

ōLiv 50TH RESIDENCE
Seattle, Washington

GGLO
CORE Spaces
Recommendation Meeting 01
Meeting Date: Month XX, 2023

Site A - Tower
SDCI Project Number : 3039266-LU
3039343-EG

Site C - Open Space
SDCI Project Number : 3039294-LU
3039345-EG



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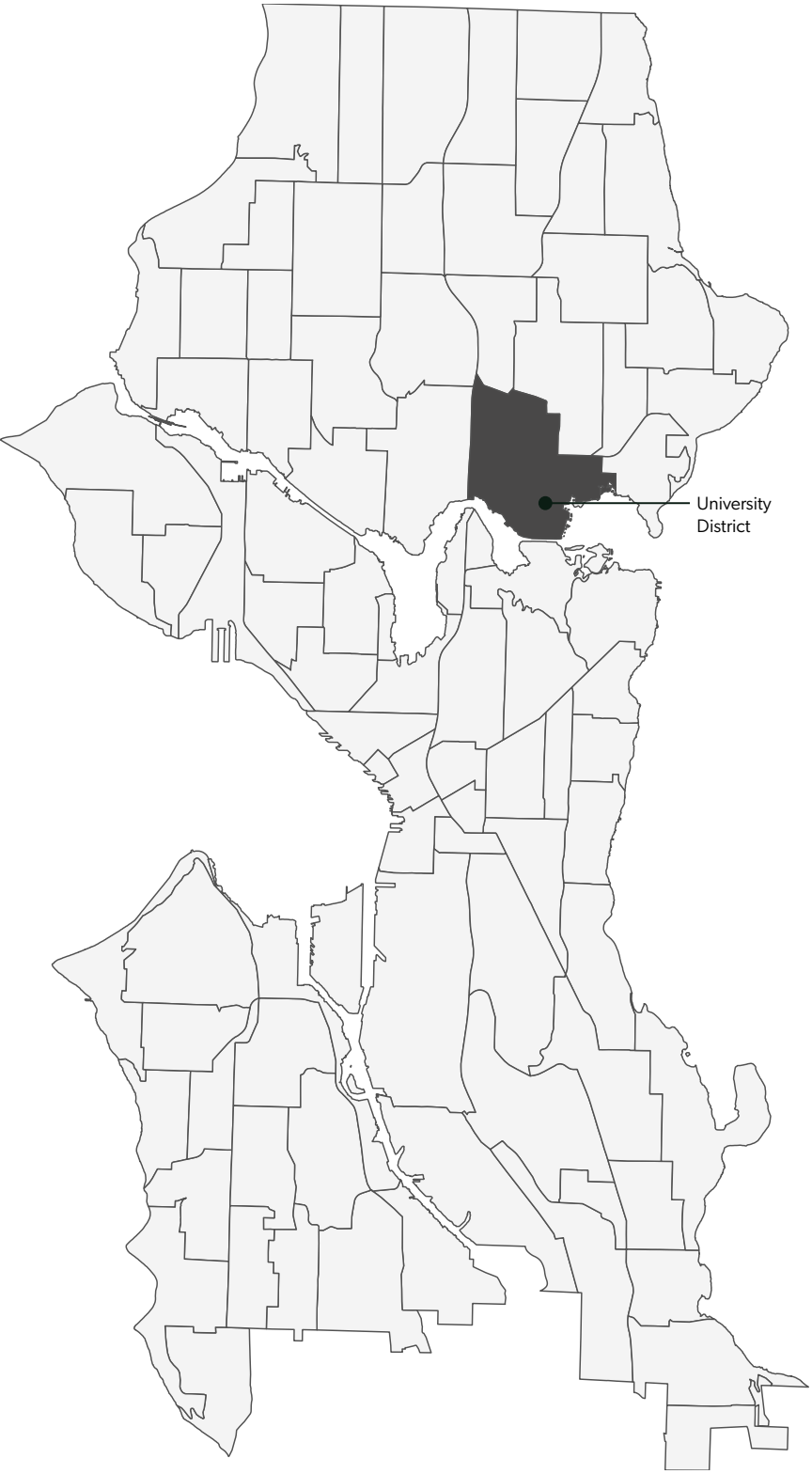
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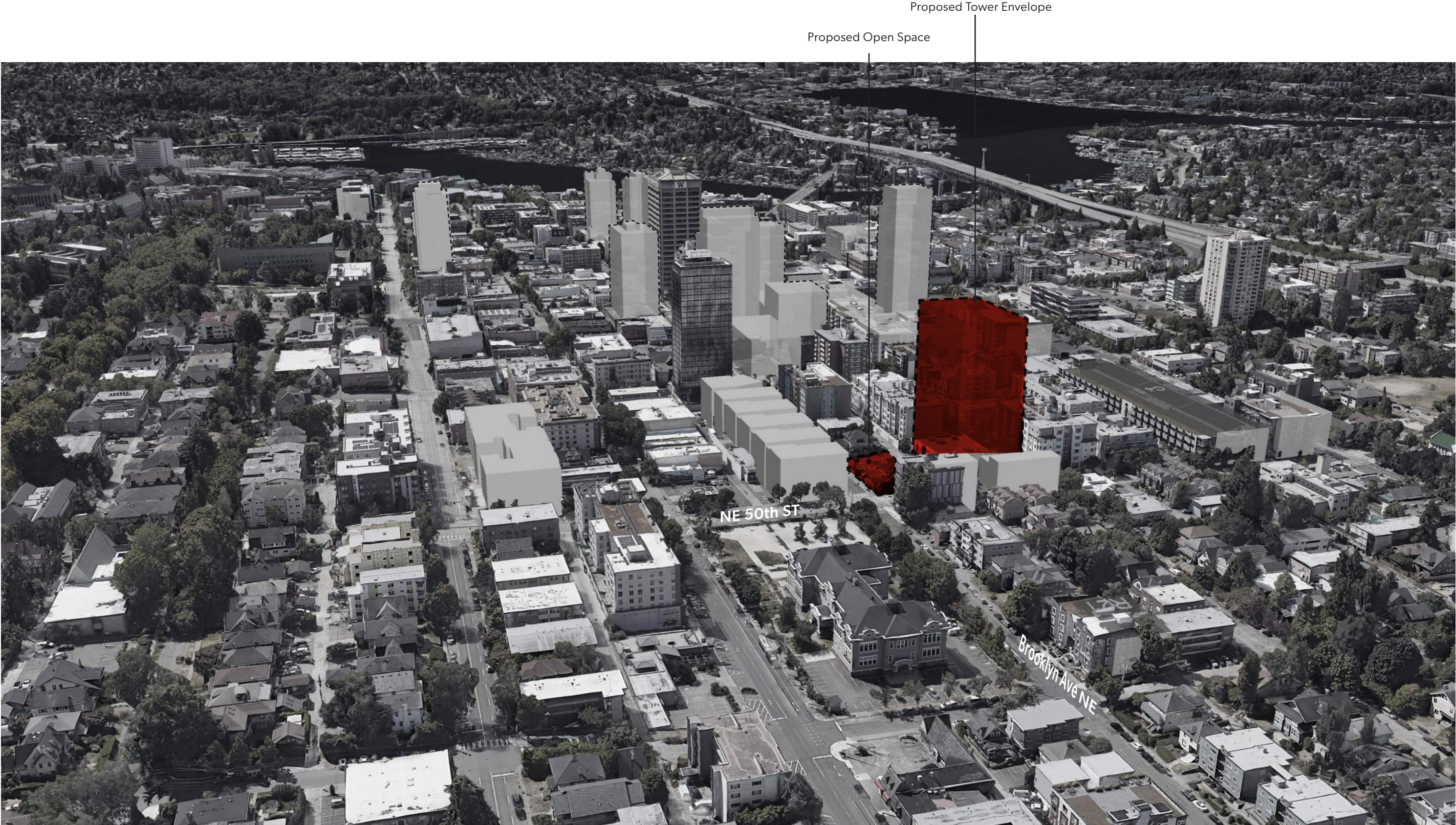
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AERIAL LOOKING SOUTH TO UNIVERSITY DISTRICT



PROJECT PROPOSAL / DESCRIPTION

The proposed project is a 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. 1,170 SF of 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.

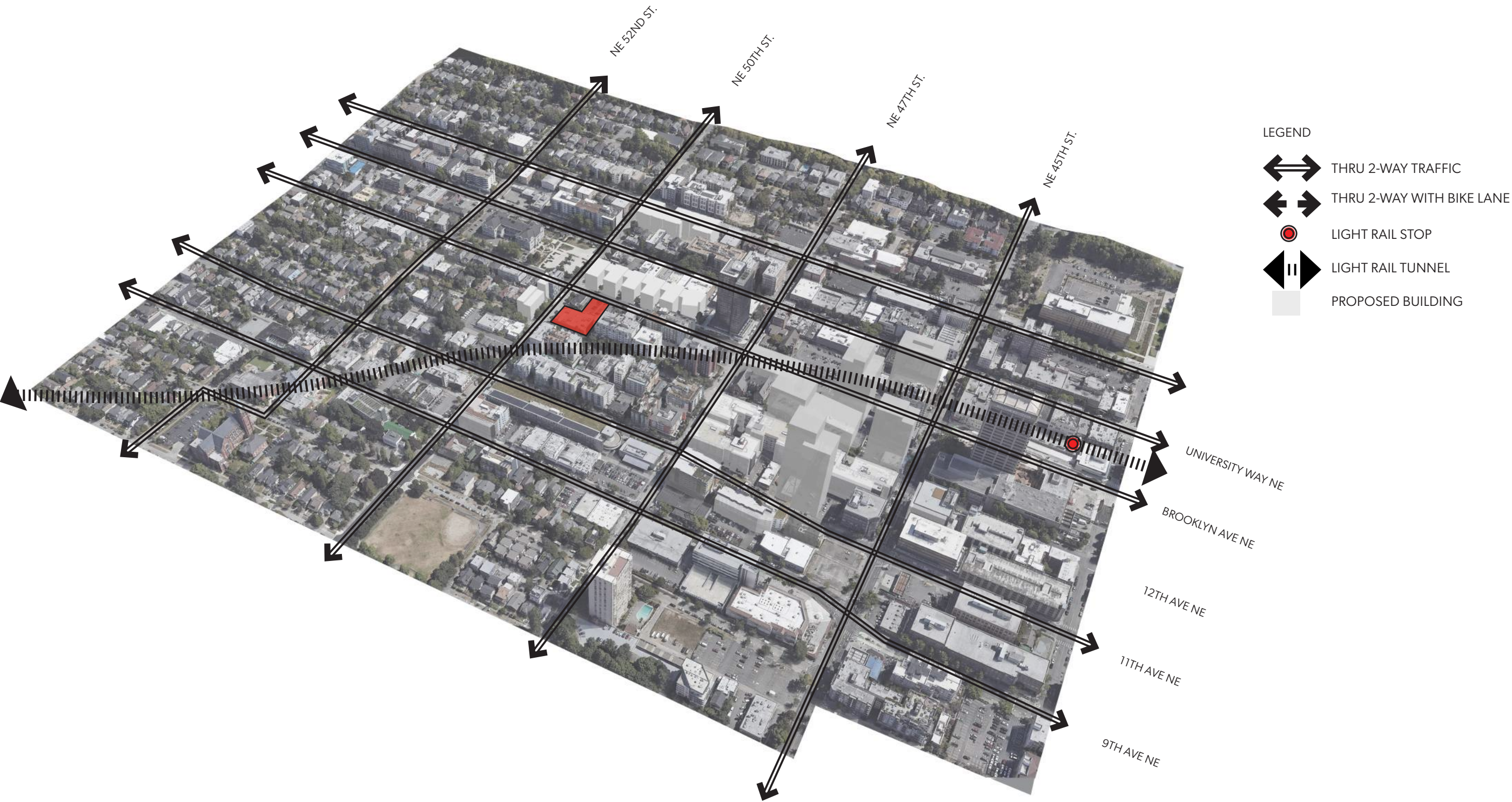
The building’s massing is carefully crafted to relate to the immediate context and contribute to the emerging tower language of the U-district through a more playful, exuberant massing, tactile materials and livable terraces with open spaces at the tower setbacks.

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.” Develop a “fabric” for the tower facade that is consistent and able to be modulated to contextual cues.
- Leverage the tower facade to create an effective backdrop for the new open space on Brooklyn.
- Create a special place at the corner of 50th and 12th, as well as street facades along 50th and 12th that respond to each street appropriately.

3 x 3 BLOCK DIAGRAM



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

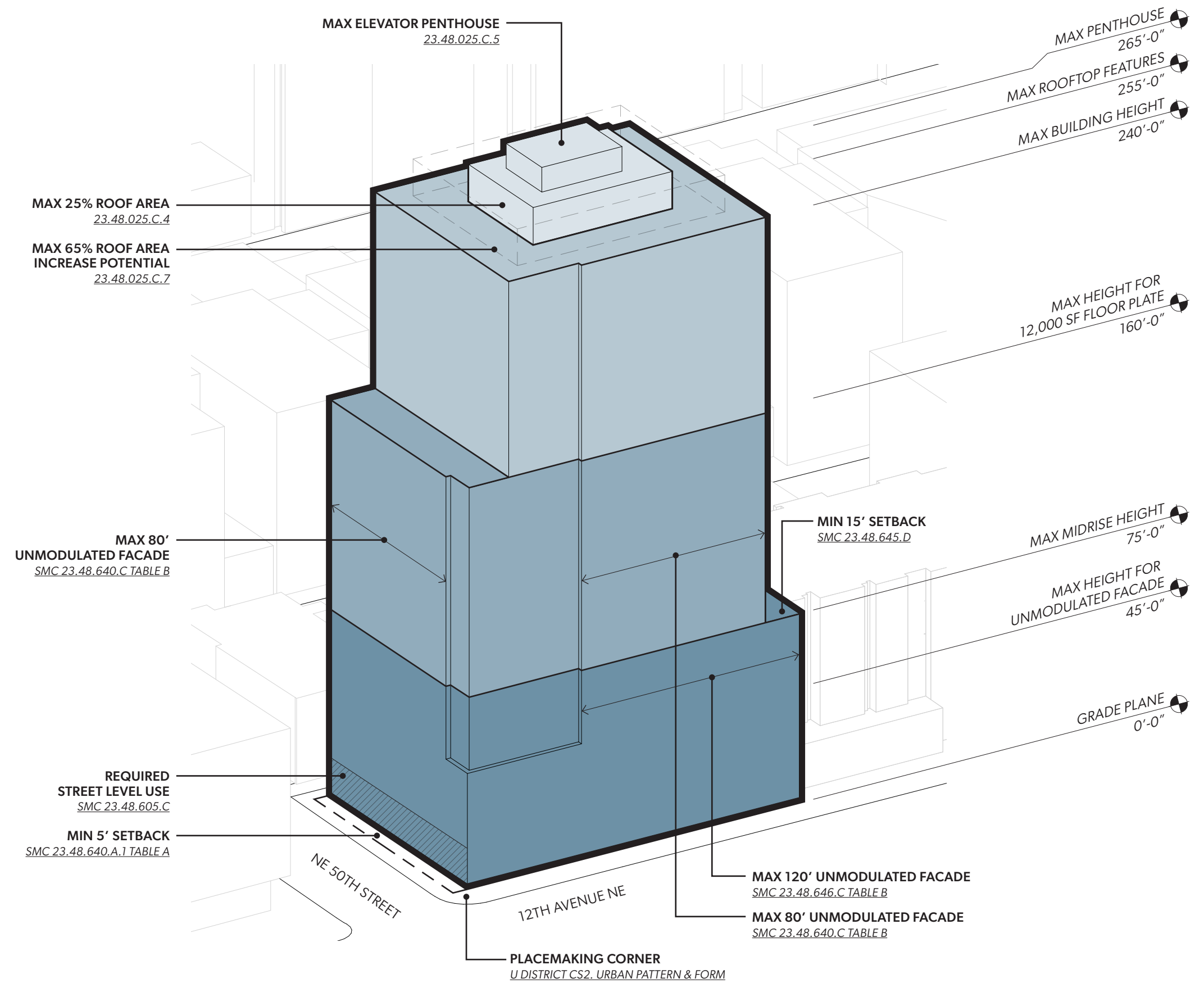
23.48.605 Uses in SM-U Zones
C.1. One or more of the following uses are required at street level along street-facing facades indicated in map A (NE 50th St is required)
Eating & Drinking Establishments

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 FAMILY SIZE UNIT BONUS
SEE NEXT PAGE
SMC 23.48.620

6 GREEN STREET IMPROVEMENTS (5:1)
UP TO 35% EXTRA FLOOR AREA
IMPROVEMENTS PROVIDED: 1,648 SF
1,648 SF * 5 = 8,242 SF
SMC 23.58A.040

7 OPEN SPACE BONUS (7:1)
UP TO 35% EXTRA FLOOR AREA
OPEN SPACE PROVIDED: 5,190 SF
5,190 SF * 7 = 36,330 SF
SMC 23.58A.040

8 EXTRA FLOOR AREA
PURCHASED FROM MHA
GREEN ST IMP + OPEN SPACE BONUS =
35% EXTRA FLOOR AREA
8,242 SF + 36,330 SF = 44,572 SF
44,572 SF / 0.35 = 127,349 SF
TOTAL EXTRA FLOOR AREA = 127,349 SF

UP TO 65% EXTRA FLOOR AREA
127,349 * 0.65 = 82,777 SF
SMC 23.58A.014



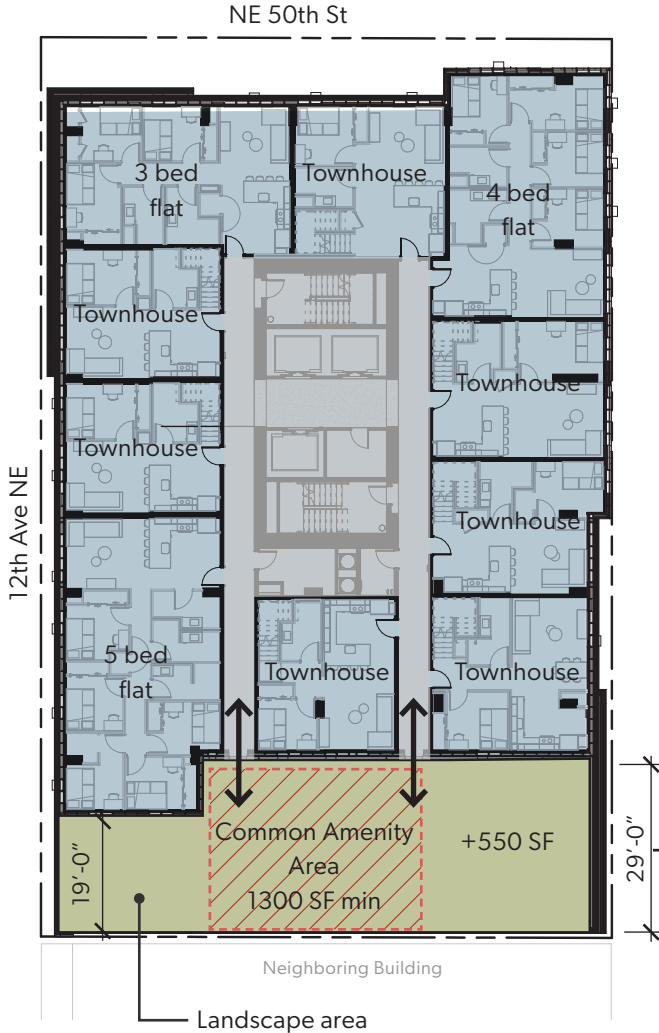
FAR CALCULATIONS		AREA
1	SITE A (INCREASED LOT)	14,216 SF
	BASE FAR	4.75
	MAX FAR	10
		67,526 SF
		142,160 SF
2	SITE C (REDUCED LOT)	7,837 SF
	BASE FAR	4.75
	MAX FAR	10
		37,226 SF
		78,370 SF
3	SITE B (REDUCED LOT)	4,174 SF
	BASE FAR	4.75
	MAX FAR	10
		19,827 SF
		41,740 SF
4	COMBINED LOT (MAX FAR ALLOWED)	262,270 SF
	BASE FAR (SITE A)	67,526 SF
	MAX EXTRA FAR (SITE A)	74,634 SF
	BASE FAR (SITE C)	37,226 SF
	MAX EXTRA FAR (SITE C)	41,144 SF
	BASE FAR (SITE B)	19,827 SF
	MAX EXTRA FAR (SITE B)	21,913 SF
5	FAMILY SIZE UNIT BONUS (SITE AREA * 1.0)	26,227 SF
	SITE A	14,216 SF
	SITE C	7,837 SF
	SITE B	4,174 SF
POSSIBLE MAXIMUM FLOOR AREA		288,497 SF
MAX FAR ALLOWED + FAMILY UNIT BONUS		
MAX EXTRA FLOOR AREA ALLOWED		137,691 SF
EXTRA FLOOR AREA EARNED		127,349 SF
6	GREEN STREET IMPROVEMENTS (5:1 RATIO)	8,242 SF
7	OPEN SPACE BONUS (7:1 RATIO)	36,330 SF
8	EXTRA FLOOR AREA PURCHASED FROM MHA	82,777 SF
EARNED MAXIMUM FLOOR AREA		278,155 SF
BASE FAR + EXTRA FAR EARNED + FAMILY UNIT BONUS		


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 1.0 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: **253,500 SF**
Total left over FAR from tower for Midrise Building : **24,655 SF**



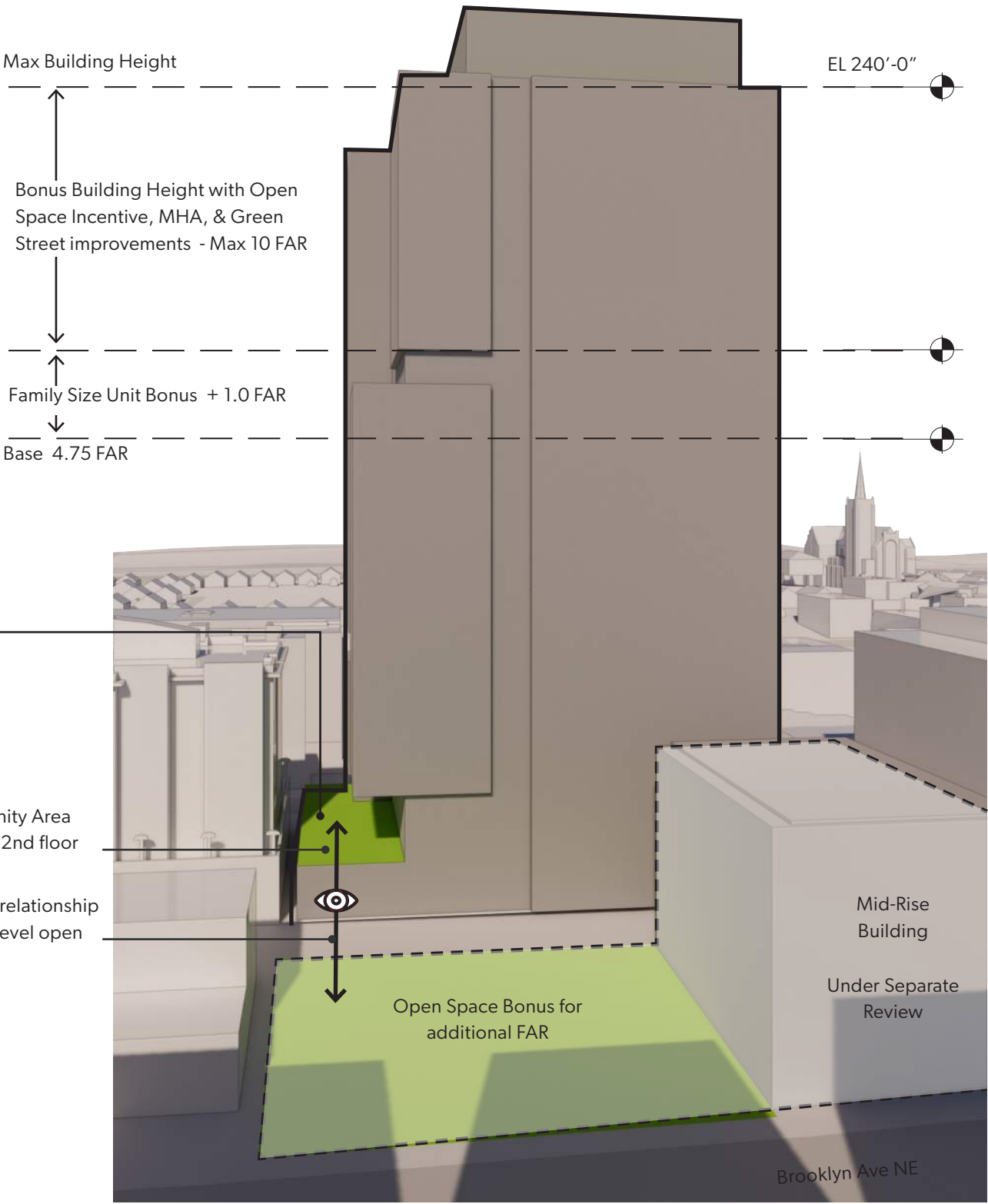
 Calculated Terrace Area

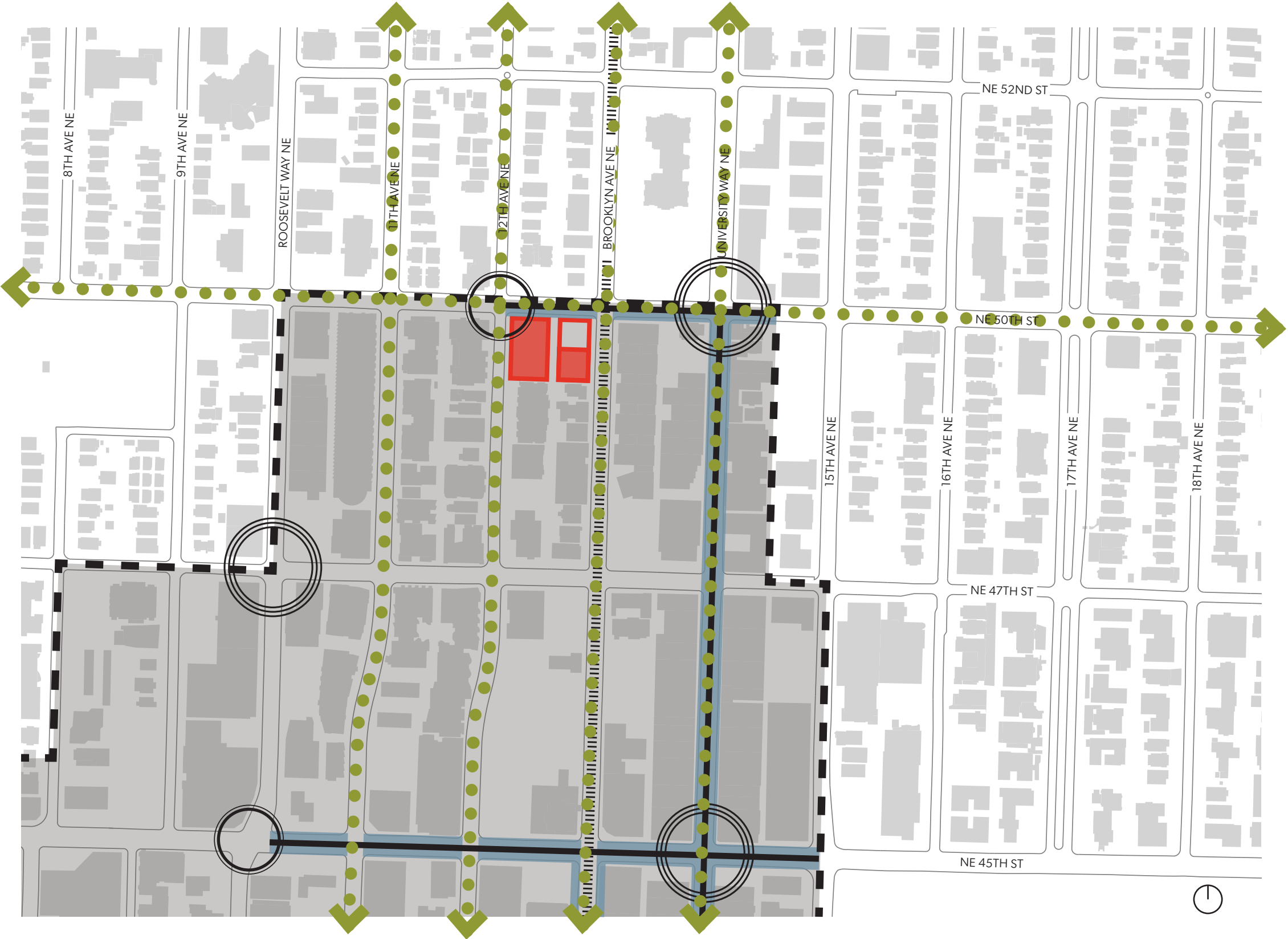
Family-Sized Units:
10 min at min 900 SF ea.
10 units at avg. 1250 SF ea. provided

