

600 BROADWAY E. | SEATTLE, WA 98102

EDG#: 3041389-EG

EARLY DESIGN GUIDANCE MEETING

Meeting Date: January 24th, 2024

3.0 DEVELOPMENT OBJECTIVES & SUMMARY OF PUBLIC OUTREACH

PROJECT DATA

RESIDENTIAL UNITS

121

RETAIL

10,000 SF

PARKING

127 STALLS

BIKE PARKING

123 STALLS

HEIGHT

75'

SITE AREA

22,905 SF

DEVELOPMENT OBJECTIVES

The proposed 600 Broadway project is a 6-story mixed-use building featuring retail and residential units in the Capitol Hill Urban Center Village. The double-height ground level commercial space includes a mezzanine fronting Broadway E. and E. Mercer St. to create a continuation and extension of the urban, pedestrian lifestyle experience north of the Broadway corridor.

On the ground level, the project proposes three high-ceiling live/work units at the corner of E. Mercer St. and 10th Ave E. to better transition to the LR3 (M) neighbors east of 10th Ave E.

The upper five levels include 118 apartments, featuring a variety of residential unit types to accommodate a varied rental demographic and add a layer of "lights on" security for the neighborhood. The main entry to the apartments is located off E. Mercer St.

The project also proposes two levels of subterranean parking with 127 stalls. The parking entrance is located off 10th Ave E. to avoid merging with pedestrians along Broadway N.

PROJECT VISION

A. Extend the vibrant retail experience along Broadway E.

- Retain the character of the surrounding neighborhood retail base on street level to extend street activities on Broadway E. further north.

B. Build market rate housing to create an interactive community by providing 80% more housing on the site than exists today to meet a growing housing need.

- Provide a wide variety of unit types to accommodate many demographics within Capital Hill's increasing rental population.
- Serve as an extra layer of "lights on" security for pedestrians on Broadway E., E. Mercer St., and 10th Ave. E.
- Provide future residents easy access to the amenities Broadway E. and Capitol Hill has to offer.

C. Empathetic to the LR3 zone adjacent to the west

- The project proposes three live work units on ground level at the corner of E. Mercer St. and 10th Ave E. to better transition to the LR3 (M) neighbors east of 10th Ave E.

D. Below-grade parking garage

- Placement of the 10th Ave E. garage entrance away from pedestrian activities on Broadway E.
- Provides noise reduction.
- Designed to block the glare of vehicle headlights.

E. Quality, long-lasting materials

- Natural, sustainable, and durable materials such as concrete, brick, metal, wood, glass and cementitious board that weather gracefully will be aesthetically placed to add visual interest and blend with the neighborhood.

3.0 DEVELOPMENT OBJECTIVES & SUMMARY OF PUBLIC OUTREACH SUMMARY OF OUTREACH

Project Address: 600 Broadway E., Seattle WA, 98122
Brief Description: New construction of 5 levels type VA apartments over 3 levels of type IA base, comprised of 1 commercial ground level and 2 levels of subterranean parking garage. The project consists of 118 apartment units, 3 live work units, 10,000 SF commercial space and 127 parking stalls.
Contact: Anthony Jansen
Applicant: JRD King, LLC.
Contact Information: Anthony@cascaderidgepartners.com
Phone: (206) 285-5598
Type of building: Mixed use
Neighborhood: Capitol Hill
In Equity Area: No

Brief Summary of Outreach Methods

Printed Outreach

- Choice: POSTERS, HIGH IMPACT
- Requirement: Posters hung in a minimum of 10 local businesses, community centers, or other publicly-accessible venues, located a half-mile from the proposed site. At least half must be visible from the sidewalk.
- What we did: Posters were hung in 14 locations. Poster, spreadsheet with locations, and photos included in Addendum A.
- Date completed/Posted: November 1, 2023

Electronic/Digital Outreach

- Choice: PROJECT HOTLINE, HIGH IMPACT
- Requirement: Project hotline (information and voicemail)
- What we did: Voicemail line and script established. Publicized hotline number via poster. Checked voicemail daily for messages. Script included in Addendum A.
- Date completed/Went Online: November 1, 2023

In-Person Outreach

- Choice: COMMUNITY MEETING, HIGH IMPACT
- Requirement: Host or co-host a community meeting (at least one hour of presentation/discussion of project).
- What we did: Held a Community Meeting event, open to the public, publicized through posters and DON calendar. Event photos, agenda, sign-in sheets, and comments included in Addendum A.
- Date completed: November 15, 2023

Broadway North

@ 600 Broadway East



Project Meeting
November 15th
5:00 - 6:00 p.m.
See Details Below

Preliminary Project Details (Red Triangle on Map)

Exploring a 5-story residential building with approximately:

- 121 apartment homes
- 10,000 SF of ground floor retail
- 127 underground parking stalls
- 123 bike stalls

Applicant: Tony C Fan, AIA
Project Number: 005107-23PA

Additional Project Information @ Seattle Services Portal. Scan the QR Code & Search 600 Broadway East, Seattle 98122



Community Meeting

Meet the project team and learn more details about the preliminary concepts for this residential and retail project – and provide your feedback.

Time: Begins promptly at 5:00 p.m. and is open to the public.

Location: Capitol Hill Library
Community Meeting Room
425 Harvard Avenue East

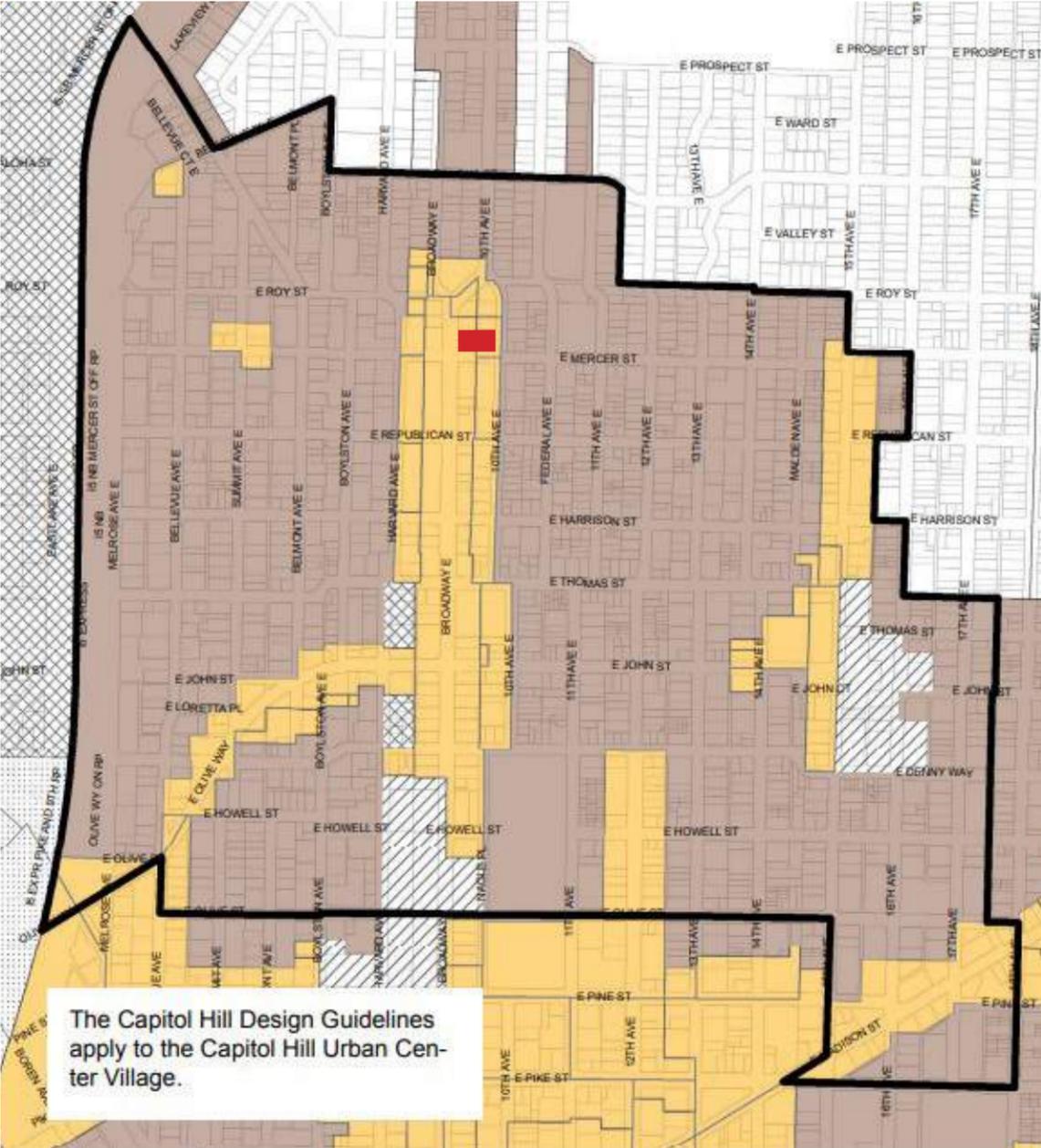
Email: 600BroadwayNorth@gmail.com
Voice Mail: 509-40-1469

Please allow 1-2 business days for a return email or call

Comments & Feedback

Please note that all comments submitted can be made public by the City of Seattle as part of the Design Review public process.
Project Contact: Kym Michela

ZONING MAP



CAPITOL HILL DESIGN GUIDELINES
 600. Broadway E.
 Capitol Hill Design Guidelines apply to the Capitol Hill Urban Center Village. The project site is located within the Broadway Corridor.

- KEY**
- CAPITOL HILL URBAN CENTER VILLAGE
 - MULTI-FAMILY
 - NEIGHBORHOOD / COMMERCIAL
 - RESIDENTIAL / COMMERCIAL
 - MAJOR INSTITUTIONS
 - DOWNTOWN
 - PROJECT PROPERTY

5.0 URBAN DESIGN ANALYSIS SURROUNDING BUILDINGS

The surrounding building is a combinations of neighborhood commercial (NC), mid-rise Residential (MR), and low-rise residential (LR3) zones with uses ranging from apartments/ condominiums, mixed use, single family houses, retail, restaurant, and bars.

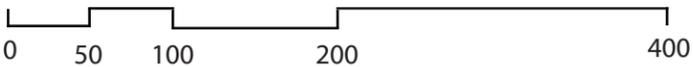
- KEY**
- MIXED-USE
 - RETAIL
 - RESIDENTIAL
 - PARKING
 - PROJECT VICINITY

- ZONING**
- HIGH-DENSITY MULTI-FAMILY (MR)
 - LOW-RISE MULTI-FAMILY (LR3)
 - NEIGHBORHOOD COMMERCIAL (NC3-75, NC3P-75, NC3P-40)

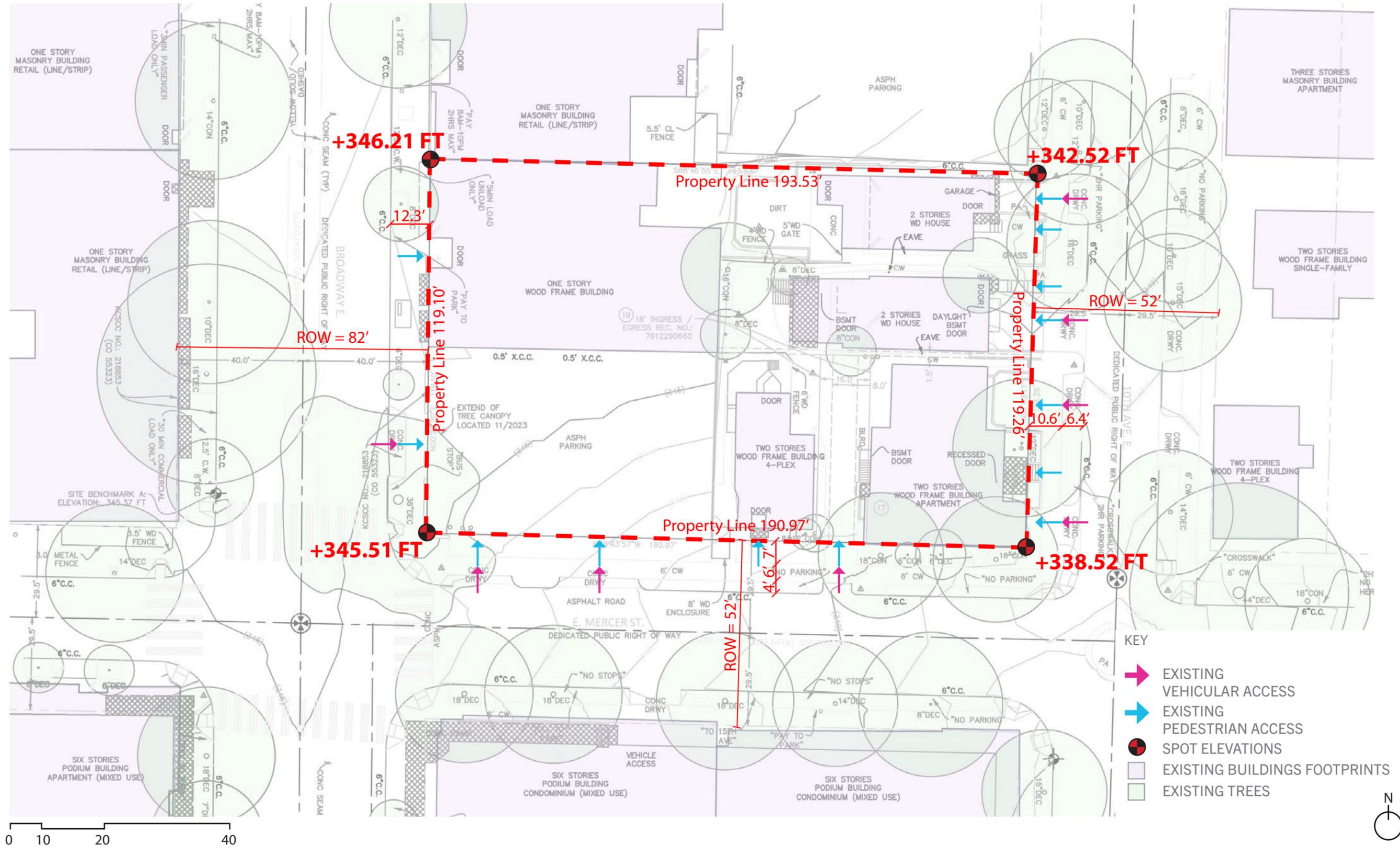


5.0 URBAN DESIGN ANALYSIS NINE-BLOCK AREA SITE AXONOMETRIC

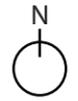
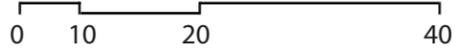
- KEY
- PROJECT PROPERTY LINE
 - 9-BLOCK BOUNDARY AREA



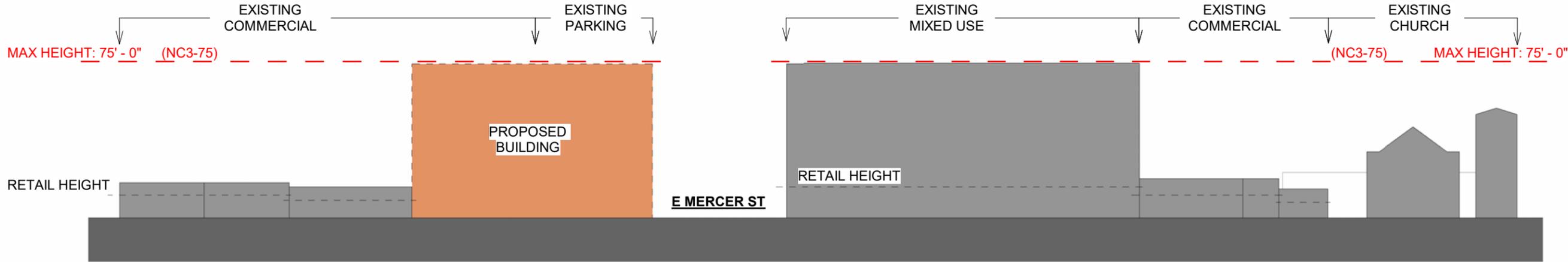
5.0 URBAN DESIGN ANALYSIS SURVEY ANALYSIS



