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# 5260

*5260 UNIVERSITY WAY NE SEATTLE WA 98105*

## EARLY DESIGN GUIDANCE

December 9, 2013

DPD # 3015604

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### OWNER

RONG YING WU  
PERFECT WEALTH, LLC  
1905 108TH AVE NE  
BELLEVUE, WA 98004  
PHONE: 408-216-3791

### ARCHITECT

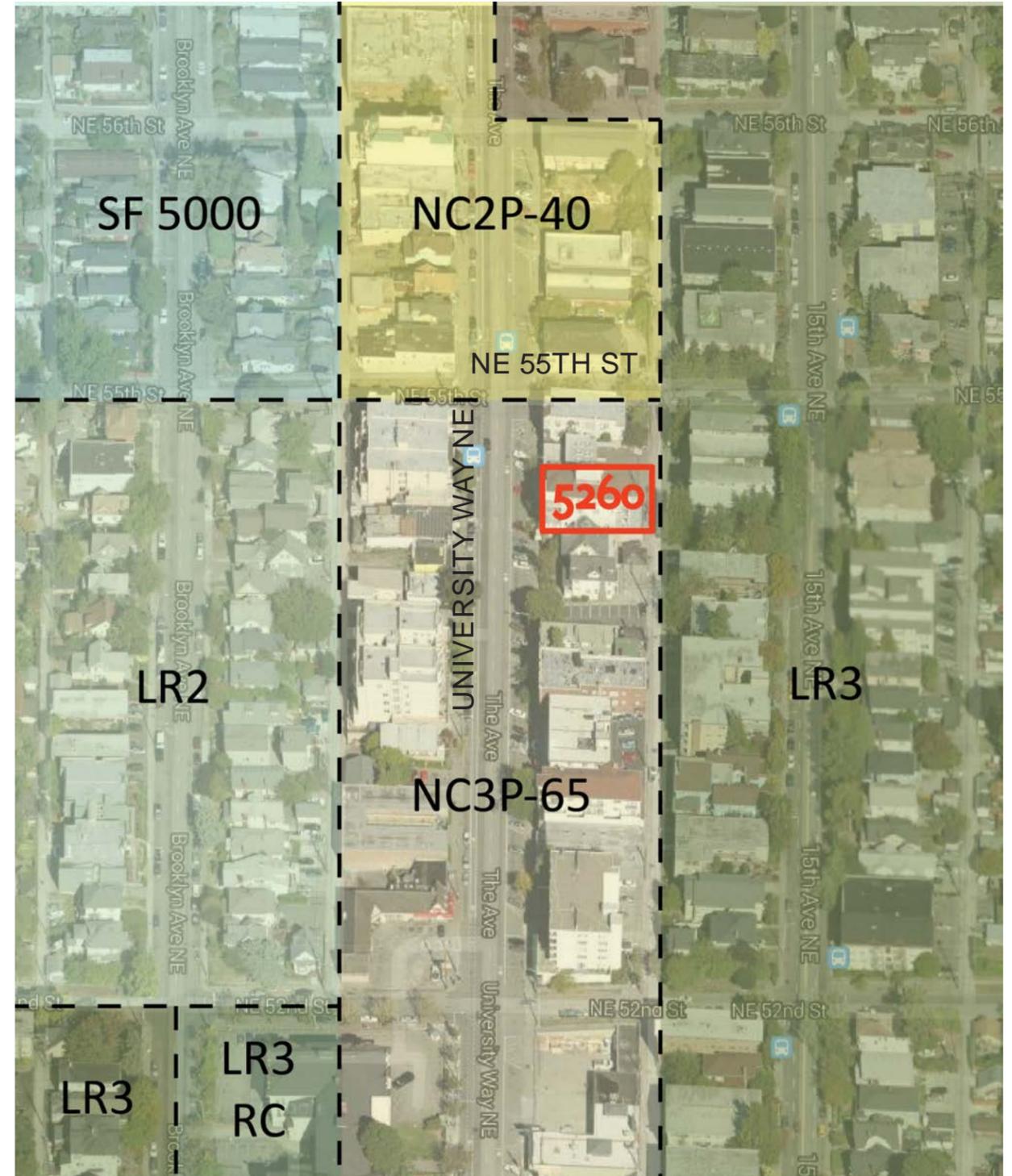
STUDIO19 ARCHITECTS  
705 2ND AVE, SUITE 505  
SEATTLE, WA 98104  
PHONE: 206-466-1225  
htian@studio19architects.com

## PROJECT INFORMATION

PROPERTY ADDRESS	5260 UNIVERSITY WAY NE Seattle, WA 98105
PARCEL NUMBER	881640-0685
ZONE	NC3P-65
OVERLAYS	UNIVERSITY DISTRICT NW (Urban Center Village) UNIVERSITY WAY NE - Designated Principal Pedestrian Street FREQUENT TRANSIT CORRIDOR
APPLICABLE DESIGN GUIDELINES	City of Seattle Design Guidelines University Community Design Guidelines
LOT AREA	7,442 SF
FAR	4.75 (7,442 SF X 4.75 = 35,349.5 SF)
NUMBER OF RESIDENTIAL UNITS	72 ( OPTION C - PREFERRED )
NUMBER OF PARKING STALLS	0
BUILDING HEIGHT	65 FEET
DEPARTURES	None

## PROJECT DESCRIPTION

The proposal is to demolish the existing building and construct a new mixed-use building. Commercial retail space and a residential lobby will be located at the ground floor level on University Way with 6 floors of apartments above for a total of 72 units. No parking is proposed.



# CONTEXT ANALYSIS

Located in the north end of the University District, this project is designed to provide retail and housing options for college students and young professionals. Located on University Way, the site is at the overlays of a Designated Principal Pedestrian Street and a Frequent Transit Corridor. The site is within walking distance to the University of Washington. The proposed mixed-use building is will reinforce the existing characteristics of the neighborhood by creating street-level pedestrian-friendly retail spaces and convenient apartment units on higher levels.



# CONTEXT ANALYSIS



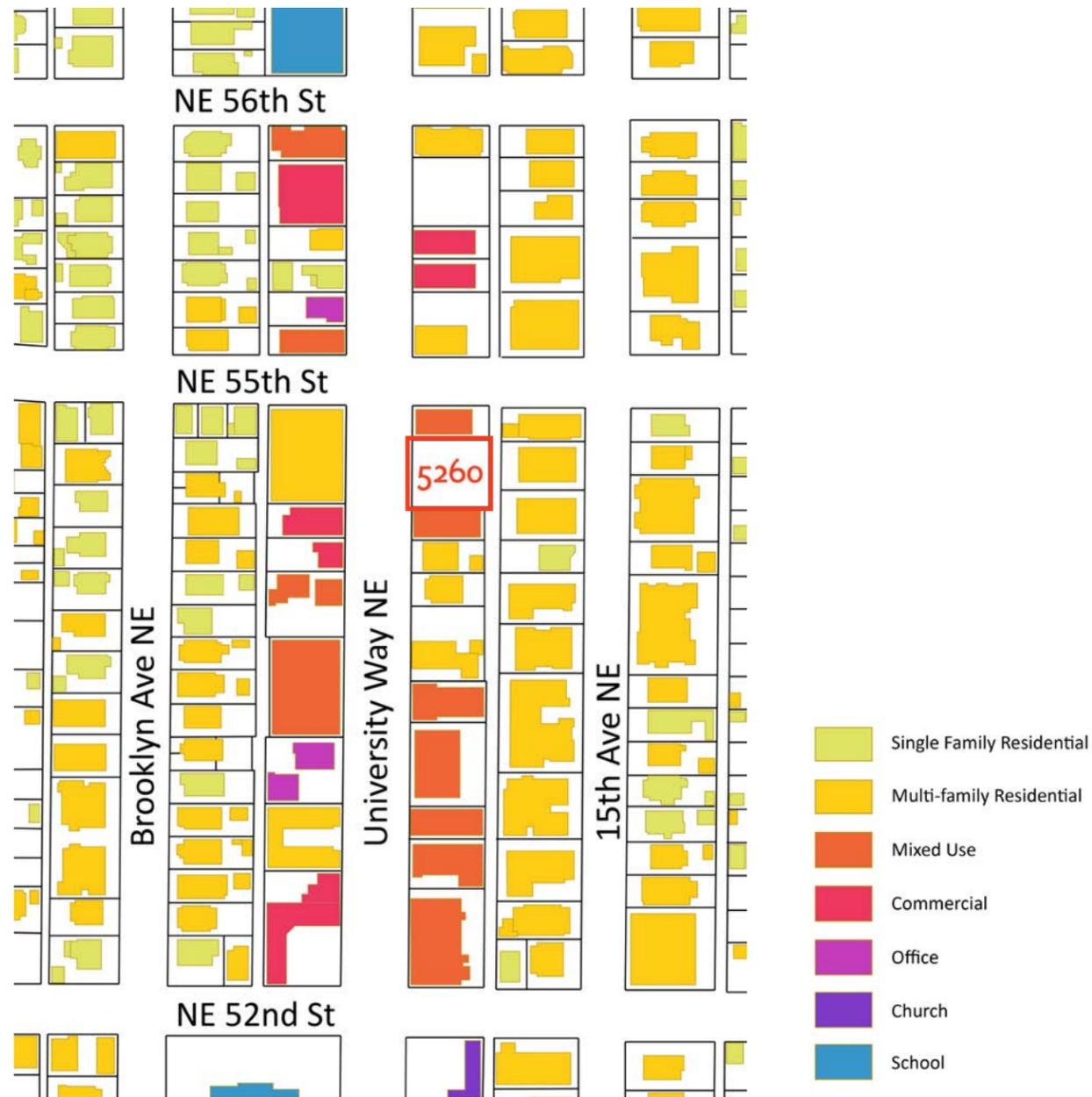
Sun Studies, Natural Features



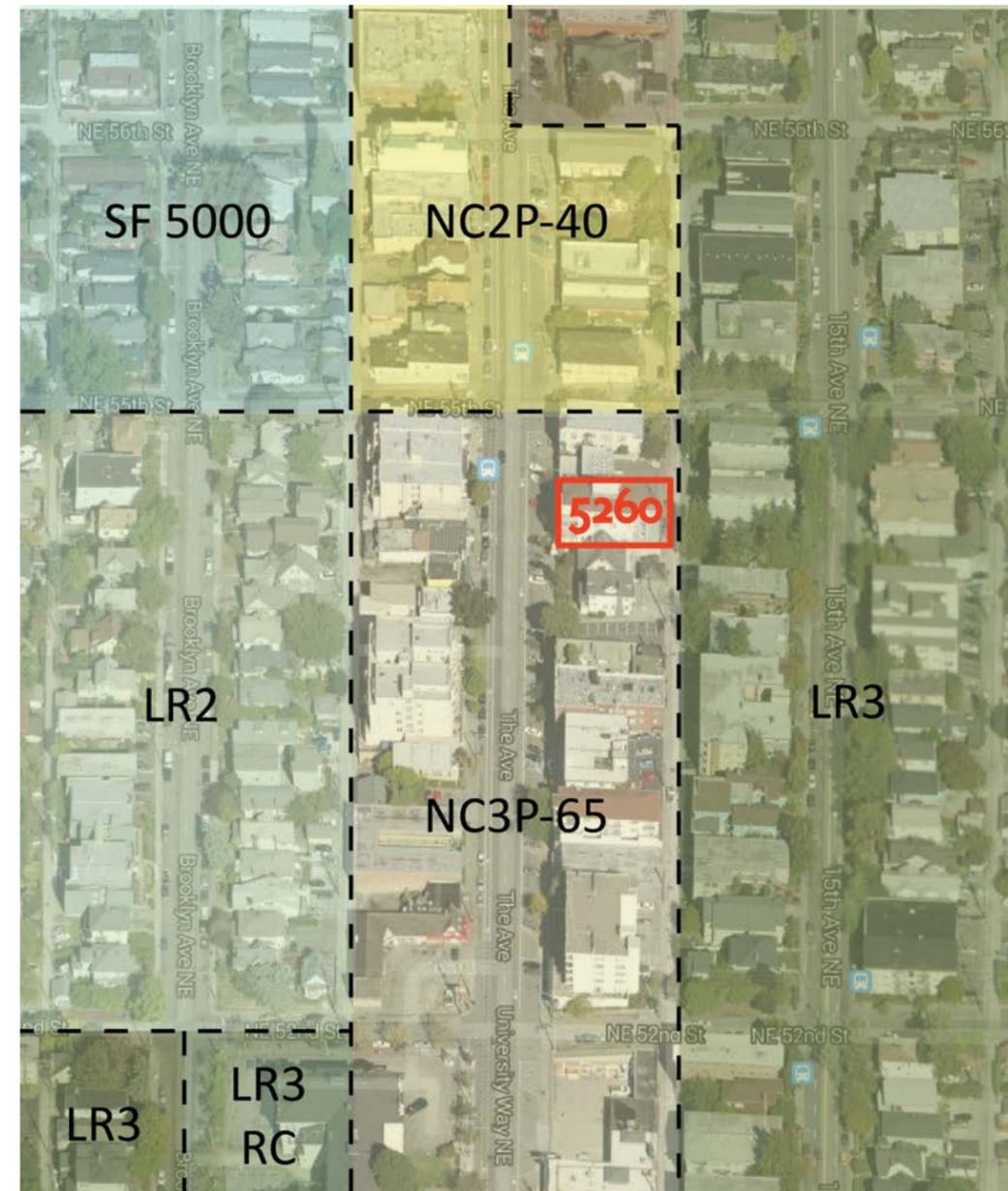
## Access Opportunities

The site is located in the overlay of Designated Principal Pedestrian Street and Frequent Transit Corridor. While the bus stops are just across the street from the site, the future light rail line will be a block away with the nearest light rail stops located approximately 10 blocks away.

