

# UNIVERSITY WAY APARTMENTS

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## 5247 UNIVERSITY WAY NE

DPD Project #3021406  
Early Design Guidance  
April 25<sup>th</sup>, 2016

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Project Site



## PROJECT TEAM

### ARCHITECT / APPLICANT

Studio 19 Architects  
207<sup>1/2</sup> 1<sup>st</sup> Ave S.  
Suite 300  
Seattle, WA 98104  
206.466.1225

## SITE INFORMATION

### PROJECT NAME

5247 University Way Apartments

### PROJECT ADDRESS

5247 University Way NE,  
Seattle, WA 98105

### TAX ID #

8816400730

### LOT AREA

7,440 sq ft

### ZONE

NC3P-65

### OVERLAY ZONES

University District NW Urban Center Village  
Designated Principal Pedestrian Street  
Frequent Transit Corridor

### STREET FRONTAGE

University Way NE  
Alley

### DESIGN GUIDELINES

University Neighborhood Design Guidelines  
City of Seattle Comprehensive Plan Guidelines



# ZONING/LAND USE SUMMARY

## BASE ZONE

NC3P-65

## ADJACENT ZONES

North: NC3P-65

South: NC3P-65

West: LR2

East: NC3P-65

## ZONING INFORMATION

Seattle Municipal Code

## PERMITTED USES | SMC 23.47A.005.C

- Restaurant, 25,000 sf max
- Retail, 25,000 sf max
- Commercial 80% min. of street level façade facing principal pedestrian street.

## RESIDENTIAL USES | SMC 23.47A.005

- Shall not occupy more than 20 percent of the street-level street-facing facade along designated principal pedestrian streets.

## MAXIMUM FAR | SMC 23.47A.013

- 4.75 (7,440 SF x 4.75 = 35,340 SF allowed)
- Residential FAR may not exceed 4.25 (31,620 SF)

## STRUCTURE HEIGHT | SMC 23.47A.012

- 65' above average grade

## FACADE TRANSPARENCY | SMC 23.47A.008

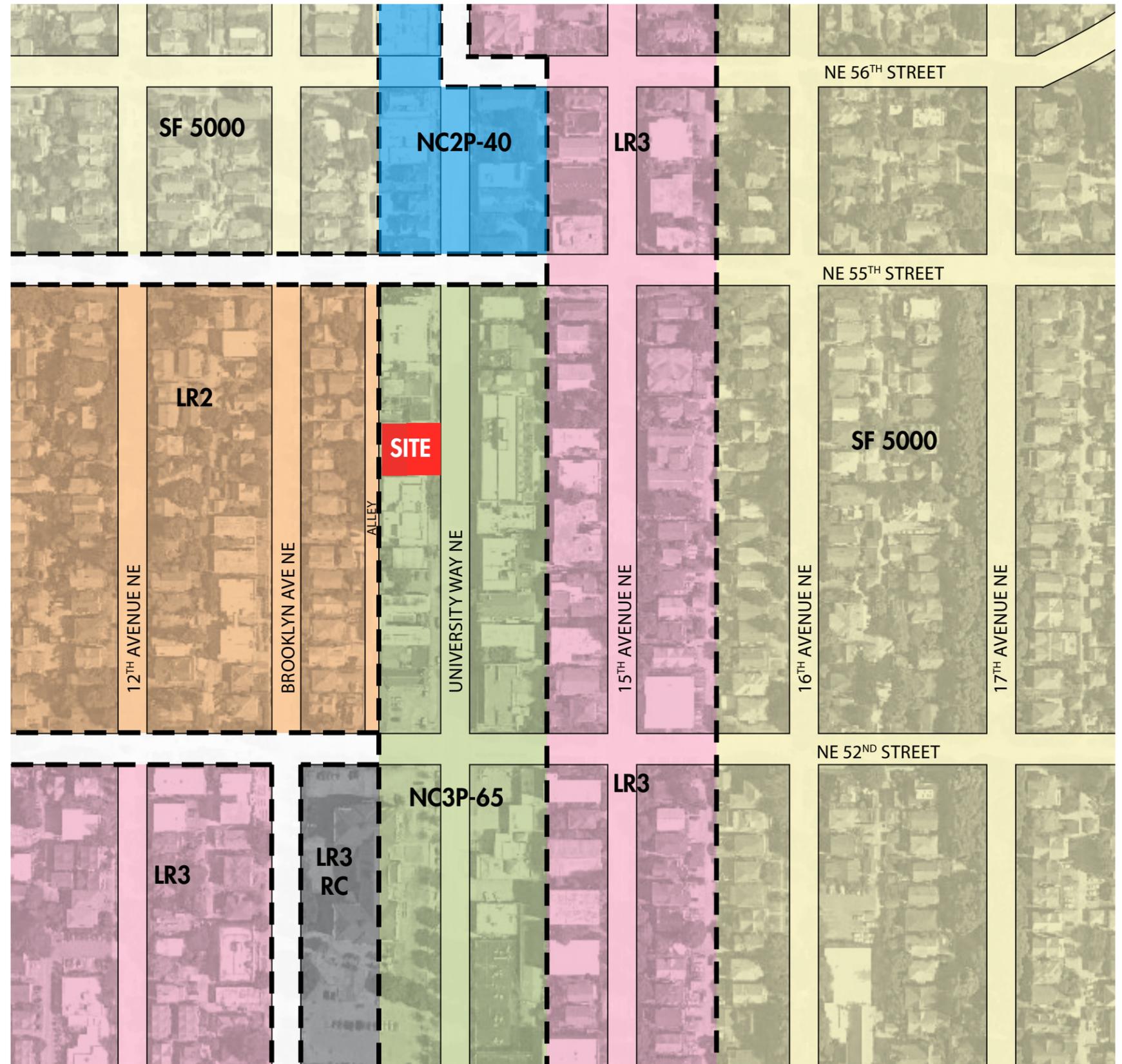
- Street Level - Blank Facade 20' max. in width, total 40% max.
- Transparency 60% min. in between 2ft and 8ft above the sidewalk

## REQUIRED SETBACKS | SMC 23.47A.014

- When abutting a residentially zoned lot:
  - For portions of structure up to 40': 15' setback
  - For portions of structure above 40' in height, additional setback of 2' for each additional 10' of height
- -No entrance, window or other opening is permitted closer than 5' to an abutting residentially zoned lot.

## AMENITY AREA | SMC 23.47A.024.A

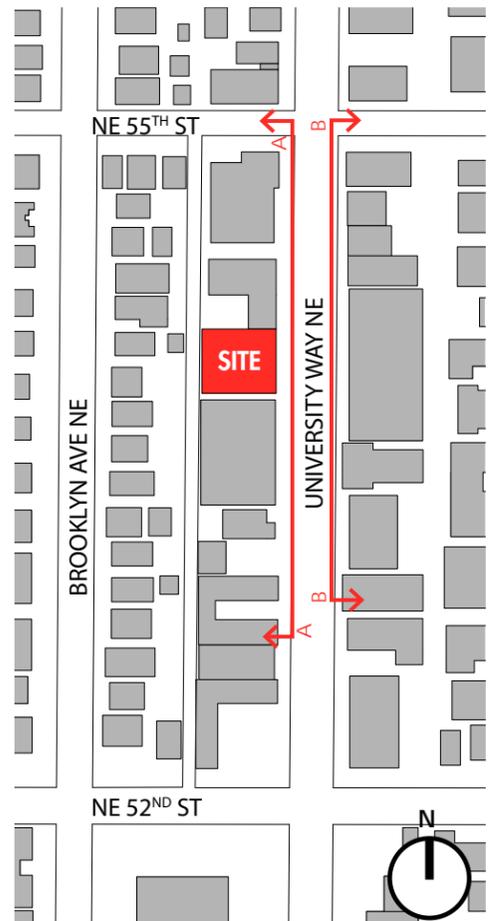
- Amenity areas are required in an amount equal to 5 percent of the total gross floor area in residential use, excluding mechanical equipment and accessory parking



# SITE CONTEXT STREETScape PHOTOMONTAGE



UNIVERSITY WAY NE  
A - View along University Way NE facing West



UNIVERSITY WAY NE  
B - View along University Way NE facing East

**SITE CONTEXT** STREETScape PHOTOMONTAGE



ACROSS ALLEY

ALLEY

C - View along Alley facing West



5247 SITE

ALLEY

D - View along Alley facing East

# SITE ANALYSIS

## TREES

- No significant trees have been identified within the boundaries of our site
- One street tree located in front of our site will be retained
- Surrounding landscape:
  - Street trees to the south of the site along University Way NE
  - Shiga's P-Patch Community Garden 1.5 blocks north of the site

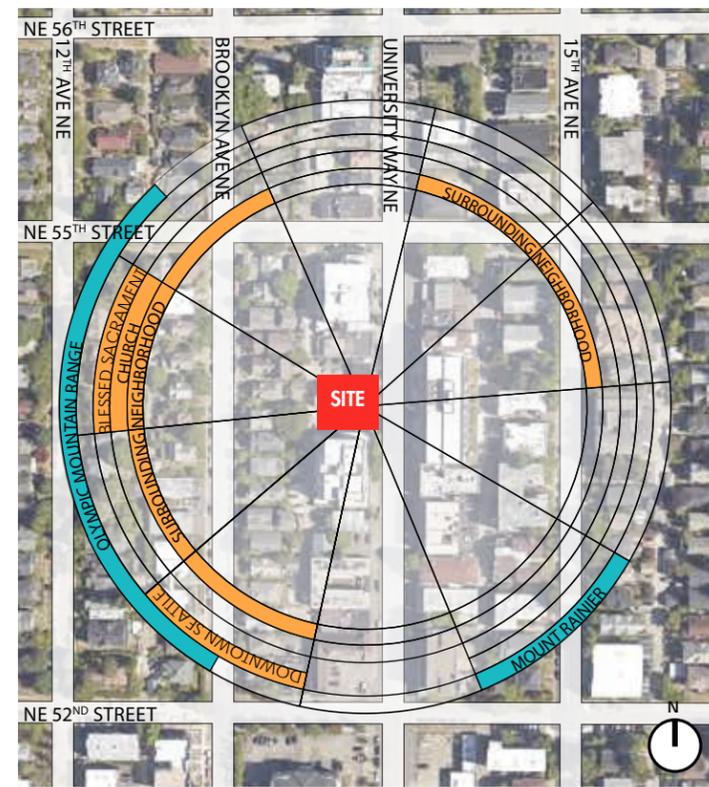


### TREES LEGEND

- Site
- Trees
- Park

## SIGNIFICANT VIEWS

- No immediate ground level views due to the heights of the surrounding buildings
- The upper floors and the building's rooftop will have views of the surrounding neighborhood, Downtown Seattle, the Olympic Mountains, Mt. Rainier, and of South Lake Union.



