



UNIVERSITY VILLAGE

DESIGN RECOMMENDATION MEETING
OCTOBER 20TH, 2008



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DESIGN RECOMMENDATION

October 13, 2008
Project 208373.00



Zoning Map

University Village Zoning Review

Seattle Municipal Code, Chapter 23.47A Commercial

Zoned C1-65, Commercial zone:
Allowable height: 65'-0"

Floor Area Ratio:
Max: 4.25 : 1

Setbacks:
Possible 5'-0" landscape setback.

Landscape requirements:
30% of a parcels area must be of qualifying landscaping.

Adjacent Zones:
C1-40
C2-40
C2-65
MIO-37-1
MIO-C1-40
MIO-50-C1-40
L-4

Municipal Code, Zoning Map and Adjacent Property



Aerial Photo

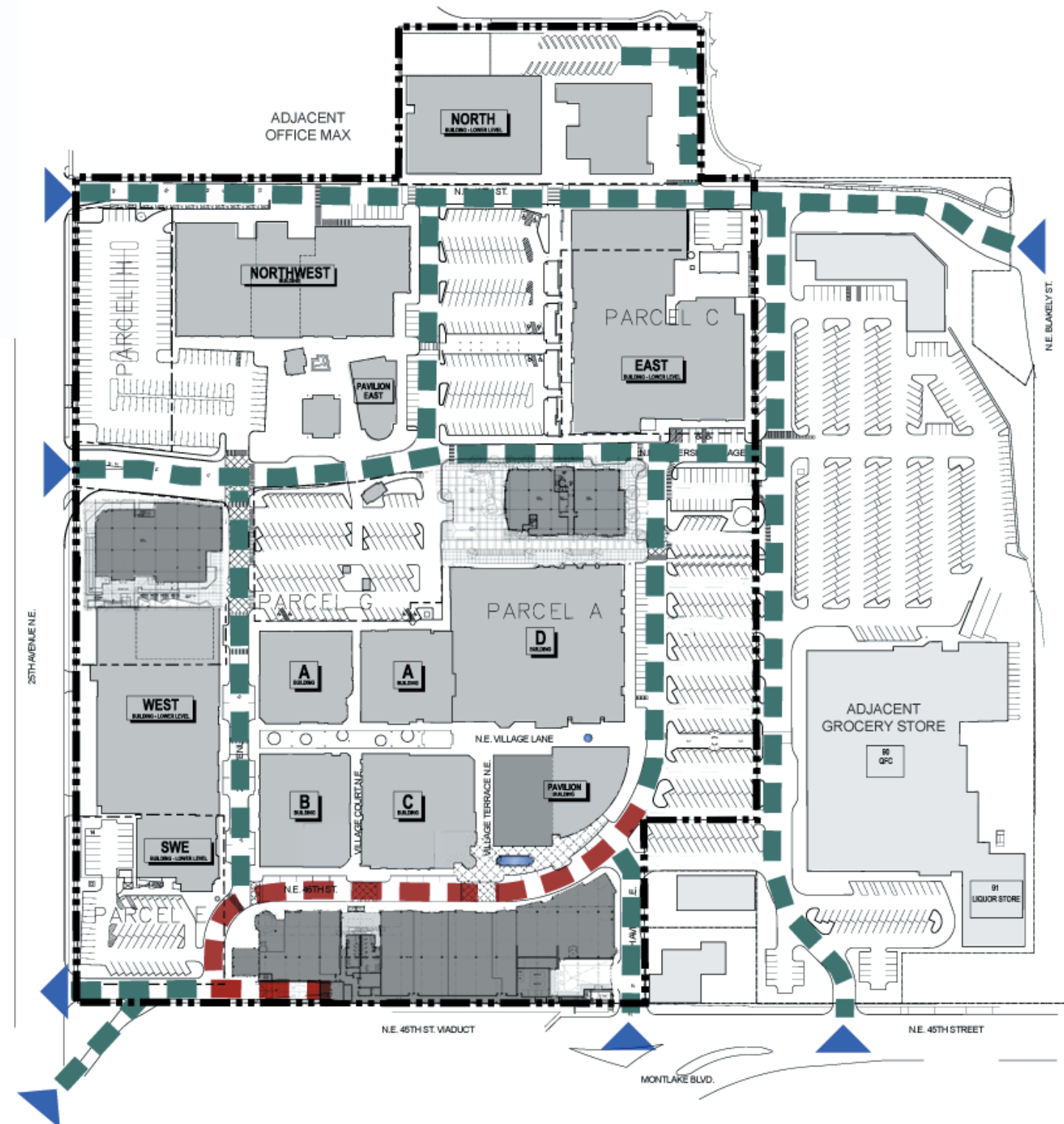
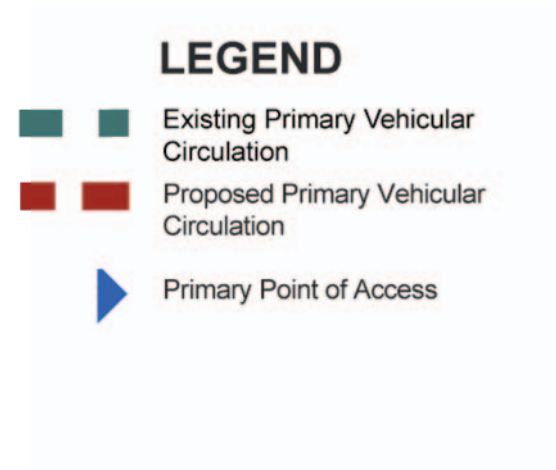


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AERIAL VIEW



- Established Vehicular Circulation Hierarchy
- Minimized Parking Aisle Cut Throughs
- Completed Primary Vehicular Circulation Route

Proposed Vehicular Circulation

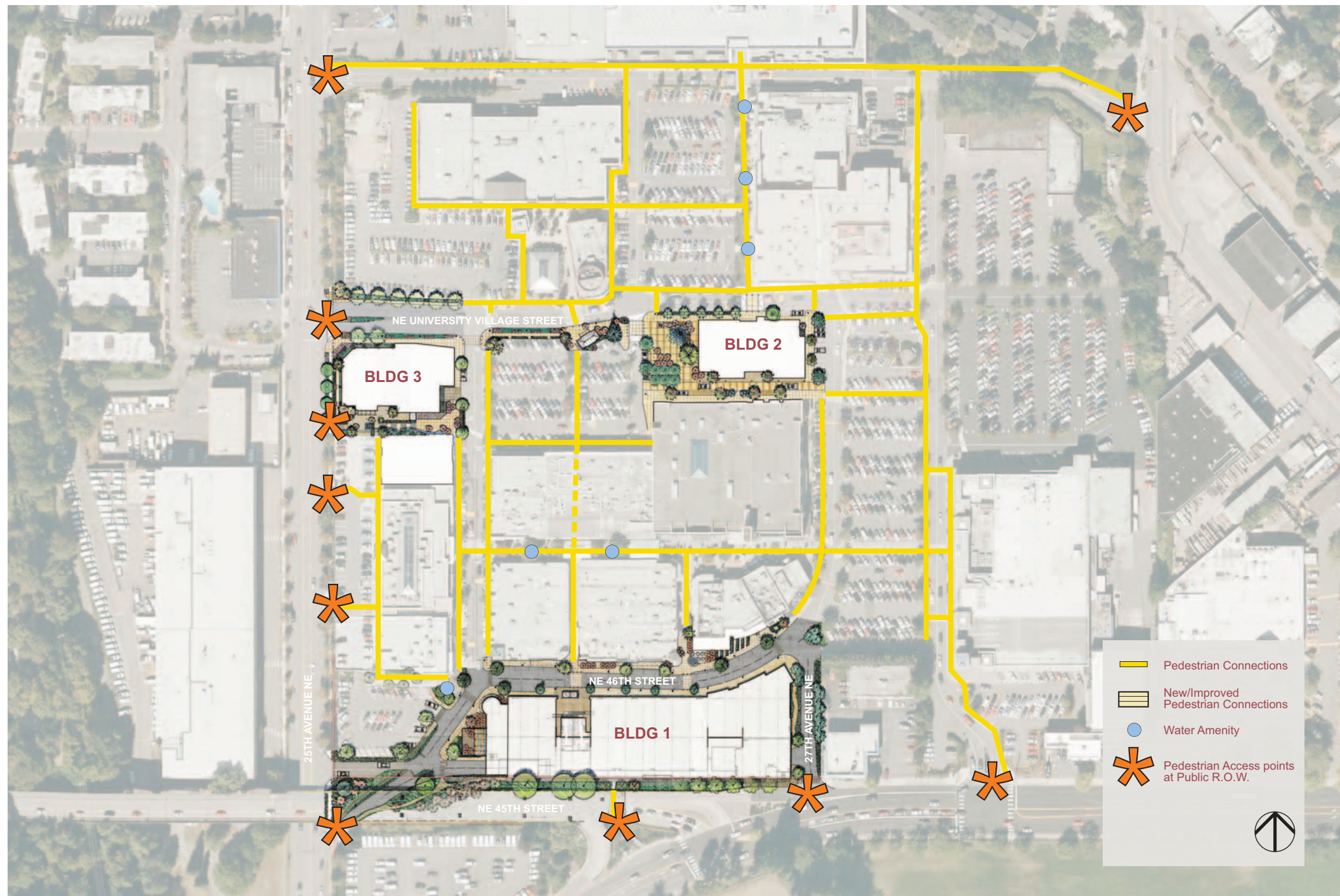


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VEHICULAR CIRCULATION PLAN



- Enhanced On-Site Pedestrian Connections
- Enhanced Existing Open Space Experience
- Enhanced Off-Site Pedestrian Connections

UNIVERSITY VILLAGE - EXISTING OPEN SPACE CHARACTER



INTERACTIVE WATER FEATURES



PEDESTRIAN CONNECTIONS



FAMILY ORIENTED



ART



SEATING OPTIONS



VARIETY OF SPACES



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LANDSCAPE PRECEDENT
IMAGERY

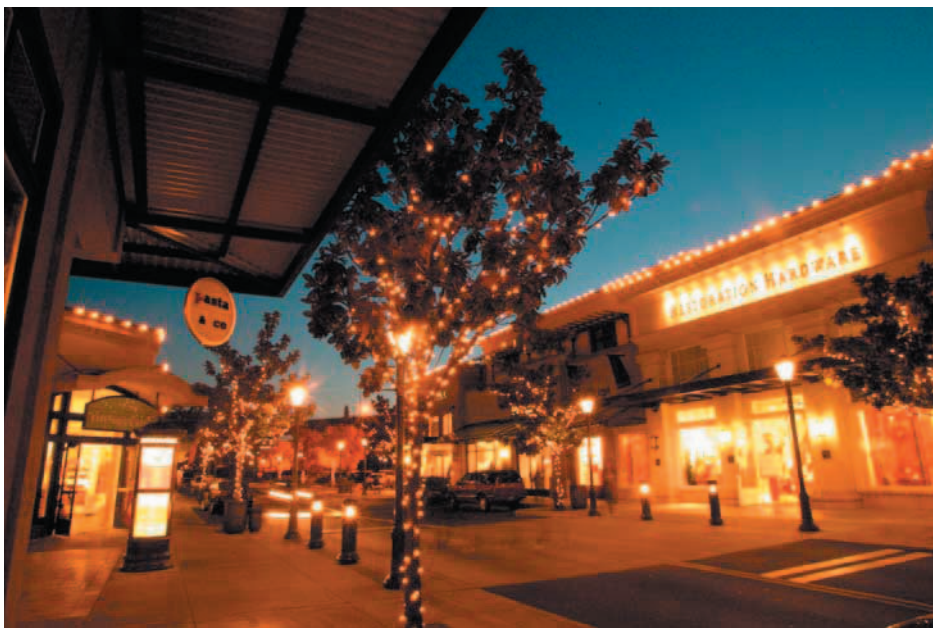
UNIVERSITY VILLAGE - EXISTING LIGHTING & SIGNAGE CHARACTER



EXISTING PEDESTRIAN SCALE PROMENADE LIGHTS



EXISTING SIDEWALK LIGHTS



EXISTING HOLIDAY LIGHTING / BOLLARD LIGHTING



EXISTING AND PROPOSED
BLADE SIGNAGE



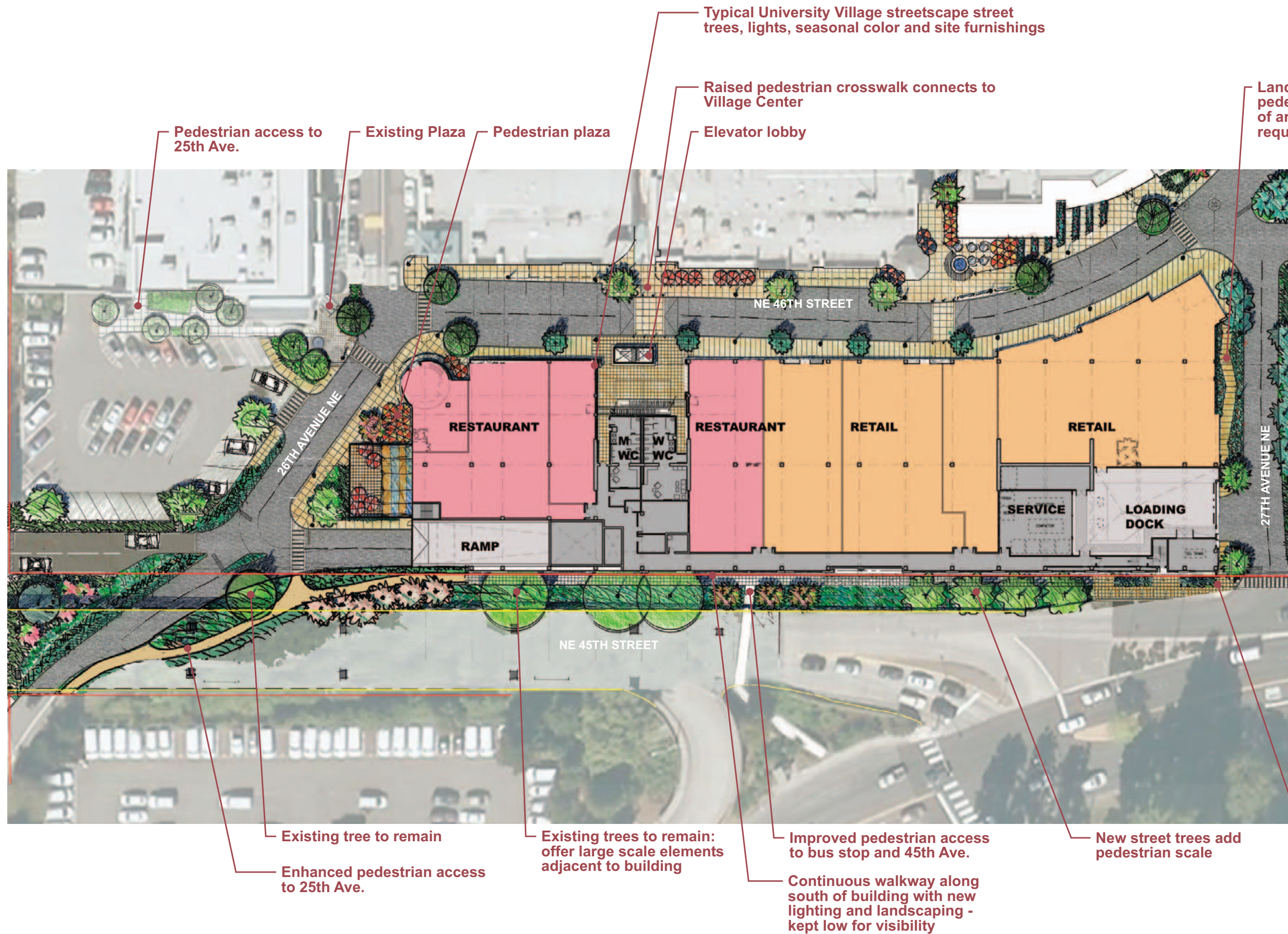
EXISTING AND PROPOSED BUILDING SIGNAGE



EXISTING AND PROPOSED
VERTICAL WAY FINDING SIGNS



EXISTING AND PROPOSED WAY FINDING
SIGNAGE



- HB D-1 Pedestrian Open Spaces and Entrances.** Convenient and attractive access to the building's entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.
- E-1 Landscaping to Reinforce Design continuity with Adjacent Site.** Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape.
- E-2 Landscaping to Enhance the Building and/or Site.** Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture and similar features should be appropriately incorporated into the design to enhance the project.
- E-3 Landscape Design to Address Special Site Conditions.** The landscape design should take advantage of special on-site conditions such as high-bank front yards, steep slope, view corridors, or existing trees and off-site conditions such as greenbelts, ravines, natural areas and boulevards.



