Mixed-use at Union Bay

4609 Union Bay Place

DPD Project #3020320

September 21, 2015

DLR Group

Early Design Guidance

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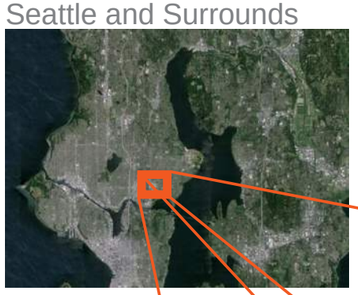
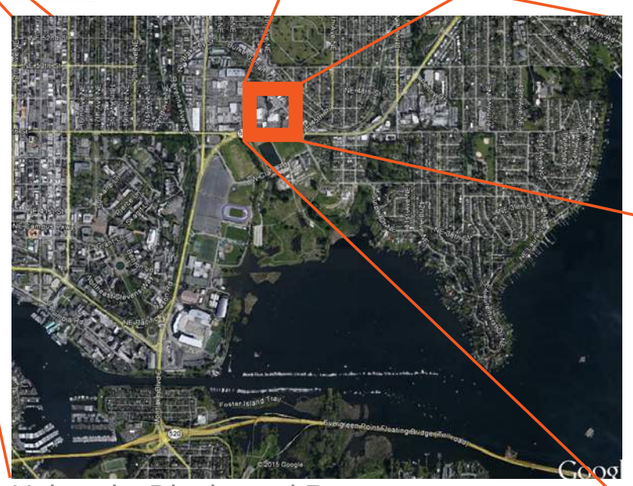
1.1 Site Location

Site Data: Exposition Heights tract A unrec.
Address: 4609 Union Bay Place NE/ 4603 Union Bay Place NE
Parcel #: 2437200020 + 2437200026
Site Area: 32,633 sq.ft.
Zoning: C2
Setbacks: 0 ft.
Max Height: 65'
Max. FAR: Site Area x 4.75 = 155,006 sq. ft.
UCUC: University Community Urban Center Plan

Seattle and Surrounds





University District and Ravenna

1.2 Site Aerial

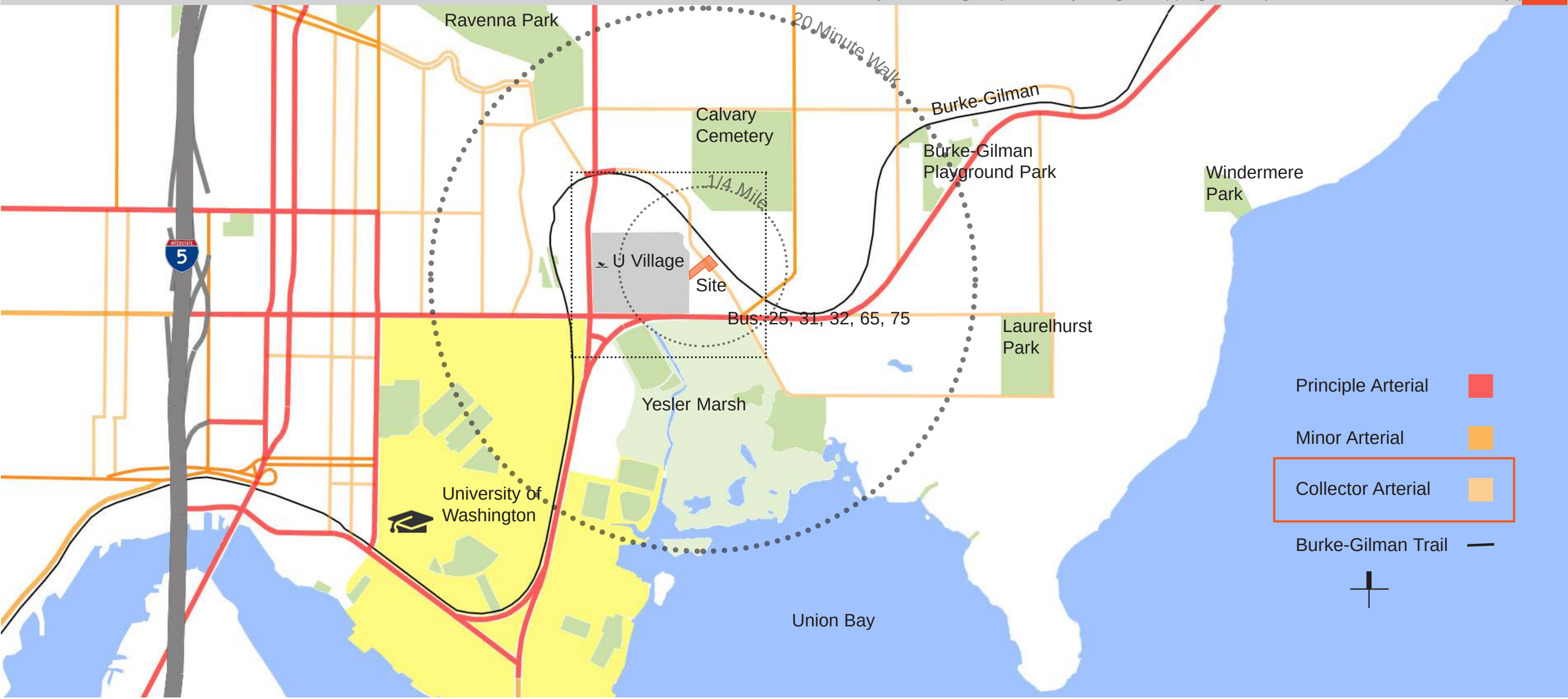
Development Objectives
The proposal redevelops this brownfield site as a 135,000 gross square foot mixed-use building, with 25,000 gross square feet of retail/commercial use at ground level and five stories of residential accommodation above, providing 242 units.

Car parking will be provided in a one level basement, due to close proximity to ground water. This will yield approximately 50-70 spaces. There will be provisions for 90 bicycle stalls, as well.

The retail / commercial use of the site will be increased. Similarly, the overall use of the site will be intensified through density and diversity, aligning with the aims of the urban center.

1.3 Site Surroundings

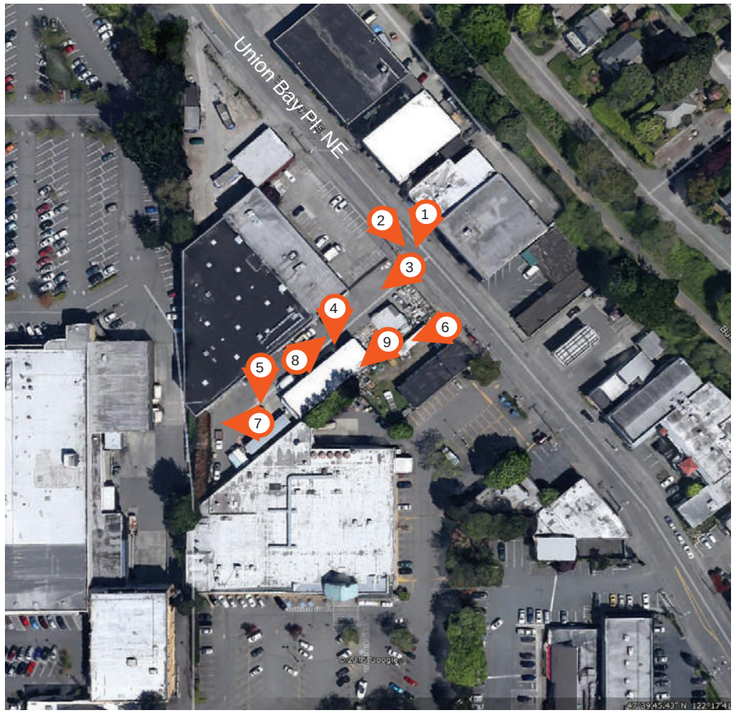
University of Washington | University Village Shopping Center | Union Bay | 5



The current site is being used for warehouse storage, wholesale, retail and commercial businesses with surface parking. The current site is nearly 100 percent impervious composed of buildings, paved surfaces with no landscaping, and trees. Collectively, the area is in transition with proposed new projects in the neighborhood. The other proposed projects will increase the amount of residential use, and intensify the retail and commercial uses at grade level consistent with the urban center plan.

1.4 Site Photos

1 Front entrance
2 View south on Union Bay Place
3 Down length of site from front
4 Metal building on site
5 Rear property line
6 South property line
7 Rear property line
8 Down length of site from rear
9 Rear of metal building



1.5 Neighboring Uses

Retail Use

- **Leisure** (food beverage, health clubs)
- **Wholesale**
- **Retail**

Non-Residential Use

- **Professional Services** (medical clinics)
- **Commercial** (offices)

Residential-Other Use

- **Residential**
- **Parking** (garage, surface parking)

Existing Site

Proposed Use

Observations

- The street has no pedestrian improvements. There is a “sidewalk” painted on the asphalt but no curb.
- Only the cross-fit center and the Goodwill store actually front the street. All other uses are behind parking.
- Natural surveillance along this street is low.

1.6 Street Elevations

West Side of Union Bay Place

Retail Use, Single Level with Surface Parking | Surface Parking | Retail - Commercial Use, Two Levels | Surface Parking | Wholesale Retail - Commercial Office Use, Two Levels with Surface Parking

Retail Use, Single Level | Surface Parking | Service Entrance | U Village Vehicle Entrance | Residential Use, Three Levels | Retail Use, Single Level

Observations

- The street has no pedestrian improvements. There is a “sidewalk” painted on the asphalt, but no curb.
- Most of the buildings on this East side front the street but there are still several uses behind surface parking areas.
- Natural surveillance along this street is low.

