



Early Design Guidance  
1415 NE 43rd St, Seattle, WA 98105  
SDCI: #3033912  
October 07, 2019









# Table of Contents:

|  |     |
|--|-----|
| <b>01: Proposal</b>                      |     |
| Project Summary                          | 05  |
| Development Objectives                   | 05  |
| Public Outreach Summary                  | 06  |
| Existing Site Plan                       | 07  |
| Mission Statement                        | 10  |
| <b>02: Contextual Analysis</b>           |     |
| Neighborhood Landmarks                   | 12  |
| Transit & Access                         | 14  |
| Neighboring Uses                         | 16  |
| Context Cues & Design Influences         | 18  |
| Streetscape                              | 20  |
| View Analysis                            | 24  |
| <b>03: Zoning Analysis</b>               |     |
| Zoning Summary                           | 30  |
| Setbacks & Site Limitations              | 32  |
| Zoning Map & Context Isometric           | 34  |
| <b>04: Design Concept</b>                |     |
| Massing Formation Diagrams               | 38  |
| Design Goals                             | 40  |
| Design Guidelines                        | 42  |
| <b>05: Architectural Massing Options</b> |     |
| Massing Options Overview                 | 46  |
| Massing Options 01                       | 48  |
| Massing Options 02                       | 56  |
| Massing Options 03                       | 64  |
| Program Concept                          | 66  |
| Open Space Strategy                      | 68  |
| Exterior Material Concept                | 86  |
| Sun & Shading Analysis                   | 90  |
| <b>06: Landscape Design</b>              |     |
| Site Plan                                | 92  |
| Circulation Diagrams                     | 93  |
| Illustrated Street Level Plan            | 94  |
| Concept Imagery                          | 95  |
| Alley Activation                         | 96  |
| Street Sections                          | 98  |
| <b>07: Departures</b>                    |     |
| Departure 01                             | 102 |
| Departure 02                             | 103 |
| Departure 03                             | 104 |
| Departure 04                             | 105 |
| Departure 05                             | 106 |





Site Map



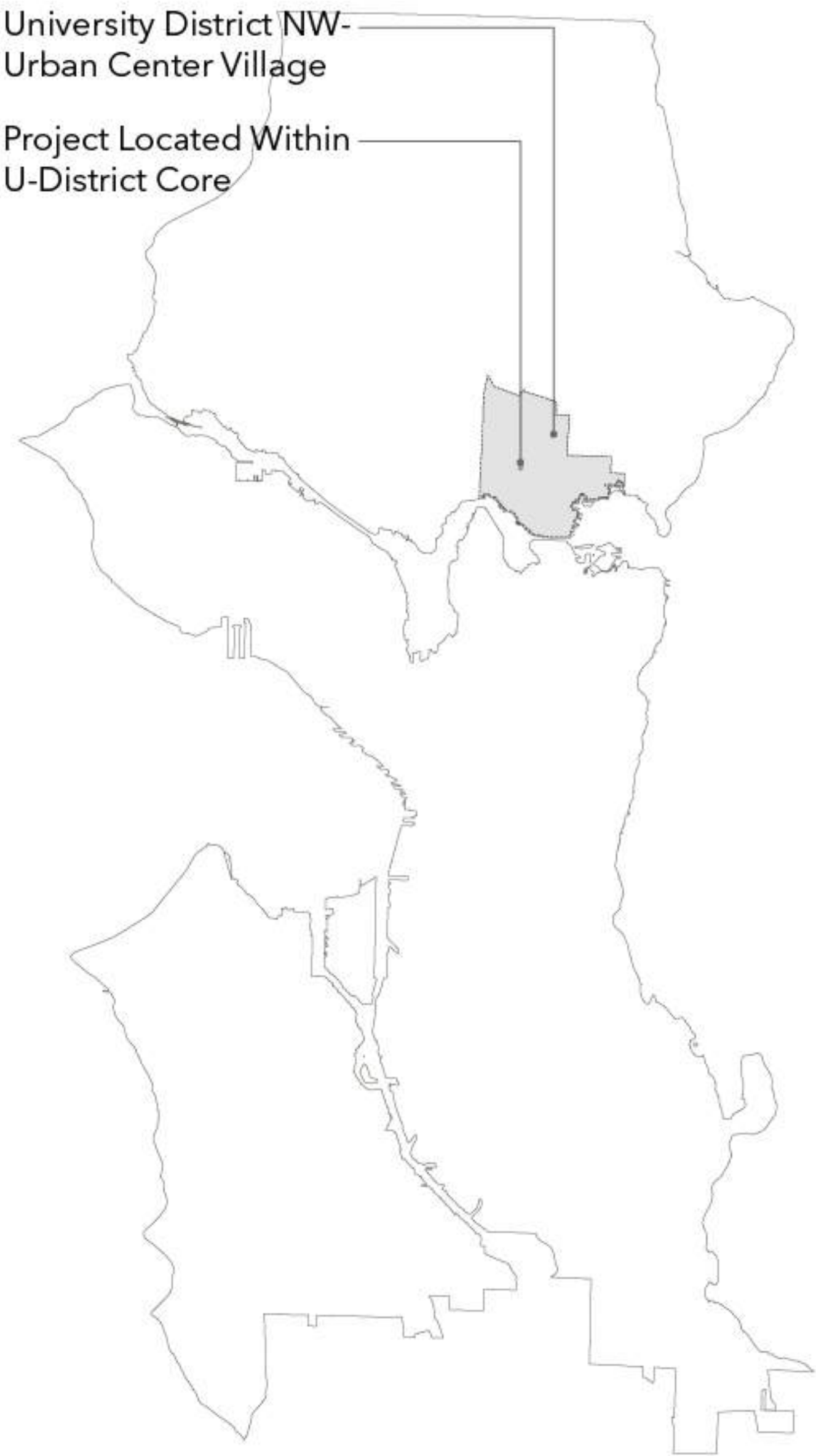


Project Summary:

Address:  
1415 NE 43rd Street, Seattle WA 98105

Parcel Number:  
1142001145

Base Zone:  
SM-U 75-240 (M1)



Development Objectives:

The proposed project is a partnership between UTUMC and ACC to provide a mixed-use building with institutional (religious facility) uses in podium, two residential towers and below grade parking for 135 vehicles, and 240 bicycles. The podium will be approximately 40,000sf with the two student housing towers above. The towers will be approximately 240' and 140' tall providing 159 resident hall units and 65 apartment units.

The project's podium will be comprised of community/ cultural program uses including space for educational/ secular/religious events, community service organizations and student housing services. Specific institutional uses include 3,000 SF for the Intersect/Forum and 3,000 SF for church tenants.

- The proposal's carefully scaled three story podium and masonry street wall will provide a welcome addition to 15th AVE NE and a grounded base for the residential towers above. The facade will be articulated into a series of vertically emphasized, glazed bays. The podium will also provide a variety of open, activated spaces including:
- The Sanctuary Colonnade on 15th which will be the primary access for the Church. (See pg 83)
  - The North Entry Porch will provide a landscaped recess and secondary entry to the Sanctuary. The porch will also define the north edge of the Sanctuary along the 15th Ave facade. (See pg 80)
  - A generous outdoor seating plaza will activate the corner, bring all users of the building together and reach out to the greater community at the intersection of 15th AVE NE and NE 43rd St. (See pg 84)
  - A unique seating amphitheater at the corner of the alley and 43rd Green Street will provide a neighborhood focal point and entry for students. The corner will also be activated by a feature stair that will provide access to student program areas above. (See pg 85)

Above the podium, the residential towers will step down in height to relate to the lower scale within the neighborhood. The taller north tower will relate to the newer towers planned for the U-district. Its massing will also be broken down into smaller forms to better relate to the varied context and anchor the corner. The smaller south tower will continue stepping down toward the lower context to the south.



Owner:  
  
University United Methodist Church  
1415 NE 43rd Street  
Seattle, WA 98105

Larry D Erickson  
206.632.5163



Developer:  
  
American Campus Communities  
12700 Hill Country Boulevard, Suite T-200  
Austin, TX 78738

Sam Newman  
512.732.1000

PERMIT CONSULTANTS NW

Applicant:  
  
Permit Consultants NW  
17479 7th Ave SW  
Normandy Park, WA 98166

Jon O'Hara  
425.301.9541



Designer: Architect of Record

GGLO  
1301 1st Ave, Suite 301  
Seattle, WA 98101

Beth Dwyer  
206.468.5828



Designer: Landscape Architect

GGLO  
1301 1st Ave, Suite 301  
Seattle, WA 98101

Marieke Lacasse  
206.468.5828

WEINSTEIN A+U

Church Interior Architect

Weinstein A+U LLC  
2200 Western Ave, Suite 301  
Seattle, WA 98121

Ed Weinstein  
206.443.8606



Public Outreach:

**Electronic / Digital Outreach: Project Hotline**  
We created a project hotline that included a personalized voice recording from the project team with information about the site location, a brief description of the project, a link to the Seattle Services Portal, information about the upcoming site walk, the project email address and details about how to leave a message. Messages left on the hotline were transcribed as part of the required documentation and included notation of our follow-up to the individual as well. Phone calls were returned from the project team within 2-3 business days. The hotline was open to the community for a minimum of 21 days.

**Equity Outreach: Project Hotline Translation**  
We translated the hotline voicemail message into Mandarin and Cantonese. We held a meeting at the project site. Community groups on the neighborhood snapshot were contacted 14 days in advance to let them know about the meeting and ask them to spread the word. We hung posters in 22 locations near the project site and on campus.

**In-Person Outreach: Site Walk**  
We hosted a site walk at the project site for any community member interested in attending. We publicized the site walk on the project poster (see below) and with 14-days’ notice on the DON online blog and calendar. Participants were given a project fact sheet that included information on the poster, as well as the project team’s vision for the site and a feedback form by which they could take notes and share comments after the site walk. We documented the site walk with copies of the sign-in sheet, photos of the event, any written feedback forms shared and the fact sheet.

**Printed Outreach: Project Poster**  
We developed an 18 x 24-inch full-color project poster and hung 10-15 posters in local businesses, community centers or other publicly-accessible venues. We kept an address log of each location and took photos of each hung poster. Posters included basic project information, the time / date of the site walk, SDCI project number, address, hotline and email address, as well as basic project information that directed interested parties to the hotline number. The poster was available for a minimum of 14 days.



**JOIN US**

Join Us for a Community Meeting to Provide Input on the **1415 NE 43rd St Project.**

The proposed development is a two-tower (23 stories and 15 stories) mixed-use building with approx. 224 residential units and approximately 38,000 square feet of religious facility institutional use to serve the owner's religious mission. Parking for approximately 142 vehicles will be provided below grade. The project is zoned SM-U 75-240 (M1).

**What:** Let us know what you think! Join the project team and their architects to discuss the vision and approach for this new project in the neighborhood. Coffee and cookies will be provided. All are welcome. No RSVP needed.

**Time:** Event begins promptly at 6pm and will end around 7pm

**Date:** Monday, April 22, 2019

**Where:** University Temple United Methodist Church  
1415 NE 43rd St, Seattle WA 98105

**MON APR 22**

**PROJECT HOTLINE: 206-414-7409**

有關此項目信息的普通話翻譯，請致電我們這個項目的熱線 206-414-7409

有關此項目信息的粵語翻譯，請致電我們這個項目的熱線 206-414-7409

**Project Address:** 1415 NE 43rd St, Seattle WA 98105

**Contact:** Natalie Quick

**Applicant:** Jon O'Hare

**Additional Project Information on Seattle Services Portal via the Project Address:** 1415 NE 43rd St

**Project Hotline & Email:** 206-414-7409  
1415NE43rdSt@gmail.com

**Note:** Calls and emails are returned within 1-2 business days. Calls and emails are subject to City of Seattle public disclosure laws.

Written comments received at the meeting were about outreach to participants of current UTUMC service providers, accommodations for different income levels, green construction, saving the façade of the tower, and preserving the stained glass.

- Design Related Comments:**
- One attendee inquired whether the existing stained glass and organ would be incorporated into the project and whether they will be saved
  - One attendee asked whether the church satisfied the requirement for street level use
  - One attendee asked if a cafeteria will be included in the project
- Non-Design Related Comments:**
- One attendee wanted clarification if the church would be a tenant of the new project
  - One attendee asked where will the existing service programs be located/re-located
  - There were a few comments by attendees asking whether the project would provide affordable units or pay into a housing affordability fund
  - One attendee asked whether University of Washington has been involved on the project, especially as it relates to security
  - One attendee asked whether the units would be more like dorms or apartments
  - One attendee asked how many residents 224 units would likely house
  - One attendee noted that a lot of students have cars
  - One attendee noted that children and families are unlikely to live in the towers



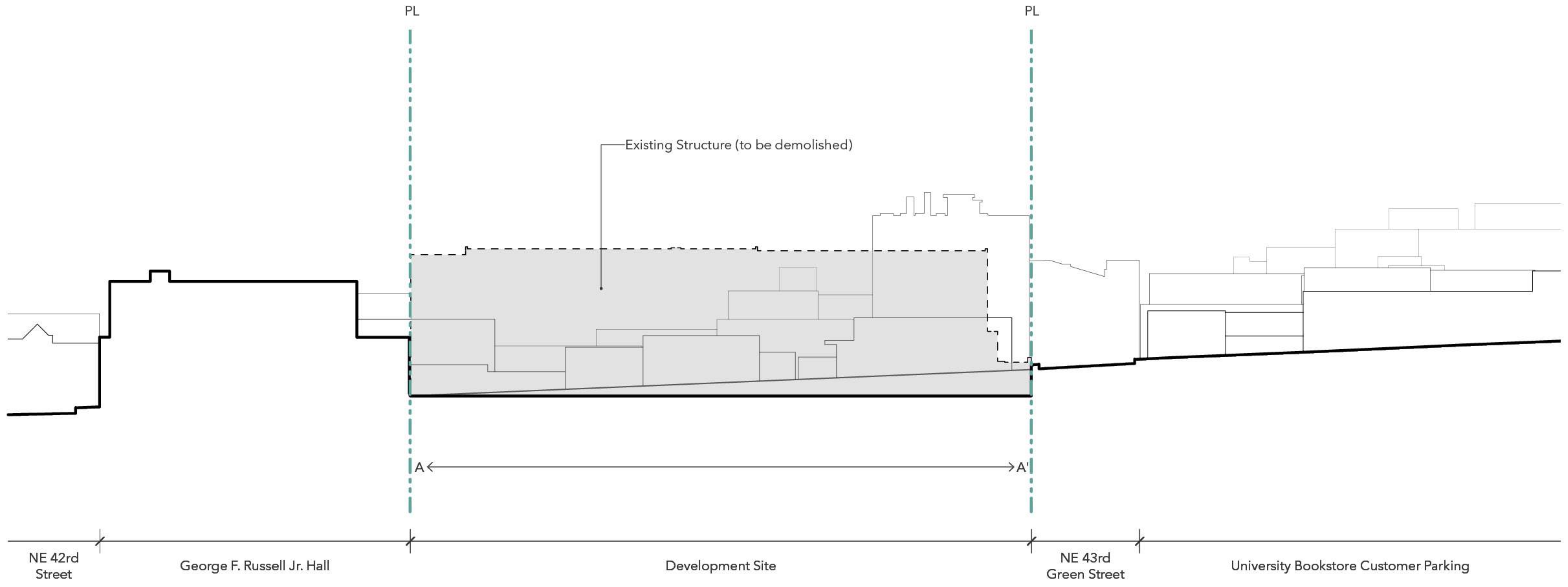


- [illegible]

Existing Site Plan:



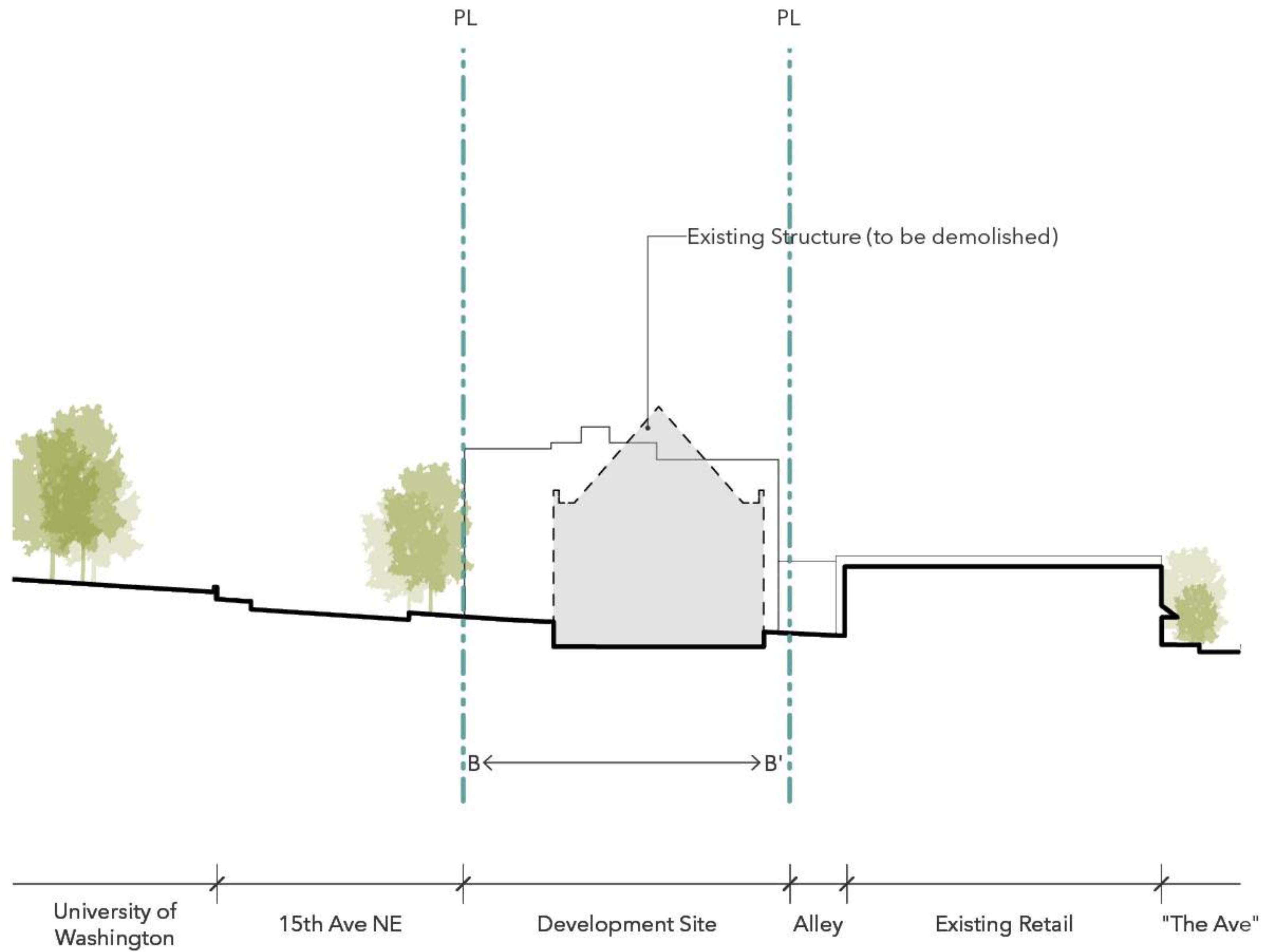




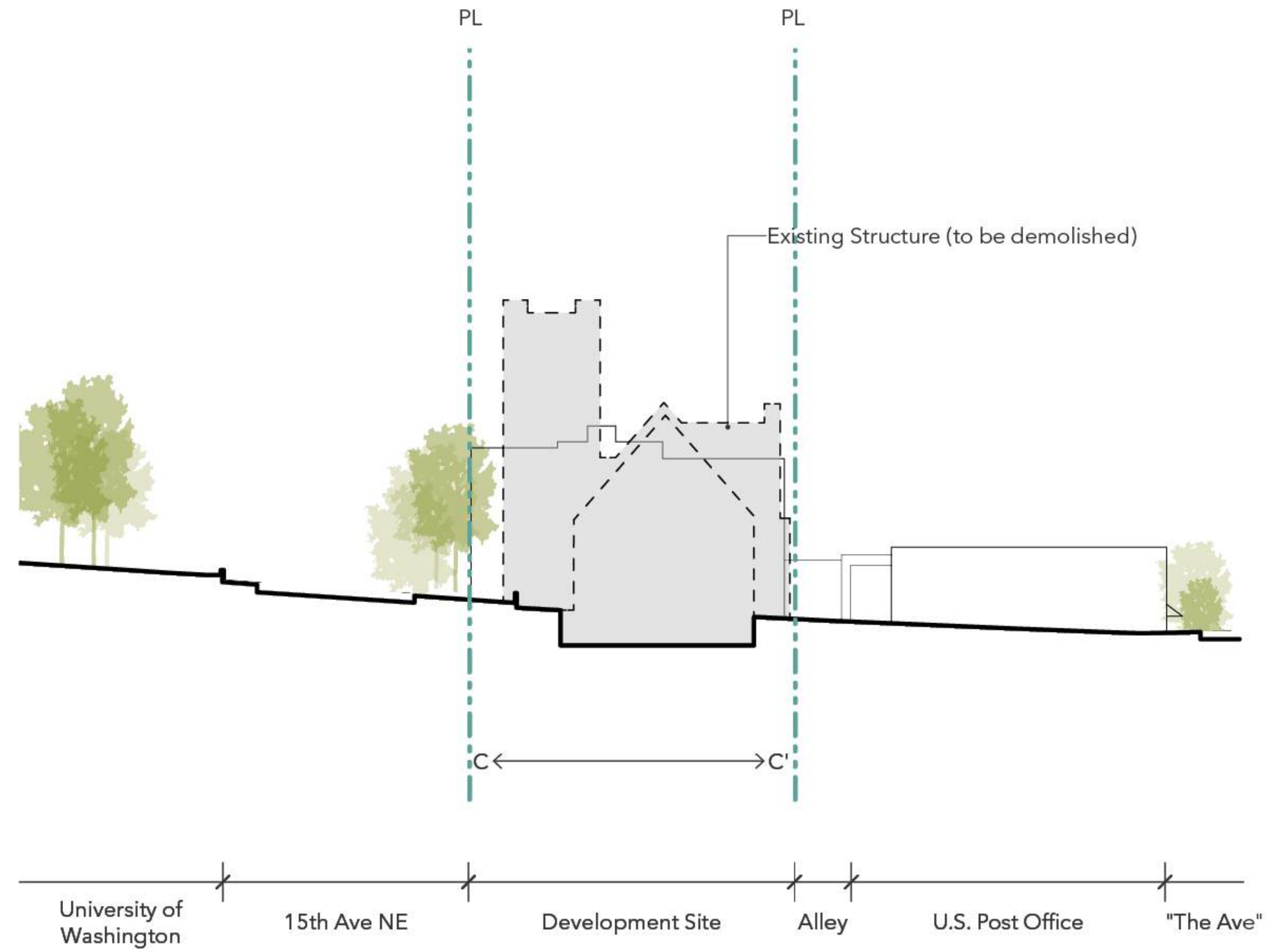
Existing Site Longitudinal Section A-A': North / South







Existing Site Cross Section B-B': East / West



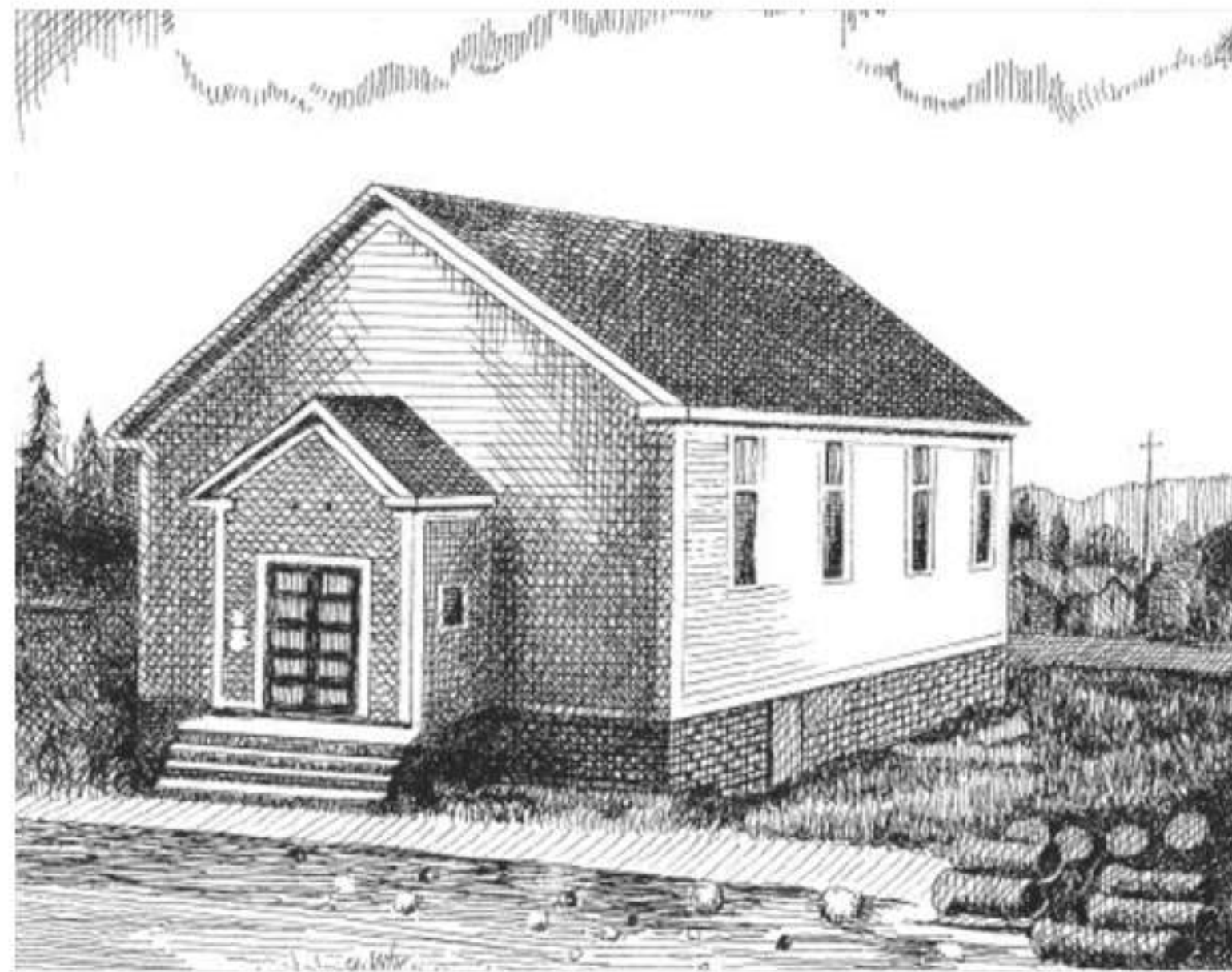
Existing Site Cross Section C-C': East / West



## UTUMC Mission

University Temple United Methodist Church (U Temple) is the owner of the site. U Temple has worshiped in the University District since the church was founded in a tent in 1901. Since then, the church has had three worship spaces, always evolving and adapting its space needs to meet the needs of its congregation and its specific religious mission. Now, the church has partnered with American Campus Communities for the proposed project that will realize not just a new church space for worship and mission activities, but additional housing to support the needs of the broader community.

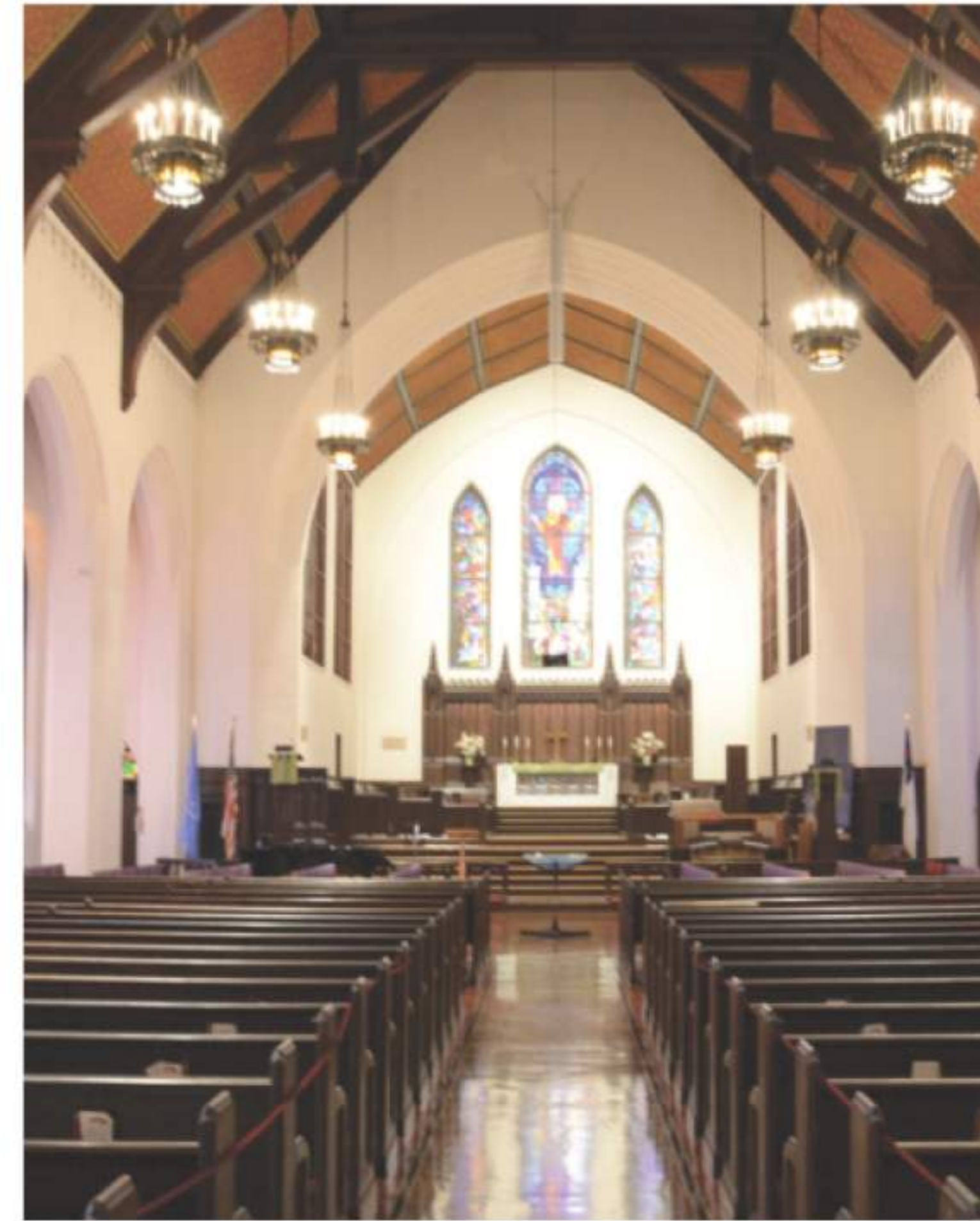
U Temple's decision to demolish the existing structures and pursue redevelopment was reached after much deliberation of financial and missional considerations. The church does not have the resources to address deferred maintenance in the existing structure; it cannot financially cope with the failure of a major building system, or complete seismic upgrades or ADA retrofits. Yet, only after several years of discussion and professional analysis did the congregation determine redevelopment was the best option. After more than 100 years of active and involved ministry, U Temple congregants feel a passionate calling to extend their legacy of ministry in the University District for a second century with new facilities. U Temple intends to create a renewed church facility that is responsive to God's call for future ministry, that is financially sustainable, and that is supportive of the church's mission to be "a Christian community called together in the University District to seek and worship God, to act with compassion, and to work for justice for our neighbors."



U Temple's first church building, 42nd and Brooklyn, ca. 1902. Drawing by Kathryn Hodges.



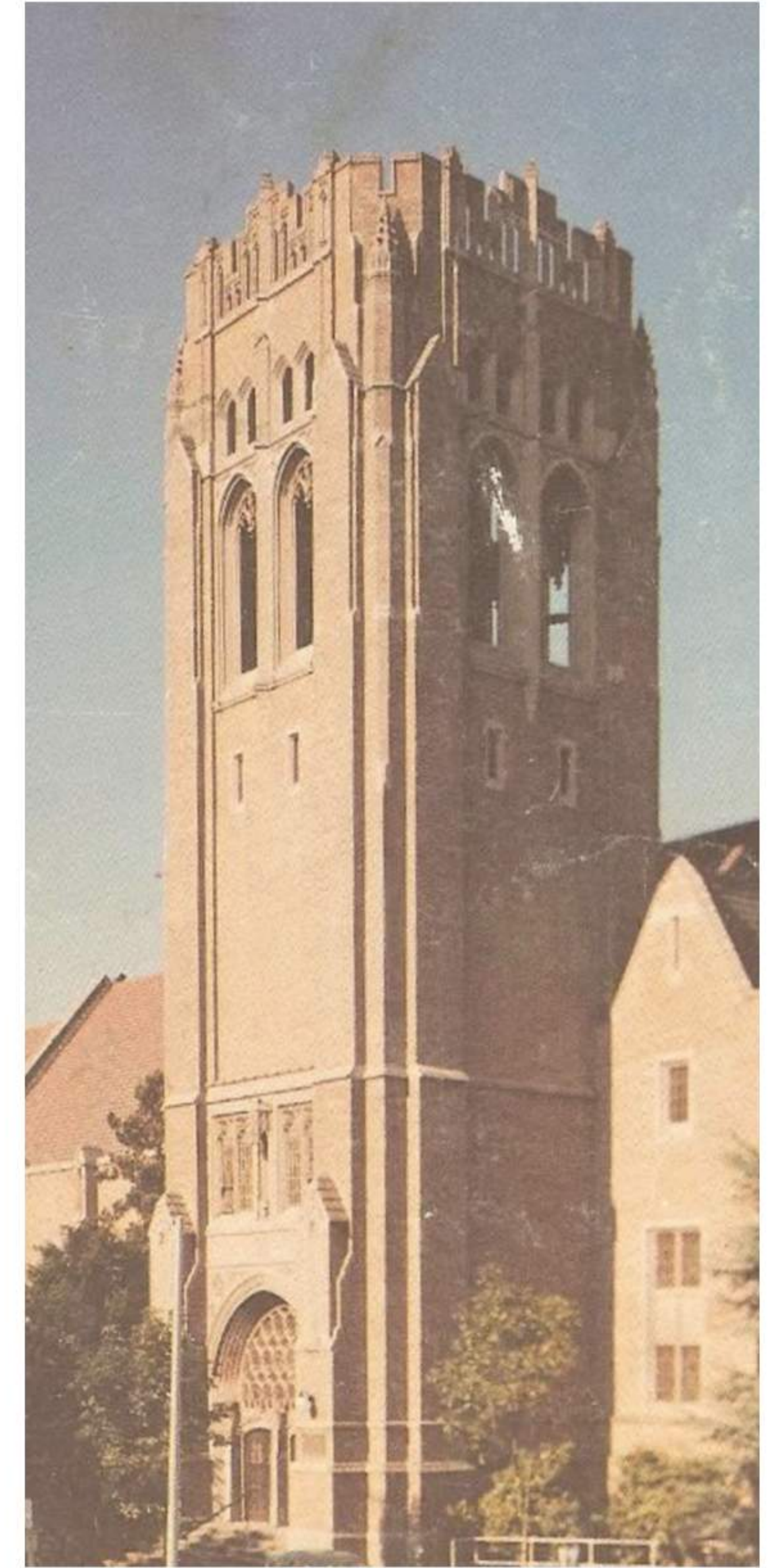
U Temple shortly after completion, ca. 1928. Photo courtesy Museum of History and Industry.



U Temple's existing Sanctuary

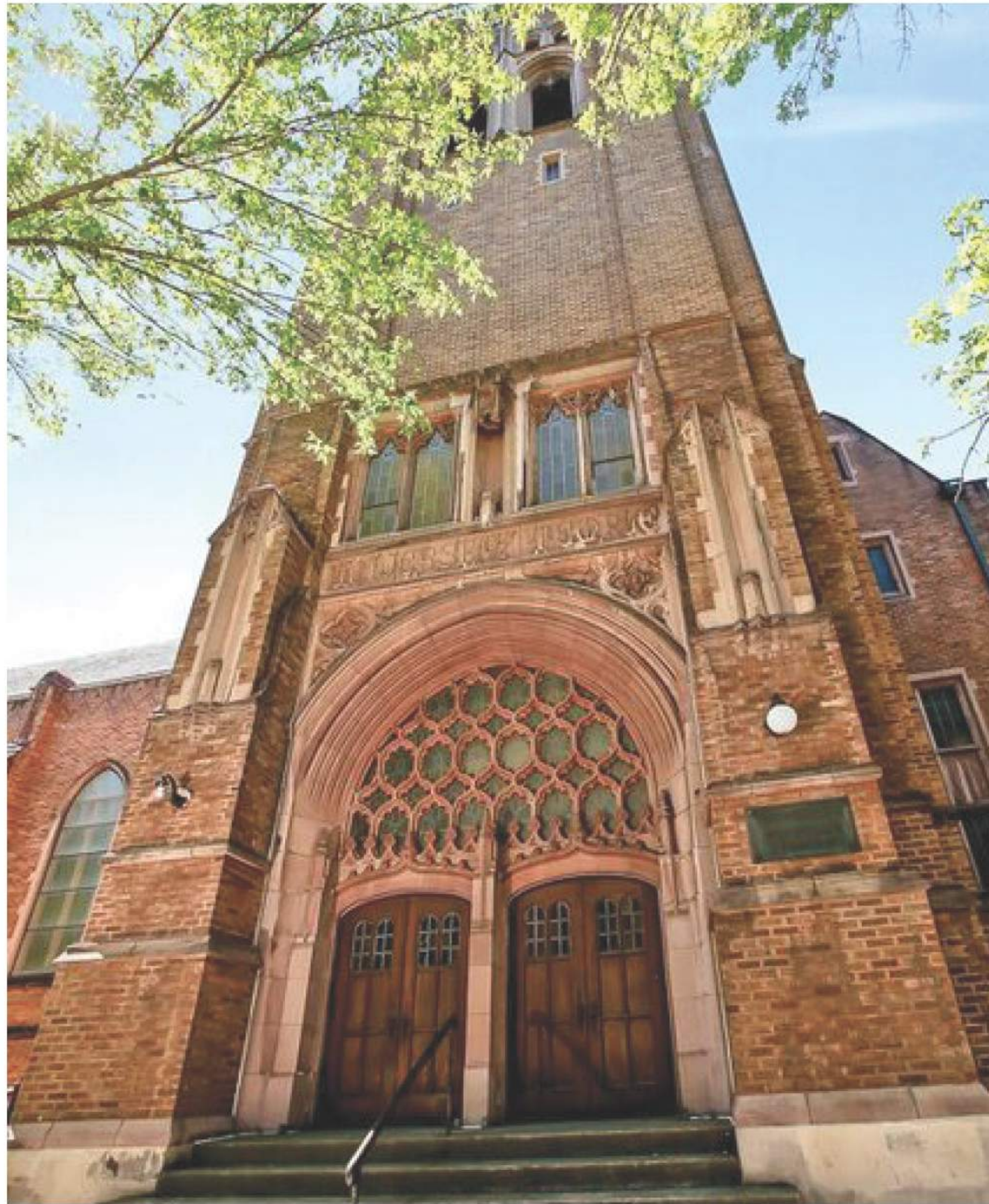


A block-long Methodist presence. Wesley House and U Temple with its new completed education wing, ca. 1957.



Entrance of U Temple on 15th Avenue Northeast, looking south-west.





Entrance of U Temple on 15th Avenue Northeast.

The design of the podium spaces for the church have been carefully crafted to meet U Temple's space needs, further its religious worship, and provide the community support that is at the core of its religious mission. The church's function depends on numerous facets of the ground-level and podium design:

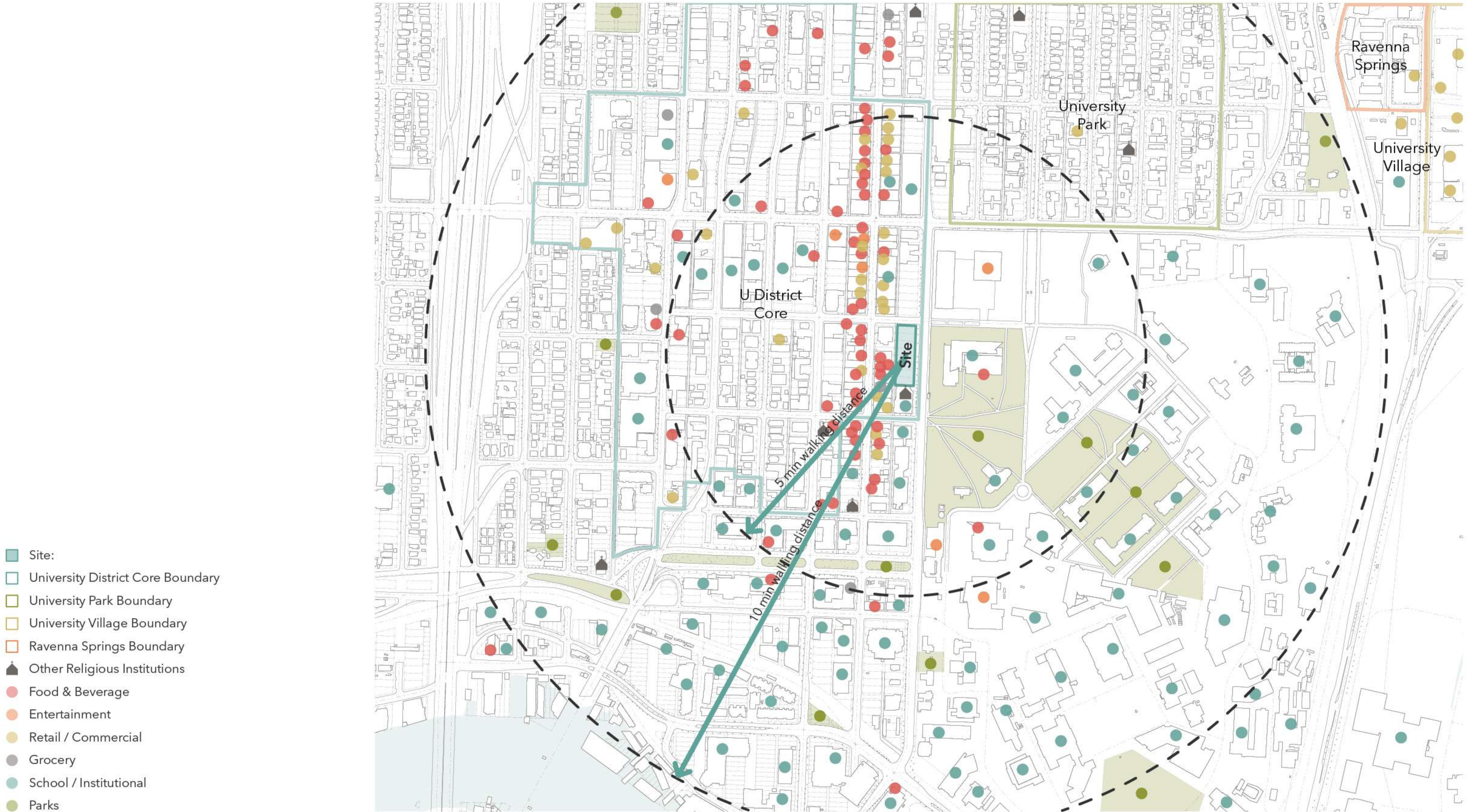
- Sanctuary - the church requires a large worship space to accommodate its congregation, which it hopes to grow. This space should be prominent and comprehensible to mark the church's continued location on the site. It should be a placemaking feature with an inspiring volume.
- Intersect - this is space intended for community interaction located on the corner of 43rd and 15th. It will be a flexible space that could be used for a café, hospitality, event or gathering space. U Temple envisions this space as an invitation to the public that conveys the church's hospitality. It should appropriately engage the street.
- Church Entry - the church entry on 15th should be distinct and welcoming. Locating a portion of the open space required on the site adjacent to the entry accomplishes this by providing breathing room for entry doors. The preferred option also provides overhead coverage in this area, encouraging members of the congregation and the public to gather even in inclement weather.
- Church Mission Space - serving the community is central to U Temple's religious practice and mission to "act with compassion and work for justice of our neighbors." The existing facility has been used for childcare, community meals, large cultural events, and space for non-profit human service providers serving the neighborhood's most vulnerable people. U Temple needs spaces to continue these mission-serving activities in the new facility. Varied spaces that are both integrated with the church's worship spaces and separate from them are vital. These spaces should also have a street presence.

## Religious Freedom Protections in Land Use Regulation:

As a religious institution, U Temple enjoys a special status regarding land use regulations that could impose a substantial burden on the exercise of its religious worship and mission. Free religious exercise is a fundamental right protected by the federal and state constitutions. Under the law, any land use regulations that impose a substantial burden on the religious exercise of a religious institution are unlawful unless the government demonstrates that imposition of the burden is in furtherance of a compelling government interest and is the least restrictive means of furthering that interest. The Supreme Court has noted "the least-restrictive-means standard is **exceptionally demanding**...." *Burwell v. Hobby Lobby*, 573 U.S. 682, 728 (2014) (emphasis added).

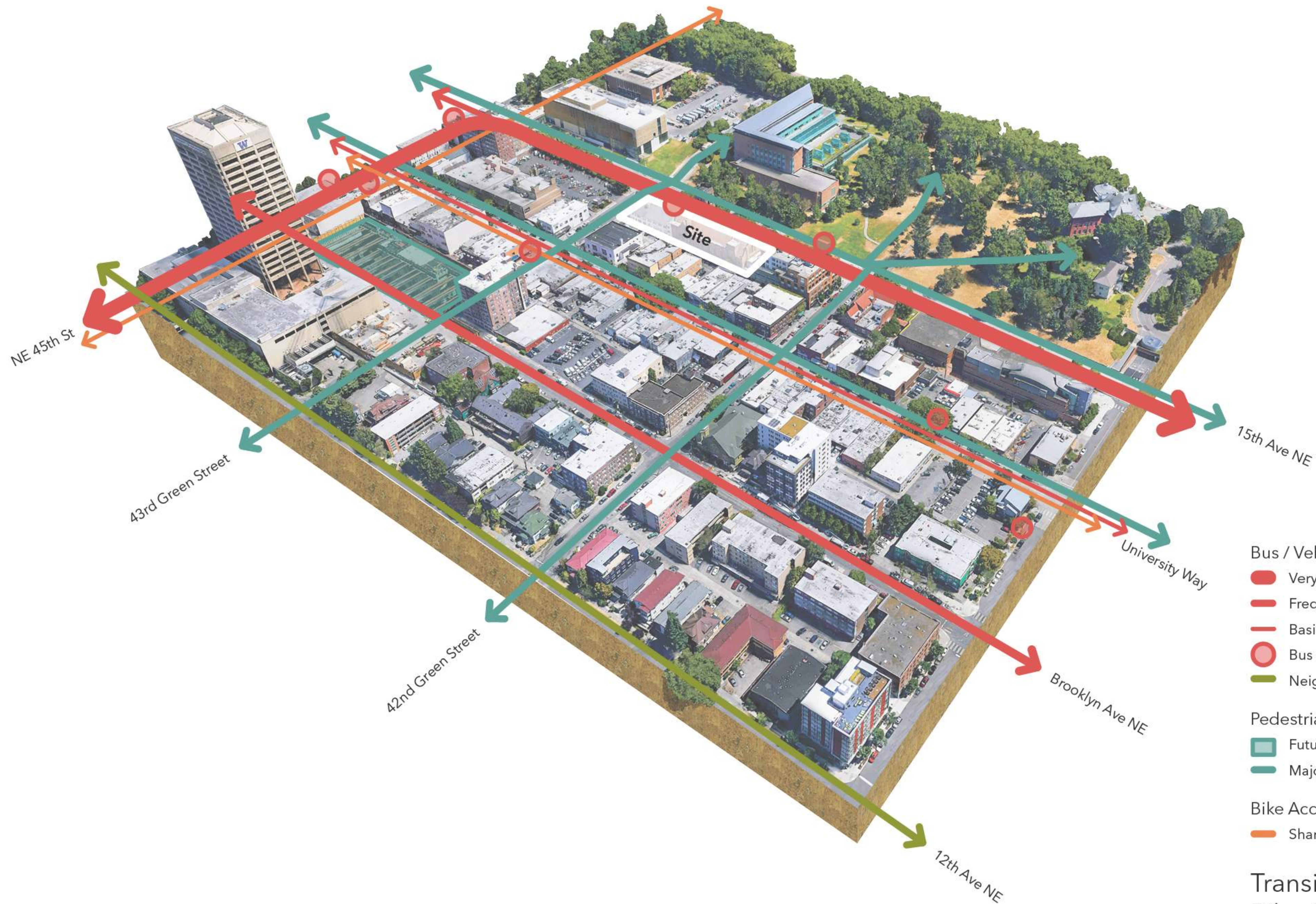
Courts have further recognized that for a religious institution, having "a place of worship...is at the **very core of the free exercise of religion**... [and that] **churches and synagogues cannot function without a physical space adequate to their needs consistent with their theological requirements**. The right to build, buy, or rent such a space is an indispensable adjunct of the core First Amendment right to assemble for religious purposes." *International Church of Foursquare Gospel v. City of San Leandro*, 673 F.3d 1059, 1069 (9th Cir. 2011) (emphasis added). Recognizing this legal framework, the Board should take care to accommodate U Temple's status and needs for a building to further its religious exercise in evaluating the project's design and responses to the Design Guidelines.





