

UTUMC
Seattle, WA

GGLO

University Temple United Methodist Church
Recommendation Meeting 02
March 22, 2021
SDCI: #3034224-LU





DEVELOPMENT OBJECTIVES

The proposed project is a partnership between the University Temple United Methodist Church as Owner and American Campus Communities to provide:

- A mixed-use building with institutional (religious facility) uses in podium and two residential towers. The podium will be approximately 40,000sf with the two student housing towers above
- The towers will be approximately 240’ and 140’ tall providing 179 resident hall units and 65 apartment units.
- Below grade parking for 125 vehicles
- Parking for 240 bicycles

This project is the new home for the University Temple United Methodist Church, and 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.

DESIGN + DEVELOPMENT TEAM

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Seattle, WA 98105

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DEVELOPER

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CHURCH INTERIOR ARCHITECT

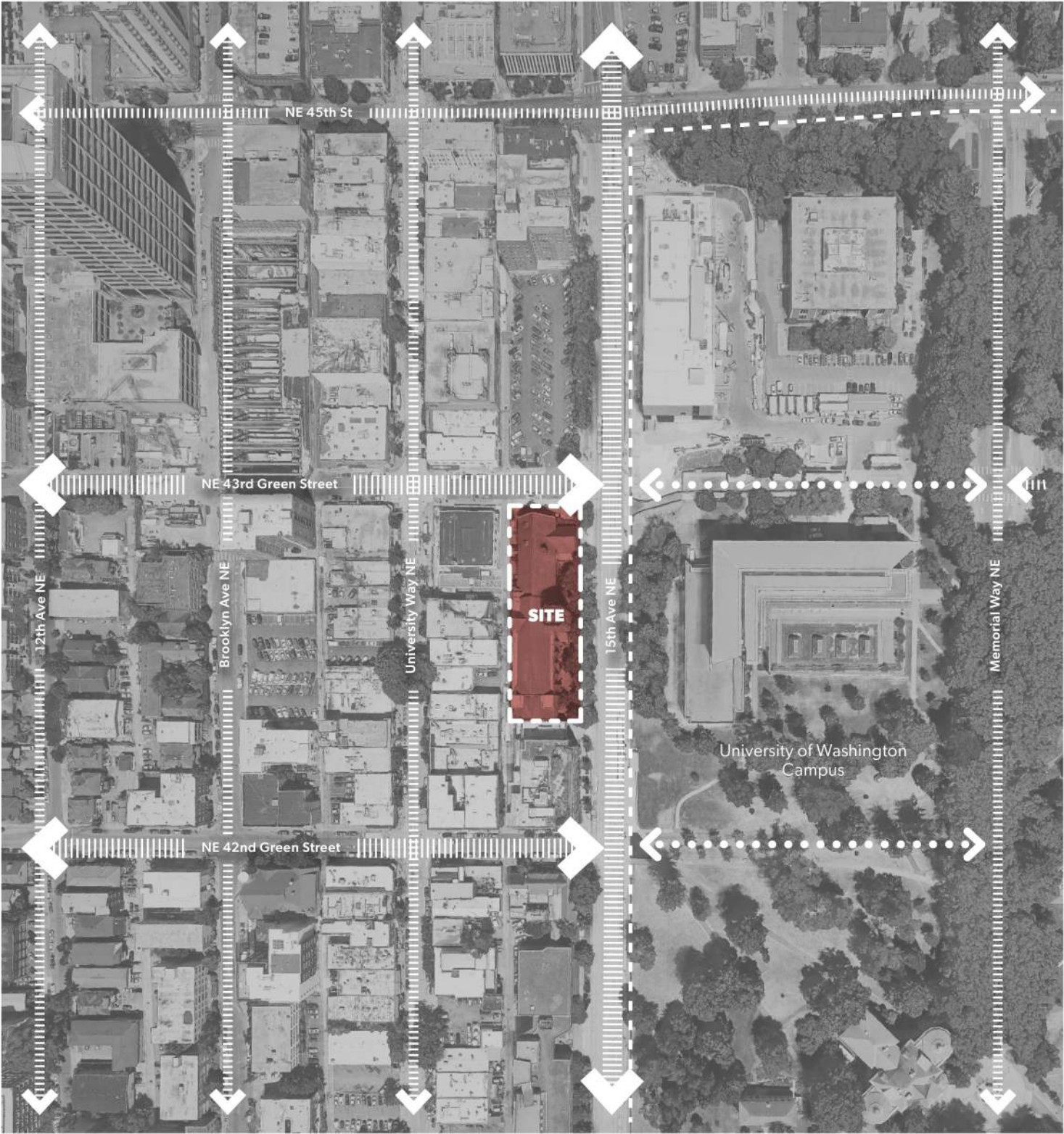
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PROJECT SUMMARY:

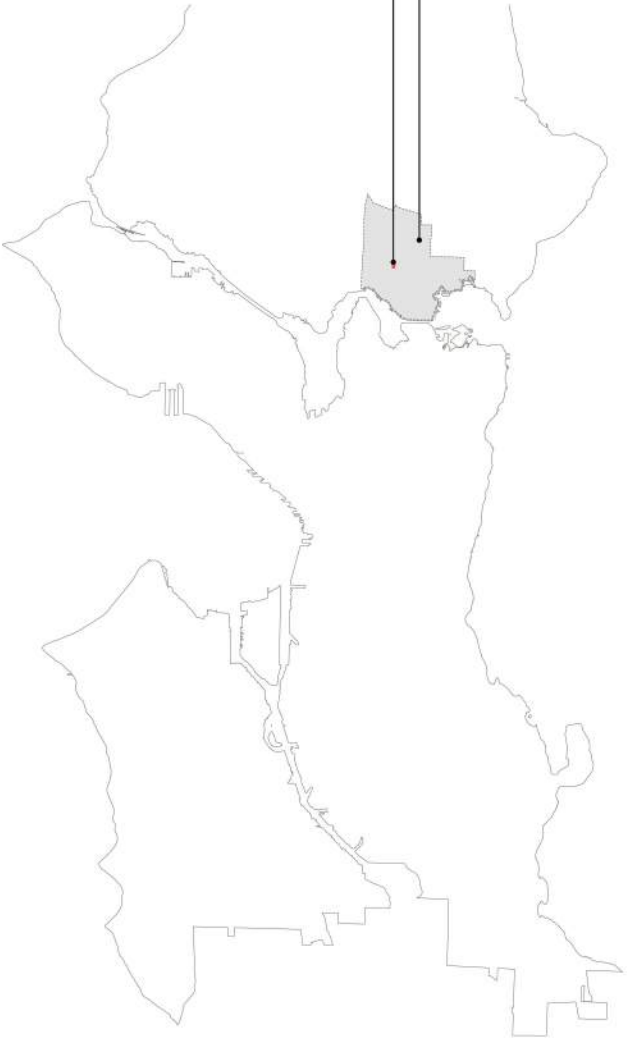
Address:
1415 NE 43rd Street, Seattle WA 98105

Parcel Number:
1142001145

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

University District NW-
Urban Center Village

Project Located Within
U-District Core



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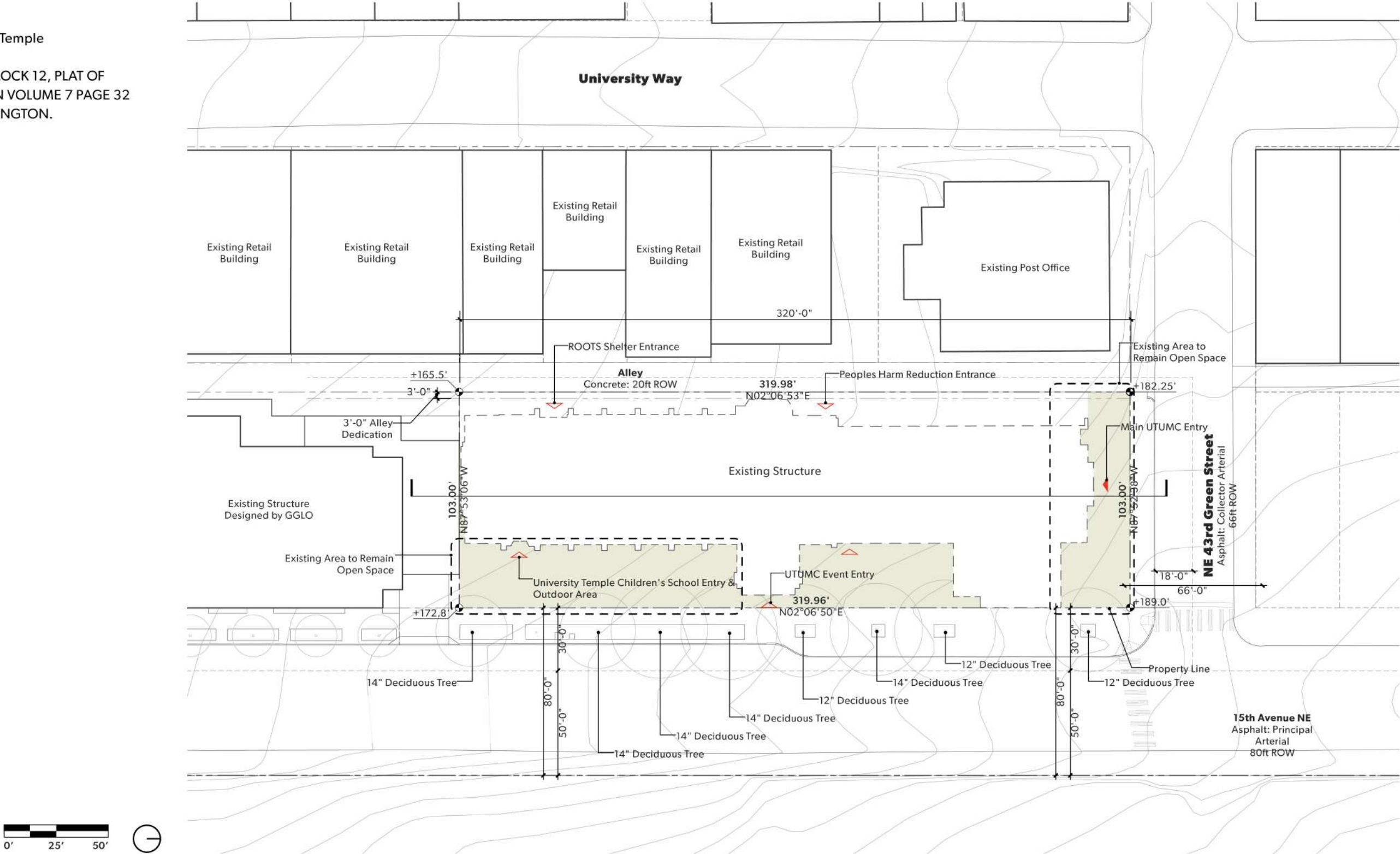
EXISTING SITE PLAN

Owner: University United Methodist Temple

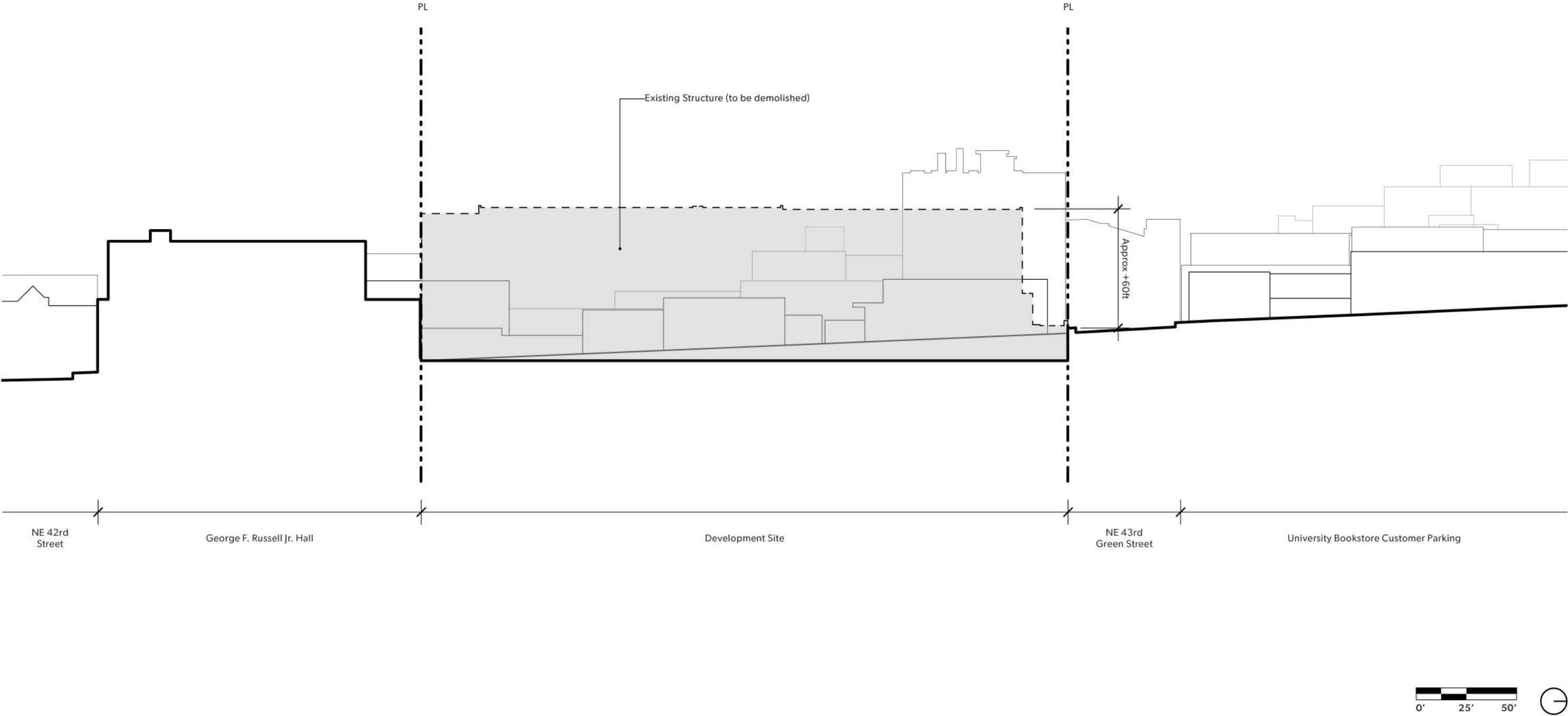
Legal Description: LOTS 1 THRU 8, BLOCK 12, PLAT OF
BROOKLYN ADDITION RECORDED IN VOLUME 7 PAGE 32
RECORDS OF KING COUNTY, WASHINGTON.

Parcel Number: 114200-1145-01

- Primary Pedestrian Entry
- Secondary Pedestrian Entry
- Existing Open Space



EXISTING SITE LONGITUDINAL SECTION A-A': NORTH / SOUTH



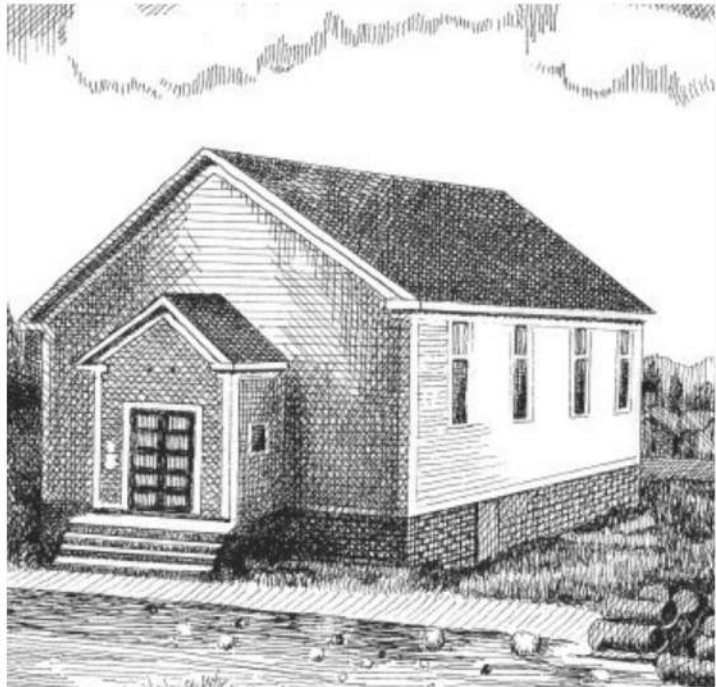
UTUMC HISTORY

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.

UTUMC MISSION

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.



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



U Temple’s existing Sanctuary



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.

TRANSIT, VEHICULAR, PEDESTRIAN, & BIKE ACCESS

Bus / Vehicular Access:

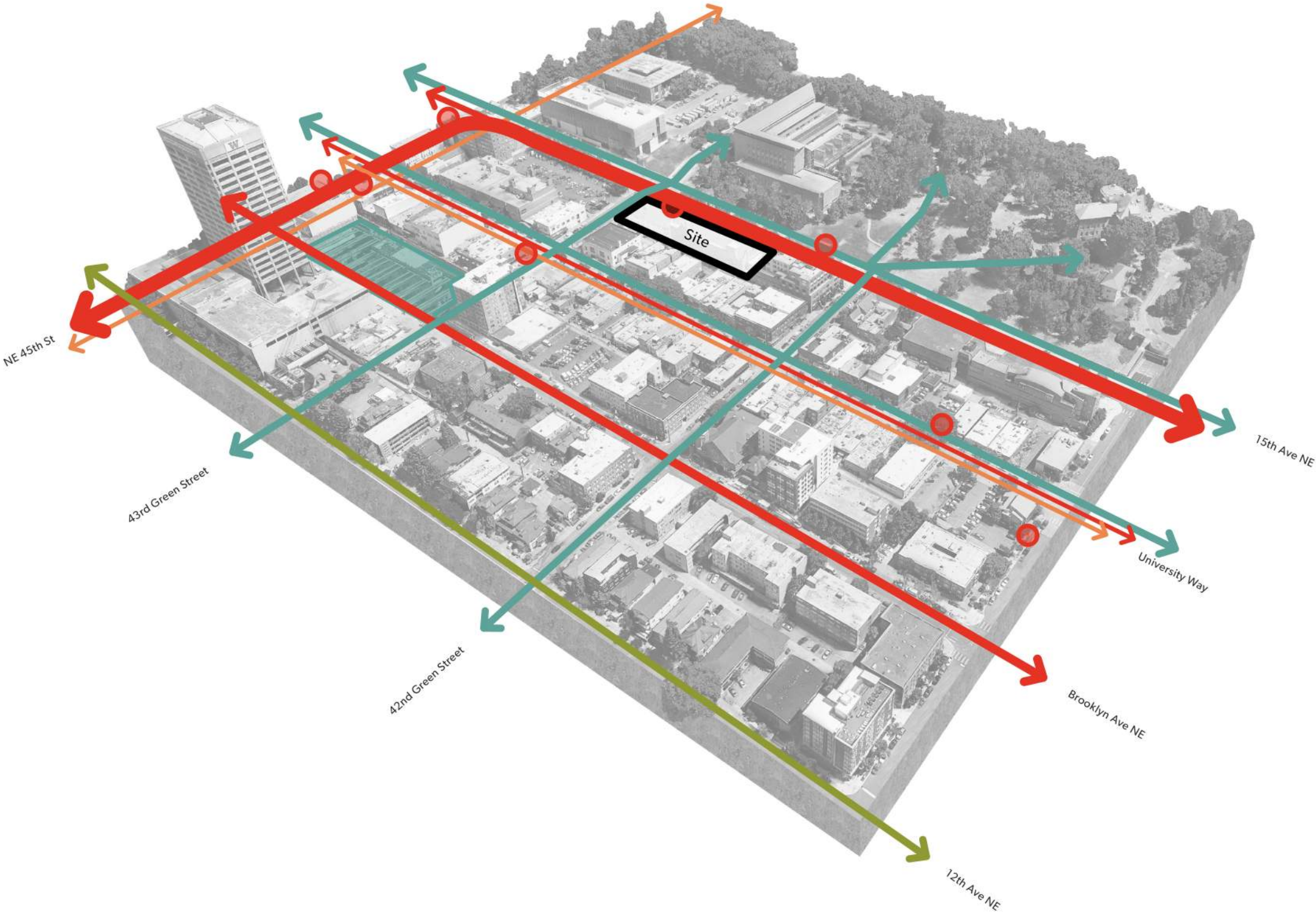
- Very Frequent Bus Line (10-12 min freq.)
- Frequent Bus Line (15 min freq.)
- Basic Bus Line (20-60 min freq.)
- Bus Stop
- Neighborhood Greenway

Pedestrian Access:

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

Bike Access:

- Sharrow Bike Route





NEIGHBORHOOD AERIAL:

- Retail / Commercial
- Residential
- Institutional / Public Service
- Religious
- Office





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



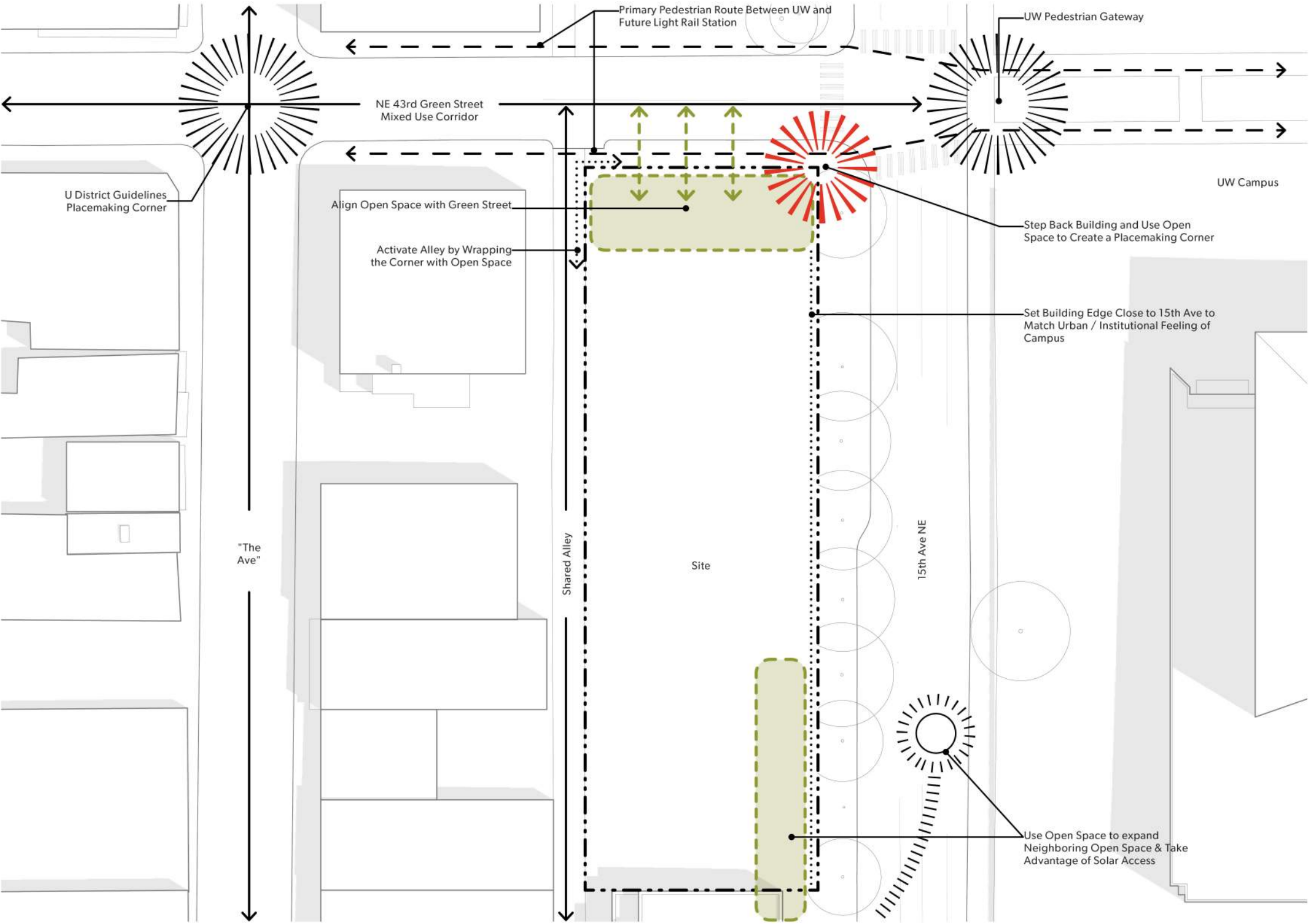
Institutional buildings, like the William H Gates Hall (shown above) within the neighboring context



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

ZONING SUMMARY: SM-U 75-240

Seattle Municipal Code: Title 23 - Land Use Code

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

23.48.615 Structure Height in SM-U Zones

- A. Maximum Height Limits
- Max Mid-Rise height = 75ft
 - Max High-Rise Residential Structure Height = 240ft

23.48.620 Floor Area Ratio

- Max FAR for Residential & Mixed Use = 10

C. Floor Area Exempt from FAR Calculations

- 3.5 percent of the total chargeable gross floor area
- Required Street-level Uses

23.48.622 Extra Floor Area in SM-U Zones

- A. Means to achieve extra floor area above the base FAR:
- Achieve 65 percent using bonus residential floor area for affordable housing
 - Achieve 35 percent through acquiring open space, or providing open space amenities

23.48.645 Upper-Level Development Standards

Table A: Average Gross Floor Area above 45ft:

- 10,500sf Residential Use

Table A: Maximum Gross Floor Area per floor above 45ft:

- 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

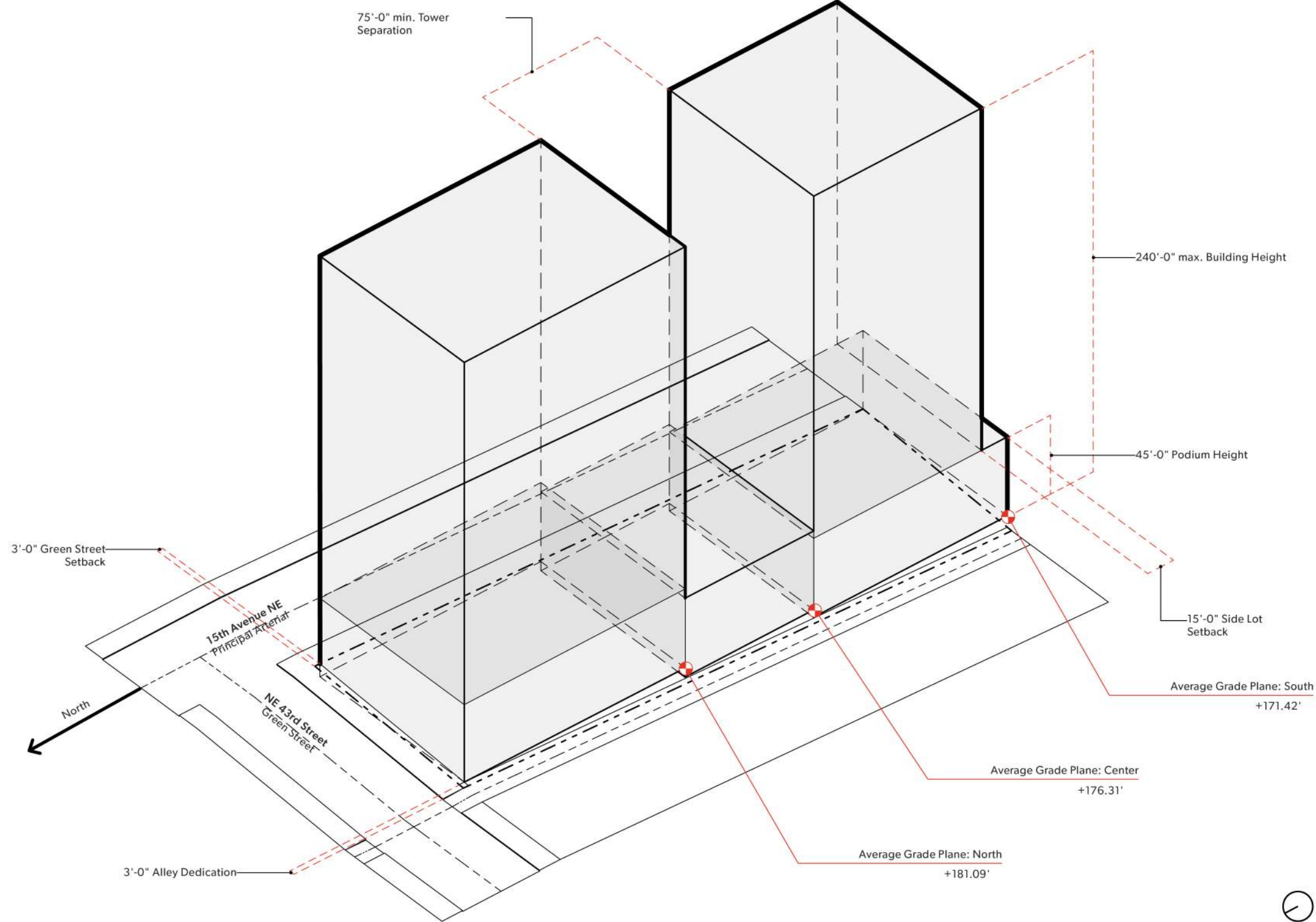
23.48.650 Required Open Space for Large Lot Developments

A. Open space required for lots over 30,000sf (Lot Area = 32,960)

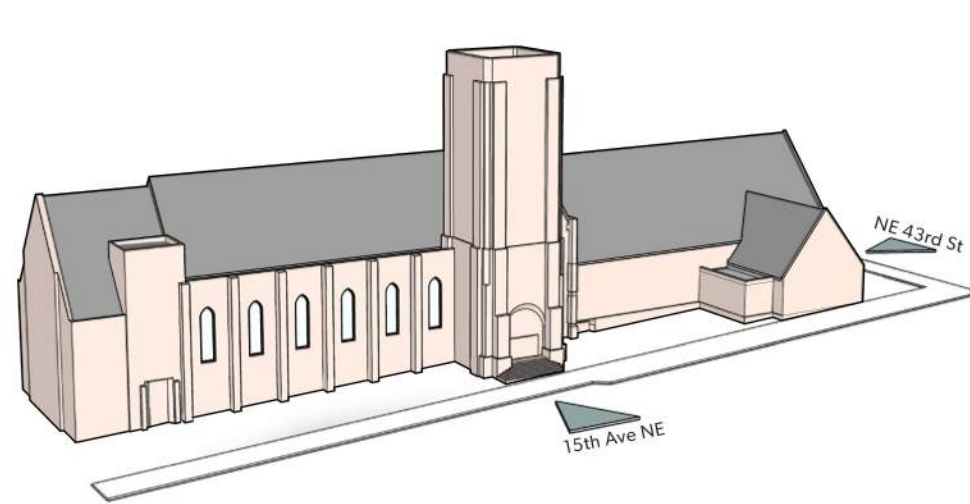
B. Open space required must meet:

1. Equal 15% of the lot area (4,944sf)
2. Open space covered over head by structure = 20%
3. Minimum Area: No separate area is less than 2,000sf
4. Vertical Clearance: Minimum vertical clearance of 20ft

ALLOWABLE ZONING ENVELOPE WITH SETBACKS:

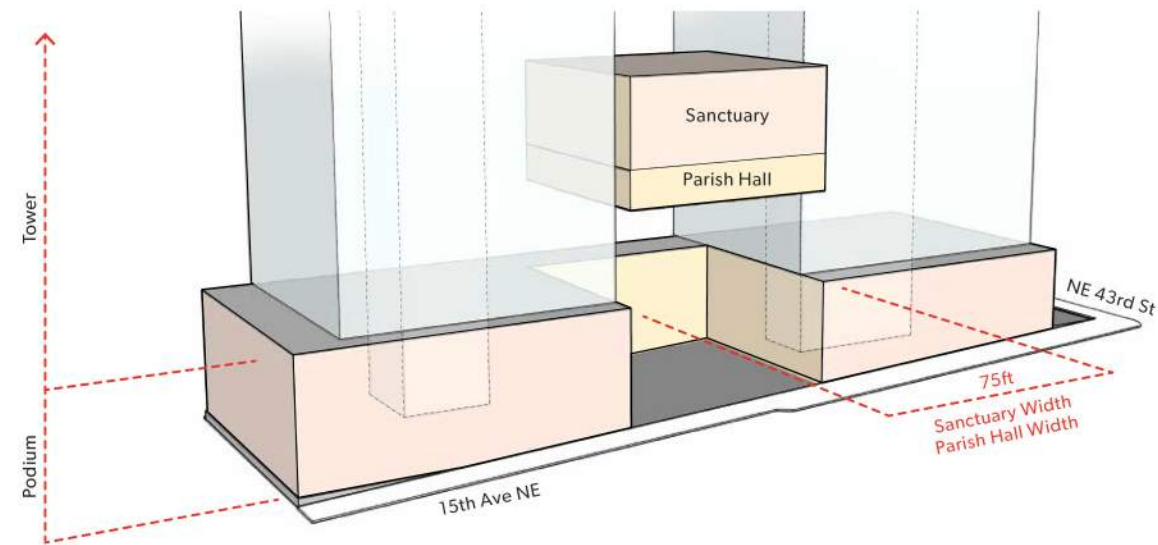






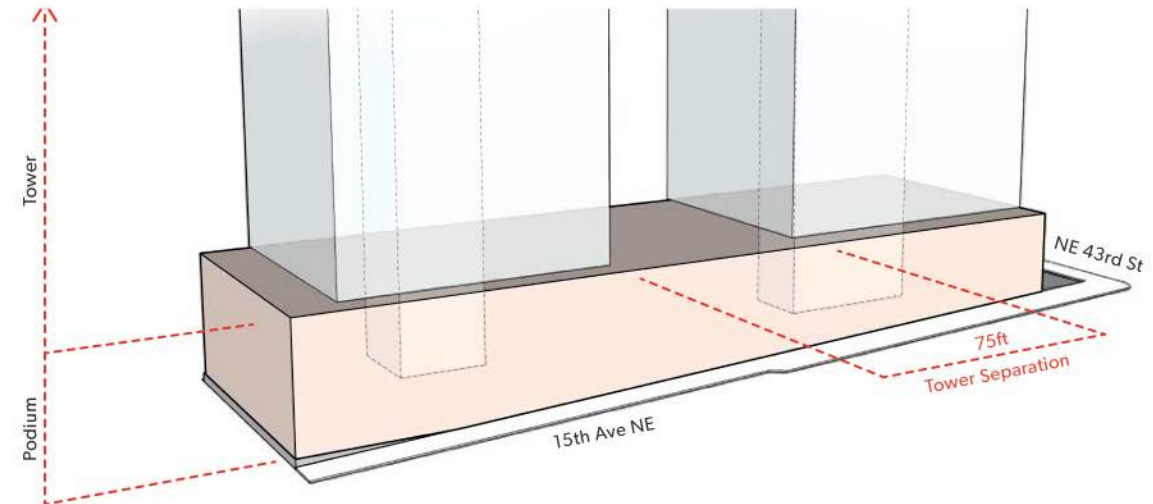
1. Existing UTUMC Presence at 15th Ave NE / NE 43rd St

- Iconic main entry from sidewalk at 15th Ave NE (Bell Tower)
- Secondary entry from NE 43rd St
- Continuity of brick masonry facade along 15th Ave NE frontage
- Comprehensible Sanctuary



3. Primary UTUMC Configuration / Organization Concept

- Sanctuary and Parish Hall (column free) located in 75' tower separation
- All other UTUMC spaces configured around insistent tower cores
- Mid-block Sanctuary / Parish Hall location challenges accessible entry



2. Code / Constraints

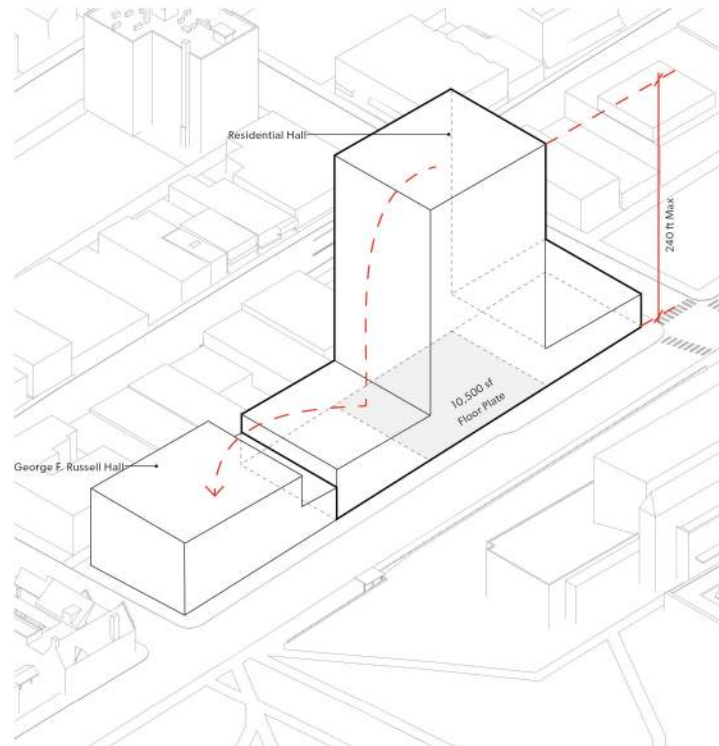
- Program Constraints
 - Two residential towers
 - UTUMC facilities to be located in podium
- Zoning Constraints
 - 75' tower separation
 - 45' average grade plane datum (podium)



4. UTUMC presence at 15th Ave NE / NE 43rd St

- Iconic main entry from sidewalk at 15th Ave NE (loggia)
- Secondary entry from NE. 43rd St (Intersect / Forum)
- Continuity of brick masonry facade along 15th Ave NE frontage
- Comprehensible Sanctuary
- Expressive Sanctuary roof / window "liberated" from tower and podium
- Coherent UTUMC elevation composition

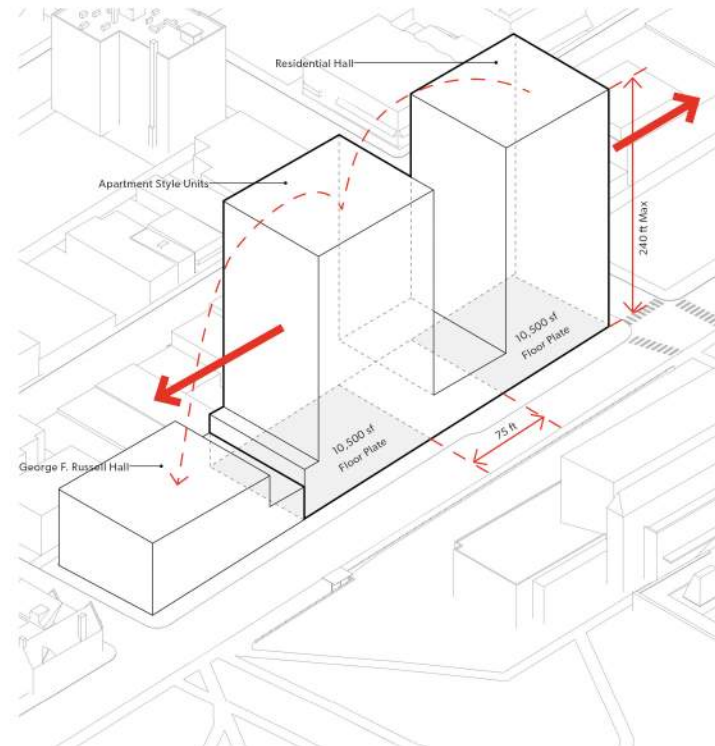
EDG MASSING FORMATION ANALYSIS DIAGRAMS:



1. SINGLE TOWER OPTION

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

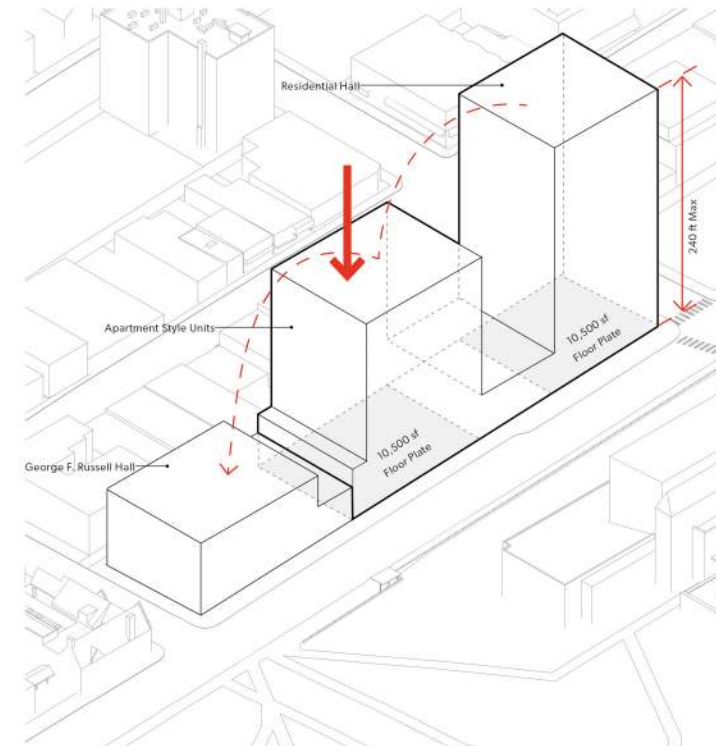
- Single tower construction
- Residence Hall and Apartments in same tower
- Church program and Sanctuary in "residual" podium
- This iteration does not meet our goals because It breaks up the Church program and creates a Tower massing that is too large and oppressive



2. PULLING TOWERS APART

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

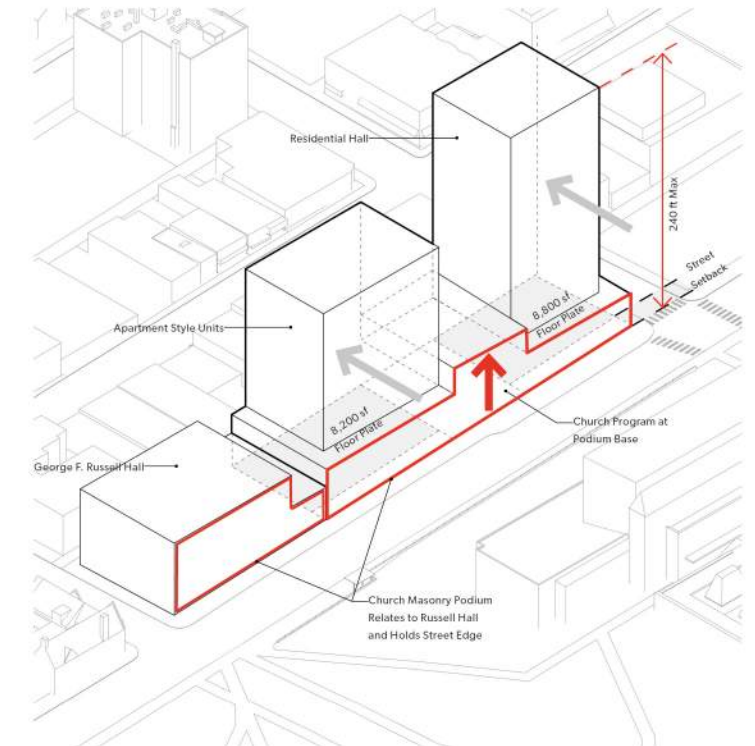
- Provide separate towers for Residence Hall and Apartments
- Create a column free "frame" for Sanctuary between towers



