

5260

5260 UNIVERSITY WAY NE SEATTLE WA 98105

RECOMMENDATION MEETING NORTHEAST DESIGN REVIEW BOARD

December 15, 2014
DPD# 3015604



OWNER

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

APPLICANT

STUDIO19 ARCHITECTS
207 1/2 1ST AVE S. SUITE 300
SEATTLE, WA 98104
PHONE: 206-466-1225

lhammersmith@studio19architects.com



[studio19 architects](http://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 - 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	70
NUMBER OF PARKING STALLS	4 RESIDENTIAL STALLS
BUILDING HEIGHT	65 FEET
DEPARTURES	SMC 23.47A.016-D.1.C.2 SCREENING OF SURFACE PARKING

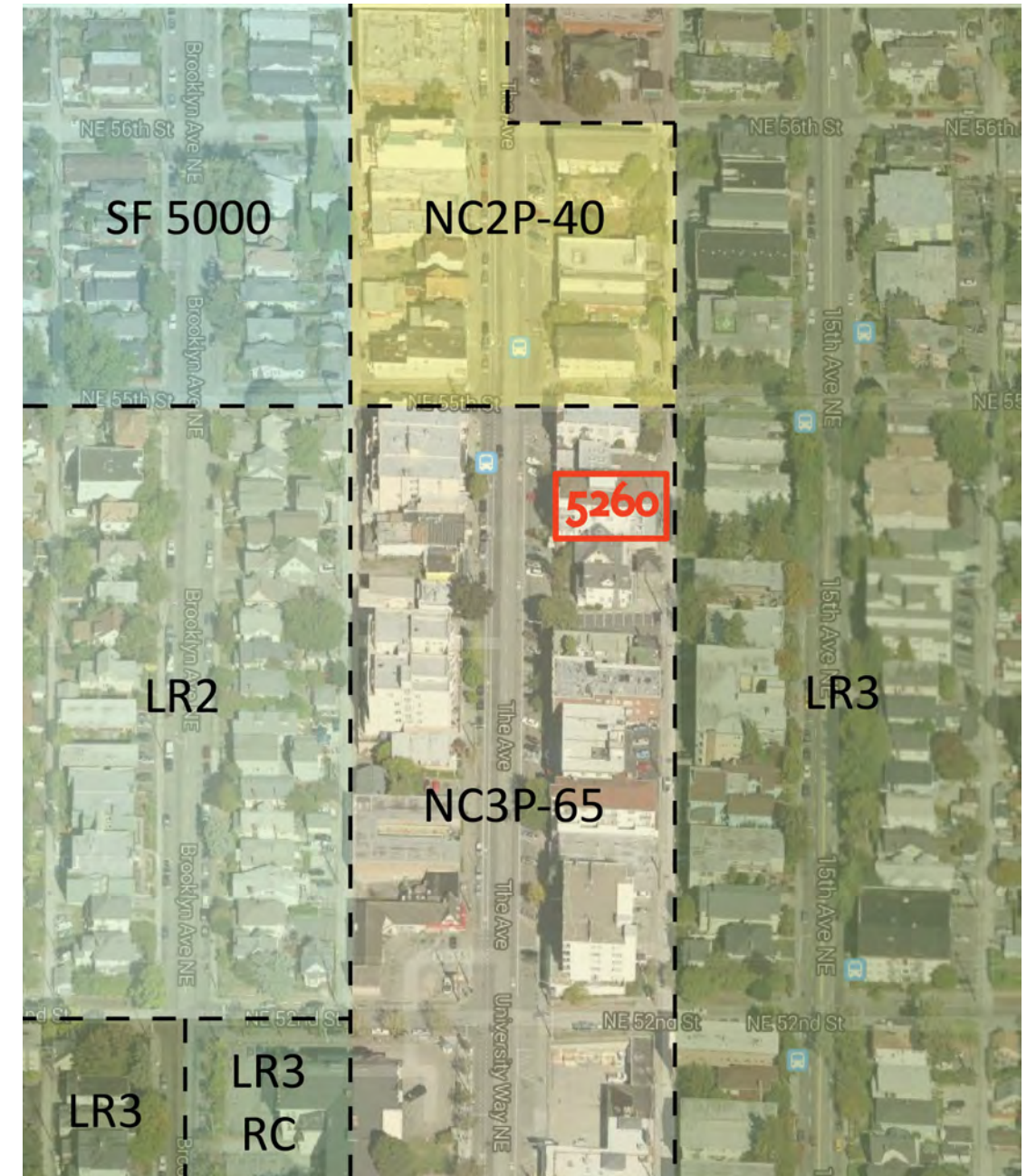
PROJECT DESCRIPTION

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 70 units with 4 residential parking stalls.

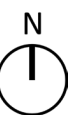


Located at the north end of the University District, this project is designed to provide retail and housing options for college students and young professionals. The project is situated within Designated Principal Pedestrian Street and a Frequent Transit Corridor overlays. The site is within walking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

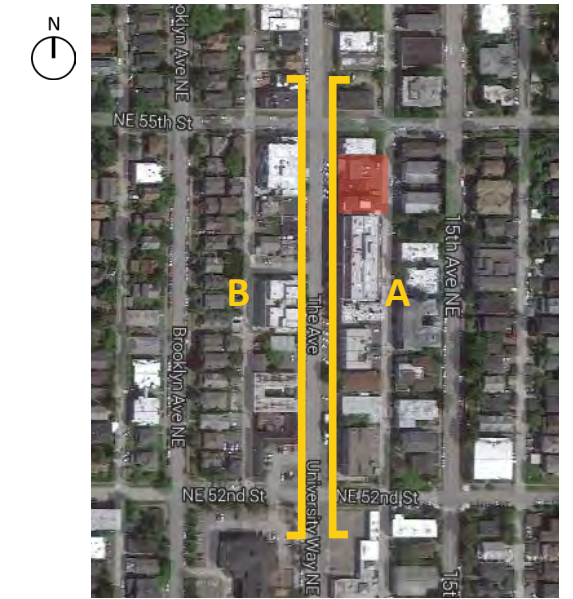
BASE ZONE	NC3P-65
ADJACENT ZONES	NC2P-40; LR2; LR3; LR3 RC; SF 5000
PLANNING OVERLAY	University District NW (Urban Center Village)
	University Way NE - Designated Principal Pedestrian Street Frequent Transit Corridor
SUPPLEMENTARY DESIGN GUIDANCE	University Community Design Guidelines
DESIGN REVIEW BOARD	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
STURCTURE 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-REDIENTIAL PARKING RATIO	35% large requiried, 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 toal GFA in residential use
GREEN FACTOR	.3 min.
LANDSCAPING AT PARKING SPACE	1 tree / 10 parking spaces (23.47A.016)
REQUIRED SPACE	375 SF for 26-50 dwelling units
	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



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.



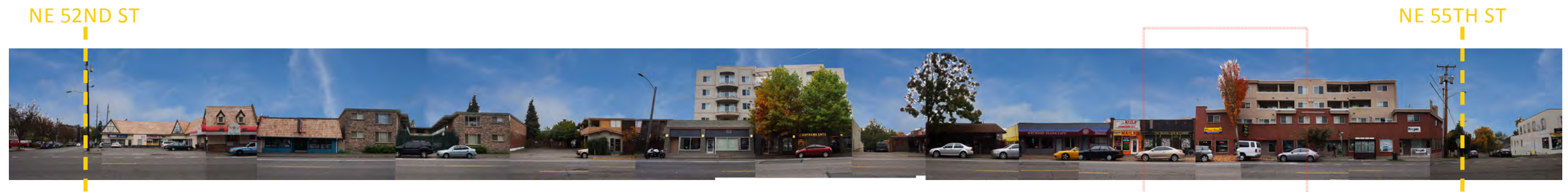
CONTEXT - UNIVERSITY WAY NE

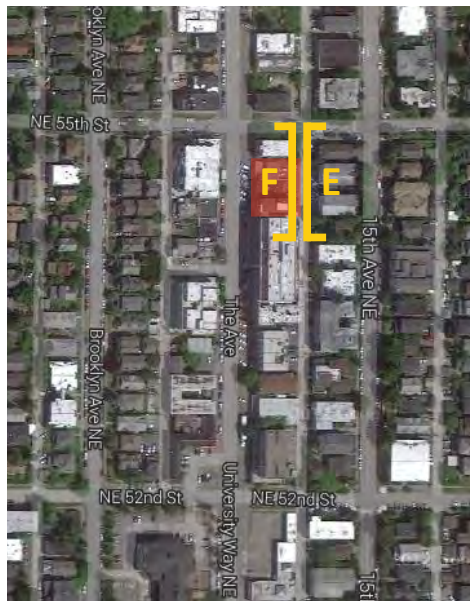


A University Way - Facing East



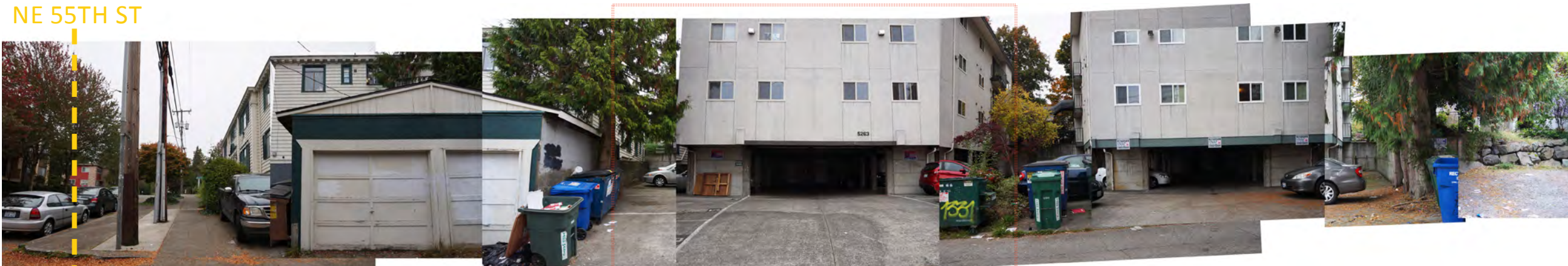
B University Way - Facing West





E Alley - Facing East

NE 55TH ST



F Alley - Facing West

5260



CONTEXT ANALYSIS

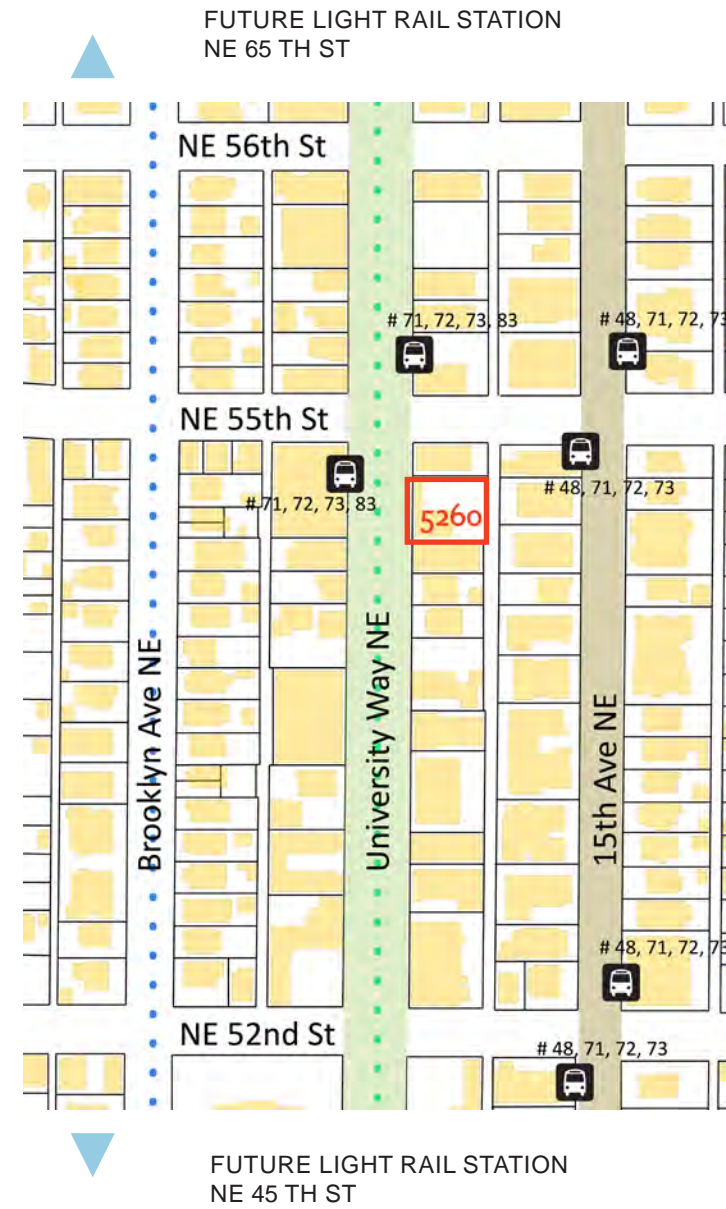
Surrounding Uses



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.



