



VICTORY AT THE U

DESIGN RECOMMENDATION

VIRTUAL DESIGN REVIEW MEETING ON 05/10/2021

SDCI # 3036446-LU





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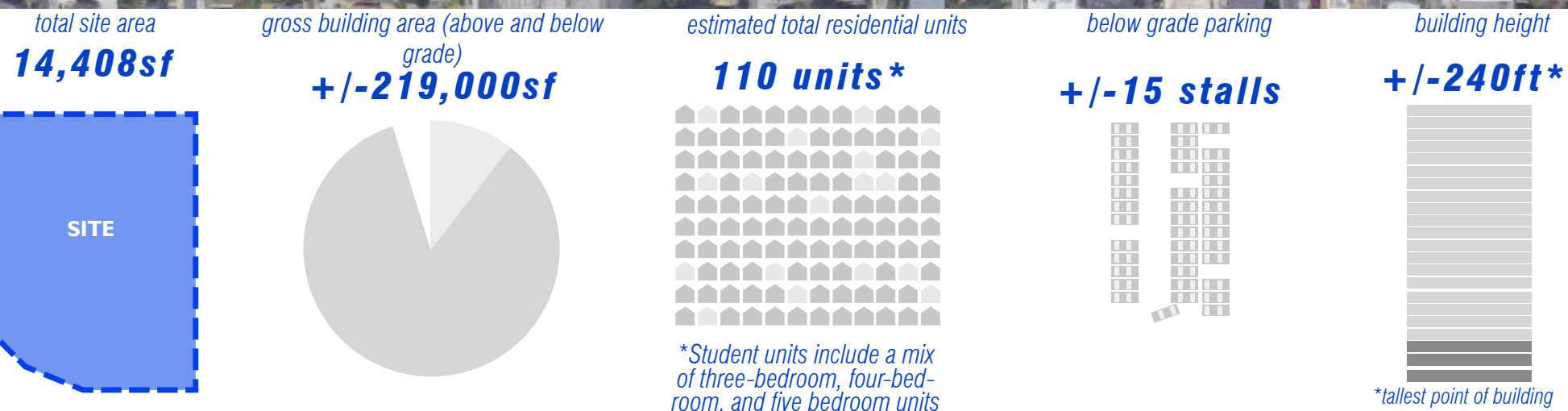
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PROJECT DESCRIPTION & VISION

The design will meet the University District's approved design standards, will retain a Heritage Tree on site, and provide nearly 6,000 sq. ft of open space along the corner of 7th Ave NE and NE 45th St.



NEIGHBORHOOD OUTREACH SINCE EDG

COMMUNITY OUTREACH VIA VIRTUAL OPEN HOUSE 11/23/20

The design and ownership team invited neighborhood stakeholders to attend a “Virtual Open House” to solicit feedback regarding the design. Attendees included representatives of the Go Center, the public, and representatives of the University District Partnership.

Design-Related Comments

- Only a single comment was provided by one of the attendees. The comment centered around the corner column and its visual impact on the plaza. The column, shown below in Blue, had a very outsized visual presence. Suggestions included opening up the corner with two columns instead of one (a cantilevered corner), or changing the color of the column to reduce its visual impact.

Response: This was very good guidance, and the corner column was changed to a lighter color to reduce its presence at this corner.

**Later in the design process, the color palette was reconsidered, and the brighter blue color was re-conceived as a blue-grey color called Birchmont Gray*

***While a thoughtful comment, the cantilever approach would have added a column, which, the design team felt, would have made too big of a visual impact.*



PRESENTED 11/23/20



RECOMMENDATION



EARLY DESIGN GUIDANCE SUMMARY

UNANIMOUS SUPPORT FOR PREFERRED MASSING OPTION



BOARD SUPPORT

The Board appreciated the thoughtful analysis and exploration of different massing options, and unanimously supported massing Option 3 for its **potential to become a strong and identifiable gateway design**, provided there is further development in response to the cultural context and additional guidance provided herein.



EARLY DESIGN GUIDANCE - PRIORITIES AND BOARD RECOMMENDATIONS

EARLY DESIGN GUIDANCE - PRIORITIES AND BOARD RECOMMENDATIONS	
GUIDANCE	RESPONSE

I. Context, Concept & Massing Options

- a. The Board appreciated the thoughtful analysis and exploration of different massing options, and unanimously supported massing Option 3 for its *potential to become a strong and identifiable gateway design*, provided there is further development in response to the cultural context and additional guidance provided herein.
- b. In agreement with public comment, the Board highlighted the importance of *this site as a gateway to the University District* and specifically prioritized Design Guideline CS2-A, Location in the City and Neighborhood, and CS2-3, Gateways and Placemaking Corners

RESPONSE

- The proposed design maintains the overall massing diagram and design approach as presented during Early Design Guidance, and explores the idea of ‘Gateway’ at multiple scales.
- At the tower scale, the modulation, impactful patterning, and coloration of the Southwest corner is a strong visual anchor at the very prominent corner defined by NE 45th St and 7th Ave NE.
- While bolder color choices might, in theory, align with a more dramatic Gateway, the design aims to incorporate colors that will be appealing and timeless.
- This feature corner is flanked by a secondary design language. These areas contrast yet compliment the corner, and maintain a strong design identity.
- The public plaza also anchors this corner and enhances the pedestrian experience, reinforcing the gateway elements of the massing above.

MINOR MASSING CHANGES FROM EDG

- Based on program and proforma evolution/goals, the tower ended up at 21 stories in height with a slightly larger typical floor plate than presented at EDG.
- Despite these minor changes, the overall massing diagram as presented in EDG has been maintained.

RELEVANT GUIDELINES

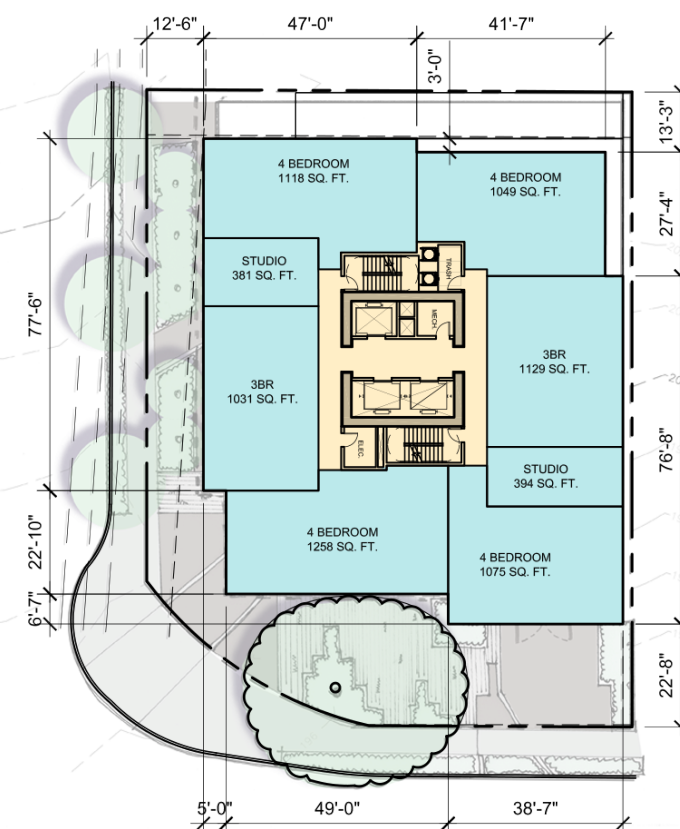
CS2-A: Location in the City and Neighborhood

CS2-3: Gateways and Placemaking Corners

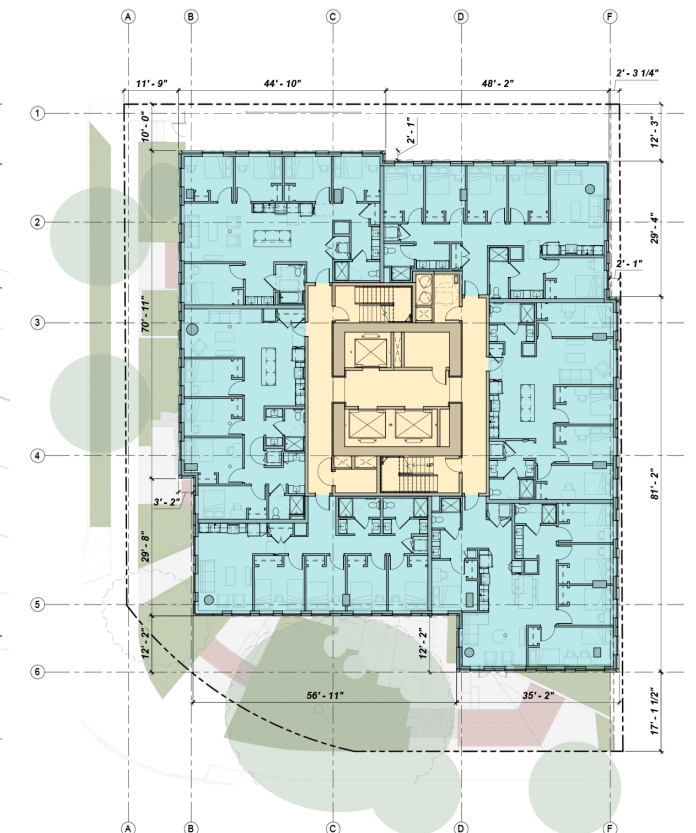
CS2-C-1: Corner Sites

CS3: Architectural Context and Character

DC2: Architectural Concept



TYPICAL TOWER PLAN (L5-20)
EDG

TYPICAL TOWER PLAN (L5-20)
RECOMMENDATION

EARLY DESIGN GUIDANCE - PRIORITIES AND BOARD RECOMMENDATIONS

GUIDANCE

- I. Context, Concept & Massing Options
- c. As a gateway to the University District, the greater, cultural context should be manifested in the approach to design. The Board directed further study of how *the eclectic character of the neighborhood is expressed through the design*. Alternatively, if the design distinguishes itself from that character, explain why.
 - d. The Board generally supported the massing response to the immediate, adjacent context. Particularly, the transition to midrise scale to the north and the visible connection to the Blue Moon mural.

RESPONSE

- Expressing the nature of an entire neighborhood is a delicate task. The design aims to capture the following traits identified by the Board at EDG - **URBAN, VIBRANT, ECLECTIC, AND INCLUSIVE**. These themes are incorporated at varying scales and by thoughtful facade design that is unique in comparison to other planned towers nearby.
- The Board requested that datums be incorporated into the design, albeit subtle, that reflect the strong mid-rise prevalent within the neighborhood. This is incorporated through a material change from dark masonry to the metal of the tower’s upper levels
- This change defines a subtle base that steps down from 85’ along 45th St, which has a larger scale and feel to it, down to 65’ along 7th Ave, which transitions down to a smaller scale of the neighborhood beyond.

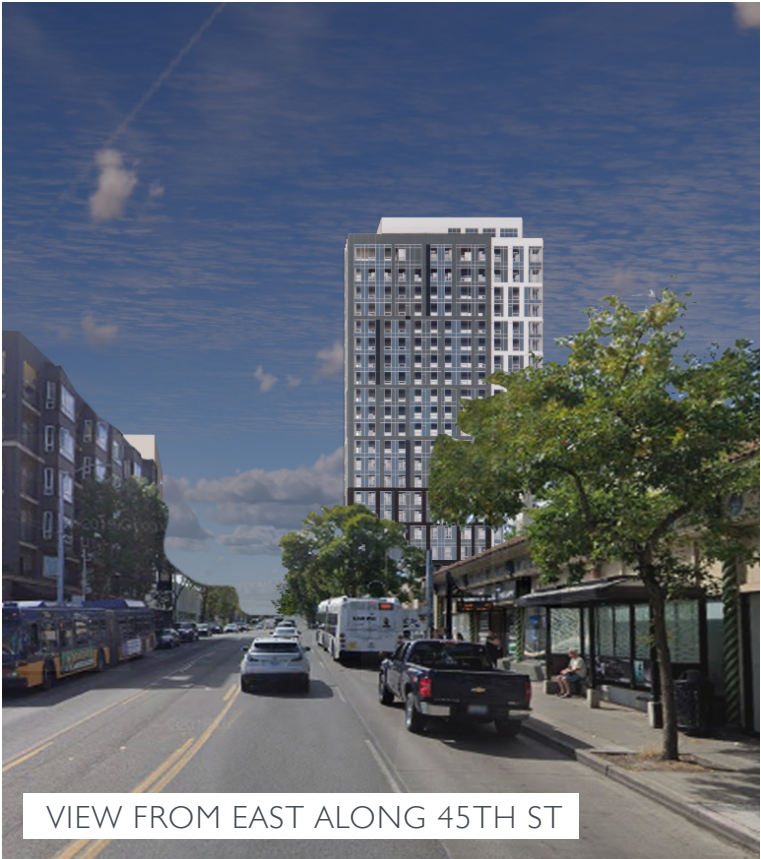


RELEVANT GUIDELINES

- CS2-A: Location in the City and Neighborhood
- CS2-3: Gateways and Placemaking Corners
- CS2-C-1: Corner Sites
- CS2-D: Height, Bulk, and Scale
- DC2: Architectural Concept



VIEW FROM SOUTH AT I-5 OFFRAMP



VIEW FROM EAST ALONG 45TH ST



VIEW FROM WEST ALONG NE 45TH ST



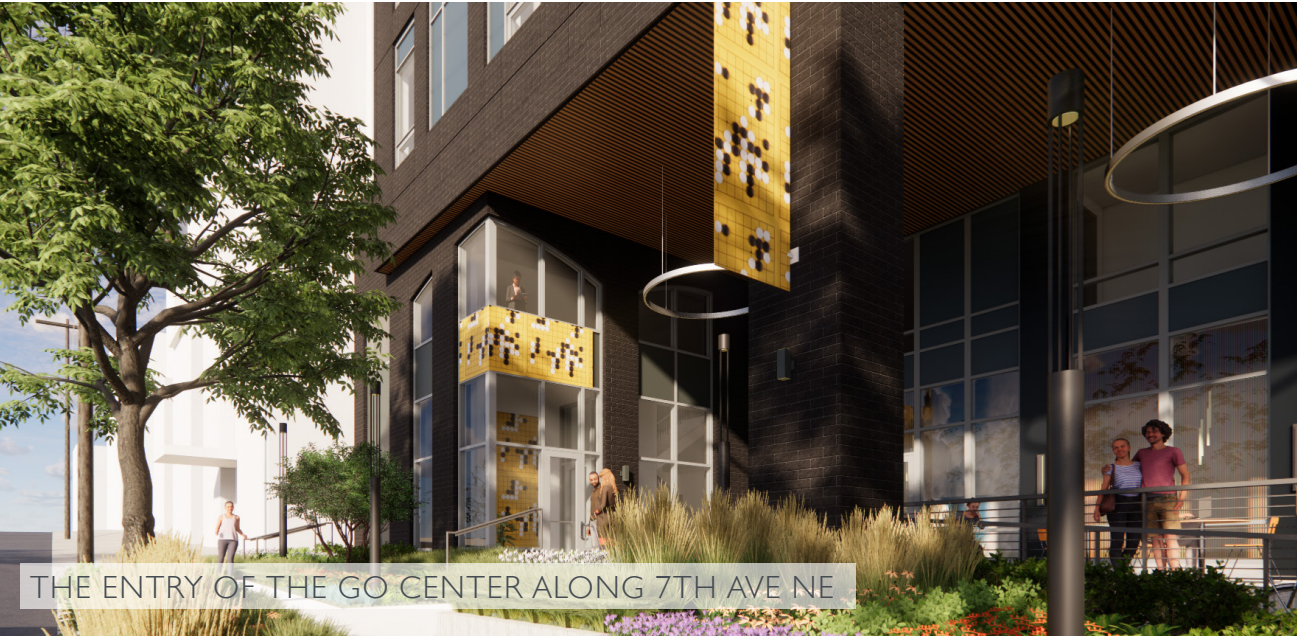
VIEW FROM I-5 SOUTH EXPRESS LANE

EARLY DESIGN GUIDANCE - PRIORITIES AND BOARD RECOMMENDATIONS



RESPONSE

- Inspiration for some of the design language was taken directly from the block itself. Directly to the East are two single-story buildings that have a long history in the neighborhood. Within the masonry facades are arches - it's unclear what function they served in the past, yet they are a part of the *eclectic* character of those buildings.
- The Proposed design 'imprints' abstracted arches into the facade as a way to pay homage to the existing fabric, while also adding visual interest to the primary entry points of the building.



EARLY DESIGN GUIDANCE - PRIORITIES AND BOARD RECOMMENDATIONS

GUIDANCE

- I. Context, Concept & Massing Options
- e. The Board noted that the mass was developing in the right direction in terms of the overall form and proportions, but would like to see further refinement of the architectural concept. *The Board recommended applying the language of the “waterfall” concept to all facades – not just at the southwest and northeast corners – in a manner that creates intermediate scaling elements, contributes to more dynamic and textured facades (not the same from top to bottom), and takes inspiration from the University District context.*

RESPONSE

- Introduced at the EDG phase, Water was a thematic driver of the Design. The design reflected the idea of a waterfall carving away the adjacent rock, or Strata.
- The Waterfall presented the ideas of Movement and **Vibrancy**
- Strata - Solidity, Structure, and Scale Variation
- Within the Strata are Pools, which further add some color and playfulness within the more rigid language.
- The application of the Strata provides a unified design language shared across all facades. The articulation within the Strata language provides intermediate scale elements that subtly differentiate the facades.



RELEVANT GUIDELINES

- DC2: Architectural Concept
- DC2-6: Tall Buildings
- DC-2-6-J: Transition to the Sky & Skyline Composition



VIEW FROM SOUTH



VIEW FROM WEST



VIEW FROM NORTH



VIEW FROM EAST

EARLY DESIGN GUIDANCE - PRIORITIES AND BOARD RECOMMENDATIONS

GUIDANCE

- I. Context, Concept & Massing Options
- g. The Board preferred the treatment of the tower termination as shown in the left image on page 87 of the EDG packet, which depicts the white “water” wrap, rather than the blue “stone” wrap

- RESPONSE
- Regarding the roof enclosure (EDG Guidance I g), the design has evolved to be more in-keeping with the adjacent design languages at the Northeast and Southeast corners.

- RELEVANT GUIDELINES
- DC2: Architectural Concept
- DC2-6: Tall Buildings
- DC-2-6-J: Transition to the Sky & Skyline Composition



“BLUE STONE WRAP” AT EDG



“WHITE WATER WRAP” AT EDG



SIMPLIFIED ROOF ENCLOSURE - RECOMMENDATION

DESIGN PROPOSAL - RENDERINGS

RESPONSE, CONTINUED

- The simplicity of the tower form is reinforced through the distinctive material and thematic treatments.
- The color palette has been limited - each of the design themes rely on the same colors, simply re-deployed to reinforce the underlying concept.



VIEW FROM SW



VIEW FROM NW

RESPONSE, CONTINUED

- There are two versions of the Strata, dark and light.
- The Dark Strata has larger scale elements that face outward to the larger scale of the U District beyond, or the vehicular scale of I-5.
- The light Strata has smaller scale elements that face the primarily smaller scale of the neighborhood to the North.



DESIGN PROPOSAL - RENDERINGS

RESPONSE, CONTINUED

- This results in a cohesive, unified design that still incorporates variation and texture.

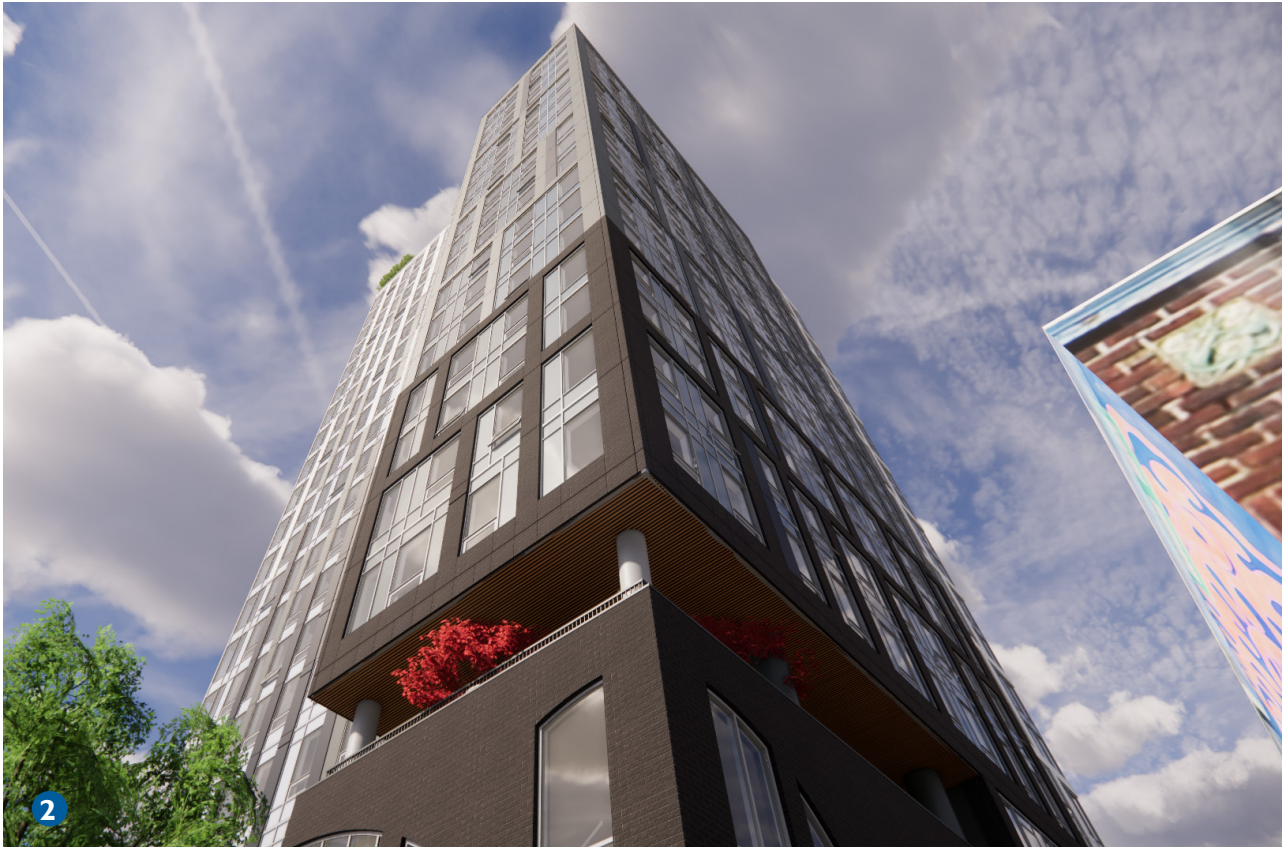


VIEW FROM NW

DESIGN PROPOSAL - VIEWS FROM EACH CORNER LOOKING UP FROM THE SIDEWALK

RESPONSE, CONTINUED

- From the pedestrian perspective, the design incorporates variation from facade to facade, while providing cohesion. The differences reinforce the massing and strengthen each design language.
- Within each design language, static, repetitive forms are avoided to provide movement and visual interest.



EARLY DESIGN GUIDANCE - PRIORITIES AND BOARD RECOMMENDATIONS	
GUIDANCE	RESPONSE

I. Context, Concept & Massing Options

- f. The Board directed further resolution of how the mass and “waterfall” concept meets the ground plane, strengthens the open space concept, and resolves itself in an appropriately scaled base.

RESPONSE

- The proposed design prioritizes the open space at grade through deep building setbacks.
- While not a typical, expected Base, the erosion of the ground levels instead provide a very strong, two-story gateway element with lush landscaping, a welcoming and **inclusive** feel, intriguing design and art elements, and a variety of ways to experience this unique urban plaza.

RELEVANT GUIDELINES

DC-2-6-F: Adjusted base Scale

DC3: Open Space Concept

DC3-1: Open Space Organization & Site Layout



EARLY DESIGN GUIDANCE - PRIORITIES AND BOARD RECOMMENDATIONS

GUIDANCE

3. Ground-Level Uses & Open Space
- a. The Board encouraged the applicant to *embrace the evolving urban character of the University District* in the design of the open space, and requested more information on *how the design responds to each street frontage*.

RESPONSE

- The character of NE 45th St is more public facing, a high-traffic thoroughfare leading into the very urban feel of the University District beyond.
- The plaza adjacent to 45th is open to the sky and provides many points of access.
- The primary building entry is located adjacent to a raised porch-like area that separates the entry from the busy sidewalk.
- Eddies along both sidewalks provide more outward-facing seating.
- The character of 7th is more private, acting as a transition to the far quieter residential feel to the North
- Many points of access are provided to promote a public feel, but areas of refuge are incorporated into the design that allow people to congregate. A variety of seating zones is provided to allow for flexibility of use (eddis, tables & chairs, bench-like elements)
- Primary entry points anchor each side of the plaza, providing clear arrival points for the building residents and users of the Go Center. Splitting the entries means that there is no 'dead end' to the plaza - each end is a destination.
- There is significant grade differential along both street frontages and the design takes advantage of this by creating different experiences and arrival points throughout (stairs, ramps, eddis, gathering spaces, etc.)

RELEVANT GUIDELINES

- DC-2-6-F: Adjusted Base Scale
- DC3: Open Space Concept
- DC3-1: Open Space Organization & Site Layout



EARLY DESIGN GUIDANCE - PRIORITIES AND BOARD RECOMMENDATIONS

RESPONSE, CONT'D

- With its more public frontage, the facade along 45th Street is more prominent.
- The deep setback along 45th allows for a generous porch-like element, allowing people to ascend to the plaza, while also separating the building's entry sequence from pedestrian traffic.
- The setback area is further defined by lushly planted landscape areas, and planters containing soft-scape that enhances the pedestrian experience.
- The plaza area along 7th Ave is quieter, a little more separated from the sidewalk, and partially under cover.
- The more 'protected' area allows for a different experience and adds to the variety of spaces defined within the plaza.



EARLY DESIGN GUIDANCE - PRIORITIES AND BOARD RECOMMENDATIONS

GUIDANCE

3. Ground-Level Uses & Open Space

- b. In response to public comment, the Board acknowledged the high volume of pedestrian traffic and noted *the open space should not feel privatized*. The Board requested detailed studies of how the arrangement of ground-level uses and open space relate to each other, and how the elements of each work together to *create an activated, welcoming, and usable public space year-round*.
- c. The Board directed further study of how programmed uses and features of the open space will *draw people in, create a sense of belonging and promote public interaction*. The Board referred to the second-to-left precedent image on page 30 of the EDG packet, where art is successfully used to draw people in.

RESPONSE

- One of the ways that the architecture adapted to make the plaza work well was to incorporate a curved wall to create a more open feel, provide better sight-lines through the site, and to help increase the ‘flow’ through the space.
- This wall is largely glass, creating strong visual connections between inside and out.
- The multiple access points creates a space that is not privatized, yet still provides a sense of privacy.
- The variety of seating options suit different levels of engagement - some areas are against the sidewalk, while others are more protected.
- There is a balance between seating/respice and circulation/flow.
- The public Coffee Window is an element that invites the public into the plaza, activating this space with a distinct destination.

RELEVANT GUIDELINES

- DCI-A: Arrangement of Interior Uses
- DCI-I: Activating Uses
- DC3-A-I: Interior/Exterior Fit
- DC3-B: Open Space Uses and Activities
- DC3-3: Street Level Open Space



EARLY DESIGN GUIDANCE - PRIORITIES AND BOARD RECOMMENDATIONS

RESPONSE, CONT'D

- Coffee window provides an opportunity to enjoy the Plaza
- The Plaza itself balances flow through the site, and areas to sit and enjoy being outdoors.
- The architecture becomes a secondary backdrop to the vibrancy and visual engagement that the plaza provides.
- The plaza incorporates a variety of spaces with different characters.

RELEVANT GUIDELINES

DCI-A: Arrangement of Interior Uses

DCI-I: Activating Uses

DC3-A-1: Interior/Exterior Fit

DC3-B: Open Space Uses and Activities

DC3-3: Street Level Open Space



EARLY DESIGN GUIDANCE - PRIORITIES AND BOARD RECOMMENDATIONS

GUIDANCE

3. Ground-Level Uses & Open Space
- d. The Board supported the use of *interesting paving and inclusion of art within the open space*, and *encouraged integration of Go programming and iconography into the design*.
 - e. Considering the prominence of this gateway location and public comments regarding safety, the Board indicated *lighting is an important aspect of the design* and noted it appears to be developing in the right direction.

RESPONSE

- Building lighting is very important to the open spaces around the building feeling safe, welcoming, and inclusive
- Landscaping lighting is used to provide ambiance
- Decorative lighting is incorporated into the branches of the Cork Oak, celebrating this large, beautiful tree and providing nice ambiance.
- Within the covered area along 7th Ave suspended lights provide a visual focus. Throughout the landscaped areas, columnar fixtures act as sculptural elements adding texture.
- Decorative paving at the Plaza reflects the Go iconography of an abstracted grid, and ‘stones’.



RELEVANT GUIDELINES

DC4-D-2: Hardscape Materials

DC4-2: Hardscaping & Landscaping

DC4-C: Lighting



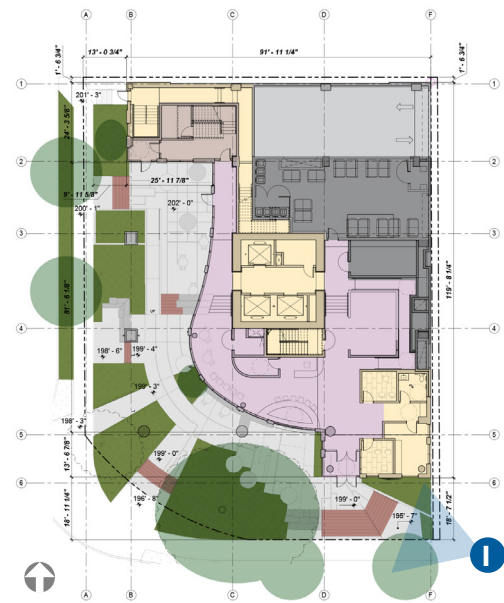
DESIGN PROPOSAL - RENDERINGS



- Building setback along 7th Ave NE creates a better pedestrian experience.
- Eroded base creates generous open space and opens sight-lines through the site.
- Suspended lighting creates an artful and whimsical focal point within the covered area.



