



Design Review Recommendation Meeting: Devoe II
3007919

PLACEHOLDER FOR AERIAL IMAGE

PLACEHOLDER FOR AERIAL IMAGE



Statement of Development Objectives
The project is a mixed-use building with ground floor commercial space, 1 level of garage parking, and 5 stories of residential dwelling units.

Zoning: NC3P-65

Building Height: +/- 60 ft. from University Way to top of roof sheathing.

Stories: 7

Proposed Use: Multi-family residential with ground-floor retail

Code Edition: 2006 International Building Code with Seattle Amendments

Proposed Occupancies:
First Floor: M/B Retail/Business, R2 Accessory, S2 Storage
Second Floor: S2 Parking
Third-Seventh Floors: R2 Apartments

Proposed Number of Dwelling Units: 85

Construction Type: “Five-over-One” design, with five stories of Type V-A over Type I-A parking garage and retail base (two stories). The lower floors will be separated from Type V-A construction above by 3-hr. fire-rated construction.

Proposed Building Areas (Gross Floor Area, excluding exterior walls):	
Ground Floor:	+/- 10,524 s.f. (3,421 s.f. excluded from FAR)
Second Floor:	+/- 14,819 s.f.
Third Floor:	+/- 10,477 s.f.
Fourth Floor:	+/- 10,477 s.f.
Fifth Floor:	+/- 10,477 s.f.
Sixth Floor:	+/- 10,477 s.f.
<u>Seventh Floor:</u>	<u>+/- 9,464 s.f.</u>
TOTAL	+/- 76,715 s.f. (73,294 subject to FAR)

Development Standard Departure: Proposal requests one departure from Land Use Code Development Standards, to allow parking access from the alley. Allow departure for aisle width standards.

PROPOSED LIST OF DEPARTURES:

ALLOW PRIMARY ACCESS TO PARKING FROM ALLEY; SMC 23.47A.032

ALLOW PARKING COMPACT PARKING STALL DIMENSION TO BE MODIFIED TO 14’x 7.5’ ON 4 STALLS; SMC 23.54.030.A(3) AND SMC 23.54.030 E(1)



washington

3607 First Avenue NW
Seattle Washington

phone: +1 206.367.1382
fax: +1 206.367.1385
www.caronarchitecture.c

california

6613 Bay Laurel Place,
Suite B

phone: +1 805.627.1875
fax: +1 805.627.1876
www.caronarchitecture.c

Response to Early Design Guidance:

Proposed Scheme:

The board recommended option C, which was developed for the MUP submittal

Design Features:

Property borders on the West side University Way NE and on the east side by partially improved alley.

North and south neighbors are developed properties with existing apartment structures.

SDOT Coordination: [SDOT project #58508]

University Avenue:

SDOT is recommending maintaining existing back-in parking arrangements.

No vehicular entry is proposed to parking garage of the project from University Avenue. Planter pattern along adjacent properties will be extended in front of the proposed project.

Alley:

Proposed entry and trash disposal from alley. Additional 3' will be dedicated to alley along project property and alley will be improved per SDOT standards along property.

Section A: Site Planning

A-1 Respond to Physical Environment

Massing option C was developed to scale down along alley in response to adjacent L3 zoning due east and to enhance street front along University way NE.

A-2 Streetscape compatibility

The sidewalk has been widened 3 feet and street level landscaping has been developed in coordination with SDOT. As discussed in the EDG meeting, public connection between alley and street will not be incorporated.

A-4 Human Activity

New development should be sited and designed to encourage human activity on the street.

We are providing extra wide sidewalk (10' +) along commercial display areas. In addition the residential lobby entrance is set back additional 7' providing opportunities for landscaping and benches. We propose bike rack along the street façade.

Sidewalk is partially protected by structure overhang and steel and glass canopies.

A-5 Respect for Adjacent Sites

Massing scheme 3 has been developed to provide relief along alley and scale massing of the structure in response to L3 zoning across alley.

Section B: Height, Bulk and Scale

B-1 Height, Bulk and Scale Compatibility

We have developed massing alternative C to strengthen to façade along University way and to provide opportunities for strong retail street façade. By recessing the retail areas, pedestrian scale is emphasized with structure overhang, canopies. On the top level we have set back the last floor providing relief and decrease the scale from University Avenue. Vertical modulation and

material change further break up scale of University way elevation.

Building is set back on the alley side above 3rd floor to provide scale and mass relief for existing L3 zoning apartments across alley.

Section C: Architectural Elements and Materials

C-1 Architectural Context

We propose to align ground floors and façade with adjacent Devonshire project. We have also reflected the Devonshire façade by incorporating brick on the ground level and over the residential entry.

C-2 Architectural Concept and Consistency

We propose to enforce the street faced of University Way NE, while providing generous ground level dimensions and feature to enhance pedestrian experience and provide catalyst to future pedestrian development of this section of the University Avenue NE. We welcomed the positive impact the modern “modern on Ravenna” had on the street experience and would hope that similar contemporary and quality project will enforce that change.

Crisp detailing and durable sustainable materials selected for their low maintenance will enhance the facades for years to come.

Façade modulation to base, body and top and material change break of the scale of the building. In addition, steel detailing on canopies and balconies bring the scale down to human level.

C-4 Exterior Finish Materials

Building exteriors will be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials will have texture, pattern, or lend themselves to a high quality of detailing. Ground level will be combination of aluminum storefront system, with brick veneer. Additional detail will provided by galvanized canopies and benches.

Main body is combination of brick, Minerit integral color panels and galvanized railing. On portions of façade hidden by neighboring adjacent building will be of CMU.

Top portion will be combination of corrugated metal panels and Minerit panels.

C-5 Structured parking entrances

Garage entrance is from alley. No vehicular entrance from University.

Section D: Pedestrian Environment

D-5 Visual Impact of parking structures

On alley side, the podium wall facing alley will be done in architectural concrete with attached galvanized screen to provide growing surface for vegetation grown.

D-6 Screening of Dumpsters, Utilities and Service Areas

Similar to parking structure, dumpsters are proposed to be located within structure. Roll up door is used to prevent visual and odor nuisance.

D-7 Personal Safety and Security

University wall faced will be lighted from structure overhang above and from retail storefronts. Wall mounted commercial lighting, shielded away from the low-rise zone will be provided along alley.

D-8 Treatment of Alleys

No main residential entrance is planned on alley. Emergency exist is recessed with provided canopy and well lit area.

Section E Landscaping

E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites

Per discussion with SDOT, street tree locations was proposed. Additional landscaping is proposed along residential lobby entry. Street tree spacing and location follows up established pattern on University way NE.

