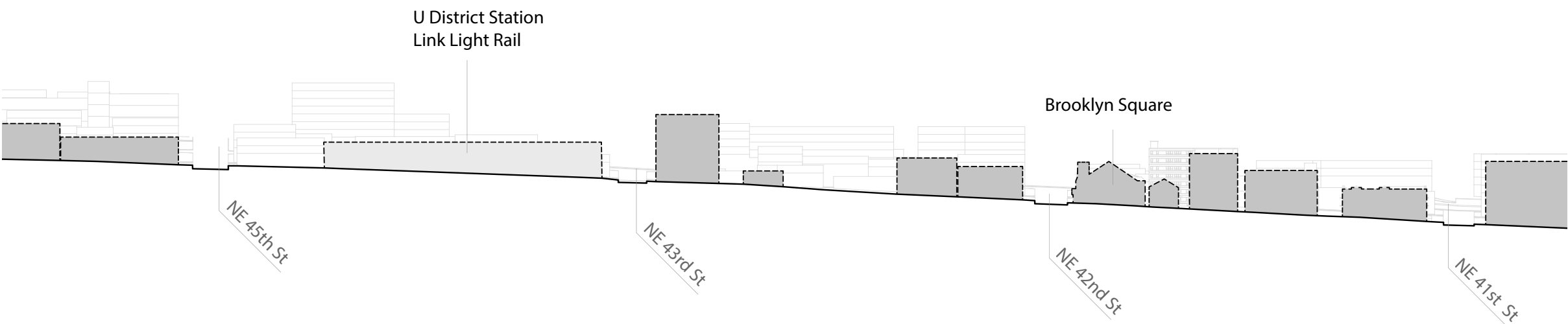


Context Analysis: Site Section

Section Through Site A-A



Section Through Site B-B



CONTEXT ANALYSIS

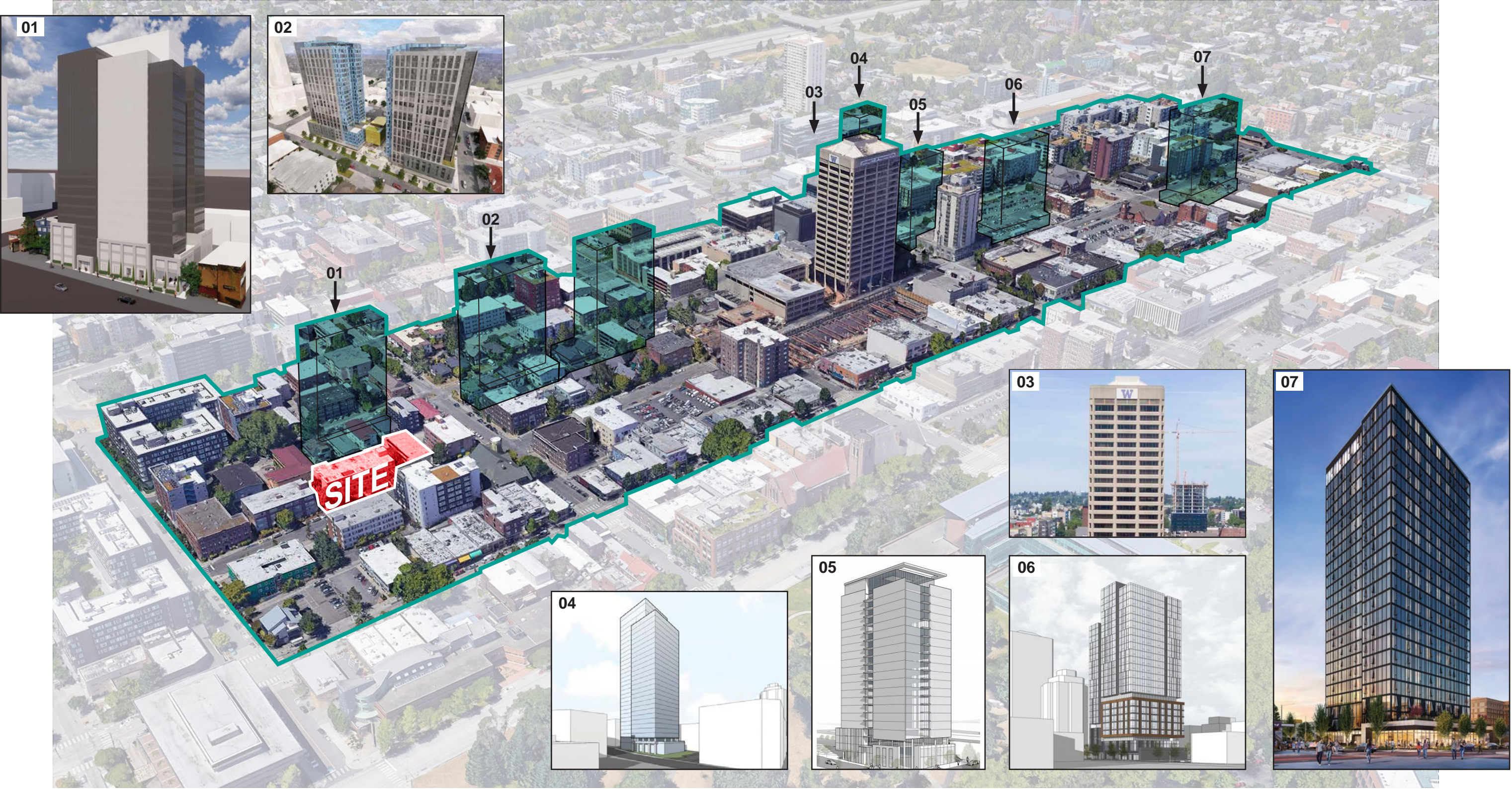
SDCI # 3033868-EG
4126 12TH AVE NE
EDG MEETING ON 07/15/2019

PROJECT (4126 12TH AVE NE), INCLUDES THE TOWER AND PRESERVATION OF VILLA CAMINI APARMENTS, WITHIN THE SAME BLOCK OF PROPOSED SITE, TAKEN INTO CONSIDERATION AS EXISTING TOWER, WHICH IMPACTS THE PROPOSED DESIGN.



CONTEXT ANALYSIS

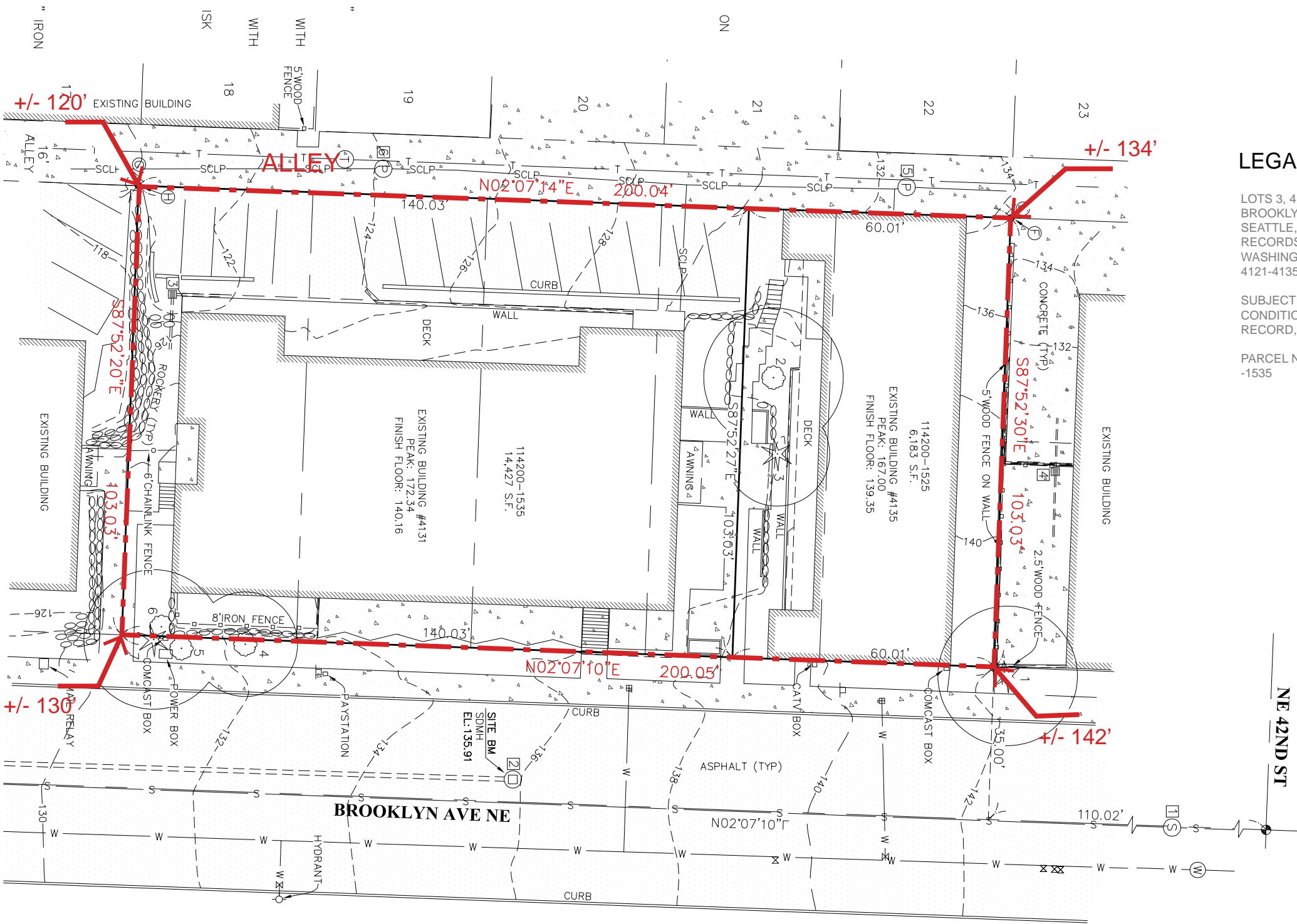
Changing Fabric



SURVEY

Existing (Survey)

LOT SIZE : 20,610 SF



LEGAL DESCRIPTION

LOTS 3, 4, 5, 6 AND 7, BLOCK 15, BROOKLYN ADDITION TO CITY OF SEATTLE, VOLUME 7 OF PLATS, PAGE 32, RECORDS OF KING COUNTY, WASHINGTON, (COMMONLY KNOWN AS 4121-4135 BROOKLYN AVE N.E., SEATTLE)

SUBJECT TO EASEMENTS, RESTRICTIONS, CONDITIONS AND COVENANTS OF RECORD, IF ANY.

PARCEL NUMBER: 114200-1525 AND 114200-1535

Zoning Summary

SMC CHAPTER 23.48 - SEATTLE MIXED

23.48.002 – SCOPE OF PROVISIONS:

B. PROVISION OF SUBCHAPTER 1 OF CHAPTER 23.48 ARE APPLICABLE TO ALL SM ZONES, ... TO THE EXTENT PROVISIONS IN A SUPPLEMENTAL SUBCHAPTER CONFLICT WITH PROVISIONS IN THIS SUBCHAPTER 1, THE PROVISIONS OF THE SUPPLEMENTAL SUBCHAPTER SHALL PREVAIL.

23.48.005 – USES:

- A. PERMITTED USES:
ALL PROPOSED USES PERMITTED
- D. REQUIRED STREET-LEVEL USES:
(OVERRIDDEN BY 23.48.605.C)

23.48.020 – FLOOR AREA RATIO

B. FLOOR AREA EXEMPT FROM FAR CALCULATIONS: UNDERGROUND STORIES; PORTIONS OF A STORY NO MORE THAN 3’ ABOVE EXISTING OR FINISHED GRADE; MECHANICAL EQUIPMENT (FOR STRUCTURES 65’ OR HIGHER) 3.5% OF THE TOTAL CHARGEABLE GROSS FLOOR AREA (GSF) FOR SOLAR COLLECTORS; BICYCLE COMMUTER SHOWER FACILITIES

D. DEVELOPMENTS CONTAINING EXTRA FLOOR AREA SHALL PARTICIPATE IN GREEN BUILDING PERFORMANCE AND TRANSPORTATION MANAGEMENT PROGRAM (TMP)

23.48.025 – STRUCTURE HEIGHT:

OVERRIDDEN BY 23.48.615

23.48.040 – STREET LEVEL STANDARDS:

- A. STREET-FACING FAÇADE REQUIREMENTS APPLY TO FAÇADES FACING CLASS 1 PEDESTRIAN STREETS AND ALL OTHER STREETS.
- B. TRANSPARENCY AND BLANK FAÇADE REQUIREMENTS APPLY TO STREET FACING FAÇADE BETWEEN 2 FEET AND 8 FEET ABOVE

A SIDEWALK BUT DO NOT APPLY TO PORTIONS OF A STRUCTURE IN RESIDENTIAL USE

1. a. CLASS 1 PED STREET: ≤ 60% TRANSPARENT
b. ALL OTHER STREETS: ≤ 30% TRANSPARENT
2. a. CLASS 1 PED STREET: BLANK SEGMENT ≤ 15’ WIDE; (30’ IF APPROVED BY DIRECTOR); TOTAL WIDTH OF ALL BLANK SEGMENTS ≤ 70% OF FAÇADE WIDTH
c. ANY BLANK SEGMENT MUST BE SEPARATED BY TRANSPARENT AREA AT LEAST 2’ WIDE
- C. STANDARDS FOR STREET-LEVEL USES, WHETHER REQUIRED OR NOT SHALL COMPLY WITH:
 1. WHERE STREET LEVEL USES ARE REQUIRED, MIN 75% OF THE APPLICABLE STREET-LEVEL, STREET FACING FAÇADE SHALL BE OCCUPIED BY USES LISTED.
 3. THE SPACE OCCUPIED BY STREET-LEVEL USES SHALL BE MIN 13’ FLOOR-TO-FLOOR AND EXTEND 30’ MINIMUM IN DEPTH.
 5. STREET LEVEL USES SHALL BE LOCATED WITHIN 10’ OF STREET LOT LINE EXCEPT:
 - a. IF THEY ABUT AN OUTDOOR AMENITY AREA PROVIDED PER 23.48.045 OR OTHER REQUIRED BONUS AMENITY AREA
 - b. IF THERE IS A REQUIRED SETBACK THE 10’ SHALL BE FROM THAT LINE
 6. PEDESTRIAN ACCESS TO STREET-LEVEL USES SHALL BE PROVIDED DIRECTLY FROM THE STREET OR PERMITTED OPEN SPACE; NO MORE THAN 3’ ABOVE OR BELOW SIDEWALK GRADE OR AT THE SAME ELEVATION AS THE ABUTTING PERMITTED OPEN SPACE

23.48.045 – AMENITY AREA:

- B. PROVIDE MIN AREA = 5% OF THE TOTAL RESIDENTIAL GROSS FLOOR AREA; MAX REQ. = AREA OF THE LOT (ACCESSORY PARKING AND MECHANICAL EQUIPMENT AREAS EXCLUDED FROM GROSS RESIDENTIAL)
- C. 2. MAX 50% REQUIRED AMENITY AREA MAY BE ENCLOSED
3. MIN HORIZONTAL DIMENSION = 15’, EXCEPT

LANDSCAPED OPEN

- SPACE LOCATED AT STREET LEVEL AND ACCESSIBLE FROM STREET
- = 10’ MIN.
4. MIN SIZE OF A REQUIRED AMENITY AREA IS 225 SF
5. AREA PROVIDED AS A LANDSCAPED OPEN SPACE LOCATED AT STREET LEVEL AND ACCESSIBLE FROM THE STREET SHALL BE COUNTED AT 2X ACTUAL AREA.
6. PUBLIC OPEN SPACE PROVIDED ON A LOT FOR NON-RESIDENTIAL REQUIRED OPEN SPACE OR TO ALLOW FOR EXTRA NON-RESIDENTIAL FLOOR AREA THROUGH A FLOOR AREA BONUS FOR OPEN SPACE AMENITIES MAY BE COUNTED IN THE RESIDENTIAL AMENITY AREA CALC.
- 23.48.055 – LANDSCAPING AND SCREENING:**
- A. 2. GREEN FACTOR OF MIN 0.30 REQUIRED
- C. 3. a. PARKING NOT PERMITTED AT STREET LEVEL UNLESS’ SEPARATED BY OTHER USES
- D. 1. STREET TREES ARE REQUIRED (COORD. WITH DIRECTOR OF TRANSPORTATION.)

23.48.075 – LIGHT AND GLARE:

- A. EXTERIOR LIGHTING MUST BE SHIELDED AND DIRECTED AWAY FROM ADJACENT USES.
- B. INTERIOR GARAGE LIGHTING MUST BE SHIELDED TO MINIMIZE NIGHTTIME GLARE AFFECTING NEARBY USES

23.48.085 – PARKING LOCATION AND ACCESS:

- D. 1. ACCESS TO PARKING AND LOADING SHALL BE FROM THE ALLEY UNLESS DIRECTOR DETERMINES USE OF THE ALLEY FOR PARKING AND LOADING WOULD CREATE A SIGNIFICANT SAFETY HAZARD.
2. IF USE OF PARKING IS DETERMINED BY THE DIRECTOR TO NOT BE FROM THE ALLEY, AND THE LOT ABUTS MORE THAN ONE STREET, THE LOCATION OF ACCESS IS DETERMINED BY THE DIRECTOR, AS A TYPE 1 DECISION ... IN THE LEAST PREFERRED OF THE CATEGORIES



Zoning Summary

PREFERRED CATEGORIES: a. UNDESIGNATED STREETS, b. CLASS 2 PED ST., c. CLASS 1 PED ST., d. NEIGHBORHOOD GREEN ST.
E. 1. CURB CUT TO BE LIMITED TO ONE TWO-WAY CURB CUT PER 23.54.030

23.48.602 – SCOPE OF PROVISIONS:

PROVISIONS OF SUBCHAPTER V OF CHAPTER 23.48 ARE APPLICABLE TO SM-U ZONE... ..IN CASES OF CONFLICT WITH PROVISIONS IN THIS SUBCHAPTER 1, THE PROVISIONS OF SUBCHAPTER V SHALL PREVAIL.

23.48.605 – REQUIRED STREET LEVEL USES

- C. 1. ONE OR MORE OF THE FOLLOWING USES ARE REQUIRED AT STREET LEVEL ALONG THE STREET-FACING FAÇADES AT STREETS SHOWN ON MAP A FOR 23.48.505.
- a. GENERAL SALES AND SERVICE USES;
 - b. EATING AND DRINKING ESTABLISHMENTS;
 - c. ENTERTAINMENT USES;
 - d. PUBLIC LIBRARIES;
 - e. PUBLIC PARKS;
 - f. ARTS FACILITIES’
 - g. RELIGIOUS FACILITIES’
 - h. HUMAN SERVICES USES;
 - i. CHILD CARE FACILITIES; AND LIGHT RAIL STATIONS
2. REQUIRED STREET LEVEL USES SHALL MEET THE DEVELOPMENT STANDARDS IN 23.48.040 C.

23.48.610 – TRANSPORTATION MANAGEMENT: PROGRAMS:

B. AN APPLICANT WHO PROPOSES MULTIFAMILY DEVELOPMENT THAT IS EXPECTED TO GENERATE 50 OR MORE VEHICLE TRIPS IN ANY ONE P.M. HOUR OR DEMAND FOR 25 OR MORE VEHICLES PARKING ON THE STREET OVERNIGHT SHALL PREPARE AND IMPLEMENT A TMP.

23.48.615 – STRUCTURE HEIGHT:

- A. 1. MAXIMUM HEIGHT FOR HIGH RISE IS INDICATED BY THE SECOND NUMBER FOLLOWING THE DASH IN THE ZONING DESIGNATION
2. MINIMUM LOT SIZE OF 12,000 SF IS REQUIRED FOR HIGHRISE
- B. PROVISIONS FOR ROOFTOP FEATURES ALLOWED ABOVE THE HEIGHT LIMIT ARE IN SUBSECTION 23.48.025.C (APPLICABLE TO BOTH MAX HEIGHTS)

23.48.620 – FLOOR AREA RATIO:

- A. SM-U 75-240 (M1) ZONE FAR LIMITS ARE SHOWN IN TABLE
- | | |
|--|------|
| BASE FAR FOR ALL USES: | 4.75 |
| MAX FAR FOR LOTS WITH A HIGHRISE STRUCURRE | 10.0 |

D. BONUS 0.5 FAR FOR STRUCTURE INCLUDES A MINIMUM OF TEN DWELLING UNITS THAT EACH HAVE A MINIMUM AREA 900 GSF AND INCLUDES THREE OR MORE BEDROOMS, AND AMENITY AREA HAS A MINIMUM 1,300 SF AND MIN. HORIZONTAL DIMENSION OF 20FEET.

23.48.621 – MHA IN SM-U:

SM-U ZONES WITHIN UNIVERSITY COMMUNITY URBAN CENTER SUBJECT TO CHAPTERS 23.58B AND 23.58C

23.48.622 – EXTRA FLOOR AREA:

- A. 1. a. ACHIEVE 65% OF THE EXTRA FLOOR AREA ON

THE LOT BY USING BONUS RESIDENTIAL FLOOR AREA FOR AFFORDABLE HOUSING PURSUANT TO SECTION 23.58A.014; AND

b. ACHIEVE 35% OF THE EXTRA FLOOR AREA THROUGH THE USE OF ONE OR MORE OF THE FOLLOWING OPTIONS:

1) ACQUIRING OPEN SPACE, LANDMARK, OR VULNERABLE MASONRY TDR OR TDP ACCORDING TO SECTION 23.48.623 AND 3.58A.042; OR

2) PROVIDE OPEN SPACE AMENITIES ACCORDING TO SECTIONS 23.48.624 AND 23.58A.040

B. DEVELOPMENT CONTAINING EXTRA FLOOR AREA SHALL MEET GREEN BUILDING STANDARD PER 23.58.D.

23.48.624 – BONUS FLOOR AREA PUBLIC OPEN SPACE:

- A. ELIGIBLE PUBLICLY ACCESSIBLE OPEN SPACE AMENITIES MUST COMPLY WITH 23.58A.040 AND SUBJECT TO 23.48.622 AND THIS SECTION.
- B. ELIGIBLE AMENITIES INCLUDE:
1. NEIGHBORHOOD OPEN SPACE

23.48.635 – MAX WIDTH AND DEPTH LIMITS:

A. MAX WIDTH AND DEPTH LIMIT OF A STRUCTURE IS 250 FEET.

23.48.640 – STREET-LEVEL DEVELOPMENT STANDARDS:

- A. SETBACKS
3. REQUIRED SETBACKS IN THE SM-U 75/240 ZONE, ON ALL STREETS, AN AVERAGE SETBACK OF 5 FEET IS REQUIRED FROM ALL STREET LOT LINE, SUBJECT TO THE FOLLOWING:
- A. NO SETBACK SHALL BE LESS THAN 3 FEET FROM THE STREET LOT LINE, AND ANY SETBACK AREA FURTHER



Zoning Summary

THAN 10 FEET FROM THE STREET LOT line shall not be included IN THE AVERAGING CALCULATION.

B. THE SETBACK AREA SHALL EITHER BE PART OF A USABLE OPEN SPACE OR LANDSCAPED ACCORDING TO STANDARDS 23.48.055.A.3.

4. UNDERGROUND STRUCTURE ARE PERMITTED IN ALL REQUIRED SETBACK AREAS.

5. BAY WINDOWS, CANOPIES, HORIZONTAL PROJECTIONS OF DECKS, BALCONIES WITH OPEN RAILINGS, EAVES, CORNICES, GUTTERS, AND OTHER SIMILAR ARCHITECTURAL FEATURES THAT ARE AT LEAST 13 FEET ABOVE THE SIDEWALK ELEVATION ARE PERMITTED TO EXTEND UP TO 4 FEET INTO THE SETBACK.

C. TRANSPARENCY AND BLANK FAÇADE STANDARDS PER 23.48.040.B

F. WEATHER PROTECTION

1. CONTINUOUS OVERHEAD WEATHER PROTECTION REQUIRED FOR

AT LEAST 60% OF THE STREET FRONTAGE

2. COVERAGE SHALL EXTEND MIN 6 FEET FROM THE STRUCTURE

UNLESS CONFLICTS WITH STREET TREES OR UTILITY POLES.

3. MUST BE PROVIDED OVER THE SIDEWALK, OR OVER A WALKING

AREA WITHIN 10 FEET IMMEDIATELY ADJACENT TO THE SIDEWALK, WITHIN 18" VERTICALLY OF THE SIDEWALK GRADE AND BE ACCESSIBLE.

4. UP TO 6 FEET HORIZONTAL FROM BUILDING: LOWER EDGE TO BE

MIN 8 FEET AND MAX 13 FEET ABOVE SIDEWALK OR WALKING AREA, WHERE OVER 6 FEET HORIZONTAL FROM BUILDING: LOWER EDGE TO BE MIN 10 FEET AND MAXIMUM 15 FEET ABOVE SIDEWALK OR WALKING AREA.

5. PEDESTRIAN LIGHTING TO BE PROVIDED

23.48.645 – UPPER LEVEL DEVELOPMENT STANDARDS:

A. MAX FLOOR AREA LIMITS APPLY TO ALL STORIES ABOVE

45 FEET ABOVE AVERAGE GRADE LEVEL.

2. PER TABLE A. STRUCTURES GREATER THAN 160 FEET BUT NOT

EXCEEDING 240 FEET IN HEIGHT:

AVERAGE GROSS FLOOR AREA FOR ALL STORIES = 10,500 SF;

C. REAR LOT LINE THAT ABUTS AN ALLEY, PORTIONS OF A STRUCTURE 45 FEET OR LESS, NON REQUIRED; PORTIONS OF A STRUCTURE GREATER THAN 45 FEET: 10 FEET MINIMUM.

D. SIDE LOT LINE SETBACK OF 15' MIN REQUIRED ABOVE 45 FEET (NOT ALONG ALLEY OR STREET.)

E. SEPARATION ABOVE MIDRISE HEIGHT LIMIT (45 FEET)

1. MIN 75 FEET BETWEEN HIGHRISE PORTIONS OF STRUCTURES ON SAME BLOCK.

4. IF THE PRESENCE OF AN EXISTING HIGHRISE STRUCTURE WOULD PRECLUDE THE ADDITION OF ANOTHER HIGHRISE STRUCTURE ON A DIFFERENT BLOCK FRONT OF THE SAME BLOCK, THE DIRECTOR MAY, AS A SPECIAL EXCEPTION, REDUCE THE REQUIRED SEPARATION BY UP TO 20 PERCENT.

F. PROJECTIONS: THE FIRST 4 FEET OF HORIZONTAL PROJECTION OF DECKS, BALCONIES WITH OPEN RAILINGS, EAVES, CORNICES, GUTTERS AND SIMILAR FEATURES ARE PERMITTED IN ALL SETBACKS AND SEPARATIONS NOTED IN 23.48.645

23.48.646 – FAÇADE MODULATION:

A. FAÇADE MODULATION REQUIRED ON LOTS EXCEEDING 12,000 SF FOR THE STREET-FACING FAÇADE WITHIN 10 FEET OF THE STREET LOT LINE EXCEPT AS NOTED IN 23.48.646.B.

B. MODULATION NOT REQUIRED AT THE FOLLOWING

1. PORTIONS OF THE STREET-FACING FAÇADE OF A STORY THAT IS LESS THAN 4 FEET ABOVE SIDEWALK GRADE, MEASURED TO TOP OF FLOOR ABOVE.

2. FOR STRUCTURES ON A LOT IN THE SM-U/R 75/240 ZONE THAT EXCEED 75 FEET IN HEIGHT.

4. FOR THE PORTION OF THE STREET-FACING FAÇADE THAT DOES NOT EXCEED A WIDTH OF 100 FEET ABOVE 45 FEET IN HEIGHT.

C. MAXIMUM LENGTH OF UNMODULATED FAÇADE PER TABLE

B. MEASURED PARALLEL TO EACH STREET LOT LINE AND SHALL APPLY TO ANY PORTION OF THE FAÇADE INCLUDING PROJECTIONS SUCH AS BALCONIES, THAT IS LOCATED WITHIN 10 FEET OF STREET LOT LINES.

STORIES UP TO 45' = 120' MAX UNMODULATED LENGTH

STORIES 45' UP TO MIDRISE (95') = 120' MAX UNMODULATED

STORIES ABOVE MIDRISE (95') = 80' MAX UNMODULATED

D. IF A PORTION OF A STREET-FACING FAÇADE WITHIN 10 FEET OF THE STREET LOT LINE EXTENDS TO THE MAXIMUM LENGTH PERMITTED FOR AN UNMODULATED FAÇADE, ANY FURTHER INCREASE IN THE LENGTH OF THE FAÇADE IS ALLOWED ONLY IF THE ADDITIONAL PORTIONS OF THE FAÇADE SET BACK A MINIMUM OF 10 FEET FROM THE STREET LOT LINE FOR A MINIMUM LENGTH OF 20 FEET. IF THE REQUIRED SETBACK IS PROVIDED, ADDITIONAL PORTIONS OF THE FAÇADE MAY BE LOCATED WITHIN 10 FEET OF THE STREET LOT LINE. PERMITTED PROJECTIONS WITHIN THE SETBACK AREA ARE LIMITED TO THE FOLLOWING:

1. ROOF EAVES, GUTTERS, AND CORNICES AND SIMILAR FEATURES MAY EXTEND 18 INCHES INTO THE SETBACK.

2. OVERHEAD WEATHER PROTECTION REQUIRED OR NOT. THE STREET ALONG ALL STREET FRONTAGES BY ANOTHER USE.

23.54.015 – REQUIRED PARKING:

A. VEHICULAR PARKING

NON-RESIDENTIAL PER TABLE A, SECTION II, LINE J STATION AREA

OVERLAY DISTRICT = NONE REQUIRED

RESIDENTIAL PER TABLE B, SECTION II, LINE L = NONE REQUIRED



Zoning Summary

SMC CHAPTER 23.54 - QUANTITY & DESIGN

- K. BICYCLE PARKING PER TABLE D.
- A.6 SALES AND SERVICES, GENERAL
 - LONG-TERM: 1 PER 4,000 SF
 - SHORT-TERM: 1 PER 2,000 SF
 - D. RESIDENTIAL USES
 - 3 D.2 MULTI-FAMILY:
 - LONG-TERM: 1 PER DWELLING UNIT
 - SHORT-TERM: 1 PER 20 DWELLING UNITS
 - 3 FOR RESIDENTIAL USES, AFTER THE FIRST 50 BICYCLE SPACES ARE PROVIDED, ADDITIONAL SPACES ARE REQUIRED AT 3/4 THE RATIO SHOWN IN TABLE D.
 - 1. ROUNDING – LONG-TERM ROUND UP TO THE NEAREST WHOLE NUMBER. FOR SHORT-TERM, ROUND UP TO THE NEAREST WHOLE EVEN NUMBER.
 - 2. PROVIDE BICYCLE PARKING IN A HIGHLY VISIBLE, SAFE, AND CONVENIENT LOCATION.
 - a. LONG-TERM PARKING TO BE PROVIDED IN SECURE LOCATIONS. AVOID CONFLICTS WITH AUTOMOBILE ACCESSES AND DRIVEWAYS.
 - b. PROVIDE PEDESTRIAN AND BICYCLE ACCESS TO LONG-TERM BICYCLE PARKING THAT IS SEPARATE FROM OTHER VEHICULAR ENTRY AND EGRESS POINTS.
 - c. PROVIDE LIGHTING
 - d. PROVIDE DIRECTIONAL SIGNAGE FOR EASY WAY-FINDING FOR BICYCLISTS.
 - e. LONG-TERM BICYCLE PARKING LOCATION SHALL NOT REQUIRE CARRYING BICYCLES ON STAIRS.
 - f. WHERE PRACTICABLE, LONG-TERM BICYCLE PARKING SHALL INCLUDE A VARIETY OF RACK TYPES TO ACCOMMODATE DIFFERENT TYPES OF BICYCLES.
 - g. INSTALL RACKS AND HARDWARE PER MANUFACTURER ALLOWING ADEQUATE CLEARANCES.
 - h. PROVIDE FULL WEATHER PROTECTION FOR ALL REQUIRED LONG-TERM BICYCLE PARKING.
 - 3. RESIDENTIAL BICYCLE PARKING SHALL BE LOCATED ON-SITE.
 - 5. BICYCLE PARKING FACILITIES SHARED BY MORE THAN ONE USE ARE ENCOURAGED.

- 6. NON-RESIDENTIAL BICYCLE PARKING SHALL BE LOCATED ON THE LOT
 - 9. BICYCLE PARKING SPACES WITHIN DWELLING UNITS OTHER THAN ON BALCONIES DO NOT COUNT TOWARD THE BICYCLE PARKING REQUIREMENT.
- 23.54.030 – PARKING SPACE AND ACCESS STANDARDS:**
ALL PARKING SPACE PROVIDED, WHETHER REQUIRED OR NOT, AND REQUIRED BARRIER-FREE PARKING, SHALL MEET THE STANDARDS OF THIS SECTION.
- A. DIMENSIONS:
 - 1. LARGE VEHICLE = 8.5' X 19'
 - 2. MEDIUM VEHICLE = 8' X 16'
 - 3. SMALL VEHICLE = 7.5' X 15'
 - 4. a. BARRIER-FREE PARKING = SPACE SHALL BE NOT LESS THAN 8' WIDE WITH ADJACENT ACCESS AISLE NOT LESS THAN 5' WIDE. VAN ACCESSIBLE PARKING SPACES SHALL HAVE AN ADJACENT ACCESS AISLE OF NOT LESS THAN 8' WIDE. ADJACENT BARRIER-FREE STALLS MAY SHARE A COMMON ACCESS AISLE
 - b. AT LEAST ONE VAN STALL SHALL BE 19' MIN LONG, OTHER SPACES MAY BE LENGTHS OF SMALL, MEDIUM OR LARGE SPACES IN PROPORTION TO MIX IN THE REST OF THE PROJECT.
 - 6. COLUMNS OR OTHER STRUCTURAL ELEMENTS MAY ENCROACH INTO THE PARKING SPACE MAX 6" OUTSIDE OF DOOR CLEARANCE AREA.
 - B. MIX ETC.
 - 1. RESIDENTIAL USES
 - b. IF MORE THAN 5 SPACES PROVIDED, MIN 60% TO BE MEDIUM
 - 2. NON-RESIDENTIAL
 - c. IF 20 OR MORE SPACES PROVIDED, MIN 35% MAX 65% TO BE SMALL, MIN 35% TO BE LARGE
 - D. DRIVEWAYS
 - 2.a.2) MIN WIDTH FOR TWO-WAY TRAFFIC SHALL BE

- 22 FEET, MAX 25'
 - b. TURNING PATH TO CONFIRM WITH PATH RADIUS SHOWN IN EXHIBIT B
 - 3. DRIVEWAY SLOPE SHALL NOT EXCEED 15%
 - E. PARKING AISLES SHALL COMPLY WITH EXHIBIT C
 - G. SIGHT TRIANGLES
 - 2. TWO-WAY DRIVEWAYS 22' WIDE OR MORE, PROVIDE SIGHT TRIANGLE AT SIDE USED AS AN EXIT ONLY
 - 4. WHEN DRIVEWAY IS LESS THAN 10 FEET FROM THE LOT LINE, SIGHT TRIANGLE MAY BE PROVIDED AS FOLLOWS:
 - a. AN EASEMENT
 - b. SHARED DRIVEWAY WITH NEIGHBORING LOT
 - c. DRIVEWAY OR EASEMENT MAY BEGIN 5 FEET FROM THE LOT LINE, AS DEPICTED IN EXHIBIT F.
 - K. PEDESTRIAN ACCESS TO GARAGE REQUIRED IN ZONE WHERE FLEXIBLE-USE PARKING IS PERMITTED.
- 23.54.040 – SOLID WASTE AND RECYCLABLE MATERIAL:**
- A. SHARED STORAGE SPACE PER TABLE A:
 - MORE THAN 100 DWELLING UNITS = 575 SF + 4 SF FOR EACH ADDITIONAL UNIT OVER 100 (TOTAL AREA MAY BE REDUCED BY 15% IF MIN HORIZONTAL DIMENSION IS 20')
 - NON-RESIDENTIAL
 - 0-5,000 SF = 82 SF (X50% IF SPACED SHARED WITH RES)
 - 5,001 – 15,000 SF = 124 SF (X50% IF SPACE SHARED WITH RES)
 - B. SPACE FOR GARBAGE MAY BE SHARED IN MIXED USE DEVELOPMENT, BUT SEPARATE SPACES FOR RECYCLING SHALL BE PROVIDED.
 - F. ACCESS FOR SERVICE PROVIDERS
 - 1. a. 2 CU YD OR SMALLER CONTAINERS MAY BE PLACED NO MORE THAN 50 FEET FROM THE COLLECTION LOCATION
 - c. ACCESS RAMPS TO THE STORAGE SPACE SHALL NOT EXCEED A GRADE OF 6%
 - 2. a. FOR CONTAINERS LARGER THAN 2 CU YD AND

Zoning Summary

SMC CHAPTER 23.58A - INCENTIVE PROVS.

ALL COMPACTED CONTAINERS DIRECT ACCESS SHALL BE PROVIDED

b. GATES OR ACCESS ROUTES FOR TRUCKS SHALL BE MINIMUM 10 FEET WIDE.

d. IF ACCESSED DIRECTLY BY A COLLECTION VEHICLE, A 21’ OVERHEAD CLEARANCE SHALL BE PROVIDED.

