



MIRANDA

5000 UNIVERSITY WAY NE, SEATTLE WA

EARLY DESIGN GUIDANCE

DECEMBER 3, 2012

DPD # 3013250

OWNER

SHEMIRAN TRADE
PO BOX 2509
SEATTLE WA 98111-2509
PHONE: 206-441-4922

ARCHITECTS

CHARLES MORGAN & ASSOCIATES (ARCHITECT)
7301 BEVERLY LANE
EVERETT, WA 98203-5508
425-353-2888
info@cmarch.com

studio19 architects (CONSULTANT)
705 2nd Avenue, Suite 505
Seattle, WA 98104
206-466-1225
htian@studio19architects.com

TABLE OF CONTENT

PROJECT INFORMATION	1
ZONING CODE SUMMARY	1 - 2
URBAN DESIGN ANALYSIS	3 - 7
TOPOGRAPHY + SITEPLAN	8
SITE ANALYSIS	9 - 12
DESIGN GUIDELINES	13 - 18
DESIGN SCHEME 1	19 - 20
DESIGN SCHEME 2	21 - 22
DESIGN SCHEME 3 (preferred)	23 - 27

PROJECT INFORMATION

PROPERTY ADDRESS	5000 University Way NE Seattle, WA 98105
PARCEL NUMBER	8816400435
ZONE	NC3P-65
URBAN VILLAGE OVERLAY	University District Northwest (Urban Center Village)
PEDESTRIAN ZONE	P
MAPPED ECA	none
LOT AREA	26,052 SF
APPLICABLE DESIGN GUIDELINES	City of Seattle Design Guidelines University Community Design Guidelines
NUMBER OF RESIDENTIAL UNITS	125
NUMBER OF PARKING STALLS	55
FAR	4.75
BUILDING HEIGHT	65 FEET
COMMERCIAL SQUARE FOOTAGE	±10,000 SF
TOTAL BUILDABLE AREA	123,747 SF

POTENTIAL DEPARTURES

There exists a potential for necessary departure from development standards along NE 50th street due to the slope of the steep sidewalk, and where the floor lines fall in relation to the sidewalk. Along the NE 50th elevation of the proposed development, it appears infeasible to achieve an area of glazing from 2 feet above sidewalk to 8 feet above sidewalk. The proposed development as it is currently designed would provide glazing as closed to the sidewalk as possible taking into account the steep slope of the existing sidewalk.

ZONING CODE SUMMARY

REQUIREMENTS FOR NC3P-65 (NEIGHBORHOOD COMMERCIAL 3) ZONES

PERMITTED USES **23.47A.004 Table A**

Eating and drinking establishments, offices, general sales & residential

USES IN PEDESTRIAN DESIGNATED ZONES **23.47A.005**

No more than 20% of the street-level street-facing façade in a pedestrian-designated zone.

Along designated principal pedestrian streets, one or more of the following uses are required along 80% of the street-level street-facing façade:

Eating and drinking establishments, general sales and services, indoor sports and recreation.

STREET-LEVEL DEVELOPMENT STANDARDS **23.47A.008**

Blank façades are limited to 20 feet in length and may not exceed more than 40% of the façade.

Street-level street-facing façades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas or other approved landscape or open spaces are provided.

Sixty percent of the street-facing façade between 2 feet and 8 feet above the sidewalk shall be transparent.

Sixty percent of façades shall be designed and maintained to allow unobstructed views from the outside into the structure.

Non-residential uses shall extend an average of at least 30 feet and a minimum of 15 feet in depth from the street-level street-facing façade.

Non-residential uses at street level shall have a floor to floor height of at least 13 feet.

At least one of the street-level street facing façades containing a residential use shall have a visually prominent pedestrian entry.

STRUCTURE HEIGHT	23.47A.013
Maximum Height	65 feet above the average grade level

Rooftop Features:

Open railing, planters, skylights, clerestories, green houses, parapets and firewalls may extend 4 feet above the height limit.

Mechanical Equipment:

Solar collectors, wind driven power generators, minor communication utilities, and accessory communication devices may extend 15 feet above the height limit.

Stair and elevator penthouses may extend 15 feet above the height limit.

FLOOR AREA RATIO	23.47A.013
-------------------------	-------------------

Per Table A - Total permitted FAR for all uses in a mixed-use structure containing residential and non-residential uses.

Maximum FAR	4.75
Maximum Allowable GSF	123,747SF

SETBACK REQUIREMENT	23.47A.014
----------------------------	-------------------

Setback requirements for lots abutting or across the alley from residential zones.

3. For a structure containing a residential use, a setback is required along any side or rear lot line that abuts a lot in a residential zone or that is across an alley from a lot in a residential zone, as follows:

ZONING CODE SUMMARY

a. Fifteen feet for portions of structures above 13 feet in height to a maximum of 40 feet; and
 b. For each portion of a structure above 40 feet in height, additional setback at the rate of 2 feet of setback for every 10 feet by which the height of such portion exceeds 40 feet (Exhibit C for 23.47A.014).

4. One-half of the width of an abutting alley may be counted as part of the required setback. For the purpose of this Section 23.47A.014, the alley width and the location of the rear lot line shall be determined prior to any dedication that may be required for alley improvement purposes.

Dedication to alley improvement 3'
Setback on Alley side 20' (from Center Line of the Alley)

LANDSCAPING AND SCREENING STANDARDS 23.47A.016
 Landscaping that achieves a Green Factor score of .30 or greater is required.

Existing street trees shall be retained unless the Director of Transportation approves their removal.

Parking garage that is 8 feet or more above grade require 3.5-foot screening along the perimeter of each floor of parking (**Seattle Municipal Code, Table D for 23.47A.016**)

LIGHT AND GLARE STANDARDS 23.47.022
 Exterior lighting must be shielded and directed away for adjacent uses.

Interior lighting in parking garages must be shielded to minimize nighttime glare affecting nearby uses.

RESIDENTIAL AMENITY AREAS 23.47A.024
 A minimum of 5% of residential gross floor area, excluding mechanical equipment and accessory parking.

All residents shall have access to at least one common or private amenity area.

Amenity areas shall not be enclosed.

Common amenity areas shall have a minimum horizontal dimension of 10 feet and no common area shall be less than 250 square feet in size.

REQUIRED PARKING IN PEDESTRIAN DESIGNATED ZONES 23.47A.030 and 23.54.015

No parking is required because site is located within a HUB Urban Village and Frequent Transit Service Corridor.

PARKING LOCATION AND ACCESS 23.47.032

Access to parking shall be from the alley, and if the lot abuts an alley, it will be improved to the standards of Section 23.53.030 C.

Within a structure, street-level parking shall be separated from street-level, street-facing façades by another permitted use.

CONSTRUCTION TYPE

5 stories Type VA wood frame over one story
 Type I concrete at grade commercial space and Type I concrete parking structure

RESIDENTIAL USES

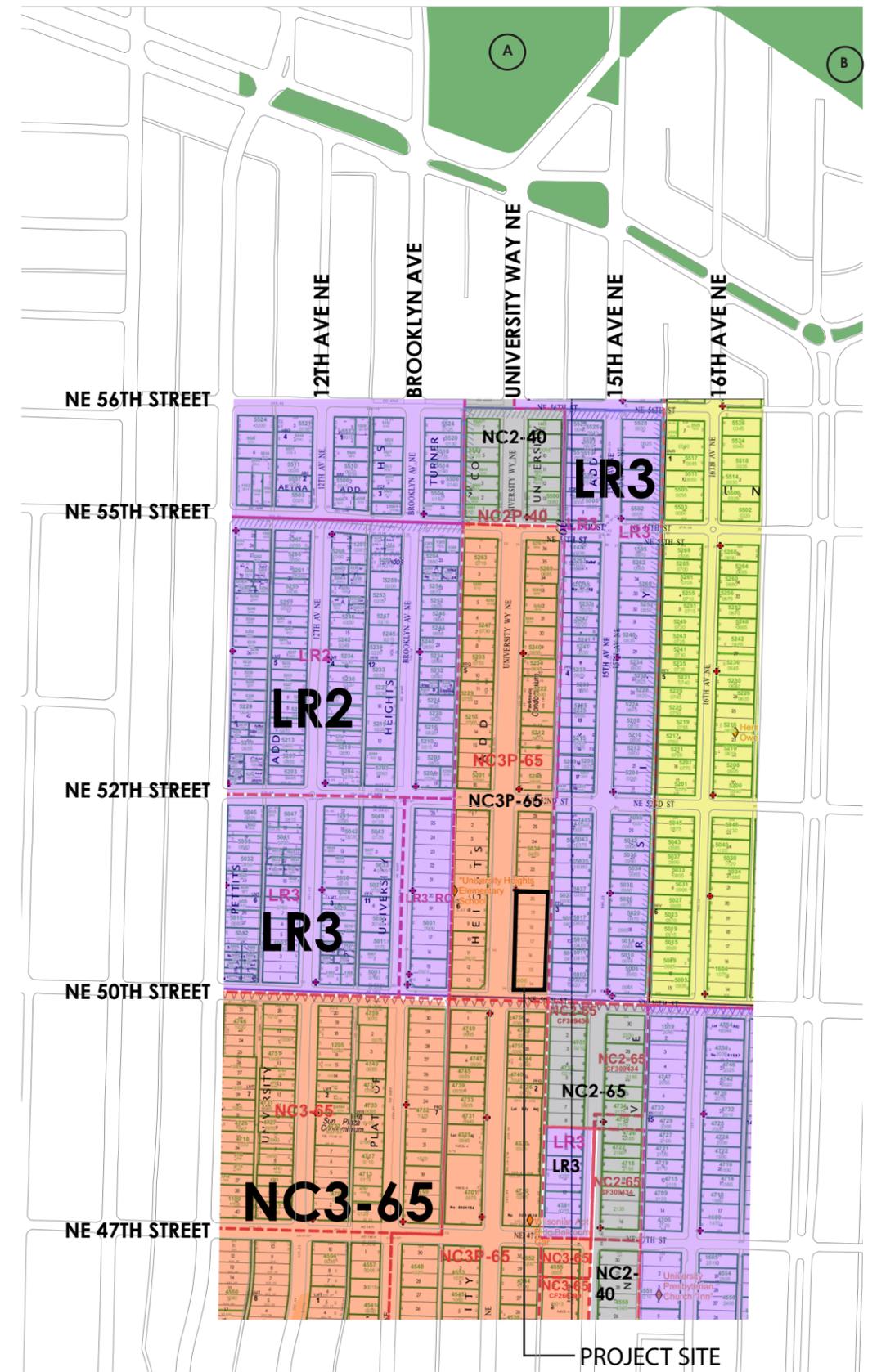
R-2 and Accessory Uses For R-2

USE DISTRIBUTION BY FLOOR (PREFERRED CONCEPT)

Ground Floor	Residential Lobby, Management Offices, Amenities, and Commercial Space 11,747 SF
2nd Floor	Residential Parking, Residential Trash & Mechanical 19,500 SF
3rd Floor	Residential Units 18,500 SF
4th Floor	Residential Units 18,500 SF
5th Floor	Residential Units 18,500 SF
6th Floor	Residential Units 18,500 SF
7th Floor	Residential Units 18,500 SF
<hr/>	
Total	123,747 SF

Calculations
 (FAR) 4.75 x (Lot Size) 26,052 SF = 123,747 SF Total Buildable Area

URBAN DESIGN ANALYSIS
 AERIAL VICINITY MAP
 NEIGHBORHOOD ZONING MAP



green spaces



A Cowen Park
 B Ravenna Park

URBAN DESIGN ANALYSIS

SURROUNDING BUILDINGS AND USES MAP

public



- 1 YMCA
- 2 University Heights Community Center
- 3 University District Farmer's Market
- 4 University Christian Church
- 5 University Baptist Church

mixed use



- 9 University Tan + apartments
- 11 The Dreamy Comics and Games + Nails + apartments
- 12 Experience Audio + apartments
- 13 Tracy Hair Studio + Satisfactory Records CD + apartments
- 14 Korean Cuisine + Mind's Eye Tattoo + Uway Grocery + apartments
- 15 Bronz + Citra + Turquoise Boutique + apartments
- 16 University Offices + Tully's Coffee + apartments

commercial

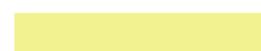


- 17 Jack's Tapas Cafe
- 18 Pizza Ragazzi + Terriyaki 1st All State Insurance
- 19 Walgreens
- 20 Cedar Restaurant
- 21 Kyoto Terriyaki
- 22 Safeway
- 23 Chevron Gas Station
- 24 Jack in the Box
- 25 J's Market
- 26 Memo's Mexican Restaurant
- 27 Nail's Etc.
- 28 Jewel of India Restaurant
- 29 Forno's Restaurant
- 30 True Value Hardware
- 31 University Square: Shinka Tea + Hair Master + DaVinci Sub
- 32 Bank of America
- 33 Christian Science Reading Room
- 34 Grand Illusion Cinema + Ebits PC Laptop + Star Life on the Oasis Cafe
- 35 The Ave Deli-Licious + Mr. Lu's Burgers and Seafood
- 36 Vintage Clothing
- 37 Rudy's Barbar Shop + Po Dog

apartments



residential 5000 sf



URBAN DESIGN ANALYSIS

NEIGHBORHOOD DESIGN CUES

The site is located on "the Ave" in the heart of the University District. Here, the design cues are: community-focused pedestrian street thoroughfare, commercial businesses, and residential living.