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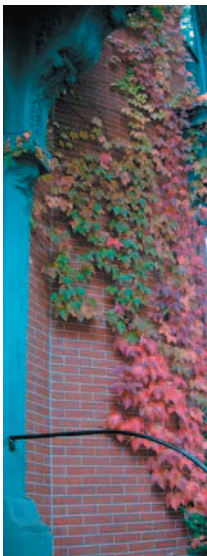
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BUILDING 1 SITE PLAN -
LANDSCAPE PLAN

SOUTH BUILDING - DESIGN IMAGES



OUTDOOR DINING



UNIQUE SIDEWALK CHARACTER



GREEN WALL OPPORTUNITIES



RETAIL SIDEWALK CHARACTER



PLANT PALETTE



Pyrus calleryana 'Red Spire' / Red Spire Pear



Cornus kousa / Kousa Dogwood or Cornus x 'Eddie's White Wonder*



Fraxinus latifolia / Oregon Ash*



Parthenocissus tricuspidata / Boston Ivy



Myrica californica / Pacific Wax Myrtle*



Liriope spicata / Silver Dragon



Sarcococca rustifolia / Sweetbox



Miscanthus sinensis 'Adajio' / Miscanthus



Blechnum spicant / Deer Fern*



Cornus canadensis / Bunchberry*



Gaultheria shallon / Salal*



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BUILDING 1 LANDSCAPE
IMAGES

BUILDING 1 (SOUTH BUILDING) EDG RECOMMENDATIONS



Terracing the top level back at the east end of the building helps to reduce the perceived bulk and mass of the building along the viaduct.



The façade articulation creates the impression of multiple buildings. This breaks the horizontal massing into smaller, vertically oriented, segments, thereby reducing the perception of mass and bulk.

The façade has significant modulation (up to 4' in depth) providing a visual break in two locations along its length.

A Site Planning

A-2 Streetscape Compatibility

Improve the structure's visual effect on 45th Street.

A-8 Parking & Vehicle Access

Maximize pedestrian circulation and minimize vehicle conflicts

B-1 Height, Bulk & Scale Compatibility

HB ● A Consider stepping down the mass with the elevation of the 45th Street viaduct: consider pulling back the top floor plates to create a terracing effect.

HB ● B Consider modulating the south wall with inset sections at least five feet deep, combined with use of color and material to visually enhance any proposed modulation.

HB ● C Provide a significant visual break in the building at street level to reduce the appearance of the length of the building.

HB ● D On the south facade, consider incorporating materials and architectural treatments to reflect the context of nearby development in the neighborhood.

HB ● E Other possible methods to reduce bulk and scale include providing building openings, transparency at the ground floor on all sides, use of various colors and materials and landscaping.

C Architectural Elements & Materials

C-1 Architectural Context

Respond to newer context in the area on facades along 45th St. & 25th Ave.

C-2 Architectural Concept & Consistency

Create a design that responds to context, reduces bulk & scale and results in a unified concept.

C-4 Exterior Finish Materials

Include a variety of quality materials and finishes to reduce building scale.

C-5 Structured Parking Entrances

Create a design that responds to context, reduces bulk & scale and results in a unified concept.



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ISSUES FROM EDG
BUILDING 1

BUILDING 1 (SOUTH BUILDING) EDG RECOMMENDATIONS



Bulk and scale mitigation at the base of the building is achieved using a combination of transparent elements such as glass block and display windows, bay and texture articulation in the split faced block, and the introduction of significant landscape elements in the right of way.

The proposed walkway connects with primary pedestrian pathways at both the east and west ends of Building 1.



Improved pedestrian connections and wayfinding along the south edge of the building connecting to the path under the viaduct with a well-lit walkway set in significantly enhanced landscaping.

A pedestrian connection through the center of the building is not desirable from a wayfinding and pedestrian experience standpoint. It would be difficult to provide adequate pedestrian amenities through service areas and would create a security concern.

D Pedestrian Environment

D-1 Pedestrian Open Spaces & Entrances

- HB ● The proposed development will reduce visual open space, replacing surface parking with structures. The proposed open space associated with the new structures should therefore be functionally usable and connected to other well used open spaces

D-2 Blank Walls

See comments on Height, Bulk & Scale

D-3 Retaining Walls

D-5 Visual Impact of Parking Structures

Include Retail in the ground floor of the garage

D-6 Screening of Dumpsters, Utilities & Service Areas

Demonstrate how these are addressed on the east facade of the garage

D-7 Personal Safety & Security

- HB ● A Provide a pedestrian path through proposed Building 1, if at all possible. This path could coincide with a visual connection through the University Village site, which would also assist with reducing the scale of Building 1.

If it is not possible to provide this connection, the applicant will need to demonstrate strong reasons in support of not providing this connection

- HB ● B Provide a physical pedestrian connection from the walkway under the viaduct to the west. This may be in public right of way in coordination with SDOT, or it may be located on subject property.

E Landscaping (See sheets 20 -)



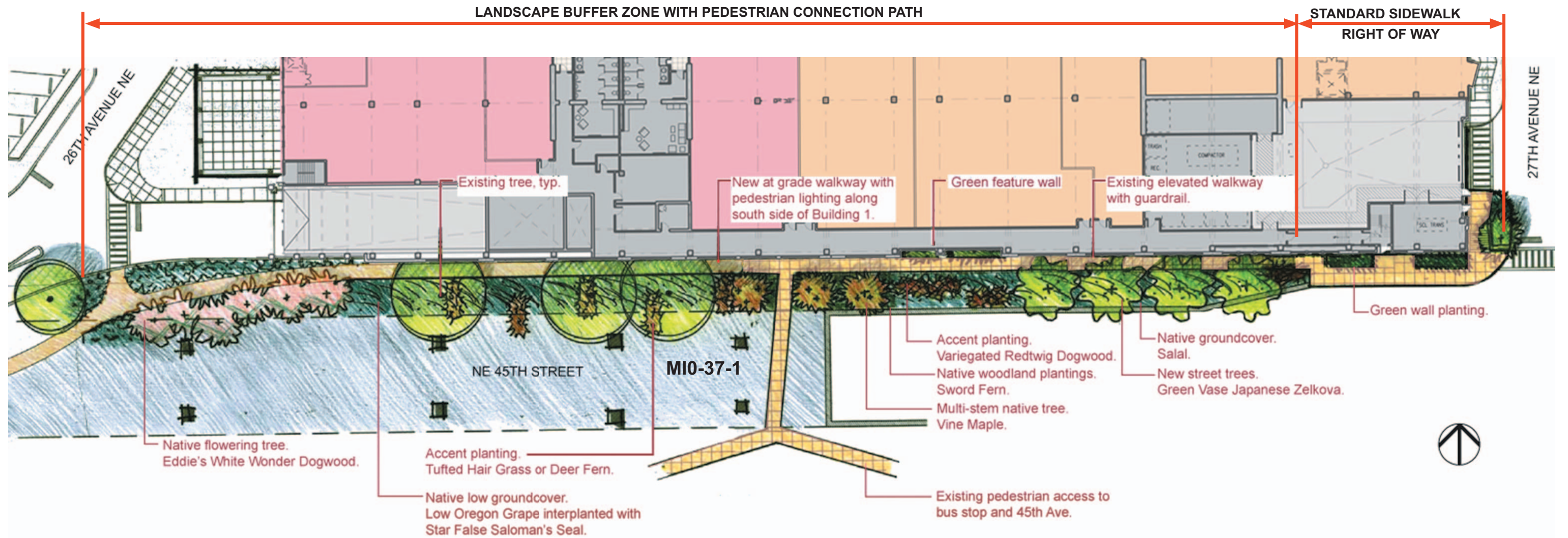
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ISSUES FROM EDG
BUILDING 1



Zoning Code Departure

23.47A.008 Street-level development standards

A.1.c. The provisions of this subsection apply to structures in C zones across the street from residential zones.

This departure will address the blank façade and transparency requirements of this section. University Village proposes that the unique site conditions created by the above-grade viaduct along the south side of Building 1 are best addressed by the following design approach:

- Where the building addresses a standard sidewalk condition along NE 45th Street at the east end of the building, display windows have been incorporated into the façade to introduce transparency and address the blank façade requirements.

- Where the viaduct begins to be elevated and the standard sidewalk right-of-zway does not exist, a pedestrian connector path has been incorporated into an improved landscape buffer zone in the SDOT right-of-way adjacent to and under the viaduct. In addition, the proposed design includes significant articulation of the building façade along the south base of the building—modulating the surface to express structural bays and introducing glass block patterning in the split face block wall which will glow at night.

- The pedestrian experience through the improved landscape area will be enhanced with appropriate pedestrian lighting and clear wayfinding elements.



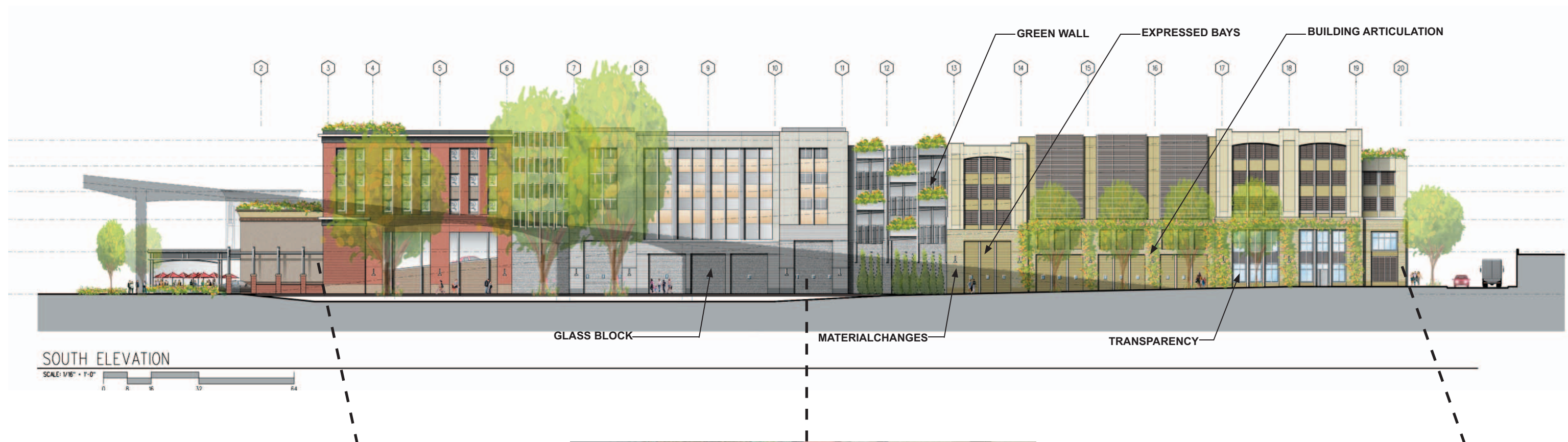
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BUILDING 1 STREET LEVEL
DEVELOPMENT STANDARDS
DEPARTURE



VIEW FROM SW ENTRY DRIVE



VIEW ALONG SOUTH PEDESTRIAN PATHWAY



VIEW FROM NE 27TH AVENUE ENTRY



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BUILDING 1 STREET LEVEL
DEVELOPMENT STANDARDS
DEPARTURE



TRADITIONAL BASE, MIDDLE, AND TOP



TRADITIONAL MASONRY VOCABULARY



MULTIPLE BUILDINGS DEVELOPED OVER TIME



MODERN INFILL



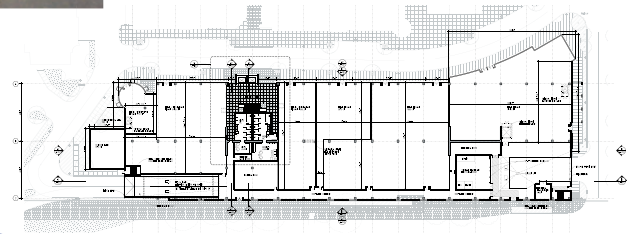
REFERENCE TO HISTORIC UNIVERSITY BUILDINGS



BEFORE



AFTER
VIEW 01



KEY PLAN

VIEW 01



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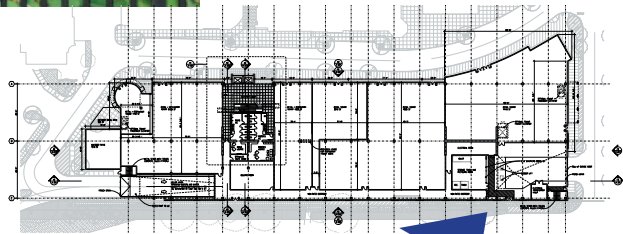
BUILDING 1 VIEWS



BEFORE



AFTER
VIEW 02



KEY PLAN

VIEW 02



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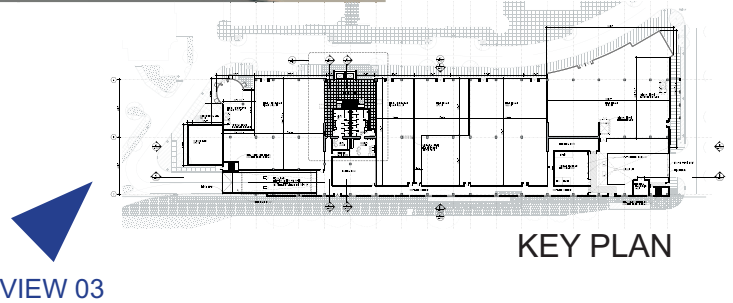
BUILDING 1 VIEWS