23.58A.012 – METHODS FOR EXTRA RES FLOOR AREA:

B. IF MAX HEIGHT LIMIT OF RESIDENTIAL USE IS HIGHER THAN 85’ USE HOUSING BONUS RESIDENTIAL FLOOR AREA PER 23.58A.014 TO ACHIEVE 60% OF THE TOTAL EXTRA RESIDENTIAL FLOOR AREA ON THE LOT AND, TO THE EXTENT PERMITTED UNDER THE PROVISIONS OF THE ZONE OR THIS CHAPTER, MAY USE BONUS RESIDENTIAL FLOOR AREA FOR AMENITIES PURSUANT TO 23.58A.040.

23.58A.014 – BONUS RESIDENTIAL FLOOR AREA FOR AFFORDABLE HOUSING:

B. PERFORMANCE OPTION

1. a. AMOUNT OF AFFORDABLE HOUSING = 14% OF THE GROSS BONUS RESIDENTIAL FLOOR AREA.

C. PAYMENT OPTION IS AVAILABLE ONLY WHEN THE MAXIMUM HEIGHT FOR RESIDENTIAL USE UNDER THE PROVISIONS OF THE ZONE IS MORE THAN 85 FEET AND ONLY IF THE DIRECTOR DETERMINES THAT THE PAYMENT ACHIEVES A RESULT EQUAL TO OR BETTER THAN PROVIDING THE AFFORDABLE HOUSING ON-SITE.

1. a. AN APPLICANT MAY PAY TO THE CITY \$15.15 PER SF OF GROSS BONUS RESIDENTIAL FLOOR AREA.

BONUS FLOOR AREA CALCULATION:

BASE FAR (MAX FOR ALL USES) = 4.75 (72,381 SF)

MAX ALLOWABLE FAR WITH BONUS = 12.00 (182,856 SF)

PROPOSED FAR: PROPOSED FAR = 11.70 (178,245 SF)

PROPOSED BONUS FAR (PROPOSED – BASE) = 6.95 (105,864

SF)

BONUS AREA PROVIDED BY: 65% OF BONUS AREA (PER 23.48.622, 23.58A.14, 23.58C) = 68,812 SF

5% OF BONUS AREA (NEIGHBORHOOD OPEN SPACE UNDER 23.48.624): 37,052 SF

NEIGHBORHOOD OPEN SPACE PROVIDED = 5,328 X 7 SF (PER 23.58a.040) ALLOWS FOR UP TO 37,296 SF BONUS AREA

23.58A.040 – BONUS FLOOR AREA FOR OPEN SPACE AMENITIES:

C. PERFORMANCE OPTION

3. BONUS RATIO:

a. FOR A NEIGHBORHOOD OPEN SPACE, 7 SF OF BONUS FLOOR AREA PER 1 SF OF QUALIFYING NEIGHBORHOOD OPEN SPACE (7:1)

4. MAXIMUM OPEN SPACE IN A HIGHRISE ZONE = 15,000 SF

5. STANDARDS FOR OPEN SPACE AMENITIES

a. OPEN TO PUBLIC ACCESS FREE OF CHARGE MIN 10 HOURS PER DAY DURING DAYLIGHT HOURS

b. 2) DESIGN STANDARDS

a) CONSIST OF ONE CONTINUOUS AREA WITH A MINIMUM OF 3,000 SF AND A MINIMUM HORIZONTAL DIMENSION OF 10’

b) MIN 35% OF OPEN SPACE LANDSCAPED WITH GRASS, GROUND COVER, BUSHES AND/OR TREES

c) PERMANENT OR MOVABLE SEATING EQUIVALENT TO 1 LINEAL FOOT FOR EVERY 200 SF OF OPEN SPACE

d) MAXIMIZE SOLAR EXPOSURE, ALLOW EASY ACCESS FORM STREETS. MIN FRONTAGE OF 30 FEET AT GRADE ABUTTING A SIDEWALK. BE VISIBLE FROM SIDEWALKS ON AT LEAST ONE STREET.

e) PROVIDE AT GROUND LEVEL, EXCEPT ON STEEP LOTS, SEPARATION OF MULTIPLE LEVELS MAY BE ALLOWED.

f) UP TO 20% TOTAL AREA MAY BE COVERED BY ELEMENTS ACCESSORY TO PUBLIC USE OF THE OPEN SPACE: PERMANENT, FREE-STANDING STRUCTURES SUCH AS RETAIL KIOSKS, PAVILIONS, PEDESTRIAN SHELTERS,

SMC CHAPTER 23.58C - MHA FOR RES

STRUCTURAL OVERHANGS, WEATHER PROTECTION. MAY BE SHARED WITH RESERVE SEATING AND/OR TABLE BUT HE RESERVED AREA SHALL NOT EXCEED 15% OF THE OPEN SPACE OR 500 SF, WHICHEVER IS LESS

h. 2) IDENTIFICATION: PLACE PLAQUE WITH CITY’S PUBLIC OPEN SPACE LOGO IN A VISIBLE LOCATION

D. PAYMENT OPTION:

2. a. IN LIEU OF ALL OR PART OF THE PERFORMANCE OPTION, APPLICANT MAY PAY THE CITY AN AMOUNT DETERMINED BY MULTIPLYING THE NUMBER OF SF OF LAND THAT WOULD BE PROVIDED AS A NEIGHBORHOOD OPEN SPACE, BY THE SUM OF AN AVERAGE SF COST FOR OPEN SPACE IMPROVEMENTS.

23.58C.040 PAYMENT AMOUNT

A.1. CALCULATED BY MULTIPLYING PAYMENT CALCULATION AMOUNT PER SQUARE FOOT ACCORDING TO TABLE A OR TABLE B FOR 23.58C.040 AND MAP A FOR 23.58C.050



Design Guidelines

CITYWIDE & UNIVERSITY DISTRICT SUPPLEMENTAL GUIDELINES

SITE PLANNING AND MASSING

CS1. NATURAL SYSTEMS & SITE FEATURES:

CITYWIDE GUIDELINE

Use natural systems and features of the site and its surroundings as a starting point for project design.

UNIVERSITY DISTRICT SUPPLEMENTAL GUIDANCE

1. Plan for Daylight & Trees

CS2. URBAN PATTERN & FORM:

CITYWIDE GUIDELINE

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

UNIVERSITY DISTRICT SUPPLEMENTAL GUIDANCE

1. Character Areas & Corridor Character Areas
2. Neighborhood Context
3. Gateways & Placemaking Corners

CS3. ARCHITECTURAL CONTEXT & CHARACTER:

CITYWIDE GUIDELINE

Contribute to the architectural character of the neighborhood.

UNIVERSITY DISTRICT SUPPLEMENTAL GUIDANCE

1. University District Architectural Character

Response:

The perimeter of the ground level further sets back from the property line to provide connection to the open space and defined entrances. The high degree of transparency at the street level provide eyes to the street and the open space, to create a safe environment.

The entrance locations along Brooklyn Ave NE provides strong connections and activation along the street, while the entrance along the North adjacent to the open space, active the use of the open space, while providing easy access for bicycle parking. All entries meet the sidewalk at grade making a clear connection.

THE STREETScape

PL1. CONNECTIVITY:

CITYWIDE GUIDELINE

Complement and contribute to the network of open spaces around the site and the connections among them.

UNIVERSITY DISTRICT SUPPLEMENTAL GUIDANCE

1. Networks & Connections to Community Open Space

PL2. WALKABILITY:

CITYWIDE GUIDELINE

Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

PL3. STREET LEVEL INTERACTION:

CITYWIDE GUIDELINE

Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

UNIVERSITY DISTRICT SUPPLEMENTAL GUIDANCE

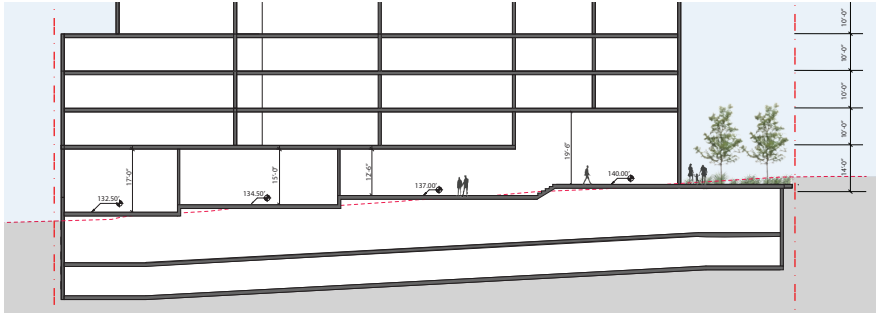
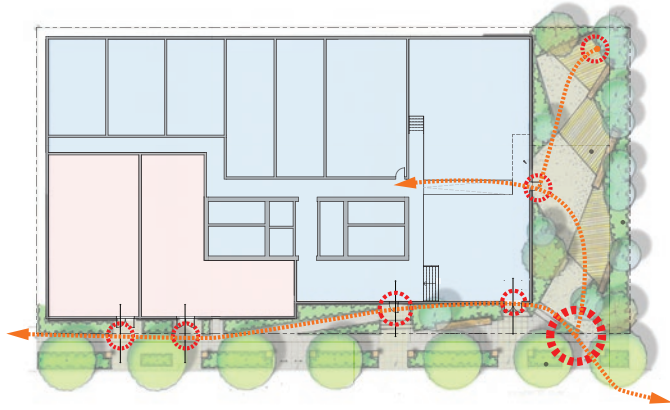
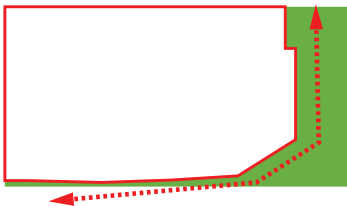
1. Entries
2. Ground-level Residential Design
3. Mixed Use Corridors & Commercial Frontages

Response:

Distinctive urban network is being developed along NE 42nd St, which include the established placemarking corner (at the intersections of NE 42nd St and the Ave; and NE 42nd St and Roosevelt Way NE), the existing landmarks (at the corner of NE 42ND and Brooklyn Ave NE).

The location of open space promotes connections to the robust network of pedestrian-oriented outdoor space.

The location of the open space at the north of the proposed site, at the high point of the site, make a strong connection to 42nd St and to the Ave.



Design Guidelines

CITYWIDE & UNIVERSITY DISTRICT SUPPLEMENTAL GUIDELINES

ARCHITECTURAL EXPRESSION

DC2. ARCHITECTURAL CONCEPT:

CITYWIDE GUIDELINE

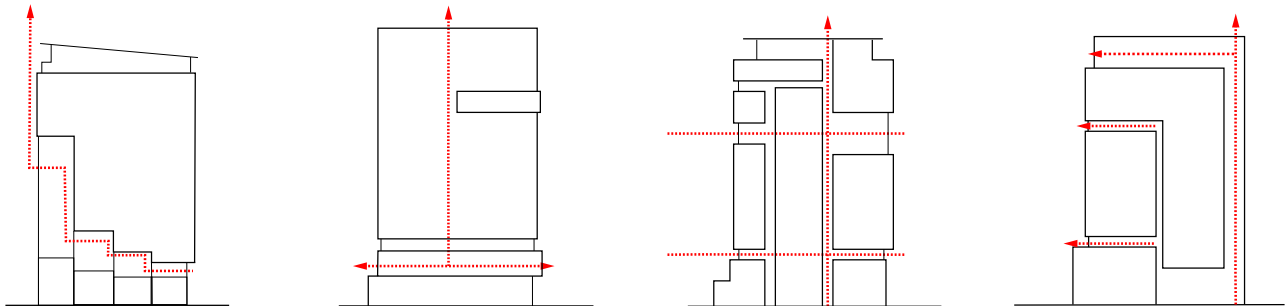
Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

UNIVERSITY DISTRICT SUPPLEMENTAL GUIDANCE

- 1. Massing & Reducing Bulk and Scale
- 2. Architectural Concept & Facade Composition
- 3. Pedestrian-Scaled Streetscape Design
- 6. Tall Buildings

Response:

The massing concepts are driven by three main factors: how the podium responds to the existing scale and urban edges; and how to provide transition from the podium to the vertical tower and how to provide connection to the open space?
The podium responds to the scale and texture of surrounding neighborhood structures. The tower connection to the podium and street varies with each option. The tower and podium relationship to the north open space also varies with each option.



DEVELOPMENT OBJECTIVES



University of Washington

- CREATE A **SENSE OF PLACE** AND ENGAGE TO PROVIDE AN ENHANCED **PEDESTRIAN REALM**.
- FOCUS ON A DESIGN THAT **RESPONDS TO EXISTING BUILDINGS SCALES & CHARACTERS** IN THE NEIGHBORHOOD.
- THE MASSING EMPHASIZES THE **"FIRST-40FT"**, ESTABLISHING A STREET EDGE AND HORIZONTAL DATUM TO RESPOND TO THE EXISTING CONTEXT.
- CREATE RELIEF AND SETBACK ALONG THE STREET FRONT, INTRODUCING **TRANSITION IN SCALE**.
- UTILIZE BUILDING ORIENTATION, SETBACK, PUBLIC OPEN SPACE TO PROVIDE **DAYLIGHT AND VENTILATION** TO ALL RESIDENTIAL UNITS.

DESIGN INSPIRATION AND PRECEDENT

TOWER

1. VERTICAL EXPRESSION



2. MODERN EXPRESSION



3. STREET-LEVEL OPEN SPACE



DESIGN INSPIRATION AND PRECEDENT

PODIUM AND STREET LEVEL



1 LEVEL APARTMENTS



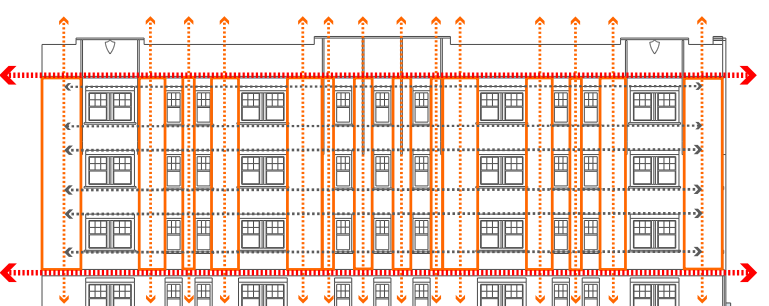
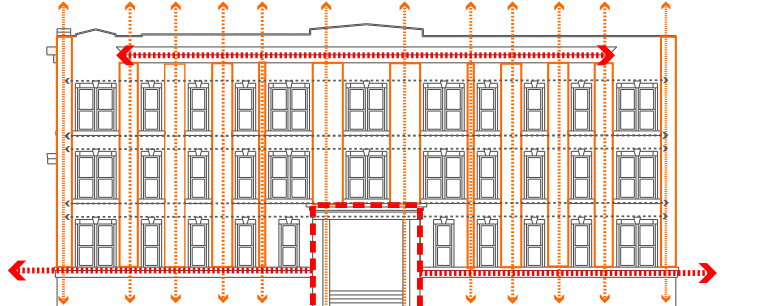
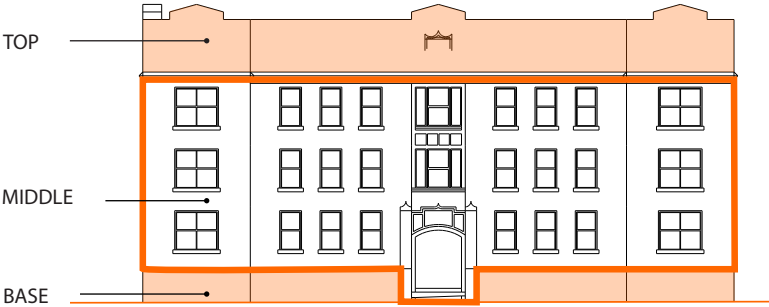
2 STANFORD APARTMENTS



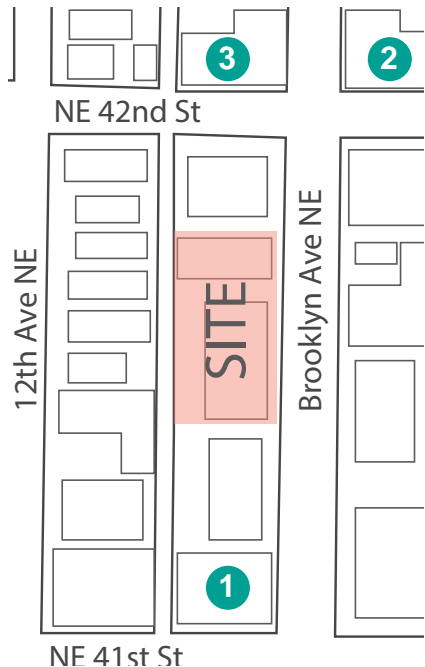
3 WELLSLEY APARTMENTS

The podium expression draws inspiration from existing structures which share characters in common:

- Distinctive scale and proportions.
- Strong building edge along the sidewalk.
- Masonry textures;
- Consistent fenestration patterns.



window arrangement
Primary Vertical Expression
& Secondary Horizontal Expression



DESIGN INSPIRATION AND PRECEDENT

PODIUM AND STREET LEVEL



1 Elm Hall; Polar Hall



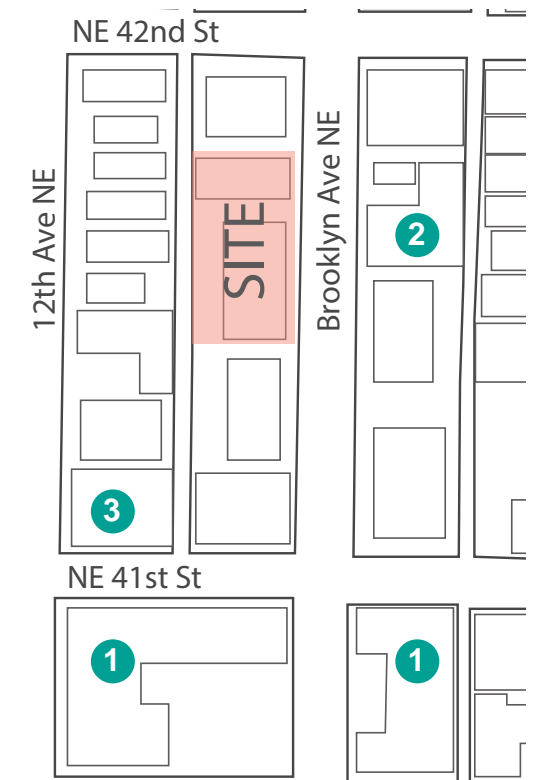
2 The Parsonage



3 Nora Apartments

Newer mid-rise apartments projects in the immediate vicinity that respond to the distinctive scale and proportions of the exciting structures discussed in the previous pages, in terms of

- Distinctive scale and proportions.
- Strong building edge along the sidewalk.
- Consistent fenestration patterns establishing horizontal lines.

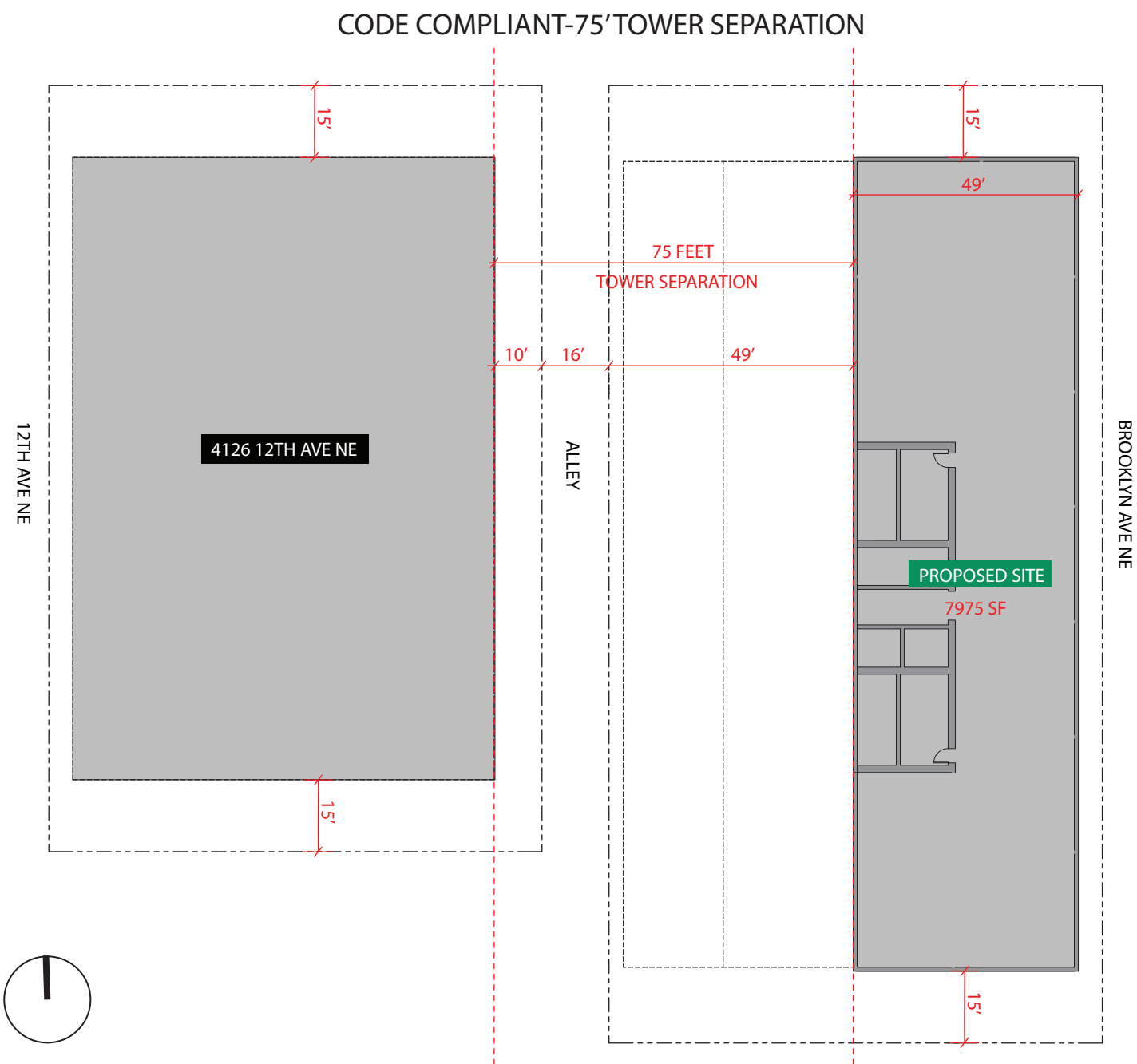


TOWER LOCATION

23.48.645-Upper-level development standards in SM-U Zones:

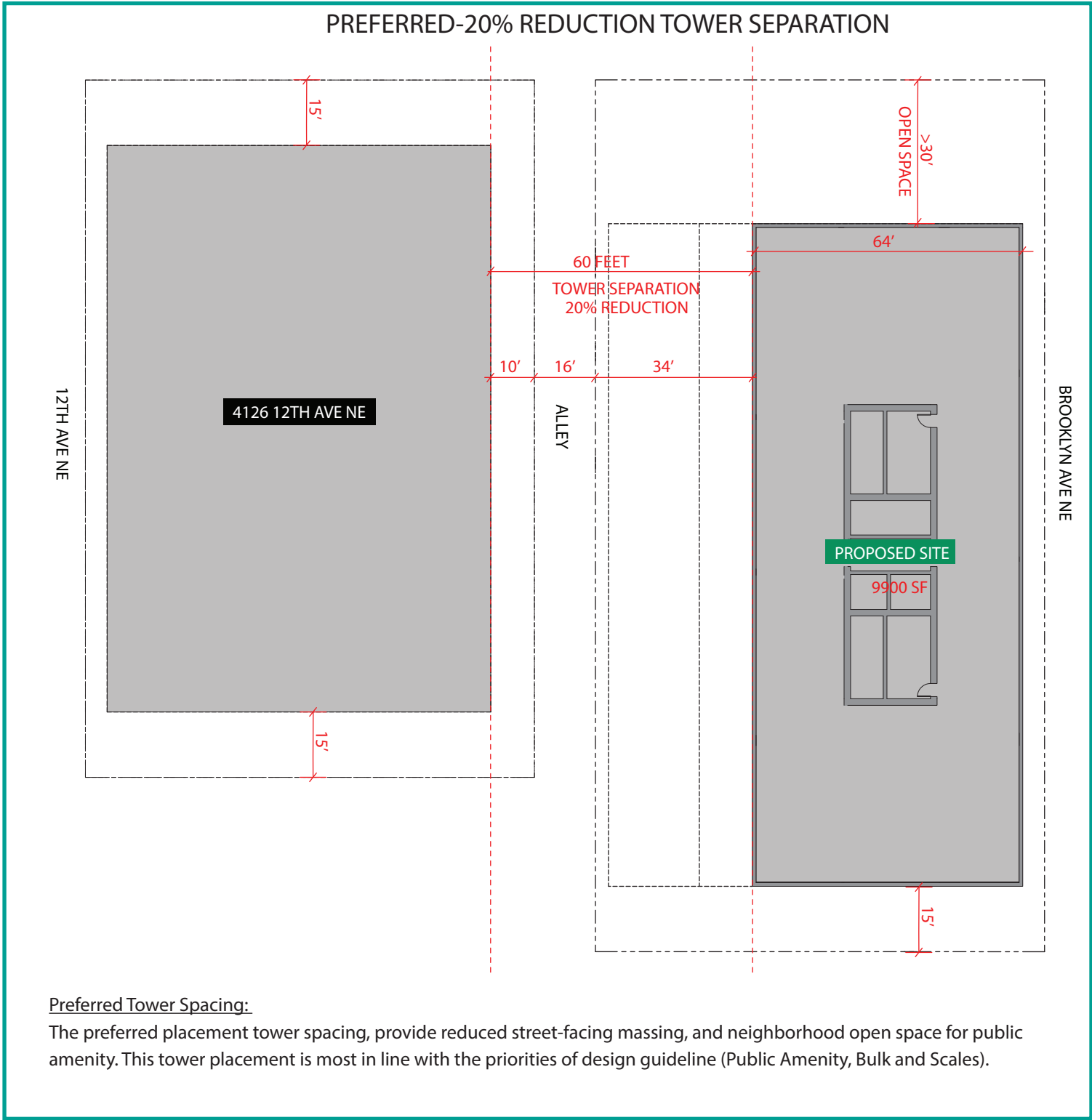
E. Separation. 1.On separate lots. A minimum separation of 75 feet is required between highrise portions of structures on a lot and any existing highrise structures located on a separate lot in the same block.

2. If the presence of an existing highrise structure would preclude the addition of another highrise structure on a different block front of the same block, the Director may, as a special exception according to Chapter 23.76, reduce the require separation of this subsection 23.48.645.E by up to 20 percent.



Code-complaint Tower Spacing:

The code-complaint tower location maximizes the tower spacing along the alley, however, this creates a less efficient tower layout, and leaves not enough room for public open space connecting to the street.



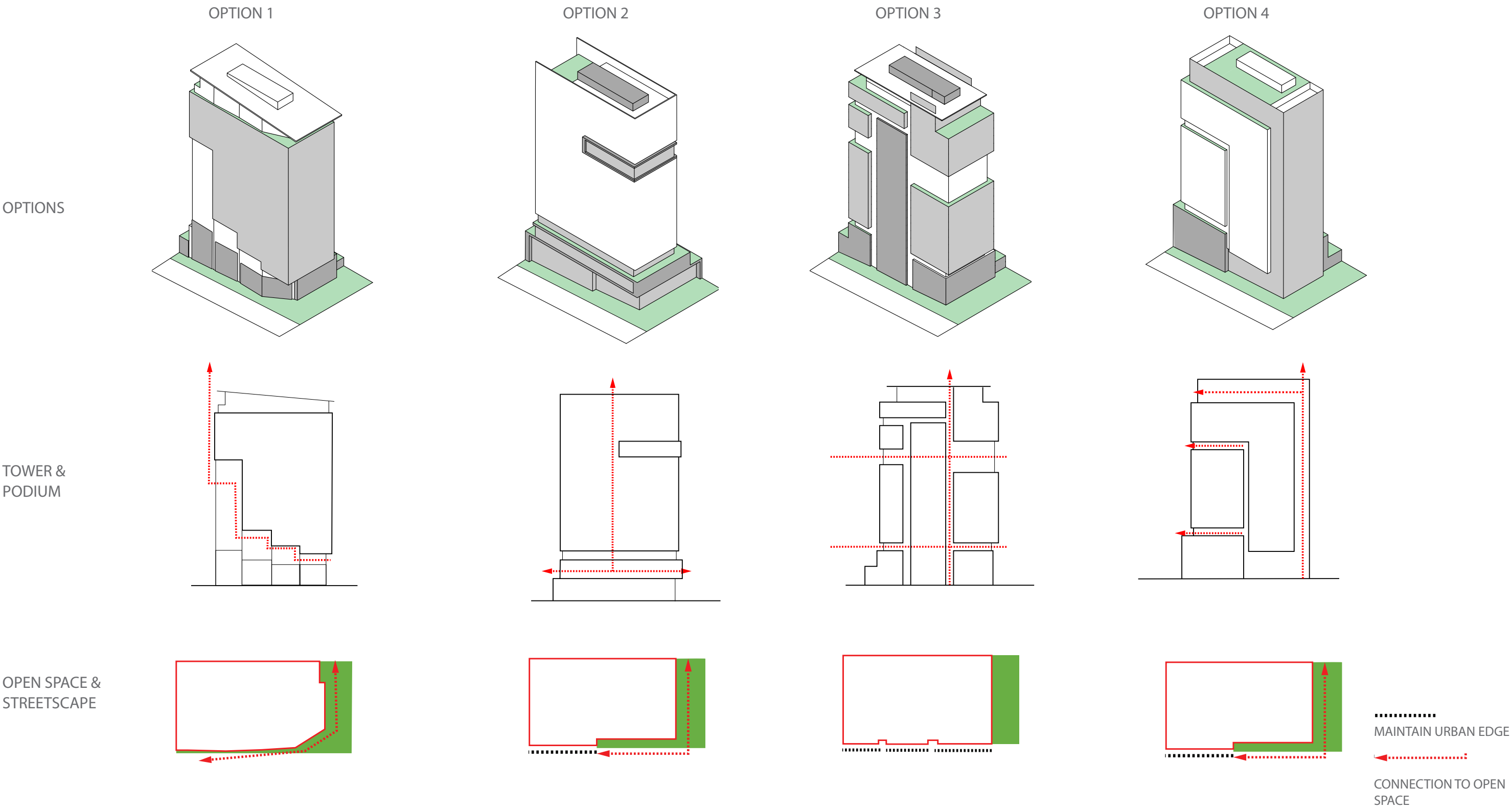
Preferred Tower Spacing:

The preferred placement tower spacing, provide reduced street-facing massing, and neighborhood open space for public amenity. This tower placement is most in line with the priorities of design guideline (Public Amenity, Bulk and Scales).

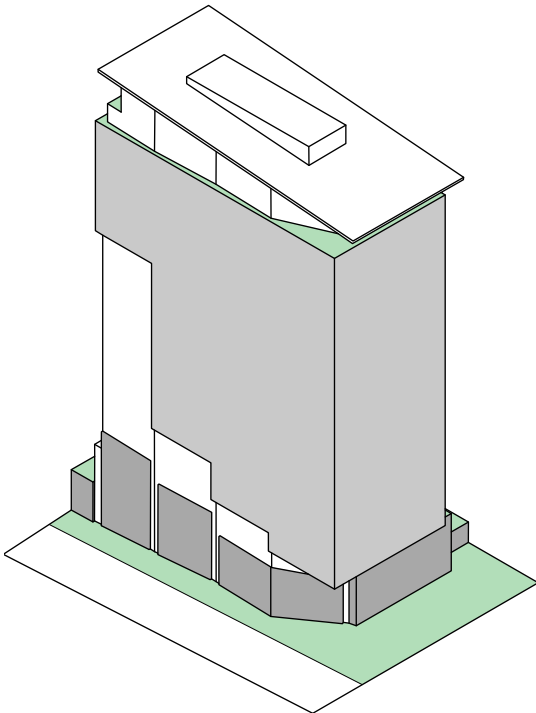
Site Plan



DESIGN CONCEPT OVERVIEW



DESIGN OPTION SUMMARY



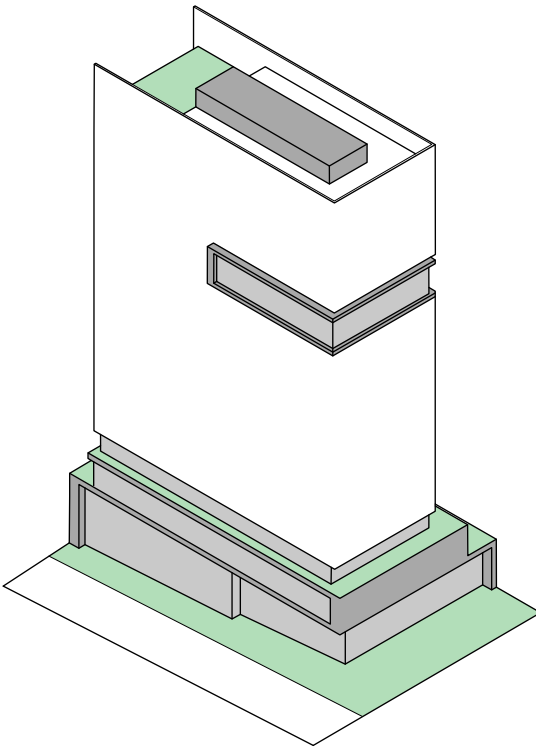
Option - 01

Total Floor Area	215,000 SF
COMMERCIAL	4700 SF
Units Count	230 UNITS
PARKING	72
FAR	10.4

- Pros
- Integrated concepts connection to the open space, podium and tower design.
 - Interesting “inverted” form, with a lighter base and a heavier tower.
 - Building entry located at northeast corner.
 - Distinctive roof line
 - Tower form slides past podium to engage the street.

- Cons
- Podium broken into smaller elements creating a less strong base.

- Departures
- 20% REDUCTION OF 75 FEET TOWER SEPARATION
 - STREET SETBACK



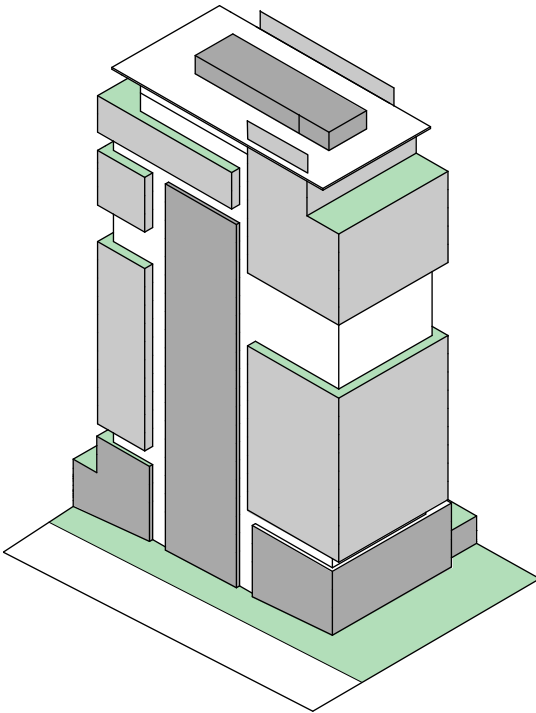
Option - 02

Total Floor Area	215,488 SF
Commercial	4700 SF
Units Count	230 UNITS
Parking	70
FAR	10.4

- Pros
- Simple tower geometry with strong podium geometry and simplified vertical expression of the tower.
 - Wide streetscape transitioning to the open space, and define main entries and retail edges.

- Cons
- Less connection of podium with the tower.

- Departures
- 20% REDUCTION OF 75 FEET TOWER SEPARATION
 - STREET SETBACK



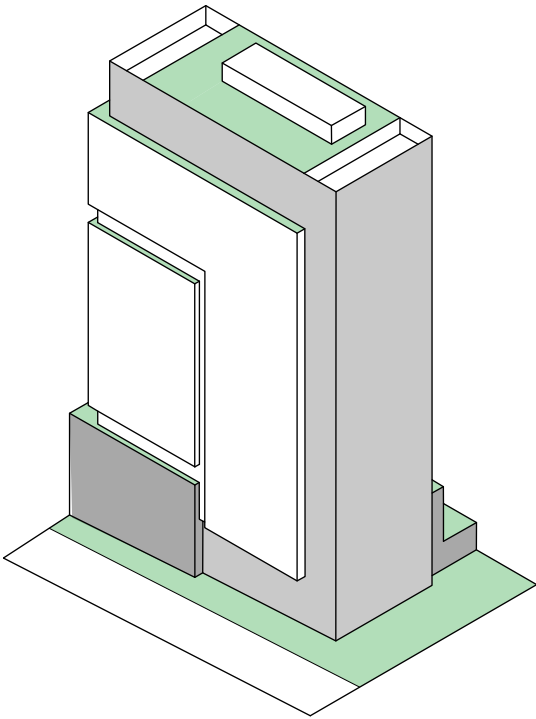
Option - 03

Total Floor Area	215,090 SF
Commercial	4700 SF
Units Count	230 UNITS
PARKING	72
FAR	10.4

- Pros
- Massing of tower is broken down to provide dynamic modulation to create visual interest and reduce the overall scale.
 - Roof-top terraces with opportunities of views toward north open space and western skyline.
 - The podium is integrated with the tower, carried down to the bottom, introducing strong street/urban edge responding to existing streetscape.
 - Distinctive roof line.