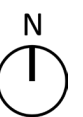
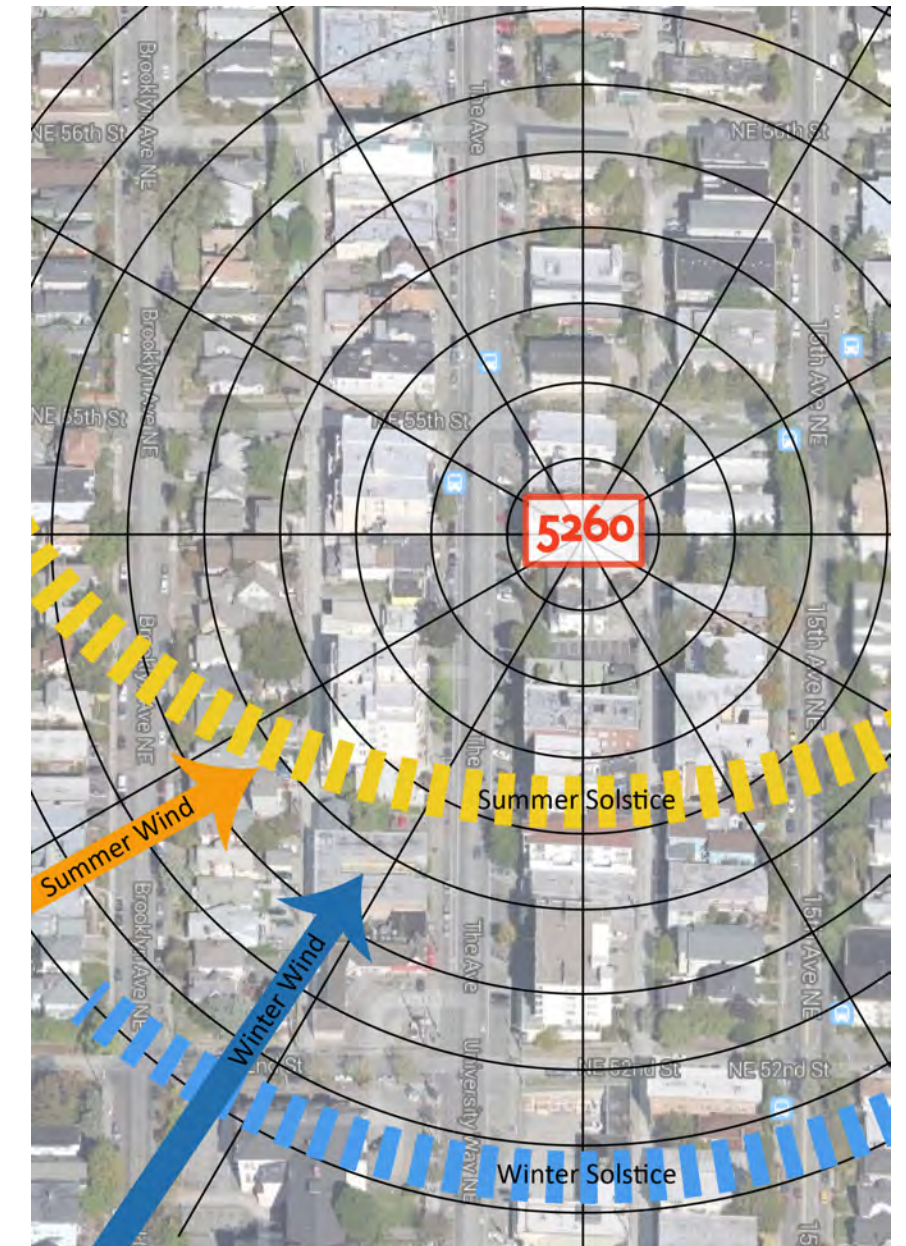
Access Opportunities

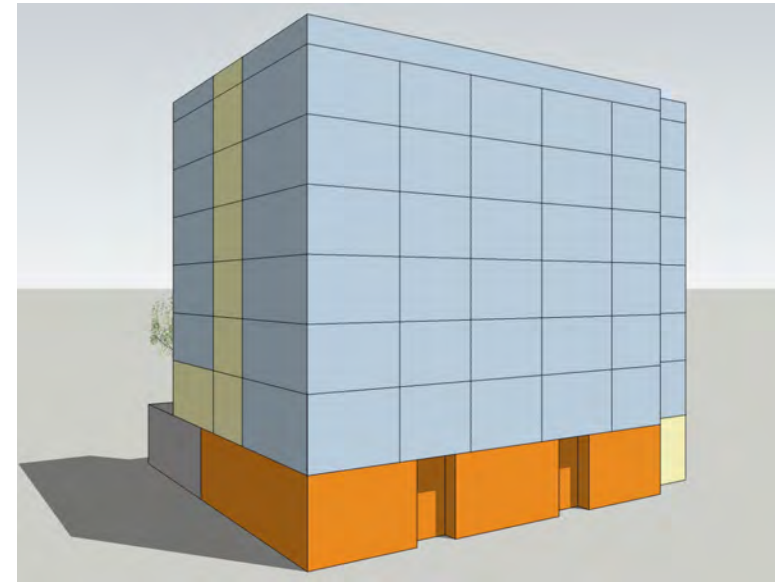
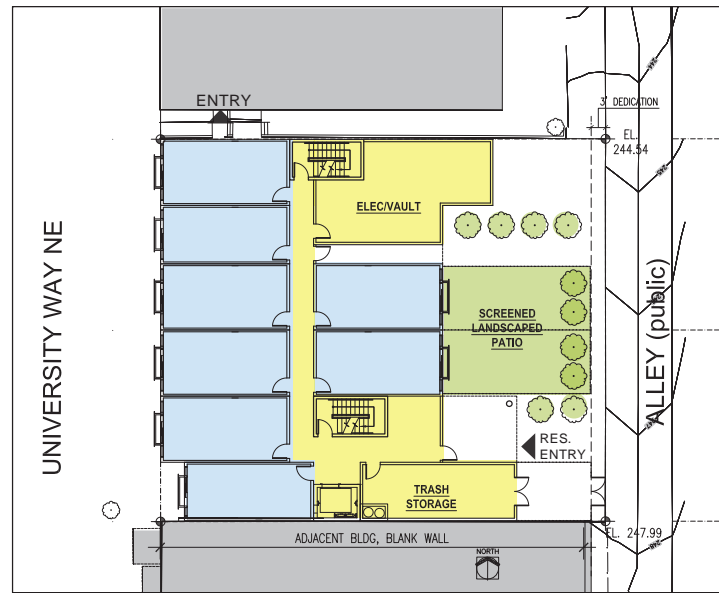
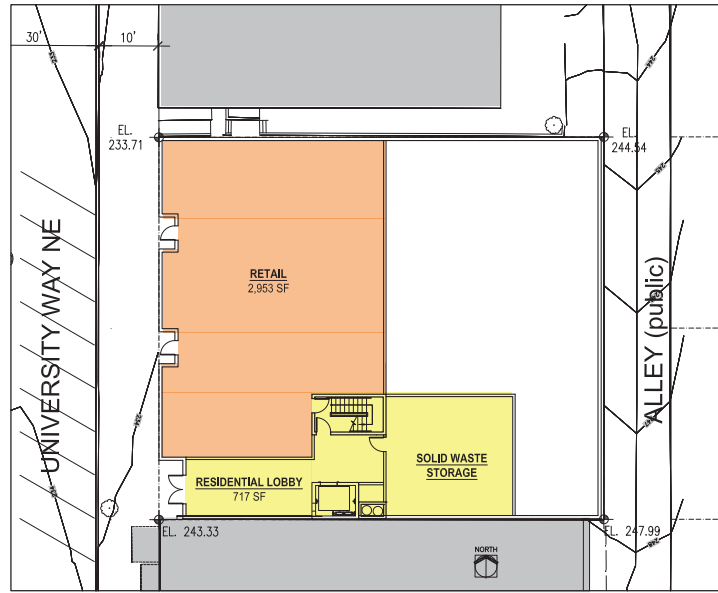


The site is located in the overlay of Designated Principal Pedestrian Street and Frequent Transit Corridor. While the bus stops are just across the street from the site, the future light rail line will be a block away with the nearest light rail stops located approximately 10 blocks away.

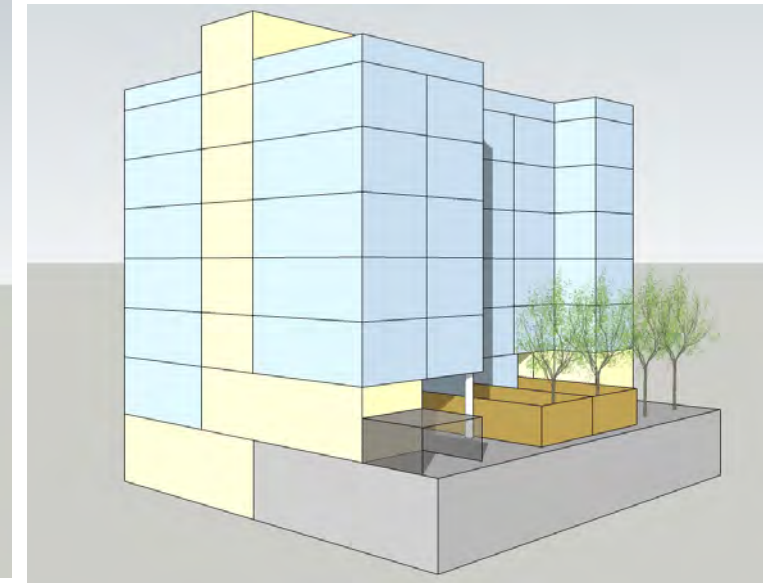


Natural Features



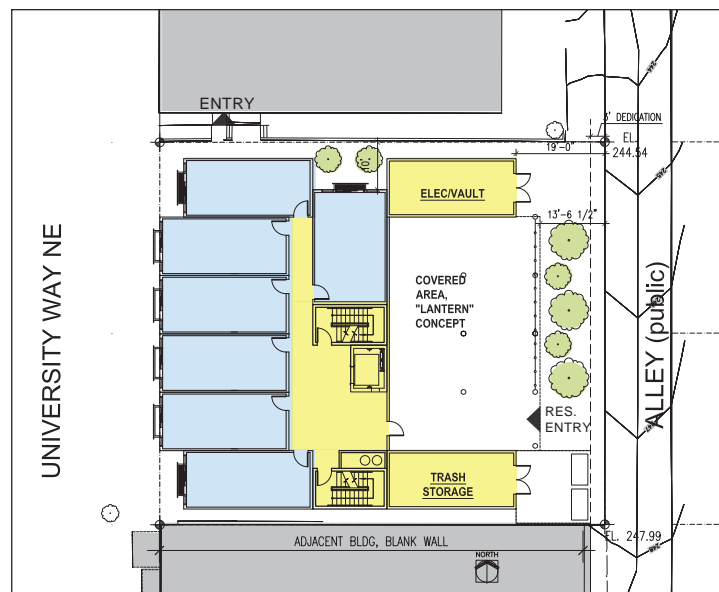
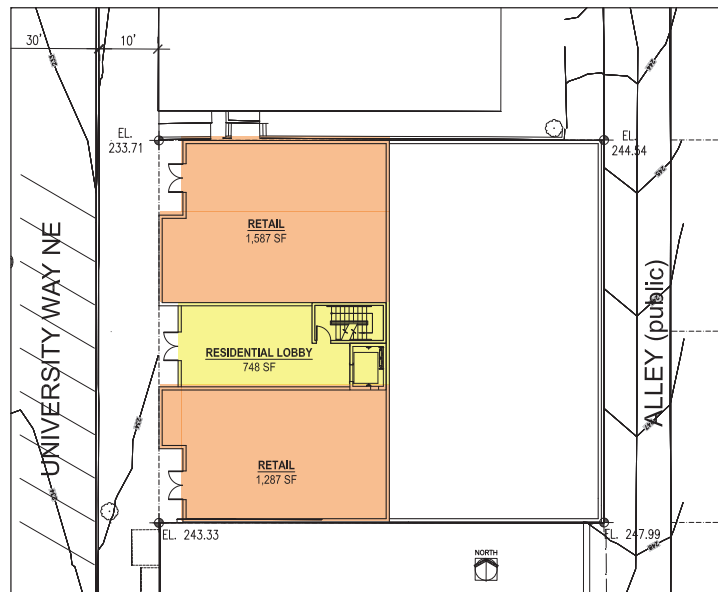