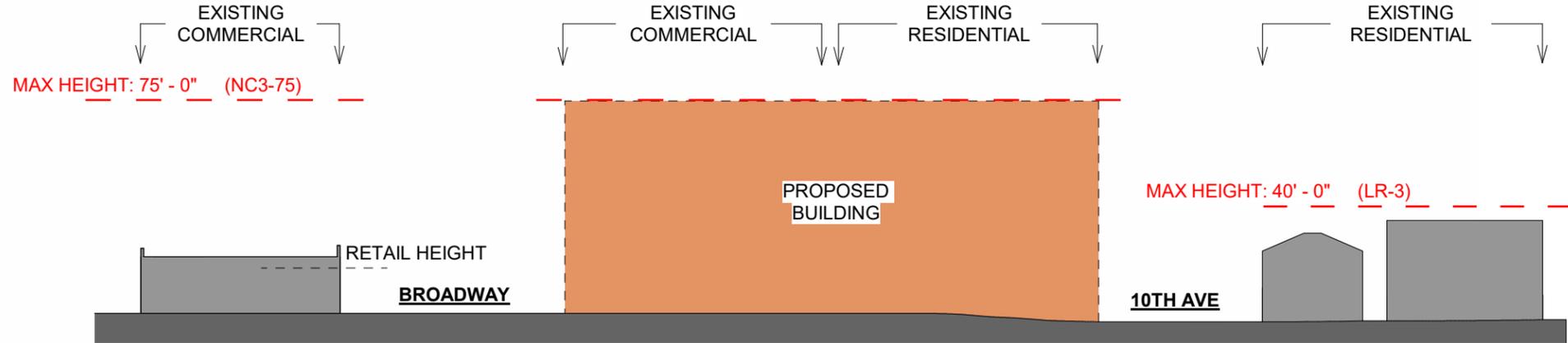
- KEY**
- ➔ EXISTING VEHICULAR ACCESS
 - ➔ EXISTING PEDESTRIAN ACCESS
 - SPOT ELEVATIONS
 - EXISTING BUILDINGS FOOTPRINTS
 - EXISTING TREES



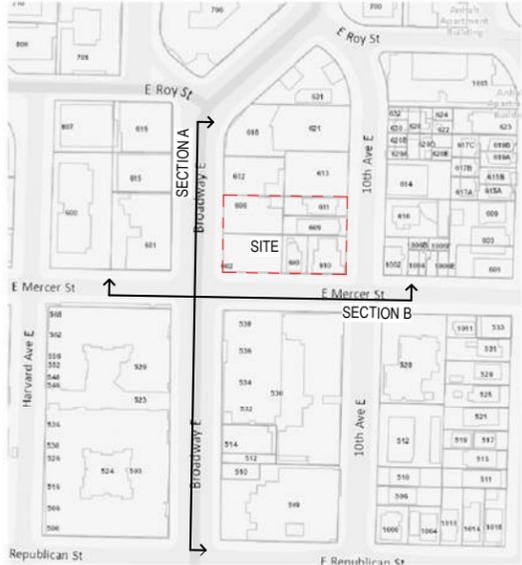
5.0 URBAN DESIGN ANALYSIS SITE SECTION



SECTION A - BROADWAY

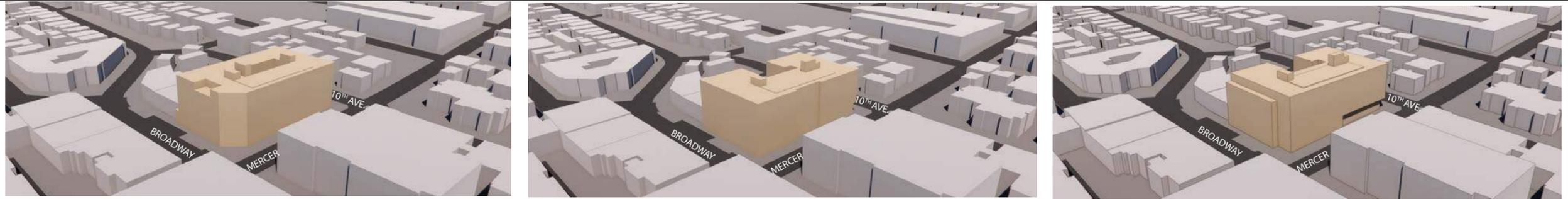


SECTION B - E MERCER



KEY

8.0 ARCHITECTURAL MASSING CONCEPTS CONCEPTUAL DESIGN OPTIONS



	OPTION 1 - CENTER COURT	OPTION 2 - TWIN BOX	OPTION 3 - PREFERRED
# Units	121 Units	121 Units	121 Units
Commercial	10,000 sf	10,000 sf	10,000 sf
Parking Stalls	127 Stalls (122 in 2 levels of below grade parking garage).	127 Stalls (122 in 2 levels of below grade parking garage).	127 Stalls (122 in 2 levels of below grade parking garage).
Opportunities	<ul style="list-style-type: none"> ☑ Primary corner residential entrance. ☑ Parking and service off Mercer, and not visible from Broadway, a pedestrian street. ☑ Possibility of 2 split programs at commercial level. ☑ Dominant massing to anchor the building 	<ul style="list-style-type: none"> ☑ Continuous street level retail provides excellent retail edge at the corner of Broadway E. and E. Mercer St. corner. ☑ Parking and service off Mercer, and not visible from Broadway, a pedestrian street. ☑ U-shape unit arrangement to allow most units facing outward toward a street frontage and provide “eyes on” opportunities, helping with security. 	<ul style="list-style-type: none"> ☑ Prominent retail corner at the corner of Broadway E. and E. Mercer St. ☑ 20 feet commercial base continues the existing retail character of the neighborhood and provide porous street edge. ☑ Upper-level setback on Broadway, reduces the building mass. ☑ Parking and service off Broadway E., a pedestrian street, and E. Mercer St.. ☑ U-shape unit arrangement to allow most units facing outward toward a street frontage and provide “eyes on” opportunities, helping with security. ☑ Live/work units fronting 10th Ave E. provides good transition to the LR zone across the street.
Constraints	<ul style="list-style-type: none"> ☒ Building form does not compliment Broadway E. corridor vernacular. ☒ Corner residential lobby limits street level commercial interaction. ☒ Units adjacent to north property line, with 10’ setback do not have enough privacy and natural light. ☒ Less flexibility with the commercial zones. ☒ Without implementing a zero lot line at north property line, the 10’ break contradicts the massing character of surrounding vernacular. ☒ Interior courtyard units do not have enough natural light. 	<ul style="list-style-type: none"> ☒ Residential entry still falls within the pedestrian zone of the block. ☒ Less visual depth and interest. ☒ The massing of the building poses a challenge with fitting proportions of neighboring buildings. 	<ul style="list-style-type: none"> ☒ Special design attention to respond to the different street frontages.
Compliance	No Departures	<ul style="list-style-type: none"> • Departure #1: For zones with height limit 75’: Avg 8’ setback above 65’ ht from front lot line. 23.47A.014.C. 	No Departures

8.0 ARCHITECTURAL MASSING CONCEPTS CONCEPTUAL DESIGN OPTION 1 (CENTER COURT)

DESIGN REVIEW PROPOSAL - OPTION 1 (CENTER COURT)

DESCRIPTION

Option designed with an anchoring approach. The internal courtyard residential tower allows the building to achieve strong architectural chamfered form, and adds prominent presence to anchor the north end of the Broadway E. corridor. This option creates the opportunity of two distinct commercial programs with a distinguished residential entry to celebrate the intersection of Broadway E. and E. Mercer St.

PROGRAM

- Height: 75 feet (Max.)
- Stories: 6 Stories
- Retail: 10,000 SF
- Units: 121 Units
- Parking Stalls: 127 Stalls (122 stalls in 2 levels of below grade garage)

DEPARTURES

- No

ADVANTAGES

- ☑ Primary corner residential entrance.
- ☑ Parking and service off Mercer, and not visible from Broadway, a pedestrian street.
- ☑ Possibility of 2 split programs at commercial level.
- ☑ Dominant massing to anchor the building

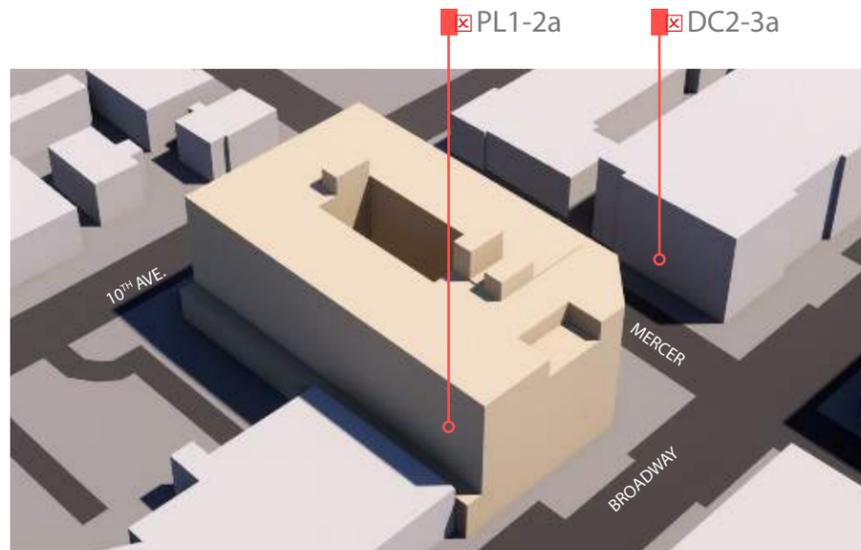
CHALLENGES

- ☒ Building form does not compliment Broadway E. corridor vernacular.
- ☒ Corner residential lobby limits street level commercial interaction.
- ☒ Units adjacent to north property line do not have enough privacy and daylight.
- ☒ Less flexibility with the commercial zones.
- ☒ Less visual depth and interest.
- ☒ Without implementing a zero lot line at north property line, the 10' break contradicts the massing character of surrounding vernacular.
- ☒ Interior courtyard units do not have enough natural light.

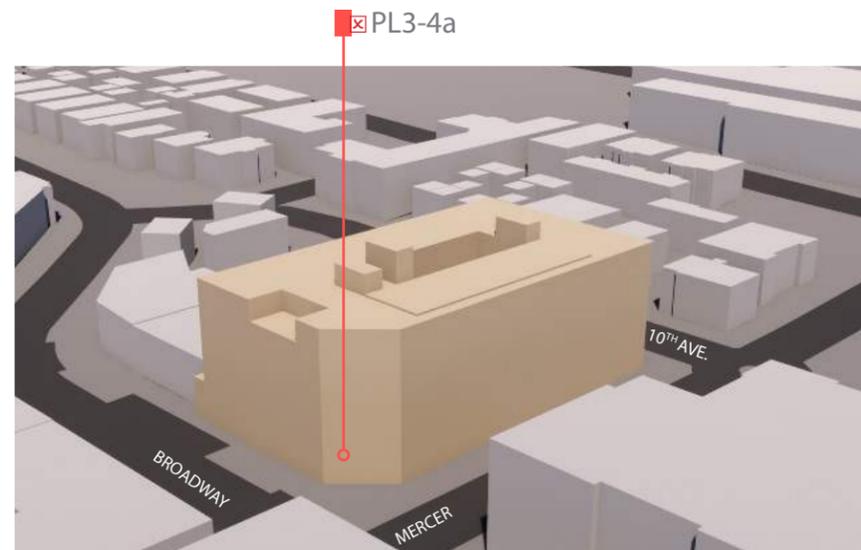
DESIGN GUIDELINES

- ☒ DC2-3a **FIT WITH NEIGHBORING BUILDINGS**
- ☒ PL3-4a **RETAIL EDGE**
- ☒ CS1-2 **SUNLIGHT SHADE AND NATURAL VENTILATION**
- ☒ CS2-1a **SENSE OF PLACE**
- ☒ PL1-2a **ADDING TO PUBLIC LIFE**
- ☒ PL3-3a **LIVE/WORK EDGES**
- ☑ DC1-2a **PARKING & VEHICLE ACCESS**
- ☑ PL3-1b **IDENTIFIABLE COMMON ENTRIES**
- ☑ CS2-2 **RESPOND TO DIFFERENT STREETS**

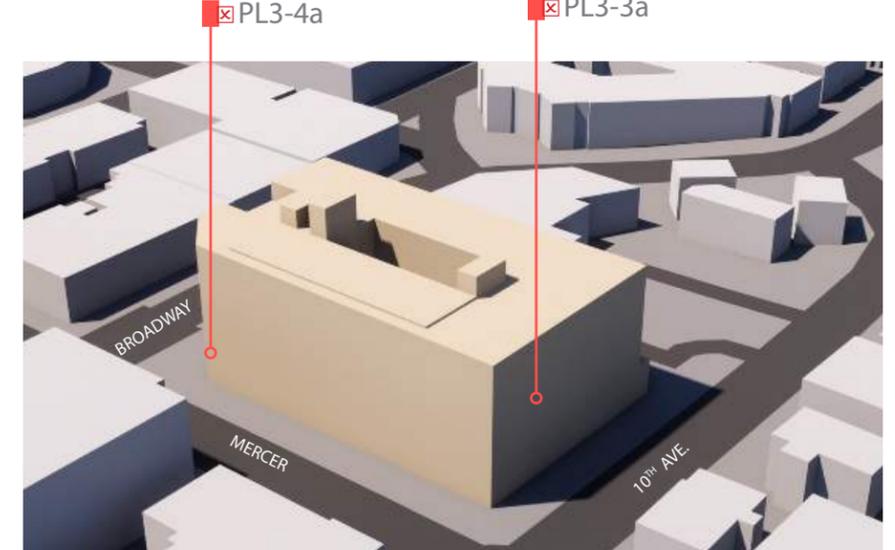
VIEW LOOKING SOUTHEAST



VIEW LOOKING NORTHEAST

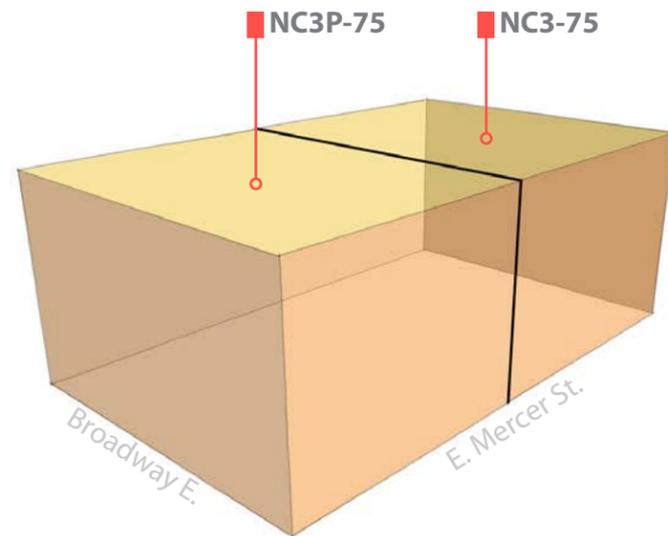


VIEW LOOKING NORTHWEST



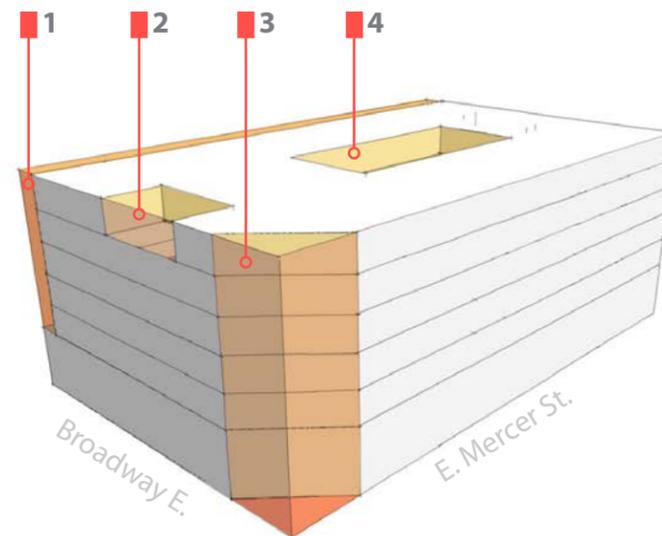
8.0 ARCHITECTURAL MASSING CONCEPTS CONCEPTUAL DESIGN OPTION 1 (CENTER COURT)