1.6 Street Elevations

East Side of Union Bay Place

C2-40

MATCH LINE

Commercial Use, Single Level with Surface Parking

Retail - Commercial Use, Two Levels

MATCH LINE

VIEW ACROSS FROM SITE

C2-40

Commercial Use, Two Levels with Surface Parking

Vacant Lot

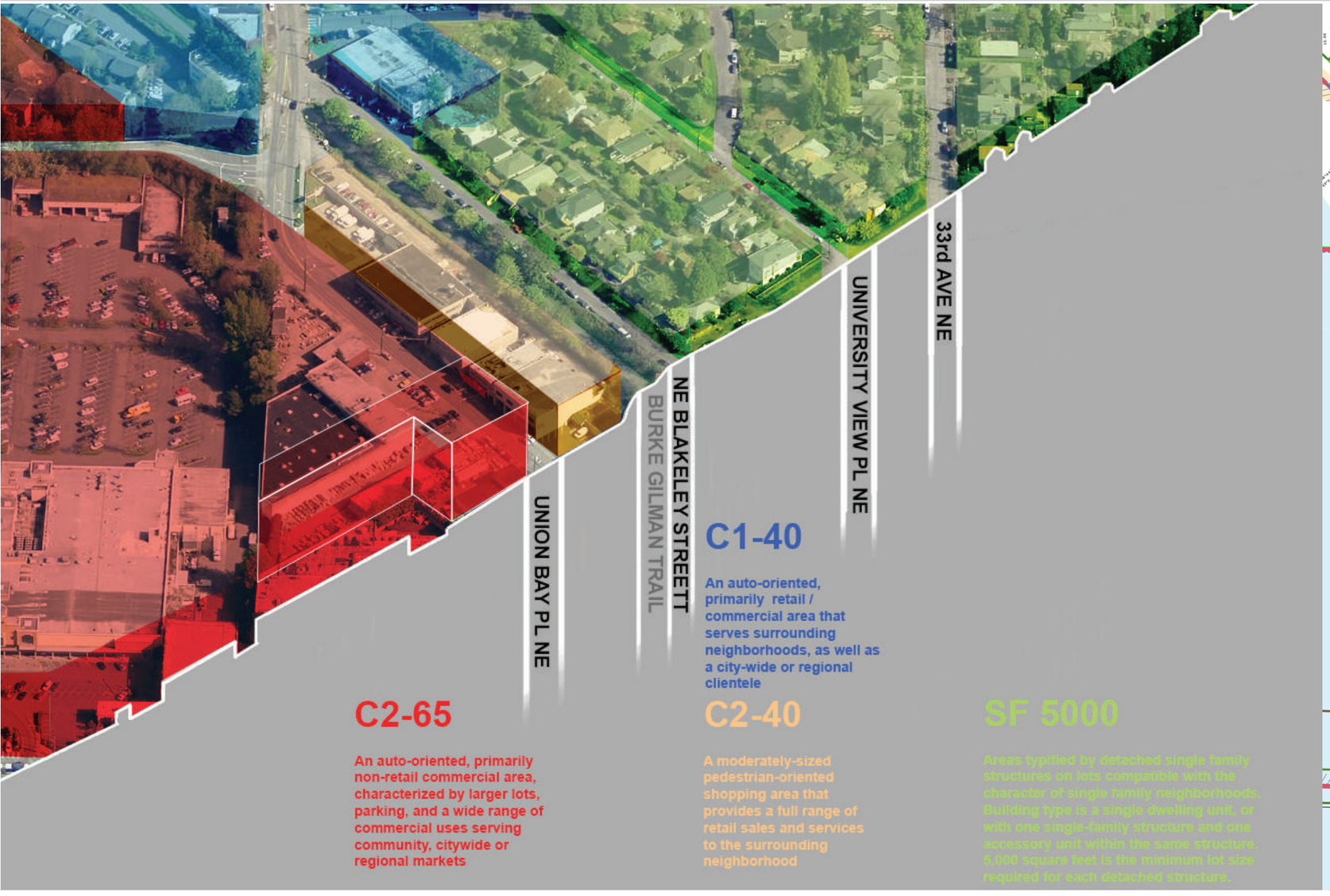
Commercial Use, One Level

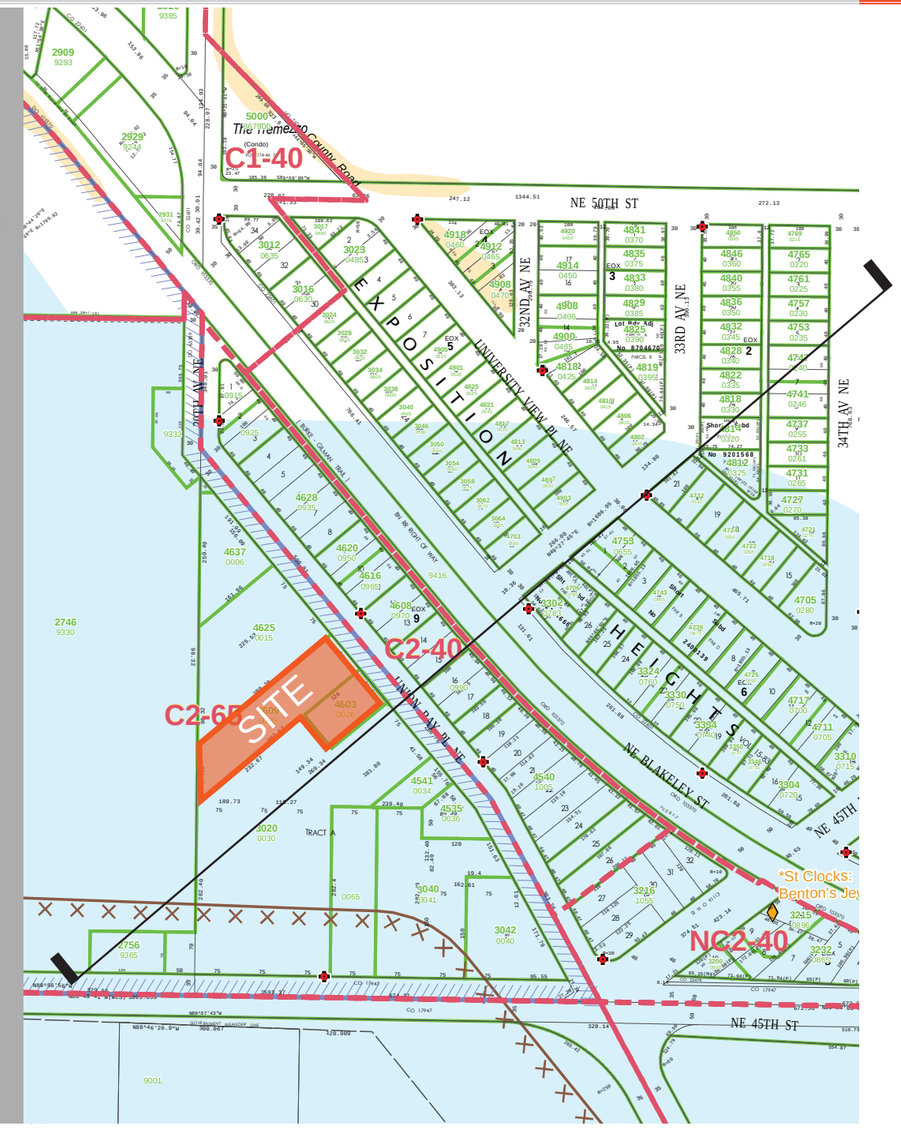
Commercial Use, Two Levels with Surface Parking

Parking Structure

Commercial Use, Two Levels

1.7 Zoning Map

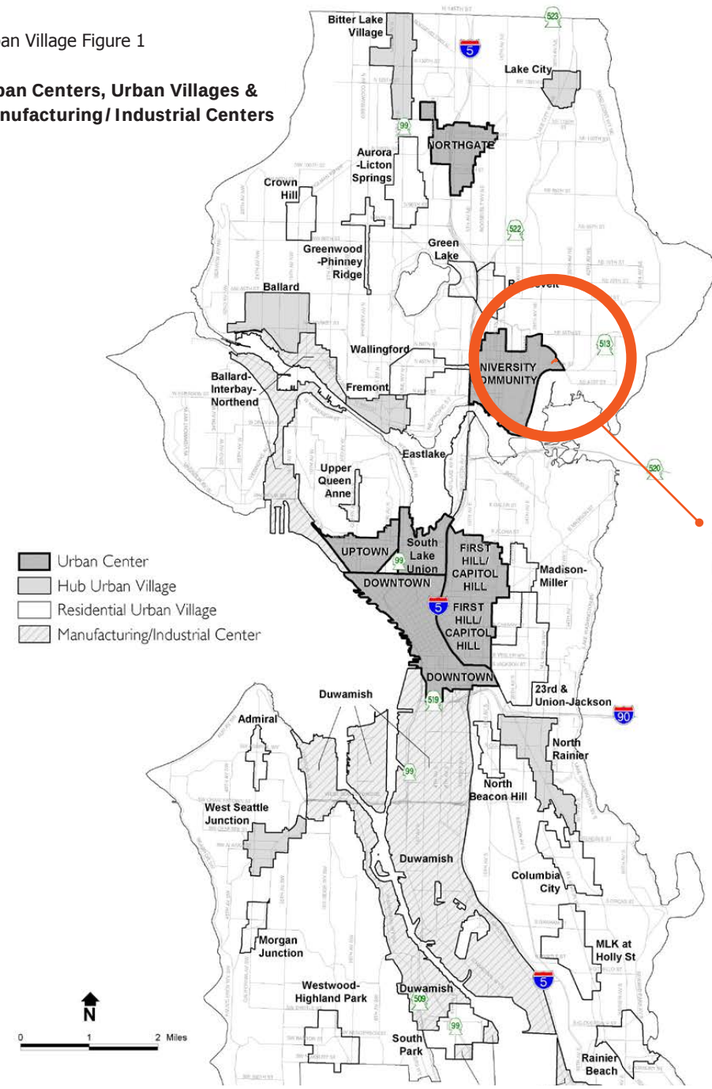




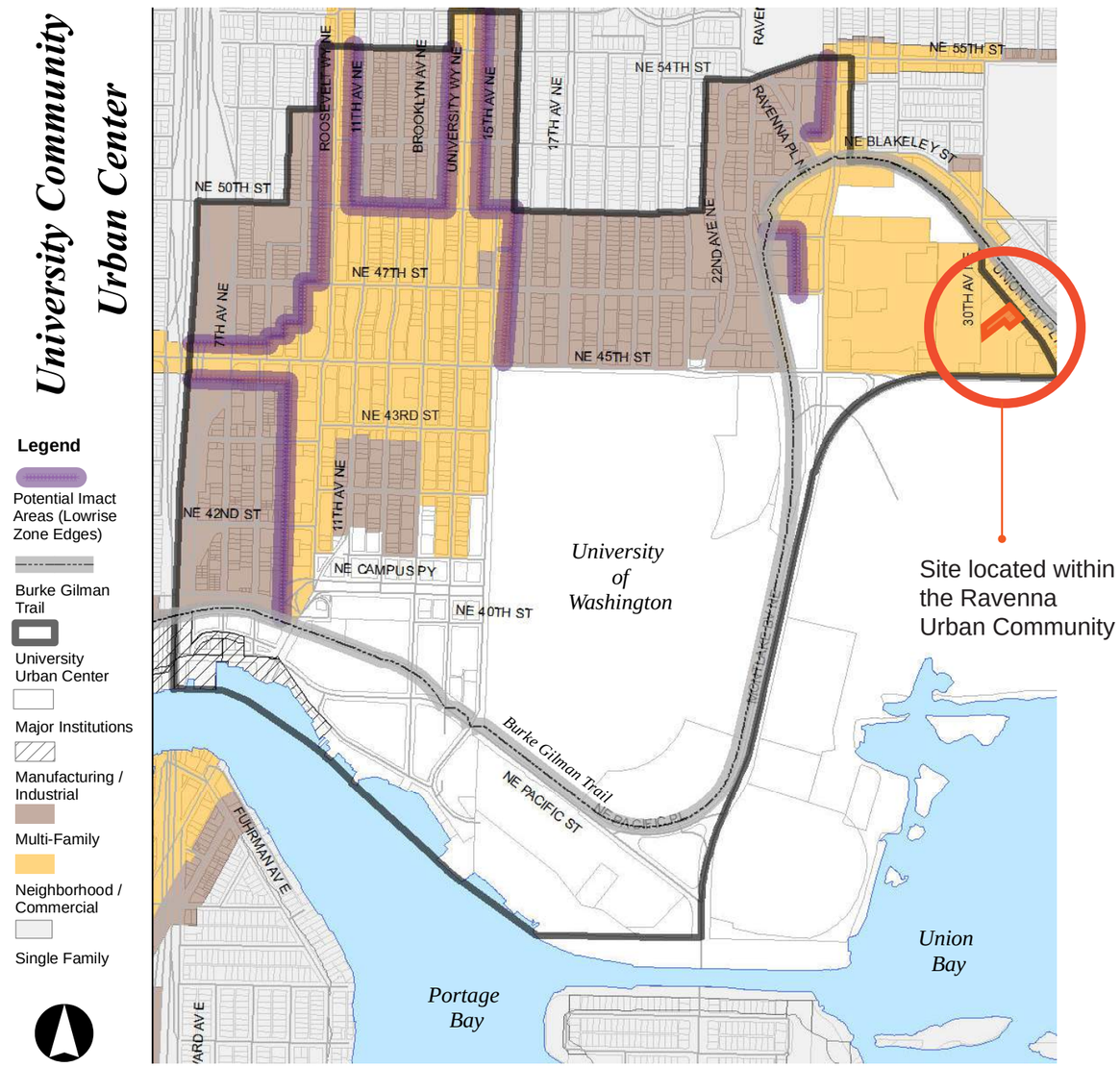
1.8 Urban Center

Urban Village Figure 1

Urban Centers, Urban Villages & Manufacturing / Industrial Centers



Site located within the University Community Urban Center



Site located within the Ravenna Urban Community

Context and Site

CS1. Natural Systems and Site Features

A. ENERGY USE

1. **Energy Choices**
At the earliest phase of project development, examine how energy choices may influence building form, siting and orientation, and factor in the findings when making siting and design decisions.