E-2 Landscape Design to Enhance Building and/or Site

The landscape enhances pedestrian experience along streetscape on the University as well as providing lush private and public deck on the 3rd level podium. Landscaping on that deck is designed to enhance the alley (green walls) as well as provide privacy from adjacent site and provide green visual relief for occupants on neighboring structures.

E-3 Landscape Design to Address Special Site Conditions

We have consulted with SDOT about different landscaping arrangements along University avenue, such as extending landscaped bulbs between parking, providing landscape median, however the recommended direction form SDOT was to follow up the landscape direction as shown on MUP submittal. SDOT voiced concern (shared by neighbors during public meeting) that additional landscaping will affect amount of on street parking available.

washington

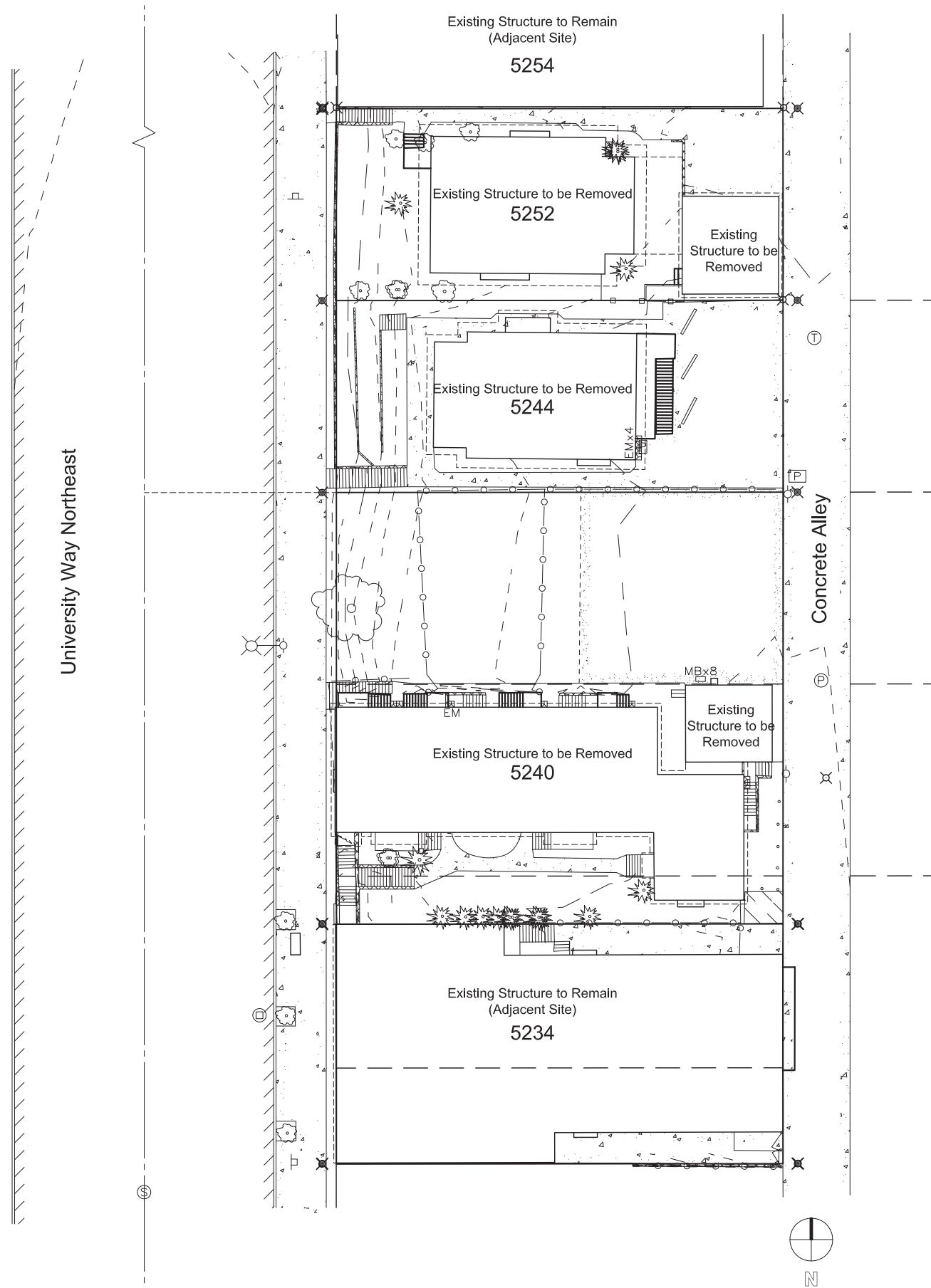
3607 First Avenue NW
Seattle Washington

phone: +1 206.367.1382
fax: +1 206.367.1385
www.caronarchitecture.c

california

6613 Bay Laurel Place,
Suite B

phone: +1 805.627.1875
fax: +1 805.627.1876
www.caronarchitecture.c



Site Analysis

The site consists of three development parcels: 5240, 5244, and 5252 University Way NE. Existing structures, which will be demolished for the new construction, include a triplex apartment, 7-unit apartment, a single family residence, and accessory structures.

Topography across the site is significant, with a grade change of approximately 15 feet. This creates a challenge for efficient parking layout, as driveway access from the higher alley elevation would require a significant ramp to reach a below-grade level, and the Land Use Code requirement for street-level uses at University Way NE leads to an inadequate footprint (behind the street-level uses) for an effective ramp to below-grade parking.