DESIGN PROPOSAL - RENDERINGS



- The steps in front of the resident entry have been designed to invite pedestrians into the site through incorporation of angles and open space adjacent to the sidewalk.
- The resident lobby is identifiable through unique assemblage of architectural features that are informed, in part, by the eclectic nature of the immediate context.
- The retention of the Cork Oak and lush, diverse plantings in the landscaped areas provide a special pedestrian experience.

EARLY DESIGN GUIDANCE - PRIORITIES AND BOARD RECOMMENDATIONS

GUIDANCE

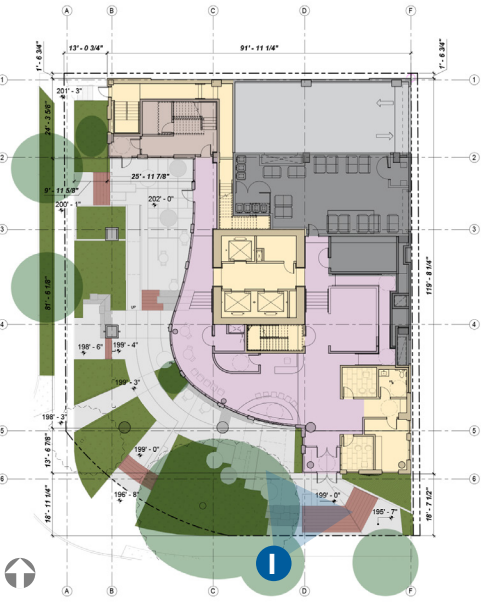
4. Landscape & Exceptional Trees
- a. The Board supported retention of the exceptional Cork Oak tree and the related departure request for bonus .5 Floor Area Ratio. The Board noted that the design of the open space should *emphasize the Cork Oak as a specimen tree*
 - b. The Board supported removal of the exceptional Strawberry tree based on the design rationale provided; however, several board members encouraged consideration of relocation of the exceptional Strawberry tree on-site.

RESPONSE

- The Cork Oak has been incorporated as a feature within the plaza through the incorporation of feature lighting, and nearby seating so people can enjoy the tree’s foliage.
- Removing Strawberry tree is proposed - its shape (wide, dense foliage from the ground up) doesn’t fit with creating an open feel within the Plaza.
- Safety within the plaza is paramount - the design is focused on openness and good sight-lines, without concealed spaces.

RELEVANT GUIDELINES

- CSI-D-1: On-Site Features
- CSI-I-C: Trees
- CSI-I-1: Plan for Daylight and Trees
- DC4-D: Trees, Landscape, and Hardscape Materials
- DC4-2: Hardscaping and Landscaping



LEVEL 1 - CONCEPTUAL PLAN*



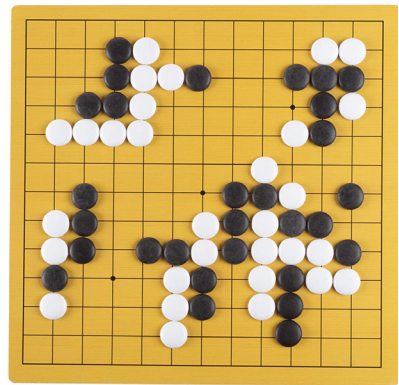
LEVEL 1 CONCEPTUAL PLAN*

*PLANS/RENDERINGS SHOWN FOR REFERENCE ONLY - STILL UNDER DEVELOPMENT AT TIME OF RECOMMENDATION



LEVEL 2 CONCEPTUAL PLAN*

LANDSCAPE DESIGN - PLAZA





PLANTING CONTINUES RIVULET THEME:
BANDS OF PLANTING IN COOL COLORS
REPRESENT WATER FLOWING THROUGH
DRIFTS OF WARM COLORED PLANTING
REPRESENTING STREAM BANKS

FEATURE LIGHTING:
FOR ILLUSTRATIVE
PURPOSES, FIXTURES TBD

PAVING SCORED TO EVOKE A GO GAME BOARD, AND SEATING INSPIRED BY GO
PIECES, TRANSITION INTO RIVULETS OF SCORED PAVING. HERE THE SEATING IS
REMINISCENT OF BOULDERS IN THE STREAMS. EDDIES OF SEATING ARE NESTLED
INTO A LUSH LANDSCAPE MEANT TO EVOKE WATER FLOW AND RIVER EDGE
CONDITIONS. TIERED BOARD FORMED CONCRETE BENCHES FLOW DOWN TO THE
STREET LEVEL AND MAKE THE PLAZA ACCESSIBLE AND CLEARLY PUBLIC.

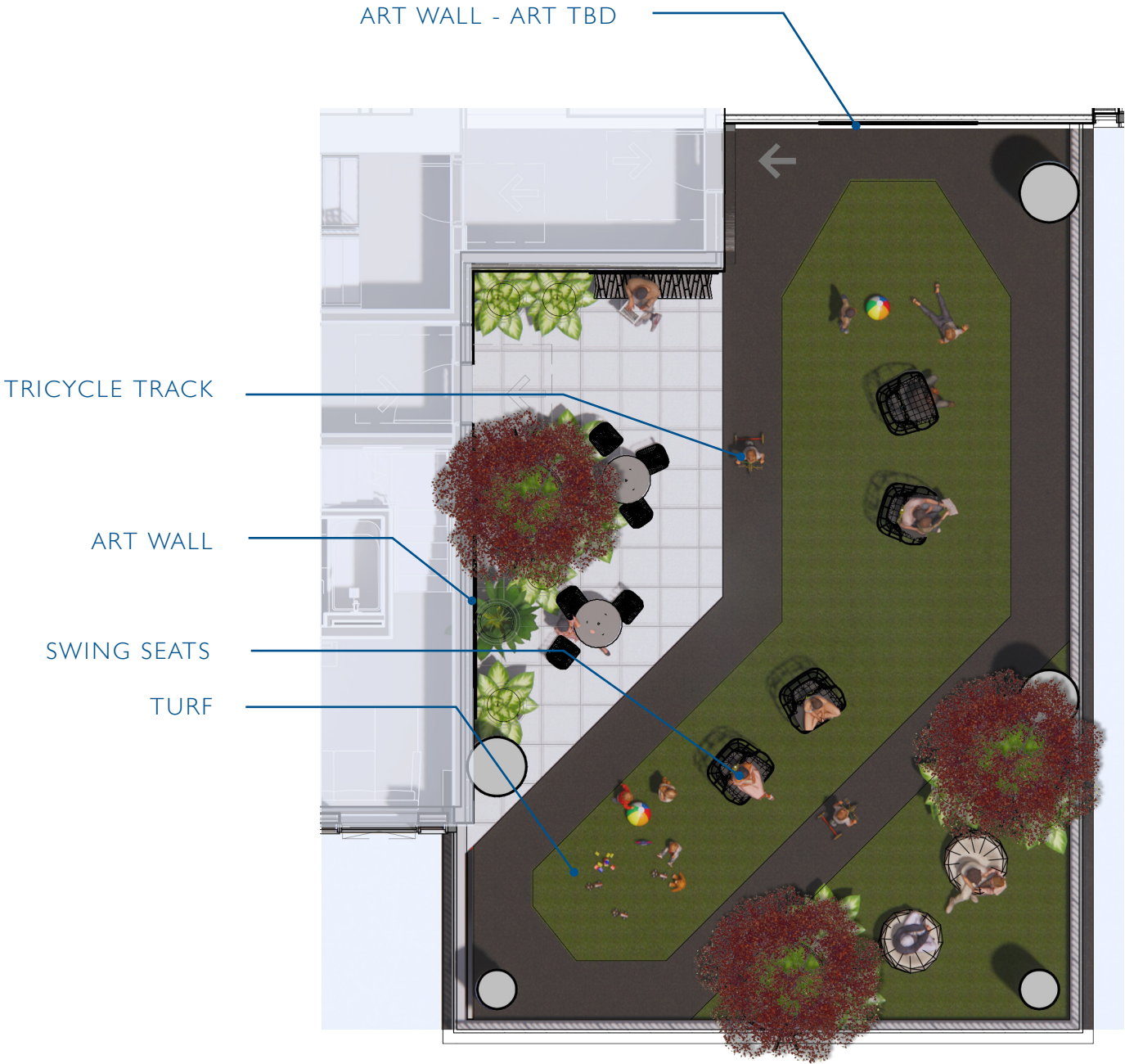
LIGHTING PLAYS A KEY ROLE IN DRAWING PEOPLE INTO THE SITE. SCULPTURAL
OVERHEAD LIGHT FIXTURES PROVIDE A DRAMATIC INVITATION AND EMPHASIZE
THE GATEWAY STATUS OF THE SITE. LIGHT COLUMNS THROUGHOUT THE SITE
DEFINE THE WHOLE PLAZA AS A PUBLIC SPACE AND ENHANCE CONNECTIONS WITH
THE RIGHT OF WAY



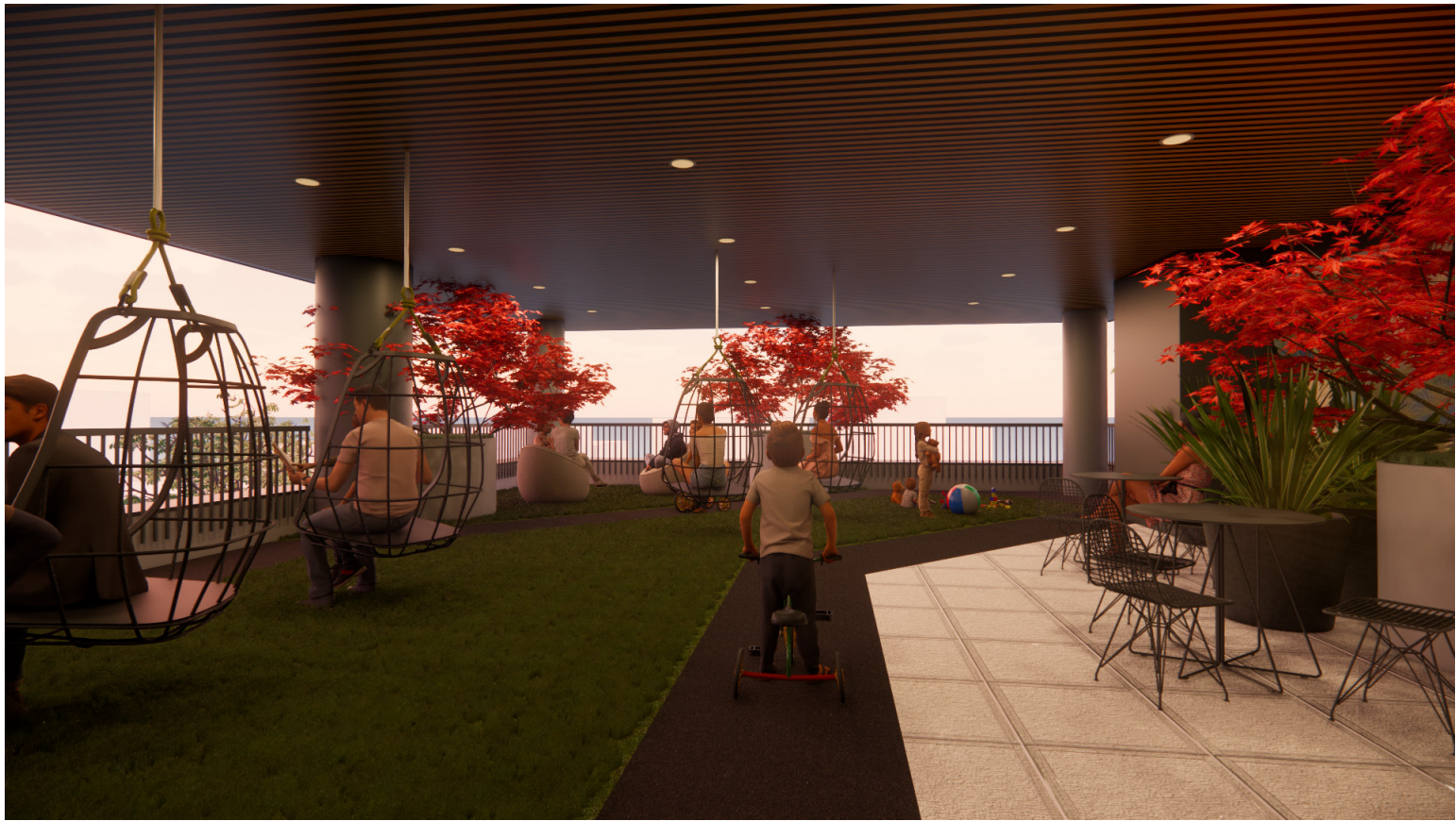
LANDSCAPE DESIGN - PLAZA



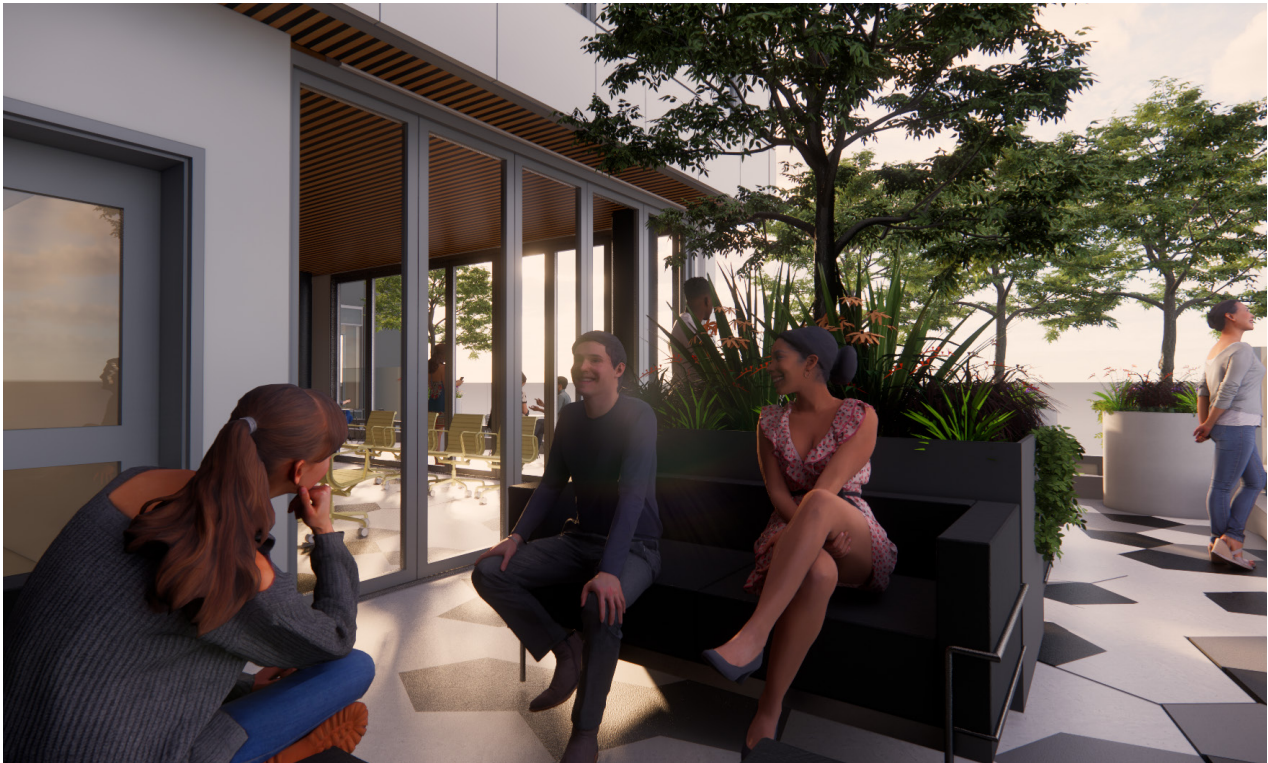
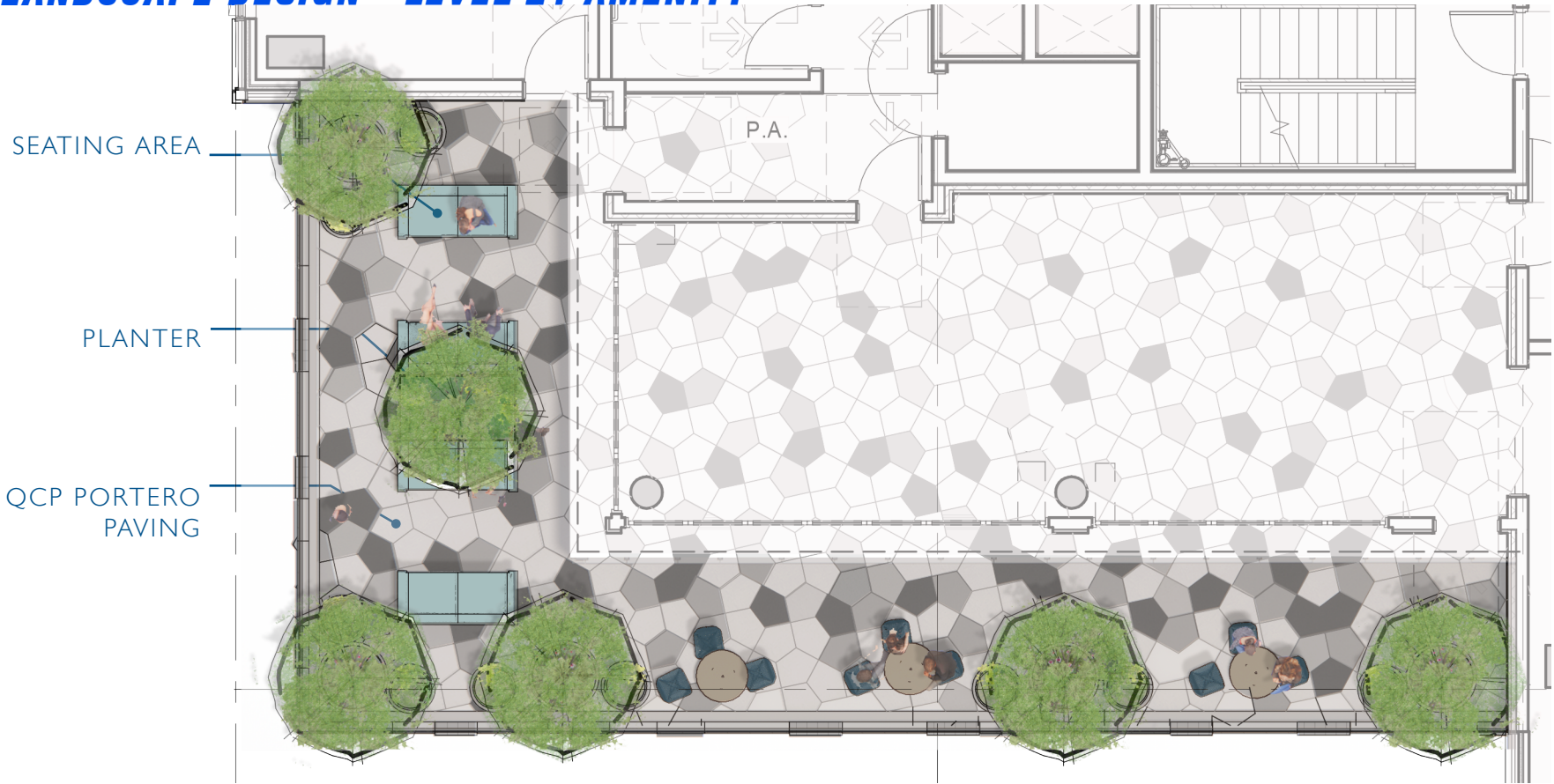
LANDSCAPE DESIGN - L3 PLAY AREA/LOUNGE



THIS DECK IS MEANT FOR RELAXATION AND FOR PLAY AND INCLUDES A TRICYCLE LOOP FOR CHILDREN, TURF FOR FLEXIBLE PLAY OR EXERCISE AND SWING SEATS THAT CAN BE USED BY BOTH ADULTS AND CHILDREN.



LANDSCAPE DESIGN - LEVEL 21 AMENITY



LANDSCAPE DESIGN - PLANT SELECTIONS

STREET TREES



CARPINUS CAROLINIANA
AMERICAN HORNBEAM



CAMELLIA SASANQUA
SASANQUA CAMELLIA

AMENITY TREES



ACER DISSECTUM
WEeping JAPANESE MAPLE



STEWARTIA PSEUDOCAMELLIA
JAPANESE STEWARTIA



AMELANCHIER x 'AUTUMN BRILLIANCE'
SERVICEBERRY

EVERGREEN

SHRUBS/PERENNIALS
COOL WATER



SPIRAEA BETULIFOLIA VAR. LUCIDA
WHITE SPIRAEA



LIBERTIA CHILENSIS
SATIN FLOWER



SALVIA 'BERGGARTEN'
SAGE



HOSTA 'JUNE'
HOSTA



HEBE 'SOUTHERLANDII'
HEBE



NEPETA 'WALKER'S LOW'
CATMINT



FESTUCA 'ELIJAH BLUE'
BLUE FESCUE



VERONICA 'GEORGIA BLUE'
BLUE VERONICA

WARM EARTH



CORNUS 'ARTIC SUN'
RED TWIG DOGWOOD



CALAMGROSTIS 'KARL FOERSTER'
FEATHER REED GRASS



CAREX TESTACEA
NEW ZEALAND SEDGE



AJUGA 'BLACK SCALLOP'
BUGLEWEED



PINUS MUGO VAR. PUMILLO
DWARF MUGO PINE



RUDBECKIA HIRTA 'GOLDSTURM'
BLACK EYED SUSAN

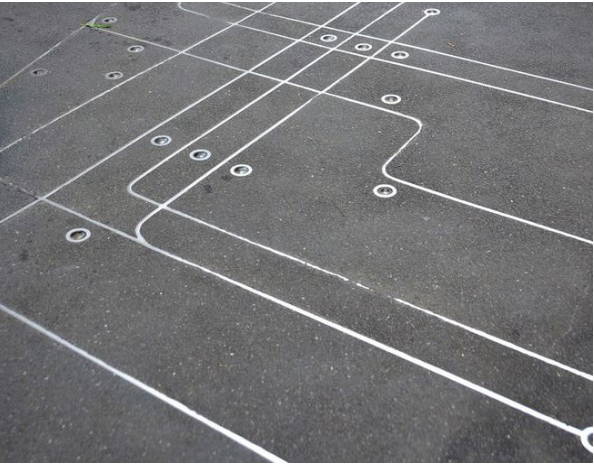


SALVIA 'HOT LIPS';
ORNAMENTAL SAGE



HELLEBORUS 'CINNAMON SNOW'
HELLEBORE

PLAZA ELEMENTS



CONCRETE TOPPING SLAB WITH ORNAMENTAL SCORING AND METAL KEY SCREED JOINTS



BOARD FORMED CONCRETE SEATING ELEMENTS

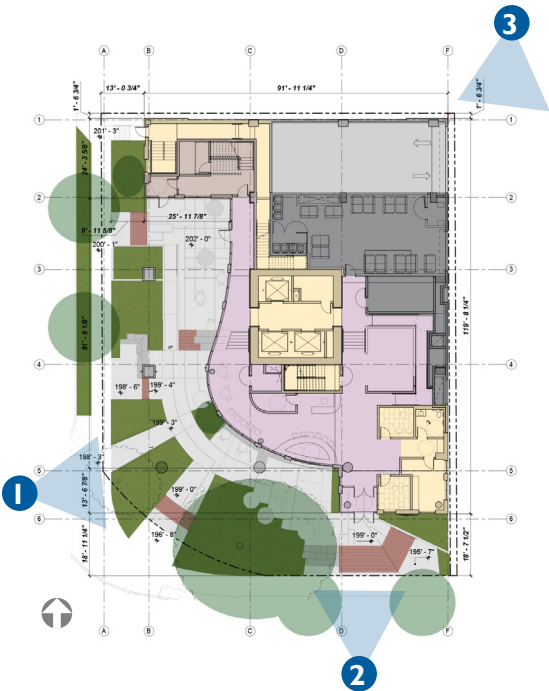


INTERSTATE BRICK 'IRON-STONE'



GO PIECE BENCHES

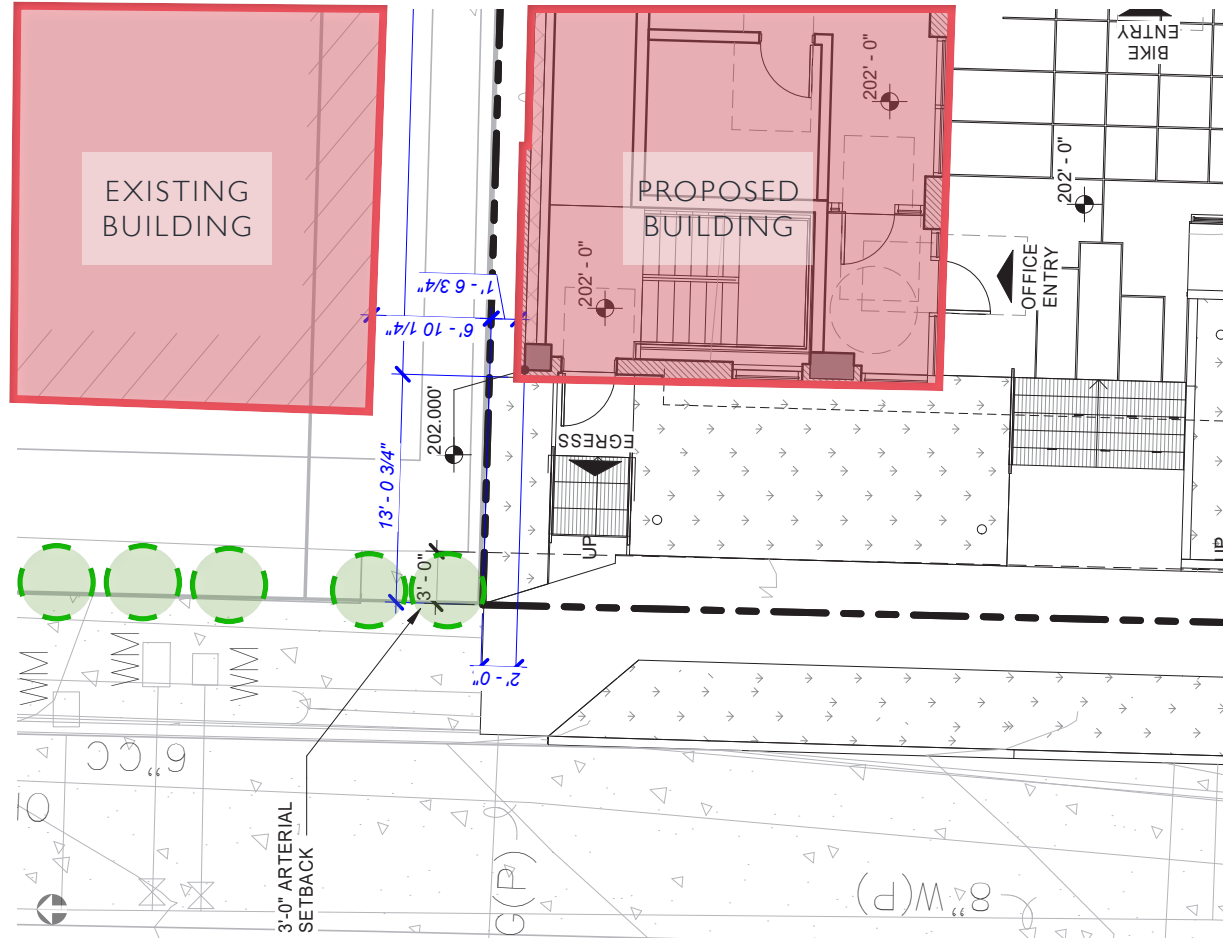
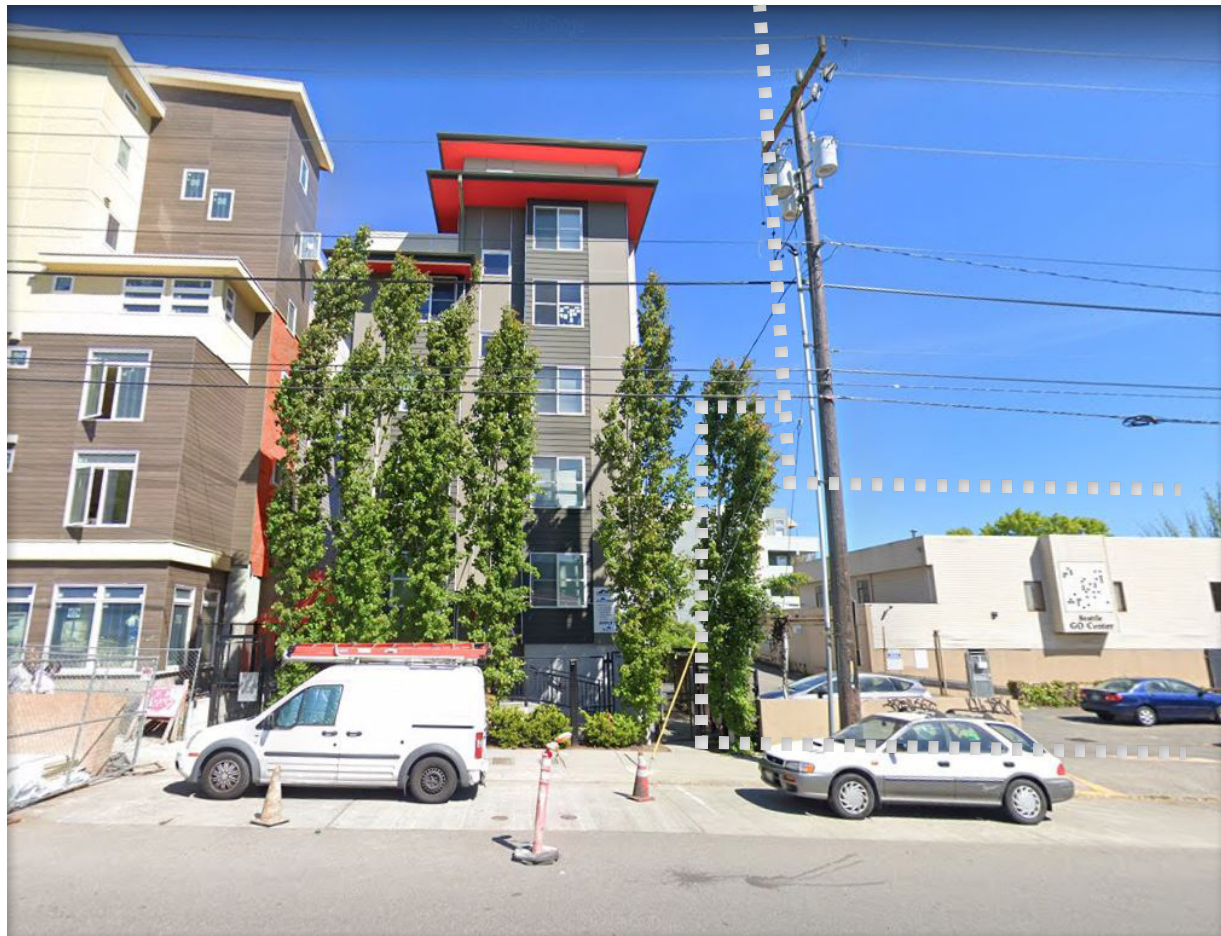
DESIGN PROPOSAL - RENDERINGS



- During the majority of the school year, the brighter light of the indoors will exceed the lower light levels of the winter months. As a result, the beautiful interior design of the Level 1 Lobby and Level 2 study spaces will be visible through the curved facade.
- The Resident Lobby is located in a two-story volume.
- Above is a resident outdoor amenity area.