Common Amenity Area:
1300 SF min per code
1850 SF provided

LEVEL 2 FLOOR PLAN

SCALE: 1/32" = 1'





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

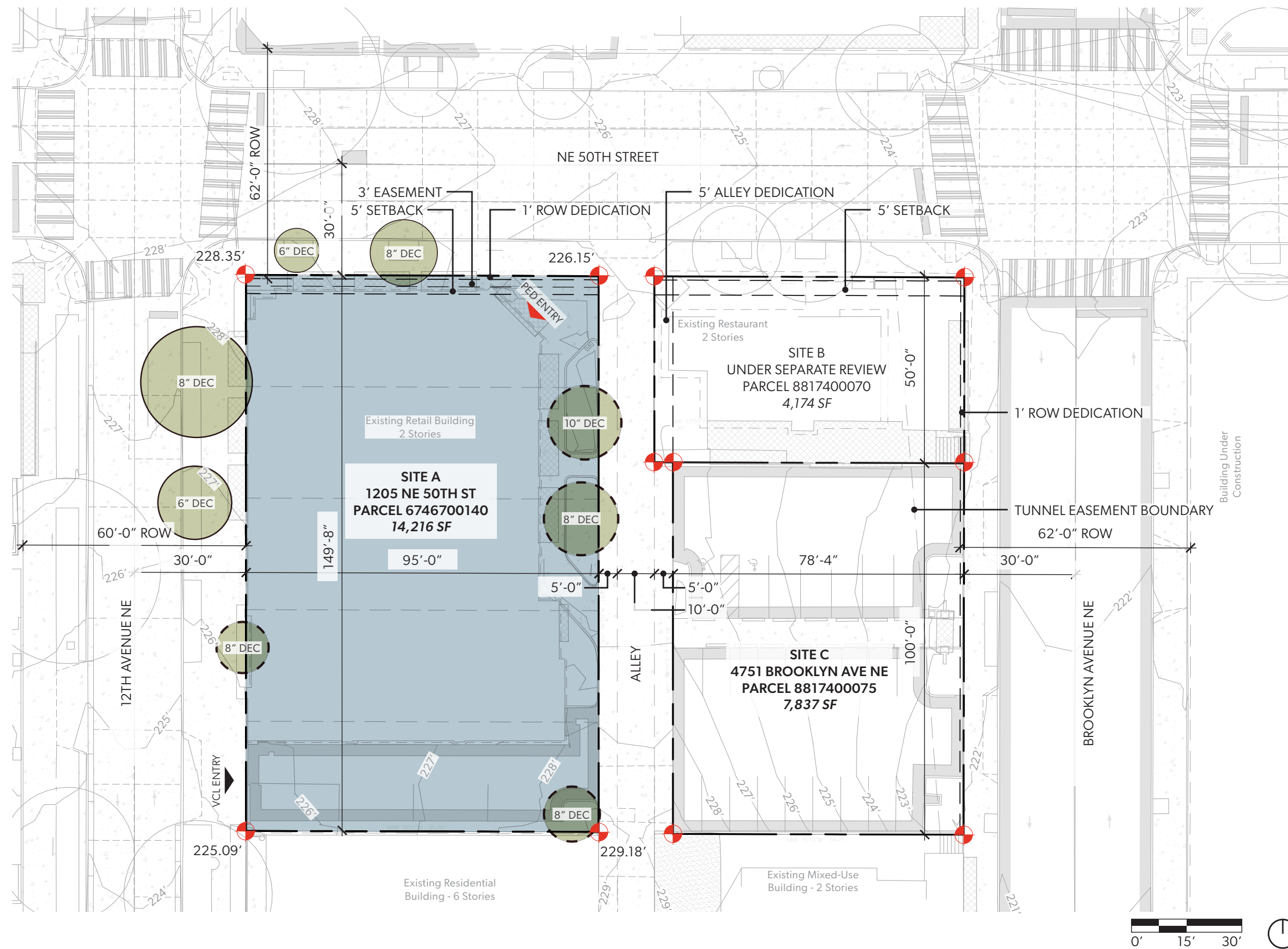
- PROJECT SITE
- PROJECT SITE UNDER SEPARATE REVIEW

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

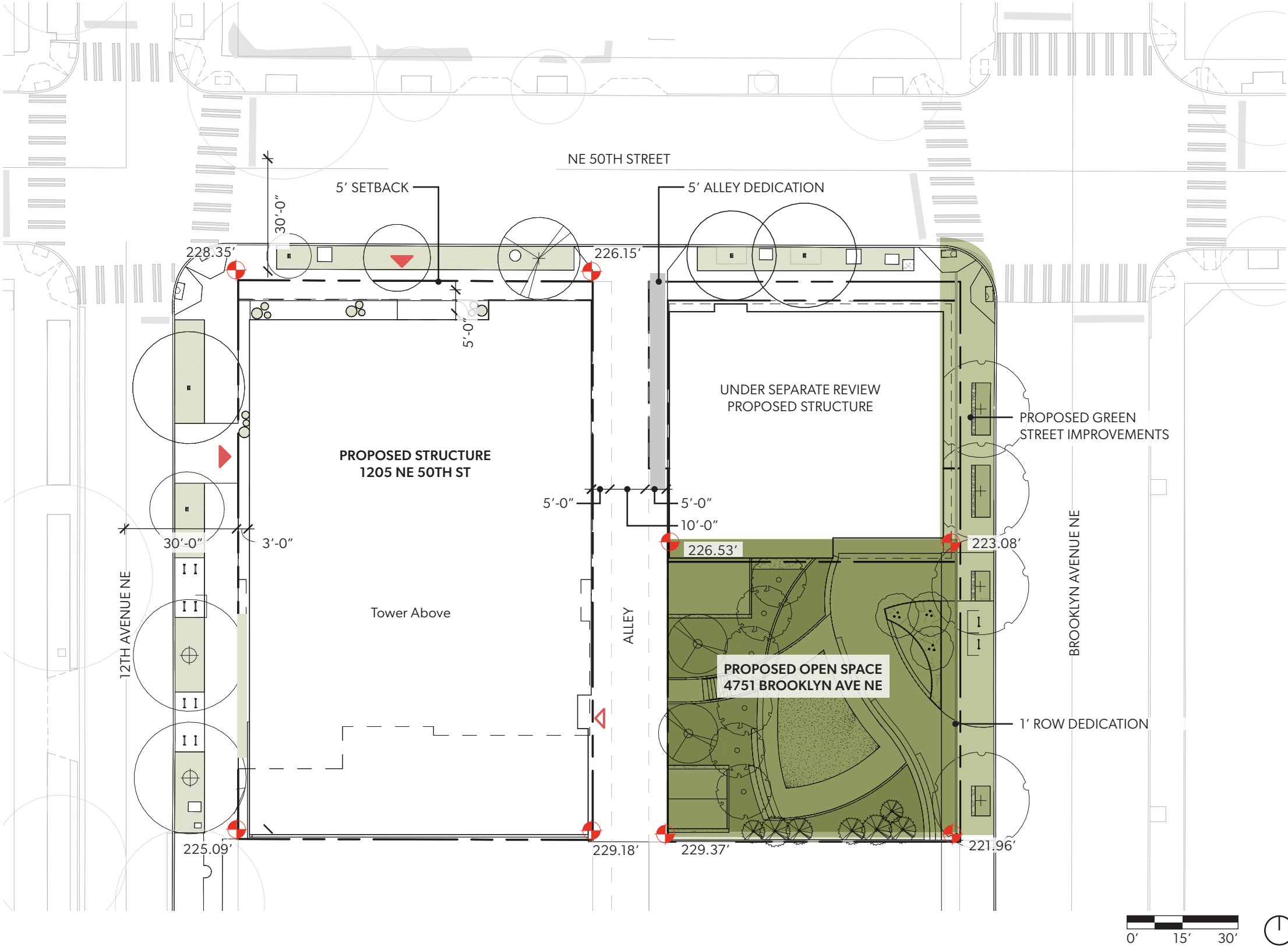


EXISTING SITE CONDITIONS

LEGEND

-  Existing Tree to Remain
 Existing Tree to be Demolished

*No exceptional trees on site



PROPOSED SITE PLAN

LEGEND

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

Massing and Architectural Concept

A – The Board unanimously agreed with the applicant’s preferred massing, Scheme 3. The Board noted Scheme 3 most successfully responded to the differing edge conditions at street-level, broke down the tower massing on the west site with vertical and horizontal gaskets, and begin to align massing datum lines to adjacent buildings, as well as, creating an appropriate response to this corner gateway site. The Board continued their discussion, breaking the massing into street-level, tower body, and tower terminus. (CS2-3-b. Gateways, CS3-A-4. Evolving Neighborhoods)

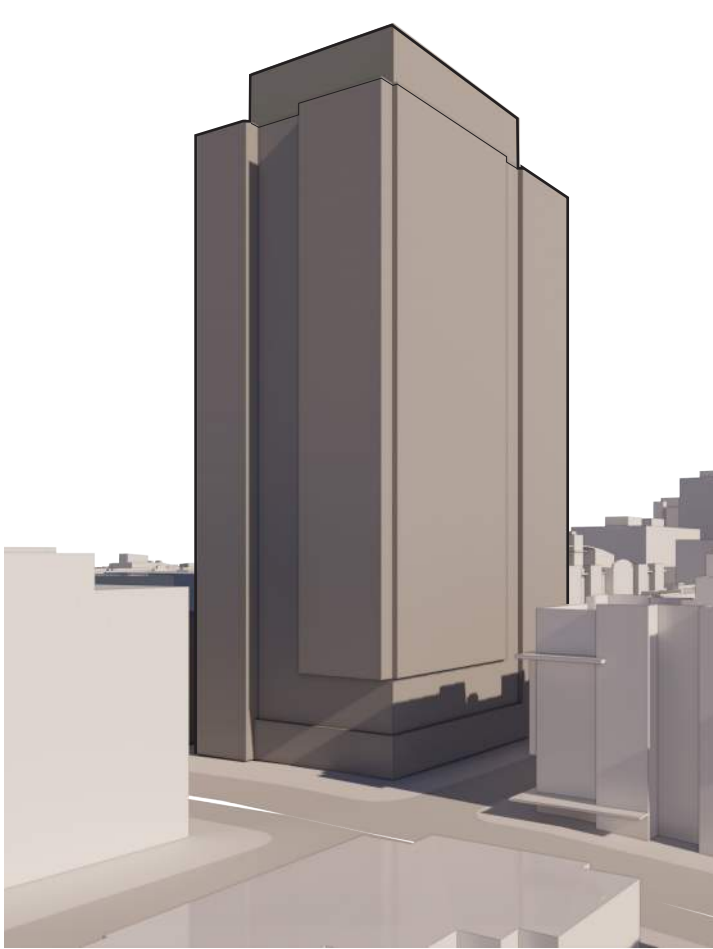
RESPONSE TO EARLY DESIGN GUIDANCE

A – Option 3 scheme is the direction the design team is taking for the recommendation meeting.

Option 3 attributes include:

- 1. Contextual podium which relates well to adjacent 70’ heights of wood frame multifamily buildings.
- 2. Massing relates to different conditions surrounding the site.
- 3. Offsetting ground level from property line creating more space for pedestrians along 50th and 12th.

PROPOSED SCHEMES AT EDG



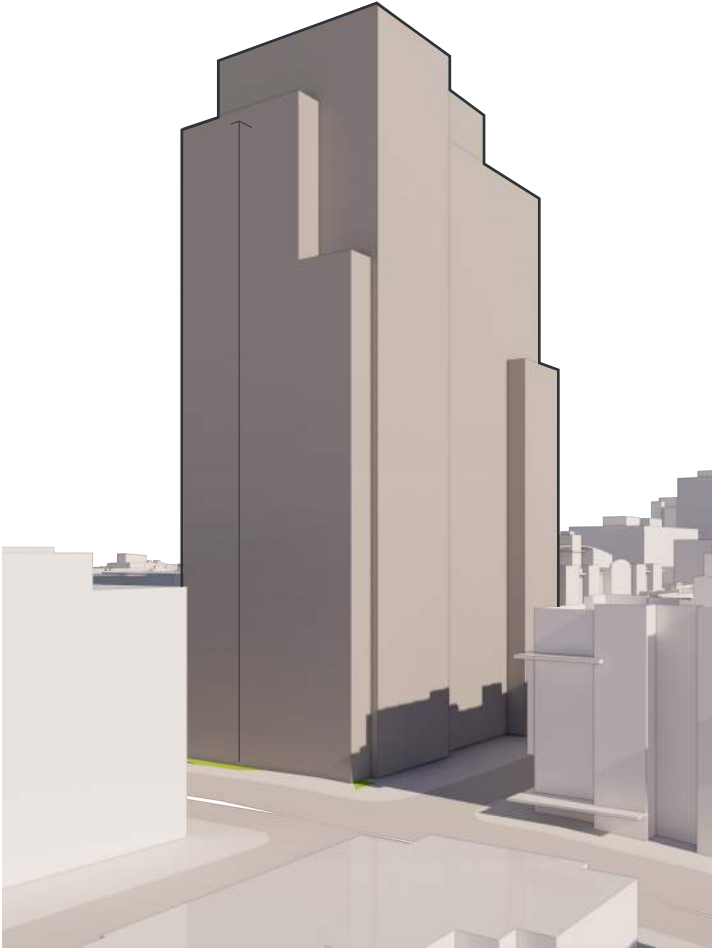
SCHEME 1 / GASKET - CODE COMPLIANT

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

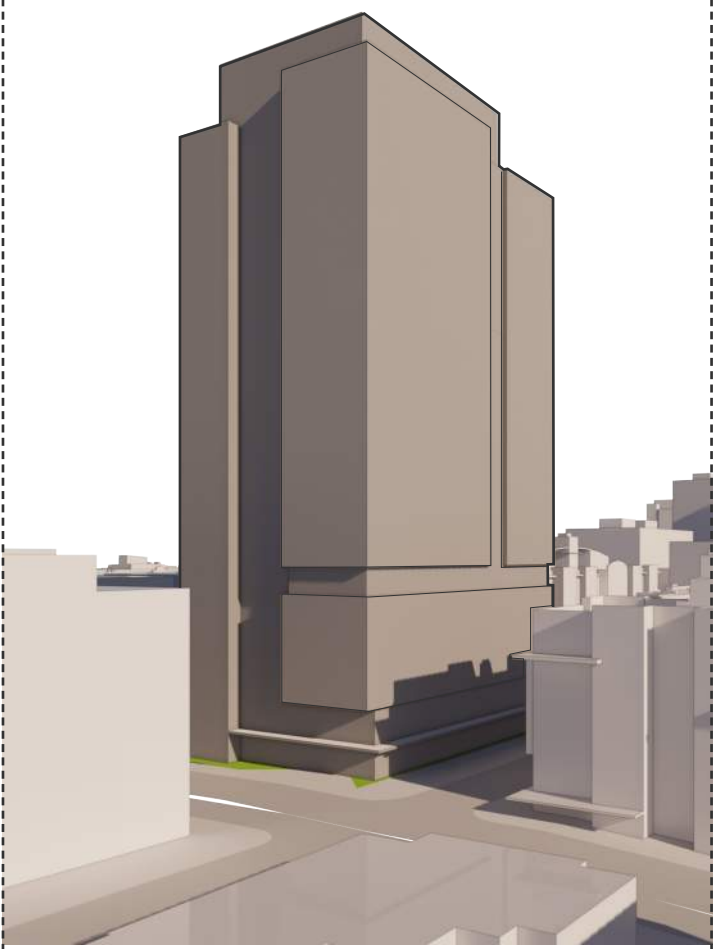
PROS

- 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

Chosen Scheme



SCHEME 3 / GASKET PODIUM - PREFERRED

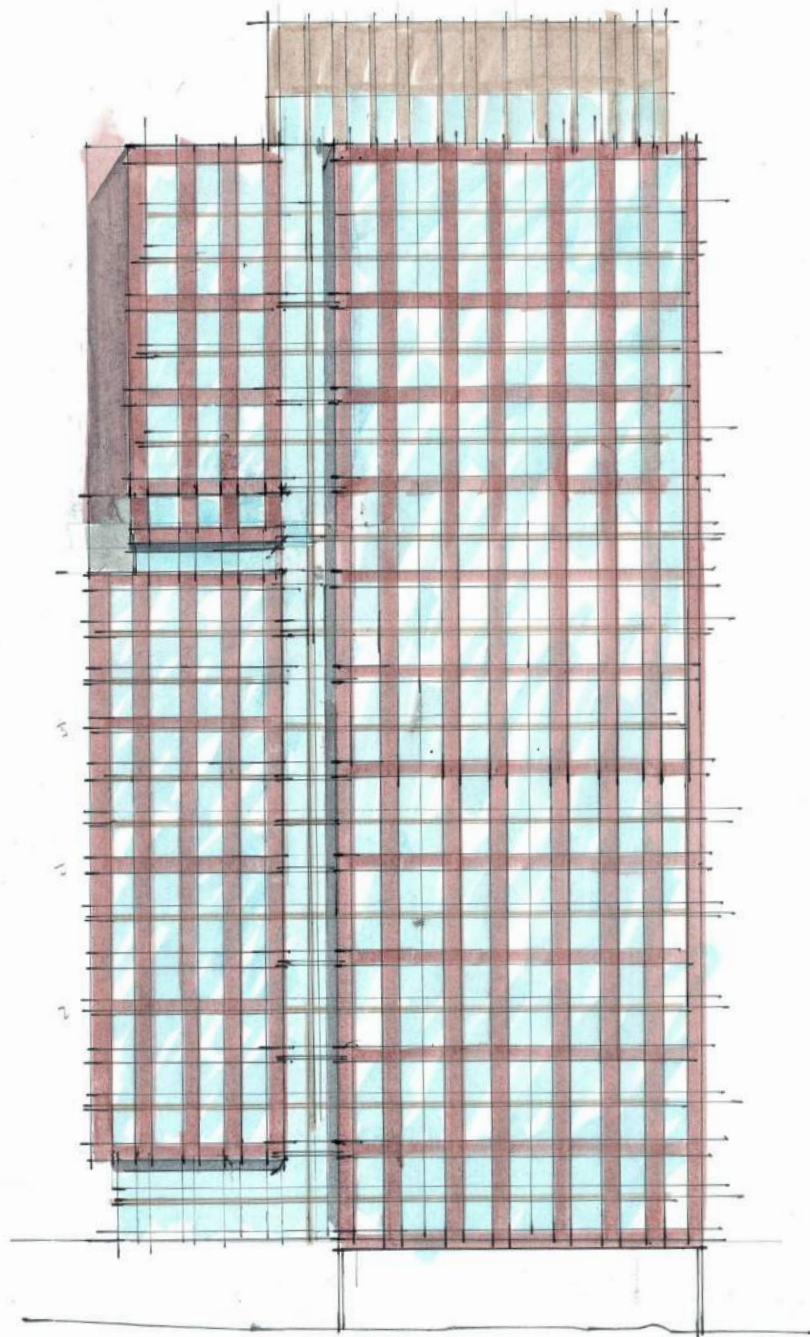
PROS

- 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.

MASSING AND SKIN STUDIES



Tower study with double height glass bays reminiscent of a residential scale. This study developed a fabric-language, with more exterior modulation and a relationship to the context.



SE view of an earlier tower study with a neutral (neither horizontally or vertically emphasized) glass facade



SE view of the tower, showing a study of the relationship between the tower to the open space. The tower massing component forms a backdrop to the open space.

Project Goals Design Drivers

RESPONSE TO EARLY DESIGN GUIDANCE

Massing components scaled to specific context

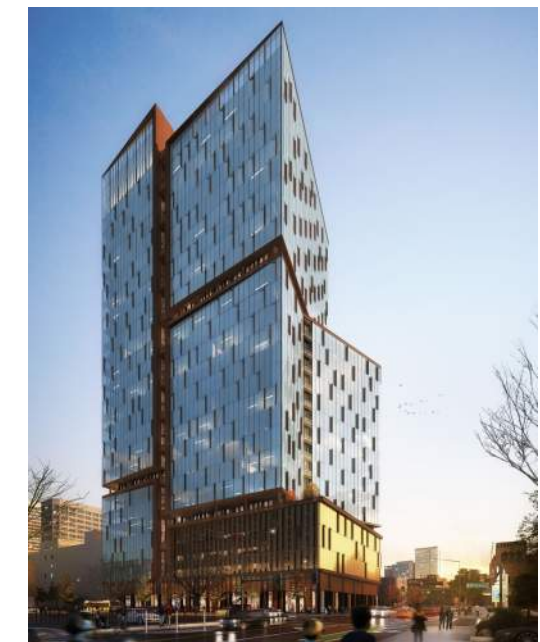
Goals: edge of U-district. - read the pieces/parts/hierarchy - gradation.

Implementation strategies: floor to ceiling glass, smaller scale components. narrow tall "human scale" - relatable to human scale, granular.

Object building vs. fabric context

What are we trying to solve at first 7 floors? Neighborhood scale, texture, and scale welcoming - tie into entry massing

Reduce scale of building to neighborhood, legible building components relatable to human scale to "humanize student housing experience"



Precedent showing larger scale building articulated into smaller blocks through the use of gasket and fold trim elements. Example shows a consistent skin language across the blocks of massing

MASSING AND SKIN STUDIES
Project Goals Design Drivers

RESPONSE TO EARLY DESIGN GUIDANCE

Early tower studies showing the development of the podium with a denser fenestration pattern contrasted with the density of the fenestration pattern of the upper tower.

This study also explored the podium fenestration as single versus double height glass.

It has an emphasis on the podium’s relation to the context and transition from the detailing and materiality from the lower levels to the upper tower levels.

A window-wall system was the base module for spandrel and metal variations and scale.



Podium and tower skin articulation study of West facade along 12th

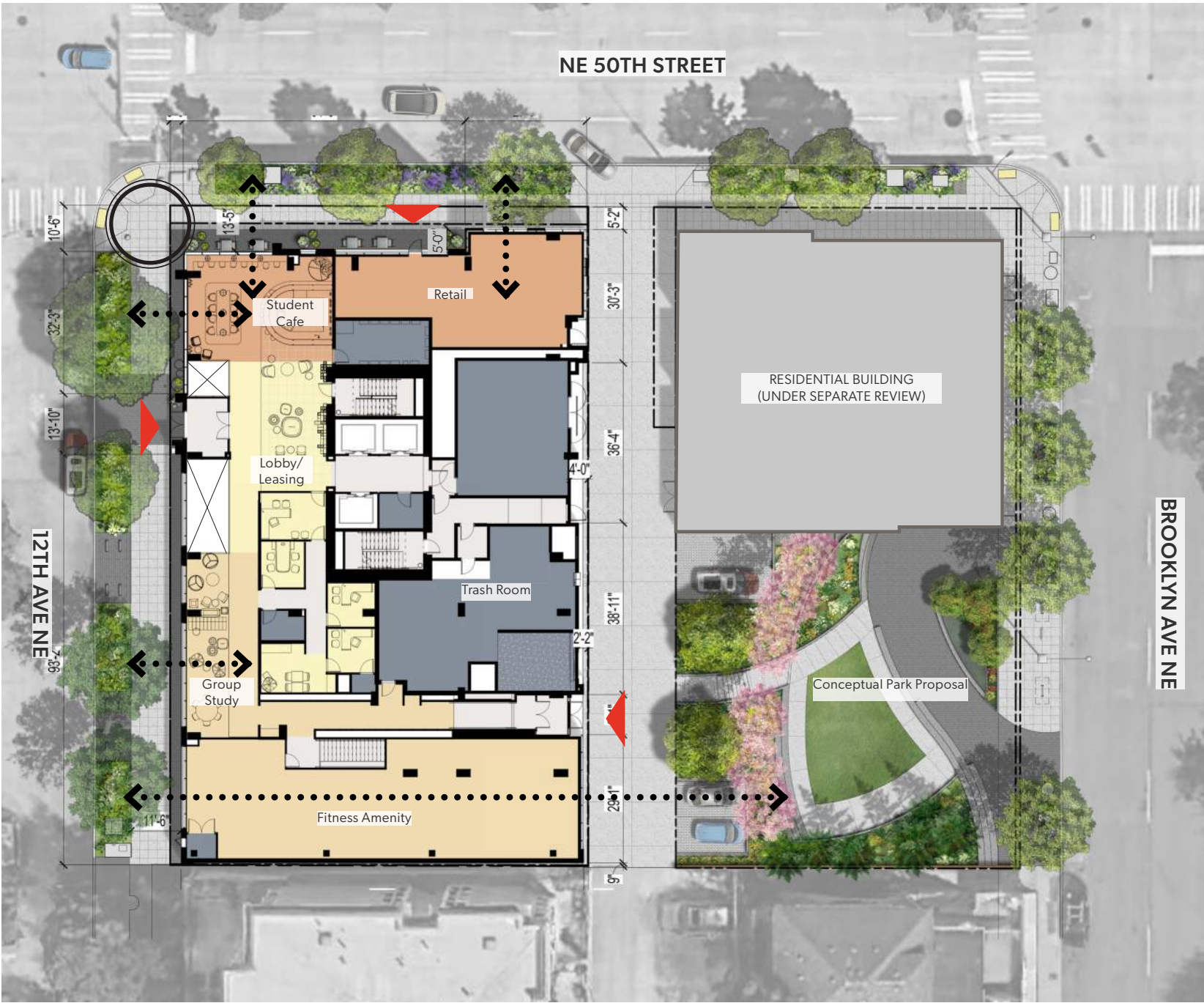


Podium and tower skin articulation study of West facade along 12th



Precedent showing the difference in modulation of exterior skin at the lower levels versus upper tower levels.

GROUND LEVEL PROGRAM



LEVEL 1 PLAN
SCALE: 1/32" = 1'-0"



Massing and Architectural Concept Continued

B – Street-level. The Board supported the overall massing and programming at street-level, echoing public comment which supported retail along 50th and placing the lobby and leasing area along 12th. Moving forward the Board provided the following direction to the applicant:

i. Supported retail along 50th and would like to see this maintained as the project moves forward. Consider how programming and design will support an active frontage along 12th. Encouraged more retail along 12th and requested more information on how the lobby would be activated. (PL3-C-1. Porous Edge, PL3-3-d. Non-Activating Uses)

RESPONSE TO EARLY DESIGN GUIDANCE

B – Retail is located along 50th street frontage and the main residential lobby is along 12th, same as the EDG proposal. The streets, 50th and 12th, differ significantly.

Along 50th, a East-West primary traffic corridor, a large portion of the building frontage is voluntarily set back an additional five feet fostering useable space for flexible seating and planting to enrich the adjacent retail spaces.

Seating and moveable planters located along retail street edge at 50th and turn corner along 12th to entry. Residential cafe for student use will activate place-making corner and be fully glazed. Large expanses of glazing are thoughtfully detailed and wrap around the corners at 12th street and the alley.

Along 12th, a quiet, tree-lined neighborhood street, is the primary resident entrance, study spaces, and fitness amenity. The leasing office is inboard, allowing the active programs to occupy the edges along 12th, contributing to street activation and enjoying daylight. These uses relate to the residential, non-retail adjacent buildings.

All glazing at the ground level is expansive and non-reflective and overhead canopies have engineered wood soffits creating a lively urban environment.

GROUND LEVEL PROGRAM
Massing and Architectural Concept Continued

RESPONSE TO EARLY DESIGN GUIDANCE

Retail uses along the alley and 50th

The tower base will accommodate retail uses along 65% of the frontage on 50th, not including the student cafe at the corner.

An additional 24 feet of glazing at the corner of 50th and the alley is provided along the East facade to activate the alley. The corner glazing at ground level is contained within the portion of the tower that takes the window-wall system to grade.

The next two retail bays are within the brick base with a narrow feature window marking the transition to the retail cafe at the corner which is part of the student housing program.

Overhead weather protection is located over XX% of the 50th street edge with XX% of the facade pulled back XX feet along 50th creating more space for seating and pedestrians. Distinct paving in this set-back region and wrapping around the place-



Elevation along NE 50th Street

Retail

Retail

Student Cafe



View of retail space corner at the alley and 50th street.