B. SUNLIGHT AND NATURAL VENTILATION

1. Sun and Wind
Take advantage of solar exposure and natural ventilation available on-site, where possible. Use local wind patterns and solar gain as a means of reducing the need for mechanical ventilation and heating, where possible.

2. Daylight and Shading
Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on the site.

3. Managing Solar Gain
Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.

CS2. Urban Pattern and Form

A. LOCATION IN THE CITY AND NEIGHBORHOOD

2. Architectural Presence
Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly. A site may lend itself to a “high-profile” design with significant presence and individual identity, or may be better suited to a more simple but quality design that contributes to the block as a whole. Buildings that contribute to a strong street edge, especially at the first three floors, are particularly important to the creation of a quality public realm that invites social interaction and economic activity. Encourage all building facades to incorporate design detail, articulation and quality materials.

C. RELATIONSHIP TO THE BLOCK

2. Mid-Block Sites
Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge where it is already present, and respond to datum lines created by adjacent buildings at the first three floors. Where adjacent properties are undeveloped or underdeveloped, design the party walls to provide visual interest through materials, color, texture, or other means.

D. HEIGHT, BULK, AND SCALE

1. Existing Development and Zoning:
Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies.

D. HEIGHT, BULK, AND SCALE CONTINUED

4. Massing Choices:
Strive for a successful transition between zones where a project abuts a less intense zone. In some areas, the best approach may be to lower the building height, break up the mass of the building, and/or match the scale of adjacent properties in building detailing. It may be appropriate in other areas to differ from the scale of adjacent buildings but preserve natural systems or existing features, enable better solar exposure or site orientation, and/or make for interesting urban form.

CS3. Architectural Context and Character

A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

1. **Fitting Old and New Together**
Create compatibility between new projects and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

2. Evolving Neighborhoods
In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

B. LOCAL HISTORY AND CULTURE

1. Place-making
Explore the history of the site and neighborhood as a potential place-making opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.

Public Life

PL1. Connectivity

B. WALKWAYS AND CONNECTIONS

1. Pedestrian Infrastructure
Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

3. Pedestrian Amenities
Opportunities for creating lively, pedestrian-oriented open spaces to enliven the area and attract interest and interaction with the site and building, should be considered. Visible access to the building's entry should be provided. Examples of pedestrian amenities include seating, other street furniture, lighting, year-round landscaping, seasonal plantings, pedestrian scale signage, site furniture, art work, awnings, large storefront windows, and engaging retail displays and/or kiosks.

PL2. Walkability

A. ACCESSIBILITY

1. Access for All
Provide access for people of all abilities, in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door. Refrain from creating separate "back door" entrances for persons with mobility limitations.

B. SAFETY AND SECURITY

3. Street-Level Transparency
Ensure transparency of street-level uses (such as non-residential uses or residential lobbies) where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passage-ways. Choose semi-transparent rather than opaque screening.

PL3. Street-Level Interaction

A. ENTRY

1. Design Objectives
Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each.

2. Ensemble of Elements
Design the entry as a collection of coordinated elements, including doors, overhead features, ground surface, landscaping, lighting, and other features.

PL4. Active Transportation

A. ENTRY LOCATIONS AND RELATIONSHIPS

1. Serving all Modes of Travel
Provide safe and convenient access points for all modes of travel.

2. Connections
Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.

B. PLANNING AHEAD FOR BICYCLISTS

1. Early Planning
Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

3. Bike Connections
wFacilitate connections to bicycle trails and infrastructure around and beyond the project. Design bicycling access points so that they relate to the street grid and include information about connections to existing trails and infrastructure, where possible. Also consider signage, kiosks, building lobbies, and bicycle parking areas, where provided, as opportunities to share bicycling information.

C. PLANNING AHEAD FOR TRANSIT

3. Transit Connections
Where no transit stops are on or adjacent to the site, identify where the nearest transit stops and pedestrian routes are and include design features and connections within the project design, as appropriate.

Design Concept

DC1. Project Uses and Activities

A. ARRANGEMENT OF INTERIOR USES

1. Visibility
Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

3. Flexibility
Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.

B. VEHICLE ACCESS

1. Access Location and Design
Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists, wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

DC2. Architectural Concept

A. MASSING

1. Site Characteristics and Uses
Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space. In addition, special situations such as very large sites, unusually shaped sites, or sites with varied topography may require particular attention to where and how building massing is arranged, as they can accentuate mass and height.

2. Reducing Perceived Mass
Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.

C. SECONDARY ARCHITECTURAL FEATURES

2. Dual Purpose Elements
Consider architectural features that can be dual purpose—adding depth, texture, and scale, as well as serving other project functions. Examples include shading devices and windows that add rhythm and depth as well as contribute toward energy efficiency and/or savings or canopies that provide street-level scale and detail while also offering weather protection. Where these elements are prominent design features, the quality of the materials is critical.

DC3. Open Space Concept

C. DESIGN

2. Amenities and Features
Create attractive outdoor spaces well-suited to the uses envisioned for the project. Use a combination of hardscape and plantings to shape these spaces and to screen less attractive areas, as needed. Use a variety of features, such as planters, green roofs and decks, groves of trees, and vertical green trellises along with more traditional foundation plantings, street trees, and seasonal displays.

DC4. Materials

A. BUILDING MATERIALS

2. Climate Appropriateness
Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions. Highly visible features, such as balconies, grilles and railings, should be especially attractive, well crafted and easy to maintain. Pay particular attention to environments that create harsh conditions that may require special materials and details, such as marine areas or open or exposed sites.

D. TREES, LANDSCAPE AND HARDSCAPE MATERIALS

4. Place Making
Create a landscape design that helps define spaces with significant elements, such as trees.

2.2 Site and Tree Survey

N

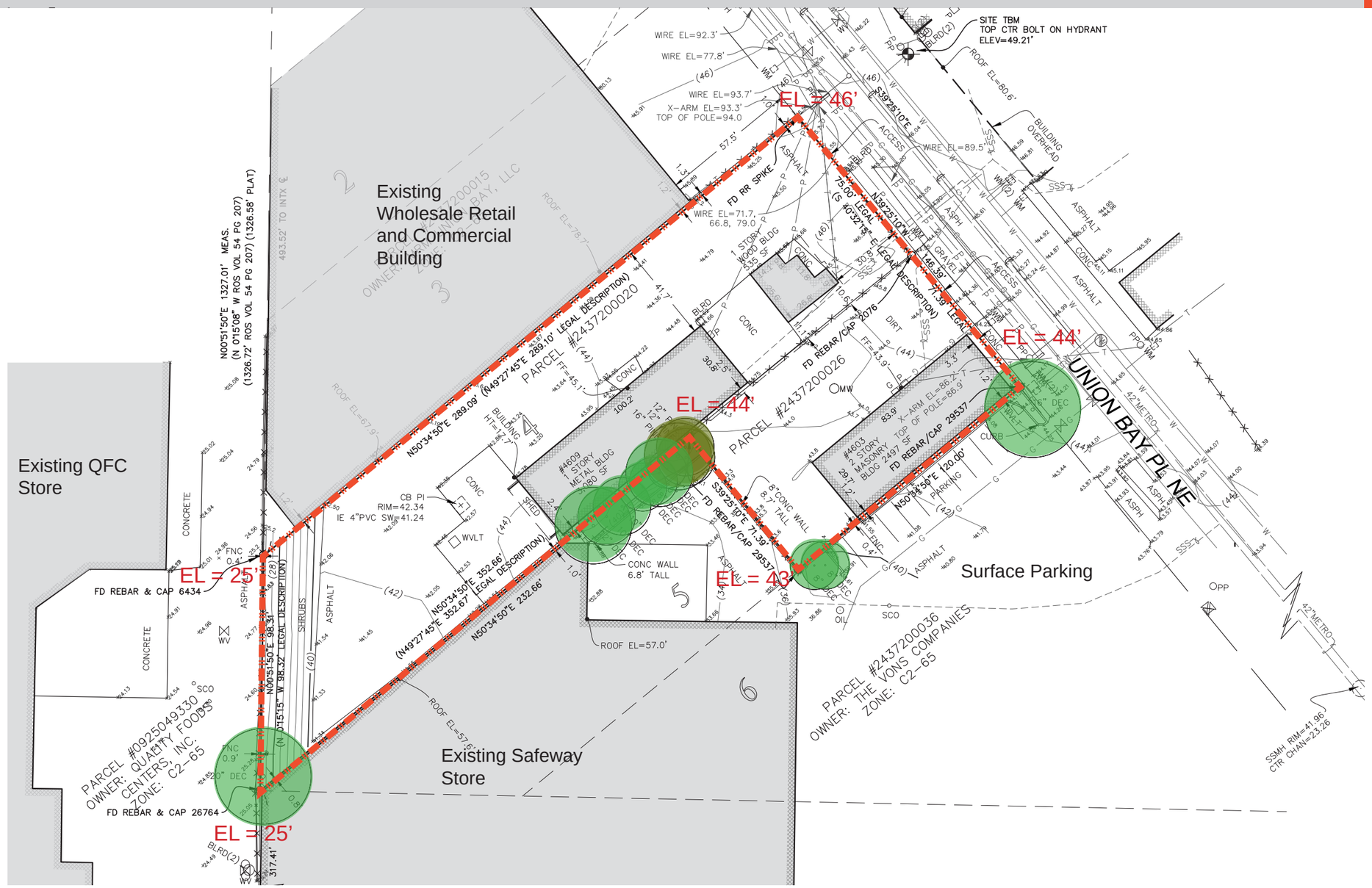
The site has a narrow frontage to Union Bay Place and is about 300 feet deep.

There are no exceptional trees on site.

The majority of the site has a five foot difference in level, except for a sharp bank at the rear. This slope is 37° at its steepest, so it does not constitute a “ 40° steep slope”.