UNIVERSITY AVE VIEW

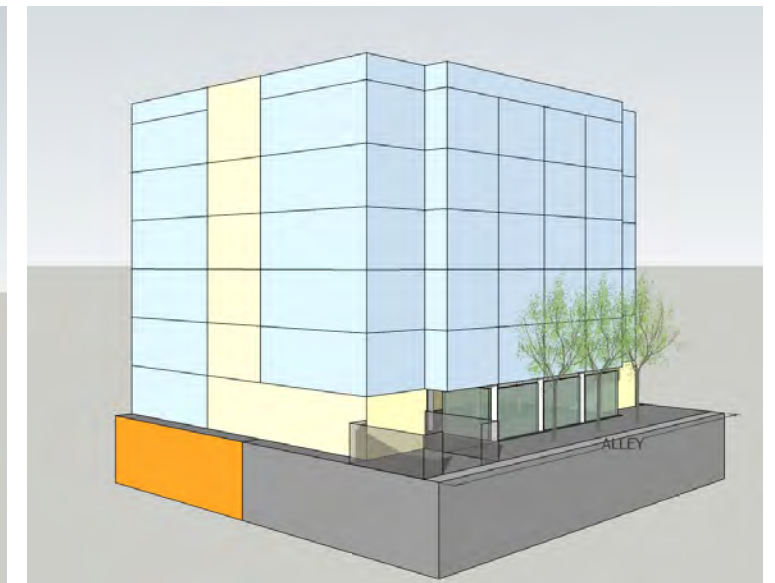


ALLEY VIEW

OPTION A - RECOMMENDED



UNIVERSITY AVE VIEW



ALLEY VIEW

OPTION C - PREFERRED

EDG RESPONSE - MASSING & ARCHITECTURAL CONCEPT



Massing and Architectural Concept			
ITEMS	TITLE	EDG COMMENTS	RESPONSE
CS2-D	URBAN PATTERN AND FORM - HEIGHT, BULK, AND SCALE	<p>The Board noted that Massing Options A offers a continuous retail storefront, creates a better urban infill response, offers more usable building area and open space, and provides a massing transition to the lower zone across the alley.</p> <p>The Board supported the proposed design concept of simple strong architectural forms, quality materials, and large glazed areas.</p>	<p>The proposed design is derived from Option A. The façade on University Way is a simple yet strong asymmetrical massing with repetitive bays above continuous storefront at street level. A recessed bay at the south end of the façade distinguishes the residential entry. The rhythm of the bays is reinforced with a pattern of large glazed areas and metal railings expressing the interior of similar sized studio apartments.</p>



Massing and Architectural Concept			
ITEMS	TITLE	EDG COMMENTS	RESPONSE
CS2-D	URBAN PATTERN AND FORM - HEIGHT, BULK, AND SCALE	Massing Option A erodes the eastern portion of the building, which provides a better transition to the lower zoning height across the alley. The proposal design should include this or a similar strategy.	The current design reflects Massing Option A with generous setbacks off the alley. The floor plan layout results in a modulated façade which breaks down the mass and bulk of the building, providing an appropriate transition to the lower zoning height across the alley.

EDG RESPONSE - STREET LEVEL DEVELOPMENT

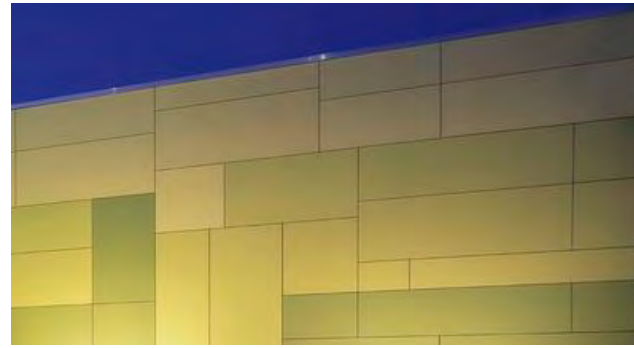
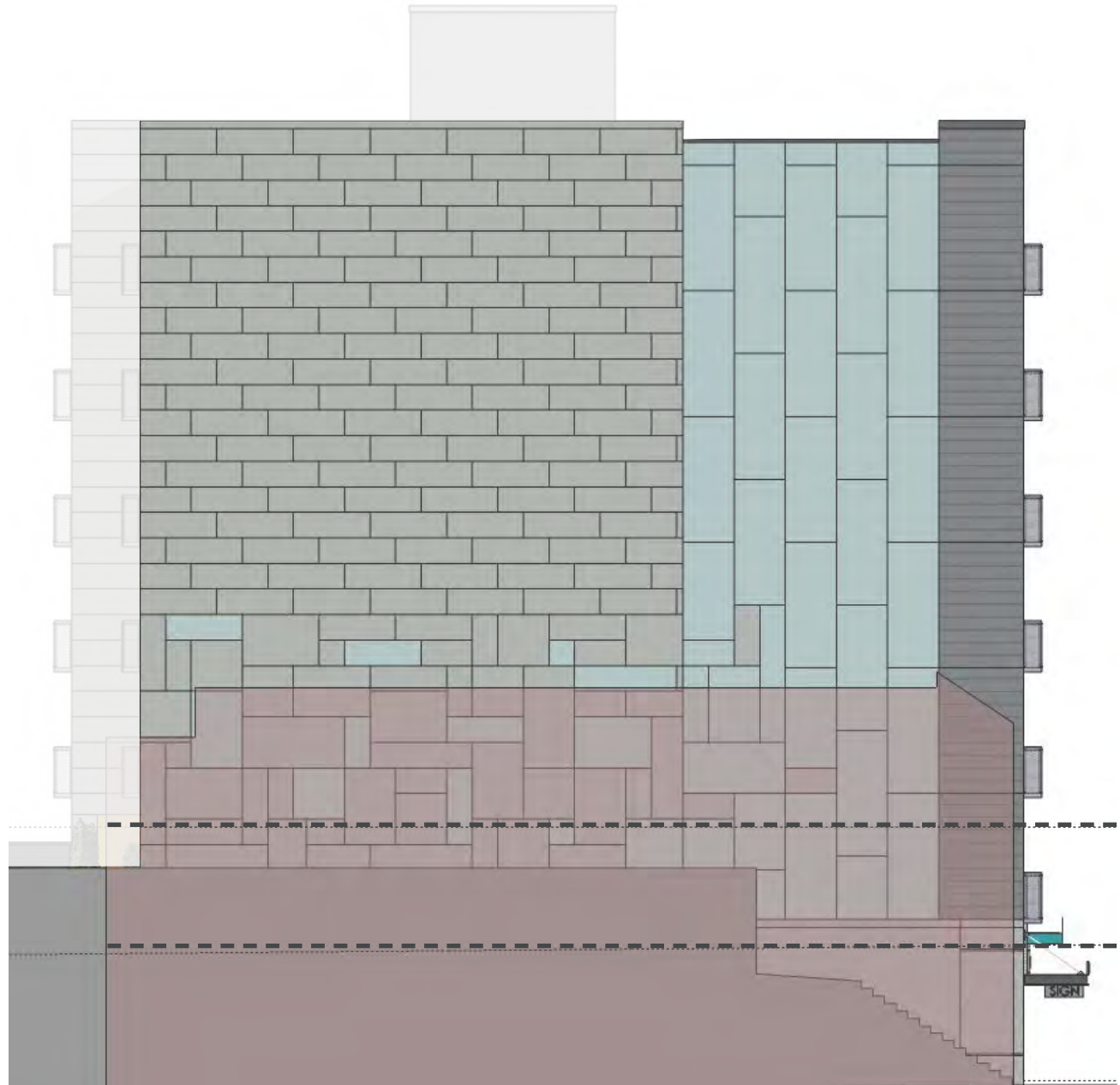


Street Level Design			
ITEMS	TITLE	EDG COMMENTS	RESPONSE
PL3	STREET LEVEL INTERACTION	The retail street frontage should be continuous in order to allow more flexible division of retail spaces over time.	The residential entry occurs at an end bay which allows for continuous storefront and flexible use of the retail space. The residential entry is located at the south end of the building where the blank edge of the adjacent building's north party wall helps define the space creating a welcoming entry sequence from the sidewalk. The entry bay is differentiated by a change in materials and colors, though still visually cohesive with the rest of the building by using similar architectural elements. Bold use of color on the residential entry canopy, as well as the entry door at street level is carried throughout the 6 floors above.
DC1-A	PROJECT USES AND ACTIVITIES - ARRANGEMENT OF INTERIOR USES		
CS2-B	URBAN PATTERN AND FORM - ADJACENT SITES, STREETS, AND OPEN SPACES	The Board recommended that the residential entry should be located at either the north or south end of the street frontage. The off-set entry offers an opportunity for modulation at the upper levels. The entry should be designed to be sufficiently sized and welcoming to residents.	
CS2-C	RELATIONSHIP TO THE BLOCK		
PL3-A	STREET LEVEL INTERACTION - ENTRIES		
PL3-B	RESIDENTIAL EDGES		



Alley Level Development			
ITEMS	TITLE	EDG COMMENTS	RESPONSE
CS2-D	URBAN PATTERN AND FORM - HEIGHT, BULK, AND SCALE	The Board recommended that the alley façade should instead reflect Massing Option A or a similar plan that provides usable building area and outside space.	The current design reflects Massing Option A. This proposed design includes four surface residential parking stalls which are accessed directly off the alley. Landscaping elements include a 6'-6" tall green screen between the parking and adjacent units, private patios for grade level units and planting areas that define the residential entry.
PL3-A	STREET LEVEL INTERACTION - ENTRIES		
PL3-B	RESIDENTIAL EDGES		
DC4-D	TREES, LANDSCAPE AND HARDSCAPE MATERIALS	The Board noted that Massing Option A also has the opportunity for landscaping in the soil rather than on a structure, making it possible to plant larger trees and more mature landscaping. The proposed development should be designed to achieve this goal.	The alley is in keeping with more typical urban alley characteristics where services are located, residential entries are secondary to those on the street front and vehicles are parked. The utility services and equipment located on the alley are enclosed with corrugated metal siding that ties back to the metal siding on the street facade.
PL3-B	RESIDENTIAL EDGES	The alley open spaces should be designed for safety, including lighting and eyes on the 'street' or alley in this case.	The large glazed area at every unit provides "eyes on the alley", increasing the level of security.