BEFORE



AFTER
VIEW 03



KEY PLAN

VIEW 03



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BUILDING 1 VIEWS



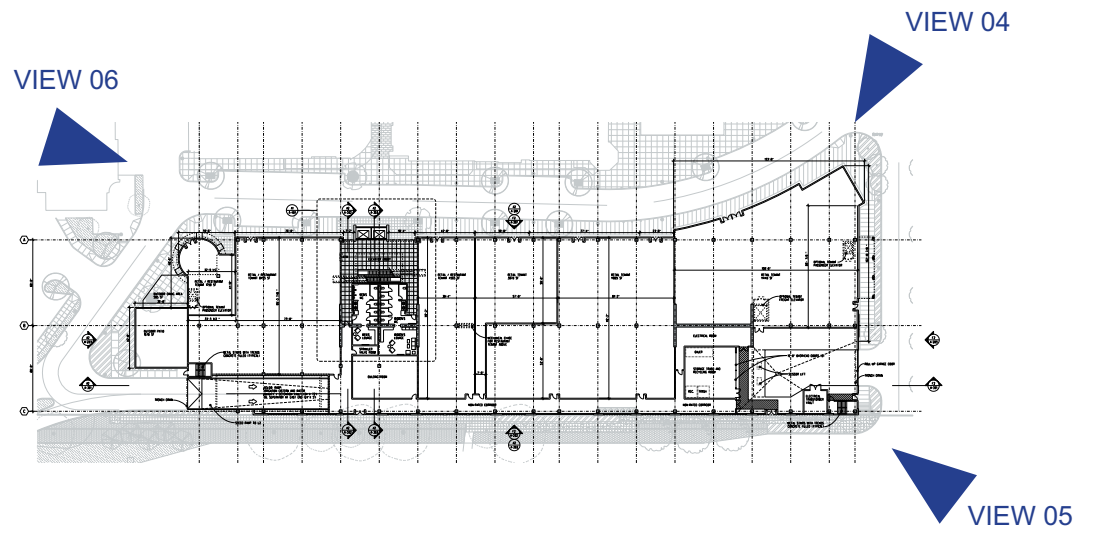
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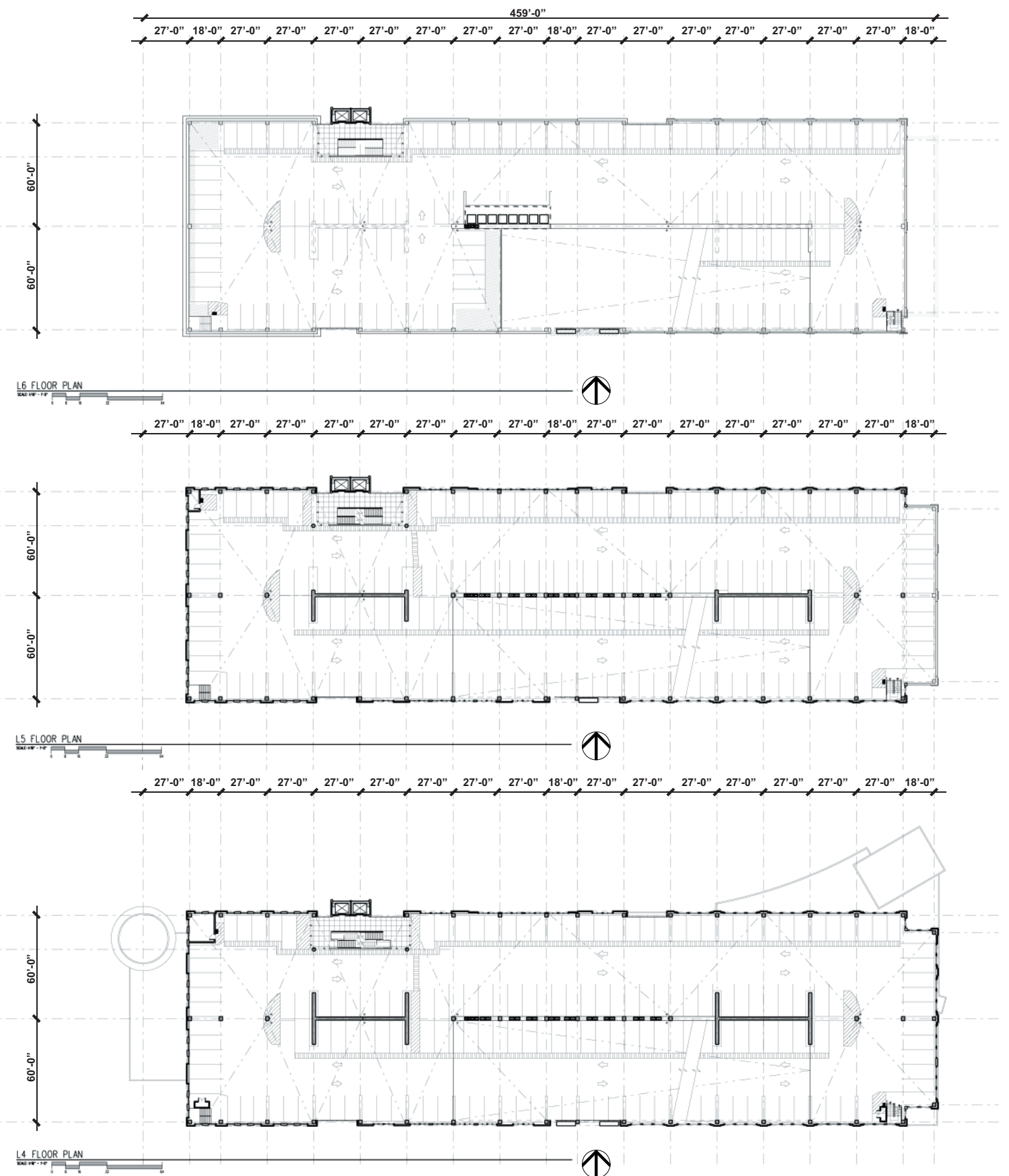
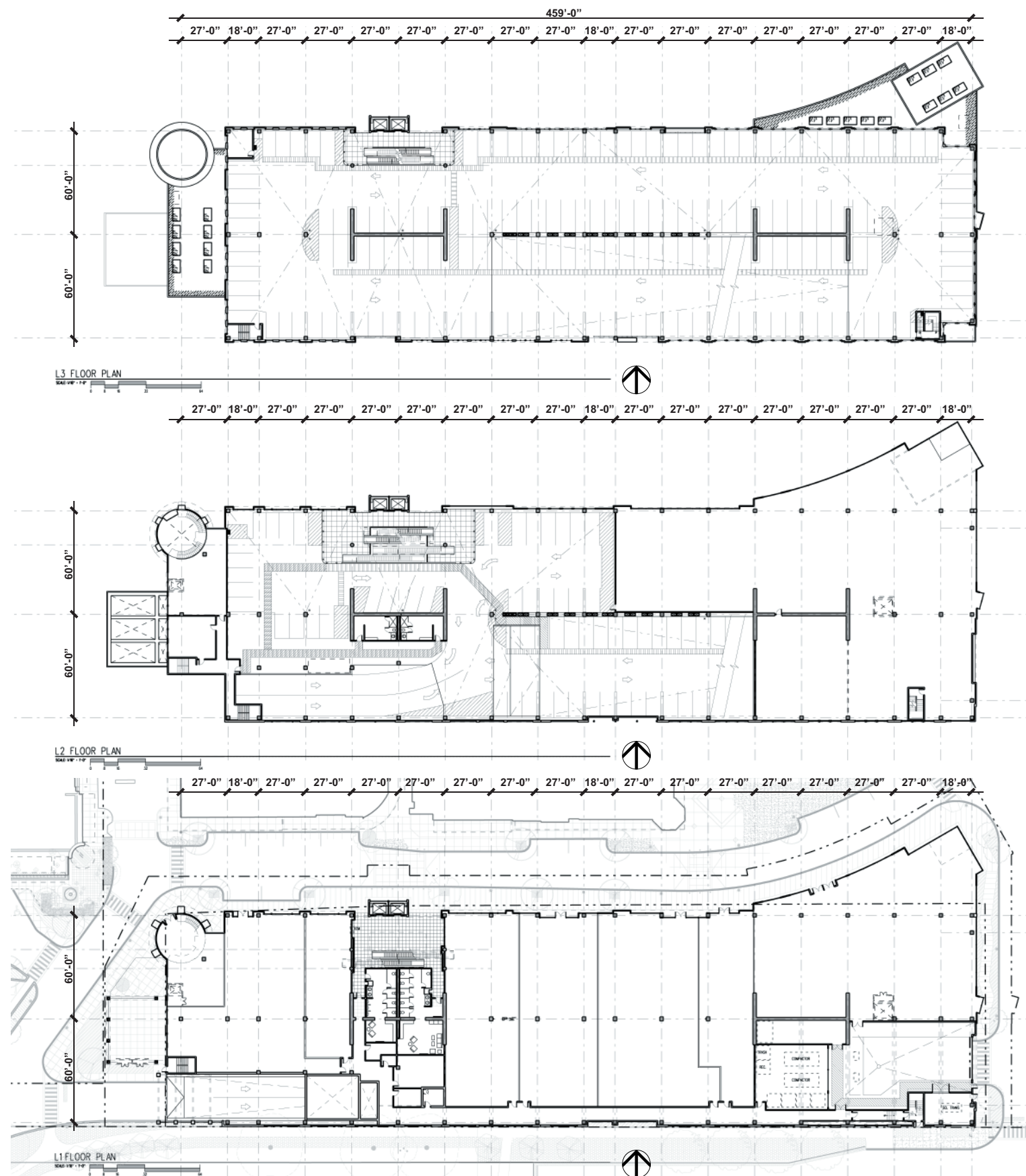


VIEW 05



VIEW 06



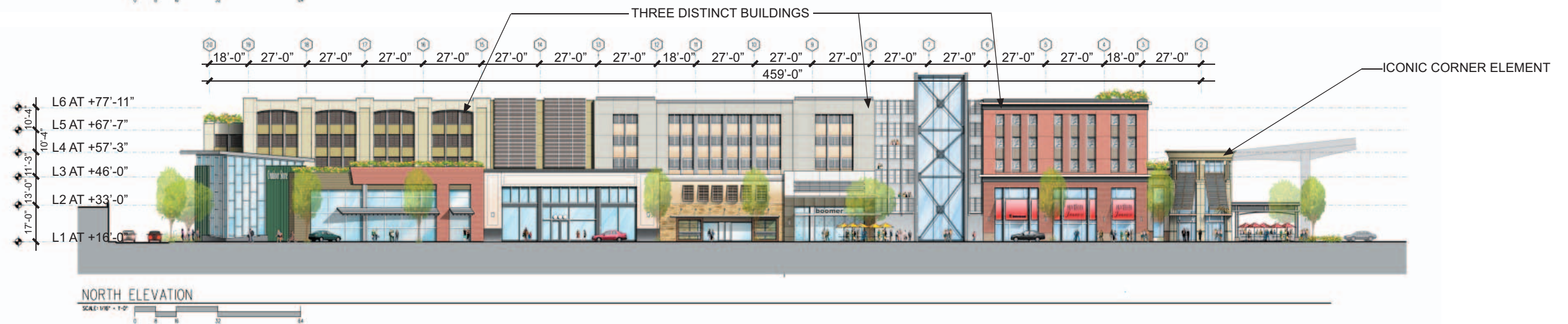
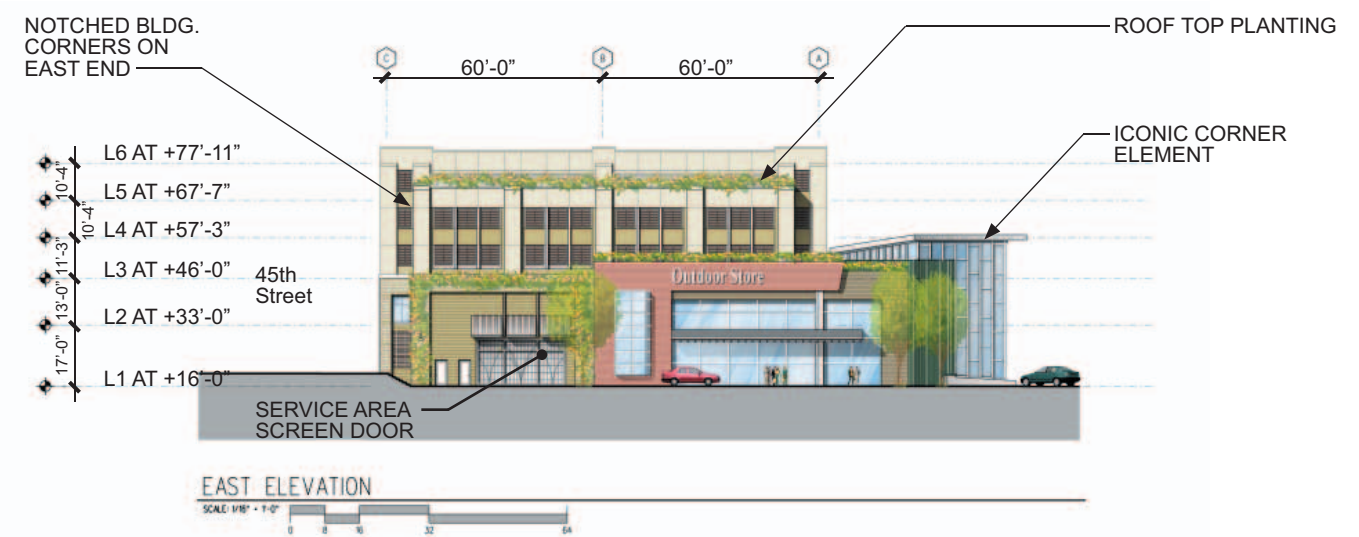


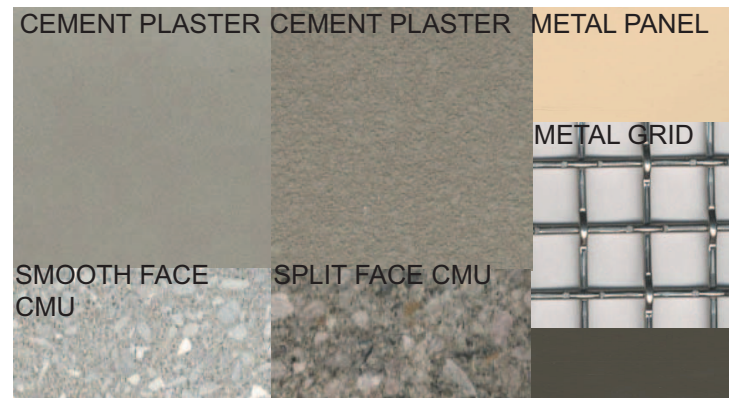
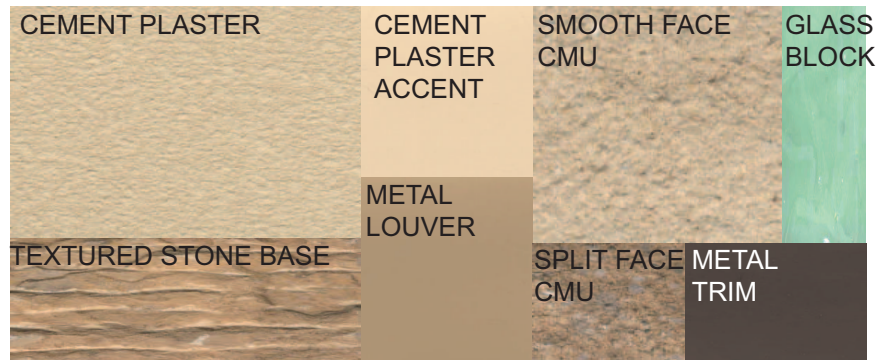
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BUILDING 1 PLANS





