ōLiv 50TH RESIDENCE

Seattle, Washington

GGLO

CORE Spaces

Recommendation Meeting 01

Meeting Date: April 24, 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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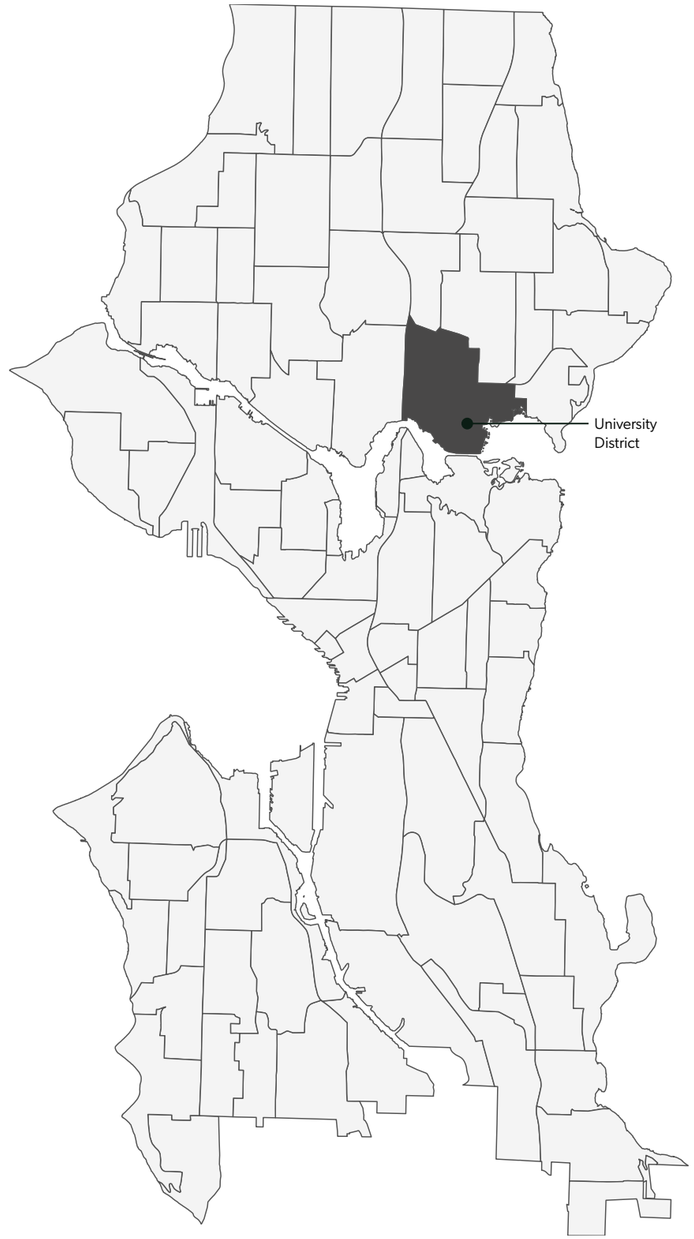


AERIAL LOOKING SOUTH TO UNIVERSITY DISTRICT

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

LEGEND

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

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

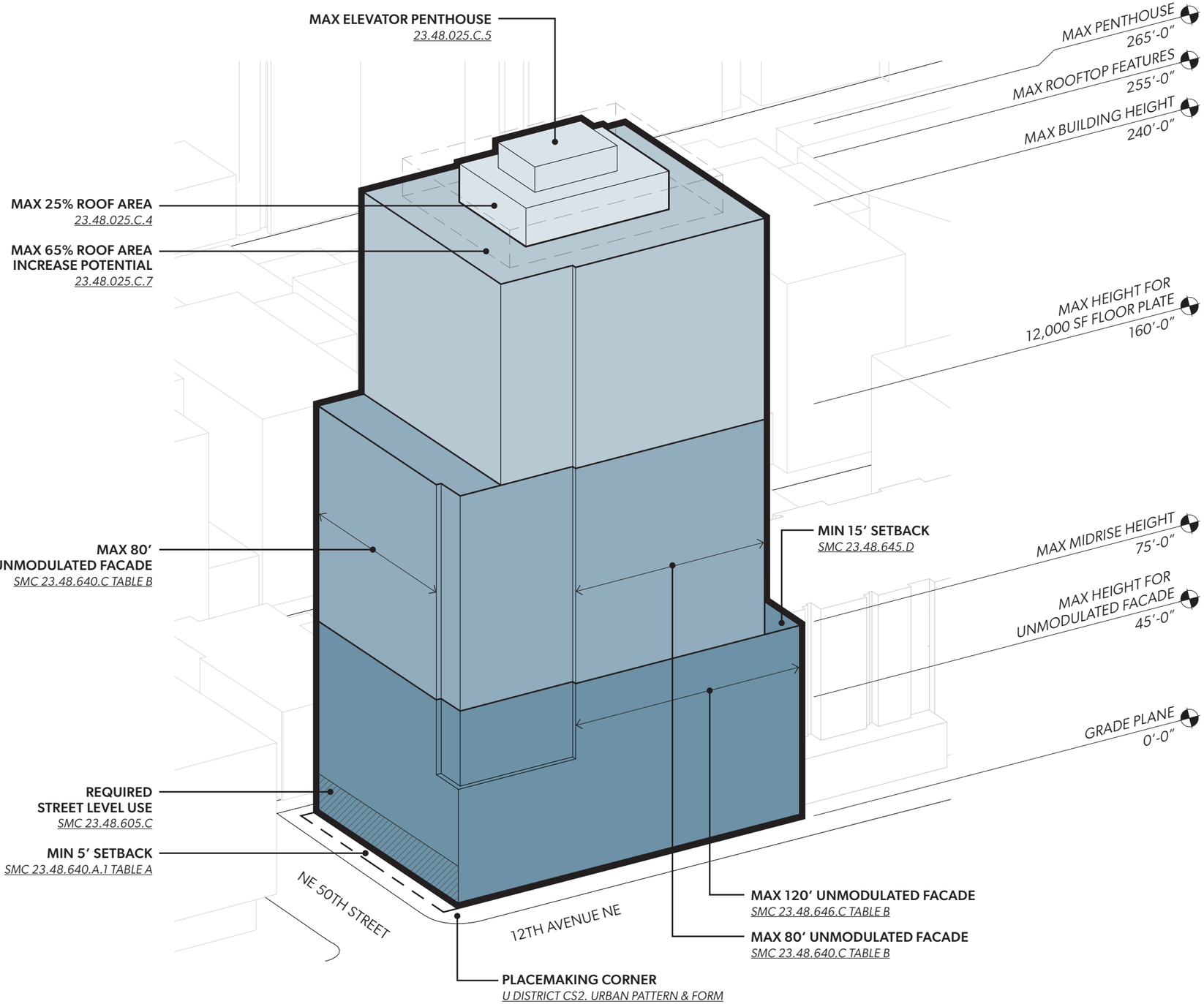
23.48.605 Uses in SM-U Zones
C.1. One or more of the following uses are required at street level along street-facing facades indicated in map A (NE 50th St is required)
Eating & Drinking Establishments

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	67,526 SF
MAX FAR	10	142,160 SF
2 SITE C *(REDUCED LOT)*		**7,837 SF**
BASE FAR	4.75	37,226 SF
MAX FAR	10	78,370 SF
3 SITE B *(REDUCED LOT)*		**4,174 SF**
BASE FAR	4.75	19,827 SF
MAX FAR	10	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

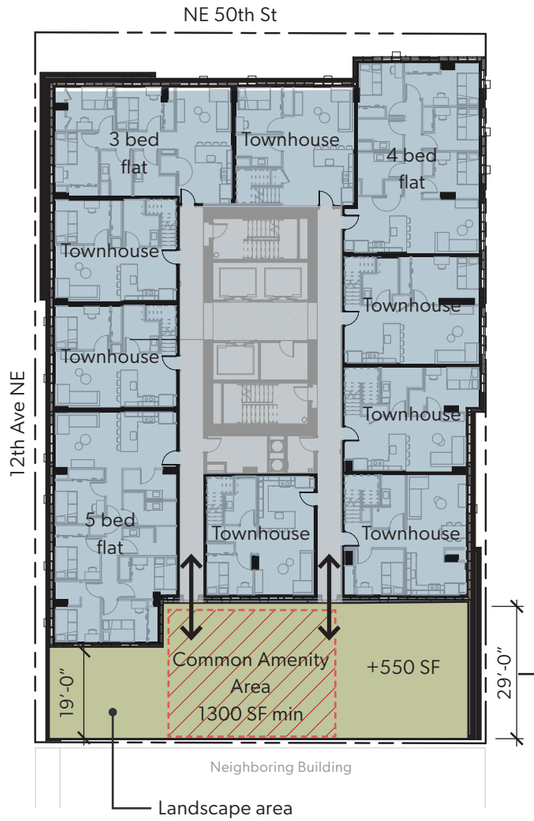
b. The amenity area must be common amenity area, except that up to 40 percent of the amenity area may be private provided that the private and common amenity area are continuous and are not separated by barriers more than 4 feet in height; and the private amenity areas are directly accessible from units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

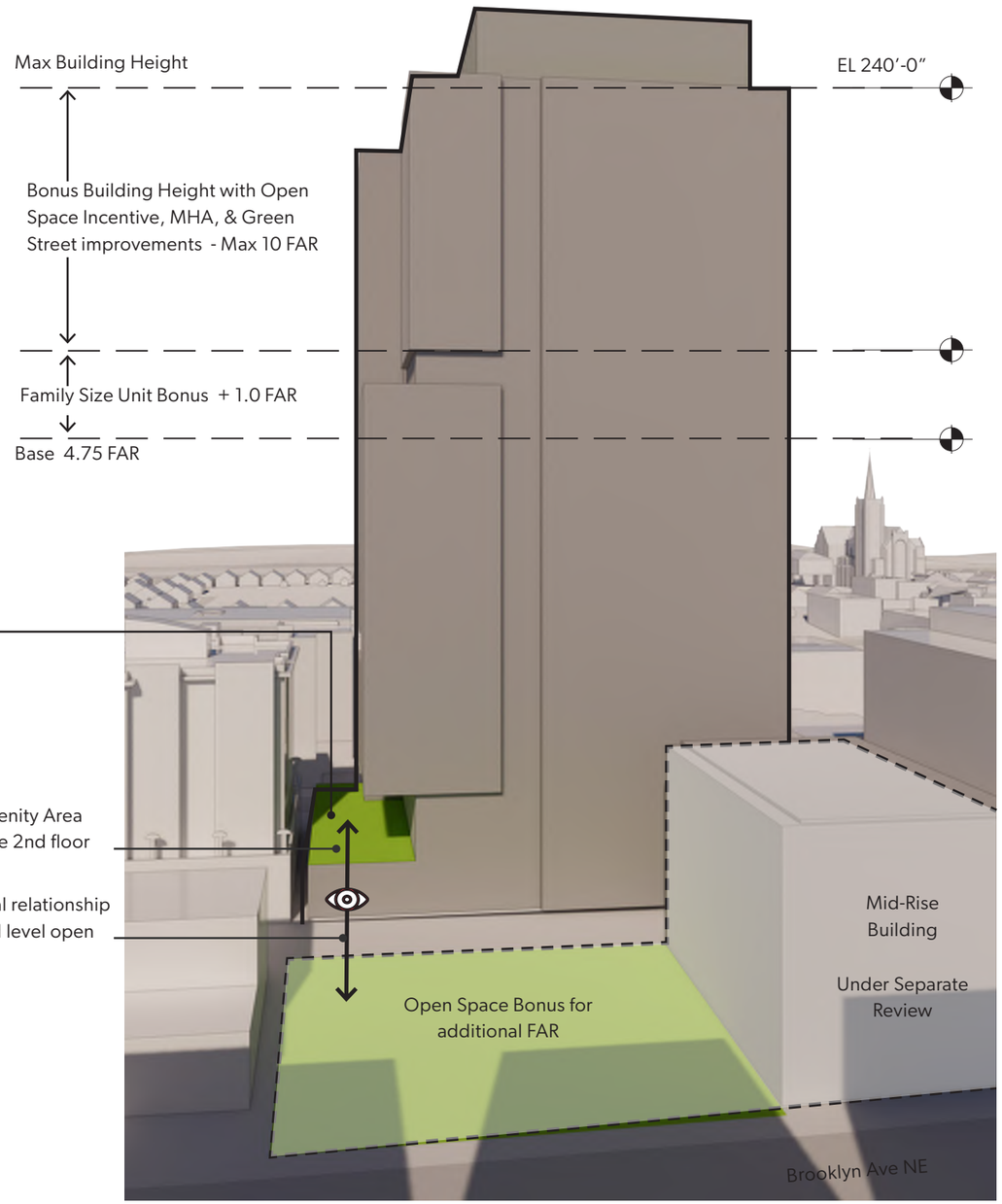


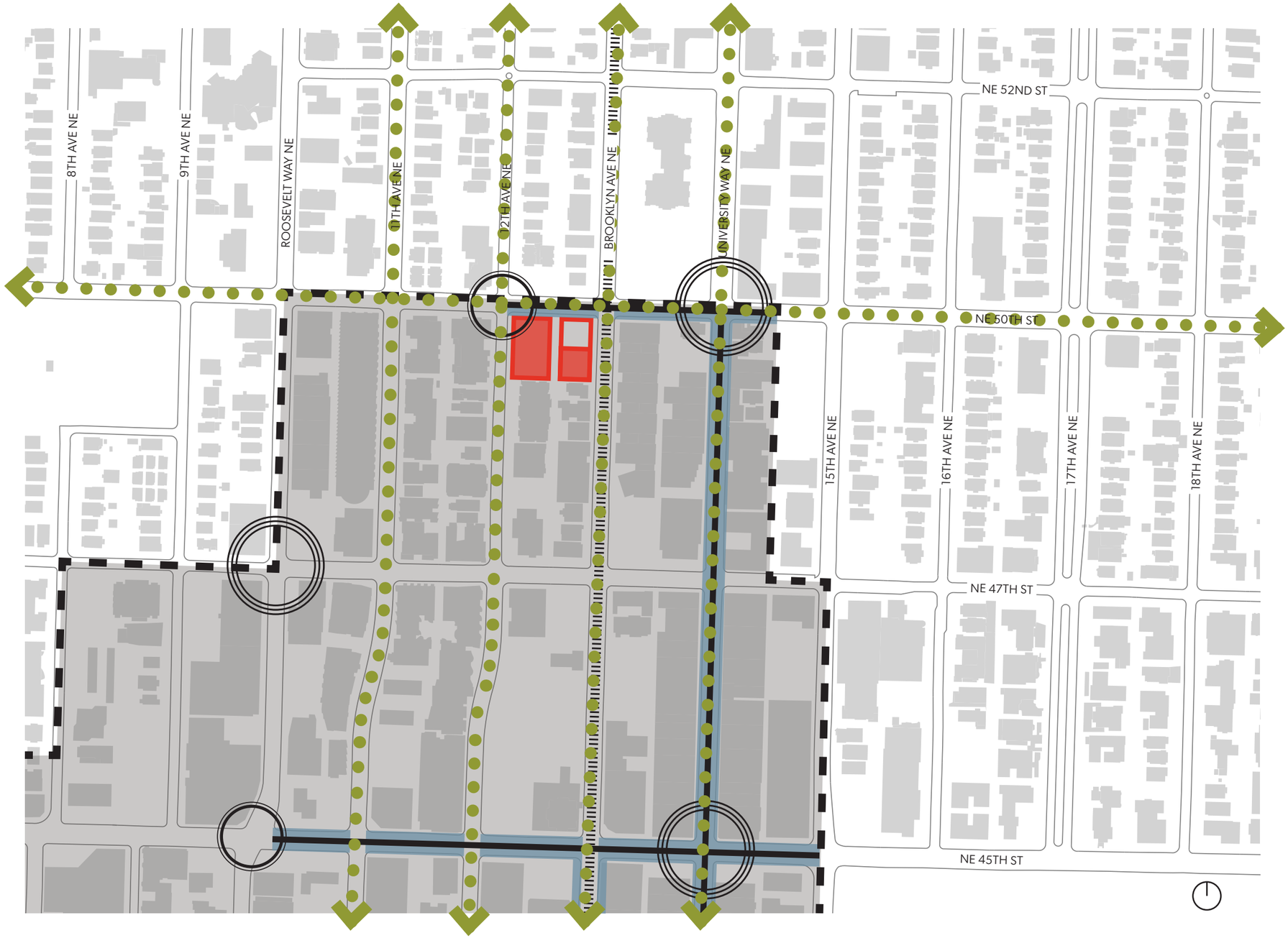
Calculated Terrace Area

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

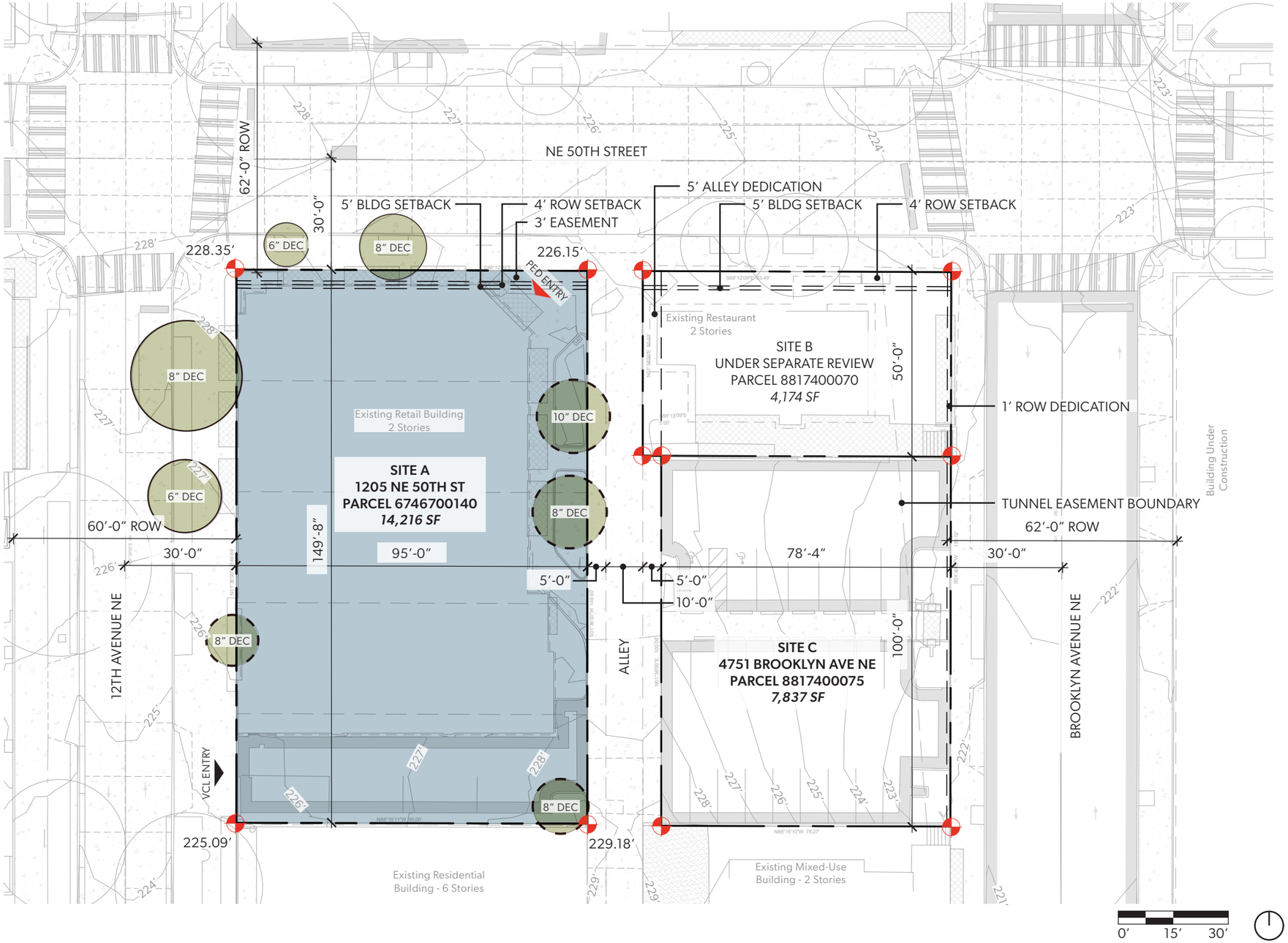
- PROJECT SITE
- PROJECT SITE UNDER SEPARATE REVIEW

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

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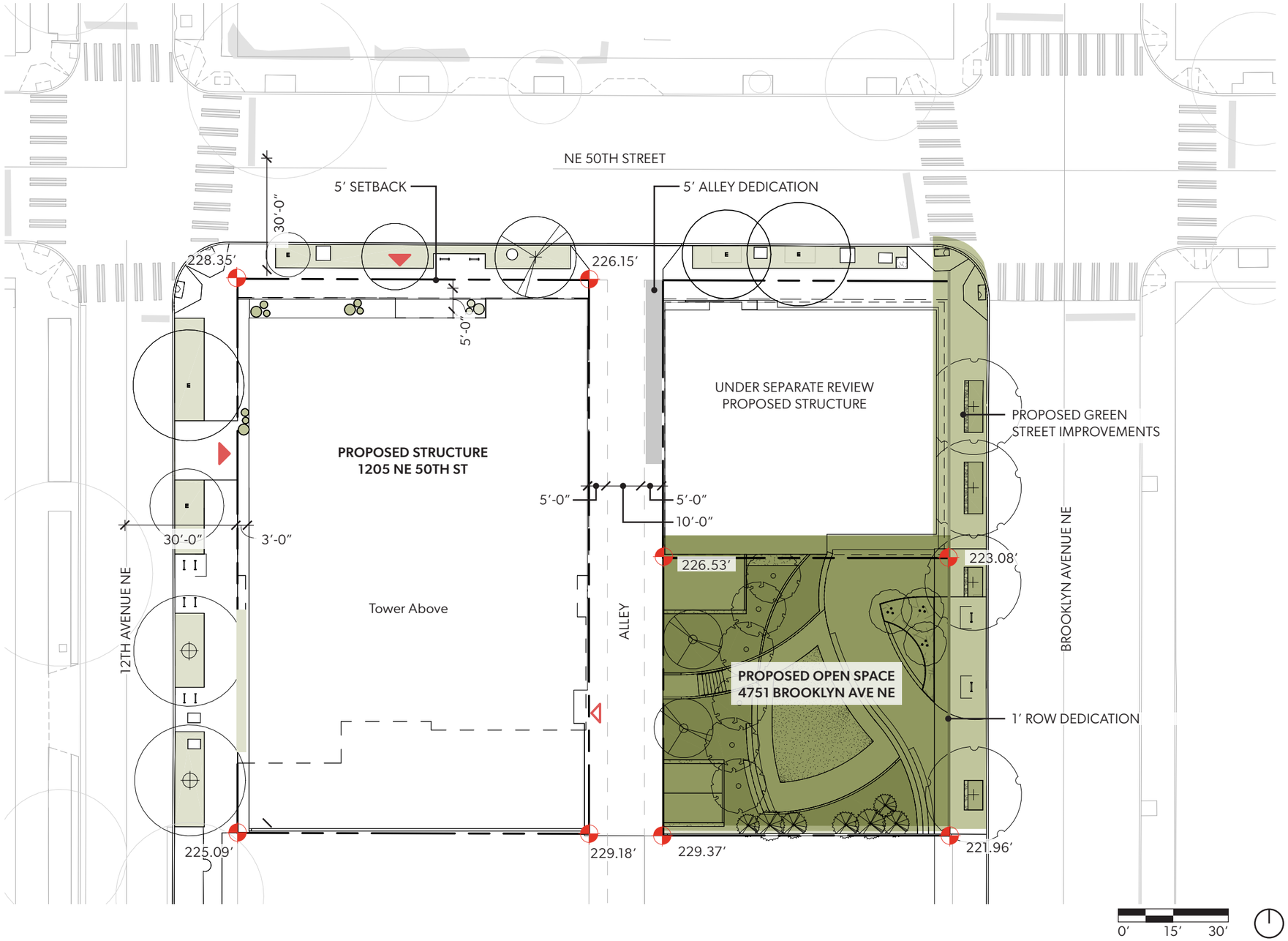


PROPOSED SITE PLAN

LEGEND

- Primary Pedestrian Entry
- Alternative 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 recesses, 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)

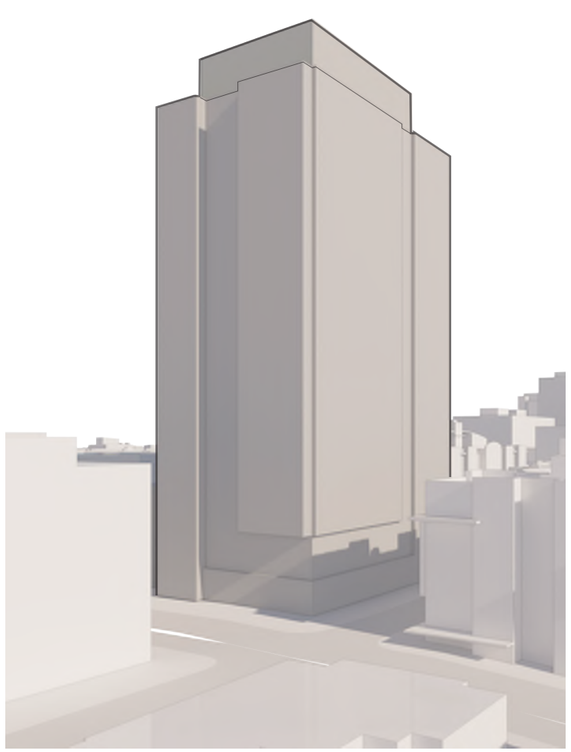
RESPONSE TO EARLY DESIGN GUIDANCE

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 / RECESS - 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

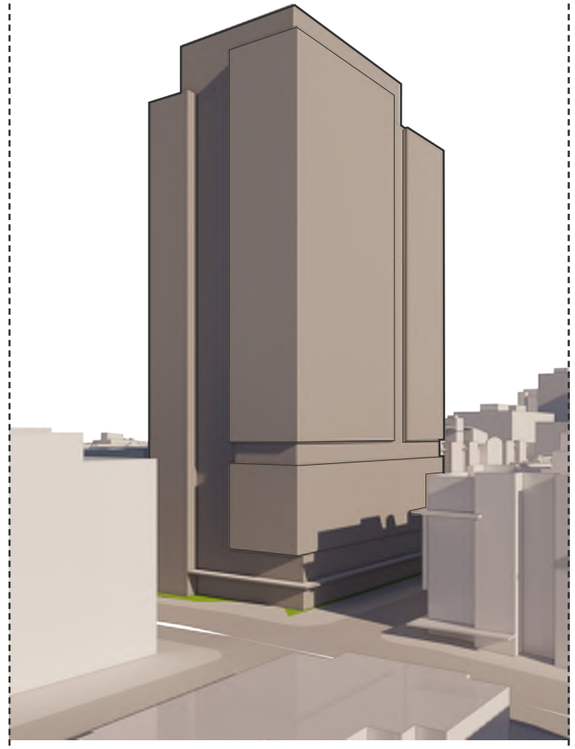
PROS

- 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

Supported Scheme



SCHEME 3 / RECESS PODIUM - PREFERRED

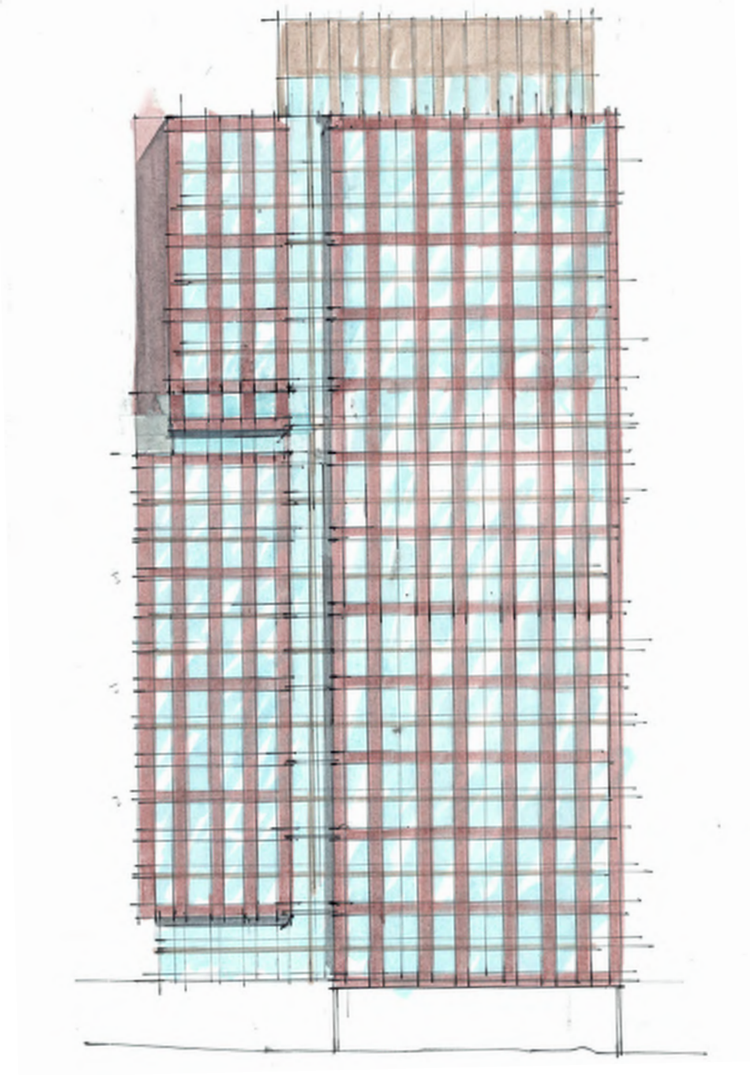
PROS

- 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.

