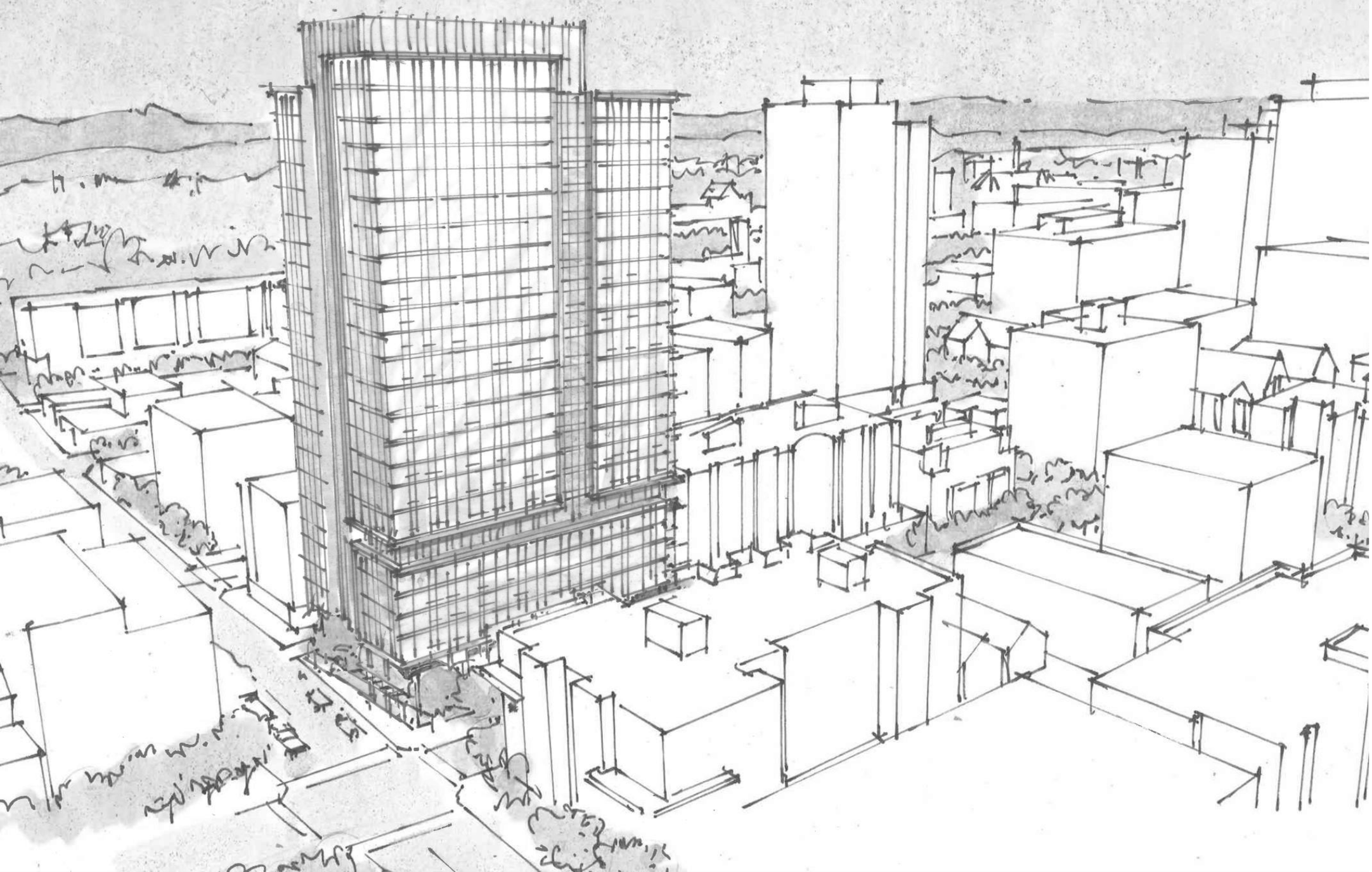
ōLiv 50TH RESIDENCE

Seattle, Washington



GGLO

CORE Spaces
Early Design Guidance
Meeting Date: August 8th, 2022

Site A - Tower
SDCI Project Number : 3039266-LU
3039343-EG
Site C - Open Space
SDCI Project Number : 3039294-LU
3039345-EG

Owner

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Navix Engineering
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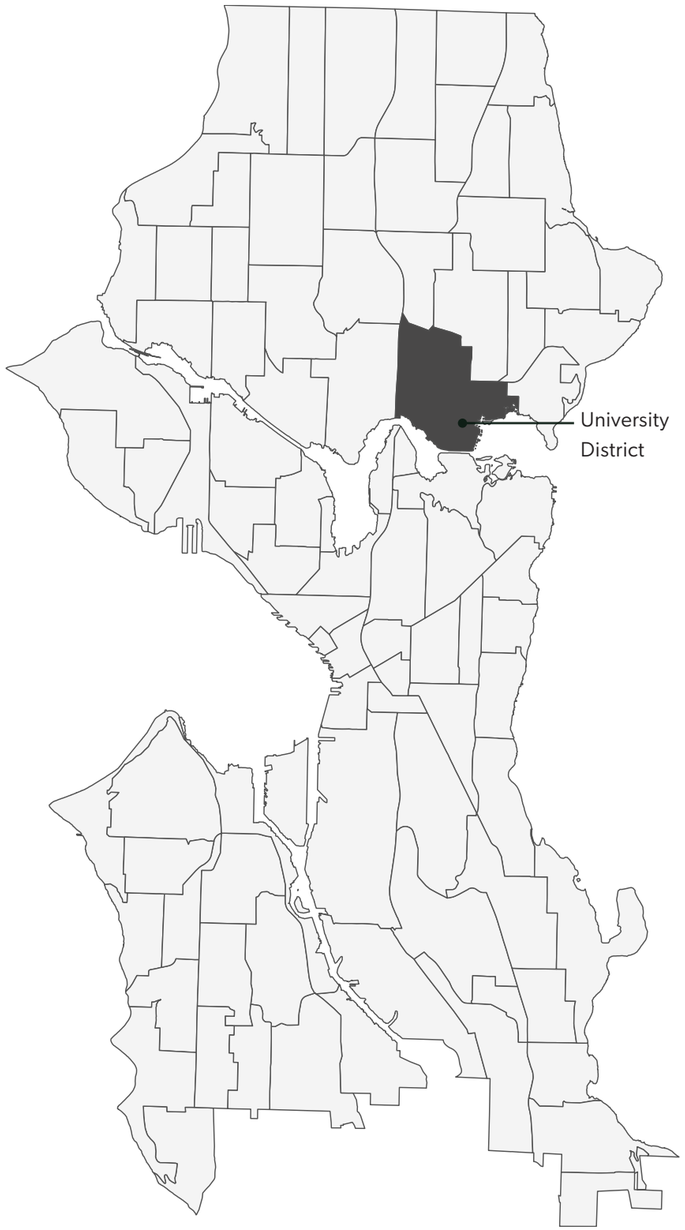


PROJECT PROPOSAL / DESCRIPTION

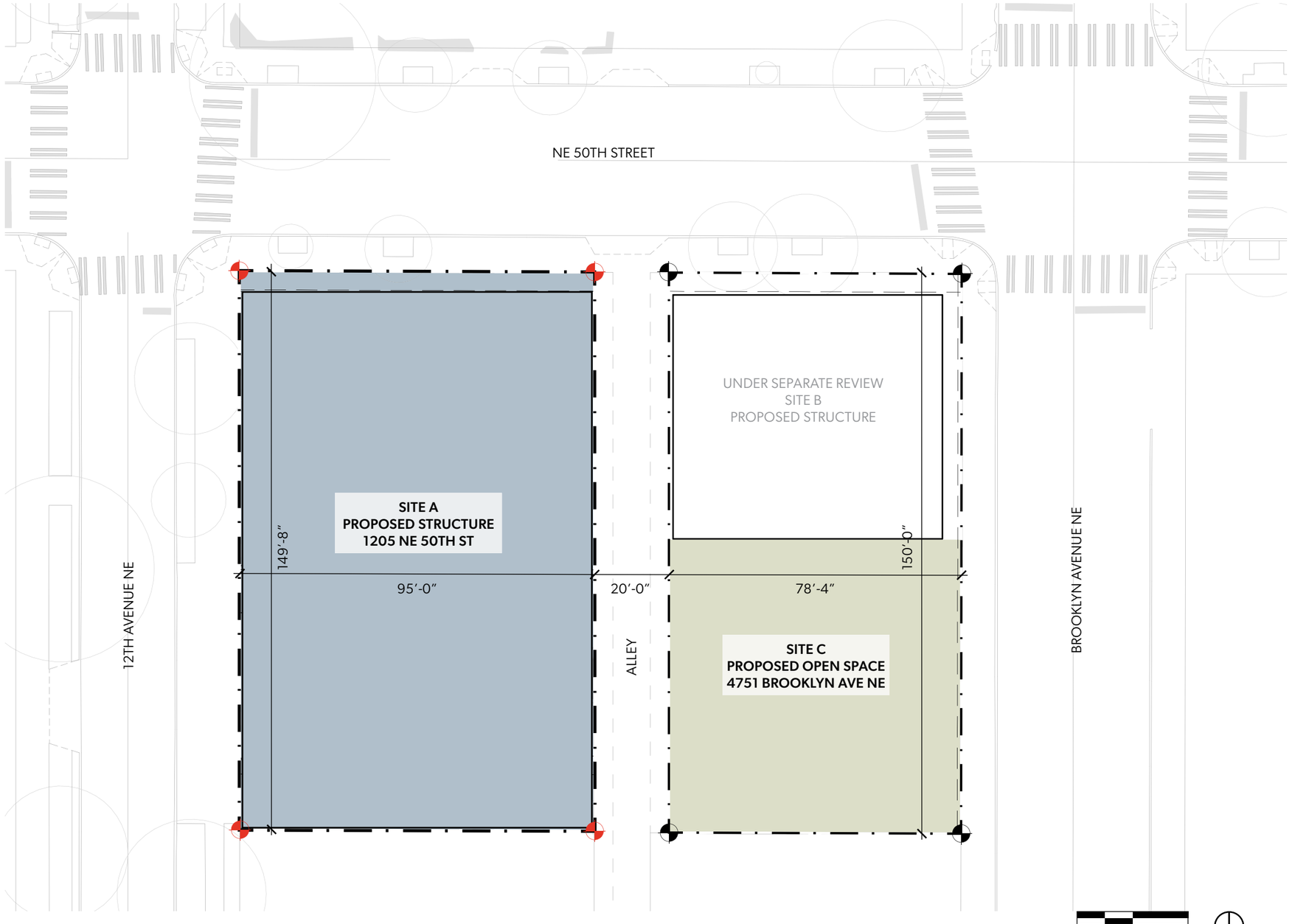
The proposed project is a new 25 story 240' tall student residence tower at the northern edge of the U-district located at the SE corner of NE 50th street and 12th Ave NE. The site is currently occupied by a vacant brick clad 1 story retail building to be demolished. Retail will be along 50th and the corner with tower entry and ground floor program on 12th. 221 units and indoor/ outdoor amenity spaces will be in the tower above.

The building's massing is carefully crafted to relate to the immediate context and contribute to the emerging tower language of the U-district through a more playful, exuberant massing, tactile materials and livable terraces with open spaces at the tower setbacks.

The tower will provide a distinctive architectural presence along 50th and be a focus of new development in this primarily multifamily residential neighborhood.

Key Drivers:

- "Nestling "the new tower into its fine-grained urban context by keying off relative nearby datums
- Reinforcing the tower's presence at the NE 50th street "gateway" approach from I-5
- Creating assured, legible massing and refined material composition that makes fewer, better architectural "moves". and reflects the module of student housing typology
- Create a special place at the corner of 50th and 12th. that responds to the differing character of each street
- Leverage the tower façade to create an effective backdrop for the new open space on Brooklyn.



PROJECT INFORMATION

SITE A

Site Address: 1205 NE 50th Street, Seattle, WA 98105

Parcel Numbers: 674670-0140

SDCI Project #: 3039343-EG, 3039266-LU

Total Site Area: 14,216 SF

Zoning: SM-U 75-240 (M1)

Legal Description:
LOTS 16, 17, 18, 19 AND 20 IN BLOCK 2 OF PETTITS UNIVERSITY ADD LOT 16 LESS S 6 INCHES TGW LOTS 17-18-19-20 LESS POR DEEDED TO CITY OF SEATTLE FOR ALLEY UNDER REC # 20040608002293.

Project Summary:

222 Units

0 Parking Stalls

1500 Retail square feet

260,000 Total project gross square feet

SITE C

Site Address: 4751 Brooklyn Ave NE, Seattle, WA 98105

Parcel Numbers: 8817400075

SDCI Project #: 3039345-EG, 3039294-LU

Total Site Area: 7,837 SF

Zoning: SM-U 75-240 (M1)

Legal Description:
LOTS 2 AND 3 IN BLOCK 10 OF UNIVERSITY HEIGHTS ASSESSORS PLAT LESS POR DEEDED TO CITY OF SEATTLE FOR ALLEY UNDER REC # 20040608002293

Project Summary:

3 Parking Stalls (for use on Site B)

SITE B (UNDER SEPARATE REVIEW)

Site Address: 4759 Brooklyn Ave NE, Seattle, WA 98105

Parcel Numbers: 8817400070

SDCI Project #: #3039717-EG, 3039294-LU

Total Site Area: 4,174 SF

Zoning: SM-U 75-240 (M1)

Legal Description:
LOT 1 IN BLOCK 10 OF UNIVERSITY HEIGHTS ASSESSORS PLAT

NEIGHBORHOOD OUTREACH

Printed Outreach

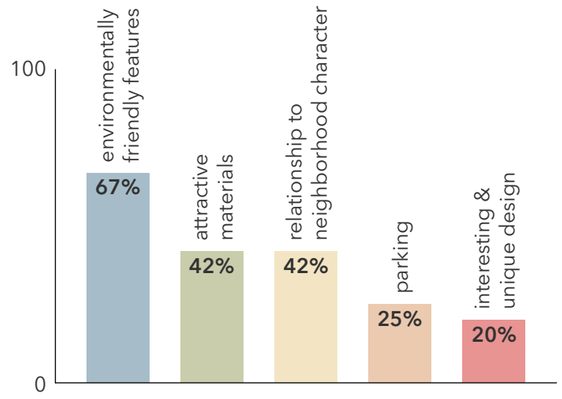
- Choice: DIRECT MAILING, HIGH IMPACT
- Requirement: Direct mailing to all residences and businesses within approximately 500-foot radius of the proposed site.
- What we did: Posters in English, Traditional Chinese and Spanish featuring QR links to both website and survey were mailed to 856 residences and businesses and shared digitally with 12 neighborhood community groups and 27 ethnic media outlets. Posters were also posted at 17 locations around the University of Washington campus, local churches, food banks, along University Avenue, nearby apartments and residential areas. Poster, details on distribution and list of community groups who received the poster via email are in Appendix A.
- Date completed: April 1, 2022

Electronic/Digital Outreach

- Choice: PROJECT WEBSITE, HIGH IMPACT
- Requirement: Interactive project website with public commenting function.
- What we did: Interactive project website in English, Traditional Chinese and Spanish established and publicized via poster. Main page of project website included text box public commenting function on home page with easy-to-find/navigate translated survey links. Monitored daily for comments from the Website. Website included in Appendix A.
- Date completed: April 1, 2022

Electronic/Digital Outreach

- Choice: SURVEY, HIGH IMPACT
- Requirement: Create an on-line survey to allow for feedback on the proposed project.
- What we did: Online survey in English, Traditional Chinese and Spanish established and publicized via poster with link to survey featured on project website and basic project information in the introductory survey text. Survey text and results included in Appendix A.
- Date completed: April 1, 2022

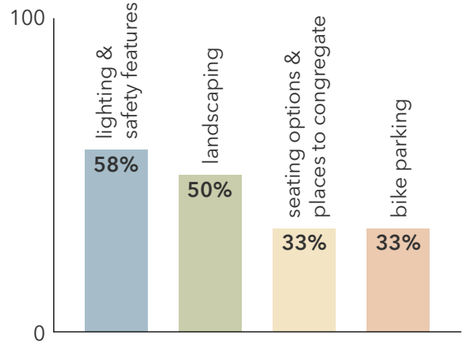


DESIGN & CHARACTER CONSIDERATIONS

Design-Related Comments

Design & Character. When asked what is most important about the design of a new building on this property, 67 percent of survey respondents said environmentally friendly features; 42 percent said attractive materials; 42 percent said relationship to neighborhood character; 20 percent said interesting and unique design; and 25 percent said parking. Some respondents encouraged creating a quality, timeless structure with a brick façade nodding to the buildings on the University of Washington campus while others encouraged creating a modern structure. Some respondents encouraged using sustainable materials and designing street fronting that feels less like a tower and more like one- to three-story retail with an interesting roofline. One respondent noted this is a high-profile location for the neighborhood and it is important for the building to have class for those entering or driving by. Another respondent encouraged reflecting that the area is very public-transit-, bike- and pedestrian-oriented in design.

Exterior. When asked what the most important consideration is for the exterior space on this property, 58 percent of survey respondents said lighting and safety features; 50 percent said landscaping; 33 percent said seating options and places to congregate; and 33 percent said bike parking. One respondent encouraged having a lot of green space while another noted that a pocket park is not likely to do much for the neighborhood unless the project team plants trees like Redwoods that will grow to be huge.



EXTERIOR CONSIDERATIONS

Non-Design-Related Comments

Parking. A few respondents encouraged offering parking for new residents while others suggested that it should be a car-free or car-light building with be little or no new parking to better reflect the population.

Retail. Several respondents encouraged offering street-level mixed-use retail for small businesses to help satisfy neighborhood needs and not create pedestrian dead zones.

Impacts. A few respondents encouraged the project team to be mindful of disruptions to nearby residents and consider those who live near the site as they've had trouble with construction going on across the street.

Density. A few respondents noted that new housing is needed fast to deal with the city's housing deficit and encouraged dense housing with maximum use of the buildable area. One respondent encouraged creating another building on the site instead of a pocket park.

Security. A few respondents noted that safety and security are important and noted that package theft is a problem in the area with sidewalks and buildings occasionally being vandalized.

Amenities. One respondent encouraged the building to partner with the University Family YMCA across the street for gym access to maximize housing on-site.

Units. One respondent encouraged providing family-sized housing.

Miscellaneous Comments

Oppose. A few respondents noted they do not support the property and would like gentrification to stop.

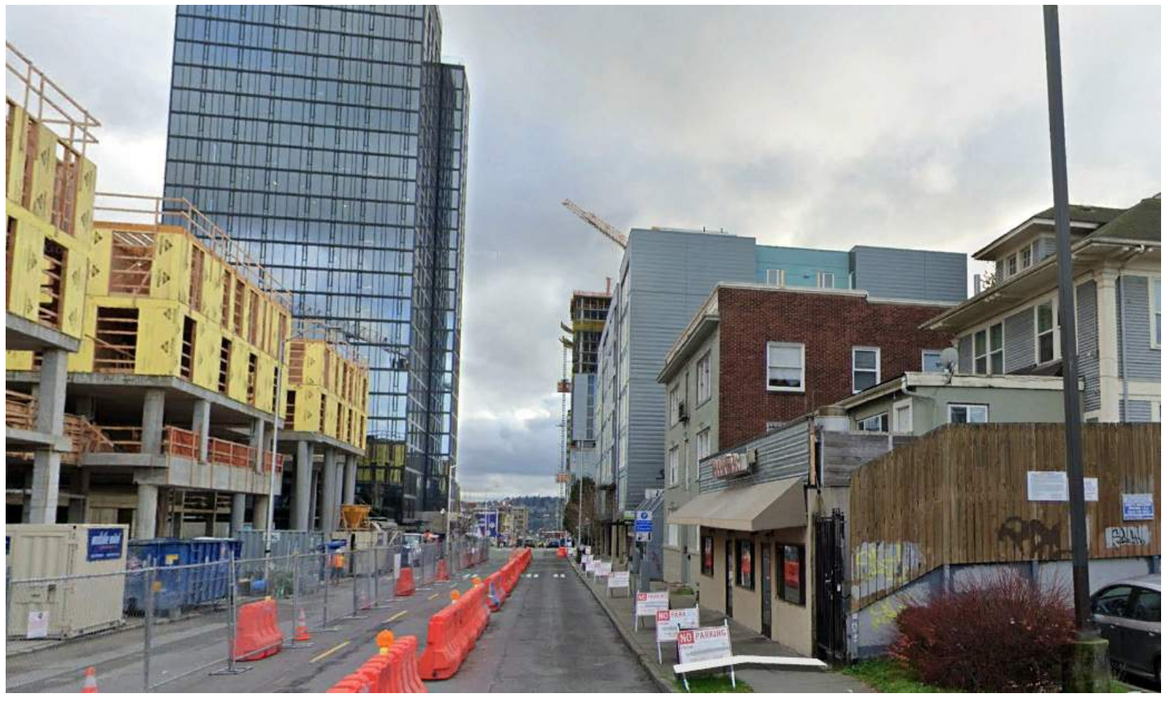
Support. A few respondents thanked the project team for

NEIGHBORHOOD CONTEXT CHARACTER

- Diversity of building scale, dominated by podium multifamily with nearby towers
- Car dominated 50th vs. quieter pedestrian scale of 12th
- Urban, mixed use, limited retail on 12th and 50th, more retail on Brooklyn
- Transitioning with new development to north across 50th and to East on Brooklyn

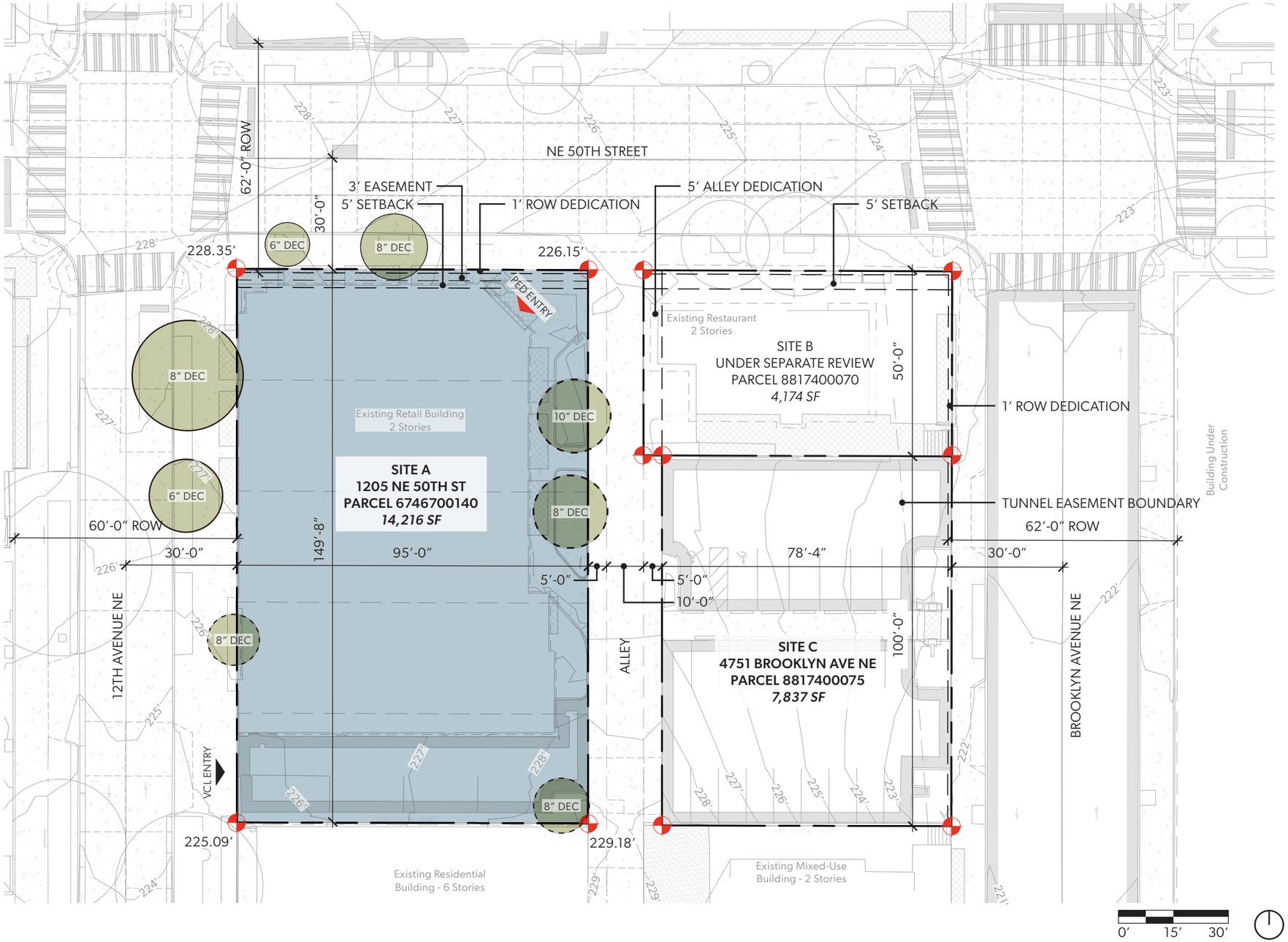
Scale of proposed and existing podium street w all North of Site across 50th Street.

Looking East on car dominated 50th Street major East West Arterial, more commercial uses, few pedestrians



New tower with podium multifamily under construction mixed with older development in this transitioning neighborhood.

Looking South on 12th Street, smaller pedestrian scale, residential uses, tree lined street.



SITE SURVEY

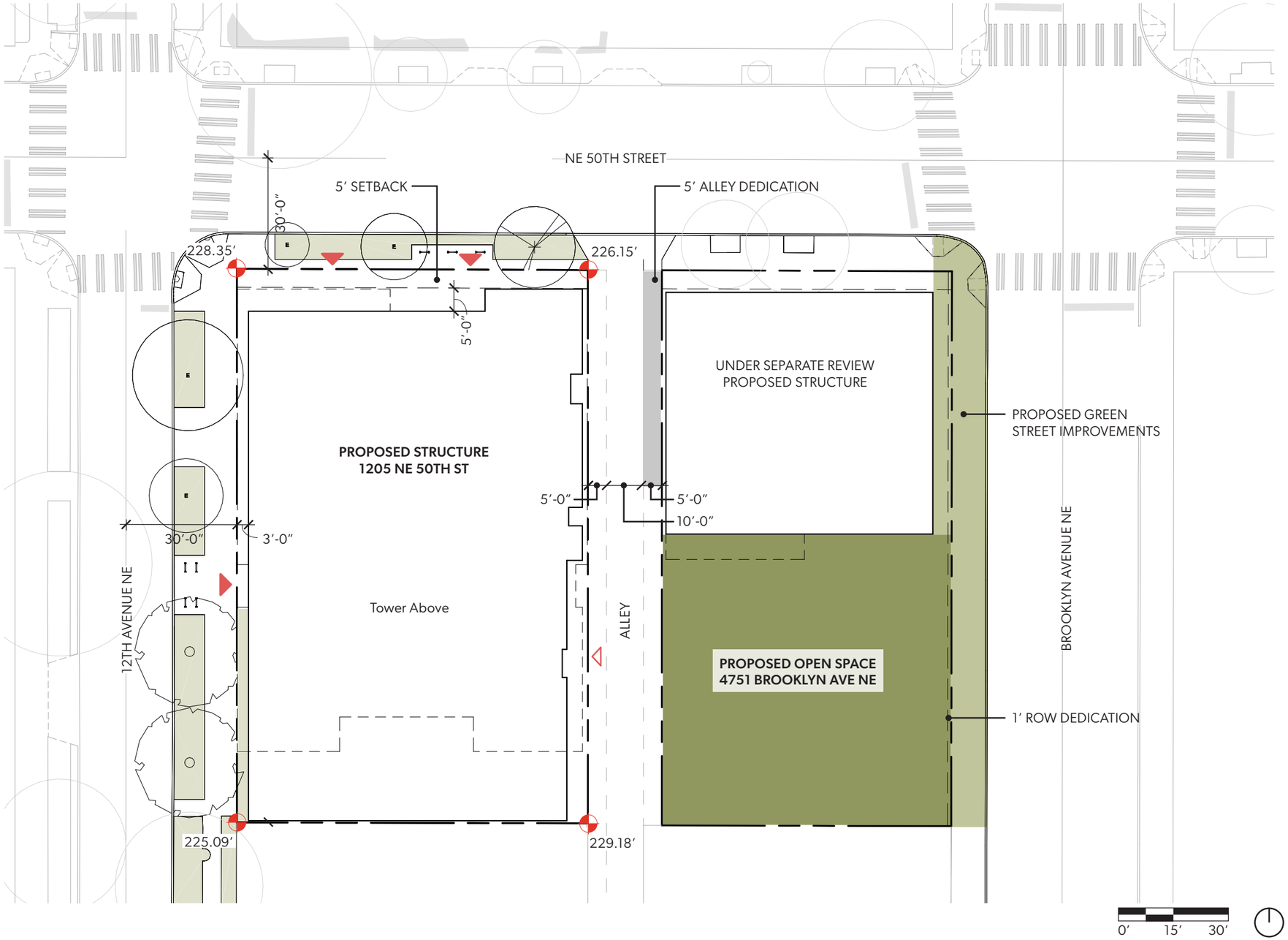
LEGEND

- Existing Tree to Remain
- Existing Tree to be Demolished

*No exceptional trees on site

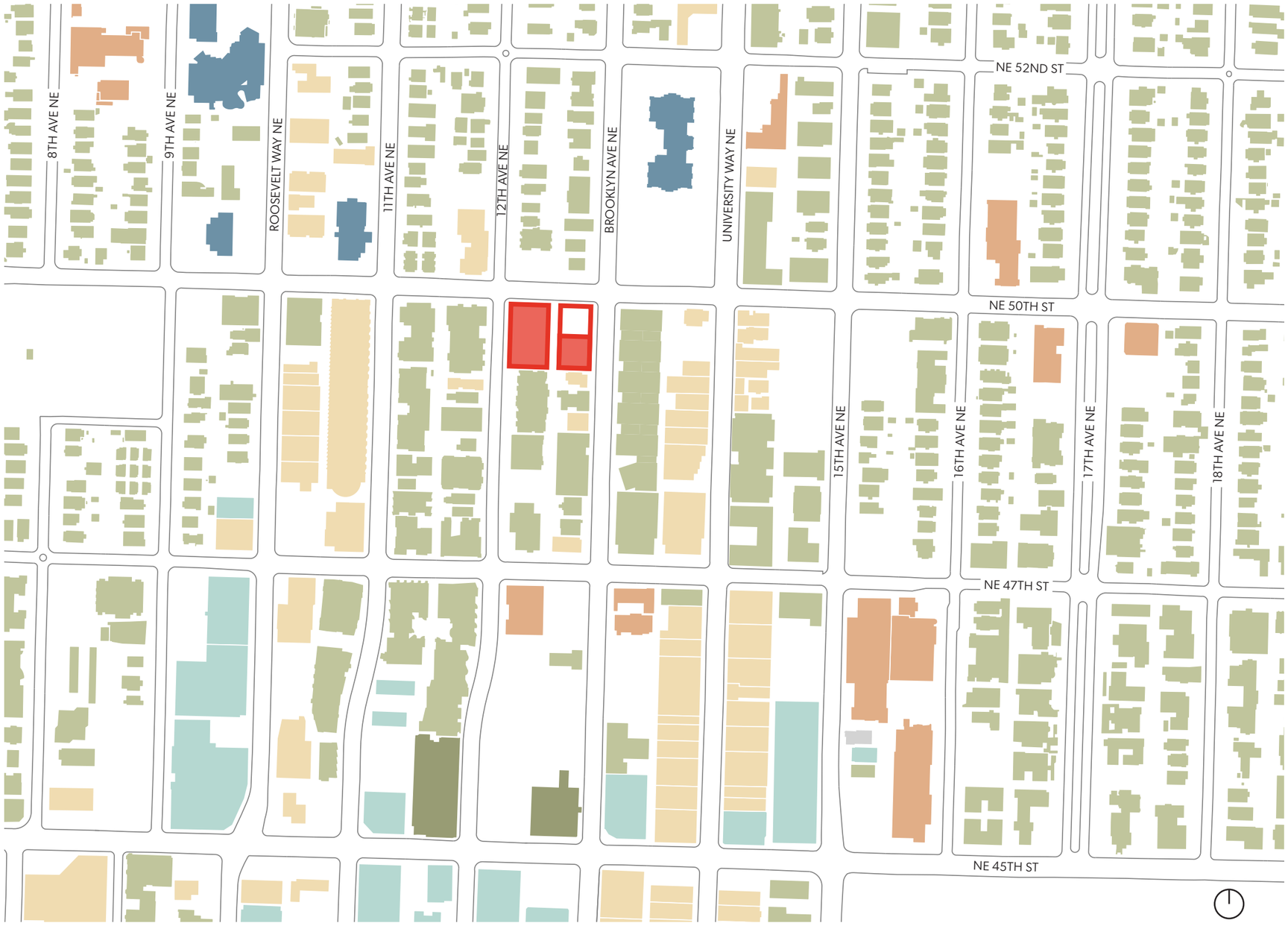
GGLO

PROPOSED SITE PLAN



LEGEND

- Primary Pedestrian Entry
- Secondary Pedestrian Entry
- Proposed Planting Areas
- Proposed Green Street Improvements
- Proposed Open Space



PRIMARY BUILDING USE

- PROJECT SITE
- PROJECT SITE UNDER SEPARATE REVIEW
- RELIGIOUS
- RETAIL / COMMERCIAL
- RESIDENTIAL
- HOSPITALITY
- OFFICE
- INSTITUTIONAL

ZONING OVERLAY

- PROJECT SITE
- PROJECT SITE UNDER SEPARATE REVIEW
- SEATTLE MIXED
- NEIGHBORHOOD COMMERCIAL
- HIGH-DENSITY MULTI-FAMILY
- LOW-RISE MULTI-FAMILY
- SINGLE FAMILY
- MAJOR INSTITUTIONS

SPECIFIC ZONE

1. LR1
2. LR1 (M1)
3. LR2
4. LR3
5. LR3 (M)
6. MR
7. MR (M1)
8. NC2-40
9. NC2P-40
10. NC2-55 (M)
11. NC2-65
12. NC2-75 (M)
13. NC3-65
14. NC3P-65
15. NC3-75 (M1)
16. SM-U 85
17. SM-U 75-240
18. SM-U 95-320
19. SF 5000
20. MIO-105-MR (M)

1 BURKE MUSEUM

2 U DISTRICT LIGHT RAIL STATION

3 UNIVERSITY PLAYGROUND

4 UNIVERSITY HEIGHTS

5 UW TOWER

6 UW SCHOOL OF LAW

7 CEDARS RESTAURANT

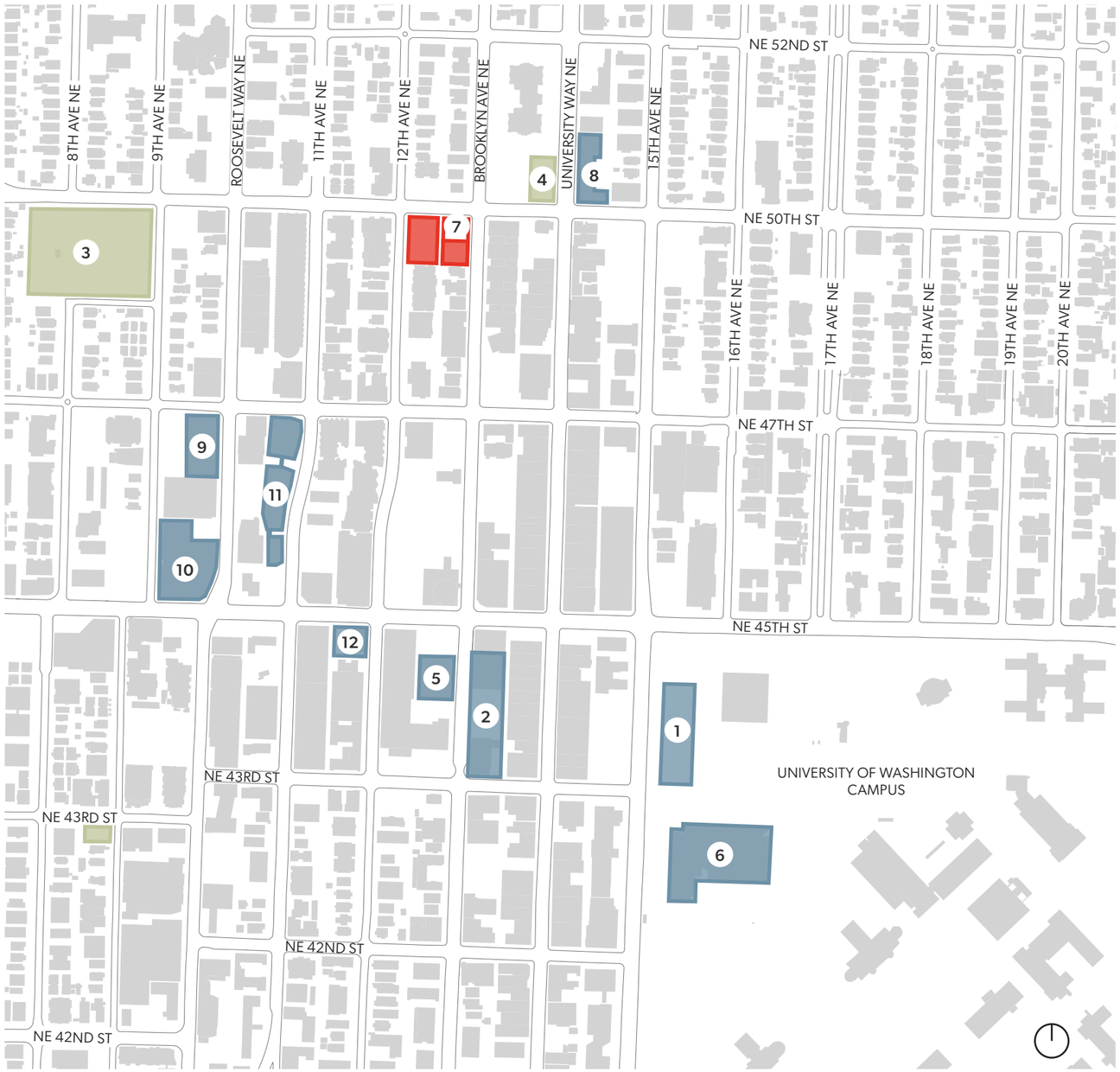
8 HUB U DISTRICT

9 TRADER JOE'S

10 AMC SEATTLE 10

11 BRIDGES@11TH

12 WSECU PLAZA



VICINITY MAP

U District

LEGEND

- PROJECT SITE
- PROJECT SITE UNDER SEPARATE REVIEW
- BUILDINGS
- PARKS

POINTS OF INTEREST

1. BURKE MUSEUM
2. U DISTRICT LIGHT RAIL STATION
3. UNIVERSITY PLAYGROUND
4. UNIVERSITY HEIGHTS
5. UW TOWER
6. UW SCHOOL OF LAW
7. CEDARS RESTAURANT
8. HUB U DISTRICT
9. TRADER JOE'S
10. AMC SEATTLE 10
11. BRIDGES@11TH *(GGLO PROJECT)*
12. WSECU PLAZA

4732 BROOKLYN AVE NE

1200 NE 50TH ST

THE M - 4700 BROOKLYN AVE NE

OLIV 45TH - 4515 BROOKLYN AVE NE (CORE SPACES PROJECT)