ZONING ENVELOPE



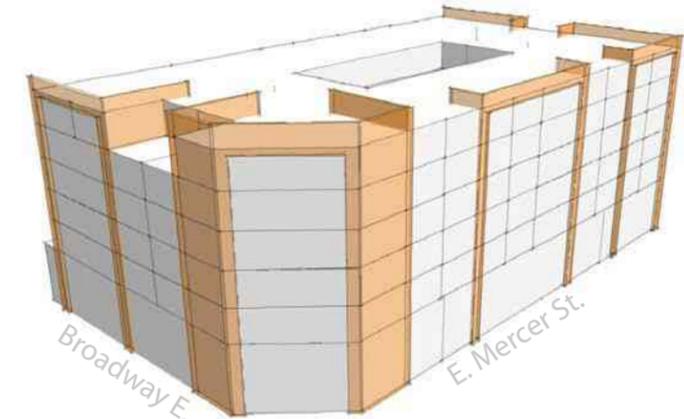
NC3P-75 max height: 75'
NC3-75 max height: 75'

EROSION/CARVING



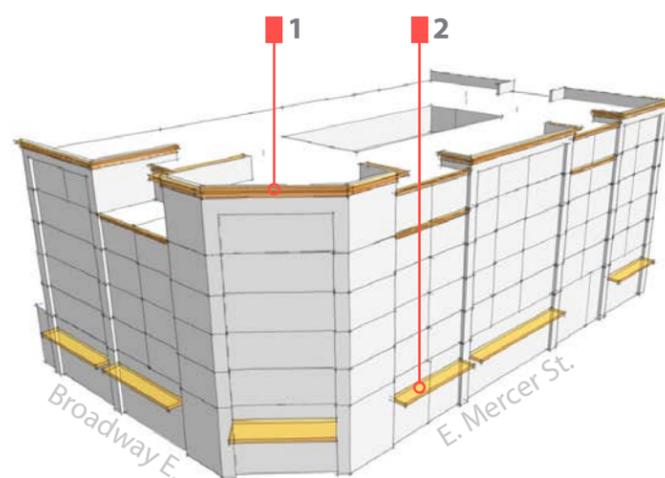
- 1) Building code driven 10' setback for fenestration
- 2) Zoning code average 8' setback above 65' height
- 3) Chamfered corner accentuating entrance
- 4) Lightwell

MODULATION



Modulation to reduce overall massing

PROJECTION



- 1) Cornice detailing
- 2) Weather protection

FENESTRATION



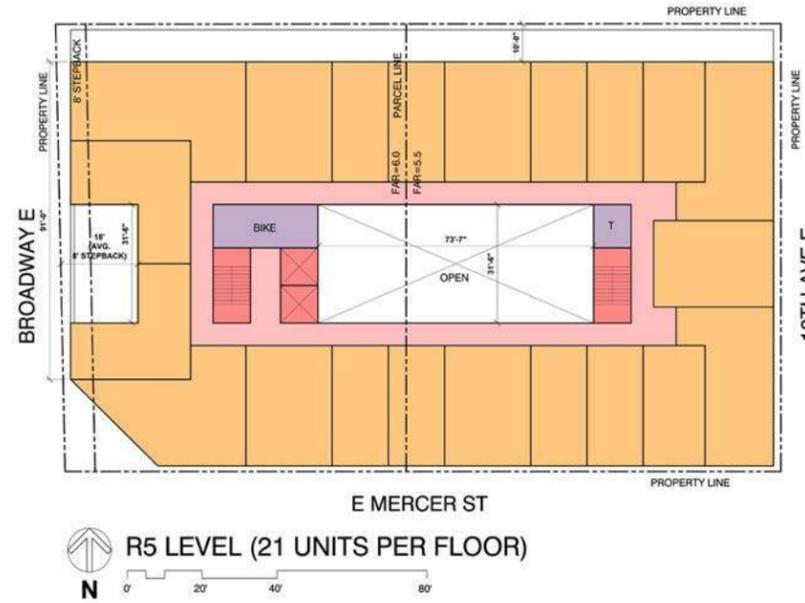
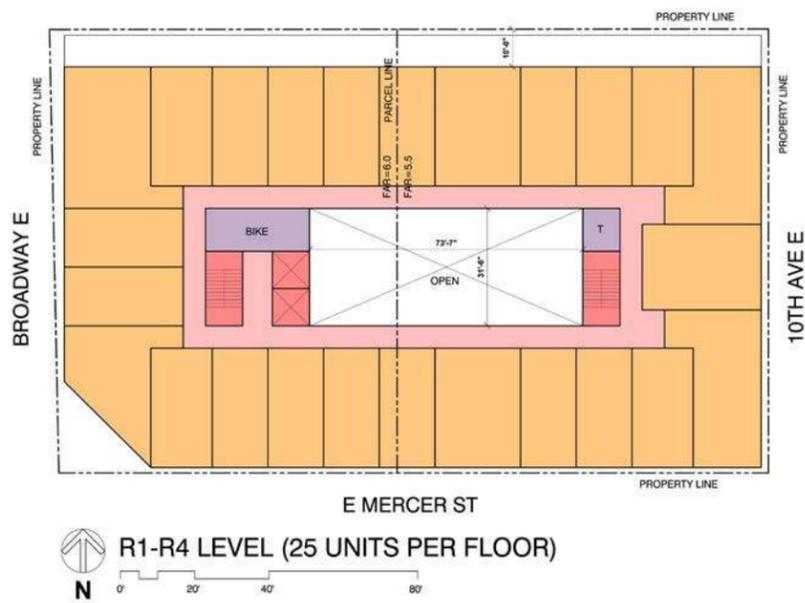
Fenestration provides human scale

MATERIAL/COLOR TRANSITION

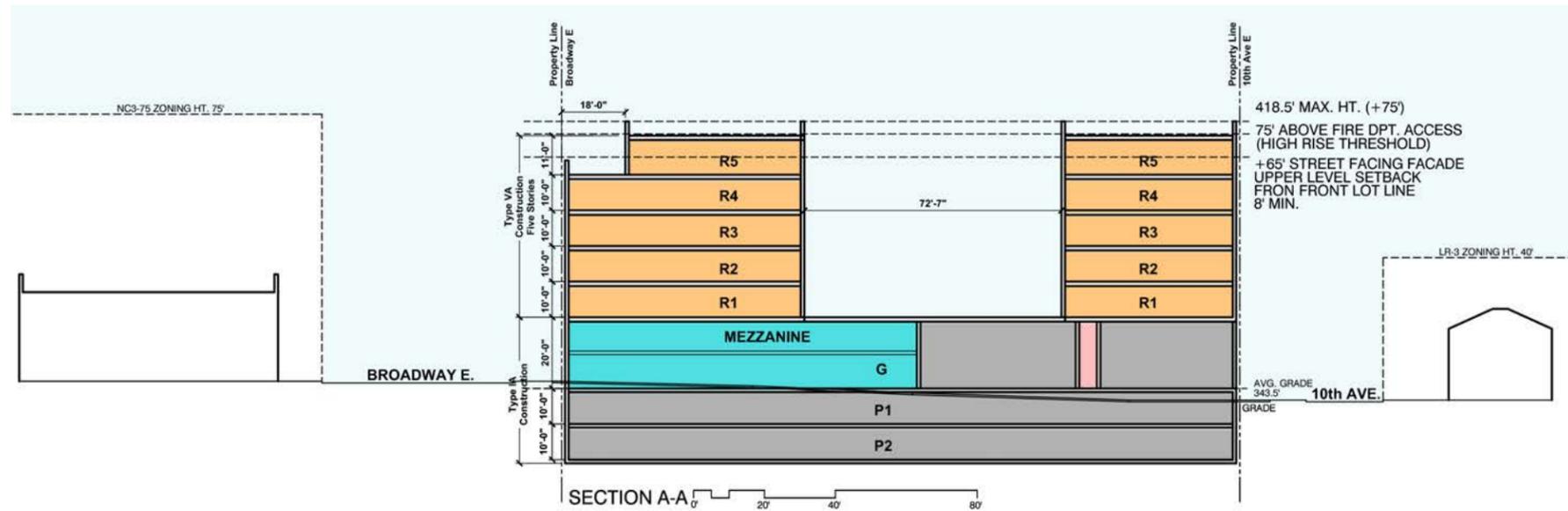


Material to accentuate modulation

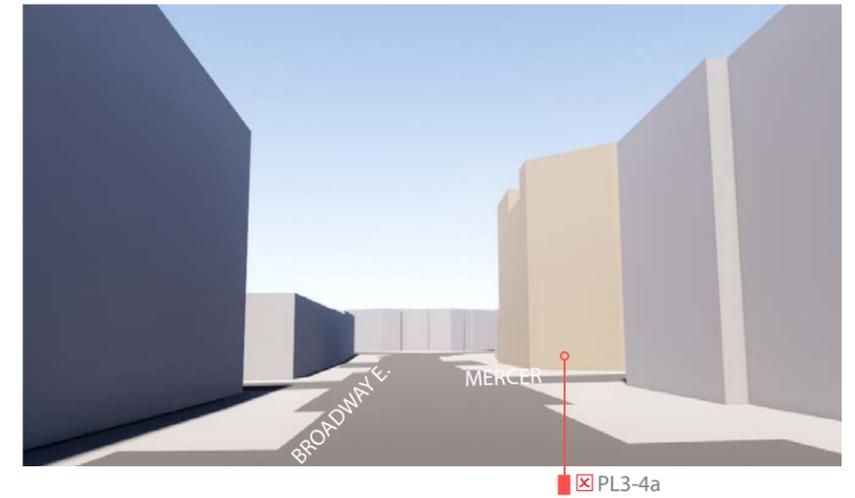
8.0 ARCHITECTURAL MASSING CONCEPTS CONCEPTUAL DESIGN OPTION 1 (CENTER COURT)



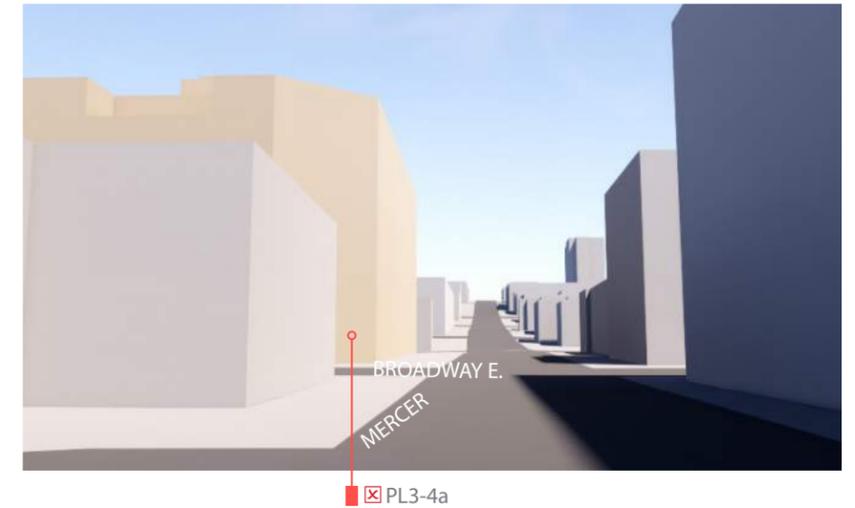
8.0 ARCHITECTURAL MASSING CONCEPTS CONCEPTUAL DESIGN OPTION 1 (CENTER COURT)



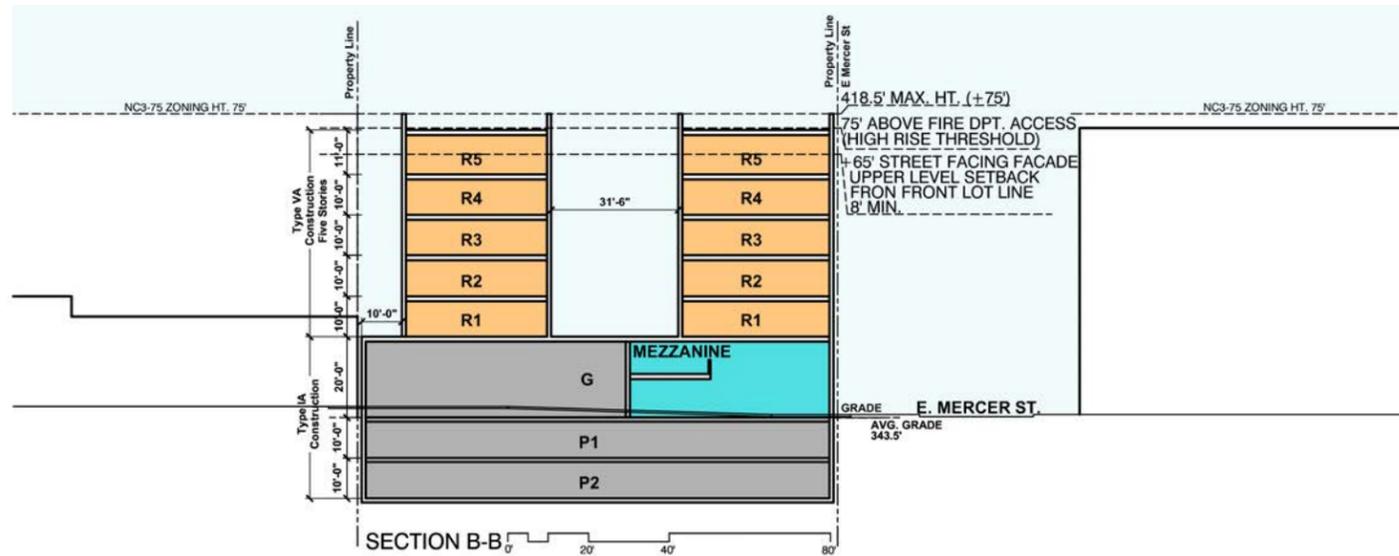
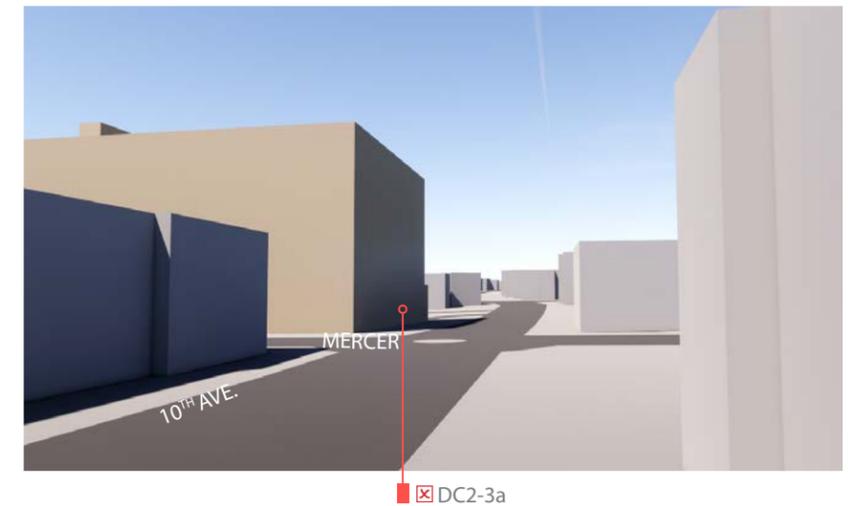
BROADWAY E. LOOKING NORTH



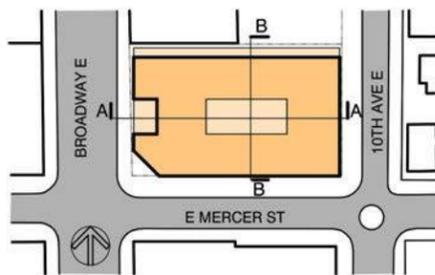
E MERCER ST. LOOKING EAST



10TH ST. LOOKING NORTH



SECTION KEY



8.0 ARCHITECTURAL MASSING CONCEPTS CONCEPTUAL DESIGN OPTION 2 (TWIN BOX)

DESIGN REVIEW PROPOSAL - OPTION 2 (TWIN BOX)

DESCRIPTION

Option features an U-shape residential tower above the commercial base. North facing courtyard and recessed residential entry creates delineation between the commercial and residential portions of the building. The massing is reflective of the surrounding zones and adds to the character of Broadway's commercial zone and 10th's residential zone.

PROGRAM

- Height: 75 feet (Max.)
- Stories: 6 Stories
- Retail: 10,000 SF
- Units: 121 Units
- Parking Stalls: 127 Stalls (122 stalls in 2 levels of below grade garage)

DEPARTURES

- Yes - Set back at 65 ft along Broadway.
23.47A.014.C

ADVANTAGES

- ✓ Continuous street level retail provides excellent retail edge at the corner of Broadway E. and E. Mercer St. corner.
- ✓ Parking and service off Mercer, and not visible from Broadway, a pedestrian street.
- ✓ U-shape unit arrangement to allow most units facing outward toward a street frontage and provide "eyes on" opportunities, helping with security.