Plan along NE 50th Street showing building step-back , seating, and distinct paving

GROUND LEVEL PROGRAM



Overall podium view showing edge along 50th, 12th and placemaking corner.


Massing and Architectural Concept Continued

RESPONSE TO EARLY DESIGN GUIDANCE

Emphasis on place-making corner

Legend

- 1 Light-colored mullions
- 2 Vertical brick
- 3 Gloss tile base
- 4 Wood soffit
- 5 Resident Entry

 Placemaking corner

- 1. Emphasis of indoor-outdoor spatial relationship to promote activated edge.
- 2. Street wall pulled back to create area for special paving, seating, and planting.
- 3. Fully glazed storefront with special brick detail at corner.
- 4. Warm tone mullion and soffit color to mark this as special realm.
- 5. Enhanced brick detail to emphasize placemaking corner.



View of placemaking corner elevation along 12th.

GROUND LEVEL PROGRAM
Massing and Architectural Concept Continued

RESPONSE TO EARLY DESIGN GUIDANCE

The main resident entry is a focal point on the facade, highlighted by an engineered wood frame which surrounds a custom full height wood door and transom.

Canopies will have engineered wood soffits at the group study area and fitness.

The facade on 12th Ave NE will be pulled XX feet inboard from the property line, widening the sidewalk.

The masonry jambs are detailed with a custom profiled metal extrusion, adding detail, shadow, and visual interest at the ground level windows.

Masonry extends below sidewalk level in place of a typical stepped concrete foundation wall.

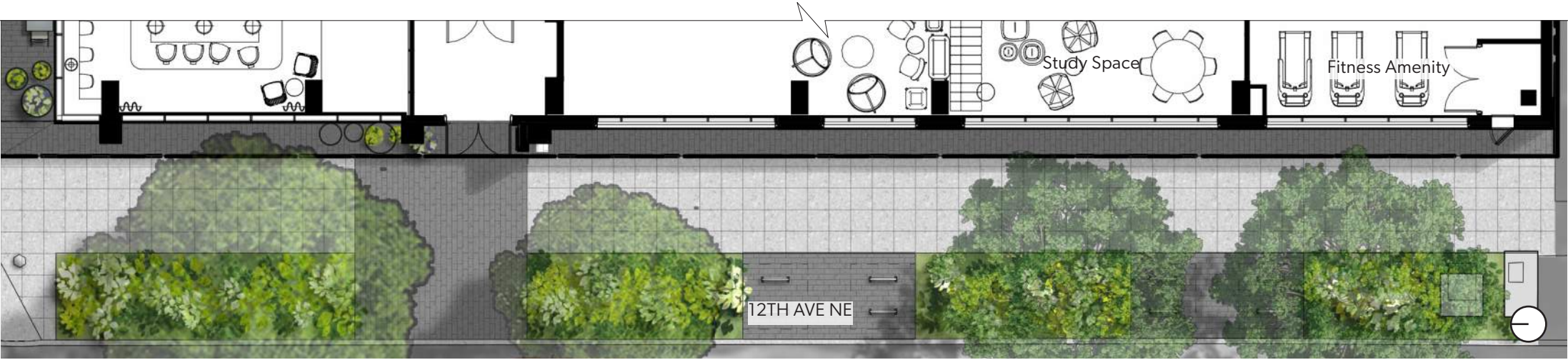


Resident Entry Study Space Fitness Amenity

Elevation along 12th Ave NE

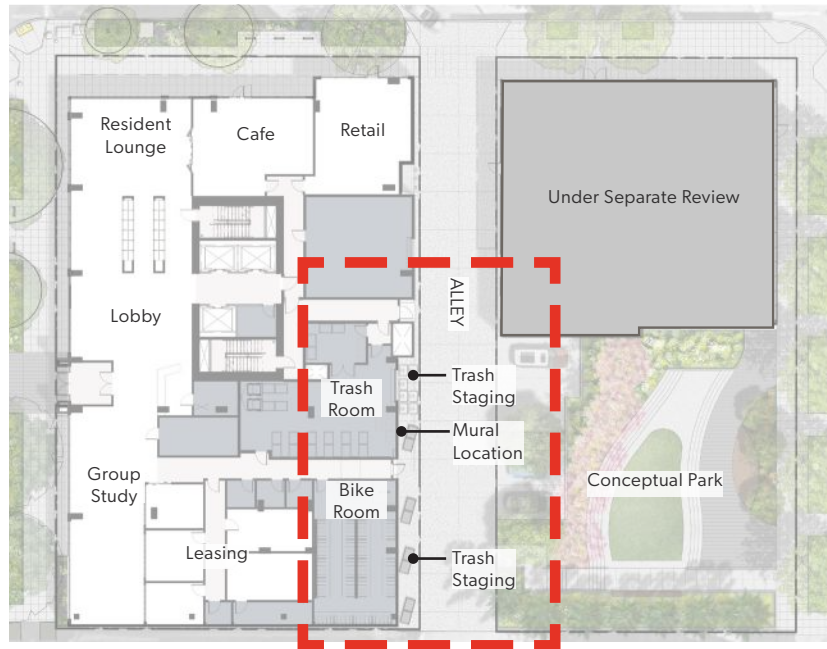


View of West elevation from 12th.

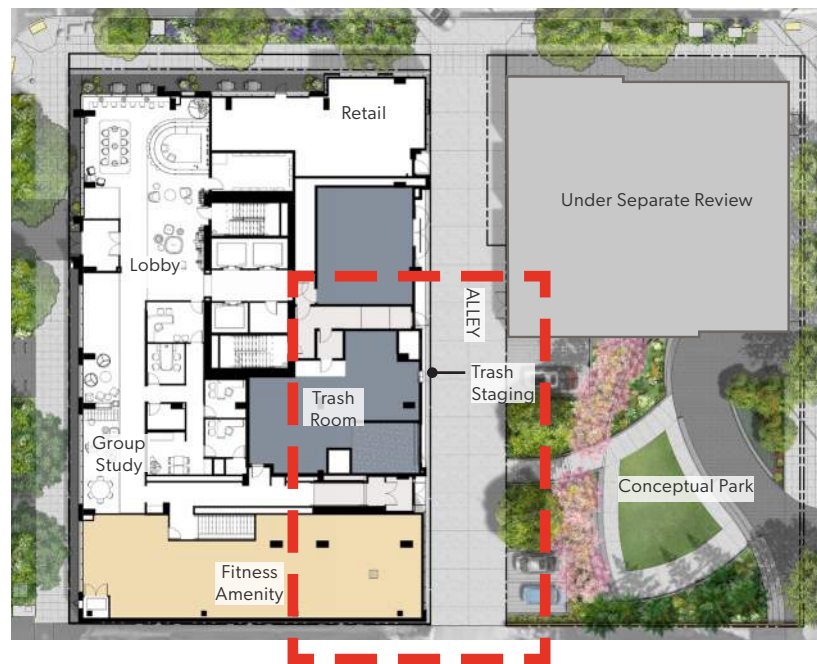


Plan at 12th Ave NE showing paving at base setback

GROUND LEVEL PROGRAM - ALLEY



Ground level program adjacent to alley at EDG.



View of secondary building entry and fitness at alley to provide better visual connection to the park.



Proposed fitness program and secondary tower entry have been located and defined by an accent color portal recalling the tower's main entry along 12th. See sheet A-201 elevation.

Massing and Architectural Concept Continued

B.ii – Continue to refine the alley facade, increasing transparency and porosity where feasible and the overall visual connection from the tower to the open space. The Board noted the bike room may provide opportunity to increase porosity along this edge. (PL1-1-d. Alleyways, PL3-C-1. Porous Edge, PL3-3-e. Edge, PL4-B Planning Ahead for Bicyclists, PL4-1-b. Placemaking)

RESPONSE TO EARLY DESIGN GUIDANCE

A secondary building entrance on the East facade, facing the park and Brooklyn Ave NE, links residents to the park, UW campus, grocery and restaurant amenities of the U District urban core, and provides easy access to basement level bike storage. The bike room is relocated to the basement with a dedicated elevator to the ground level. (PL1-1-d. Alleyways, PL3-C-1. Porous Edge, PL3-3-e. Edge, PL4-B Planning Ahead for Bicyclists, PL4-1-b. Placemaking)

The ground floor has been redesigned to move the bike room to the lower floor with bike runnel for access and relocate fitness to the ground level.

The fitness room will provide a direct, 24-hr connection to the open space and will be highlighted visually by a contrasting engineered wood portal.

The overall design of the open space circulation will also help connect the tower and open space together.

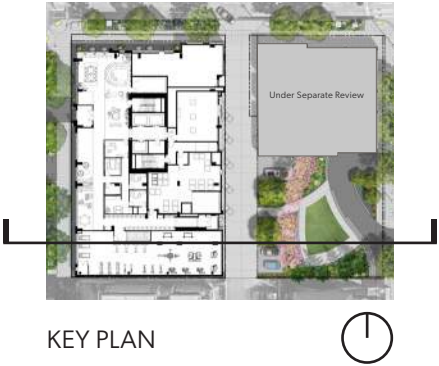
GROUND LEVEL PROGRAM - SOUTH SECTION
**Massing and Architectural
Concept Continued**

RESPONSE TO EARLY DESIGN GUIDANCE

Section perspective showing flow of outdoor spaces from 12th to Brooklyn across the alley.

The level 2 outdoor amenity is perched above the fitness area, overlooking the open space as well as 12th. The roof amenity on Building B (under separate review) also overlooks the park facilitating an “eyes on the street” urban safety approach.

The round-the-clock fitness amenity links to the open space across the alley contributing to the overall activation of this section from street to street.



Section showing connected green and activated spaces from 12th Ave NE to Brooklyn Ave

Massing and Architectural Concept Continued

B.iii – Continue to analyze the surrounding context in regards to street-level articulation including entry heights and canopy design. (PL2-C-2. Design Integration, PL3-A Entries, PL3-3-b. Human-Scaled Experience, DC2-A-2. Reducing Perceived Mass)

RESPONSE TO EARLY DESIGN GUIDANCE

Example of “lifted podium” that creates a pedestrian scale entry and encourages activity along the U District street edges.

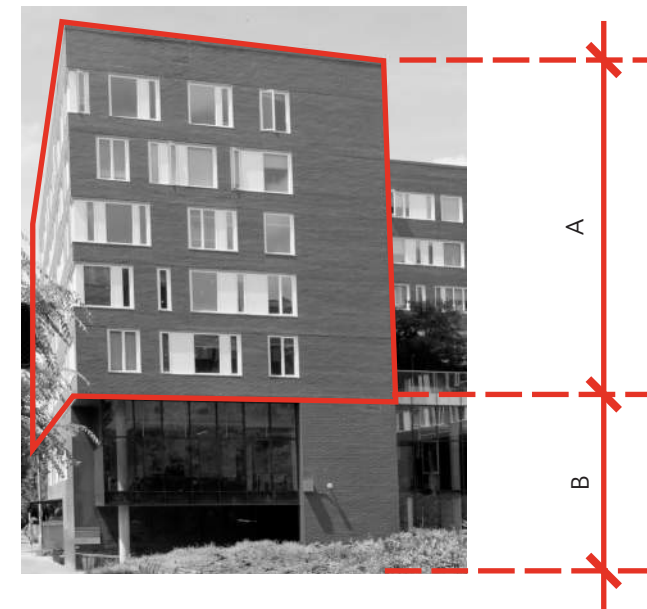
Highly glazed ground floor to create transparency and indoor-outdoor relationship.

Above the two-story glazed street-wall the facade the podium transitions to solid punched openings.

New Project at 5000 12th Ave NE orients to placemaking corner with fully glazed window wall and provides context for new tower streetwall.



Midrise datum elevation view on NE 50th St



1302 NE Campus Pkwy



5000 12th Ave NE

Massing and Architectural Concept Continued

RESPONSE TO EARLY DESIGN GUIDANCE

- Use of simple scaling elements inspired by U-District examples including:
- Double height volume to establish scale for overall massing.
- Wood canopy soffits that transition warmer, tactile materials up into the tower.
- Use of intermediate horizontal scaling element at ground floor.
- Warm-colored mullions and wood doors.
- Refined metal storefront frames and canopy detailing enhance pedestrian realm.
- Appropriately scaled fenestration at pedestrian street level.



University District precedent with warm toned wood mullions at street level



University District street level articulation precedent

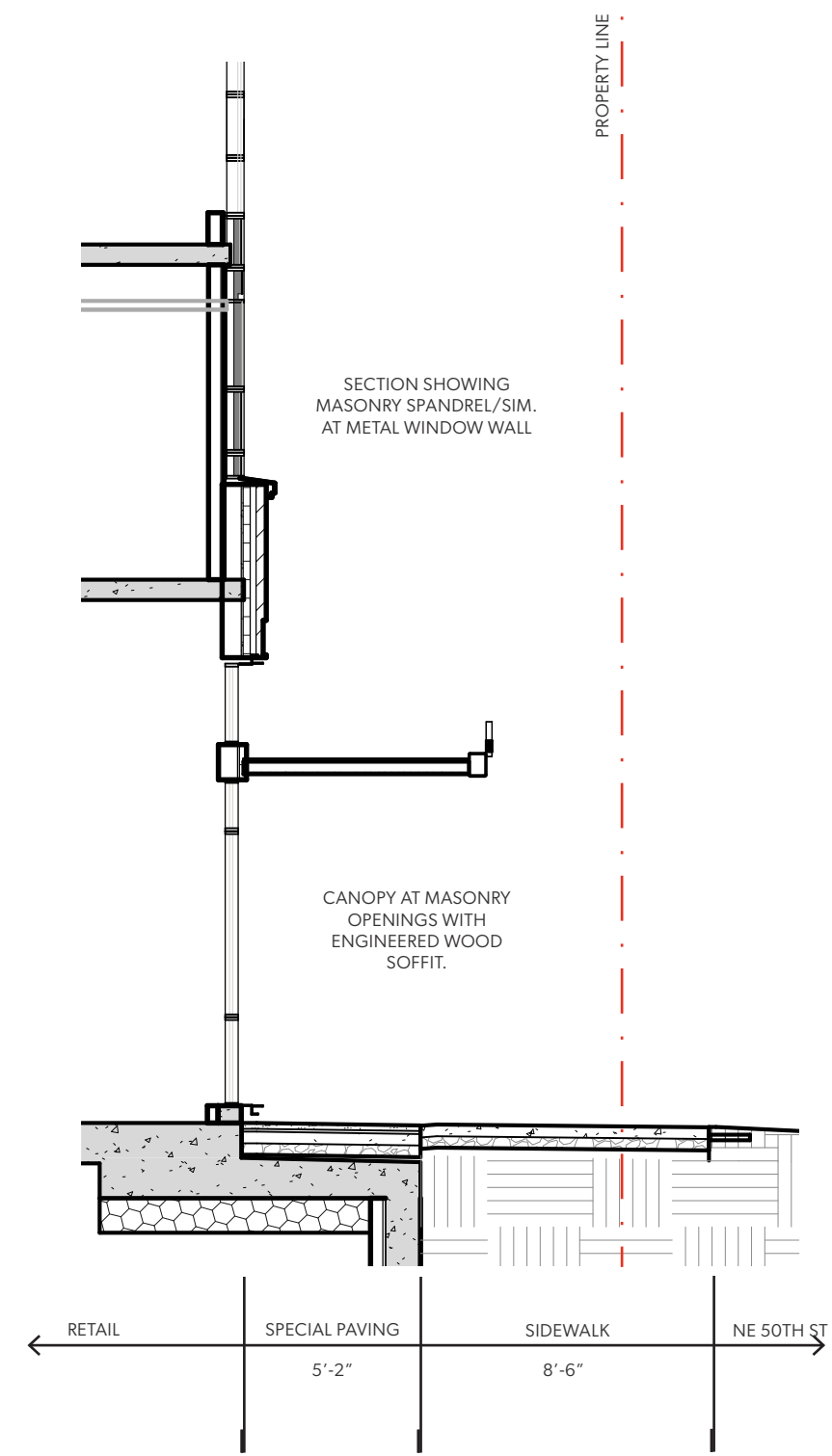
- Soffit delineating human scale space through materiality
- Canopy
- Entrance materiality



Early design study



Proposed Placemaking Corner



A Ground level wall section at 50th



Detail elevation at NE 50th St. showing aligned metal panel system at alley and 50th corner and aligned brick podium with storefront infill at North Elevation.



View at place-making corner.



Condition at offset level 3 soffit Wall Section

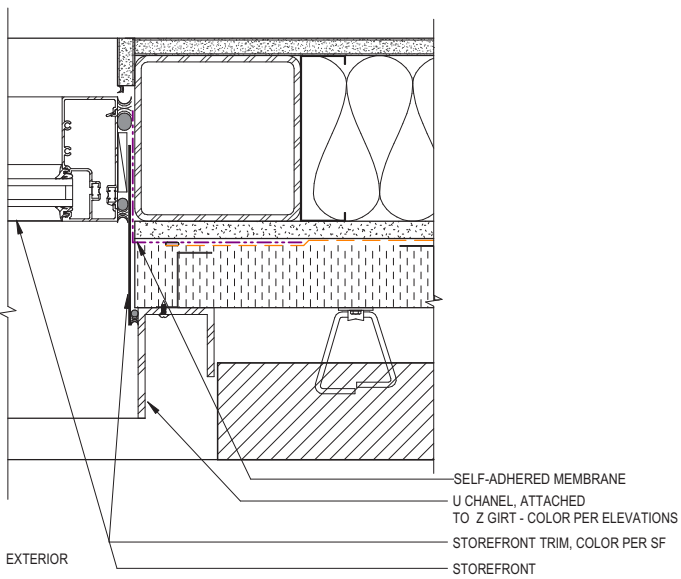
Detail elevation at place-making corner to building entry at West elevation.



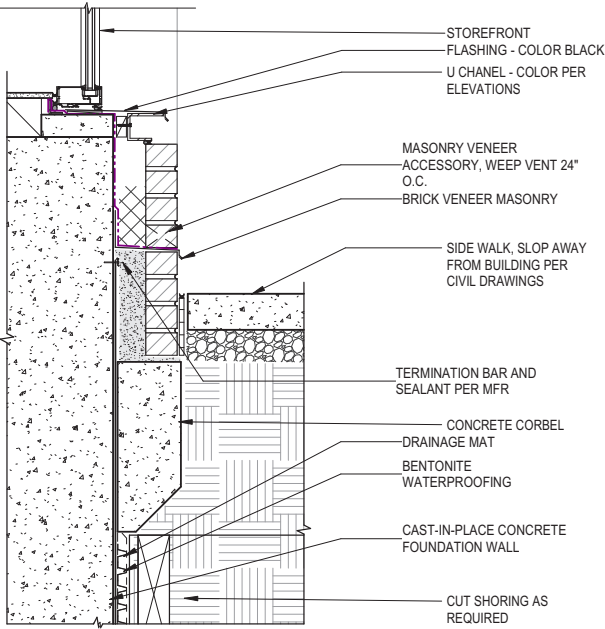
View along 12th showing masonry detailing and canopies.v

2

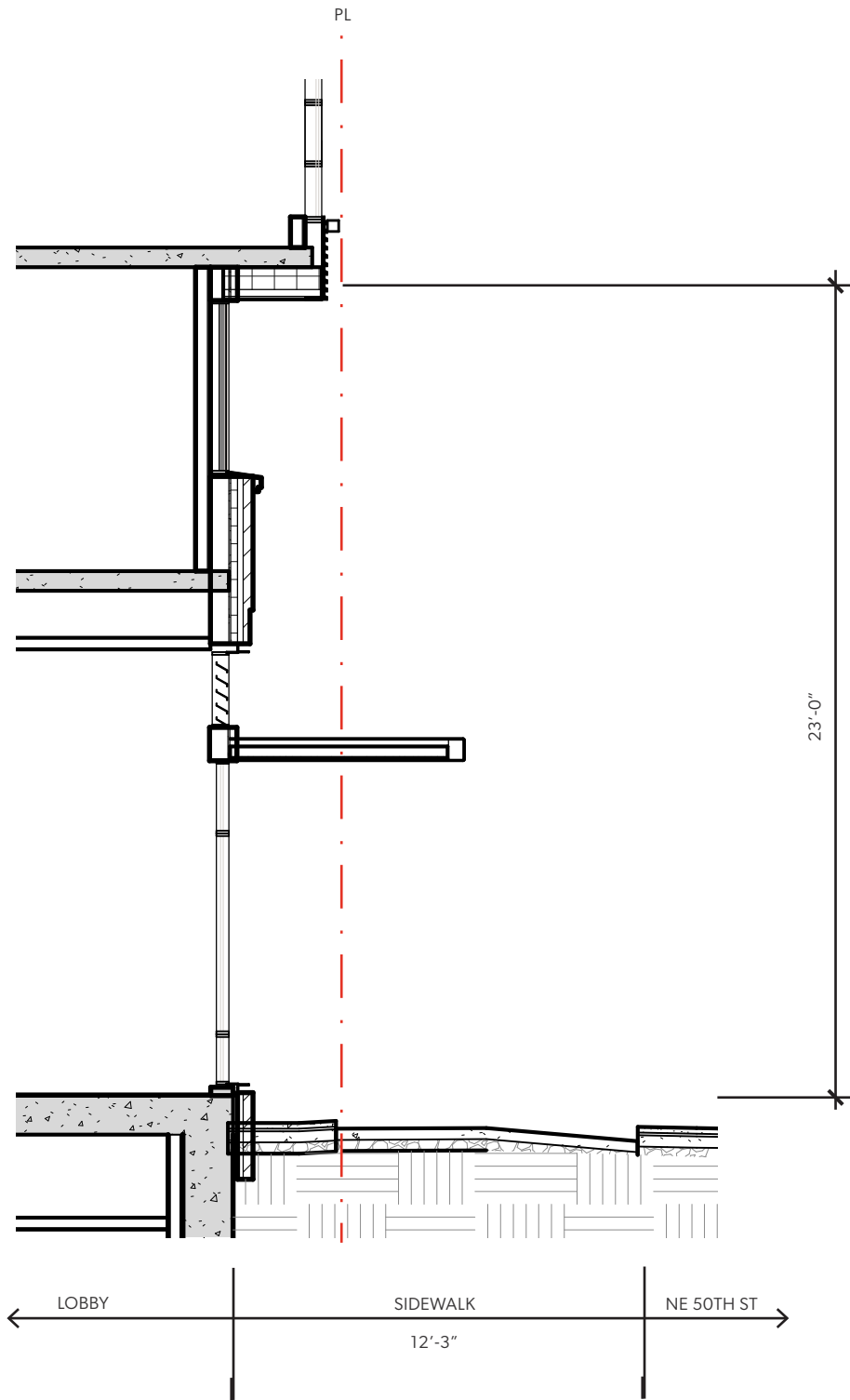
1



2 Detail of storefront jamb.



1 Detail of brick sill.



© Condition at offset level 3 soffit Wall Section



Detail West elevation along 12th.

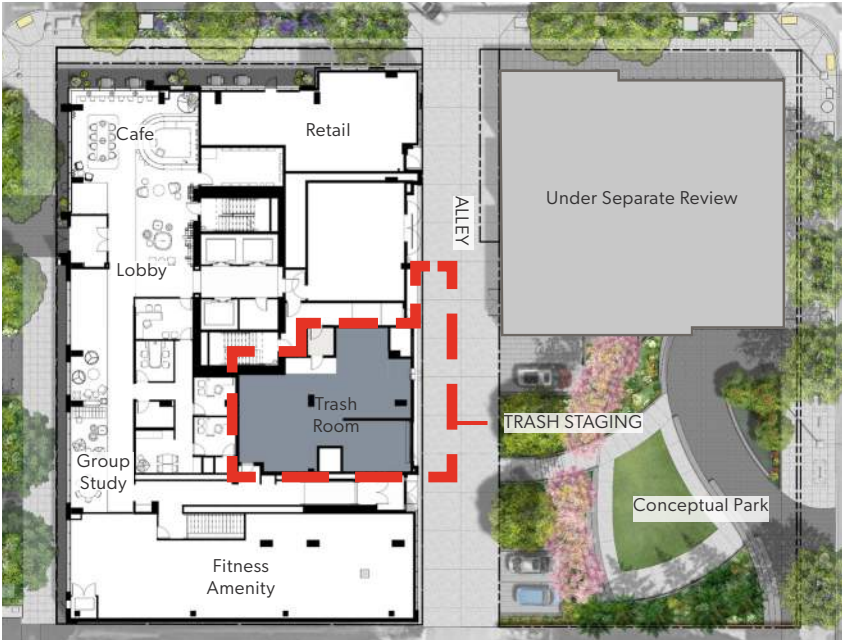
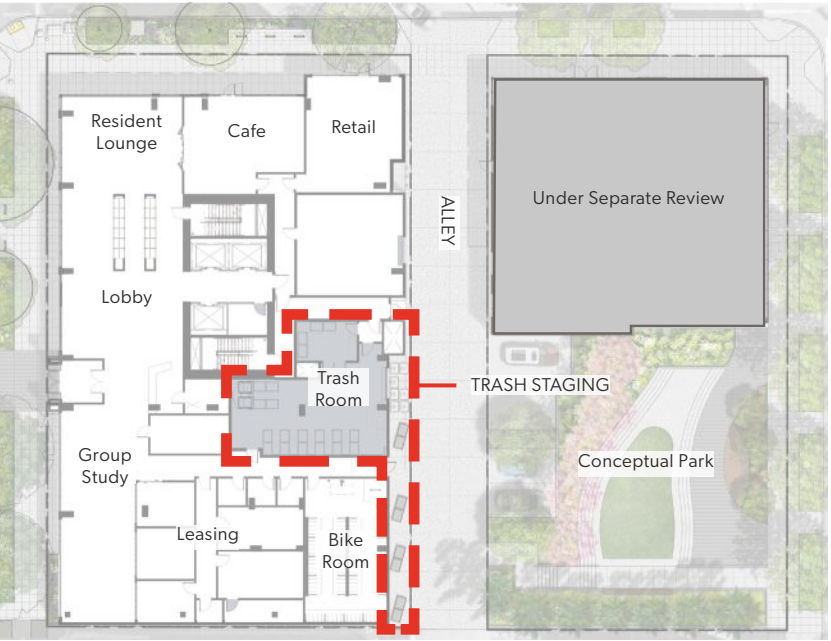
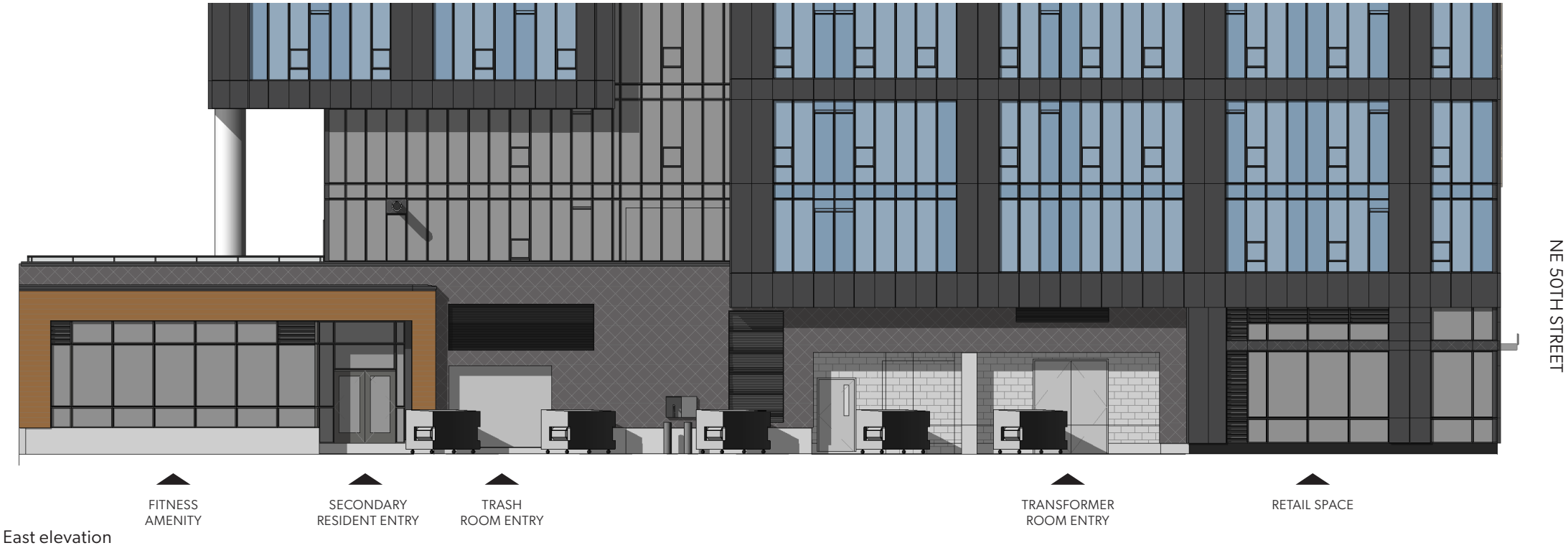
GROUND LEVEL PROGRAM
Massing and Architectural Concept Continued

iv. Continue to work with Seattle Public Utilities (SPU) on resolving solid waste location and pick up. Provide an update at the next meeting. (DC1-C-4. Service Uses)

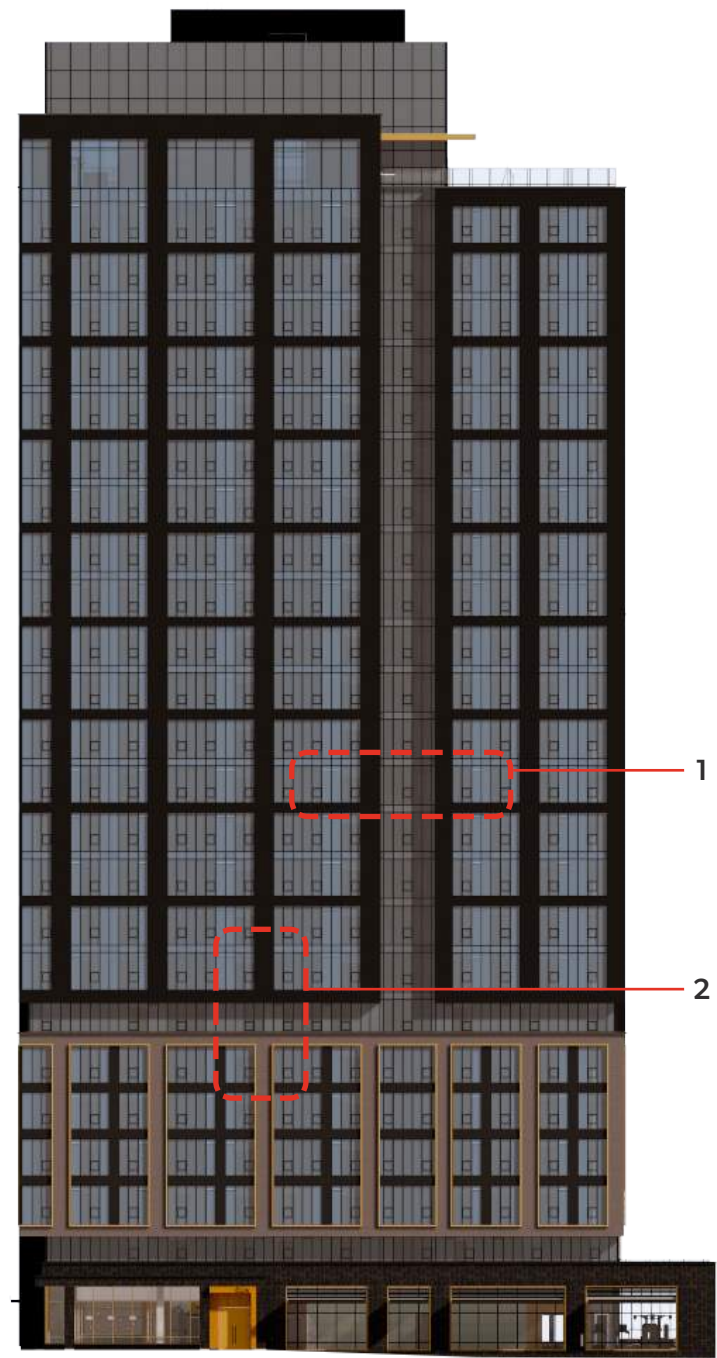
RESPONSE TO EARLY DESIGN GUIDANCE

B.iv –In working with SPU and refining the solid waste management plan with the owner, the design is proposing to relocate all staging containers to inside the building which allows for more visual connection to the park and fitness area.

