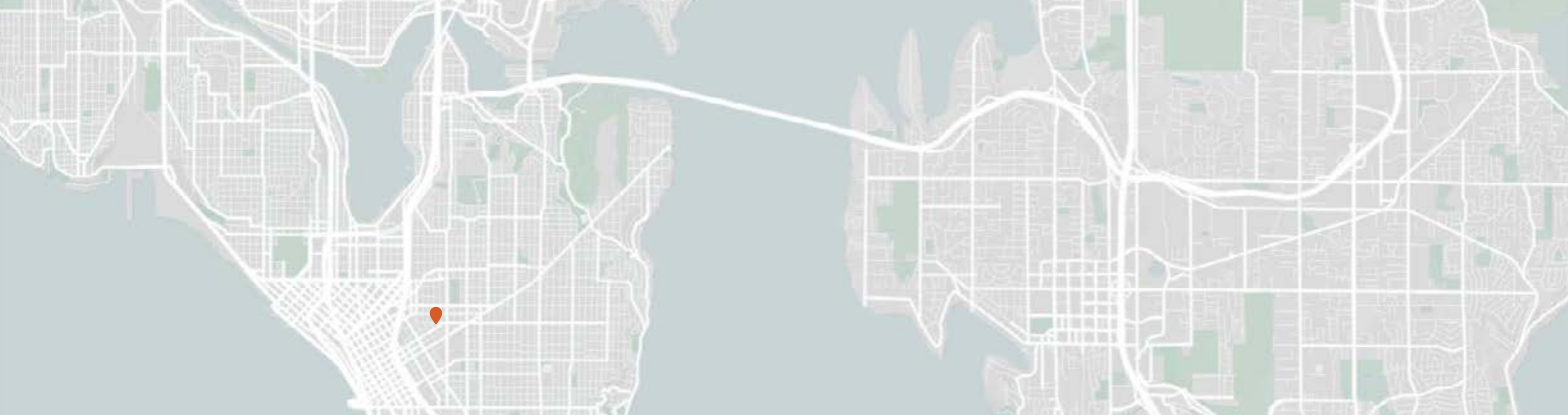




CLARK
BARNES

MAY 26, 2020

DESIGN REVIEW: RECOMMENDATION

1422 SENECA STREET, SEATTLE, WA 98101

PROJECT #:3034493-EG

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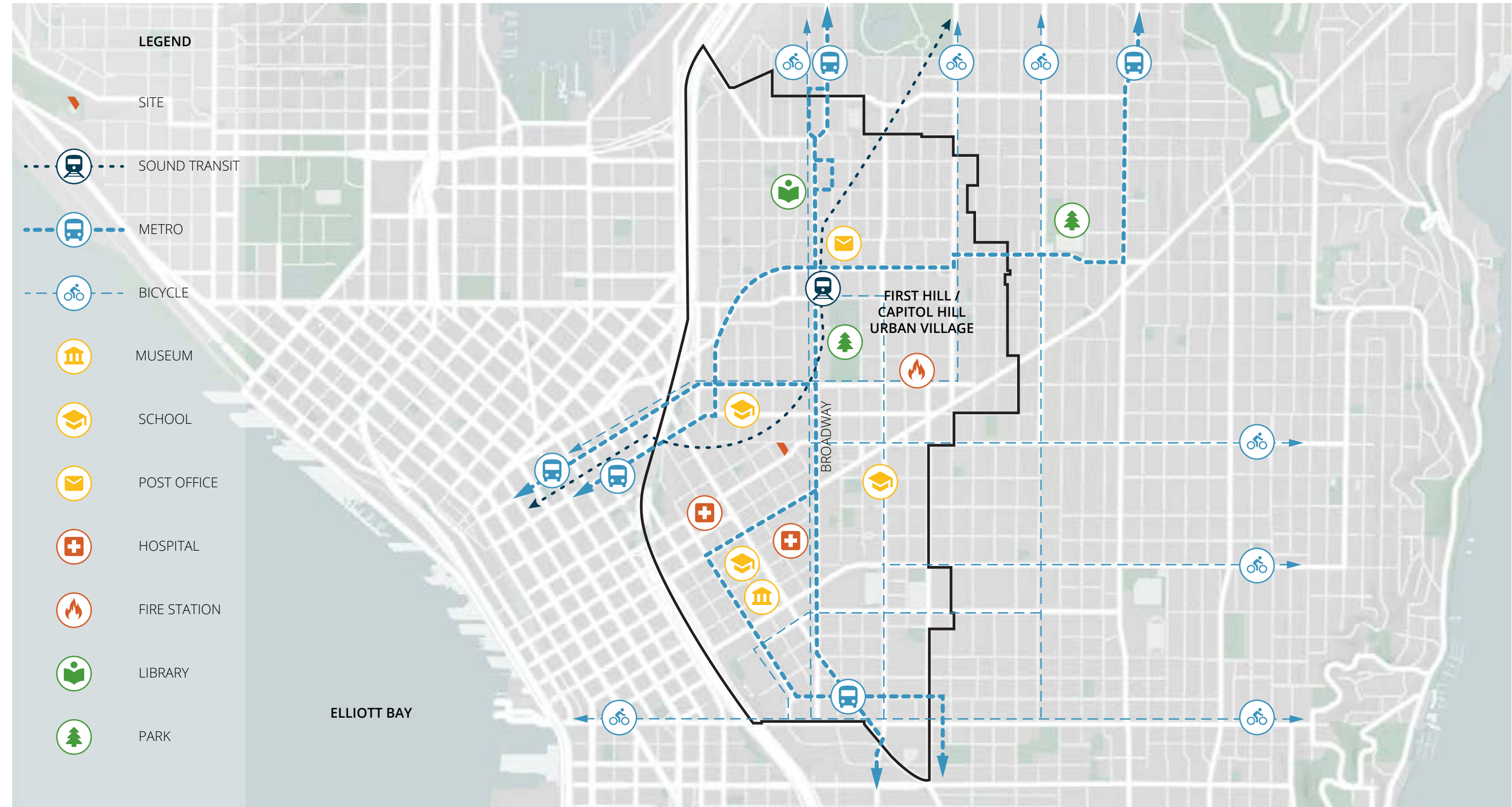
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APPLICANT TEAM

OWNER:	Pryde Development Co.	ARCHITECT:	CLARK BARNES
	3417 NE 68th Street		1401 West Garfield St.
	Seattle, WA 98117		Seattle, WA 98119

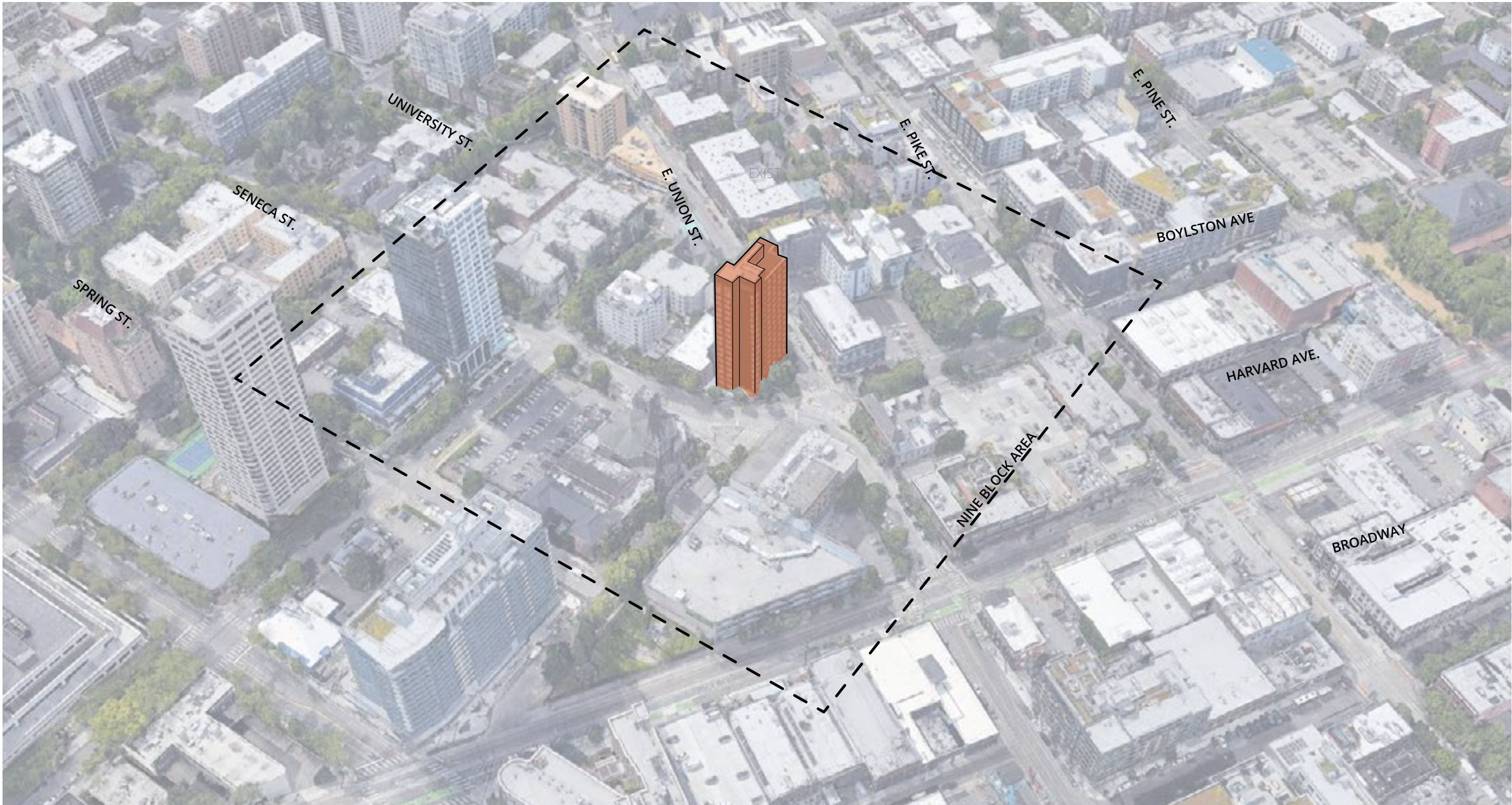
PROJECT DESCRIPTION

The proposed development of this 6,922 SF (0.16 acres) site includes demolition of the existing one story office building, associated parking lot, landscaping, and driveway access points from both Seneca Street and East Union Street. The proposed construction of a new eighteen-story high rise mass timber structured building includes approximately 68 small efficiency dwelling residential units (SEDU's) and 67 residential dwelling units, no commercial retail space, no live work units and no parking spaces. The building is sited to support existing mass transit infrastructure, reinforce neighborhood public spaces with redevelopment of large sidewalk directly East of site, and respect adjacent building. The ROW to the East of the site is approximately 4,200 SF and will be redeveloped into a pocket park and public amenity as part of the project.



VICINITY MAP [4.2]

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AERIAL PHOTOGRAPH [4.1]

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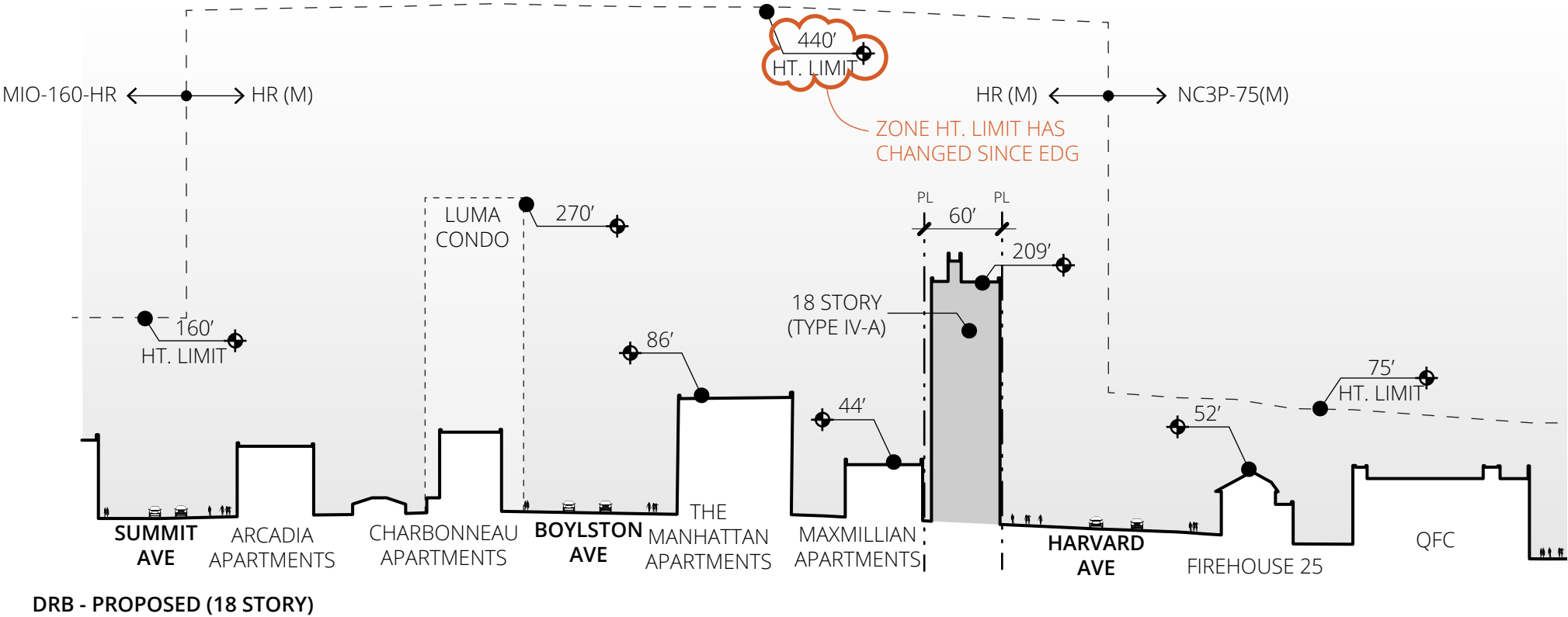
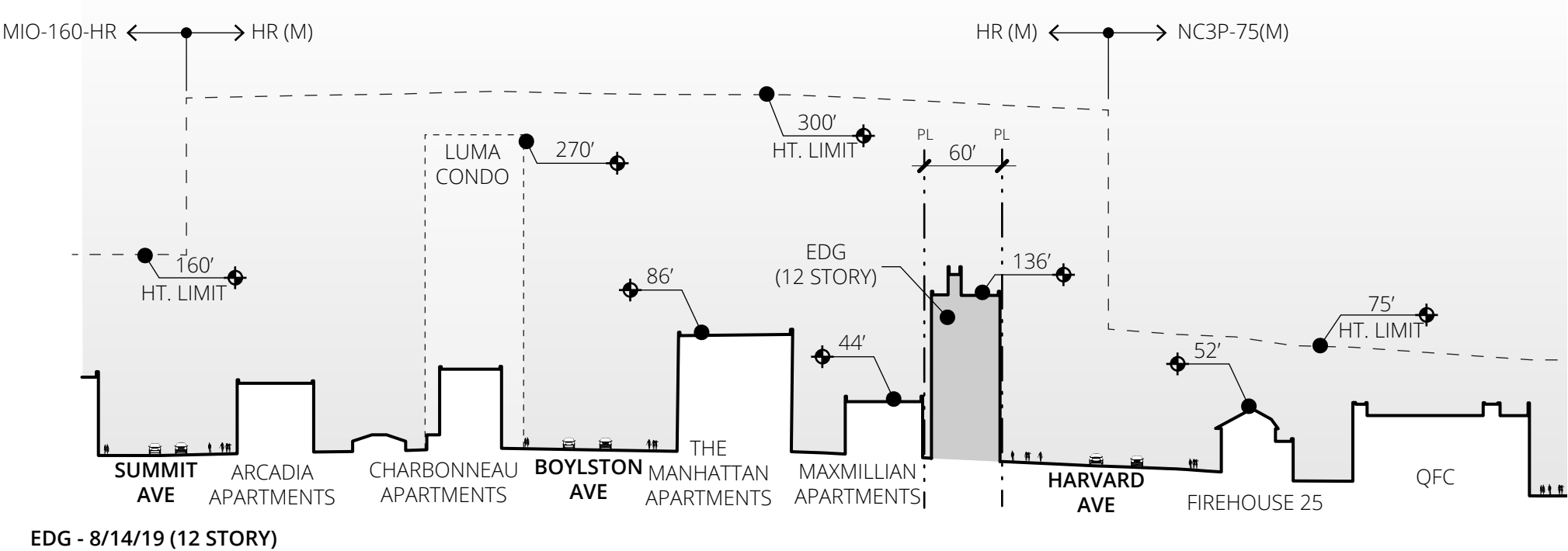
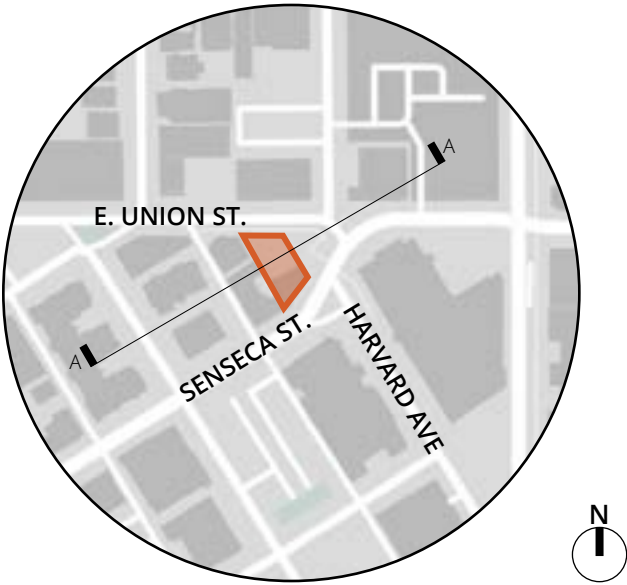
ANALYSIS: ZONE TRANSITION / SITE SECTIONS [5.5]

**ZONE
TRANSITIONS
(CS2.D.3)**

"What Was Said"

The Board recognized the eclectic character of First Hill and it's history as a location for new design style typologies, and urged that this project could be an appropriate addition.

The site is located on a prominent transition between downtown high-rise and adjacent low rise buildings. The 18 story proposed project is 209' (224' to top of penthouse) which transitions the scale from 440' height limit to the 75' height limit. The project will use mass timber for the structural system.