CHALLENGES

- ✗ Residential entry still falls within the pedestrian zone of the block.
- ✗ Less visual depth and interest.
- ✗ The massing of the building poses a challenge with fitting proportions of neighboring buildings.

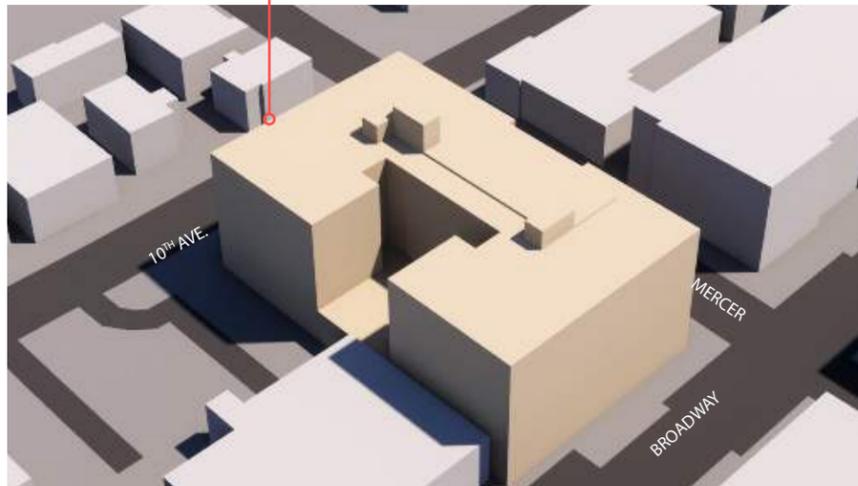
DESIGN GUIDELINES

- ✗ DC2-3a
- ✗ CS3-1a
- ✗ PL3-1b
- ✗ PL1-2a
- ✗ CS2-1a
- ✗ PL3-3a
- ✓ PL3-4a
- ✓ DC1-2a

- FIT WITH NEIGHBORING BUILDINGS**
- FITTING OLD AND NEW TOGETHER**
- ENTRIES**
- ADDING TO PUBLIC LIFE**
- SENSE OF PLACE**
- LIVE/WORK EDGES**
- RETAIL EDGES**
- PARKING AND SERVICE USES**

VIEW LOOKING SOUTHEAST

✗ DC2-3a



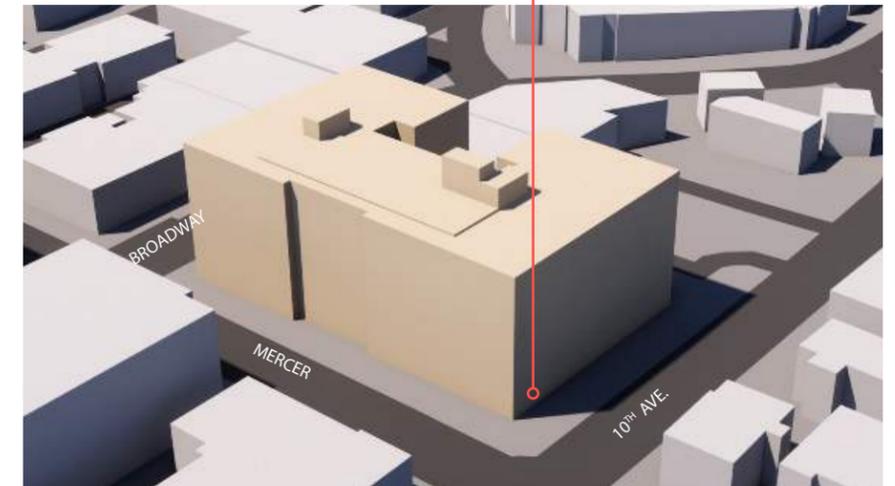
VIEW LOOKING NORTHEAST

✗ DC2-3a



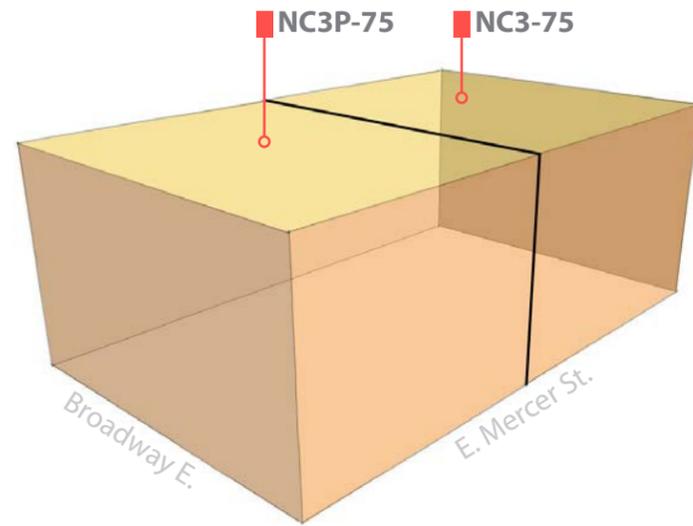
VIEW LOOKING NORTHWEST

✗ PL3-3a



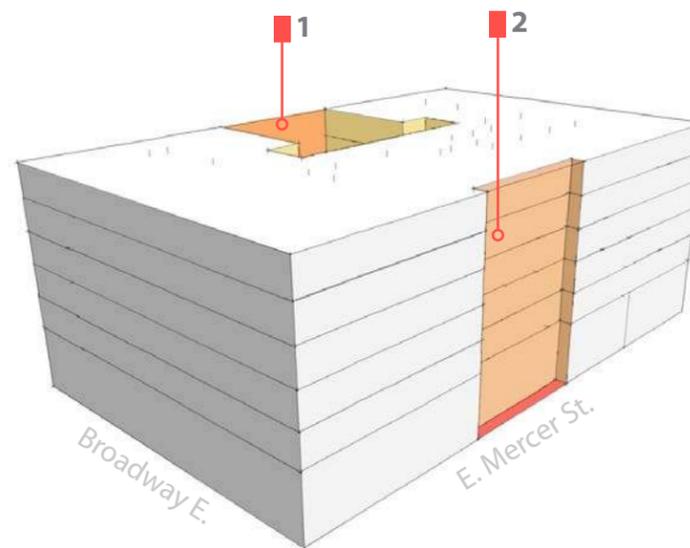
8.0 ARCHITECTURAL MASSING CONCEPTS CONCEPTUAL DESIGN OPTION 2 (TWIN BOX)

ZONING ENVELOPE



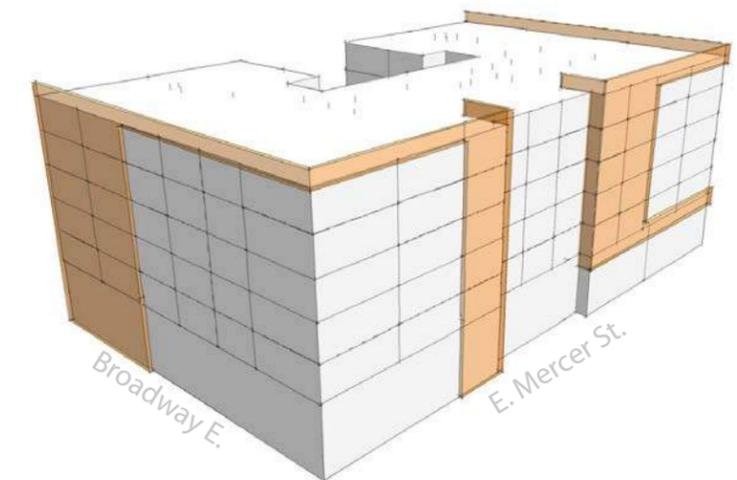
NC3P-75 max height: 75'
NC3-75 max height: 75'

EROSION/CARVING



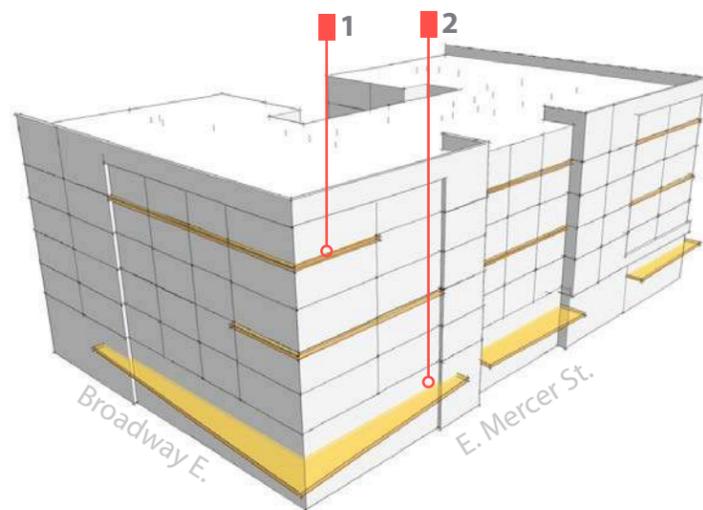
1) Lightwell
2) Recessed entry compensating for the zone required setback along Broadway

MODULATION



Modulation to reduce overall massing

PROJECTION



1) Specific level protrusion breaking up the scale
2) Weather protection

FENESTRATION



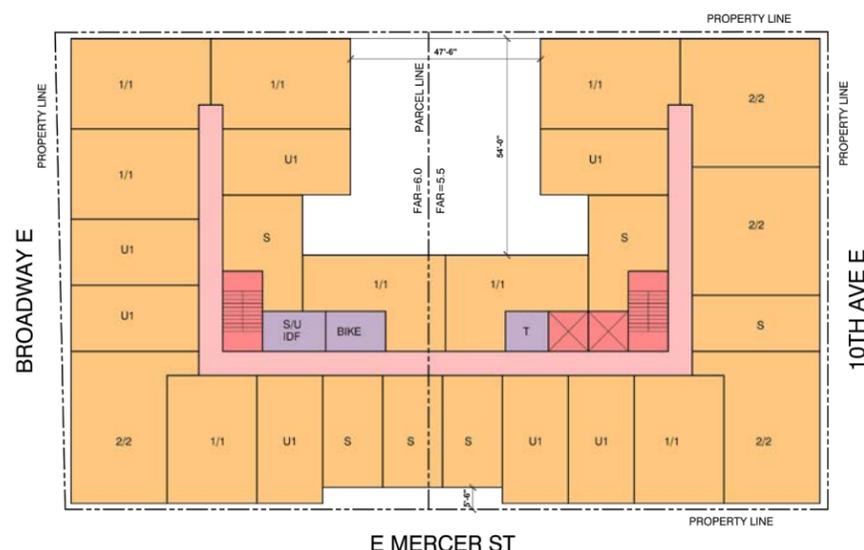
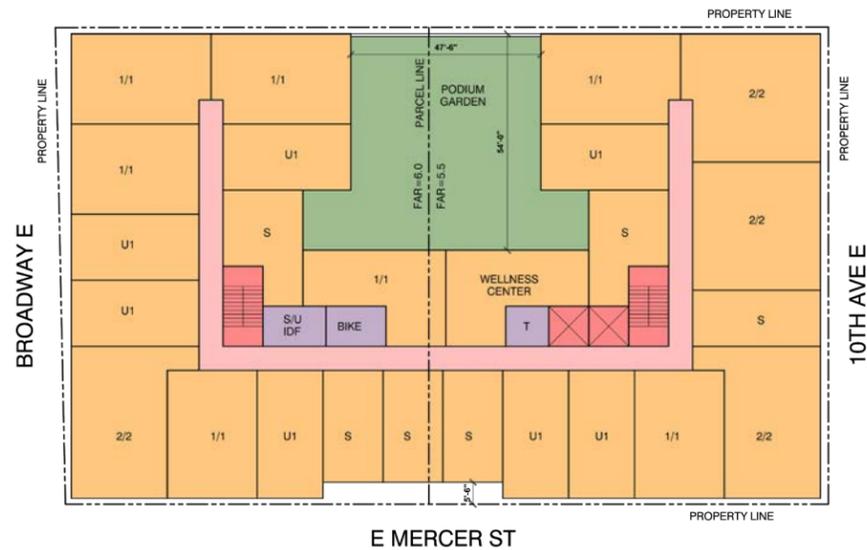
Fenestration provides human scale