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

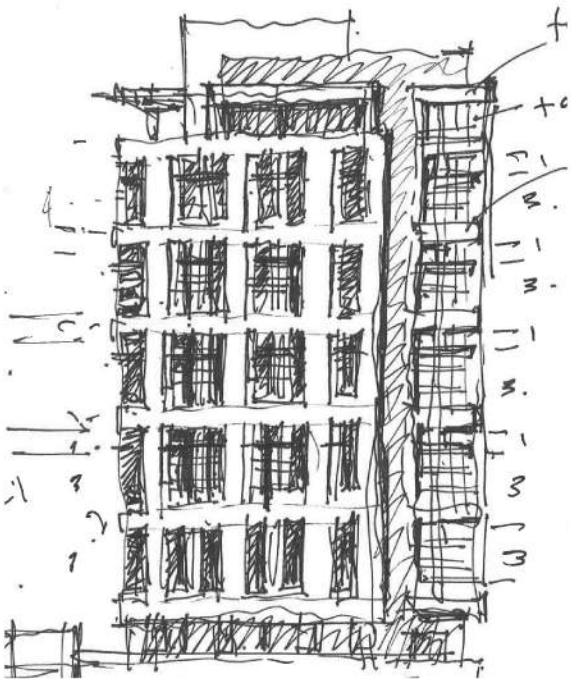


4. PUSHING TOWERS BACK FROM STREET EDGE

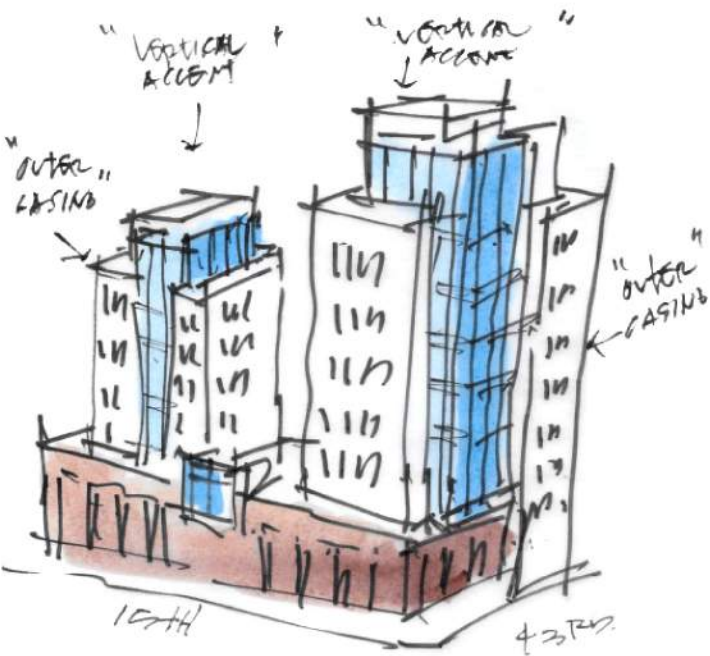
Push tower faces back from podium edge at 15th

- 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

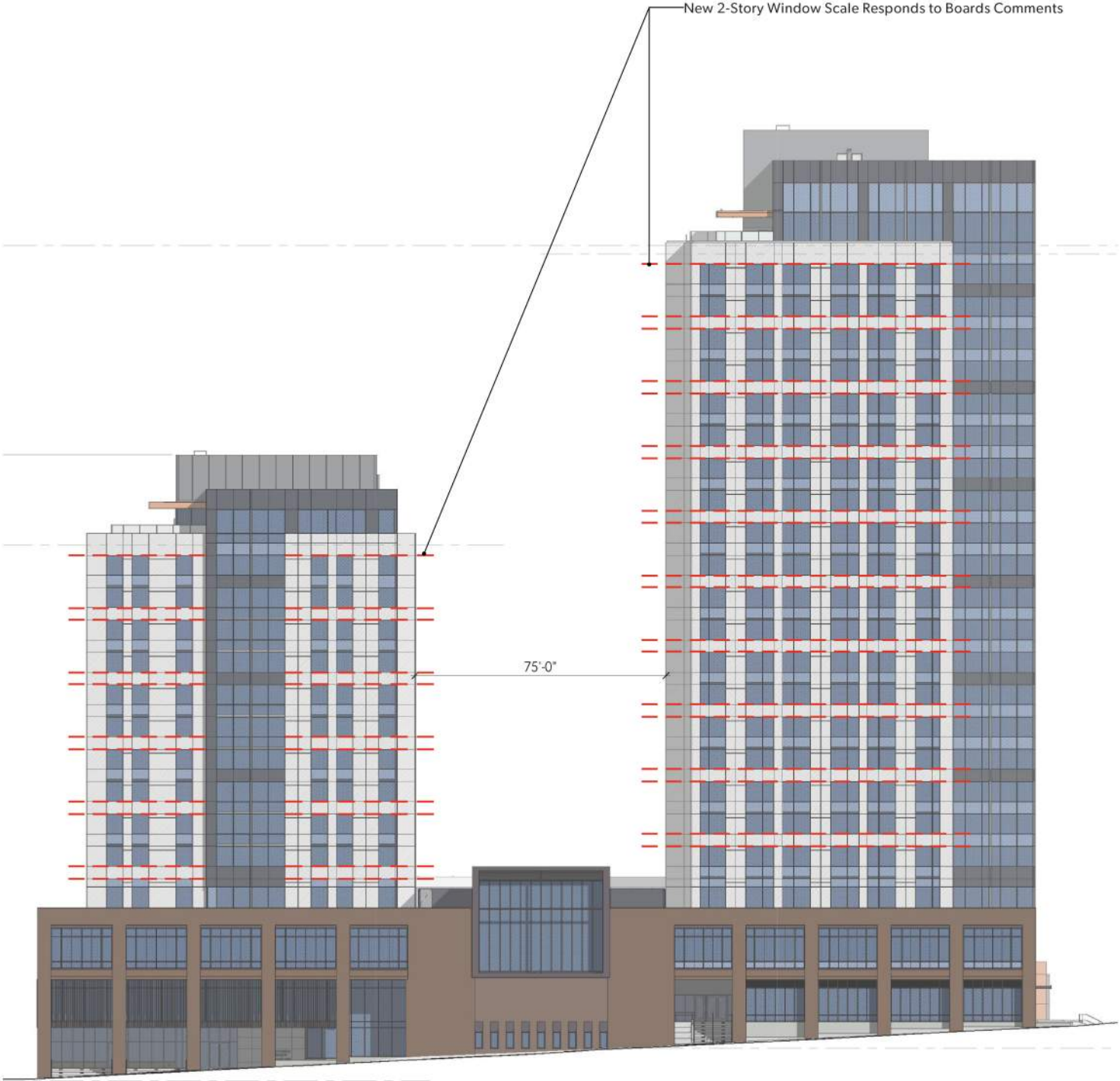
This massing achieves the best expression of the church's presence, which is a fundamental program need for University Temple.



Sketch Previously from Page 40 Illustrating Study of Tower Scale



Sketch of Proposed Tower Concept



RESPONSE TO RECOMMENDATION MEETING 01

1. Design Concept: (Overall Tower Design)
 - a. The Board stated that the applicant team had done a stellar job in terms of design development and responding to Board guidance since EDG and identified areas where the design required further development. (CS1-I-a, DC2-A-2, DC2-C)
 - Response: Noted
 - g. The Board appreciated the design team’s attempt to respond to the different sides, exposures, and corners of the building but observed that many of the elements of the tower were too disjointed. The Board urged the team to revisit the sketch imagery seen on page 40 of the packet which does a better job depicting the building’s overall design intent. (CS2-B-2, CS2-B-3, PL3-A, PL3-I)
 - Response: The scale, module, proportion and greater opacity seen in the page 40 “north tower study” has now been incorporated in the tower body of both the north and south towers.
 - h. The Board stated that there is greater clarity in the system applied to each massing form shown in the studies in the upper left sketch on page 40, compared to the proposed design. The upper left sketch on page 40 appears to have better proportion while relating better to the base of the building. However, the Board noted that if the intent is to create a distinct and separate concept between the base of the building and the towers, then there should be more of a stark contrast between the two as discussed at EDG. (CSI-I-a, CS3-1)

Response: The proportion and solid/void ratio seen in the page 40 “north tower study” has now been incorporated in the tower body of both the north and south towers to provide a better relationship to the building base.

RESPONSE TO RECOMMENDATION MEETING 01

1. Design Concept: (Overall Tower Design)
- i. The Board was generally supportive of the street level development but added a request for additional clarification and development of the design language of the towers, their relationship to the base, the relationship between the two towers and the language used within each tower. (CSI-I-a, CS2-B-2, CS3-1, DC2-I-d)

Response:

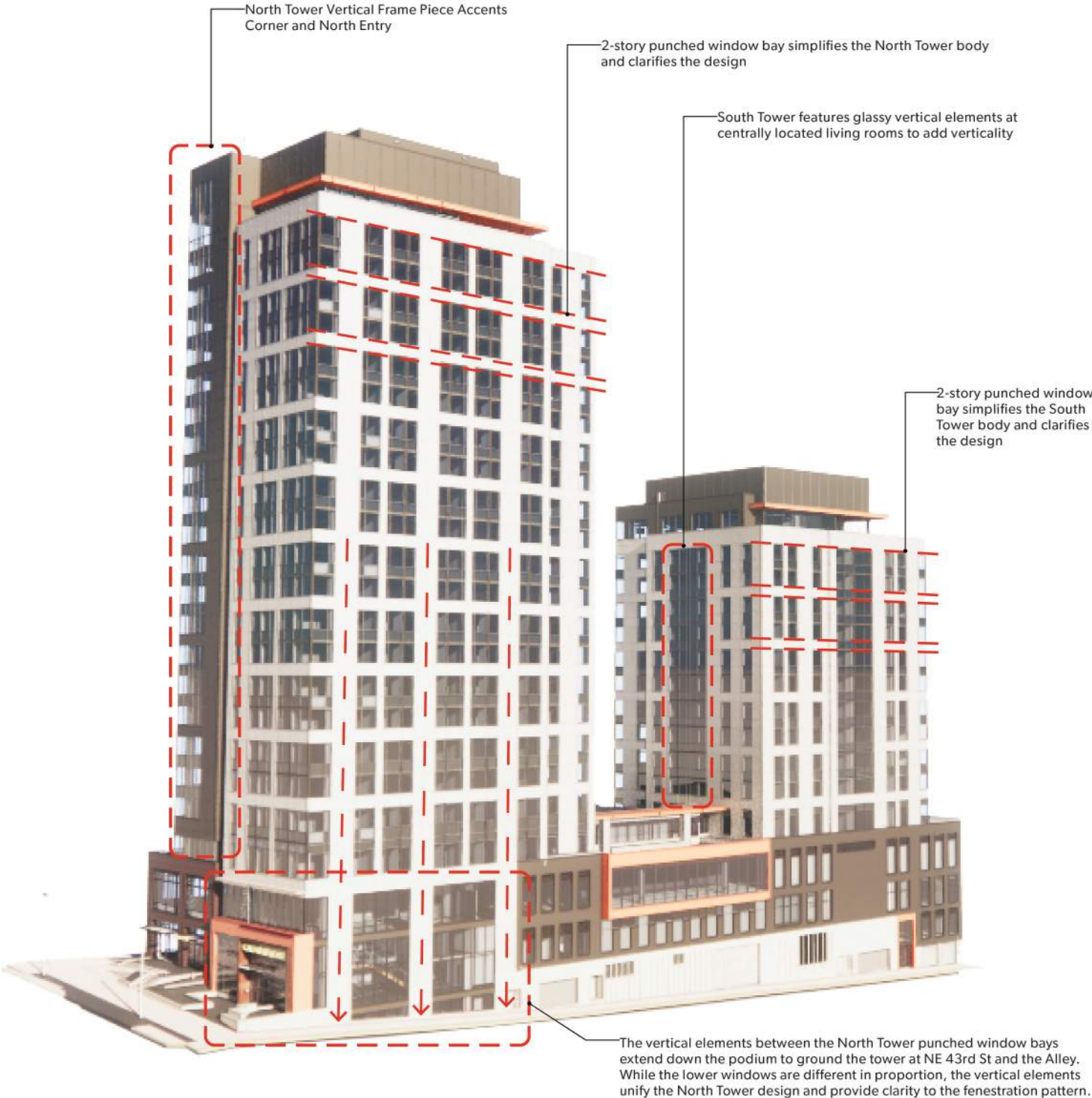
- Design Language of the Towers:
Tower design language consists of a lighter colored "body" articulated by a 2-story punched window bay. This is contrasted with the interlocked vertical, glassier "frame" element at the NE corner of the north tower and 15th Ave facade of the south tower. The vertical frame element "breaks through" the parapet of the tower body to cap each tower and is integrated with the upper mechanical screen wall.
- Relationship Between the Two Towers:
The two towers are now more similar in concept with a consistent treatment of the "body" which is contrasted by the vertical "frame" element. The frame element is used at the NE corner of the north tower to help key the tower to this important intersection at the corner of 15th and 43rd. On the south facade of the north tower a thicker 6' wide vertical panel is used to create more privacy between the two buildings. At the south tower, the frame element is used on the east facade to address the UW across 15th.



Proposed Design



Previous Design: Recommendation Meeting 01



Proposed Design



Previous Rec Meeting 01 Design

RESPONSE TO RECOMMENDATION MEETING 01

- 1. Design Concept: (Overall Tower Design)
 - i. The Board was generally supportive of the street level development but added a request for additional clarification and development of the design language of the towers, their relationship to the base, the relationship between the two towers and the language used within each tower. (CS1-I-a, CS2-B-2, CS3-1, DC2-I-d)

Response (Continued):

- Relationship to Base:

The relationship of the towers to the base now has a more consistent fenestration proportion by using the 2-story punched window bay. The tower-podium relationship has been clarified at the alley corner of 43rd where the tower grounds at the student entry plaza along 43rd and student lobby/dining hall along the alley. Elsewhere the towers are pulled back from the podium edge along 15th and coplanar at the more functional areas of the alley where programmatic elements prevent the towers from visually grounding.
- Language used within Each Tower:

The North tower has a consistent 2-story body contrasted with the vertical frame. Subtle variations are made within the body expressing the different unit modules. On the north facade, aligning with the entry plaza, the facade is glassier and more open to signify the entry bay and express the lighter cantilevered portion of the tower structure above. The south tower language is similar but has vertical glazing at the living rooms to provide program-based differentiation and vertical orientation to the more cubic south tower.

RESPONSE TO RECOMMENDATION MEETING 01

1. Design Concept: (Tower Massing & Design)

- c. The Board requested that the design team modify the design to clarify the design language of the project, the relationship between the base of the building and the towers, the relationship of each tower to the other, and the specific design language within the towers themselves. (CS1-I-a, DC2-A-2, DC2-C)

Response: Revised elevations showing these modifications are included for board's review.

- e. While the Board verbalized their support for some of the larger massing moves, they also voiced concerns with some areas of minor modulation and questioned if there might be few too many pieces. The Board was confused by the rationale behind the use and location of the horizontal banding which appeared unrelated to massing moves. The Board suggested that the interlocking concept should be rethought possibly by strengthening concept. (CS2-B-2, CS2-B-3, PL3-A, PL3-I)

Response: More contrast between the tower body and vertical "frame" elements have been provided to strengthen the interlock concept. The vertical "frame" element will be contrasted with the tower body by having a more vertical proportion, more glass, a larger scale and a contrasting color. The tower body will have a two-story bay which better relates to the finer grain texture of buildings in the surrounding U-district. The two-story bay will also create more area of white solid panel to contrast with the color and more open, glassy "frame" element.





RESPONSE TO RECOMMENDATION MEETING 01

- 1. Design Concept: (Tower Relationship to Podium)
 - b. In their deliberation the Board verbalized two contrasting positions: (CS2-B-2, CS2-B-3, PL3-A, PL3-I)
 - i. The design would be stronger if it brought the material language of the residential tower down to the ground plain to better express the clearer expression of the change of use at the residential entry and connection to the alley.

Response: On 43rd street the masonry podium will terminate at the glazed vertical notch. At this juncture the residential tower will be grounded to express change of program from church to student housing lobby and entry. The entry has been better coordinated with the entry plaza and more clearly defines the dining hall program at L2. As the tower turns the corner to the alley it will continue to grade. Grounding the tower along 43rd and the alley corner will provide a better connection to the street and public realm.

- ii. While it is a challenge to bring a primary residential entry point and identity on an alley, segmenting the tower and from the residential ground plane and the visibility and transparency works well.

Response: Noted

- f. As discussed at EDG, the Board stated that the towers and podium should relate to each other more, by possibly strengthening the relationship of the vertical elements, columns, banding, or windows. (CS1-I-a, CS2-B-2, CS3-1)

Response: Both north and south tower now have a consistent two-story bay expression on the tower body for more texture, residential scale and relationship to the fenestration scale at the podium. Both towers have a vertical "frame" element that provides a strong visual contrast with the rest of the tower body. The north tower frame element will highlight the corner of 15th and 43rd while the south tower frame element will be mid-building, facing 15th. Amenity program is located at the rooftop of the frame element for both towers.

RESPONSE TO RECOMMENDATION MEETING 01

2. Alley Scope:
- a. The Board was troubled by how the base of the building turns the corner from 43rd into the alley as the use of materials and design language seems less relevant, unlike the expression along 15th Ave NE which features the brick base and punched bays. (DC2-A-2, DC2-C, DC2-I-c)

Response: The tower is now a “grounded” form with continuity of the lighter colored vertical metal panels to grade at the alley. The contrasting orange colored entry portal at the resident lobby/lounge provides a secondary element to better scale the tower face to the entry plaza on 43rd. Above the orange entry element, a glazed horizontal band expresses the Dining Hall and wraps the corner helping to unify the North and West facades of the North Tower.

- b. In agreement with public comments, the Board supported the location of the residential entry and the plaza at the corner of 43rd Street and the alley. The Board noted the materiality, and the details seem less relevant as they wrap back into the alley. (DC2-A-2, DC2-C, DC2-I-c)

Response: Glazing at the student lobby/lounge and dining hall and will be a 2-way captured mullion curtain wall system for detail and consistency. This system will be used along 43rd and the alley. At the projected orange entry portal, a cap-less mullion system will featured for a more open and transparent feel. The contrasting color and form of the orange entry portal is recalled at the dining hall bay window further down the alley.





Proposed Ground Plane Design



Previous Design at Rec Meeting 01

RESPONSE TO RECOMMENDATION MEETING 01

3. Streetscape and Open Space:
- a. The Board generally supported the overall direction of the streetscape but was concerned that the open spaces demonstrated in the Recommendation packet do not read as public open spaces. The Board would like to see the design of these spaces appear more welcoming to the public. (PL3-I-c, DC3-A, DC3-B)

Response: The colonnade/open space along 15th and open space at the corner of 15th/43rd have been modified to improve both visual and pedestrian access from the adjacent public sidewalks. Planting was pulled back and stairs were expanded, to make the east edge of the space very porous and more inviting at the colonnade

- A Along 43rd street, the sidewalk grade has been connected to the plaza grade without intervening stairs to improve public access. Planters have been moved away from the front of the plaza to further open the plaza to the public.
- B The Sanctuary window frame is articulated by a field of textured masonry to provide contrast with the smooth face brick of the podium. The textured masonry field will help add visual interest to the sanctuary window bay closer to pedestrian eye level.
- C A continuous flight of stairs along the edge of the colonnade will better connect it to the adjacent sidewalk, especially at the southern bay where the edge was previously planted, cutting the colonnade off from direct public access.

RESPONSE TO RECOMMENDATION MEETING 01

3. Streetscape and Open Space:

- b. During EDG, the Board verbalized their support of the public open space and open connection to the sidewalk at the corner of 15th Ave NE and NE 43rd St, designed at grade and as an extension of the sidewalk. The Board was troubled with the latest iteration shown at the Recommendation meeting, which depicts the area as raised up with a ramp, stairs, and a planter. As such the Board directed the design team to return the space to the grade of the sidewalk and reconfigure the planter so that the space reads as a continuation of the public realm. (PL3-I-c, DC3-C-2, DC2-VI-k)

Response: The sidewalk now makes a welcoming connection to the plaza from the corner of 15th and 43rd. The entry stair and planter are now minor elements that have been moved away from the corner of the plaza to allow continuity with the adjacent public realm.

Access is created with a sloped walk that merges seating steps and widens the space to open onto both sidewalk edges. This livelier edge creates a more public feel for the open space.

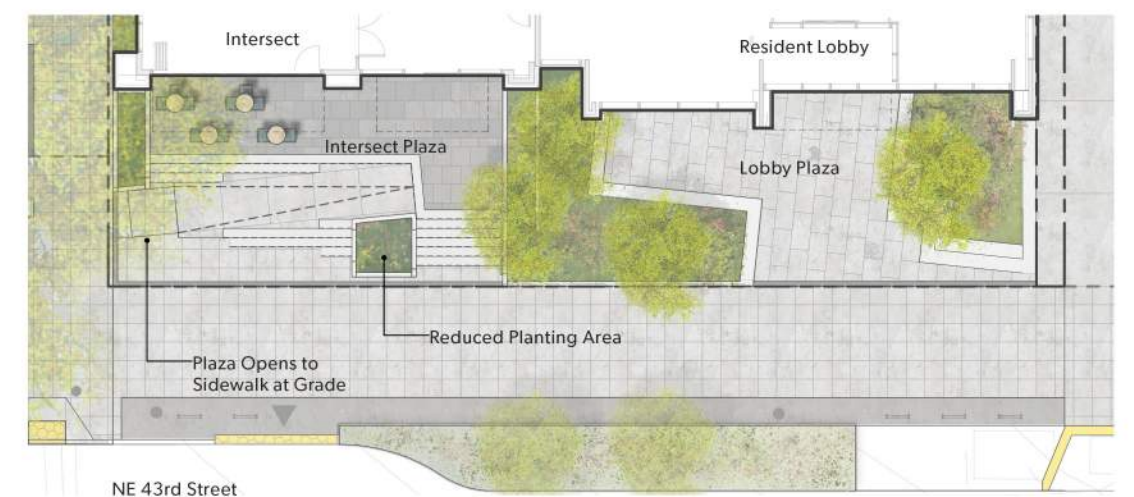
A glazed overhead canopy will define the adjacent outdoor seating area with an operable wall allowing activity to merge and bring vibrancy to the corner.

- d. The Board directed the design team to revisit the open space along 43rd St and explore ways to make it more open and accessible by the public, directly from the sidewalk, without the use of stairs or having planters in the way. (PL3-A, PL3-I)

Response: Grade transition between the sidewalk and open space has been redesigned to include a sloped walk with seating steps, creating a space where users can sit and enjoy viewing of the street activity. Planters have been moved to edge and grade transitions to open the space up to the adjacent sidewalks.



Proposed Open Space along NE 43rd St steps down with the grade to create a lively edge connecting the building to the neighboring Green Street



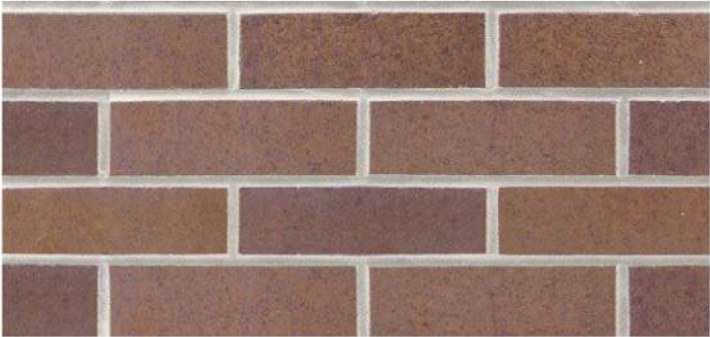
Proposed Open Space Plan: Open Space along NE 43rd St provides a variety of spaces while remaining open and connected to grade and neighboring Green Street.



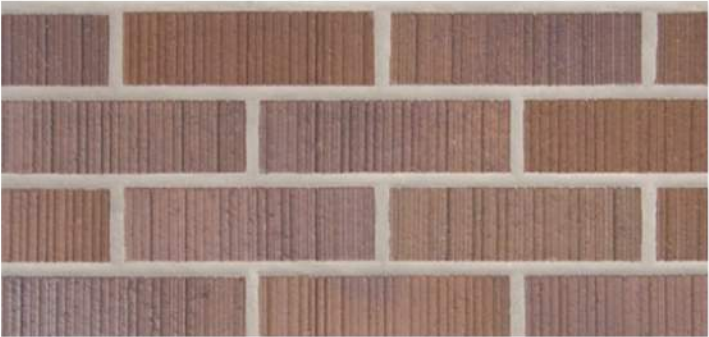
RESPONSE TO RECOMMENDATION MEETING 01

3. Streetscape and Open Space: Continued

At the Sanctuary, a panel of textured vertical score brick is used to provide detail along 15th Ave NE while not competing with the prominent Sanctuary Window. Around the window a dark metal panel frame highlights the Sanctuary and accentuates the layers of Art Glass. Together, these details contrast the smooth brick to either side of the Sanctuary creating interest and detail at the pedestrian scale, while preserving the visual integrity of the masonry podium.



1. Smooth Endicott Medium Iron Spot #77 Brick



2. Vertical Score Endicott Medium Iron Spot #77 Brick below the main Sanctuary Window



3. Color 6 - Metal Panel, Sanctuary Window Frame, & Mullions



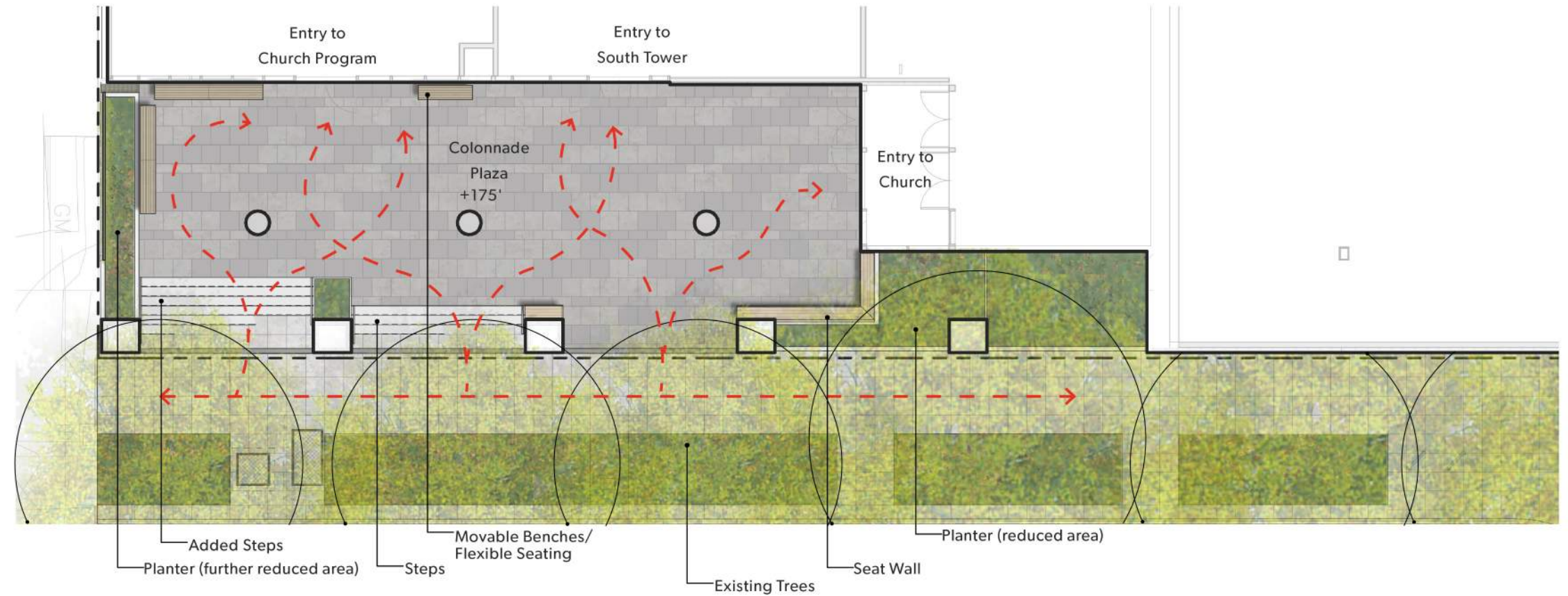
4. Art Glass Sanctuary Window
The decorative Art Glass Sanctuary Window stands strong along 15th Ave NE helping to focus the Church's presence while providing an interesting focal point

RESPONSE TO RECOMMENDATION MEETING 01

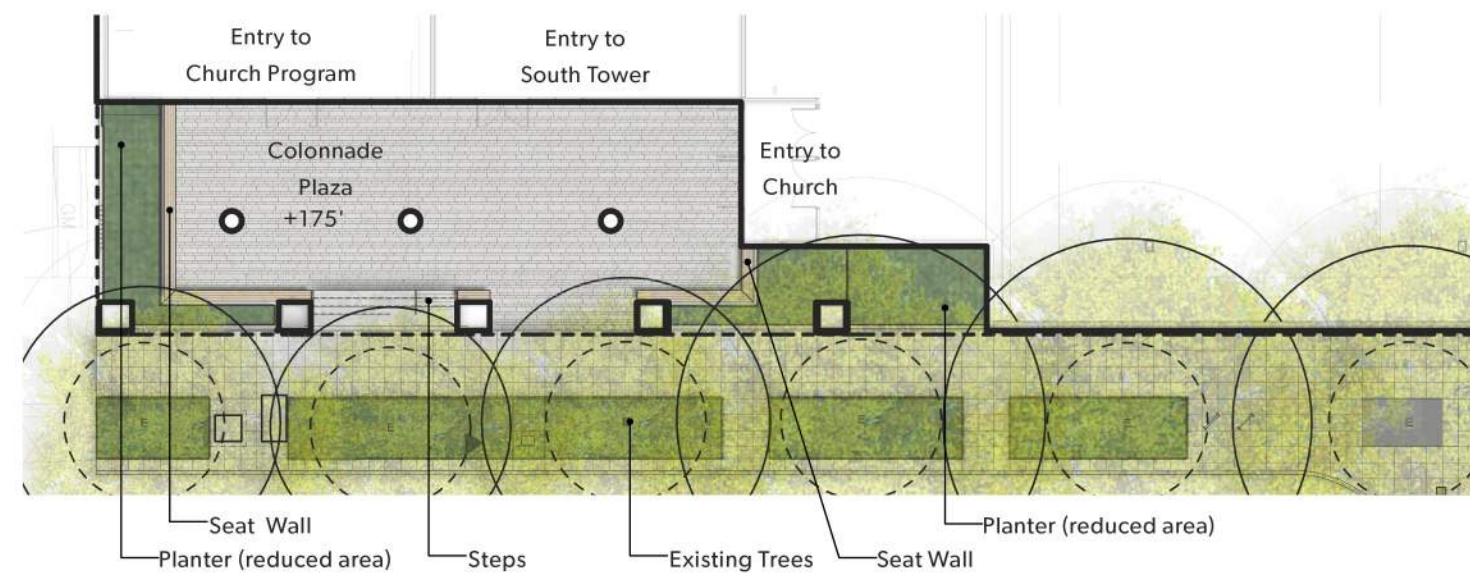
3. Streetscape and Open Space:

- c. The Board verbalized their continued concern that the colonnade and open space along 15th Ave does not feel like a public open space. The Board stated that compared to EDG the design of the space had improved. However, the Board directed the design team to explore ways of making the space more open and inviting to the public, using street facing benches allowing users views to the street, or other techniques that would make the space welcoming to the public use. (PL3-A, PL3-I)

Response: The colonnade along 15th and has been modified to improve both visual and pedestrian access from the adjacent public sidewalks. Planting was pulled back and stairs were expanded, to make the east edge of the space very porous and more inviting. Benches have been positioned into the space to both view the street activity and to be part of the space itself.



Proposed 15th Ave NE Colonnade Plan



Previous Colonnade Plan at Recommendation 01

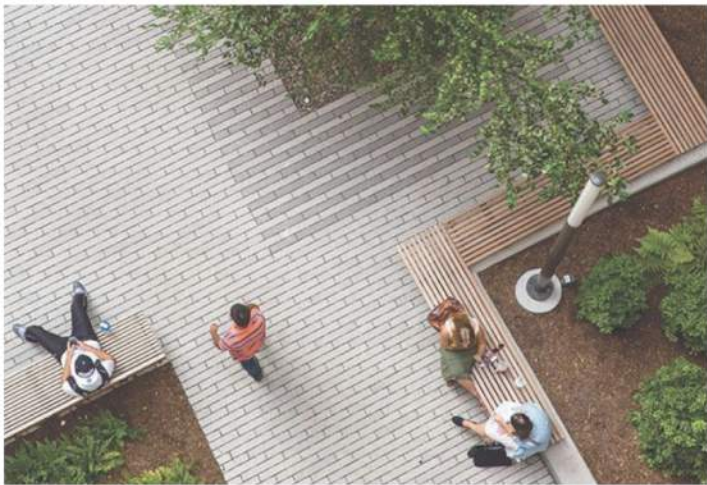
RESPONSE TO RECOMMENDATION MEETING 01

3. Streetscape and Open Space: Continued

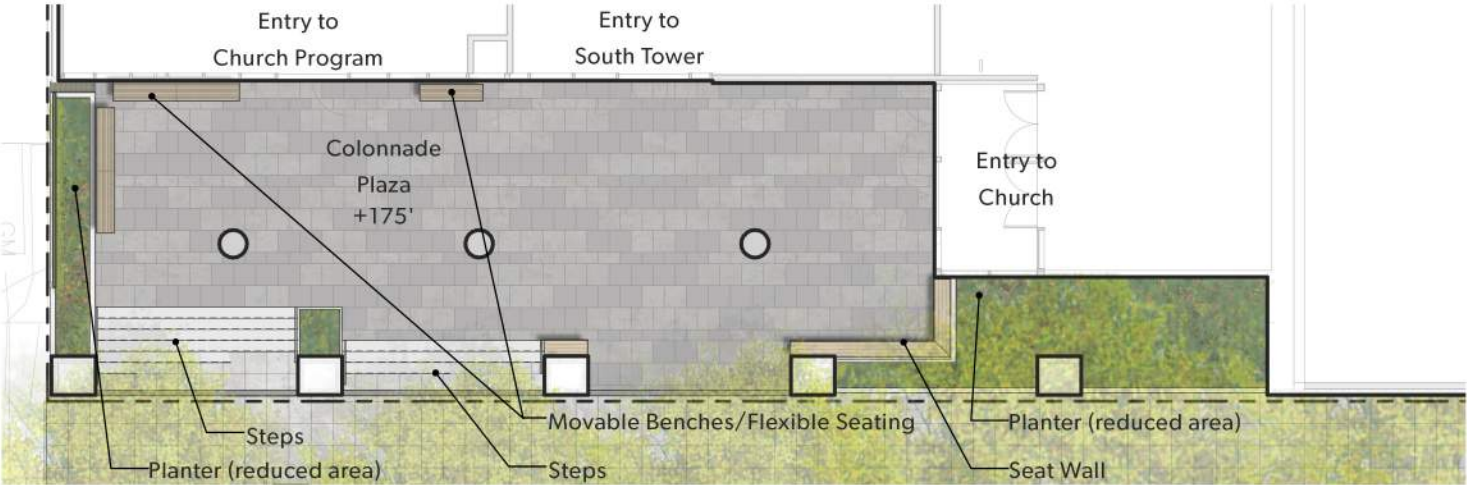
This view shows the full continuity from the Colonnade to the adjacent sidewalk. All three of the southernmost bays have been opened and are either directly at grade or adjusted to meet grade with generous scaled steps. Seating has been arranged to face the sidewalk and better enable line of site interaction with the public realm. The scale, porosity and welcoming seating areas reinforce the public nature of the Colonnade.



1 Wood Screen and Soffit with Integrated Lighting



2 Built in Seat Walls and Movable Benches for Flexible Seating Arrangements



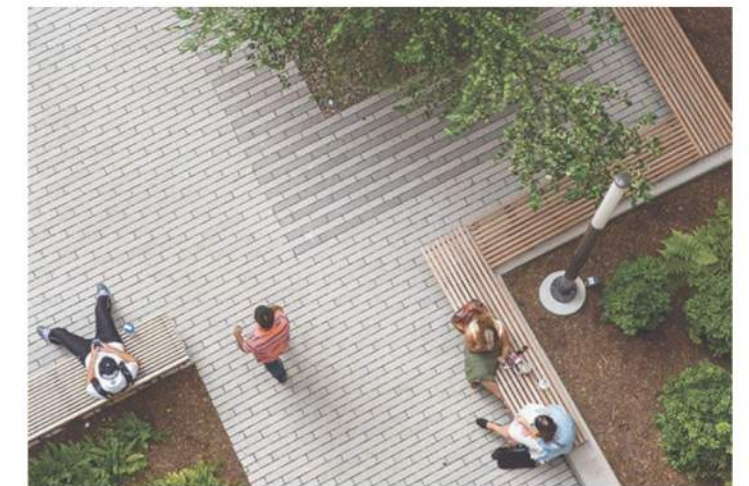
Proposed 15th Ave NE Colonnade Plan



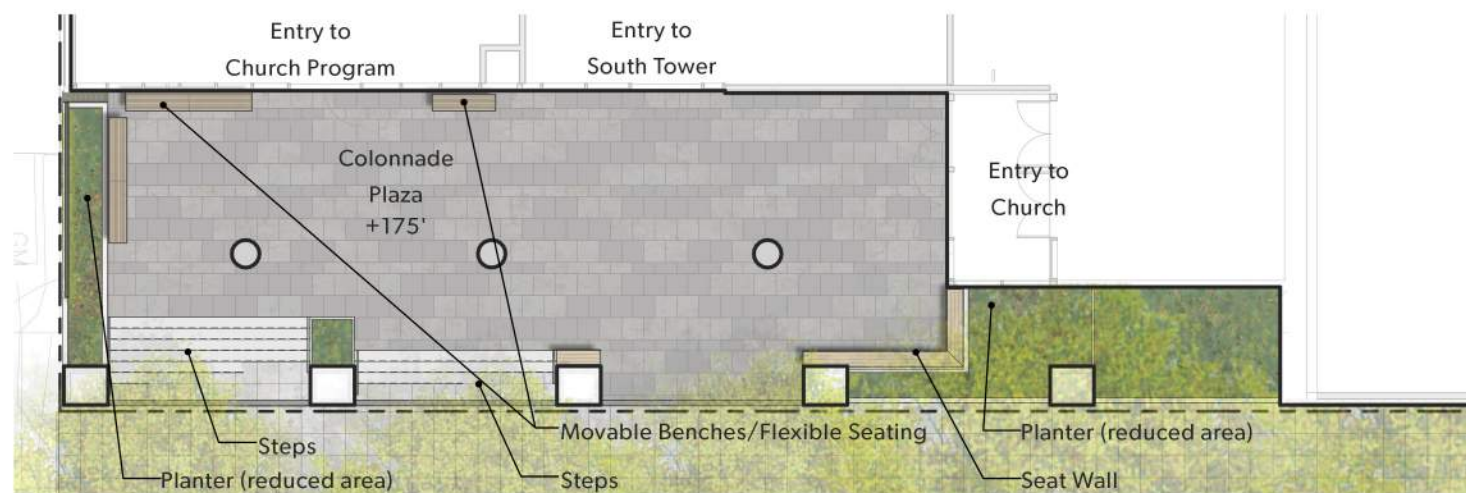
RESPONSE TO RECOMMENDATION MEETING 01

3. Streetscape and Open Space: Continued

This view shows the Colonnade's transition to a more appropriate scale at the Sanctuary entry. A rich pallet of warm, human scale patterns and textures provides a welcoming reception for the public and Church entry alike. Seating has been arranged for the public's comfort and is visible and accessible from the adjacent sidewalk.



3 Built in Seat Walls and Movable Benches for Flexible Seating Arrangements



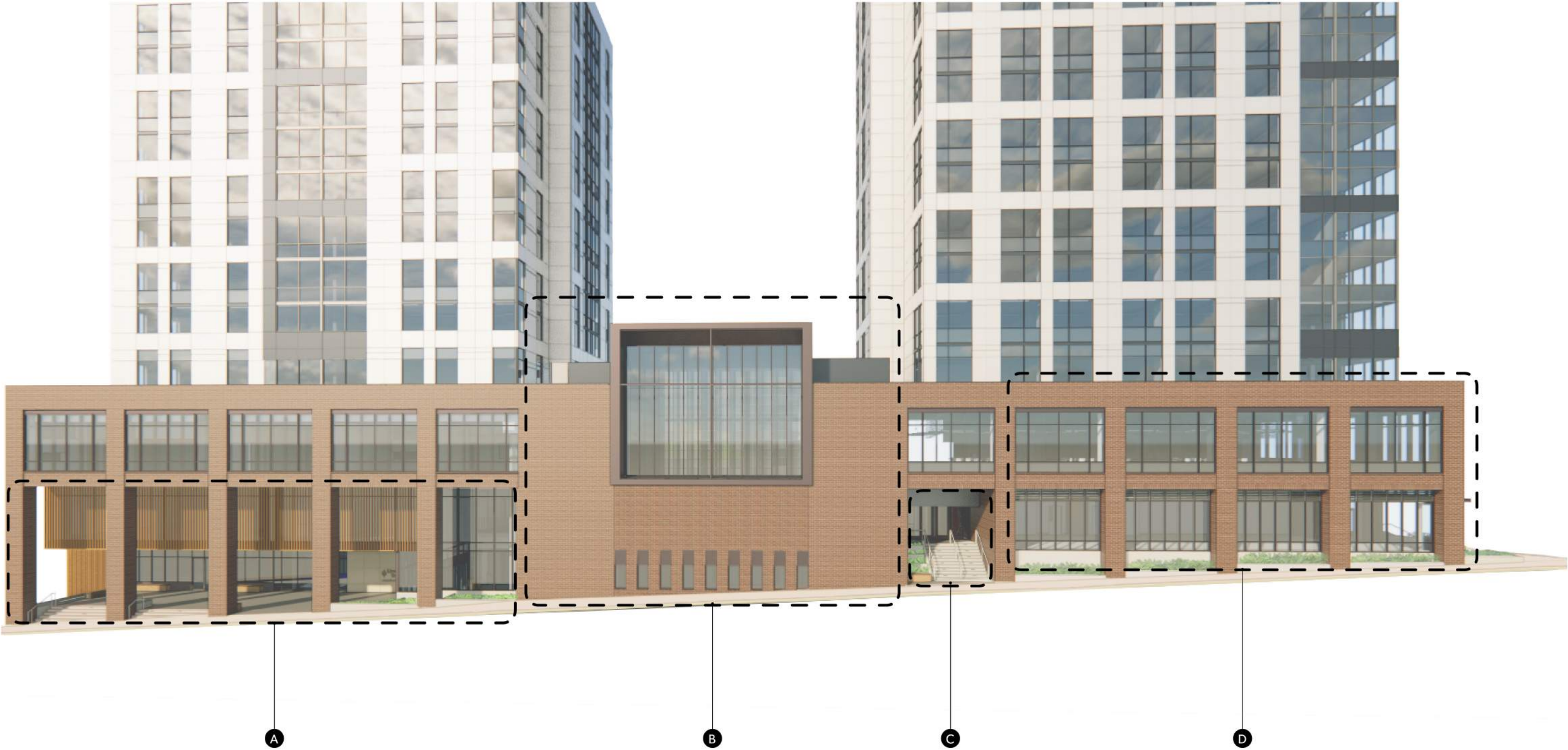
Proposed 15th Ave NE Colonnade Plan



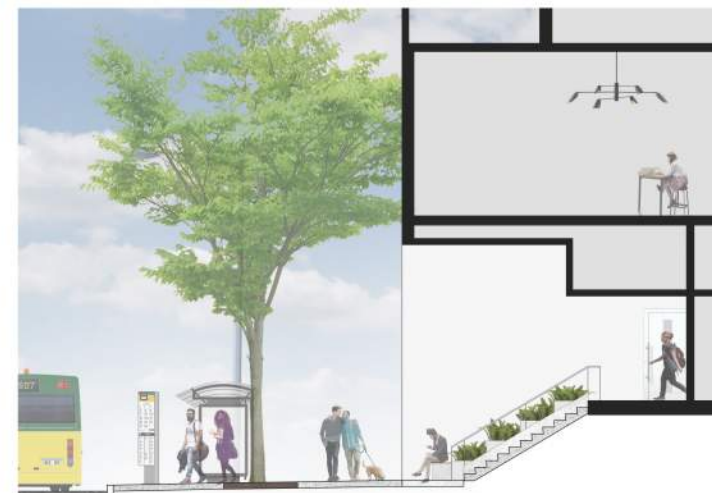
1 Wood Screen and Soffit with Integrated Lighting



2 Limestone Feature Wall with Embossed Lettering for Church Entry and Signage



STREET ACTIVATION: 15TH AVE NE



A COLONNADE

In addition to providing public open space, the Colonnade plaza is the front door to the church. The height of the colonnade relates to the overall design concept for the podium and is detailed in brick. But behind the brick pilasters, a wood screen clads the soffits reducing and softening the apparent height. Providing more comfort and welcoming people into the space. As well, the wood screen matches the wood detailing within the church interior. Creating an overall clear, comprehensible, and inviting design that is appropriate for the church and surrounding neighborhood.