- Cons
- The podium provide less transitional scale compared to Option 4.

- Departures
- 20% REDUCTION OF 75 FEET TOWER SEPARATION
 - STREET SETBACK



Option - 04

Total Floor Area	215,900 SF
Commercial	3200 SF
Units Count	235 UNITS
PARKING	70
FAR	10.4

- Pros
- The overall plane elements are stepping up gradually, with north end of tower carried down from the top to the ground, provides gradual transition and connection to Northern open space.
 - Recessed north building entry and retail edge provide connection to the north open public space, and relief from the street edge, provides more public open space.
 - South podium is designed to maintains the urban edge and provide modulations responding to the surrounding existing structure scale and height.
 - Prominent corner entrance integrated with the open space, provide transitional semi-public space.

- Cons
- None
- Departures

- 20% REDUCTION OF 75 FEET TOWER SEPARATION

OPTION 01

DATA

Total Floor Area	215,000 SF
COMMERCIAL	4700 SF
Units Count	230 UNITS
PARKING	72
FAR	10.4

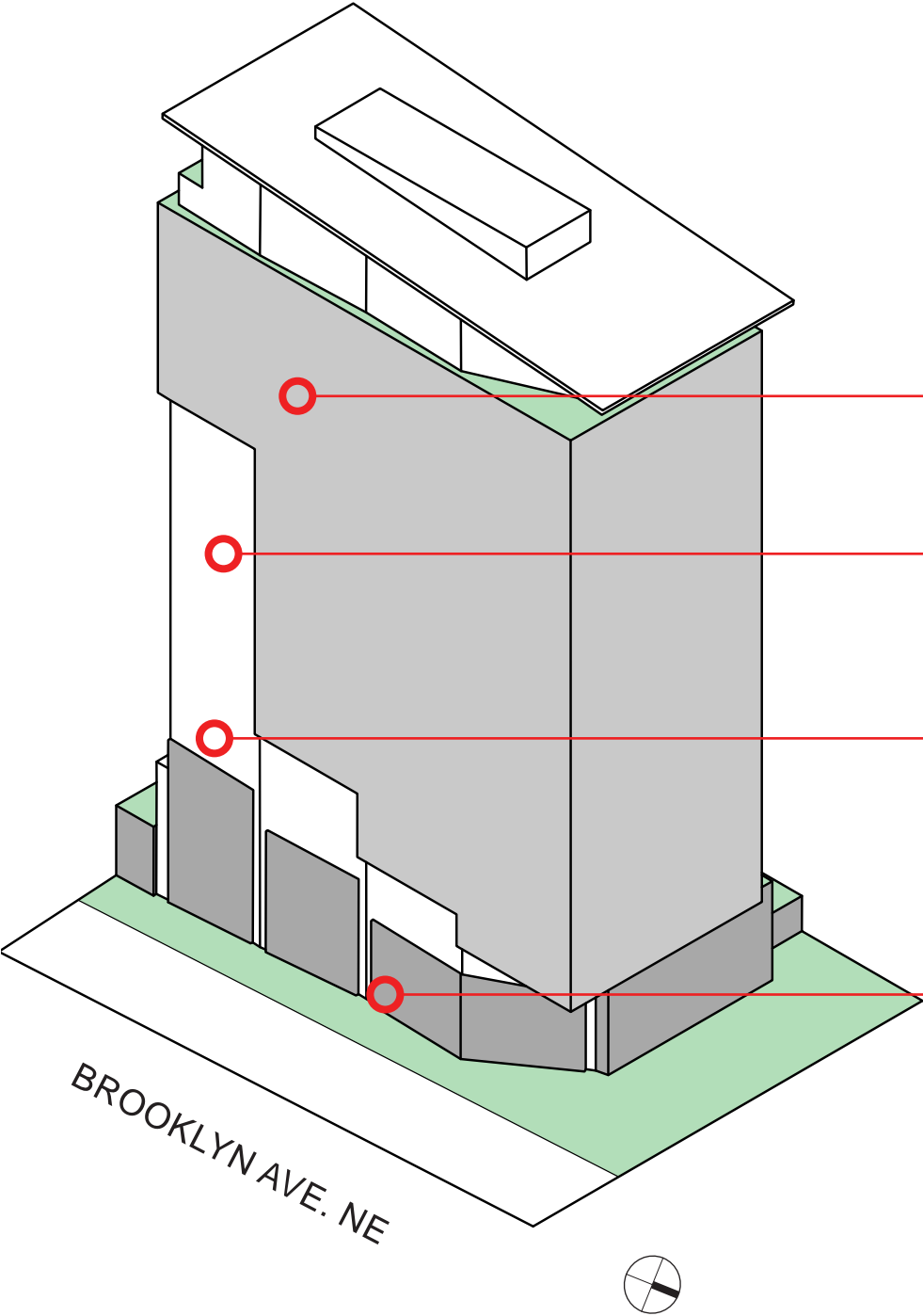
Pros

- Integrated concepts connection to the open space, podium and tower design.
- Interesting “inverted” form, with a lighter base and a heavier tower.
- Building entry located at northeast corner.
- Distinctive roof line
- Tower form slides past podium to engage the street.

Cons

Departures

- 20% REDUCTION OF 75 FEET TOWER SEPARATION
- STREET SETBACK



SOLID TEXTURED HEAVY TOWER



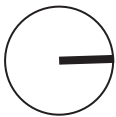
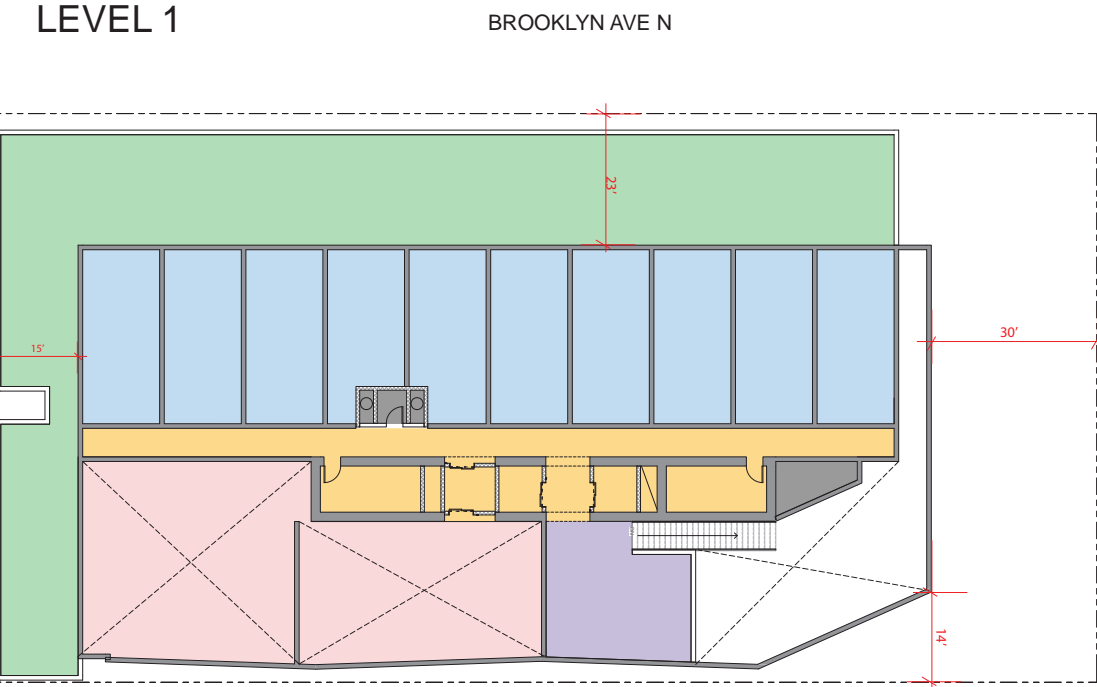
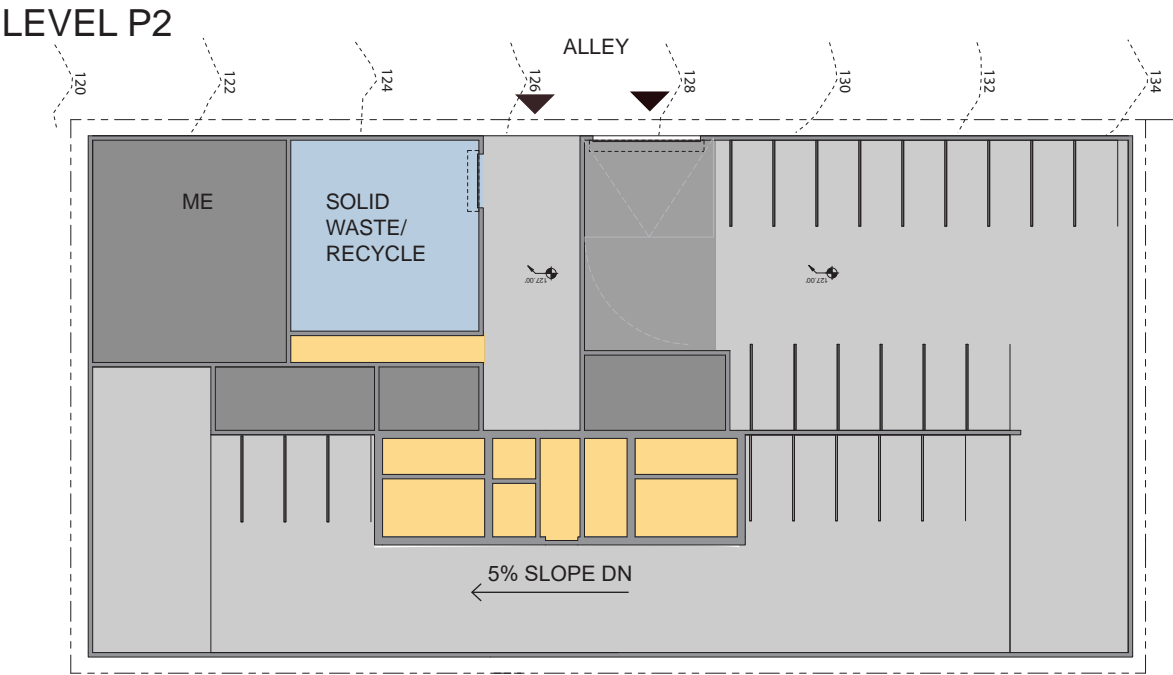
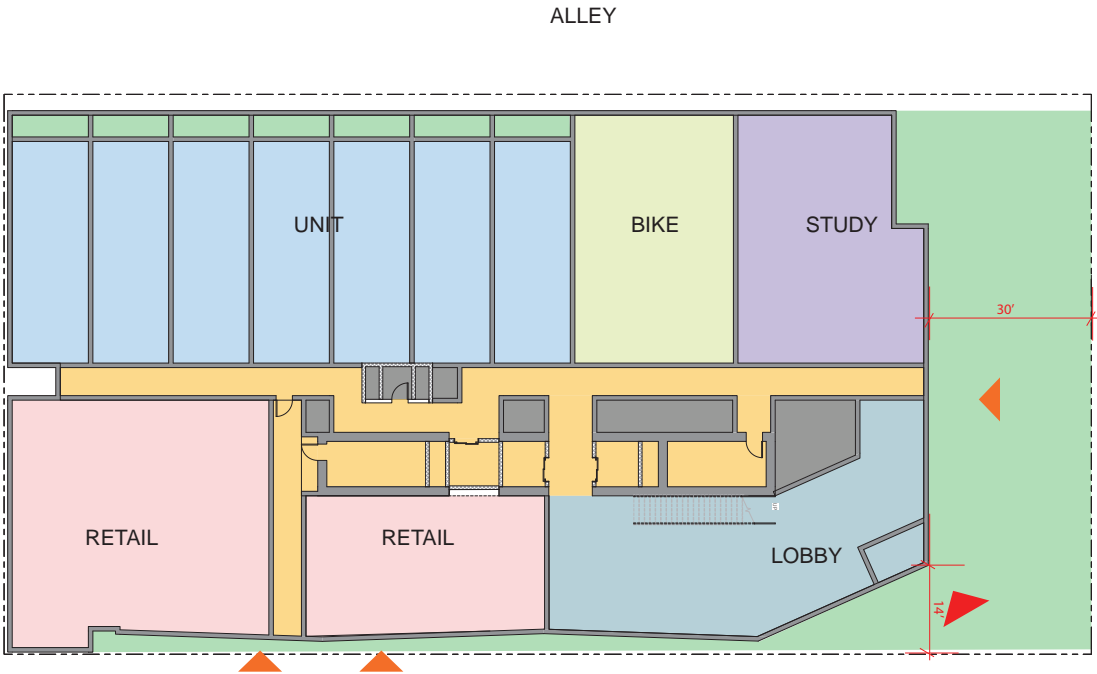
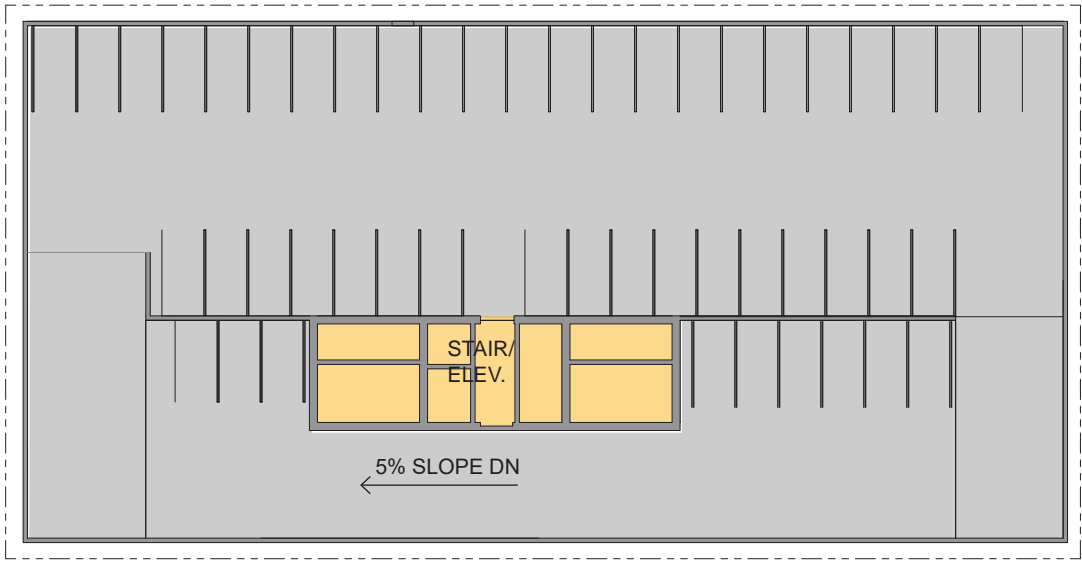
TRANSPARENT/LIGHT BASE



FRAMED ENTRY ELEMENTS

OPTION 01

- Retail
- Bicycle
- Solid Waste/Recycle
- Lobby
- M/E
- Residential Unit
- Stairs/Elevator
- Parking
- Open Space
- Amenity

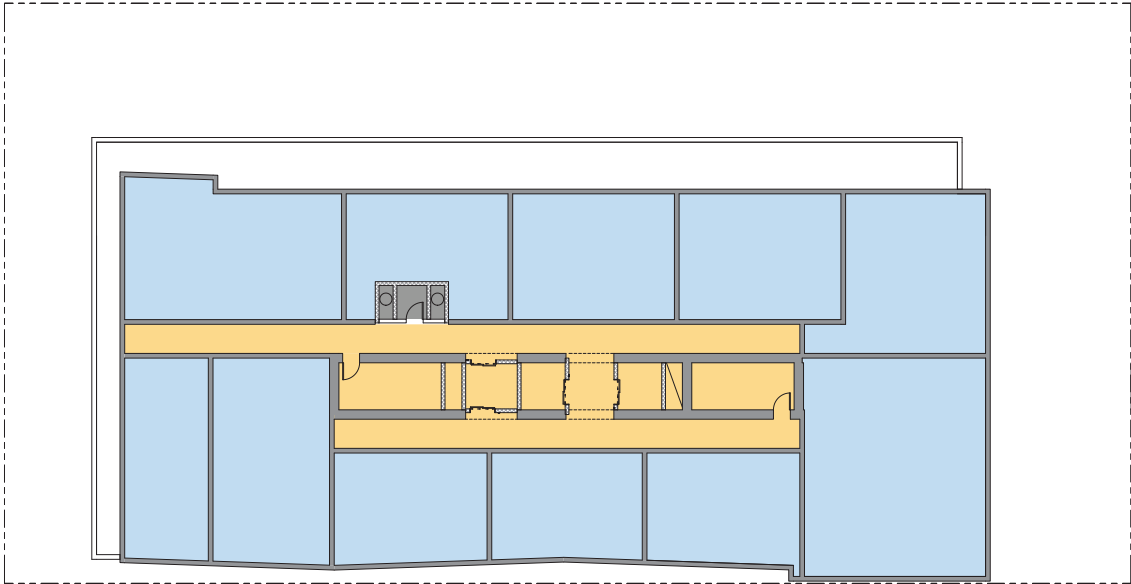


LEVEL P1

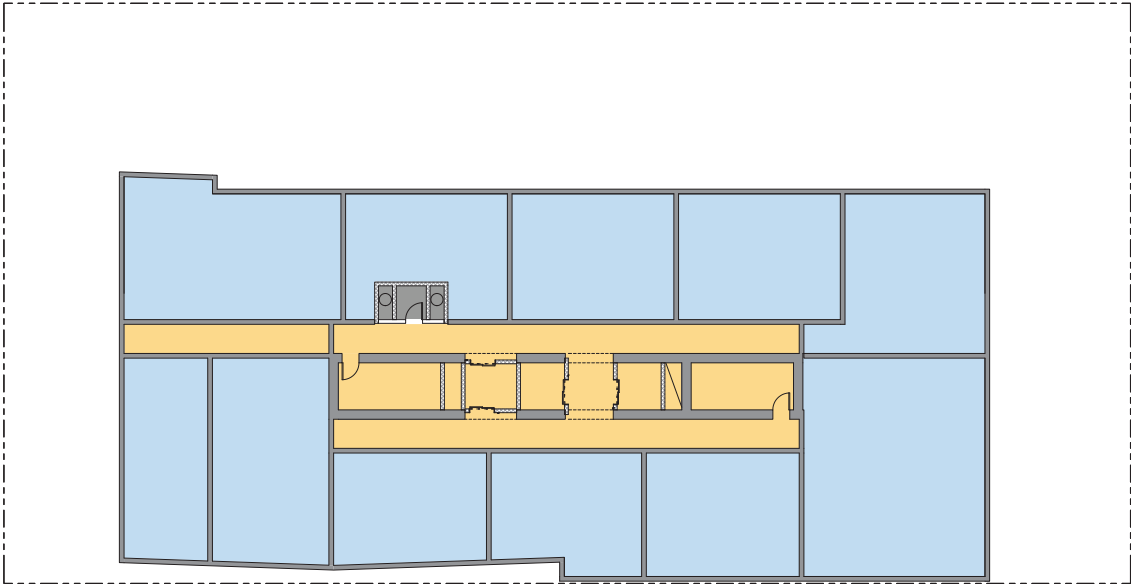
LEVEL 2&3

OPTION 01

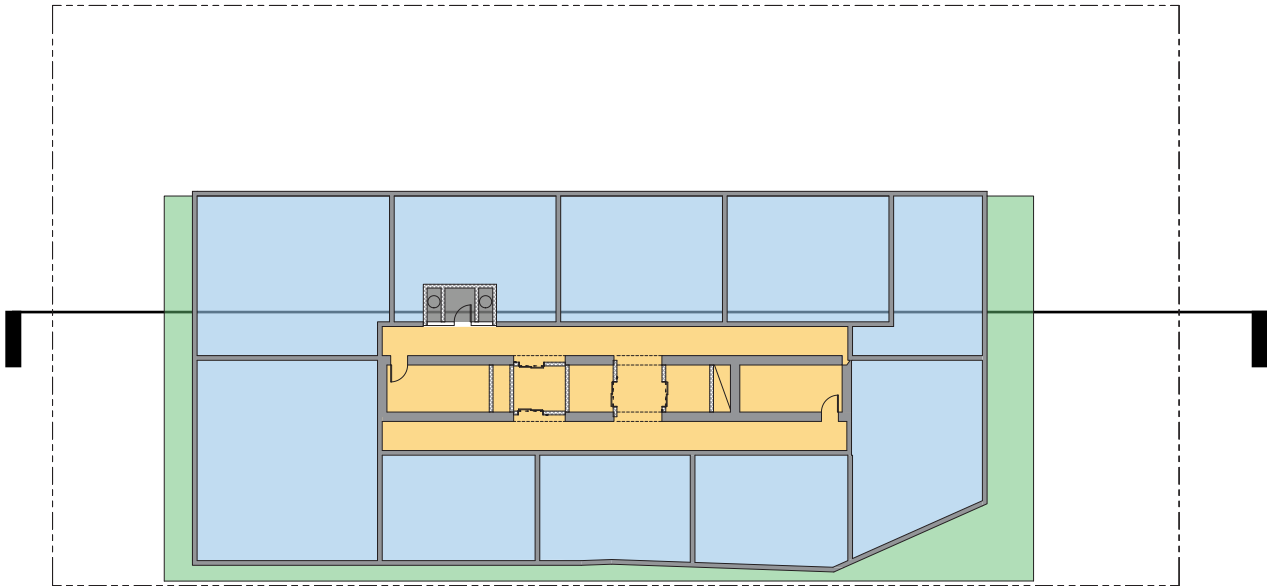
- Retail
- Bicycle
- Solid Waste/Recycle
- Lobby
- M/E
- Residential Unit
- Stairs/Elevator
- Parking
- Open Space
- Amenity



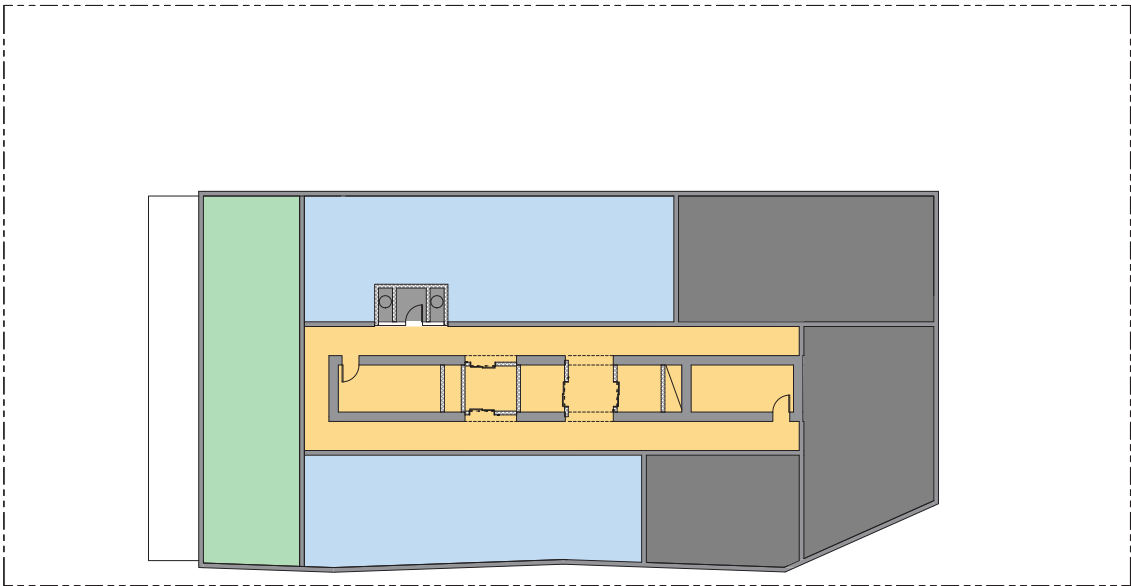
LEVEL 4



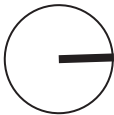
LEVEL 5-21



LEVEL 22

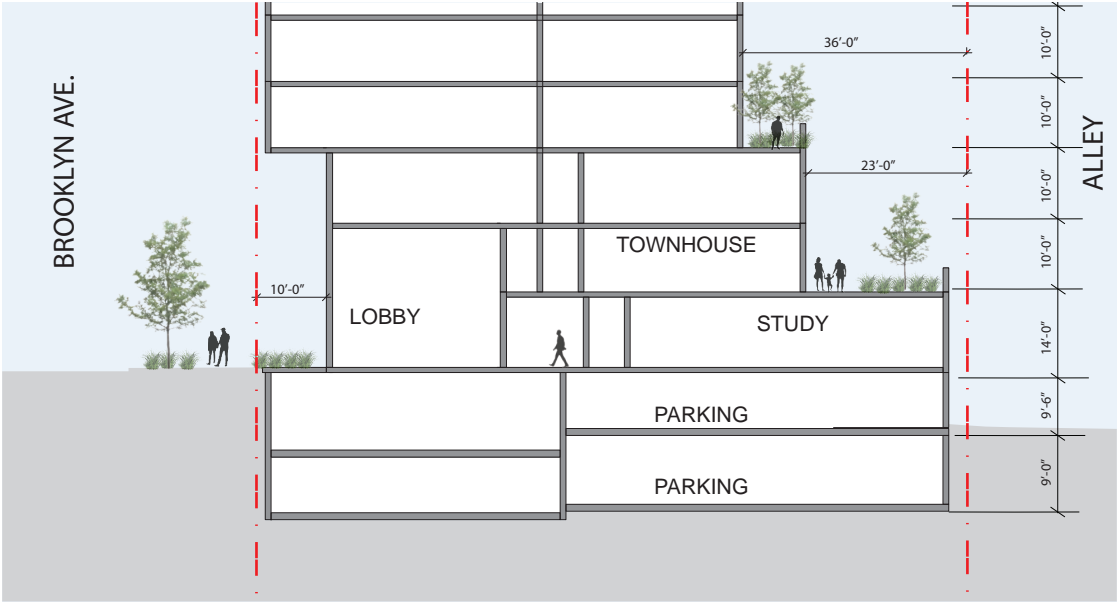
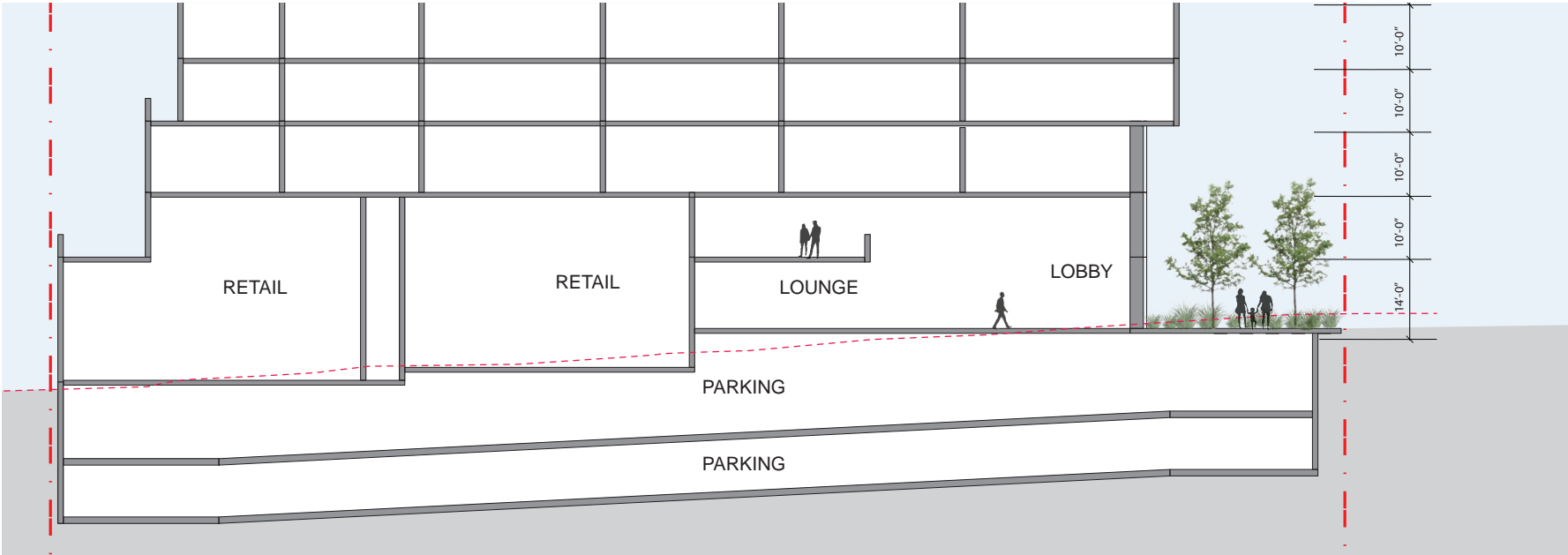


LEVEL 23



OPTION 01

STREET-LEVEL & OPEN SPACE CONCEPT



ELEVATION PERSPECTIVE

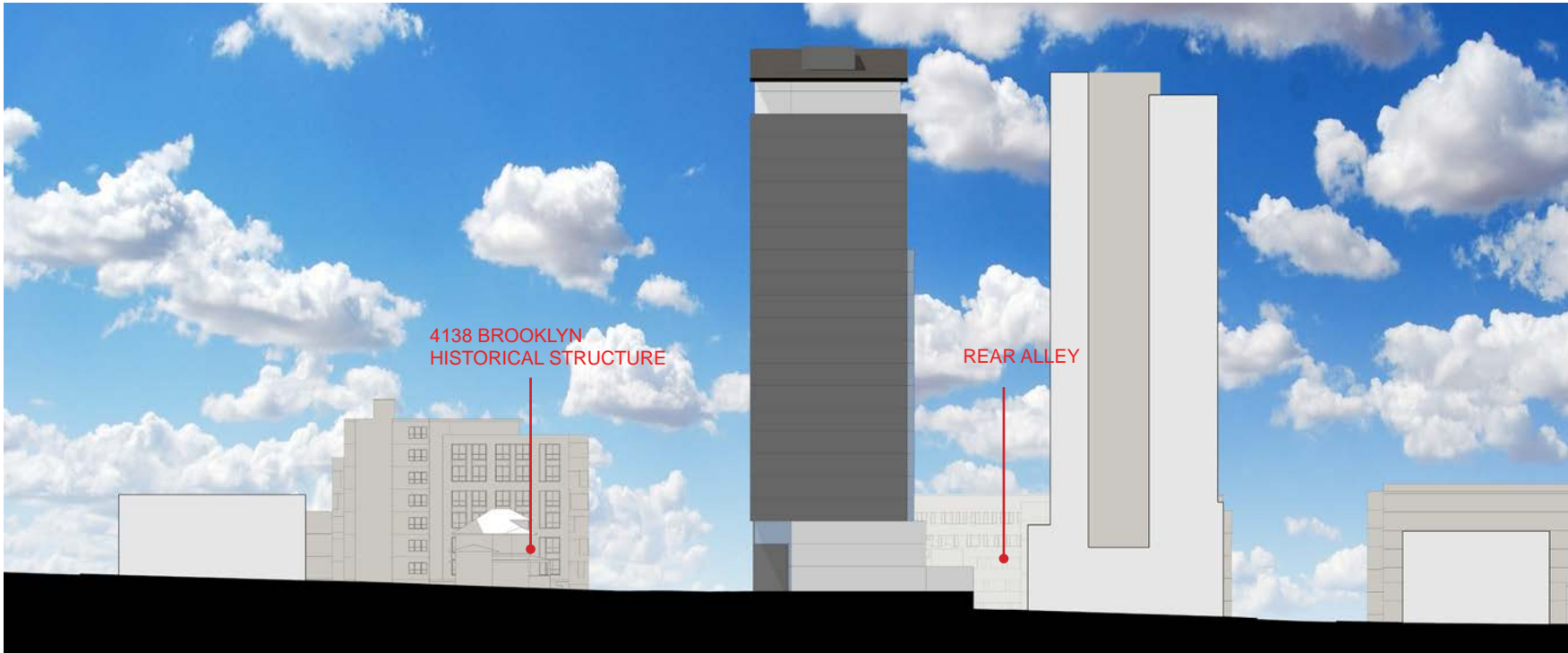


PERSPECTIVE FROM OPEN SPACE TOWARDS LOBBY ENTRY

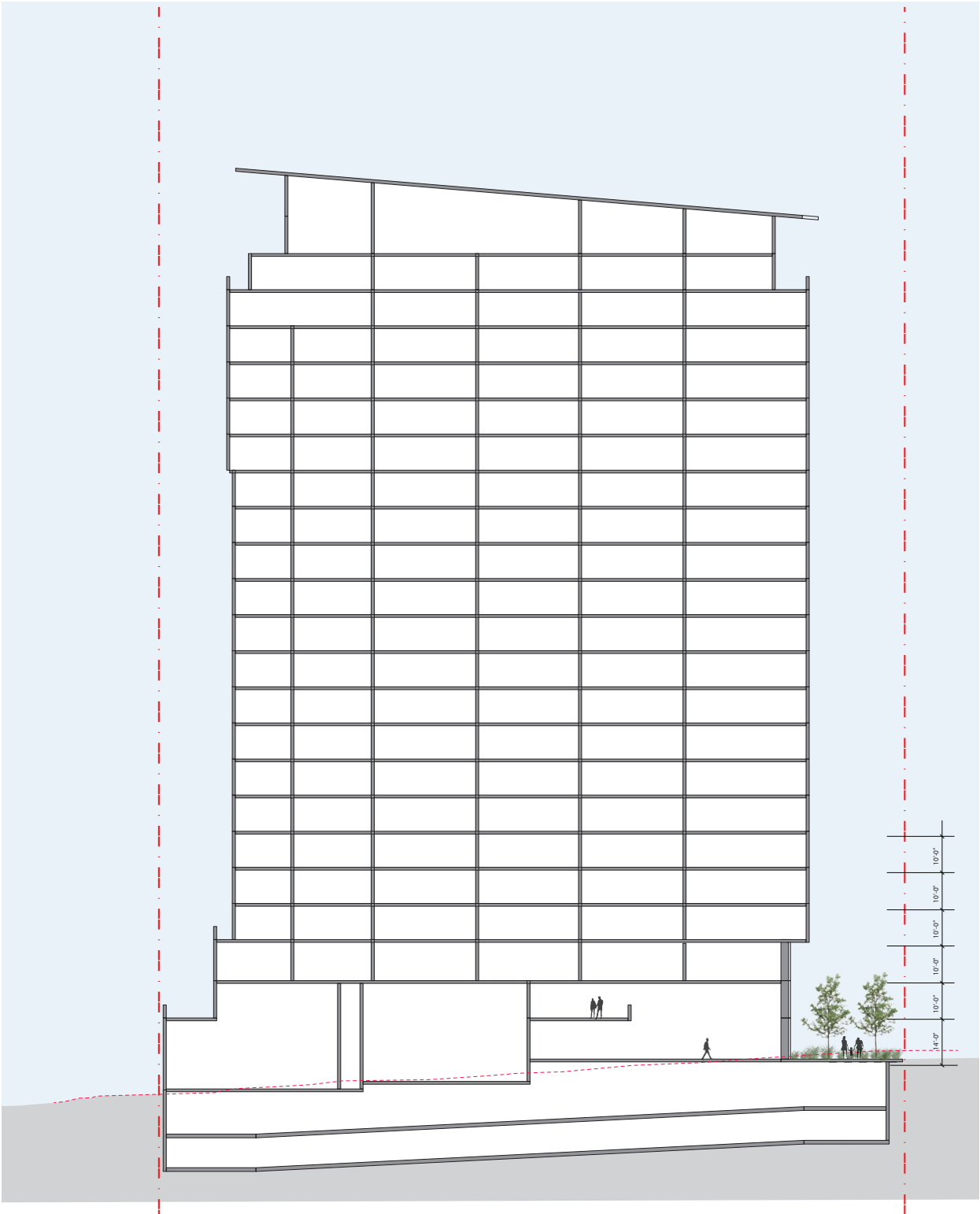
OPTION 01



SITE SECTION - BROOKLYN AVE NE

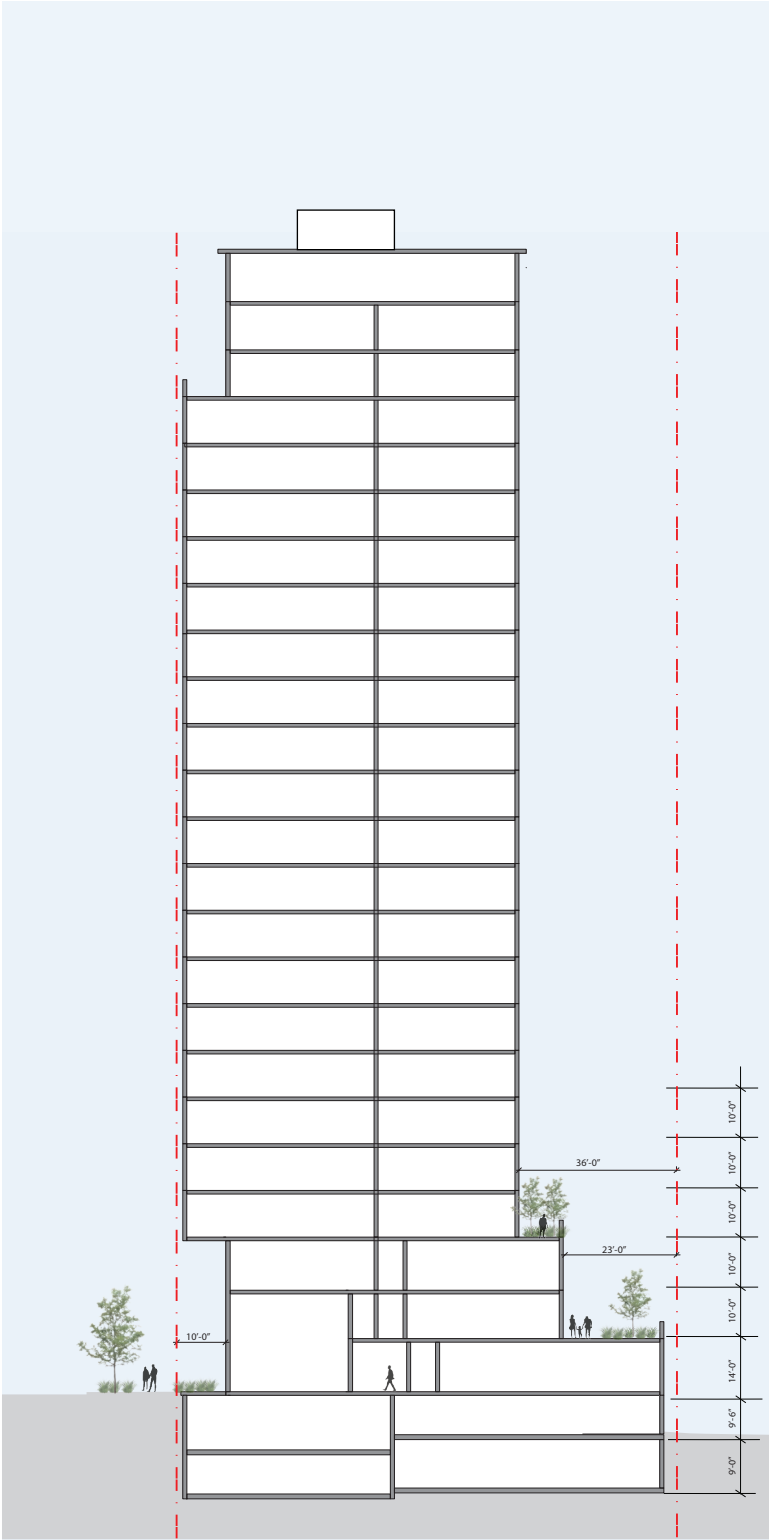


SITE SECTION - THROUGH OPEN SPACE AND ALLEY



BUILDING SECTION - BROOKLYN AVE

OPTION 01



BUILDING SECTION - THROUGH ALLEY



DEPARTURE: UPPER-LEVEL SETBACK

DEPARTURE 1 : STREET

REQUIREMENTS:

23.48.640-Setbacks within SM-U Zones:

- On all streets in the SM-U/R 75-240 Zone, an average setback of 5 feet is required from all street lot lines, subject to the following:
- a. No setback shall be less than 3 feet from the street lot line, and any setbacks area further than 10 feet from the street lot line shall not be included in the averaging calculation.
 - b. The setback area shall be either be part of a usable open space or landscape according to standards in subsection 23.48.055.A.3

REQUEST:

The proposed setbacks of the street meet the 5' average requirement up to the upper levels as shown on the perspectives. The upper levels extend out to the street property line the average building volumetric setback will meet the 5' requirement.