Neighborhood Character Areas:





#### Bus / Vehicular Access:

- Very Frequent Bus Line (10-12 min freq.)
- Frequent Bus Line (15 min freq.)
- Basic Bus Line (20-60 min freq.)
- Bus Stop
- Neighborhood Greenway

#### Pedestrian Access:

- Future Light Rail Station (opening 2021)
- Major Pedestrian Streets & Access

#### Bike Access:

- Sharrow Bike Route

### Transit, Vehicular, Pedestrian, & Bike Access:



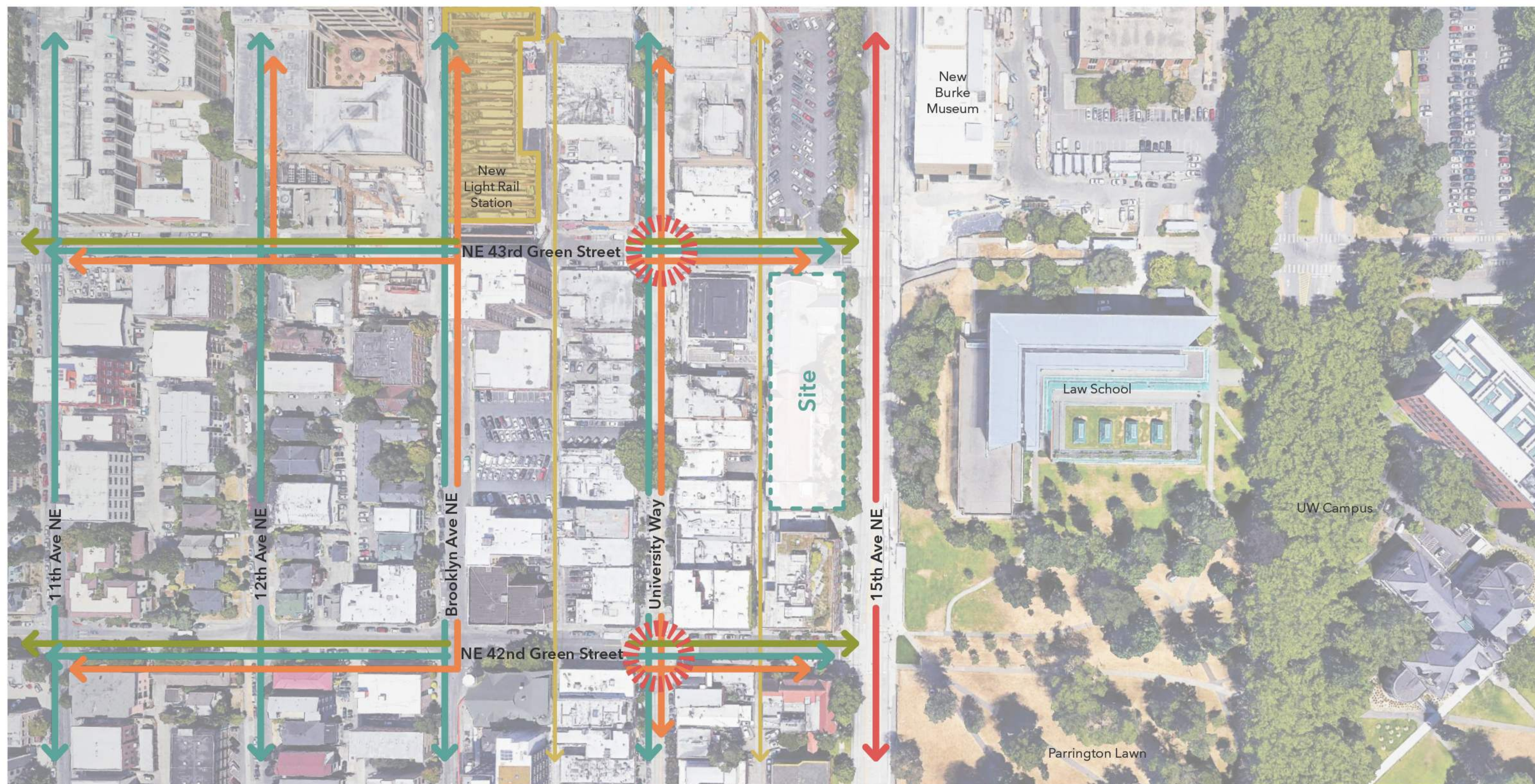


Neighborhood Aerial:

- |  |   |   |
|--|---|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #f4a460; border: 1px solid black; margin-right: 5px;"></span> Retail / Commercial | <span style="display: inline-block; width: 15px; height: 15px; background-color: #46b8a6; border: 1px solid black; margin-right: 5px;"></span> Institutional / Public Service | <span style="display: inline-block; width: 15px; height: 15px; background-color: #555; border: 1px solid black; margin-right: 5px;"></span> Hospitality |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #8bc34a; border: 1px solid black; margin-right: 5px;"></span> Residential         | <span style="display: inline-block; width: 15px; height: 15px; background-color: #ff9800; border: 1px solid black; margin-right: 5px;"></span> Religious                      | <span style="display: inline-block; width: 15px; height: 15px; background-color: #eee; border: 1px solid black; margin-right: 5px;"></span> Office      |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #e91e63; border: 1px solid black; margin-right: 5px;"></span> Theatre             |   |   |







## Nighborhood Streets:

Neighborhood Green Street

Principal Arterial  
Mixed Use Corridor

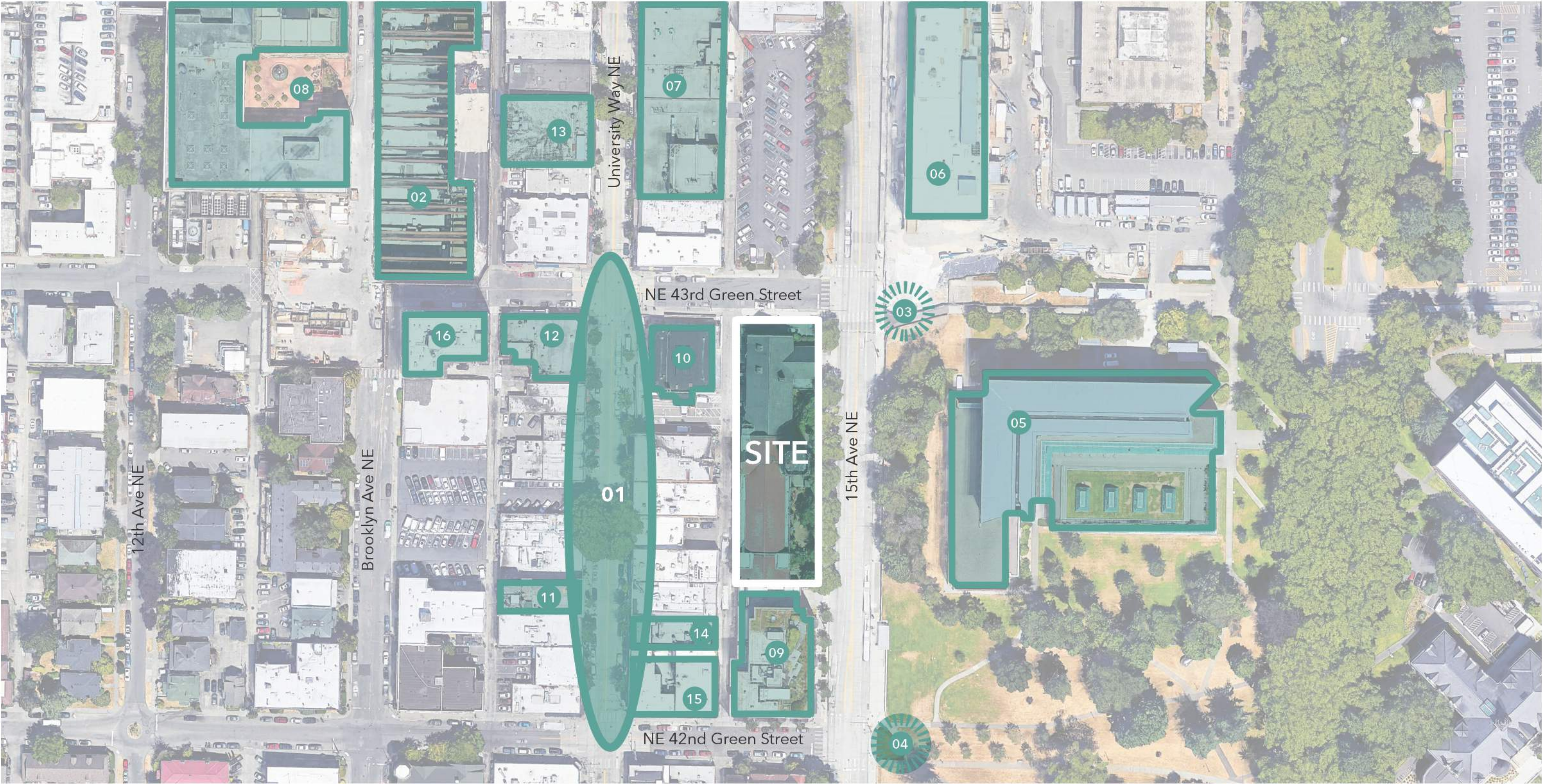
Collector Arterial  
Shared Alley

New Light Rail Station  
Place Making Corner





02: Contextual Analysis:



Vicinity Map:



Neighborhood Landmarks:

- 01. NE University Way  
"The Ave"
- 02. 4328 Brooklyn Ave NE  
Future University District Light Rail Station
- 03. NE 43rd Street & 15th Ave NE  
Pedestrian Gateway into UW
- 04. NE 42nd Street & 15th Ave NE  
Pedestrian Gateway into UW
- 05. 4293 Memorial Way NE  
University of Washington School of Law
- 06. 4300 15th Ave NE  
New Burke Museum of Natural History
- 07. 4326 University Way NE  
University of Washington Bookstore
- 08. 4333 Brooklyn Ave NE  
University of Washington Tower
- 09. 1414 NE 42nd St  
George F Russell Hall (past GGLO Project)
- 10. 4240 University Way NE  
University Station Post Office
- 11. 4213 University Way NE  
Doll House Apartments
- 12. 4247 University Way NE  
Flowers Bar & Restaurant
- 13. 4315 University Way NE  
CVS Pharmacy
- 14. 4214 University Way NE  
Cafe Allegro (Alley Activator)
- 15. 1408 NE 42nd St  
Magus Books: Used & New Book Store
- 16. 1305 NE 43rd St  
University Manor Apartments



01. "The Ave" - West Street Facade



01. "The Ave" - East Street Facade



02. Future Light Rail Station



03. Pedestrian Gateway to UW



04. Pedestrian Gateway to UW



05. UW School of Law



06. New Burke Museum



07. University Bookstore



08. UW Tower



09. George F Russell Hall



10. University Station Post Office



11. Doll House Apartments



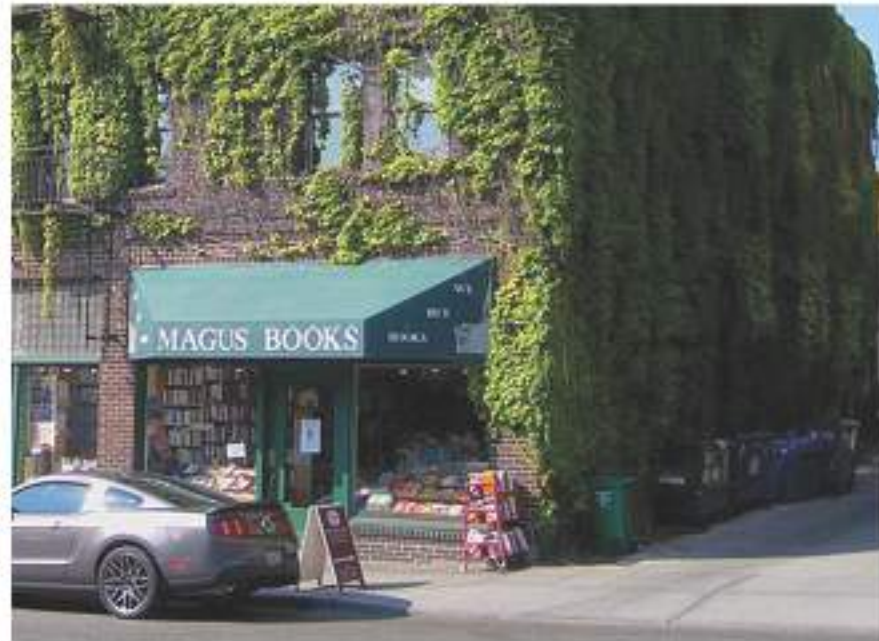
12. Flowers Bar & Restaurant



13. CVS Pharmacy



14. Cafe Allegro



15. Magus Books



16. University Manor Apartments



Context Cues:

University District Context:

- Eclectic, Vibrant
- Urban, Mixed-Use, Street Focused
- Welcoming, Smaller Scale, Developing
- Fine Grain Scale



The shared alleys running along "The Ave" create a two sided pedestrian experience



Retail shops wrap around street intersections create important placemaking corners



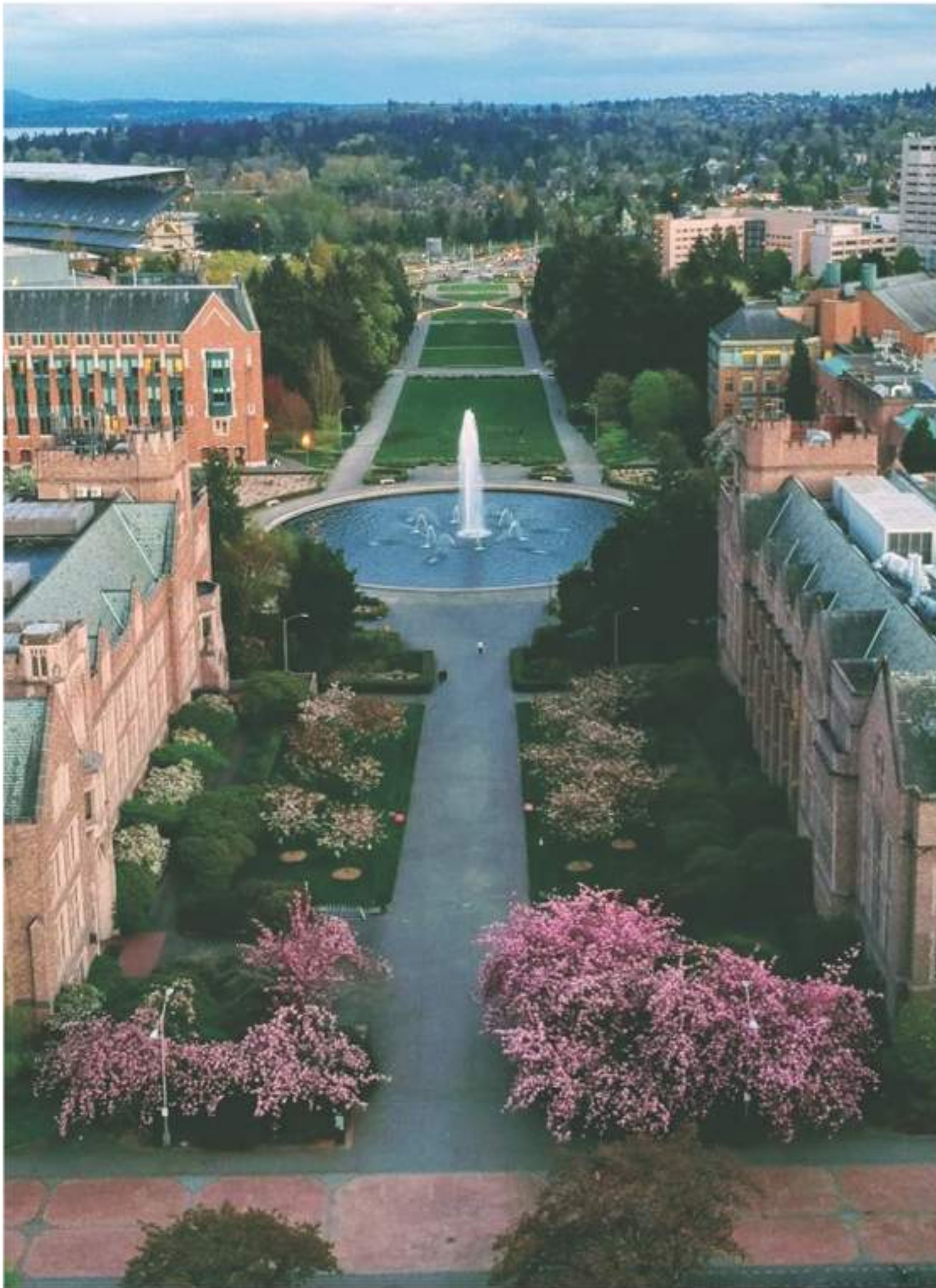
"The Ave" is the spine and cultural center of the U District.



An eclectic array of retail experiences create a pedestrian paradise that extends through the neighborhood



The new Burke Museum building creates a strong urban wall along 15th Ave NE reinforcing a major campus pedestrian portal



A network of open spaces, both formal and informal, connect iconic university buildings



Institutional buildings, like the William H Gates Hall (shown above) tower over neighboring context

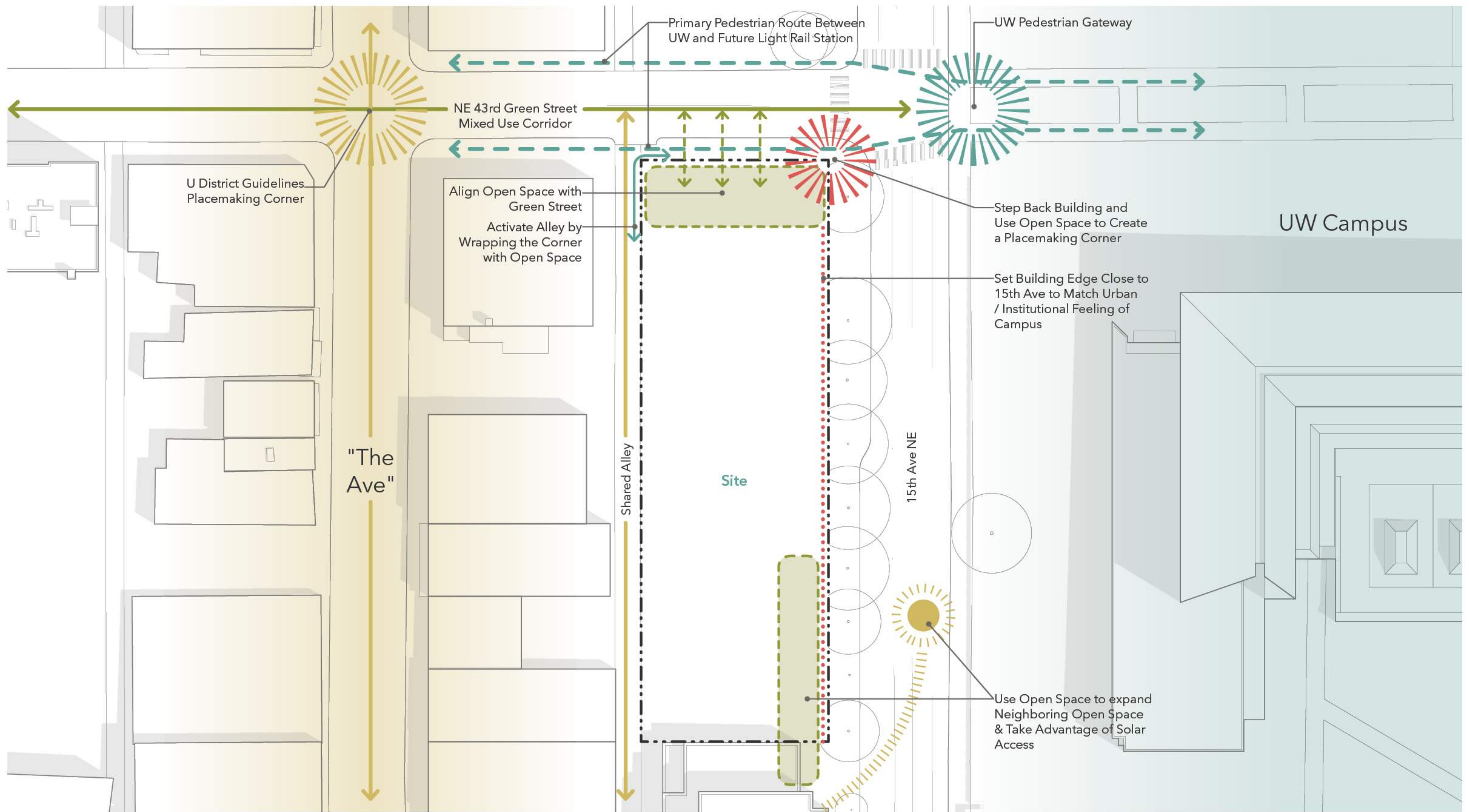


New buildings along 15th Ave NE create strong urban walls and focus on street connections / activity.

U.W. Campus Context:

- Institutional, Monumental, Stately
- Brick, Masonry, Timeless
- Pastoral, Open, Controlled





Site Analysis: Design Influences

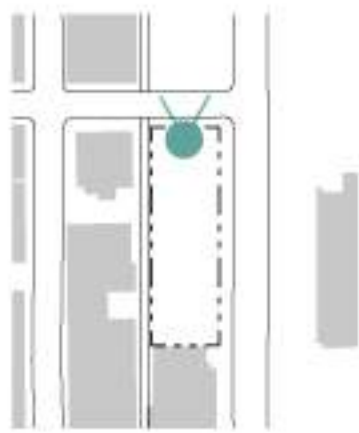


Street Views: NE 43rd Green Street Looking South at Existing UTUMC Building





Street Views: NE 43rd Green Street Looking North Away from Existing UTUMC Building Towards University Bookstore Parking Lot



W — Future Light Rail Station — UW Bookstore — Existing Parking Lot — NE 42rd St Pedestrian Gateway — E



Street Views: 15th Ave NE Looking West at Existing UTUMC Building





Street Views: 15th Ave NE Looking East Away from Existing UTUMC Building Towards UW Law School



N

NE 43rd St Pedestrian Gateway

New Burke Museum

3ft-5ft Retaining Wall

UW School of Law

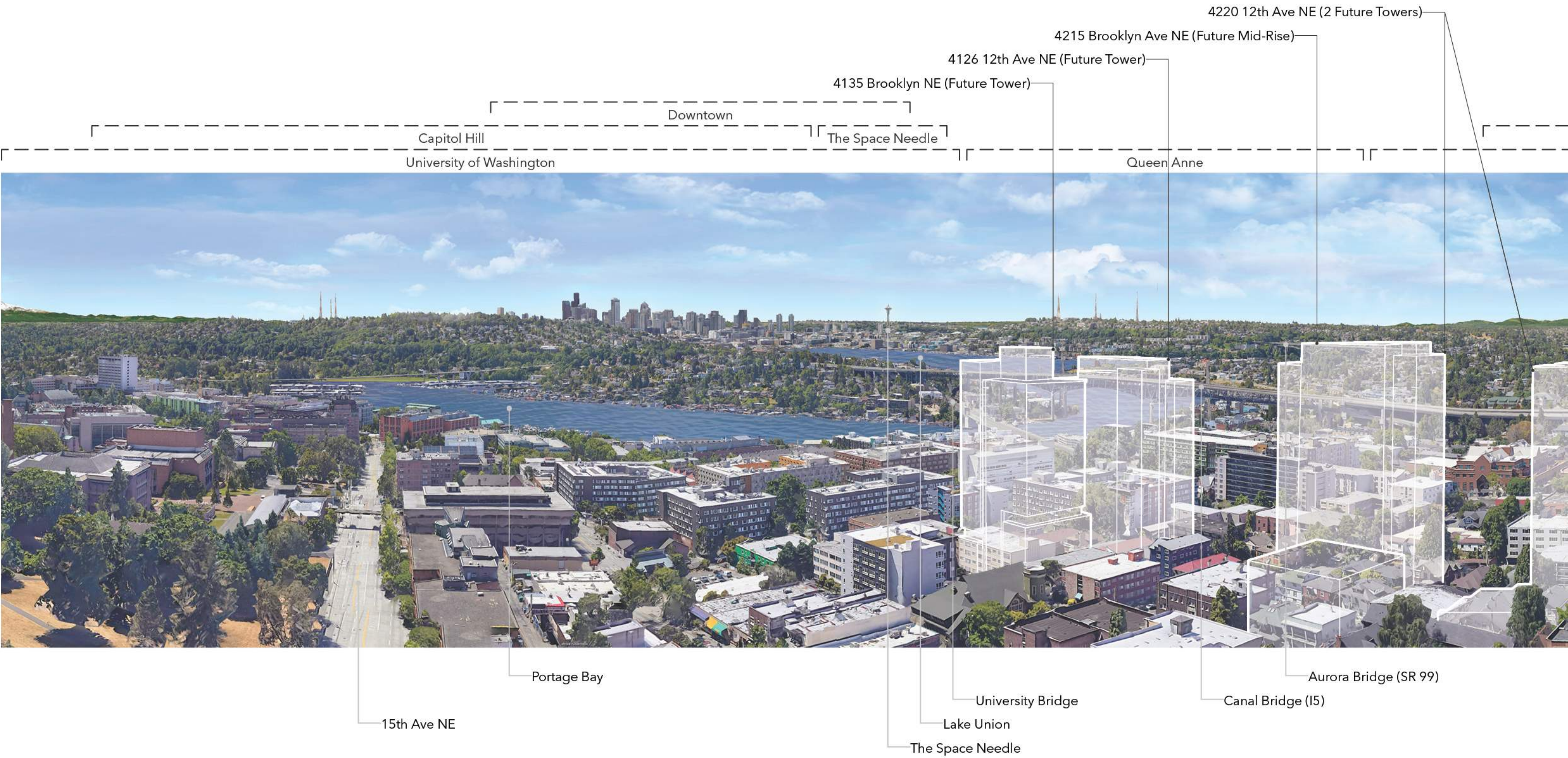
Existing Bus Stop

NE 42rd St Pedestrian Gateway

S

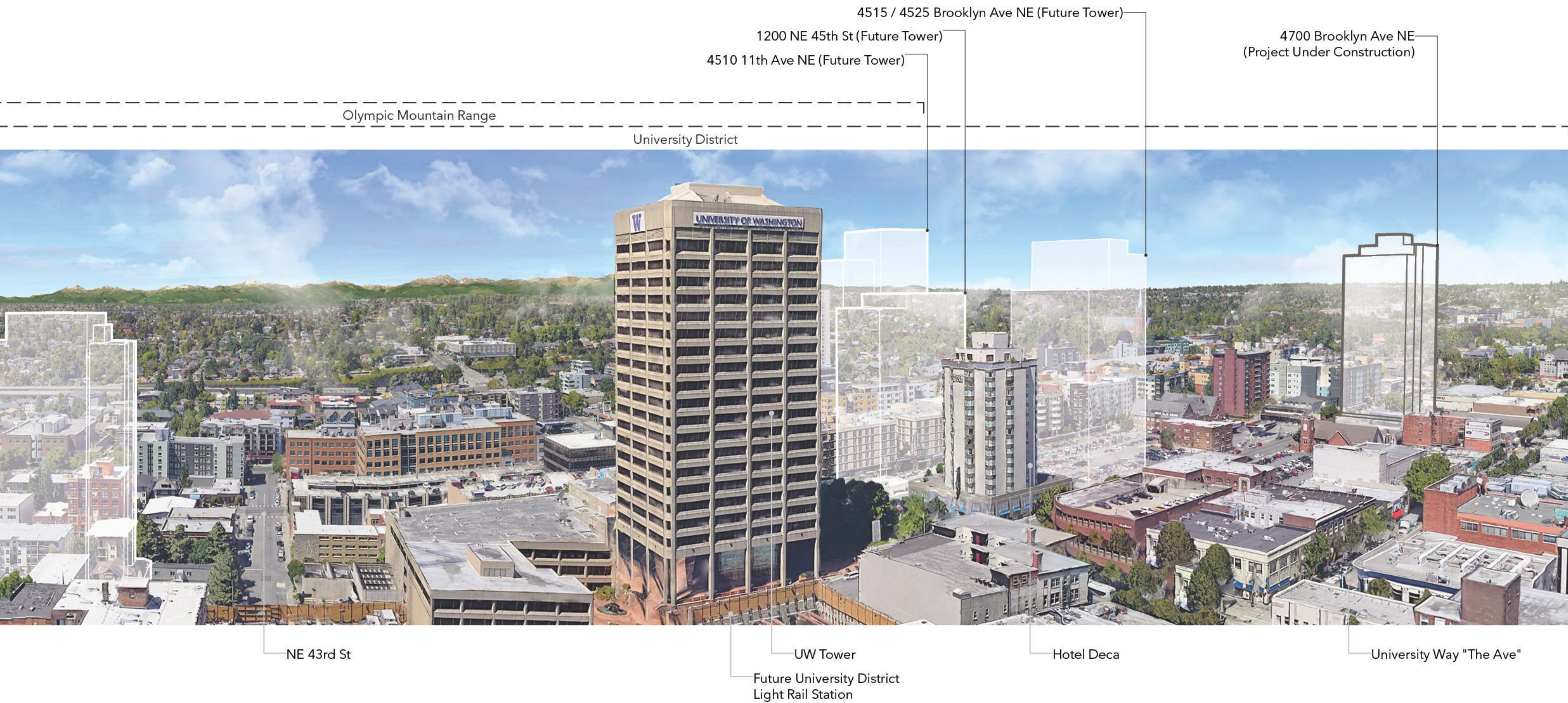


View Analysis:



View Potential: Looking Towards Downtown & the U District from 240ft Above Grade (top of proposed development)



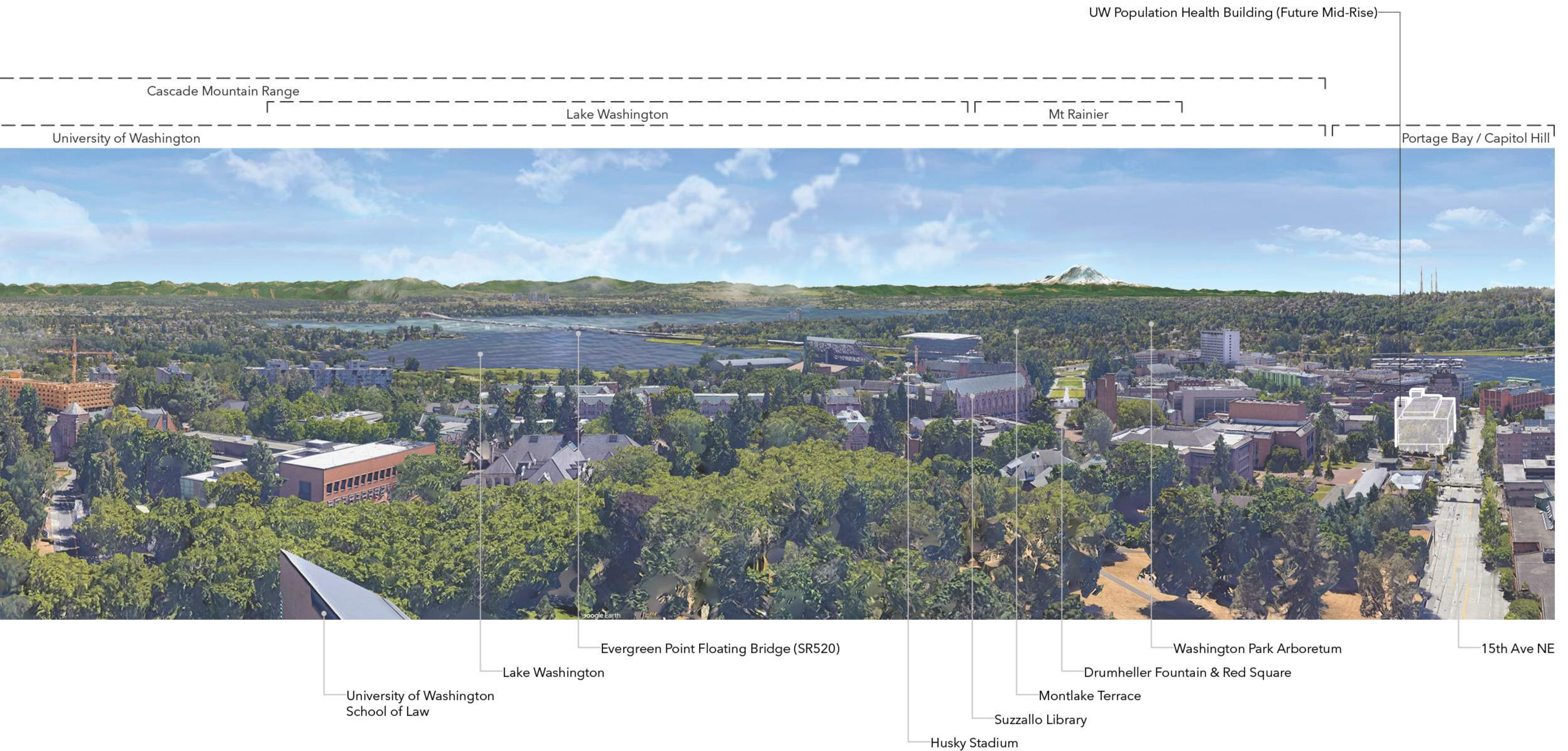




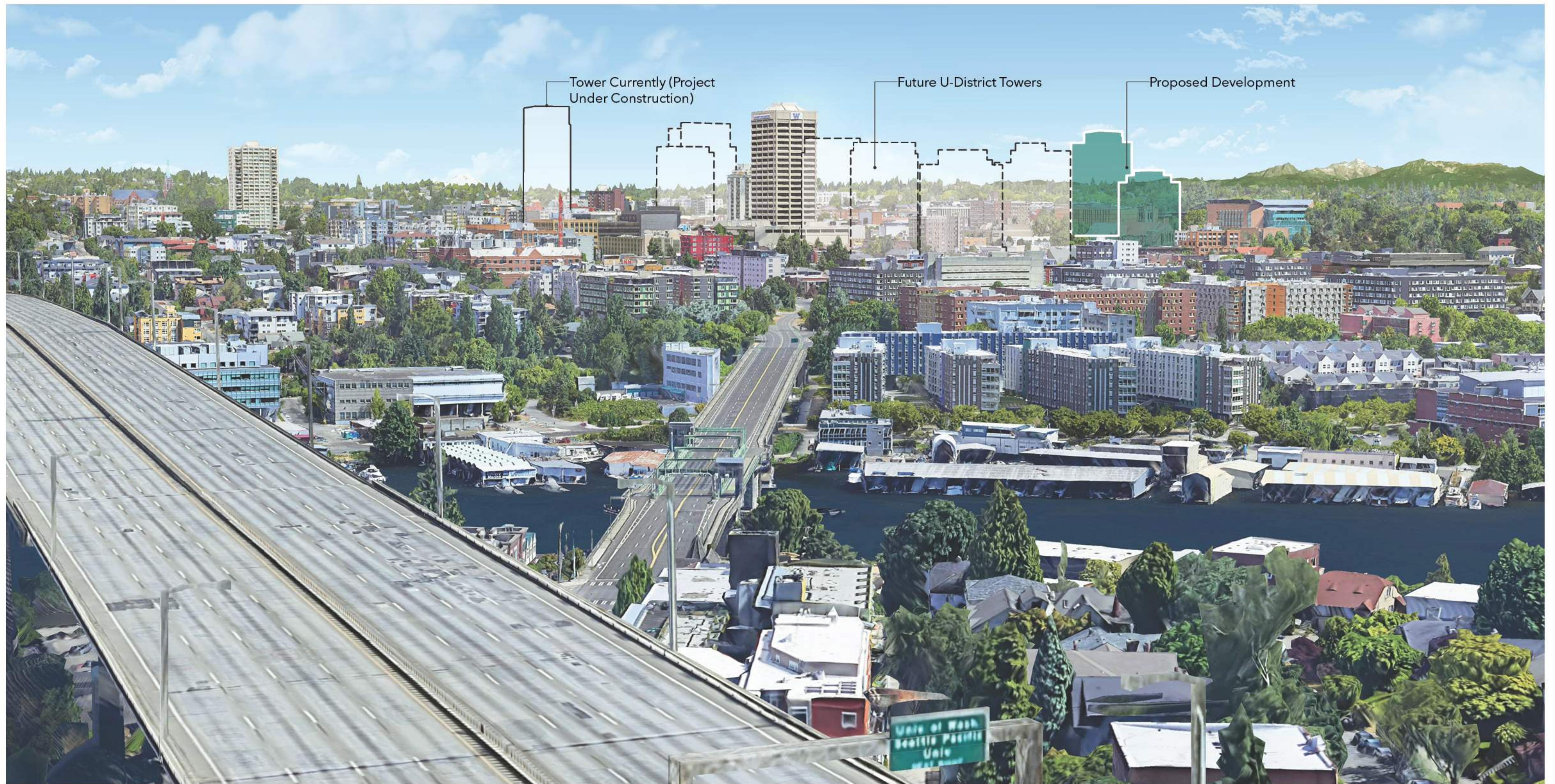


View Potential: Looking Towards the Cascades & the UW Campus from 240ft Above Grade (top of proposed development)









# Context View:

Looking Northeast from Interstate 5 towards the Proposed Development and the University District





Context View:  
Looking East along 45th Ave NE towards the Proposed Development and the University District



# 03: Zoning Analysis

## Zoning Summary: SM-U 75-240 Seattle Municipal Code: Title 23 - Land Use Code

### 23.48.040 Street-Level Development Standards

C. Development Standards for required street-level uses and street-level uses exempt from FAR calculations (Religious Facilities, Eating & Drinking Establishments)

- There is no minimum frontage required for street level uses where they are not required but exempt from FAR Calculations

### 23.48.025 Structure Height

C. Rooftop Features

1. Religious symbols are exempt from height controls, provided they are a minimum 10ft from any side or rear lot line
2. Parapets may extend up to 4ft above the maximum height
5. For structures greater than 85ft in height, elevator penthouses up to 25ft above the height limit are permitted. If the elevator provides access to a rooftop designed to provided usable open space, elevator penthouses and mechanical equipment may extend up to 45ft above the height limit provided:
  - Structure must be greater than 125ft
  - Covers no more than 25% of the roof area
7. At the applicants option, the combined total coverage of all features listed may be increased to 65% of the roof area provided that:
  - All mechanical equipment is screened
  - No rooftop features are located closer than 10feet to the roof edge

### 23.48.040 Street-Level Development Standards

A. Street-Facing Facade requirements

- NE 43rd St = Neighborhood Green Street
- 15th Ave NE = Primary Arterial & Class 2 Pedestrian Street

### 23.48.045 Amenity Area for Residential Uses

B. Quantity of Amenity Area.

- An area equivalent to 5% of the total gross floor area in residential use shall be provided as amenity area

### 23.48.605 Uses in SM-U Zones

C.1. One or more of the following uses are required at street level along street-facing facades indicated in map A (Not required for our site)

- Religious Facilities
- Eating & Drinking Establishments

### 23.48.615 Structure Height in SM-U Zones

A. Maximum Height Limits

1. Numbers show following zone designation (SM-U 75-240 (M1))
  - Max Mid-Rise height = 75ft
  - Max High-Rise Residential Structure Height = 240ft
2. Minimum lot size of 12,000sf for High-Rise Structure (lot size = 32,960sf)

### 23.48.620 Floor Area Ratio

Table C:

- Base Far = 4.75
- Max FAR for Non-Residential = 7
- Max FAR for Residential & Mixed Use = 10

C. Floor Area Exempt from FAR Calculations

- 3.5 percent of the total chargeable gross floor area
- Uses identified in subsection 23.48.040.C (Street-level development standards) that meet the development standards

### 23.48.622 Extra Floor Area in SM-U Zones

A. Means to achieve extra floor area above the base FAR:

- Achieve 65 percent of the extra floor area on the lot by using bonus residential floor area for affordable housing pursuant to Section 23.58A.014 or bonus non-residential floor area for affordable housing and child care pursuant to Section 23.58A.024;
- Achieve 35 percent of the extra floor area through acquiring open space, or providing open space amenities

### 23.48.640 Street-Level Development Standards in SM-U Zones

A. Required setbacks in SM-U zones

- NE 43rd Street Setback = 3ft
- 15th Ave NE ROW Dedication Required - 0.5ft

E. Mid-Block Corridor

1. Required mid-block corridor (Not Required)

### 23.48.645 Upper-Level Development Standards in SM-U Zones

Table A: Average Gross Floor Area above 45ft:

- 10,500sf Residential Use

Table A: Maximum Gross Floor Area of Any Single Story Above 45ft but not exceeding 240ft:

- 11,500sf Residential Use

B. Upper Level Setbacks (in addition to 23.48.640)

- Side: 15ft from any side that is not a street or alley for all portions of a high-rise
- Rear: 3ft Alley Dedication
- Tower Separation: 75ft minimum

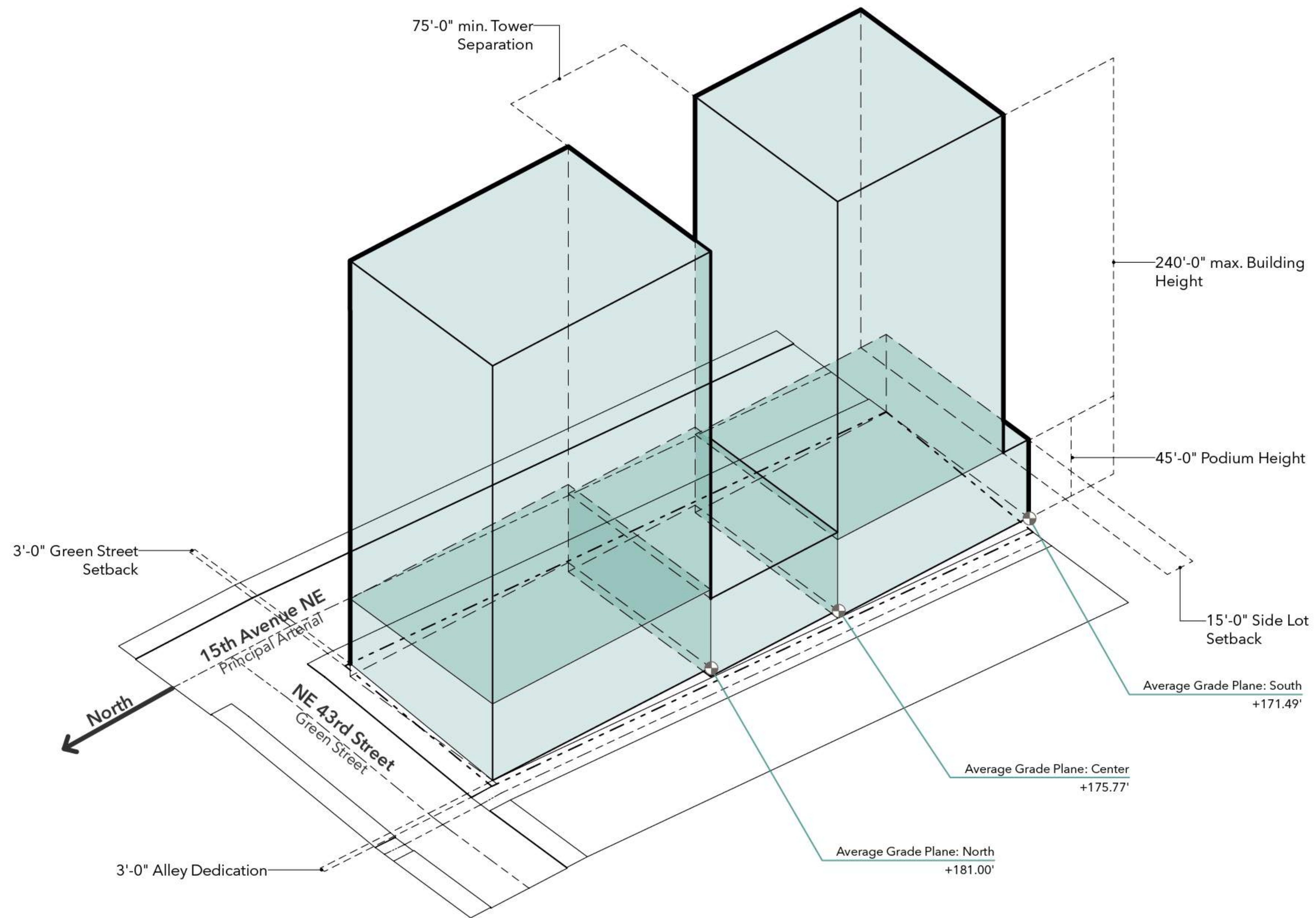
### 23.48.650 Required Open Space for Large Lot Developments

A. Open space meeting this sections standards is required for lots exceeding 30,000sf (Lot Area = 32,960)

B. Open space required must meet:

1. Equal 15% of the lot area (4,944sf)
2. Open space may be enclosed or unenclosed provided:
  - Open space covered over head by structure = 20%
1. Minimum Area: Open space can be provided at separate locations on lot provided that no separate area is less than 2,000sf
2. Open space provided as unenclosed space covered overhead shall have:
  - An average horizontal dimension of 10ft and a minimum dimension of 5ft
  - A minimum vertical clearance of 20ft

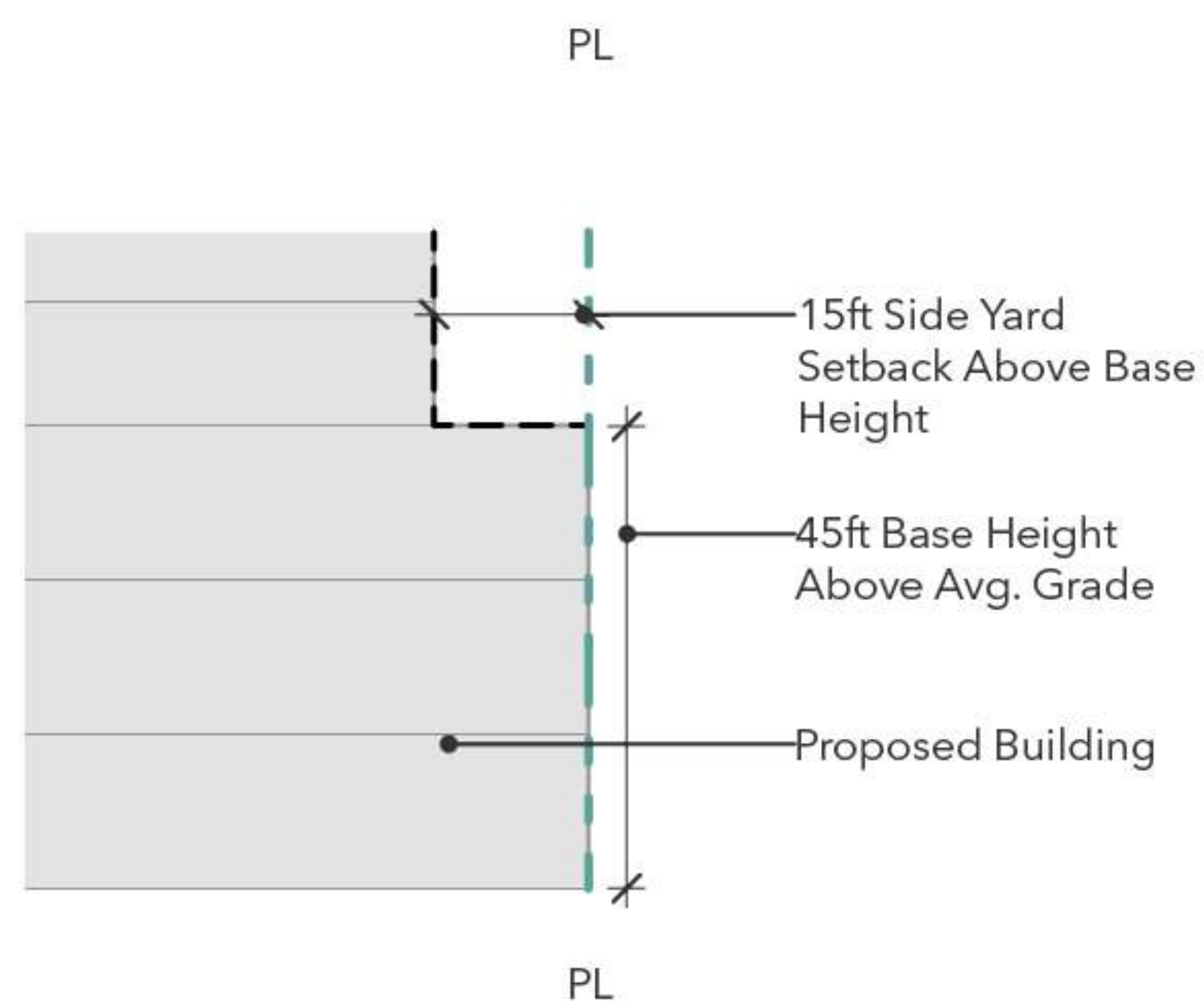




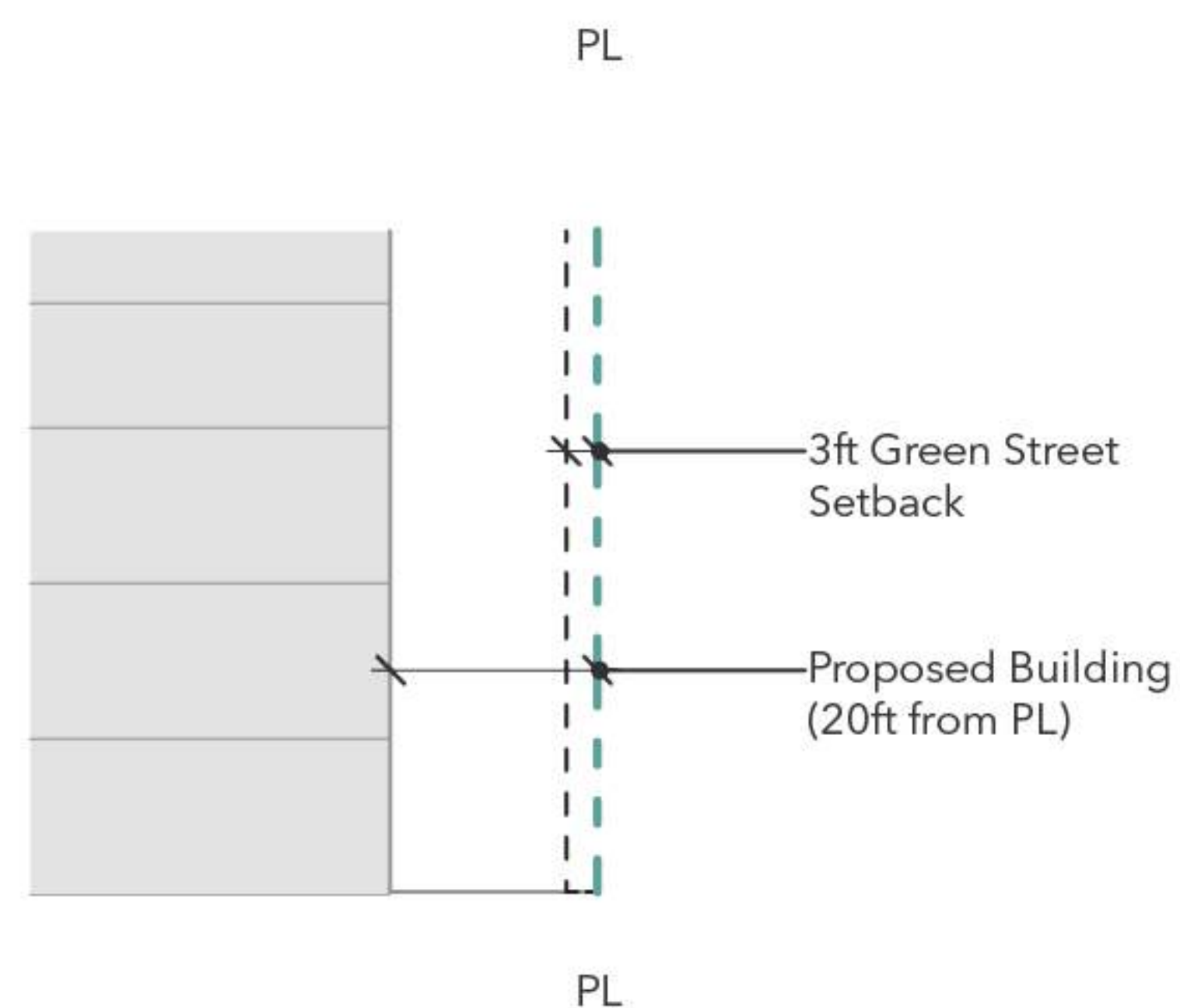
Allowable Zoning Envelope with Setbacks:



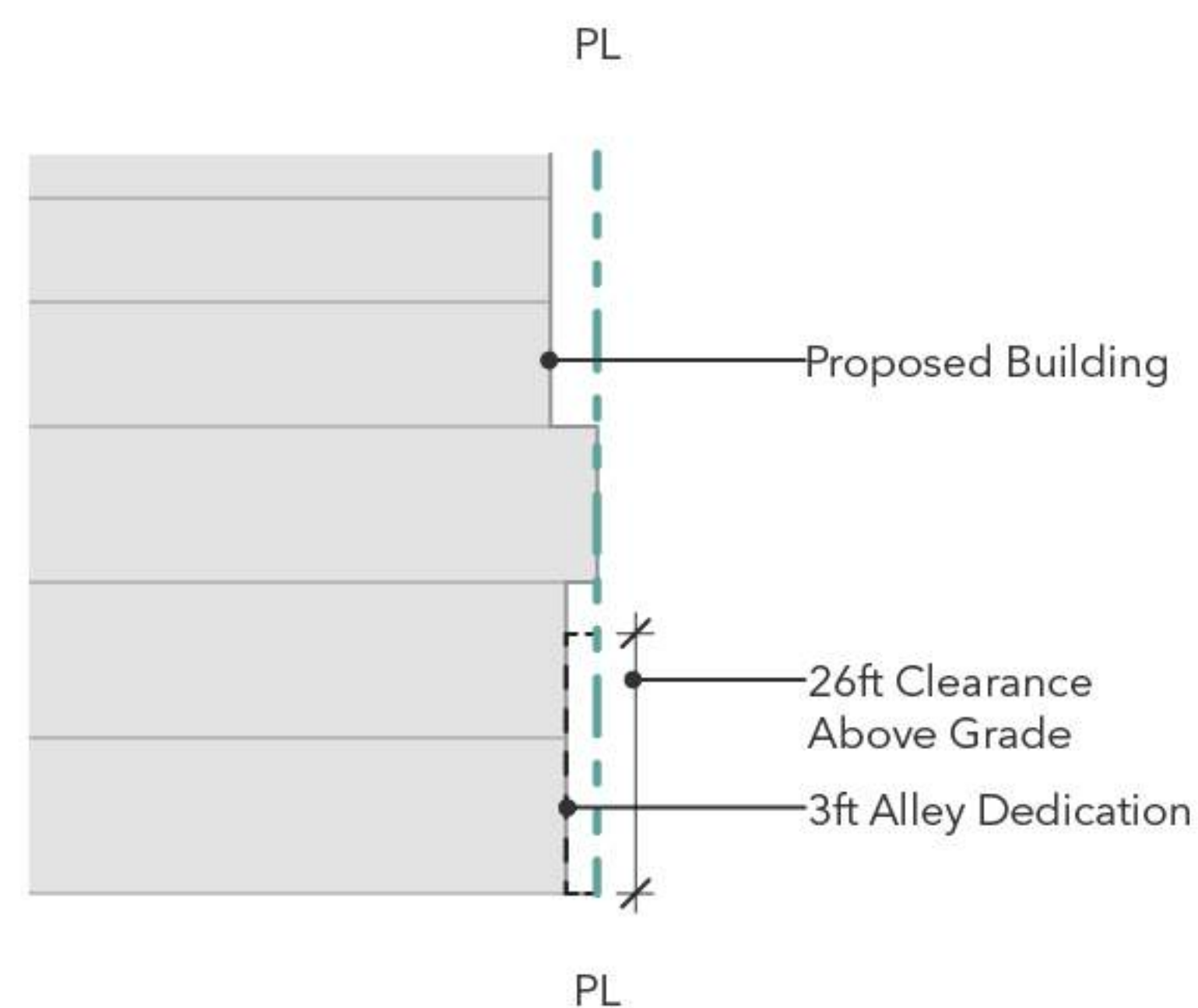




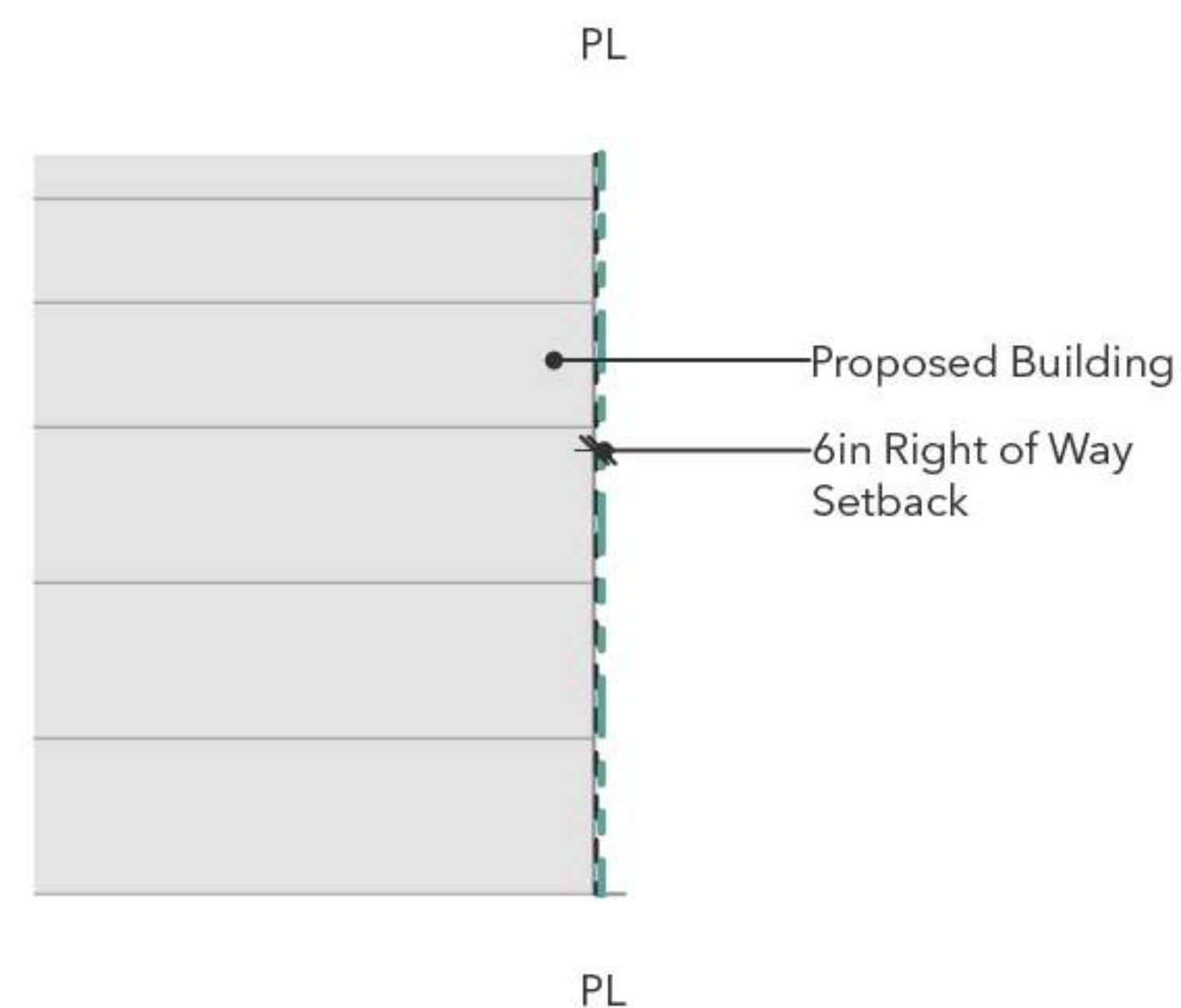
1 South Side Lot Setback:



2 43rd St (Green Street) Setback:

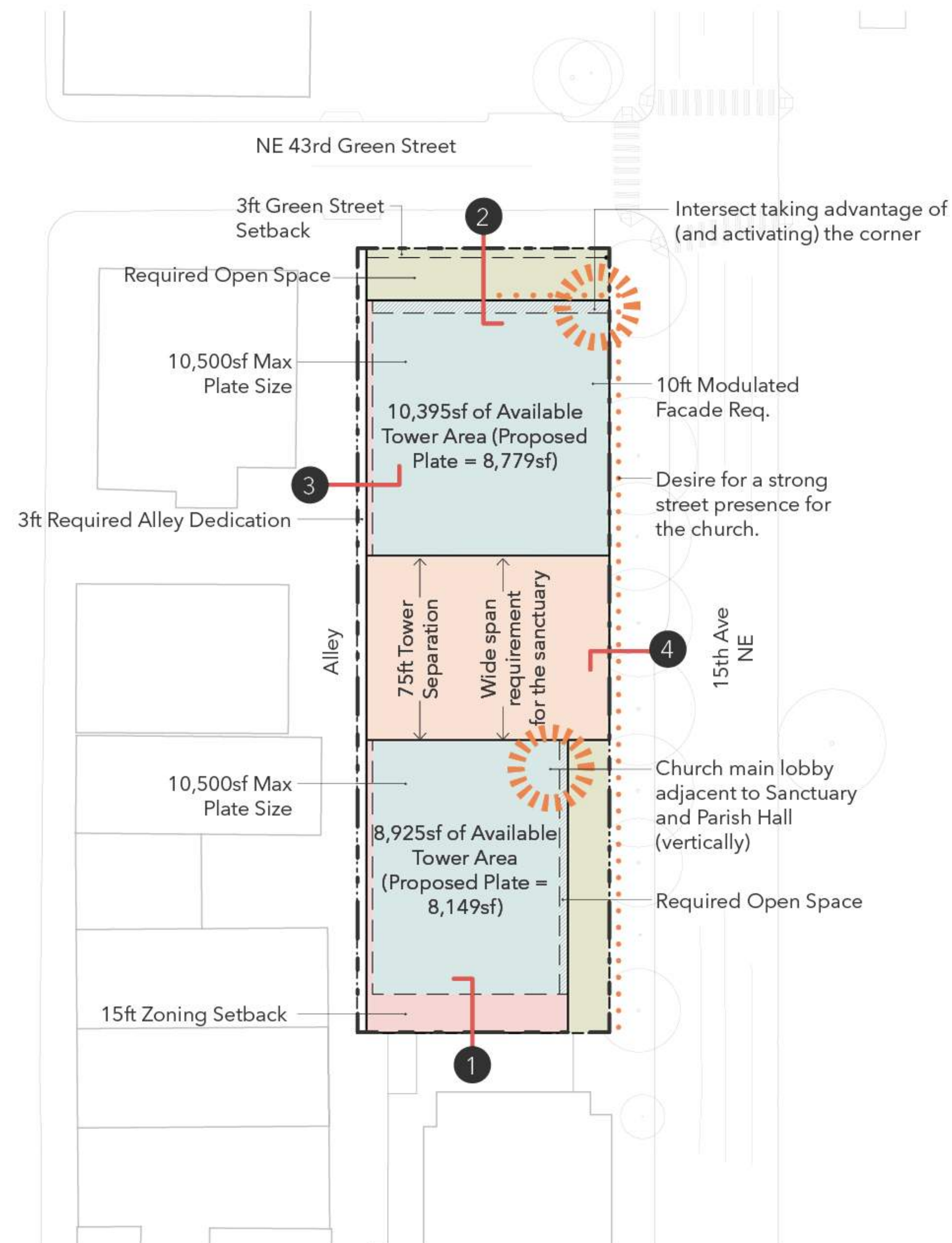


3 Alley Dedication:

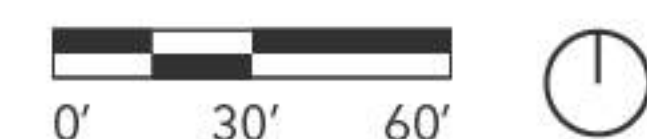


4 ROW Setback:

## Setbacks Diagram:



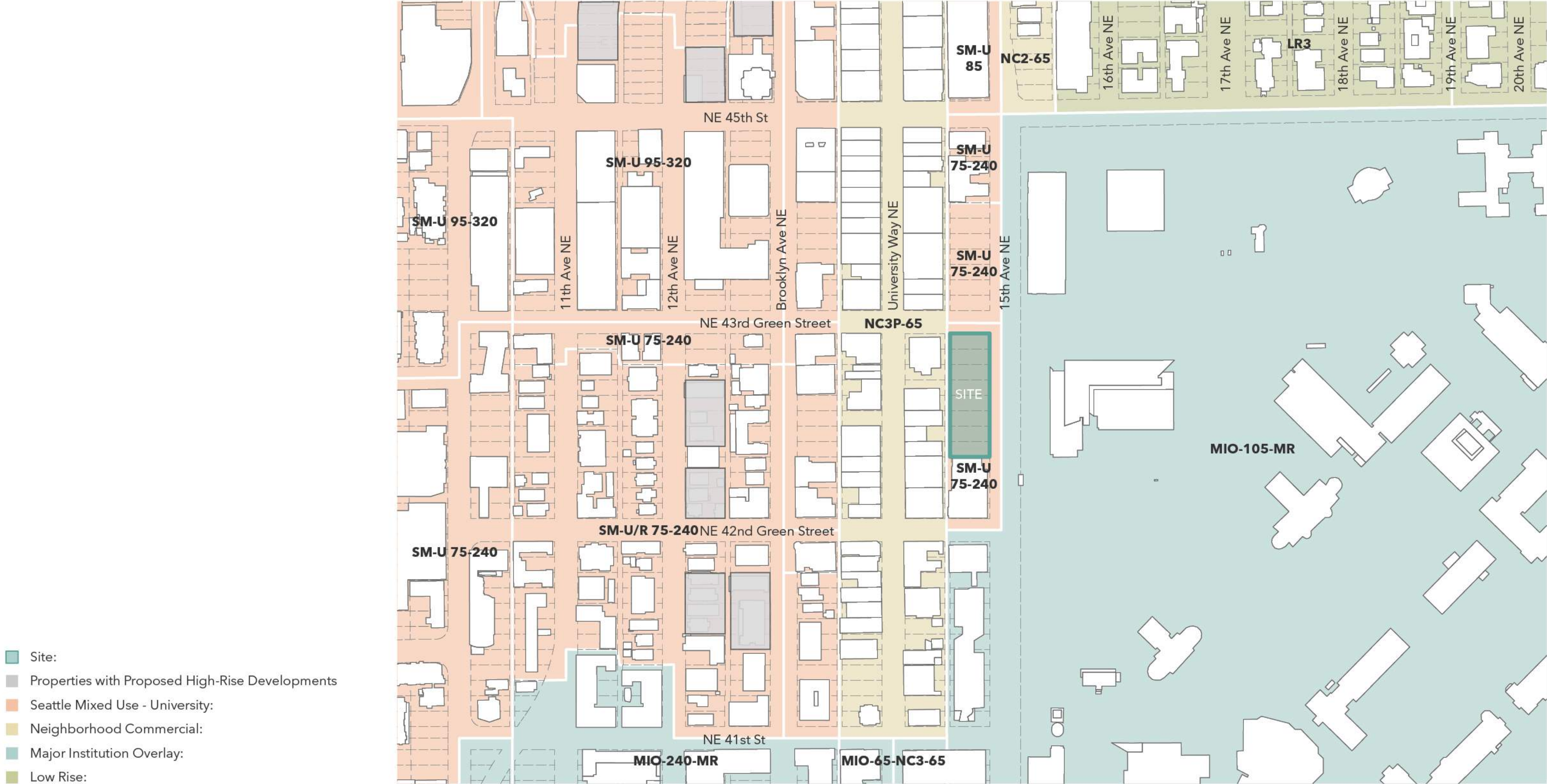
## Site Limitations Diagram:





This page intentionally left blank

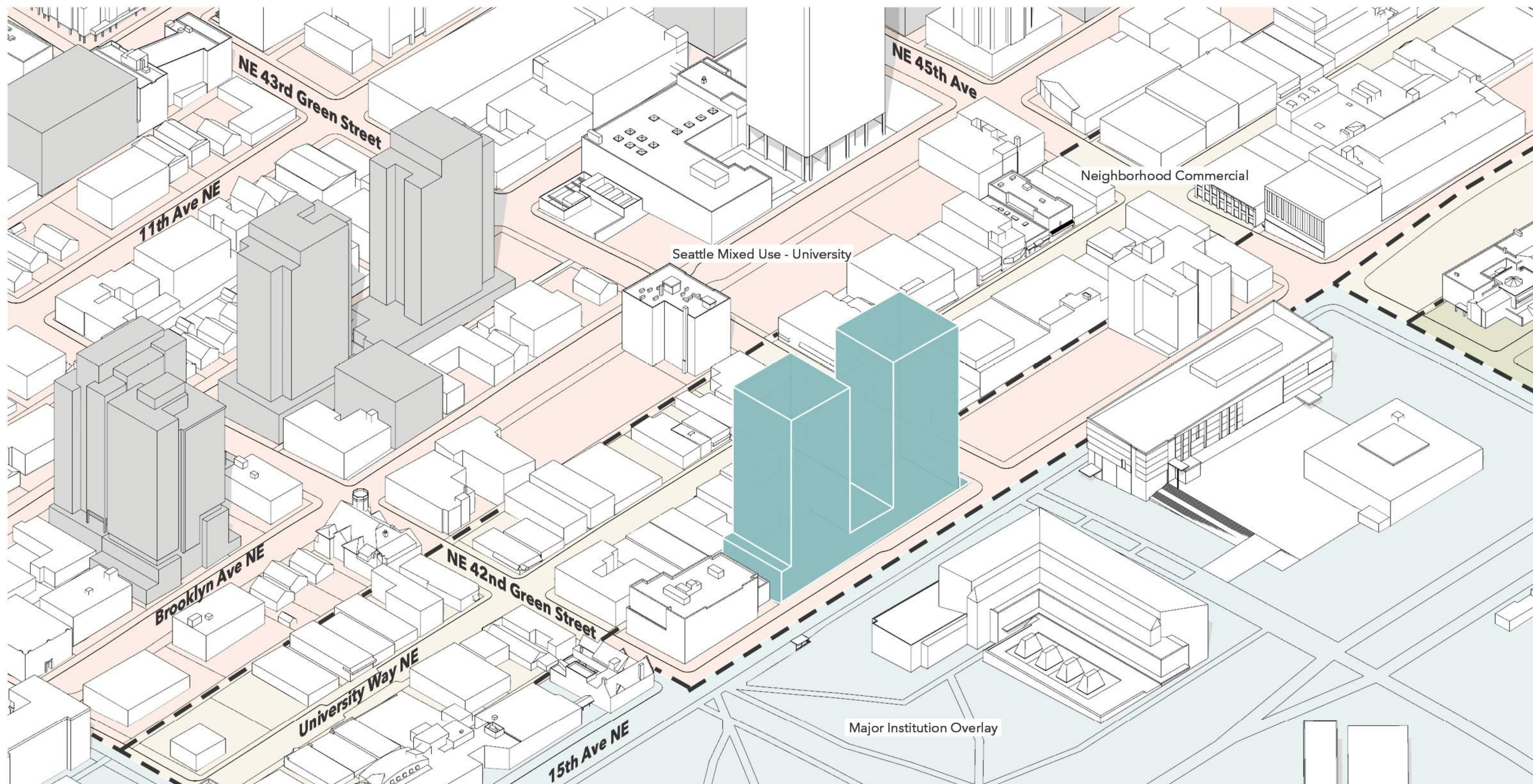




Zoning Map & Surrounding Land Use Zones:





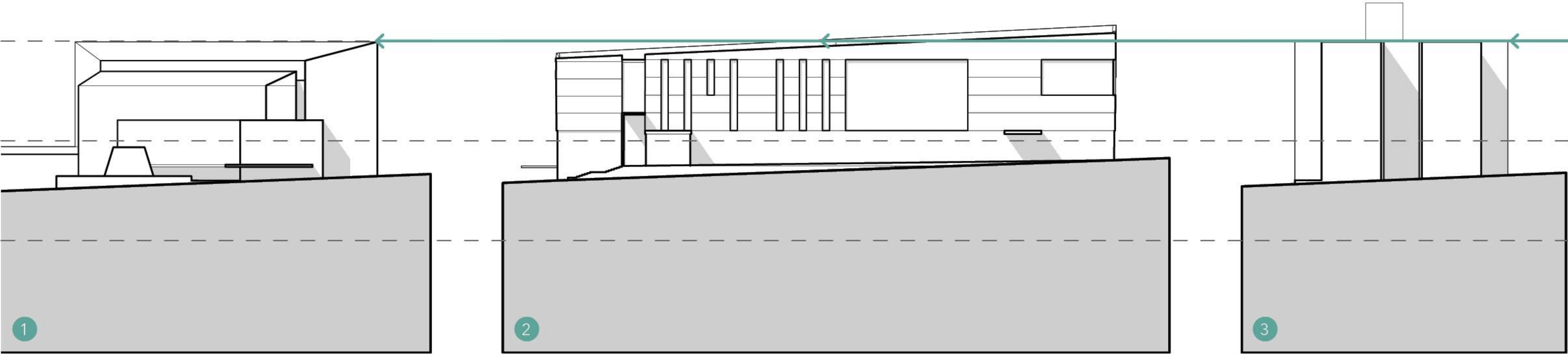


Zoning Isometric & Future Proposed Projects:





Contextual Height Datums & Project Proportions Within Neighboring Context:

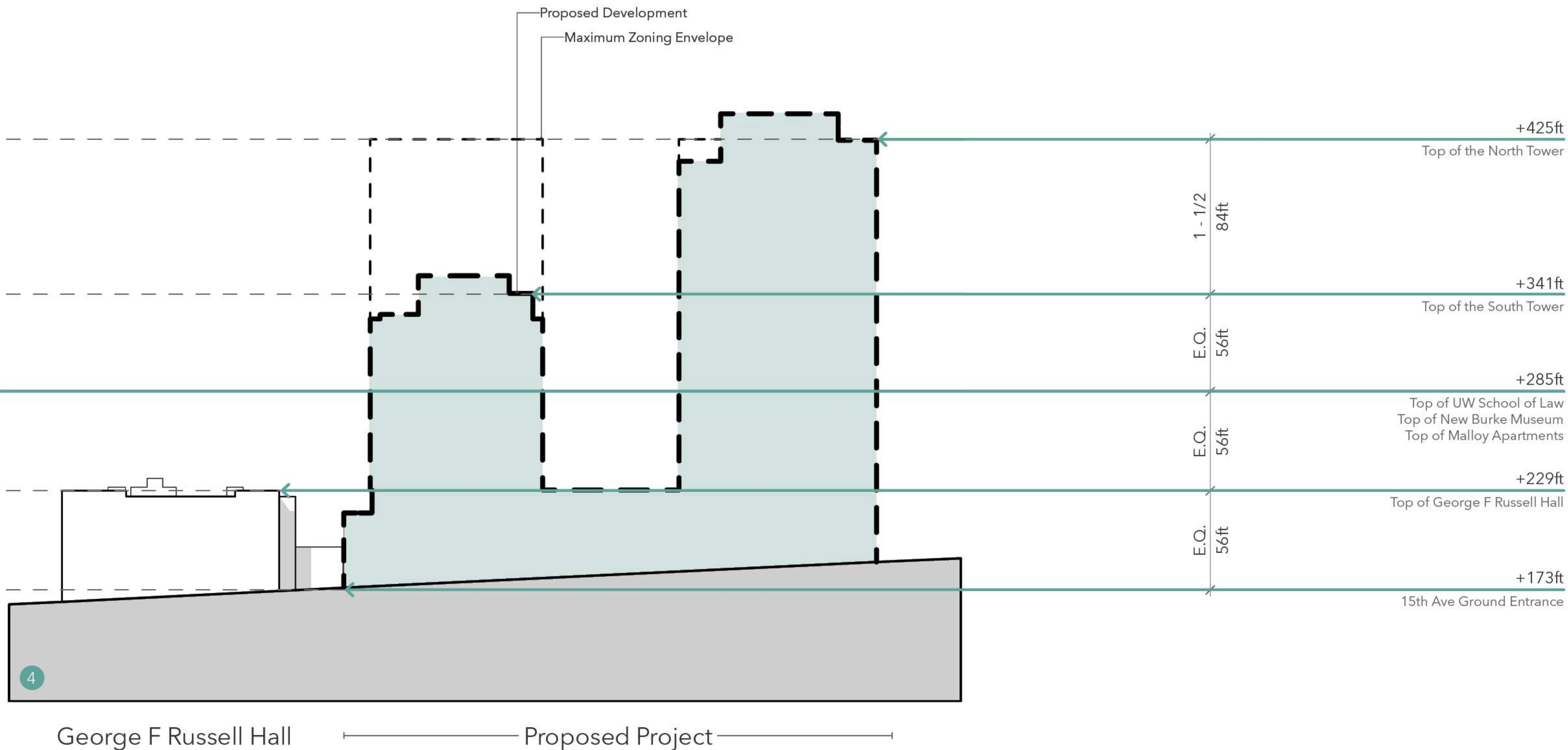


UW School of Law

New Burke Museum of Natural History

The Malloy Apartments

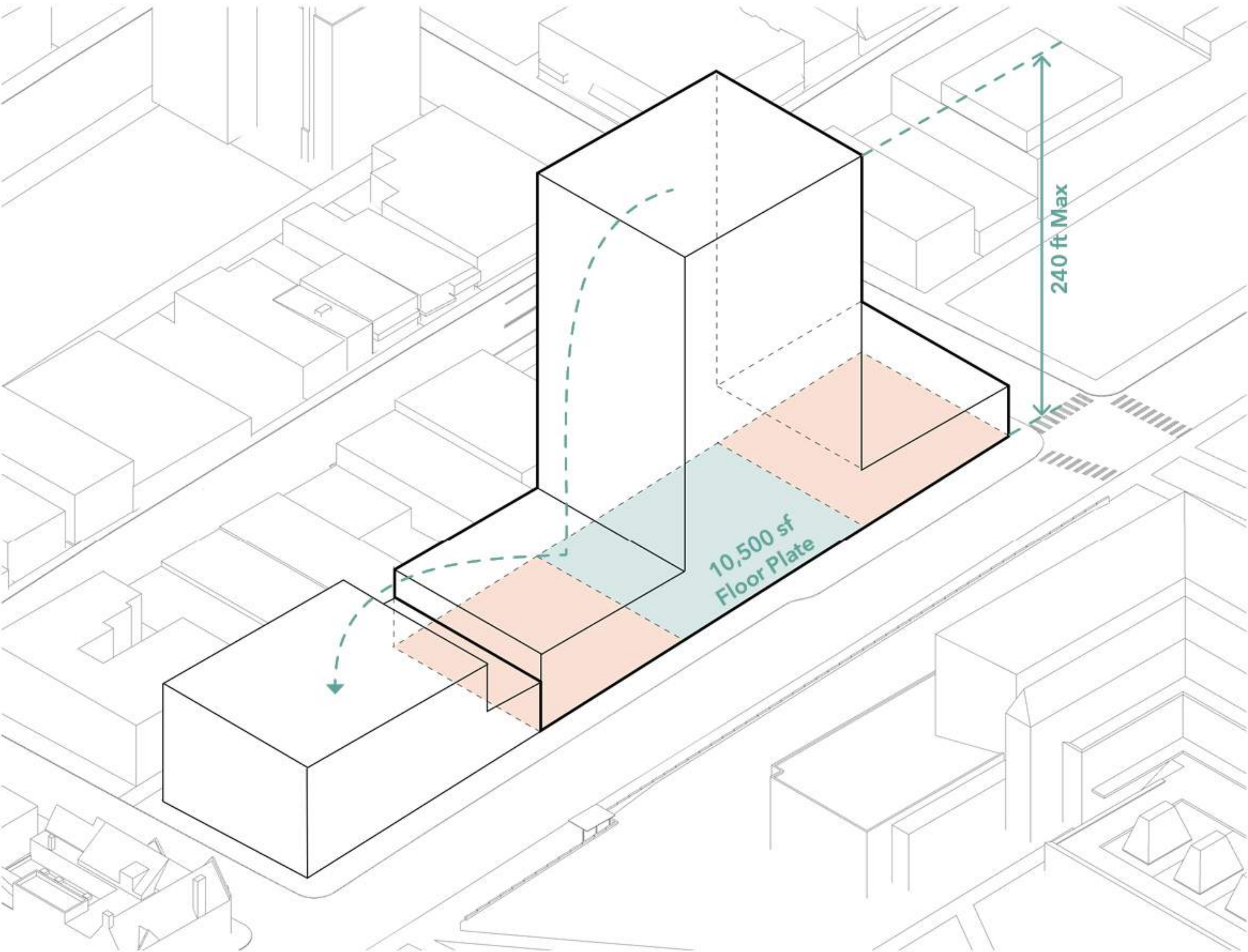






# 04: Design Concept

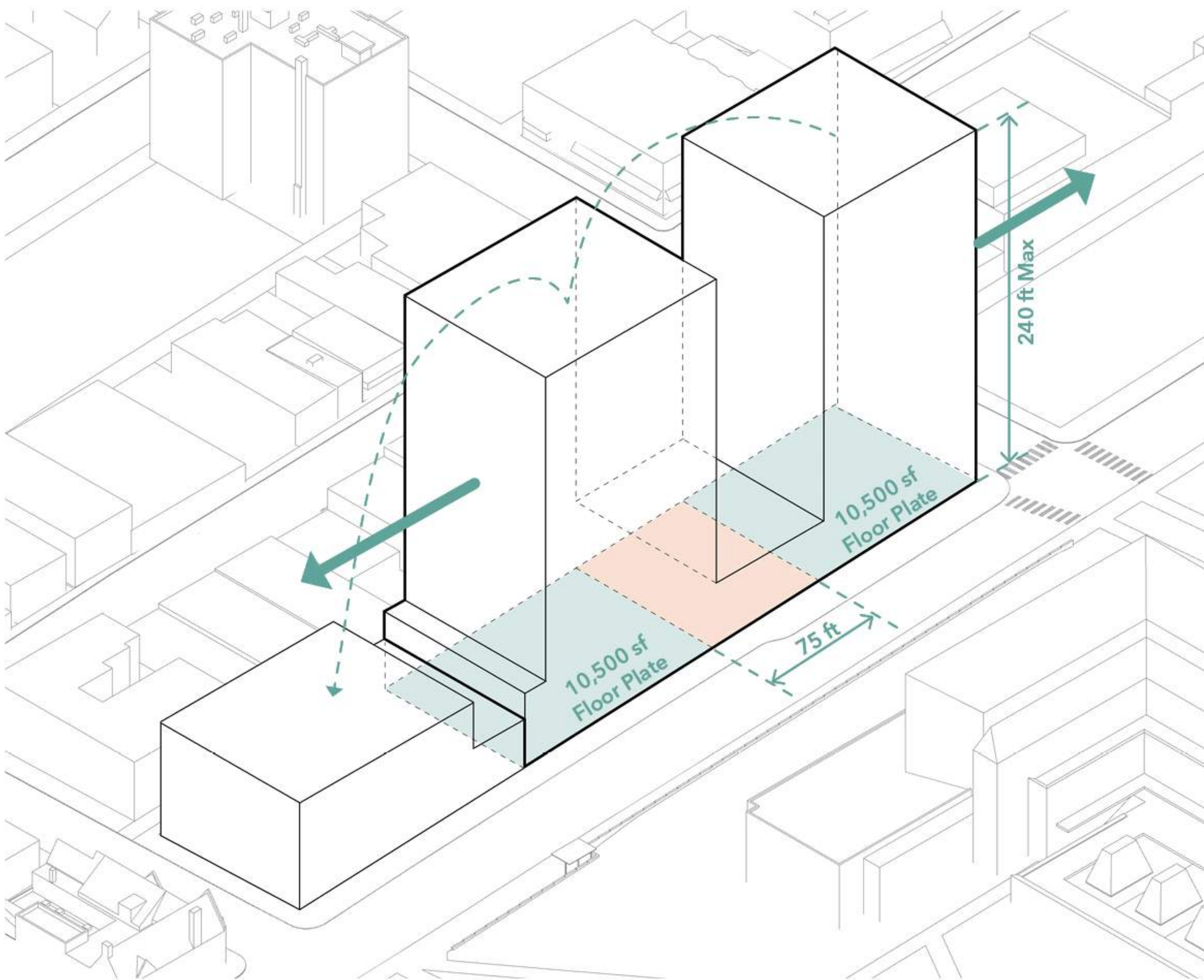
## Massing Formation Analysis Diagrams:



### 1. Single Tower Option

10,500 SF tower located at site center above 45' podium. Tower aligned with podium face at 15th.

- Single tower construction
- Residence Hall and Apartments in same tower
- Church program and Sanctuary in "residual" podium
- This iteration does not meet our goals because It breaks up the Church program and creates a Tower massing that is too large and oppressive

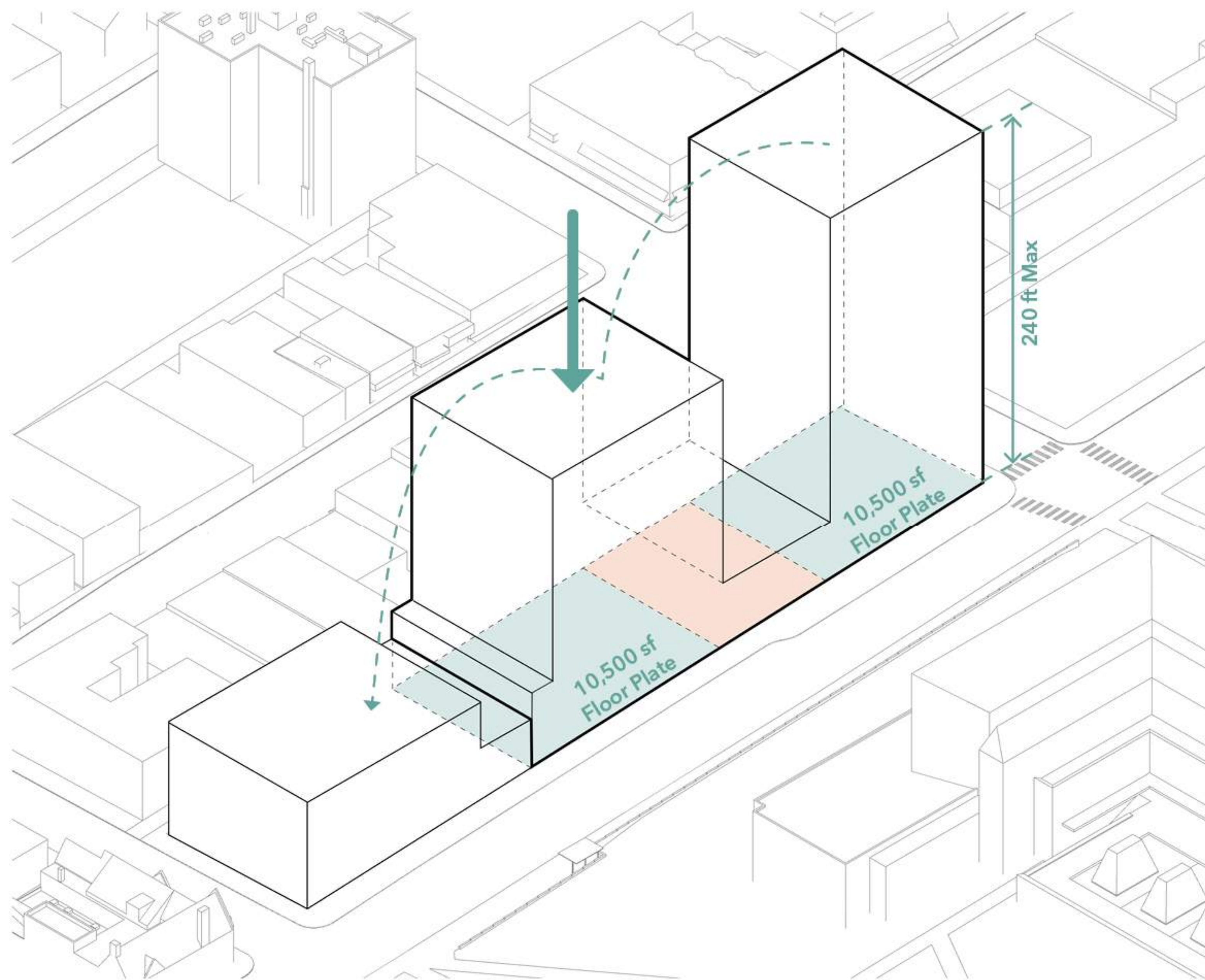


### 2. Pulling Towers Apart

2 - 10,500 SF towers of Equal Height spaced 75' apart

- Provide separate towers for Residence Hall and Apartments
- Create a column free "frame" for Sanctuary between towers

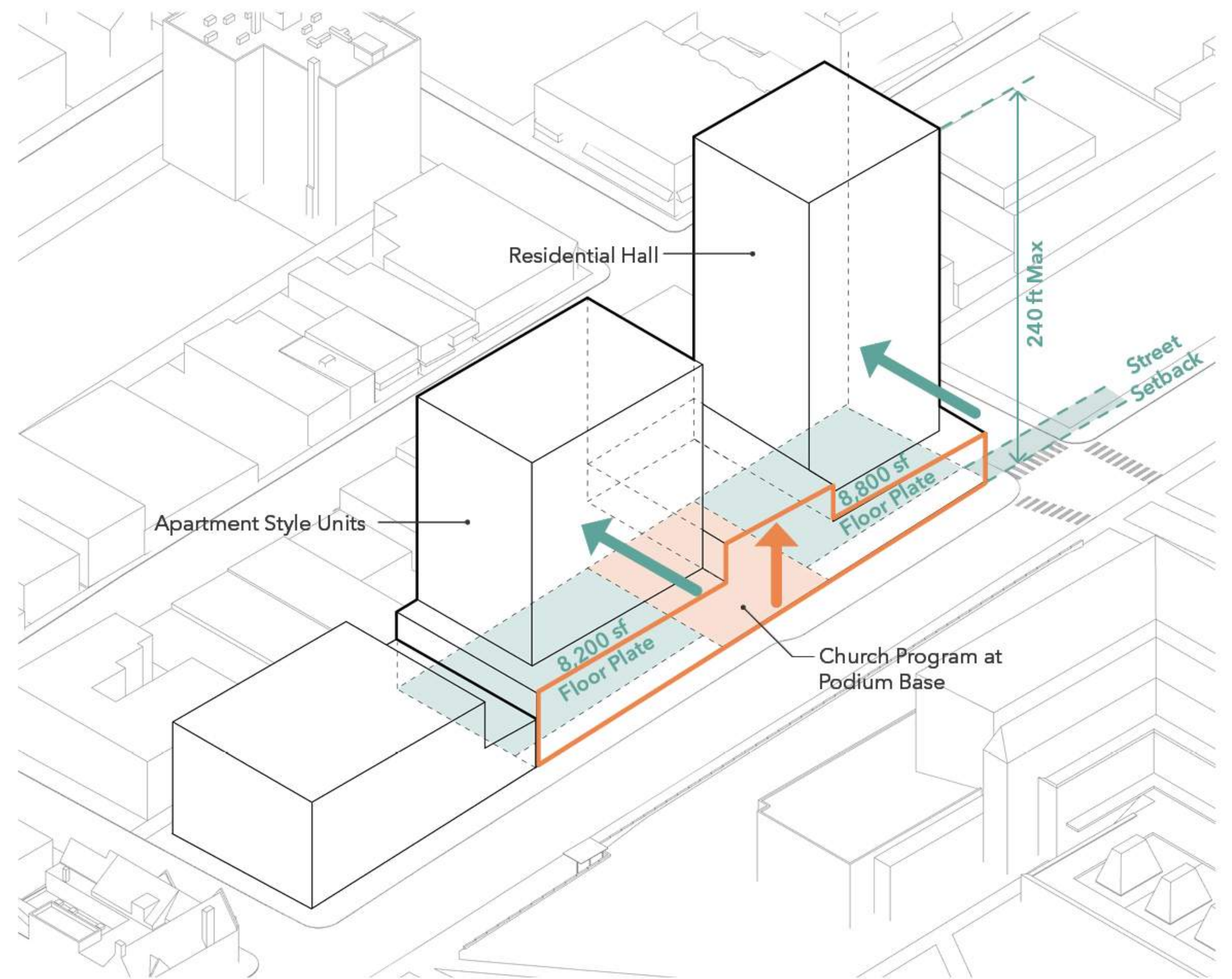




### 3. Pushing South Tower Down

Reduce Height of Southernmost Tower 100'

- Reflection of program allocation
- Step down toward Russell Hall
- Provide additional views and solar orientation for north tower and site



### 4. Pushing Towers Back from Street Edge

Push tower faces back from podium edge at 15th

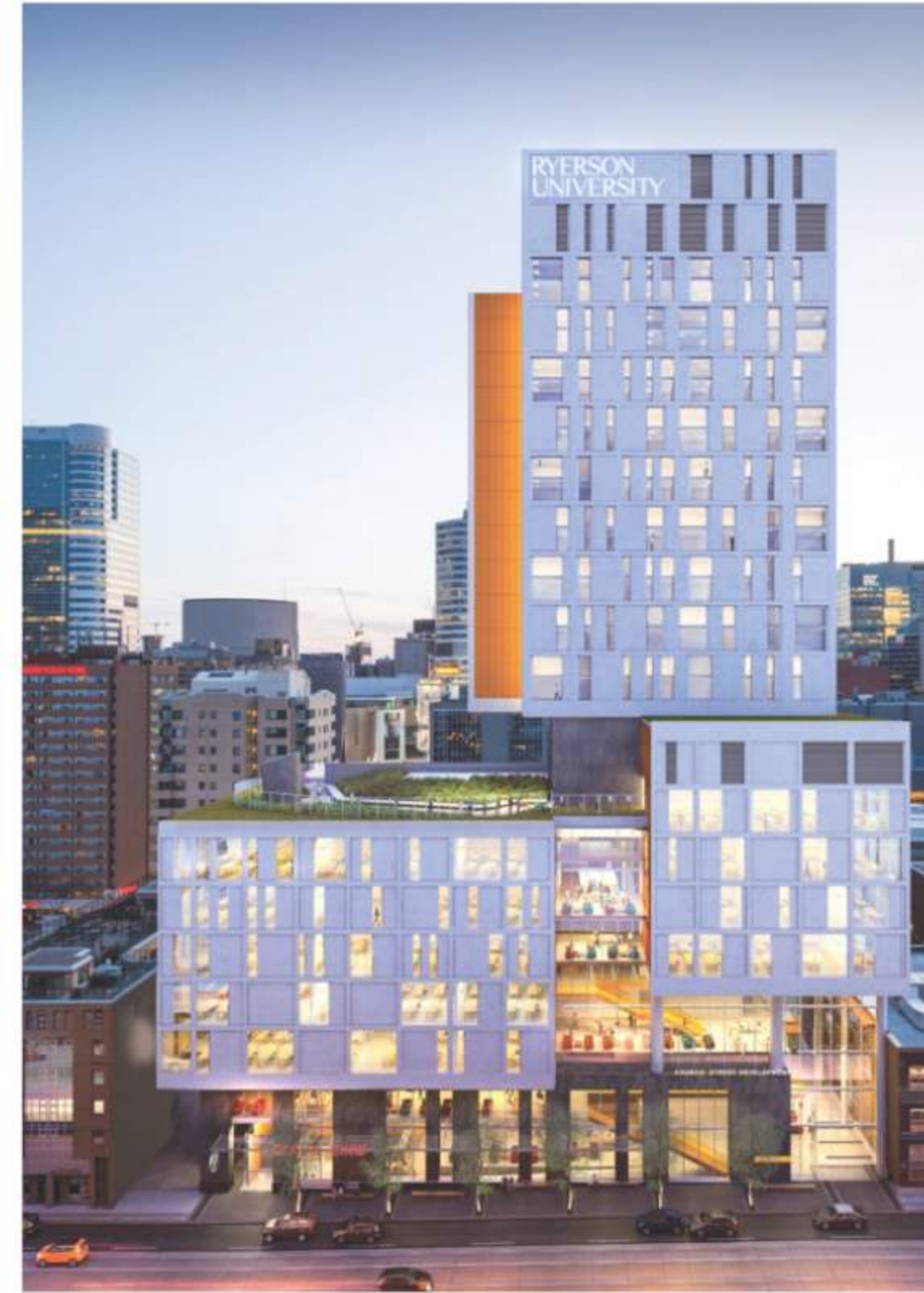
- Reduce Tower footprint for program allocation
- Reduce Tower width E-W to reduce SF for FAR
- Emphasize presence of Church along 15th from eye level
- Enhance pedestrian scale at street level
- Best expression of Church presence as a fundamental program need



## Design Goals:

Leverage the opportunity of creating a welcoming, inclusive presence for University Temple Methodist Church with the energy and vitality of a new student residence hall.

- Openness and transparency between UTUMC interior and exterior that invites the community to participate. Create thoughtful, carefully scaled open spaces that are activated by their program and keyed into the context.
- A long-term commitment to the fabric of large institutional buildings along 15th. A building that can hold its own among the large, urban, institutional building scale along 15th Ave NE.
- An address for students that introduces them to the U-District, UW and Seattle yet provides a secure and welcoming home.







### Create a composition where the whole is much greater than its parts.

- Put the Church presence forward on 15th to interact with the street and invite the public, while on 43rd allow the tower to come forward and provide an address for the student housing above.
- Position the Sanctuary front and center and keep it bold, simple and sculptural.
- Towers that gracefully flank and provide a restrained backdrop for the sanctuary but also respond to bigger contextual drivers.
- Leverage the project's rich program pieces such as the Sanctuary, Church Program and Student Lounge to create memorable, unique site-specific responses appropriate for the U-District.

### Leverage the Context

- Include adjacent buildings Russell Hall and Post Office into the new complex
- Activate the shared alley and connect to the street life of "The Ave".
- Address the UW campus along the western edge of the campus



Design Guidelines:

CS2 - Urban Pattern and Form

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

1. **Character Areas & Corridor Character Areas** For projects within the areas identified on Map A, development design should reinforce and/or enhance the quality of place in the surrounding area.
- e1. The U District Core & The Ave: Express an urban character that is distinct to the U District and prioritize the pedestrian experience with human scaled design and a high degree of visual interest. Foster an eclectic mix of businesses and architectural styles.

3. Gateways & Placemaking Corners

- b. Placemaking Corners are key nodes and pedestrian activity areas within the U District Neighborhood.

Response:

The podium will provide a distinct rhythm and strong street edge at the first three floors along 15th both for the Sanctuary and Church program. The presence of the Church along 15th is a fundamental requirement of it’s mission.

The corner of 15th and 43rd will be:

- Addressed by the Intersect
- Activated by an outdoor seating area,
- Be pulled back 21.5’ from the property line to create a significant, activated space along the corner and green street edge.

PL1 - Connectivity

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

1. Networks & Connections to Community Open Space

- a. Include open space at grade that physically or visually engages the public realm: Options include plazas, public courtyards, play areas, gardens, and ground level patios.
- b. Projects located on Green Streets and within the U District Green Spines Include multiple types of publicly-accessible open spaces and private amenity spaces that address the public realm including: balconies and unit patios, plazas, strategic setbacks at grade for seating areas and play areas, and upper-level setbacks with terraces or patios.

Response:

The Sanctuary colonnade will provide a highly visible street wall to help define and provide a focus for the open space network at Parrington lawn across 15th.

The green street at 43rd will be engaged by a seating plaza, landscaping and overlooked by a monumental stair connecting the student entry plaza to the upper dining hall.



WSECU Building



Cornish College of Arts



Lower Parrington Lawn



## PL3 - Street Interaction

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

- 3. Mixed Use Corridors & Commercial Frontages** Mixed-use corridors should be designed as welcoming and lively pedestrian-oriented streetscapes with a fine-grained detail and ground-level activity that engages the public realm.
- a. Maintain a well-defined street wall on mixed-use corridors to create an urban character. Incorporate strategic setbacks at corners and entries for seating, usable open space, and landscaping.
  - b. Provide frequent entrances, expressed breaks, and architectural interest at regular intervals of 20-30 feet (regardless of uses/tenants occupying ground-level spaces) to create a human-scaled experience and accommodate the presence or appearance of small storefronts. Add unique features to long sections of storefront systems.
  - e. Design a porous, engaging edge for all commercial uses at street-level. Include operable windows at all levels of the building and especially at the street level to maximize permeability and activate the streetscape. Design street-level facades that open to or near sidewalk level allowing uses to spill out, and provide areas for outdoor seating.

### Response:

Along the 43rd Street Mixed-Use corridor, as well as 15th, large glazed bays at the podium will provide transparency into the church program that will engage the public realm. Visibility of the Church from the surrounding neighborhood is fundamental to their mission in the U-District. The Intersect and plaza will be active during the day and into the evening at the podium's NE corner with operable windows and doors at the street level. At the NW corner the student entry lounge will be activated with outdoor seating and activate both 43st street and northern portion of the alley.



Stair Seating - AMLI Wallingford



Outdoor Seating - Bridges @ 11th

## DC2 - Architectural Concept

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

### 1. Massing & Reducing Bulk and Scale

- a. Design building massing and form to express an intentional and original response to the context, streetscape and all guidelines, not merely a reflection of the code-allowable building envelope.
- b. Reduce the bulk and scale of large buildings: A large building should be legible as a series of discrete forms at multiple scales to reduce perceived bulk, create interest, and help users understand how the building is occupied.
- b3. Employ purposeful modulation that is meaningful to the overall composition and building proportion, or that expresses individual units or modules. Avoid over-modulation. Changes in color and material should typically be accompanied by a legible change in plane and/or design language.
- b4. Opt for distinctive and sculptural forms and elements, especially in highly visible locations or corners.
- c. Design the building base to create a solid and "grounded" form that transitions to a human-scale at the street. The height of the base/podium should be proportional to and substantial enough to "anchor" the upper massing.

### 2. Architectural Concept & Facade Composition

- a. Embrace contemporary design through distinctive, elegant forms that demonstrate a context-sensitive approach to massing and facade design.
- b. Create a finely-grained mix of complementary buildings and architectural styles on a block, taking cues from established patterns such as frequent entries, the use of brick and other highly-articulated materials.
- c. Reinforce the massing and design concept with a deliberate palette that limits the number of materials, colors, and fenestration patterns to achieve design cohesion.
- d. Use brick, stone or other high-quality, durable, and non-monolithic materials as the predominant base material to reinforce a strong base massing.



Grounded Form as Base - The Standard New Orleans



## Design Guidelines: Continued

### DC2 - Architectural Concept (Cont.)

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

#### 6. Tall Buildings

- Tall buildings require additional design guidance since they are highly visible above typical 'fabric structures' and impact the public visual realm with inherently larger façade surfaces, bulk and scale shifts.
- a. Response to Context: Integrate and transition to a surrounding fabric of differing heights; relate to existing visual datums, the street wall and parcel patterns. Respond to prominent nearby sites and/or sites with axial focus or distant visibility, such as waterfronts, public view corridors, street ends.
  - b. Tall Form Placement, Spacing & Orientation: Locate the tall forms to optimize the following: minimize shadow impacts on public parks, plazas and places; maximize tower spacing to adjacent structures; afford light and air to the streets, pedestrians and public realm; and minimize impacts to nearby existing and future planned occupants.
  - c. Tall Form Design: Avoid long slabs and big, unmodulated boxy forms, which cast bigger shadows and lack scale or visual interest. Consider curved, angled, shifting and/or carved yet coherent forms. Shape and orient tall floorplates based on context, nearby opportunities and design concepts, not simply to maximize internal efficiencies. Modulation should be up-sized to match the longer, taller view distances.
  - e. Shape & Design All Sides: Because towers are visible from many viewpoints/distances intentionally shape the form and design all sides, responding to differing site patterns and context relationships. Accordingly, not all sides may have the same forms or display identical cladding.
  - f. Adjusted Base Scale: To mediate the form's added height, design a 1-3 story base scale, and/or highly legible base demarcation to transition to the ground and mark the street room's proportion. Tall buildings require several scale readings, and the otherwise typical single-story ground floor appears squashed by the added mass above.
  - j. Transition to the Sky & Skyline Composition: Create an intentional, designed terminus to the tall form and enhance the skyline. Integrate all rooftop elements and uses into the overall design, including mechanical screens, maintenance equipment, amenity spaces and lighting.
  - k. Architectural Presence: Consider citywide visual appearance when designing tall buildings, both as an individual structure and as a collection with other tall buildings, as these will be visible from many vantage points throughout Seattle.
  - i. Landmarks & Wayfinding: Design tall buildings with memorable massing and forms, to serve as landmarks that enhance a sense of place and contribute to wayfinding in the U District.

### Response:

The project consists of a 3-story masonry podium that will provide a solid, comprehensible base for the towers above. The podium façade is contemporary yet timeless in its use of a colonnade, brick, and vertically proportioned openings.

The stepping of the tower heights and massing down to the south allows reflects the lower scale development to the south and provides an appropriate response to the lower scale of Russell Hall. Locating the taller tower to the north along 43rd street is a response to the higher scale zoning and future towers to the north.