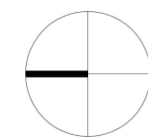
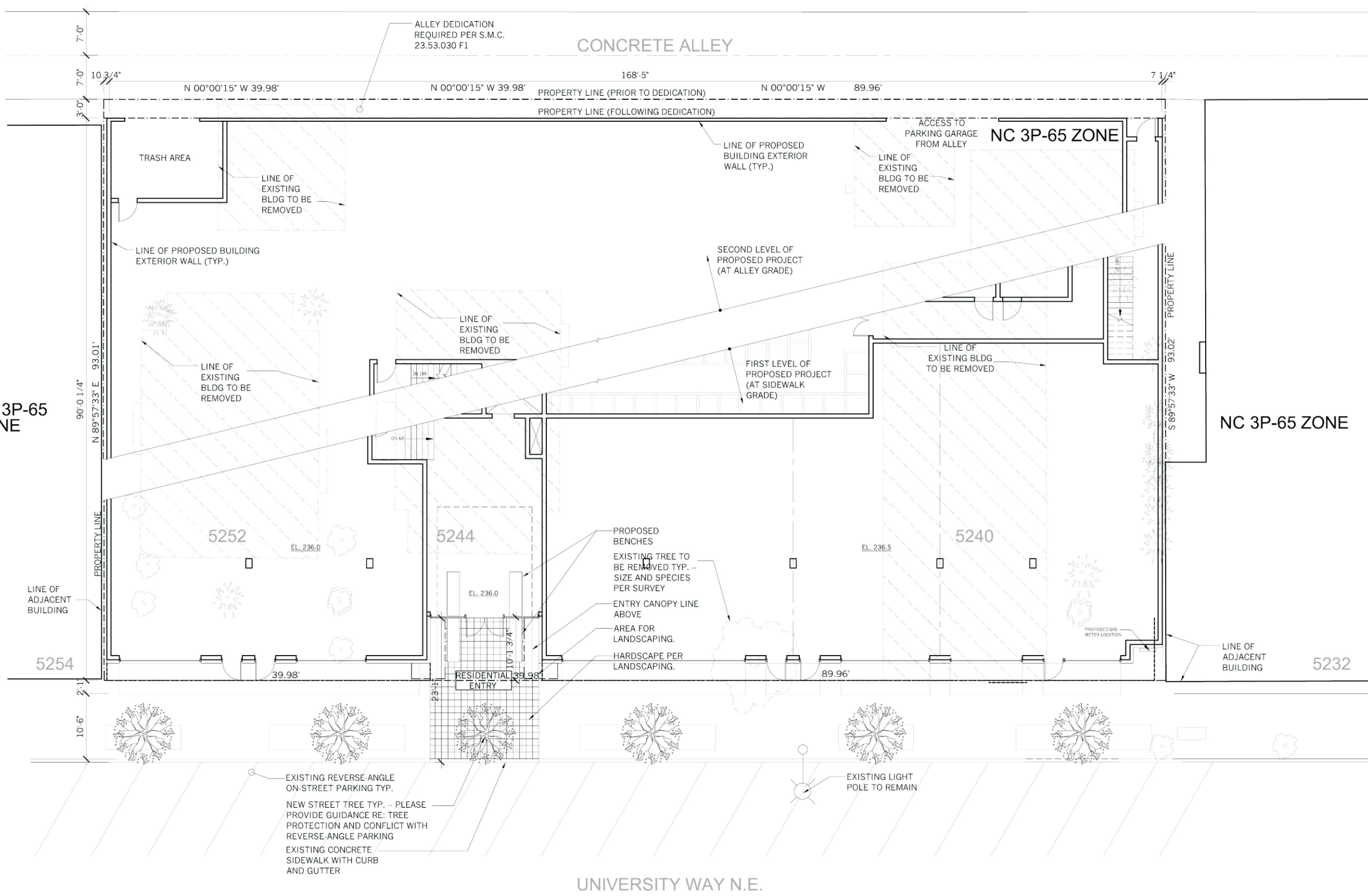