CEMENT PLASTER ACCENT

METAL LOUVER

CEMENT PLASTER

SMOOTH FACE CMU

TEXTURED STONE BASE



CEMENT PLASTER

METAL PANEL

METAL GRID

SPLIT FACE CMU

SMOOTH FACE CMU



BLACK METAL

CEMENT PLASTER - BRICK COLOR

METAL PANEL

GEORGETOWN TUMBLED BRICK

CEMENT PLASTER

BROWN TEXTURED STONE BASE

SPLIT FACE TRAVERTINE BASE

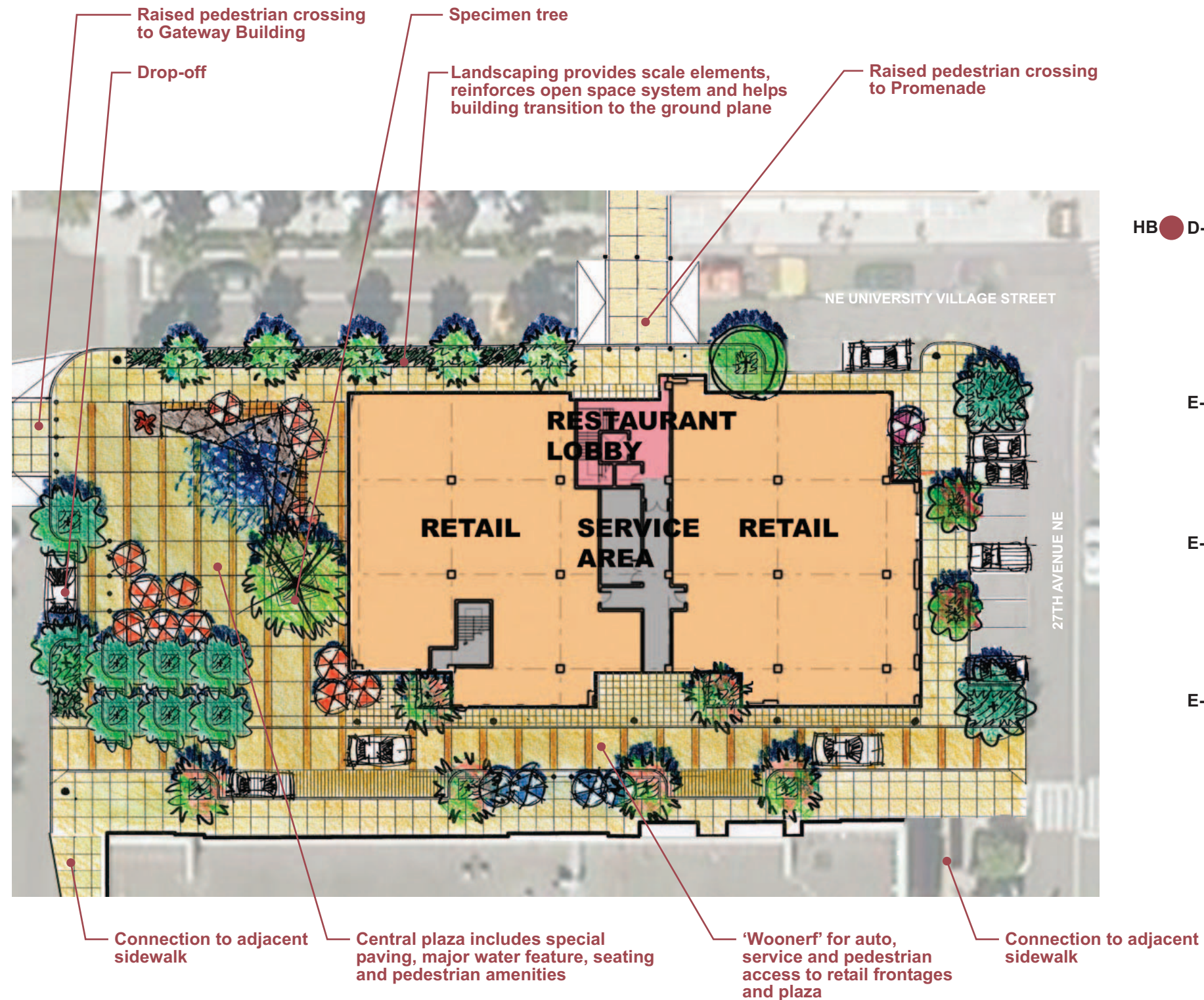


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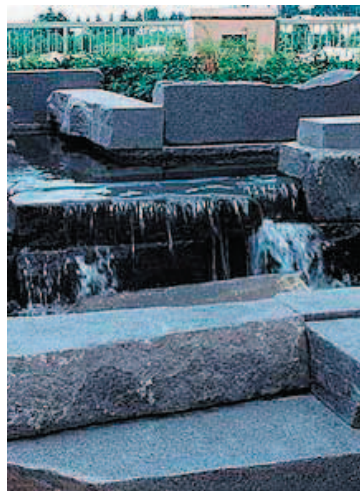
BUILDING 1 MATERIALS



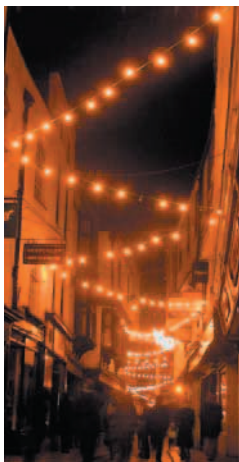
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VILLAGE CENTER - DESIGN IMAGES



TERRACED WATER FEATURE



CENTRAL PLAZA CHARACTER



PROMENADE CONNECTION



WOONERF

PLANT PALETTE



Cercidiphyllum japonicum / Katsura



Amelanchier grandiflora / Serviceberry



Acer circinatum / Vine Maple*



Philadelphus lewisii / Mock Orange*



Vaccinium ovatum / Evergreen Huckleberry*



Ribes sanguinum / Red-flowering Currant*



Asarum caudatum / Wild Ginger*



Liriope spicata / Lilyturf



Blechnum spicant / Deer Fern*

BUILDING 2 (VILLAGE CENTER) EDG RECOMMENDATIONS

C Architectural Elements & Materials

C-4 Exterior Finish Materials

Demonstrate the south wall of Building 2 would include quality finishes and not represent a blank wall

D Pedestrian Environment

D-1 Pedestrian Open Spaces & Entrances

HB ● The proposed development will reduce visual open space, replacing surface parking with structures. The proposed open space associated with the new structures should therefore be functionally usable and connected to other well used open spaces



The feature plaza has been placed directly in front of the building. The proposed design includes removing the featured stair element, and deleting the parking spaces shown west of the building per the DRB recommendation.



There is no longer an exterior stair along the south wall of Building 2 which has been designed with significant façade articulation.



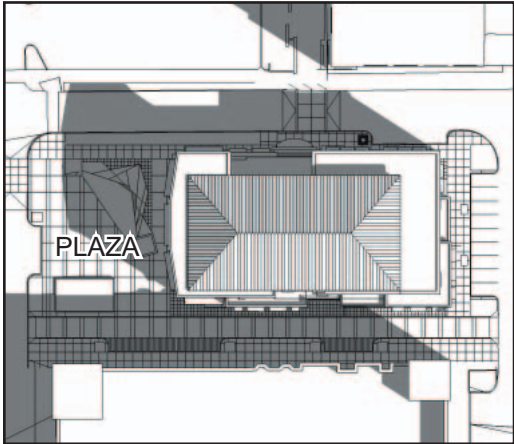
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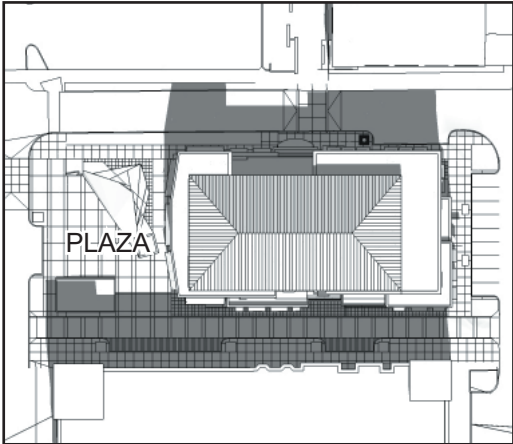
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ISSUES FROM EDG
BUILDING 2

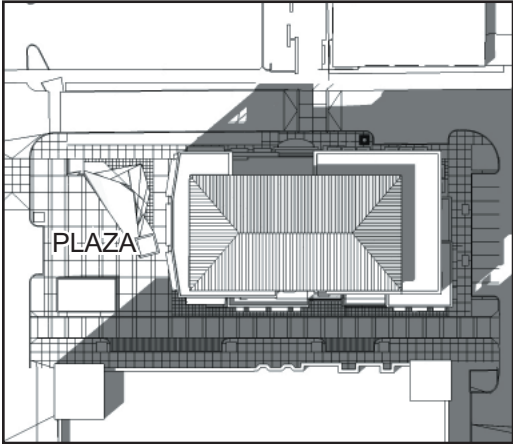
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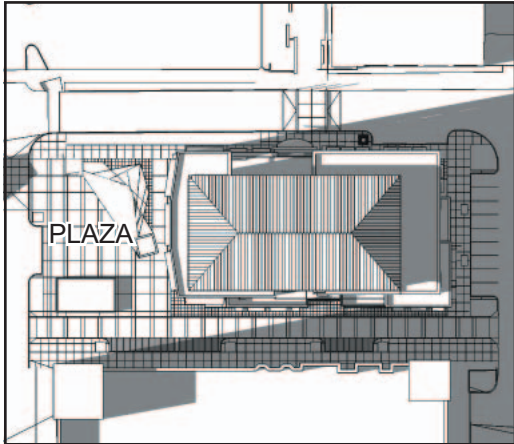
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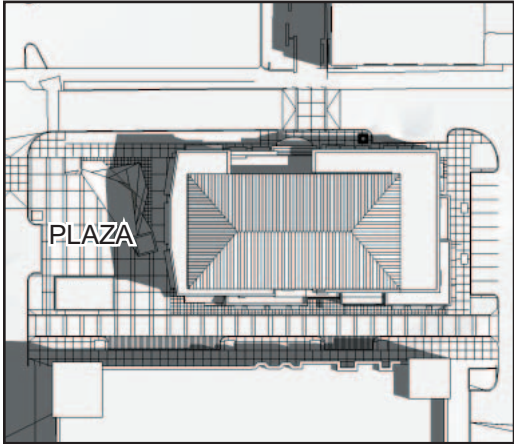


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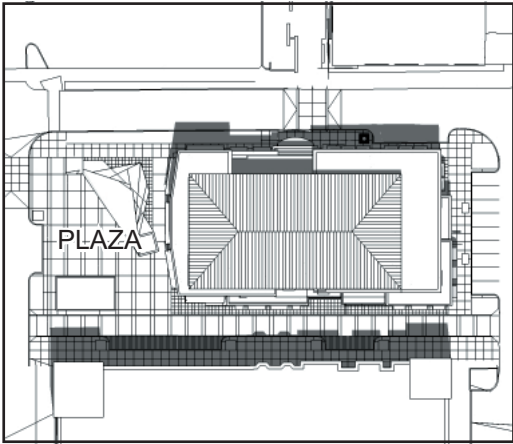


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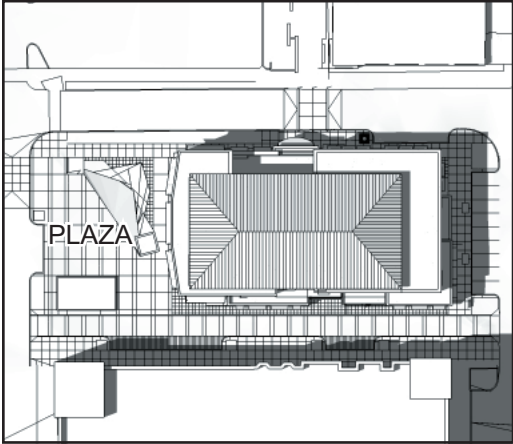
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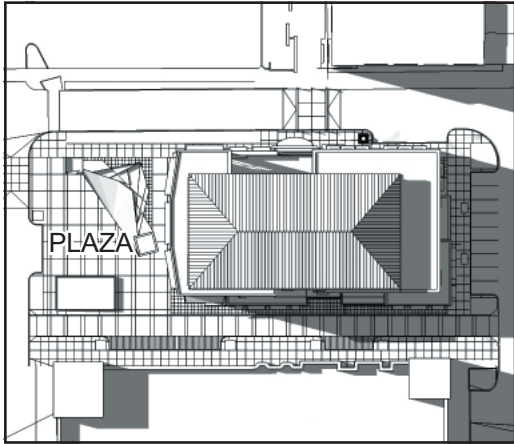
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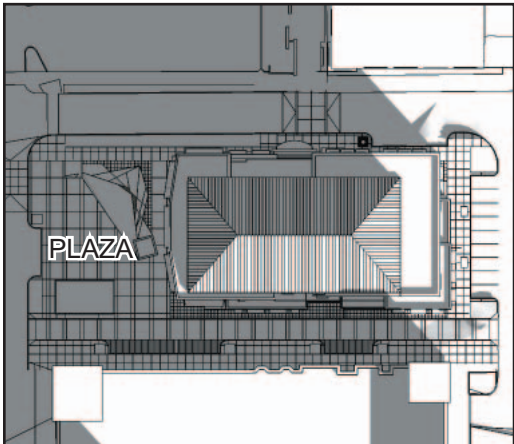


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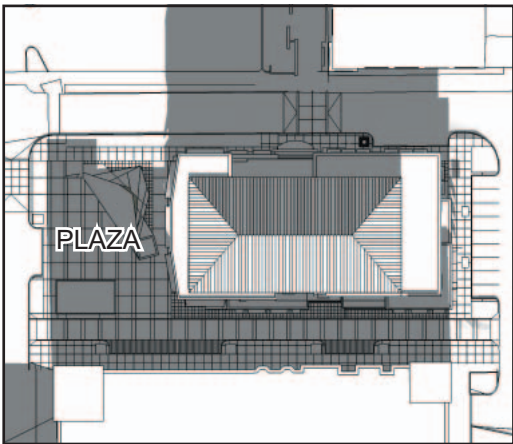


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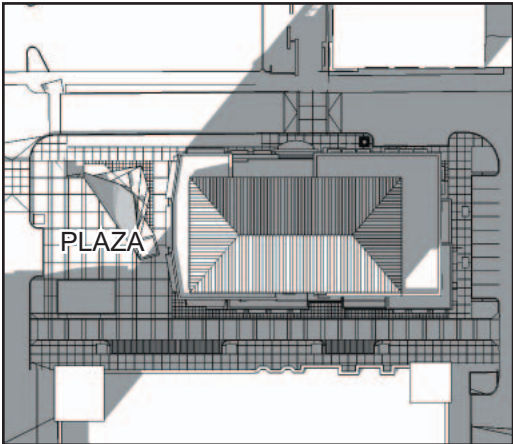
DECEMBER 21ST



9:00AM



12:00PM



3:00PM



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VILLAGE CENTER
SHADING ANALYSIS