### VIEWS LEGEND

- Site
- Neighborhoods and Structures
- Natural Surroundings

## ACCESS OPPORTUNITIES + CONSTRAINTS

- University Way NE is a two way street that runs north to south
- There are 7 nearby bus stops serving 6 different bus routes, including three stops on University Way
- There is a designated bike lane in front of the site and multiple bike racks around on University Way, as well as a bike shop located on University Way
- Pedestrian access to the site occurs from University Way
- There is a future light rail station going in at Brooklyn Ave NE & NE 45th St as part of the Northgate light rail extension, expected to be completed by 2021.

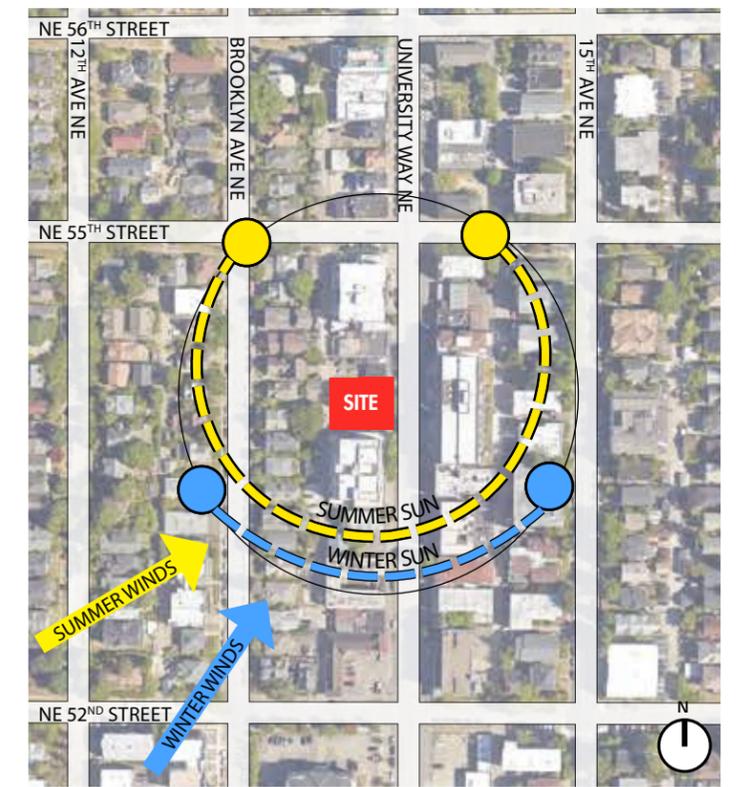


### ACCESS/CIRCULATION LEGEND

- Site
- ↔ Direction of Traffic
- Arterial Streets
- Designated Pedestrian Area
- ↔ Bike Routes
- ↔ Future Rail
- 🚌 Bus Stops
- 🚲 Bike Shop

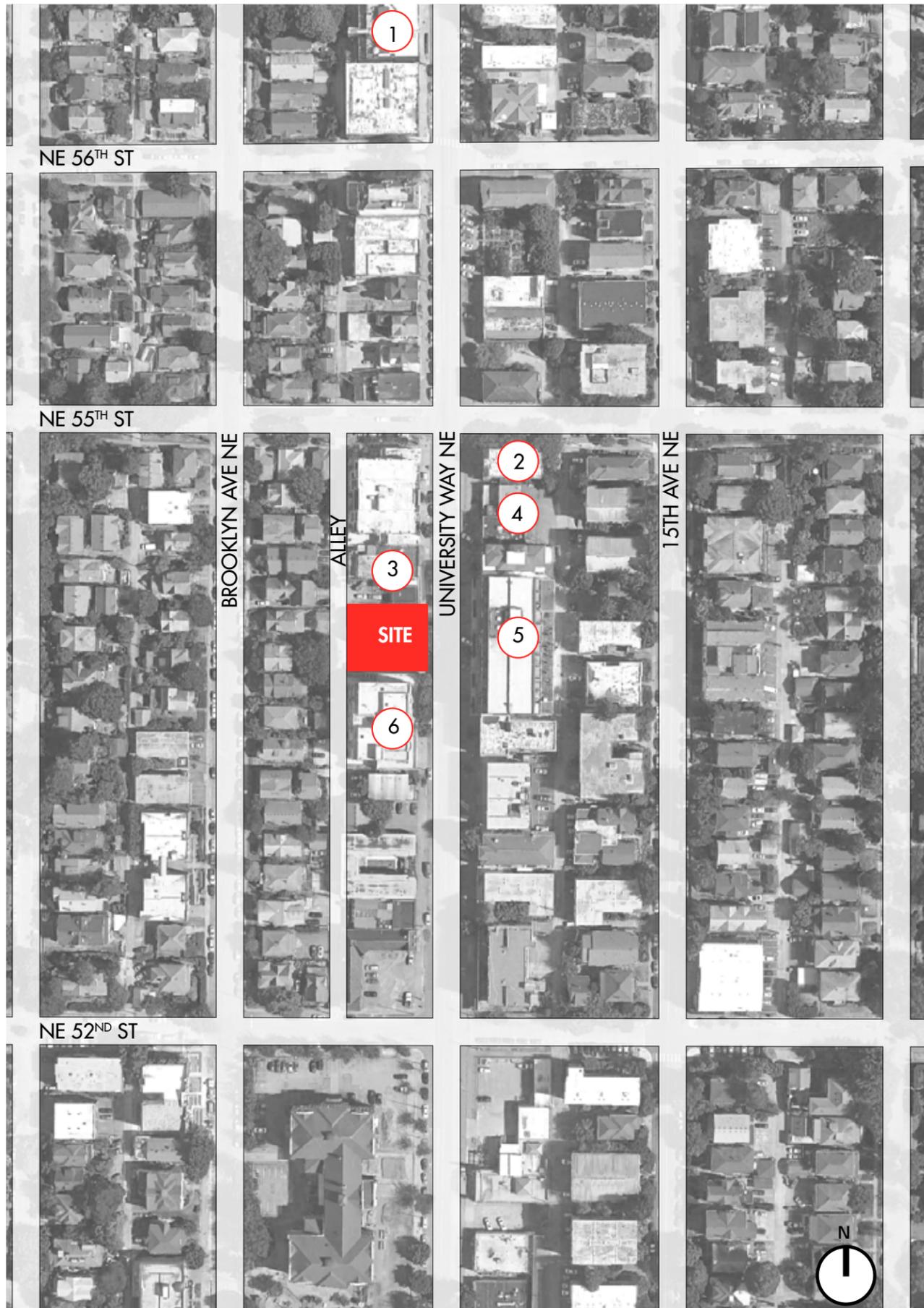
## SOLAR EXPOSURE + PREVAILING WINDS

- The site is enclosed by tall buildings to the south and east sides of the site.
- The site is bordered by a single story restaurant on the north
- Due to the surrounding buildings heights on the south side of the site, the proposed design will not receive much sun and wind exposure on the building's southern facade, except for at the upper levels.



### SOLAR/WINDS LEGEND

- Site
- Summer Sun and Winds
- Winter Sun and Winds



## SITE ANALYSIS SURROUNDING USES



**1- 5611 PARK MODERN**  
UNIVERSITY WAY NE | MIXED-USE

- Boutique condominium project in Northeast Seattle
- 12 condominiums with retail space on the ground floor
- Sleek modern design in the area that has a nice articulation of massing and exterior material selection.



**2- VEGAN HAVEN**  
5270 UNIVERSITY WAY NE | GROCERY STORE

- Vegan grocery at the corner of University and 55th
- Unique to the neighborhood, this grocery store sets a funky tone with its vibrant colors and handcrafted signage. We look to local, well-loved establishments like this for the feel and vibe of our retail spaces.



**3-WAYWARD VEGAN CAFE**  
5251 UNIVERSITY WAY NE | RESTAURANT

- Vegan restaurant located at our north property boundary
- Since Wayward Cafe and other establishments to our north are single-story retail establishments, we seek to align the massing of our retail level to this datum line, creating a continuous pedestrian street edge.



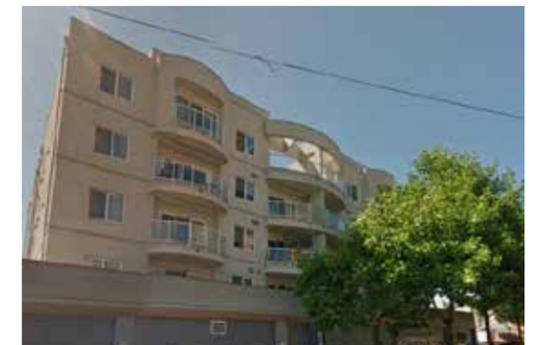
**4- 5260 UNIVERSITY APARTMENTS**  
5260 UNIVERSITY WAY NE | MIXED-USE

- 7-story apartment building across University Way NE
- Construction to begin Spring 2016
- This is a good example of a new building in the neighborhood with ground level retail and apartments above. This project will be a similar use.