# CONTEXT ANALYSIS



Surrounding Uses



Zoning Map

The site is located in an NC3P-65 zoning district and is surrounded by NC2P-40, LR2, LR3 and SF 5000 districts. Several projects of similar type have been proposed or preceded into construction in close vicinity. The site is located along the northern side of University Way which consists mostly of commercial and mixed-use structures. Towards the 15th Avenue NE on the east are mostly multi-family buildings. Towards the Brooklyn Ave NE on the west, there is a transition from multi-family to single family structures.



# CONTEXT ANALYSIS



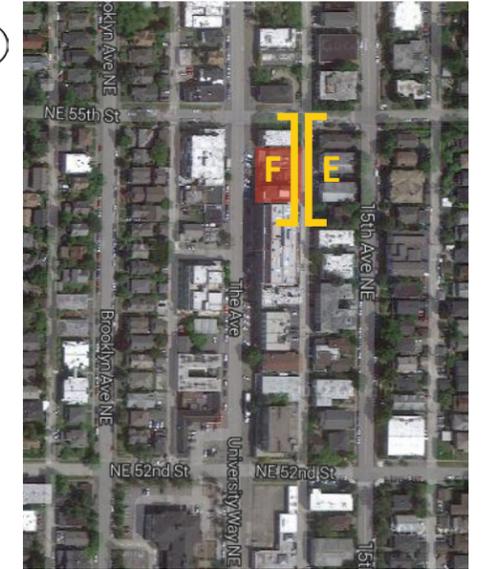
**A** University Way - Facing East



**B** University Way - Facing West



# CONTEXT ANALYSIS



**E** Alley - Facing East

NE 55TH ST



**F** Alley - Facing West

5260

NE 55TH ST





# ZONING ANALYSIS

## ZONING SUMMARY

### ZONING & DESIGN REVIEW

BASE ZONE	NC3P-65
ADJACENT ZONES	NC2P-40; LR2; LR3; LR3 RC; SF 5000
PLANNING OVERLAY	University District NW (Urban Center Village)
	University Way NE - Designated Principal Pedestrian Street Frequent Transit Corridor
SUPPLEMENTARY DESIGN GUIDANCE	University Community Design Guidelines
DESIGN REVIEW BOARD	Northeast Design Review Board
USES:	
	Drinking establishment, conditional use, 25,000 SF max.; Restaurant, 25,000 SF max.; Retail, 25,000 SF max.; Live-work; Residential. (23.47A.004)
	Live-work units shall not occupy more than 20% of the street-level street-facing facade along designated principal pedestrian streets. (23.47A.004G)
	Residential: 20% max. of street level façade facing principal pedestrian street. (23.47A.005)
	Retail/Restaurant/Drinking: 80% min. of street level façade facing principal pedestrian street. (23.47A.005)

### BUILDING DEVELOPMENT

ALLOWABLE FAR	4.75 for all uses within a mixed-use structure
STRUCTURE HEIGHT	65'
SETBACKS	For portions of structure 13'-40' in height, 15'
	For portions of structure above 40' in height, additional setback of 2' every 10' No entrance, window or other opening is permitted closer than 5' to an abutting residentially zoned lot. (23.47A.014)

### STREET-LEVEL REQUIREMENTS

BLANK FAÇADE	20' max. in width, total 40% max.
TRANSPARENCY	60% min.
DEPTH OF NON-RESIDENTIAL USE	15' min., 30' average
HEIGHT OF NON-RESIDENTIAL USE	13' min.
DWELLING UNIT ON STREET-LEVEL	4' min. below or above sidewalk grade OR 10' min setback (23.47A.008)

### PARKING REQUIREMENTS

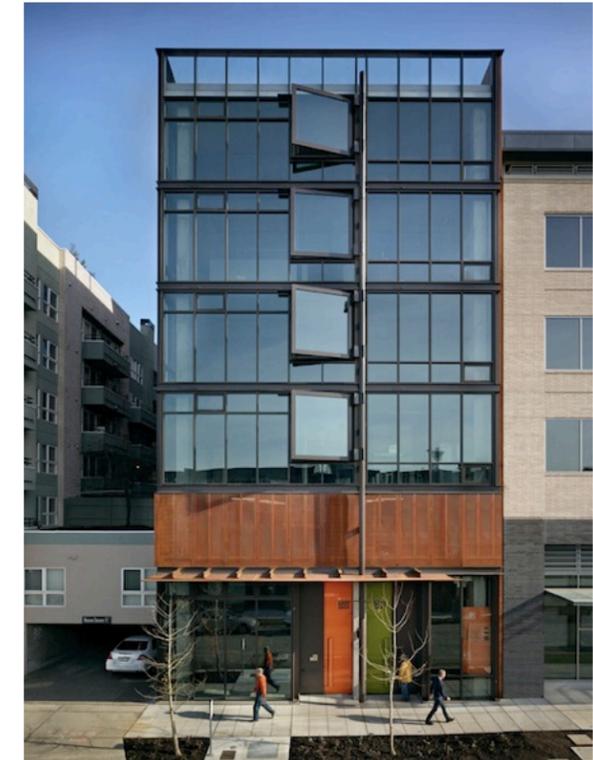
ACCESS	Alley
RESIDENTIAL PARKING RATIO	60% medium required, 40% any size
NON-RESIDENTIAL PARKING RATIO	35% large required, 35% small required, 30% any size (23.54.030.B1)
BIKE PARKING	Eating, drinking and retail: 1 long term / 12,000 SF, 1 short term / 2,000 SF
	Multifamily: 1 long term / 4 units
DRIVEWAY	10' min. in width (23.54.030.D1)
	15% max. slope

### OTHER REQUIREMENTS

AMENITY AREA	5% min. of total GFA in residential use
GREEN FACTOR	.3 min.
LANDSCAPING AT PARKING SPACE	1 tree / 10 parking spaces (23.47A.016)
	375 SF for 26-50 dwelling units
REQUIRED SPACE	82 SF for 0-5,000 SF non-residential uses
	Mixed-use development shall meet requirements for residential, plus 50% of the required non-residential

# URBAN DESIGN ANALYSIS

The following examples of similar urban infill projects in Seattle represent well designed attempts at creating an urban fabric in a rapidly growing city. The University District, as with many of our neighborhoods, is experiencing rapid growth which presents the challenge to designers of how best to integrate new buildings which offer greater density while still acknowledging the transitional phase of urban growth that Seattle is currently undergoing.



# DESIGN GUIDELINES

CITY OF SEATTLE AND UNIVERSITY COMMUNITY DESIGN GUIDELINE PRIORITIES:

## A. SITE PLANNING

### A-1. RESPONDING TO SITE CHARACTERISTICS

At street level on University Way, commercial space creates a lively, attractive, and pedestrian friendly environment. Narrow commercial bays are in keeping with the existing character of retail shops along “The Ave” that accommodate a variety of small businesses.

### A-2. STREETScape COMPATIBILITY

The project is designed to fit into the existing neighborhood and improve the streetscape.

### A-3. ENTRANCES VISIBLE FROM THE STREET

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

### A-4. HUMAN ACTIVITIES

New development should be sited and designed to encourage human activity on the street. Ground floor shops and market spaces providing services needed by residents can attract market activity to the street and increase safety through informal surveillance.



STREETScape TREATMENT, PEDESTRIAN FRIENDLY SPACE, SECURITY, NEIGHBORHOOD VISIBILITY, CLEAR SENSE OF ENTRY

# DESIGN GUIDELINES

CITY OF SEATTLE AND UNIVERSITY COMMUNITY DESIGN GUIDELINE PRIORITIES:



NEW DEVELOPMENT SITE AND ARCHITECTURAL CONTEXT



ARCHITECTURAL CONCEPT AND CONSISTENCY

## B. HEIGHT, BULK AND SCALE

### B-1. HEIGHT, BULK AND SCALE COMPATIBILITY

The project is designed to be compatible with the scale of development anticipated by the applicable land use policies.

## C. ARCHITECTURAL ELEMENTS AND MATERIALS

### C-1. ARCHITECTURAL CONTEXT

With the exception of the existing smaller building to the North, the immediate context is, or will be, larger mixed-use buildings, similar in height to this project.

### C-2. ARCHITECTURAL CONCEPT AND CONSISTENCY

Strongly geometric modulation and a simple organization of non-residential base, vertical circulation and residential blocks organize the facades. A simple yet refined palette of exterior building materials will reinforce architectural concept.

### C-3. HUMAN SCALE

Narrow retail bays, consistent with the neighborhood context, and the upper floor residential bays and window patterns will provide a sense of human dimension and activity.

## D. PEDESTRIAN ENVIRONMENT

### D-1. PEDESTRIAN OPEN SPACE AND ENTRANCES

The building setbacks at retail entries along street level will allow a much more ambient walking experience while anticipating the occupied retail spaces. Overhead canopies with integrated lighting and signage will provide visual cues to passers by as to the commercial activities along the street.

# DESIGN GUIDELINES

CITY OF SEATTLE AND UNIVERSITY COMMUNITY DESIGN GUIDELINE PRIORITIES:

## D. PEDESTRIAN ENVIRONMENT (continued)

### D-7. PERSONAL SAFETY AND SECURITY

The beauty of having this street front aligned with storefront is that it can provide well lit areas all year round for pedestrians who walk this corridor. As for those who reside here or are visiting, a well lit residential entry allows for safe access to the building.

### D-10. COMMERCIAL LIGHTING

The glazed canopies allow for adequate lighting for the sidewalk and commercial spaces, and in the evening, lights under canopy provide down-lighting without light pollution for the units above.

### D-11. COMMERCIAL TRANSPARENCY

The project provides a ground level that is primarily composed of glazed storefront for an enhanced interaction between the pedestrian and commercial spaces. The transparent storefront and transparent residential entry door allow for a direct visual connection between pedestrians on the sidewalk and the activities occurring on the interior of a building.



WELL LIT STOREFRONT LIGHTING AND TRANSPARENCY PROVIDE SECURITY, NEIGHBORHOOD VISIBILITY AND CLEAR SENSE OF ENTRY

# DESIGN GUIDELINES

CITY OF SEATTLE AND UNIVERSITY COMMUNITY DESIGN GUIDELINE PRIORITIES:



THE GREEN ROOF FOR GREEN NETWORK

## E. LANDSCAPING

### E-1. LANDSCAPING TO REINFORCE DESIGN CONTINUITY WITH ADJACENT SITES

- The project provides uniform planting of street trees that reinforce design continuity with adjacent sites

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

- The green roof allows for developing green network with adjacent buildings.