STATELY RETAIL FACADE



UPPER LEVEL PENTHOUSE



MULTIPLE BUILDING FACADES



INTIMATE ALLEY-WAY



SECOND LEVEL DINING

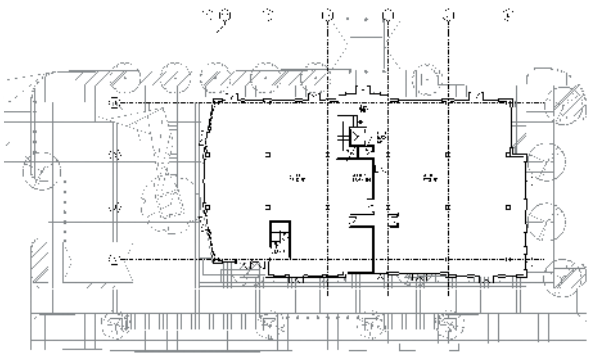


VIEW 01



VIEW 02

VIEW 02



KEY PLAN

VIEW 01

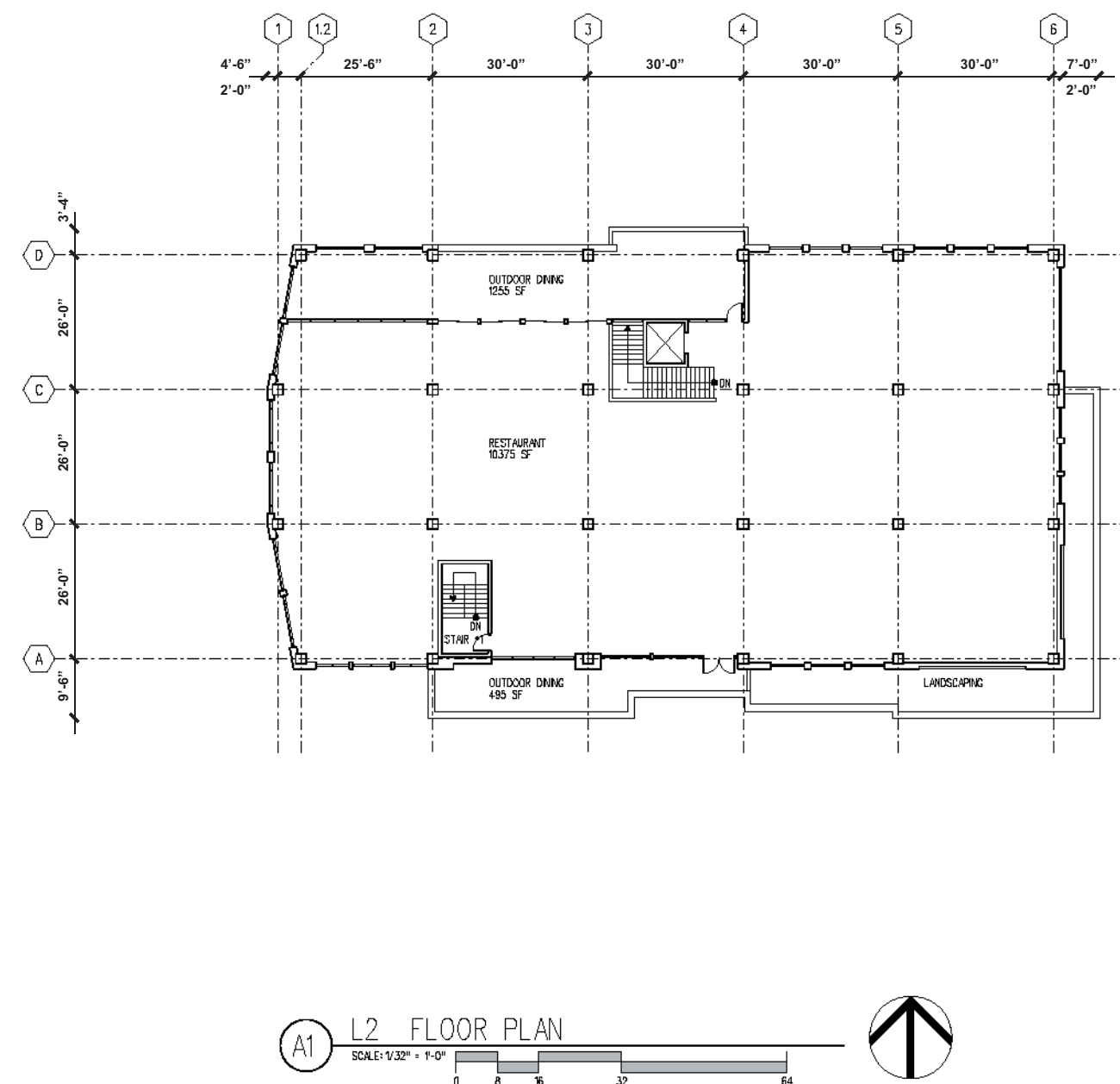
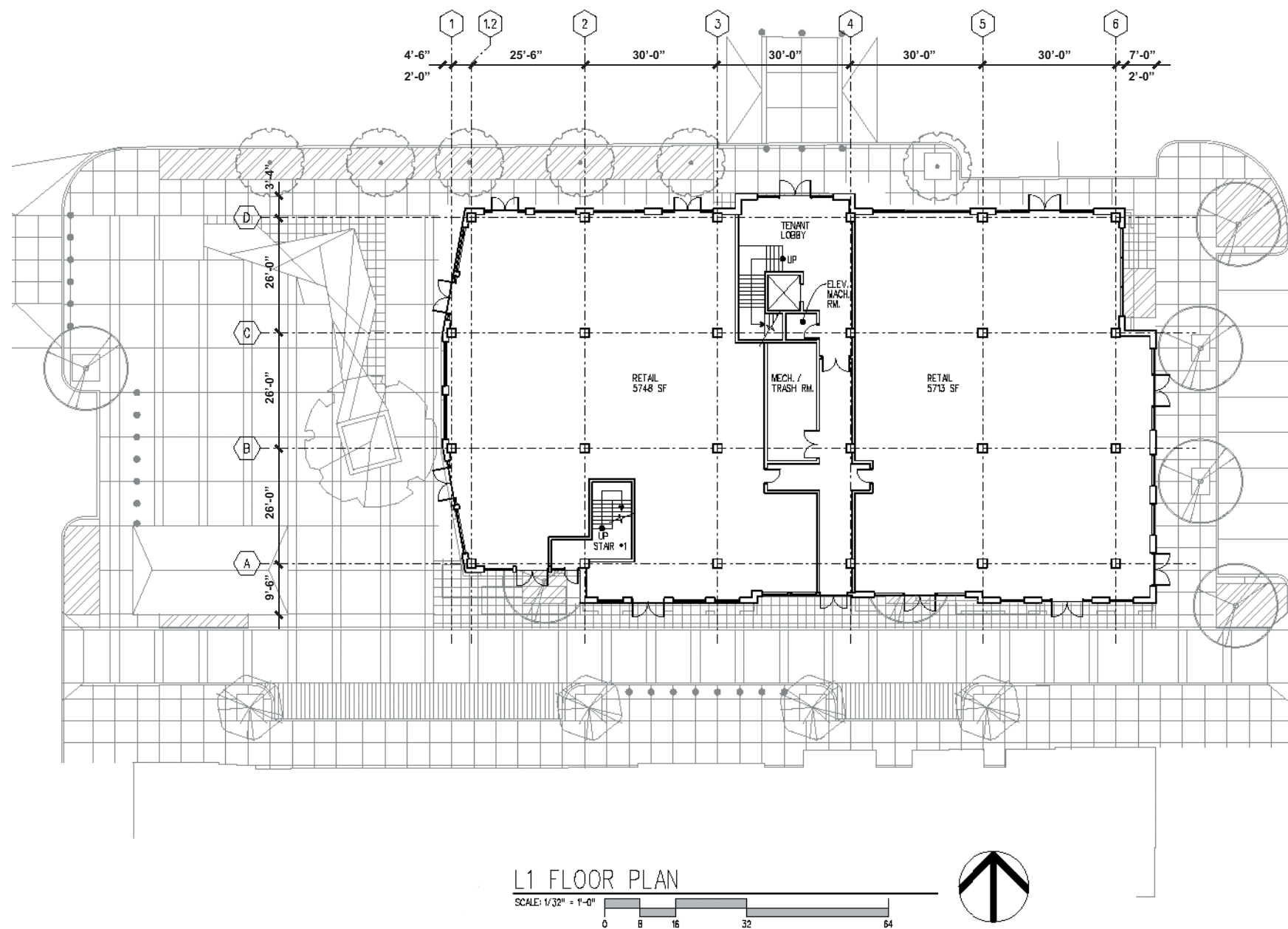


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VILLAGE CENTER BUILDING
VIEWS

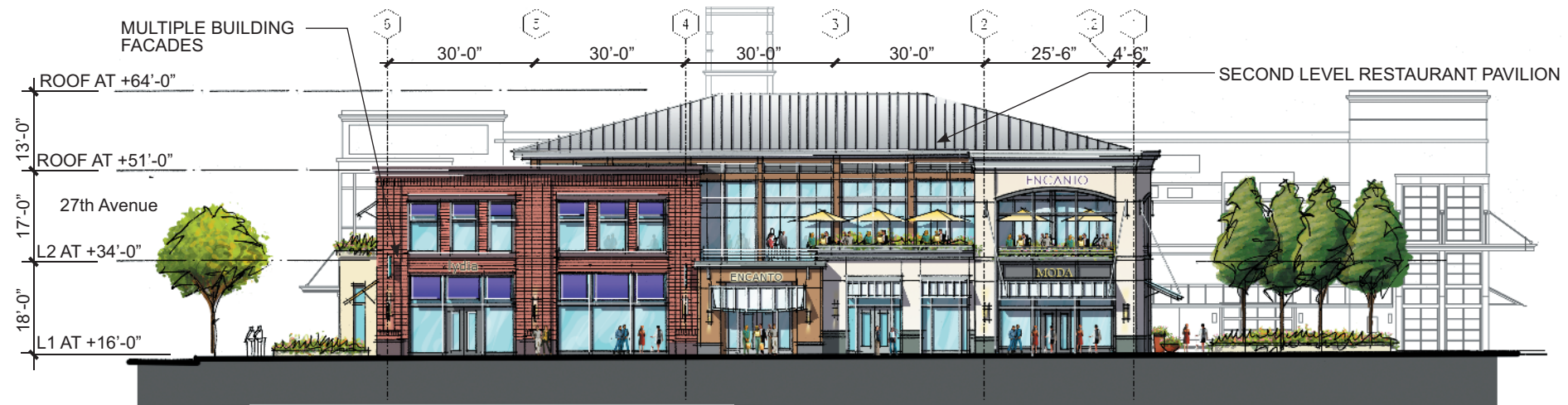


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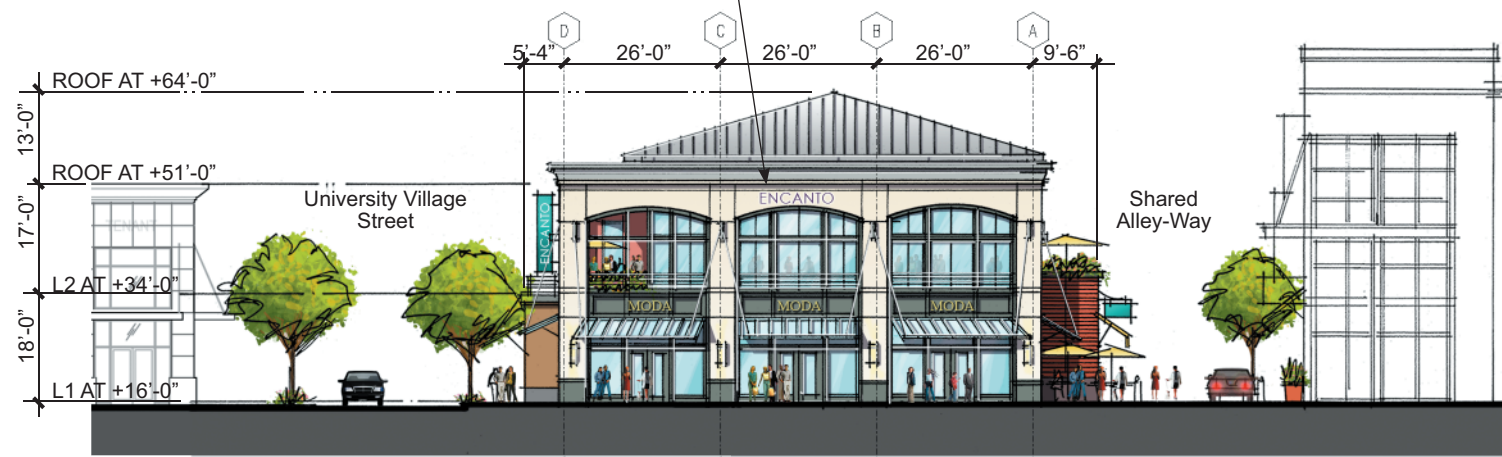
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BUILDING 2 PLANS