MATERIAL/COLOR TRANSITION

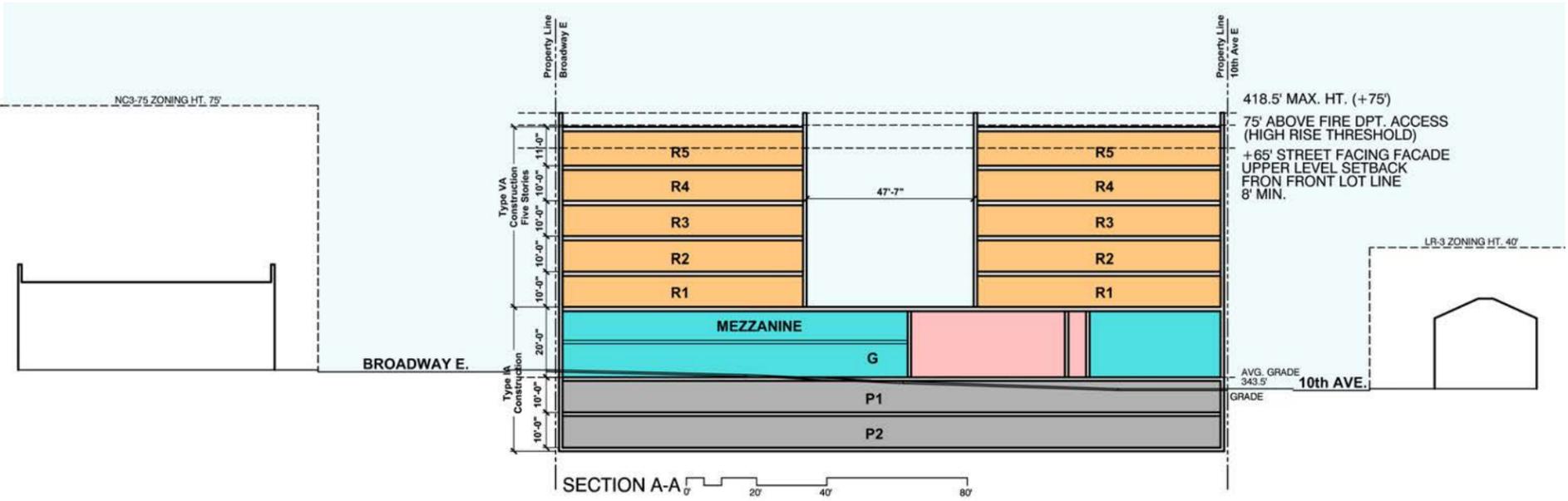


Material to accentuate modulation

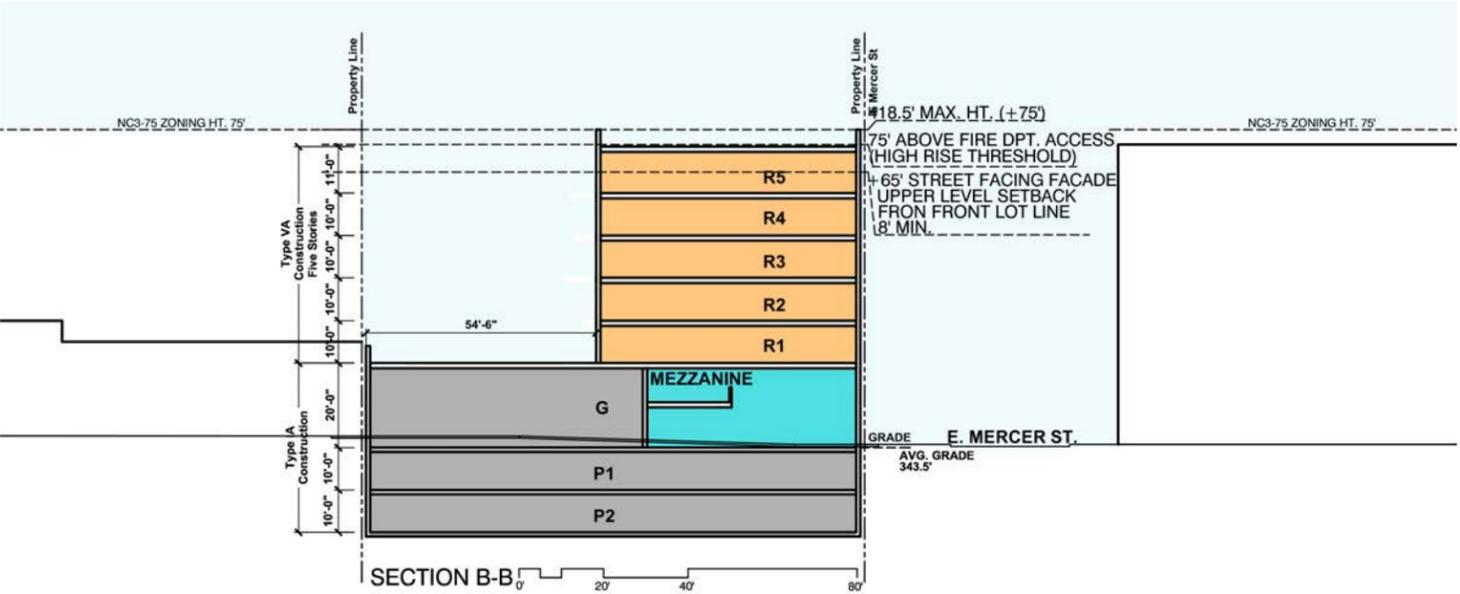
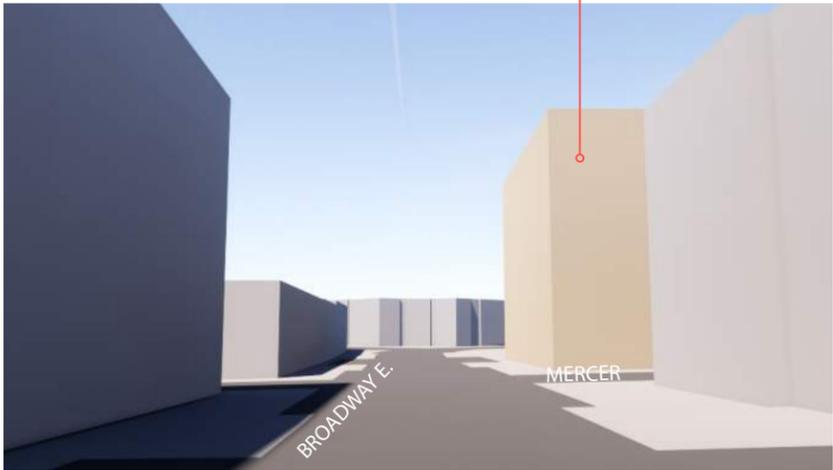
8.0 ARCHITECTURAL MASSING CONCEPTS CONCEPTUAL DESIGN OPTION 2 (TWIN BOX)



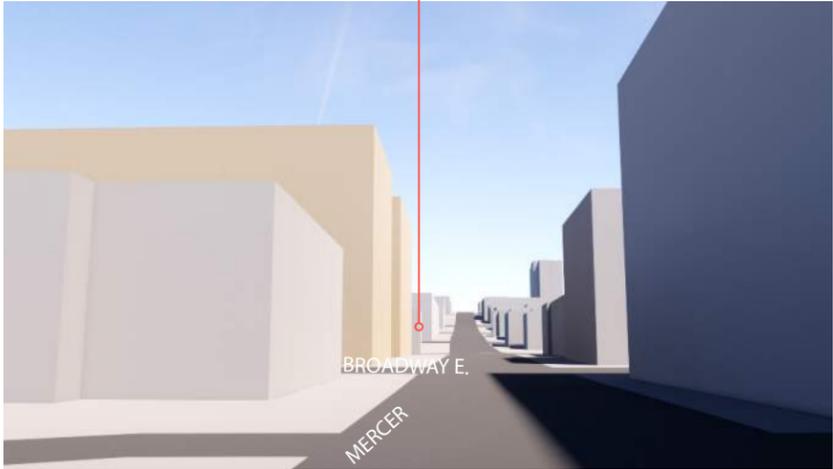
8.0 ARCHITECTURAL MASSING CONCEPTS CONCEPTUAL DESIGN OPTION 2 (TWIN BOX)



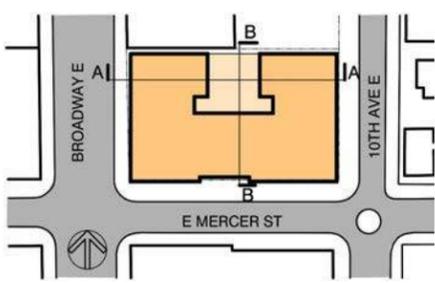
BROADWAY E. LOOKING NORTH



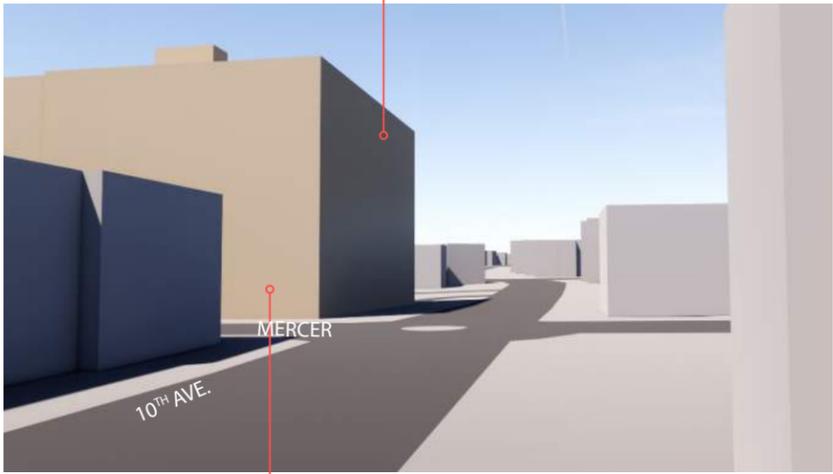
E MERCER ST. LOOKING EAST



SECTION KEY



10TH STREET LOOKING NORTH



8.0 ARCHITECTURAL MASSING CONCEPTS CONCEPTUAL DESIGN OPTION 3 (PREFERRED)

DESIGN REVIEW PROPOSAL - OPTION 3 (PREFERRED OPTION)

DESCRIPTION

Option continues the character of the Broadway E. corridor massing vernacular. The U-shape 5-level residential over high ceiling commercial base preserves the scale and character of the surrounding mixed-use neighborhood. This option supports most units facing outward towards a street frontage and provide "eyes on" security. Secondary architectural elements, projecting balconies, attention to building materials, and street level weather protection will add visual depth and interest to the building. Selective design elements and detailed attention to proportion and fenestration pattern to create a unified design that fits with the neighboring buildings.

PROGRAM

- Height: 75 feet
- Stories: 6 Stories
- Retail: 10,000 SF
- Units: 121 Units
- Parking Stalls: 127 Stalls (122 stalls in 2 levels of below grade garage)

DEPARTURES

- No

ADVANTAGES

- ✓ Prominent retail corner at the corner of Broadway E. and E. Mercer St.
- ✓ 20 feet commercial base continues the existing retail character of the neighborhood and provide porous street edge.
- ✓ Upper-level setback on Broadway, reduces the building mass.
- ✓ Parking and service off Broadway E., a pedestrian street, and E. Mercer St..
- ✓ U-shape unit arrangement to allow most units facing outward toward a street frontage and provide "eyes on" opportunities, helping with security.
- ✓ Live/work units fronting 10th Ave E. provides good transition to the LR zone across the street.

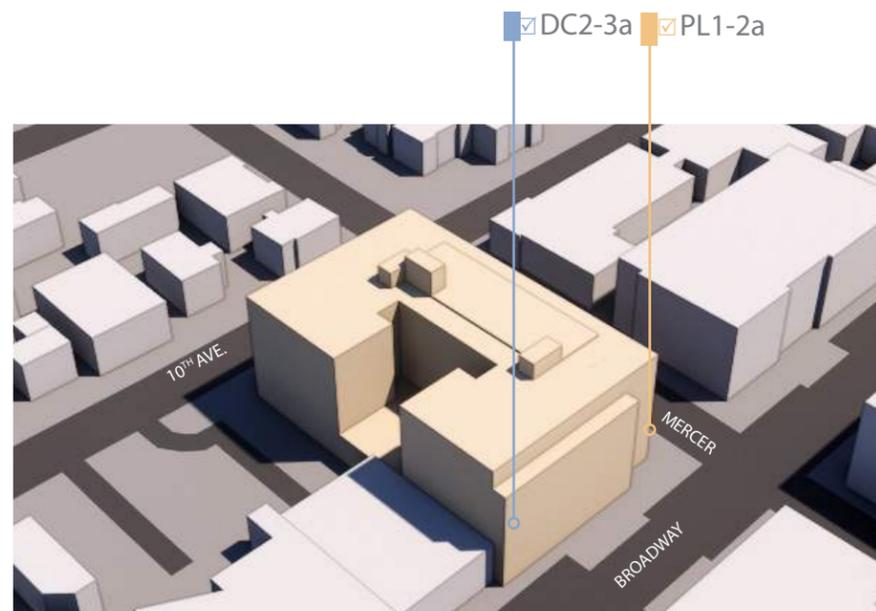
CHALLENGES

- ✗ Special design attention to respond to the different street frontages.

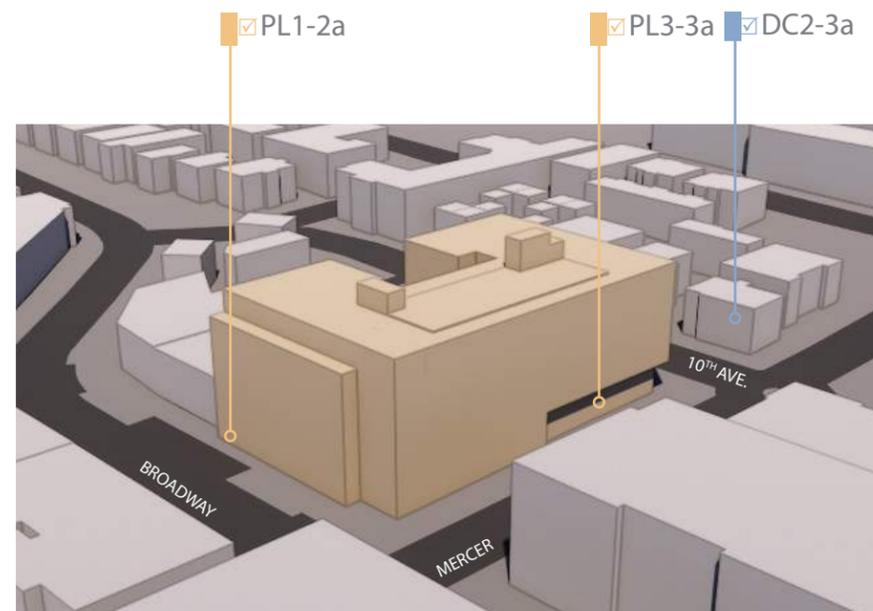
DESIGN GUIDELINES

- ✓ PL3-4a
 - ✓ CS2-1a
 - ✓ DC2-3a
 - ✓ DC1-2a
 - ✓ PL1-2a
 - ✓ PL3-3a
 - ✓ CS2-2
 - ✓ PL2-3a
- RETAIL EDGES**
SENSE OF PLACE
FIT WITH NEIGHBORING BUILDINGS
PARKING AND SERVICE USES
ADDING TO PUBLIC LIFE
LIVE/WORK EDGES
RESPOND TO DIFFERENT STREETS
WEATHER PROTECTION

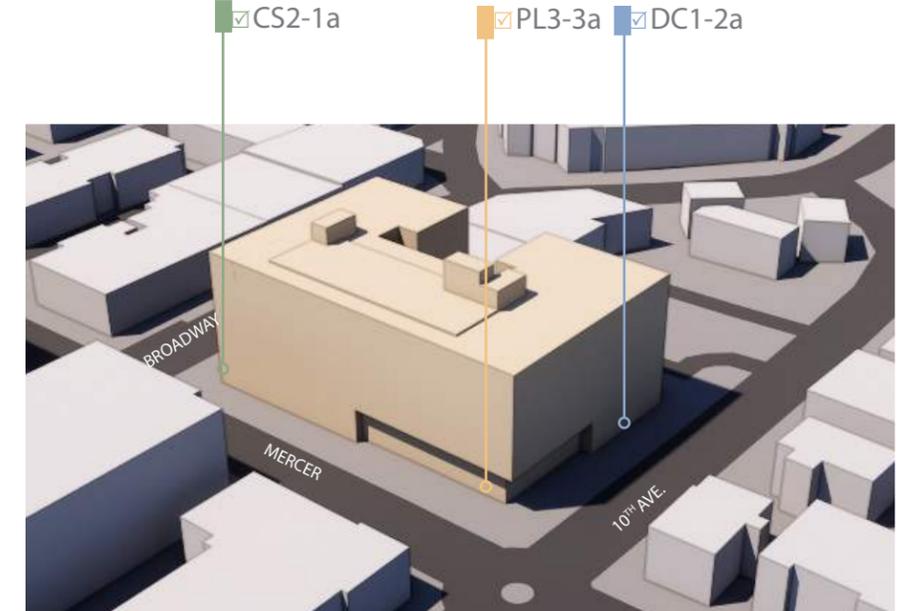
VIEW LOOKING SOUTHEAST



VIEW LOOKING NORTHEAST

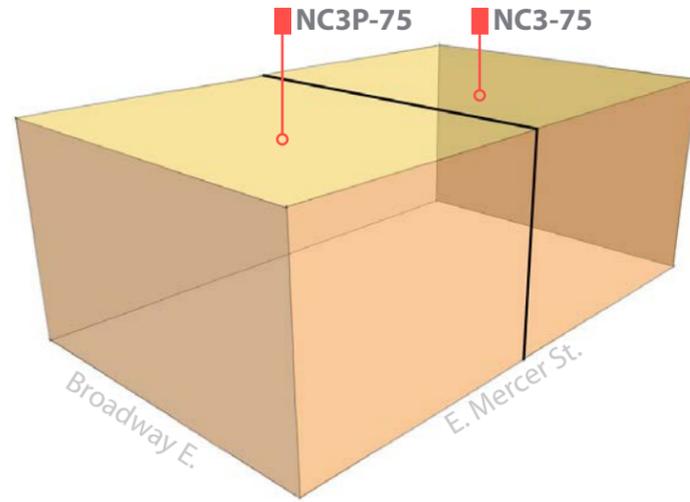


VIEW LOOKING NORTHWEST



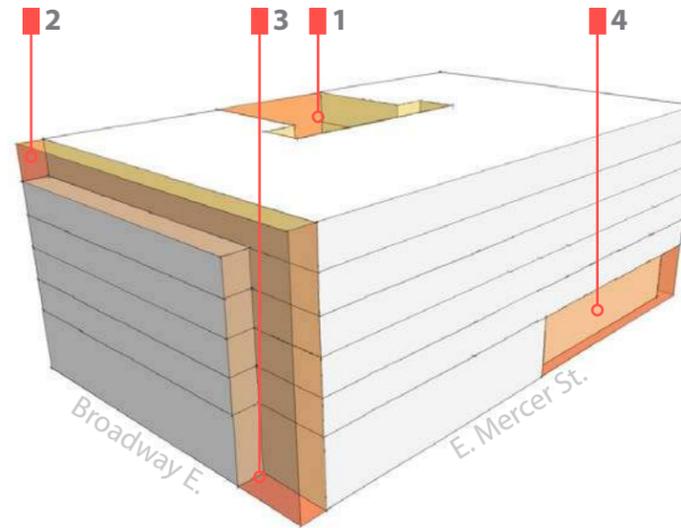
8.0 ARCHITECTURAL MASSING CONCEPTS CONCEPTUAL DESIGN OPTION 3 (PREFERRED)