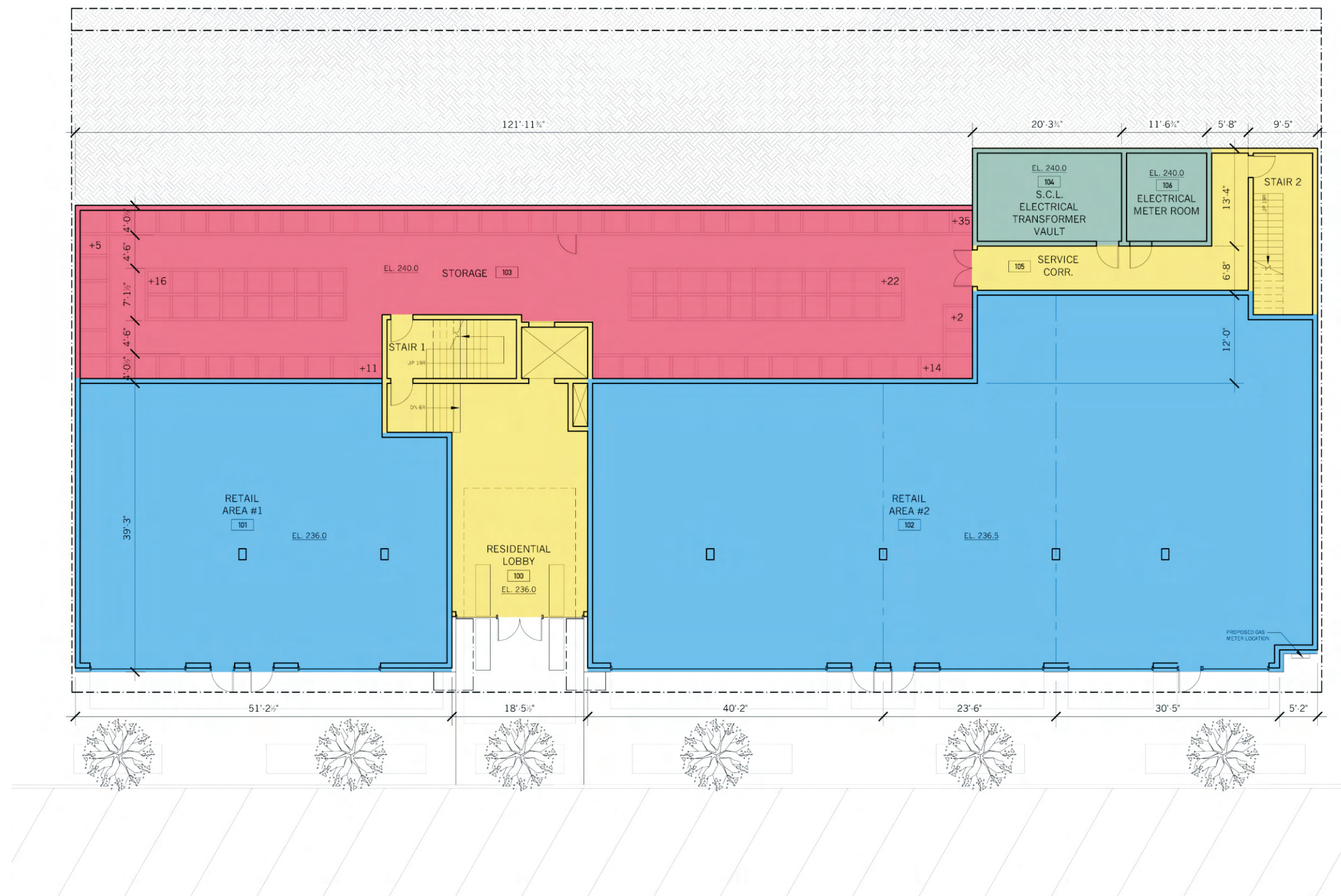
NC 3P-65
ZONE

L-3 ZONE

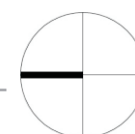
NC 3P-65 ZONE

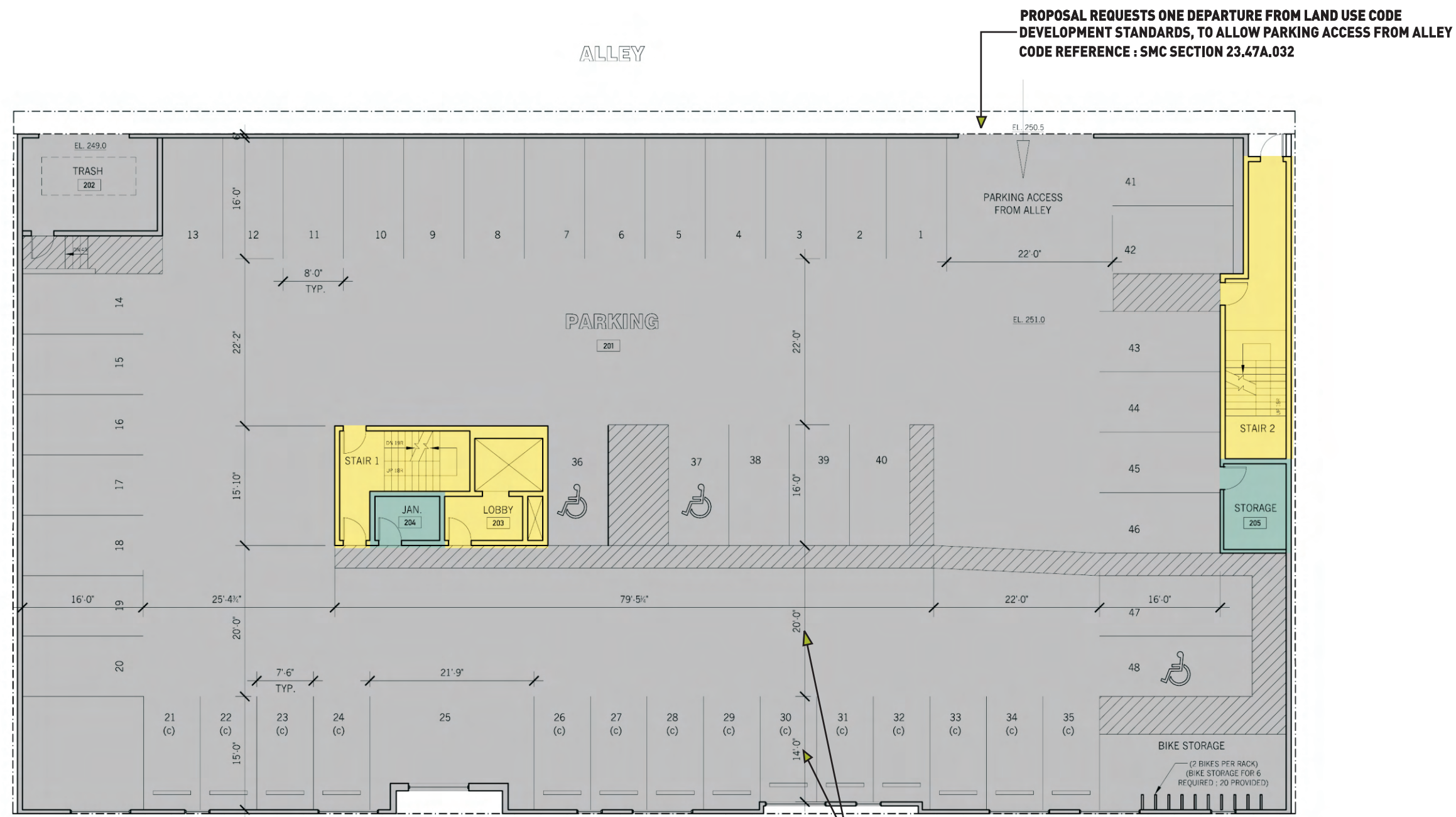
5232



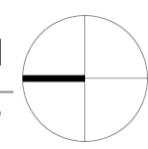


- RESIDENTIAL
- CIRCULATION
- RETAIL
- VEHICULAR ACCESS/ PARKING
- LANDSCAPE/RESIDENTIAL AMENITY
- MECHANICAL/UTILITY/BLDG. STORAGE
- RESIDENTIAL STORAGE





PARKING COUNT:	14	COMPACT
	3	ADA STALLS
	31	MEDIUM
	48	TOTAL

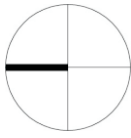




- RESIDENTIAL
- CIRCULATION
- RETAIL
- VEHICULAR ACCESS/ PARKING
- LANDSCAPE/RESIDENTIAL AMENITY
- MECHANICAL/UTILITY/BLDG. STORAGE
- RESIDENTIAL STORAGE

Design Review Recommendation Meeting: Devoe II

THIRD LEVEL FLOOR PLAN

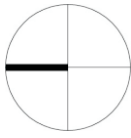


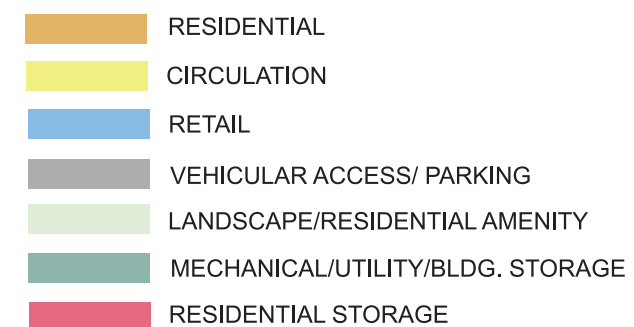


- RESIDENTIAL
- CIRCULATION
- RETAIL
- VEHICULAR ACCESS/ PARKING
- LANDSCAPE/RESIDENTIAL AMENITY
- MECHANICAL/UTILITY/BLDG. STORAGE
- RESIDENTIAL STORAGE