The tower massing reflects the scale and composition of the residential units. Each façade will be modulated to reflect an appropriate response to its context. Because of the relatively small tower footprints, and the importance of the church's clear and prominent expression, the tower massing should be simple, elegant and not overpower the podium.

The site's location at the edge of the U-District Core will orient the towers east to the adjacent UW campus. The site's western orientation will face the surrounding U-District and be visible from distant vantage points.

The tower massing at 15th Ave and 43rd will be designed to reinforce wayfinding at this important corner.

Interlock of tower massing at skyline will provide visual interest, integrate rooftop mechanical, covered amenity spaces and landscaping for outdoor roof deck.



View of Proposed Towers from a Distance Vantage Point



## DC3 - Open Space Concept

Integrate open space design with the design of the building so that each complements the other.

### 3. Street level Open Space

- a. Design open spaces at street-level to be welcoming: Semi-public spaces such as forecourts should engage the street and act as a “front porch” for residents.
- b. Open space design and location should support lively community interaction rather than passive space within a development, as well as the larger University District community.

### Response:

All open space for the project will be easily accessible from the adjacent street level by use of well landscaped plazas and courts. These open spaces will be programmed and activated by uses during the day and evening. The location of the open spaces will be adjacent to streets identified as green streets and mixed-use corridors on Map B. “Public Realm Activation & Open Space Network” diagram.



UW West Campus Residence Halls

## DC4 - Exterior Elements and Finishes

Use appropriate and high-quality elements and finishes for the building and its open spaces.

### 1. Durable, High-Quality Exterior Materials

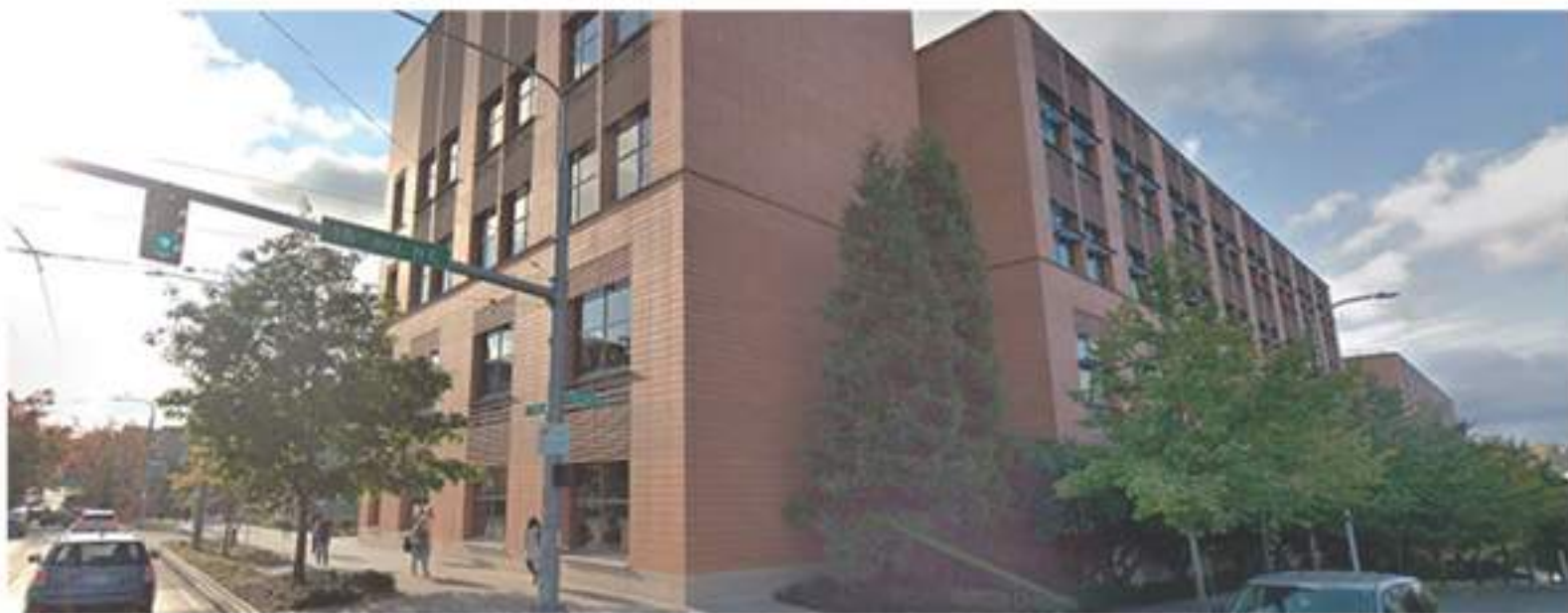
- a. Use materials that provide and evoke durability and permanence: Avoid thin materials that do not age well in Seattle’s climate, including those that deform or warp, weather quickly, or require paint as a finish. Use materials in locations that have a durability appropriate for an urban application, especially near grade.
- b. Brick or other masonry units are the preferred materials, especially for podiums and the first 30-50 feet from grade.
- c. Use materials with inherent texture and complexity: Limit the use of large panels or materials that require few joints, reveals, or minimal detailing. Use materials that provide purposeful transitions and reinforce the design concept and building proportions.

### Response:

The long-term presence and expression of University Temple United Methodist Church is a primary goal of the new facility. Durable, well detailed materials that age gracefully will comprise the exterior skin of the entire project including the masonry podium and contrasting lighter metal panel and glass window wall cladding of the towers above.



George F. Russell Jr. Hall - Previous Work Completed by GGLO



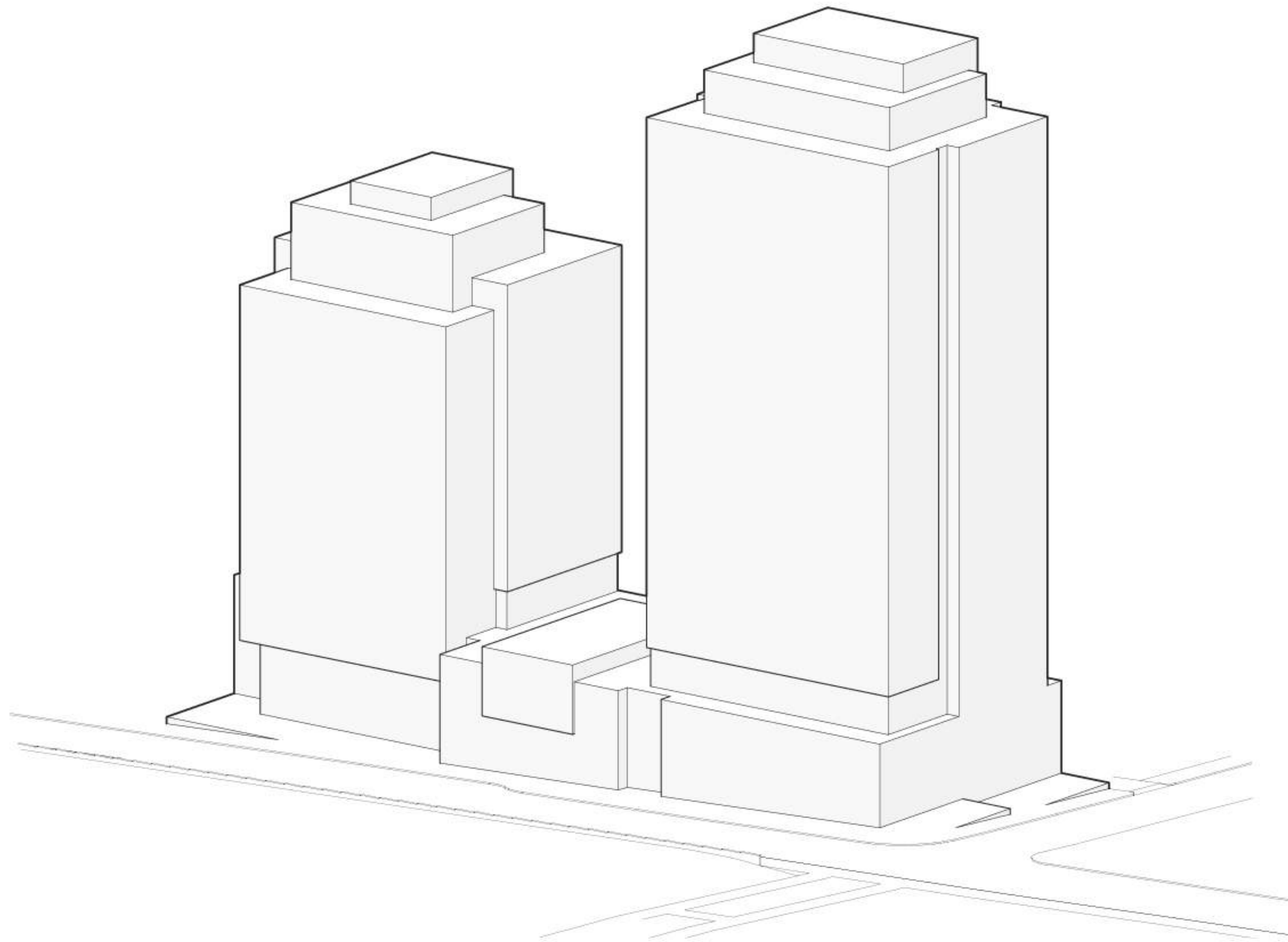
UW Department of Bioengineering



UW Roosevelt Commons Admin Building



## 05: Architectural Massing Options



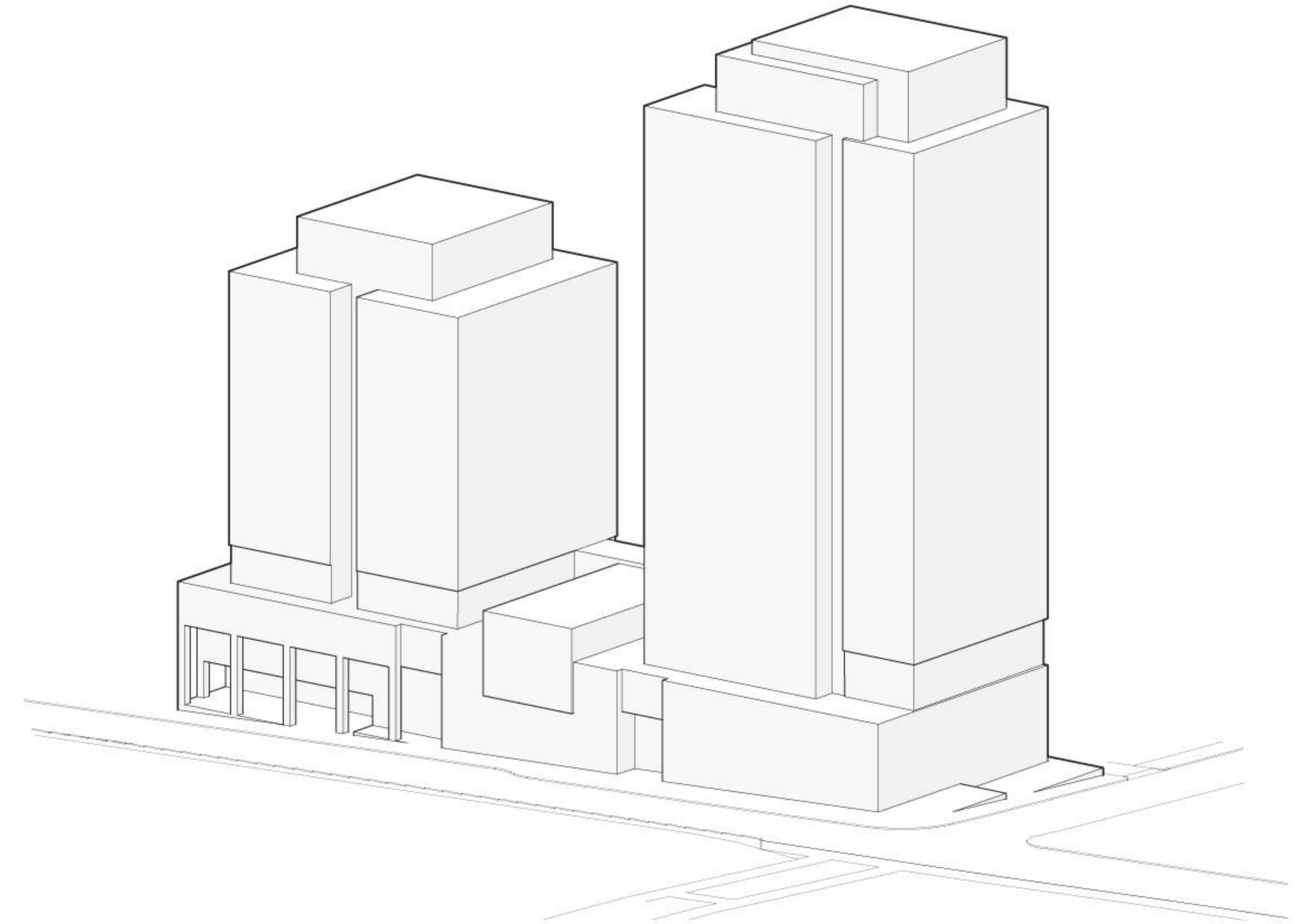
### Option I: Code Compliant "Clip"

#### Opportunities:

- No Departures
- Simple Massing with symmetrical facades
- North and South tower facades have maximum exposure to UW campus

#### Constraints:

- Street edge activation diminished along 15th
- Perception of solid, grounded base along 15th eroded
- Presence of UTUMC along 15th greatly diminished
- Sanctuary entry poorly defined
- Sanctuary as symbolic center of project negated by greater presence of south tower



### Option II: Alternate "Wrap"

#### Opportunities:

- Podium "grounds" the towers, provides solid base and human scale along 15th
- Height of podium proportional to and substantial enough to anchor both towers
- Both towers are recessed from face of podium at 15th
- Sanctuary colonnade create clear entry and wayfinding from street edge
- Towers have dual orientation to 43rd and 15th
- Podium is purposefully modulated to feature Sanctuary

#### Constraints:

- Non-compliant with open space dimensional criteria
- Recesses that flank sanctuary break parapet and weaken podium along 15th
- Blockier, unmodulated tower façade on 43rd



## Massing: Opportunities & Constraints

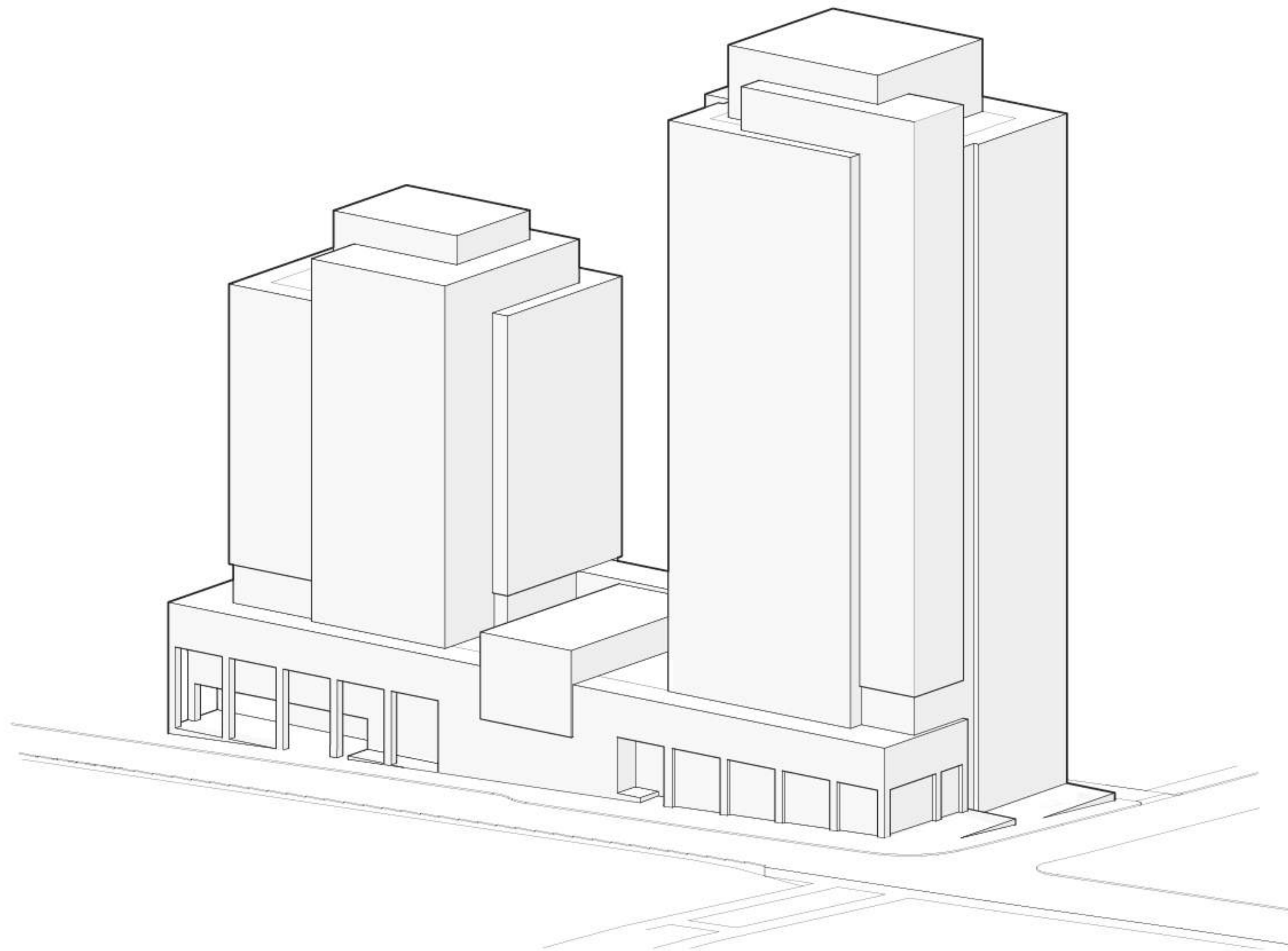
### Concepts Overview:

Because of fundamental program needs of the UTUMC and its mission, the massing options have similar approaches to open space, street activation and entries at the podium. The clear span requirements of the sanctuary, the tower spacing of 75' and the 15' setback from internal property lines dictate the location of the towers on the site. The need for UTUMC to have a strong presence along 15th Ave has driven the concept's strong podium composition and expression. For that reason, the towers are pushed back away from 15th and only ground at the student entry lobby along 43rd.

The tower heights vary approximately 100' as opposed to being equal in height. This allows a better relationship to the existing Russell Hall and lower context to the south. The taller north tower will better relate to the taller buildings to the northwest of the site.

### Concept Differences:

The Code Compliant scheme (option 1) provides the prescriptive 80% uncovered open space but diminishes the UTUMC church entry along 15th Ave. For options 2 and 3, which both require a departure for uncovered open space, the sanctuary is flanked by articulated recesses in option 2 vs. a more continuous masonry parapet in the preferred option 3. The tower massing in the preferred option is better able to relate to the site context, while providing an elegant, restrained backdrop for the church.



### Option III: Preferred "Interlock"

#### Opportunities:

- Height of podium proportional to and substantial enough to anchor both towers
- Both towers are recessed from face of podium at 15th
- Sanctuary colonnade create clear entry and wayfinding from street edge
- Towers have dual orientation to 43rd and 15th
- North Tower has distinctive massing at corner
- Tower spacing opens to 90' on 15th Ave
- Solid, unbroken parapet creates solid comprehensible form
- Best expression of Church presence as a fundamental program need
- North tower is grounded at student lobby/entry to clearly define ACC program

#### Constraints:

- Non-compliant with open space configuration requirements
- Increased tower articulation results in more expensive surface area

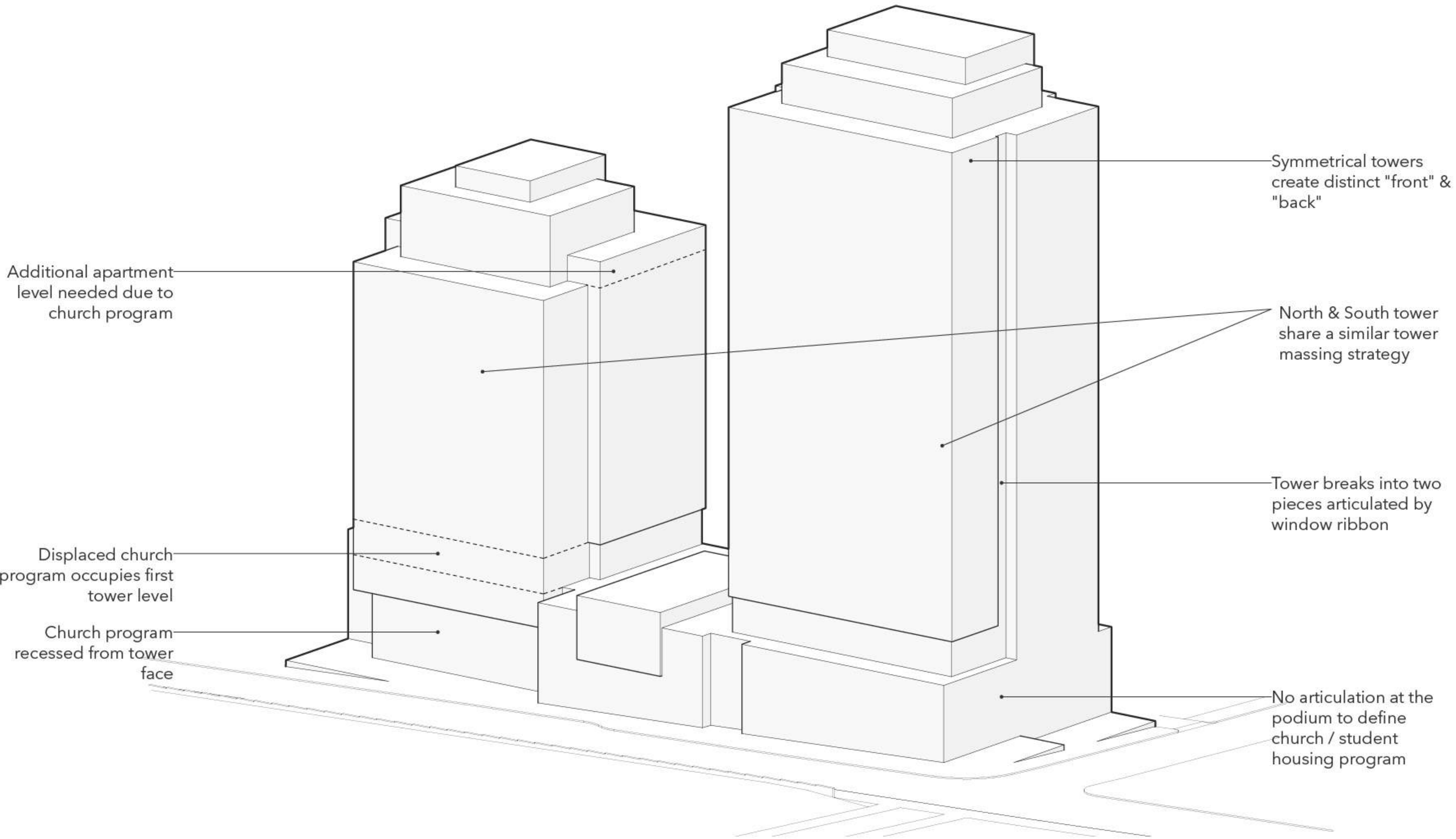
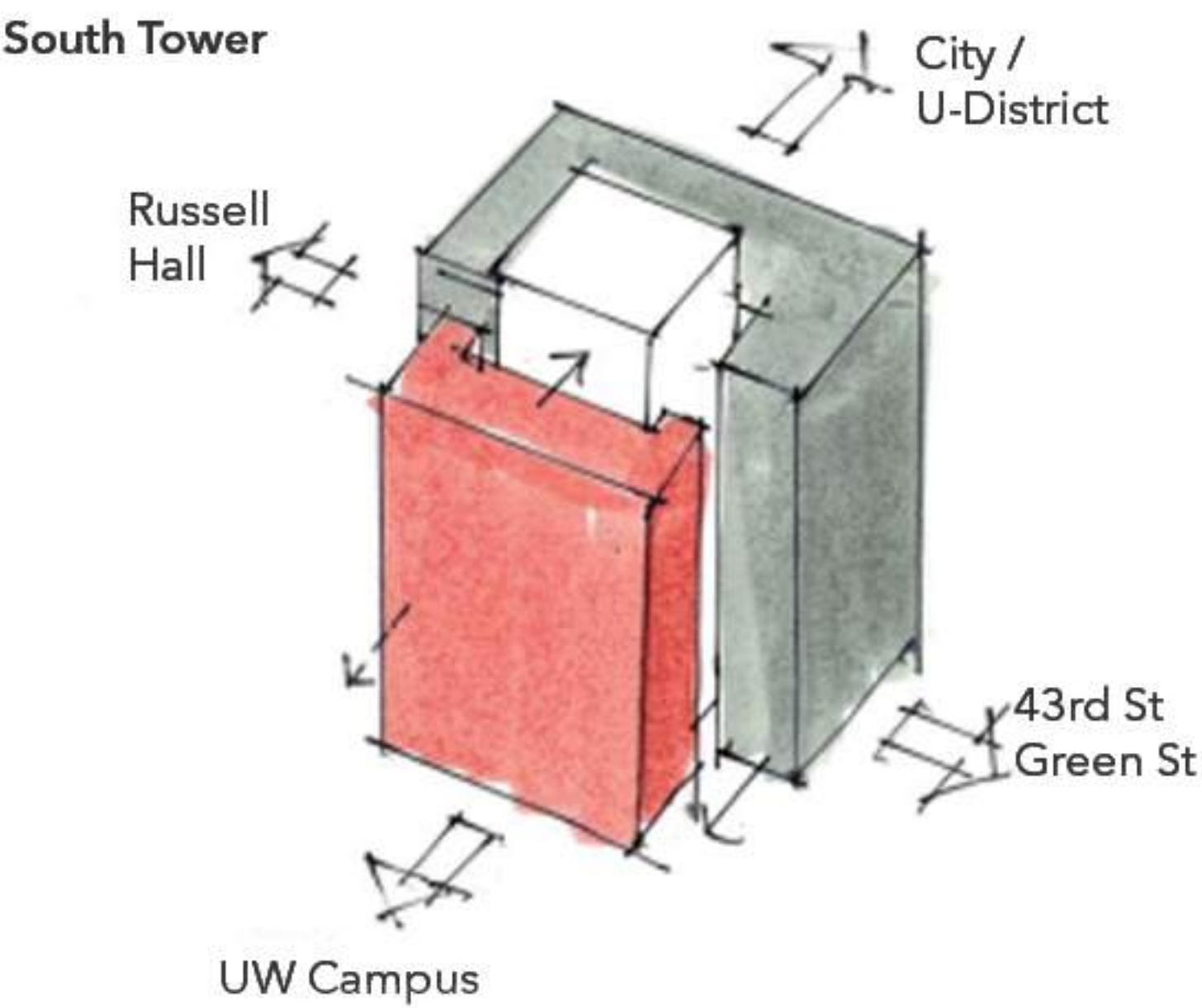
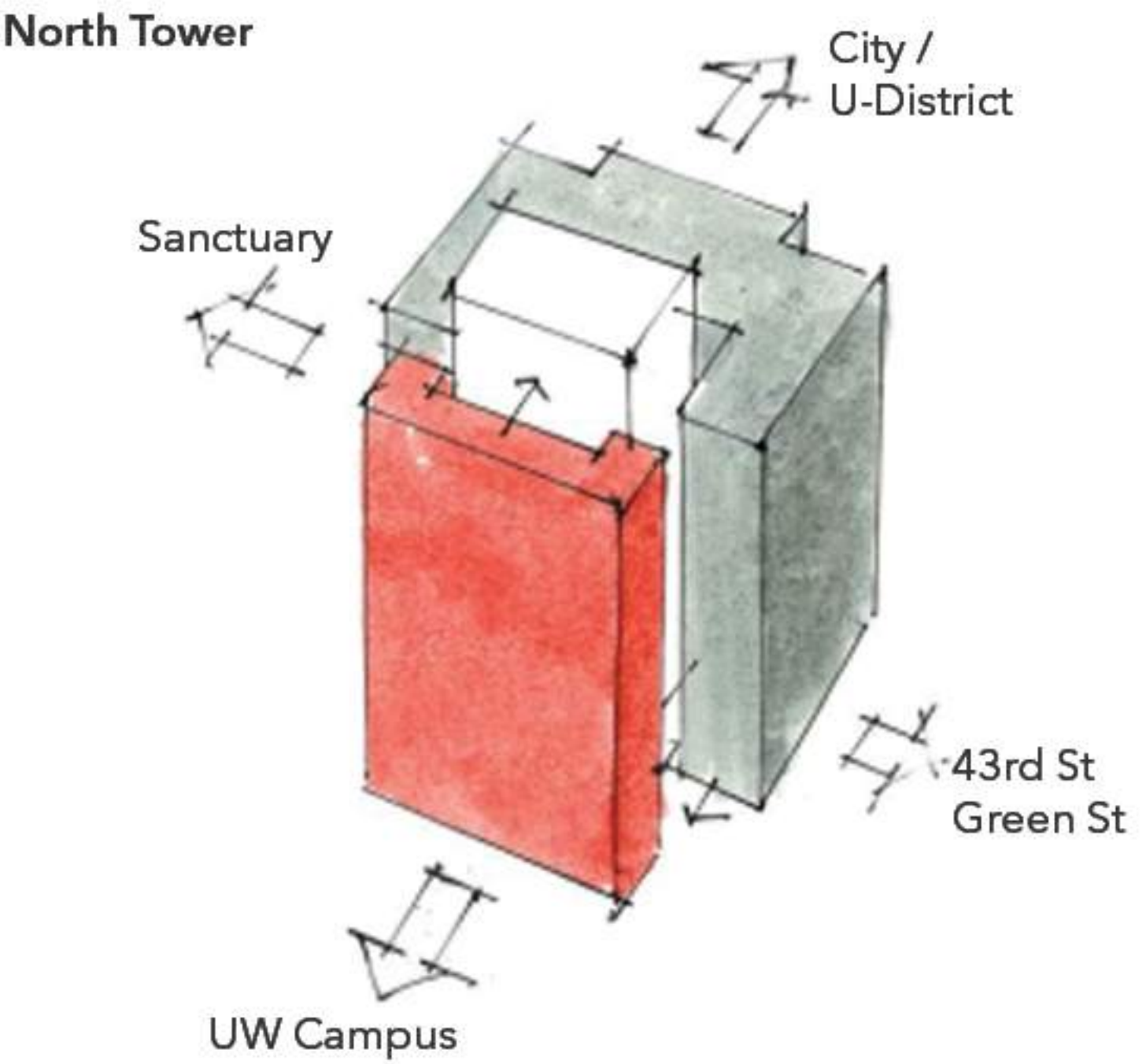


# Massing Option I: Code Compliant "Clip"

**Podium:** Along 15th Ave E the podium is pulled back to allow the south tower to ground. The sanctuary, north entry porch will be the dominant components of the podium at the street wall to the north. At the NE corner of 43rd, the intersect terrace will wrap the corner. The ACC student center entry will wrap the NW corner and help activate the alley.

**North Tower:** Massing is composed of two components, all terminating at same height. East façade addresses UW campus, west façade faces U-District and city.

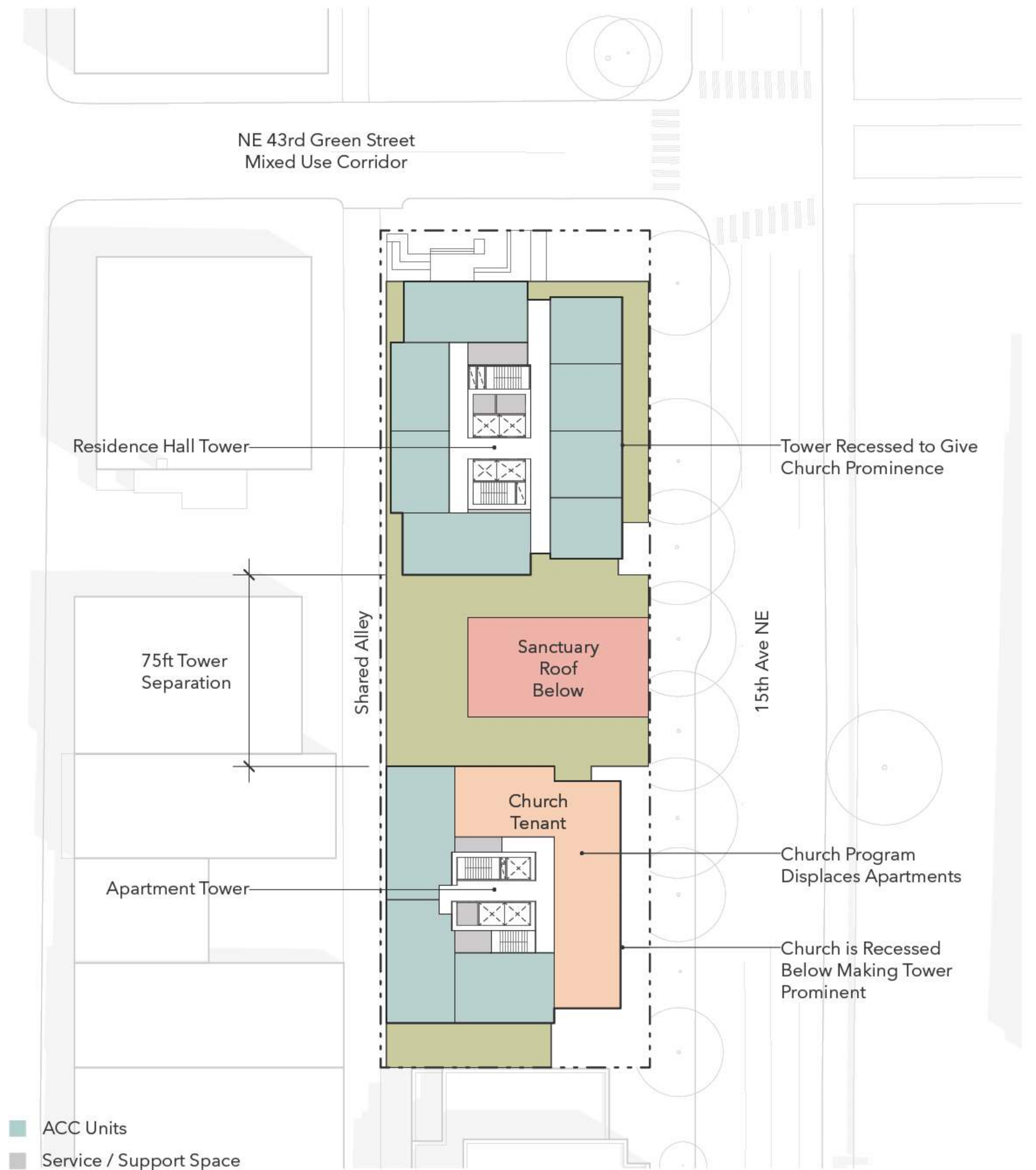
**South Tower:** This tower is symmetrical about E-W axis. Because of UTUMC program space shifting into lower floor of south tower to accommodate uncovered open space, a half floor is added to the tower massing.







⌚ Option I: Ground Plan  
Scale 1" = 50'-0"



⌚ Option I: Podium/Tower Plan:  
Scale 1" = 50'-0"



Towers respond to context in similar manner

PL3.3.a: Maintain a well-defined street wall on mixed-use corridors to create an urban character. Incorporate strategic setbacks at corners and entries for seating, usable open space, and landscaping.



Option I: Aerial Perspective View

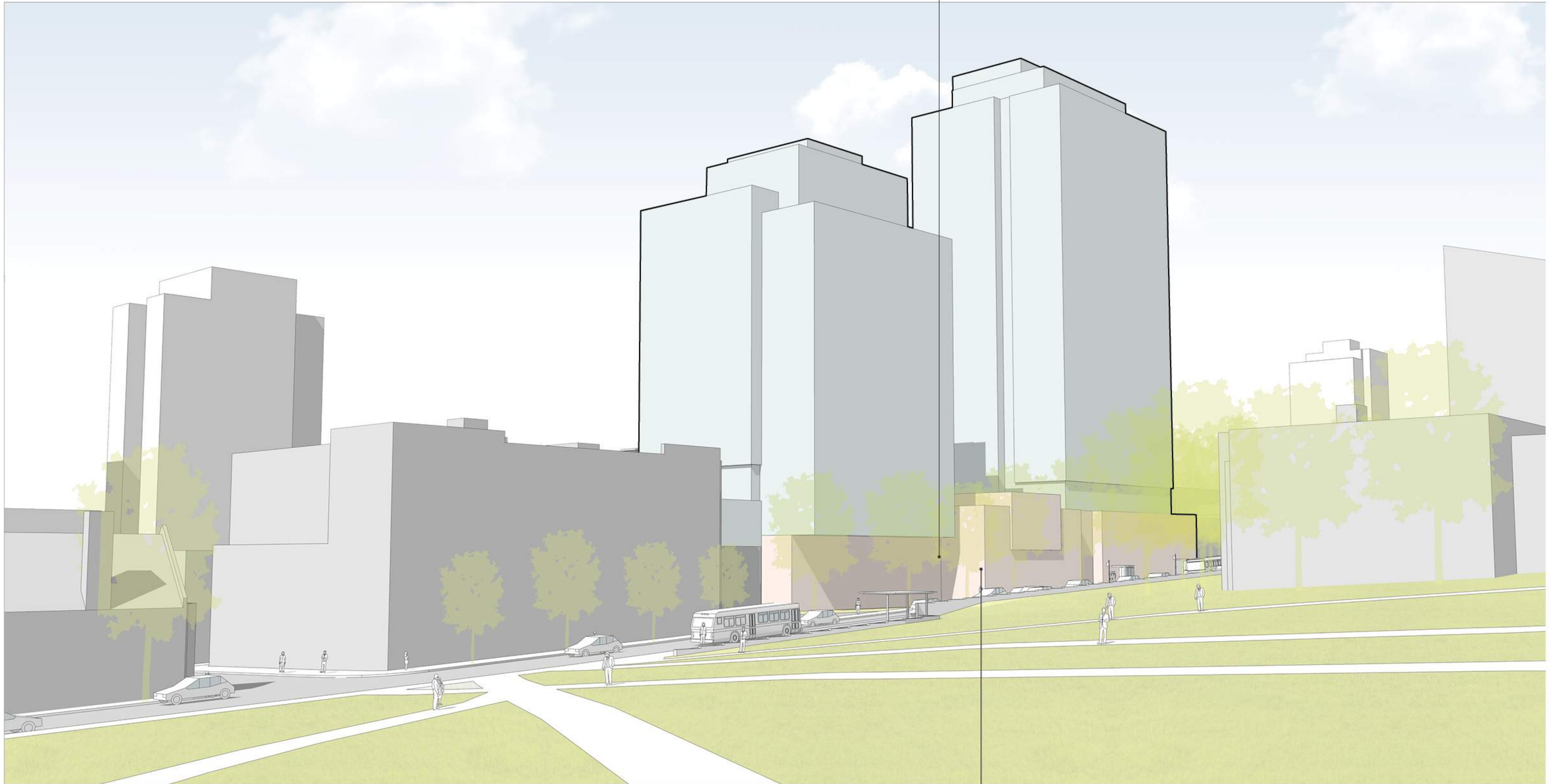
Presence of church diminished along 15th Ave NE

Tower face is grounded at NE 43rd by unbroken vertical face

Placemaking corners are key nodes and pedestrian activity areas within the U District Neighborhood.



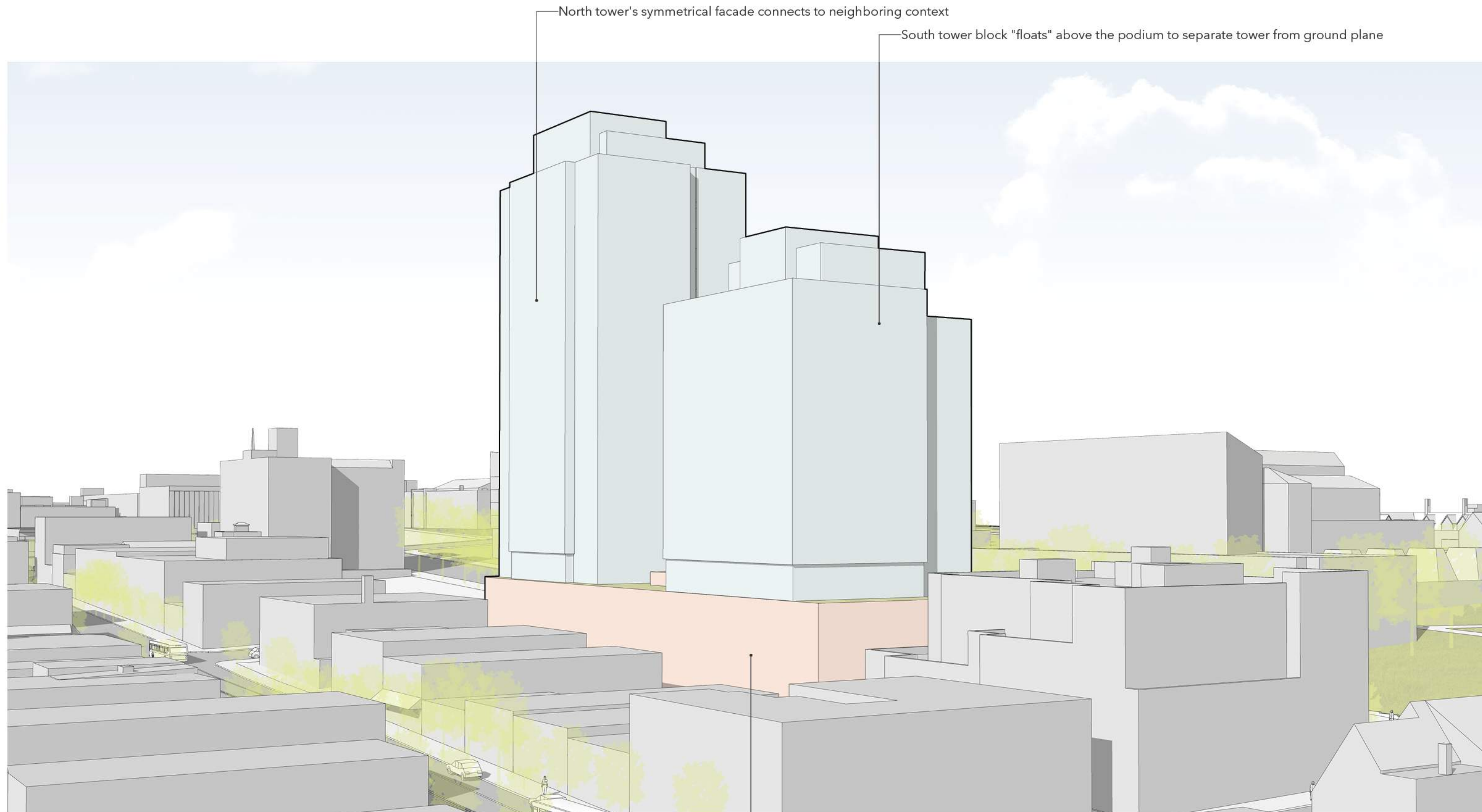
DC3.3.a: Design open spaces at street-level to be welcoming: Semi-public spaces such as forecourts should engage the street and act as a “front porch” for residents. Minimize the use of gates, or visual and physical barriers, especially those adjacent to the street.



Option I: Perspective View Looking Northwest

Presence of church dominated by tower above

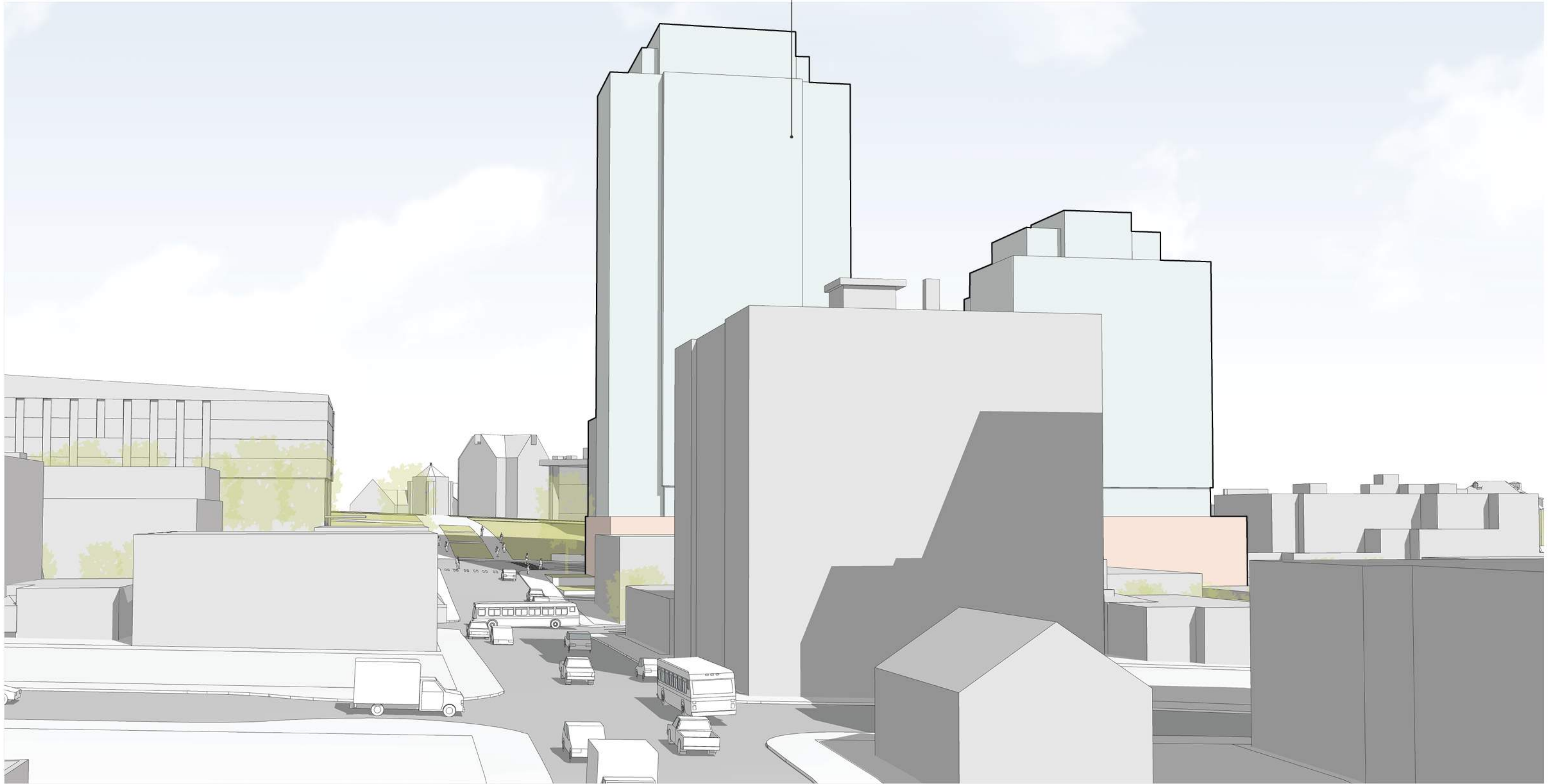




Option I: Perspective View Looking Northeast



DC2.6.e: Shape & Design All Sides: Because towers are visible from many viewpoints/distances intentionally shape the form and design all sides (even party walls), responding to differing site patterns and context relationships. Accordingly, not all sides may have the same forms or display identical cladding.