UNIFORM PLANTING

# OPTION A

## AREA CALCULATIONS:

(FAR = 7,442 SF X 4.75 = 35,349 SF)

GROUND FLOOR: 3,670SF

LEVEL 2: 4,873 SF

LEVELS 3-7: 5,193 SF/FLOOR (X 5 FLOORS) = 25,965 SF

TOTAL SF: 34,508 SF (4.64 FAR)      TOTAL UNITS: 68

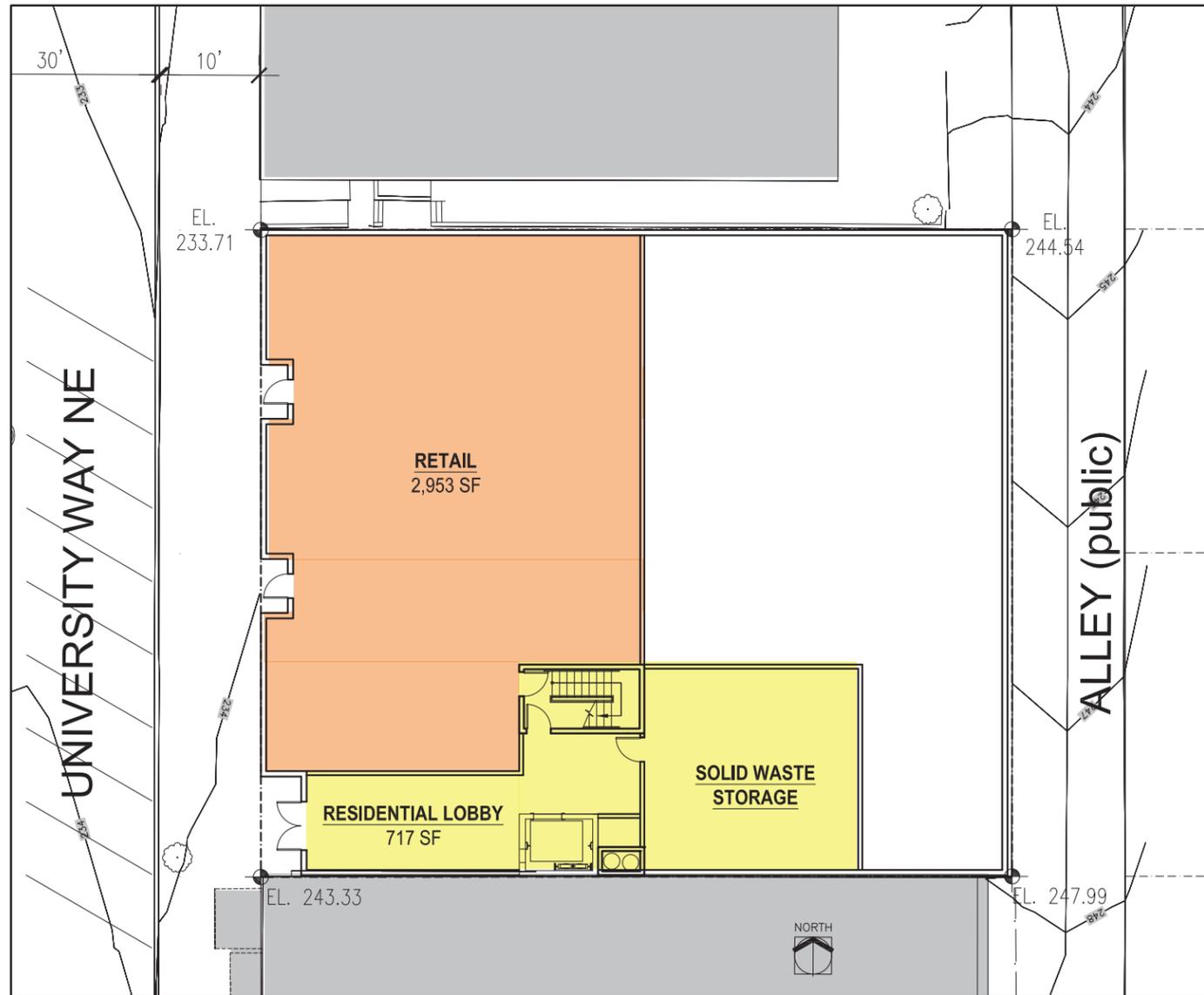
## PROS:

- COURTYARD AT ALLEY
- EFFICIENT DOUBLE LOADED CORRIDOR

## CONS:

- PRIVACY IS COMPROMISED FOR UNITS AT ALLEY GRADE
- EXPANSIVE BLANK WALL ON NORTH FACADE

- RESIDENTIAL AREA
- RETAIL SPACE
- RESIDENTIAL COMMON AREA
- ADJACENT BUILDING
- ROOFTOP AMENITY



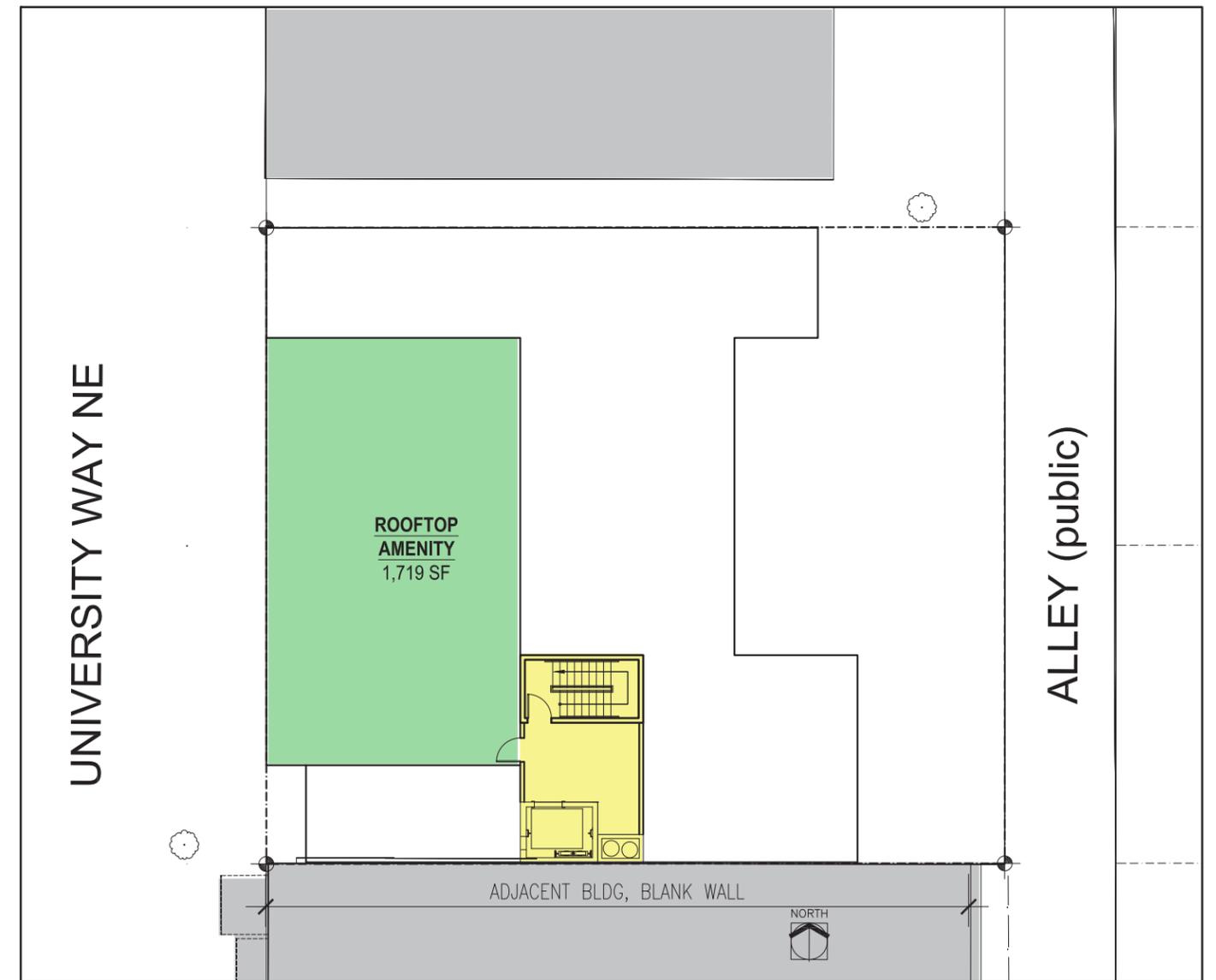
LEVEL-1 : 3,670 SF



LEVEL-2 : 4,873 SF

# OPTION A

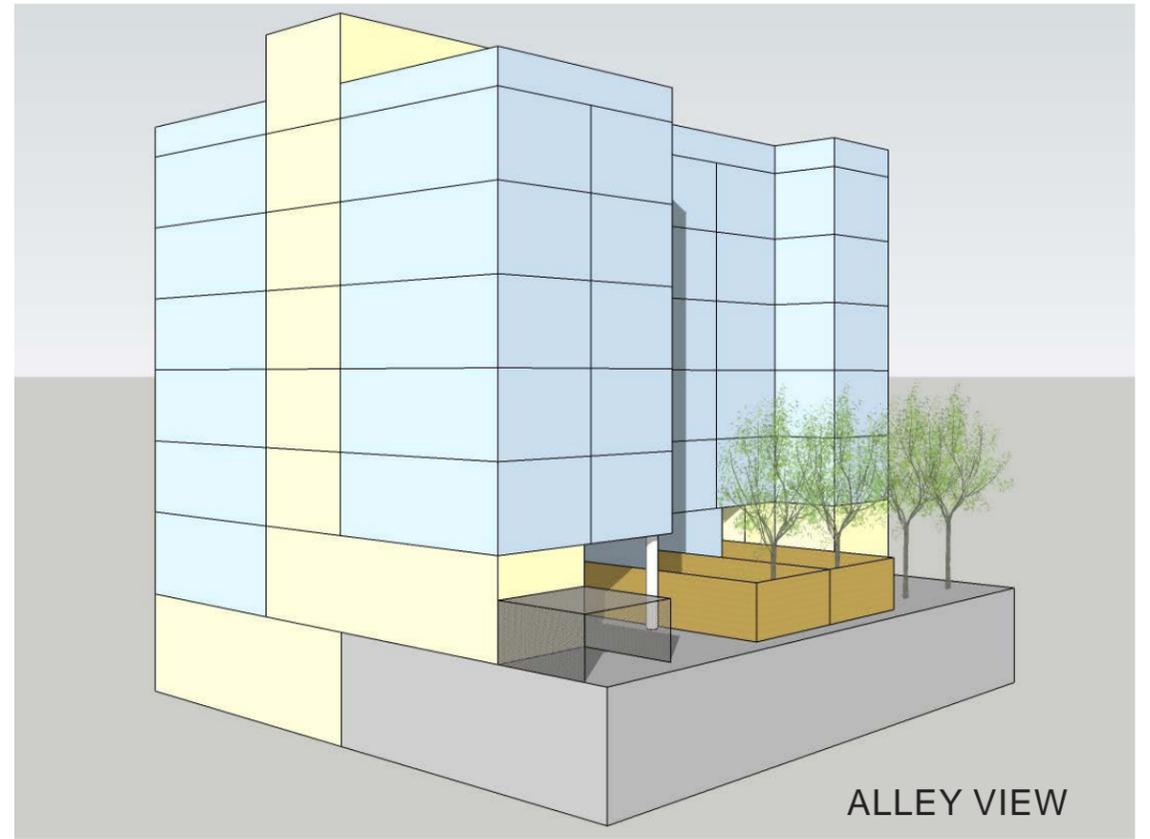
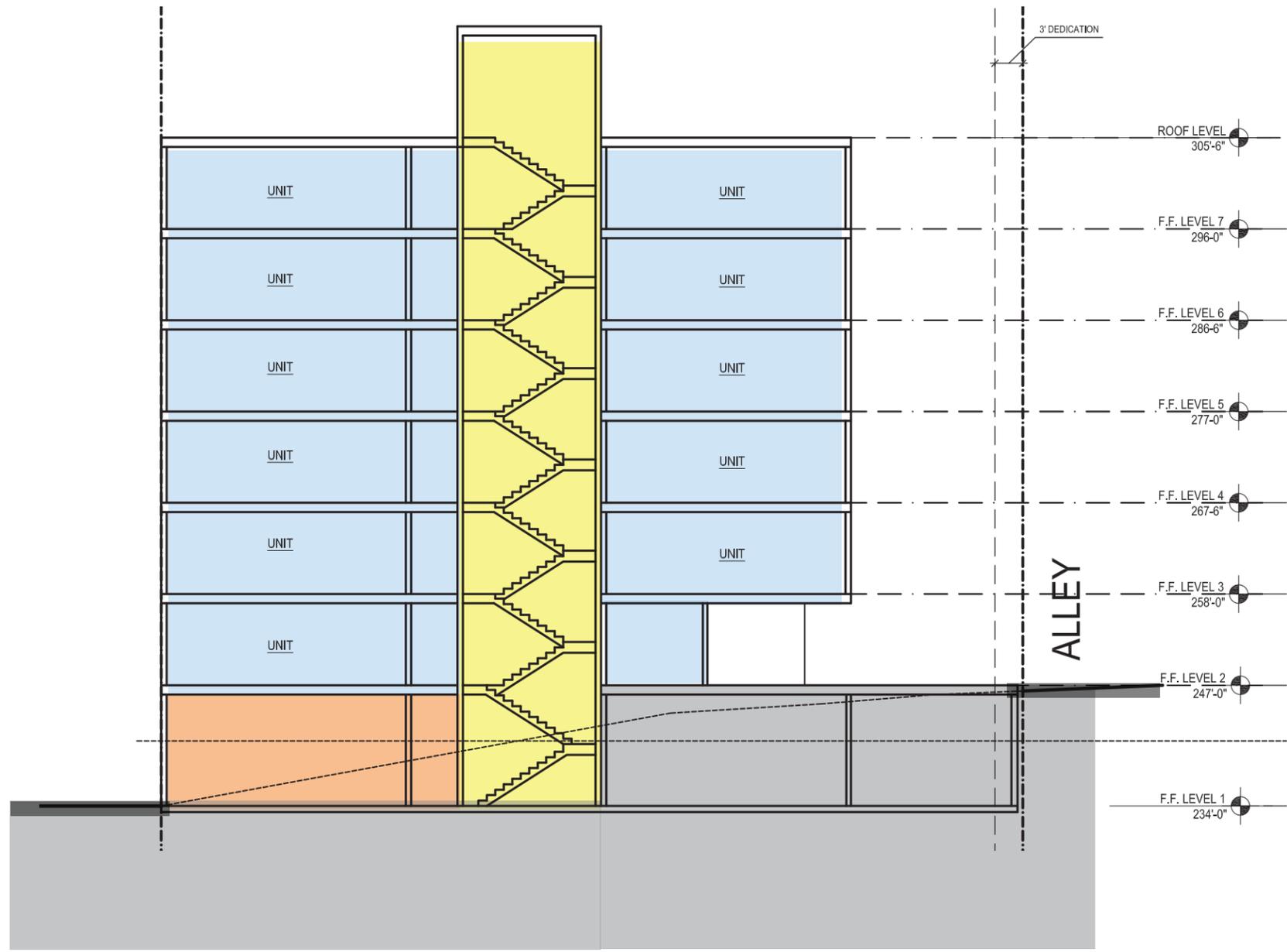
- RESIDENTIAL AREA
- RETAIL SPACE
- RESIDENTIAL COMMON AREA
- ADJACENT BUILDING
- ROOFTOP AMENITY



LEVEL-3-7 : 5,193 SF

# OPTION A

- RESIDENTIAL AREA
- RETAIL SPACE
- RESIDENTIAL COMMON AREA
- GROUND



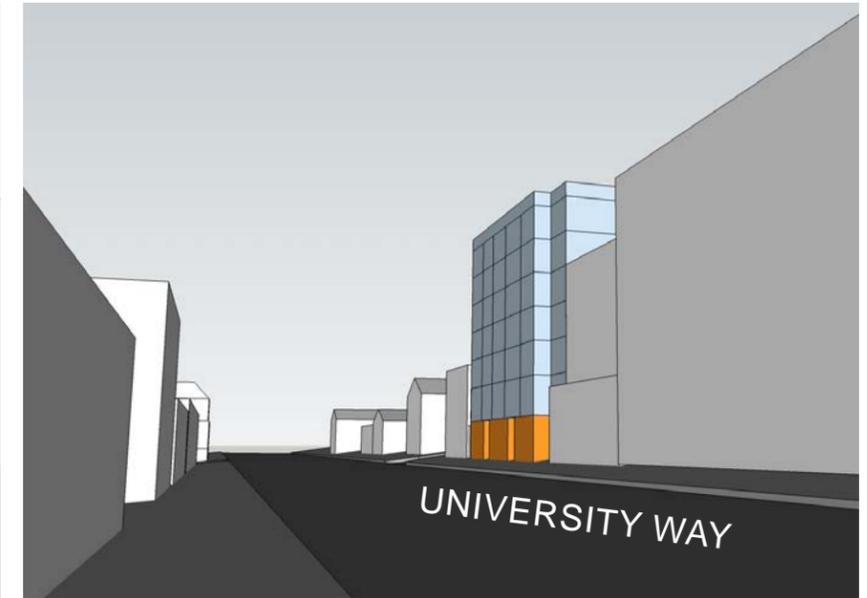
# OPTION A



UNIVERSITY WAY - LOOKING SOUTH



UNIVERSITY WAY & NE 55TH STREET



UNIVERSITY WAY - LOOKING NORTH



15TH AVE NE - LOOKING WEST



ALLEY - LOOKING NORTH



ALLEY - LOOKING SOUTH

# OPTION B

## AREA CALCULATIONS:

(FAR = 7,442 SF X 4.75 = 35,349 SF)

GROUND FLOOR: 3,865 SF

LEVEL 2: 5,063 SF

LEVELS 3-7: 5,230 SF/FLOOR (X 5 FLOORS) = 26,150SF

TOTAL SF: 35,078 SF (4.71 FAR) TOTAL UNITS: 68

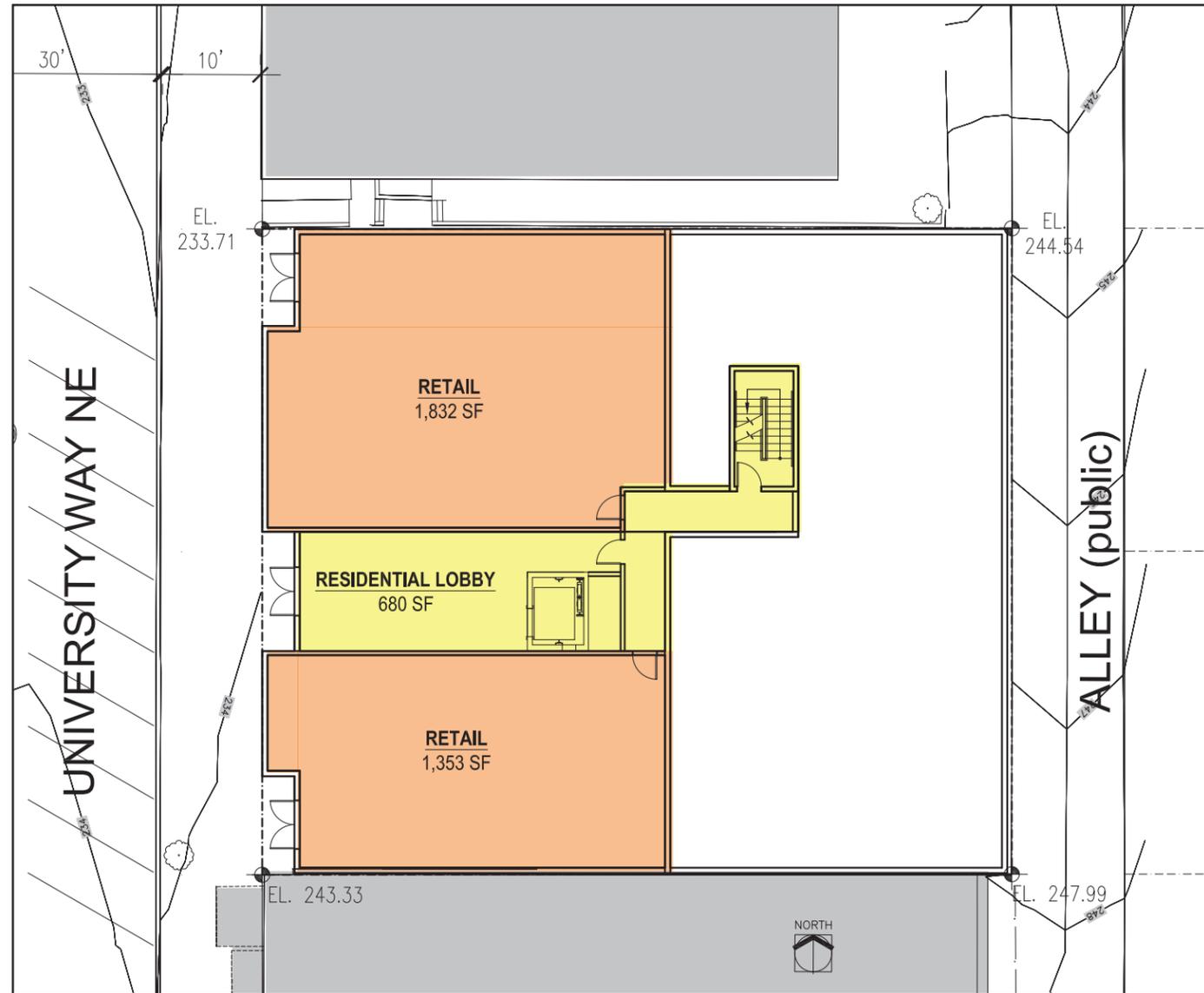
## PROS:

- 10' SETBACK AT NORTH FACADE PROVIDES LIGHT AND AIR BETWEEN ADJACENT BUILDING

## CONS:

- UNITS ORIENTED TOWARDS ADJACENT BUILDINGS, SOUTH FACING UNITS FACING BLANK WALL.
- LIMITED MODULATION ON UNIVERSITY AVE