1200 NE 45TH ST

CHAPTER BUILDING I - 4530 12TH AVE NE

UTUMC - 1415 NE 43RD ST

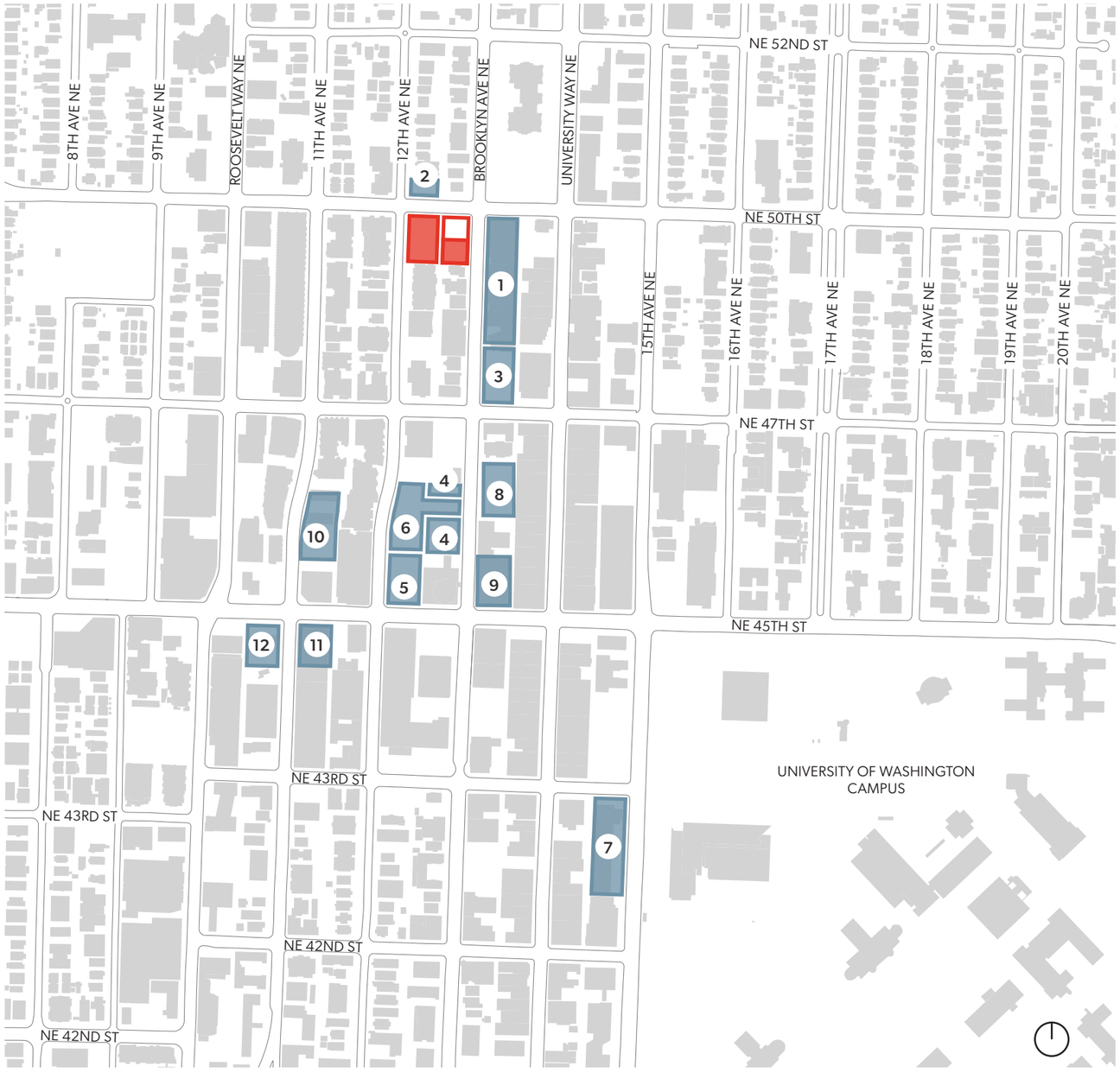
CHAPTER BUILDING II - 4536 BROOKLYN AVE NE

1300 NE 4TH ST

4512 11TH AVE NE

1107 NE 45TH STREET

1013 NE 45TH STREET



ADJACENT PROJECTS

U District

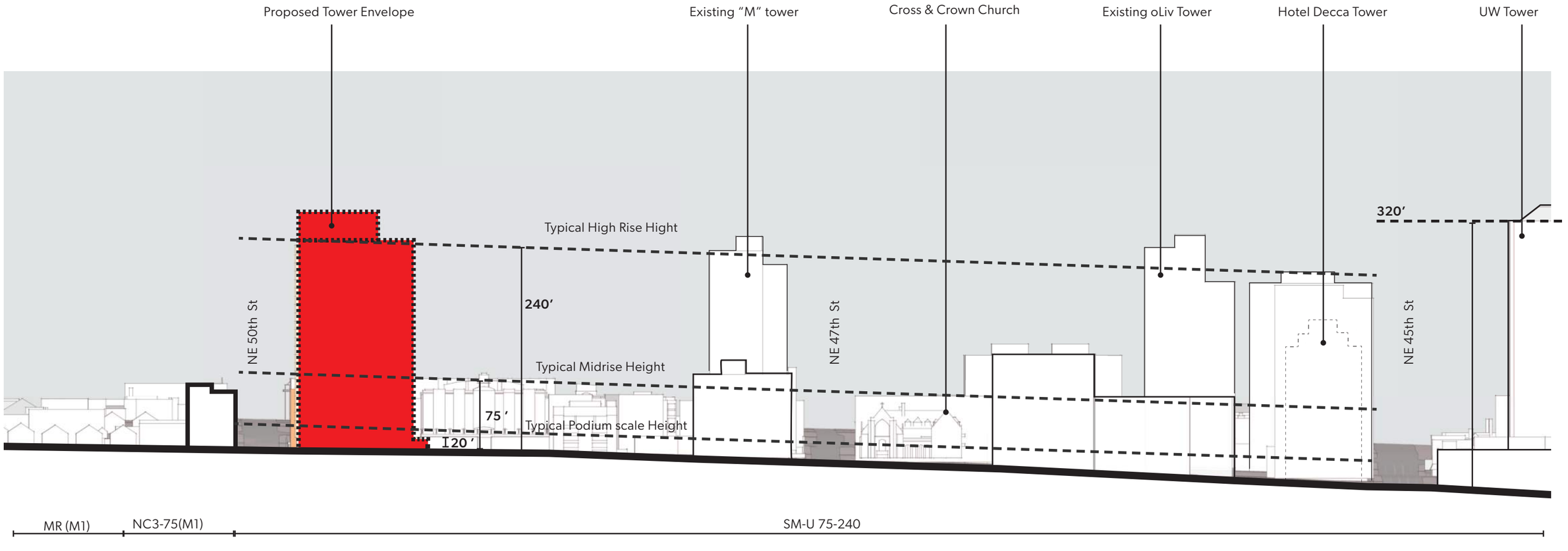
LEGEND

- PROJECT SITE
- PROJECT SITE UNDER SEPARATE REVIEW
- ADJACENT BUILDING

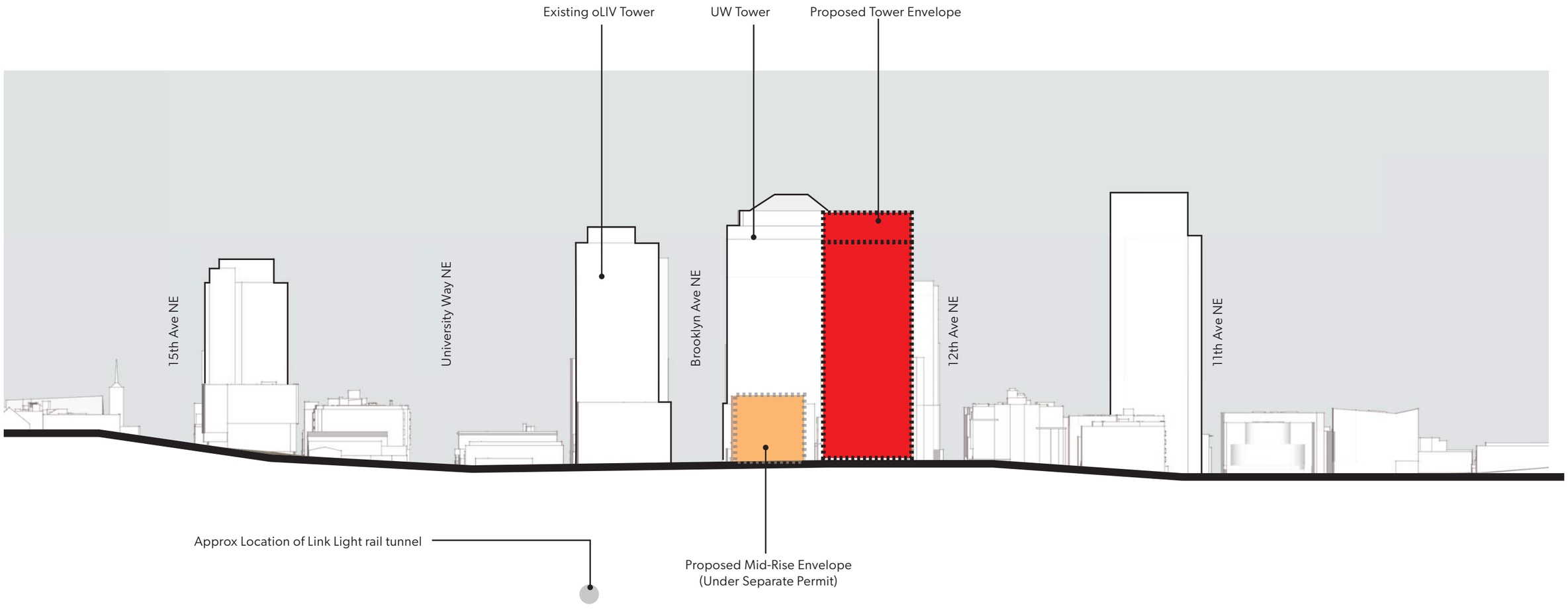
PROPOSED PROJECTS

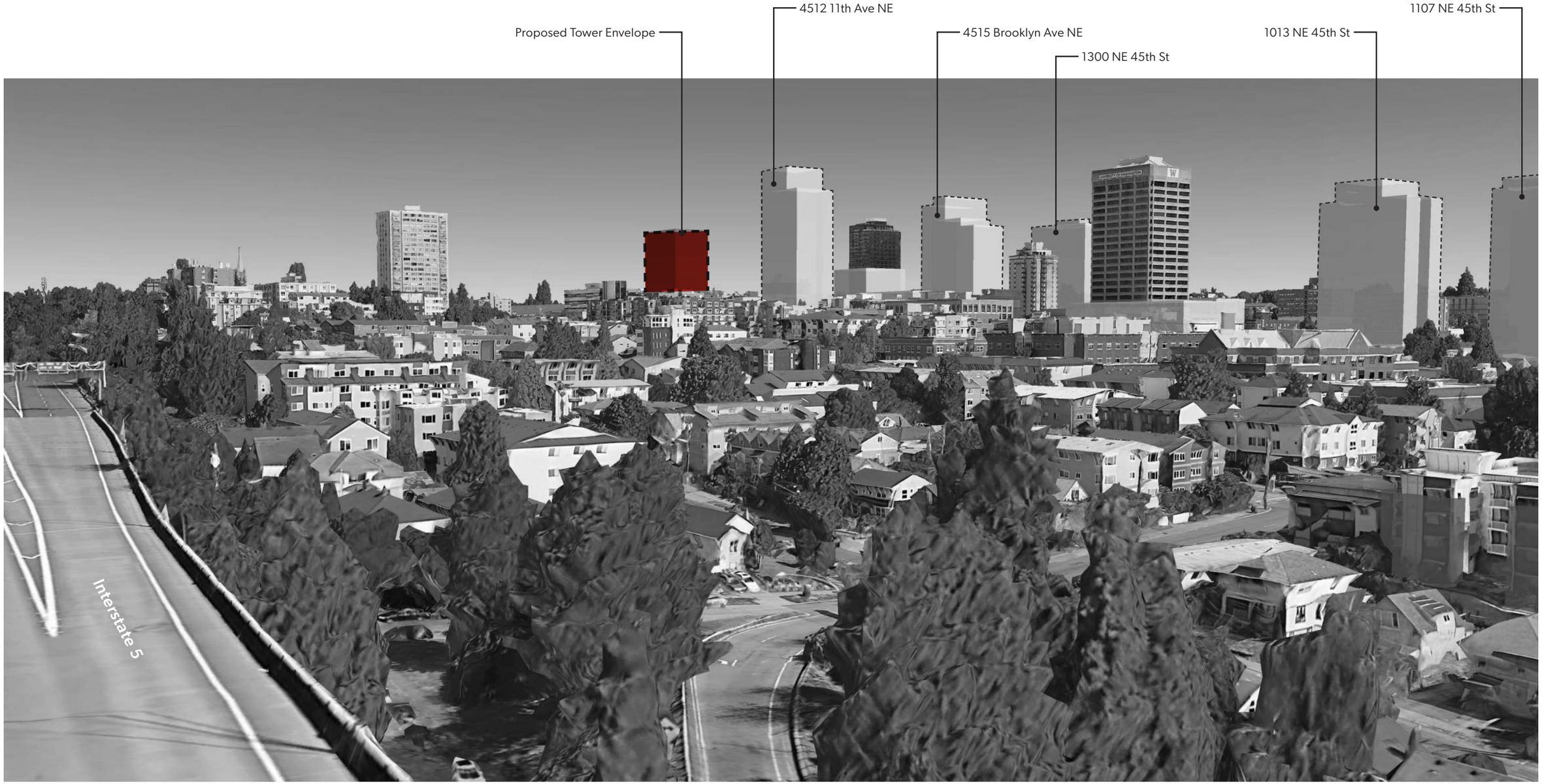
1. 4732 BROOKLYN AVE N
2. 1200 50TH STREET
3. THE M
4. OLIV 45TH
5. 1200 NE 45TH ST
6. CHAPTER BUILDING I
7. UTUMC
8. CHAPTER BUILDING II
9. 1300 NE 4TH ST
10. 4512 11TH AVE NE
11. 1107 NE 45TH STREET
12. 1013 NE 45TH STREET

SITE SECTION - LOOKING EAST

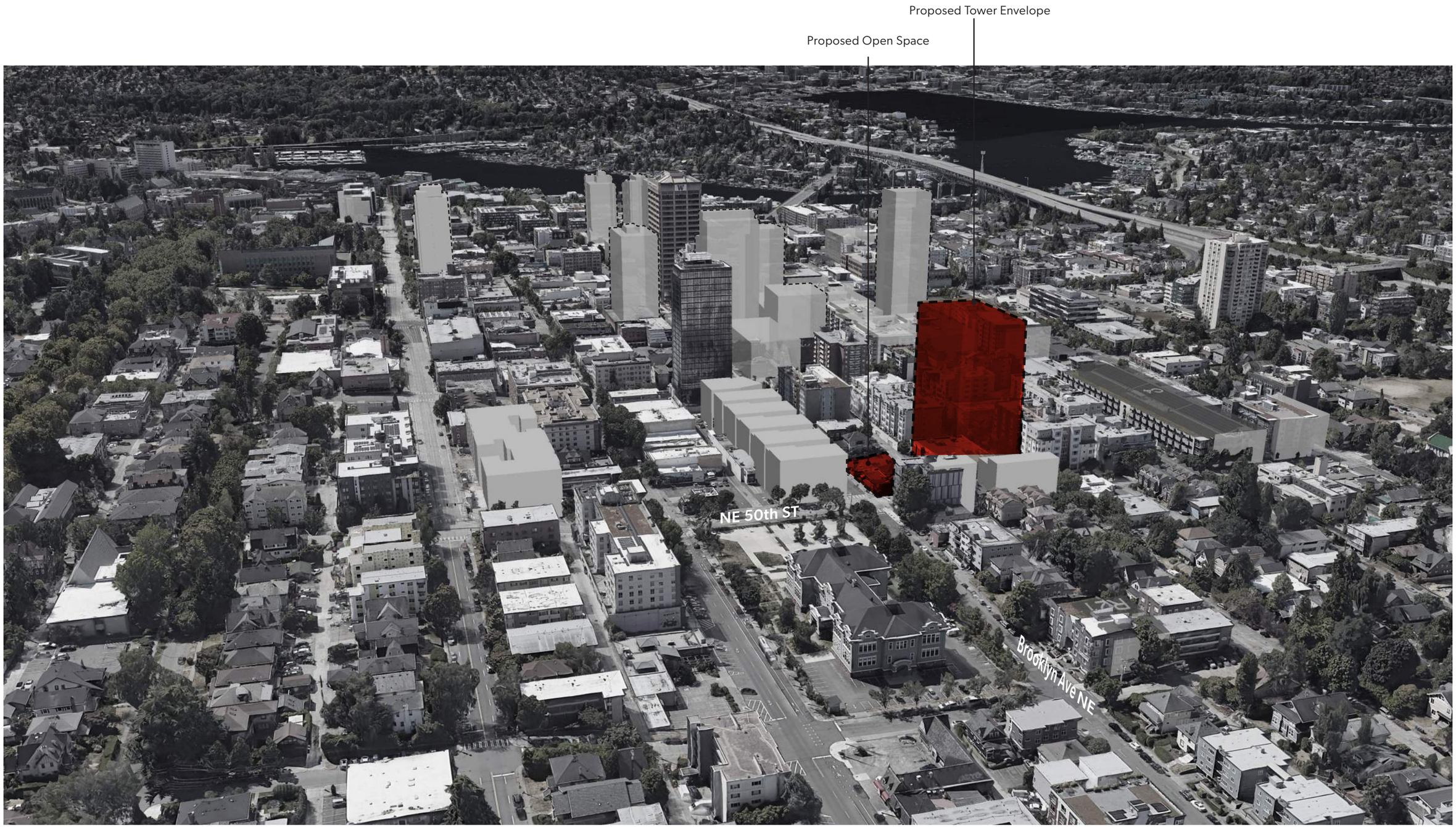


SITE SECTION - LOOKING SOUTH



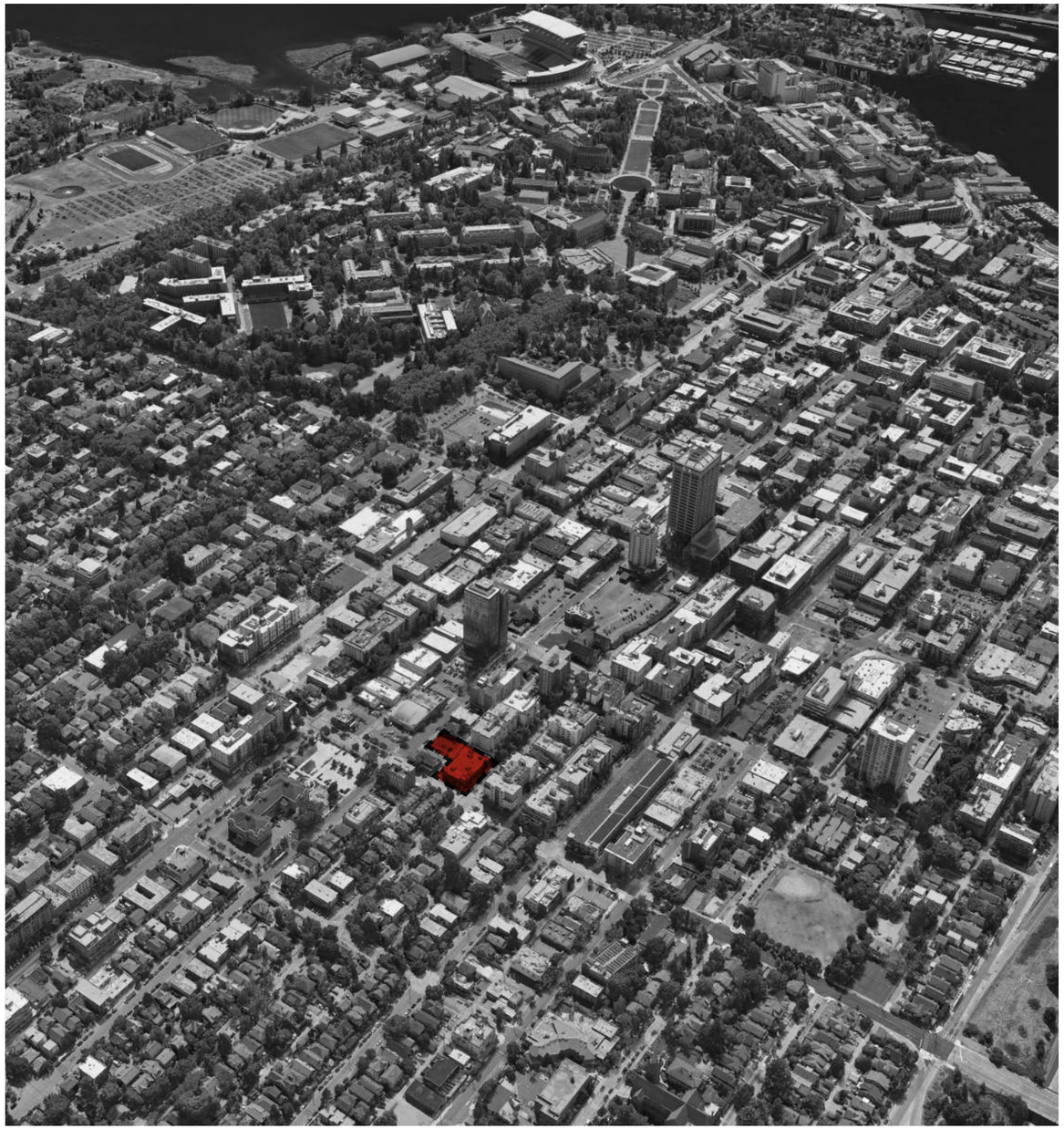


VIEW TO SITE LOOKING NORTH FROM I-5

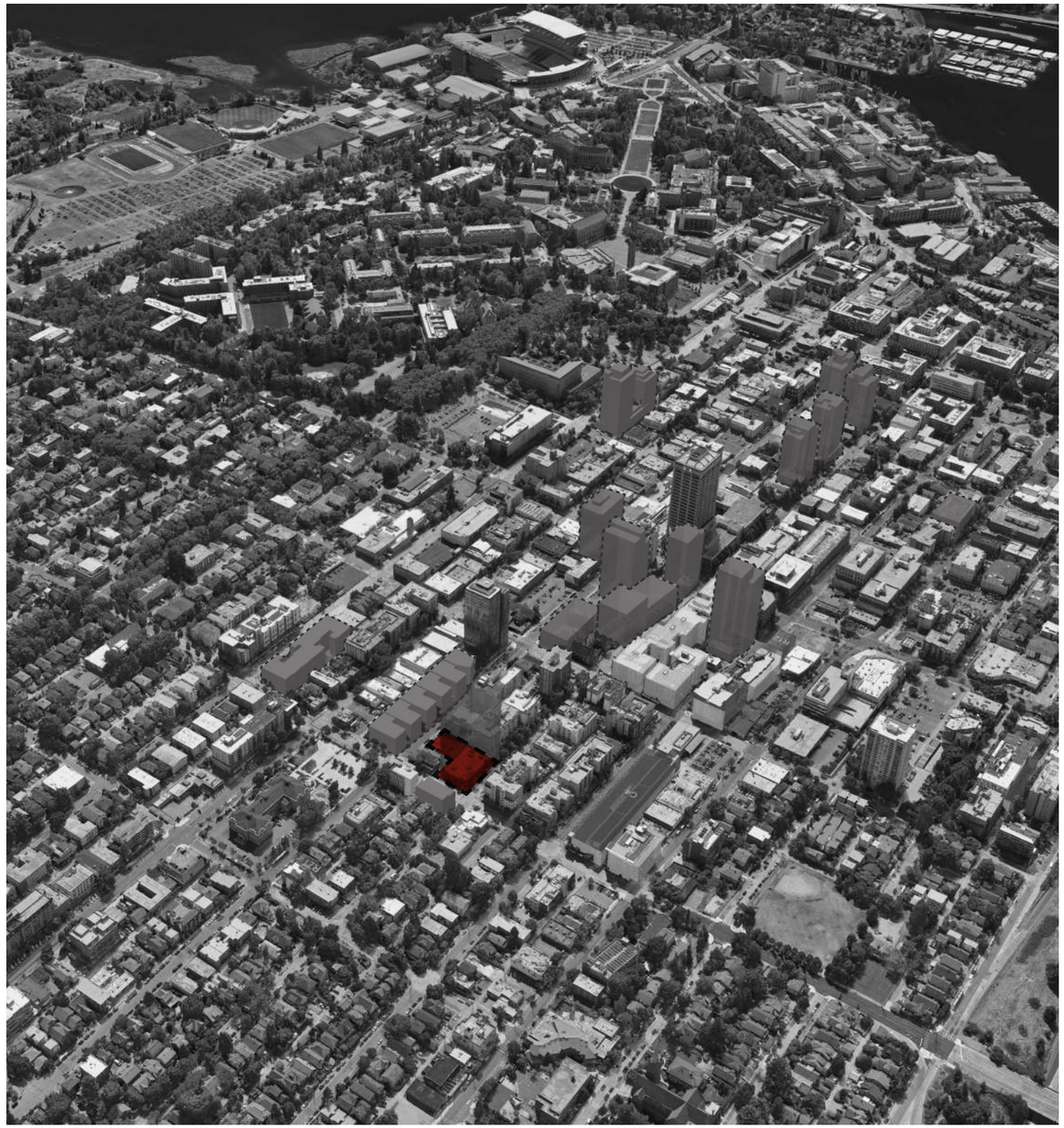


AERIAL LOOKING SOUTH TO UNIVERSITY DISTRICT

VIEW LOOKING EAST FROM 50TH STREET "GATEWAY" ENTRANCE TO UNIVERSITY DISTRICT

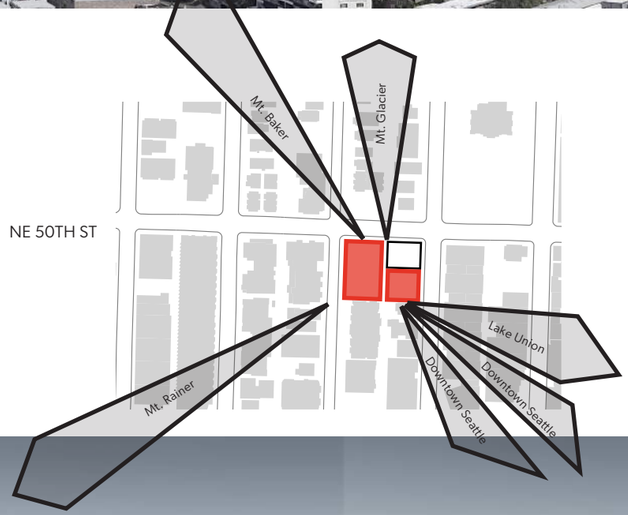


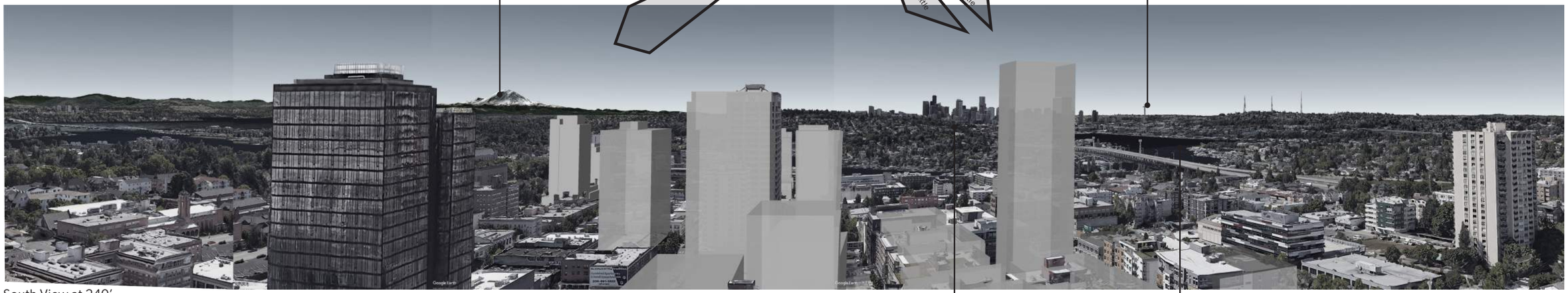
2021



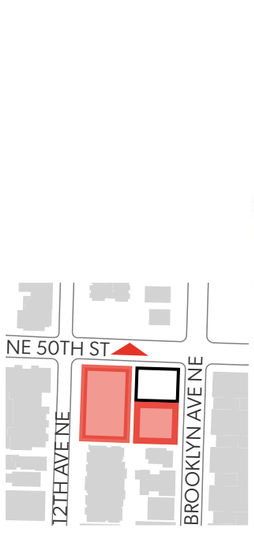
Potential Future Buildout of the U-district

North View at 240'

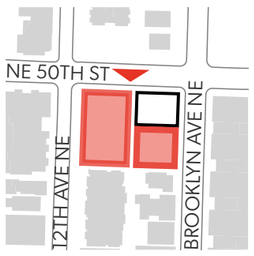




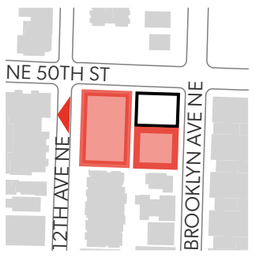
South View at 240'



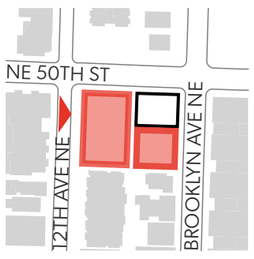
NE 50TH ST - ACROSS FROM SITE



NE 50TH ST - SITE

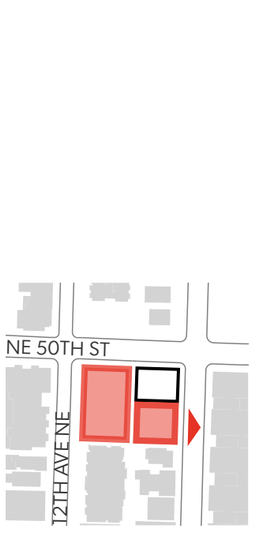


12TH AVE NE - ACROSS FROM SITE

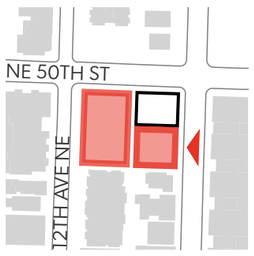


12TH AVE NE - SITE

GGLO



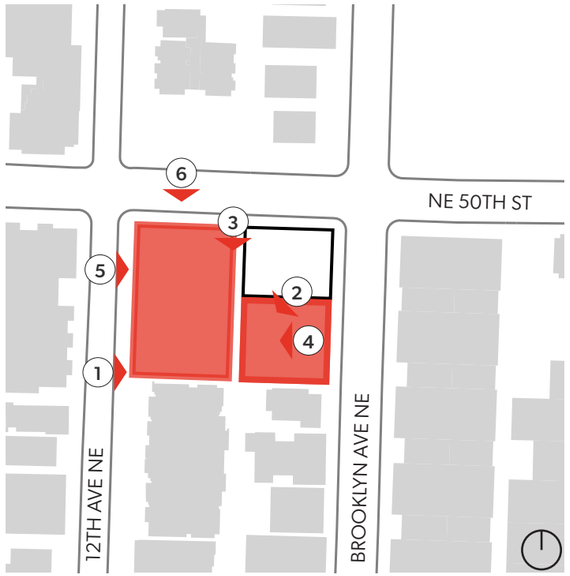
BROOKLYN AVE NE - ACROSS FROM SITE



BROOKLYN AVE NE - SITE


1


2


6
NE 50TH ST
3
5
2
4
1
12TH AVE NE
BROOKLYN AVE NE

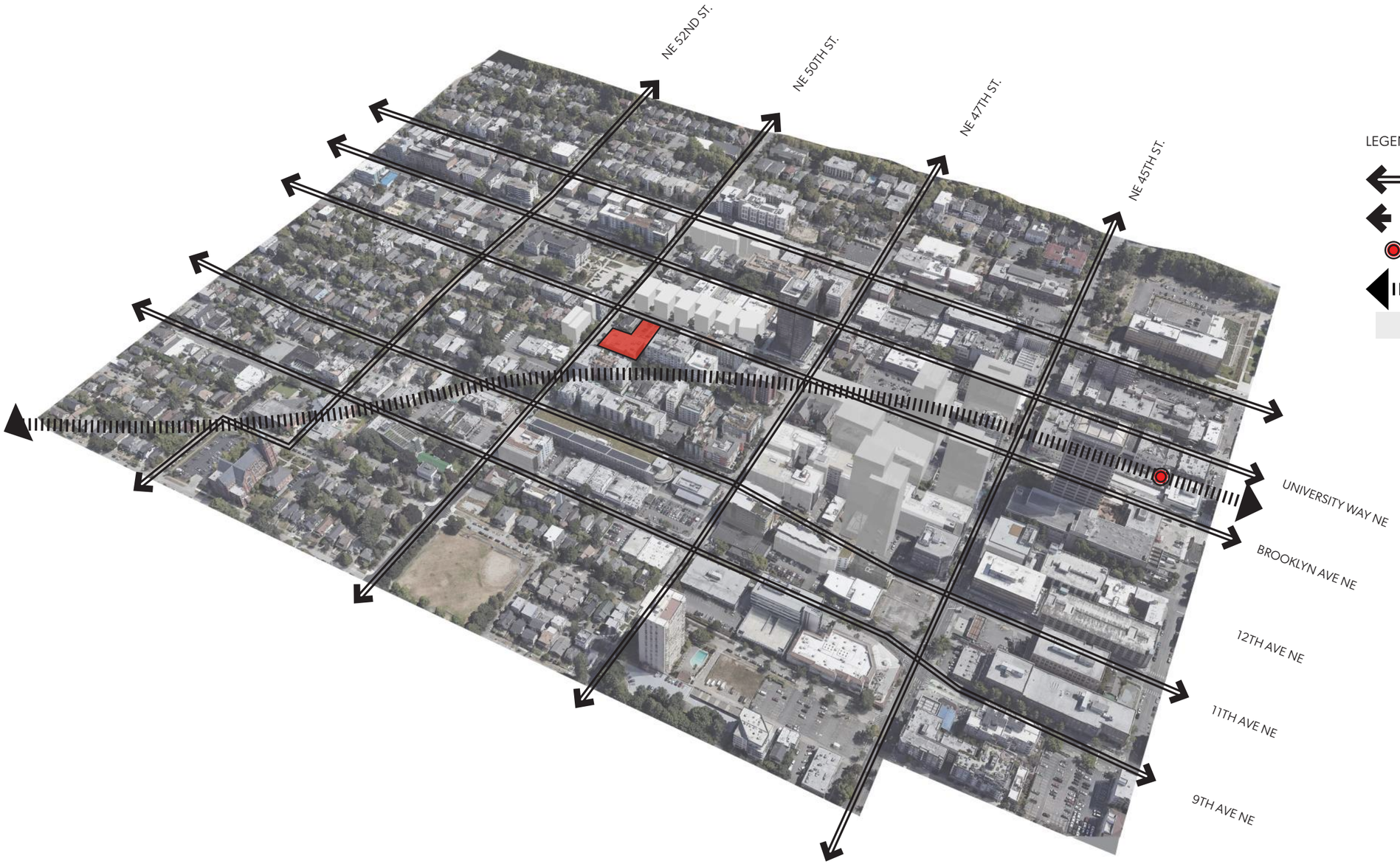

3


4


5

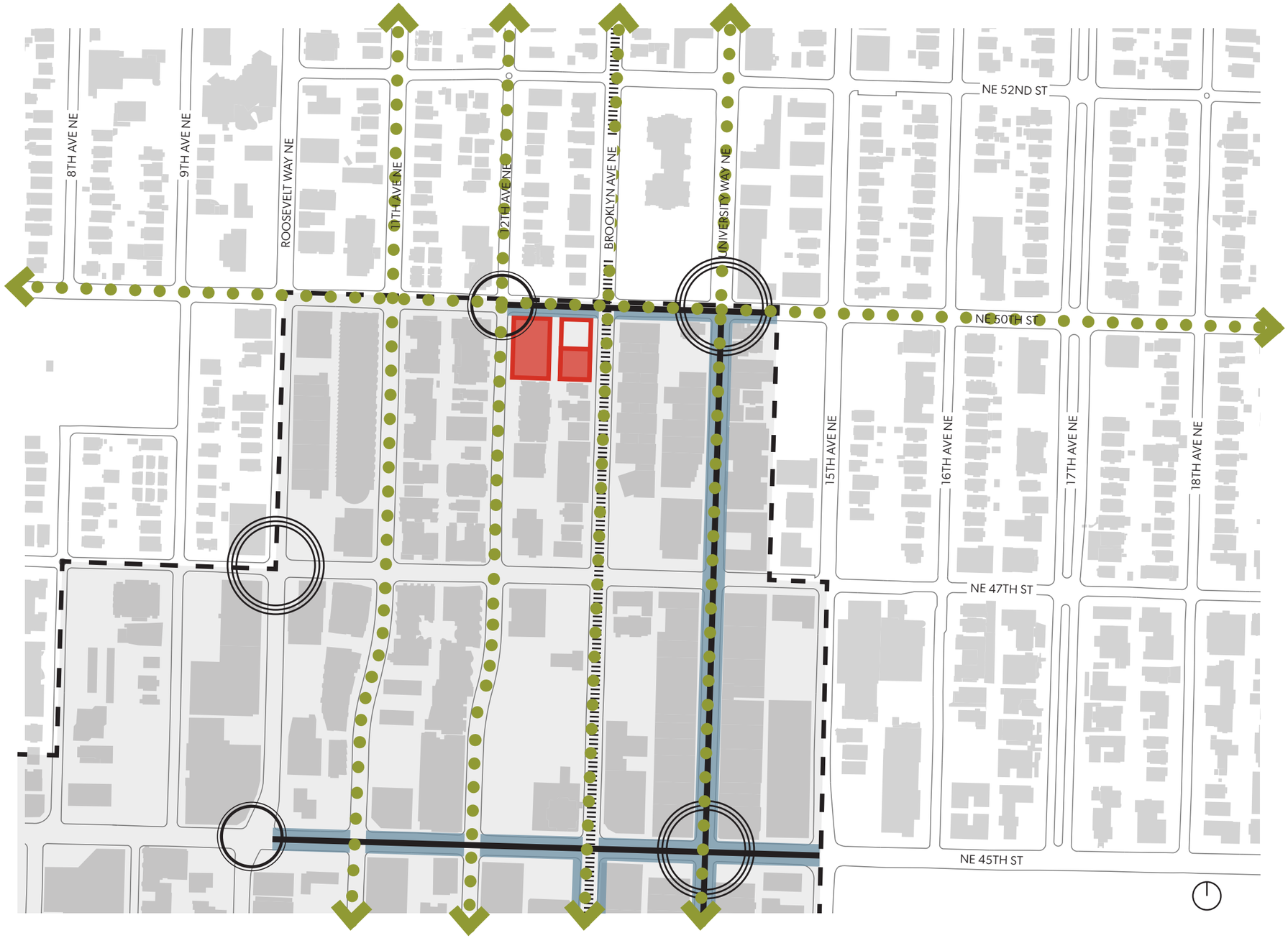

6

3 x 3 BLOCK DIAGRAM



LEGEND

- THRU 2-WAY TRAFFIC
- THRU 2-WAY WITH BIKE LANE
- LIGHT RAIL STOP
- LIGHT RAIL TUNNEL
- PROPOSED BUILDING



ZONING MAP

Information in the zoning map contains a summary of the guidelines and regulations set forth by SMC 23.48.605 (Map A), SMC 23.48.640 (Map A and Map B), and the U District Neighborhood Design Guidelines (Map A).