**5- MURIELS LANDING APTS**  
5240 UNIVERSITY WAY NE | MIXED-USE

- 5 story apartment building directly across University Way NE from our site
- Similar scale and use to our project (ground floor retail with residential above)
- Directly across the street from our site, Muriels Landing is a newer apartment building in the area with retail below.



**6- 5237 UNIVERSITY APARTMENTS**  
5237 UNIVERSITY WAY NE | MIXED-USE

- 5 story apartment building at our south property boundary
- Similar scale and use to our project (ground floor retail with residential above)
- We looked to this building for inspiration on how to address the alley and zoning change to our west. This building steps back above the first floor along the alley, responding to the single-story garages across the alley and reduced massing.

# SITE ANALYSIS SURROUNDING MASSING



- Site █
- Multi-family Housing █
- Single Family Housing █
- Park / Green Coverage █
- Future Development █
- Other Uses █

# SITE ANALYSIS SITE SURVEY

## Topography

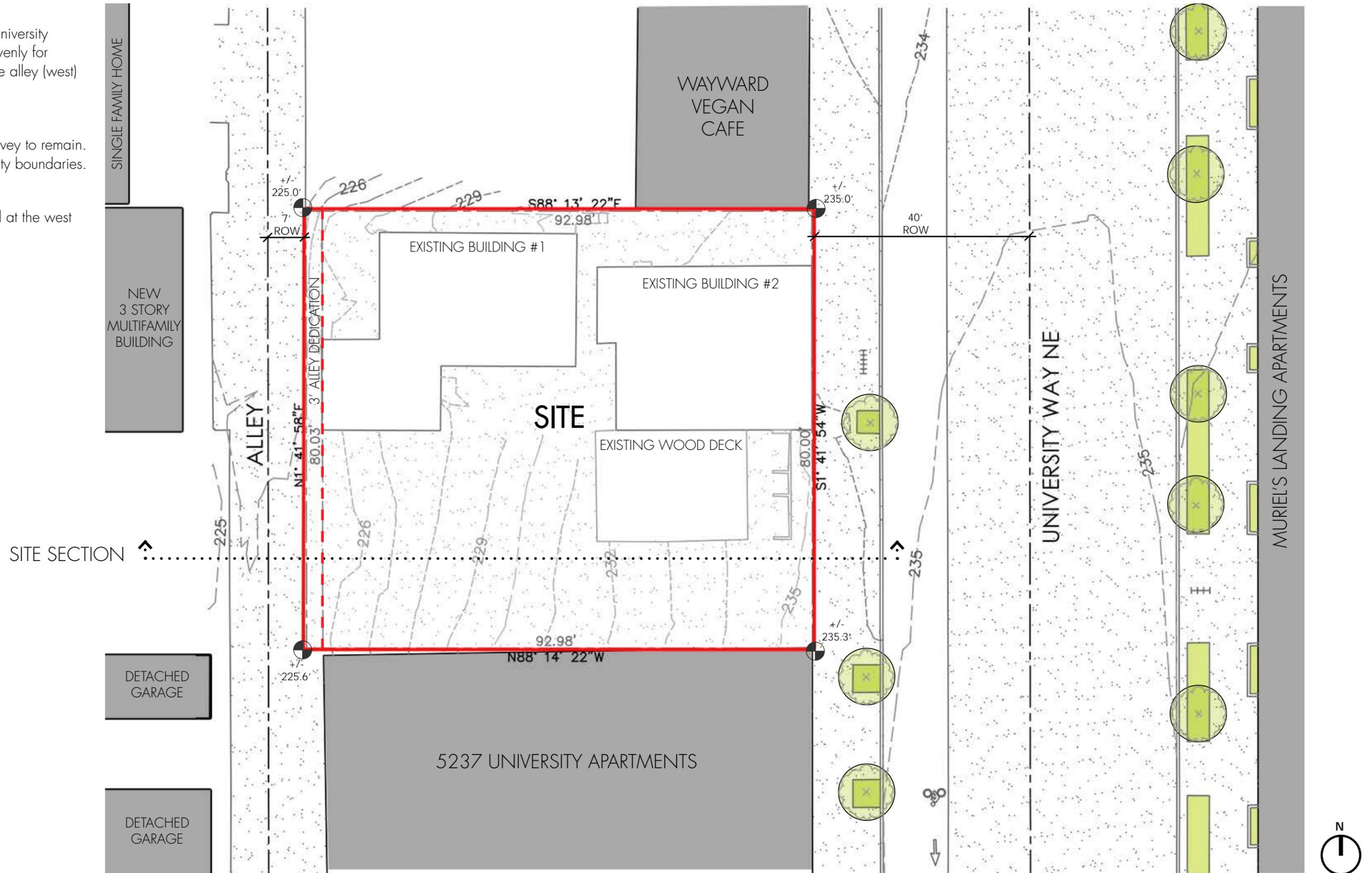
The site is fairly flat along University Way NE, gently sloping evenly for approximately 10 feet to the alley (west) edge of the site.

## Trees

All street trees shown on survey to remain. No trees exist within property boundaries.

## Dedications

3' alley dedication required at the west property line.

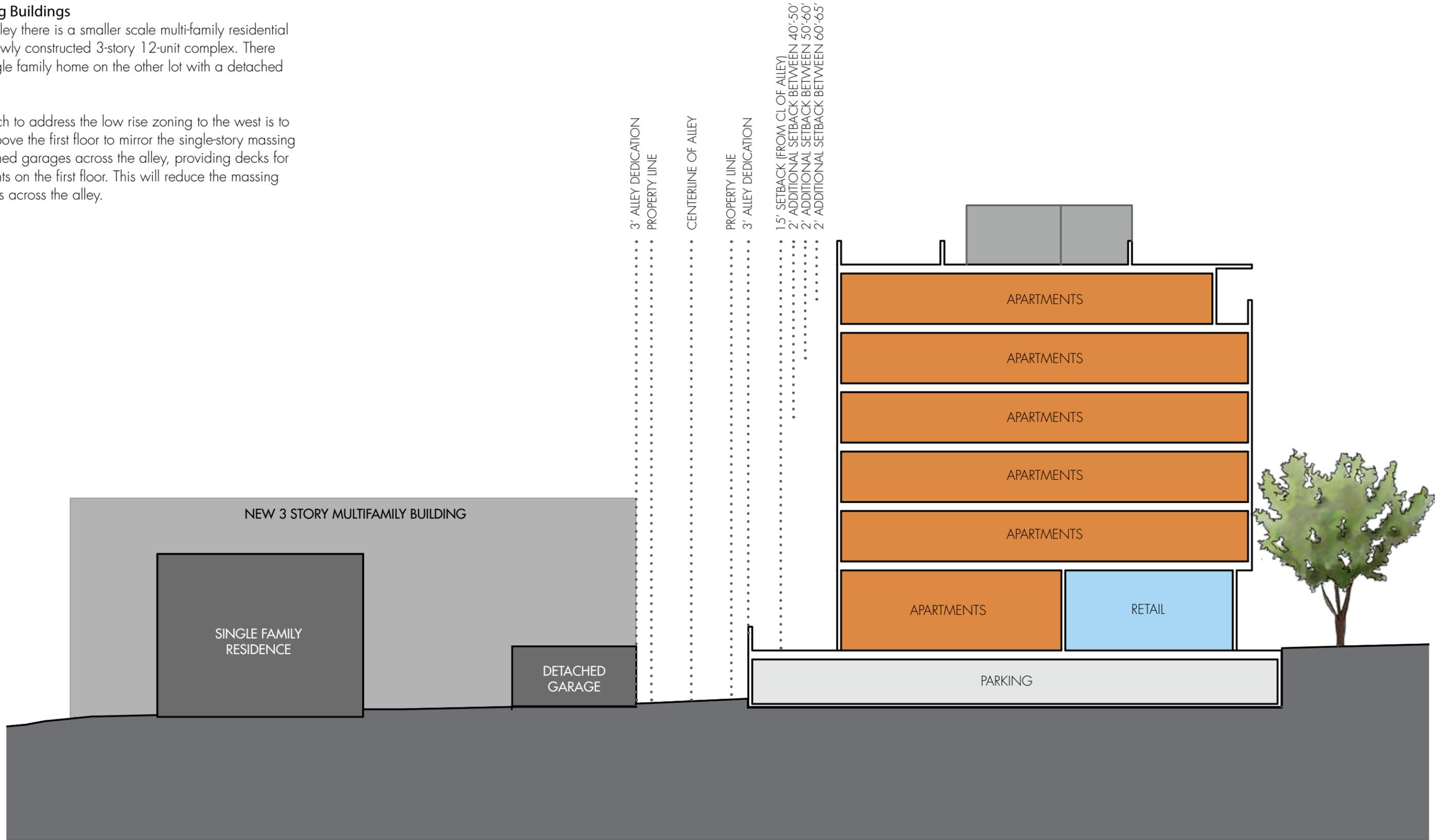


# SITE ANALYSIS SITE SECTION

## Surrounding Buildings

Across the alley there is a smaller scale multi-family residential project, a newly constructed 3-story 12-unit complex. There is also a single family home on the other lot with a detached garage.

Our approach to address the low rise zoning to the west is to step back above the first floor to mirror the single-story massing of the detached garages across the alley, providing decks for the apartments on the first floor. This will reduce the massing and shadows across the alley.



# DESIGN GUIDELINES



CS1.1 STREETSCAPE COMPATIBILITY

## CS1 NATURAL SYSTEMS & SITE FEATURES 1 STREETSCAPE COMPATIBILITY

### Response:

The primary mass of our building is pulled back from the street, creating a wider sidewalk/plaza and opportunity for café seating at the street level, and reducing perceived mass at the upper levels. The residential lobby sits close to the street edge and is clearly designated by a change in massing, making it easy for residents and their guests to locate the residential entry. Private decks on the 6th floor and a residential roof deck overlooking University Way NE creates a strong visual connection to the street and the neighborhood.