- RESIDENTIAL AREA
- RETAIL SPACE
- RESIDENTIAL COMMON AREA
- ADJACENT BUILDING
- ROOFTOP AMENITY



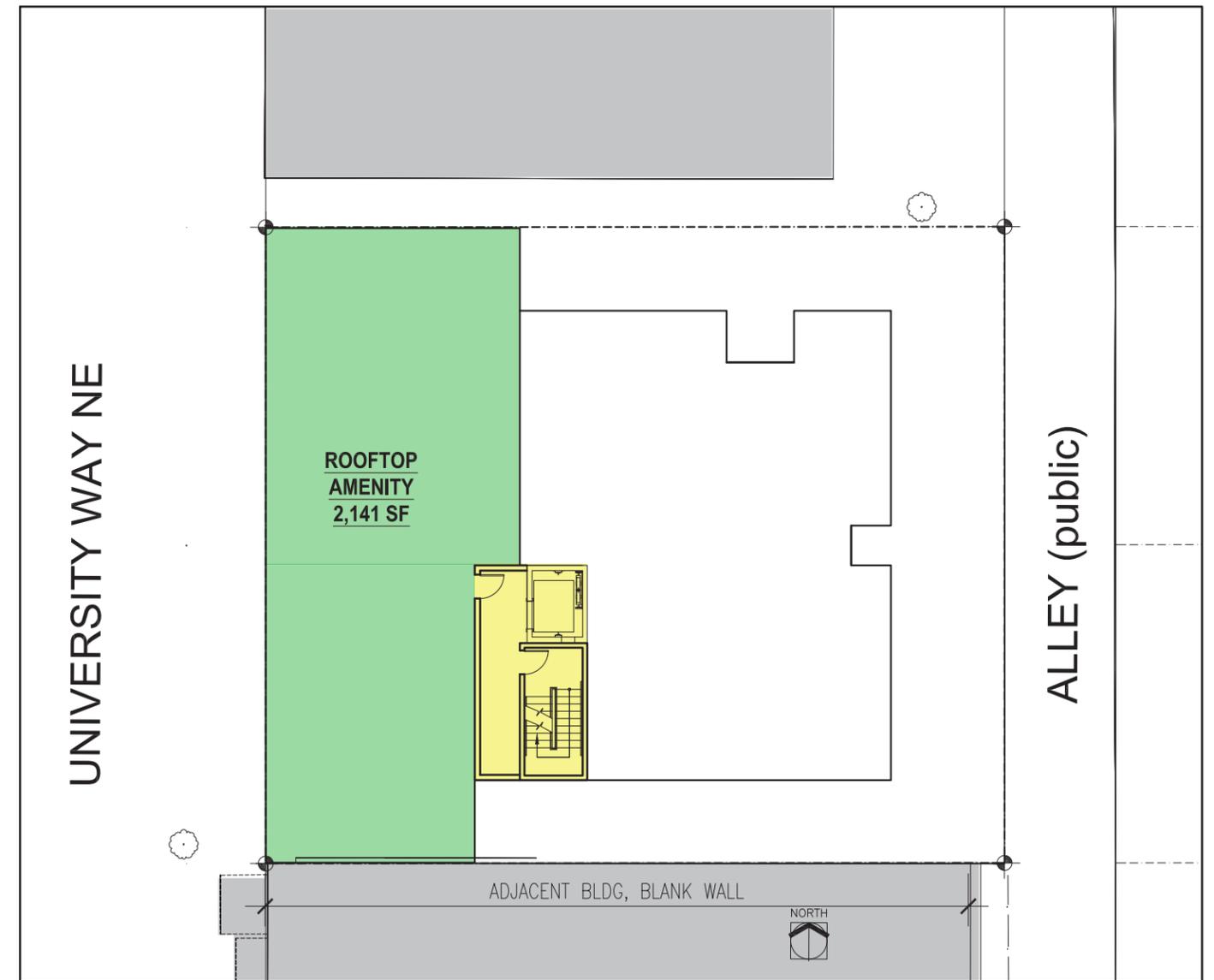
LEVEL-1 : 4,112 SF



LEVEL-2 : 5,063 SF

# OPTION B

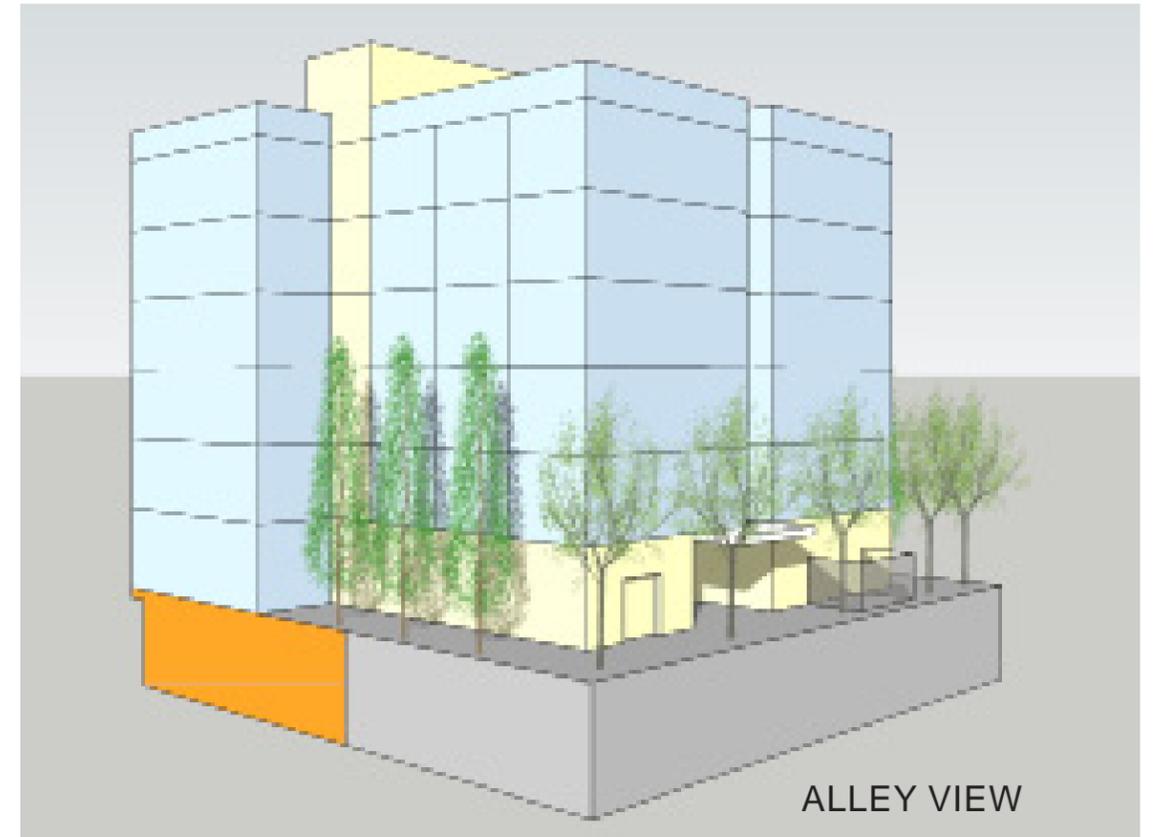
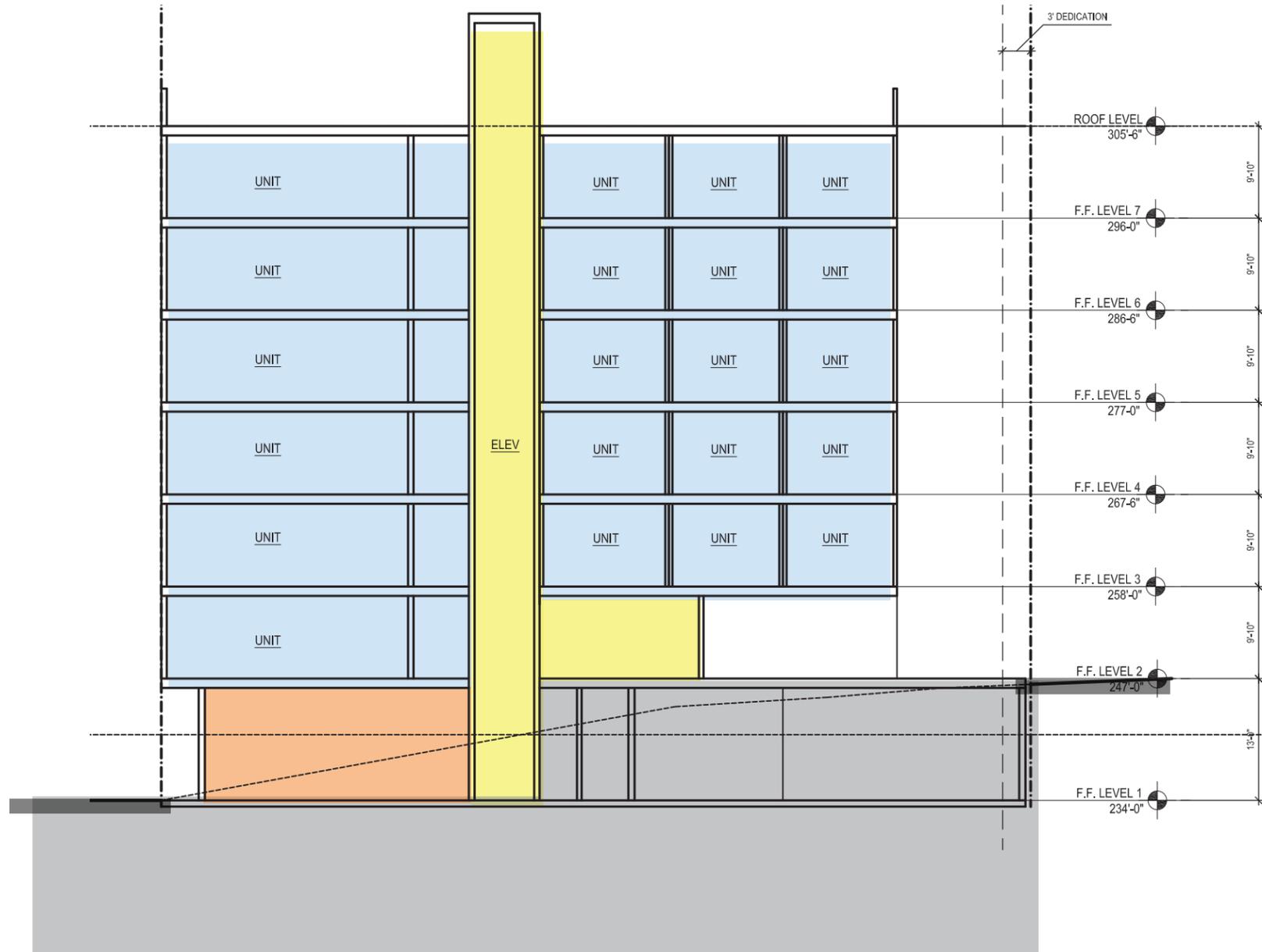
- RESIDENTIAL AREA
- RETAIL SPACE
- RESIDENTIAL COMMON AREA
- ADJACENT BUILDING
- ROOFTOP AMENITY



LEVEL-3-7 : 5,230 SF

# OPTION B

- RESIDENTIAL AREA
- RETAIL SPACE
- RESIDENTIAL COMMON AREA
- GROUND



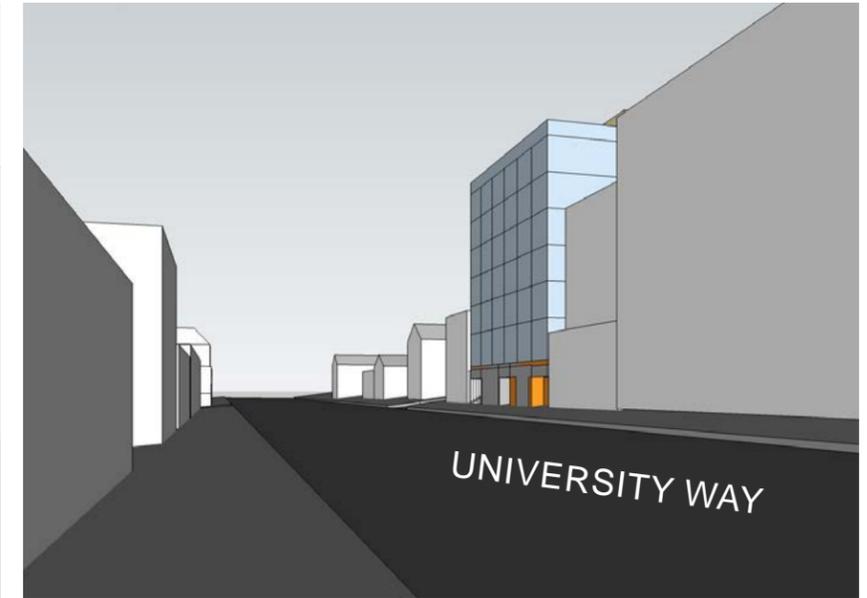
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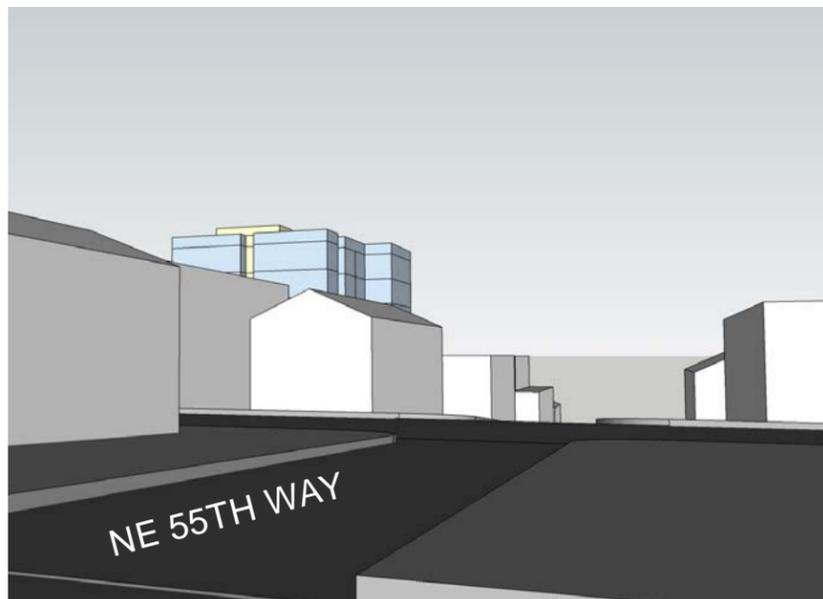
UNIVERSITY WAY - LOOKING SOUTH