LEGEND

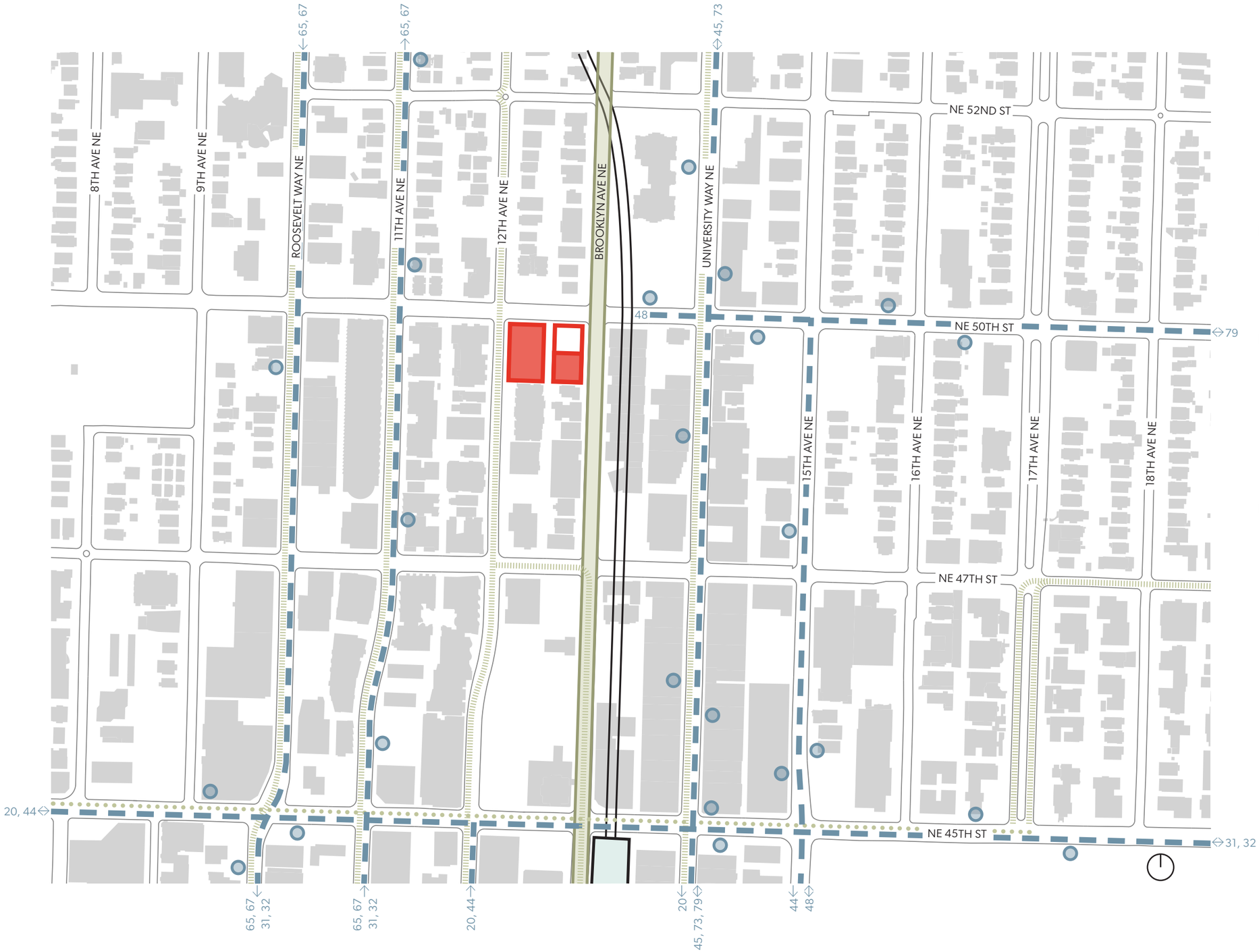
- PROJECT SITE
- PROJECT SITE UNDER SEPARATE REVIEW

MUNICIPAL CODE

- SM-U BOUNDARY
- NEIGHBORHOOD GREEN STREET
- CLASS 1 PEDESTRIAN STREET
- STREET LEVEL USES REQUIRED

DESIGN GUIDELINES

- PLACEMAKING CORNER
- GATEWAY CORNER
- MIXED-USE CORRIDOR



TRANSIT MAP

LEGEND

- PROJECT SITE
- PROJECT SITE UNDER SEPARATE REVIEW

BUSES + LIGHT RAIL

- LIGHT RAIL STATION
- LIGHT RAIL ROUTE (UNDERGROUND)
- BUS STOP
- BUS ROUTE

BICYCLES + PEDESTRIANS

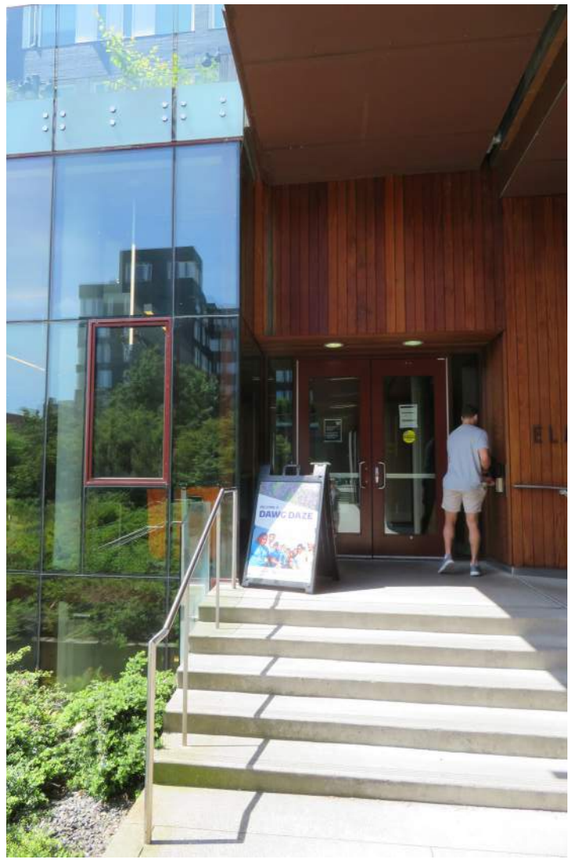
- NEIGHBORHOOD GREEN STREET
- BIKE LANE
- BIKE SHARROWS

ART

The university district is a vibrant Seattle neighborhood with it's own energy, street life and exuberance. Murals, color and whimsical art installations give it a strong sense of place.

STREET SCALE

U-district street scales vary from busy arterials to quieter tree-lined residential streets. Building entrances and pedestrian interfaces are often recessed double height spaces to provide relief and scale down the larger massing above. Smaller scale streets, while having retail focused more at corners, may still have planting and seating areas along the sidewalk to activate the street edge.

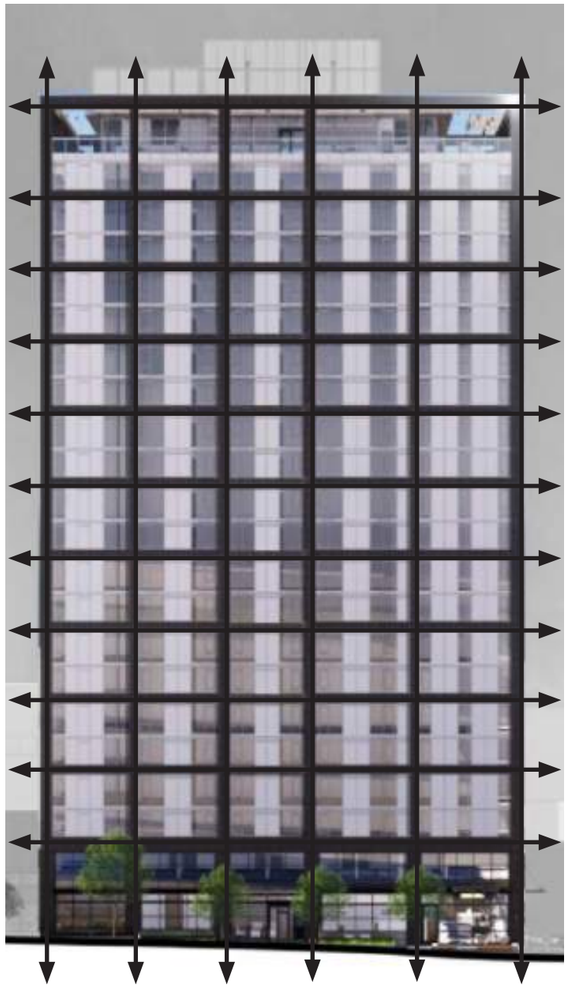


MATERIAL TEXTURES

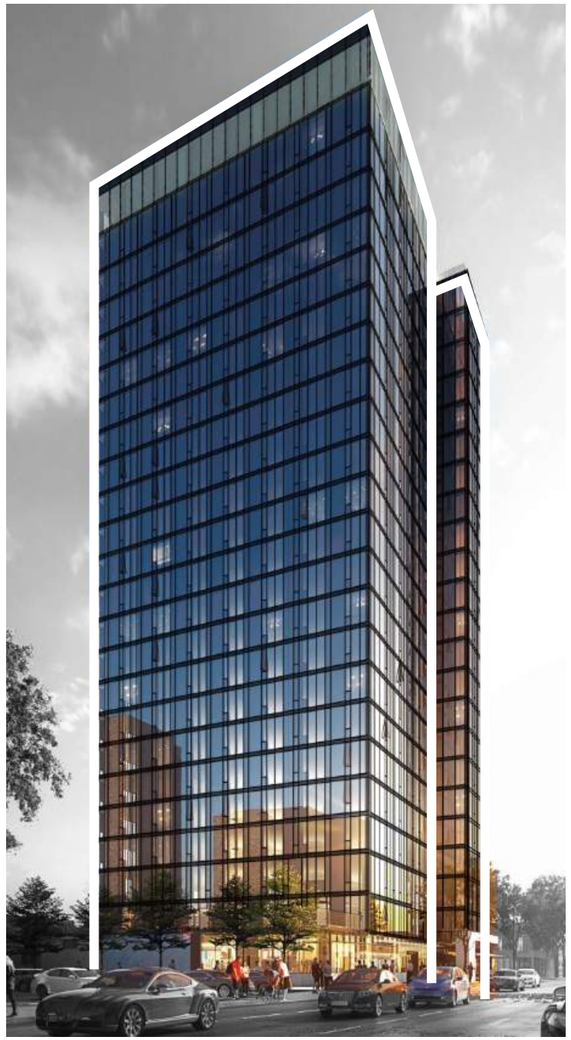
With the warm brick colors, materials and textures of the of University of Washington setting the stage, many buildings around the U-district reference this rich palette with a variety of building types including residential, commercial and institutional.

CONTEXT TOWER ANALYSIS

1300 NE 45th ST - Simple Massing with Simple Grid Facade



1300 NE 45th ST - Simple Massing with Simple Grid Arrangement



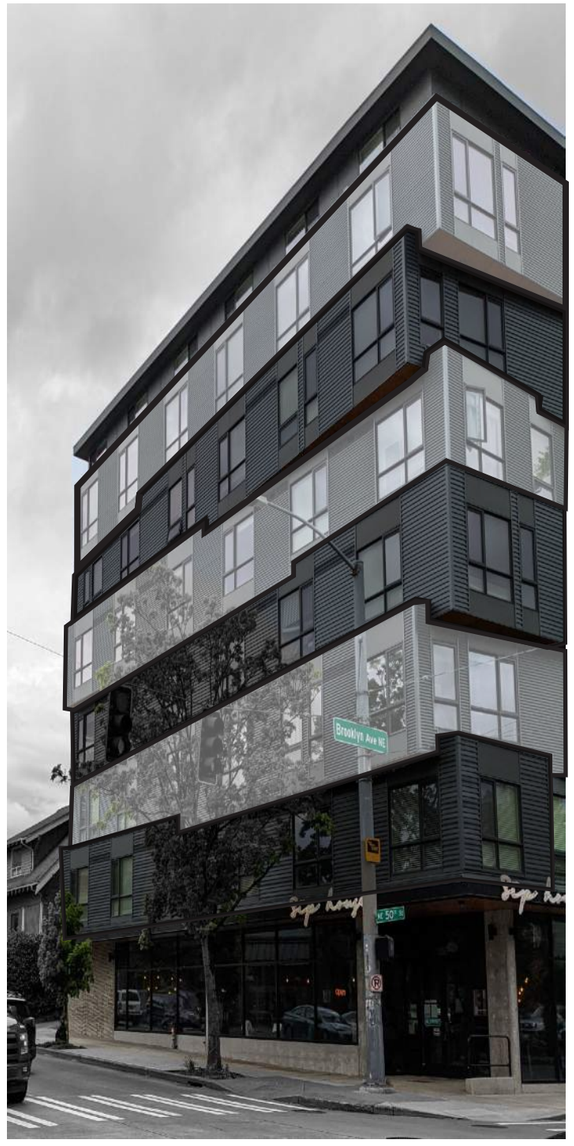
The “M” - Simple Clear Volume Forms, with highly articulated building skin

HUB U District - Gaskets to create massing separation

Midrise Development - gaskets to define massings

5000 12th - Simple Clear Volume Forms
Creates a Horizontal

Mid-rise Development with bay massing articulation
Creates a Vertical Expression



Mid-rise Development - shifting floor plate massing
Creates a dynamic horizontal expression

NEIGHBORHOOD ARCHITECTURAL CONTEXT CUES:

Site is in a dense urban neighborhood surrounded by 5 to 7 story podium buildings. The tower will be prominent along the NE 50th street corridor as one travels east- west along this busy, car dominated arterial. In contrast, 12th Ave NE is more pedestrian scaled with multifamily buildings ranging in heights from 7 to 10 stories.

Across the alley a new pocket park and lower scale residential buildings is proposed as part of this development and will provide a strong visual connection to Brooklyn Ave NE. The site is in the SM-U 75-240 (M1) zone with a zone change to NC2-40 across 50th and to the north.

The diverse neighborhood context provides a podium scale datum of approximately 70' with larger scaled towers nearby including the M. The podium buildings are smaller scaled, many with projecting bays, decks, and architectural features. Many of the new towers are vertically proportioned buildings comprised of simpler overall forms, smaller residential plates, and signature roof top amenities.

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

23.48.040 Street-Level Development Standards
C. Development Standards for required street-level uses and street-level uses exempt from FAR calculations (Eating & Drinking Establishments)

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

23.48.025 Structure Height
C. Rooftop Features

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

23.48.040 Street-Level Development Standards
A. Street-Facing Facade requirements
NE 50th St = Primary Arterial & Class 1 Pedestrian Street & Mixed Use Corridor
12th Ave NE = Mixed Use Corridor
Brooklyn Ave NE = Mixed Use Corridor & Class 1 Pedestrian Street & Neighborhood Green Street

23.48.045 Amenity Area for Residential Uses
B. Quantity of Amenity Area.
An area equivalent to 5% of the total gross floor area in residential use shall be provided as amenity area

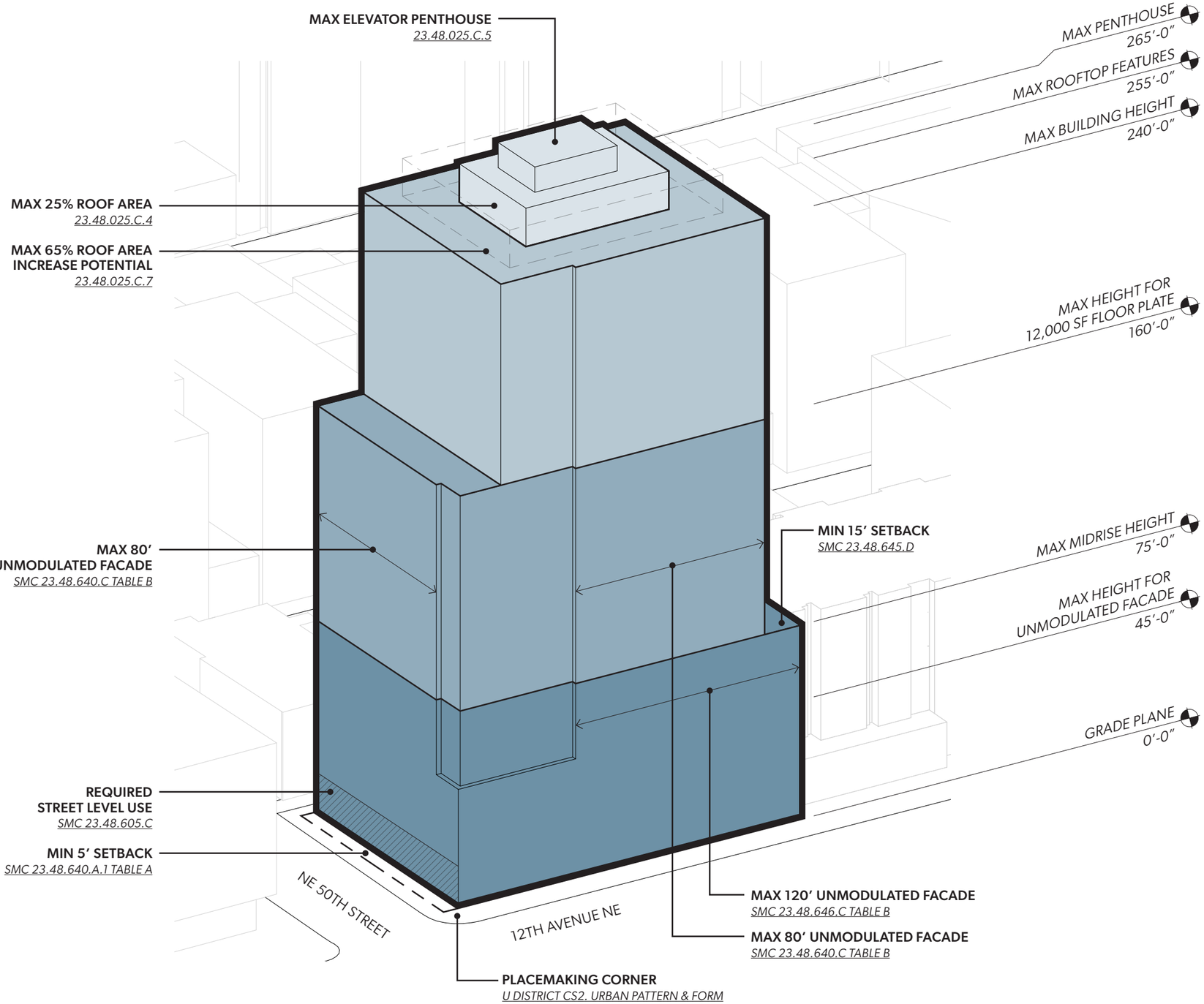
23.48.605 Uses in SM-U Zones
C.1. One or more of the following uses are required at street level along street-facing facades indicated in map A (NE 50th St is required)
Eating & Drinking Establishments

23.48.615 Structure Height in SM-U Zones
A. Maximum Height Limits
Numbers show following zone designation (SM-U 75-240 (M1))
Max Mid-Rise height = 75ft
Max High-Rise Residential Structure Height = 240ft
Minimum lot size of 12,000sf for High-Rise Structure (lot size = 14,203 sf)

23.48.620 Floor Area Ratio
Table C:
Base Far = 4.75
Max FAR for Non-Residential = 7
Max FAR for Residential & Mixed Use = 10
C. Floor Area Exempt from FAR Calculations
3.5 percent of the total chargeable gross floor area
Uses identified in subsection 23.48.040.C (Street-level development standards) that meet the development standards
Uses Open space
Uses Family Sized units
See Page 34 for further break down.

23.48.640 Street-Level Development Standards in SM-U Zones
A. Required setbacks in SM-U zones
NE 50th Street Setback = 5ft
E. Mid-Block Corridor
Required mid-block corridor (Not Required)

23.48.645 Upper-Level Development Standards in SM-U Zones
Table A: Average Gross Floor Area above 45ft:10,500sf
Residential Use
Table A: Maximum Gross Floor Area of Any Single Story Above 45ft but not exceeding 240ft: 11,500sf
Residential Use
B. Upper Level Setbacks (in addition to 23.48.640)
Side: 15ft from any side that is not a street or alley for all portions of a high-rise



MAX ZONING ENVELOPE DIAGRAM

The maximum zoning envelope

FLOOR AREA LIMITS (23.48.645.A.2 TABLE A)

- ROOFTOP FEATURES
- **MAX 10,500 SF** AVERAGE ALL STORIES
  11,500 SF MAX SINGLE STORY
- **MAX 12,000 SF** AVERAGE ALL STORIES
  13,000 SF MAX SINGLE STORY
- **UNLIMITED** FLOOR AREA

④ **COMBINED LOT DEVELOPMENT**

SMC 23.48.627

⑤ **EXTRA FLOOR AREA PURCHASED FROM MHA**

UP TO 65% BONUS FLOOR AREA
137,691 * 0.65 = 89,499 SF

SMC 23.58A.014

⑥ **GREEN STREET IMPROVEMENTS (5:1)**

UP TO 35% BONUS FLOOR AREA
IMPROVEMENTS PROVIDED: 1,947 SF
1,947 SF * 5 = 9,735 SF

SMC 23.58A.040

⑦ **OPEN SPACE BONUS (7:1)**

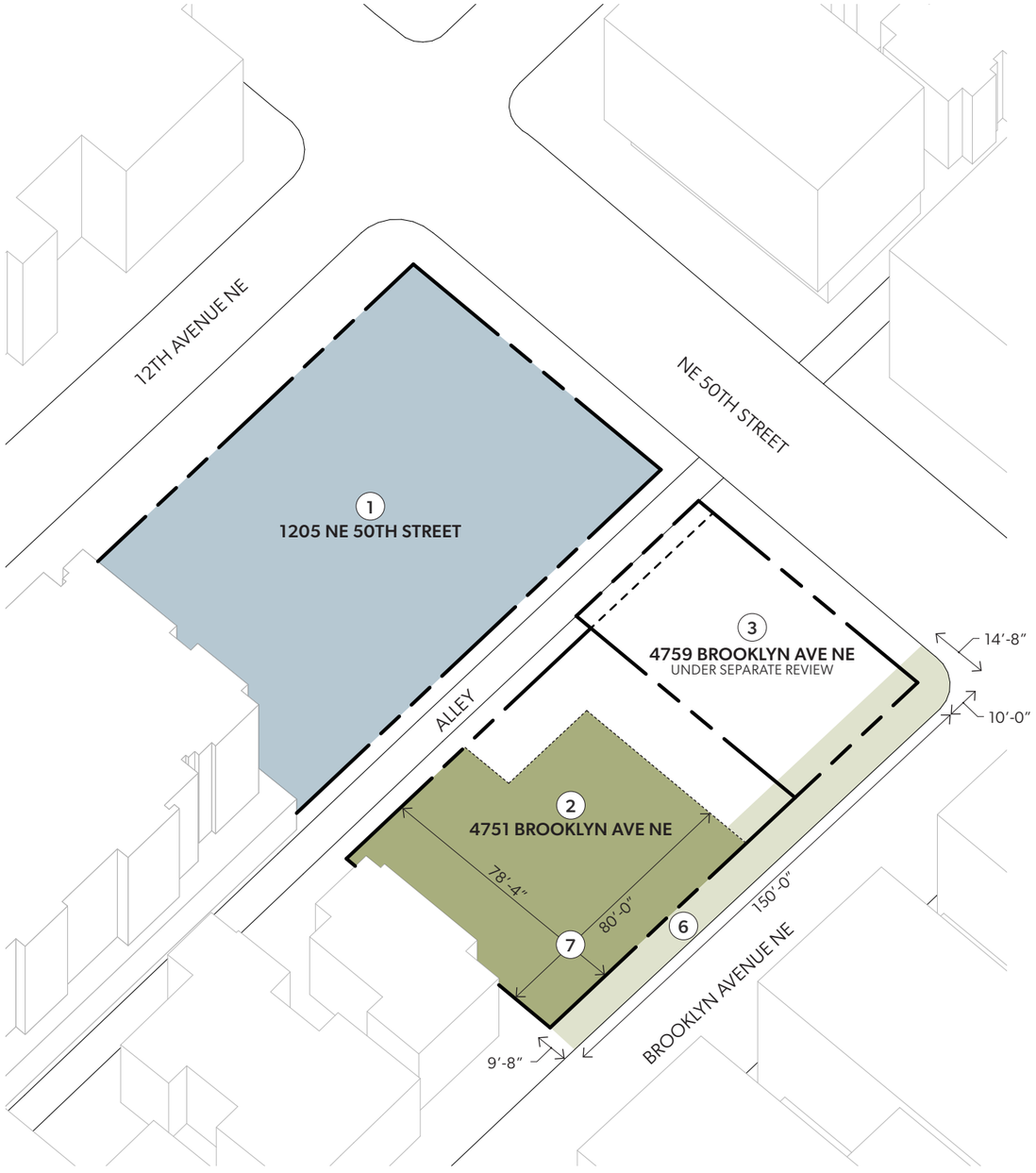
UP TO 35% BONUS FLOOR AREA
137,691 * 0.35 - 9,735 = 38,457 SF
38,457 / 7 = 5,494 SF OPEN SPACE
OPEN SPACE PROVIDED: 5,500 SF

SMC 23.58A.040

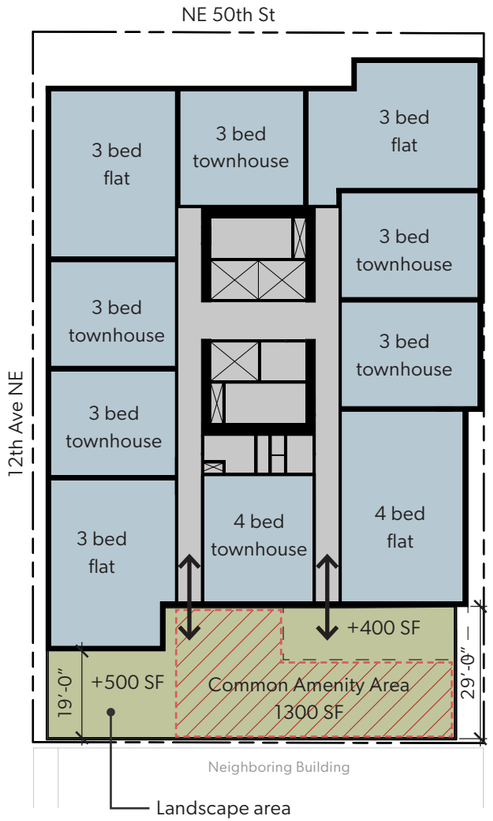
⑧ **FAMILY SIZE UNIT BONUS**

SEE NEXT PAGE

SMC 23.48.620



FAR CALCULATIONS		AREA
① **1205 NE 50TH STREET *(INCREASED LOT)***		**14,216 SF**
BASE FAR	4.75	67,526 SF
MAX FAR	10	142,160 SF
② **4751 BROOKLYN AVE NE *(REDUCED LOT)***		**7,837 SF**
BASE FAR	4.75	37,226 SF
MAX FAR	10	78,370 SF
③ **4759 BROOKLYN AVE NE *(REDUCED LOT)***		**4,174 SF**
BASE FAR	4.75	19,827 SF
MAX FAR	10	41,740 SF
④ **COMBINED LOT (MAX FAR)**		**262,270 SF**
BASE FAR *(INCREASED LOT)*		67,526 SF
MAX EXTRA FAR *(INCREASED LOT)*		74,634 SF
BASE FAR *(REDUCED LOT)*		37,226 SF
MAX EXTRA FAR *(REDUCED LOT)*		41,144 SF
BASE FAR *(REDUCED LOT)*		19,827 SF
MAX EXTRA FAR *(REDUCED LOT)*		21,913 SF
MAX EXTRA FLOOR AREA ALLOWED		**137,691 SF**
EXTRA FLOOR AREA EARNED		**137,691 SF**
⑤ EXTRA FLOOR AREA PURCHASED FROM MHA		89,499 SF
⑥ GREEN STREET IMPROVEMENTS (5:1 RATIO)		9,735 SF
⑦ OPEN SPACE BONUS (7:1 RATIO)		38,457 SF
⑧ **FAMILY SIZE UNIT BONUS *(SITE AREA * 0.5)***		**13,114 SF**
1205 NE 50TH STREET		7,108 SF
4751 BROOKLYN AVE NE		3,919 SF
4759 BROOKLYN AVE NE		2,087 SF
POSSIBLE MAXIMUM FLOOR AREA		**275,384 SF**
MAX FAR + FAMILY UNIT BONUS		



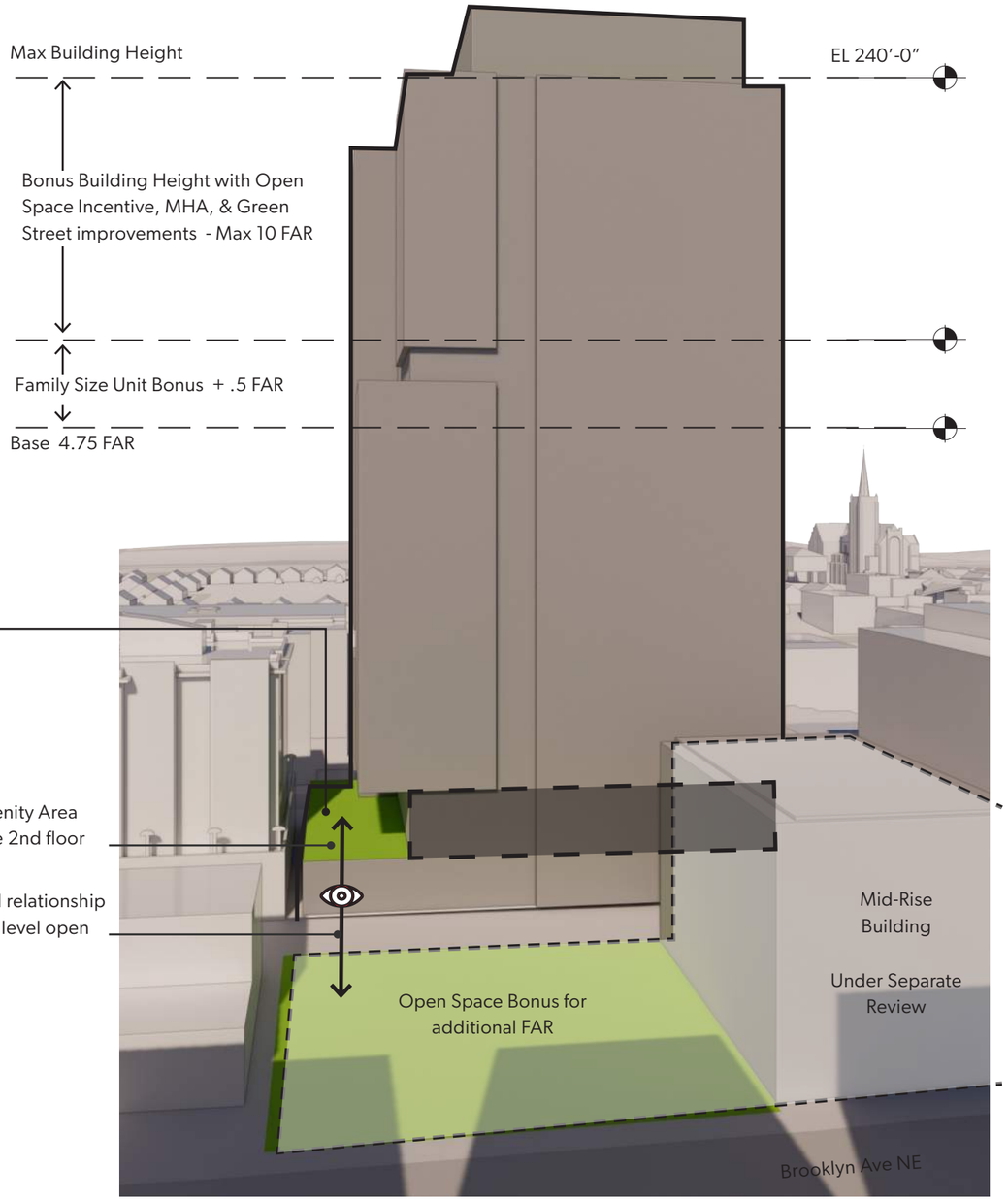
Family-Sized Units: 10 min at min 900 SF ea.
10 units at avg. 1250 SF provided
Common Amenity Area: 1300 SF min
2200 SF provided

LEVEL 2 FLOOR PLAN

SCALE: 1/32" = 1'

3 Bedroom Units Location

Calculated Terrace Area



23.48.620 - FLOOR AREA RATIO

D. Additional increment of chargeable floor area above the maximum FAR. For all SM-U zones, an additional increment of .5 FAR is permitted above the maximum FAR of the zone for a lot that includes residential dwelling units that comply with all of the following conditions:

1. Unit number and size. The structure includes a minimum of ten dwelling units that each have a minimum area of 900 gross square feet and include three or more bedrooms; and

2. Amenity area. Each dwelling unit shall have access to an outdoor amenity area that is located on the same story as the dwelling unit and meets the following standards:

a. The amenity area has a minimum area of 1300 square feet and a minimum horizontal dimension of 20 feet; and

b. The amenity area must be common amenity area, except that up to 40 percent of the amenity area may be private provided that the private and common amenity area are continuous and are not separated by barriers more than 4 feet in height; and the private amenity areas are directly accessible from units meeting these requirements; and

c. The common amenity area includes children's play equipment; and

d. The common amenity area is located at or below a height of 85 feet.

Tower FAR used: **252,000 SF**

Total left over FAR from tower for Midrise Building : **23,342 SF**

UNIVERSITY DISTRICT DESIGN GUIDELINES

CS 1 - Natural Systems & Site Features
Use natural systems and features of the site and its surroundings as a starting point for project design.

1. Plan for Daylight & Trees
a. Arrange building massing and use upper-level step-backs to increase solar access into ground floors, shared amenity spaces, streets, and the public realm, especially on narrow rights-of-way such as University Way NE. Use two-story or mezzanine layouts for residential or live-work units at or below-grade to increase daylight access to those units.

Response:

Upper-level rooftop amenity located at southern portion of roof terrace to maximize solar access.

CS 2 - Urban Pattern & Form
Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

1. Character Areas & Corridor Character Areas
For projects within the areas identified on Map A, development design should reinforce and/or enhance the quality of place in the surrounding area.
e. The U District Core & The Ave: Express an urban character that is distinct to the U District and prioritize the pedestrian with human scaled design and a high degree of visual interest. Foster an eclectic mix of businesses and architectural styles.
e1. Reflect historic platting patterns by articulating and/or modulating buildings and design styles at 20-40 foot intervals.
e2. Use upper-level step-backs that respond to predominant datums in context.

3. Gateways & Placemaking Corners
b. Placemaking Corners identified on Map A are key nodes and pedestrian activity areas within the U District Neighborhood.
b1. Design projects that balance strong spatial edges with adequate space for movement and activity, including small plazas, seating, and public art.
b2. Incorporate special paving and surface treatments; art installations; seating; kiosks.

Response:

The podium for preferred scheme will step back an additional 5’ on 50th and 3’ on 12th to create more open space, movement, and activity at the placemaking corner. Active ground floor uses will be visible from the corner and located at the same grade as sidewalk to create indoor/outdoor transparency. Depending on the retail use, we anticipate movable tables and chairs, lushly planted large pots as accents, and are creating a contrasting paved apron that delineates the area from the sidewalk’s pedestrian movement.


Roof terrace example oriented to increase solar access.


activated edge at building/sidewalk interface

WSECU Building

Cornish College of Arts

PL 3 - 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 should be designed as welcoming and lively pedestrian-oriented streetscapes with a fine- grained detail and ground-level activity that engages the public realm.
a. Maintain a well-defined street wall on mixed-use corridors to create an urban character. Incorporate strategic setbacks at corners and entries for seating, usable open space, and landscaping.
b. Provide frequent entrances, expressed breaks, and architectural interest at regular intervals of 20-30 feet (regardless of uses/ tenants occupying ground-level spaces) to create a human-scaled experience and accommodate the presence or appearance of small storefronts. Add unique features to long sections of storefront systems.
d. Minimize the size and presence of residential lobbies and other non-activating uses to maintain the commercial intensity and viability of mixed-use corridors.
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:

Glazing at 50th and 12th will be floor to ceiling with activated street uses along the perimeter including retail and lounge study areas at the mixed-use corridor (50th); and main building entry and lobby on 12th. The glazing and overhead canopies will be well detailed and designed to provide human scale along the buildings' base.

DC 1 - Project Uses & Activities
Optimize the arrangement of uses and activities on the site.

1. Activating Uses
a. Maximize active uses along street frontages (especially Mixed-Use Corridors on Map B) and minimize the amount of frontage dedicated to lobby/lounges, office, and leasing spaces - uses which and be located elsewhere in the building. Provide a high frequency of entries for both commercial and residential uses.

2. Visual and Safety Impacts
a. Locate service entries and trash receptacles within the building, mid-block along shared alleys (see Map B) and away from pedestrian crossings or gathering spots at mid-block connections.

Response:

For this project, well-designed retail spaces will be located along the 50th street mixed-use corridor to activate the street. The street frontage will also be pulled back 3' at the corner on 12th and 6' on 50th to help buffer traffic from 50th, delineate sidewalk uses (pedestrians and sitting users) and continue façade activation with movable seating compatible with retail uses. All building service and trash collection uses will be located off existing alley.

Indoor outdoor spaces at street edge


Grounded Form as Base - The Standard New Orleans

DC 2 - Architectural Concept
Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

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

2. Architectural Concept & Facade Composition
a. Embrace contemporary design through distinctive, elegant forms that demonstrate a context-sensitive approach to massing and facade design.
c. Reinforce the massing and design concept with a deliberate palette that limits the number of materials, colors, and fenestration patterns to achieve design cohesion.
d. Use brick, stone, or other high-quality, durable, and non-monolithic materials as the predominant base material to reinforce a strong base massing

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.
b. Tall Form Placement, Spacing & Orientation: Locate the tall forms to optimize the following: minimize shadow impacts on public parks, plazas and places; maximize tower spacing to adjacent structures; afford light and air to the streets, pedestrians and public realm; and minimize impacts to nearby existing and future planned occupants.
c. Tall Form Design: Avoid long slabs and big, unmodulated boxy forms, which cast bigger shadows and lack scale or visual interest. Consider curved, angled, shifting and/or carved yet coherent forms. Shape and orient tall floorplates based on context, nearby opportunities and design concepts, not simply to maximize internal efficiencies. Modulation should be up sized to match the longer, taller view distances.
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.
e. Shape & Design All Sides: Because towers are visible from many viewpoints/distances, intentionally shape the form and design all sides (even party walls), responding to differing site patterns and context relationships. Accordingly, not all sides may have the same forms or display identical cladding.
f. Adjusted Base Scale: To mediate the form's added height, design a 1-3 story base scale, and/or highly legible base demarcation to transition to the ground and mark the 'street room' proportion. Tall buildings require several scale readings, and the otherwise typical single-story ground floor appears squashed by the added mass above.


View of proposed tower envelope from a distance vantage point.


Upper tower as focal point above context.


Tower podium related to street wall context.

g. Ground Floor Uses: Include identifiable primary entrances-scaled to the tall form - and provide multiple entries. Include genuinely activating uses.
h. Facade Depth & Articulation: Use plane changes, depth, shadow, and texture to provide human scale and interest and to break up the larger facade areas of tall buildings, especially in the base/lower 100 feet. Compose fenestration and material dimensions to be legible and richly detailed from long distances.
i. Quality & 6th Elevations: Intentionally design and employ quality materials and detailing, including on all soffits, balconies, exterior ceilings and other surfaces seen from below, including lighting, vents, etc.
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.
k. Architectural Presence: Consider citywide visual appearance when designing tall buildings, both as an individual structure and as a collection with other tall buildings, as these will be visible from many vantage points throughout Seattle.
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 building base is scaled by a series of datums relating to the plinth (20') and overall height of the multifamily building (75') to the south and additional multifamily structures to the west and east.
- The north façade is legible as a series of thin, discrete forms that vary in their termination height and contribute to the overall skyline especially when viewed from the north.
- Both the SW and SE corners of the tower are sculpted as thin 28' wide masses to minimize height, bulk, and scale to the lower multifamily buildings to the south. The SE corner will step down an additional 8 stories to better relate to the project's open space to the east across the alley.
- The tower facades are shaped and designed with respect to their specific context while still reinforcing the building's overall design concept.
- The massing of the building relates to the street with its lower scale urban fabric and is "upsized" for the larger scale legibility of the tower viewed from afar. The elements are of varied sizes to help mediate the overall size of the tall building and provide several scale readings.
- The tower is seen as a gateway presence along 50th and will help define the northern edge of the U-District. As such, it will weave the lower scale context podium and a clear statement for the tall building into one cohesive design to contribute to a sense of place and wayfinding presence.