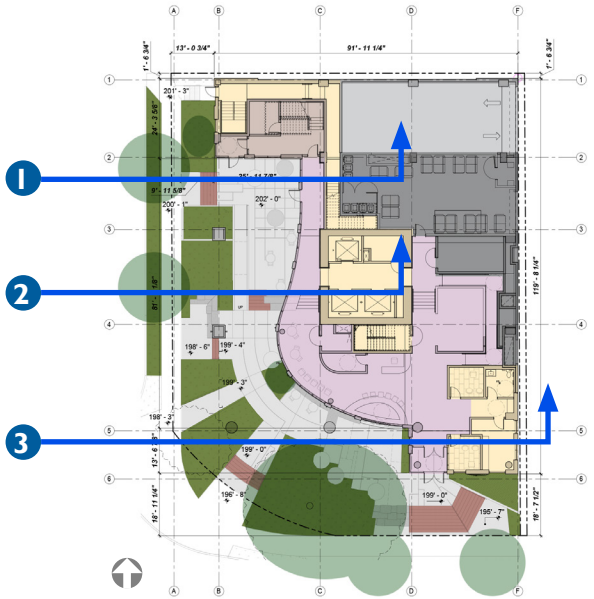
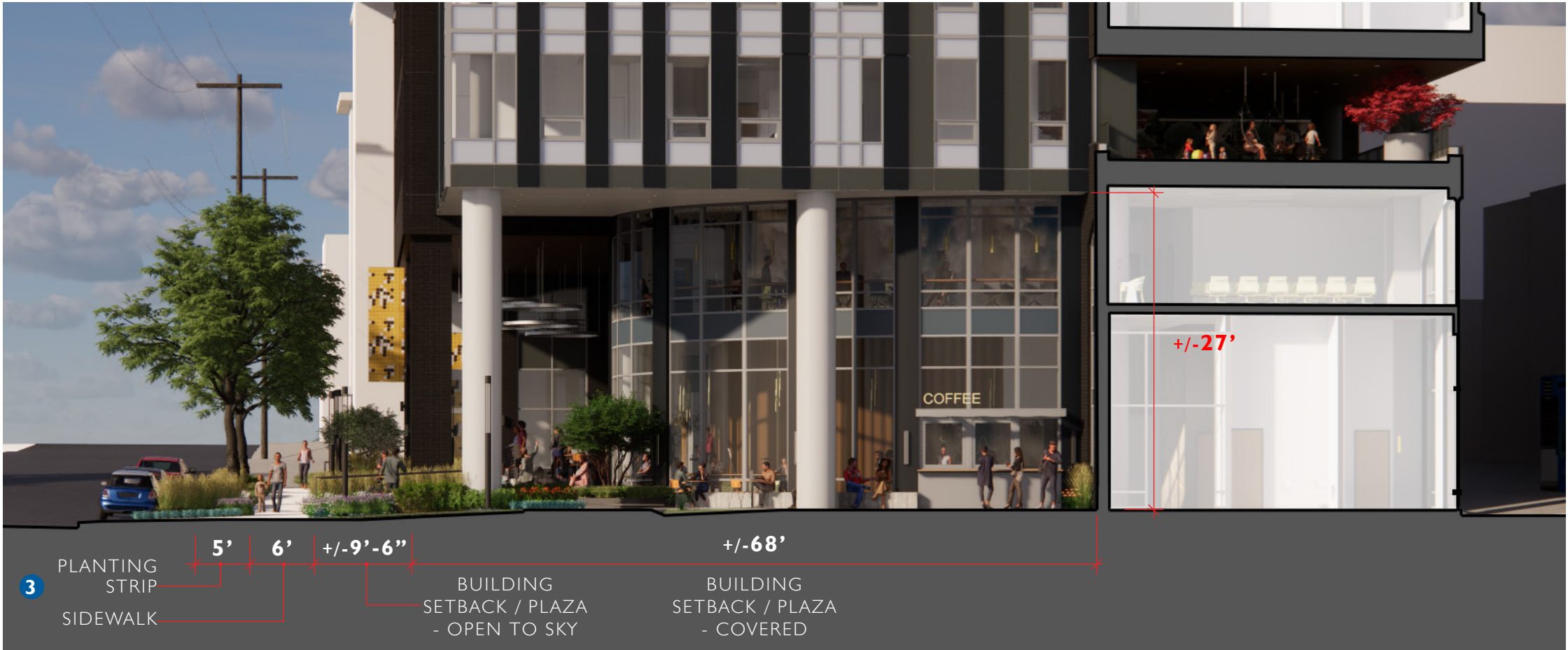
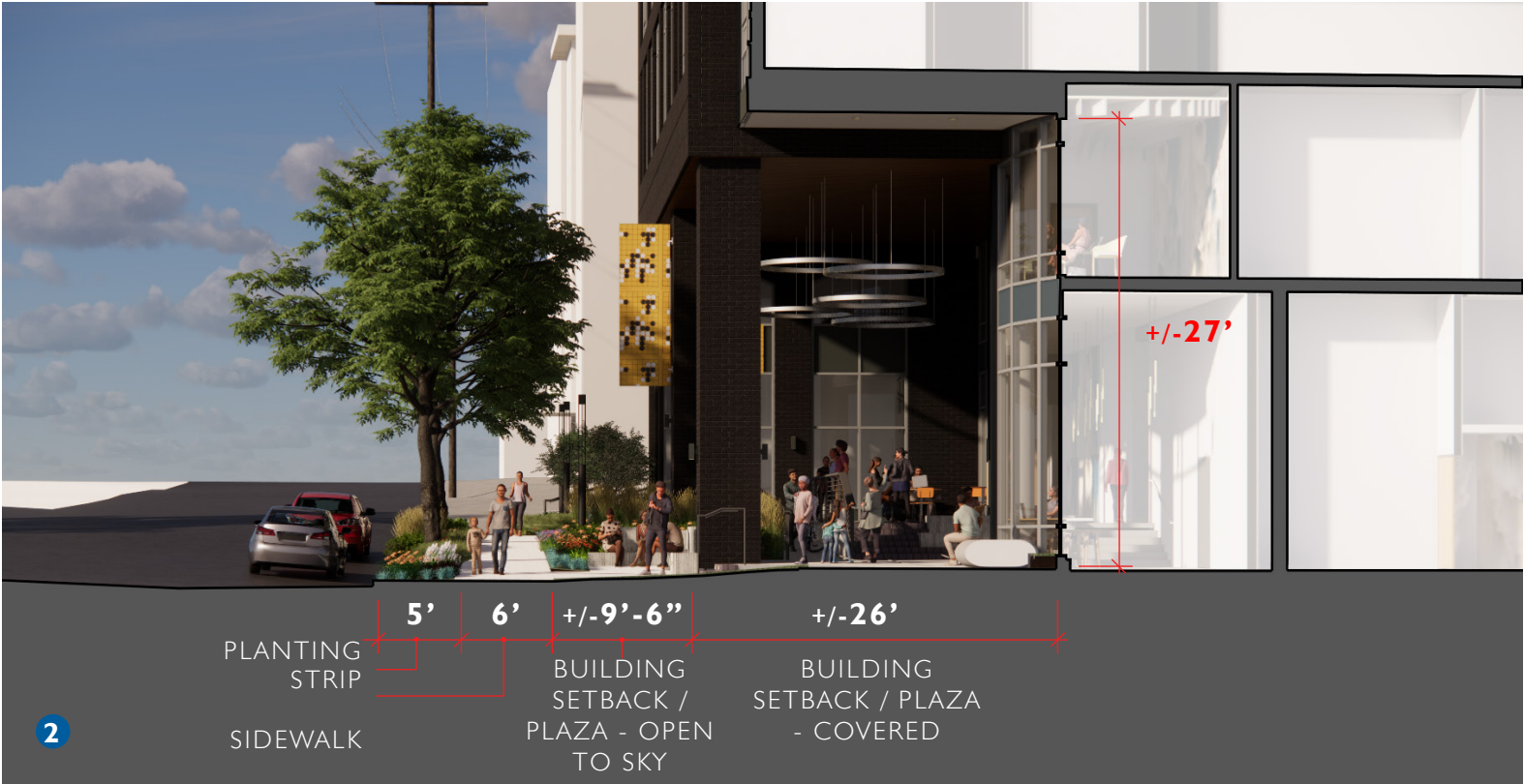
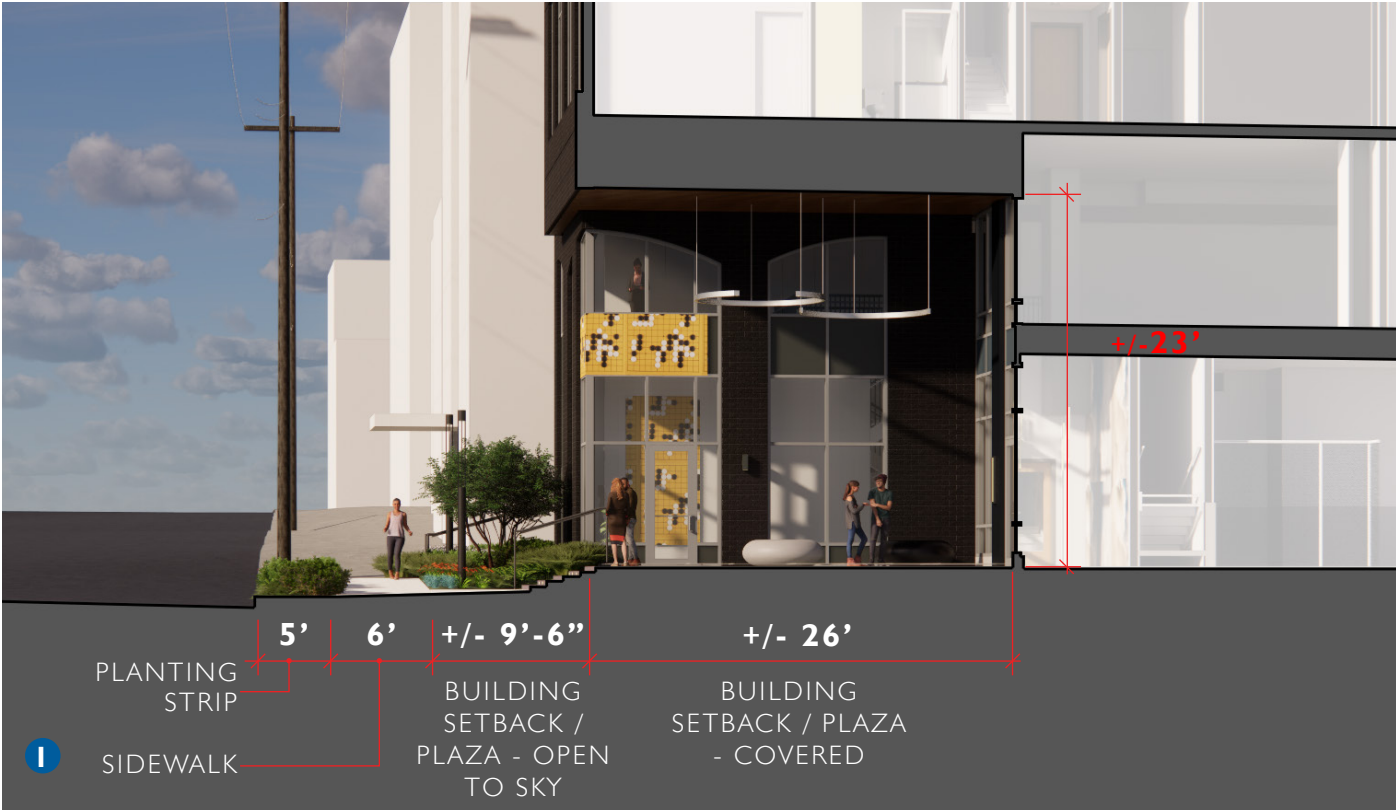
An architectural rendering of a modern building facade. The building features a light-colored, stepped design on the left and a dark, glass-fronted section on the right. Green, wavy, semi-transparent overlays are placed over the light-colored facade, suggesting the placement of vertical greenery or landscaping. A red car is visible on the street in the foreground, and a tree stands near the glass-fronted building. A blue circle with a white exclamation mark is located in the bottom left corner.



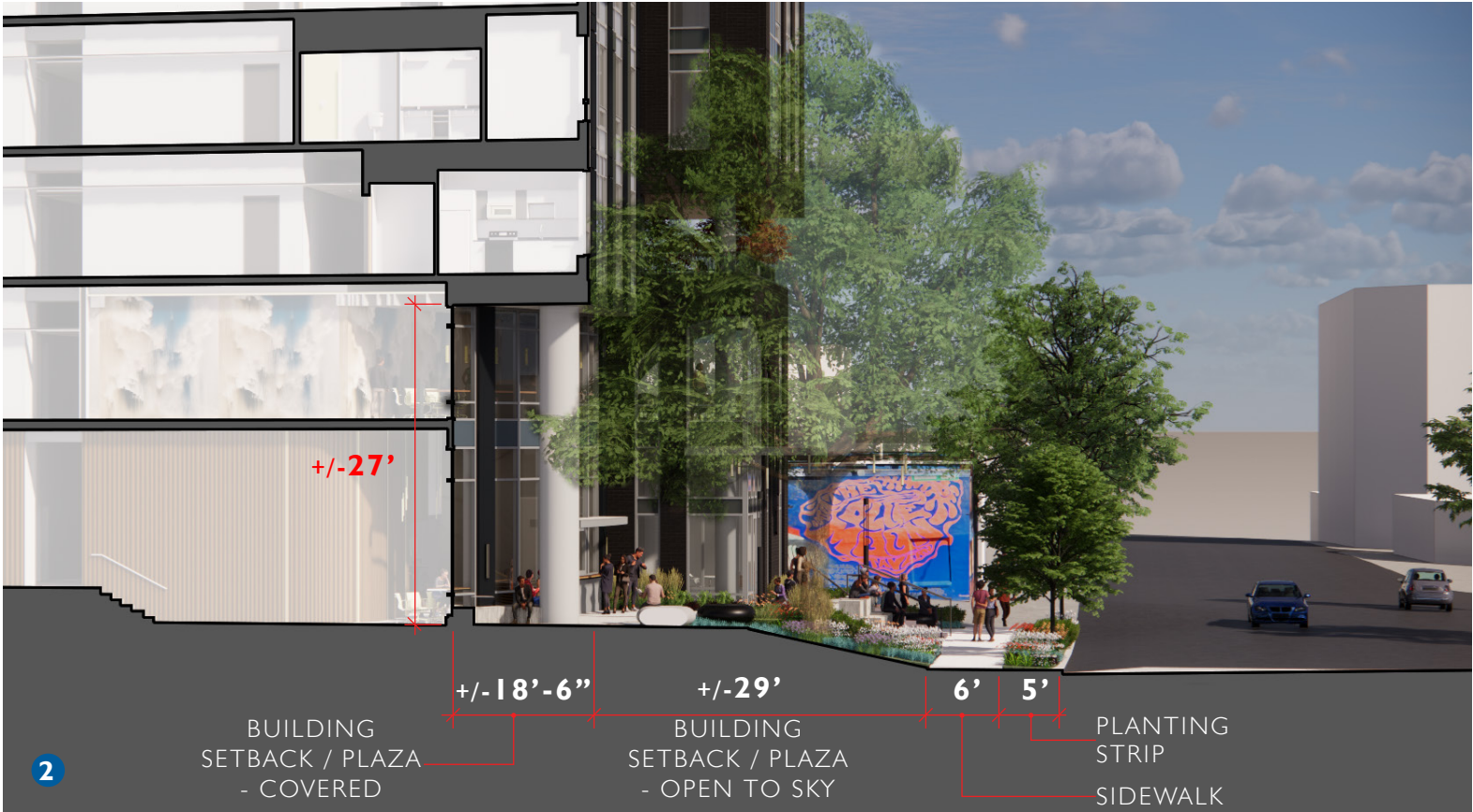
- The Base of the proposed building is setback significantly from 7th Ave NE.
- Substantial trees in front of the existing neighbor to the north obscure the open space between buildings.



DESIGN PROPOSAL - SECTIONS AT SIDEWALKS



DESIGN PROPOSAL - SECTIONS AT SIDEWALKS



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COFFEE

PROPOSED EXTERIOR MATERIALS

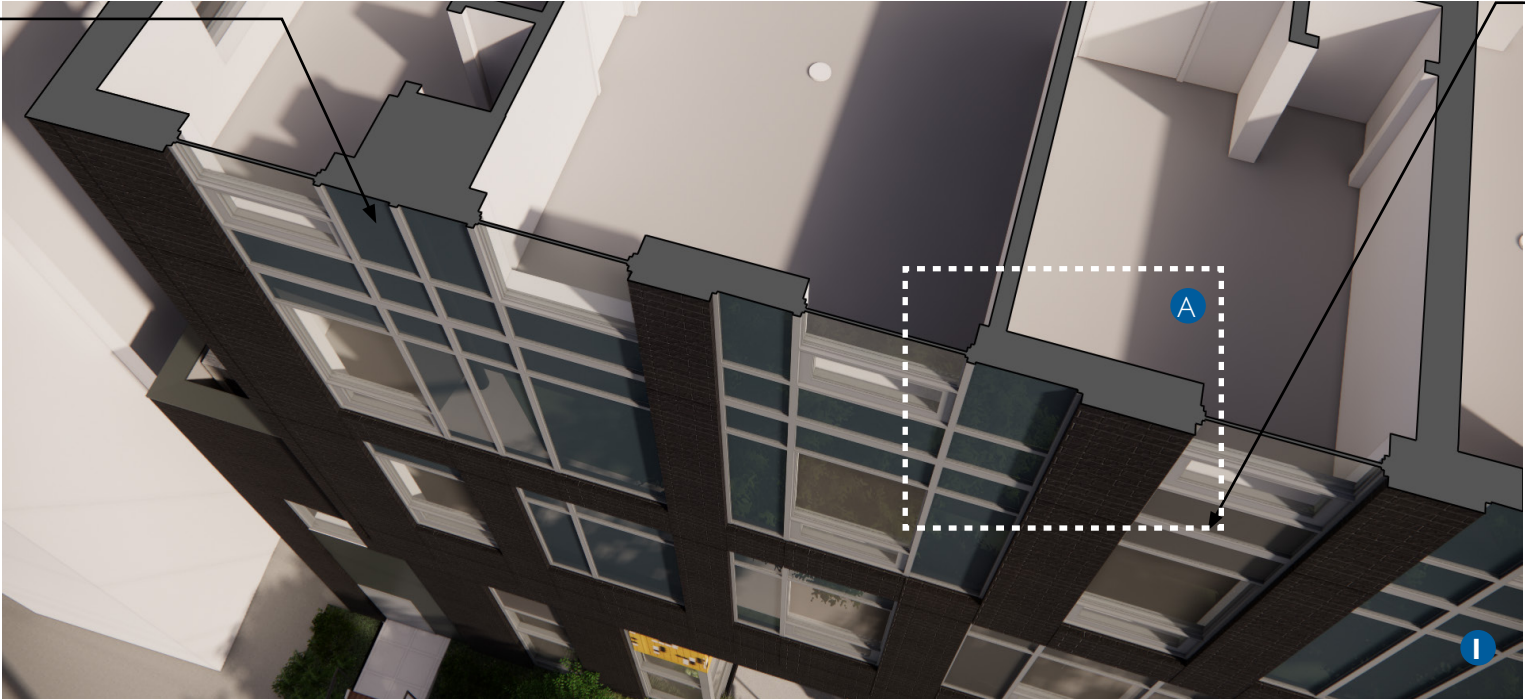
DESIGN PROPOSAL - EXTERIOR MATERIALS



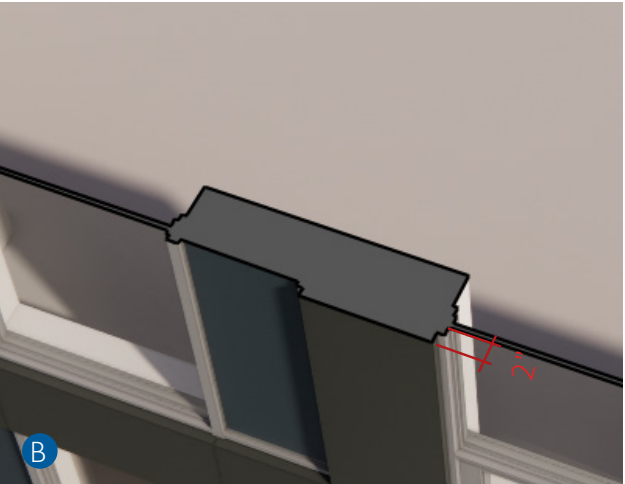
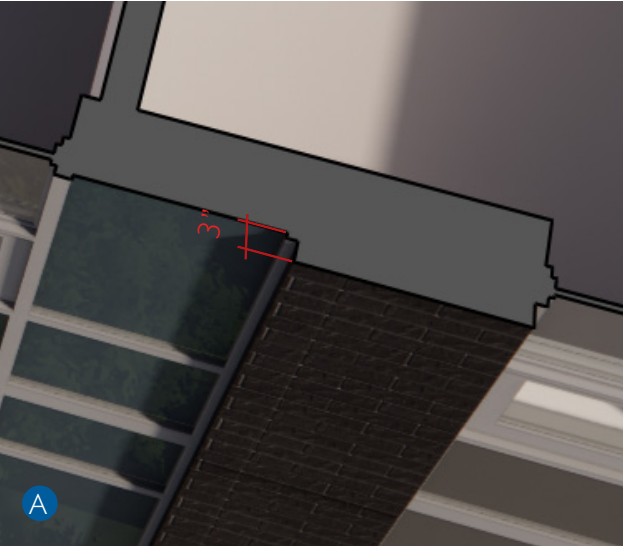
SLATE BLUE
SPANDREL GLASS
WITH FASHION
GRAY MULLION



BRICK - BLACK OPAL



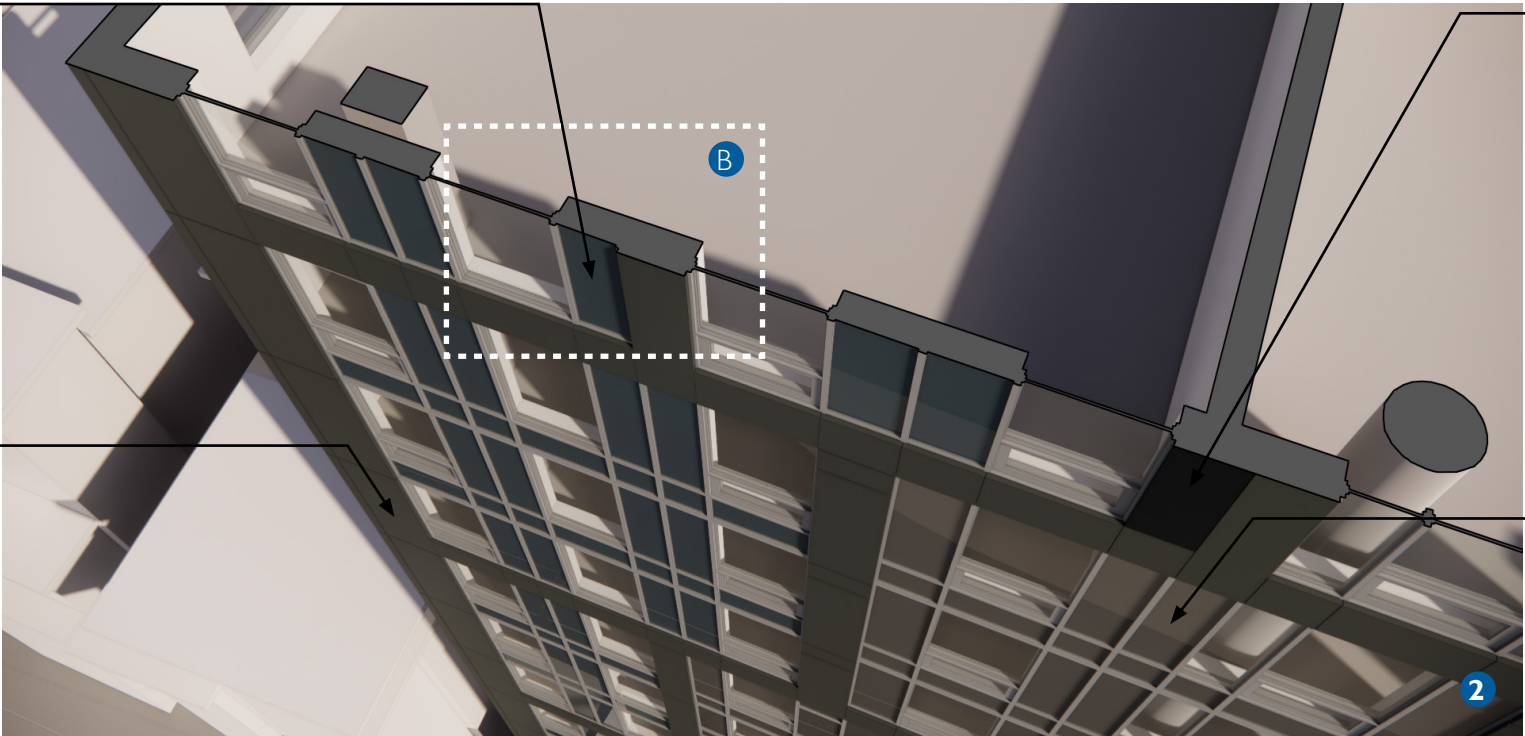
GRAY SPANDREL
GLASS WITH
FASHION GRAY
MULLION



SLATE BLUE
SPANDREL GLASS
WITH FASHION
GRAY MULLION



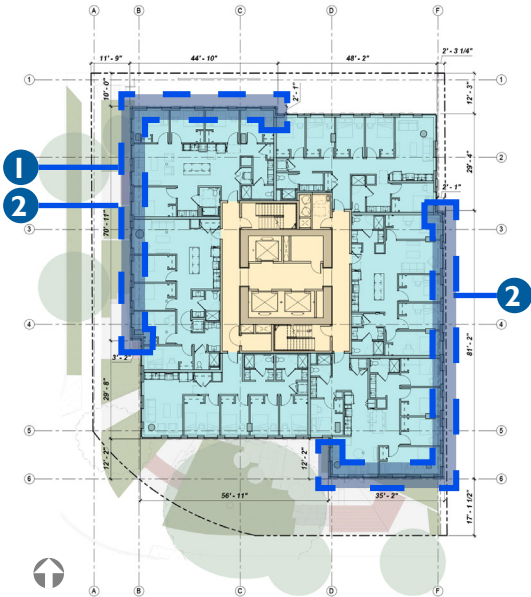
PROTRUDING
METAL PANEL -
ECLIPSE GRAY



PROTRUDING
METAL PANEL -
BIRCHMONT GRAY



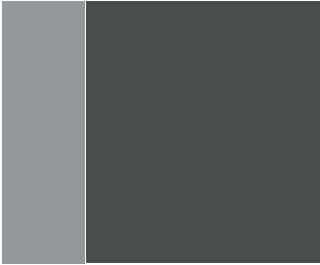
GRAY SPANDREL
GLASS WITH
FASHION GRAY
MULLION



DESIGN PROPOSAL - EXTERIOR MATERIALS



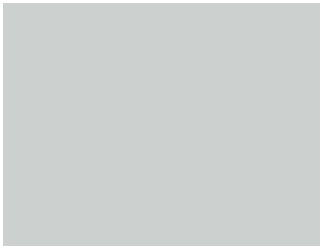
SLATE BLUE SPANDREL GLASS WITH FASHION GRAY MULLION



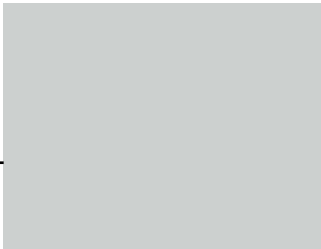
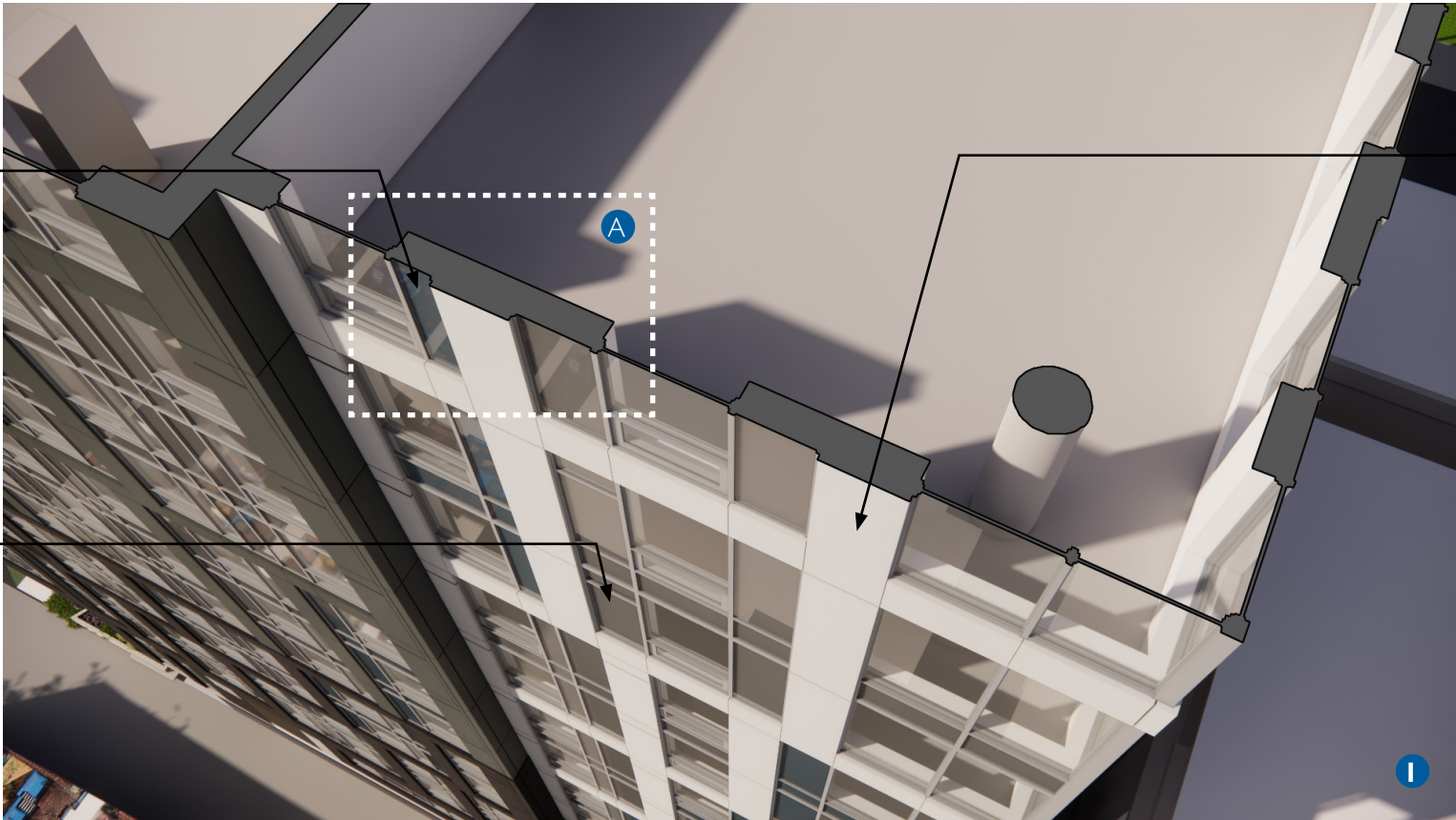
GRAY SPANDREL GLASS WITH FASHION GRAY MULLION