RATIONALE:

The proposed setbacks provides more interest and depth to the overall massing, and are consistent with the overall tower and podium expression.

DEPARTURE 2 : TOWER SEPARATION

REQUIREMENTS:

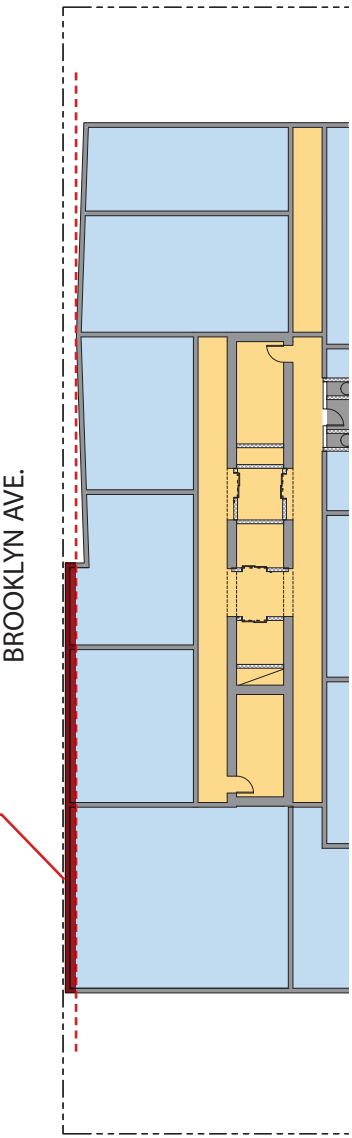
(See page 39 for additional details and diagrams)

REQUEST:

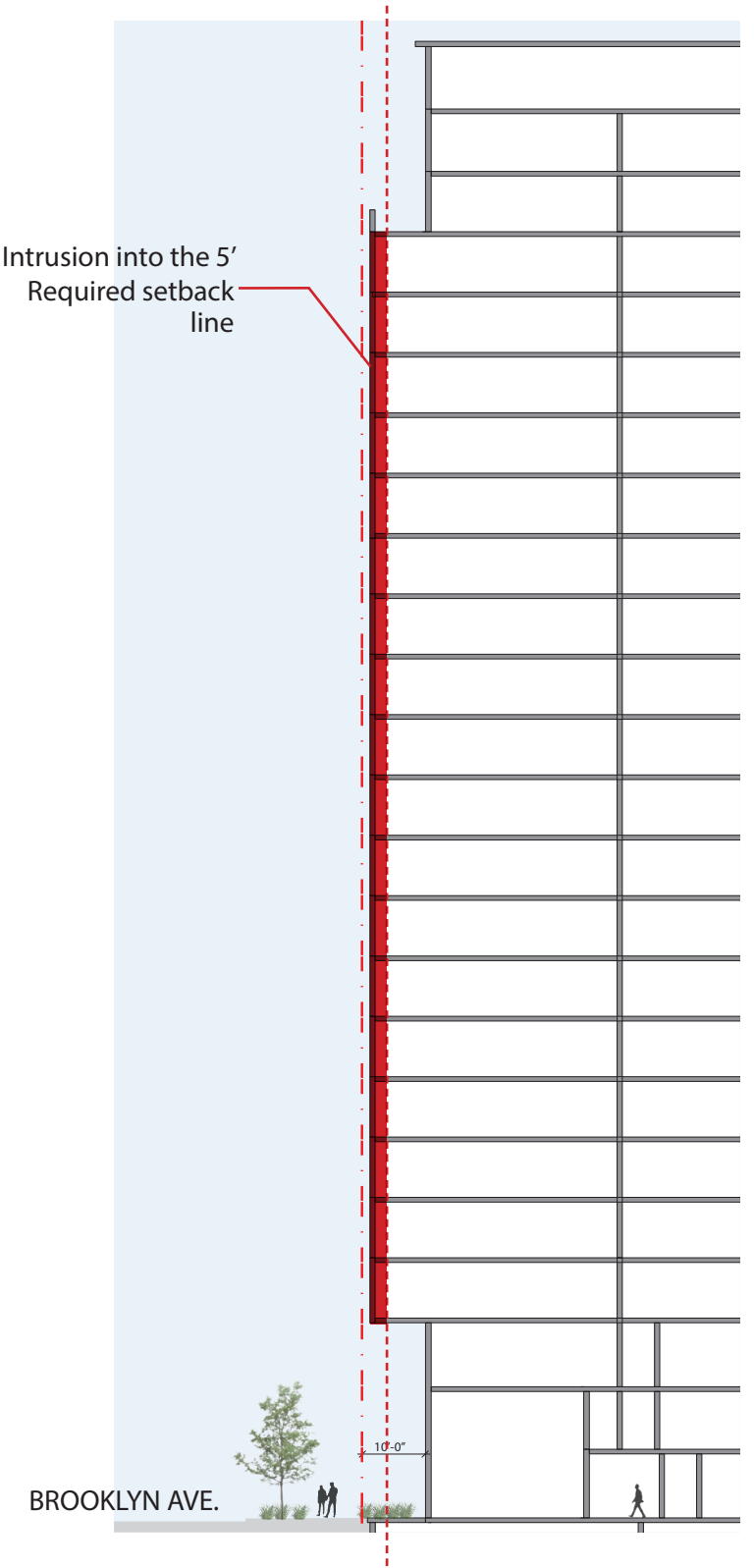
To allow a 20% reduction in tower separation from 75' to 60'

RATIONALE:

The reduction provides adequate tower separation and allows the building footprint to be reduced in the north-south direction. This allows for a substantial neighborhood open space located at the north of the property. It also allows for views across the from the tower to the west.



Intrusion into the 5' Required setback line



Intrusion into the 5' Required setback line

BROOKLYN AVE.

OPTION 01



AERIAL VIEW OF SW CORNER



AERIAL VIEW OF SE CORNER



AERIAL VIEW OF NE CORNER

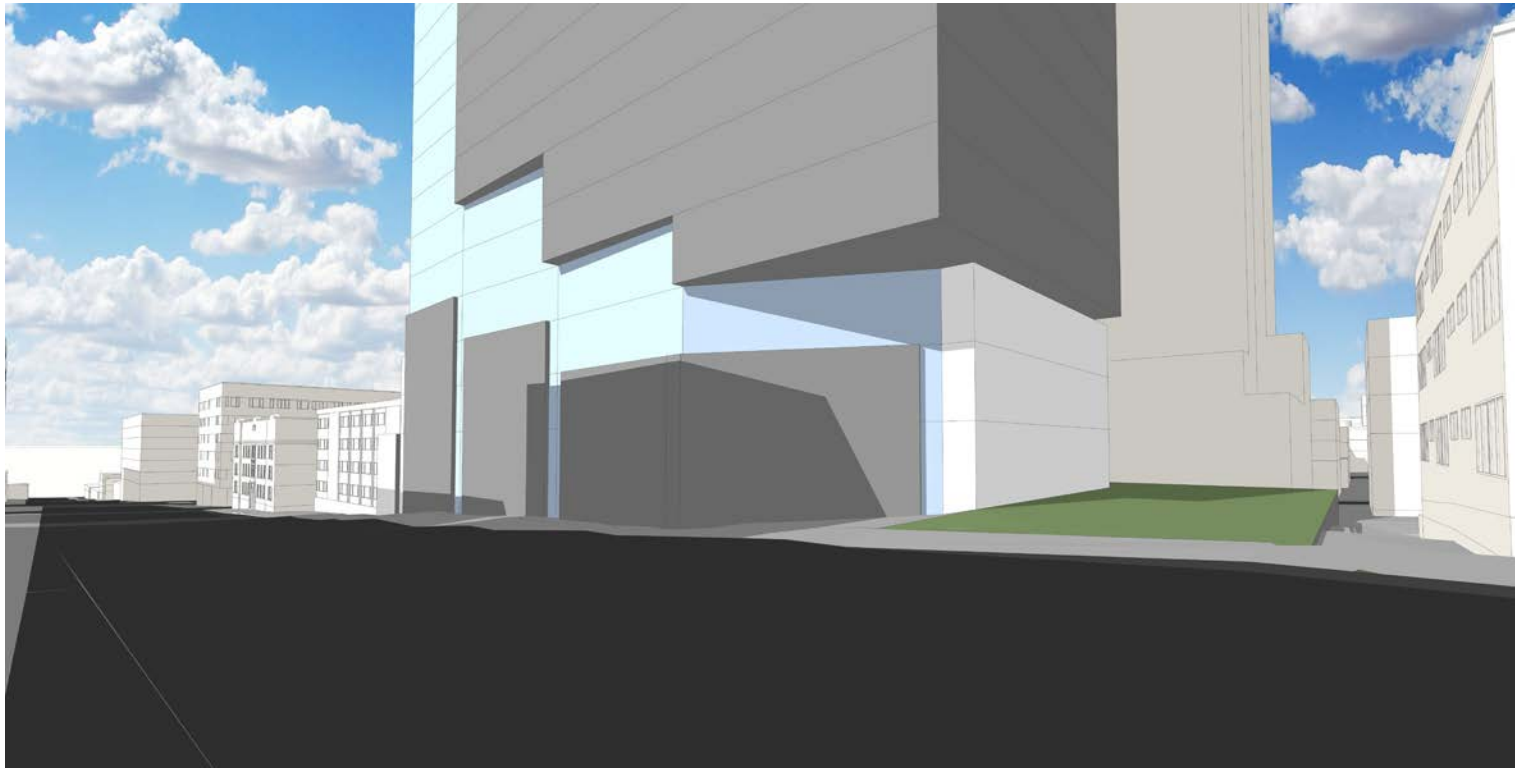


AERIAL VIEW OF NW CORNER

OPTION 01



STREET VIEW OF NE CORNER



STREET VIEW OF BUILDING BASE



STREET VIEW OF SE CORNER



STREET VIEW OF NE CORNER

OPTION 02

Option - 02

Total Floor Area	215,488 SF
Commercial	4700 SF
Units Count	230 UNITS
Parking	70
FAR	10.4

Pros

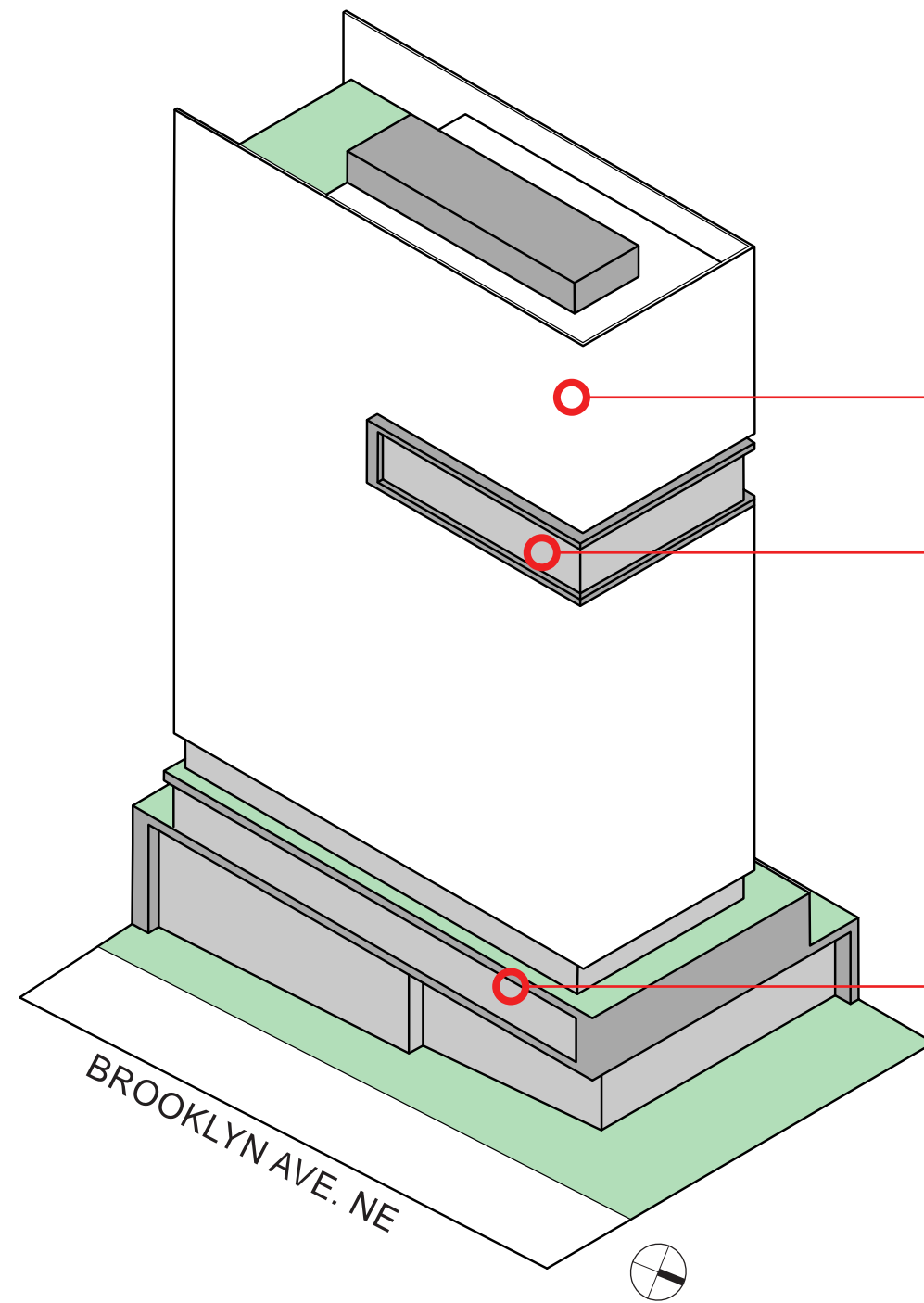
- Simple tower geometry with strong podium geometry and simplified vertical expression of the tower.
- Wide streetscape transitioning to the open space, and define main entries and retail edges.
-

Cons

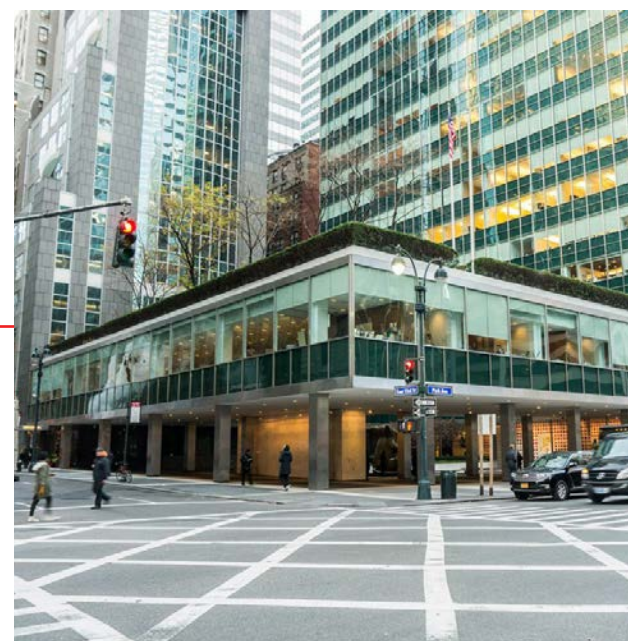
- Less connection of podium with the tower.

Departures

- 20% REDUCTION OF 75 FEET TOWER SEPARATION
- STREET SETBACK



WRAPPING ENVELOPE



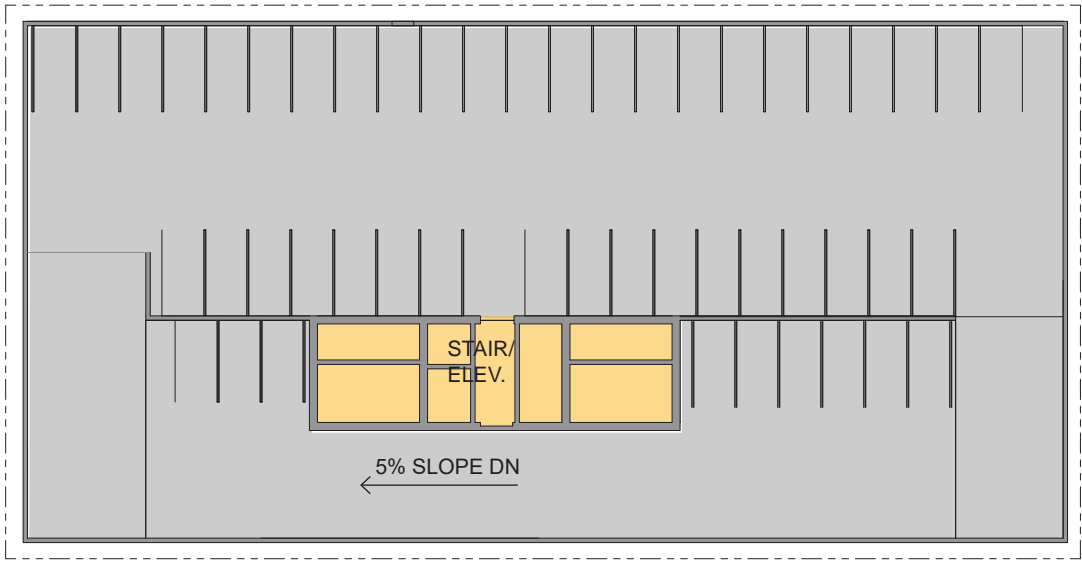
STRONG HORIZONTAL PODIUM



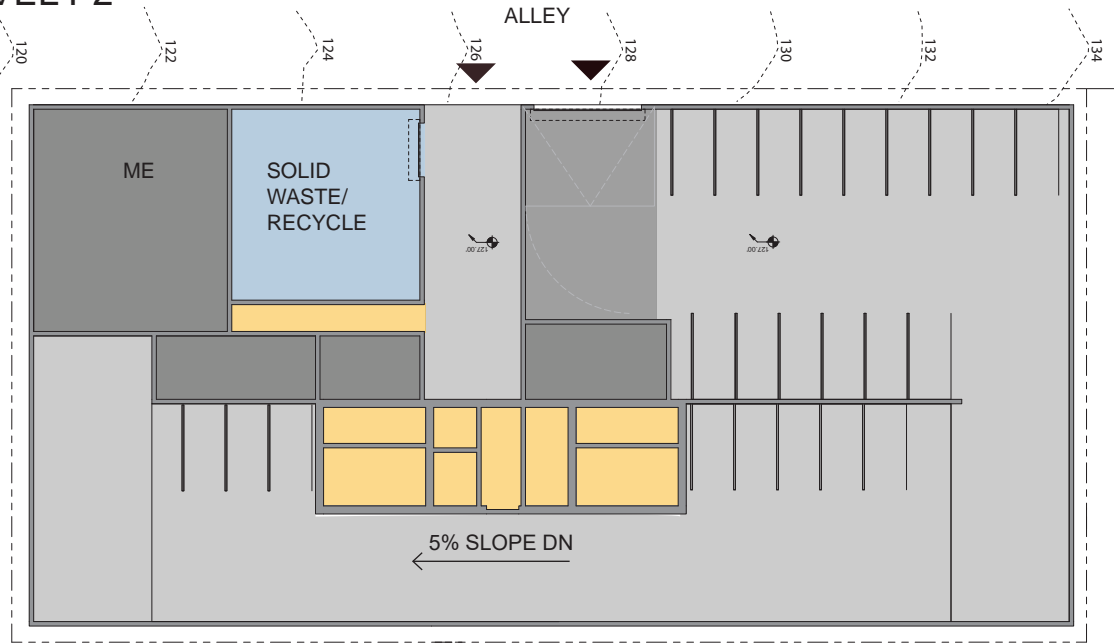
SECONDARY ELEMENT

OPTION 02

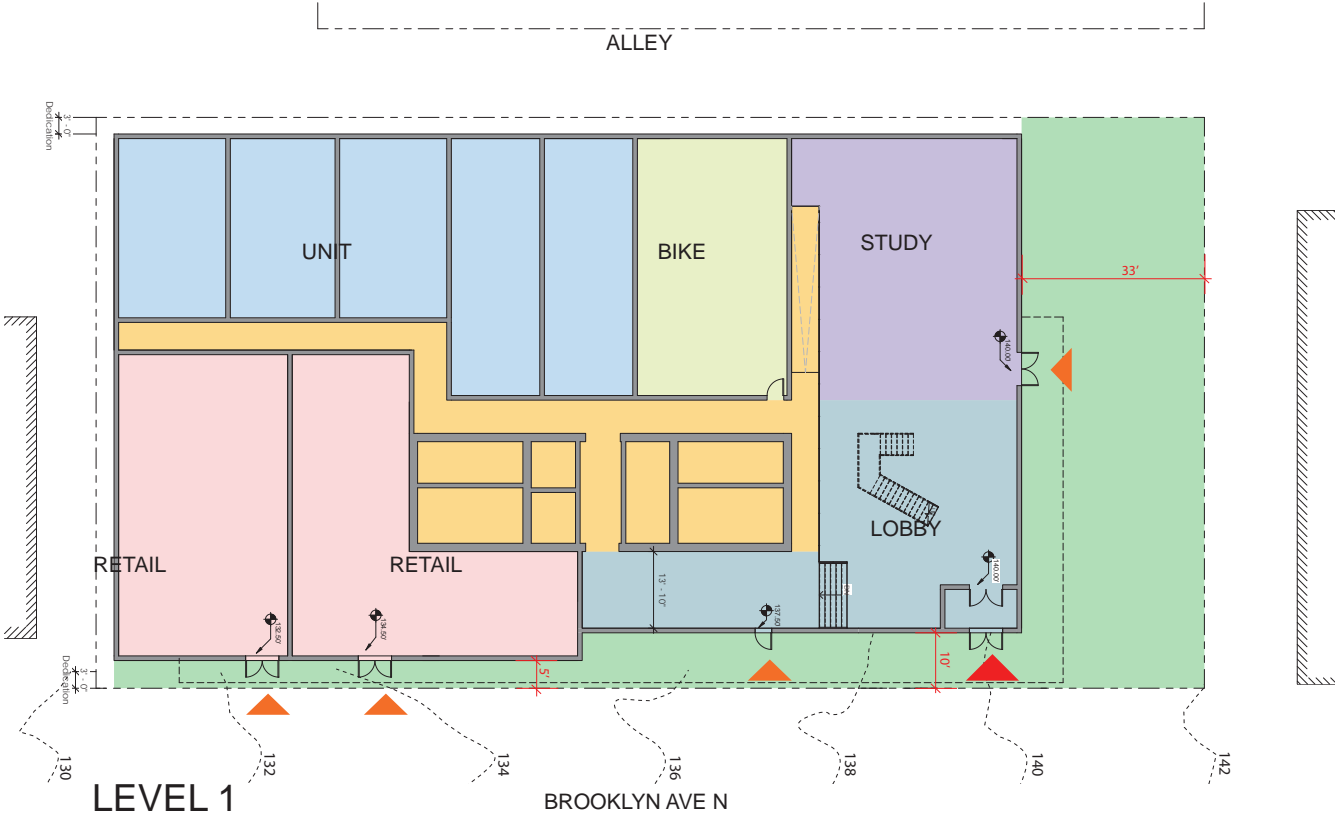
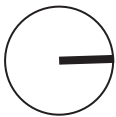
- Retail
- Bicycle
- Solid Waste/Recycle
- Lobby
- M/E
- Residential Unit
- Stairs/Elevator
- Parking
- Open Space
- Amenity



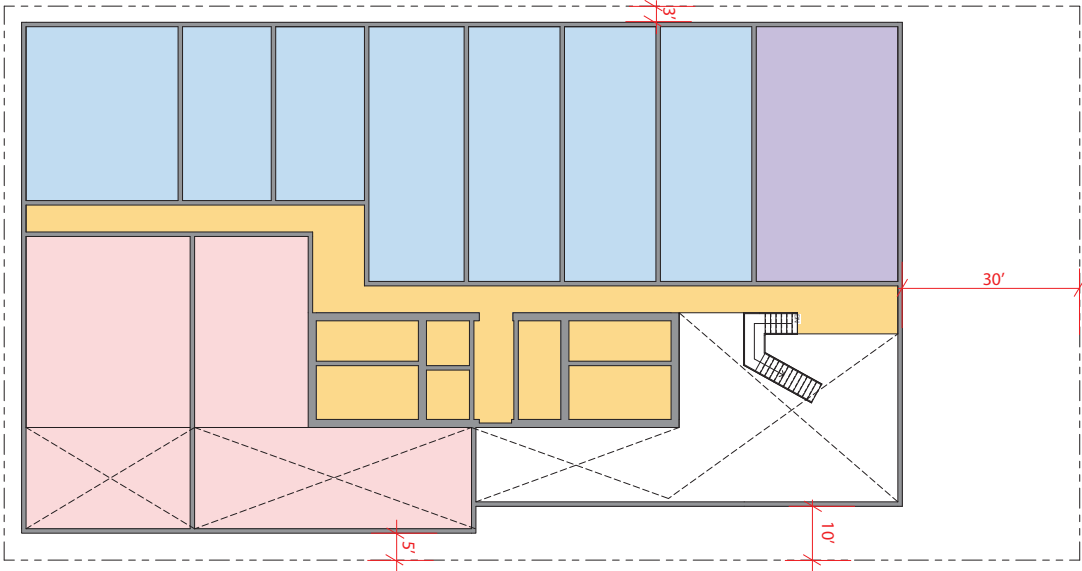
LEVEL P2



LEVEL P1



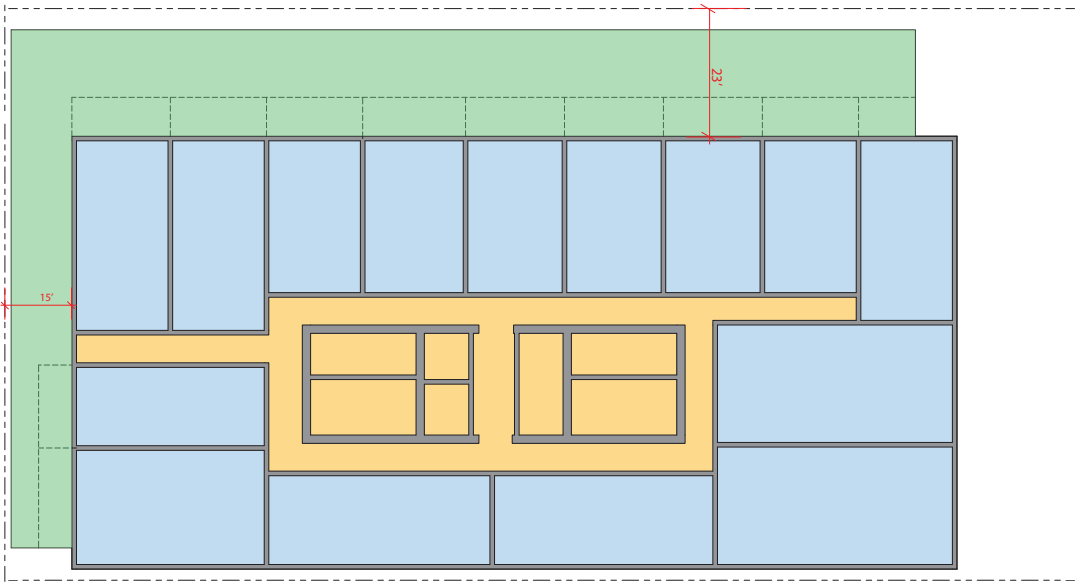
LEVEL 1



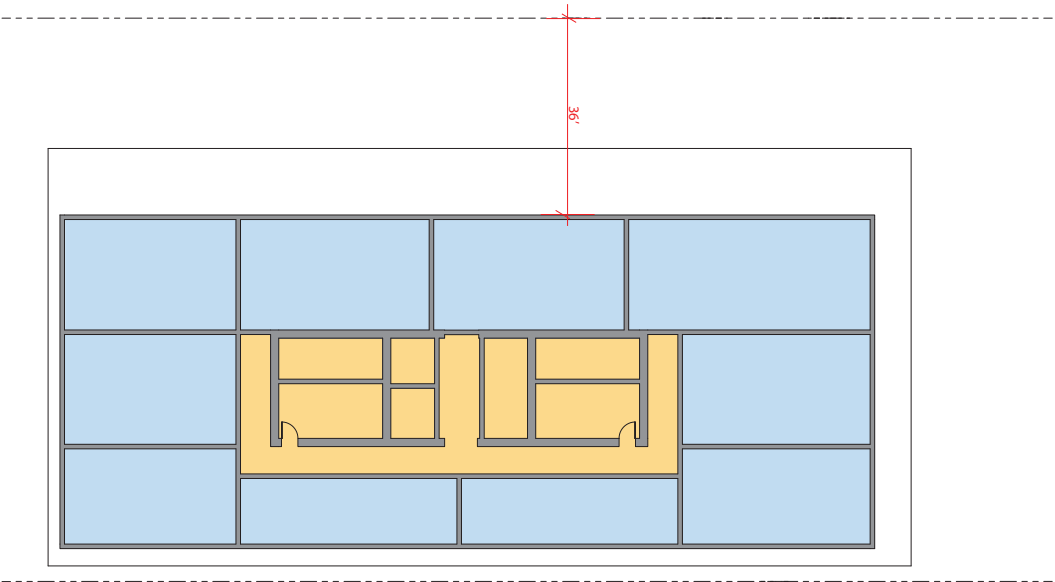
LEVEL 2&3

OPTION 02

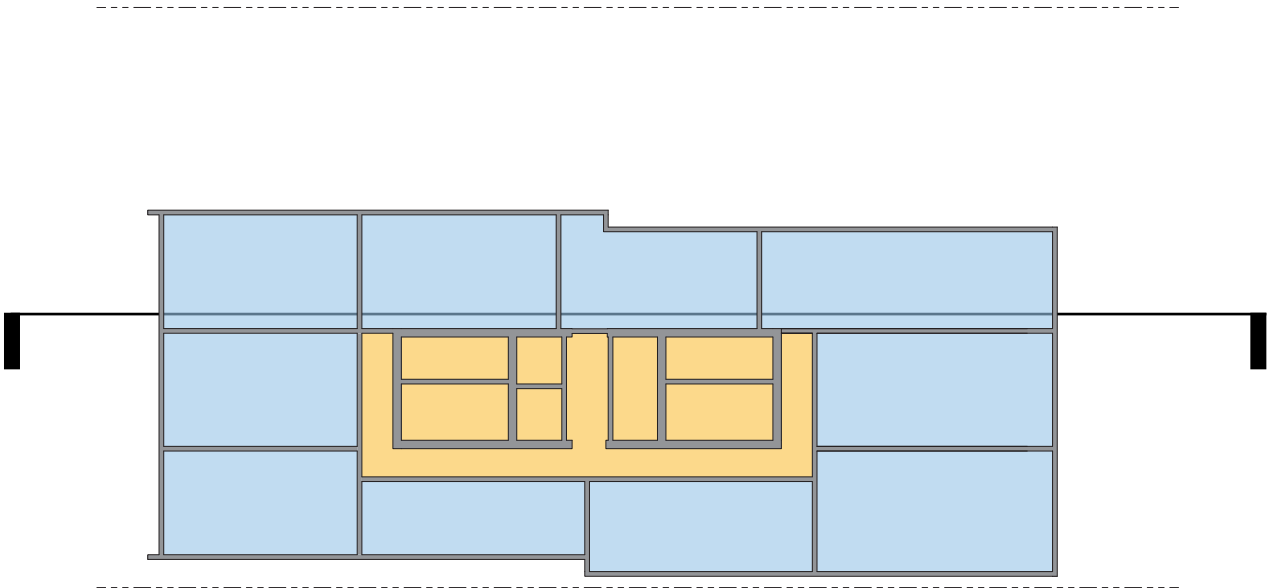
- Retail
- Bicycle
- Solid Waste/Recycle
- Lobby
- M/E
- Residential Unit
- Stairs/Elevator
- Parking
- Open Space
- Amenity