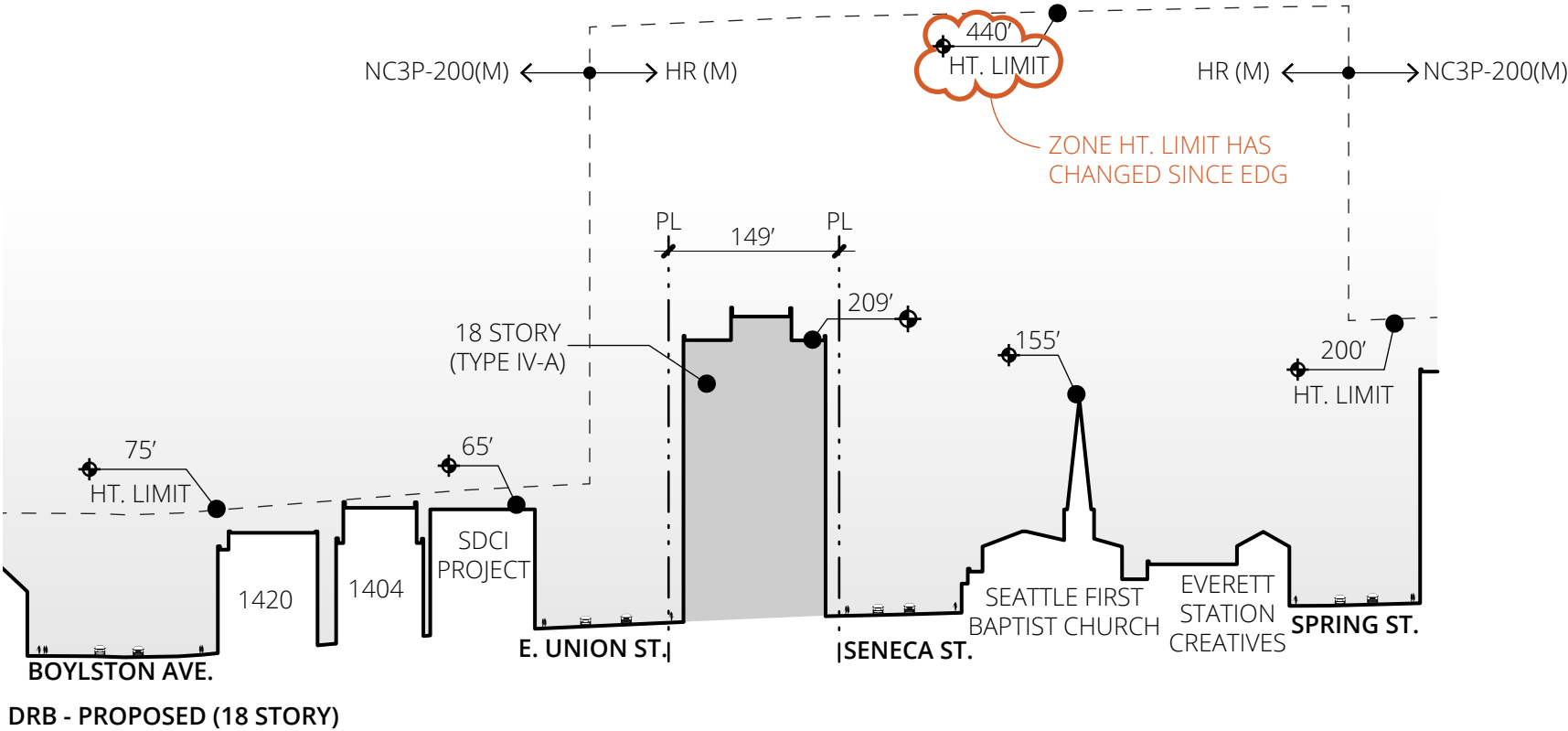
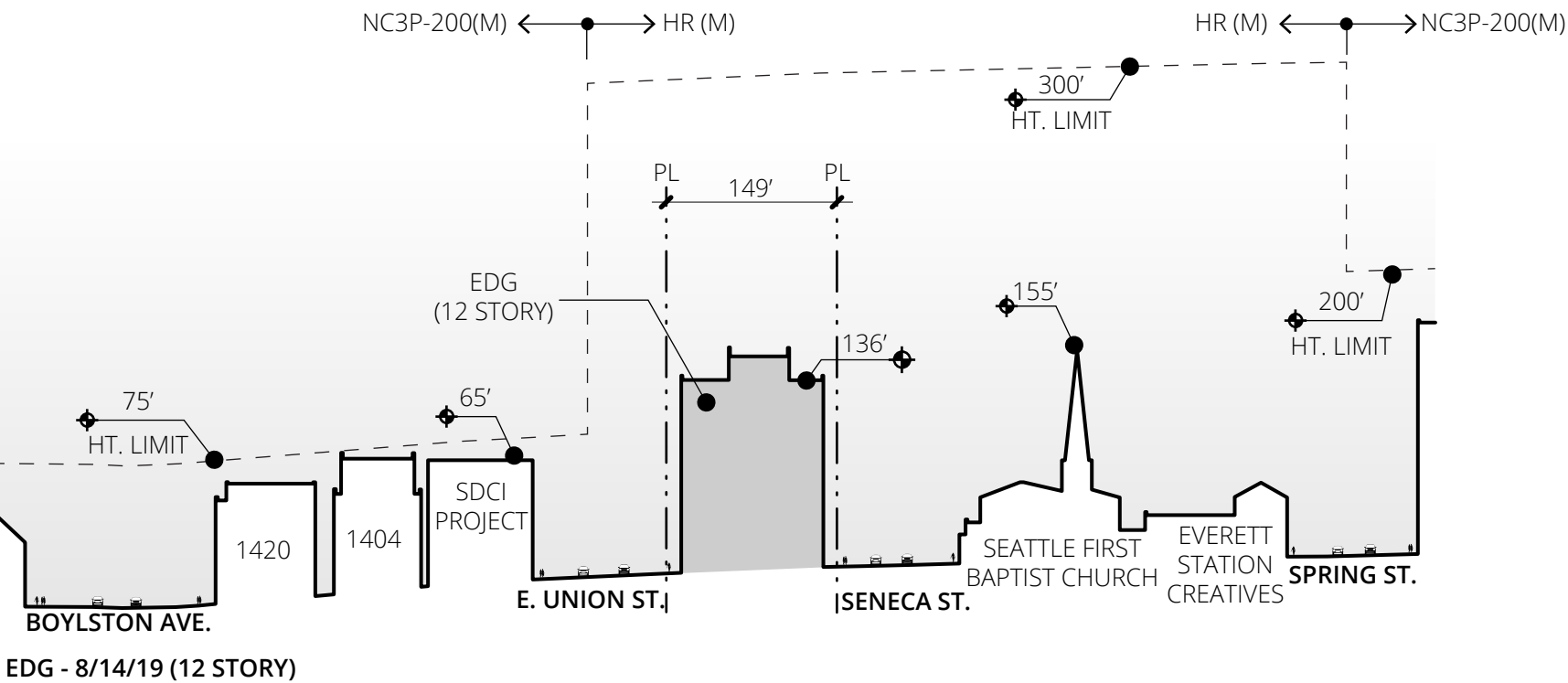
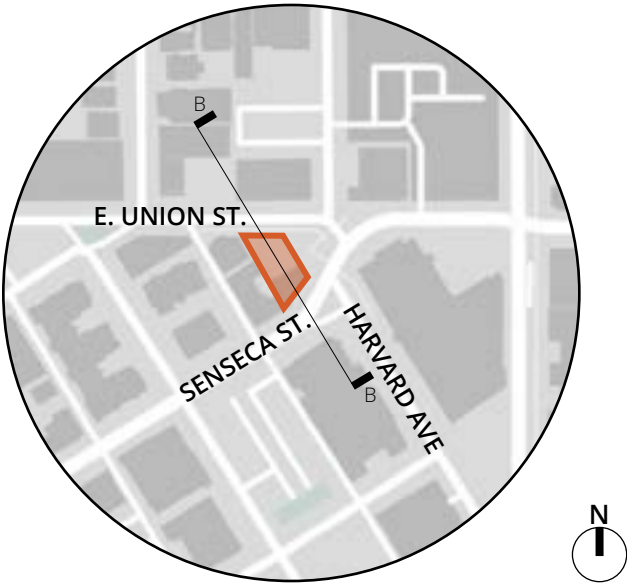
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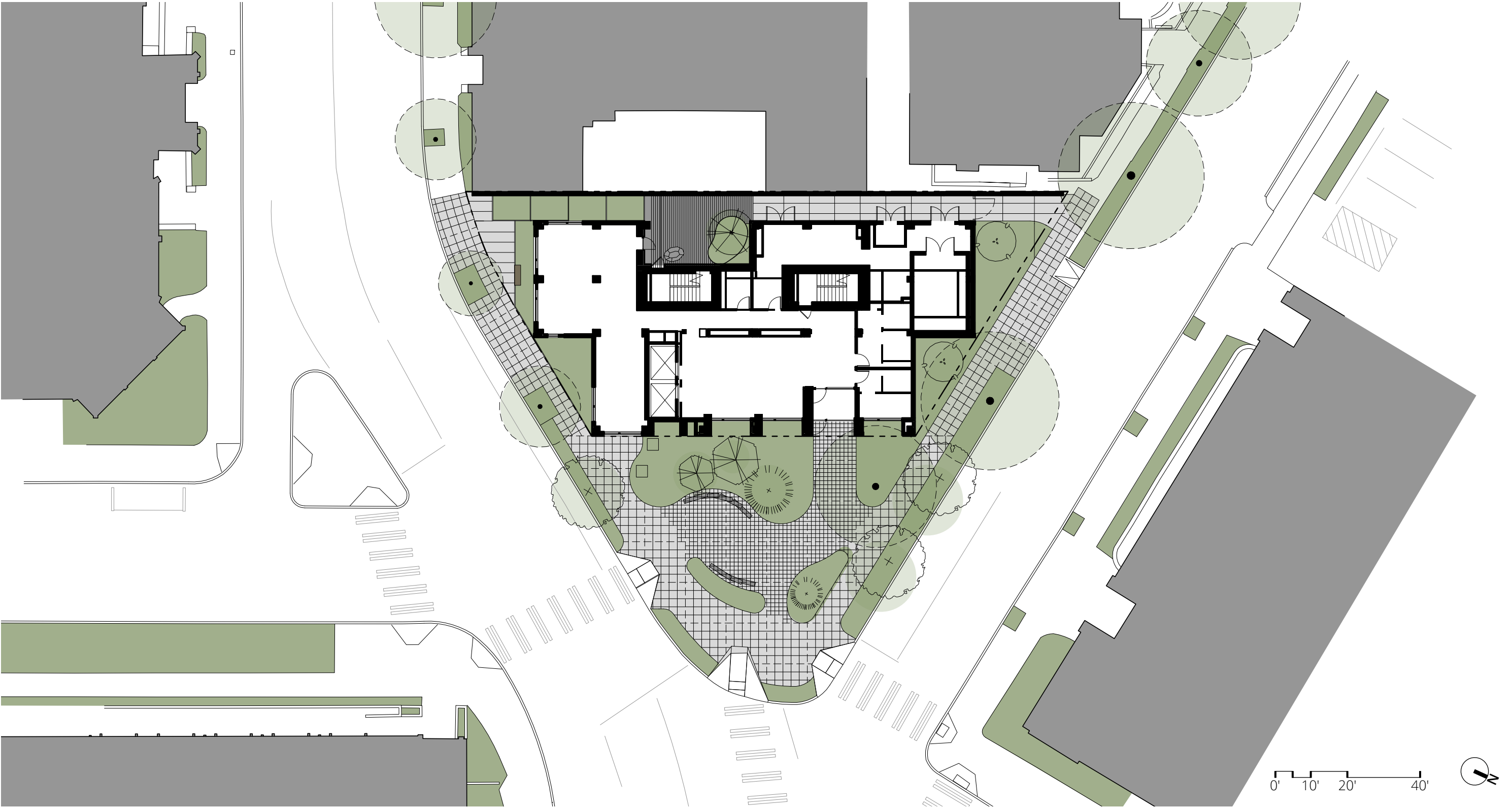


ZONING DATA [6.0]

ADDRESS	1422 Seneca Street, Seattle, WA 98101		
ZONE	HR (Highrise), Capitol Hill / First Hill Urban Village, Frequent Transit		
PERMITTED USES	Residential, Parking		
FLOOR AREA RATIO (23.45.510)	Base FAR = 7.0 on lots 15,000 sf or less Max. FAR = 15.0 Proposed FAR complies with Max FAR.	AMENITY AREA (23.45.522)	Amenity area = min. 5% of the total gross floor area Enclosed amenity area = 50% max. (shall be provided as common amenity area) Proposal complies with amenity requirements
STRUCTURE HEIGHT (23.45.514)	Base height limit = 160' Max. height limit = 440' Proposed 224' height complies	LANDSCAPING STANDARDS (23.45.524)	Min. Green Factor = 0.5 Existing street trees shall be retained unless the director of the SDOT approves their removal Proposal complies with landscaping standards
SETBACKS FOR STRUCTURES 85' OR LESS (23.45.518)	<u>Lot line abutting a street:</u> 7' avg. setback; 5' min. setback *None if a courtyard abuts the street & complies with min. dimensional requirements <u>Interior lot line:</u> 42' or less in height = 7' avg. setback; 5' min. Above 42' in height = 10' avg. setback; 7' min. setback Proposal includes structures greater than 85'	GROUND FLOOR COMMERCIAL USE (23.45.532)	Commercial use only permitted on ground floor of a structure with at least one dwelling unit. Commercial not required. No commercial proposed
SETBACKS FOR STRUCTURES GREATER THAN 85' (23.45.518)	<u>Lot line abutting a street:</u> 45' or less in height = 7' avg. setback; 5' min. setback * None if frontages occupied by street level uses Above 45' in height = 10 min. setback <u>Interior lot line:</u> 45' or less in height = 7' avg. setback; 5' min. setback * None required for portions abutting an existing structure built to the abutting lot line Above 45' in height = 20' min. See departure summary,	PARKING QUANTITY EXCEPTIONS (23.54.015)	No minimum requirement if residential project is located within 1,320' of a street with frequent transit service area in commercial and multifamily zones within urban villages that are not within urban center or the station area overlay district. Parking not required. No Parking proposed
		SHARED STORAGE SPACE FOR SOLID WASTE CONTAINERS (23.54.040)	Greater than 100 dwelling units = 575 square feet plus 4 square feet for each additional unit. * For development with more than 100 dwelling units, the required minimum area may be reduced by 15%, if the area provided has a minimum horizontal dimension of 20 feet. Proposal complies with solid waste requirements
		LIGHTING (SBC 1205)	Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings, opening directly onto a public way, yard, or court. Proposal complies with natural lighting requirements
		YARDS OR COURTS (SBC 1206)	Yards shall be 3' minimum. The min. yard width shall be increased 1' foot for each additional story. Proposal complies with yard and court requirements

COMPOSITE SITE PLAN [7.0]

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"What Was Said"

CORNER SITES
(CS2.C.1)

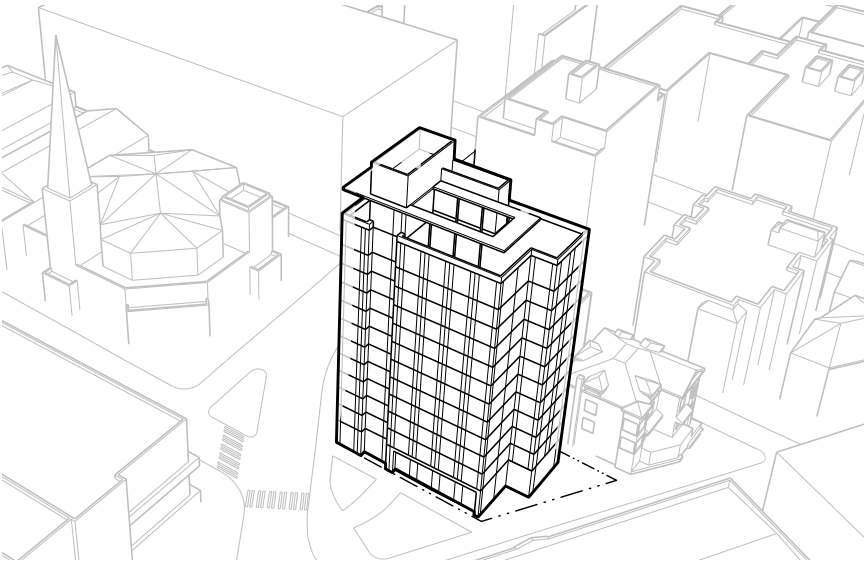
The Board supported the thinness of the massing for both it's expression of the innovative construction type and it's potential to lessen impacts on light and air on adjacent sites and streets.

Building massing is consistent with the early design guidance preferred scheme. The triangular shaped lot allows the building to step back from adjacent streets, while the proposed courtyard minimizes light and air impacts on adjacent buildings.

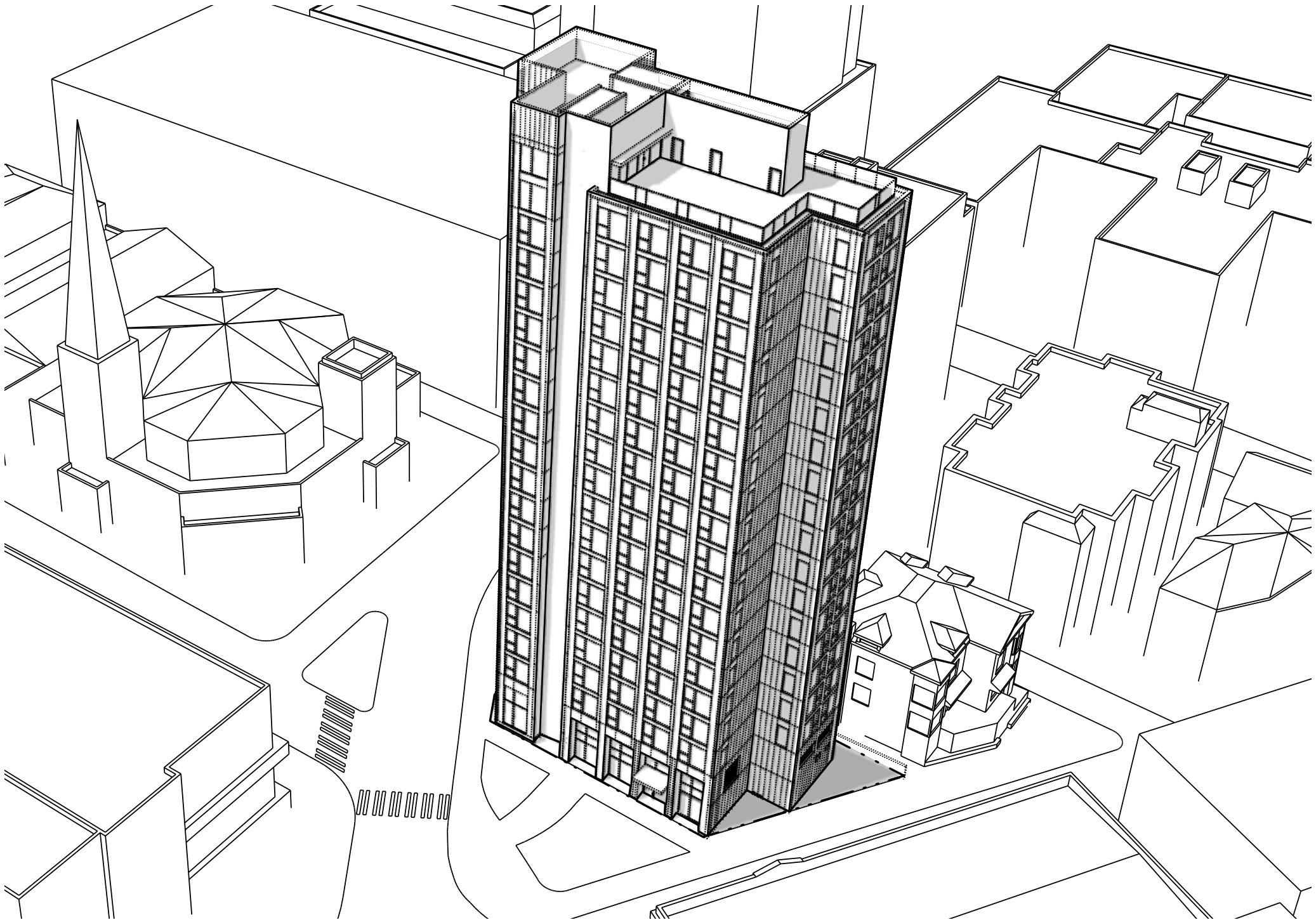
EXTERIOR
EXPRESSION
(DC2.B.1)

The Board expressed concerns regarding the roof canopy expression in the preferred option, and requested further study of this element and it's role in the larger composition.

The secondary roof canopy has been removed and the south massing has been extended to integrate a smaller canopy at the elevator penthouse.



EDG - 8/14/19 (12 STORY)



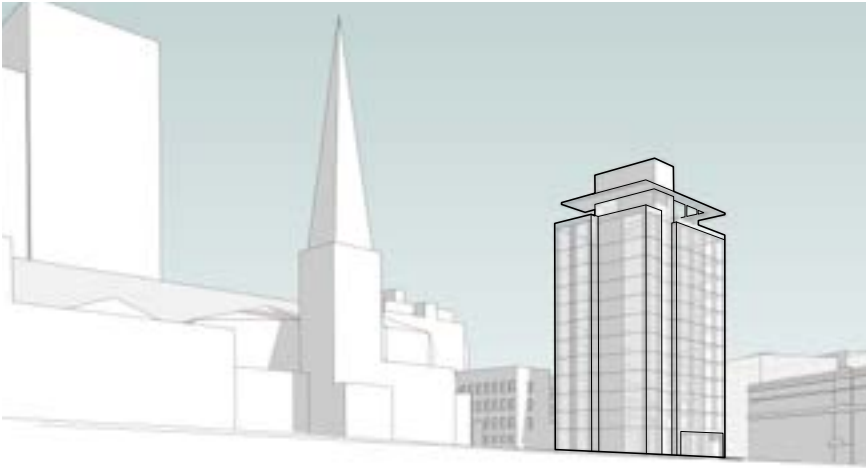
DRB - PROPOSED (18 STORY)

"What Was Said"

FITTING OLD AND
NEW TOGETHER
(CS3.A.1)

The Board questioned the connection between the height of this project and that of the spire at the landmarked Seattle First Baptist Church, and asked that a more rigorous conceptual analysis be developed of the forms in this neighborhood and this proposals response to that context.

The height of the building is not tied to the church spire, rather the height is an intermediate tower that is appropriate at the edge of the highrise zone. The building takes advantage of views to Seattle First Baptist Church.



EDG - 8/14/19 (12 STORY)



DRB - PROPOSED (18 STORY)

CONTEMPORARY
DESIGN
(CS3.A.2)

"What Was Said"

Given the applicant's intent to specify a high-quality, but very modern cladding system for this project, the board agreed that analysis of the rich surrounding historical context and demonstration of how this modern expression will connect with that context would be required for the next meeting.

The historical context and newer towers in first hill take advantage of simple massing articulation that emphasize a primary form.

The proposed exterior palette utilizes high quality cladding materials that emphasize the verticality and thinness of the design. Large expansive windows are used at the primary facades of each residential unit,, similar to the large window at Luma and Talisman.



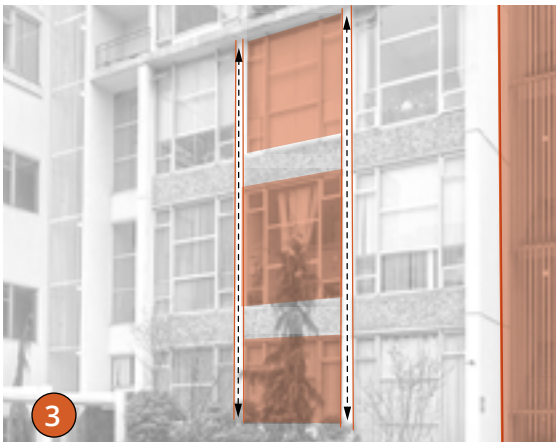
VICINITY MAP



1223 SPRING STREET CONDOS - 12 STORIES



LUMA CONDOS - 24 STORIES



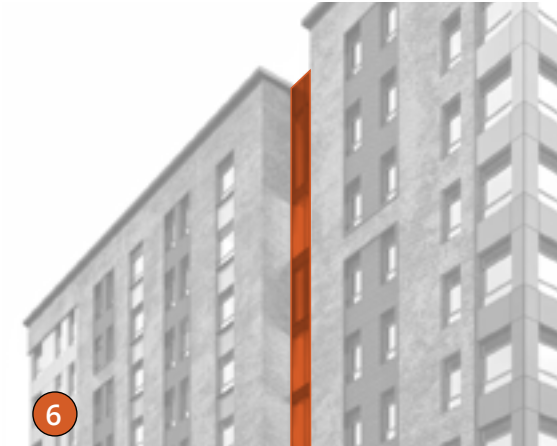
TALISMAN CONDOS



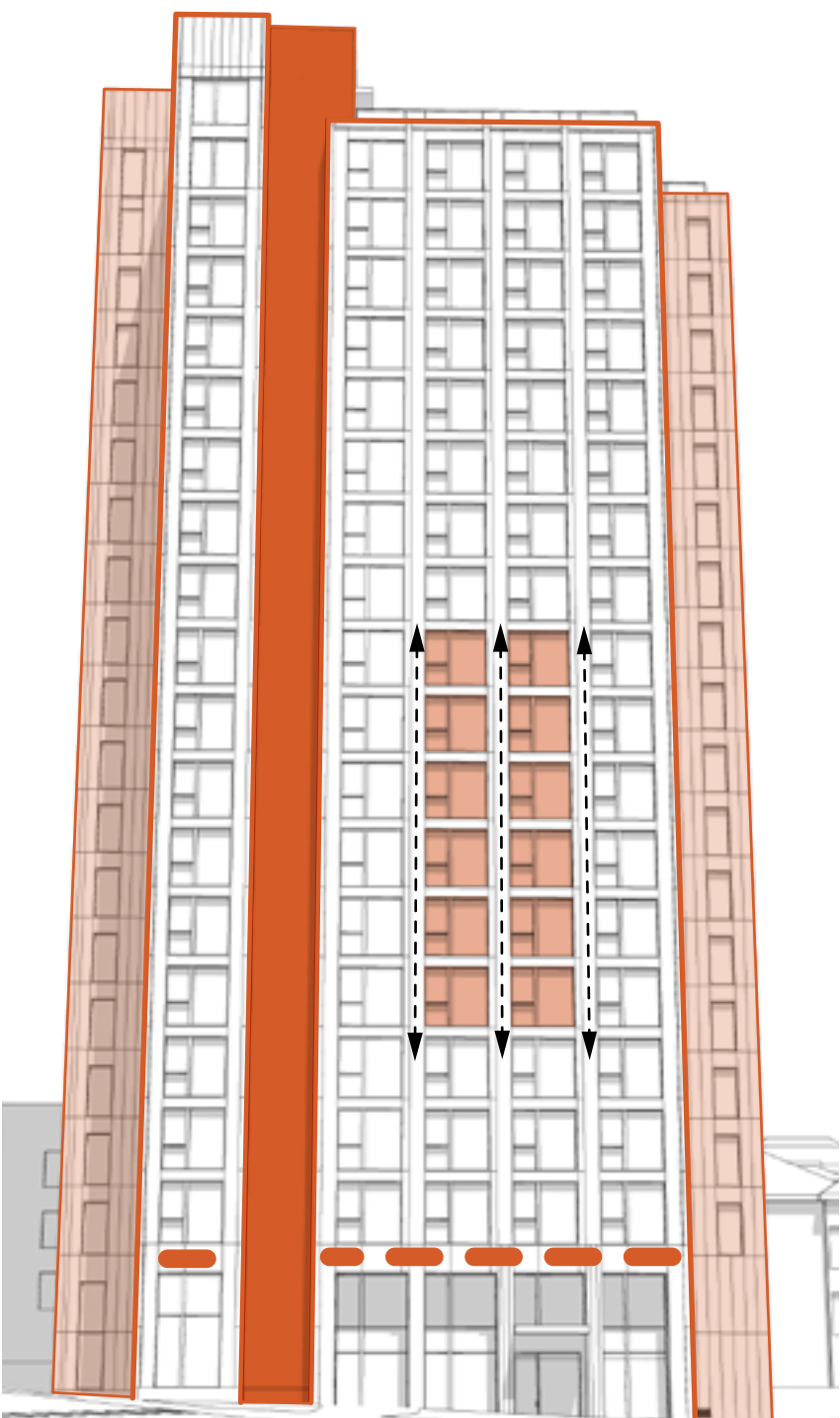
KNIGHTS OF COLUMBUS



MARLBOROUGH HOUSE



VI HILBERT HALL, SEATTLE UNIVERSITY



1422 SENECA STREET

FITTING OLD AND
NEW TOGETHER
(CS3.A.1)

"What Was Said"

The Board expressed unanimous support for the proposed Mass Timber construction system and agreed that this innovative technology should read clearly in the exterior expression.

