1013 NE 45TH STREET | EDG

SDCI # 3037927-EG

EARLY DESIGN GUIDANCE MEETING

JULY 19, 2021

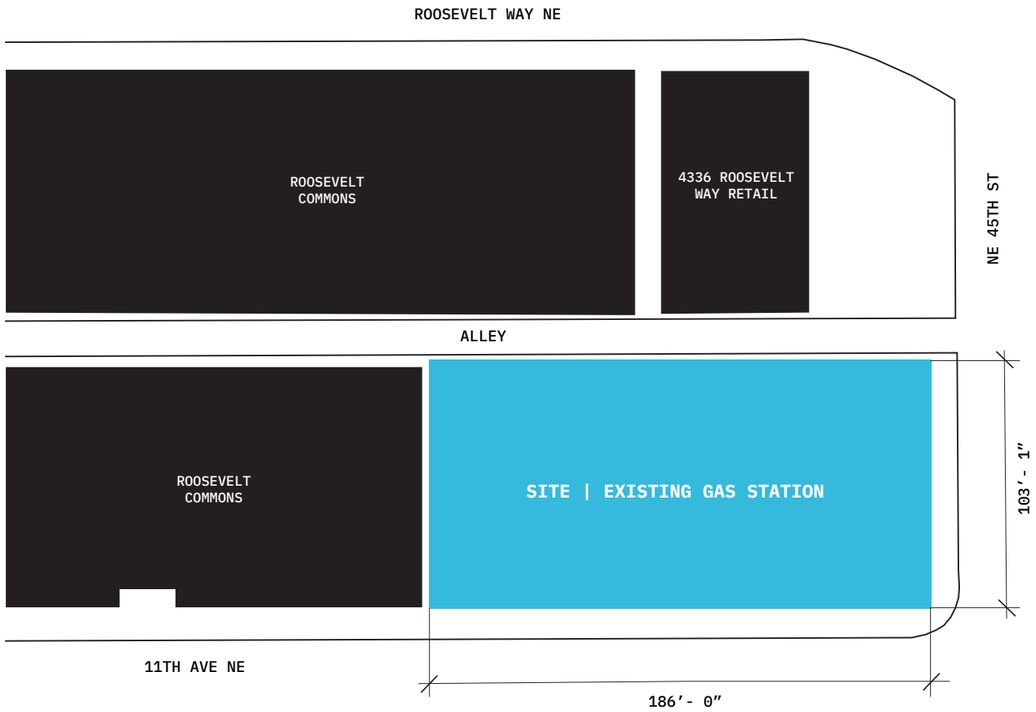
PROJECT INFORMATION:

ADDRESS:	1013 NE 45th St Seattle, WA 98105
LEGAL DESCRIPTION:	BROOKLYN ADD PLAT BLOCK: 5 PLAT LOT: 1 THRU 5
PARCEL NUMBER:	1142000525
ZONING:	SM-U 95-320 (M1) SITE AREA 19,122 SF FAR 12 + 1 MAX HEIGHT 320'

PROJECT TEAM:

OWNER:	ONELIN Capital Corporation 1525 4th Ave Suite 400 Seattle, WA 98101 425.550.1538 Contact: Brittney Brandt
ARCHITECT:	HEWITT 101 Stewart Street, Suite 200 Seattle, WA 98101 206.624.8154 Contact: Sean Ludviksen, Principal
LANDSCAPE ARCHITECT:	HEWITT 101 Stewart Street, Suite 200 Seattle, WA 98101 206.624.8154 Contact: Jake Woland

01 | PROJECT OBJECTIVES AND BACKGROUND



PROJECT DIMENSIONS

+ 186’ x 103’ site
+ 265’ tall mixed-use building + mechanical penthouse overrun (298' total height)
+ 26 stories + mechanical penthouse story (27 stories total)

RESIDENTIAL UNITS

+ Estimated 360-420 total units
+ Studio, 1-Bed, 2-Bed units mix
+ 10 Units - 900 sf, 3-Bed included
+ MFTE affordable housing program

OFFICE + SHARED WORKSPACE

+ Estimated 10,600 sf rentable space L02

STREET LEVEL USE

+ Commercial space estimated 2,000 sf L01
+ On-site neighborhood open space

PARKING

+ Estimated 20-30 parking spaces
+ 2 story below grade
+ Bike Parking: approximately 316 long term; 21 short term

DEPARTURE REQUESTS

+ No anticipated departure requests

• Introduction | Message to the Board.

We would like to begin by thanking the board members for volunteering their time to participate in the design review process with a common goal – to promote and foster good design.

While City's Design Review Process focuses on important considerations such as urban design and architectural cues, the pedestrian realm, height, bulk, and scale, it can be an incomplete set of factors for a successful process. Therefore, as additional reference to facilitate your review and our future meetings, we would like to highlight below what we studied, what we learned and what factors often not part of the Design Review process affected our approach. To do this we would like to share with you:

- Our search to reveal inherent past, present and future conditions suggest a thread of values for the area to use as a design guide.
- How the project's program and development goals established a baseline for our architectural approach.
- How our explorations with a focus on social interaction, health and wellness led to a variation of a point-access high-rise typology.

• Past, present, and future area conditions shaping design: "Rational and Romantic."

From our study of the neighborhood's physical conditions such as its topography, water features, natural outdoor spaces, native vegetation, and development history, we formed a short-hand expression to describe the area as: "Rational and Romantic." [p. 46] This expression defines contrasts in the urban character and experiences that evolved over time.

The area is topologically diverse. There is approximately 254' of elevation difference from it's low point along the Montlake Cut to the high point north of the University, close to the intersection of 17th Avenue NE and NE 52nd Street. It has always been inhabited by the Duwamish since the recession of the Vashon Glacier 8,000 BCE – 10,000 years ago. The land was primarily forest with Douglas fir and Western Red cedar trees, much like those in Ravenna Park today, with an open grassland area encouraged and maintained by the Duwamish for game and food supplies. In 1855, a rational street grid of long blocks running north to south is platted over the wildness with white settlers occupying the area twelve years later. In 1893-1895, the University of Washington moved from its downtown location to the University District. The Campus evolved separately from the rational grid of the University District. Unlike the rational grid of the District, the campus developed in organic organizations considering existing terrain, natural vistas, pedestrian circulation and gathering. A major point in this development occurred with the planning of the Alaska-Yukon-Pacific Exposition in 1909.[1]

The theme of "rational and romantic" is found in notable neighborhood features such as the re-purposed Lake Shore and Eastern Railroad, now the Burke-Gilman Trail. The Burke-Gilman Trail along the water's edge, Ravenna Park, shaped by sloping terrain, both contrasting with the experience of the north / south barrier of Interstate 5 to the west. Future planning and street development considers the value of the existing "romantic" features by connecting these points on the rational street grid via the development of multi-nodal streets with a complex layering of transportation and pedestrian activities. [p.48, 51]

The term "rational and romantic" suggests a set of conditions or design cues that are fundamental in the neighborhood and exist outside of aesthetic trends, subjective attitudes and architectural styles that can vary in the neighborhood. These cues offer ways to tie the proposal to the neighborhood as described in the Neighborhood Design Guidelines.

• Program and development goals.

As of February 2019, the population of the neighborhood is nearly 32,000. Its residents are generally students with a median age of 22.6, which is nearly 15 years younger than the median age of the City of Seattle. Most (82%) are unmarried, live in a group quarter setting significantly more (37.1%) than the rest of the City (4.0%). Furthermore, the per capita income is 41% of the City's at $52,686.[2]

The program and development goal is to provide a variety of choices for people to live in the neighborhood that are affordable. To do this, the overall size and configuration of the apartment homes need to be compact and efficient. After several studies and alternatives, the proposal developed a 13'-6" x 24'-6" unit module within a "framework." [please see the appendix pp,166-168] This module within a framework forms the basis of an efficient and compact studio apartment. By adding additional modules, other unit types – 1 bedrooms, open 1-bedrooms, 2 and 3 bedrooms exist in the same consistent framework. [p.62] This modulation and framework allow for units to meet the area requirements, while adding a variety of unit types within efficient floor arrangements. Since residential units have limits to their floor depths, it should be noted this approach allowed for more relief of the building facades from the property lines on the site than what zoning otherwise allows. [p.26]

[1]University District, Seattle. (2021, March 24). In Wikipedia. https://en.wikipedia.org/wiki/University_District,_Seattle
[2] Land Econ Group. (2019, February). U District Demographics. The U District Partnership. https://udistrictpartnership.org/udistrict-info/
[3] Cigna & Ipsos. (2018, May 1). New Cigna Study Reveals Loneliness at Epidemic Levels in America. Cigna. https://www.cigna.com/about-us/newsroom/news-and-views/press-releases/2018/new-cigna-study-reveals-loneliness-at-epidemic-levels-in-america

- **Social Connection, Health and Wellness.**

Young city dwellers are preferring to live closer together, are more connected than ever and lonelier at the same time. A national study has indicted 71% -79% people in younger generations reported experiencing infrequent meaningful social interactions compared to only 50% of those in older generations. To add, other studies reveal starting in the 1990's, younger populations became less averse to urban areas with higher densities and started a decades long migration into cities. Questions that many ask themselves - As more people move into urban centers, how do cities, and the places where we live, develop in ways to combat noted deficiencies in social connectivity? Additionally, how can towers play a role?

Several architectural strategies have been studied and developed that consider ways tall buildings can offer more opportunities for social connectivity. Some explored ways individual balconies can be designed to visually connect with neighbors next door or on separate floors.[4] In addition to social connectivity, like many types of structures, mixed-use and multi-family residential architecture has commonly been interested in improving the health and wellness of residents. While there are many examples of this, we documented three that aligned closely with a congregational program, that provided socialization and gathering and a focus on health and wellness. [p.58-60]

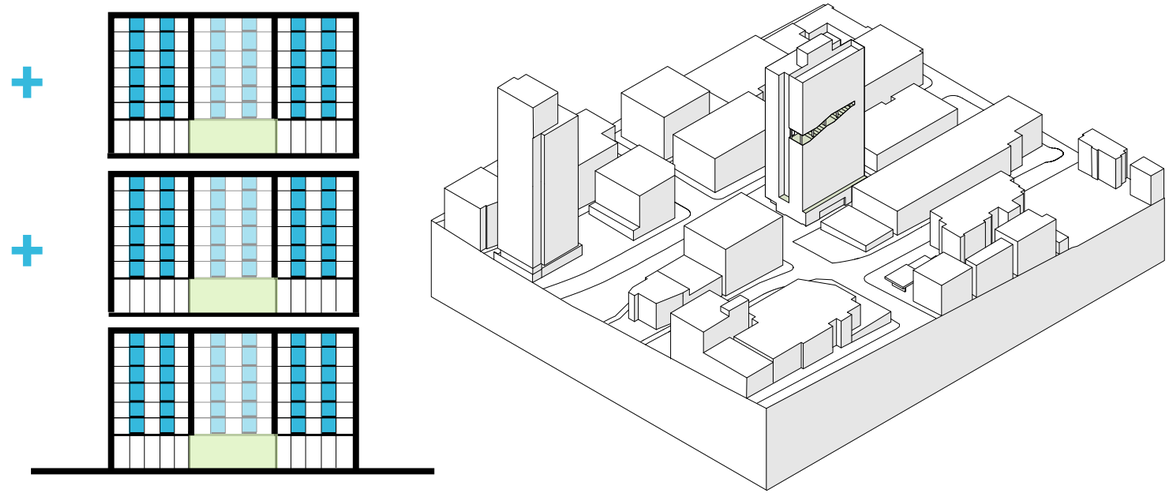
Expanding upon those ideas, this proposal explored several massing alternatives with the goal of reducing the height, bulk and scale in a meaningful, functional way. In other words, how could we arrange the building in a way that encourages more social connectivity embedded with the neighborhood's values and traits?

After several explorations, the concept of "Social Greenways" developed as an idea of a series of outdoor, linear spaces that divides the preferred alternative into smaller blocks like stacking low or mid-rise structures on top of one another with outdoor common spaces between. [p.57] A typical point-access tower provides access to fresh air and sunlight generally within individual units via windows and balconies and often on a rooftop terrace. Balconies add value to the experience of a unit and, as mentioned above, they can be designed to increase connectivity between neighbors. However, they are not usually large spaces for group gatherings, organizing and not a central space that adds identity and commonality to residents. While roof terraces are usually common areas for small or larger groups to gather, organize and socialize, the rooftop is not part of an everyday experience. It is not a space you pass by on the way home or a place like a courtyard that can be viewed from a window above. It is isolated from the rest of a building that requires an intentional act to experience.

The "Social Greenway" concept proposes common outdoor areas throughout a vertically stacked tower. The emphasis is on these spaces being "common." They are thought as places to facilitate gathering of more than a few, and to allow for serendipitous connections to occur. Common areas along common paths of travel provide a variety of gathering spaces, and access to fresh air and sunlight.

The "Social Greenway" idea emphasizes the importance of providing places to make connections. It draws inspiration from the University of Washington's goal to further connect and be integrated with the University District. [p.52] The Greenways reflect the "romantic" intersecting the "rational" order of the tower, like the campus or trails intersecting the order of the street grid. The Greenways throughout the mixed-use structure reflect "romantic" qualities of the neighborhood's linear parks, trails, green streets, and campus experiences. The neighborhood's values and traits formed the concept. The concept expresses those values and therefore expresses the values contained in the Neighborhood's Design Guidelines – A charter for a successful Design Review process.

[4] Gang. (2015). Three Points of the Residential High-Rise: Designing for Social Connectivity. Council on Tall Buildings and Urban Habitat. https://studiogang.com/files/pdfs/2366/2442-three-points-of-the-residential-high-rise-designing-for-social-connectivity.pdf



We thank you again for your time and consideration.

Julia Nagele, Principal
Director of Design - HEWITT Architecture

PROJECT VALUES		DESIGN STUDY
1	SOCIAL CONNECTION	+ "All ages desire social interaction; it's part of being human. Tall buildings need to respond to these desires by becoming social connectors themselves." -*Three Points of the Residential High-Rise: Designing for Social Connectivity*, Jeanne Gang, Founder of *Studio Gang* + "Cities are the absence of physical space between people and companies. They are proximity, density, closeness. They enable us to work and play together, and their success depends on the demand for physical connection." -*Triumph of the City*, Edward Glaeser, Professor of Economics, Harvard University
2	DESIGN CONCEPT	+ Design strengthens fundamental urban experiences found in the neighborhood.
3	MIXED-USE	+ Provide a mixed-use structure to work, shop, and socialize. Provide a variety of living arrangements.
4	ALLEY ACTIVATION	+ Consider the alley as an activated, found urban space, not solely a service and utilitarian component.
5	FABRIC TOWER	+ Tower is not a signature tower but rather continues the existing, taller fabric structures of the neighborhood.
6	HEALTH AND WELLNESS	+ Focus on social connection, variety of living choices, outdoor connections and opportunities, and community identity. Access to fresh air and sunlight throughout the structure.

PROJECT GOALS

SUMMARY:
The project team for 1013 NE 45TH STREET. submitted an outreach plan to the Department of Neighborhoods on March 4th, 2021. The plan got approved by the DON on March 9th, 2021. All community outreach requirements were fulfilled by March 24th, 2021. The team deployed three outreach methods: Digital (a project website with interactive function went live on March 10th, 2021), Print (ad in local newspaper published on March 10th, 2021, poster & on-site sign distributed on March 10th, 2021), and In-person (a community meeting held on March 24th, 2021).

OUTREACH METHODS OVERVIEW:
All outreach components as part of our outreach plan, followed and were consistent with Section II. A in the Director's rule. All outreach methods provided a disclaimer that information shared by the public may be made available to the public.

COMMUNITY FEEDBACK OVERVIEW:
Throughout all the outreach efforts, no one directly contacted the project team, and three community members attended the in-person community meeting. They provide feedbacks on what they expect in this project as well as ask some questions about the project itself. Below is the summary of questions we received from the community:

- Environmental sustainability: Since the site currently is a gas station, how does it affect the use of other types of building that are now planning? Anything to consider for the environmental sustainability purpose?
- Timeline / Timeframe: How long will it take for the project in general? When did the project start? How long would it take to get the permit? Timeframe for construction and planning?
- Parking: Parking solution for the site, according to WA building/city code, how many parking spaces will be provided? What are the requirements for planning the parking?
- Room types: What is the percentage of office vs. residential units in the project? What unit types is this offering?
- Zoning: How does the city zoning affect the site for the building that the project team has been planning?
- Infrastructure: Will the project adapt natural gas stove top or electrical stove top.
- Progress: If needed, where to find out the latest information about these projects? Any public resources to keep tracking the progress?

OUTREACH METHOD: ELECTRONIC AND DIGITAL
HIGH-IMPACT: An interactive project website with public commenting function was published on March 5th, 2021. Since the project is in Equity Area, the website is translated into Chinese as well. Website address: www.oneuseattle.com
MULTI-PRONGED:

- On March 5th, 2021 an email with project description and public meeting notice was distributed or the entire DON University District Neighborhood Snapshot list. All materials have Chinese language, which direction audience to the translated website page.
- On March 2nd, 2021, a blog post was published on Early Outreach Blog providing description.

OUTREACH METHOD: PRINT
The printed outreach:

- Include a brief summary of the proposal
- Include the address and SDCI project number of the project
- Identified a contact person and contact information
- Include where the additional project information could be found
- Include a statement informing the public that any information collected may be made public
- Include language in Chinese will direct the audience to find more information on the project website. Website is translated into Chinese.

Ad in local newspaper - an advertisement about the project was published in local newspaper (NW FACTS) on March 10th, 2021.

Poster – On March 10th, 2021 10 project posters were placed within 500 ft from the project site. All posters are visible from the sidewalk.

OUTREACH METHOD: IN-PERSON
A community meeting was held on March 24th, 2021 from 4:00pm to 5:00pm. The meeting was held at 4501 12th Ave NE, Seattle WA 98105. Email invitation was also sent to community representatives on March 5th 2021.

Community Outreach Meeting – Representatives from the developer and the architect held the meeting and talked to the community members about the project. The event was advertised on the DON Early Community Outreach Design Review Blog, posters, local newspaper ad, and the project website 14 days in advance.

Results:
We had three people show up at the meeting. Two developer representatives took notes during the event. Participants were encouraged to ask questions and to provide any comments. The most common topics were the project timeline, and the number of parking.

AREA MAP

N

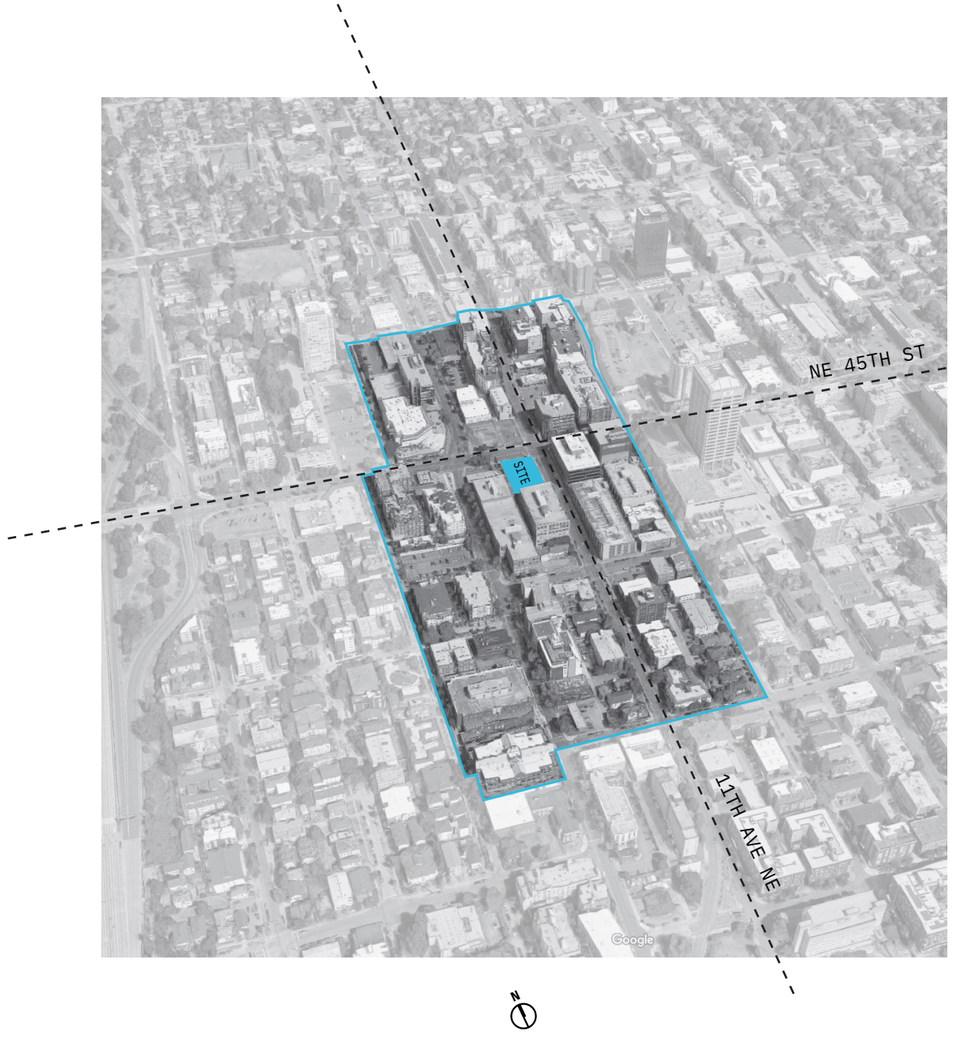
H

10

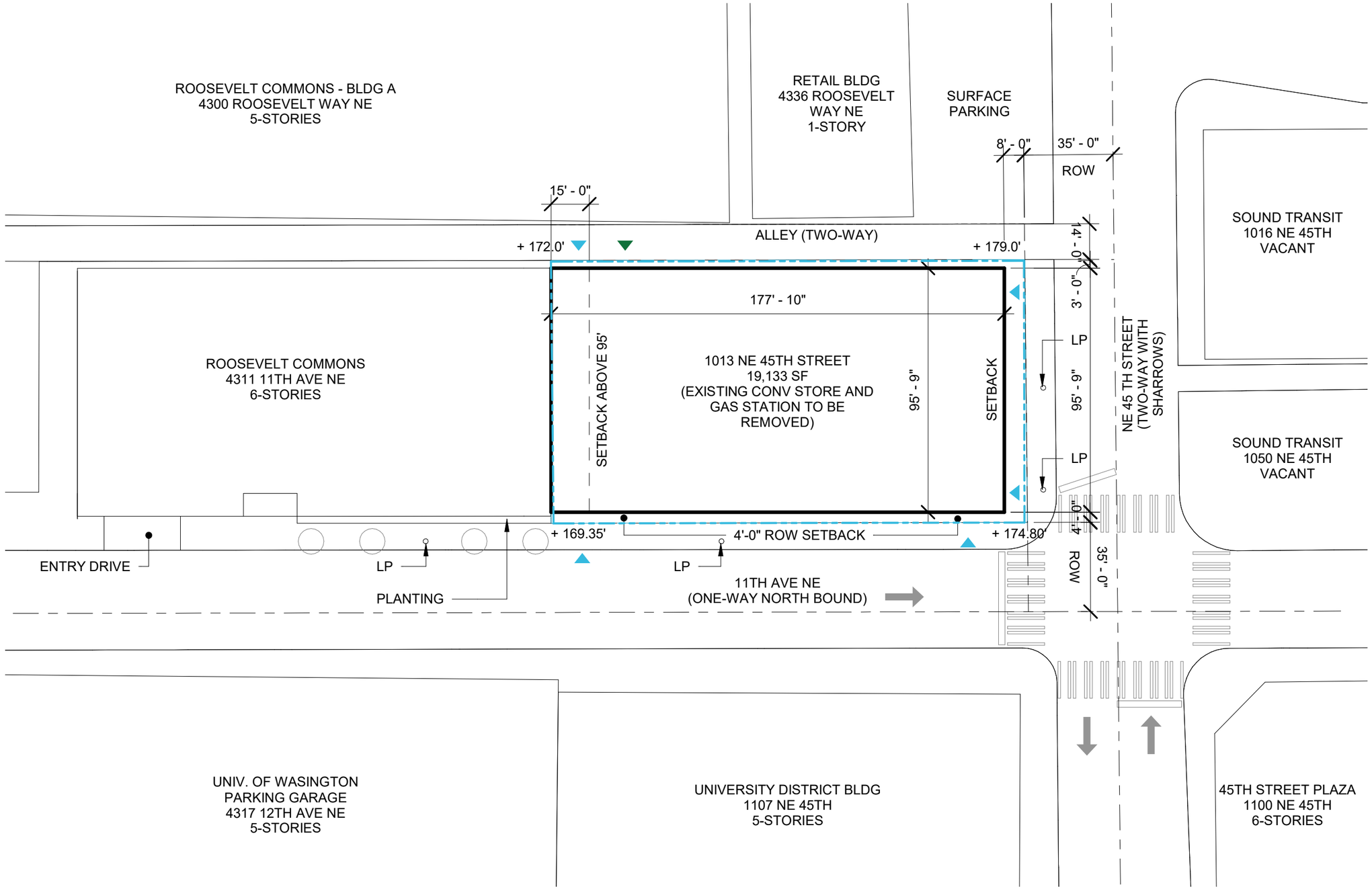
SURROUNDING 9-BLOCK AREA OF
UNIVERSITY DISTRICT

N

H
11



SURROUNDING 9-BLOCK AREA OF
UNIVERSITY DISTRICT



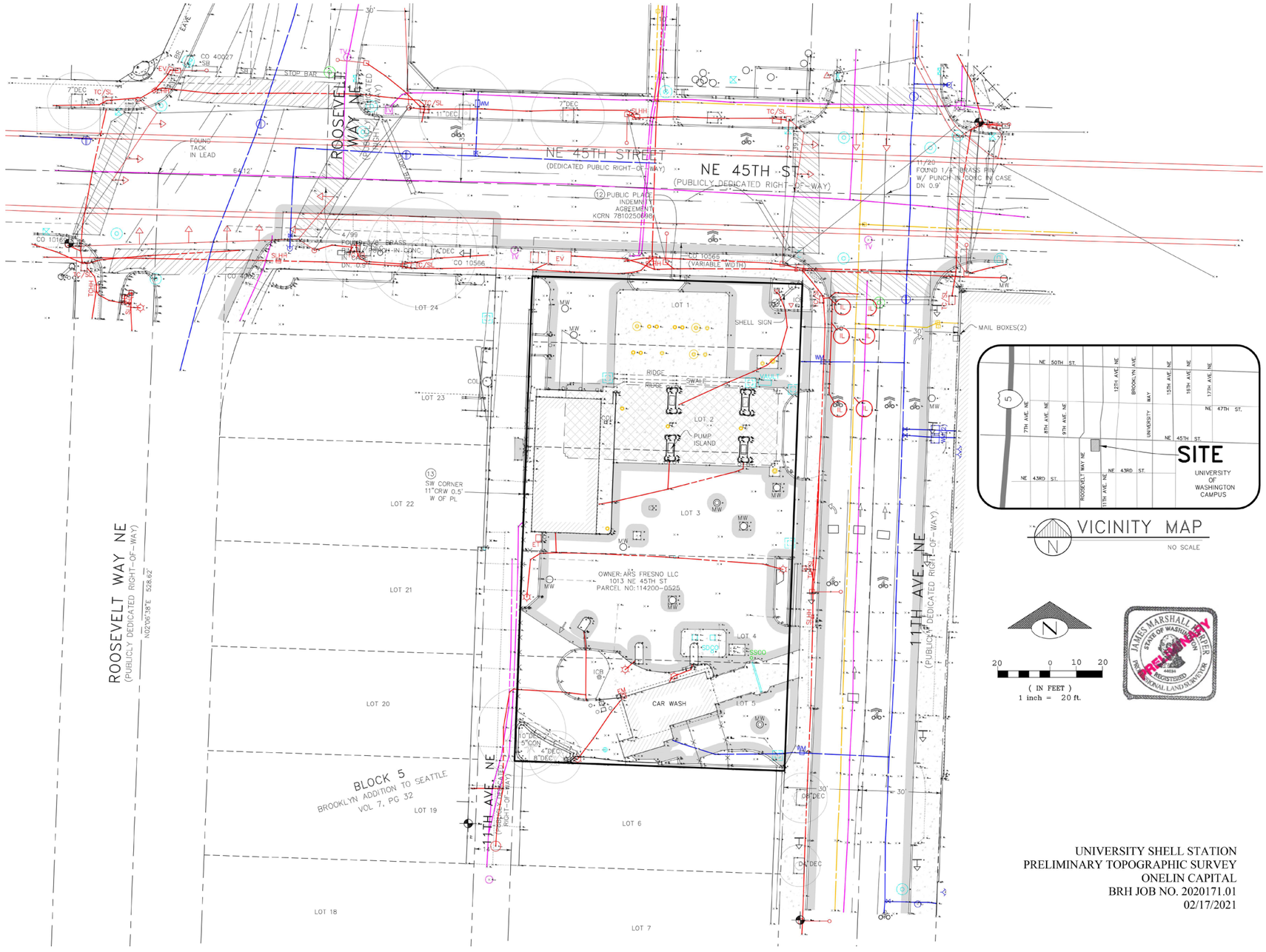
SITE PLAN

N

0 20 40 80

VEHICLE ACCESS

PEDESTRIAN ACCESS



VICINITY MAP
NO SCALE

20 0 10 20
(IN FEET)
1 inch = 20 ft.

PRELIMINARY
JAMES MARSHALL PORTER
STATE OF WASHINGTON
44634
REGISTERED
PROFESSIONAL LAND SURVEYOR

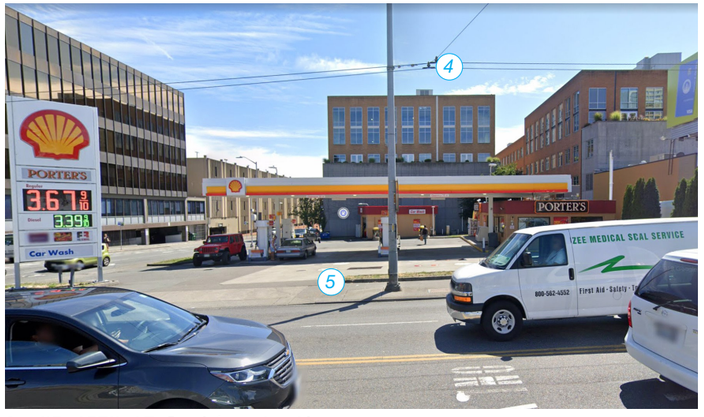
UNIVERSITY SHELL STATION
PRELIMINARY TOPOGRAPHIC SURVEY
ONELIN CAPITAL
BRH JOB NO. 2020171.01
02/17/2021

SITE SURVEY

0 20 40 80

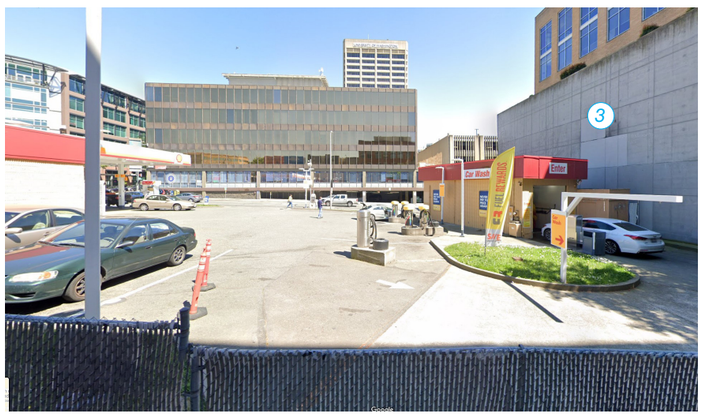
N

H

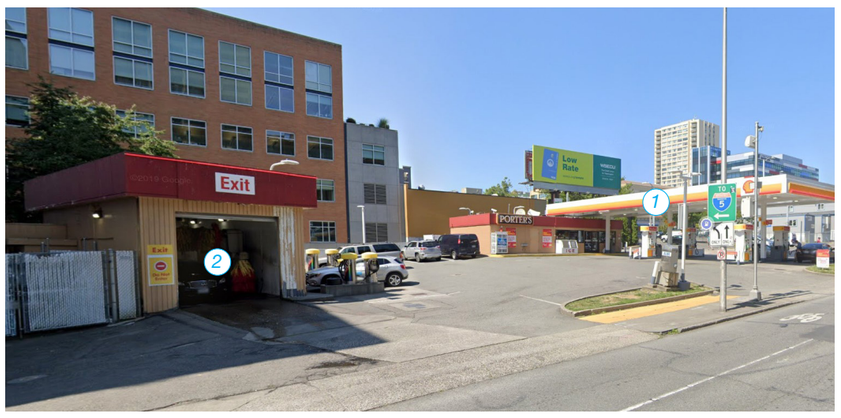


A. NE 45TH ST looking South

B. 11TH AVE NE looking West



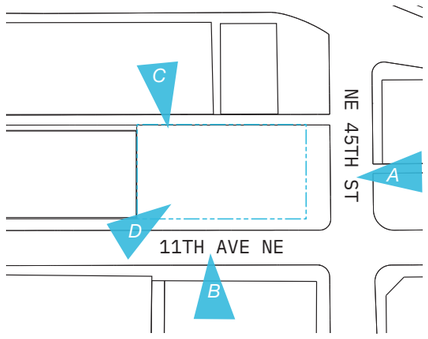
C. Alley looking East



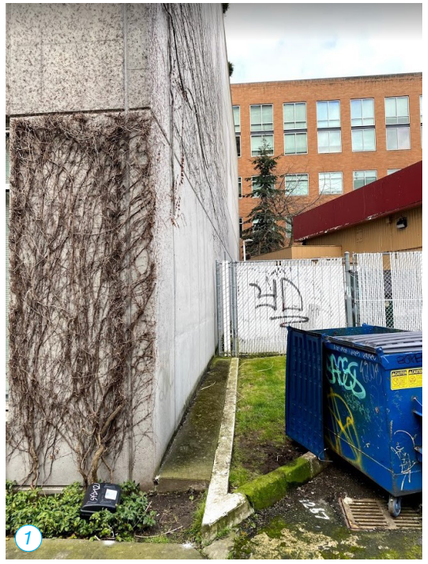
D. 11TH AVE NE looking West

It is assumed all existing street curb cuts and aprons will be removed. Vehicle access and building service is most likely to occur in the alley. Our site observation does not indicate any overhead power line conflicts or setback requirements as well as any presence of exceptional trees on the site. Sub surface conditions are assumed to require remediation due to the existing fuel service station on the site.

1. SHELL GAS STATION
2. CAR WASH
3. OFFICE OF EDUCATIONAL ASSESSMENT
4. OVERHEAD BUS LINES
5. EXISTING CURB CUT



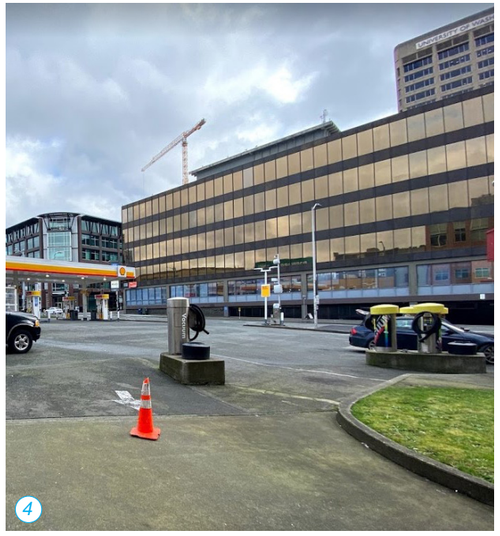
EXISTING SITE CONDITIONS



1

2

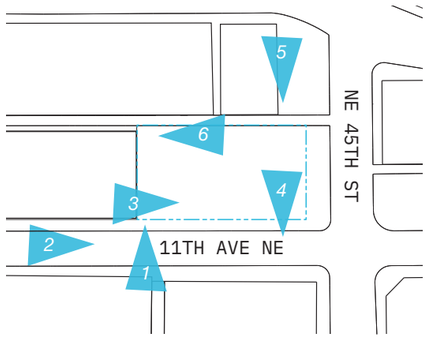
3



4

5

6



EXISTING SITE CONDITIONS

02 | EXISTING SITE

Vashon Glacial sheet creates Green Lake, maintaining natural firs and cedars of the University District.

50,000 BC

8,000 BC

Duwamish tribes live in longhouses and fish salmon along the future Lake WA Ship Canal.

Land is surveyed and platted on US grid, occupied twelve years later by the first settlers.

1855

1890

The then-called "Brooklyn" area, ship canal, and lakeside industry are annexed into Seattle.

The neighborhood is deemed "University Station" after the heated trolley waiting house at the corner of what is now NE 42nd Street.

1895

1919

An initial radial UW plan by Olmsted Brothers contrasts with the University District's strong grid running North-South.

Students participate in the final "Campus Day" by clearing stumps and brush to initiate yearly University studies.

1934

1990

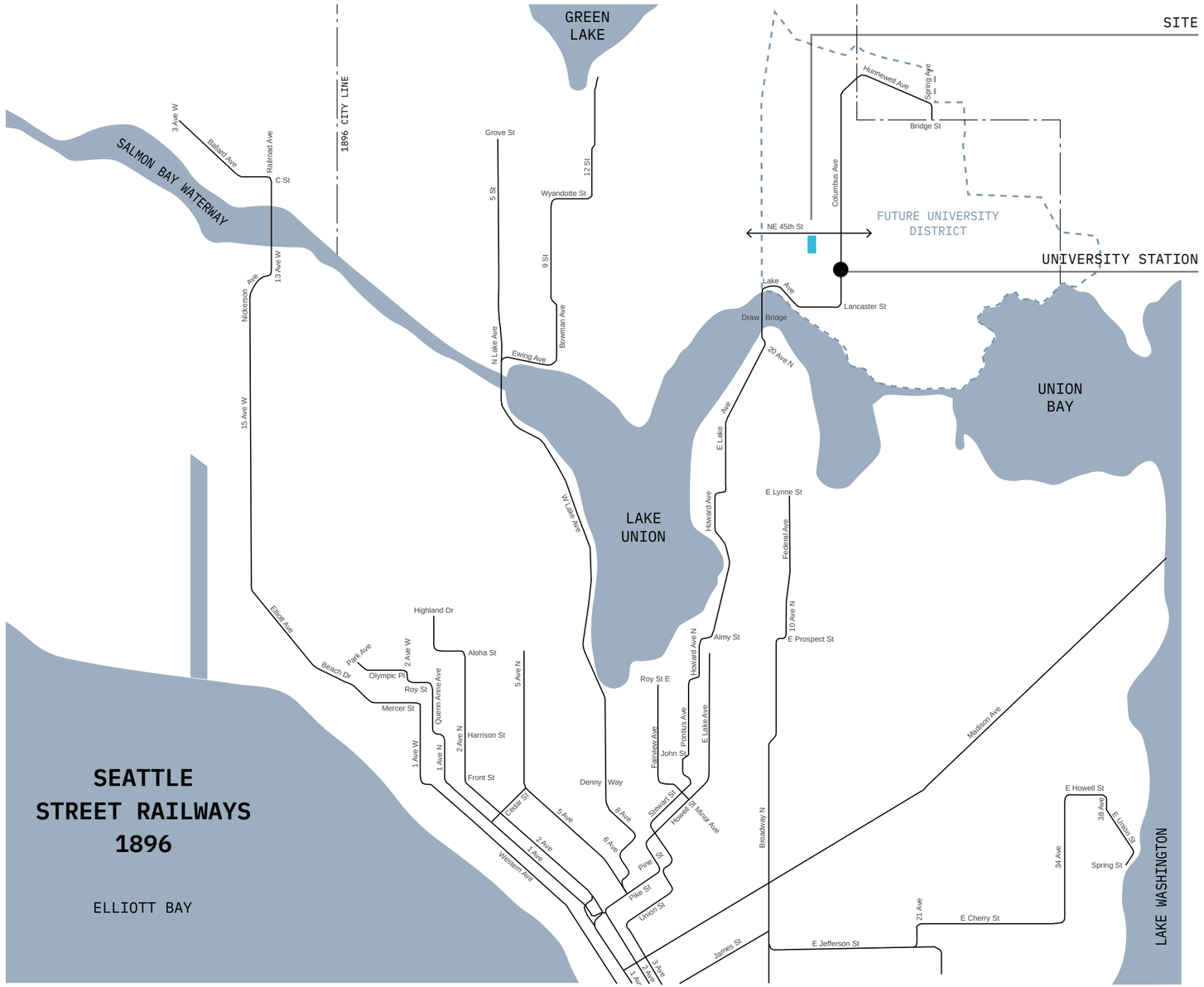
Modern housing and businesses support the 40,000 student population at UW and the expanding "innovation hub" to the west.

SITE HISTORY

TOPOGRAPHY

N

H



University Station at 42nd Street and University Way, Seattle, c. 1900

3RD ST AND SUBURBAN RAILWAY LINE

N

H

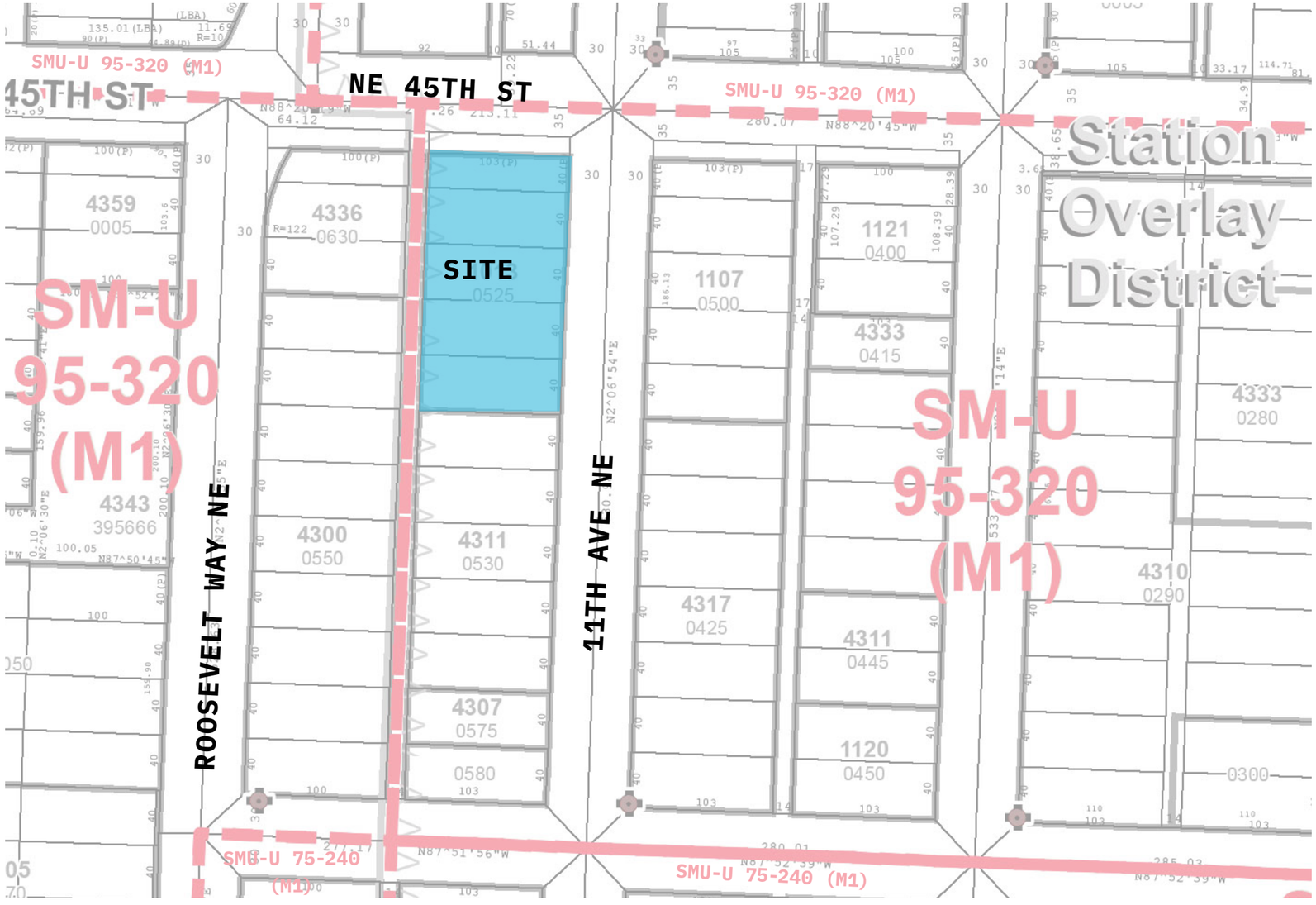
20

The University of Washington proposed high rise "innovation district" calls for up to 6 million square feet in new construction to accommodate another 7,000-plus students and employees. The project will bring affordable housing and high-rises as tall as 17 stories in West Campus and in South campus, around the medical center.

N

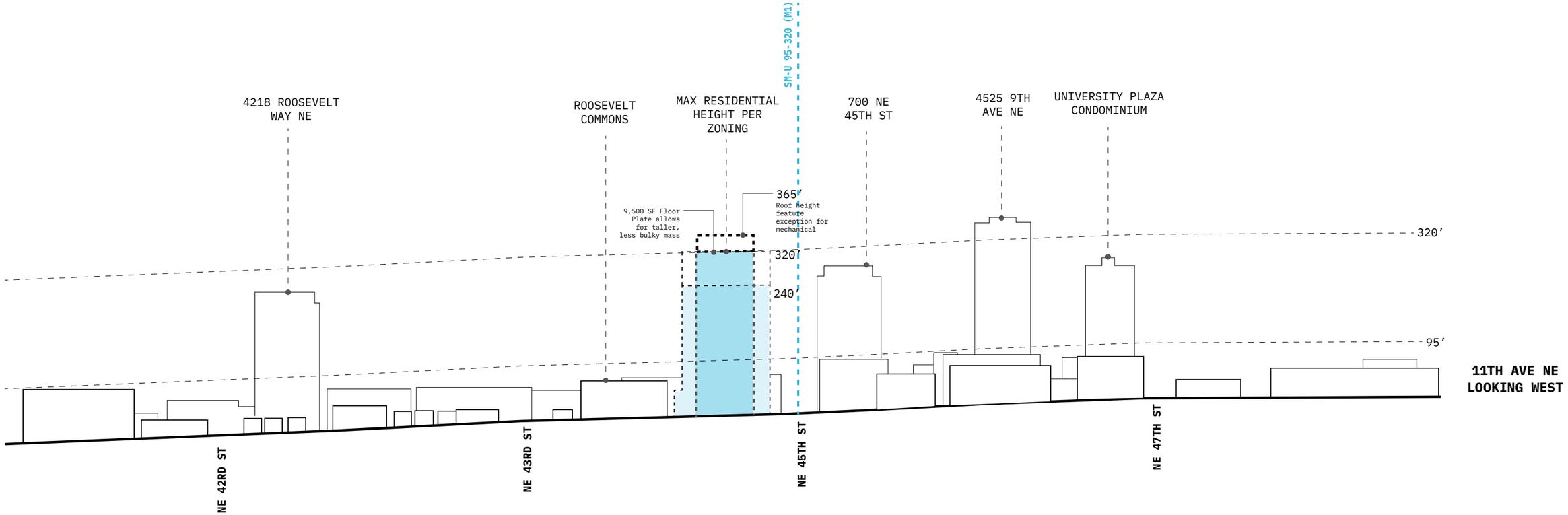
H

03 | ZONING


SMU-U 95-320 (M1)
45TH ST
NE 45TH ST
SMU-U 95-320 (M1)
Station Overlay District
SITE
SM-U 95-320 (M1)
SM-U 95-320 (M1)
ROOSEVELT WAY NE
11TH AVE NE
SMU-U 75-240 (M1)
SMU-U 75-240 (M1)
4359 0005
4336 0630
4343 395666
4300 0550
4311 0530
4307 0575 0580
1107 0500
1121 0400
4333 0415
4317 0425
4311 0445
1120 0450
4333 0280
4310 0290
0300

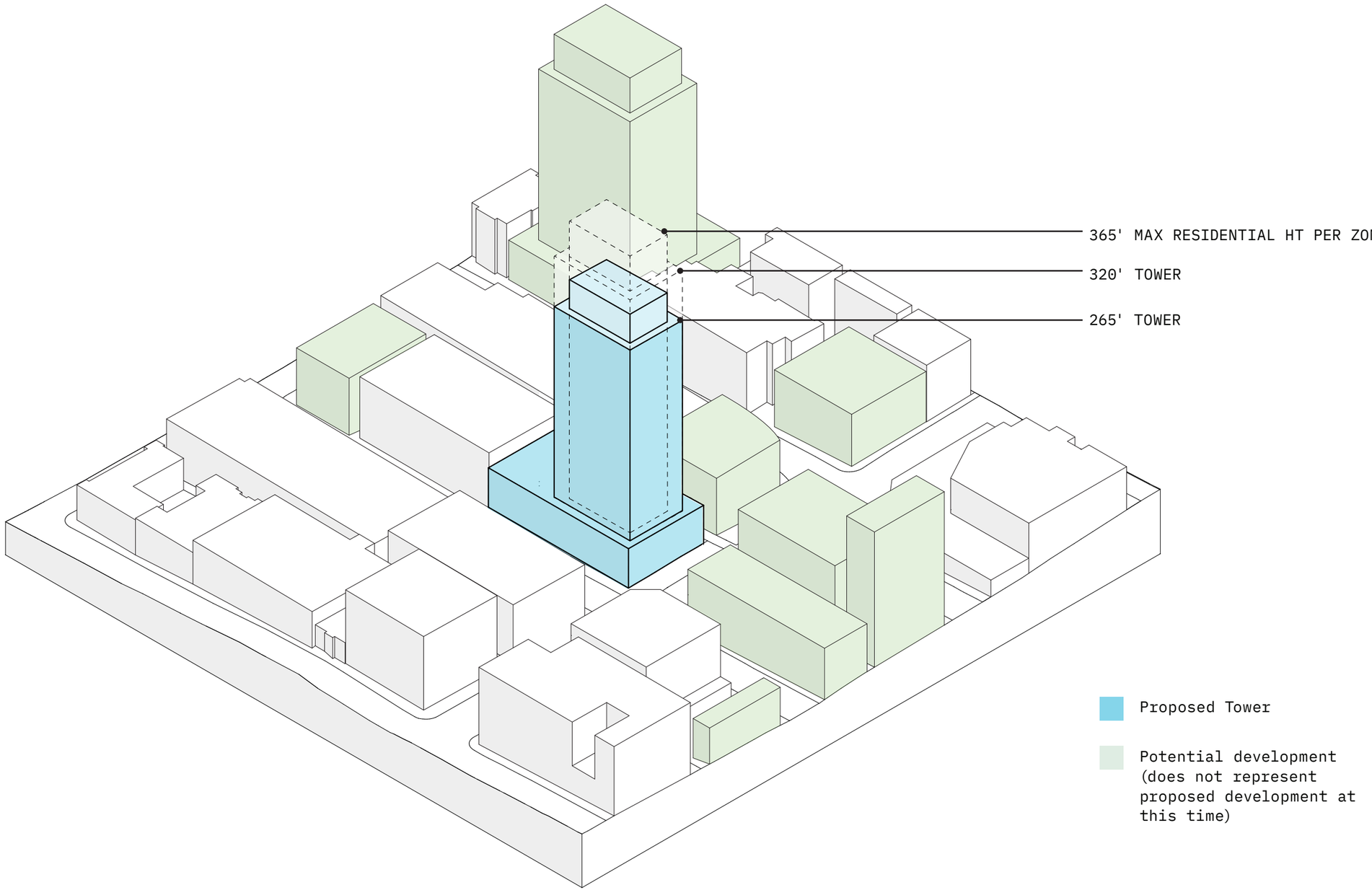
ZONING MAP

N



STREET ELEVATIONS

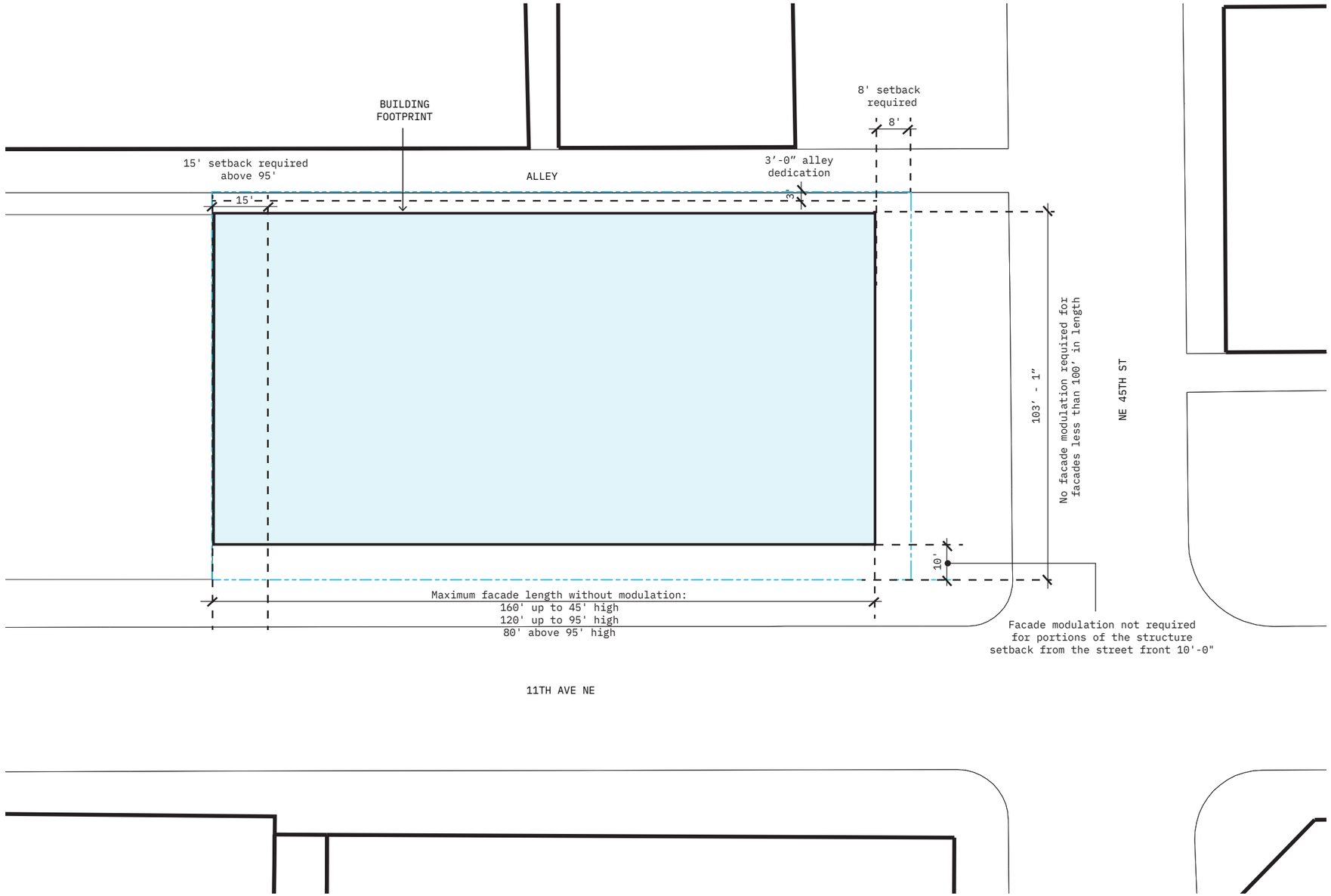
H



ZONING ENVELOPE

N

H



ZONING DIAGRAM

N

ZONING

SMC.23.48.021

Extra floor area in Seattle Mixed zones

D. Minimum requirement. Developments containing any extra floor area shall meet the following requirements:

1. Green building performance. The applicant shall make a commitment that the proposed development will meet the green building standard and shall demonstrate compliance with that commitment, all in accordance with Chapter 23.58D.

SMC.23.48.025

Structure height

C. Rooftop features

4. The following rooftop features may extend up to 15 feet above the maximum height limit, so long as the combined total coverage of all features listed in this subsection 23.48.025.C.4, including weather protection such as eaves or canopies extending from rooftop features, does not exceed 20 percent of the roof area, or 25 percent of the roof area if the total includes stair or elevator penthouses or screened mechanical equipment:

b. Stair penthouses;

c. Mechanical equipment;

g. Covered or enclosed common amenity area for structures exceeding a height of 125 feet.

5. For structures greater than 85 feet in height, elevator penthouses up to 25 feet above the height limit are permitted. If the elevator provides access to a rooftop designed to provide usable open space or common recreation area, elevator penthouses and mechanical equipment up to 45 feet above the height limit are permitted, provided that all of the following are satisfied:

a. The structure must be greater than 125 feet in height; and

b. The combined total coverage of all features gaining additional height listed in this subsection 23.48.025.C does not exceed limits listed in 23.48.025.C.4.