Team agrees that the alley façade that is visible from the open space is important. Team has worked with the solid waste plan and moved the trash staging away from the alley and into the building. This results in the alley elevation design to be more inviting and visually connection to the open space at the south-east corner.

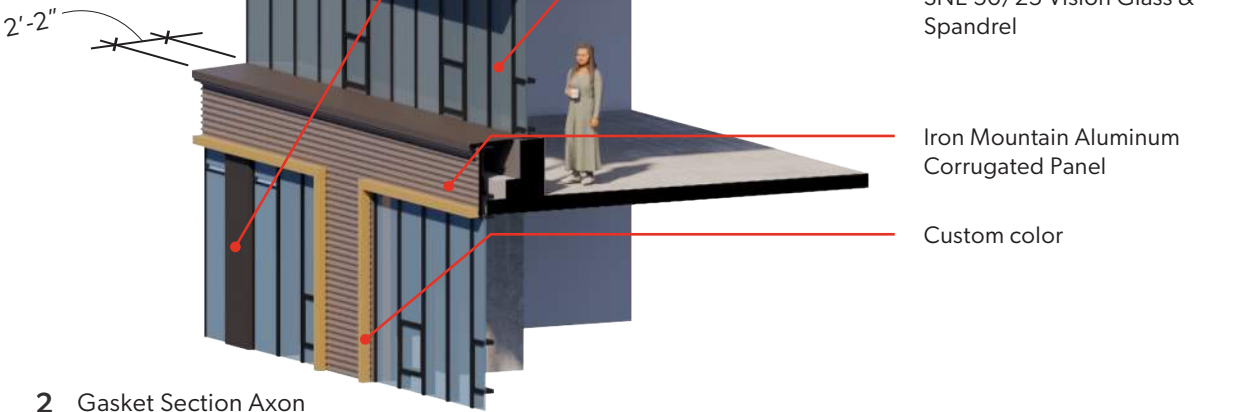
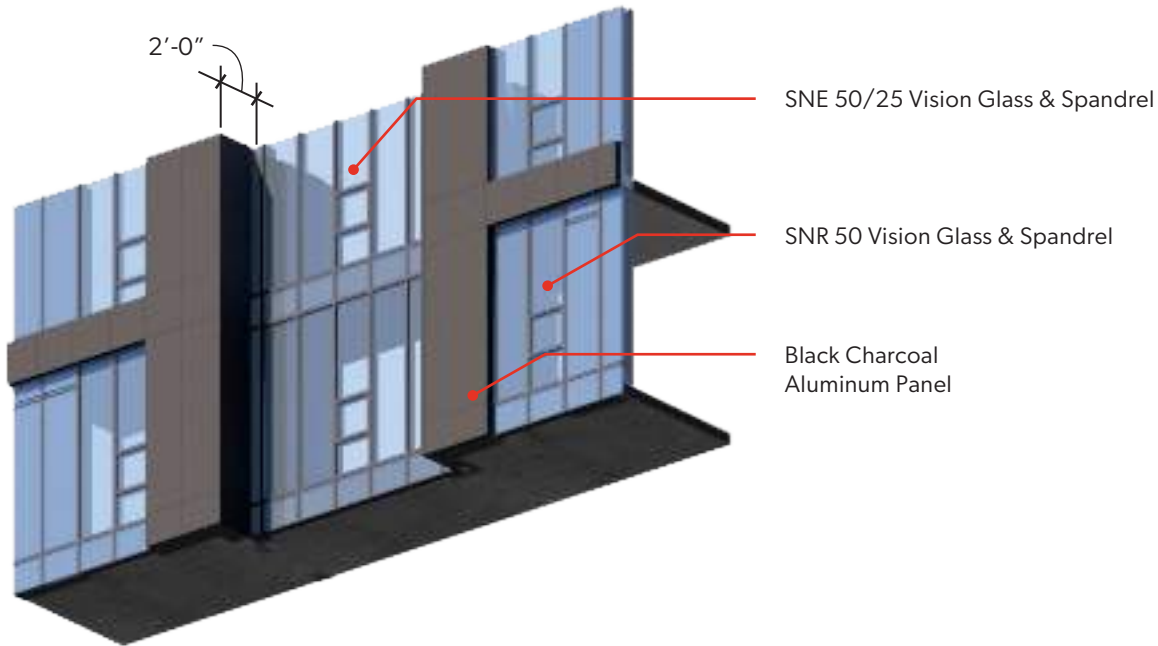


GASKETS



Proposed West Elevation

1 Gasket Plan Axon



2 Gasket Section Axon

Massing and Architectural Concept Continued

C – Tower Body. The Board strongly support the direction of the tower body, including the gaskets which provided massing relief, scaling element, and visual interest. Moving forward, the Board provided guidance to continue to refine the gasket depths and heights (as it relates adjacent structures). But overall the Board supported the form and massing breakdown of the tower. (CS2-A-2. Architectural Presence, CS2-C-1. Corner Sites, DC2-C Secondary Architectural Features, DC2-6 Tall Buildings)

RESPONSE TO EARLY DESIGN GUIDANCE

C – The gaskets depths have been refined in relation to the overall building mass and will have a darker colored vision and spandrel glass to recede visually from the overall building body and better define the different massing elements. The gaskets will be recessed approximately 2' in various conditions to provide as much visual relief as possible without negatively affecting unit planning.

To further emphasize the gaskets, the glazing will be less reflective than in the outboard framed bays and read darker, visually enhancing the depth.



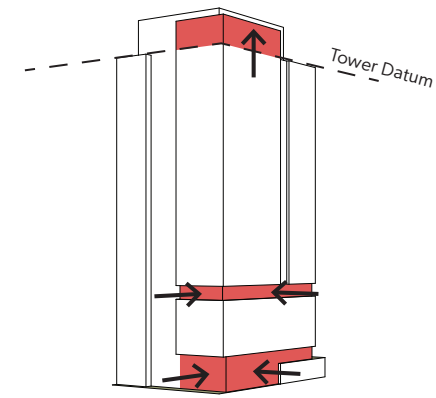
Proposed NW corner relationship of tower massing to placemaking corner and primary residential entrance.

Massing and Architectural Concept Continued

D –Tower Terminus. The Board echoed public comment noting they were supportive of the general direction of the tower terminus but would like to see more images and better understand how this new tower will contribute to the evolving University District skyline. There was some discussion on how the tower carried up to the terminus, and the Board questioned would the massing be varied in height on some sides or the same all the way around. The Board gave guidance to provide more analysis and clarification of design concept at the next meeting. (DC2-B-1. Façade Composition, DC2-6-j. Transition to the Sky & Skyline Composition)

RESPONSE TO EARLY DESIGN GUIDANCE

D – The tower massing has been studied in relation to the Placemaking Corner at 50th and 12th, and the massing raised to express the importance of the NW building corner. The portion of the tower terminus that pushes vertically has taller glass bays than the apartment units below, distinguishing it programmatically as an interior amenity.



NW Corner
Gasket & Massing Studies from EDG



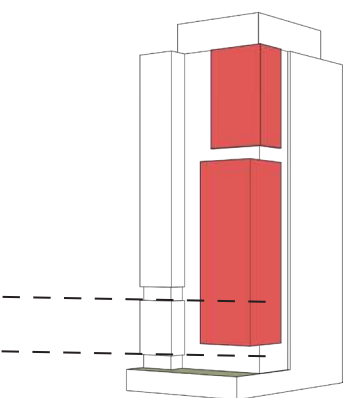
Proposed SE corner highlighting cascading outdoor spaces.

RESPONSE TO EARLY DESIGN GUIDANCE

D – At the SE corner the tower is delineated into two components by vertical and horizontal gaskets.

The lower 12 story component steps down to form a backdrop for the open space on Brooklyn. This portion of the tower will relate to building B and provide cues for future development to the south side of the open space.

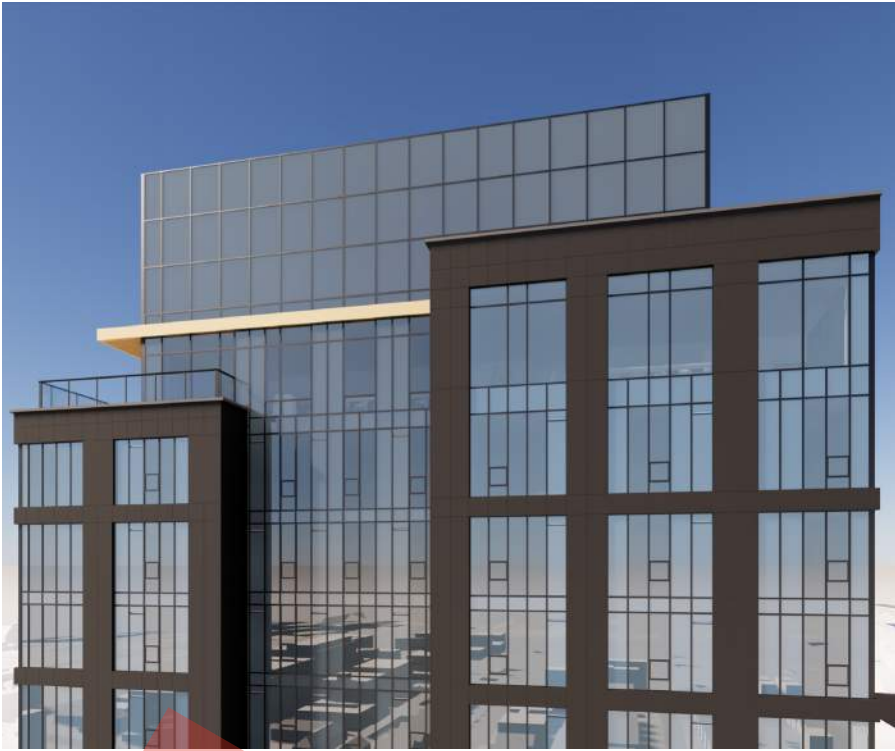
The upper 8 story piece is oriented to more distant views to the south and east, carrying the same frame rhythm of the overall tower in its composition.



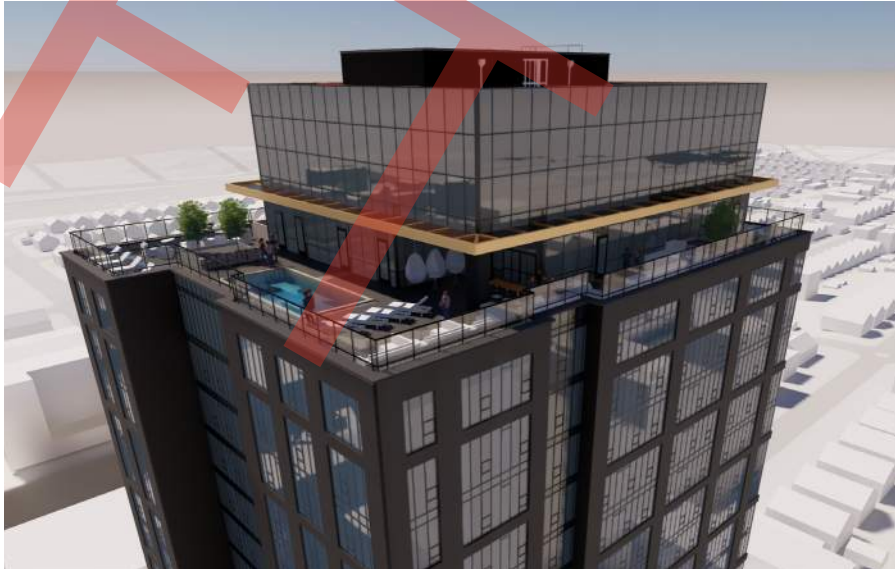
SE Corner
Gasket & Massing Studies from EDG



Aerial view showing level 25 outdoor amenity, looking NE



Aerial view of East elevation tower terminus



Aerial view of tower terminus looking NW

**Massing and Architectural
Concept Continued**

RESPONSE TO EARLY DESIGN GUIDANCE

The heavily amenitized building roof will include outdoor terraces to the south and east. To provide shade and scale a continuous horizontal canopy will wrap the tower and also act as a formal terminus for the tower roof.

The strong horizontal will provide a counter to the tower's verticality, wrapping the entire tower except for the NW corner at the enclosed amenity program.

The uppermost floor of the tower at the main datum is a single story expression topped by the windscreen at the roof terrace decks. At the NW corner an interior amenity space is skinned with double height bays which push up higher, engaging the inner glass core.

GROUND LEVEL PROGRAM - OPEN SPACE
Open Space

The Board supported the direction of the open space and would like to see more information on how the alley façade of the tower will create a visually interesting backdrop for the new neighborhood open space (east site). (CS2-2-c. Activate Parks & Open Space, PL1-A Network of Open Spaces, PL1-1-d. Alleyways)

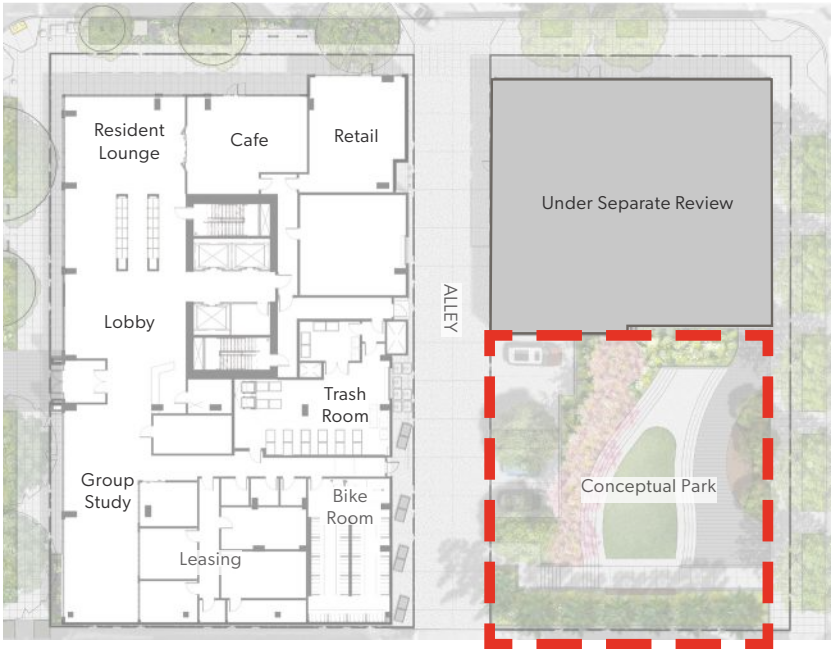
RESPONSE TO EARLY DESIGN GUIDANCE

The alley facade has been redesigned to include fitness as a focal point relating to the adjacent open space.

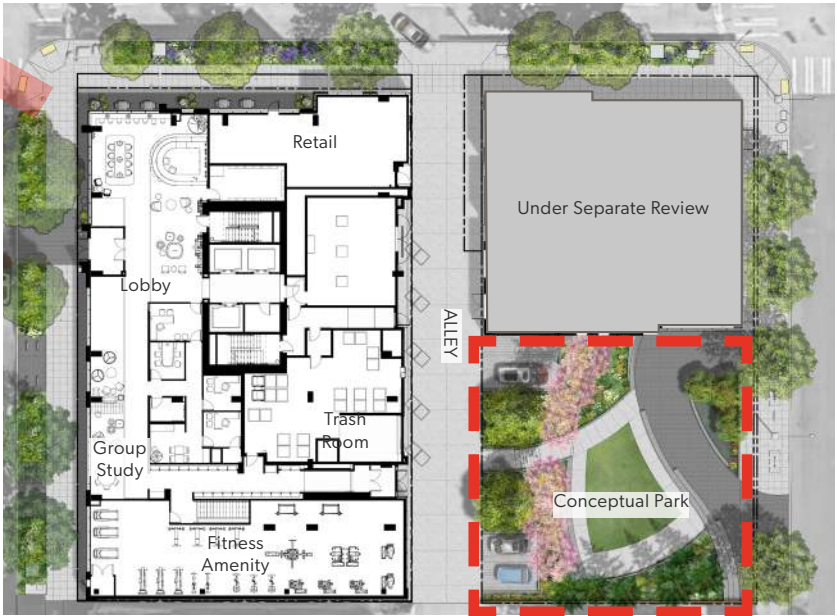
Circulation at the open space has been reconfigured to create a more direct flow from the park to the secondary building entry, better activate the open space and alley.



Aerial view showing alley facade in context with Park and site B building



Conceptual park shown at EDG.



Proposed park.

MATERIAL BOARD

- 1

SunGuard Vision Glass & Spandrel
SuperNeutral SN 68
Manufacturer Link: <https://www.guardianglass.com/us/en/our-glass/sunguard-superneutral/sn-68>
- 2

SunGuard Vision Glass
SuperNeutral SNR 50
Manufacturer Link: <https://www.guardianglass.com/us/en/our-glass/sunguard-superneutral/snr-50>
- 3

SunGuard Vision Glass & Spandrel
SuperNeutral SNE 50/25
Manufacturer Link: <https://www.guardianglass.com/us/en/our-glass/sunguard-superneutral/sne-50-25>
- 4

Storefront mullions
Kawneer Permandioic Anodized Finishes, Custom Color, Class I
Manufacturer Link: <https://www.kawneer.co.uk/>
- 5

Aluminum Panels
Kawneer Permanodic Anodized Finishes, Medium Bronze No. 28, Class I
Manufacturer Link: <https://www.kawneer.co.uk/>
- 6

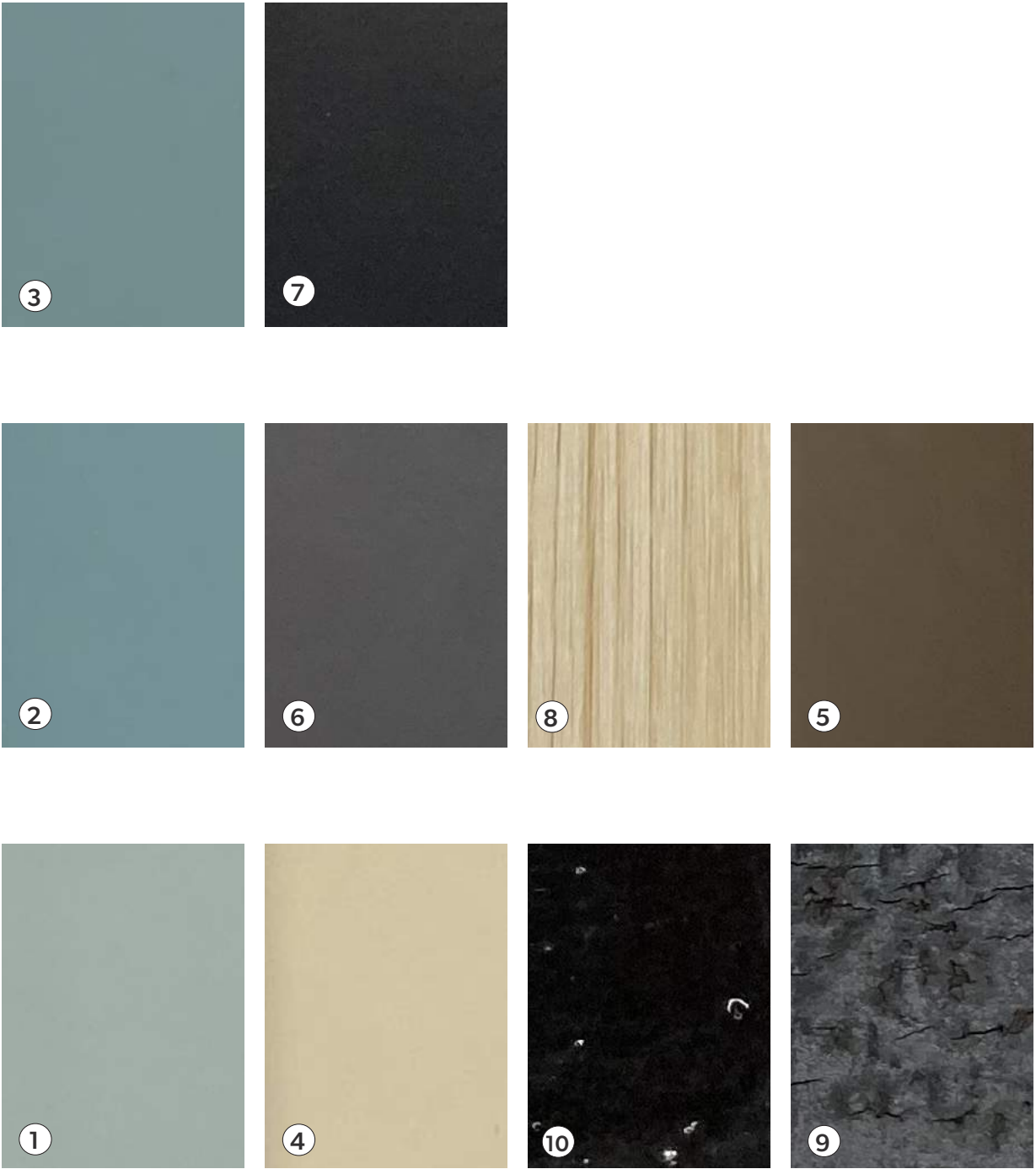
Aluminum Powder Coat Panels
Iron Mountain Grey
Manufacturer Link: <https://www.starlinewindows.com/>
- 7

Aluminum Powder Coat Panels
Black Charcoal
Manufacturer Link: <https://www.starlinewindows.com/>
- 8

Compact Laminate Panels
Raw Chestnut 1944-DB
Manufacturer Link: <https://stonewoodpanels.com/design-offering/exterior-panels/raw-chestnut>
- 9

Clay Brick
Coal Creek
Manufacturer Link: <https://www.mutualmaterials.com/products/facebrick/>
- 10

Glazed Brick
Bitterroot Gloss
Manufacturer Link: <https://www.fireclaytile.com/brick/colors/detail/bitterroot#specs-content>



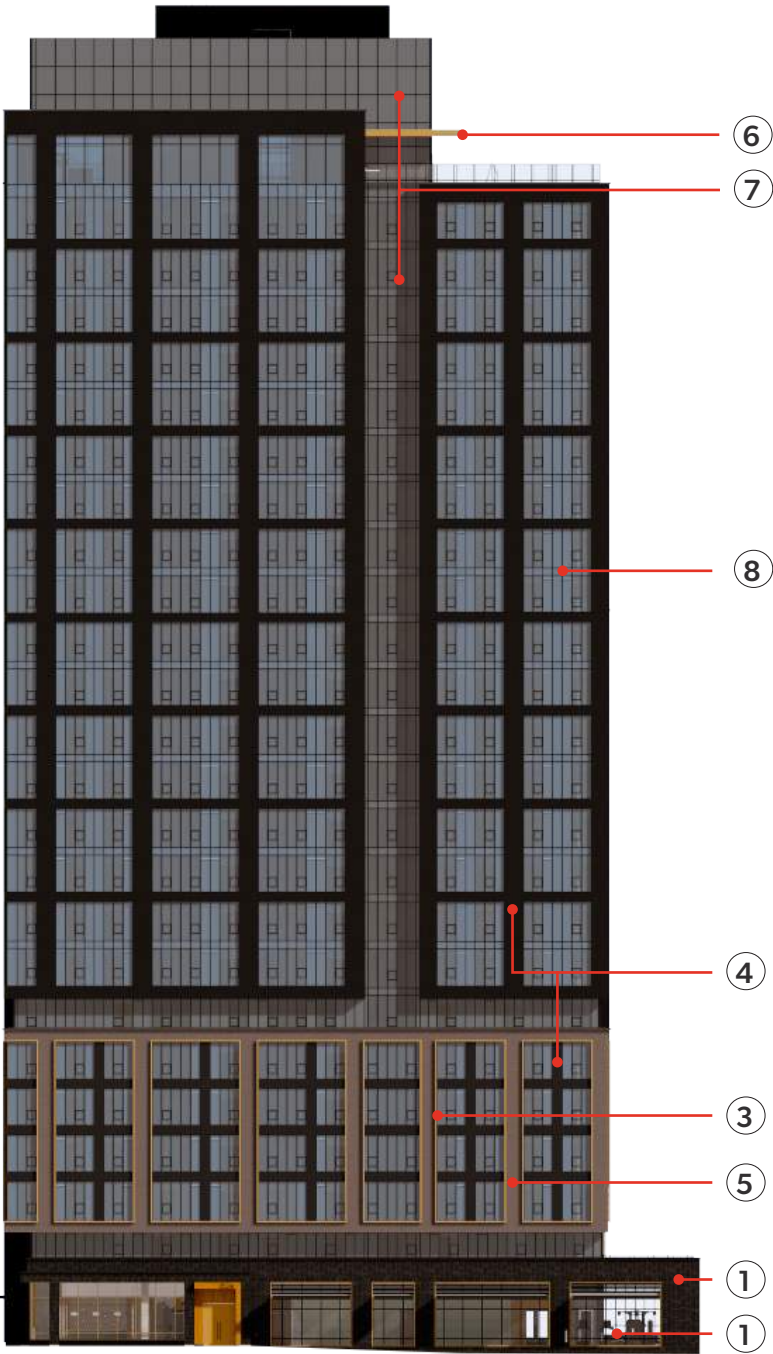
Materials

a. The Board appreciated the façade development studies provided in the EDG design packet (pg.74) and commented they could see any of the options being successful. The Board also acknowledged public comment related to utilizing materials reflective of the neighborhood and provided guidance to study the context as final materials are selected. In addition, the Board requested the applicant consider how the materials will strengthen the gasket language and overall concept of the architecture. (DC4-A-1.Exterior Finish Materials, DC4-1-a. Durable & Permanent)

RESPONSE TO EARLY DESIGN GUIDANCE

A – Materials and colors have been studied and an update pallet is reflected in the MUP drawings. The Design rationale at the gaskets is that darker tinted, and less reflective glass is used In order to reinforce the gasket form and differentiate from the rest of the tower, while at the rest of the tower a more silver blue lightly reflective glass is used. Vision glass and spandrel glass are intended to visually harmonize. Raised metal panel, which protrudes 4” from the vision glass, will provide depth and residential quality feel to the tower. Accent colors used at the ground, lower soffits and rooftop are warmer natural colors alluding to materials such as masonry and warmer colors used in the U-district. floor See sheet A-200 and A-201.