VISUAL DEPTH
AND INTEREST
(DC2.C.1)

The Board supported the applicant's intent to allow the wood structure to show through as much possible and the high percentage of glazing shown in the preferred option.

The project has elected to proceed with an 18 story, Type IV-A construction type. The structure will be mass timber, which requires a modular, gridded structural system. The wood structure must be fully protected (covered) with gypsum wall board, therefore CLT wood veneer will be used as an interior expression of the wood material.

The amount of glazing in the current design is consistent with the EDG proposal. The exposed CLT veneer will be provide at the ground floor amenity spaces to represent the wood structure.

A wood textured metal panel is used at the exterior, to represent the wood structural system, accentuate the verticality, and comes to the ground plane at the recessed lobby to showcase the depth of the wood columns.



POROUS EDGE
(PL3.C.1)

"What Was Said"

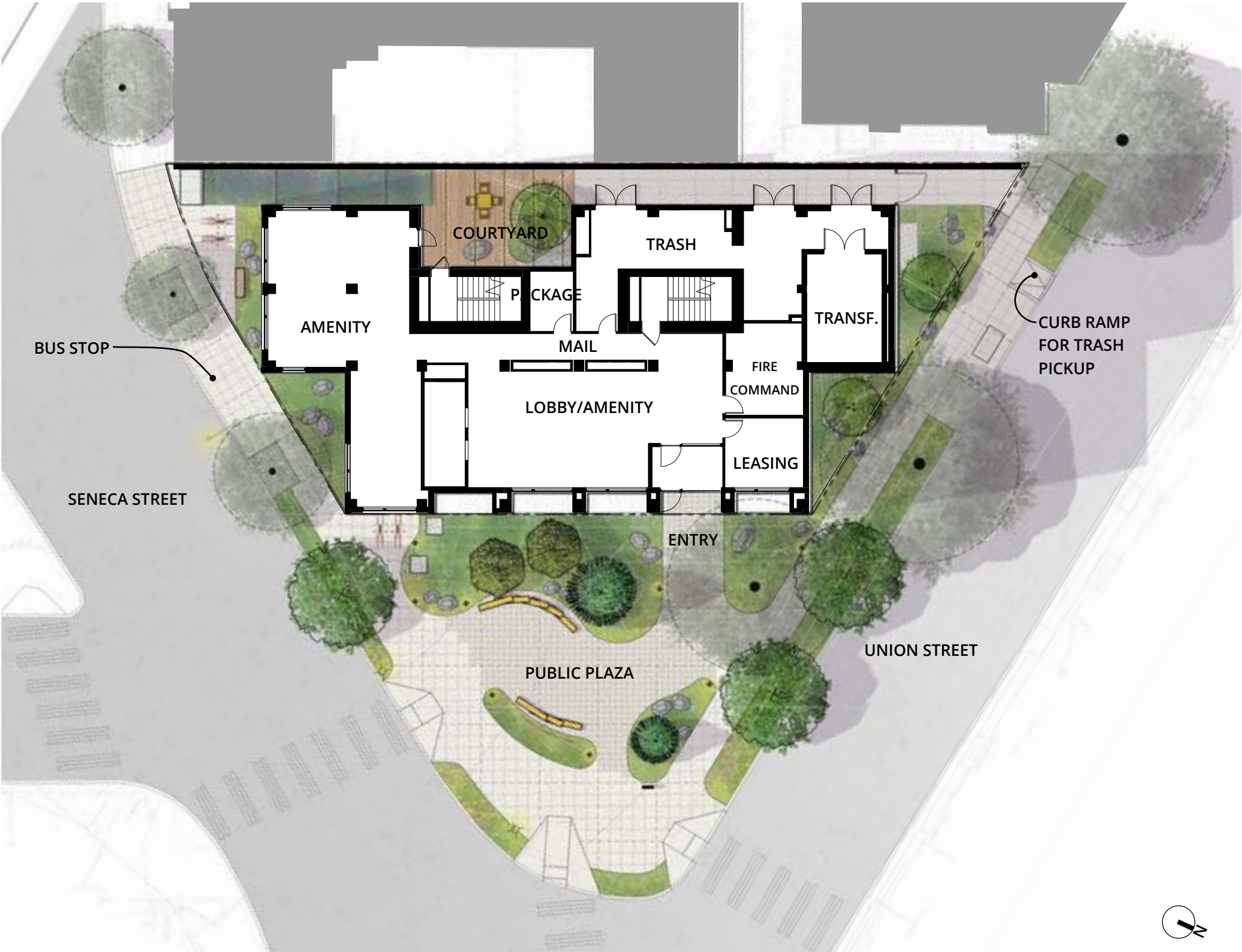
The Board was concerned to find few details regarding the design of the ground plane and pedestrian experience. The Board provided guidance with those edges should activate the sidewalk without appropriating the associated public spaces, and that complete details be provided for the next meeting, including entrance locations, inside/ outside relationships, resolution of grade issues, and the courtyard area fronting Maxmillian apartments.

The public right of way will be developed as part of this proposal to create a neighborhood amenity with public seating, lighting and gathering space. Sections provided at the ground floor transitions represent the resolution in grade through landscaped areas.

CONNECTION
TO OTHER OPEN
SPACE
(DC3.B.3)

The Board recognized that the park-like triangle of space directly north east of the site is part of the city right of way, but emphasized how important the development of this space would be to the pedestrian experience of this project.

The public plaza will include public seating, lighting and gathering space. The primary residential entry is accessible from the new plaza. The public plaza will add to the evolving First Hill network of public spaces. See landscape for more details.

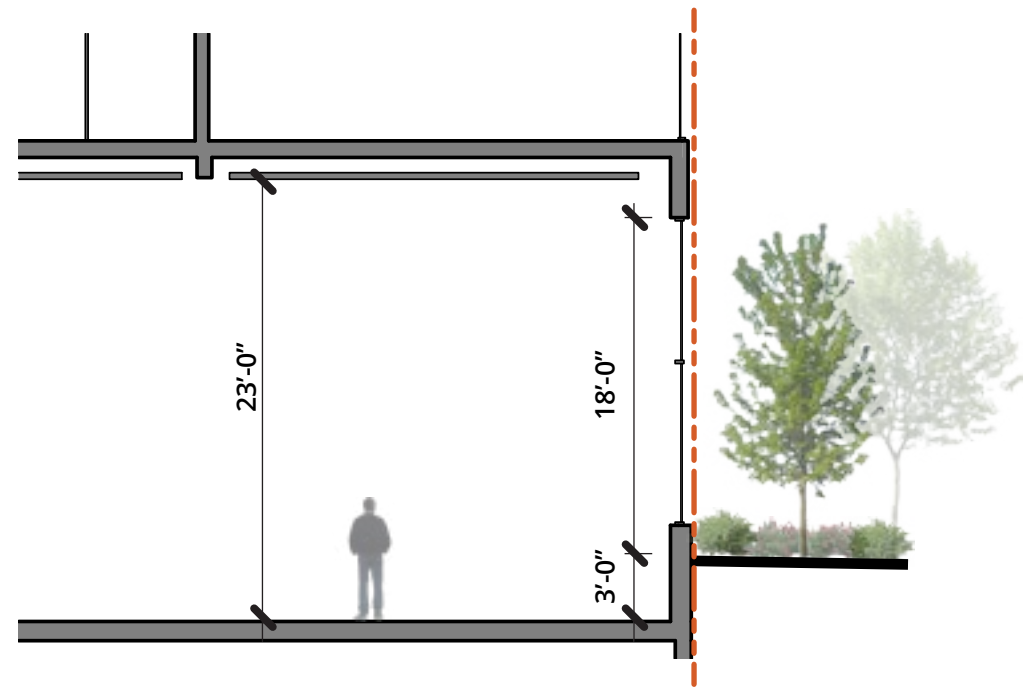


EDG RESPONSE - GROUND FLOOR RESOLUTION [8.0]

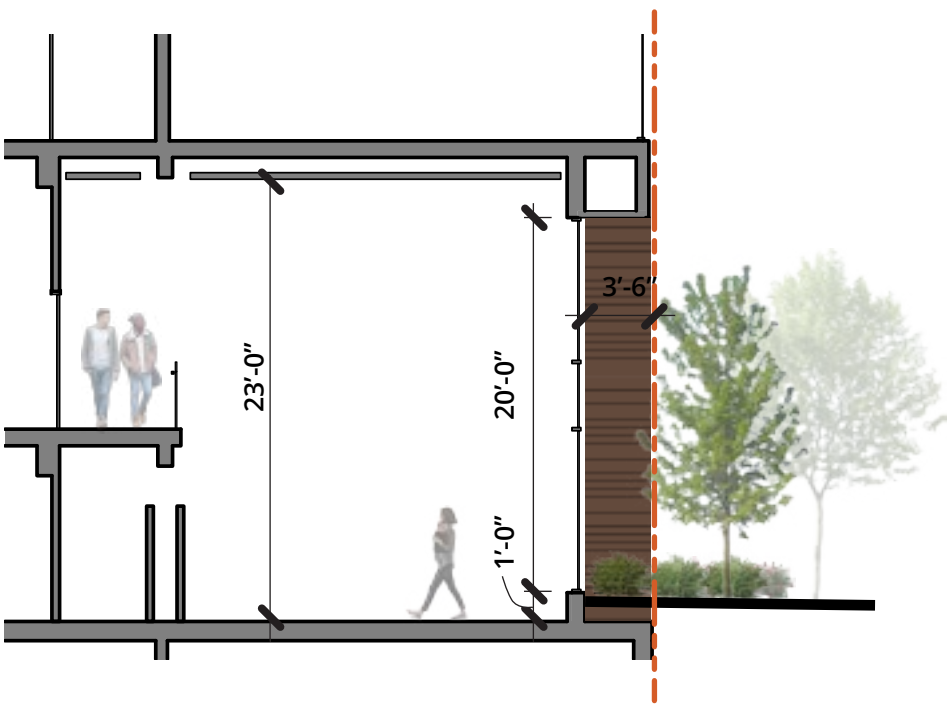
CLARK
BARNES



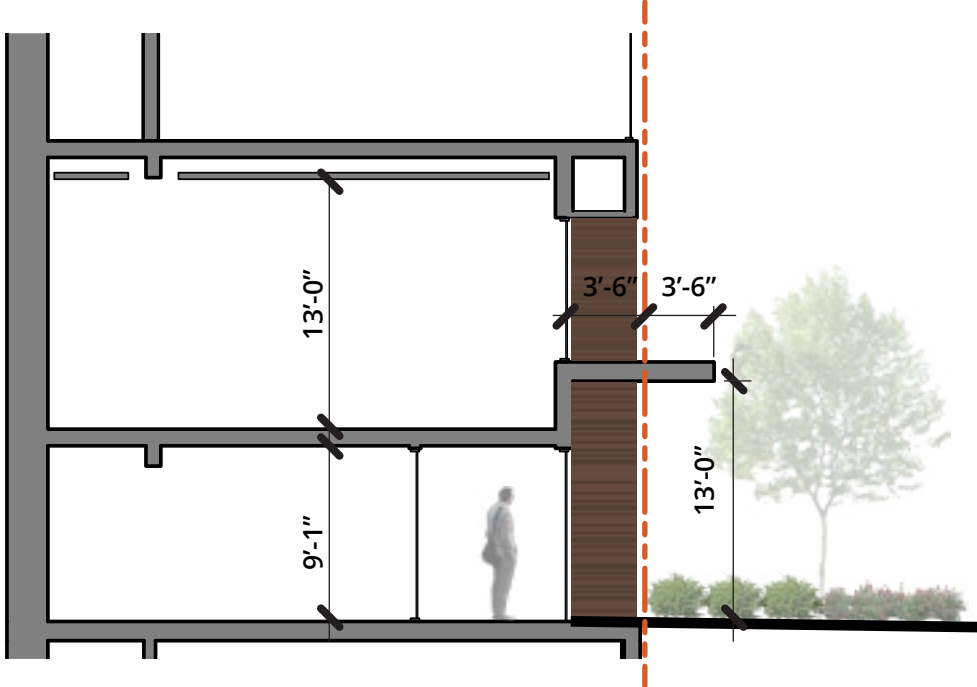
EAST ELEVATION



1 - SECTION AT AMENITY AREA - PUBLIC PLAZA



2 - SECTION AT LOBBY - PUBLIC PLAZA



3 - SECTION AT BUILDING ENTRY - PUBLIC PLAZA

"What Was Said"

VIEWS AND
CONNECTIONS
(DC1.A.4)

The Board discussed the lobby and amenity spaces at some length and concluded that regardless of their disposition, they would activate and engage the surrounding streets and open spaces.

The ground floor lobby and amenity spaces incorporate large areas of glazing at the public interface to the East and South to activate the surrounding streets and open spaces. The interior courtyard provides direct connection to the amenity space.

EYES ON THE
STREET
(PL2.B.1)

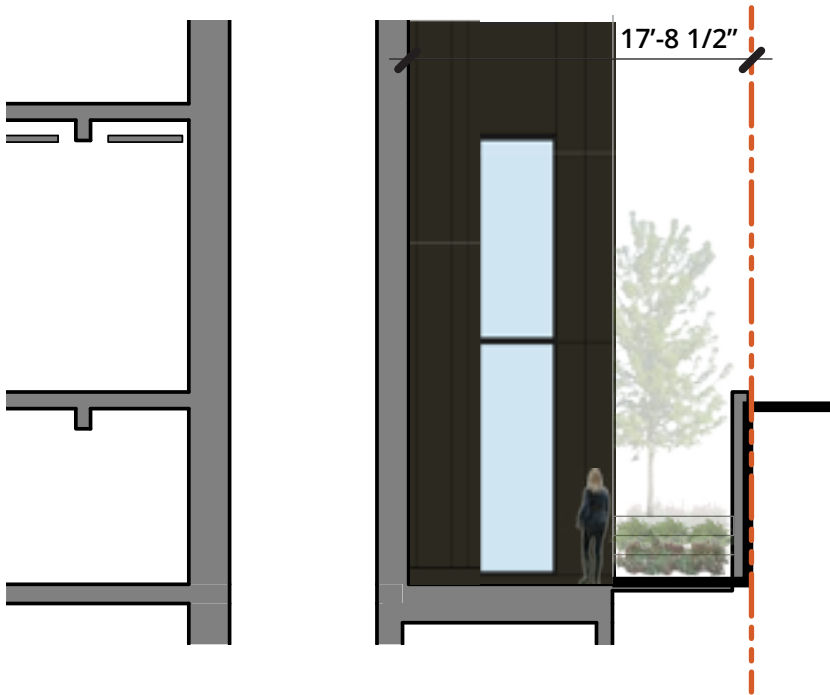
The Board recognized that the concrete base that typically creates a podium expression would not be required for this project, but agreed that a change in exterior expression recognizing connection to the ground would likely still be appropriate.

The 'base' is defined by a tall ground floor with large expanses of glazing that is recessed in the CLT structural grid. The horizontal datum is thickened at the transition between the ground floor uses and the upper floor residential language above.

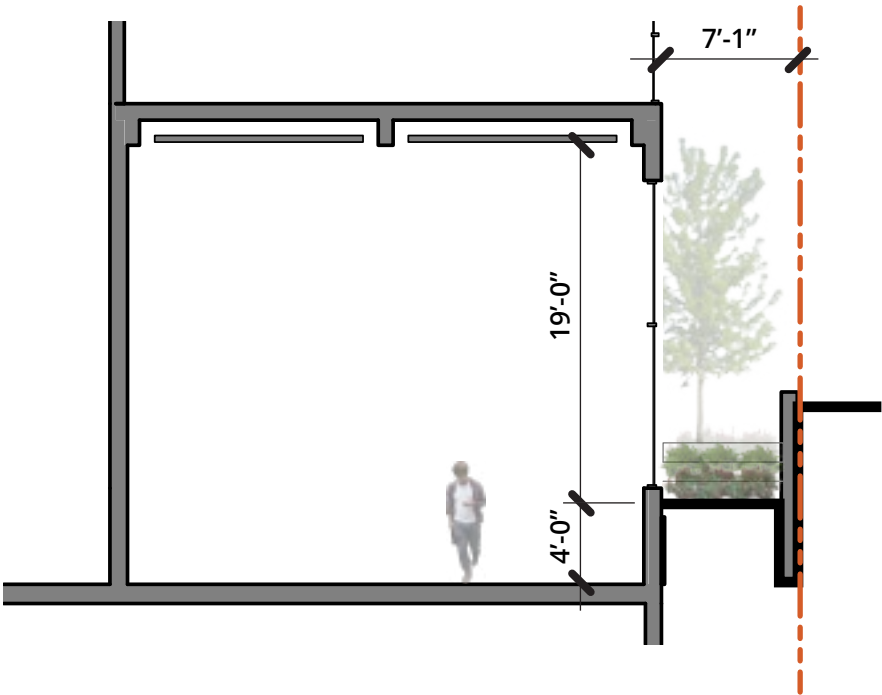


EDG RESPONSE - GROUND FLOOR RESOLUTION [8.0]