ZONING

SMC.23.48.040

Street-level development standards

C. Development standards for required street-level uses. Street-level uses that are required by subsection 23.48.005.D, 23.48.605.C, or 23.48.805.B, and street-level uses exempt from FAR calculations under the provisions of subsection23.48.220.B.2, 23.48.620.B.2, 23.48.720.B.2, or 23.48.820.B, whether required or not, shall meet the following development standards. In the SM-NG zone, where street-level use requirements apply to a mid-block corridor, these standards shall be applied as if the mid-block corridor were a street.

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.

3. The space occupied by street-level uses shall have a minimum floor-to-floor height of 13 feet and extend at least 30 feet in depth at street level from the street-facing facade.

E. Mid-block corridor

1. Required mid-block corridor
a. In the area shown on Map B for 23.48.640, lots that meet the following criteria are required to provide a midblock corridor:

1) The lot exceeds 30,000 square feet in area and abuts two north/south streets.

The project site is less than 30,000 sf, therefore a mid-block corridor is not required.

SMC.23.48.615

Floor area ratio in SM-U zones

C. Floor area exempt from FAR. In addition to the exempt floor area identified in subsection 23.48.020.B, the following floor area is exempt from FAR limits:

SMC.23.48.020.B

3.As an allowance for mechanical equipment, in any structure 65 feet in height or more, 3.5 percent of the total chargeable gross floor area in a structure is exempt from FAR calculations. Calculation of the allowance includes the remaining gross floor area after all exempt space allowed in this subsection 23.48.020.B has been deducted. Mechanical equipment located on the roof of a structure, whether enclosed or not, is not included as part of the calculation of total gross floor area.
All gross floor

ZONING

SMC.23.48.640

Street-level development standards in SM-U zones

A. Required setbacks in SM-U zones

NE 45th Street - 8 feet minimum

E. Mid-block corridor

A. In the area shown on Map B for 23.48.640, lots that meet the following criteria are required to provide a mid-block corridor:

1. The lot exceeds 30,000 square feet in area and abuts two north/south streets. Lots exceeding 30,000 square feet that are separated only by an alley and that are developed as a combined lot development under Section 23.48.627 are also required to provide a mid-block corridor to connect the two abutting north/south streets; and

2. The lot has a street frontage that exceeds 250 feet on at least one of the abutting north/south streets.

SMC.23.48.645

Upper-level development standards in SM-U zones

A. Highrise floor area limits. All highrise structures are subject to a limit on the floor area of stories above 45 feet in height except that, on a lot that includes a light rail transit station, the limit on floor area only applies to stories above 55 feet in height.

Table A for 23.48.645

Average gross floor area for all stories above 45 feet Greater than 160 feet but not exceeding 240 feet in height - 10,500 square feet.

Maximum gross floor area of any single story above 45 feet - 11,500 square feet.

B. Upper-level setbacks in SM-U 75-240 and SM-U 95-320 zones. The following upper-level setbacks are required, and the height which the setback is required shall be measured from the midpoint of the lot line from which the setback is required:

1. On lots that do not include highrise structures, an average setback of 10 feet is required from all abutting street lot lines for any portion of a structure that exceeds 65 feet in height. The maximum depth of a setback that can be used for calculating the average is 20 feet.

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

ZONING

SMC.23.48.646

Facade modulation in SM-U zones

A. In all SM-U zones, for all structures on lots exceeding 12,000 square feet, facade modulation is required for the street-facing facade within 10 feet of a street lot line, except as specified in subsection 23.48.646.B.

B. Modulation is not required for the following:

4. For the portion of the street-facing facade that does not exceed a width of 100 feet above 45 feet in height.

SMC.23.48.650

Required open space for large lot developments in M-U zones

A. Open space meeting the standards of this Section 23.48.650 is required in all SM-U zones for development on a lot exceeding 30,000 square feet.

B. Open space required by subsection 23.48.650.A shall meet the following standards:

1. The minimum amount of required open space shall be equal to 15 percent of the lot area

2. Area qualifying as required open space may include both unclosed usable open space and limited amounts of enclosed area, as provided for in this subsection 23.48.650.B and as specified in Table A for 23.48.650.

The project site is less than 30,000 sf, therefore open space meeting this section is not required.

04 | DESIGN GUIDELINES

CITY WIDE GUIDELINE | CS2 - URBAN PATTERN AND FORM

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

A. LOCATION IN THE CITY AND NEIGHBORHOOD

1. Sense of Place: Emphasize attributes that give Seattle, the neighborhood, and/or the site its distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists and create a sense of place where the physical context is less established.

Response: The design team's analysis of the neighborhood identified contrasting conditions. Several conditions such as: topography, street grid patterns, boundaries, linear greenways, vegetation, and the University's campus plan are distinctly different in character and experience. In simple terms the team describes the contrasting conditions in the neighborhood as a "Rational and Romantic" landscape. The street pattern is "rational" as it is a grid of long blocks running north and south with a hierarchy of streets and access via alleys at the center of the blocks. Interstate 5 forms an intense the west edge of the neighborhood. In contrast, to the grid and highway, natural edges formed by Portage and Union Bays to the south and Ravenna Park to the north are curvilinear and distinctly different in character than the experience of the grid. The Campus, arranged around pedestrian open space with vistas adds to the contrast of the grid and cold be described as "romantic." (Please see pp. 44-47.)

The proposed alternative considered the contrasting features ("rational and romantic") as a design inspiration for the massing. The overall building form, arranged by a modular unit type (pp. 61-63) reflects the rational qualities of the street grid. The proportions of the site and hence the building form is proportional to the long blocks of the grid. In contrast to the rational tower form, outdoor, open resident amenity areas are "carved" into the east and west building fronts. These carved areas step, creating irregular shaped outdoor spaces reflecting the natural, more organic or romantic qualities of the neighborhood's linear parks and Campus plan.

CITY WIDE GUIDELINE | CS2 - URBAN PATTERN AND FORM

D. HEIGHT, BULK, AND SCALE

1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies.

Response: The preferred alternative considers height, bulk and scale horizontally and vertically. Horizontally the preferred alternative signifies a mid-rise scale that relates to the immediate context. Although the site is surrounded by the same SMU- 95-320 (M1) zone, the neighboring buildings establish a lower "mid-rise" datum since the earlier zoning height in the area was 85'. The mid-rise datum is signaled with the preferred alternative by an east facing multi-story "carved" outdoor terrace or "social greenway." (Please see pp. 120, 132, 138) A second "carved greenway" occurs higher-up in the building on the west adding another horizontal division. The west facing "High-rise" carved greenway is seen from more distant vantage points. (please see pp.120, 136, 110, 142, 145) It is an element carved into a straight forward, simple tower form reflecting the nearby existing towers such as the M and the UW Tower (p37.)

The preferred alternative is also divided into three vertical slabs reflecting the "H-shape" plan arrangement. This shape sets the center portions of the building further back than on the north and south facades creating more slender proportions. The mid-rise and high-rise carved greenways wrap each end signaling three different scales of the tower. (p.55, 142.)

CITY WIDE GUIDELINE | PL1 - CONNECTIVITY

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

A. NETWORK OF OPEN SPACES

1. Enhancing Open Space: Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood. Consider ways that design can enhance the features and activities of existing off-site open spaces. Open space may include sidewalks, streets and alleys, circulation routes and other open areas of all kinds.

Response: The size of the site does not require a mid-block connector or outdoor open space per zoning. However, the preferred alternative proposes to provide neighborhood open space on the site. The design team identified the existing and proposed outdoor open space along NE 45th Street. (p.70) In concept the open space being proposed would be an extension of the street ROW on both NE 45th Street and 11th Avenue NE. The residential mews – an outdoor linear space connecting the alley and 11th Avenue NE. The mews allows residents access into and through the site as a casual "back door."
In the public realm the proposed neighborhood open space is an extension of the ROW's since the site is north facing and situated on the south side of NE 45th Street and west along 11th Avenue NE, direct sunlight on average will be in the morning on 11th Avenue NE and in the afternoon on NE 45th Street.
The preferred alternative is set back 6'-0" further back along 11th Avenue NE in addition to an SDOT required 4'-0" ROW setback. On NE 45th Street, the setback is over 30'. The open space to the north intends to provide more relief from the busy street and become a public extension of the ROW. To the east, the open space is seen as a linear element of planting, site furniture and bicycle parking that can be accessed on the east or the west rather than a green buffer along the building face. (Please see pp. 70-74)

U DISTRICT SUPPLEMENTAL GUIDELINE | PL1 - CONNECTIVITY

D. HEIGHT, BULK, AND SCALE

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

1.D Treat all alleyways as potential pedestrian routes: Incorporate windows, entries, art, lighting, and active uses on alley-facing facades to activate and improve safety in alleys.

Response: A proposed "residential mews" or an outdoor linear space connecting the alley with 11th Avenue NE. which allows residents access into and through the site as a casual "back door." This open area would be adjacent to the garage entry for bicycles and vehicles. It would have a residential building entry connecting lobby functions including mail and packages. This space provides an active circulation pattern and use for the building and adds activity to the alley. It provides a break along the street on 11th Ave. NE with views through the site. (please see. pp. 71-72; 128; 150)

U DISTRICT SUPPLEMENTAL GUIDELINE | PL3 - STREET-LEVEL INTERACTION

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

3. Mixed Use Corridors & Commercial Frontages Mixed-use corridors (as indicated on Map B) should be designed as welcoming and lively pedestrian-oriented streetscapes with a fine-grained detail and ground-level activity that engages the public realm.

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

Response: The north facing, street level frontage is proposed as primarily a commercial front as required by zoning with a mixed-use northeast corner in that there would be a main entry for the tower and retail at grade. The commercial frontage is adjacent to the proposed neighborhood open space. The floor level of the commercial uses steps to accommodate the sloping street and align with the neighborhood open space. The concept is to extend the ROW, provide relief from the busy street, navigate the sloping street edge and provide inviting, continuous open space with active an active commercial front. (Please see pp. 127-130; 151)

U DISTRICT SUPPLEMENTAL GUIDELINE | DC2 - ARCHITECTURAL CONCEPT

6. Tall Buildings - Tall buildings require additional design guidance since they are highly visible above typical 'fabric structures' and impact the public visual realm with inherently larger façade surfaces, bulk and scale shifts. Tall Building Guidelines apply to the entire structure whenever any portion of the structure exceeds 85 feet height.

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

Response: Similar to the design teams response for CS2-D1, the "carved greenways" on the east and west of the preferred alternative are positioned to acknowledge the differing scales or datums of the adjacent context. The stepping terraces reflect the differing heights of the adjacent structures and reflets the changing topography of the neighborhood. (Please see pp. 125, 142, 144, 146)

U DISTRICT SUPPLEMENTAL GUIDELINE | DC2 - ARCHITECTURAL CONCEPT

D. Intermediate Scales: To mediate the extra height/scale, add legible, multi-story intermediate scale elements: floor groupings, gaskets, off-sets, projections, sky terraces, layering, or other legible modulations to the middle of tall forms. Avoid a single repeated extrusion from building base to top.

Response: The carved outdoor terraces divide the building into three components reflecting internal program such as residential types, community spaces and outdoor terrace areas. These elements divide the building into three residential layers between outdoor social spaces. The outdoor spaces create an intermediate scale to the preferred alternative. (Please pp. 55-58; 126, 143)

U DISTRICT SUPPLEMENTAL GUIDELINE | DC2 - ARCHITECTURAL CONCEPT

J. Transition to the Sky & Skyline Composition: Create an intentional, designed terminus to the tall form and enhance the skyline (not a simple flat 'cut-off'). Integrate all rooftop elements and uses into the overall design, including mechanical screens, maintenance equipment, amenity spaces and lighting. Applicants should design and show how the tall buildings will contribute to the overall skyline profile and variety of forms.

Response: The preferred alternative studied several roof terminus alternatives. The design team's preferred alternative is to keep the tower as simple, rational backdrop as not to detract from the carved-social greenways. An extruded vertical slab acting as backdrop for the roof terminus strengthened the "rational and romantic" characterization of the neighborhood, compliments the "fabric tower" quality of the existing tall buildings such as the UW tower and The M and maintains the carved greenways as the memorable feature of the preferred alternative that enhances the skyline. (Please see pp. 37, 149, 155, 157-158)

U DISTRICT SUPPLEMENTAL GUIDELINE | DC2 - ARCHITECTURAL CONCEPT

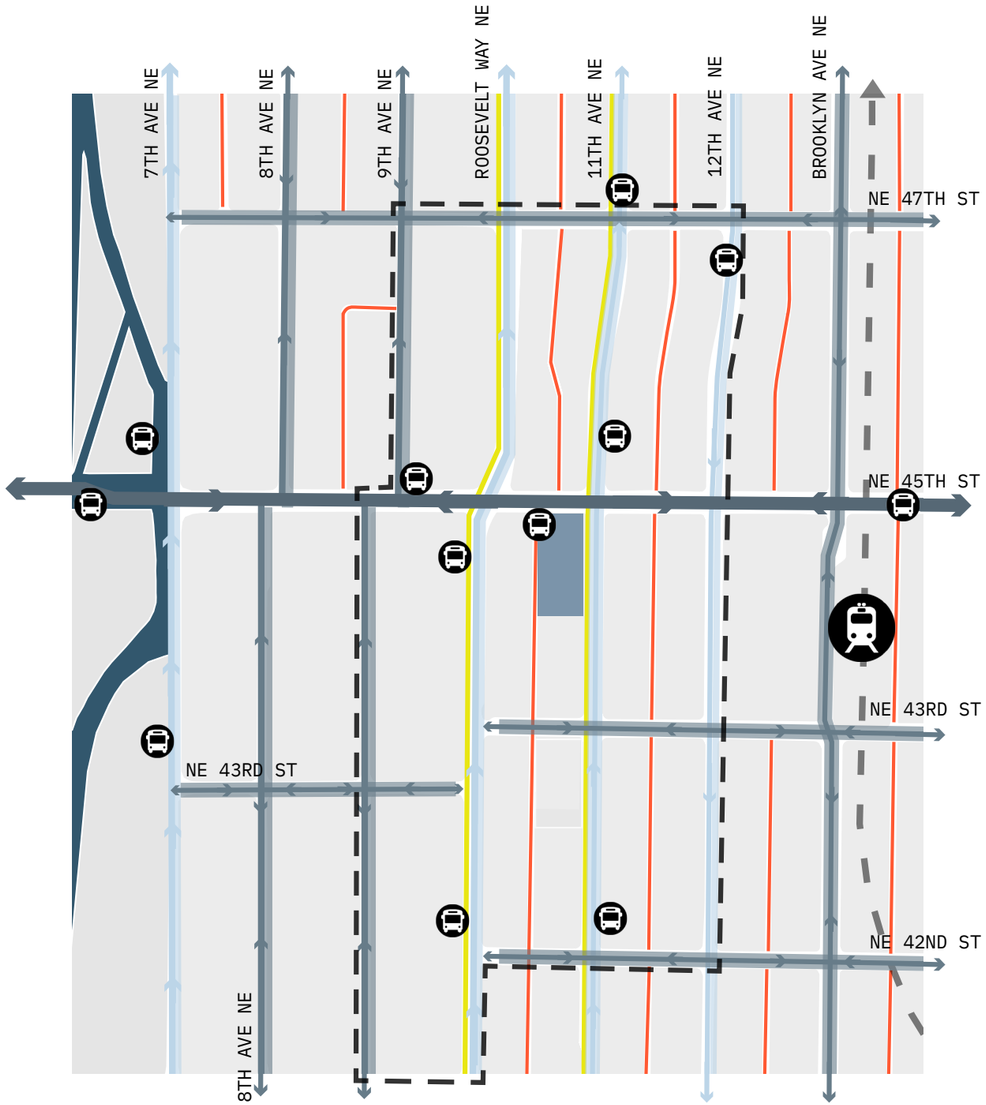
l. Landmarks & Wayfinding: Design tall buildings with memorable massing and forms, to serve as landmarks that enhance a sense of place and contribute to wayfinding in the U District.

Response: The irregular shape of the carved social greenways provides a distinctive façade seen form distant vantage points. The primary vantage point is from the west on NE 45th Street. The "high-rise carved greenway" on the upper section of the west façade can be seen terracing downward three levels and open to NE 45th Street. The site is located at the west edge of the commercial heart of NE 45th (p.51) Approaches from the south on Eastlake Ave E and the north at I-5 and NE 50th Street are less prominent but visible. (Please see pp. 126, 146, 148-150)

05 | SITE CONTEXT

SURROUNDING USES

N



SITE

9 BLOCK AREA

TWO WAY STREET, PARKING ON TWO SIDES

TWO WAY STREET, PARKING ON SINGLE SIDE

ONE WAY STREET, PARKING ON TWO SIDES

ONE WAY STREET, PARKING ON SINGLE SIDE

QUAD LANE, TWO WAY STREET

FREEWAY

BICYCLE PATH

ALLEY

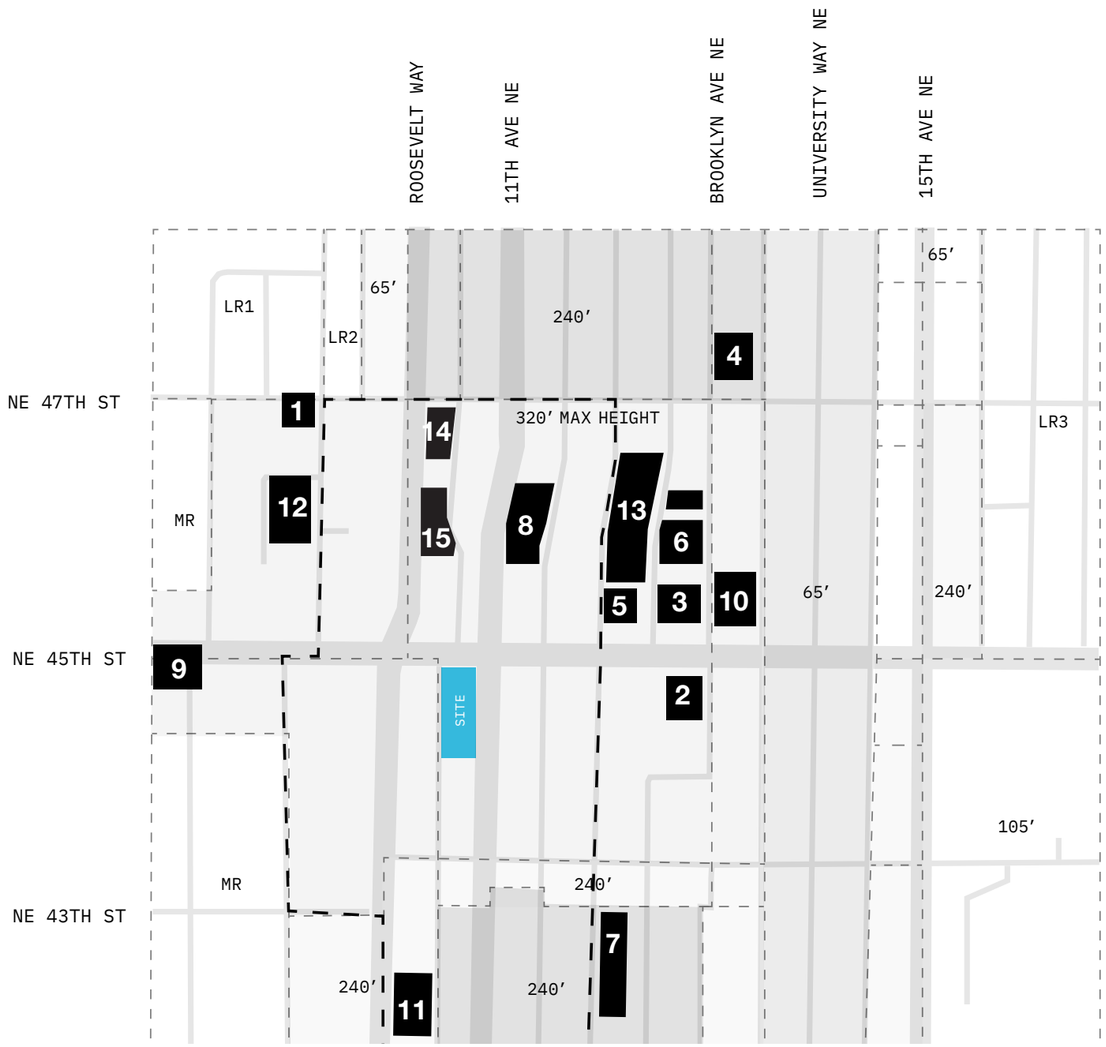
BUS STOP

LIGHT RAIL STOP

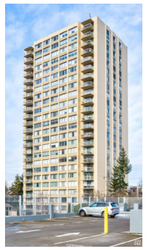
TRAFFIC ANALYSIS

N

H



EXISTING



1

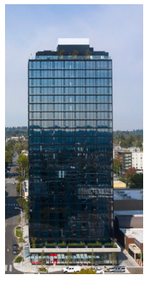
University Plaza
Condominium
4540 8th Ave NE
24 stories

2

UW Tower
4333 Brooklyn
Avenue NE
22 stories

3

Graduate
Seattle
4507 Brooklyn
Ave NE
22 stories



4

The M
4700 Brooklyn
Ave NE
24 stories

PROPOSED

5

Residential Tower
1200 NE 45th ST
24 stories

6

Core Tower
4515 + 4525
Brooklyn Ave NE
24 stories

7

The Standard
4220 12th
Ave NE
25 stories

8

Residential Tower
4512 11th Ave
NE
29 stories

9

Victory at the U
700 NE 45th St
24 stories

10

Residential Tower
1300 NE 45th St
25 stories

11

Roosevelt High Rise
4212 Roosevelt
Way NE
23 Stories

12

Residential Tower
4525 9th Ave NE 33
Stories

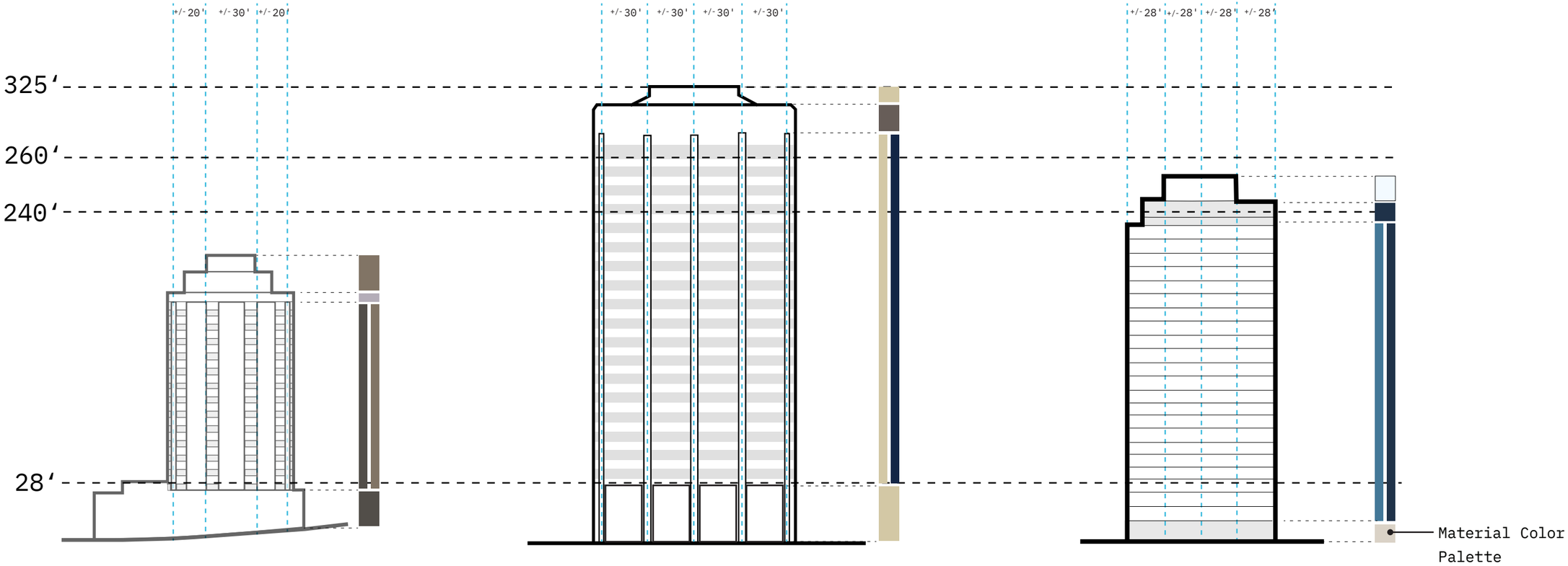
13

Office + Retail
4530 12th Ave NE
34,207 SF

14 & 15

Residential + Office
4522 Roosevelt Way NE
22 stories & 16 stories

SURROUNDING TOWER ANALYSIS



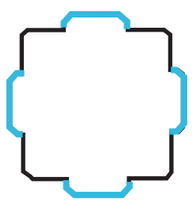
HOTEL DECA

16 Stories | 180’ | 1931

Strong base expression reflects historic pedestrian datum

Vertical tower modulation

Stacked windows, extruded bay elements



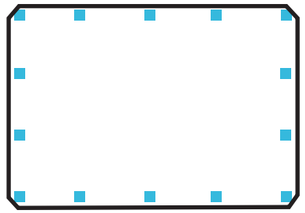
UW TOWER

25 Stories | 320’ | 1975

Strong vertical expression with exposed columns

Podium reflects historic pedestrian datum

Concrete structure with punched openings



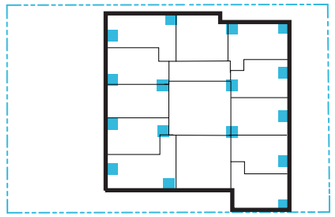
THE M

24 Stories | 240’ | 2020

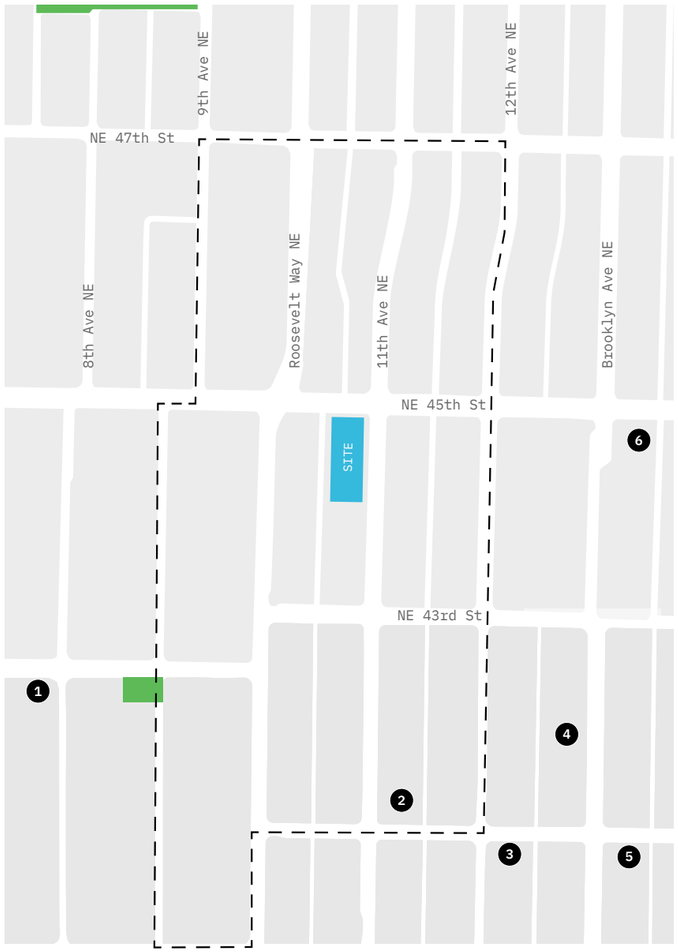
Monolithic expression

Podium adds to pedestrian scale

All-glazed facade



EXISTING TOWER ANALYSIS



1

Anhalt Hall
11 NE 43rd St

4

Canterbury Court
4225 Brooklyn Ave NE

2

El Monterey
4204 11th Ave NE

5

University Methodist
Episcopal Church and
Parsonage
4142 Brooklyn Ave NE

3

Nickel Apts/Villa
Camini
1205 NE 42nd St

6

Neptune Building
1310 NE 45th St

11TH AVE NE,
FACING WEST

NE 43RD ST

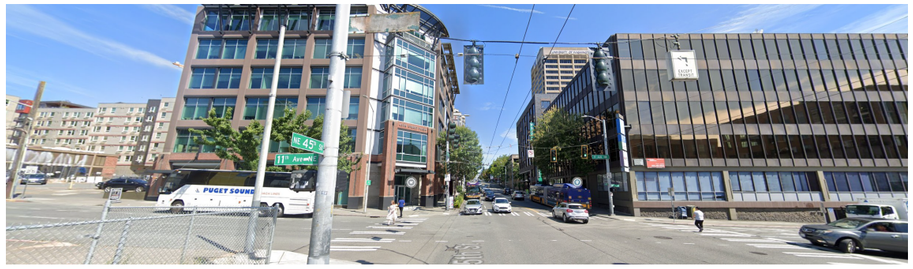
ROOSEVELT COMMONS

SITE

SITE

45TH AVE NE

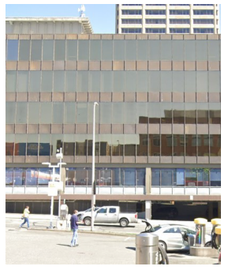
11TH AVE NE,
FACING EAST



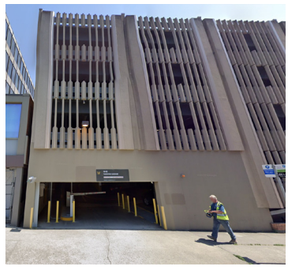
45TH ST PLAZA

45TH AVE NE

UNIVERSITY DISTRICT BUILDING



SITE OPPOSITE



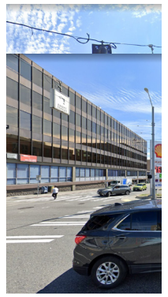
PARKING AREA W45

NE 43RD ST

STREET ELEVATIONS

NE 45TH ST,
FACING SOUTH

NE 45TH ST



SITE

4336 ROOSEVELT WAY NE

ROOSEVELT WAY NE

CHEVRON GAS

NE 45TH ST,
FACING NORTH

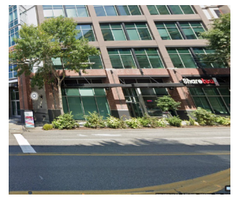
45TH ROOSEVELT WAY NE

ROOSEVELT WAY NE

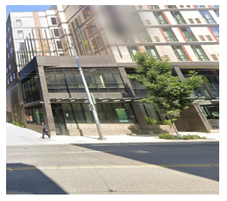
HOFFMAN CONSTRUCTION

SITE OPPOSITE

11TH AVE NE

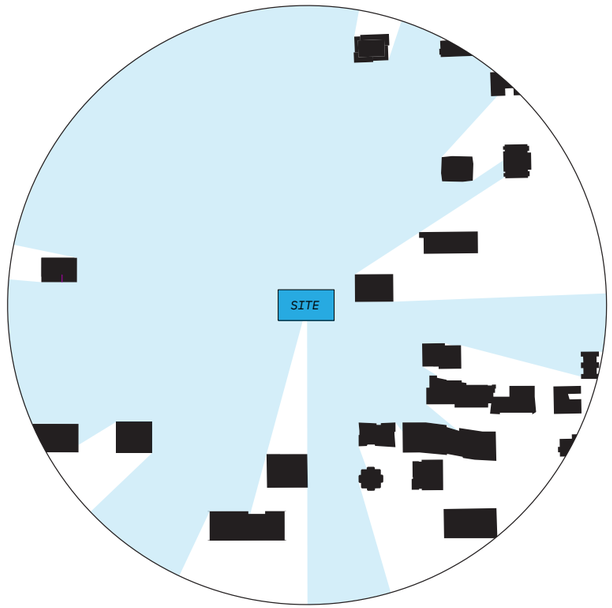


1100 NE 45TH ST

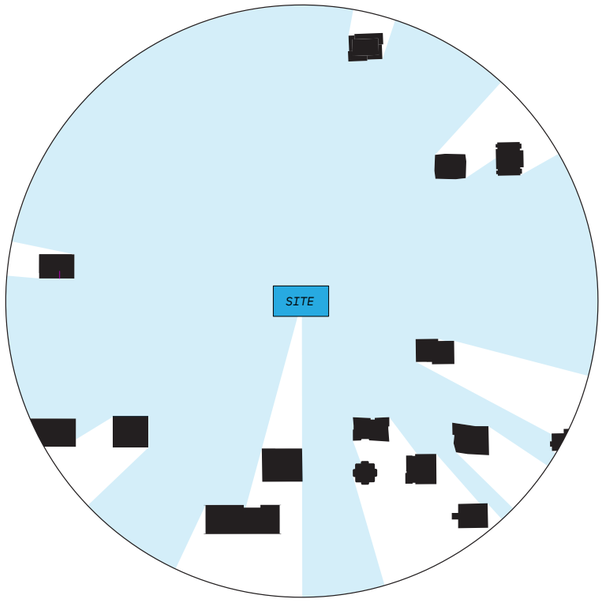


4501 NE 45TH ST

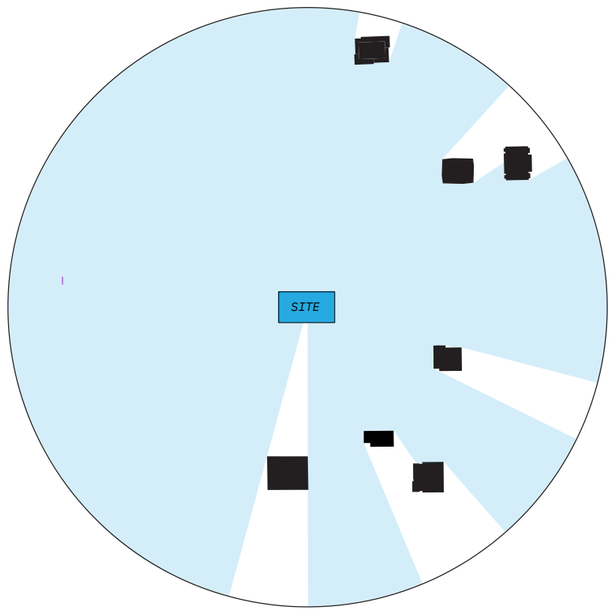
STREET ELEVATIONS



95'



160'

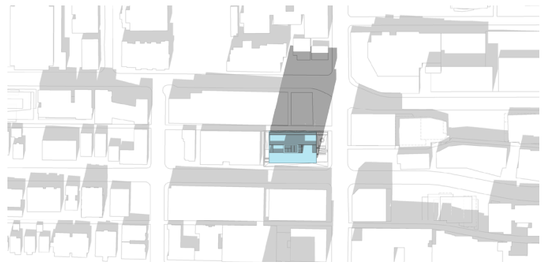
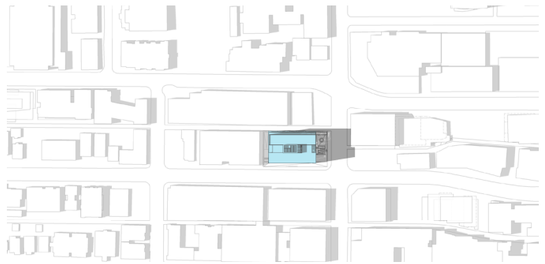
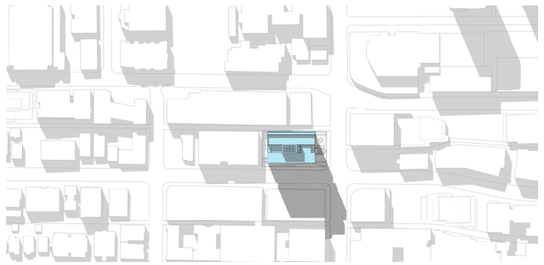
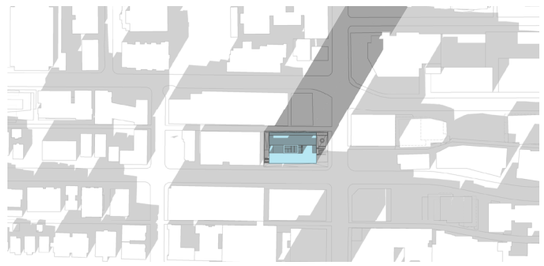
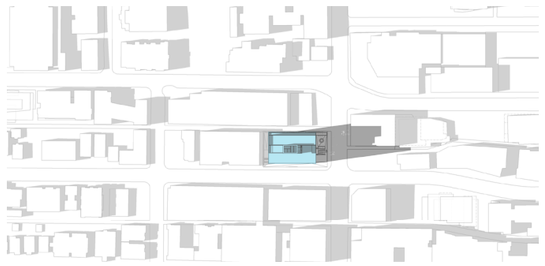
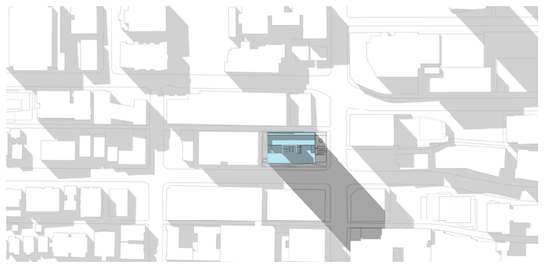
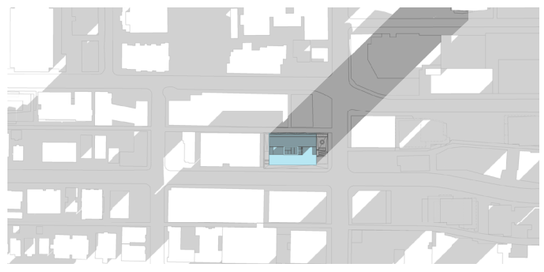
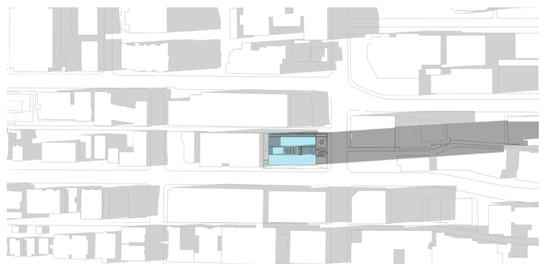
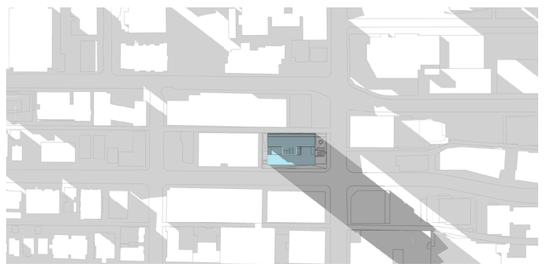


240'

The location of the proposed site is situated toward the west edge of the commercial center of NE 45th Street. The majority of taller context up to taller existing and proposed towers are to the east of the site. Views of the downtown skyline, Elliot bay and Lake union are south, southwest.

VIEW ROSES

N

	9:00 AM	12:00 PM	3:00 PM
JUNE 20 - SUMMER SOLSTICE			
SEPTEMBER 22 - EQUINOX			
DEC 21 - WINTER SOLSTICE			

SOLAR ANALYSIS

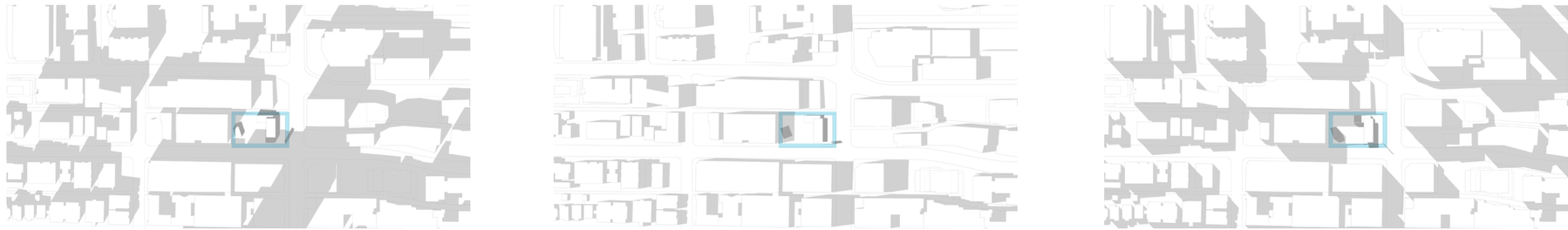
9:00 AM

12:00 PM

3:00 PM

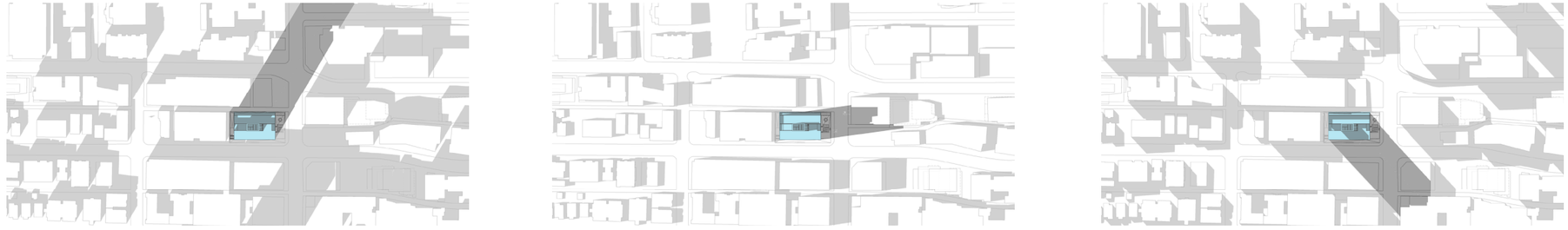
EXISTING

SEPTEMBER 22 -
EQUINOX



PROPOSED

SEPTEMBER 22 -
EQUINOX



SOLAR ANALYSIS

0 250 500 1000

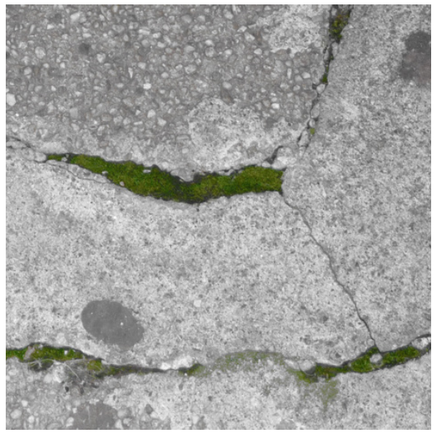
N

H

06 | URBAN ANALYSIS

Steeply sloped terrain and natural vegetation of Ravenna Park

The U District street grid knitted into the Campus vistas and pedestrian spaces



small scale inspiration reflecting the larger urban conditions

Rational street grid meeting the organic, romantic campus plan

The past, rugged terrain of the U District Neighborhood

DESIGN CUES

ROMANTIC VS. RATIONAL GRID

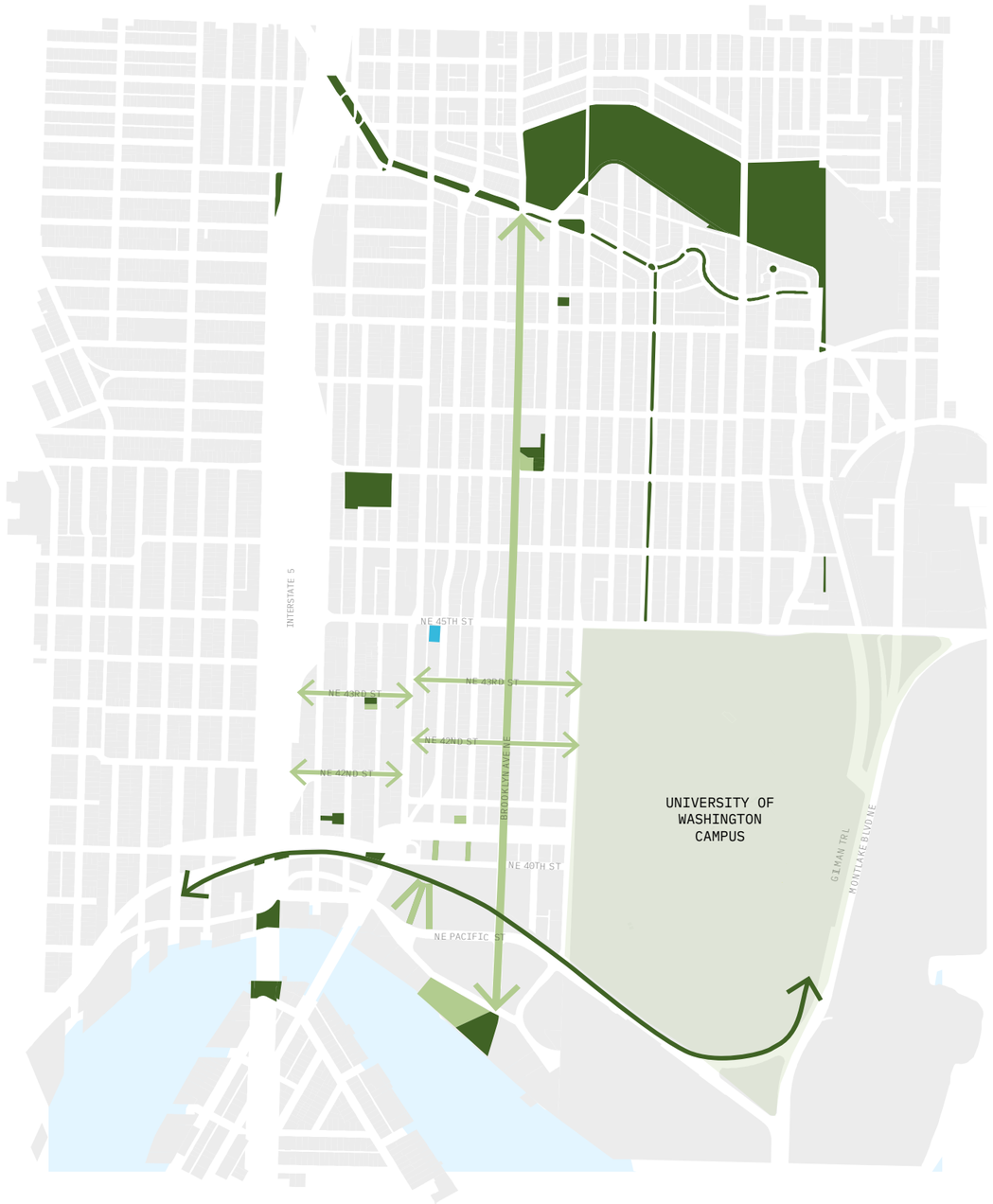
H

BURKE-GILMAN TRAIL

RAINIER VISTAS

RAVENNA PARK

The design team characterized the neighborhood's linear parks and open spaces as having a "romantic" quality since they reflect natural features such as a curvalinear shoreline, steep and irreguar shaped topography or organized by other, distant natural features such as Mt. Rainier. These offer a disinctly different experience from the street grid. They are places to recreate, socialize and connect.



The future development of the University District highlights the importance of the existing irregular (aka "romantic") open spaces and parks. Plans to connect these neighborhood features via street development through the rational street grid is thought of a neighborhood value and design cue.

Designated Green Street

Burke-Gilman Trail

Existing Park

Planned Park

Site

UNIVERSITY DISTRICT GREENWAYS

N

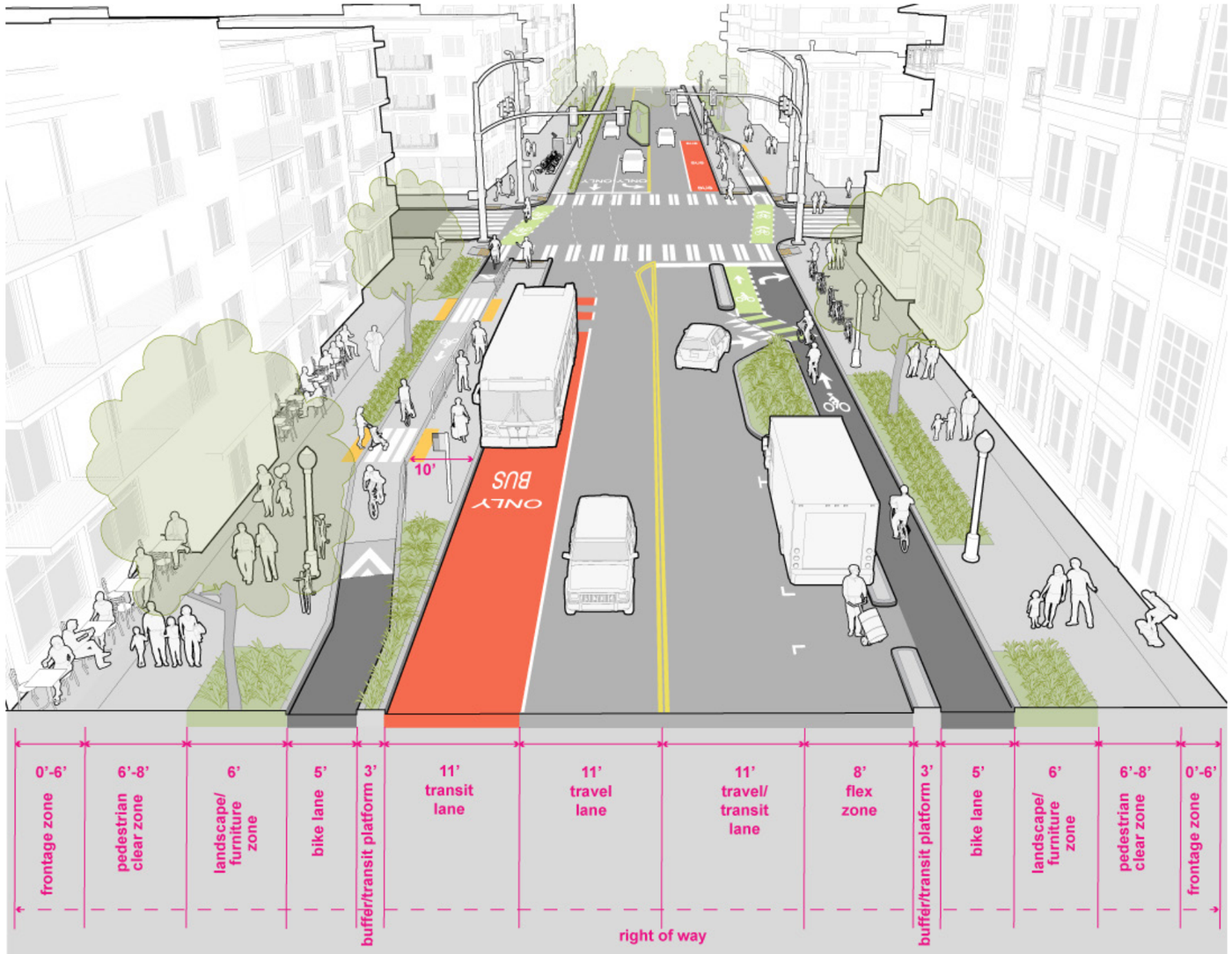
H


5 MIN
ROOSEVELT WAY NE
11TH AVE NE
12TH AVE NE
BROOKLYN AVE NE
UNIVERSITY AVE NE
15TH AVE NE
17TH AVE NE
NE45TH ST
UW
CAMPUS
SITE
PARK / BOULEVARD
PEDESTRIAN ZONE
9 BLOCK AREA
BICYCLE FRIENDLY
DEDICATED BIKE LANE
GREEN STREET
NEIGHBORHOOD GREENWAY
CLASS 1 PEDESTRIAN ST

GREENWAYS

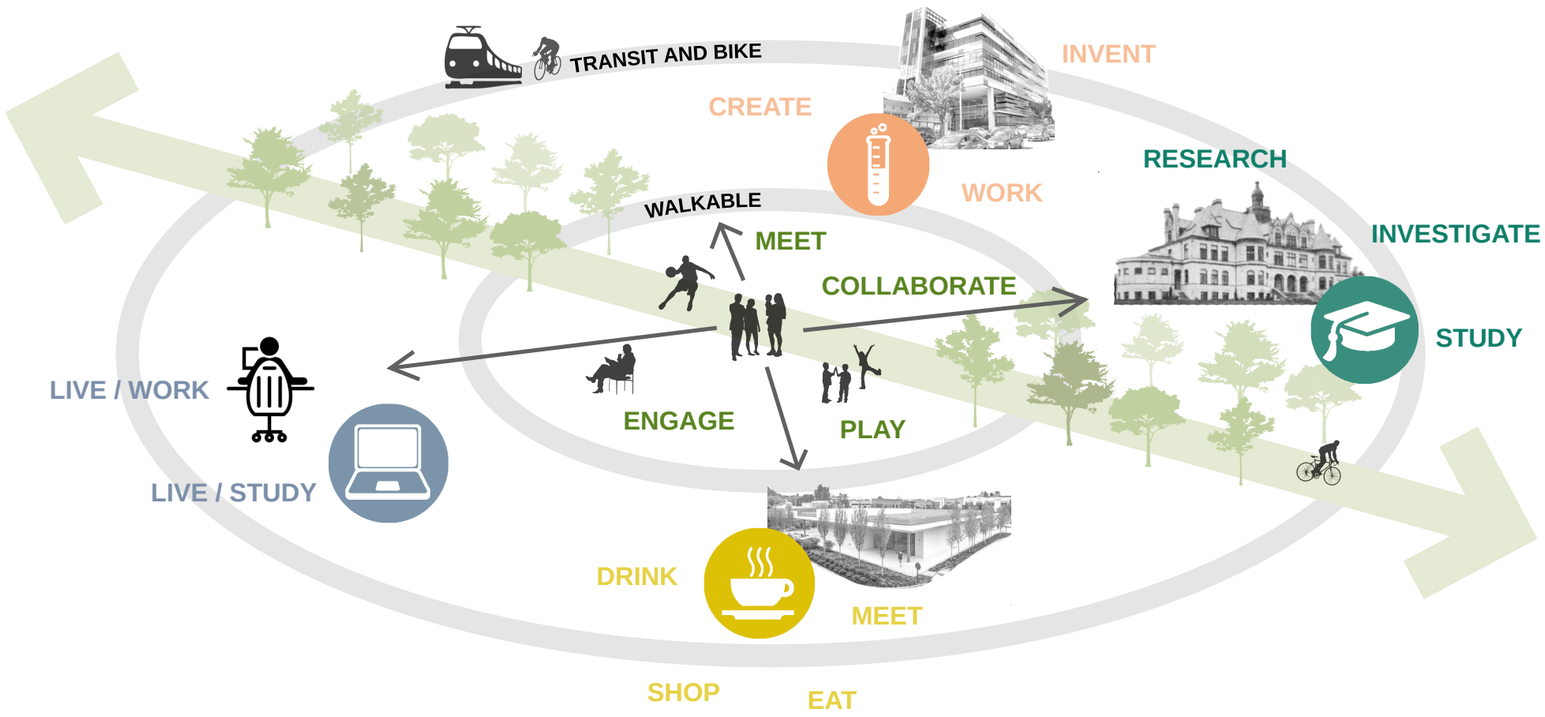
U DISTRICT URBAN DESIGN FRAMEWORK

Reference: " U District Urban Design Framework" June 2013. Figure "Gateways, Hearts and Edges," Page 17



UNIVERSITY DISTRICT GREENWAYS

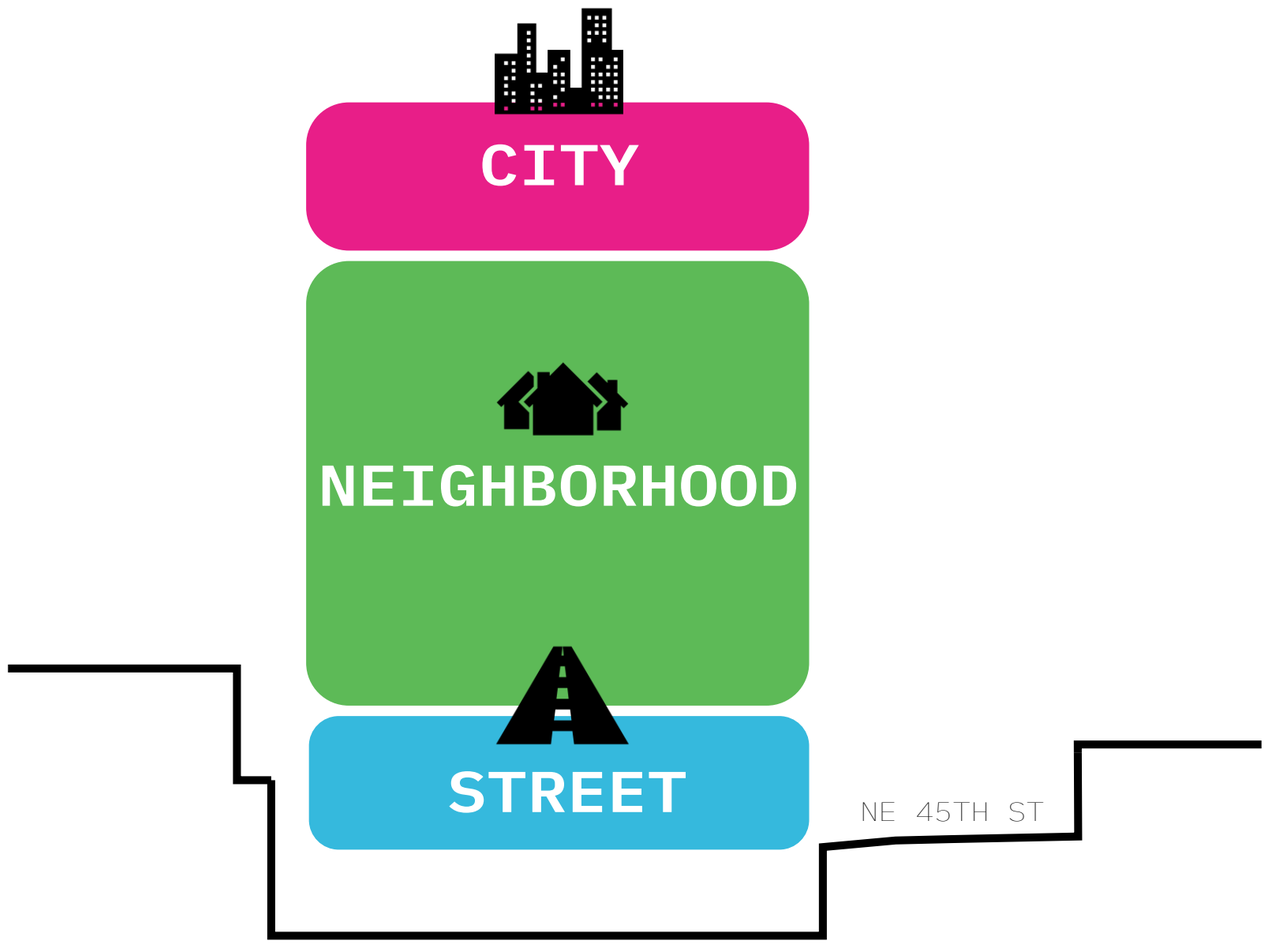
Reference: Seattle Right-of-Way Improvements Manual,
Seattle.gov, 2.8 Urban Village Main



INNOVATION DISTRICT ECOSYSTEM

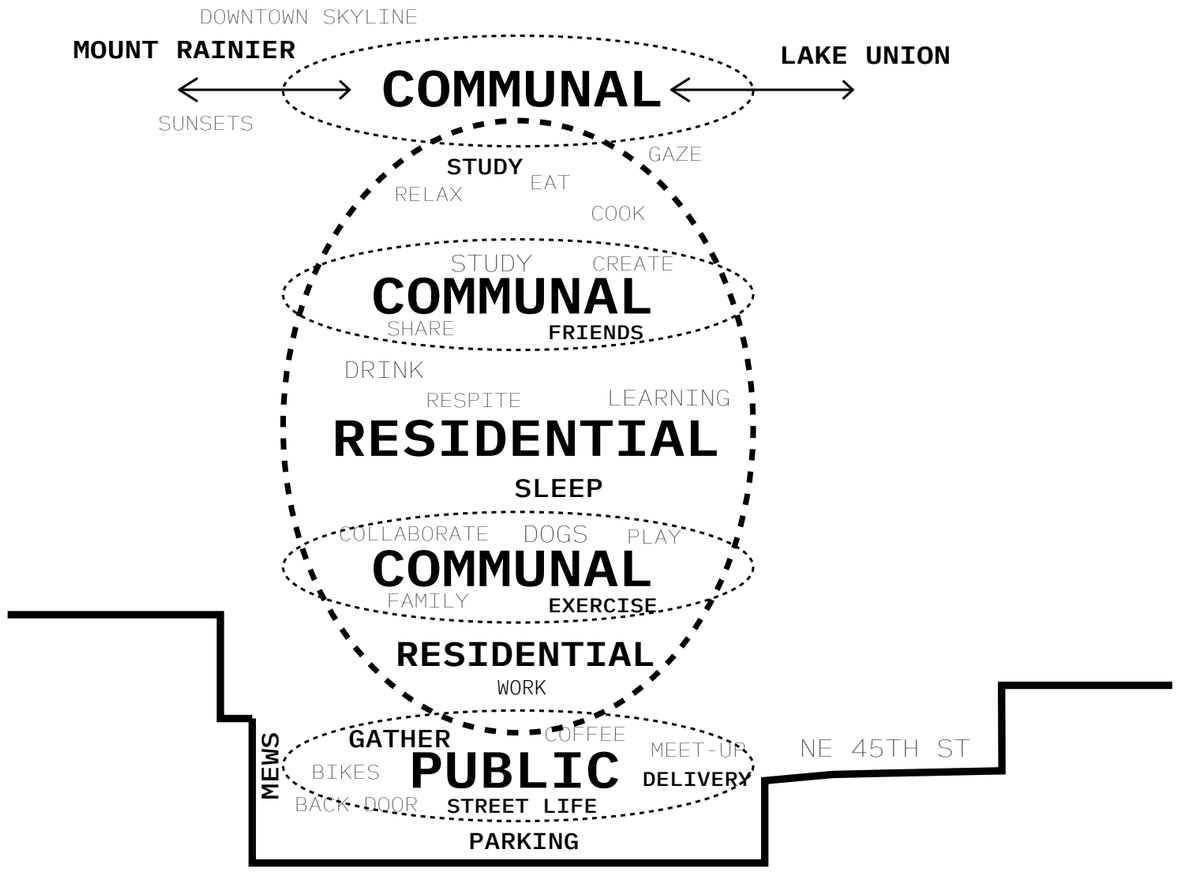
Reference: "University of Washington 2019 Seattle Campus Master Plan" Feb 2019. Figure 71, Page 83. "Innovation Ecosystem Elements"

07 | PROGRAM & PRECEDENT



SCALES OF URBAN INFLUENCE

Towers consider multiple scales of context; the pedestrian level at the street, the level of the block and neighborhood and a larger scale of the city since towers are perceived from more distant vantage points than low or mid-rise structures.