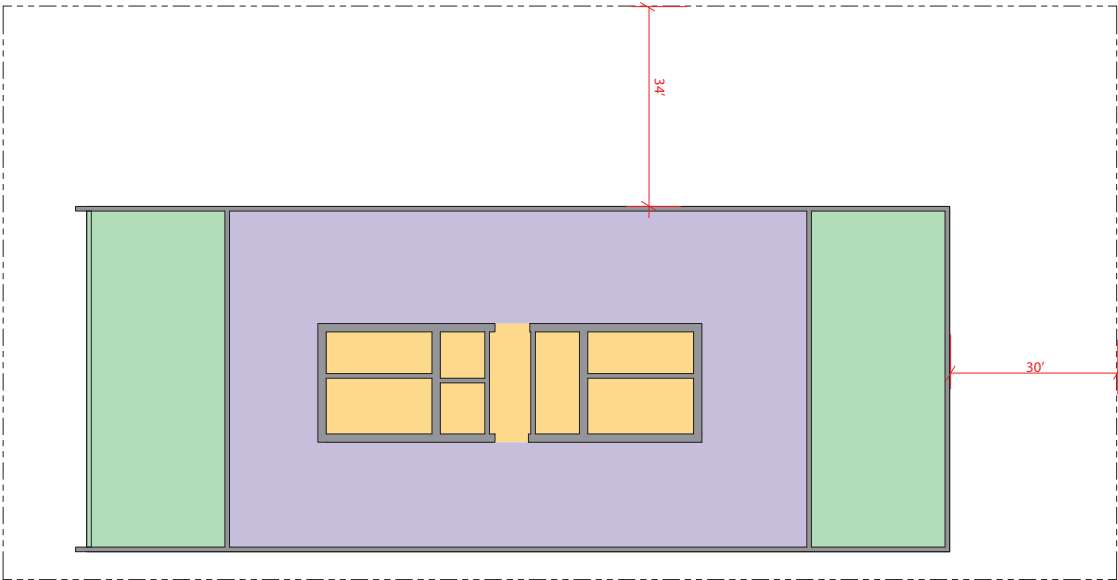
LEVEL 4-6



LEVEL 8-21



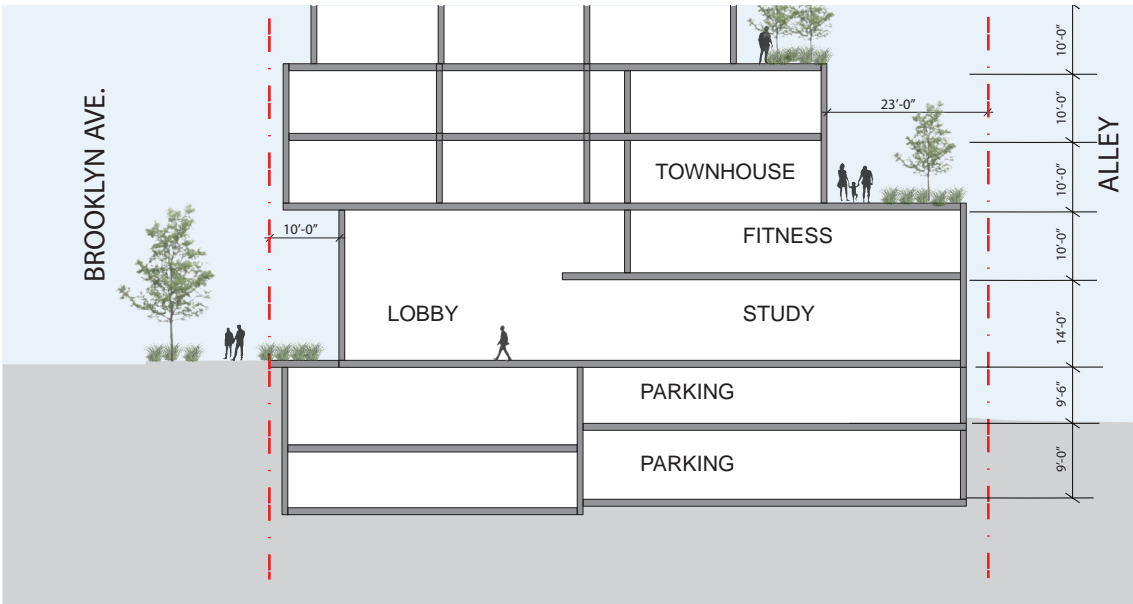
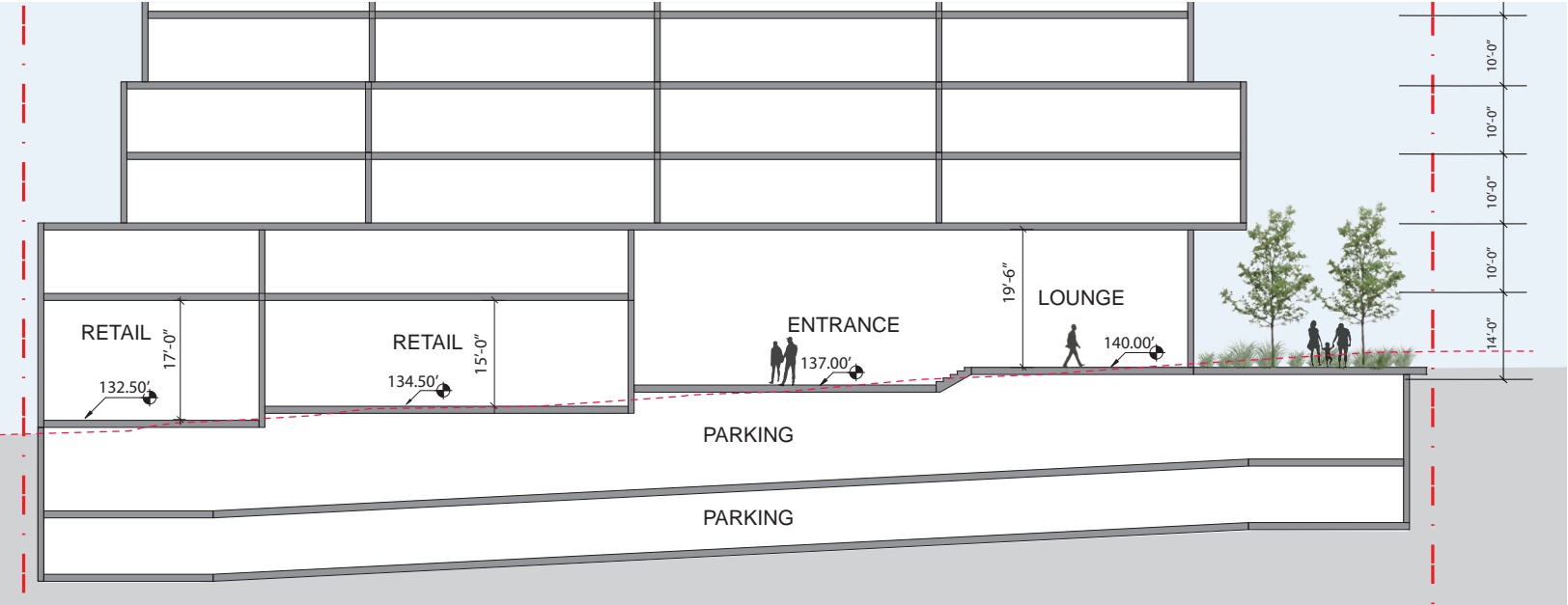
LEVEL 7



LEVEL 22&23

OPTION 02

STREET-LEVEL & OPEN SPACE CONCEPT

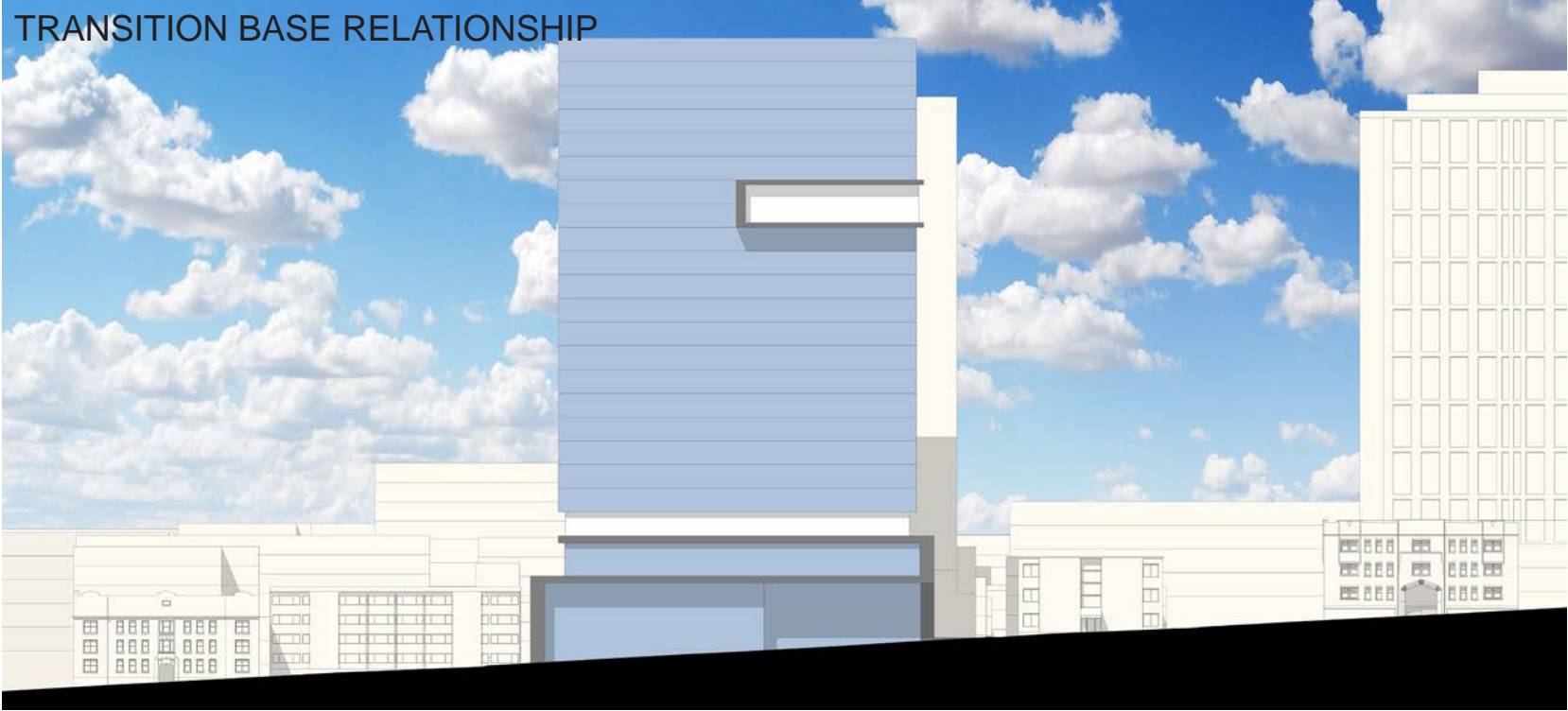


ELEVATION PERSPECTIVE

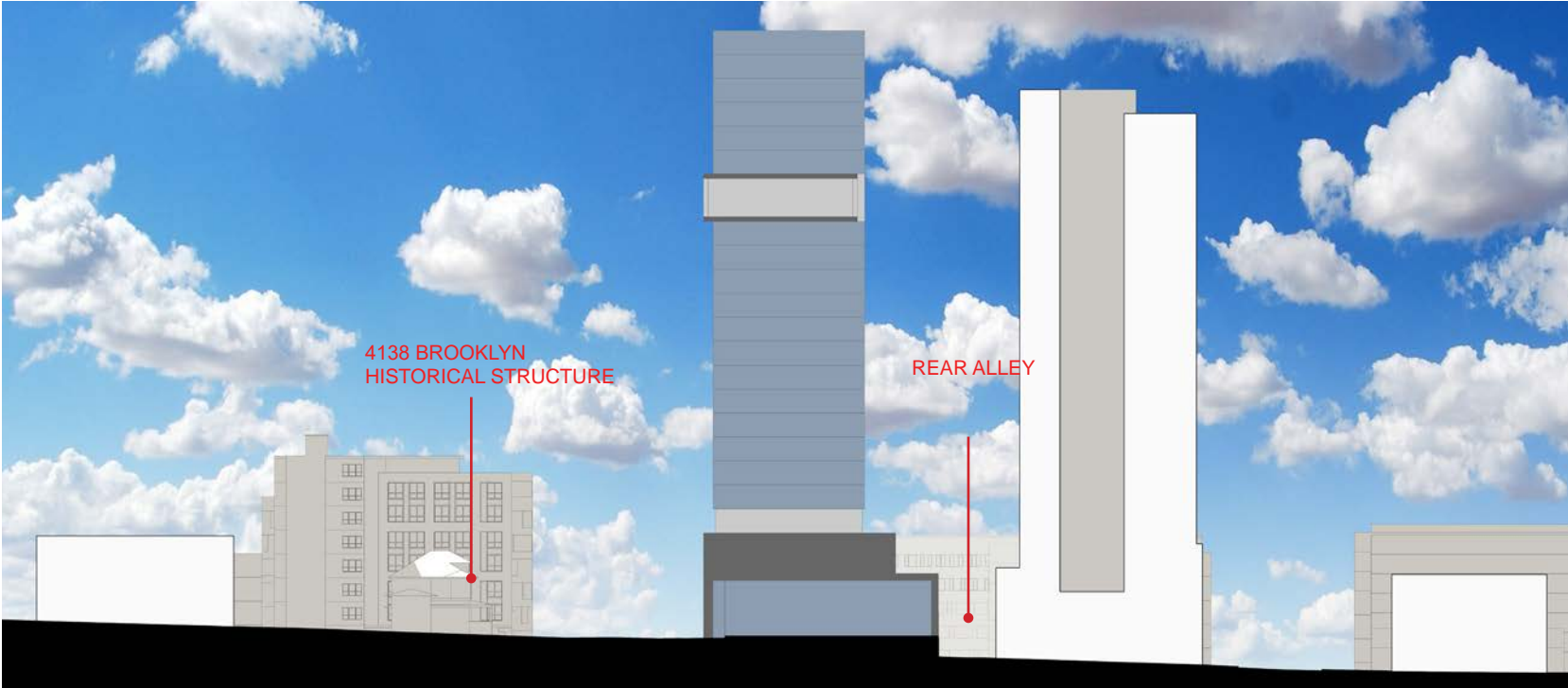


PERSPECTIVE FROM OPEN SPACE TOWARDS LOBBY ENTRY

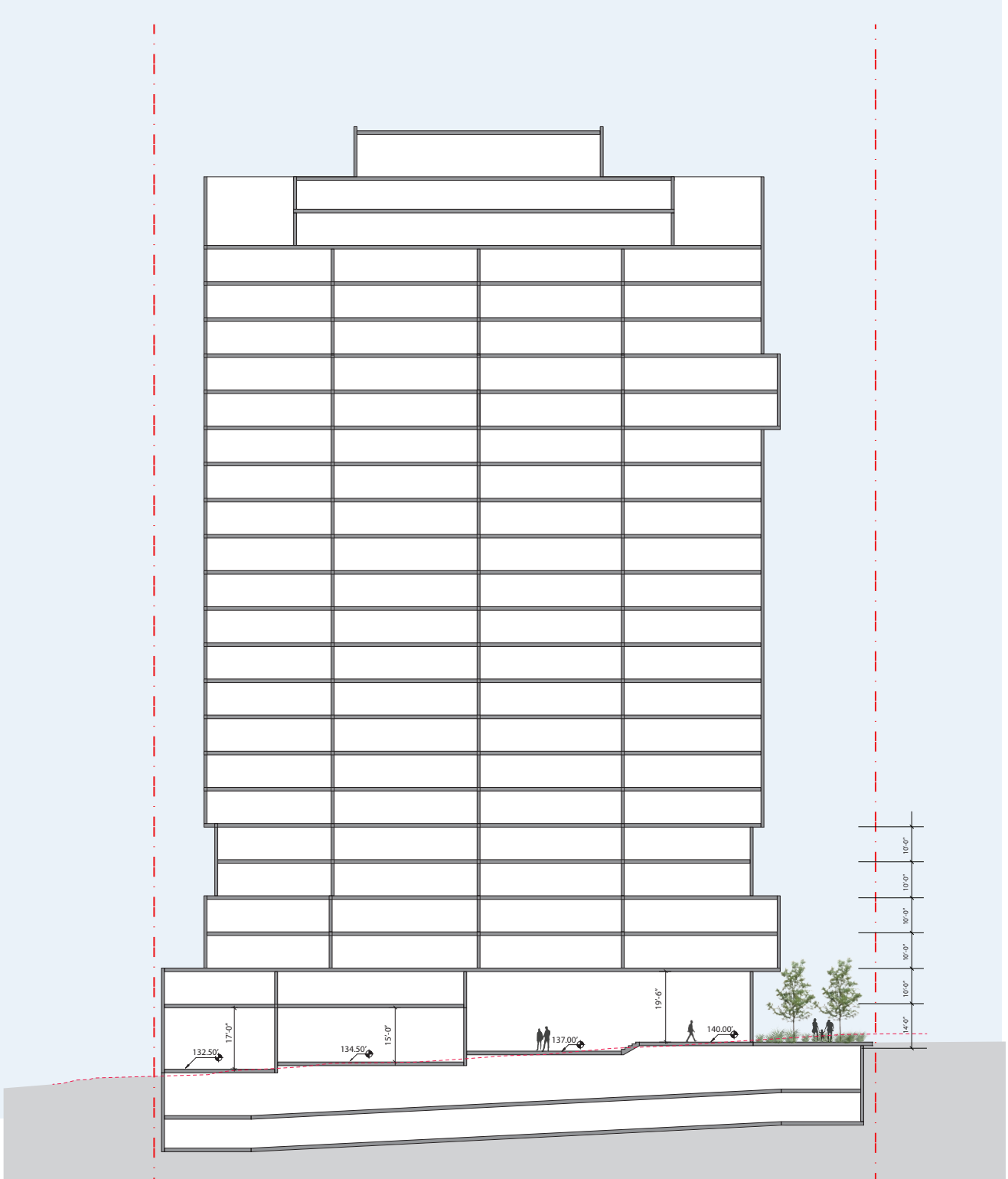
OPTION 02



SITE SECTION - BROOKLYN AVE NE

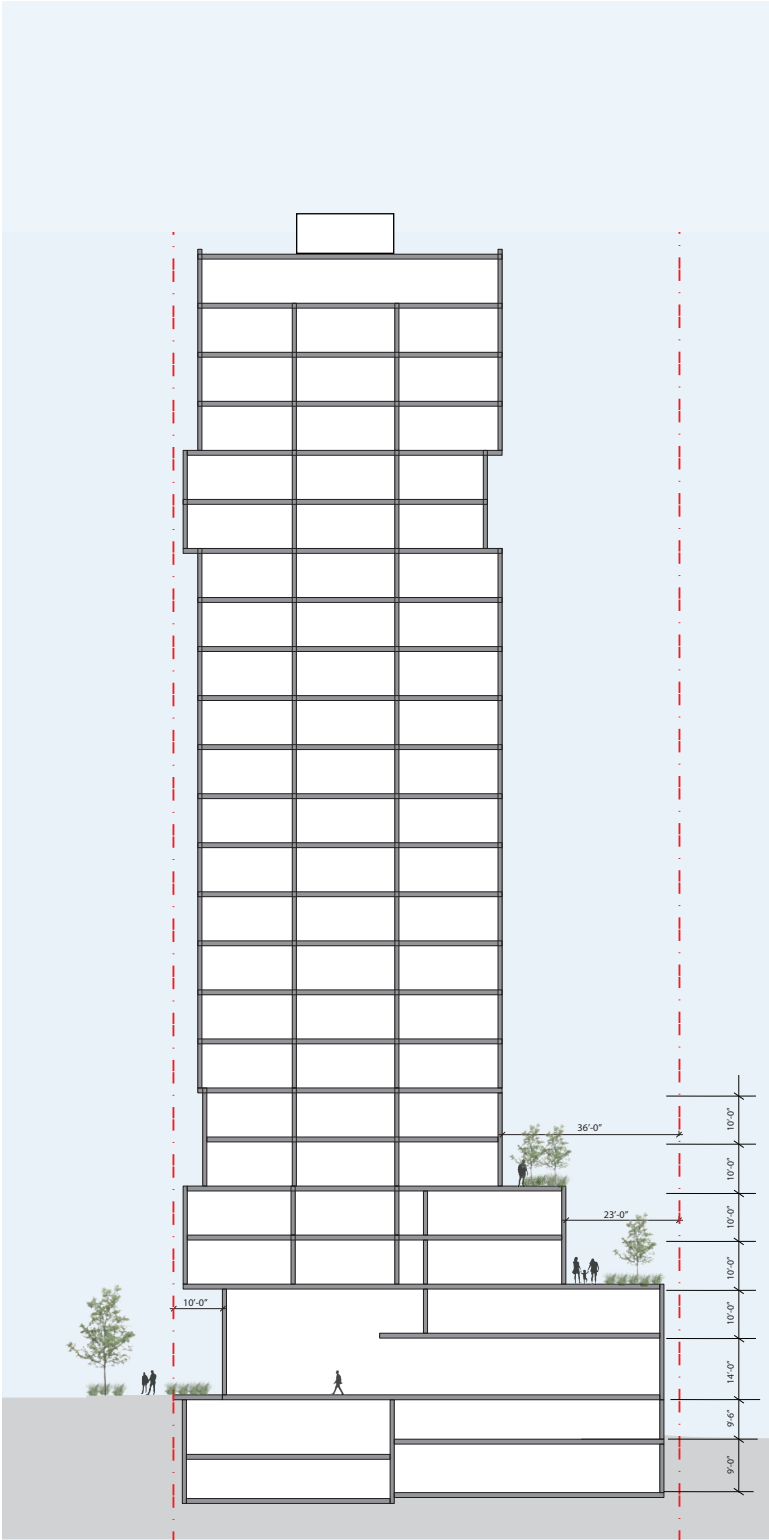


SITE SECTION - THROUGH OPEN SPACE AND ALLEY



BUILDING SECTION - BROOKLYN AVE

OPTION 02



BUILDING SECTION - THROUGH ALLEY



DEPARTURE: UPPER-LEVEL SETBACK

DEPARTURE 1 : STREET

REQUIREMENTS:

23.48.640-Setbacks within SM-U Zones:

- On all streets in the SM-U/R 75-240 Zone, an average setback of 5 feet is required from all street lot lines, subject to the following:
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REQUEST:

The proposed setbacks of the street meet the 5' average requirement up to the upper levels as shown on the perspectives. The upper levels extend out to the street property line the average building volumetric setback will meet the 5' requirement.

RATIONALE:

The proposed setbacks provides more interest and depth to the overall massing, and are consistent with the overall tower and podium expression.

DEPARTURE 2 : TOWER SEPARATION

REQUIREMENTS:

(See page 39 for additional details and diagrams)

REQUEST:

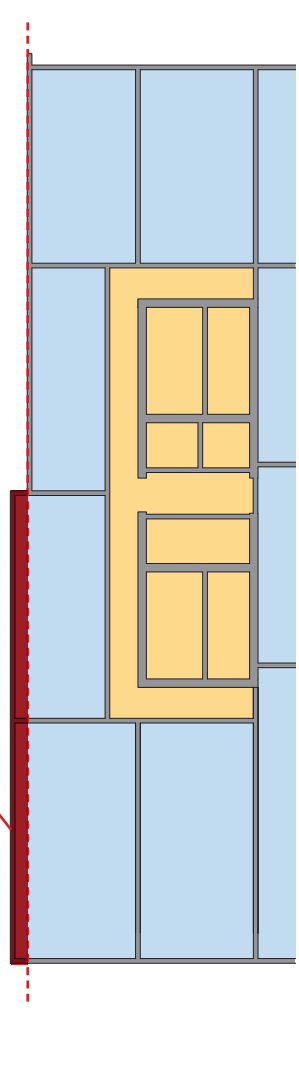
To allow a 20% reduction in tower separation from 75' to 60'

RATIONALE:

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Intrusion into the 5' Required setback line

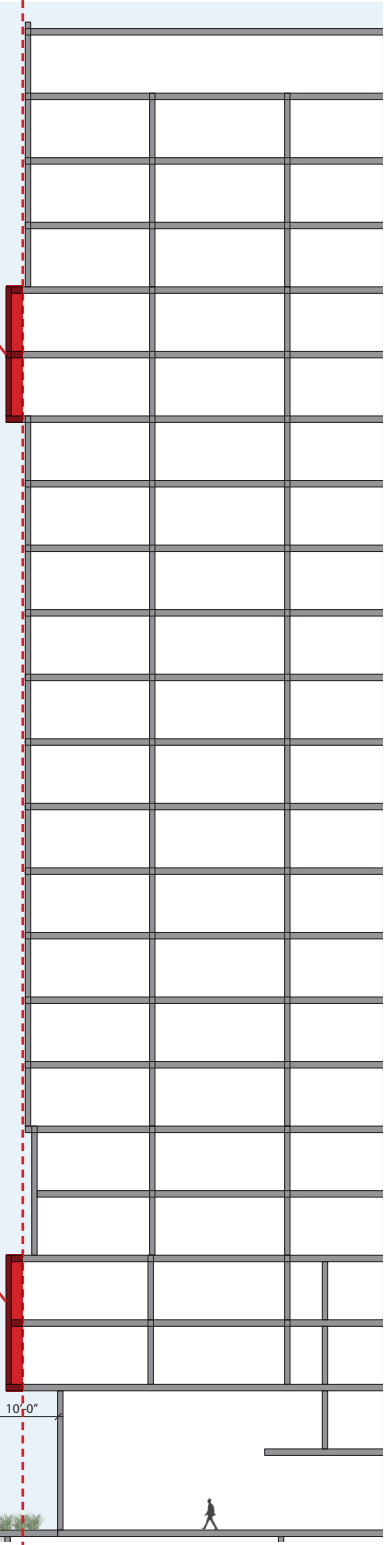
BROOKLYN AVE.



Intrusion into the 5' Required setback line

Intrusion into the 5' Required setback line

BROOKLYN AVE.



OPTION 02



AERIAL VIEW OF SW CORNER



AERIAL VIEW OF SE CORNER



AERIAL VIEW OF NE CORNER

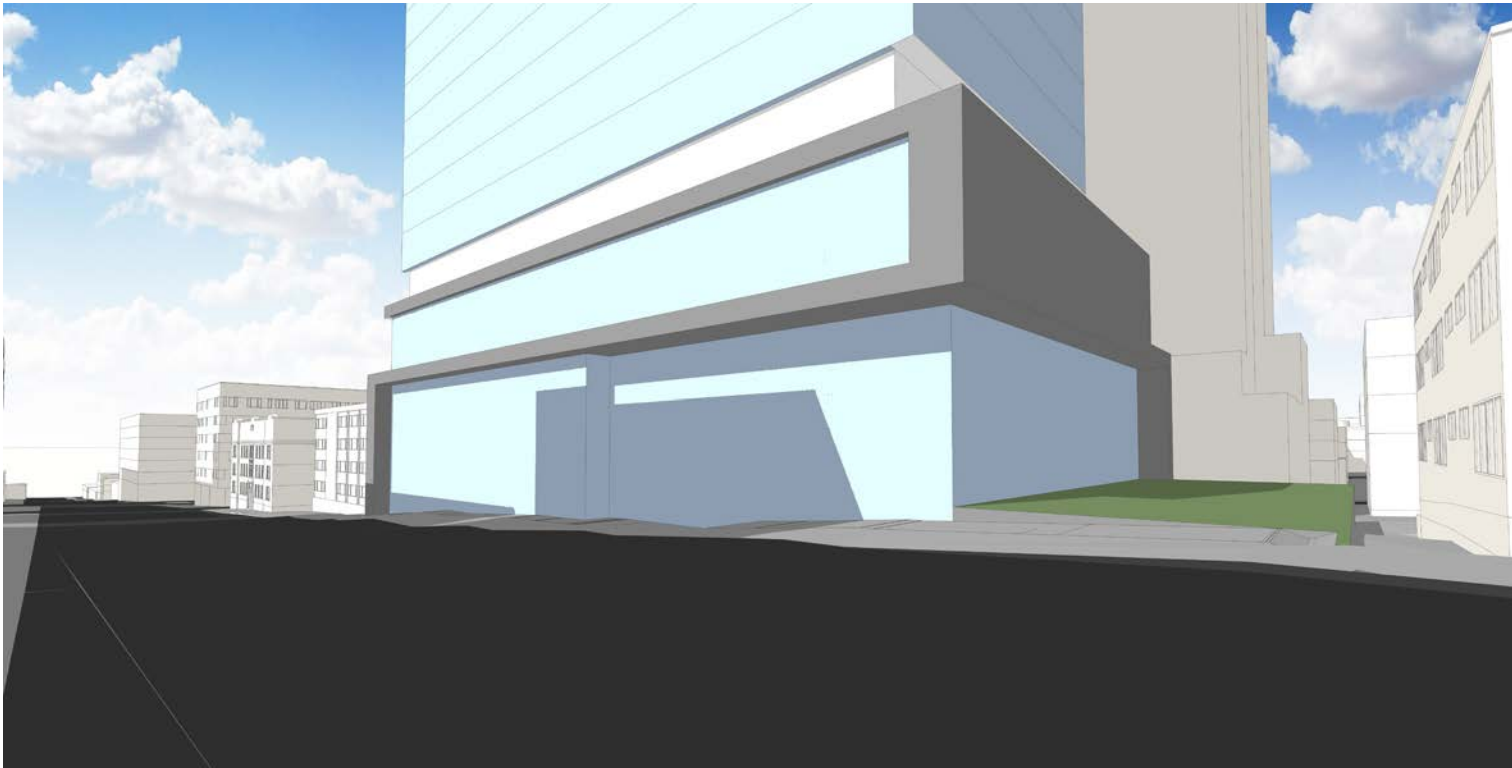


AERIAL VIEW OF NW CORNER

OPTION 02



STREET VIEW OF NE CORNER OF THE BUILDING



STREET VIEW OF BUILDING BASE



STREET VIEW OF SE CORNER OF THE BUILDING



STREET VIEW OF NE CORNER OF THE BUILDING

OPTION 03

DATA

Total Floor Area	215,090 SF
Commercial	4700 SF
Units Count	230 UNITS
Parking	72
FAR	10.4

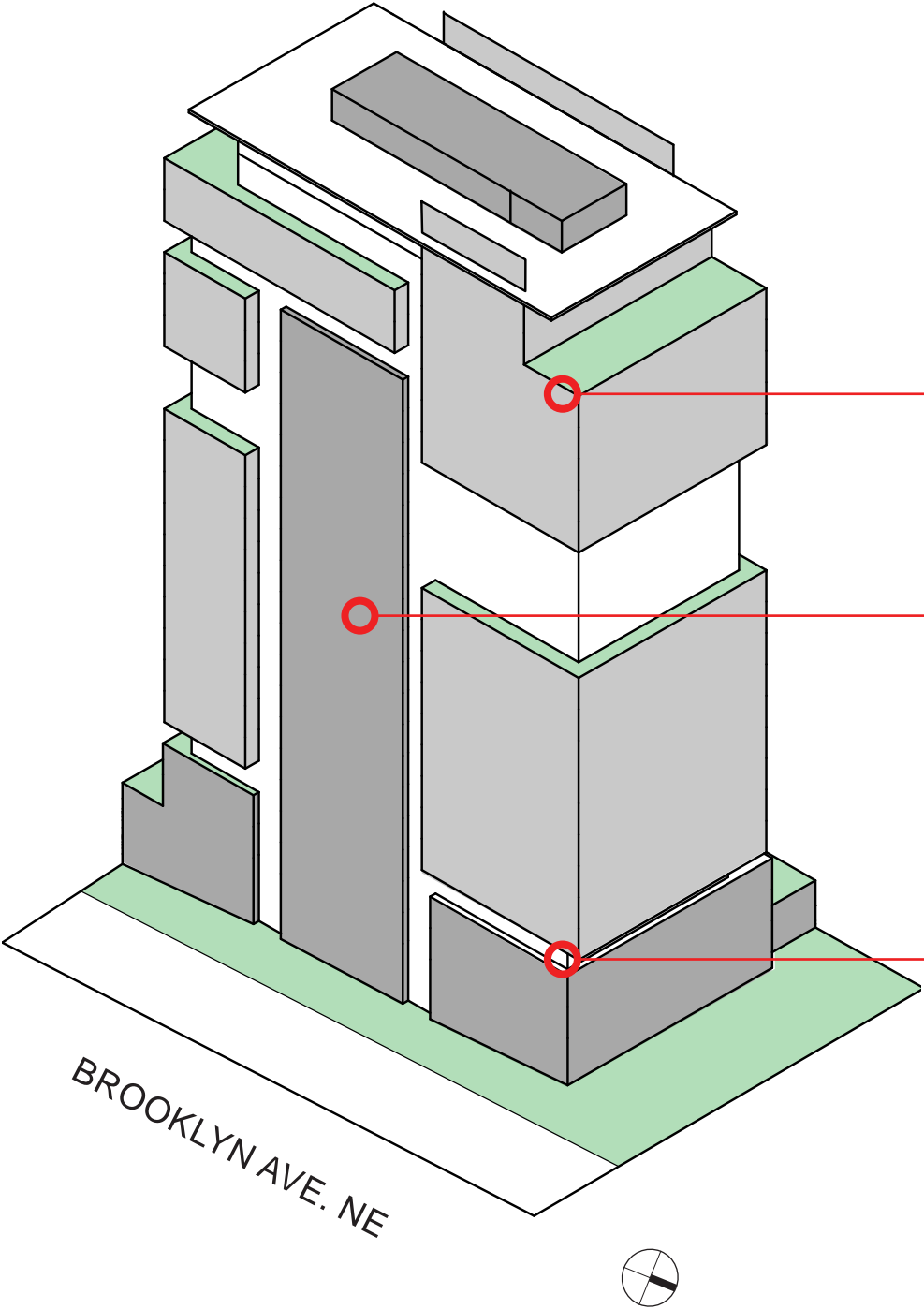
Pros

- Massing of tower is broken down to provide dynamic modulation to create visual interest and reduce the overall scale.
- Roof-top terraces with opportunities of views toward north open space and western skyline.
- The podium is integrated with the tower, carried down to the bottom, introducing strong street/urban edge responding to existing streetscape.