UW West Campus Residence Halls

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

UW Department of Bioengineering

UW Roosevelt Commons Admin Building

DC 4 - Exterior Elements & Finishes
Use appropriate and high-quality elements and finishes for the building and its open spaces.

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

2. Hardscaping & Landscaping
b. Use hardscape materials that contribute a fine-grained texture through joint patterns, scoring, or inherent material qualities. Avoid areas with minimal texture, especially in areas with pedestrian traffic.
c. Use pavers and ground treatments to delineate uses, including building entries and seating areas within the public right of way.

Response:

The new tower will use a high-quality window-wall system for the upper tower. At the tower podium applicant proposes a refined window-wall with enhanced detailing appropriate for the lower levels below 75' along 12th and 50th. On the tower's east side, the lower step down at the SE corner will also be clad in a more refined window-wall system to feature its special relationship with the open space. At street level, the use of patterning with a finer grain texture and use of contrasting colored paving materials at the sidewalk will create a delineation between the walking/movement zone and areas the relax, sit, and pause.

SEATTLE CITY WIDE DESIGN GUIDELINES

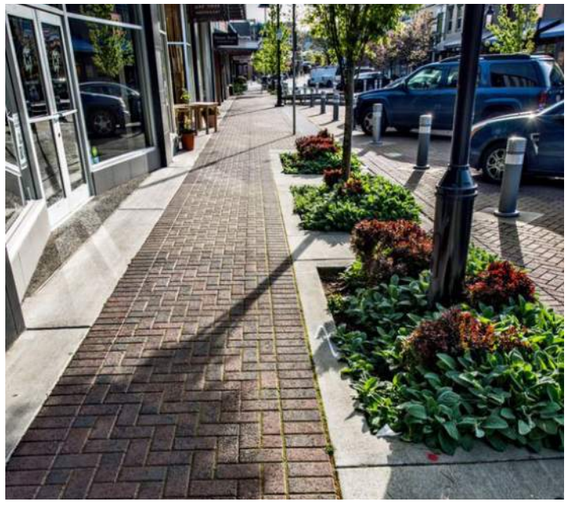
CS 2 - Urban Pattern and Form
Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

B. ADJACENT SITES, STREETS, AND OPEN SPACES
2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape— its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street)—in siting and designing the building.

C. RELATIONSHIP TO THE BLOCK
1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances. Consider using a corner to provide extra space for pedestrians and a generous entry or build out to the corner to provide a strong urban edge to the block.

Response:

The ground plane of the preferred massing will leverage the qualities found in both the more active arterial , 50th and the quieter, more residential uses found on 12th, by appropriate location of ground floor program and creation of additional public realm spaces along these two streets. The first two levels of the buildings will work together to create a hierarchy in the proportions desired and strong presence for the corner.



CS 2 - Urban Pattern and Form (Cont.)

D. HEIGHT, BULK, AND SCALE
3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition, or complement to the adjacent zone(s).

Response:

The north façade of the tower is broken down into smaller, vertically proportioned massing increments that step up at different heights to create an interesting rooftop terminus as seen from the neighborhoods to the north.

CS 3 - Architectural Context and Character
Contribute to the architectural character of the neighborhood.

A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES
4. Evolving Neighborhoods: In neighborhoods where, architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

Response:

The new tower is in an area that has recently seen an infusion of 5 to 7-story podium residential buildings, creating a mid-rise scale including an entire half-block development to the east along Brooklyn. The new tower is part of this recent development pattern in the U-district and will take its place among nearby towers under construction, relating to the new "tower context" and establishing a positive direction for additional towers.

DC 4 - Exterior Elements and Finishes
Use appropriate and high-quality elements and finishes for the building and its open spaces.

D. TREES, LANDSCAPE AND HARDSCAPE MATERIALS
1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials. Choose plants that will emphasize or accent the design, create enduring green spaces, and be appropriate to locations considering solar access, soil conditions, and adjacent patterns of use. Select landscaping that will thrive under urban conditions.

Response:

Planting design will adapt to each street segment it is connected to – 12th avenue has a wider space for planting, but is in shade most of the day, and 50th Avenue receives more sun, but the planting width is 6', and pollution conditions there will be heightened due to traffic. Plant selection will consider these factors and adapt to urban conditions. Existing street trees will be preserved as directed by SDOT urban forestry and be supplemented where they can be inserted in the street frontage.

Vertical striations to break down scale of tower

Object tower and fabric base

Neighborhood podium and tower typologies

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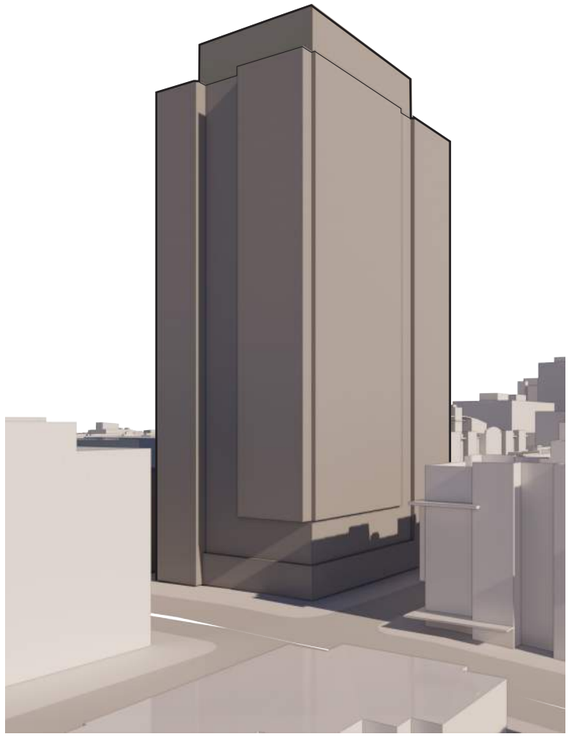


SCHEME 1 / GASKET - CODE COMPLIANT

PROS

- Well proportioned corner element at 12th and 50th stepped roof profile to north
- Thin, vertically proportioned tower massing to north
- South facade responsive to adjacent lower context
- Steps down to new pocket park

CONS

- Corner element on 12th and 50th unresponsive to context, more about proportional relationship to tower itself
- Tower sets back along 50th, not on 12th

SCHEME 2 / CORNER PEEL

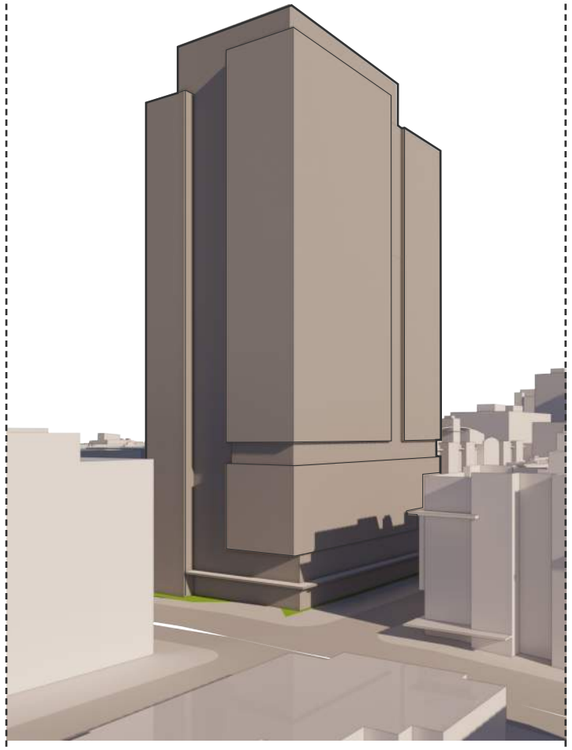
PROS

- Sculptural encased corner element at 50th and 12th
- Dynamic asymmetrical form at north façade
- Tower steps back from 12th

CONS

- Blocky south façade to lower scale context
- Limited response to new pocket park
- Requires departure for rooftop setback
- Tower continues to grade with no expressed podium

Preferred Scheme



SCHEME 3 / GASKET PODIUM - PREFERRED

PROS

- Corner element at 12th and 50th responds to adjacent context
- Stepped roof profile to north
- Thin, vertically proportioned tower massing to north south facade responsive to adjacent lower context steps down to new pocket park
- Street wall steps back at 50th and 12th to create more space for place making corner.

CONS

- Requires departure for rooftop setback
- Required departure for 120’ max. facade length from 45’ to 75’ in elevation.

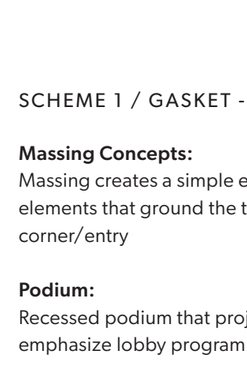
SCHEME 1 / GASKET - CODE COMPLIANT

Massing Concepts:
Massing creates a simple extruded form "wrapped" by outer elements that ground the tower except for 3 story "lift" at tower corner/entry

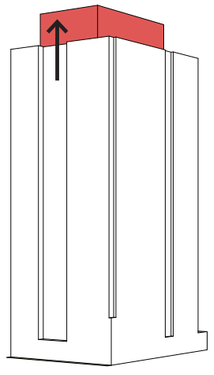
Podium:
Recessed podium that projects back out at ground floor to emphasize lobby program

Tower:
Interlocking central core extruded above primary roofline to create roof form

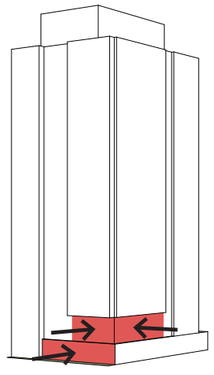
Departures:
None



1 Create major vertical striations on North/ South facades, minor on 12th Ave



2 Extrude "embedded" mass to create single roof top feature mass



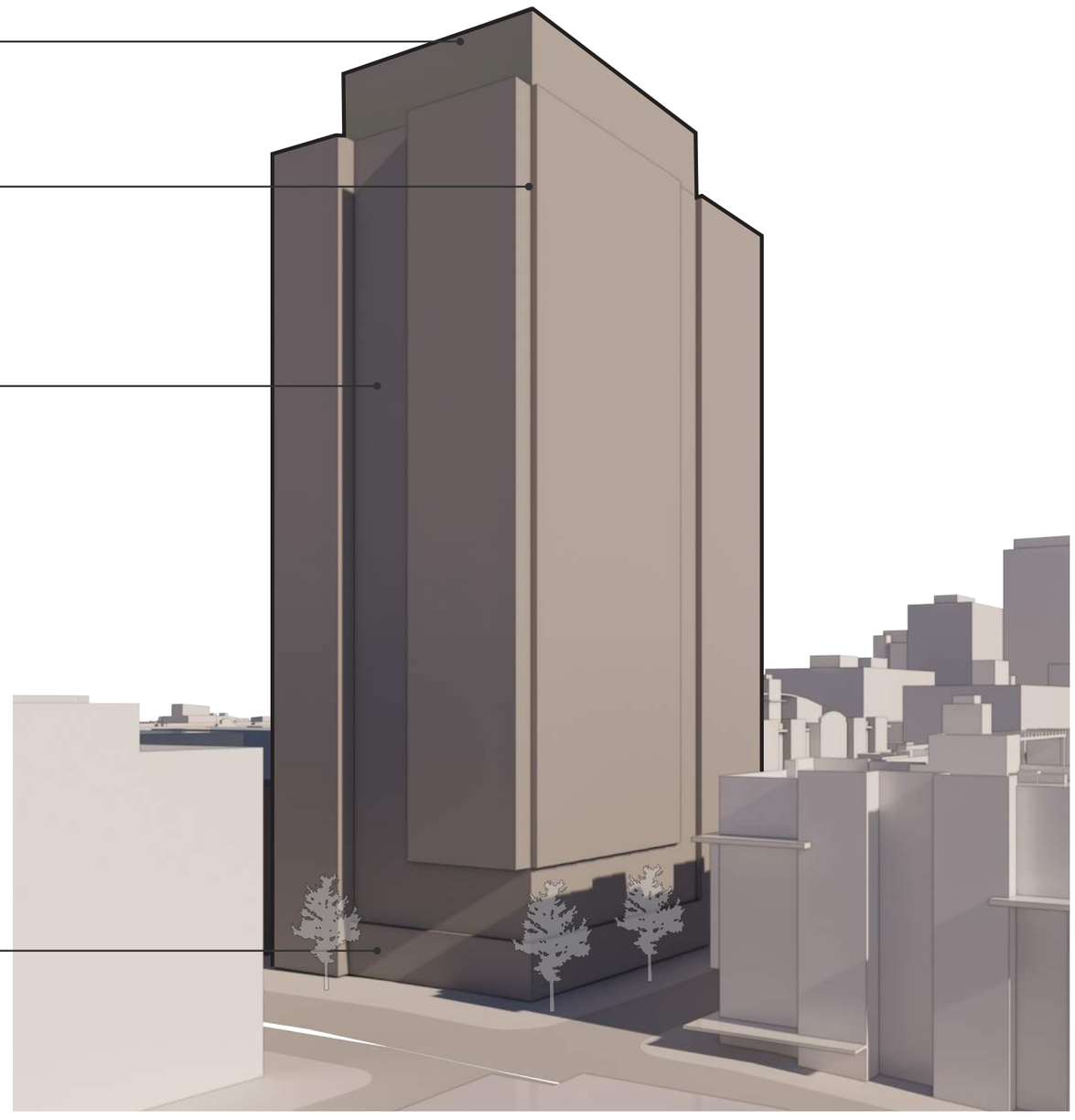
3 Recess townhouse zone at Levels 2 & 3; Recess base along 50th St

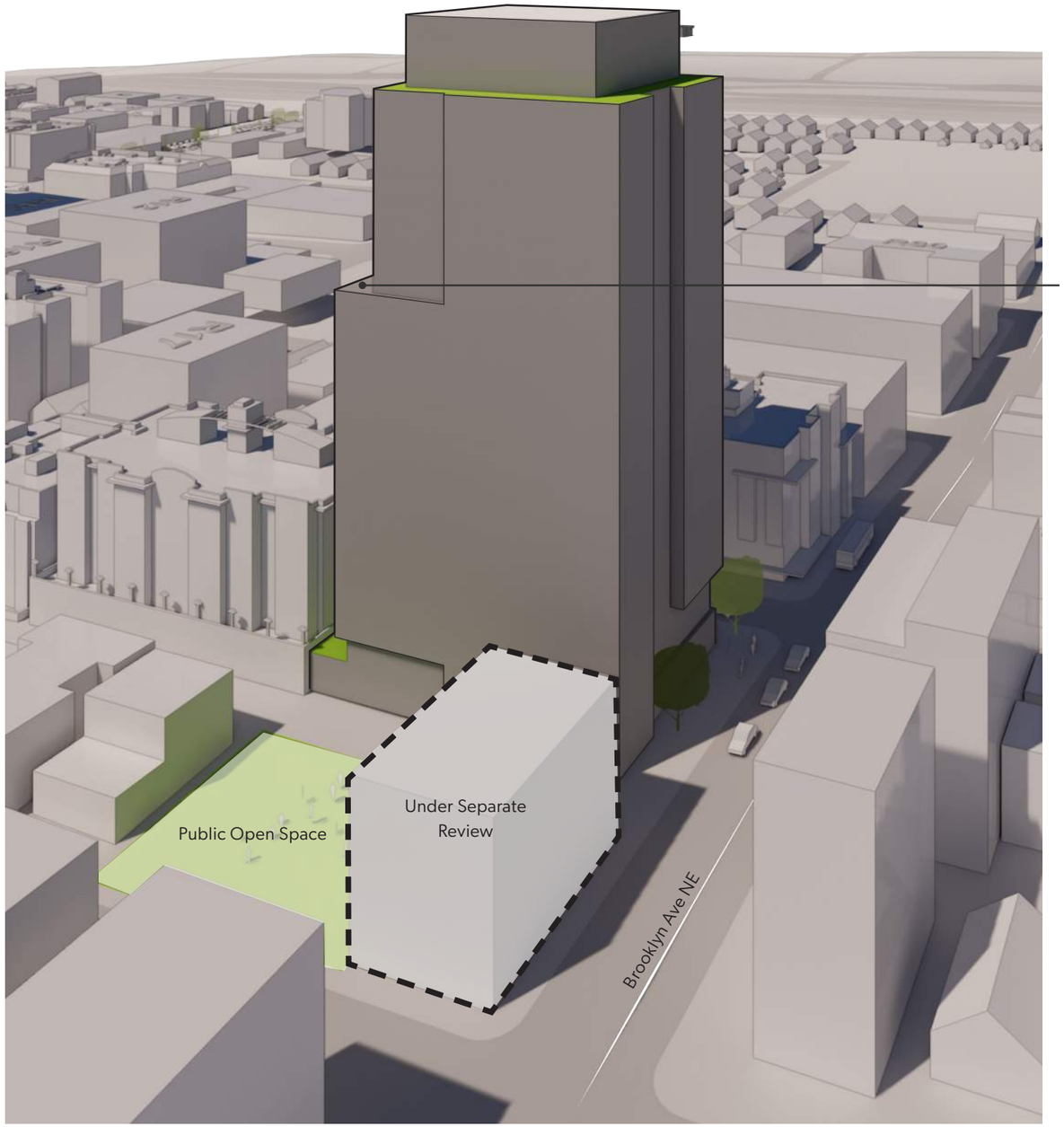
Transition to the Sky and Skyline Composition: Create an intentional, designed terminus to the tall form and enhance the skyline.

Creating a distinctive sculptural form at the corner in a highly visible location.

Corner element at 12th and 50th is well proportioned to overall tower and framed by recessed "gaskets."

Design the building's base to create a solid and "grounded" form that transitions to a human-scale at the street.

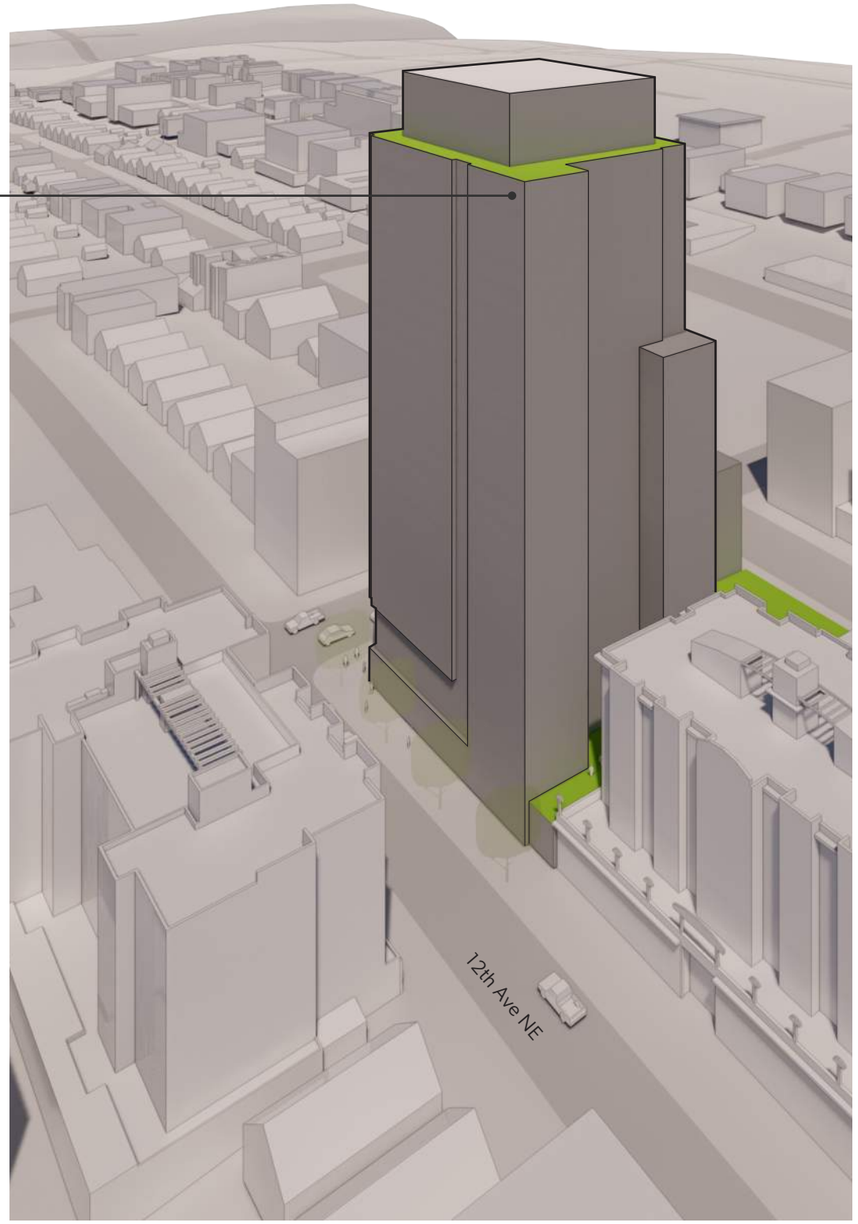




Transition to the Sky and Skyline Composition: Create an intentional, designed terminus to the tall form and enhance the skyline.

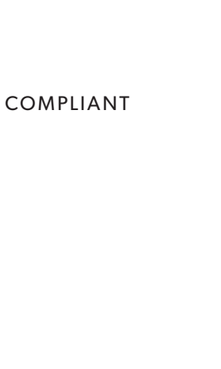
Create a thin 30' form at SW corner that provides a smaller scaled element to 12th.

Tower steps down to reduce scale at pocket park.



SCHEME 1 / GASKET - CODE COMPLIANT

1 Create major vertical striation on South facade



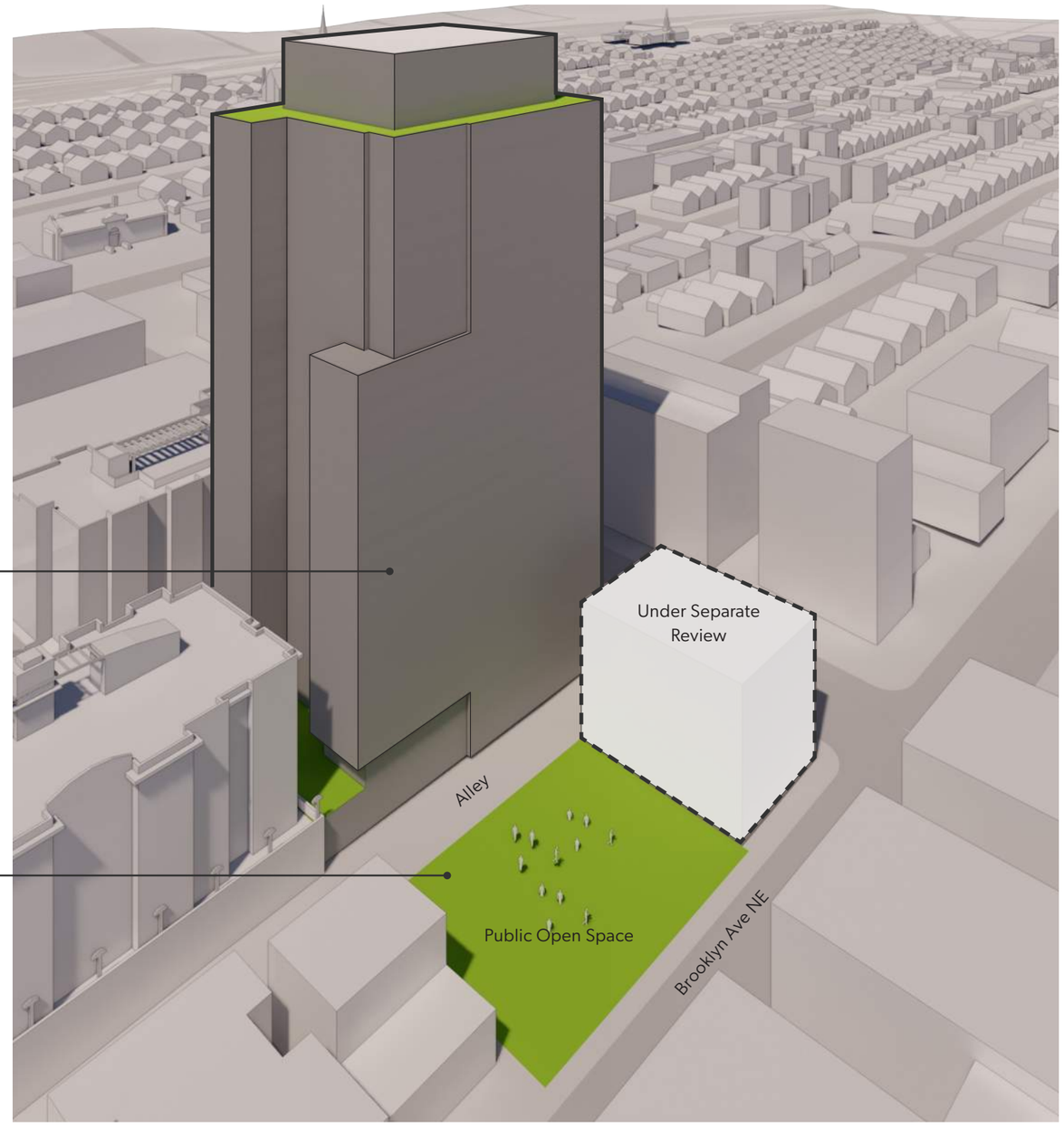
2 Step down to South, extrude roof feature

3 Carve at upper tower, create recess at open space at L2.

Reduce the bulk and scale of large buildings: A large building should be legible as a series of discrete forms at multiple scales to reduce perceived bulk

Create simple back drop form for the open space across the alley

Public Accessible Open Space

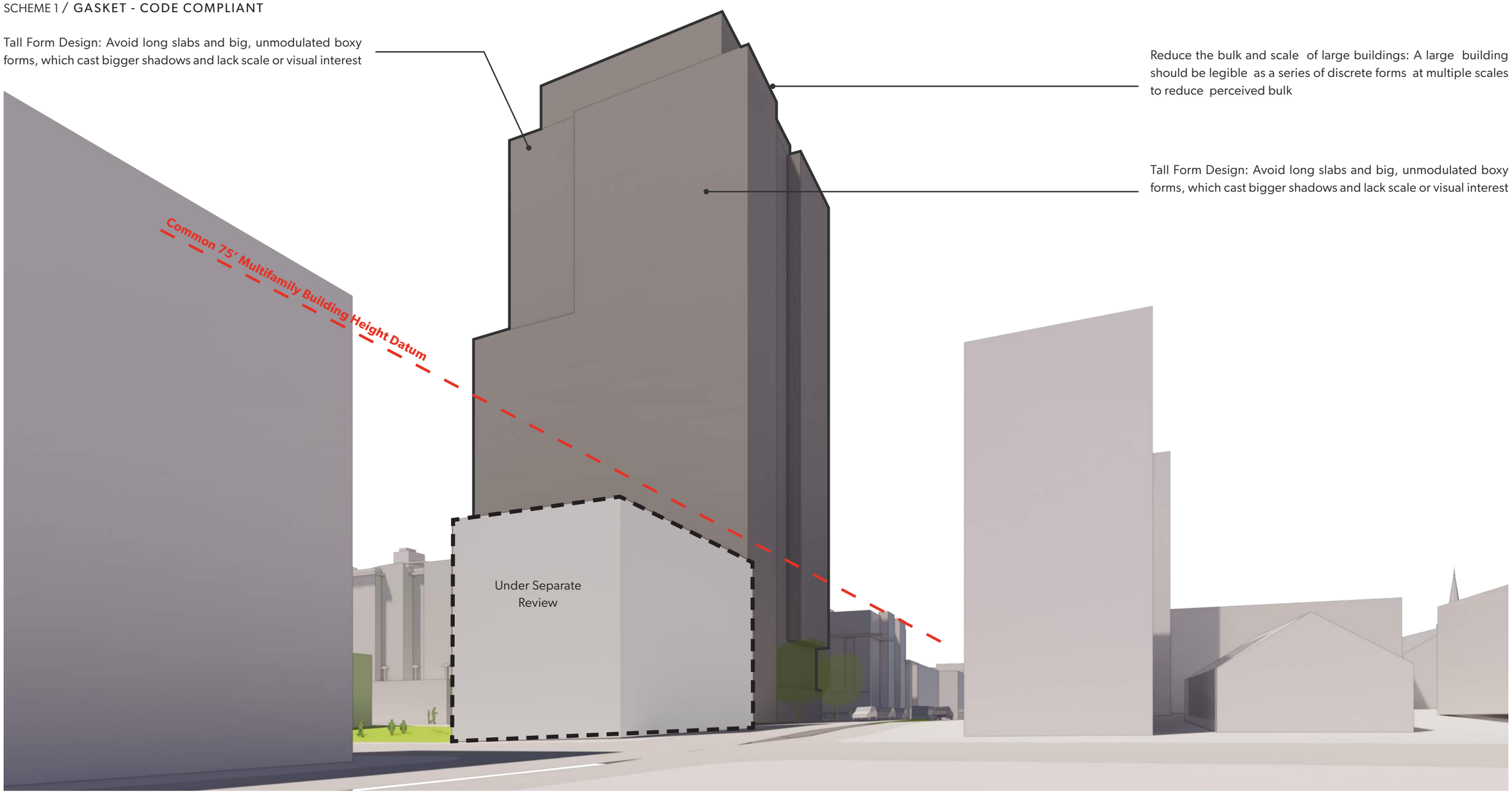


SCHEME 1 / **GASKET - CODE COMPLIANT**

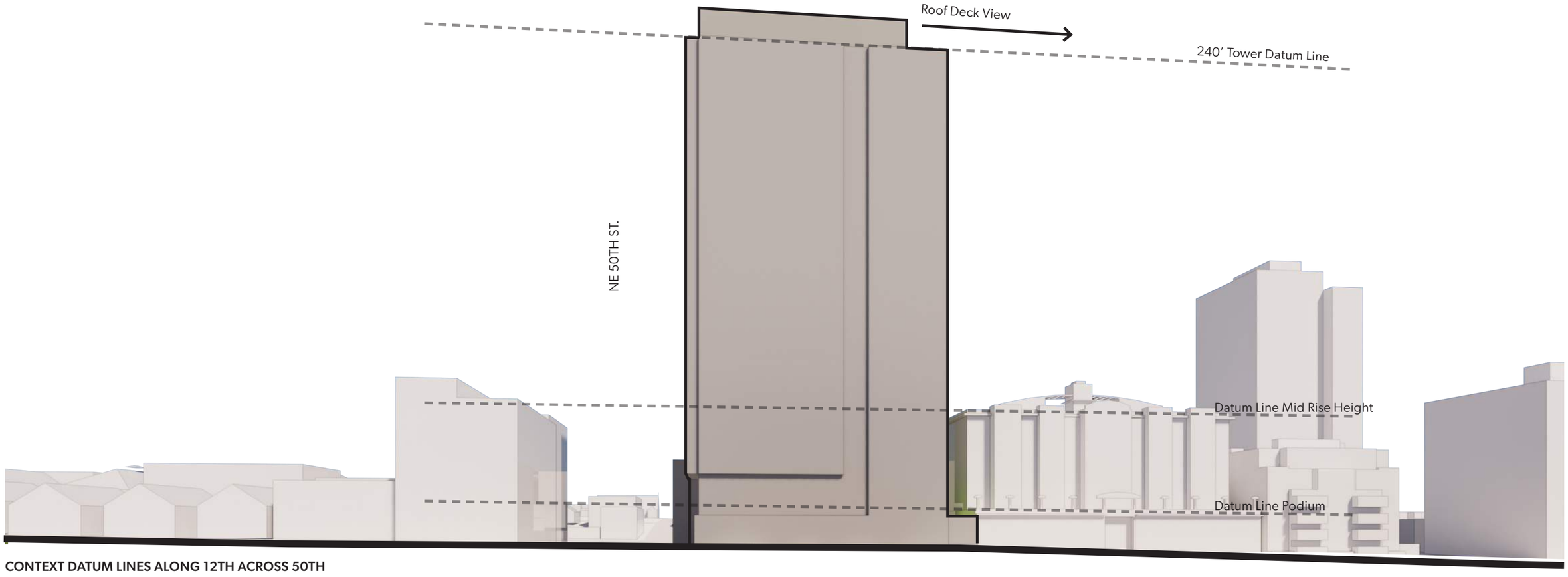
Tall Form Design: Avoid long slabs and big, unmodulated boxy forms, which cast bigger shadows and lack scale or visual interest

Reduce the bulk and scale of large buildings: A large building should be legible as a series of discrete forms at multiple scales to reduce perceived bulk

Tall Form Design: Avoid long slabs and big, unmodulated boxy forms, which cast bigger shadows and lack scale or visual interest



SCHEME 1 / GASKET - CODE COMPLIANT



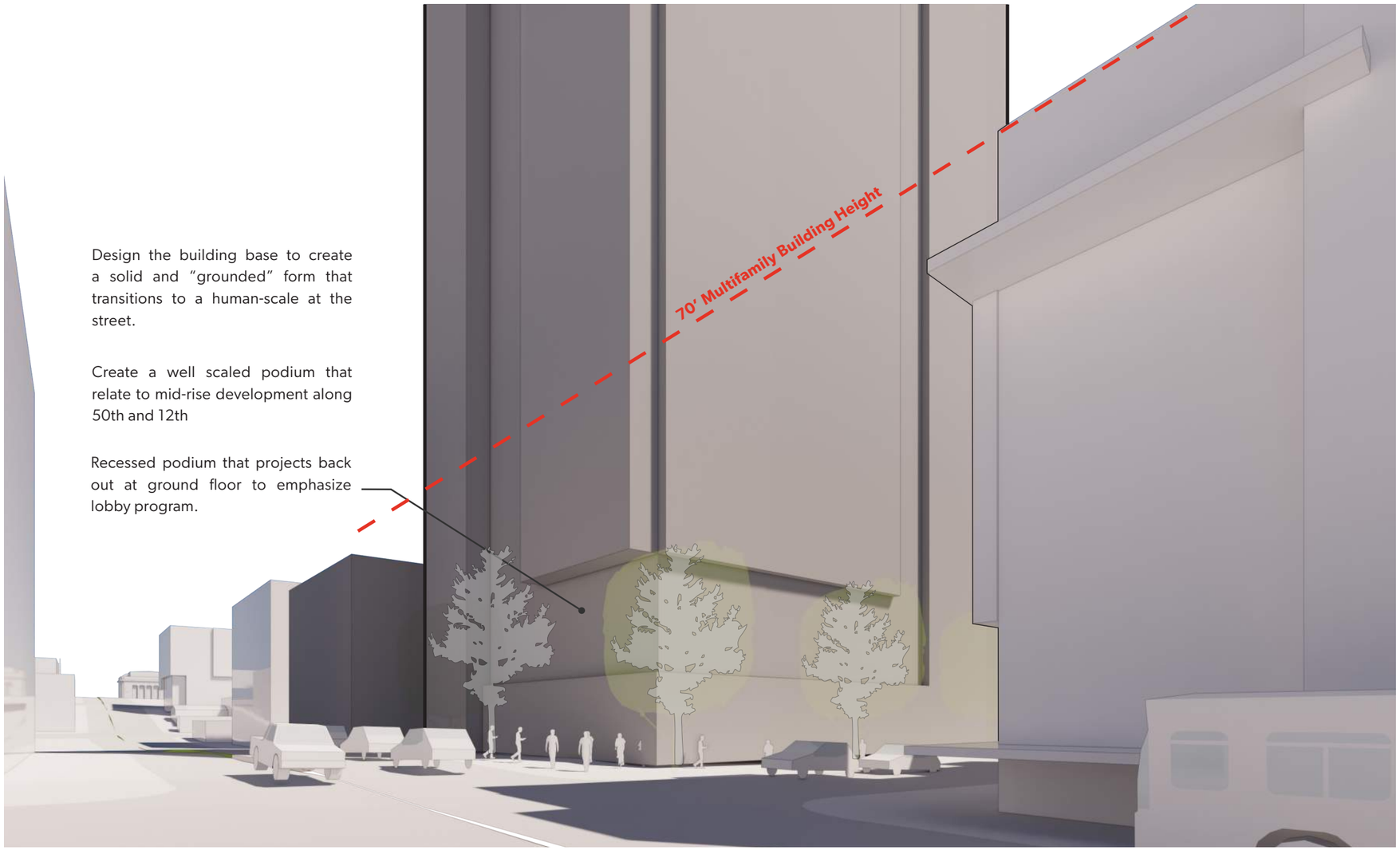
CONTEXT DATUM LINES ALONG 12TH ACROSS 50TH

SCHEME 1 / **GASKET - CODE COMPLIANT**

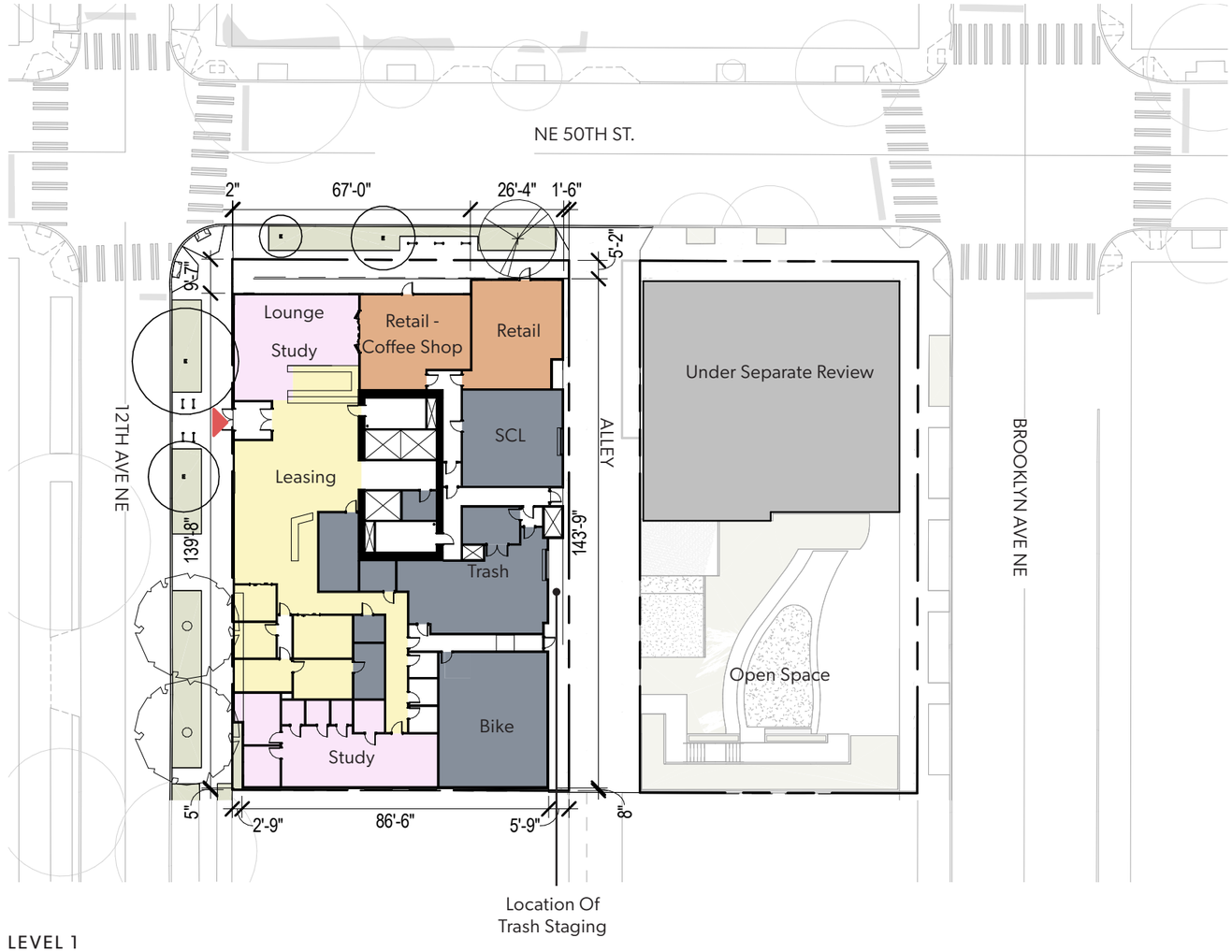
Design the building base to create a solid and "grounded" form that transitions to a human-scale at the street.