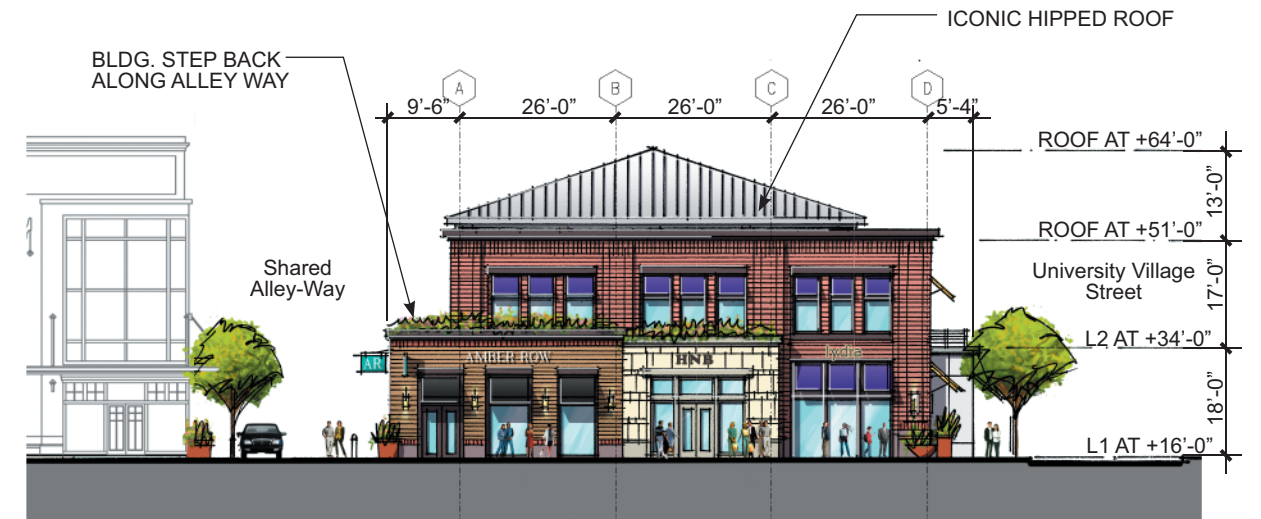


NORTH ELEVATION

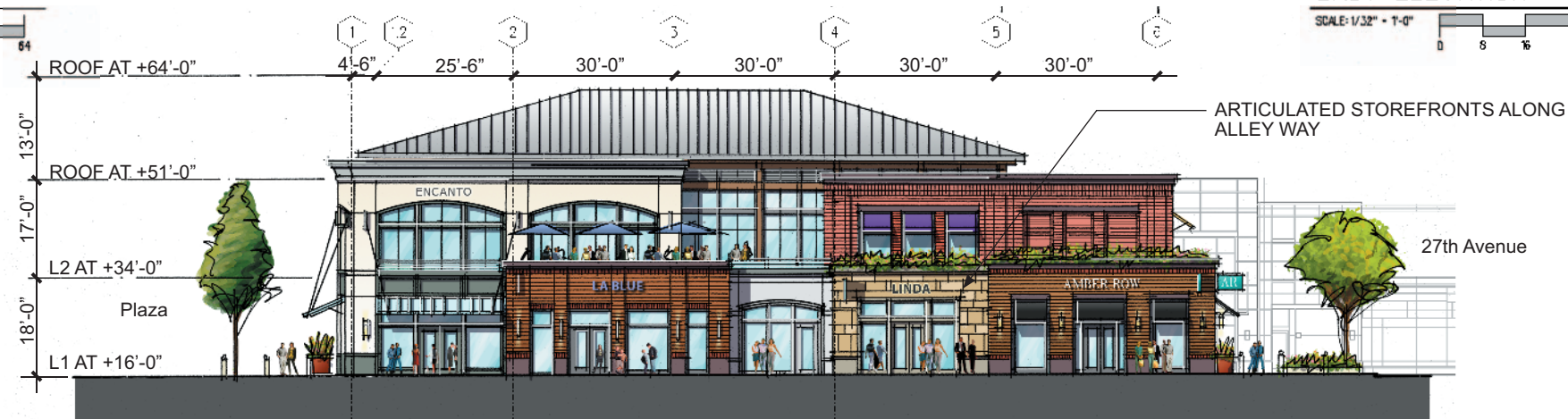
STATELY RETAIL FACADE



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

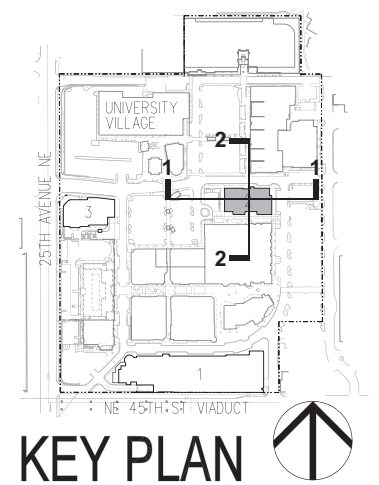
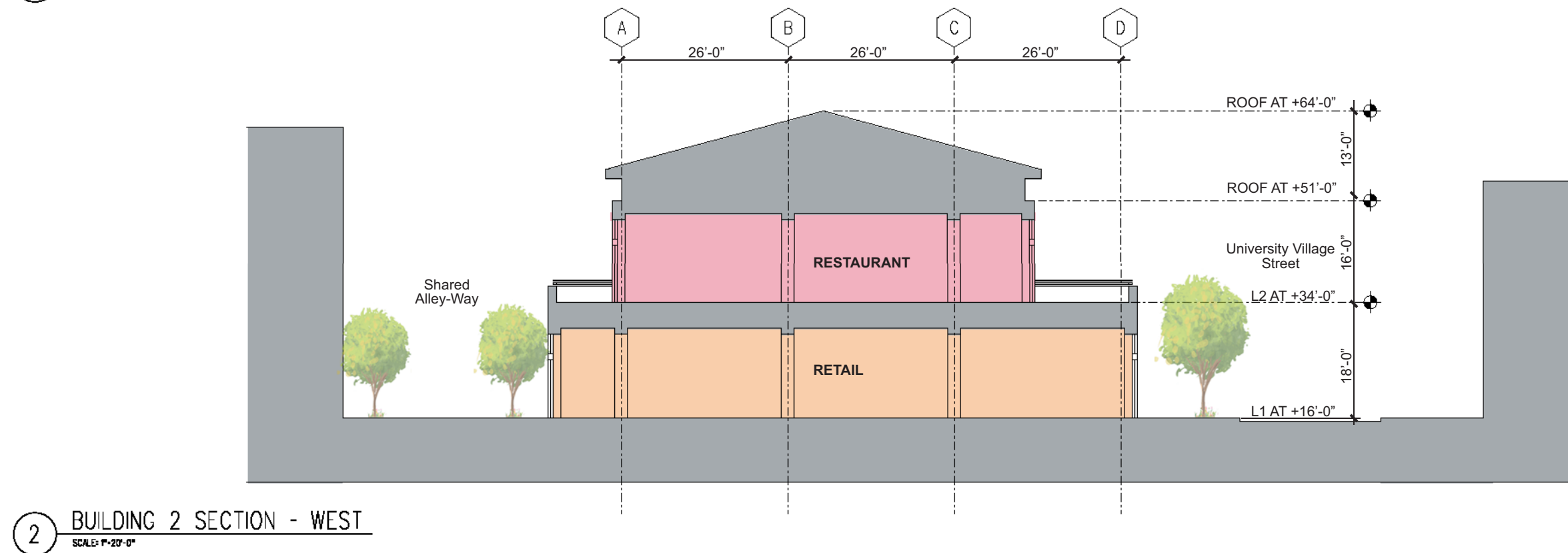
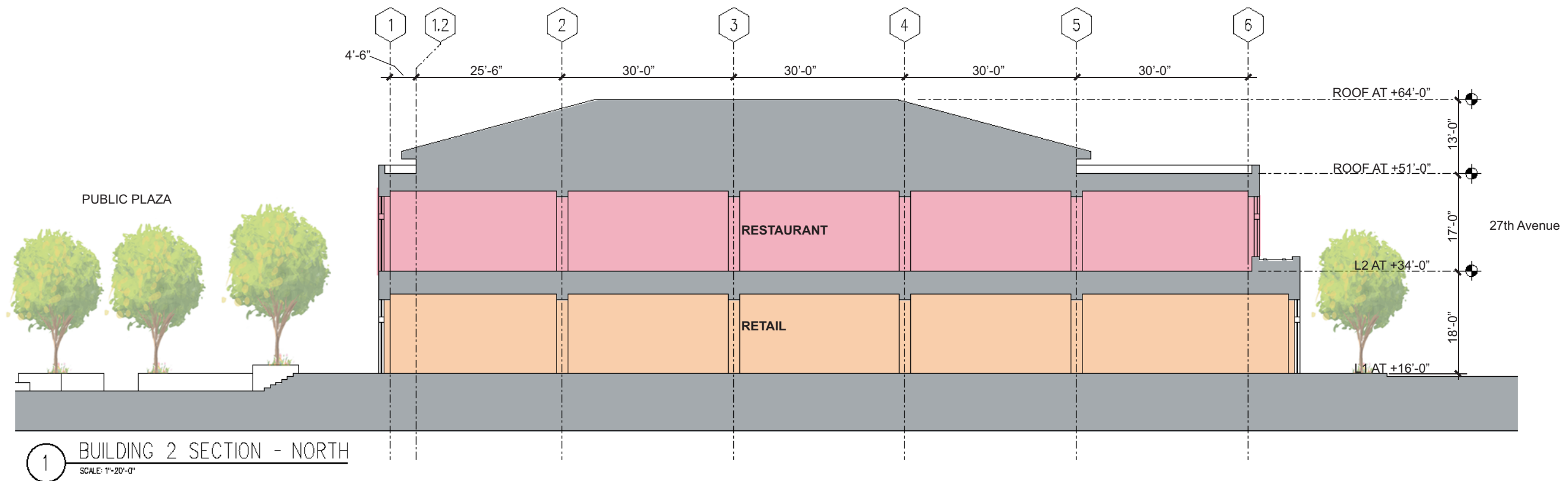


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BUILDING 2 ELEVATIONS



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BUILDING 2 SECTIONS



- METAL ROOF
- RECLAIMED WOOD TIMBER
- CEMENT PLASTER
- METAL TRIM
- FROSTED GLASS
- BROWN BRICK
- BLACK TEXTURED STONE BASE



- METAL ROOF
- SCHOOLHOUSE BRICK
- TAN LIMESTONE BLOCK
- BROWN HONED STONE BASE
- BLACK TEXTURED STONE BASE

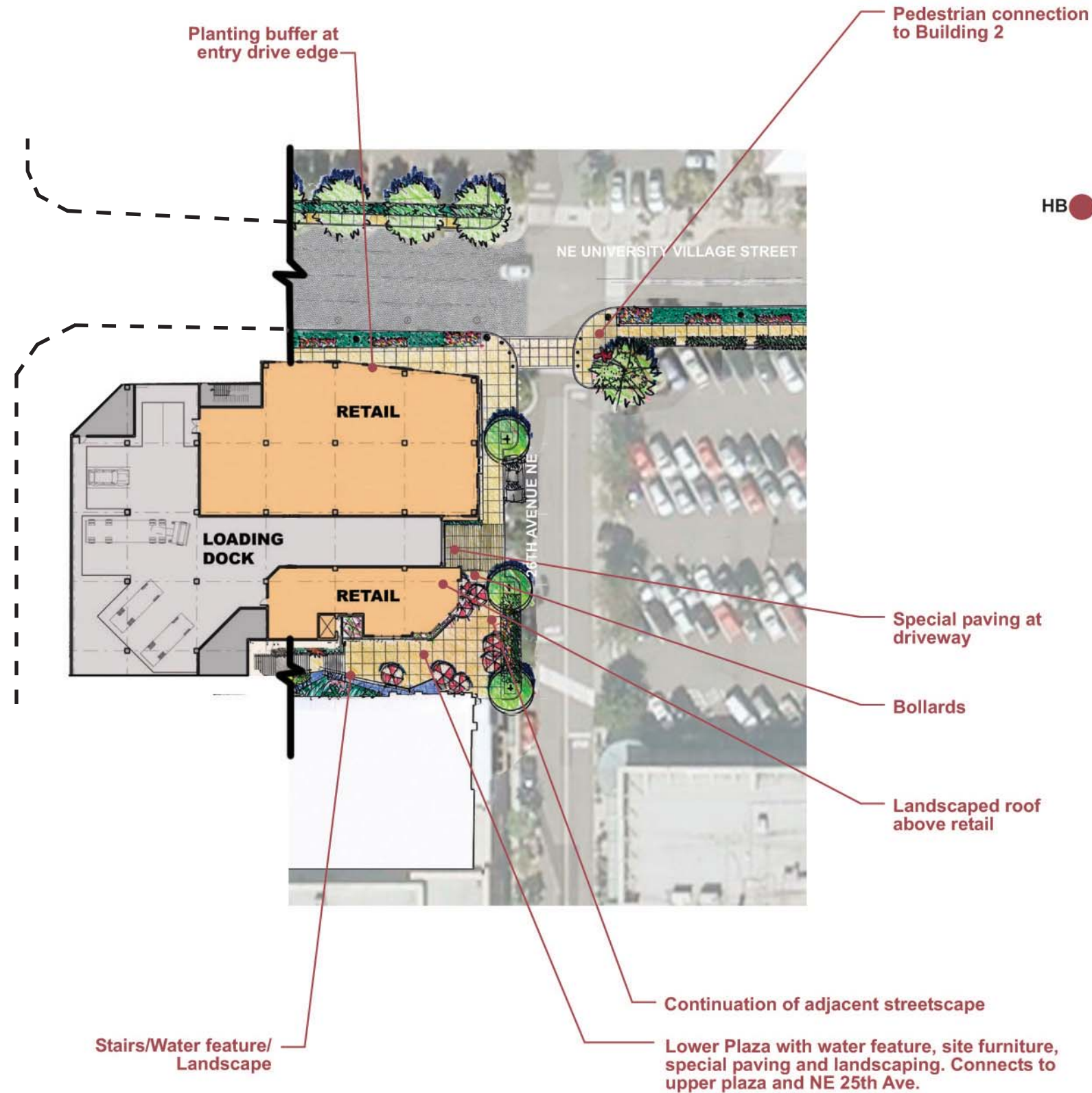


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BUILDING 2 MATERIALS



HB D-1 Pedestrian Open Spaces and Entrances. Convenient and attractive access to the building's entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.

E-1 Landscaping to Reinforce Design continuity with Adjacent Site. Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape.

E-2 Landscaping to Enhance the Building and/or Site. Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture and similar features should be appropriately incorporated into the design to enhance the project.

E-3 Landscape Design to Address Special Site Conditions. The landscape design should take advantage of special on-site conditions such as high-bank front yards, steep slope, view corridors, or existing trees and off-site conditions such as greenbelts, ravines, natural areas and boulevards.





- HB D-1 Pedestrian Open Spaces and Entry**
Convenient and attractive access to building's entry should be provided. Comfort and security, paths and entry should be sufficiently lighted and entry should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.
- E-1 Landscaping to Reinforce Design context with Adjacent Site.** Where possible, and there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape.
- E-2 Landscaping to Enhance the Building and/or Site.** Landscaping, including lighting, material, special pavements, trellise walls, planters, site furniture and similar should be appropriately incorporated into design to enhance the project.
- E-3 Landscape Design to Address Special Conditions.** The landscape design should take advantage of special on-site conditions such as high-bank front yards, steep view corridors, or existing trees and conditions such as greenbelts, ravine areas and boulevards.

GATEWAY BUILDING - DESIGN IMAGES



PLAZA CHARACTER



CASCADING WATER COURSE



SEASONAL COLOR
IN LANDSCAPE



STAIR INTEGRATED INTO LANDSCAPE

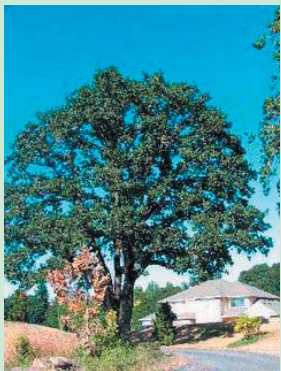
PLANT PALETTE



Magnolia grandiflora 'Edith Bogue' /
Evergreen Magnolia



Populus tremuloides /
Quaking Aspen



Quercus garryana /
Garry Oak*



Physocarpus capitus /
Pacific Ninebark*



Leucothoe axillaris / Coast Leucothoe*



Lonicera pileata /
Privet Honeysuckle



Cryptomium fortunei /
Japanese Holly Fern



Carex morrowii / Ice
Dance



Green Roof Grasses



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BUILDING 3 LANDSCAPE
IMAGES

BUILDING 3 (Gateway) EDG RECOMMENDATIONS



Significant corner element on the northwest corner of the building responds to view corridors and creates an appropriate gateway marker for pedestrian and vehicular circulation from 25th Ave NE into University Village.

The retail at the gateway corner is clearly visible with a highly transparent corner set approximately five feet above sidewalk grade.

The five foot base condition is mitigated by setting the building back from the sidewalk and providing a significant landscape buffer.

Maximum transparency has been provided along the north face of the building and the building edge has been pulled back to allow for a landscape buffer where transparency cannot occur at grade.

The scale of the plaza on the 25th Ave NE side has been reduced and access enhanced with an accessible route from the sidewalk through a landscape buffer. The plaza helps provide a clear pedestrian connection from the upper level retail to the lower level retail.

Building 3 has been reduced in height by one level mitigating the concern about the height and scale of the north façade.

The loading dock entrance has been moved to the center of the block. This allows for a clearly defined pedestrian plaza in an ideal relationship with the adjacent retail and the access stairs to the upper level of retail. The loading dock access will be closed off with a decorative gate when not in use.

B-1 Height, Bulk & Scale Compatibility

The proposed design should include maximum transparency adjacent to the sidewalk at the north and west facades, and include articulation and modulation to reduce the height and scale of the north facade.

C-1 Architectural Context

The west facade of Building 3 should respond to newer architectural styles within the area

C-2 Architectural Concept & Consistency

The proposed design of Building 3 should include attention to both the northwest and southwest corners of the building.