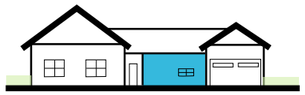


PROGRAM STUDY

The mixed-use program is layered between outdoor spaces that sub-divide the tower into smaller scale blocks. The outdoor spaces consider a variety of interactions and uses to support social connections.

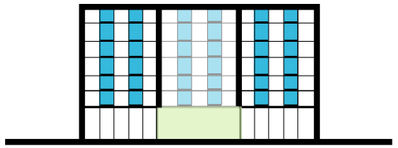
PROGRAM DIAGRAM

The development mixed use program includes a variety of residential types.



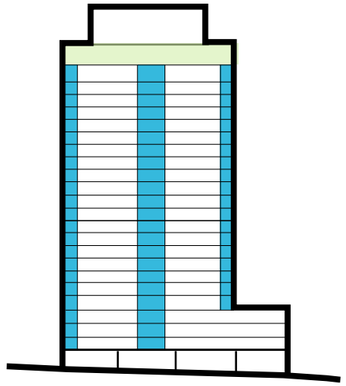
SINGLE-FAMILY TYPOLOGY

Living room as communal space. Front and backyards as outdoor social space.



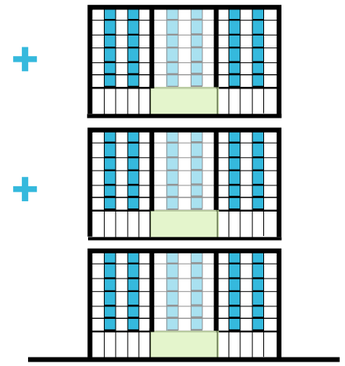
MID-RISE TYPOLOGY

Individual living spaces. Outdoor social space in the central courtyard.



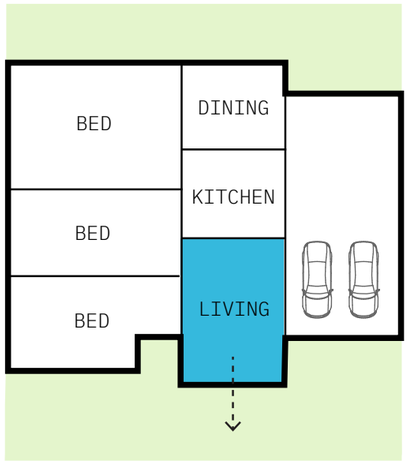
HIGH-RISE TYPOLOGY

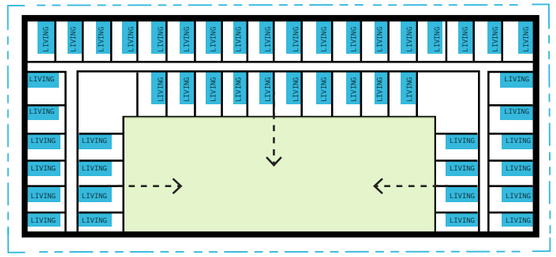
Rectangular point-access plan. Outdoor social space on roof terrace and balconies.

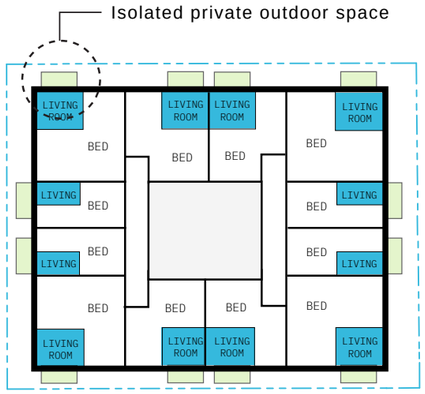


SOCIAL GREENWAYS

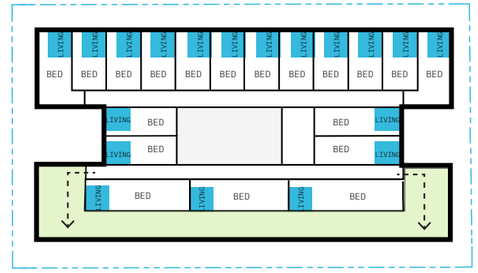
Everyday access to light and air through multi-level, accessible greenways.





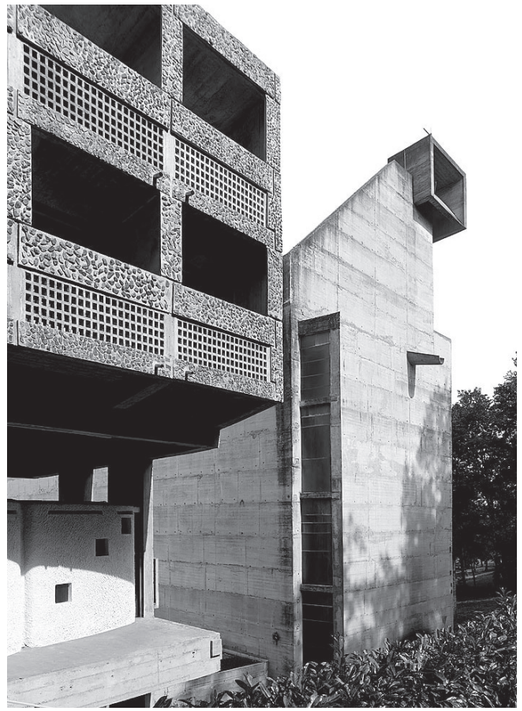


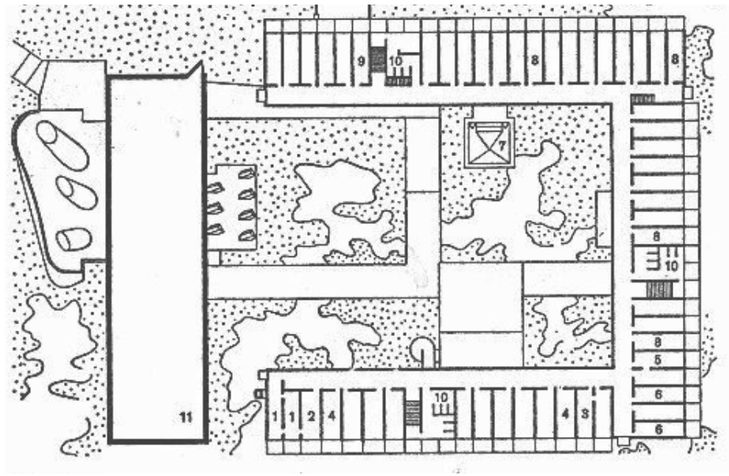
Rooftop outdoor space not along a common path to and from your home; not perceived as an organizing element creating identity within the structure



The design team considered the relationship of residential types and their relationship to open space and which spaces had the ability for social connection. A goal of the preferred alternative is to apply traits of smaller scale building types such as a mid-rise courtyard apartment to a larger high-rise structure.

OUTDOOR SPACE / TYPOLOGY RELATIONSHIPS





LE CORBUSIER

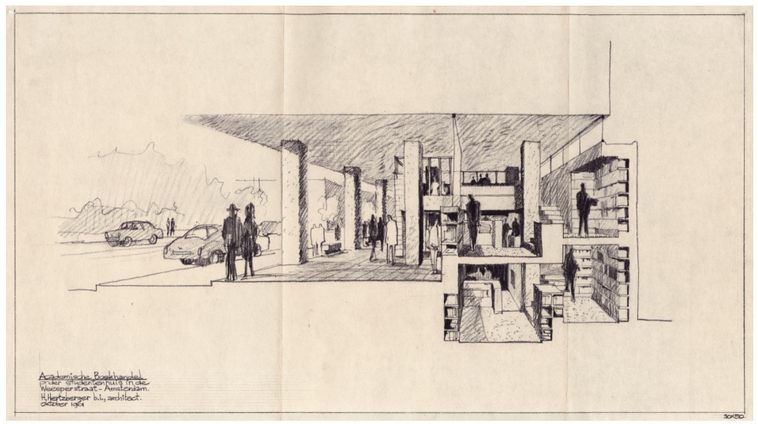
1953

Le Corbusier raised his buildings on Piloti (or columns) to leave the ground plane free for other uses and to preserve the natural landscape. La Tourette, featured above, provides "...an actual separation between the corrupted and poisoned earth of the city and the pure fresh air and sunlight of the atmosphere above it."

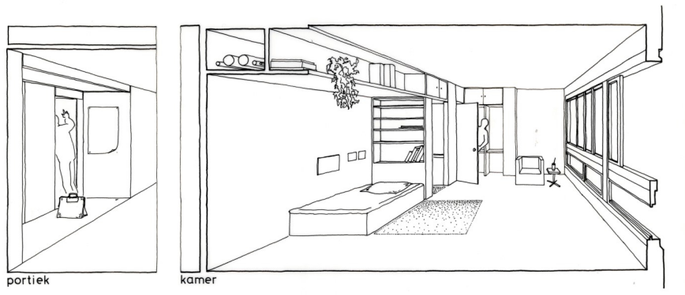
The cells for the friars are arranged in a U-shaped formation around a courtyard. Sloping, glazed corridors look out over the courtyard space, while a triple-height chapel building closes it off at one end. Deep, slanted openings in the ceilings are used to direct beams of light down into the interior and lower levels and are expressed externally as shapes that protrude from the roof

LA TOURETTE, LE CORBUSIER

PLATTEGROND 4E VERDIEPING MET TERASSEN



PERSPECTIEFDOORSNEDE VAN DE ARCADE OP STRAATNIVEAU
MET STUDENTENKANTOREN EN BOEKWINKEL



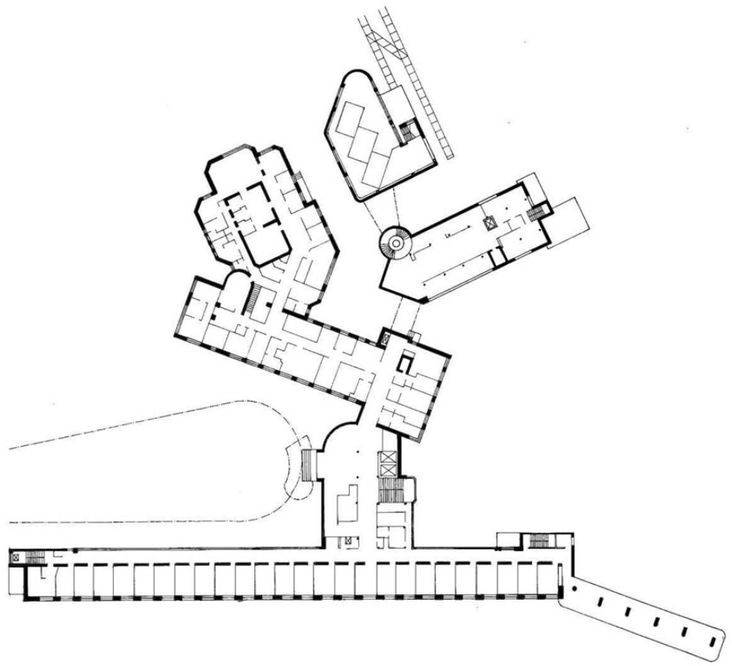
PERSPECTIEFDOORSENDE PORTIEK EN KAMER

HERMAN HERTZBERGER, TJAKKO HAZEWINKEL, HENK DICKE
1959

In the shopping arcade-like substructure suggested by the urban planning conditions, general student facilities are housed with usable outdoor space.

The residential floors for students - sleep / work rooms with a common washing and dining room per residential unit - in addition to the shared washrooms feature a living / dining area with kitchen where students cook and eat together. The building has changed a lot in the course of time, as the freestanding dining and cooking elements have disappeared and rooms were pooled. The concrete skeleton structure appears to be profitable, because unlike bearing walls it makes for a great changeability.

1959-1966. (n.d.). Student housing Weesperstraat, Amsterdam. AHH. https://www.ahh.nl/index.php/en/projects2/14-woningbouw/135-student-housing-weesperstraat-amsterdam.



ALVAR AALTO

1929

Light and air were considered central to health and healing. Patients could enjoy sunlight throughout the day through wide windows. On the top floor Aalto designed a roof terrace that spreads throughout the entire wing and faces south.

At the eastern end of the wing, six 24-bed balconies for heliotherapy (later converted into offices) were located, stacked on one another. They were complemented by the 120-bed sun terrace on the top floor. A garden with pines, artificial ponds, play games, wildflower meadows, and gravel paths was located south of the wing to provide the rooms with a view and to allow patients to walk in a safe and relaxing natural environment.

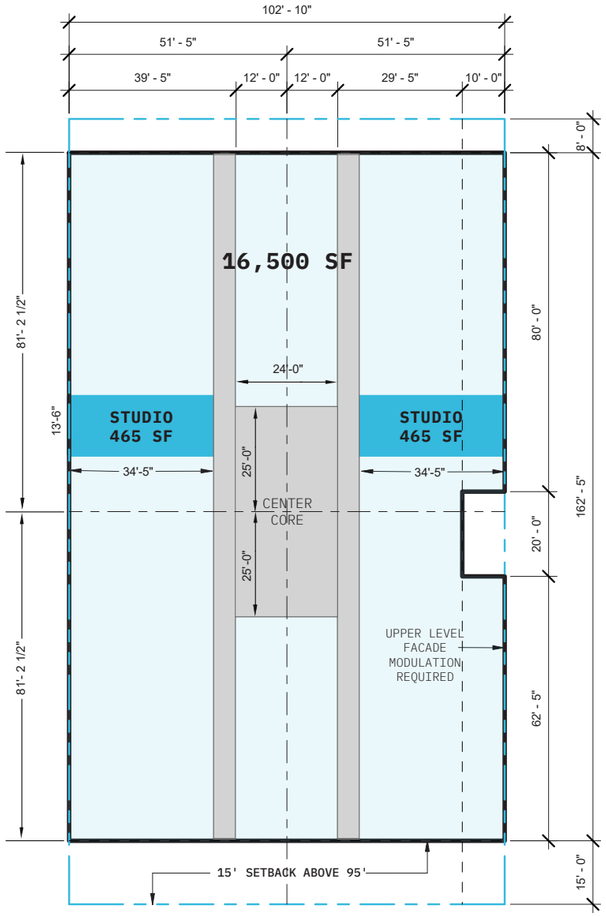
BIANCHINI, RICCARDO. “Aalto’s Paimio Sanatorium and the Birth of the Modern Hospital.” Inexhibit, 2020, www.inexhibit.com/case-studies/aaltos-paimio-sanatorium-and-the-birth-of-the-modern-hospital.

PAIMIO SANATORIUM, FINLAND

08 | FRAMEWORK - SITE ARRANGEMENT AND LAYOUT

1

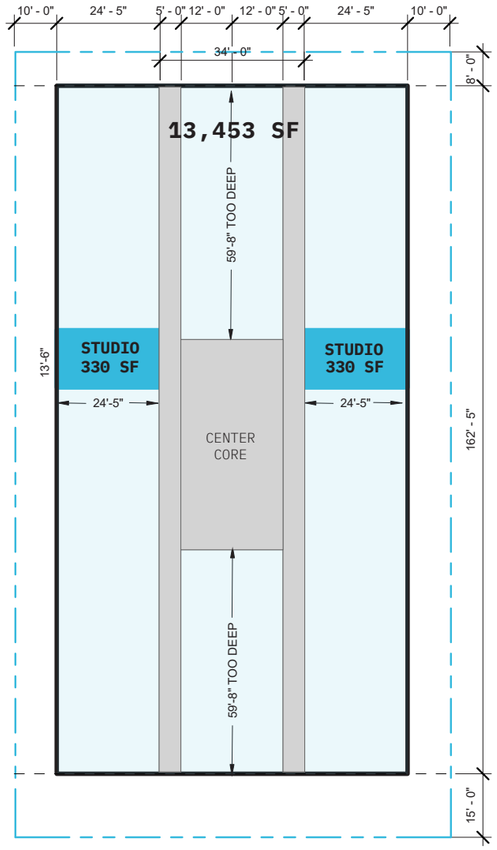
ENVELOPE WITH MODULATION



+ Core Centered on the site
+ Footprint shortened north and south due to required setbacks
+ East / west dimension too deep to accommodate studio unit module of 300 - 350 sf.
+ East facade would require upper level facade modulation

2

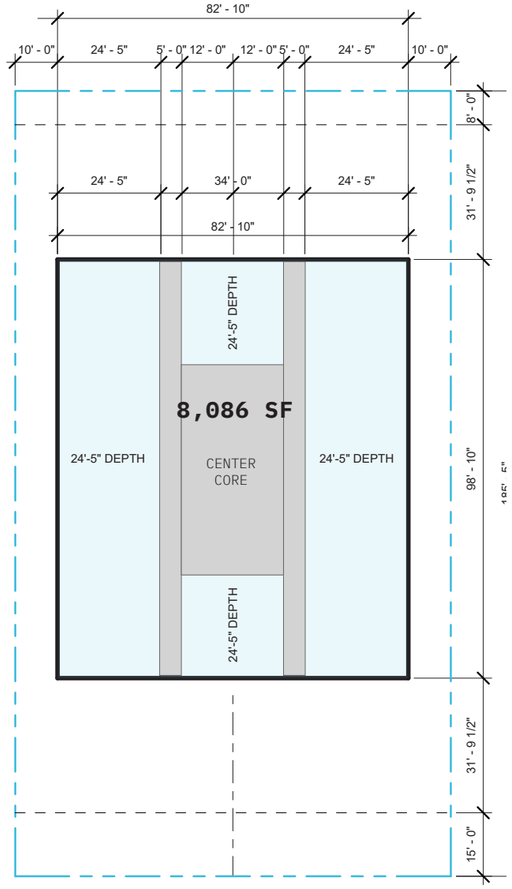
NARROWING BUILDING EW



+ East west footprint reduced to setback the east and West facade 10' from the property lines
+ Studio size target accommodated
+ No facade modulation required per zoning
+ North / South footprint too deep for an unit types

3

POINT-ACCESS TOWER



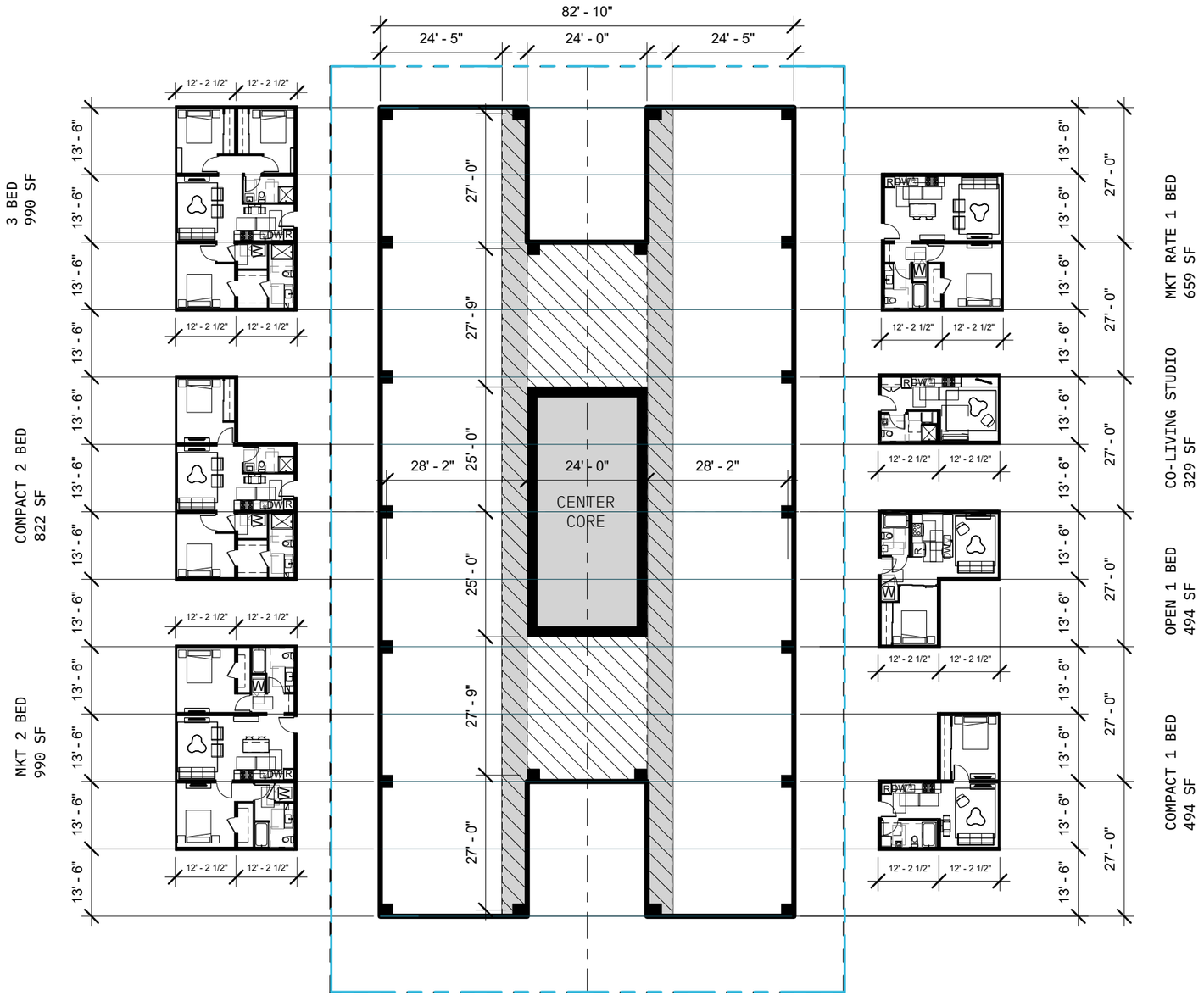
+ North / South footprint reduced to create a typical "point access" tower plate
+ All units at the proper depth for the desired program
+ Overall floor plate too small

For additional exhibits explaining the design process, please see the appendix

FLOOR PLATE DESIGN THINKING

0 10 20 40

N



+ 13.5' x 24'-5" module as basis of all unit types to accommodate a variety of living choices

For additional exhibits explaining the design process, please see the appendix

UNIT MODULE DEVELOPMENT

0 5 10 20

N

1

ESTABLISH UNIT TYPES AND SIZE REQUIREMENTS

2

CREATE A "FRAMEWORK" ON THE SITE BASED UPON THE UNIT MODULE.

3

MODIFICATION OF FRAMEWORK REQUIRED PER FLOOR TO MEET ZONING REQUIREMENTS SUCH AS AVG FLOOR PLATE SIZES.

4

REMOVAL OF THE UNIT BLOCKS IN A LOGICAL WAY WITH A USEFUL FUNCTION

- CONSIDER FACTORS SUCH AS: URBAN CONTEXT, PROGRAM GOALS OF SOCIAL CONNECTIVITY, STRUCTURAL EFFICIENCY, VIEWS, DAYLIGHT, URBAN CONTEXT, DISPOSITION OF HEIGHT, BULK AND SCALE, IMPORTANCE OF CORNER CONDITIONS.

For more information regrading the design approach and rejected alternatives, please see the appendix.

DESIGN THINKING

09 | STREET LEVEL CONCEPT

Victory at the U
700 NE 45th St

South and West
facing open space

1

2

WSECU
1121 NE 45th
Street

North Facing
Open Space

3

Residential Tower
1200 NE 45th ST

South Facing
Open Space

4

UW Tower
4333 Brooklyn
Avenue NE

North Facing
Open Space

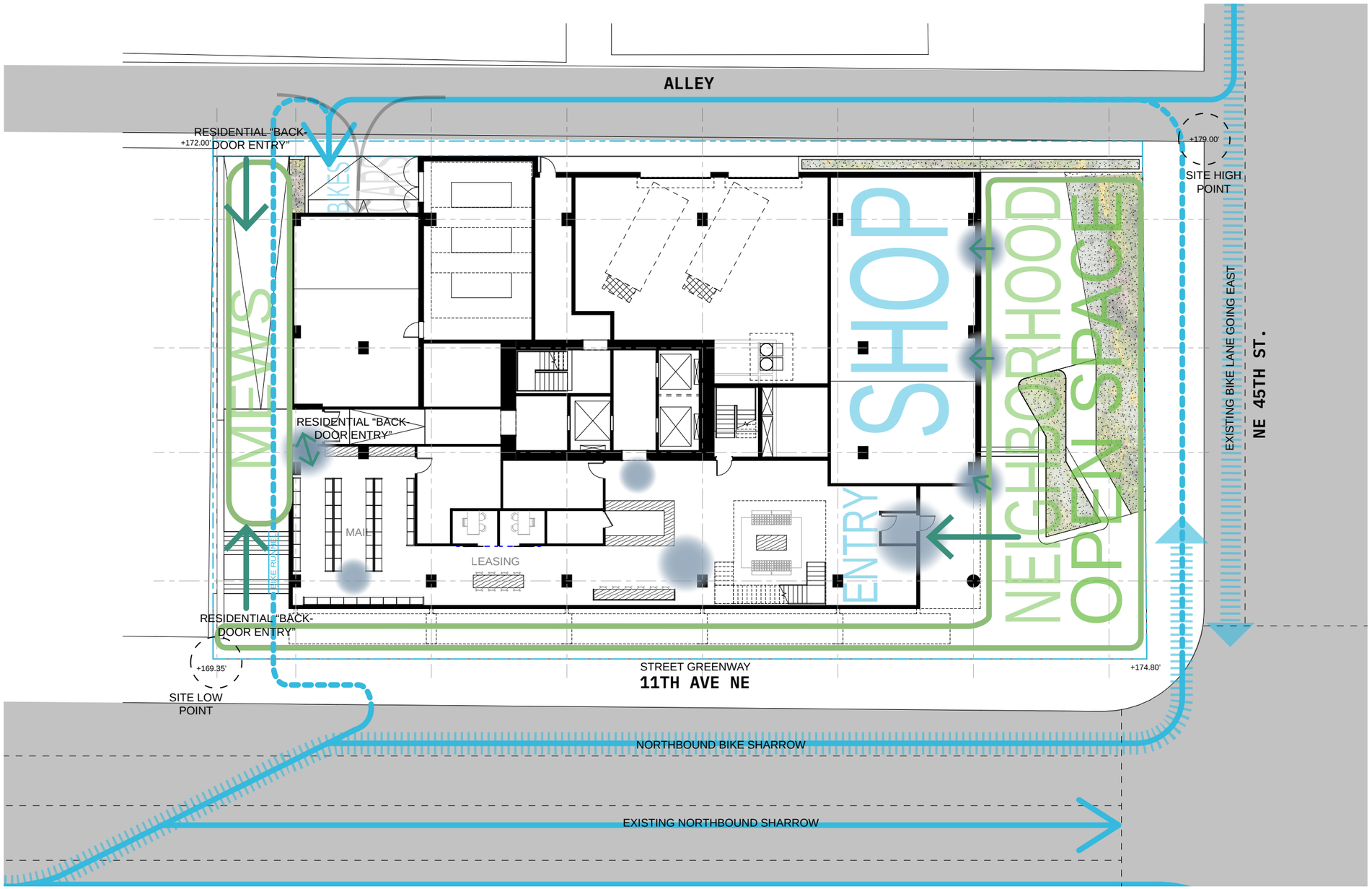
5

Residential Tower
1300 NE 45th St

South Facing
Open Space

PROPOSED AND EXISTING OPEN SPACE FRONTING NE 45TH STREET

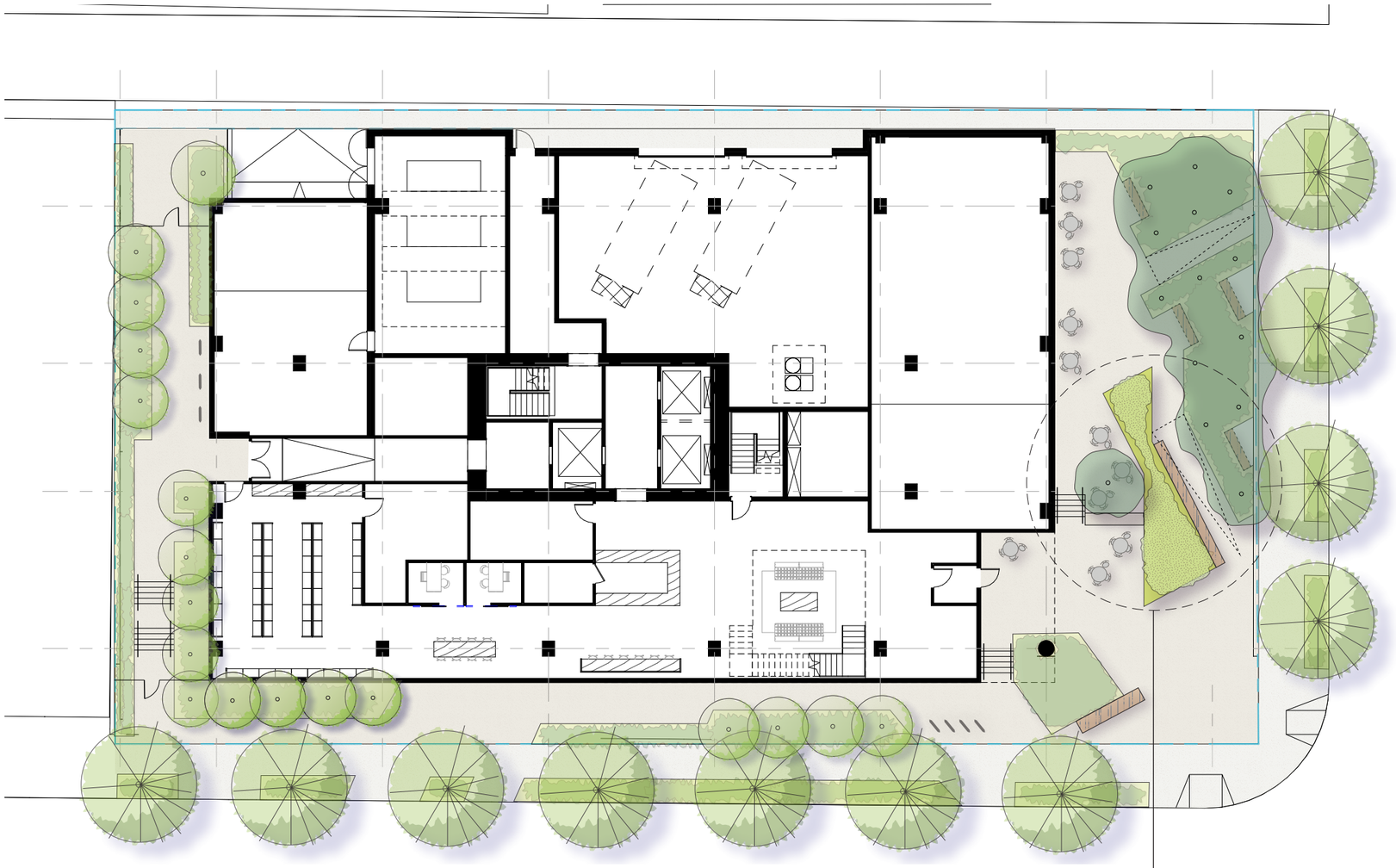
Open spaces along NE 45th Street in relative proximity to
the 9-square study area.
All proposed sites less than 30,000 sf and not subject to
required open space or mid-block connectors per zoning

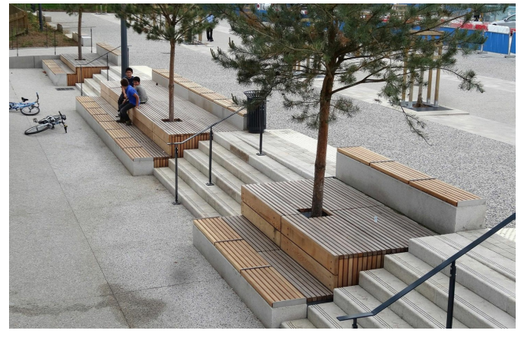


STREET LEVEL DIAGRAM

0 5 10 20

N

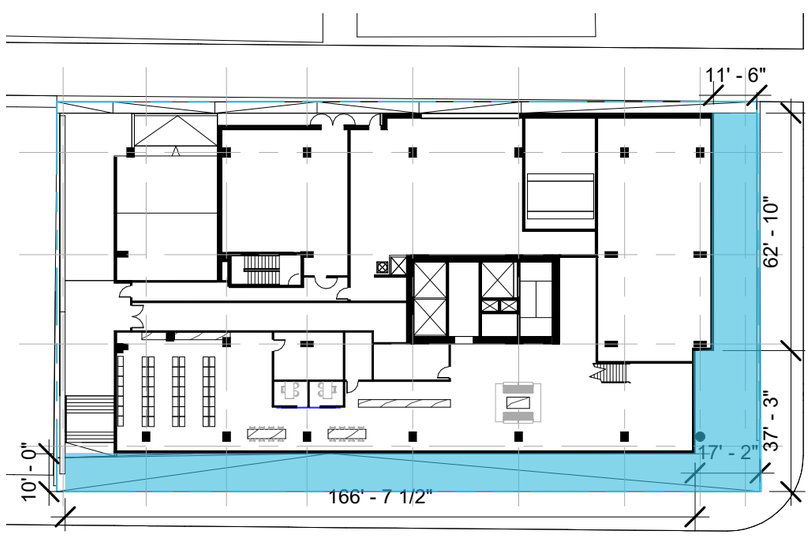




Neighborhood Open Space concept relating to the "Romantic" qualities of the neighborhood and the characteristics of the Greenway concept.

N

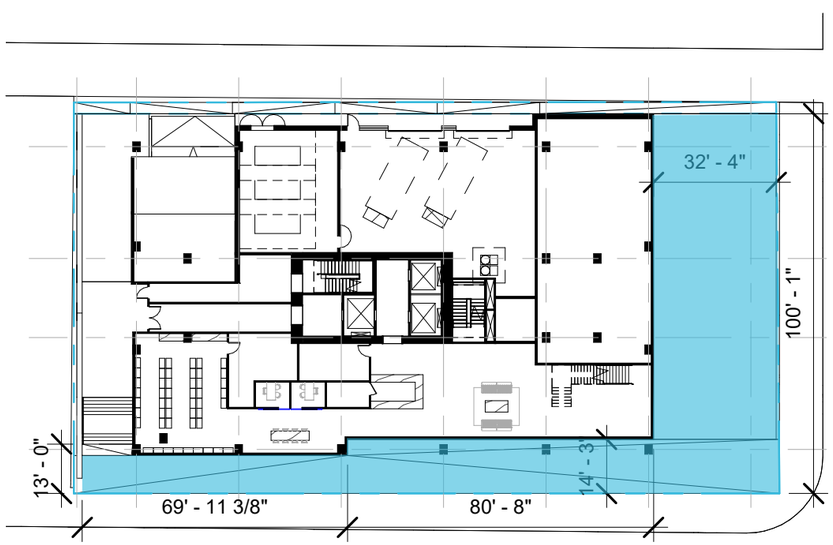
LANDSCAPE CONCEPTUAL SKETCH



ALTERNATIVE 1
Asymmetric

Please see page 73 for more information.

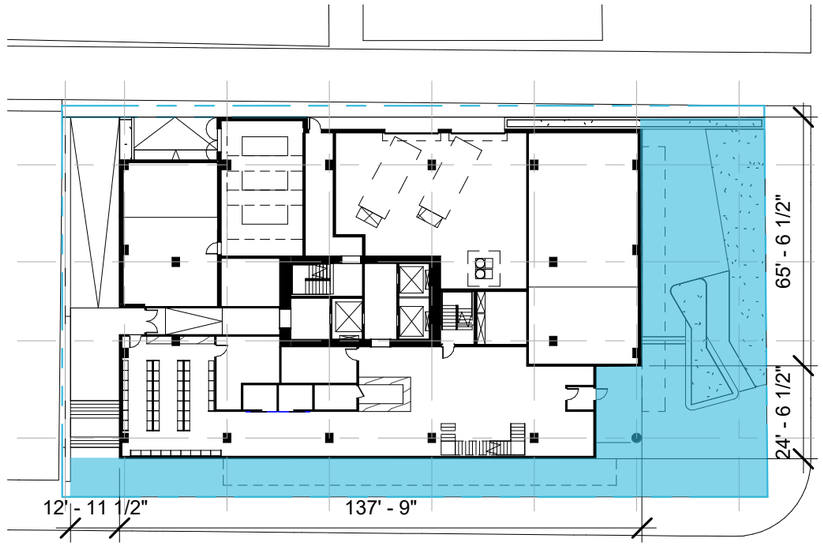
3,033 sf



ALTERNATIVE 2
Social Greenways

Please see page 94 for more information.

5,169 sf at street fronts.



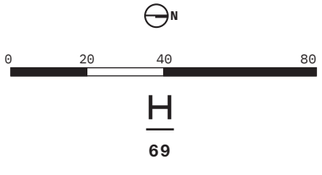
ALTERNATIVE 3
Social Greenways Carved

Please see page 118 for more information.

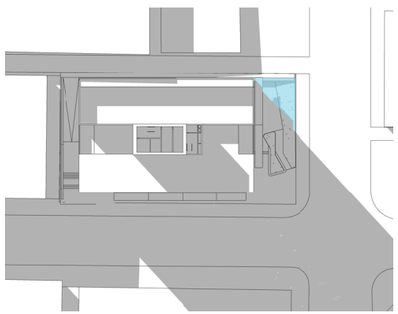
5,096 sf at street fronts.

The proposed "Neighborhood Open Space" as required to gain extra floor area per SMC 23.58A.040.C

AREA OF PROPOSED NEIGHBORHOOD OPEN SPACE

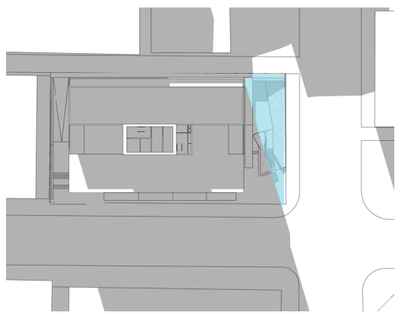


AFTERNOON DAYLIGHT
NE 45TH STREET



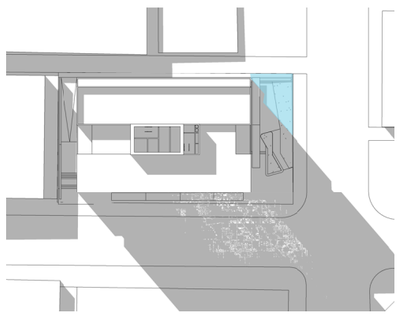
EQUINOX 3PM

The ROW and adjacent open space along NE 45th Street begins to have direct afternoon sunlight at 3pm



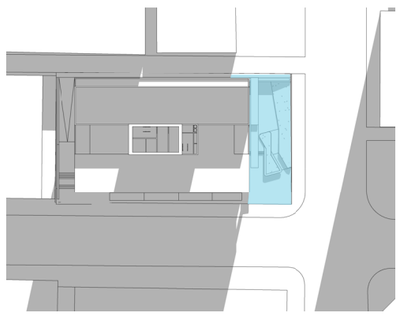
EQUINOX 5PM

The ROW and adjacent open space along NE 45th Street starts to fall in shadow from existing structures to the north between 5 and 6PM



SOLSTICE 2PM

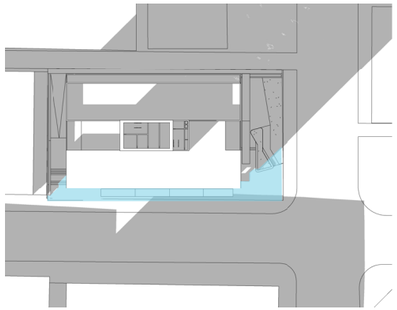
The ROW and adjacent open space along NE 45th Street begins to have direct afternoon sunlight at 2pm



SOLSTICE 6PM

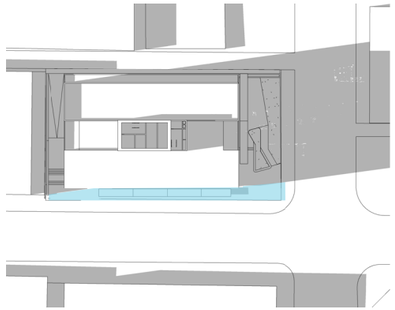
The ROW and adjacent open space along NE 45th Street starts to fall in shadow from existing structures to the north between 6 and 7PM

MORNING DAYLIGHT
11TH AVE NE



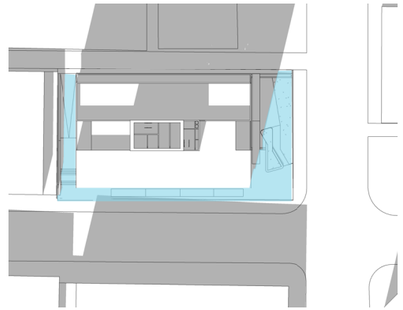
EQUINOX 9AM

The ROW and adjacent open space along 11 Ave NE begins to have direct morning sunlight at 9am



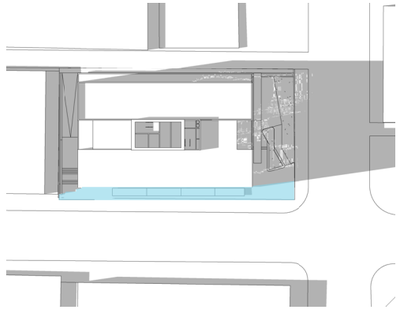
EQUINOX NOON

The ROW and adjacent open space along 11 Ave NE starts to fall in shadow after 12pm



SOLSTICE 9AM

The ROW and adjacent open space along 11 Ave NE begins to have direct morning sunlight at 9am



SOLSTICE NOON

The ROW and adjacent open space along 11 Ave NE starts to fall in shadow after 12pm

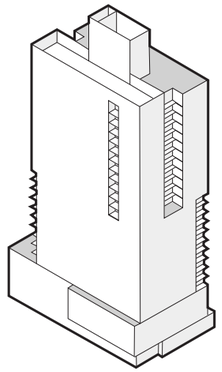
Providing Neighborhood Open Space with direct access from the east and north facing streets allows for a periods of direct sunlight in the morning and afternoon. hours

NEIGHBORHOOD OPEN SPACE SOLAR ANALYSIS

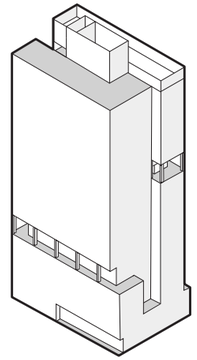
N

H

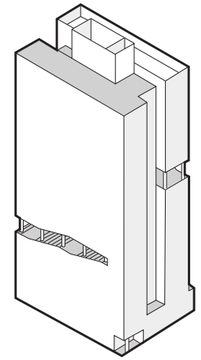
10 | MASSING ALTERNATIVES



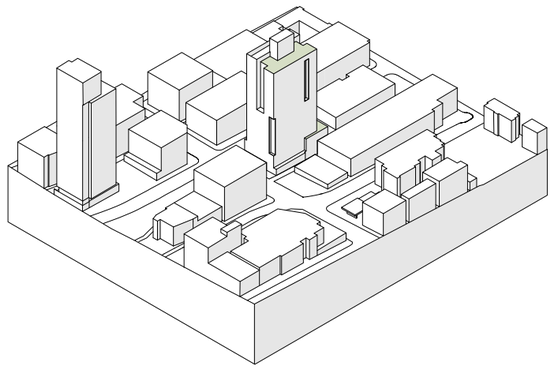
ALTERNATIVE 1
Asymmetrical

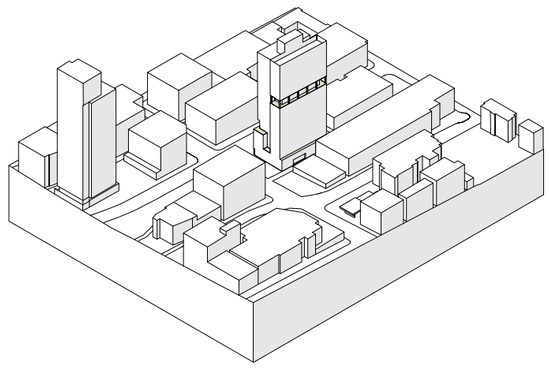


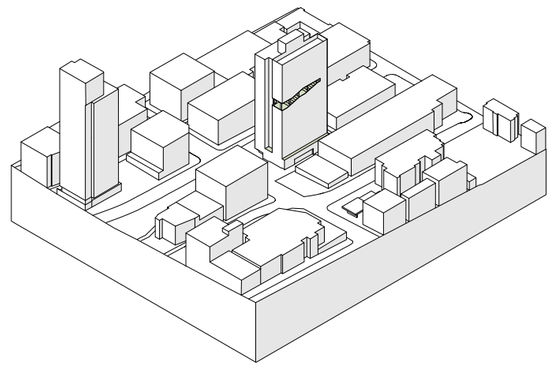
ALTERNATIVE 2
Social Greenways



ALTERNATIVE 3
Preferred | Social Greenways Carved







Design Parameters for all alternatives:

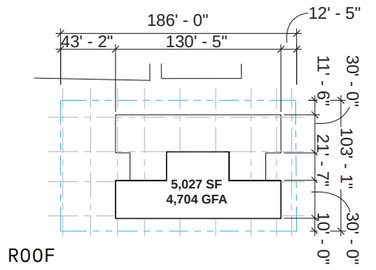
+ Consistent program requirements and general building size
+ Neighborhood green space provided on site
+ No portions of street facing facades requiring facade modulation per zoning
+ No departure requests
+ Massing and height configurations not requiring a structural peer review

N

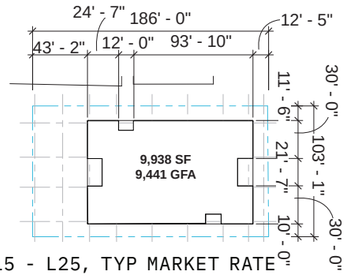
DESIGN ALTERNATIVES

H

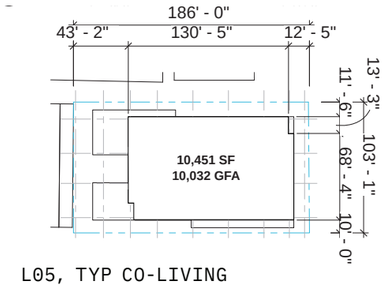
ALTERNATIVE 1:
ASYMMETRICAL



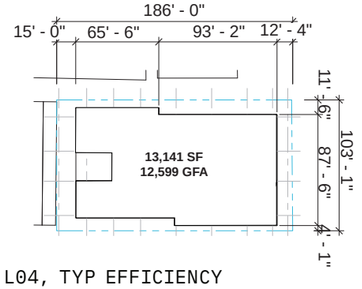
ROOF



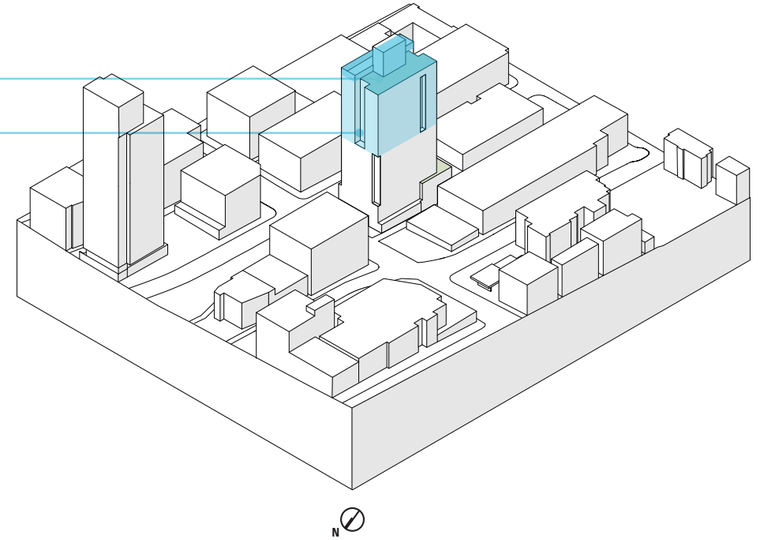
L15 - L25, TYP MARKET RATE



L05, TYP CO-LIVING



L04, TYP EFFICIENCY



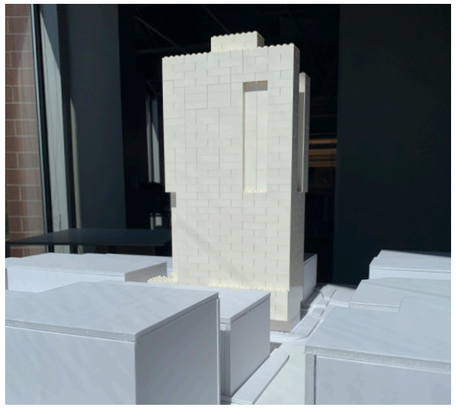
ASYMMETRICAL OVERVIEW

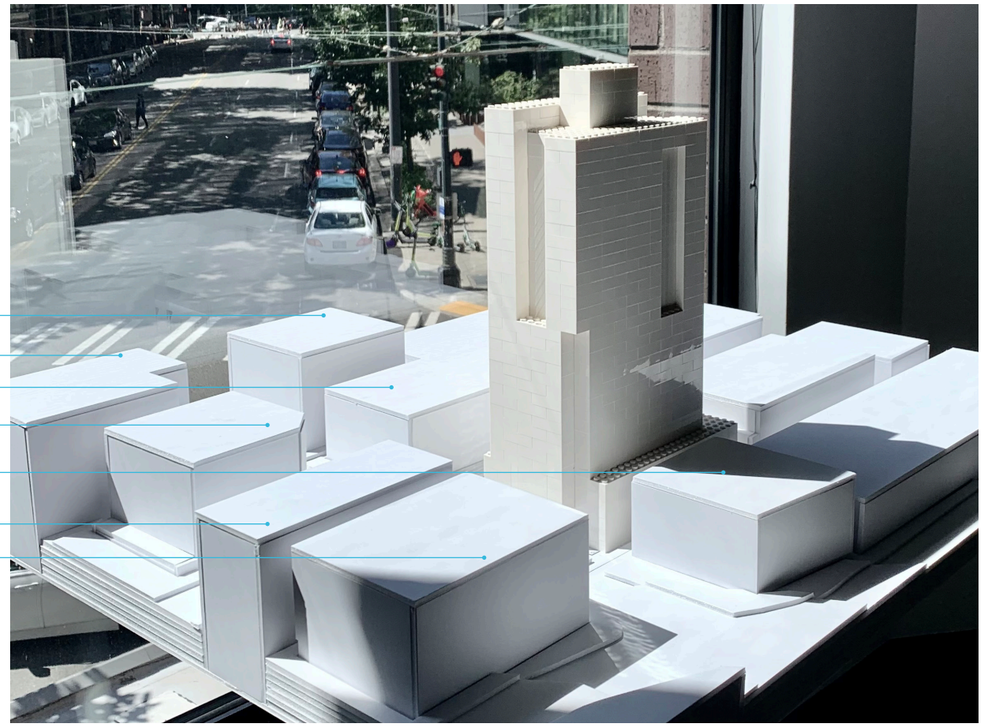
OPPORTUNITIES

+ 265' H structure; Does not maximize zoning height of 320'
+ Tower and podium arrangement
+ No departures anticipated
+ 10 Units - 900 sf, 3-Bed included
+ MFTE affordable housing program