MATERIAL BOARD



West Elevation



SNE 50/25 Vision Glass / Spandrel



SNR 50 Vision Glass / Spandrel



Black Charcoal



Iron Mountain Grey



Custom color



Coal Creek



Bitterroot Gloss



Medium Bronze

MATERIAL BOARD



North elevation ground level view



North elevation ground level view



SNE 50/25 Vision Glass and Spandrel



SNR 50 Vision Glass and Spandrel



Custom storefront color



Coal Creek



Black Charcoal



Iron Mountain Grey



Raw Chestnut



Bitterroot Gloss

MATERIAL BOARD



SuperNeutral SNR 50 Vision Glass.



SuperNeutral SNE 50/25 Vision Glass.



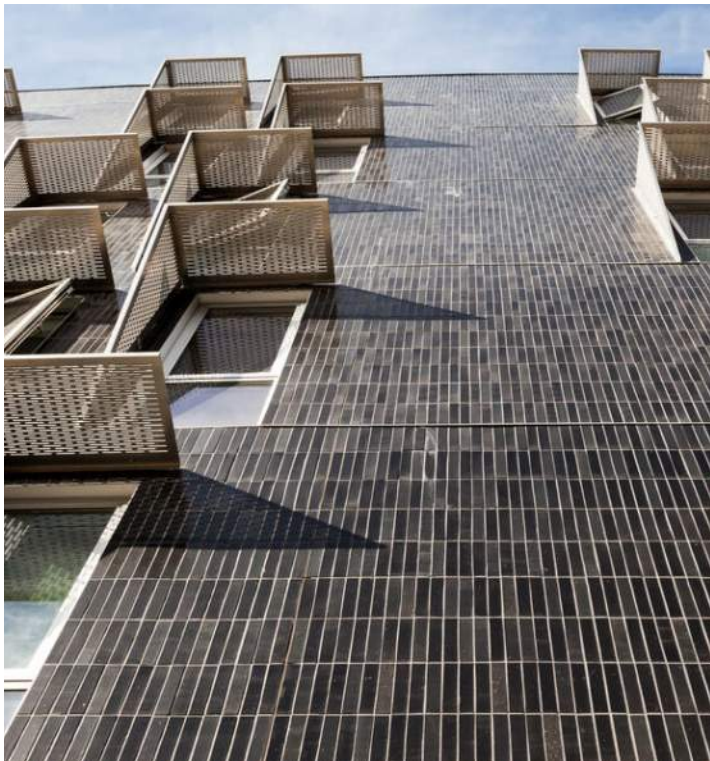
Corrugated metal panel example.



Example of wood window trim.



Medium Bronze Kawneer metal panel with corrugation profile.



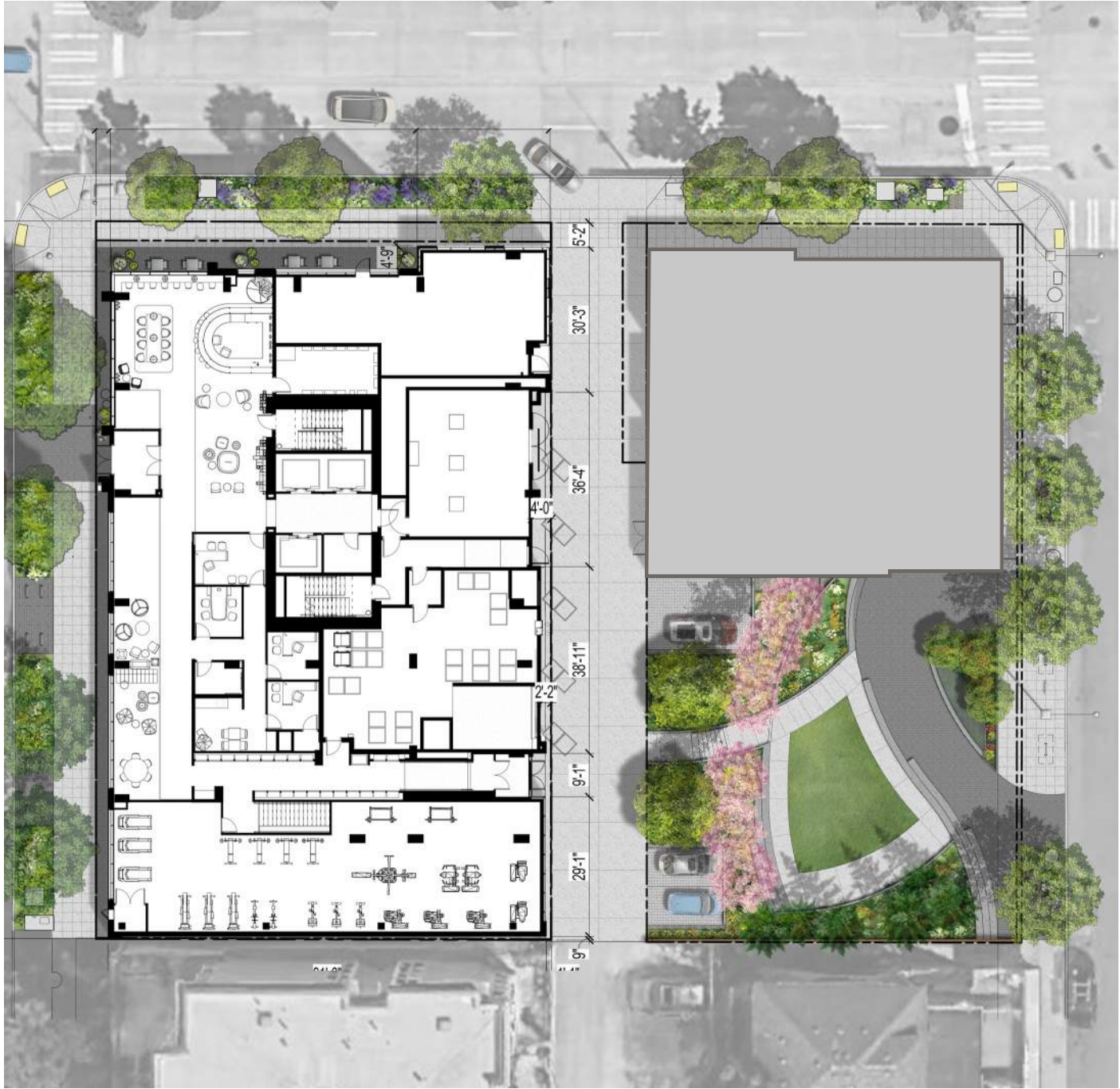
Bitterroot gloss brick.



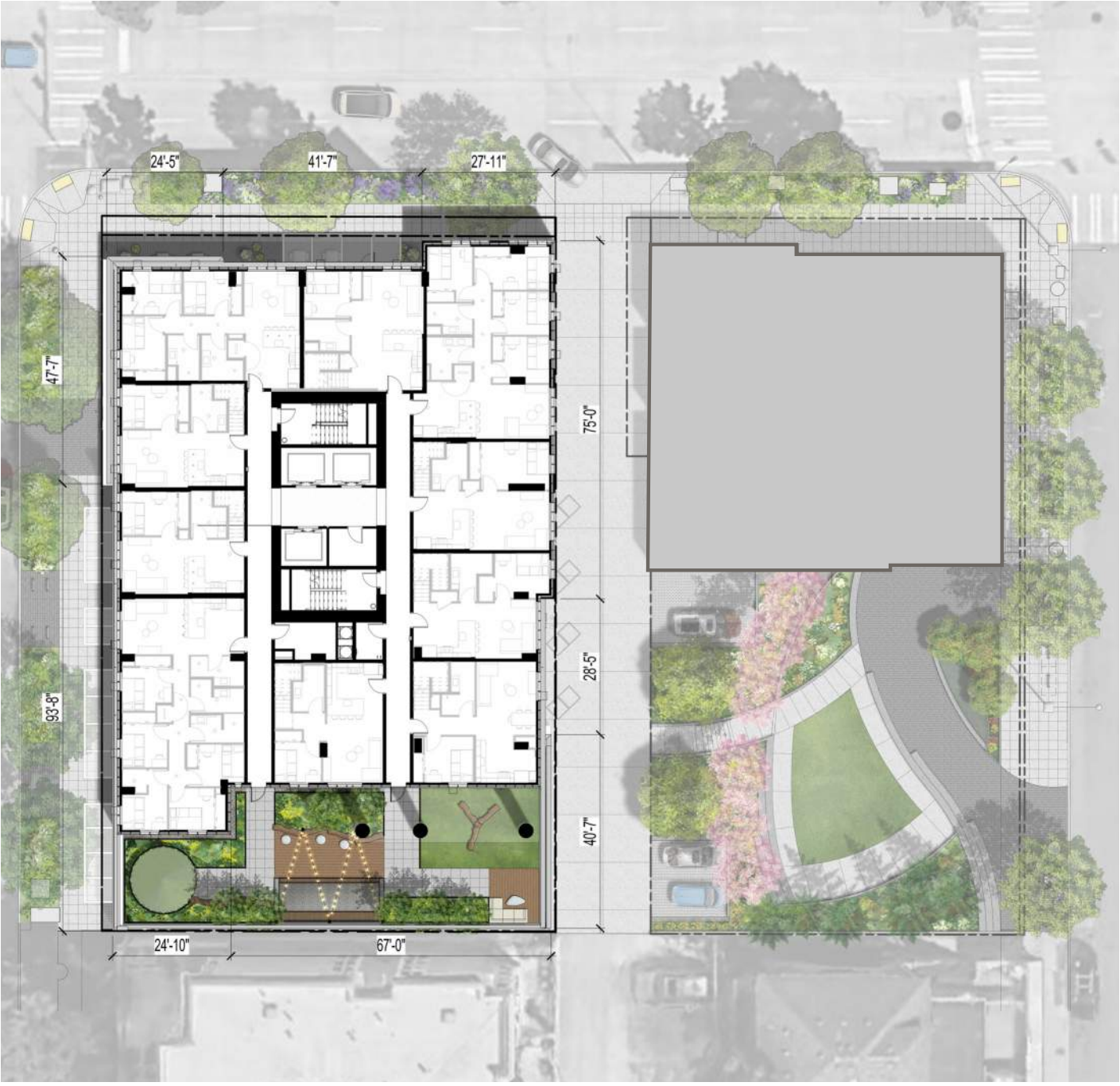
Coal creek brick.



SuperNeutral SNE 50/25 Vision Glass.

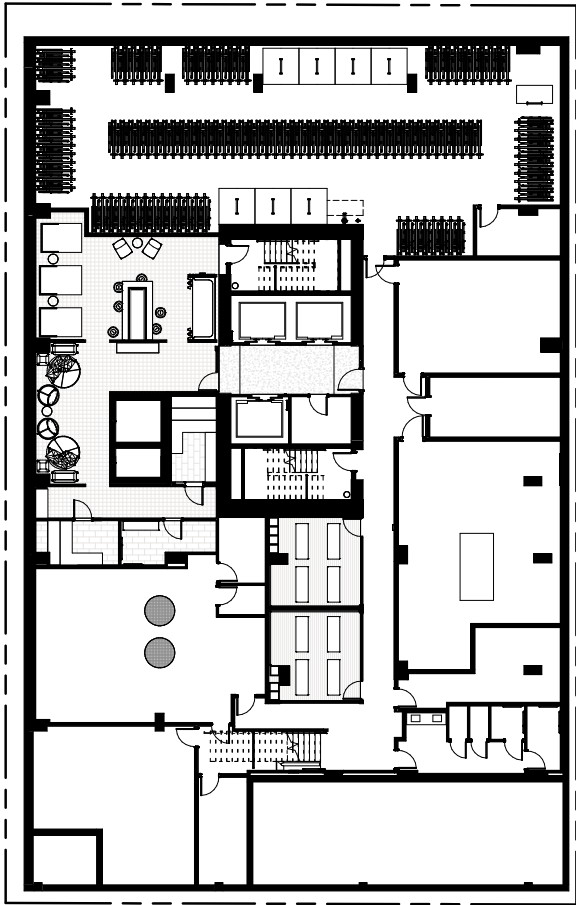


LEVEL 1
SCALE: 1/32" = 1'-0"

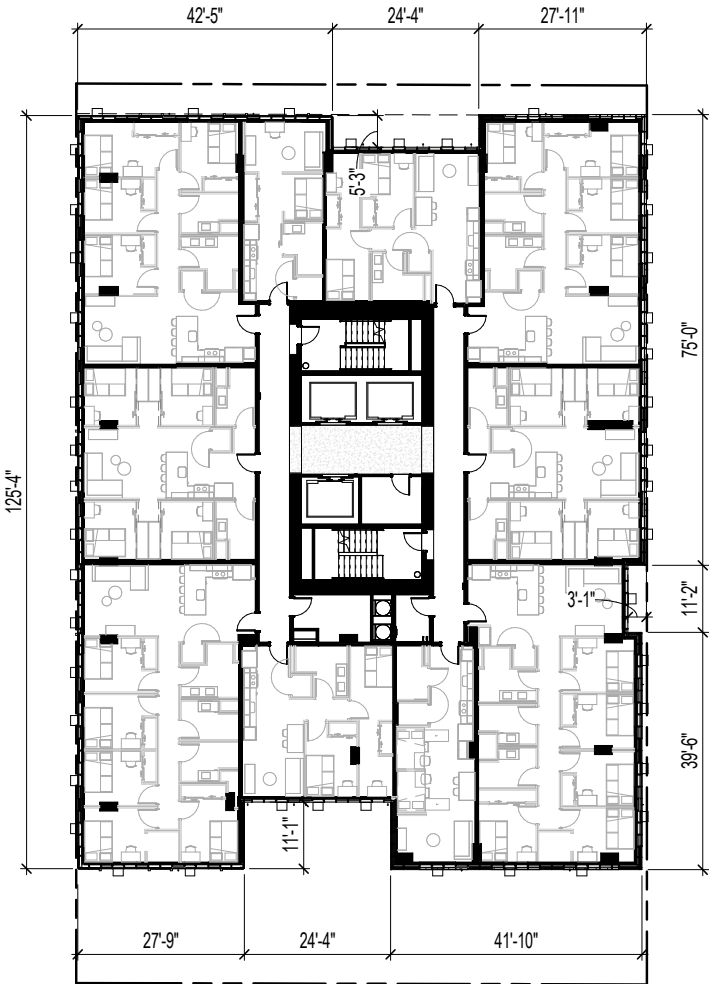


LEVELS 2-3
SCALE: 1/32" = 1'-0"

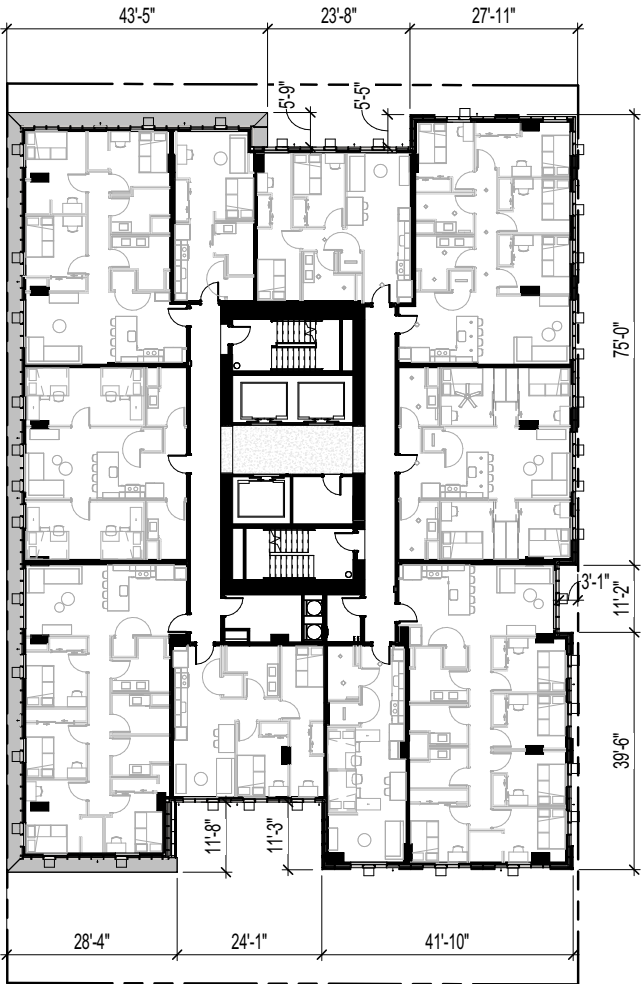




LEVEL BASEMENT
SCALE: 1/32" = 1'-0"

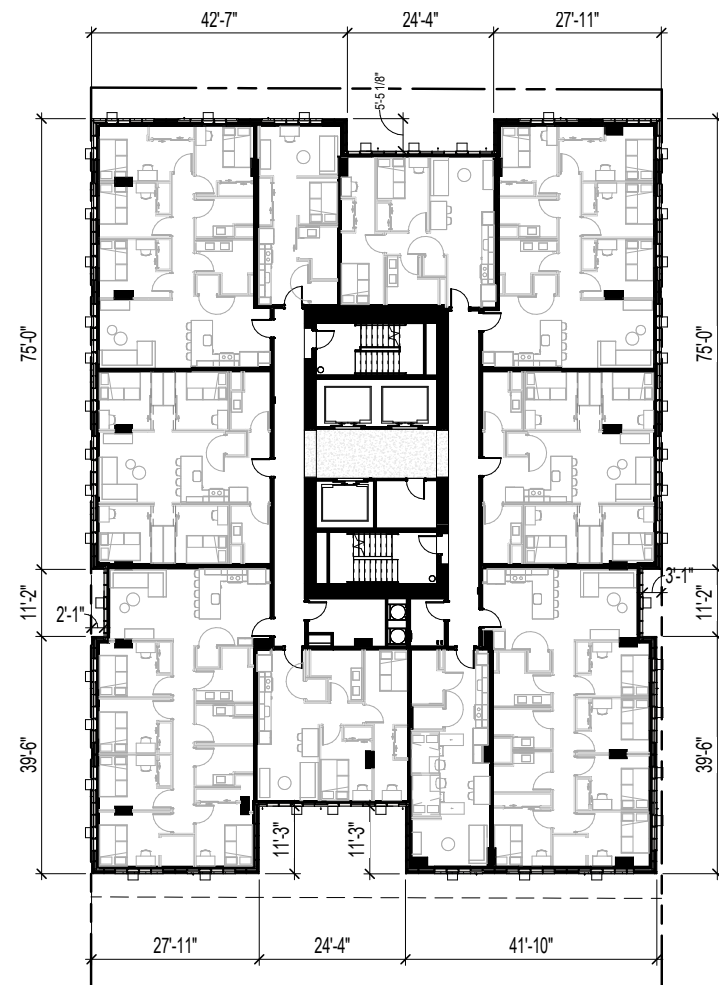


LEVELS 4-6
SCALE: 1/32" = 1'-0"



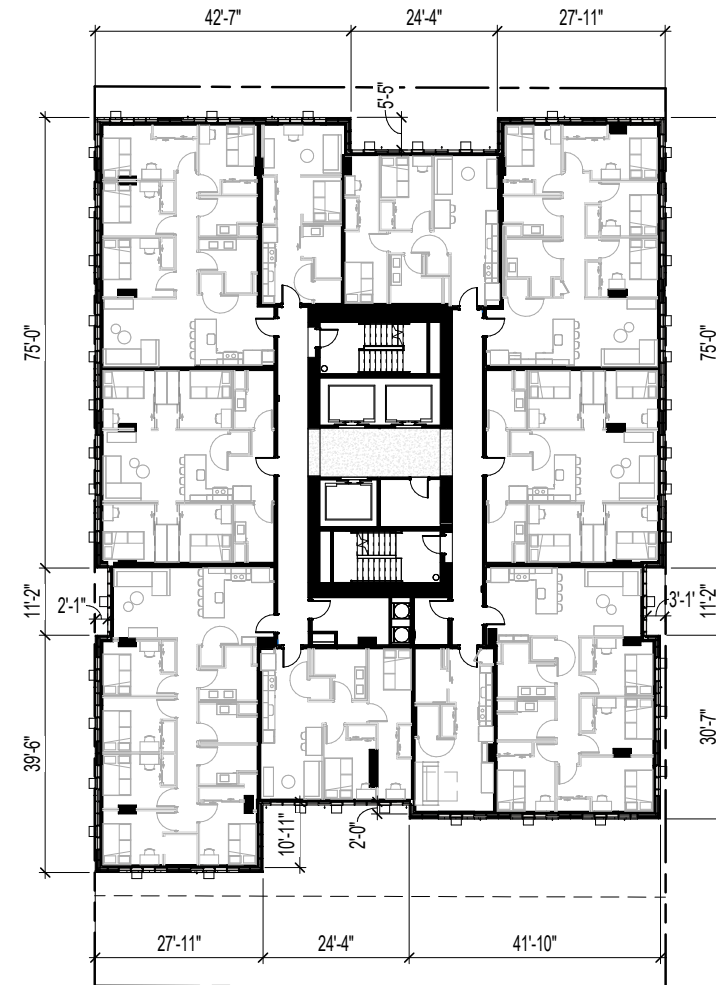
LEVEL 7
SCALE: 1/32" = 1'-0"





LEVELS 8-15

SCALE: 1/32" = 1'-0"



LEVELS 16-24

SCALE: 1/32" = 1'-0"



LEVEL 25

SCALE: 1/32" = 1'-0"





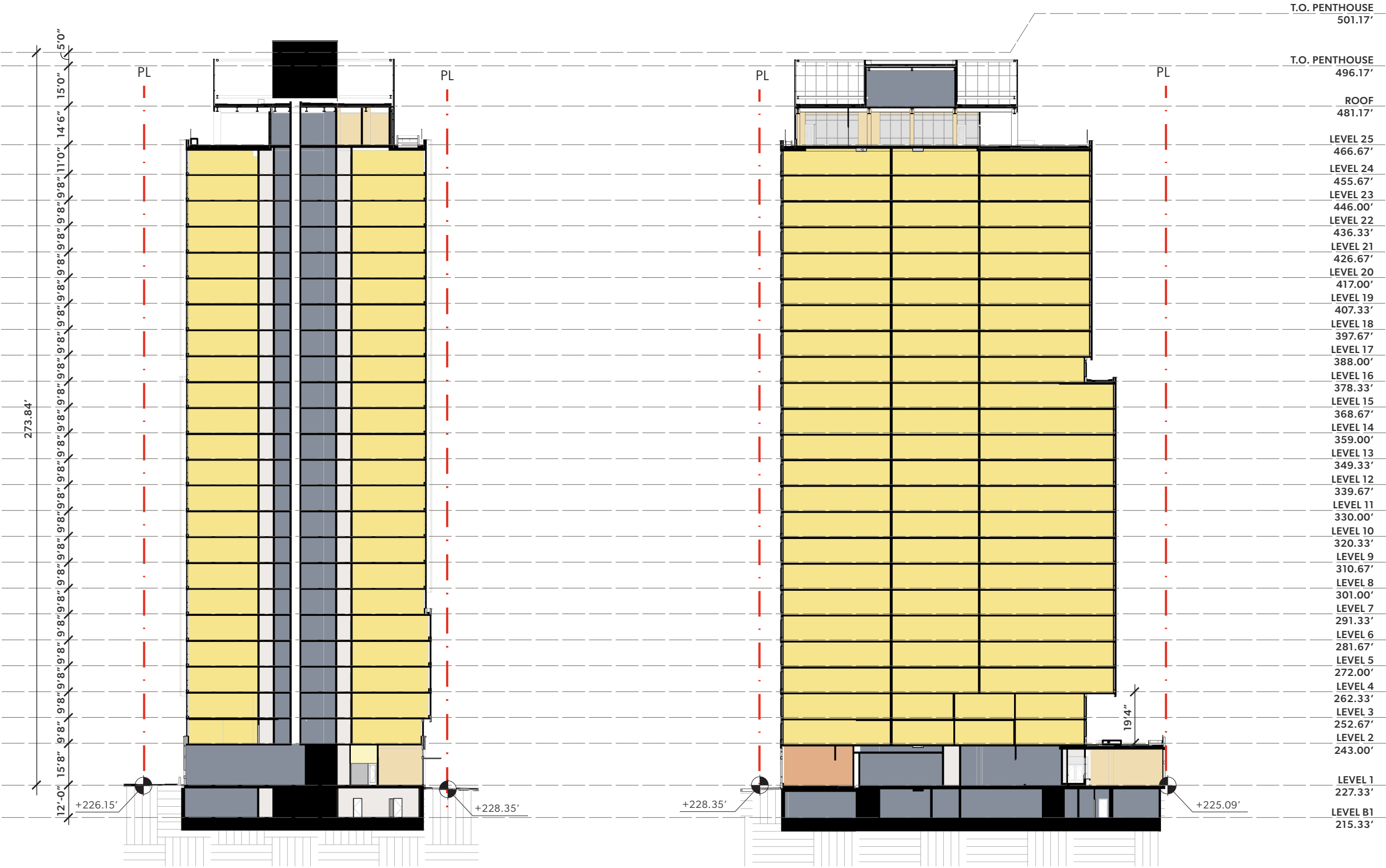
NORTH ELEVATION - 50TH ST
SCALE: 1"=40'-0"

WEST ELEVATION
SCALE: 1"=40'-0"



SOUTH ELEVATION - 12TH AVE
SCALE: 1"=40'-0"

EAST ELEVATION - ALLEY
SCALE: 1"=40'-0"



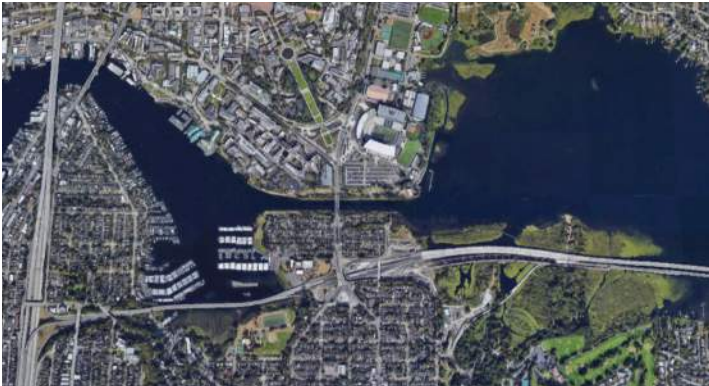
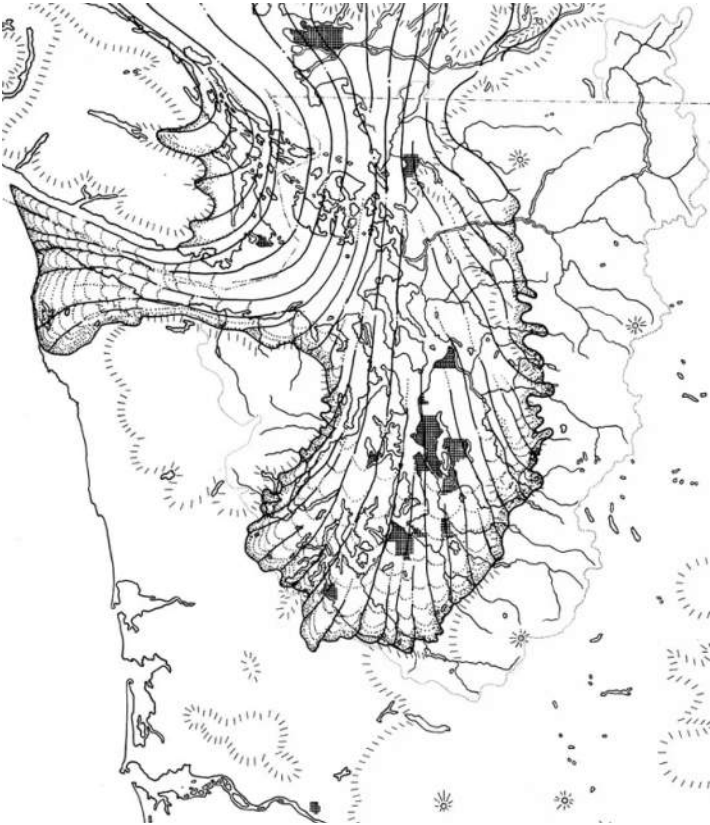
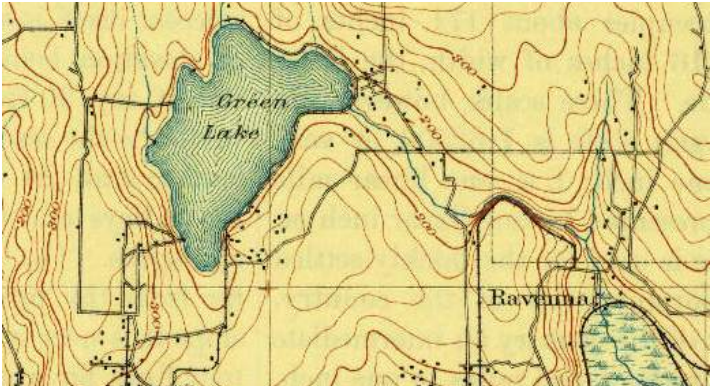
E/W BUILDING SECTION

SCALE: 1"=40'-0"

N/S BUILDING SECTION

SCALE: 1"=40'-0"

LANDSCAPE DESIGN CONCEPT



ERODED | CARVED | WEATHERED

During the latest ice-age, a sheet of ice expanded over the Puget Sound region, covering the area in hundreds to thousands of feet of ice. As the ice sheet receded, it eroded the landscape beneath it, carving away the earth and depositing soil, boulders, and ice blocks along its path. This process of weathering guided our form making.