B SANCTUARY

An art glass window will adorn the main Sanctuary window within the Church. The window design and details are still in progress, but an artist has been selected. Framed by the two towers, the Sanctuary window stands strong along 15th Ave NE. The Sanctuary window not only helps focus the Church's presence along 15th Ave NE, but establishes an iconic face for the decades to come.

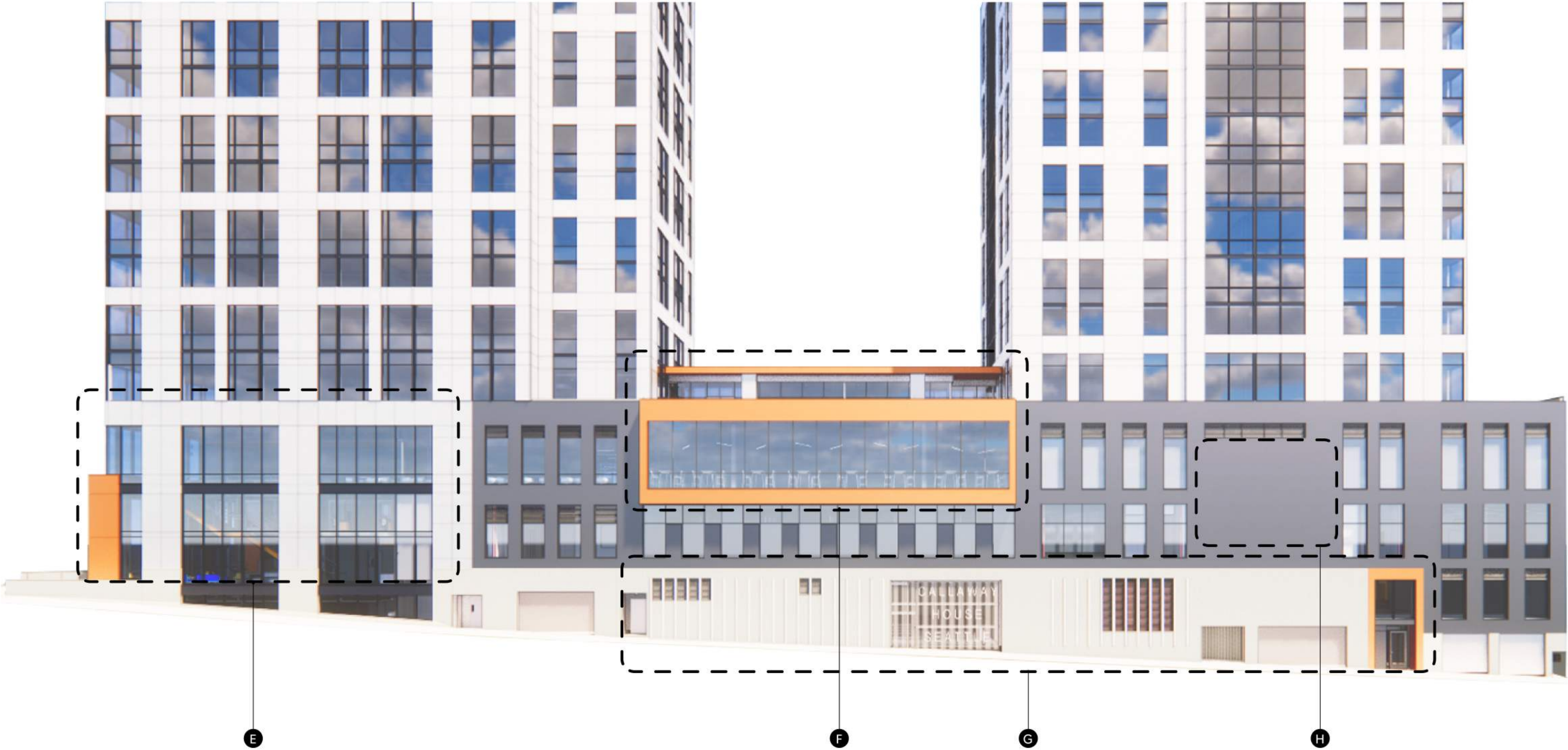
Artwork courtesy of Bradley Sweek, Illume, Inc.

C NORTH ENTRY PORCH

Serving as a secondary entrance into the Sanctuary, the North entry porch opens to the street to offer greater connectivity to the public. The large bus stop will remain and be improved to include new benches, two new shelters, a new pedestrian light pole, new trash receptacles, and bike racks.

D INTERSECT / DINING HALL

At the corner of 15th Ave NE and NE 43rd St the podium begins to transition from the masonry Church podium to curtain wall Student Housing Lobby. The Intersect provides lively activity that spills out to an open plaza at the corner. Above the Intersect, the Resident Dining Hall provides activity and eyes on the street throughout the day. The activity continues up from the podium to the towers with a strong, energetic corner design element. Providing a distinct identity for the project and the NE 43rd St campus gateway.



STREET ACTIVATION: ALLEY



E RESIDENTIAL LOBBY

At NE 43rd St the project has a second front where the resident lobby opens up to the street and alley. The North tower align with the podium face and grounds itself at a glassy, triple-high lobby. The glazing then turns the corner into the alley activating the space. A series of slot windows recalling the Parish Hall windows on 15th Ave NE will provide additional glazing into the lower level amenity space below the entry lobby and create additional activation.



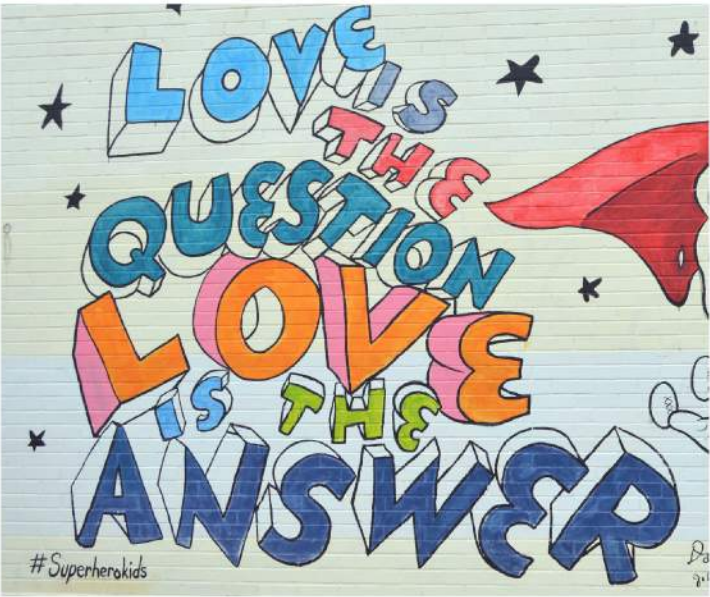
F DINING HALL & PODIUM ROOFTOP

The upper level student dining hall bay window will create an occupiable space overlooking the alley and provide more “eyes on the street”. The podium amenity area located above the bay window provides a centralized activity area overlooking the alley as well.



G ALLEY LIGHTING & ACTIVATION

At the base of the alley, a series of vertical slots will be cut into a well-detailed concrete base. Small and shallow in nature, these slots recall the windows below the entry lobby glazing, and will provide texture and be artfully illuminated for safety and animation along over half of the alley. The loading dock door will be a decorative grille to provide visual interest. All blank walls will be treated with lighting, architectural finishes, and the artistic murals.



H ART MURALS

Throughout the alley large murals will be added to enhance placemaking and anchor the project in the U-District. The point of the murals is not to cover up unsightly service elements of the building, but to activate the alley and connect viewers to the project.

Furthermore, ACC has a partnership with the Hi How Are You Project to raise awareness of mental health and remove the stigma of mental health one conversation at a time. These murals will not only spread awareness of mental health issues, but become a beacon to those in need throughout the entire neighborhood.



PERSPECTIVE VIEW 01
View looking Northwest from UW Campus

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.



AERIAL VIEW 01

View Looking SW Across Campus Gateway at Towers & Feature Corner

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.



AERIAL VIEW 02
View Looking East from new Brooklyn Light Rail Station

DC2.6.f: 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' proportion. Tall buildings require several scale readings, and the otherwise typical single-story ground floor appears squashed by the added mass above.



PERSPECTIVE VIEW 02
View Looking South Down 15th Ave NE

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.



AERIAL VIEW 03
View Looking down at Feature Corner and East facade

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.

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.



PERSPECTIVE VIEW 03

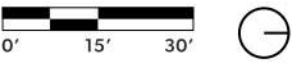
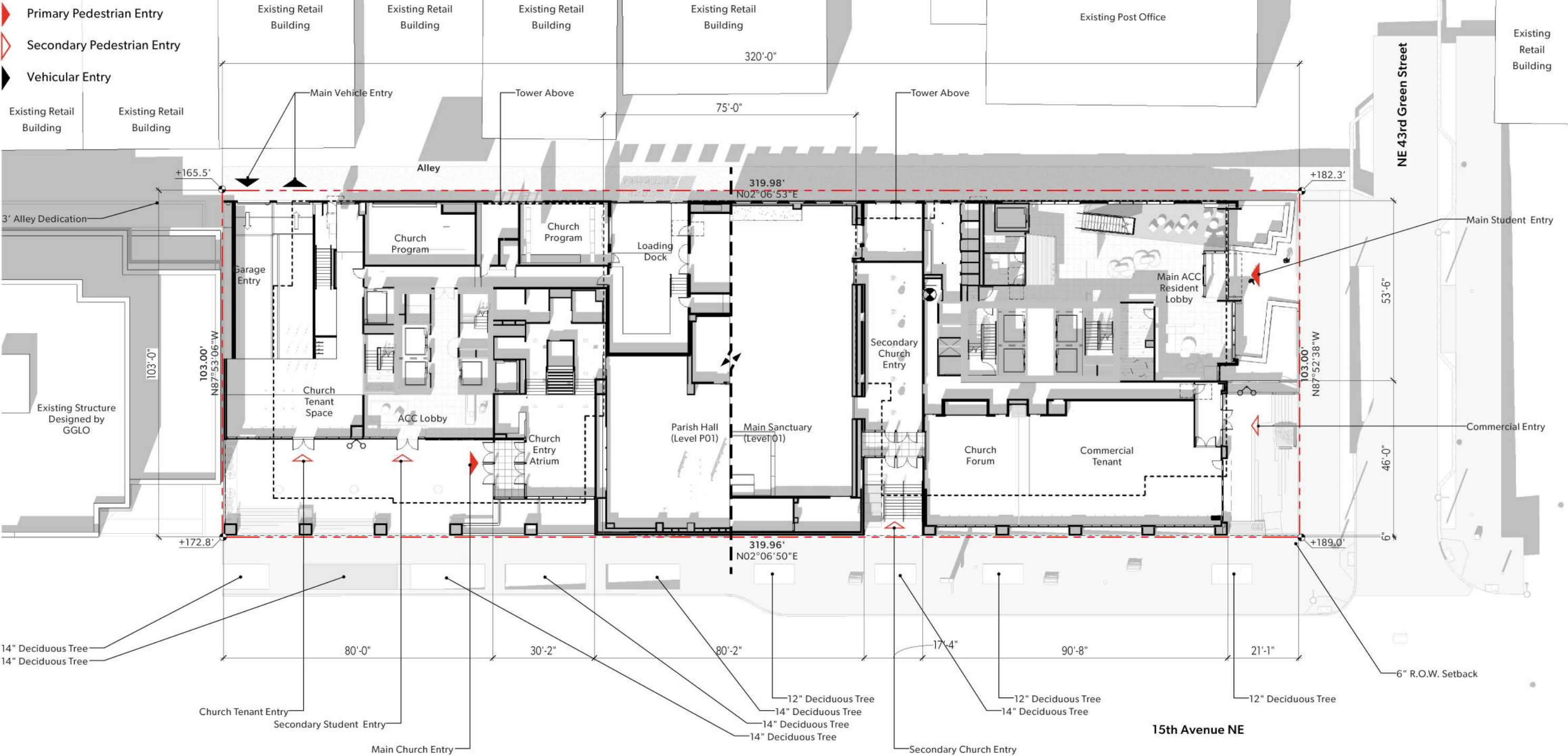
View Looking of UTUMC Main Entry and Open Space Colonnade

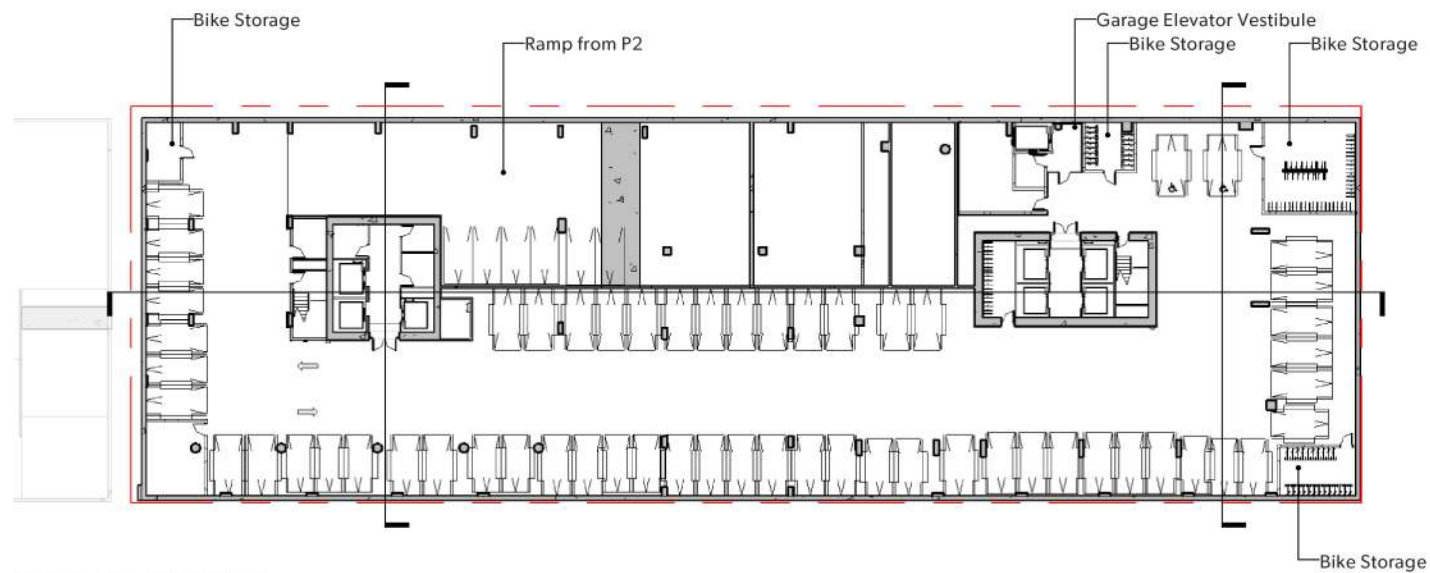


PERSPECTIVE VIEW 04
View Looking Southwest at Feature Corner & NE 43rd Green Street

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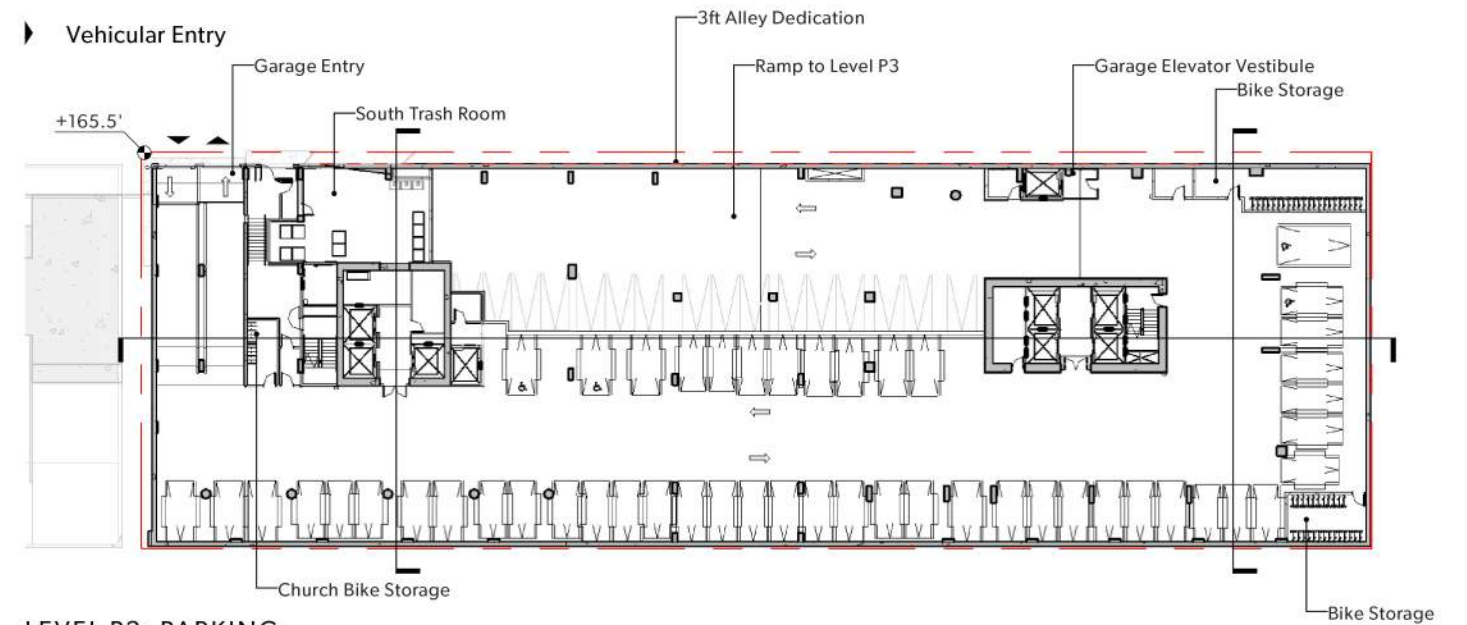
COMPOSITE SITE PLAN





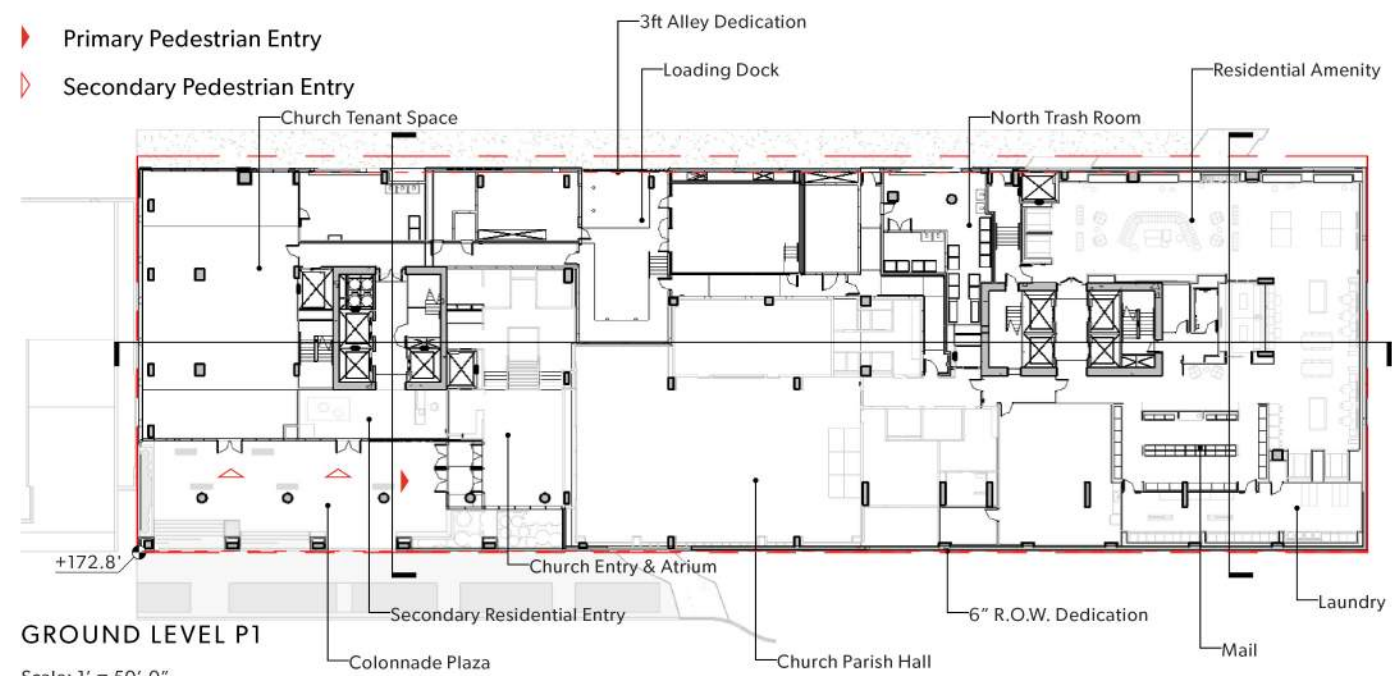
LEVEL P3: PARKING

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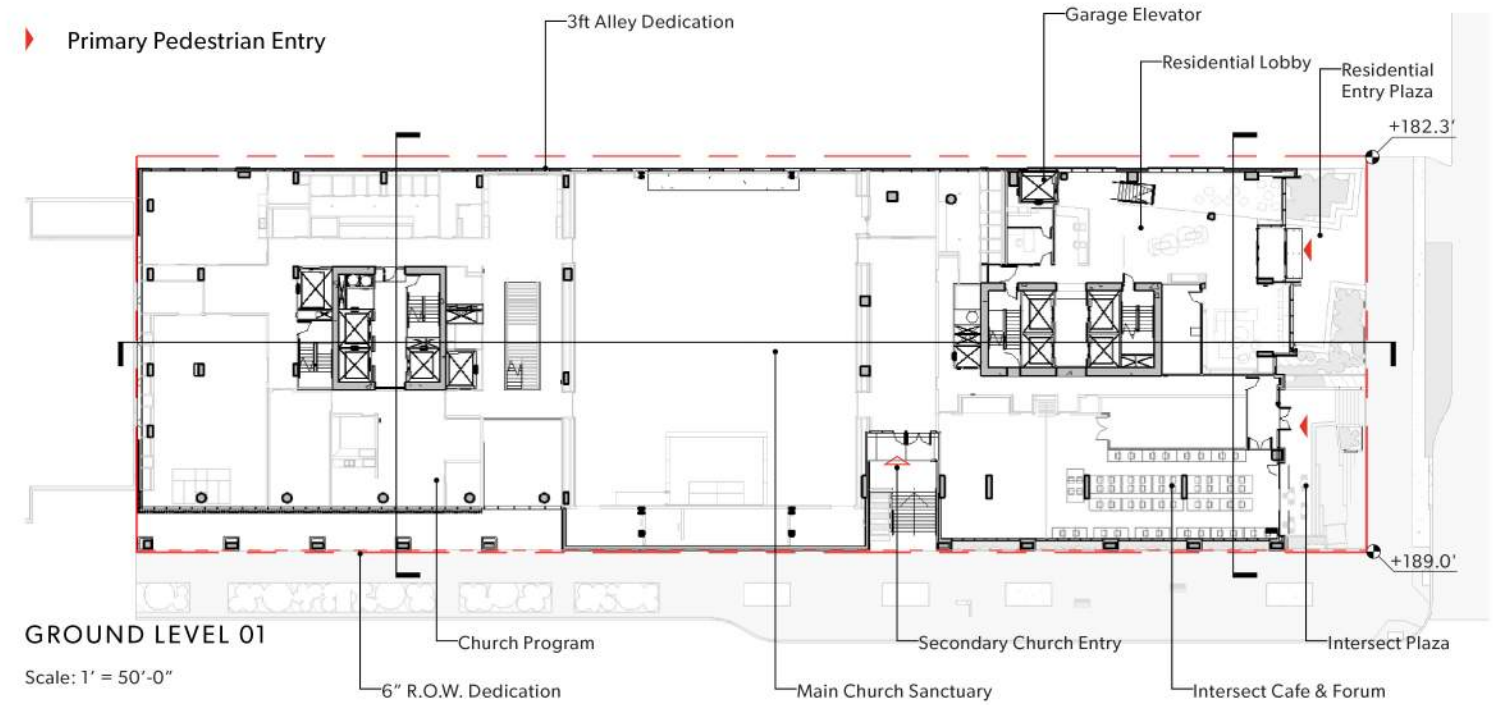
LEVEL P2: PARKING

Scale: 1" = 50'-0"



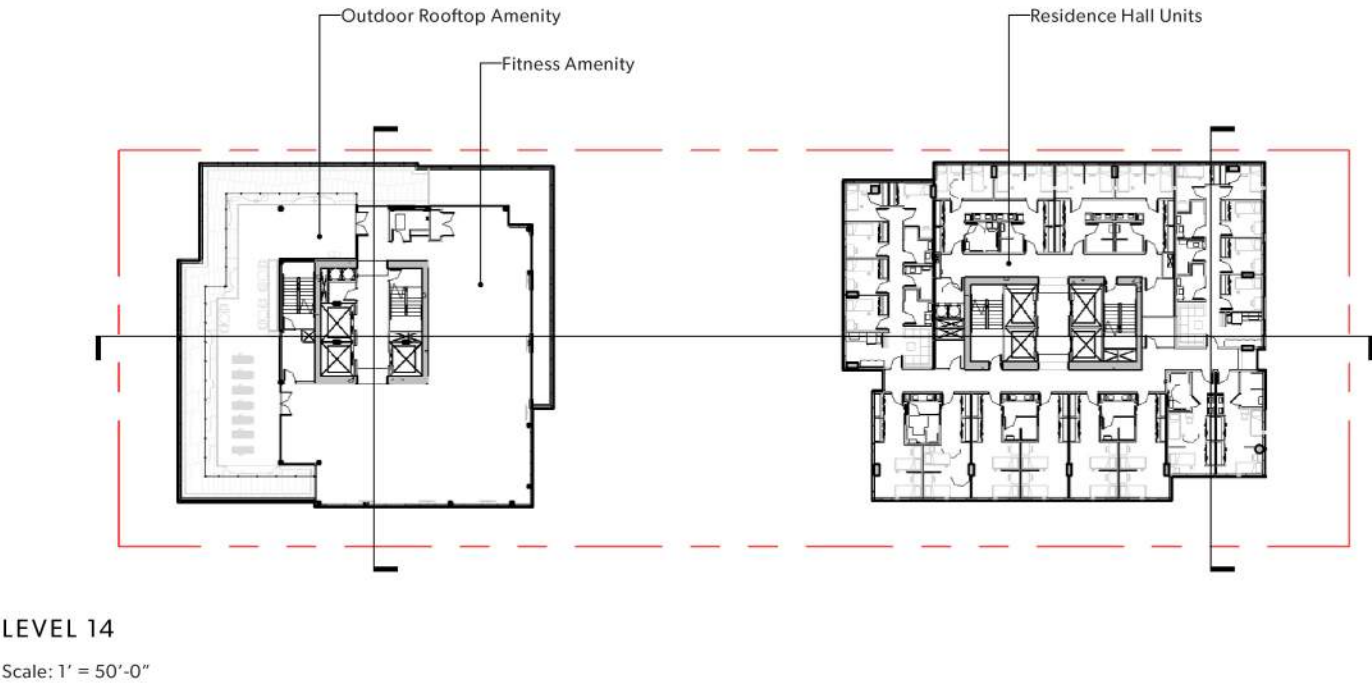
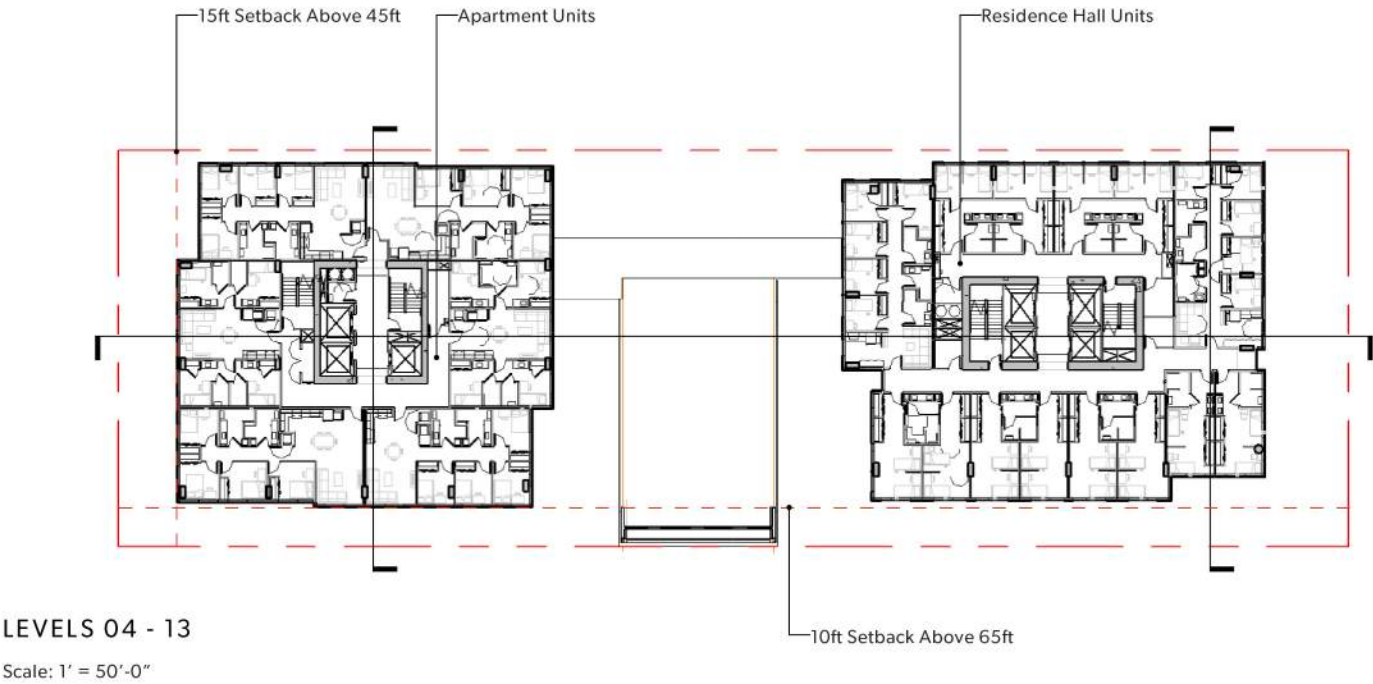
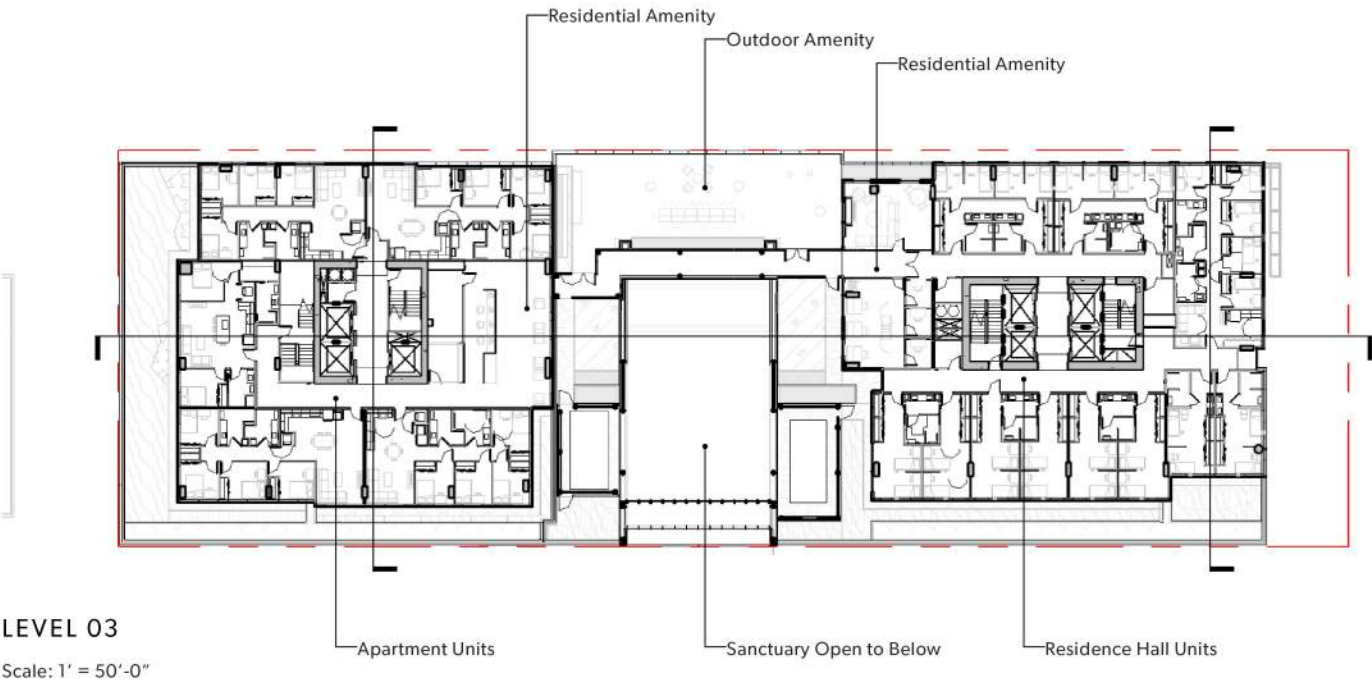
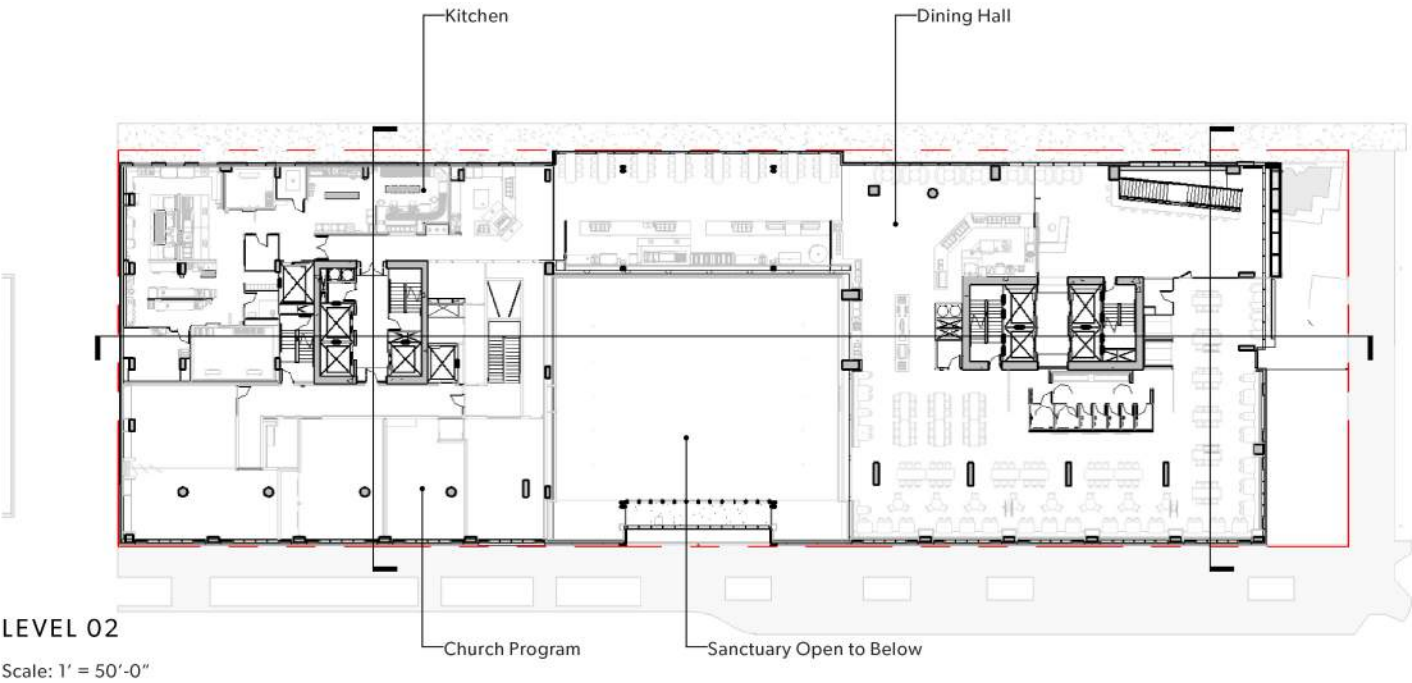
GROUND LEVEL P1

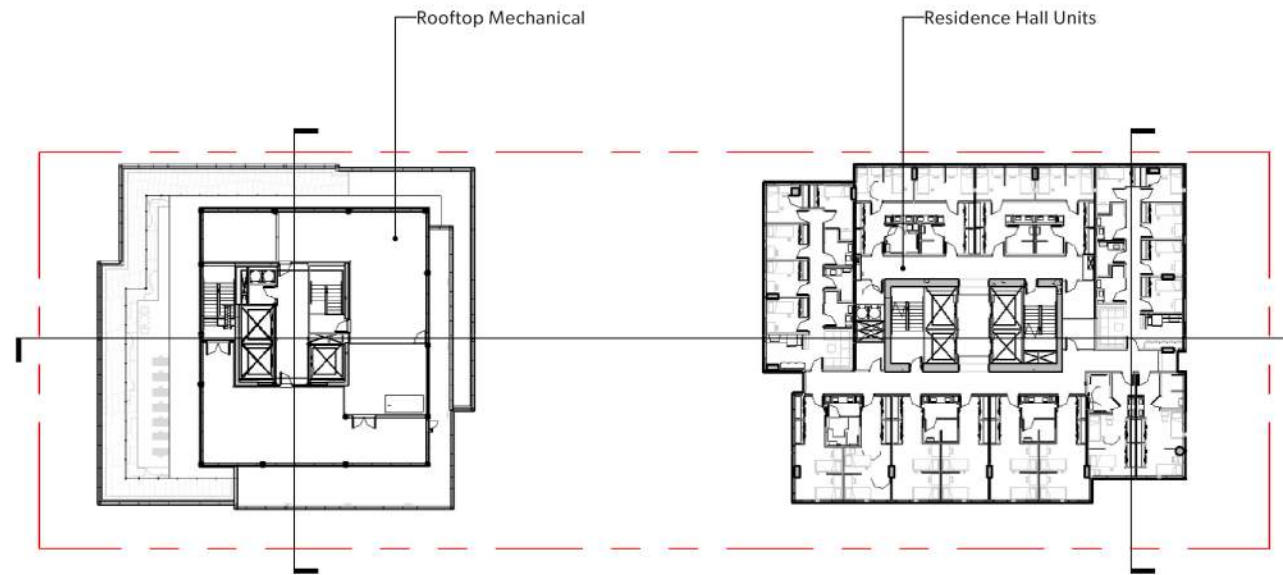
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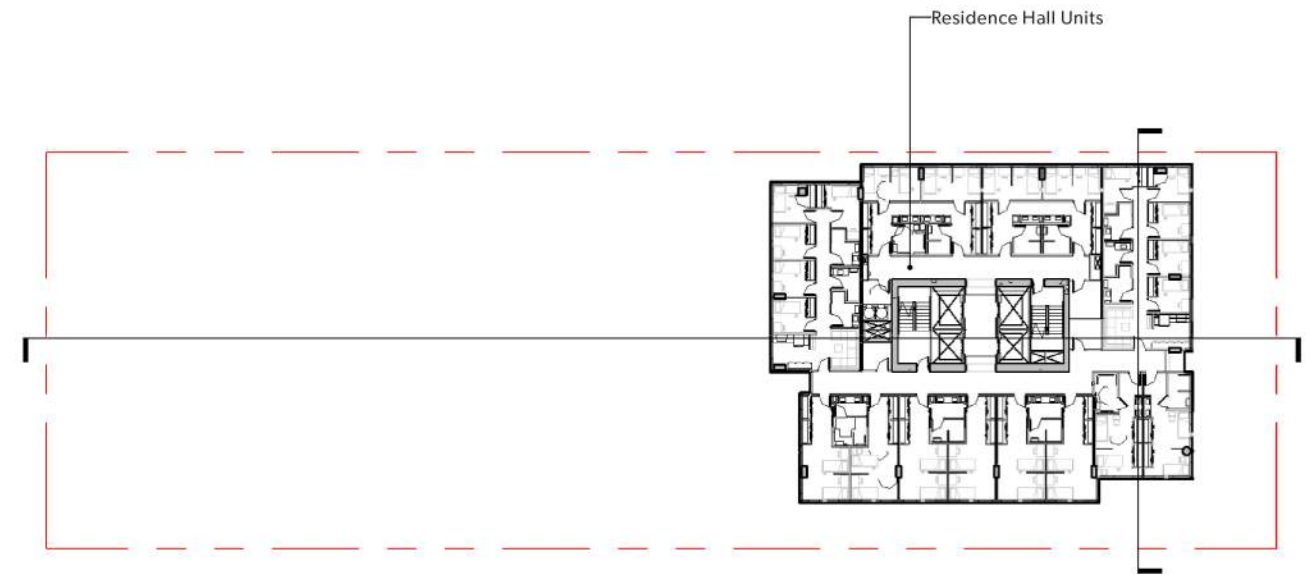
GROUND LEVEL 01

Scale: 1" = 50'-0"