Design Review Recommendation Meeting: Devoe II

4TH-6TH LEVEL FLOOR PLAN

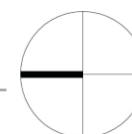


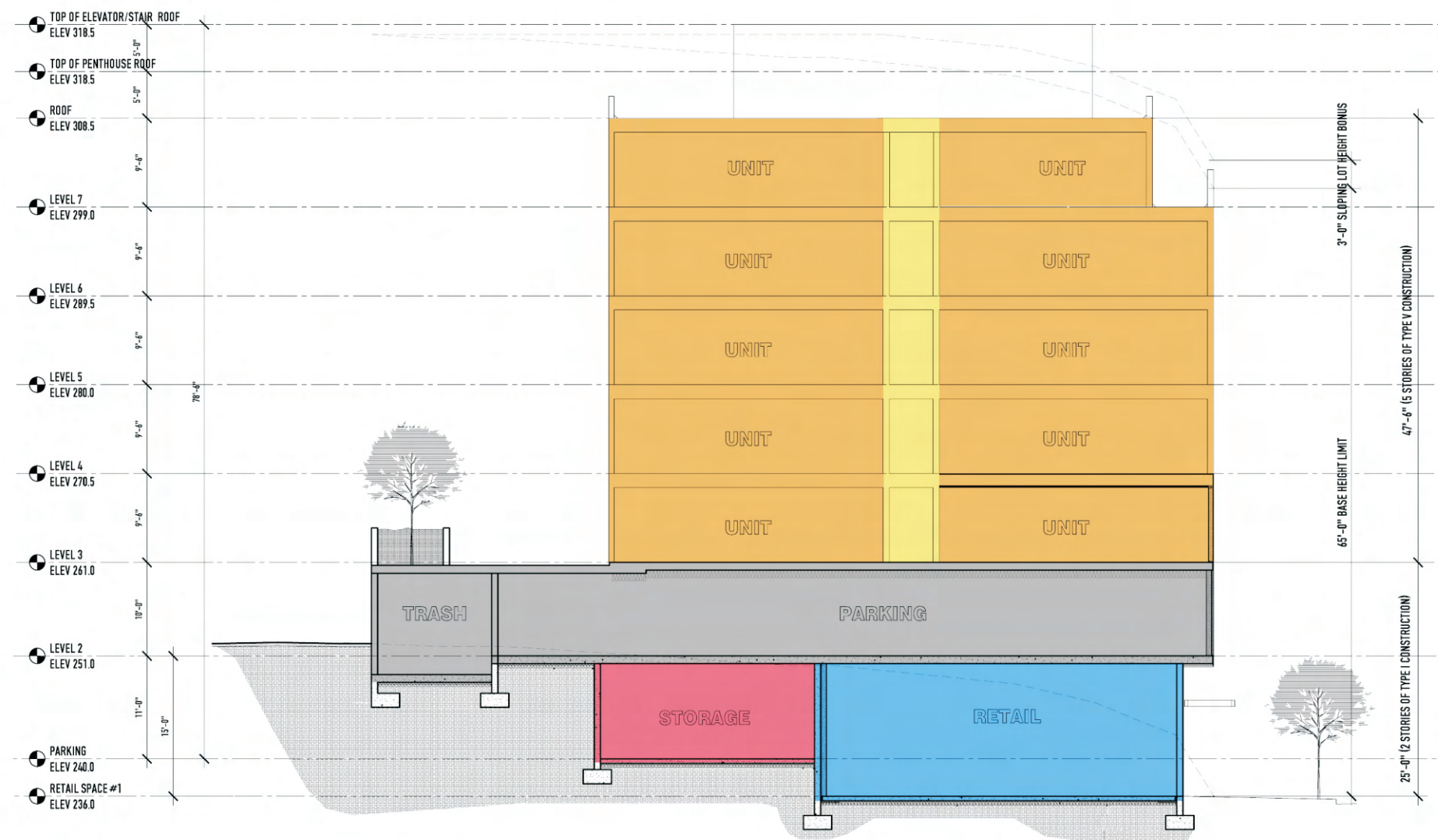


phone: +1 805.627.1875
fax: +1 805.627.1876
www.caronarchitecture.com

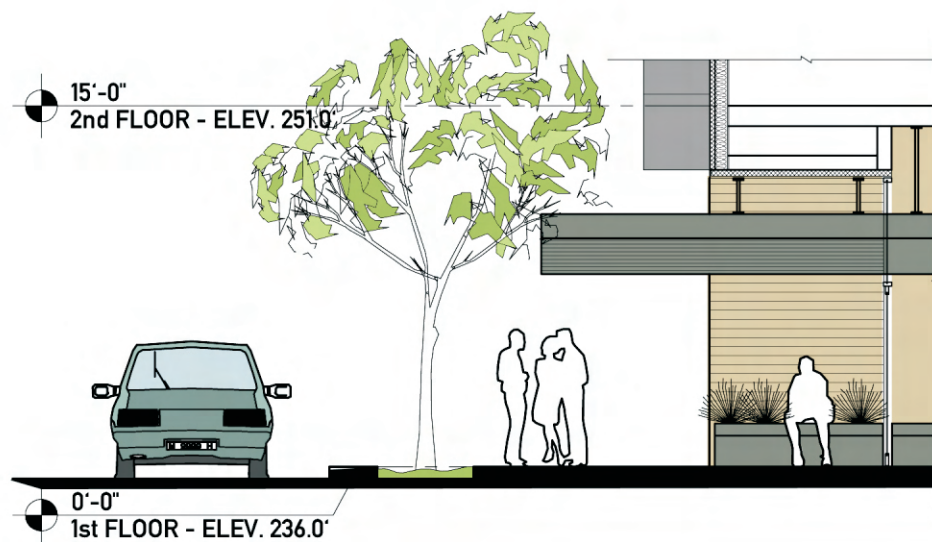