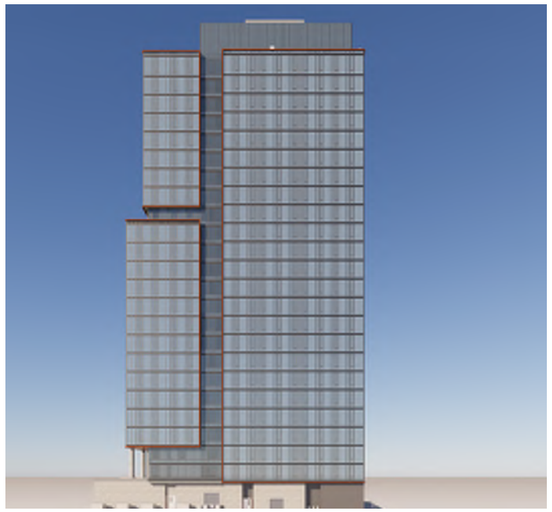
CONS

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

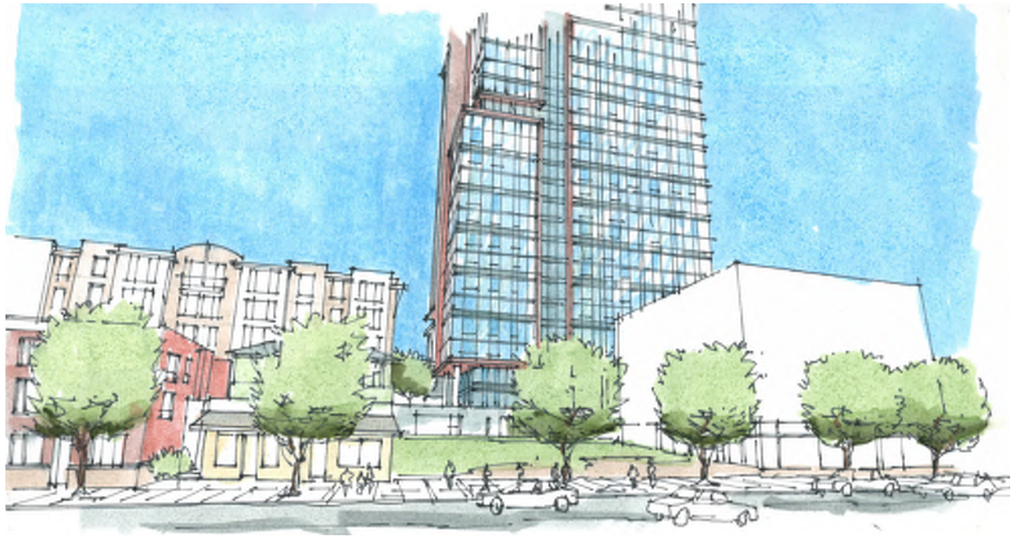
MASSING AND SKIN STUDIES



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

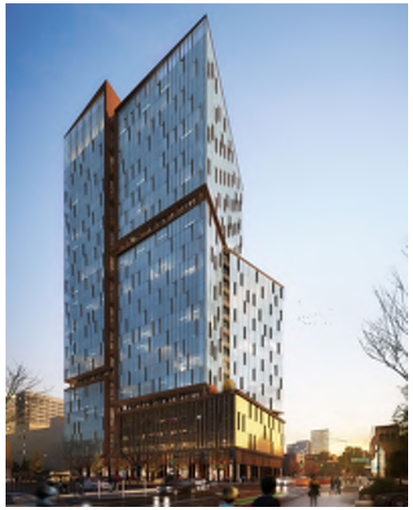
Goals: edge of U-district. - read the pieces/parts/hierarchy - gradation.

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 relateable to human scale to "humanize student housing experience"



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

MASSING AND SKIN STUDIES

Project Goals Design Drivers

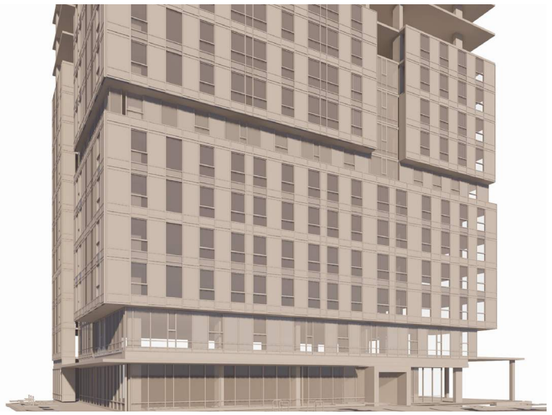
RESPONSE TO EARLY DESIGN GUIDANCE

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.

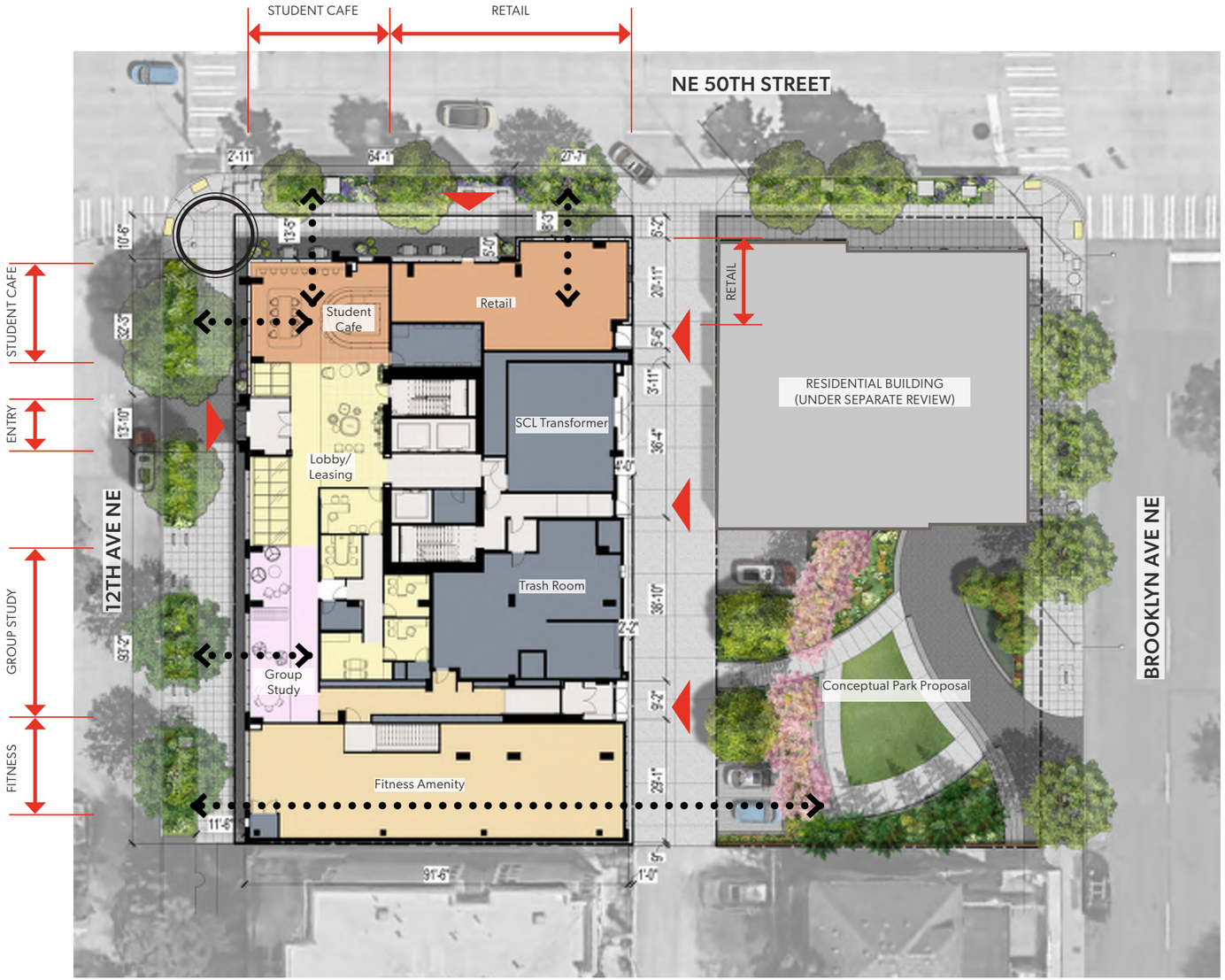


Podium and tower skin articulation study of West facade along 12th

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



Program Legend

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

- Placemaking Corner
- Visual Connection
- Physical Entrance/Porosity
- Street Activation

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

0' 10' 20' 40'

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 usable space for flexible seating and planting to enrich the adjacent retail spaces.

Seating and movable 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 27% of the 50th street edge with 70% of the facade pulled back 5 feet along 50th creating more space for seating and pedestrians. Distinct paving in this set-back region and wrapping around the place-making corner will characterize this zone.

Elevation along NE 50th Street

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

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

Legend

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

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.

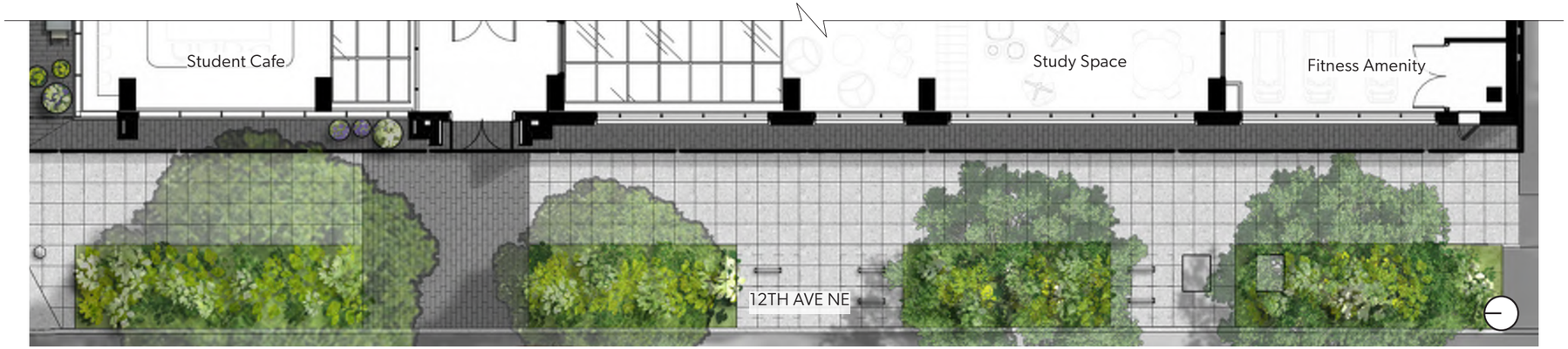
The facade on 12th Ave NE will be pulled 3 feet inboard from the property line, widening the sidewalk.

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.

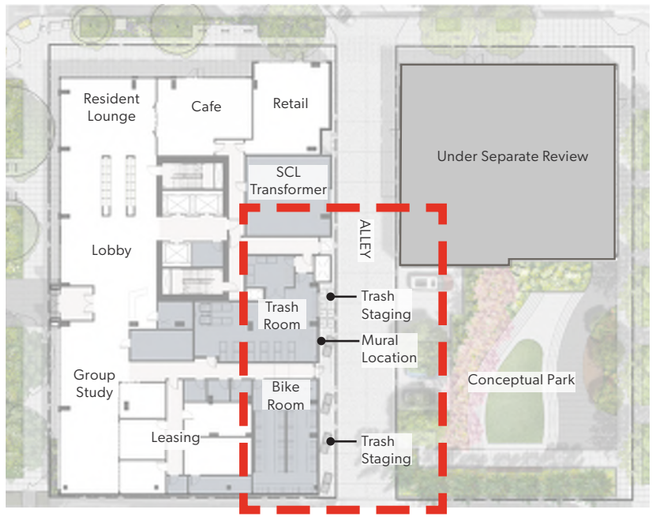
Elevation along 12th Ave NE

View of West elevation from 12th.

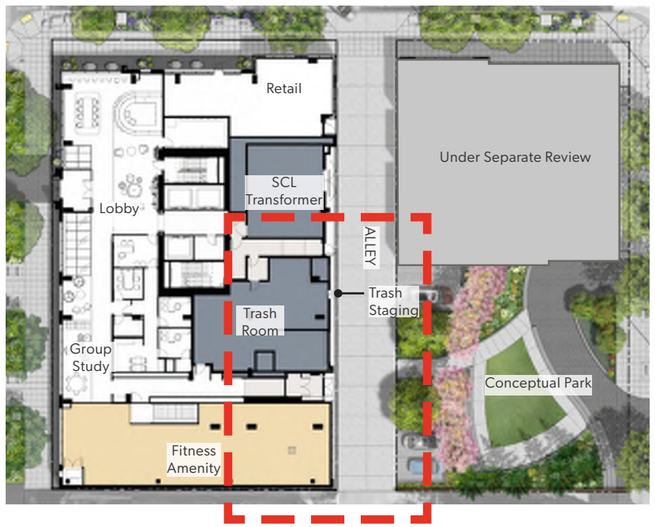


Plan at 12th Ave NE showing paving at base setback

GROUND LEVEL PROGRAM - ALLEY



Ground level program adjacent to alley at EDG.



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

Proposed fitness program and park 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 park entrance from the building 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.

SITE 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.

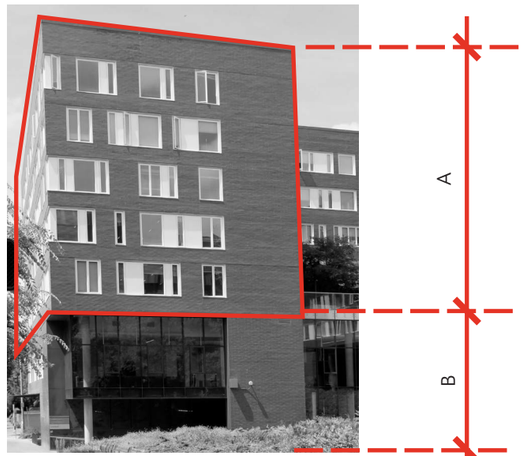
The level 2 outdoor amenity is perched above the fitness area, overlooking the open space as well as 12th. The roof amenity on Building B (under separate review) also overlooks the park facilitating an "eyes on the street" urban safety approach.

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.

KEY PLAN

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

Midrise datum elevation view on NE 50th St.



1302 NE Campus Pkwy

5000 12th Ave NE

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.

Massing and Architectural Concept Continued

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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.

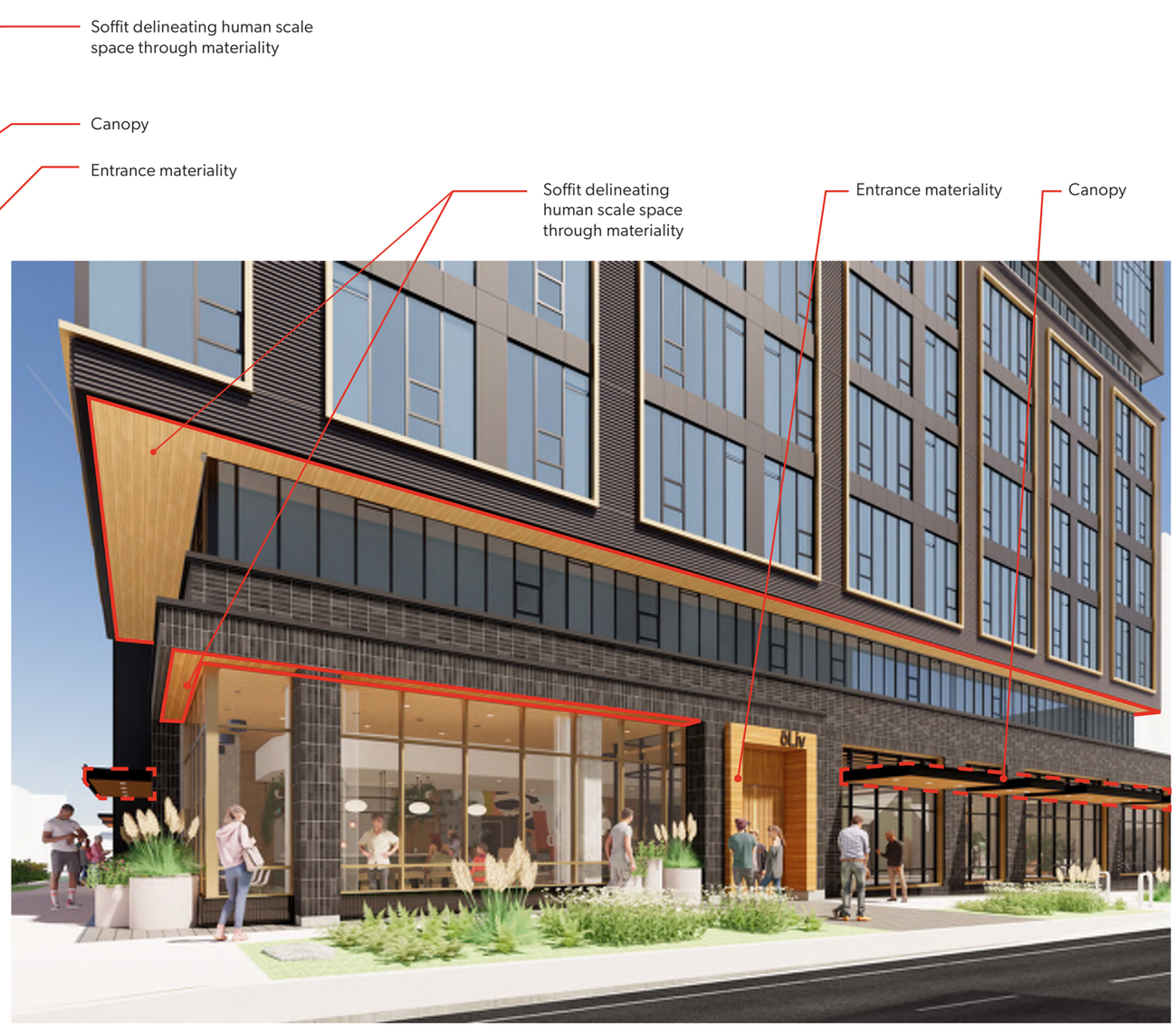
Refined metal storefront frames and canopy detailing enhance pedestrian realm.

Appropriately scaled fenestration at pedestrian street level.

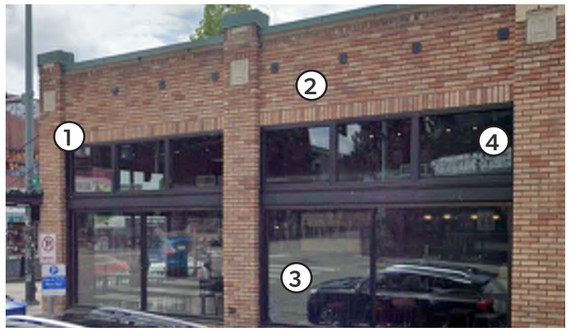
University District street level articulation precedent.

Early design study.

University District precedent with warm toned wood mullions at street level.



Proposed Placemaking Corner.



U-District examples.

Legend

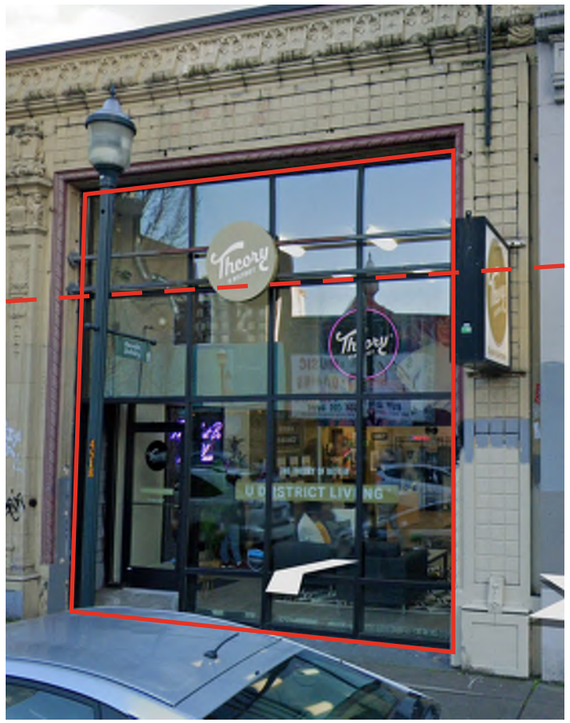
1. Soldier course detailing at window head with pedestrian scaled facade
2. Simple brick detailing
3. Large glazed window bays at sidewalk
4. Transom and upper glazing at window bay

Massing and Architectural Concept Continued

RESPONSE TO EARLY DESIGN GUIDANCE

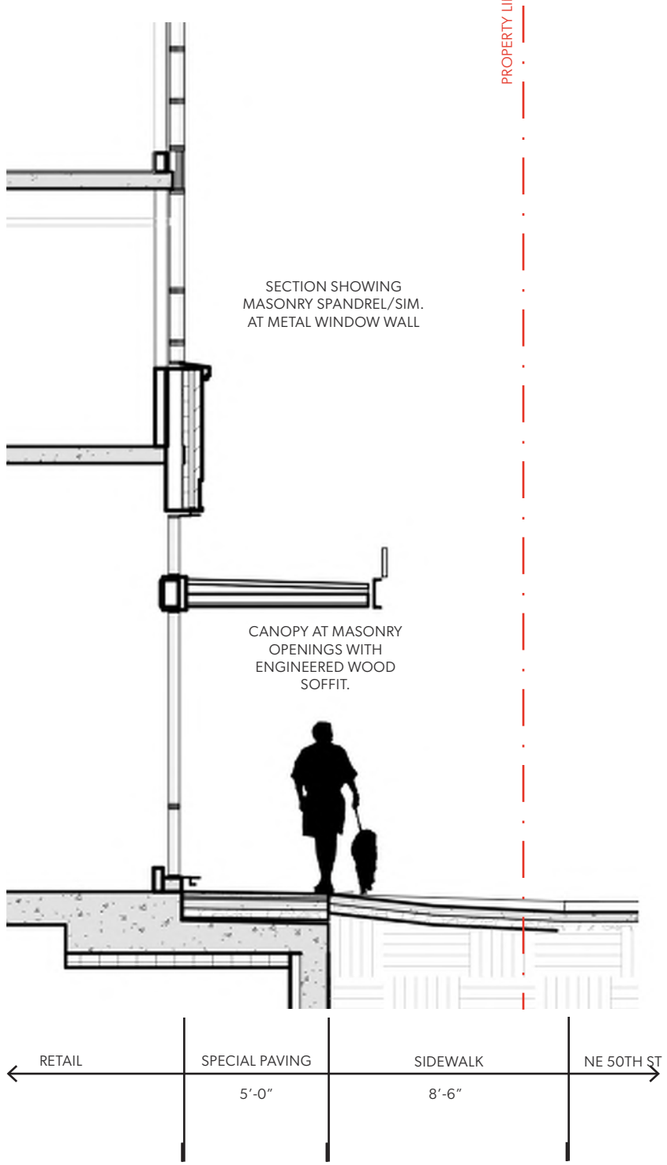
Examples of masonry detailing and street level fenestration in the University District showing: opening proportion and large glazed window bays, brick detailing with soldier course at header, transom and upper glazing, and detail trim at edge of opening.

Proposed facade reflects these characteristics with a modern elegant interpretation along 12th with similar proportions, materiality and detailing.



U-District example showing detailed surround and special trim at opening.

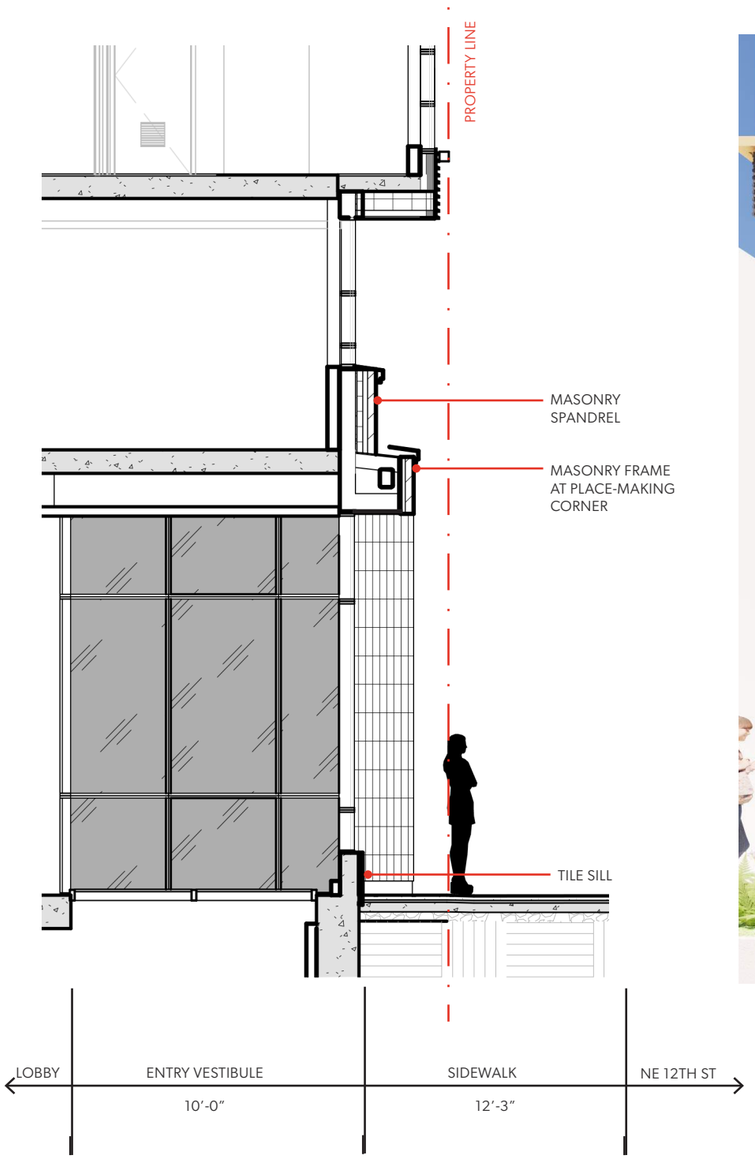
Facade on 12th with glazed bays scaled to pedestrians along street edge. Overhead canopies for weather protection , detailed trim surround at windows , dark colored mullions.