This community-focused aspect of the neighborhood is emphasized by the weekly University District Farmer's Market, its close proximity to public transit, and the surrounding mixed-use apartments. The design language of the project is inspired by existing structures, as well as the surrounding built landscape in and around the University of Washington campus. In addition, the main commercial street, University Way NE, hosts a wide range of businesses including retail, restaurants, cafes, and services.

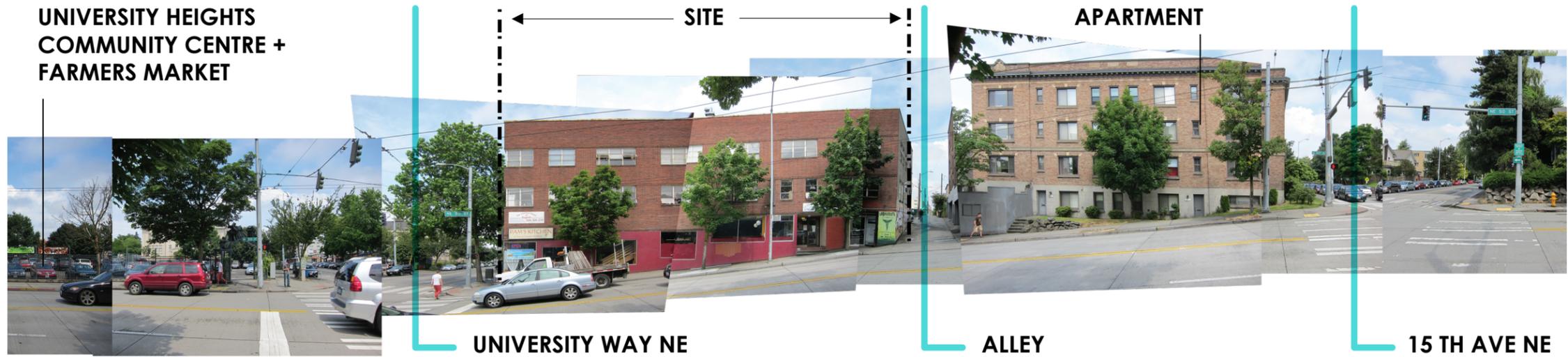
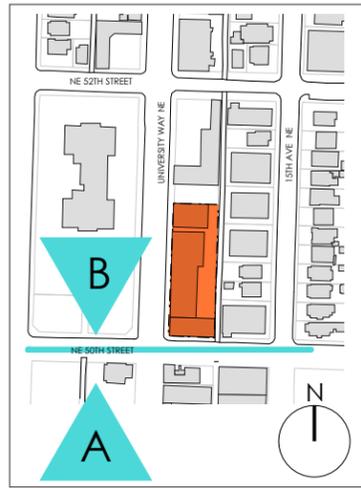
Our design intent is to respond with a building design that continues to capitalize on opportunities and mitigate the site difficulties with architectural elements that help maintain and revitalize community security and visibility, and foster a pedestrian friendly and conducive business environment.



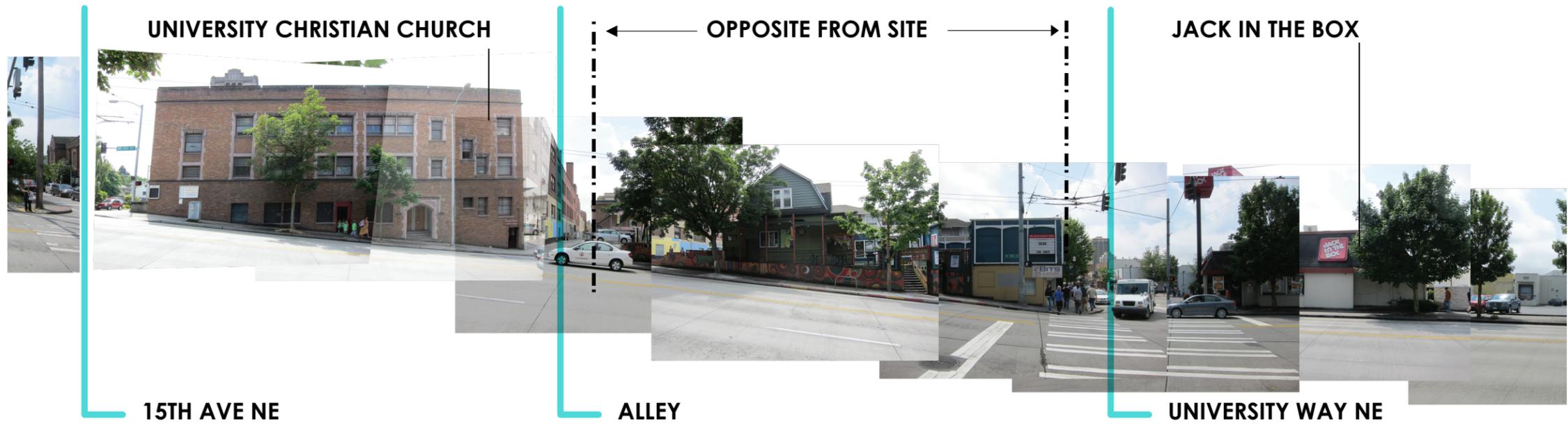
MATERIALS, TEXTURES, VERTICAL ELEMENTS, COLORS, COURTYARD, BAY WINDOWS

URBAN DESIGN ANALYSIS

STREETSCAPE A-6 TRANSITION BETWEEN RESIDENCE AND STREET



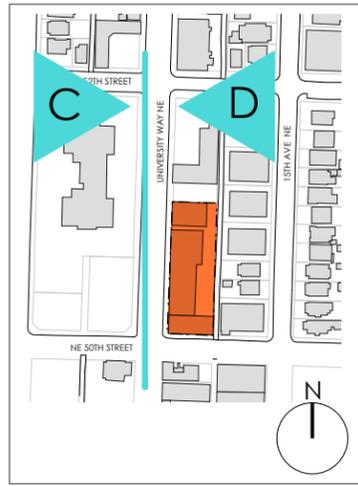
A



B

URBAN DESIGN ANALYSIS

STREETSCAPE A-6 TRANSITION BETWEEN RESIDENCE AND STREET



**CHRISTIAN
READING
ROOM**

SITE

**GRAND ILLUSION
CINEMA
+ EBITS PC LAPTOP**



NE 52TH STREET

NE 50TH STREET

C

SITE

J'S MARKET

JACK IN THE BOX

FARMERS MARKET + PARKING LOT

**UNIVERSITY HEIGHTS
COMMUNITY CENTER**

**ALL STATE INSURANCE
TERAYAKI 1ST
PIZZA RAGAZZI**

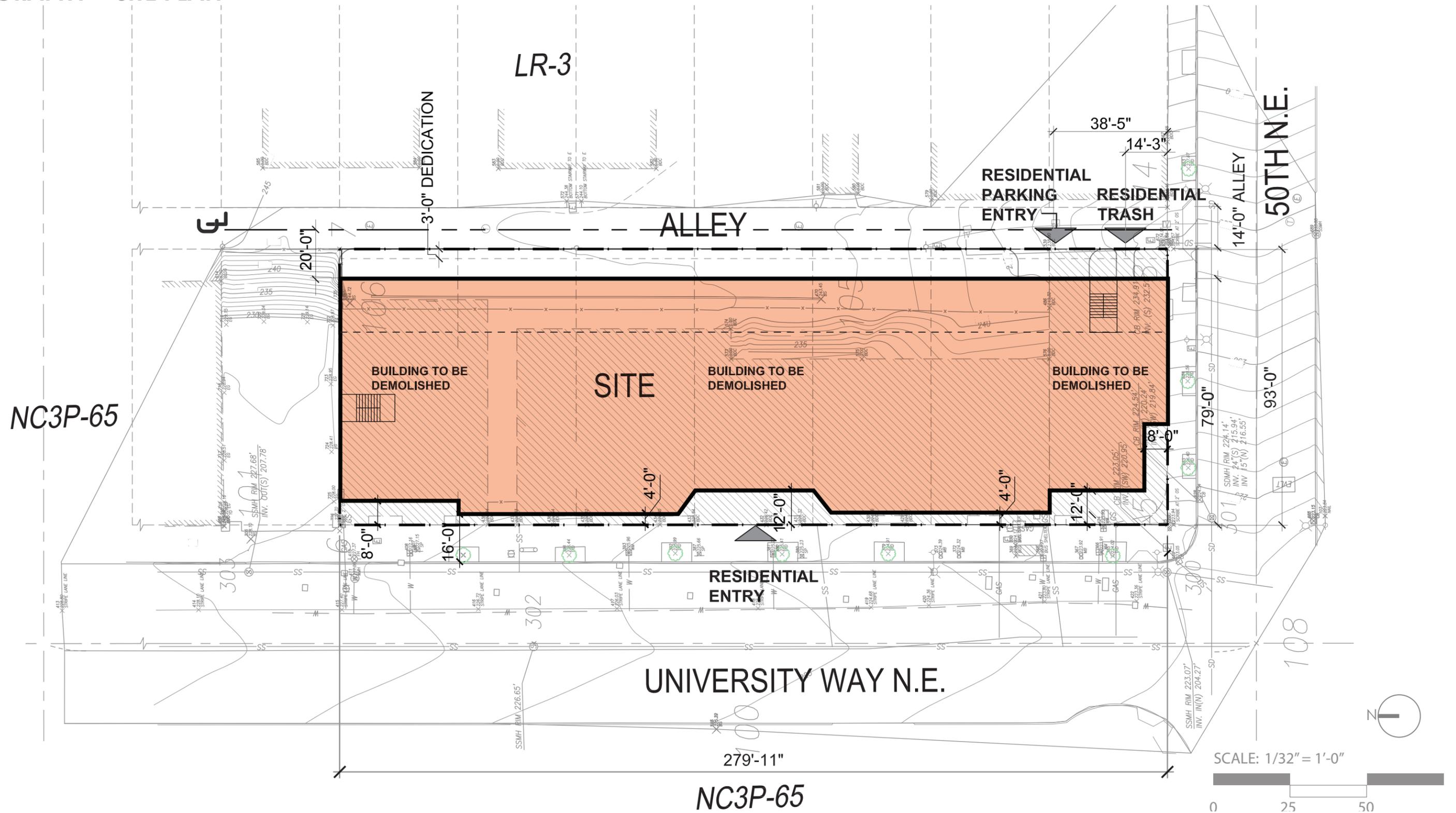


NE 50TH STREET

NE 52TH STREET

D

TOPOGRAPHY + SITE PLAN



SITE ANALYSIS

OPPORTUNITIES + CONSTRAINTS

NE 50th Street (South)

- Steep sloped street (11 feet rise in elevation from west to east) presents challenges to building design

Back Alley (East)

- Sloped alley presents challenges to building design and garage access
- Required setback for adjacent residential zoning

University Way NE

- Relatively flat street, easy to walk on
- Pedestrian oriented streetscape
- Mixed use corridor with commercial and residential uses

Amenities

- University District's Farmers Market
- Close proximity to public transit and green spaces
- Established pedestrian corridor

Views + Light

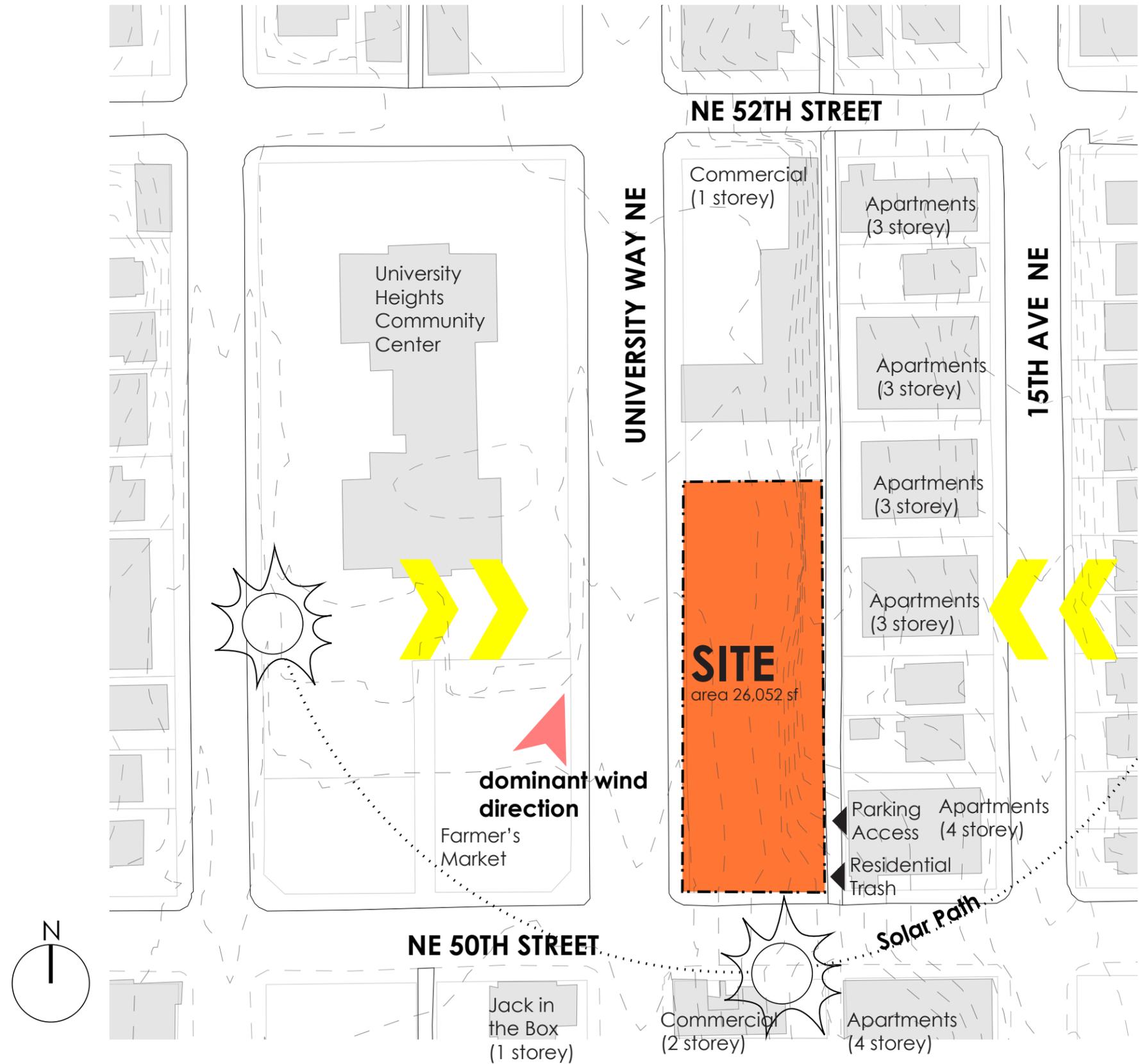
- The view from this site is mainly of the surrounding area.
- There are higher hills to the west and east, and it is flat to the north and south. The site will have natural light coming from all directions
- Opportunity to create a new focus, a gateway building for the neighborhood