ZONING ENVELOPE



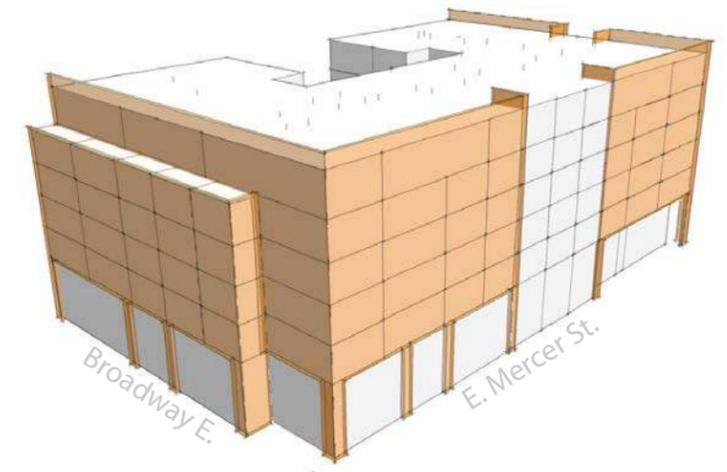
NC3P-75 max height: 75'
NC3-75 max height: 75'

EROSION/CARVING



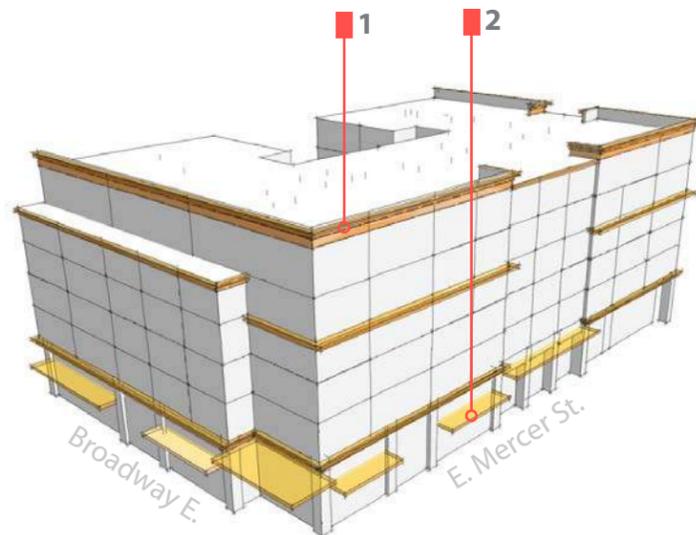
- 1) Lightwell
- 2) Zoning required setback at 65'
- 3) Erosion to accommodate existing tree
- 4) Match the scale of the LR-3 zone

MODULATION



Modulation to reduce overall massing

PROJECTION



- 1) Cornice detailing
- 2) Weather protection

FENESTRATION



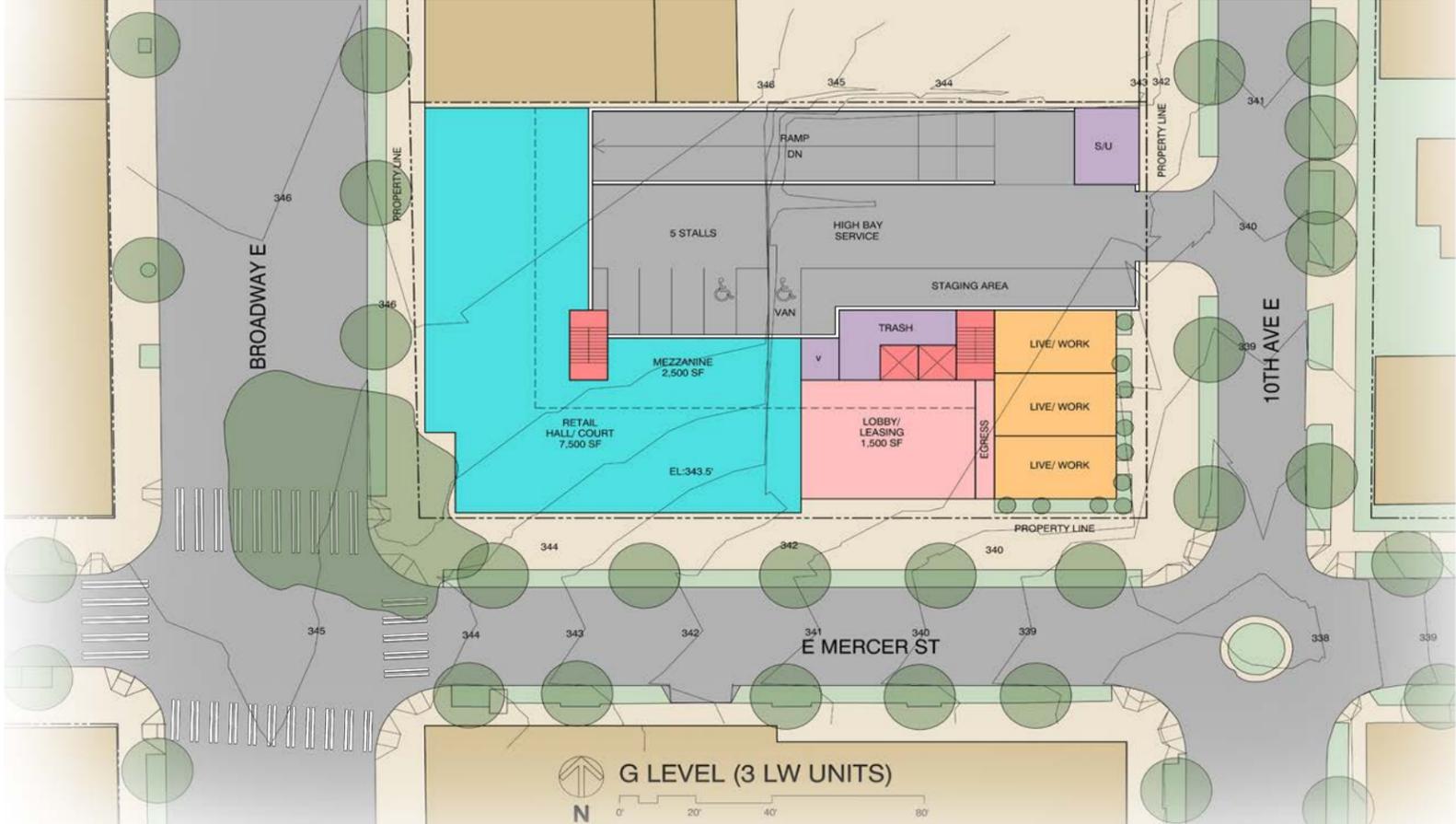
Fenestration provides human scale

MATERIAL/COLOR TRANSITION

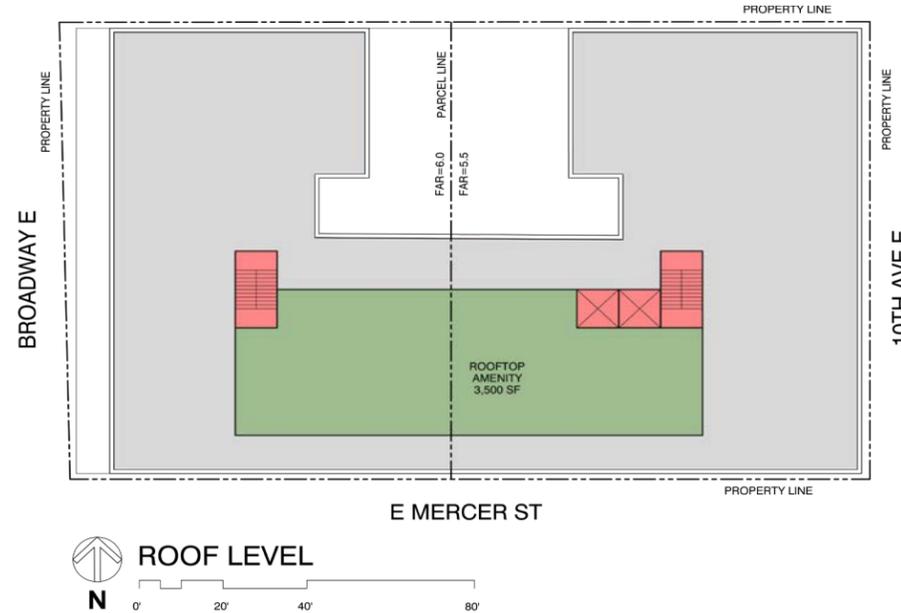
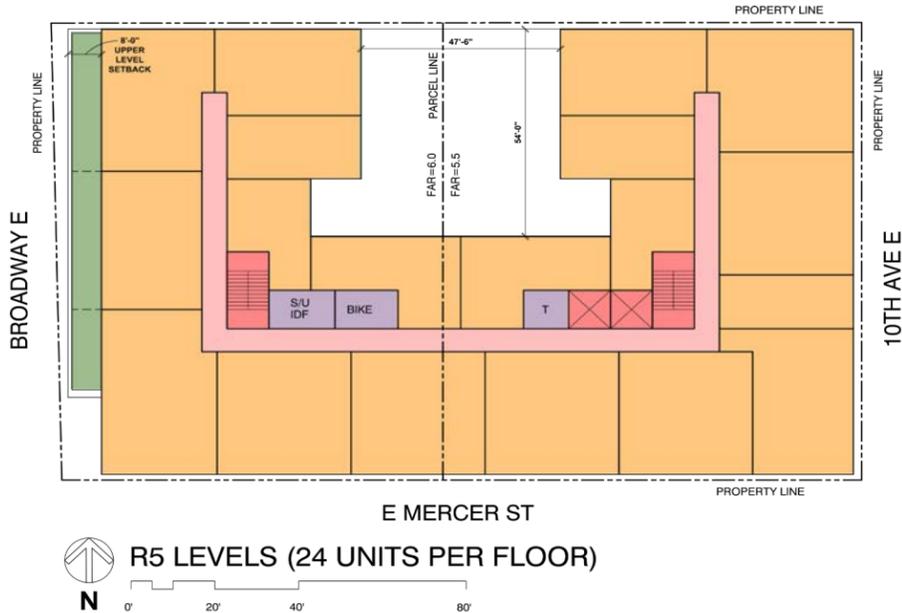
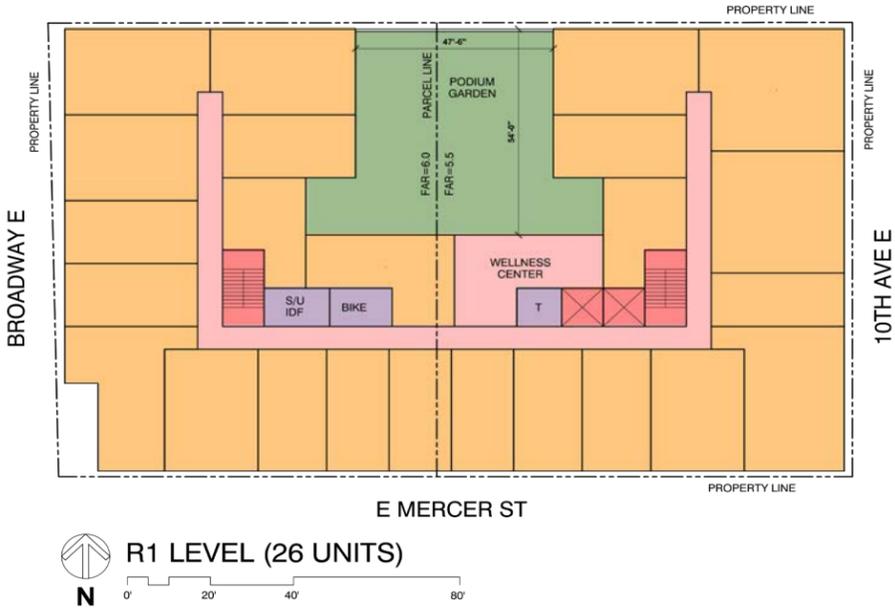


Material to accentuate modulation

8.0 ARCHITECTURAL MASSING CONCEPTS CONCEPTUAL DESIGN OPTION 3 (PREFERRED)

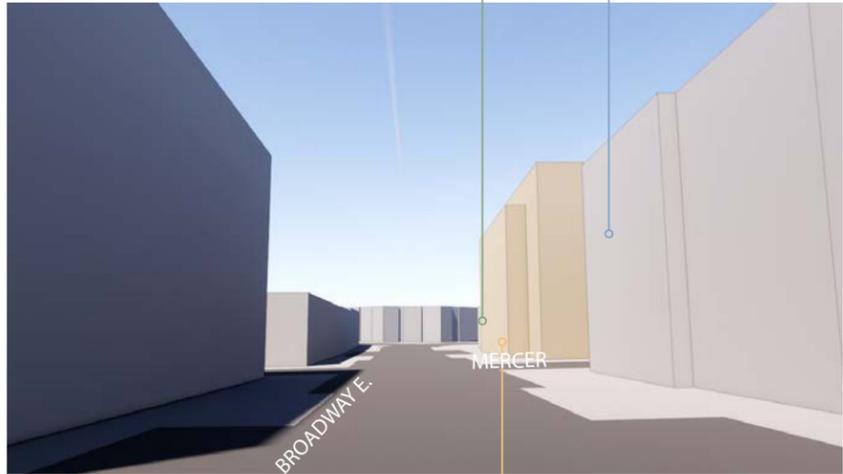


- PROGRAM KEY**
- CIRCULATION - RESIDENTIAL
 - CIRCULATION CORES
 - UTILITY / STORAGE
 - UNIT
 - COMMERCIAL



8.0 ARCHITECTURAL MASSING CONCEPTS CONCEPTUAL DESIGN OPTION 3 (PREFERRED)

BROADWAY E. LOOKING NORTH CS2-1a DC2-3a



PL3-4a

E MERCER ST. LOOKING EAST PL3-3a

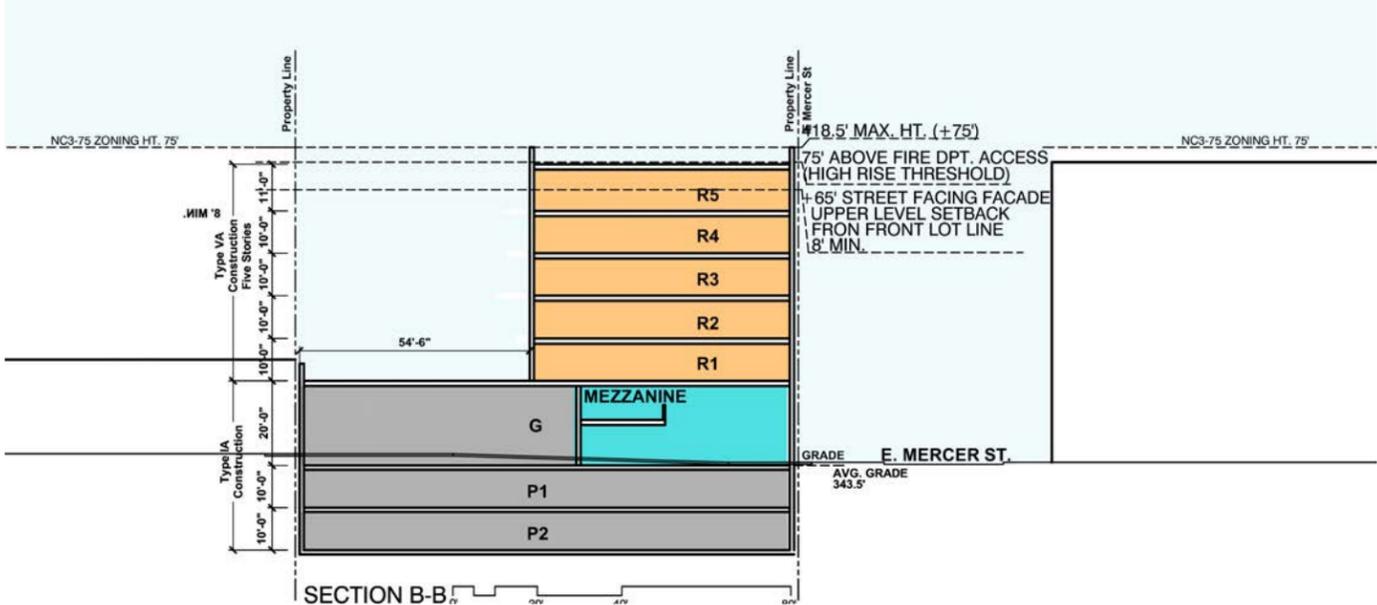
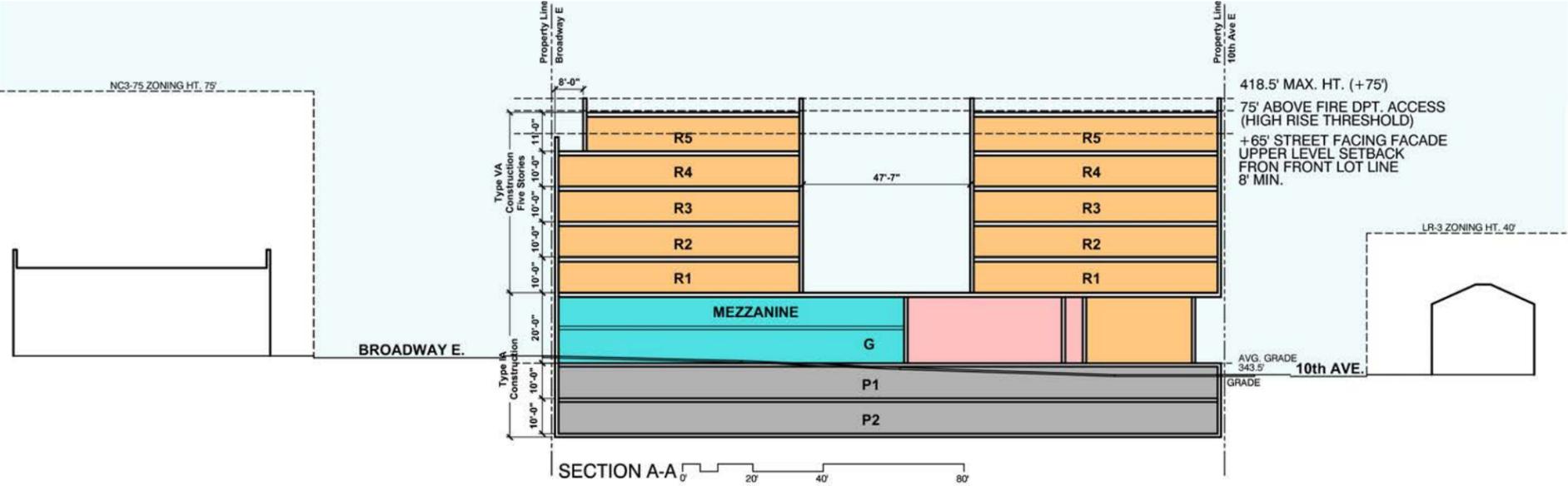