Deciduous Tree

Evergreen Tree



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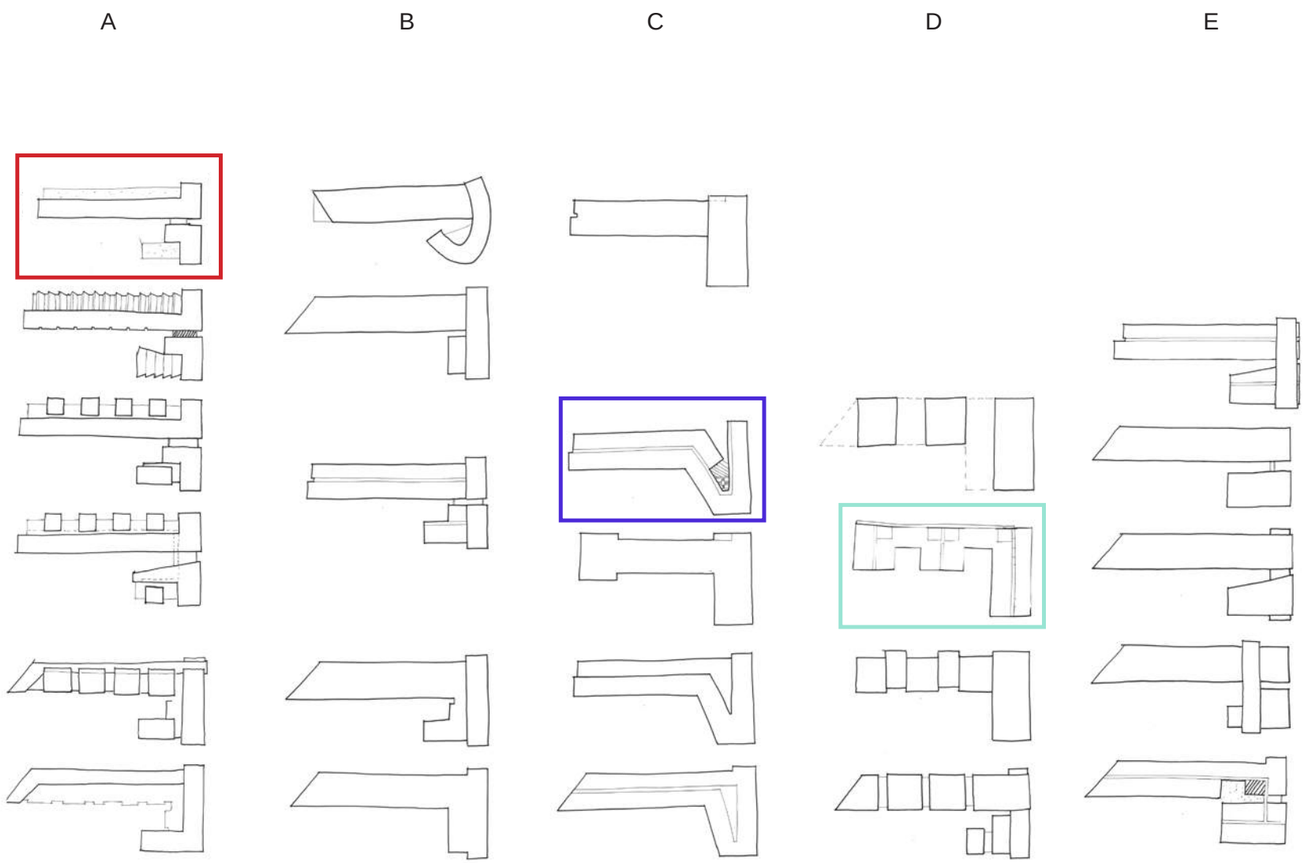
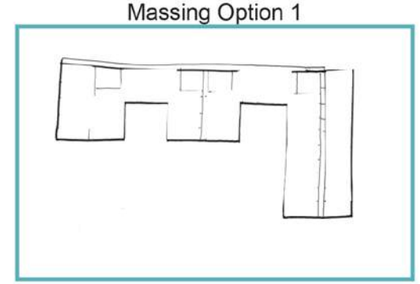
UNIVERSITY PLACE AT UNION BAY

This page is a sampling of the many ways we looked at the potential massing for the two parcels of land that comprise this site. The depth of these parcels is drastically different, with one at 120' feet deep and the other over 300' deep. Each massing option has varying degrees of advantages and disadvantages. The columns on this page demonstrate a series of variations on a theme, and the three options we are presenting are a reduction of these variations to their essential strategic options.

2.3 Massing Options

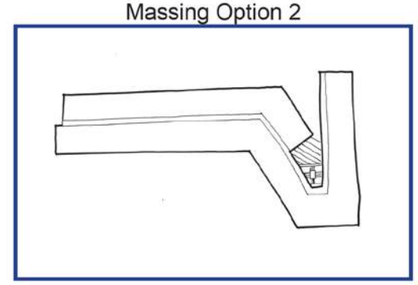


Massing Option 1



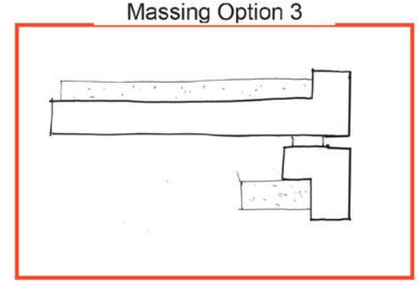
Option 1 is a series of 'buildings behind buildings'. This prevents a challenge with creating a sense of address for residents. Additionally, it is also pushed to the north-west property line, resulting in reduced glazing percentages for those units. Finally, it has overlooking issues between the other units that creates loss of privacy. For these reasons, and others, that we do not intend to take this option forward.

Massing Option 2



Option 2 is a single building straddling both parcels of land. The units are all pulled away from the property lines by ten feet to increase the allowable glazing to 45%. There is an erosion of the floorplate along the north-west property line to reduce the deep and less useful area and to increase the perimeter for solar access. The massing of this option would have to be addressed carefully as the form does not naturally break down the scale. It also has an area that becomes buried between the North and Northeast segments, which will not be desirable.

Massing Option 3



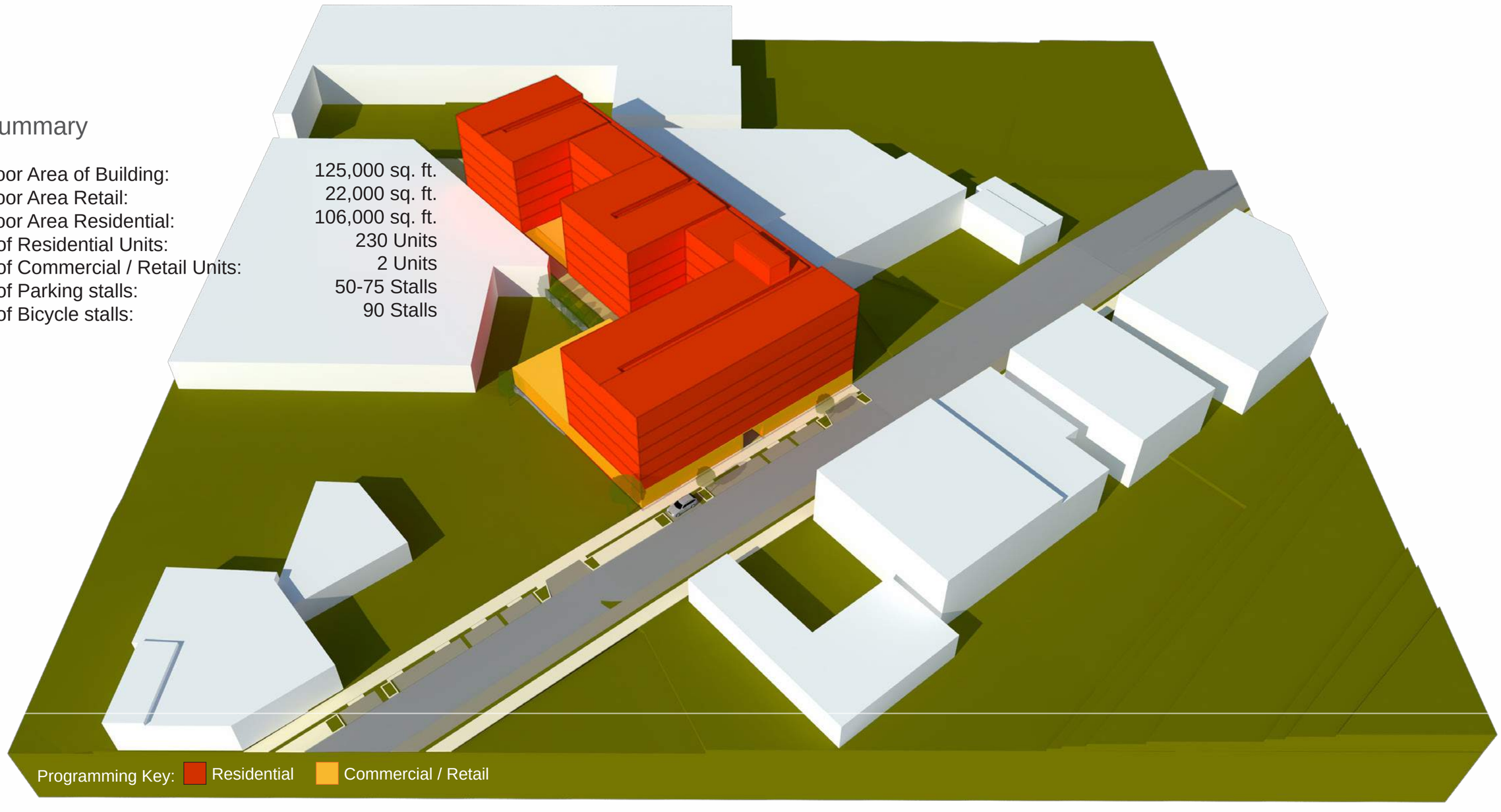
Option 3 represents itself as two-buildings on Union Bay Place. This will minimize the apparent massing as the building faces the public ROW, the adjacent development across the street, and the residential neighborhood beyond the C2-40 zone to the northeast. As with option 2, it maintains the ten foot setback for increased glazing. The northwest elevation has a series of protruding 'sawtooths' to serve as light scoops for those respective units. This can be demonstrated to increase the day-lighting in these units. The re-entrant apartments have been moved as to not face north-west, but the south-west so all units are well-served for daylight access and outlook. The form of this option lends itself to a meaningful break down of scale that represents the organization of the building rather than being applied.

2.3 Massing Option 1

N →

Area Summary

Gross Floor Area of Building:	125,000 sq. ft.
Gross Floor Area Retail:	22,000 sq. ft.
Gross Floor Area Residential:	106,000 sq. ft.
Number of Residential Units:	230 Units
Number of Commercial / Retail Units:	2 Units
Number of Parking stalls:	50-75 Stalls
Number of Bicycle stalls:	90 Stalls

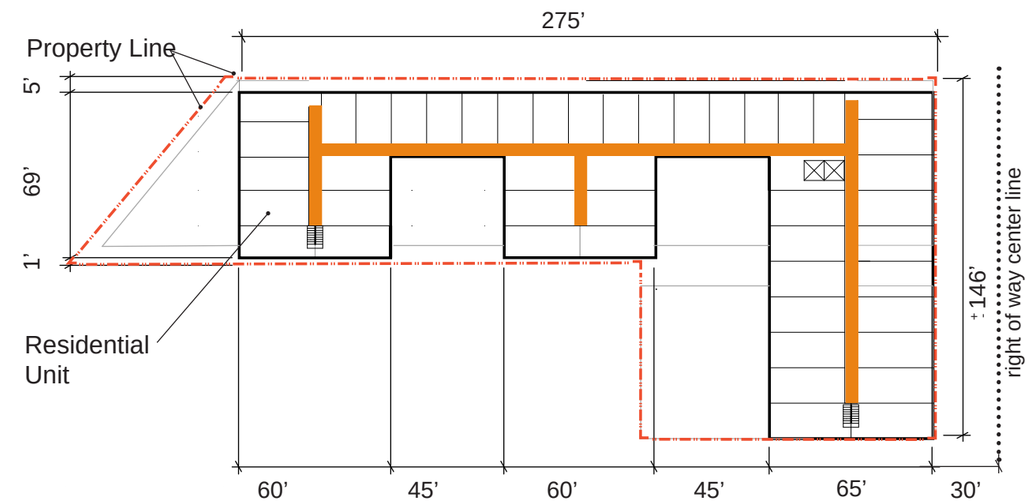


Option 1

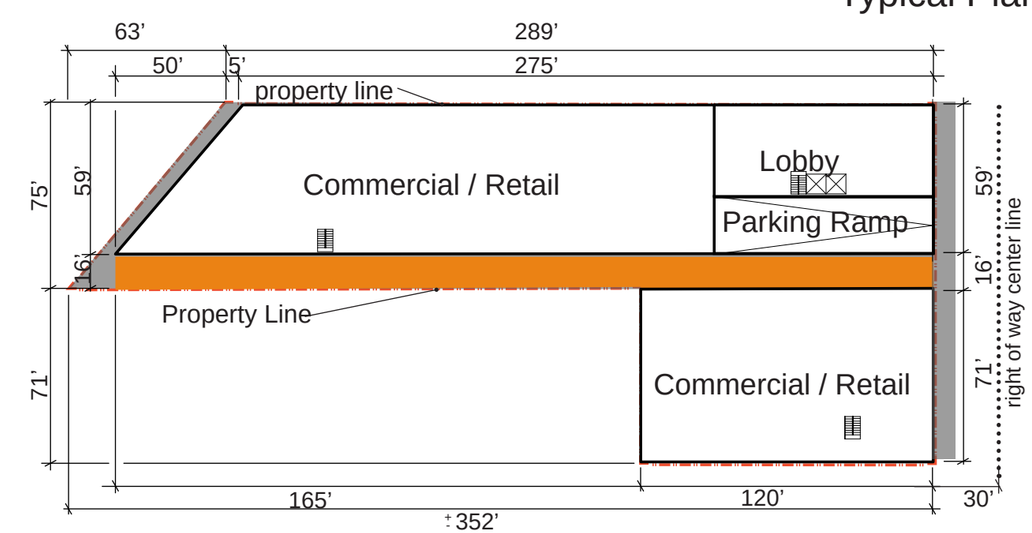
Modulated Units and Split Cores

This option maximizes the views from each unit and also splits the vertical circulation into three cores that draw occupants through the pedestrian street.