Building Mass

- More human scale with modular design
- Corner entrance designed to increase neighborhood presence with green streetscape and open public space

Gateway Corner Lot

- NE 50th Street and University Way NE corner proximity includes Jack in the Box, the University Heights Community Center's parking lot, and Grand Illusion Cinema + Ebits PC Laptop businesses.
- Constraint: security and street-level safety
- Opportunity: Building to improve the neighborhood

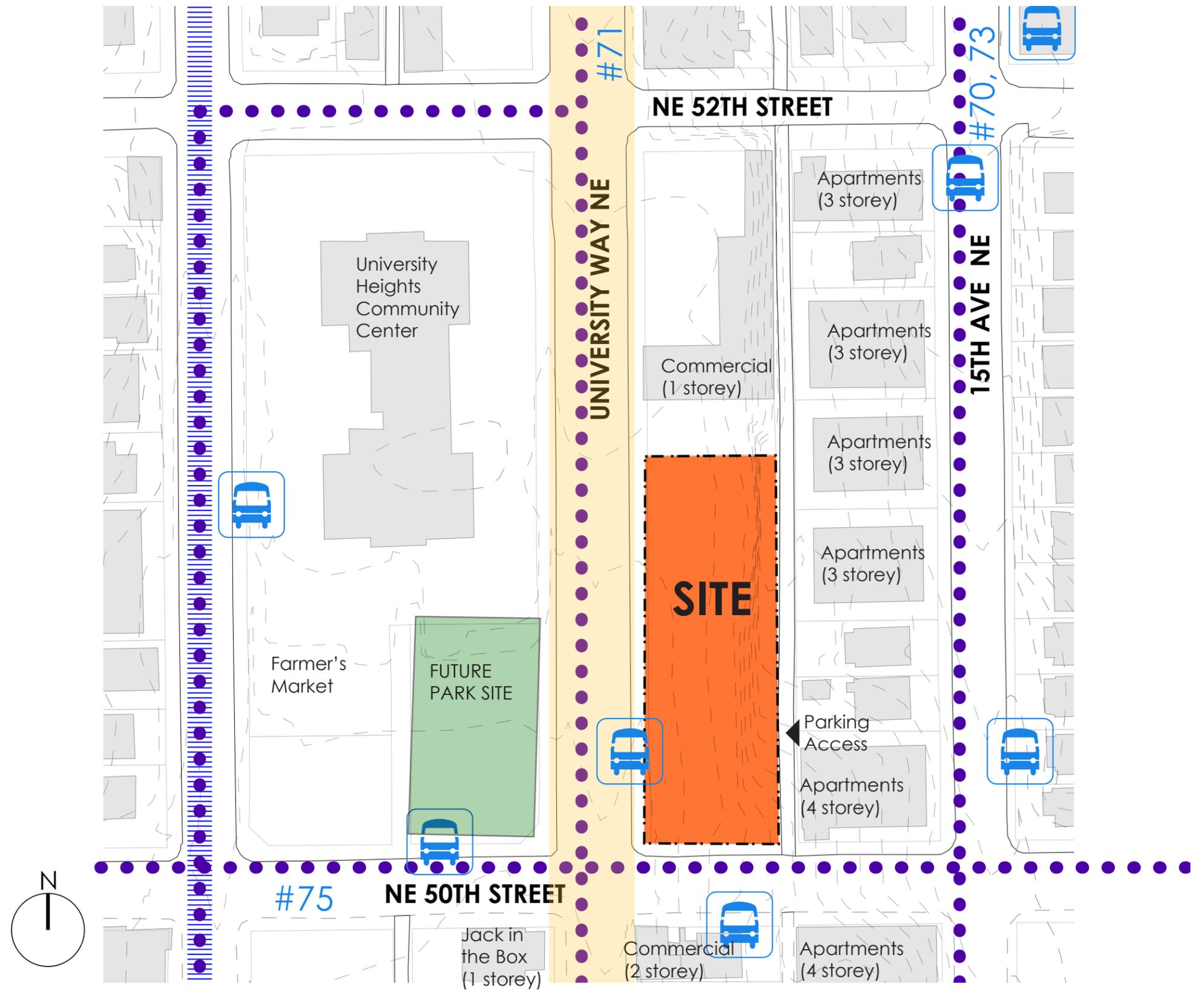


SITE ANALYSIS

-  TOPOGRAPHY (2 FEET)
-  PUBLIC TRANSPORTATION
-  PEDESTRIAN CORRIDOR
-  FUTURE LIGHT RAIL

PEDESTRIAN ORIENTED STREETScape

The project's direct proximity to local transit reduces the need for more parking stalls. Located in a prominent mixed use corridor, where commercial and residential uses intermingle, there is an even greater incentive to design a building that will contribute and facilitate a lively, attractive, and safe pedestrian environment.



SITE ANALYSIS

SITE PHOTOS - VIEWS INTO THE SITE



VIEW 1



VIEW 2



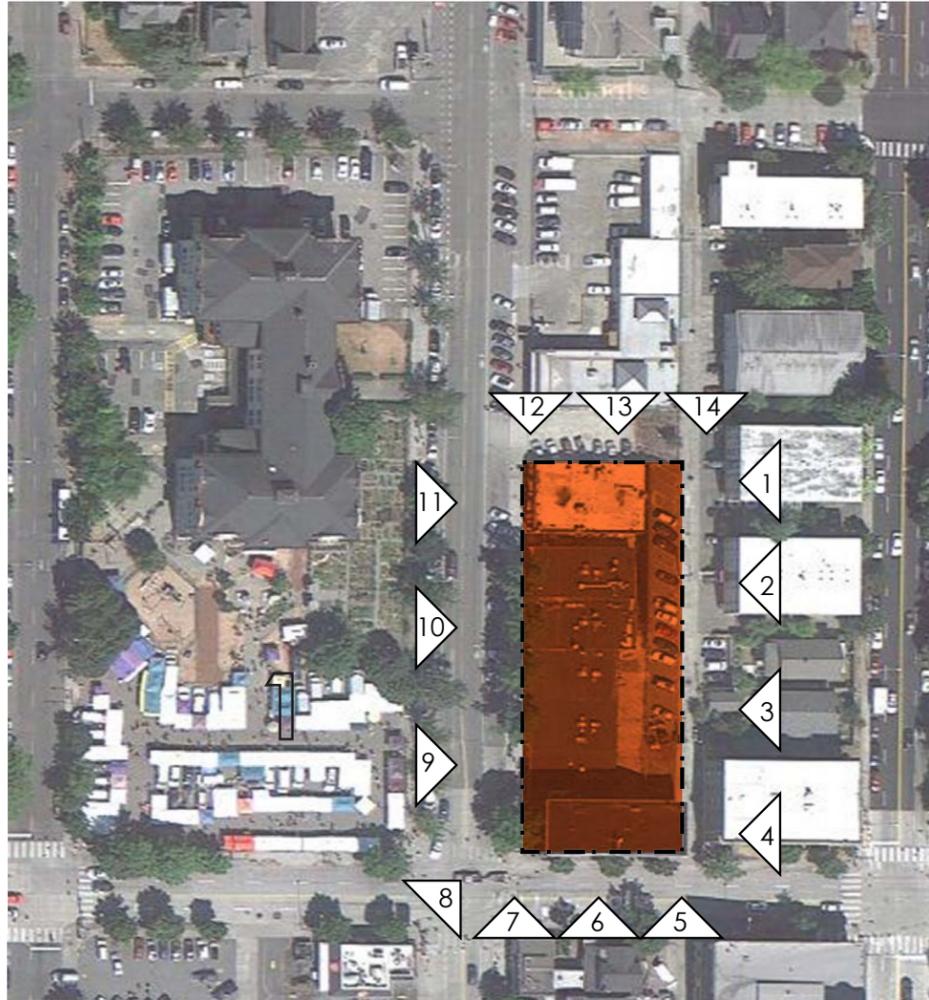
VIEW 3



VIEW 4



VIEW 14



VIEW 13



VIEW 12



VIEW 5



VIEW 6



VIEW 7



VIEW 11



VIEW 10



VIEW 9



VIEW 8

SITE ANALYSIS
SITE PHOTOS - VIEWS FROM THE SITE



VIEW 1



VIEW 2



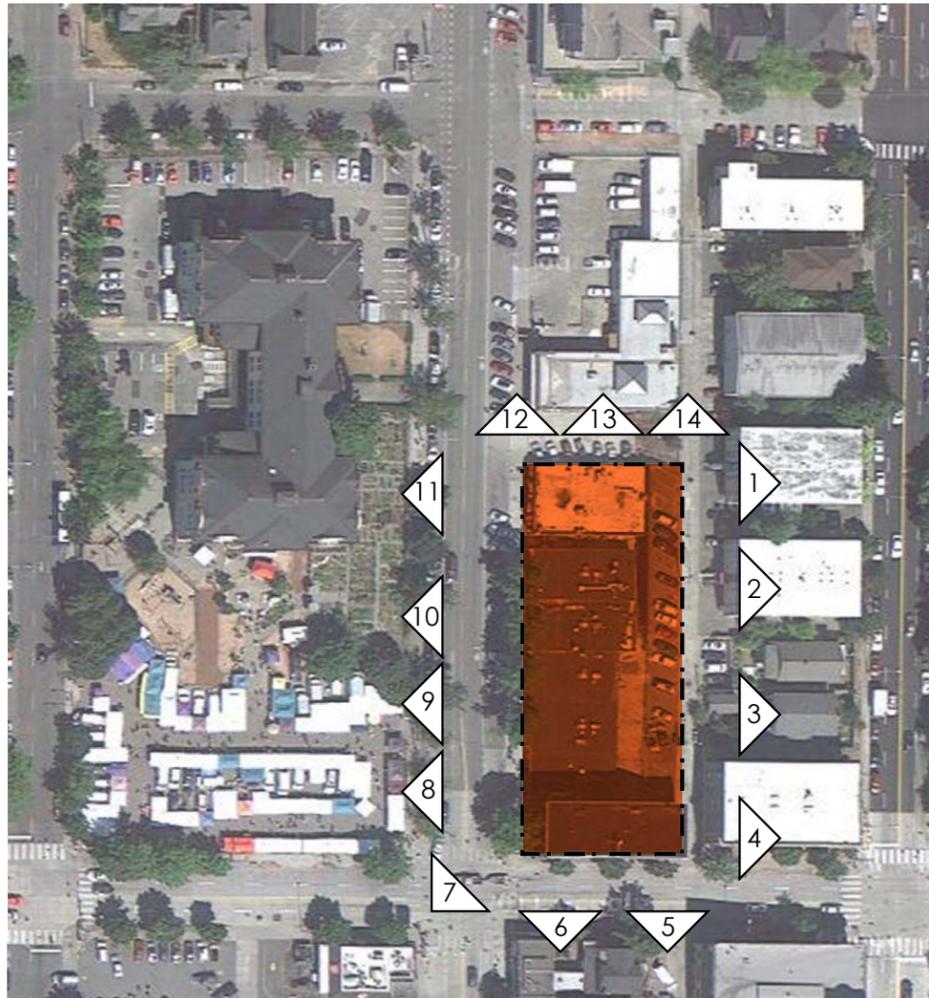
VIEW 3



VIEW 4



VIEW 14



VIEW 5



VIEW 13



VIEW 6



VIEW 12



VIEW 7



VIEW 11



VIEW 10



VIEW 9



VIEW 8

DESIGN GUIDELINES

CITY OF SEATTLE AND UNIVERSITY COMMUNITY DESIGN GUIDELINE PRIORITIES:

A. SITE PLANNING

A-1 RESPONDING TO SITE CHARACTERISTICS

- Mixed Use Corridors: These are streets where commercial and residential uses and activities interface and create a lively, attractive, and safe pedestrian environment.