Option I: Perspective View Looking East Along NE 43rd St





- Church Program Area
- ACC Program Area
- Outdoor Open Space
- Support / Service

Ground Level P1  
Scale 1" = 100'-0"



- Church Program Area
- Church Sanctuary
- ACC Program Area
- Outdoor Open Space
- Support / Service

Ground Level 01  
Scale 1" = 100'-0"



- Church Program Area
- ACC Program Area
- Support / Service

Level 02  
Scale 1" = 100'-0"



- ACC Program Area
- Support / Service

Podium Level 03  
Scale 1" = 100'-0"



- ACC Program Area
- Support / Service

Typical Residential Levels 04-13  
Scale 1" = 100'-0"



- Outdoor Amenity
- ACC Program Area
- Support / Service

Residential & Amenity Level 14  
Scale 1" = 100'-0"



This page intentionally left blank



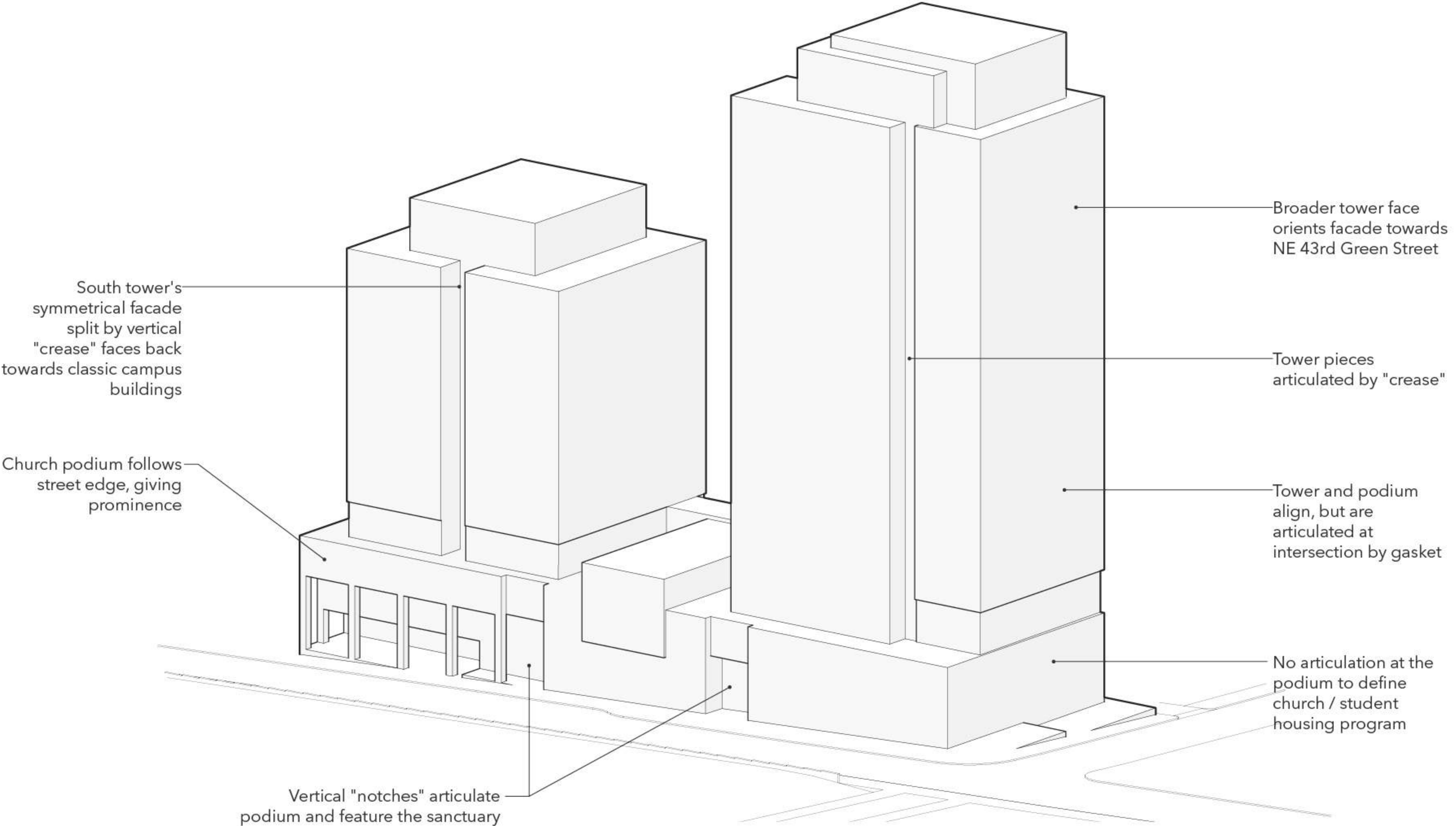
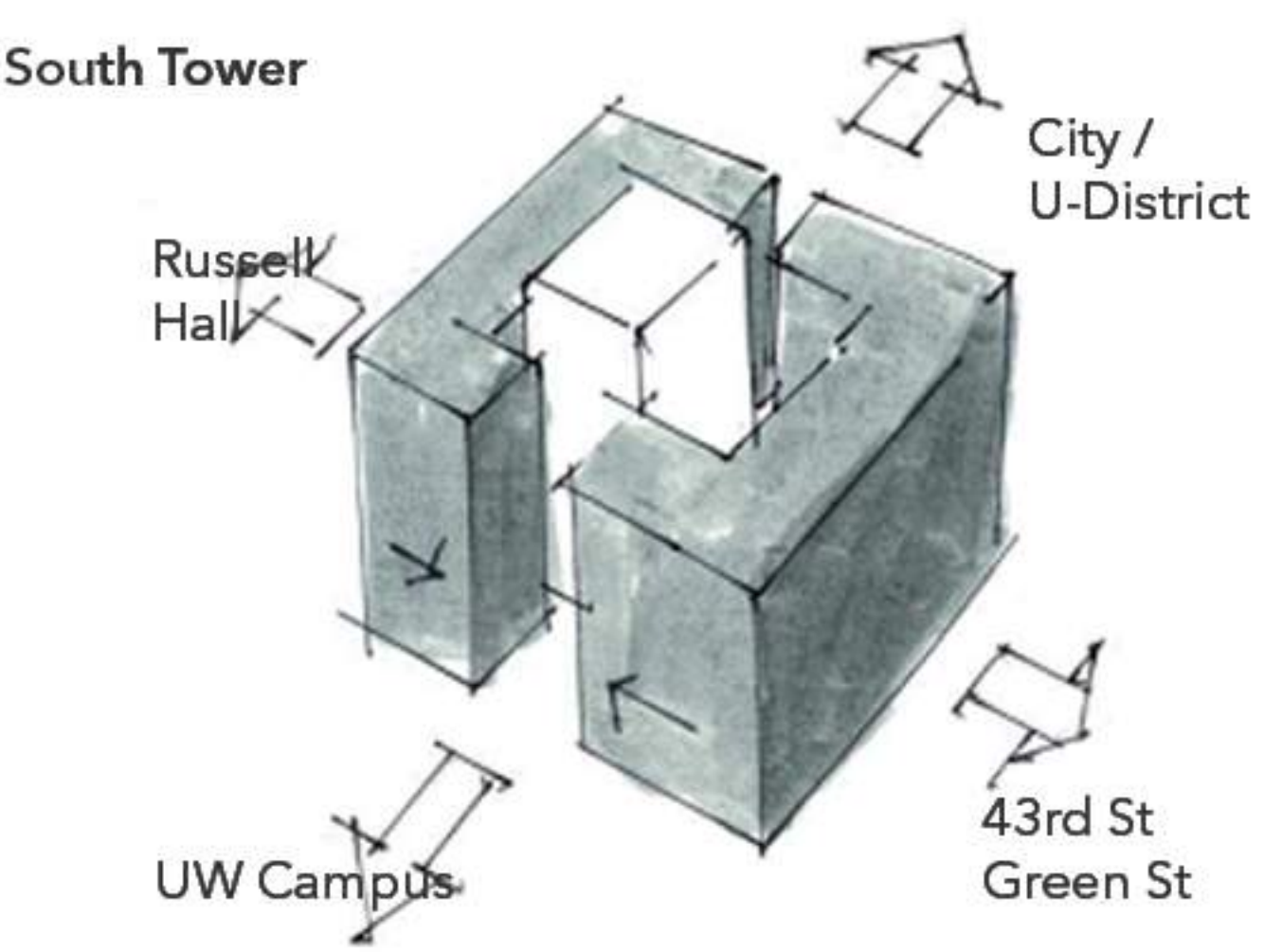
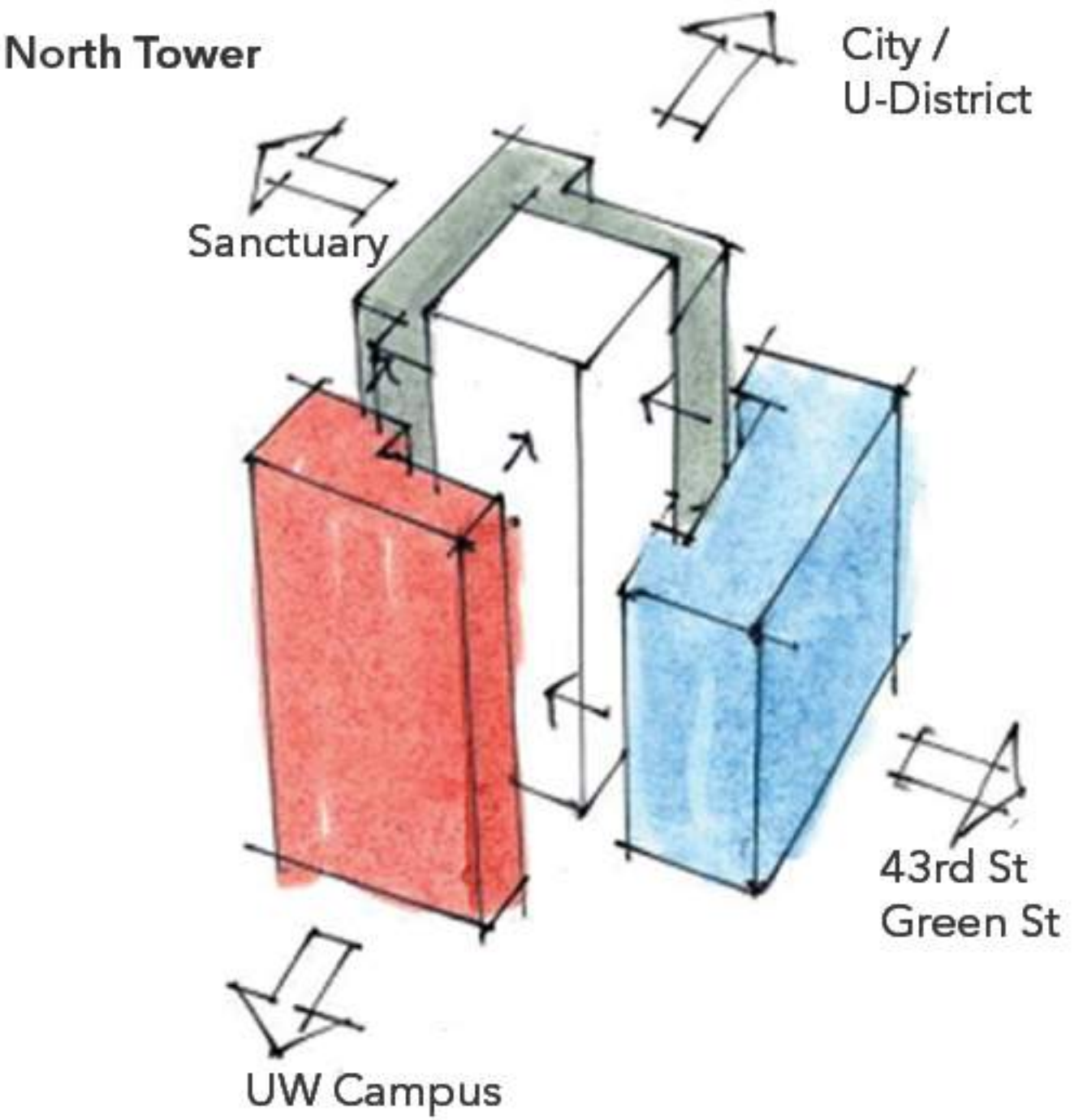
# Massing Option II: "Wrap"

**Podium:** Along 15th Ave E the entry colonnade, sanctuary, north entry porch will be the dominant components of the podium. At the NE corner of 43rd, the intersect terrace will wrap the corner. The ACC student center entry will wrap the NW corner and help activate the alley.

**North Tower:** Massing is composed of three components clipped to the core elements all terminating at same height. North component relates to 43rd street green space, east component is articulated by a vertical reveal and faces campus. West façade is stepped in plan to provide more articulation.

**South Tower:** The tower is symmetrical about E-W axis. East façade is recessed at center with a projected bay at west façade. South and North facades are identical.

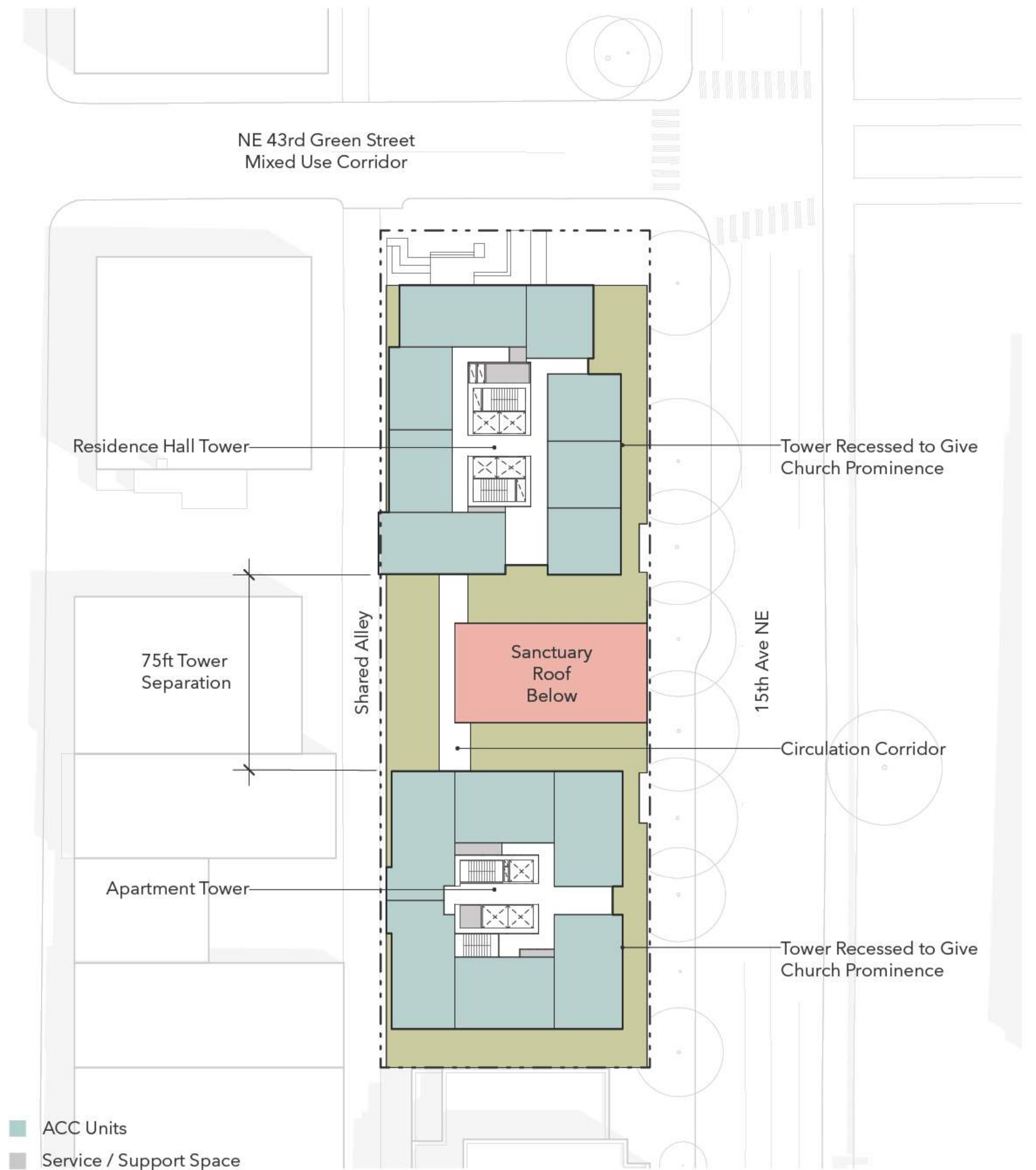
- Departures:
- Rooftop Coverage
  - Open Space - Percent Covered
  - Open Space - Vertical Clearance
  - Open Space - Separate Locations Minimum Area
  - Floor Area Above 45'







⌚ Option II: Ground Plan  
Scale 1" = 50'-0"



⌚ Option II: Podium/Tower Plan:  
Scale 1" = 50'-0"



DC2.1.c: Design the building base to create a solid and "grounded" form that transitions to a human-scale at the street. The height of the base/podium should be proportional to and substantial enough to "anchor" the upper massing.

The Sanctuary colonnade will provide a highly visible street wall to help define and provide a focus for the open space network at Parrington lawn across 15th.

Podium is articulated by recessed "notches" and gives presence to the sanctuary

Tower & podium pull back from NE 43rd to pen view corridor to campus



Option II: Aerial Perspective View

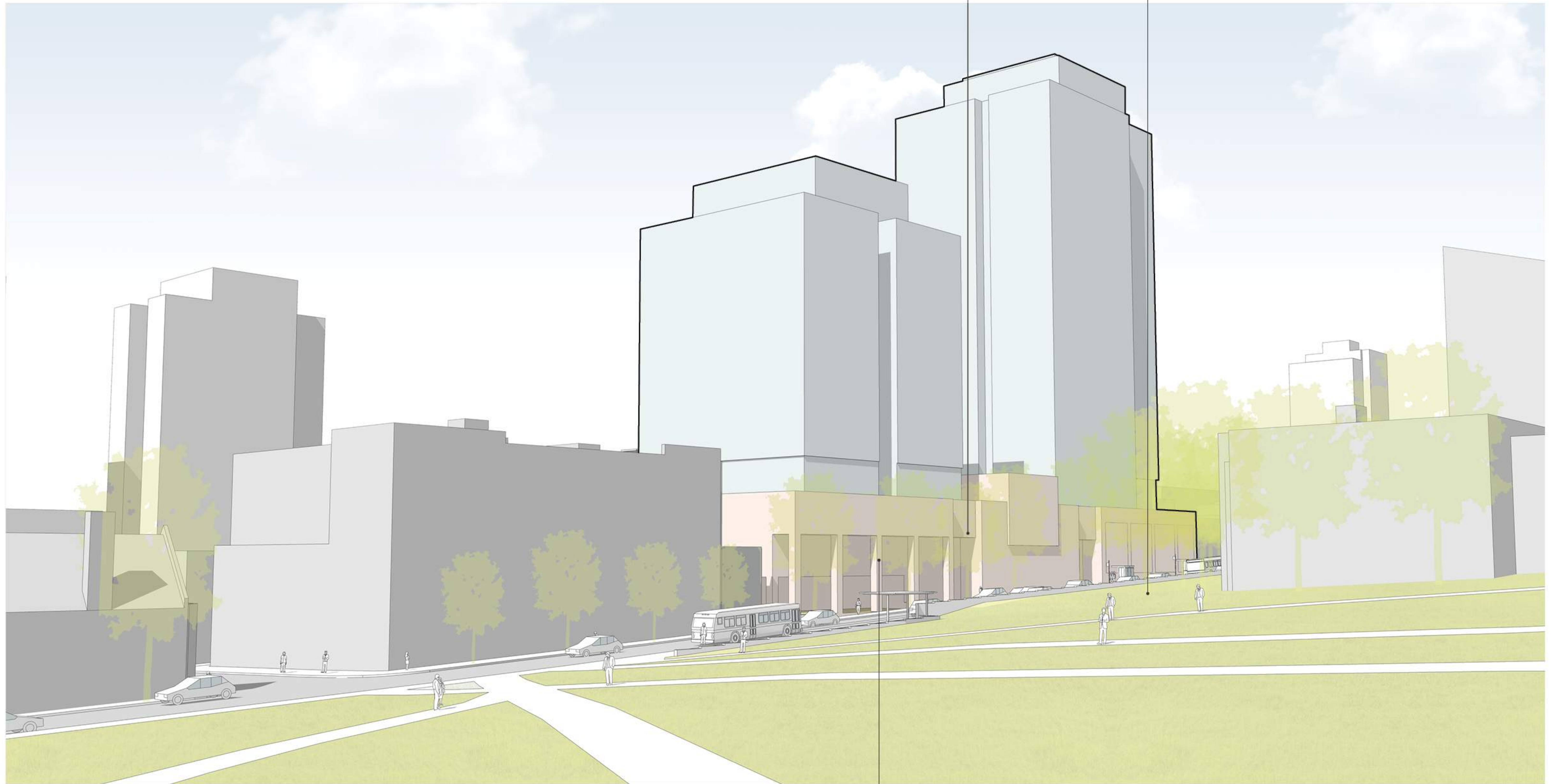
No articulation at podium to define differences between church and student housing program

PL3.3.a: Maintain a well-defined street wall on mixed-use corridors to create an urban character. Incorporate strategic setbacks at corners and entries for seating, usable open space, and landscaping.

PL1.1.b: Projects located on Green Streets and within the U District Green Spines Include multiple types of publicly-accessible open spaces and private amenity spaces that address the public realm including: pocket plazas, strategic setbacks at grade for seating areas and play areas, and upper-level setbacks with terraces or patios.



"Notches" along 15th Ave podium break parapet and create greater church presence along street face  
 Vertical crease articulates simple volume "floating" above parapet decreasing impact of church facade

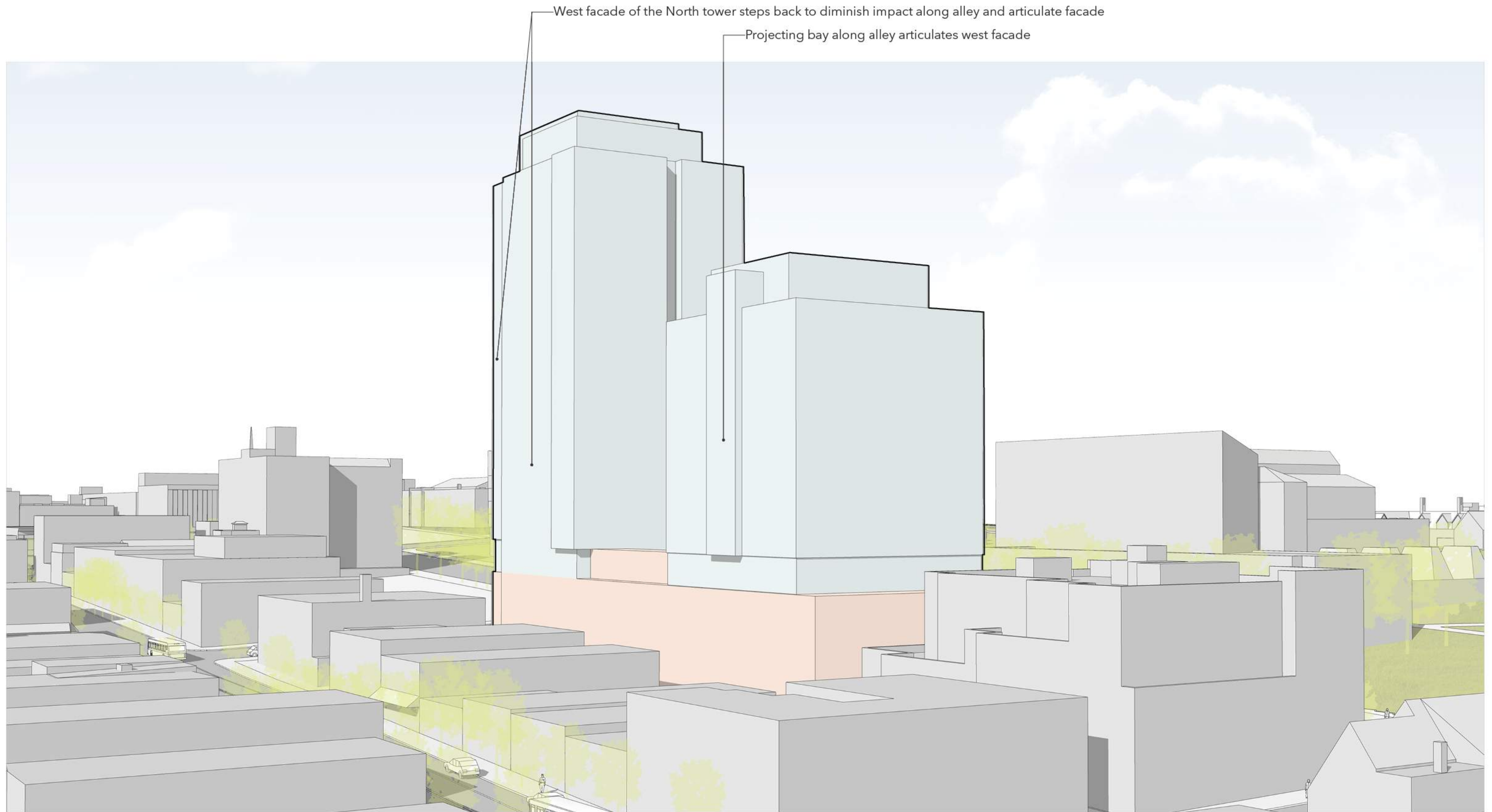


Option II: Perspective View Looking Northwest

PL1.1.a: Include open space at grade that physically or visually engages the public realm: Options include plazas, public courtyards, play areas, gardens, and ground level patios.

DC3.3.a: Design open spaces at street-level to be welcoming: Semi-public spaces such as forecourts should engage the street and act as a "front porch" for residents. Minimize the use of gates, or visual and physical barriers, especially those adjacent to the street.

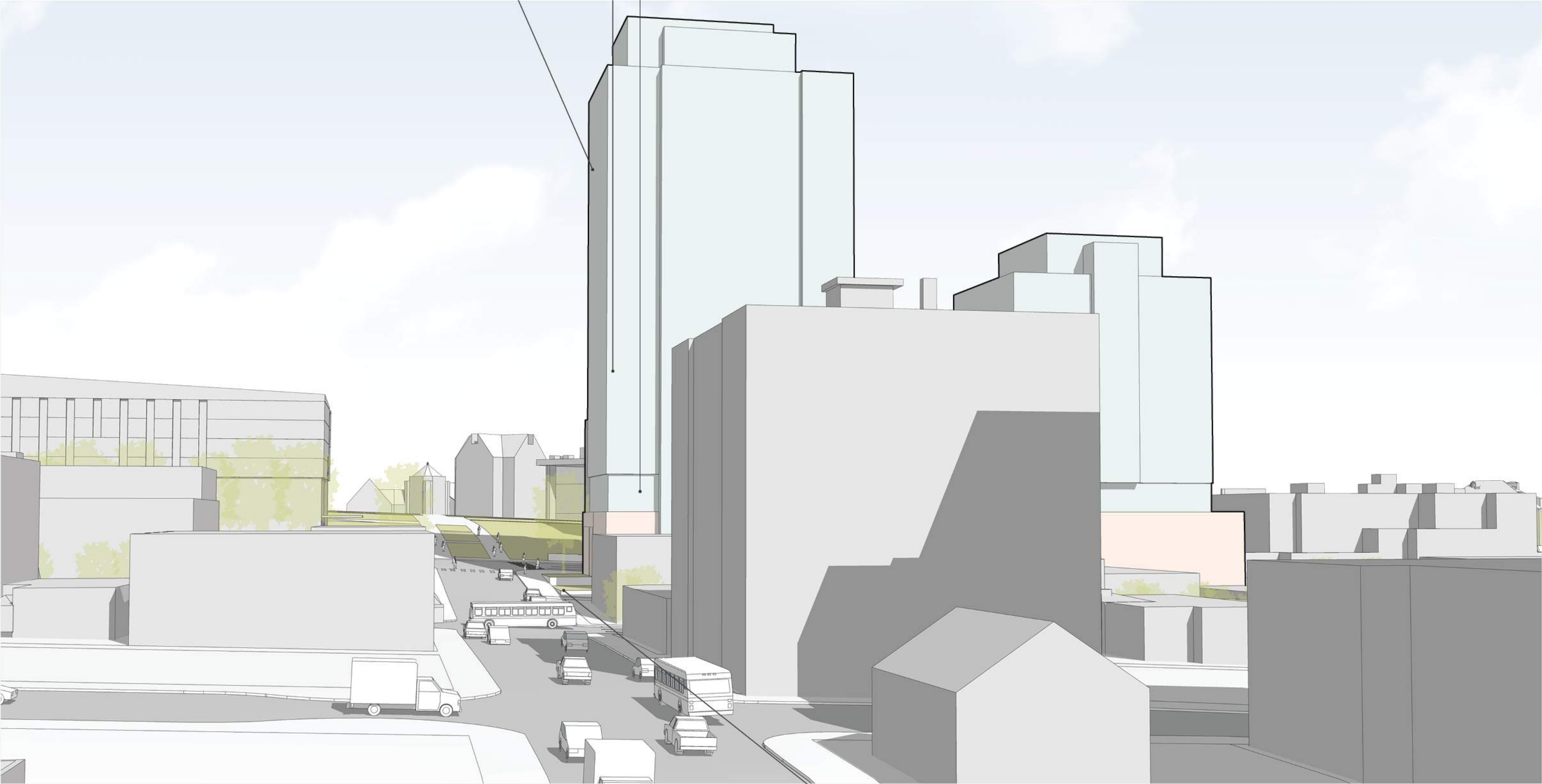




Option II: Perspective View Looking Northeast



DC2.6.k: Consider citywide visual appearance when designing tall buildings, both as an individual structure and as a collection with other tall buildings, as these will be visible from many vantage points throughout Seattle.



Option II: Perspective View Looking East Along NE 43rd St

DC3.3.b: Open space design and location should support lively community interaction rather than passive space within a development, as well as the larger University District community.

DC2.6.a: Integrate and transition to a surrounding fabric of differing heights; relate to existing visual datums, the street wall and parcel patterns. Respond to prominent nearby sites and/or sites with axial focus or distant visibility, such as waterfronts, public view corridors, street ends.





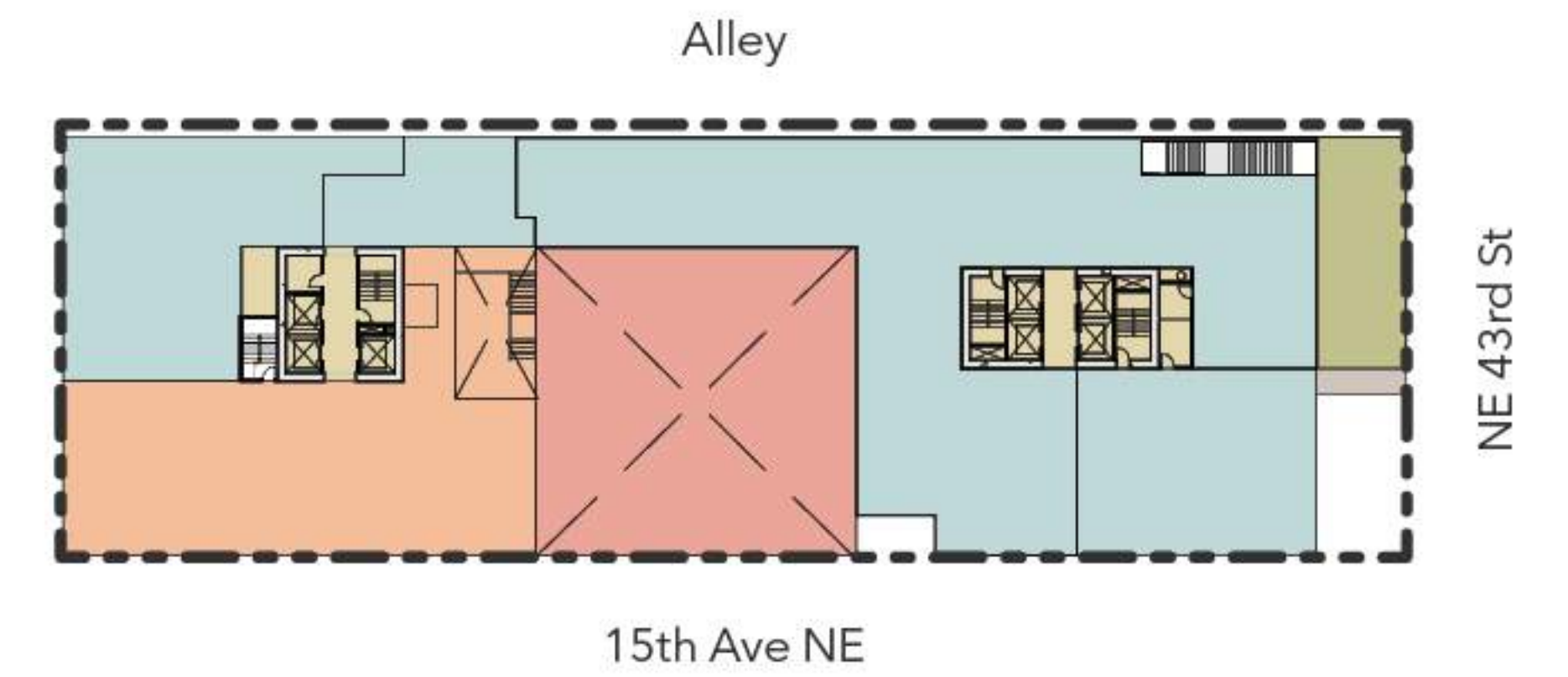
- Church Program Area
- ACC Program Area
- Outdoor Open Space
- Support / Service

Ground Level P1  
Scale 1" = 100'-0"



- Church Program Area
- Church Sanctuary
- ACC Program Area
- Outdoor Open Space
- Support / Service

Ground Level 01  
Scale 1" = 100'-0"



- Church Program Area
- ACC Program Area
- Support / Service

Level 02  
Scale 1" = 100'-0"



- ACC Program Area
- Support / Service

Podium Level 03  
Scale 1" = 100'-0"



- ACC Program Area
- Support / Service

Typical Residential Levels 04-13  
Scale 1" = 100'-0"



- Outdoor Amenity
- ACC Program Area
- Support / Service

Residential & Amenity Level 14  
Scale 1" = 100'-0"



This page intentionally left blank



# Massing Option III: "Interlock"

**Podium:** Along 15th Ave, the entry colonnade, sanctuary and north entry porch are dominant components of the podium. At the NE corner of 43rd, the intersect terrace will wrap the corner. The ACC student center entry will wrap the NW corner to activate the alley.

**North Tower:** Massing is comprised of interlocked pieces responding to context. The components are logically driven from the room module and dynamically composed. Massing steps away from Sanctuary in plan.

- 1. Distinct vertical element at 15th and 43rd to create the "placemaking corner". This linear element links podium to top of tower, holds the corner and provides a vertical counter to horizontal Burke Museum.
- 2. East Wrapper façade, facing UW, steps down relative to vertical corner.
- 3. NE corner facade will transition to 43rd St and up sized to match more distant views south and west.

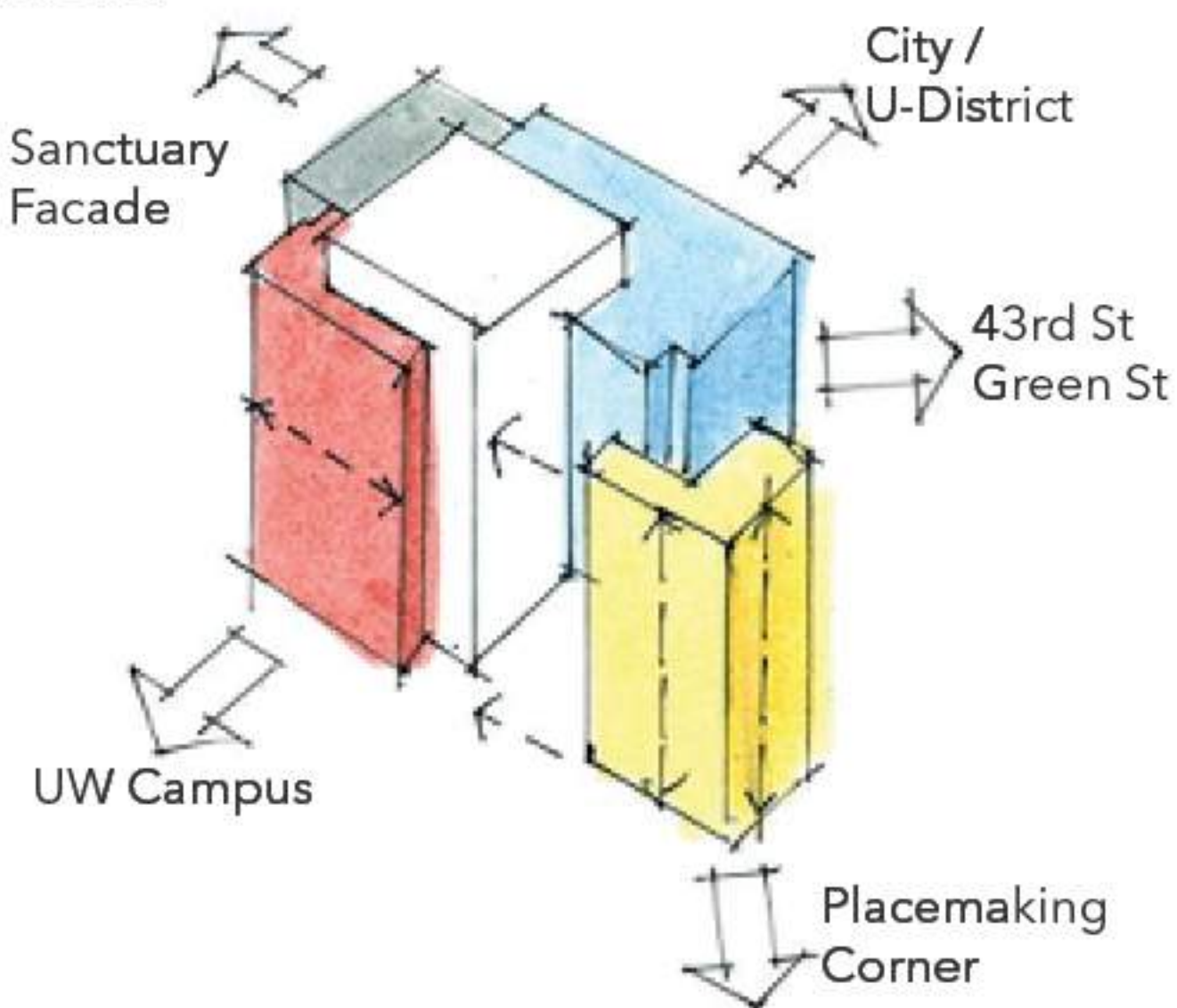
**South Tower:** Massing is dynamic, asymmetrical and steps away from Sanctuary at 43rd street.

- 1. Tower's major move is a pronounced corner facing UW and the Sanctuary and will rise one story above the tower body.
- 2. The tower will step down to the south and west to for solar orientation, views and Russel Hall.

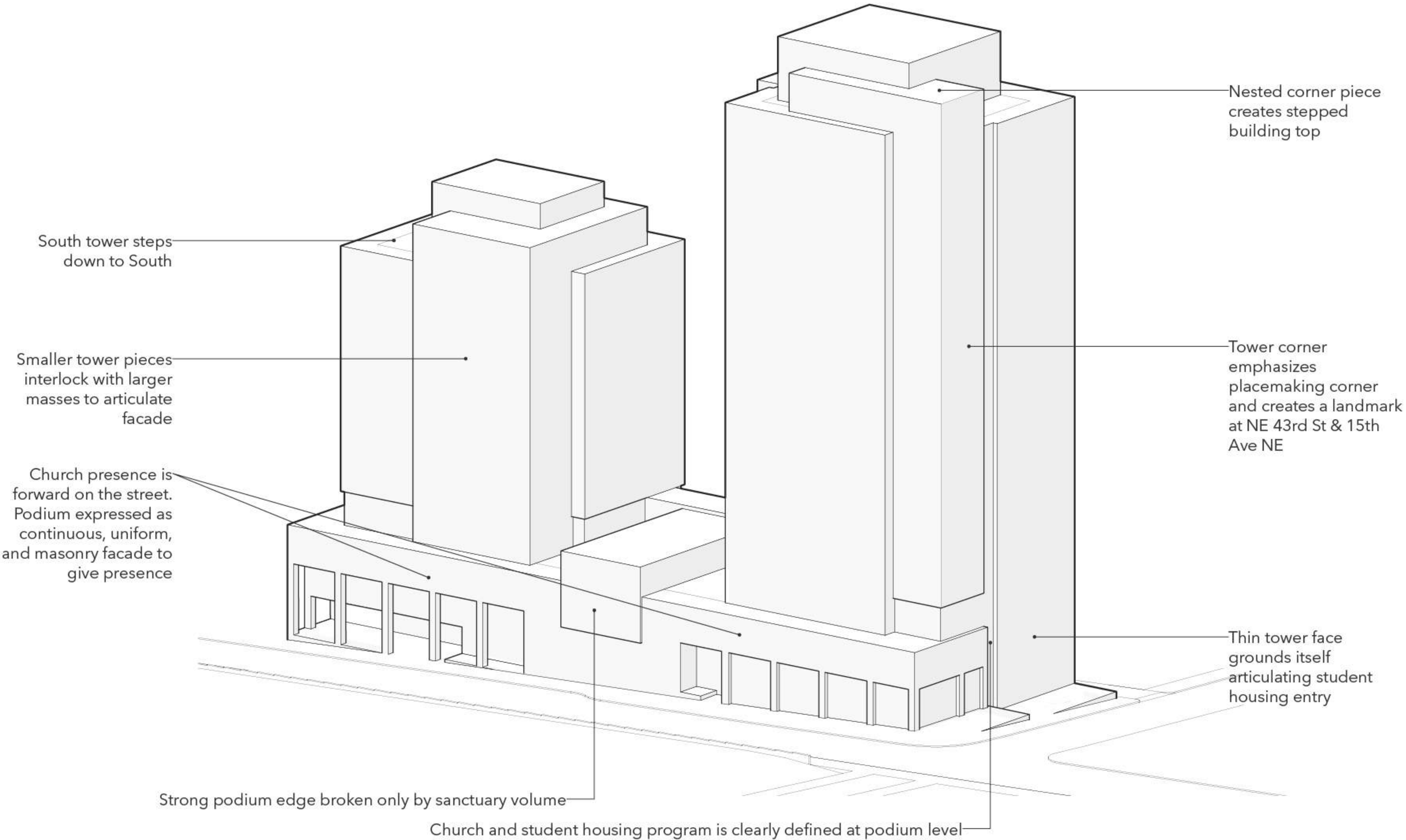
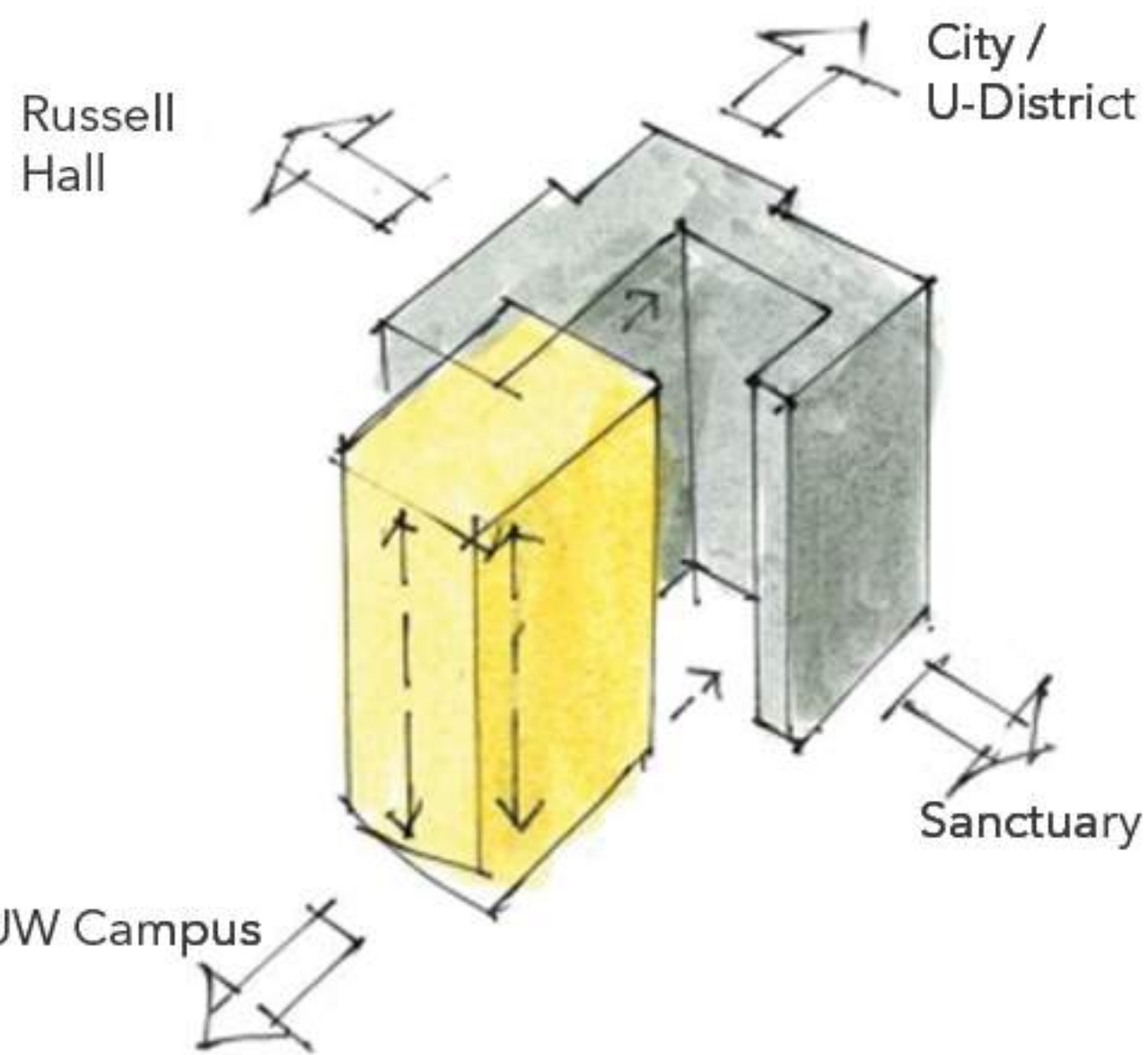
**Departures:**

- Rooftop Coverage
- Open Space - Percent Covered
- Open Space - Vertical Clearance
- Open Space - Separate Locations Minimum Area

**North Tower**



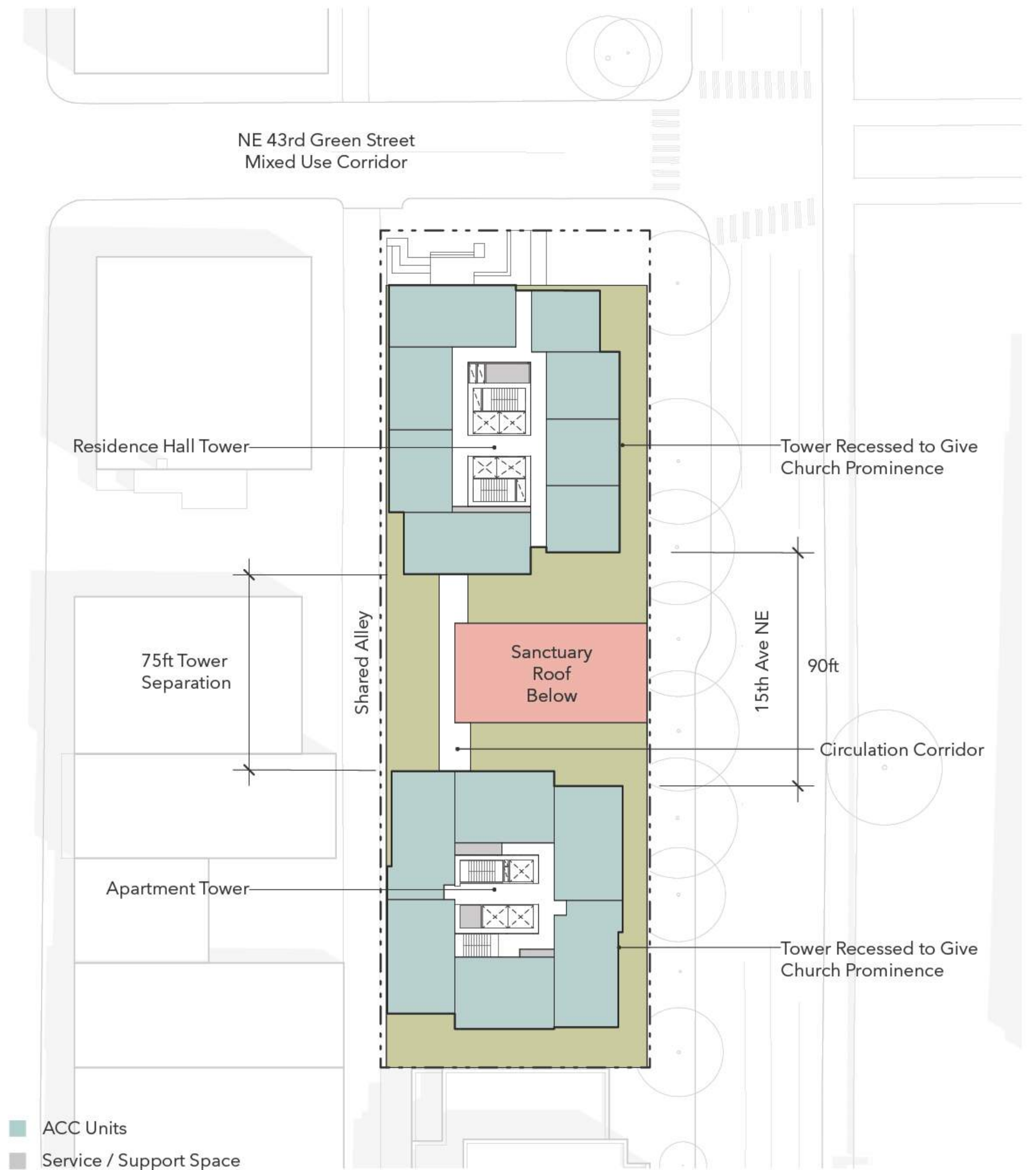
**South Tower**







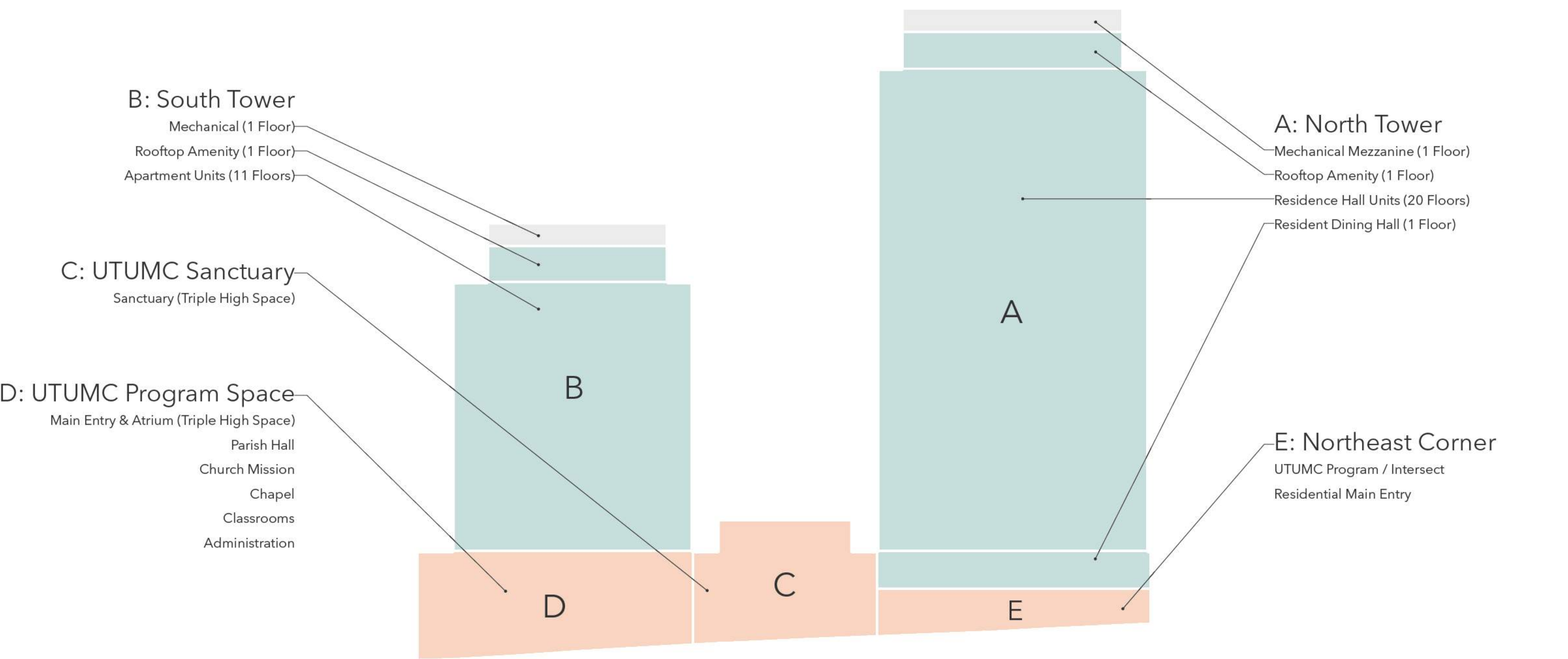
⌚ Option III: Ground Plan  
Scale 1" = 50'-0"



⌚ Option III: Podium/Tower Plan:  
Scale 1" = 50'-0"