CONSTRAINTS

+ Least amount of space at grade for on-site neighborhood open space.
+ Not arranged as closely to the "framework" concept to accommodate diverse unit types.
+ Does not consider neighborhood design cues related to neighborhood "romantic and rational" characteristics.
+ Less efficient floor plate configuration; Deep residential units on the north and south; less plate efficiency at the podium levels; overall average unit size larger than other alternatives.
+ Social greenway concept N/A -Conventional amenity program - podium terrace, individual balconies and rooftop terrace

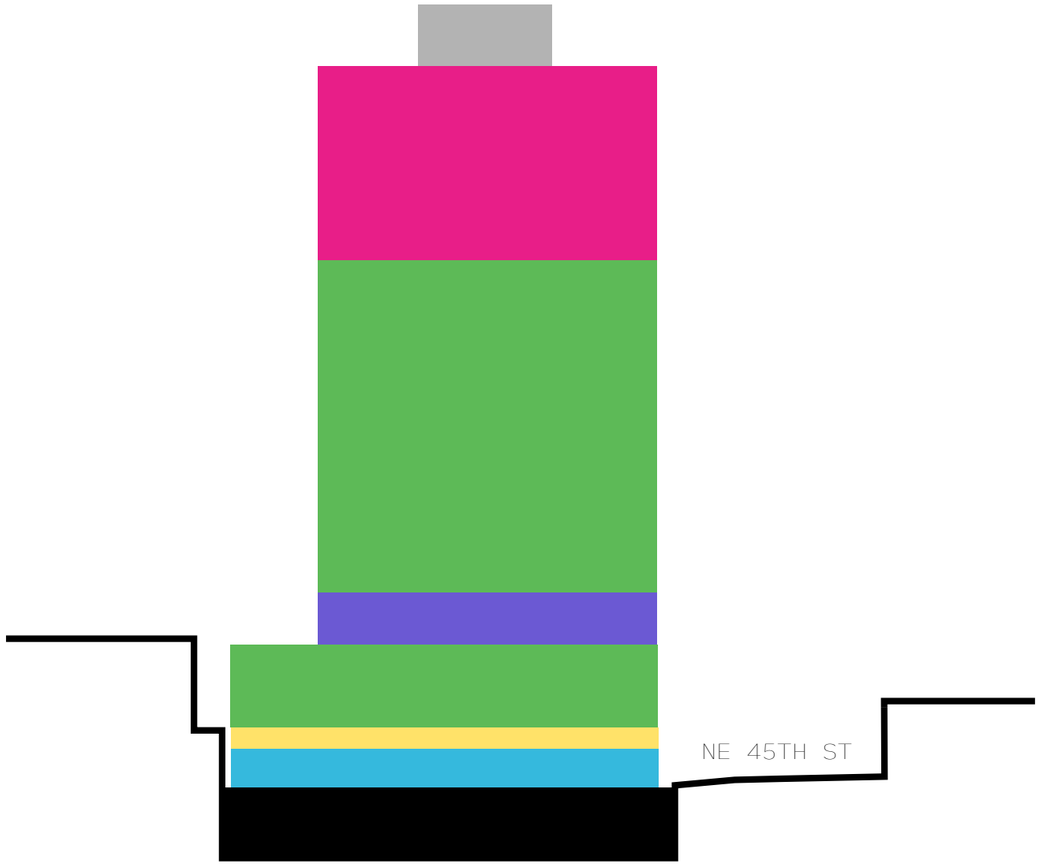




WESCU Office Building
Residence Inn, Marriott
University District Building
45th St Plaza
Potential development
Potential development
Potential development

Potential development
Roosevelt Commons
Potential development
45th St Plaza
University District Building
Parking Area W46
WESCU Office Building
Residence Inn, Marriott

ASYMMETRICAL MODEL



MARKET RATE 1BD/2BD APARTMENTS

CO-LIVING AND OUTDOOR COMMOM SPACE

EFFICIENCY APARTMENTS & COMMON ROOMS

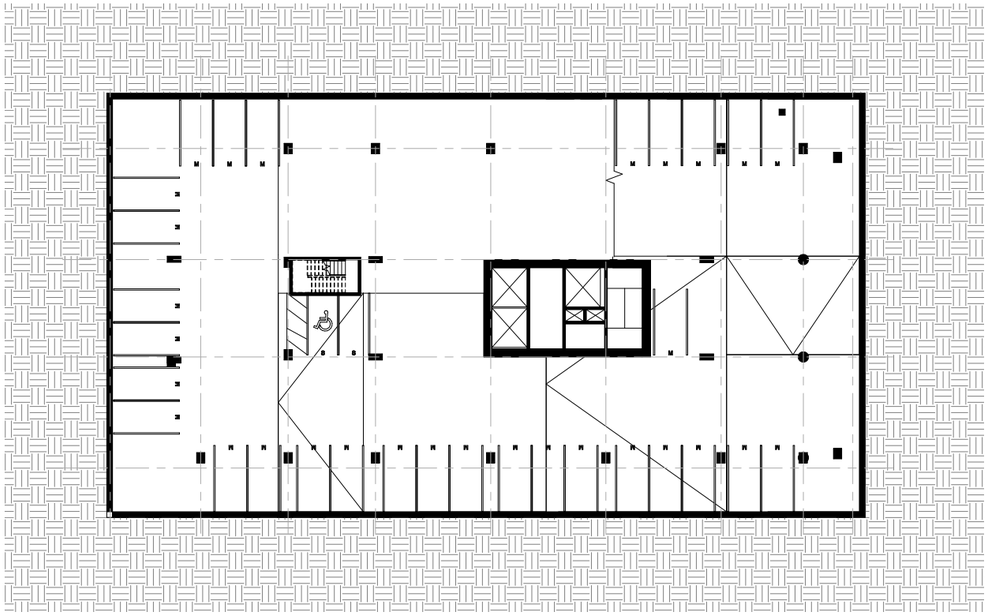
OFFICE

LOBBY & RETAIL

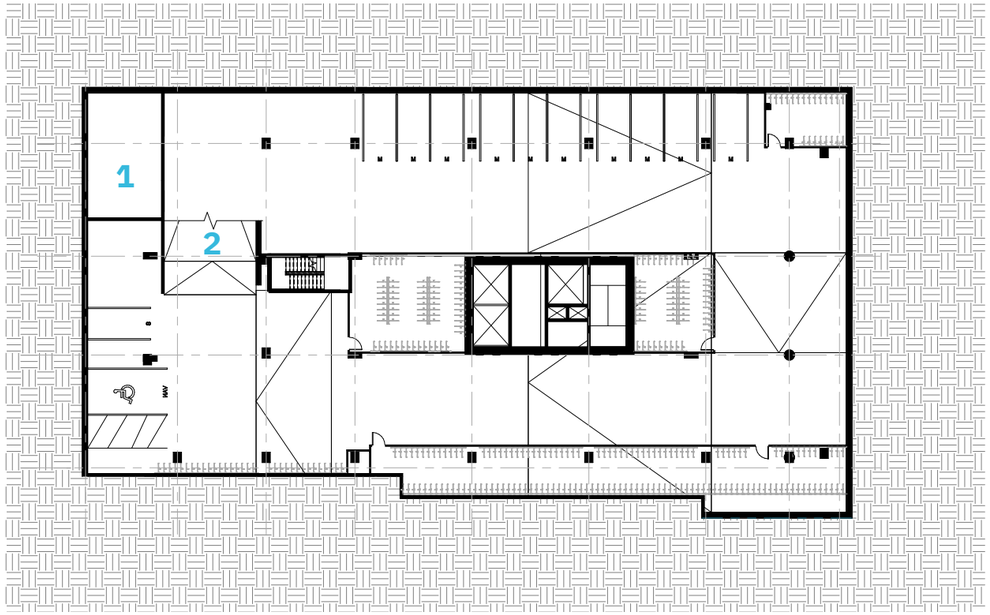
MECH

UNIT PROGRAM & GREENWAY RELATIONSHIP

The podium, containing predominantly efficiency units, is separated from the tower by 2 full levels of co-living units. The efficiency levels are combined with a shared common space, open for tenants use. Within the upper tower, market rate one and two bedroom units occupy most of the floor plate. Outdoor amenity spaces are located above the podium, the rooftop and balconies in a portion of the units.



P02



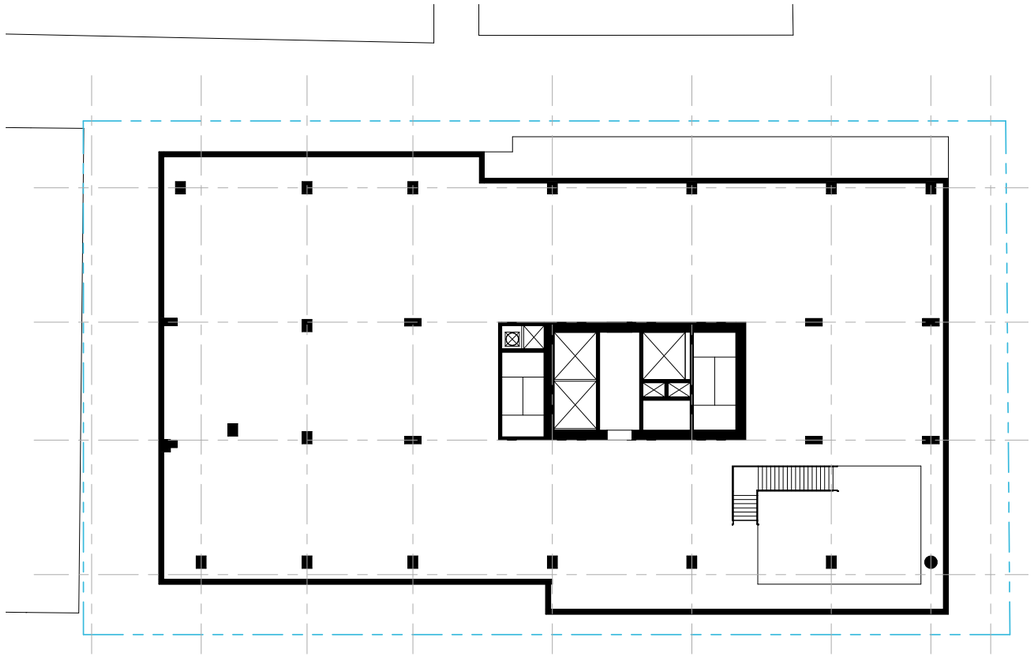
P01

1. BACK OF HOUSE
2. GARAGE ENTRY

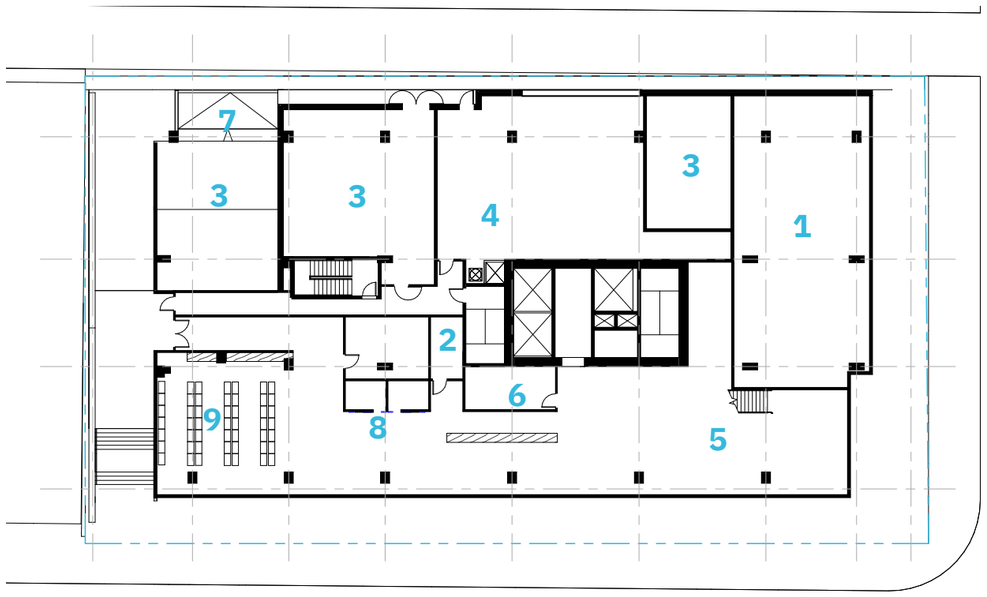
N

0 16 32 64

H



L02
OFFICE



L01

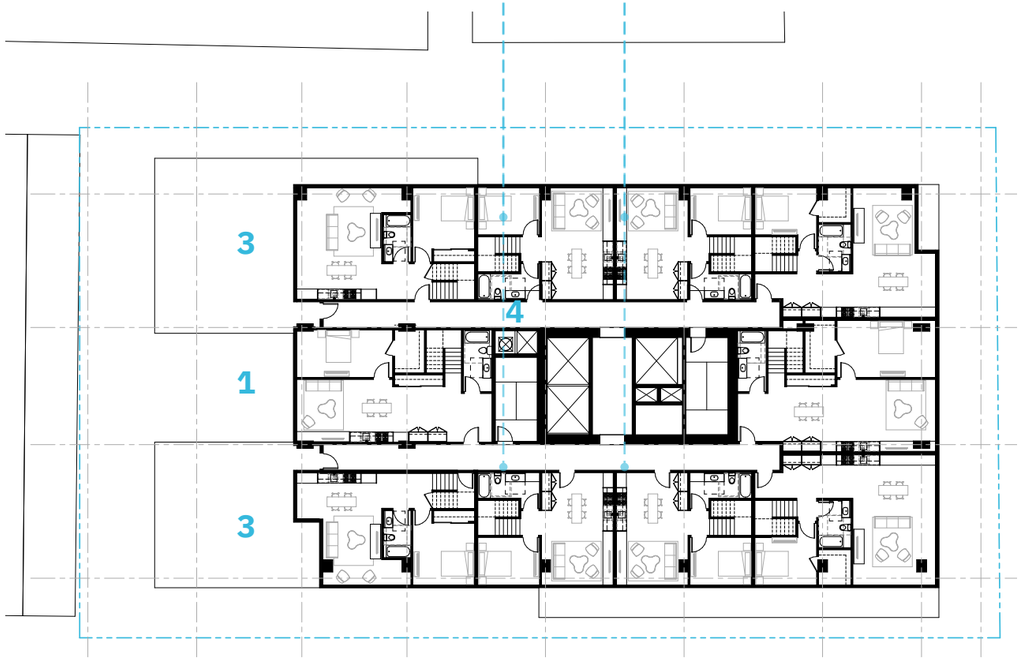
1. RETAIL
2. MOVE IN/MOVE OUT
3. BACK OF HOUSE
4. TRASH/RECYCLE
5. RESIDENTIAL LOBBY
6. FCC
7. GARAGE ENTRY
8. LEASING / MANAGEMENT
9. MAIL

N

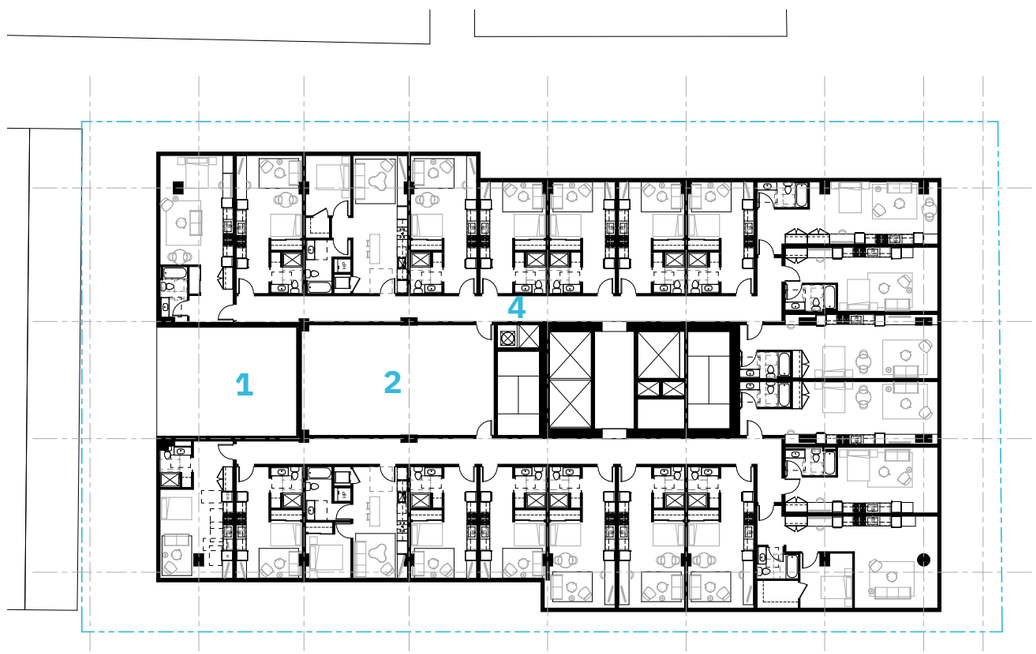
0 16 32 64

H

Upper level multi-story "townhouse" units on L06 only. Remainder of L06 typical co-living studios



L05 - L06
CO-LIVING



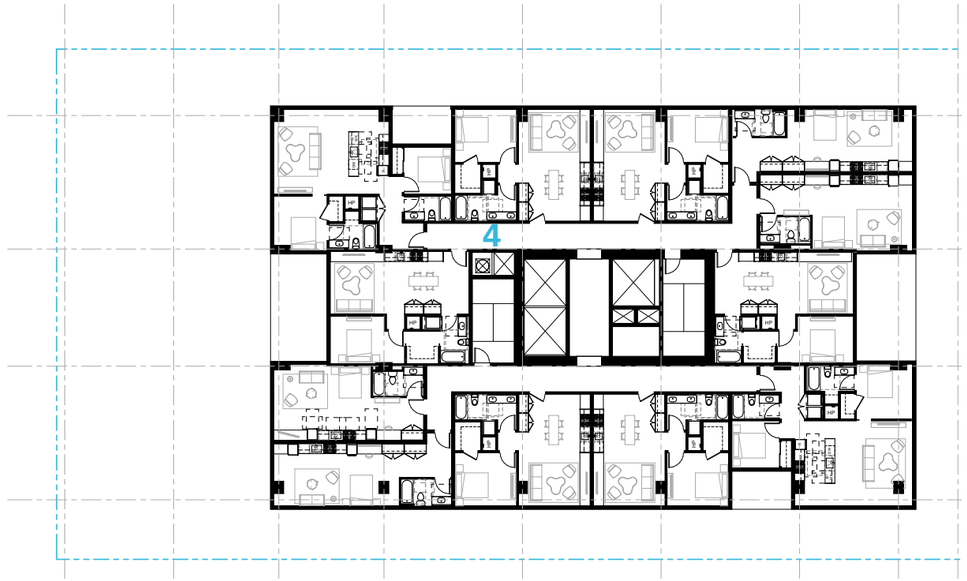
L03 - L04
EFFICIENCY

1. OPEN TO BELOW
2. RESIDENTIAL STORAGE
3. INCENTIVE UNIT
   OUTDOOR AMENITY SPACE
4. TRASH/RECYCLE

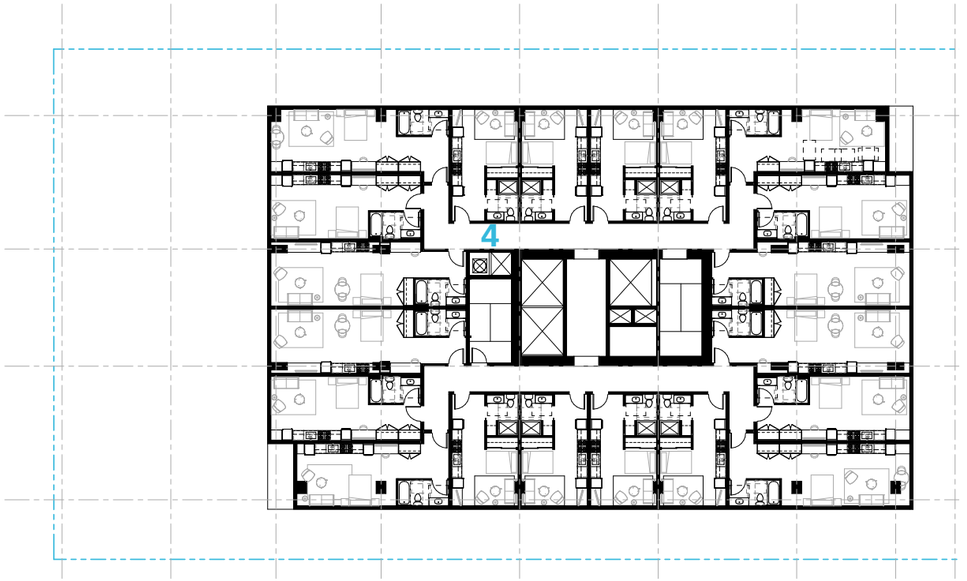
N

0 16 32 64

H



L15 - L25
MARKET RATE UNITS



L07 - L14
EFFICIENCY

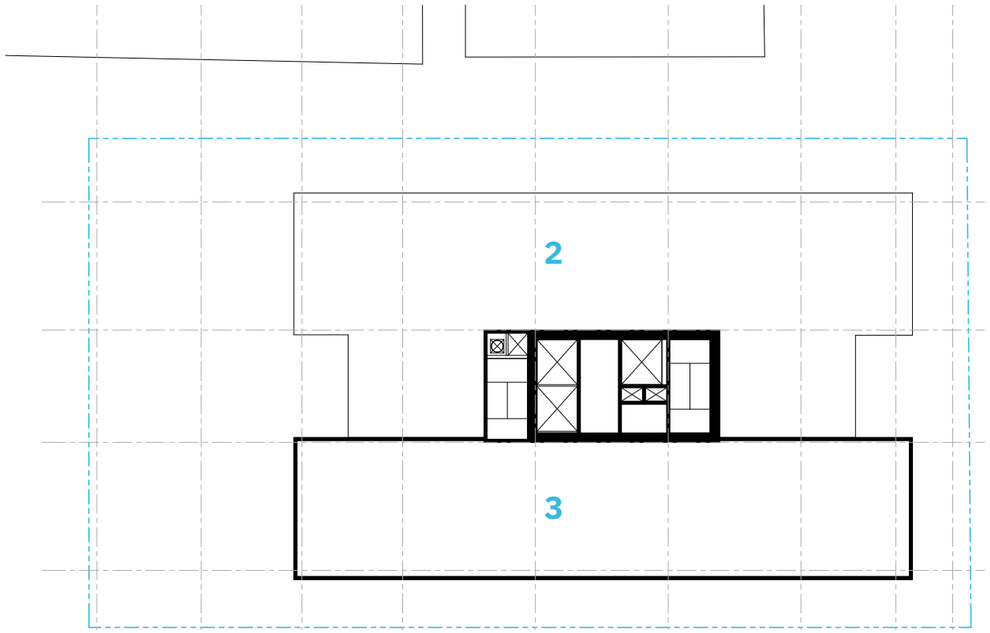
4. TRASH/RECYCLE

N

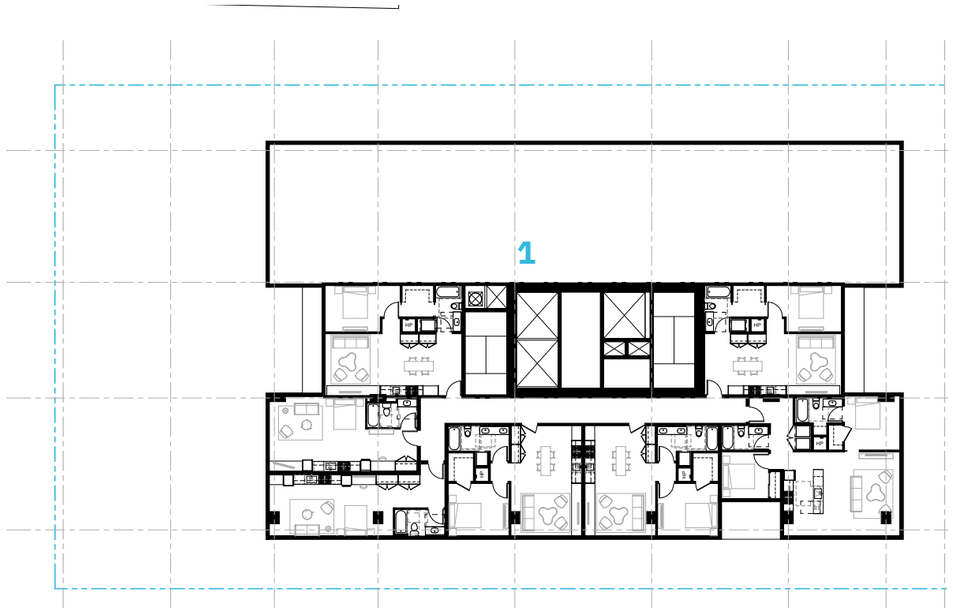
0 16 32 64

H

80



Roof 1
MECH



L26
ROOF AMENITY / RESIDENTIAL

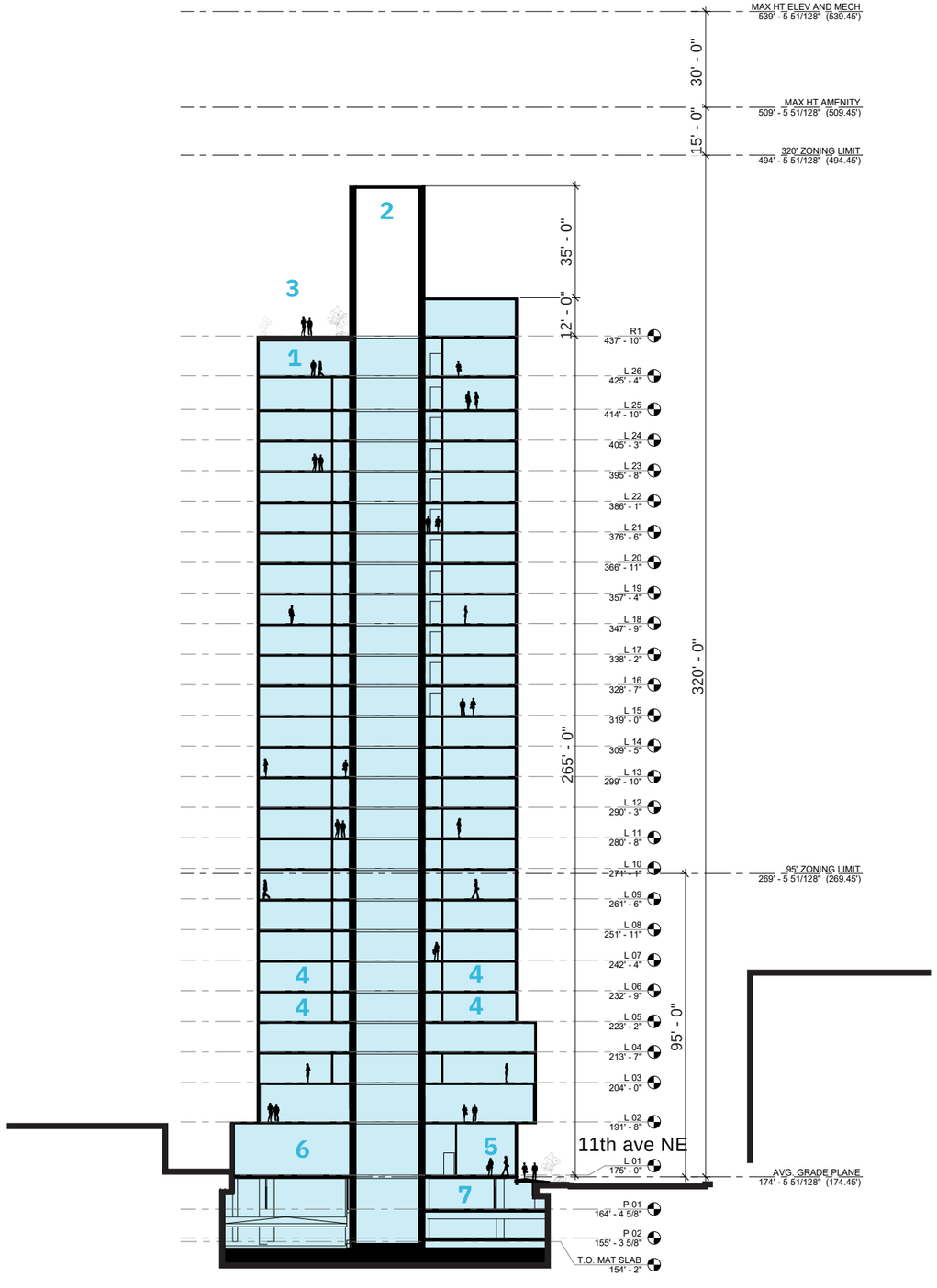
1. INDOOR AMENITY
2. OUTDOOR AMENITY TERRACE
3. MECHANICAL

N

0 16 32 64

H

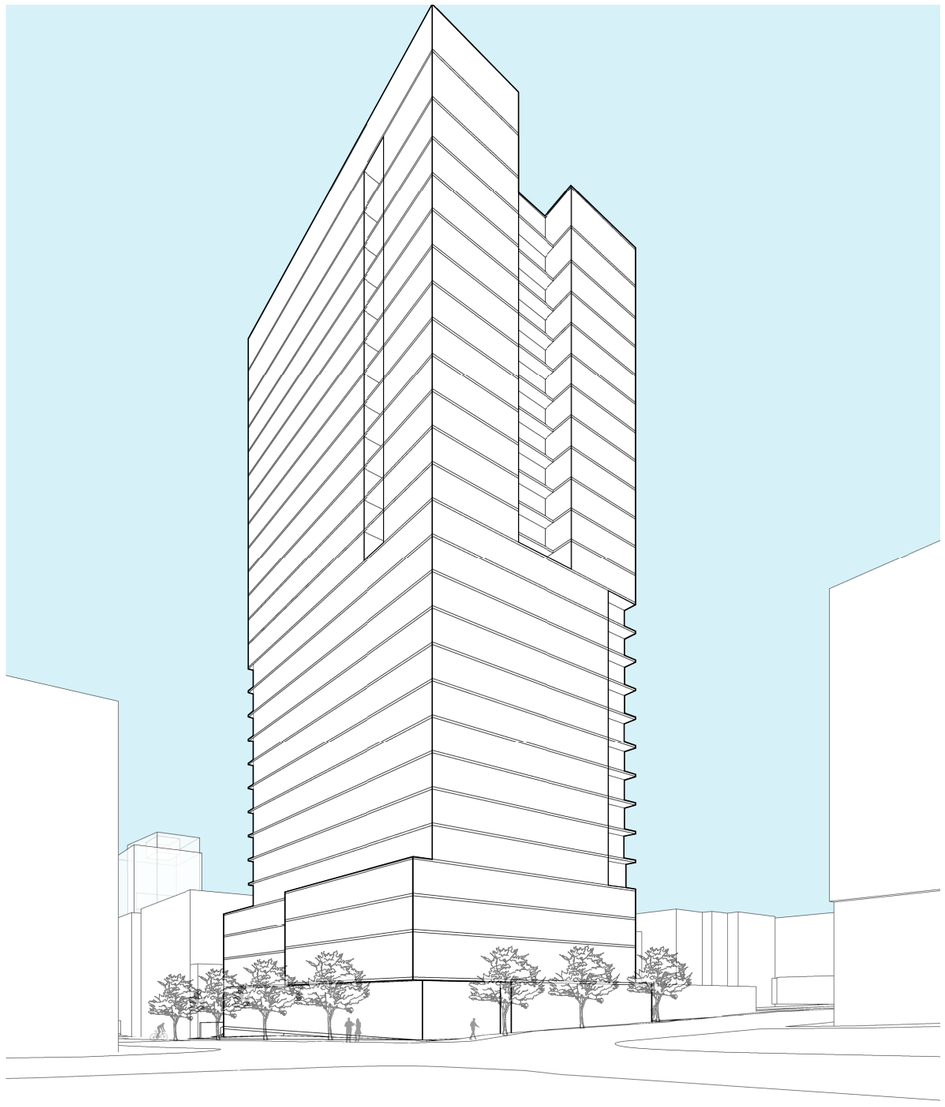
81



EAST/WEST BUILDING SECTION

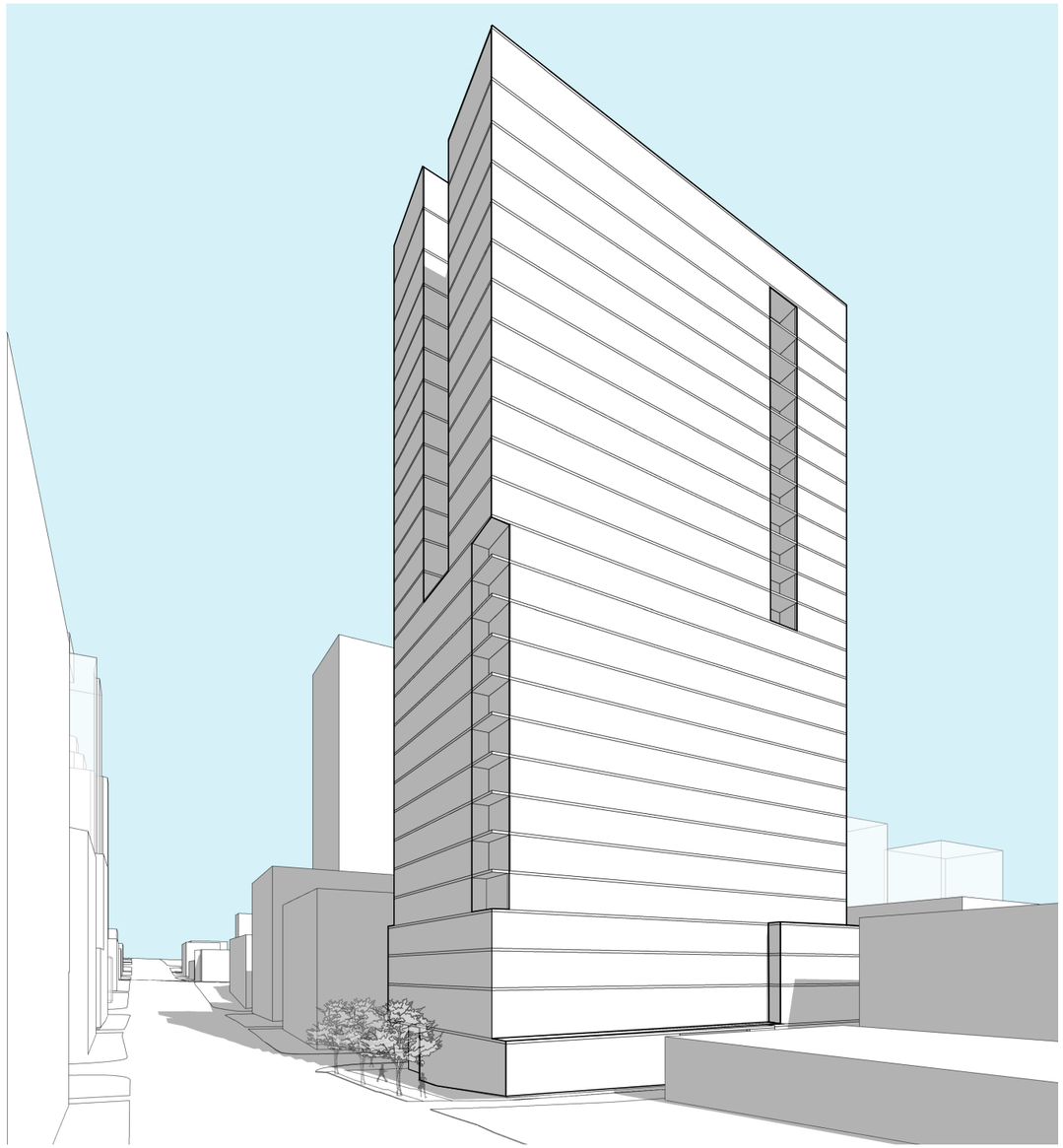
0 20 40 80

1. INDOOR AMENITY ROOM
2. MECHANICAL
3. OUTDOOR AMENITY TERRACE
4. INCENTIVE UNITS
5. RESIDENTIAL LOBBY
6. BACK OF HOUSE
7. PARKING