A-2 STREETScape COMPATIBILITY

- Reinforce pedestrian streetscape and protect public view corridors

A-3 ENTRANCES VISIBLE FROM THE STREET

- Entrance will be prominently visible from the street to emphasize security, human activity and pedestrian orientation along Mixed-Use corridors

A-4 HUMAN ACTIVITY

- New development should be sited and designed to encourage human activity on the street.
- Livelier street edges make for safer streets. Ground floor shops and market spaces providing services needed by residents can attract market activity to the street and increase safety through informal surveillance.
- Entrances, porches, balconies, decks, seating and other elements can promote use of the street front and provide places for neighborly interaction.
- Setting back the first floor of a building provides more area for pedestrian activity.

A-5: RESPECT FOR ADJACENT SITES

- Reduce the number of windows and decks on the proposed building overlooking the neighbors.
- Step back the upper floors or increase the side or rear setback so that window areas are farther from the property line.
- Take advantage of site design which might reduce impacts, for example by using adjacent ground floor area for an entry court.
- Minimize windows to living spaces which might infringe on the privacy of adjacent residents, but consider comfort of residents in the new building.
- Stagger windows to not align with adjacent windows.

A-6 TRANSITION BETWEEN RESIDENCE AND STREET

- The space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.

A-7 RESIDENTIAL OPEN SPACE

- Providing ground-level open space that:
 - Reinforces positive streetscape qualities by providing a landscaped front yard, adhering to common setback dimensions of neighboring properties, and providing a transition between public and private realms.
 - Provides for the comfort, health, and recreation of residents.
 - Increases privacy and reduce visual impacts to all neighboring properties.
- Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space

A-8 PARKING AND VEHICLE ACCESS

- Locate surface parking at rear or side lots.
- Break large parking lots into smaller ones.
- Minimize number and width of driveways and curb cuts.
- Share driveways with adjacent property owners
- Locate parking in lower level or less visible portions of site.
- Locate driveways so they are visually less dominant.

A-10 CORNER LOTS

- Buildings on corner lots to orient to the corner and adjacent street fronts
- Parking and automobile access should be located away from corners.
- For new buildings located on a corner, including, but not limited to the corner locations, consider providing special building elements distinguishable from the rest of the building such as a tower, corner articulation or bay windows. Consider a special site feature such as diagonal orientation and entry, a sculpture, a courtyard, or other device. Corner entries should be set back to allow pedestrian flow and good visibility at the intersection.

B. HEIGHT, BULK AND SCALE

B-1 HEIGHT, BULK AND SCALE COMPATIBILITY

- Along zone edges and specified streets, step back upper floors above 40', or modify the roof line to reduce the negative effects of the allowable height limit.
- Along specified corridors, a gradual setback of the building's facade above 40' in height from the street, alley or property line may be considered.
- Access to commercial parking on corner lots should be sited and designed in a manner that minimizes impact on adjacent residential uses.
- Creative use of architectural style, details, landscaping or other screening
- Treating topographic conditions in ways that minimize impacts on neighboring development, such as by using a rockery rather than a retaining wall to give a more human scale to a project, or stepping a project down a hillside.
- Articulating the building's facades vertically or horizontally in intervals that conform to existing structures or platting pattern.

DESIGN GUIDELINES

CITY OF SEATTLE AND UNIVERSITY COMMUNITY DESIGN GUIDELINE PRIORITIES:

B. HEIGHT, BULK AND SCALE (continued)

B-1 HEIGHT, BULK AND SCALE COMPATIBILITY

- Increasing building setbacks from the zone edge at ground level
- Reducing the bulk of the building's upper floors
- Limiting the length of, or otherwise modifying, facades
- Reducing the height of the structure
- Reducing the number or size of accessory structures.

C. ARCHITECTURAL ELEMENTS AND MATERIALS

C-2 ARCHITECTURAL CONCEPT AND CONSISTENCY

- Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept.
- Buildings should exhibit form and features identifying the functions within the building.

C-3 HUMAN SCALE

- Corner entrance designed to encourage better pedestrian circulation and to achieve a good human scale
- Better human scale can be achieved with these measures:
 - pedestrian-oriented open space, bay windows, group window units separated by moldings or jambs, window patterns, windows with small multiple panes of glass, upper story setbacks, a porch or covered entry, and visible chimneys

D. PEDESTRIAN ENVIRONMENT

D-1 PEDESTRIAN OPEN SPACES AND ENTRANCES

- On Mixed Use Corridors, consider setting back a portion of the building to provide small pedestrian open spaces with seating amenities. The building façades along the open space must still be pedestrian-oriented.
- 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.
- Examples of desirable features to include:
 - visual and pedestrian access into the site from the public sidewalk
 - walking surfaces of attractive pavers
 - pedestrian-scaled site lighting
 - areas for vendors in commercial areas
 - landscaping that screens undesirable elements or that enhances the space and architecture
 - signage which identifies uses and shops clearly but which is scaled to the pedestrian
 - site furniture, artwork or amenities such as fountains, benches, pergolas, kiosks, etc.

D-7 PERSONAL SAFETY AND SECURITY

- Techniques that can help promote safety include the following:
 - providing adequate lighting
 - retaining clear lines of site
 - use of semi-transparent security screening, rather than opaque walls, where appropriate
 - avoiding blank, windowless walls that attract graffiti and that do not permit residents or workers to observe the street
 - use of landscaping that maintains visibility, such as short shrubs and pruning trees, so there are no branches below head height
 - creative use of ornamental grille as fencing or over ground floor windows in some locations
 - absence of structures that provide hiding places for criminal activity
 - design of parking areas to allow natural surveillance by maintaining clear lines of sight both for those who park there and for occupants of nearby buildings
 - clear directional signage
 - encouraging "eyes on the street" through placement of windows, balconies and street-level uses
 - ensuring natural surveillance of children's play areas.

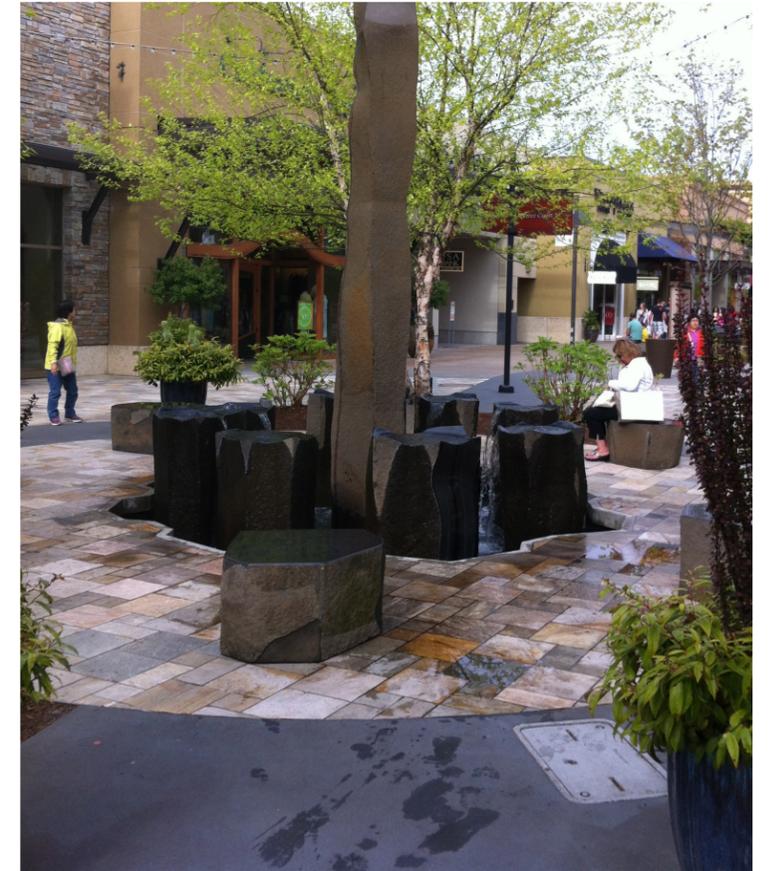
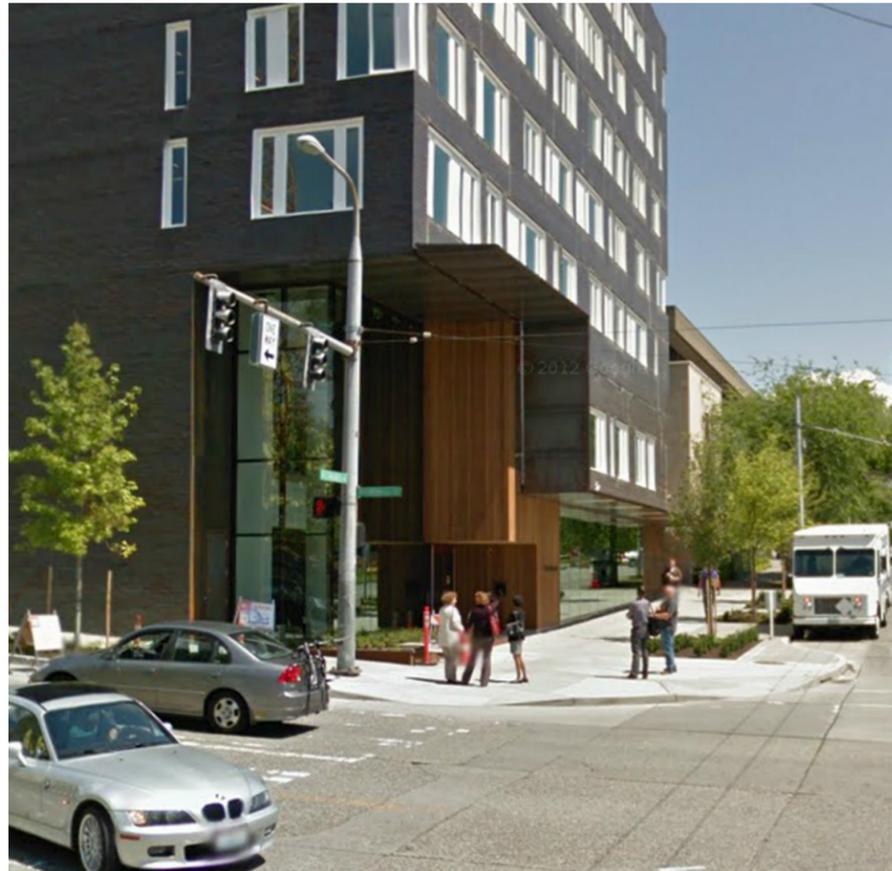
E. LANDSCAPING

E-2 LANDSCAPING TO ENHANCE THE BUILDING AND/OR SITE

- Soften the form of the building by screening blank walls, terracing retaining walls, etc.
- Increase privacy and security through screening and/or shading.
- Provide a framework such as a trellis or arbor for plants to grow on.
- Incorporate a planter guard or low planter wall as part of the architecture.
- Distinctively landscape open areas created by building modulation.
- Incorporate upper story planter boxes or roof planters.
- Include a special feature such as a courtyard, fountain or pool.
- Emphasize entries with special planting in conjunction with decorative paving and/or lighting.
- Screen a building from view by its neighbors, or an existing use from the new building.

DESIGN GUIDELINES

A-3 ENTRANCES VISIBLE FROM THE STREET
A-7 RESIDENTIAL OPEN SPACE
A-10 CORNER LOTS



STREET CORNER TREATMENTS, PEDESTRIAN OPEN SPACES, SECURITY, NEIGHBORHOOD VISIBILITY, CLEAR SENSE OF ENTRY

DESIGN GUIDELINES

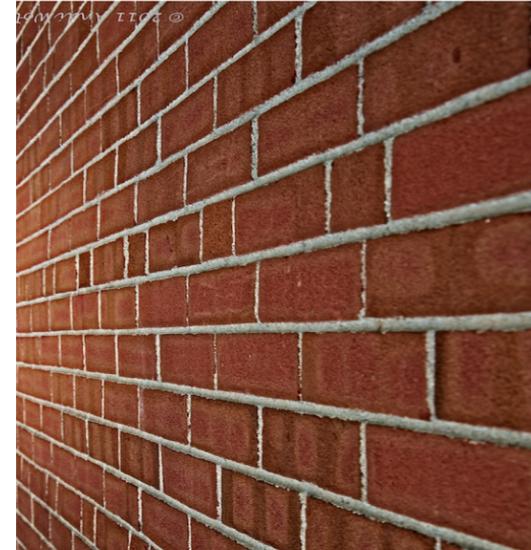
A-7 RESIDENTIAL OPEN SPACE
E-2 LANDSCAPING TO ENHANCE THE BUILDING AND/OR SITE



ROOF GARDENS + COMMUNITY SPACES,
PEDESTRIAN WALK WITH PLANTERS ON THE ROOF

DESIGN GUIDELINES

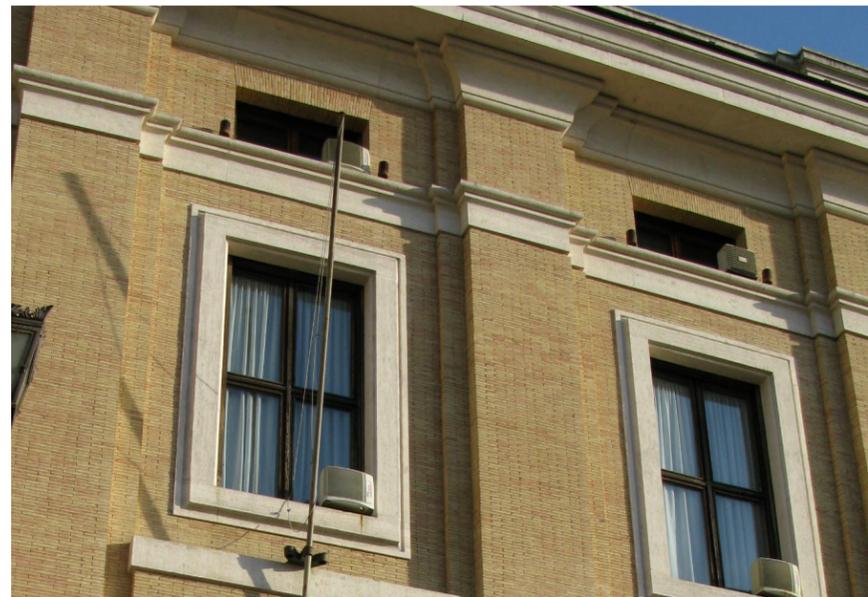
- A-5 RESPECT FOR ADJACENT SITES
- B-1 HEIGHT, BULK AND SCALE COMPATIBILITY
- C-2 ARCHITECTURAL CONCEPT AND CONSISTENCY
- C-3 HUMAN SCALE
- D-1 PEDESTRIAN OPEN SPACES AND ENTRANCES
- D-5 VISUAL IMPACTS OF PARKING STRUCTURES