Ⓐ Ground level wall section at 50th St

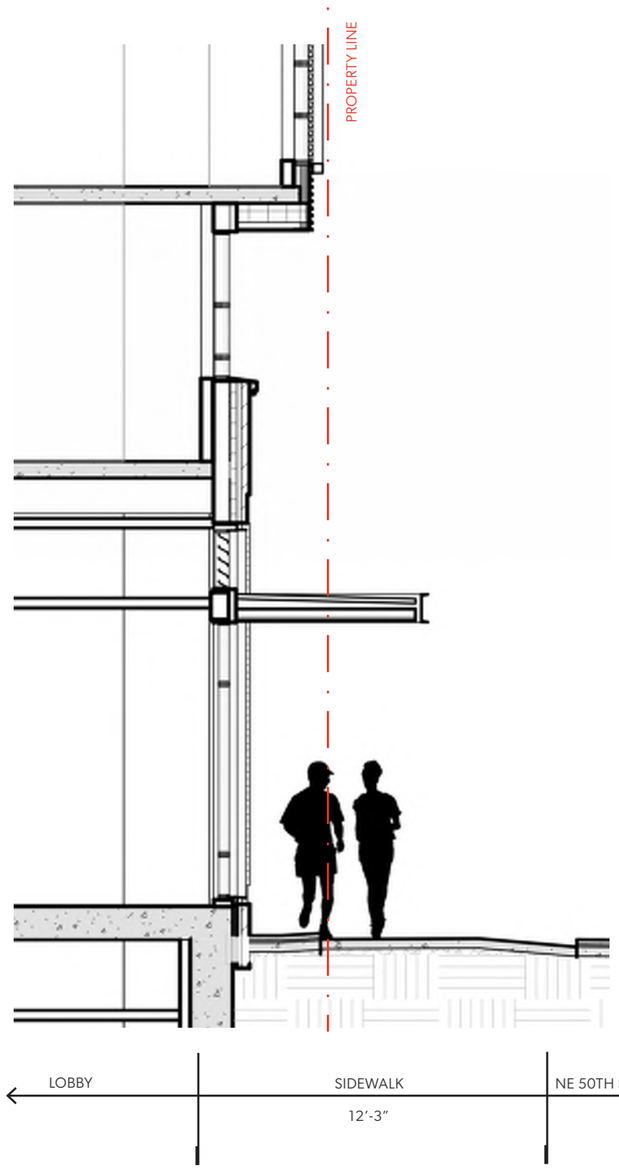
Detail elevation at NE 50th St. showing aligned metal panel system at alley and 50th corner and aligned brick podium with storefront infill at North Elevation.

View at place-making corner.



Ⓑ Condition at offset level 3 soffit Wall Section

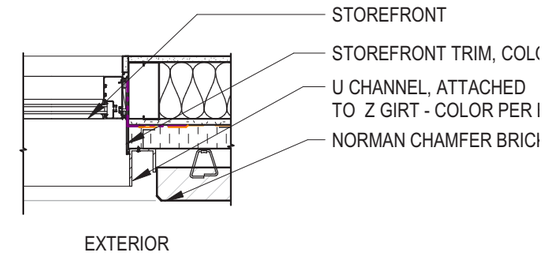
Detail elevation at place-making corner to building entry at West elevation.



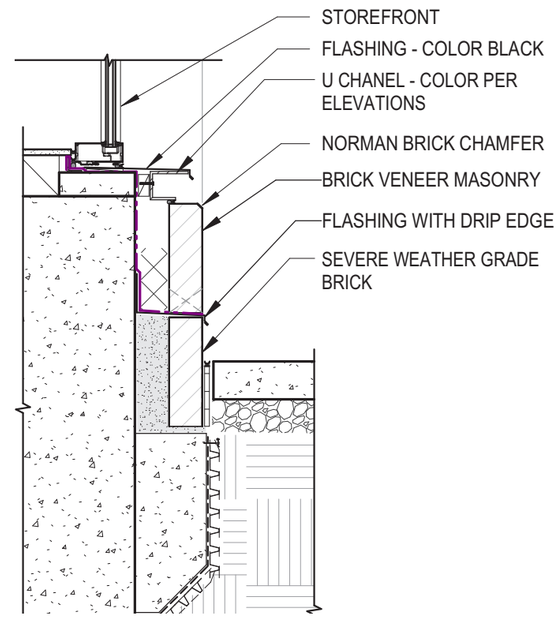
Ⓒ Condition at offset level 3 soffit Wall Section

Detail West elevation along 12th.

View along 12th showing masonry detailing and canopies.

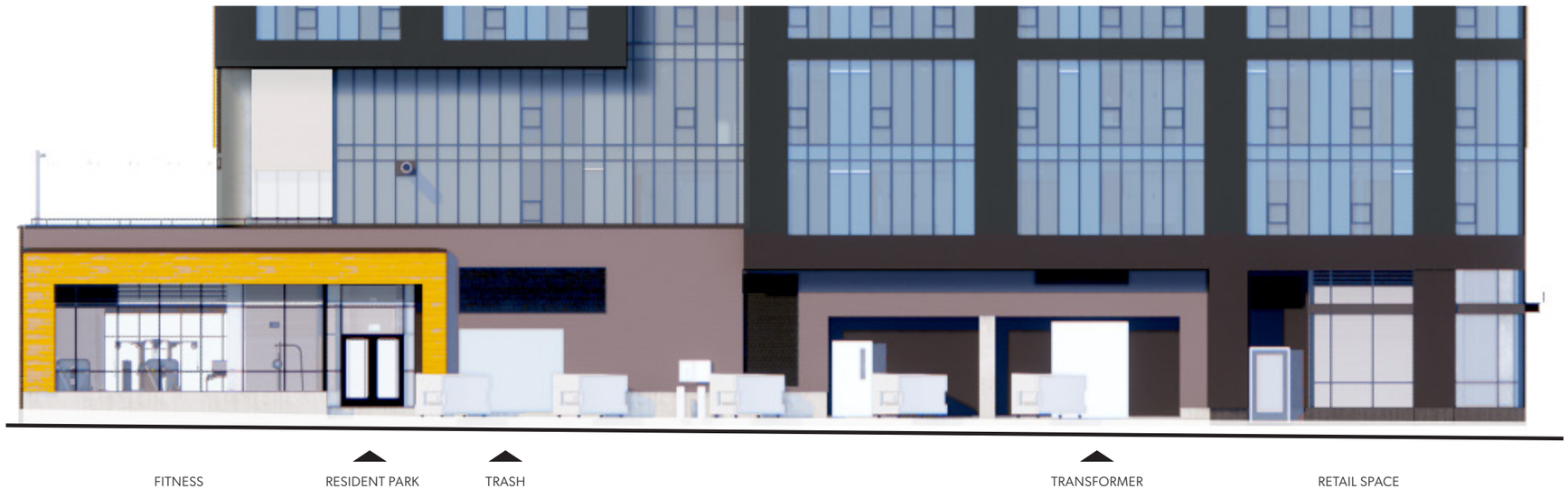


2 Detail of storefront jamb.

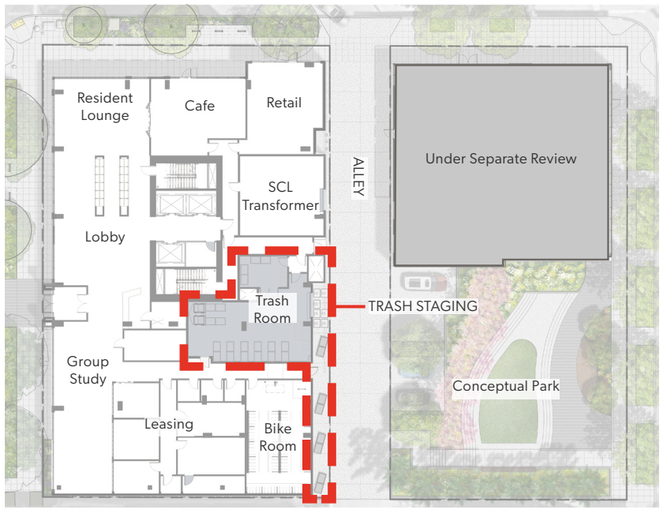


1 Detail of brick sill.

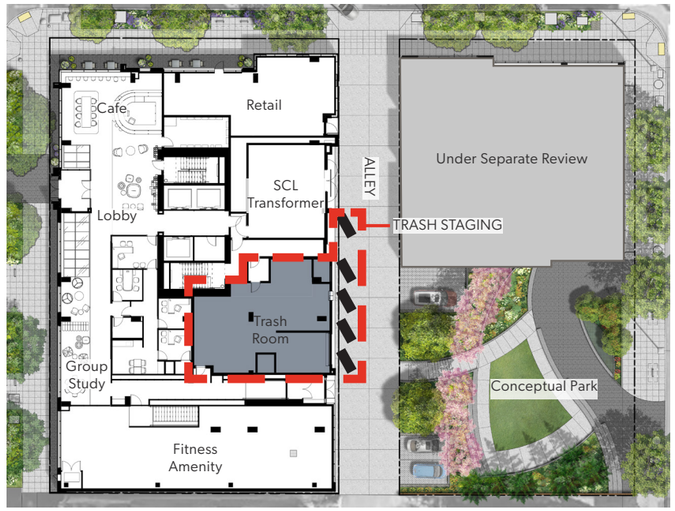
GROUND LEVEL PROGRAM



East elevation



Plan view showing previous design of alley at EDG. This proposal had visual conflict with the open space and visibility into the development.



Revised trash staging in interior allows for greater visual connection between fitness amenity and open space. This plan has been approved by SPU.

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.

RECESSES

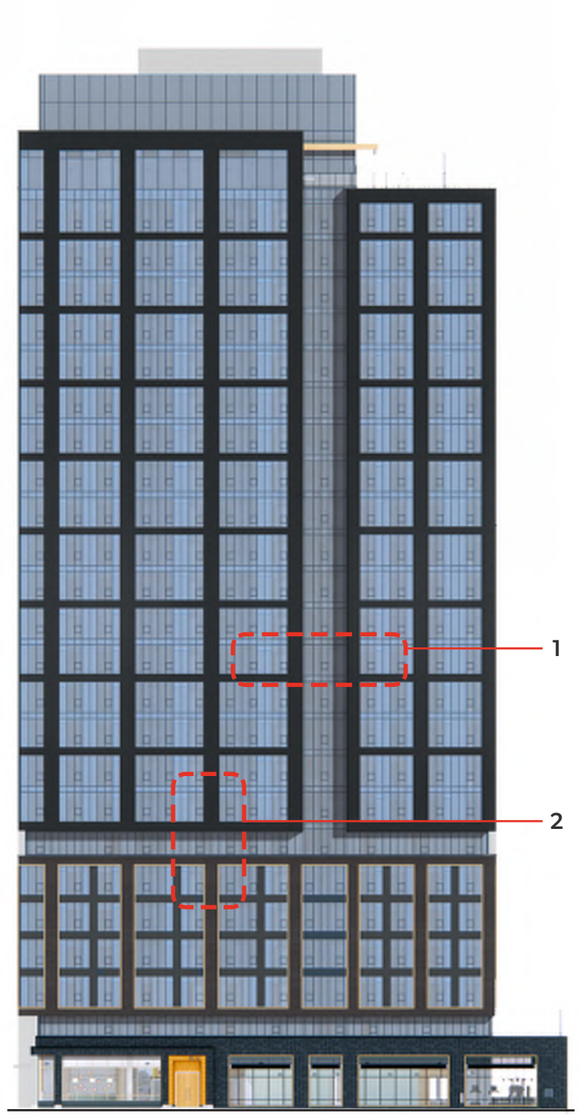
Massing and Architectural Concept Continued

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 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)

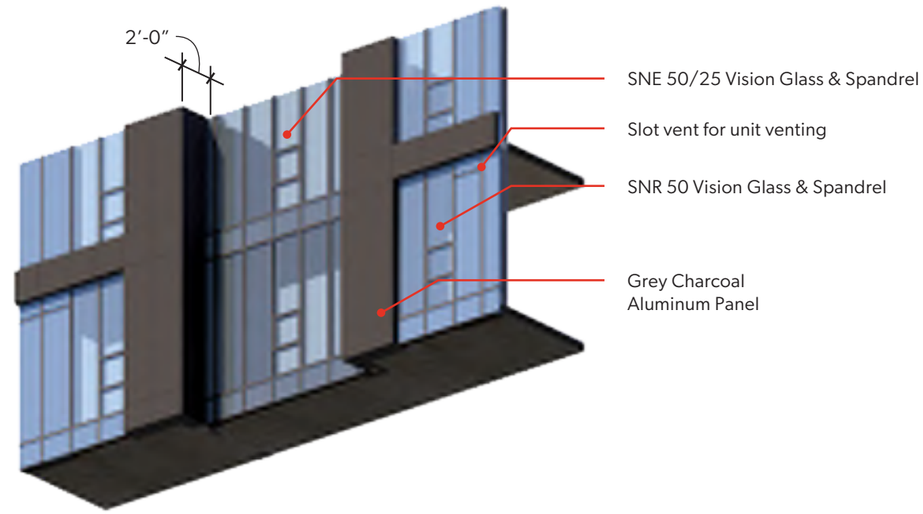
RESPONSE TO EARLY DESIGN GUIDANCE

C – The recesses 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 recesses will be recessed approximately 2' in various conditions to provide as much visual relief as possible without negatively affecting unit planning.

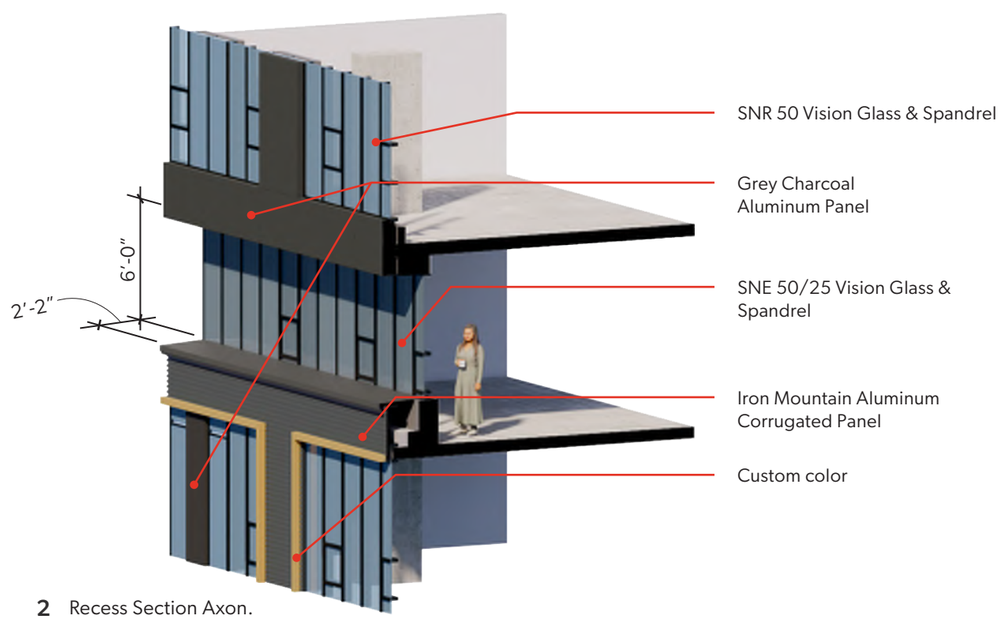
To further emphasize the recesses, the glazing will be less reflective than in the outboard framed bays and read darker, visually enhancing the depth.



Proposed West Elevation.



1 Recess Plan Axon.



2 Recess Section Axon.

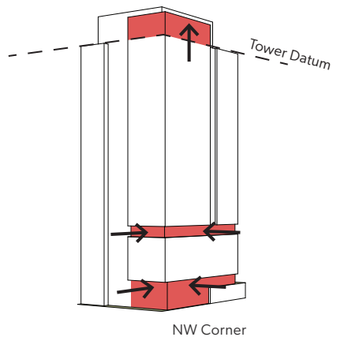
Proposed NW corner relationship of tower massing to placemaking corner and primary residential entrance.

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.



Recess & Massing Studies from EDG .

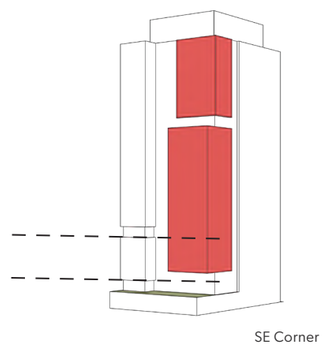
Proposed SE corner highlighting cascading outdoor spaces.

RESPONSE TO EARLY DESIGN GUIDANCE

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

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.



Recess & Massing Studies from EDG.

View looking West along 50th.

View looking West along 50th.

View looking North along 12th.

View from Brooklyn Ave.

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.

Views of the tower in context show the variation in the tower top. At the Northwest corner the parapet raises above the tower's typical parapet height, emphasizing the "placemaking" corner below at ground level. At the typical parapet the exterior roof terrace and accent canopy are terminating elements.

At the open space along Brooklyn Ave, the tower top steps back in plan, reducing the tower's scale.

Aerial view of North elevation tower terminus.

GROUND LEVEL PROGRAM - OPEN SPACE

Open Space

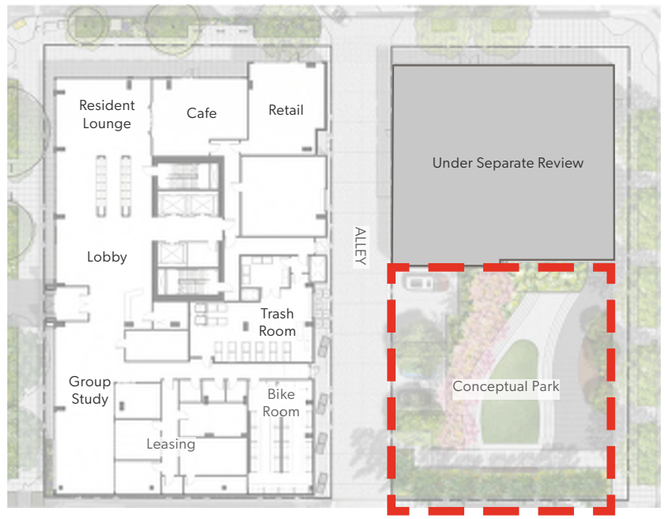
The Board supported the direction of the open space and would like to see more information on how the alley façade of the tower will create a visually interesting backdrop for the new neighborhood open space (east site). (CS2-2-c. Activate Parks & Open Space, PL1-A Network of Open Spaces, PL1-1-d. Alleyways)

RESPONSE TO EARLY DESIGN GUIDANCE

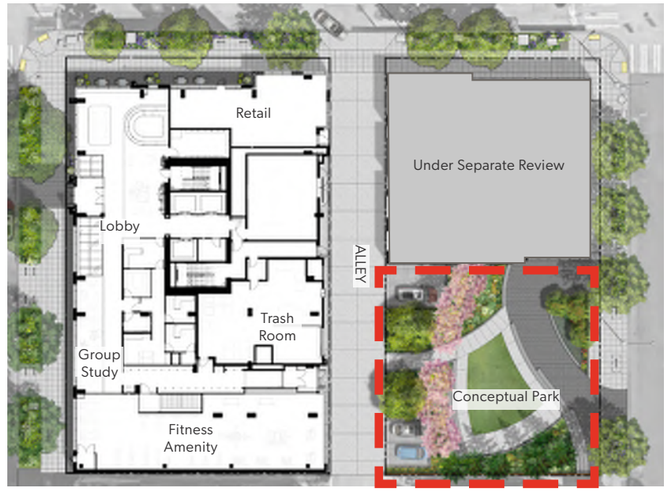
The alley facade has been redesigned to include fitness as a focal point relating to the adjacent open space.

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

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

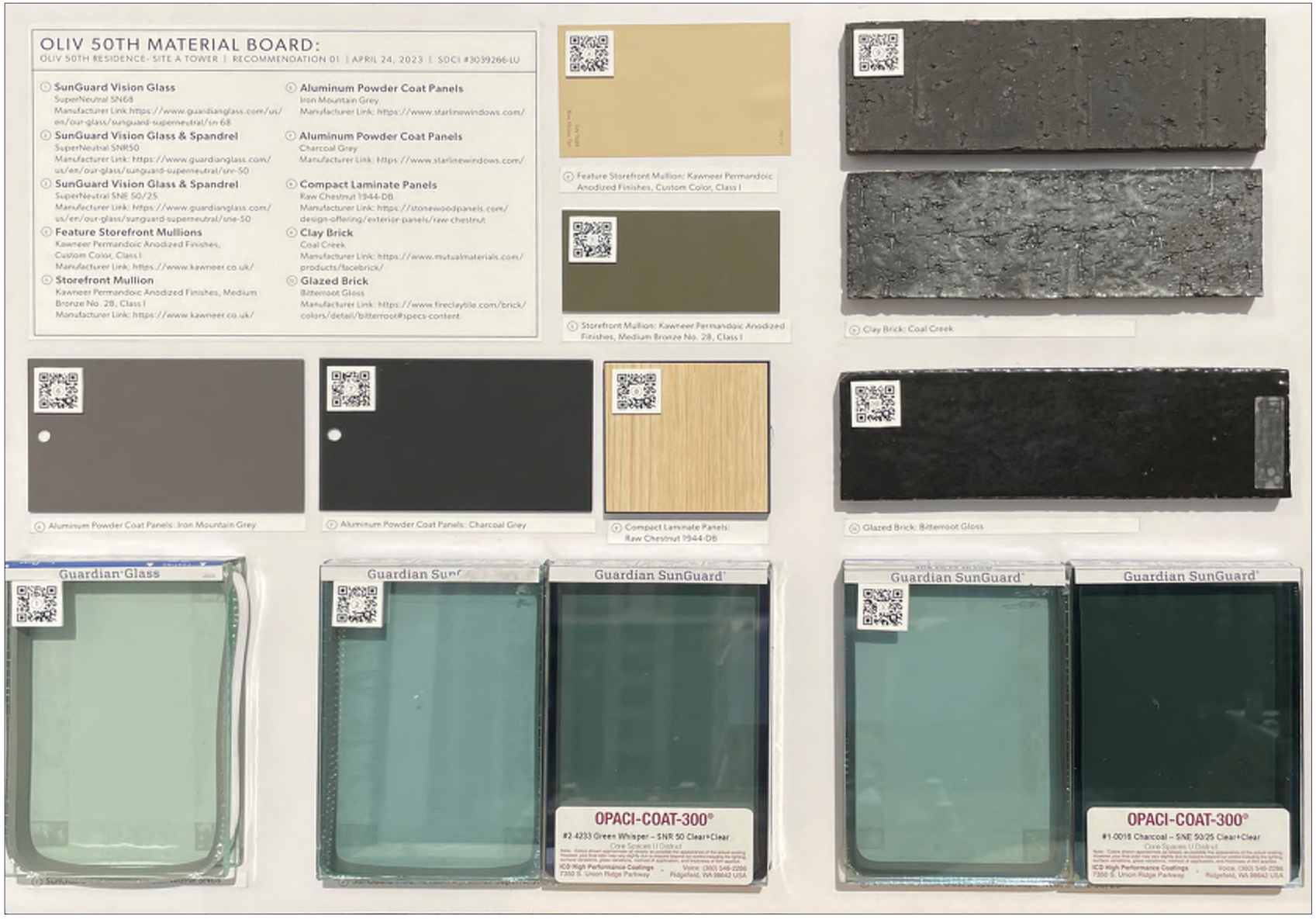


Conceptual park shown at EDG.



Proposed park.