7TH LEVEL FLOOR PLAN

DATE: January 5 , 2009

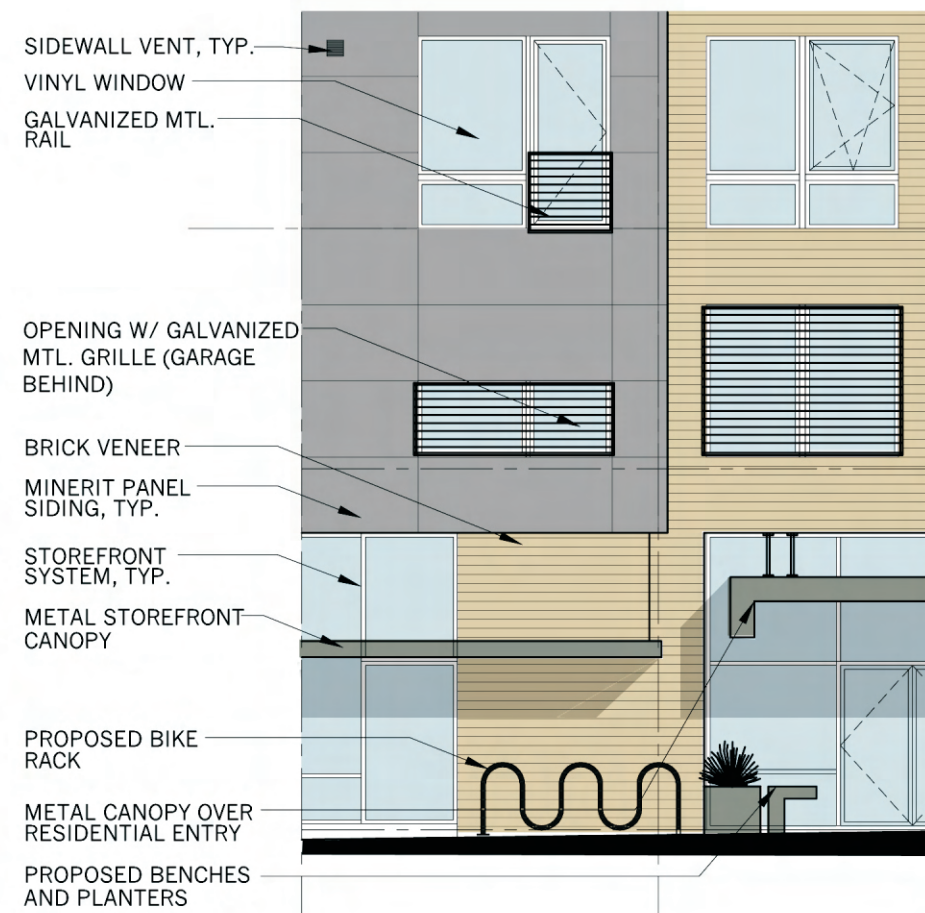




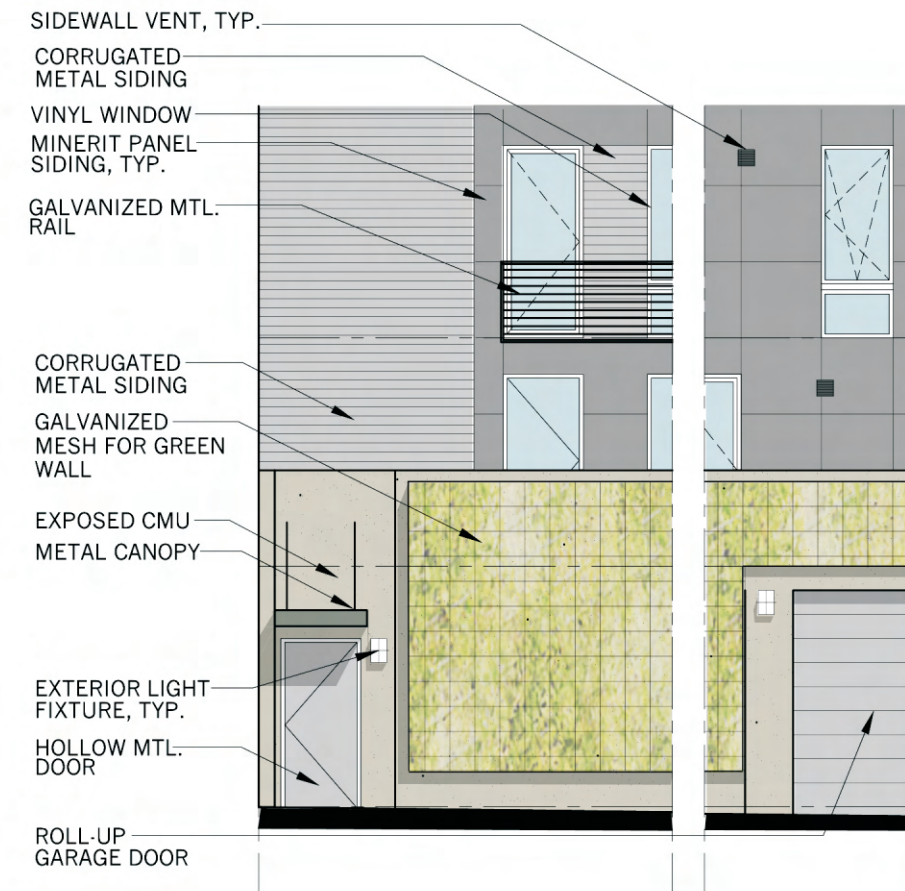
- RESIDENTIAL
- CIRCULATION
- RETAIL
- VEHICULAR ACCESS/ PARKING
- LANDSCAPE/RESIDENTIAL AMENITY
- MECHANICAL/UTILITY/BLDG. STORAGE
- RESIDENTIAL STORAGE