ARCHITECTURAL CONTEXT TECTONICS: BRICK, GLAZING, STEEL, STONE, OPENINGS

DESIGN GUIDELINES

B-1 HEIGHT, BULK AND SCALE COMPATIBILITY
C-2 ARCHITECTURAL CONCEPT AND CONSISTENCY
C-3 HUMAN SCALE



FAÇADE MODULATION + MATERIAL + COLOR
HUMAN SCALE + INTERVAL EXPRESSION

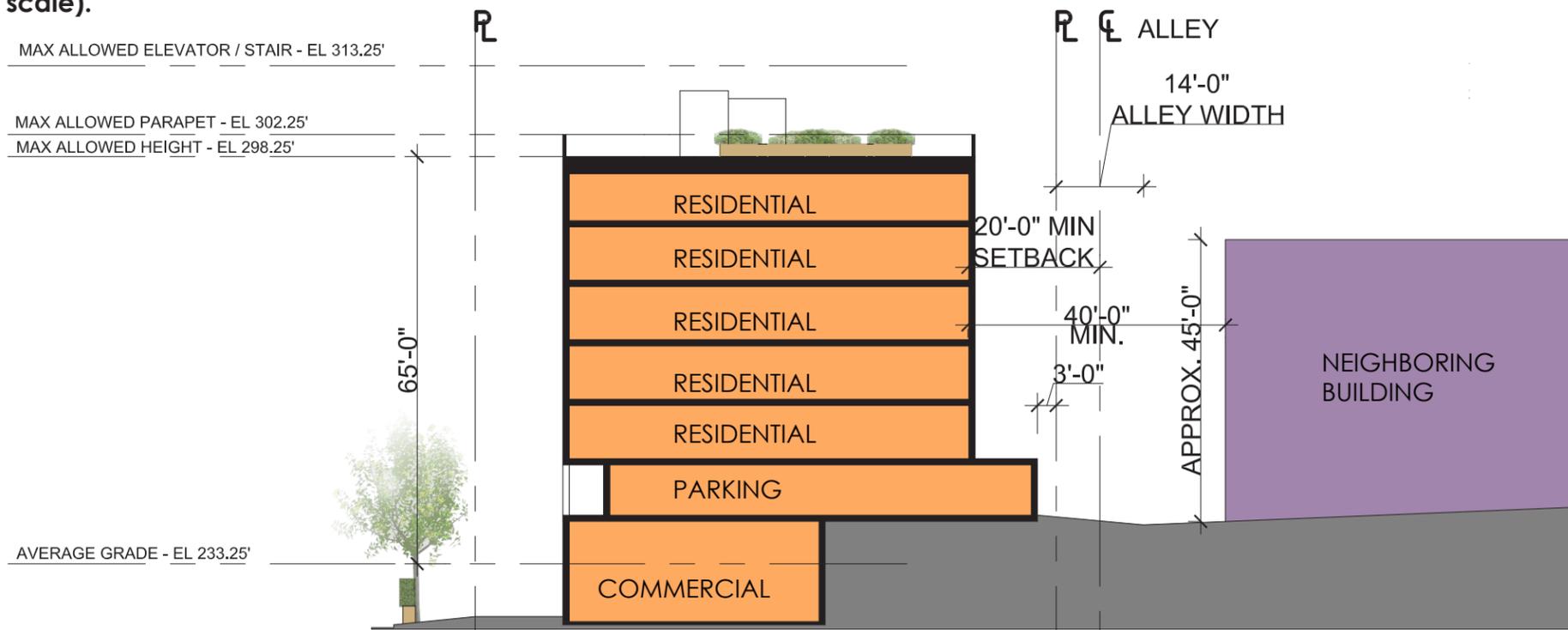
DESIGN SCHEME 1

POSITIVE

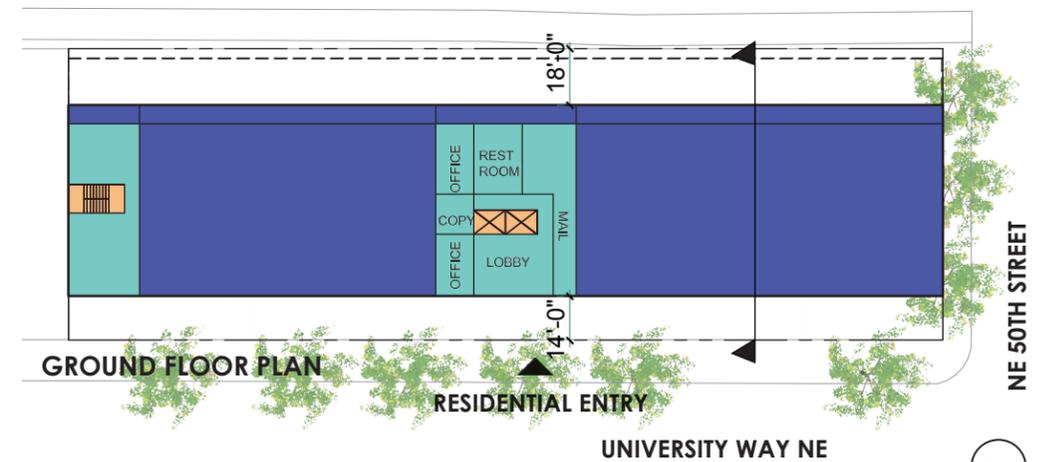
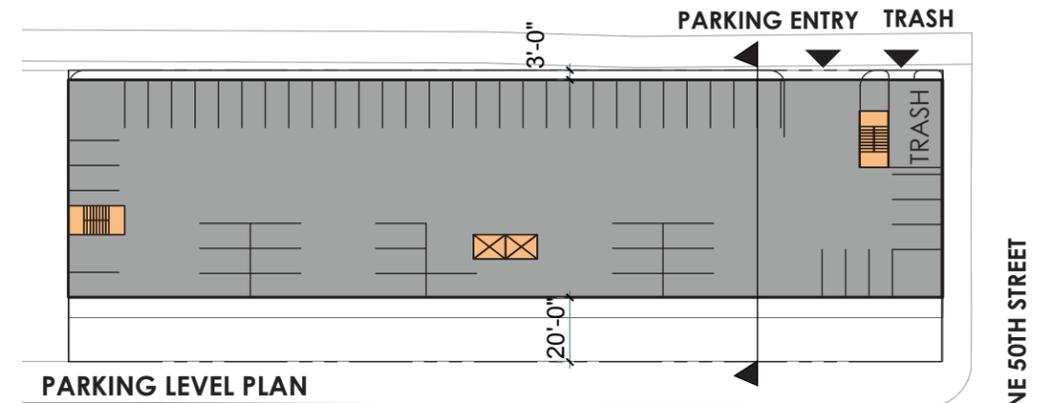
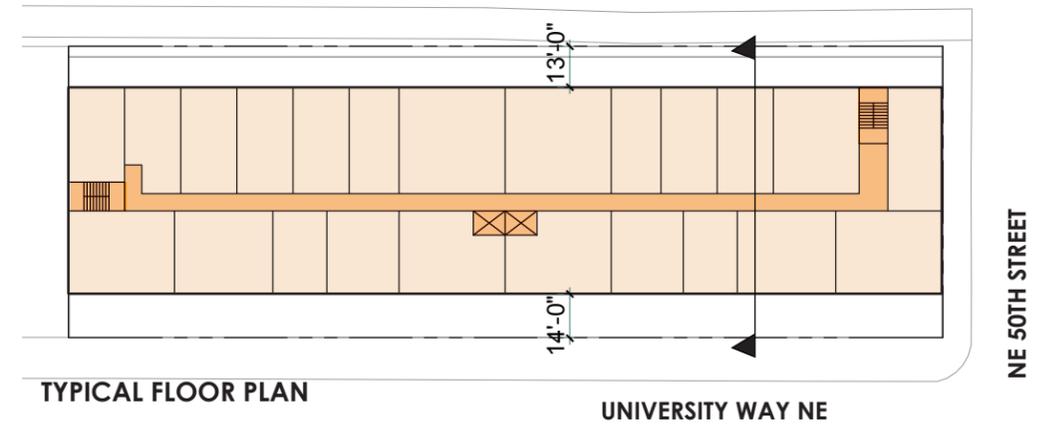
1. Maximize the development envelope limits by providing both a commercial and residential uses, which responds to the existing neighborhood design cues (**Design Guidelines: A-1 Responding to Site Characteristics**).
2. Maximize construction efficiency with a unified building form and a simple architectural concept (**Design Guidelines: C-2 Architectural Concept and Consistency**).
3. Minimize construction cost with a simple architectural concept, massing, and design elements (**Design Guidelines: C-2 Architectural Concept and Consistency**).
4. Parking and vehicular access is located in the alley, and screened at the University Way NE street front (**Design Guidelines: A-8 Parking and Vehicle Access; E-2 Landscaping to Enhance the Building and/or Site**).
5. Rear building setback on the upper floors (**Design Guidelines: A-5: Respect for Adjacent Sites**).
6. Screened parking garages with decorative metal screen panels or green wall screen to reduce visual impact from the street level and from the adjacent buildings (**Design Guidelines: D-5 Visual Impacts of Parking Structures**).

NEGATIVE

1. Monolithic building massing design is not appropriate for a pedestrian streetscape (**Design Guidelines: B-1 Height, Bulk and Scale Compatibility**).
2. Minimal street corner treatment is indistinguishable from the rest of the building and does not promote a Gateway Corner Lot (**Design Guidelines: A-10 Corner Lots**).
3. Minimal pedestrian oriented design, where corner entries should be set back to allow pedestrian flow and good visibility at intersection (**Design Guidelines: A-10 Corner Lots**).
4. Lack of modulation that does not exhibit form and features identifying the functions within the building, unlike the existing buildings in the neighborhood (**Design Guidelines: C-2 Architectural Concept and Consistency, C-3 Human scale**).