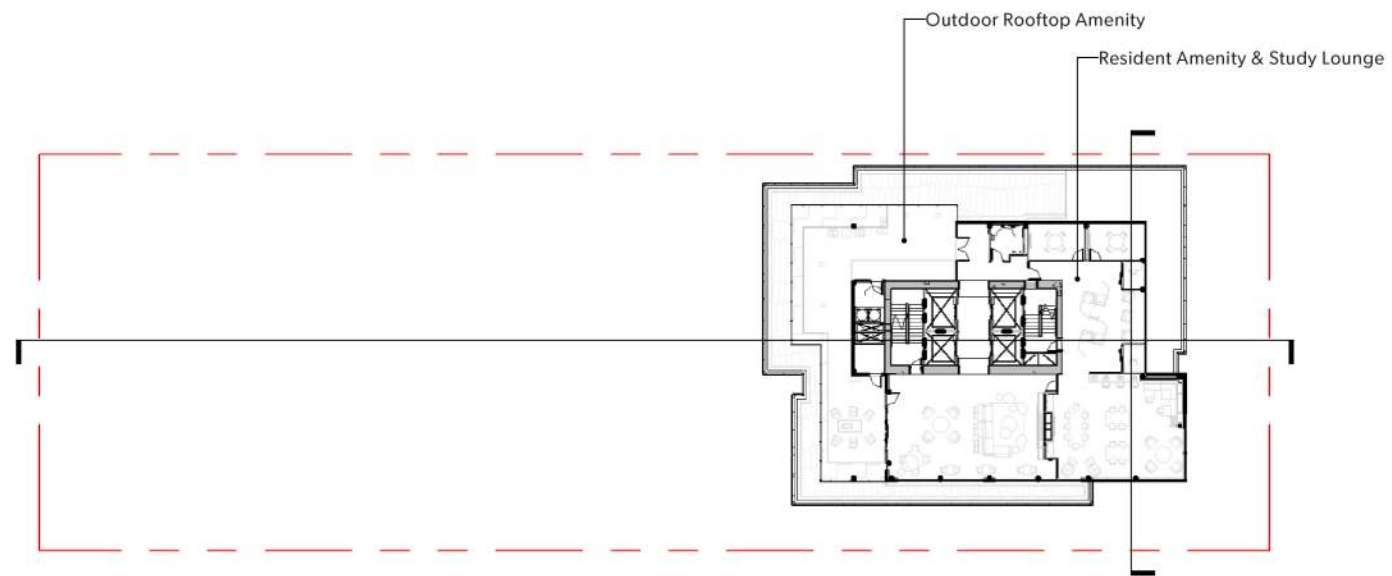




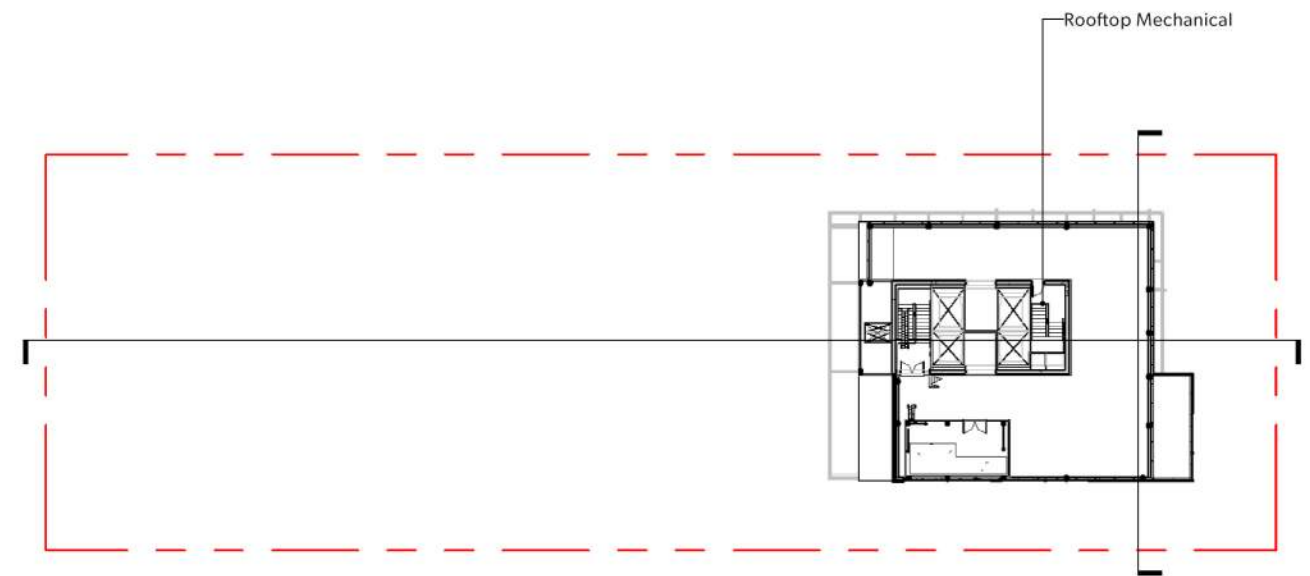
LEVEL 15
Scale: 1' = 50'-0"



LEVELS 16 - 22
Scale: 1' = 50'-0"



LEVEL 23
Scale: 1' = 50'-0"



LEVEL 24
Scale: 1' = 50'-0"

MATERIAL BOARD: SUNNY

- 1 Endicott Brick
Medium Ironspot #77 - Face Brick Smooth - Modular
Manufacturer Link: <https://endicott.com/colorPop.html>
- 2 Endicott Brick
Medium Ironspot #77 - Face Brick Vertical Score - Modular
Manufacturer Link: <https://endicott.com/colorPop.html>
- 3 SunGuard Vision Glass
High Performance AG 50
Manufacturer Link: <https://www.guardianglass.com/us/en/products/brands/sunguard/high-performance/ag-50>
- 4 Custom Wood Screen
Accoya or Similar Natural Wood
- 5 Wood Composite Panel
Parklex or Similar - Amber Natural Wood Finished Composite Panel
Manufacturer Link: <https://www.parklex.com/usa/products/facade/>
- 6 Natural Stone Feature Wall
Travertine or Similar Natural Stone
- 7 Metal Panel Color #1
Kuala White Solid- PPG Duranar UC74215
Manufacturer Link: <http://sampleorder.ppgmetalcoatings.com/samples/ppg-duranar-liquid-coatings>
- 8 Metal Panel Color #2
Naval - Sherwin Williams SW 6244
<https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/paint-colors-by-family/SW6244-naval>
- 9 Metal Panel Color #3
Silverstorm Duranar Mica - PPG Duranar XL UC106685F
Manufacturer Link: <http://sampleorder.ppgmetalcoatings.com/samples/ppg-duranar-liquid-coatings>
- 10 Metal Panel Color #4
Cinnamon Brandy - PPG 1199-5
Manufacturer Link: <https://www.ppgpaints.com/color/color-families/oranges/cinnamon-brandy>
- 11 Metal Panel Color #5
Wrought Iron - Benjamin Moore 2124-10
Manufacturer Link: <https://www.benjaminmoore.com/en-us/color-overview/find-your-color/color/2124-10/wrought-iron?color=2124-10>

MATERIAL BOARD: SUNNY

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Material Board - Sunshine: Above & Left View Angle



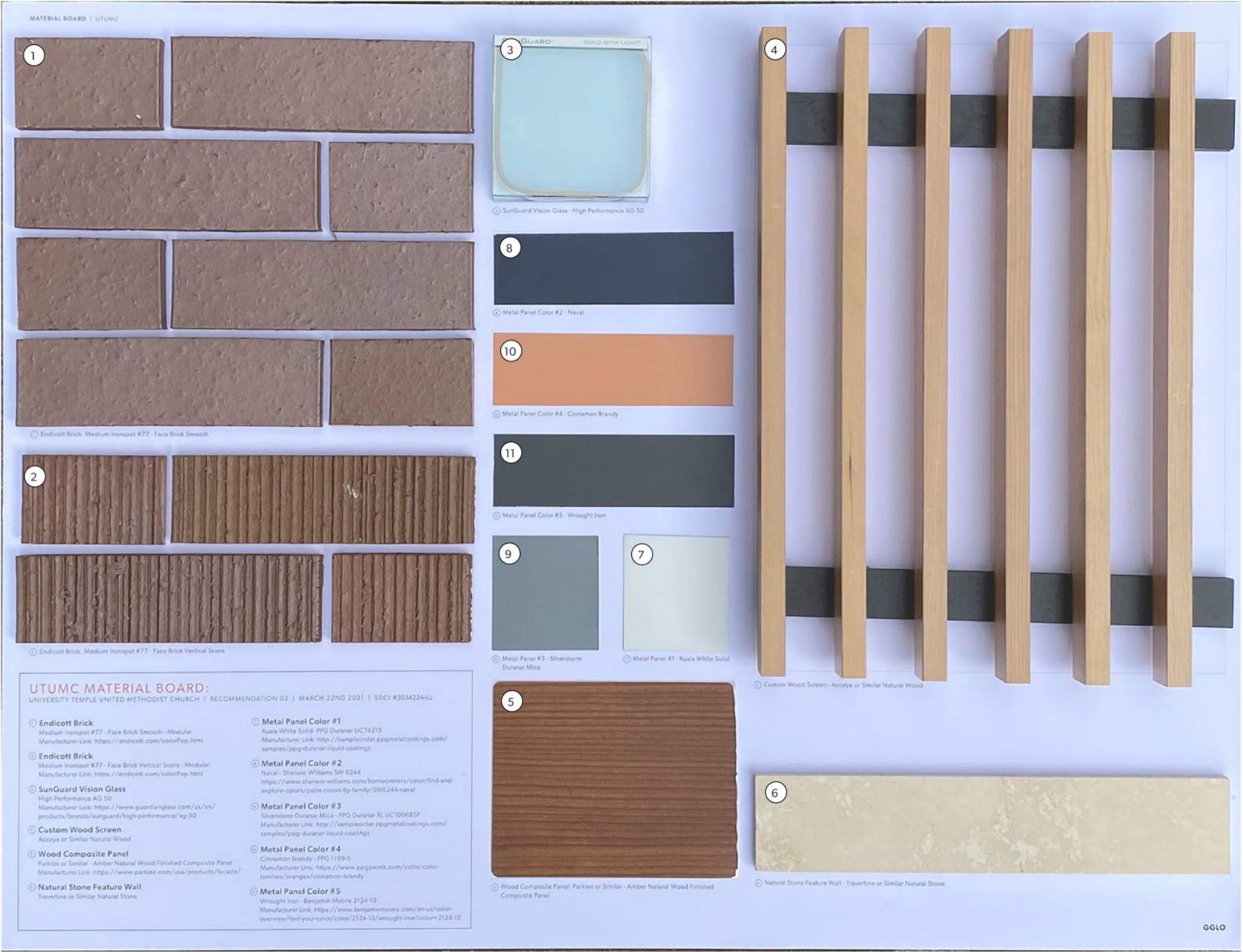
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Material Board - Sunshine: Below & Left View Angle



Material Board - Sunshine: Below & Right View Angle



MATERIAL BOARD: OVERCAST

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MATERIAL BOARD: OVERCAST

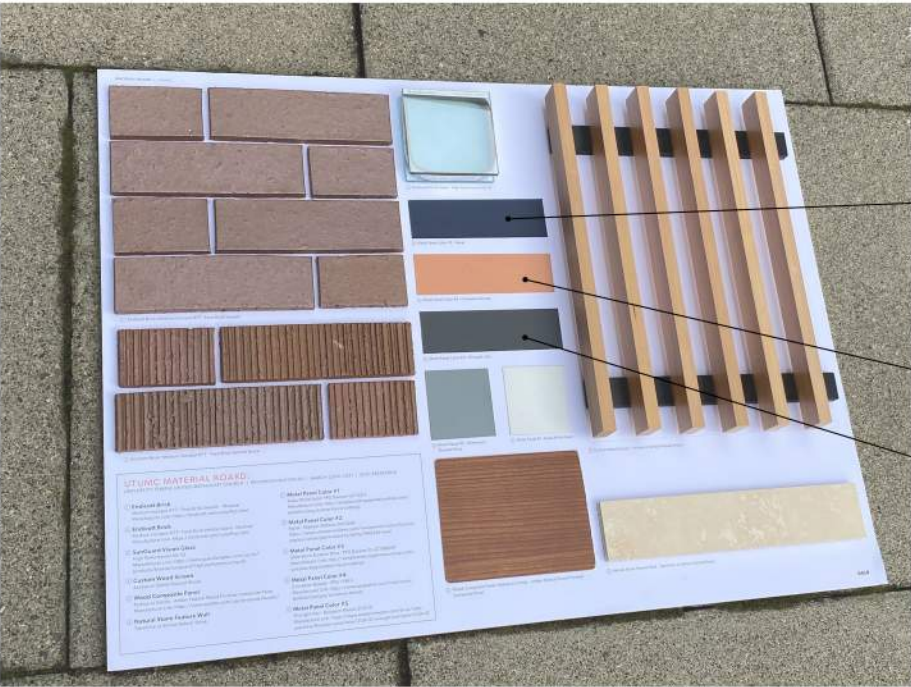
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Material Board - Overcast: Above & Left View Angle



Material Board - Overcast: Above & Right View Angle



Material Board - Overcast: Below & Left View Angle



Material Board - Overcast: Below & Right View Angle

BUILT EXAMPLES OF MATERIAL SELECTIONS



Brick: Endicott Medium Ironspot #77 - Face Brick Smooth
Built Example: University of Northern Florida Bio-Science, Jacksonville, FL



Wood Screen: Soltec or Similar Custom Wood Screen
Built Example: Apartment Building Saint-Germain-en-Laye, France



Composite Wood Panel: Parklex Amber or Similar Composite Wood Panel
Built Example: Carretera Estación, 49029, Zamora, Castilla y León España



Window Wall: Toro Unitized Window Wall with Projected Panels
Built Example 888 Grand Hope Park, Los Angeles, CA

BUILT EXAMPLES OF MATERIAL SELECTIONS



Spandrel Glass: SunGuard AG 50
Built Example: Hill17 Seattle, WA



Curtain Wall: Kawneer 1600 System 2, SSG Vert. Mullions, Capped Horiz. Mullions
Built Example: Georgia Gwinnett College Library and Learning Center, Lawrenceville, GA



Metal Color #6: Benjamin Moore - Wrought Iron 2124-10
Built Example: Private Residence Toronto, Ontario, Canada



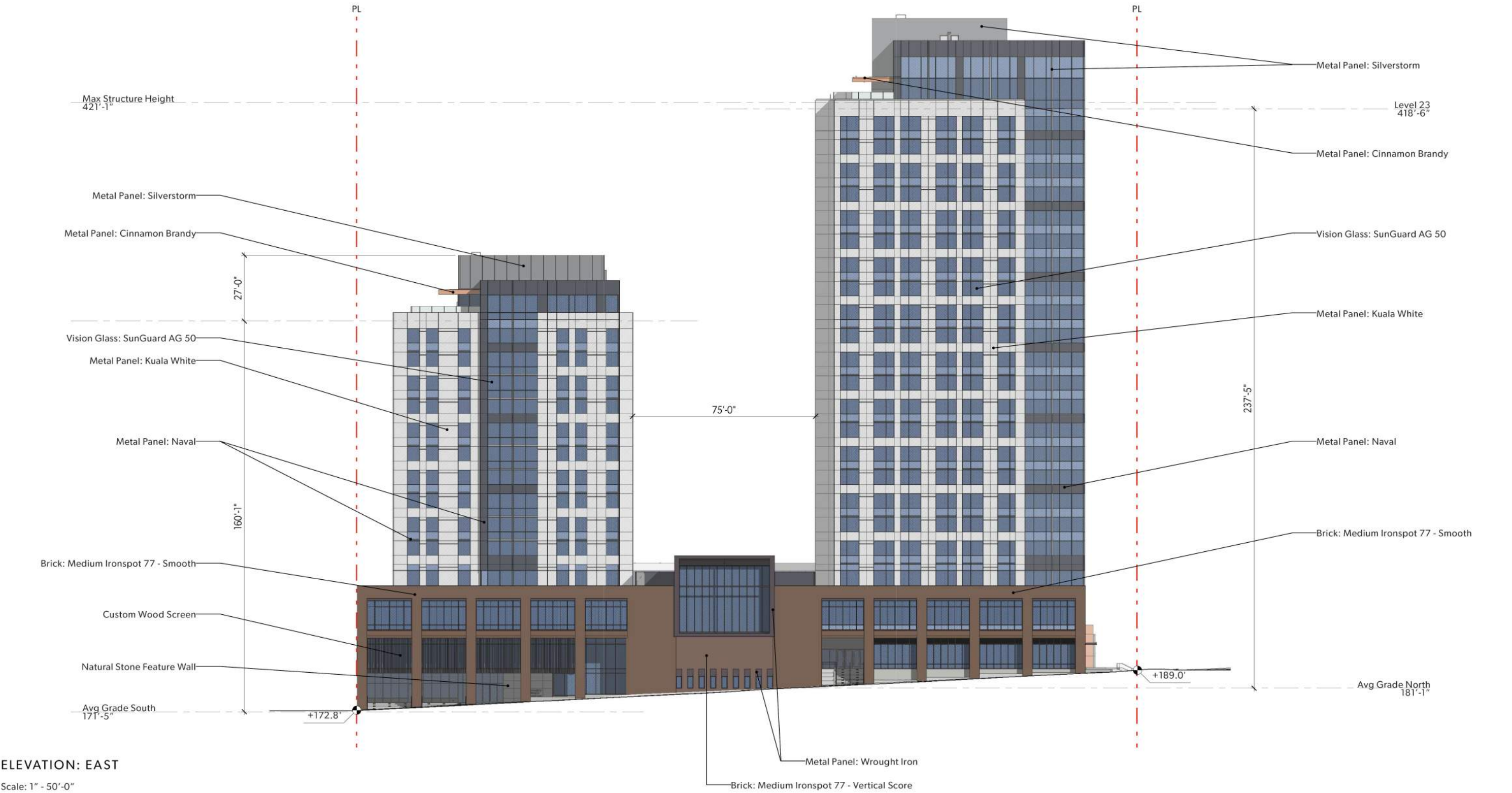
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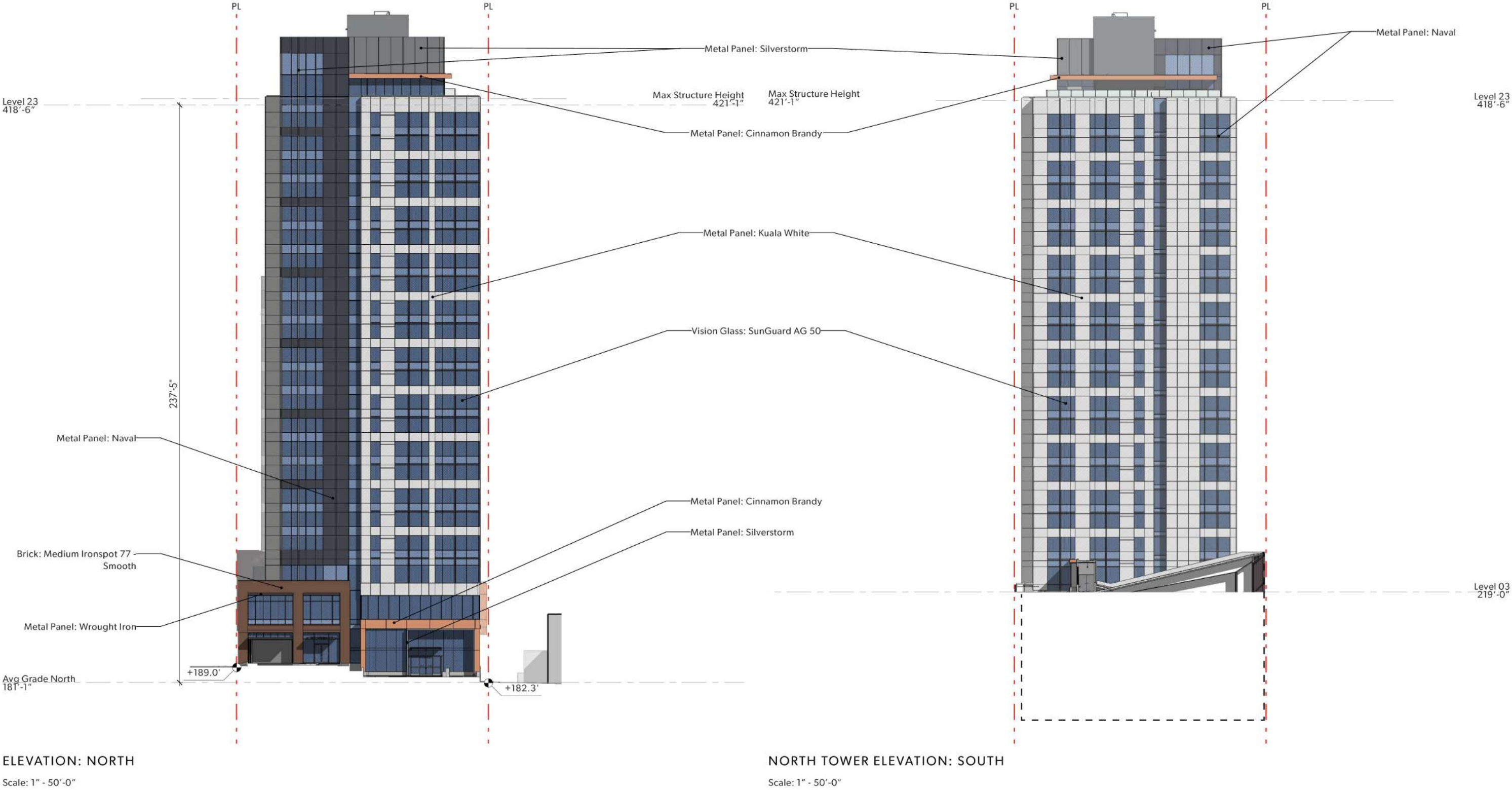


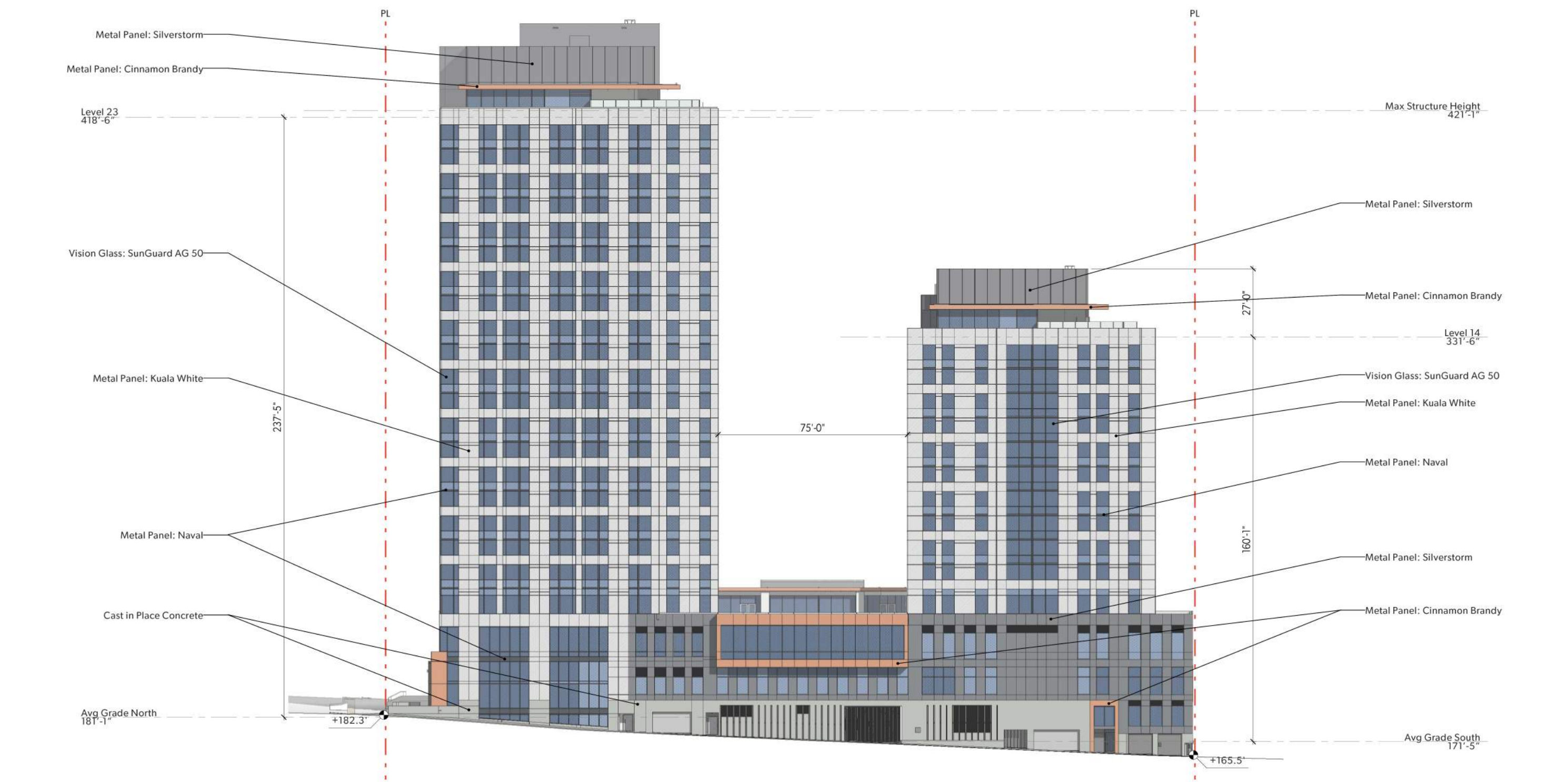
Metal Panel Color #2: PPG Duranar XL - UC106685F Silverstorm
Built Example: SLS Lux Hotel, Miami, FL



Storefront: Kawneer Trifab Aluminum Storefront VG 450
Built Example: Geisler Prof building Jenkins Township, PA

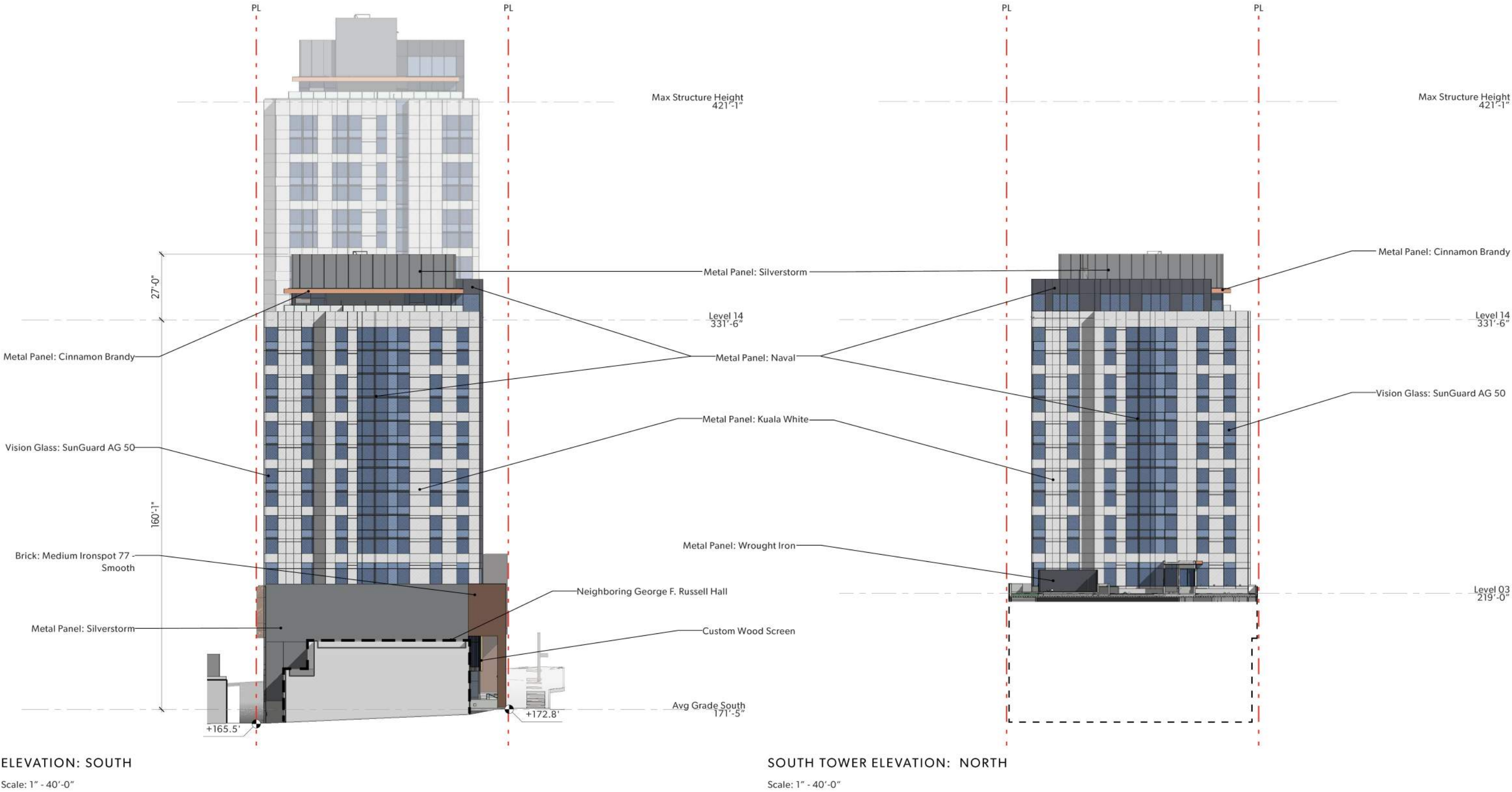


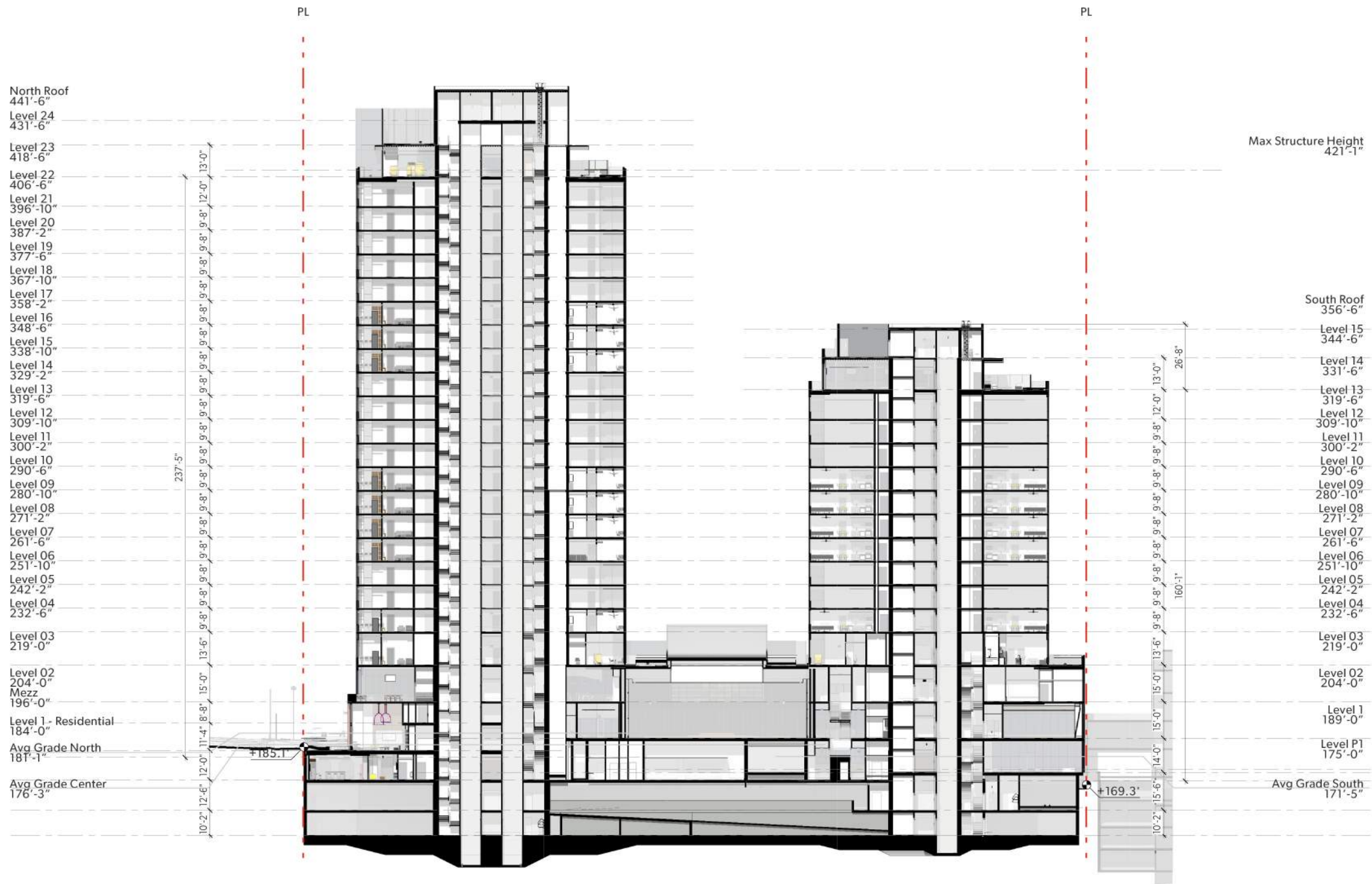




ELEVATION: WEST

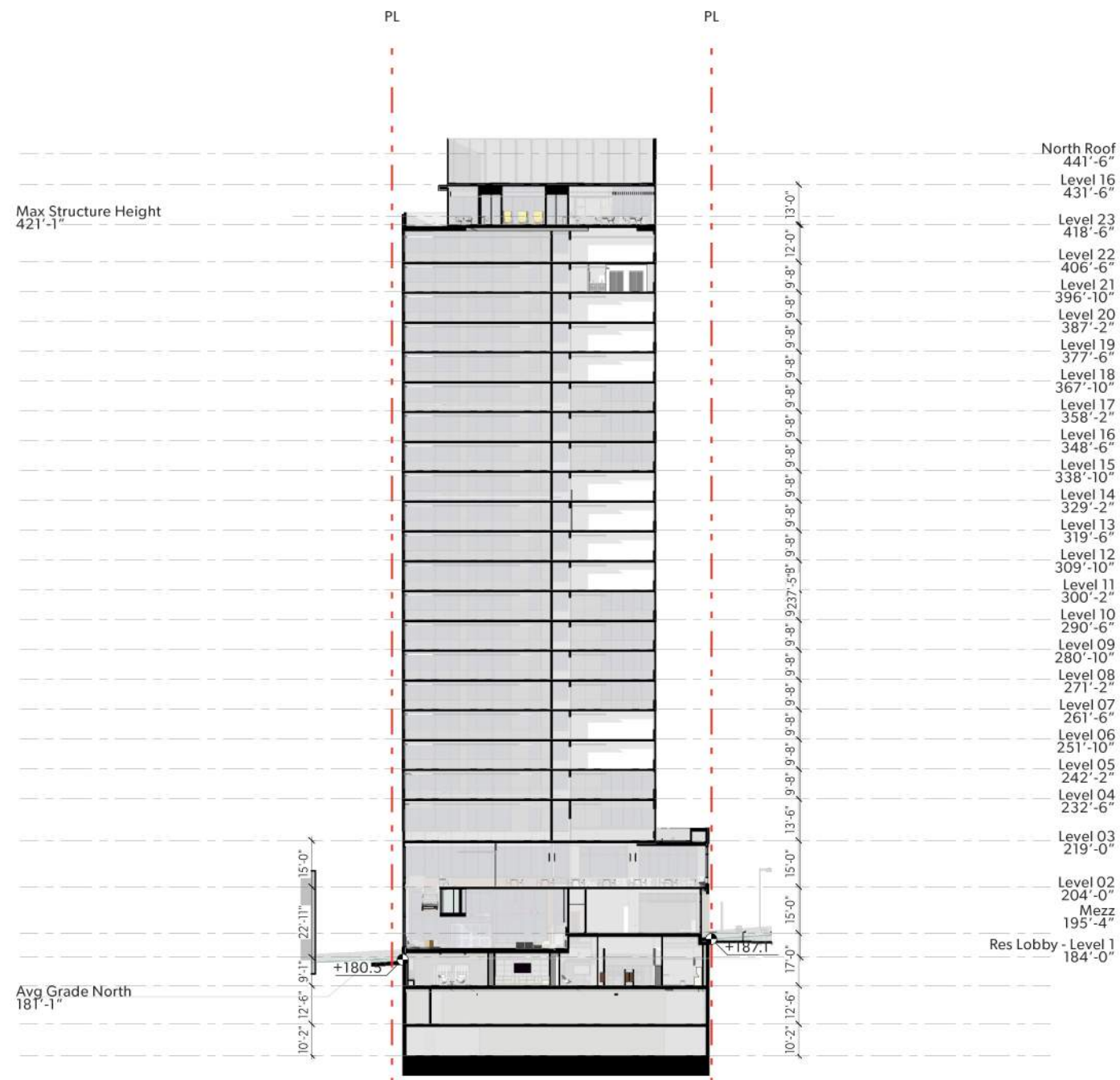
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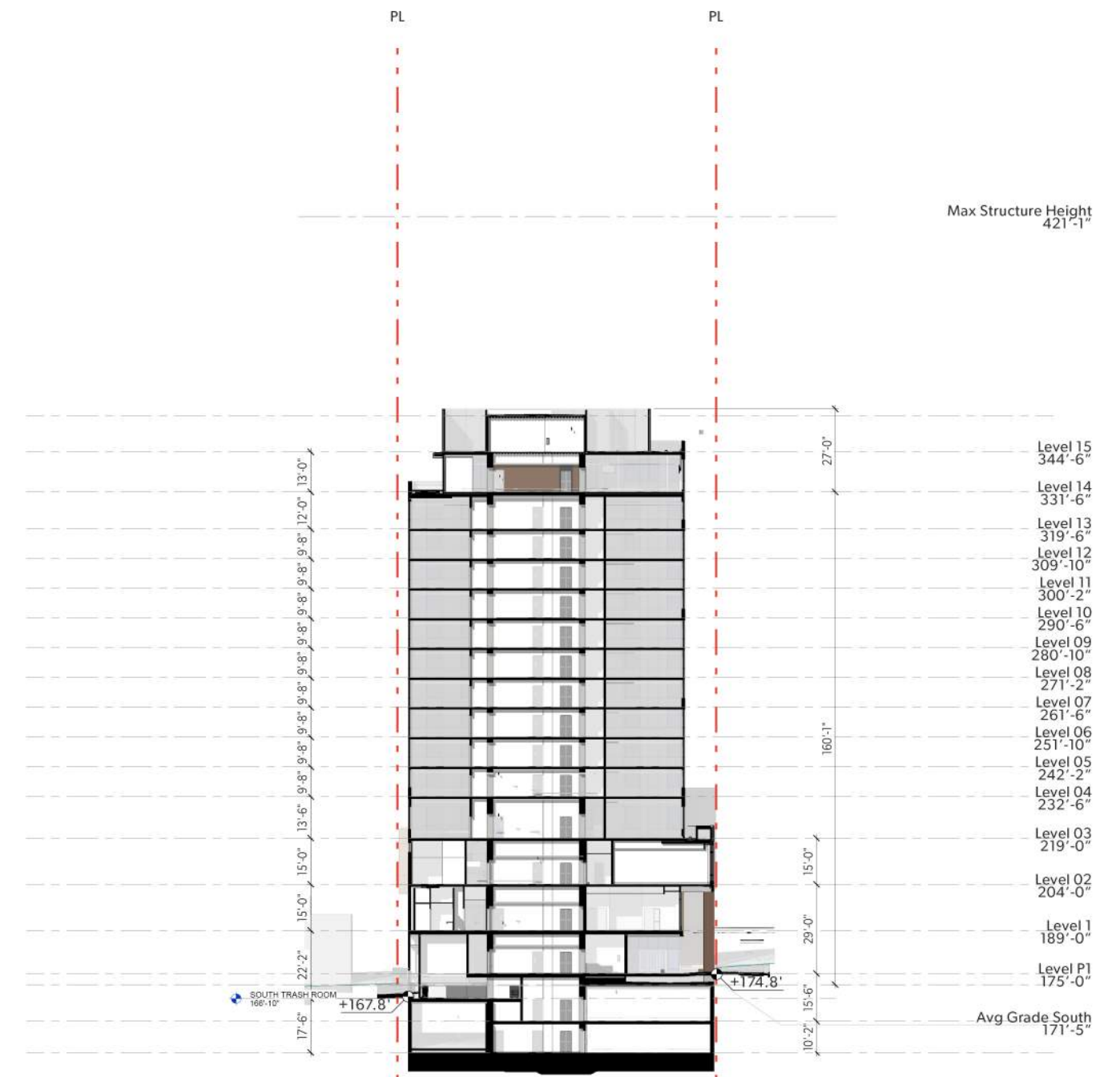
SECTION: NORTH - SOUTH

Scale: 1" = 40'-0"



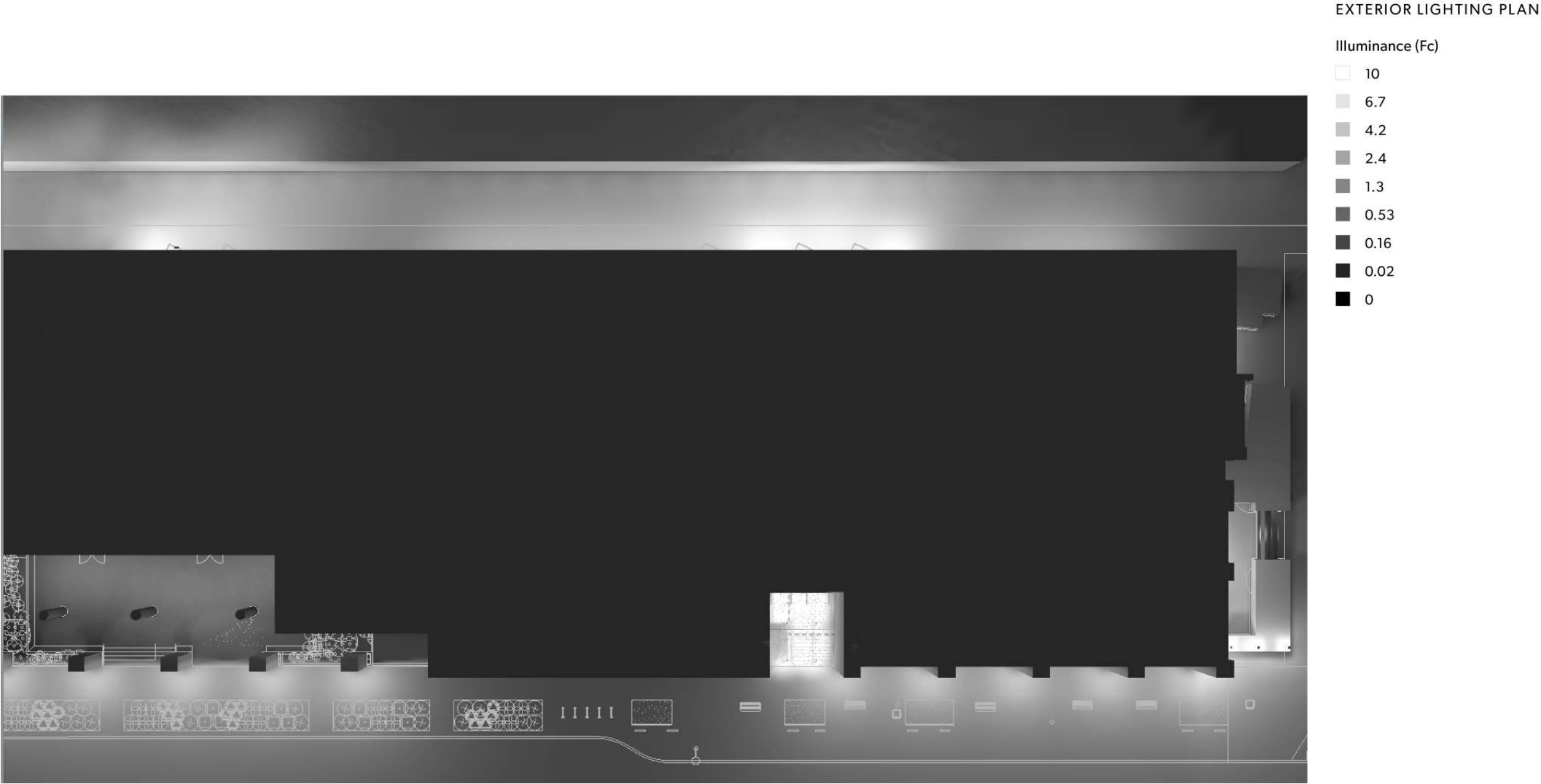
NORTH TOWER SECTION: EAST - WEST

Scale: 1" = 40'-0"