MATERIAL BOARD



MATERIAL BOARD

1. SunGuard Vision Glass
SuperNeutral SN 68
Manufacturer Link: https://www.guardianglass.com/us/en/our-glass/sunguard-superneutral/sn-68

2. SunGuard Vision Glass & Spandrel
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 Permandoic Anodized Finishes, Custom Color, Class I
Manufacturer Link: https://www.kawneer.co.uk/

5. Storefront mullions
Kawneer Permanodic Anodized Finishes, Medium Bronze No. 28, Class I
Manufacturer Link: https://www.kawneer.co.uk/

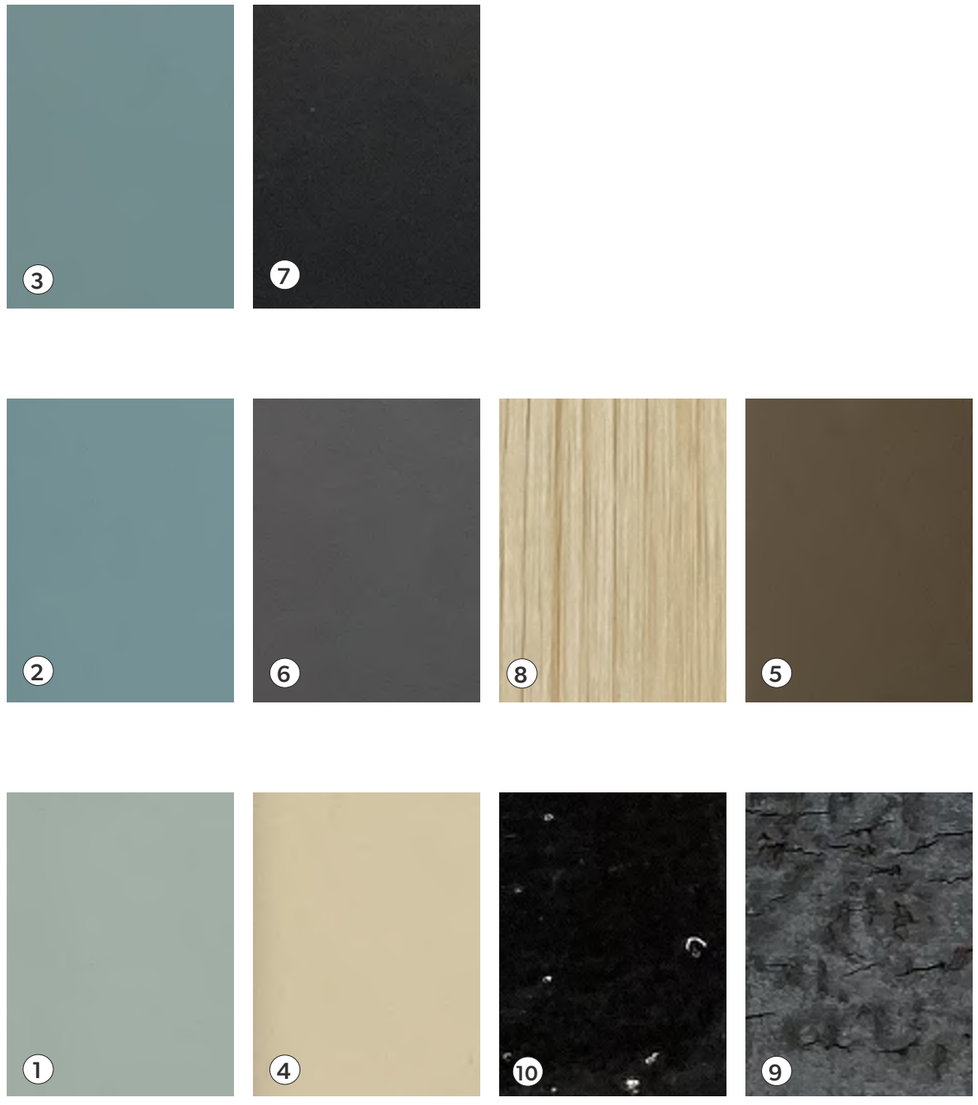
6. Aluminum Powder Coat Panels
Iron Mountain Grey
Manufacturer Link: https://www.starlinewindows.com/

7. Aluminum Powder Coat Panels
Grey 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



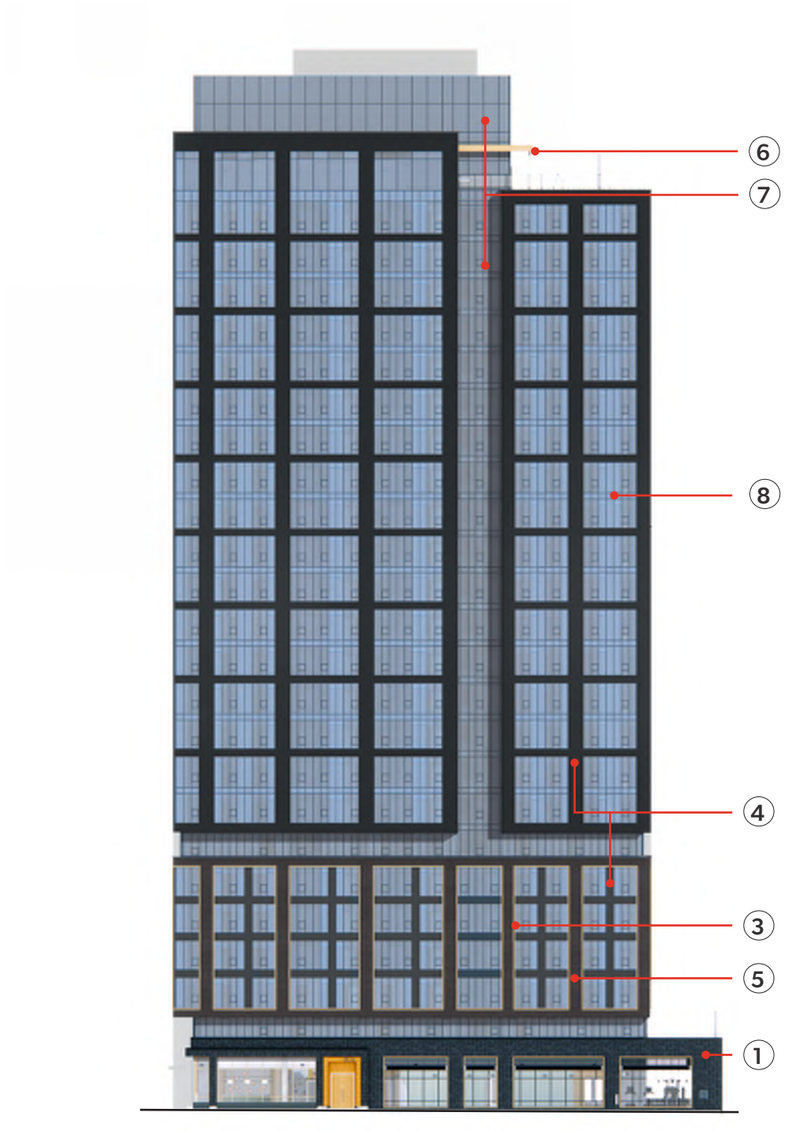
Materials

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 recesses is that darker tinted, and less reflective glass is used in order to reinforce the recess 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 ground level floor.

MATERIAL BOARD



West Elevation

SNE 50/25 Vision Glass / Spandrel

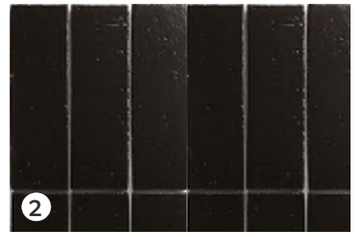
SNR 50 Vision Glass / Spandrel

Grey Charcoal

Iron Mountain Grey

Custom color

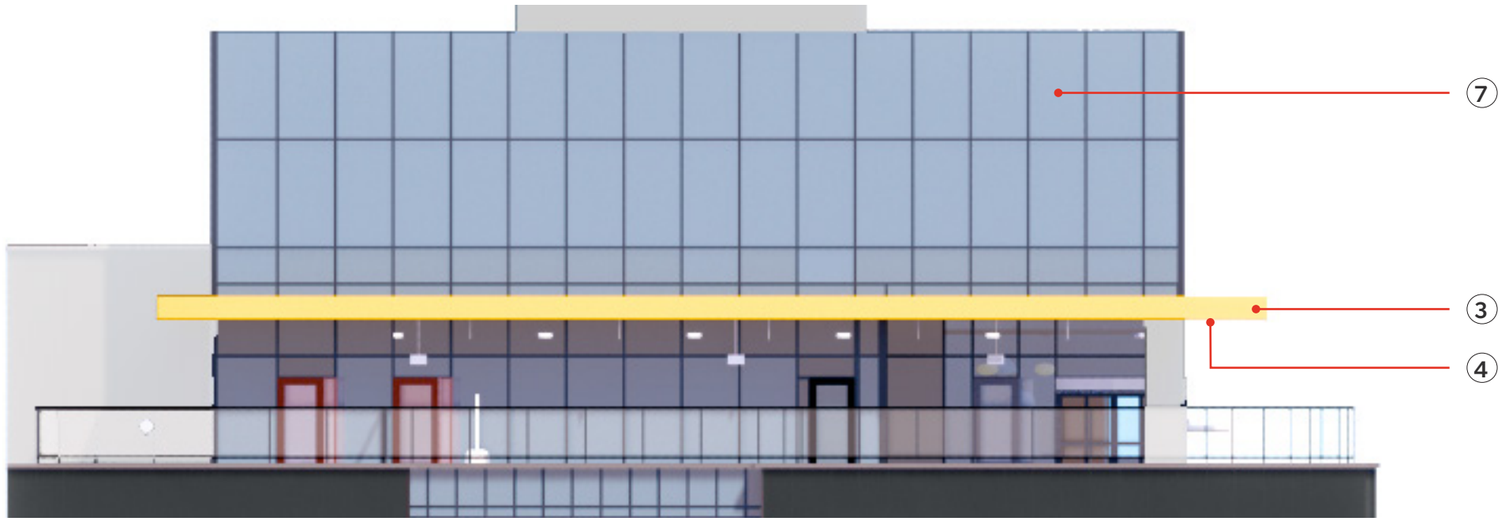
Coal Creek



Bitterroot Gloss

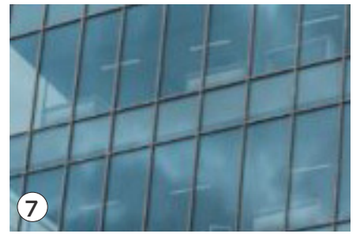
Medium Bronze

MATERIAL BOARD



South elevation terminus view.

North elevation ground level view.



SNE 50/25 Vision Glass and Spandrel

Grey Charcoal

SNR 50 Vision Glass and Spandrel

Iron Mountain Grey

Custom storefront color

Raw Chestnut

Coal Creek

Bitterroot Gloss

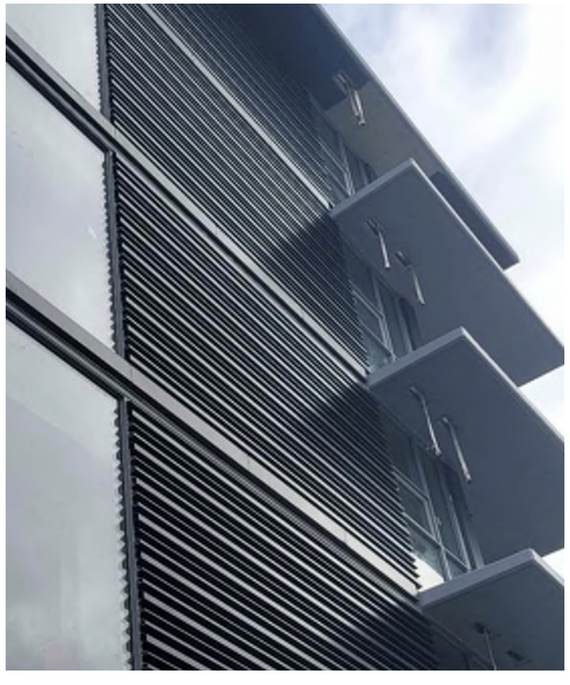
MATERIAL BOARD

SuperNeutral SNR 50 Vision Glass.

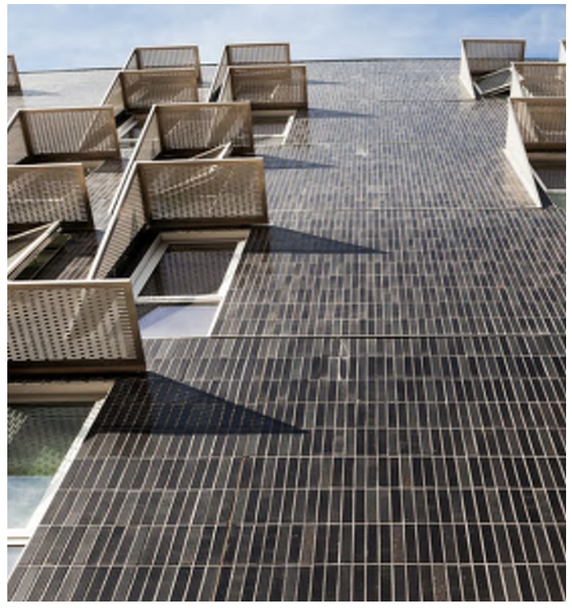
SuperNeutral SNE 50/25 Vision Glass.

Corrugated metal panel example.

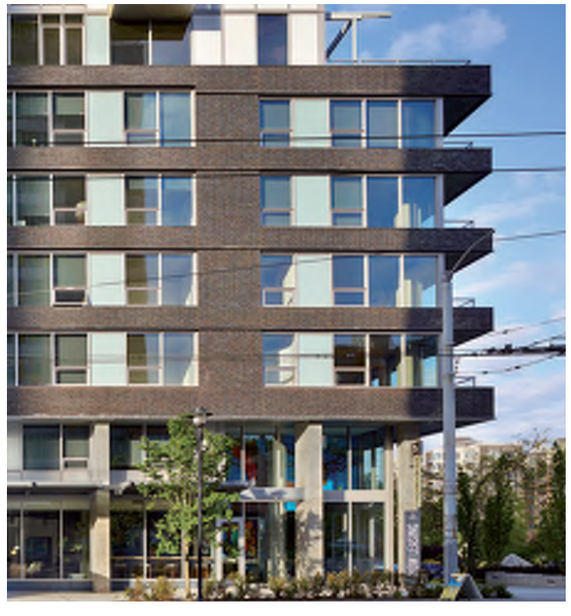
Example of wood window trim.



Iron Mountain Grey metal panel with corrugation profile.

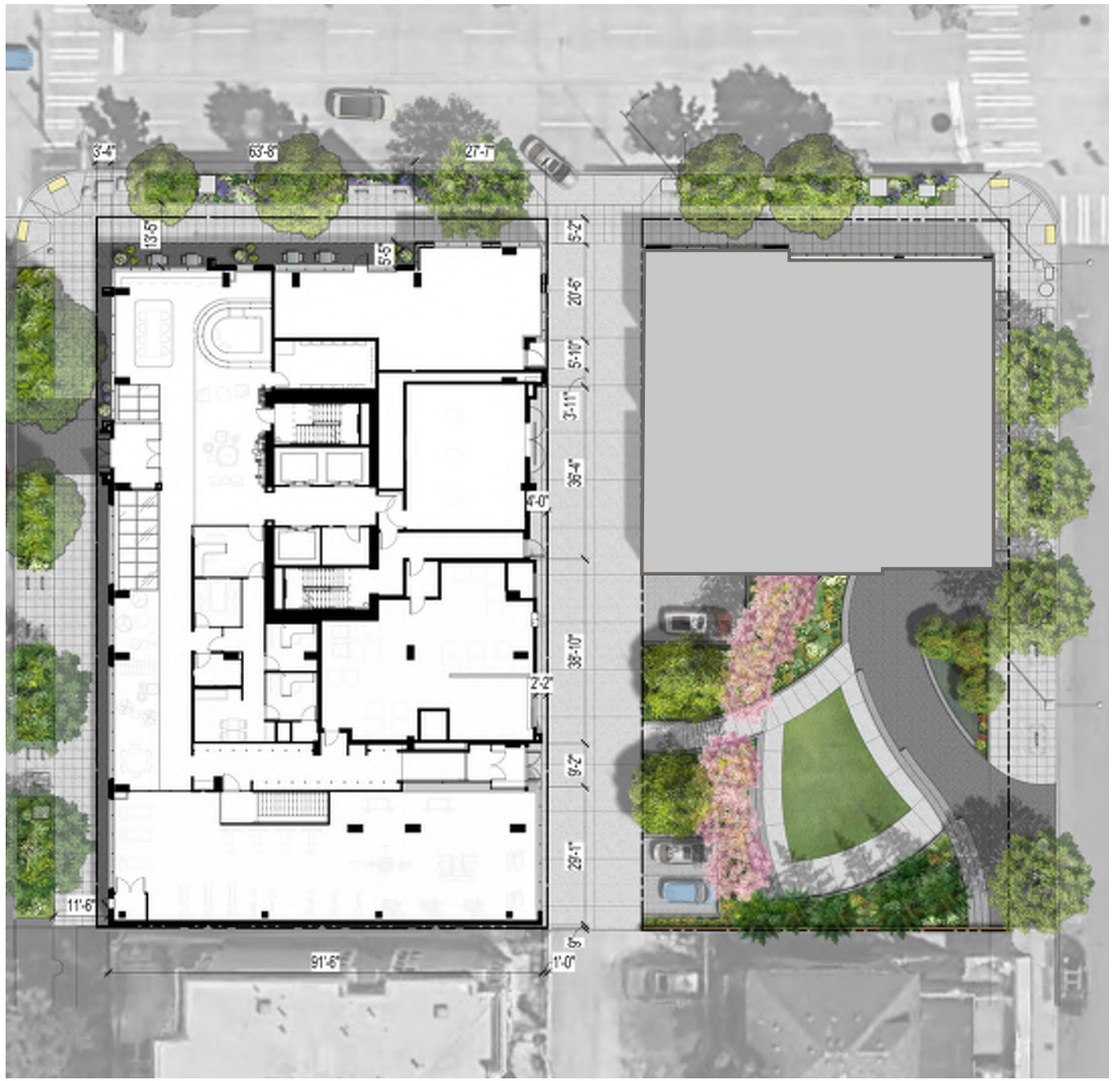


Bitterroot gloss brick.



Coal creek brick.

SuperNeutral SNE 50/25 Vision Glass.



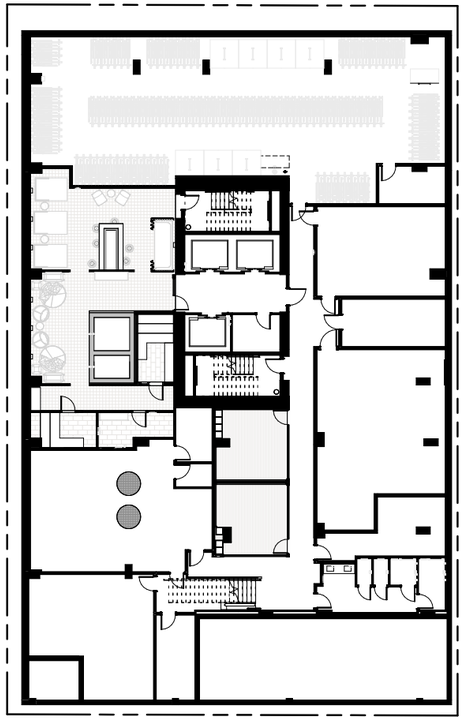
LEVEL 1

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

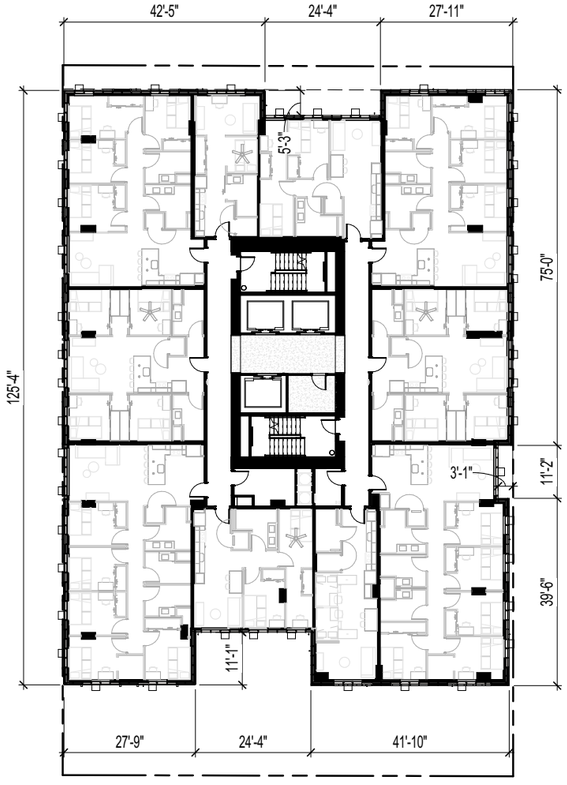
LEVELS 2-3

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

0' 10' 20' 40'



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



LEVELS 4-6
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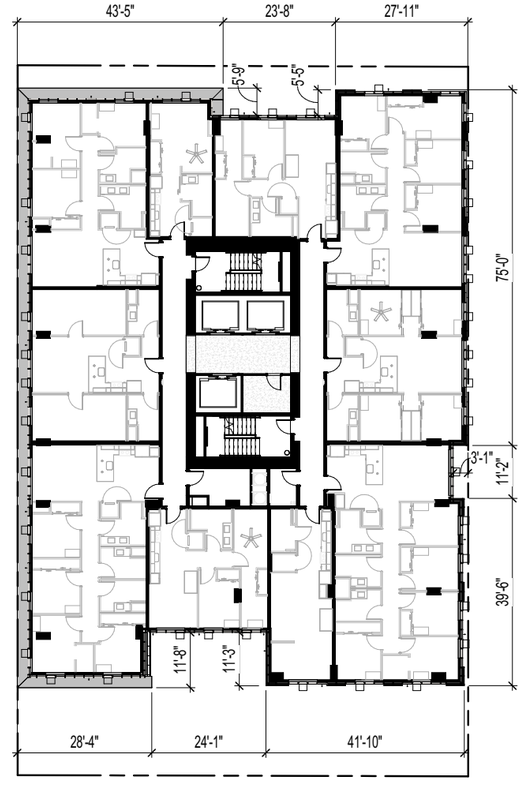

LEVEL 7
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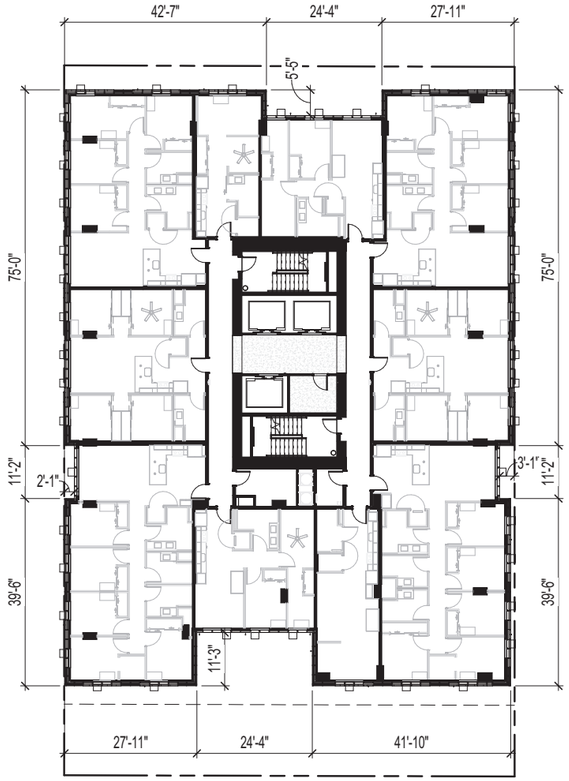

LEVELS 8-15
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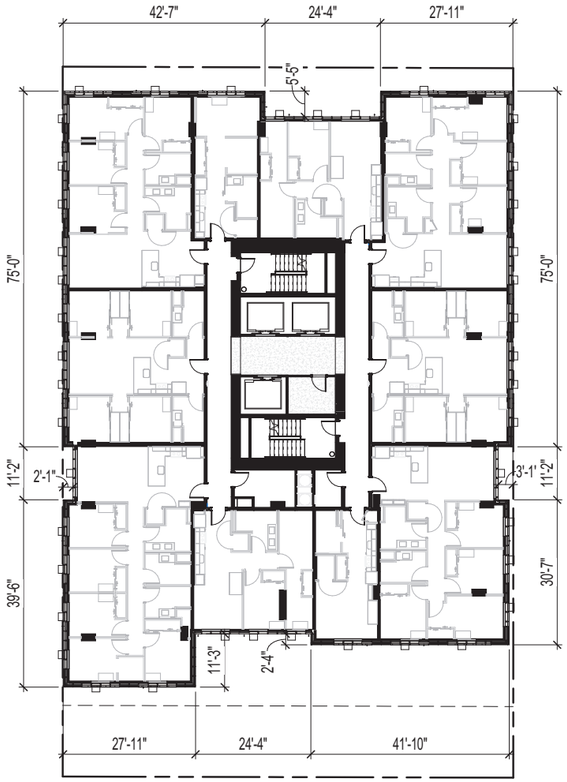

LEVELS 16-24
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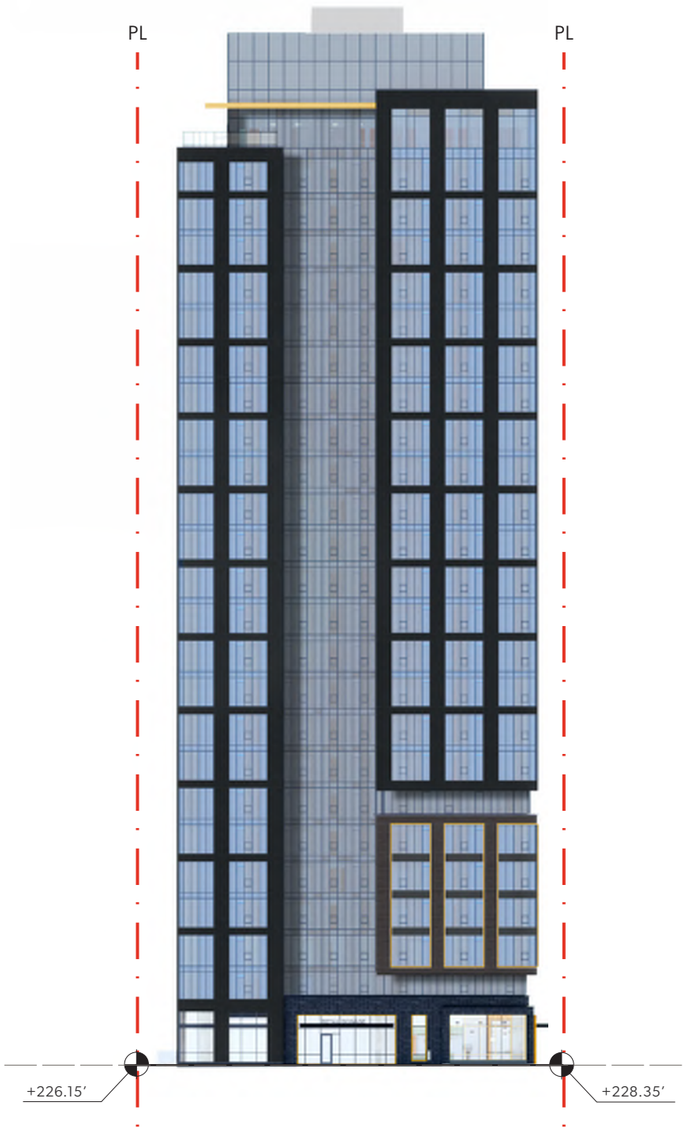
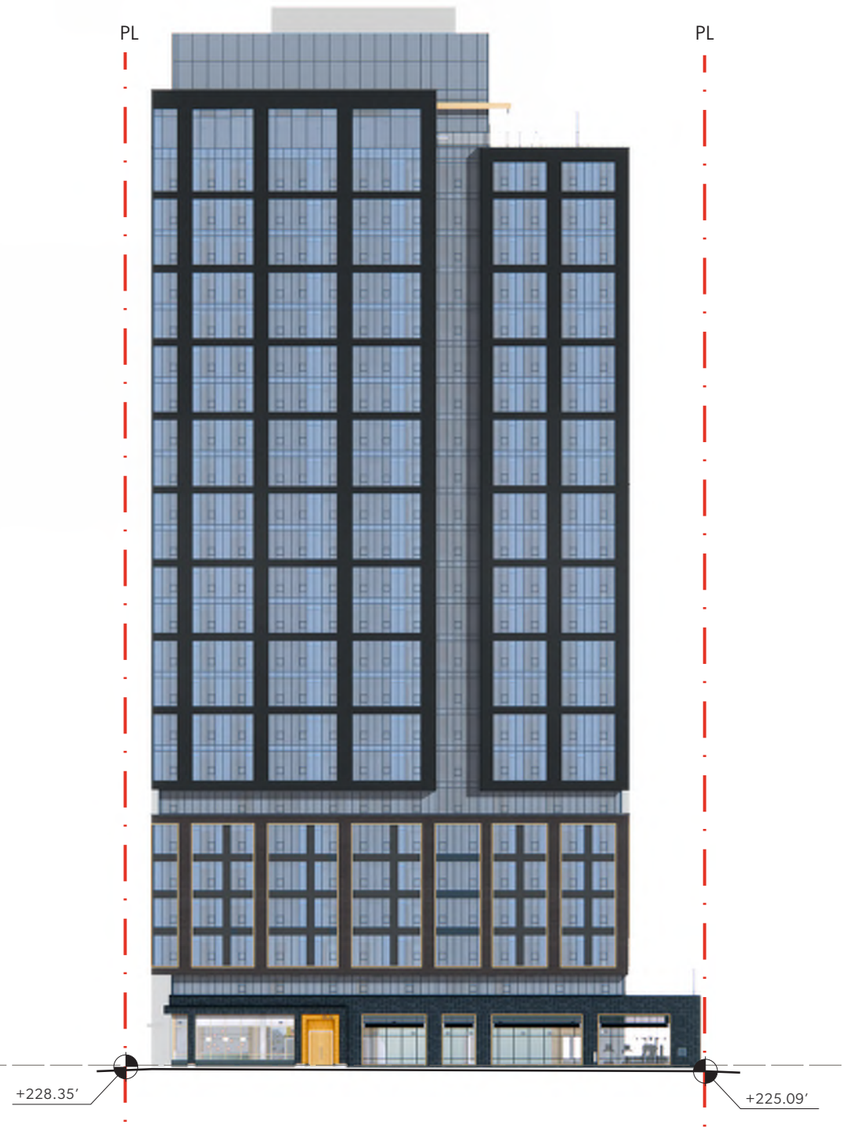
LEVEL 25
SCALE: 1/32"=1'-0"