2.3 Massing Option 1



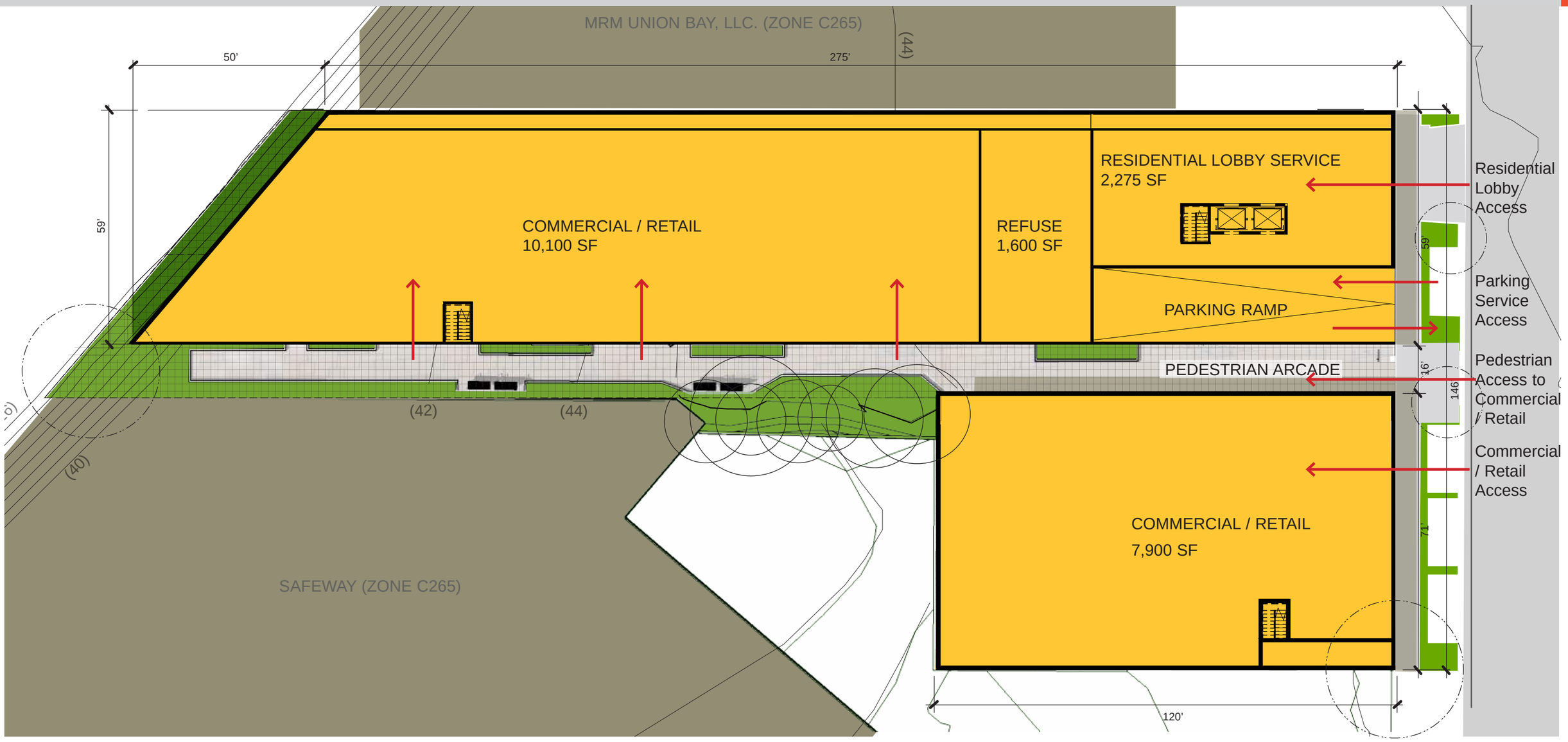
Typical Plan



NORTH

Ground Floor Plan

2.3 Site Plan Option 1



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UNIVERSITY PLACE AT UNION BAY

Note: No setbacks in C2 zone NORTH

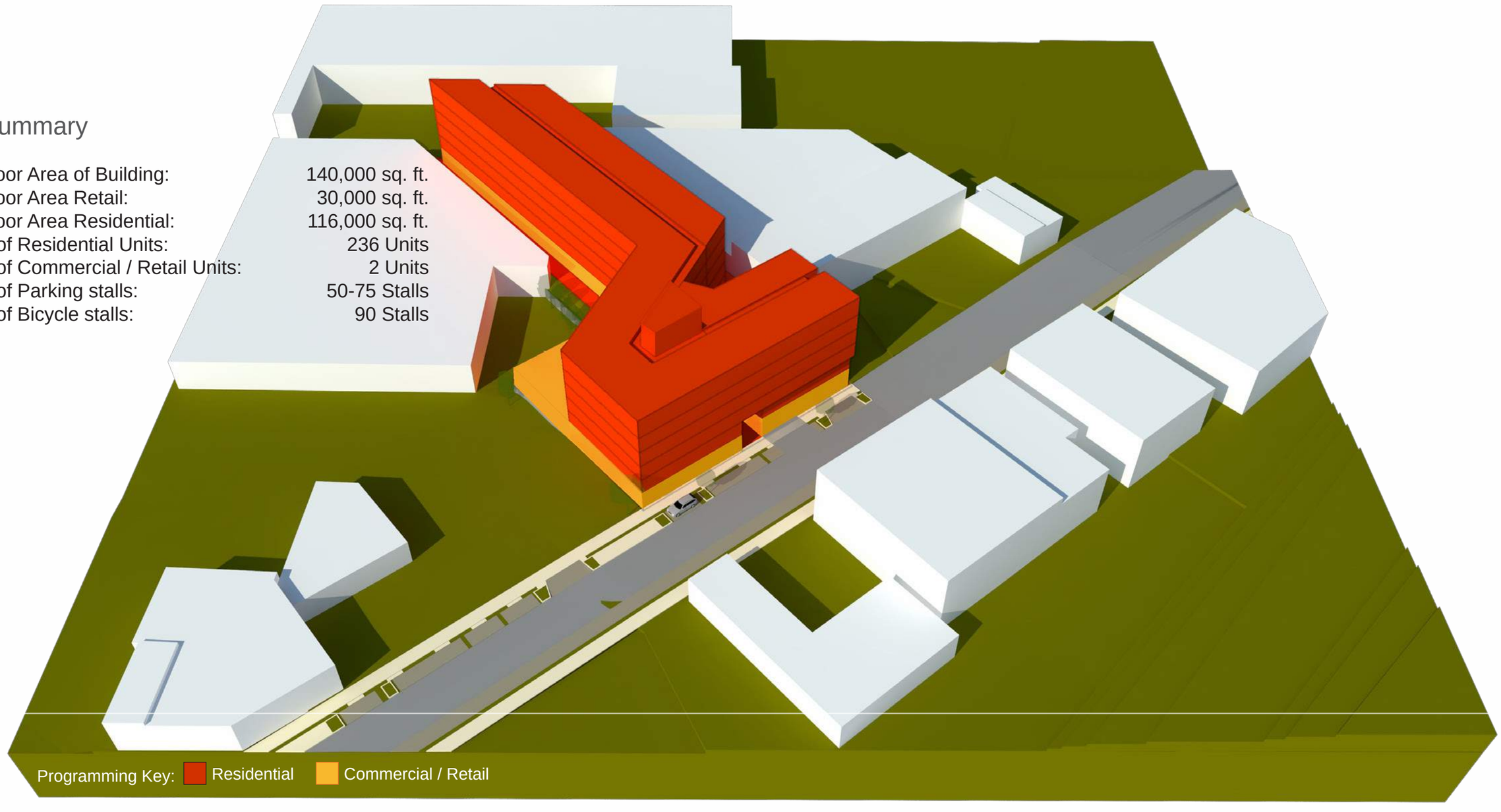
Scale: 1" = 25'-0" 0 25'

2.3 Massing Option 2

N →

Area Summary

Gross Floor Area of Building:	140,000 sq. ft.
Gross Floor Area Retail:	30,000 sq. ft.
Gross Floor Area Residential:	116,000 sq. ft.
Number of Residential Units:	236 Units
Number of Commercial / Retail Units:	2 Units
Number of Parking stalls:	50-75 Stalls
Number of Bicycle stalls:	90 Stalls



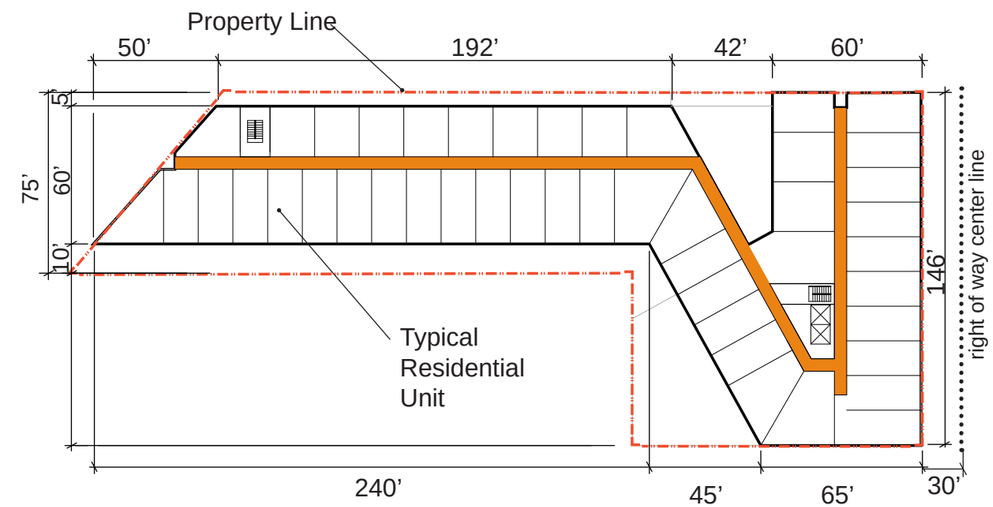
Programming Key: Residential Commercial / Retail

Option 2

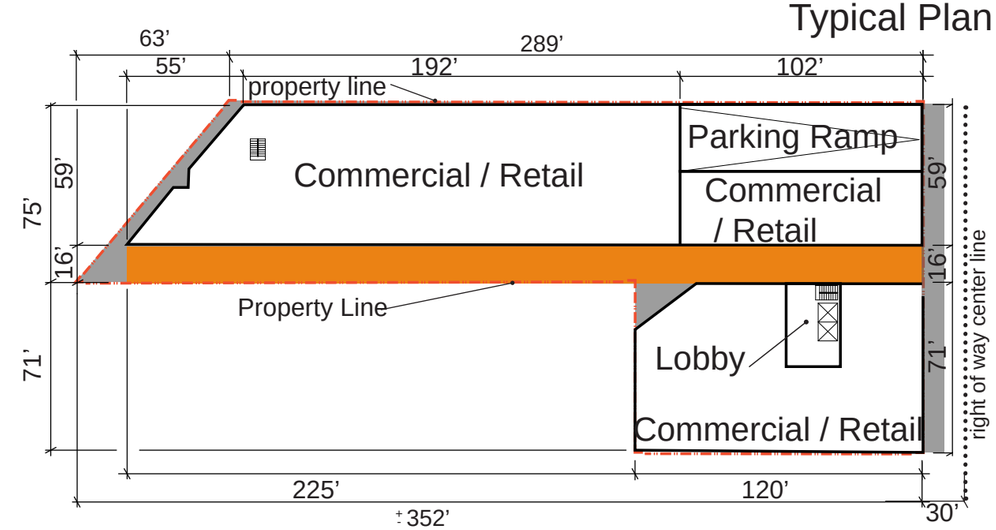
Singular Building with Woven Circulation