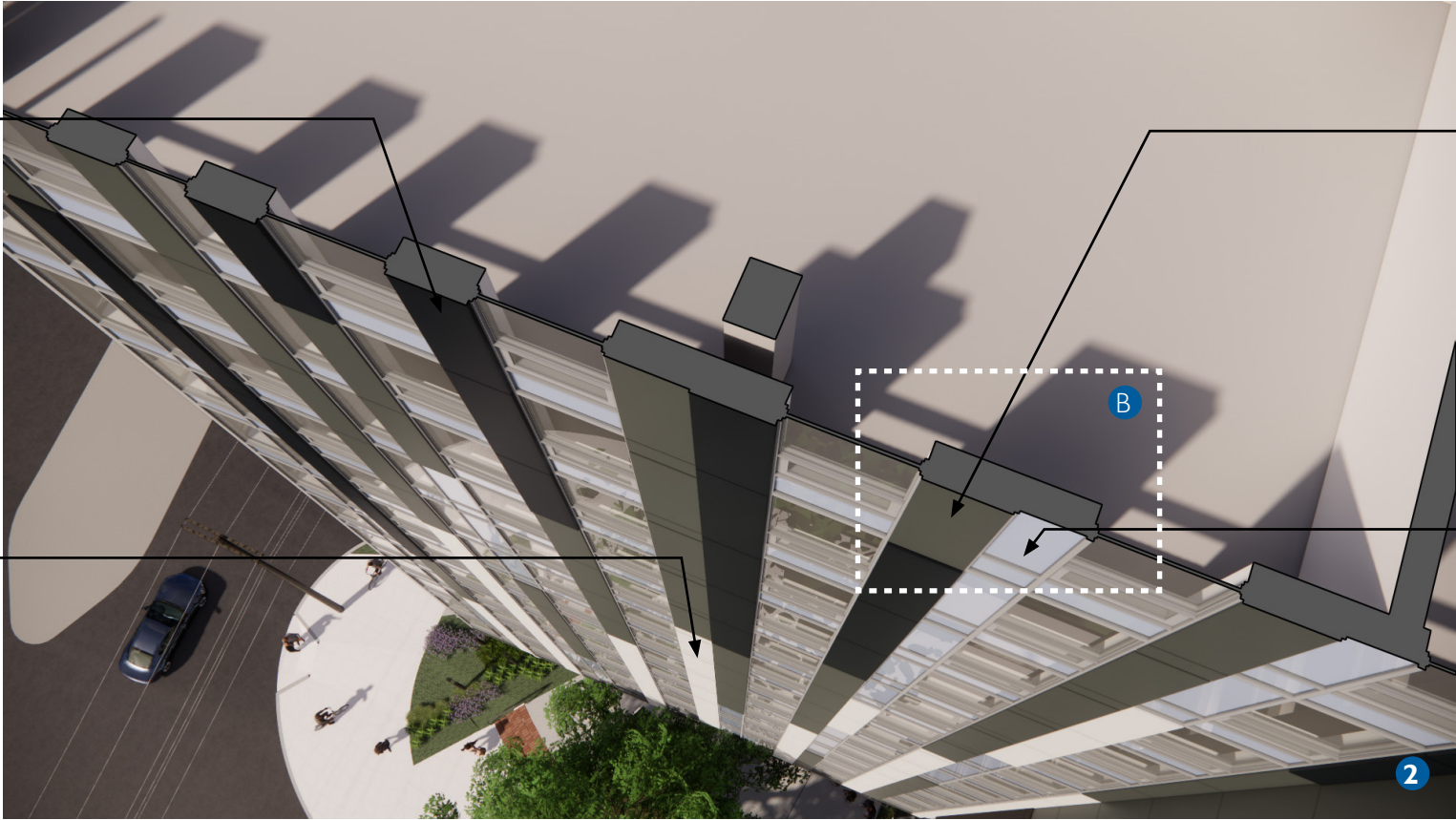
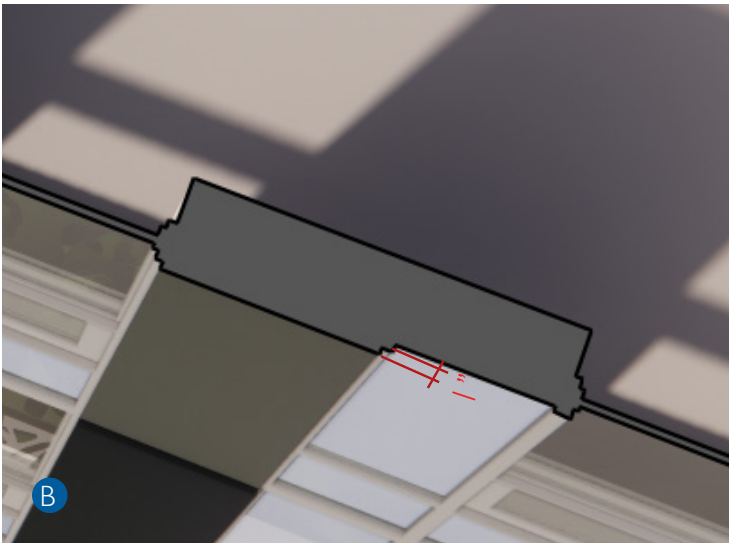
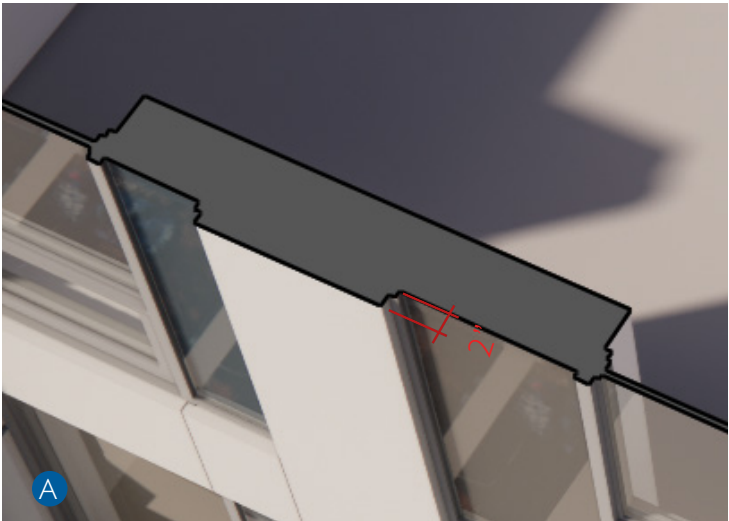
PROTRUDING METAL PANEL - BIRCHMONT GRAY



PROTRUDING METAL PANEL - GRAY TIMBER WOLF



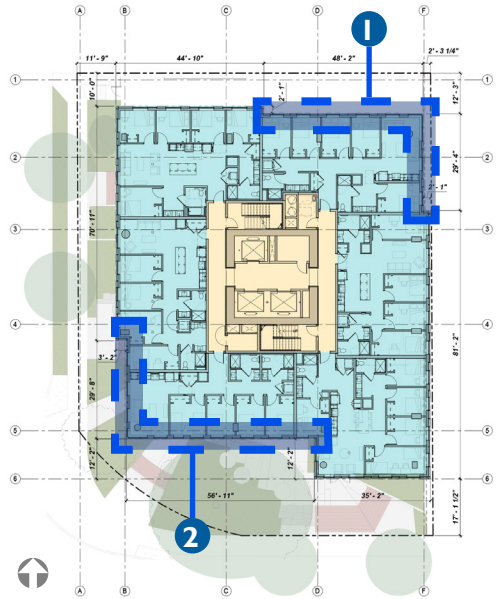
PROTRUDING METAL PANEL - GRAY TIMBER WOLF



PROTRUDING METAL PANEL - ECLIPSE GRAY



LIGHT BLUE SPANDREL GLASS WITH FASHION GRAY MULLION



DESIGN PROPOSAL - EXTERIOR MATERIALS: Bright Sunlight

PROTRUDING
METAL PANEL -
BIRCHMONT GRAY

③

FASHION GRAY
MULLION

②

GRAY SPANDREL
GLASS

①

PROTRUDING METAL
PANEL - ECLIPSE
GRAY

④

PROTRUDING
METAL PANEL - GRAY
TIMBER WOLF

⑤

LIGHTBLUE
SPANDREL GLASS
(WATERFALL)

⑥

SPANDREL COLORS:
[HTTPS://WWW.SHERWIN-WILLIAMS.COM/HOMEOWNERS/COLOR/FIND-AND-EXPLORE-COLORS/PAINT-COLORS-BY-FAMILY#/ACTIVE/COLOR-WALL/SECTION/SHERWIN-WILLIAMS-COLORS/FAMILY/BLUE/](https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/paint-colors-by-family#/active/color-wall/section/sherwin-williams-colors/family/blue/)

METAL COLORS:
[HTTP://SAMPLEORDER.PPGMETALCOATINGS.COM/SAMPLES/PPG-DURANAR-LIQUID-COATINGS](http://sampleorder.ppgmetalcoatings.com/samples/ppg-duranar-liquid-coatings)

⑦

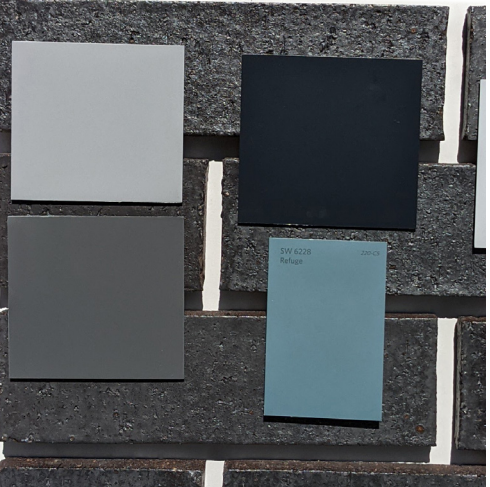
BLUE SPANDREL
GLASS (STRATA)

⑧

BRICK - BLACK OPAL
[HTTPS://WWW.INTERSTATEBRICK.COM/FILE/BLACK-OPAL-MATTE](https://www.interstatebrick.com/file/black-opal-matte)



WATERFALL SUB-PALETTE



STRATA SUB-PALETTE

DESIGN PROPOSAL - EXTERIOR MATERIALS: Shaded Condition

PROTRUDING
METAL PANEL -
BIRCHMONT GRAY

③

FASHION GRAY
MULLION

②

GRAY SPANDREL
GLASS

①

PROTRUDING METAL
PANEL - ECLIPSE
GRAY

④

PROTRUDING
METAL PANEL - GRAY
TIMBER WOLF

⑤

LIGHTBLUE
SPANDREL GLASS
(WATERFALL)

⑥

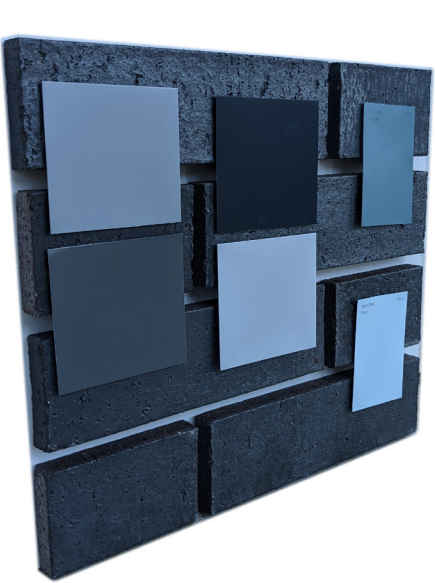
SPANDREL COLORS:
[HTTPS://WWW.SHERWIN-WILLIAMS.COM/HOMEOWNERS/COLOR/FIND-AND-EXPLORE-COLORS/PAINT-COLORS-BY-FAMILY#/ACTIVE/COLOR-WALL/SECTION/SHERWIN-WILLIAMS-COLORS/FAMILY/BLUE/](https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/paint-colors-by-family#/active/color-wall/section/sherwin-williams-colors/family/blue/)
METAL COLORS:
[HTTP://SAMPLEORDER.PPGMETALCOATINGS.COM/SAMPLES/PPG-DURANAR-LIQUID-COATINGS](http://sampleorder.ppgmetalcoatings.com/samples/ppg-duranar-liquid-coatings)

BLUE SPANDREL
GLASS (STRATA)

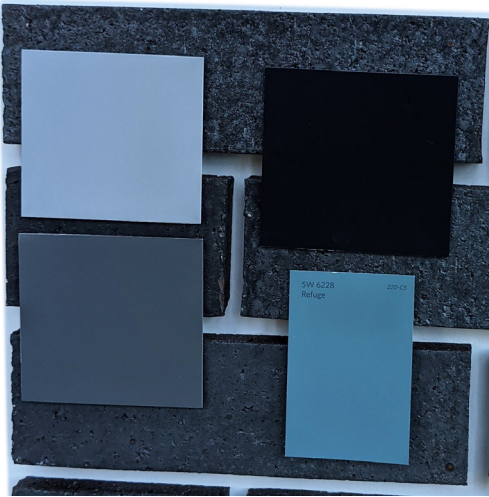
⑦

BRICK - BLACK OPAL
[HTTPS://WWW.INTERSTATEBRICK.COM/FILE/BLACK-OPAL-MATTE](https://www.interstatebrick.com/file/black-opal-matte)

⑧

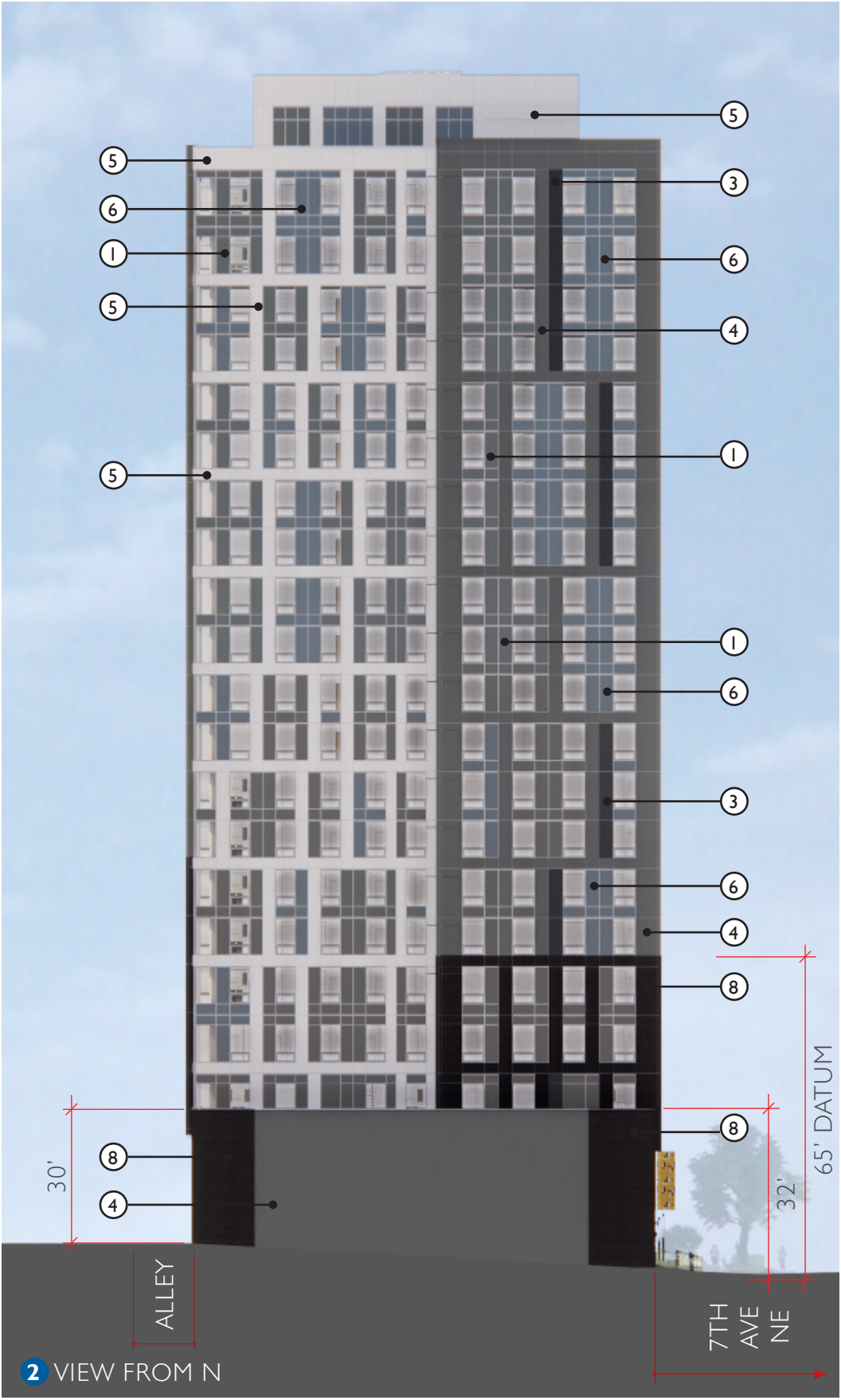
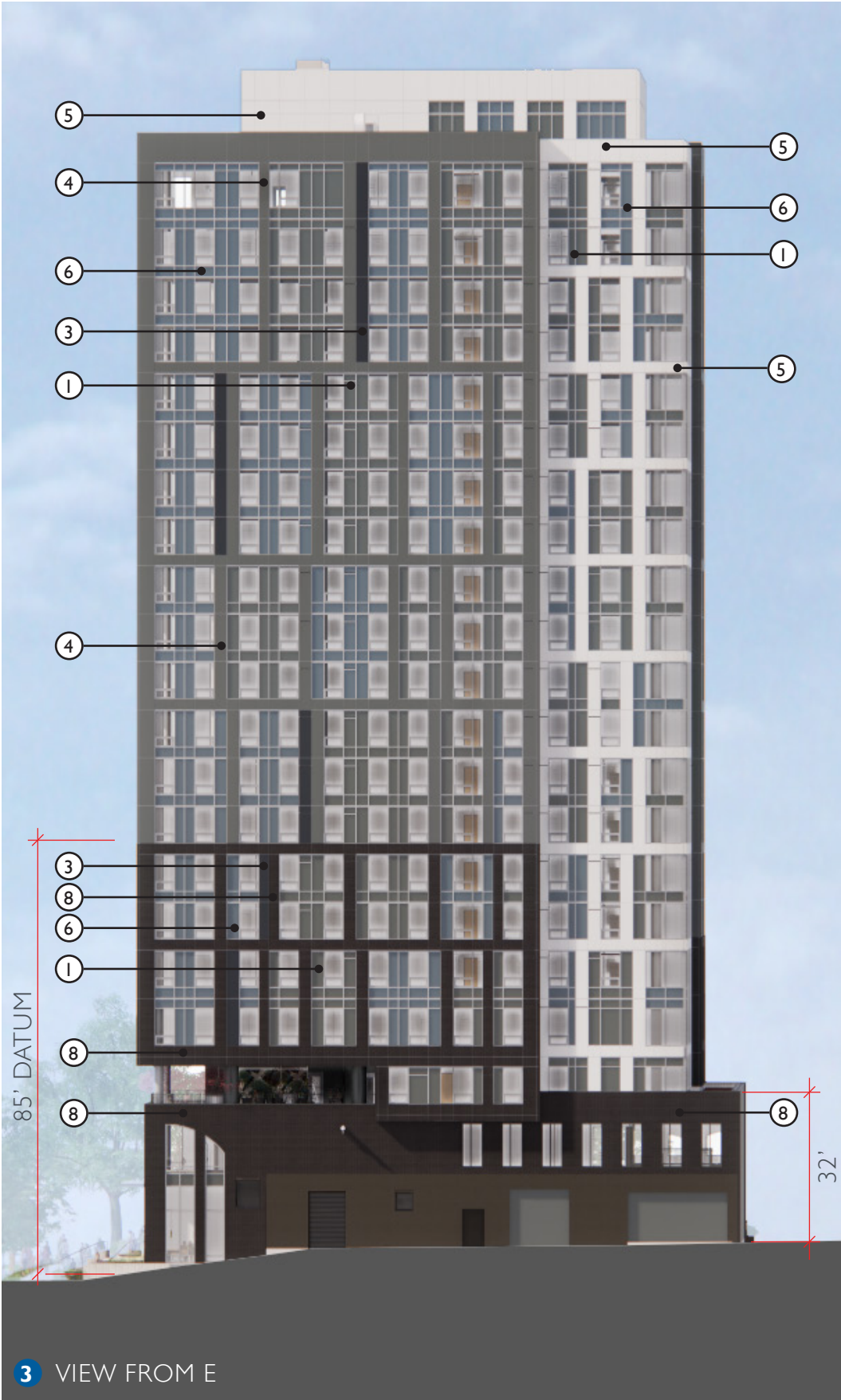


WATERFALL SUB-PALETTE

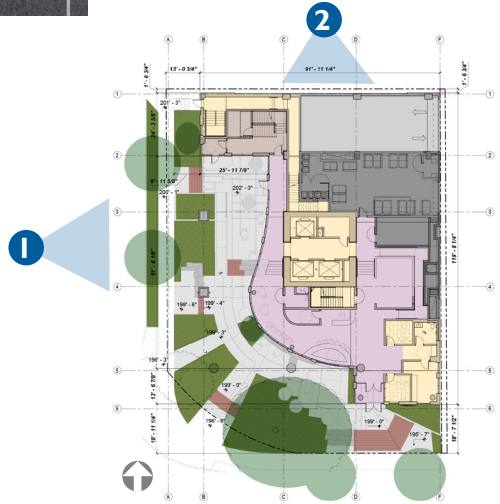


STRATA SUB-PALETTE

DESIGN PROPOSAL - ELEVATIONS

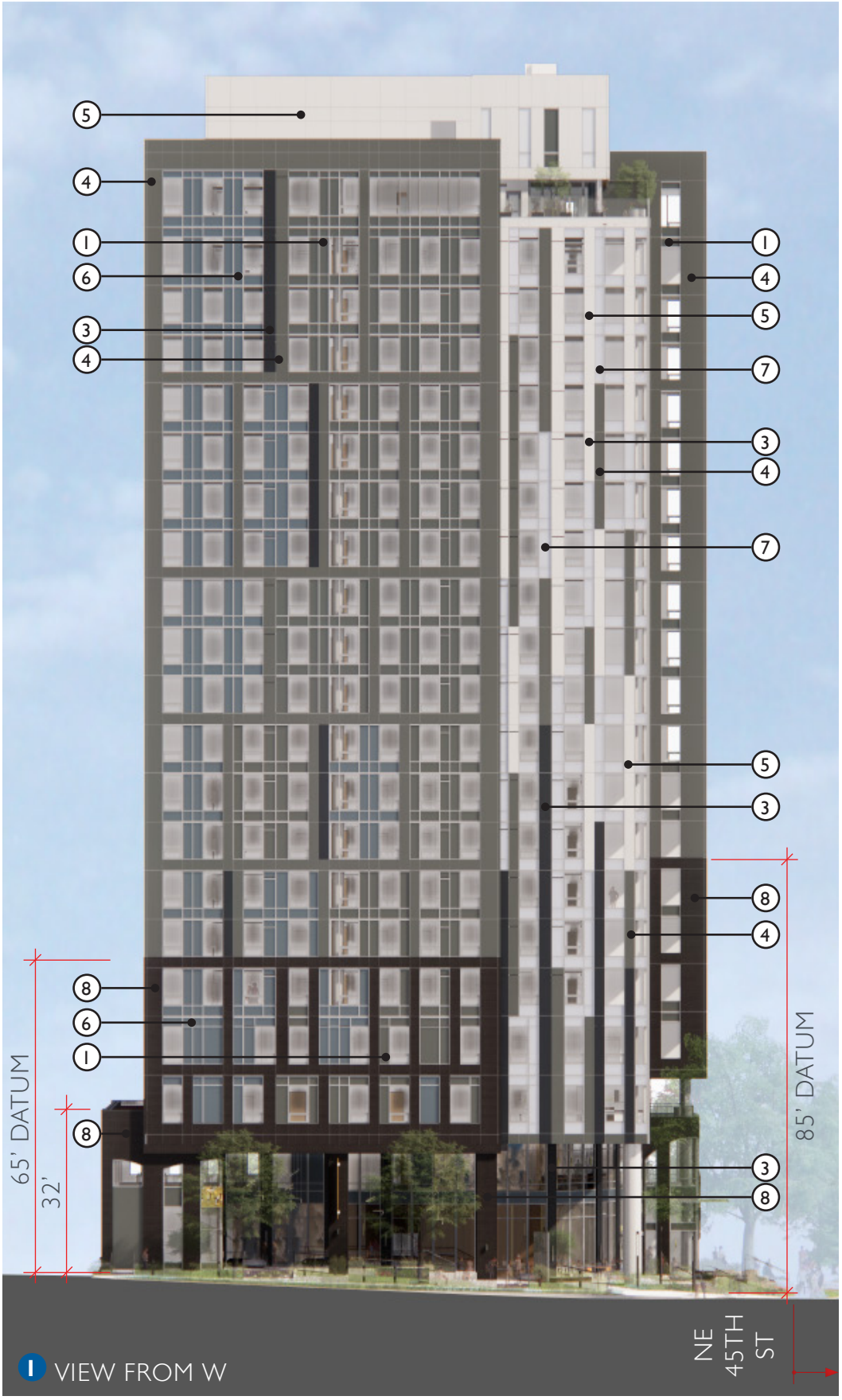
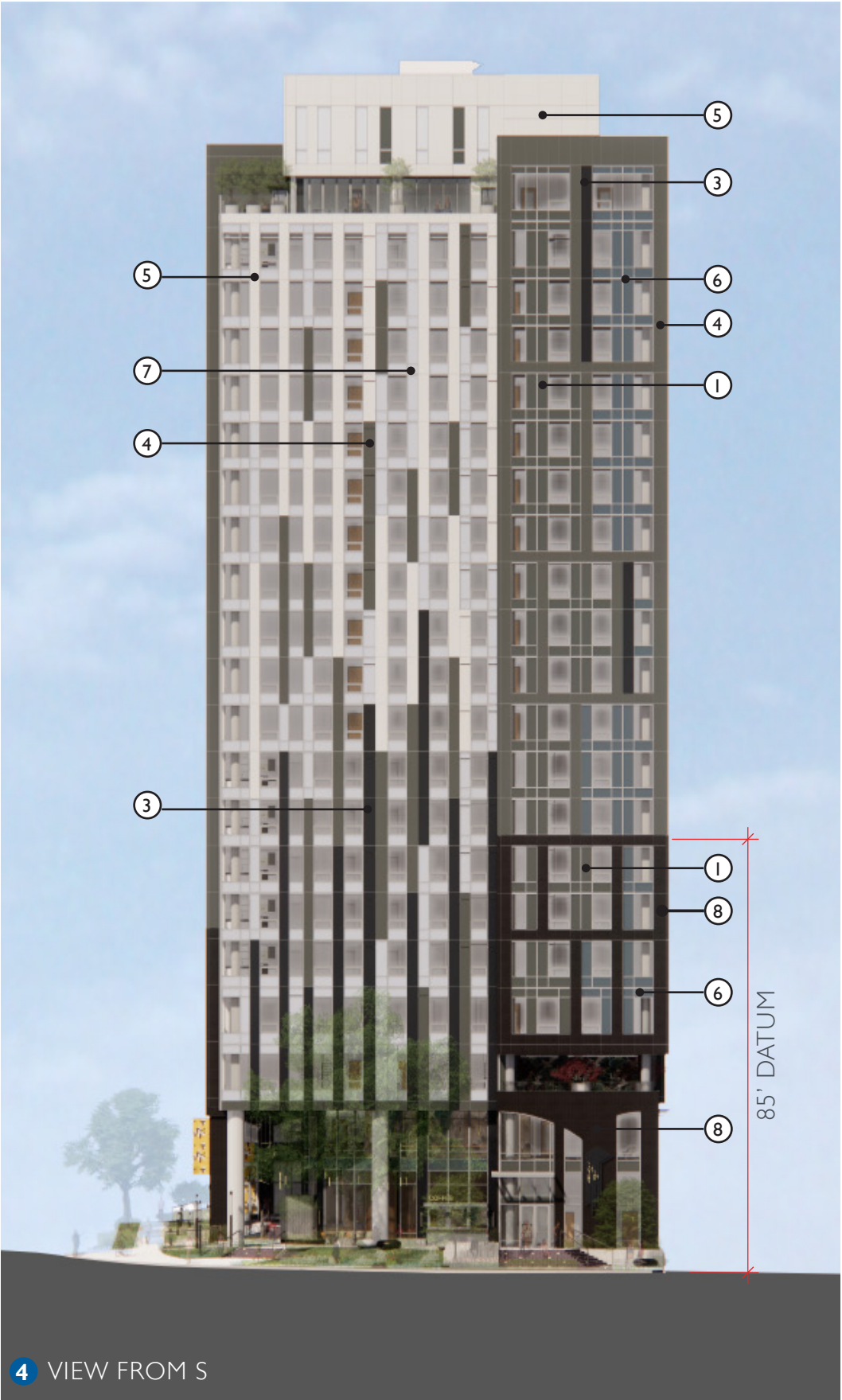