## CS1 NATURAL SYSTEMS & SITE FEATURES 2 LANDSCAPE DESIGN TO ADDRESS SPECIAL SITE CONDITIONS

### Response:

There are currently no trees located on our property. Street trees located on the sidewalk along University Way NE will be maintained. New street trees are proposed along the property edge to ensure cohesiveness with adjacent developments. Raised planting areas and planted pots at the building edge are proposed to soften the hard surfaces and engage pedestrians.

## CS2 URBAN PATTERN & FORM 1 RESPONDING TO SITE CHARACTERISTICS

### Response:

As our site is located in a mixed-use corridor, maintaining the strong retail street edge already present in the neighborhood is of utmost importance. The first floor of our building was designed with the human scale and pedestrian experience in mind. The building is pulled back at the street edge to provide wider sidewalks, awnings/overhangs, and planters/seating at the street edge to enhance the pedestrian experience and connection on our site.

## CS2 URBAN PATTERN & FORM 2 RESPECT FOR ADJACENT SITES

### Response:

Our site is located in a Neighborhood Commercial zone abutting a low rise zone on the west. In order to soften the zone transition across the alley, we have provided a roof deck above the parking level on the west side of our building, allowing the massing above to step back from the alley, and providing additional outdoor space and visual connections to the neighborhood for our residents. A new 3-story multifamily building has recently been built directly across the alley from our site. The single family homes across the alley face Brooklyn Ave NE and, for the most part, also take vehicular access to their garages from the alley. Providing vehicular and service access from the alley is in keeping with the convention already established on our block.

## CS2 URBAN PATTERN & FORM 3 CORNER LOTS

### Response:

Our site is located mid-block, and therefore not a corner lot.

## CS2 URBAN PATTERN & FORM 4 HEIGHT, BULK, & SCALE

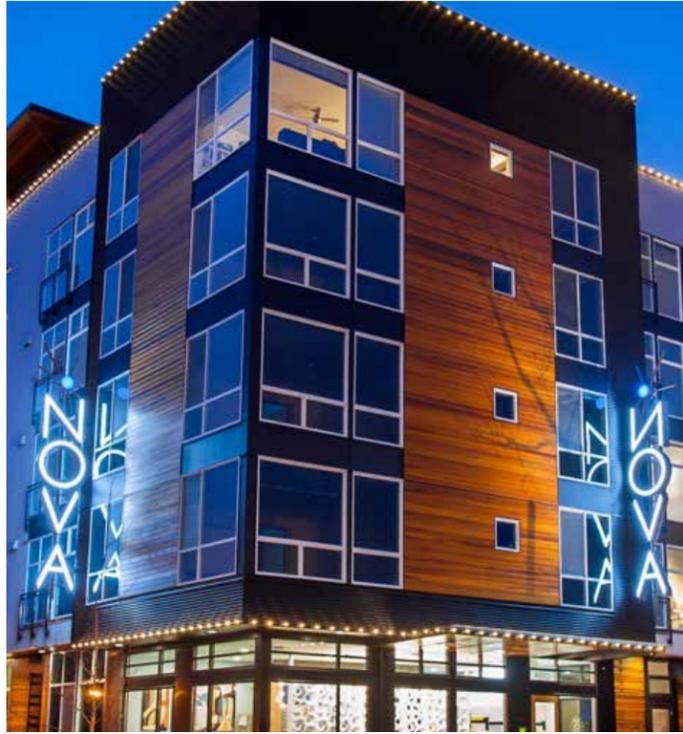
### Response:

Our proposed building seeks to address height, bulk, and scale along both University Way NE and the alley. Along our block, we are surrounded by other apartment buildings of similar scales (5-7 stories with retail space at street level). Along University Way NE, we have pulled back the primary mass of the building, allowing for a wider sidewalk and the opportunity for café seating at the street edge. This volume is recessed all the way up and then steps back further at the top floor, creating visual interest at the street edge. Along the alley, we have pulled back the mass of our building above the first floor, providing a community deck for residents. This shift in massing allows us to comply with setback requirements above 40' and greatly reduce perceived massing along the alley, at the low rise zone edge.



CS2.4 HEIGHT, BULK, & SCALE

# DESIGN GUIDELINES



CS3.1 ARCHITECTURAL ELEMENTS & MATERIALS

## CS3 ARCHITECTURAL CONTEXT & CHARACTER

### 1 ARCHITECTURAL ELEMENTS & MATERIALS

#### Response:

Our proposed building takes cues from neighboring similarly-scaled buildings on our block while defining its own architectural style and relationship to the street. The massing change at the first floor along the alley as well as providing a wider, occupiable sidewalk space at the street edge are in response to a strong street connection already established on our block. Making the residential entry clearly visible and articulated is a major design feature. Use of a simple and clean material palette with warm textural elements at the pedestrian level will allow the clarity of the architecture to speak for itself and fit well within the context of the neighborhood.

## PL3 STREET-LEVEL INTERACTION

### 1 ENTRANCES VISIBLE FROM THE STREET

#### Response:

Both the residential entry and the retail entry are located along University Way NE and are clearly defined at the street level. The retail storefront takes up the majority of the building's street edge and is defined by a widened sidewalk/plaza in front of it, creating more opportunity for pedestrian interaction. The retail façade will be completely transparent, thus blurring the lines between interior/exterior and creating a deeper perceived outdoor space. The residential entry is located closer to the street and defined by a change in massing. Entrances will be marked with signage, lighting, and canopies. Parking and service entries are located along the alley.



PL3.2 HUMAN ACTIVITY

## PL1 CONNECTIVITY

### 1 RESIDENTIAL OPEN SPACE

#### Response:

Our block is strongly defined by street-level retail spaces with apartments above. By pulling back the primary massing of our building at the street edge and creating a plaza in front of the retail space, we have provided a gathering/seating opportunity for retail customers and residents of our building alike. We are also providing a deck above the parking level along the alley as well as a roof deck overlooking University Way NE, creating more opportunities for landscaping and outdoor connections for residents of the building.

## PL3 STREET-LEVEL INTERACTION

### 2 HUMAN ACTIVITY

#### Response:

Pulling back the retail storefront at the sidewalk edge provides wider sidewalks, opportunities for landscaping, and the ability to have café seating along the street edge, creating activity along the street and opportunities for human interaction. This both reinforces and improves upon the already strong street connection maintained by the buildings along University Way NE. A completely transparent retail storefront provides even further visual connection to the activities within the space and on the street.

## PL2 WALKABILITY

### 1 PEDESTRIAN OPEN SPACES & ENTRANCES

#### Response:

The residential entry to our building is clearly articulated at the southeast corner of the site, and defined by a change in massing that continues to the top of the building. This makes wayfinding for both residents and visitors very easy, creates activity on the street, and allows for visual surveillance. While the entry is prominent, it has a small footprint and doesn't dominate the street frontage of the building, allowing the retail to dominate the streetfront and promote pedestrian interaction. Awnings and planter boxes will help define and articulate the residential entry.

## DC1 PROJECT USES & ACTIVITIES

### 1 PARKING & VEHICLE ACCESS

#### Response:

Due to the slope of the site, parking can occur under the first floor and continue underground minimizing the impact that parking has on pedestrian oriented places. The parking is accessed through the alley leaving the entire University Way NE facade to cater to the pedestrian.

# DESIGN GUIDELINES



DC2.4 ARCHITECTURAL ELEMENTS & MATERIALS

## DC1 PROJECT USES & ACTIVITIES 2 DESIGN OF PARKING LOTS NEAR SIDEWALKS

### Response:

Parking is located underground and accessed from the alley to minimize its effect on walkability. The entrance is located above ground on the alley side of the site, mimicking the parking access location of both neighboring commercial/mixed use buildings as well as single family homes to our west. The site slopes down allowing the building to have the parking below grade which maximizes our retail space and lobby areas.

## DC1 PROJECT USES & ACTIVITIES 3 VISUAL IMPACTS OF PARKING STRUCTURES

### Response:

As our parking is located below grade and accessed from the alley, visual impacts of our parking structure are minimal. Neighboring buildings on our side of the street as well as across the alley have parking access from the alley as well. By pulling back the mass of our building above the first floor and providing a roof deck, we are softening the impact of the parking and service entries along the alley and enhancing the alley streetscape.

## DC2 ARCHITECTURAL CONCEPT 4 ARCHITECTURAL ELEMENTS AND MATERIALS

### Response:

Our building clearly differentiates the residential lobby from the retail space with a change in massing that starts at street level and continues to the top of the building. This massing articulation breaks our façade up into one 50' section (retail) and one 20' section (residential), so that no module is greater than 50' wide. Both in response to the strong street edge along University Way and in reference to the low rise zone on our west property edge, we will be providing a entourage of elements to create a "fine-grained" character, such as awnings with wood soffits, planters and landscaping, and seating opportunities at the street edge.



DC3.1 PEDESTRIAN OPEN SPACES & ENTRANCES

## DC3 OPEN SPACE CONCEPT 1 PEDESTRIAN OPEN SPACES & ENTRANCES

### Response:

As it is an objective of the University community to provide more public outdoor spaces along major avenues, we have proposed to pull our building back at the retail edge to provide a wider sidewalk, opportunities for seating, and landscape elements.

## DC4 EXTERIOR ELEMENTS & FINISHES 1 EXTERIOR FINISH MATERIALS

### Response:

The proposed building materials for this project include brick, fiber cement panels, and metal panels.

## DC4 EXTERIOR ELEMENTS & FINISHES 2 EXTERIOR SIGNS

### Response:

Signage will be incorporated into both the apartment entrances and retail entrances for this project. Additional signage will be added to the building for the apartments.