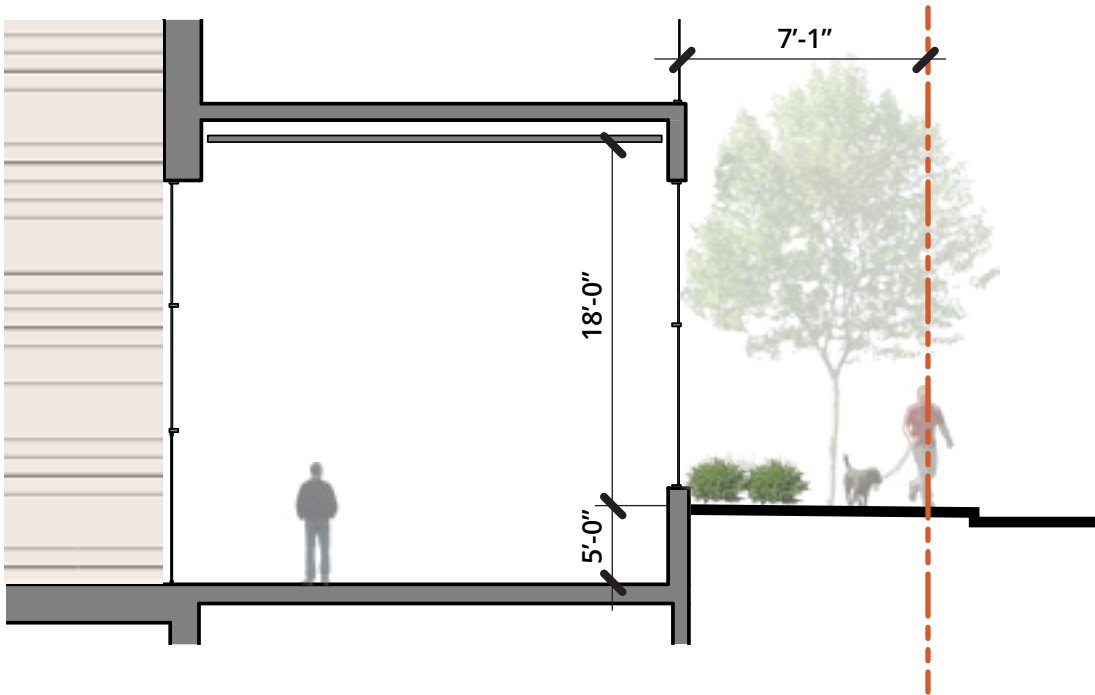
CLARK
BARNES



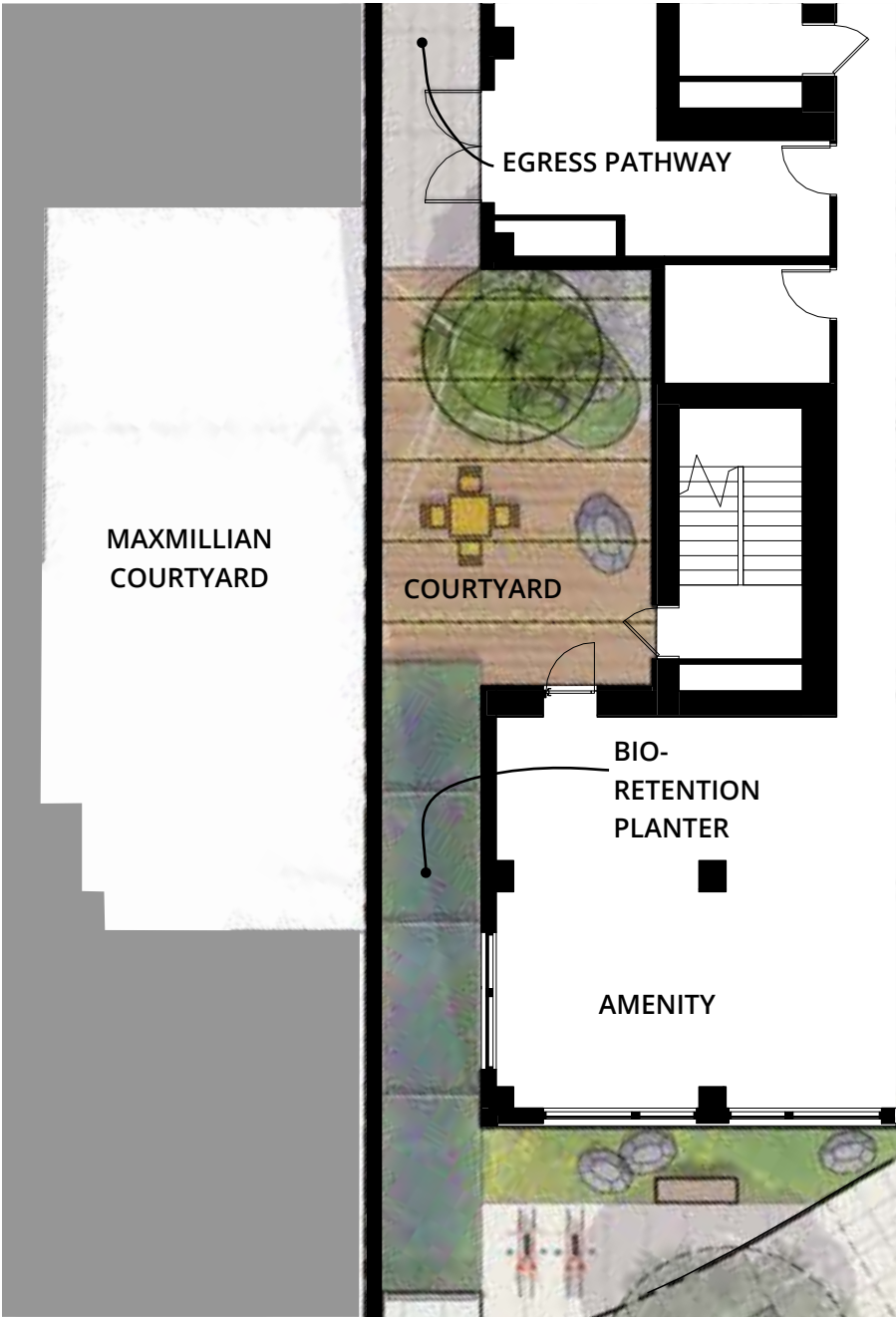
1 - SECTION AT REAR COURTYARD



2 - SECTION AT REAR COURTYARD



3 - SECTION AT REAR COURTYARD AND BUS STOP



ENLARGED SITE PLAN REAR COURTYARD



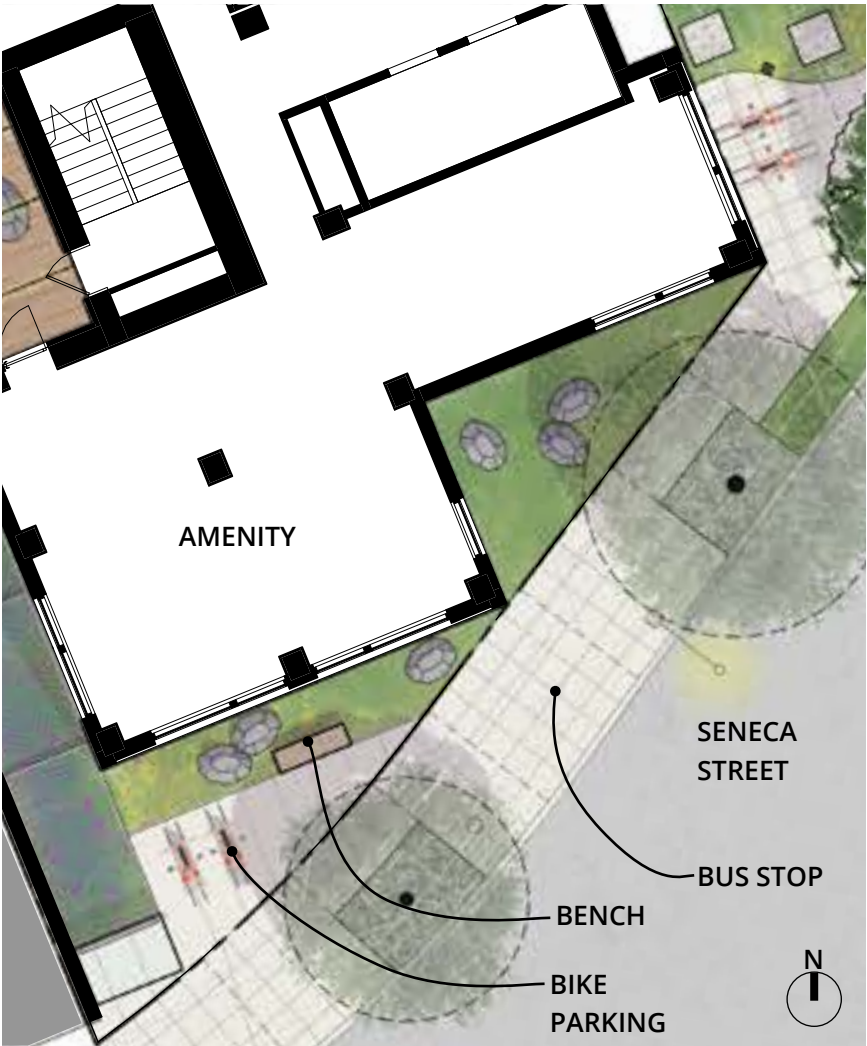
RENDERING AT COURTYARD

"What Was Said"

ON-SITE TRANSIT
STOPS
(PL4.C.2)

The Board supported the provision of additional space for the bus stop on Seneca St.

The Building massing is setback at the bus stop to provide relief at the bus stop. The landscape plan has been developed to include benches and additional paving as a benefit to public transit riders along Seneca Street.



ENLARGED SITE PLAN OF BUS STOP



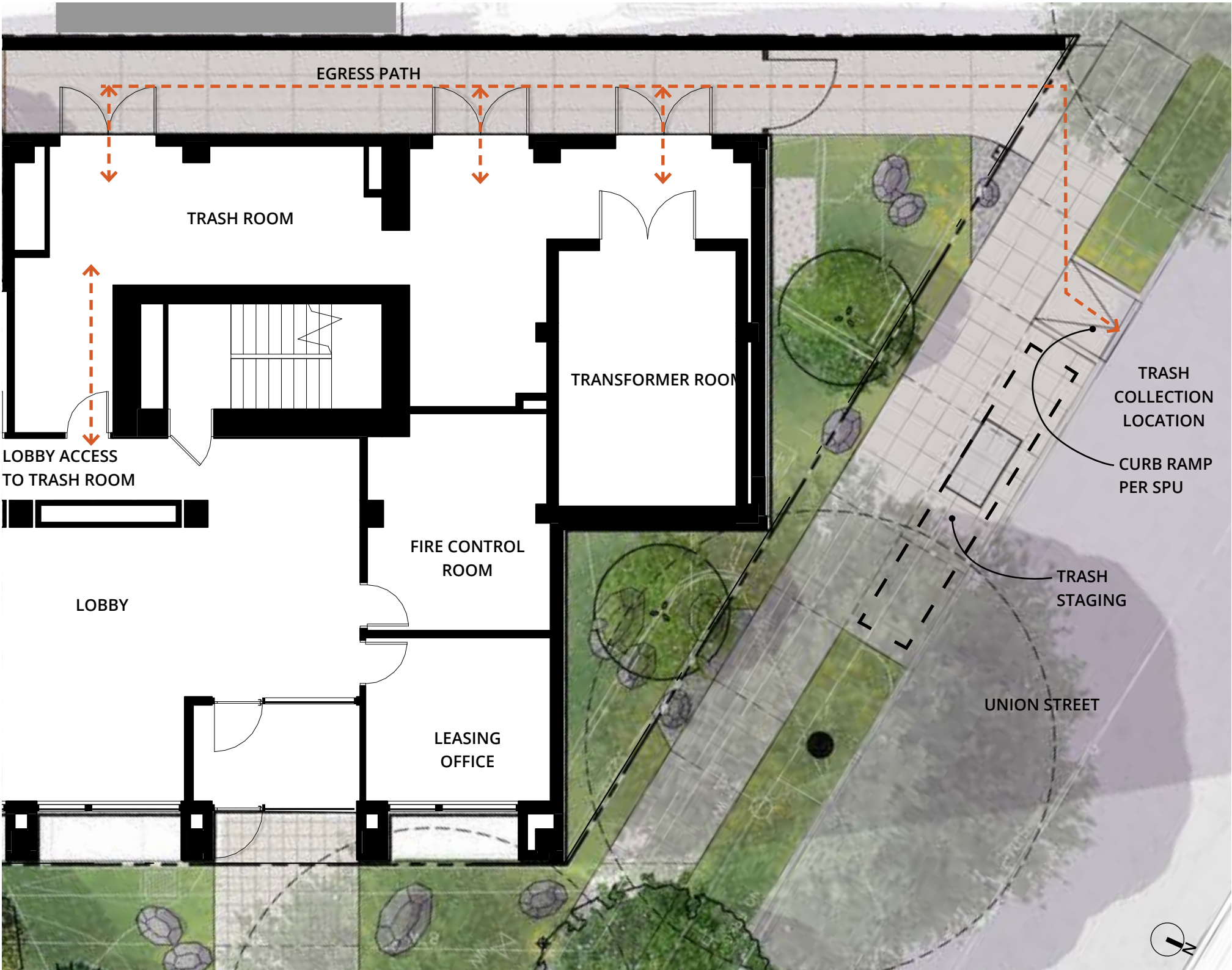
RENDERING AT BUS STOP

EDG RESPONSE - GROUND FLOOR RESOLUTION [8.0]

SERVICE USES
(DC1.C.4)

The Board supported the staging of solid waste on-site and recognized comments from SDOT identifying E. Union Street as the appropriate location.

Solid waste collection has been coordinated with SPU and will be from E. Union Street as proposed.



DEPARTURES
(CS2.D.3)

"What Was Said"

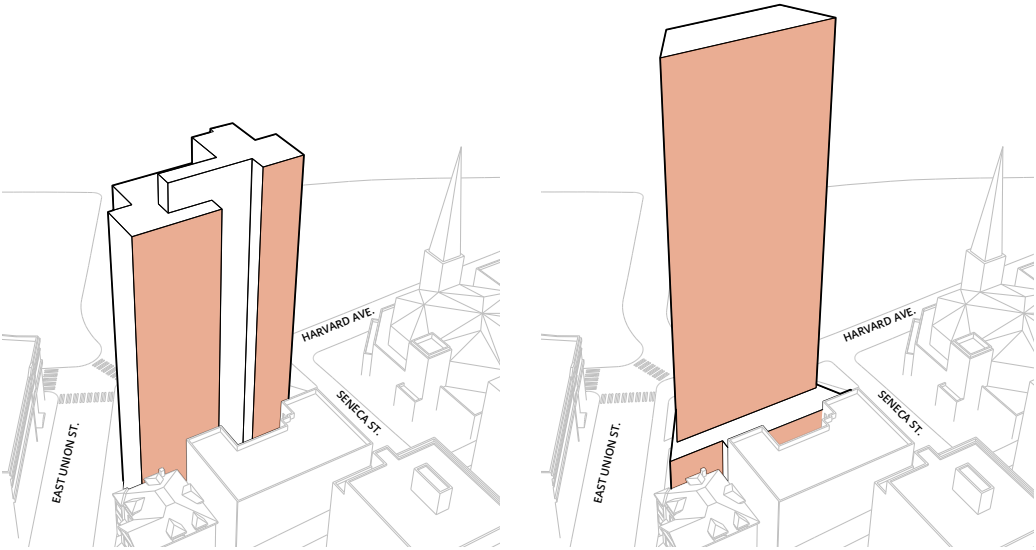
The Board expressed qualified support for the requested departures, recognizing their importance in creating a viable project on this unusual site and their expectation of highest quality design solutions given the magnitude of the requests.

The current design is consistent with the preferred scheme at EDG that was supported by the board. Dri-design metal panel is being proposed at the metal panel with a wood textured metal panel. All facades are being designed with the high quality materiality, since this will be a prominent, iconic building in the neighborhood.

DEPARTURES
(DC2.B.1)

The Board agreed that for the departures to be considered, a clear rationale would be required demonstrating how they help the project better meet the intent of adopted design guidelines.

The departures allow the design to be a thinner, rigorous, iconic tower as opposed to a building with the prescribed setbacks. In addition, mass timber would not be feasible with the code prescribed setbacks.



PROPOSED MASSING - 18 STORIES

CODE COMPLIANT MASSING - 27 STORIES
(EQUIVALENT BUILDING AREA TO 18 STORIES)

REQUESTED DEPARTURE MATRIX			
DEVELOPMENT STANDARD DEPARTURES FROM THE LAND USE CODE			
CODE SECTION	THE CODE REQUIRES	THE APPLICANT PROPOSES	GUIDELINE
SMC 23.45.518	20' MIN. SETBACK ABOVE 45'	7.11 AVG. / 7.08' MIN SETBACK ABOVE 45'	CS2.B.2 CS2.A.1
SMC 23.45.518	7' AVG. / 5' MIN. SETBACK BELOW 45'	7.11 AVG. / 7.08' MIN SETBACK BELOW 45'	CS2.B.2 CS2.A.1
SMC 23.45.518	10' MIN. SETBACK ABOVE 45'	0.45' AVG. / 0.0' MIN. SETBACK ABOVE 45'	CS2.B.2 CS2.A.1
SMC 23.45.518	7' AVG. / 5' MIN. SETBACK BELOW 45'	2.28' AVG. / 0.0' MIN. SETBACK BELOW 45'	CS2.B.2 CS2.A.1
SMC 23.45.518	10' MIN. SETBACK ABOVE 45'	6.26' AVG. / 0.0' MIN. SETBACK ABOVE 45'	CS2.B.2 CS2.A.1
SMC 23.45.518	7' AVG. / 5' MIN. SETBACK BELOW 45'	6.26 AVG. / 0.0' MIN. SETBACK BELOW 45'	CS2.B.2 CS2.A.1
SMC 23.45.518	10' MIN. SETBACK ABOVE 45'	6.00' AVG. / 0.0' MIN. SETBACK ABOVE 45'	CS2.B.2 CS2.A.1
SMC 23.45.518	7' AVG. / 5' MIN. SETBACK BELOW 45'	6.00' AVG. / 0.0' MIN. SETBACK BELOW 45'	CS2.B.2 CS2.A.1
SMC 23.45.520	60% LOT COVERAGE	63.28% LOT COVERAGE	CS2.B.2 CS2.A.1

DEPARTURE 1 - REAR (WEST ELEVATION) [8.0]

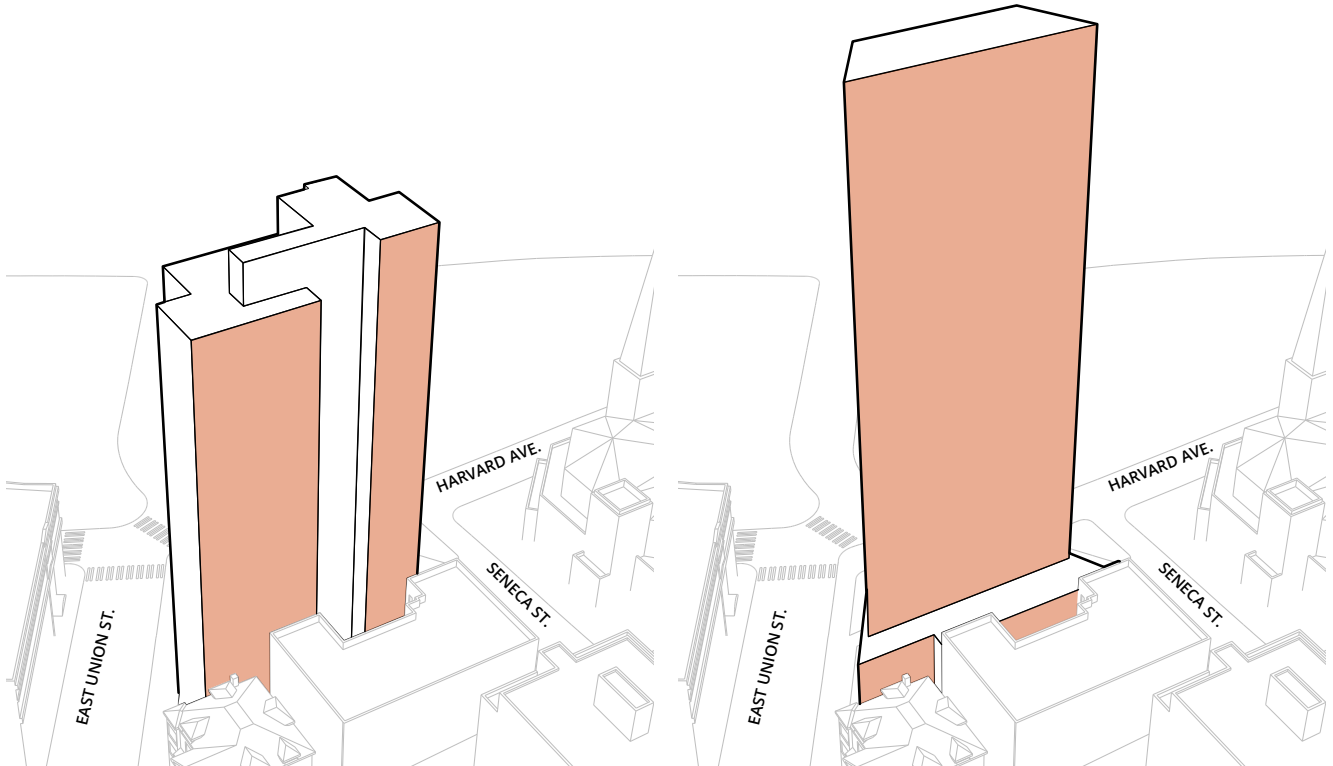
REAR (WEST) SETBACK FOR STRUCTURES GREATER THAN 85' (SMC 23.45.518)

THE CODE REQUIRES THAT: Lot line that abuts neither a street nor alley, for portions of a structure 45' or less in height = 7' average; 5' minimum setback. No setback is required for portions abutting an existing structure built to the abutting lot line. For portions of a structure above 45' in height = 20' minimum setback.

THE APPLICANT PROPOSES THAT: The building provides a minimum setback of 7.10' and an average setback of 12.48' from 0'-224' at the west elevation. The setbacks are compliant up to 45' in elevation and the departure request applies to 45'-224' in elevation.

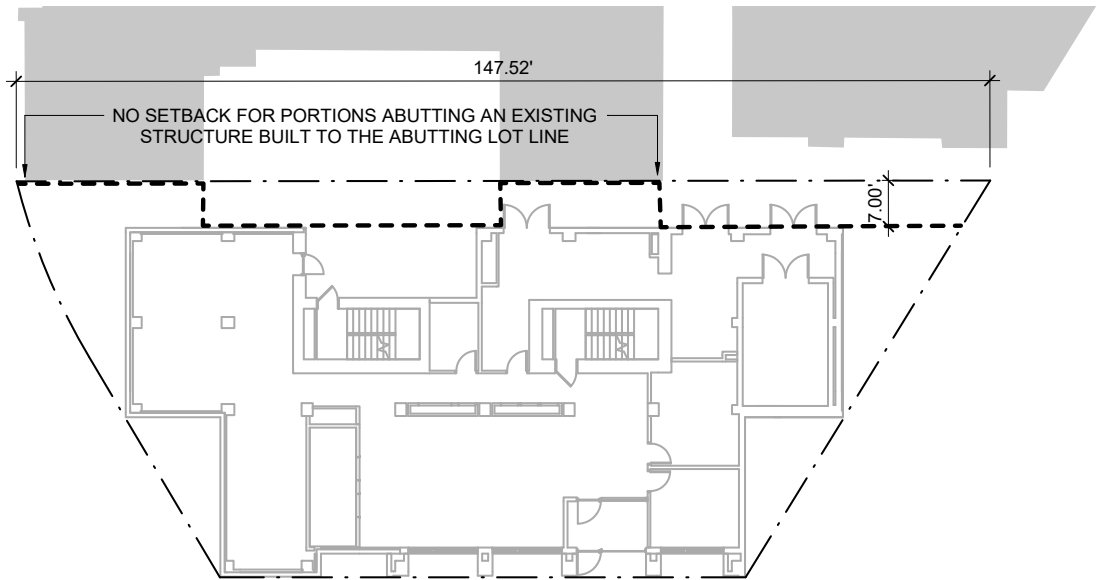
THE GUIDELINES BETTER MET: CS2.A.1 Sense of Place
The site is less than 7,000 SF, trapezoid in shape and visibility prominent within First Hill neighborhood. The design review board supported the departure request, since the building will be iconic, utilizing the new mass timber construction type.

CS2.B.2 Connection to the Street
A code compliant building would have facades that are angled and parallel to the property lines, resulting in larger unmodulated facades. In order to accommodate the same program, the code compliant building would need to be 27 stories, rather than the proposed 18 story building. The proposed building is shifted to the east to create a strong connection with the street and the new public plaza that is being developed as part of this proposal. A courtyard is provided at the rear that aligns with the courtyard at Maximilian Apartments to provide light, air and visual relief for neighboring buildings.

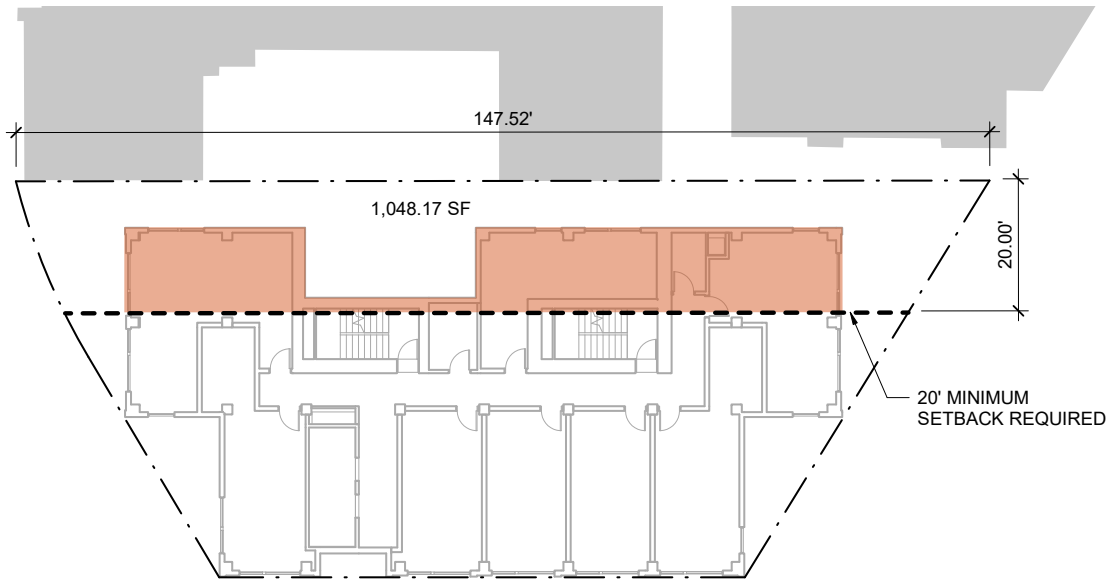


PROPOSED MASSING - 18 STORIES

CODE COMPLIANT MASSING - 27 STORIES
(EQUIVALENT BUILDING AREA TO 18 STORIES)



DEPARTURE DIAGRAM - PLAN VIEW 0'-45' (COMPLIANT)



DEPARTURE DIAGRAM - PLAN VIEW ABOVE 45' (DEPARTURE REQUEST)

DEPARTURE 2 - PLAZA (EAST ELEVATION) [8.0]

**THE CODE
REQUIRES THAT:**

Lot line that abuts a street nor alley, for portions of a structure 45' or less in height require a 7' average; 5' minimum setback. For portions of a structure above 45' in height require a 10' minimum setback.