RAVINE | SHELTERED | REMNANT

Ravenna Park is just a few blocks north of our site. This landscape was directly formed by the glacial retreat that carved the region and serves as a remnant of what Seattle looked like before it was settled. Heavily wooded, vibrantly green, and sheltered from the city around it, the morphology of this ravine inspired the forms and planting in our design.

LINK | PASSAGE | MOVEMENT

At the south edge of the University District, the Montlake Cut connects Lake Union to Lake Washington. Before the Cut was constructed in the early 1900's, the Duwamish Tribe used the passage as a canoe portage. Throughout its history, this space has been a place of movement and linkage. We applied these concepts to the function and intention of the site.

CONNECTION | DESTINATION | COMMUNITY

Our site is located in the heart of the University District, where people gather for the U-District Farmer's Market every weekend, pedestrian scaled spaces create inviting streets, and tens of thousands of new students come together every year. This place is a destination, fosters new connections, and builds community, and we embraced these ideals in our design.

SITE FEATURES

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

The vision for 12th Avenue is to continue the residential character and feel of the street to the south but start transitioning it as we move north towards 50th Street to be a little more urban – and to create a place-making corner at the intersection.

As pedestrians move on 12th Avenue, they will experience shade-tolerant native plants, additional street trees, and bike racks. 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.

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 Street – right at the northwest corner at the base of the tower.

Continuing east on 50th Street the design 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

PARK FEATURES

The Public Open Space will provide a variety of site features and amenities for residents and the public. The Public Open Space will be a flexible gathering space with a lawn and paved plaza space to accommodate a range of activities.

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

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

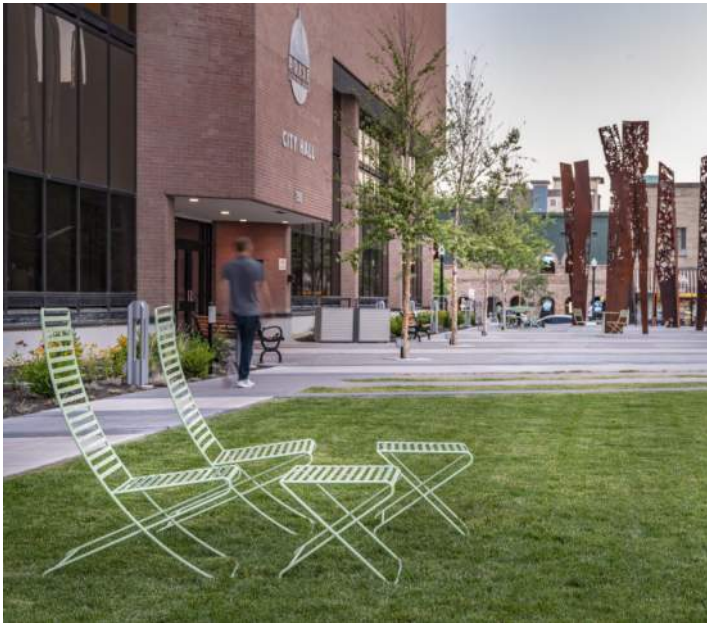
Further into the space, a planted buffer separates the lawn and plaza from alley-accessed parking stalls that service the nearby buildings. A smaller path continues up to the alley for a second access point.



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 throughout the park

FAMILY PLAY AREA FEATURES (LEVEL 2)

The 2nd 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 gatherings, incorporating the shade provided by the buildings nearby.

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



Natural play elements that speak to the park below



Fun and dynamic seating elements



Net seating structure for playful lounging



A whimsical structure that supports imaginative play



Shade tolerant planting in low light areas

AMENITY ROOFDECK (LEVEL 25)

The level 25 roofdeck will offer a variety of amenities for residents to utilize.

This space encompasses the southern and eastern portions of the roof and takes advantage of the different view and light conditions each side provides. The main feature on the south is an outdoor pool that has adjacent lounge seating and cabanas. Residents can also enjoy the sunset over the Olympic mountains from the west-facing lounge area.

The eastern side of the roofdeck offers two outdoor kitchen and grill areas, movable dining furniture, lounge seating, and a quiet, study-focused space on the northeast corner. All of these amenities correspond with and connect to the interiors programming in the internal amenity space.



Cabana’s and lounge seating for poolside relaxation



Enjoying views while relaxing on turf lawn and loungers



Planting with drought-tolerant, native grasses and perennials that can tolerate extreme roof-top conditons



Unique and artful seating elements



Outdoor kitchen amenities for dining and gathering

SITE FEATURES

- 1 Shade Tolerant Planting Streetscape
- 2 Pollinator Planting Streetscape
- 3 Specialty Paving at Entry & Retail
- 4 ADA Parking Stall
- 5 Parking Stall
- 6 Trash Staging & Pickup Zone
- 7 Movable Tables & Chairs
- 8 Planters
- 9 Short Term Bike Parking

STREET LEVEL LANDSCAPE

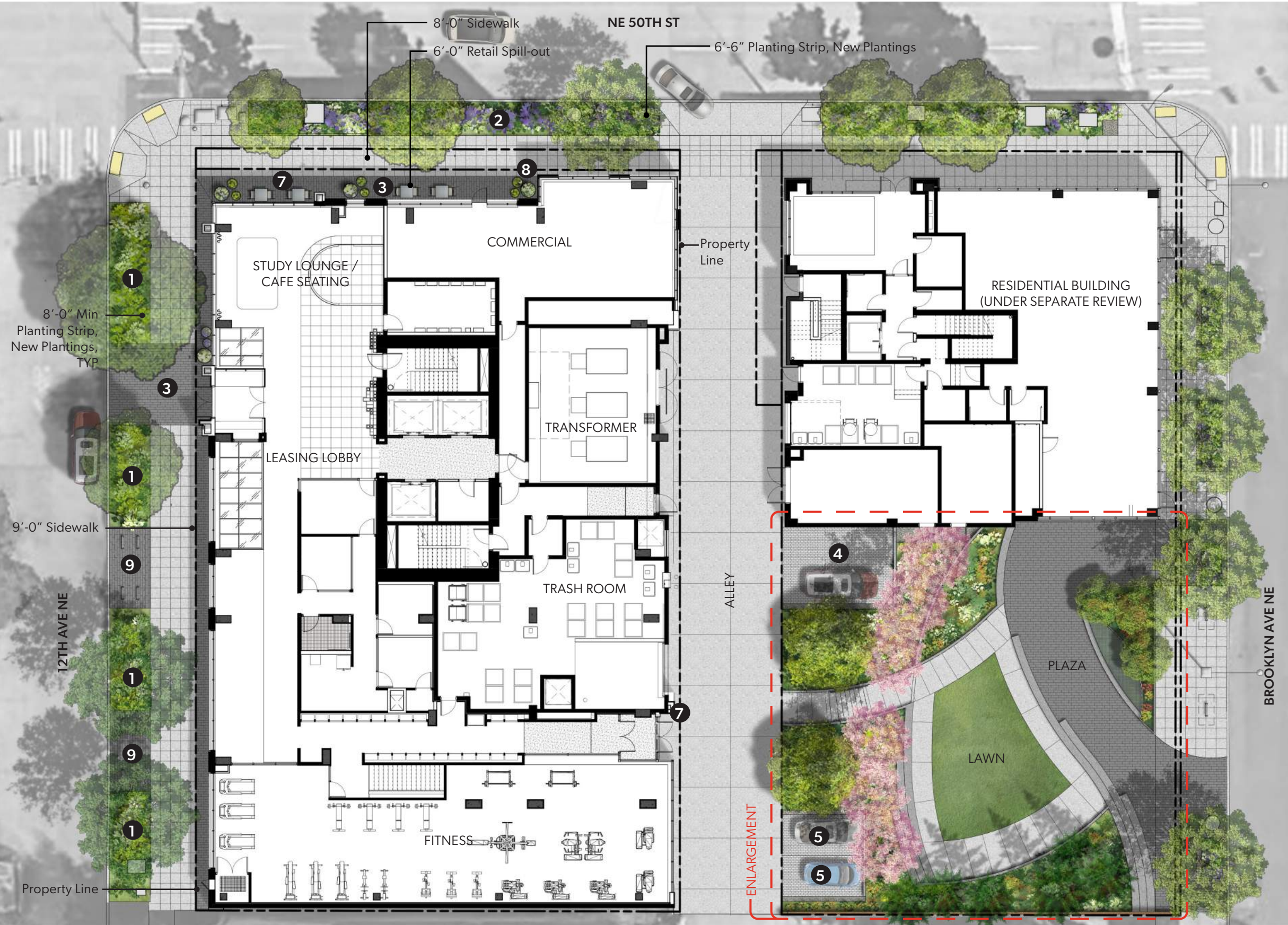
Existing red oaks on 12th Avenue will be retained, and we propose to add two new oaks where a previous curb cut existed. The planting strip here is mostly shady, and will include 24-30" height shrubs, ferns, perennials, and ground covers that are resistant to urban conditions and to minimal sun.

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 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.

OVERALL LANDSCAPE SITE PLAN

SCALE: 1"= 20'



PARK SITE FEATURES

- 1 Streetscape
- 2 Permeable Pavers
- 3 Permeable Vehicular Pavers
- 4 Amphitheater Seating
- 5 Seatwall
- 6 Seating Steps
- 7 Flexible Stage
- 8 Planting Area
- 9 Bioretention
- 10 Artificial Turf Lawn
- 11 Park Signage
- 12 Movable Tables and Chairs
- 13 Evergreen Screen
- 14 Wood Privacy Fence
- 15 Stairs



LANDSCAPE OPEN SPACE PLAN

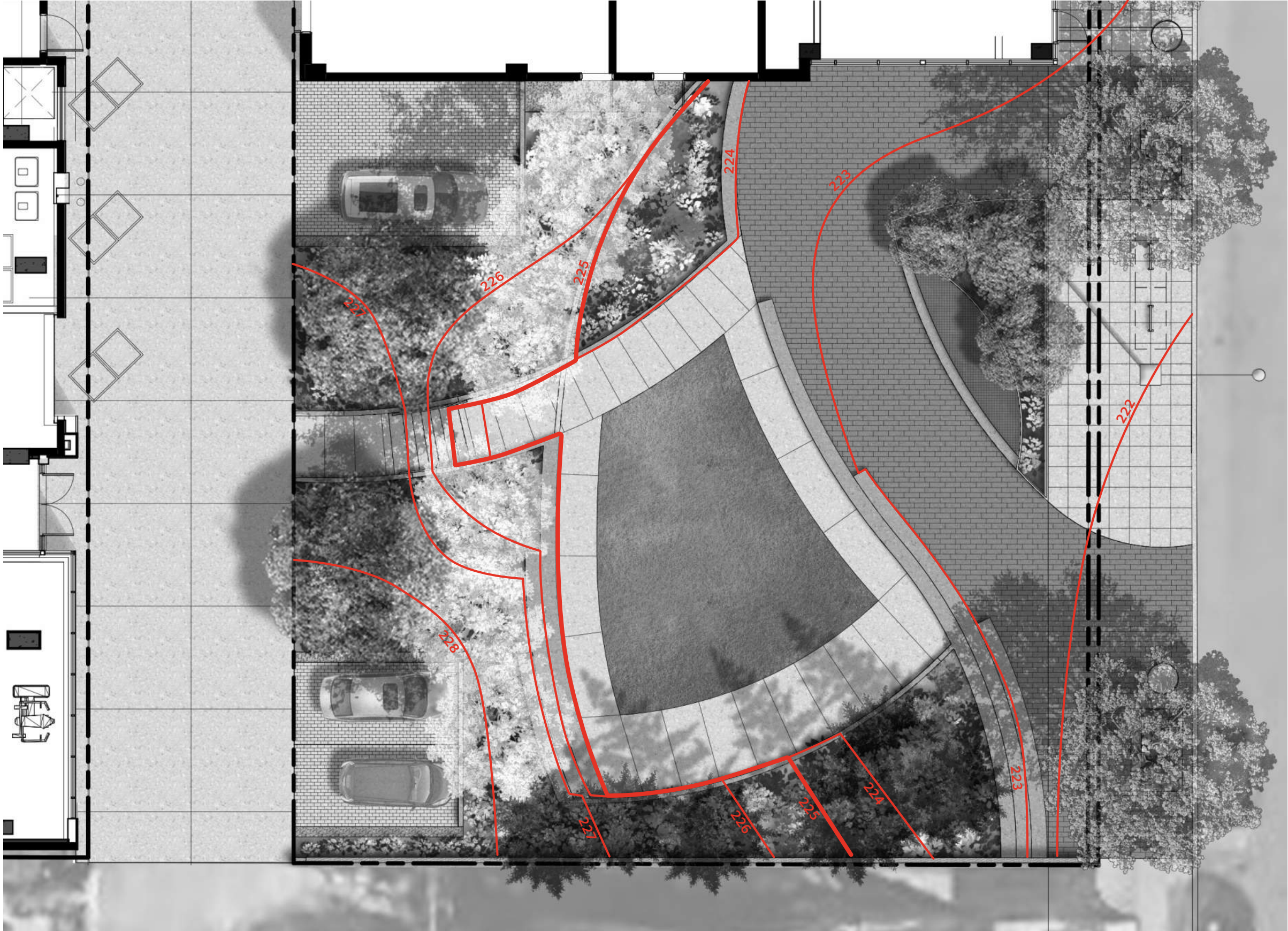
SCALE: 1" = 10'



LEGEND

Minor Topography Line

Major Topography Line



CONCEPTUAL GRADING PLAN
SCALE: 1" = 10'



LEVEL 2 SITE FEATURES

- 1 Net Seating Feature
- 2 Nature Play Structure
- 3 Imaginative Play Shelter
- 4 Caternary Lighting
- 5 Log Benches
- 6 Artificial Turf w/ Safety Cushioning
- 7 Lounge Seating
- 8 Planting Area
- 9 Wood Decking
- 10 Pedestal Pavers



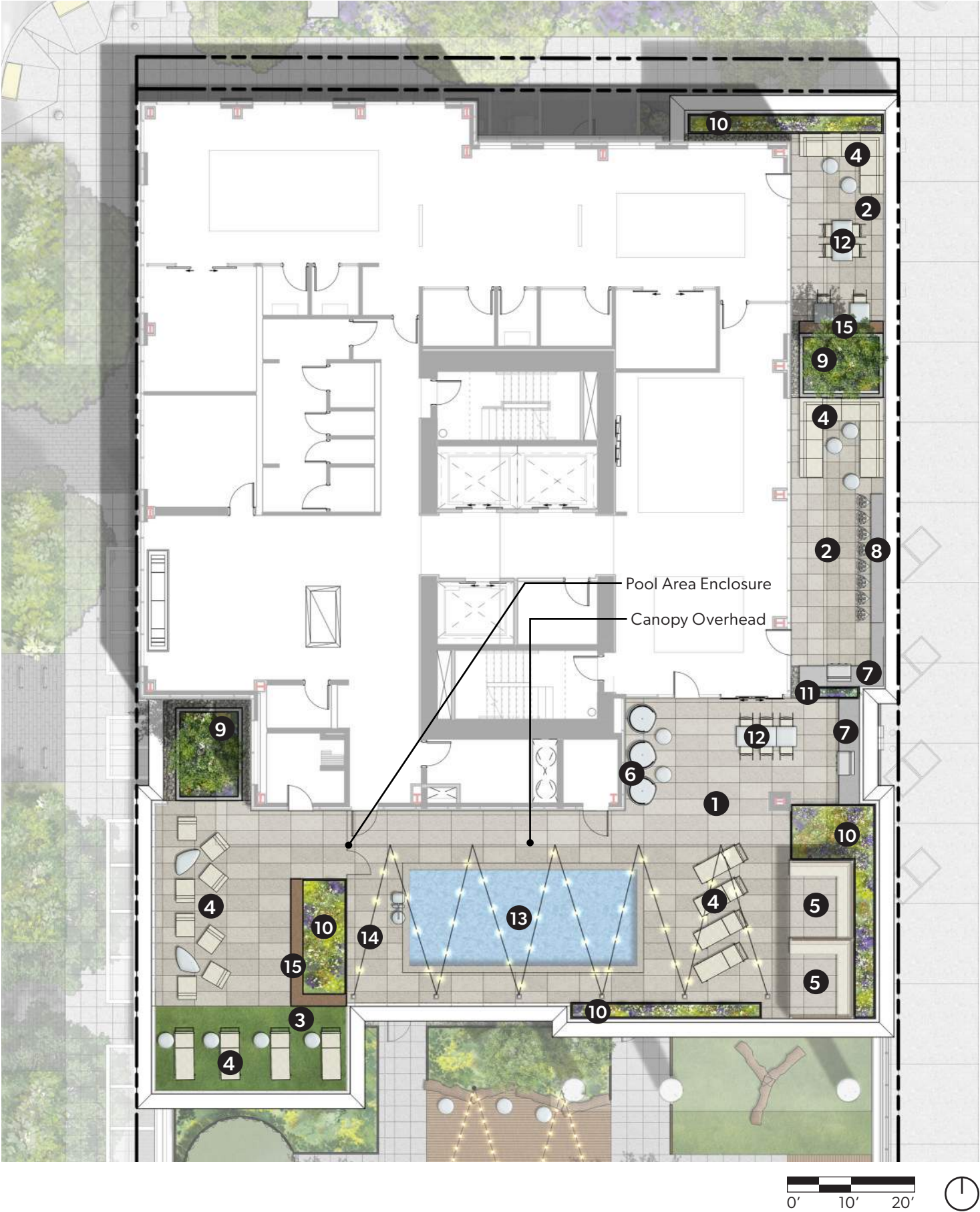
LEVEL 2 LANDSCAPE PLAN

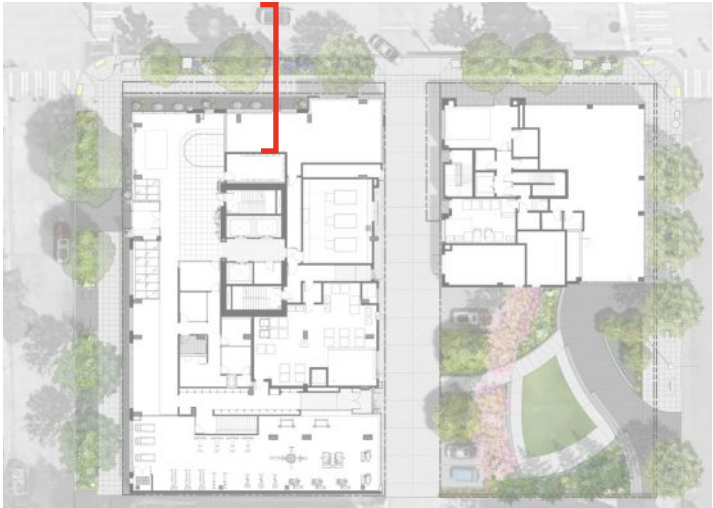
SCALE: 1"= 10'

LEVEL 25 SITE FEATURES

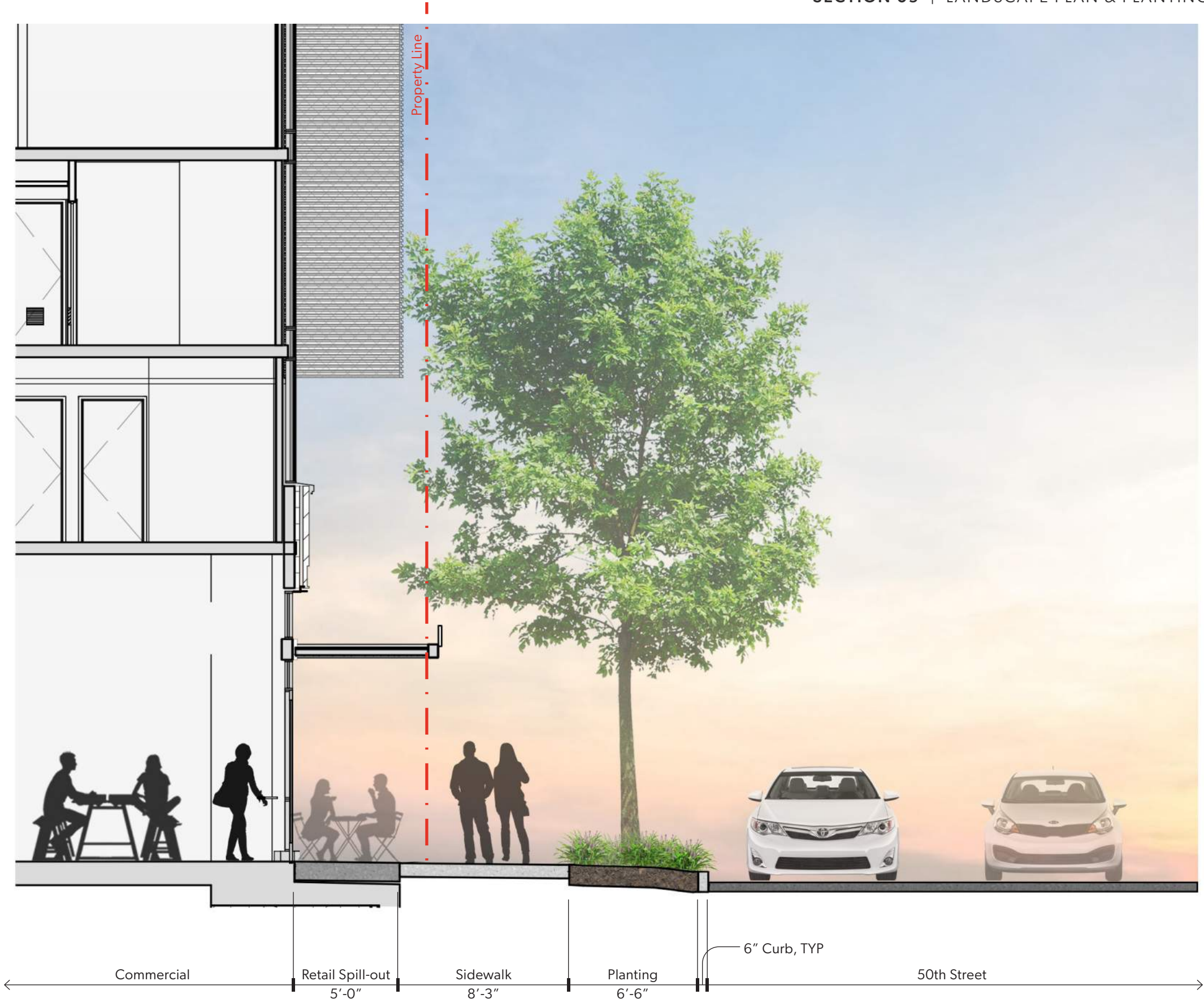
- 1 Specialty Pedestal Pavers
- 2 Pedestal Pavers
- 3 Artificial Turf
- 4 Lounge Seating
- 5 Cabana
- 6 Hanging Chairs
- 7 Outdoor Kitchen
- 8 Drink Rail
- 9 Bioretention
- 10 Raised Planter
- 11 Culinary Planter
- 12 Movable Tables and Chairs
- 13 Pool
- 14 Caternary Lighting
- 15 Seatwall

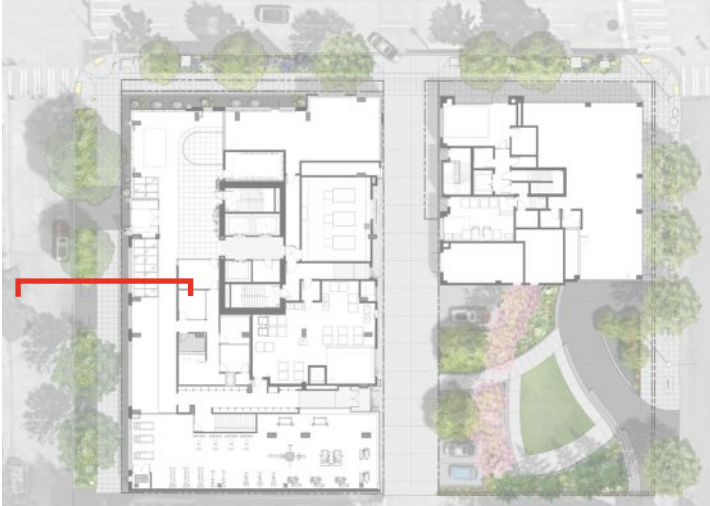
LEVEL 25 LANDSCAPE PLAN
SCALE: 1"= 20'