PL3-4a

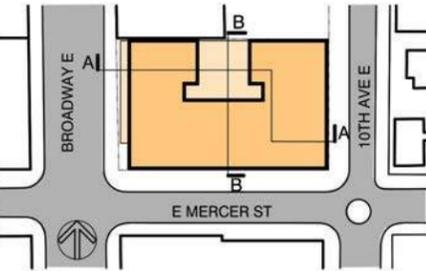
10TH STREET LOOKING NORTH DC1-2a



PL3-3a



SECTION KEY



8.0 ARCHITECTURAL MASSING CONCEPTS CONTEXTUAL PRECEDENCE

PATENT 523 APARTMENTS



High retail base



LYRIC APARTMENTS



Strong separation between base, middle, and top



8.0 ARCHITECTURAL MASSING CONCEPTS CONTEXTUAL PRECEDENCE

STATION HOUSE



Ground level change in cladding and fenestration at transition of zones.



BROADWAY CROSSING



Prominent corner entry



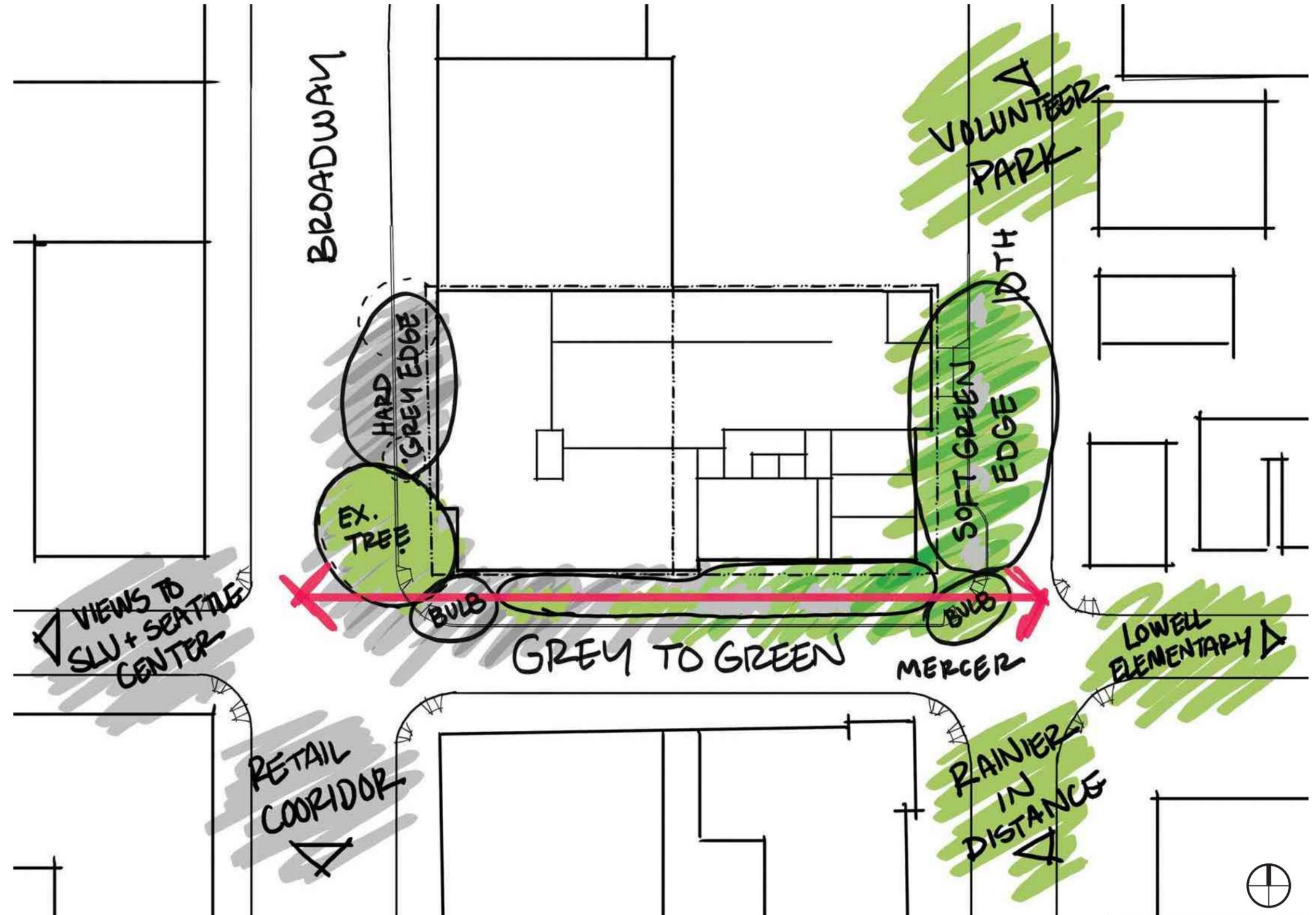
8.0 ARCHITECTURAL MASSING CONCEPTS LANDSCAPE DESIGN

Site Context

Set in the north end of the Capitol Hill Urban Village, the project site bridges the bustling, hard grey edge of Broadway and the soft green residential neighborhood to the east.

The retail-oriented Broadway is the host of sidewalk cafes and high pedestrian traffic volumes. Appropriately, the majority of ROW spaces is hardened to support these uses. As you move east on Mercer, however, more space is given to planting strips. 10th Ave is a classic Seattle neighborhood street: dotted with street trees, ROW planting strips create a more lush setting.

Lowell Elementary School is just two blocks east, while Volunteer Park is a short walk to the northeast. At points around the site there are ties to the Puget Sound; Mount Rainier looms in the distance, while glimpses of South Lake Union and Seattle Center can be seen due west.



8.0 ARCHITECTURAL MASSING CONCEPTS LANDSCAPE DESIGN

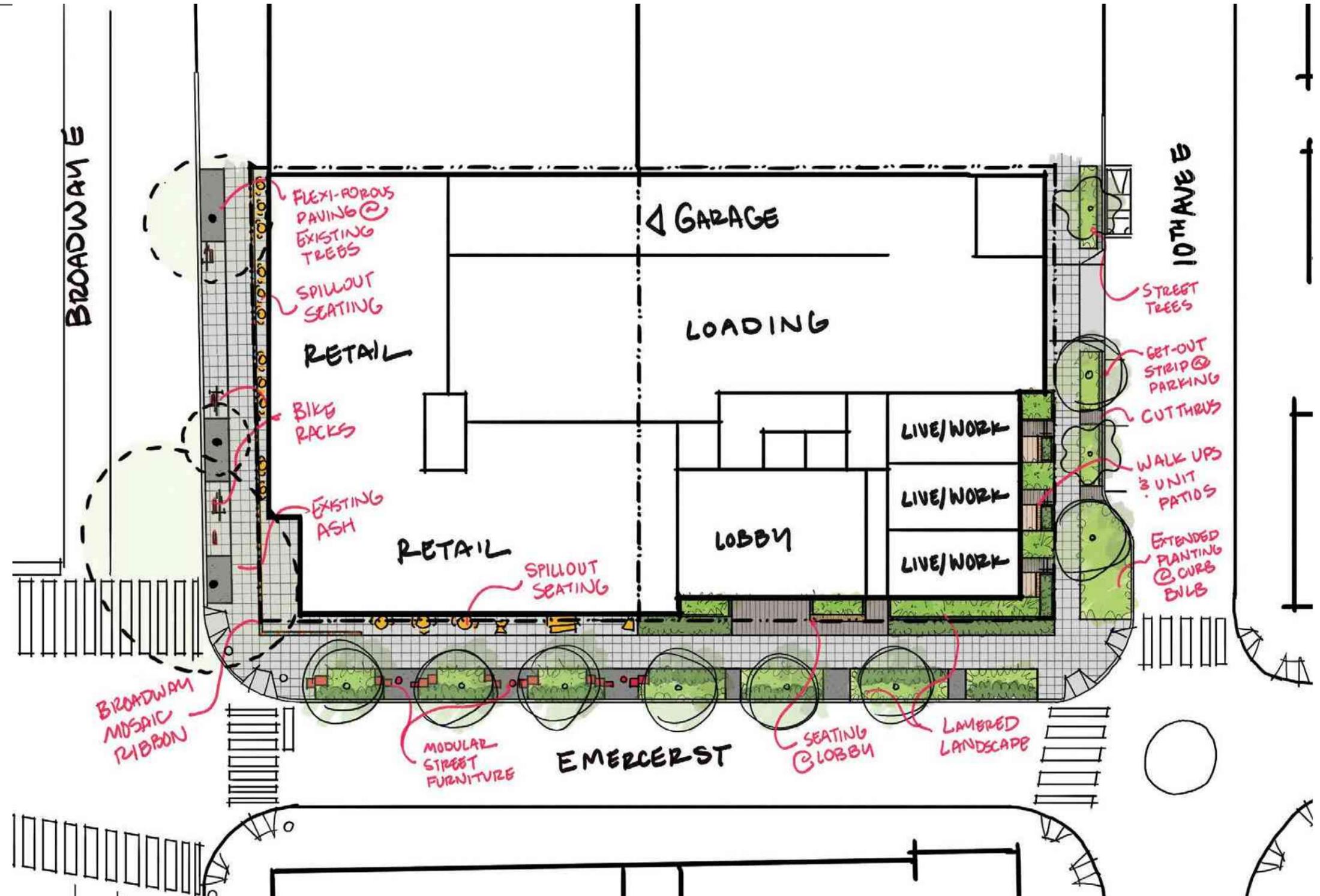
Site Landscape Plan

The site design aims to stitch the project in to the surrounding urban fabric with generous sidewalk widths and improved hard scape to the west, and an increasingly lush public realm to the east.

Broadway sets the stage for retail spill out, as well as pedestrian, bike, and transit traffic. The sidewalk width is increased to 8' wide at minimum, making way for a bus stop and bike racks as needed. The street scape is also host to existing street trees to remain.

The western side of Mercer echoes Broadway in its widened sidewalk and support of retail uses. An expanded landscape and furnishing zone allows for pedestrian scaled modular furniture. Planting becomes denser at the lobby, and as the corner of 10th approaches.

Three live-work units on 10th Ave are accessed by walk-up steps, with patios outside their front doors. Street parking is accommodated, with a paving strip for door swing and cut-throughs to the sidewalk. A curb bulb makes extra room for lush planting.



8.0 ARCHITECTURAL MASSING CONCEPTS LANDSCAPE DESIGN

Streetscape Palette



Main connection to market hall



Indoor / outdoor connections



Retail frontage



Vibrant outdoor retail seating



Continued hardscape materials



Sidewalk amenities



Lobby connection



Stepping planting with grade



Sidewalk node



Lush planting



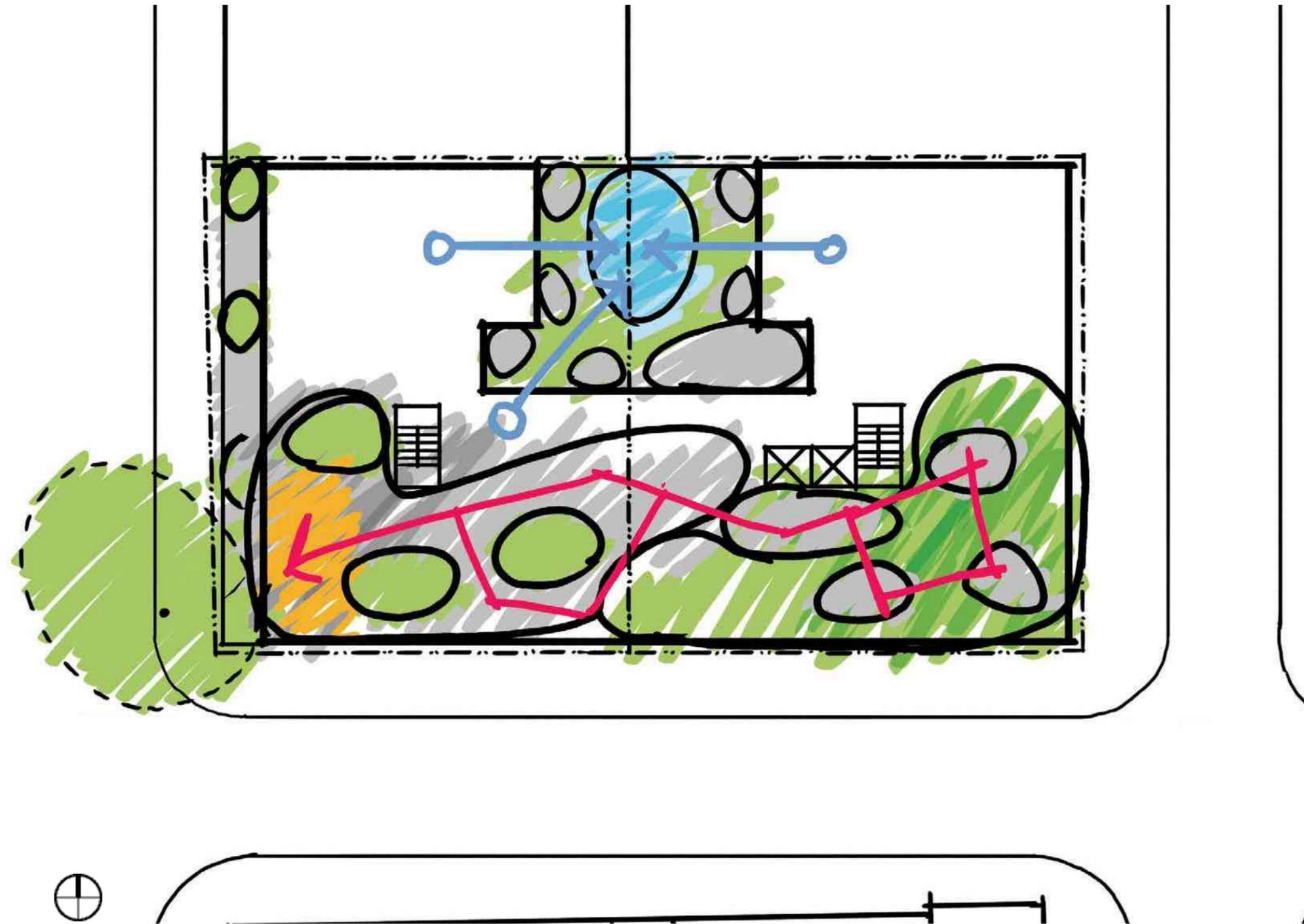
Screening at private patios



Stoop-like entries

8.0 ARCHITECTURAL MASSING CONCEPTS LANDSCAPE DESIGN

Upper Levels Concept



Urban cityscape



Meadow



Mountains & forest

8.0 ARCHITECTURAL MASSING CONCEPTS LANDSCAPE DESIGN

Upper Levels Palette

The grey-to-green continuum will be expressed throughout the project, and perhaps most dramatically at the roof. Larger gathering spaces will land at the southwest corner, feeding off of the energy of Broadway and the cityscape beyond.