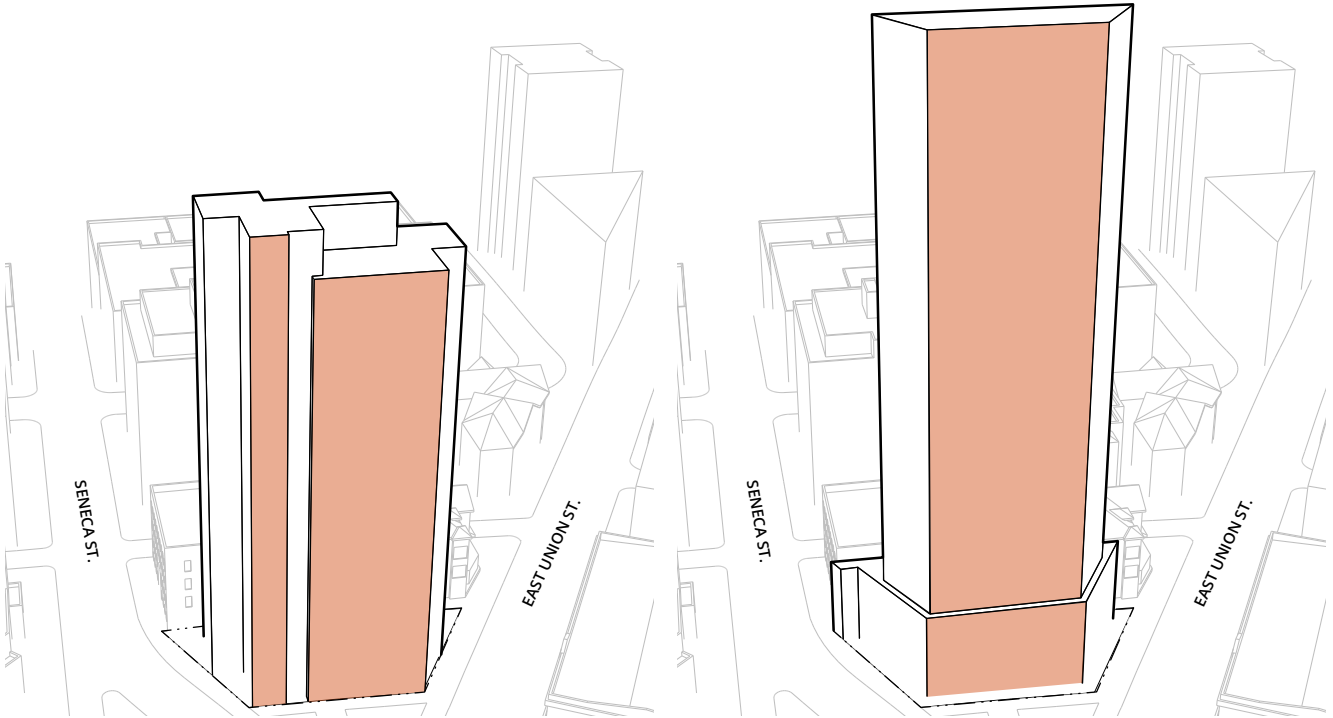
**THE APPLICANT
PROPOSES THAT:**

The building provides a minimum setback of 0.00' and an average setback of 0.39' from 0'-224' at the east elevation.

**THE GUIDELINES
BETTER MET:**

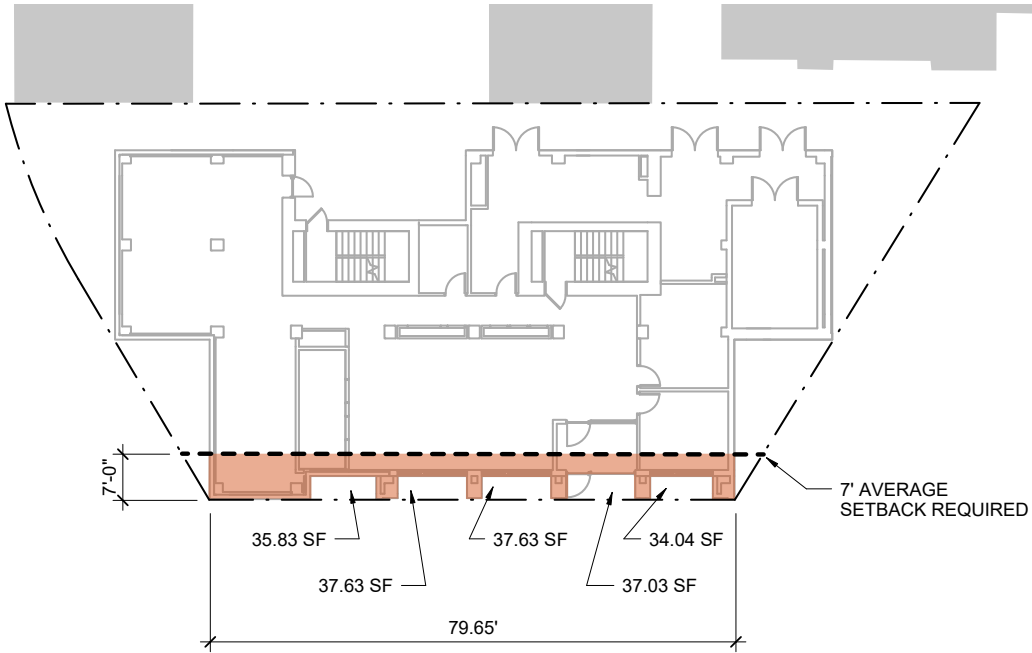
CS2.A.1 Sense of Place
The site is less than 7,000 SF, trapezoid in shape and visibility prominent within First Hill neighborhood. The design review board supported the departure request, since the building will be iconic, utilizing the new mass timber construction type.

CS2.B.2 Connection to the Street
A code compliant building would have facades that are angled and parallel to the property lines, resulting in larger unmodulated facades. In order to accommodate the same program, the code compliant building would need to be 27 stories, rather than the proposed 18 story building. The proposed building is shifted to the east to create a strong connection with the street and the new public plaza that is being developed as part of this proposal. A courtyard is provided at the rear that aligns with the courtyard at Maximillan Apartments to provide light, air and visual relief for neighboring buildings.

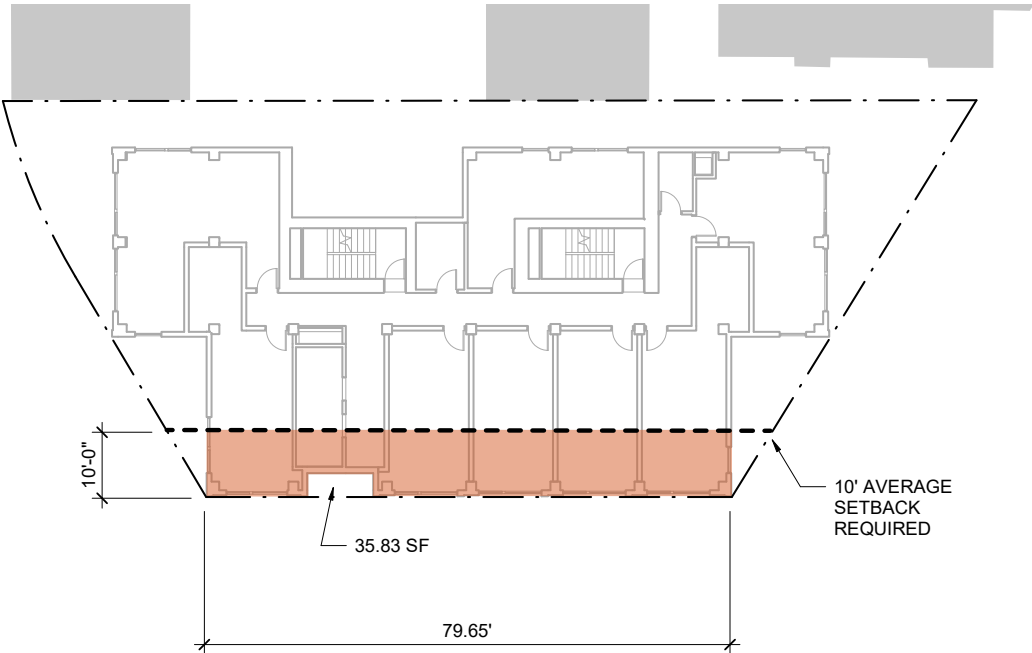


PROPOSED MASSING - 18 STORIES

CODE COMPLIANT MASSING - 27 STORIES
(EQUIVALENT BUILDING AREA TO 18 STORIES)



DEPARTURE DIAGRAM - PLAN VIEW 0'-45' (DEPARTURE REQUEST)



DEPARTURE DIAGRAM - PLAN VIEW ABOVE 45' (DEPARTURE REQUEST)

DEPARTURE 3 - UNION ST (NORTH ELEVATION) [8.0]

THE CODE
REQUIRES THAT:

Lot line that abuts a street nor alley, for portions of a structure 45' or less in height require a 7' average; 5' minimum setback. For portions of a structure above 45' in height require a 10' minimum setback.

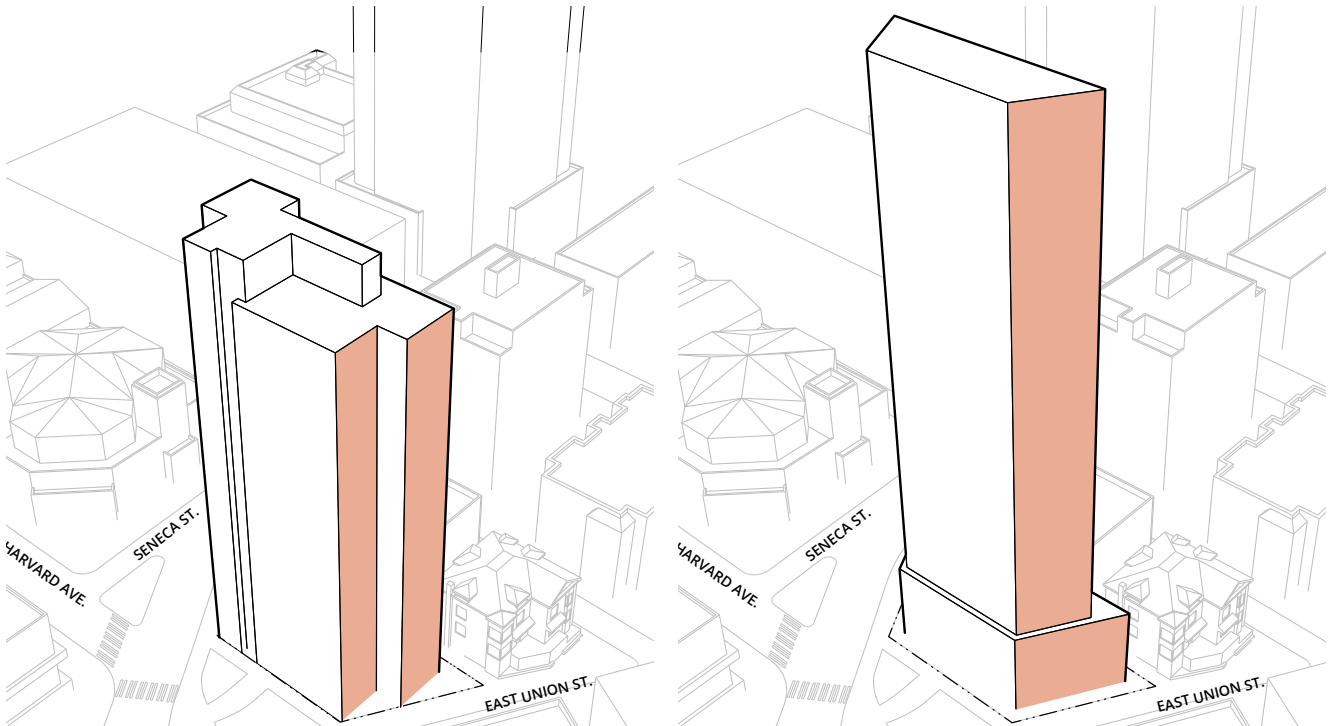
THE APPLICANT
PROPOSES THAT:

The building provides a minimum setback of 0.00' and an average setback of 7.91' from 0'-224' at the north elevation.

THE GUIDELINES
BETTER MET:

CS2.A.1 Sense of Place
The site is less than 7,000 SF, trapezoid in shape and visibility prominent within First Hill neighborhood. The design review board supported the departure request, since the building will be iconic, utilizing the new mass timber construction type.

CS2.B.2 Connection to the Street
A code compliant building would have facades that are angled and parallel to the property lines, resulting in larger unmodulated facades. In order to accommodate the same program, the code compliant building would need to be 27 stories, rather than the proposed 18 story building. The proposed building is shifted to the east to create a strong connection with the street and the new public plaza that is being developed as part of this proposal. A courtyard is provided at the rear that aligns with the courtyard at Maximillan Apartments to provide light, air and visual relief for neighboring buildings.

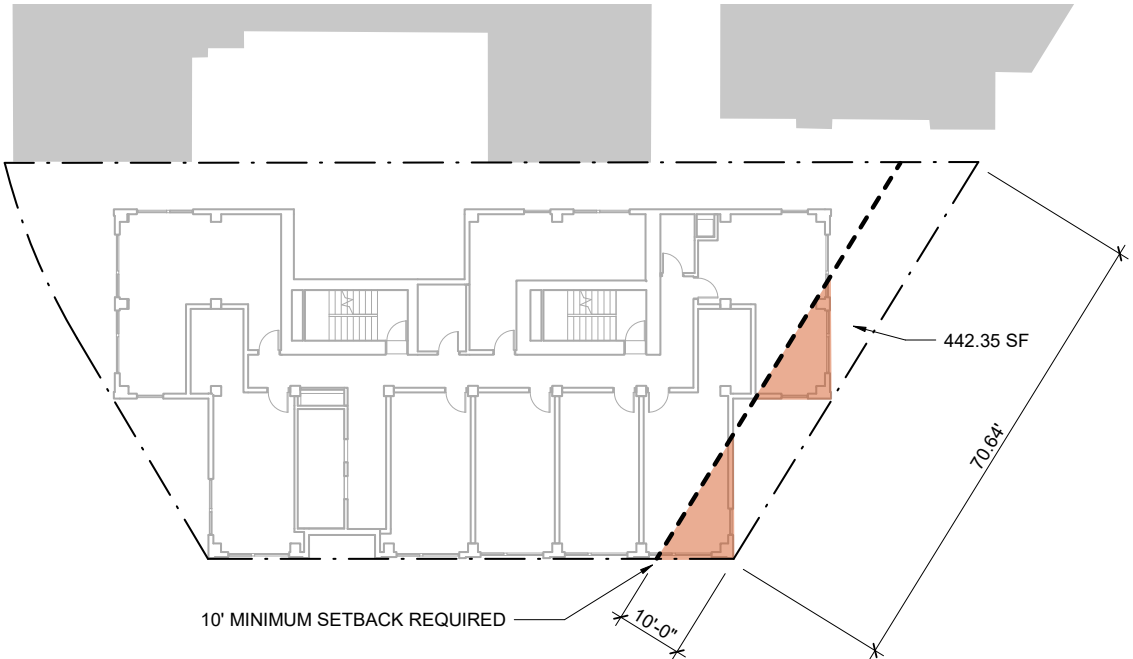


PROPOSED MASSING - 18 STORIES

CODE COMPLIANT MASSING - 27 STORIES
(EQUIVALENT BUILDING AREA TO 18 STORIES)



DEPARTURE DIAGRAM - PLAN VIEW 0'-45' (DEPARTURE REQUEST)



DEPARTURE DIAGRAM - PLAN VIEW ABOVE 45' (DEPARTURE REQUEST)

DEPARTURE 4 - SENECA ST (SOUTH ELEVATION) [8.0]

THE CODE
REQUIRES THAT:

Lot line that abuts a street nor alley, for portions of a structure 45' or less in height require a 7' average; 5' minimum setback. For portions of a structure above 45' in height require a 10' minimum setback.

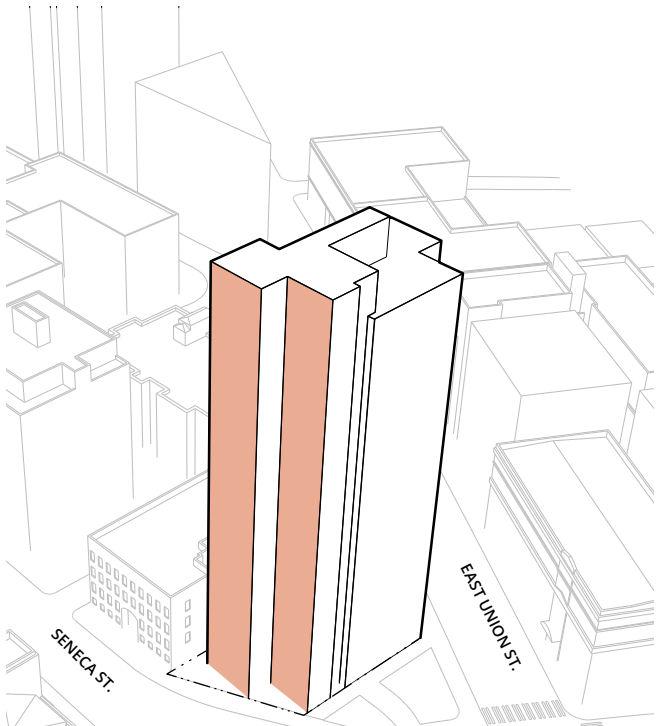
THE APPLICANT
PROPOSES THAT:

The building provides a minimum setback of 0.00' and an average setback of 7.91' from 0'-224' at the south elevation.

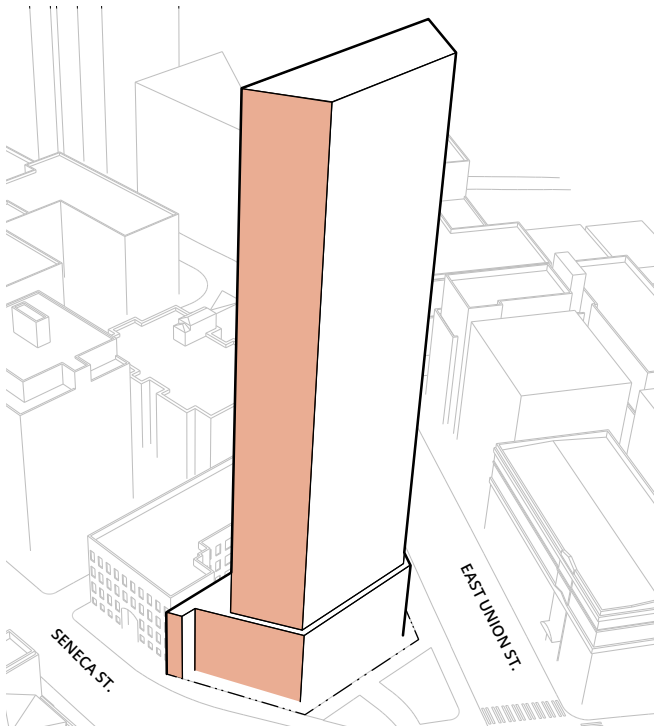
THE GUIDELINES
BETTER MET:

CS2.A.1 Sense of Place
The site is less than 7,000 SF, trapezoid in shape and visibility prominent within First Hill neighborhood. The design review board supported the departure request, since the building will be iconic, utilizing the new mass timber construction type.

CS2.B.2 Connection to the Street
A code compliant building would have facades that are angled and parallel to the property lines, resulting in larger unmodulated facades. In order to accommodate the same program, the code compliant building would need to be 27 stories, rather than the proposed 18 story building. The proposed building is shifted to the east to create a strong connection with the street and the new public plaza that is being developed as part of this proposal. A courtyard is provided at the rear that aligns with the courtyard at Maximillan Apartments to provide light, air and visual relief for neighboring buildings.



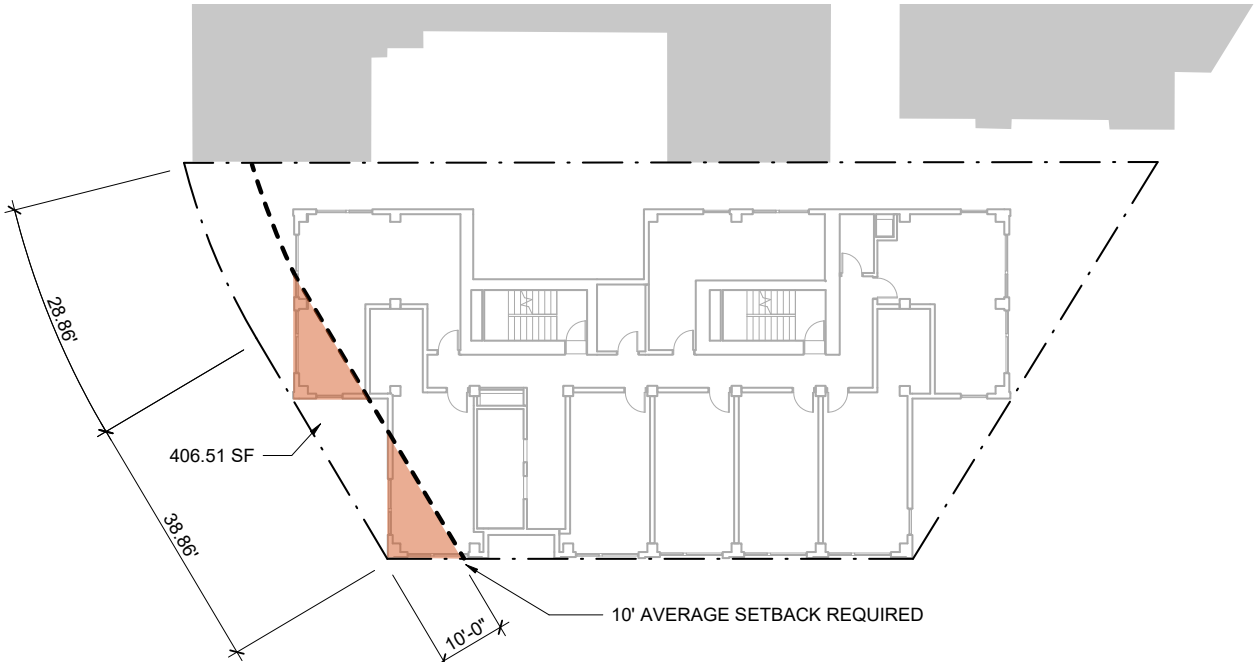
PROPOSED MASSING - 18 STORIES



CODE COMPLIANT MASSING - 27 STORIES
(EQUIVALENT BUILDING AREA TO 18 STORIES)



DEPARTURE DIAGRAM - PLAN VIEW 0'-45' (DEPARTURE REQUEST)



DEPARTURE DIAGRAM - PLAN VIEW ABOVE 45' (DEPARTURE REQUEST)

DEPARTURE 5 [8.0]

UPPER-LEVEL DEVELOPMENT STANDARDS

THE CODE
REQUIRES THAT:

Allowed average gross floor area per story is limited to 60% of the lot area.