D-1 Pedestrian Open Spaces & Entrances

HB The plaza to the interior of the site should be larger than the plaza on 25th and be more pedestrian focused. The Applicant should clearly demonstrate how the proposed loading area and vehicle access at Building 3 will not conflict with the pedestrian oriented open space, and how the open space will have clear pedestrian connections to existing sidewalks and stairways nearby

D-2 Blank Walls

(See EDG Comments)

D-5 Visual Impact of Parking Structures

(See EDG Comments)

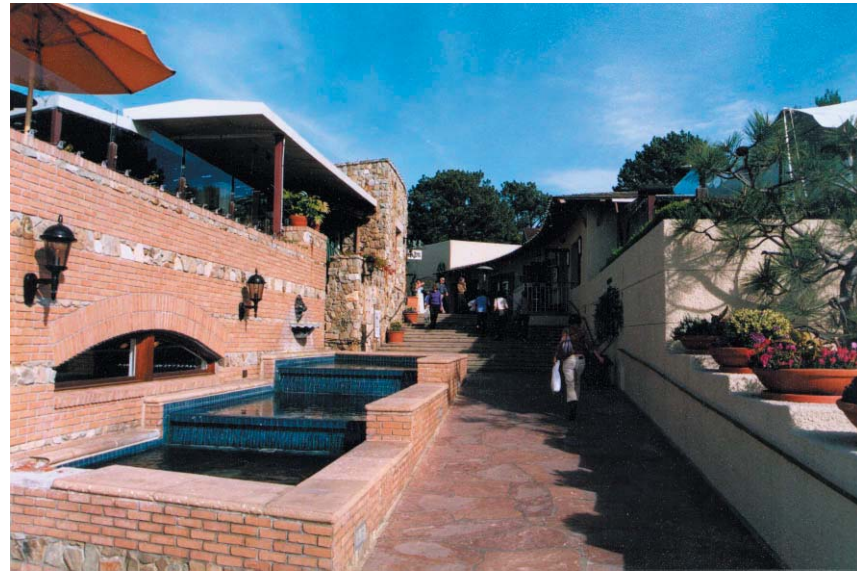


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ISSUES FROM EDG
GATEWAY BUILDING



CASCADING HILL CLIMB



FEATURE TOWER AT CORNER



ACTIVATED BUILDING CORNER



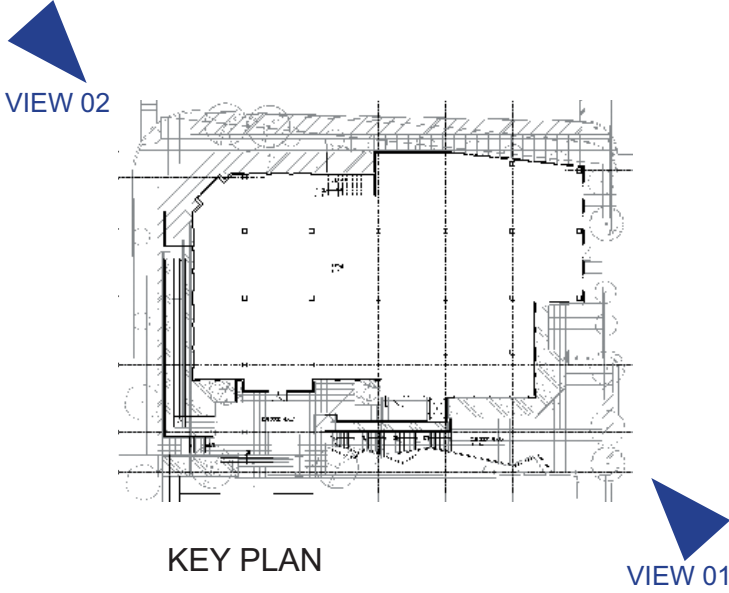
TWO LEVEL RETAIL FACADE



VIEW 01



VIEW 02



KEY PLAN

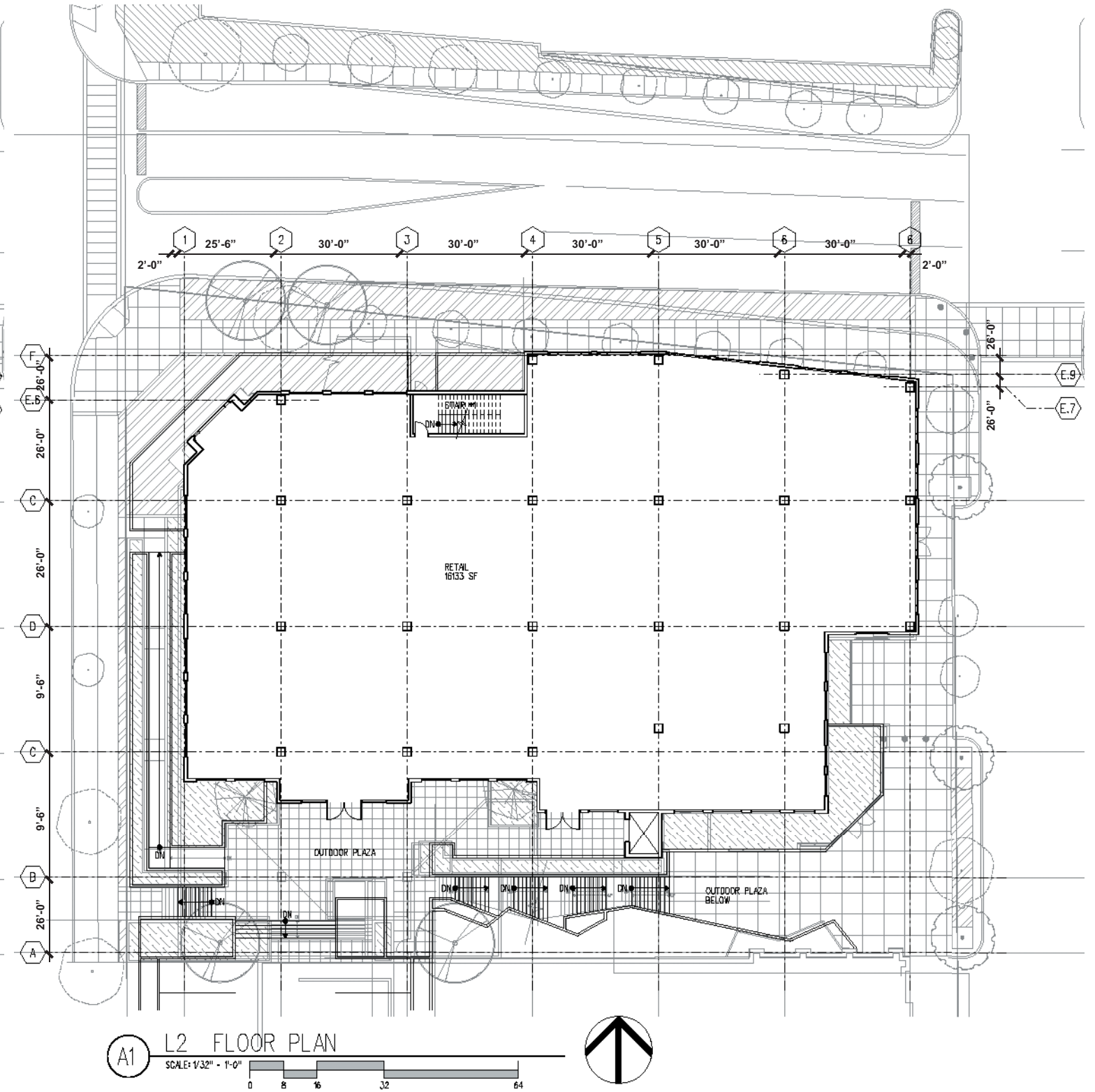
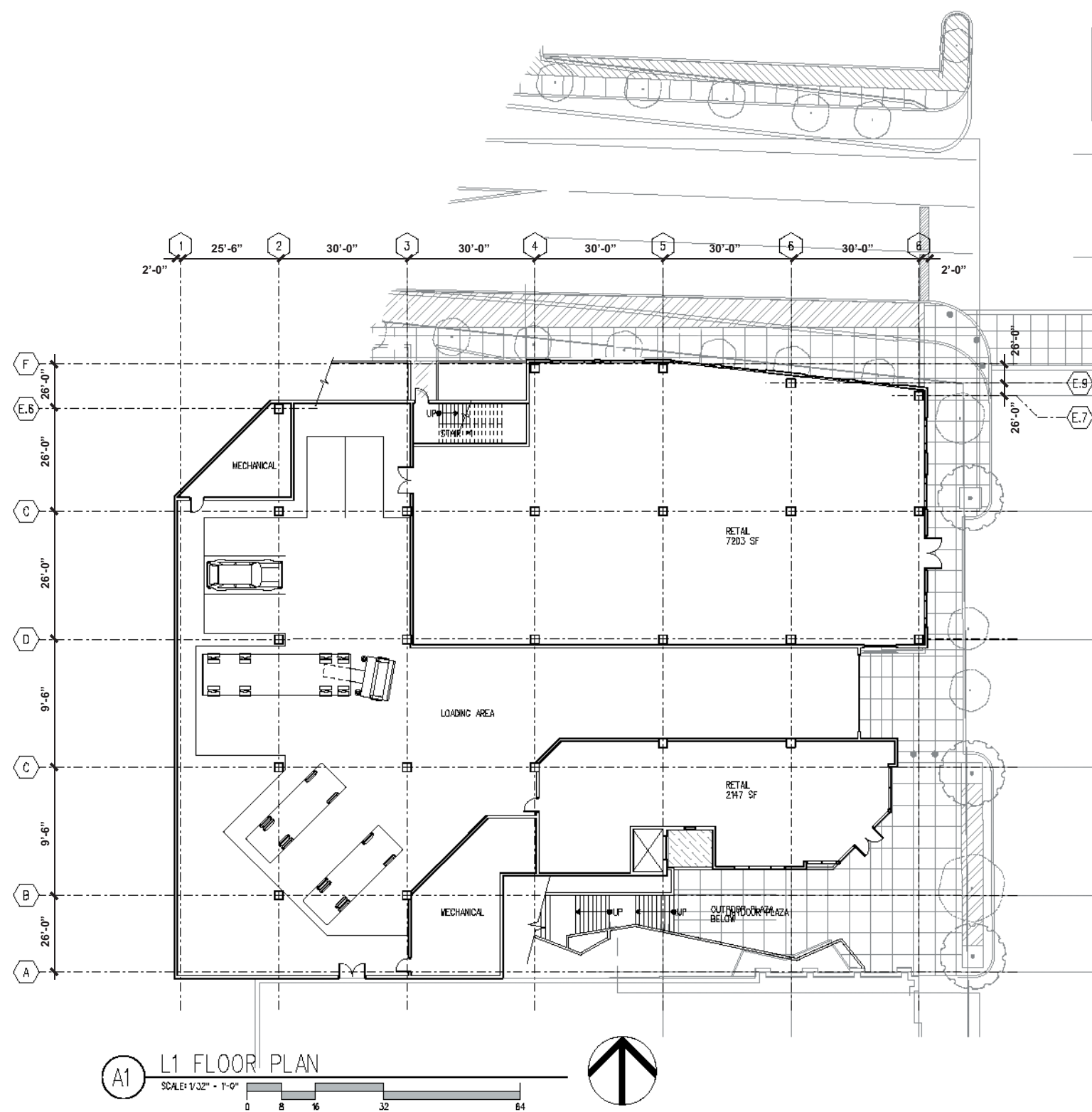


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GATEWAY BUILDING VIEWS



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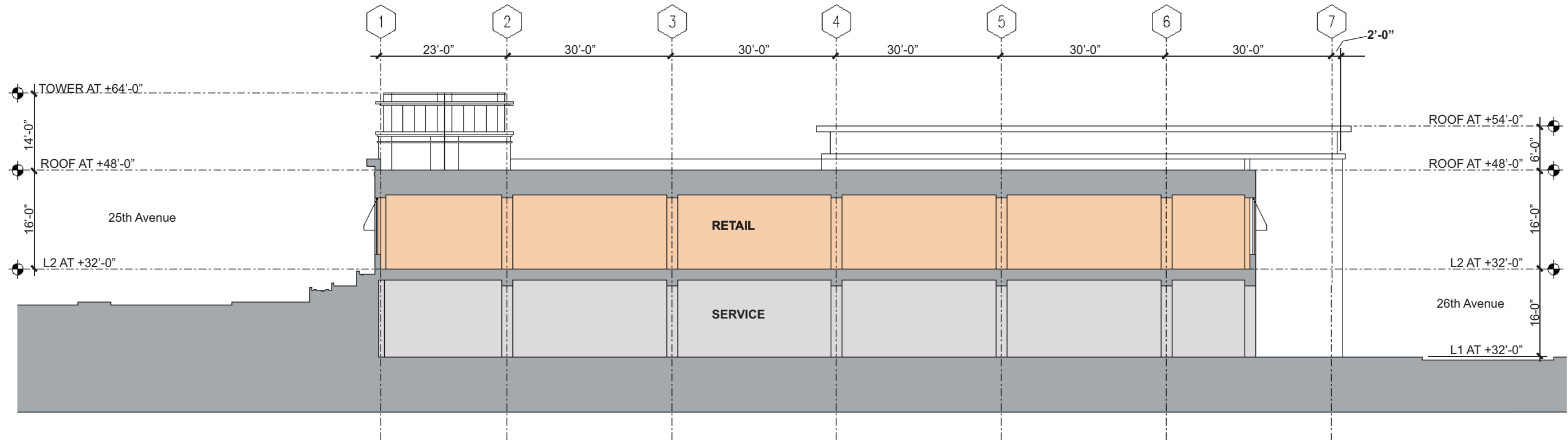
BUILDING 3 PLANS



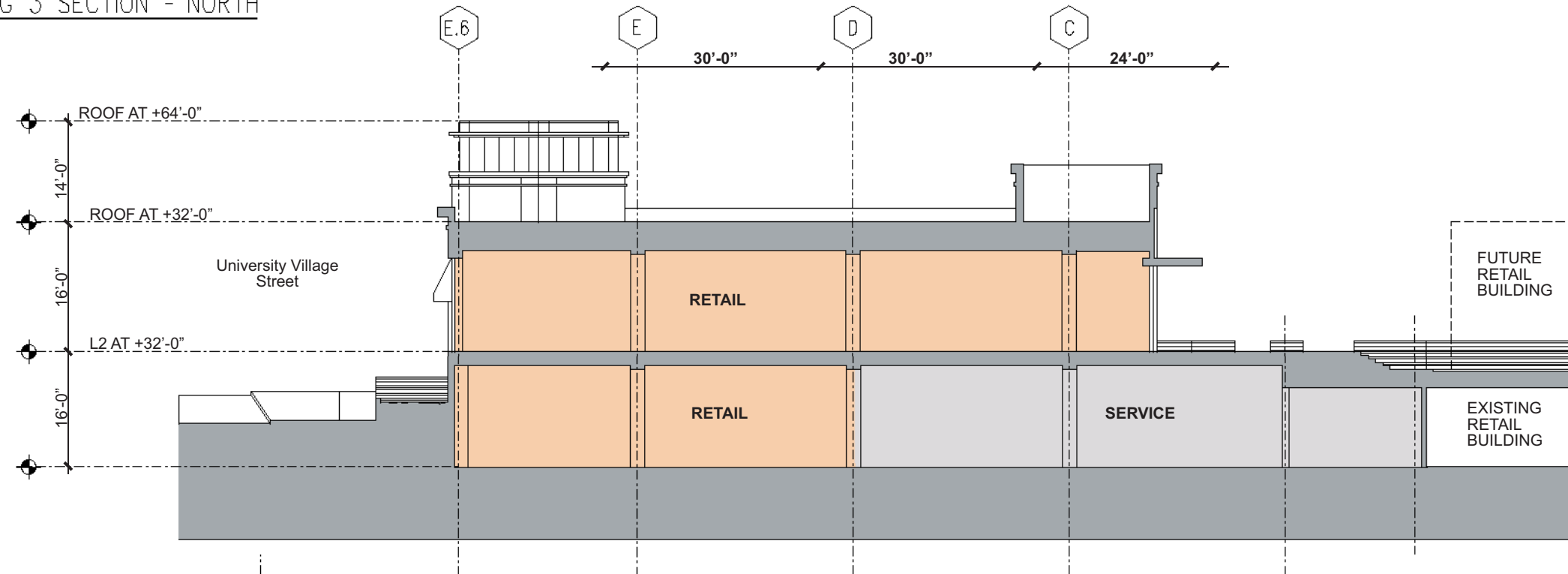
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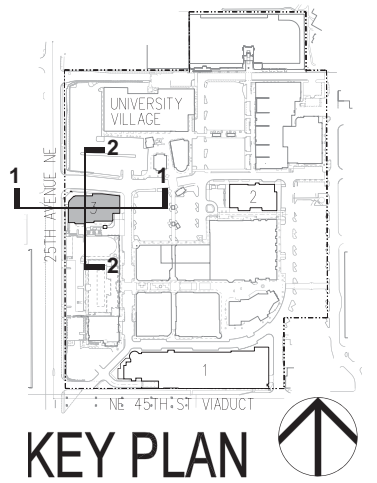
BUILDING 3 ELEVATIONS