Create a well scaled podium that relate to mid-rise development along 50th and 12th

Recessed podium that projects back out at ground floor to emphasize lobby program.



SCHEME 1 / GASKET - CODE COMPLIANT



LEVEL 1

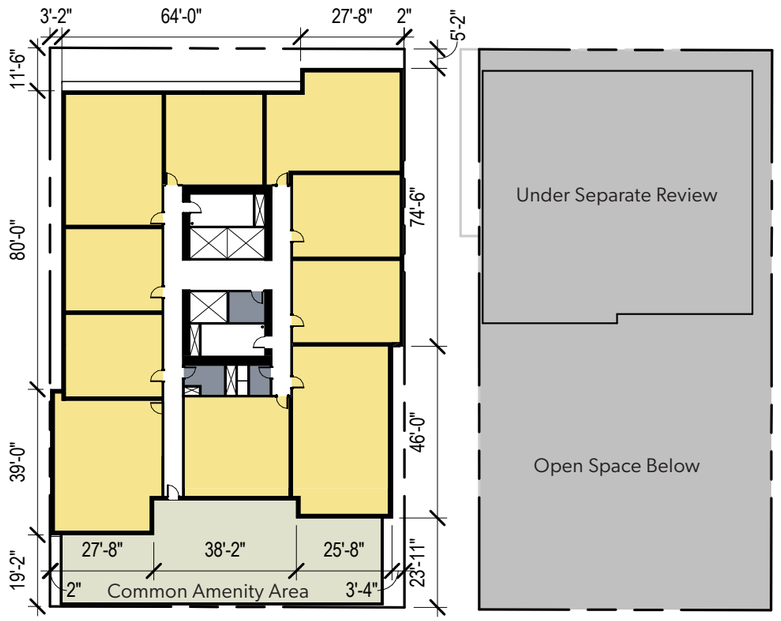
Program Legend

- Units
- Amenity
- Retail
- Lobby/leasing
- Study area
- Back of House

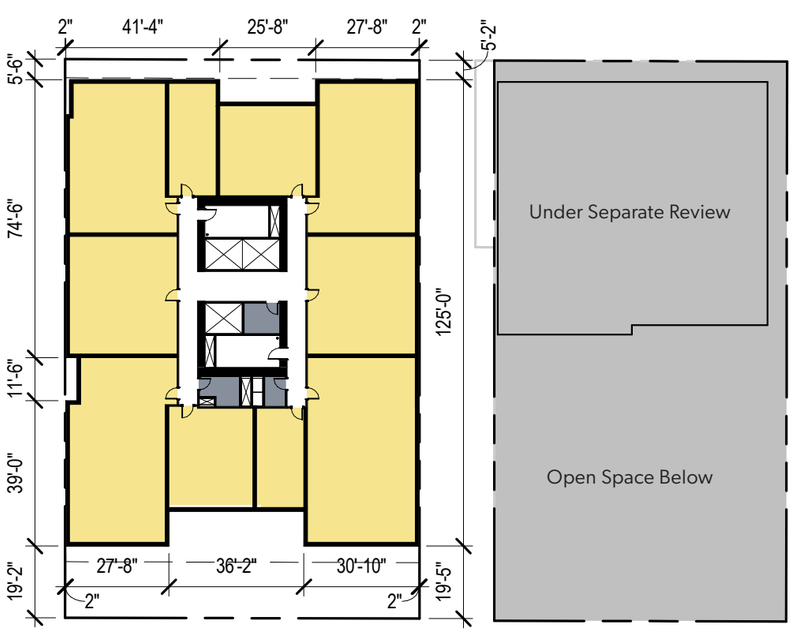
Primary Pedestrian Entry

GGLO

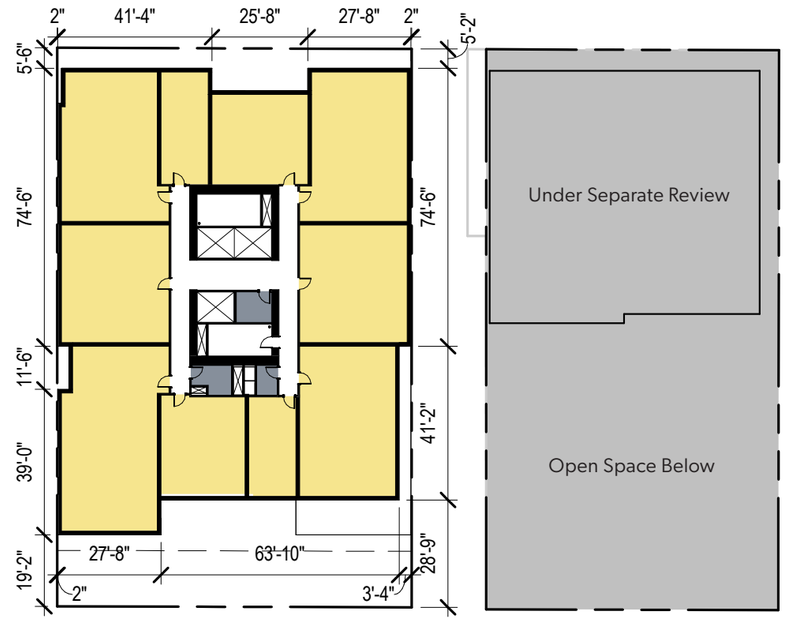
SCHEME 1 / GASKET - CODE COMPLIANT



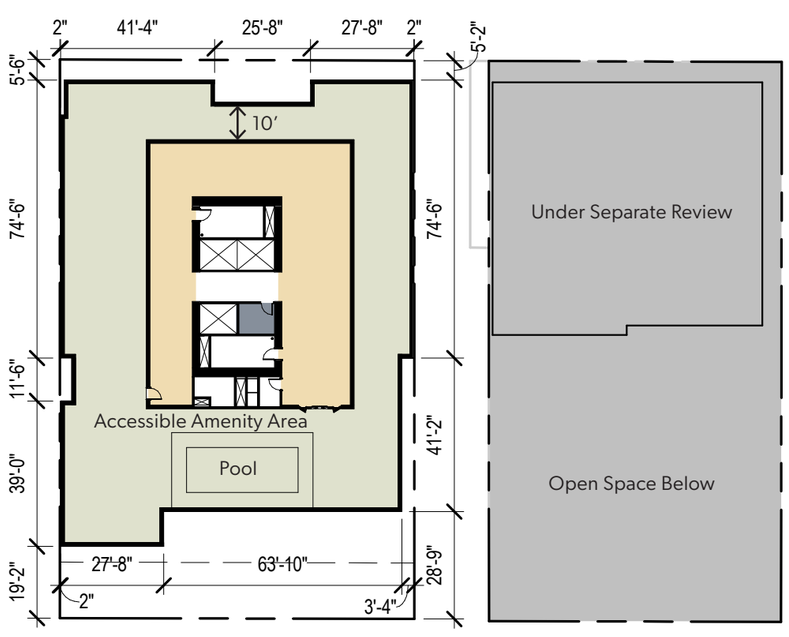
LEVEL 2 - 3



LEVEL 4 - 16



LEVEL 17 - 24



LEVEL 25

Program Legend

- Units
- Amenity
- Retail
- Lobby/leasing
- Study area
- Back of House

Primary Pedestrian Entry

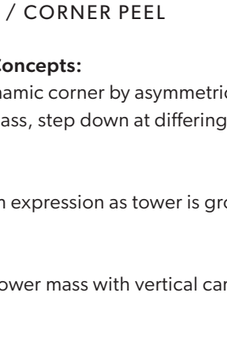
SCHEME 2 / **CORNER PEEL**

Massing Concepts:
Create dynamic corner by asymmetrical carving of surrounding building mass, step down at differing heights to create hierarchy.

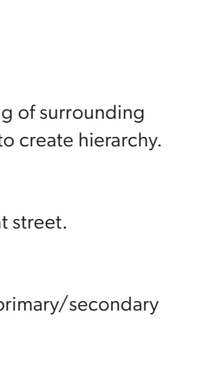
Podium:
No podium expression as tower is grounded at street.

Tower:
Complex tower mass with vertical carving of primary/secondary elements.

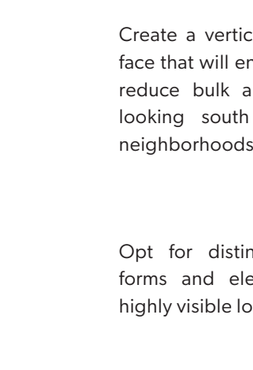
Departures:
- 30' retail
- Roof top setback



1 Create major vertical striations along 12th Ave & along 50th St to "peel" back corner



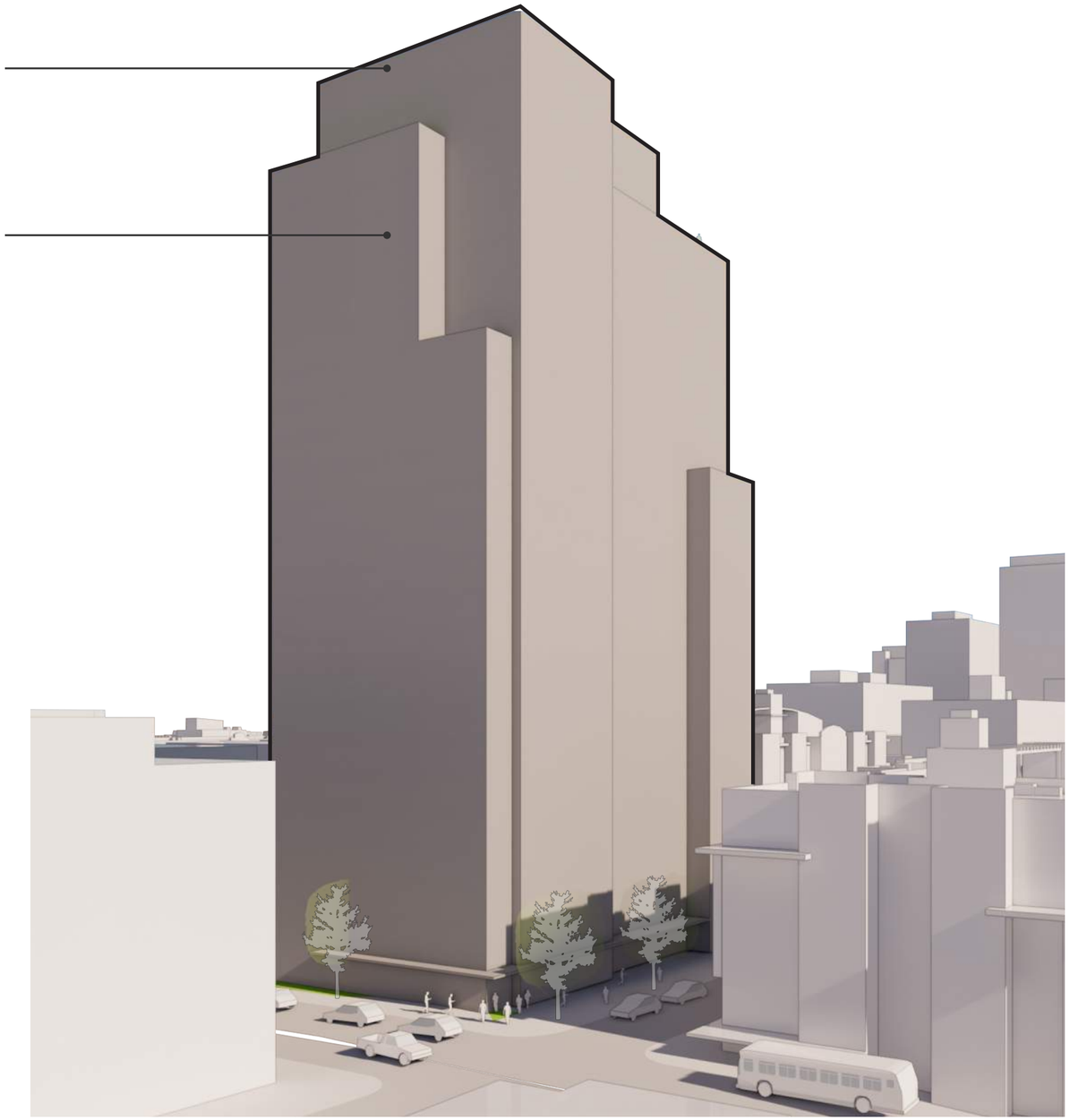
2 Create primary roof element, push secondary element down to emphasize corner

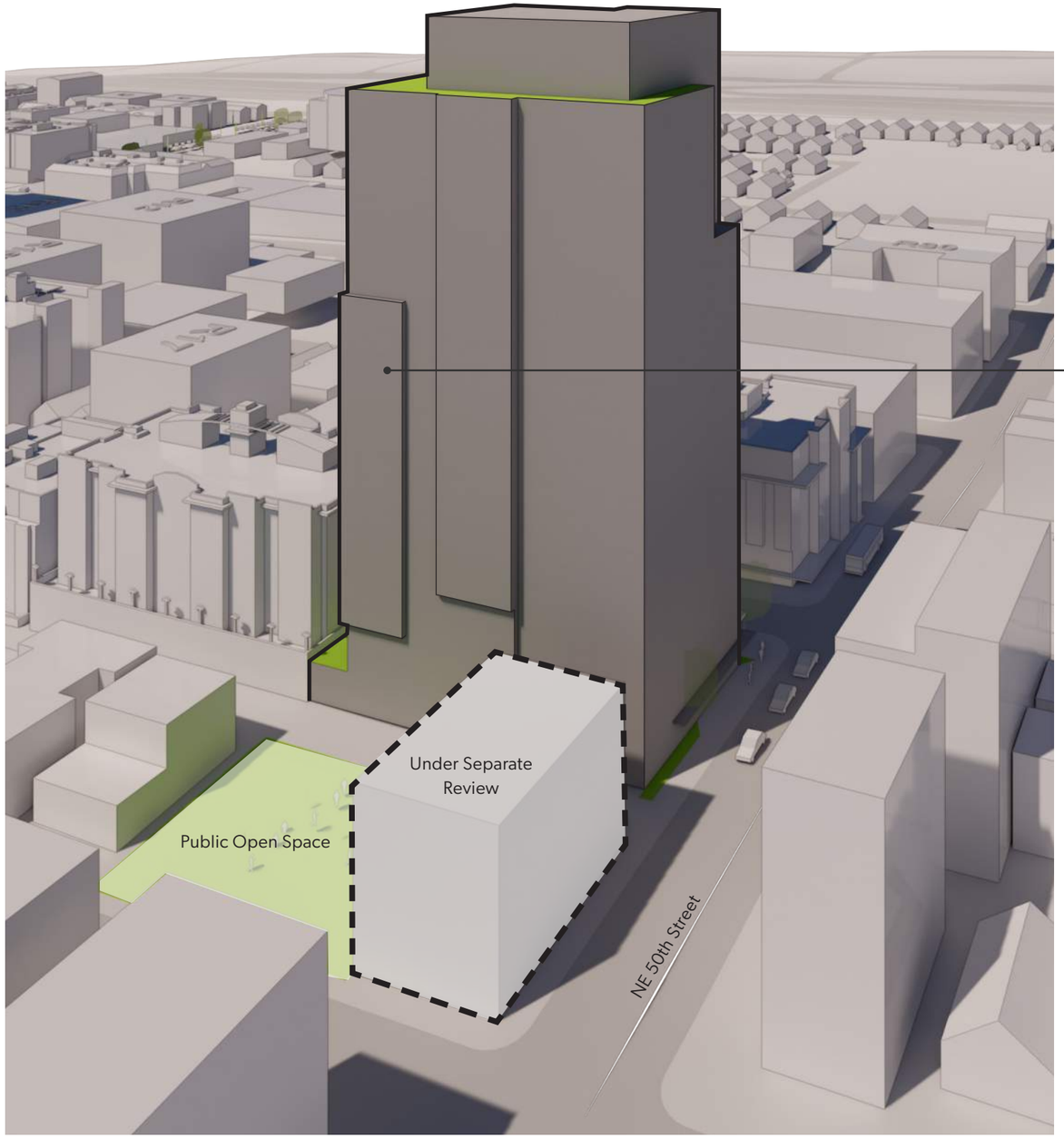


3 Extend roof element to create vertical continuity at corner

Create a vertically modulated tower face that will enhance the skyline and reduce bulk and scale from views looking south from lower scaled neighborhoods to north.

Opt for distinctive and sculptural forms and elements, especially in highly visible locations or corners.

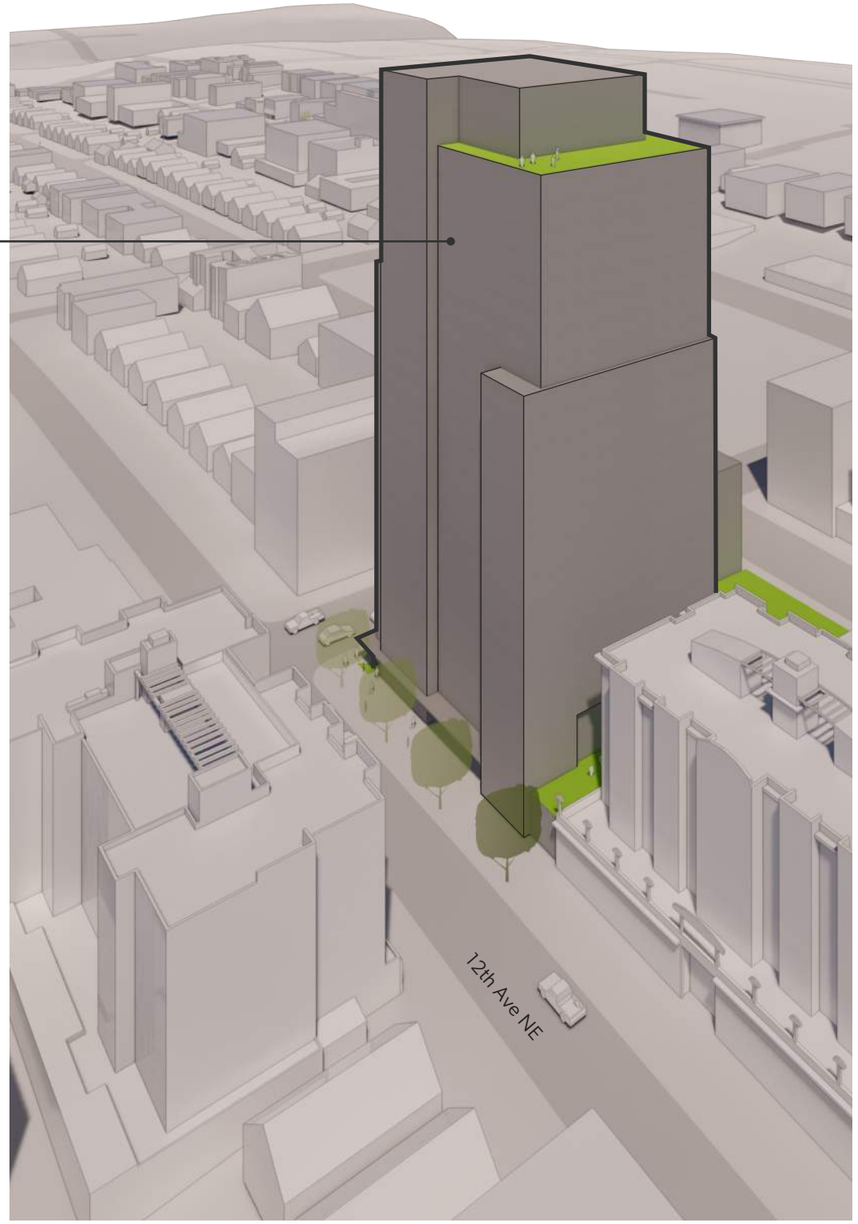




Shape & Design All Sides: Because towers are visible from many viewpoints/ distances, intentionally shape the form and design all sides

Create an interlocking mass between the 2 strong vertical massing

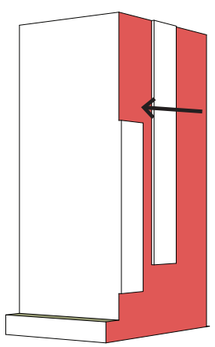
Tower steps down to reduce scale at pocket park.



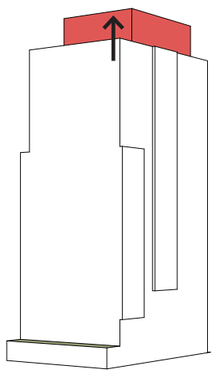
SCHEME 2 / **CORNER PEEL**

Employ purposeful modulation that is meaningful to the overall composition and building proportion, or that expresses individual units or modules. Avoid over-modulation.

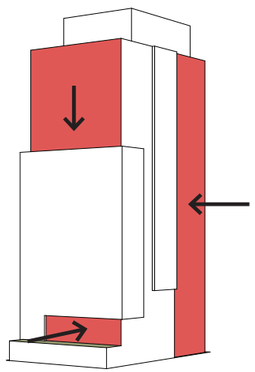
Create a thin 30' form that steps down SE corner for better scale and relationship at pocket park



1 Carve East facade to create finer-grain scale to pocket park



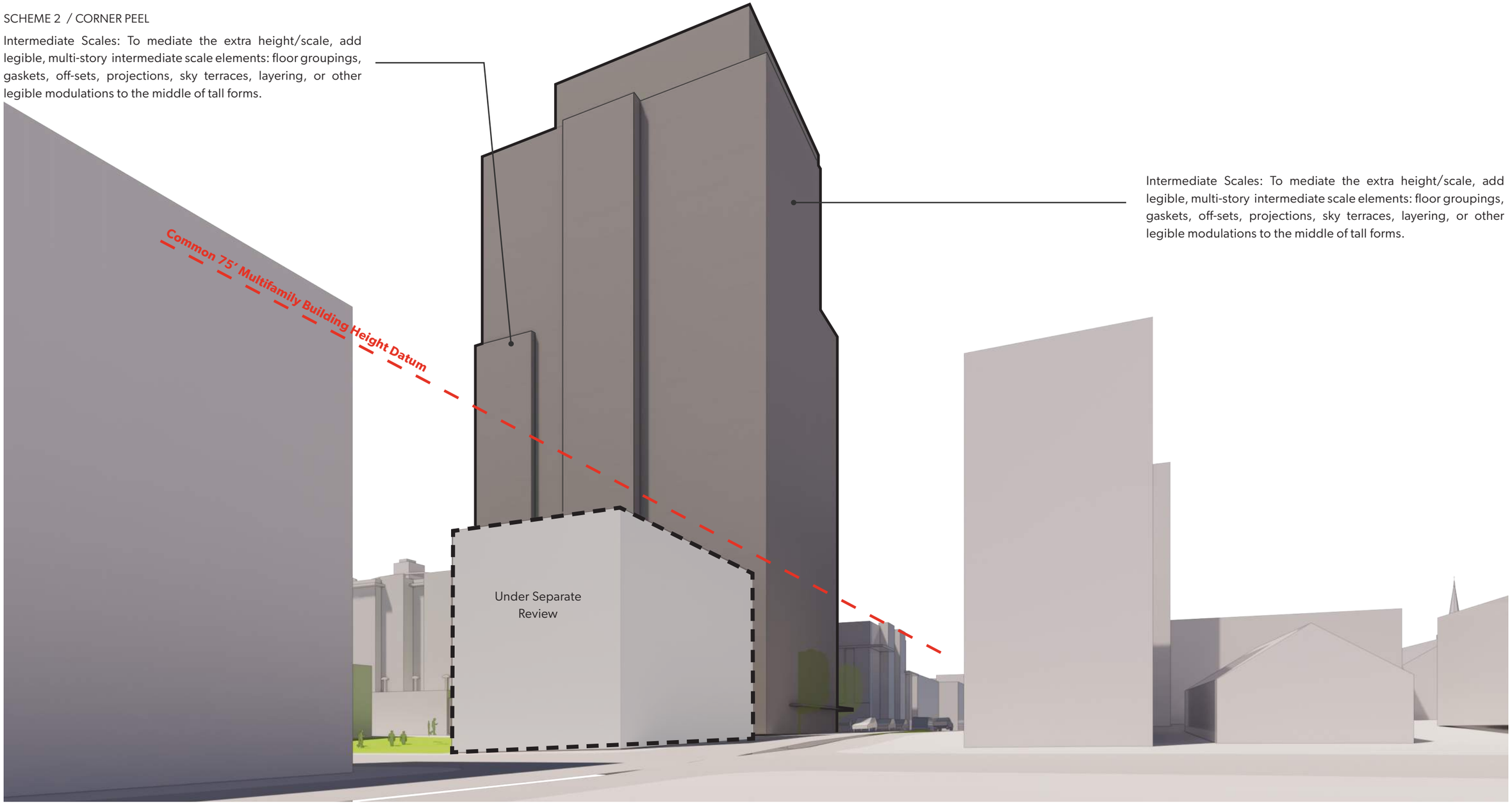
2 Extrude roof element



3 Step down South facade to reduce overall scale of massing, carve east facade for more verticality

SCHEME 2 / CORNER PEEL

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.

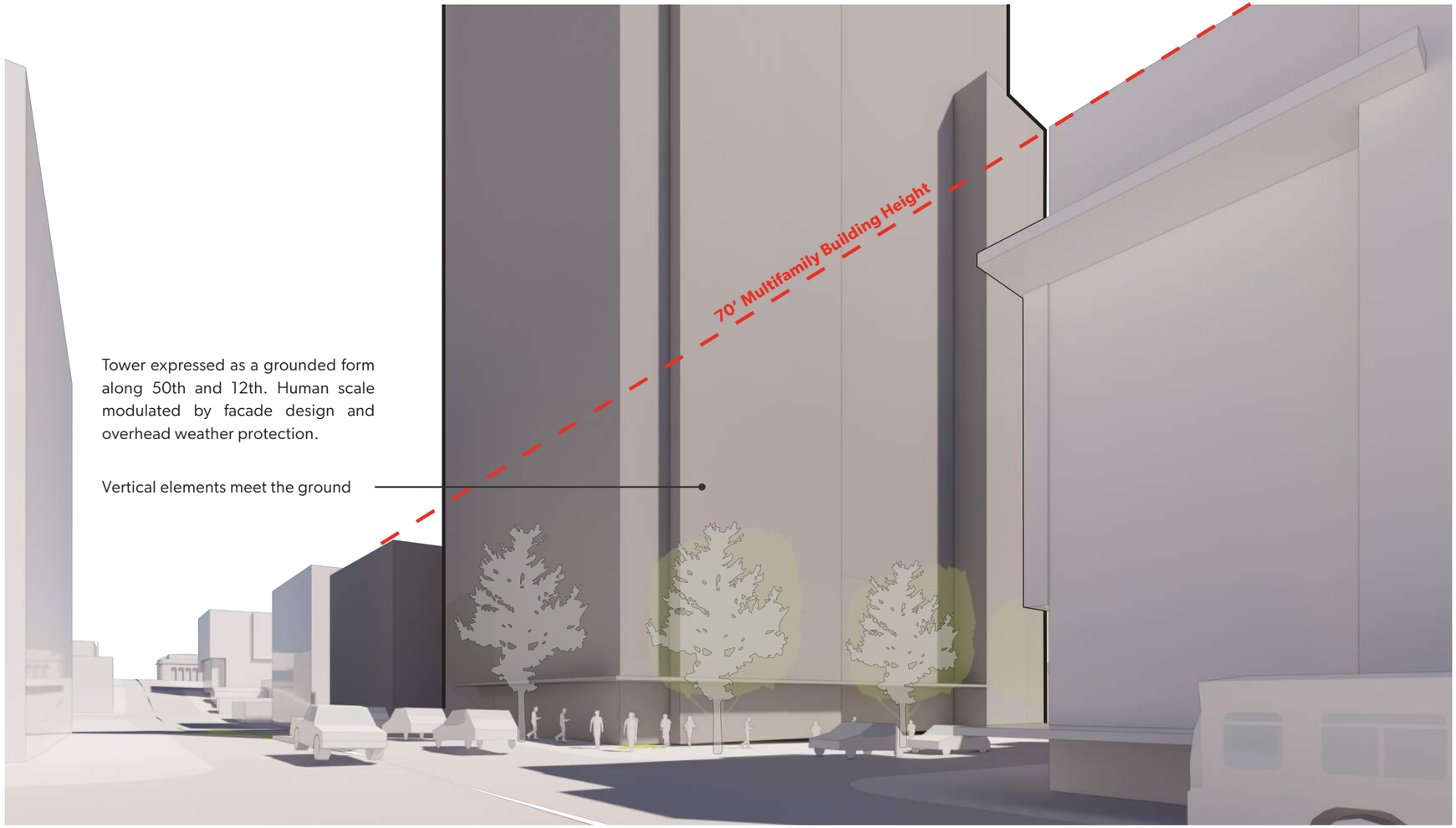


Intermediate Scales: To mediate the extra height/scale, add legible, multi-story intermediate scale elements: floor groupings, gaskets, off-sets, projections, sky terraces, layering, or other legible modulations to the middle of tall forms.

SCHEME 2 / **CORNER PEEL**

CONTEXT DATUM LINES ALONG 12TH ACROSS 50TH

SCHEME 2 / CORNER PEEL



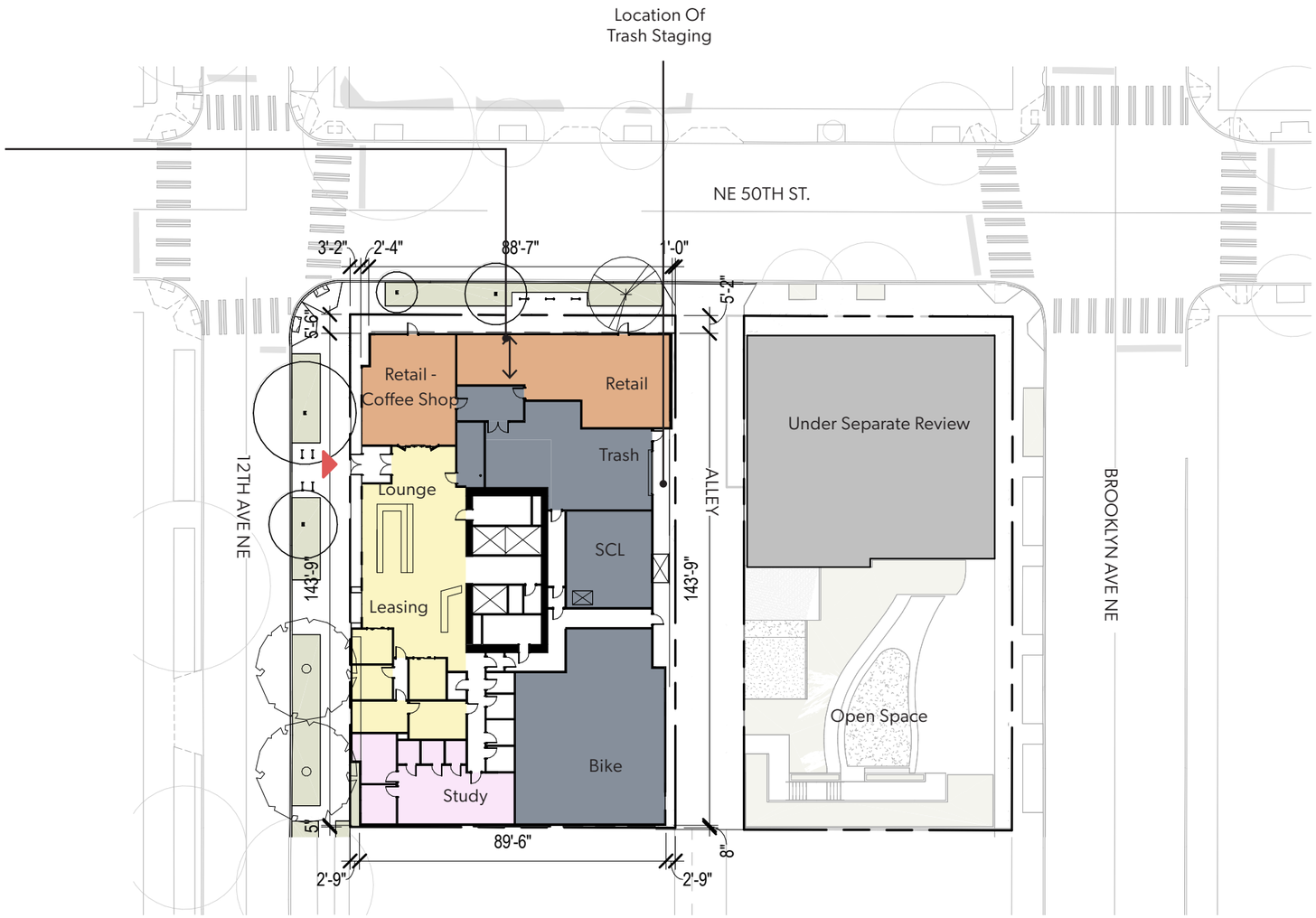
Tower expressed as a grounded form along 50th and 12th. Human scale modulated by facade design and overhead weather protection.

Vertical elements meet the ground

SCHEME 2 / **CORNER PEEL**

Retail not 30’ deep

Requires a Departure



LEVEL 1

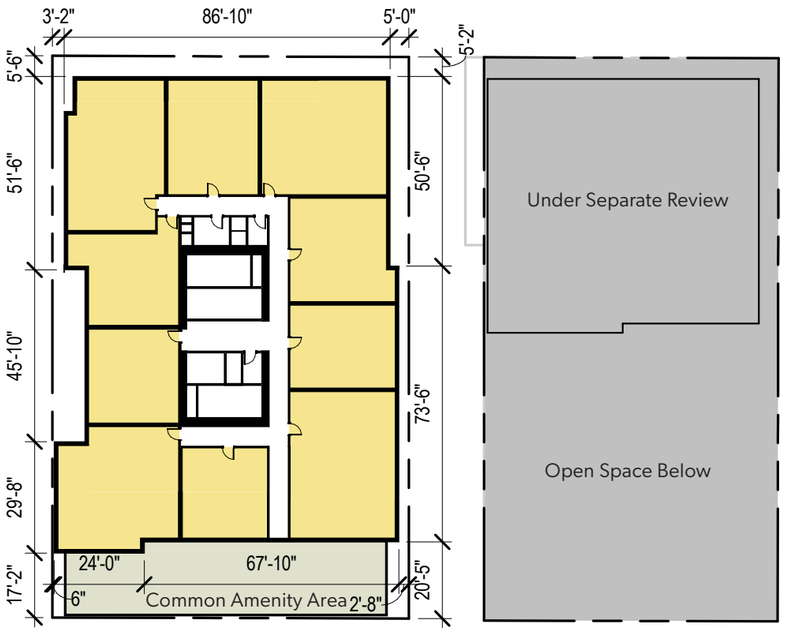
Program Legend

- Units
- Amenity
- Retail
- Lobby/leasing
- Study area
- Back of House

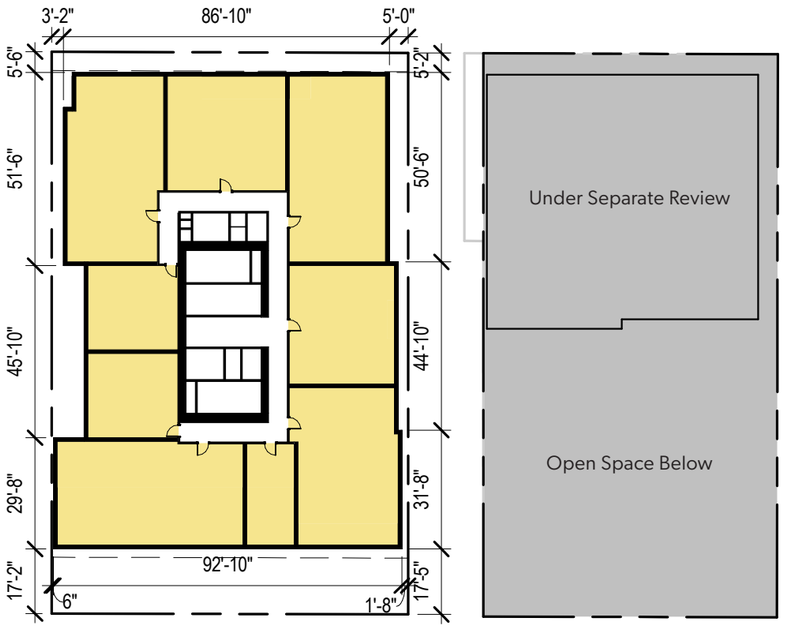
Primary Pedestrian Entry

GGLO

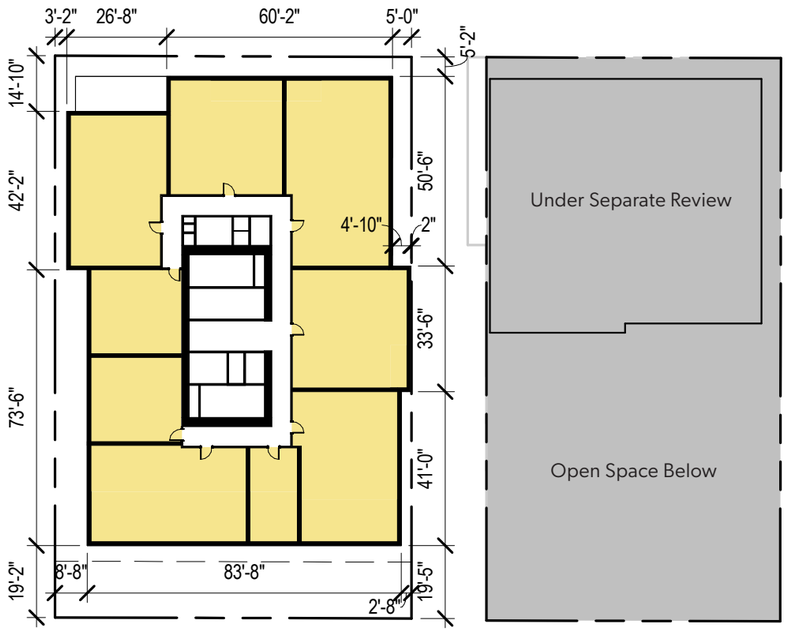
SCHEME 2 / CORNER PEEL



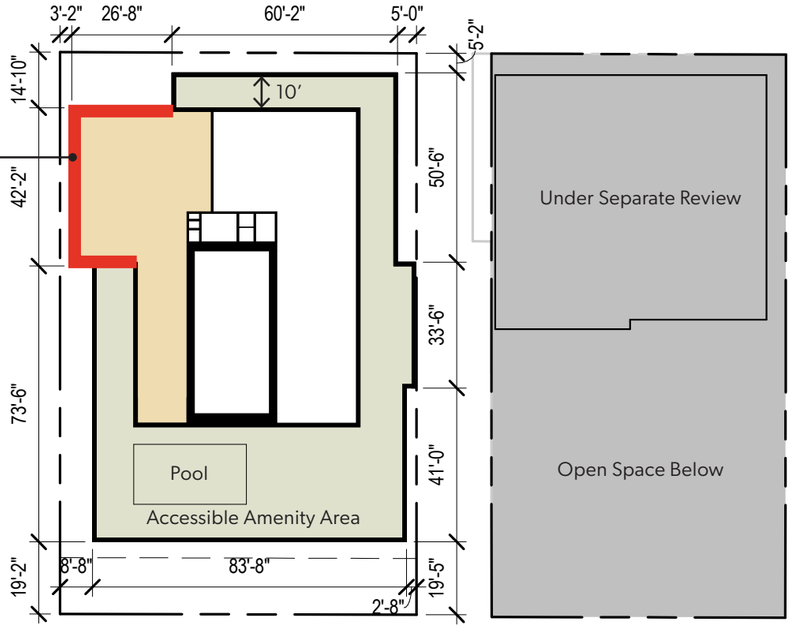
LEVEL 2 - 3



LEVEL 4 - 19



LEVEL 20 - 24



LEVEL 25

Program Legend

- Units
- Amenity
- Retail
- Lobby/leasing
- Study area
- Back of House

Primary Pedestrian Entry

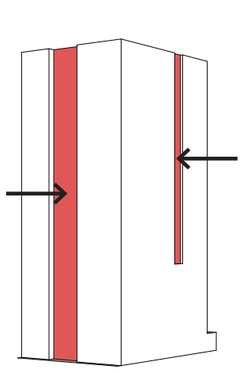
SCHEME 3 / **GASKET PODIUM**

Massing Concepts:
Vertical gaskets create discrete massing elements that step up at different heights and enhance the skyline. Horizontal gaskets create podium at corner element along 50th and 12th.