## DESIGN PROPOSAL DESIGN CUES

As our site is located on University Way NE along a designated pedestrian street, our goal is to maintain the strong pedestrian culture that currently exists in the area. Our building will be one of the smaller apartment buildings in the area, so we are proposing to keep the massing and form simple and clearly articulated. The use of finer grain materials, unexpected pops of color, and pockets of landscaping at the street edge will enliven and strengthen the pedestrian connection on our site and along University Way NE. Providing transparency in the retail spaces at the first floor will provide eyes on the street and create activity both during the day and at nighttime. Our design intent of this development, inspired by the context of the site and future growth of the area, is:

- Urban living with an emphasis on pedestrian activity and safety
- Create a development coherent to the walkability of the U-District
- Strong street presence and transparency with emphasis on pedestrian interaction
- Tie into the context of University Way and the future growth of the area



SIMPLICITY IN FORM WITH CLEAR ARTICULATION



LANDSCAPING TO ENLIVEN STREET



POPS OF COLOR AND METAL



TRANSPARENCY AT STREET LEVEL ACTIVATES THE STREET



ROOF DECKS PROVIDE OUTDOOR LIVING SPACES



# DESIGN PROPOSAL MASSING CONCEPT 1

## CONCEPT 1

- Unit Count: 60 units + amenity space
- Parking: 18 stalls
- Retail Space: 1,560 SF

Concept 1 explores a simple three volume concept. One vertical volume designates the residential entry at the southeast corner and continues through the roof. The horizontal volume on floors 1-3 designates the street-level retail space, mimicking other smaller-scaled buildings in the area, and wrapping around to the alley side of the building. The third volume steps back from the lower volume to reduce perceived mass at the street edge. This scheme provides a community deck at the roof level and opportunities for smaller, private decks at the 4th floor where the massing steps back.

Concept 1 requires a departure from the 20% allowed residential use along University Way NE to be increased for the dimension of the residential tower to work well proportionally within the overall concept.

### PROS:

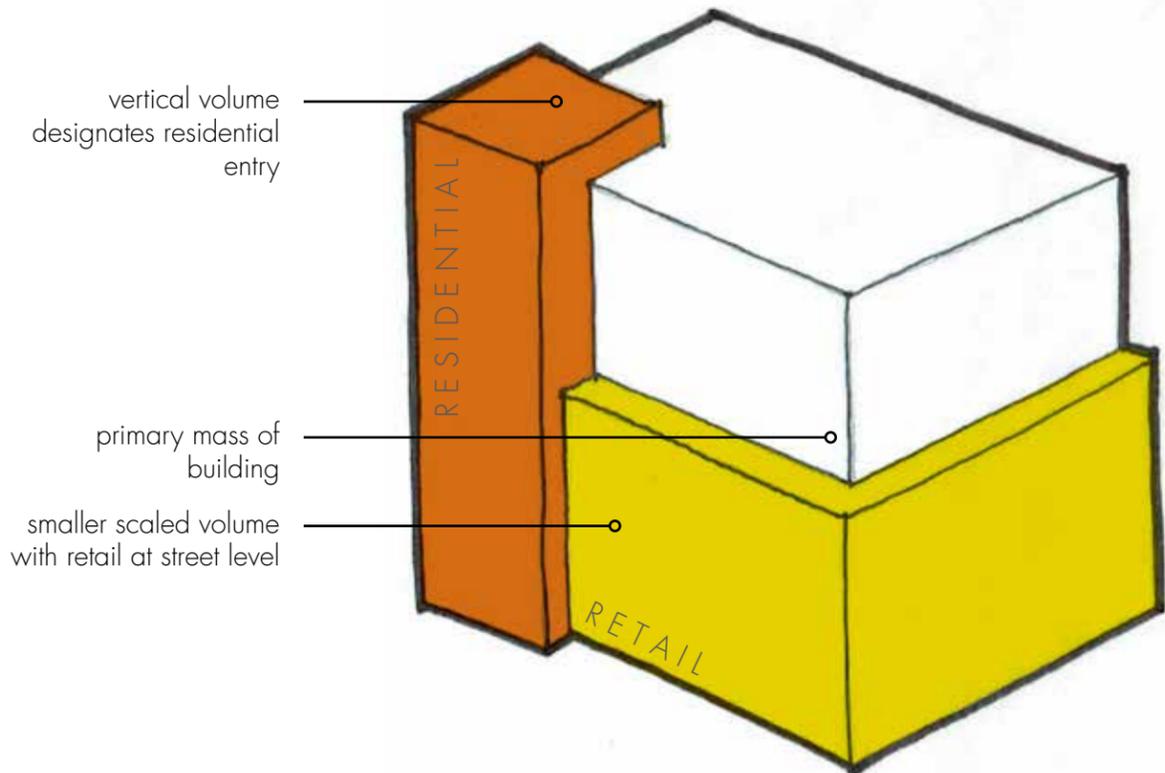
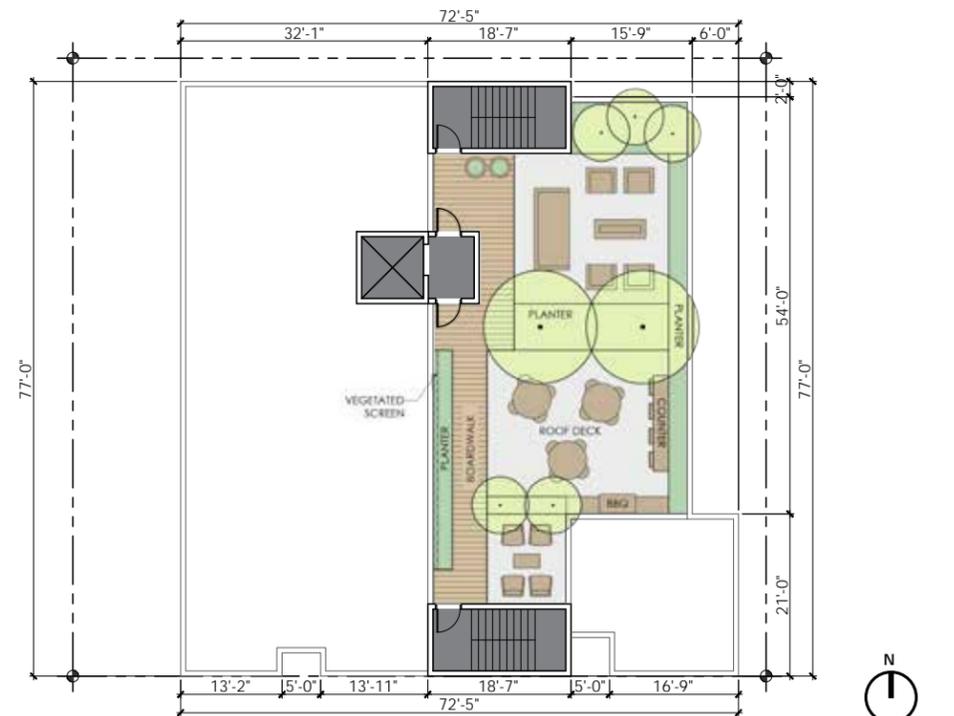
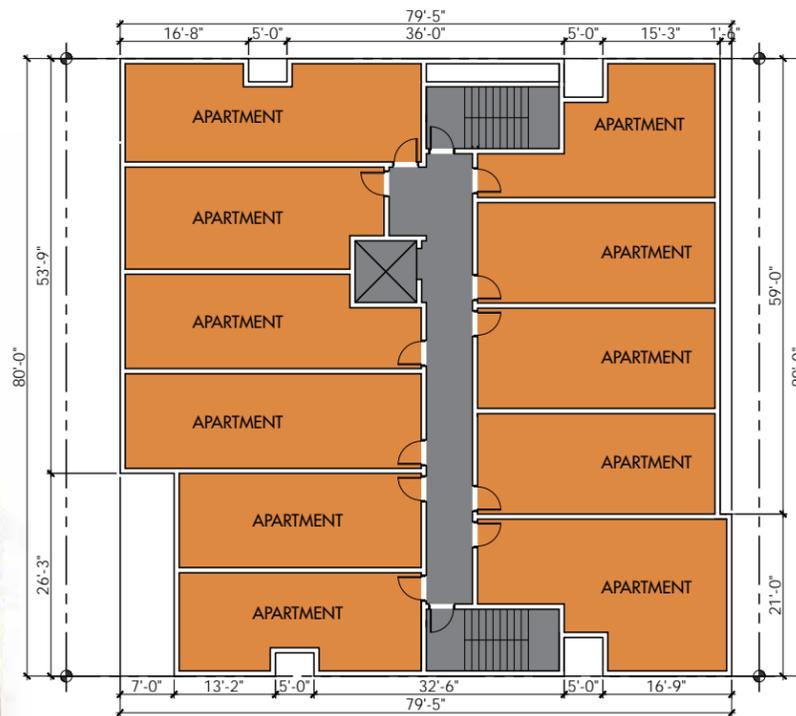
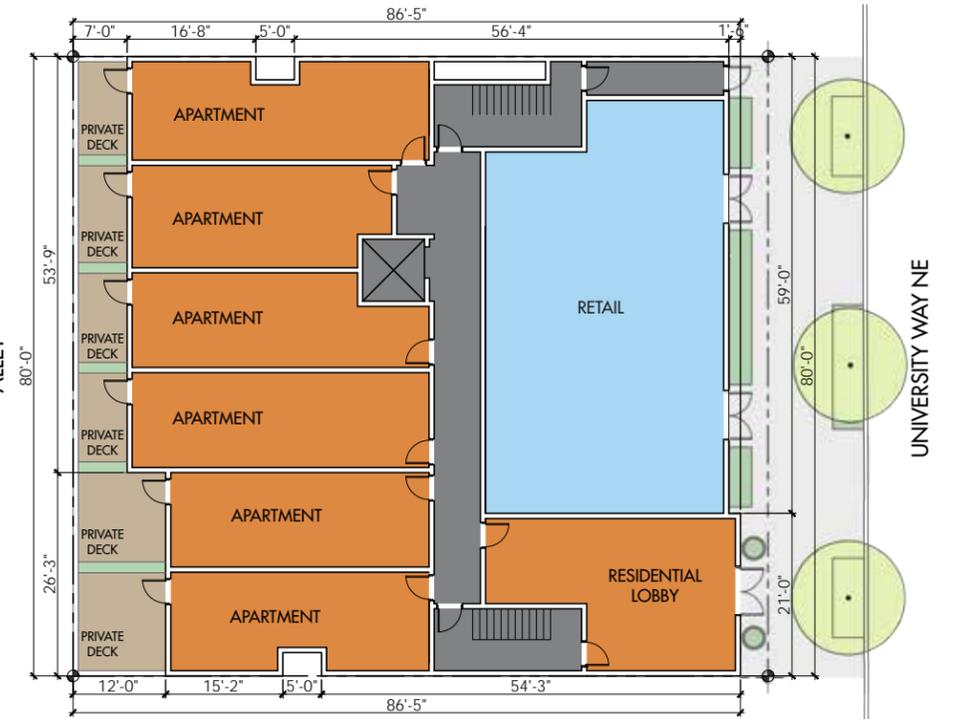
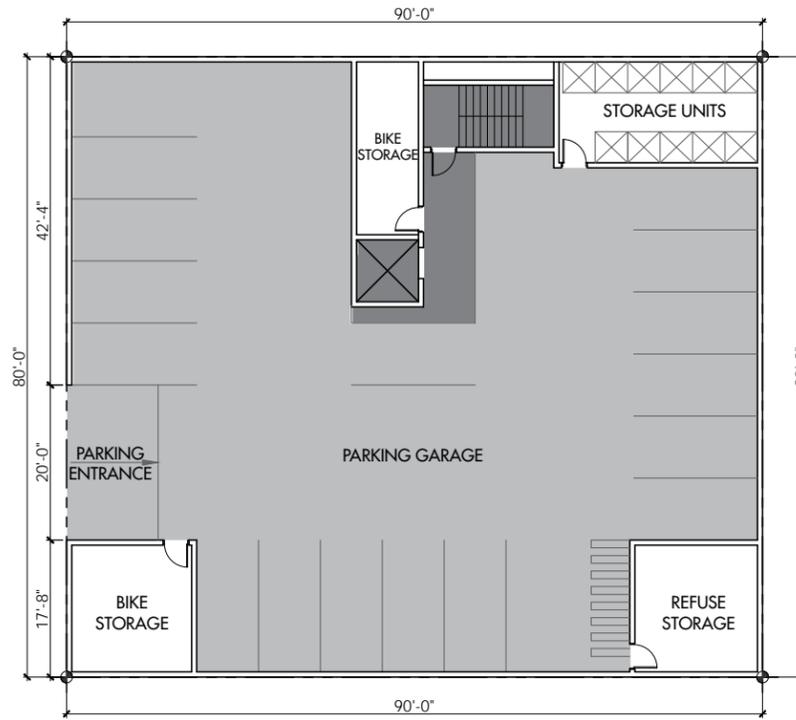
- Residential lobby clearly articulated at the southeast corner
- One large retail space is more flexible and can be rented to a higher volume tenant
- Simple massing provides clarity in design
- Steps back at upper levels and alley to reduce perceived mass