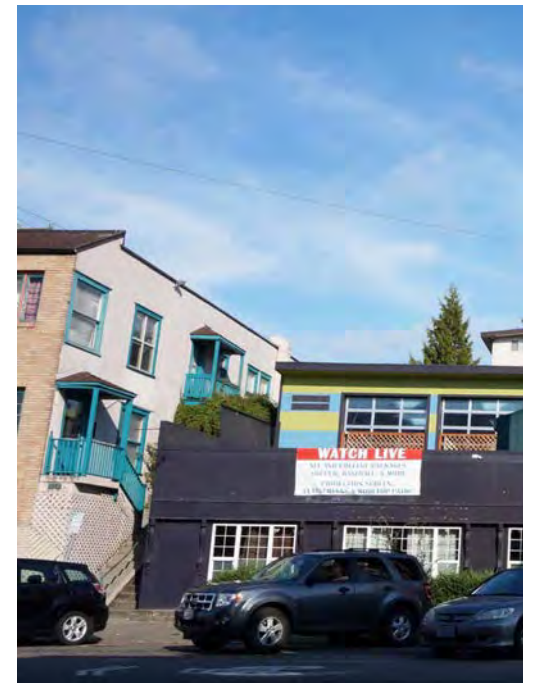
EDG RESPONSE - ARCHITECTURAL CONCEPT



concept

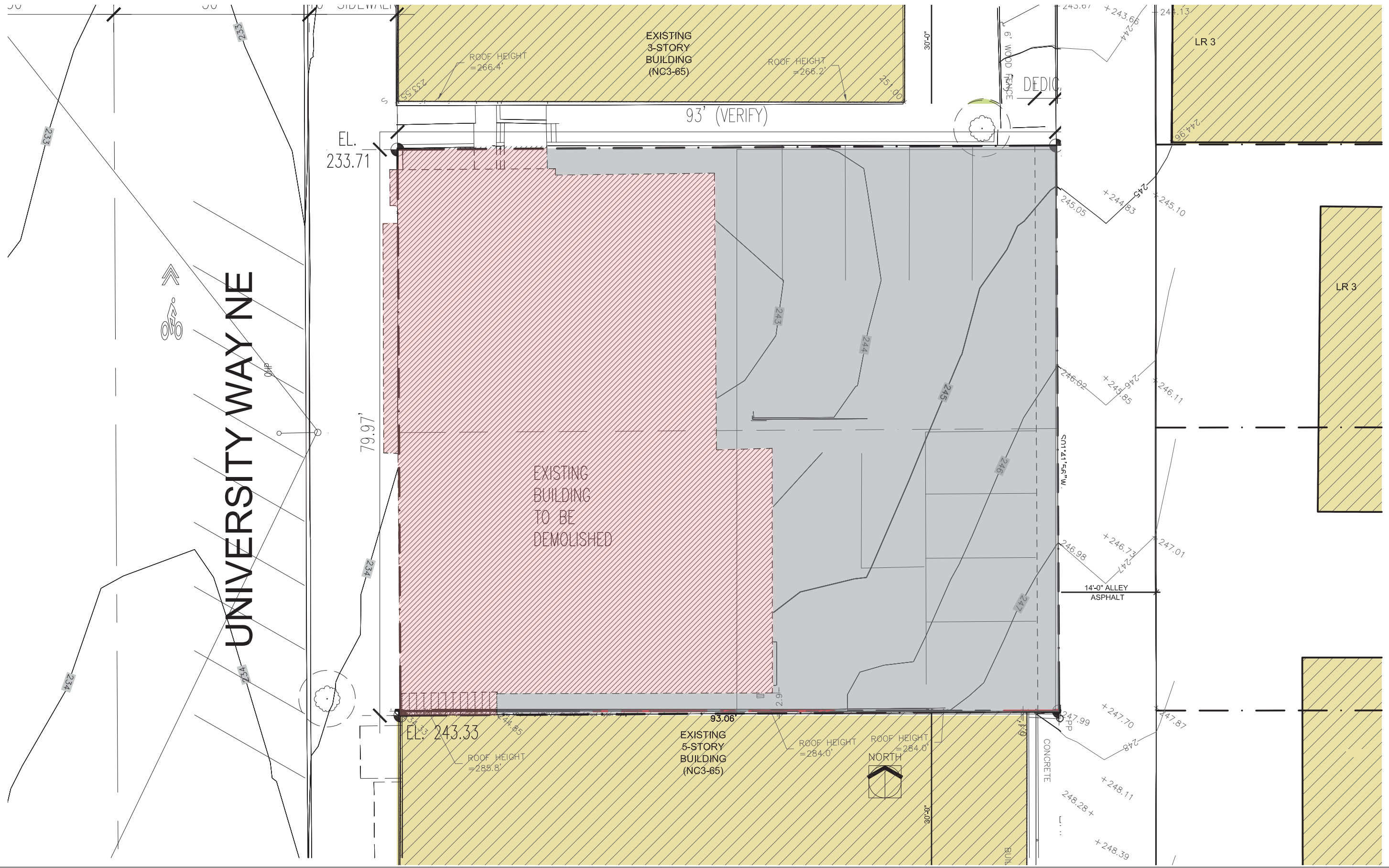


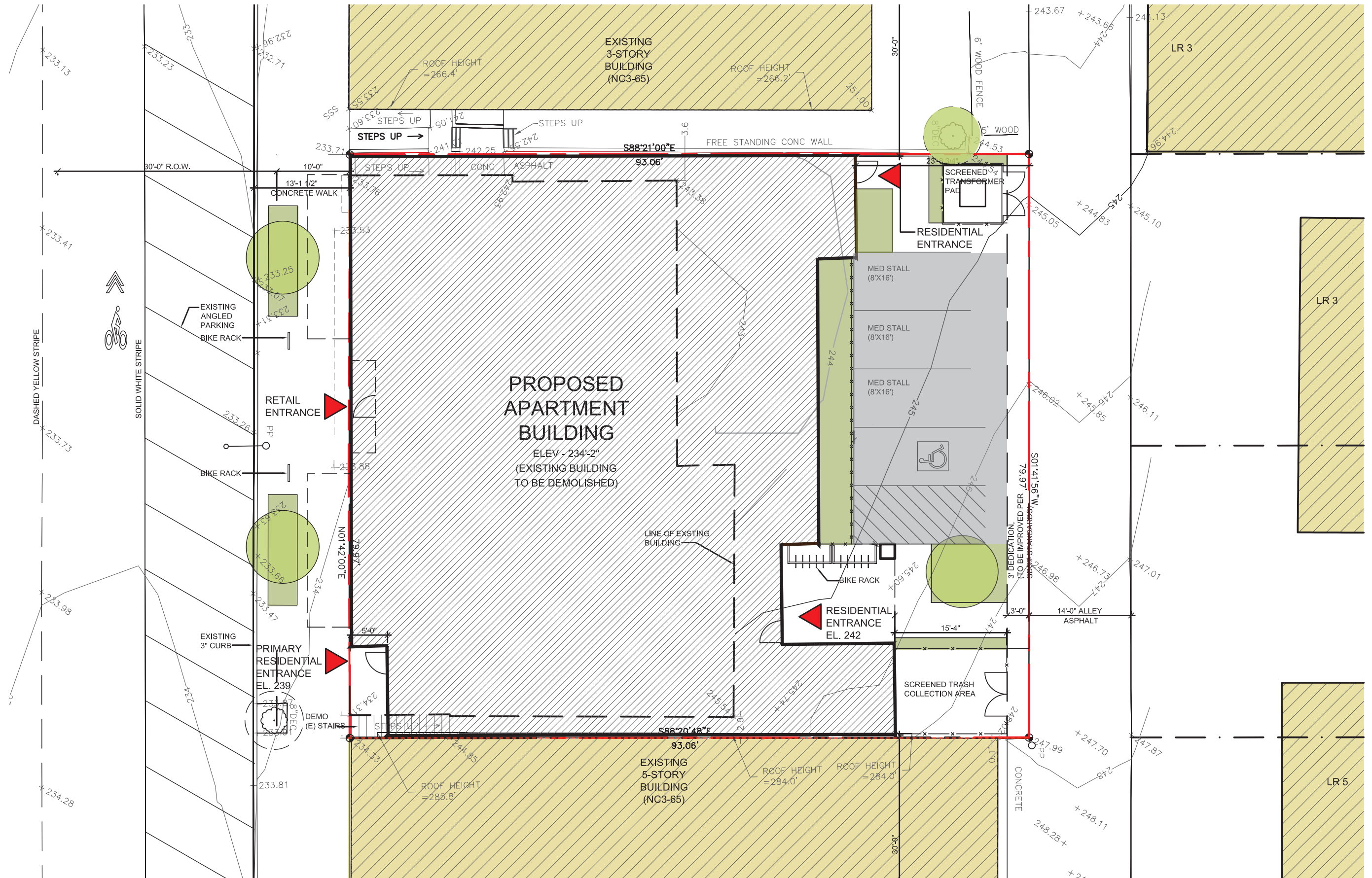
view from adjacent building



Massing and Architectural Concept			
ITEMS	TITLE	EDG COMMENTS	RESPONSE
CS2-D	URBAN PATTERN AND FORM - HEIGHT, BULK, AND SCALE	<p>The Board noted that Massing Options A offers a continuous retail storefront, creates a better urban infill response, offers more usable building area and open space, and provides a massing transition to the lower zone across the alley.</p> <p>The Board supported the proposed design concept of simple strong architectural forms, quality materials, and large glazed areas.</p>	<p>The proposed design is derived from Option A. The façade on University Way is a simple yet strong asymmetrical massing with repetitive bays above continuous storefront at street level. A recessed bay at the south end of the façade distinguishes the residential entry. The rhythm of the bays is reinforced with a pattern of large glazed areas and metal railings expressing the interior of similar sized studio apartments.</p>