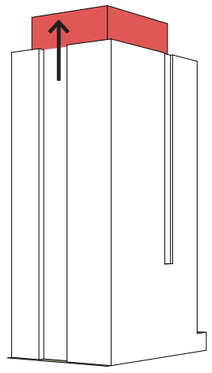
Podium:
Podium relates to datum of mid-rise building context and recessed to align with building to south. Podium recessed at 50th and 12th.

Tower:
Clear, simple massing grounded at alley and transitions to podium along 12th and 50th.

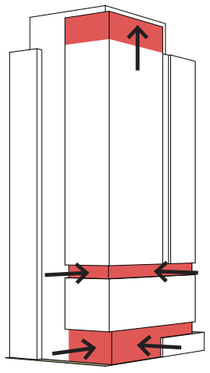
Departures:
- Roof top setback
- Unmodulated facade Length



1 Create gaskets to articulate massing vertical shifts



2 Extrude "embedded" mass to create primary roof form



3 Extrude corner mass to create secondary roof form; Recess podium story; Recess base along 50th St & 12th Ave

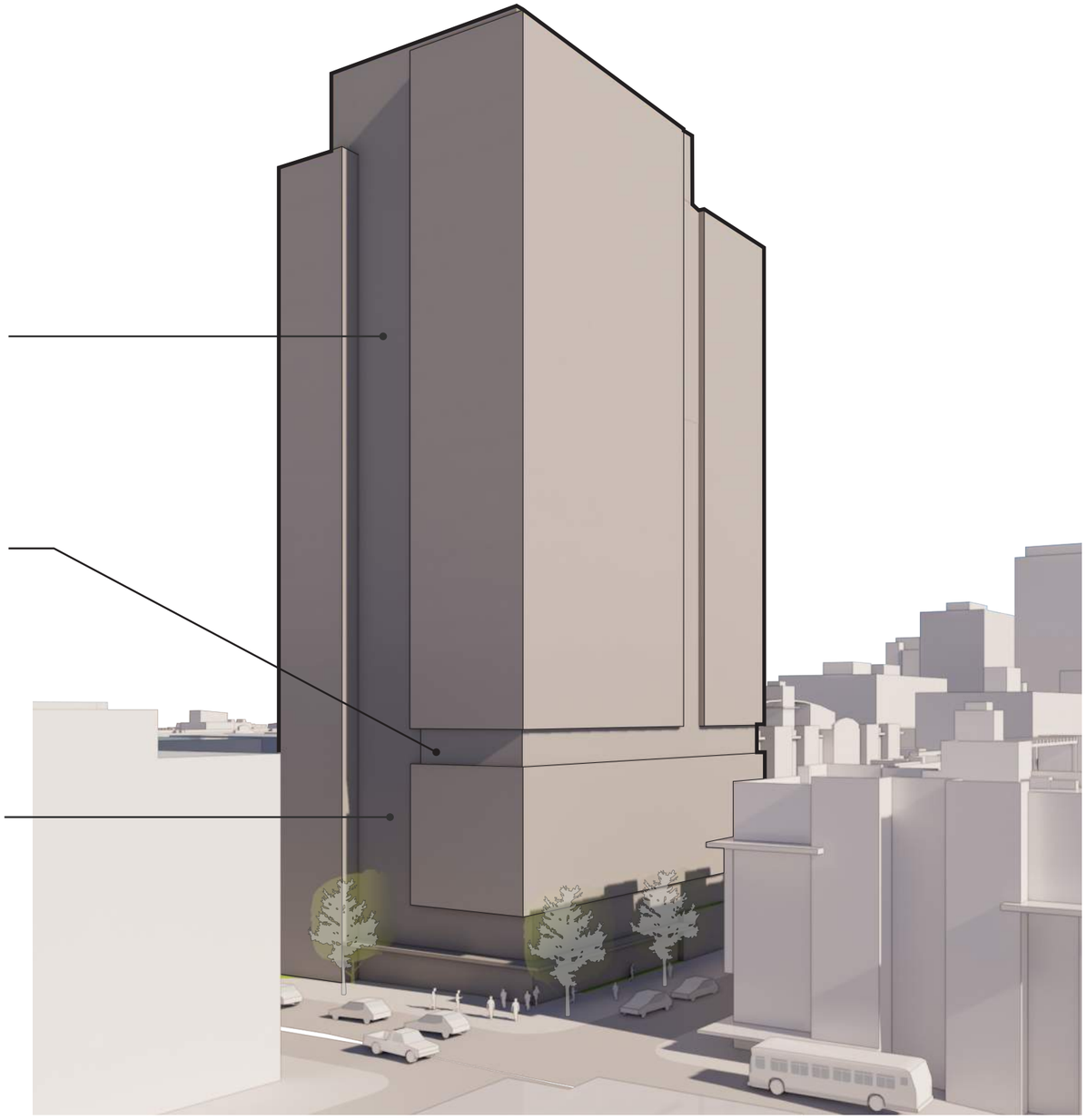
Employ purposeful modulation that is meaningful to the overall composition and building proportion, or that expresses individual units or modules. Avoid over-modulation.

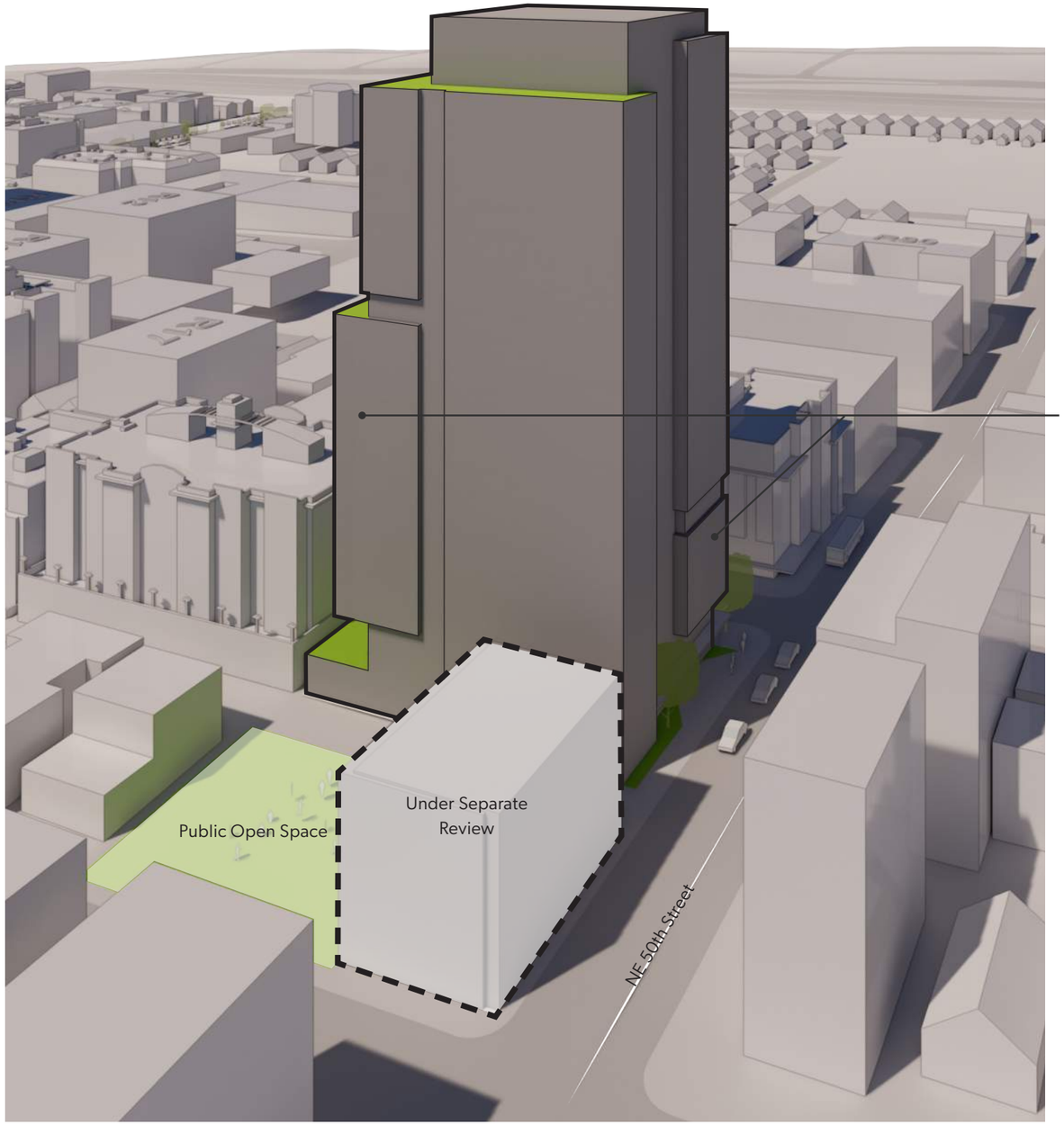
Gaskets create vertical and horizontal tower separation to better articulate scale

Creates a clear "Podium" form that relates to context

Response to Context: Integrate and transition to a surrounding fabric of differing heights; relate to existing visual datums.

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





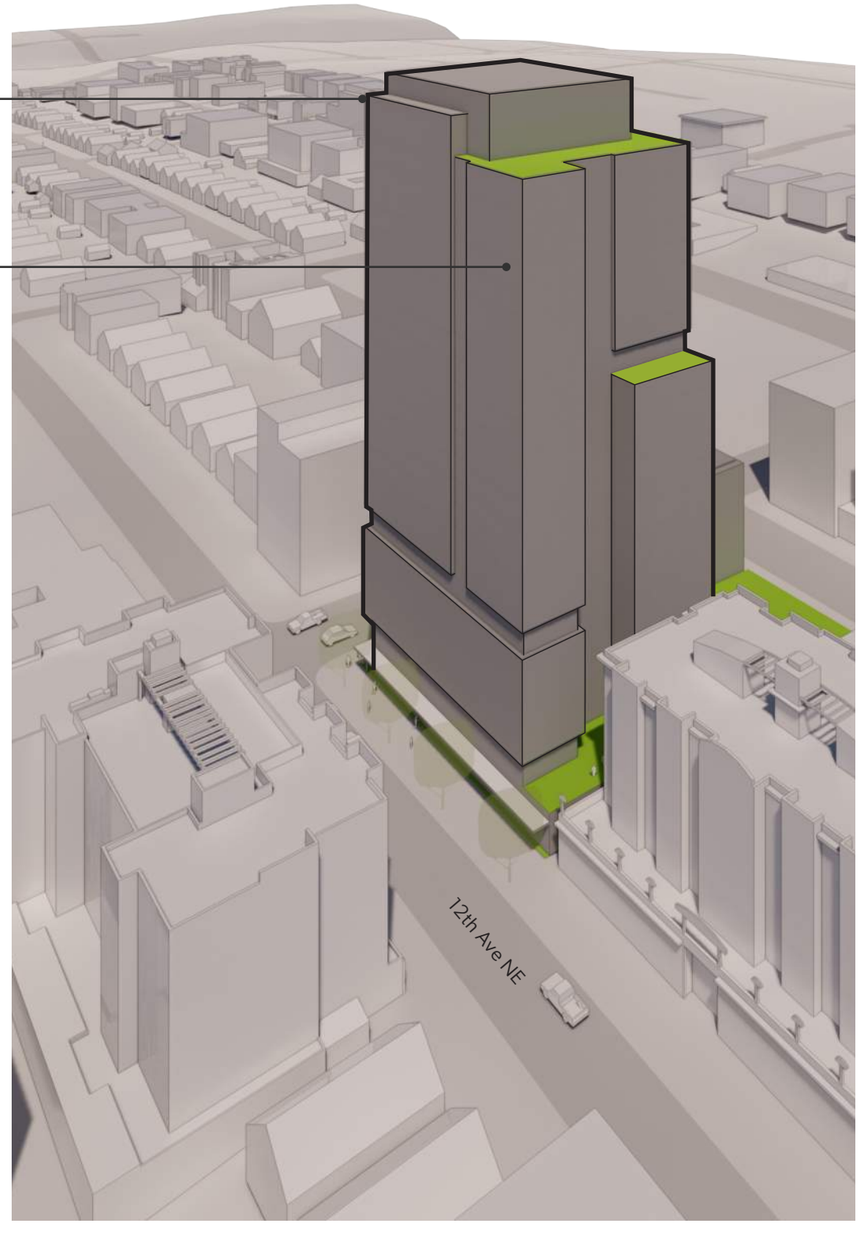
Transition to the Sky & Skyline Composition: Create an intentional, designed terminus to the tall form and enhance the skyline

Create a thin 30' form at SW corner that provides a smaller scaled element to 12th.

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.

Adjusted Base Scale: To mediate the form's added height, design a 1-3 story base scale, to the ground and mark the 'street room' proportion.

Shape & Design All Sides: Because towers are visible from many viewpoints/ distances, intentionally shape the form and design all sides



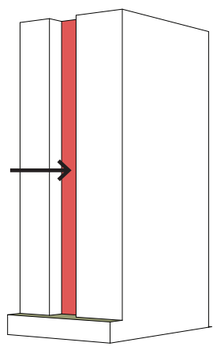
SCHEME 3 / **GASKET PODIUM**

Roof Top Amenity

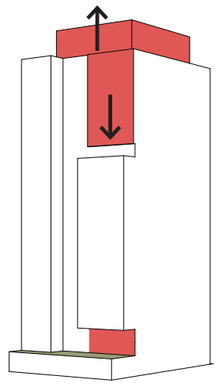
Intermediate Scales: To mediate the extra height/scale, add legible, multi-story intermediate scale elements: floor groupings, gaskets, off-sets, projections, sky terraces, layering, or other legible modulations to the middle of tall forms.

Green Roof

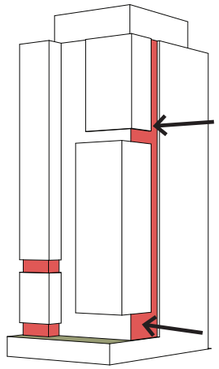
Create a thin 30' form that steps down SE corner for better scale and relationship at pocket park



1 Create vertical striation at South Facade



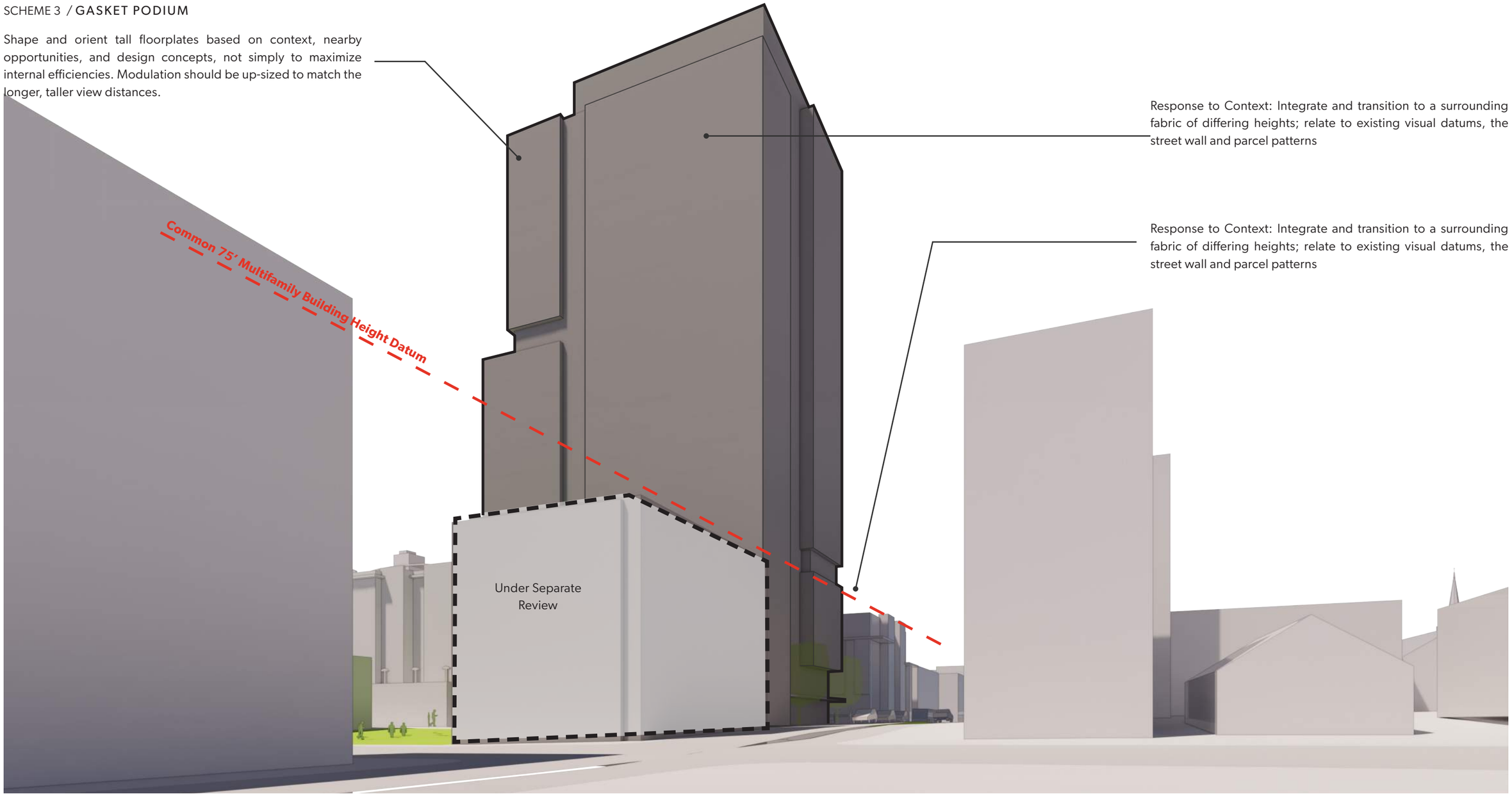
2 Step down for improved scale at pocket park, extrude roof form



3 Create vertical striation at East facade to continue scaling tower to pocket park

SCHEME 3 / **GASKET PODIUM**

Shape and orient tall floorplates based on context, nearby opportunities, and design concepts, not simply to maximize internal efficiencies. Modulation should be up-sized to match the longer, taller view distances.



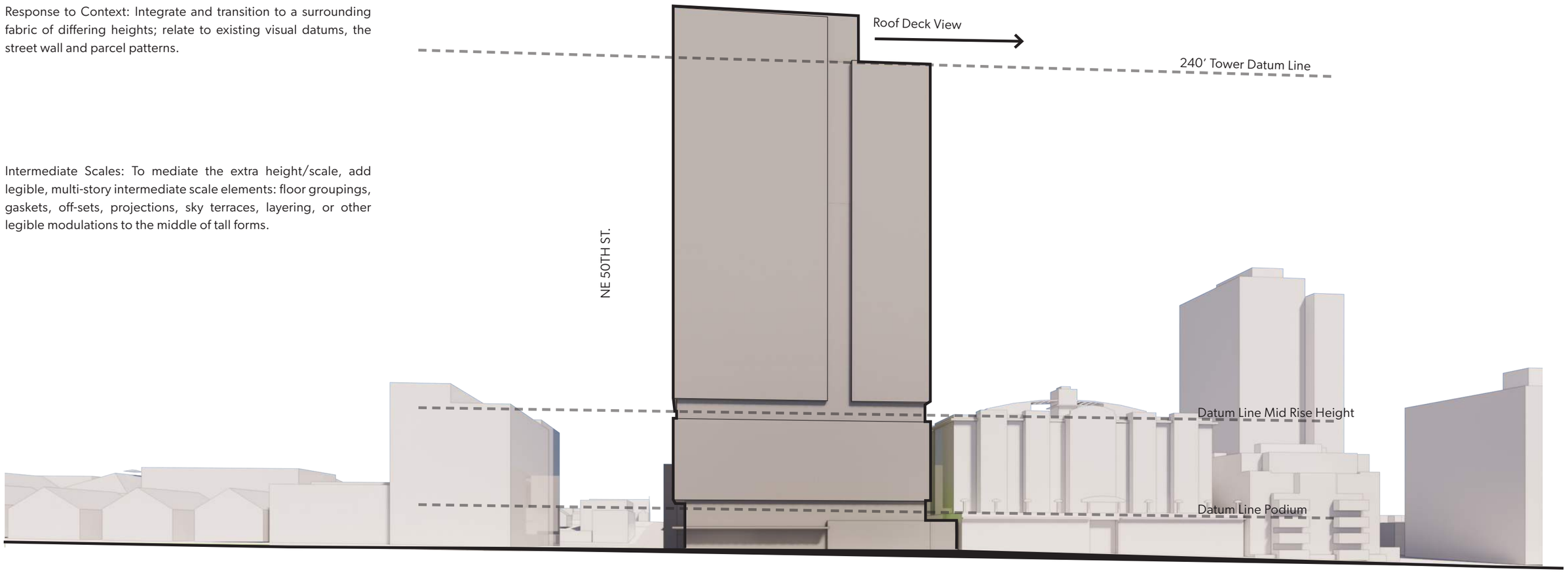
Response to Context: Integrate and transition to a surrounding fabric of differing heights; relate to existing visual datums, the street wall and parcel patterns

Response to Context: Integrate and transition to a surrounding fabric of differing heights; relate to existing visual datums, the street wall and parcel patterns

SCHEME 3 / **GASKET PODIUM**

Response to Context: Integrate and transition to a surrounding fabric of differing heights; relate to existing visual datums, the street wall and parcel patterns.

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.

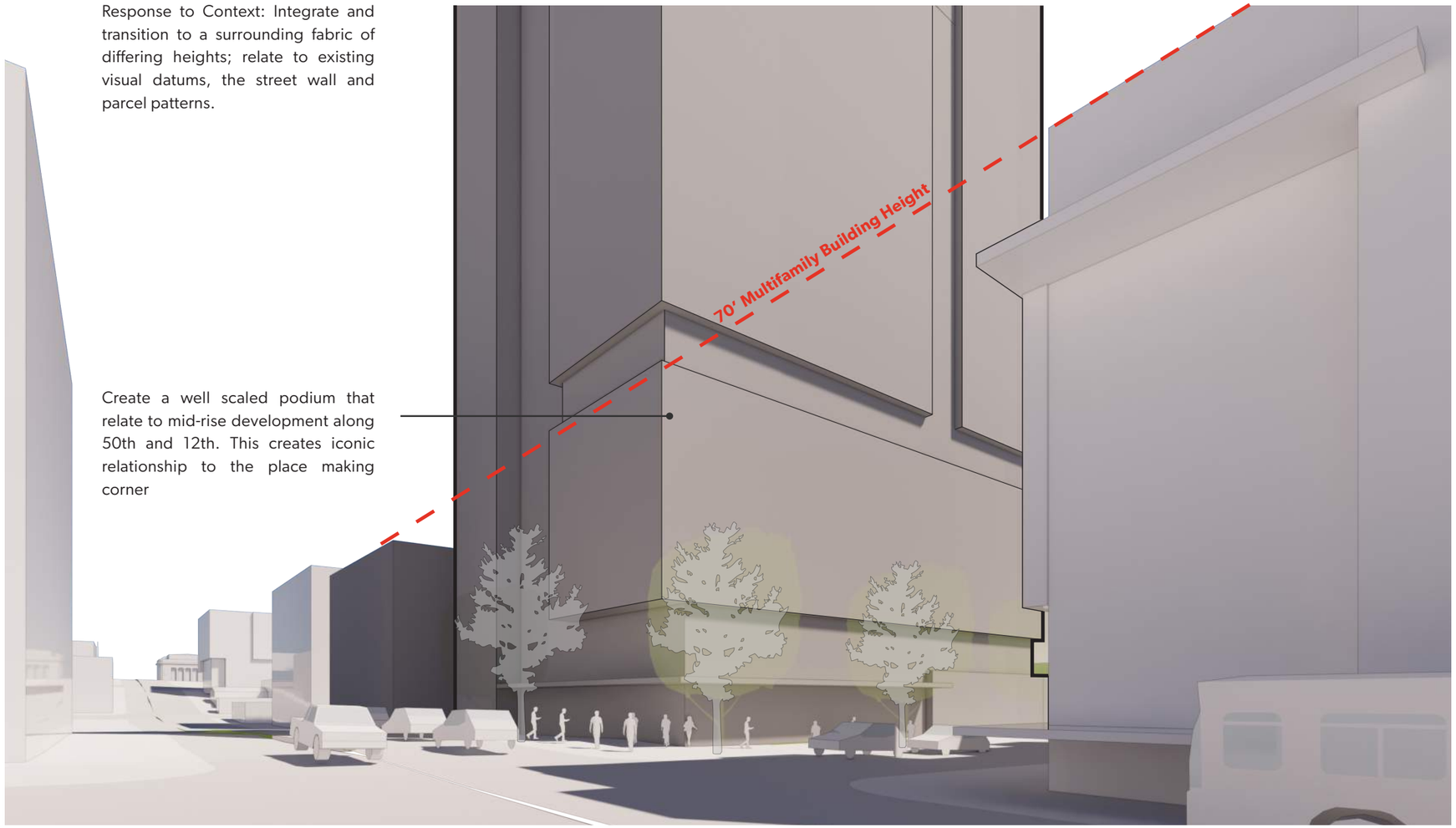


CONTEXT DATUM LINES ALONG 12TH ACROSS 50TH

SCHEME 3 / GASKET PODIUM

Response to Context: Integrate and transition to a surrounding fabric of differing heights; relate to existing visual datums, the street wall and parcel patterns.

Create a well scaled podium that relate to mid-rise development along 50th and 12th. This creates iconic relationship to the place making corner



The preferred scheme's massing addresses the following Design Guidelines:

CS2-3/PL3-3. a Gateways and Placemaking corners by

- Creating a well-proportioned corner feature at 50th and 12th.
- Pulling the podium back an additional 6' on 50th and 3' on 12 for additional landscaping and pedestrian circulation.
- Having a transparent activated, ground related use at the placemaking corner.

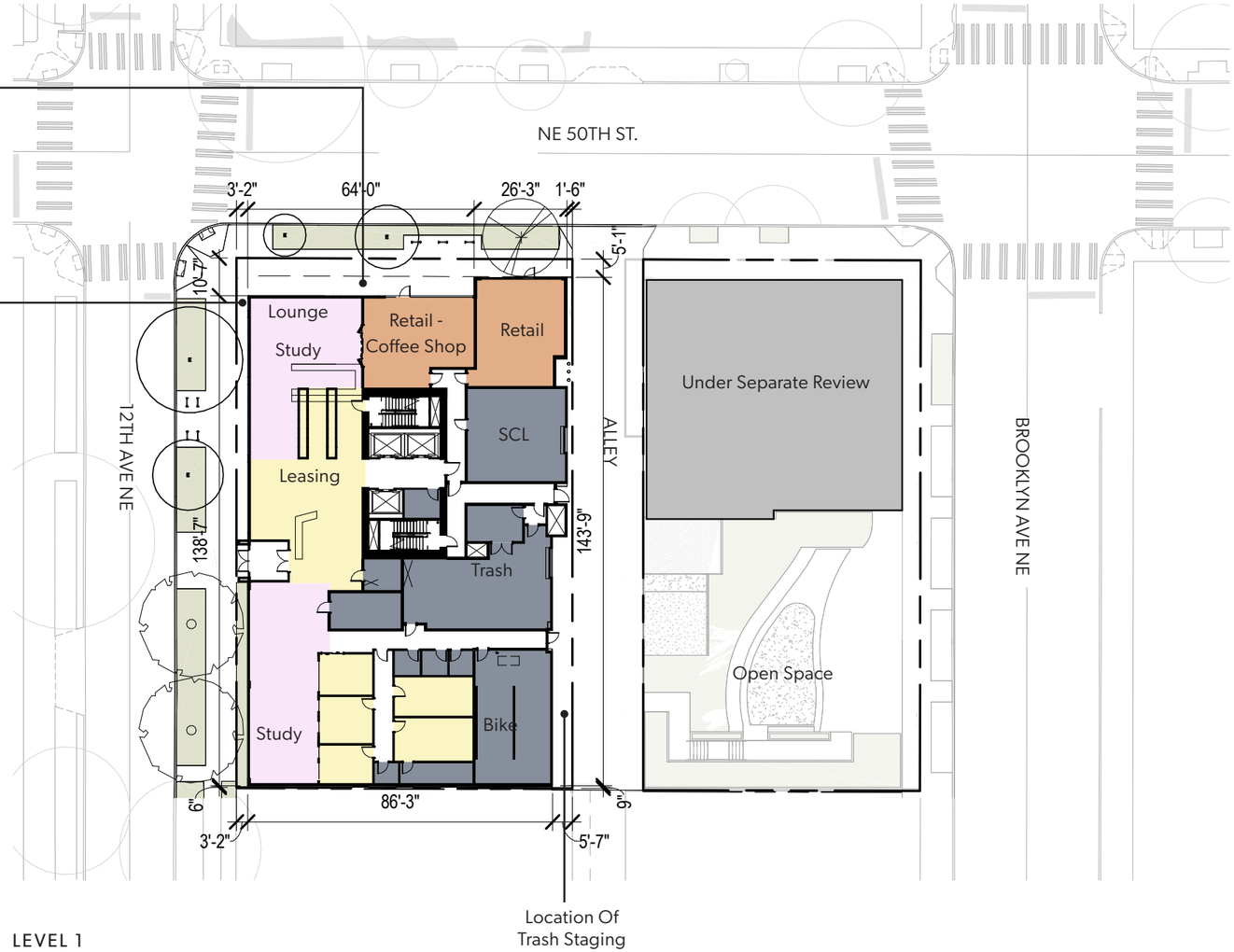
DC-2 1b – Reduce bulk and scale by

- Purposeful modulation of discrete forms to define the corner element at 12th and 50th. Corner element steps above outdoor rooftop amenity datum to establish hierarchy.
- Creating a distinctive sculptural form at the corner in a highly visible location.
- Modulating facades to respond to multiple views and shape and design all sides
- Create a vertically modulated tower face and variegated terminus that will enhance the skyline and reduce bulk and scale from views looking south from lower scaled neighborhoods to north.
- Create a thin 30' form at SW corner that provides a smaller scaled element to 12th.
- Create a thin 30' form that steps down SE corner for better scale and relationship at pocket park
- Create a base scale along 12th that relates to adjacent street wall and marks street room proportion along 50th.

SCHEME 3 / **GASKET PODIUM**

Larger setback to accommodate landscape area at 50th

Building pushed 3' back from PL to allow for more activity along sidewalk



LEVEL 1

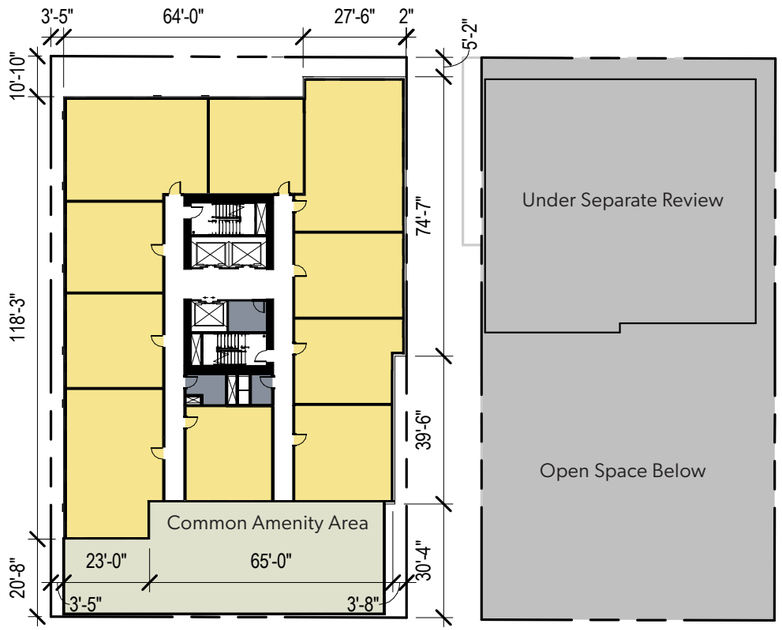
Program Legend

- Units
- Amenity
- Retail
- Lobby/leasing
- Study area
- Back of House

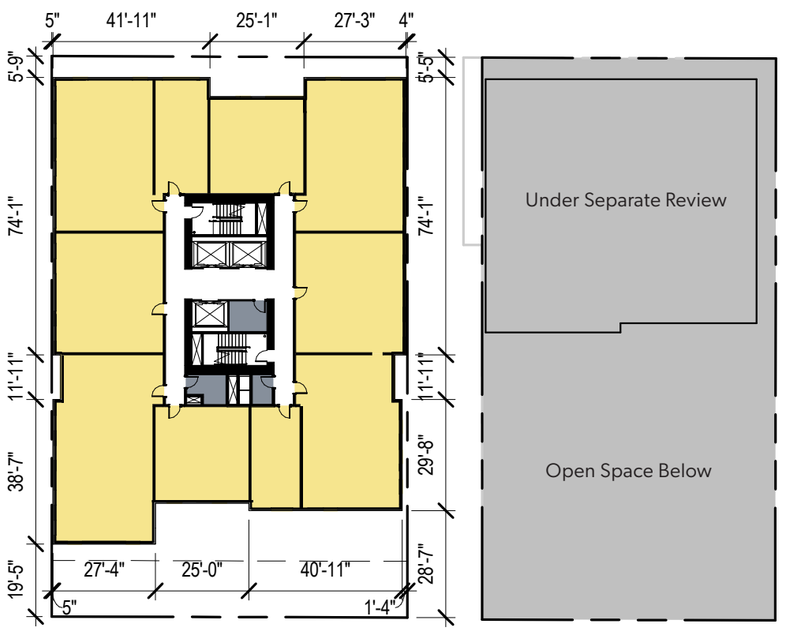
Primary Pedestrian Entry

GGLO

SCHEME 3 / **GASKET PODIUM**



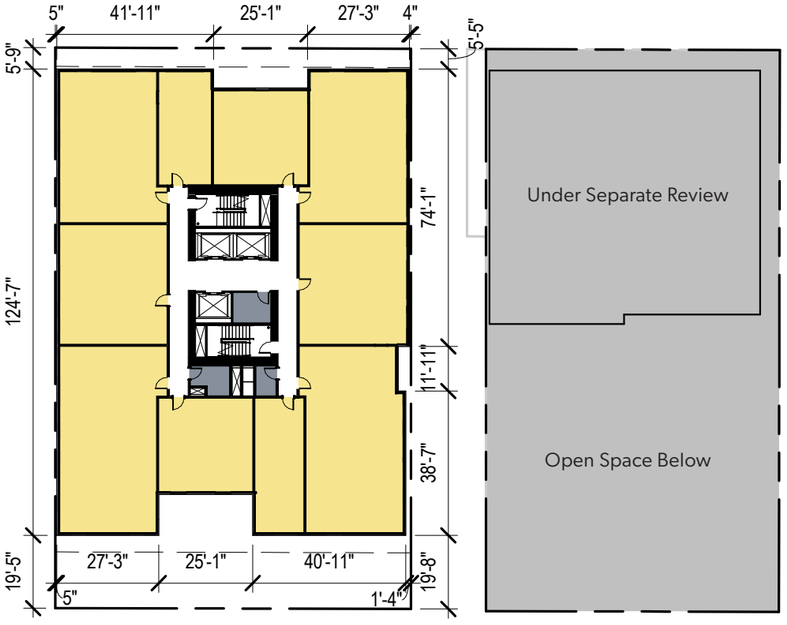
LEVEL 2 - 3



LEVEL 18 - 24

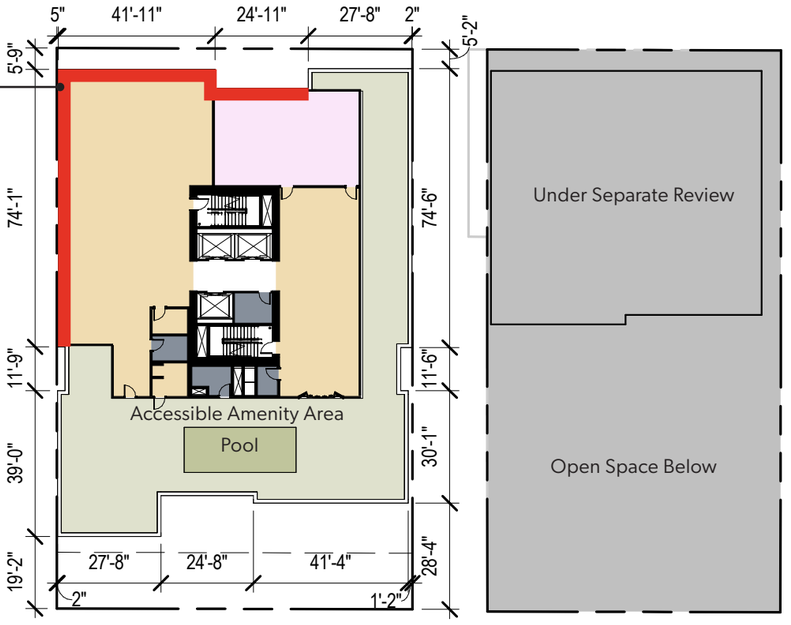
Program Legend

- Units
- Amenity
- Retail
- Lobby/leasing
- Study area
- Back of House



LEVEL 4 - 17

Requires a Departure



LEVEL 25

Primary Pedestrian Entry

SCHEME 3 / **GASKET PODIUM**

Program Legend

- Units
- Amenity
- Retail
- Lobby/leasing
- Study area
- Back of House

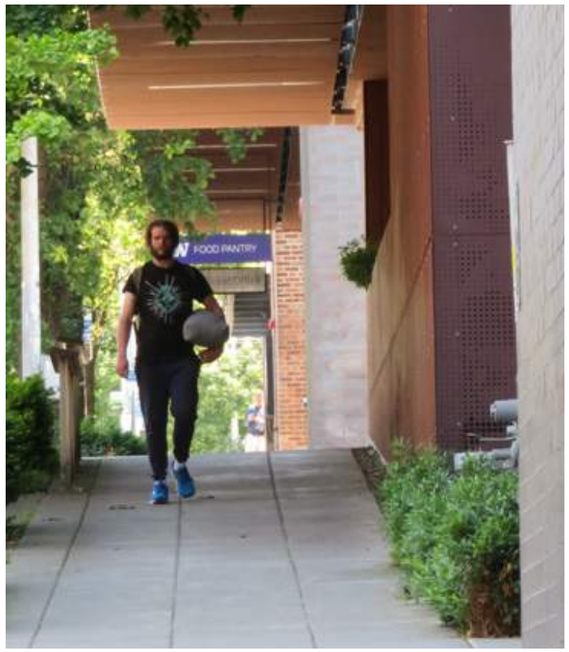
Visual Connection

Storefront Entry

SCHEME 3 / **GASKET PODIUM** - LEVEL 1

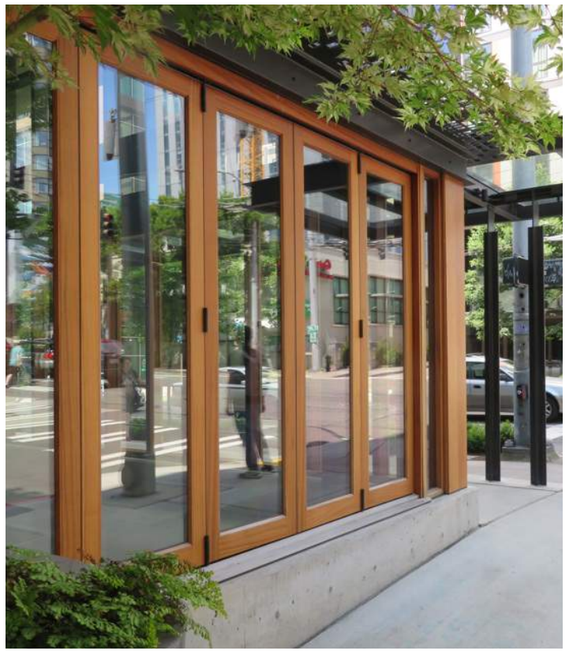
GGLO

ALONG 12TH AVE NE



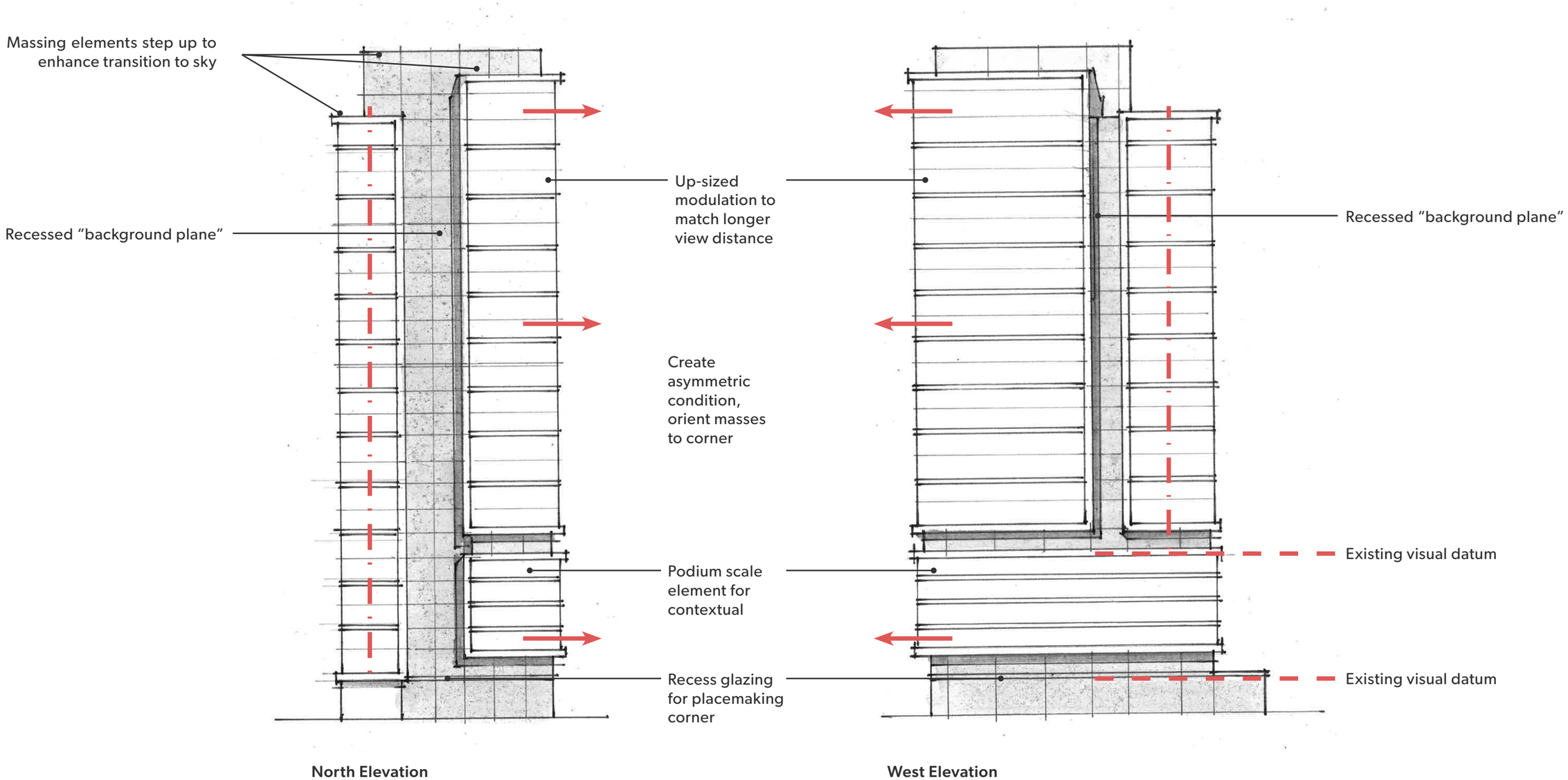
- **Opportunities for outdoor seating**
- **Quieter away from the corner to the south along 12th, more contemplative near study area**

ALONG NE 50TH ST.