### CONS:

- Pushing building to designated setbacks and egress requirements at east and west property edge provides few opportunities for ground floor landscaping
- Limited glazing opportunities at north and south interior property lines

### DEPARTURES:

- SMC 23.47A.005: Residential uses shall not occupy more than 20% of street-level, street-facing facade along designated principal pedestrian streets. [80' x 20% = 16' allowed]



KEY

Apartments	Orange
Retail	Blue
Corridor	Grey
Green Space	Light Green
Parking	Dark Grey
Sidewalks	Light Grey

# DESIGN PROPOSAL MASSING CONCEPT 1



**VIEW 1** SOUTHEAST CORNER FROM UNIVERSITY WAY



**VIEW 3** AERIAL VIEW FROM UNIVERSITY WAY



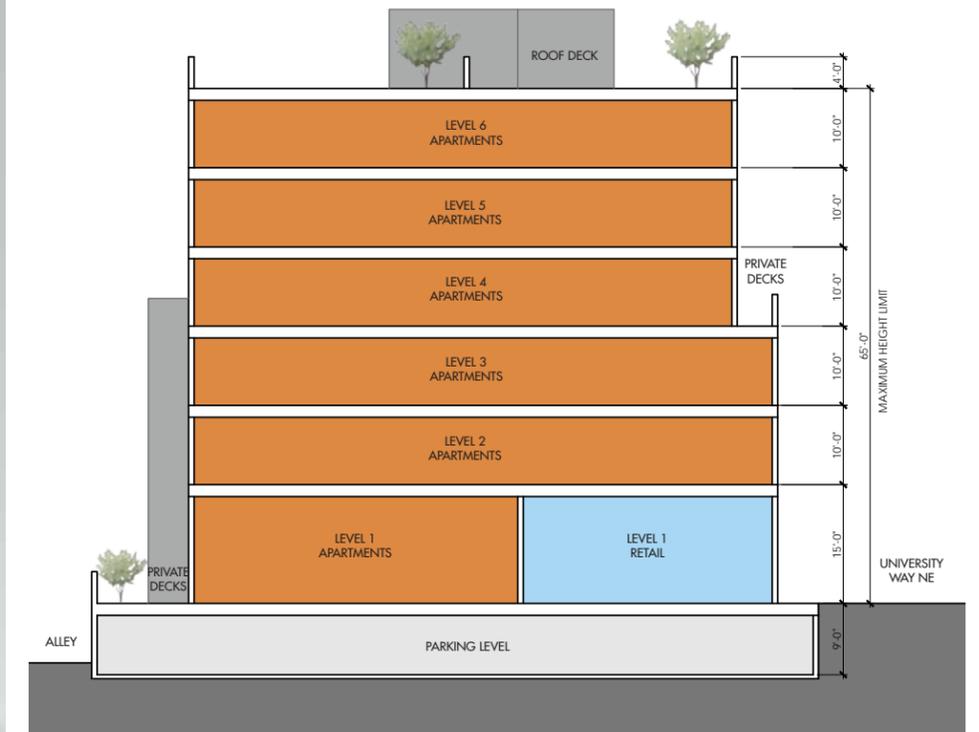
**VIEW 4** AERIAL VIEW FROM ALLEY



**VIEW 2** NORTHEAST CORNER FROM UNIVERSITY WAY



**VIEW 5** STREET VIEW



**BUILDING SECTION**

# DESIGN PROPOSAL MASSING CONCEPT 2

## CONCEPT 2

- Unit Count: 58 units + amenity space
- Parking: 18 stalls
- Retail Space: 1,740 SF

Concept 2 locates the residential entry in the center of the ground floor. The entry is recessed from the street edge, and the carved out volume wraps up and over to create a strong 2-story volume on the northeast corner of the site, containing retail below and amenity space above. This corner volume addresses the smaller height and scale of the retail buildings to our north. Additionally, We have pulled the massing along the alley side back to provide a community deck above the parking garage. This move takes cues from our neighbor to the south and provides a great opportunity for landscaping at the lower levels.

### PROS:

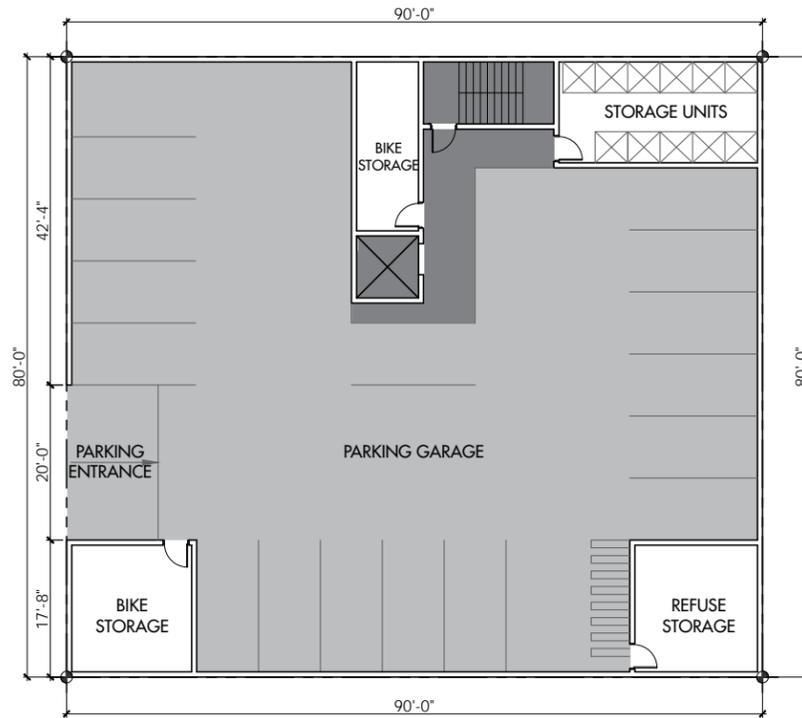
- Massing creates strong character and identity
- Largest total retail square footage
- Retail entry in the center allows both site corners to have a strong retail edge, with glazing opportunities on two sides of each retail space
- Pushing the massing closer to the east property line at upper levels allows for larger units