SECTION A



DESIGN SCHEME 1



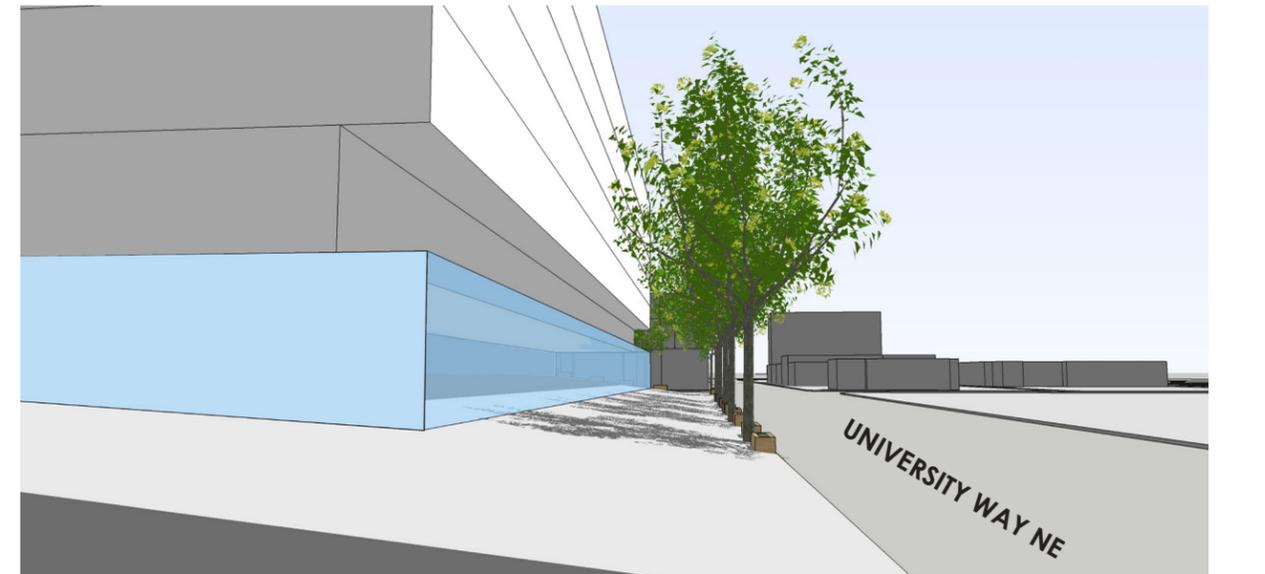
AERIAL SOUTHWEST VIEW



AERIAL NORTHWEST VIEW



UNIVERSITY WAY NE + NE 50TH STREET, SOUTHWEST CORNER



NORTHWEST CORNER

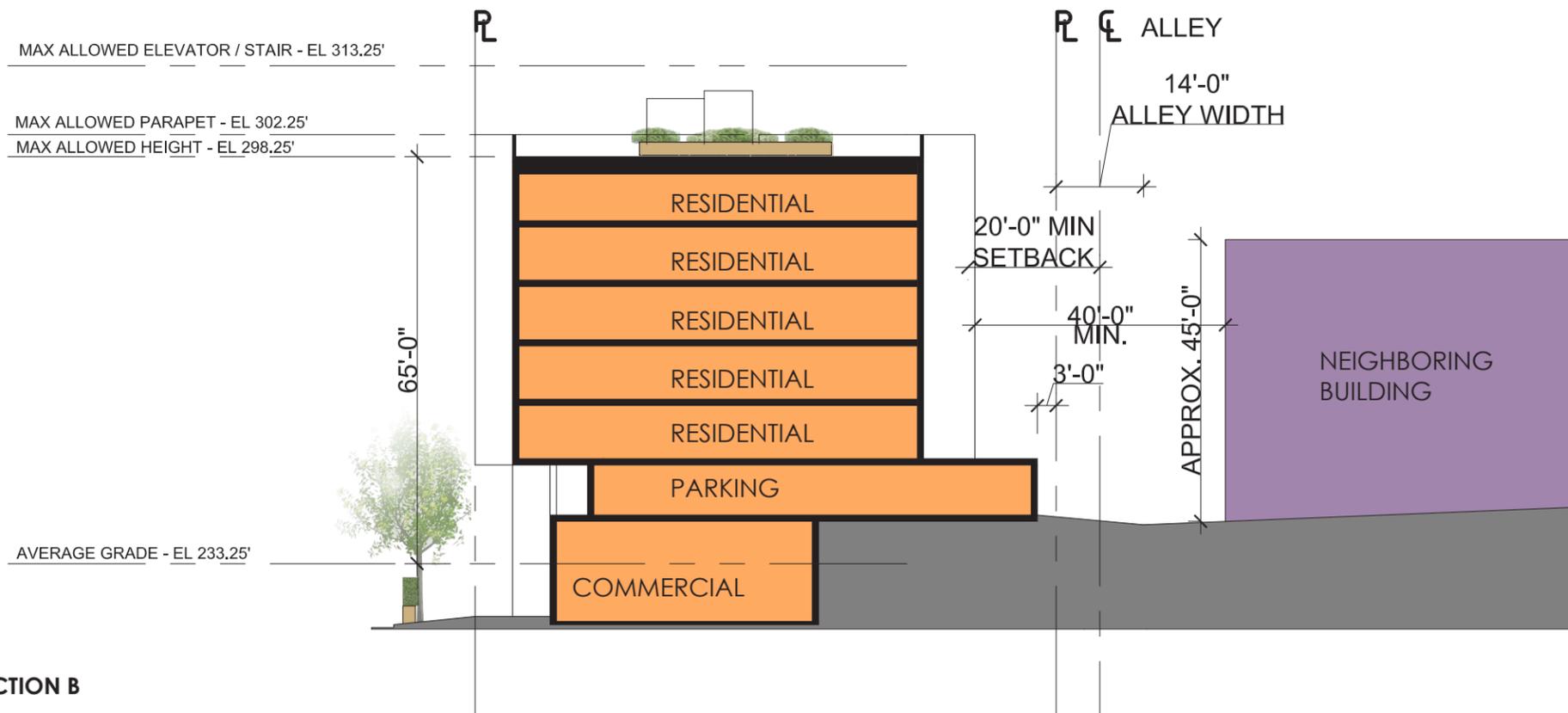
DESIGN SCHEME 2

POSITIVE

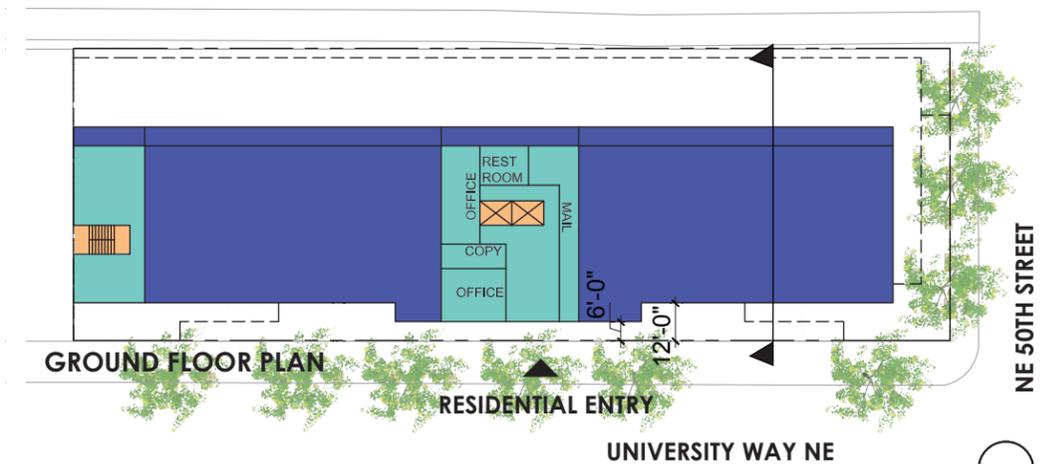
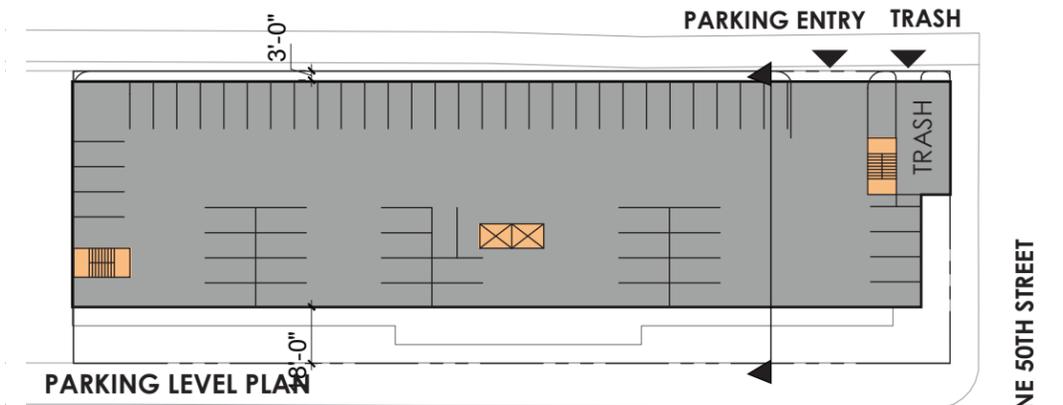
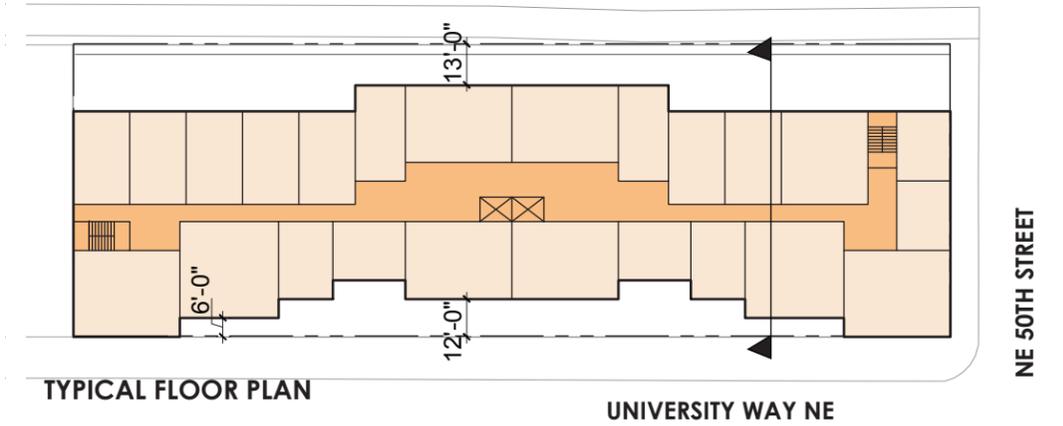
1. Some setback and open space at the pedestrian level will encourage human activity and street-level safety (**Design Guidelines: A-2 Streetscape Compatibility; A-4 Human Activity; A-6 Transition Between Residence and Street; A-7 Residential Open Space; B-1 Height, Bulk and Scale Compatibility; D-1 Pedestrian Open Spaces and Entrances**).
2. Front and rear setbacks create better human scale, occupancy comfort and privacy on a mixed use corridor (**Design Guidelines: A-5: Respect for Adjacent Sites; B-1 Height, Bulk and Scale Compatibility**).
3. Some rhythm of building modulation to achieve better human scale and contribute to the University Way streetscape (**Design Guidelines: B-1 Height, Bulk and Scale Compatibility; C-2 Architectural Concept and Consistency, C-3 Human scale**).
4. Screened parking garages with decorative metal screen panels or green wall screen to reduce visual impact from the street level and from the adjacent buildings (**Design Guidelines: D-5 Visual Impacts of Parking Structures**).

NEGATIVE

1. Minimal street corner treatments for a gateway corner lot (**Design Guidelines: A-10 Corner Lots**).
2. Minimal enhancement to pedestrian streetscape for a prominent mixed-use corridor (**Design Guidelines: A-2 Streetscape Compatibility; B-1 Height, Bulk and Scale Compatibility; D-1 Pedestrian Open Spaces and Entrances**).