This option maximizes the light to the lower north units hemmed in by the adjacent property. The massing links both parcels to create a unified building

2.3 Massing Option 2



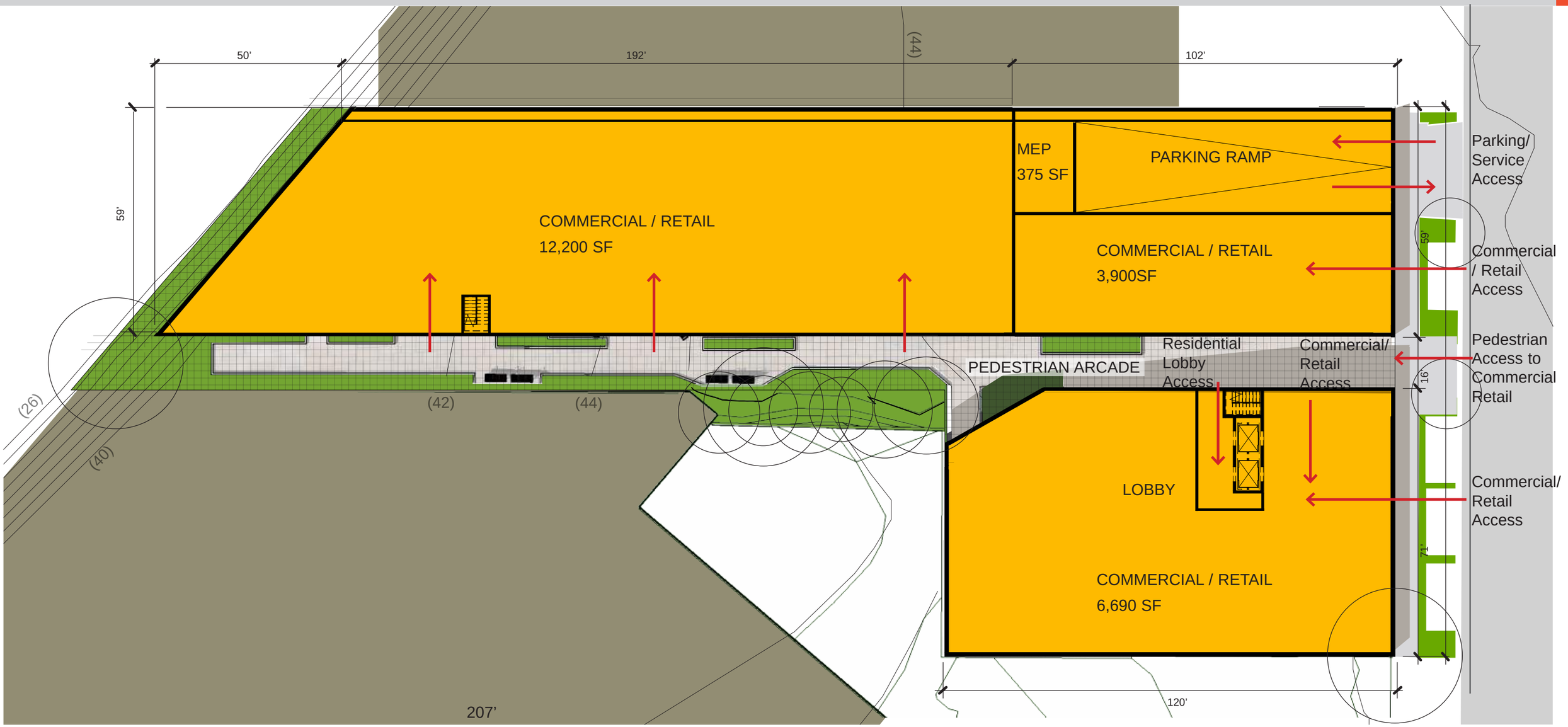
Typical Plan



NORTH

Ground Floor Plan

2.3 Site Plan Option 2



DLR Group
UNIVERSITY PLACE AT UNION BAY

Note: No setbacks in C2 zone

NORTH

Scale: 1" = 25'-0"

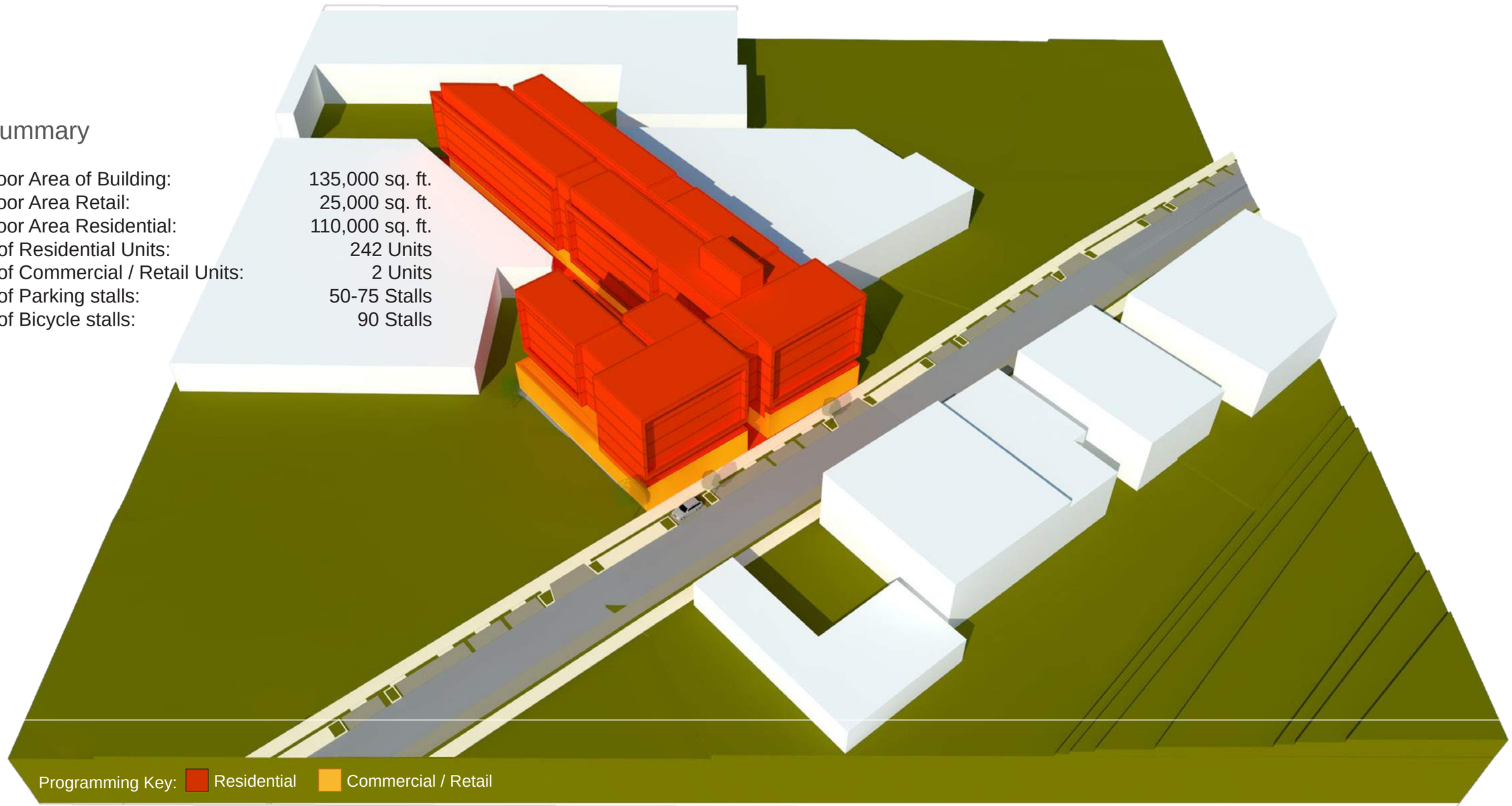
0 25'

2.3 Massing Option 3 (Preferred Option)

N →

Area Summary

Gross Floor Area of Building:	135,000 sq. ft.
Gross Floor Area Retail:	25,000 sq. ft.
Gross Floor Area Residential:	110,000 sq. ft.
Number of Residential Units:	242 Units
Number of Commercial / Retail Units:	2 Units
Number of Parking stalls:	50-75 Stalls
Number of Bicycle stalls:	90 Stalls



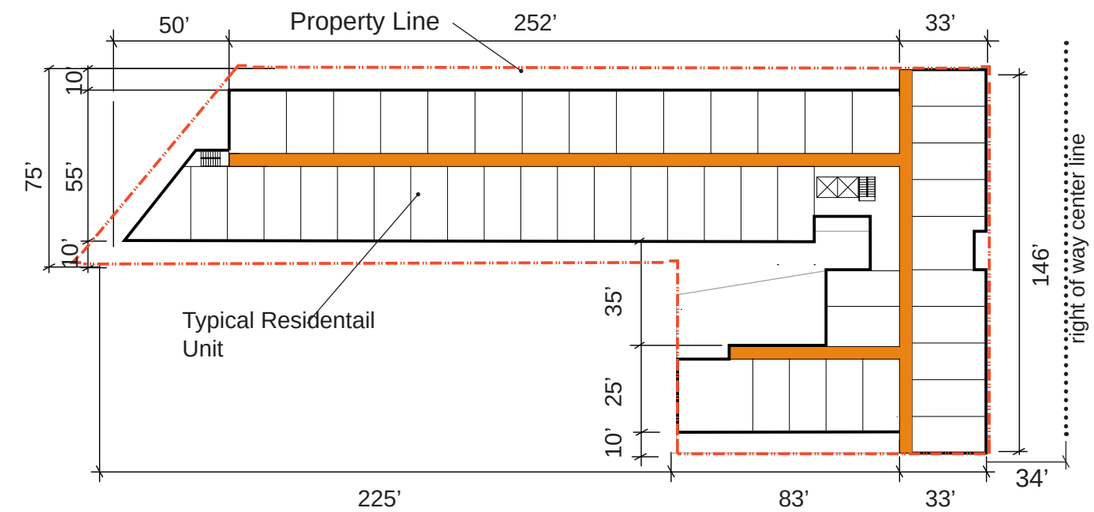
2.3 Massing Option 3 (Preferred Option)

Option 3 (Preferred)

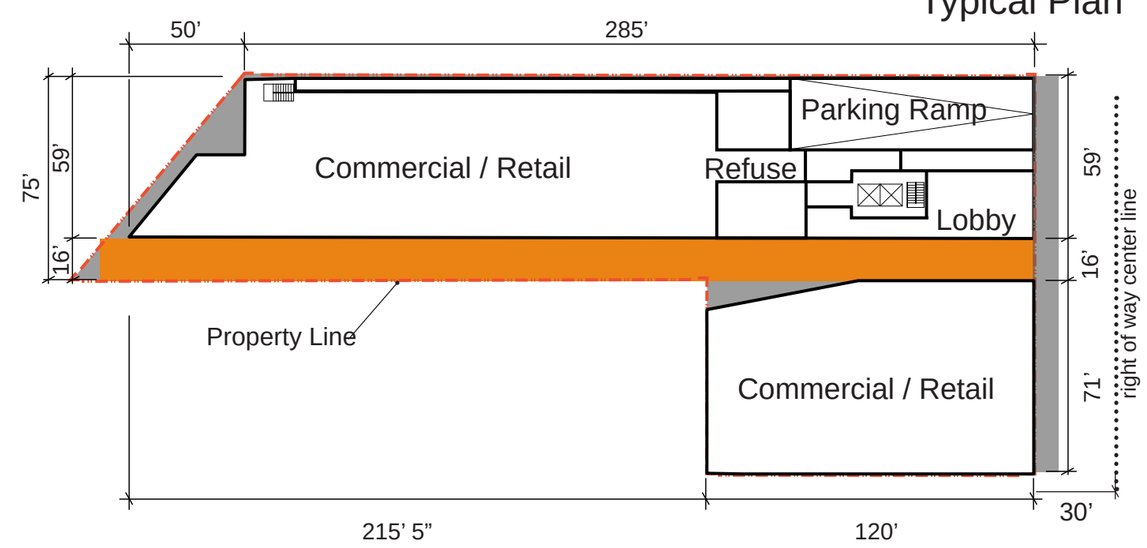
Split Buildings and Pedestrian Mid-Block Street

This option modulates the facade creating an interesting distinction between the lower level retail and upper level residential. The scheme provides a large opening for a pedestrian street to reach interior commercial units. Sawtooth apertures on the north elevation provide views to University Village and allow light to reach lower north facing units.