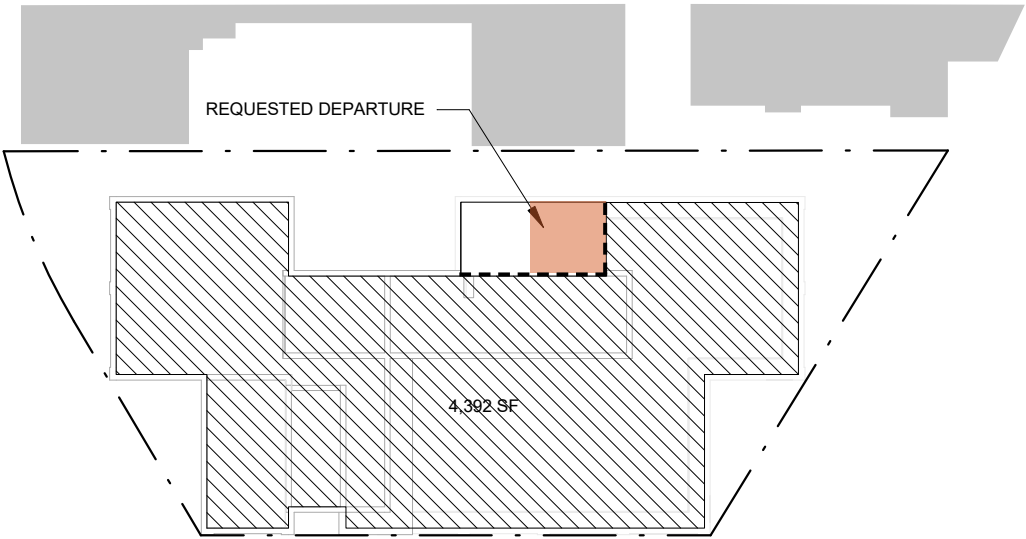
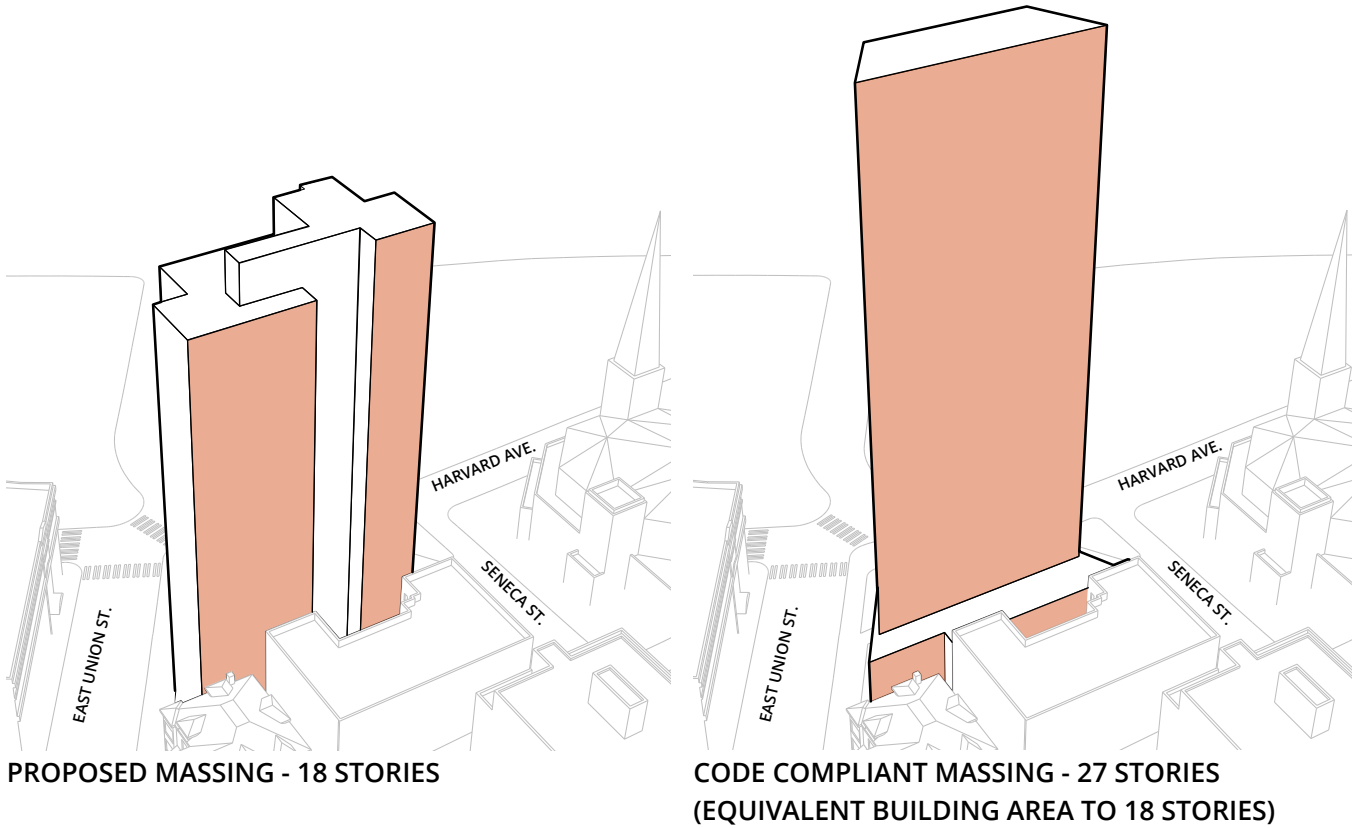
THE APPLICANT
PROPOSES THAT:

The building gross floor area is 4,392 SF, which is 63.78% of the 6,886 SF site area.

THE GUIDELINES
BETTER MET:

CS2.A.1 Sense of Place
The site is less than 7,000 SF and trapezoid in shape, which restricts the allowable footprint size. Typically lot coverage is a metric to minimize footprint size, but the proposed gross floor area per story is only 4,392 SF. The site is visibility prominent within First Hill neighborhood. The design review board supported the departure request, since the building will be iconic, utilizing the new mass timber construction type.

CS2.B.2 Connection to the Street
A code compliant building would have facades that are angled and parallel to the property lines, resulting in larger unmodulated facades. In order to accommodate the same program, the code compliant building would need to be 27 stories, rather than the proposed 18 story building. The proposed building is shifted to the east to create a strong connection with the street and the new public plaza that is being developed as part of this proposal. A courtyard is provided at the rear that aligns with the courtyard at Maximillan Apartments to provide light, air and visual relief for neighboring buildings.



DEPARTURE DIAGRAM - PLAN VIEW (DEPARTURE REQUEST)

FLOOR PLANS - BASEMENT [9.0]

CLARK
BARNES



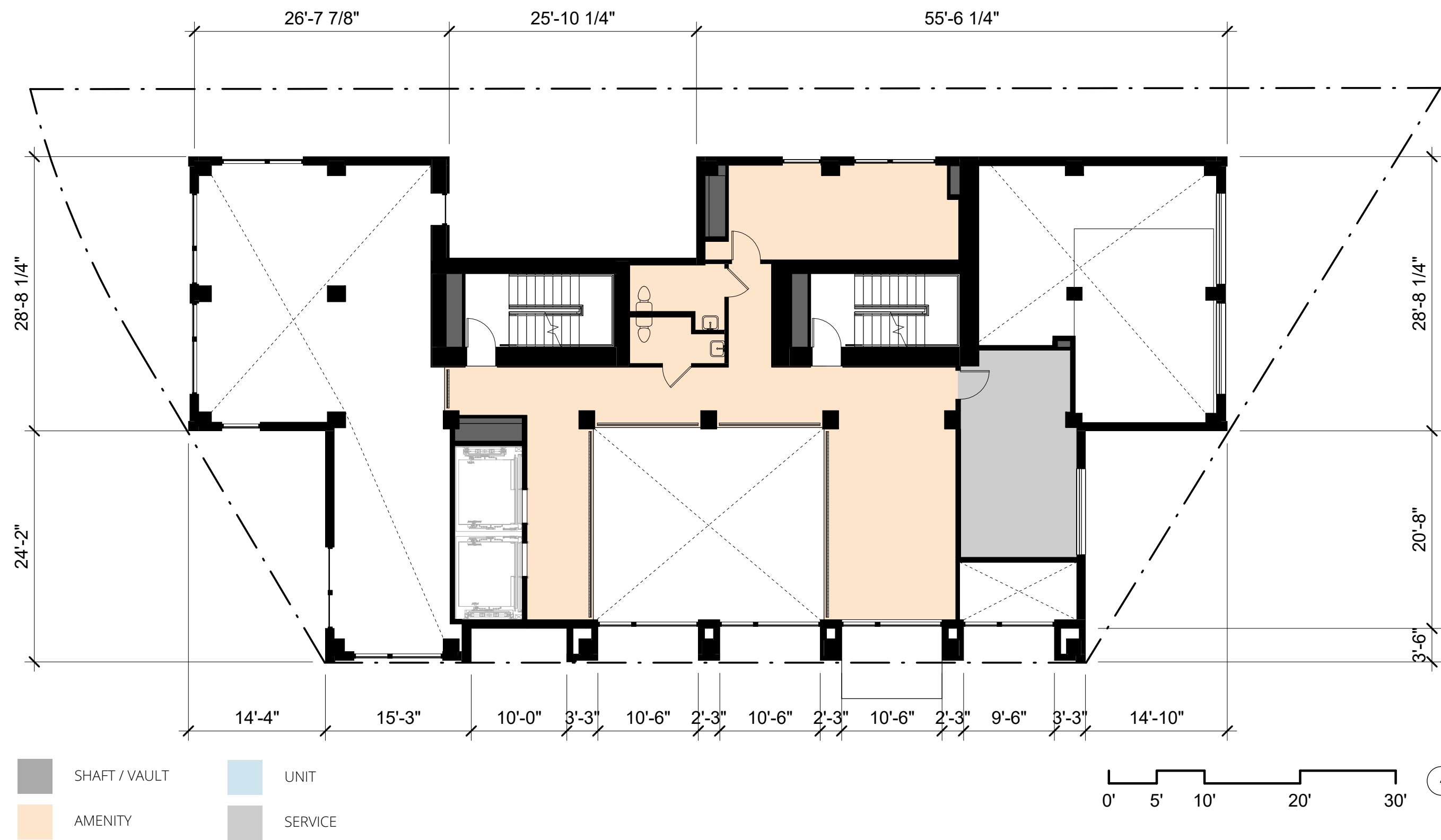
FLOOR PLANS - LEVEL 1 [9.0]

CLARK
BARNES



FLOOR PLANS - MEZZANINE [9.0]

CLARK
BARNES



FLOOR PLANS - LEVELS 2-17 [9.0]

CLARK
BARNES



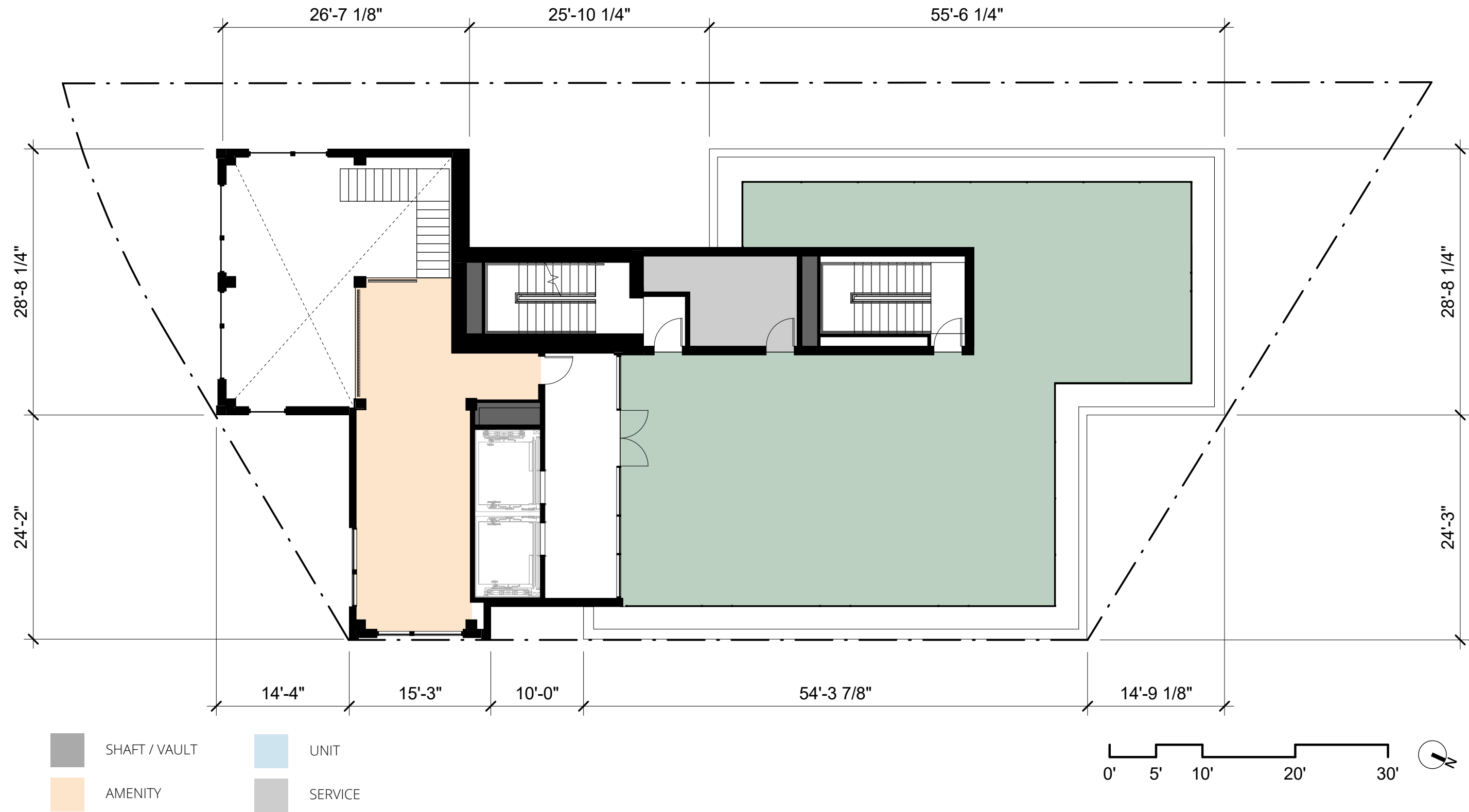
FLOOR PLANS - LEVEL 18 [9.0]

CLARK
BARNES



FLOOR PLANS - ROOF [9.0]

CLARK
BARNES



SUMMARY

The primary goal of the landscape concept is to enrich and enliven the pedestrian experience, with a major focus on the corner public plaza. There is an incredible opportunity for public amenities such as safety lighting, seating, bike parking and lush planting. We have paid special attention to pedestrian circulation patterns and carefully arranged planting areas to define the space, while allowing for clear pathways through and around the plaza. In coordination with the city's wayfinding program, an "area sign" map with overall neighborhood information has been added at the corner. In many ways this plaza carries on the precedent set by the public plaza to the west at Boylston and University a block away.

Street trees and hardy planting are located along the Seneca St. and Union St. frontages buffering pedestrians from traffic. There is an informal covered waiting area at the existing bus stop off Seneca St. that incorporates weather protection, lean rail and bike parking. The Union streetscape incorporates dog pads adjacent to the sidewalk for public use. The west side of the building is comprised of stepped stormwater planters that terminate in a small private courtyard that's adjacent to the ground floor amenity space.

A rooftop deck will serve the building's residents with amenities such as bbq dining, lounge seating and feature planting. Together with the interior amenity space, the residents will be able to take full advantage of spectacular views.

Generally, the planting will be selected to provide a variety of color and texture year round. An emphasis will be placed on using native plants and / or drought resistant ornamental plants that have proven to be adapted and successful in the Puget Sound climate. Green roof and bioretention planters will be used to capture and mitigate stormwater on site.



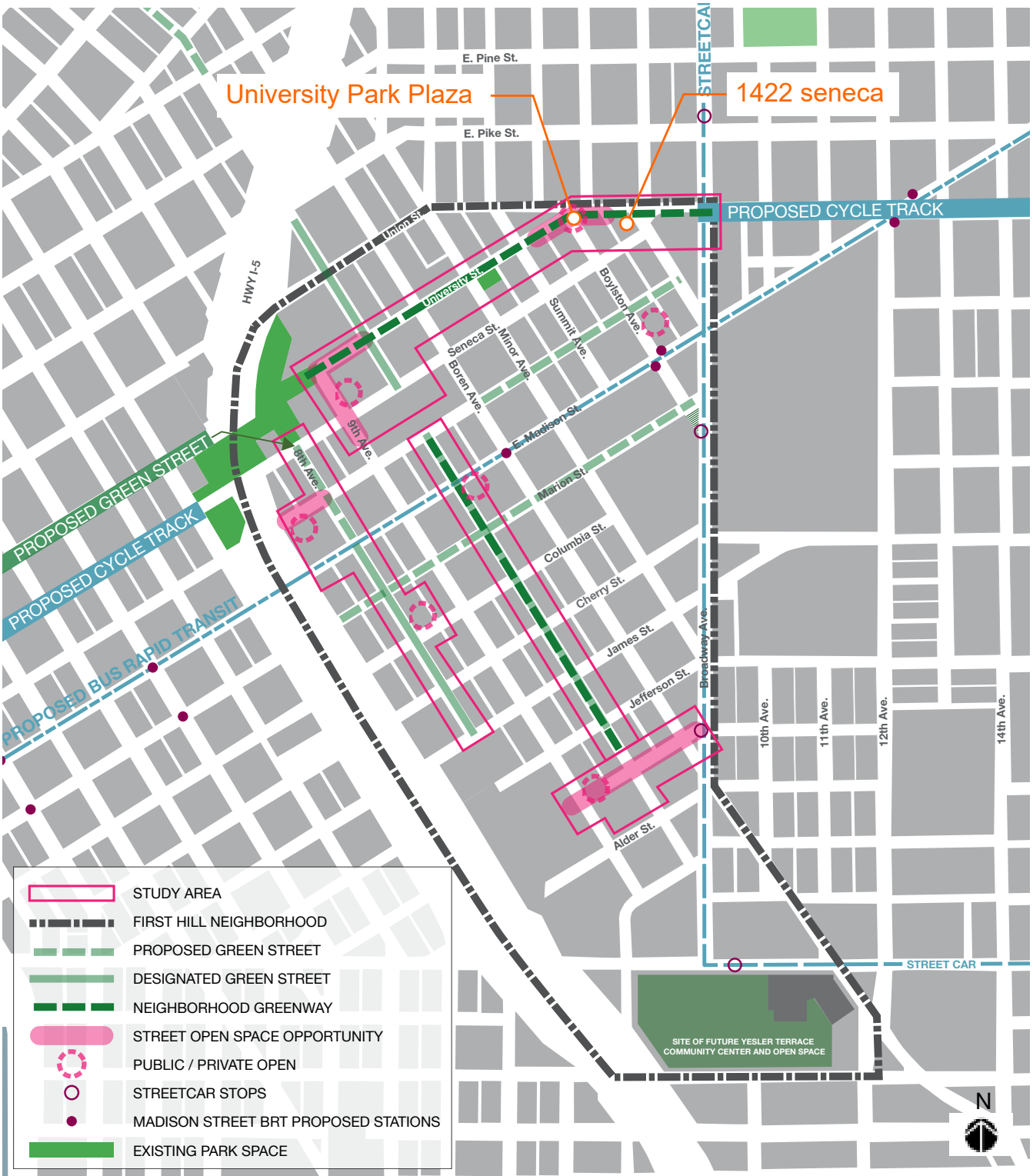
Context Map

PLANNED STREET IMPROVEMENTS:

- 2015
- Broadway Streetcar
 - Madison Bus Rapid Transit Concept Design Phase
 - Construction start date TBD
- 2017
- Neighborhood Greenway - Terry Ave / Melrose Ave E / Franklin Ave E (From Broadway to Eastlake Ave E)
 - Neighborhood Greenway - Union St (From Broadway to 9th Ave)
- 2018
- Neighborhood Greenway - Marion St (From 7th Ave to Broadway)

Neighborhood greenways are a combination of small improvements that make residential streets safer and calmer for people of all ages and abilities.

Madison Street Bus Rapid Transit service will be fast, reliable and frequent. It will serve densely developed neighborhoods in First Hill, the Central Area, and downtown Seattle, connecting dozens of bus routes, the First Hill Streetcar, and ferry service at the Colman Dock Ferry Terminal.