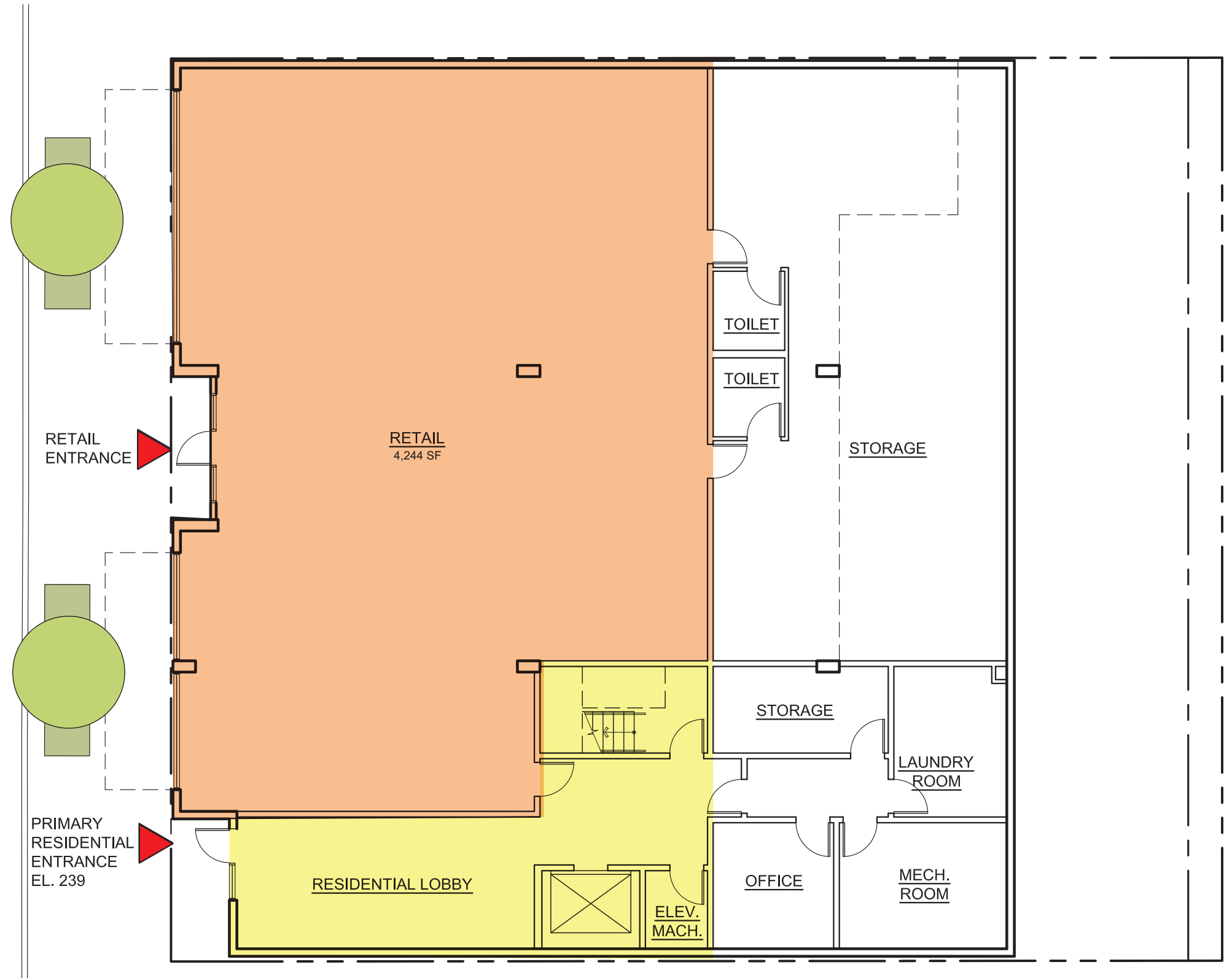
EXISTING SITE PLAN





FLOOR PLANS

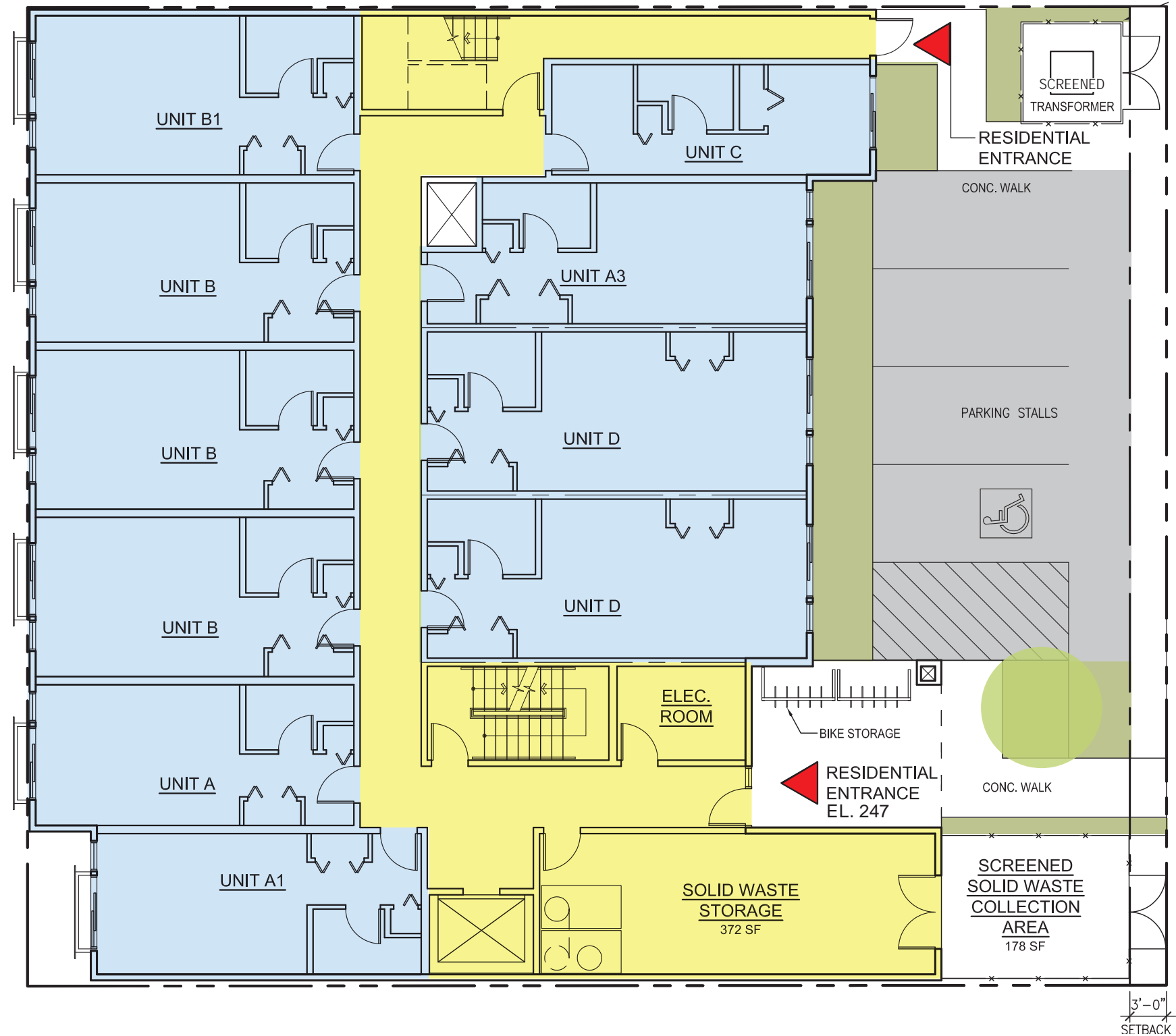
- RETAIL SPACE
- RESIDENTIAL COMMON AREA
- LANDSCAPED AREA



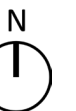
LEVEL 1



- RESIDENTIAL
- RESIDENTIAL COMMON AREA
- PARKING
- LANDSCAPED AREA

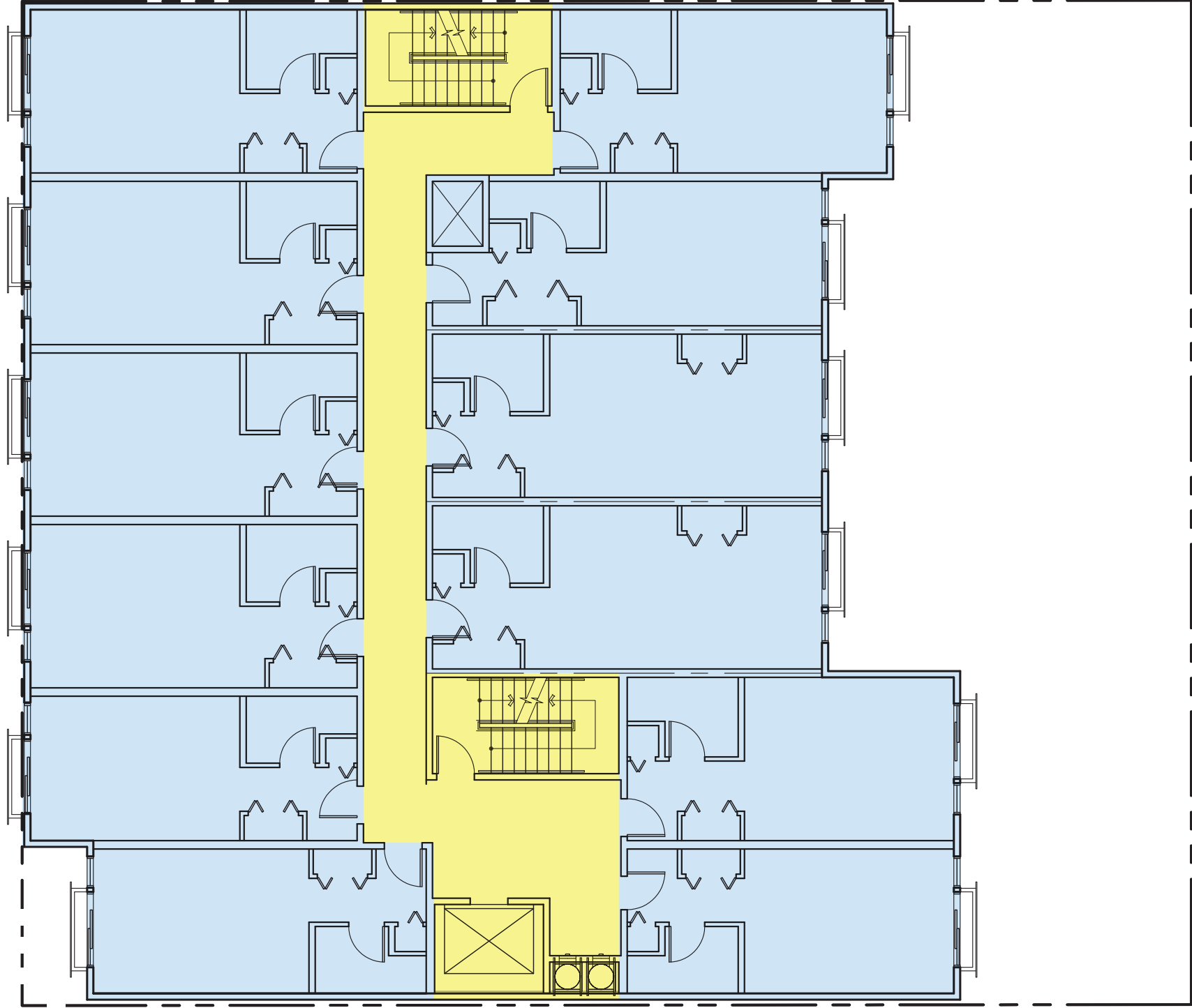


LEVEL 2



FLOOR PLANS

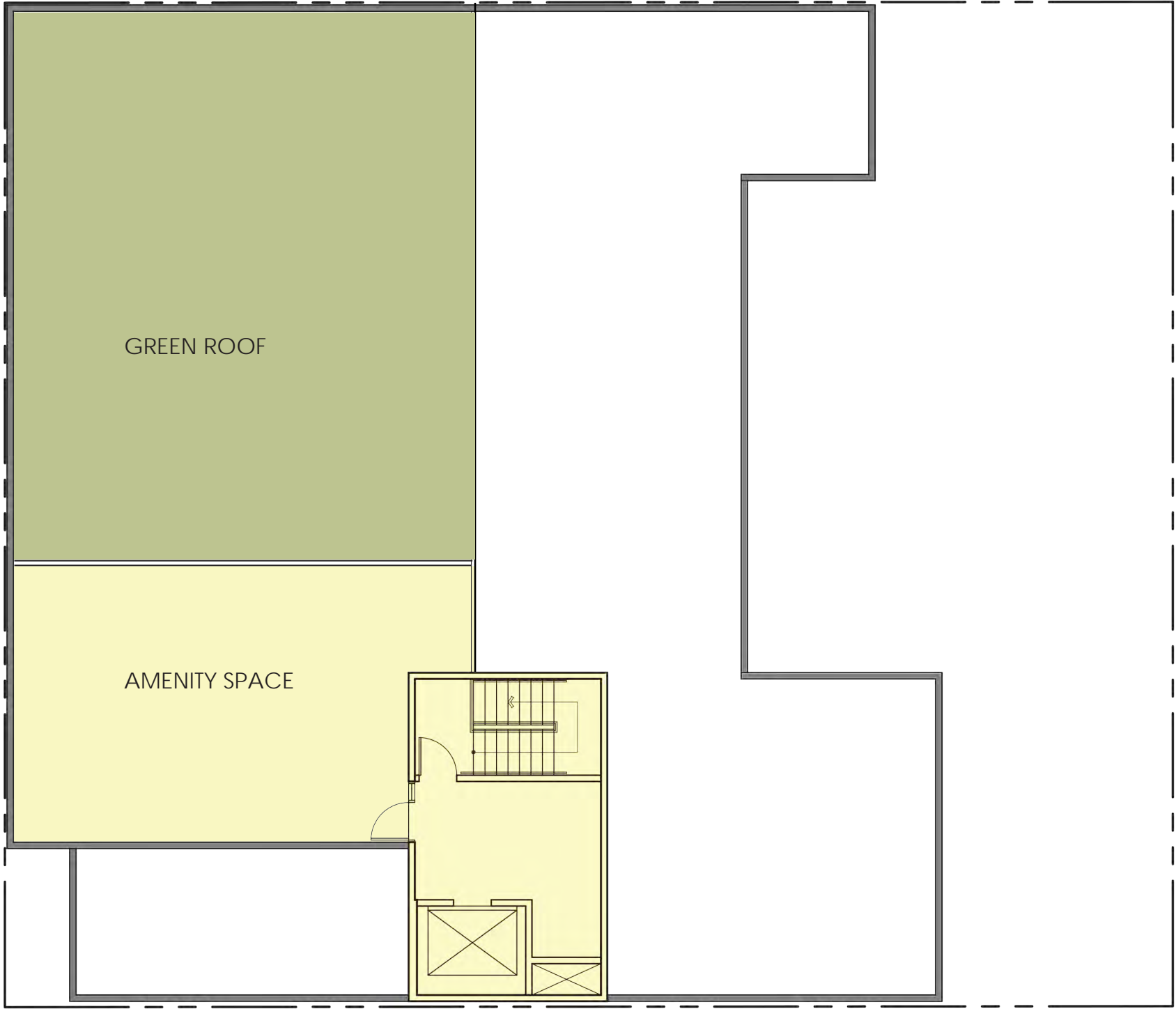
- RESIDENTIAL
- RESIDENTIAL COMMON AREA



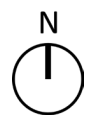