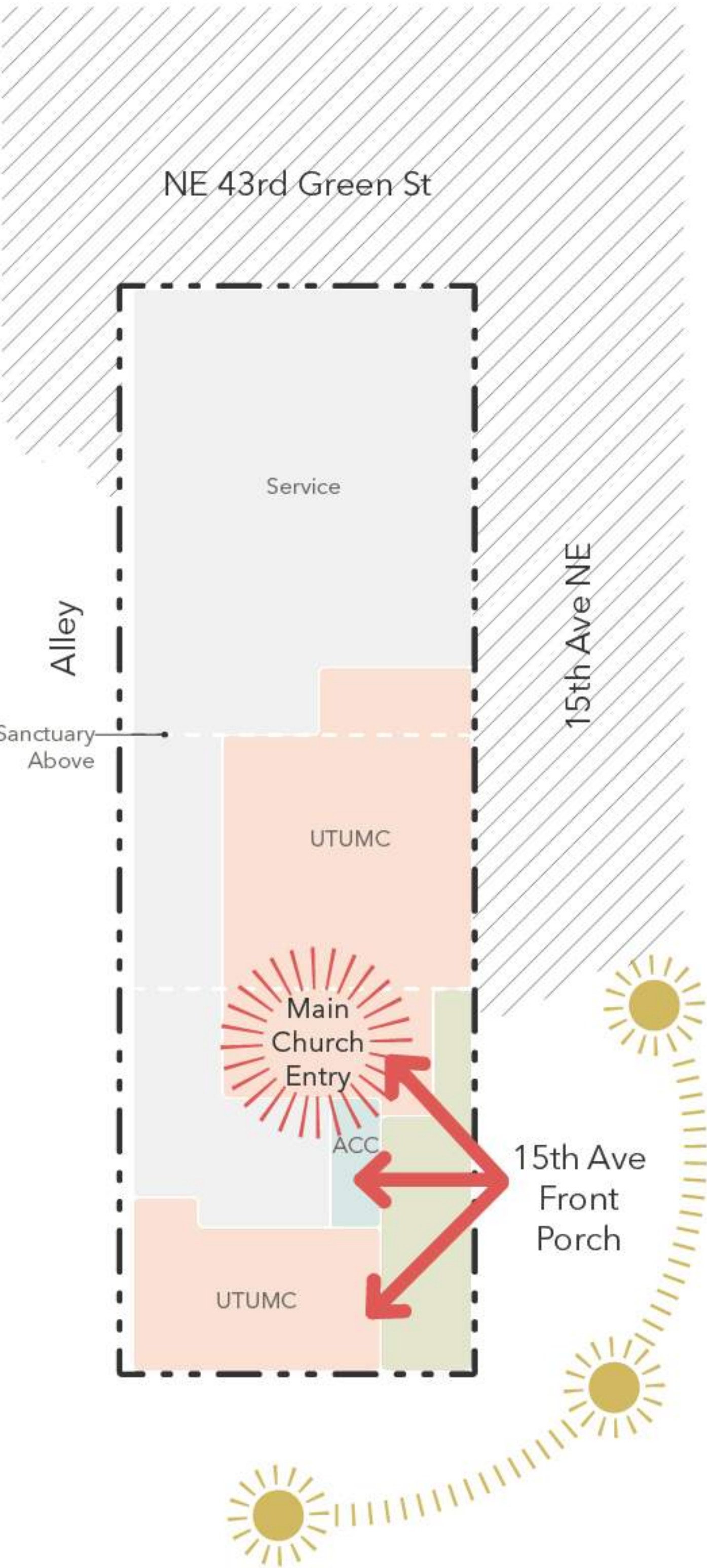


Program Concept: Option III

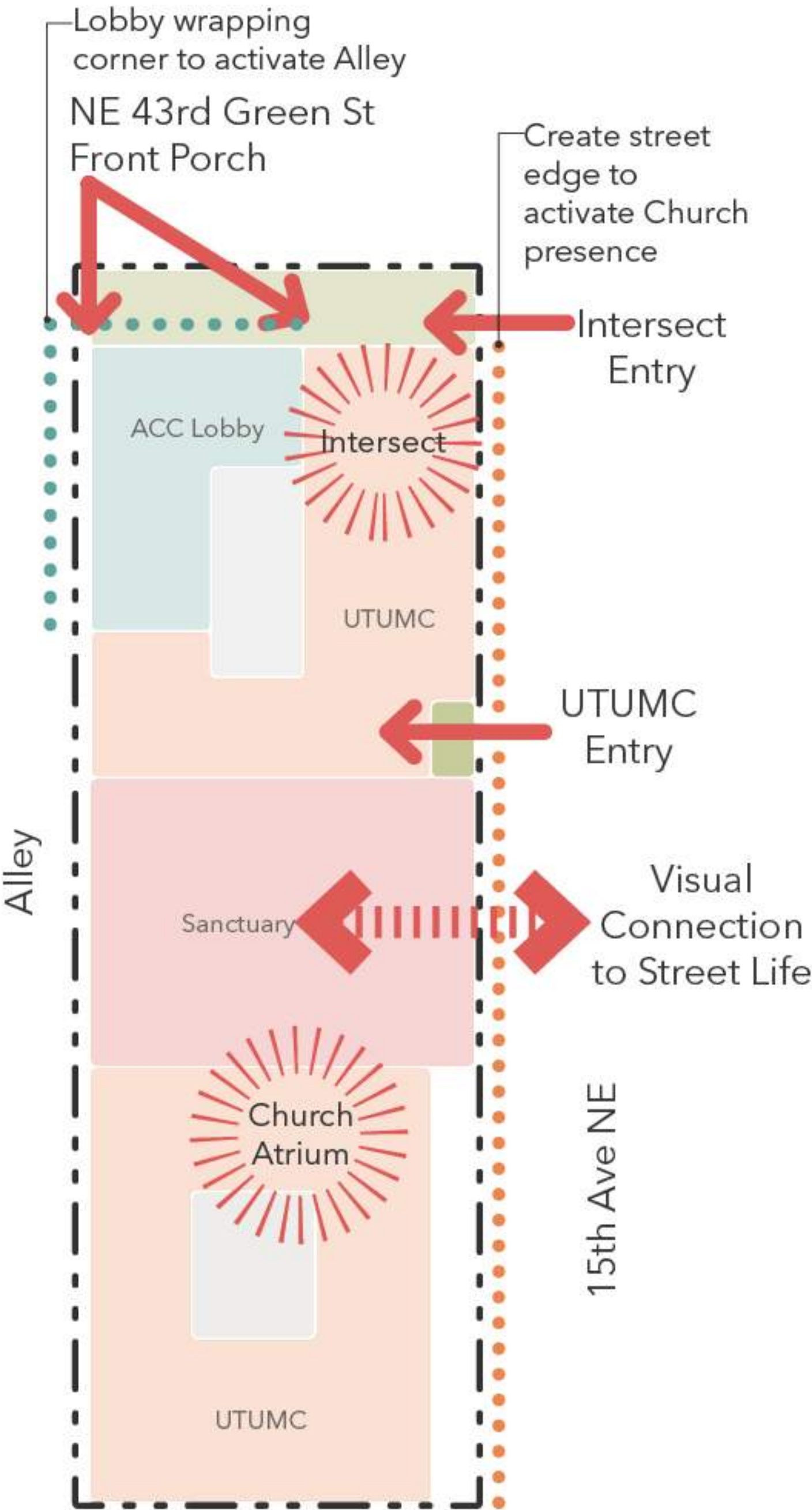




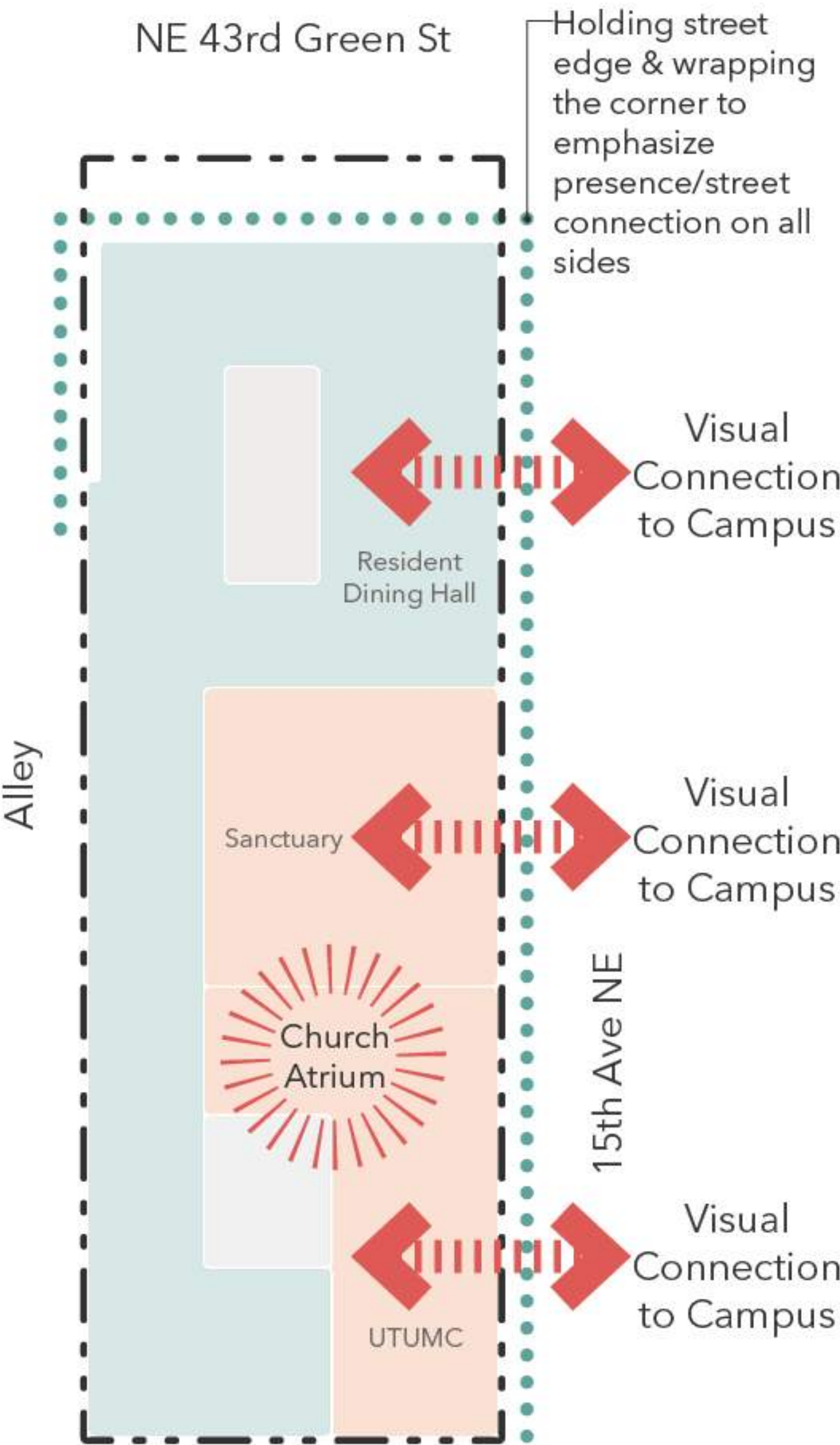
Site Access & Program Connectivity:



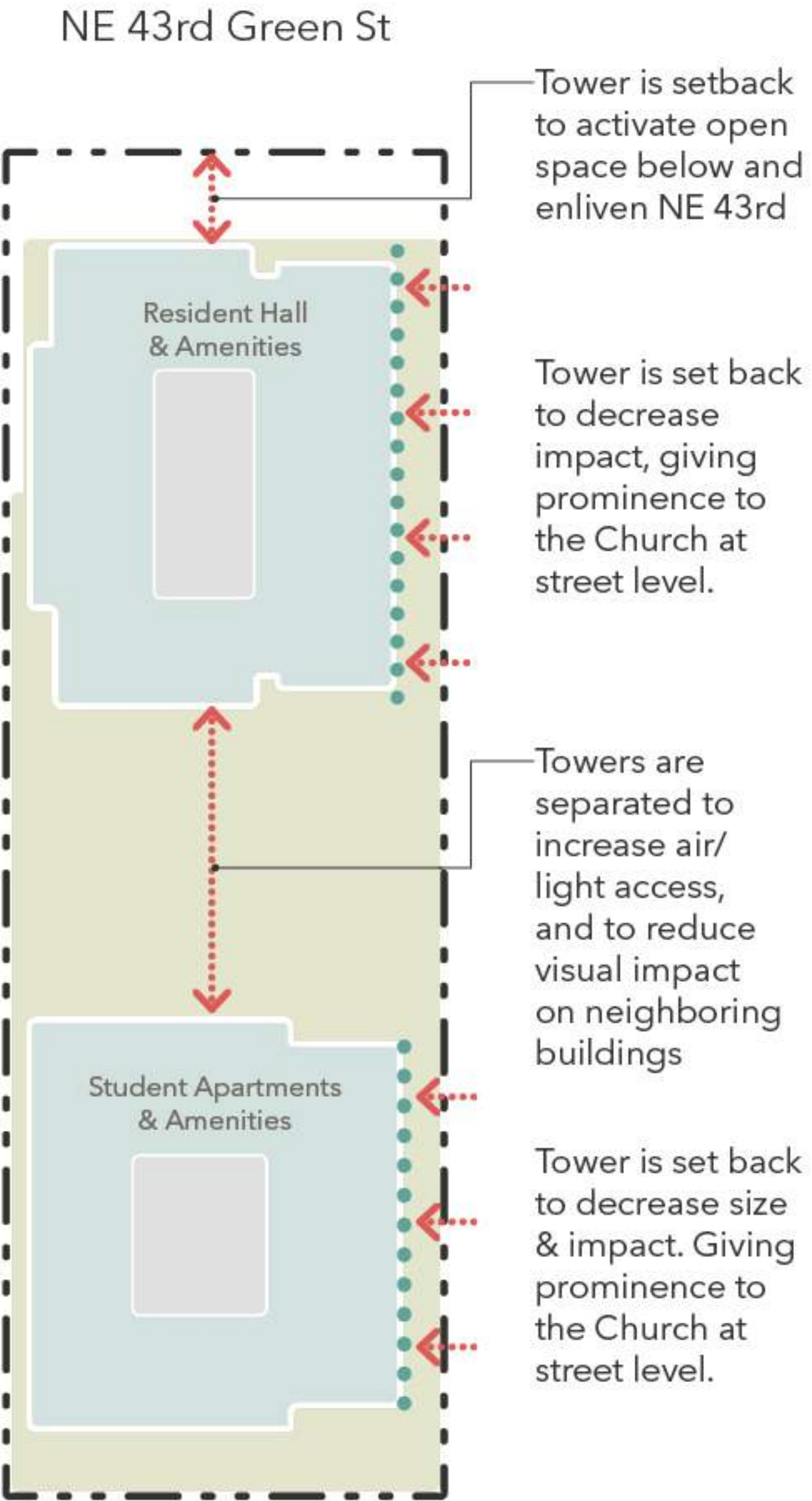
Ground Level P1:



Ground Level 01:



Level 02:

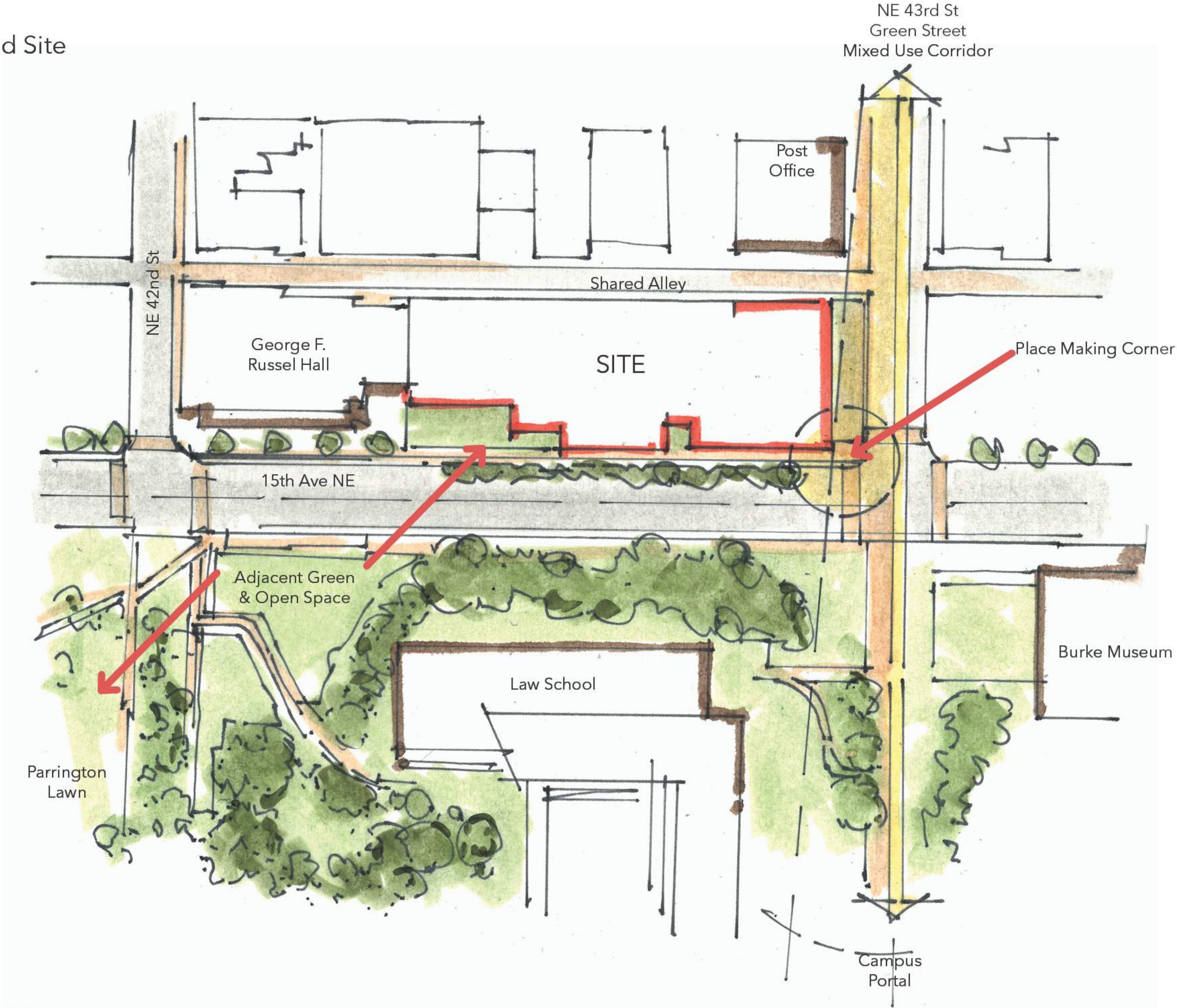


Level 03:

- Outdoor Space
- ACC Area
- UTUMC Area
- Service / Support

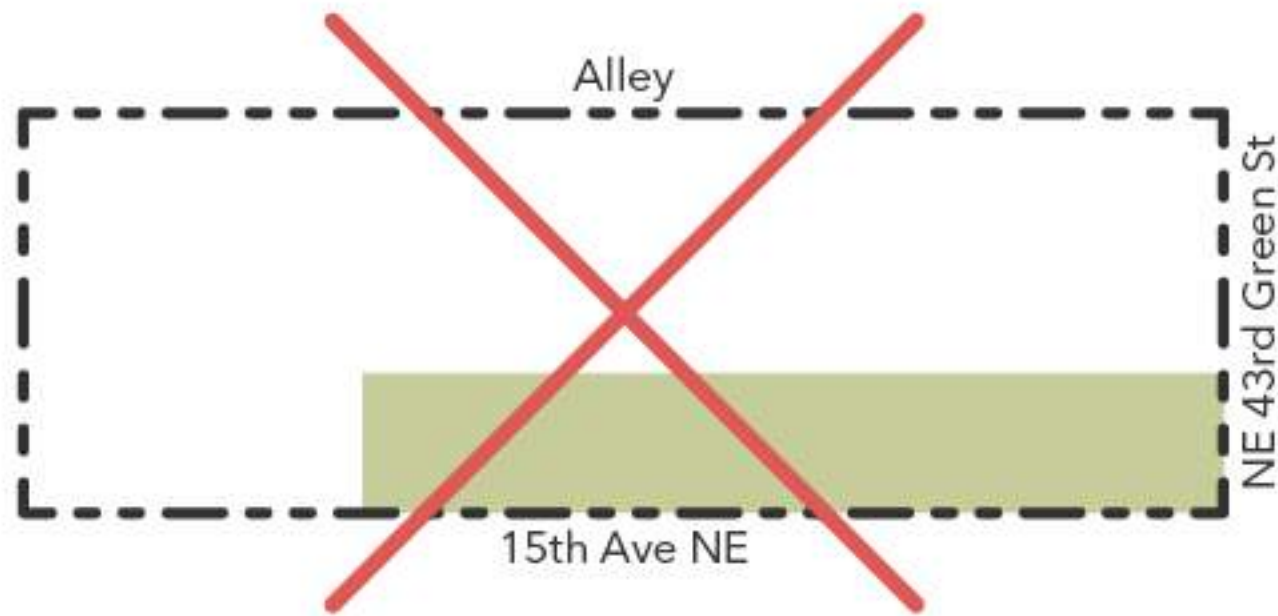


Open Space: Around Site



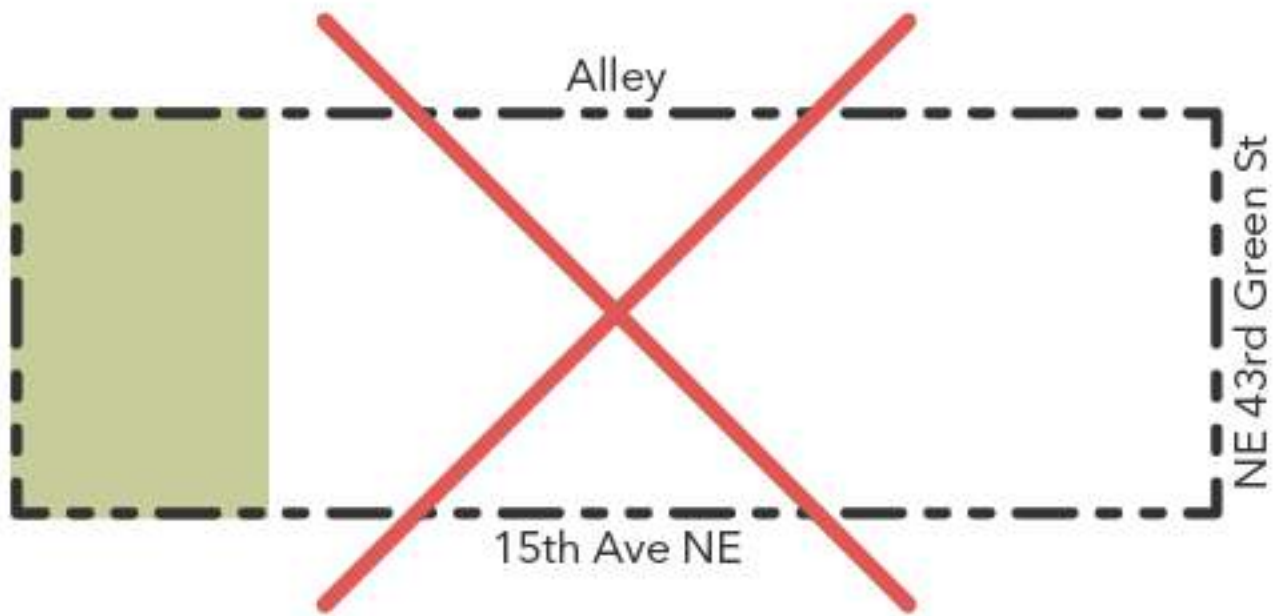


Development of Open Space: Pros & Cons



North & Central 15th Ave:

- Pros:
- Open space at corner
- Cons:
- No church presence on 15th Ave
  - Harsher building along 43rd Green Street
  - No open space at building entries



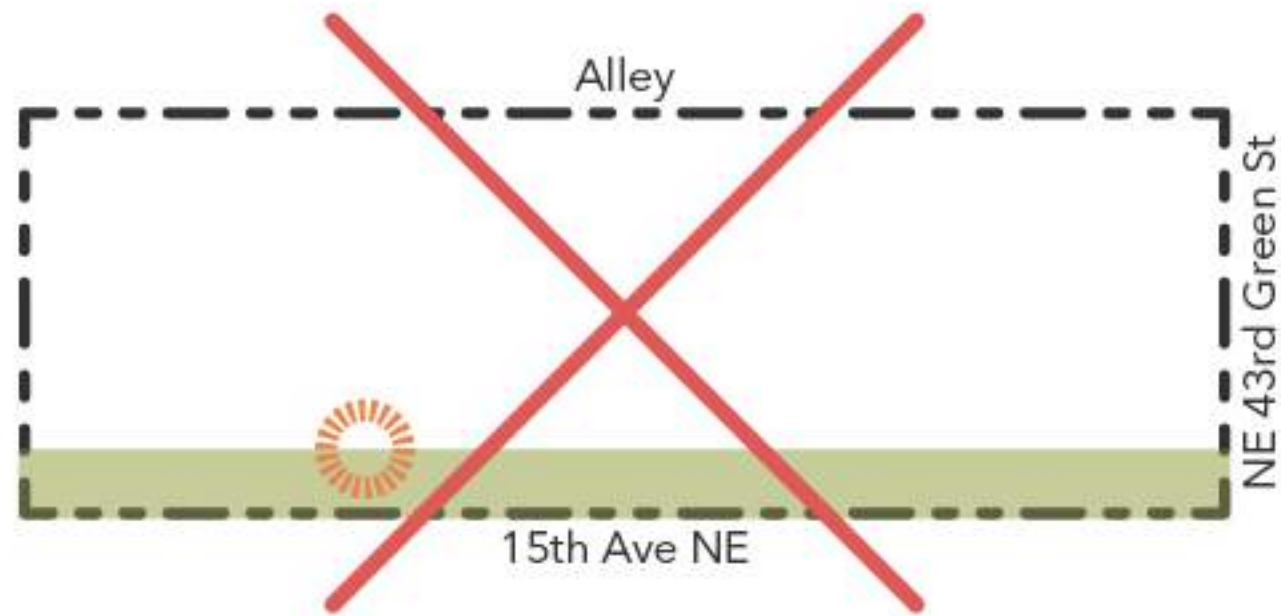
Mid-Block Corridor:

- Pros:
- More pedestrian access & permeability
- Cons:
- Canyon like open space
  - Very limited access to sunlight
  - Only connects to Alley, not a true mid-block corridor
  - No open space at building entries



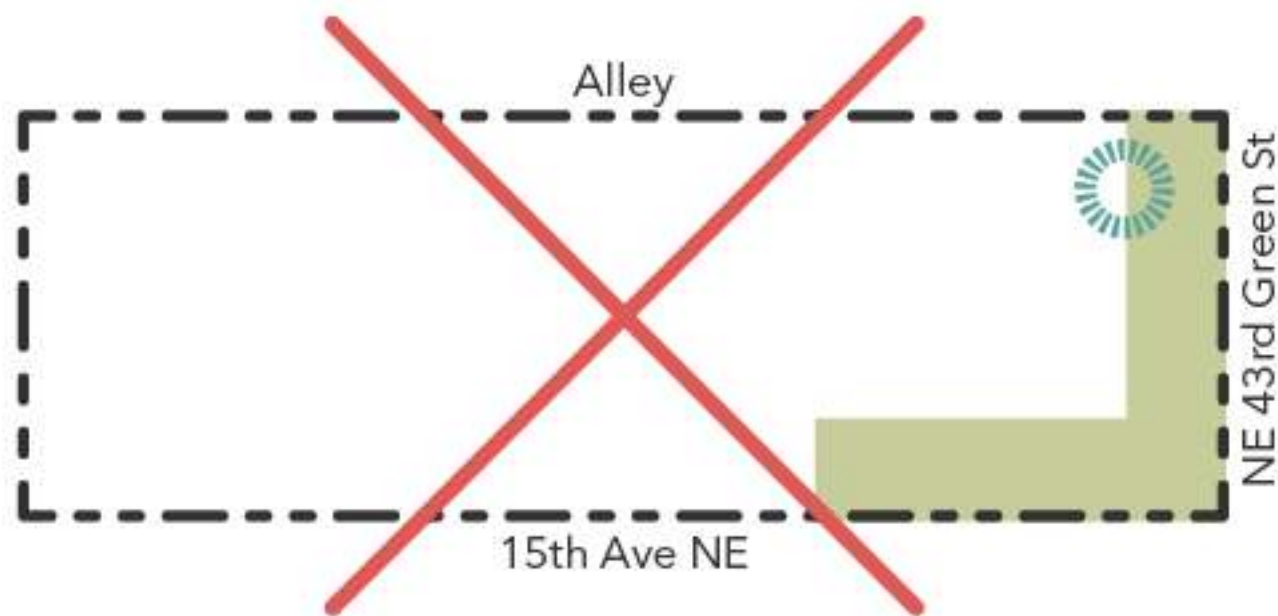
North & South 15th Ave:

- Pros:
- Open space at main Church entry
- Cons:
- Diminished church presence on 15th Ave
  - Harsher building along 43rd Green Street
  - Open space pulls activity from 15th Ave
  - No open space at student housing entry



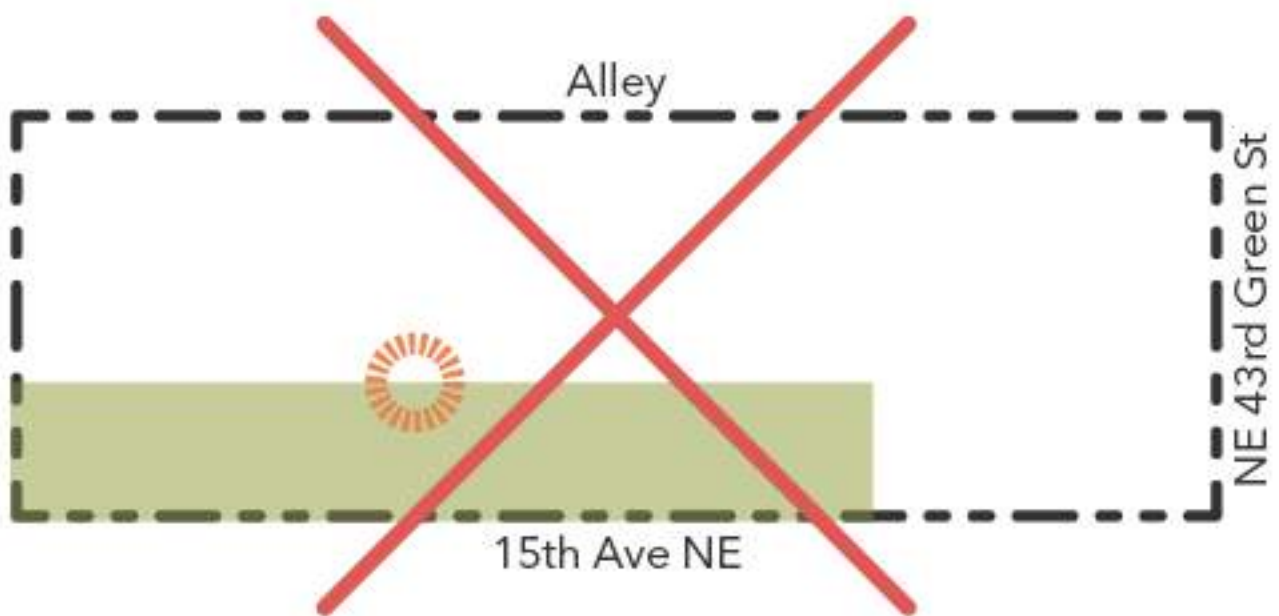
All Along 15th Ave:

- Pros:
- Open space widens 15th Ave
  - Open space at main Church entry
- Cons:
- Harsher building along 43rd Green Street
  - Diminished church presence on 15th Ave
  - Pulls east facade away from street life & activity
  - No open space at student housing entry



Corner of 43rd & 15th:

- Pros:
- Open space wraps the corner
  - Open space at main student housing entry
- Cons:
- No open space at main Church entry
  - Diminished church presence on 15th Ave
  - Pulls most prominent edge away from the corner/street life



South & Central 15th Ave:

- Pros:
- Open space at main Church entry
- Cons:
- Harsher building along 43rd Green Street
  - Diminished church presence on 15th Ave
  - No open space at building entries



All Along 43rd St:

- Pros:
- Open space supports 43rd Green Street
  - Open space at main student housing entry
- Cons:
- Open space sets building too far away from 43rd St
  - Pulls most prominent edge away from the corner/street life
  - Limited access to sunlight
  - No open space at main Church entry



South 15th Ave and Along 43rd:

- Pros:
- Open space at main Church entry
  - Open space supports 43rd Green Street
  - Open space at main student housing entry
  - Open space at corner adds to street life / prominence
  - Open space frames Sanctuary adding prominence
- Cons:
- Diminished church presence at South end of 15th Ave



North tower orients to the corner helping to create a transition from NE 43rd St to 15th Ave NE, helping to refine portal to U.W. Campus  
 Opt for distinctive and sculptural forms and elements, especially in highly visible locations or corners.  
 South tower orients towards campus, reflecting context

CS2.1.e: Express an urban character that is distinct to the U District and prioritize the pedestrian experience with human-scaled design and a high degree of visual interest. Foster an eclectic mix of businesses and architectural styles.



Option III: Aerial Perspective View

Tower separation at 15th Ave NE opens up to 90ft of separation, 15ft more than required

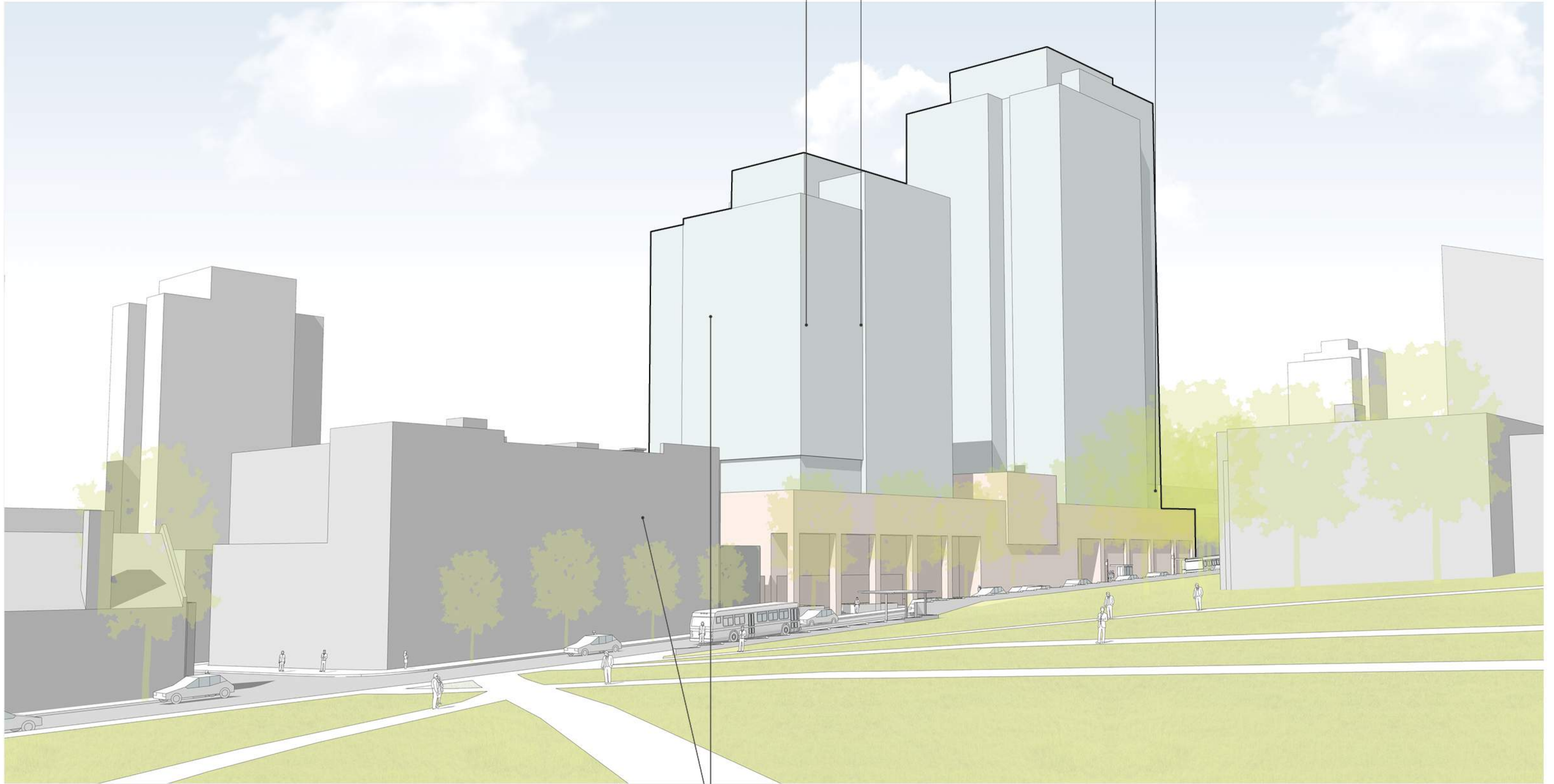
PL3.3.a: Maintain a well-defined street wall on mixed-use corridors to create an urban character. Incorporate strategic setbacks at corners and entries for seating, usable open space, and landscaping.



South tower steps down to the South, breaking the massing down into smaller pieces to transition to George F. Russell Hall

DC2.1.b: Reduce the bulk and scale of large buildings: A large building should be legible as a series of discrete forms at multiple scales to reduce perceived bulk, create interest, and help users understand how the building is occupied.

Gasket "floats" towers above the podium easing tower presence and giving emphasis to church facade along 15th Ave NE



Option III: Perspective View Looking Northwest

DC2.6.a: Integrate and transition to a surrounding fabric of differing heights; relate to existing visual datums, the street wall and parcel patterns. Respond to prominent nearby sites.



Because towers are visible from many viewpoints/distances intentionally shape the form and design all sides (even party walls), responding to differing site patterns and context relationships. Accordingly, not all sides may have the same forms or display identical cladding.



Option III: Perspective View Looking Northeast

South tower articulated to provide visual interest and scale to the U District



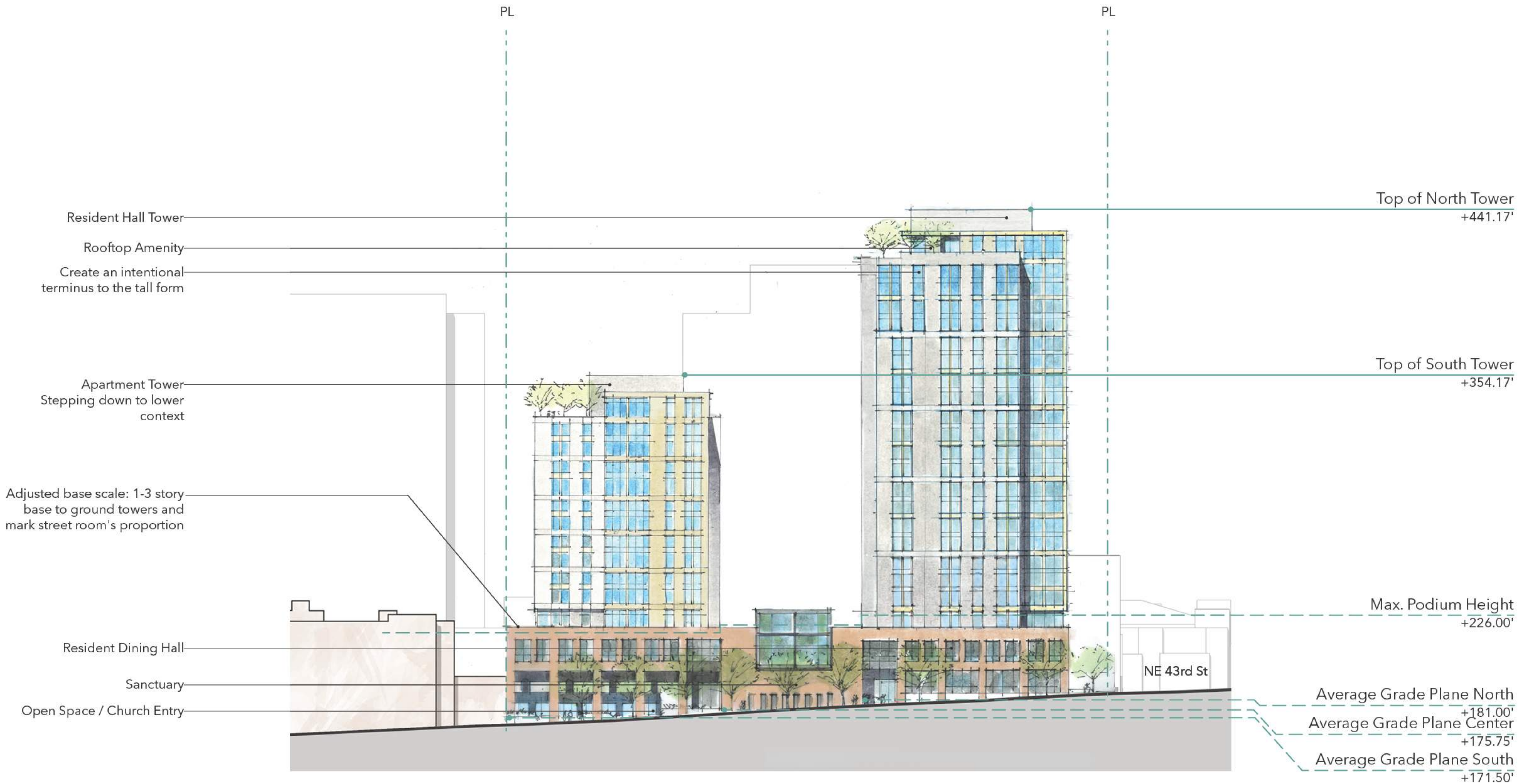
DC3.3.a: Design open spaces at street-level to be welcoming: Semi-public spaces such as forecourts should engage the street and act as a “front porch” for residents. Minimize the use of gates, or visual and physical barriers, especially those adjacent to the street.

North tower massing is simple and thin, grounding the facade at NE 43rd Green Street and wrapping around to the shared alley



Option III: Perspective View Looking East Along NE 43rd St





Option III: East Elevation



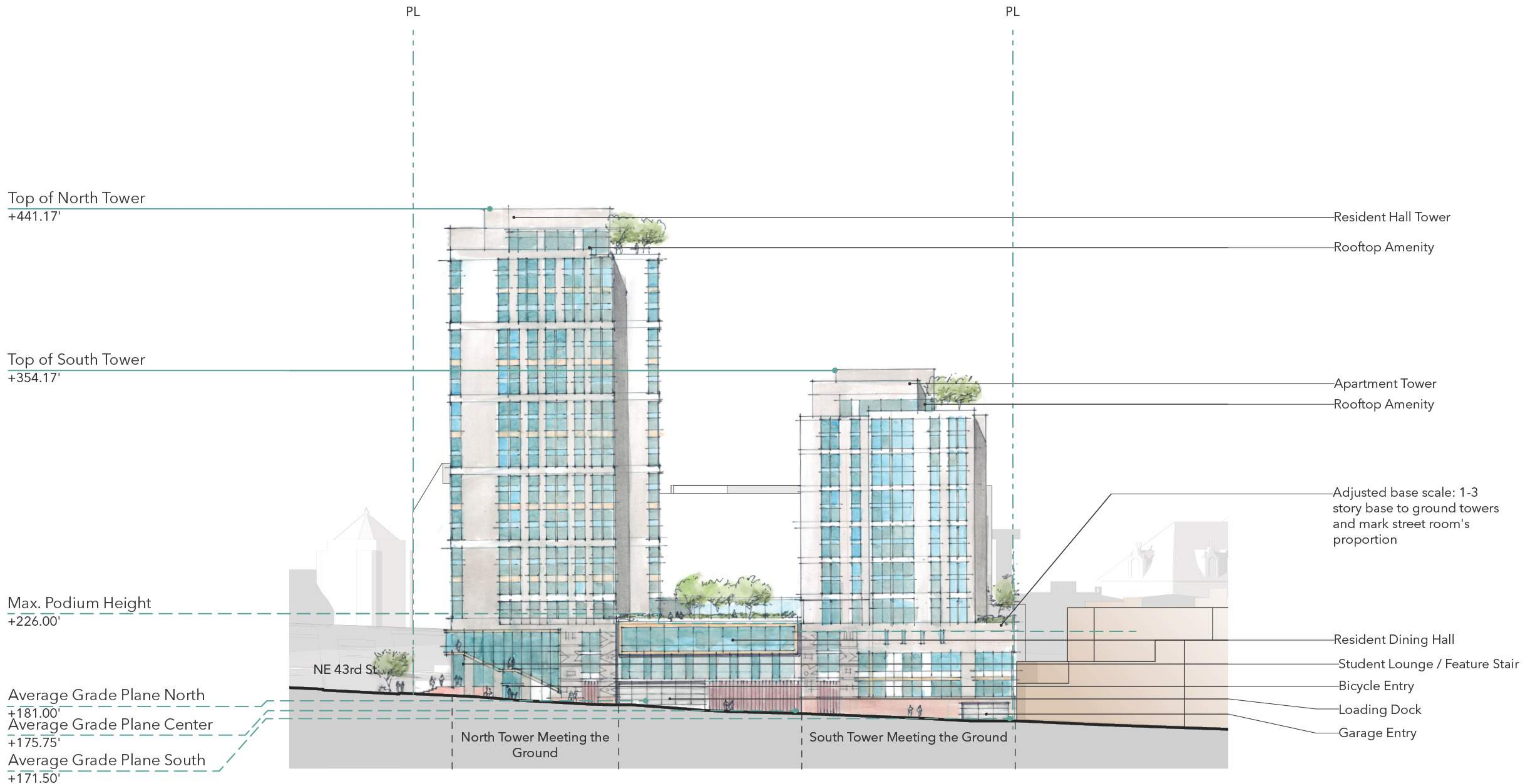




Option III: North Elevation







Option III: West Elevation







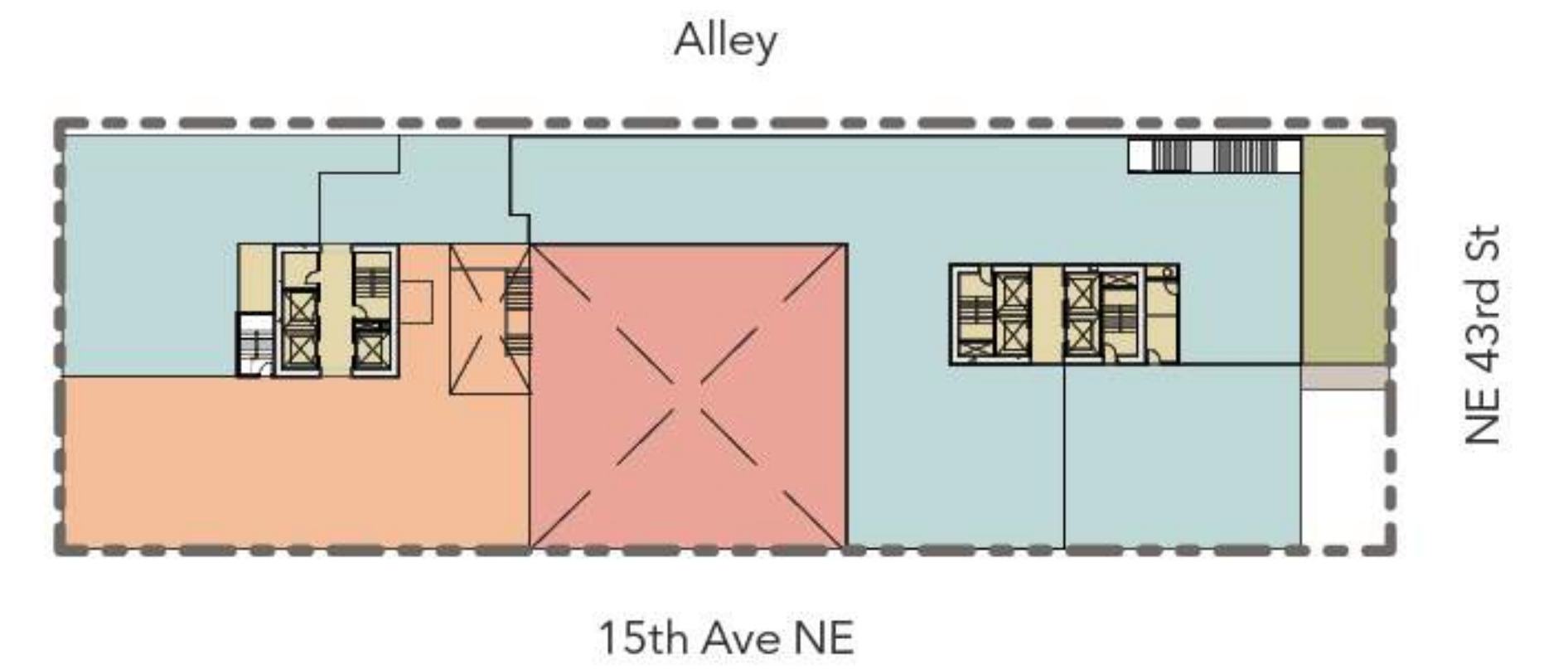
- Church Program Area
- ACC Program Area
- Outdoor Open Space
- Support / Service

Ground Level P1  
Scale 1" = 100'-0"



- Church Program Area
- Church Sanctuary
- ACC Program Area
- Outdoor Open Space
- Support / Service

Ground Level 01  
Scale 1" = 100'-0"



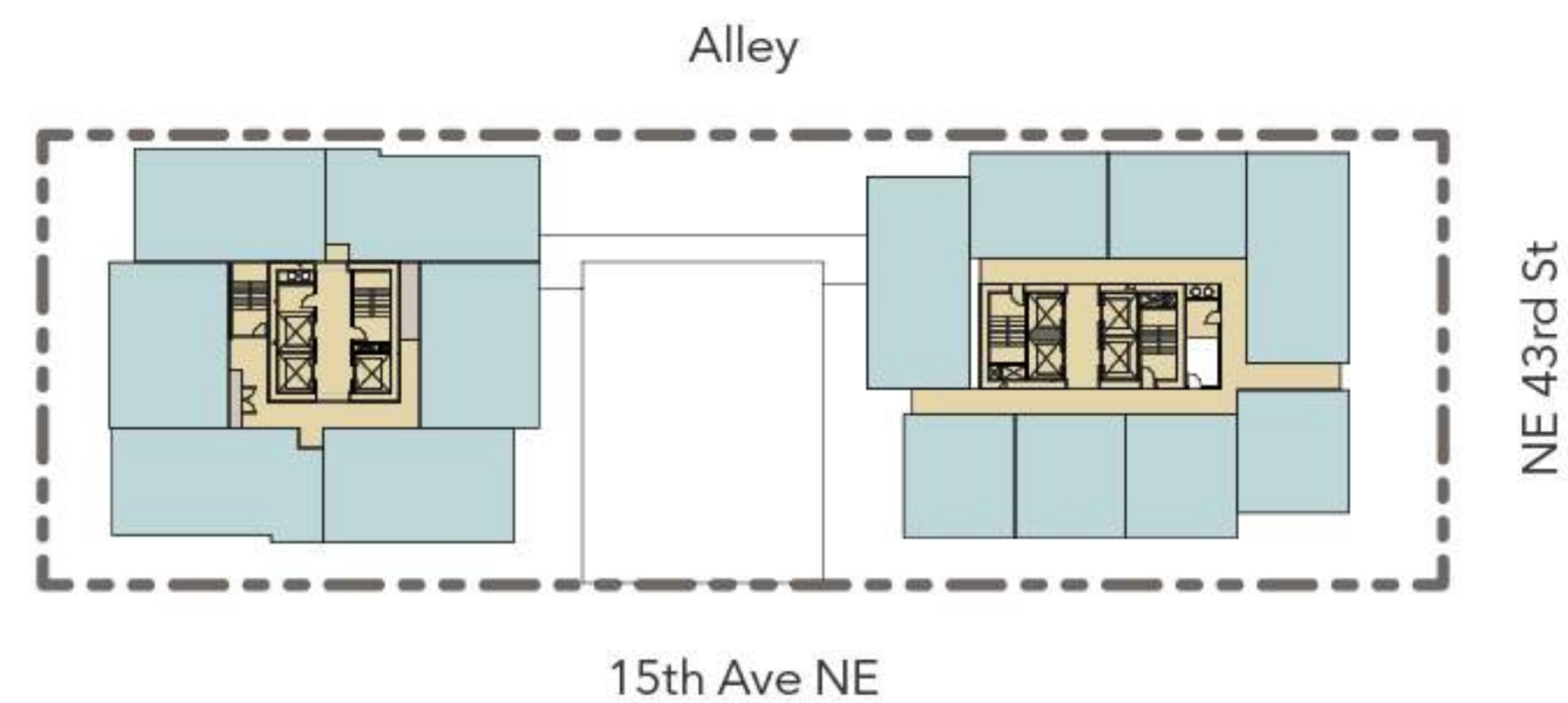
- Church Program Area
- ACC Program Area
- Support / Service

Level 02  
Scale 1" = 100'-0"