LANDSCAPE

NEIGHBORHOOD PRECEDENT - UNIVERSITY / UNION / BOYLSTON PARK PLAZA



- A BOULDERS, SET BACK AT CURB
- B SAW-CUT CONCRETE AT 6" AND 12" BANDS
- C PATH LIGHT BOLLARDS
- D BENCHES/ SEATING

LANDSCAPE



OVERALL - STREET LEVEL



Boulders in landscape



Custom wood seating



Mounded planting in plaza



Lighted pedestrian bollards



Residential courtyard



Stepped bioretention planters



PLANTING ZONES - STREET LEVEL

- 'ISLANDS' NEIGHBORHOOD PLAZA
- PET-FRIENDLY STREETScape
- TRANSIT-FRIENDLY STREETScape
- TRANQUIL COURTYARD

PLANTING ZONES

'ISLANDS' NEIGHBORHOOD PLAZA



Calocedrus decurrens - INCENSE CEDAR



Stewartia pseudocamellia - JAPANESE STEWARTIA



Deutzia gracilis 'Nikko' - SLENDER DEUTZIA



Edgeworthia chrysantha - PAPERBUSH



Nandina domestica 'Lemon Lime' - HEAVENLY BAMBOO



Molinia caerulea 'Moorflamme' - AUTUMN MOOR GRASS

PET-FRIENDLY STREETSCAPE



Ginkgo biloba 'Princeton Sentry' - MAIDENHAIR TREE



Acer circinatum - VINE MAPLE



Sarcococca ruscifolia - FRAGRANT SWEETBOX



Mahonia repens - CREEPING OREGON GRAPE



Carex oshimensis 'Everillo' - EVERILLO SEDGE



Liriope muscari 'Royal Purple' - LILYTURF

PLANTING ZONES

TRANSIT-FRIENDLY STREETSCAPE



Ginkgo biloba 'Princeton Sentry' - MAIDENHAIR TREE



Itea virginica 'Henry's Garnet' - VIRGINIA SWEETSPIRE



Taxus baccata 'Repandens' - SPREADING YEW



Ilex crenata 'Helleri' - JAPANESE HOLLY



Cornus kelseyi - KELSEY'S REDTWIG DOGWOOD



Hemerocallis 'Purple D'Oro' - EVERBLOOMING DAYLILY

TRANQUIL COURTYARD



Acer palmatum 'Sango-Kaku' - JAPANESE MAPLE



Cornus sanguinea 'Midwinter Fire' - REDTWIG DOGWOOD



Beesia deltophylla - BEESIA



Dryopteris erythrosora - AUTUMN FERN



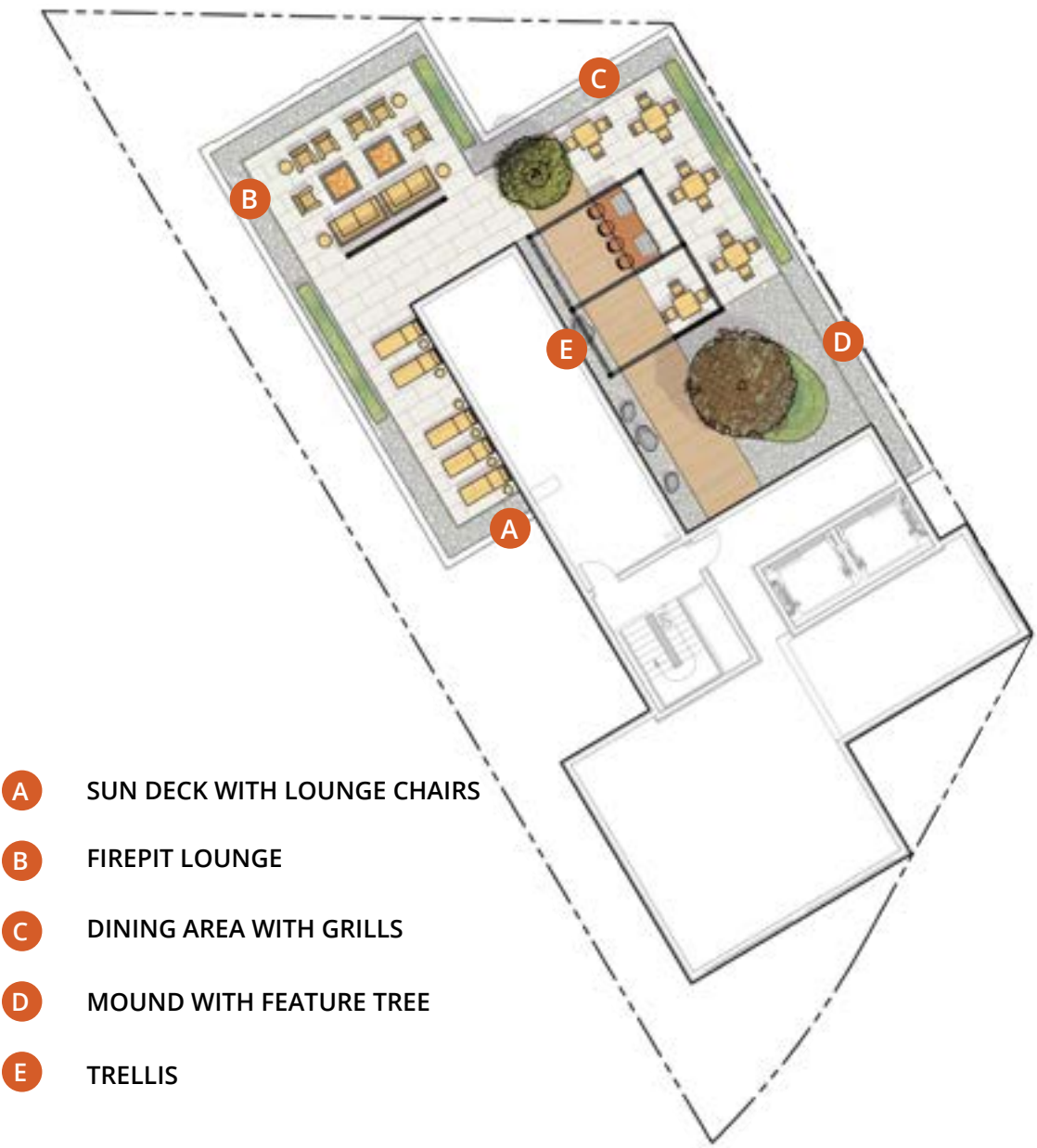
Carex oshimensis 'Everillo' - EVERILLO SEDGE



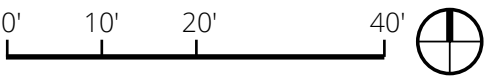
Darmera peltata - UMBRELLA PLANT

LANDSCAPE

ROOF LEVEL



- A** SUN DECK WITH LOUNGE CHAIRS
- B** FIREPIT LOUNGE
- C** DINING AREA WITH GRILLS
- D** MOUND WITH FEATURE TREE
- E** TRELLIS



AMENITY



Lounge chairs



Stone accents/ feature tree



Firepit lounge



Festive dining area

ROOF PLANTING



Acer palmatum 'Bloodgood' -
RED JAPANESE MAPLE



Acer palmatum 'Sango-Kaku' -
CORAL BARK JAPANESE MAPLE



Deutzia gracilis 'Nikko' -
SLENDER DEUTZIA



Molinia caerulea 'Moorflamme' -
AUTUMN MOOR GRASS



Verbena bonariensis -
PURPLETOP VERVAIN



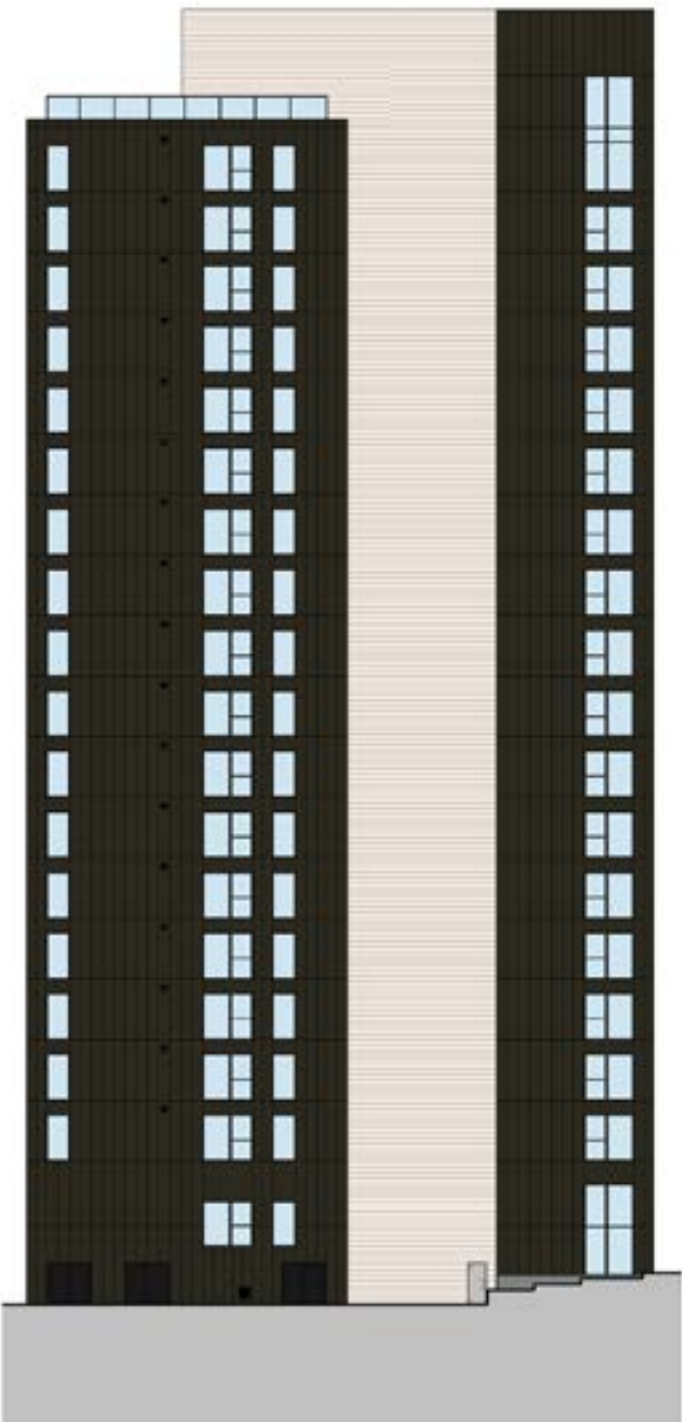
Ophiopogon japonicus 'Nigrescens' -
BLACK MONDO GRASS

ELEVATIONS [11.0]

CLARK
BARNES



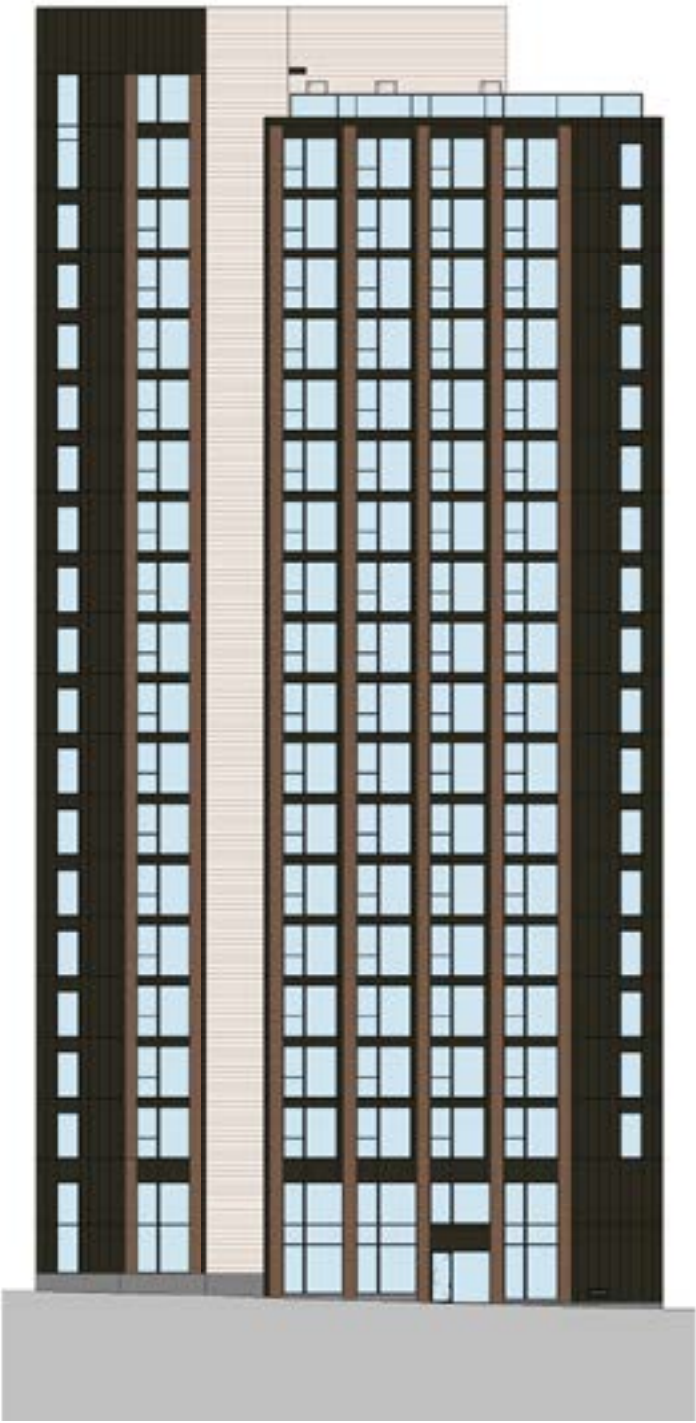
SOUTH ELEVATION



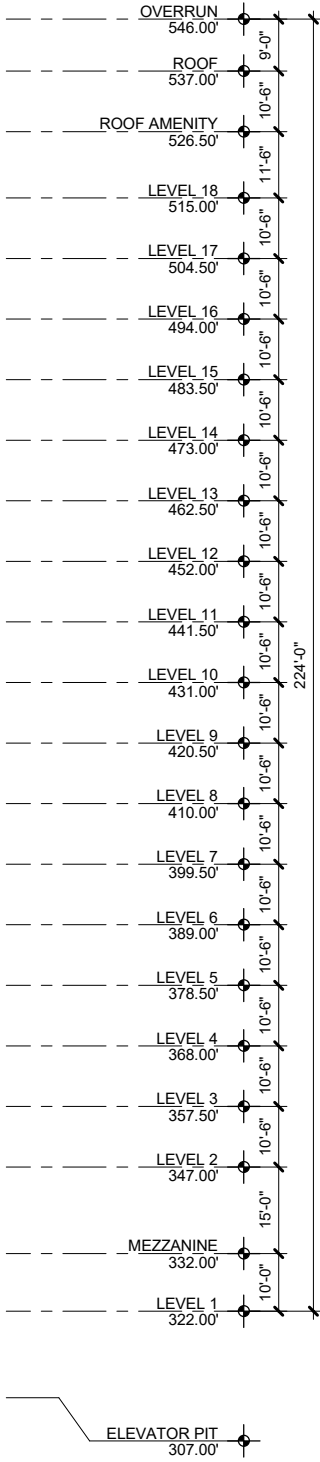
EAST ELEVATION



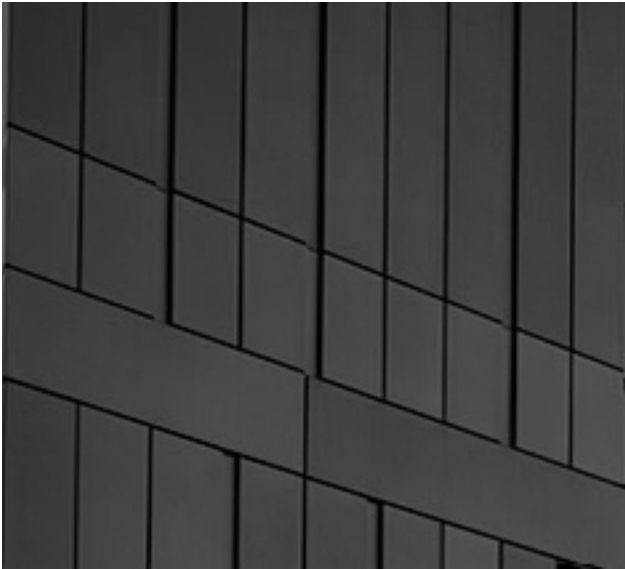
NORTH ELEVATION



WEST ELEVATION



MATERIAL AND COLOR PALETTE [12.0]



1 METAL PANEL SIDING
DRI DESIGN
COLOR: "ANTHRA-ZINC"



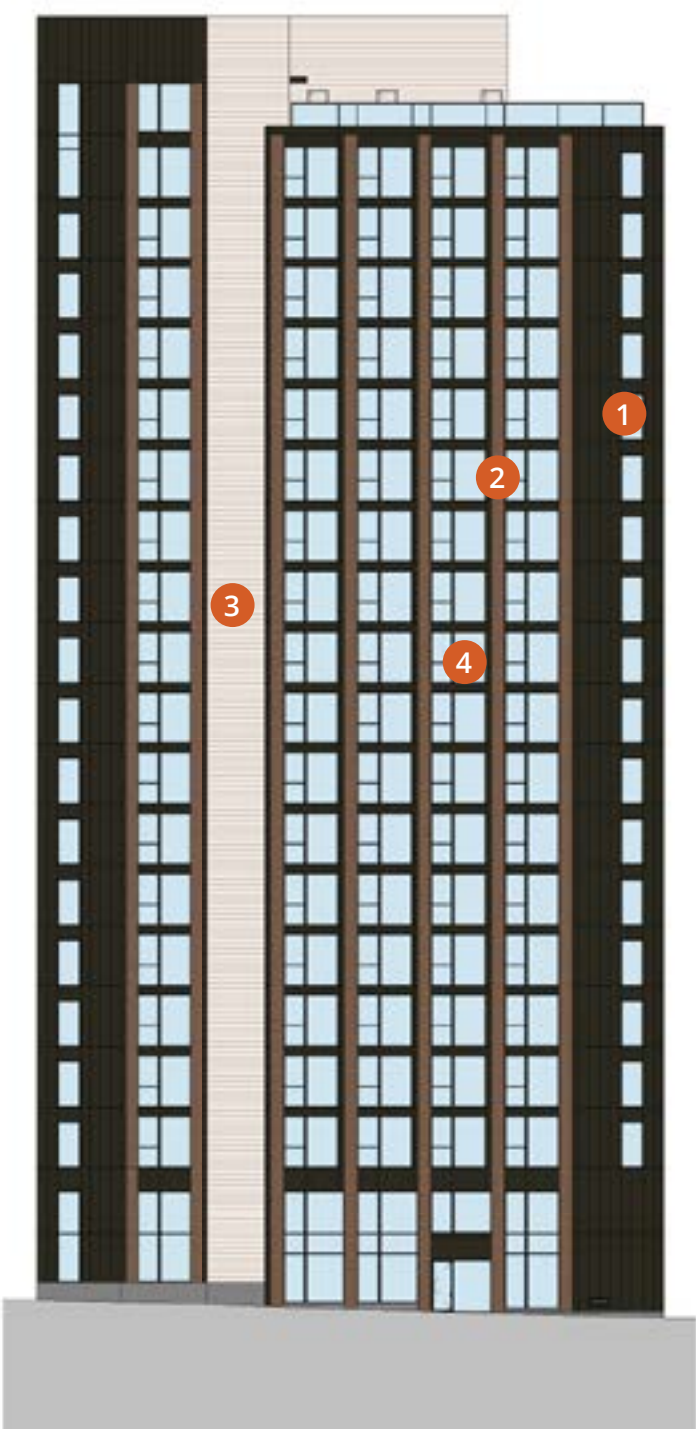
2 ALUMINUM SIDING
DIZAL
COLOR: "IPE VARIEGATED LIGHT"



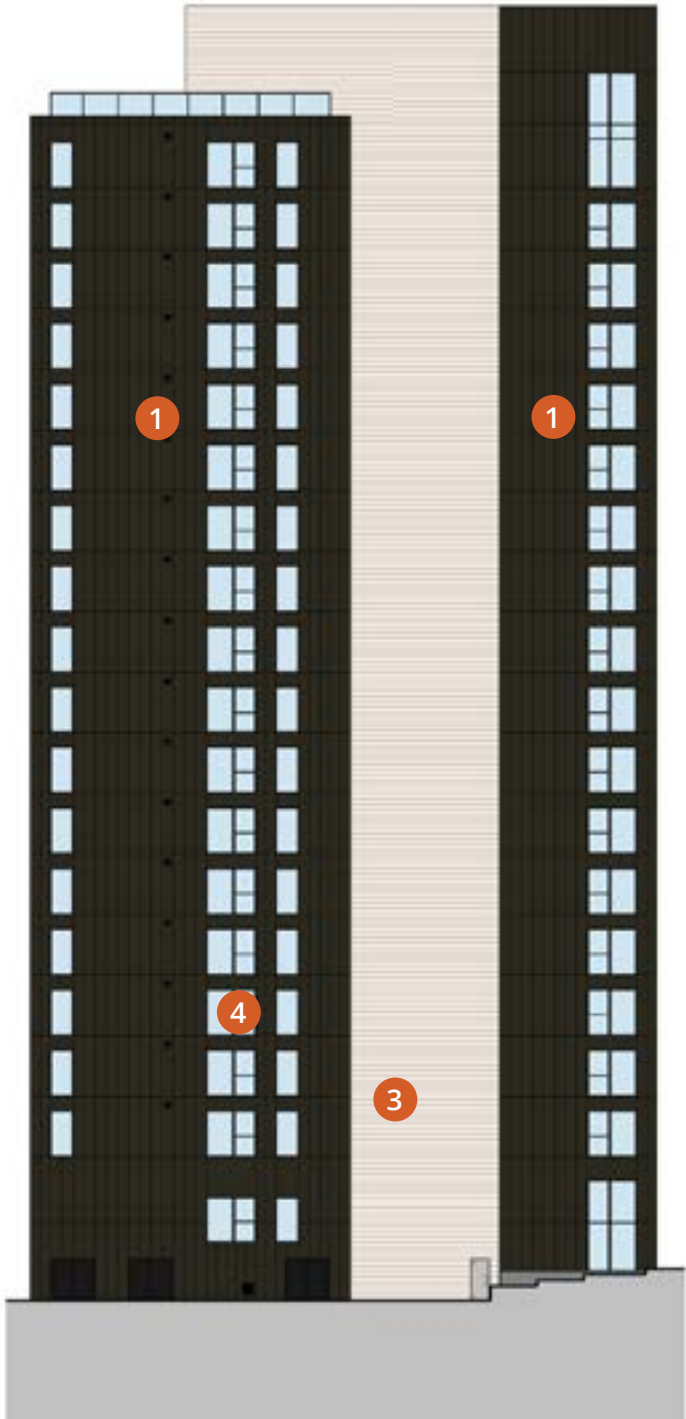
3 FIBER CEMENT SIDING
SWISSPEARL LARGO REFLEX
COLOR: "CHAMPAGNE"



4 VINYL WINDOWS
COLOR: "BLACK"



EAST ELEVATION



WEST ELEVATION







EXTERIOR LIGHTING PLAN [14.0]

CLARK
BARNES



SITE PLAN



ROOF PLAN



SIGNAGE CONCEPT PLAN [15.0]