SECTION B



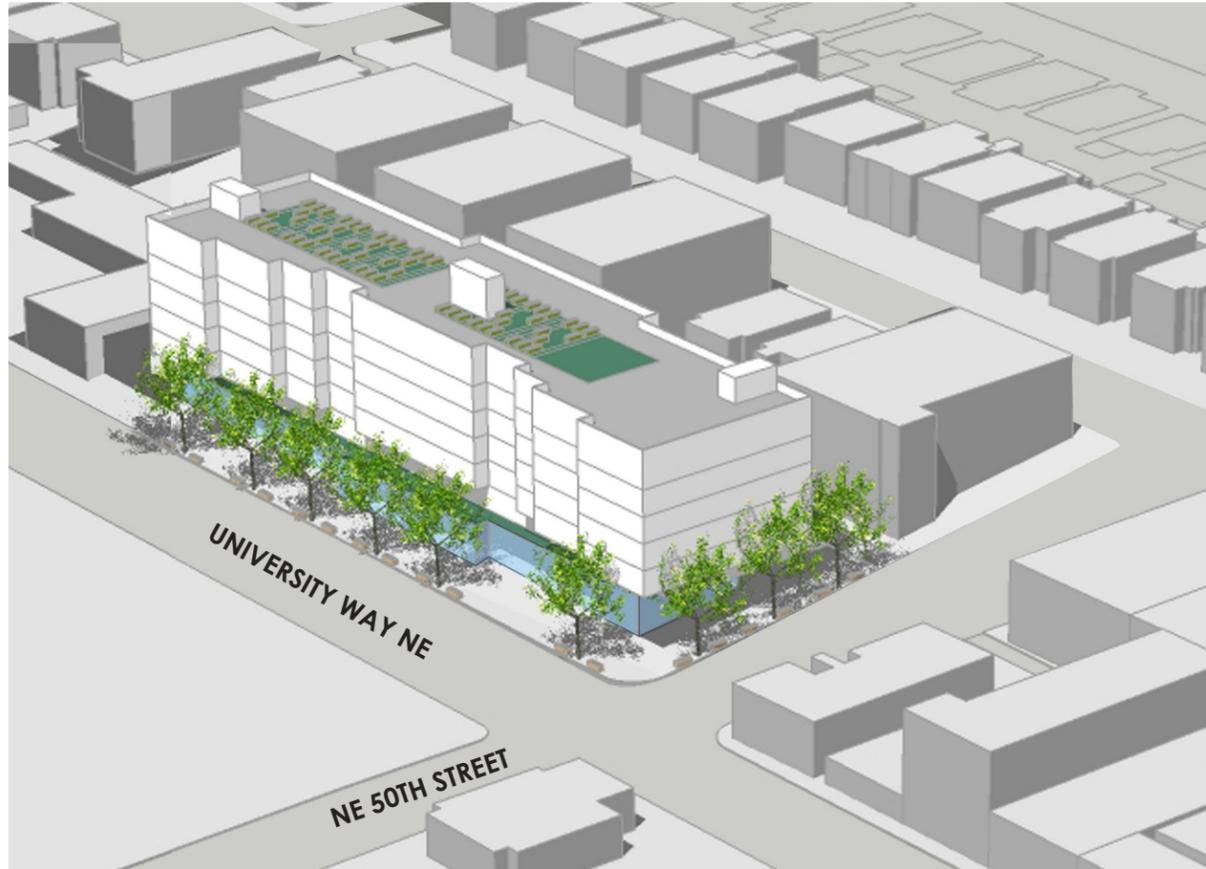
NE 50TH STREET

NE 50TH STREET

NE 50TH STREET

1

DESIGN SCHEME 2



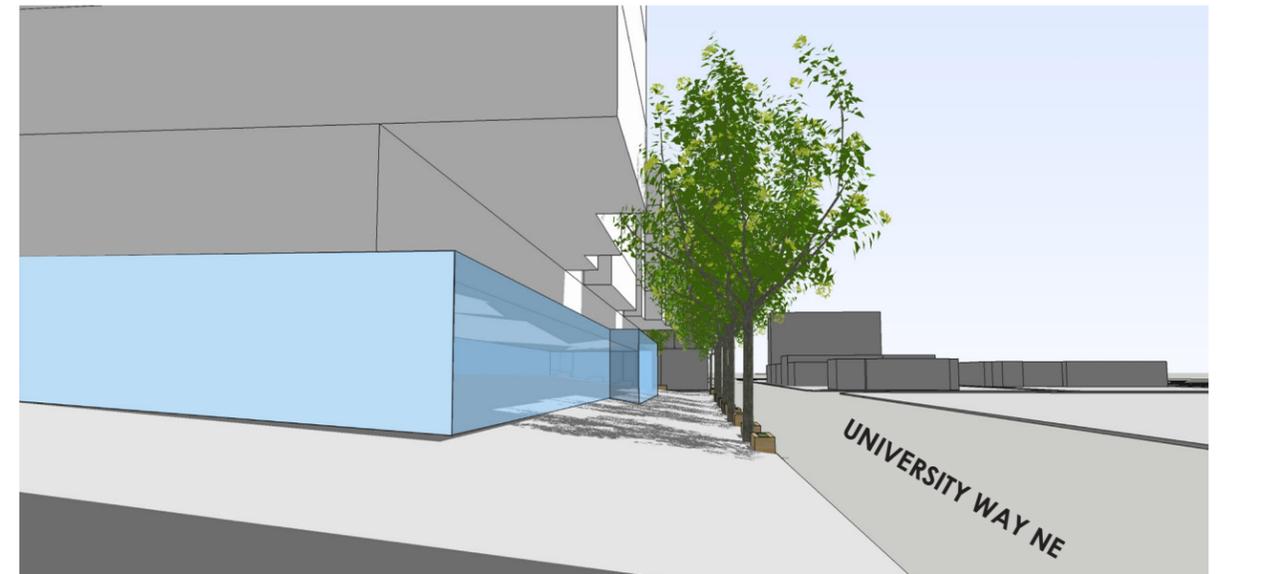
AERIAL SOUTHWEST VIEW



AERIAL NORTHWEST VIEW



UNIVERSITY WAY NE + NE 50TH STREET, SOUTHWEST CORNER



NORTHWEST CORNER

DESIGN SCHEME 3 (PREFERRED)

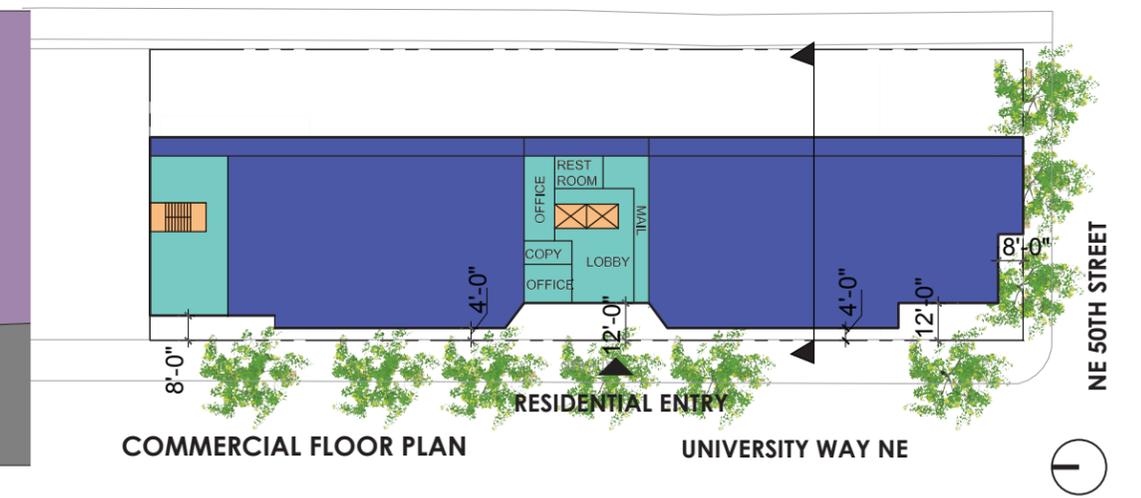
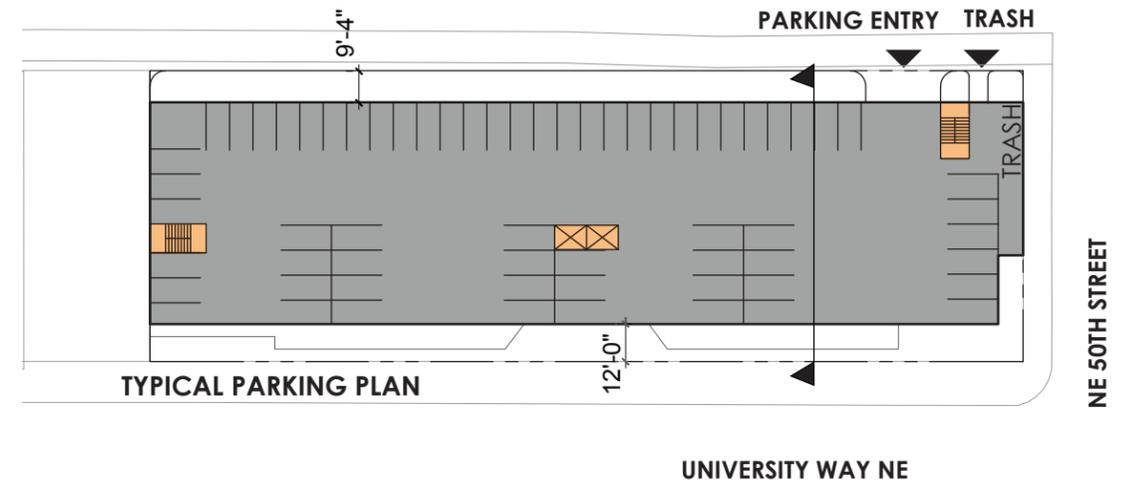
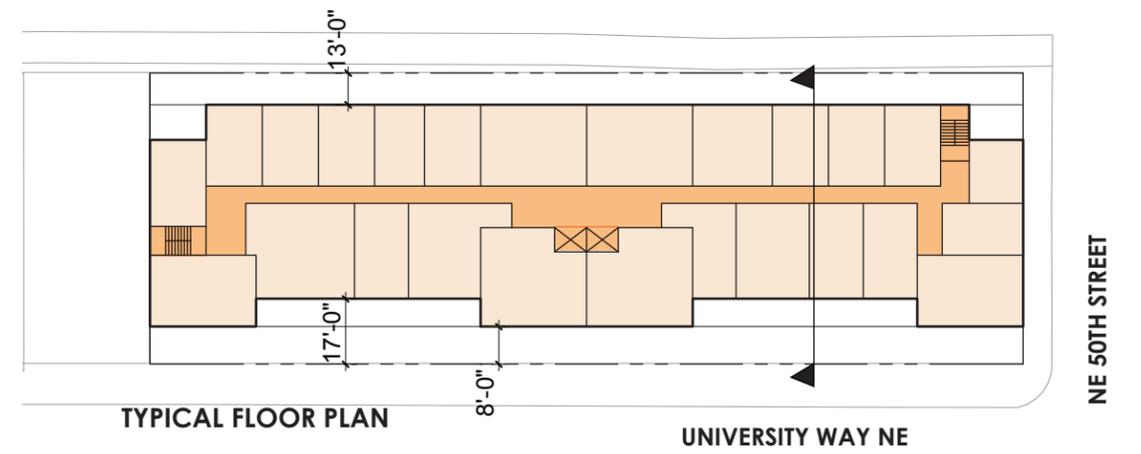
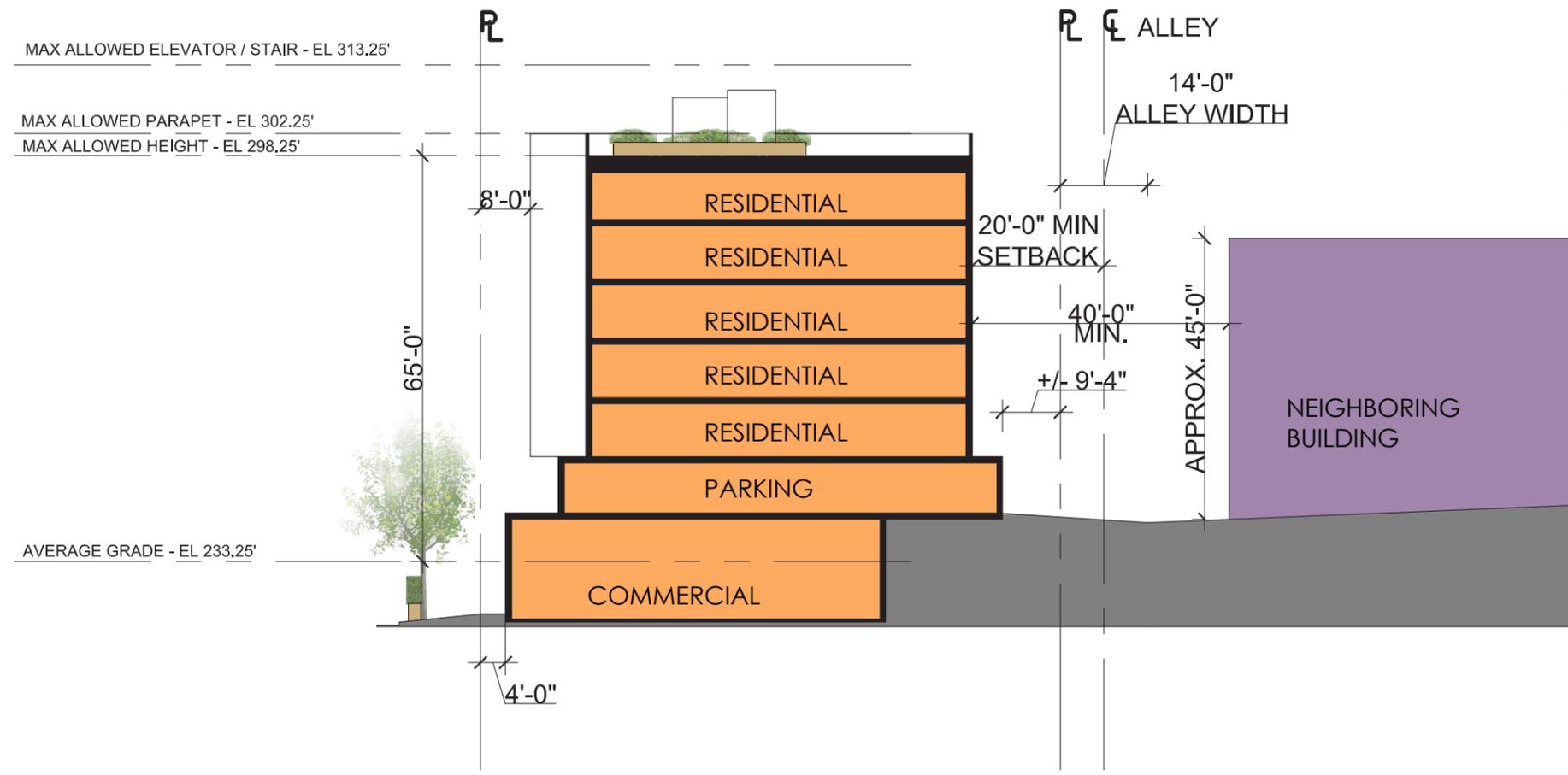
POSITIVE

1. Prominent entrance that creates a gateway into the University District neighborhood, defines the edges of street intersection, emphasize corner treatment to street level shops with angled entrance **(Design Guidelines: A-3 Entrances Visible from the Street; A-10 Corner Lots; C-2 Architectural Concept and Consistency; D-1 Pedestrian Open Spaces and Entrances)**.
2. Provides an open public space to enhance the pedestrian experience **(Design Guidelines: A-1 Responding to Site Characteristics; A-2 Streetscape Compatibility; A-4 Human Activity; D-1 Pedestrian Open Spaces and Entrances)**.
3. Here, the colored corner serves as a placeholder for a future corner treatment. Special attention is given to this corner as it is a designated gateway corner, at NE 50th Street and University Way NE. **(Design Guidelines: A-10 Corner Lots)**.
4. Corner entries set back and landscaped to allow pedestrian flow and good visibility at the intersection **(Design Guidelines: A-6 Transition between Residence and Street; A-10 Corner Lots; B-1 Height, Bulk And Scale Compatibility; C-3 Human scale; D-1 Pedestrian Open Spaces and Entrances; D-7 Personal safety and security; E-2 Landscaping to Enhance the Building and/or Site;)**.
5. Rooftop green features and landscaping on the podium level along the street **(Design Guidelines: E-2 Landscaping to Enhance the Building and/or Site)**.
6. Building inset at pedestrian level along University Way, to enhance retail experience **(Design Guidelines: A-1 Responding to Site Characteristics; A-2 Streetscape Compatibility; A-4 Human Activity; A-6 Transition Between Residence and Street; A-7 Residential Open Space; B-1 Height, Bulk And Scale Compatibility; C-3 Human Scale)**.
7. Maximized opportunities for green features **(Design Guidelines: E-2 Landscaping to Enhance the Building and/or Site)**.
8. Increased visibility and security for the neighborhood **(Design Guidelines: D-7 Personal safety and security)**.
9. Front and rear setbacks create better human scale, occupancy comfort and privacy on a mixed use corridor **(Design Guidelines: A-5: Respect for Adjacent Sites; B-1 Height, Bulk and Scale Compatibility)**.
10. Screened parking garages with decorative metal screen panels or green wall screen to reduce visual impact from the street level and from the adjacent buildings **(Design Guidelines: D-5 Visual Impacts of Parking Structures)**.