0' 10' 20' 40'



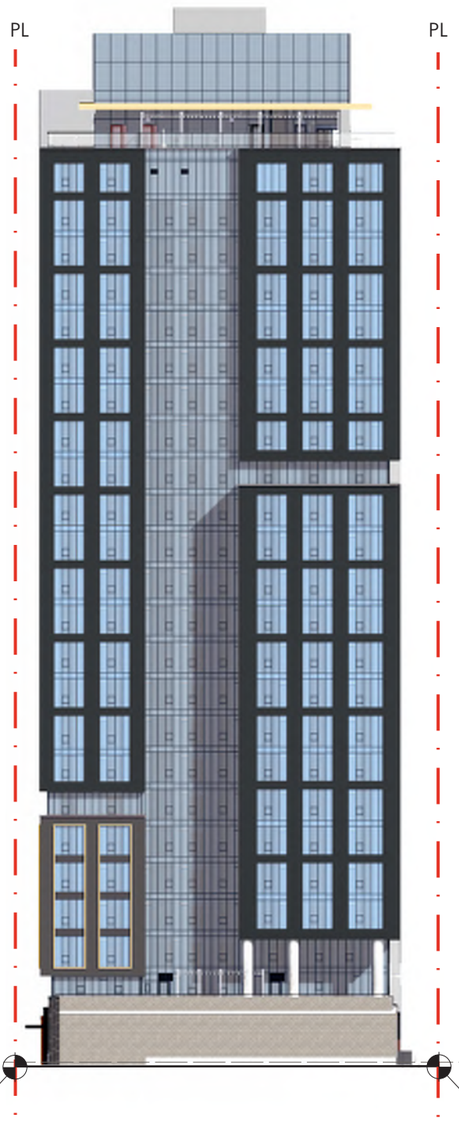
NORTH ELEVATION - 50TH ST

SCALE: 1"=40'-0"

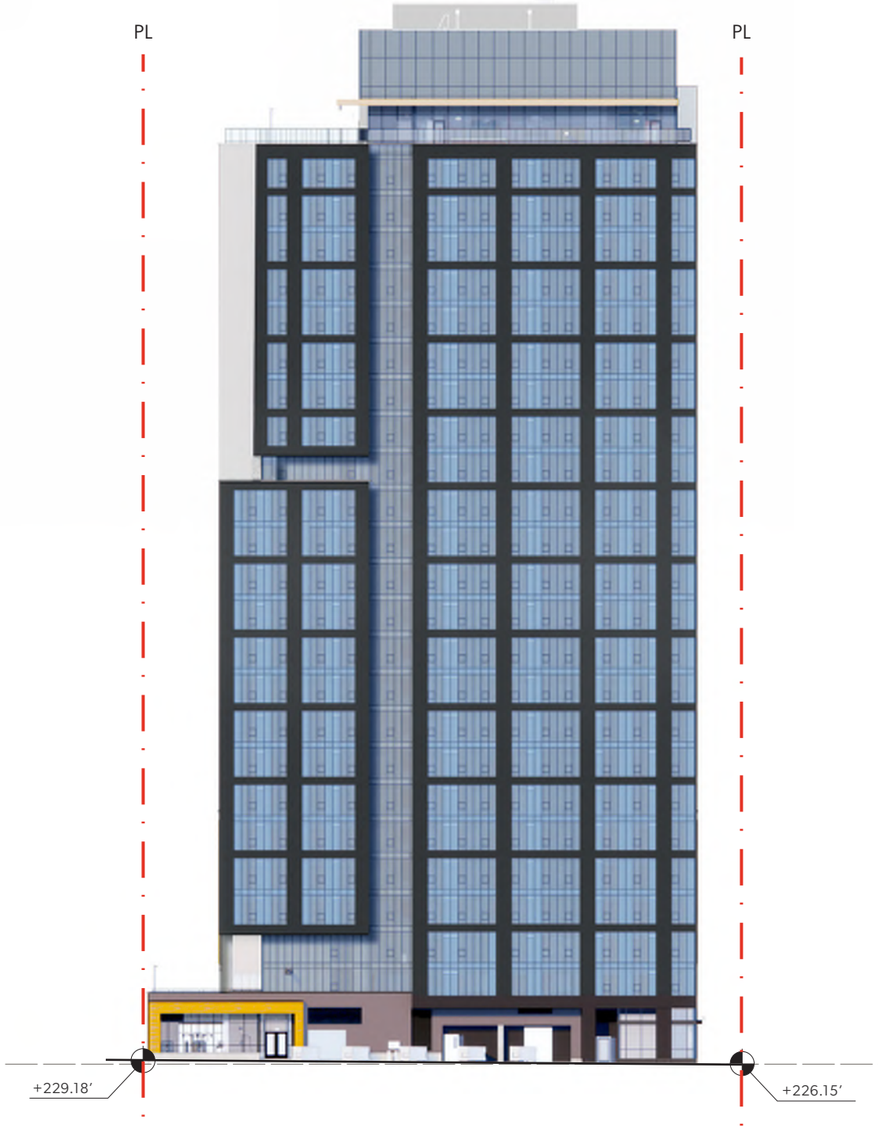


WEST ELEVATION

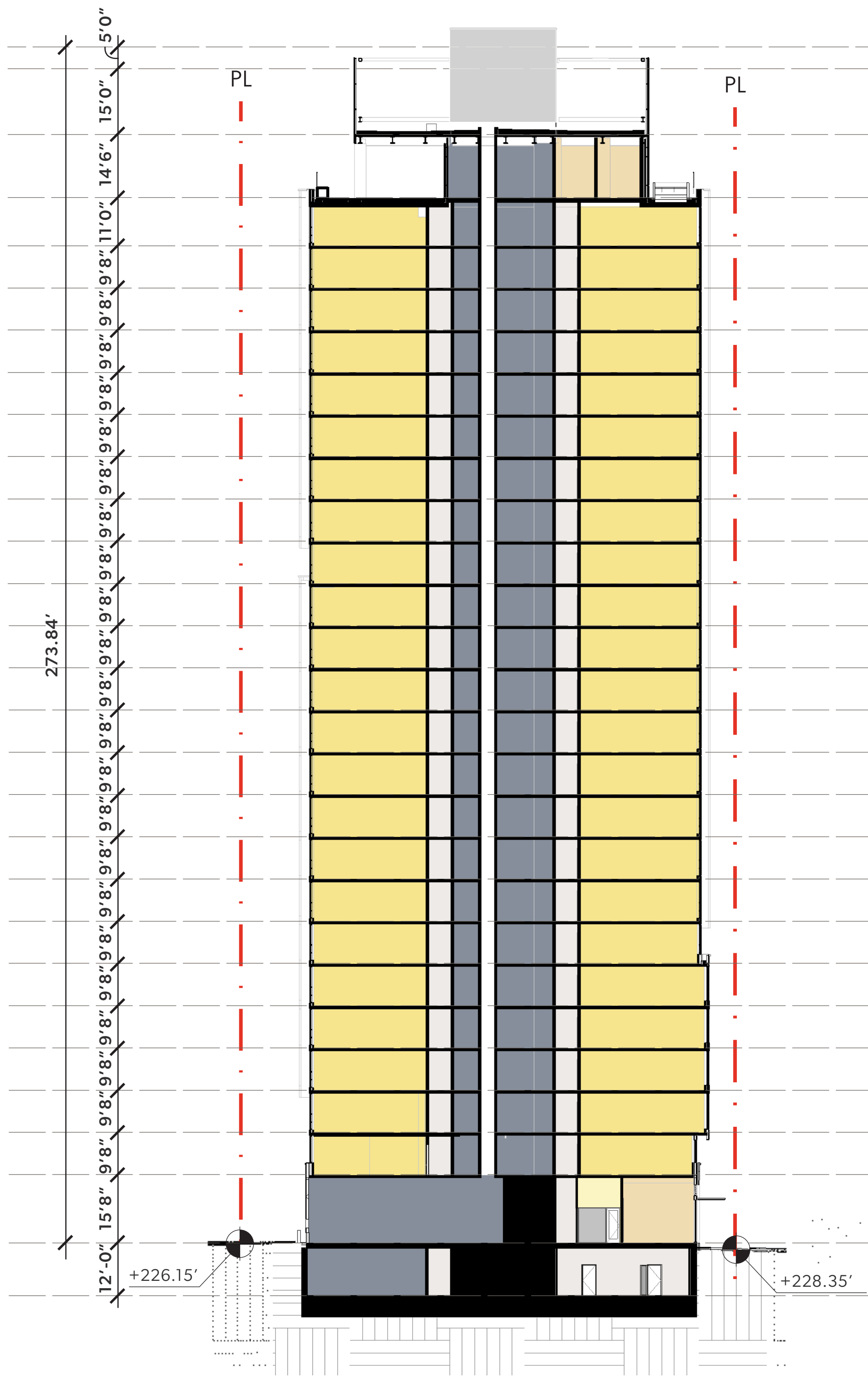
SCALE: 1"=40'-0"



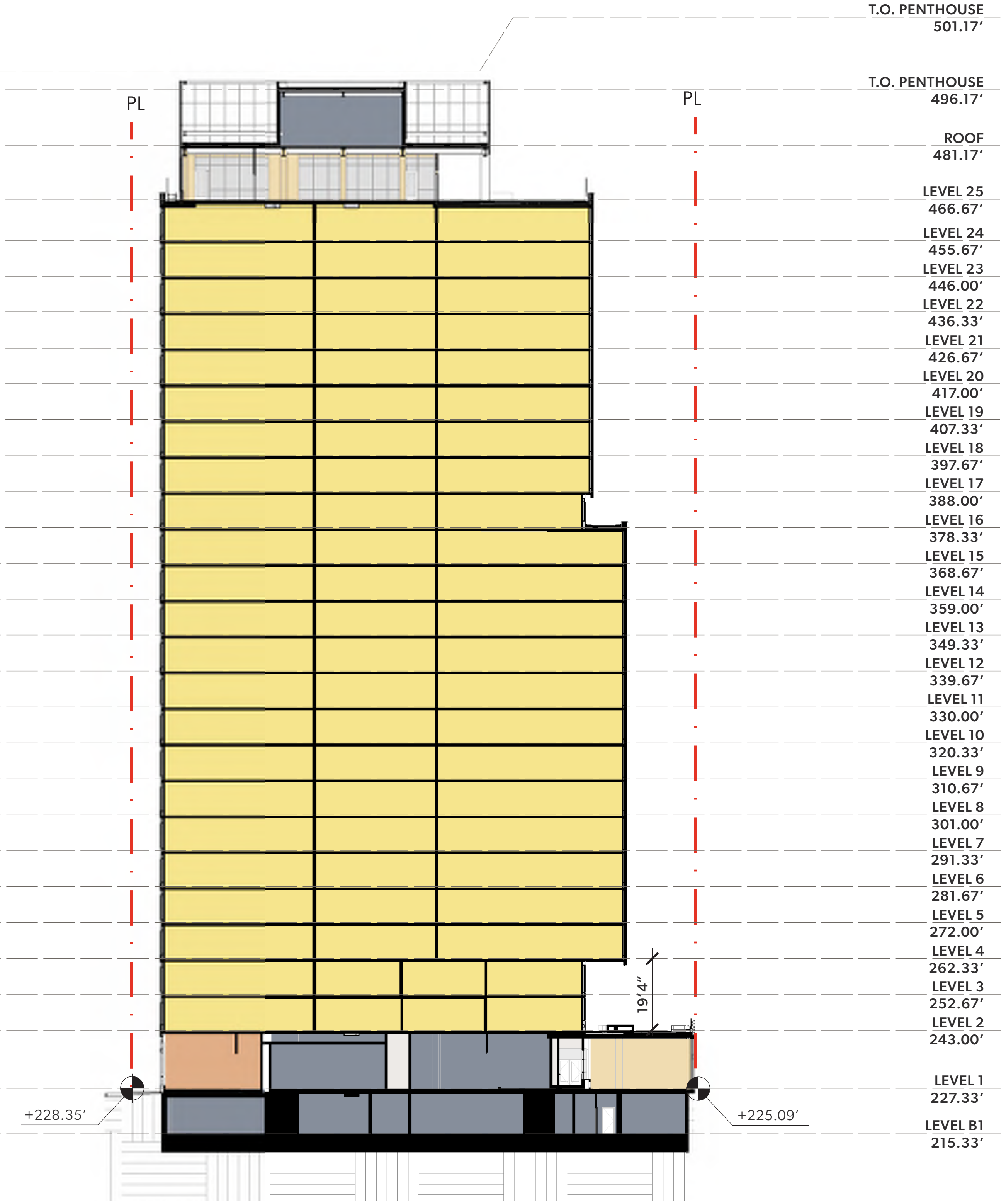
SOUTH ELEVATION - 12TH AVE
SCALE: 1"=40'-0"



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



E/W BUILDING SECTION
SCALE: 1"=40'-0"

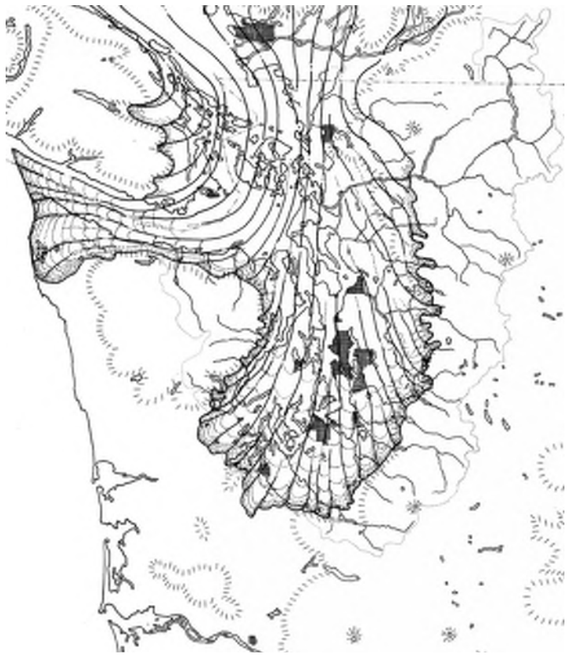


N/S BUILDING SECTION
SCALE: 1" =40'-0"

Program Legend

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

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 1900s, 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 receive 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 heavy arterial traffic and adding street trees where possible.

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

Convenient bike rack locations

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

Pedestrian-scaled design with clear building connections

Pedestrian cut-through paths in planting

Retail and spill-out space with cafe seating

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.

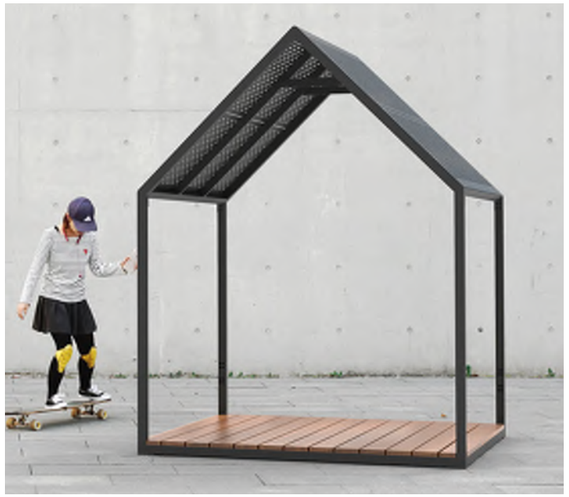
Planting elements will soften the transition to the urban streets below, as well as provide privacy and screening for residents enjoying the rooftop space.

Natural play elements that speak to the park below

Fun and dynamic seating elements

Shade tolerant planting in low light areas

Net seating structure for playful lounging



A whimsical structure that supports imaginative play

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 conditions

Unique and artful seating elements

Outdoor kitchen amenities for dining and gathering

SITE FEATURES

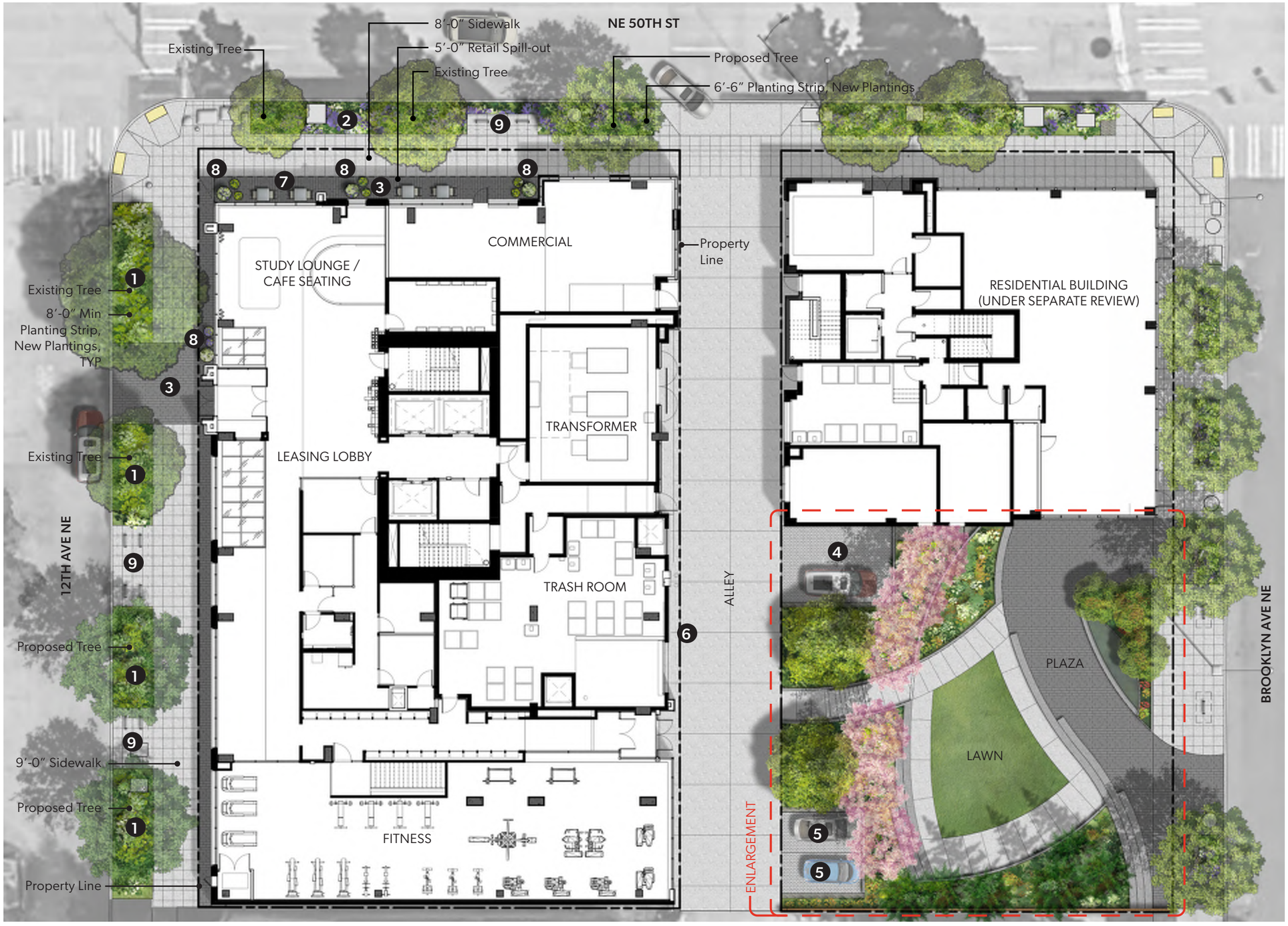
1. Shade Tolerant Planting Streetscape
2. Pollinator Planting Streetscape
3. Specialty Paving at Entry & Retail
4. ADA Parking Stall
5. Parking Stall
6. Trash Staging & Pickup Zone
7. Movable Tables & Chairs
8. Planters
9. Short Term Bike Parking

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.



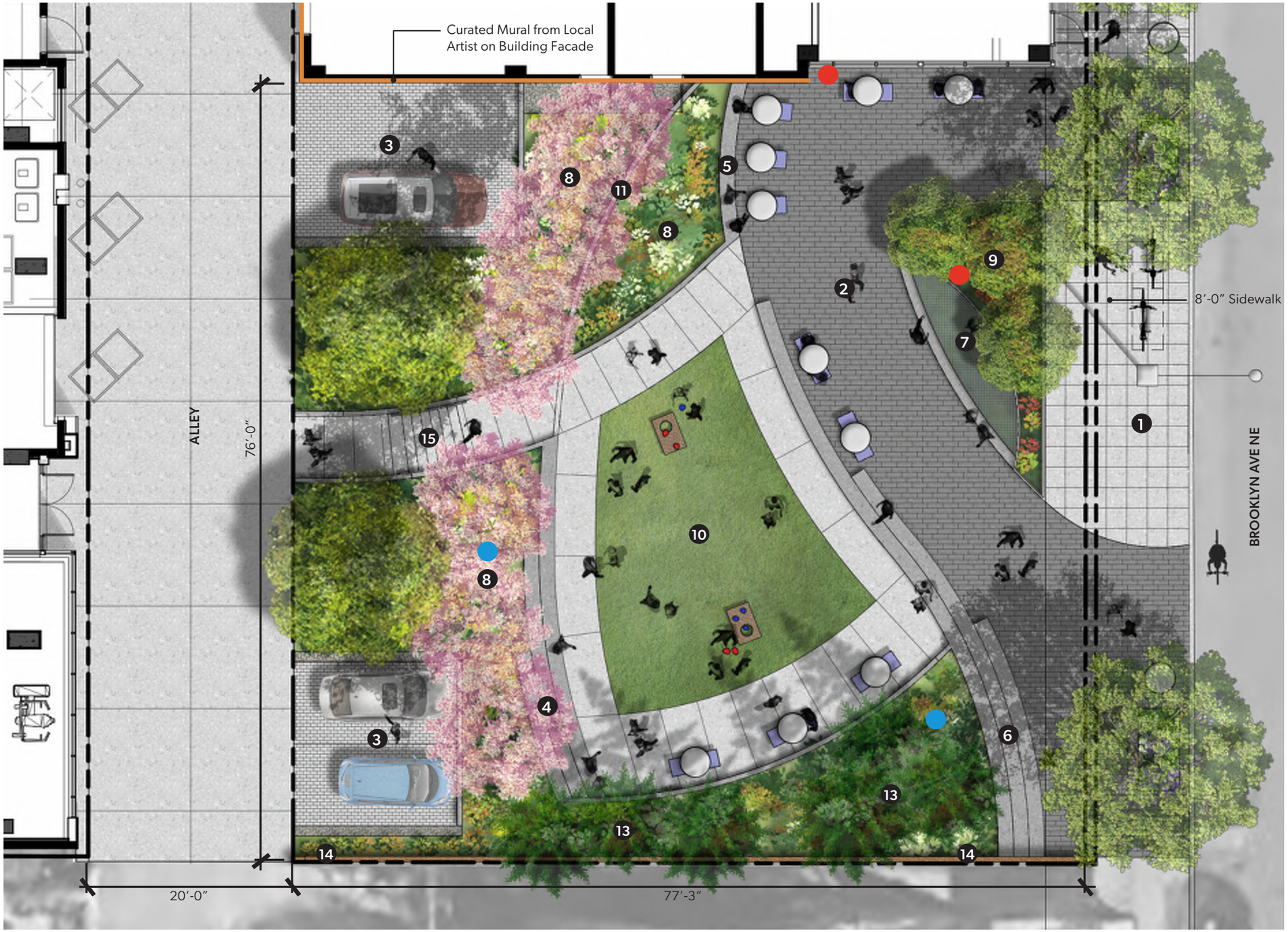
OVERALL LANDSCAPE SITE PLAN

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 Performance & Event 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

- Electrical Hookup
- Quick Coupler

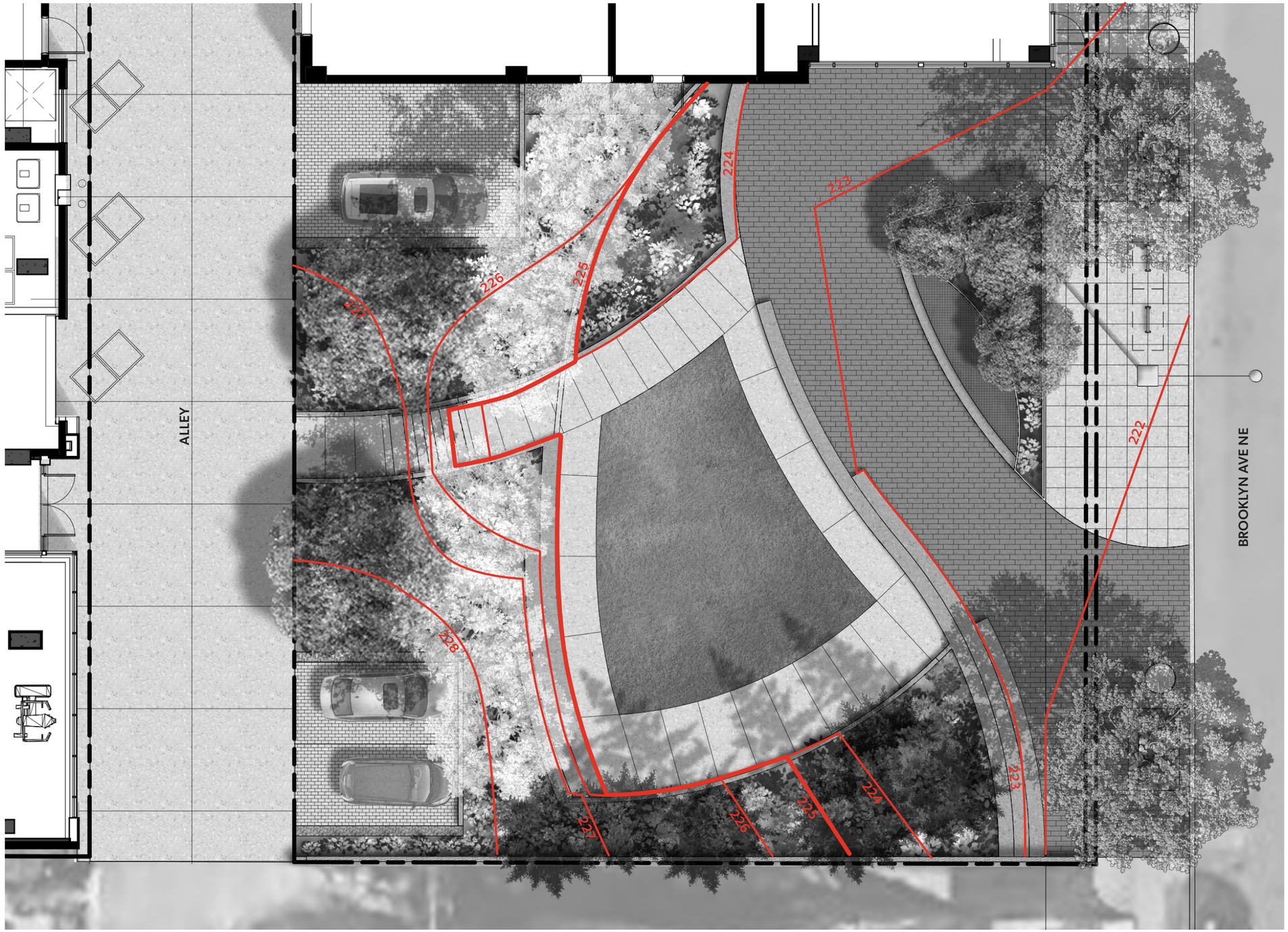


LANDSCAPE OPEN SPACE PLAN

SCALE: 1"= 10'

LEGEND

- Minor Topography Line
- Major Topography Line



CONCEPTUAL GRADING PLAN

SCALE: 1"= 10'