### CONS:

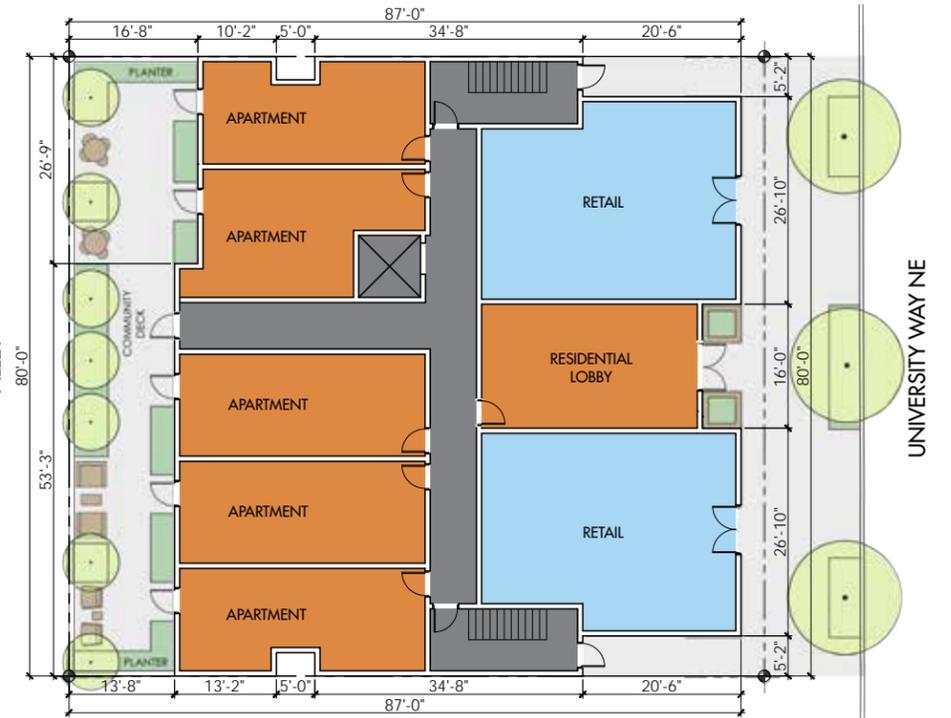
- Massing is larger at upper levels
- Divided retail spaces

### DEPARTURES:

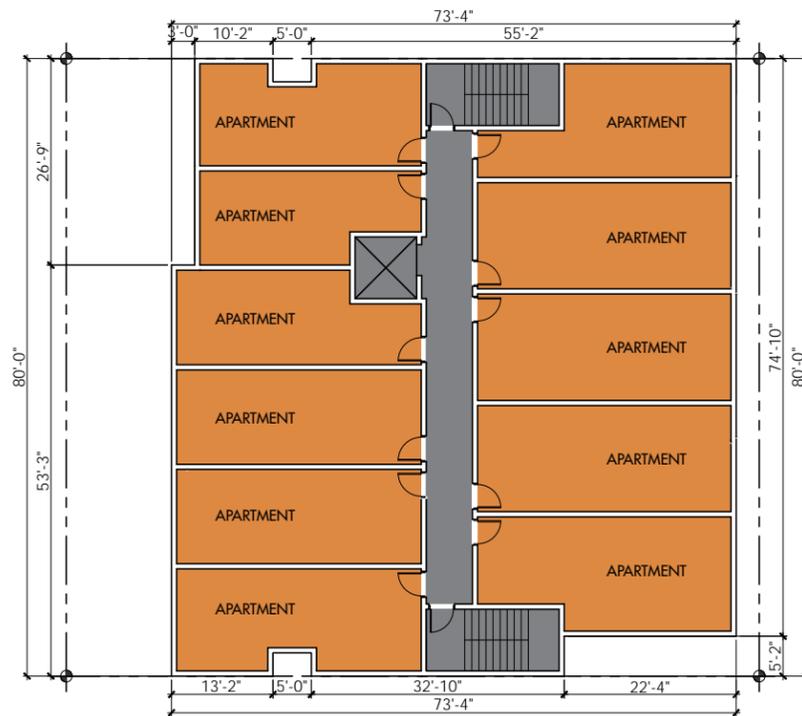
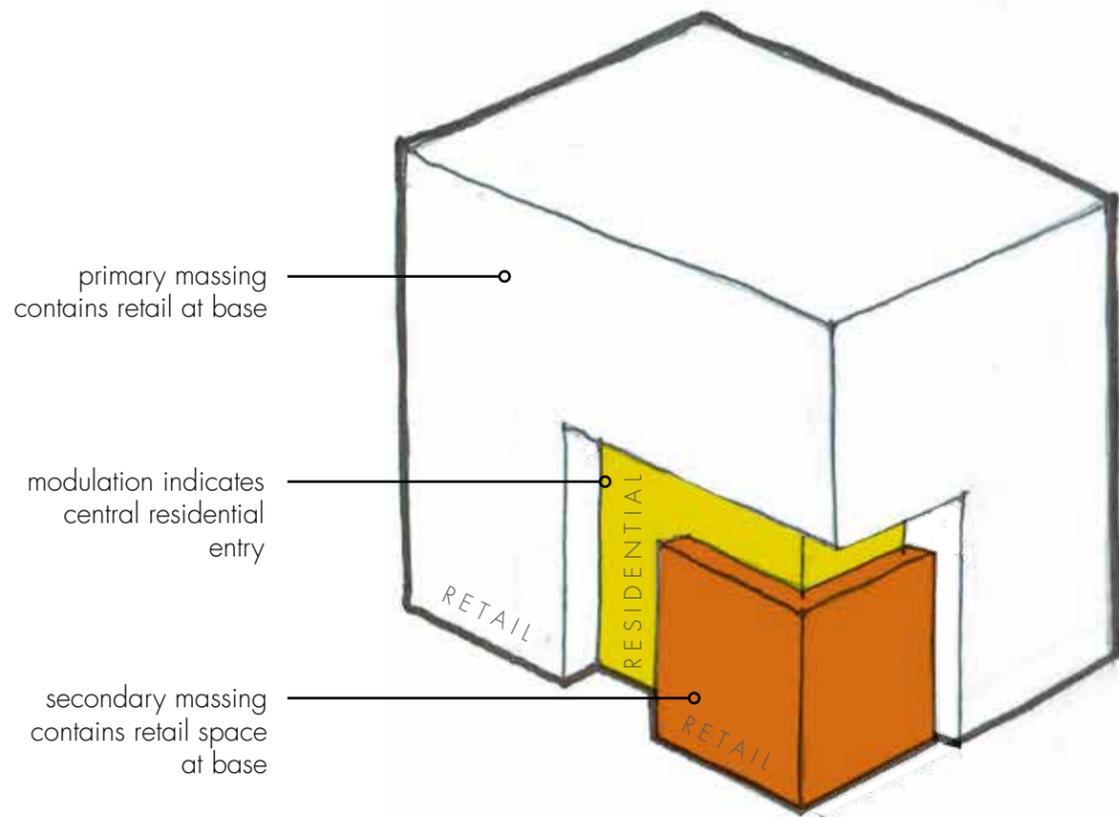
- None requested



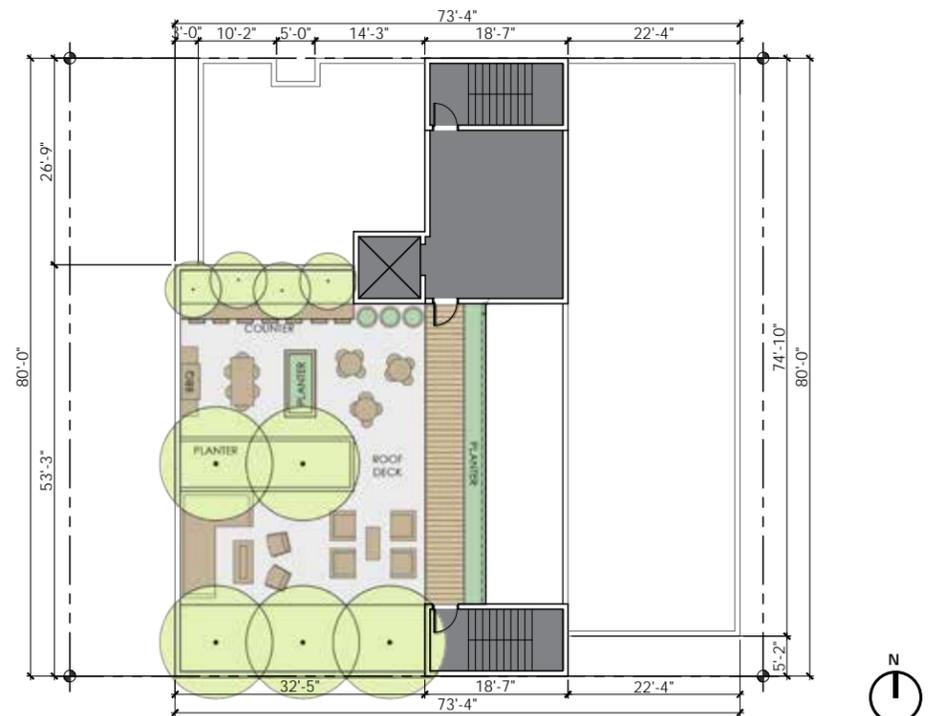
PARKING FLOOR PLAN



GROUND FLOOR PLAN



TYPICAL FLOOR PLAN



ROOF PLAN

**KEY**

Apartments	Orange
Retail	Blue
Corridor	Grey
Green Space	Light Green
Parking	Dark Grey
Sidewalks	Light Grey