- 1 GRAY SPANDREL GLASS
- 2 FASHION GRAY MULLION
- 3 PROTRUDING METAL PANEL - BIRCHMONT GRAY
- 4 PROTRUDING METAL PANEL - ECLIPSE GRAY
- 5 PROTRUDING METAL PANEL - GRAY TIMBER WOLF
- 6 BLUE SPANDREL GLASS
- 7 LT. BLUE SPANDREL GLASS
- 8 BRICK - BLACK OPAL

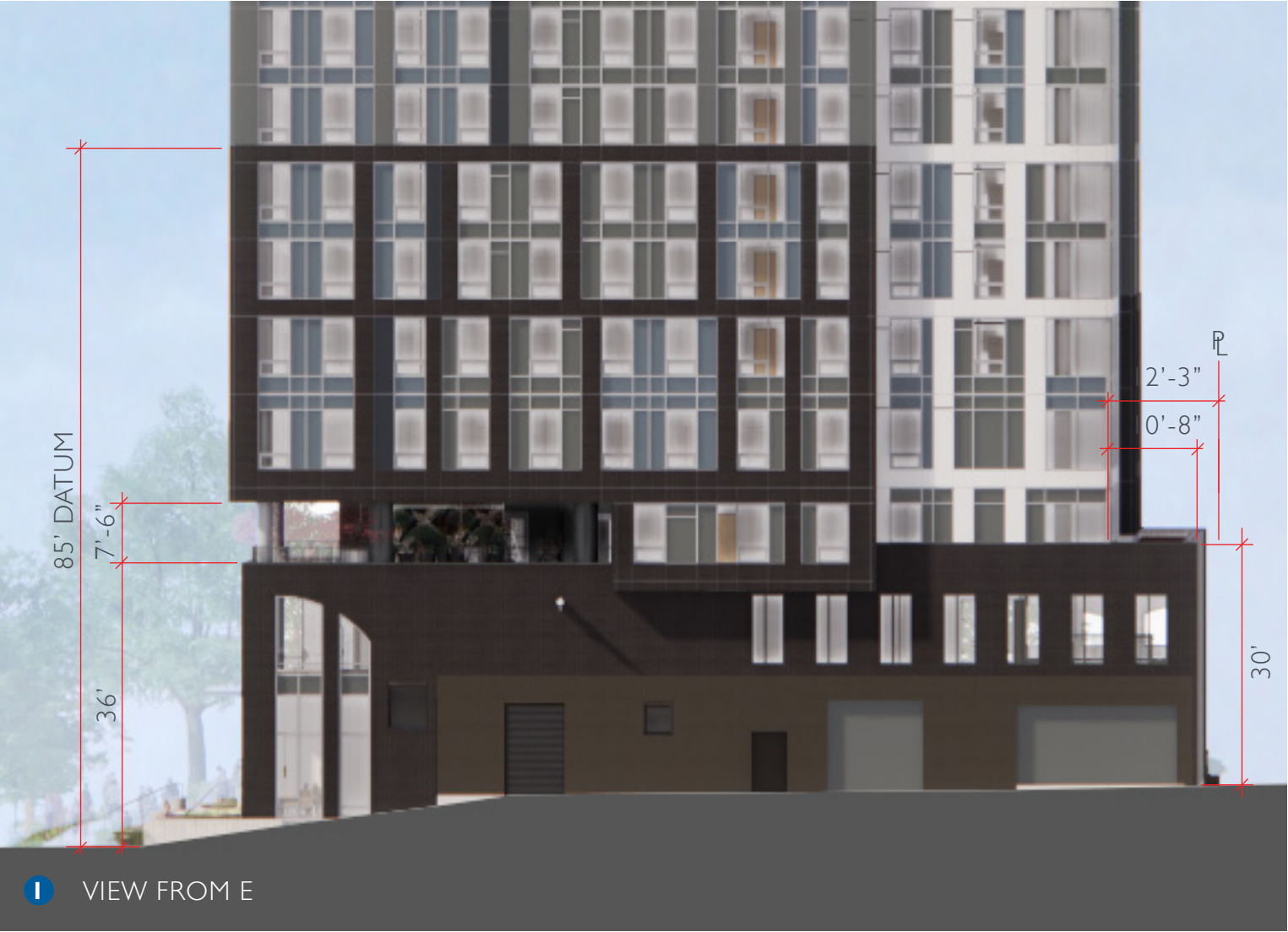


DESIGN PROPOSAL - ELEVATIONS

- ① GRAY SPANDREL GLASS
- ② FASHION GRAY MULLION
- ③ PROTRUDING METAL PANEL - BIRCHMONT GRAY
- ④ PROTRUDING METAL PANEL - ECLIPSE GRAY
- ⑤ PROTRUDING METAL PANEL - GRAY TIMBER WOLF
- ⑥ BLUE SPANDREL GLASS
- ⑦ LT. BLUE SPANDREL GLASS
- ⑧ BRICK - BLACK OPAL



DESIGN PROPOSAL - ENLARGED BASE ELEVATIONS



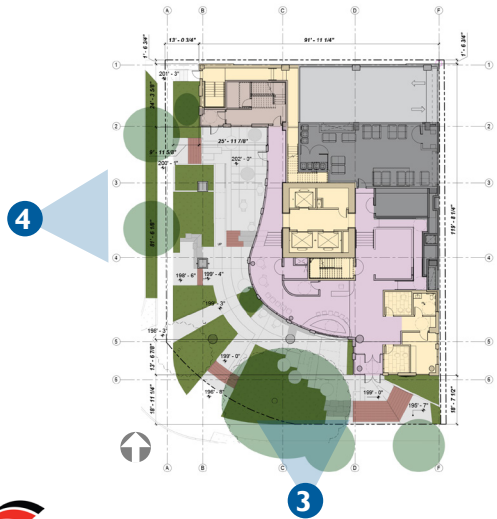
****DIMENSIONS MAY FLUCTUATE (within inches) AS FINAL CONSTRUCTION DETAILS ARE DEVELOPED***