- **Well detailed, pedestrian scaled, weather protection**
- **Indoor/outdoor warm materials operable windows**

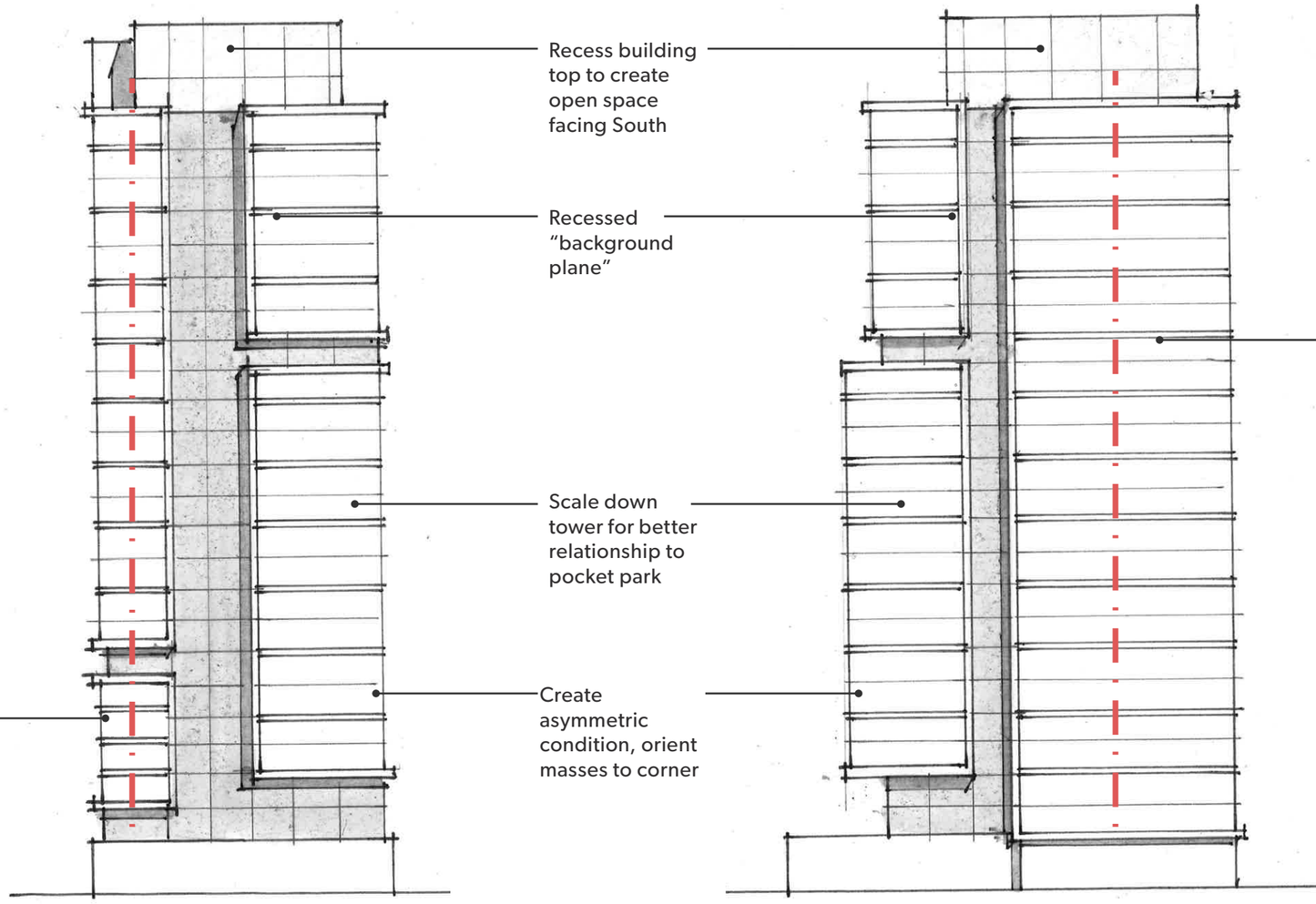
SCHEME 3 / GASKET PODIUM - **FACADE DEVELOPMENT STUDIES FROM PREFERRED MASSING**



North Elevation

West Elevation

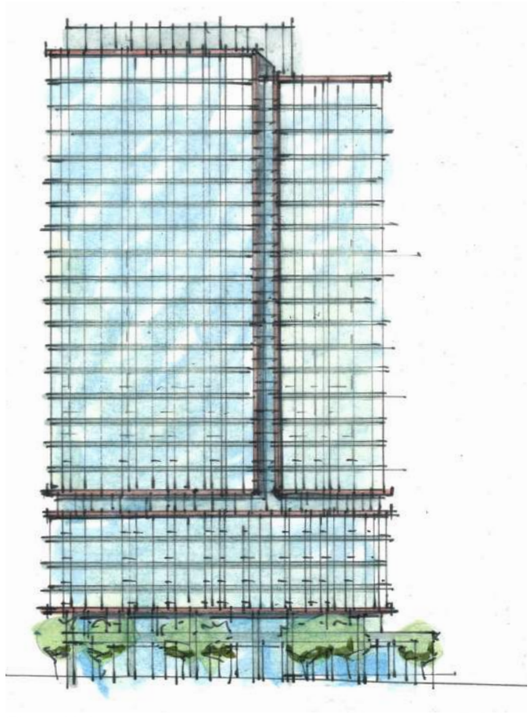
SCHEME 3 / GASKET PODIUM - **FACADE DEVELOPMENT STUDIES FROM PREFERRED MASSING**



South Elevation

East Elevation

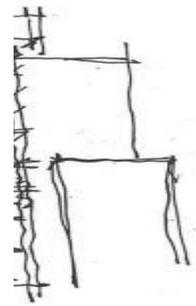
SCHEME 3 / GASKET PODIUM - **FACADE DEVELOPMENT STUDIES FROM PREFERRED MASSING**

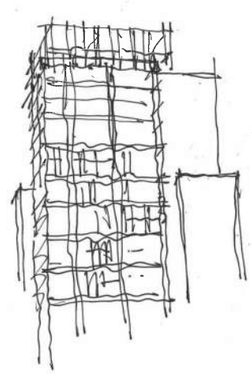


Clean Volumes

Vertical Expression

Punched Openings





Studies for possible direction of preferred massing scheme. All studies relate to facade development diagrams on previous page.

Possible to use spandrel glass to give simple exterior forms articulated by recessed gaskets at intersections and plane changes

Frame and spandrel/vision glass grid infill as more classic modern - light and forward looking

Punch window in colored volumes to scale building and create more whimsical design approach

SCHEME 3 / GASKET PODIUM - **STUDIES FOR BUILDING TOP - VERTICAL EMPHASIS AND GLASS GRID INFILL ILLUSTRATED**

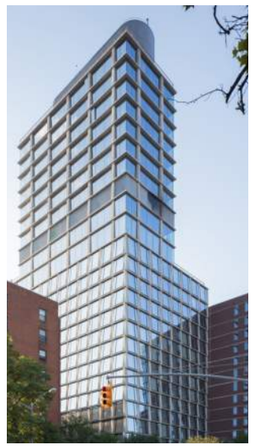
Frame and infill approach to define major massing components.

Infill with spandrel panels and vision glass at frame.

Massing Highlights at the edge

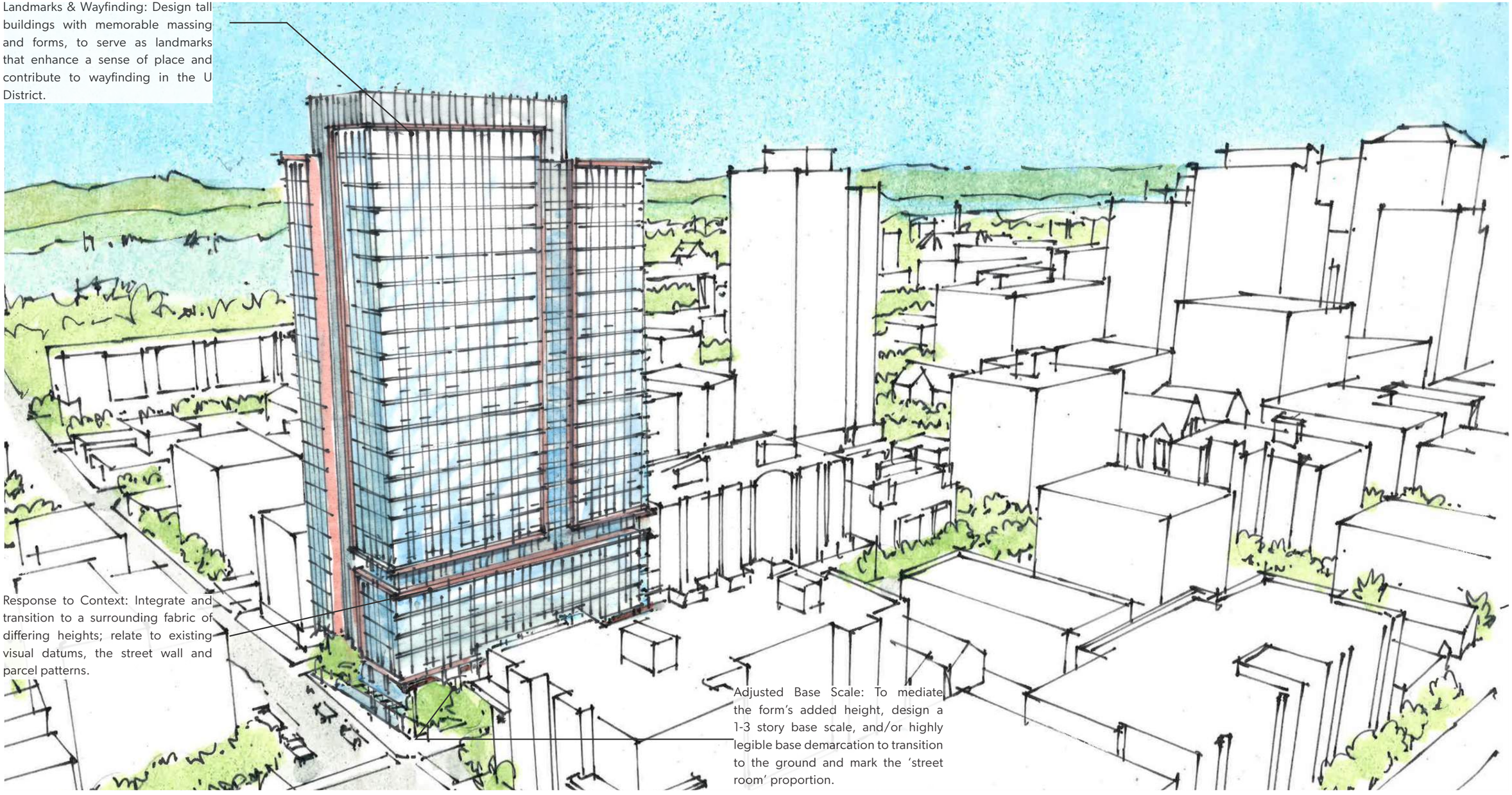
Glass spandrel and Vision glass create a clean form

Vertical Infill Grid Emphasis



Glass Grid

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 to Context: Integrate and transition to a surrounding fabric of differing heights; relate to existing visual datums, the street wall and parcel patterns.

Adjusted Base Scale: To mediate the form's added height, design a 1-3 story base scale, and/or highly legible base demarcation to transition to the ground and mark the 'street room' proportion.

SCHEME 3 / **GASKET PODIUM**

Use plane changes, depth, shadow, and texture to provide human scale and interest and to break up the larger facade areas of tall buildings, especially in the base/lower 100 feet.

The building base is scaled by a series of datums relating to the plinth (20') and overall height of the multifamily building (75') to the south and additional multifamily structures surrounding the site

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

SCHEME 3 / GASKET PODIUM

. Placemaking Corners identified on Map A are key nodes and pedestrian activity areas within the U District Neighborhood. 1. Design projects as part of a composition with the adjacent corner-facing sites to frame the space and balance strong spatial edges with adequate space for movement and activity, including small plazas, seating, and public art.2. Incorporate special paving and surface treatments; art installations; seating; kiosks.

Contribute to community character: To enhance the eclectic character of the u-district individualize storefronts, kickplates, and streetscapes through paint colors, materials, lighting, signage, awning design, seating, or other pedestrian amenities.

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.

Provide frequent entrances, expressed breaks, and architectural interest at regular intervals of 20-30 feet (regardless of uses/ tenants occupying ground-level spaces) to create a human-scaled experience and accommodate the presence or appearance of small storefronts.

Ground Floor Uses: Include identifiable primary entrances-scaled to the tall form - and provide multiple entries. Include genuinely activating uses.

SCHEME 3 / **GASKET PODIUM**

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

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 to Context: Integrate and transition to a surrounding fabric of differing heights; relate to existing visual datums, the street wall and parcel patterns.

SCHEME 3 / **GASKET PODIUM**

Tall Form Design: Shape and orient tall floorplates based on context, nearby opportunities and design concepts, not simply to maximize internal efficiencies. Modulation should be up-sized to match the longer, taller view distances.

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.

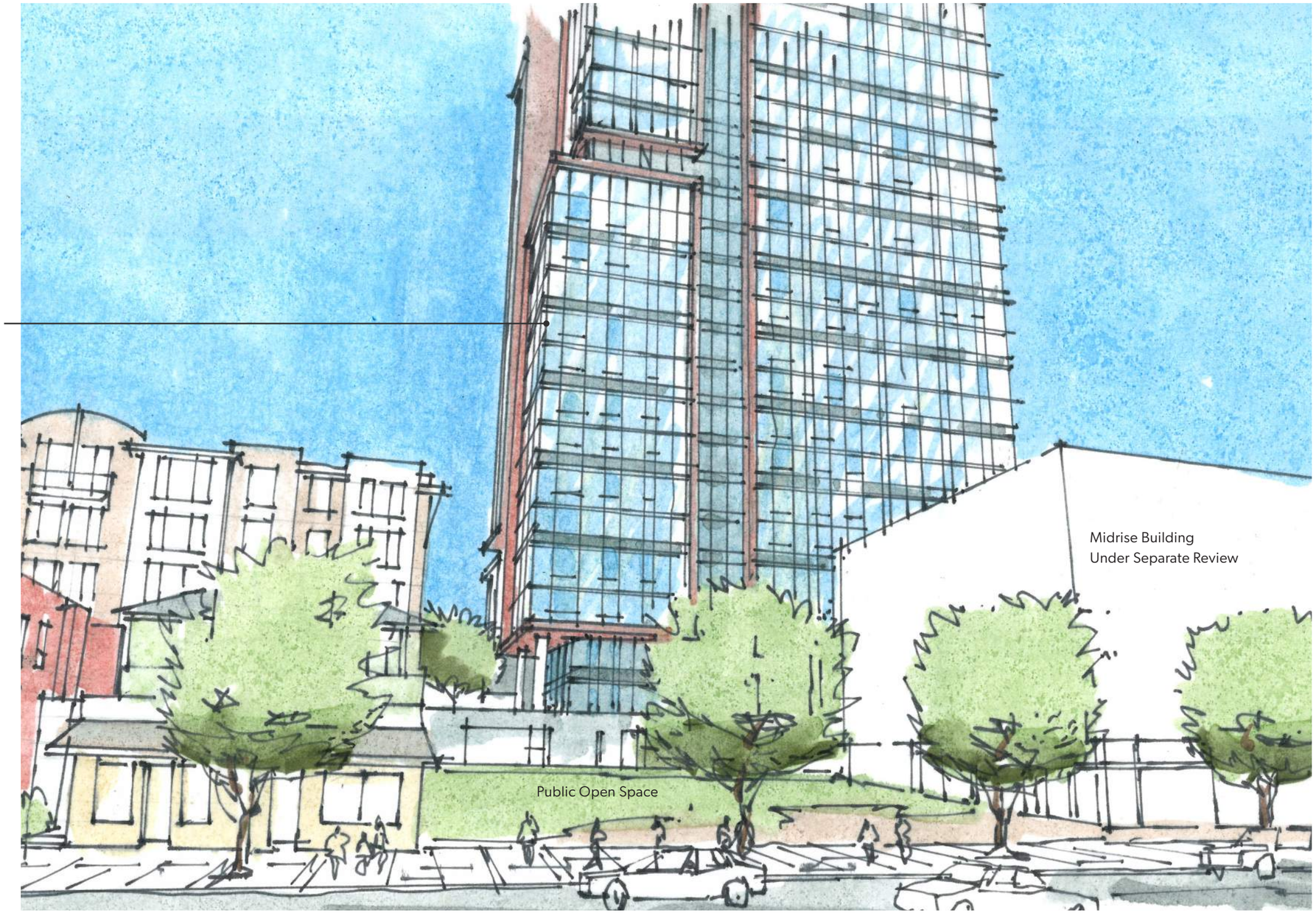
Response to Context: Integrate and transition to a surrounding fabric of differing heights; relate to existing visual datums, the street wall and parcel patterns.

SCHEME 3 / **GASKET PODIUM**

Massing relates to scale of adjacent multifamily building and provides focused "backdrop" for open space. Segmented rhythm recalls massing of new development across pocket park on Brooklyn.

Intermediate Scales: To mediate the extra height/scale, add legible, multi-story intermediate scale elements: floor groupings, gaskets, off-sets, projections.

Shape & Design All Sides: Because towers are visible from many viewpoints/distances, intentionally shape the form and design all sides.



SCHEME 3 / **GASKET PODIUM**

8am **12pm** **3pm**

Summer

Equinoxes

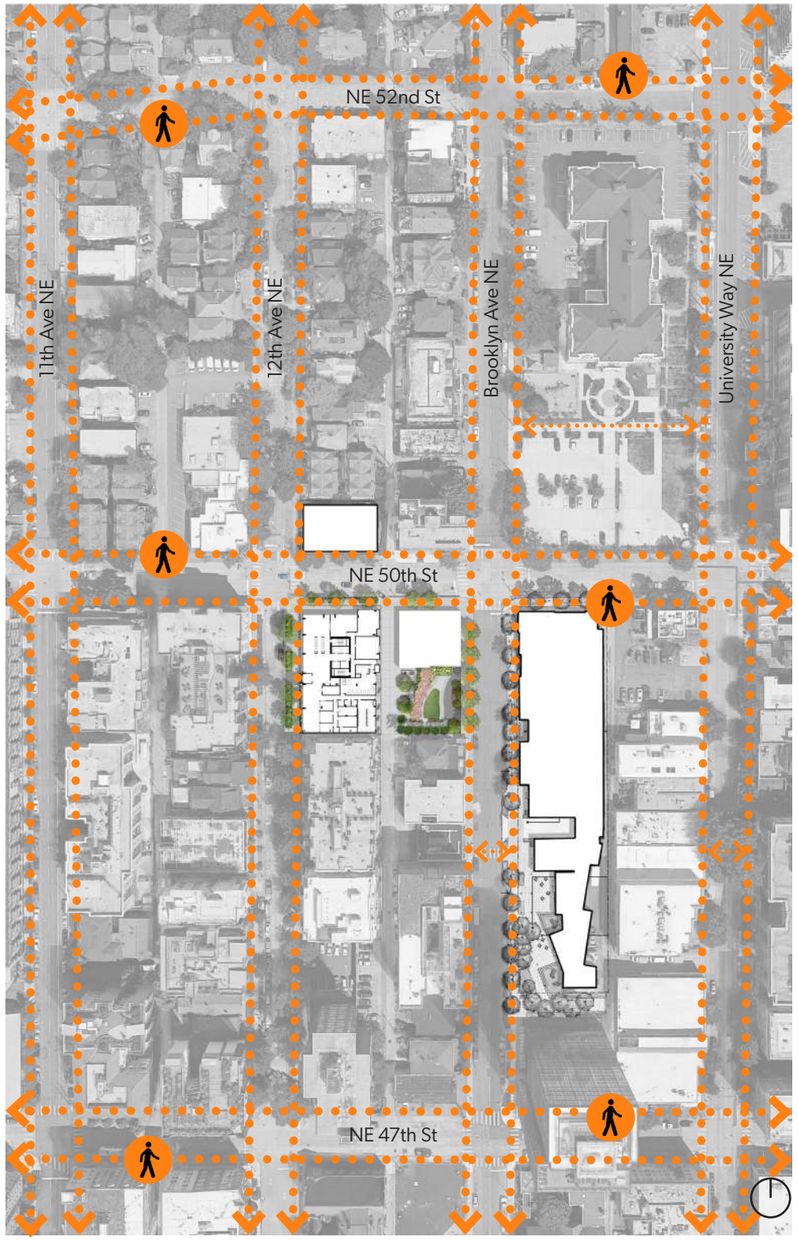
Winter

GGLO

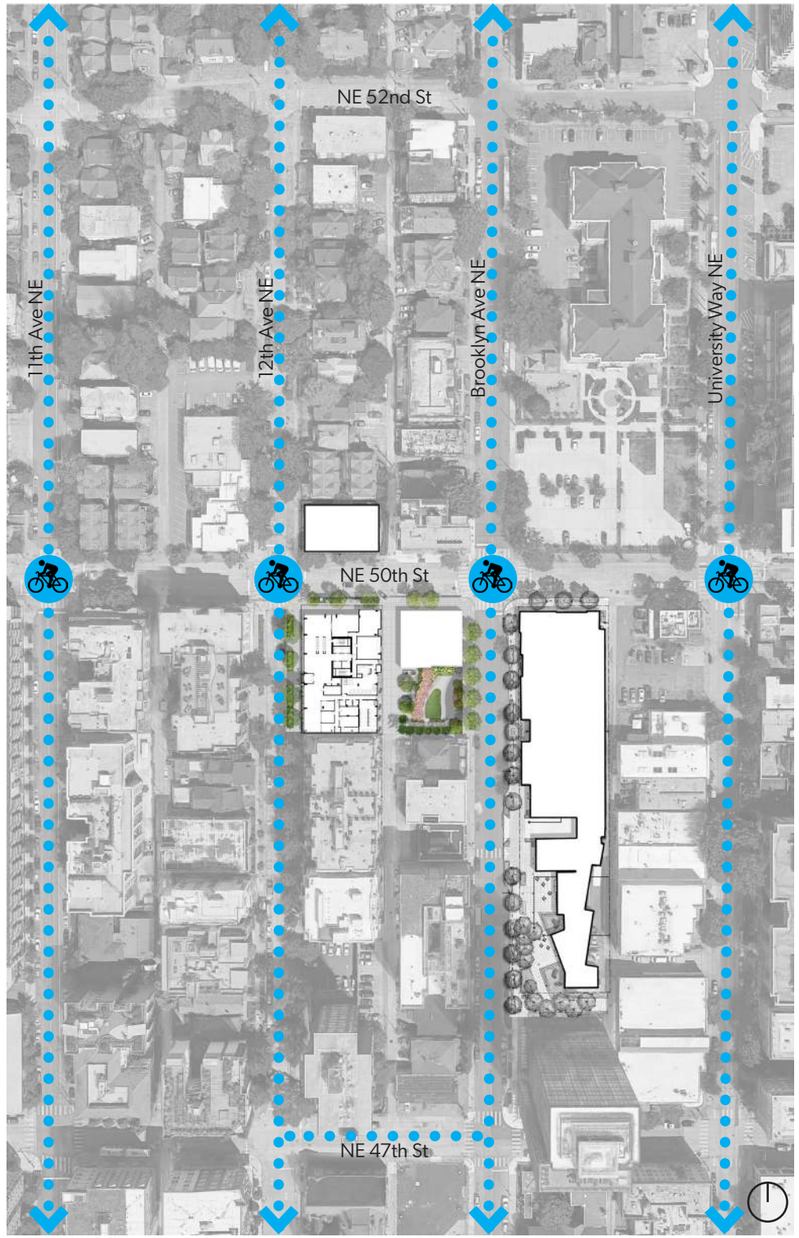
OPEN SPACE

1. University Heights
   - Half-Court *Basketball*
   - *Community (P-Patch) Gardens*
   - *Picnic Table Seating*
   - *Lawn*
   - *Bike Racks*
2. U-District Farmers Market
   - *Community Gathering*
   - *Yearlong Weekly Event*
3. 4732 Brooklyn Ave N - Future Pocket Park
   - *Fixed & Movable Seating*
   - *Shade Trees*
   - *Bike Racks*
4. The M Pocket Park
   - *Fixed Seating*
   - *Public Art*
5. Future Pocket Park & Midblock Connection
   - *Fixed & Movable Seating*
   - *Gathering Space*
   - *Mid-block Hill Climb*
   - *Bike Racks*
   - *Public Art*
6. 17th Avenue NE Center-strip Park
   - *Shade Trees*
   - *Lawn*
7. Burke Museum Native Garden
   - *Seating Steps*
   - *Public Art*
8. University Playground
   - *Baseball Field*
   - *Tennis Courts*
   - *Playground*
   - *Loop Trail*
   - *Lawn*
   - *Public Restrooms*

PEDESTRIAN CIRCULATION



BICYCLE CIRCULATION



VEHICLE CIRCULATION

DELIVERY & WASTE MANAGEMENT

NEIGHBORHOOD CHARACTER

The site is located within Seattle's University District, home to the University of Washington and a diverse, vibrant student population. The U-District has an eclectic and energetic character, enlivened by the variety of restaurants, cafes, and retail.

To the south of the site a new light rail station opened in 2021, adding to the neighborhood's growth along with recent zoning densification.

Materiality and planting will be developed to resonate with the site's past, present and future development trends.

Open Spaces fulfill various needs for the neighborhood

The University of Washington's Quad is a major destination within the neighborhood during the Cherry Blossom Festival in March

The Ave was renovated in the mid-2000's, and has large oaks

Signage and details evoke the neighborhood's history

The new streetscape on 43rd offers a nice spot to sit and eat

The U-District Farmer's Market enlivens the streets on Saturdays

The character on 12th Avenue NE is residential and quiet

SITE FEATURES

Landscape design on this zero lot-line, the project is focused on streetscape design.

The vision for 112th is to continue the residential character and feel of the street to the south but start transitioning it as we move north towards 50th to be a little more urban – and to create a place-making corner at the intersection.

As pedestrians move on 112th, they will experience shade-tolerant native plants, additional street trees, bike racks, and seating. Pedestrian cut-through paths will be created and a 'welcome mat', a larger paved area at the tower lobby entry will welcome visitors/passersby who need to wait or rest.

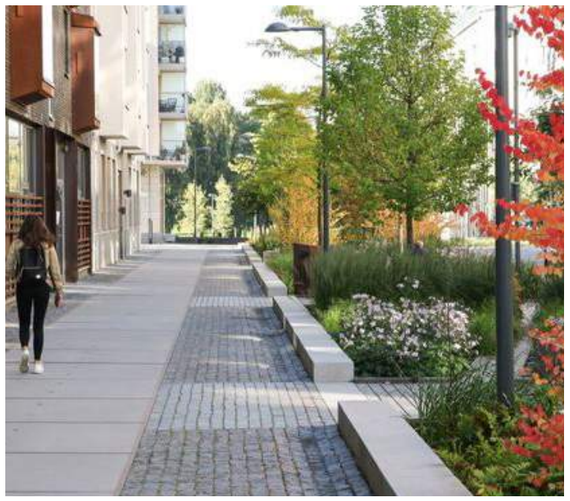
Along the northwest frontage, café tables and chairs become an extension of the retail use, which extends seating with an outdoor apron. This apron is meant to happen on 12th, and on 50th – right at the northwest corner at the base of the tower.

Continuing east on 50th the street will become more normalized, with a 6' planting strip – protecting pedestrians from the busy arterial traffic, and adding street trees where possible.

Native, pollinator friendly plantings interspersed with trees, seating and bike racks.

Convenient bike rack locations

Pedestrian scaled design with clear building connections



Pedestrian cut-through paths in planting

Retail and spill out space with cafe seating

Shade tolerant planting in low light areas such as 12th Avenue

FAMILY PLAY AREA FEATURES (PODIUM LEVEL)

The 3rd Floor Rooftop Terrace will feature family focused amenities and play features.

As a linear space, This space takes advantage of vertical surface to blend screening and amenity/play. Multiple seating elements will provide variety in groupings and gathering, incorporating the shade provided by the buildings nearby.

Planting element will soften the transtion to the urban streets below, as well as provide privacy and screening for residents enjoying the rooftop space.

Linear amd vertical play structures to maximize space and fall height clear zones

Fun and dynmaic seating elements

Shade tolerant planting in low light areas

Playful structures that inspire kids imaginations

Natural play elements that speak to the park below

Synthetic turf mounds for lounging and gathering spaces

PARK FEATURES

The Public Open Space will provide a variety of spaces and amenities for residents and the public. The space will be a flexible gathering space with a mixture of planted, lawn, and paved plaza space to accomodate a range of activities.

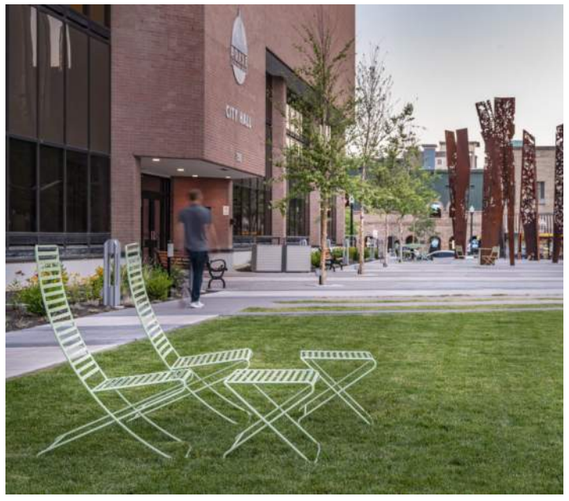
From Brooklyn Ave, visitors and residents will access the park at street level into a plaza space with a stormwater planter, small raised platform/stage, and open plaza space

Sinuous curved stairs will provide ample seating and access to to the raised lawn area to the west, with ADA access from a generous ramp to the south. The lawn is flanked by benches and remains a flexible space for play, lounging, sunbathing, or picnics. This terrace is backed by another set of seating stairs for viewing and gathering.

Further into the space, a planting buffer separates the lawn and plaza from alley accessed parking stalls that service the nearby buildings. A smaller path continues up to the alley for a second access point.