More intimate spaces will be screened from the western edge by a greenroof "meadow." Small nodes scattered throughout the greener eastern side of the roof will be connected by a loop trail.



Node at elevator penthouse



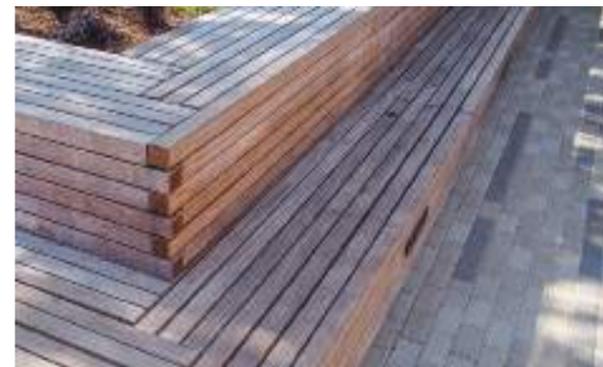
Meadow planting typology



Small group gathering spaces



Shade & weather protection



Warm wood seating



Outdoor kitchen



View deck



Outdoor rooms



Fire bowl

8.0 ARCHITECTURAL MASSING CONCEPTS PROPOSED CONCEPTUAL DESIGN: OPTION 3 (PREFERRED)

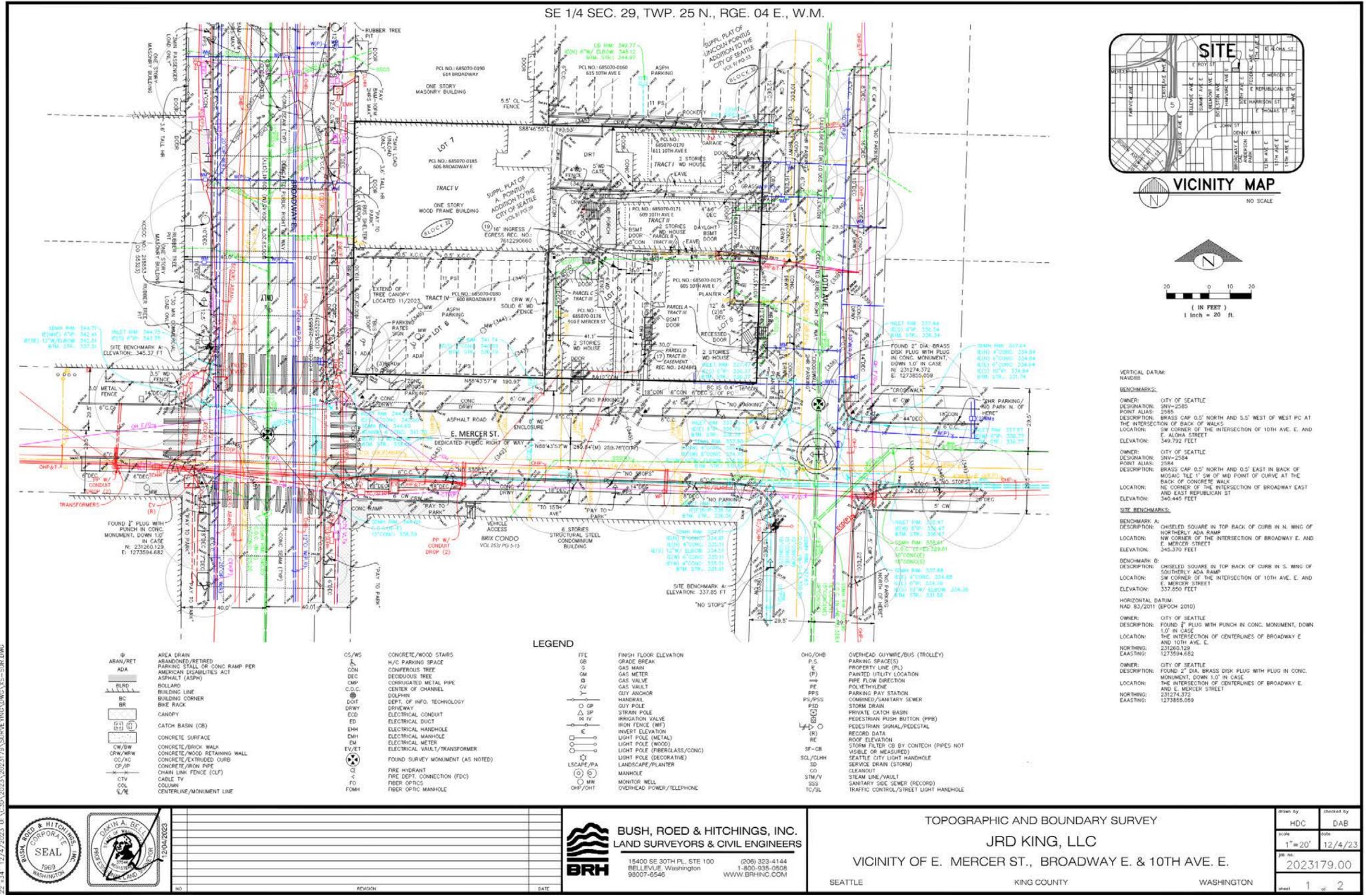


8.0 ARCHITECTURAL MASSING CONCEPTS PROPOSED CONCEPTUAL DESIGN: OPTION 3 (PREFERRED)



THANK YOU FOR YOUR TIME

9.0 APPENDIX



9.0 APPENDIX

LEGAL DESCRIPTION

PROJECT SITE CONSISTS OF 6 DIFFERENT PARCELS. PLEASE SEE ALL ADDRESSES, PARCEL NUMBERS AND LEGAL DESCRIPTIONS BELOW.

ADDRESS/PARCEL/LEGAL DESCRIPTIONS:

ADDRESS: 611 10th Ave E, 98102

PARCEL: 685070-0170

LEGAL DESCRIPTION: PONTIUS A N 1/2 & N 1/2 LOT 4 BLK 32 PONTIUS LINCOLN SUPL

Plat Block: 32

Plat Lot: 4

ADDRESS: 609 10th Ave E, 98102

PARCEL: 685070-0171

LEGAL DESCRIPTION: PONTIUS A SUPL S 1/2 & S 1/2 OF LOT 4 BLK 32 OF PONTIUS LINCOLN SUPL

Plat Block: 32

Plat Lot: 4

ADDRESS: 605 10th Ave E, 98102

PARCEL: 685070-0175

LEGAL DESCRIPTION: PONTIUS A SUPL E 30 FT & ALL LOT 5 BLK 32 PONTIUS LINCOLN SUPL

Plat Block: 32

Plat Lot: 5

ADDRESS: 910 E Mercer St, 98102

PARCEL: 685070-0176

LEGAL DESCRIPTION: PONTIUS A SUPL W 40 FT

Plat Block: 32

Plat Lot: 5

ADDRESS: 600 Broadway E, 98102

PARCEL: 685070-0180

LEGAL DESCRIPTION: PONTIUS A SUPL LESS ST

Plat Block: 32

Plat Lot: 6

ADDRESS: 606 Broadway E, 98102

PARCEL: 685070-0185

LEGAL DESCRIPTION: PONTIUS A SUPL LESS ST

Plat Block: 32

Plat Lot: 7

ARBORIST COMMENTS

- WE DO NOT HAVE ANY TIER 2 (FORMERLY KNOWN AS "EXCEPTIONAL") TREES ON SITE.
- THE 2 PINES ON THE SOUTH SIDE OF THE BUILDING ARE CONSIDERED TIER 3 TREES AND WOULD NOT MEET THE SIZE REQUIREMENTS FOR AN "EXCEPTIONAL" CLASSIFICATION.
- THE JAPANESE MAPLE ON THE EAST SIDE IS A TIER 4 TREE

9.0 APPENDIX

BROADWAY E.

STREET TYPE 2.9 URBAN VILLAGE NEIGHBORHOOD

Urban Village Neighborhood Streets play a supporting role to Urban Village Main Streets by serving a variety of land uses, with more emphasis on residential uses and curbside uses that provide amenity and activation.

These streets may also accommodate high turnover parking, loading, as well as other curbside uses. Urban Village Neighborhood Streets may function as a meeting ground for the neighborhood by accommodating events such as farmer’s markets and festivals. Urban Village Neighborhood Streets also provide a transition to low volume and speed Neighborhood Streets, and should communicate this change in street function through the use of signage, traffic calming devices, and lighting.

ARTERIAL CLASSIFICATION MINOR

PUBLIC SPACE PROGRAMMING
Sidewalk cafes, parklets, streateries, public plaza activation (special activities permit), vending, public art, wayfinding, vending, farmers’ market, festival streets, public art

GREENING
Street trees, permeable pavement for sidewalks, landscaping, rain gardens, sloped or walled bioretention cells (pursuant to vertical wall policy).

PEDESTRIAN
Urban Village Neighborhood Streets may have a pedestrian designation in the Seattle Municipal Code that requires new development to conform to specific design standards that result in more

pedestrian-friendly street environments and help generate pedestrian activity. Streets with these designations will require sidewalks with 8’ of a pedestrian clear zone to accommodate higher pedestrian volumes. Minimize curb cuts and driveways to maximize pedestrian safety by reducing conflict points (see Seattle Land Use Code section 23.54.030.F for more information on curb cuts and driveways). Pedestrian-scaled lighting may be appropriate for some Urban Village streets. Raised crosswalks (as seen in the below graphic) promote pedestrian safety and traffic calming.

BICYCLE
Protected bike facilities or in-street, minor separation, on streets with Bicycle Master Plan (BMP) recommendations. Consider re-channelization to accommodate bike facility if it is a 4 lane cross section or consider using the flex zone if it is a 2 lane

cross section.

FREIGHT
Freight for local deliveries must be accommodated using an SU-30 design vehicle, unless designated as a minor truck street in the freight network. Minor truck streets require a 25’ curb radius.

TRANSIT
Provides access to the FTN network, urban village neighborhood streets are more likely to be served by the local transit network (LTN) and/or shuttle programs.

CURB LANE / FLEX ZONE
Where present, alleys shall serve primary loading and parking access needs. Passenger load zones should be located at entrances of businesses, hotels, and at apartment buildings (that do not have on-site facilities). Short-term storage must be balanced with providing curb space for amenity and activation.



9.0 APPENDIX

E MERCER ST & 10TH AVE. E.

STREET TYPE

2.10 URBAN VILLAGE NEIGHBORHOOD ACCESS

Urban Village Neighborhood Access Streets play a supporting role to Urban Village Main Streets by serving a variety of land uses, with more emphasis on residential uses and curbside uses that provide amenity and activation.

These streets may also accommodate high turnover parking, loading, as well as other curbside uses. Urban Village Neighborhood Streets may function as a meeting ground for the neighborhood by accommodating events such as farmer’s markets and festivals. Urban Village Neighborhood Streets also provide a transition to low volume and speed Neighborhood Streets and should communicate this change in street function through the use of signage, traffic calming devices and lighting. Urban Village Neighborhood Access streets are non-arterials that are often influenced by the Land Use Code Seattle Municipal Code 23.53.015.

ARTERIAL CLASSIFICATION NOT DESIGNATED

PUBLIC SPACE PROGRAMMING

Street furniture, pole banners, sidewalk cafes, parklets, farmers’ market, festival streets, performance space, pedestrian lighting, bike parking, vending, public art.

GREENING

Street trees, permeable pavement for sidewalks, landscaping, rain gardens, sloped or walled bioretention cells (pursuant to vertical wall policy).

PEDESTRIAN

Urban Village Neighborhood Streets may have a pedestrian designation in the Seattle Municipal Code that requires new development to conform to specific design standards that result in more pedestrian-friendly street environments and help generate pedestrian activity. Streets with these designations will require sidewalks with 8’ of a pedestrian clear zone to accommodate higher

pedestrian volumes. Minimize curb cuts and driveways to maximize pedestrian safety by reducing conflict points (see Seattle Land Use Code section 23.54.030.F for more information on curb cuts and driveways). Pedestrian-scaled lighting may be appropriate for some Urban Village streets. Raised crosswalks (as seen in the below graphic) promote pedestrian safety and traffic calming.

BICYCLE

Urban Village Neighborhood Streets that have BMP recommendations shall consider re-channelization if it is a 4 lane cross section or using the flex lane if it is a 2 lane cross section.

FREIGHT

Urban Village Neighborhood Access streets are typically not part of the freight network. However, where land use requires large vehicle access on a consistent basis, curb radii deviations at specific corner(s) should be considered.

TRANSIT

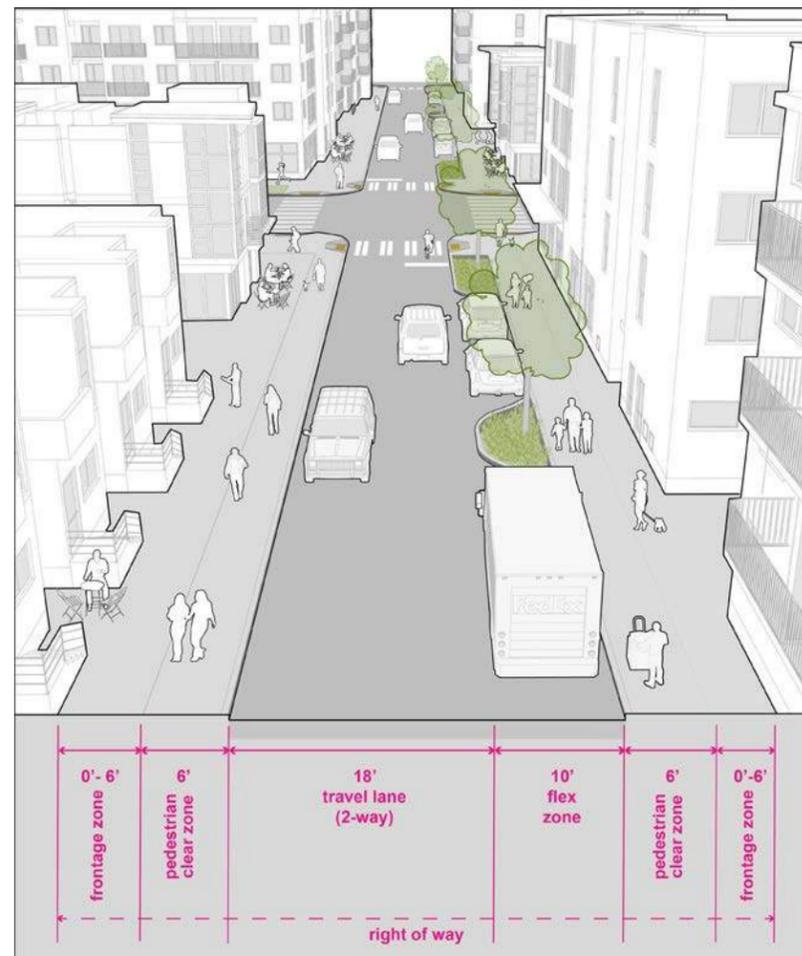
Provides access to the FTN network, urban village neighborhood streets are more likely to be served by the local transit network (LTN) and/or shuttle programs.

CURB LANE / FLEX ZONE

Where present, alleys shall serve as the primary loading and parking access needs. Loading needs are interspersed to serve residential developments that do not have on-site loading facilities. Must be balanced with providing curb space for amenity and activation.

TRAVELWAY WIDTH

Travelway widths for two travel lanes shall be a minimum of 18’ and a maximum of 20’. If there is surplus right of way beyond the required right of way, the flex lane could be used for the following uses: greening, public space programming, parking, or widened sidewalks where land use warrants them.





CORNER OF BROADWAY AND MERCER



CORNER OF MERCER AND 10TH AVE.



MID-BLOCK OF BROADWAY



MID-BLOCK OF 10TH AVE.