- Maximizes light to lower levels



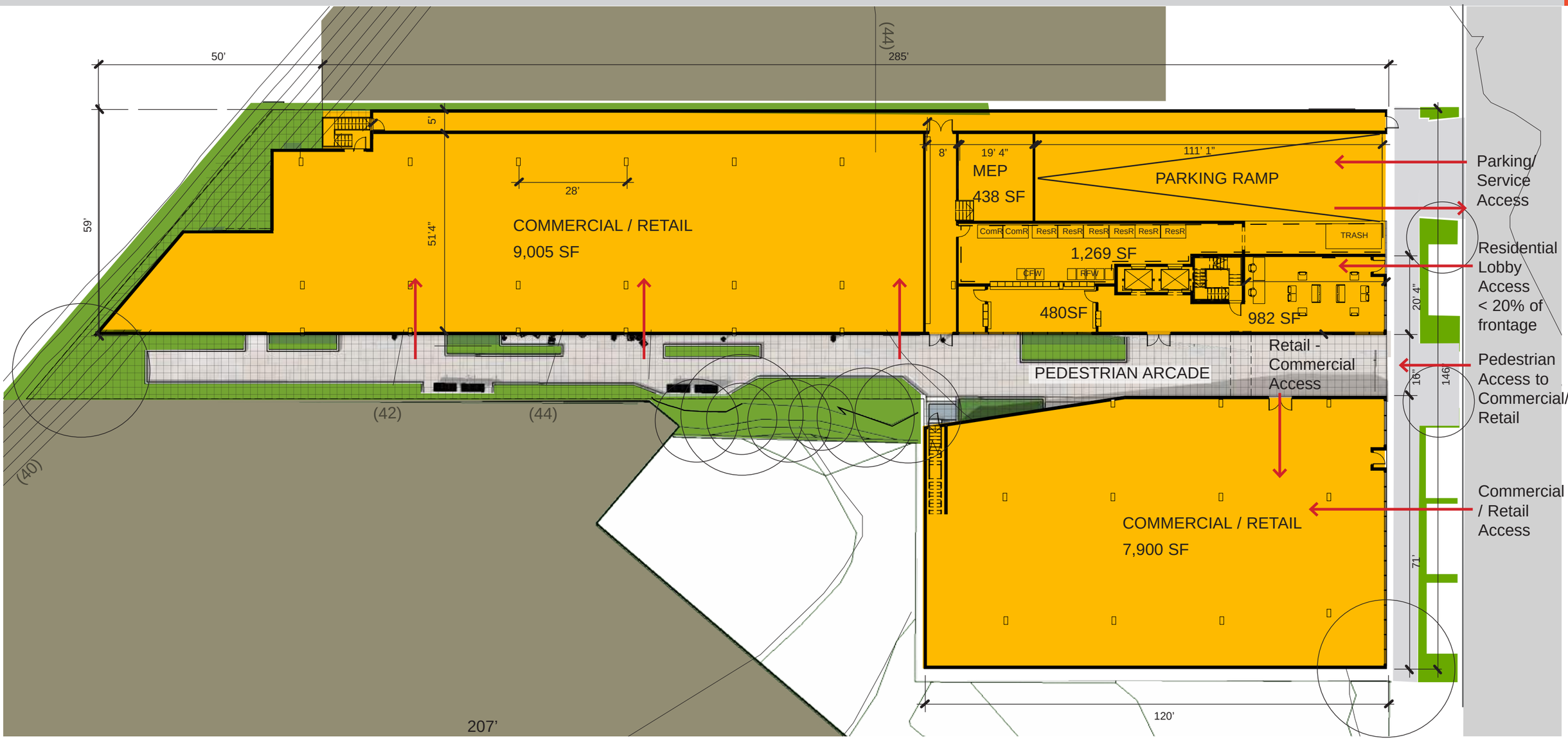
Typical Plan



NORTH

Ground Floor Plan

2.3 Site Plan Option 3 (Preferred Option)



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UNIVERSITY PLACE AT UNION BAY

Note: No setbacks in C2 zone

NORTH

Scale: 1" = 25'-0"

25'

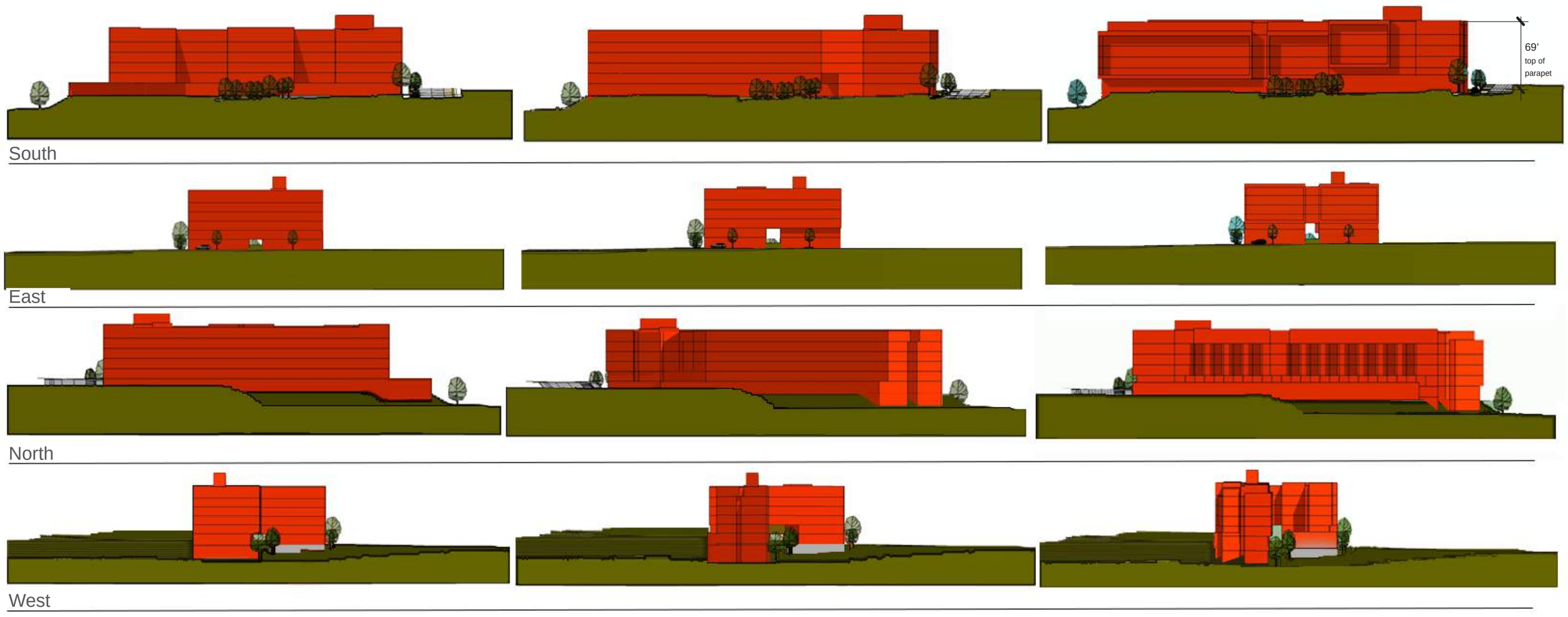
0

2.3 Elevations

Option 1

Option 2

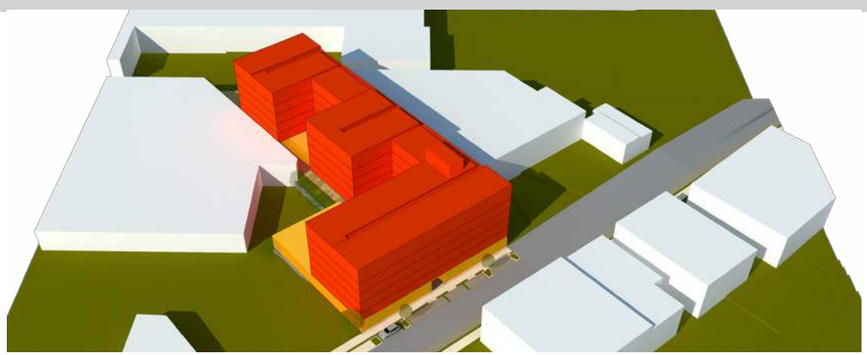
Option 3 (Preferred Option)



2.3 Shadow Studies

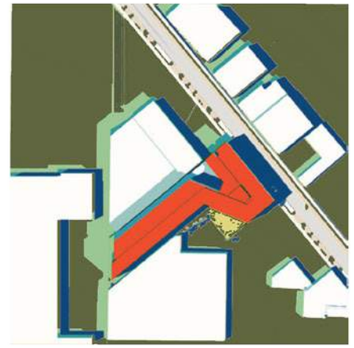
10 am | 12 pm | 2 pm

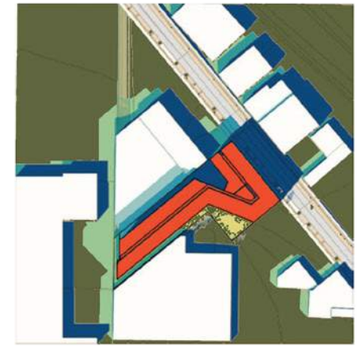
Summer | Fall and Spring | Winter

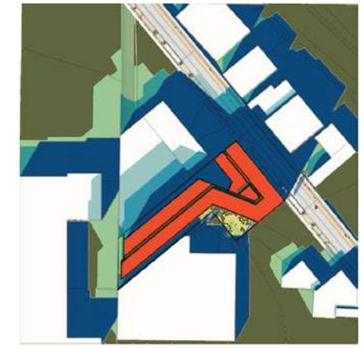


Option 1

Option 1 has more northeast facing units, with less access to daylight, overshadowing adjacent southeast facing units. It is also closer to the northwest property line. Close proximity to adjacent buildings casts a slightly longer shadow along the north.