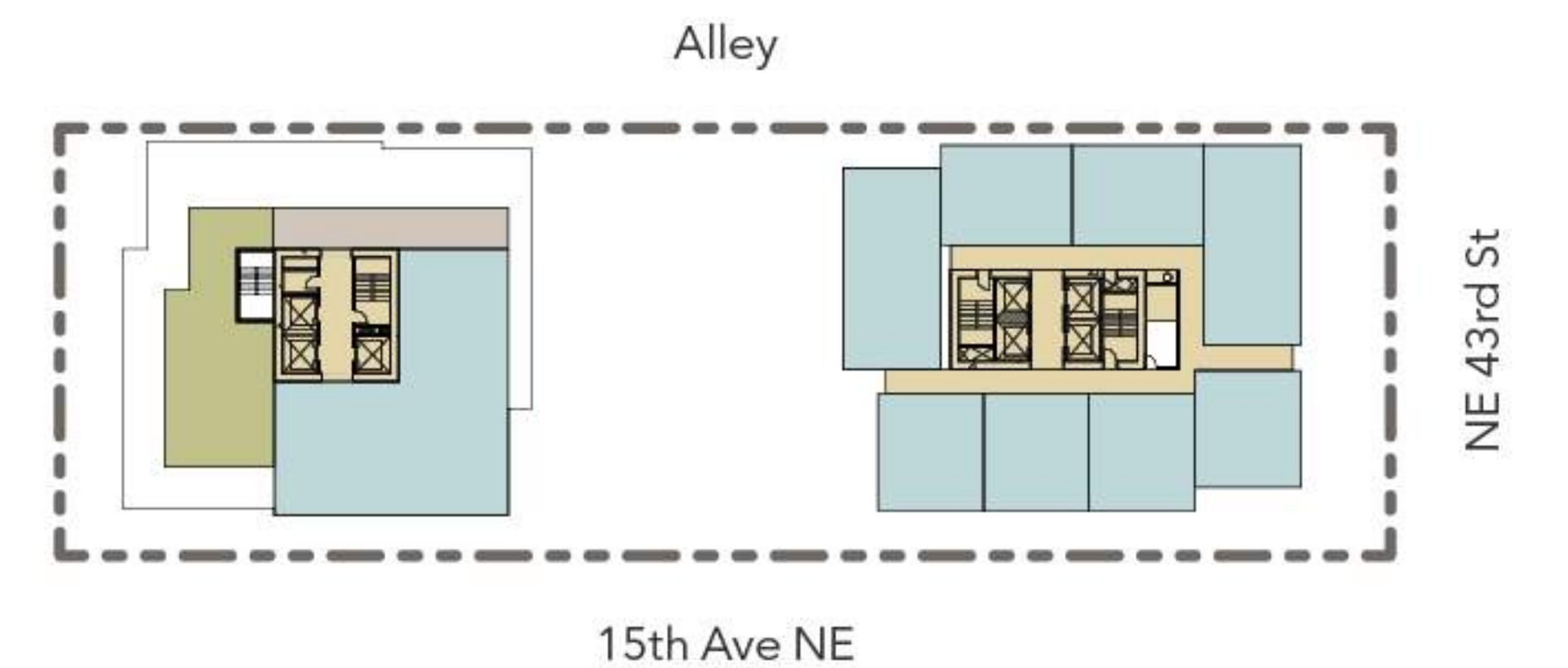
- ACC Program Area
- Support / Service

Podium Level 03  
Scale 1" = 100'-0"



- ACC Program Area
- Support / Service

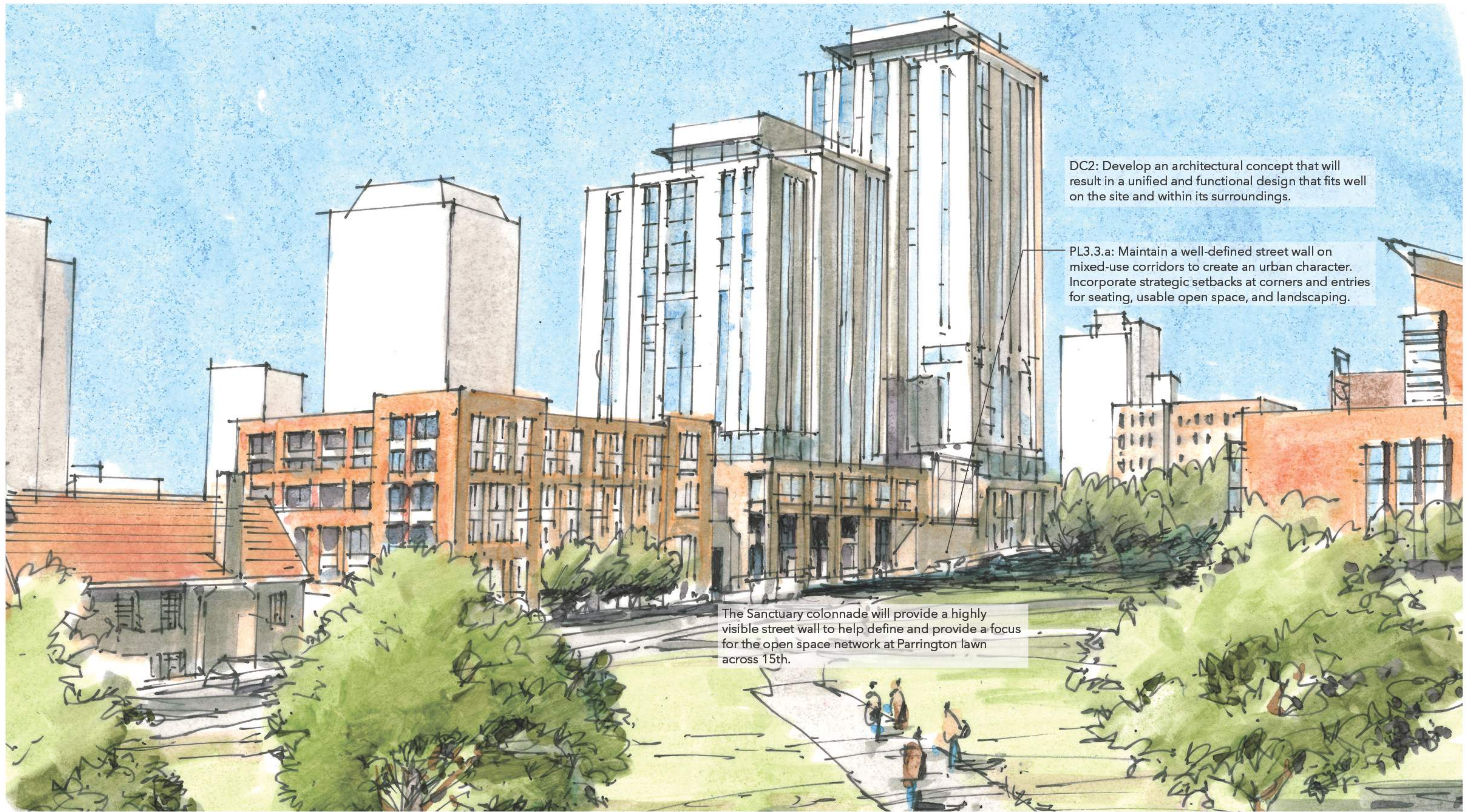
Typical Residential Levels 04-13  
Scale 1" = 100'-0"



- Outdoor Amenity
- ACC Program Area
- Support / Service

Residential & Amenity Level 14  
Scale 1" = 100'-0"





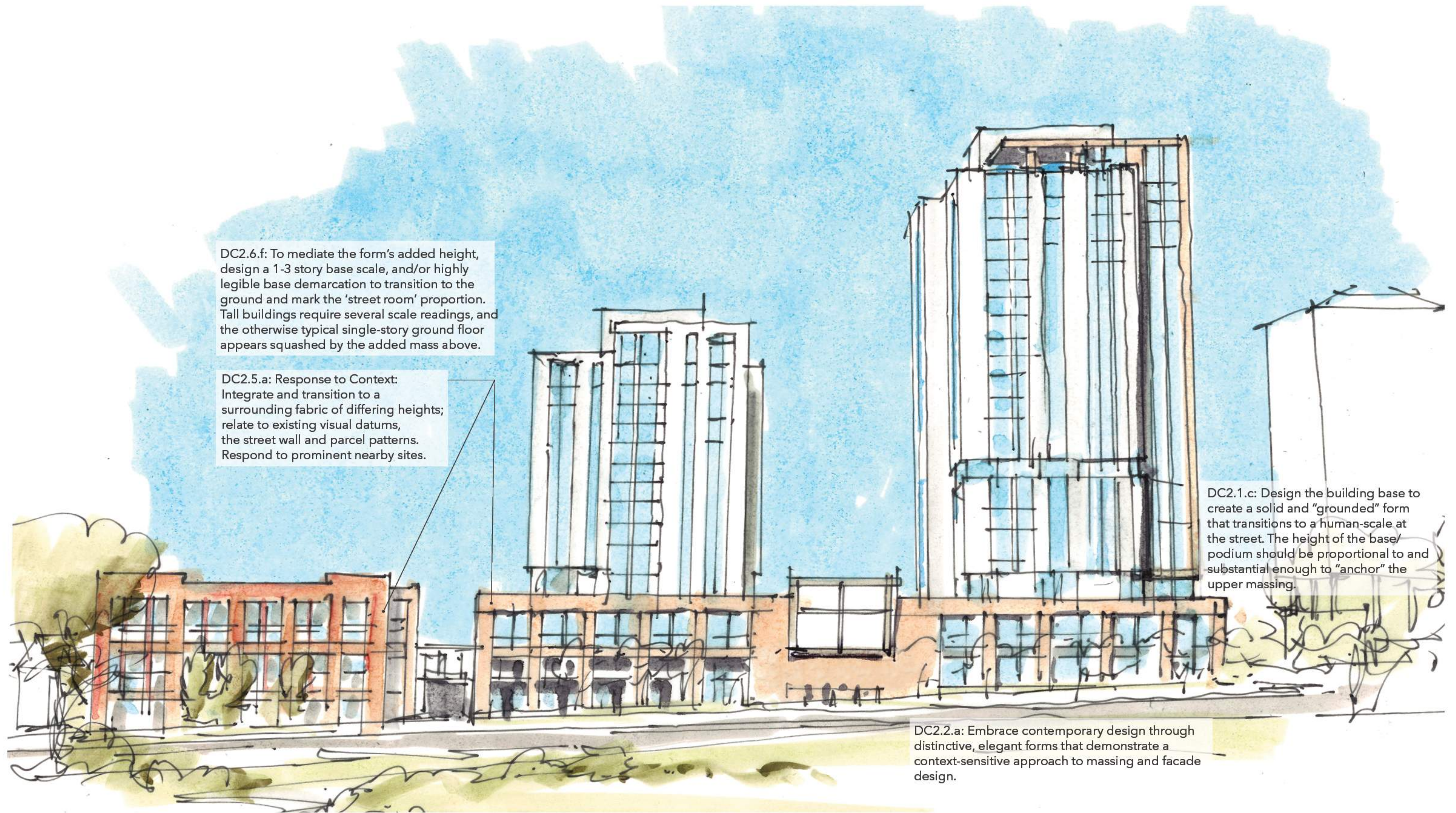
DC2: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

PL3.3.a: Maintain a well-defined street wall on mixed-use corridors to create an urban character. Incorporate strategic setbacks at corners and entries for seating, usable open space, and landscaping.

The Sanctuary colonnade will provide a highly visible street wall to help define and provide a focus for the open space network at Parrington lawn across 15th.

Perspective View 01: Looking Northwest from UW Campus





Perspective View 02: East Elevation Viewed from UW Campus





DC2.1.b.4: Opt for distinctive and sculptural forms and elements, especially in highly visible locations or corners

DC2.6.a: Respond to prominent nearby sites and/or sites with axial focus or distant visibility.

DC2.6.a: Towers are visible from many viewpoints/ distances intentionally shape the form and design all sides, responding to differing site patterns and context relationships.

DC2.1.b: A large building should be legible as a series of discrete forms at multiple scales to reduce perceived bulk, create interest, and help users understand how the building is occupied.

Perspective View 03: Looking South Down 15th Ave NE





Perspective View 04: Looking Southeast Across U-District





Perspective View 05: Looking at Prominent Placemaking Corner at 15th Ave NE & NE 43rd Street





Dc2.2.d: Use brick, stone or other high-quality, durable, and non-monolithic materials as the predominant base material to reinforce a strong base massing.

DC3.3.a: Design open spaces at street-level to be welcoming: Semi-public spaces such as forecourts should engage the street and act as a "front porch" for residents.

PL3: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

DC4.1.a: Use materials that provide and evoke durability and permanence: Use materials in locations that have a durability appropriate for an urban application, especially near grade. Brick or other masonry units are the preferred materials, especially for podiums and the first 30-50 feet from grade.

Podium View 01: Open Space along 15th Ave NE & Main Church Entry





DC3.3.b: Open space design and location should support lively community interaction rather than passive space within a development, as well as the larger University District community.

PL3.3.e: Design a porous, engaging edge for all commercial uses at street-level. Include operable windows at all levels of the building and especially at the street level to maximize permeability and activate the streetscape. Design street-level facades that open to or near sidewalk level allowing uses to spill out, and provide areas for outdoor seating.

PL1.1.b: Projects located on Green Streets and within the U District Green Spines Include multiple types of publicly-accessible open spaces and private amenity spaces that address the public realm including: pocket plazas and strategic setbacks at grade for seating areas

PL3.3: Mixed-use corridors should be designed as welcoming and lively pedestrian-oriented streetscapes with a fine-grained detail and ground-level activity that engages the public realm.

Podium View 02: Open Space Along NE 43rd Green Street & Intersect





CS2.1.e: Design should reinforce and/or enhance the quality of place in the surrounding area. The U District Core & The Ave: Express an urban character that is distinct to the U District and prioritize the pedestrian experience with human-scaled design and a high degree of visual interest. Foster an eclectic mix of businesses and architectural styles.

PL3.3: Mixed-use corridors should be designed as welcoming and lively pedestrian-oriented streetscapes with a fine-grained detail and ground-level activity that engages the public realm.

PL3.3a: Maintain a well-defined street wall on mixed-use corridors to create an urban character. Incorporate strategic setbacks at corners and entries for seating, usable open space, and landscaping.

DC2.2.b: Create a finely-grained mix of complementary buildings and architectural styles on a block, taking cues from established patterns such as frequent entries, the use of brick and other highly-articulated materials.

Podium View 03: View Looking East Across NE 43rd Open Space & Alley at Student Housing Lobby



# Exterior Material Concept: Podium



Podium streetscape with recessed towers independent architectural language emphasizes streetscape



Russell Building-Use of masonry for institutional presences along 15th Ave



View of Sanctuary Colonnade from 15th Ave: Solid, grounded base with masonry expression for podium and first 30'-50' from grade

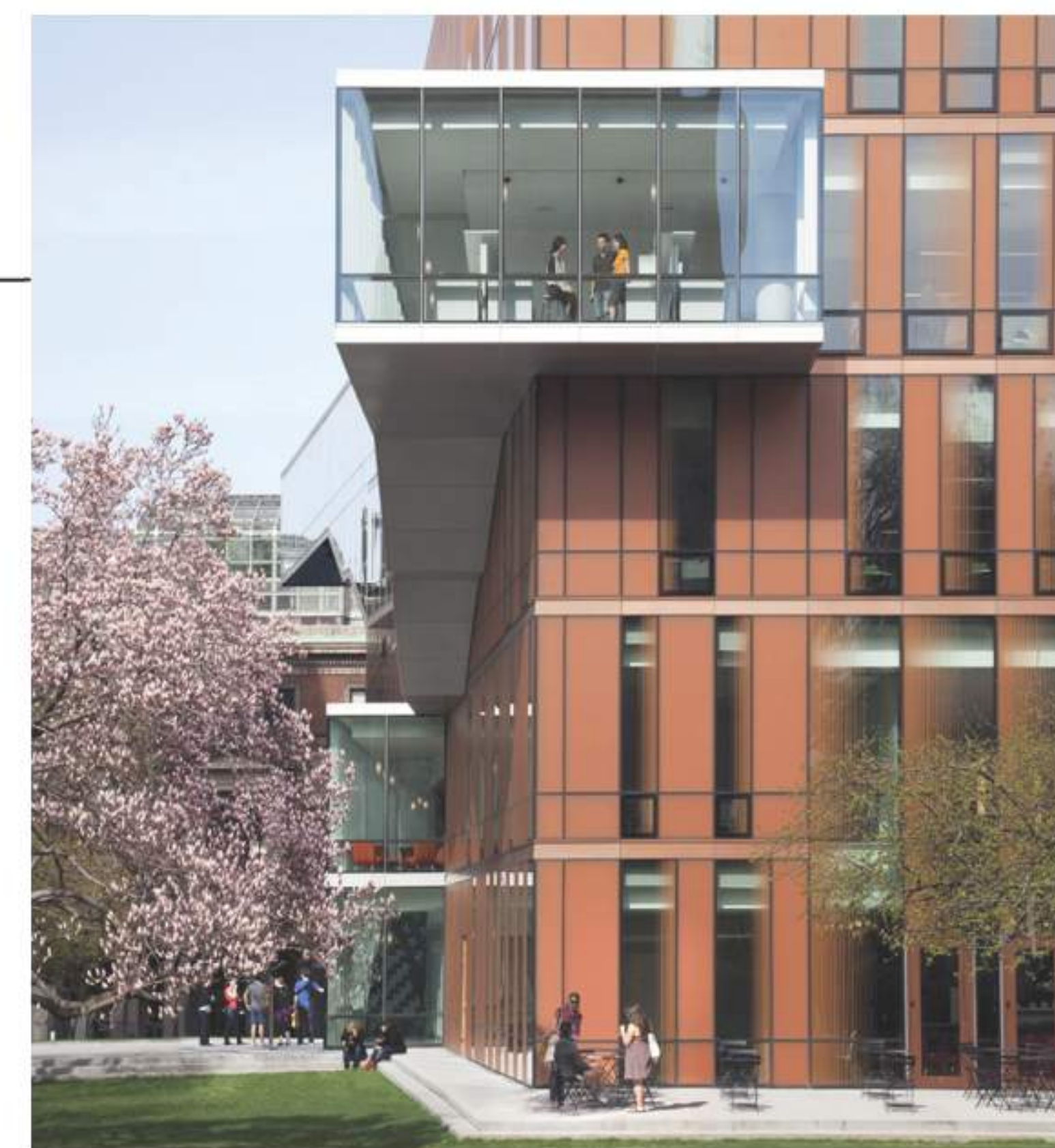
## Podium Material Concept along 15th Ave:



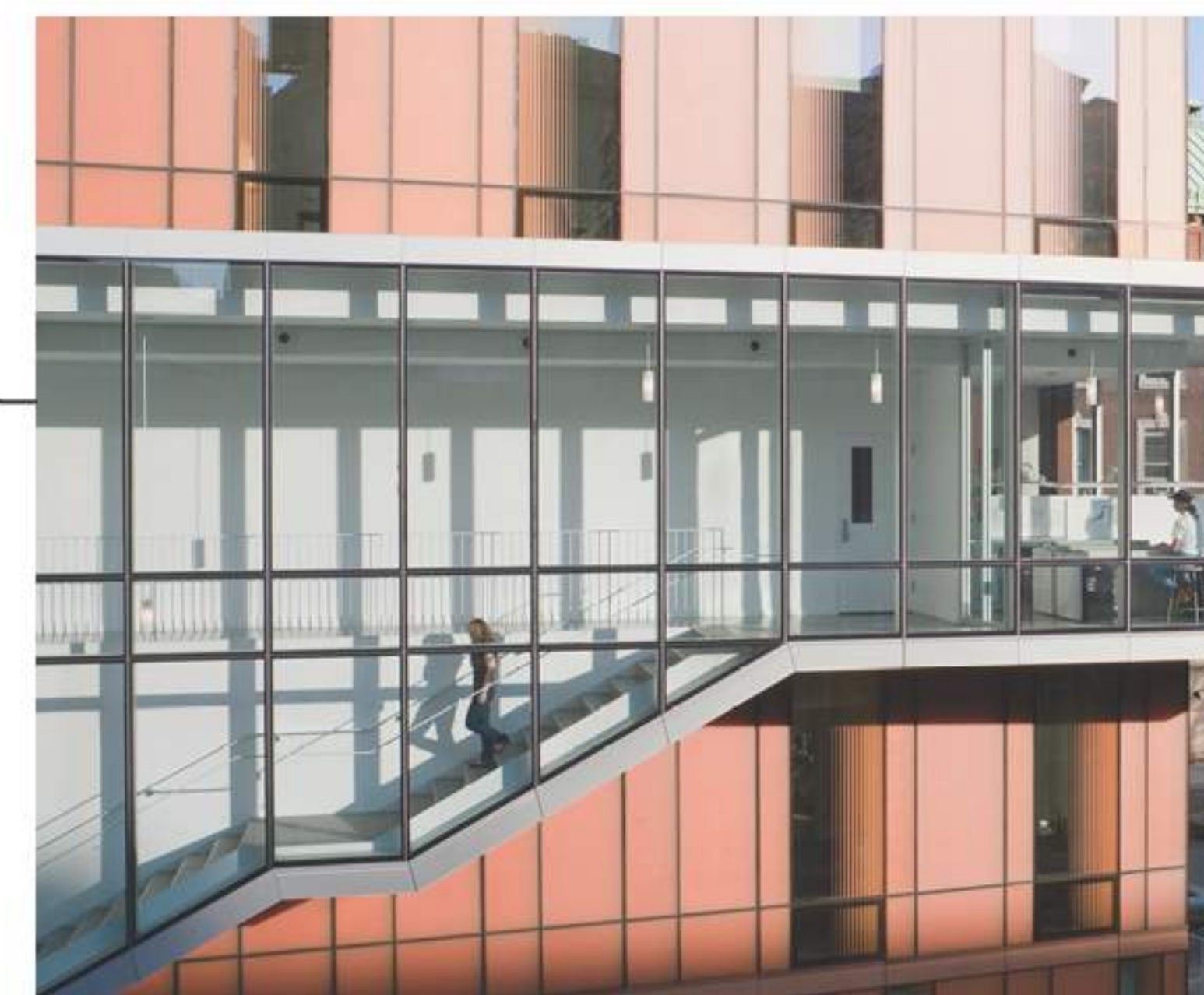


Elevation of podium at 43rd Street showing terminus of masonry podium and grounding of tower at Student Lobby: Create a finely-grained mix of complementary buildings and architectural styles on a block, taking cues from established patterns such as frequent entries, the use of brick and other highly-articulated materials.

## Material Concept along 43rd St:



Stair landing at dining hall



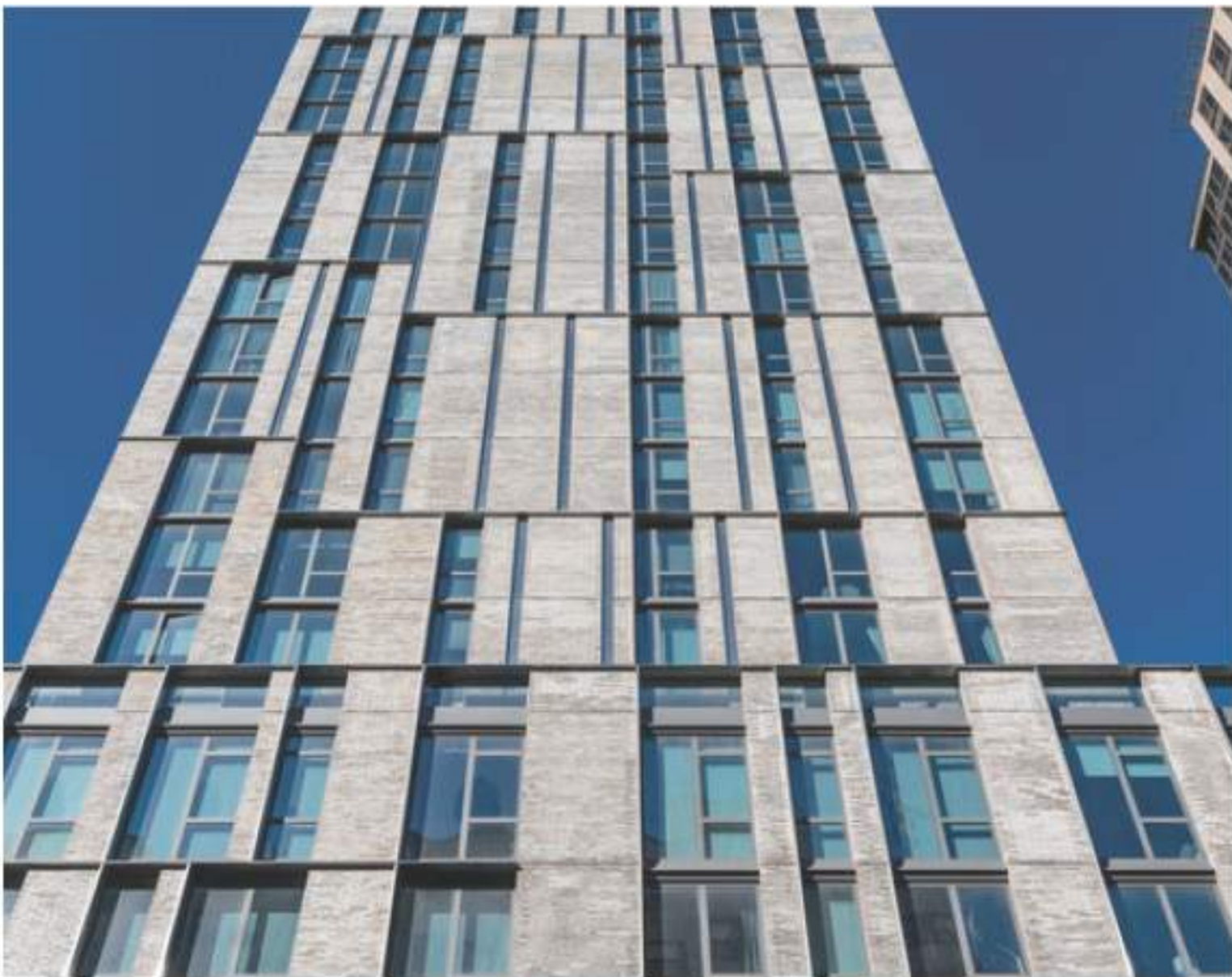
Expression of ground stair at 43rd street



# Exterior Material Concept: Towers



Vertical emphasized of façade for student housing



Potential variation of vertical components



Metal panel, vision/spandrel glass curtain wall/window wall system

Use of contemporary design and elegant forms to create an intentional, well designed terminus to the tall form that enhances the skyline

Embraces contemporary design that demonstrate a context sensitive approach to facade design

West elevation of north tower showing tall window groupings, layering of roof element and corner element.



Integration of roof and wall elements at roof



Perspective view of north tower and corner element that provide a transition to the sky

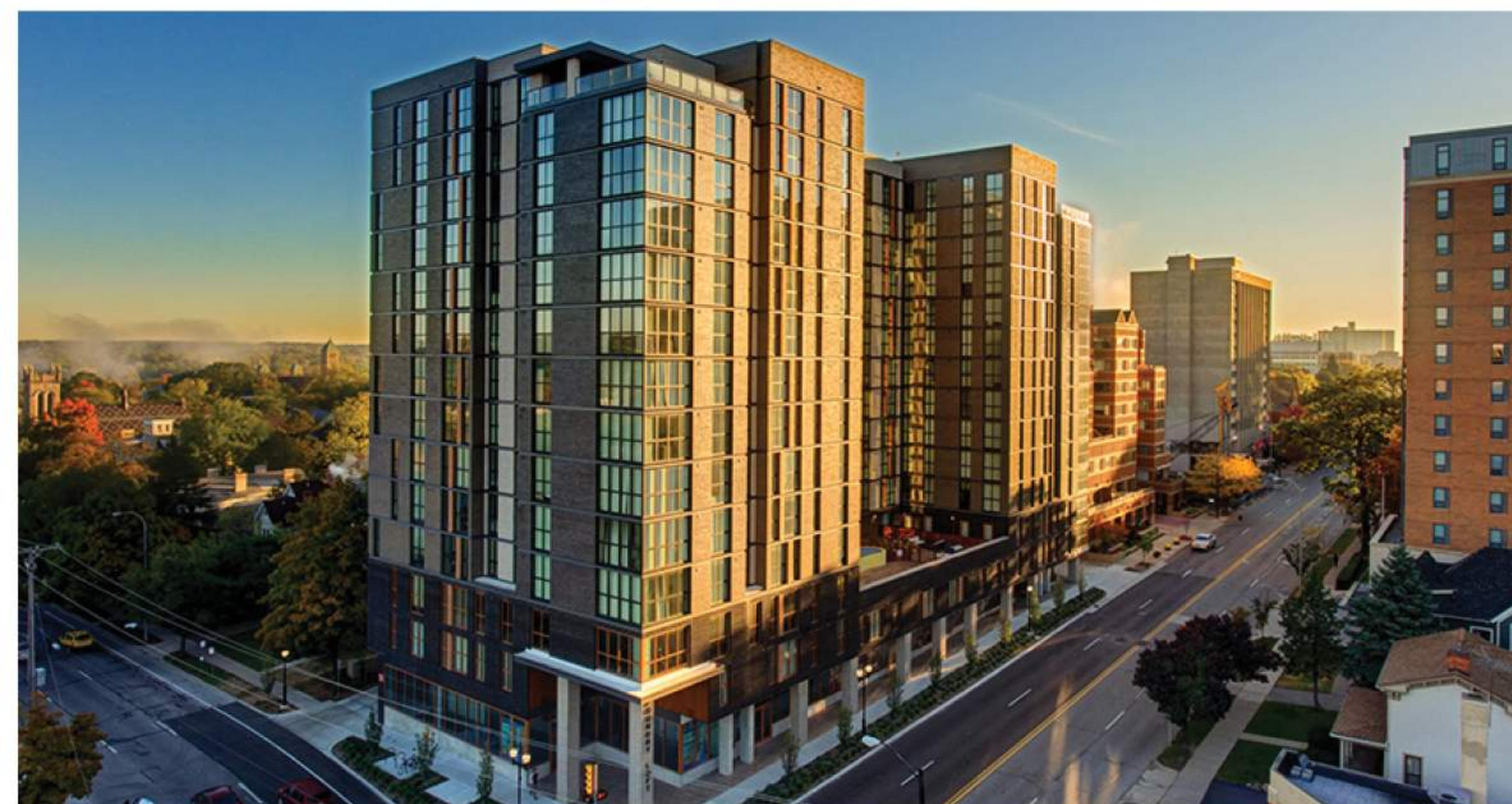
## North Tower Material Concept:





West elevation of south tower: Reinforce the massing and design concept with a deliberate palette that limits the number of materials, colors, and fenestration patterns to achieve design cohesion.

## South Tower Material Concept:



Variation of fenestration and massing: Share and design all sides to respond to context relationships



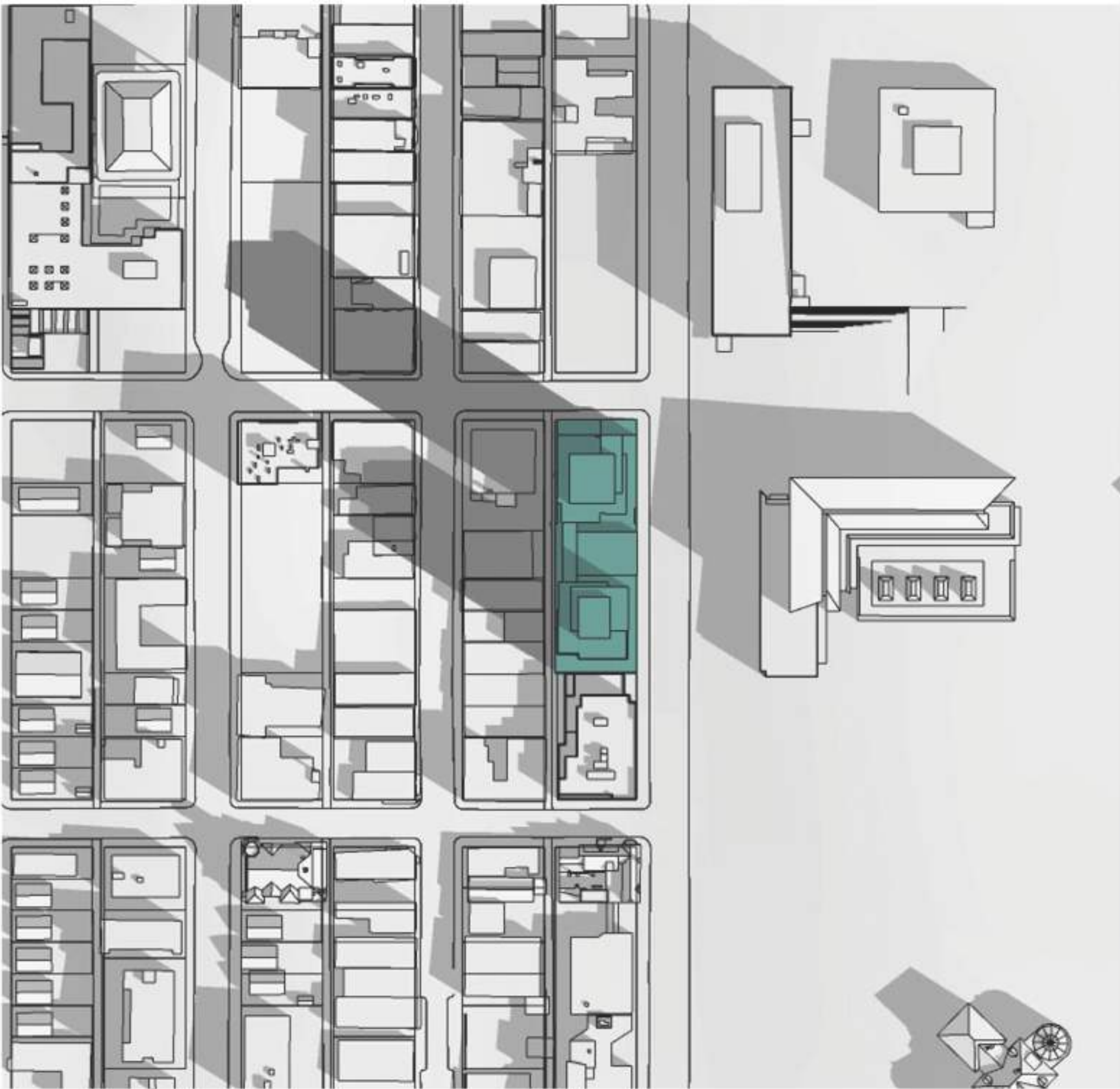
Combination of glazed areas plus smaller scale punch windows



More cubic massing of south tower



# Sun & Shadow Analysis:



March / September 21<sup>st</sup> - 9:00am



March / September 21<sup>st</sup> - 12:00pm



March / September 21<sup>st</sup> - 3:00pm



December 21<sup>st</sup> - 9:00am



December 21<sup>st</sup> - 12:00pm



December 21<sup>st</sup> - 3:00pm



June 21<sup>st</sup> - 9:00am



June 21<sup>st</sup> - 12:00pm



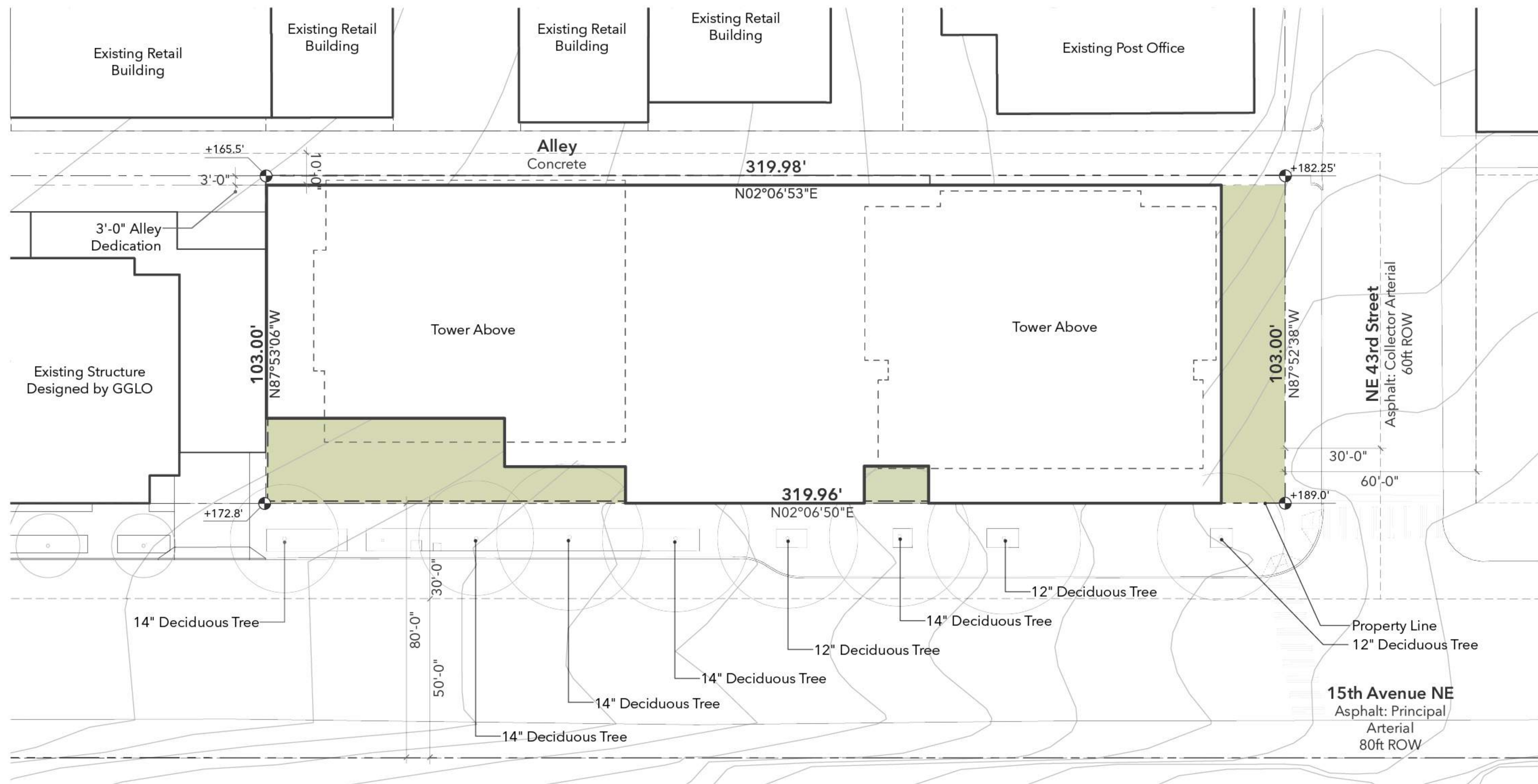
June 21<sup>st</sup> - 3:00pm



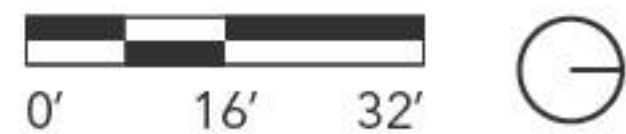
This page intentionally left blank



06: Landscape Design



Site Plan: Proposed



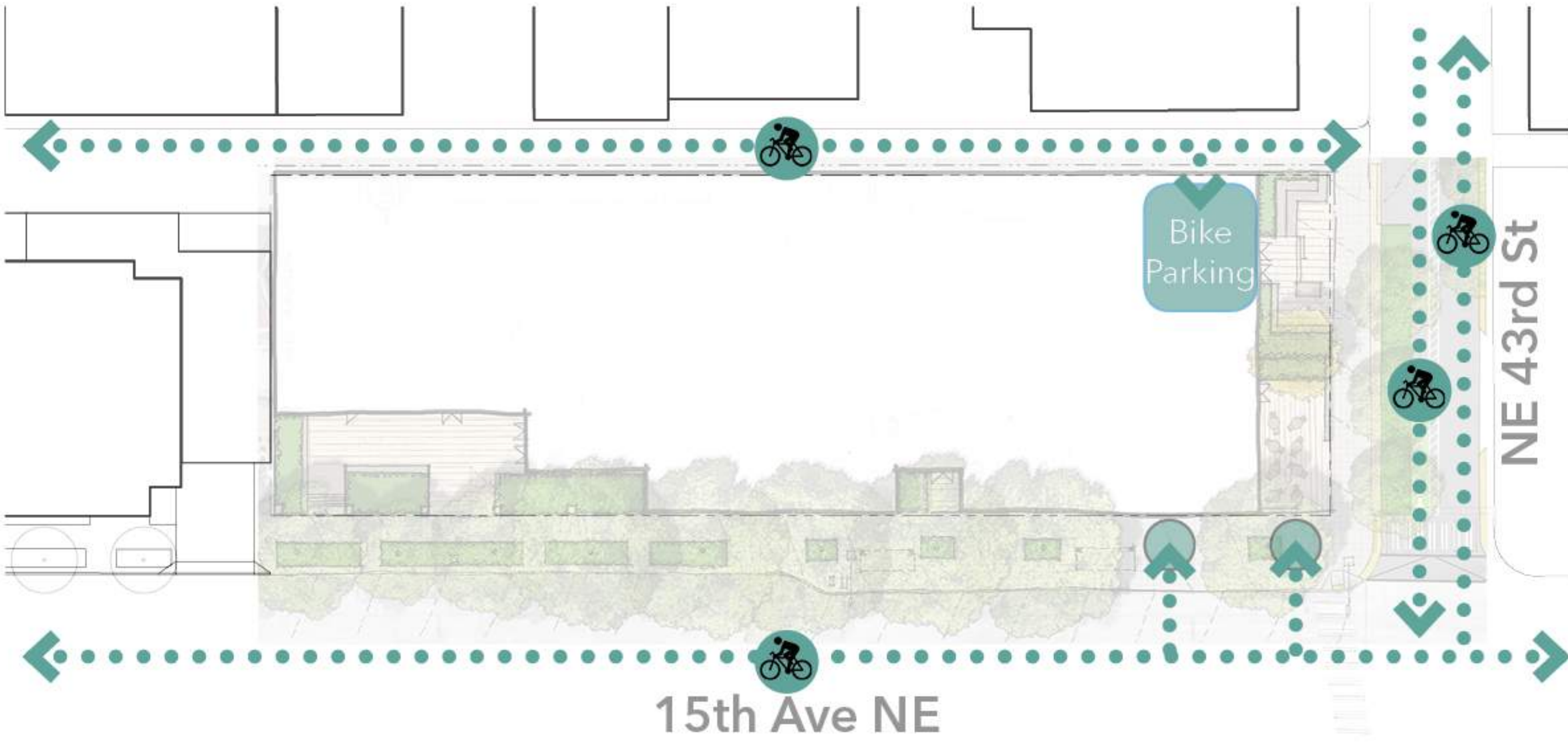


Landscape: Circulation Diagrams



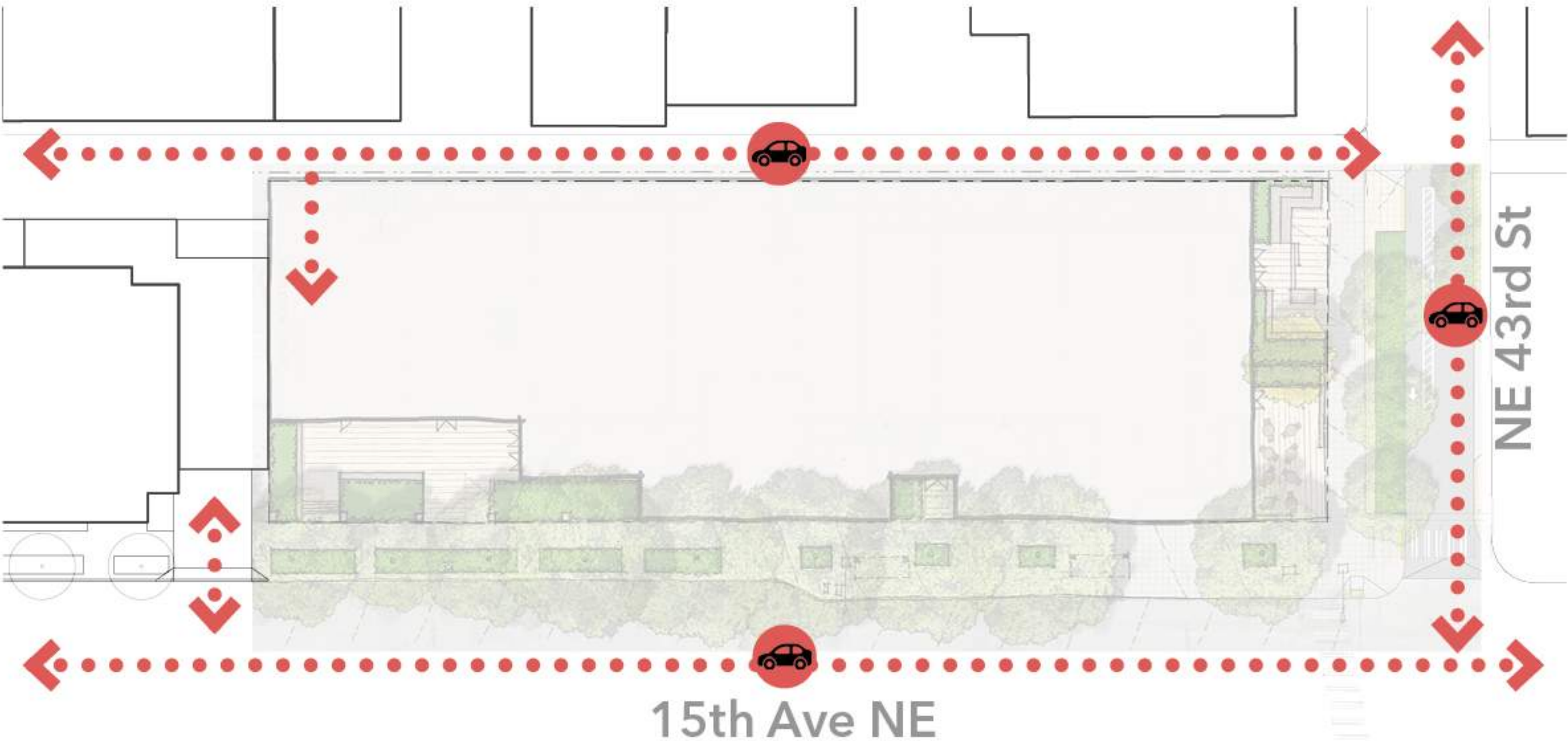
15th Ave NE

Pedestrian circulation



15th Ave NE

Bicycle circulation



15th Ave NE

Vehicular circulation

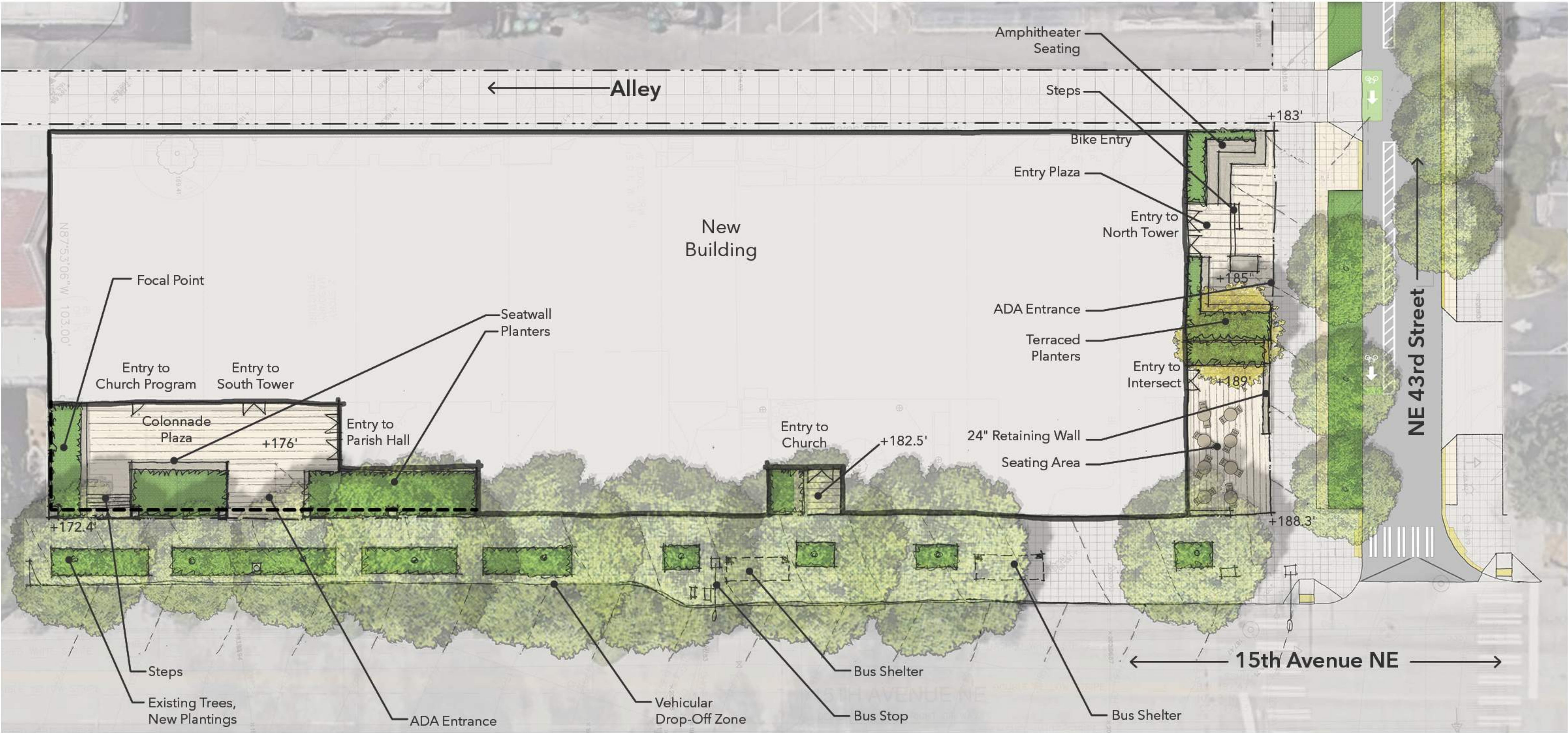


15th Ave NE

Delivery and Waste Management



Landscape: Site Plan





# Landscape: Concept Images



Cloister Gardens inspire Public Open Space



Contemplative space reflects UTUMC's values



Simple lines and planting materials make the space safe and easily understood, with focal points at view terminus



Sober materials, use of textures



Intersect values integration with Street life



Informal cafe gathering space at the Intersect



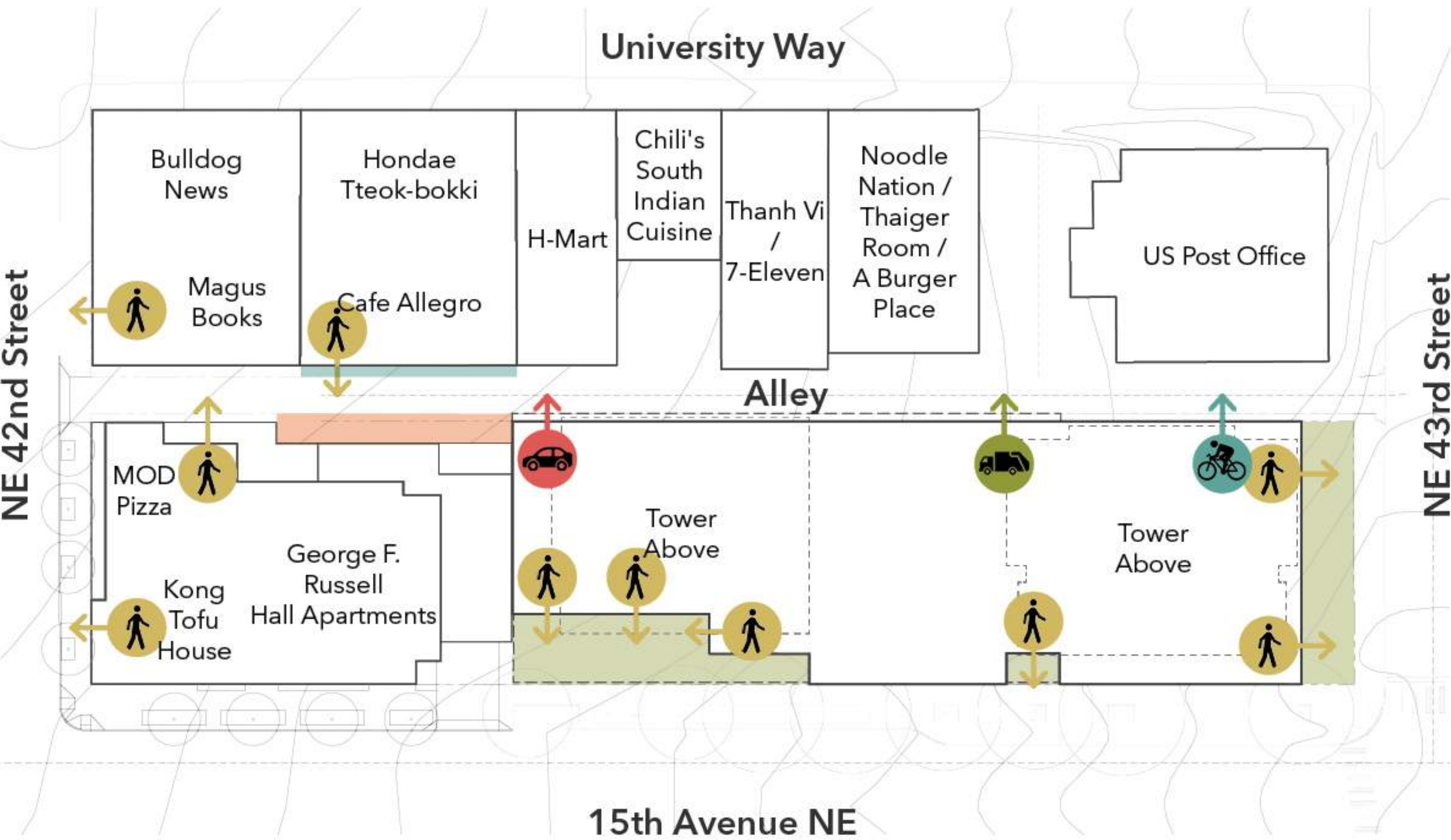
Amphitheater steps resolve grade change and bring vitality to 43rd Street - reinforcing the Green Street character



Materiality for the Student Housing Entry could differ from the Church entry for natural wayfinding



# Landscape: Alley Activation Diagram



Existing Outdoor Seating in Alley



Event at Cafe Allegro



Existing Alley



Cafe Allegro



# Landscape: Alley Activation Recommendations



Catenary Lighting



Whimsical painted murals in alley.