UNIVERSITY WAY & NE 55TH STREET



UNIVERSITY WAY - LOOKING NORTH



15TH AVE NE - LOOKING WEST



ALLEY - LOOKING NORTH



ALLEY - LOOKING SOUTH

# OPTION C - PREFERRED

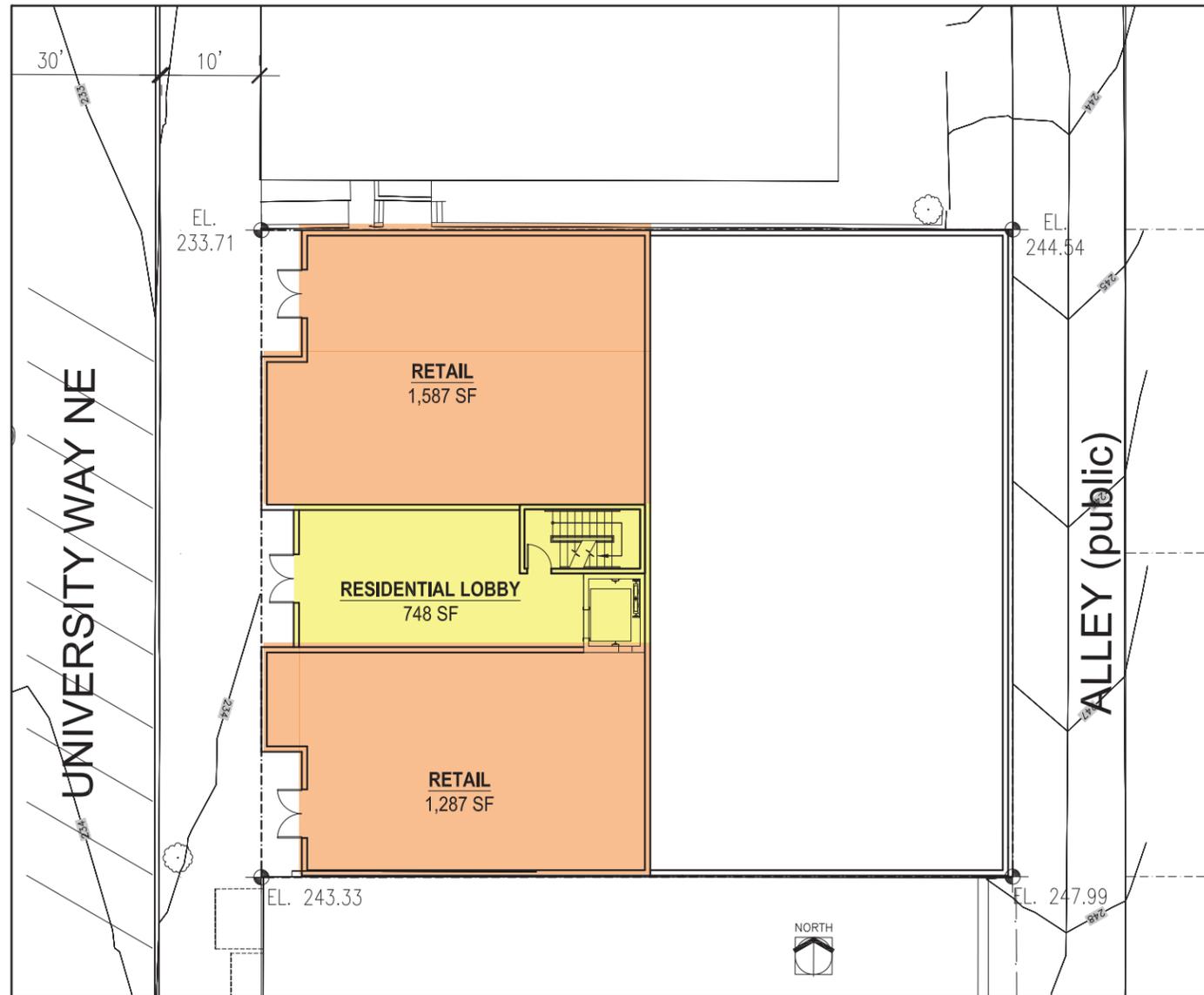
**AREA CALCULATIONS:**  
 (FAR = 7,442 SF X 4.75 = 35,349 SF)

GROUND FLOOR: 3,619SF  
 LEVEL 2: 3,940 SF  
 LEVELS 3-7: 5,478 SF/FLOOR (X 5 FLOORS) = 27,390 SF  
 TOTAL SF: 34,949 SF (4.70 FAR) TOTAL UNITS: 72

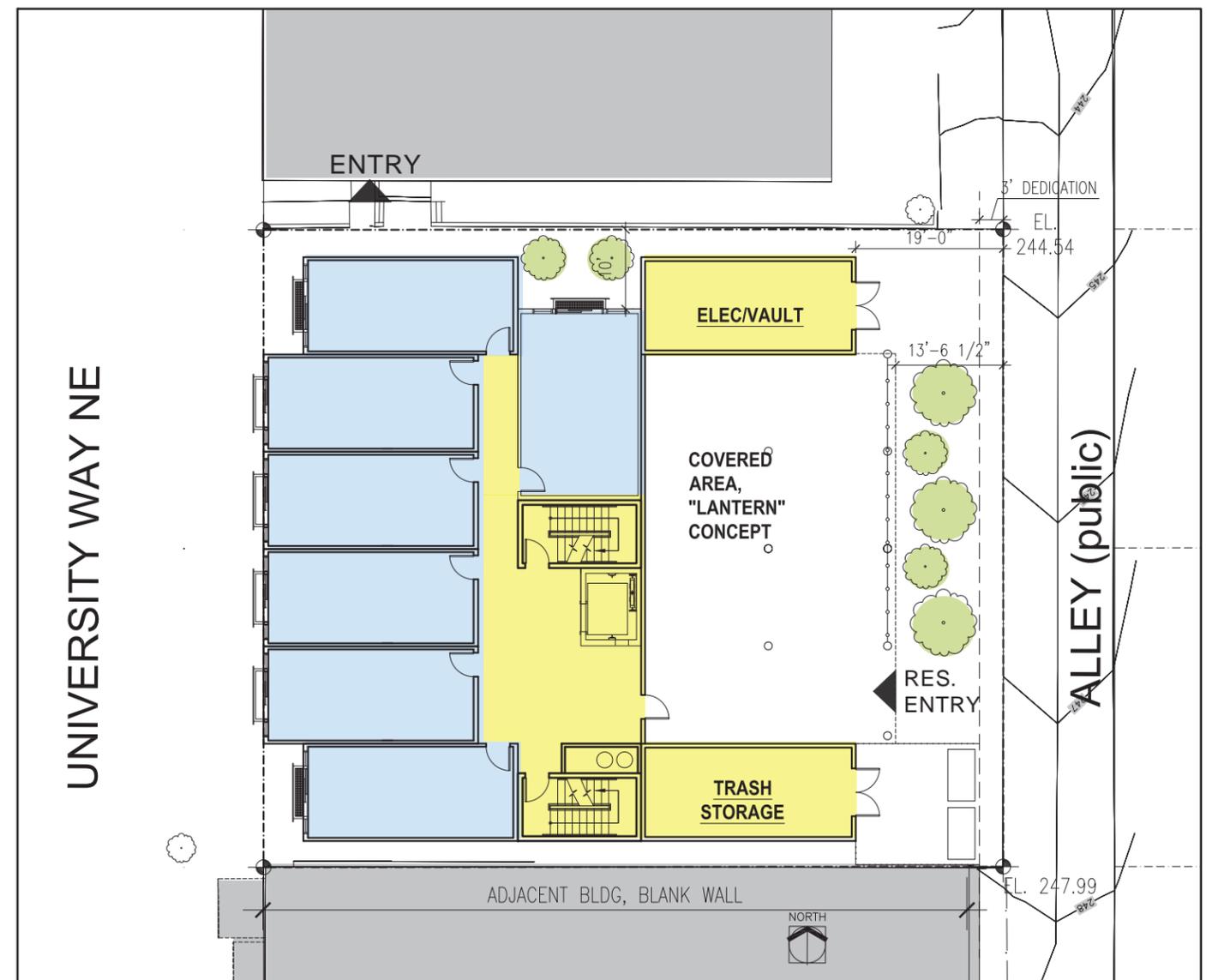
- PROS:**
- SETBACKS ON EAST AND WEST FACADES
  - NO UNITS ORIENTED TOWARDS ALLEY AT GRADE LEVEL
  - MAXIMUM UNITS TO FULFILL OWNER'S DEVELOPMENT OBJECTIVE