LEVEL 2 SITE FEATURES

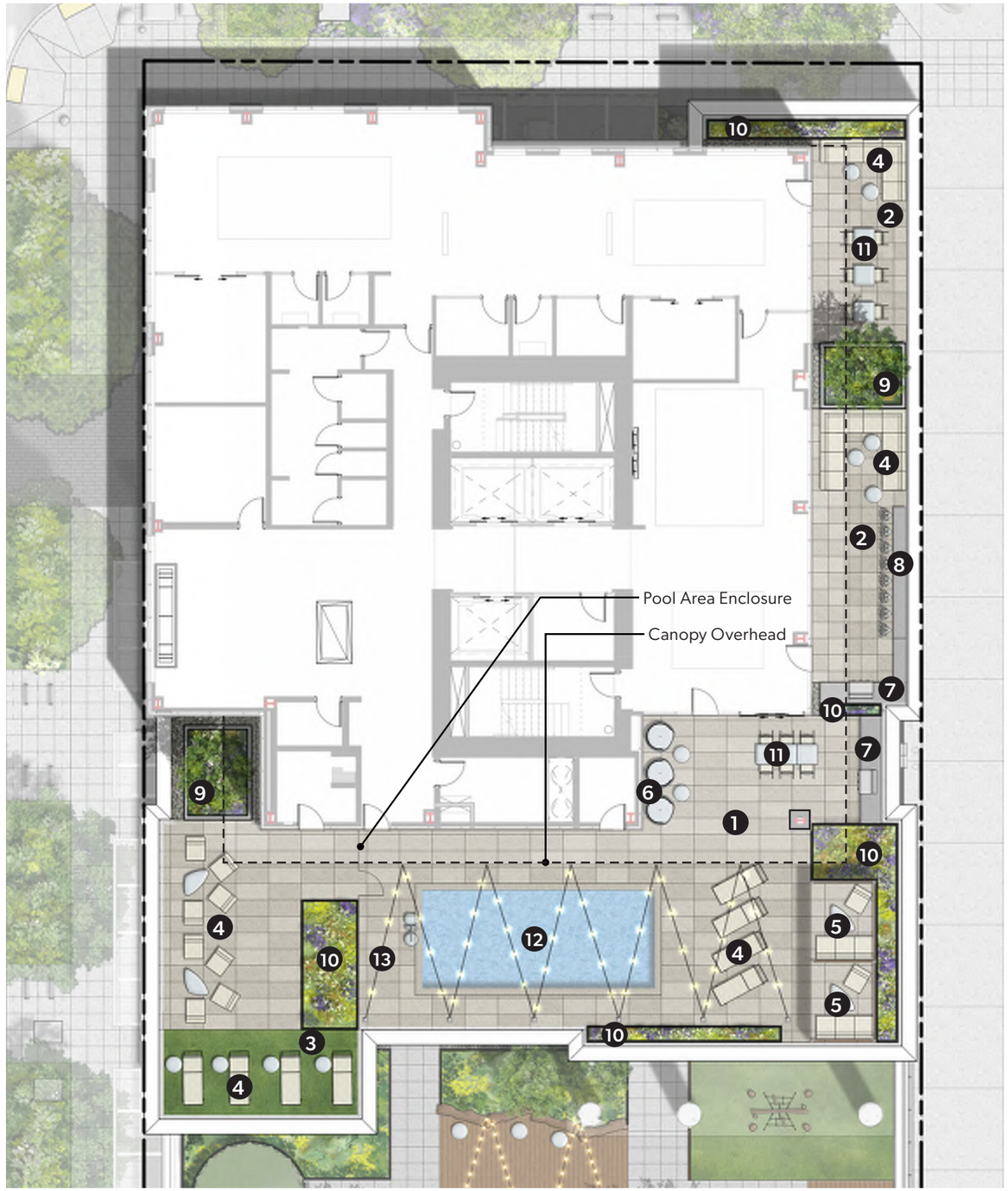
1. Net Seating Feature
2. Nature Play Structure
3. Imaginative Play Shelter
4. Catenary Lighting
5. Log Benches
6. Artificial Turf w/ Safety Cushioning
7. Lounge Seating
8. Planting Area
9. Wood Decking
10. Pedestal Pavers
11. Wood Privacy Fence

LEVEL 2 LANDSCAPE PLAN

SCALE: 1″= 10′

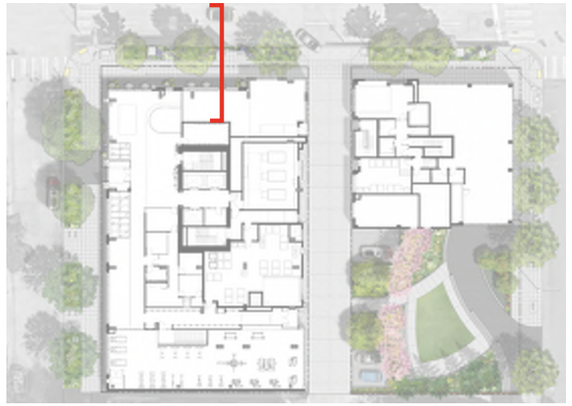
LEVEL 25 SITE FEATURES

1. Specialty Pedestal Pavers
2. Pedestal Pavers
3. Artificial Turf
4. Lounge Seating
5. Cabana w/ Lounge Seating
6. Hanging Chairs
7. Outdoor Kitchen
8. Drink Rail
9. Bioretention
10. Raised Planter
11. Movable Tables and Chairs
12. Pool
13. Catenary Lighting

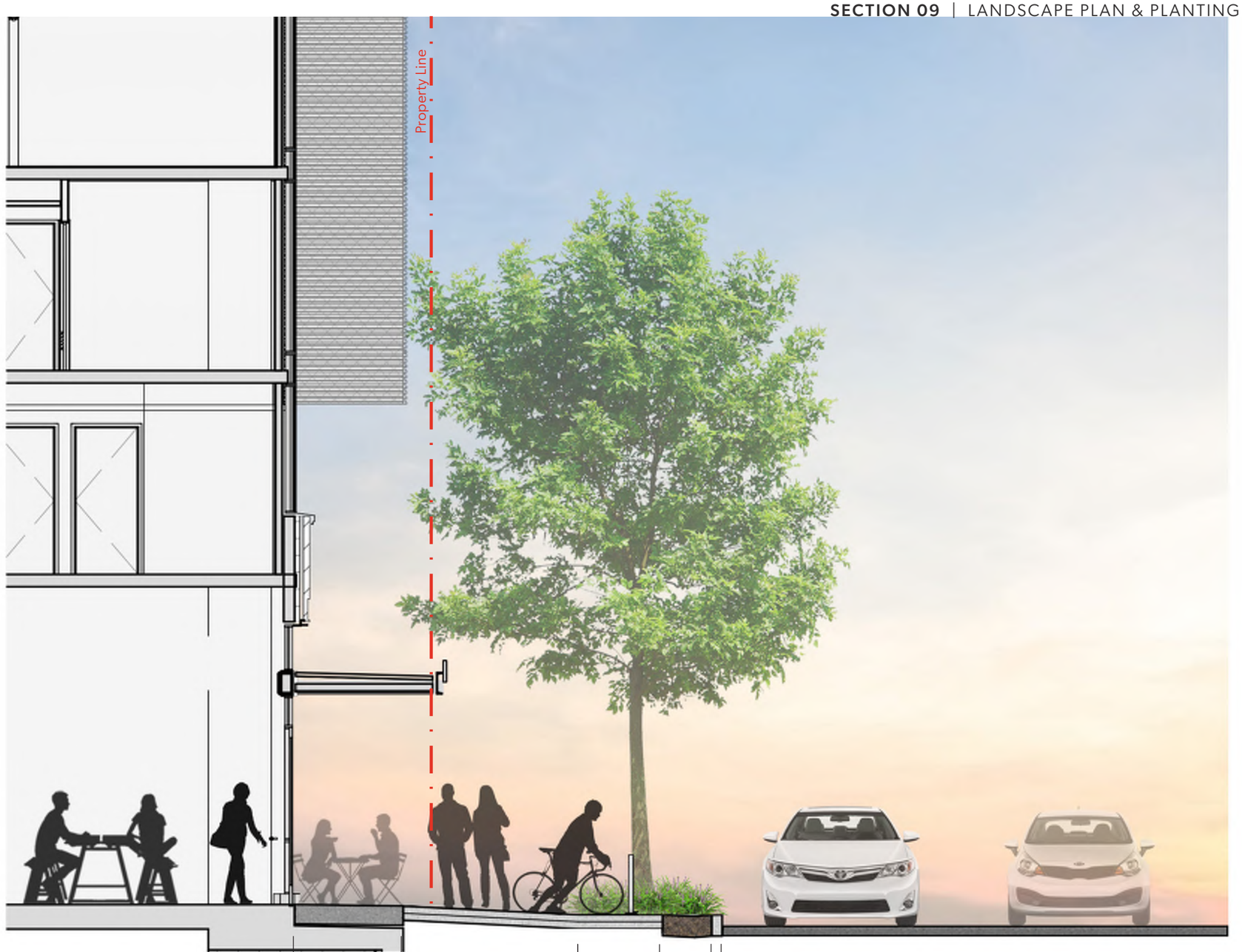


LEVEL 25 LANDSCAPE PLAN

SCALE: 1"= 20'



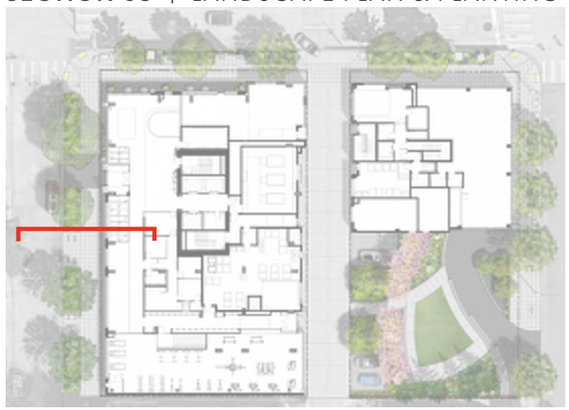
KEY MAP



NE 50TH STREET SECTION

SCALE: 3/16” = 1’

0’ 4’ 8’



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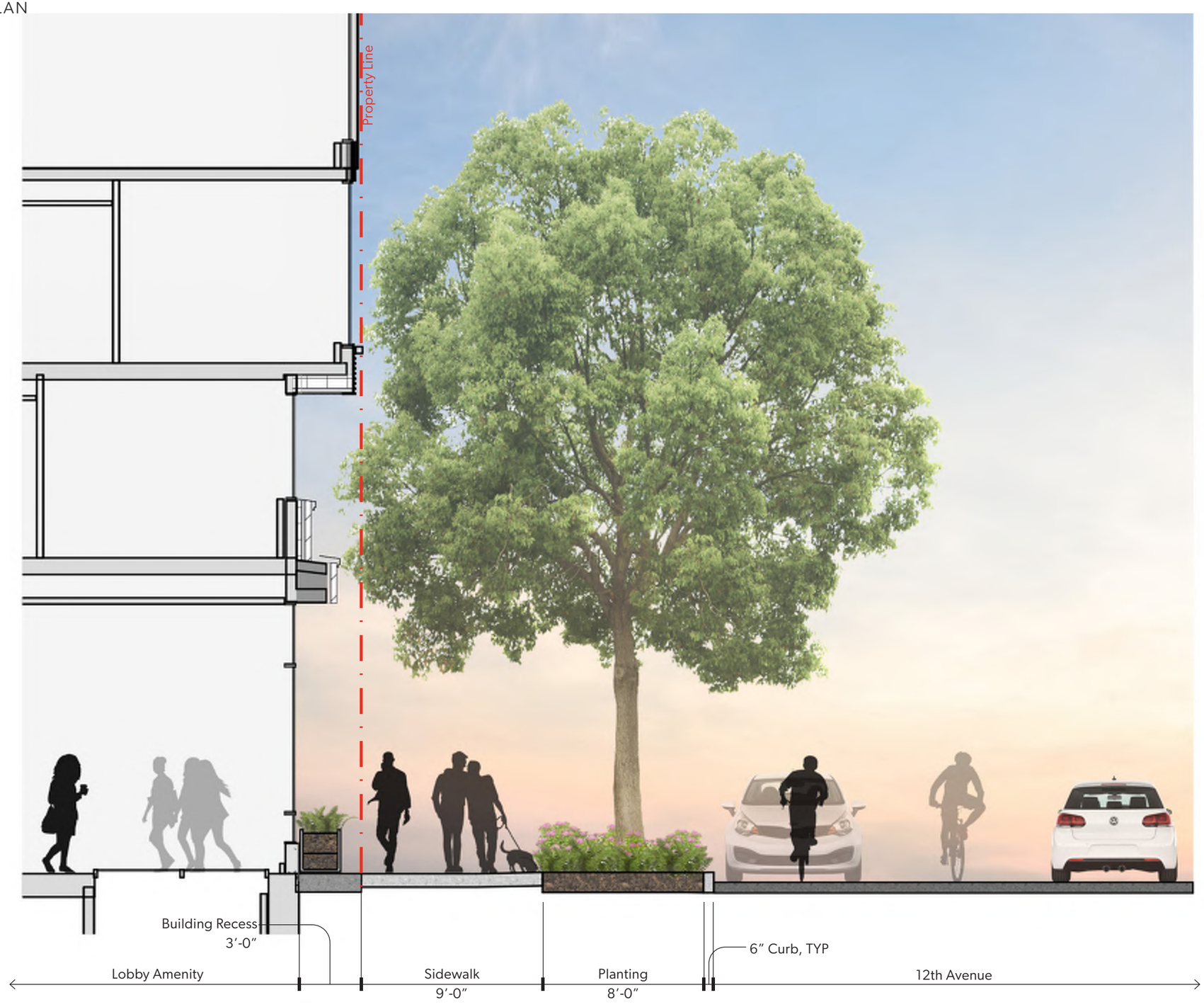
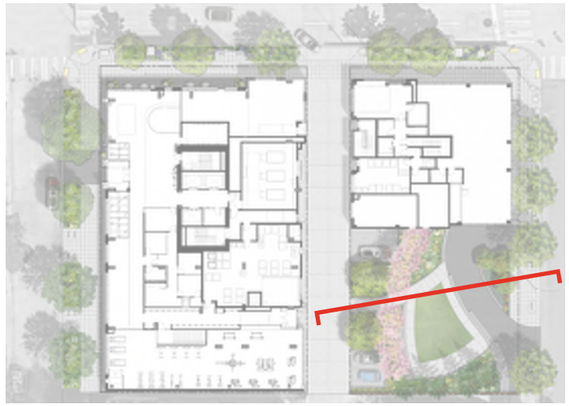


12TH AVE NE SECTION

SCALE: 3/16″ = 1′

0′ 4′ 8′



KEY MAP

PROPOSED OPEN SPACE SECTION

SCALE: 1/8" = 1'

0' 6' 12'

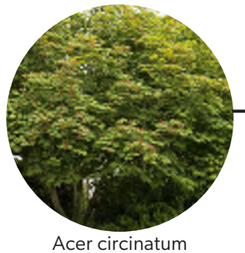
PLANTING AREAS

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

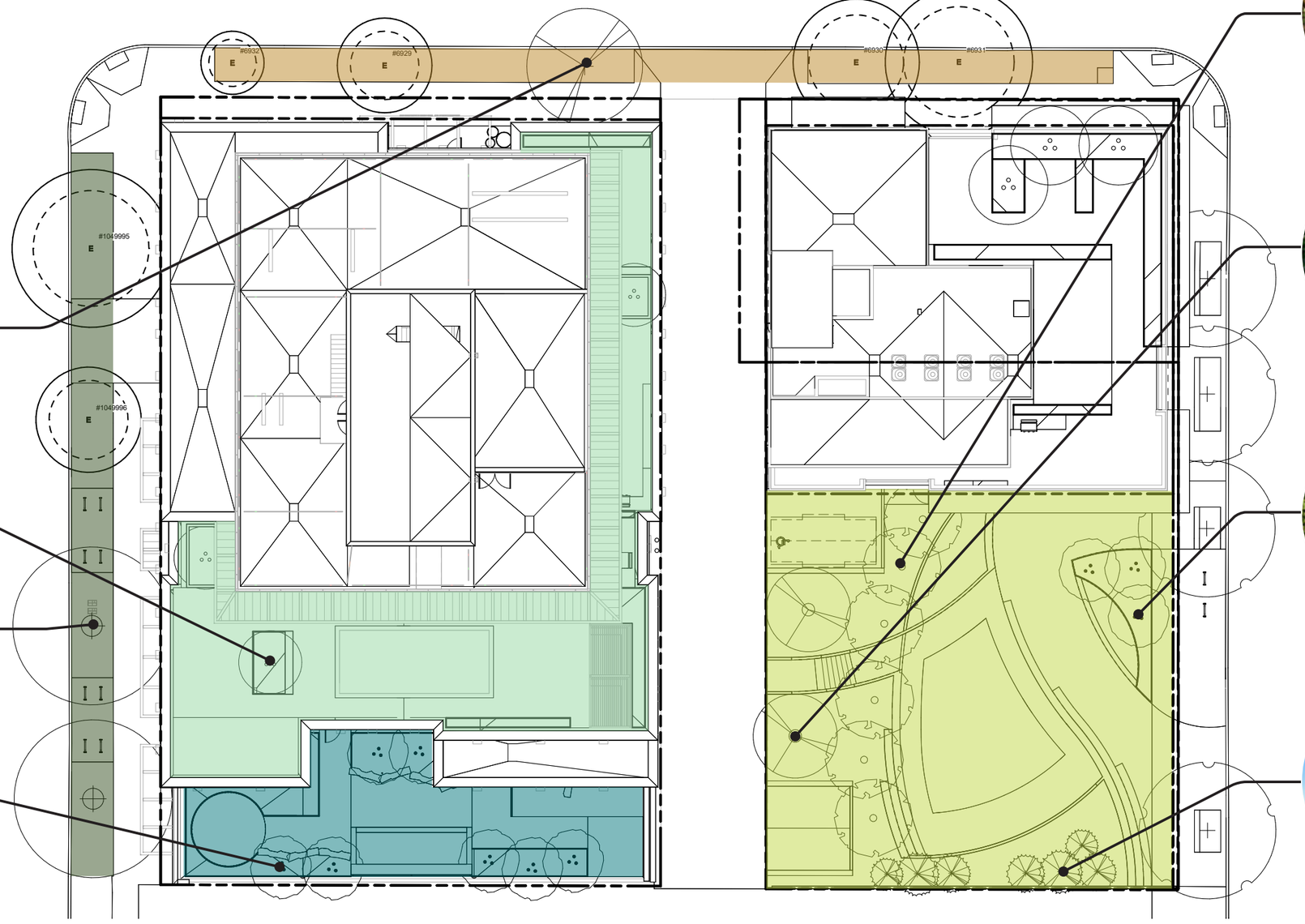
Acer saccharum ‘Sisseton’
Northern Flare Maple

Amelanchier x grandiflora
‘Autumn Brilliance’
Serviceberry

Quercus rubra
Red Oak



Acer circinatum
Vine Maple



Stewartia monadelphia
Orangebark Stewartia

Cornus kousa x nuttallii
‘KN4-43’
Starlight Dogwood

Acer circinatum
Vine Maple

Tsuga mertensiana
Mountain Hemlock

PLANT PALETTE - NE 50TH ST


Acer saccharum ‘Sisseton’ | Northern Flare Maple


Spiraea japonica ‘Walbuma’ Magic Carpet | Japanese Spirea


Achillea millefolium ‘Terracotta’ | Terracotta Yarrow


Rubus rolfei | Creeping Taiwan Bramble


Monarda didyma | Beebalm


Carex oshimensis ‘Everillo’ | Evercolor Everillo Sedge


Nepeta racemosa ‘Walker’s Low’ | Catmint


Heuchera ‘Black Forest Cake’ | Black Forest Cake Heuchera

PLANT PALETTE - 12TH AVE NE


Quercus rubra | Red Oak


Polystichum munitum | Western Sword Fern


Polystichum polyblepharum | Japanese Tassel Fern


Anemone x hybrida ‘Honorine Jobert’ | Windflower


Dryopteris lepidopoda | Sunset Fern


Ligularia stenocephala ‘The Rocket’ | Leopard Plant


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


Helictotrichron sempervirens | Blue Oat Grass


Teucrium chamaedrys | Wall Germander


Sesleria autumnalis | Autumn Moor Grass


Arctostaphylos uva-ursi | Kinnikinnick


Achillea millefolium ‘Terracotta’ | Terracotta Yarrow

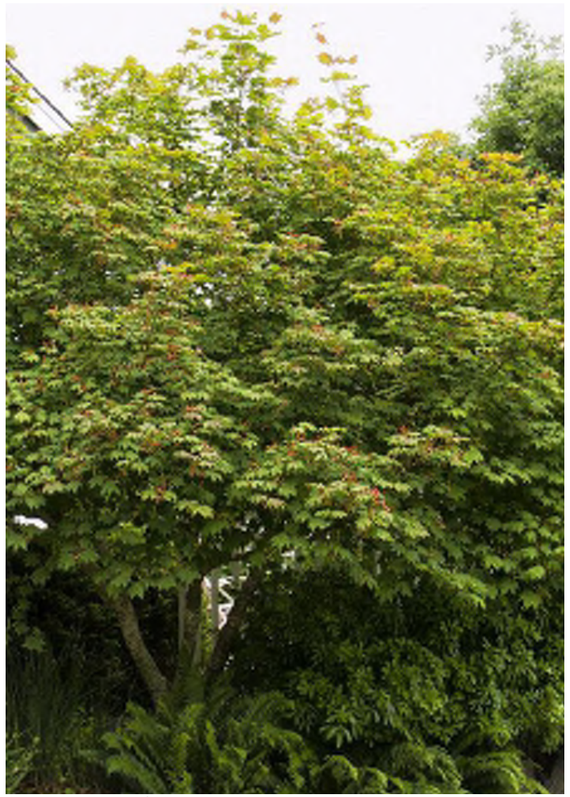

Juncus patens ‘Elk Blue’ | California Gray Rush

PLANT PALETTE - SITE C OPEN SPACE

Stewartia monadelpha | 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

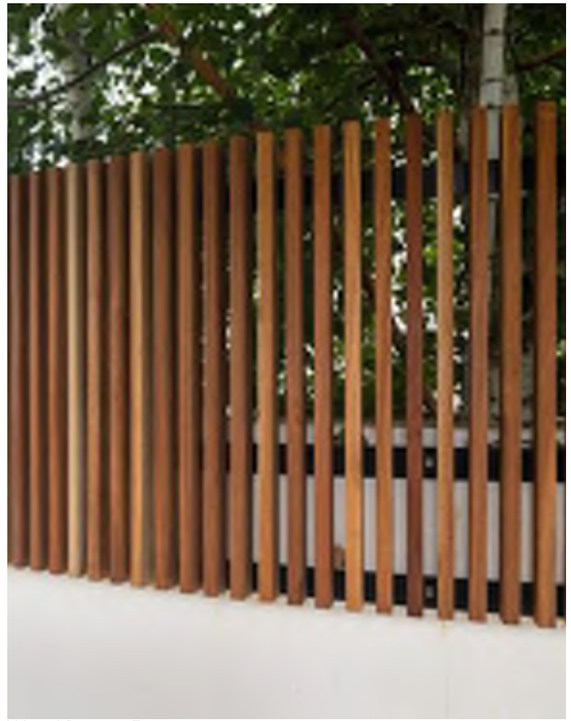

Flexible Stage


Movable Tables and Chairs

Park Signage

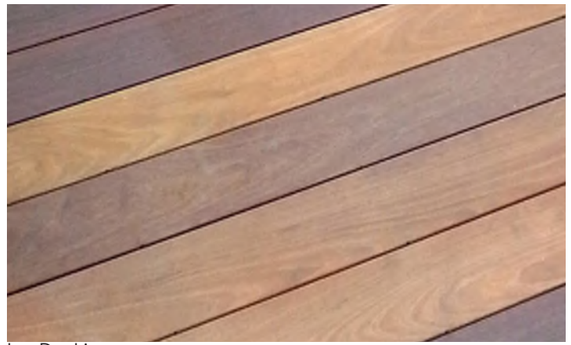
MATERIALS PALETTE - LEVEL 2


Net Seating Structure


Wood Privacy Fence


Pedestal Pavers


Artificial Turf


Ipe Decking


Powder-Coated Metal Planters


Natural Wood Seating Elements


Play Shelter


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

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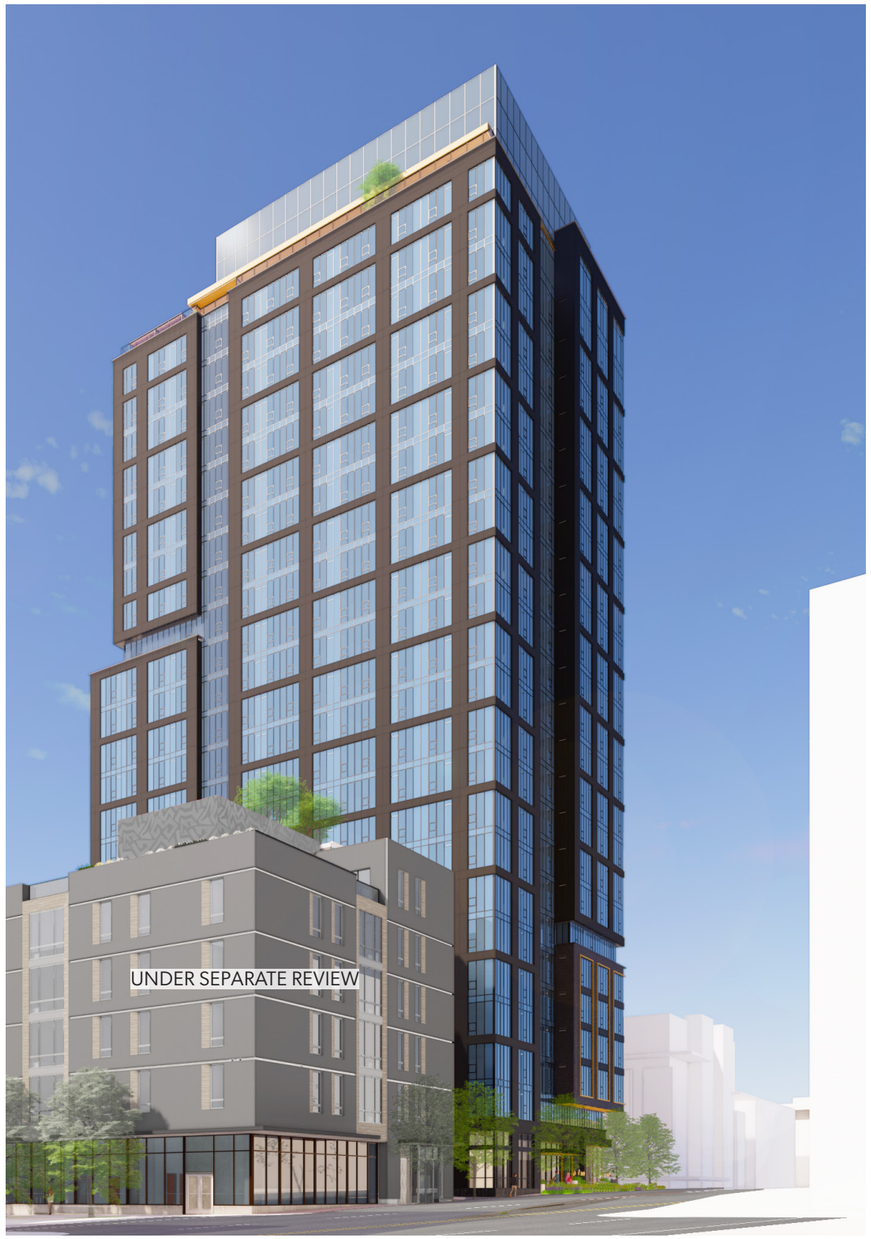
View looking North along 12th.