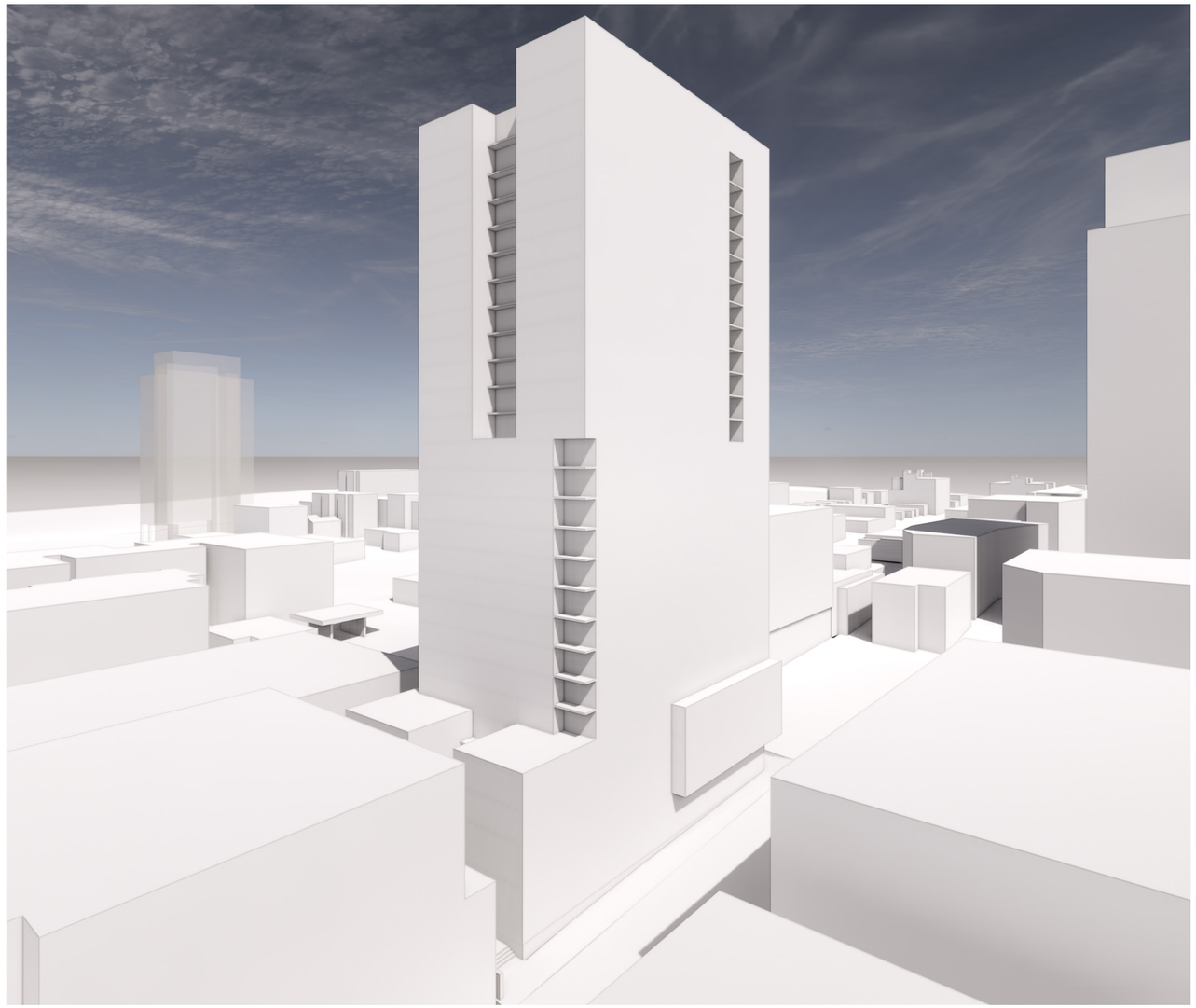


INTERSECTION OF 11TH AND 45TH LOOKING SW, STREET LEVEL VIEW

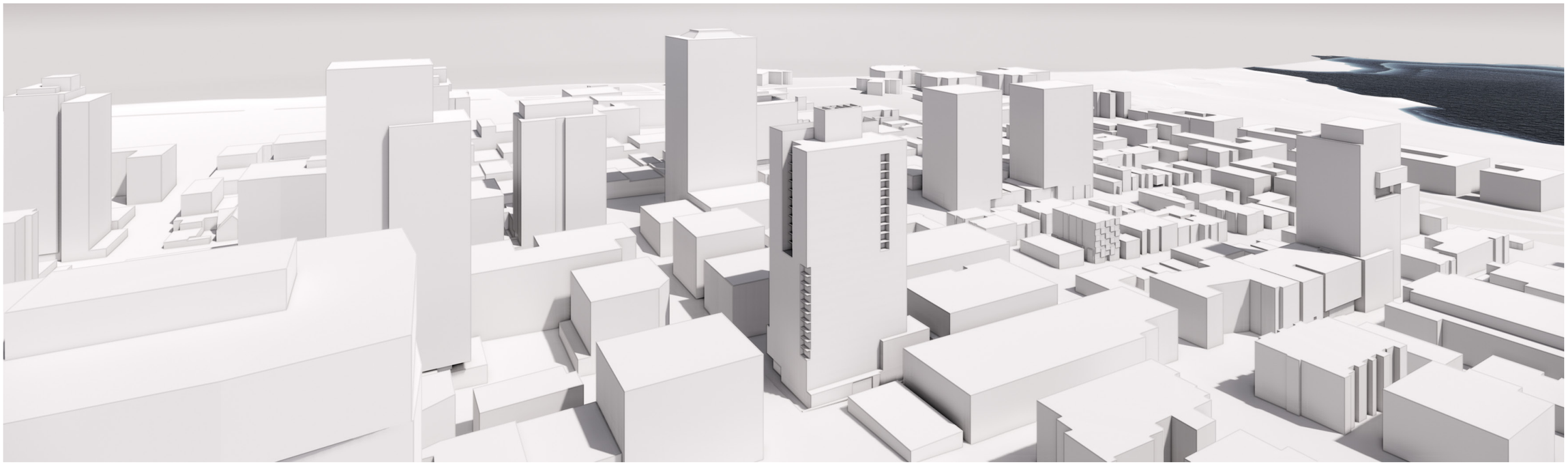
VIEW LOOKING WEST, MEWS



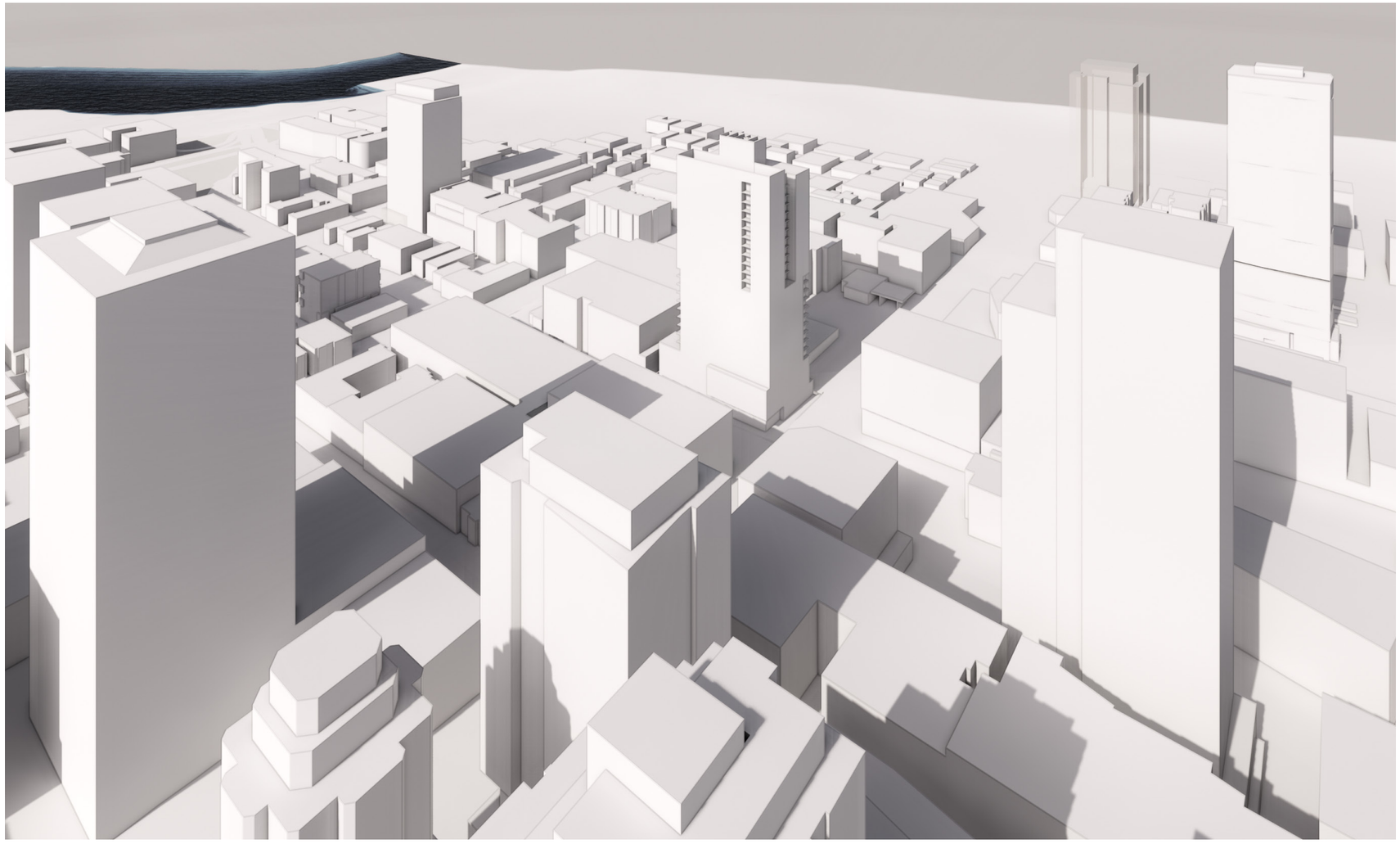
STREET LEVEL VIEW, 45TH AND ROOSEVELT



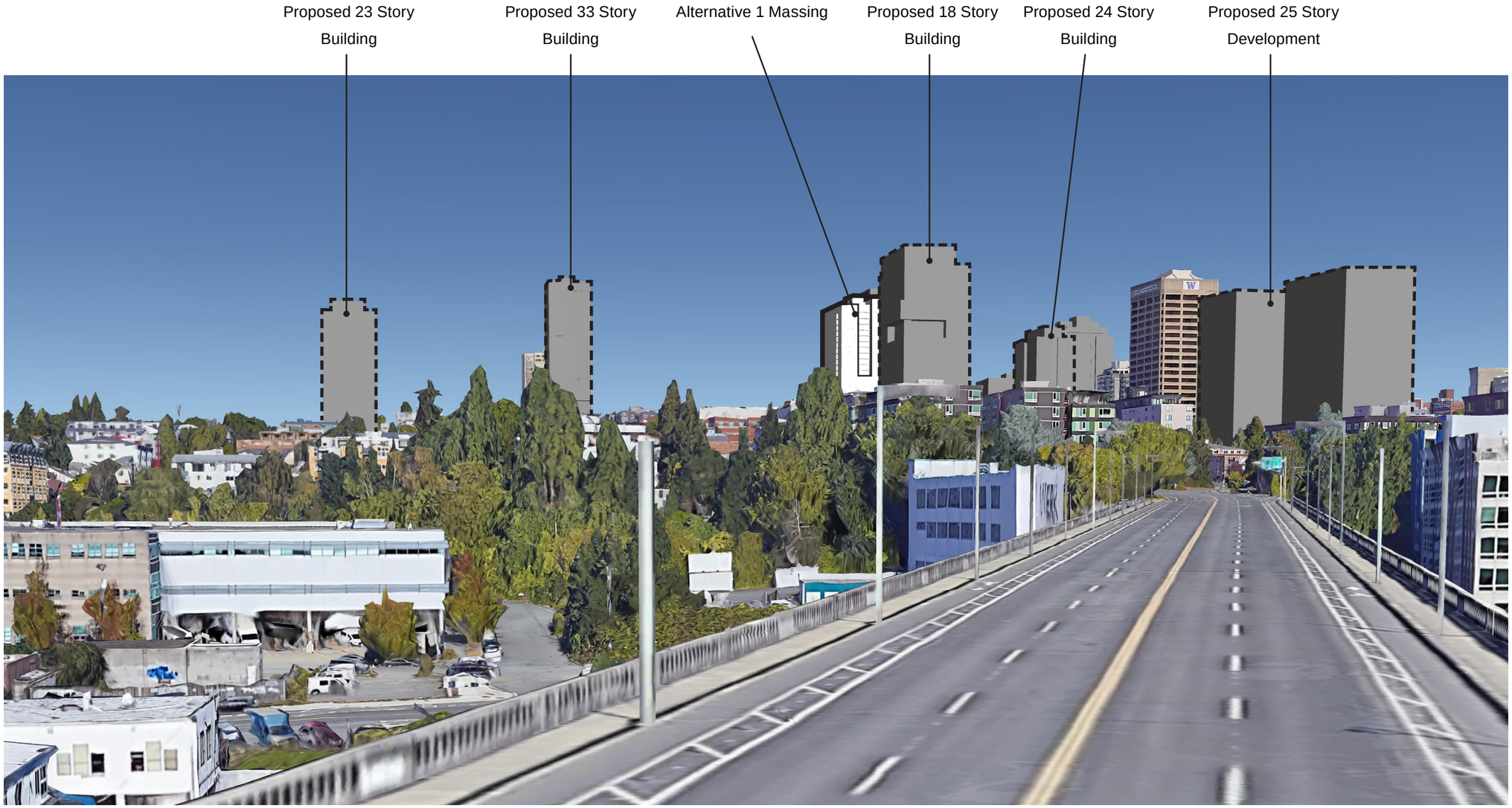
AERIAL LOOKING NW



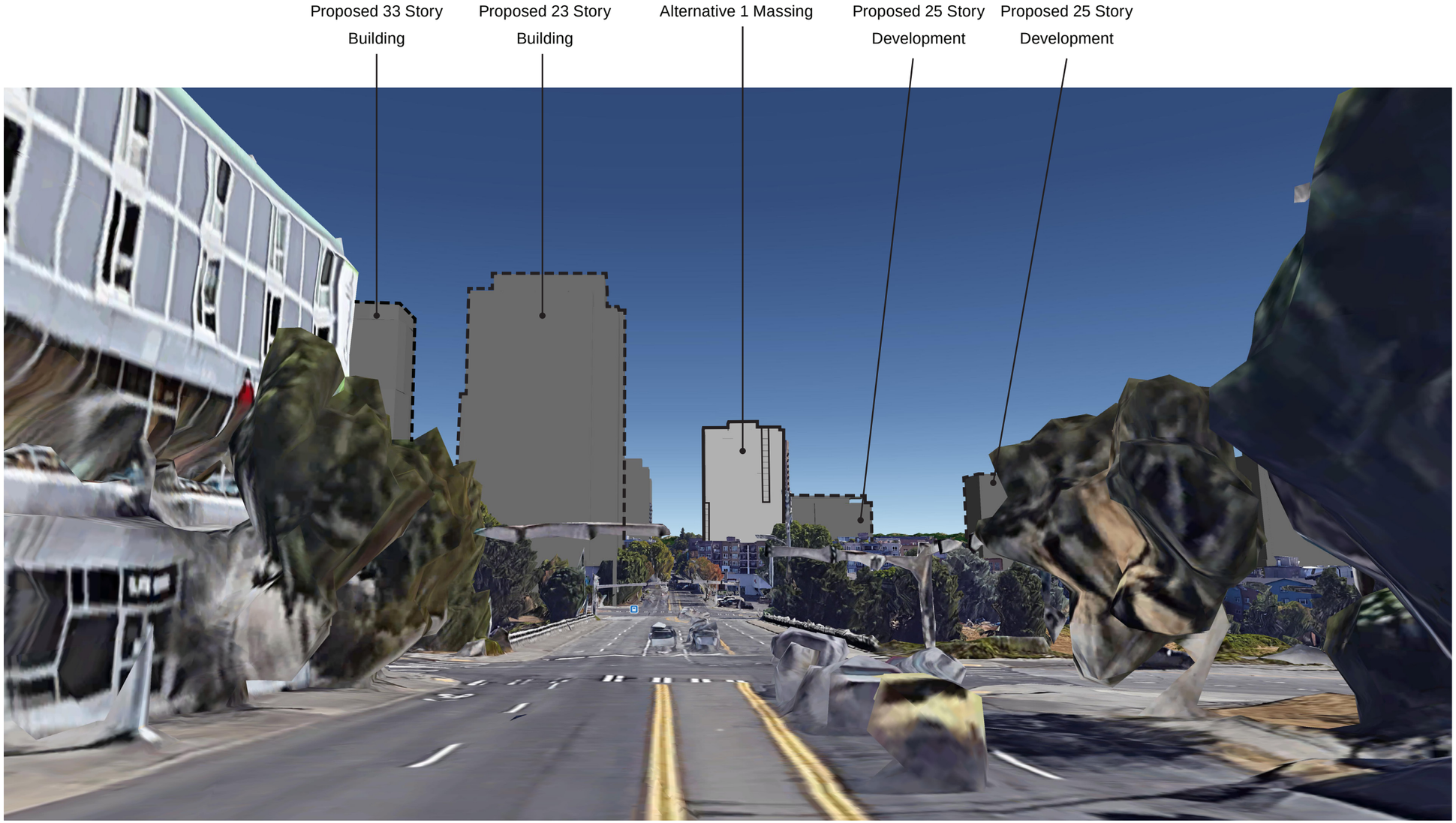
AERIAL LOOKING SE



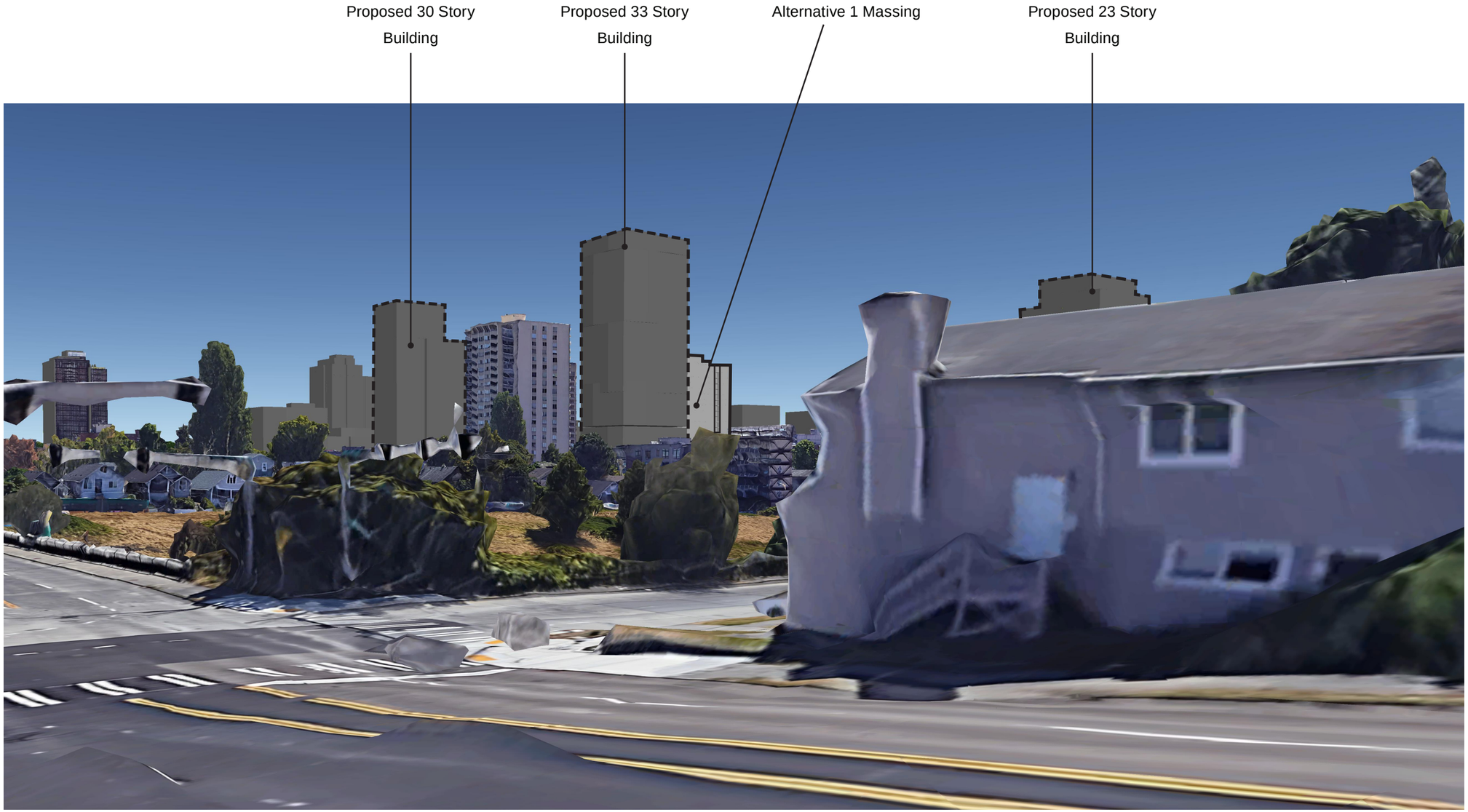
AERIAL LOOKING SW



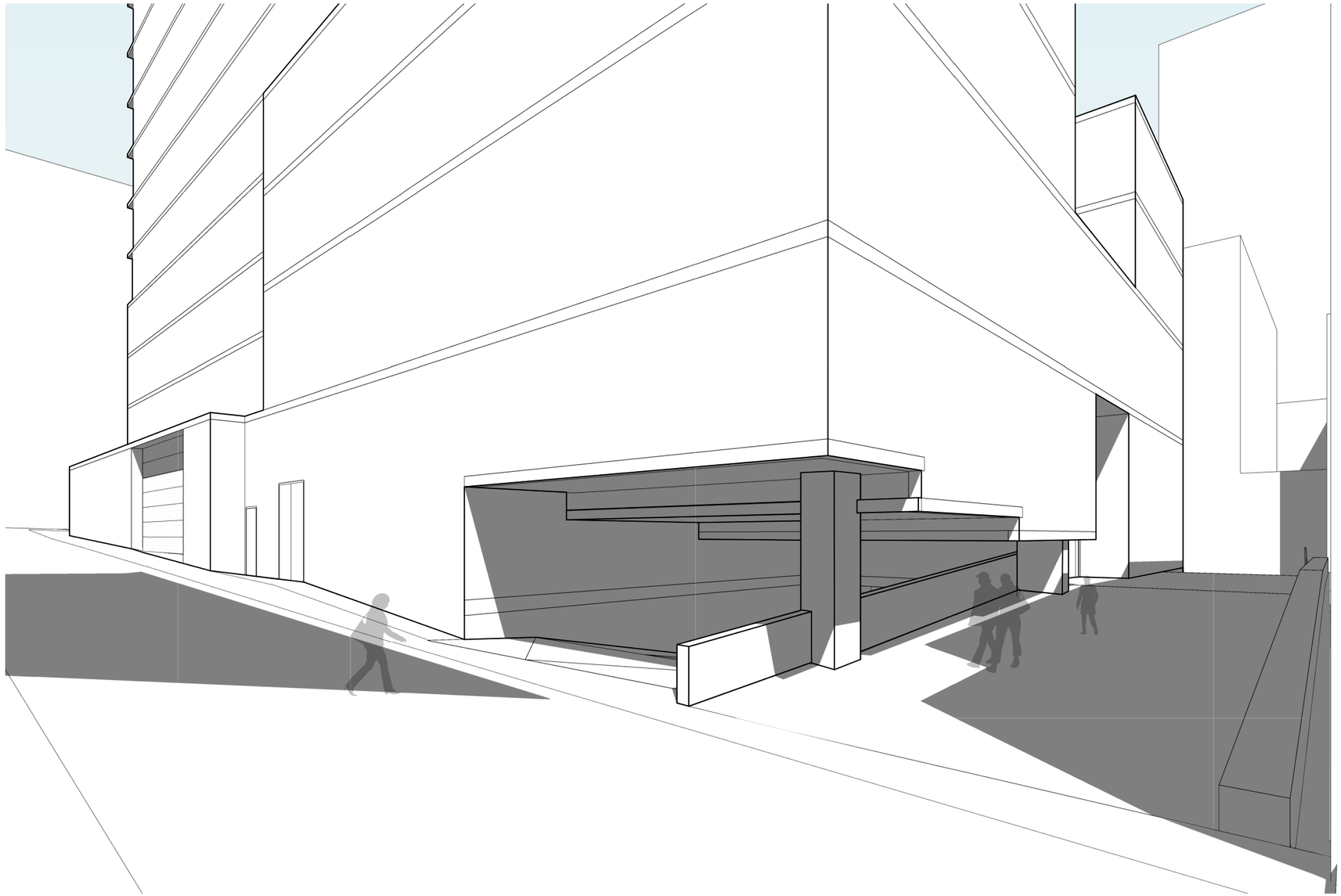
APPROACHING U DISTRICT FROM THE SOUTH ON EASTLAKE AVE NE



APPROACHING U DISTRICT FROM THE WEST ON NE 45TH STREET



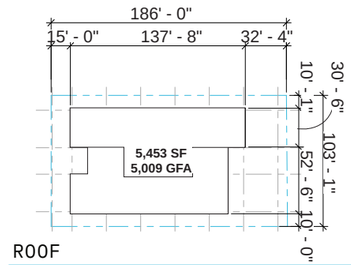
APPROACHING U DISTRICT FROM THE NORTH ON NE 50TH STREET



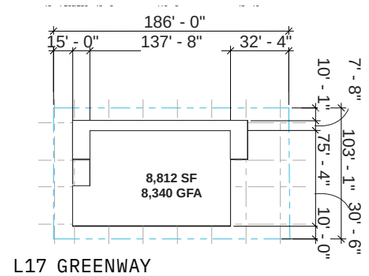
ALLEY VIEW LOOKING EAST

ALLEY VIEW LOOKING SOUTH

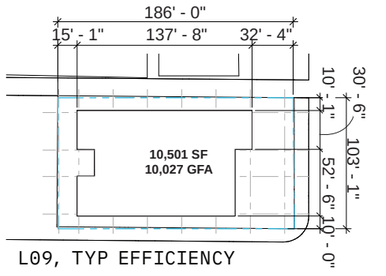
ALTERNATIVE 2:
SOCIAL GREENWAYS



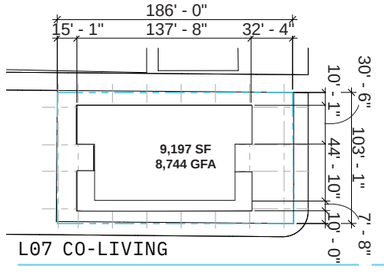
ROOF



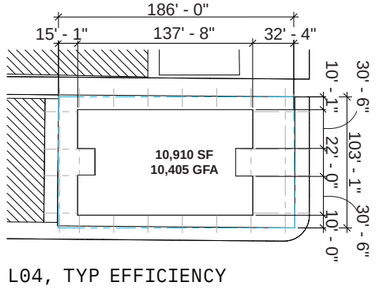
L17 GREENWAY



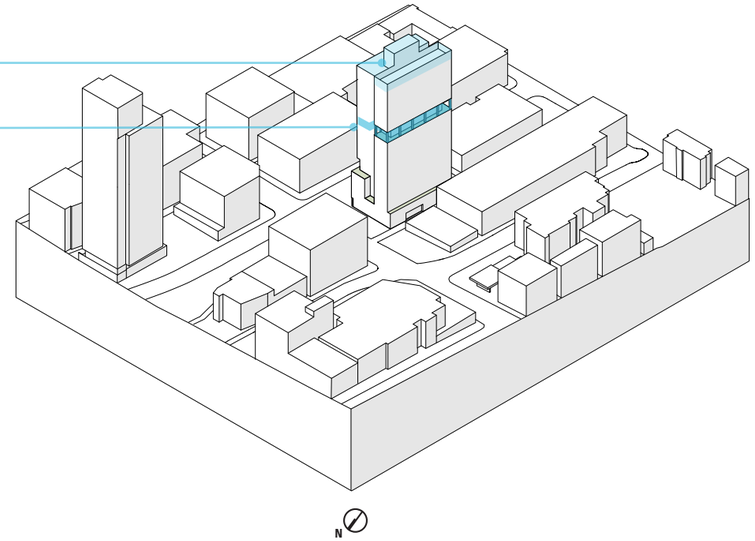
L09, TYP EFFICIENCY

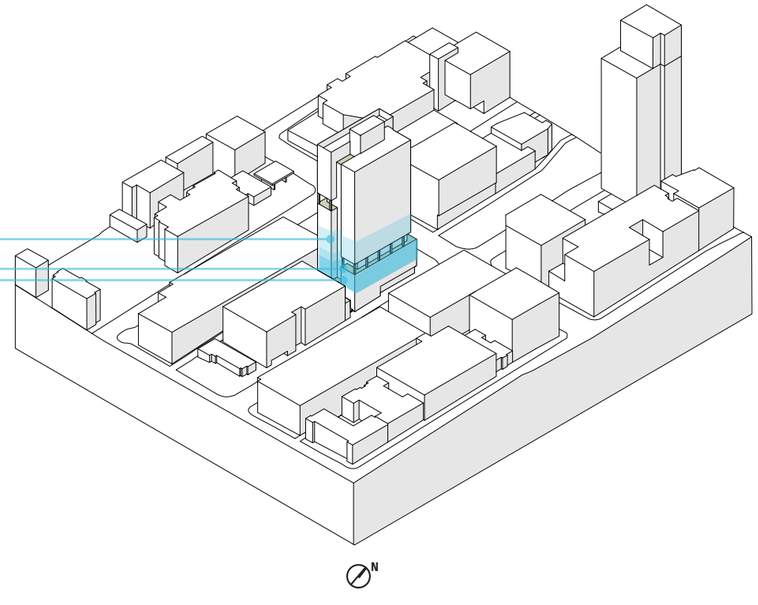


L07 CO-LIVING



L04, TYP EFFICIENCY





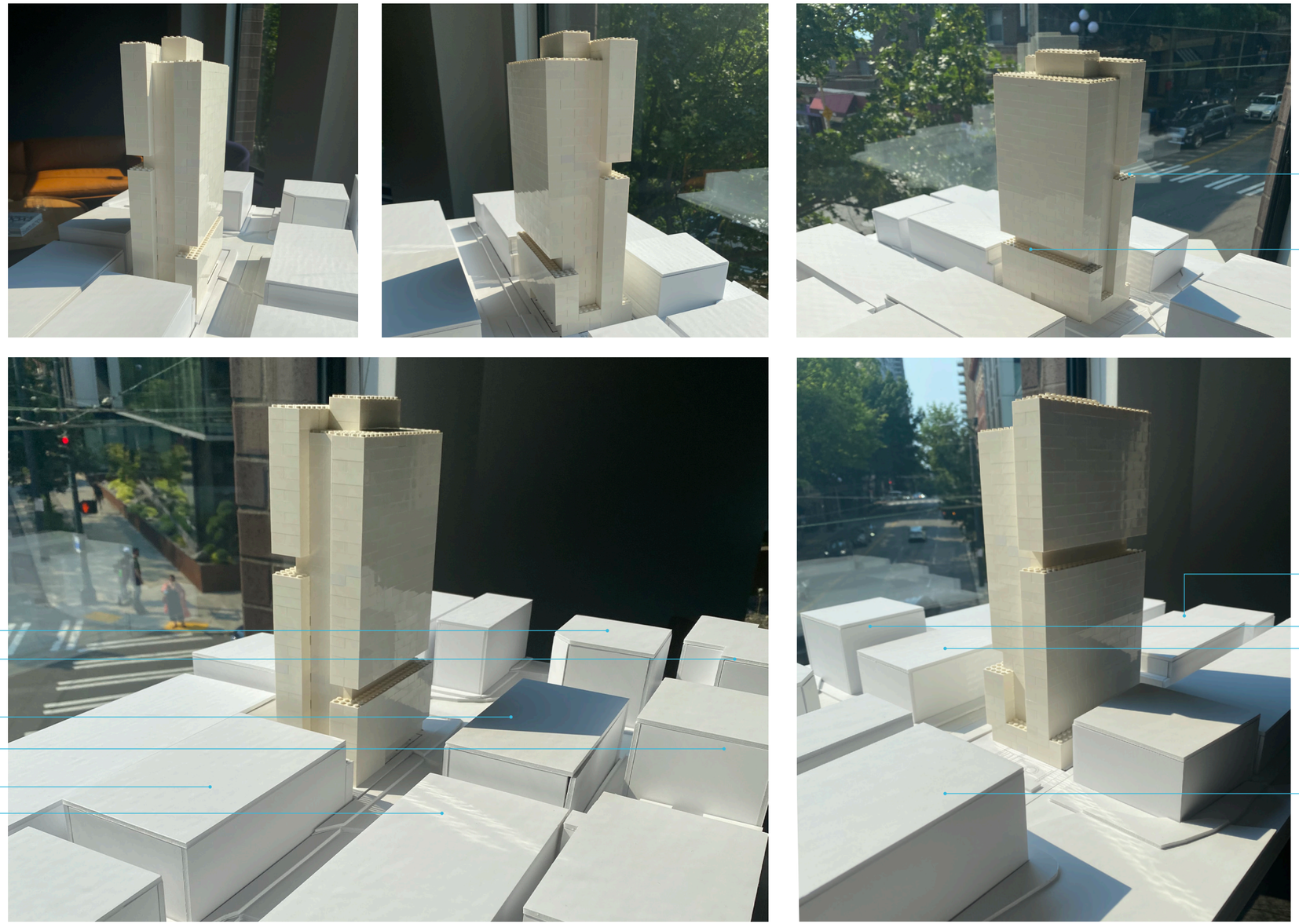
SOCIAL GREENWAYS OVERVIEW

OPPORTUNITIES

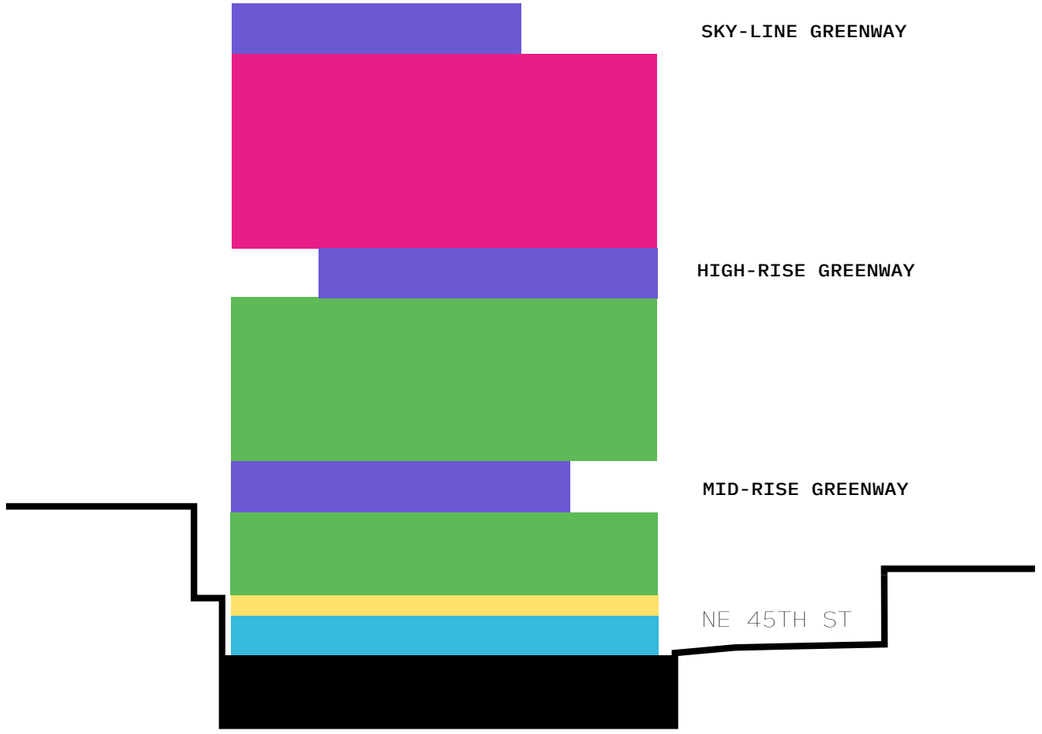
+ 265’ H structure
+ Layered outdoor spaces in tower as "stacked mid-rise blocks" with open spaces between.
+ Layered terraces provide intermediate scales to the tower
+ Ability for neighborhood open space to be provided on site
+ "Three-pronged H" tower configuration provides more setback on the NE corner of the tower
+ Residential "mews" on south end of the site
+ 10 Units - 900 sf, 3-Bed included
+ MFTE affordable housing program
+ No departures anticipated

CONSTRAINTS

+ No indoor common spaces adjacent to the greenways in the tower
+ Narrow greenways with privacy issues with adjacent residential units
+ Less usable amenity space for residents on greenways and less deep modulation than alternative 3.
+ Less response to "rational and romantic" neighborhood characterization than alternative 3.



SOCIAL GREENWAYS MODEL



MARKET RATE 1BD/2BD APARTMENTS

CO-LIVING AND OUTDOOR COMMOM SPACE

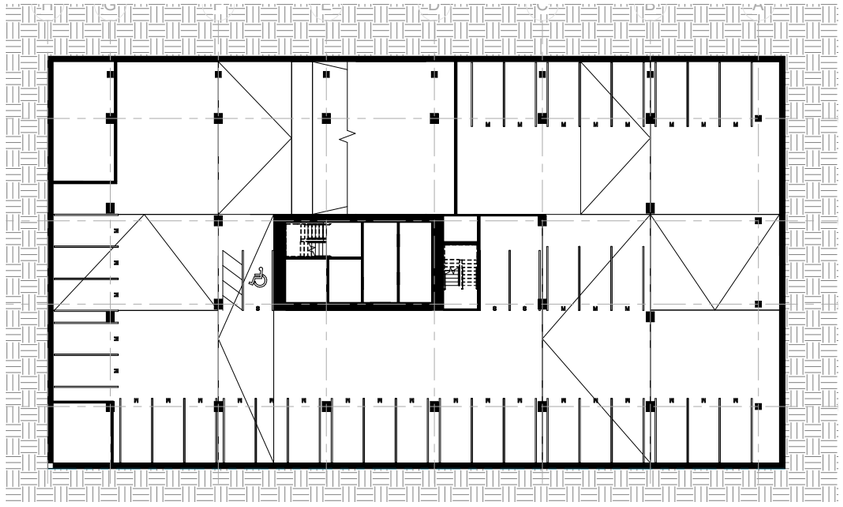
EFFICIENCY APARTMENTS & COMMON ROOMS

OFFICE

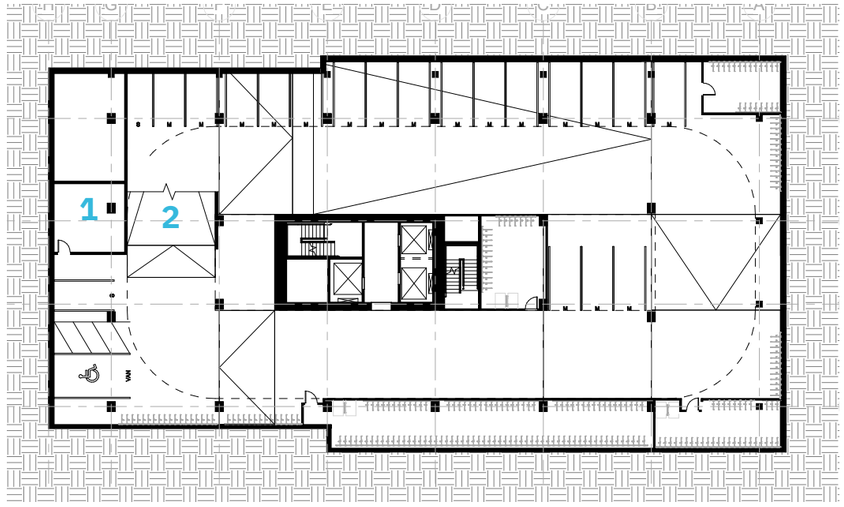
LOBBY & RETAIL

UNIT PROGRAM & GREENWAY RELATIONSHIP

Two linear "Social Greenway" open spaces are positioned to identify and provide gathering spaces between three types of housing; co-living, efficiency and market rate units



P02



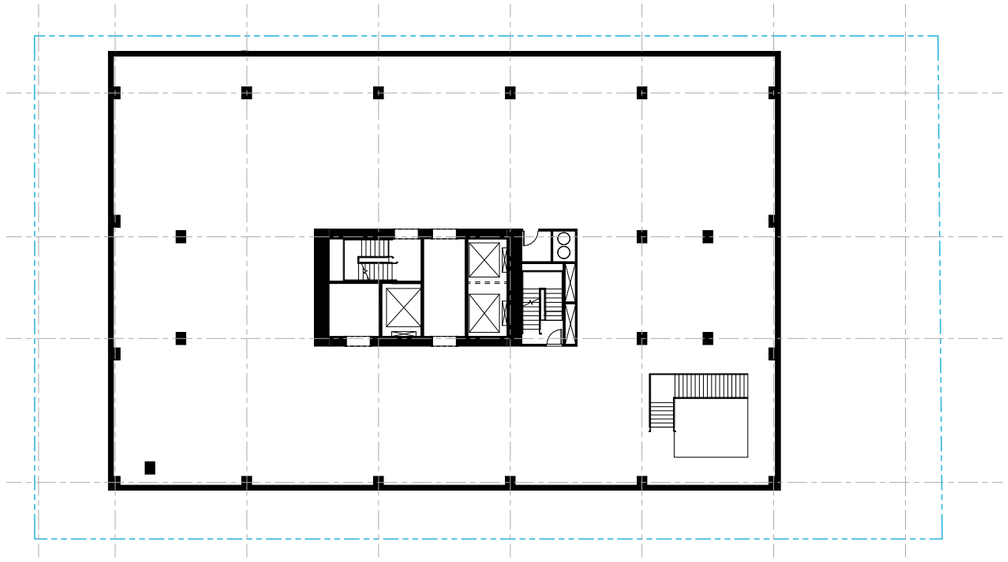
P01

1. BACK OF HOUSE
2. GARAGE ENTRY

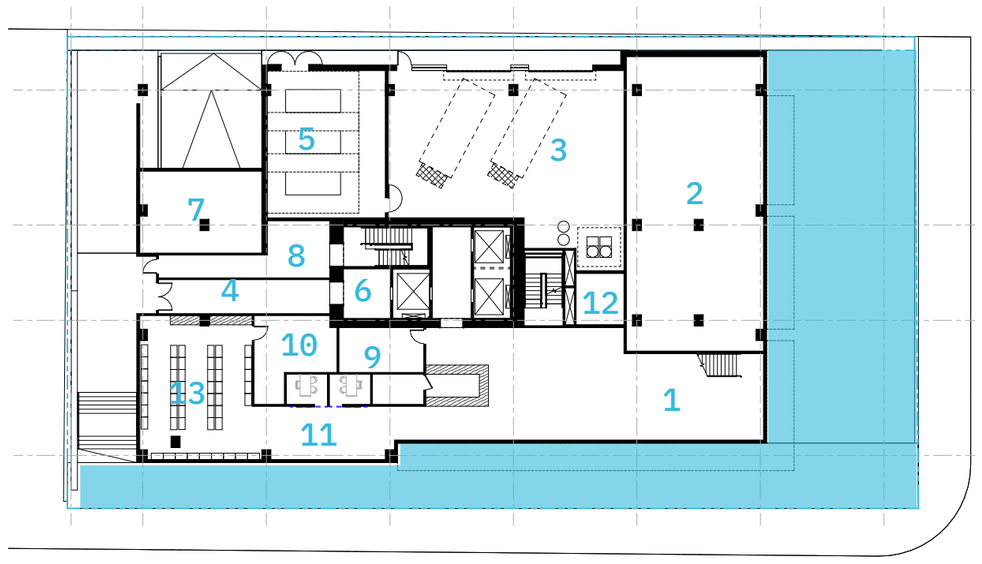
FLOOR PLANS

N

0 16 32 64



L02
OFFICE USE



L01

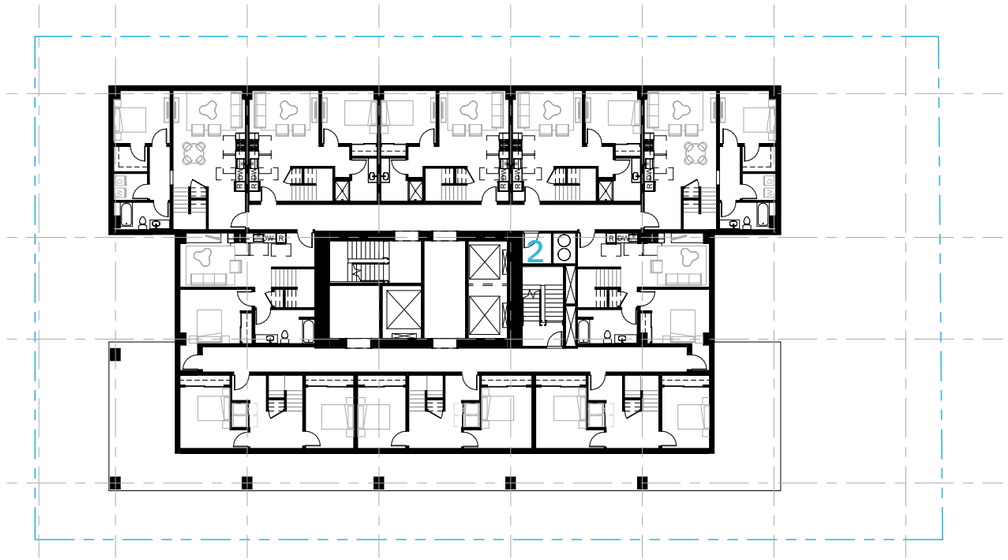
1. RESIDENTIAL LOBBY
2. RETAIL
3. TRASH/RECYCLE
4. MOVE-IN/OUT
5. TRANSFORMER VAULT
6. MAIN ELECTRICAL
7. EMERGENCY GENERATOR
8. EMERGENCY GEAR
9. FCC
10. STORAGE/PARCEL
11. LEASING
12. WORKROOM AND PARCEL STORAGE
13. MAIL

FLOOR PLANS

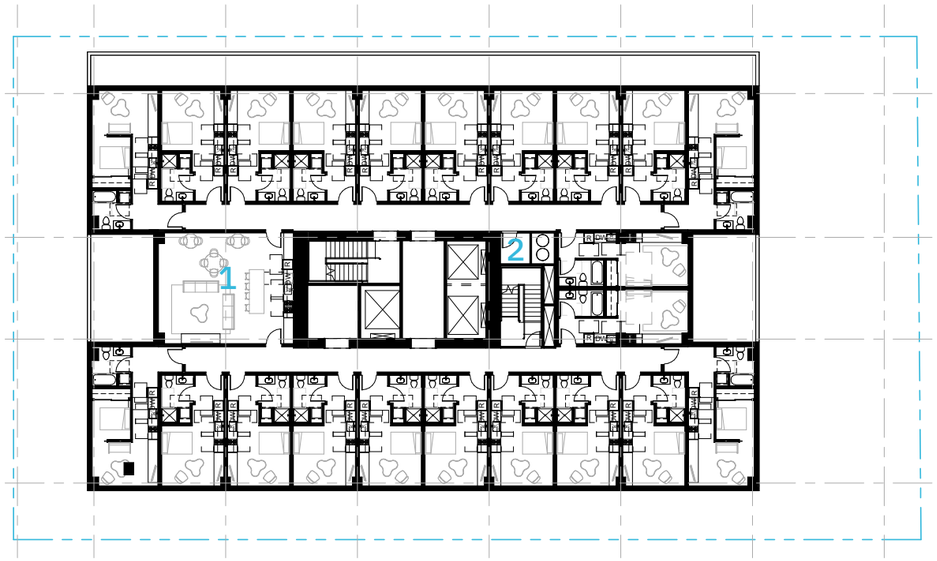
N

0 16 32 64

H



L07 GREENWAY
CO-LIVING



L03 - L06
EFFICIENCY

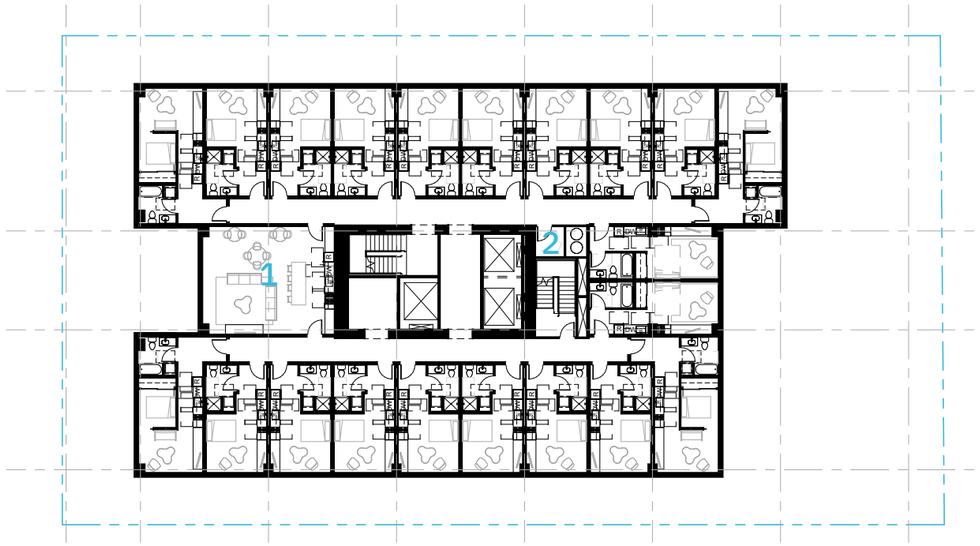
FLOOR PLANS

N

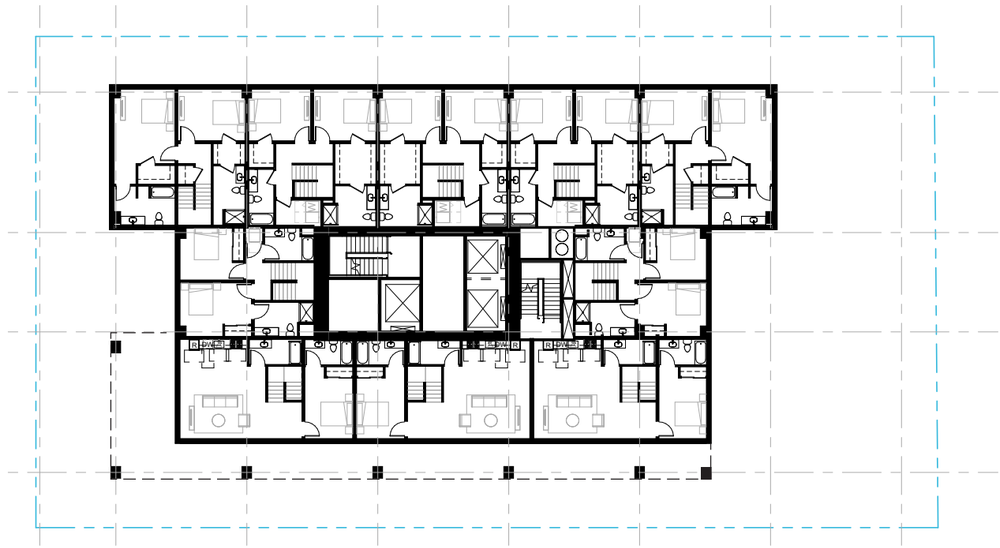
0 16 32 64

H
100

1. SHARED COMMON ROOM
2. TRASH/RECYCLE



L09 - 16
EFFICIENCY



L08 GREENWAY
CO-LIVING

FLOOR PLANS

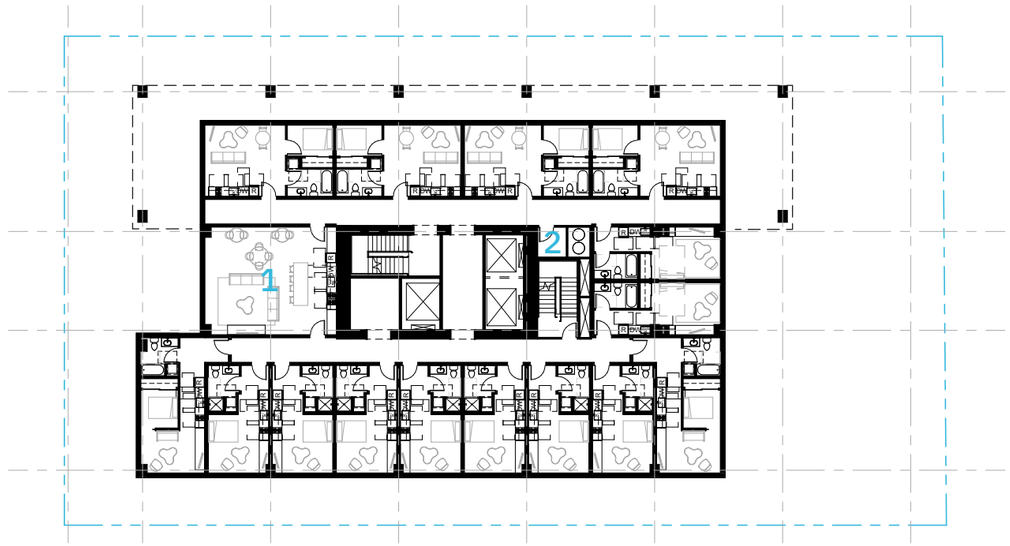
N

0 16 32 64

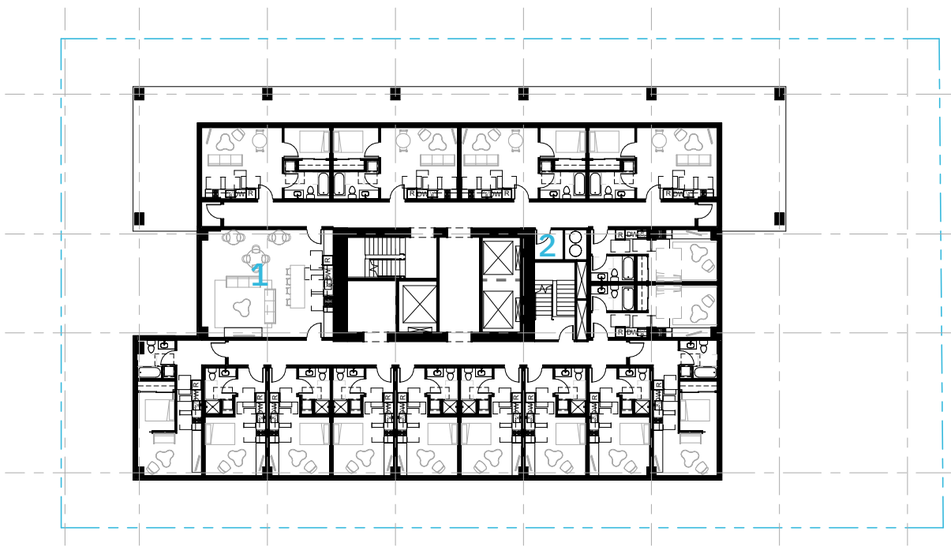
H

101

1. SHARED COMMON ROOM
2. TRASH/RECYCLE



L18 GREENWAY
EFFICIENCY



L17 GREENWAY
EFFICIENCY

FLOOR PLANS

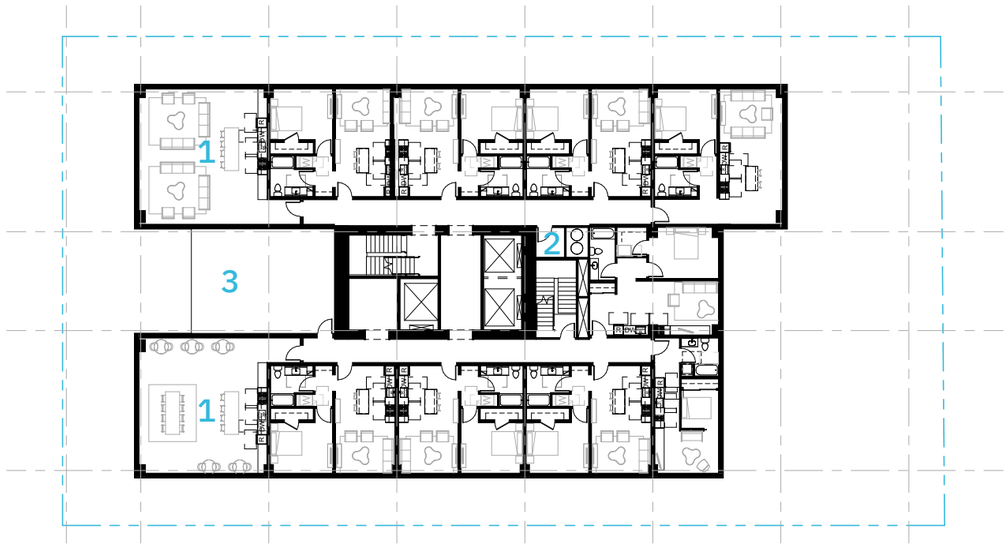
N

0 16 32 64

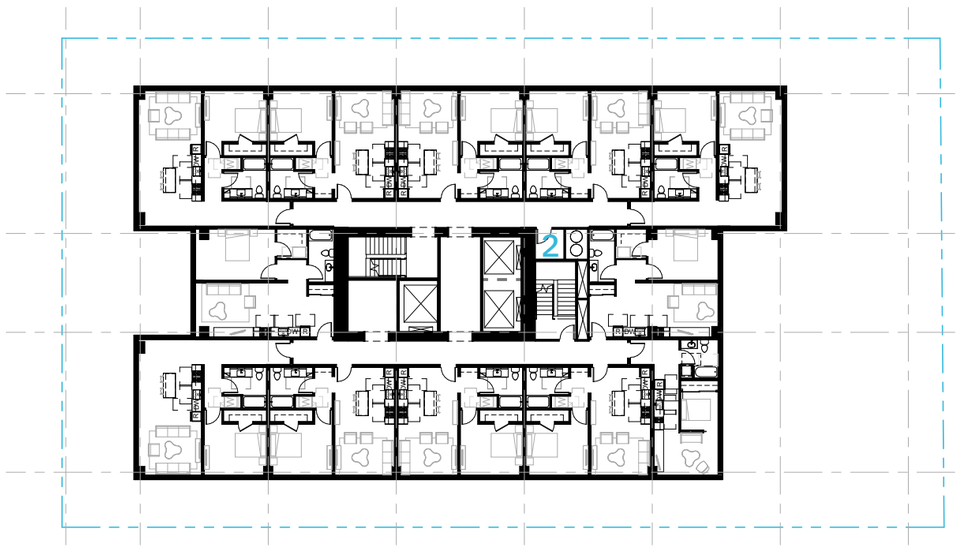
H

102

1. SHARED COMMON ROOM
2. TRASH/RECYCLE



L 26



L19 - L25
MARKET RATE

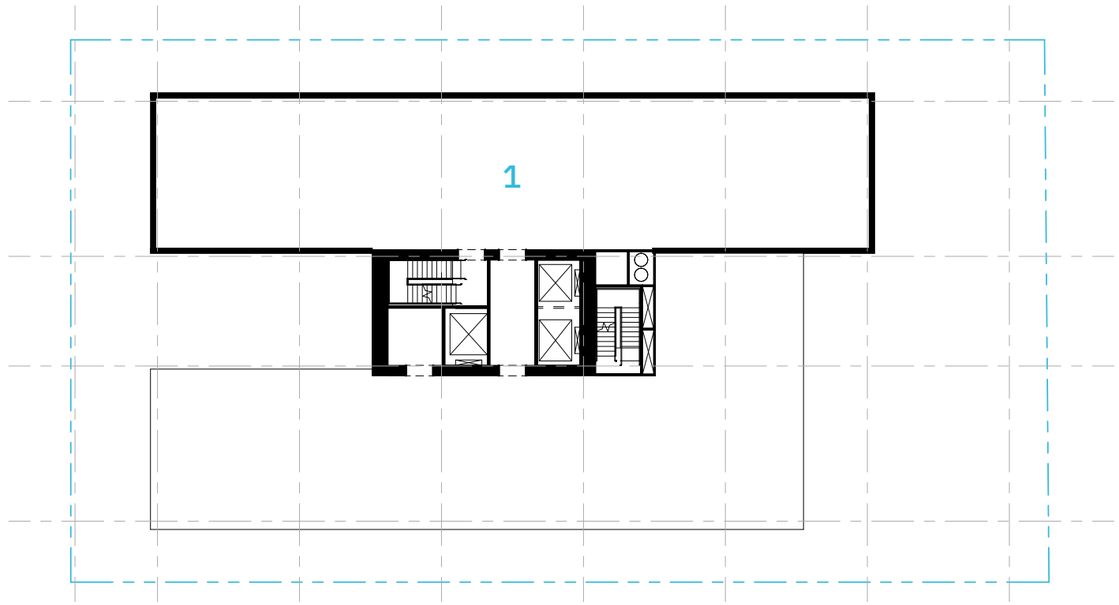
FLOOR PLANS

N

0 16 32 64

H
104

1. INDOOR AMENITY
2. TRASH/RECYCLE
3. OUTDOOR AMENITY



R1
MECHANICAL

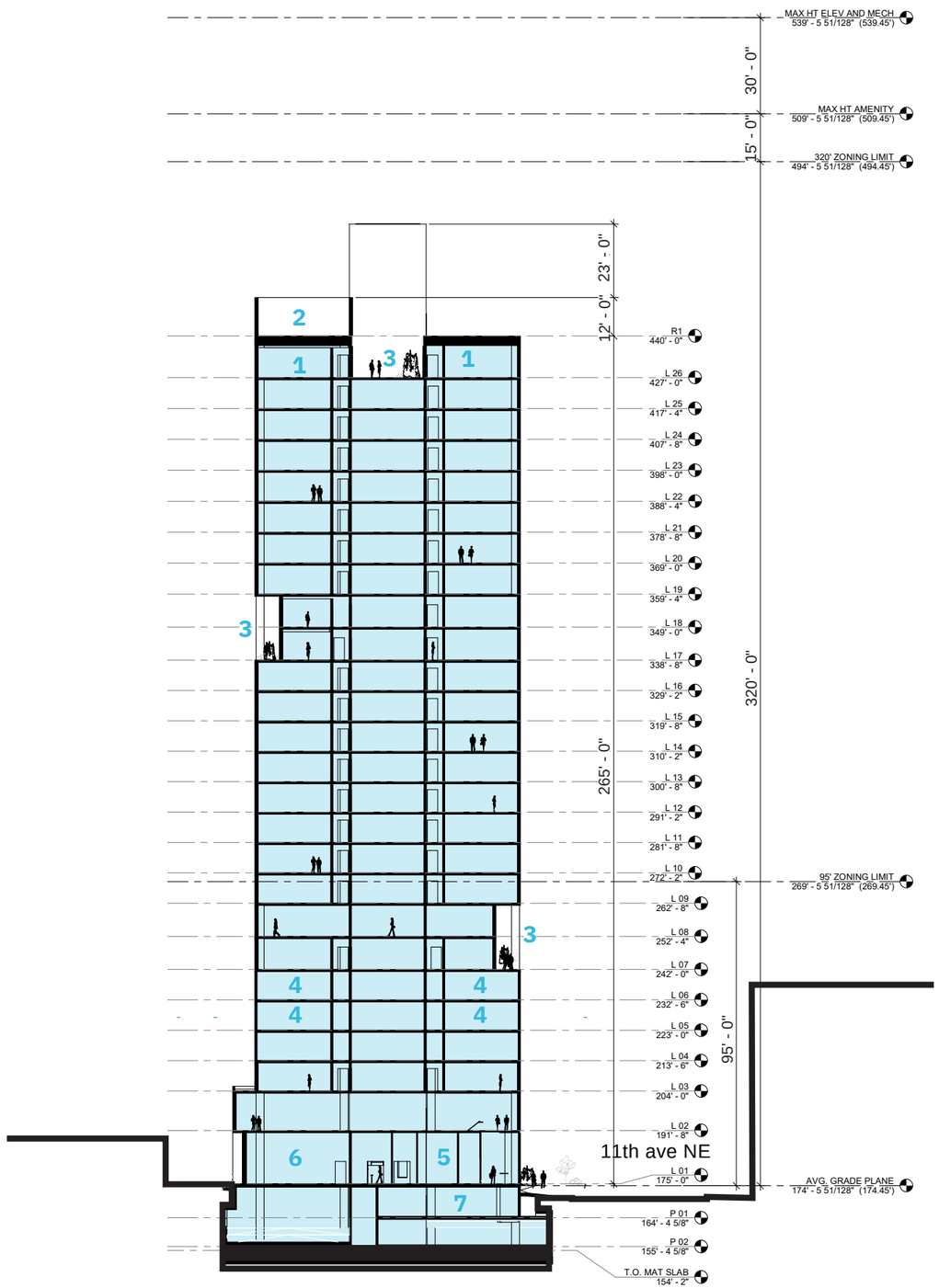
FLOOR PLANS

1. MECH

N

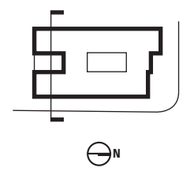
0 16 32 64

H
105

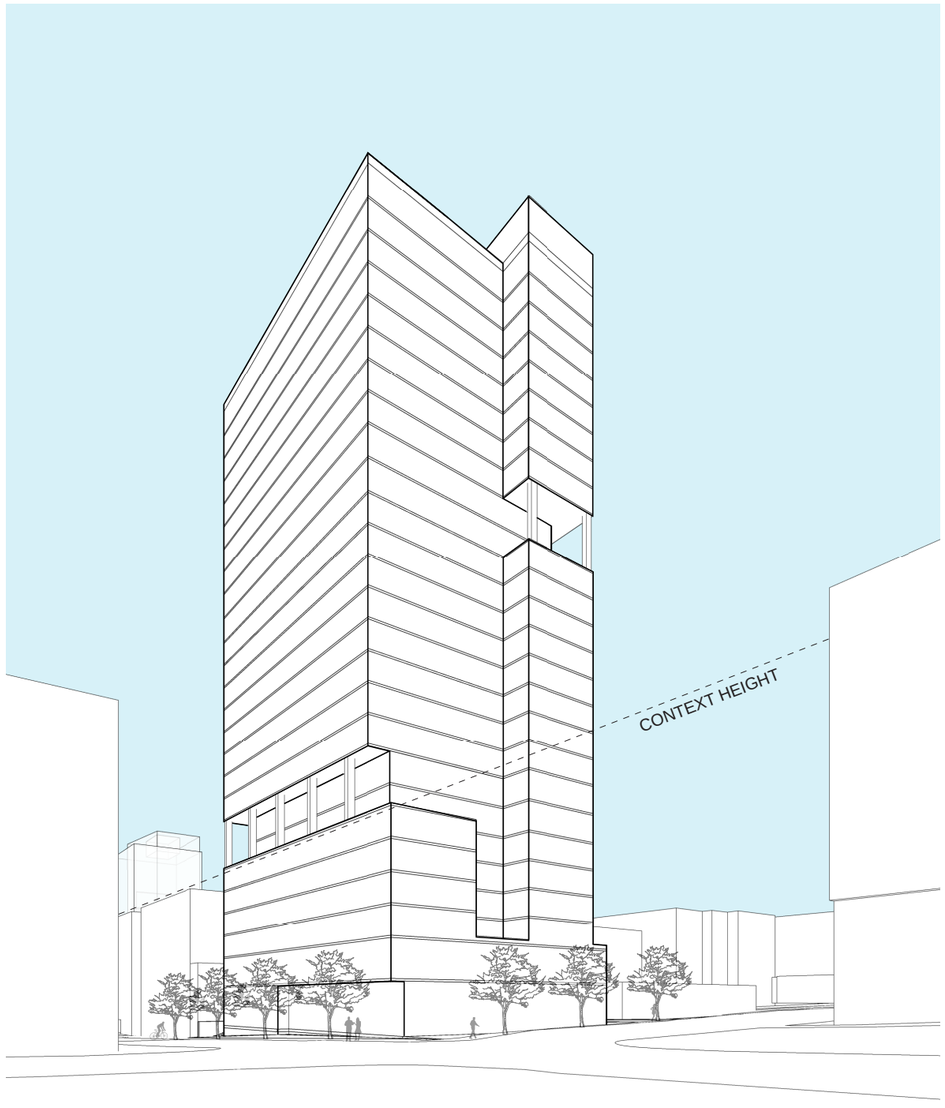


EAST/WEST BUILDING SECTION

0 20 40 80

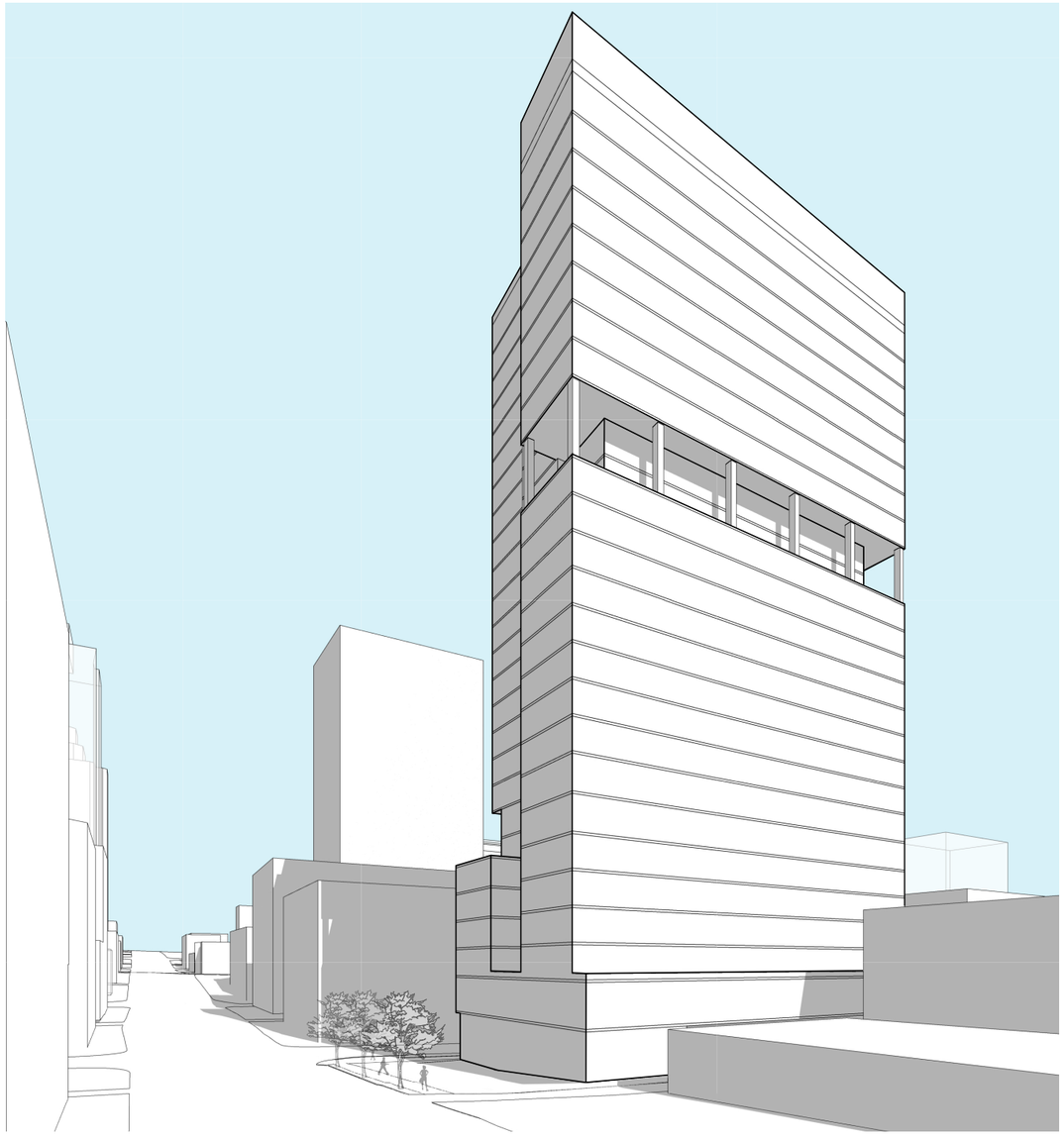


1. INDOOR AMENITY ROOM
2. MECHANICAL
3. OUTDOOR AMENITY TERRACE
4. INCENTIVE UNITS
5. RESIDENTIAL LOBBY
6. BACK OF HOUSE
7. PARKING