- CONS:**
- LARGE AREA OF UNUSED COVERED SPACE AT GRADE ON ALLEY SIDE

- RESIDENTIAL AREA
- RETAIL SPACE
- RESIDENTIAL COMMON AREA
- ADJACENT BUILDING
- ROOFTOP AMENITY



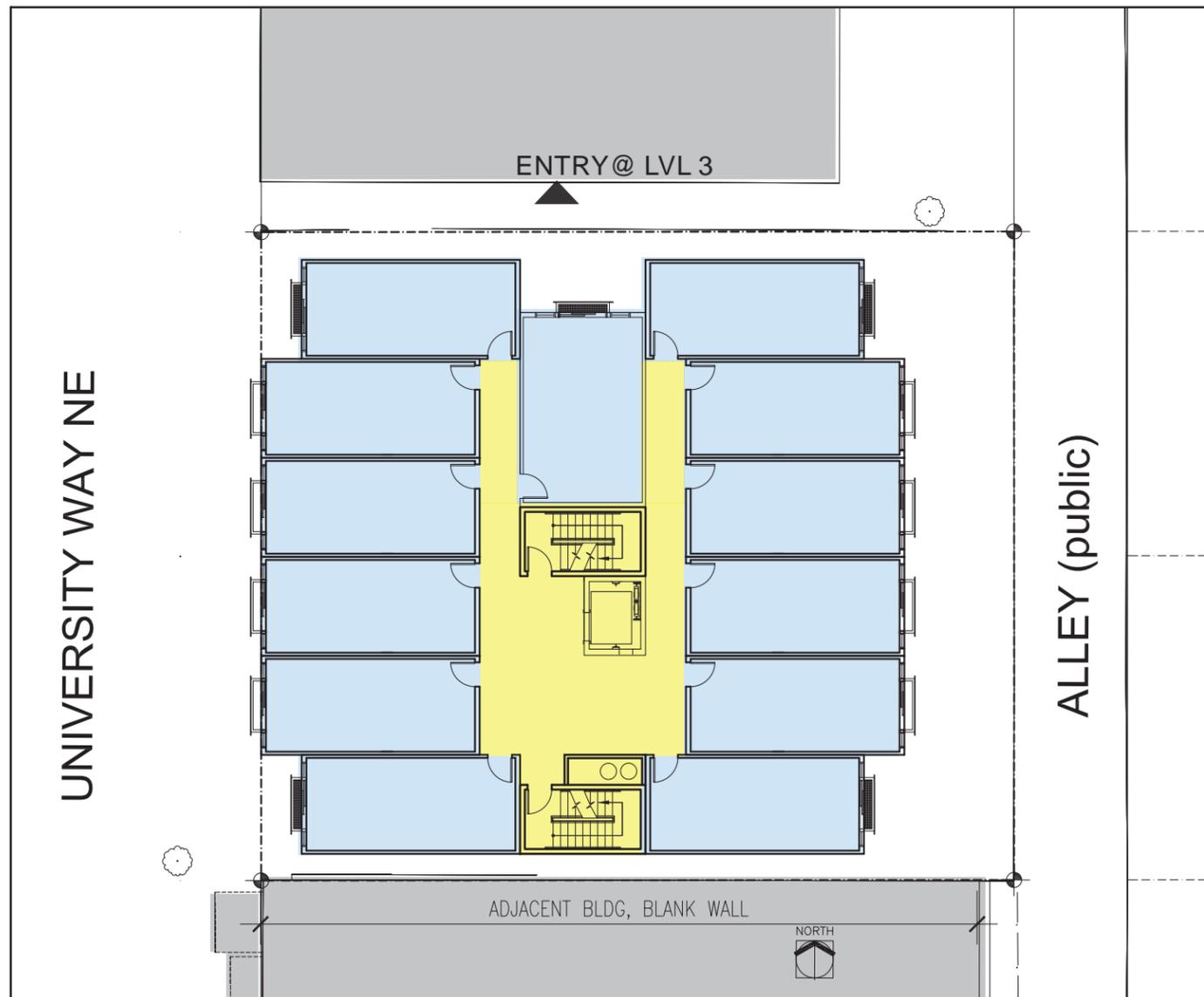
LEVEL-1 : 3,619 SF



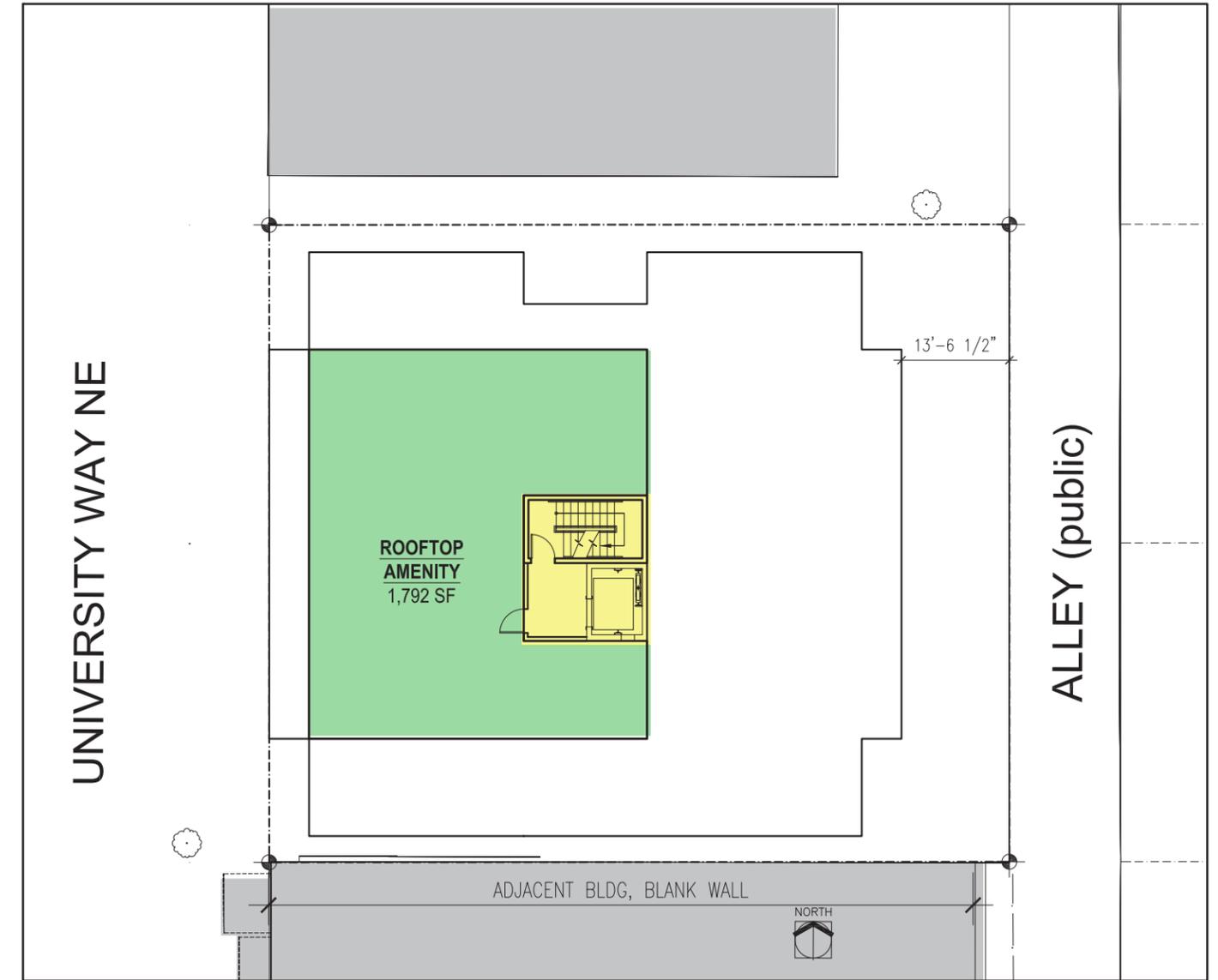
LEVEL-2 : 3,940 SF

# OPTION C - PREFERRED

- RESIDENTIAL AREA
- RETAIL SPACE
- RESIDENTIAL COMMON AREA
- ADJACENT BUILDING
- ROOFTOP AMENITY



LEVEL-3-7 : 5,478 SF

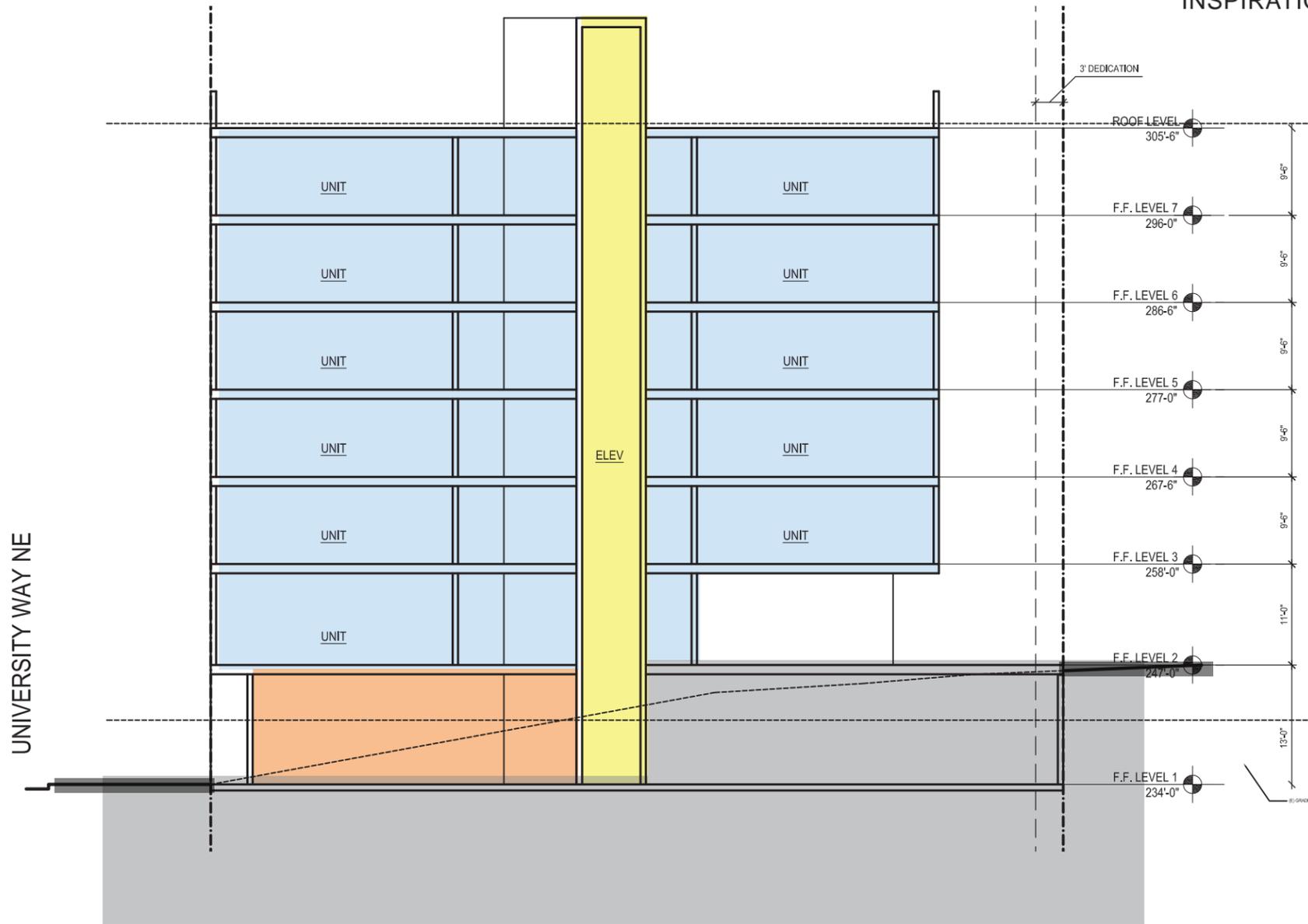
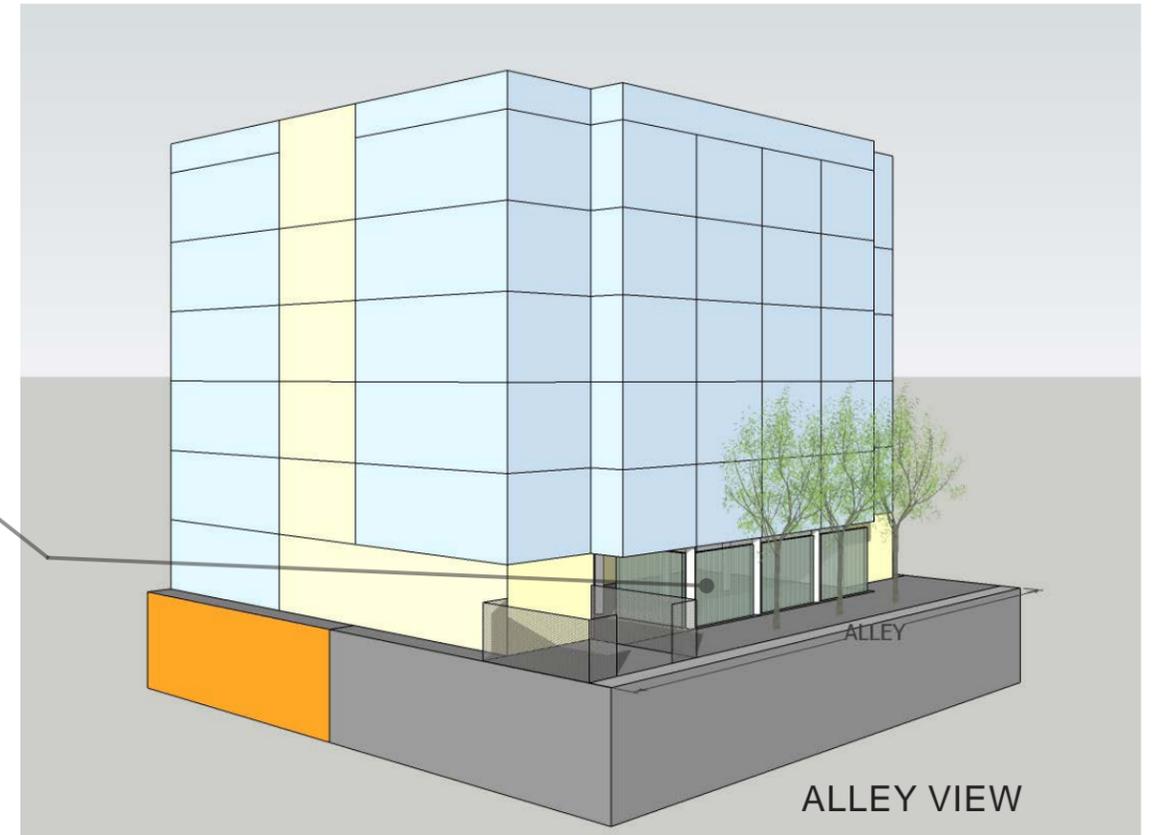