DESIGN PROPOSAL - ENLARGED BASE ELEVATIONS



**DIMENSIONS MAY FLUCTUATE (within inches) AS FINAL CONSTRUCTION DETAILS ARE DEVELOPED*



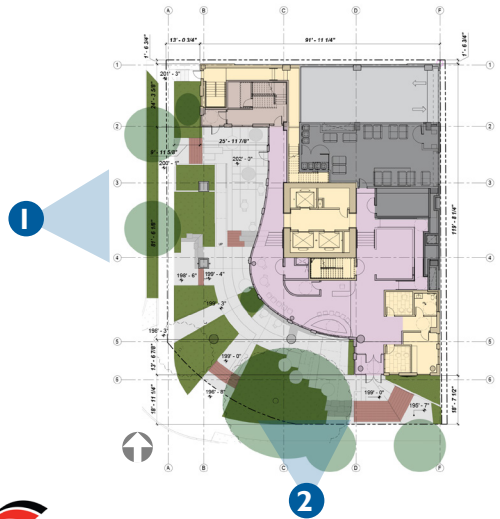
DESIGN PROPOSAL - ENLARGED BASE ELEVATIONS IN CONTEXT



1 FACADES ALONG 7TH AVE NE



2 FACADES ALONG NE 45TH ST



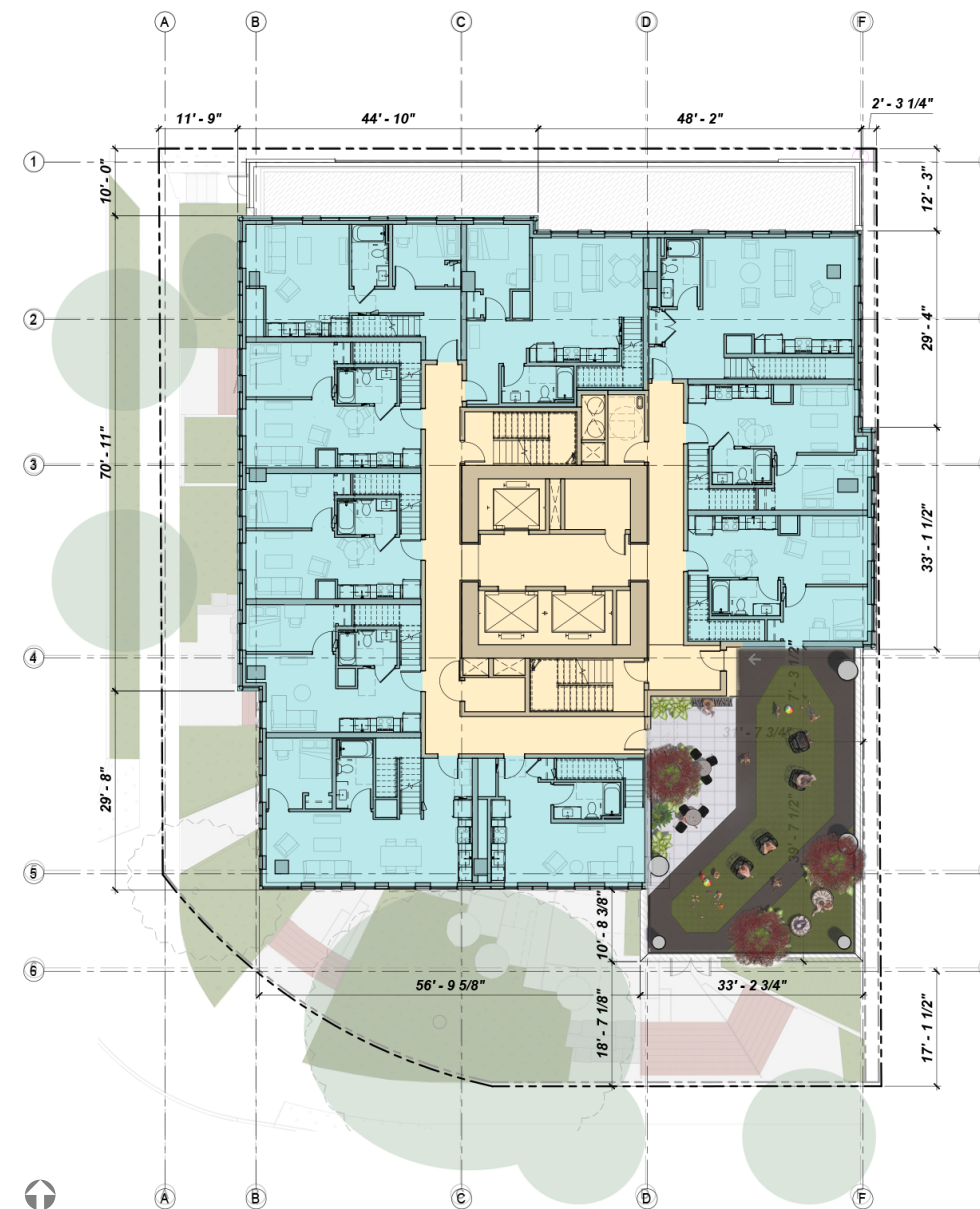
DESIGN PROPOSAL - FLOORPLANS



LEVEL I



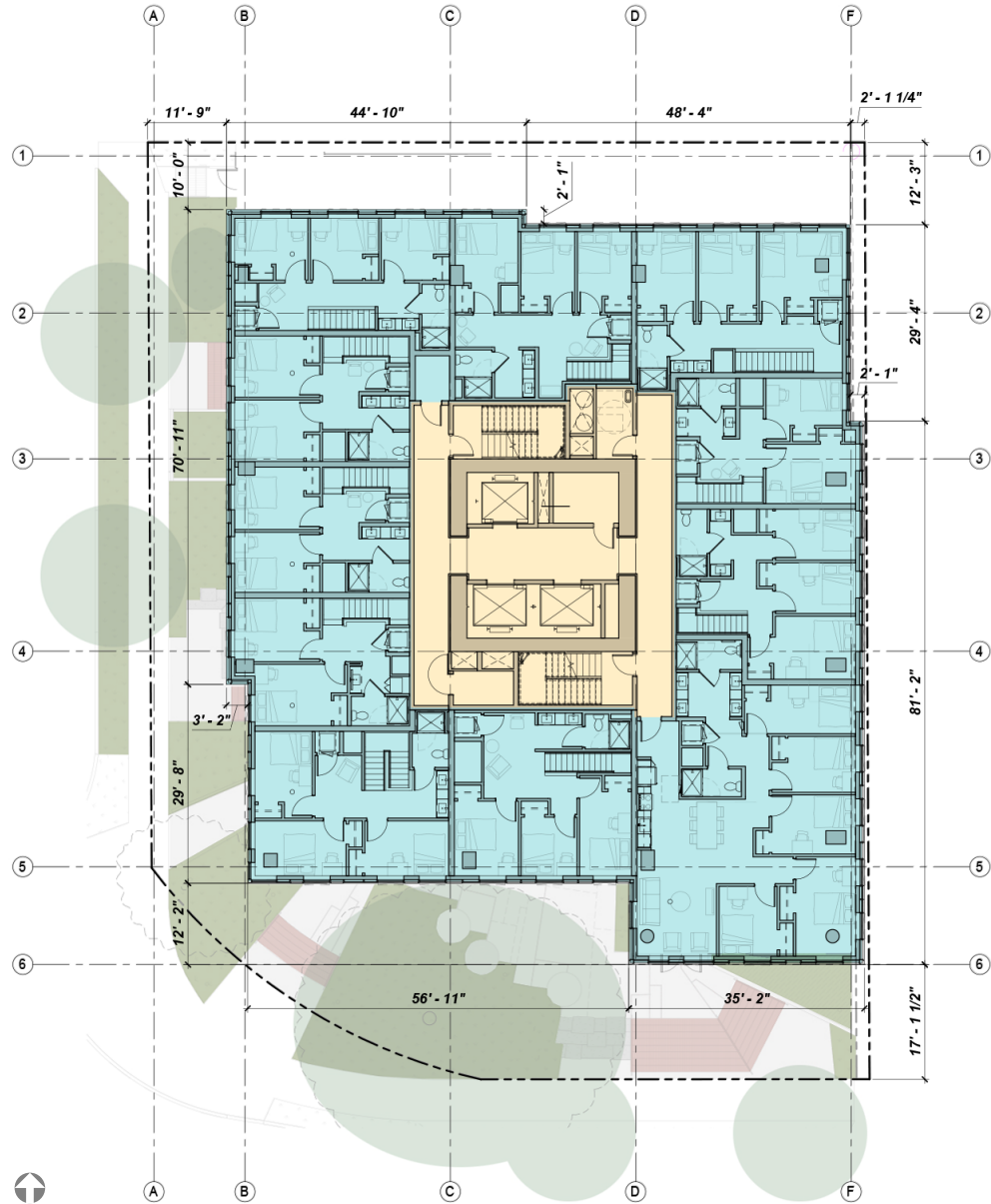
LEVEL 2



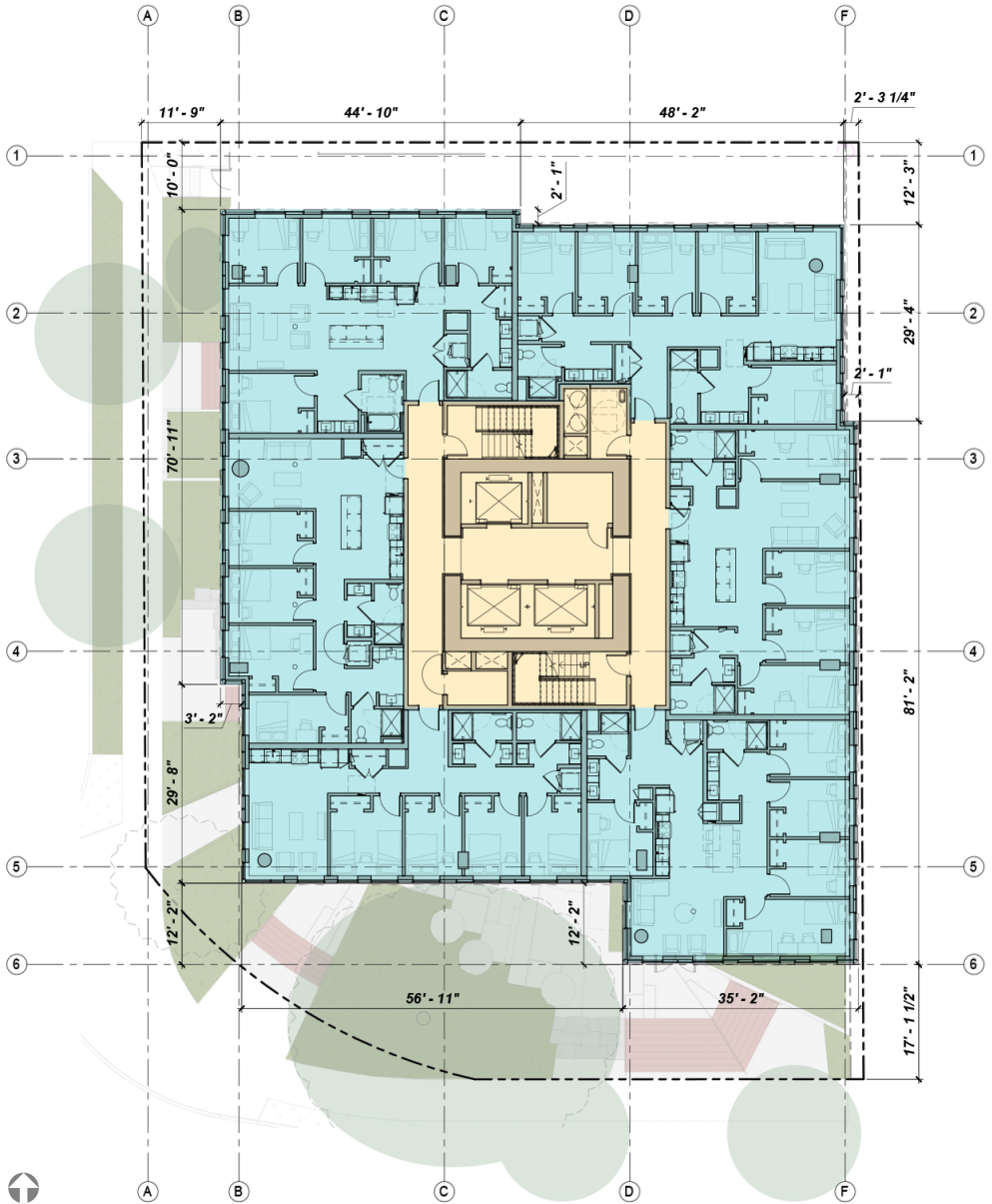
LEVEL 3



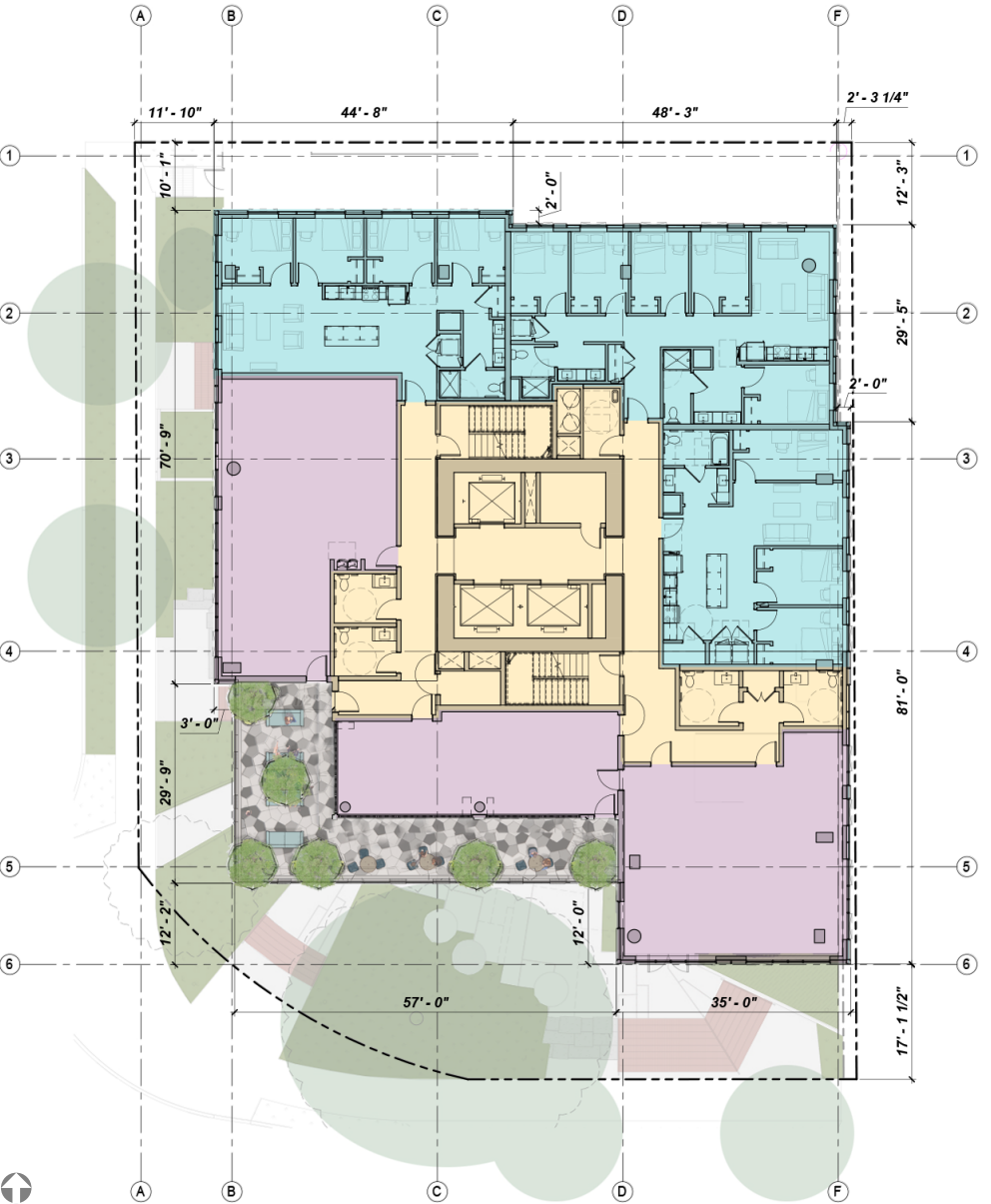
DESIGN PROPOSAL - FLOORPLANS



LEVEL 4

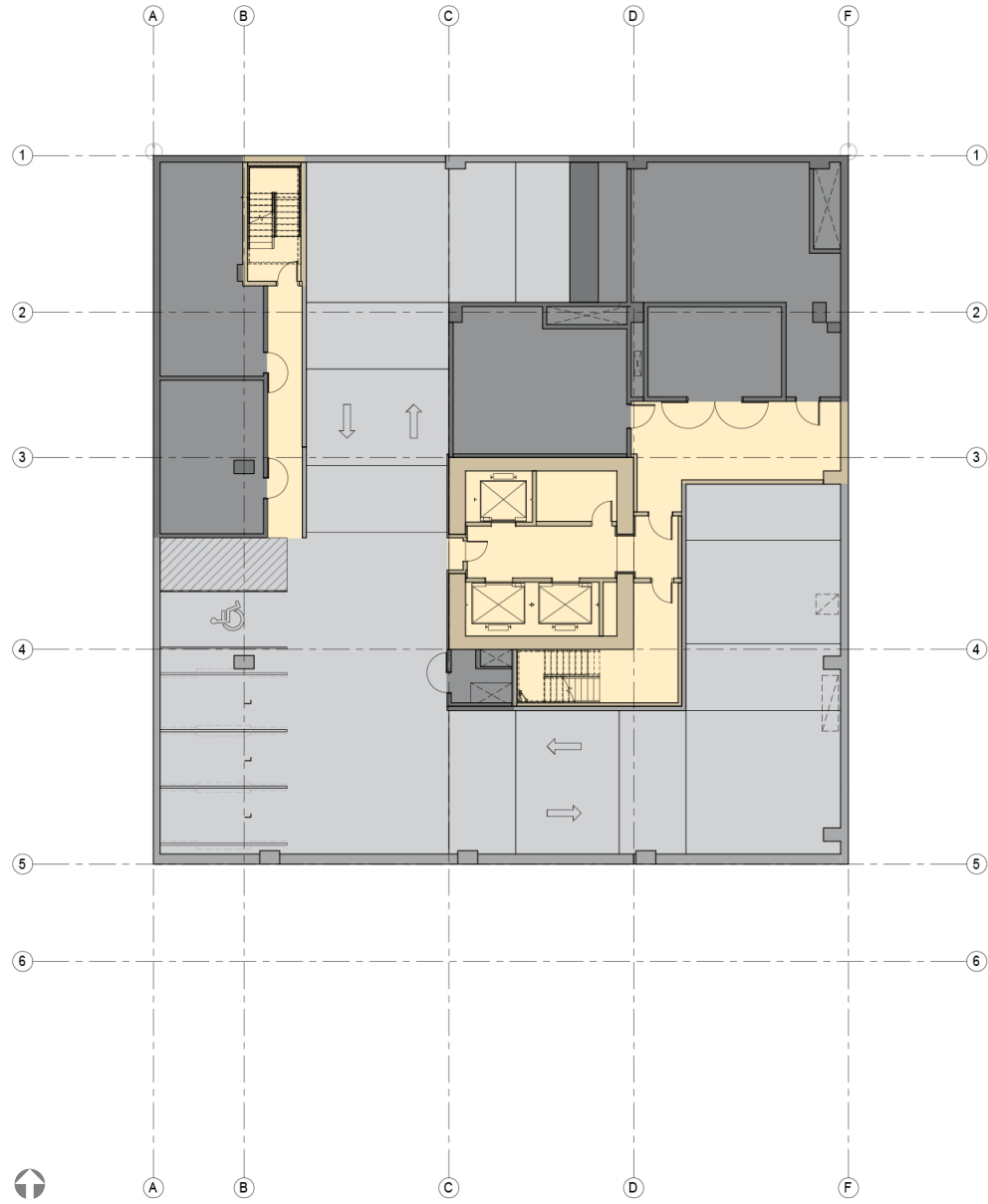


LEVEL 5-20

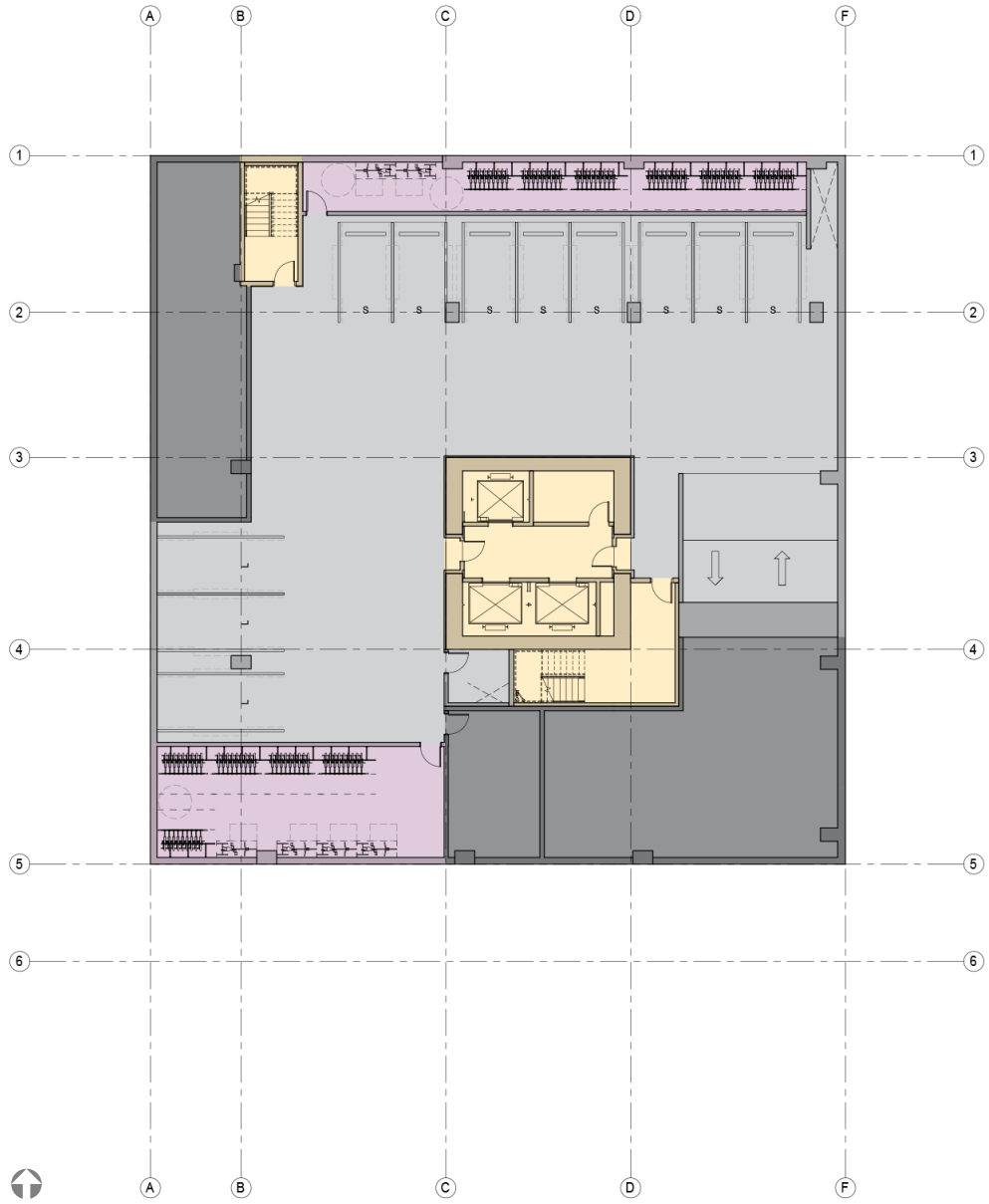


LEVEL 21

DESIGN PROPOSAL - FLOORPLANS

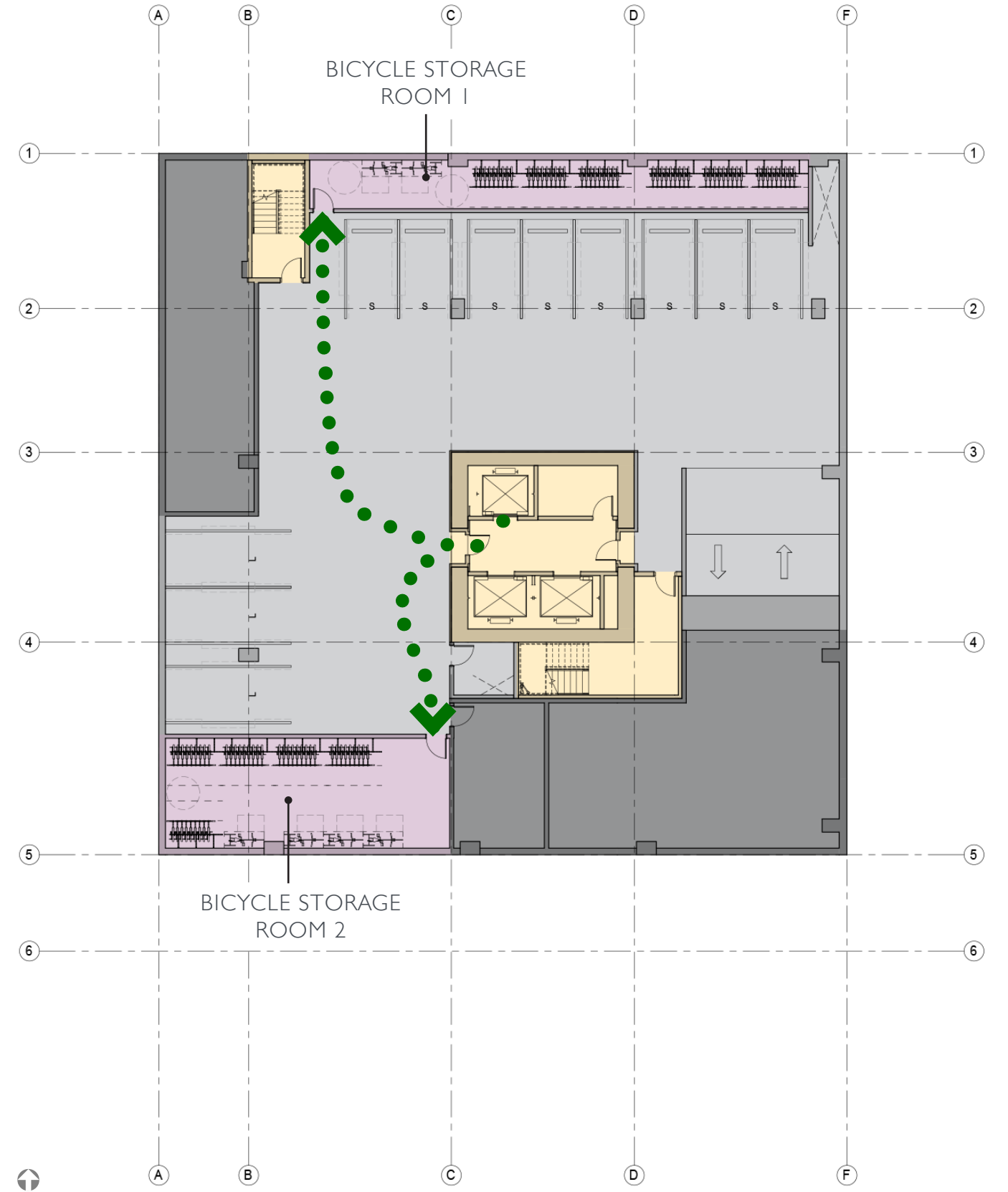


LEVEL P1 (ONE-STORY BELOW GRADE)



LEVEL P2 (TWO-STORIES BELOW GRADE)

DESIGN PROPOSAL - BICYCLE ACCESS DIAGRAM



DESIGN PROPOSAL - SHADOWS
FALL/SPRING EQUINOX



SUMMER SOLSTICE



WINTER SOLSTICE





CONCEPTUAL LIGHTING DESIGN

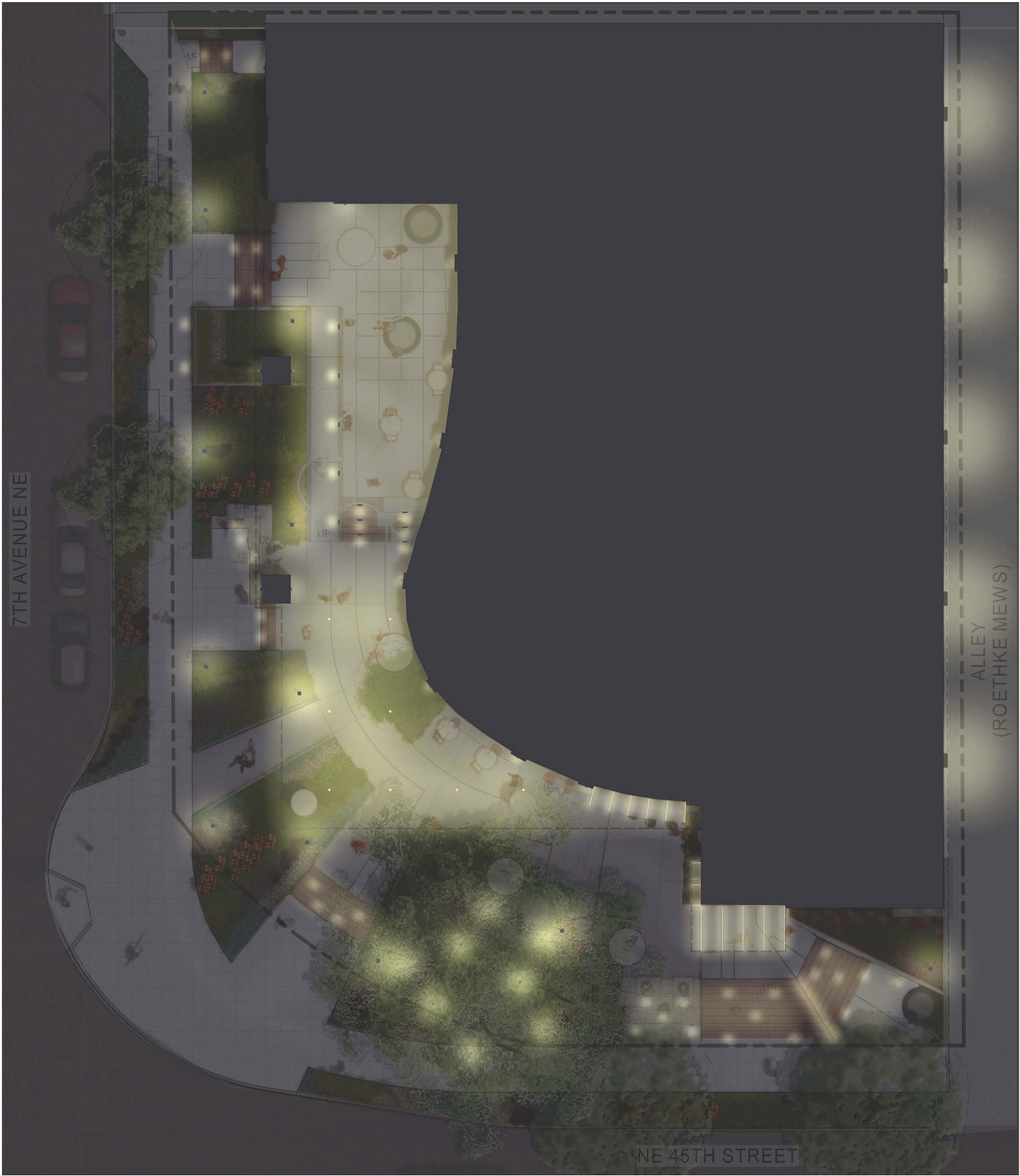
CONCEPTUAL LIGHTING DESIGN

EDG GUIDANCE

3. Ground-Level Uses & Open Space
- e. Considering the prominence of this gateway location and public comments regarding safety, the Board indicated *lighting is an important aspect of the design* and noted it appears to be developing in the right direction.

RESPONSE

- Building lighting is very important to the open spaces around the building feeling safe, welcoming, and inclusive
- General illumination is provided with recessed down lights, step lights, linear canopy fixtures, and columnar bollards.
- Accent lighting (wall sconces, direct/indirect wall lights) work with the architecture to provide visual interest and texture.
- Feature lights (suspended fixtures in covered plaza, Cork Oak pendants, column lights) offer a blend of lighting and sculpture to animate the Gateway Plaza.



CONCEPTUAL LIGHTING DESIGN

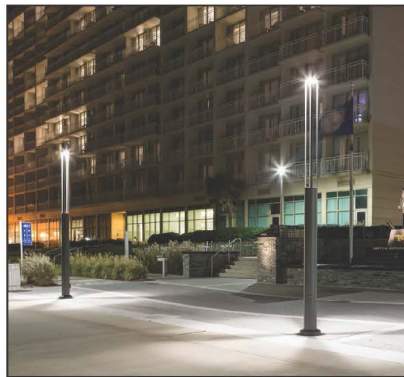
- 1 **Tree Pendants** -
Tree-mounted
luminaires softly
accent tree canopy.



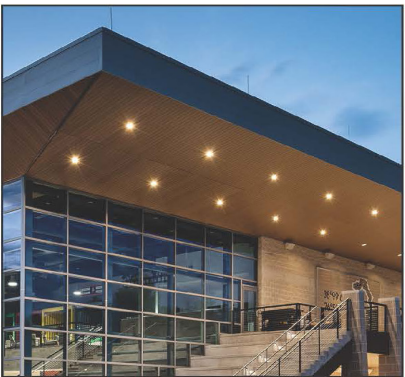
- 2 **Wall Sconces** -
Decorative wall
sconces accent
the facade while
following the
building curve.



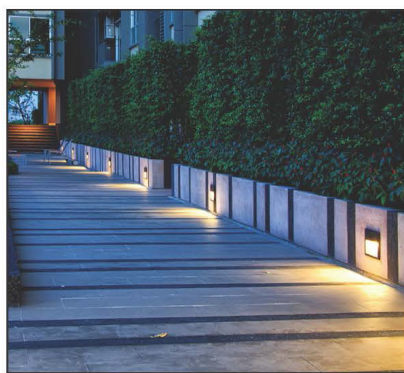
- 3 **Column Lights** -
Illuminated
columns
provide general
illumination and
visual interest
throughout site.



- 4 **Downlights** -
Recessed
downlights
provide ambient
illumination at
double-height
ceiling.



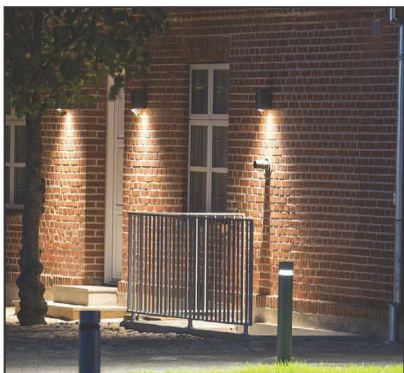
- 5 **Step Lights** -
Steplights provide
low-level general
illumination at
stairs, seats, and
walkways.



- 6 **Direct/ Indirect
Wall Lights** -
Column-mounted
indirect/direct wall
sconces accent
brick texturing.



- 7 **Direct Wall Light-**
Wall mounted
direct sconce
provides
illumination at
western entry way.



- 8 **Decorative
Cluster** -
Luminaires
suspended at
varying heights
create a sense
of movement at
building canopy.



(Placeholder Concept)



CONCEPTUAL LIGHTING DESIGN

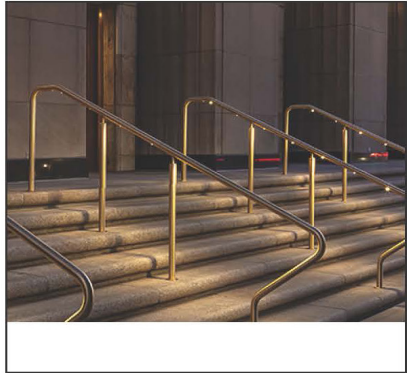
1 Tree Pendants -
Tree-mounted
luminaires softly
accent tree canopy.



2 Wall Sconces -
Decorative wall
sconces accent
the facade while
following the
building curve.



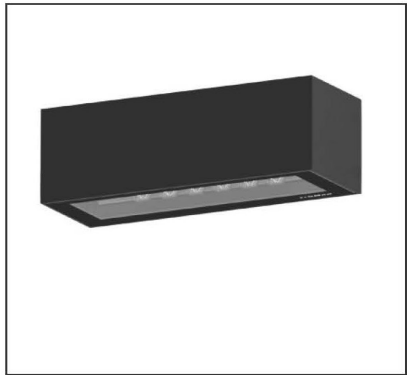
3 Integrated Handrail Lights -
Point-source lights
are integrated into
metal handrails
to light the south
entry stair.



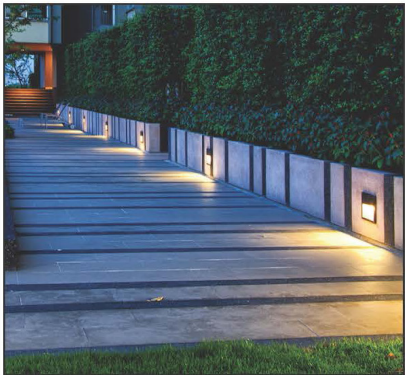
4 Downlights -
Recessed
downlights
provide ambient
illumination at
double-height
ceiling.



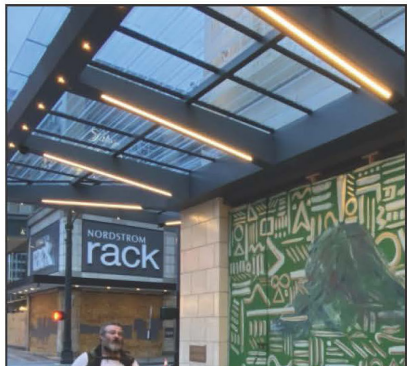
5 Area Lights -
Wall mount area
lights with wide
distribution
provide safety
illumination along
alleyway.



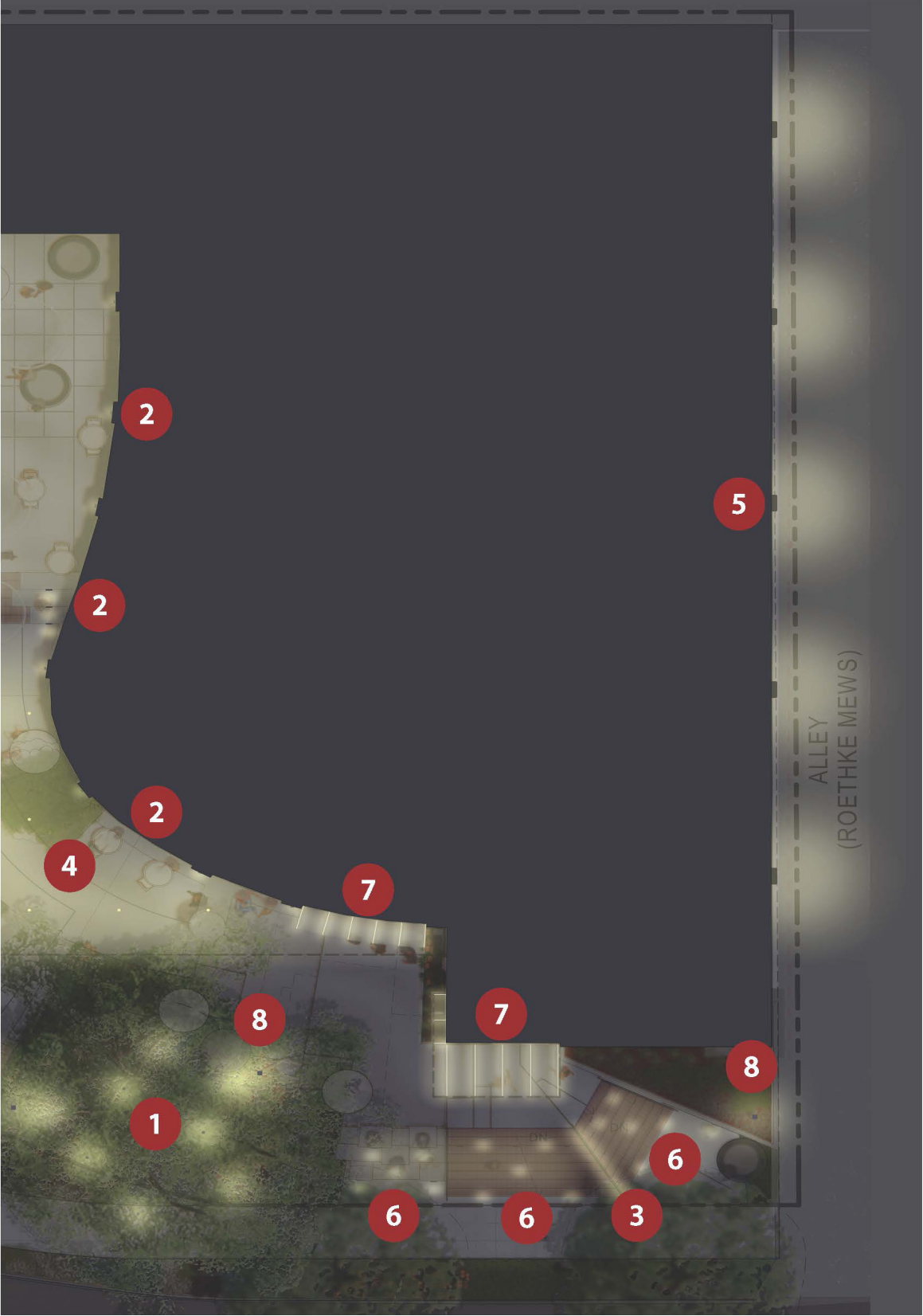
6 Step Lights -
Steplights provide
low-level general
illumination at
stairs, seats, and
walkways.



**7 Linear Canopy
Lights -**
Wet-rated linear
lights integrated
into metal
canopies safely
illuminate building
entries.

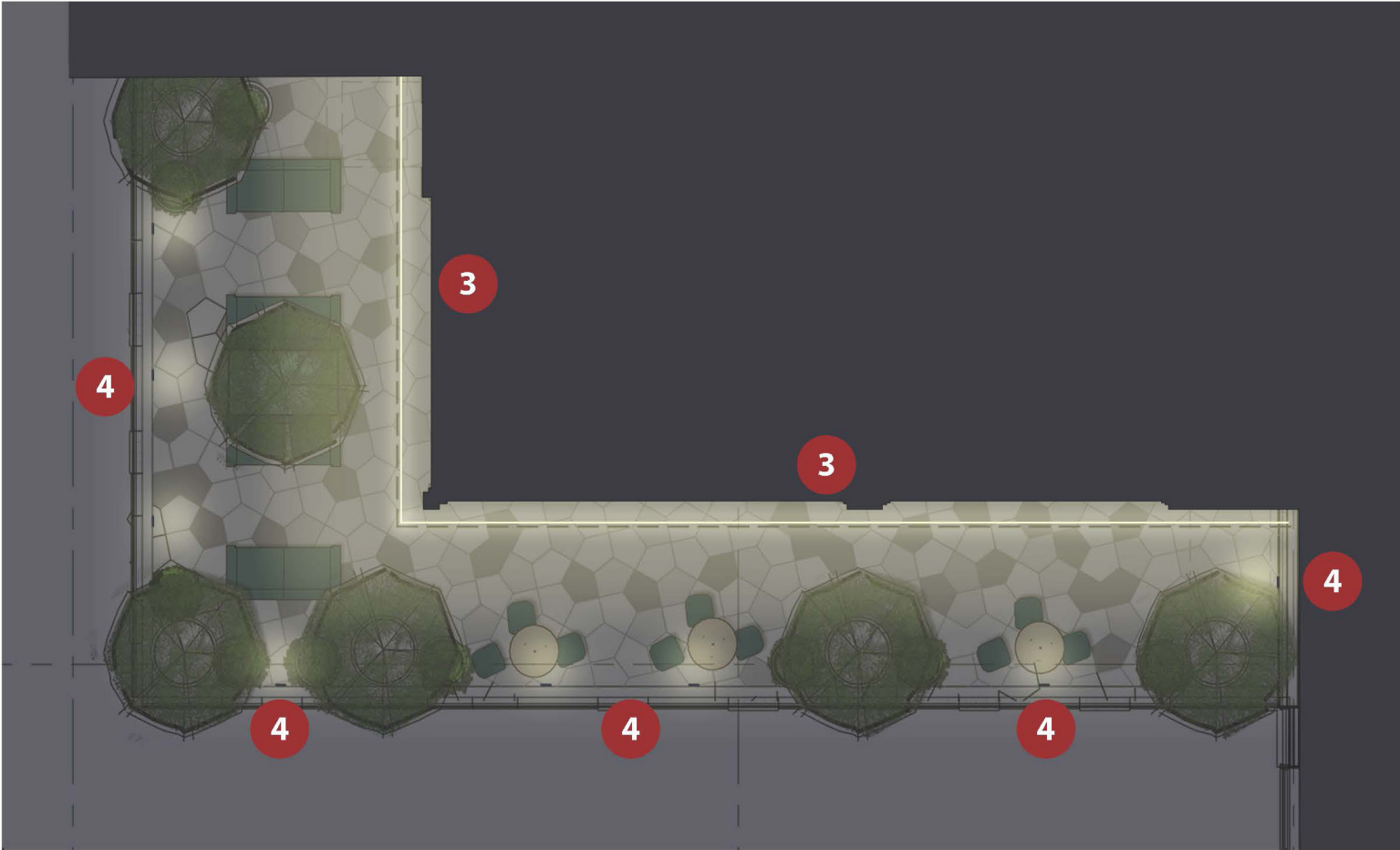


8 Column Lights -
Illuminated
columns
provide general
illumination and
visual interest
throughout site.





LEVEL 3



LEVEL 21

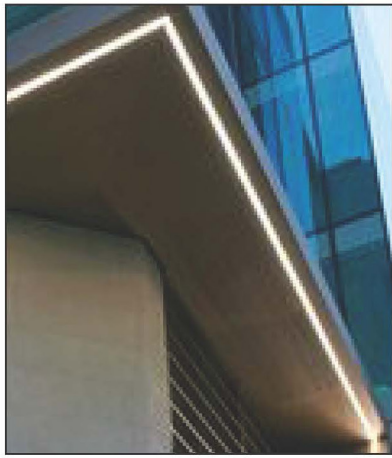
1 Downlights -
Recessed downlights provide ambient illumination along extents of deck surface.



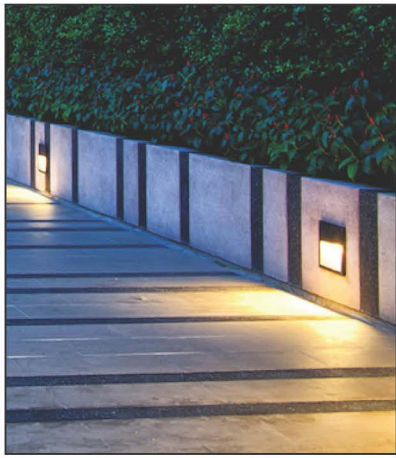
2 Mural Accent Lights -
Linear lights provide a wash of light to accent wall murals.