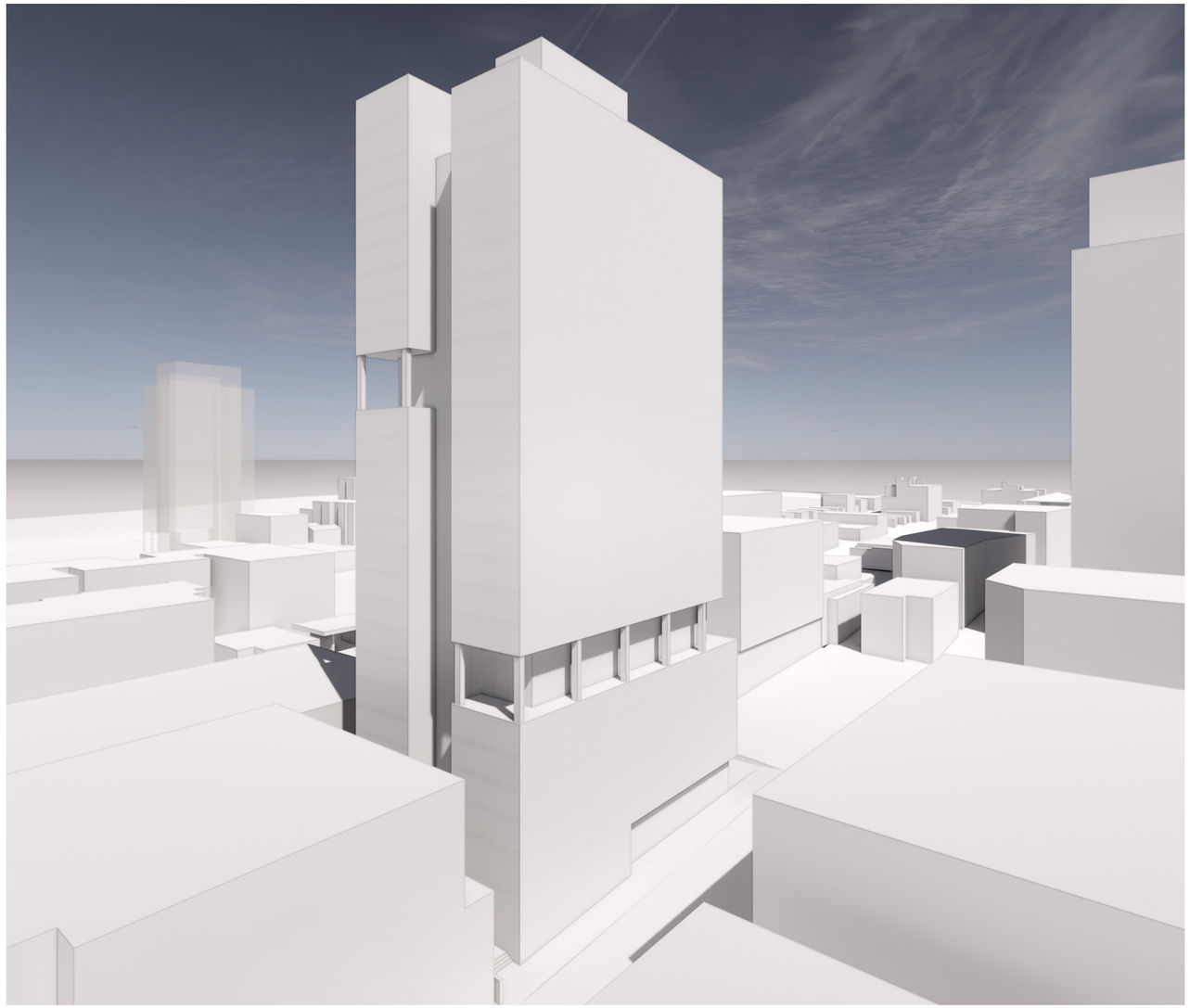


INTERSECTION OF 11TH AND 45TH LOOKING SW, STREET LEVEL VIEW

VIEW LOOKING WEST, MEWS

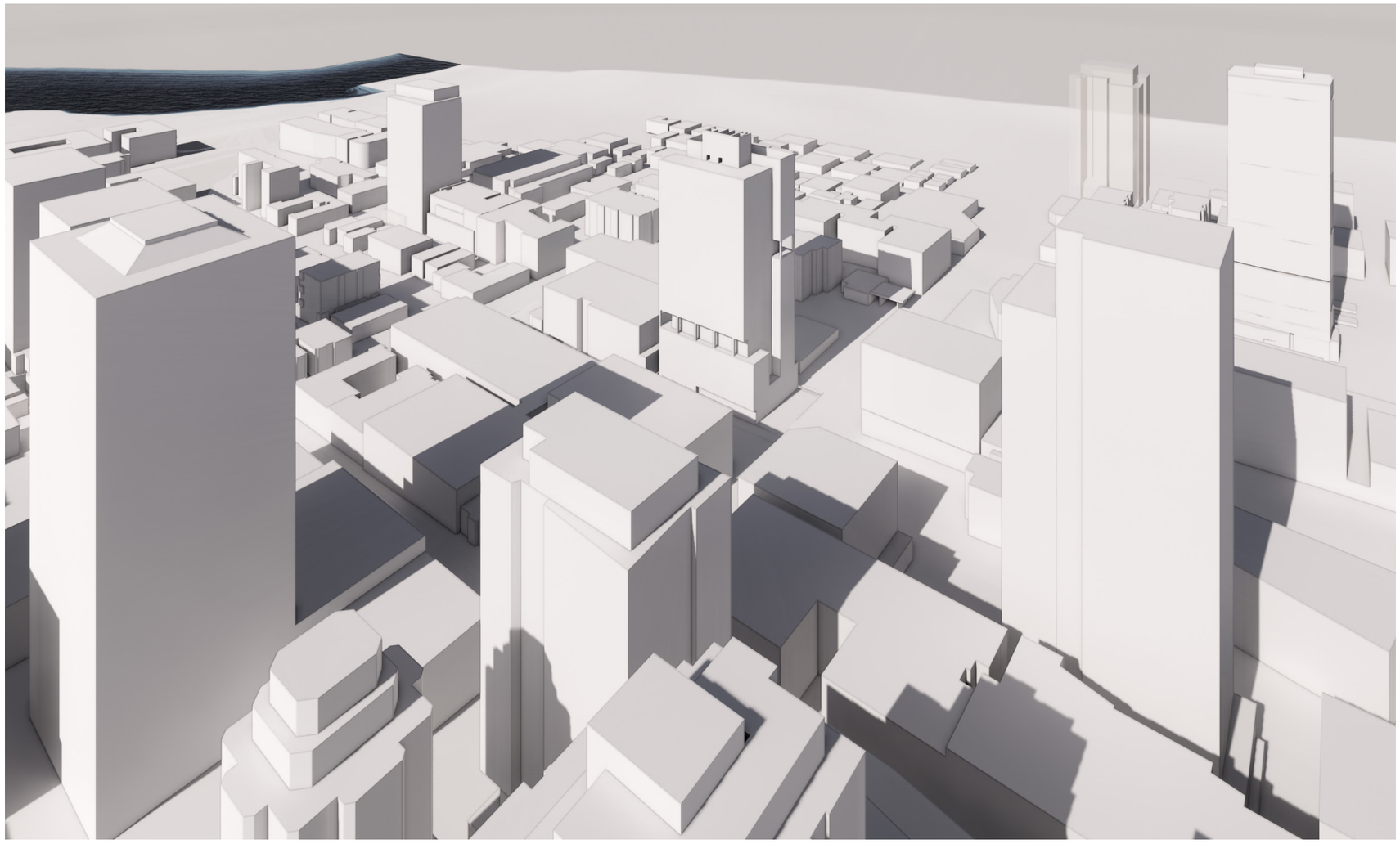


STREET LEVEL VIEW, 45TH AND ROOSEVELT

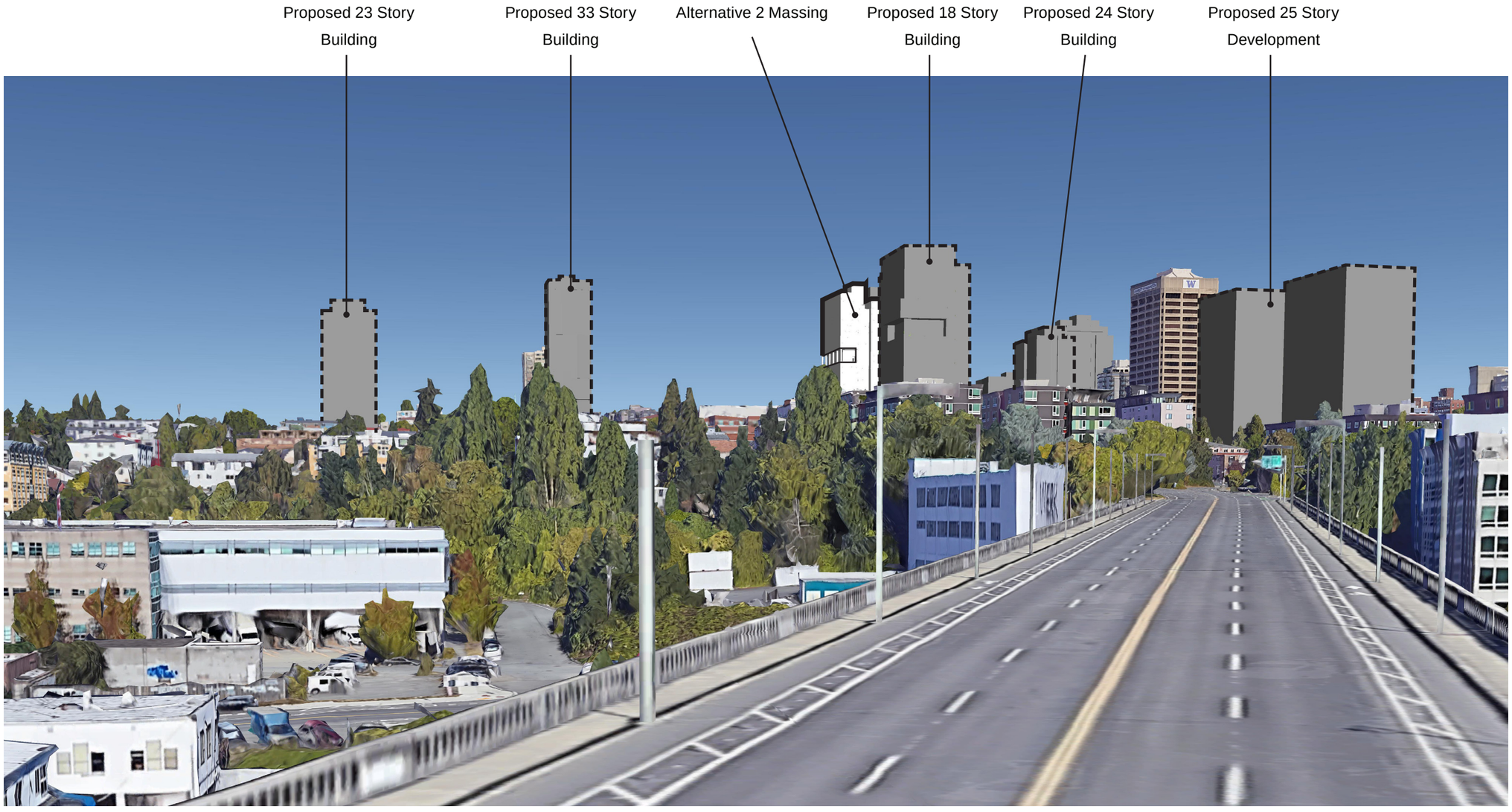


AERIAL LOOKING NW

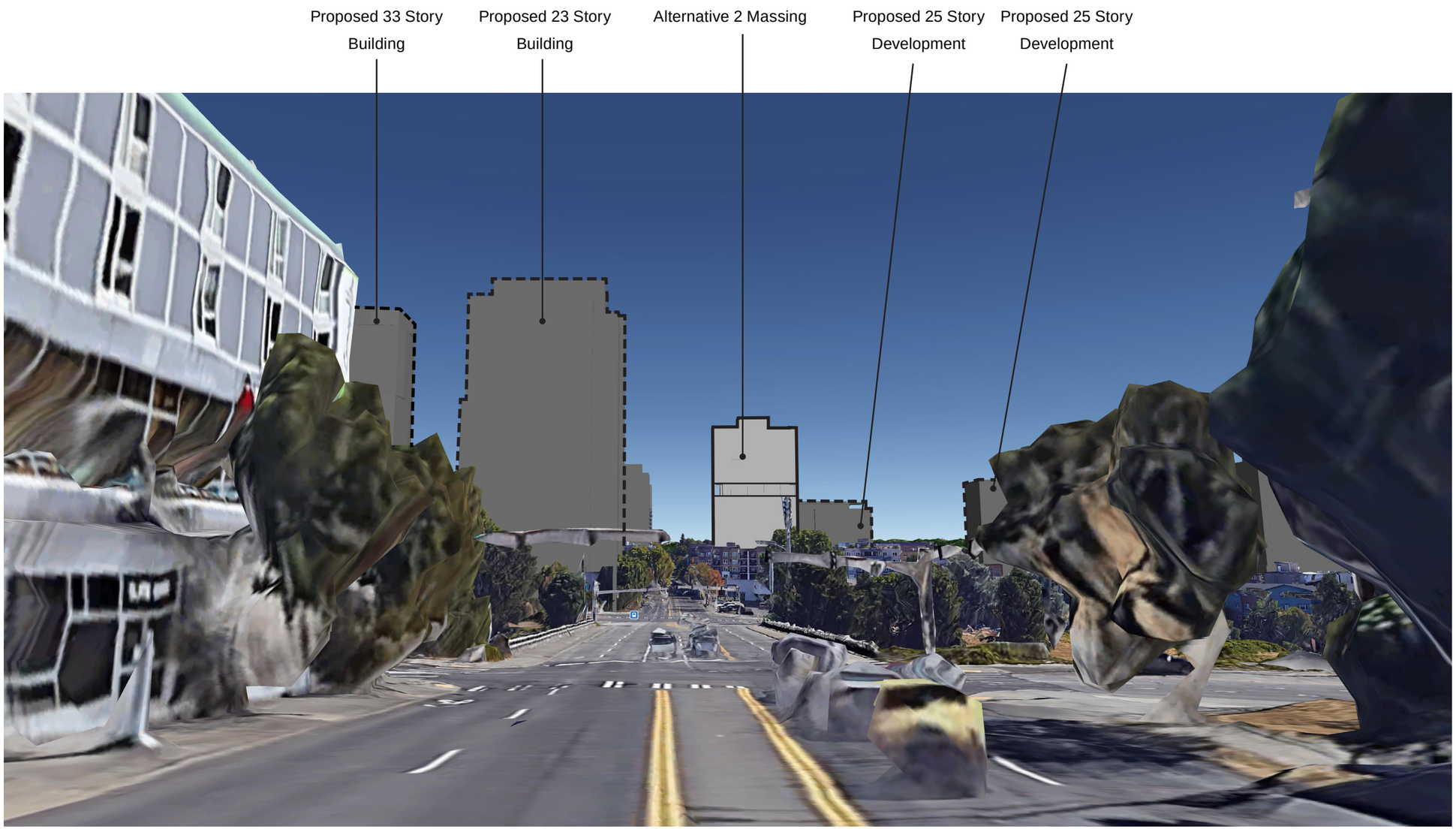
AERIAL LOOKING SE



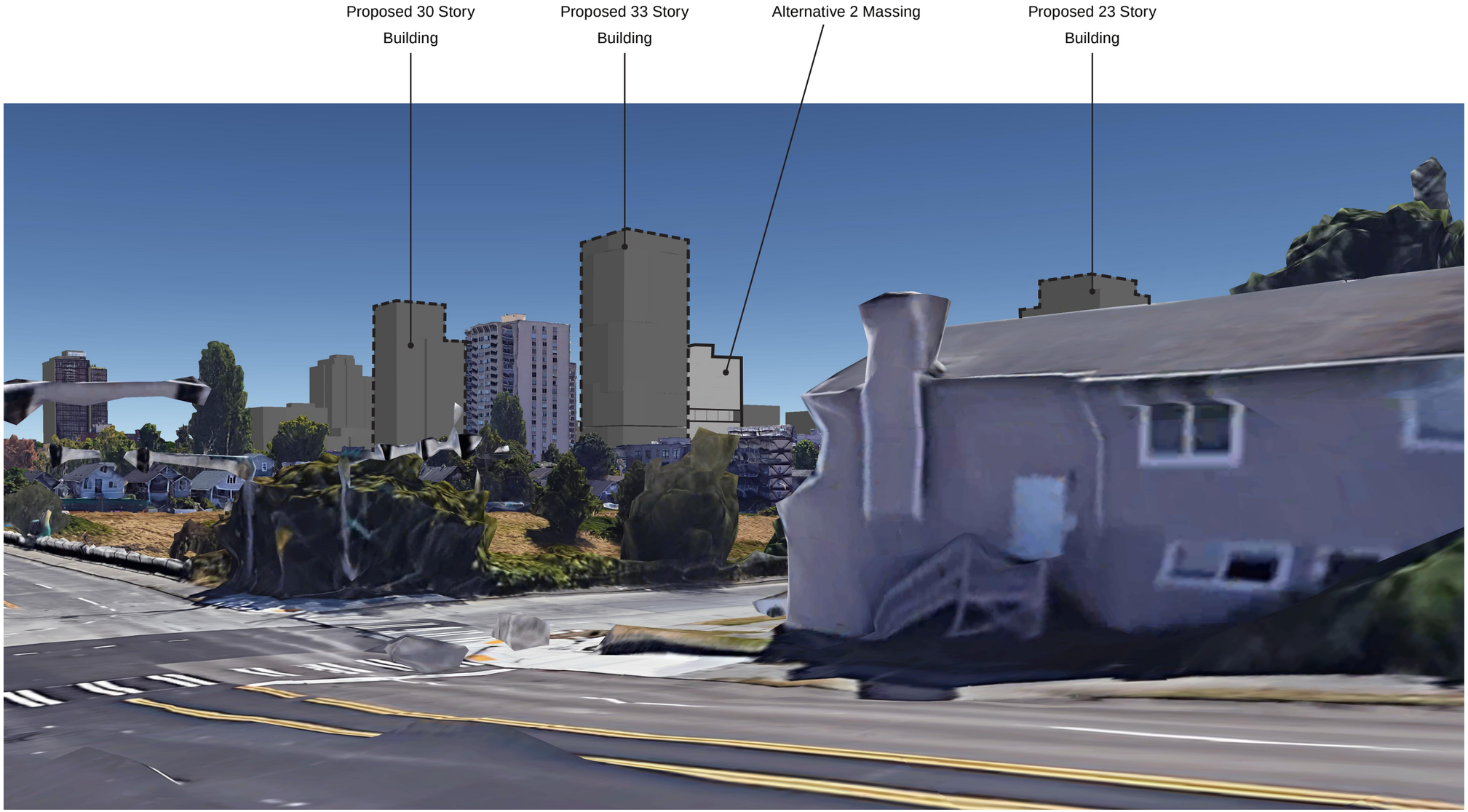
AERIAL LOOKING SW



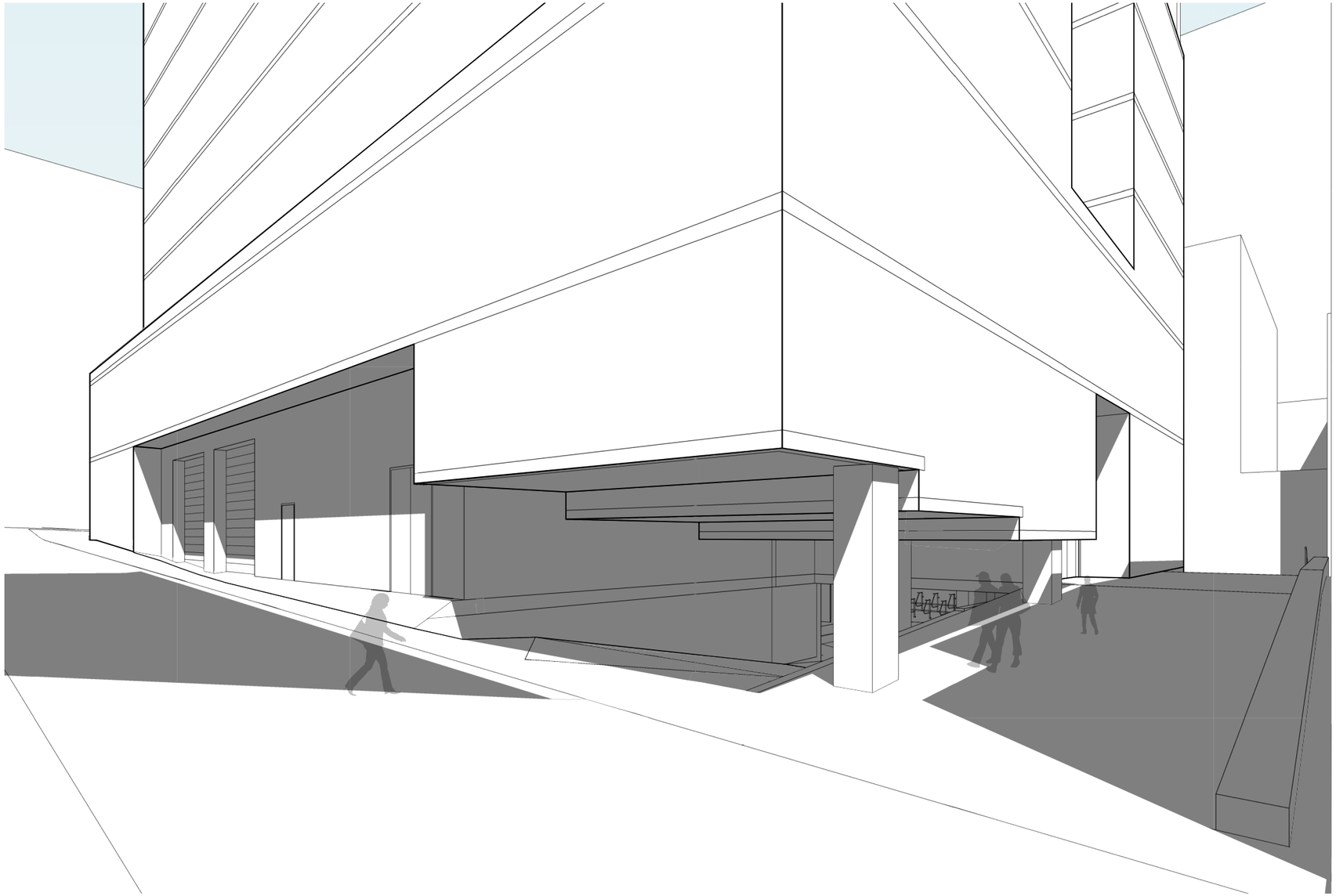
APPROACHING U DISTRICT FROM THE SOUTH ON EASTLAKE AVE NE



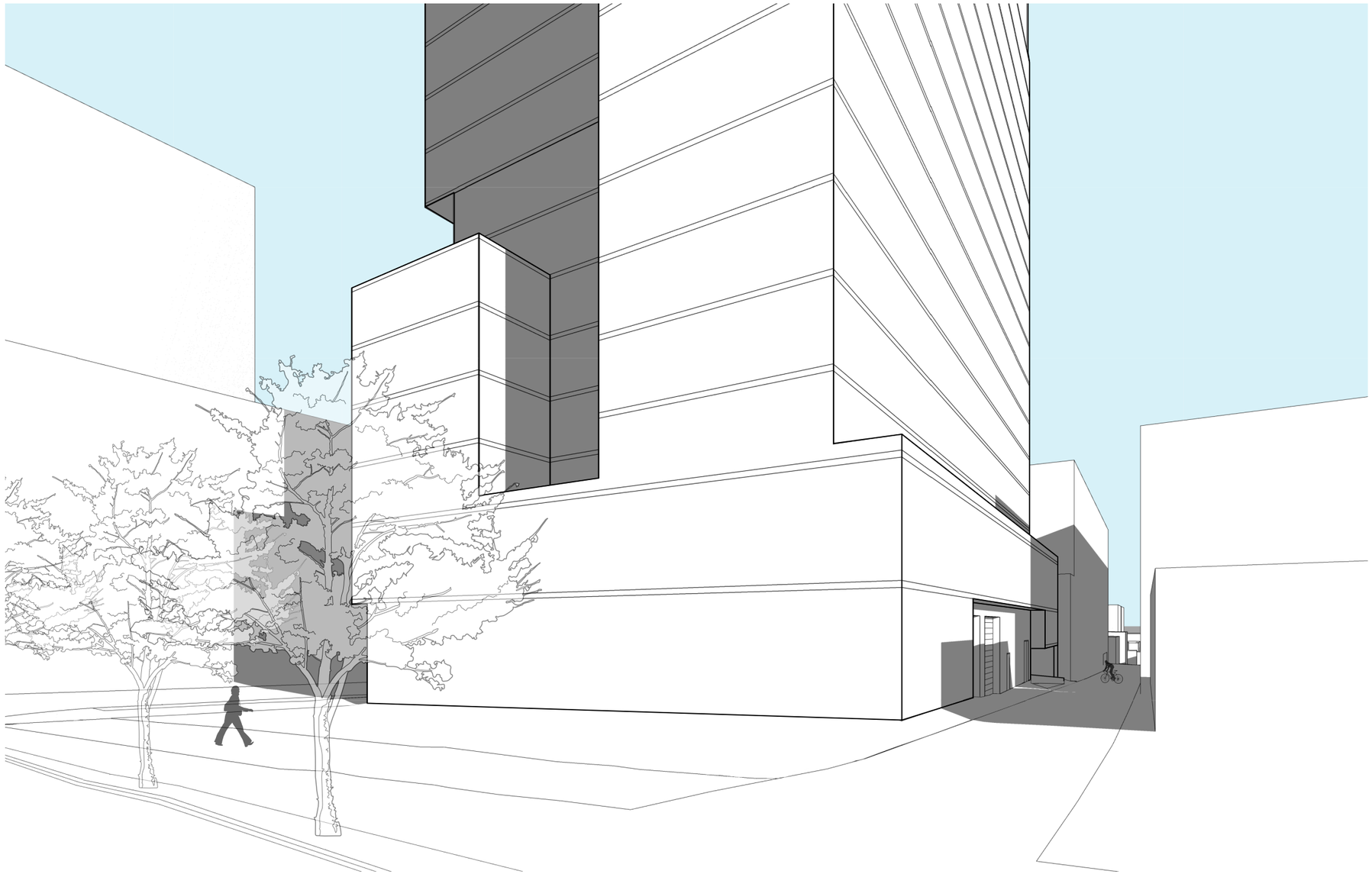
APPROACHING U DISTRICT FROM THE WEST ON NE 45TH STREET



APPROACHING U DISTRICT FROM THE NORTH ON NE 50TH STREET



ALLEY VIEW LOOKING EAST

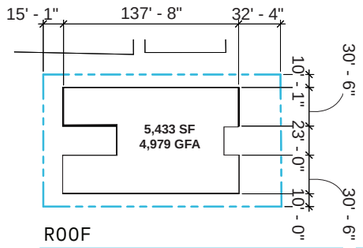


ALLEY VIEW LOOKING SOUTH

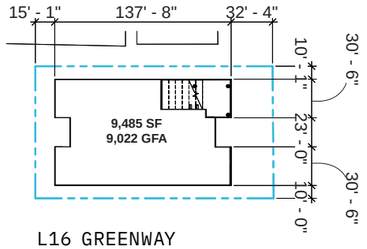
ALTERNATIVE 3:

SOCIAL GREENWAYS CARVED

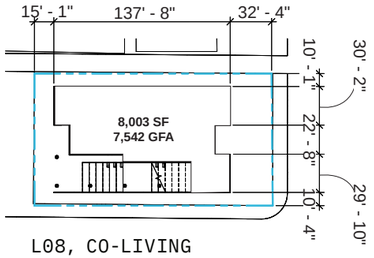
(PREFERRED)



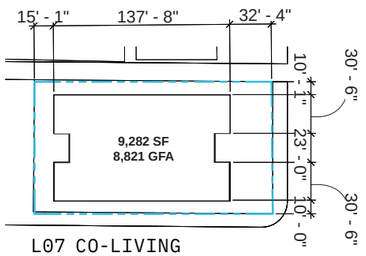
ROOF



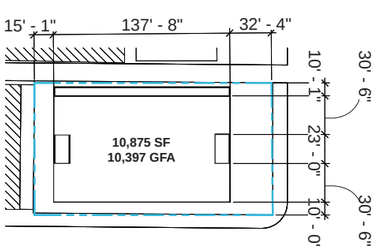
L16 GREENWAY



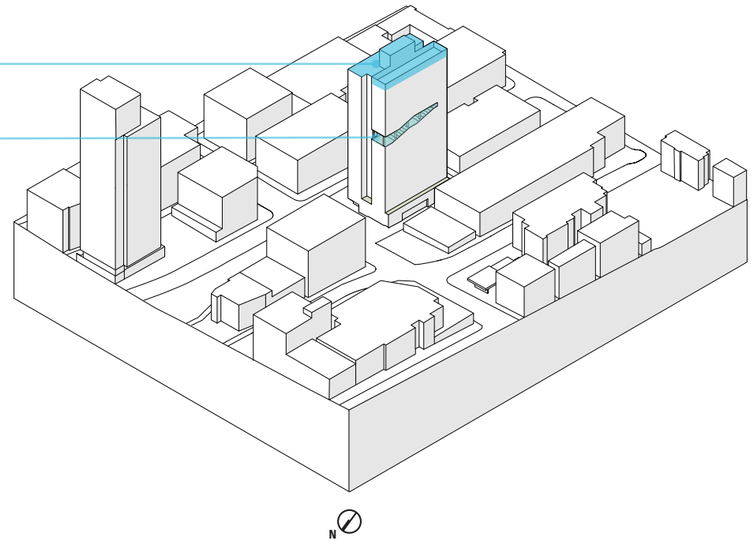
L08, CO-LIVING

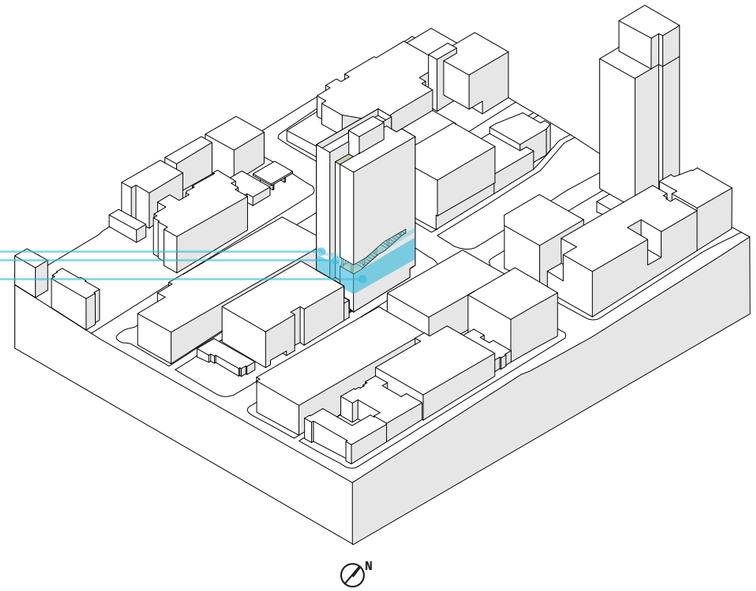


L07 CO-LIVING



L03-L06, TYP. EFFICIENCY





SOCIAL GREENWAYS CARVE OVERVIEW

OPPORTUNITIES

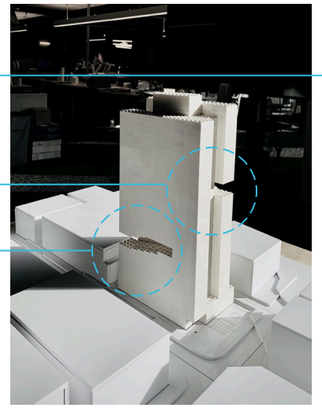
+ 265'H structure; Does not seek to maximize zoning height of 320'
+ Ability to provide required neighborhood open space on site along the street fronts.
+ Meets diverse program targets via "framework" concept
+ More setback on NE 45th Street frontage for neighborhood open space
+ Terraced Social greenways connecting multiple floors.
+ Residential"mews" at south end of the site
+ No privacy conflicts along the Social Greenways with adjacent units.
+ Indoor common spaces adjacent to the stepped greenways in the tower
+ More usable area on the greenways for residents
+ 10 Units - 900 sf, 3-Bed included
+ No anticipated departure requests
+ MFTE affordable housing program

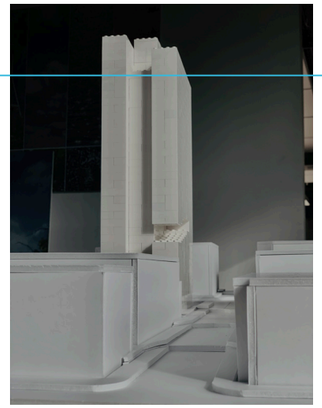
CONSTRAINTS

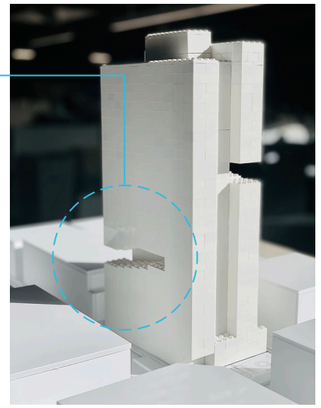
+ less setback on NE corner of the tower than alternative 2.

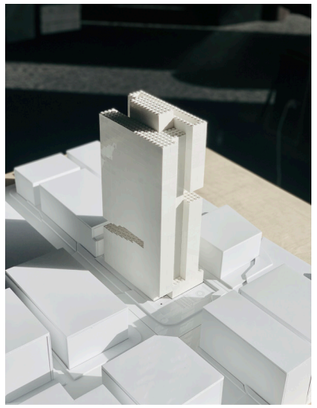
DC2-6A Tall buildings - Respond to context - "Mid-rise, carved greenway" signaling the adjacent lower context

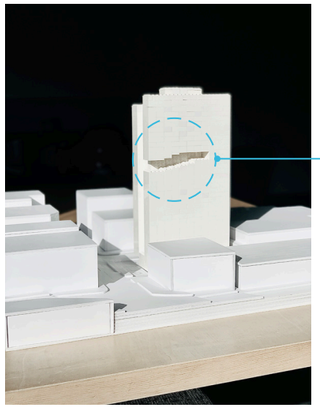
DC2-6D Tall buildings - Intermediate Scales - Carved greenways introducing intermediate scales to the tower mass











Memorable building image seen from a distance - please see p.154 for street level view.

UDSC-DC2-J-skyline composition
UDSG-DC2-I-Landmarks and wayfinding

Roosevelt Commons

Potential development

Parking Area W46

La Mirada Apartments

Collegiana Apartments

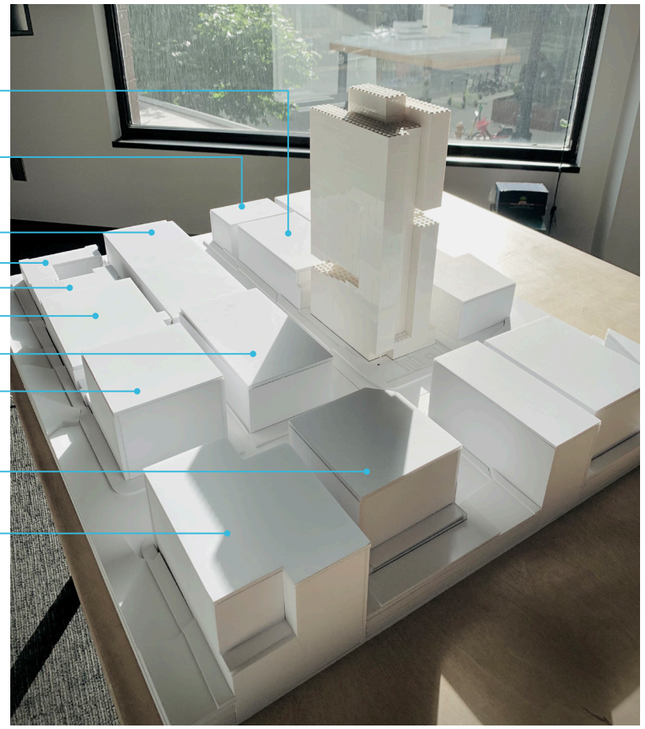
Parking Area W45

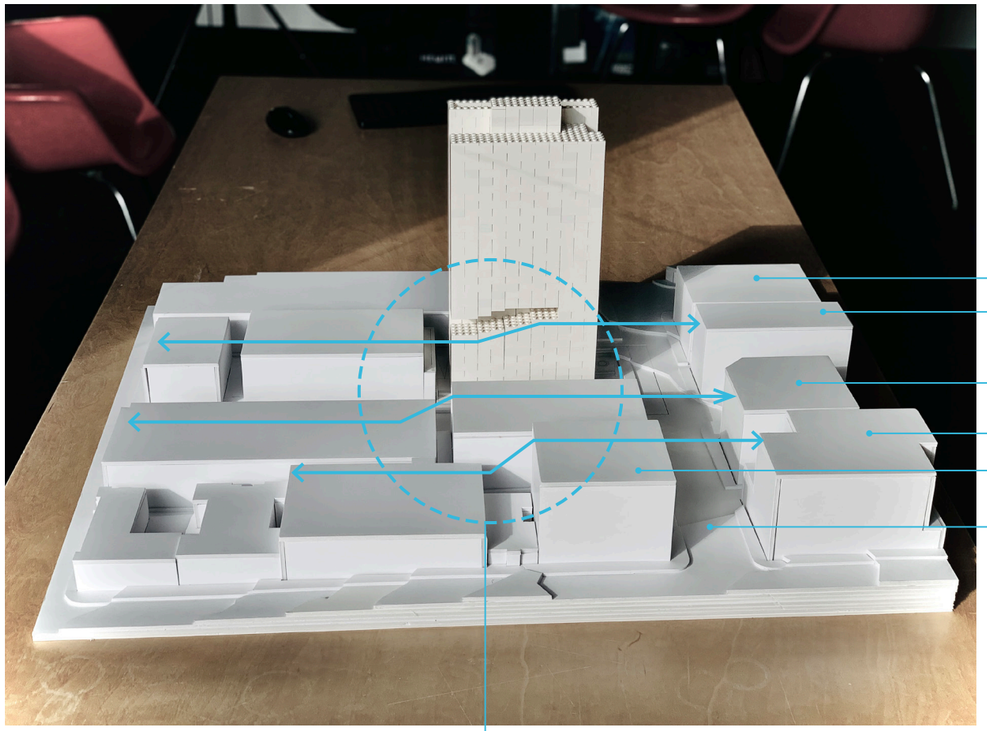
University District Building

WESCU Office Building

45th St Plaza

Residence Inn, Marriott





Potential development

Potential development

45th St Plaza

Residence Inn, Marriott

WESCU Office Building

NE 45th Street

"Carved, mid-rise greenway" responding to the nearby context - CWGL-CS2-Urban Pattern and Form

CARVED SITE MODEL

MARKET RATE APARTMENTS

SHARED | COMMON SPACE

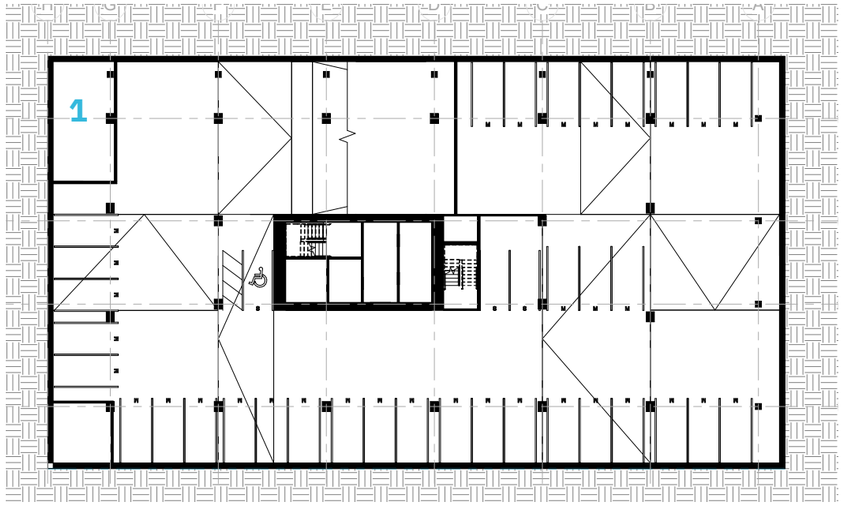
EFFICIENCY AND CO-LIVE APARTMENTS

OFFICE

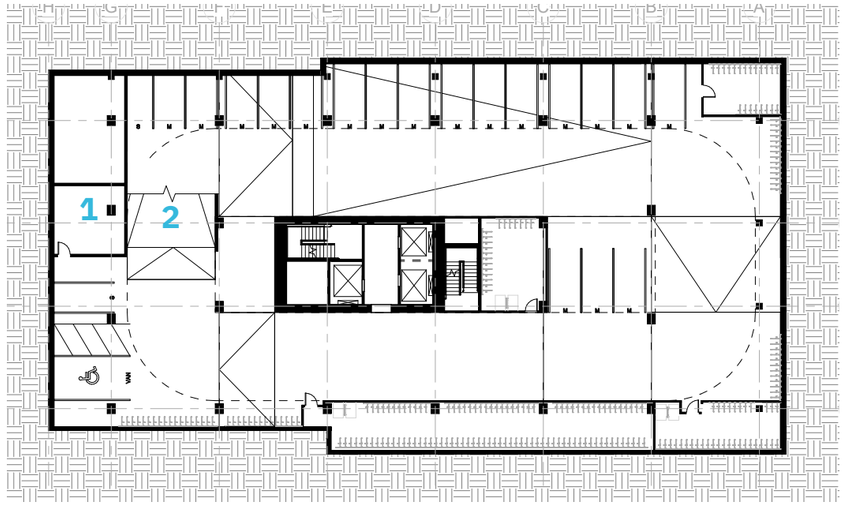
LOBBY & RETAIL

UNIT PROGRAM & GREENWAY RELATIONSHIP

The stepped, linear social greenways are positioned between the different housing types. The stepping connects three floor levels. Shared indoor common space fronts the greenway.

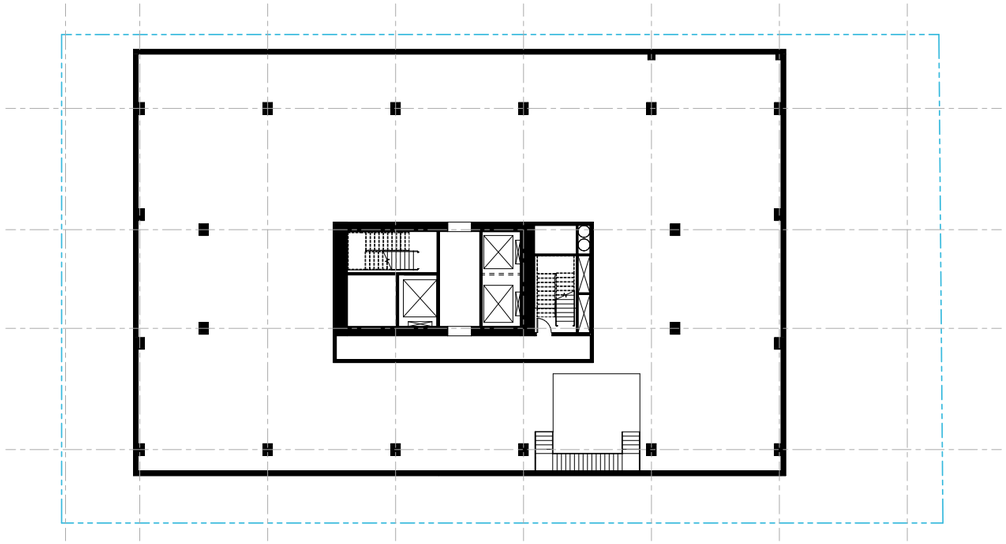


P02

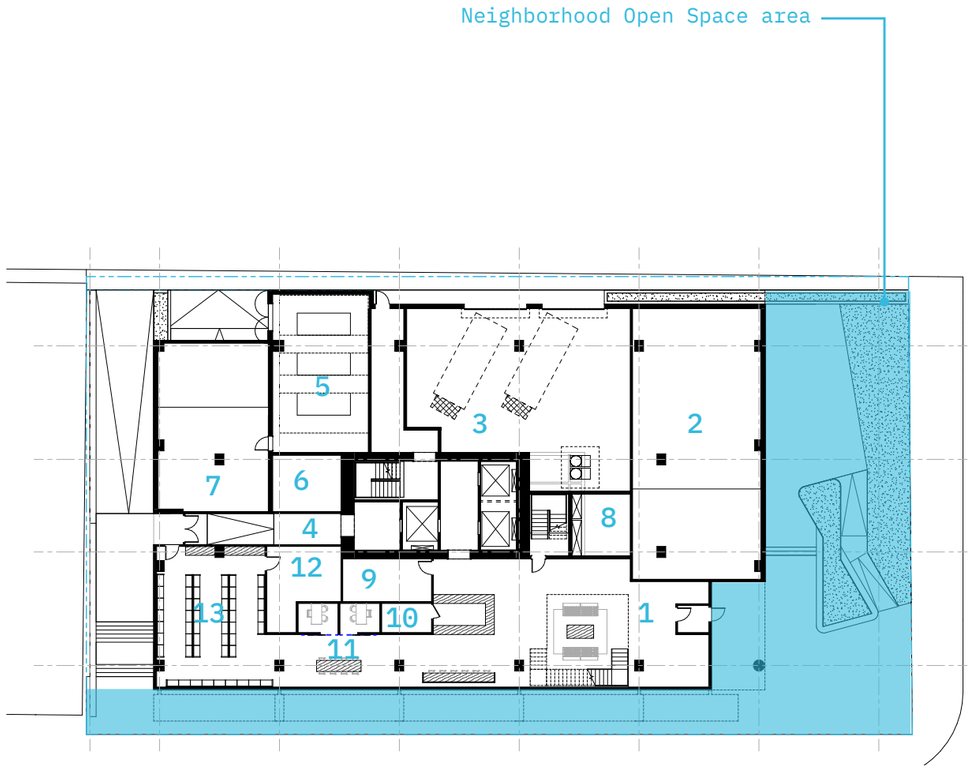


P01

1. BACK OF HOUSE
2. GARAGE ENTRY



L02
OFFICE



L01

1. RESIDENTIAL LOBBY
2. RETAIL
3. TRASH/RECYCLE
4. MOVE-IN/OUT
5. TRANSFORMER VAULT
6. MAIN ELECTRICAL
7. EMERGENCY GENERATOR
8. EMERGENCY GEAR
9. FCC
10. STORAGE/PARCEL
11. LEASING
12. WORKROOM AND PARCEL STORAGE
13. MAIL