LEVELS 3-7



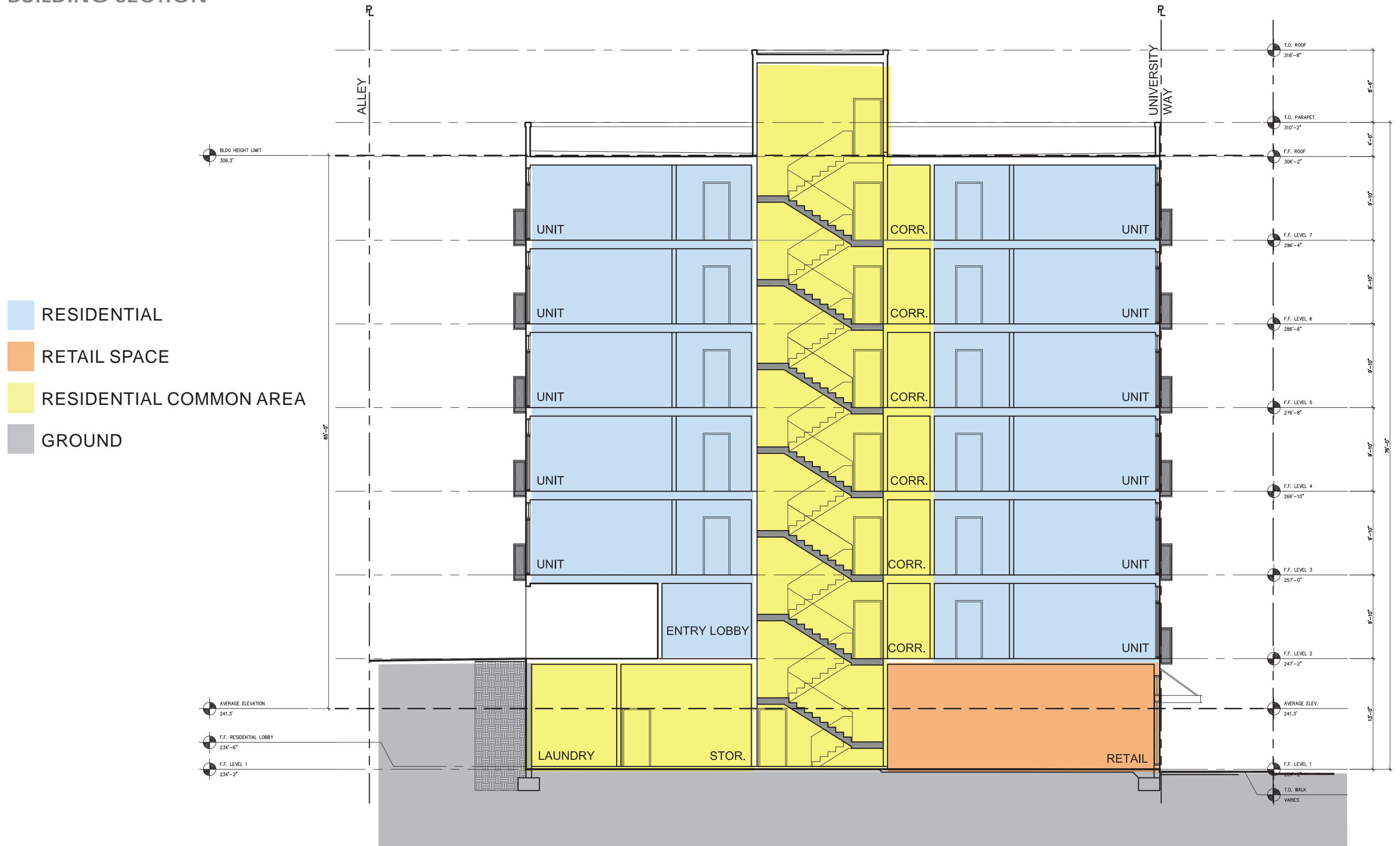
- RESIDENTIAL COMMON AREA
- LANSCAPED AREA

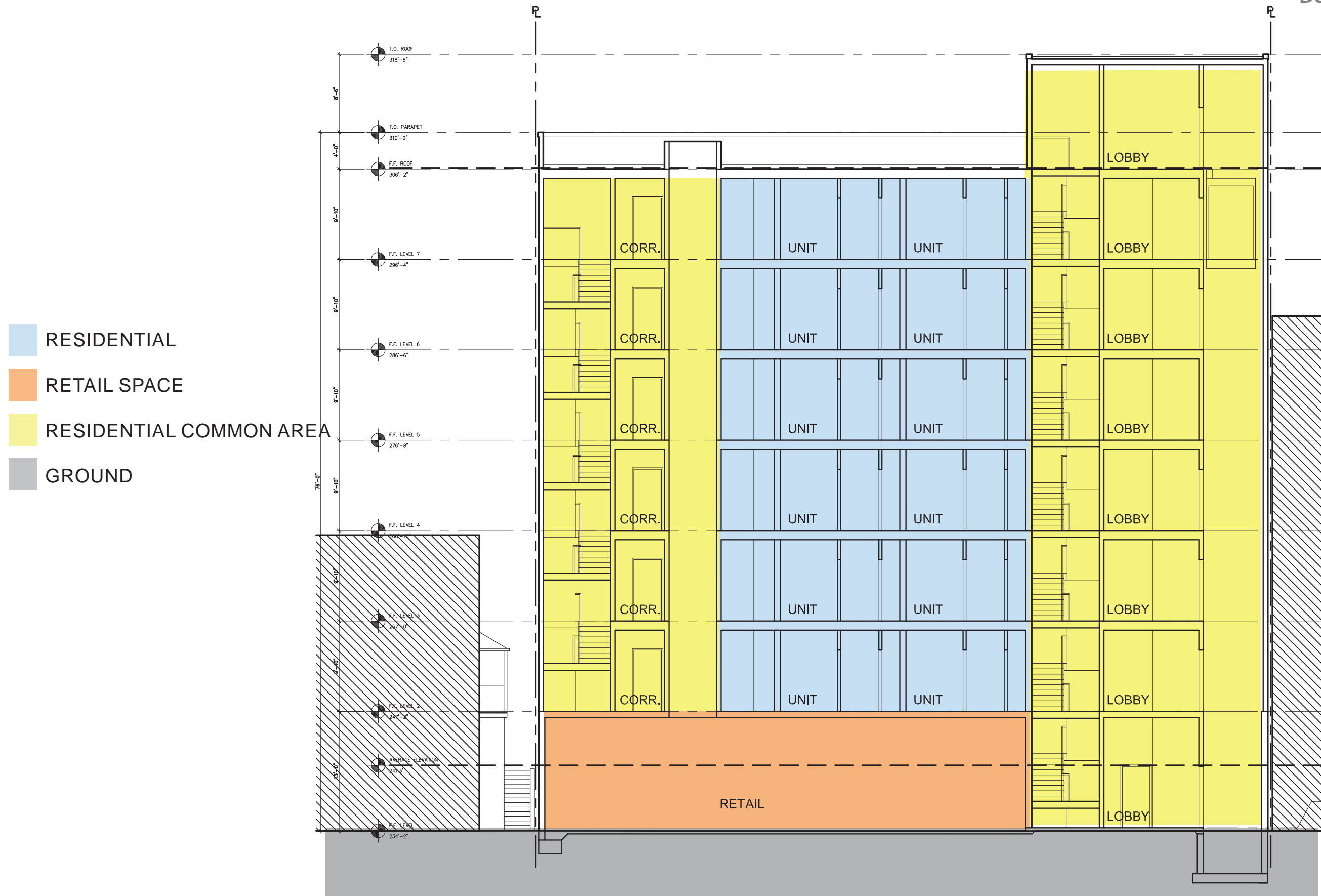


ROOF LEVEL



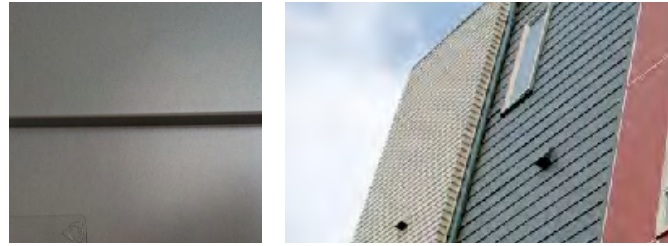
BUILDING SECTION





ELEVATIONS, MATERIALS + COLOR PALETTE

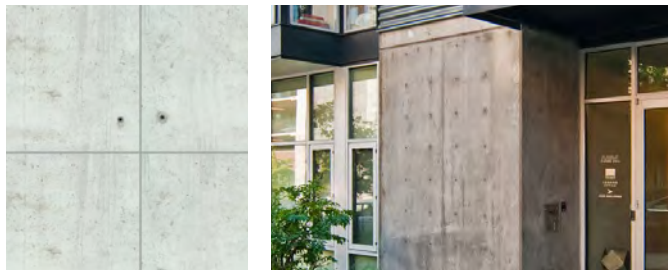
- ① METAL #1
AEP SPAN Prestige Series
Color: Cool ZACtique II
6" Horizontal Profile



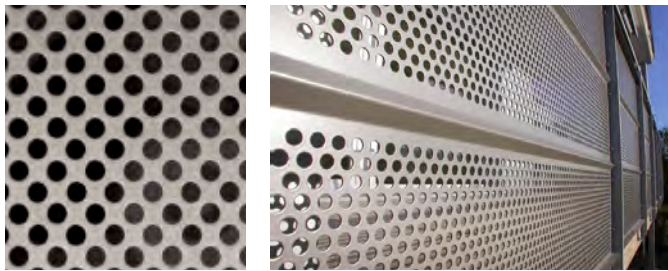
- ② FIBER CEMENT PANEL 1
Color: "innocence"