3 Linear Canopy Lighting -
Lines of light outline the canopy and provides egress illumination at terrace walkways.



4 Step Lights -
Steplights provide low-level general illumination along the terrace perimeter.



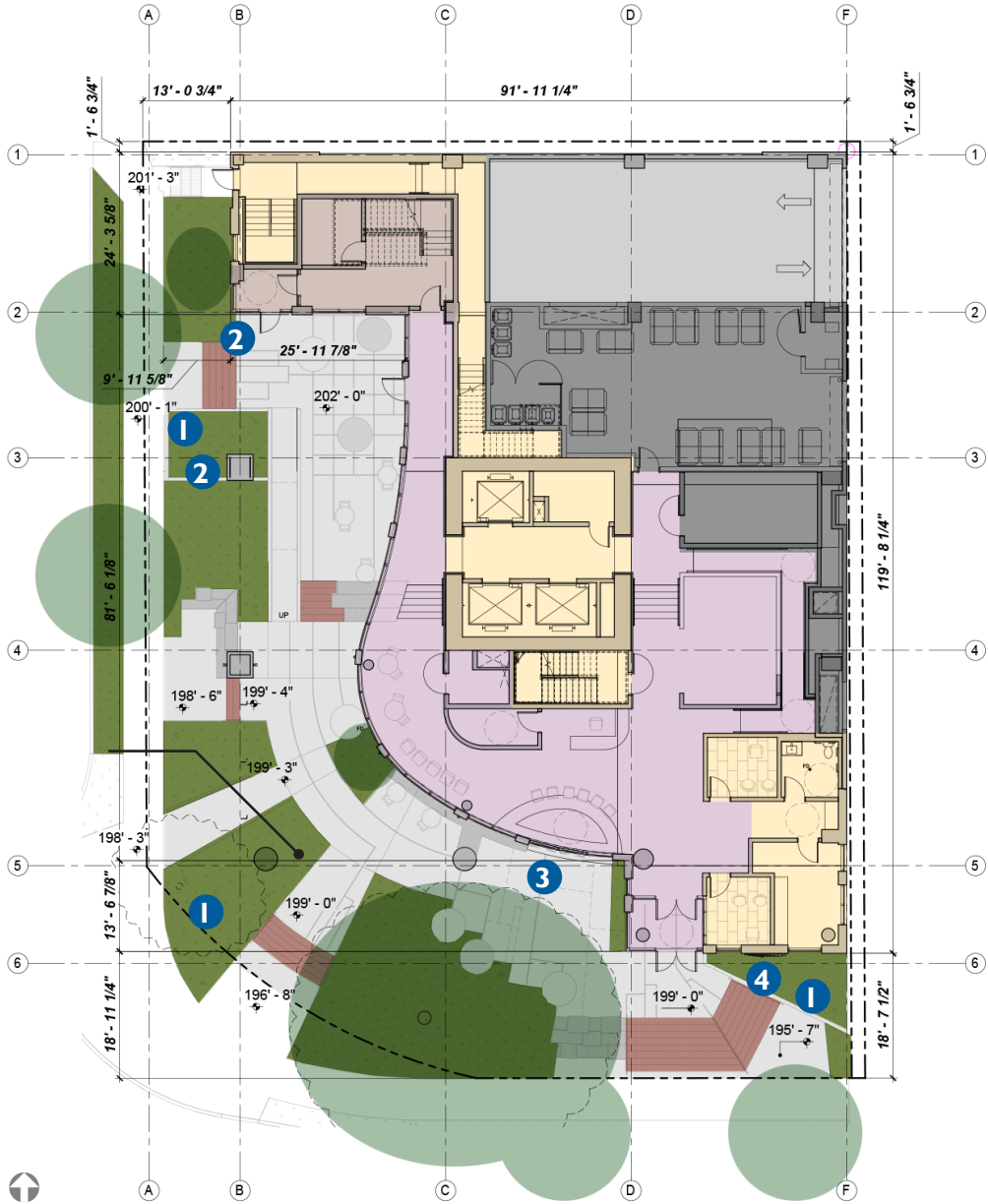
DESIGN PROPOSAL - LIGHTING



DESIGN PROPOSAL - SIGNAGE

1 PUBLIC SPACE SIGNAGE

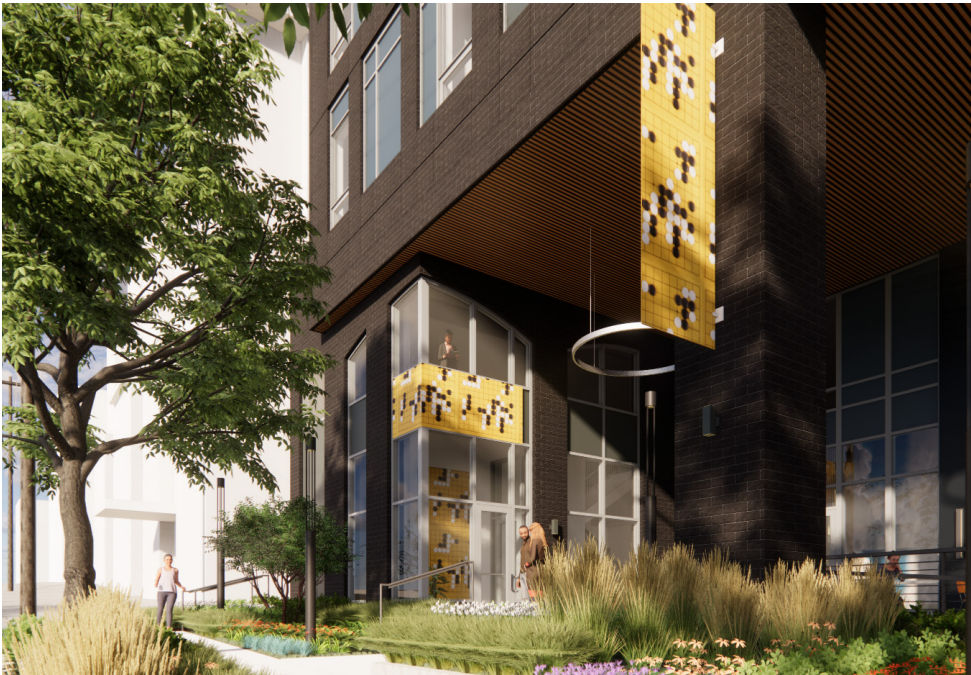
Required signage for Public Plaza



2

GO CENTER SIGNAGE

The Go Center requires 90 sf of signage area. This is split between two signs. The first sign is a Blade sign mounted to a column along 7th Ave NE. The second sign is a L-shaped sign that occupies the facade above the Go Center Entry. **Final signage design by tenant.**



3

RETAIL COFFEE WINDOW SIGNAGE



4

RESIDENTIAL BUILDING SIGNAGE





DEPARTURES

DEVELOPMENT
STANDARD

REQUIREMENTS

PROPOSED

JUSTIFICATION

23.48.645.D

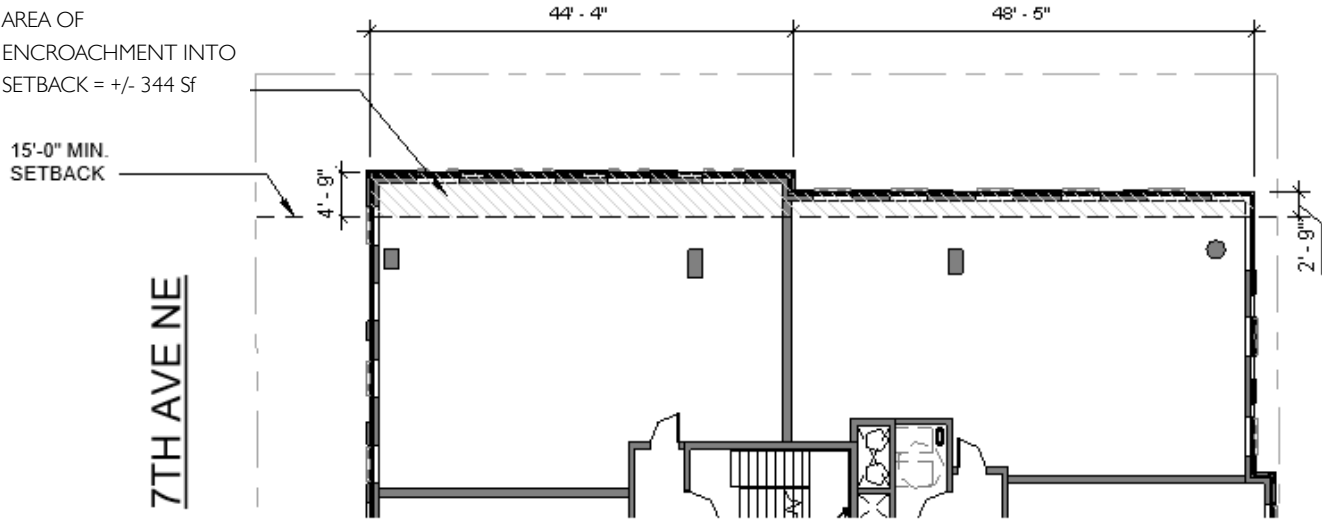
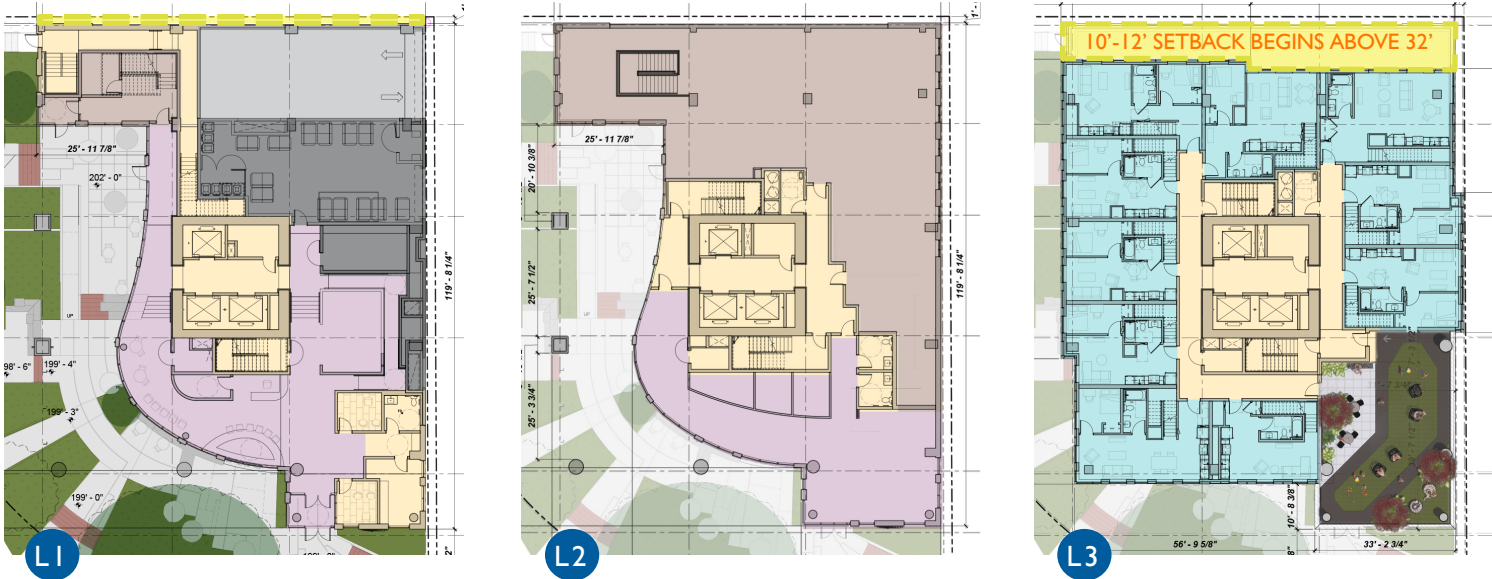
3.b For a lot in the SM-U 95-320 zone that abuts a lot in a MR zone, portions of any structure above 65 feet in height are required to set back a minimum of 15 feet from the abutting lot line.

D. Side lot line setbacks. In the SM-U 75-240 and SM-U 95-320 zones, a minimum setback of 15 feet is required from any side lot line that is not a street or alley lot line for all portions of a highrise structure exceeding the midrise height limit of the zone.

The proposed design offers between a +/-10'- 3" and +/-12'-3" setback above a height of 30'-32' along the northern property line.

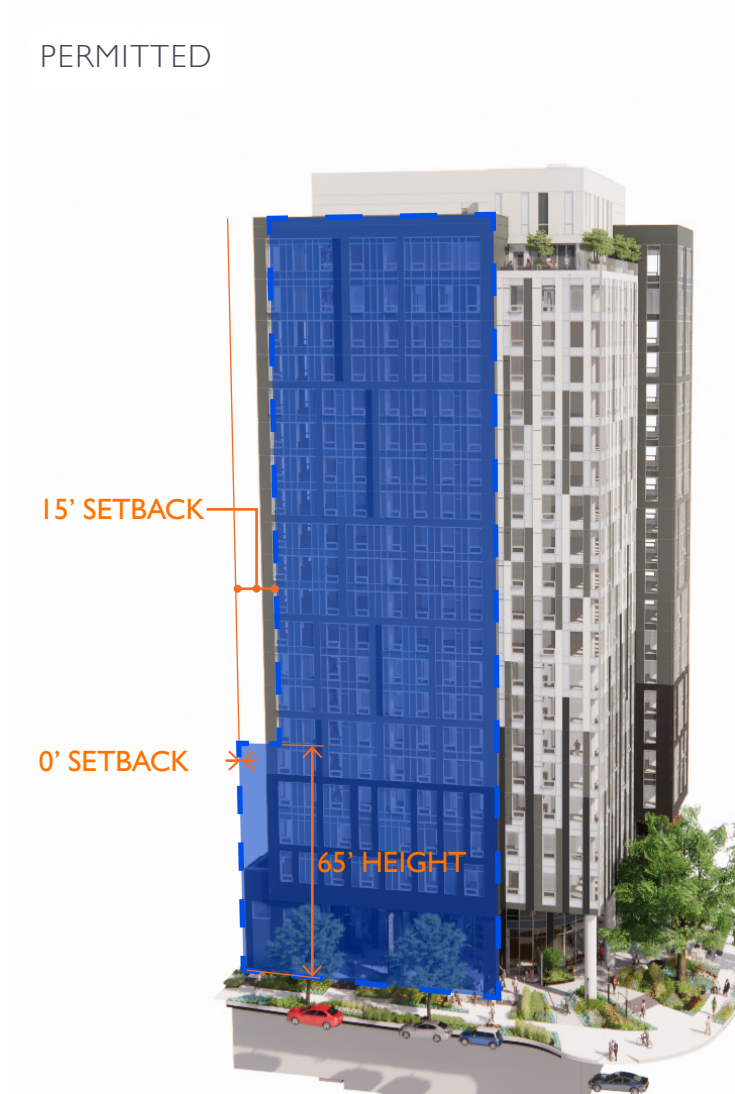
The proposed design provides a setback at the most critical levels of the project, within the first 65' above grade, where the neighboring building to the north has windows that face south. (CS1-1A)

1'-6" SETBACK AT L1 AND L2



PERMITTED BY CODE

The code allows the building to *only setback above 65'*. As a result, the building massing could be setback 0' for the entire height of the building to the North. This would limit the neighbor's access to light and air.

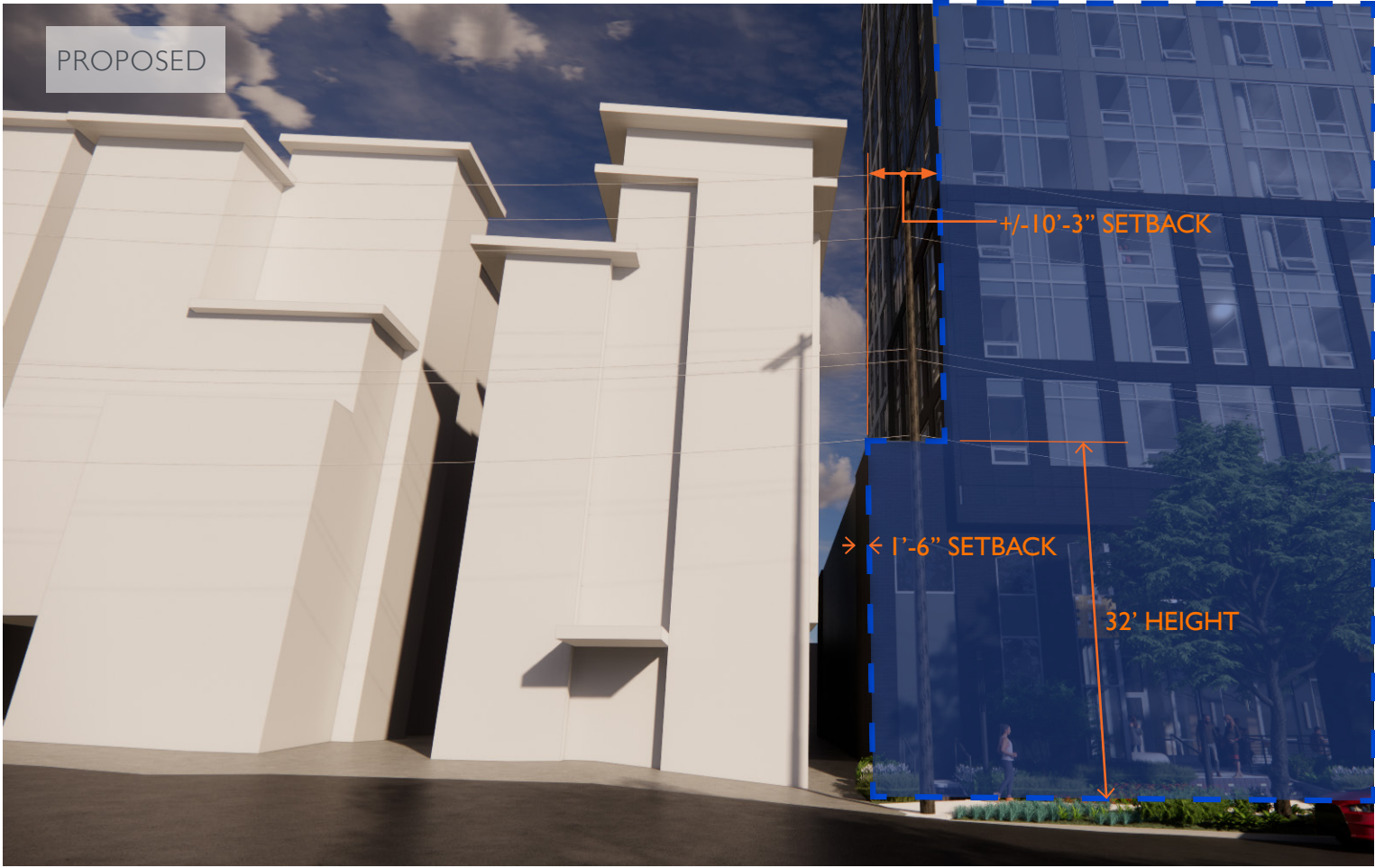
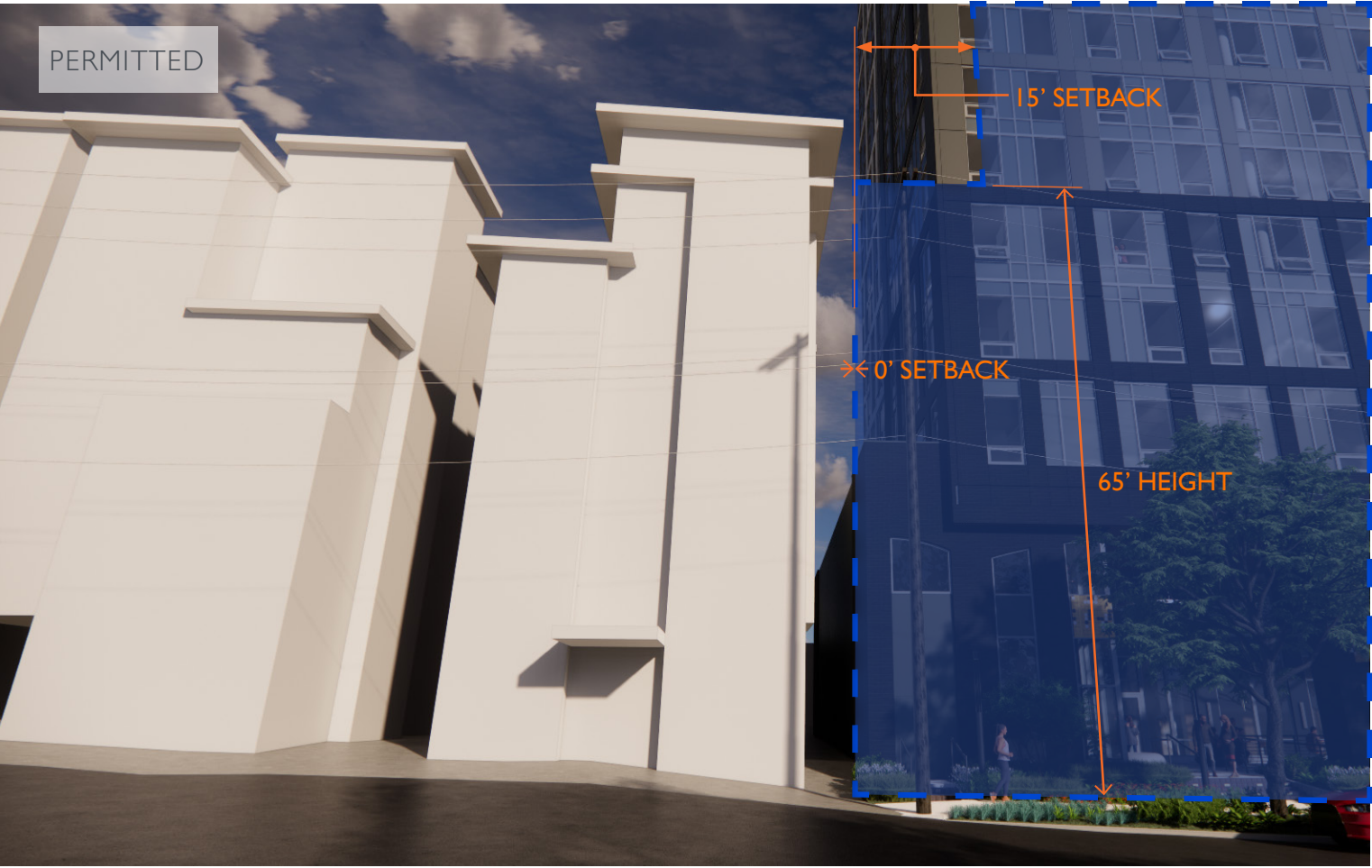
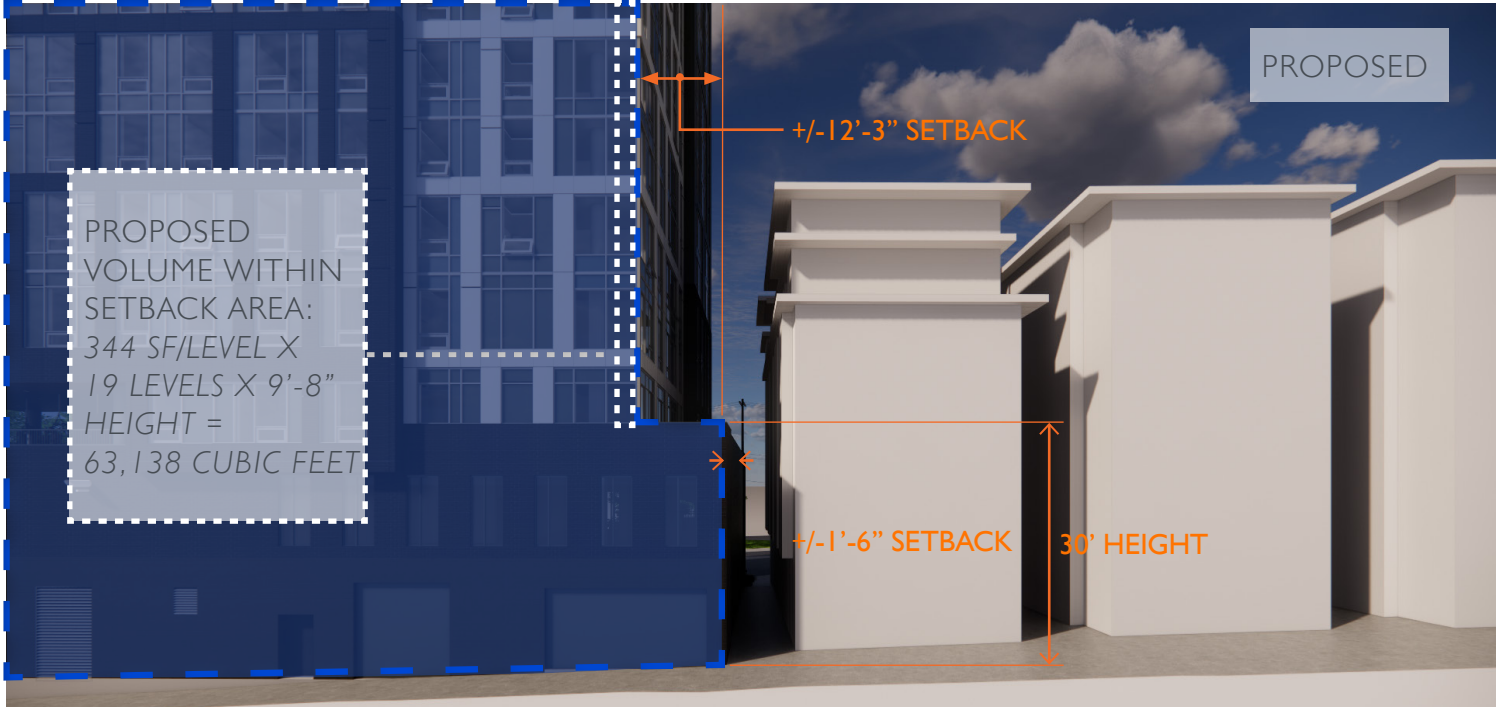
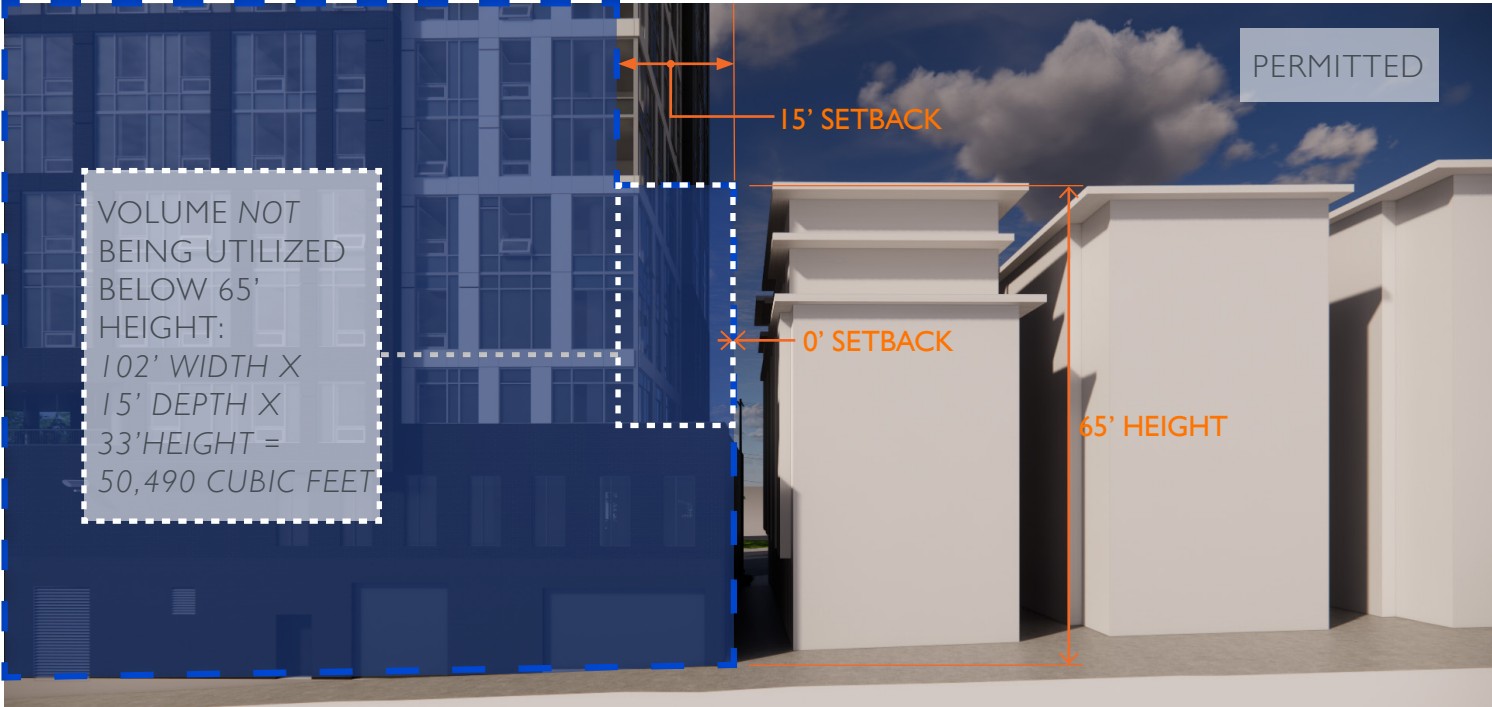






PROPOSED

The proposed design preserves the Exceptional Tree along 45th, thereby limiting the buildable area of the site. The tower shifts approximately 5' into the required setback, but provides space so that the neighboring property has access to light and air. (CS2-2b, CS3-1b)



DEPARTURE #1 continued



DEVELOPMENT STANDARD	REQUIREMENTS	PROPOSED
23.48.640.F	<p>1. Continuous overhead weather protection, provided by such features as canopies, awnings, marquees, and arcades, is required along at least 60 percent of the street frontage of a structure, except that any portions of the street frontage occupied by residential dwelling units and any portion of a designated Landmark structure or vulnerable masonry structure shall not be included as part of the street frontage subject to this requirement.</p> <p>4. For overhead weather protection extending up to 6 feet from the structure, the lower edge of the overhead weather protection shall be a minimum of 8 feet and a maximum of 13 feet above the sidewalk or covered walking area. For weather protection extending more than 6 feet from the structure, the lower edge of the weather protection shall be a minimum of 10 feet and a maximum of 15 feet above the sidewalk or covered walking area.</p>	<p>The project proposes to cover a portion of the exterior open space at grade, acting in lieu of traditional overhead weather protection, similar to an arcade, as allowed under the code.</p> <p>The design also proposes two canopies on the south, over the main residential entry and the coffee window.</p>
Extended weather protection		
		
		

JUSTIFICATION

The proposed design has a very open, very porous, ground plane which allows for pedestrians to traverse the site instead of being limited to using the sidewalk only. (PLI-a)

Retention of the Exceptional Tree pushes the building from the sidewalk, resulting in a beautiful open space at this Gateway corner (CSI-1c)

Code compliant overhead weather protection would disrupt the experience of walking through the dramatic spaces created by the double-height volume, and limit access to natural light and the vista to the west provided by I5 (CSI-1a)

Along 7th Ave NE, robust softscape is incorporated into the Landscape Design approach in an effort to create a sensible buffer from 7th Ave and the I-5 northbound onramp. Additional weather protection would impact landscape viability.

This area is covered by the building massing above, ostensibly replacing the need for more weather protection measures.