View looking West on 50th ST at intersection of Brookyn AVE NE.

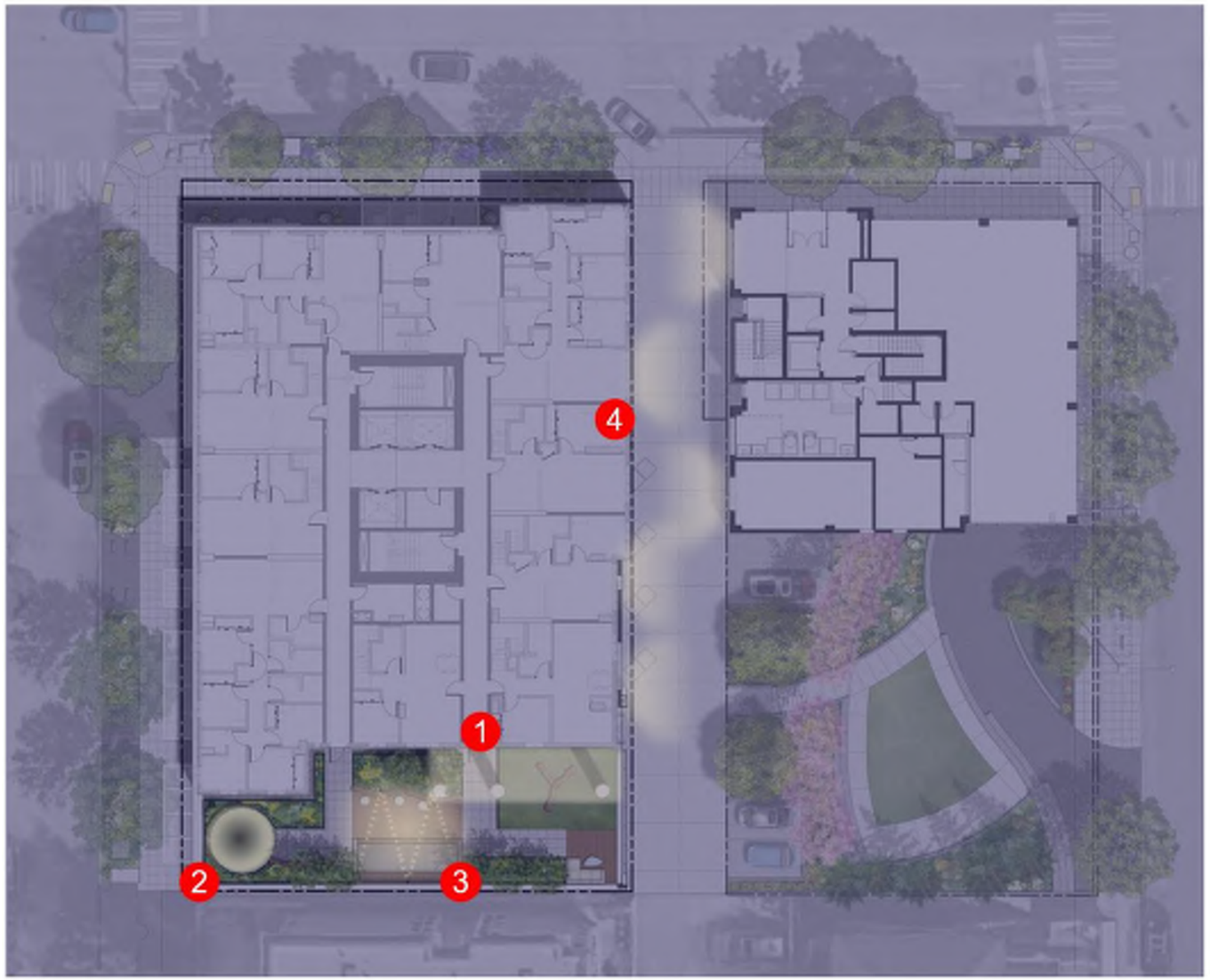
View looking South on 12th AVE NE at Intersection of NE 50th St.

Corner of NE 50th and 12th NE.

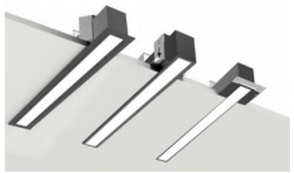
Corner of NE 50th and 12th NE - evening view.

View at open space looking East at tower from Brooklyn.

SITE A AND AMENITY GENERAL LIGHTING GLOW PLAN



1 Recessed LED Linear Slot in canopy

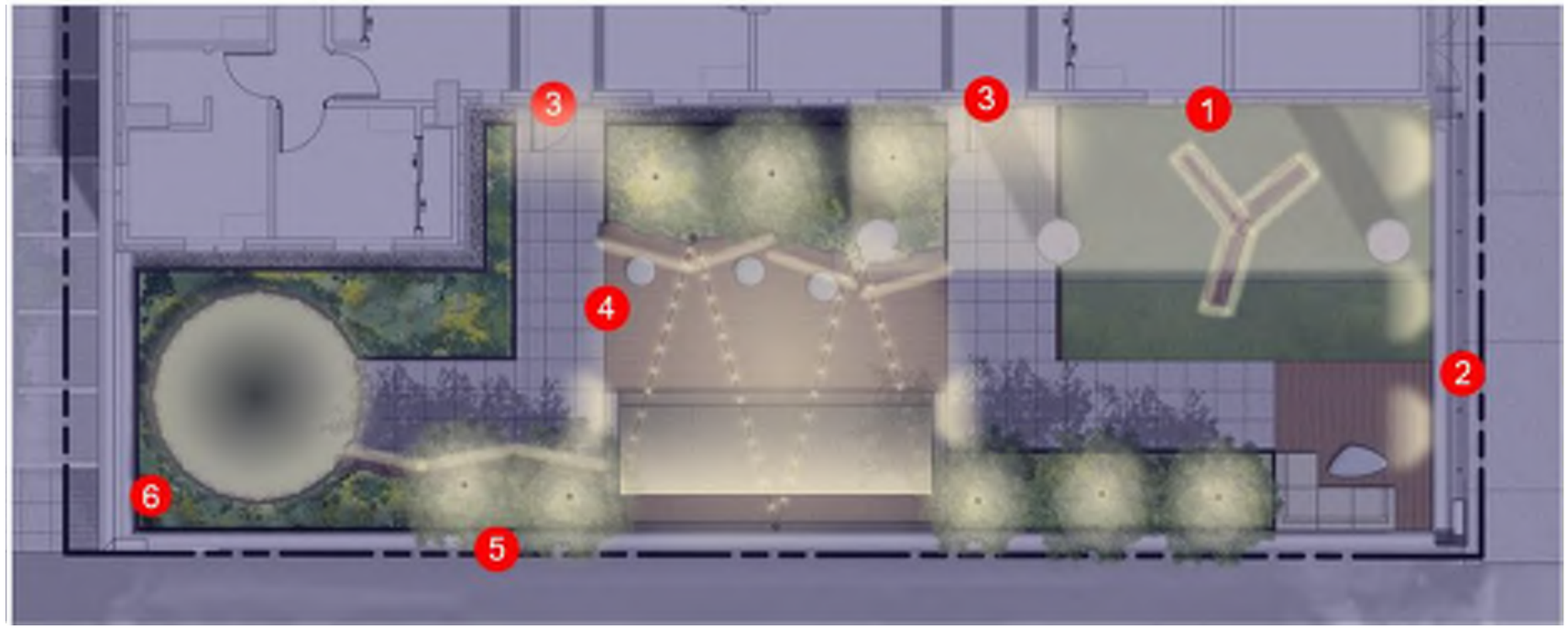


3 Pole mounted RGBW Flood Lights at Pinecone

4 Catenary to illuminate over net seating

5 Wall mounted fixture to illuminate parking alley

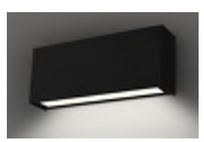
SITE A AMENITY GLOW PLAN



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

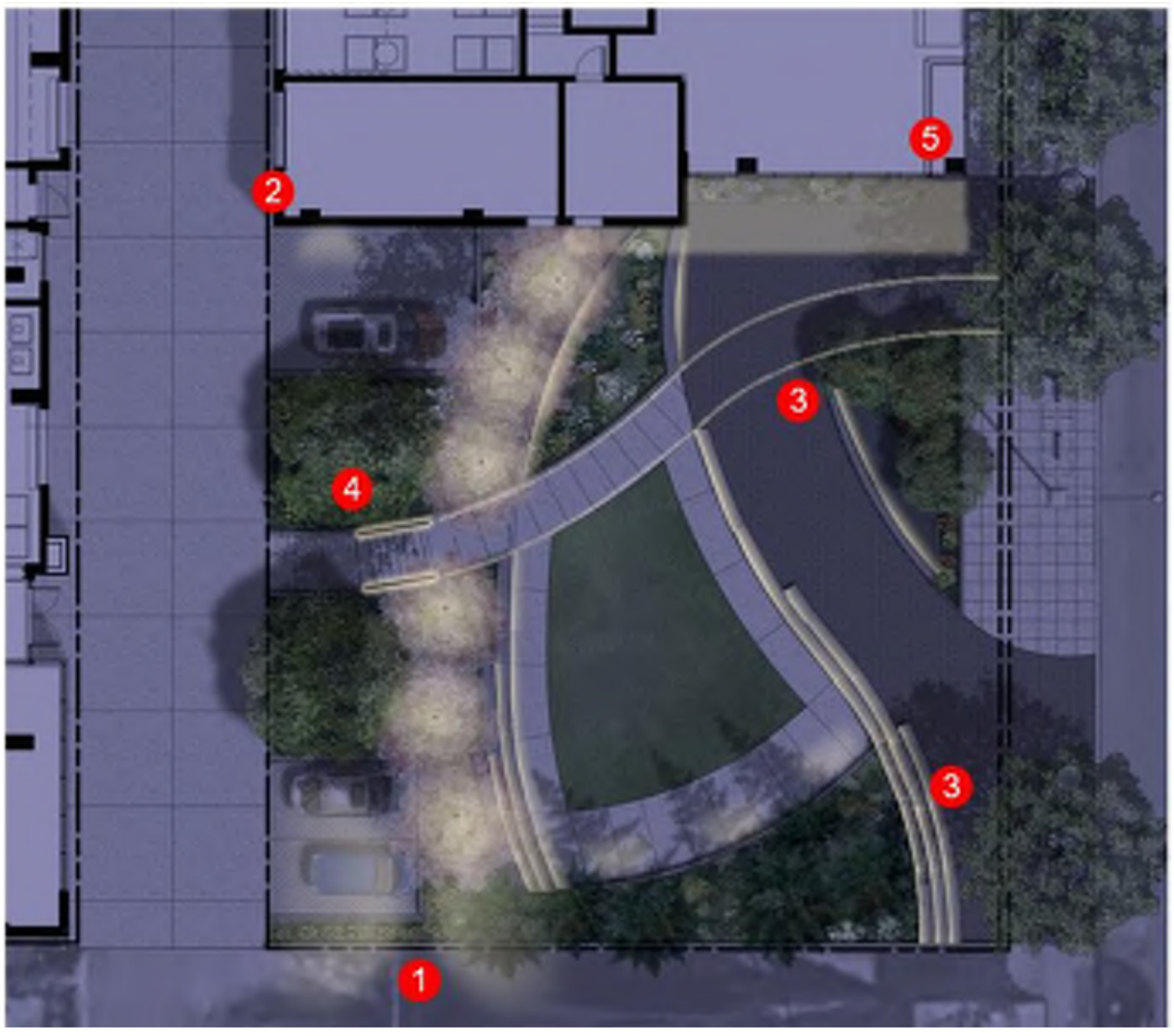


4 Catenary to illuminate over net seating

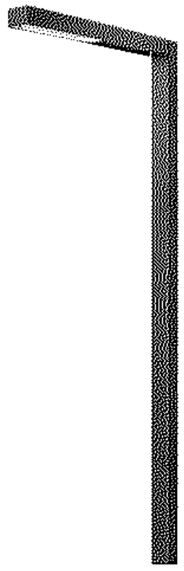
5 LED Tree Uplights

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

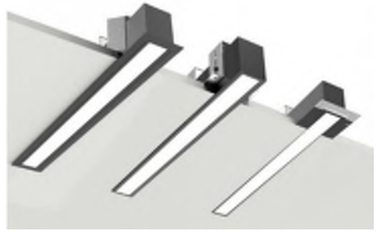


2 LED Wall Mounted Luminaire to illuminate parking

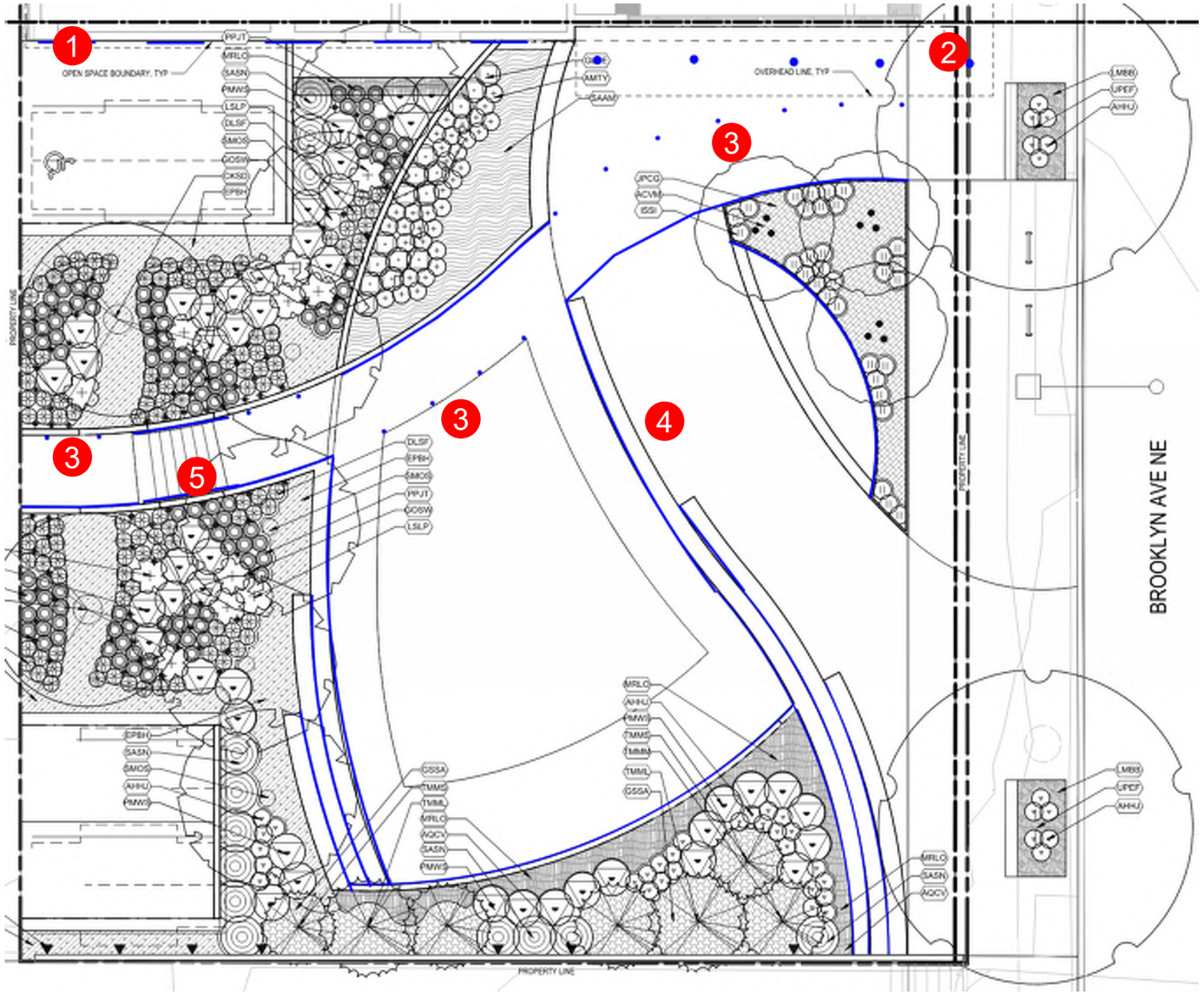
3 Ingrade linear luminaire to illuminate curved path, seatwalls, and steps

4 Handrail luminaire to illuminate path steps

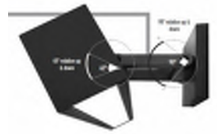
5 Recessed LED Linear Slot in canopy



SITE C PARK LIGHTING CONCEPT - OPTION A



1 Linear wall mount to illuminate art wall



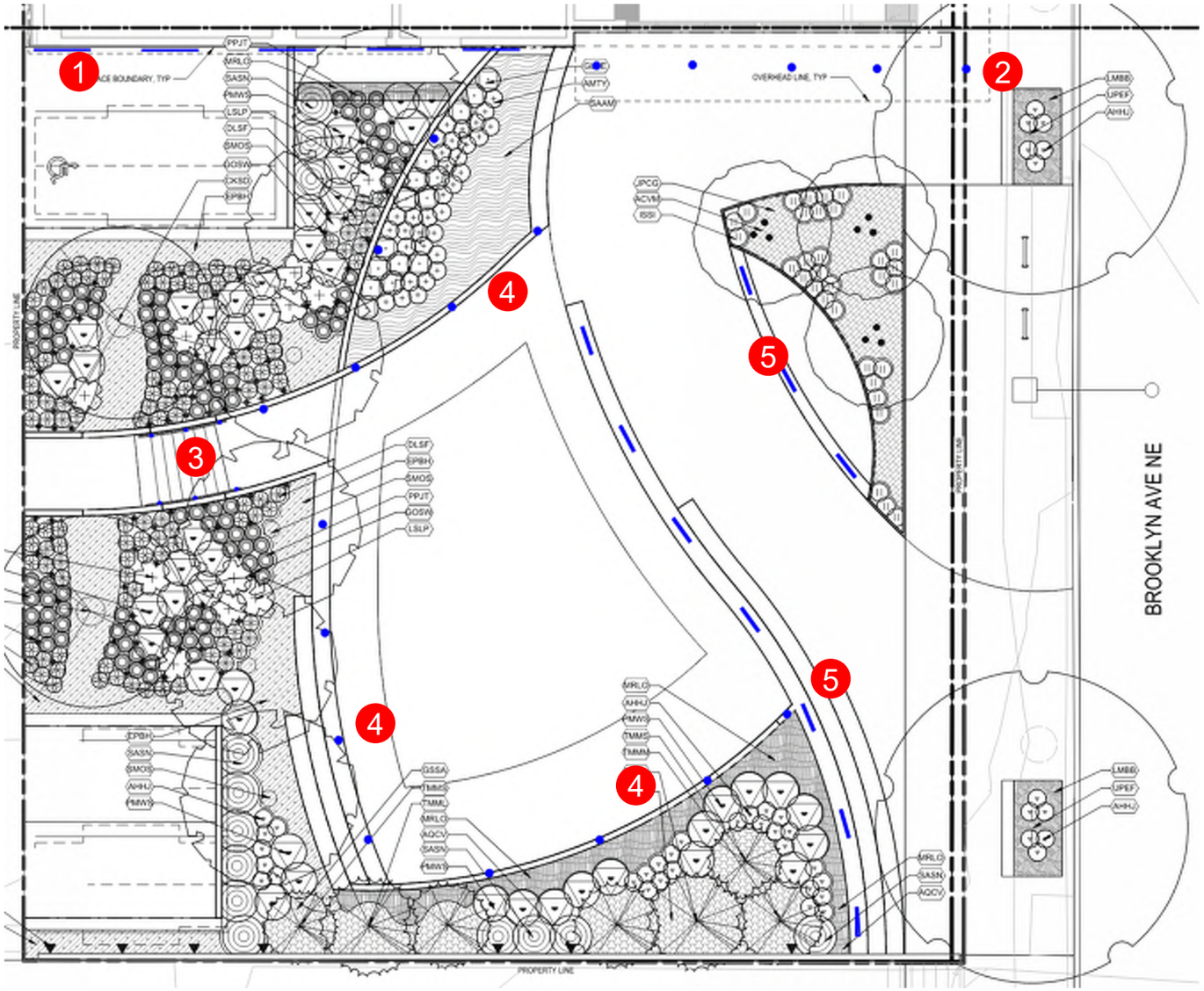
2 Downlight to illuminate under canopy

3 Ingrade marker lights to illuminate path

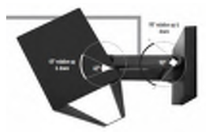
4 Ingrade linear luminaire to illuminate curved path, seatwalls, and steps

5 Handrail point source luminaire

SITE C PARK LIGHTING CONCEPT - OPTION B



1 Linear wall mount to illuminate art wall



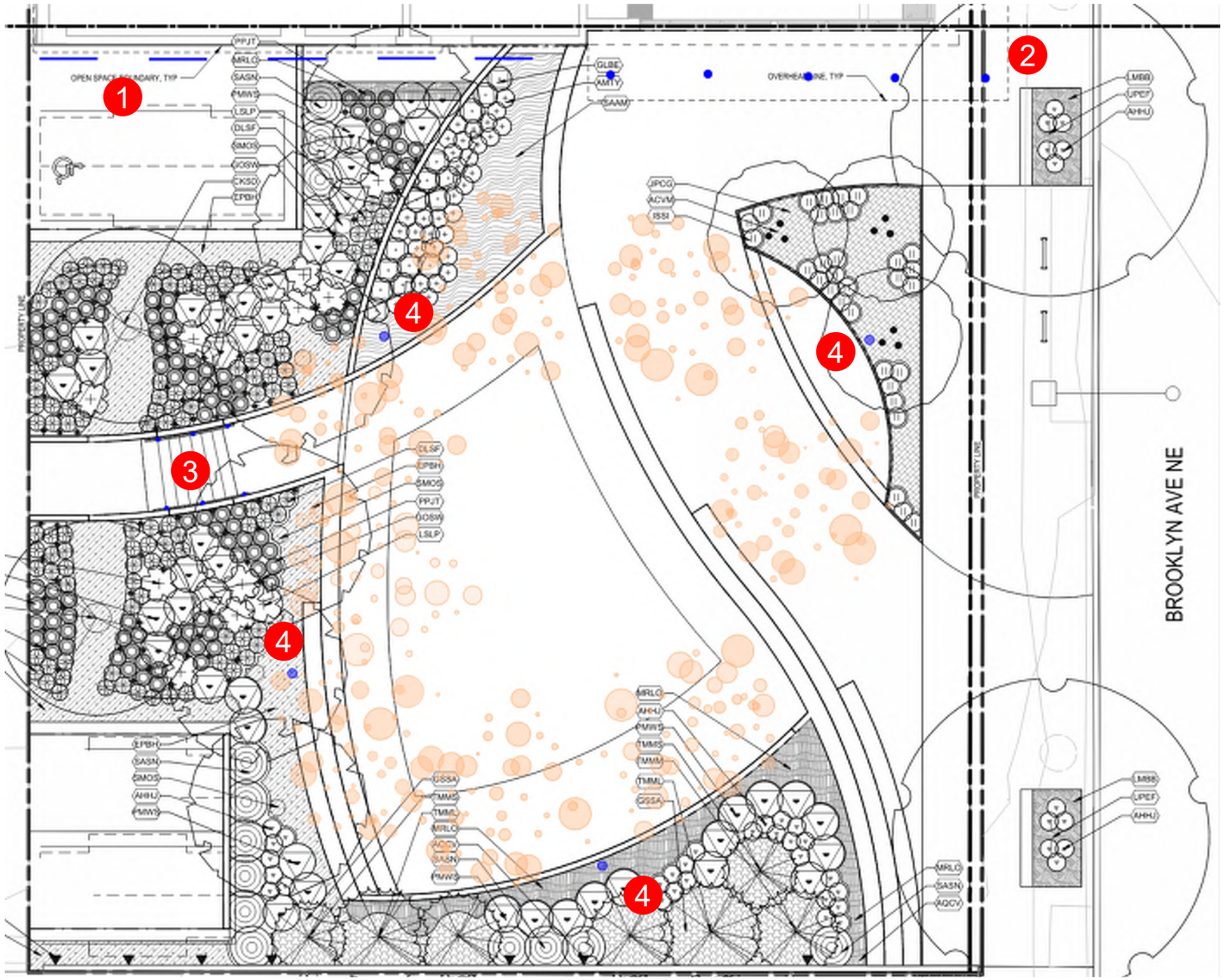
2 Downlight to illuminate under canopy

3 Handrail luminaire to illuminate path steps

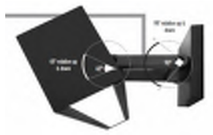
4 LED Recessed Asymmetric Step Light to illuminate walkways

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

12TH LOOKING TOWARDS 50TH LIGHTING PERSPECTIVE

1 LED RGBW Spotlight to illuminate architectural detail

2 2” Round Recessed Downlight to illuminate under canopies

3 Decorative Wall Sconce options to illuminate building columns

4 1” LED Linear Tape to illuminate under canopy

CORNER AT 50TH AND 12TH LIGHTING PERSPECTIVE

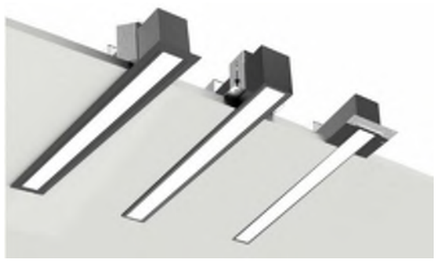
1 2” Round Recessed Downlight to illuminate under canopies

2 Decorative Wall Sconce options to illuminate building columns

3 1” LED Linear Tape to illuminate under canopy

AERIAL CORNER AT 50TH AND 12TH LIGHTING PERSPECTIVE

1 Recessed LED Linear Slot in canopy



2 LED Recessed Asymmetric Step Light to illuminate walkways

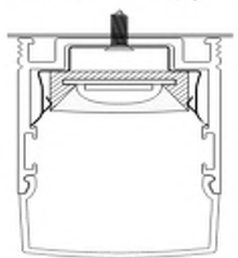
3 Decorative Wall Sconce options to illuminate building columns

AERIAL CORNER AT 50TH AND 12TH LIGHTING PERSPECTIVE

1 1” LED Linear Tape to illuminate under canopy

2 LED Wall Sconce to illuminate Back of House and Egress

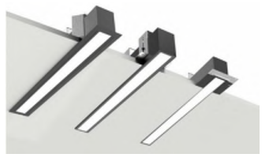
3 1” LED Linear Luminaire in Extrusion to illuminate under canopy



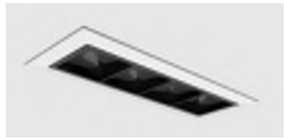
4 LED Wall Mounted Luminaire to illuminate façade wall

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

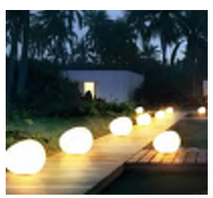
4 Flexible LED Tape to illuminate plantar, bar top, and bench