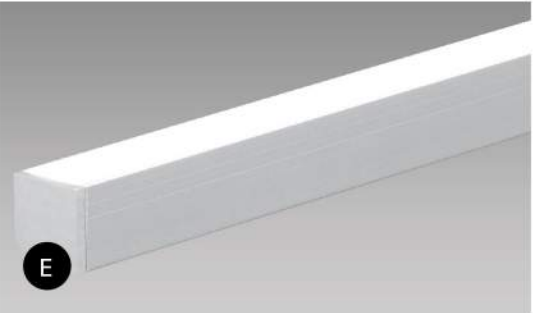
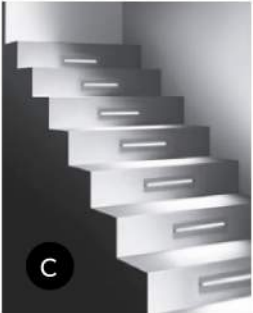
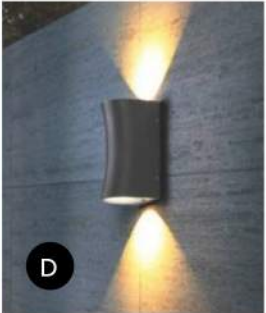


SOUTH TOWER SECTION: EAST - WEST

Scale: 1" = 40'-0"

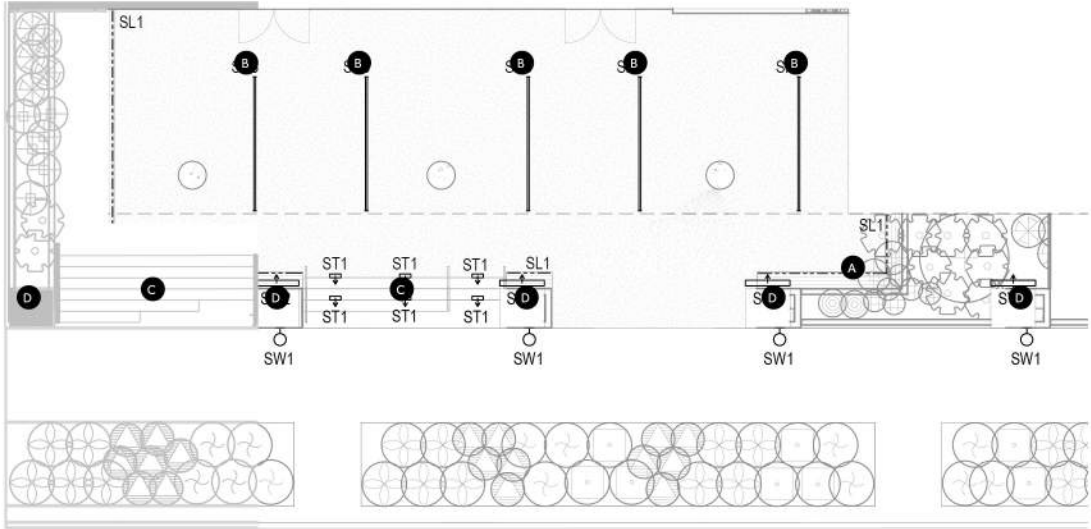


Lighting Plan: Ground Level Illumination

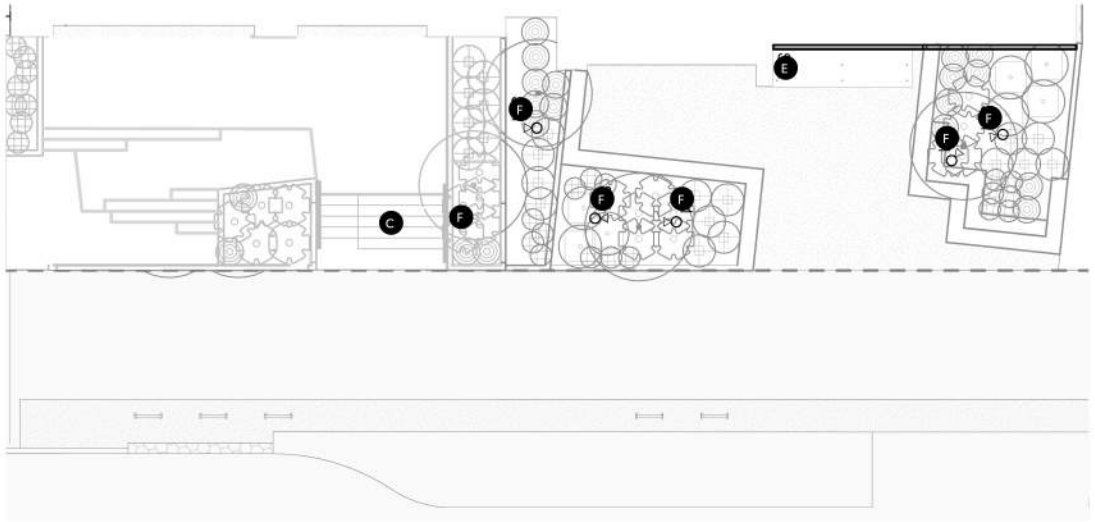


EXTERIOR LIGHTING FIXTURES

- A Linear Accent Lighting at Bench Seating
- B Linear Lighting Integrated with Wood Soffit Overhead
- C Recessed Step Lights
- D Decorative Linear Sconce
- E Recessed Linear Lighting
- F Landscape Lighting
- G Low Level Light Bollard



Lighting Plan: 15th Ave NE Colonnade

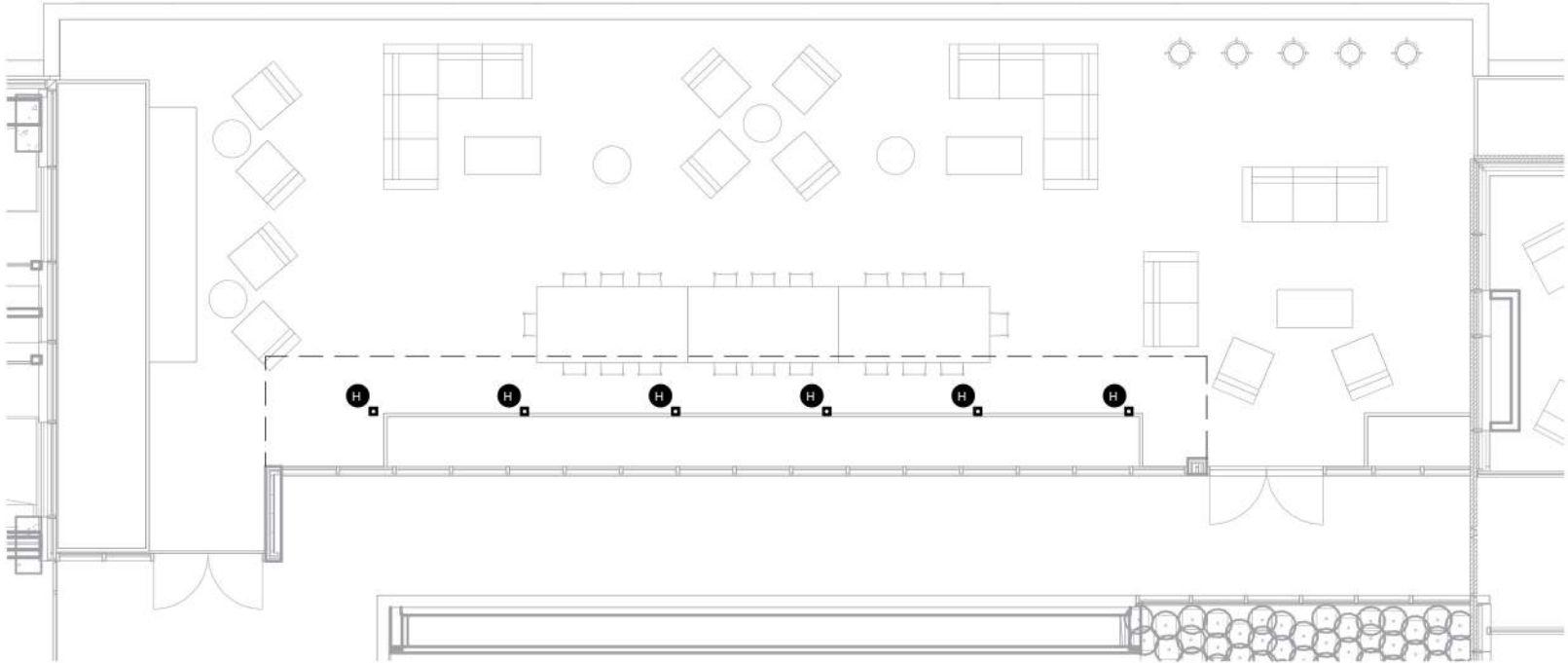


Lighting Plan: NE 43rd Green Street Open Space

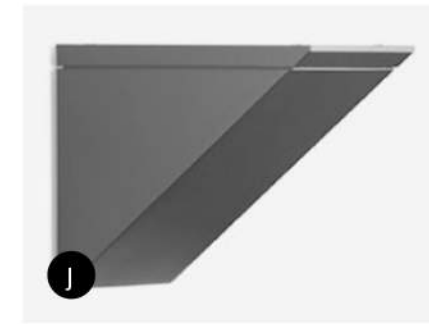
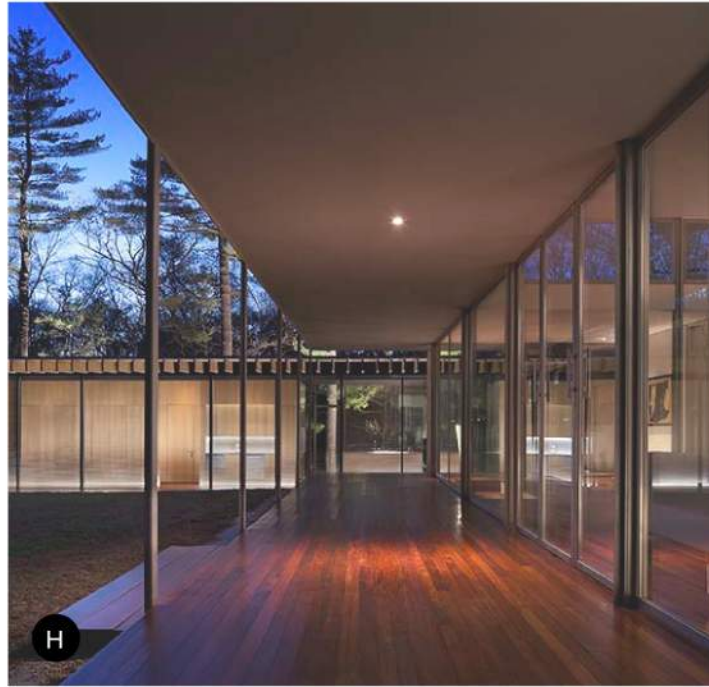


EXTERIOR LIGHTING FIXTURES

H Recessed Down-lighting

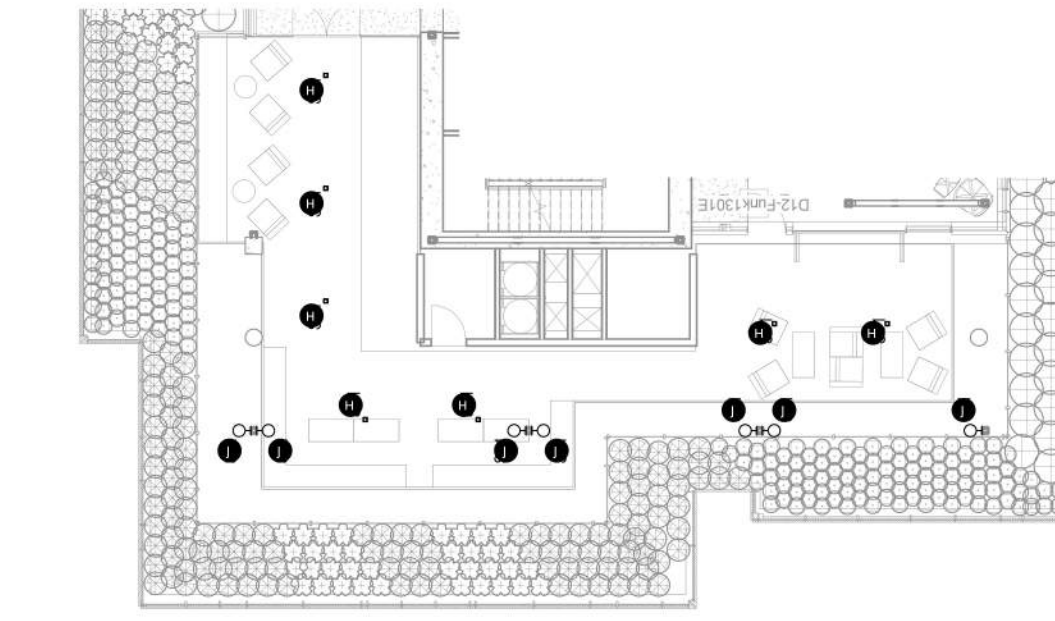
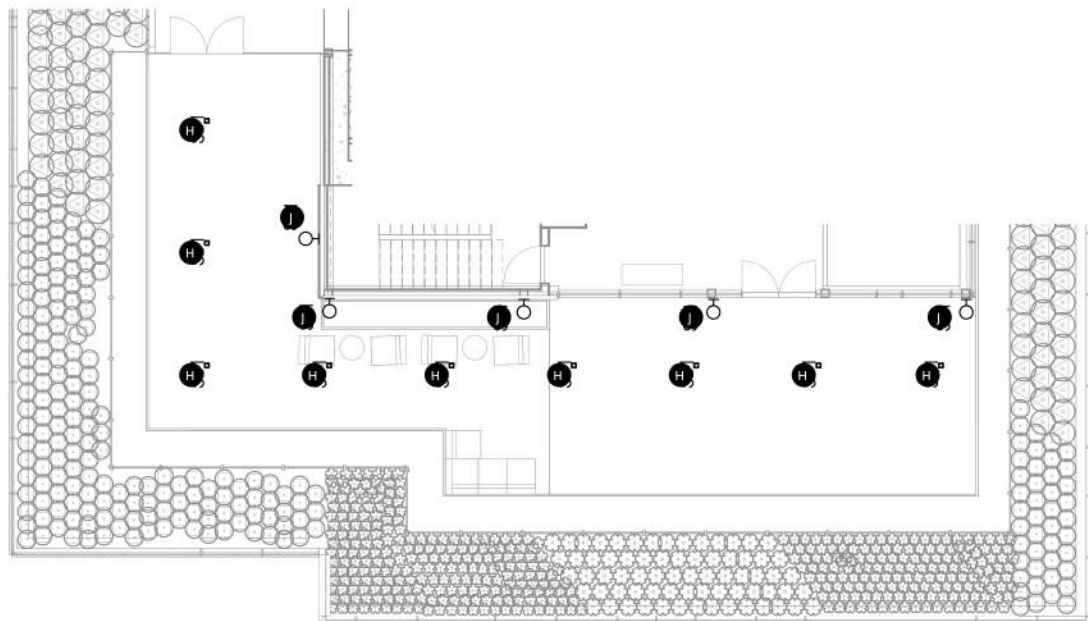


Lighting Plan: Level 03 Outdoor Amenity



EXTERIOR LIGHTING FIXTURES

- H** Recessed Down-lighting
- J** Sconce Up-Lighting

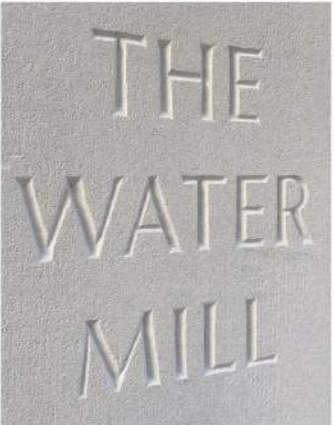


Lighting Plan: Level 14 Outdoor Amenity

Lighting Plan: Level 23 Outdoor Amenity



SIGNAGE CONCEPT: 15TH AVE NE



A. Church Signage: Embossed Stone



B. ACC Secondary Lobby: Interior Wall Sign



C. Church Tenant:



SIGNAGE CONCEPT: NE 43RD GREEN STREET



A. ACC Resident Lobby: Wall Sign



B. Intersect: Canopy Sign



Intersect values openness and porosity with Public Open Space



Monastic gardens inspire Public Open Space at Colonnade



Contemplative space reflects UTUMC's values

STREET LEVEL CHARACTER

Overall, the design of the outdoor spaces wants to let the church re-engage with the street edge at the main Sanctuary/ Parish Hall Space and Intersect. All outdoor spaces at grade are proposed as public open space, and they setback from the street to create welcoming zones that relate to inside uses.

The Church paving materiality will have its own character and enhance identity for the church and clarity for entries.

The NE 43rd Street Open Space is divided in two plateaus: one flush with the corner for the Cafe seating , and one that relates to the grade in front of the student housing, with an opportunity to create amphitheater seating and generous seating pockets surrounded with planting.

The Church's secondary entry, per EDG comments, has been streamlined and now only shows paving, to keep the space clean and clear.

The Colonnade Space is located one floor below the north corner and connects to the Parish Hall. Working with the rhythm of the columns, the design includes planting and paving (ADA flush entry and steps) that will bring you to that floor level and be a contemplative, quiet space, but also act as the Church's main entry.



Amphitheater steps bring vitality to 43rd Street - reinforcing the green street character

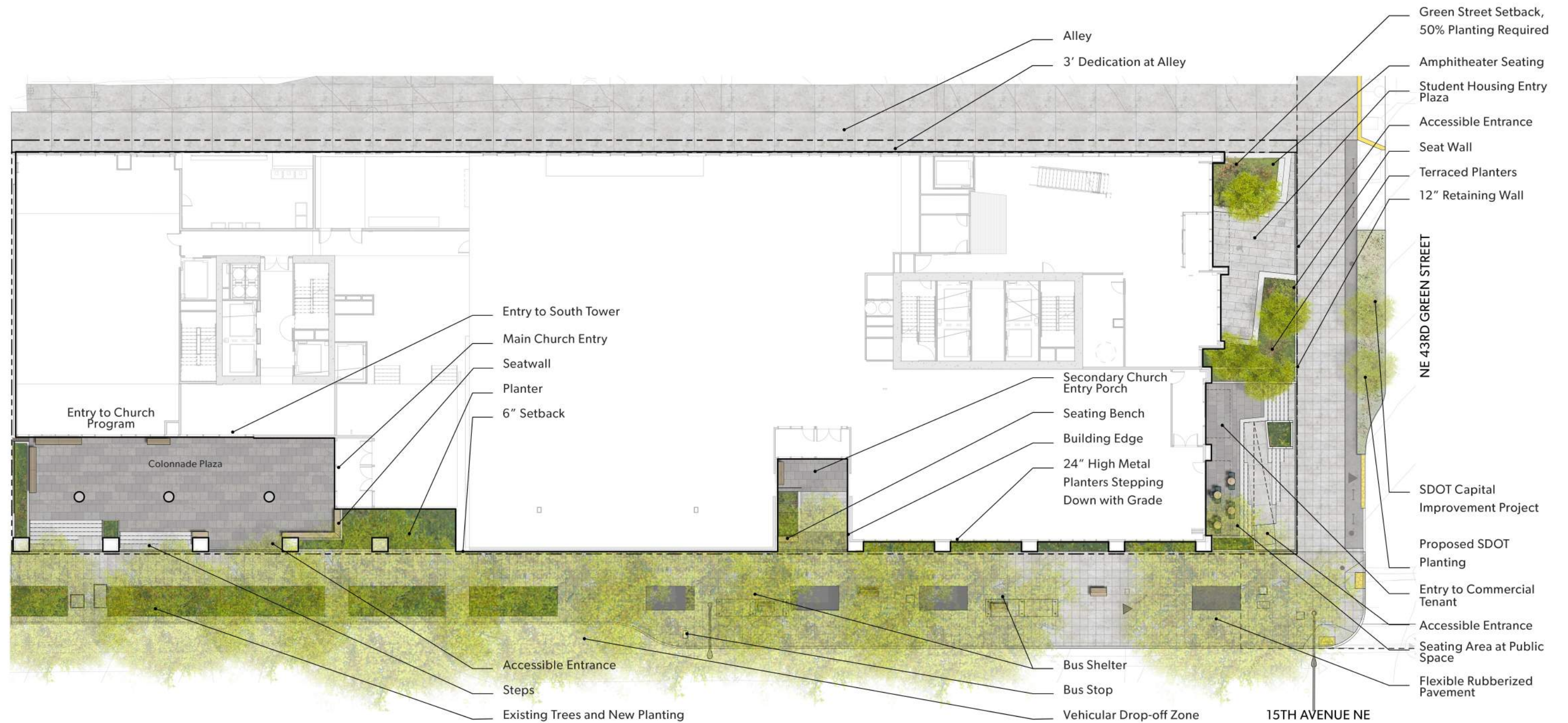


Informal cafe gathering space at the intersect

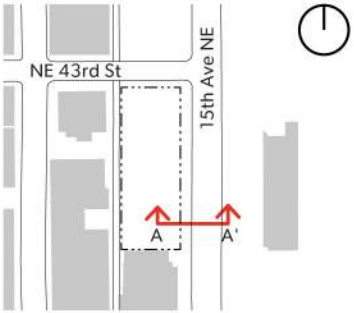
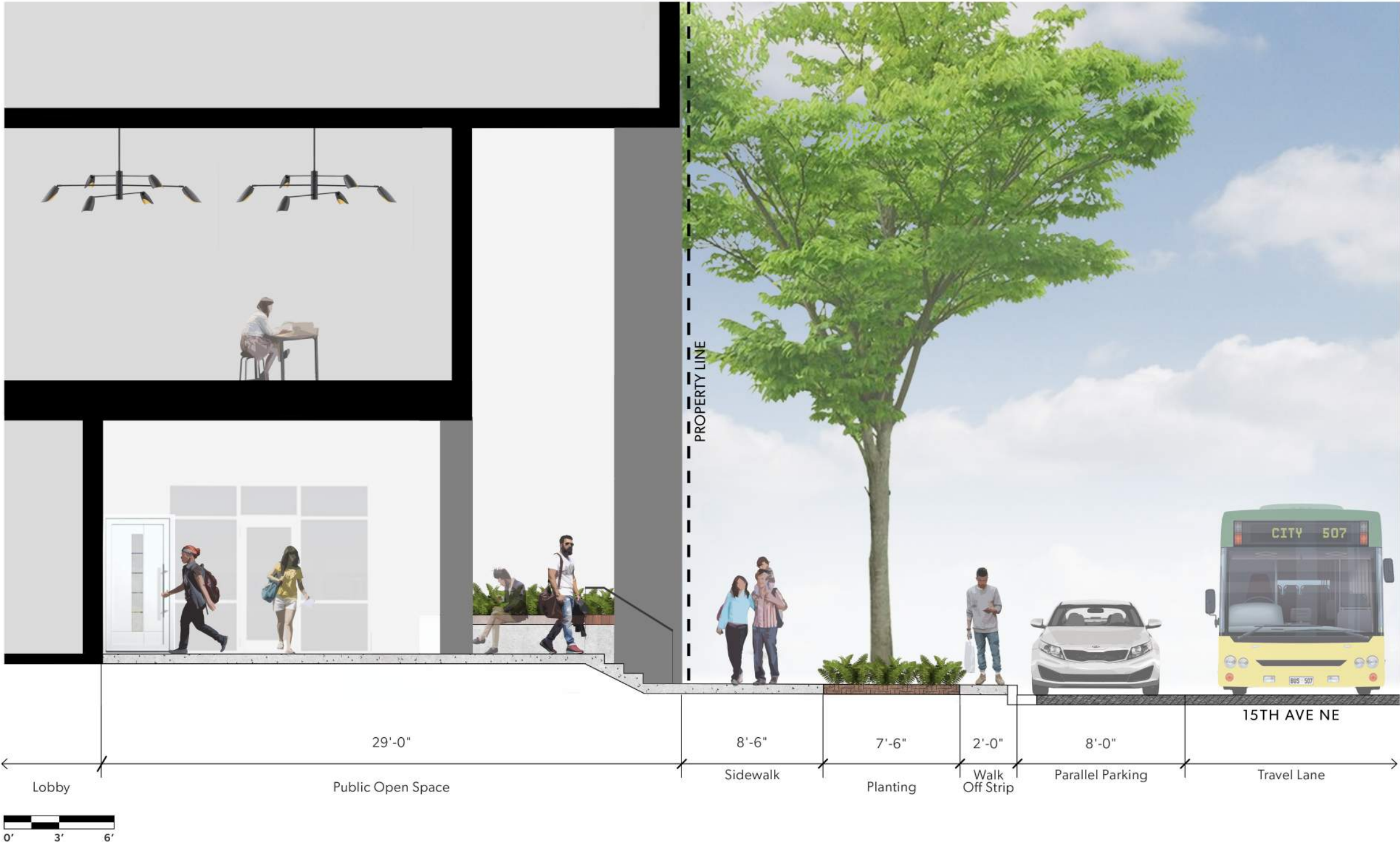


Materials for the student housing entry differs from the church entries for intuitive wayfinding, and clear identity

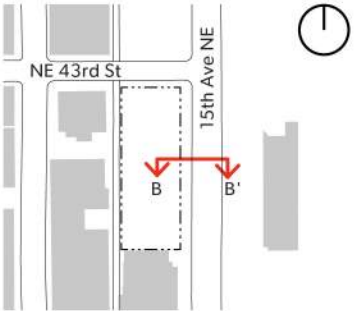
ILLUSTRATIVE LANDSCAPE PLAN - STREET LEVEL



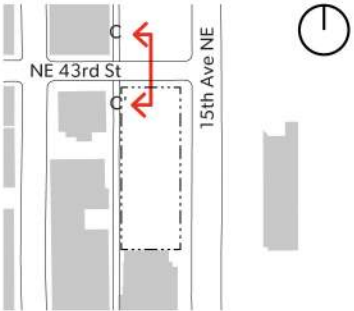
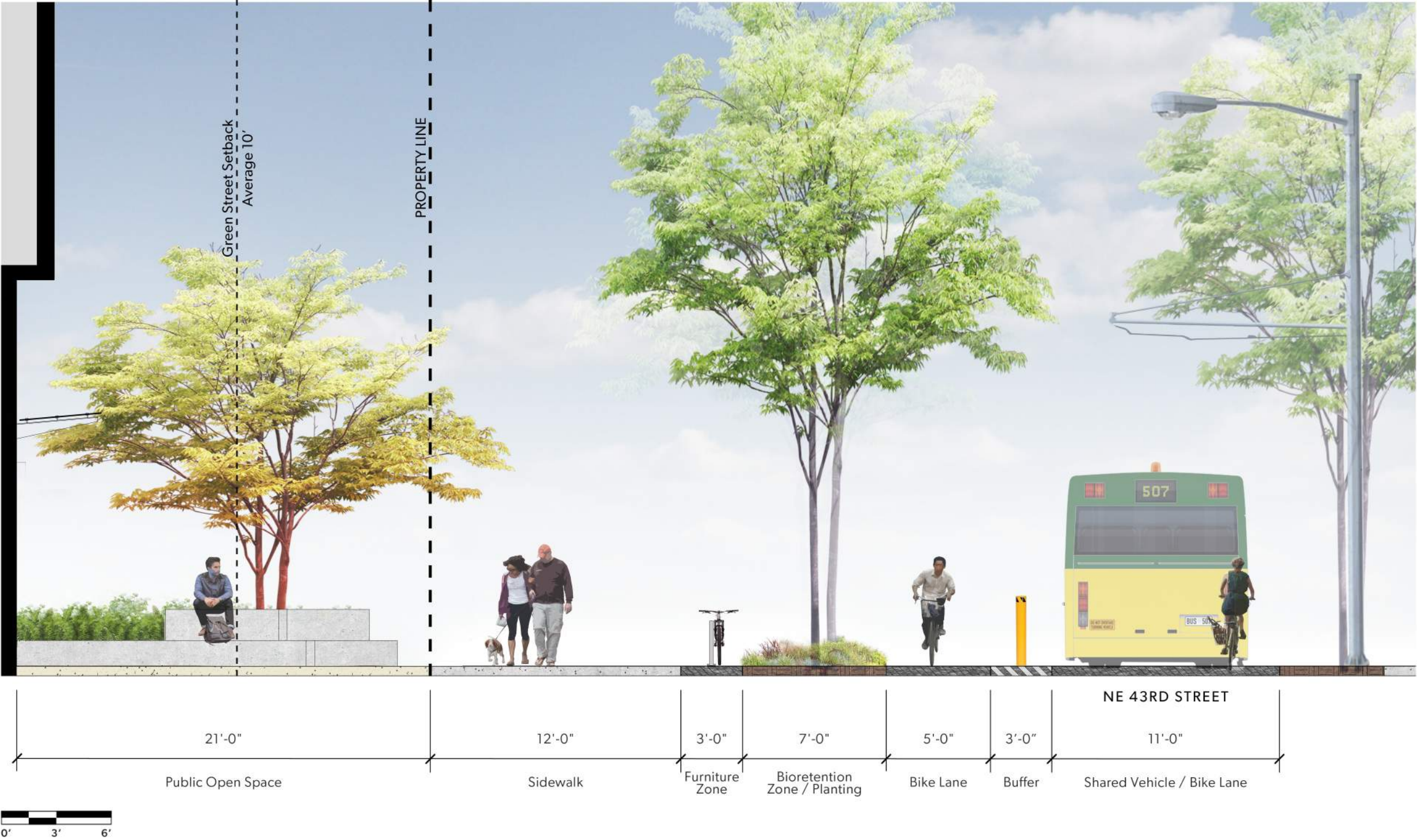
15th Avenue NE Section Looking North



15th Avenue NE Section Looking South at North Sanctuary Entry



NE 43rd St Section Looking west



LEVEL 3



Furnishings with catenary lighting



Lounge seating



Double-sided Fireplace

LEVEL 14



Flexible exercise space for yoga, tai-chi, stretching



Table tennis / Foosball game areas



Movable furniture

LEVEL 23



Built-in banquette seating



Sheltered Spaces



Fire Lounge for sunset views

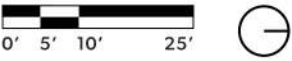
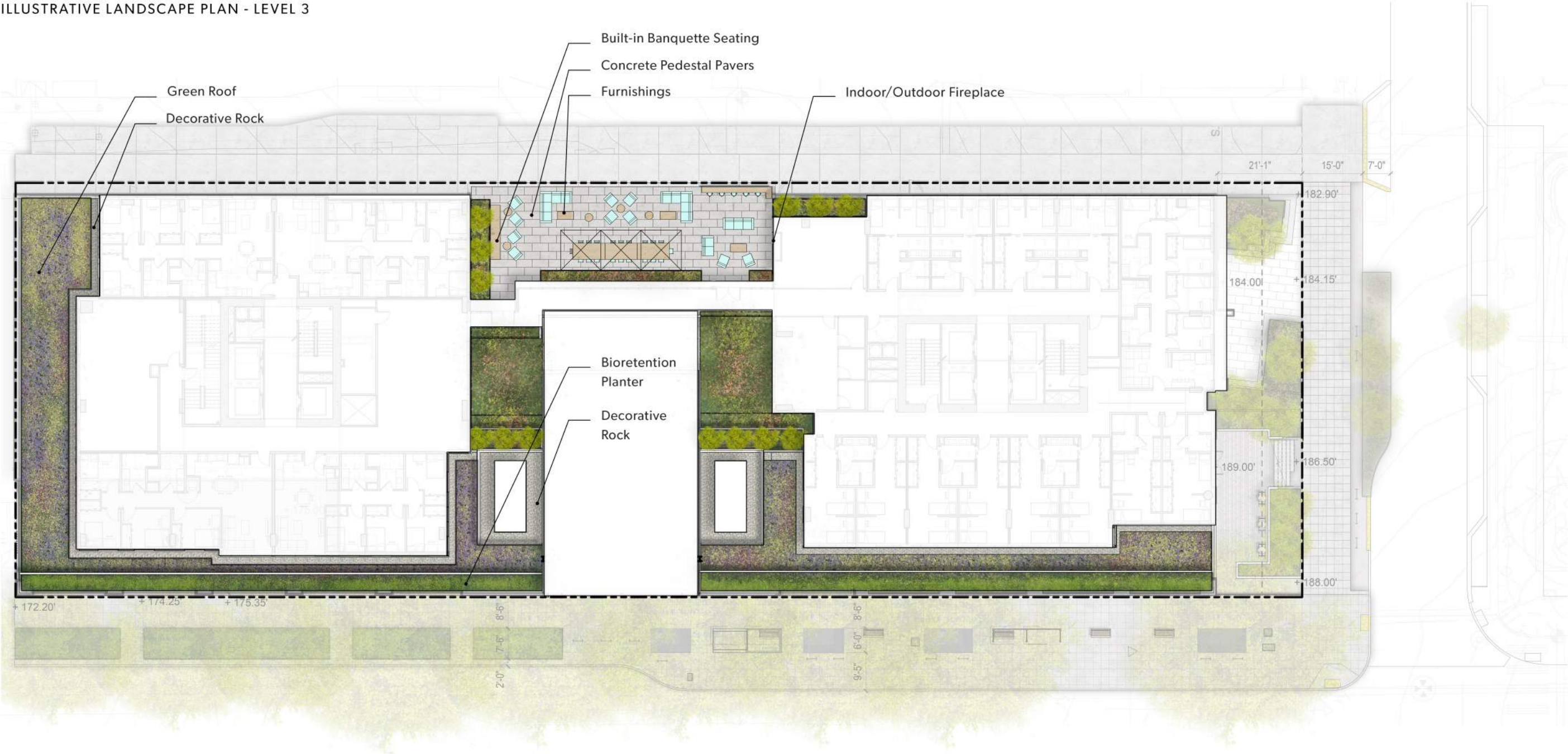
AMENITY SPACE CHARACTER

Level 3 - Podium
The space, set above the alley and west facing, will have views to the Olympics and become a gathering areas for students. Simple program such as dining, lounge and hang out space is built in the space: a large table can be separated in smaller pods, lounge furniture is clustered around a double-sided fireplace, and the west edge is cleared for maximal views and interaction/connection with the alley below.

Level 14 - Roof, Low Tower
The outdoor space is directly connected to the interior Fitness space. Spillover for stretching, one-on-one classes/training, yoga, or other group activities - or just a chill zone for after workouts is provided adjacent to the interior space. On the west side, the space includes games for active uses, movable furniture, and surrounded by a 6' windscreen for maximal thermal comfort.

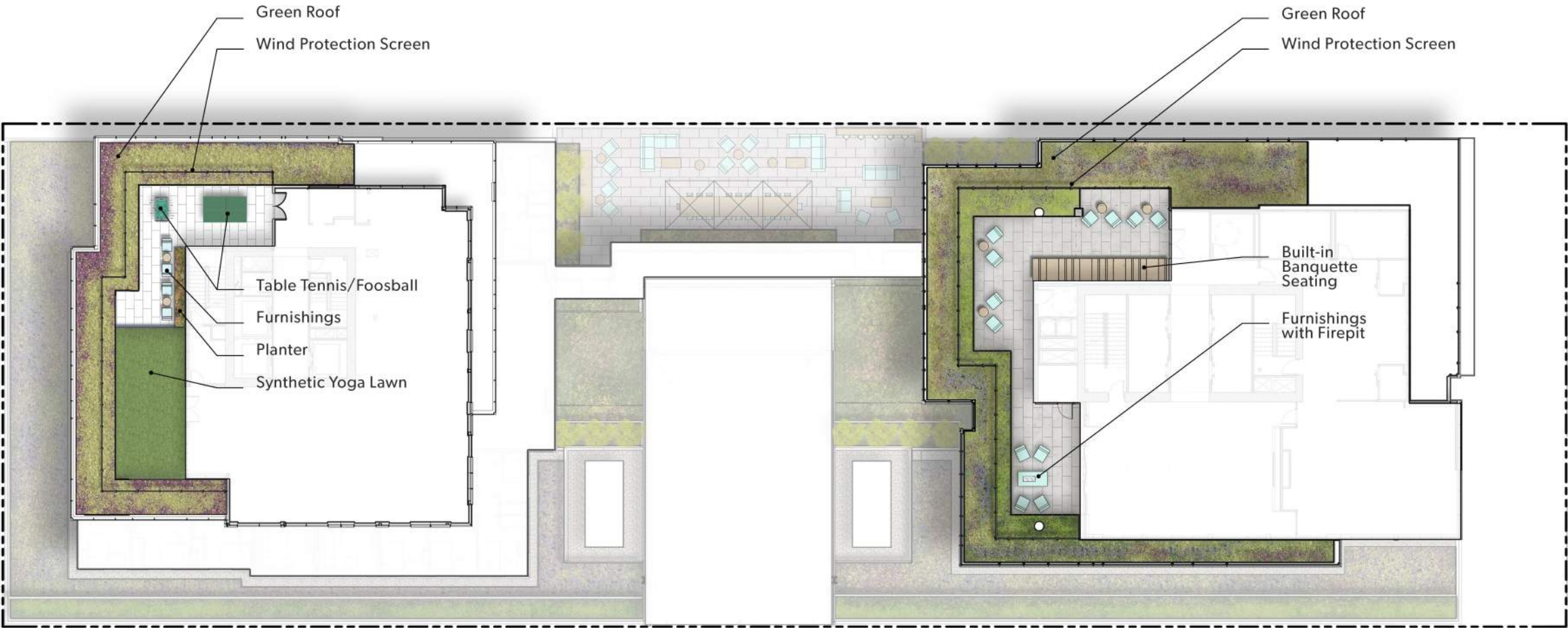
Level 23 - Roof, Tall Tower
In this case, the outdoor space is directly connected to a study lounge space - thus a little more quiet than previous spaces. Outdoor spaces connect to the study lounge with restaurant-style banquettes along the core's west wall, in a covered space. The rest of the space is simply laid out with movable, comfortable furniture, and surrounded by a 6' windscreen for maximal thermal comfort.