SECTION AT FRONT MAIN ENTRY



TYPICAL FRONT ELEVATION MATERIALS



TYPICAL REAR ELEVATION MATERIALS



FRONT ELEVATION

washington

3607 First Avenue NW
Seattle Washington

phone: +1 206.367.1382
fax: +1 206.367.1385
www.caronarchitecture.c

california

6613 Bay Laurel Place,
Suite B

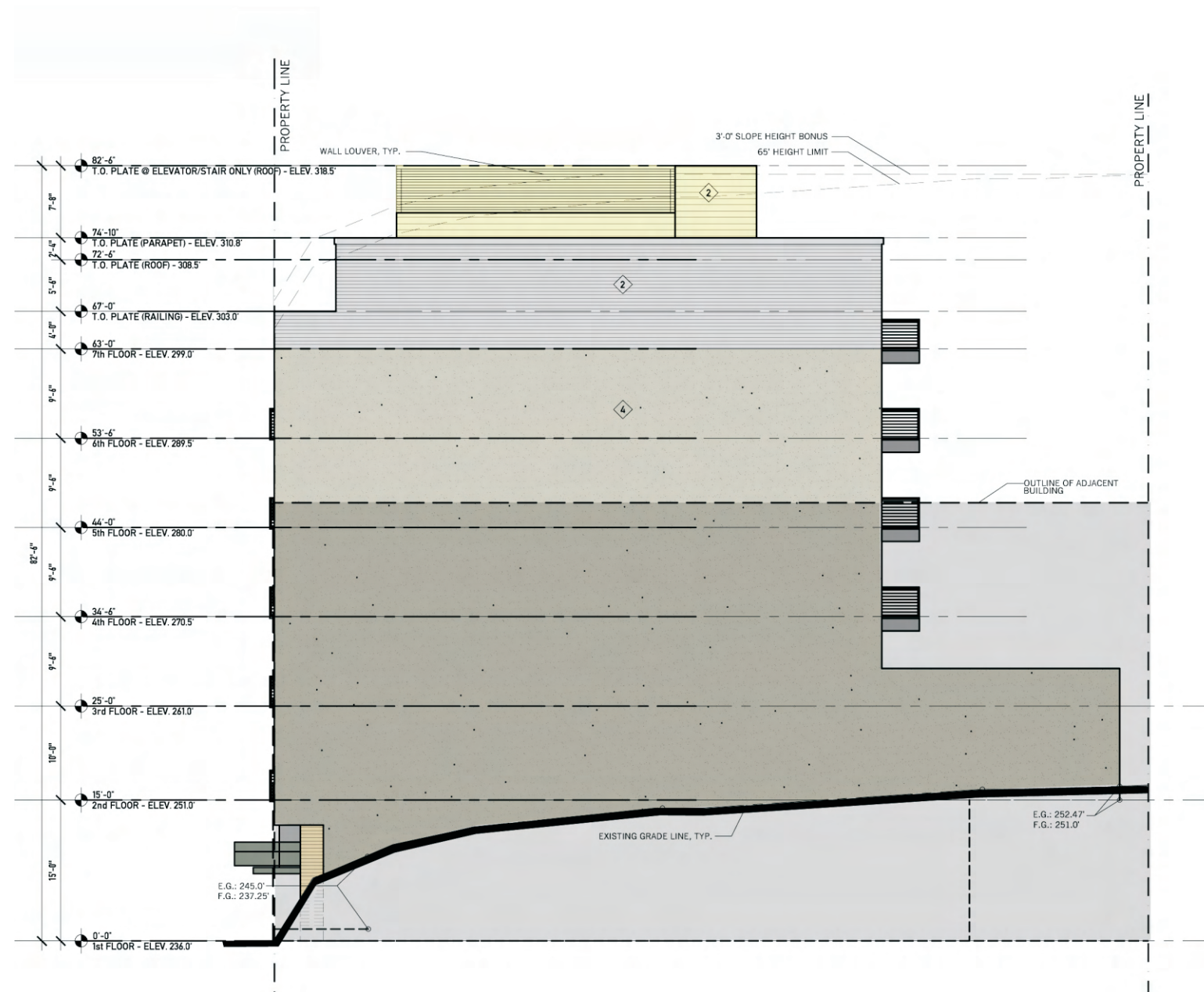
phone: +1 805.627.1875
fax: +1 805.627.1876
www.caronarchitecture.c