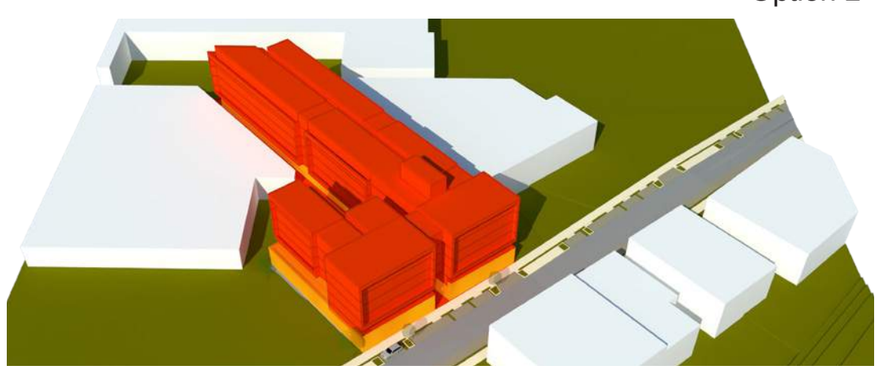


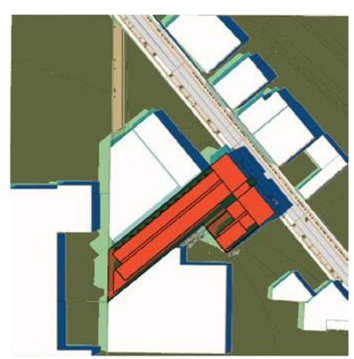


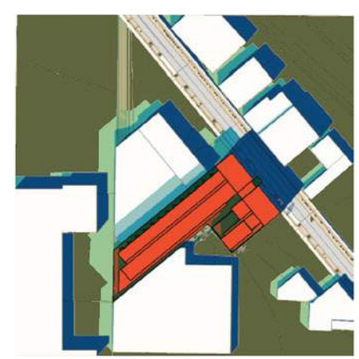


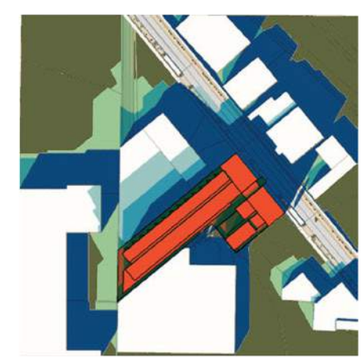
Option 2

Option 2 reduces the number of northeast facing units, but the southwest facing units in the re-entrant area along the northwest property line are quite heavily overshadowed. The building has also been pulled away from the northwest property line by an additional five feet as compared to Option 1, to allow more light in and to reduce shadow cast to the north.









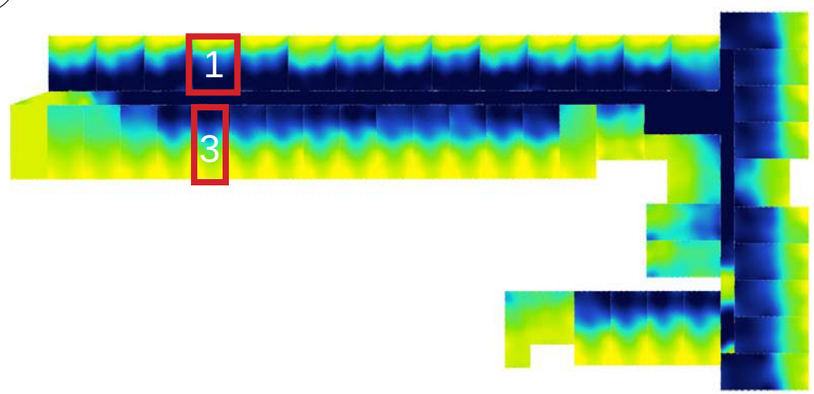
Option 3 also has the reduced number of northeast facing units and has moved the southwest facing units to a position where they get significant solar access. None of the units in this massing option have significant overshadowing. The building is also pulled away from the northwest property line by an additional five feet, compared to Option 1, to reduce shadow cast to the north.

Option 3 (Preferred Option)

2.3 Solar Study

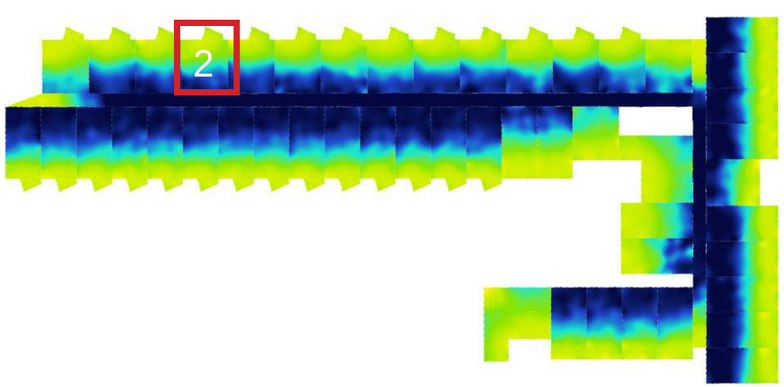
Sefaira is a performance-based modeling tool which maps solar activity onto our models. By utilizing performance-based modeling software early on in the design process, we achieve a layout able to function with the highly contrasting nature of daylight throughout the year. With Sefaira, we are able to customize each unit to solar geometry on our site, and maximize natural daylight for every program included.

A Typical Level: 9’



solar study without sawtooth unit option | North

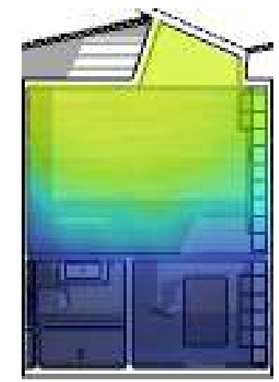
B Typical Level: 9’ Sawtooth



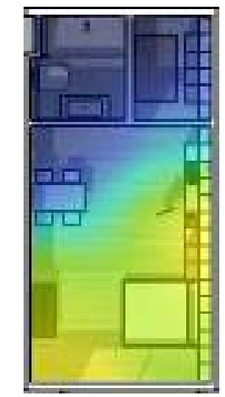
solar study with sawtooth unit option | North

Sefaira Modelling: Unit Comparison | North

1 NW-facing unit no sawtooth



2 NW-facing unit with sawtooth



3 SE- facing unit no sawtooth

0% 25% 50% 75%

Key: % of occupied hours where illuminance is at least 28 foot candles

2.4 Potential Character: Modern Ravenna Saw Mill

Cityscape
Historic materials in modern application. We studied this option with the neighborhood context. While historical influence and nature was noted, it did not fit with the surrounding contextual character, so we moved to a more contemporary context character on the following pages .

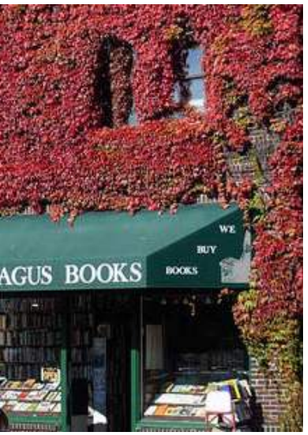
Looking Northeast Across the Burke-Gilman Trail

2.4 Potential Character: University Village Neighborhood Area

Streetscape
Variety and richness of texture at the pedestrian level. Pictured below are potential applications of brick and stone at the base. For the residential levels, likely use of painted stucco, metal panel in body, and active street level frontage.

2.4 Potential Character: Retail Frontage

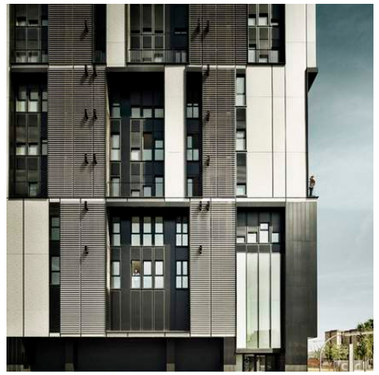
Streetscape
Creating architecture that is in harmony with the retail of the neighborhood. Providing transparency and vibrant street level activity. Allowing individual retailers to express themselves within a contained area.



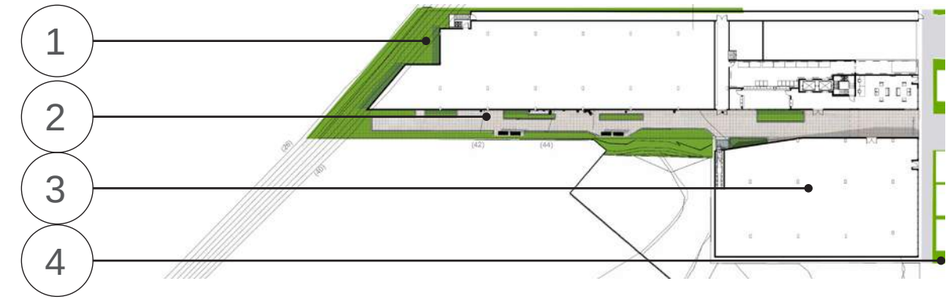
2.4 Potential Character: West Coast Modern

Cityscape

Volumetric massing to create interest for views from longer distances. Breaking down the volumes into base-middle-top, use of more modern treatment and material selections. Base level will likely contain natural materials like, stone, glass, brick. Middle or body will be more “background-like” with a common expression over a number of floors using glass, metal panel, wood-like panel. Finally, the top with a step or distinct end to the volume.



2.4 Potential Character: Landscaped Arcade

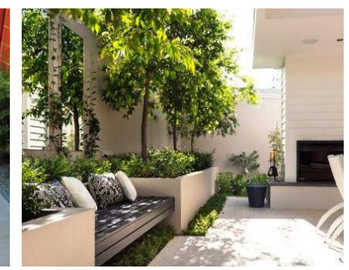


1 West Facade

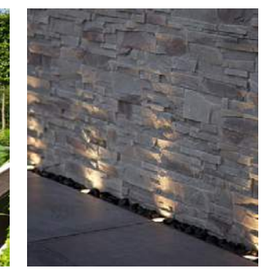
Demonstrates the use of climbing plant material as an accent to the architecture.

Integration of seating within open space areas to complement and enhance the space.

2 Landscaped Arcade



Provide several opportunities for community engagement and arcade activation.



Utilization of accent lighting to make the arcade an inviting space regardless of time of day

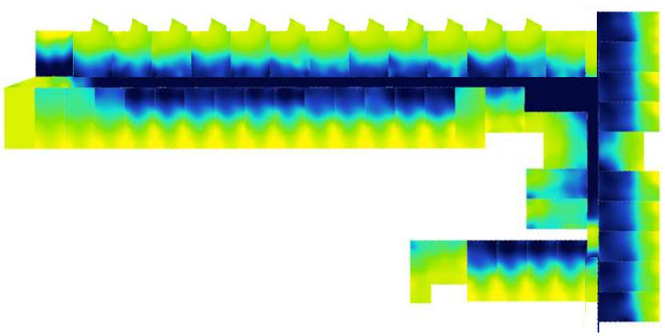
3 Roof Top Open Amenity Space

Maximize function of green roof as both a sustainability strategy and an amenity for residents

4 Streetscape

Utilization of trees at streetscape to complement storefront, provide shade for pedestrians, and to act as a buffer against the street.

2.5 Summary: Preferred Option

In conclusion we are suggesting that we take forward the proposed option (option 3) for the following reasons:

- The proposed option is code compliant and has no departures requested.
- New residents are provided good quality access to natural light. (CS1.B)
- The original parcel widths are respected and the massing is disaggregated as it faces the residential neighbors on the hill above. (CS2.D)
- Massing volumes are articulated through use. (CS2.D) (DC2.C)
- The skyline is enhanced through variety in the parapet heights. (CS2.A) (DC2.A)
- The commercial uses of the site are maximized at ground floor through street frontage and through the proposed pedestrian arcade. (PL1.B, PL2.A, PL2.B, PL3.A) (DC1.A, DC1.B)
- Character studies for taking the project forward are based on regional and local present day context as well as historic local context. (CS3.A, CS3.B)
- Roof top residential amenity space provides long ranging views for residents without loss of privacy for neighbors. (DC3.C)