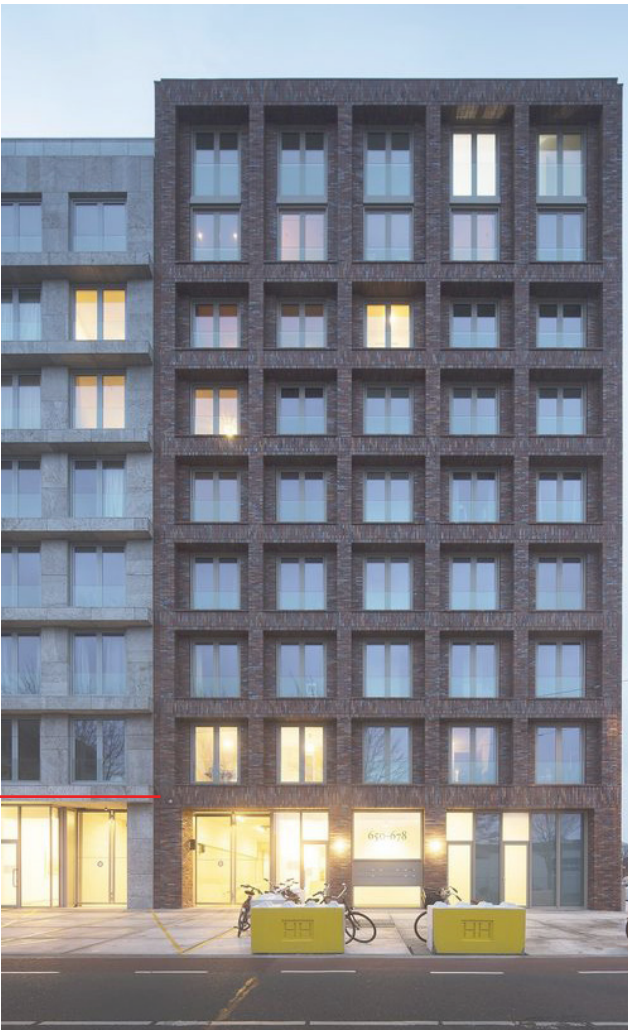
Cons

Departures

- 20% REDUCTION OF 75 FEET TOWER SEPARATION
- STREET SETBACK



WRAPPING ENVELOPE



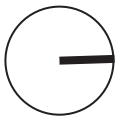
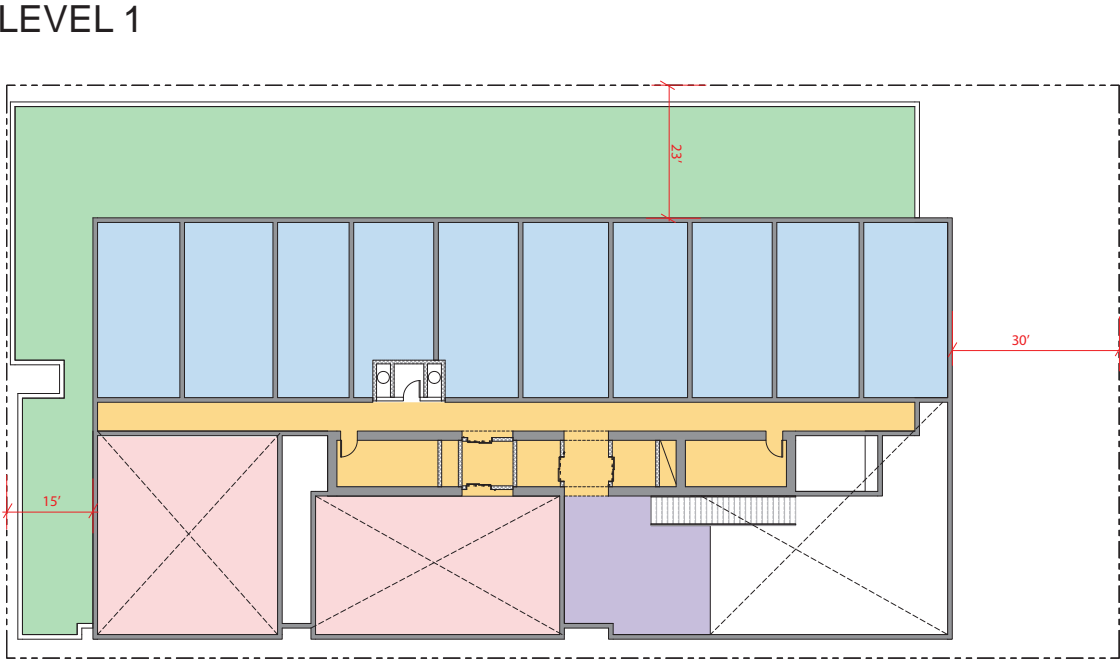
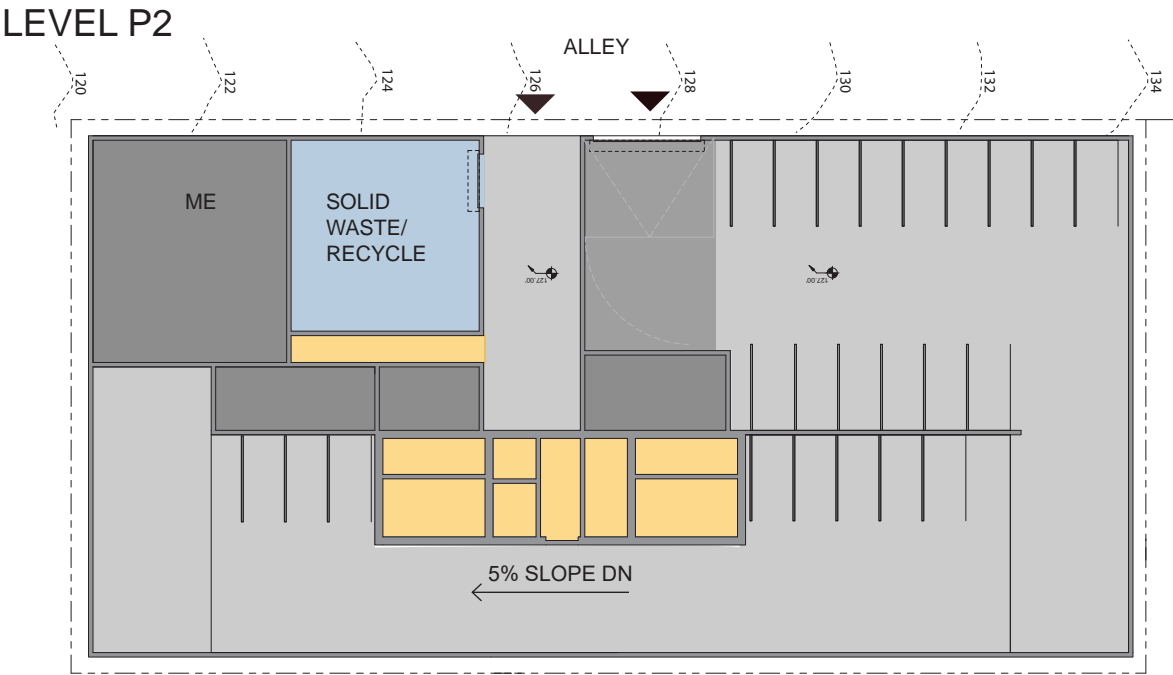
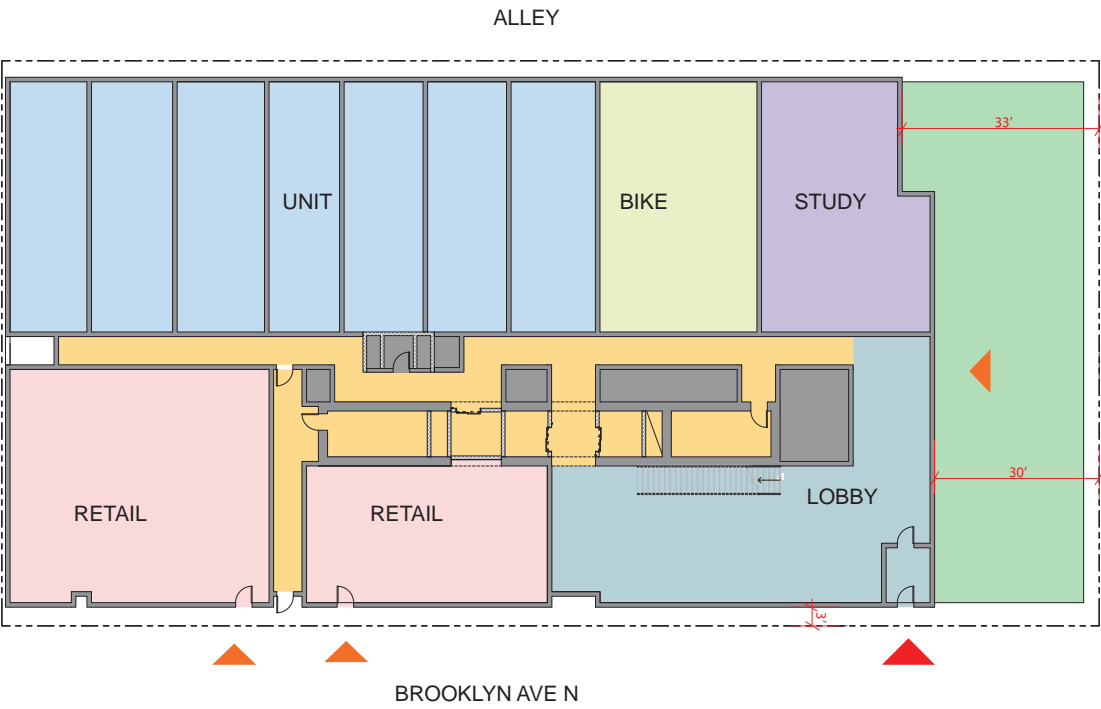
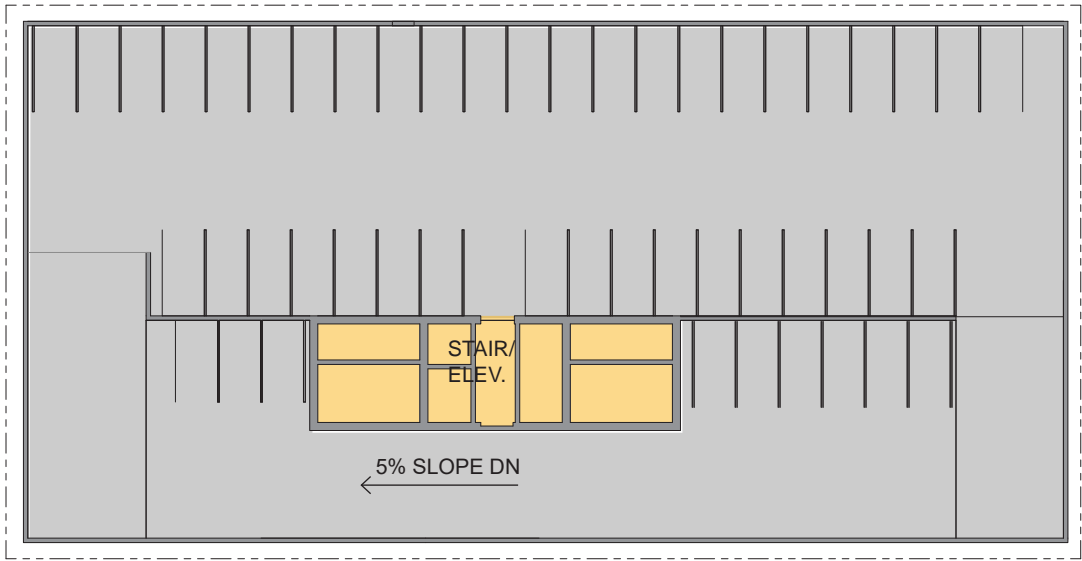
SECONDARY ELEMENT



STRONG HORIZONTAL PODIUM

OPTION 03

- Retail
- Bicycle
- Solid Waste/Recycle
- Lobby
- M/E
- Residential Unit
- Stairs/Elevator
- Parking
- Open Space
- Amenity

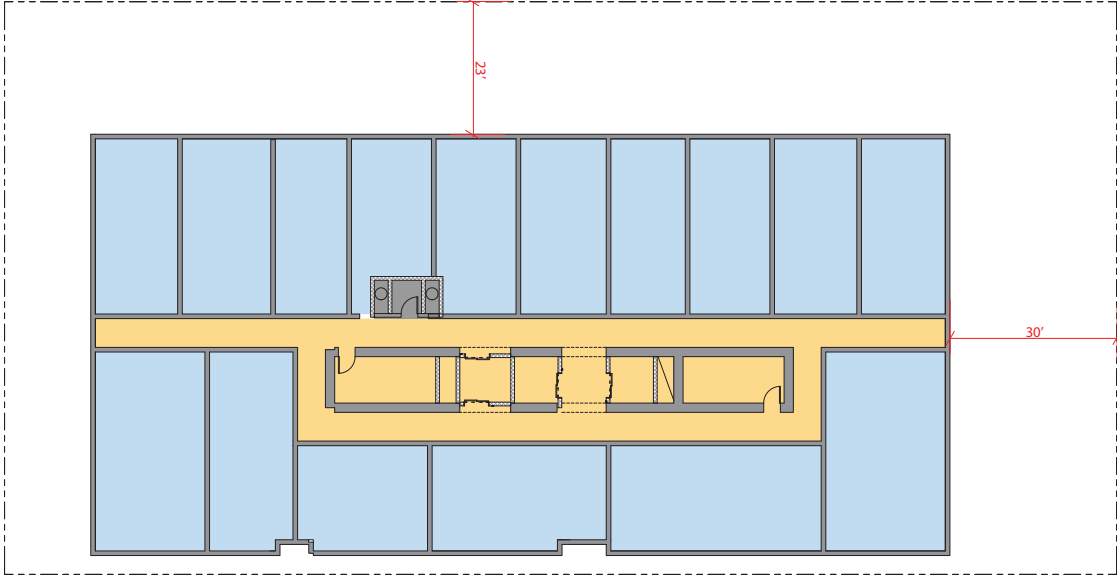


LEVEL P1

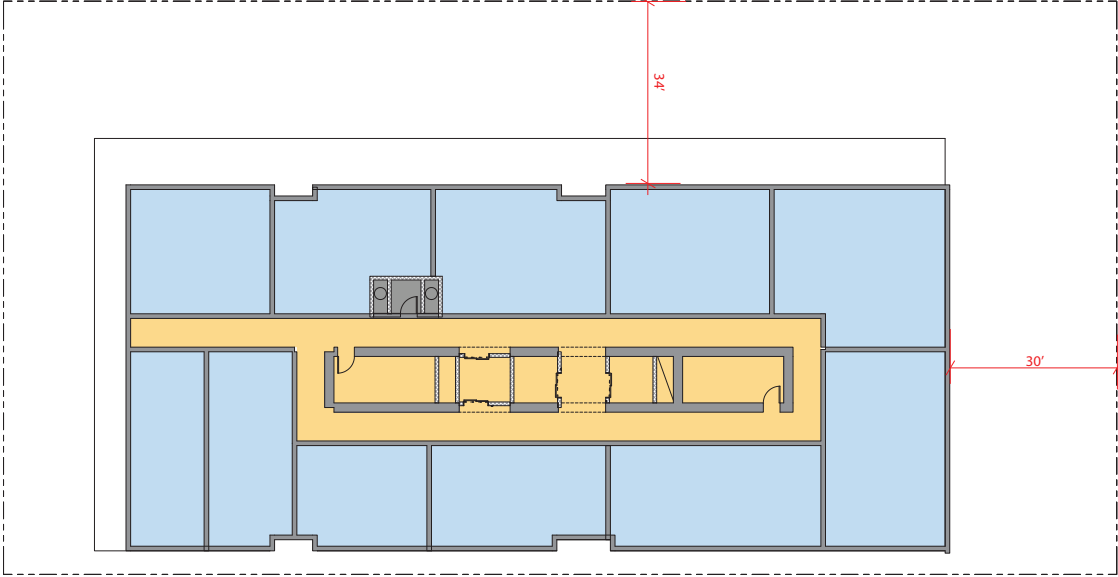
LEVEL 2

OPTION 03

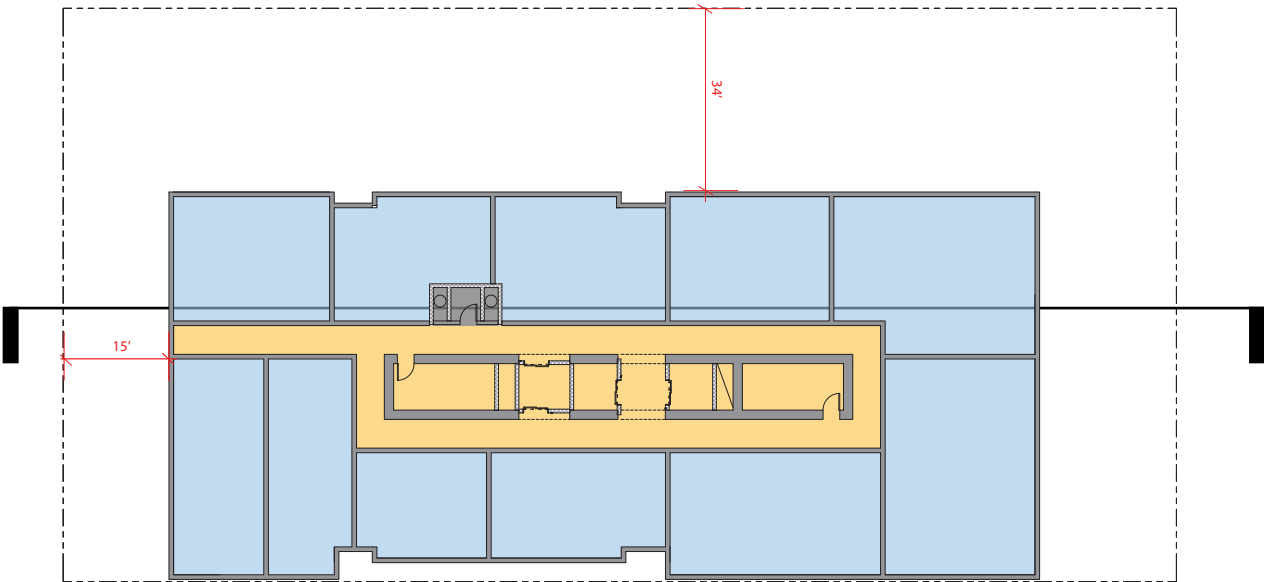
- Retail
- Bicycle
- Solid Waste/Recycle
- Lobby
- M/E
- Residential Unit
- Stairs/Elevator
- Parking
- Open Space
- Amenity



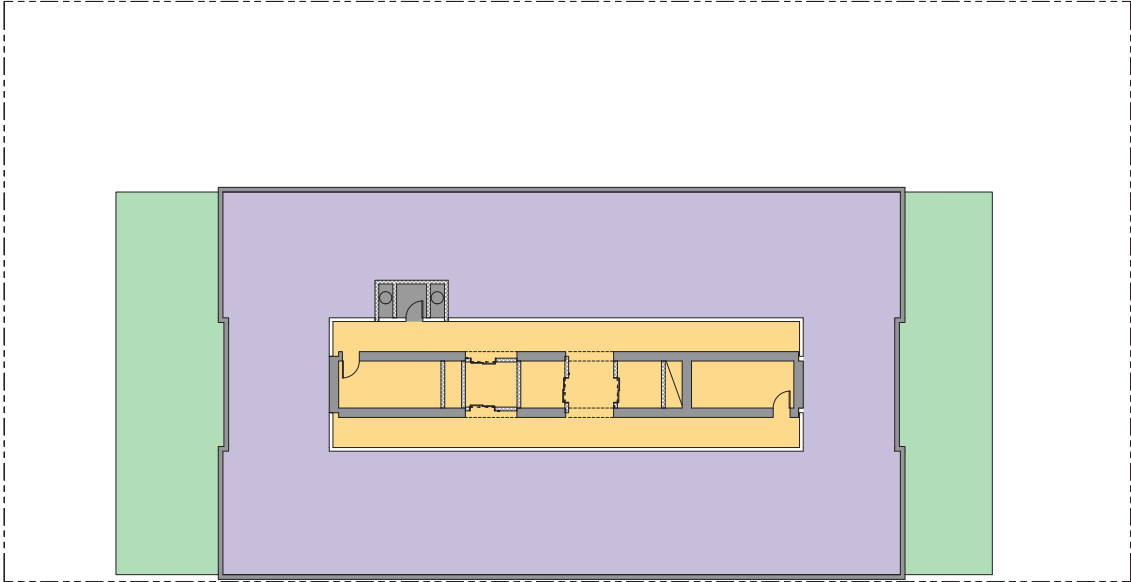
LEVEL 3



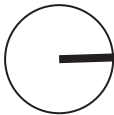
LEVEL 4



LEVEL 5-22

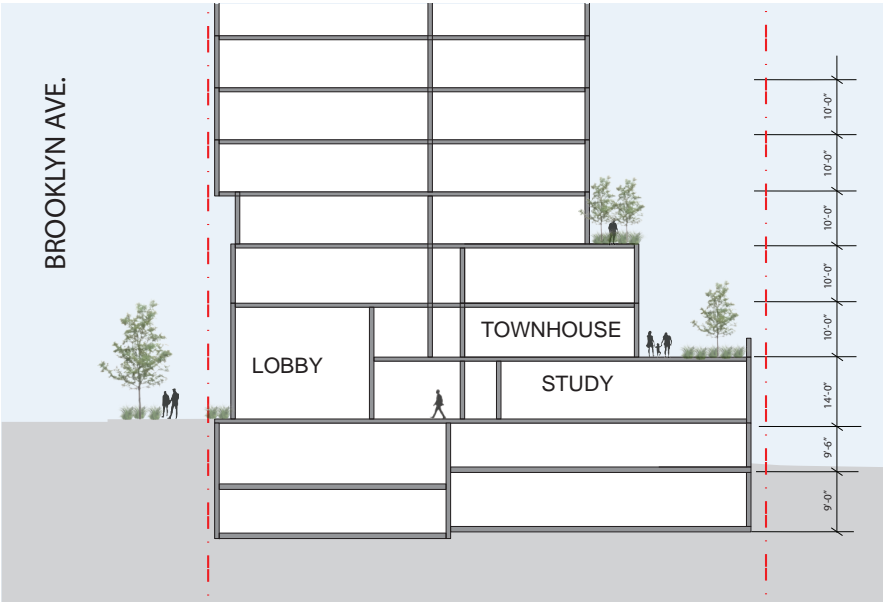
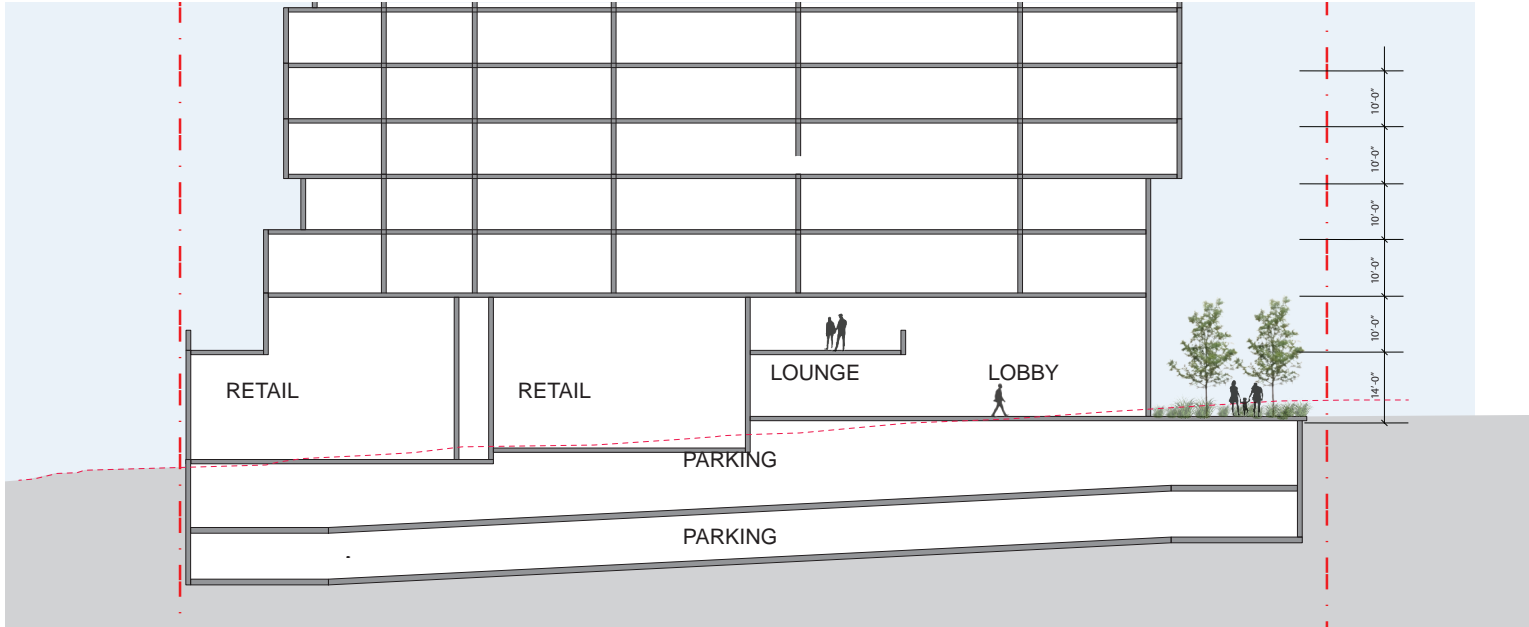


LEVEL 23



OPTION 03

STREET-LEVEL & OPEN SPACE CONCEPT



ELEVATION PERSPECTIVE

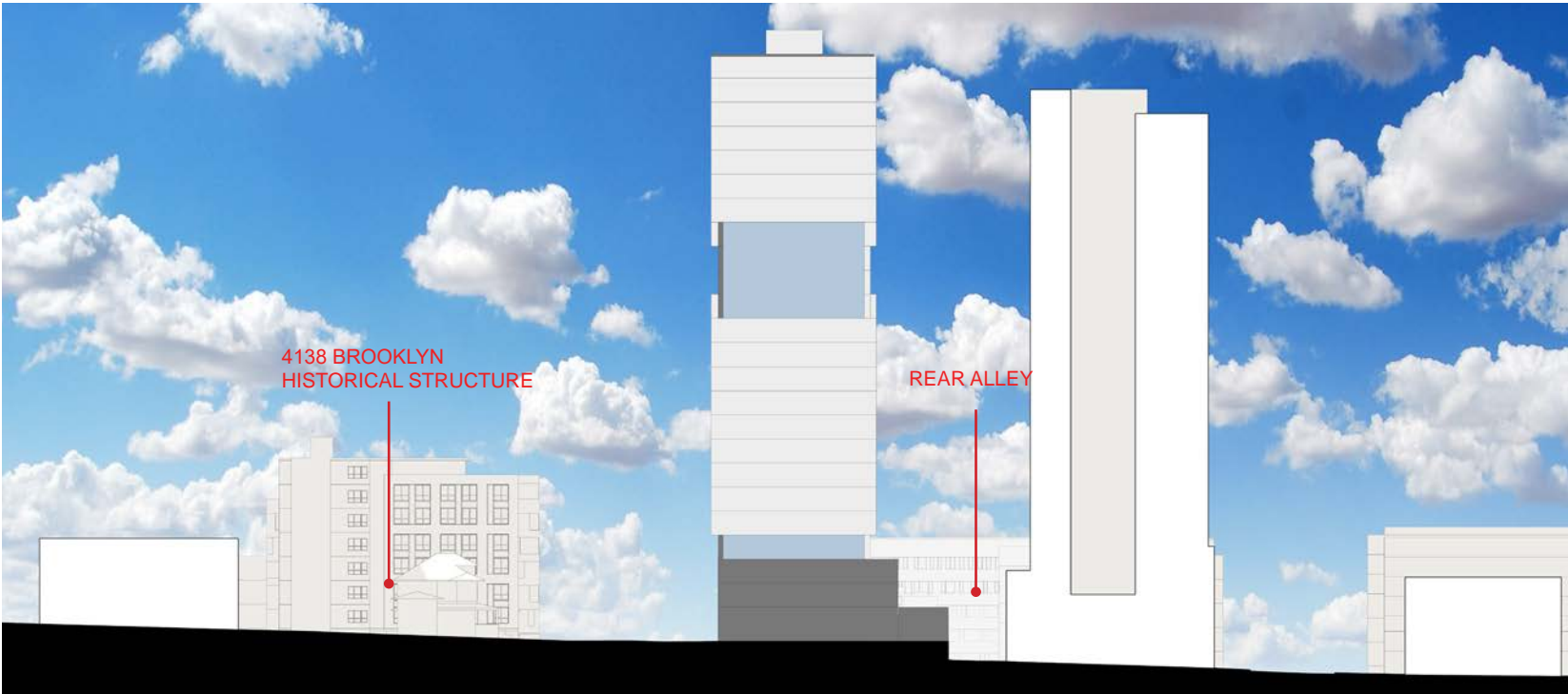


PERSPECTIVE FROM OPEN SPACE TOWARDS LOBBY ENTRY

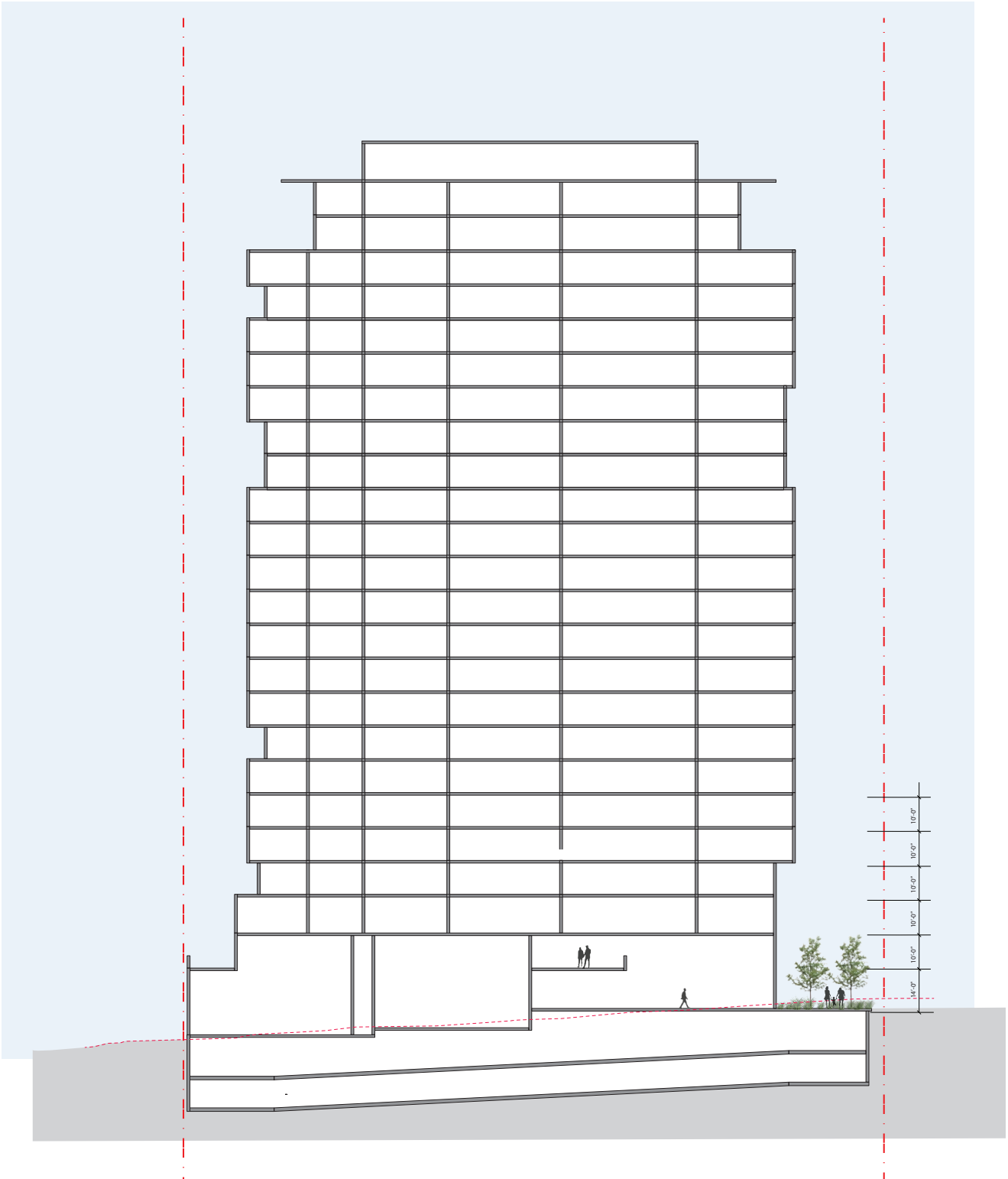
OPTION 03



SITE SECTION - BROOKLYN AVE NE

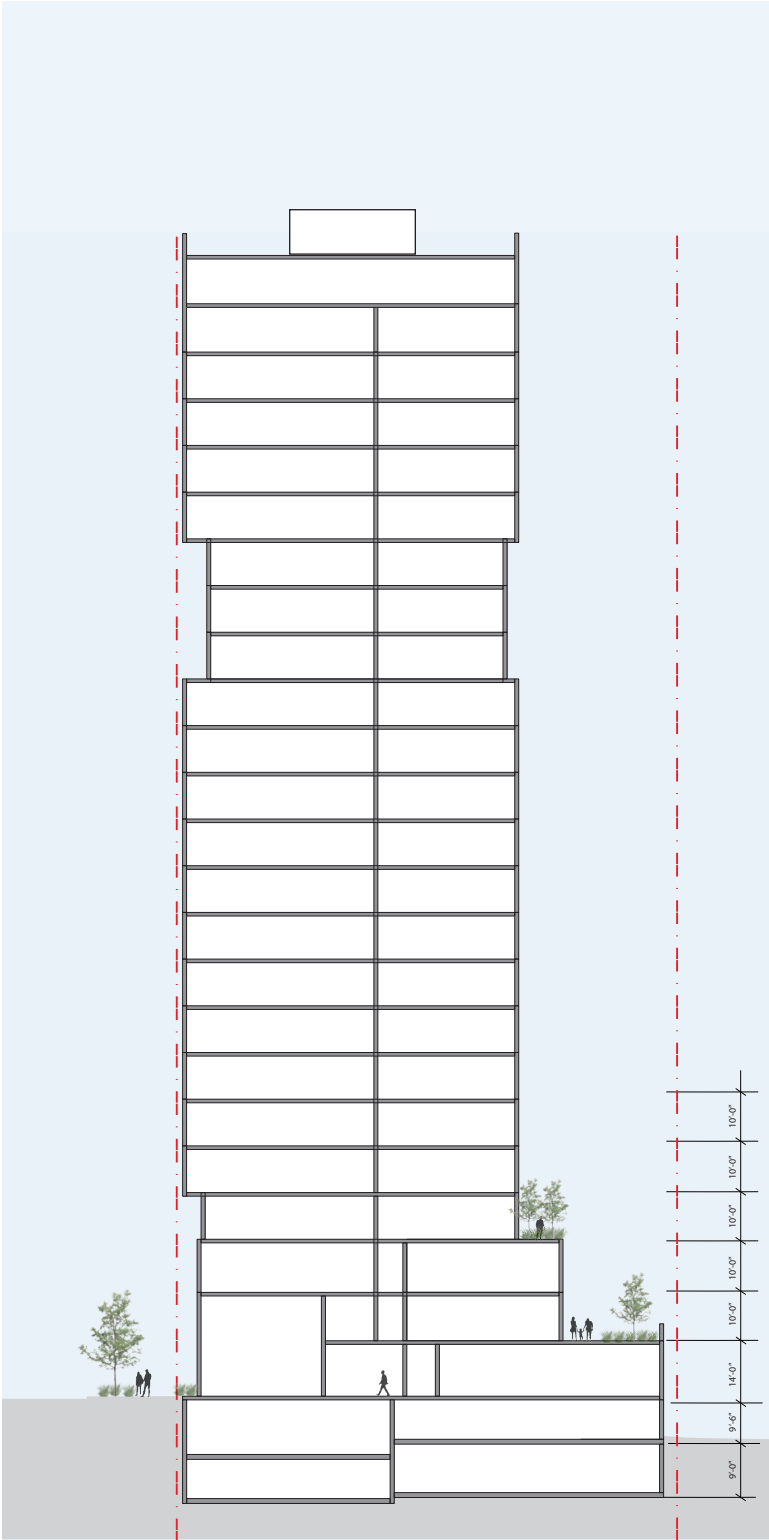


SITE SECTION - THROUGH OPEN SPACE AND ALLEY



BUILDING SECTION - BROOKLYN AVE

OPTION 03



BUILDING SECTION - THROUGH ALLEY



DEPARTURE: UPPER-LEVEL SETBACK

DEPARTURE 1 : STREET

REQUIREMENTS:

23.48.640-Setbacks within SM-U Zones:

- On all streets in the SM-U/R 75-240 Zone, an average setback of 5 feet is required from all street lot lines, subject to the following:
- a. No setback shall be less than 3 feet from the street lot line, and any setbacks area further than 10 feet from the street lot line shall not be included in the averaging calculation.
 - b. The setback area shall be either be part of a usable open space or landscape according to standards in subsection 23.48.055.A.3

REQUEST:

The proposed setbacks of the street meet the 5' average requirement up to the upper levels as shown on the perspectives. The upper levels extend out to the street property line the average building volumetric setback will meet the 5' requirement.

RATIONALE:

The proposed setbacks provides more interest and depth to the overall massing, and are consistent with the overall tower and podium expression.

DEPARTURE 2 : TOWER SEPARATION

REQUIREMENTS:

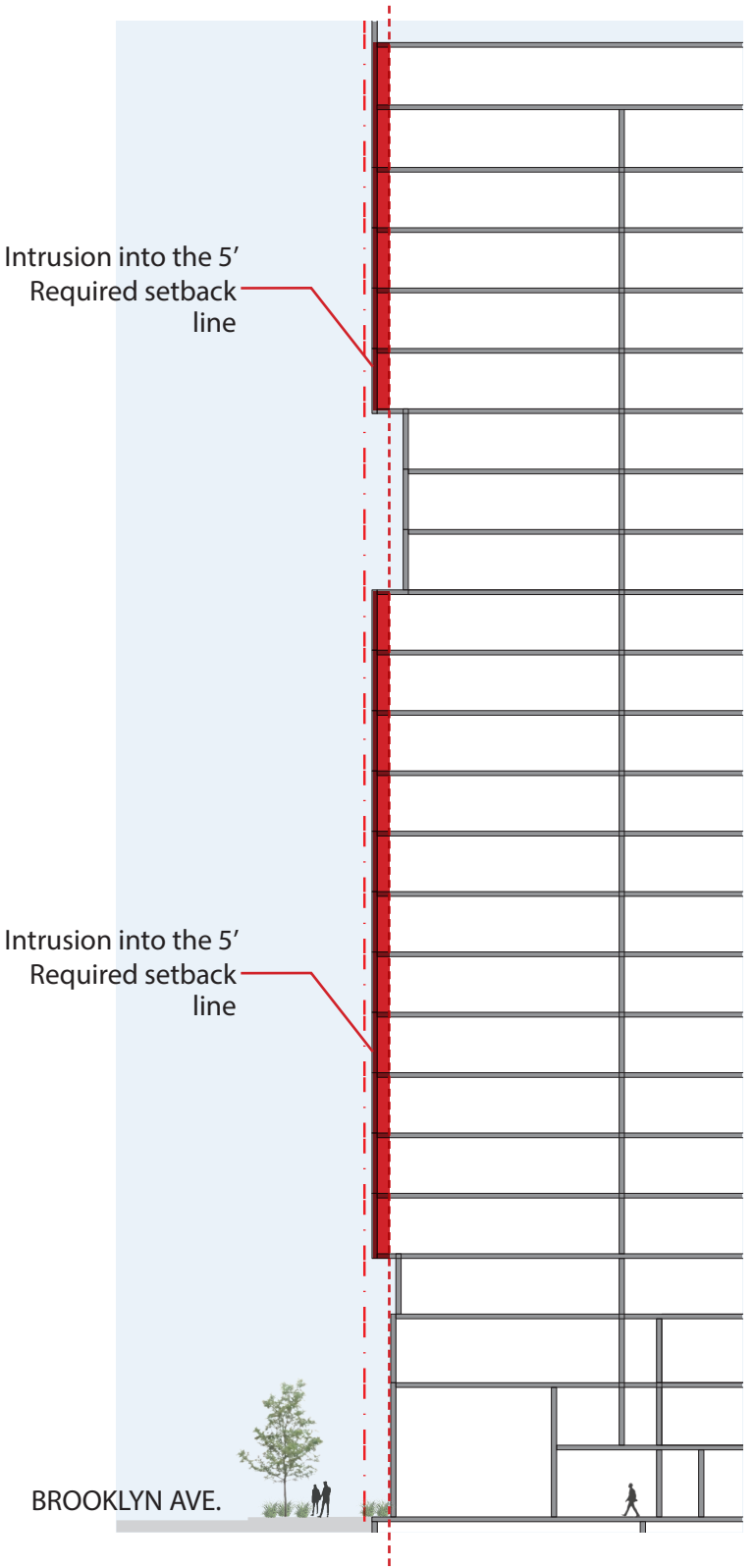
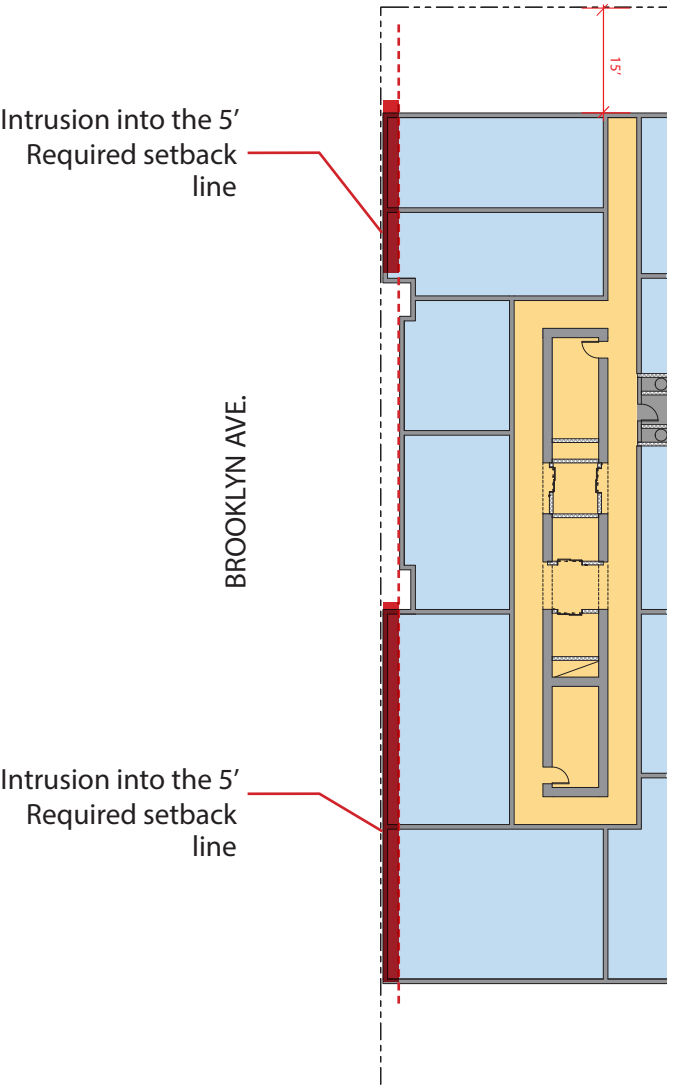
(See page 39 for additional details and diagrams)

REQUEST:

To allow a 20% reduction in tower separation from 75' to 60'

RATIONALE:

The reduction provides adequate tower separation and allows the building footprint to be reduced in the north-south direction. This allows for a substantial neighborhood open space located at the north of the property. It also allows for views across the from the tower to the west.