ILLUSTRATIVE LANDSCAPE PLAN - LEVEL 3

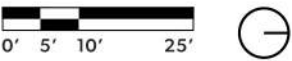
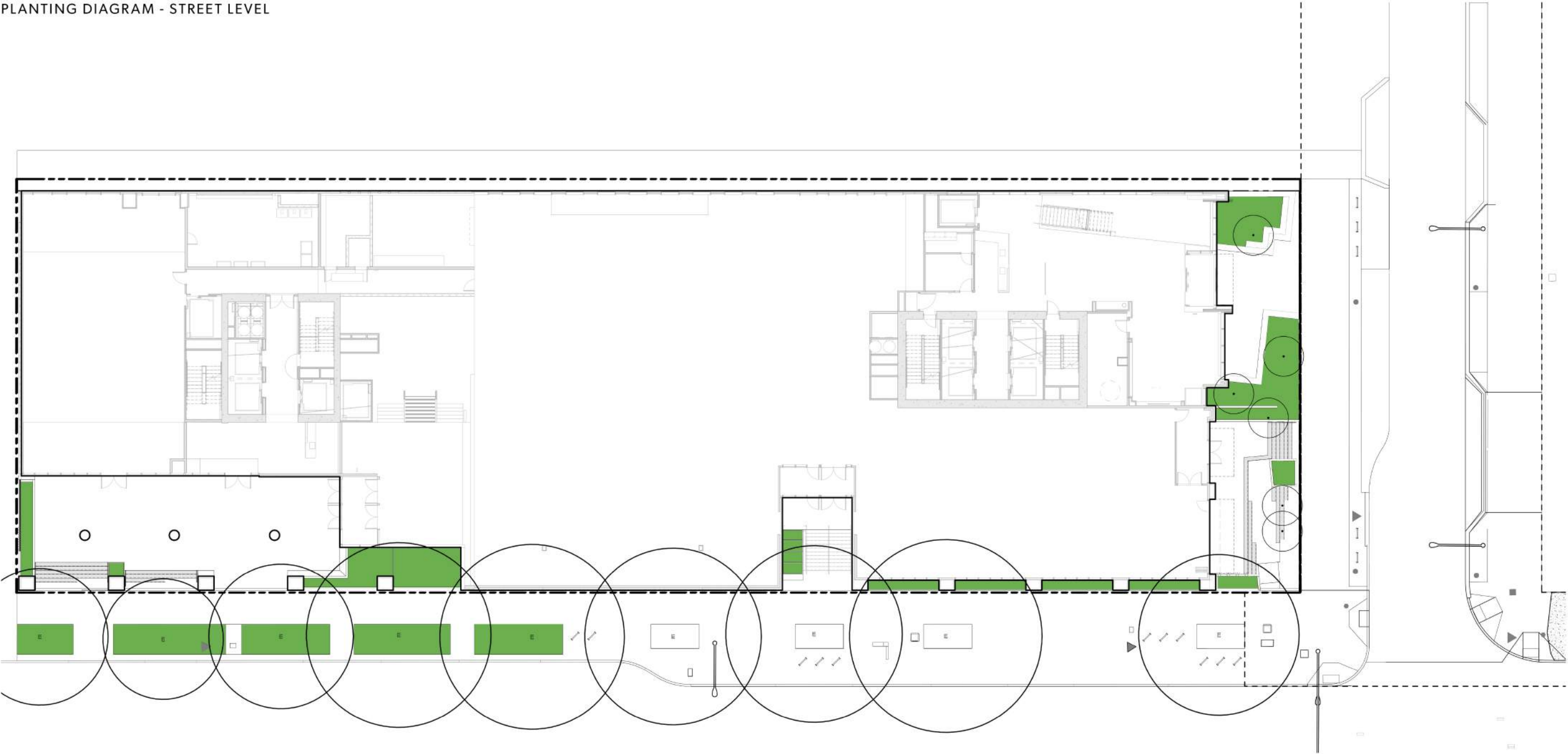


ILLUSTRATIVE LANDSCAPE PLAN - LEVEL 14

ILLUSTRATIVE LANDSCAPE PLAN - LEVEL 23



PLANTING DIAGRAM - STREET LEVEL



KEY

STREET LEVEL PLANTING

PLANT PALETTE - STREET LEVEL



Pagoda Dogwood



Oregon Grape



Boxleaf Honeysuckle



Christmas Rose



Bishop's Hat



Siberian Bugloss



Winter Daphne



Witch Hazel



Common Periwinkle



Sweet Flag



Japanese Shield Fern



Sweet Box



Tassel Fern



Wallich's Wood Fern

TREES

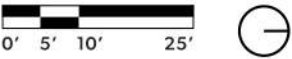
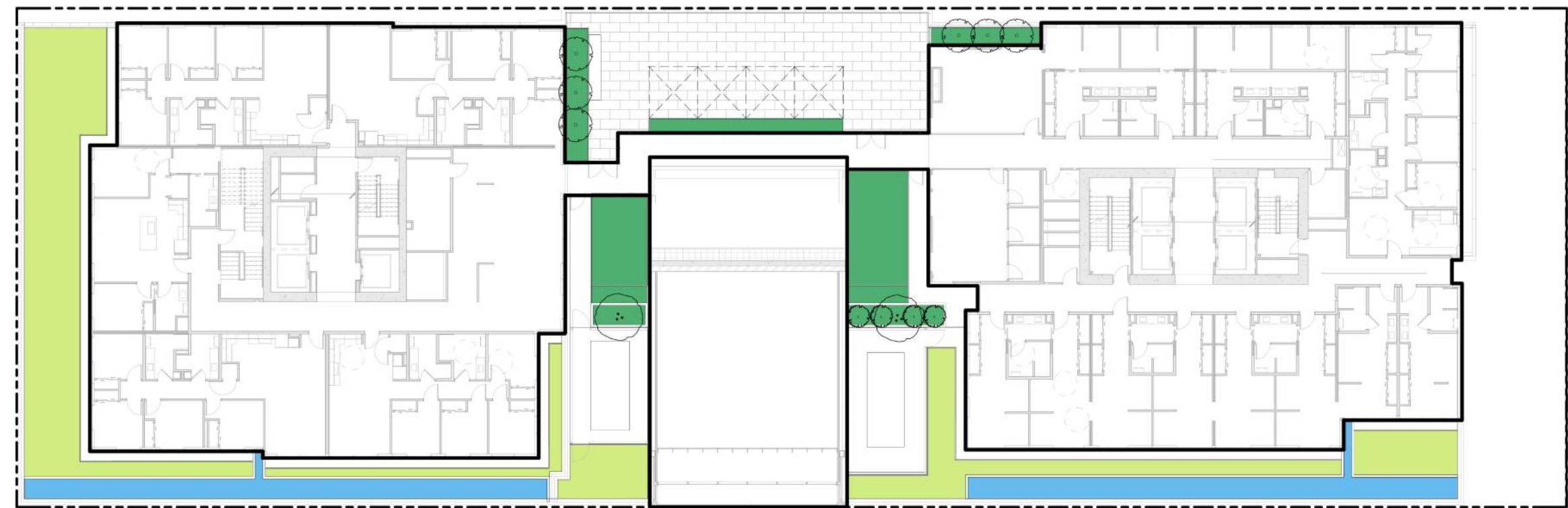
SHRUBS

GRASSES, FERNS, AND PERENNIALS

KEY

STREET LEVEL PLANTING

PLANTING DIAGRAM - LEVEL 3



- KEY
- UPPER LEVEL PLANTING
 - GREEN ROOF PLANTING
 - BIORETENTION PLANTING

PLANT PALETTE - LEVEL 3



Pyramidal Beech



Autumn Camellia



Soft Rush



Purple Moor Grass



Switch Grass



Japanese Forest Grass



Umbrella Pine



Quick Fire Hydrangea



Elk Blue California Gray Rush



Blazing Star



Blue-eyed Grass



Scotch Heather



Sweet Box



BIORETENTION



Sweet Flag



Bear's Breeches



Bowie's Golden Sedge

TREES

SHRUBS

GRASSES, FERNS, AND PERENNIALS

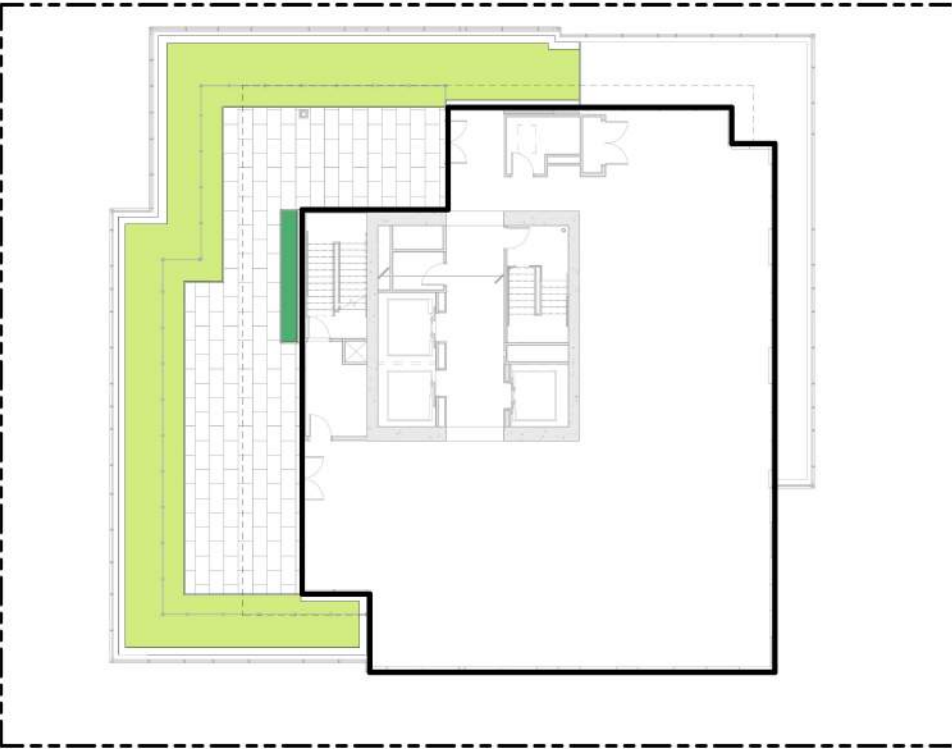
KEY

UPPER LEVEL PLANTING

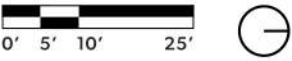
GREEN ROOF PLANTING

BIORETENTION PLANTING

PLANTING DIAGRAM - LEVEL 14



PLANTING DIAGRAM - LEVEL 23



KEY

UPPER LEVEL PLANTING
GREEN ROOF PLANTING

PLANT PALETTE - GREEN ROOF



Oriental Fountain Grass



Scotch Heather



Purple Coneflower



Blue Grama Grass



Elijah Blue Fescue



Switch Grass



Japanese Grass Sedge



Sedum



GREEN ROOF

KEY

- UPPER LEVEL PLANTING
- GREEN ROOF PLANTING

MATERIALS PALETTE - STREET LEVEL



Concrete with Saw-cut Joints



Concrete Pavers - "Granada White"



Polished Concrete Walls



Concrete Pavers - "French Gray"



Concrete Bench with Wood Top



Flexible Rubberized Pavement

MATERIALS PALETTE - UPPER LEVELS



Banquette Seating



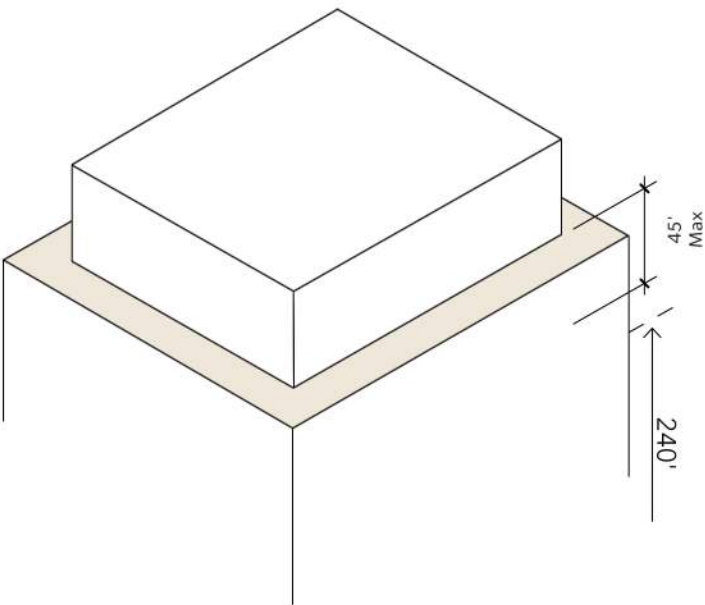
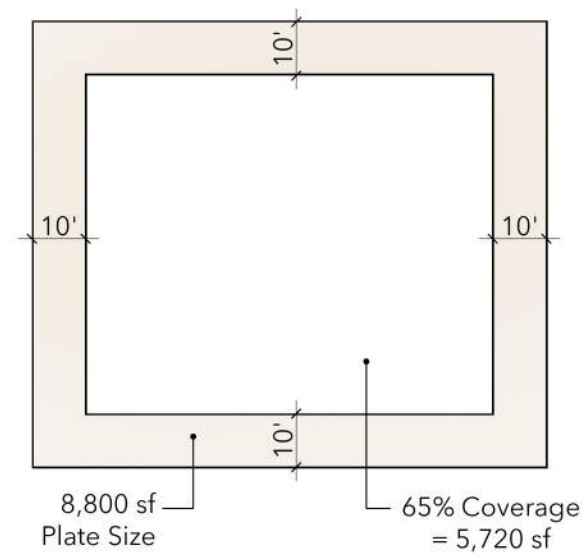
Decorative Rock



Precast Pavers in Running Bond Pattern

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Roof Coverage Per Code



DEPARTURE 01: ROOFTOP COVERAGE

Board indicated support for Departure at EDG

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.

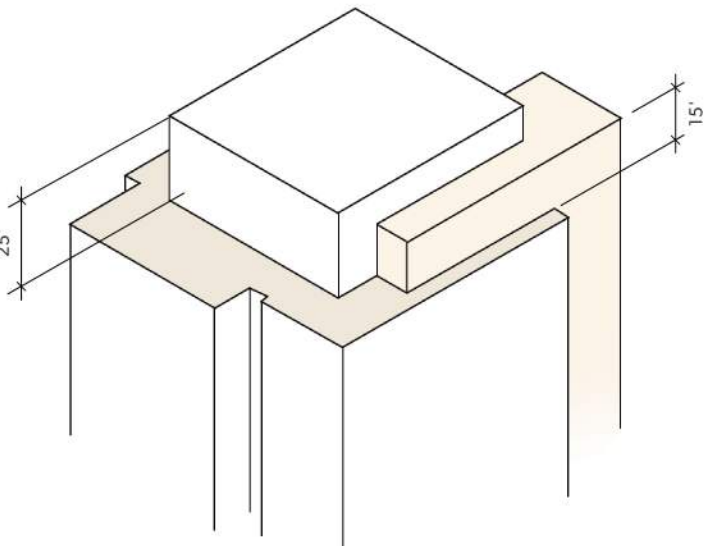
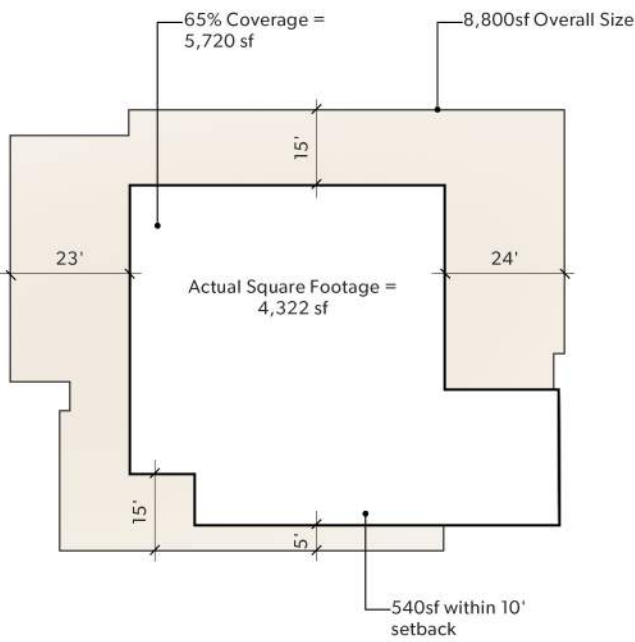
DEPARTURE REQUEST

Applicant is requesting a departure for 540sf to allow a rooftop feature to be closer than 10' to the roof edge. The requested area represents 12.5% of the roof area with a majority of the rooftop set back more than the required 10ft. 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)."

Proposed Roof Coverage



SUPPORTING GUIDELINES

CS2 -Urban Pattern and Form

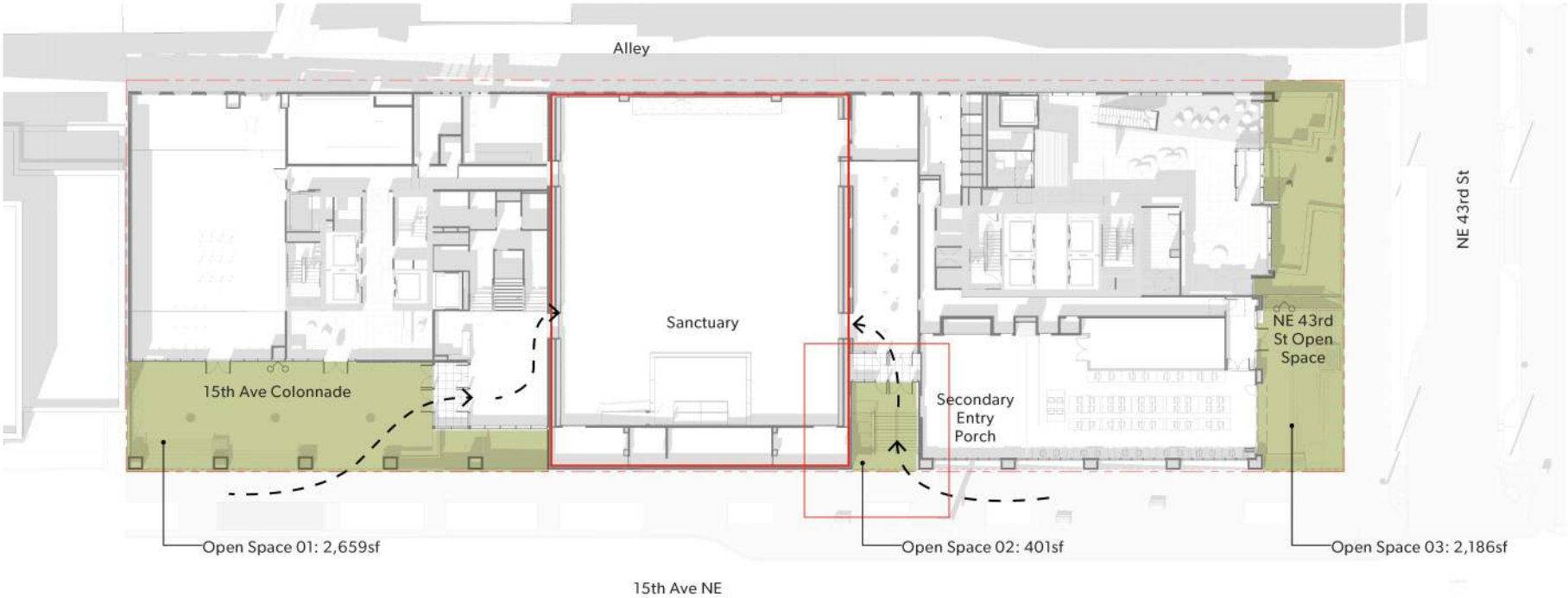
- 3.a.1 Express a sense of arrival to a distinct area with distinctive forms, prominent massing.

DC2 -Architectural Concept

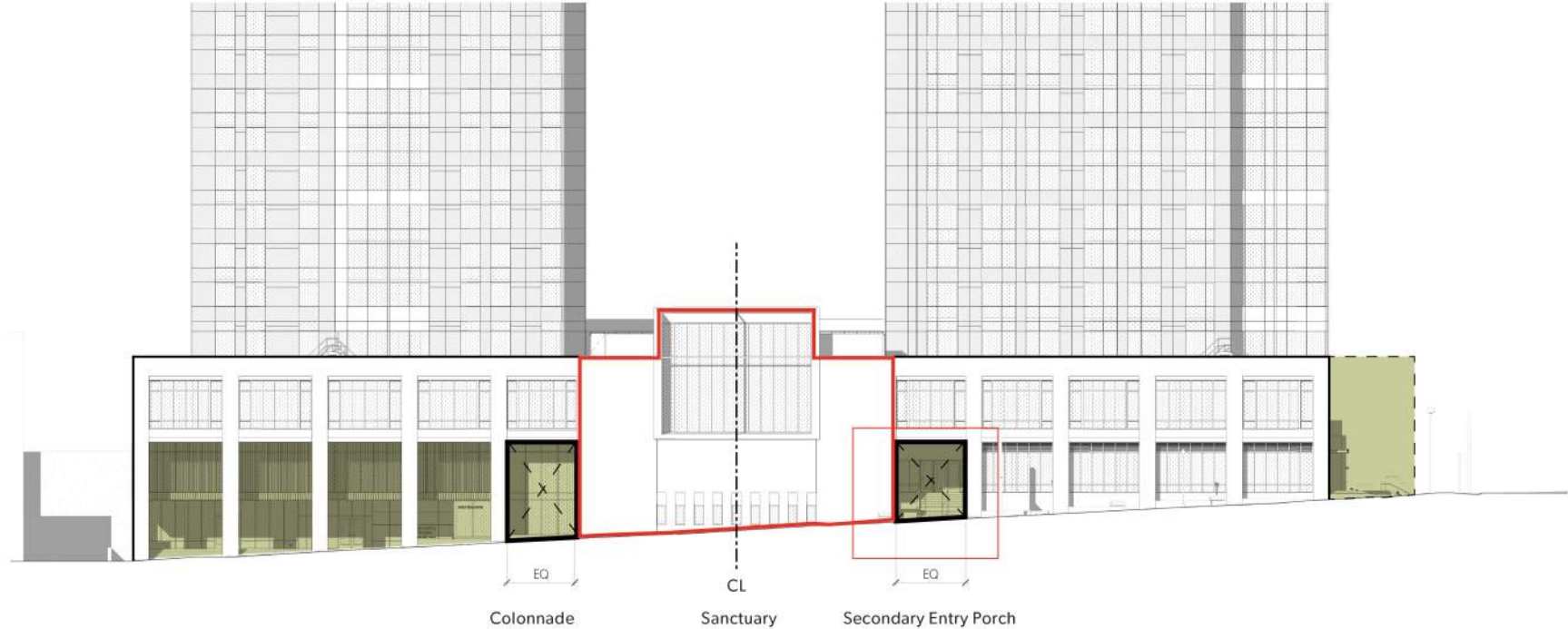
- 6.a) Response to Context
- 6.j) Transition to Sky and Skyline Composition
- 6. l) Landmark and Wayfinding



View of North Tower with Departure Granted



Site Plan: Open Space Locations



East Elevation: Open Space Access

DEPARTURE 02: OPEN SPACE - MINIMUM AREA

Board indicated support for Departure at EDG

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 5,246sf 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 401sf 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 Ave NE street facade 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. Additionally, at EDG the board recommended reducing planted area in the 401sf space to maximize on openness and access 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 03: OPEN SPACE - VERTICAL CLEARANCE

Board indicated support for Departure at EDG

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 1,466 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 pedestrian scale when entering the building.

Additionally, the proposed design provides various design features and public amenities to promote public access. Throughout the space, planting has been reduced and direct access to the sidewalk provided to create a public feel. As well, benches and other public amenities help to create a welcoming space. As well, integrated lighting into the soffit helps create a light, welcoming space.

If not granted a departure, alteration to building program and massing would absolutely disrupt essential Church program, area, and operations.

SUPPORTING GUIDELINES

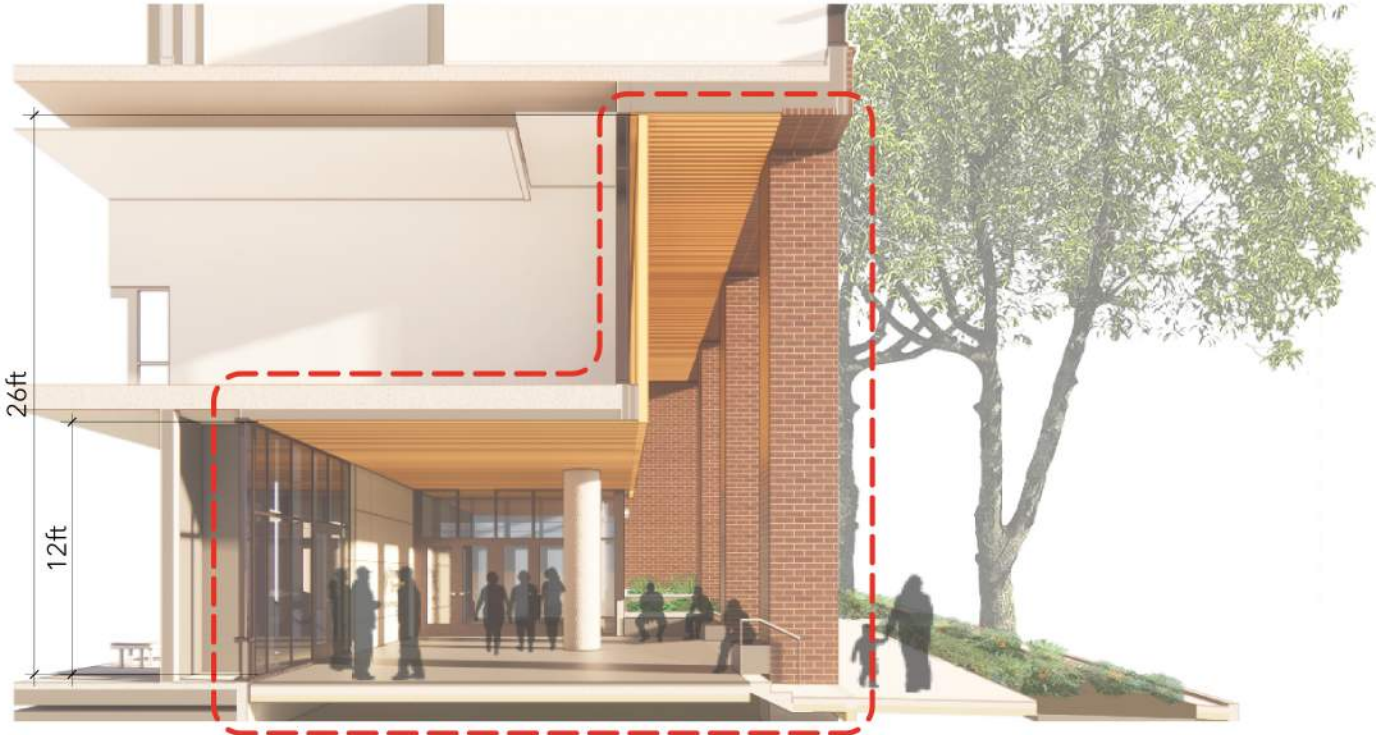
- PL3 – Street Level Interaction
- 2.b.) Transitional spaces

Arguments Against Raising Ceiling Height:

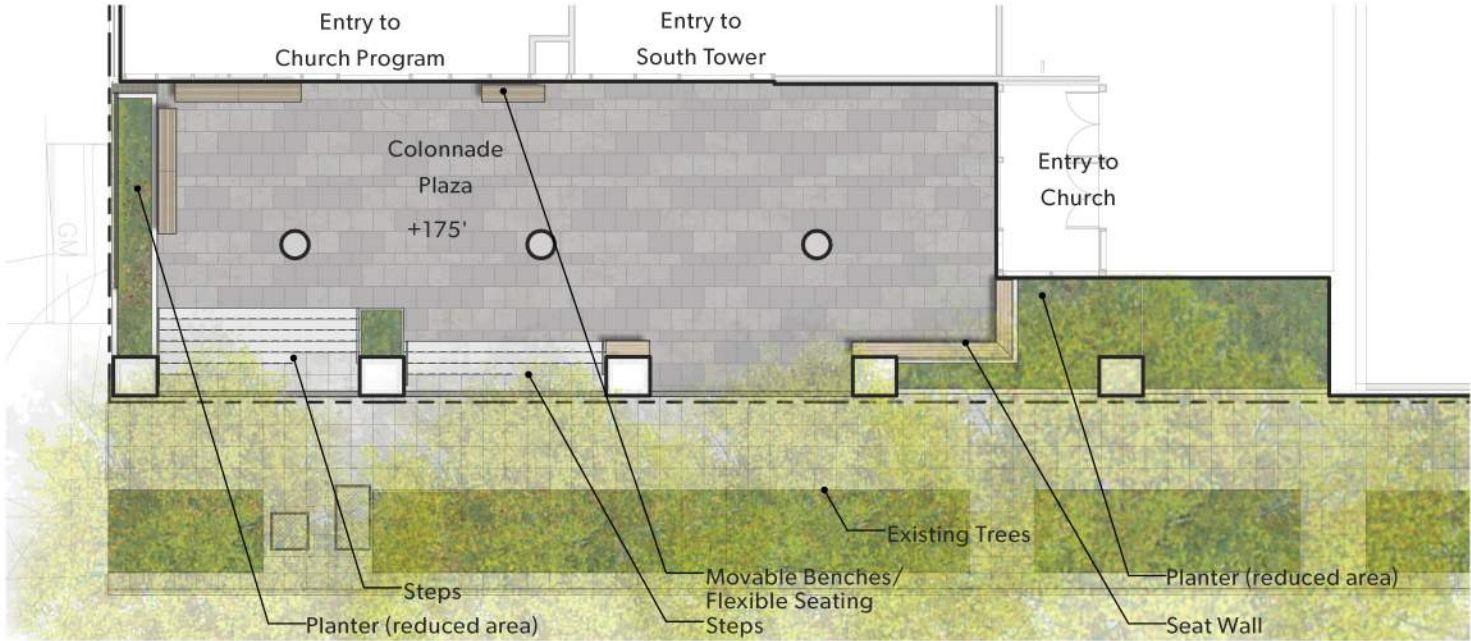
1. Floor levels were carefully set to meet all site grades, providing accessible and equitable access throughout the Church. Raising the ceiling height would result in internal ramping/transitions that would diminish the accessibility and equity of the Church.
2. Raising ceiling height would disrupt essential Church Program.
3. Continuous wood screen wraps and steps down to transition space to a more pedestrian scale.

Arguments Against Lowering Plaza:

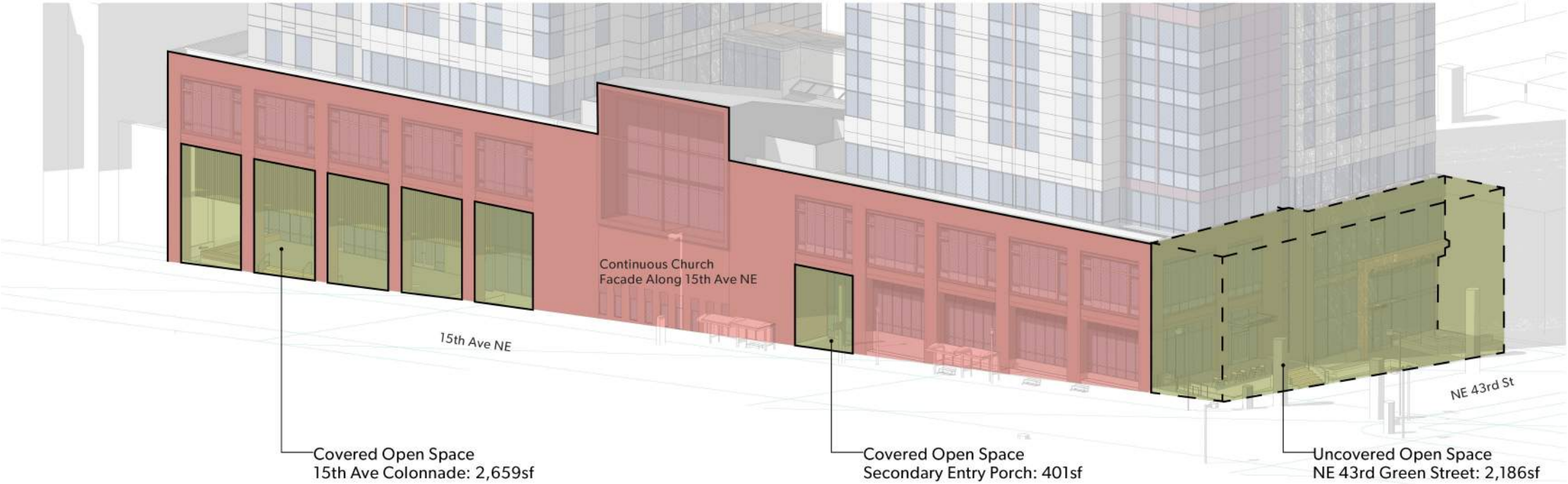
1. Plaza grade and sidewalk grade meet at the optimal central location. Lowering grade would result in a less than ideal pedestrian connection.
2. Plaza grade is set to Main Church entry level. Lowering plaza would require additional ramps/stairs inside the Church.
3. Lowering the plaza grade would push the accessible route too far away from the main entrance.



Proposed 15th Ave NE Colonnade Section



Proposed 15th Ave NE Colonnade Plan



Covered and Uncovered Open Space Locations Along 15th Ave NE



Section Perspective Through Colonnade Looking North



Section Perspective Through Colonnade Looking Southwest

DEPARTURE 04: OPEN SPACE - PERCENT COVERED

Board indicated support for Departure at EDG
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 42% which is a combined area of 2,286 SF for the 15th Ave. Colonnade and the Sanctuary entry porch.

RATIONALE
Applicant is providing the required open space for the 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.

Though covered, the Colonnade open space will emphasize public access and openness through its design. Throughout the space, planting has been reduced and direct access to the sidewalk provided to create a public feel. As well, benches and other public amenities help to create a welcoming space. As well, integrated lighting into the soffit helps create a light, welcoming space.

- 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 05: FACADE MODULATION

23.48.646 Table B
For stories up to 45 feet in height, maximum length of un-modulated facade within 10 ft of street lot line is 160ft.

DEPARTURE REQUEST

The applicant is requesting to be exempt from the maximum 160ft un-modulated facade length required at the podium’s upper floor so that it can have a continuous street wall presence along 15th Ave NW for the entire length of the facade which is 298’.

RATIONALE

Street presence and visibility along 15th Ave NE is fundamental to the church’s mission and is critical for the upper podium to hold the street edge. Erosion of the podium by code compliant modulation would weaken the church’s presence along 15th Ave NE. If the facade were modulated to meet zoning requirements, a surface area of 918sf would be required to be modulated.

The proposed design not only intends to meet the intent of facade modulation, but also create a solid base that grounds the towers in a way that includes engaging public open space. A welcoming and generously scaled colonnade 110ft in length provides significant public space and entry for the church at the southern portion of the podium.

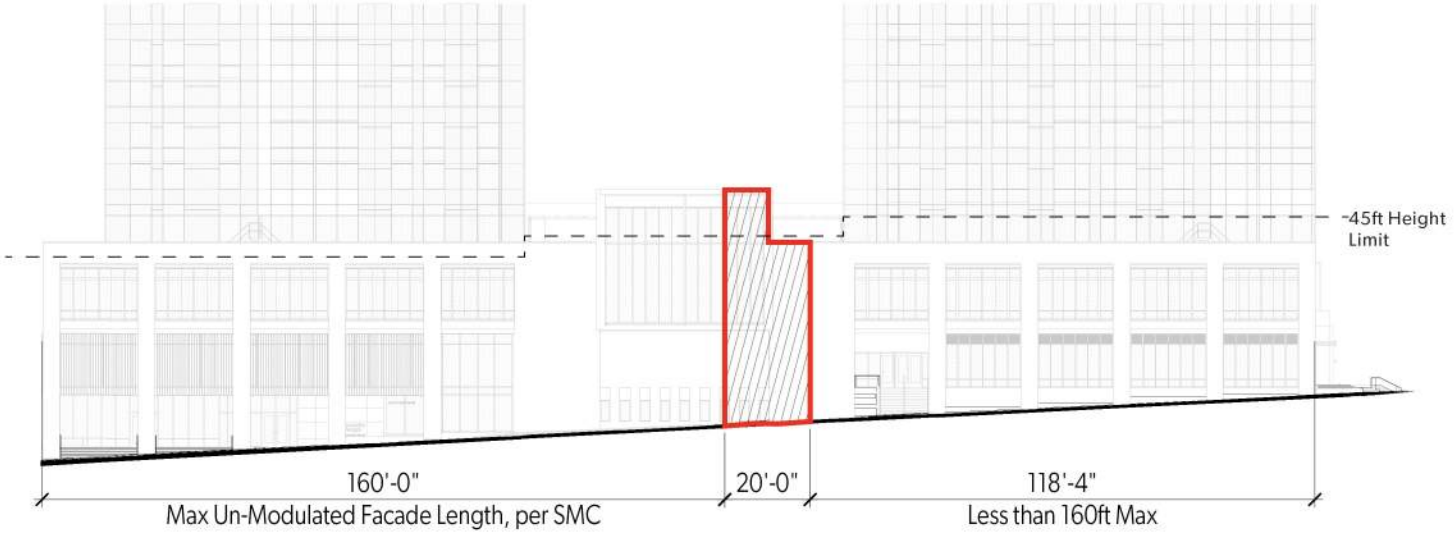
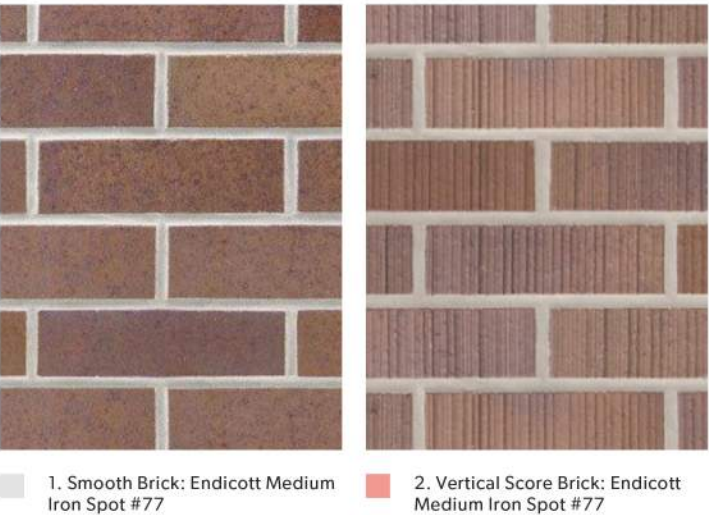
At the podium’s center the 39f long Sanctuary window will break the plane of the podium in plan and project 7f above the podium cornice to add further modulation to the roof line. Furthermore, below the Sanctuary window the finish of brick changes from smooth to vertical score. This detail helps accentuate the Sanctuary, add interest at the pedestrian scale, and break down the mass of the building along 15th Ave NE. As well, the Parish Hall windows along the sidewalk are set back in the wall with a sloping panel at the window head to further break up the mass and add interest (DC2.2.i)

To the North of the Sanctuary, the 18ft wide secondary entry porch will provide additional modulation. Completing the podium along 15th Ave NE the brick pier expression will continue to the corner on NE 43rd St and feature large open glass bays recessed 2’-6” in plan creating further visual interest and modulate the rest of the facade along 15th Ave NE. Overall, the proposed facade includes 2,726sf of modulated facade spread over the length of the site. This area is more than

double the modulation required by the zoning code.

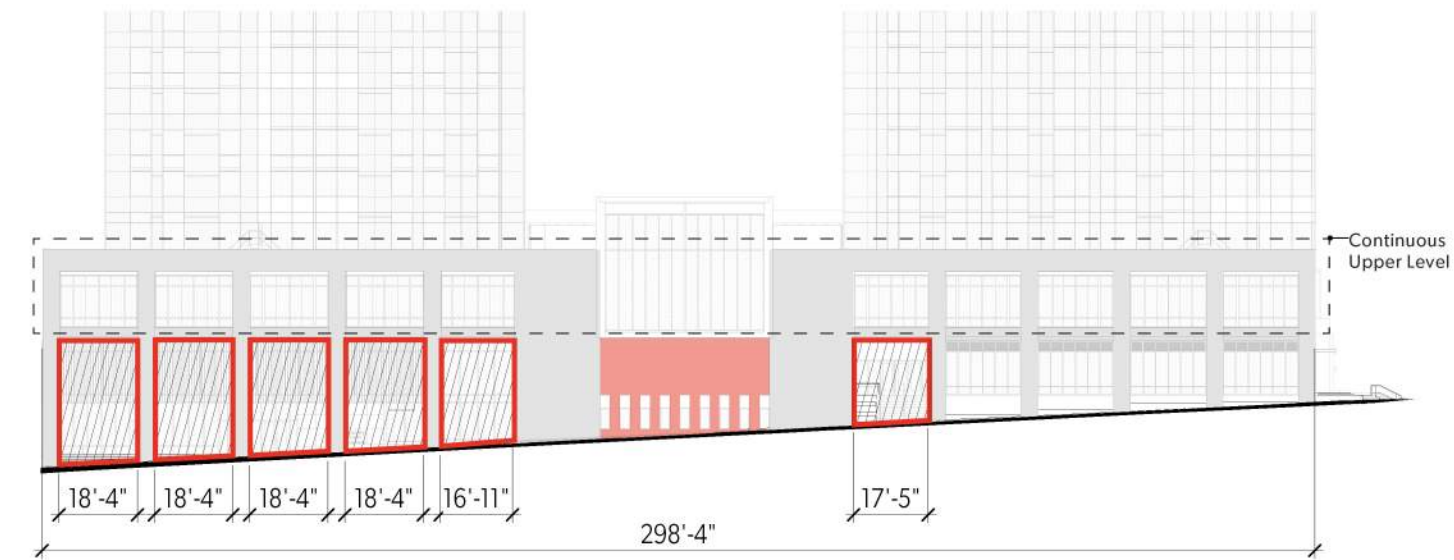
SUPPORTING GUIDELINES

- 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.
 - 2.i) Incorporate depth in to building facades, especially those with minimal modulation and boxy massing.
- DC3 – Open Space Concept
 - 3.a) Design Open Space at street level to be welcoming.
- DC4 – Exterior Elements & Finishes
 - 1.c) Use materials with inherent texture and complexity



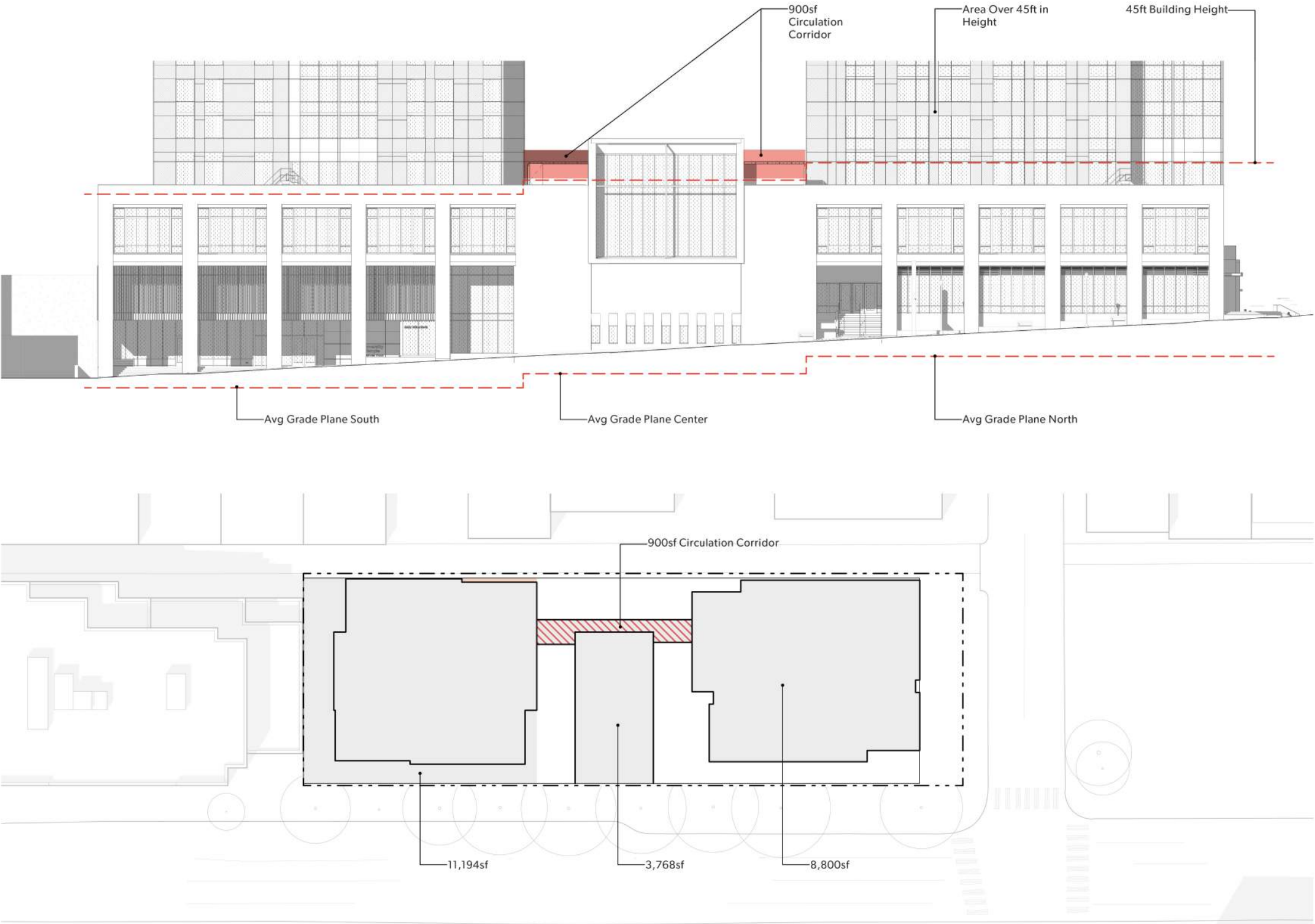
918sf of facade area required to be modulated per SMC (Setback at lest 10ft)

East Facade: With Zoning Required Modulation



2,726sf of proposed facade area modulated (Setback at least 10ft)

East Facade: With Proposed Modulation



DEPARTURE 06: FLOOR AREA ABOVE 45FT

Board indicated support for Departure at EDG

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'. If not departed, the resulting floor area would be 24,662sf well over the 11,500sf max allowed. However that is a combined floor area, which is not called for in the SMC. Therefore, we believe the 7,920sf average to be the correct interpretation.

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 07: REQUIRED STREET-LEVEL USE

23.48.040.C.1
Where street-level uses are required, a minimum of 75 percent of the applicable street-level, street-facing facade shall be occupied by uses listed in subsection 23.48.005.D.1. The remaining street-facing facade may contain other permitted uses or pedestrian or vehicular entrances.