1 ENTRY CANOPY SIGN IDEAS

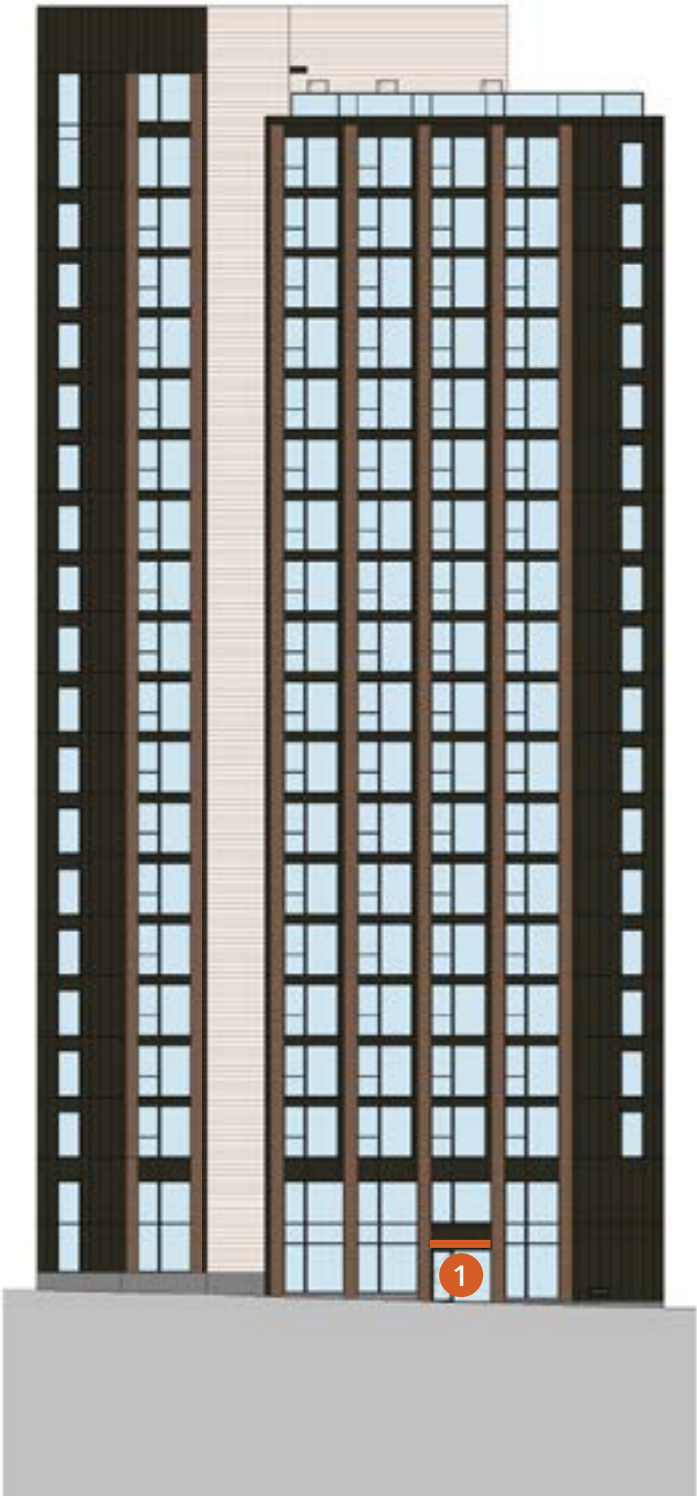
2 BLADE SIGN IDEAS



SITE PLAN



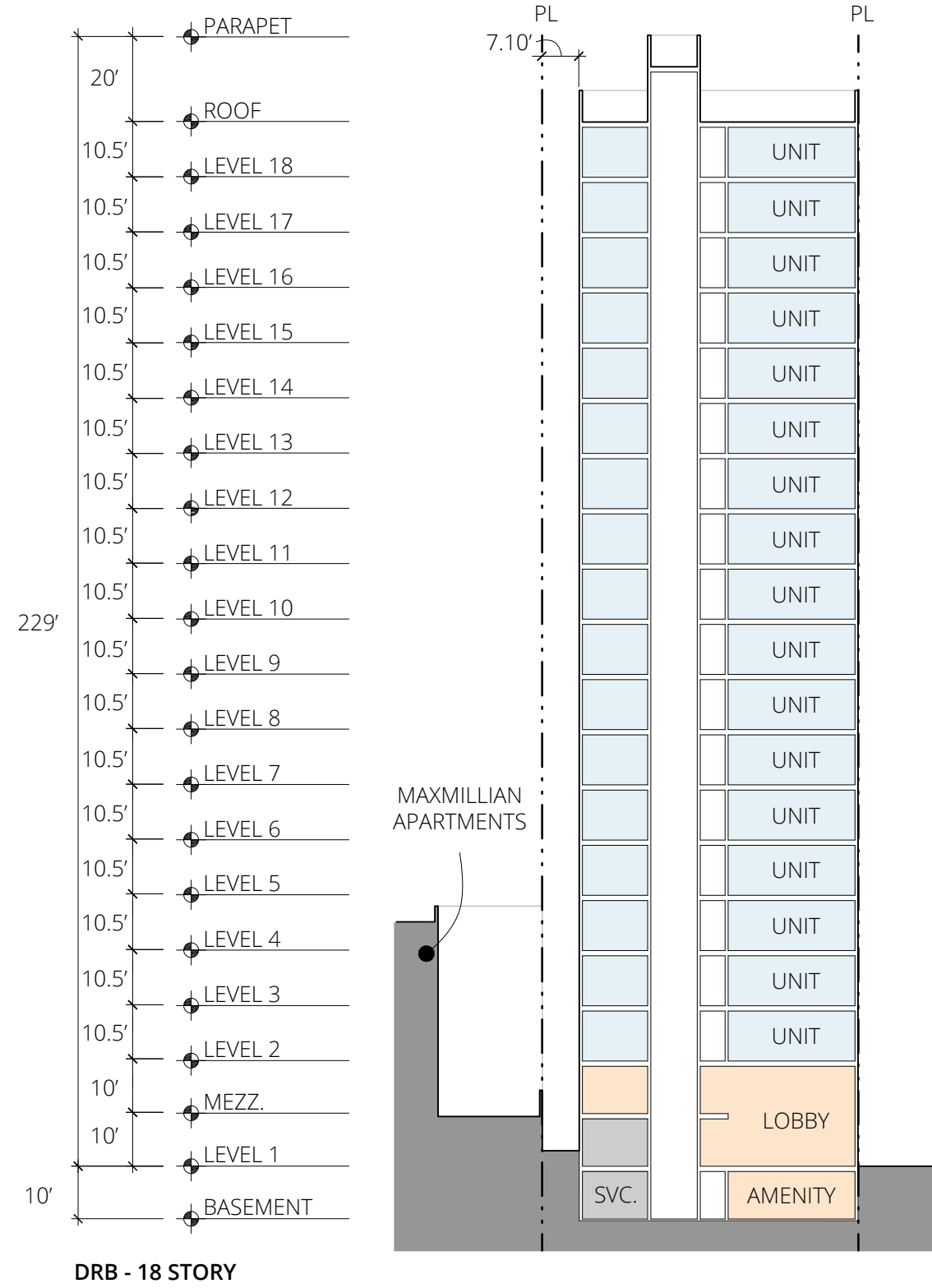
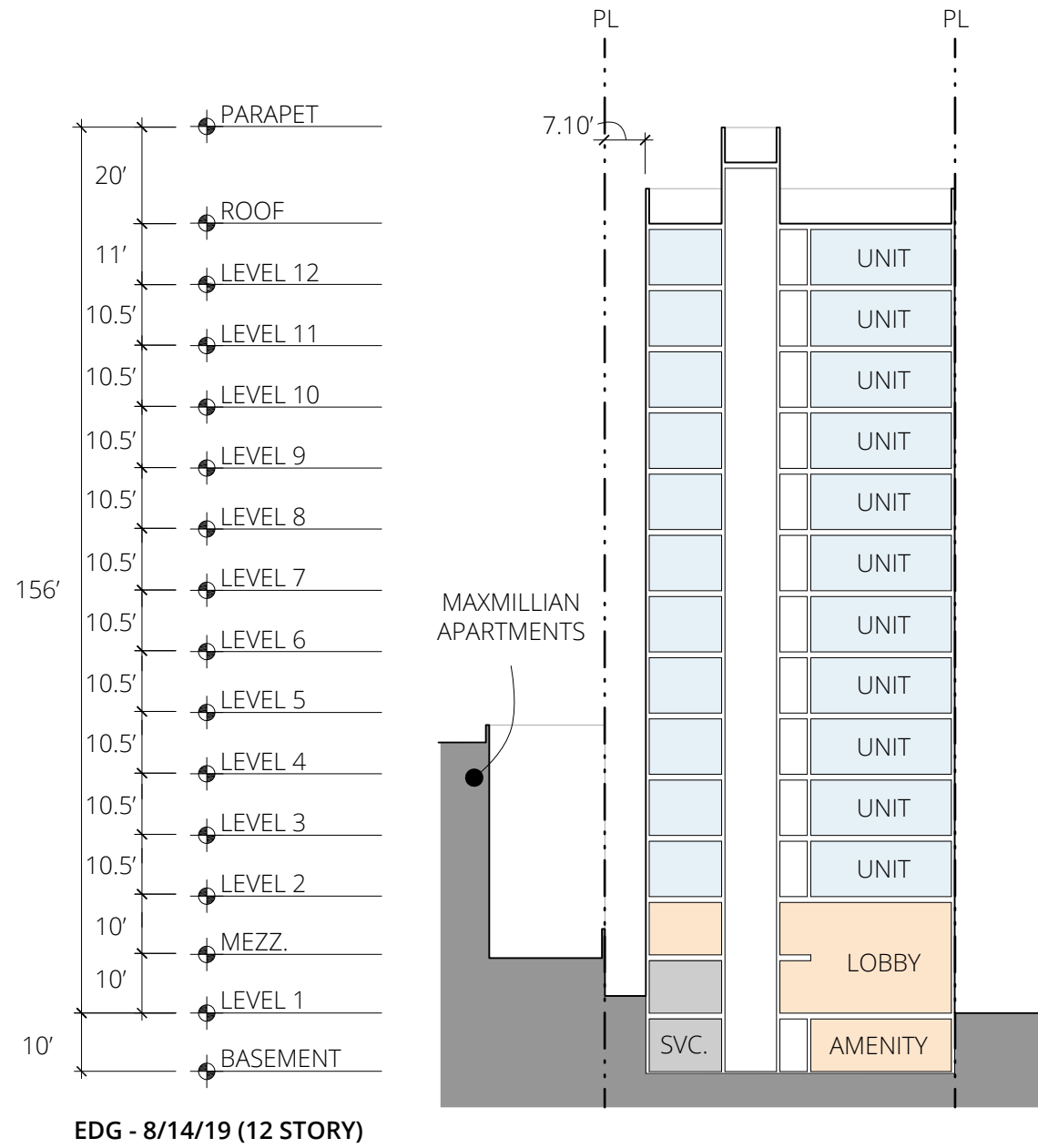
SOUTH ELEVATION



EAST ELEVATION

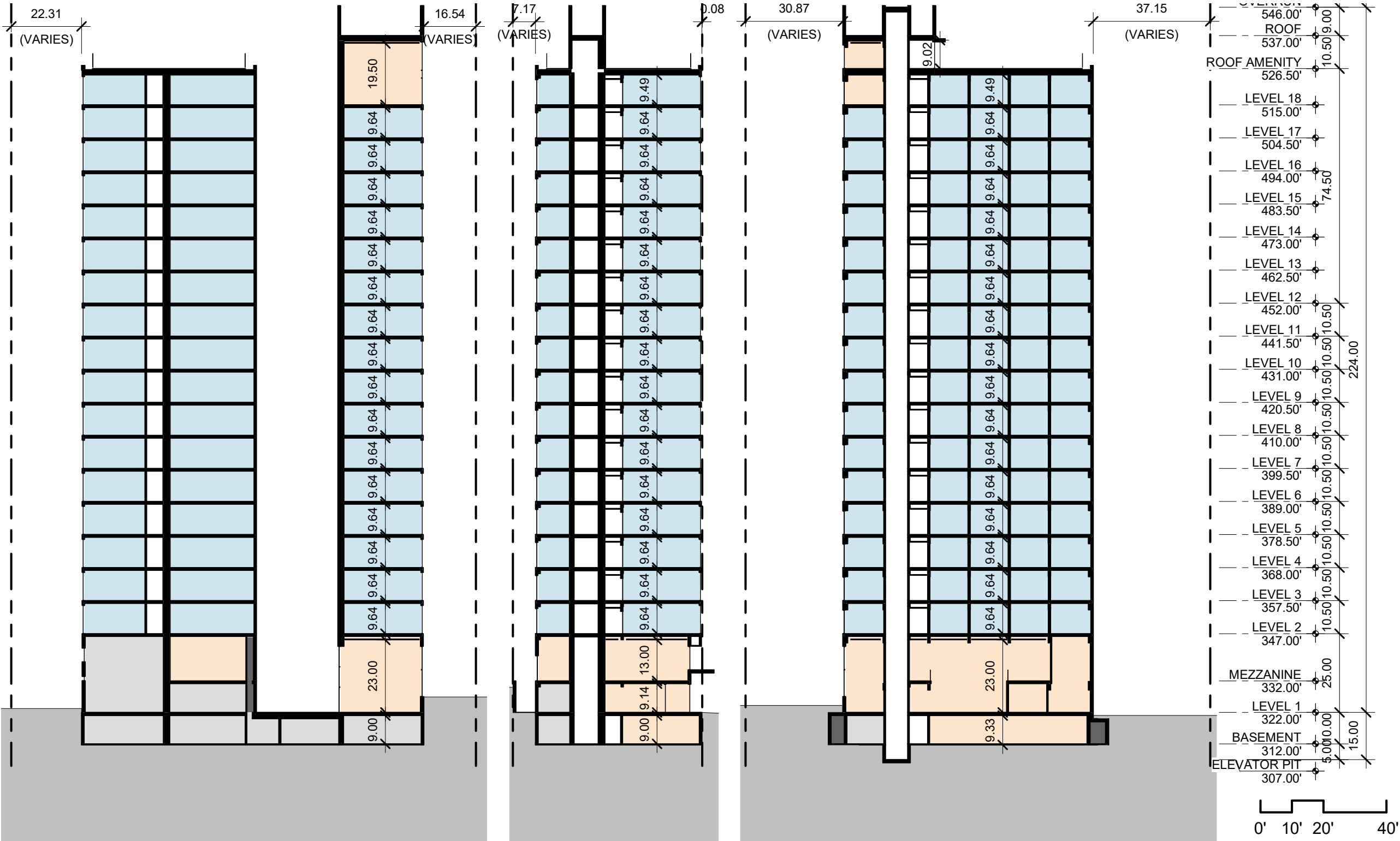
BUILDING SECTIONS [16.0]

CLARK
BARNES

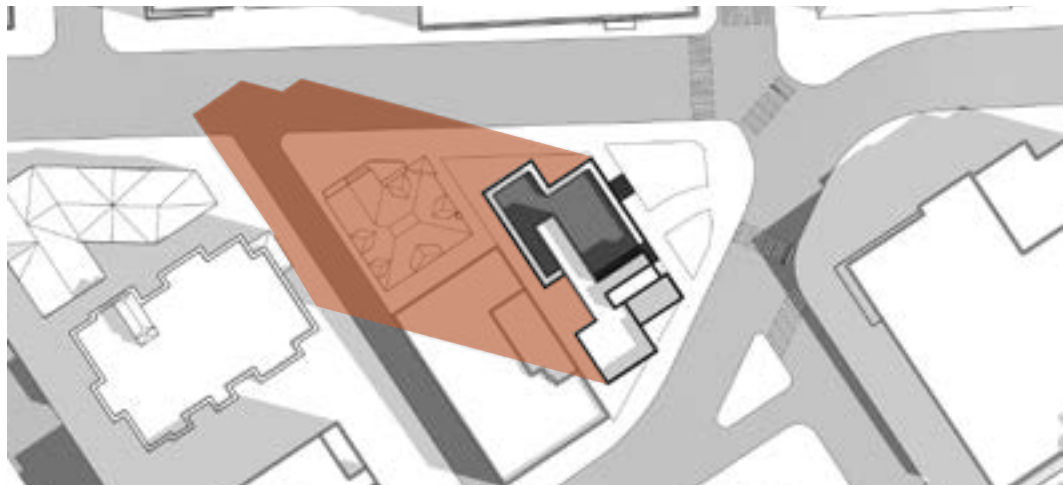


BUILDING SECTIONS [16.0]

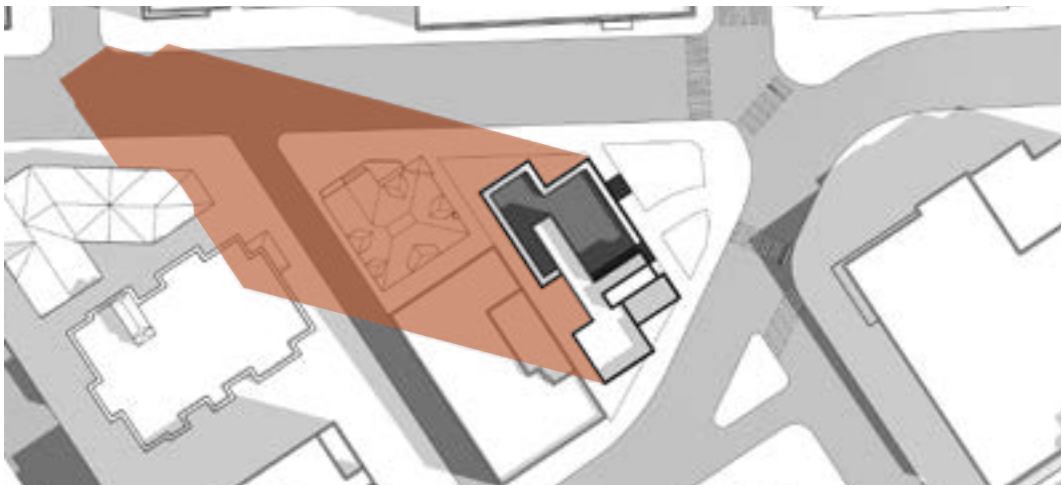
CLARK
BARNES



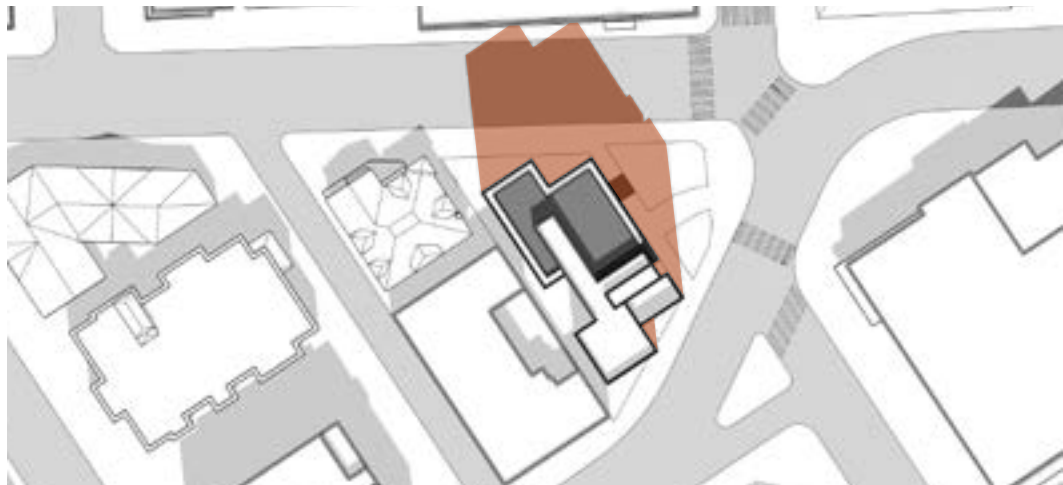
SUN STUDIES (12-STORY VS. 18-STORY)



EDG (12 STORY): 9AM



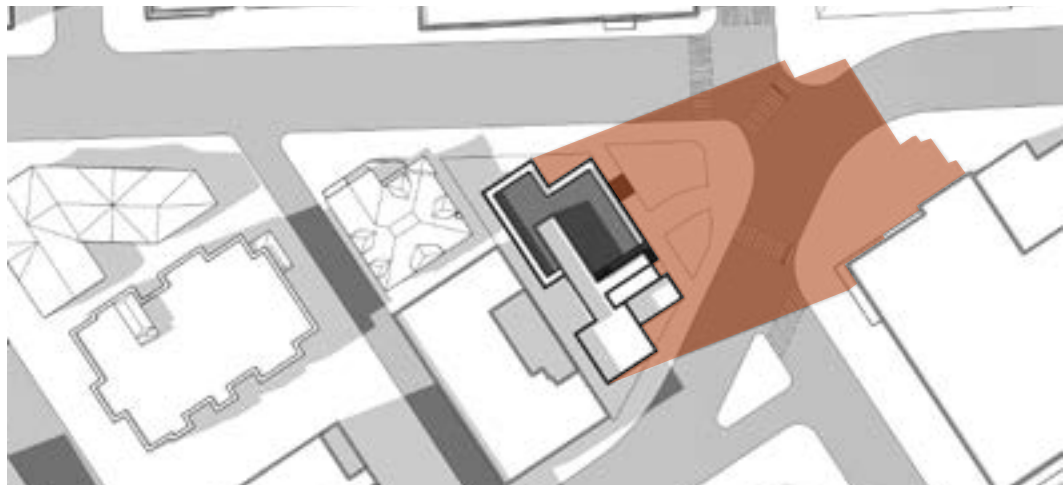
DRB (18 STORY): 9AM



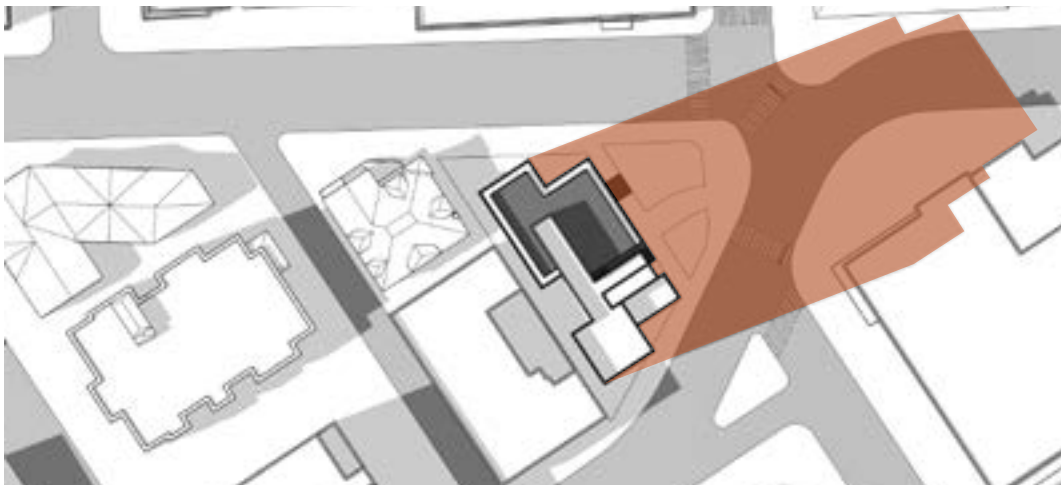
EDG (12 STORY): 12PM



DRB (18 STORY): 12PM



EDG (12 STORY): 3PM



DRB (18 STORY): 3PM