OPTION 03



AERIAL VIEW OF SW CORNER



AERIAL VIEW OF SE CORNER



AERIAL VIEW OF NE CORNER

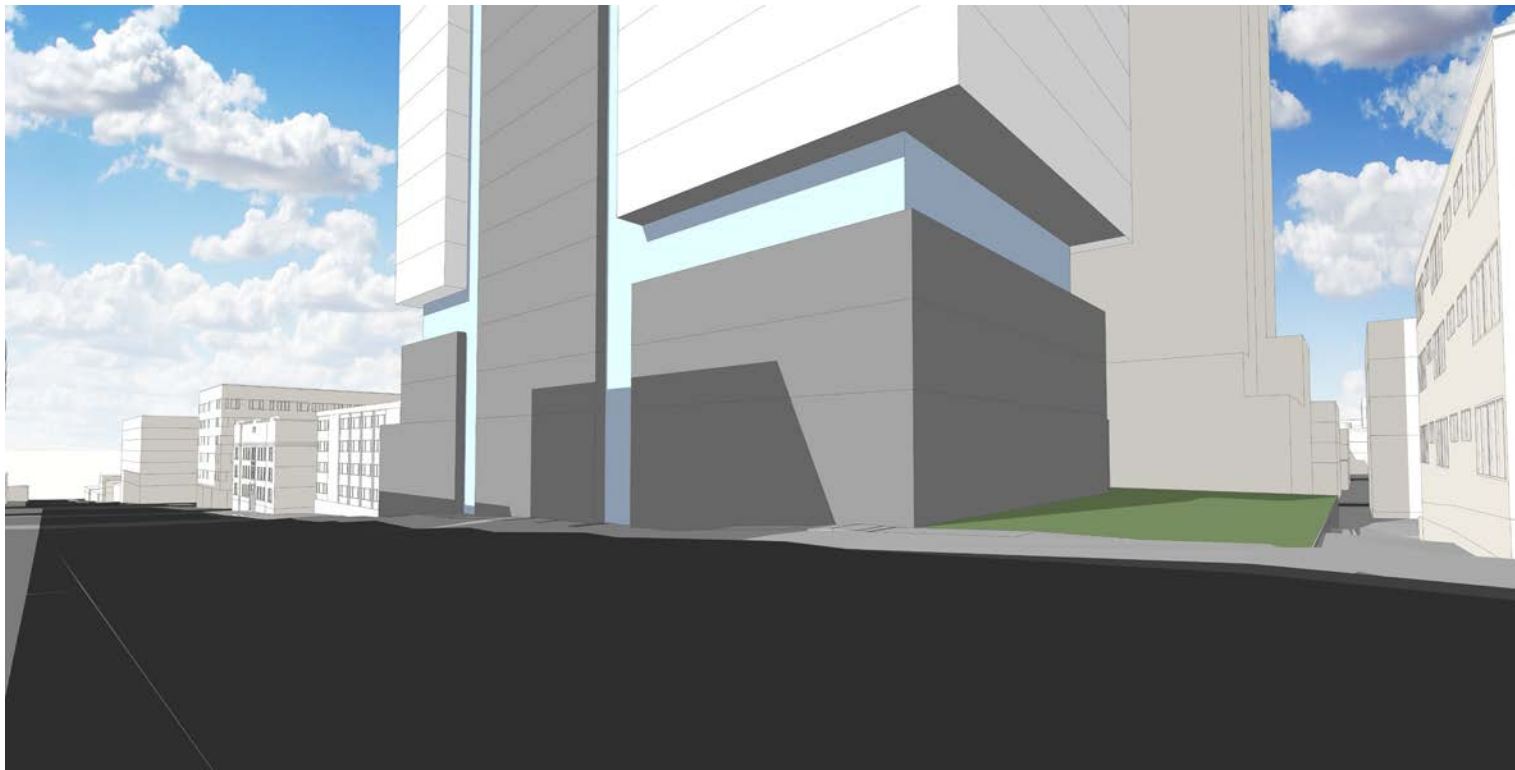


AERIAL VIEW OF NW CORNER

OPTION 03



STREET VIEW OF NE CORNER



STREET VIEW OF BUILDING BASE



STREET VIEW OF SE CORNER



STREET VIEW OF NE CORNER

OPTION 04

DATA

Total Floor Area	215,900 SF
Commercial	3200 SF
Units Count	235 UNITS
Parking	70
FAR	10.4

Pros

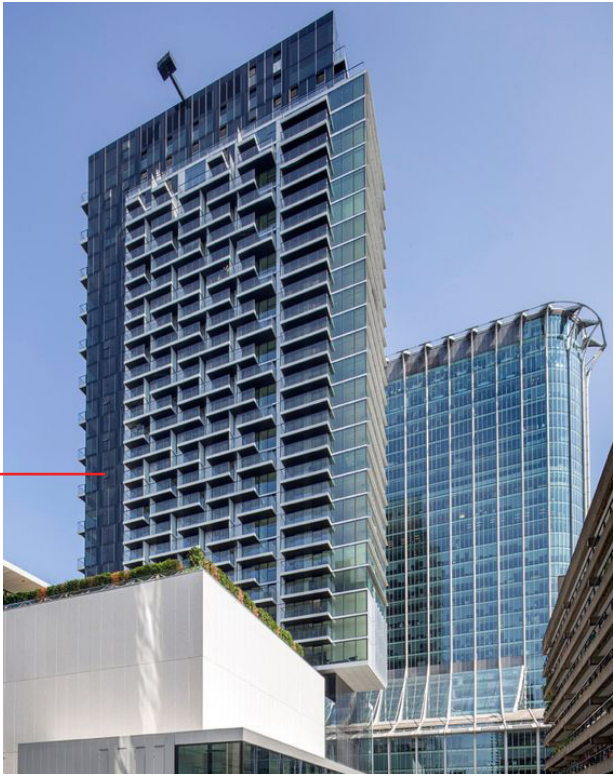
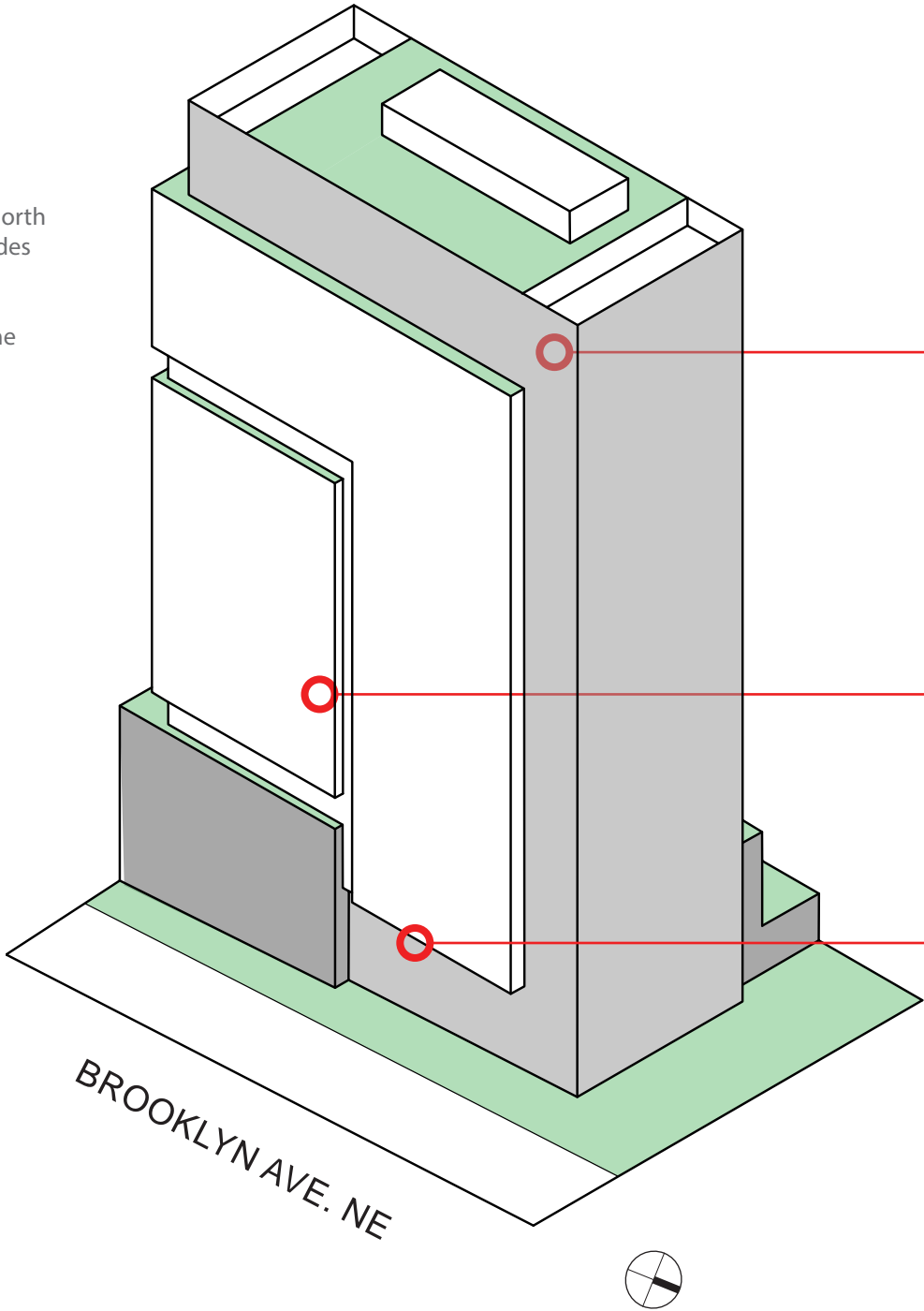
- The overall plane elements are stepping up gradually, with north end of tower carried down from the top to the ground, provides gradual transition and connection to Northern open space.
- Recessed north building entry and retail edge provide connection to the north open public space, and relief from the street edge, provides more public open space.
- South podium is designed to maintains the urban edge and provide modulations responding to the surrounding existing structure scale and height.
- Prominent corner entrance integrated with the open space, provide transitional semi-public space.

Cons

None

Departures

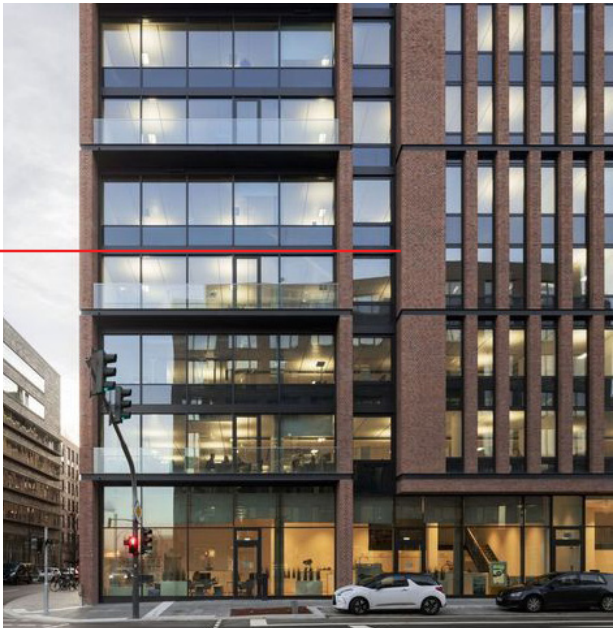
- 20% REDUCTION OF 75 FEET TOWER SEPARATION



TOWER CARRIED DOWN FROM THE TOP



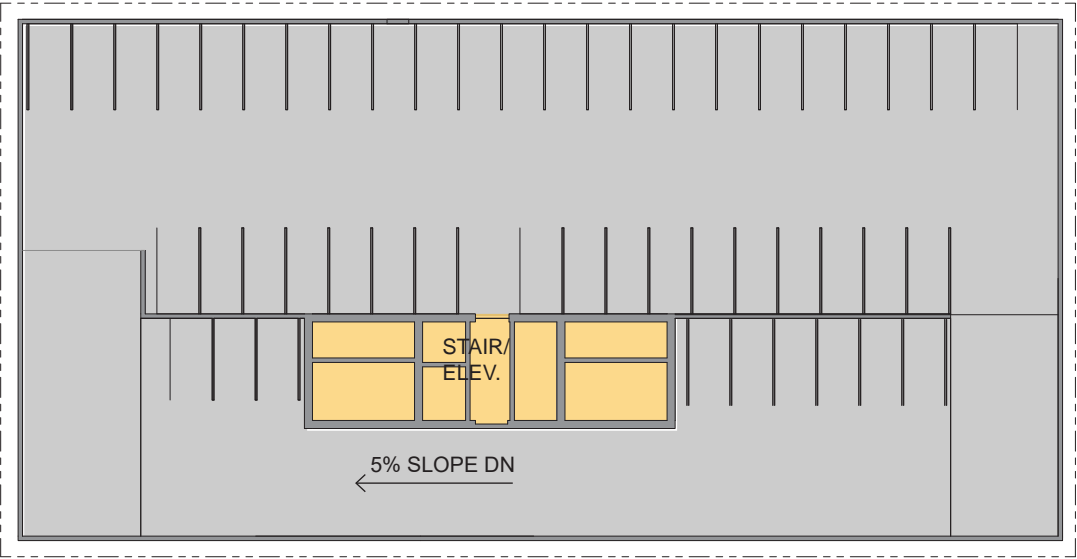
PATTERNS TRANSITION



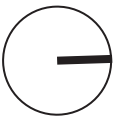
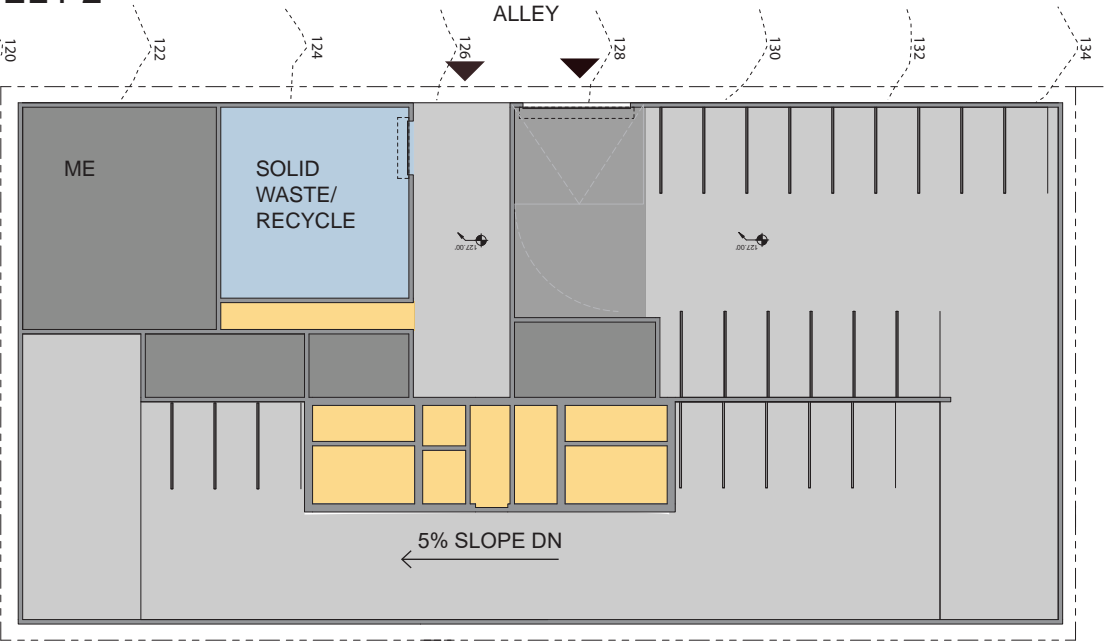
TRANSITION BETWEEN TRANSPARENCY AND SOLID

OPTION 04

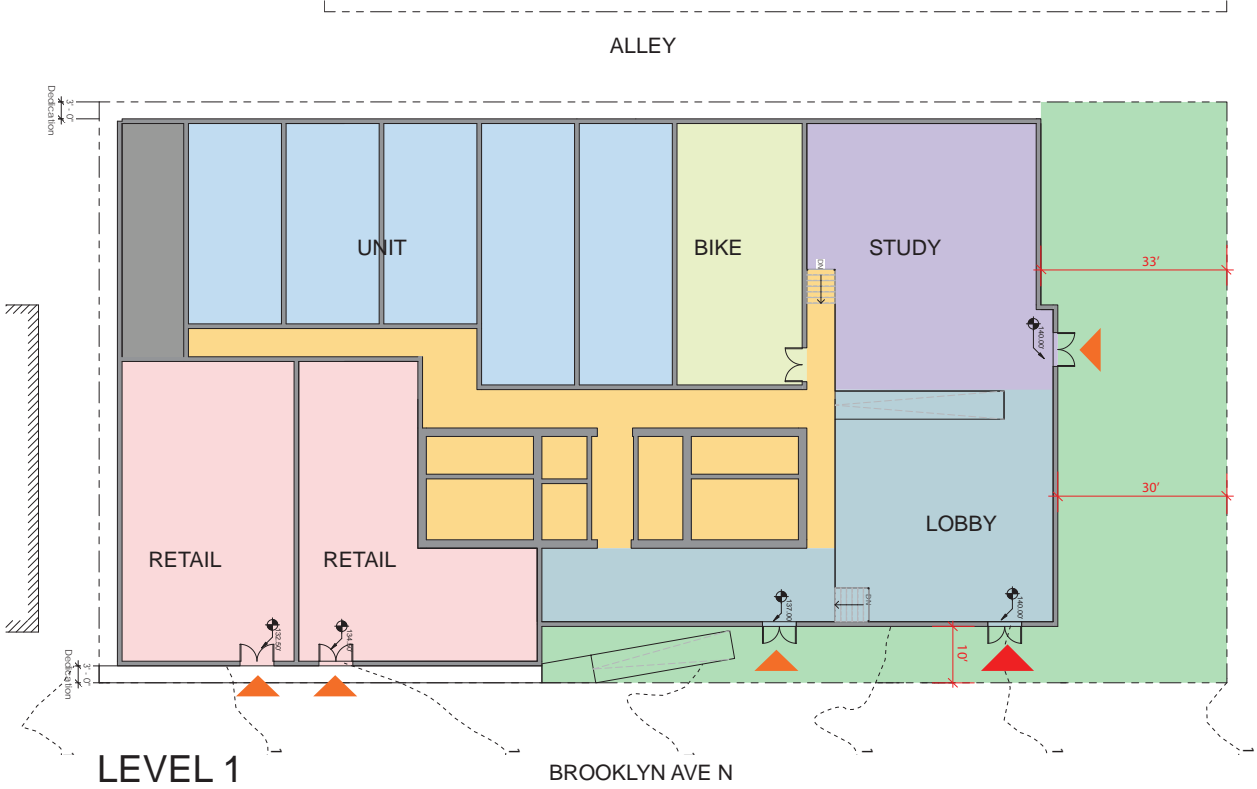
- Retail
- Bicycle
- Solid Waste/Recycle
- Lobby
- M/E
- Residential Unit
- Stairs/Elevator
- Parking
- Open Space
- Amenity



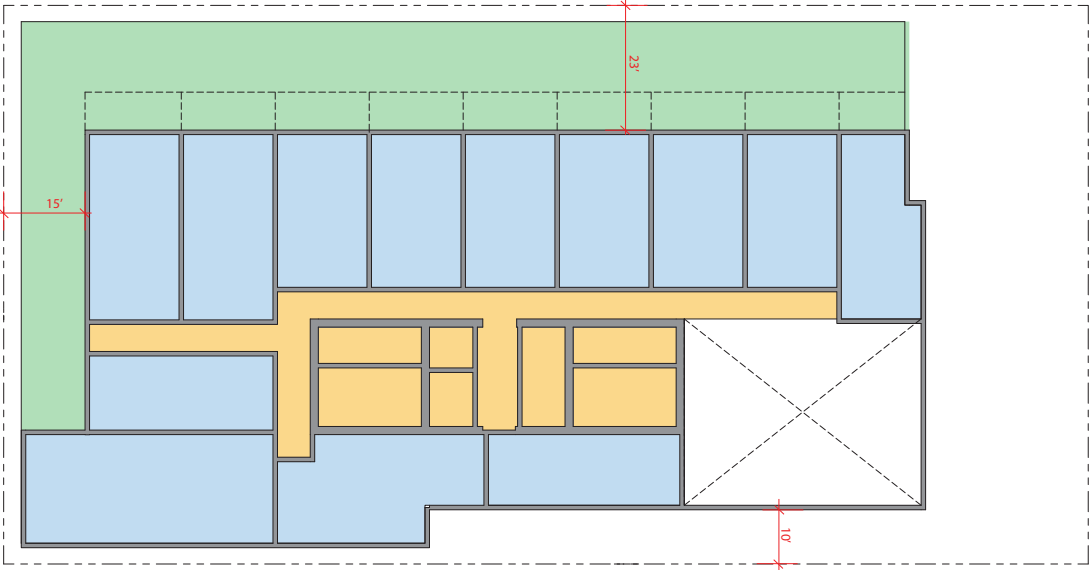
LEVEL P2



LEVEL P1



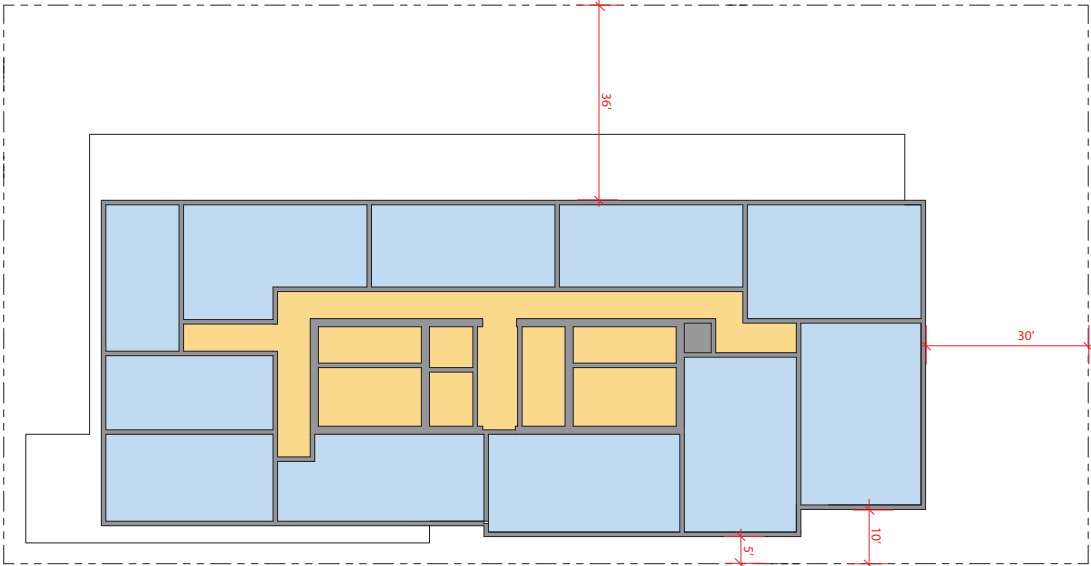
LEVEL 1



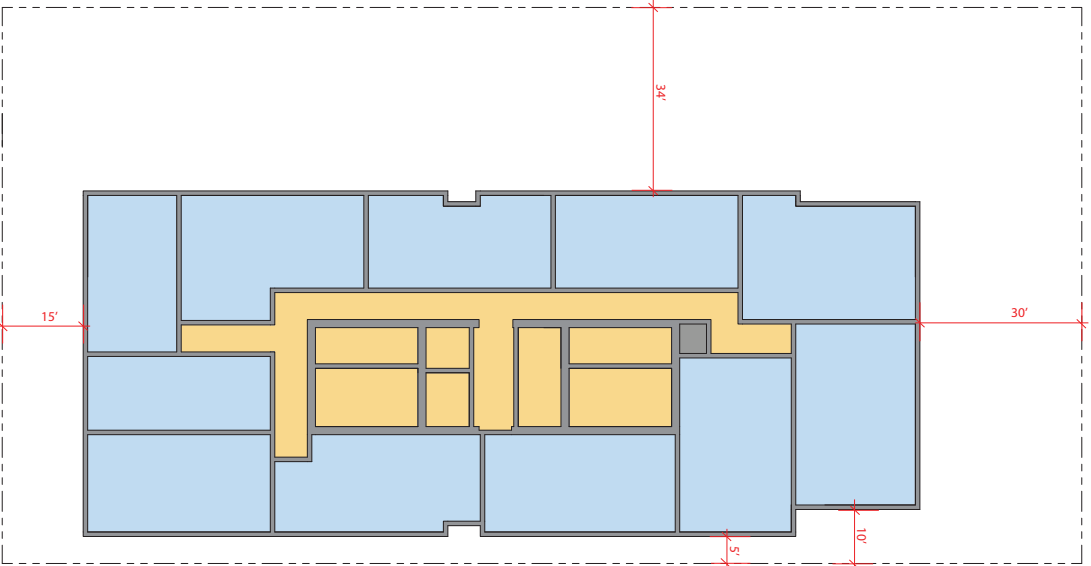
LEVEL 2

OPTION 04

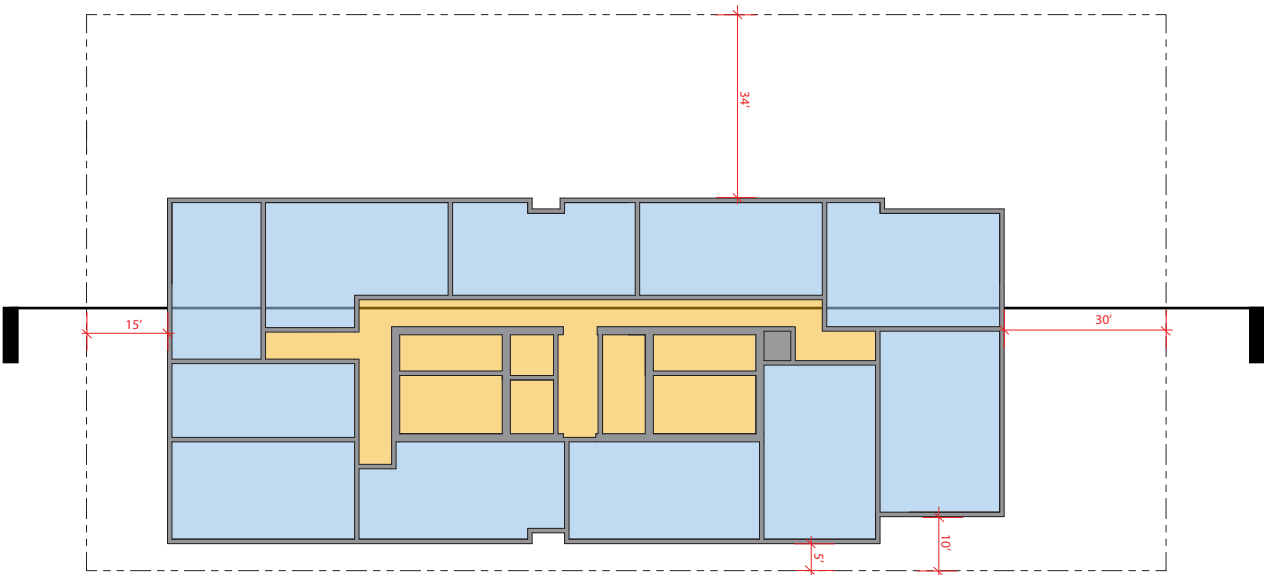
- Retail
- Bicycle
- Solid Waste/Recycle
- Lobby
- M/E
- Residential Unit
- Stairs/Elevator
- Parking
- Open Space
- Amenity



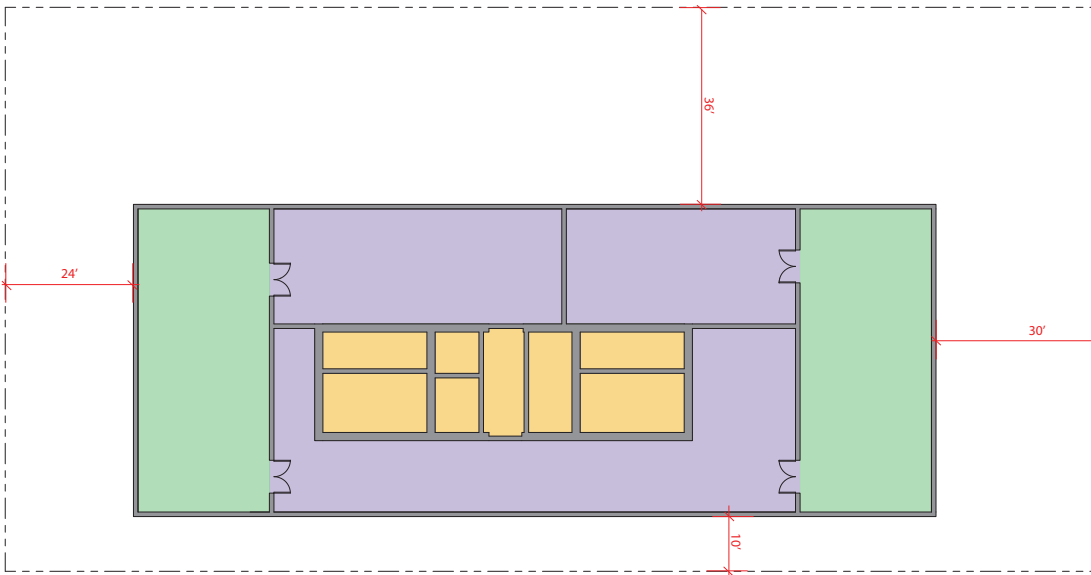
LEVEL 3



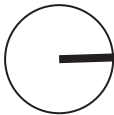
LEVEL 4



LEVEL 5-22

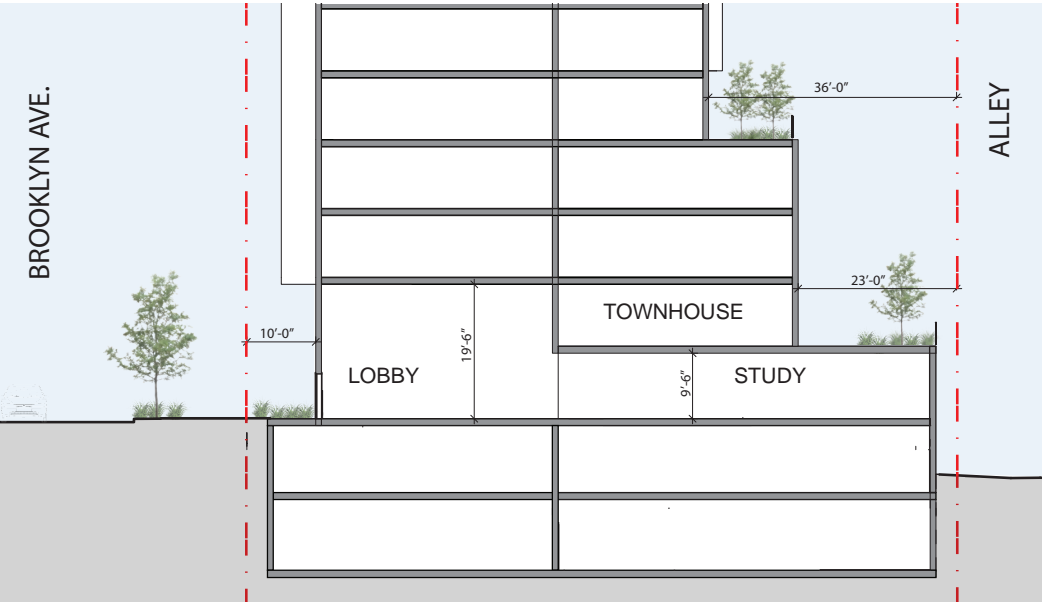
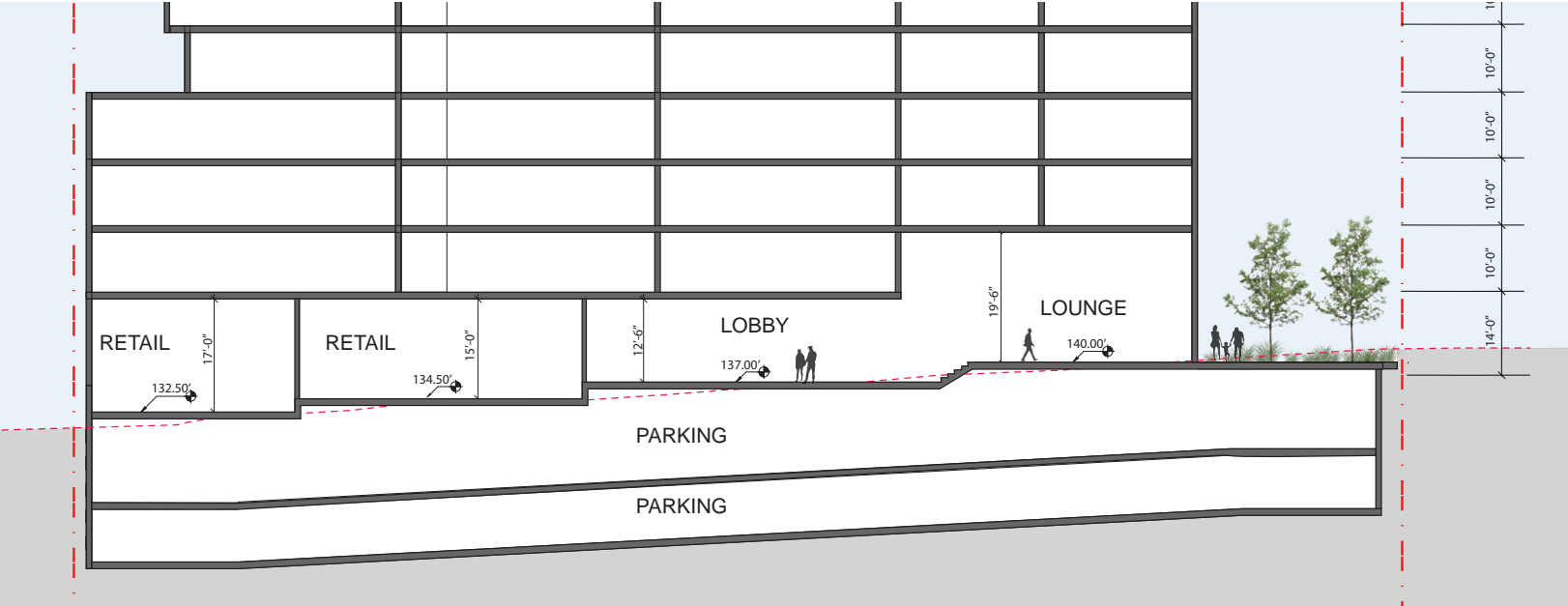