DEPARTURE REQUEST

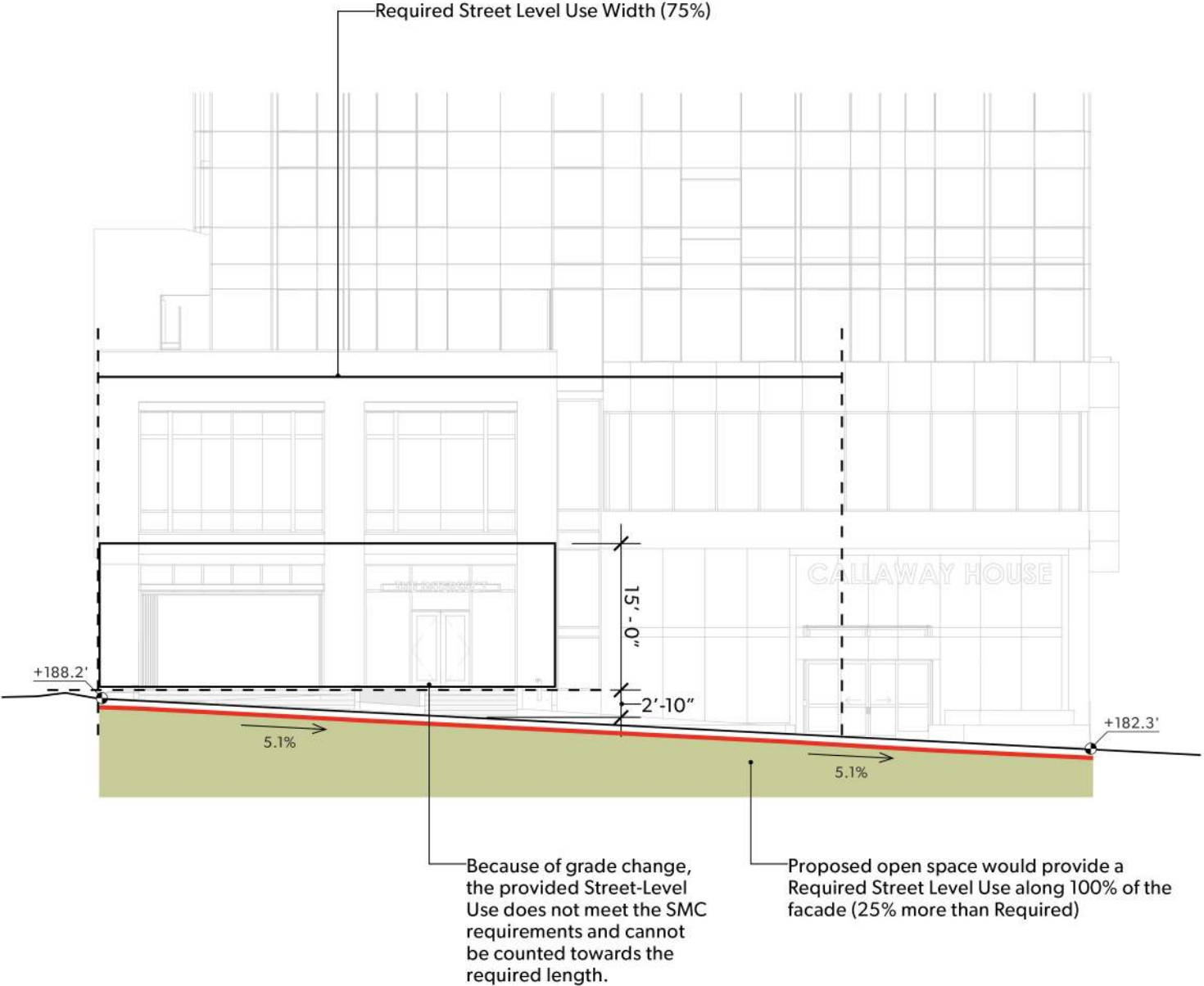
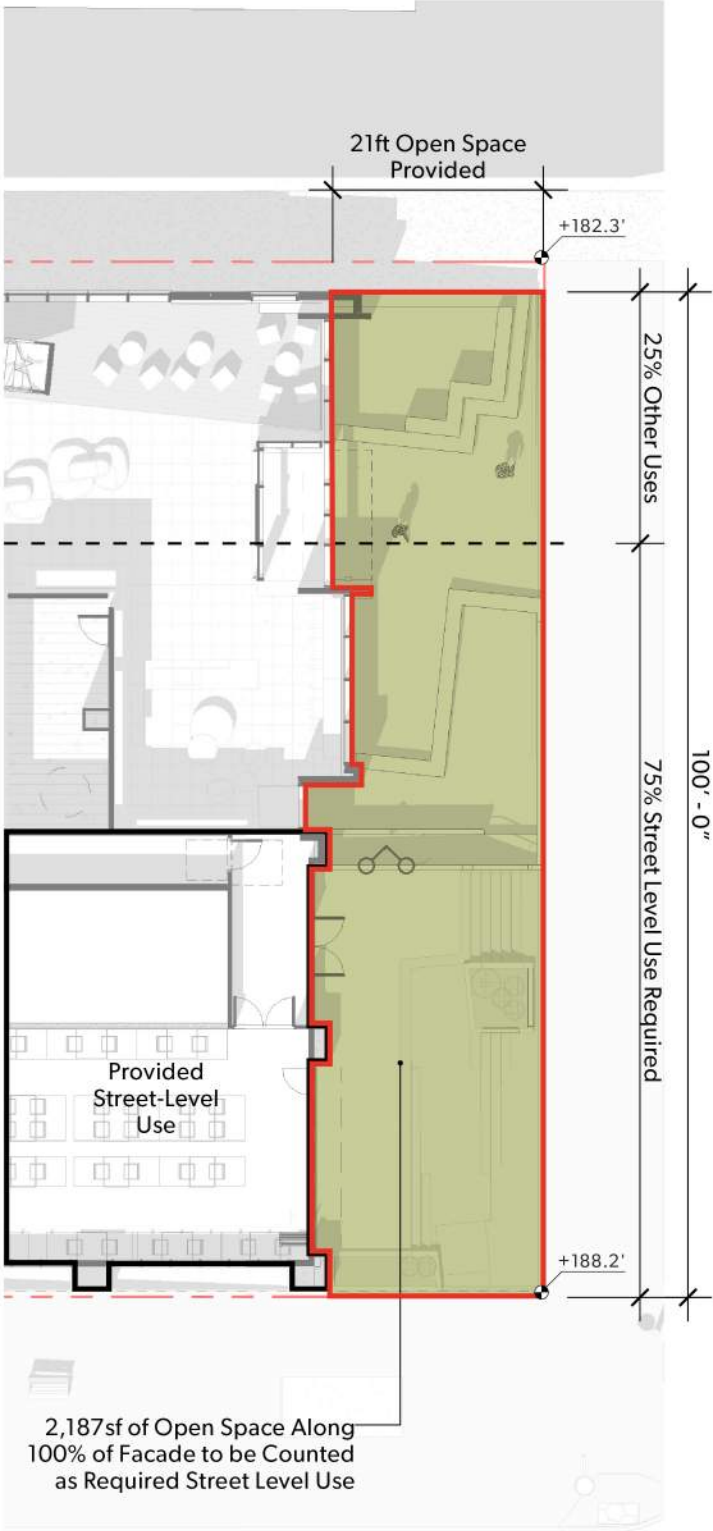
The slope and grade along NE 43rd Street make it difficult to have “street-level uses” that meet the requirements of the SMC 23.48.040.C. The applicant is requesting the proposed open space along NE 43rd Street be counted as a Public Park, which is an acceptable Required Street-Level Use. The applicant is voluntarily providing 2,187sf of Public Open Space along 100% of the NE 43rd Street frontage, which is more than the 75% required.

RATIONALE

As defined in the SMC, 75% of the facade along NE 43rd Street is required to be an approved street-level use. However, the slope and grade change along NE 43rd Street is steep enough that the provided interior spaces do not qualify as “street-level”. Instead, the proposed project will voluntarily provide 2,187sf of Public Open Space along NE 43rd Street. SMC 23.48.605C lists Public Parks as an acceptable street level use. The proposed open space is publicly accessible and part of the neighborhood green street improvements. The park like open space allows for dining, outdoor seating, significant landscaped area, and encompasses 100% frontage of NE 43rd St. Therefore, we feel the proposed open space satisfies this intent of the 75% street level use requirement for NE 43rd St.

SUPPORTING GUIDELINES

- PL1 – Connectivity
- 1.a) Open Space at Grade
 - 1.b) Green Streets Open Space
- PL3 – Street-Level Interaction
- 1.b) Grade Separations at Retail Entries
- DC1 – Project Uses & Activities
- 1.a) Maximize Active Uses Along Street Frontages
 - 3.b) Layout Open Space Intentionally to Function as Shared Community Space





APPENDIX

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.

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



RESPONSE TO EARLY DESIGN GUIDANCE

1. EDG Packet

- a. The Board stated that the packet did a good job explaining how the two towers evolved into one lower tower to the south and a taller tower the north. The Board questioned why the packet could not provide additional shade and shadow studies, for an alternative that flipped the towers or other information that demonstrated why the current building configuration is the best design approach. This information should be provided in the Recommendation meeting packet. (CS1-I-a, DC2-VI)

Response

The board showed unanimous support for Massing Option III at EDG. Additional sun / shading studies for the board approved massing are shown.

- b. The Board agreed with the placement of the Church Sanctuary as a center piece between the two towers. (CS1-I-a, PL1-I, DC2-VI, DC2-VI-k.)

Response: Noted

- c. The Board agreed that the Urban edge condition along 15th Ave NE is very successful. (CS2-B, CS2-C, PL1-I)

Response: Noted

- d. The Board said that it was helpful to understand the different church programming components and how they will interact with one another. (CS2-B, PL1-I, DC2-VI-k.)

Response: Noted

- e. The Board appreciated the sketch imagery in the EDG packet which aided in providing a better understanding as to which direction the design was going. (DC2-VI, DC2-VI-k)

Response: Noted

RESPONSE TO EARLY DESIGN GUIDANCE

2. Massing

- a. The Board stated that they were pleased how the design had progressed toward the preferred option. (CS1-I-a, DC2-A-2, DC2-C)

Response: Noted

- b. Board members suggested that the massing options appeared to be more of a design progression rather than three distinct massing options depicting three distinct massing ideas. (CS1-I-a, DC2-A-2, DC2-C)

Response: Noted

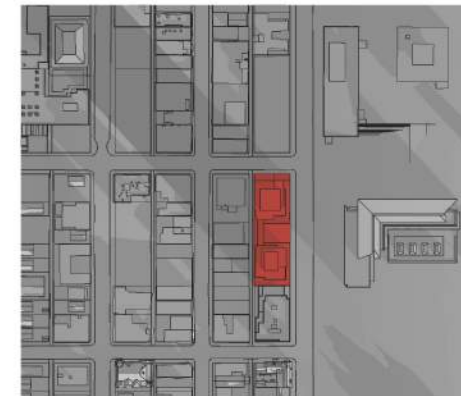
- c. The Board supported the third massing option, Option III, and the concept of the podium, the expression of the building along 15th Ave NE and the placement of the student housing entry on NE 43rd St. (DC2-A-2, DC2-C, DC2-I-c)

Response: Noted

- d. The Board supported the arrangement of uses as depicted in the third option and liked the strong base and programming along 15th Ave NE. (CS1-I-a, CS2-D-4)

Response: Noted

SOLAR STUDY: PROPOSED DESIGN

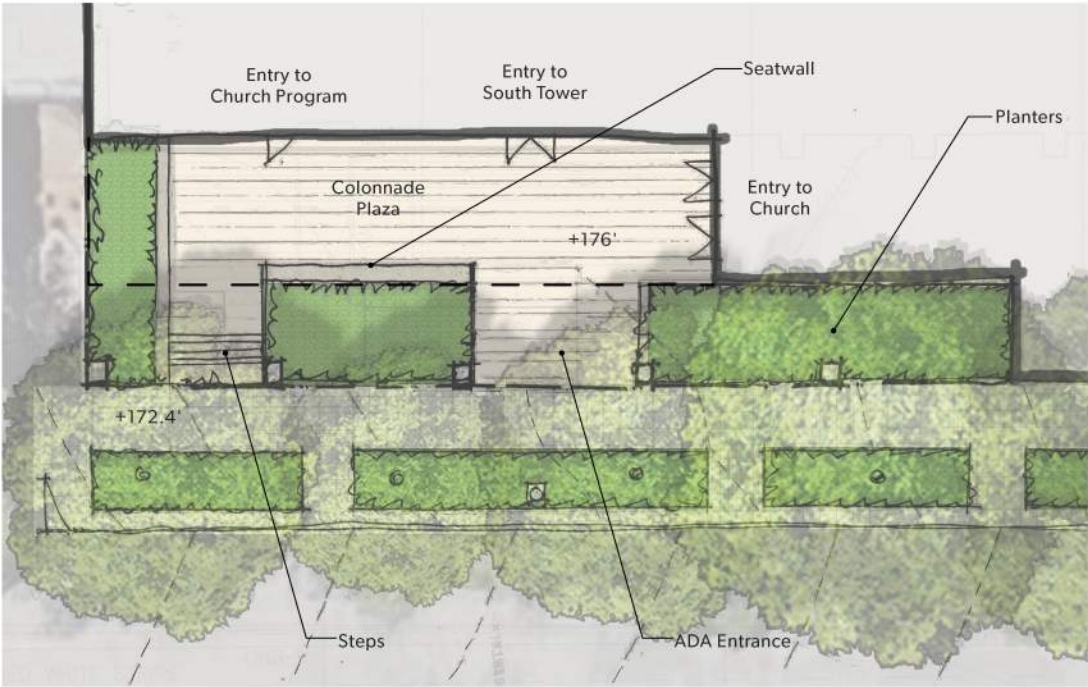
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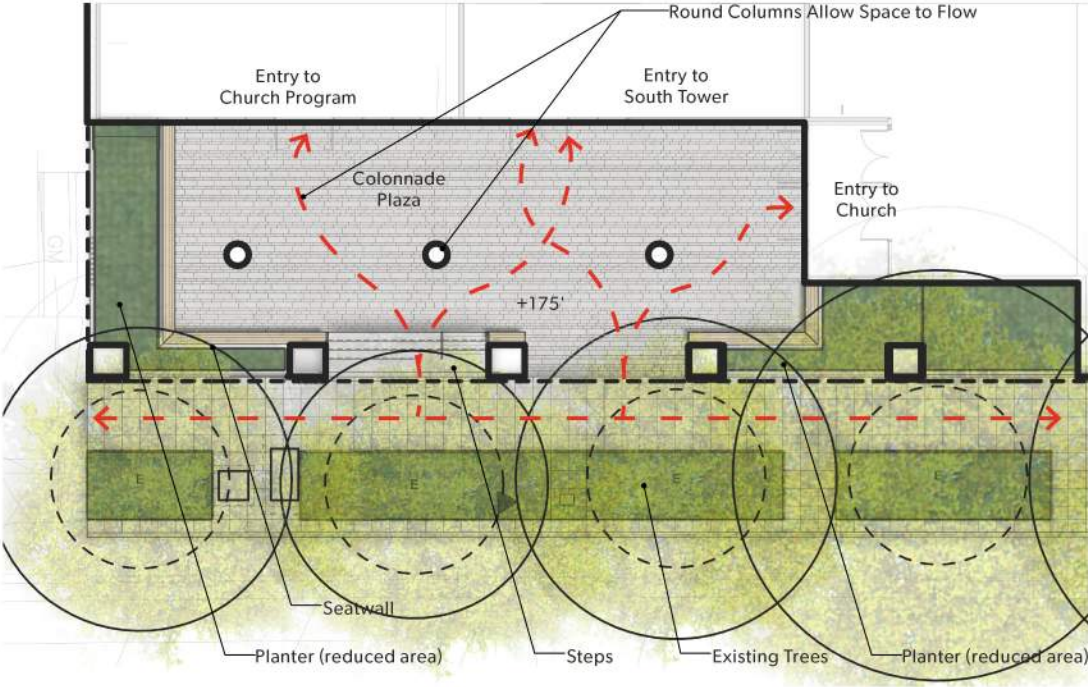
Section Perspective Through Colonnade Looking North



Section Perspective Through Colonnade Looking Southwest



15th Ave NE Colonnade Plan at EDG



Proposed 15th Ave NE Colonnade Plan

RESPONSE TO EARLY DESIGN GUIDANCE

3. Design Concept

- a. The Board applauded the duality of the project, taking on the requirements of the church and the developer's requirement for student housing. (DC2-II-b, DC2-II-b)
Response: Noted
- b. The Board appreciated the design of the corner at NE 43rd St and 15th Ave NE which features the student housing entry which they felt aided in defining the adjacent open space in relationship to the alley. (CS2-B-2, CS2-B-3, PL3-A, PL3-I)
Response: Noted
- c. The Board appreciated the design progression of the preferred option particularly at the base of the project, the use of the colonnade, its framing and rhythm, and how all of the elements relate to the rest of the building structure. (CS1-I-a, CS3-I-a)
Response: Noted
- d. The Board discussed at length various concerns they had with the colonnade, its perceived height and scale of the open/gathering space and gave guidance that the space needs to be more inviting with a higher degree of comfort so that it does not feel so overwhelming. (PL3-I-C, DC3-A, DC3-B)
- e. The Board suggested that the landscaping along colonnade edge could be scaled back to open the space more which would help make the space more inviting. (PL3-I-C)

Response
In response to the Board's feedback at EDG, the applicant has significantly reduced the planted area to provide a better connection from the colonnade to the street. Access to colonnade is front and center in the central column bay to provide stronger visual access from the street and logical wayfinding. To make the space less imposing, the brick pilasters are reduced in depth and the inboard tower columns are round to allow space to flow around them. Additionally, the Church entry vestibule has been pushed north opening the space more as well. All these design moves result in a more public and inviting colonnade.

The size and scale of the colonnade will meet the user needs and requirements of the church sanctuary, south tower lobby and church program in a clear, comprehensible, inviting manner that is appropriate for the church and surrounding neighborhood.

RESPONSE TO EARLY DESIGN GUIDANCE

3. Design Concept

- f. The Board stated that as the colonnade space becomes more developed, the design should consider specific detailed design elements such as lighting and how the ceiling/soffit will be designed. (PL3-I-c, DC3-B)

Response

The soffits and upper wall of the colonnade are clad with a tightly scaled slatted wood screen wall to both reduce the scale and provide continuity with wood detailing within the church interior. This achieves a better interior/exterior continuity of design. Linear lighting will reduce the scale of the space and provide an additional layer of detail integrated into the wood soffits.



Colonnade Wood Soffit & Screen Wall



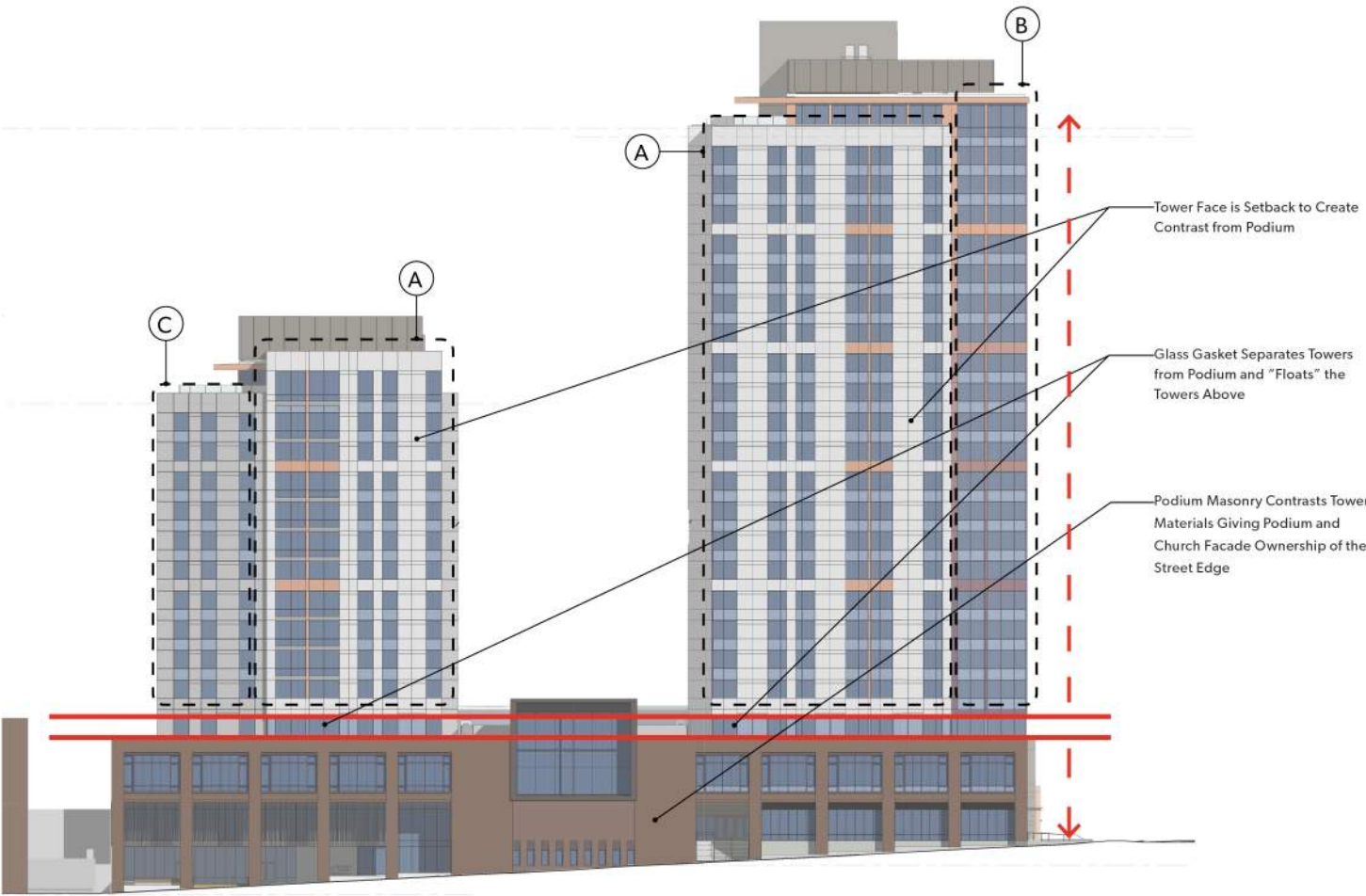
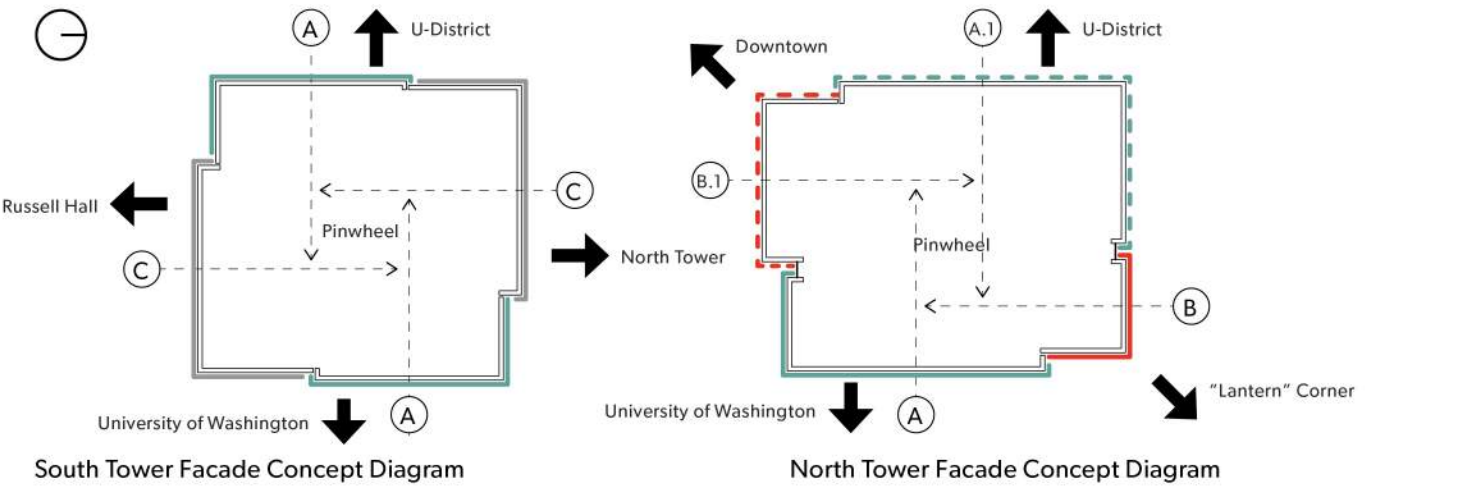
Colonnade Lighting: Seatwall



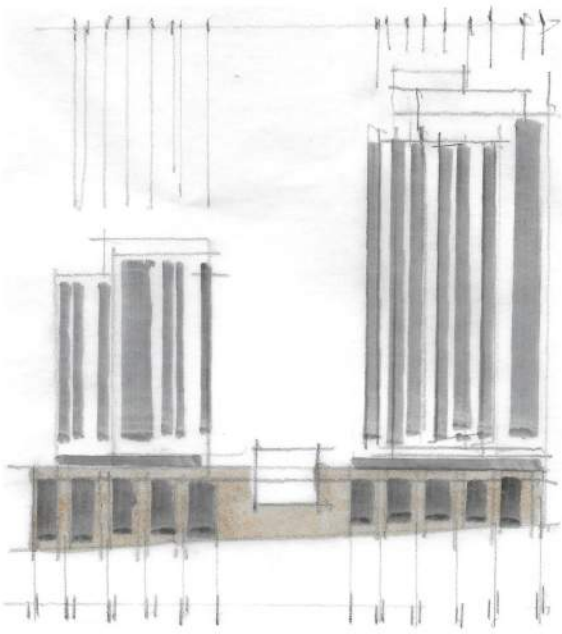
Colonnade Lighting: Soffit, Steps, & Column Sconces



Podium: 15th Ave NE Material Assembly



Proposed East Facade



15th Ave NE Facade Regulation & Concept Diagram

RESPONSE TO EARLY DESIGN GUIDANCE

3. Design Concept

h. Board member suggested that the weakness of the project in terms of the third option are the tower pieces, which seem to emulate the typical tower placed on a podium as seen throughout Seattle. It was also stated that the strength of the base of the project was not necessarily being reflected in the tower components. (CSI-I-a, CS2-B-2, CS3-1)

Response:
The strength of the base is carried up into the towers by using a rhythm of vertically proportioned windows punched into the lighter colored metal panels. As in the base, the vertical bays create a strong recognizable language. The lighter colored panels clad both towers and provide an elegant, timeless recognizable fabric against which featured elements and colors play off. The dynamic massing of a pinwheel plan organization seen at EDG has provided a logic for developing the exterior materials palette and tower facade compositions.

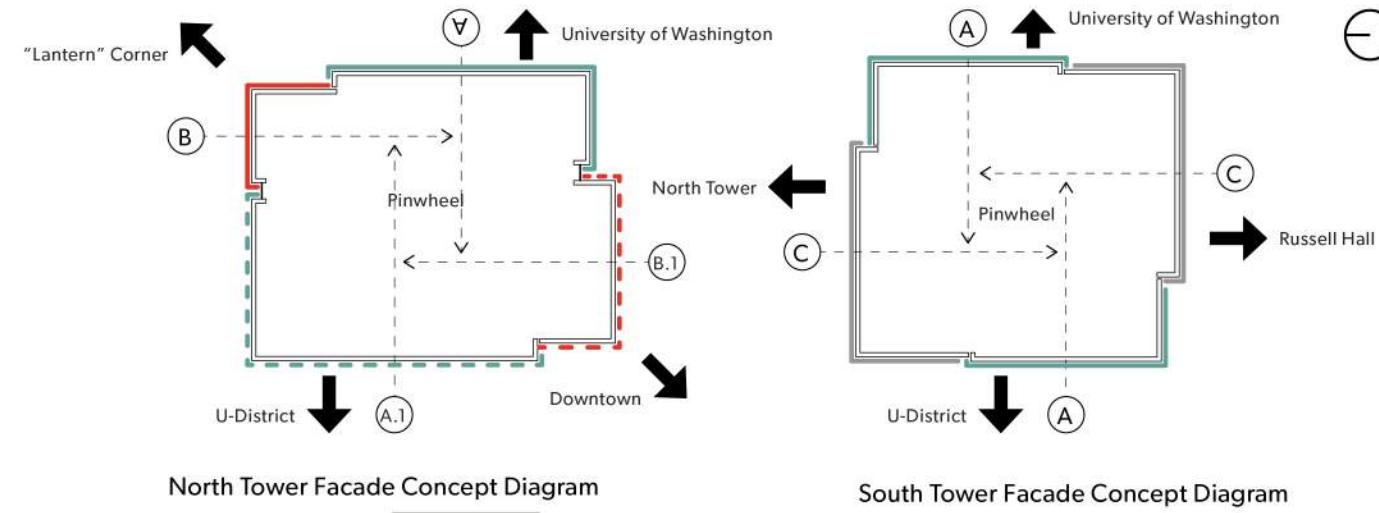
At the north tower, a glass lantern corner with a gradient feature panel will provide wayfinding, identity and help landmark the tower at the corner of 15th Ave. N and 43rd street (B). Though similar in program to the student residences elsewhere on the floor, it was important to treat this corner uniquely as a larger contextual response. The orange accent color used in the gradient marks the central bay of the North's towers east facade to emphasize orientation to the UW campus and will be contrasted against the lighter metal panel used on this facade. (A). At the tower's SW corner, the orange accent color is used at the spandrels and recalls the more colorful lantern corner and emphasizes the tower's orientation to the surrounding U-district to the SW (B.1). Along the tower's north and west facade, the orange accent color will be integrated into the vertical window mullions to add an extra layer of color to express the energy and vitality of the student housing program and its orientation to the U-district (A.1). The orange accent rooftop amenity canopy will terminate the tower massing.

RESPONSE TO EARLY DESIGN GUIDANCE

3. Design Concept (h. Continued)

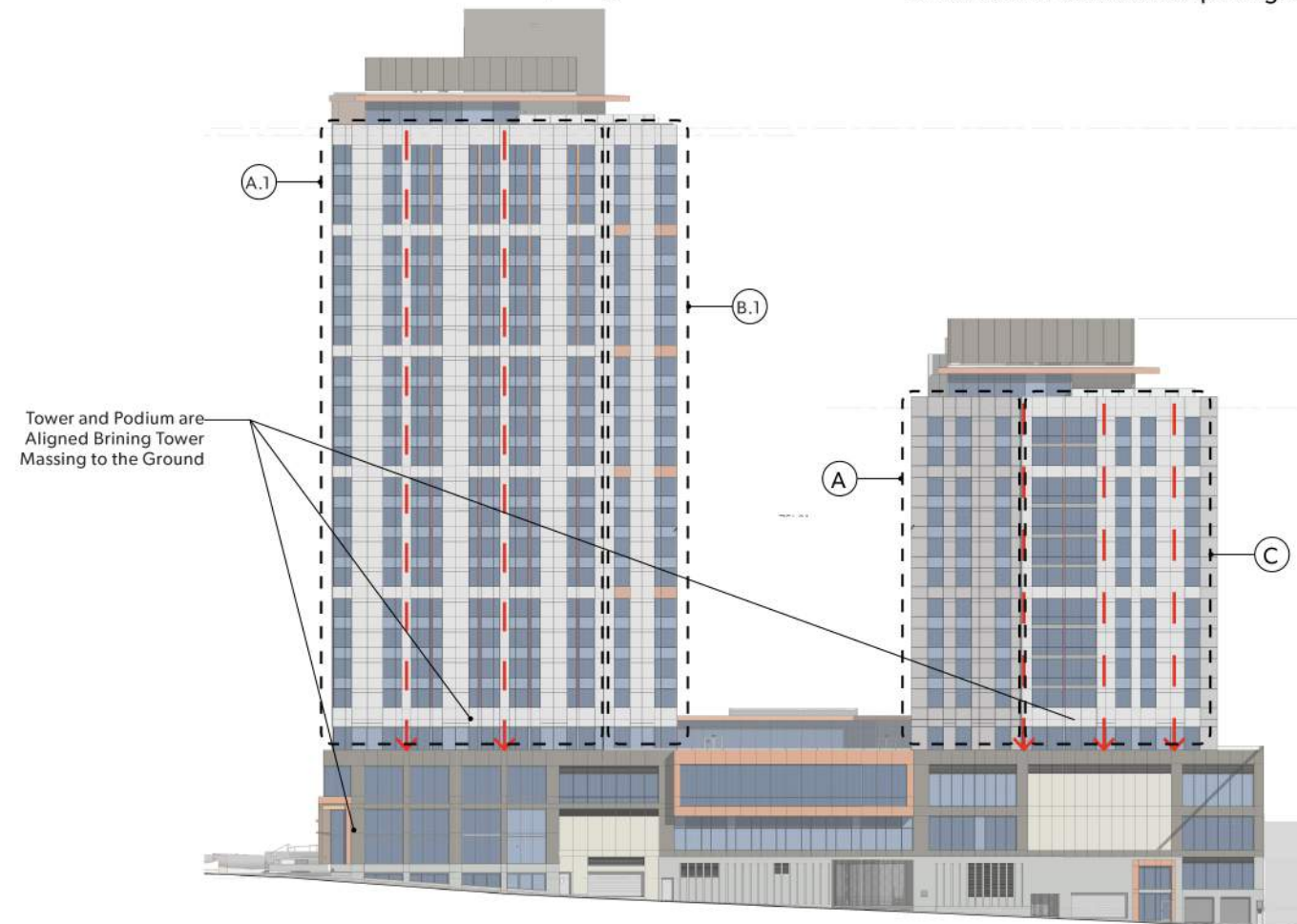
Response

The south tower's more cubic massing is highlighted using darker metal panel on the north and south facades (C) that contrast with the lighter panels on the east and west (A) and help articulate the interlocking masses of the pinwheel plan. The centrally located living rooms have bigger windows and provide a differentiation from the north tower. On the tower's east facade, the orange accent color will be used to add an extra layer of color to the floor spandrels of the central living room bay to emphasize orientation to the UW campus.

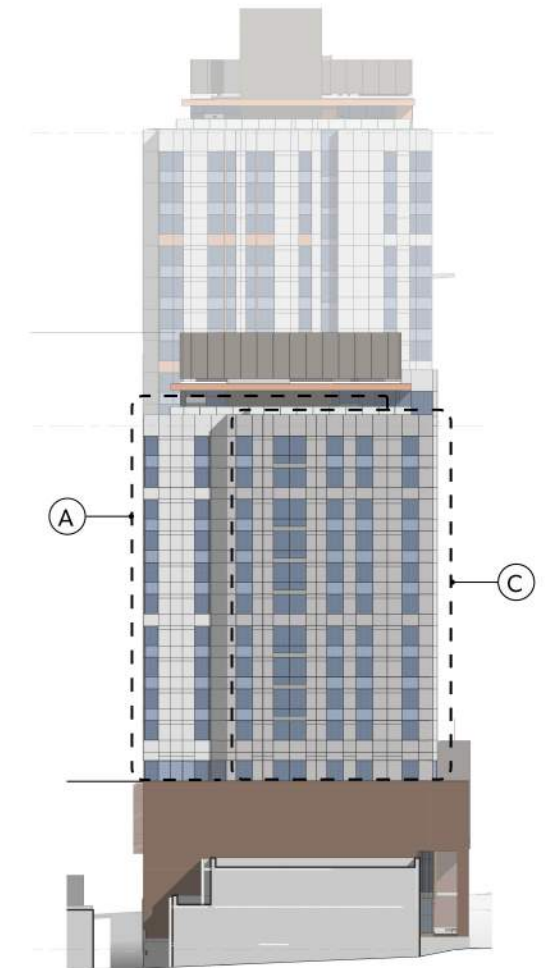


North Tower Facade Concept Diagram

South Tower Facade Concept Diagram



Proposed West Facade



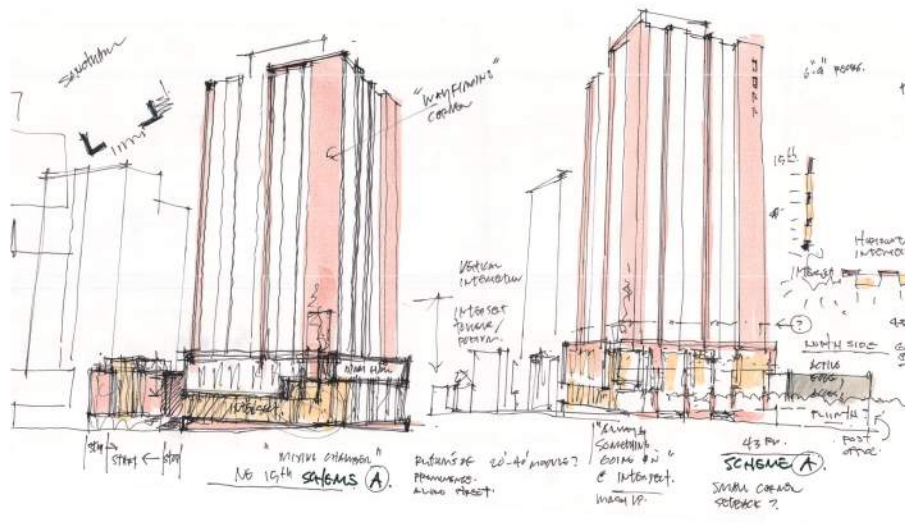
Proposed South Facade



Separated Podium and Tower Materials on 15th Ave NE



Podium and Tower Materials Along the Alley with Highlighted Entries & Amenity Areas



Sketch Study of Combining Podium & Tower Materials



Study Sketch of "Floating" South Tower Above Podium



Study Sketch Tying Podium & Tower Materials Together

RESPONSE TO EARLY DESIGN GUIDANCE

3. Design Concept

- i. The Board stated that if the project is targeting a distinct, separate concept, then the towers should become even more stark in their contrast between the base and tower. Alternately, the base element could become one with the tower by interlocking or integrating the two elements together. (CSI-I-a, CS3-1)

Response:

The design team studied interlocking the tower with the podium in order to make the base element become one with the tower. In this study the base material was carried up into the tower to integrate the two elements together. The sketch shows the masonry of the base repeated in the more solid portions of the towers.

However, the design team chose two different tower/base relationships that are more responsive to the site's dual contexts and reflective of the mixed-use program.

Facing east to the UW campus towards the more institutional buildings along 15th Ave NE, the brick podium responds well to the context and is an appropriate language for the church. To emphasize the podium's presence along 15th, the student residence towers are pushed back to give prominence to the podium. To provide a distinct separate concept that contrasts with the the podium, the towers will be clad in a lighter metal panel and glass skin that will be "floated" above the podium with a glass "gasket".

Facing west to the alley, and the vibrant U-district, the towers and podium are coplanar, and the metal and glass above will continue to grade. A more playful exterior treatment using the orange accent color at the student entry lobby on 43rd and at the dining hall window bay on the alley will both express the student housing program and be distinctly separate from the more platonic masonry podium along 15th Ave.

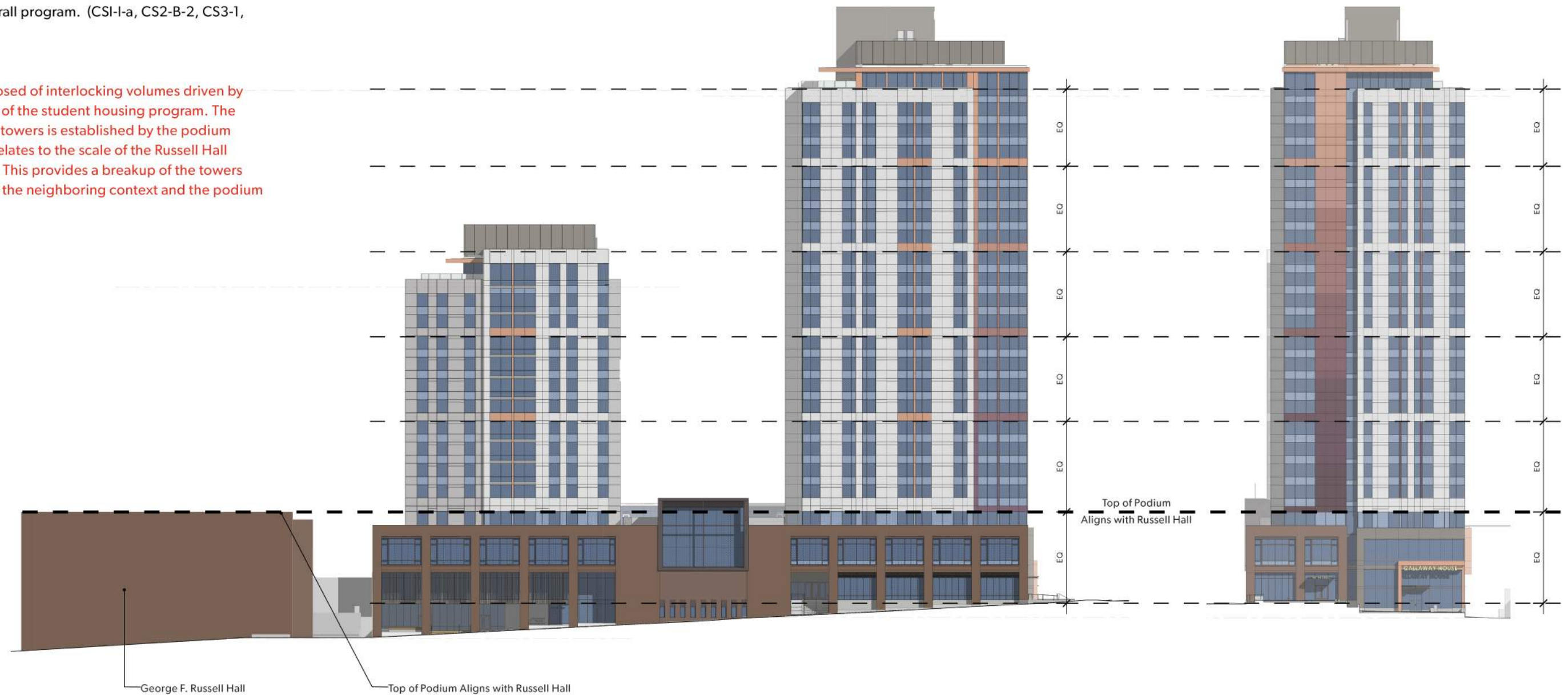
RESPONSE TO EARLY DESIGN GUIDANCE

3.Design Concept

j. Board members noted that the upper massing isn't doing justice to the overall program. (CSI-I-a, CS2-B-2, CS3-1, DC2-I-d)

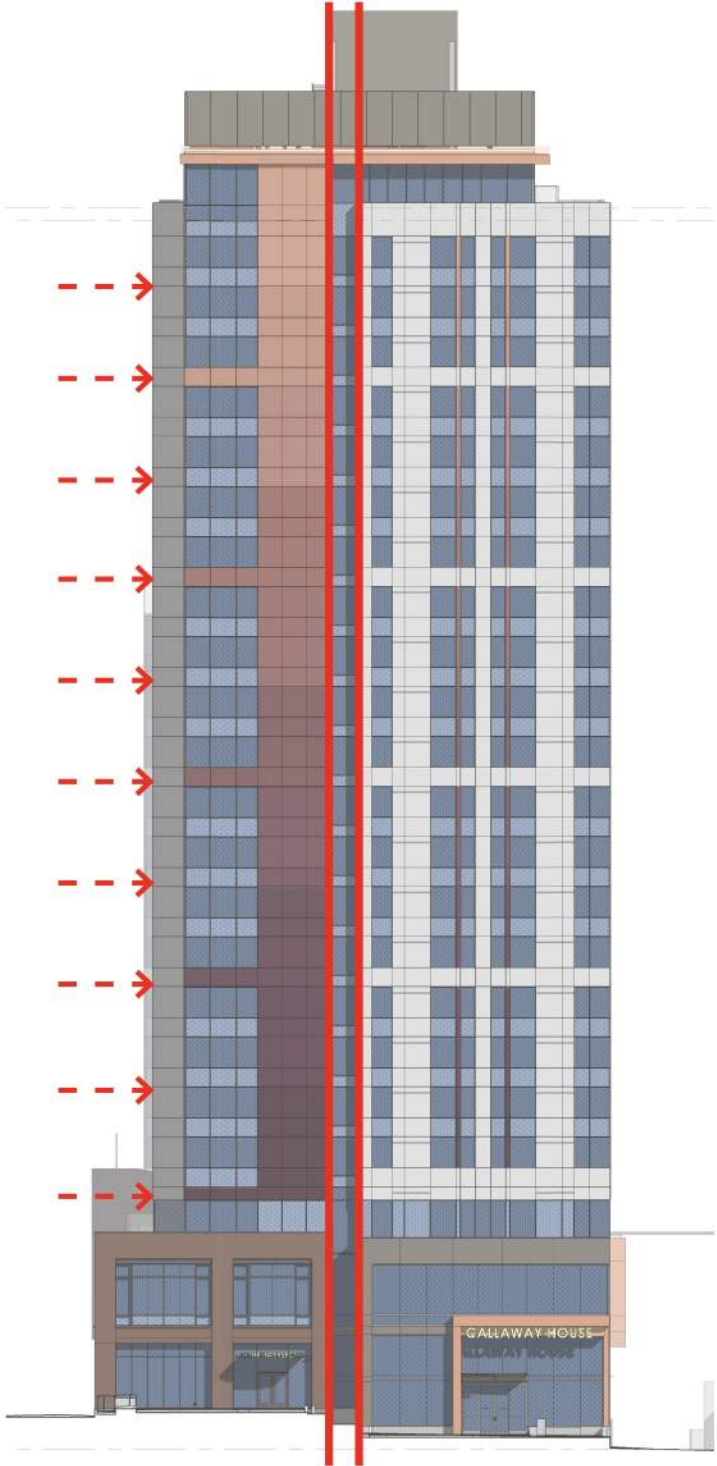
Response:

The towers are composed of interlocking volumes driven by the scale and module of the student housing program. The vertical rhythm of the towers is established by the podium datum which in turn relates to the scale of the Russell Hall building to the south. This provides a breakup of the towers reflecting the scale of the neighboring context and the podium program.