Large artistic sculptural signage



Sculptural Elements on the Alley Facade



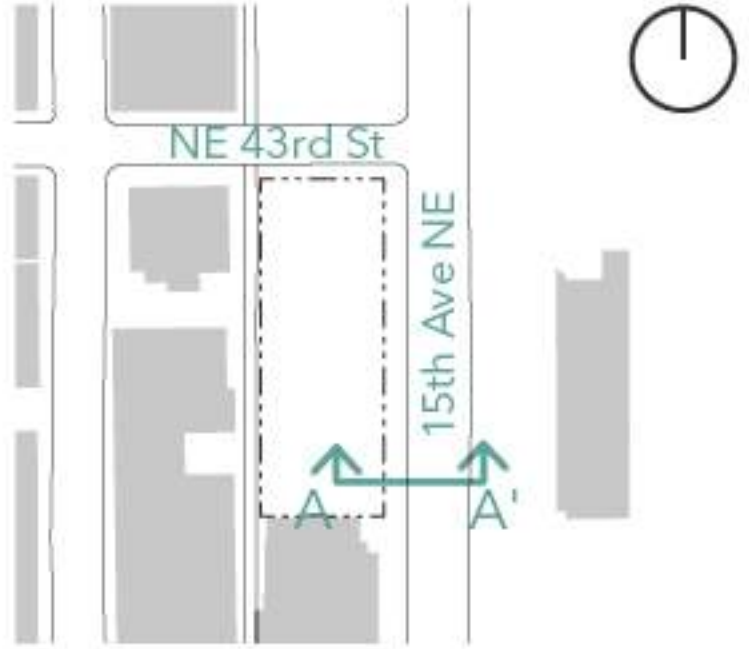
Rain activated paint with stenciled images or poetry of local relevance



Colorfully lit murals.



Landscape: Street Sections



15th Avenue NE Section Looking North



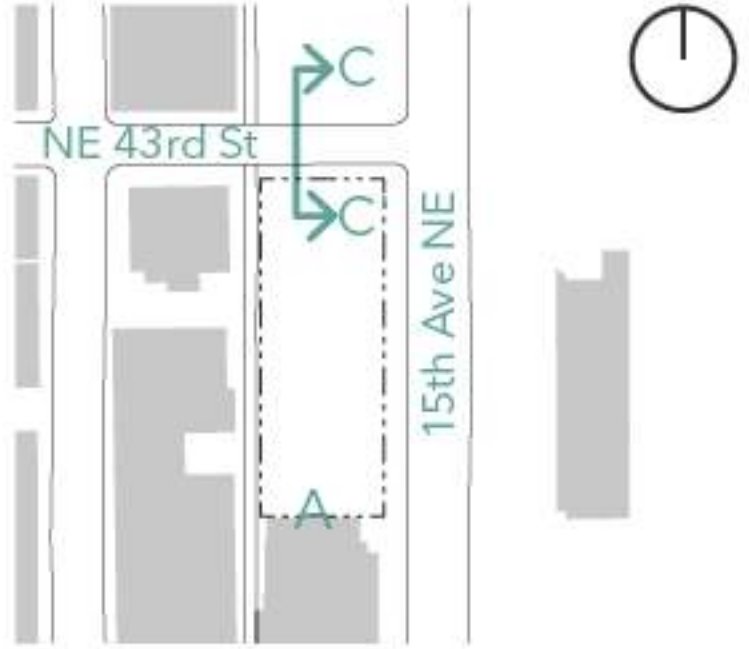




15th Avenue NE Section Looking South at North Sanctuary Entry



# Landscape: Street Sections



NE 43rd St Section Looking East

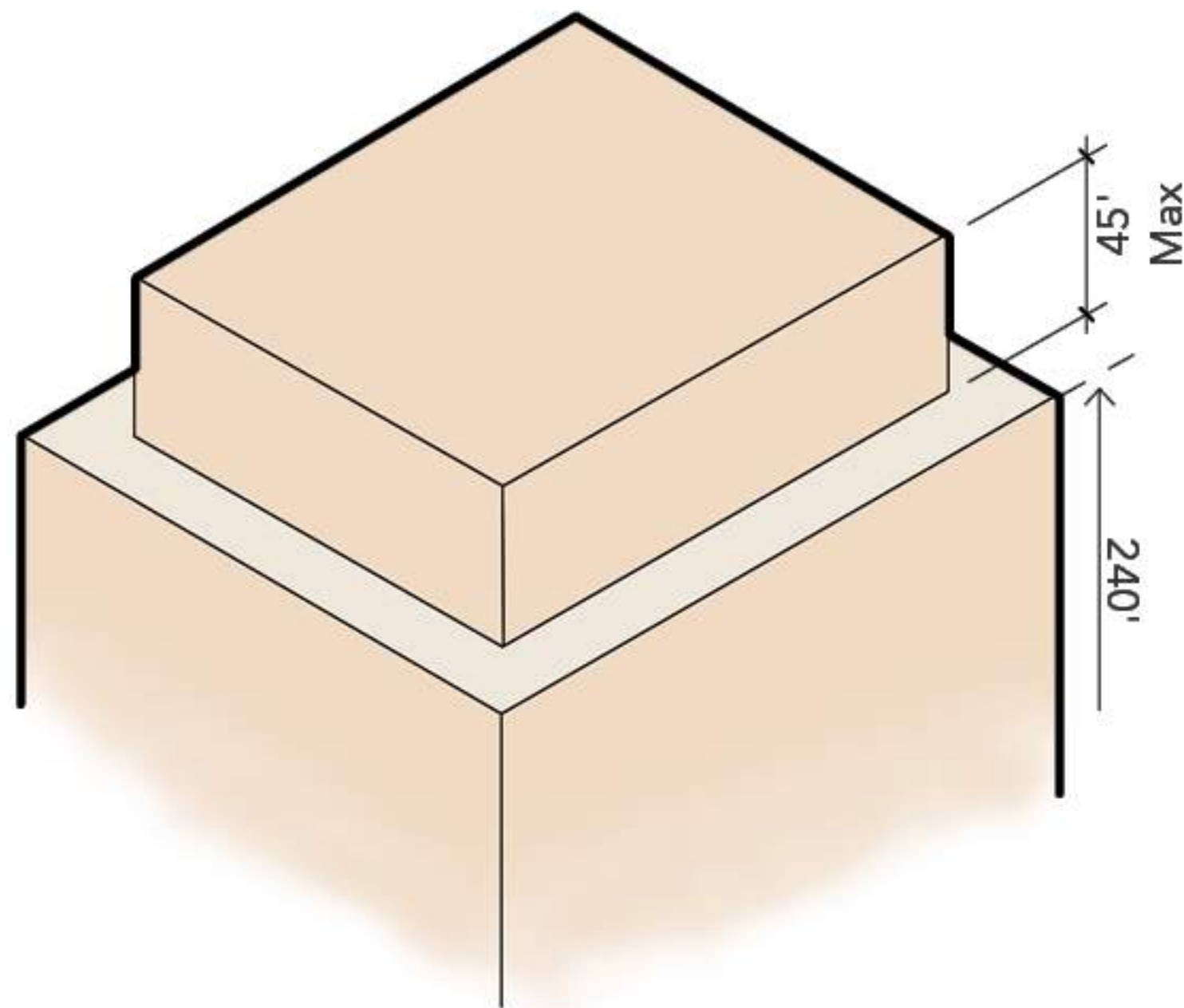
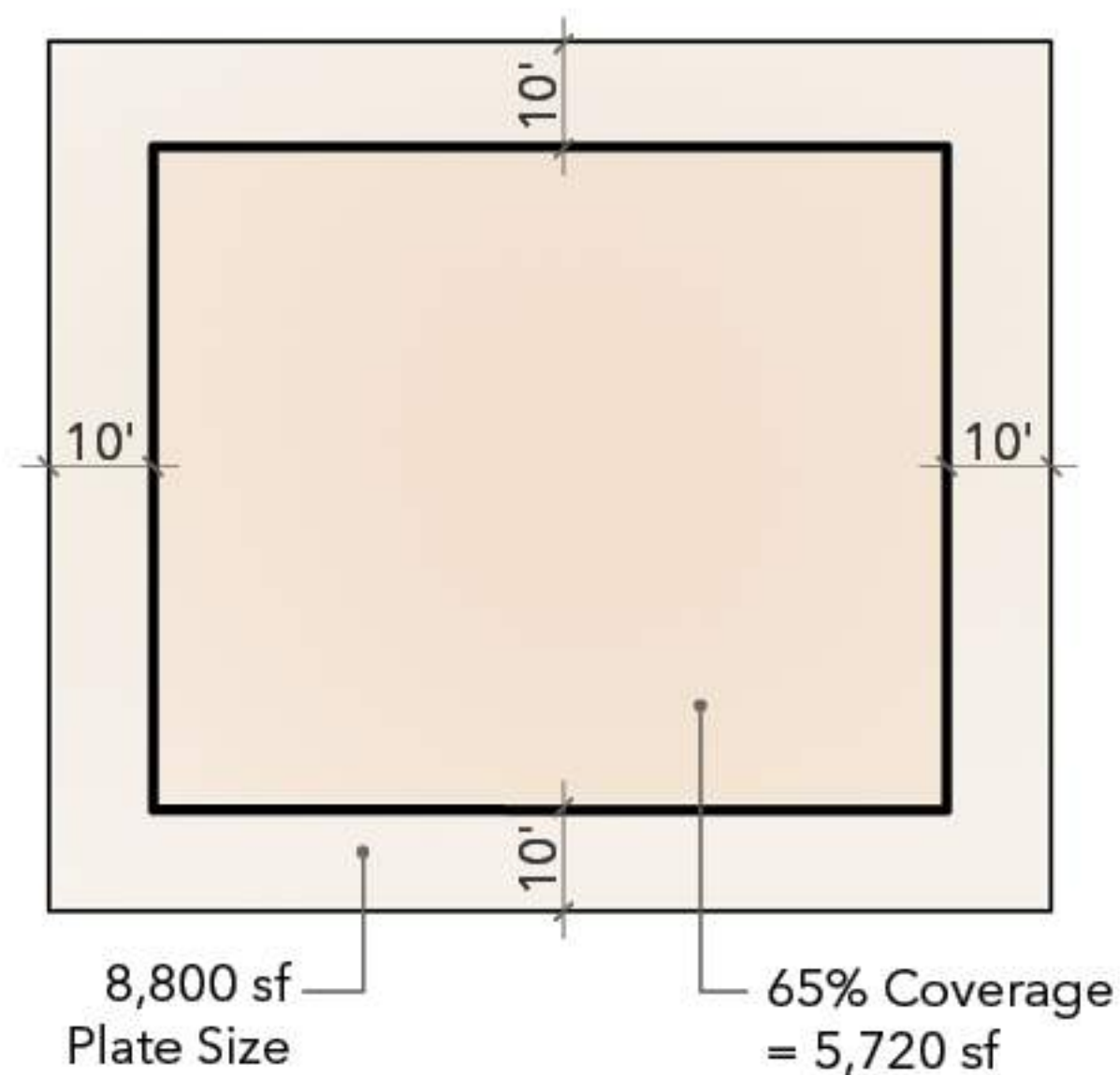


This page intentionally left blank

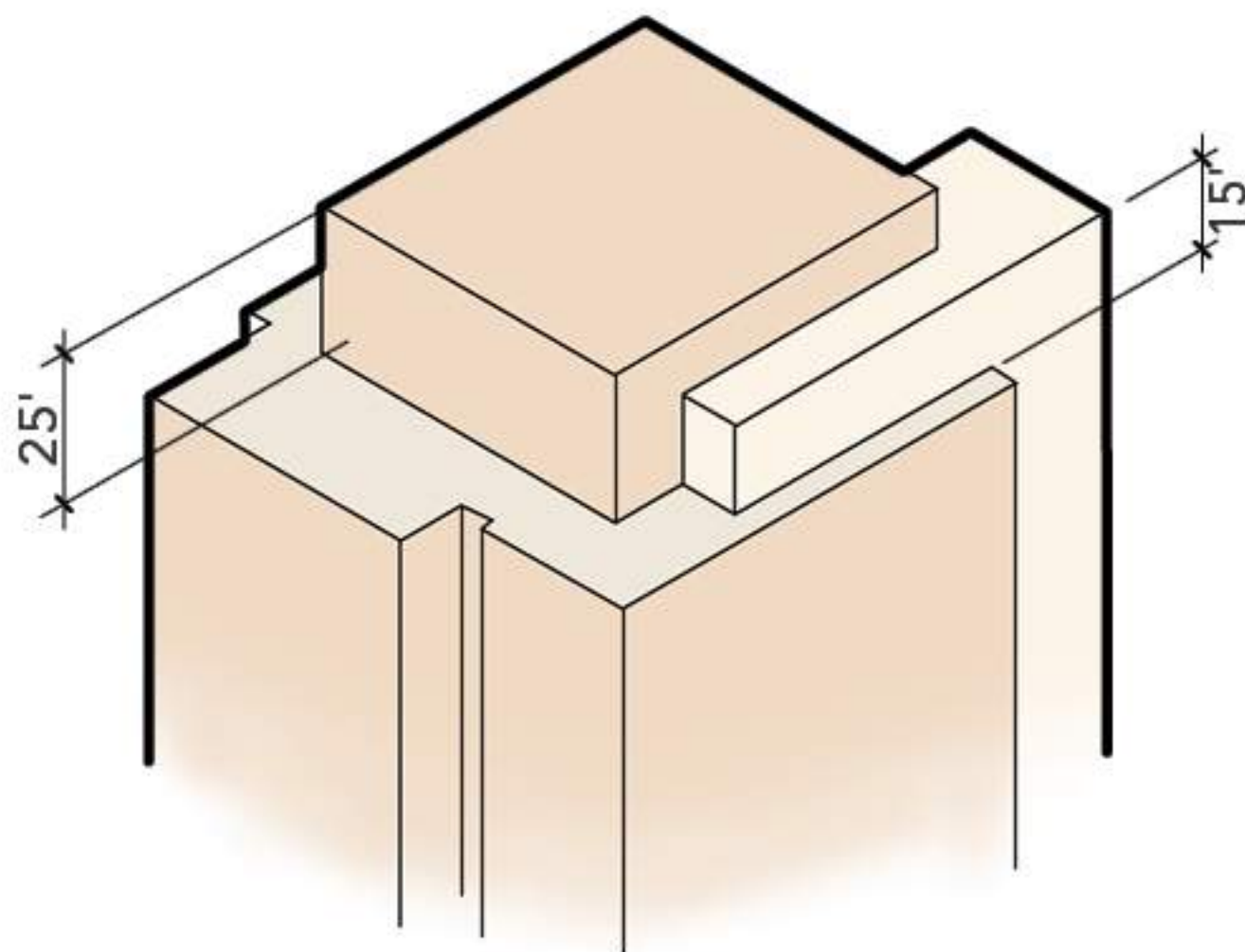
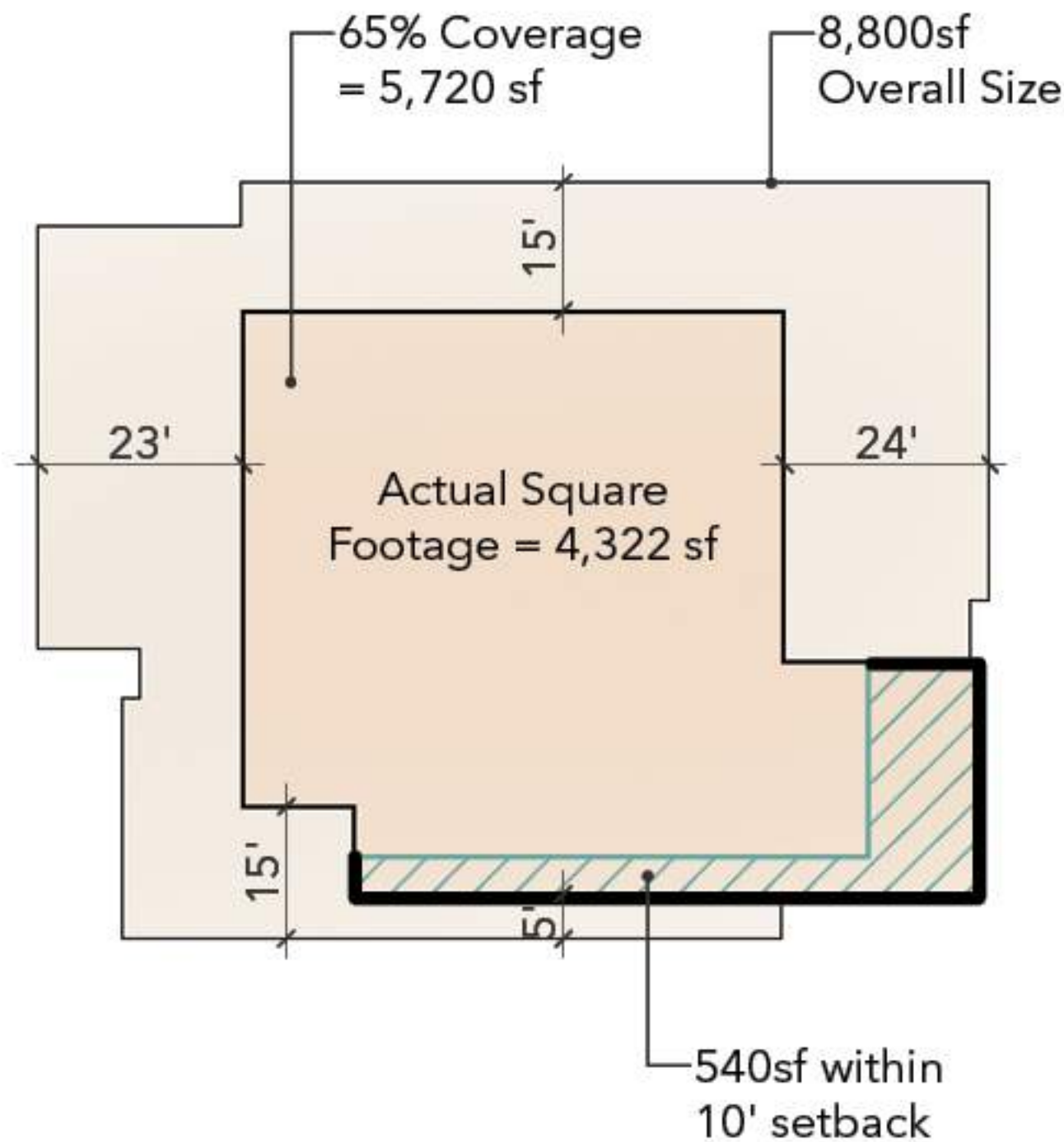


# 07: Departures

## Roof Coverage Per Code



## Proposed Roof Coverage



### Design Standard:

23.48.025.C.7.b  
At the applicant's option, the combined total coverage of all features listed in subsections

23.48.025.C.4 & 23.48.025.C.5  
May be increased to 65 percent of the roof area, if all the following are satisfied:  
No rooftop features are located closer than 10 feet to the roof edge.

### Departure Request:

Applicant is requesting rooftop feature to be closer than 10' to the roof edge. A rooftop feature is proposed to be 5' from the roof edge of the east face at the tower. The rooftop feature will also be aligned with the north face of the tower for a portion near the NE corner. The overall rooftop coverage for the project will be less than the permitted 65% coverage and all mechanical equipment will be screened.

### Rationale:

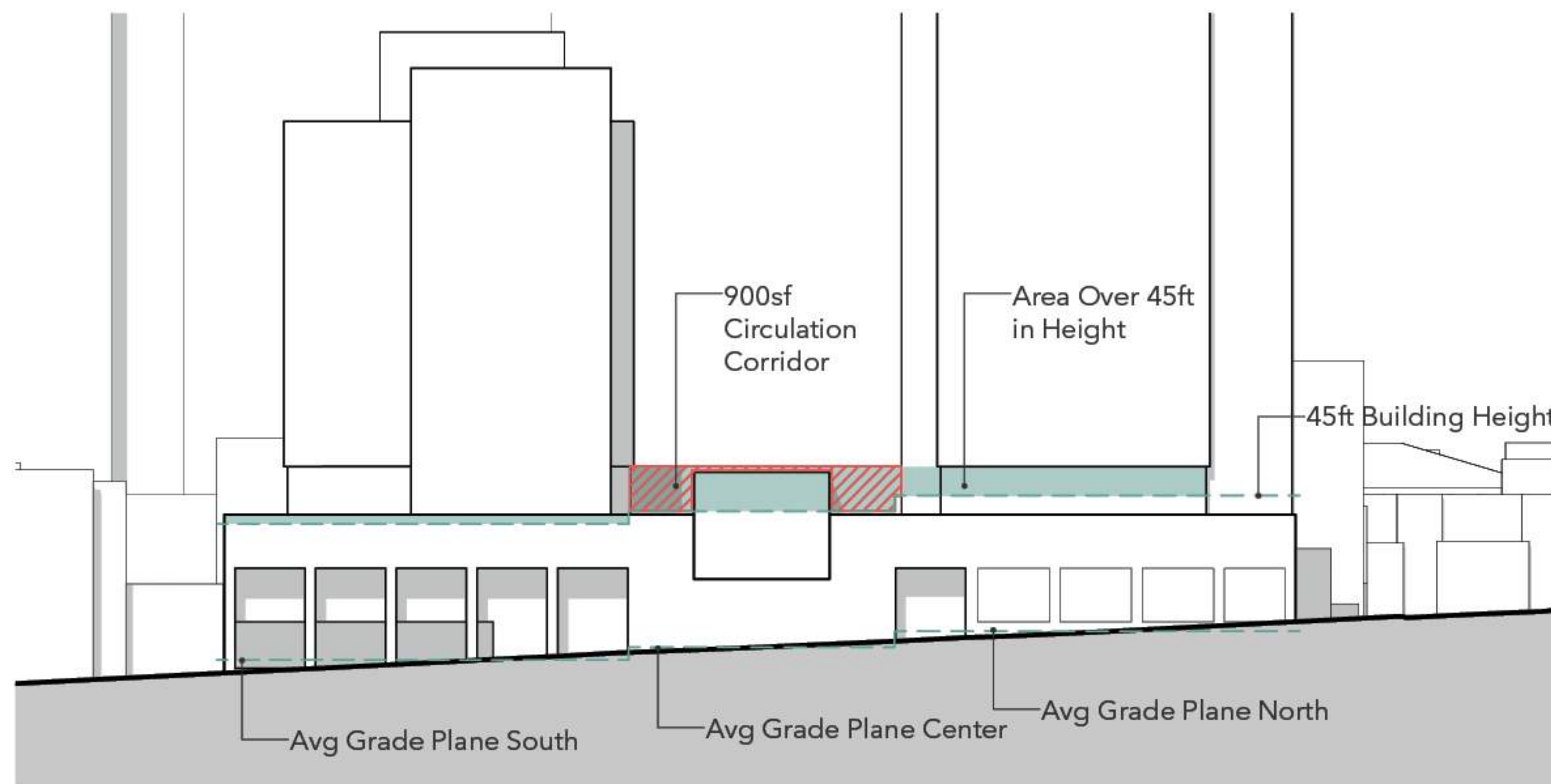
At the NE corner of the tower, a portion of the tower will climb past the primary roof line and help mark the corner of 15 Ave and 43th street. The corner element will also help interlock the rooftop amenity to the overall tower. Without the interlock, the rooftop amenity would sit as a disconnected element atop the tower. The setbacks on all of the other facades will exceed the code-required 10' setback from the edge of the roof. The signature rooftop will provide a sense of arrival in the District through its distinct form and massing (CS2.3a) and will result in a more interesting, unique signature terminus and enhancement to the skyline (DC2.6j-l)."

### Supporting Guidelines:

- CS2 -Urban Pattern and Form
- 3.a.1 Express a sense of arrival to a distinct area with distinctive forms, prominent massing.
- DC2 -Architectural Concept
- 6.a) Response to Context
  - 6.j) Transition to Sky and Skyline Composition
  - 6. l) Landmark and Wayfinding

## Departure Request 01: Rooftop Coverage





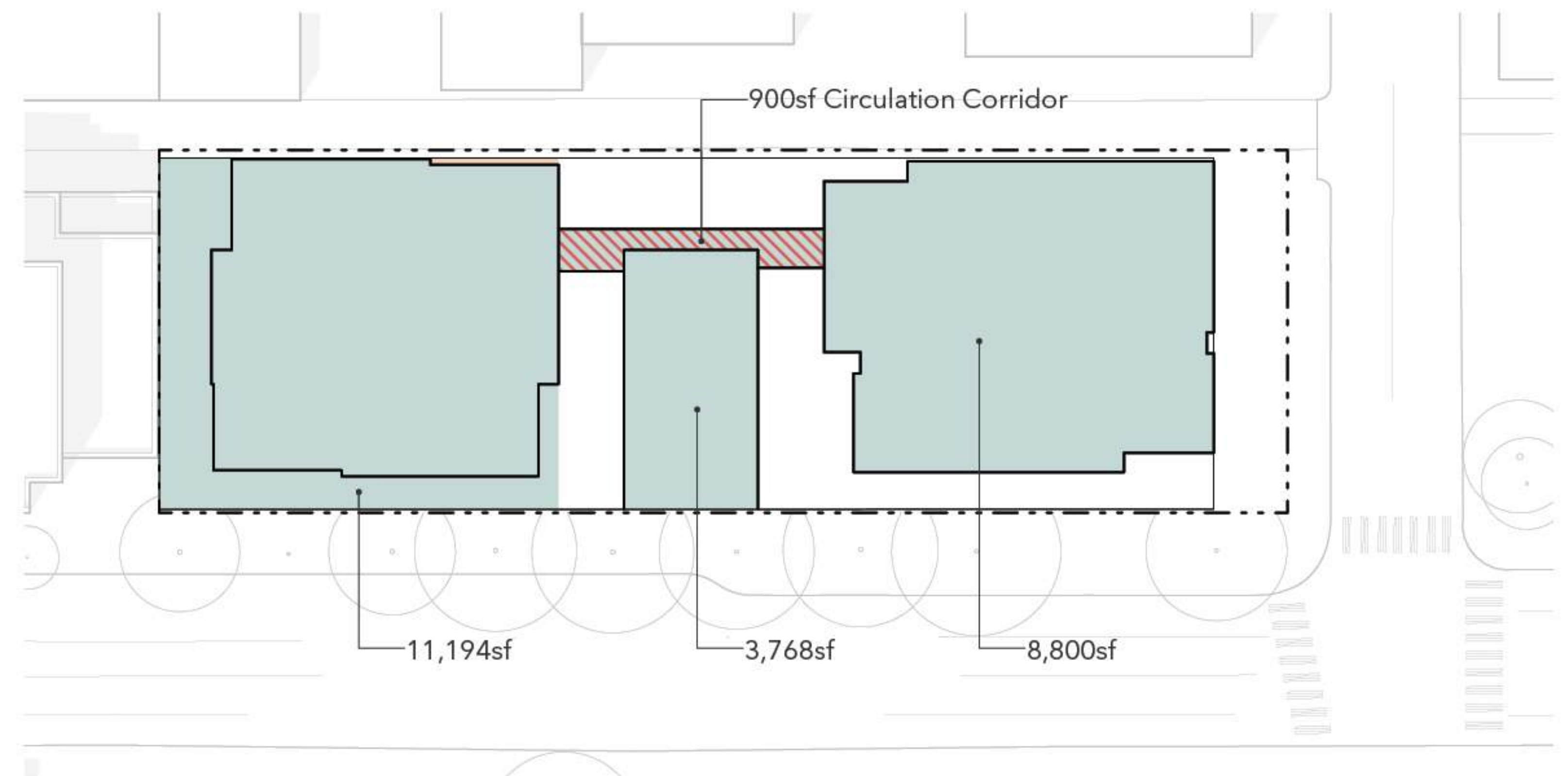
#### Design Standard:

##### 23.48.645. A.2. (Table A)

For height greater than 160' but not exceeding 240' in height, average gross floor area for all stories above 45' not to exceed 10,500sf and maximum gross floor area not to exceed 11,500sf.

#### Departure Request:

The applicant is requesting to exempt the 900sf circulation corridor in the calculation for determining floor area above 45'. The south podium area (11,194sf), sanctuary roof area (3,678sf) and north tower footprint (8,800sf) added together and averaged = 7,920sf, which is below the 10,500sf average gross floor area for all stories above 45'.



#### Rationale:

The 900sf circulation corridor connects the north and south towers resulting in a combined area larger than the maximum allowed. The corridor is not visible to pedestrians at the ground level and is for circulation only. Departing this area will allow the development to better serve the occupants without impacting neighboring buildings and the public realm.

#### Supporting Guidelines:

##### CS2 - Urban Pattern and Form

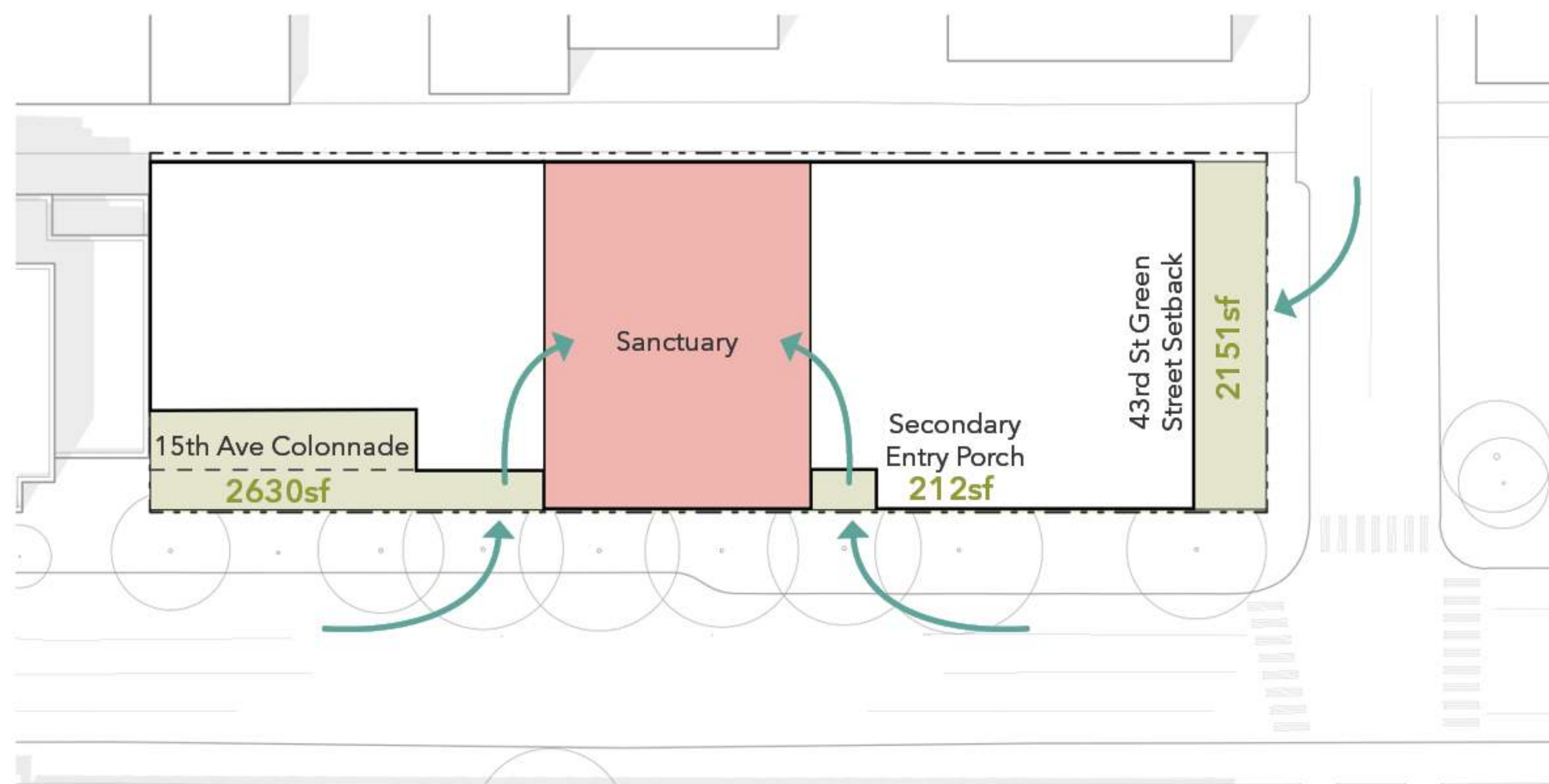
- A.2) Architectural Presence
- D.1) Existing Development and Zoning

##### DC2 - Architectural Concept

- 1.c) Design the building base to create a solid and grounded form.
- 6.f) Adjusted Base Scale

## Departure Request 02: Floor Area Above 45ft



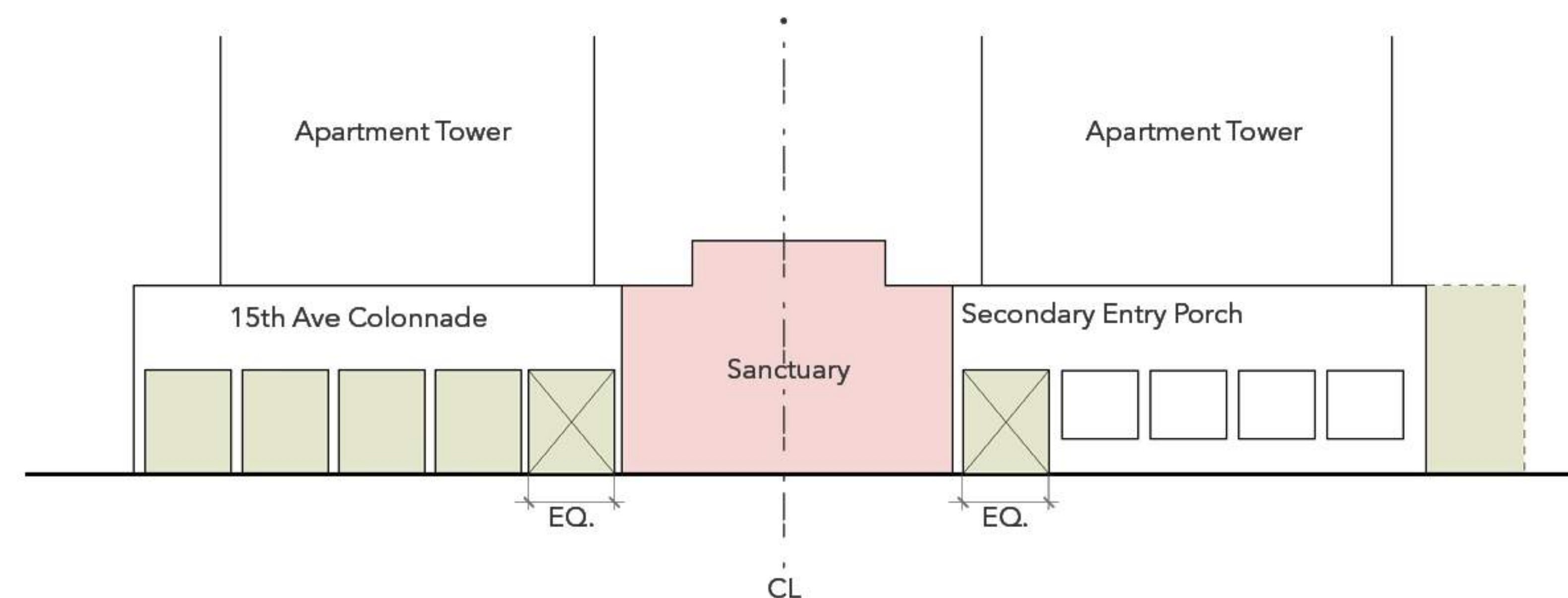


#### Design Standard:

23.48.650.B.3  
If the required amount of open space exceeds 4,500 square feet, open space areas may be provided at separate locations on the lot, provided that no separate area is less than 2,000 square feet.

#### Departure Request:

The Project is required to provide 15% of the lot area, or 4,944sf of open space per SMC 23.48.650.B. The Applicant proposes three designated open space areas that include a total of 4,993sf of open space, exceeding the Code requirement. Two of these open spaces meet the required connected 2,000sf minimum area. Applicant proposes to add a third open space area at the Secondary Entry Porch that is 212sf to enhance this secondary church entry. Applicant requests a departure from the minimum connected open space area for the Secondary Entry Porch.



#### Rationale:

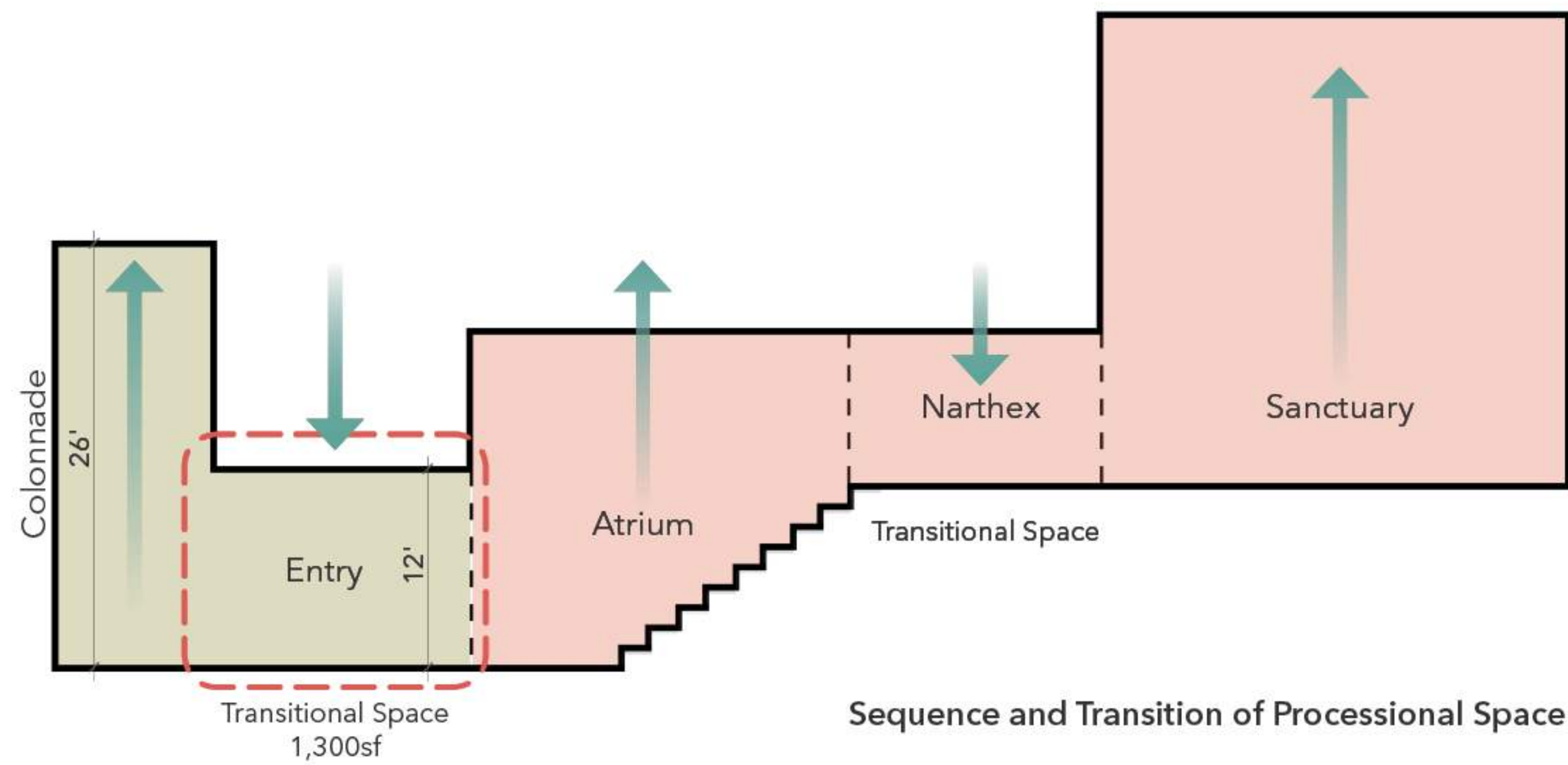
The Sanctuary entry porch is part of the 15th street façade expression and provides an important opening in the street wall to access and frame the north edge of the sanctuary. It will provide a smaller, more intimate counter to the larger open spaces on the site and will also offer a small contemplative seating area for the public.

#### Supporting Guidelines:

- PL3 - Street Level Interaction
- 1.a) Design Prominent, accommodating entries with vertical emphasis.
  - 3.b) Provide frequent entrances, expressed breaks and architectural interest at regular intervals of 20' - 30'.
  - 3.e) Design a porous, engaging edge for all commercial uses at street level.
- DC2 - Architectural Concept
- 3.a) Design facades to a human scaled rhythm and proportions by providing points of interest every 15' - 30'.

## Departure Request 03: Open Space - Minimum Area





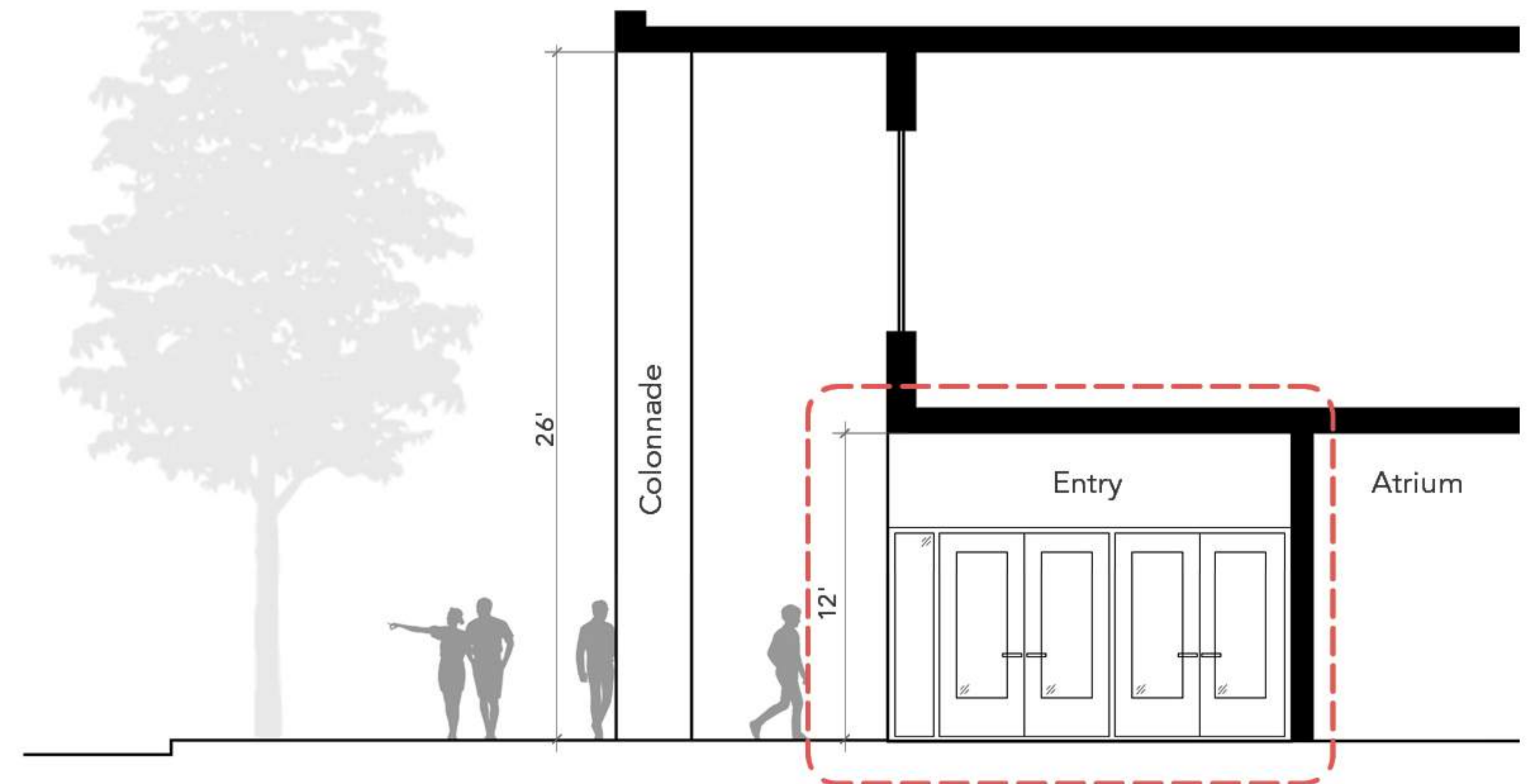
#### Design Standard:

23.48.650.B.6

Open space minimum vertical clearance of the covered space shall be 20 feet.

#### Departure Request:

The applicant is requesting to depart the minimum vertical clearance of 20' at the covered open space and provide 12' clear at a 1,300 SF portion of the covered open space.



#### Rationale:

The 15th Ave Colonnade is designed to match the larger institutional scale of the surrounding context and will provide a large, welcoming porch for the Church Sanctuary. However, from a user experience the 20' minimum height would be excessive at the entry doors. To provide a better transition to the Sanctuary lobby, the colonnade soffit will step down to 12' at the entry doors. Stepping the soffit allows the colonnade to address the larger neighborhood scale as well as the more intimate scale when entering the building.

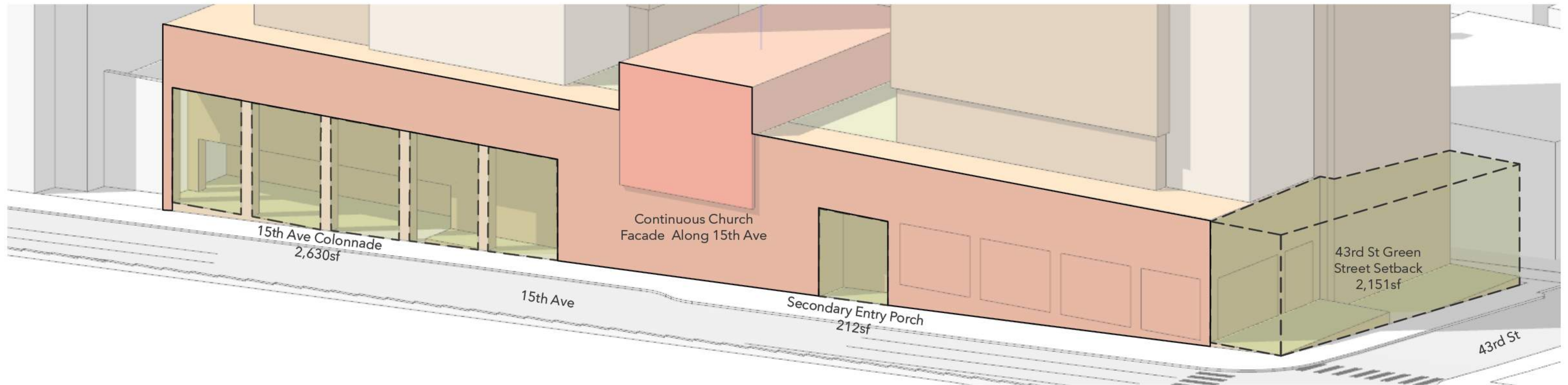
#### Supporting Guidelines:

PL3 – Street Level Interaction

- 2.b.) Transitional spaces

## Departure Request 04: Open Space - Vertical Clearance





Design Standard:

23.48.650.B.2  
Maximum allowed open space covered by structure is 20% of total open space SF requirement.

Departure Request:

Of the total 15% (4,944sf) open space required for the site, per SMC 23.48.650.B, a maximum of 20% (989sf) may be covered. The applicant is requesting to depart the maximum allowed coverage by an additional 37% which is a combined area of 1,853 SF for the 15th Ave. Colonnade and the Sanctuary entry porch.

Rationale:

Applicant is providing the required open space for Project. However, providing 80% of open space as uncovered is a challenge due to site geometry and fundamental UTUMC program requirements. Eroding the streetwall by pulling the podium back to create uncovered open space both weakens the Church’s presence and diminishes visibility on 15th.

In order to address the design guidelines, the preferred option will provide high quality, usable open space “carved” out of the solid, grounded podium at the project’s base. As Street presence and visibility along 15th Ave is fundamental to UTUMC’s mission, the 15th Ave colonnade and sanctuary entry porch will engage the surrounding community at the ground plane and, by being covered, allow the upper podium to hold the street edge along 15th.

Supporting Guidelines:

- PL 1 - Connectivity
  - 1.a) Include open space at grade that physically or visually engages the public realm.
- CS2 - Urban Pattern and Form
  - A.2) Architectural presence
- DC2 - Architectural Concept
  - 1.c) Design the building base to create a solid and “grounded” form.
  - 2.d) Use brick, stone, or other high-quality, durable and non-monolithic materials to reinforce a strong base massing.
- DC3 - Open Space Concept
  - 3.a) Design Open Space at street level to be welcoming.

Departure Request 05: Open Space - Percent Covered



This page intentionally left blank