KEY MAP



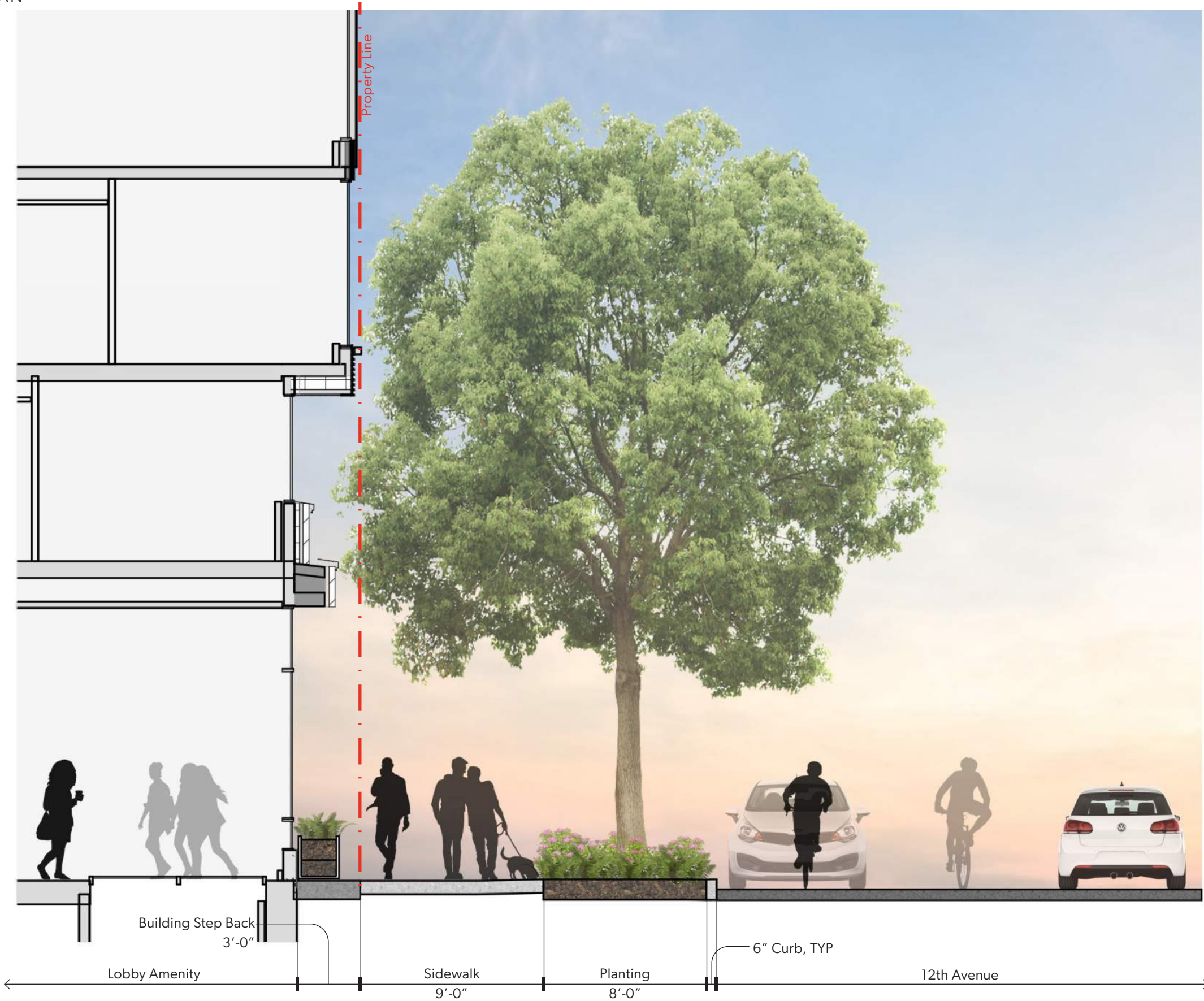


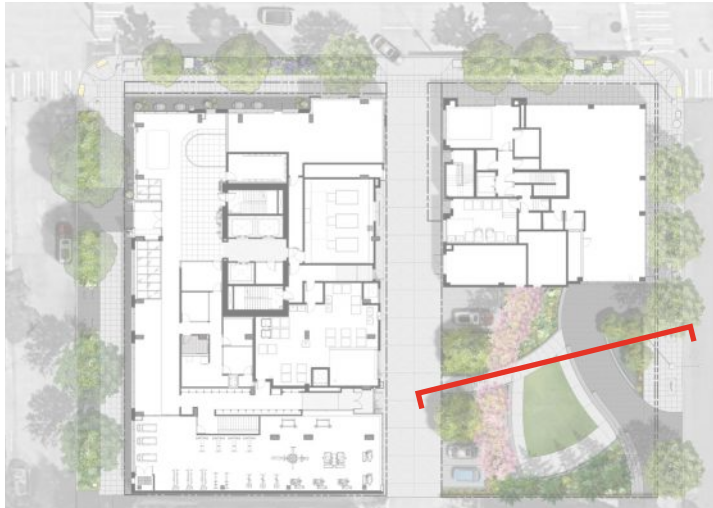
KEY MAP



12TH AVE NE SECTION

SCALE: 3/16" = 1'





KEY MAP



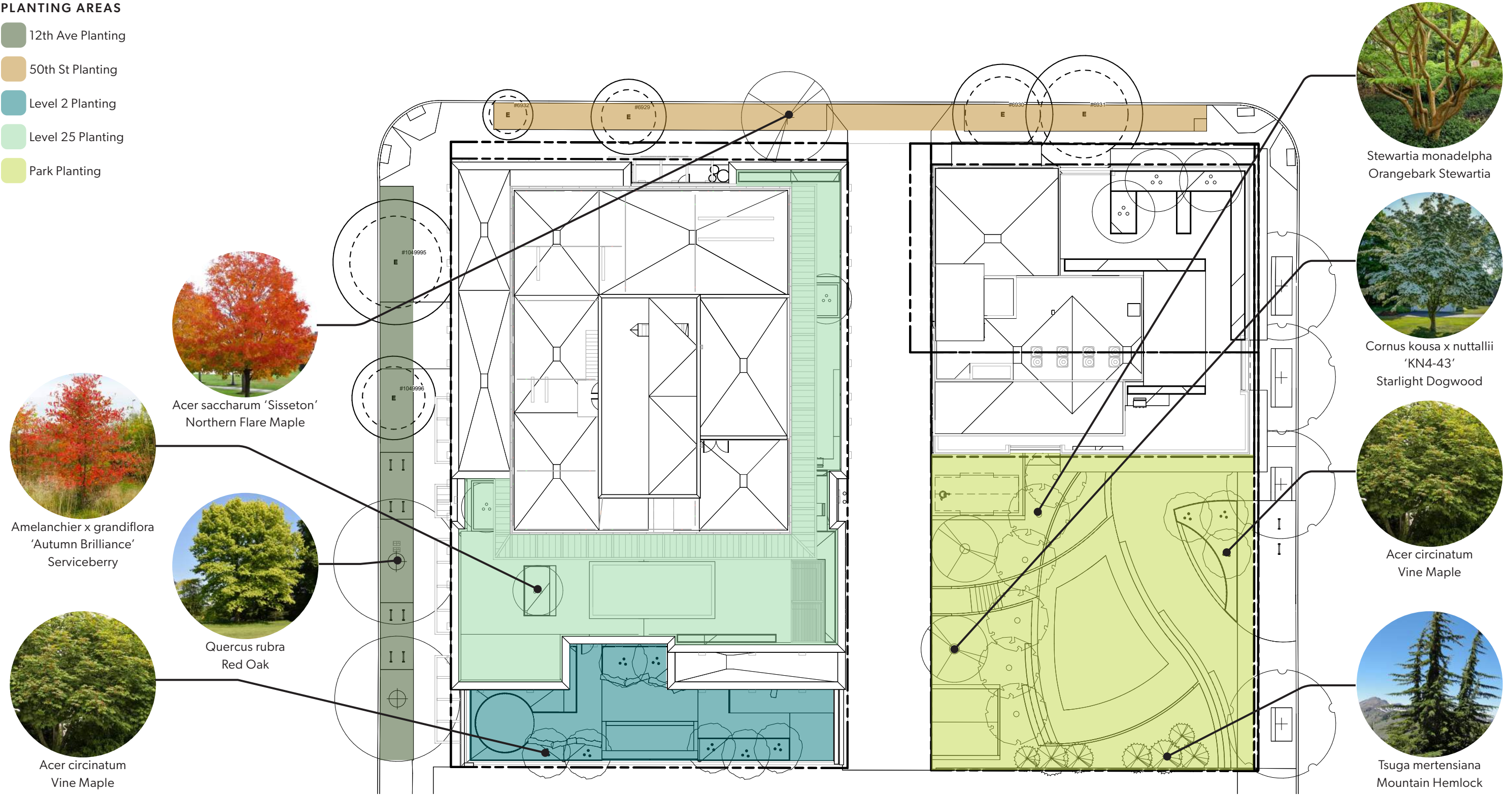
PROPOSED PARK SECTION

SCALE: 1/8" = 1'



PLANTING AREAS

- 12th Ave Planting
- 50th St Planting
- Level 2 Planting
- Level 25 Planting
- Park Planting



PLANT PALETTE - NE 50TH ST



Acer saccharum 'Sisseton' | Northern Flare Maple



Spiraea japonica 'Walburna' Magic Carpet | Japanese Spirea



Monarda didyma | Beebalm



Nepeta racemosa 'Walker's Low' | Catmint



Achillea millefolium 'Terracotta' | Terracotta Yarrow



Carex oshimensis 'Everillo' | Evercolor Everillo Sedge



Heuchera 'Black Forest Cake' | Black Forest Cake Heuchera



Rubus rolfii | Creeping Taiwan Bramble

PLANT PALETTE - 12TH AVE NE



Quercus rubra | Red Oak



Polystichum munitum | Western Sword Fern



Anemone x hybrida 'Honorine Jobert' | Windflower



Ligularia stenocephala 'The Rocket' | Leopard Plant



Polystichum polyblepharum | Japanese Tassel Fern



Dryopteris lepidopoda | Sunset Fern



Epimedium x perralchicum 'Frohnleiten' | Bishop's Hat

PLANT PALETTE - LEVEL 2



Acer circinatum | Vine Maple



Polystichum munitum | Western Sword Fern



Ligularia stenocephala 'The Rocket' | Leopard Plant



Polystichum polyblepharum | Japanese Tassel Fern



Dryopteris lepidopoda | Sunset Fern



Dicentra formosa 'Bacchanal' | Bleeding Heart



Pachysandra terminalis 'Variegata' | Japanese Spurge



Galium odoratum | Sweet Woodruff

PLANT PALETTE - LEVEL 25



Amelanchier x grandiflora 'Autumn Brilliance' | Serviceberry



Helictotrichon sempervirens | Blue Oat Grass



Sesleria autumnalis | Autumn Moor Grass



Achillea millefolium 'Terracotta' | Terracotta Yarrow



Teucrium chamaedrys | Wall Germander



Arctostaphylos uva-ursi | Kinnikinnick



Juncus patens 'Elk Blue' | California Gray Rush

PLANT PALETTE - SITE C OPEN SPACE



Stewartia monadelphica | Orangebark Stewartia



Cornus kousa x nuttallii 'KN4-43' | Starlight Dogwood



Tsuga mertensiana | Mountain Hemlock



Acer circinatum | Vine Maple

PLANT PALETTE - SITE C OPEN SPACE



Polystichum munitum | Western Sword Fern



Dryopteris lepidopoda | Sunset Fern



Polystichum polyblepharum | Japanese Tassel Fern



Symphoricarpos albus | Snowberry



Mahonia repens | Creeping Oregon Grape



Gaultheria shallon | Salal



Sesleria autumnalis | Autumn Moor Grass



Juncus patens | California Gray Rush



Ligularia stenocephala 'The Rocket' | Leopard Plant



Anenome x hybrida 'Honorine Jobert' | Windflower



Gaura lindheimeri | White Gaura



Achillea millefolium 'Terracotta' | Terracotta Yarrow



Iris sibirica 'White Swirl' | Siberian Iris



Galium odoratum | Sweet Woodruff



Epimedium x perralchicum 'Frohnleiten' | Bishop's Hat



Akebia quinata | Chocolate Vine

MATERIALS PALETTE - LEVEL 1



Movable Tables and Chairs



Movable Planters



Saw-Cut Concrete



Mortar Set Pavers



Boulders in Planted Area

MATERIALS PALETTE - SITE C OPEN SPACE



Amphitheater Steps and Seating



Saw-Cut Concrete



Artificial Turf



Permeable Pavers



Metal Grate



Wood Privacy Fence



Flexible Stage



Movable Tables and Chairs



Park Signage

MATERIALS PALETTE - LEVEL 2



Play Shelter



Pedestal Pavers



Artificial Turf



Ipe Decking



Powder-Coated Metal Planters



Natural Wood Seating Elements



Net Seating Structure



Lounge Furniture



Nature Play Feature

MATERIALS PALETTE - LEVEL 25



Cabana



Specialty Pedestal Pavers



Artificial Turf



Pedestal Pavers



Powder-Coated Metal Planters



Hanging Chairs



Outdoor Kitchen



Poolside Furniture



Lounge Furniture











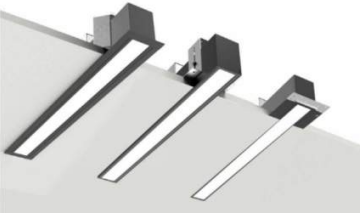
SITE A AND AMENITY GENERAL LIGHTING GLOW PLAN



1 LED Linear Strip in 45° Mounting Extrusion to illuminate overall vertical façade



2 Recessed LED Linear Slot in canopy



3 Pole mounted RGBW Flood Lights at Pinecone



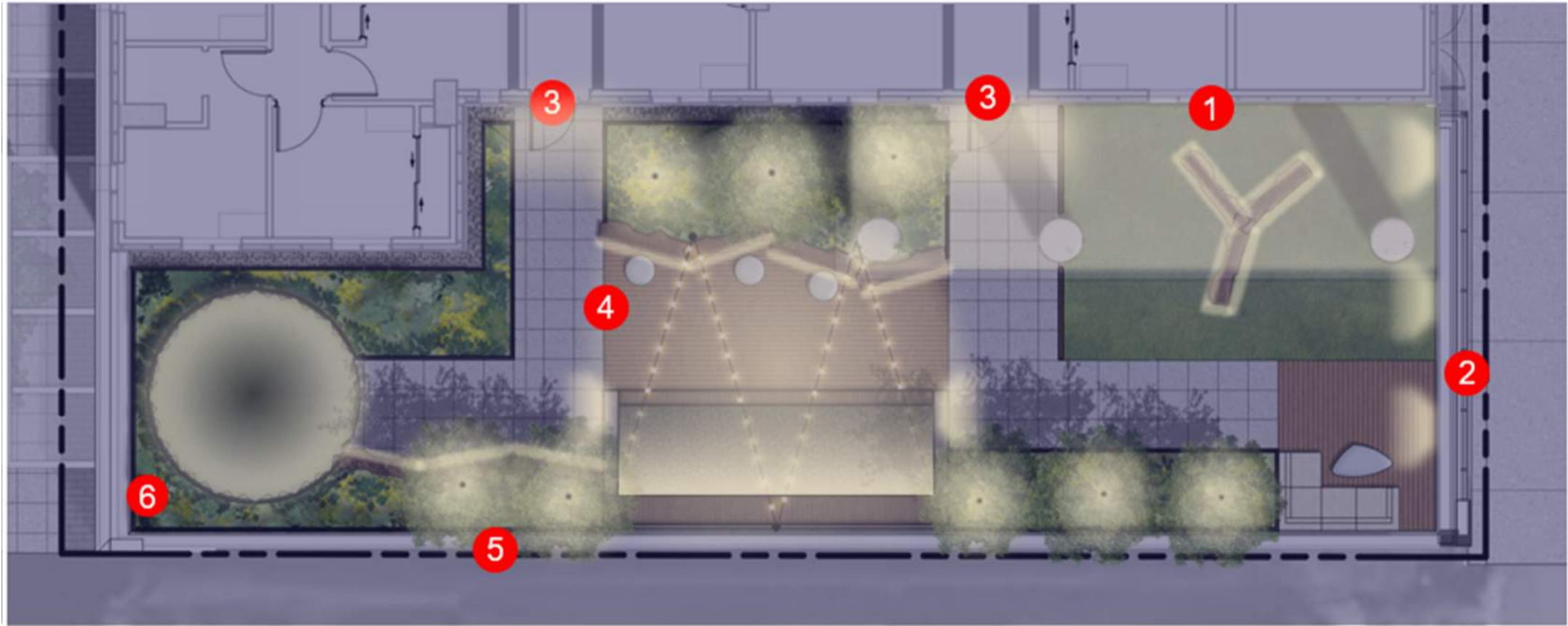
4 Catenary to illuminate over net seating



5 Wall mounted fixture to illuminate parking alley



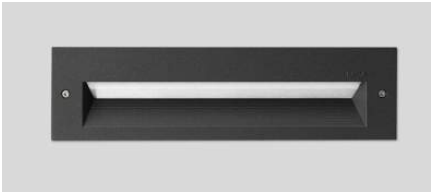
SITE A AMENITY GLOW PLAN



- 1 Flexible LED Tape Accent under play structure / bench seating



- 2 LED Recessed Asymmetric Step Light to illuminate walkways



- 3 LED Wall Sconce to illuminate Egress



- 4 Catenary to illuminate over net seating



- 5 LED Tree Uplights



- 6 Pole mounted RGBW at Pinecone



SITE C PARK GLOW PLAN (SEE NEXT (3) PAGES FOR NEW OPTIONS)



1 LED Site Luminaire to illuminate parking



3 Ingrade linear luminaire to illuminate curved path, seatwalls, and steps



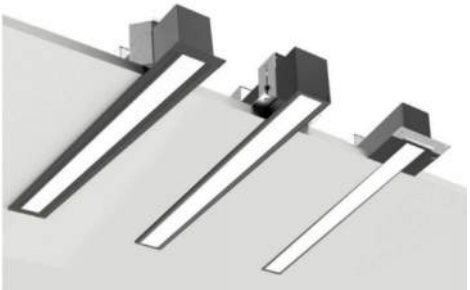
4 Handrail luminaire to illuminate path steps



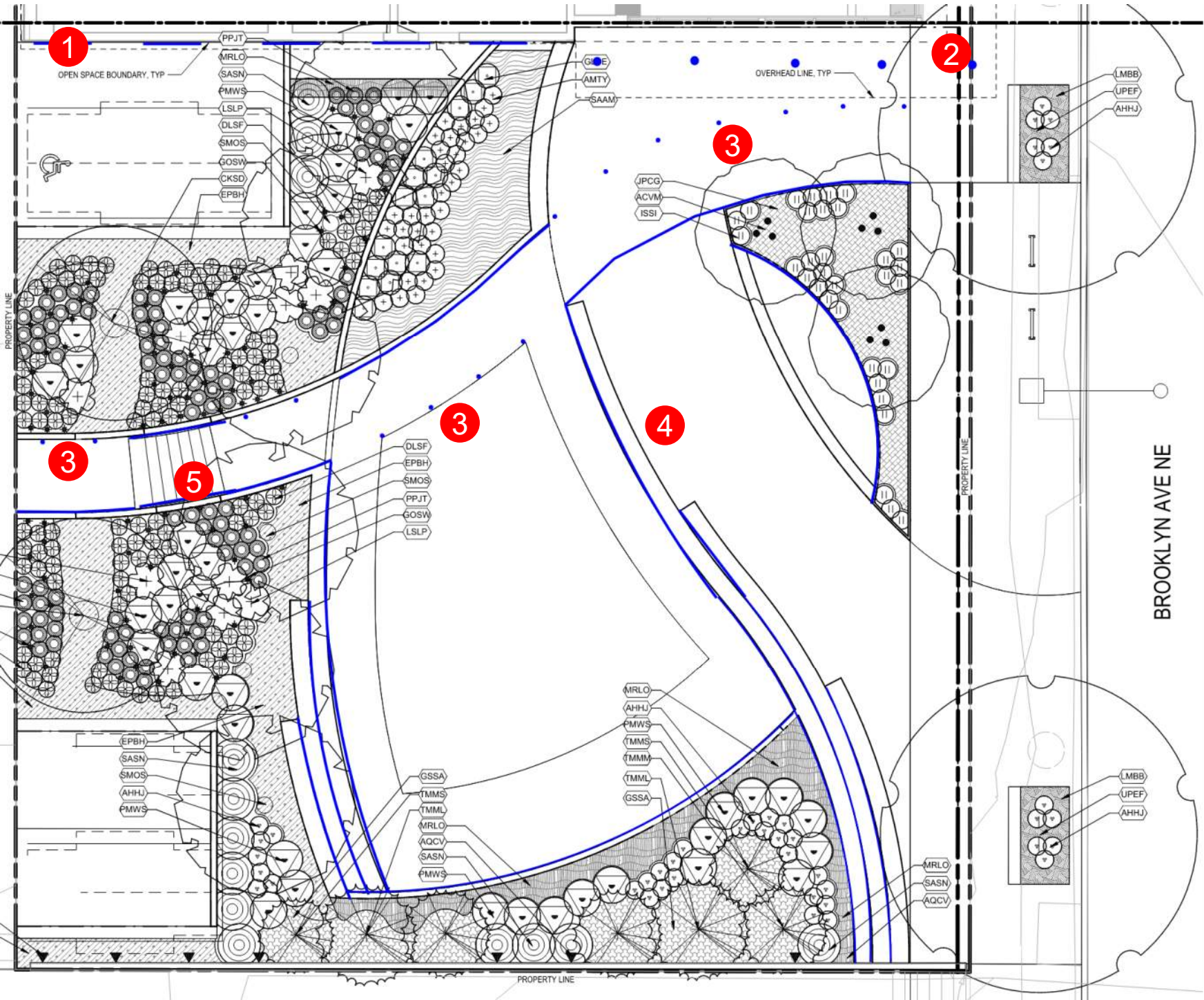
2 LED Wall Mounted Luminaire to illuminate parking



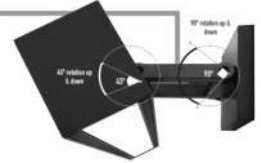
5 Recessed LED Linear Slot in canopy



SITE C PARK LIGHTING CONCEPT - OPTION A



1 Linear wall mount to illuminate art wall



2 Downlight to illuminate under canopy



3 Ingrade marker lights to illuminate path



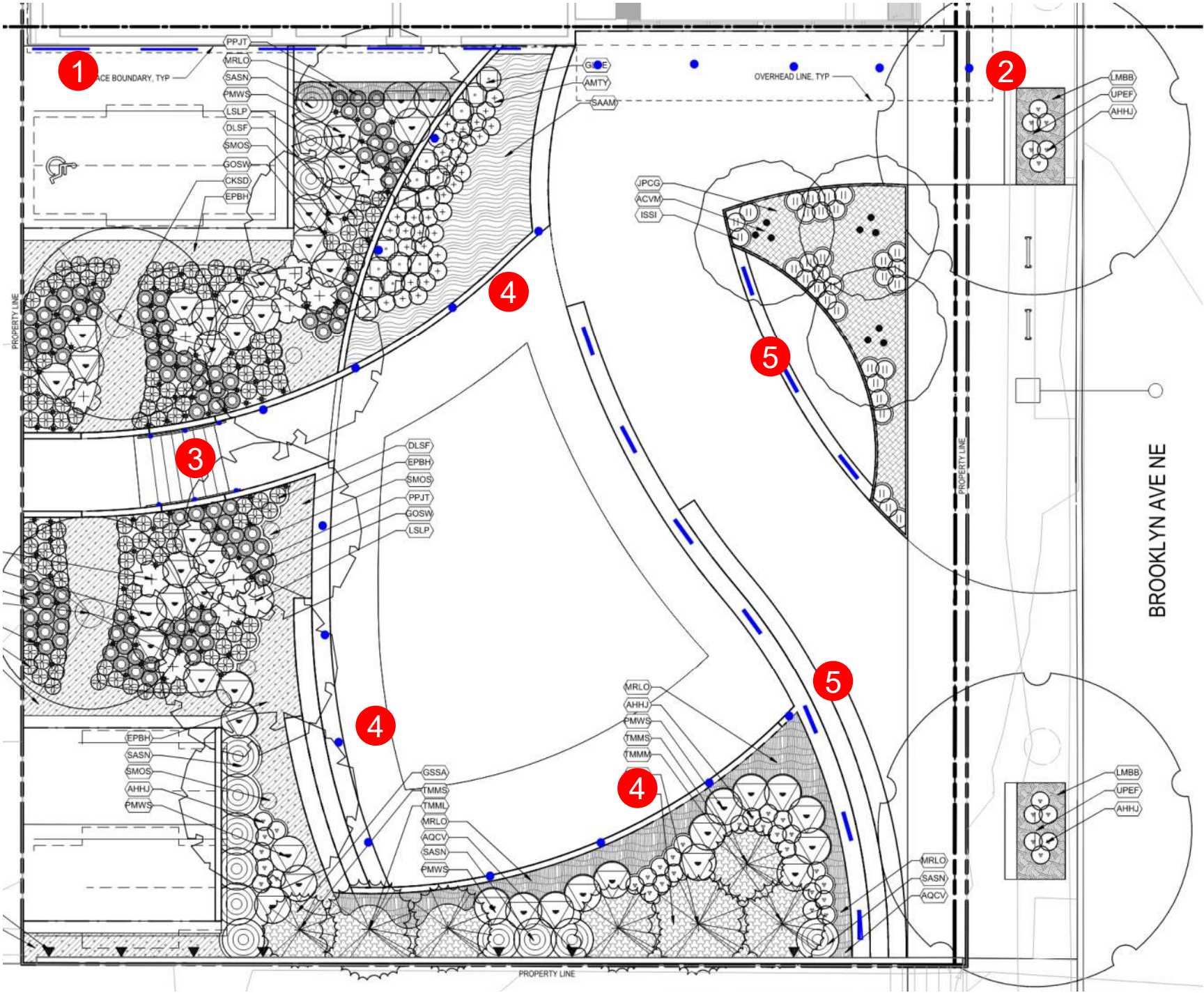
4 Ingrade linear luminaire to illuminate curved path, seatwalls, and steps



5 Handrail point source luminaire

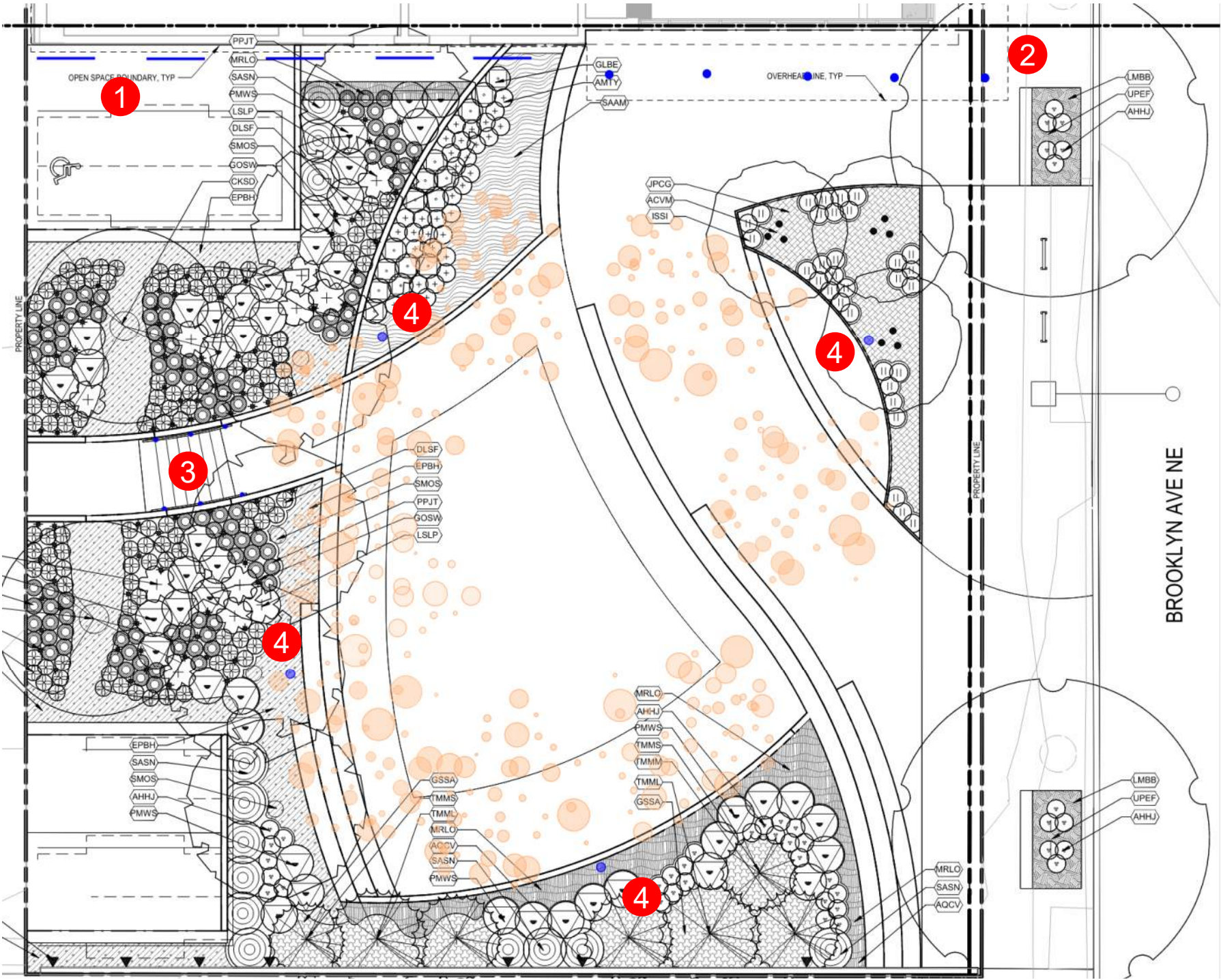


SITE C PARK LIGHTING CONCEPT - OPTION B

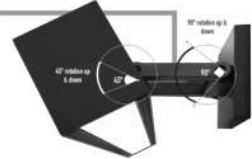


- 1 Linear wall mount to illuminate art wall
- 2 Downlight to illuminate under canopy
- 3 Handrail luminaire to illuminate path steps
- 4 LED Recessed Asymmetric Step Light to illuminate walkways
- 5 LED Recessed Asymmetric Step Light to illuminate walkways