Allow for flexible open space for events, movable seating, and informal gathering

Planting used to screen adjacent properties

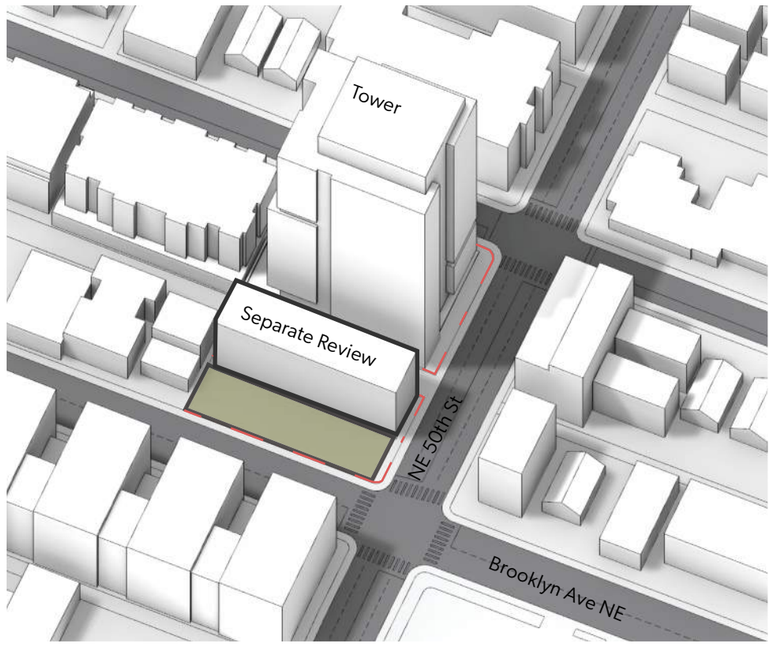


Work with the slope on site to blend planting and grading

Utilize native and adaptive plant species that boost habitat

Integrate lighting into park elements for a safe environment

Create internal views and clear sightlines throught the park



Proposed Park SF: 5270 +/-

Midrise GSF: 22,500 +/-

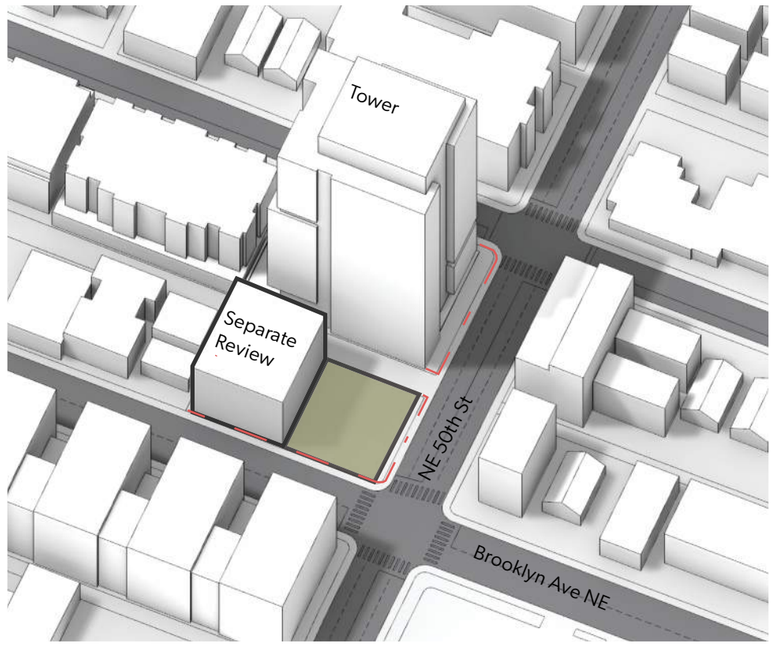
SCHEME 1 - LINEAR OPEN SPACE

PROS

- Open Space is well connected to Brooklyn Avenue

CONS

- Linear open space is not wide enough to have passive and active uses, very limiting
- The base of the building does not engage the street
- The corner is open, not held
- The location is not ideal for solar access
- Visual connection to the Tower from Brooklyn Avenue is lost.
- Parking stalls are eliminated.
- Creates a dark alley condition



Proposed Park Size: 5125 +/-

Midrise GSF: 23,000 +/-

SCHEME 2 - NORTH OPEN SPACE

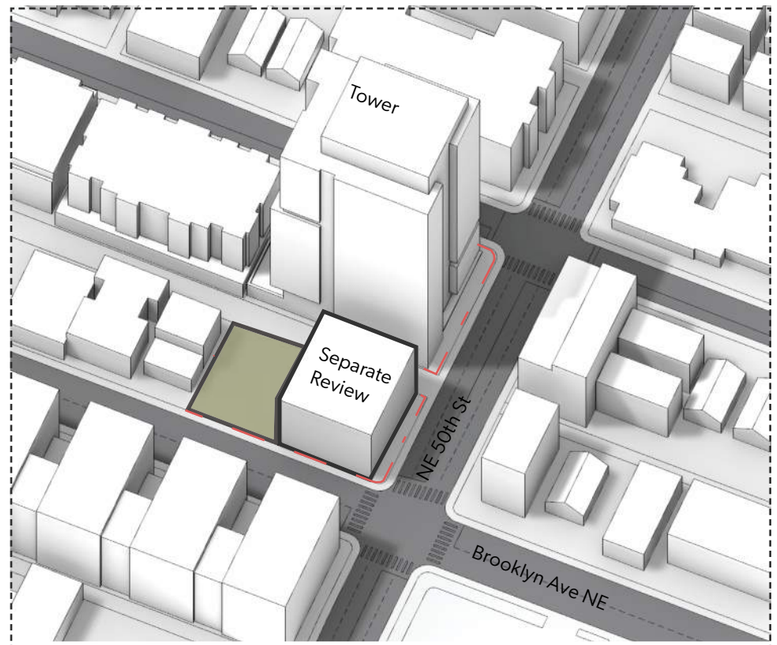
PROS

- The open space connects visually to University Heights

CONS

- 50th Street is a busy arterial that creates unsafe edge conditions and more noise, and air pollution.
- The open space is not conducive to a relaxing environment
- The overall area of the open space is reduced due to a fire separation setback from the southern property line
- Retail

Preferred Scheme



Proposed Park Size: 5425 +/-

Midrise GSF: 23,000 +/-

SCHEME 3 - INFILL OPEN SPACE / PREFERRED

PROS

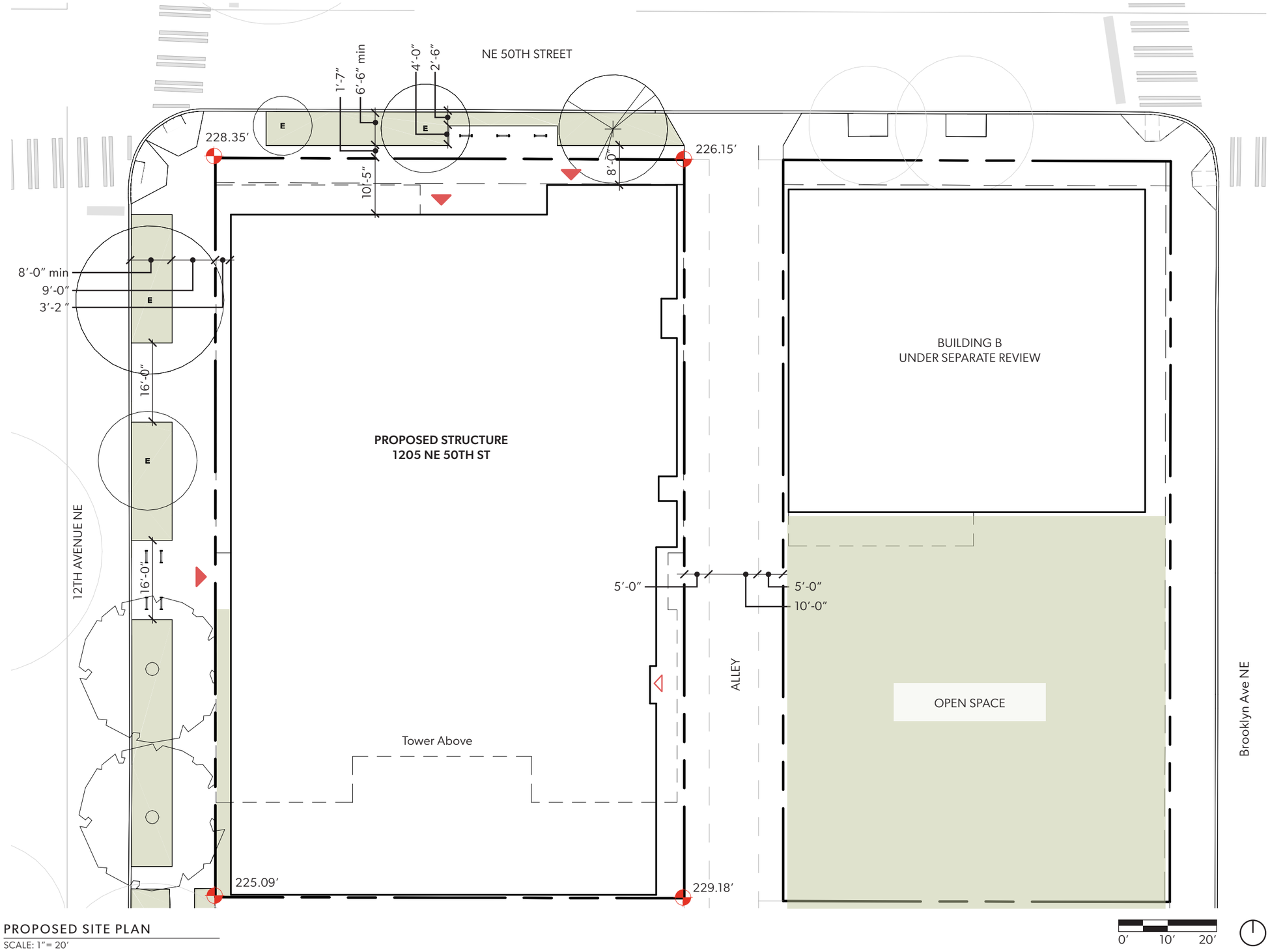
- Ground Level retail on the corner of Brooklyn Ave NE and NE 50th ST meets University District design guidelines
- The open space is sheltered from the busy arterial traffic on 50th st
- The new mid-rise holds the corner, and includes an engaging street frontage on both Brooklyn and 50th St.
- The Open Space has better solar access
- The location of the building maximizes Open space area
- More visual connection to open space for safety

CONS

- There is a bit more grading to deal with on the southern portion of the site.

LEGEND

- Primary Pedestrian Entry
- Secondary Pedestrian Entry
- Proposed Planting Areas
- Hardscape Open Space



PROPOSED SITE PLAN

SCALE: 1"= 20'

SITE FEATURES

1. New Street Tree per SDOT
2. Existing Street Tree to Remain
3. Shade Tolerant Planting Streetscape
4. Pollinator Planting Streetscape
5. Short Term Bike Parking
6. Specialty Paving at Entry & Retail
7. Trash Staging & Pickup Zone
8. Standard SDOT Sidewalk, Cast-in-Place concrete with 2'x2' Scoring

Existing red oaks on 12th Avenue will be retained, and we propose to add two new oaks where a previous curb cut existed. The planting strip here is mostly shady, and will include 24-30" height shrubs, ferns, perennials and ground covers that are resistant to urban conditions and to minimal sun.

NE 50th Street has two existing Norway maples that we will preserve, and we propose to add one more on the eastern portion of the streetscape. The planting strip there will have more sun during the day, and there, again we will propose shrubs, perennials and ground covers, but will add ornamental grasses and focus on pollinator-friendly plants that are fairly resistant to pollution.

The voluntary setbacks along the Northwest corner will include a different paving pattern and color to differentiate from the movement of the sidewalk, and we envision movable seating and lushly planted large pots as accents.

LANDSCAPE SITE PLAN

SCALE: 1" = 20'

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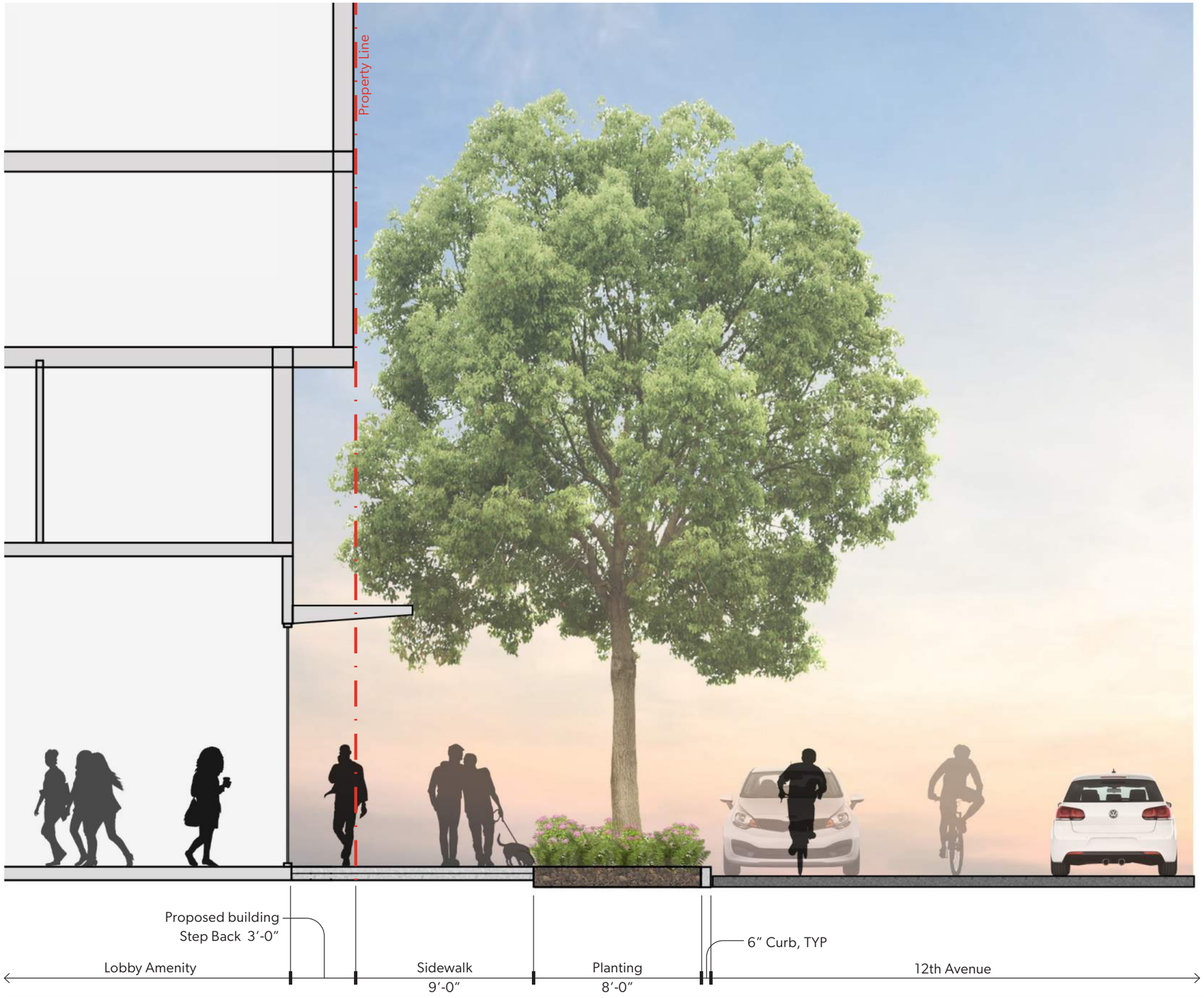
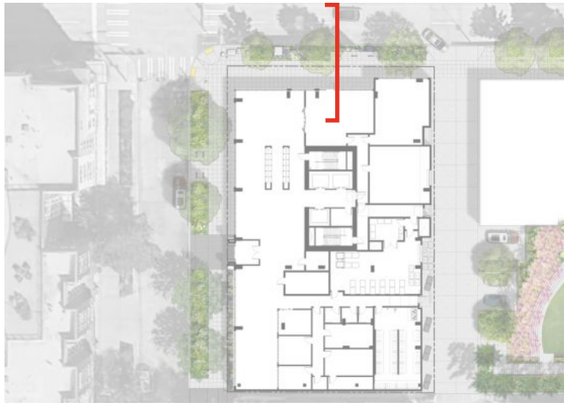
KEY MAP



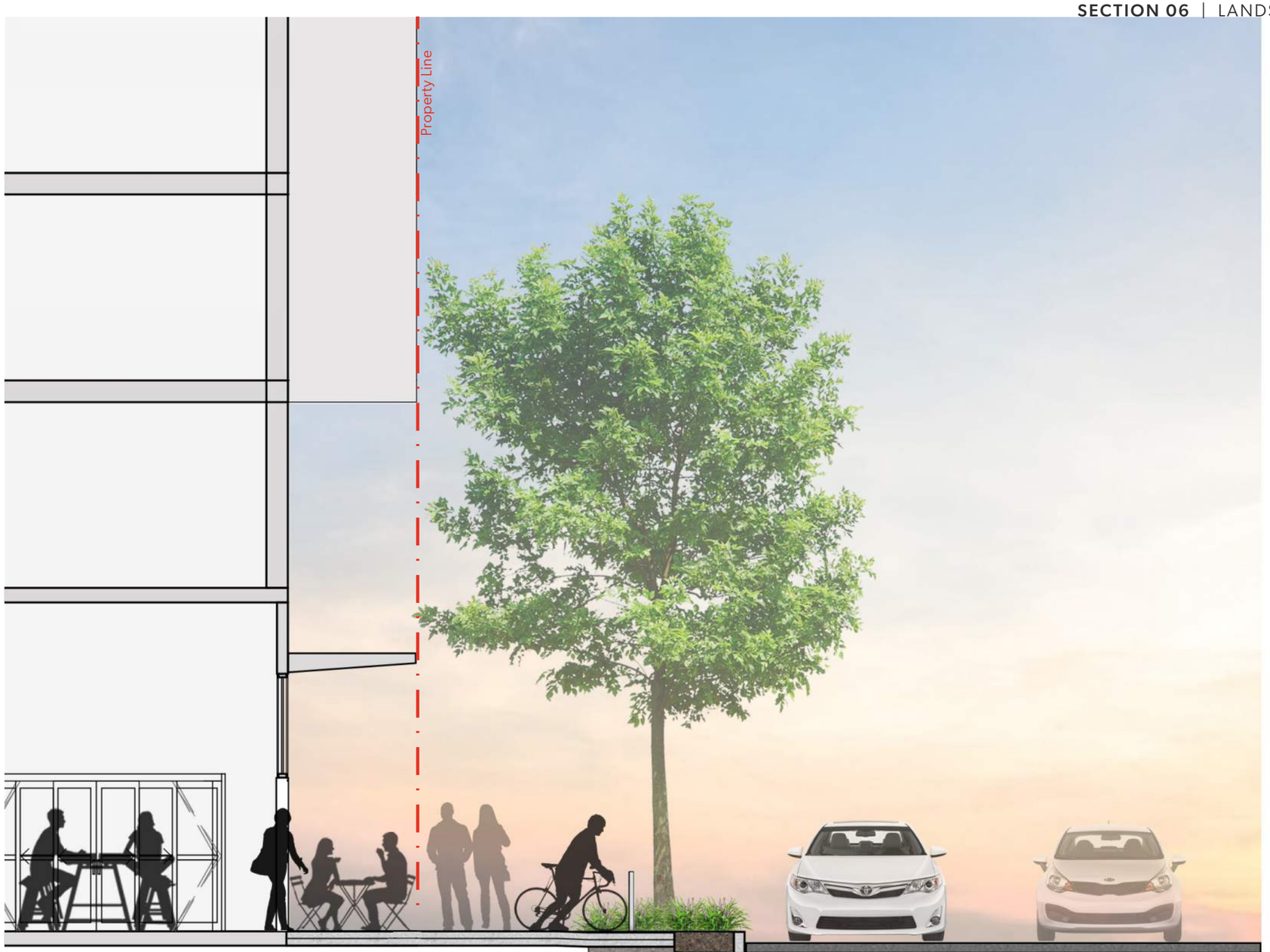
12TH AVE NE SECTION

SCALE: 3/16” = 1’

0’ 4’ 8’



KEY MAP



NE 50TH STREET SECTION

SCALE: 3/16” = 1’

0’ 4’ 8’

ALLEY ACTIVATION RECOMMENDATIONS

Intimate scale of this alley, with textured walls, lighting, and suspended pots, makes it inviting

Colorful signage and branding elements

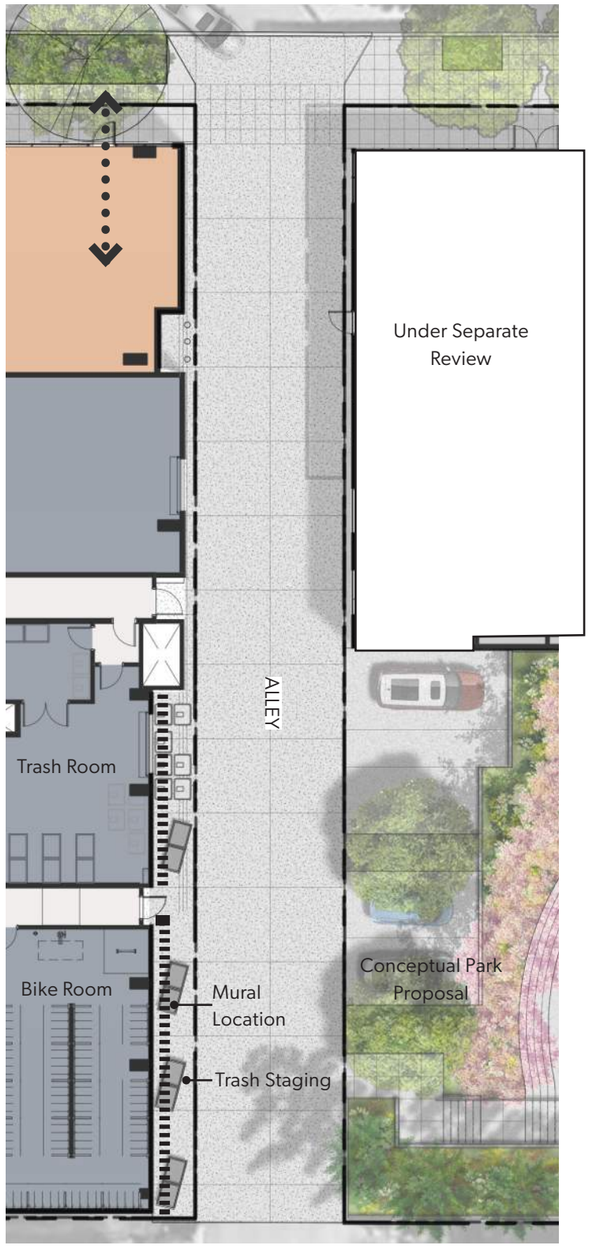
Murals that evoke the regional culture and landscape

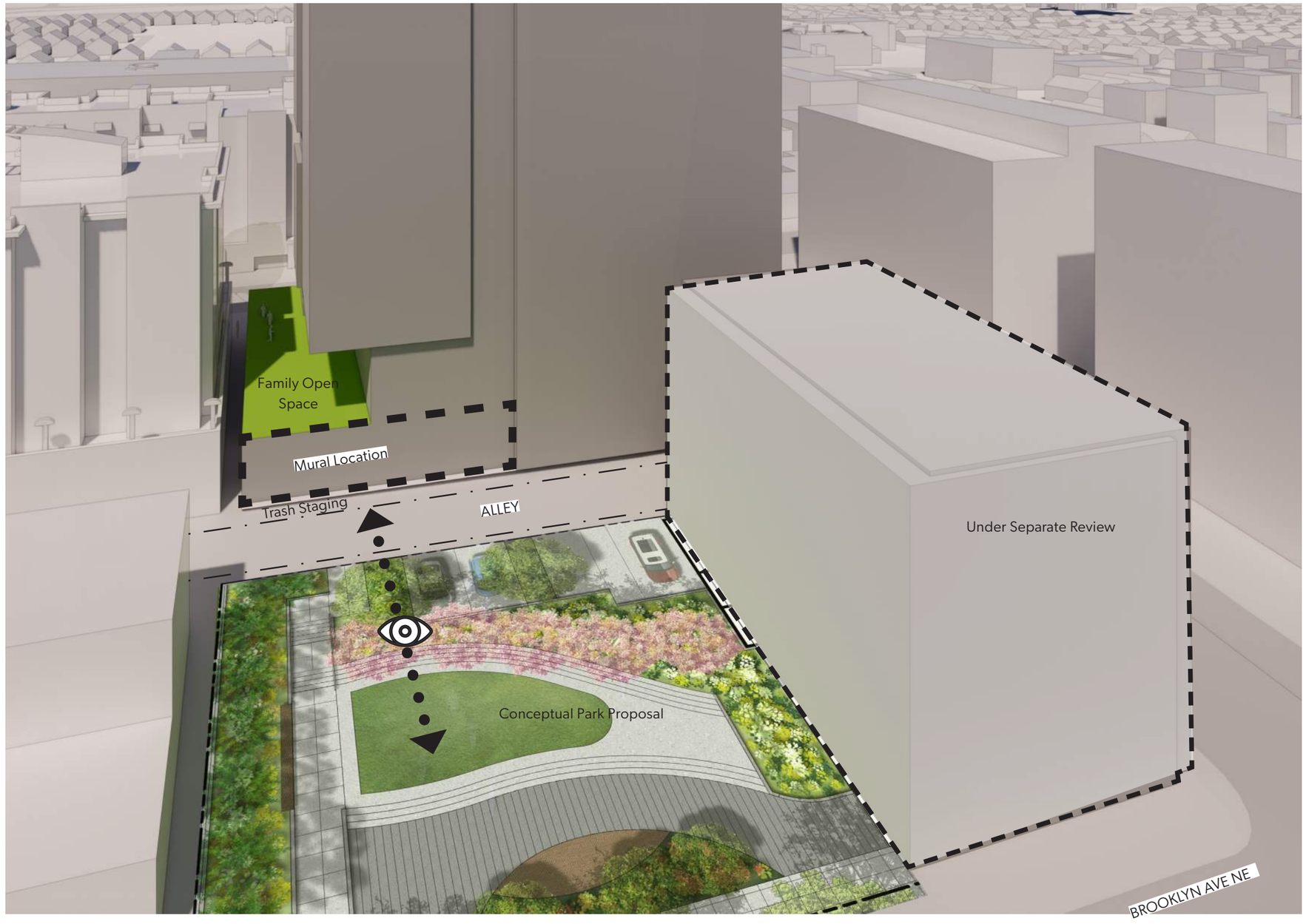
Sculptural installations on alley walls

Murals enliven and bring color to the alley

Colorful lights activate the alley at night and improve safety

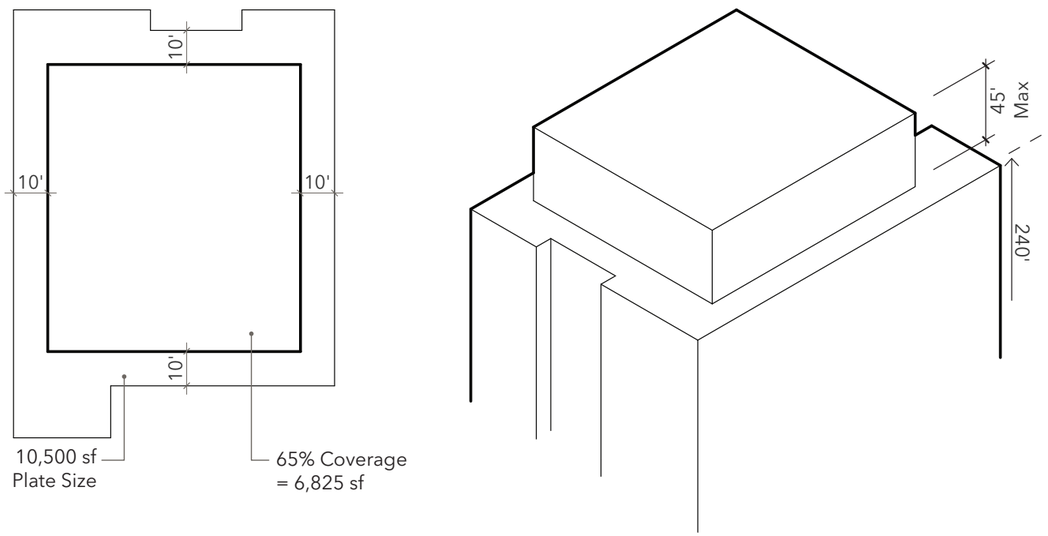
Rain activated paint adds local Seattle character


Under Separate Review
ALLEY
Trash Room
Bike Room
Mural Location
Trash Staging
Conceptual Park Proposal

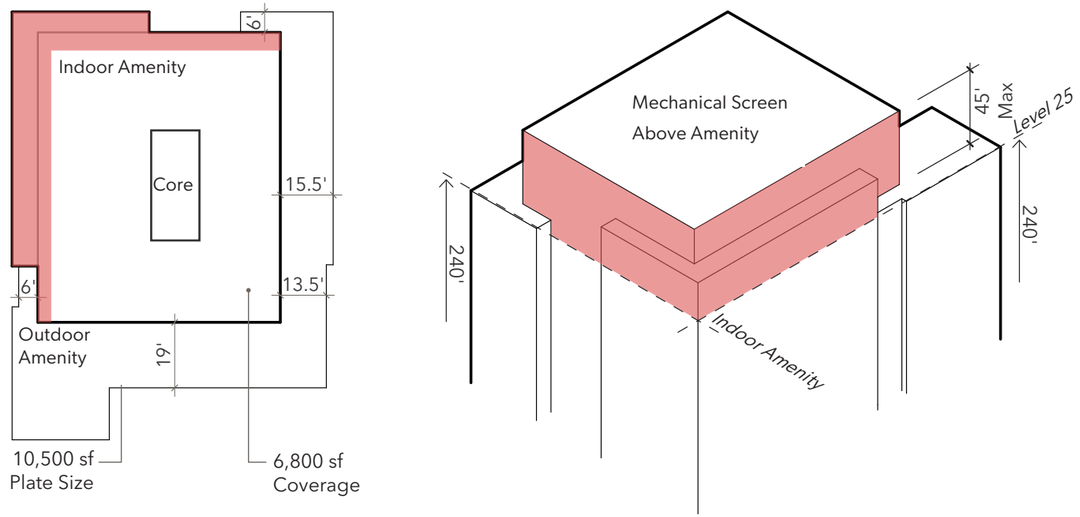

Family Open Space
Mural Location
Trash Staging
ALLEY
Under Separate Review
Conceptual Park Proposal
BROOKLYN AVE NE

DEPARTURE REQUEST 01 - ROOFTOP SETBACK

ROOF SETBACK PER CODE (SCHEME 1 SHOWN)



PROPOSED ROOF SETBACK (SCHEME 3 SHOWN)



DESIGN STANDARD:

23.48.025.C.7.b

At the applicant's option, the combined total coverage of all features listed in subsections 23.48.025.C.4 and 23.48.025.C.5 may be increased to 65 percent of the roof area, provided that all the following are satisfied:

No rooftop features are located closer than 10 feet to the roof edge.

DEPARTURE REQUEST:

Applicant is requesting a rooftop feature to be closer than 10' to the roof edge. The overall rooftop coverage for the project will be less than the permitted 65% coverage and all mechanical equipment will be screened.

RATIONALE:

The rooftop features are in compliance on the South and East of the tower, with their setbacks exceeding the required 10'. At the Northwest corner, a portion of the tower will climb past the primary roof line and help mark the designated "placemaking corner." This vertical element is a defining piece of the tower massing and by integrating part of the rooftop features in this mass, it creates a more cohesive form and intentional massing move.

SUPPORTING DESIGN GUIDELINES:

CS2 - Urban Pattern and Form

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

DC2 - Architectural Concept

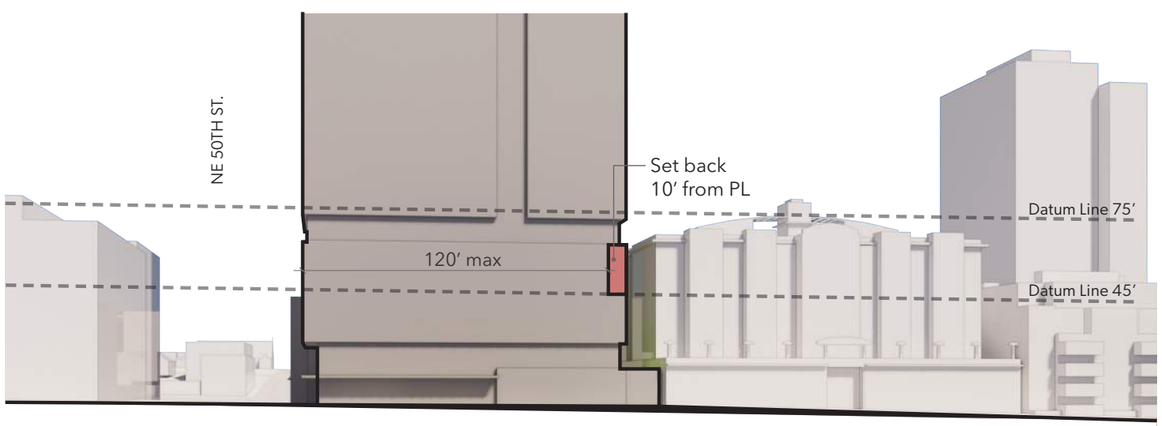
6.a) Response to Context

6.j) Transition to Sky and Skyline Composition

6. l) Landmark and Wayfinding

DEPARTURE REQUEST 02 - MAXIMUM UNMODULATED FACADE

FACADE MODULATION PER CODE



PROPOSED FACADE MODULATION

DESIGN STANDARD:

23.48.646.C

The maximum length of an modulated facade for mid-rise structures in SM-U 75-240 and SM-U 95-320 zones and for all structures in the SM-U 85 zone is prescribed in Table A for 23.48.646, and the maximum length of an unmodulated facade for high-rise structures in the SM-U 75-240 and SM-U 95-320 zones is prescribed in Table B for 23.48.646. This maximum length shall be measured parallel to each street lot line, and shall apply to any portion of a facade, including projections such as balconies, that is located within 10 feet of street lot lines.

Table B.

Stories up to 45' in height - 160' max unmodulated length

Stories above 45' in height, up to the midrise height limit of the zone - 120' max unmodulated length

Stories above the midrise height limit of the zone - 80' max unmodulated length

DEPARTURE REQUEST:

Applicant is requesting a length of unmodulated facade 5' over the maximum per code on two levels (125' total length of unmodulated facade).

RATIONALE:

The tower massing creates a 'podium' that follows the existing horizontal datum of the surrounding mid-rise buildings. The continuous length of facade helps keep the podium legible as a single mass relating to its context and becoming a base for the rest of the tower (with more modulation) to rise above. Cutting the podium down to below 45' per code would sever that relationship to the mid-rise buildings.

Additionally, we provide a generous setback on the South side of the site, where the proposed building abuts an adjacent mid-rise building. Along the Southern property line, the setback is required to be 15' in depth only above 75' in height. However, the proposed massing provides over 18' of setback, all the way down to ~20' above grade, creating plenty of visual relief between the two buildings.

SUPPORTING DESIGN GUIDELINES:

U-District:

DC2 - Architectural Concept

1.b.3. Employ purposeful modulation that is meaningful to the overall composition and building proportion, or that expresses individual units or modules.

2.a. Embrace contemporary design through distinctive, elegant forms that demonstrate a context-sensitive approach to massing and facade design.

City-Wide:

DC2 - Architectural Concept

C.3. Fit With Neighboring Buildings

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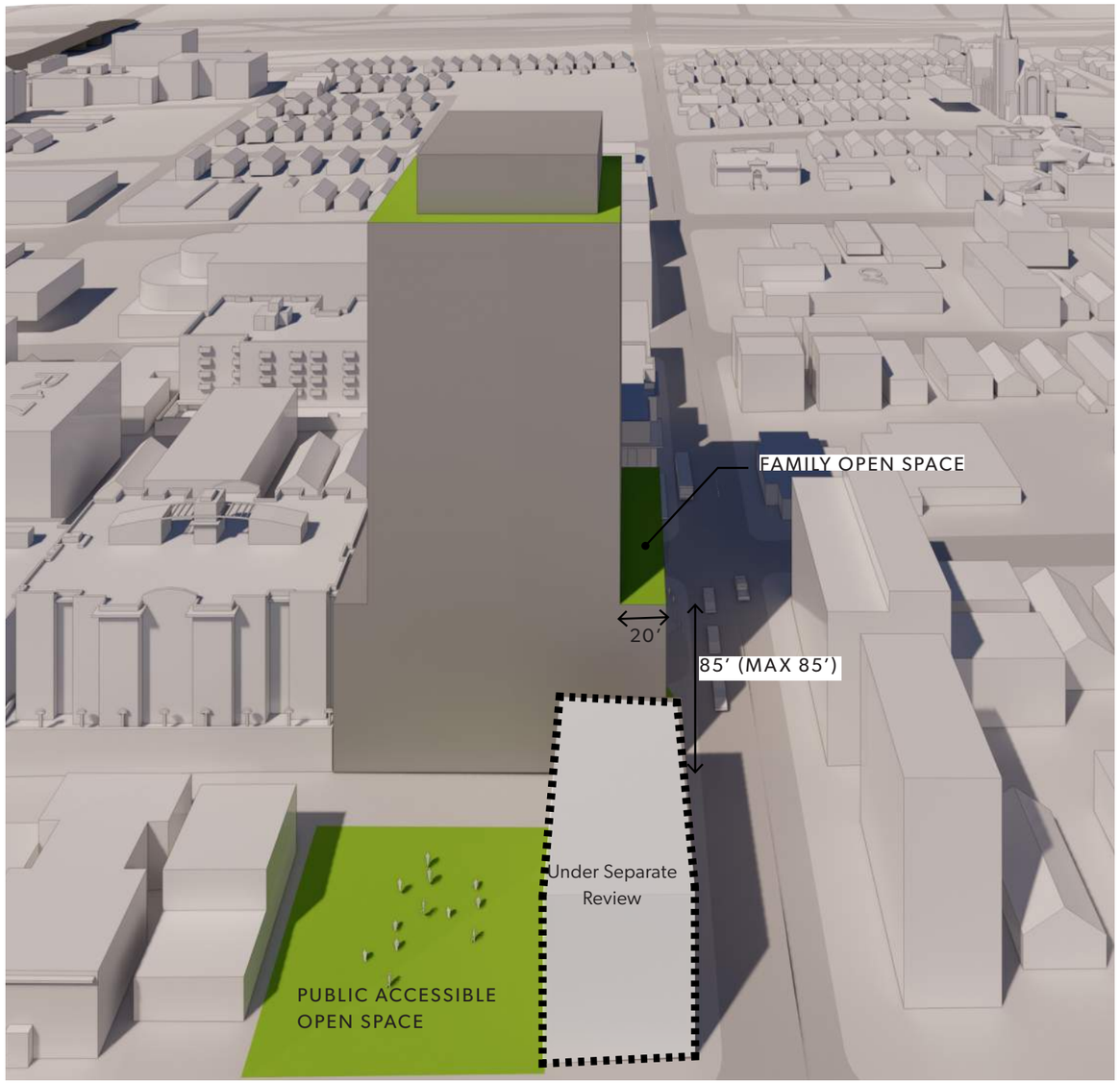
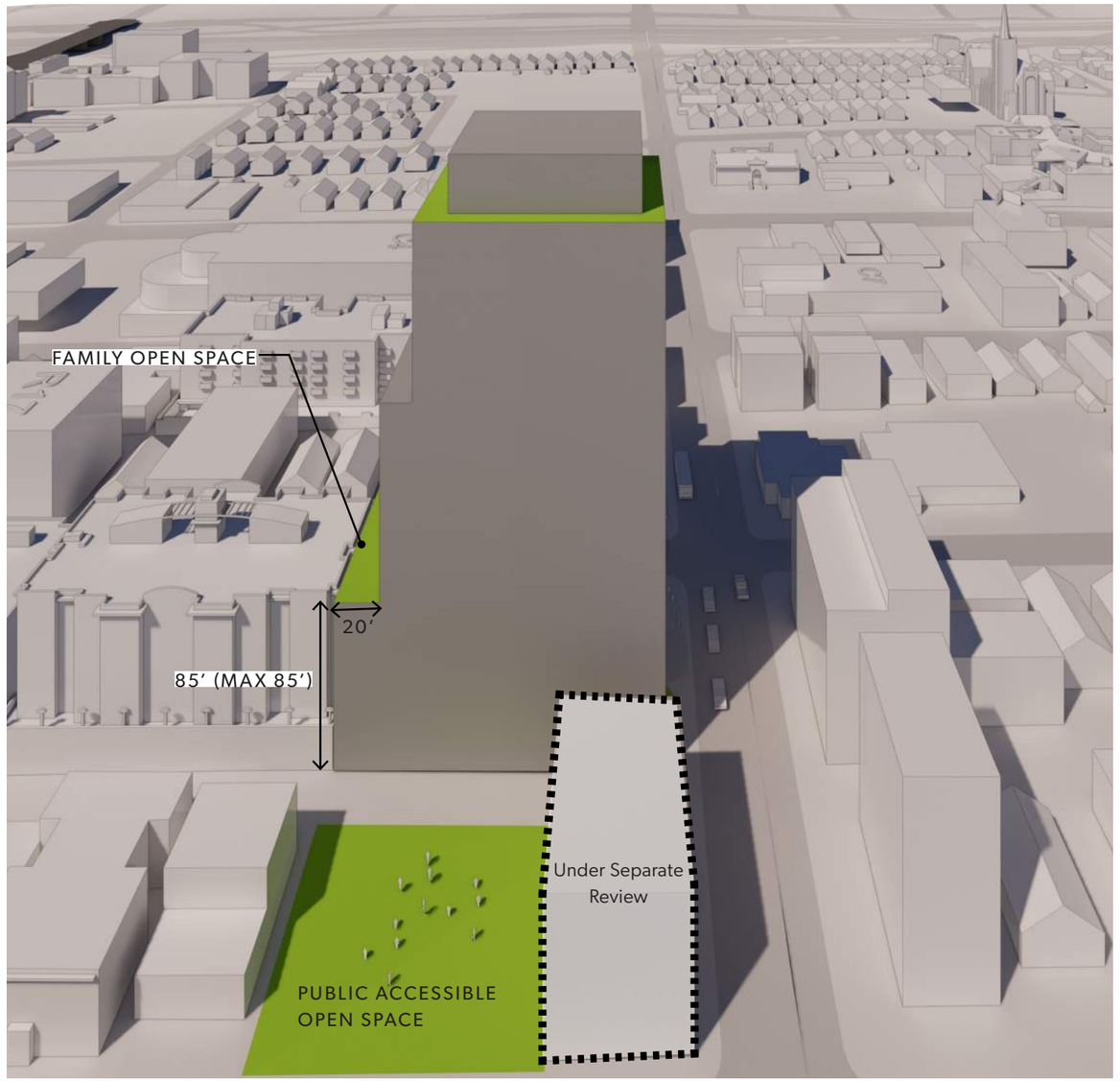
ALTERNATIVE MASSING STUDIES



Alt. Massing Option 1: Family Accessible Open Space

- No Relationship to Public Open Space
- North Sides does not get access to natural light
- Creates a negative neighbor relationship to the south



Alt Massing Option 2: Family Accessible Open Space

- Disconnected from Open Space
- Looks over neighboring Roof
- Creates a negative neighbor relationship
+ Gets more natural sunlight at open space