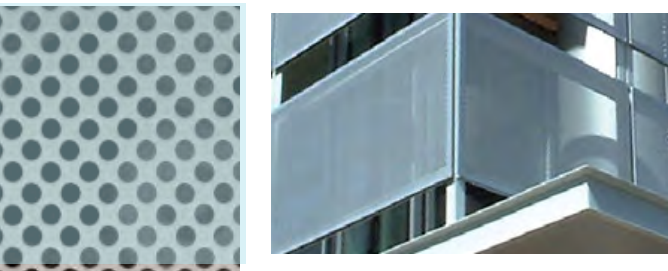
- ③ ARCHITECTURAL CONCRETE



- ④ PERFORATED METAL PANEL 1

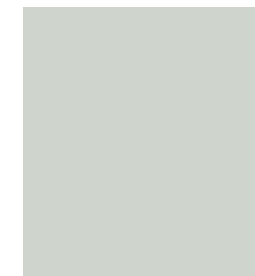
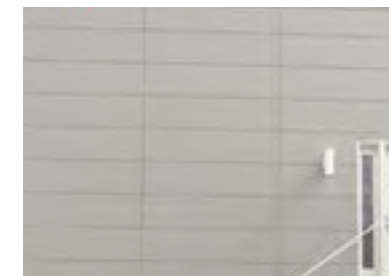


- ⑤ PERFORATED METAL PANEL 2
Color: "bahaman sea blue"

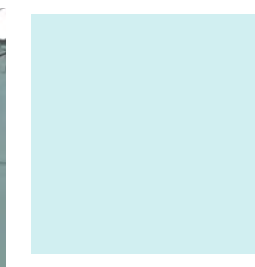


WEST ELEVATION: UNIVERSITY WAY

ELEVATIONS, MATERIALS + COLOR PALETTE



FIBER CEMENT PANEL 2 ⑥
Color: "gray cashmere"



FIBER CEMENT PANEL 1 ⑦
Color: "innocence"



FIBER CEMENT PANEL 3 ⑧
Color: "sunburst"