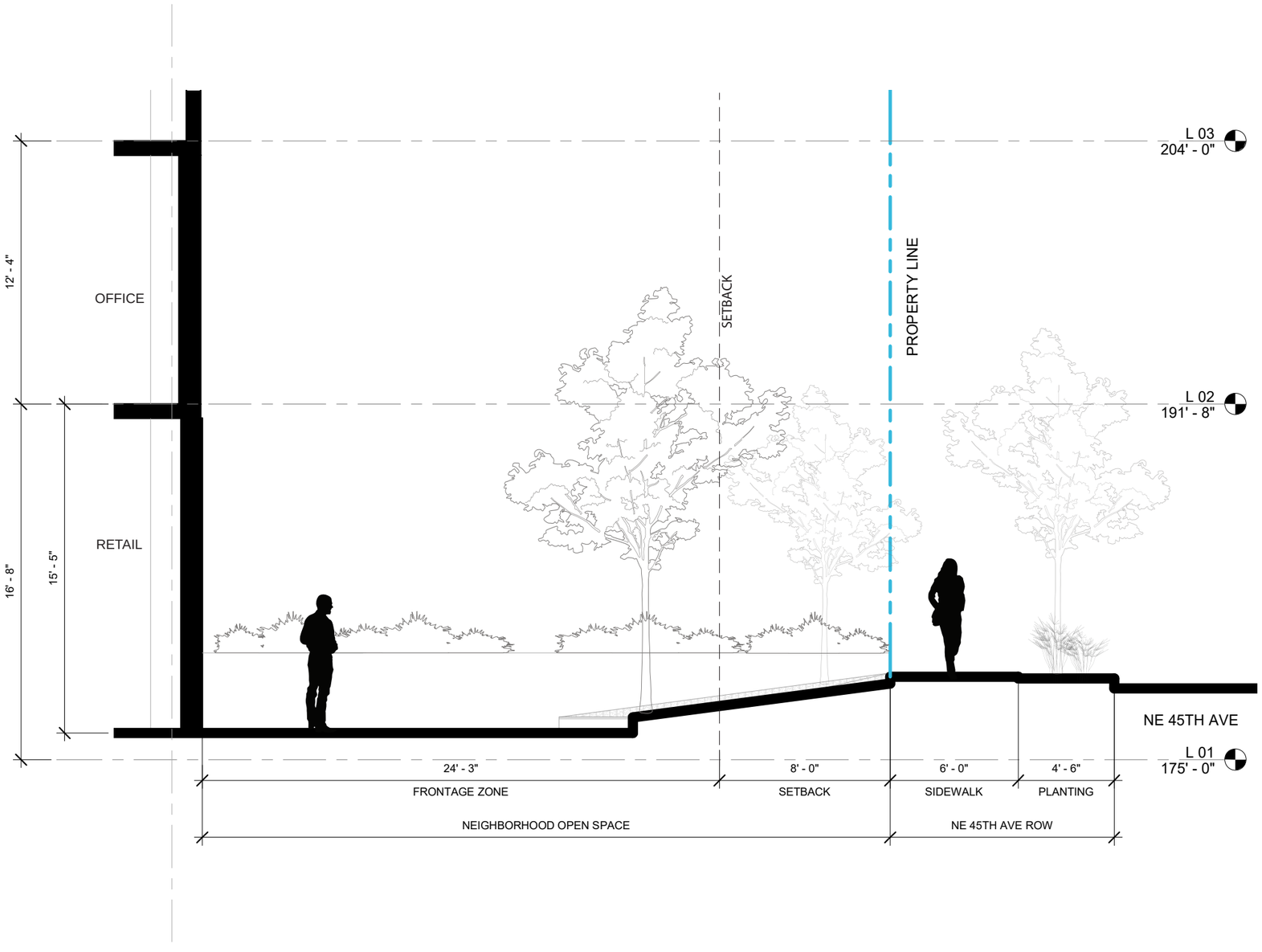
FLOOR PLANS

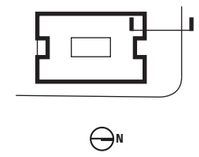
N

0 16 32 64

H

123

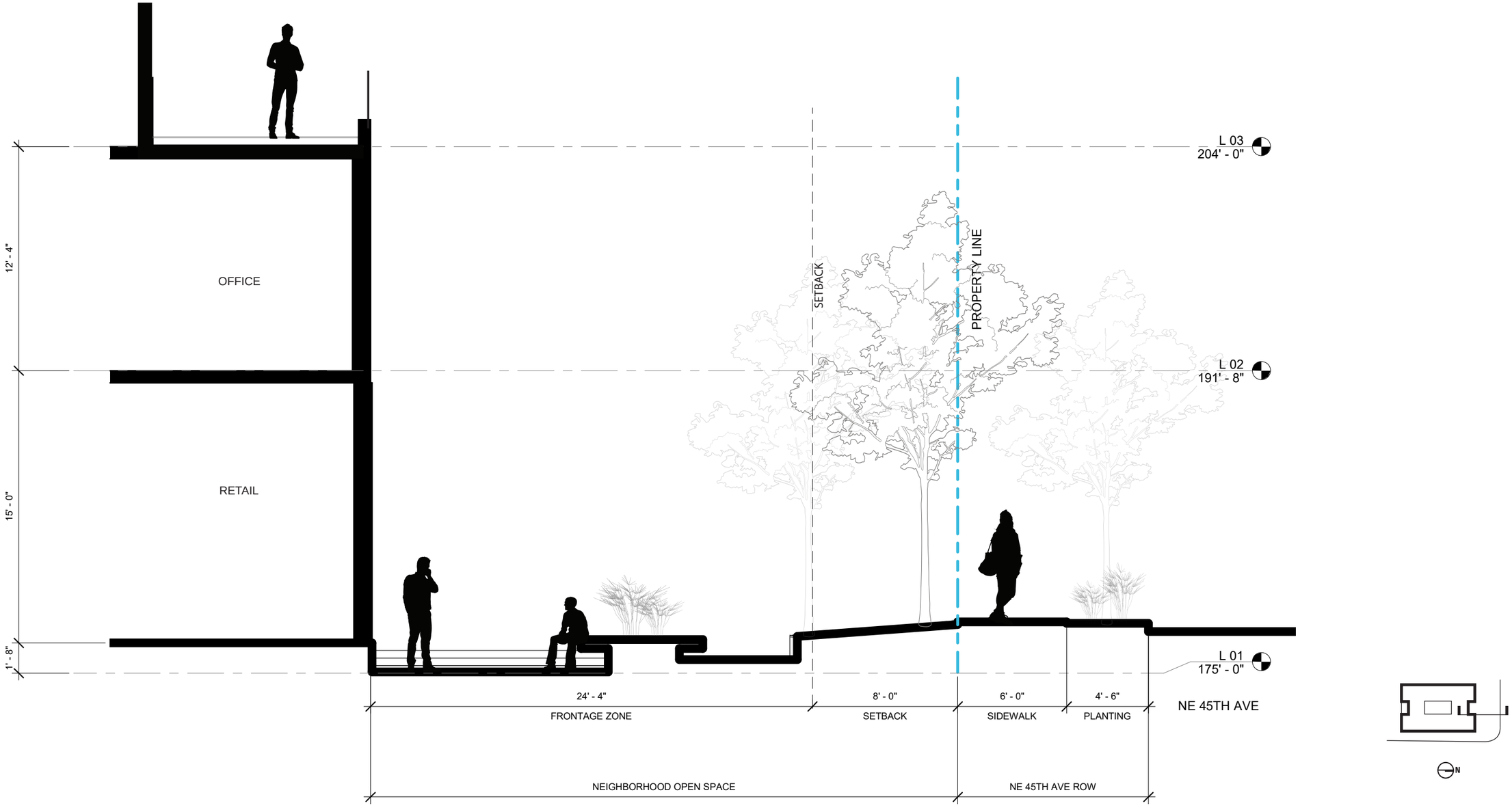




STREET LEVEL SOCIAL GREENWAY CARVED - ENLARGED

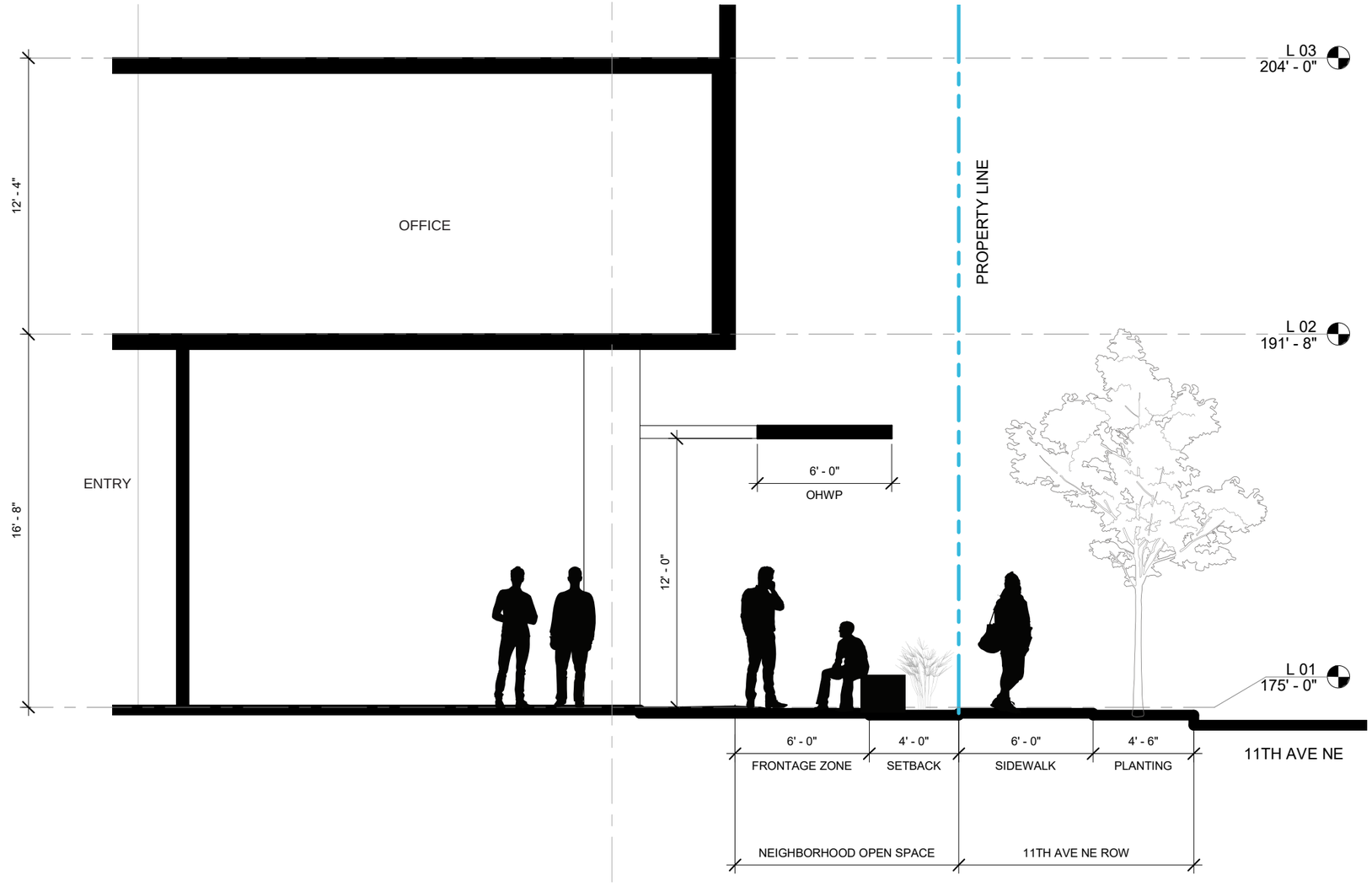
0 4 8 16

H



STREET LEVEL SOCIAL GREENWAY CARVED - ENLARGED SECTION

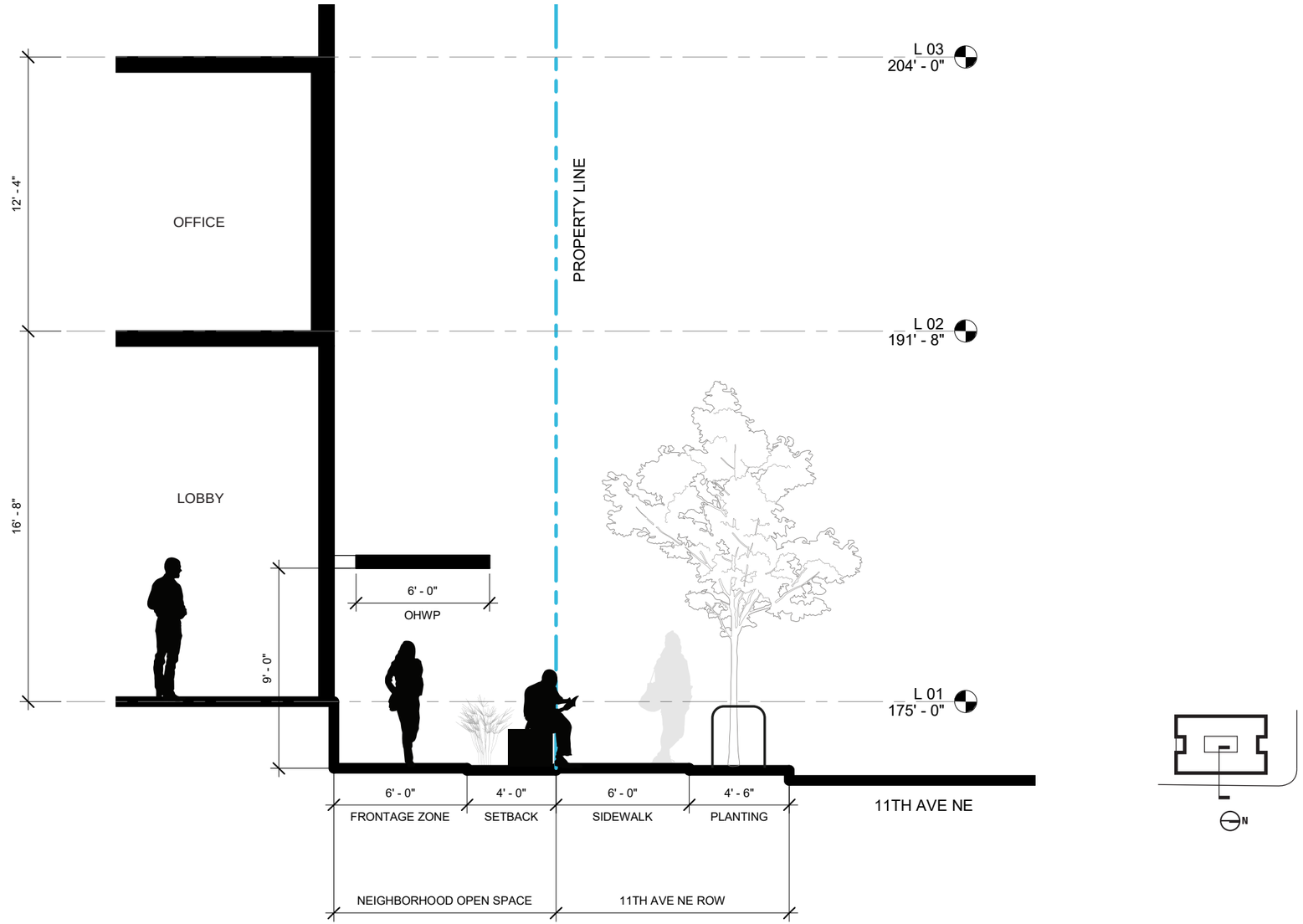
0 4 8 16



STREET LEVEL SOCIAL GREENWAY CARVED - ENLARGED SECTION

0 4 8 16

H

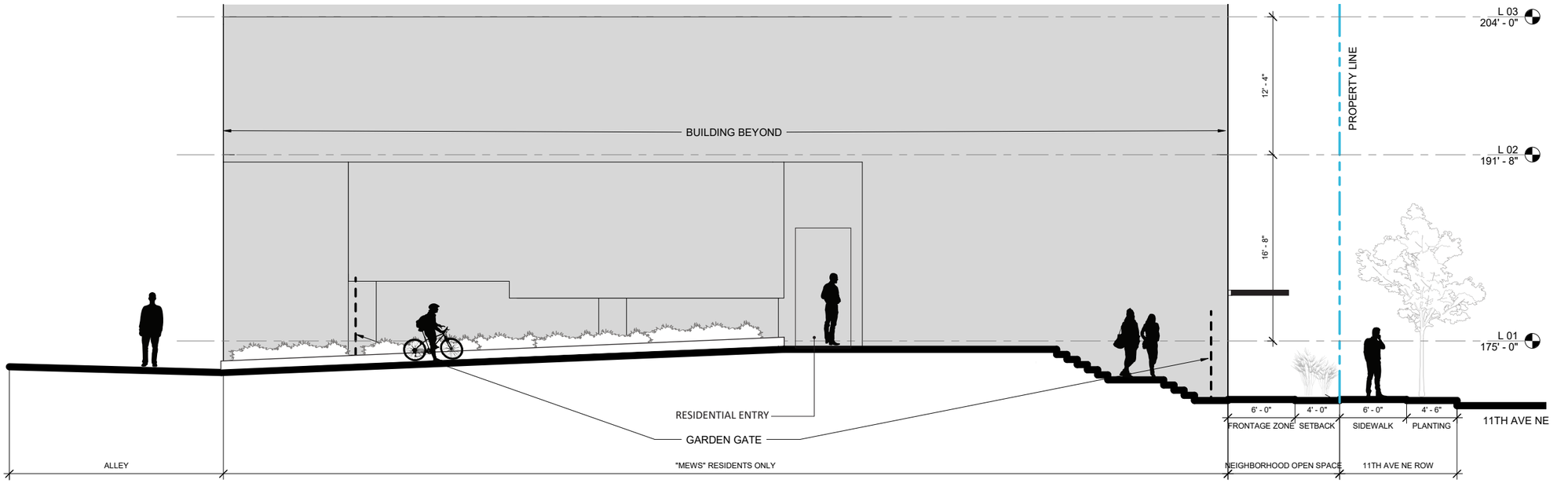


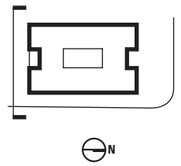
STREET LEVEL SOCIAL GREENWAY CARVED - ENLARGED SECTION

0 4 8 16

H

127

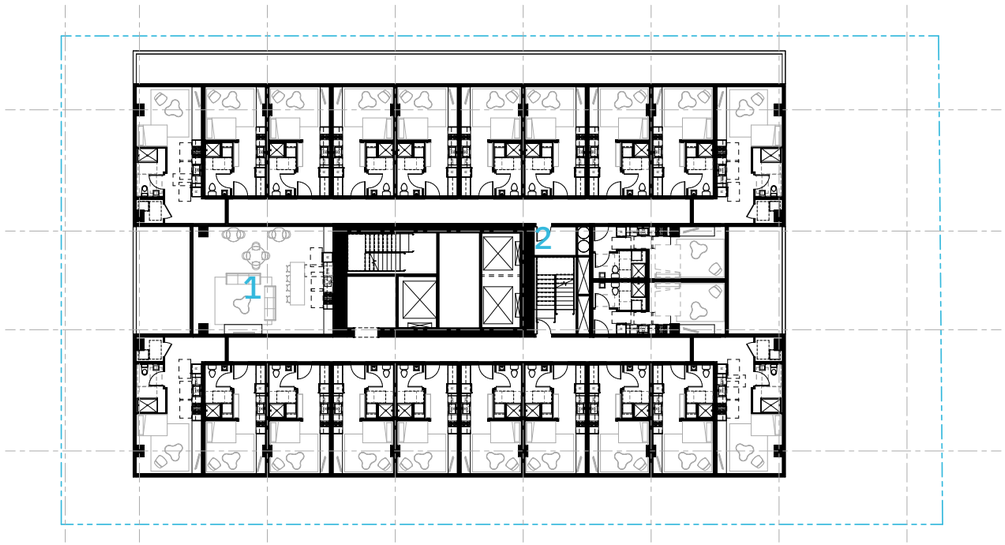




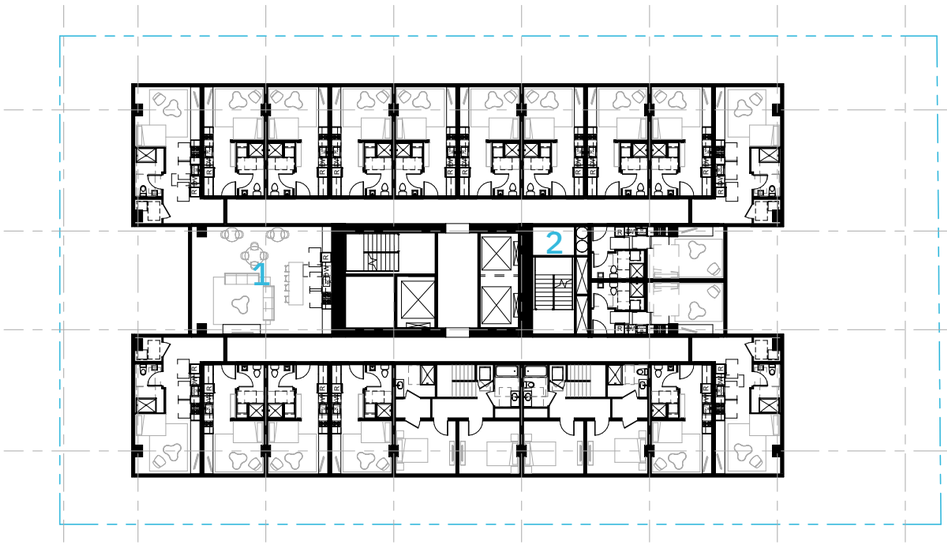
STREET LEVEL SOCIAL GREENWAY CARVED - ENLARGED SECTION

0 5 10 20

H



L03 - L05
EFFICIENCY



L06
EFFICIENCY

FLOOR PLANS

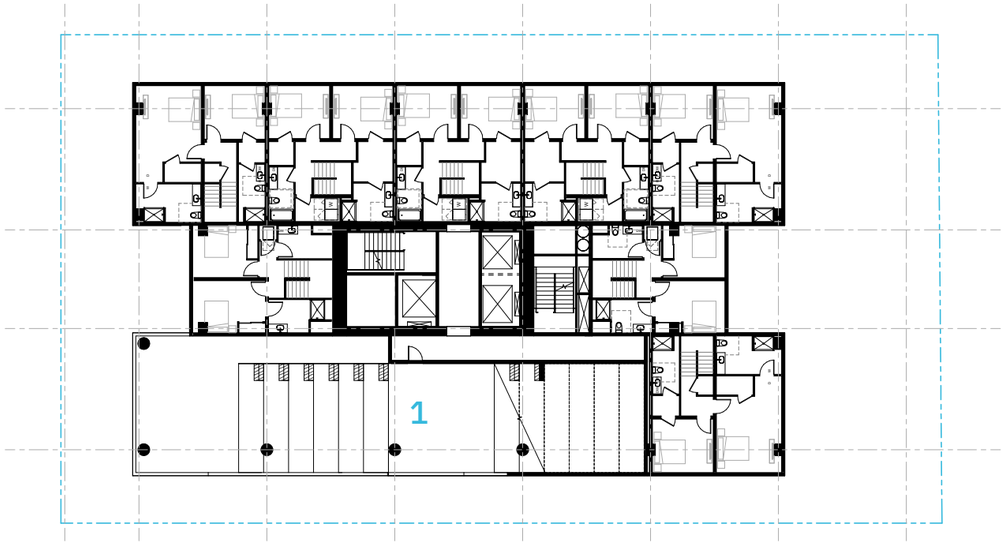
N

0 16 32 64

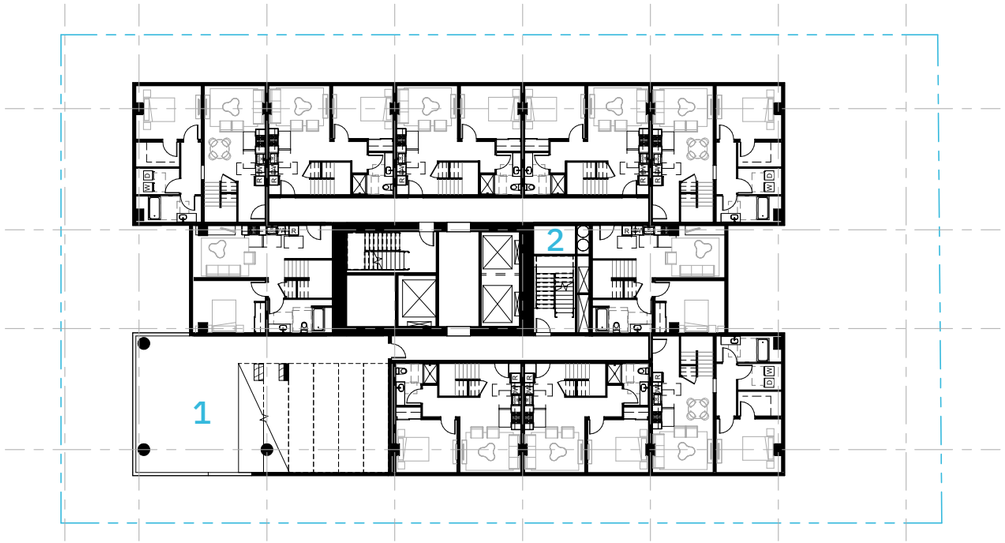
H

129

1. SHARED COMMON ROOM
2. TRASH/RECYCLE



L08
CO-LIVING



L07
CO-LIVING

FLOOR PLANS

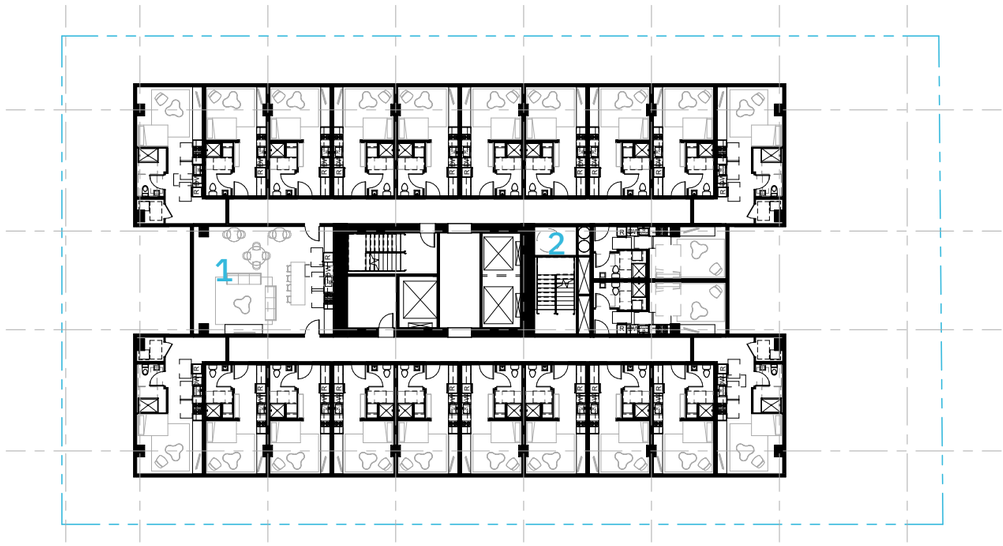
N

0 16 32 64

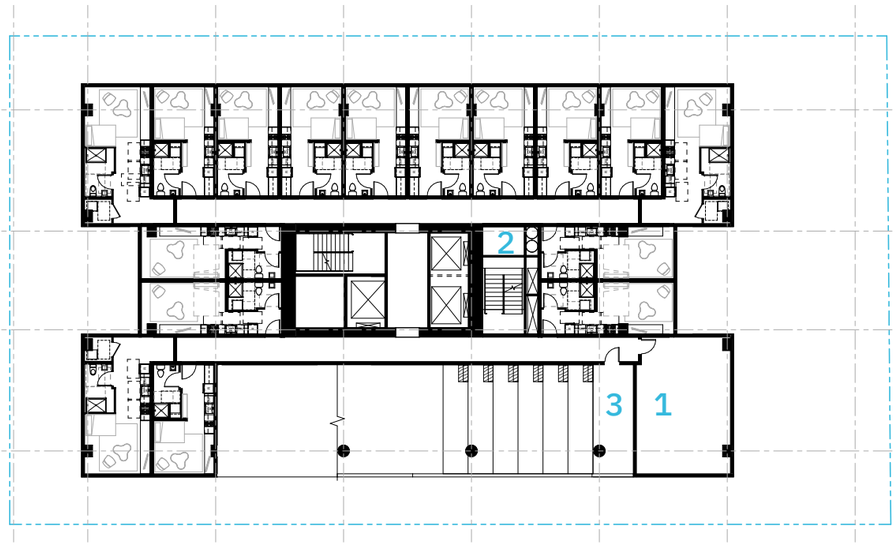
H

130

1. STEPPED SOCIAL GREENWAY
2. TRASH/RECYCLE



L10 - L15
EFFICIENCY



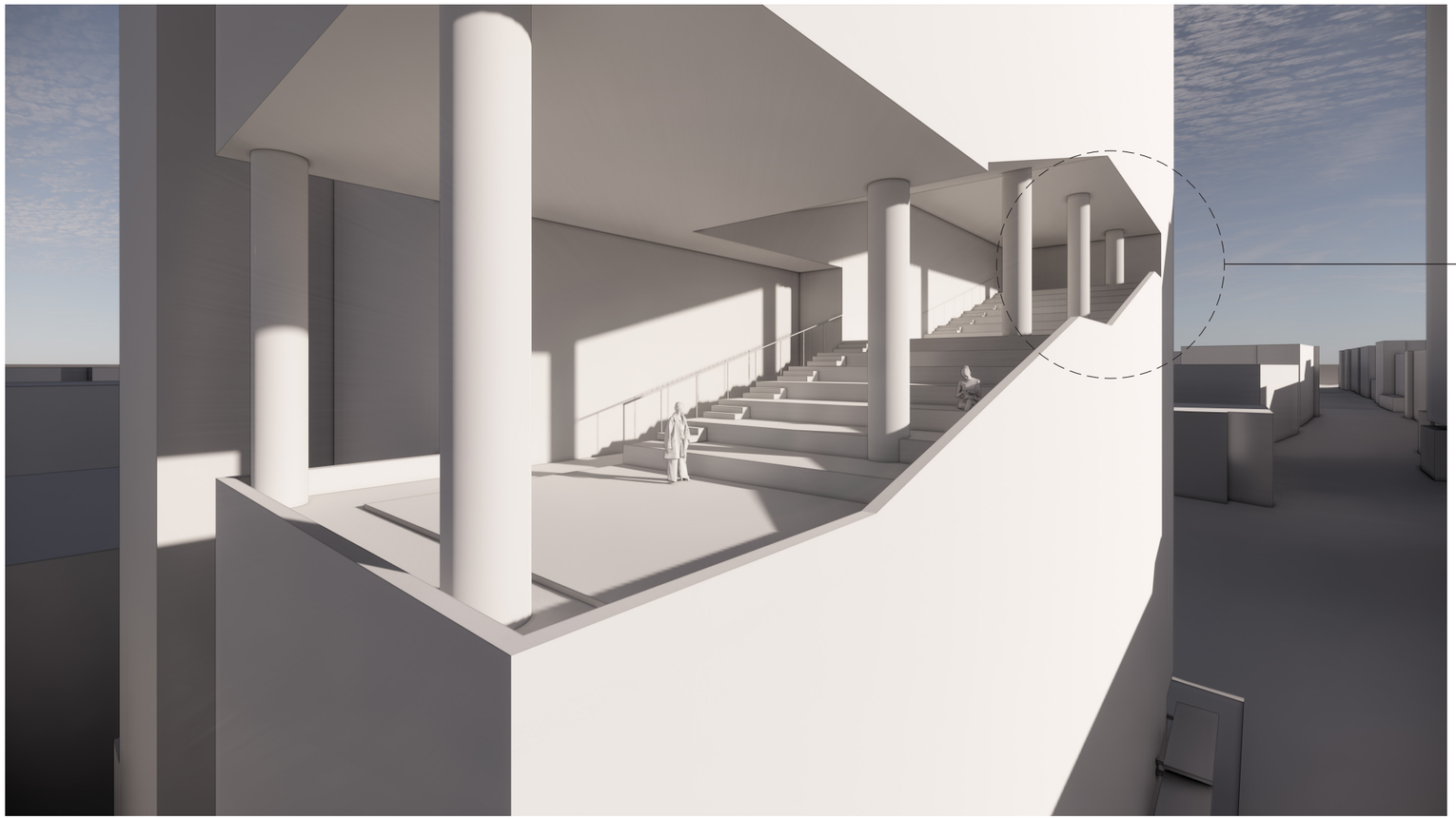
L09
EFFICIENCY

1. SHARED COMMON ROOM
2. TRASH/RECYCLE
3. STEPPED SOCIAL GREENWAY

FLOOR PLANS

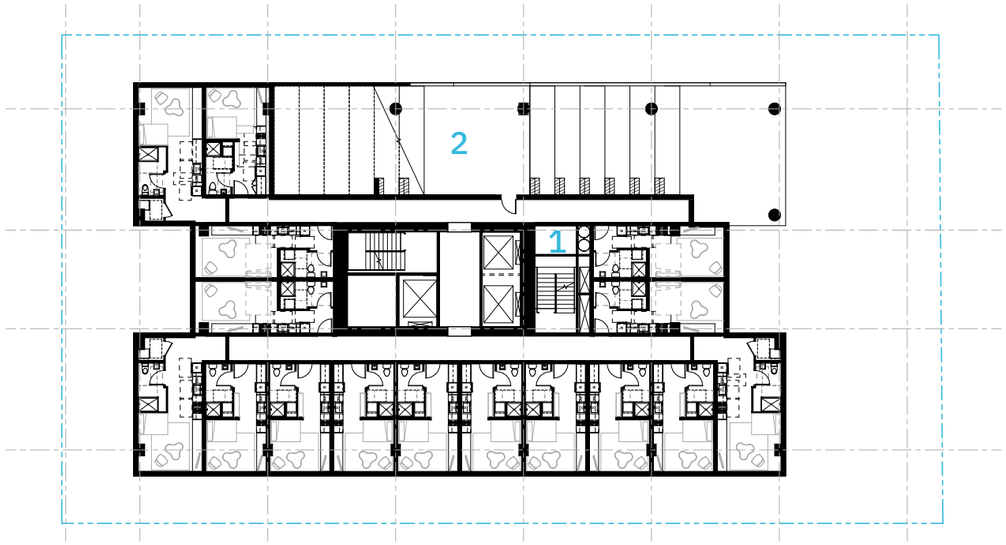
N

0 16 32 64

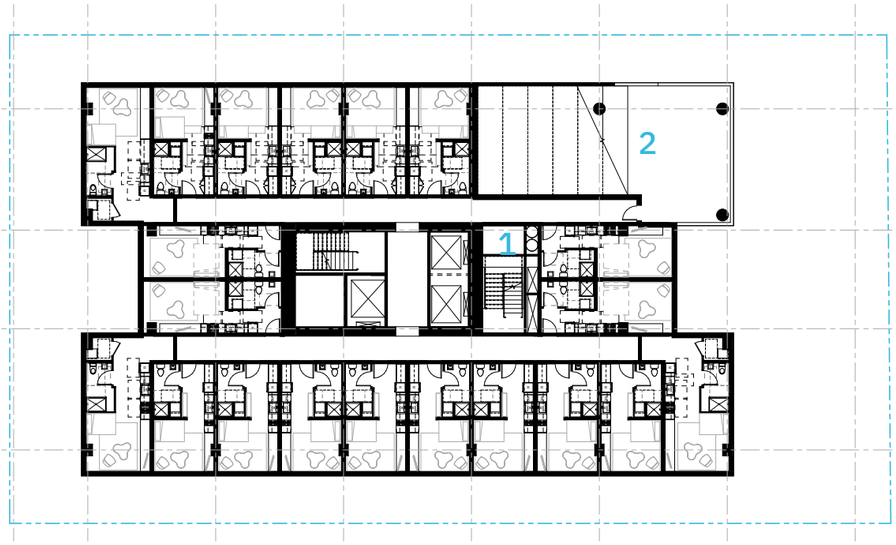


AERIAL VIEW OF "MID-RISE GREENWAY" LOOKING NORTH

The stepped, linear social greenway on the east facade connects levels 07 - 09; a common room for residents is located at the upper terrace; the outdoor space reduces the scale of the tower, provides common gathering space and access to fresh air and sunlight (UDSGL - DC2-6-A Response to Context & UDSGL - DC2-6-D Intermediate Scales)



L17
EFFICIENCY



L16
EFFICIENCY

1. TRASH/RECYCLE
2. STEPPED SOCIAL GREENWAY

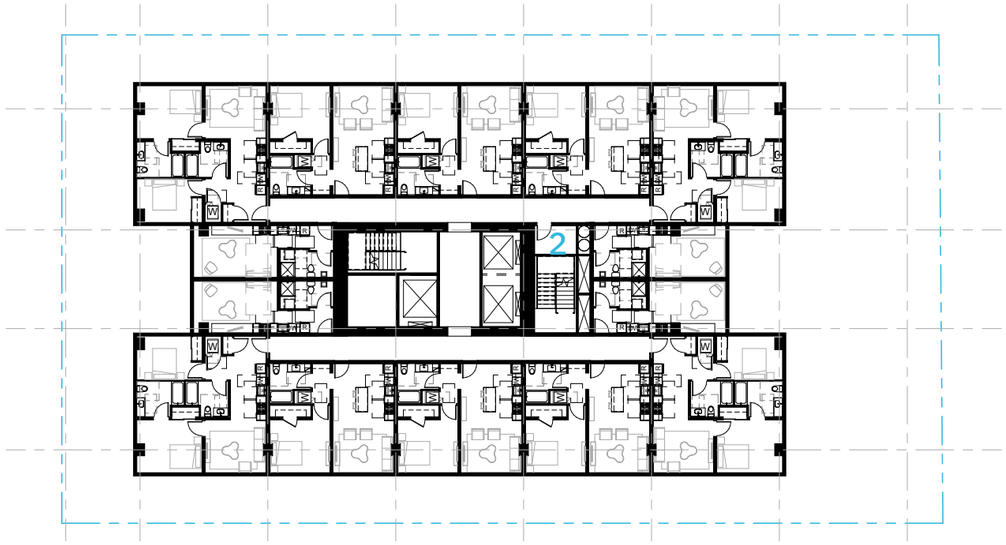
FLOOR PLANS

N

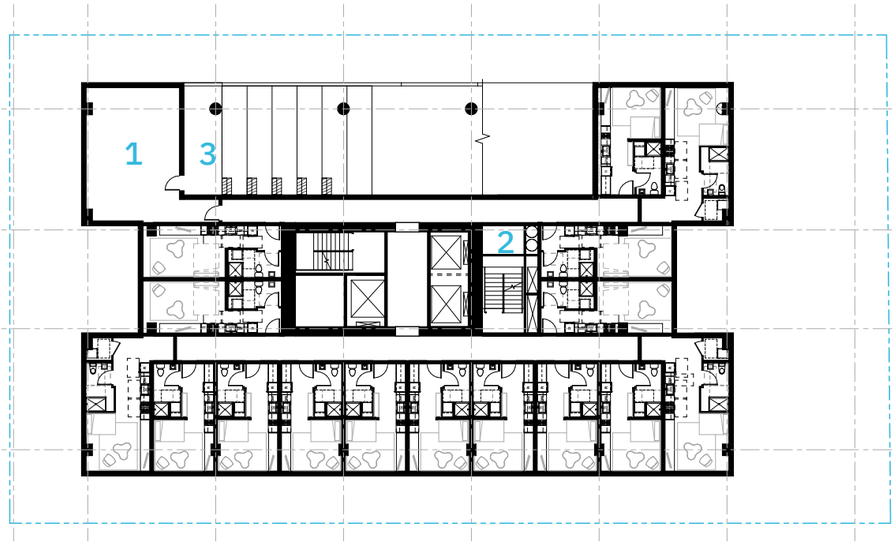
0 16 32 64

H

133



L19 - L25
MARKET RATE



L18
EFFICIENCY

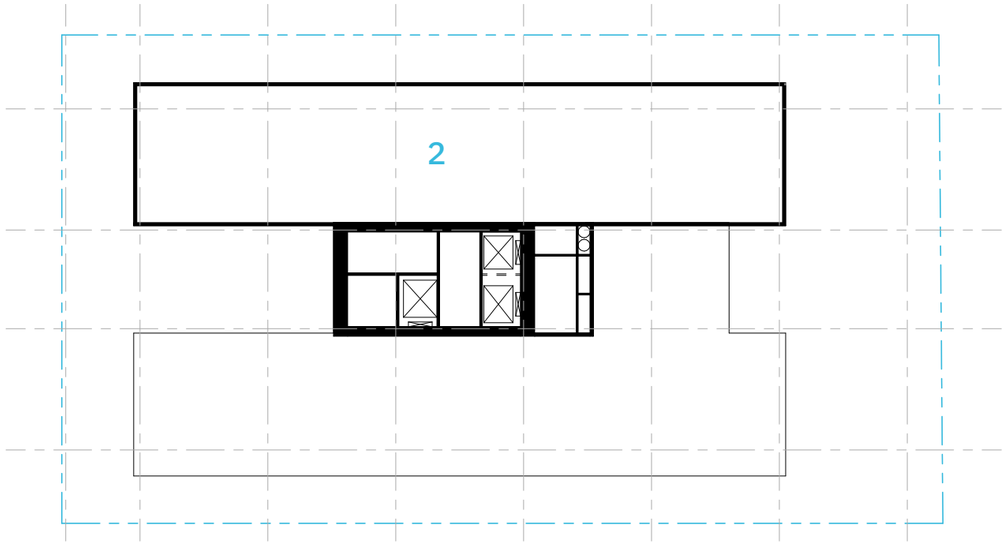
1. SHARED COMMON ROOM
2. TRASH/RECYCLE
3. STEPPED SOCIAL GREENWAY

FLOOR PLANS

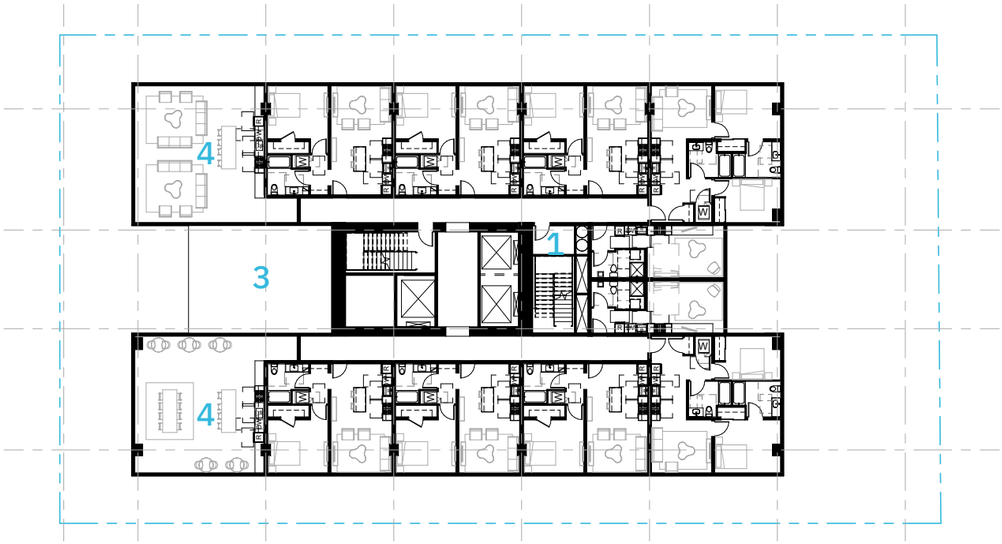
N

0 16 32 64

H



ROOF



L26
MARKET RATE

1. TRASH/RECYCLE
2. MECH
3. OUTDOOR AMENITY TERRACE
4. INDOOR AMENITY TERRACE

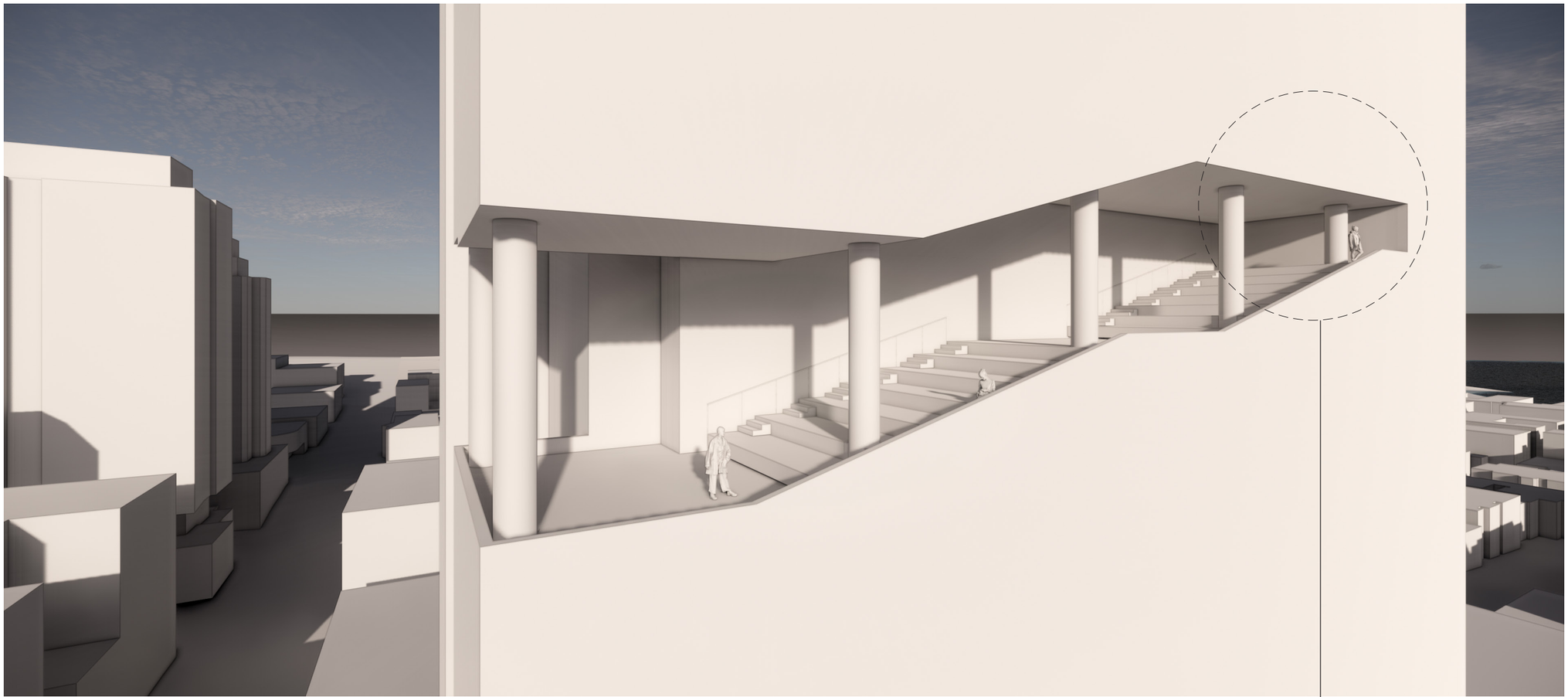
FLOOR PLANS

N

0 16 32 64

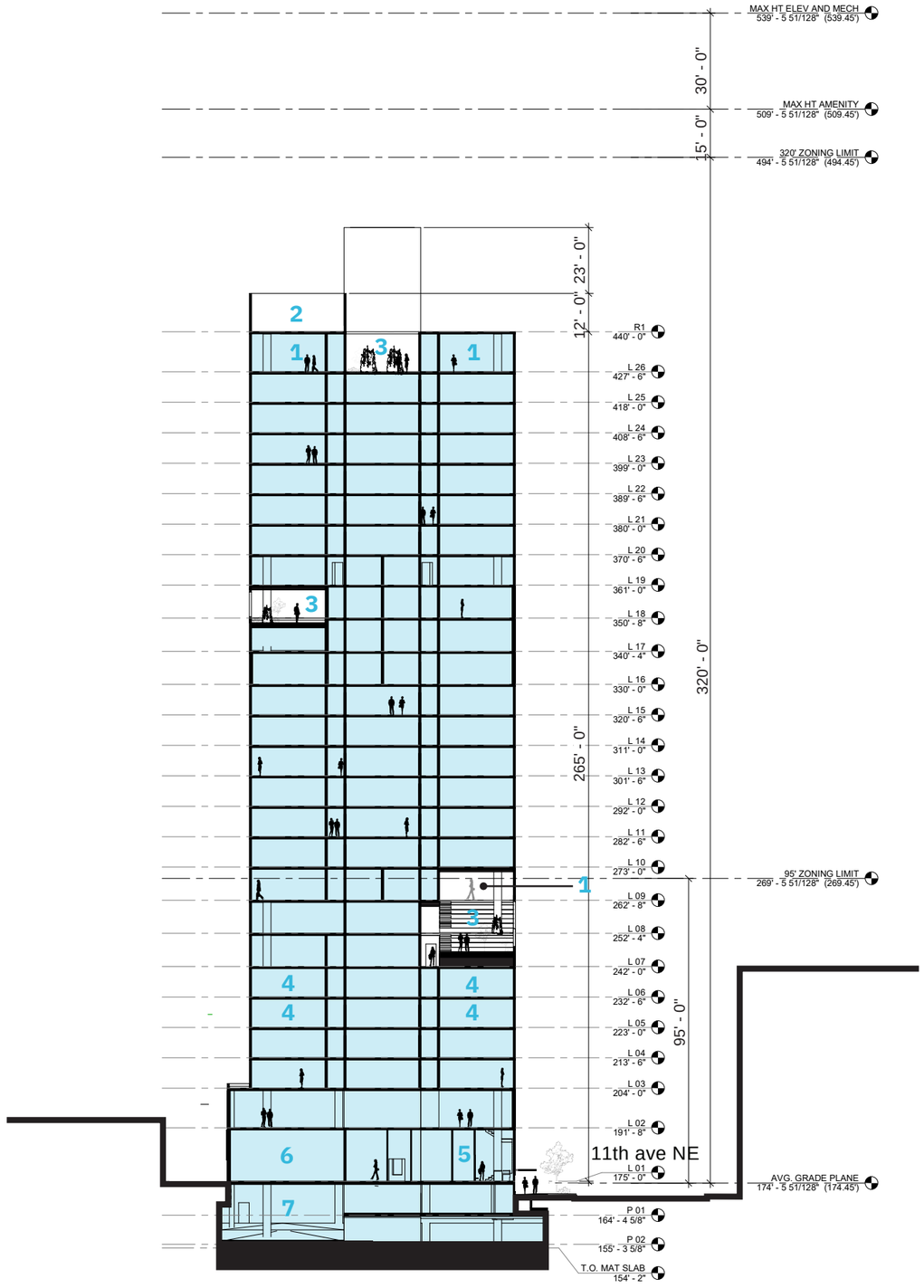
H

135



VIEW OF "HIGH-RISE GREENWAY" LOOKING SE

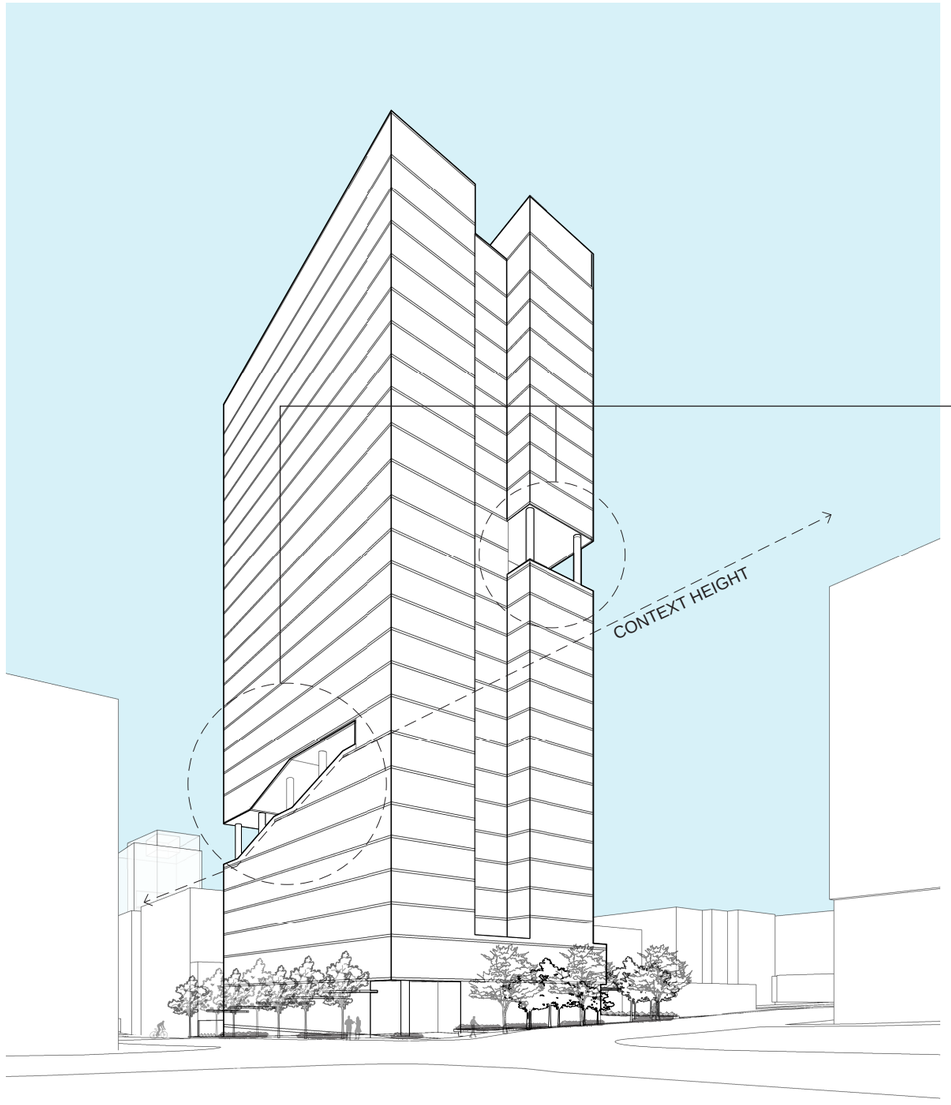
The west facing, upper level stepped, linear social greenway connects levels 16 - 18; the modulation created by reduces the overall scale of the structure and provides a distinctive feature as seen while entering the commercial heart of the U District from the west. (UDSGL - DC2-6-I Landmarks and Wayfinding)



EAST/WEST BUILDING SECTION

0 20 40 80

1. INDOOR AMENITY ROOM
2. MECHANICAL
3. OUTDOOR AMENITY TERRACE
4. INCENTIVE UNITS
5. RESIDENTIAL LOBBY
6. BACK OF HOUSE
7. PARKING

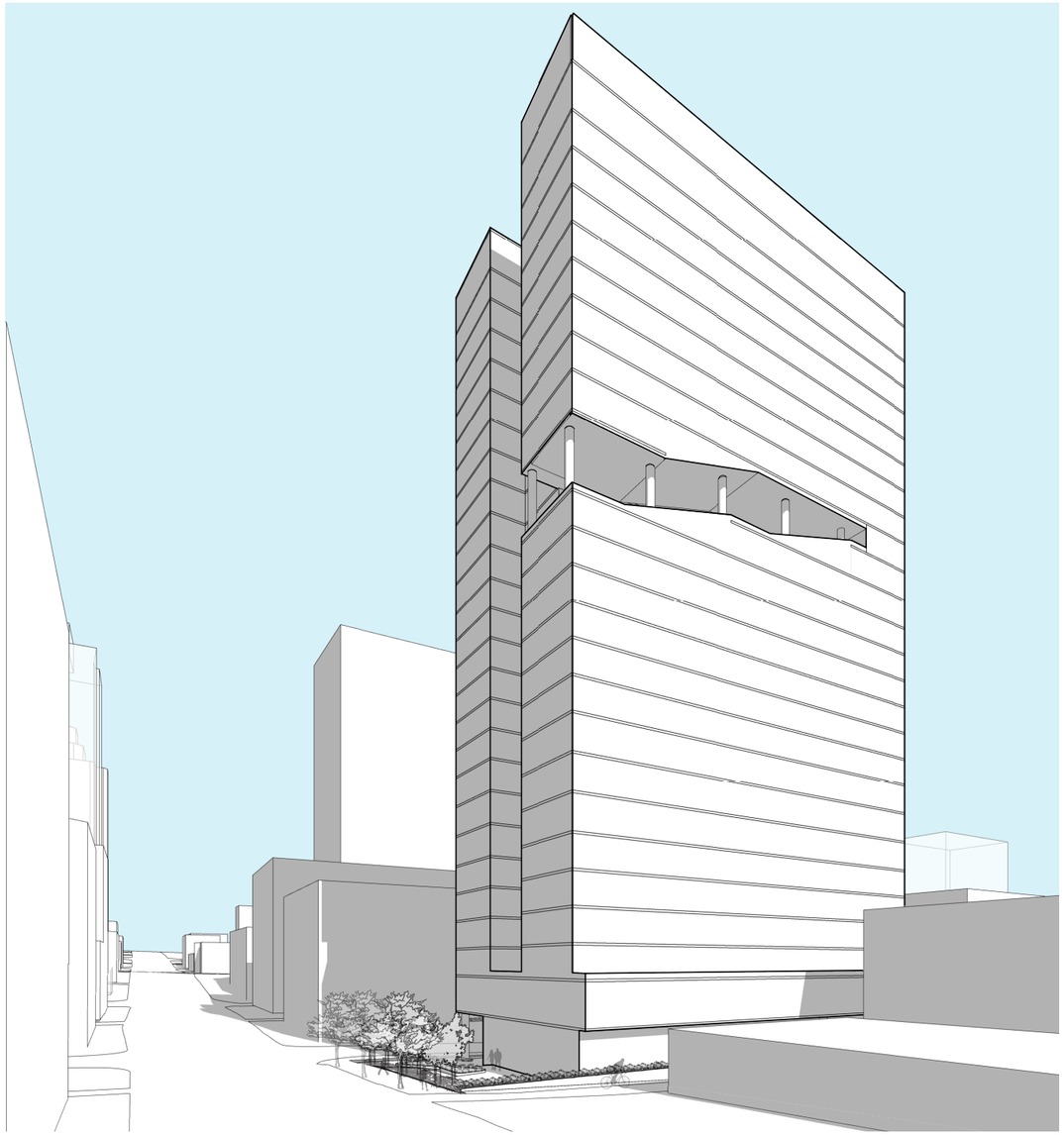


DC2-6D Tall buildings - Intermediate Scales
- Carved social greenway as an intermediate scaling device.

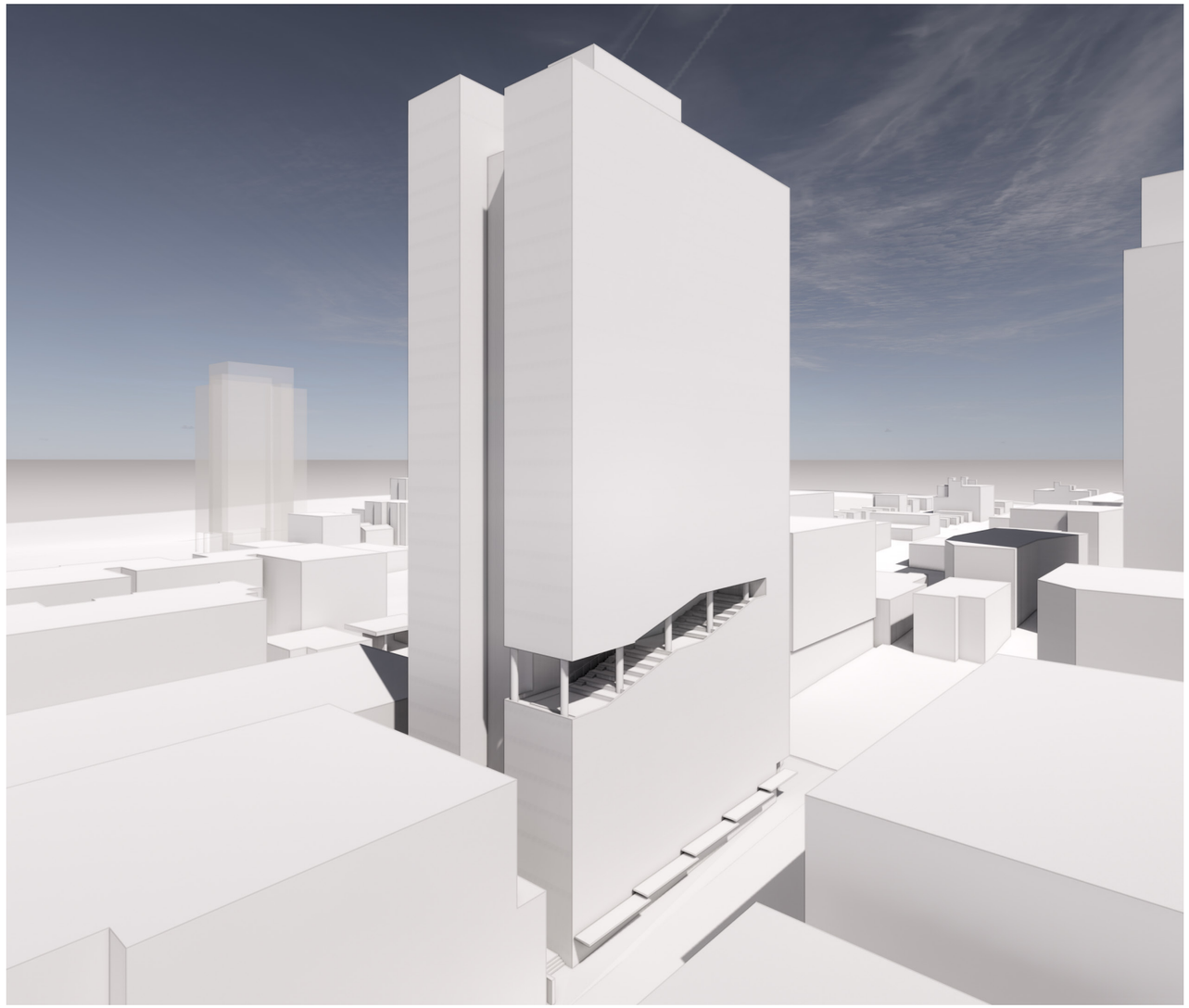
DC2-6A Tall buildings - Respond to context
- Stepped, carved Social Greenway as an means to response to nearby context.