LEVEL 23



OPTION 04

STREET-LEVEL & OPEN SPACE CONCEPT



ELEVATION PERSPECTIVE

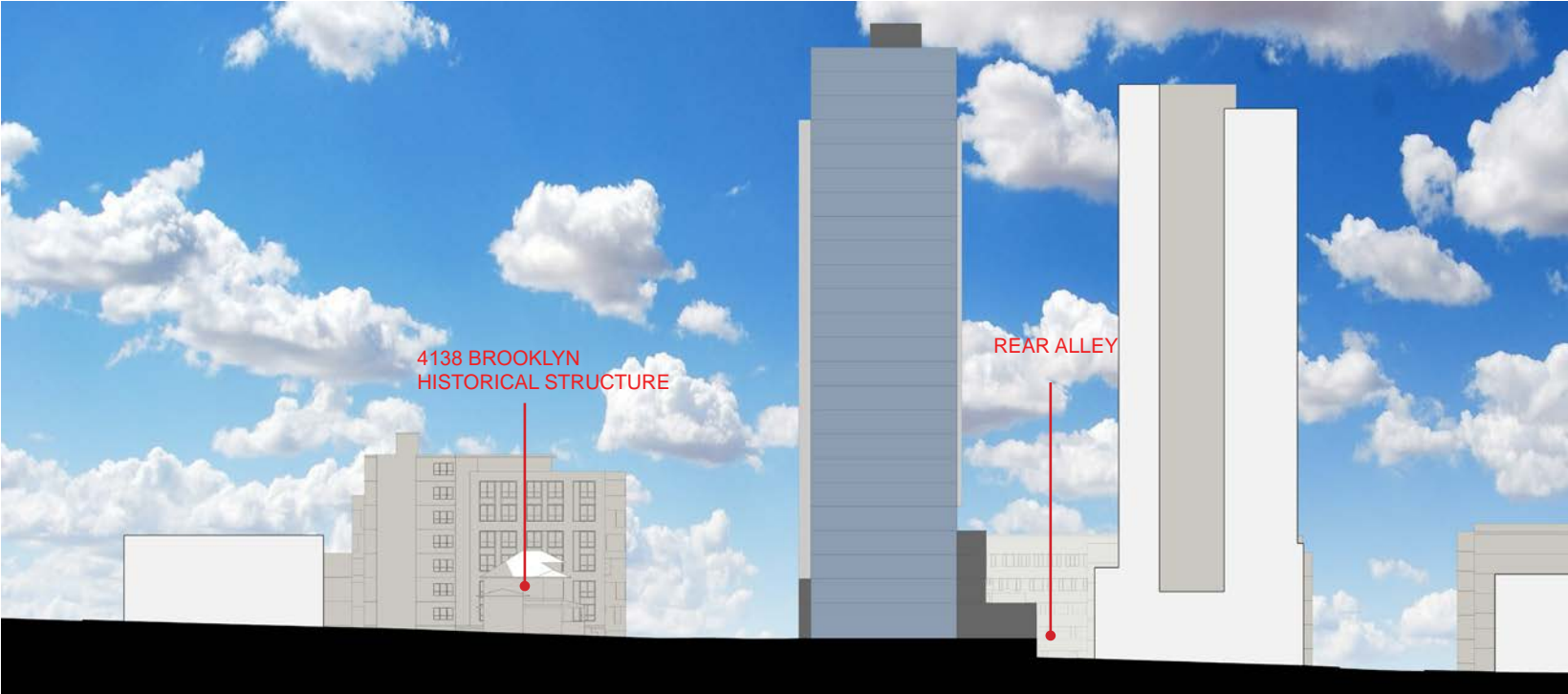


PERSPECTIVE FROM OPEN SPACE TOWARDS LOBBY ENTRY

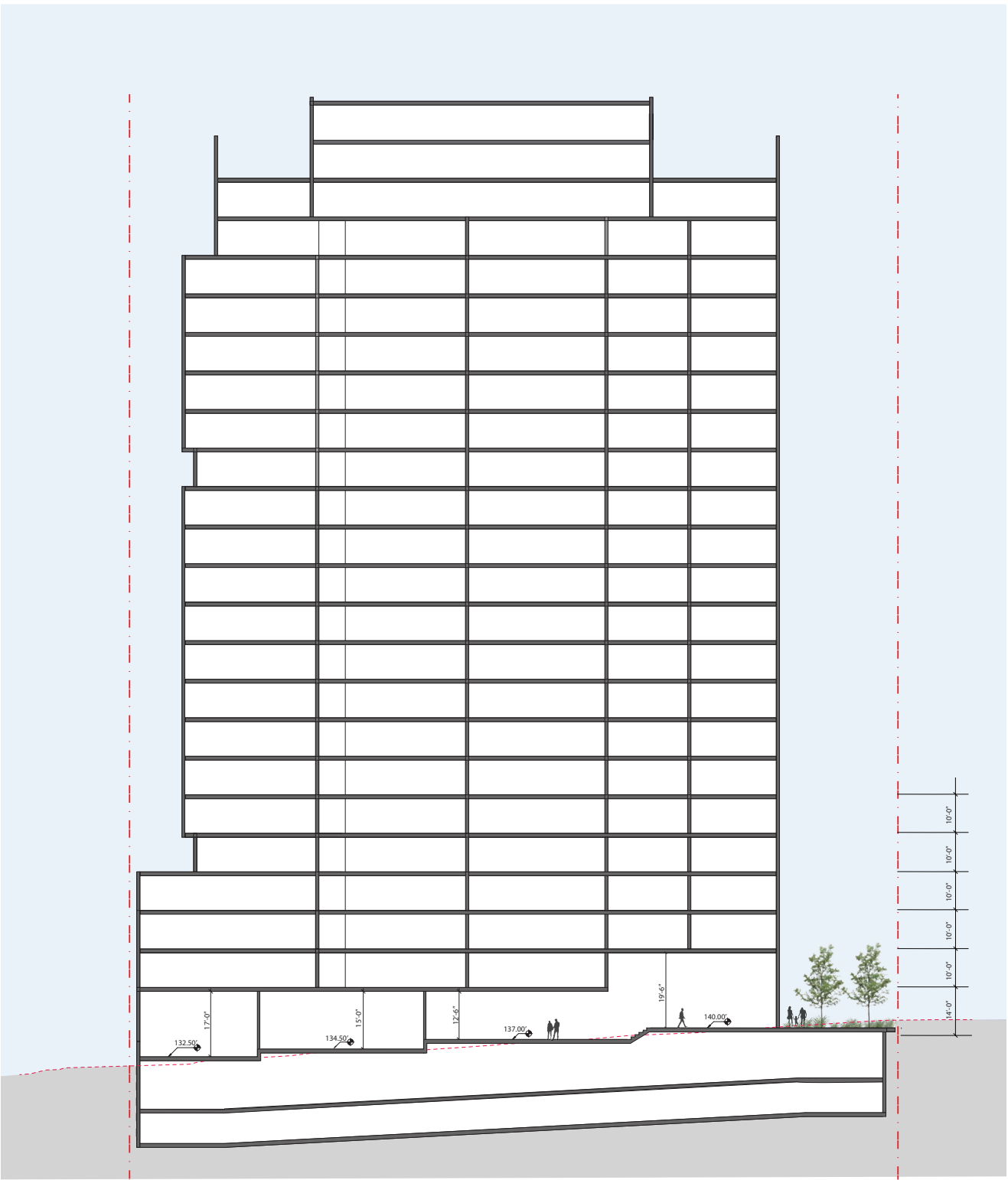
OPTION 04



SITE SECTION - BROOKLYN AVE NE

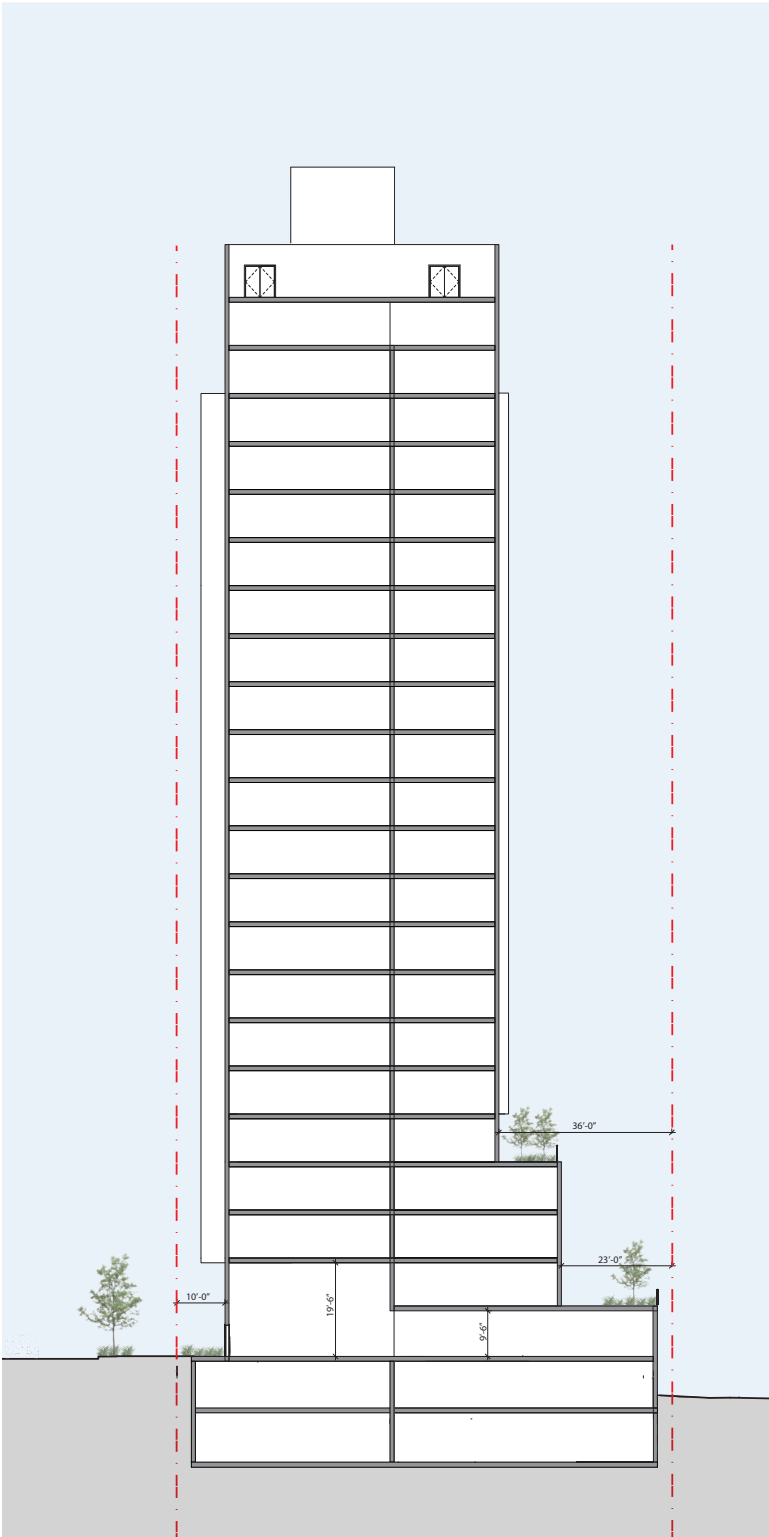


SITE SECTION - THROUGH OPEN SPACE AND ALLEY



BUILDING SECTION - BROOKLYN AVE

OPTION 04



BUILDING SECTION - THROUGH ALLEY

DEPARTURES: UPPER-LEVEL SETBACKS

DEPARTURE 1 : TOWER SEPARATION

REQUIREMENTS:

(See page 39 for additional details and diagrams)

REQUEST:

To allow a 20% reduction in tower separation from 75' to 60'

RATIONALE:

The reduction provides adequate tower separation and allows the building footprint to be reduced in the north-south direction. This allows for a substantial neighborhood open space located at the north of the property. It also allows for views across the from the tower to the west.

OPTION 04



AERIAL VIEW OF SW CORNER



AERIAL VIEW OF SE CORNER OF THE BUILDING



AERIAL VIEW OF NE CORNER

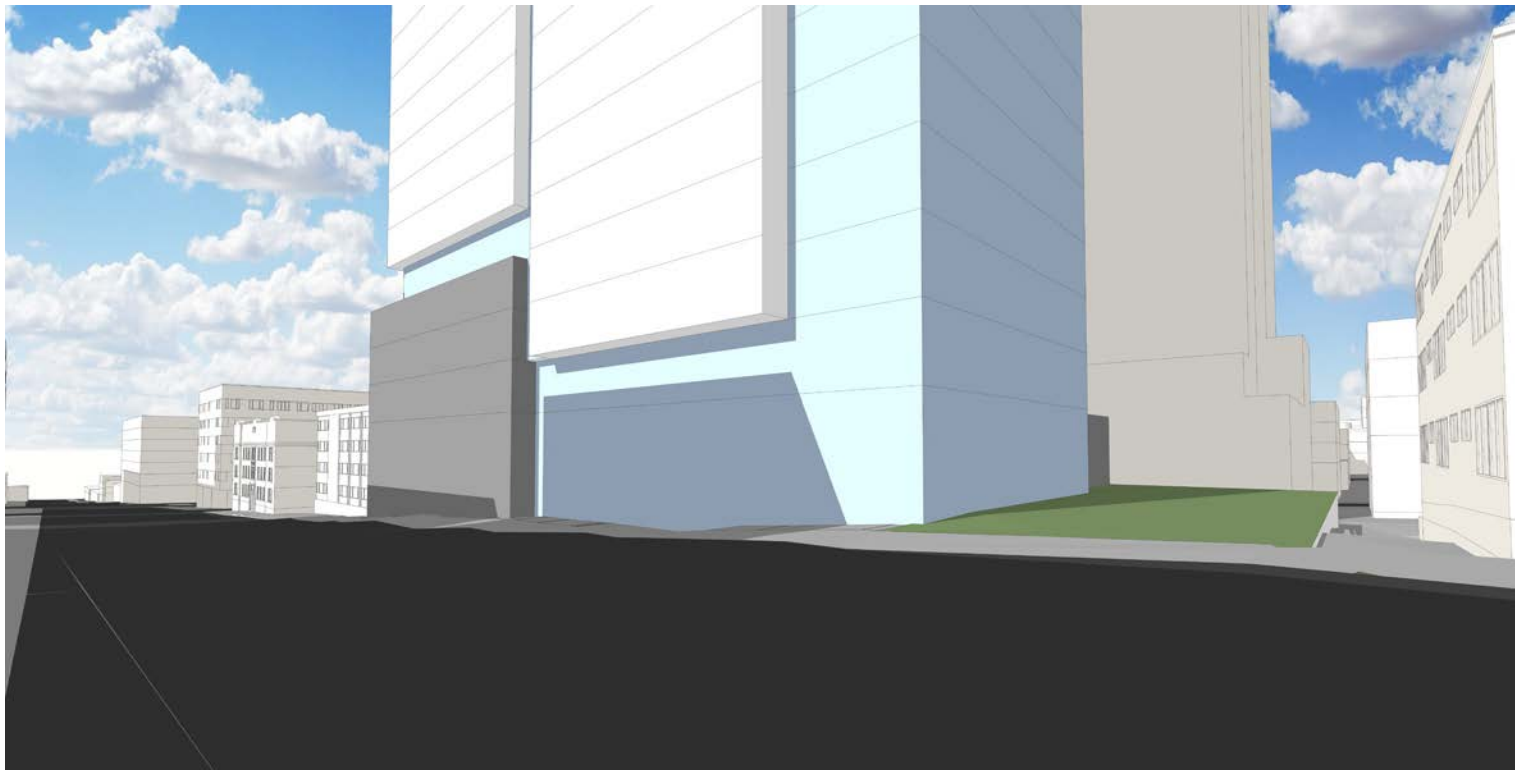


AERIAL VIEW OF NW CORNER

OPTION 04



STREET VIEW OF NE CORNER OF THE BUILDING



STREET VIEW OF BUILDING BASE



STREET VIEW OF SE CORNER



STREET VIEW OF NE CORNER

PROPOSED OPTIONS STREET LEVEL DESIGN



OPTION 01



OPTION 02



OPTION 03



OPTION 04

PROPOSED OPTIONS STREET LEVEL DESIGN



OPTION 01



OPTION 02



OPTION 03

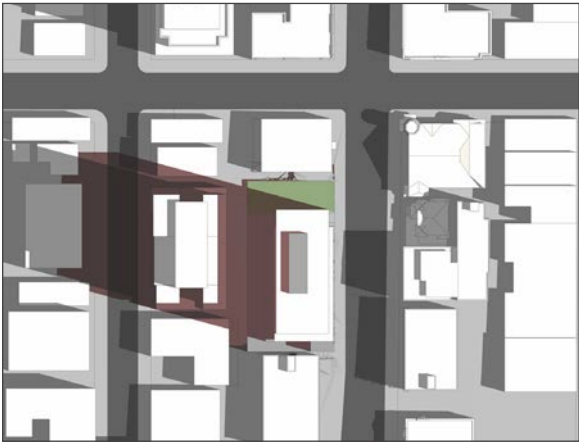


OPTION 04

SHADOW STUDY

(OPTION 4)

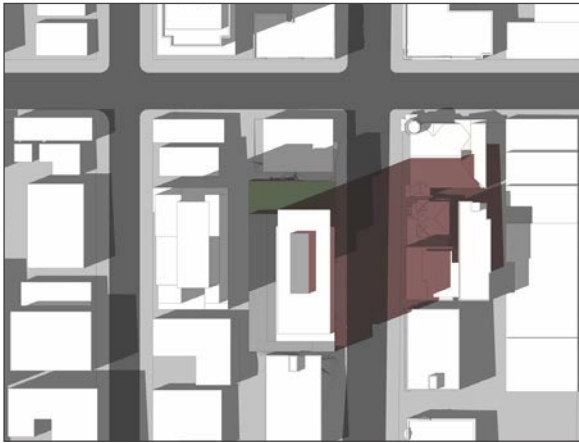
Summer Solstice - June 21 at 9am



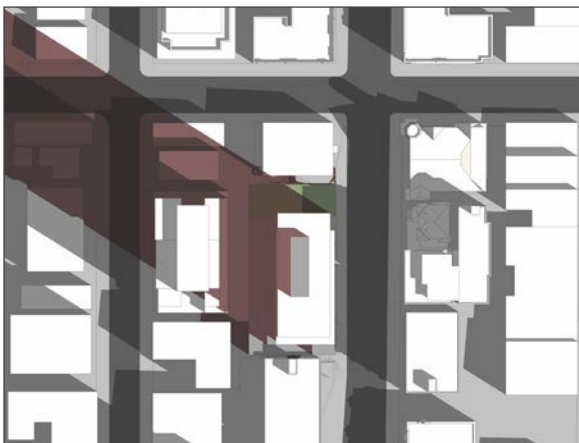
Summer Solstice - June 21 at 12pm



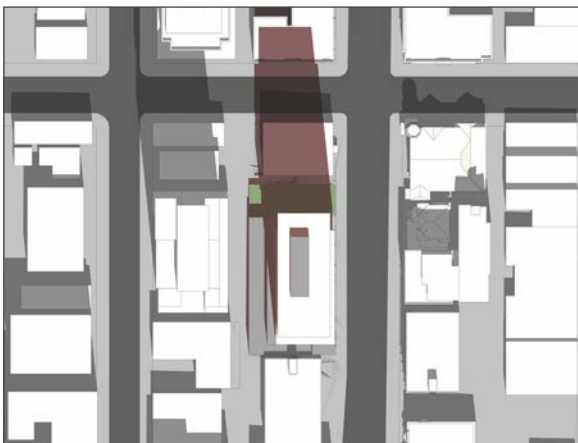
Summer Solstice - June 21 at 3pm



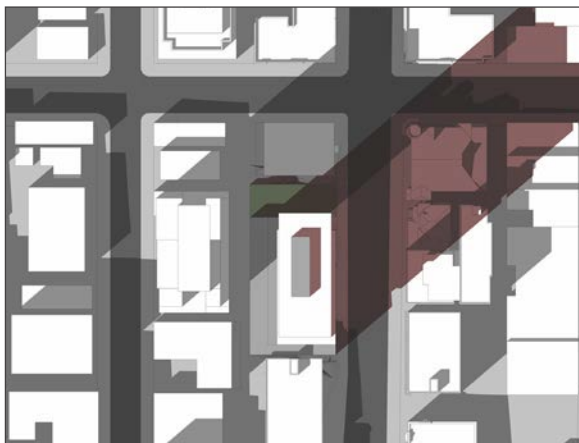
Equinox - March/September 21 at 9am



Equinox - March/September 21 at 12pm



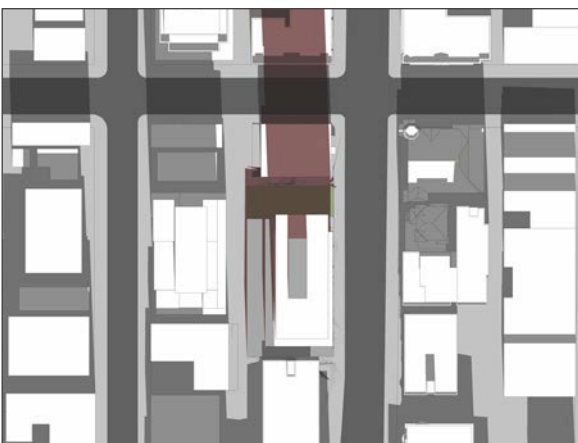
Equinox - March/September 21 at 3pm



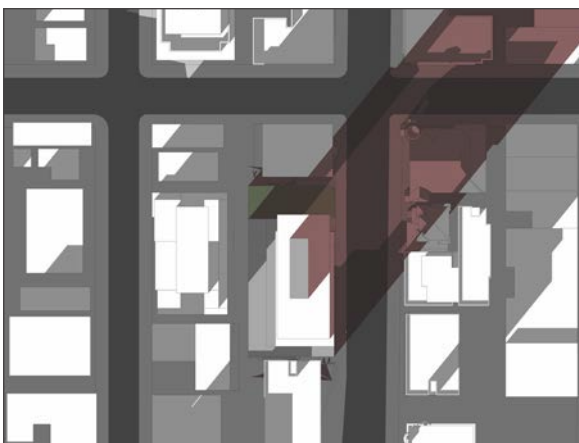
Winter Solstice - December 21 at 9am



Winter Solstice - December 21 at 12pm



Winter Solstice - December 21 at 3pm



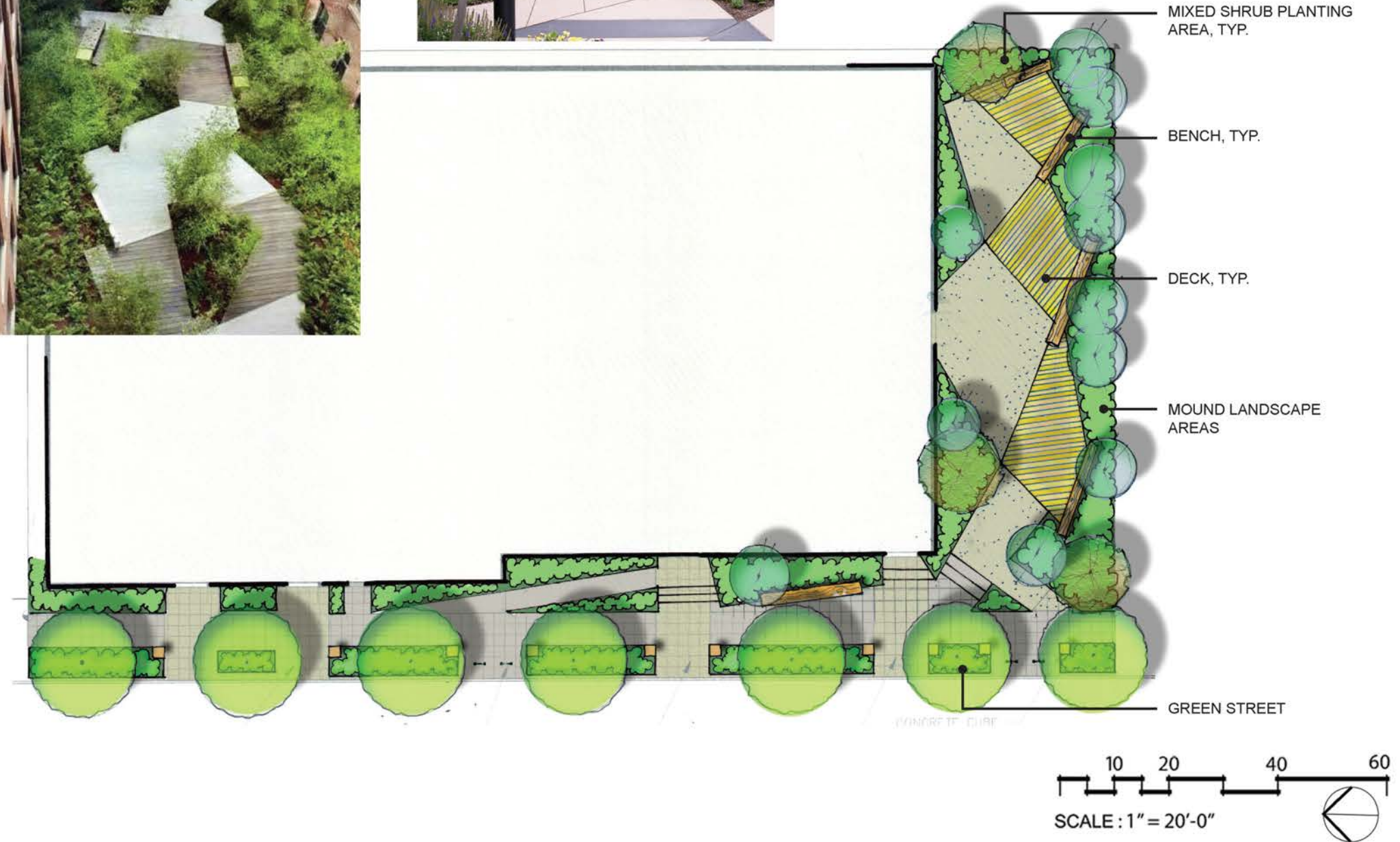
LANDSCAPE DESIGN



4135 Brooklyn | Option A

September 2019

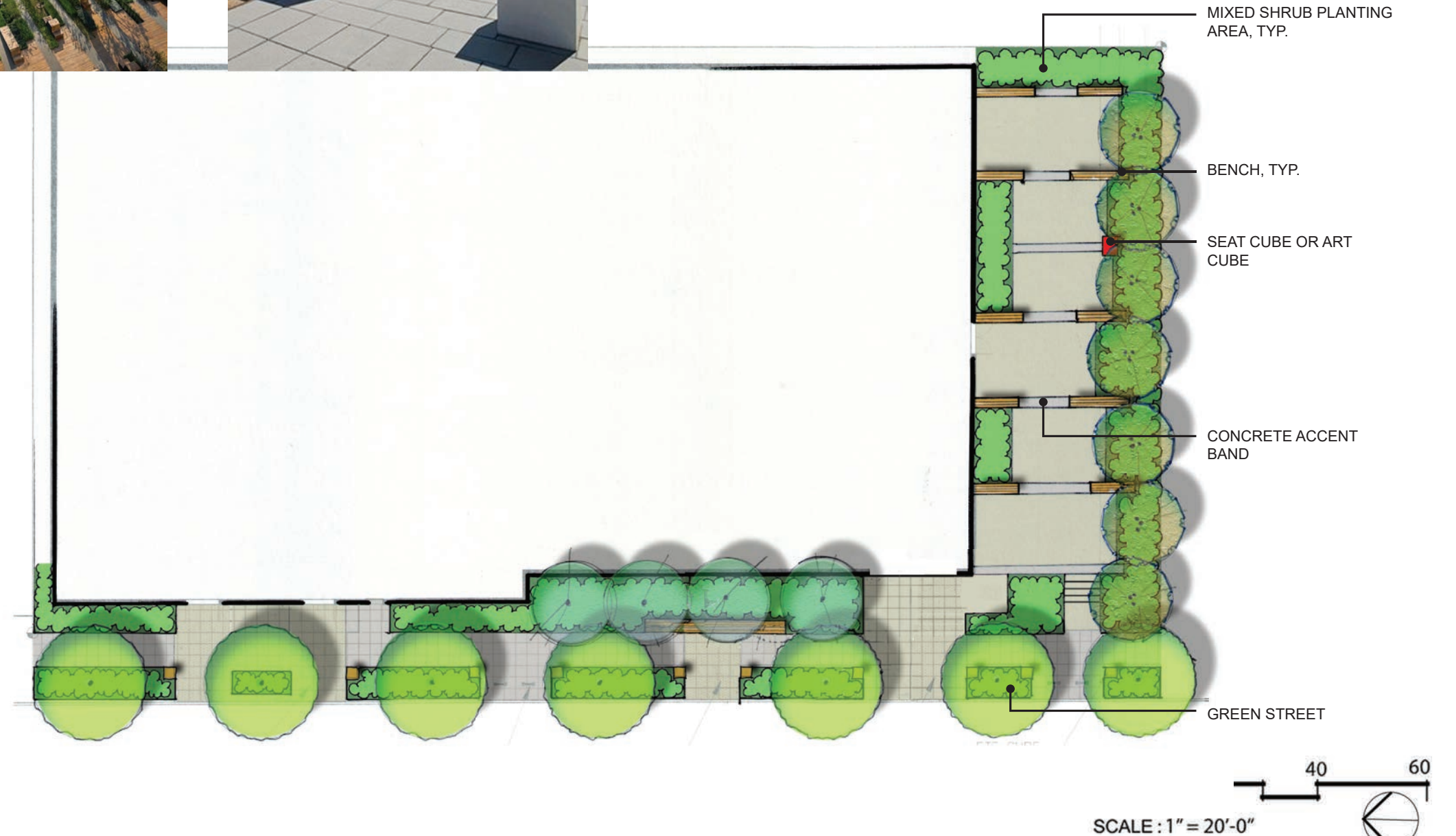
THOMAS V. RENGSTORF ASSOCIATES
SEATTLE WA, 98104
P: 206.682.7562
F: 206.682.4721



4135 Brooklyn | Option B

September 2019

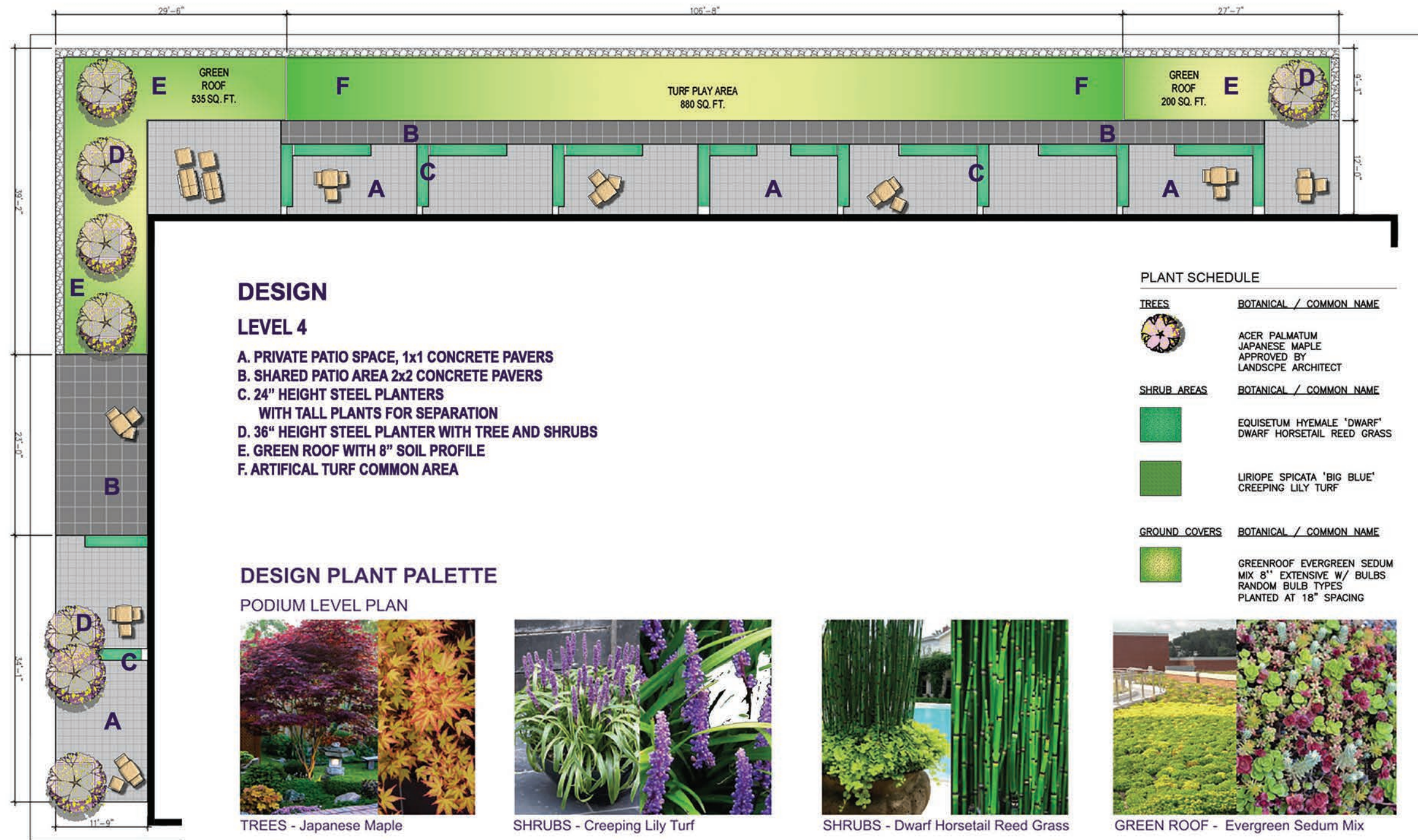
THOMAS V. RENGSTORF ASSOCIATES
SEATTLE WA, 98104
P: 206.682.7562
F: 206.682.4721



4135 Brooklyn | Option C

September 2019

THOMAS V. RENGSTORF ASSOCIATES
SEATTLE WA, 98104
P: 206.682.7562
F: 206.682.4721



SECOND LEVEL

NTS



4135 Brooklyn | Level 4
 September 2019

THOMAS V. RENGSTORF ASSOCIATES
 SEATTLE WA, 98104
 P: 206.682.7562
 F: 206.682.4721

DESIGN PLANT PALETTE

PODIUM LEVEL PLAN



TREES - Japanese Maple



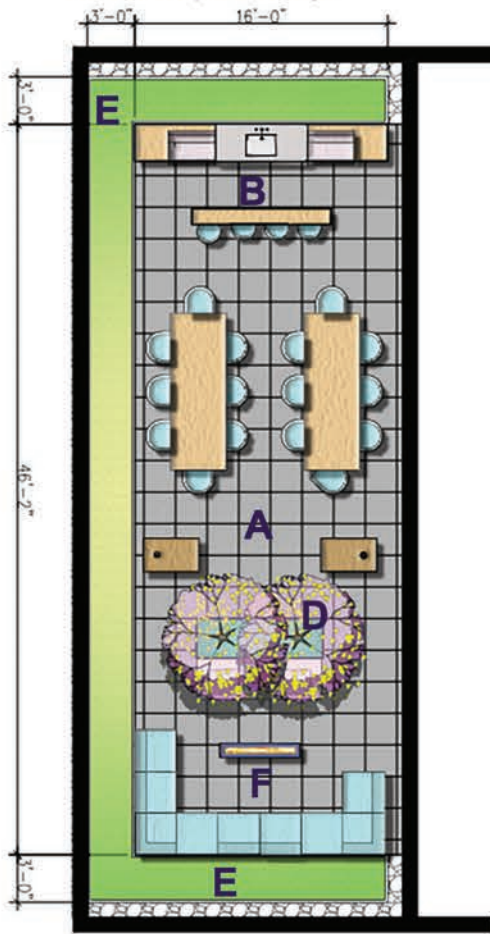
SHRUBS - Creeping Lily Turf



SHRUBS - Dwarf Horsetail Reed Grass



GREEN ROOF - Evergreen Sedum Mix

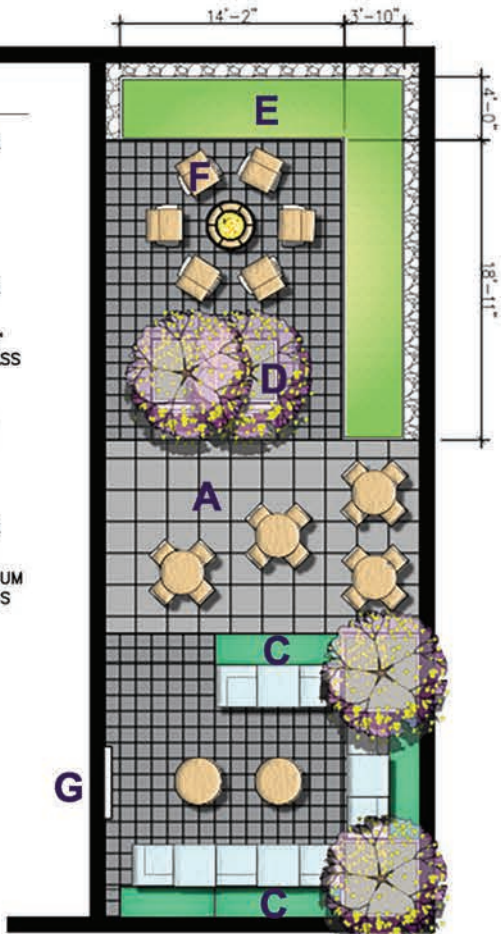


DESIGN
LEVEL ROOF

- A. PUBLIC AMENITY SPACE, 2x2 CONCRETE PAVERS
- B. OUTDOOR KITCHEN
- C. 24" HEIGHT STEEL PLANTERS
WITH TALL PLANTS FOR SEPARATION
- D. 36" HEIGHT STEEL PLANTER WITH TREE AND SHRUBS
- E. GREEN ROOF WITH 8" SOIL PROFILE
- F. FIRE PIT
- G. TV

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
	ACER PALMATUM JAPANESE MAPLE APPROVED BY LANDSCAPE ARCHITECT
SHRUB AREAS	BOTANICAL / COMMON NAME
	EQUISETUM HYEMALE 'DWARF' DWARF HORSETAIL REED GRASS
	LIRIOPE SPICATA 'BIG BLUE' CREEPING LILY TURF
GROUND COVERS	BOTANICAL / COMMON NAME
	GREENROOF EVERGREEN SEDUM MIX 8" EXTENSIVE W/ BULBS RANDOM BULB TYPES PLANTED AT 18" SPACING



ROOF LEVEL

NTS



4135 Brooklyn | Level Roof
September 2019

THOMAS V. RENGSTORF ASSOCIATES
SEATTLE WA, 98104
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F: 206.682.4721

SUPPLY INFORMATION

TOWER WITH 75 FEET SEPARATION