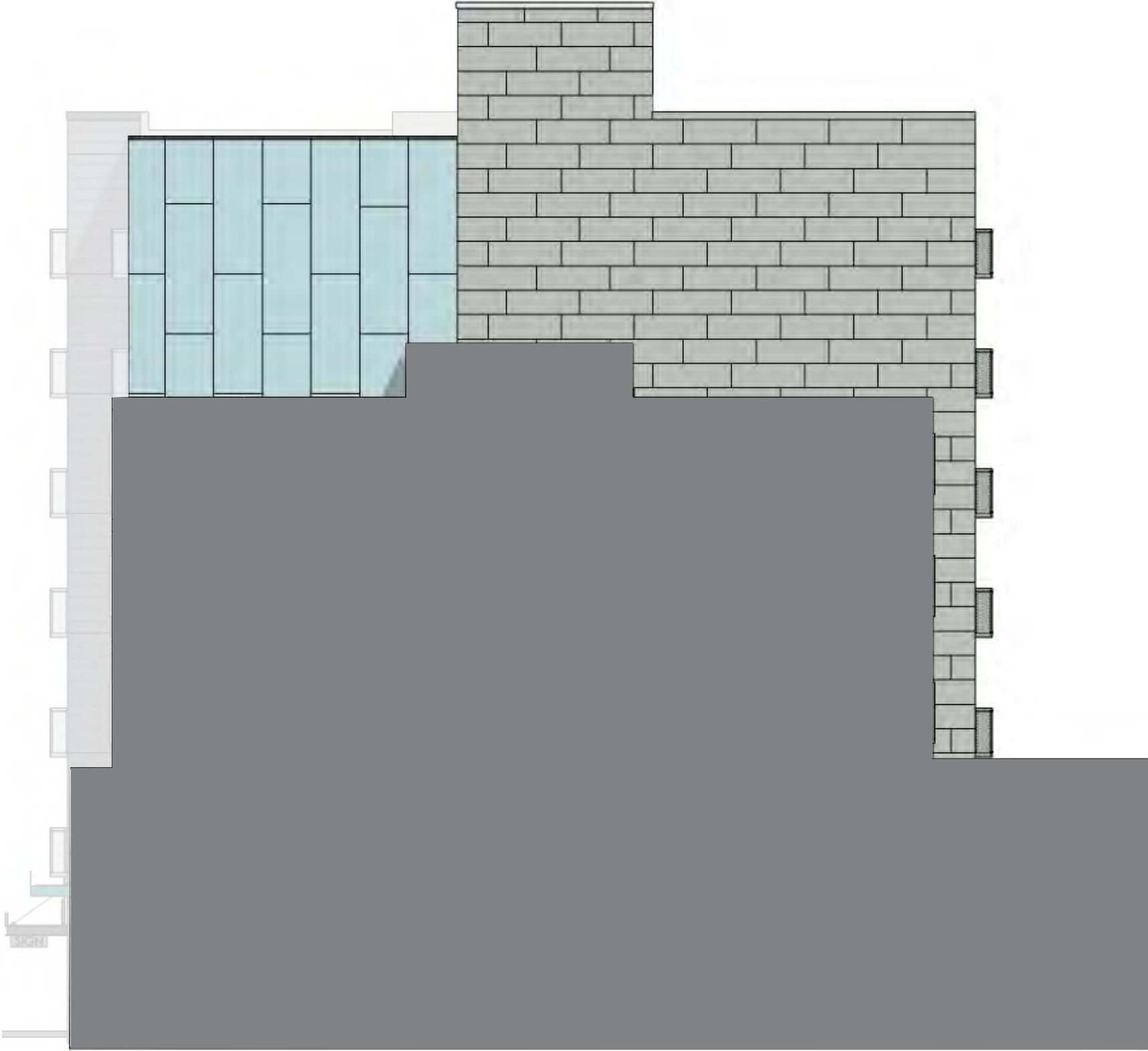


METAL #2 ⑨
AEP SPAN: NuWave
Corrugated
Color: Cool ZACtique II

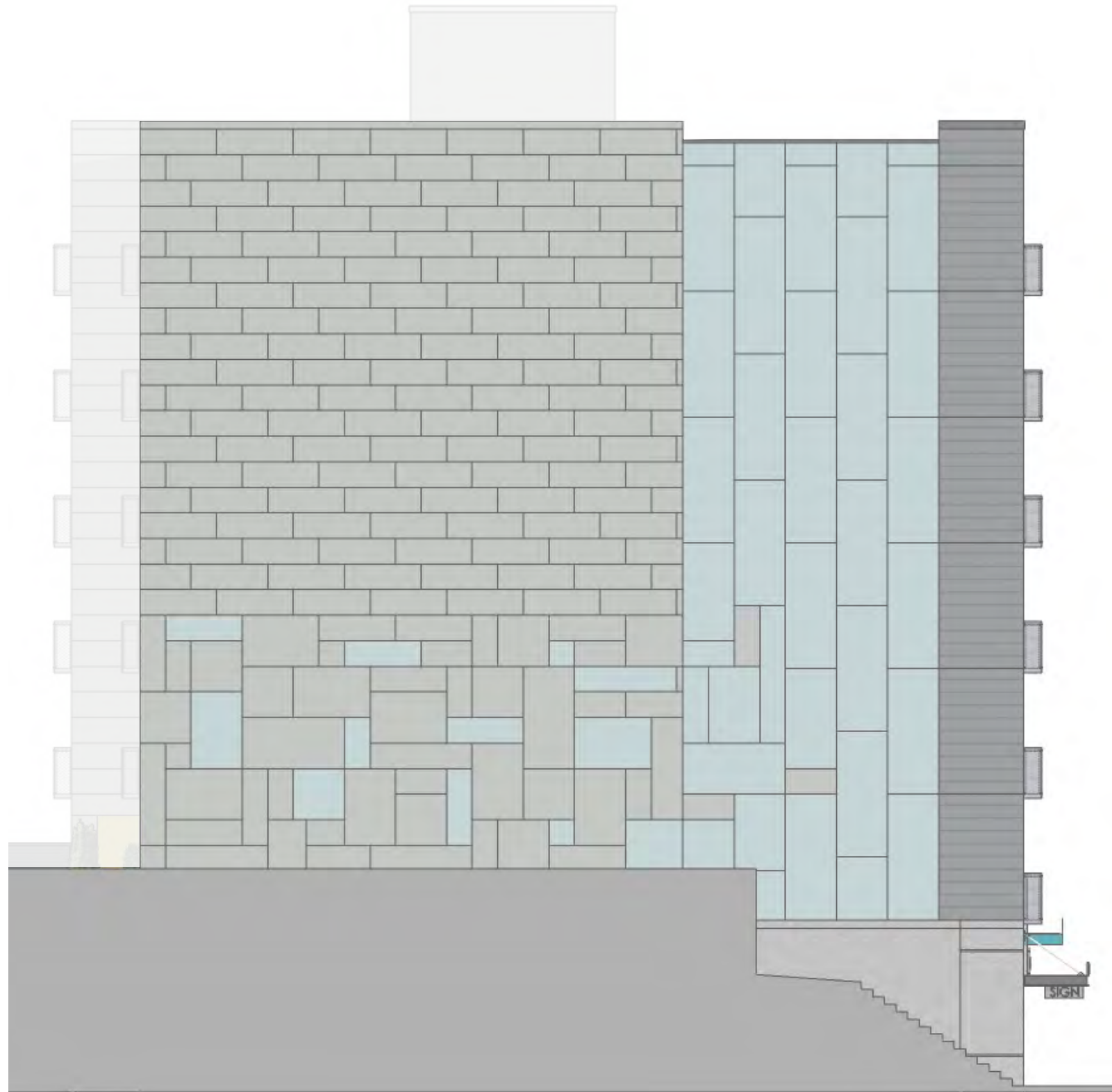


METAL SCREENING ⑩
FLAT BAR METAL
WITH VINE

EAST ELEVATION: ALLEY

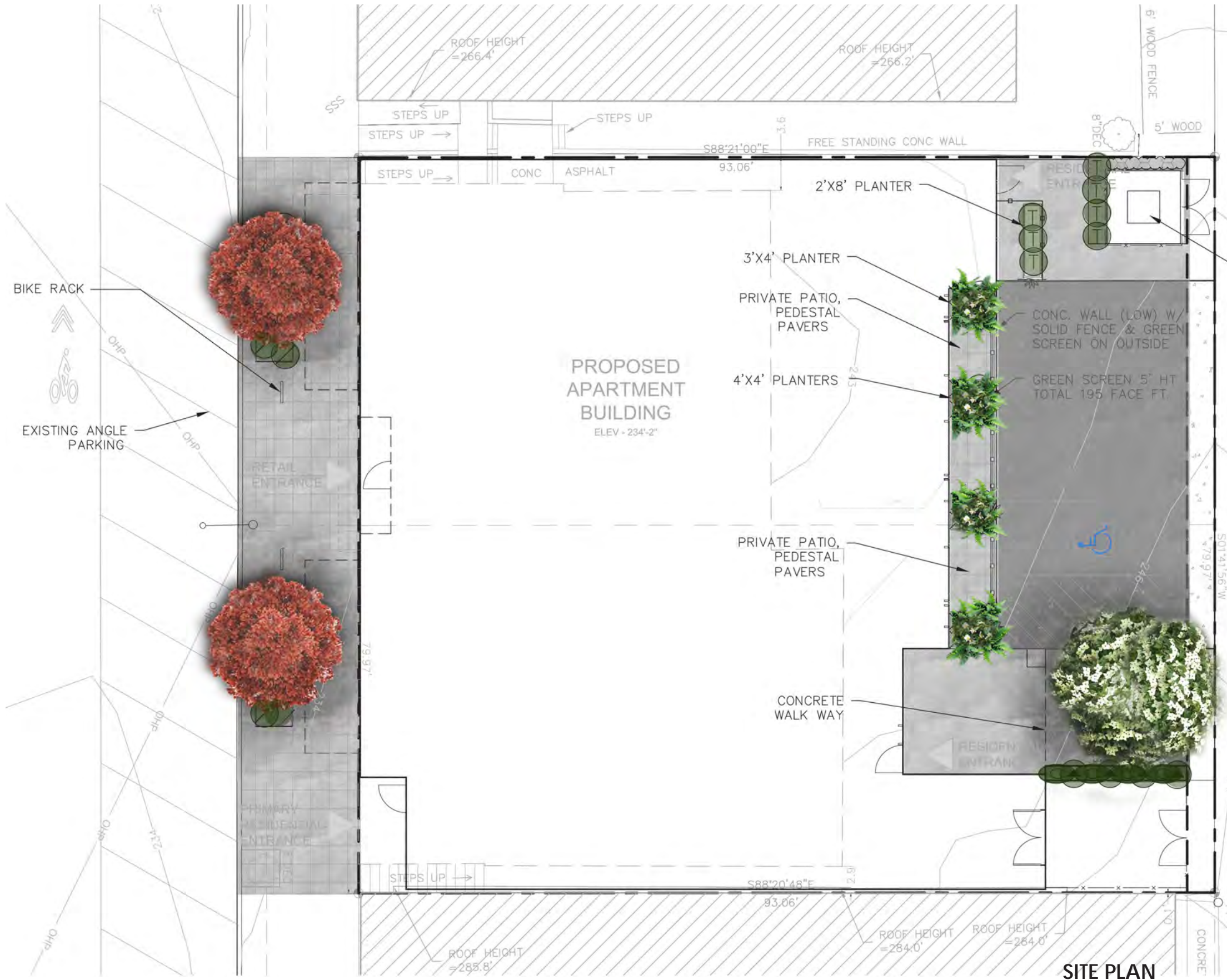


SOUTH ELEVATION



NORTH ELEVATION

COMPOSITE LANDSCAPE / HARDSCAPE PLAN



TREES



CRIMSON SPIRE OAK



CHINESE DOGWOOD

SHRUBS



SETSUGEKKA CAMELLIA



JAPANESE TASSEL FERN

GROUNDCOVERS



SALAL



SWORD FERN



LILY TURF

SHRUBS



BURGUNDY COTTON CRAPE MYRTLE



FIREPOWER HEAVENLY BAMBOO



CISTUS BRILLIANCY ROCK ROSE



IRISH YEWE



MAGIC CARPET SPIREA



PINK -A-BOO CAMELLIA

VINES



CHOCOLATE VINE

GREEN ROOF

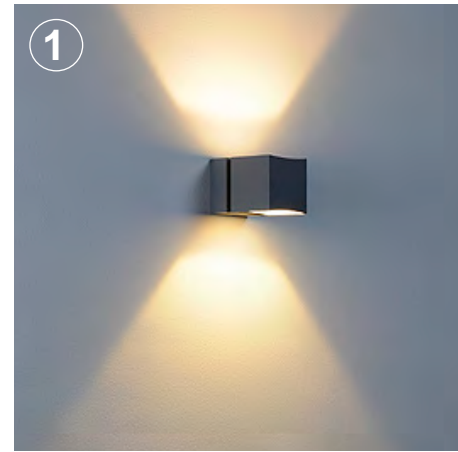
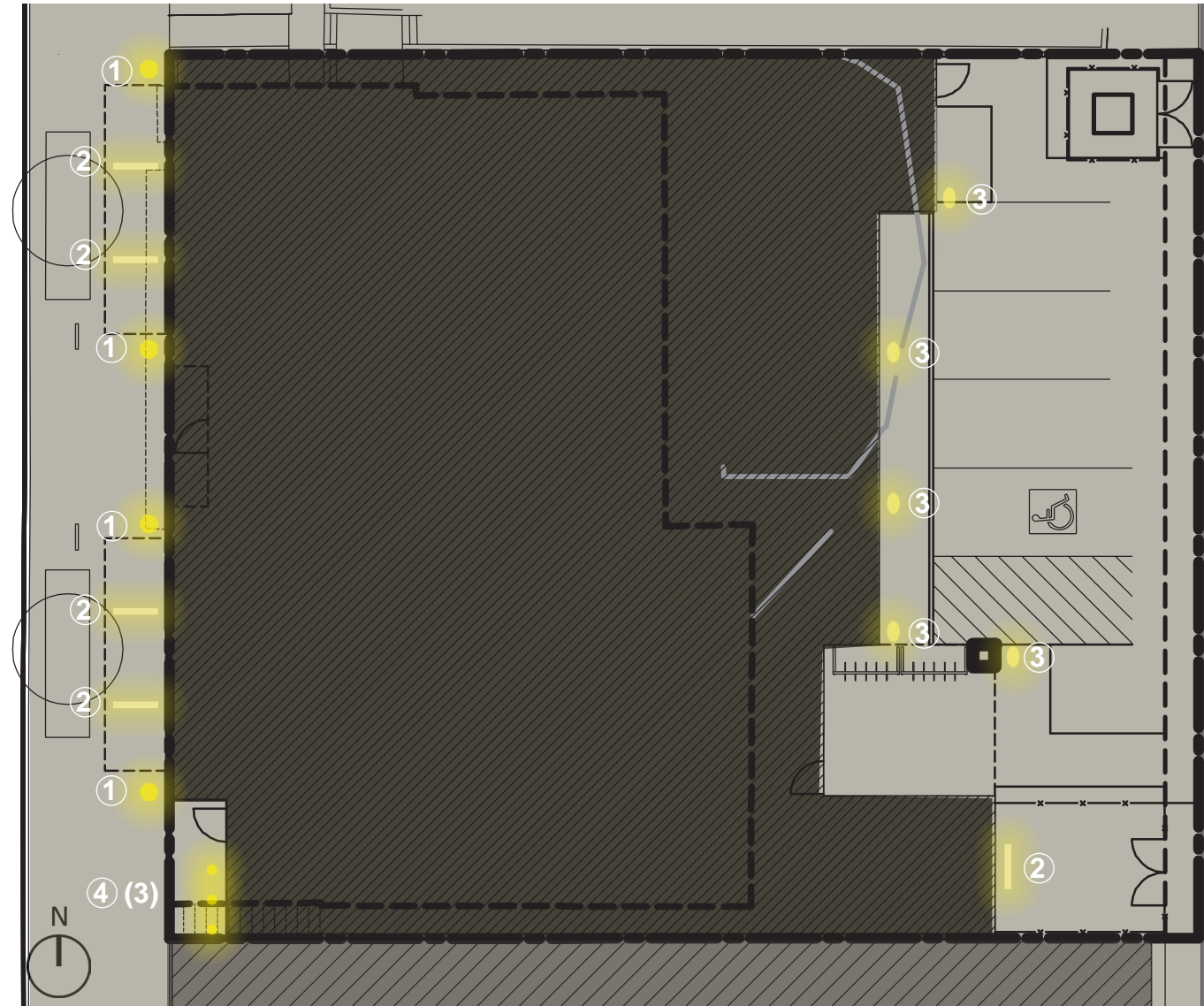


SEDUM + GRASS MIXTURE



ROOF PLAN

EXTERIOR LIGHTING PLAN



UNIVERSITY WAY



ALLEY



STENCIL CUT METAL PANEL



BRUSHED ALUMINUM ADDRESS



GAS METER SCREENING:
PERFORATED METAL PANEL WITH
PAINTED METAL BUILDING SIGNAGE
AND LOGO DESIGN



DOUBLE SIDED UNDER MOUNTED CANOPY BLADE SIGN
+
TOP MOUNTED CANOPY BOX SIGN

RENDERINGS



STREET PERSPECTIVE - UNIVERSITY WAY



RESIDENTIAL ENTRIES - ALLEY

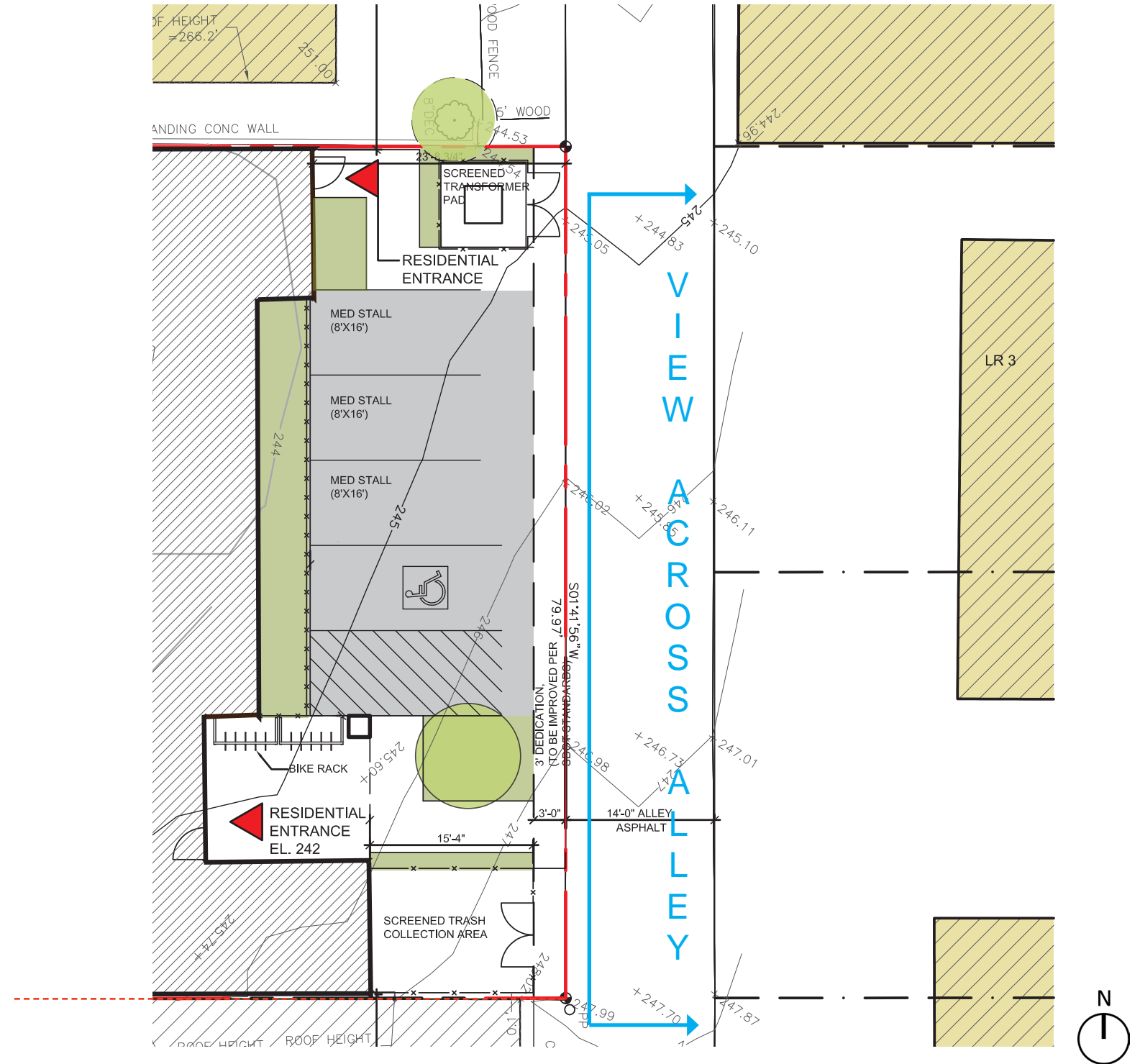


ALLEY PERSPECTIVE

DEPARTURES



VIEW ACROSS ALLEY



Request for Departure			
CODE	CODE REQUIREMENT	PROPOSED DEPARTURE	RATIONALE
SMC 23.47A.016.D.1.c.2 Screening of surface parking areas	Surface parking abutting or across an alley from a lot in a residential zone must have 6-foot high screening along the abutting lot line and a 5-foot deep landscaped area inside the screening	Request to waive the screening and landscape requirement for the proposed surface parking stalls located directly off the alley and across from an LR-3 zone.	Four residential stalls are proposed at the east lot line and where access is provided directly from the alley. The multifamily apartment buildings directly across the alley have surface parking and open parking garages covered by the structure above. Because there are no living spaces at alley grade in the adjacent properties that would be impacted visually, screening and landscaping are less necessary.