Proposed East Facade

Proposed North Facade



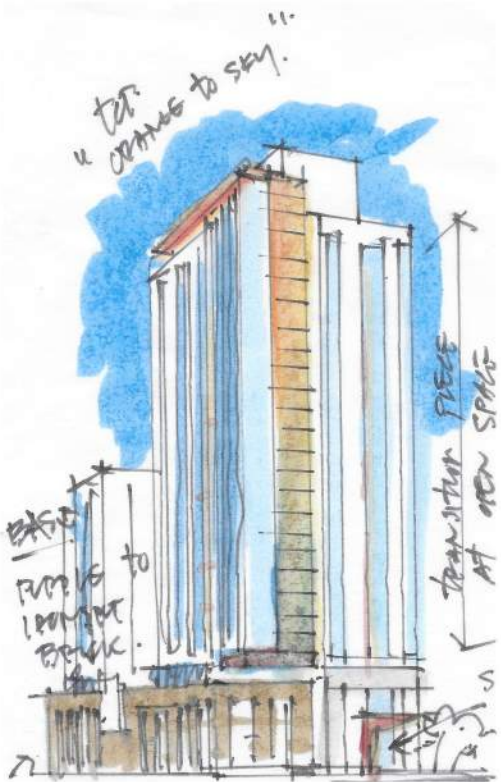
Proposed North Facade

RESPONSE TO EARLY DESIGN GUIDANCE

3. Design Concept

k. Board members suggested that the open space element along NE 43rd St could potentially be a third design language that intersects with the two opposing design languages of the base and tower. (DC3, DC3-I)

Response:
Along 43rd, at the open space element, a vertical gradient colored metal panel will enhance the glassier corner of the north tower and mark the transition from the masonry podium of the church to the student housing entry lobby and is where the tower and podium become coplanar. At this juncture the metal and glass tower language will continue to grade. "



Sketch Study Developing Gradient Feature Along NE 43rd St

RESPONSE TO EARLY DESIGN GUIDANCE

3.Design Concept

- I. The Board stated that at the Recommendation meeting they would like to see how the application of materials will work to create a distinct building identity. (CS3-1, PL1-II-c)
- m. The Board stated that they will be looking to understand the final intention of the materials application as something unique and different and made note of the precedent imagery on page 88 of the EDG packet as examples of a successful composition. (CS3-1, PL1-II-c)

Response:
Material selection is driven by the distinct site orientation, differentiation of the towers from the podium along 15th Ave NE, and expression of the project’s unique mixed-use program. The brick clad podium along 15th is a contextual response to adjacent brick buildings. The masonry detailing is distinctly modern and intended to provide an effective counterpoint to the lighter, glass and metal towers that are “floated” above the podium.

Two metal panel colors are used to visually reinforce the interlocking tower massing. Vertical window bays broken into 4 story segments are “incised” into tower skin and create a more distinct articulated exterior than the typical glass tower. The central bay of the south tower will have larger glass bays for units with living rooms and help differentiate it from the north tower with its larger glass corner and distinctive gradient color metal panel at the corner of 15th Ave. NE and 43rd st. The gradient color will transition from a darker rich color that relates to the masonry podium and will transition to a brighter dynamic color used at the building’s rooftops, student entry lobby on 43rd, and dining hall window on the alley facade.

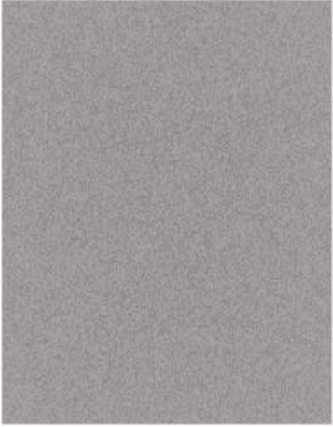
While different from the podium in material and “weight” the towers are organized into clear simple vertical bays that reflect the orderly rhythm of the podium and vary according to specific site orientation.



Towers
Window Wall



Towers
Color 01 - Metal Panel: Champagne
Metallic



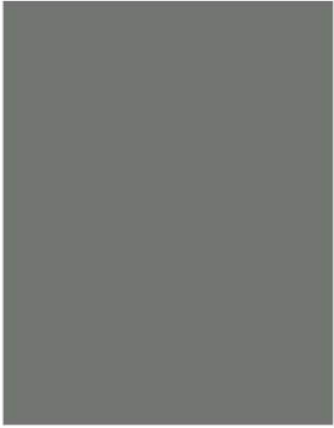
Towers
Color 02 - Metal Panel: Silverstorm
Metallic



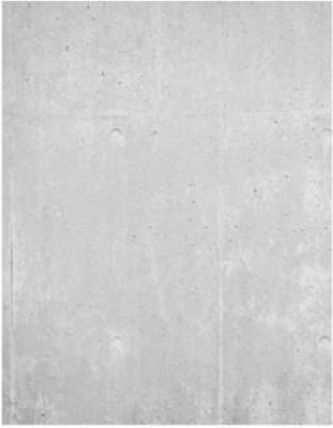
Towers
Color 03 - Mullion: Pewter



Podium - Alley
Curtain Wall: Resident Lobby Entry



Podium - Alley
Color 04 - Metal Panel: Eclipse Gray



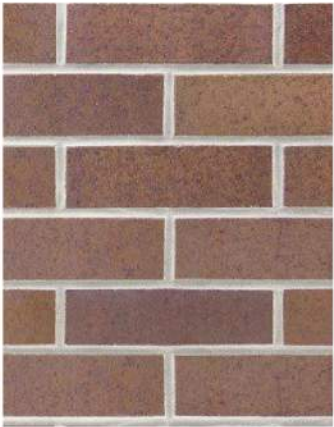
Podium - Alley
Concrete: Cast in Place



Podium - Alley
Wood Panel: Western Red Cedar



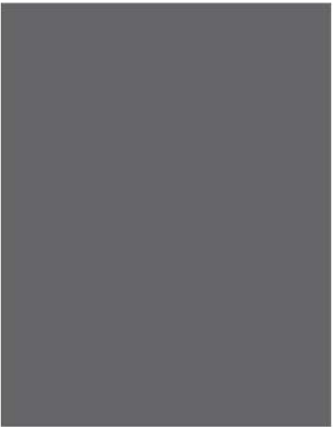
Podium - NE 15th Ave
Storefront At Level 02



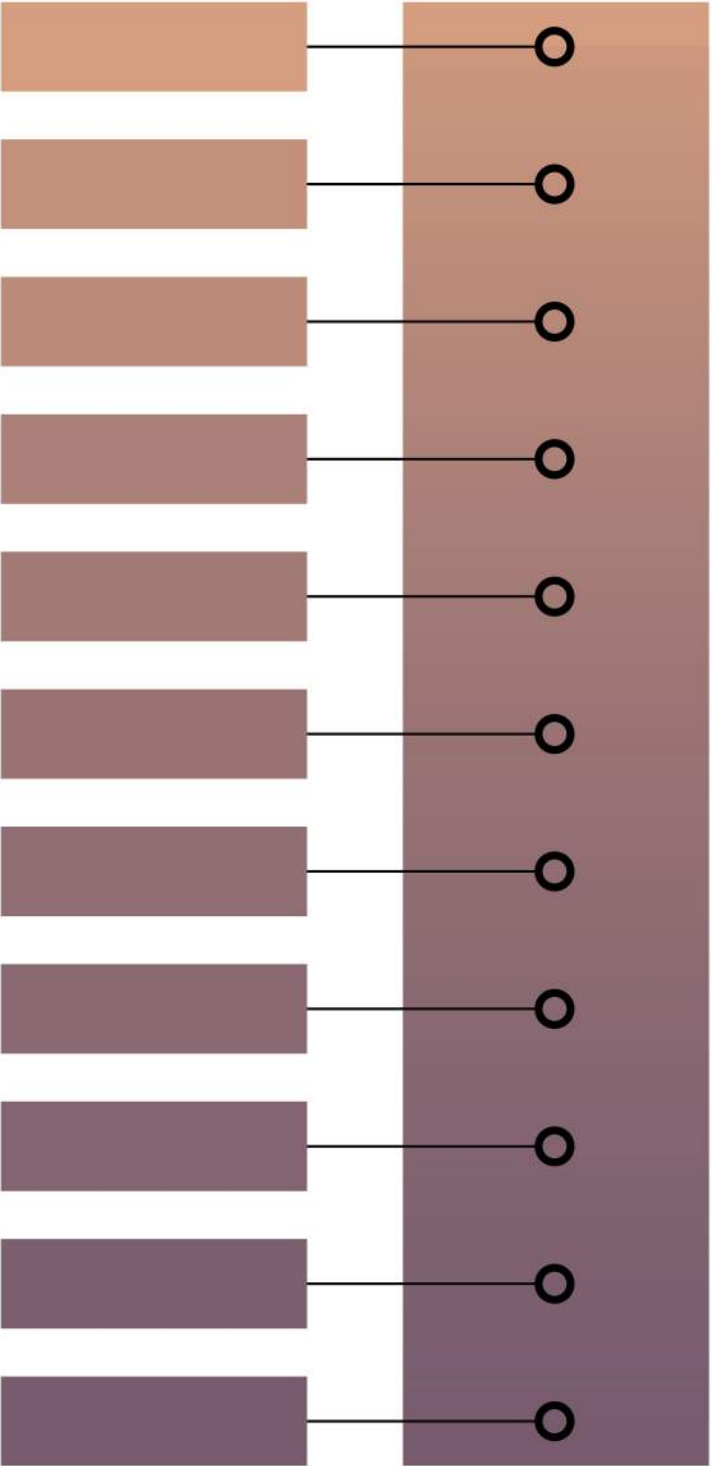
Podium - NE 15th Ave
Medium Ironspot Brick



Podium - NE 15th Ave
Wood Screen



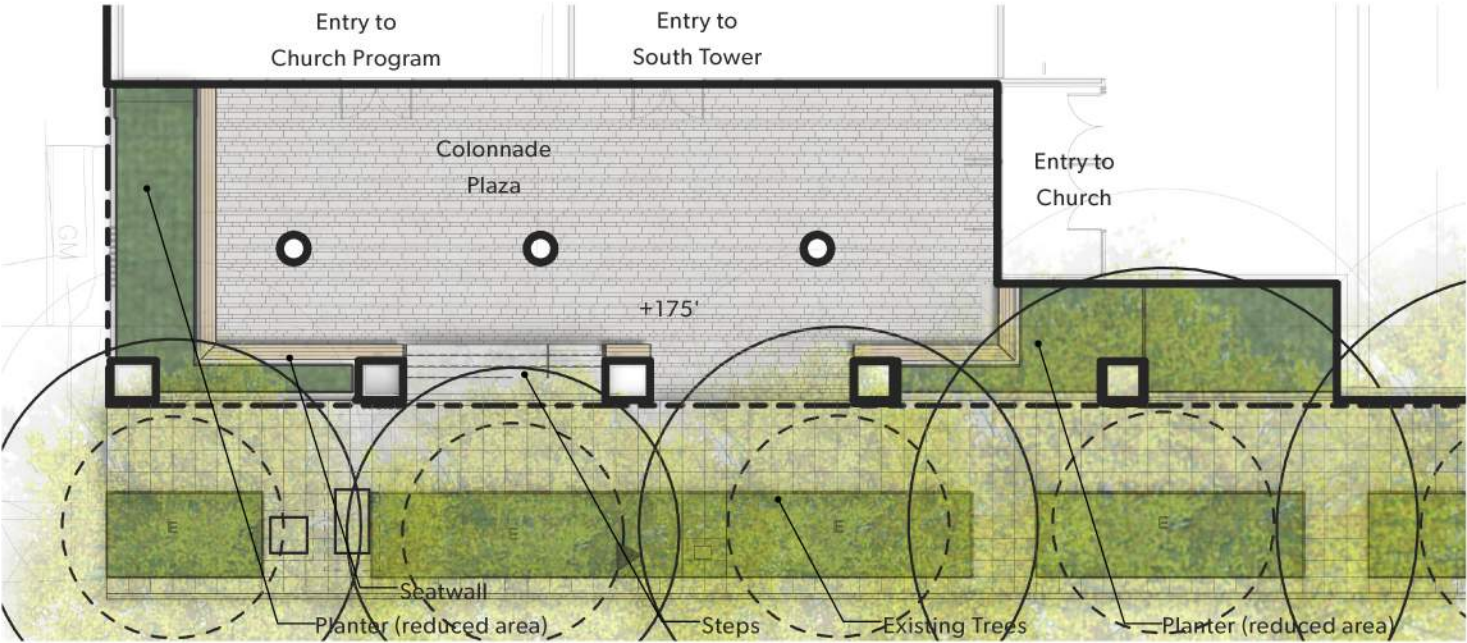
Podium - NE 15th Ave
Metal Panel & Mullions



Tower Gradient Concept & Color Selection



Podium: 15th Ave NE Material Assembly



Proposed 15th Ave NE Colonnade Plan



Colonnade Lighting: Seatwall



Colonnade Lighting: Soffit, Steps, & Column Sconces

RESPONSE TO EARLY DESIGN GUIDANCE

4.Landscape / Streetscape / Open Space Concept

- a. The Board generally supported the overall approach to the layout of the landscaping elements. (DC3-C-2, DC2-VI-k)
Response: Noted
- b. The Board appreciated how the design effectively deals with grade changes. (PL1-Ia, PL1-II -c, PL3-1-b.)
Response: Noted
- c. The Board verbalized their concern about the colonnade and the perception of its extreme height. The design of the colonnade should relate to both the pedestrian scale and the overall building scale. (PL3-I)
- d. The Board was also concerned with how the colonnade transitioned from the two-story space down to the one-story entryway which they thought to be constrained. The Board gave guidance to do as much as possible to make the transition space as inviting as possible. (PL3-A, PL3-I)

Response
The colonnade has been redesigned to be more accessible from the street by reducing the planted areas and opening the colonnade up to the adjacent sidewalk for visual and pedestrian connection and community interaction. The finish floor of the colonnade has been keyed into the sidewalk elevation to match grade as much as possible on this sloping street frontage.

The height of the colonnade relates to the overall design concept for the podium and is detailed in brick. The colonnade exterior transitions to a wood screen that clads the soffits, reduces and softens the apparent height, provides more comfort, and becomes an invitation for the public.

As the colonnade steps down to the one-story entry way, the wood screen will step down and create a continuous enclosure that helps transition the space in section.

RESPONSE TO EARLY DESIGN GUIDANCE

4.Landscape / Streetscape / Open Space Concept

- e. The Board requested additional information on how the grades work in relationship to the street and to the back wall of the colonnade. (CS2-B-1)

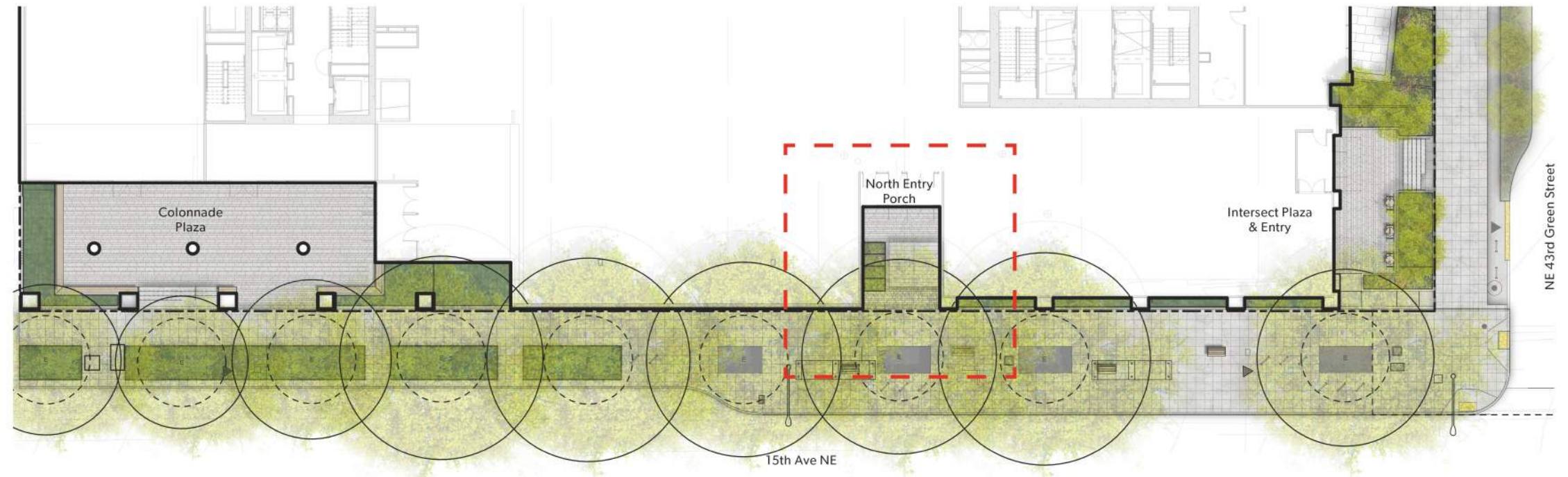
Response

The main at-grade entry of the colonnade is at grade (at +175.00'), with the sidewalk sloping up towards the north, and down towards the south. Planters respond to the grade, and planter height is minimized from the street side. South of the stairs, the planter soil slopes down towards the east to minimize planter height. North of the main at-grade entry, the planters gently terrace up to be above the sidewalk surface, but are less than 18 inches tall.

- f. The Board was troubled by the constrained nature of the secondary entryway created by the landscaping planter element. The Board verbalized support for a potential departure to remove the landscaping planter make the secondary entry more inviting. (PL3-A, PL3-I, DC4-D-1, DC4-D-4)

Response

The design of the North Entry Porch has been revised to include the stair portion on the outside of the building, not inside as previously designed. Accessible path of travel is provided by alternate entries. The square footage of the revised open space is increased, and the grade change allowed for stepped planters to mitigate elevation change and create a verdant edge on the south side of the entry stairs.



Rendered Street Plan of 15th Ave NE



Previous Design: Enlarged Street Plan of 15th Ave NE



East Facade Along 15th Ave NE: Colonnade



East Facade Along 15th Ave NE: Intersect

RESPONSE TO EARLY DESIGN GUIDANCE

4.Landscape / Streetscape / Open Space Concept

g. The Board asked if other elements like benches could be installed in areas where there are windows along 15th Ave to help further activate the street frontage. (PL1- II -e, DC4-D)

Response
The nature of this frontage is complex due to grades. The pedestrian experience along 15th Ave NE incorporates 3 different floor plates to activate the street frontage. At both the Colonnade and secondary entry, planted area was reduced to provide more occupiable area. These enlarged spaces open to the street and offer greater connectivity to the public. Where possible, pedestrian amenities were added. The public open space at the colonnade includes seating elements, planting, and lighting that are stitched together with the street work to create character that serves the public but also matches the Church’s values.

In the streetscape itself, an 8’-6” clear walking path extends along the property line with all the existing Green Ashes to remain. Towards the North, a large bus stop will remain. Metro and SDOT have plans for bus stop improvements include new benches, two new shelters, a new pedestrian light pole, new trash receptacles, and bike racks. This bus stop is highly used and will bring movement and vibrancy to the street – and matches the Intersect’s feel.

RESPONSE TO EARLY DESIGN GUIDANCE

4.Landscape / Streetscape / Open Space Concept

- g. The Board asked if other elements like benches could be installed in areas where there are windows along 15th Ave to help further activate the street frontage. (PL1-II -e, DC4-D)

Response

The nature of this project is complex. The relationship between Church and Student living is shared and stretched along the frontages 15th Ave NE and NE 43rd St. To activate the street level and give ownership to the facades, key pieces of the building, the Colonnade, Intersect, and Resident Lobby, are used to anchor the project. This dynamic relationship, between institution and student living, makes this project uniquely "of" the U-District.

The Intersect: At the corner of 15th Ave NE and NE 43rd St the podium begins to transition from Church to Student Housing. The Intersect provides lively activity that spills out to an open plaza at the corner. Above the Intersect, the Resident Dining Hall provides activity and eyes on the street throughout the day. The activity continues up from the podium to the towers with a strong, energetic corner design element. Providing a distinct identity for the project and the NE 43rd St campus gateway.

The Resident Lobby: At NE 43rd St the project has a second front where the resident lobby opens up to the street and alley. The North tower align with the podium face and grounds itself at a glassy, triple-high lobby. The glazing then turns the corner into the alley activating the space. A series of slot windows recalling the Parish Hall windows on 15th Ave NE will provide additional glazing into the lower level amenity space below the entry lobby and create additional activation.



Proposed Open Space Along NE 43rd St



Rendered Street Plan of NE 43rd St Open Space



Proposed Alley Elevation & Activation

RESPONSE TO EARLY DESIGN GUIDANCE

5.Alley Scape

- a. The Board appreciated the activation of the south end of the alley and suggested continuing a similar design approach throughout a greater extent of the alley. (CS2-B-2,PL1-I-a, PL1-I-d)
- b. The Board gave guidance for better integration with the alley by wrapping the corner of the student entry element further around the corner into the alley. (PL1-I-a,PL1-II, PL3-A)

Response

Glazing at the student entry lobby will turn the corner for a full quarter of the entire alley elevation and will be visually connected to the alley along this length. A series of slot windows recalling the Parish Hall windows on 15th Ave NE will provide additional glazing into the lower level amenity space below the entry lobby and create additional activation.

RESPONSE TO EARLY DESIGN GUIDANCE

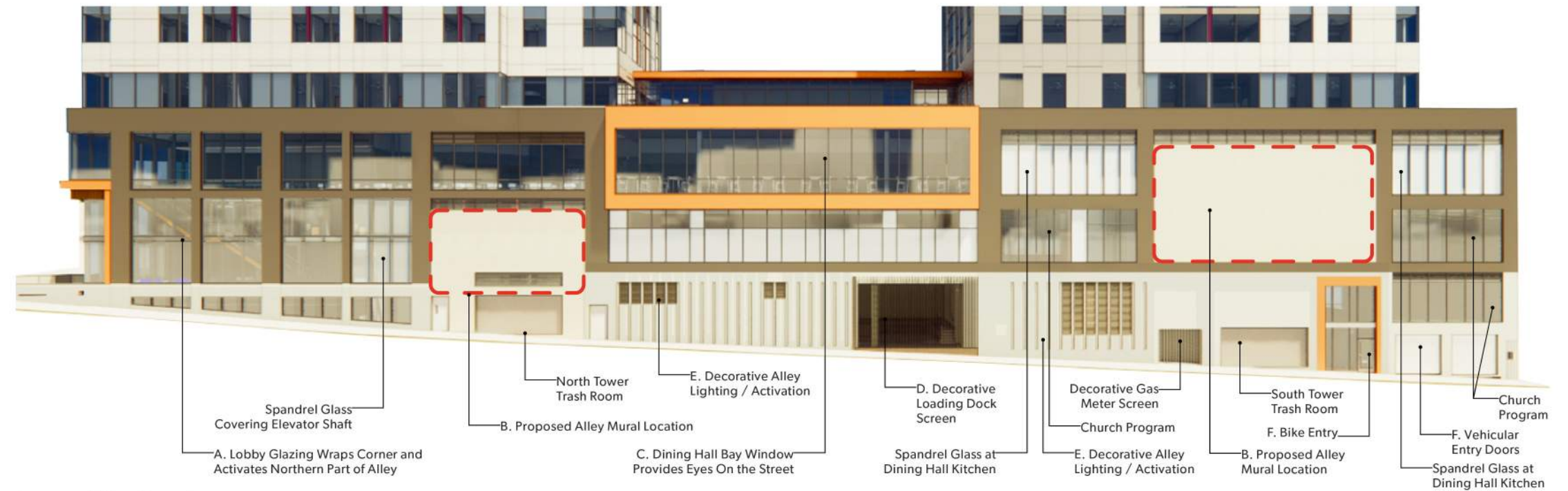
5. Alley Scape

- c. The Board suggested that additional activation of the alley could facilitate more eyes on the street while also creating a feeling of ownership. (CS2-B-2, PL1-I-a, PL2-B-1)
- d. The Board supported the idea of creating more access points into the alley which could make the building edge more permeable. (PL1-II, PL2-B-1, DC2-VI-k)

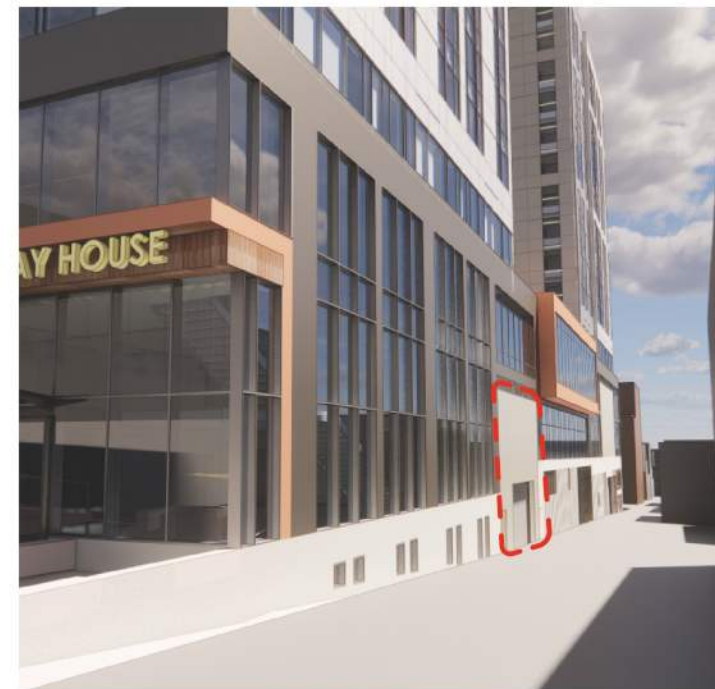
Response

A large mural will be adjacent to this area and provide identity at the north tower service entry door. The upper level student dining hall bay window will create an occupiable space overlooking the alley and provide more "eyes on the street". The podium amenity area will be located above the bay window and provide a centralized activity area overlooking the alley as well.

At the base of the alley, a series of vertical slots will be cut into a well-detailed concrete base. Small and shallow in nature, these slots recall the windows below the entry lobby glazing, and will provide texture and be artfully illuminated for safety and animation along over half of the alley. The loading dock door will be a decorative grille to provide visual interest. All blank walls will be treated with lighting, architectural finishes, and the artistic murals.



Proposed Alley Elevation



Enlarged Elevation: North Alley at Residential Lobby & Mural



Enlarged Elevation: Central Alley at Dining Hall & Lighting/Art Fixture



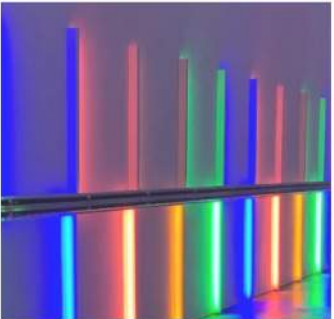
Enlarged Elevation: South Alley at Mural



A RESIDENTIAL LOBBY



C DINING HALL & PODIUM ROOFTOP



E ALLEY LIGHTING & ACTIVATION



B ART MURALS



D LOADING DOCK ART GATE



F VEHICULAR & BIKE ACCESS

RESPONSE TO EARLY DESIGN GUIDANCE

5. Alley Scape

- e. The Board discussed how more activation of the alley could be achieved by adding more upper level elements or pulling in more design features used at the south end of the alley further inward. (PL1-II, DC2-I-d)
- f. The Board was interested in seeing if the church program could create an activity or element within the confines of the alley which would allow other entities and individuals to contribute to it as a means of further activating the alley. The Board continued by suggesting that even a more celebrated bike entry at the northern portion of the alley could aid in activating the space so that it is not considered just a place for solid waste removal. (PL1-I-a, PL1-II, PL3-I, DC3)

Response

The south portion of the alley, below the south tower, will have glazing from the church program above the concrete base and drop down a level above the garage entry to provide further alley activation. An additional mural will be in the middle of this elevation and provide interest and identity for this portion of the alley. The garage entry at the southern end will also provide bike entry.

RESPONSE TO EARLY DESIGN GUIDANCE

6. Materials

- a. The Board suggested that in terms of material use the design team seemed to be heading in the right direction and appreciated the first look at some of the material ideas. (PL1 II c, DC1-2-b, DC4-I,
- b. The Board stated that it will be important to see how the application of materials has progressed during the next phase of the review process. (PL1-II c, PL3-I, DC1-2-b)

Response

The podium along 15th Ave NE is clad with a textured, rich ironspot brick detailed with a steel lintel top and brick header course at the colonnade. A series of well detailed metal framed windows infill the upper podium windows. A wood screen lines the interior of the sanctuary colonnade. At the Sanctuary, a feature-glass window provides a focal point for the Church. The brick podium turns the corner at NE 43rd St and transitions to a curtain wall/metal panel system for the student entry lobby area. The entry portal will be a colorful and playfully asymmetric focal point turning the corner to the alley. Along the alley, a well-detailed concrete base will provide durability and be articulated with vertical slots to provide visual texture, and lighting for safety and visual interest. Above the base a metal panel/glazing system will incorporate windows overlooking the alley from the dining hall and church program. Artistic murals will provide visual interest and promote community.

Colonnade



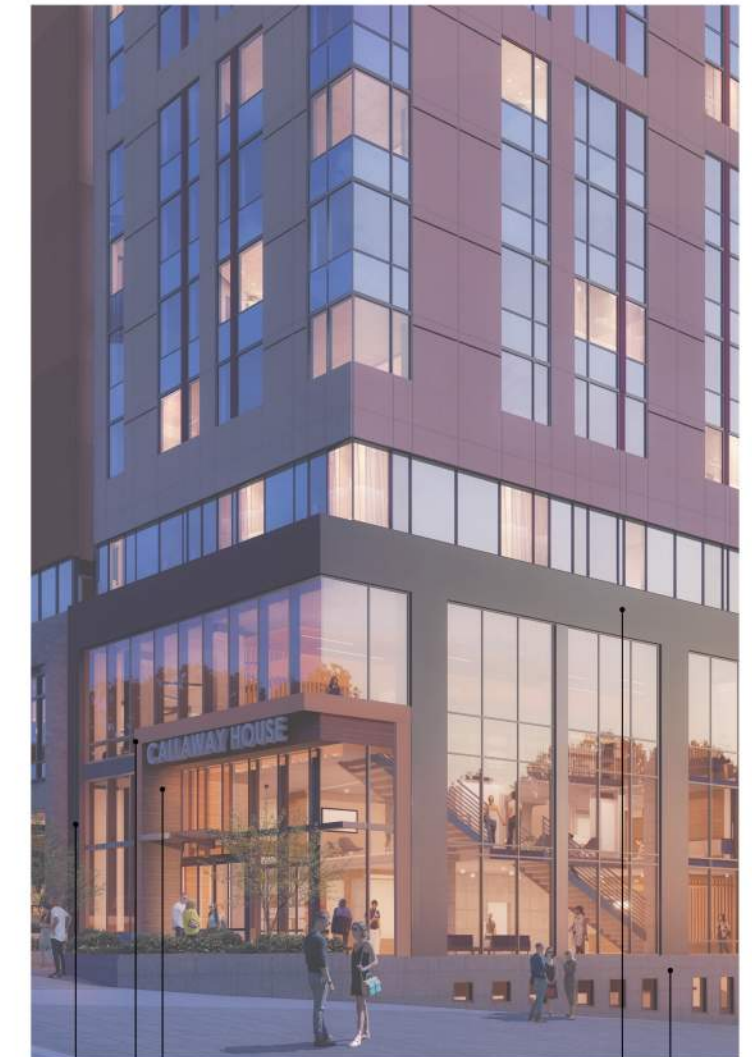
Ironspot Brick
Steel Lintel
Wood Soffit/Screen
Brick Header
Metal Frame Windows

The Intersect



Ironspot Brick
Steel Lintel
Brick Header
Metal Frame Windows

Resident Entry Lobby



Wood Panel Soffit
Metal Panel system
Colorful I Metal Panel Entry
Concrete Base
Curtain Wall



RESPONSE TO EARLY DESIGN GUIDANCE

6.Materials (a. & b. Continued)

Response
The towers above the podium will be a contrasting light-colored window wall metal panel system with a more playful integration of color to express the youthful exuberance of student housing. Amenity areas throughout the tower are colored to signify gathering spaces such as the dining hall bay window at the alley, the podium terrace, and the canopies which terminate both tower rooftops.

RESPONSE TO EARLY DESIGN GUIDANCE

6. Materials

- c. The Board asked the design team to bring their studies and development diagrams that demonstrate how they arrived at their decisions on their material choices. (PL3-I, DC1-2-b, DC4-II)

Response: South Tower

Development of "frame" concept for interlocking south tower volumes. Use of metal panel solid panels vs. punch window area to study solid void ratio. Progression of diagrams studying overall frame, areas of glazing and subdivision of glazing by metal panel bands.

Further development shows larger window bays at center of tower façade to express living rooms and floor to floor glass flanked by more punch window conditions as bedrooms. The studies show exploration of vertical glazing with spandrel panels between floors to accentuate verticality of the shorter north tower for compatibility with north tower. The façade sketches helped identify extent of vertical breakup and modulation, especially intervals of metal spandrel bands vs. glass spandrels.

The elevation studies explored use of large color blocks to help articulate interlocking massing and introduction of orange accent color used at rooftop and primarily living room glazing.



South Tower Early Solid/Void Studies



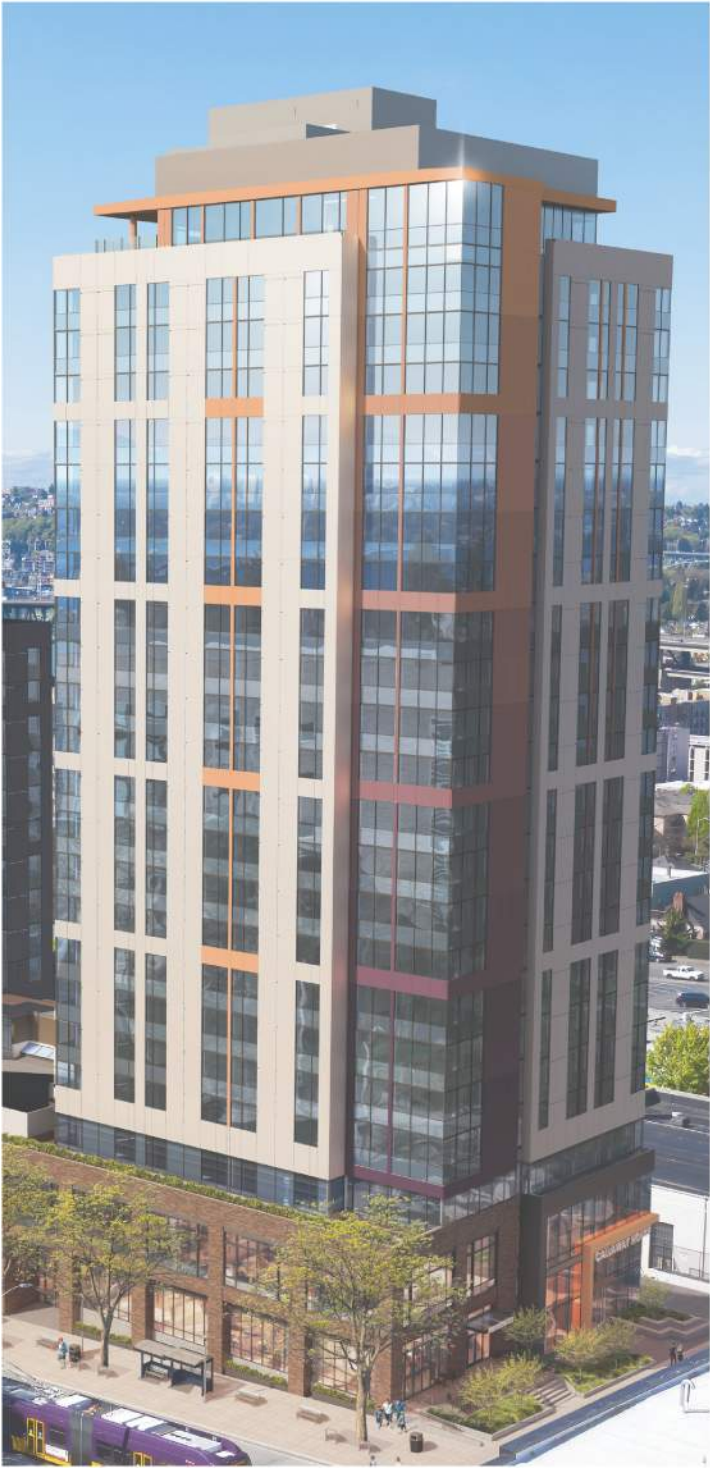
South Tower Window Grid & Proportion Studies



South Tower Window Bay Studies



Proposed South Tower



Proposed North Tower



North Tower Early Solid/Void Studies

North Tower Window Grid & Proportion Studies

North Tower Window Bay Studies

RESPONSE TO EARLY DESIGN GUIDANCE

6.Materials

- c. The Board asked the design team to bring their studies and development diagrams that demonstrate how they arrived at their decisions on their material choices. (PL3-I,DC1-2-b, DC4-II)

Response: North Tower
Studies showing development of overall tower massing and area of glazing vs. solid metal panels. Extent and distribution of solid void to establish a clear rhythm for different façade orientations was explored. Elevations explored extent and frequency of window bays, and rhythm of vertical banding using metal vs. glass spandrels. These studies help establish the overall module and scale of the north tower in conjunction with south tower for compatibility.

The studies also evaluated a vertical shift concept for tower glazing vs. vertical alignment of window bays. Ultimately alignment of vertical window bays provided a more pronounced vertical expression for the tower and is the preferred direction.

The elevation studies show development of the interlocking top and corner feature and use of color and glass to accentuate this feature. The studies also show development of the glass band used to articulate and “float” the lighter metal and glass towers above the more solid masonry podium.

RESPONSE TO EARLY DESIGN GUIDANCE

6. Materials

- c. The Board asked the design team to bring their studies and development diagrams that demonstrate how they arrived at their decisions on their material choices.
(PL3-I,DC1-2-b, DC4-II)

Response: Podium

Studies showing development of student entry lobby and expression of monumental stair at alley corner and facade along NE 43rd St. Sketches show curtain wall glazing with mullion patterning within metal panel frame. Studies at this corner led to use of brightly colored accent panels to express vibrant nature of student housing and extensive glazing for indoor/outdoor interaction. Studies also explored juxtaposition of metal panel, masonry and relationship of towers to these 2 podium conditions.

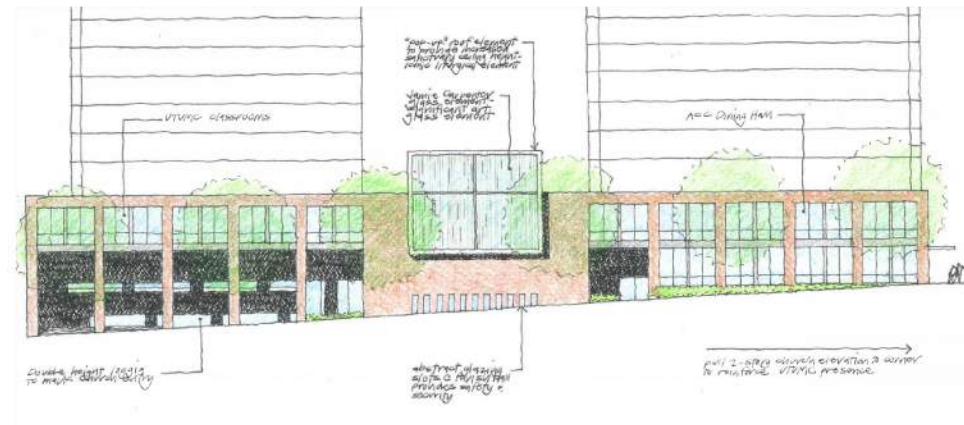
Studies along masonry podium verified need for a strong podium parapet along 15th to provide a solid base for the towers. Sketch shows development of brick colonnade at church entry and repetition of this language along street wall. Additional studies explored brick detailing at upper podium, detailing of storefront glazing and potential articulation of blank wall area adjacent to Sanctuary window.



Podium: Fenestration Studies and Progression of Brick and Metal Frame Windows



Resident Lobby: Glazing & Stair Studies



15th Ave Facade: Masonry & Sanctuary Window Studies



Proposed South Tower



UTUMC

Seattle, WA

GGLO

University Temple United Methodist Church