DEVELOPMENT
STANDARD

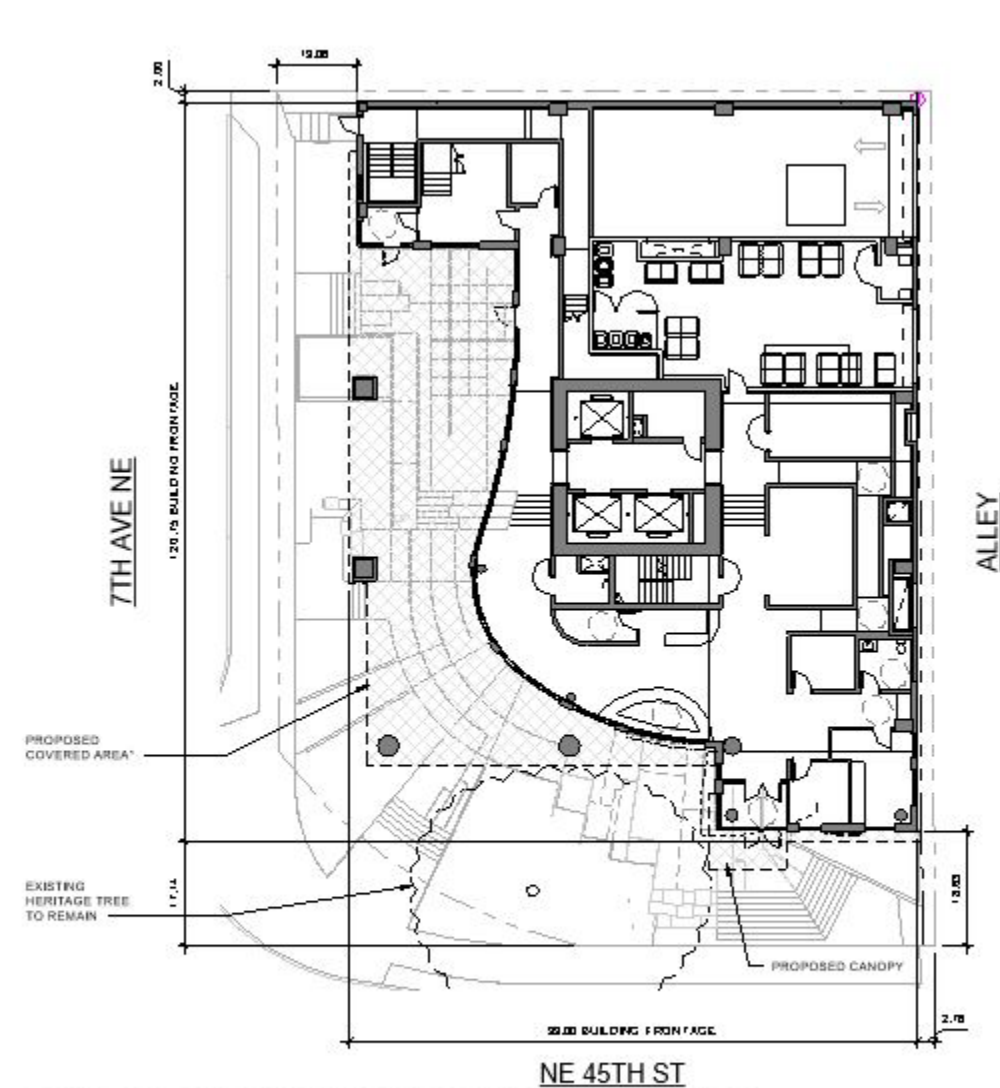
REQUIREMENTS

PROPOSED

23.48.640.F

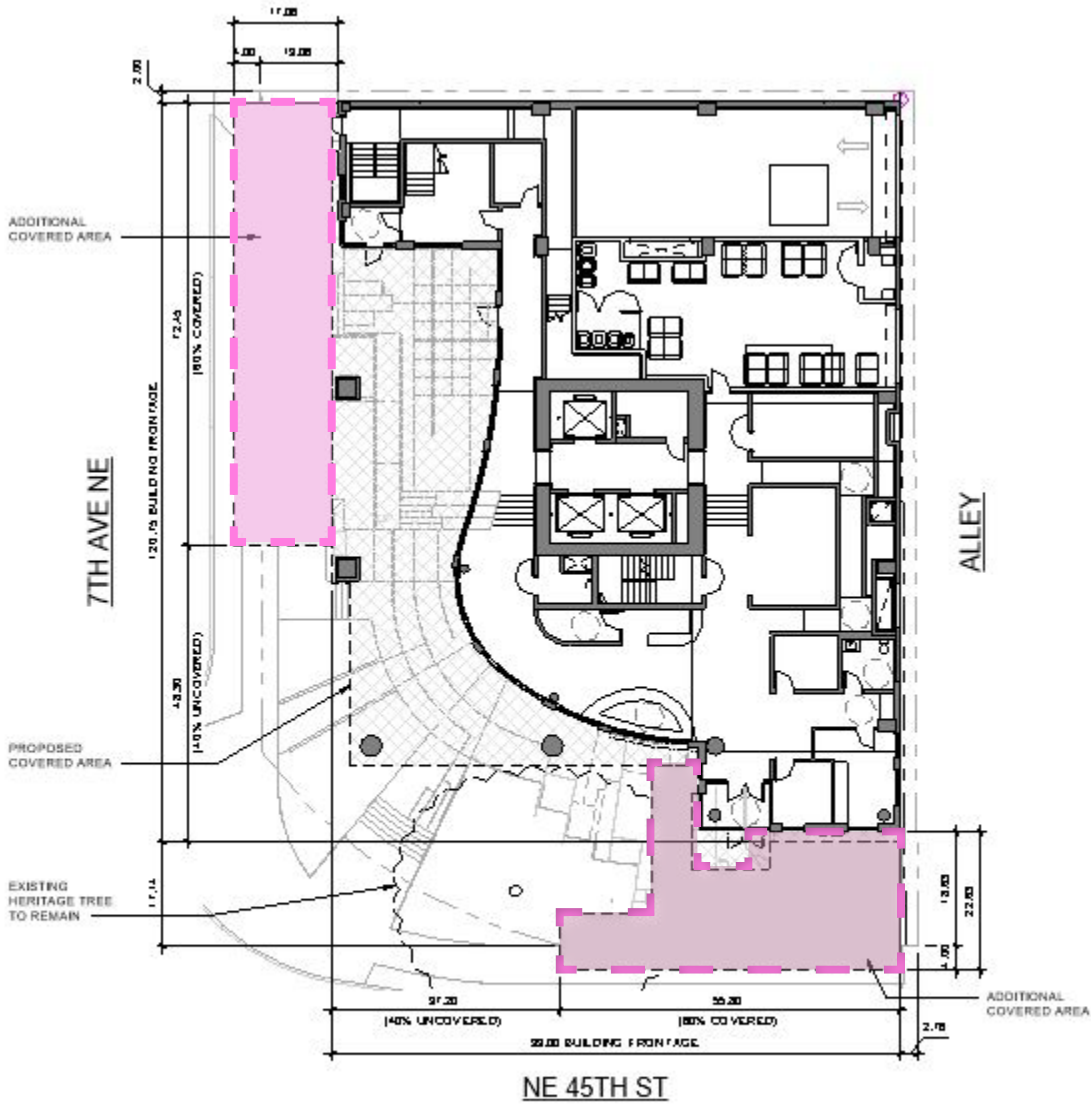
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The project proposes to cover a portion of the exterior open space at grade, acting in lieu of traditional overhead weather protection.



* PROPOSED COVERED AREA IS GREATER THAN 10' FROM THE SIDEWALK AND NOT WITHIN 18 INCHES OF GRADE AND THEREFORE DOES NOT MEET REQUIREMENTS OF SMC 23.48.640.F.3.

1 DEPARTURE #2 - LEVEL 1
SCALE: 1/16" = 1'-0"



2 DEPARTURE #2 - LEVEL 1 CODE COMPLIANT
SCALE: 1/16" = 1'-0"

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DEPARTURE #3

0.5 FAR FOR RETAINING EXCEPTIONAL TREE

DEVELOPMENT STANDARD	REQUIREMENTS	PROPOSED	JUSTIFICATION
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23.41.012.B.10.b.1

Departures of up to an additional 0.5 FAR may be granted if the applicant demonstrates that:

1. The departure is needed to protect a tree that is located on the lot that is either an exceptional tree, as defined in Section 25.11.020, or a tree greater than 2 feet in diameter measured 4.5 feet above the ground; and

2. Avoiding development in the tree protection area will reduce the total development capacity of the site;

The project proposes to utilize the additional 0.5 FAR (7,204 SF) to offset the inefficiencies of a smaller tower floorplate.

The retention of the Cork Oak limits the amount of usable site area. This project is not able to reach the maximum floorplate size for residential towers.

Allowed Floorplate size for any single story - 10,500 sf
Proposed typical Floorplate size - 9,254 sf

That said, retaining the tree brings nature into the site and sets up the Landscape design to work with the tree to provide lush landscaping. (CS2-1e4)

This large, beautiful, character tree lends a unique specimen to the Gateway corner (CS2-3a). Planting a number of trees to 'replace' the canopy will take decades.

Retaining the tree restricts the buildable site area and complicates construction. The additional 0.5 FAR allows an offset to the lost development capacity while satisfying several Design Guidelines as listed above.



WITHOUT DEPARTURE

Exceptional tree - Cork Oak



WITH DEPARTURE

Exceptional tree - Cork Oak

DEVELOPMENT STANDARD

REQUIREMENTS

PROPOSED

JUSTIFICATION

25.11.080.A.2

The Director may permit an exceptional tree to be removed only if the applicant demonstrates that protecting the tree by avoiding development in the tree protection area could not be achieved through the development standard adjustments permitted in Section 23.41.018 or the departures permitted in Section 23.41.012, the modifications allowed by this Section 25.11.080, a reduction in the parking requirements of Section 23.54.015, or a reduction in the standards of Section 23.54.030.

The project proposes to remove the Strawberry Tree and replace the tree with a species that is more fitting with the overall design of the Plaza, and in a location that better supports the high degree of visibility and security needed for this public space.

Strawberry Tree: We request permission to remove this tree based on the following:

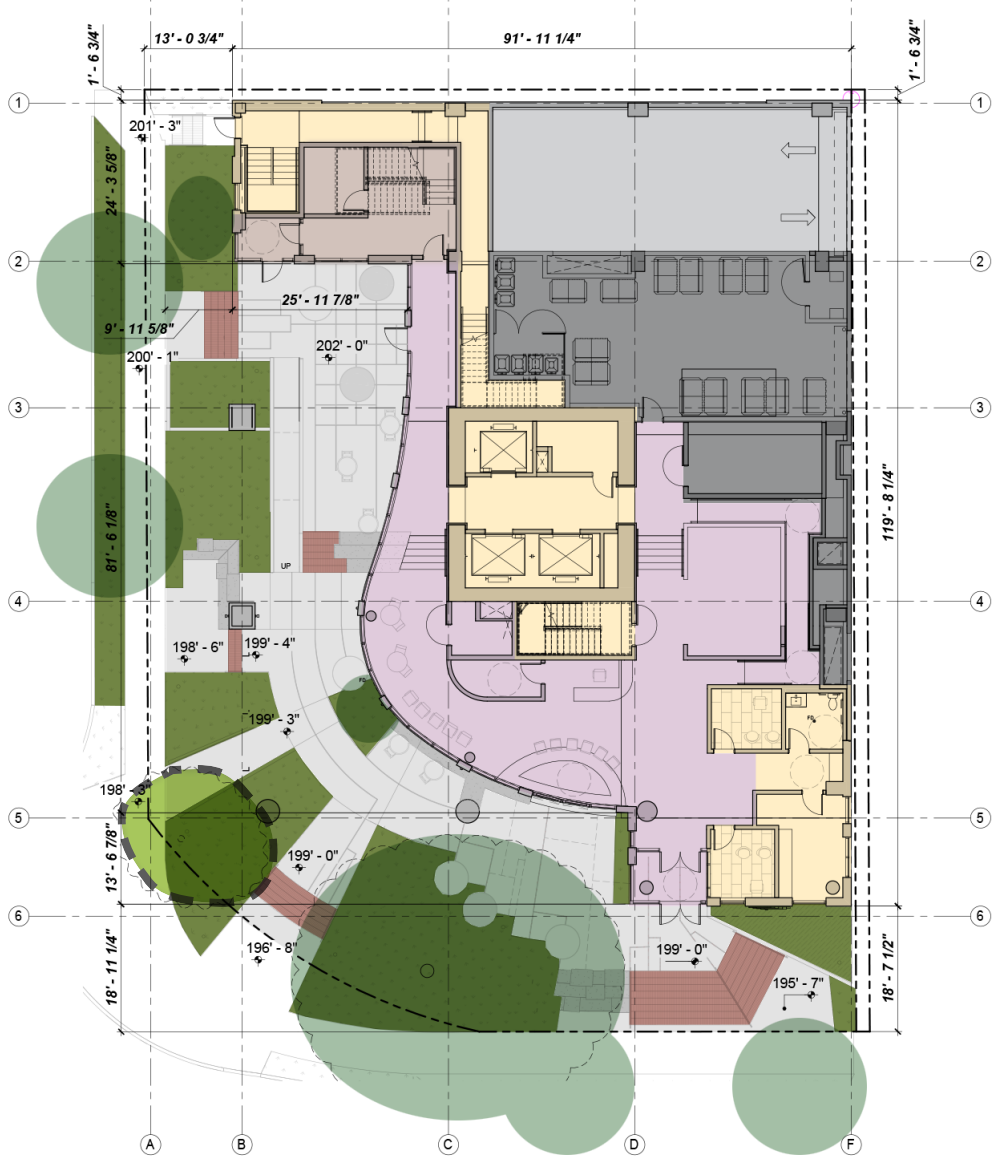
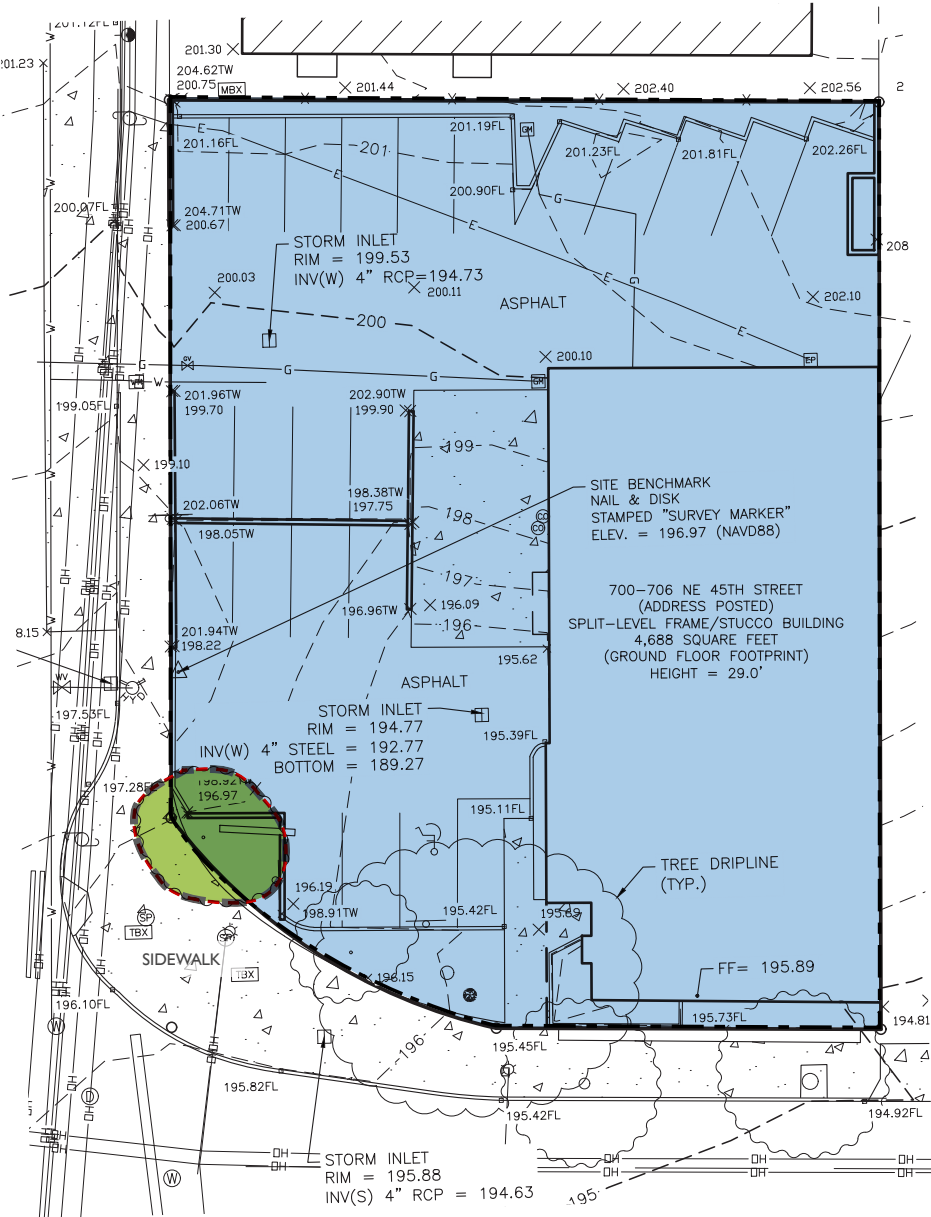
Shape and Size:
The shape of the Strawberry Tree is a multi-trunk specimen, with very low branches. This tree does not have a trunk that elevates the foliage above the pedestrian. As a result, this tree is a major obstacle to providing a very open gateway gesture at this prominent corner. (CS2-3.a.1)

While shrub-like, it's still a large specimen that blocks visual (PL2-2.d.2, DC3-3.a) and physical access (DC3.1.a) to the Plaza beyond.

The Strawberry Tree produces extensive fruit drop which tends to be a maintenance problem since this area will be a high traffic paved area

Location:
The Strawberry Tree is positioned in the region of the site where the design takes advantage of the best grade to accommodate an ADA accessible ramp.

The design will accommodate many trees providing a layered landscape approach (CS2-1.e.4, DC3.1.a) within the property lines that are better placed to create the welcoming sense of arrival to the gateway experience (CS2-3.a.1).

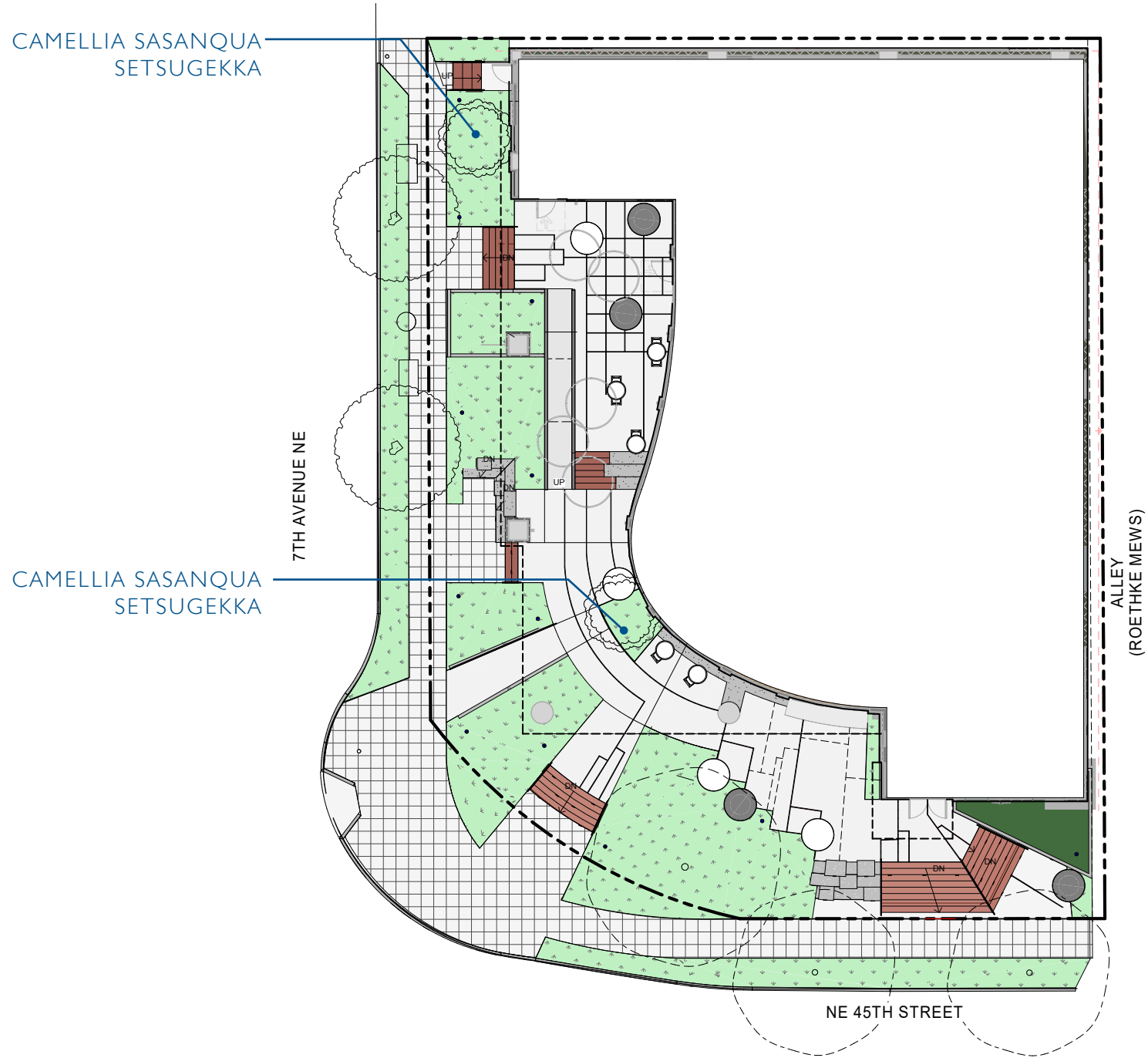


DEPARTURE #4 - continued

REMOVAL OF EXCEPTIONAL TREE - STRAWBERRY TREE

Incorporation of Specimen Trees as replacement

- Two Camellias on site will replace the strawberry tree. Like the strawberry tree they are evergreen, and ornamental. They are, however, more suited to this urban site.
- One of these will be by the Go center and the other will be within the plaza
- The trees are better incorporated into the overall plaza design.



DEVELOPMENT
STANDARD

REQUIREMENTS

PROPOSED

JUSTIFICATION

23.54.040.C.5.b.2.F

2. Neighborhood open space not in Downtown zones used to qualify for bonus floor area shall meet the conditions in this subsection 23.58A.040.C.5.b.2, unless a modification is allowed by the Director as a Type I decision, based on the Director’s determination that, relative to the strict application of the standards, the exception will result in improved public access and use of the space or a better integration of the space with surrounding development.

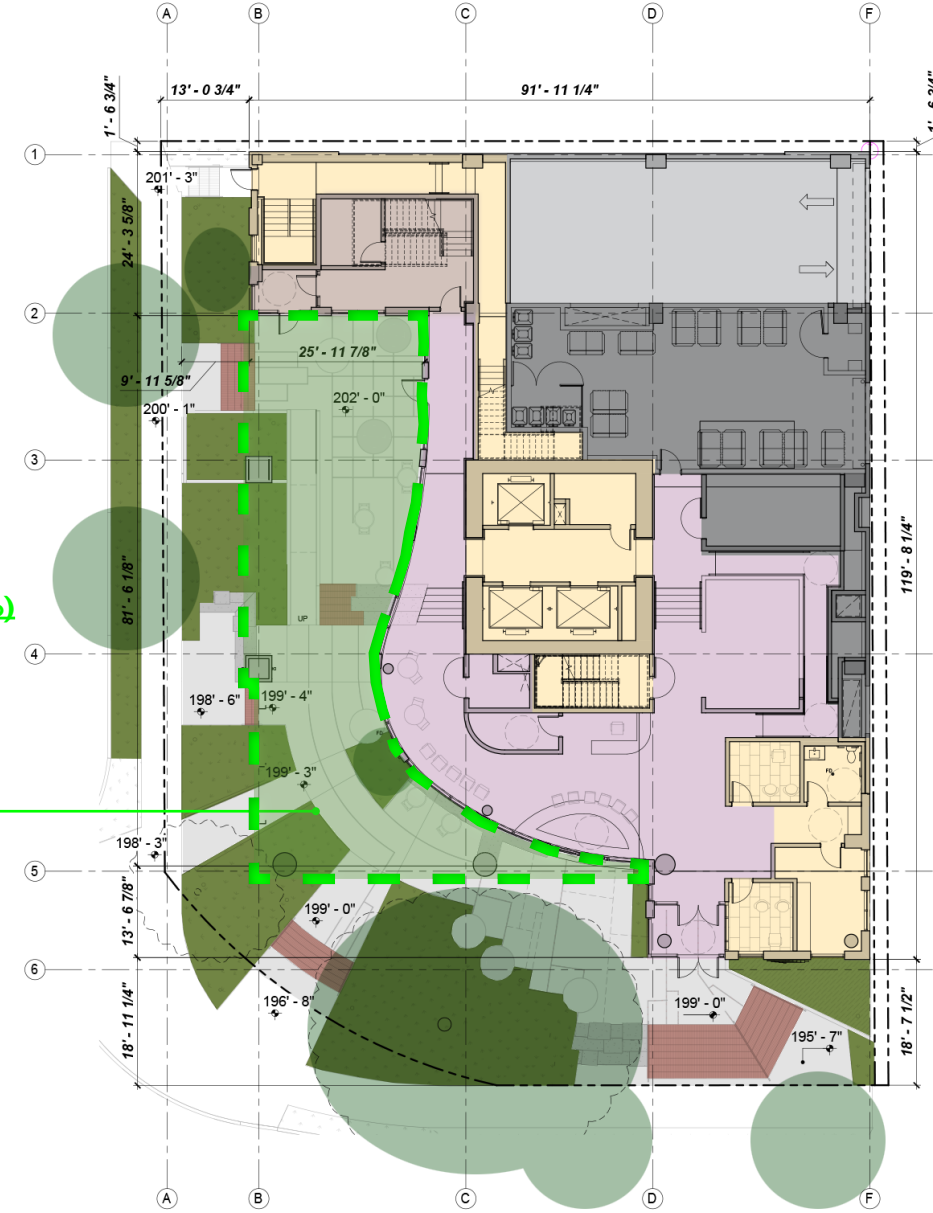
f. Up to 20 percent of the open space may be covered by elements accessory to public use of the open space, including: permanent, freestanding structures, such as retail kiosks, pavilions, or pedestrian shelters; structural overhangs; overhead arcades or other forms of overhead weather protection; and any other features approved by the Director that contribute to pedestrian comfort and active use of the space. The following elements within the open space area may count as open space and are not subject to the percentage coverage limit: temporary kiosks and pavilions, public art, permanent seating that is not reserved for any commercial use, exterior stairs and mechanical assists that provide access to public areas and are available for public use, and any similar features approved by the Director. Seating or tables, or both, may be provided and reserved for customers of restaurants or other uses abutting the open space, but the area reserved for customer seating shall not exceed 15 percent of the open space area or 500 square feet, whichever is less.

OPEN SPACE REQUIRED: 5,942 SF
PERMITTED COVERAGE: 1,188 SF (20%)

OPEN SPACE PROVIDED: 5,947 SF
COVERAGE PROPOSED: 2,360 SF (+/-40%)

DASHED LINE = OPEN SPACE
COVERED BY BUILDING MASSING
TWO-STORIES ABOVE GRADE

The project proposes to cover 40.9% of the provided Neighborhood Open Space.



The project design constricts the footprint of the tower for two levels above grade, providing a very tall, dramatic outdoor space.

Accommodating the Open Space on site makes Overhead Weather Protection as described within 23.48.640.F, impractical, yet the covered outdoor space allows foot traffic to traverse the site out of the rain.

This configuration improves the use of the space year-round. (CS2-2c)

The covered outdoor space contributes to the active use and pedestrian comfort of the space by allowing a year-round space out of the rain. (DCI-3b, DC3-2b)

Lastly, due to the many site constraints, our developable area is Impacted more on this site than other Sites in the U-district. With power line setbacks on 7th and stepping back for the Heritage Tree on 45th, our building footprint is constricted, requiring more coverage than may be typical.

However, these challenges have created some wonderful design solutions and unique opportunities for placemaking in this double-height space.

As noted above and highlighted in the meeting packet, the design solution provides flexibility, dramatic design elements, a variety of seating areas, and opportunities for different experiences in this public Plaza.

TYPE 1 DIRECTOR'S DECISION, CONTINUED
COVERING MORE THAN 20% OF OPEN SPACE PROVIDED AT GRADE



- The public plaza provides a variety of spaces for users to experience.



- The double height space provides a variety of seating, pathways to move through the site, covered areas to escape the rain, and active spaces both inside and outside.



- The covered area has very dramatic heights to feel open and spacious.

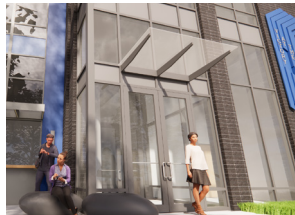
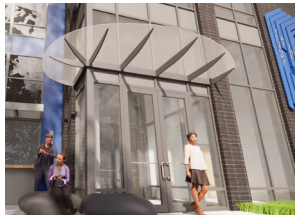
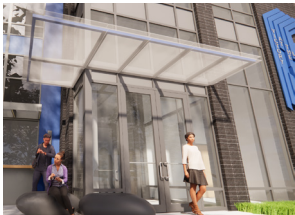


APPENDIX

SELECTED DESIGN EVOLUTION IMAGES BETWEEN EDG AND RECOMMENDATION



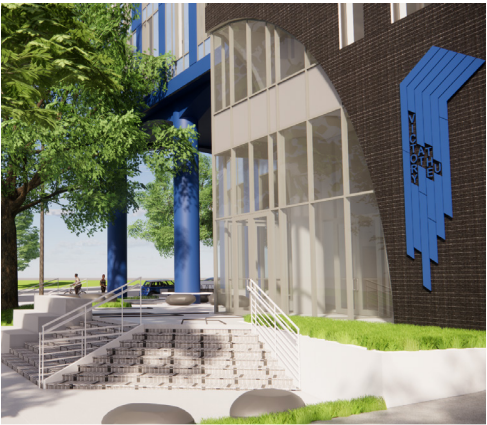
SEPTEMBER 2020



DECEMBER 2020



EARLY NOVEMBER 2020



FEBRUARY 2021



DECEMBER 2020



FEBRUARY 2021



DECEMBER 2020



MARCH 2021

APRIL 2021