1 BUILDING 3 SECTION - NORTH
SCALE: 1"=20'-0"



2 BUILDING 3 SECTION - WEST
SCALE: 1"=20'-0"



KEY PLAN

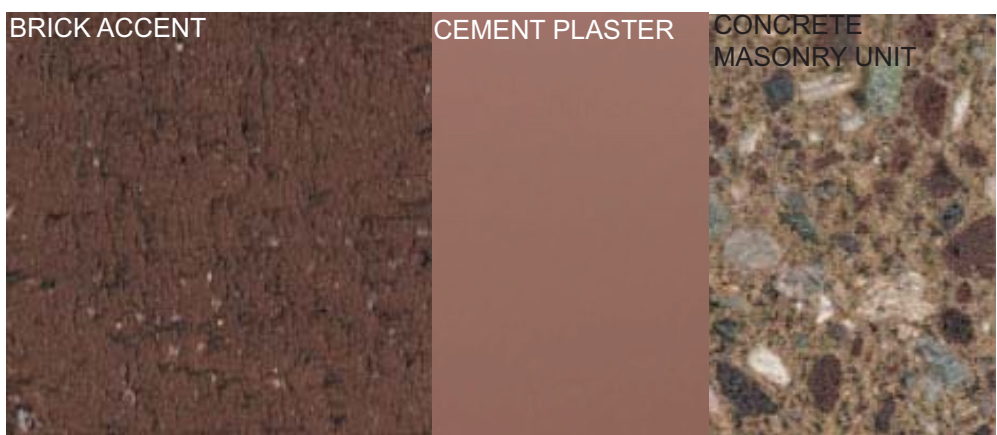


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BUILDING 3 SECTIONS



- METAL TRIM
- CEMENT PLASTER TRIM
- CEMENT PLASTER
- AWNING
- CEMENT PLASTER ACCENT COLOR
- CERAMIC TILE ACCENT BAND AT WINDOWS
- TEXTURED STONE



- METAL TRIM
- CEMENT PLASTER
- BRICK ACCENT
- CONCRETE MASONRY UNIT



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GATEWAY BUILDING
MATERIALS

APPENDIX

- 35. BUILDING 1 SITE LIGHTING AND SIGNAGE PLAN
- 36. BUILDING 2 SITE LIGHTING AND SIGNAGE PLAN
- 37 BUILDING 3 SITE LIGHTING AND SIGNAGE PLAN

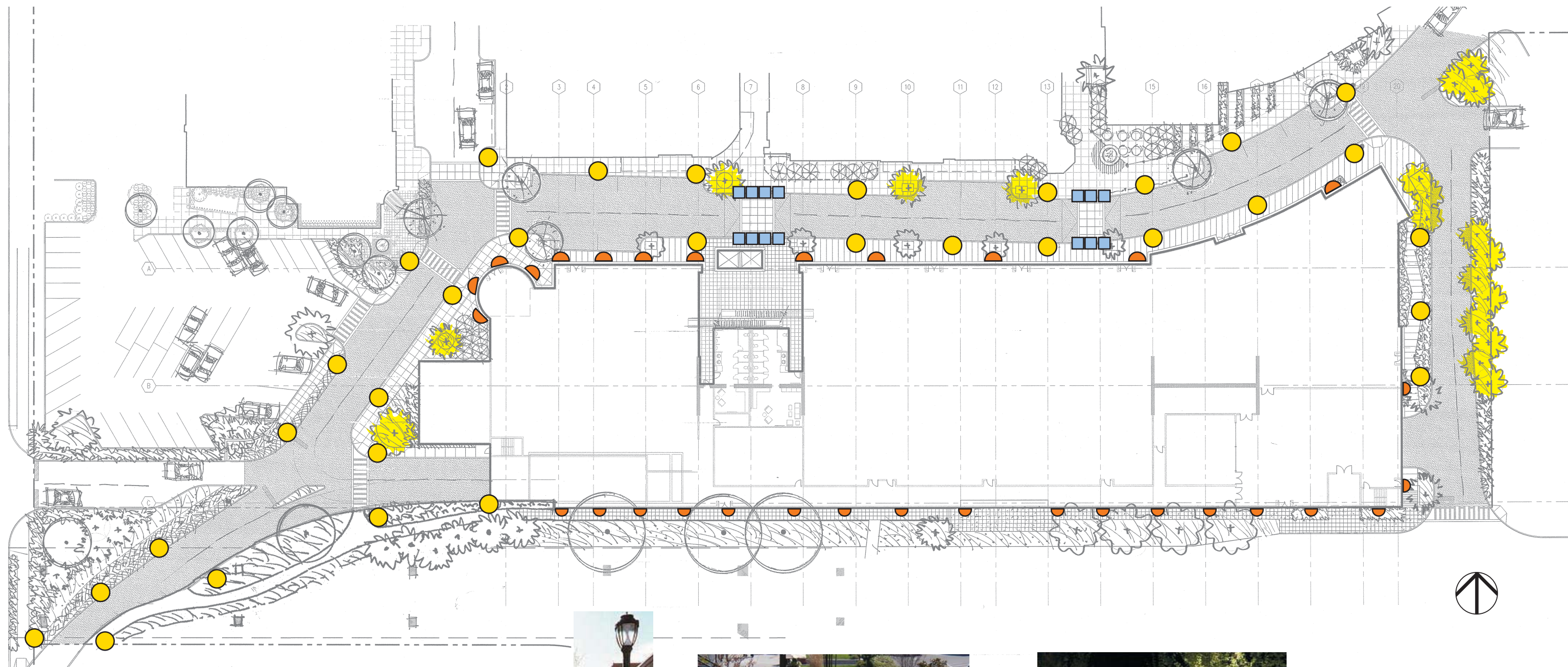


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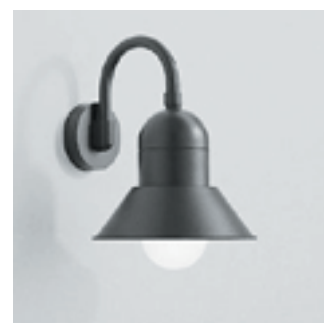
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APPENDIX



WALL SCONCE A



WALL SCONCE B








U.V. POLE LIGHT

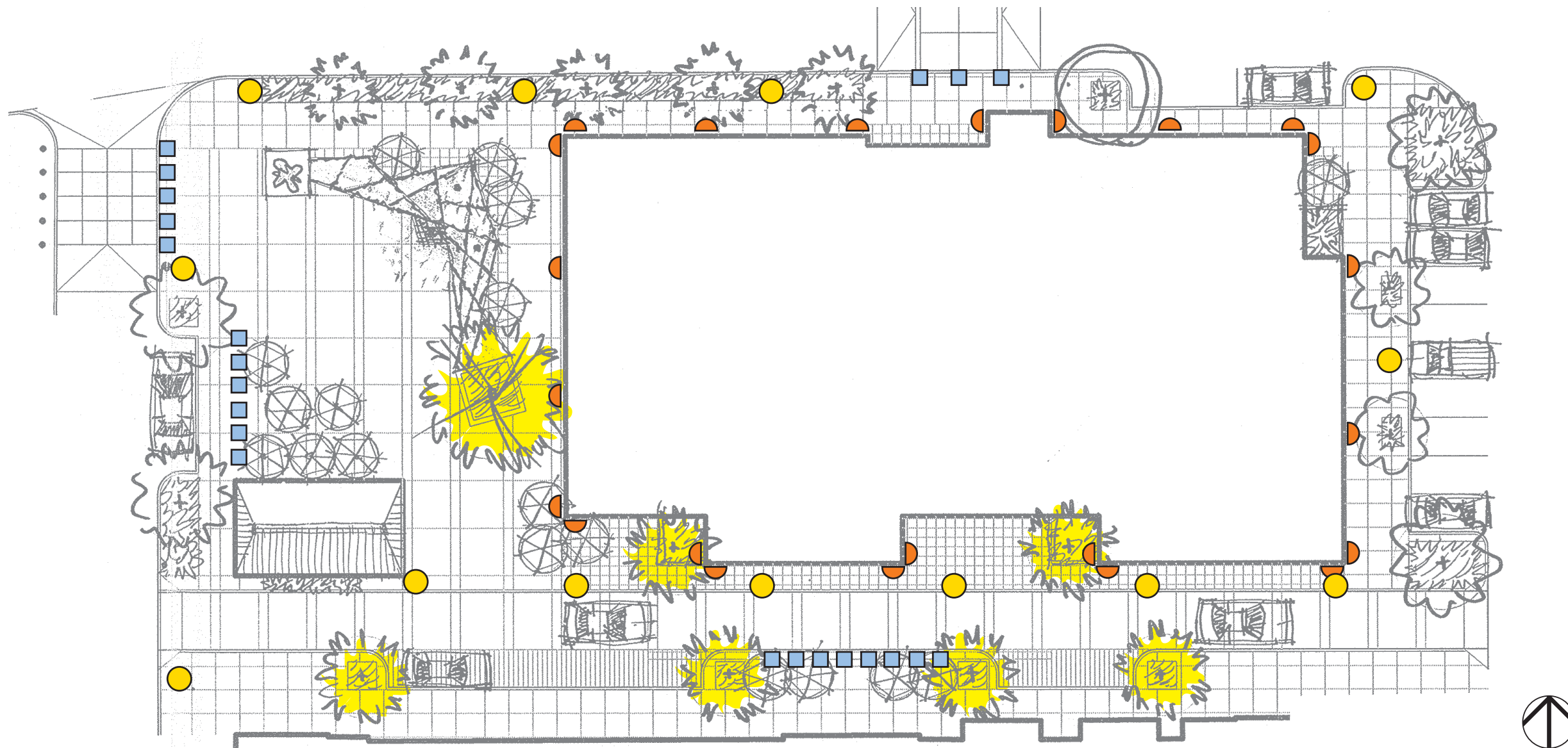


BOLLARD LIGHT



UPLIGHT

-  WALL SCONCE A
-  WALL SCONCE B
-  U.V. POLE LIGHT
-  BOLLARD LIGHT
-  UPLIGHT



WALL SCONCE







U.V. POLE LIGHT



BOLLARD LIGHT



UPLIGHT

-  WALL SCONCE
-  U.V. POLE LIGHT
-  BOLLARD LIGHT
-  UPLIGHT



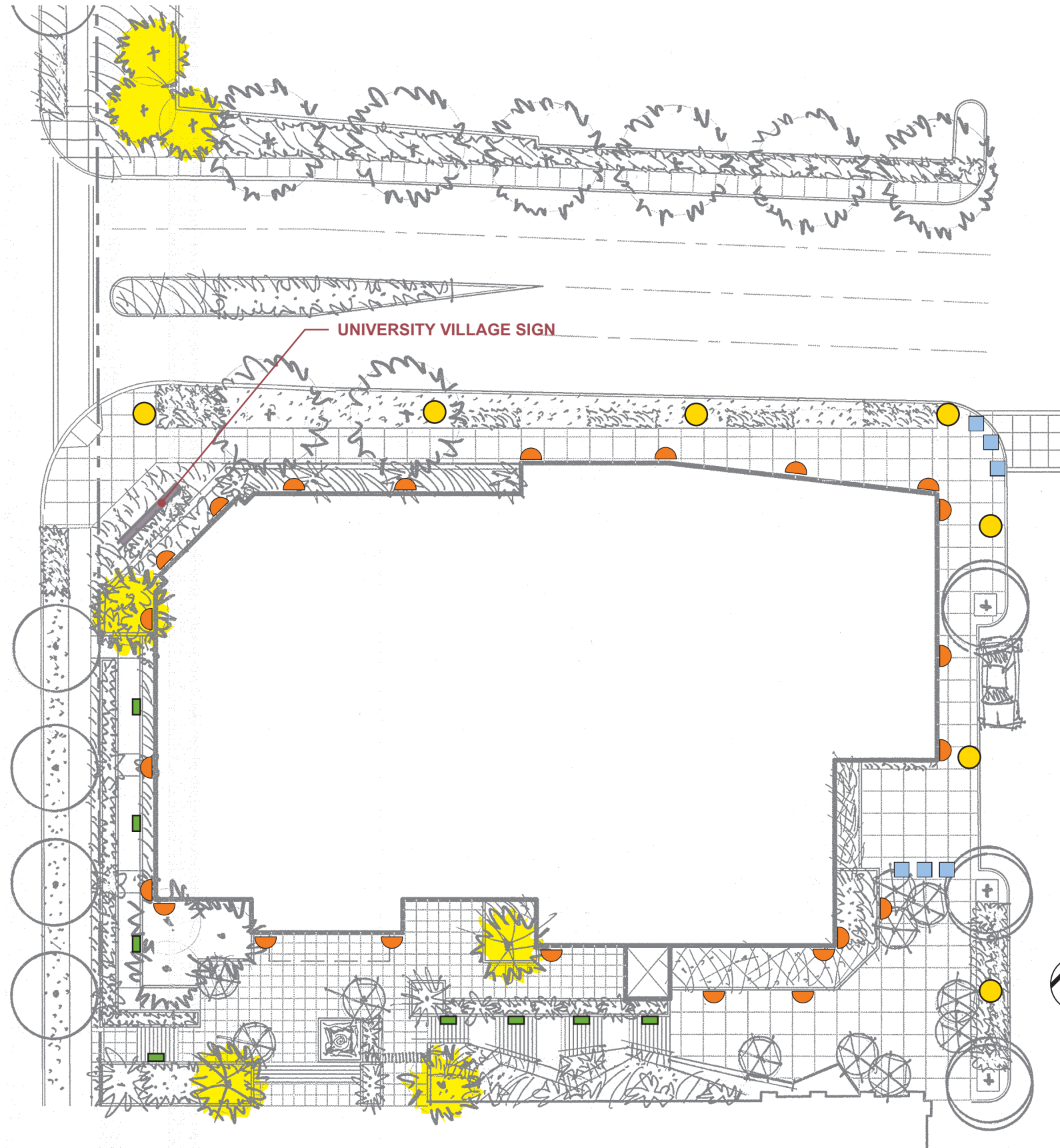
WALL SCONCE



STEPLIGHT








UPLIGHT



BOLLARD LIGHT



U.V. POLE LIGHT

-  WALL SCONCE
-  U.V. POLE LIGHT
-  STEP LIGHT
-  BOLLARD LIGHT
-  UPLIGHT