SITE C PARK LIGHTING CONCEPT - OPTION C



1 Linear wall mount to illuminate art wall



2 Downlight to illuminate under canopy



3 Handrail luminaire to illuminate path steps



4 Site projector poles to cast patterned light on path



11TH LOOKING TOWARDS 50TH LIGHTING PERSPECTIVE



- 2 LED RGBW Spotlight to illuminate architectural detail



- 3 2" Round Recessed Downlight to illuminate under canopies



- 4 Decorative Wall Sconce options to illuminate building columns



- 5 1" LED Linear Tape to illuminate under canopy



CORNER AT 50TH AND 12TH LIGHTING PERSPECTIVE



2 2" Round Recessed Downlight
to illuminate under canopies



3 Decorative Wall Sconce
options to illuminate building
columns



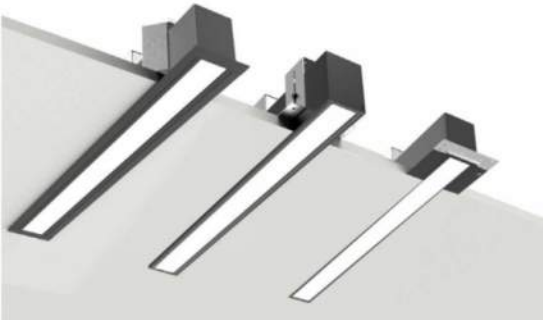
5 1" LED Linear Tape
to illuminate under canopy



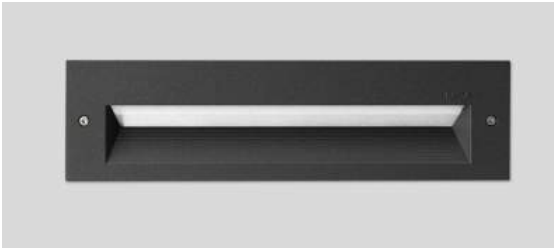
AERIAL CORNER AT 50TH AND 12TH LIGHTING PERSPECTIVE



2 Recessed LED Linear Slot in canopy



3 LED Recessed Asymmetric Step Light to illuminate walkways



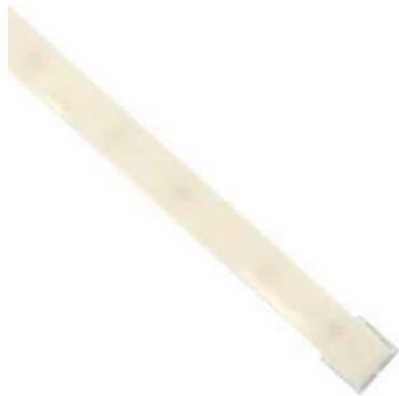
4 Decorative Wall Sconce options to illuminate building columns



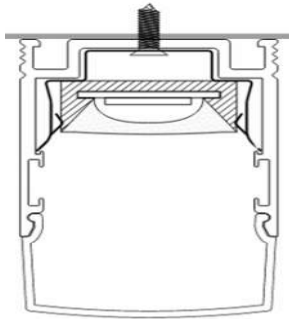
AERIAL CORNER AT 50TH AND 12TH LIGHTING PERSPECTIVE



- 1 1" LED Linear Tape to illuminate under canopy



- 3 1" LED Linear Luminaire in Extrusion to illuminate under canopy



- 2 LED Wall Sconce to illuminate Back of House and Egress



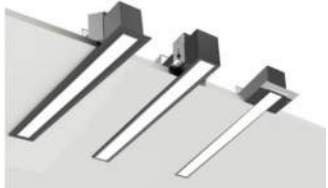
- 4 LED Wall Mounted Luminaire to illuminate façade wall



BUILDING A POOL DECK GLOW PLAN



1 Recessed LED Linear Slot in canopy



2 Micro LED Recessed Downlights in canopy



3 LED Step Light for general lighting



4 Flexible LED Tape to illuminate planter, bar top, and bench



5 Catenary to illuminate pool deck



6 Task light to illuminate grill areas



7 LED Lightstick to illuminate in planter



8 Moveable accent lighting





Proposed location of signage at West facade.

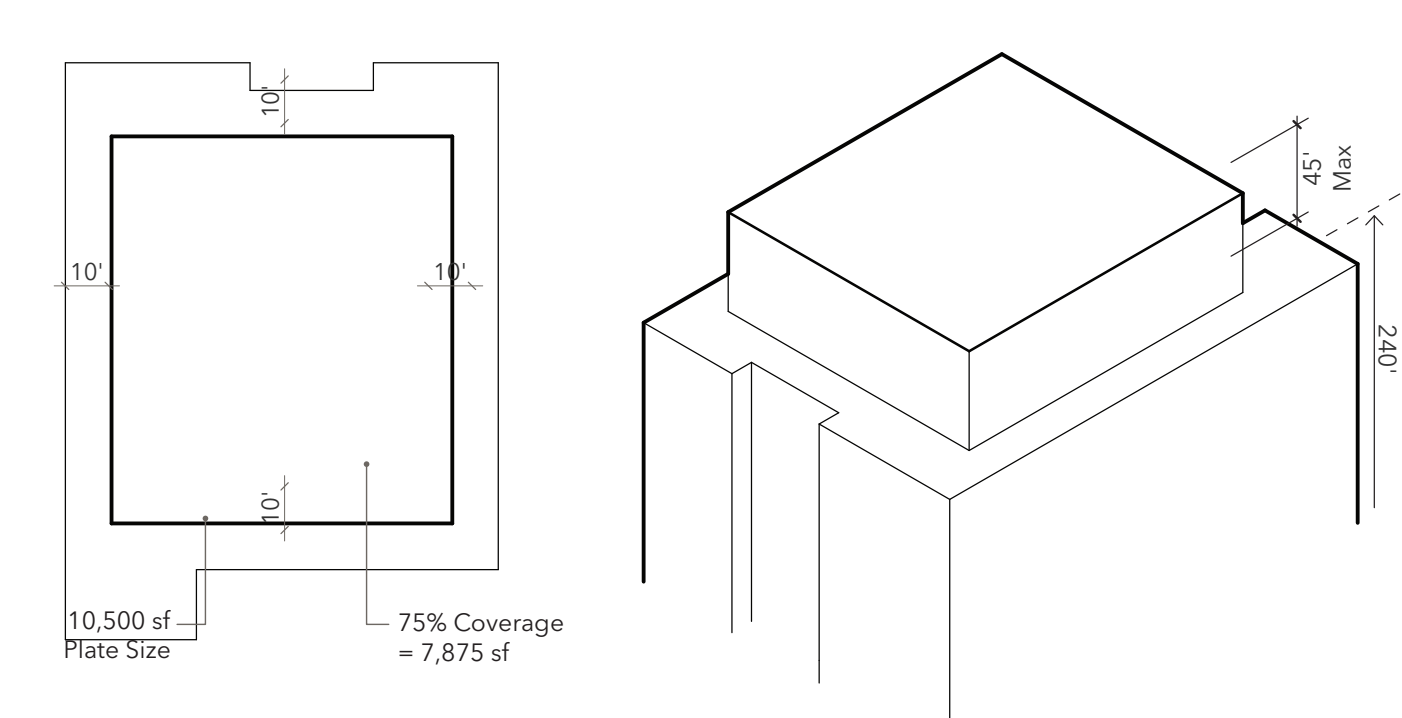


Proposed location of residential signage at West facade.



Proposed location of retail signage at North Facade.

DEPARTURE REQUEST 01 - ROOFTOP SETBACK
ROOF SETBACK PER CODE (SCHEME 1 SHOWN)



The Board indicated preliminary support for the requested departures as the design supported a cohesive and rational massing form. (DC2-B-1. Façade Composition, DC2-6-j. Transition to the Sky & Skyline Composition)

DESIGN STANDARD:

23.48.025.C.6

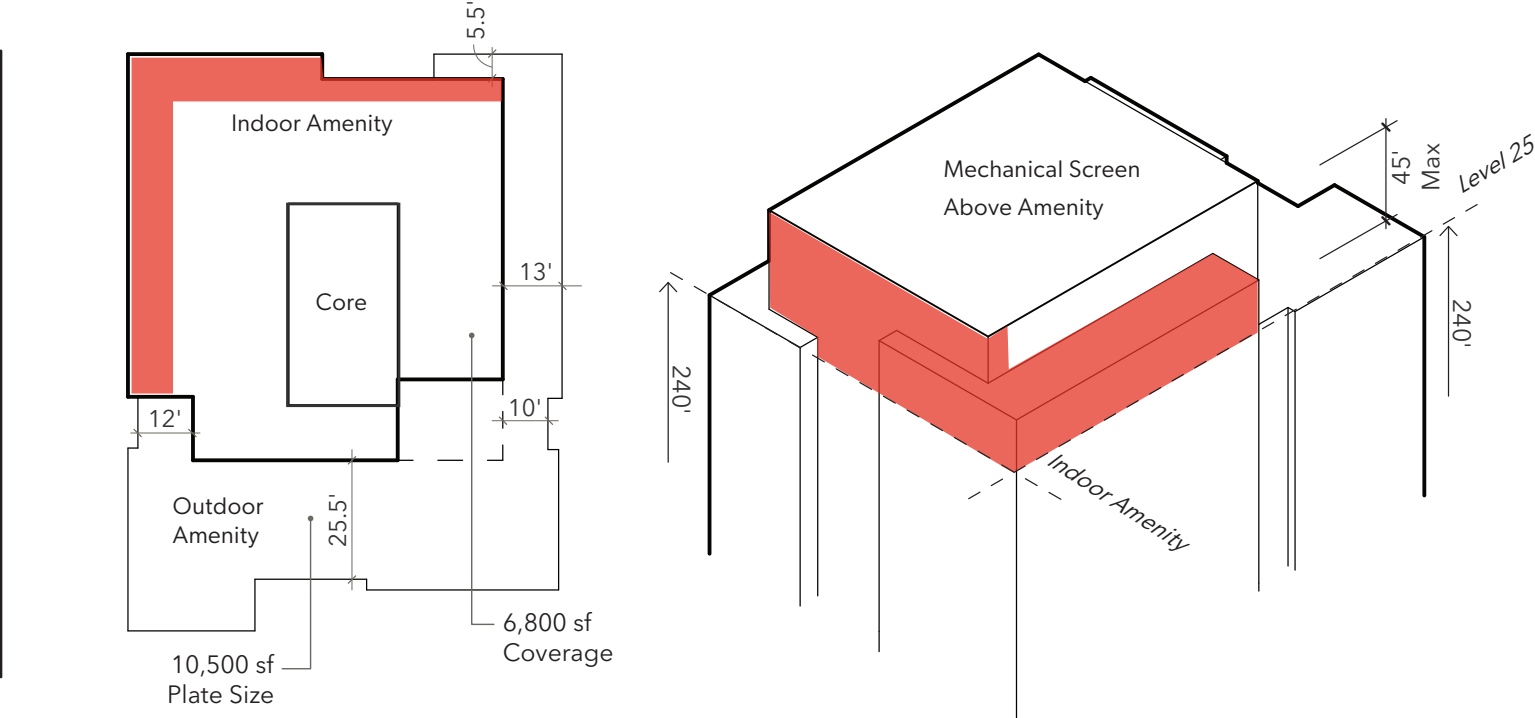
At the applicant's option, the combined total coverage limit of all rooftop features listed in subsections 23.48.025.C.4 and 23.48.025.C.5 is 75 percent, provided that all of the following are satisfied:

- a. All mechanical equipment is screened or enclosed; and
- b. No rooftop features are located closer than 10 feet to the roof edge, except features that do not exceed the height of the parapet or 5 feet above the roof surface, whichever is greater, or which may be permitted by design review departure or other code provisions including but not limited to Chapter 23.57.

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 75% coverage and all mechanical equipment will be screened.

PROPOSED ROOF SETBACK (SCHEME 3 SHOWN)



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.

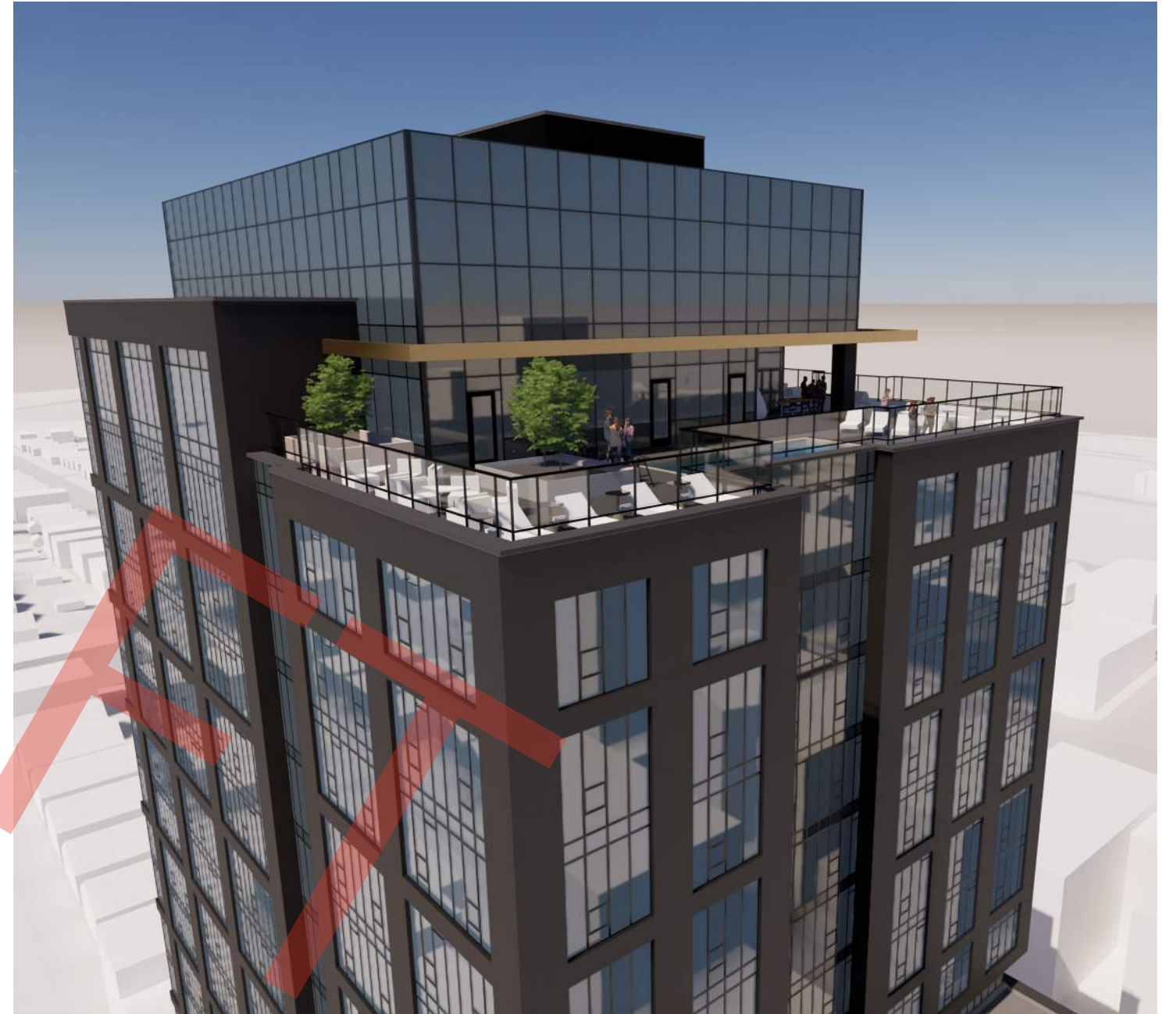
SUPPORTING DESIGN GUIDELINES:

- U-District:
 - 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 the Sky & Skyline Composition
 - 6.l. Landmarks & Wayfinding

DEPARTURE REQUEST 01 - ROOFTOP SETBACK



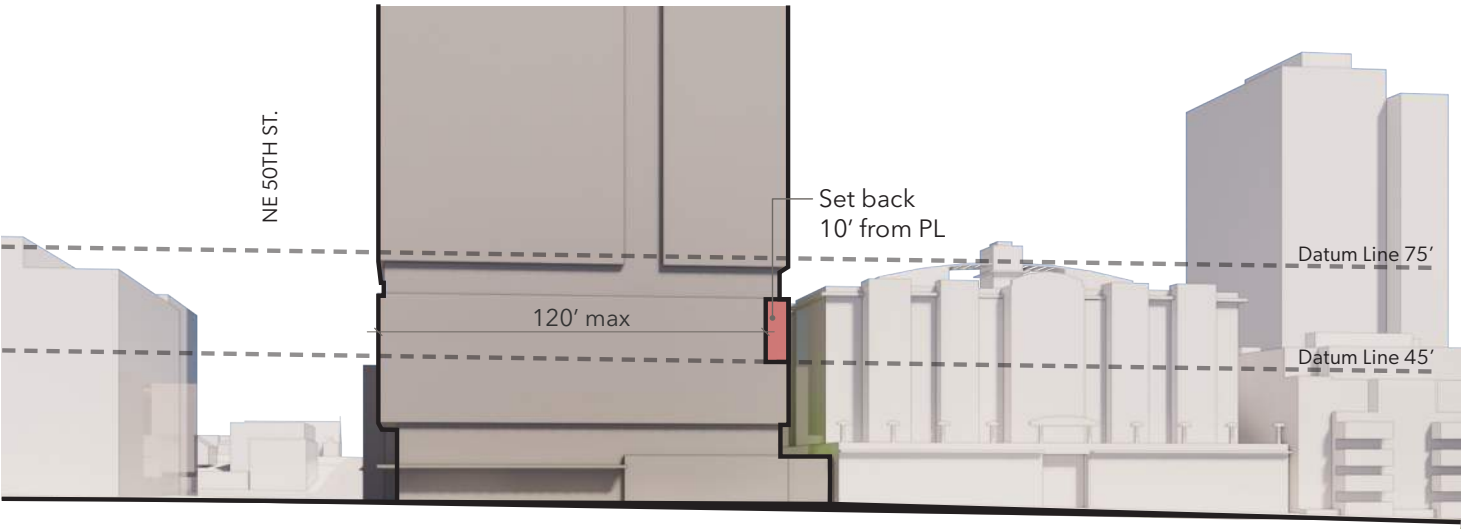
Aerial view of tower terminus looking SE



Aerial view of tower terminus looking NE

DEPARTURE REQUEST 02 - MAXIMUM UNMODULATED FACADE

FACADE MODULATION PER CODE



PROPOSED FACADE MODULATION



DESIGN STANDARD:

23.48.646.C

The maximum length of an unmodulated facade for midrise 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 highrise 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. Maximum length of unmodulated facade within 10 feet of street lot line (in feet) by height of street-facing portion of structure:

Stories up to 45 feet in height - 160

Stories above 45 feet in height, up to the midrise height limit of the zone - 120

Stories above the midrise height limit of the zone - 80

DEPARTURE REQUEST:

Applicant is requesting a length of unmodulated facade to be over the maximum length of 120' on three stories between 45 and 75 feet in height.

The Board indicated preliminary support of the requested departure as the design better responds to neighborhood context and supports a more cohesive design. (DC2-B-1. Façade Composition, DC2-1-a. Response to Context)

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.
- 6.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.

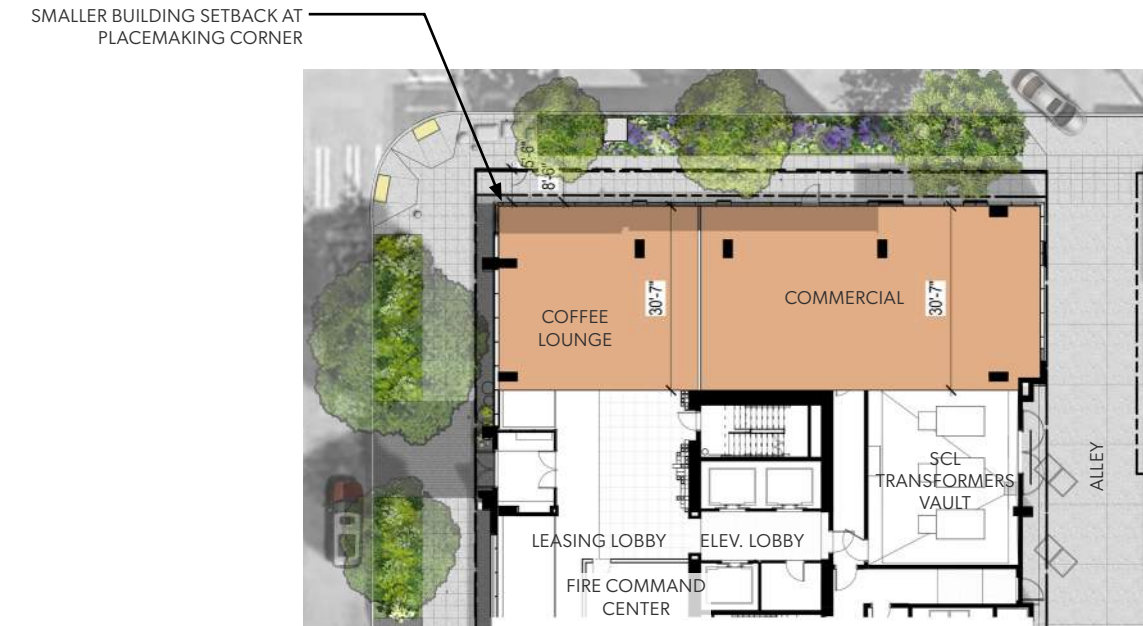
City-Wide:

DC2 - Architectural Concept

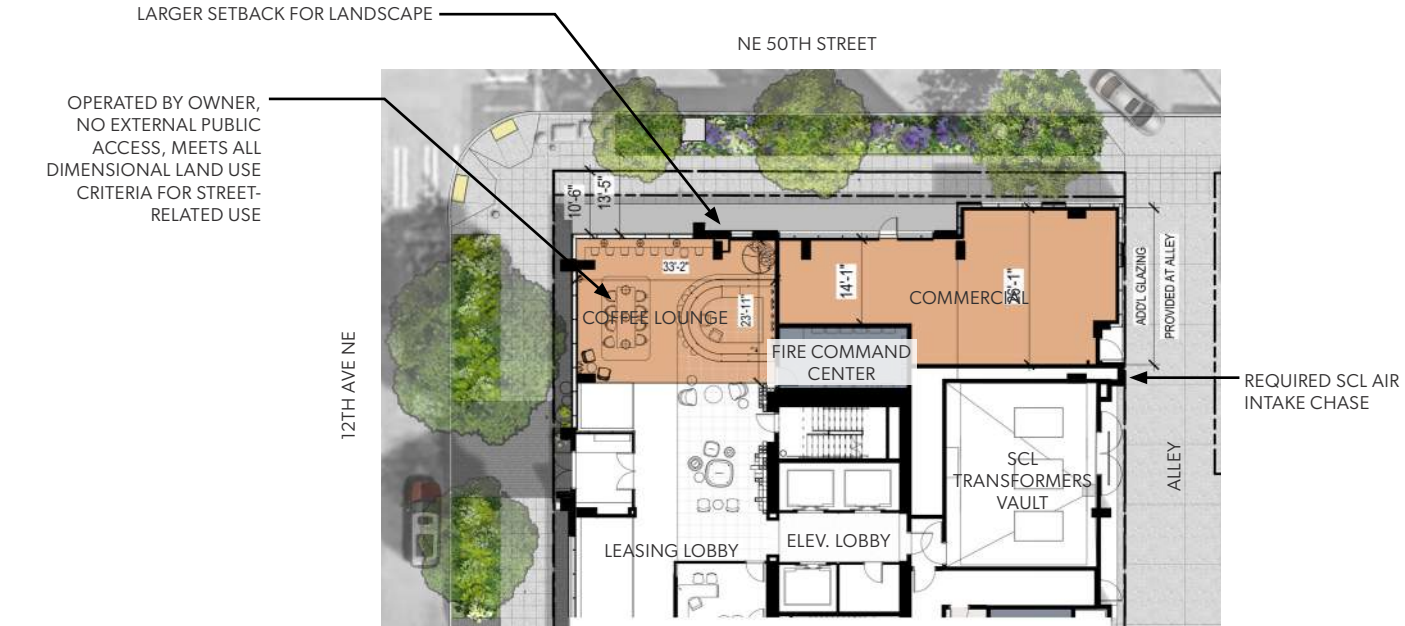
C.3. Fit With Neighboring Buildings

DEPARTURE REQUEST 03 - MINIMUM RETAIL DEPTH

MINIMUM DETAIL DEPTH PER CODE



PROPOSED RETAIL DEPTH



DESIGN STANDARD:

23.48.040.C
Development standards for required street-level uses. Street-level uses that are required by subsection 23.48.005.D, 23.48.605.C, or 23.48.805.B, and street-level uses exempt from FAR calculations under the provisions of subsection 23.48.220.B.2, 23.48.620.B.2, 23.48.720.B.2, or 23.48.820.B, whether required or not, shall meet the following development standards. In the SM-NG zone, where street-level use requirements apply to a mid-block corridor, these standards shall be applied as if the mid-block corridor were a street.
3. The space occupied by street-level uses shall have a minimum floor-to-floor height of 13 feet and extend at least 30 feet in depth at street level from the street-facing facade.

DEPARTURE REQUEST:

Applicant is requesting a portion of the retail depth along NE 50th St to be less than 30' deep.

Departure not presented at EDG.

RATIONALE:

The retail depth is compliant at the eastern third of the street-level use. The remainder of the facade along 50th is set back an additional amount beyond zoning requirements at levels 1 & 2 in order to foster pedestrian engagement at the Placemaking Corner at NE 50th St & 12th Ave NE. This extra setback adds relief at the street corner, providing pedestrians with the opportunity to pause along the thinner corridor of movement. It allows space for the building's commercial uses to spill out along the street edge with outdoor seating & gathering, serving as an extension of both the commercial space and the public streetscape, as well as creating a blended transition between the two. The building overhangs at a generous height above, providing weather protection for this open space along the streetscape.

SUPPORTING DESIGN GUIDELINES:

- U-District:
- CS2 - Urban Pattern & Form
 - 3.b. Placemaking Corners
 - PL3 - Street-Level Interaction
 - 3.e. Design a porous, engaging edge for all commercial uses at street-level.
- City-Wide:
- PL1 - Connectivity
 - A.2. Adding to Public Life
 - PL3 - Street-Level Interaction
 - C.3. Ancillary Activities

DEPARTURE REQUEST 04 - OVERHEAD WEATHER PROTECTION

PROPOSED OVERHEAD WEATHER PROTECTION



DESIGN STANDARD:

23.48.640.F.1
Continuous overhead weather protection, provided by such features as canopies, awnings, marquees, and arcades, is required along at least 60 percent of the street frontage of a structure, except that any portions of the street frontage occupied by residential dwelling units and any portion of a designated Landmark structure or vulnerable masonry structure shall not be included as part of the street frontage subject to this requirement.

DEPARTURE REQUEST:

Applicant is requesting continuous overhead weather protection provided on NE 50th St and 12th Ave NE to be less than 60% of the street frontage.

Departure not presented at EDG.

RATIONALE:

Code compliant canopies are used along 50th except where they would interfere with the proposed trees and detract from the design intent of the placemaking corner along 50th and 12th. Along 12th, code compliant canopies will be used except at the main entry and where they would detract from the placemaking corner.

At the corner of 12th and 50th, the masonry base will project out in plan and section to create an enhanced frame to celebrate the placemaking corner. Within the frame, larger scale windows, accented mullion color and a glazed tile sill will provide more detail and activate the streetscape and add hierarchy at this important corner. The code required height and extent of the canopies would clutter the visibility and clarity of the corner and negate the design concept of the base.

SUPPORTING DESIGN GUIDELINES:

- U-District:
- cs2 - urban pattern & form
 - 3.b. Placemaking Corners
 - 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.
- PL3 - Street-Level Interaction
- 3.a. Maintain a well-defined street wall on mixed-use corridors to create an urban character. Incorporate strategic setbacks at corners and entries for seating, usable open space, and landscaping.

DEPARTURE REQUEST 04 - OVERHEAD WEATHER PROTECTION