FRONT ELEVATION - ALTERNATIVE COLOR SCHEME

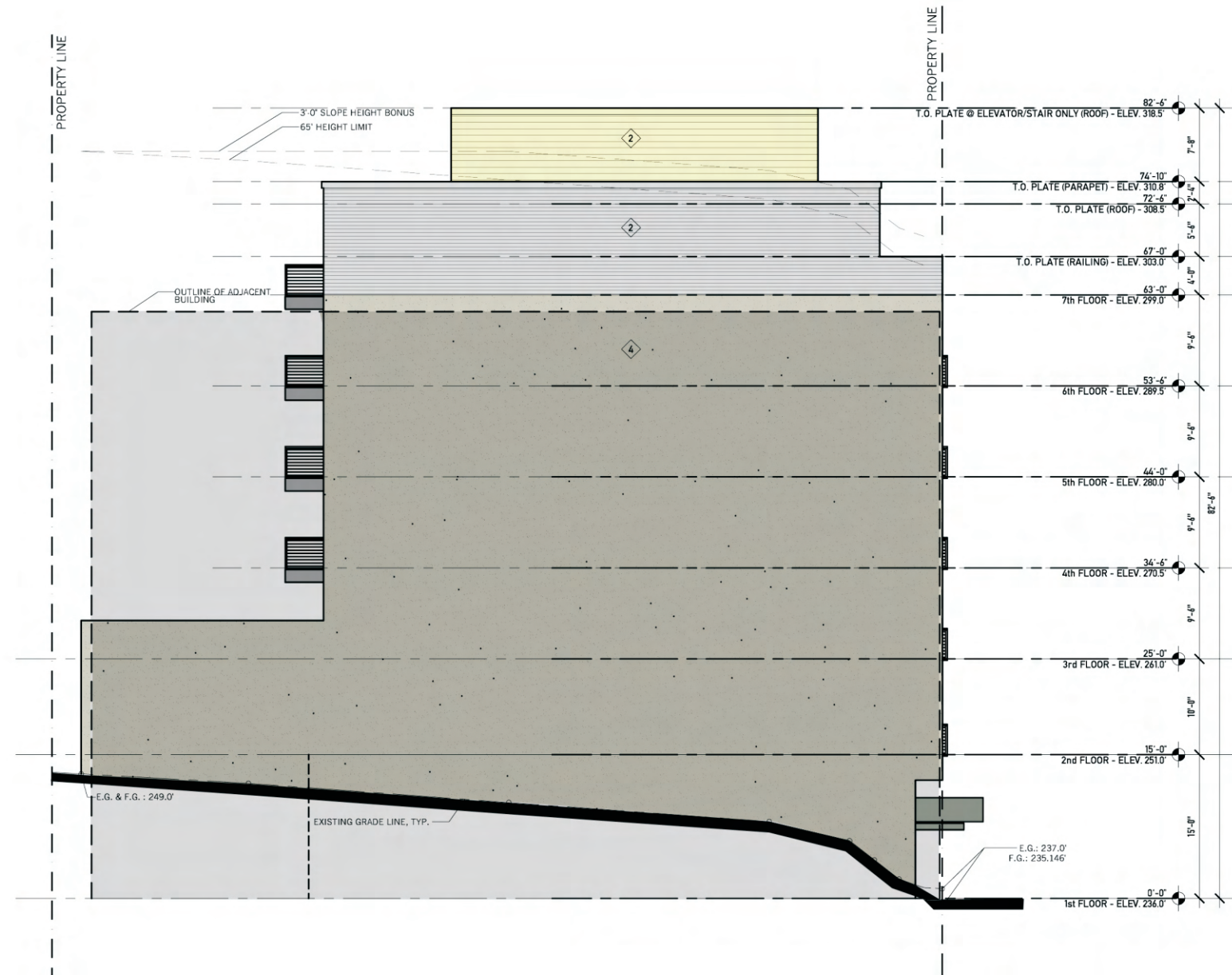


REAR ELEVATION



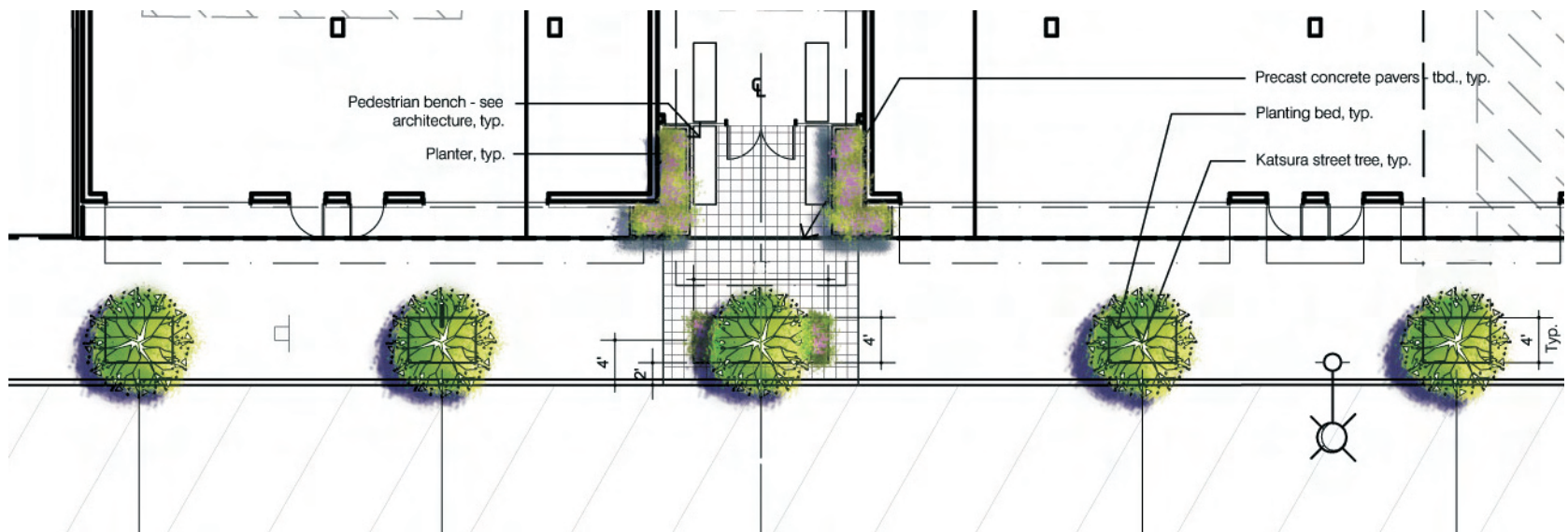
SOUTH ELEVATION





NORTH ELEVATION





STREET LEVEL FLOOR PLAN

LANDSCAPE PLAN

Design Review Recommendation Meeting: Devoe II

5240 University Way NE, Seattle, Washington 98105

SCALE: 1/16" = 1'-0"

DATE: January 5, 2009

morse landscape architecture

1932 1st Avenue, Studio 804
Seattle, Washington 98101

t: 206.448.3319
f: 206.448.3321

washington

3607 First Avenue NW
Seattle Washington

phone: +1 206.367.1382
fax: +1 206.367.1385
www.caronarchitecture.c

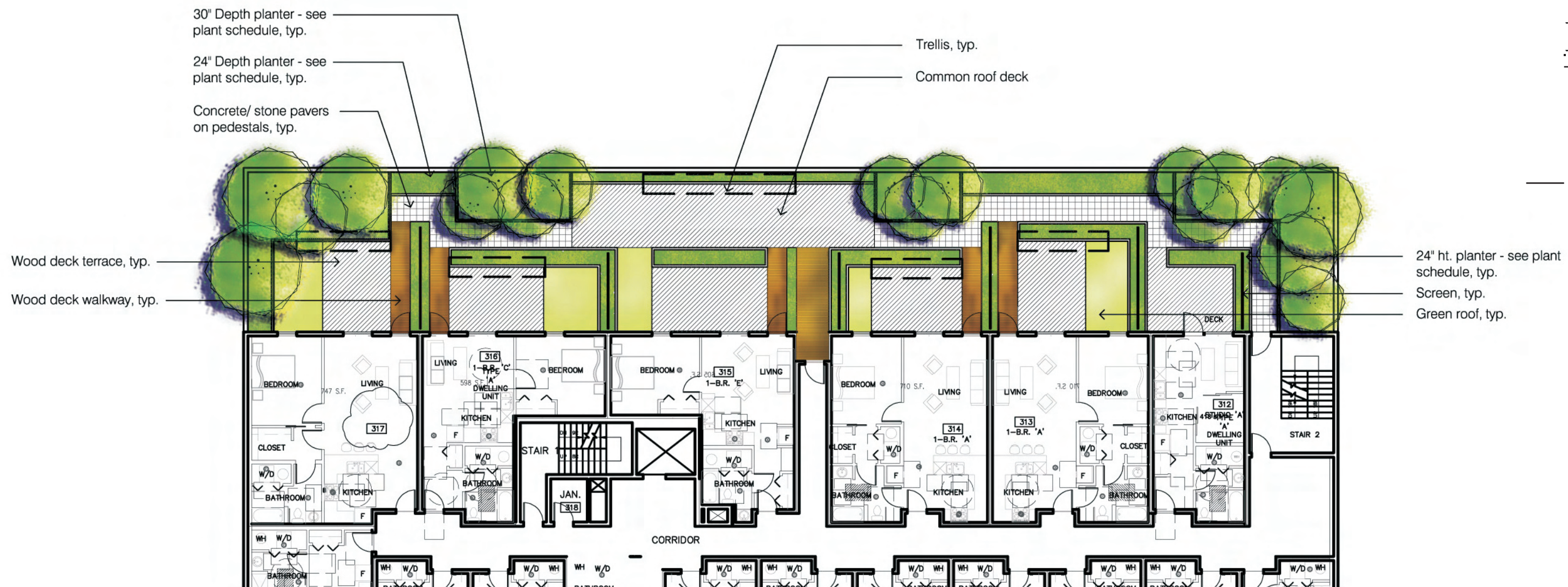
california

6613 Bay Laurel Place,
Suite B

phone: +1 805.627.1875
fax: +1 805.627.1876
www.caronarchitecture.c

caronarchitecture llc
modern european design





3RD LEVEL FLOOR PLAN



PLACEHOLDER FOR STREET VIGNETTE



PLACEHOLDER FOR STREET VIGNETTE



PLACEHOLDER FOR STREET VIGNETTE



PLACEHOLDER FOR STREET VIGNETTE