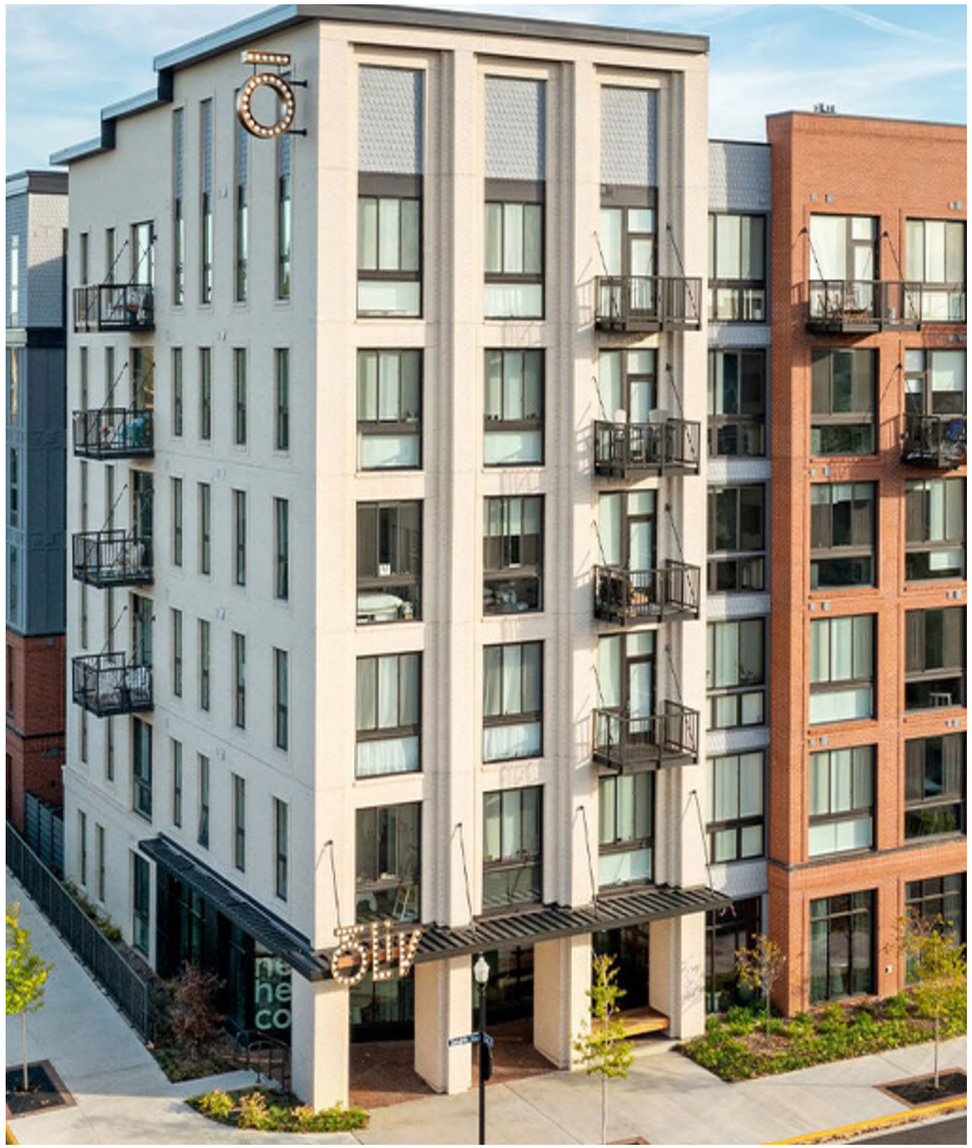
5 Catenary to illuminate pool deck

6 Task light to illuminate grill areas

7 LED Lightstick to illuminate in planter

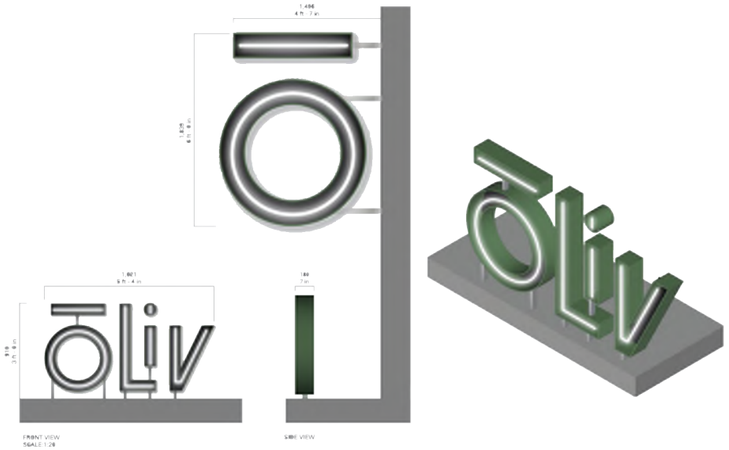
8 Moveable accent lighting





ōLiv ground level signage precedent.

Tower terminus signage precedents.



oLiv ground level signage precedent.

U-District blade signage precedents.

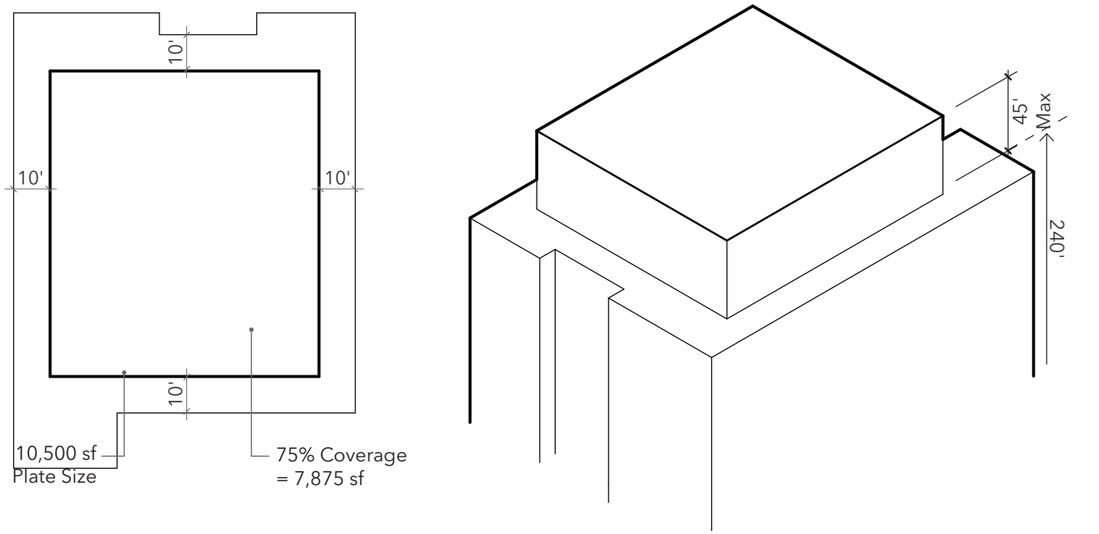
Proposed location of signage at West facade.

Proposed location of residential signage at West facade.

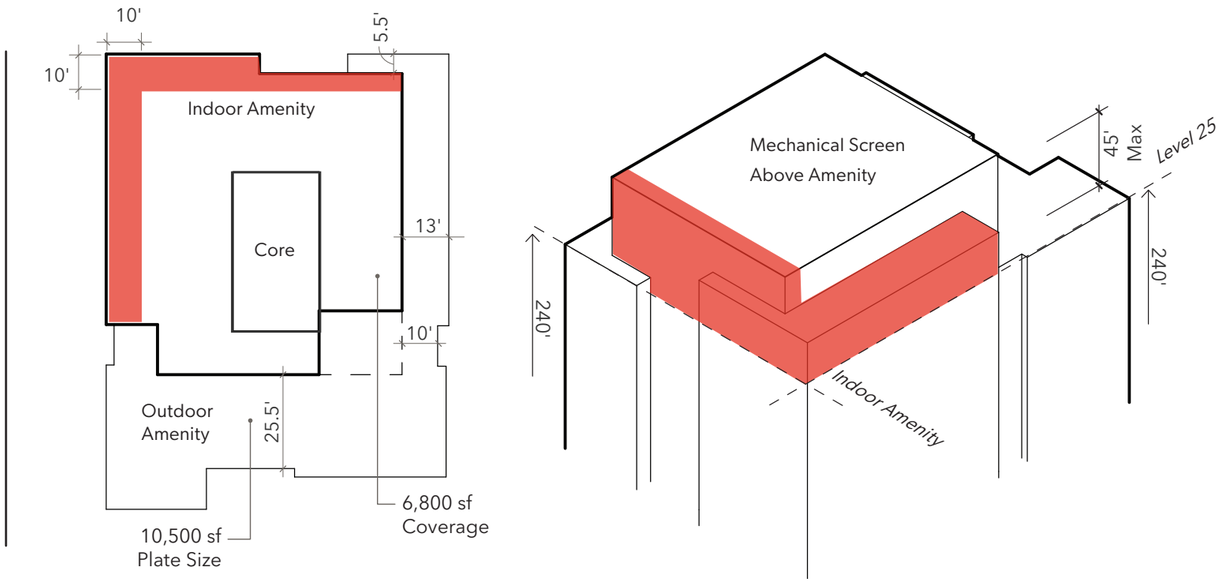
Proposed location of retail signage at North Facade.

DEPARTURE REQUEST 01 - ROOFTOP SETBACK

ROOF SETBACK PER CODE (Scheme 1 shown)



PROPOSED ROOF SETBACK (Scheme 3 shown)



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 coverage is at 64.5%.

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)

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

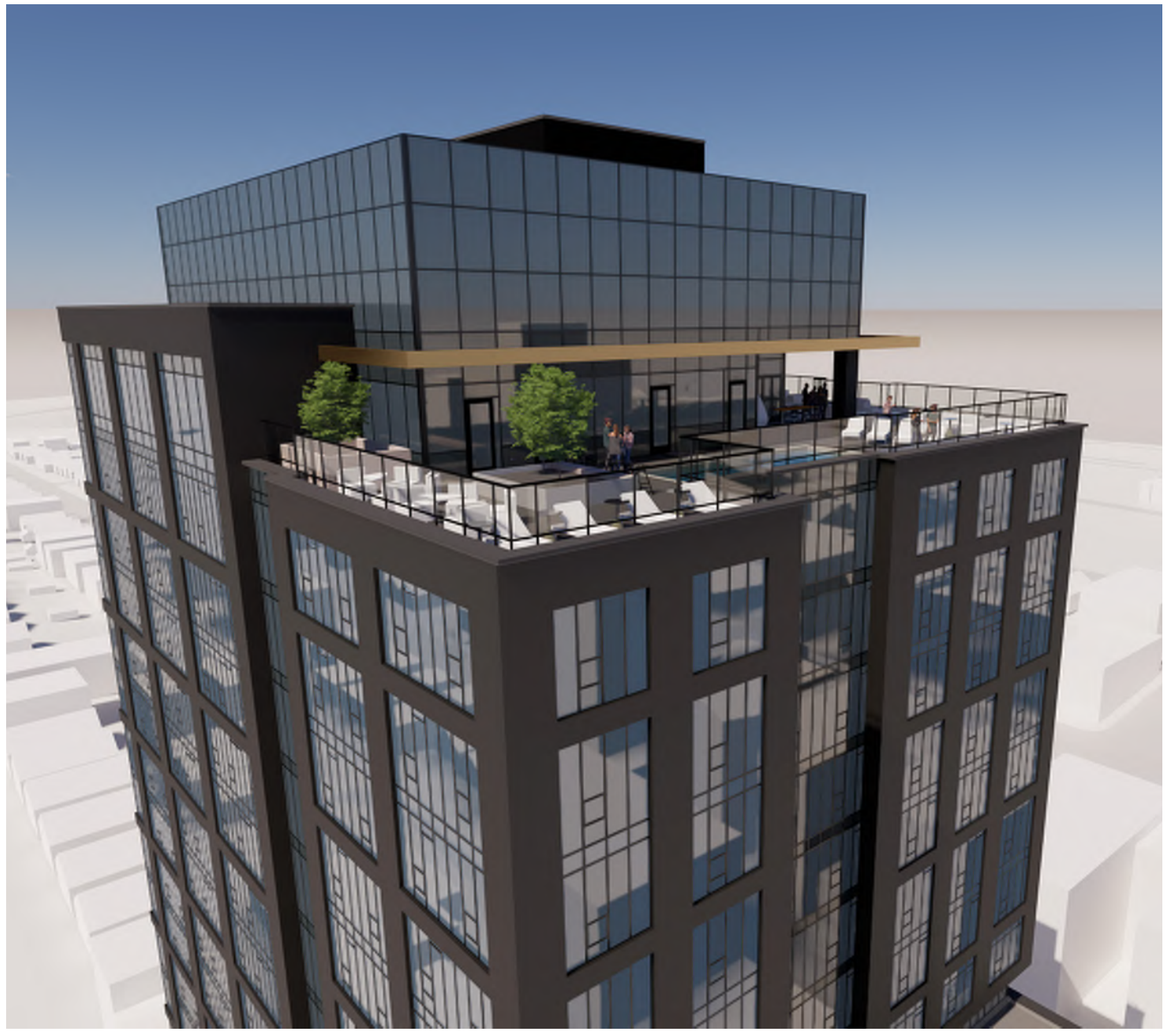
6.a. Response to Context

6.j. Transition to the Sky & Skyline Composition

6.l. Landmarks & Wayfinding

DEPARTURE REQUEST 01 - ROOFTOP SETBACK

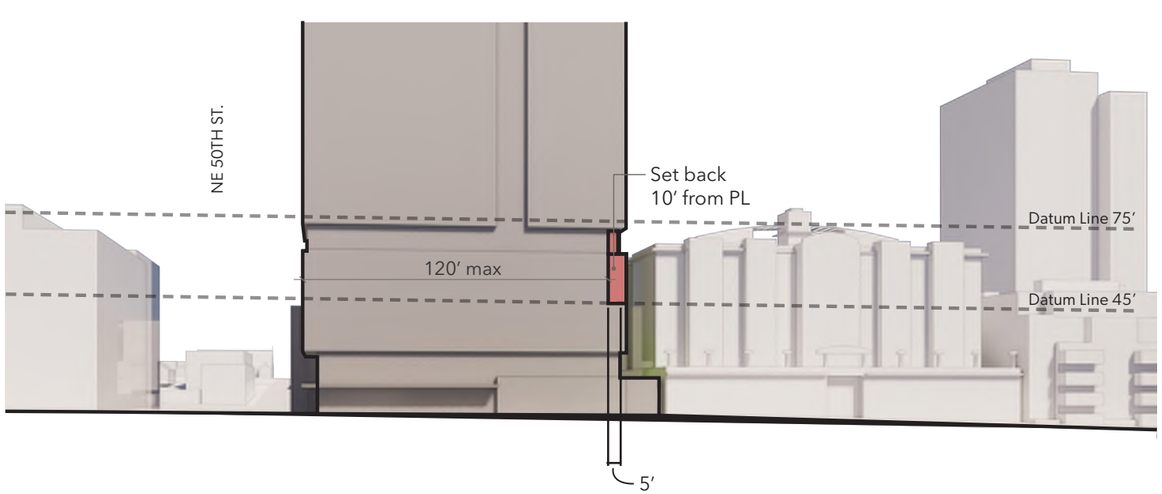
Aerial view of tower terminus looking SE



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.

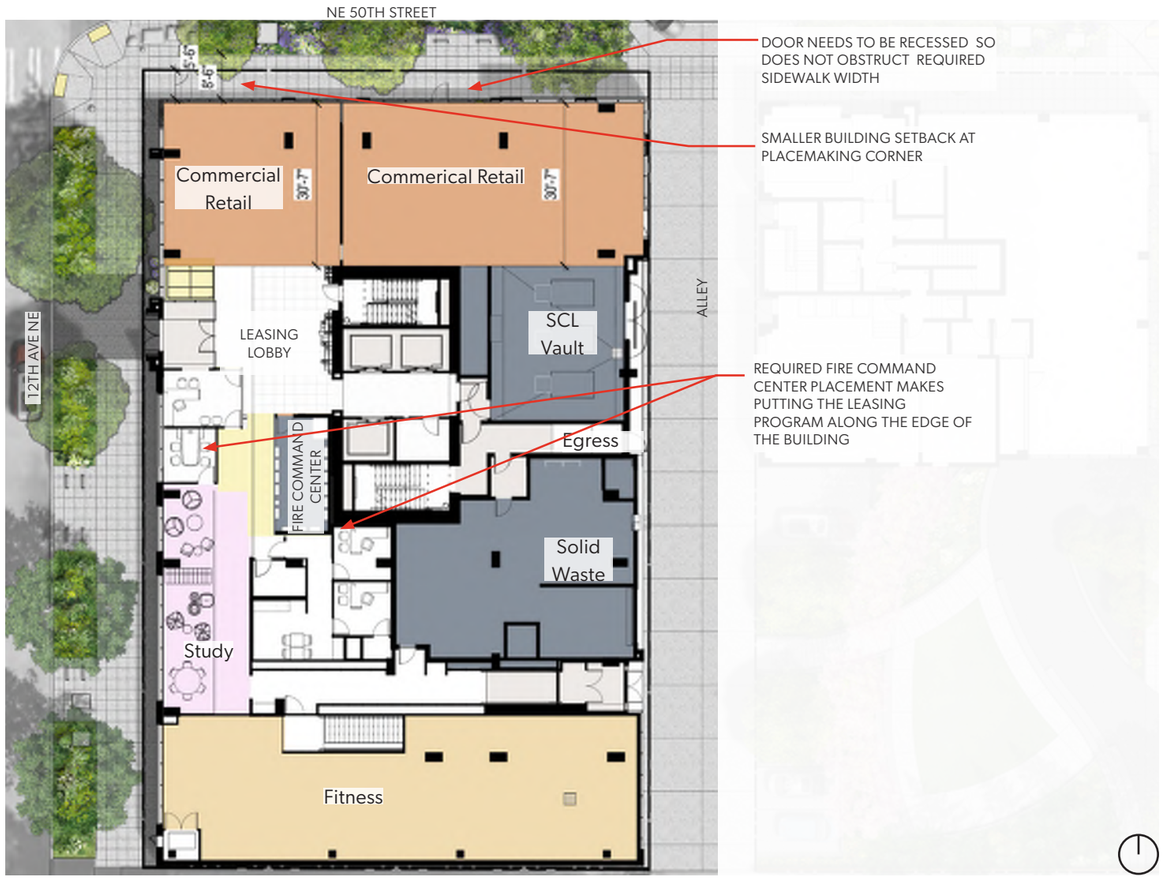
City-Wide:

DC2 - Architectural Concept

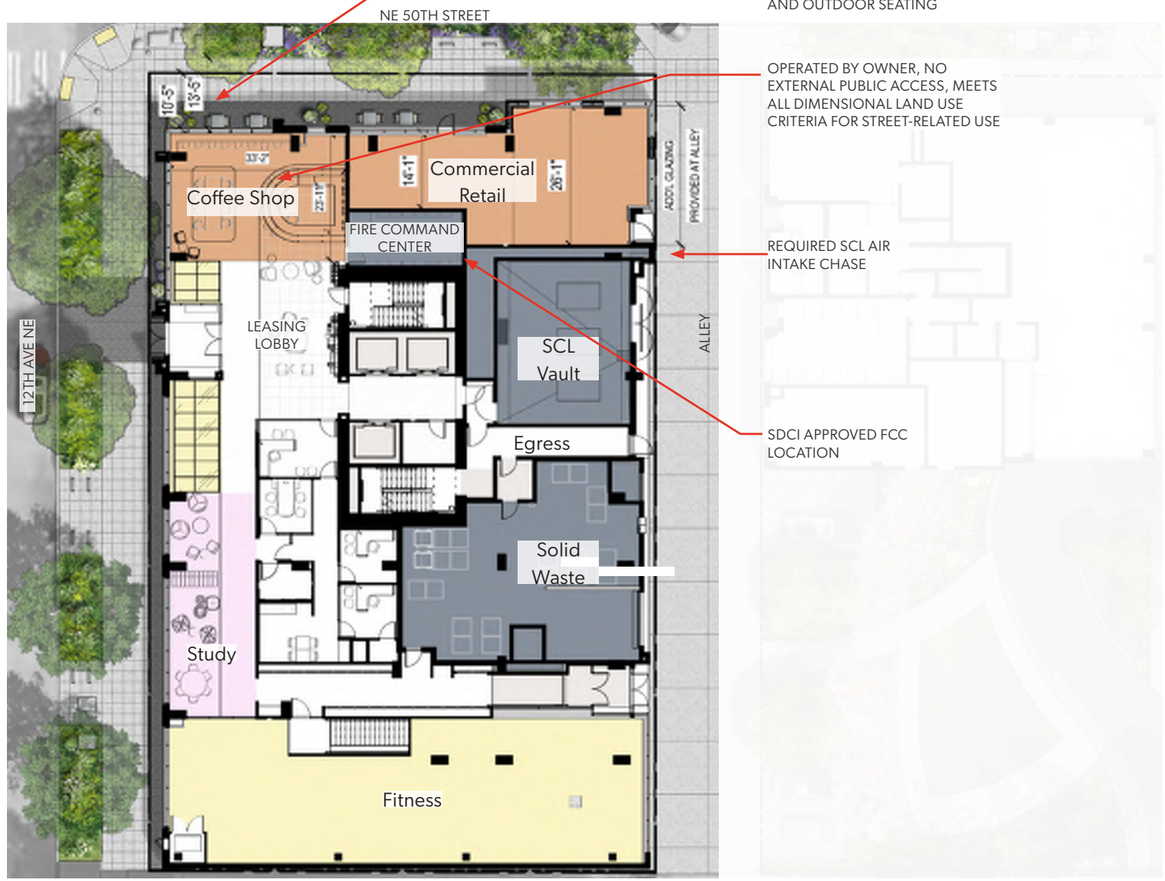
C.3. Fit With Neighboring Buildings

DEPARTURE REQUEST 03 - MINIMUM RETAIL DEPTH

MINIMUM RETAIL 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

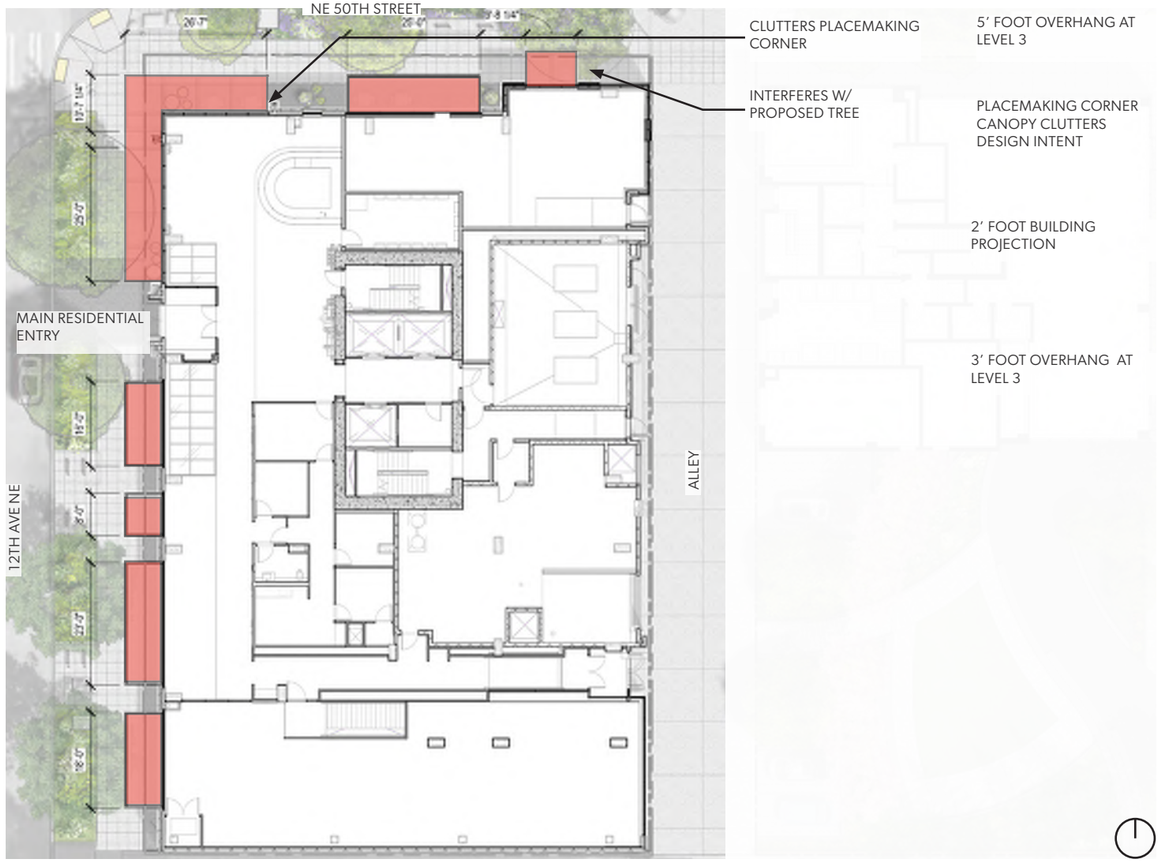
A.2. Adding to Public Life

PL3 - Street-Level Interaction

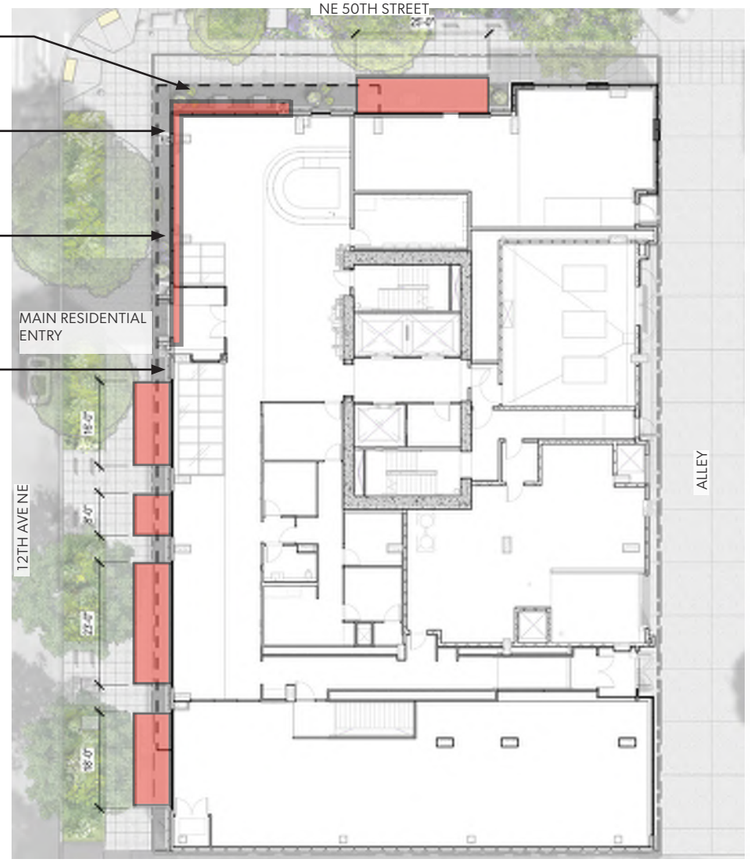
C.3. Ancillary Activities

DEPARTURE REQUEST 04 - OVERHEAD WEATHER PROTECTION

CODE COMPLIANT



PROPOSED OVERHEAD WEATHER PROTECTION



NE 50TH ST

REQUIRED OVERHEAD WEATHER PROTECTION = 91'-11" X 60% = 55'-2" REQUIRED

PROVIDED OVERHEAD WEATHER PROTECTION = 25'-0"

25'-0'' PROVIDED < 55'-2" REQUIRED

12TH AVE NE

REQUIRED OVERHEAD WEATHER PROTECTION = 139'-2" X 60% = 83'-6"

PROVIDED OVERHEAD WEATHER PROTECTION = 68'-0"

68'-0" PROVIDED < 83'-6" REQUIRED

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

View Looking from corner of 12th AVE NE and NE 50th st - street trees turned off for clarity.


HERE
NE 50th St