NEGATIVE

1. Reduced rentable space for a mixed-use project.
2. Higher construction cost due to increase building modulation and architectural details **(Design Guidelines: C-2 Architectural Concept and Consistency)**.

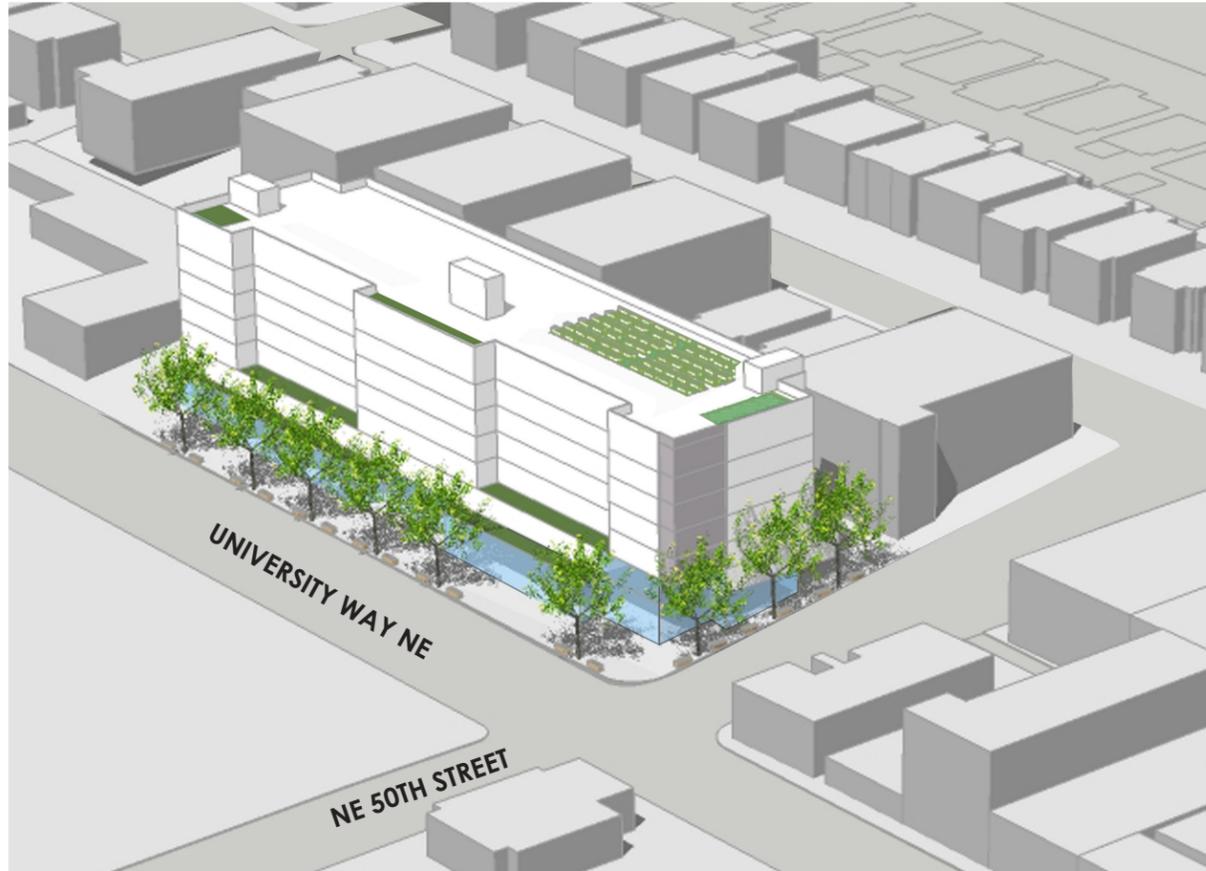
DESIGN SCHEME 3 (PREFERRED)



CIRCULATION	AMENITIES
RESIDENTIAL	PARKING
COMMERCIAL	GREEN FACTORS

SECTION C

DESIGN SCHEME 3



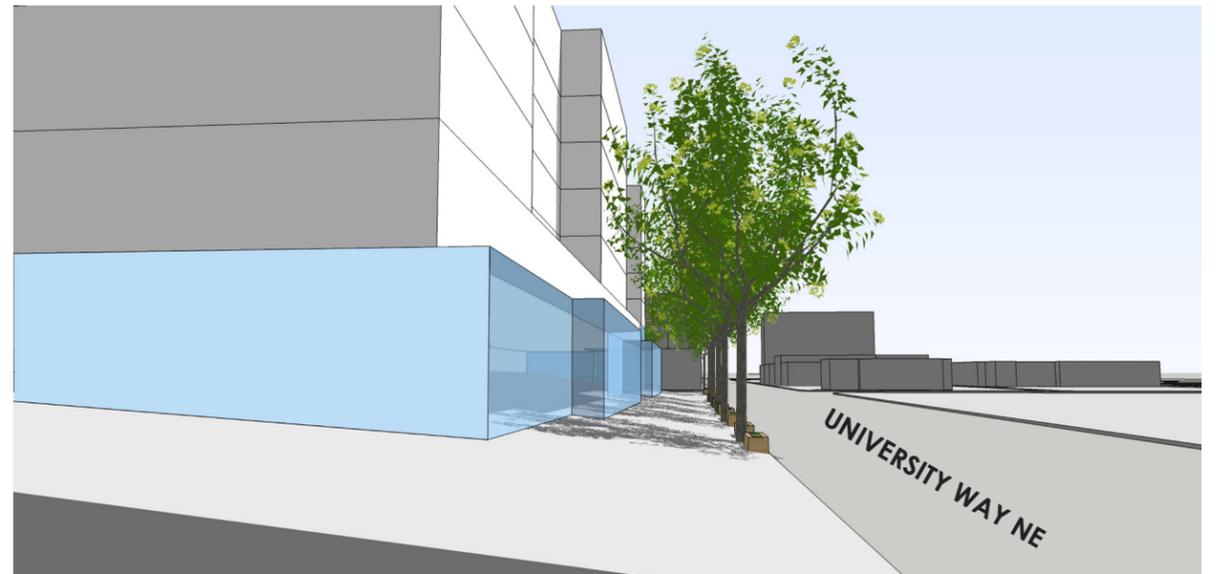
AERIAL SOUTHWEST VIEW



AERIAL NORTHWEST VIEW

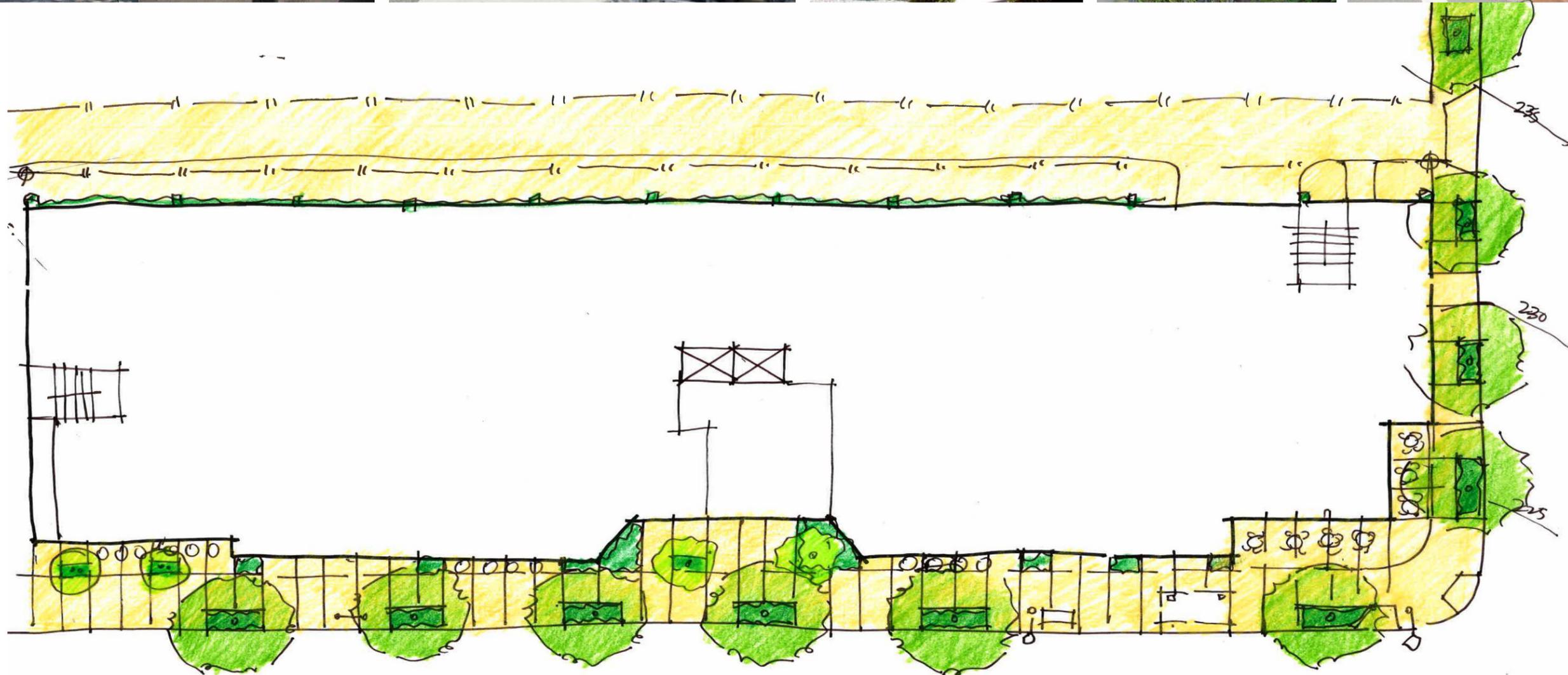


UNIVERSITY WAY NE + NE 50TH STREET CORNER, SOUTHWEST CORNER



NORTHWEST CORNER

DESIGN SCHEME 3 LANDSCAPE FOR THE PREFERRED SCHEME



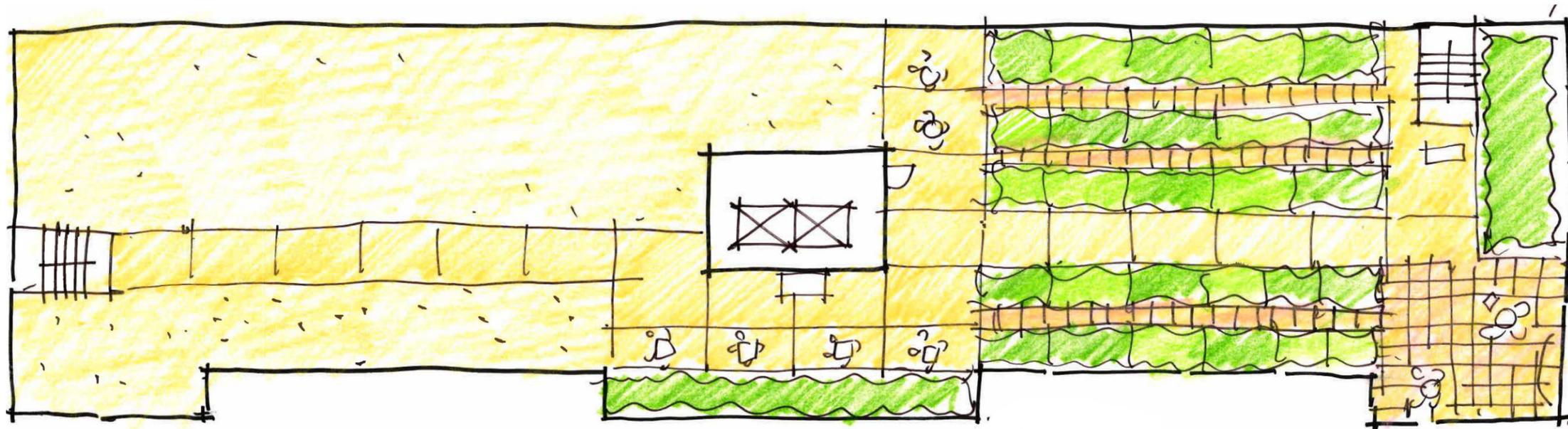
GREEN INITIATIVES & FACTORS

The green factor will be achieved by the green features on the rooftop, landscaped treatment along pedestrian walkways, and in front of the ground floor commercial spaces and along University Avenue.

Our current goal is to meet or exceed the Built Green 3 Star standard.

LANDSCAPE GROUND PLAN

DESIGN SCHEME 3 LANDSCAPE FOR THE PREFERRED SCHEME



GREEN INITIATIVES & FACTORS

The green factor will be achieved by the green features on the rooftop, landscaped treatment along pedestrian walkways, and in front of the ground floor commercial spaces and along University Avenue.

Our current goal is to meet or exceed the Built Green 3 Star standard.

LANDSCAPE ROOF PLAN