# OPTION C - PREFERRED

- RESIDENTIAL AREA
- RETAIL SPACE
- RESIDENTIAL COMMON AREA
- GROUND



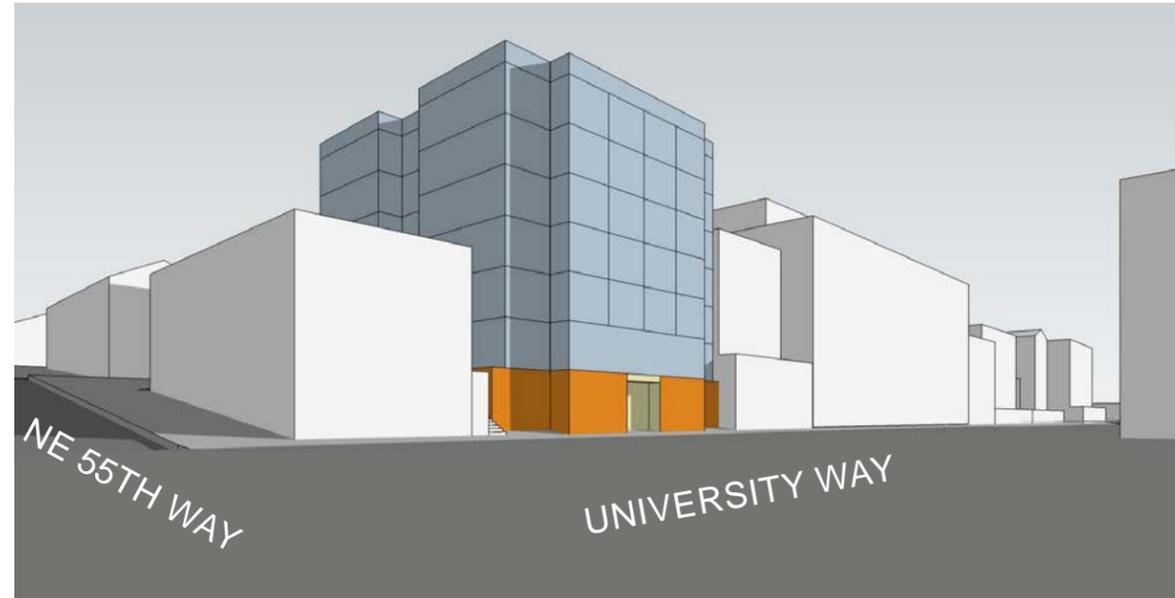
“LANTERN” CONCEPT INSPIRATION



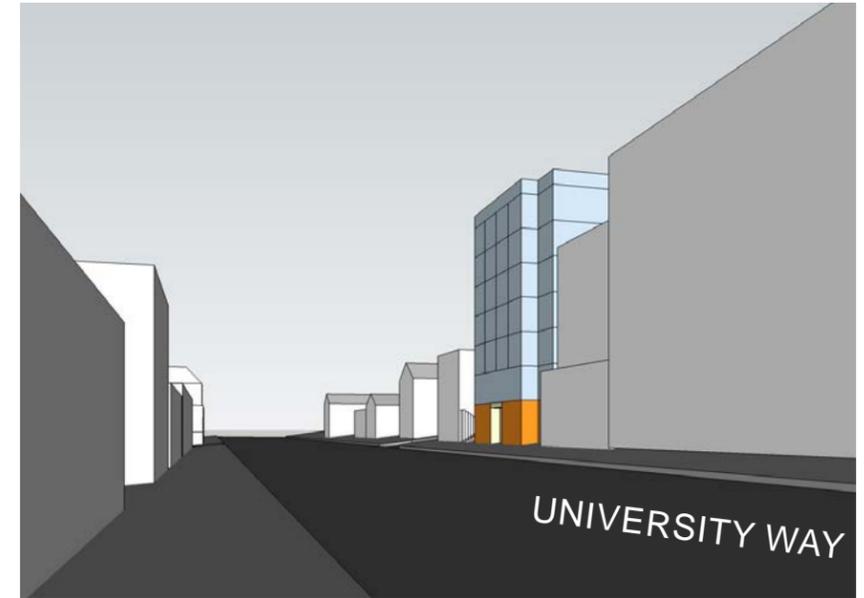
# OPTION C - PREFERRED



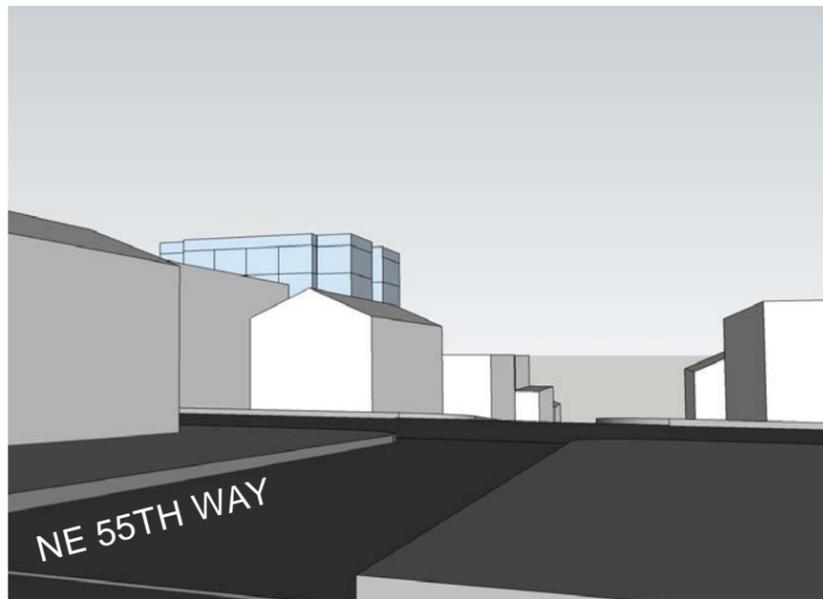
UNIVERSITY WAY - LOOKING SOUTH



UNIVERSITY WAY & NE 55TH STREET



UNIVERSITY WAY - LOOKING NORTH



15TH AVE NE - LOOKING WEST

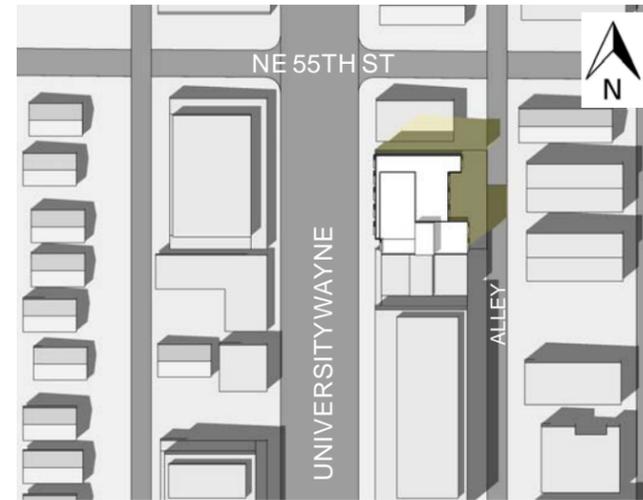


ALLEY - LOOKING NORTH

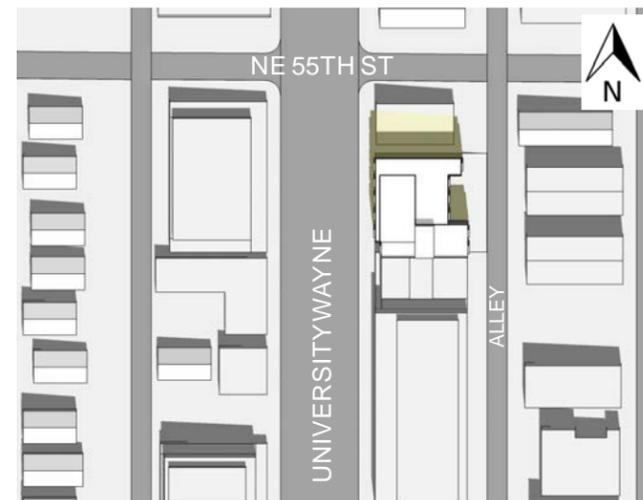


ALLEY - LOOKING SOUTH

# SHADOW STUDIES - OPTION A



2:00 PM



12:00 PM



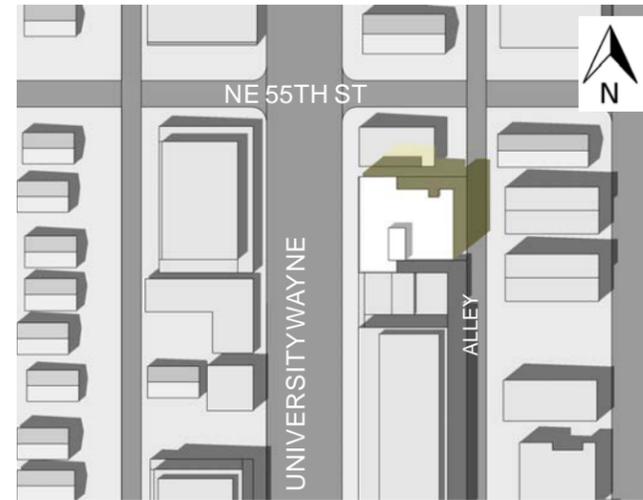
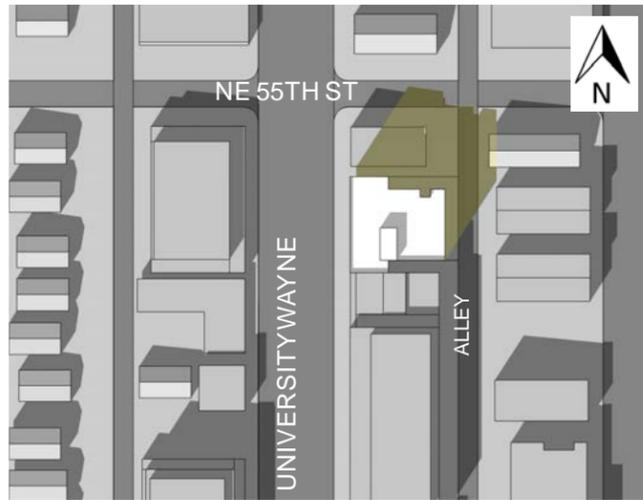
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MARCH/SEPTEMBER 21

JUNE 21

DECEMBER 21

# SHADOW STUDIES - OPTION B



2:00 PM



12:00 PM



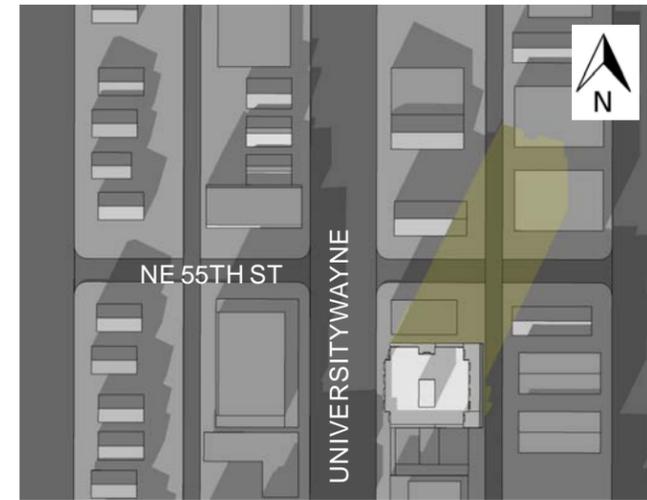
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MARCH/SEPTEMBER 21

JUNE 21

DECEMBER 21

# SHADOW STUDIES - OPTION C (PREFERRED)



2:00 PM



12:00 PM



10:00 AM

MARCH/SEPTEMBER 21

JUNE 21

DECEMBER 21