INTERSECTION OF 11TH AND 45TH LOOKING SW, STREET LEVEL VIEW

VIEW LOOKING WEST, MEWS

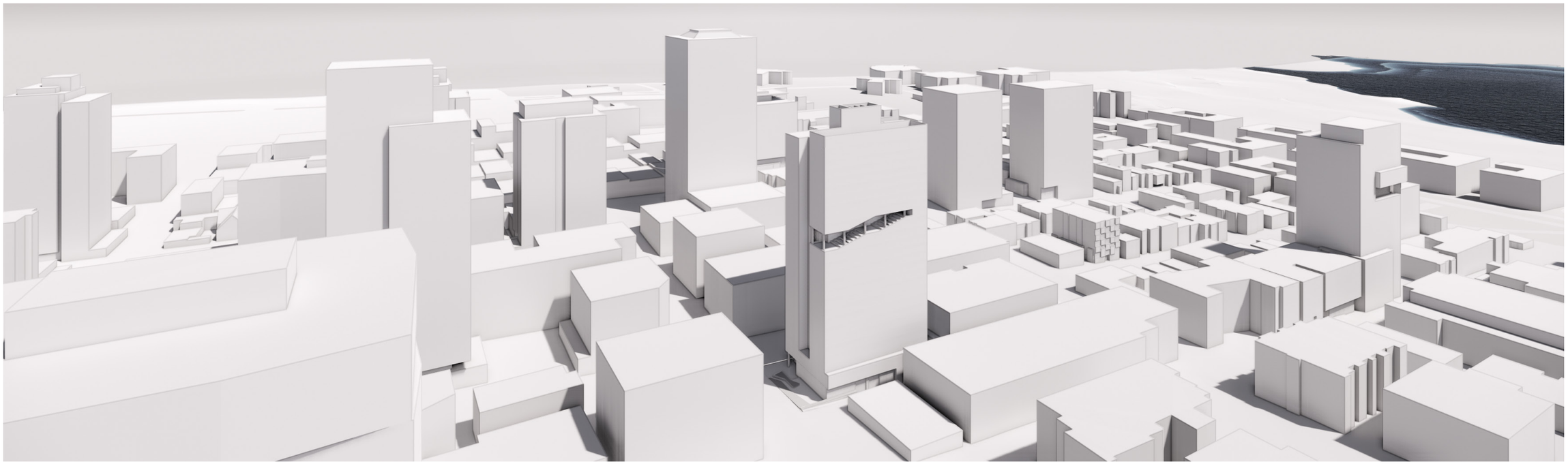


STREET LEVEL VIEW, 45TH AND ROOSEVELT



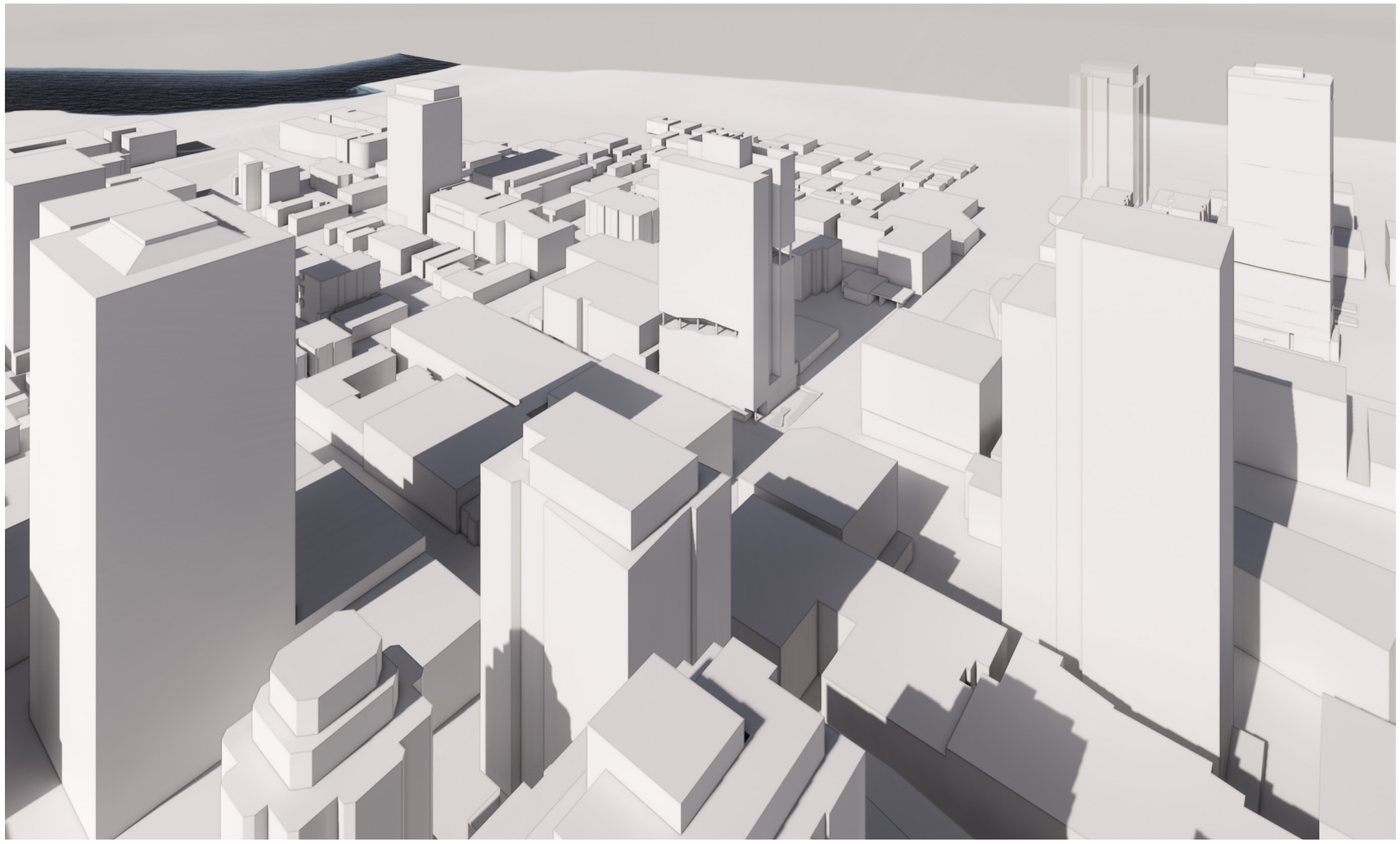
AERIAL VIEW LOOKING NW

The stepped, linear social greenway on the east facade connects levels 07 - 09; the modulation created by this establishes a datum consistent with the lower scale structures adjacent to the site. (UDSGL - DC2-6-A Response to Context)



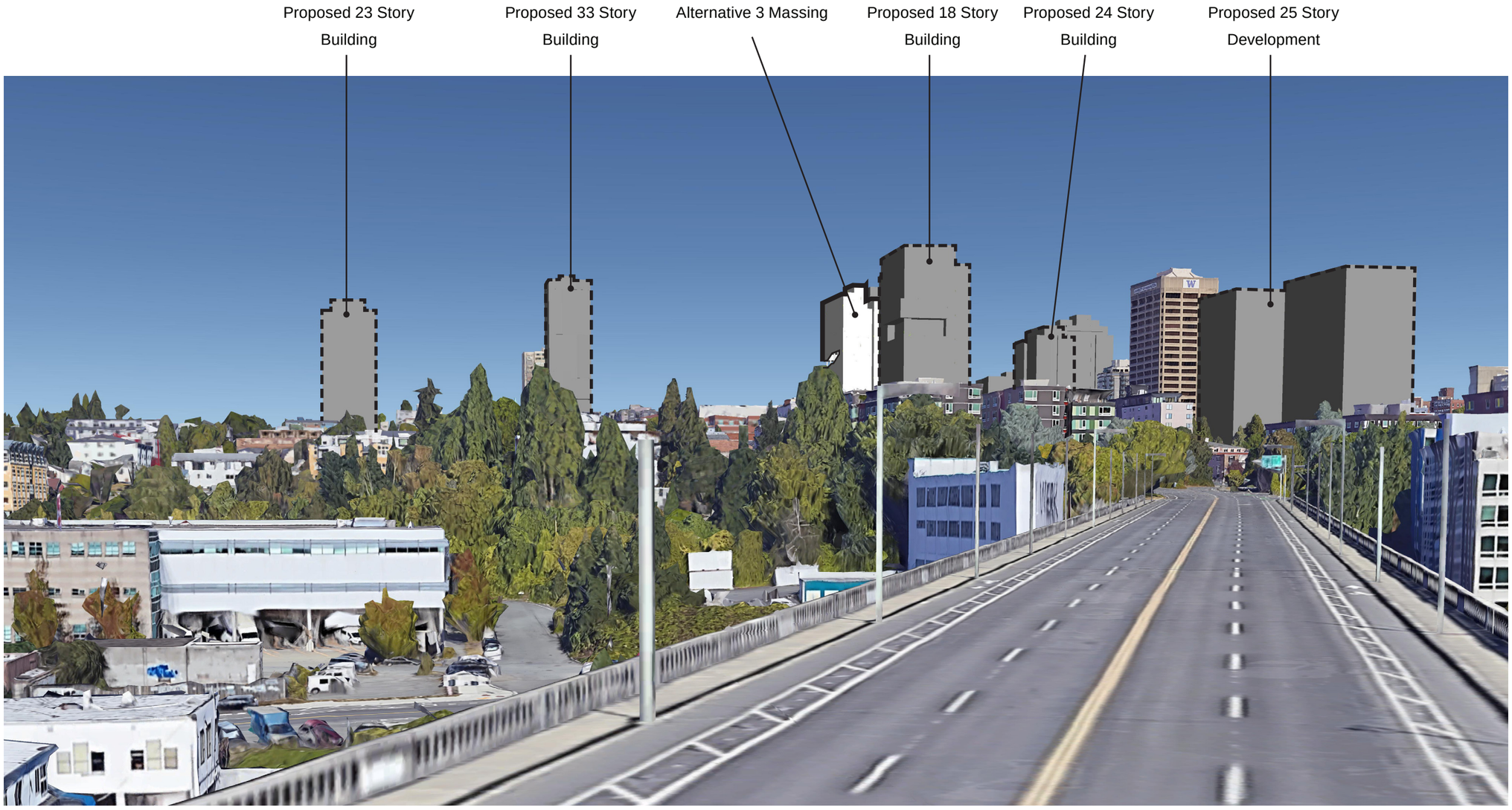
AERIAL VIEW LOOKING SE

The west facing, upper level stepped, linear social greenway connects levels 16 - 18; the modulation created by reduces the overall scale of the structure and provides a distinctive feature as seen while entering the commercial heart of the U District from the west. (UDSGL - DC2-6-I Landmarks and Wayfinding)

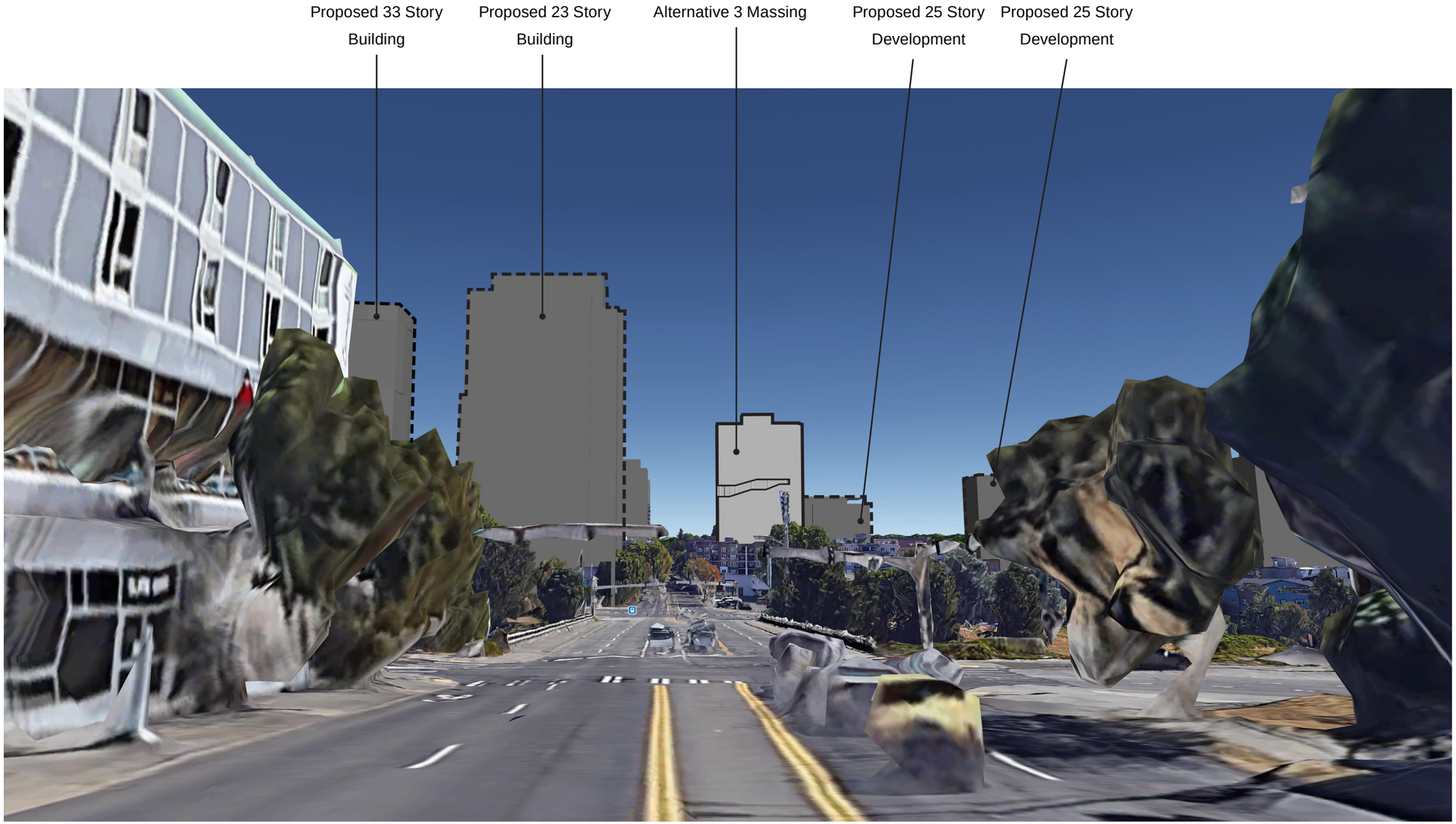


AERIAL VIEW LOOKING NW

The stepped, linear social greenway on the east facade connects levels 07 - 09; the modulation created by this establishes a datum consistent with the lower scale structures adjacent to the site. (UDSGL - DC2-6-A Response to Context)

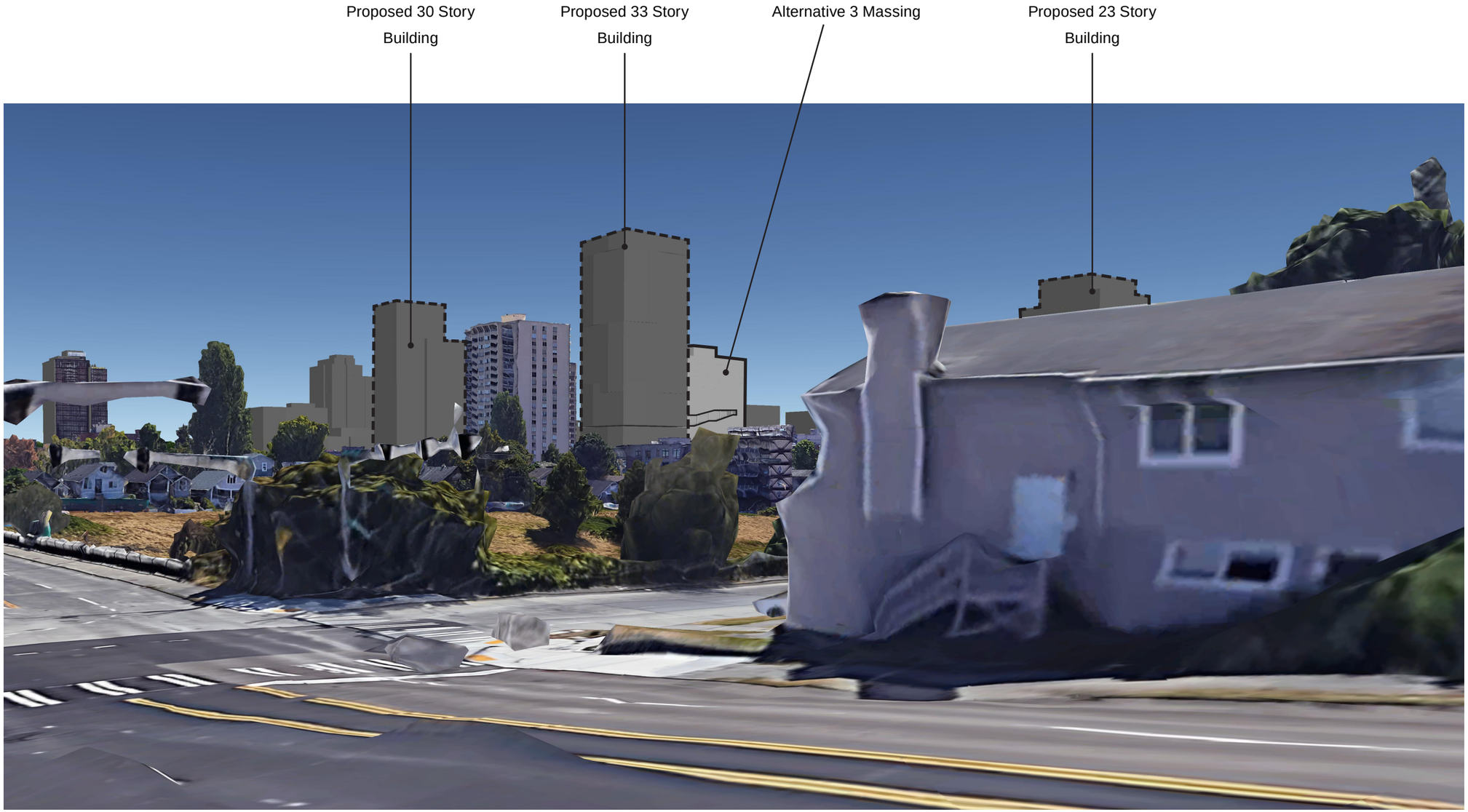


APPROACHING U DISTRICT FROM THE SOUTH ON EASTLAKE AVE NE

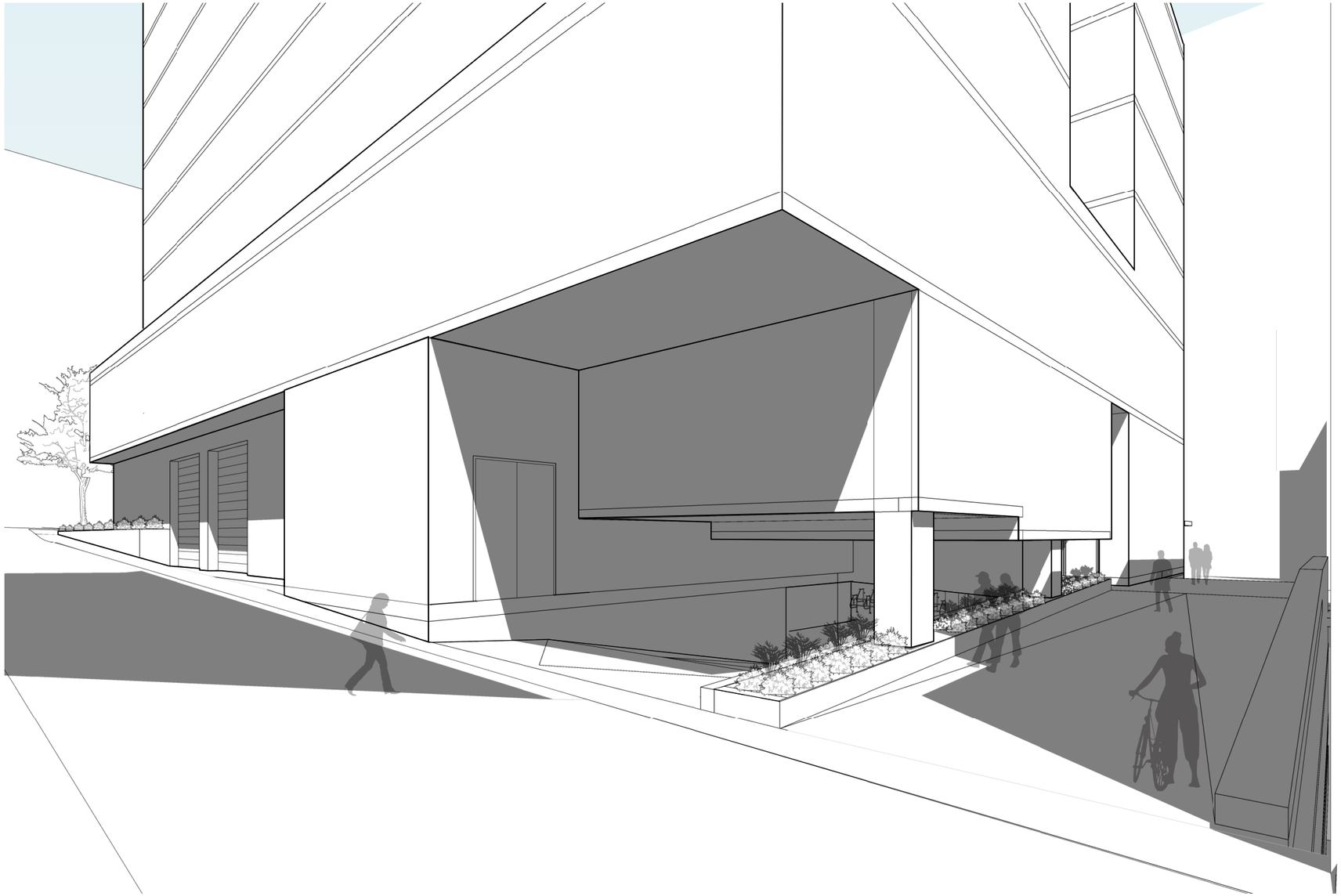


UDSG-DC2-tall buildings-J-Transition to Sky and Skyline
UDSG-DC2-tall buildings-L-Landmarks and Wayfinding

APPROACHING U DISTRICT FROM THE WEST ON NE 45TH STREET



APPROACHING U DISTRICT FROM THE NORTH ON NE 50TH STREET



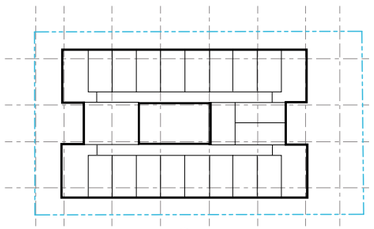
ALLEY VIEW LOOKING EAST

ALLEY VIEW LOOKING SOUTH

11 | FACADE CONCEPT

FACADE CONCEPT DECISION MATRIX

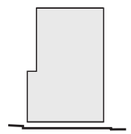
1. RATIONAL PLAN, STRUCTURE, AND UNIT MODULATION



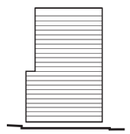
NO EXPRESSION

EXPRESSION

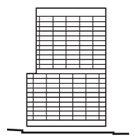
2. CLADDING EXPRESSION



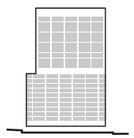
MASS TAKES PRIORITY



GLASS

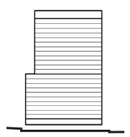


GLASS

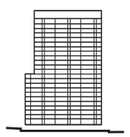


SOLID / VOID

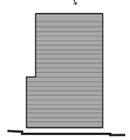
3. CLADDING TYPES



SSG / UCW TAUT SKIN



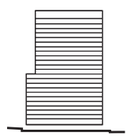
WINDOW WALL



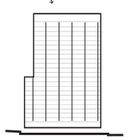
MONOLITHIC, DARK

CAMOUFLAGED, PIXELATED

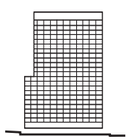
- No bays, no exposed balconies - flush
- Vents, slabs, operable windows
- No additional modulation - clean façade de-cluttering and suppressing building program and building functions



SLAB EXPRESSION



COLUMN EXPRESSION

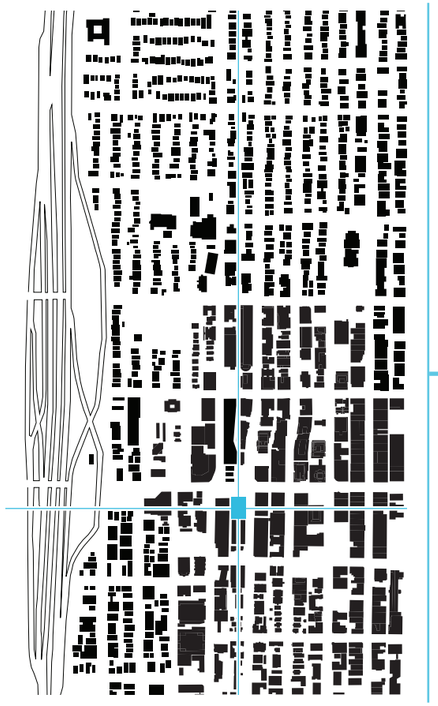


PROGRAM (UNITS) EXPRESSION

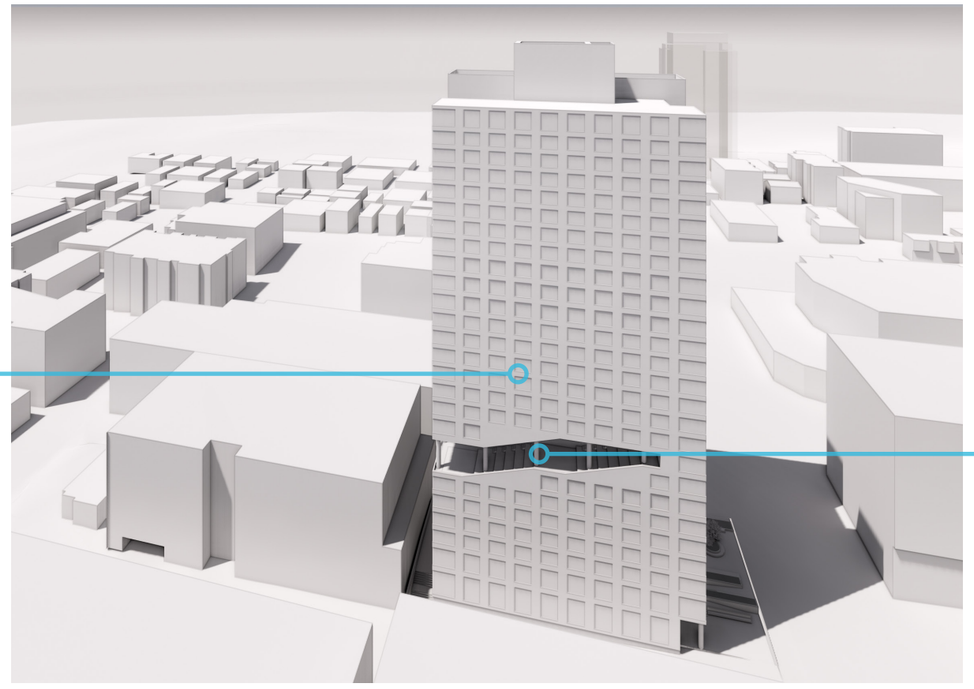
PREFERRED

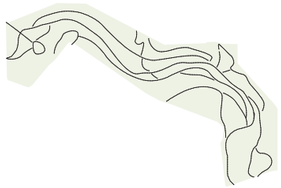
- Proud / recess, color / material pattern
- Bay balcony, sill, operable window

4. VALUE ADDED TO LIVING EXPERIENCE



RATIONAL



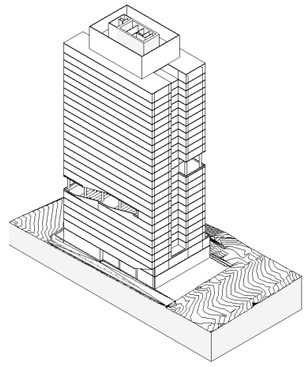


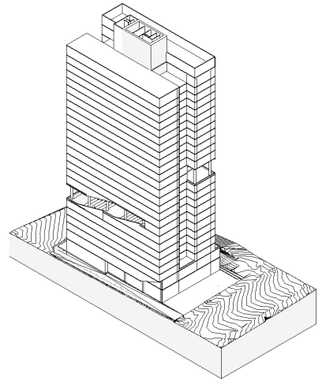
ROMANTIC

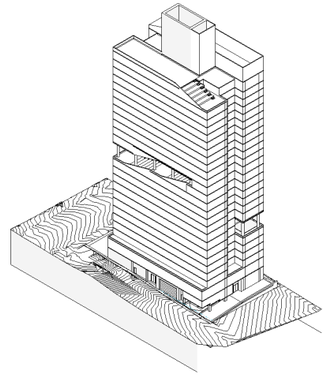
"RATIONAL & ROMANTIC" FACADE EXPRESSION

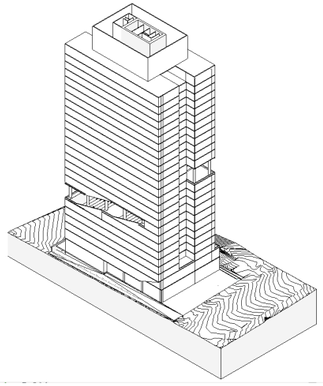
12 | ROOF TERMINUS ALTERNATIVES

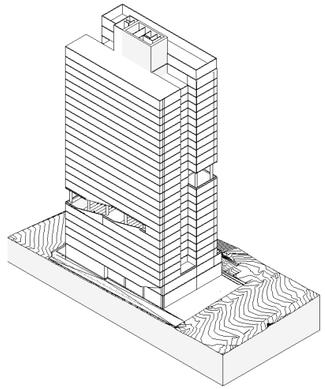
(Preferred)

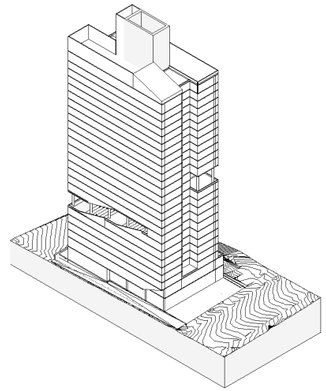


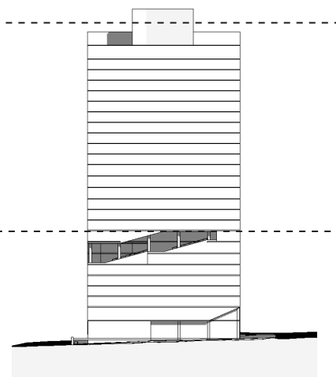


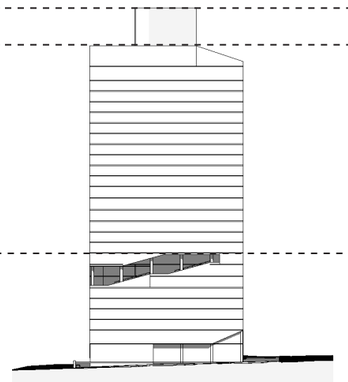












Taller elevator hoistway due to roof terrace access on R2. Not required area to meet zoning outdoor rec space.

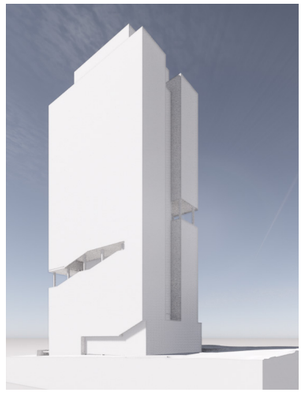
1
Center Mechanical Stack

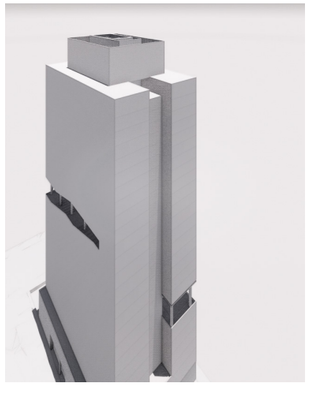
2
Extruded Vertical Slab

3
Sloped Greenway

ROOF TERMINUS STUDY

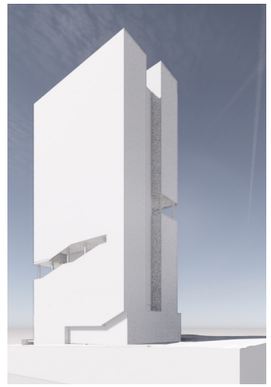
(Preferred)

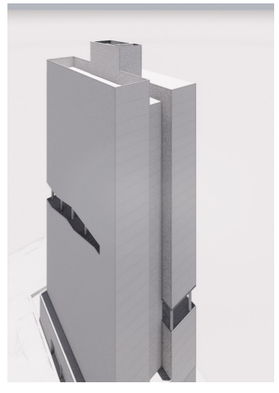




1

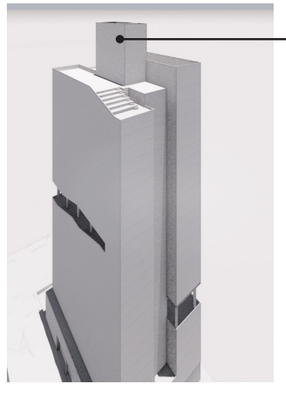
Center Mechanical Stack





2

Extruded Vertical Slab



Taller elevator hoistway due to roof terrace access on R2. Not required area to meet zoning outdoor rec space.

3

Sloped Greenway

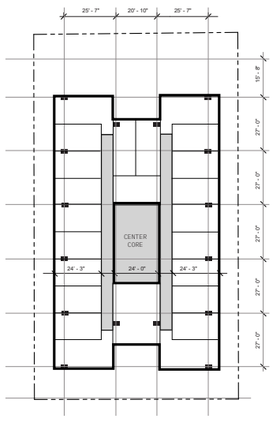
ROOF TERMINUS STUDY

13 | DEPARTURES | NONE REQUESTED

14 | SUMMARY

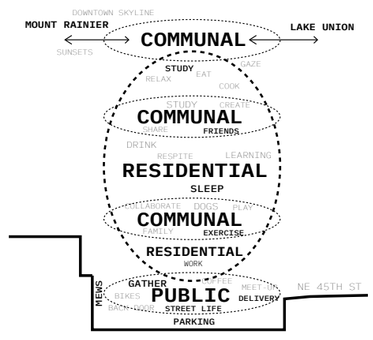
1

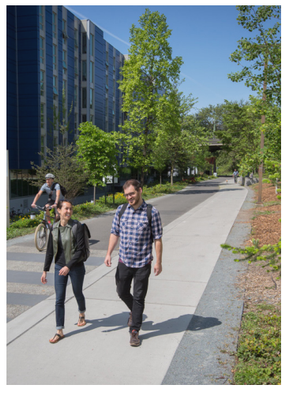
"Rational vs. Romantic" - two distinct urban patterns and forms.



2

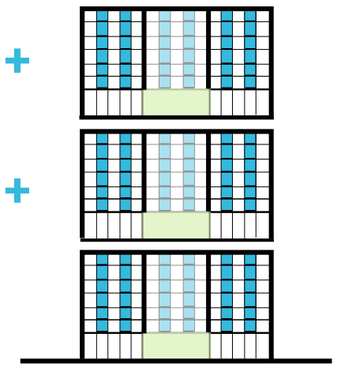
A rational framework based on site geometry to accommodate a variety of mixed-use program





4

Inspiration from streets, parks, and open spaces in the neighborhood as they are more than circulation but also places for social connectivity.



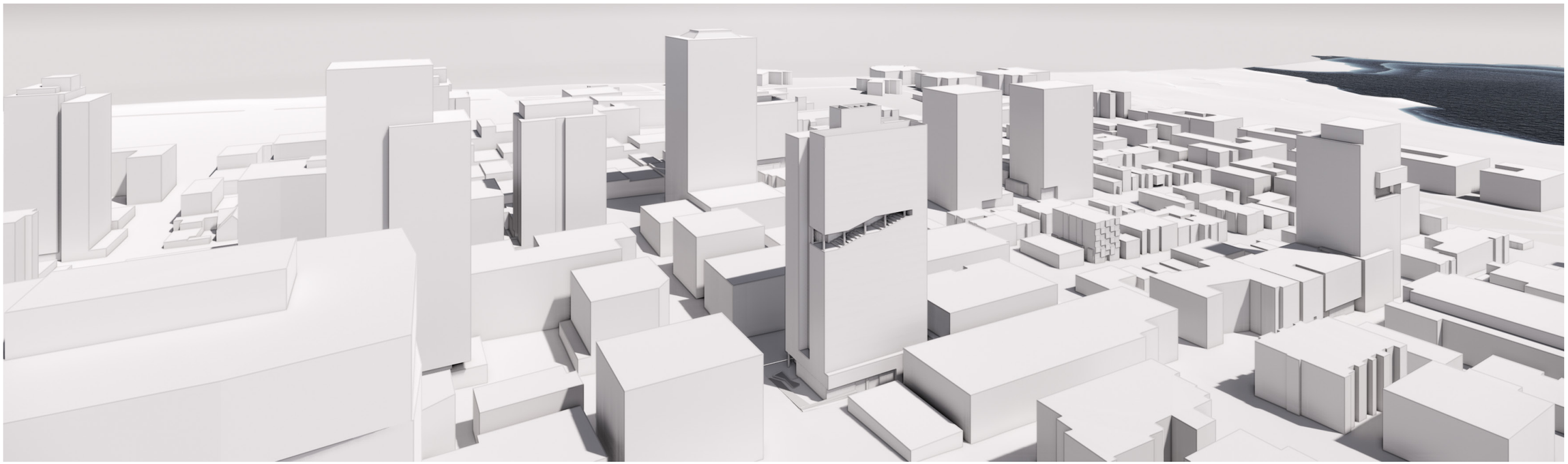
3

Everyday access to light, air, and a means to connect in a vertical building typology

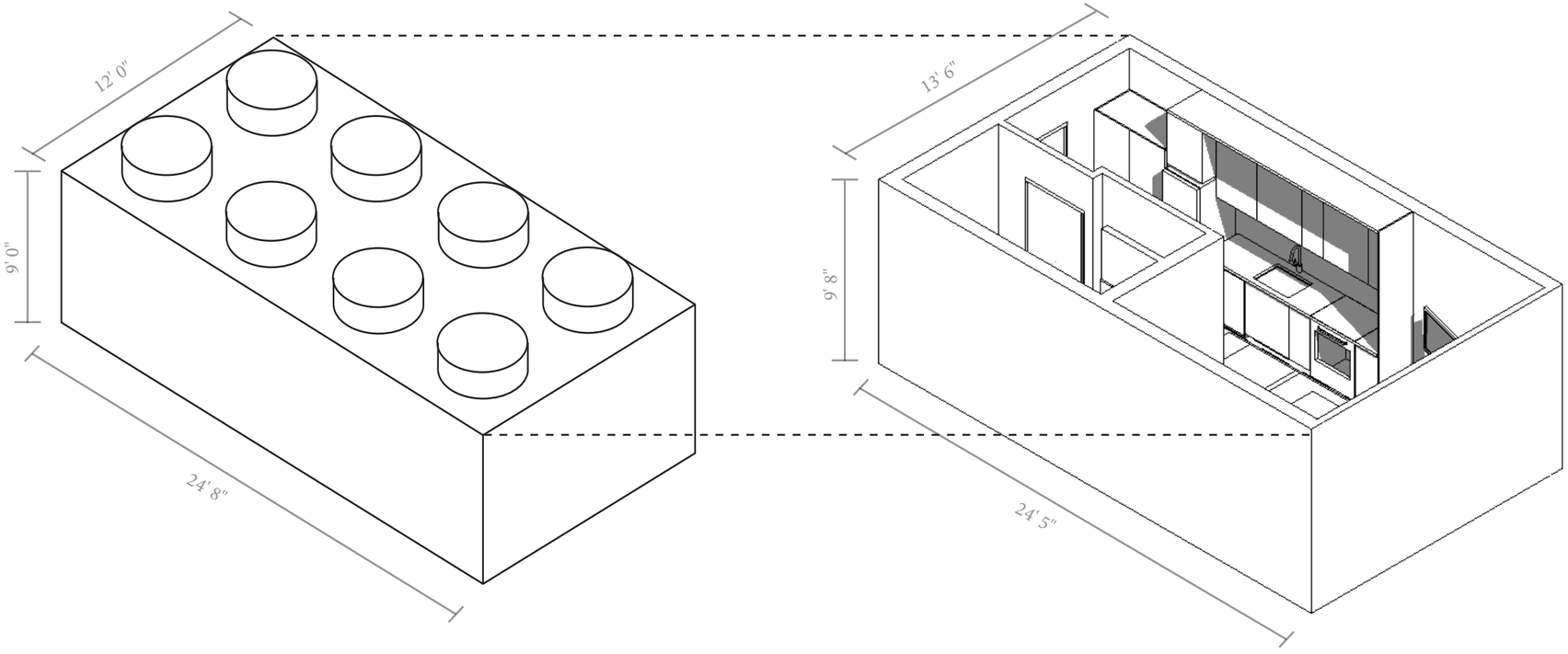
The "Social Greenway Carved" alternative is the preferred alternative because:

It has a strong relationship to the surrounding area. **(CS-2)** We were inspired by contrasting "romantic and rational" qualities of the neighborhood. Qualities such as: a long, rational street grid, contrasting with romantic traits seen in the pedestrian experience of the University of Washington, the rugged natural greenery of Ravenna Park and the winding Burke-Gilman Trail. The preferred alternative fosters social connection like neighborhood parks via irregular shaped greenways placed within a rational tower mass at key points to respond to the neighborhood context **(DC2-A)** and add to the neighborhood skyline. **(DC2-J&L)** The preferred alternative's "social greenways" considers resident's access to light and air and social connectivity through outdoor spaces vertically stacked within the tower to make useful places while introducing multiple scales in its mass. **(DC2-D-1-b)** The preferred alternative is informed by context, neighborhood demographics and creates a variation of a high rise that makes more places for neighbors to meet. It reflects the values contained in the City-wide and Neighborhood design guidelines.

SUMMARY



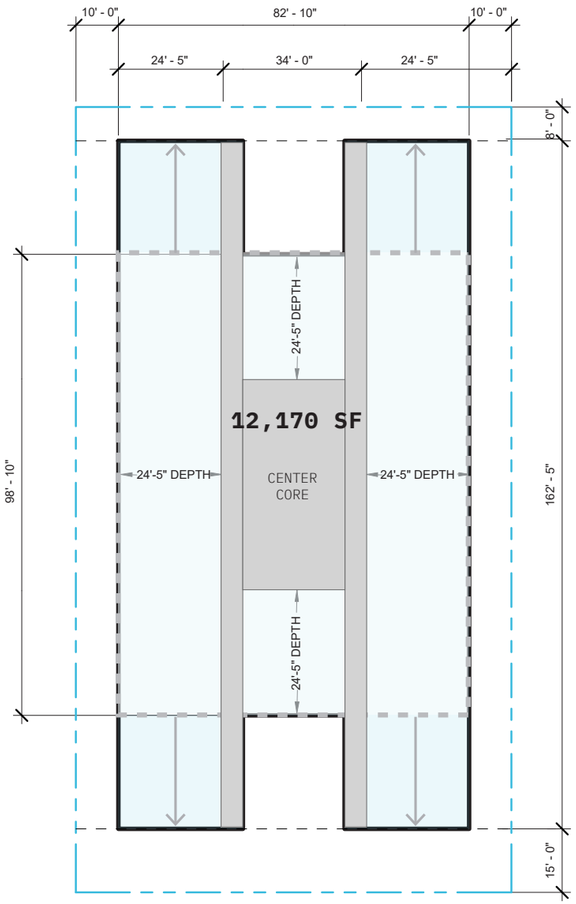
15 | APPENDIX



SEDU MODEL PROPORTIONS

4

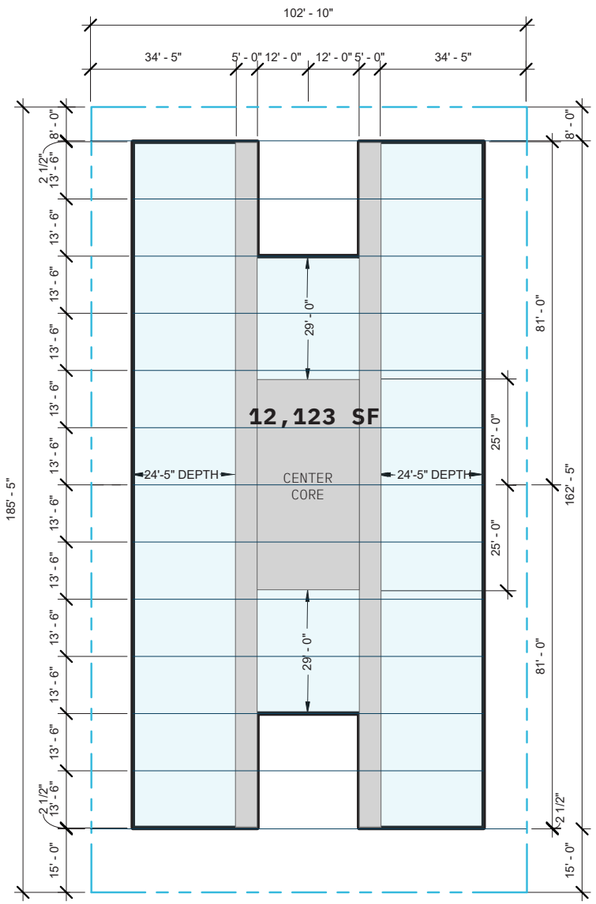
H-LEGS ADDED TO POINT_ACCESS TOWER



+ East - West program expanded at the corners to create a modified point access tower
+ All depths for units accommodated

5

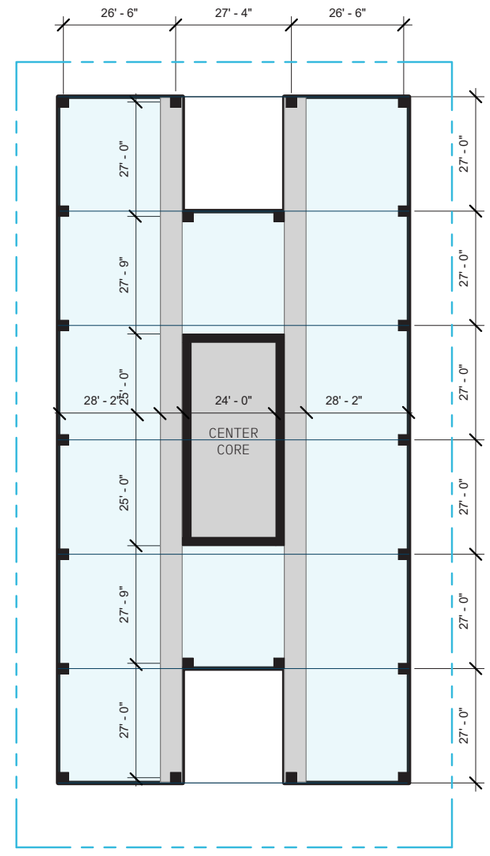
EQUAL 13 1/2' UNIT DIVISION



+ Unit grid of 13.5' x 24'-5" establishes 12 equal bays North to South.
+ Overall floor plate too large per zoning

6

27' CENTER CORE AND PERIMETER COLUMN GRID



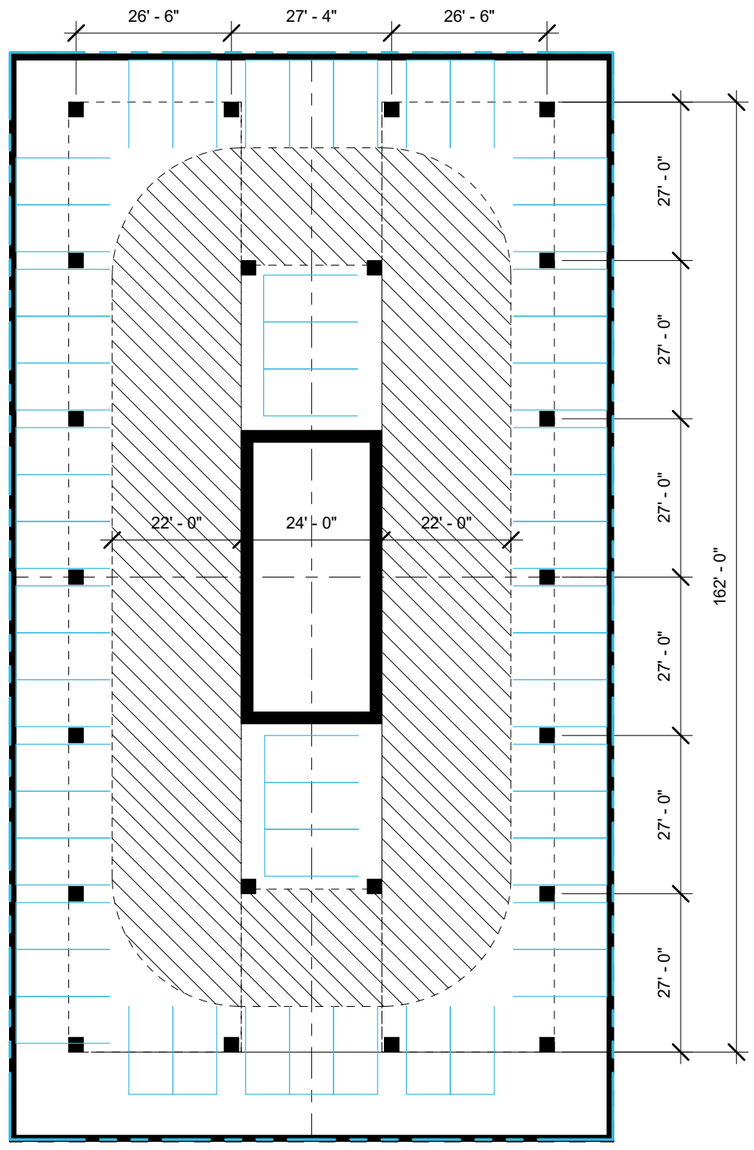
+ 27' structural bay coordinated with unit module
+ Efficient perimeter column with center core
+ "Framework" established
+ Massing alternatives considered by removing at least one bay per floor to maintain average floor plate size per zoning.

FLOOR PLATE DESIGN THINKING

0 10 20 40

N

H



+ Center core with efficient parking layout

PARKING LAYOUT

0 5 10 20

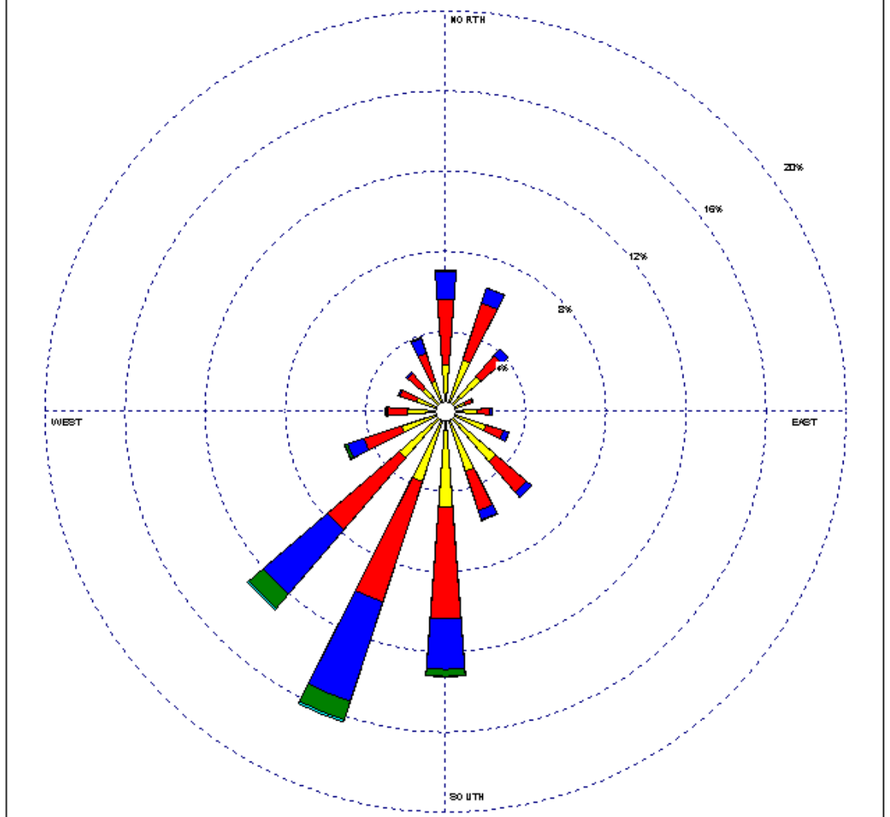
N

H

162

WIND ROSE PLOT

Station #24233 - SEATTLE/SEATTLE-TACOMA INT'L, WA

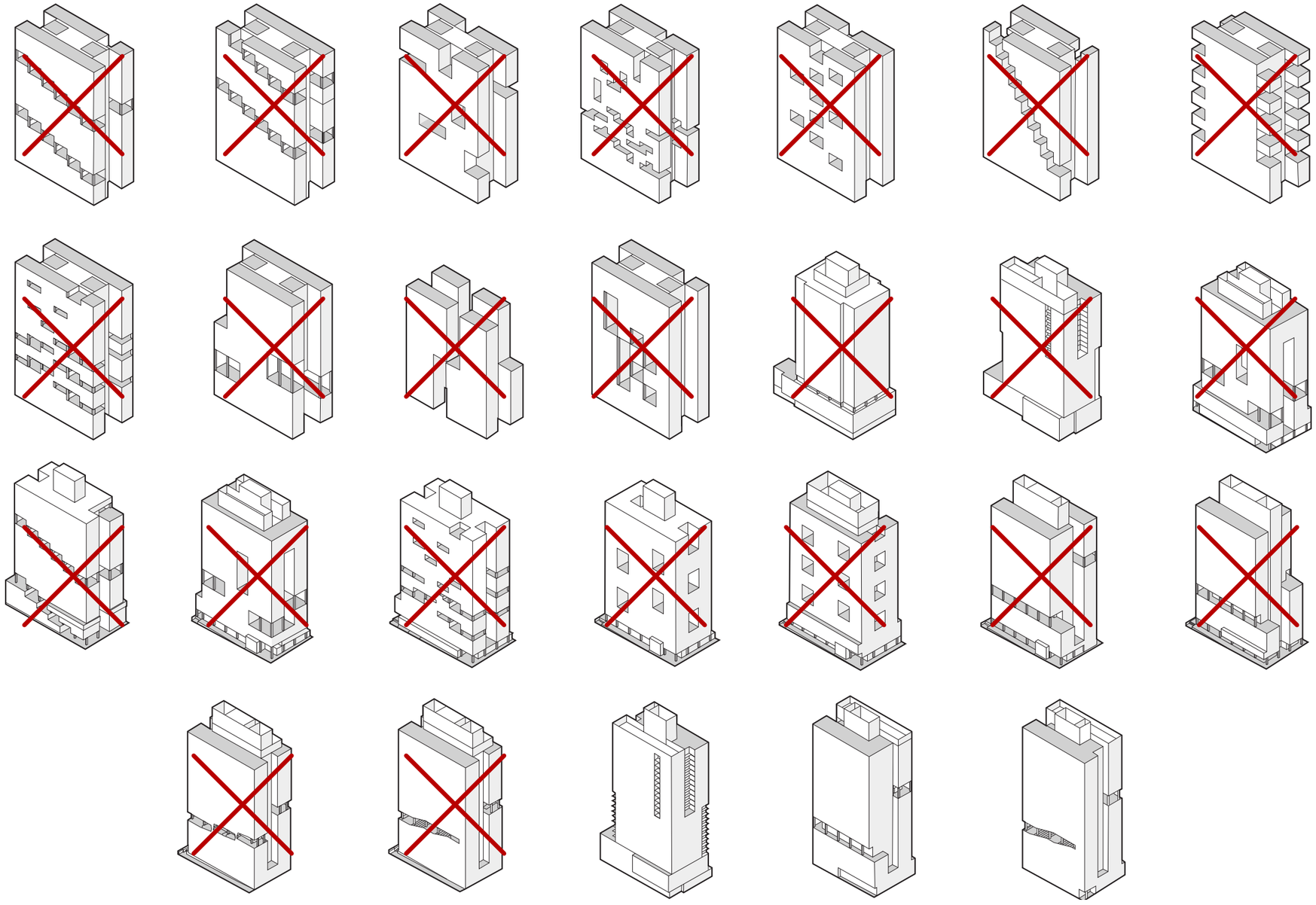


Wind Speed (m/s) > 11.06 8.49 - 11.06 5.40 - 8.49 3.34 - 5.40 1.80 - 3.34 0.51 - 1.80	MODELER Sara West	DATE 9/5/2002	COMPANY NAME USDA-ARS
	DISPLAY Wind Speed	UNIT m/s	COMMENTS
	AVG. WIND SPEED 4.14 m/s	CALM WINDS 3.82%	
	ORIENTATION Direction (blowing from)	PLOT YEAR-DATE-TIME 1961 Apr 1 - Apr 30 Midnight - 11 PM	

WRPLOT View 3.3 by Lakes Environmental Software - www.lakes-environmental.com

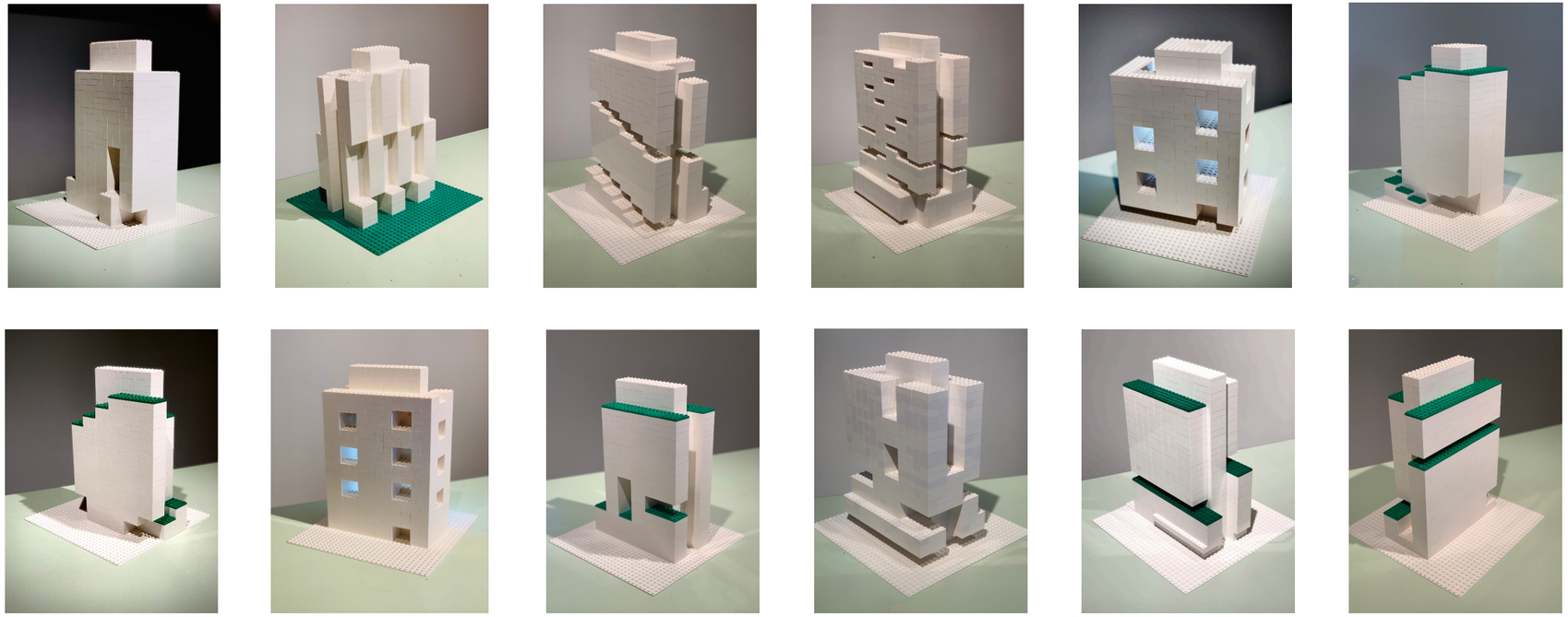
WIND ROSE

REJECTED EXPLORATIONS AND DESIGN PROCESS



The rejected alternatives did not meet the development and design goals, potentially created complex egress and building code issues, did little to respond to the neighborhood context or reduce the sense of height, bulk and scale when compared to the preferred alternative. (Please see pp. 6-7) In addition please the following page for more information regarding the rejected alternatives and design process.

MASSING ITERATION SAMPLES



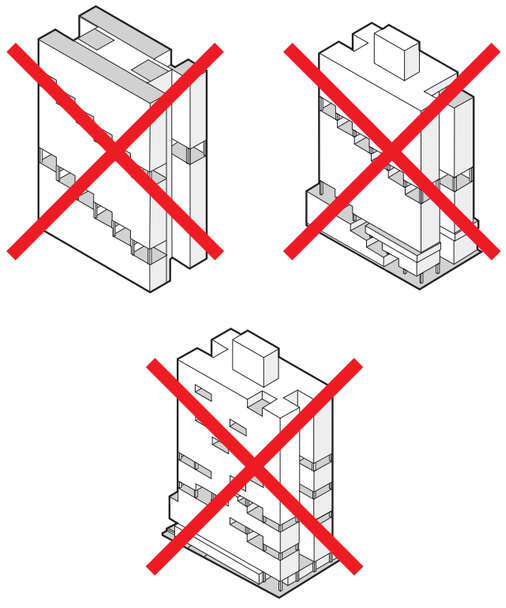
examples of massing iterations studied and rejected. Please see the following page for more information.

(Please see SEDU Lego model proportions and additional design approach exhibits in the appendix)

REJECTED MASSING ITERATIONS

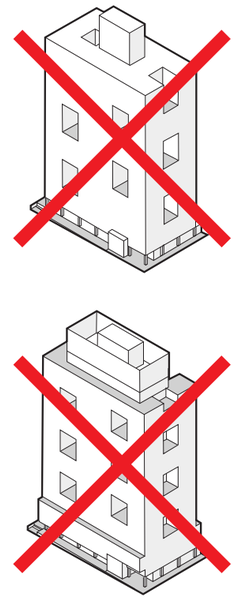
REJECTED

+ complex exterior atrium conditions potentially causing building code compliance issues
+ south facing terrace openings potential for uncomfortable wind conditions
+ terrace areas exceeding program goals
+ small isolated exterior spaces not conducive to social interaction when compared to larger, more contiguous spaces
+ smaller subtracted spaces does little to respond to neighborhood context or reduce the bulk and scale of the structure
+ "6 bay" long structure complicates egress with a longer "H" circulation pattern



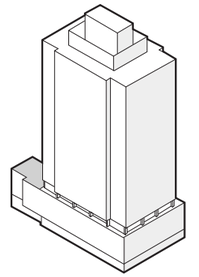
REJECTED

+ complicated egress
+ complicated atrium and building code conditions
+ excessive terrace areas
+ disparate social spaces
+ small isolated exterior spaces not conducive to social interaction when compared to larger, more contiguous spaces
+ smaller subtracted spaces does little to respond to neighborhood context or reduce the bulk and scale of the structure
+ "6 bay" long structure complicates egress with a longer "H" circulation patter

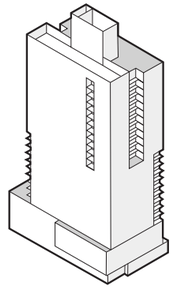


ALTERNATIVE 1 VARTIATIONS

+ size and shape of massing incompatible with project goal of small unit types and mixes



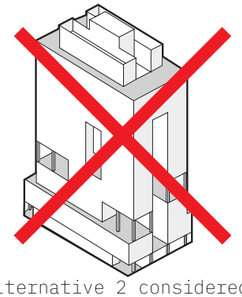
+ rejected as an Alternative 1. Point-access tower configuration not compatible with residential program



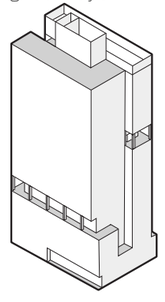
+ Alternative 1 considered; not preferred

ALTERNATIVE 2

+ three story high terraces potentially requires additional structural considerations
+ disparate social spaces
+ smaller subtracted spaces does little to respond to neighborhood context or reduce the bulk and scale of the structure
+ "pockets" of outdoor areas not as strong as other alternatives with more contiguous outdoor spaces for social interaction.



+ Alternative 2 considered; rejected
+ Single level greenway connects fewer floors than preferred alternative.
+ Privacy issues with units that line greenways.



MASSING ITERATIONS - ANALYSIS