# DESIGN PROPOSAL MASSING CONCEPT 2



**VIEW 1** SOUTHEAST CORNER FROM UNIVERSITY WAY



**VIEW 3** AERIAL VIEW FROM UNIVERSITY WAY



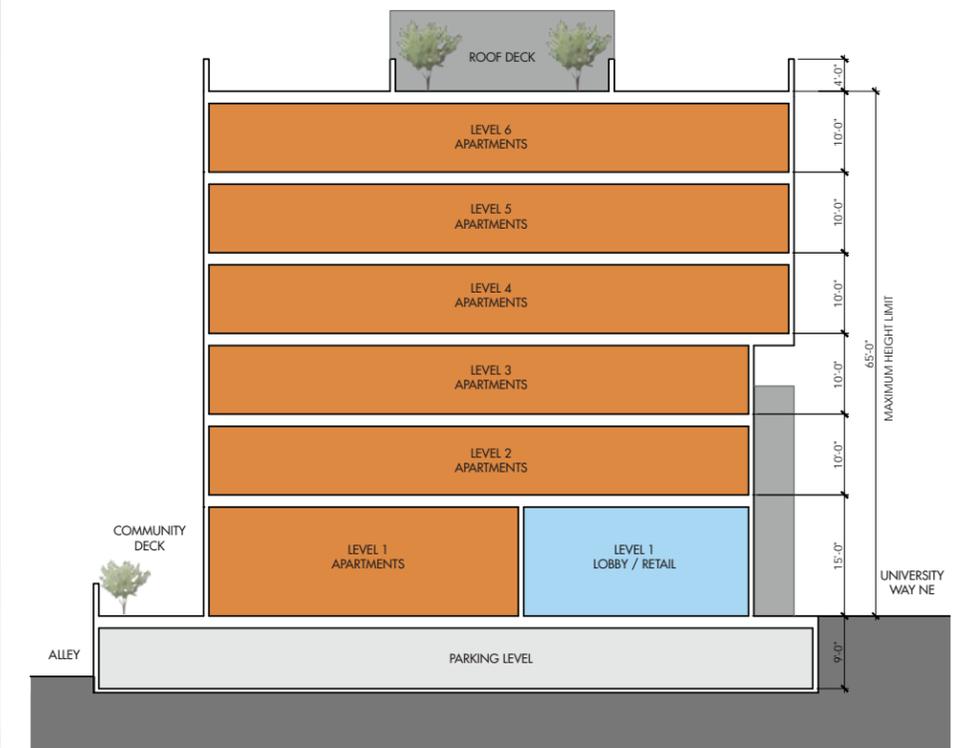
**VIEW 4** AERIAL VIEW FROM ALLEY



**VIEW 2** NORTHEAST CORNER FROM UNIVERSITY WAY



**VIEW 5** STREET VIEW



**BUILDING SECTION**

# DESIGN PROPOSAL MASSING CONCEPT 3 (PREFERRED)

## CONCEPT 3

- Unit Count: 60 units + amenity space
- Parking: 18 stalls
- Retail Space: 1,460 SF

Concept 3 locates the residential entry in the southeast corner of the site, highlighted by a vertical volume that wraps around the secondary volume. The secondary volume sits within the vertical volume and is capped with private deck space, amenity space, and a roof form at the 6th floor. This scheme provides one large retail space that is stepped back from the property line by 7'-6" in order to allow cafe seating and provide opportunities for ground-level landscaping. The building also steps back from the alley side to provide a deck at the first floor, which, in this case, is small private spaces for the units facing the alley. Concept 3 requires a departure from the 20% allowed residential use along University Way NE to be increased for the dimension of the residential tower to work well proportionally within the overall concept. This concept provides the most clarity in form, most opportunities for both public and private outdoor space, and a stronger street-level connection by opening up the sidewalk to seating and landscaping.

### PROS:

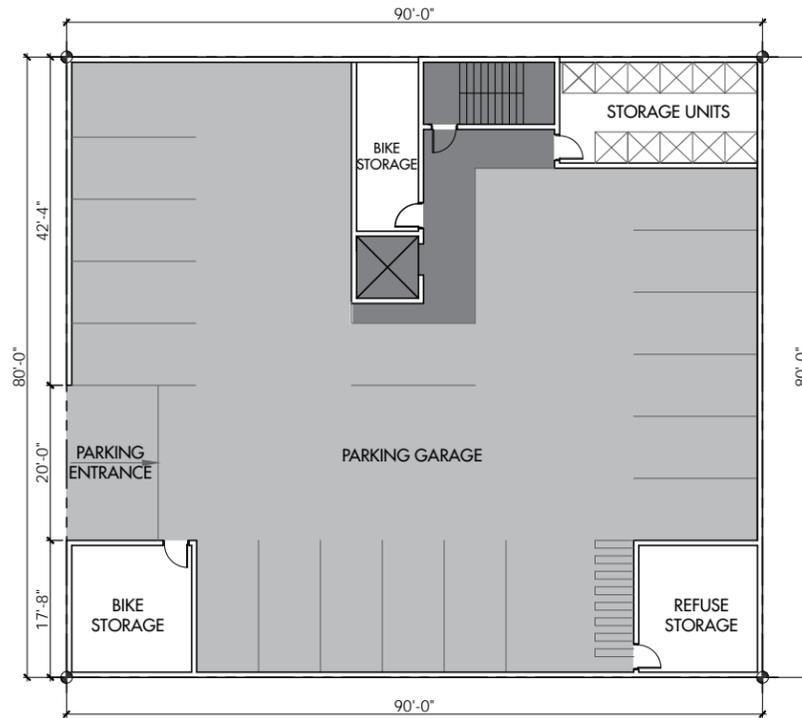
- Strong street-level connection for the retail spaces
- Dedicated private outdoor space for individual units and community outdoor space for all units
- Residential lobby clearly articulated at the southeast corner
- Simple massing provides clarity in design
- Amenity space provided on 6th floor
- Additional glazing opportunities at North property line

### CONS:

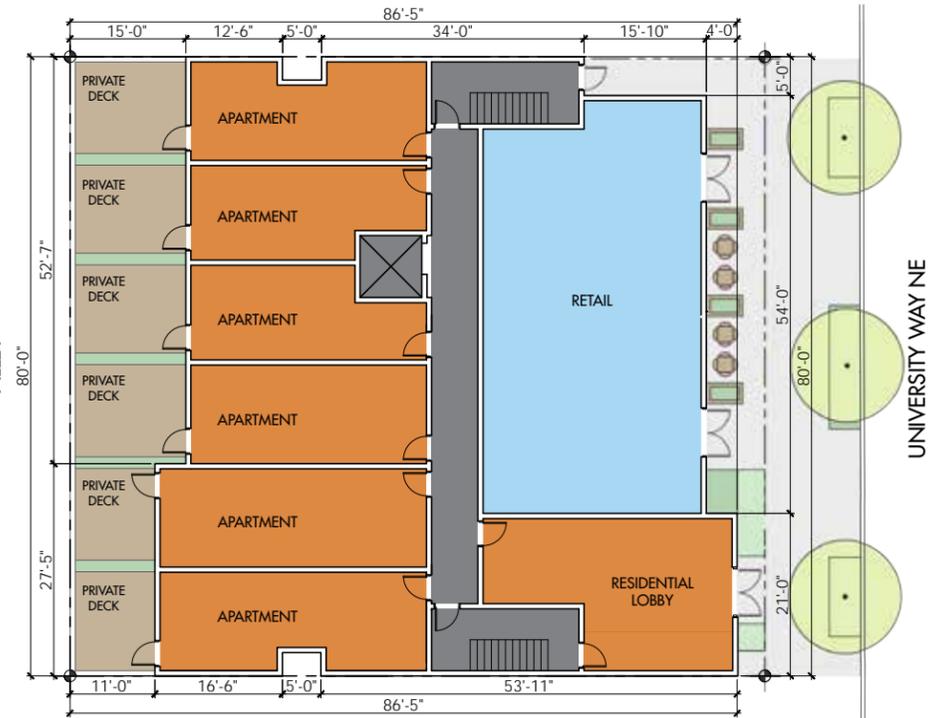
- Smallest retail square footage of all 3 concepts

### DEPARTURES:

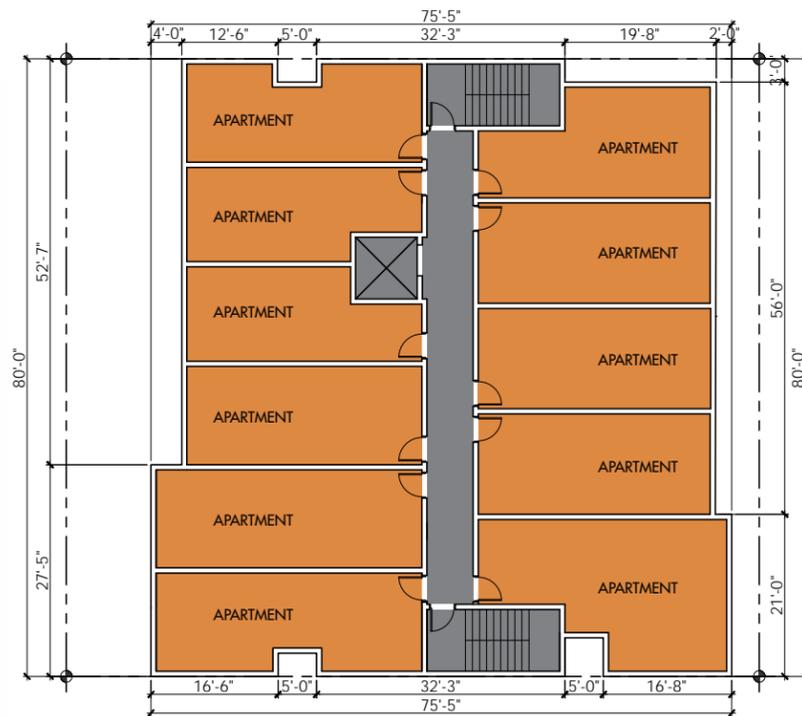
- SMC 23.47A.005: Residential uses shall not occupy more than 20% of street-level, street-facing facade along designated principal pedestrian streets.  
[80' x 20% = 16' allowed]



PARKING FLOOR PLAN



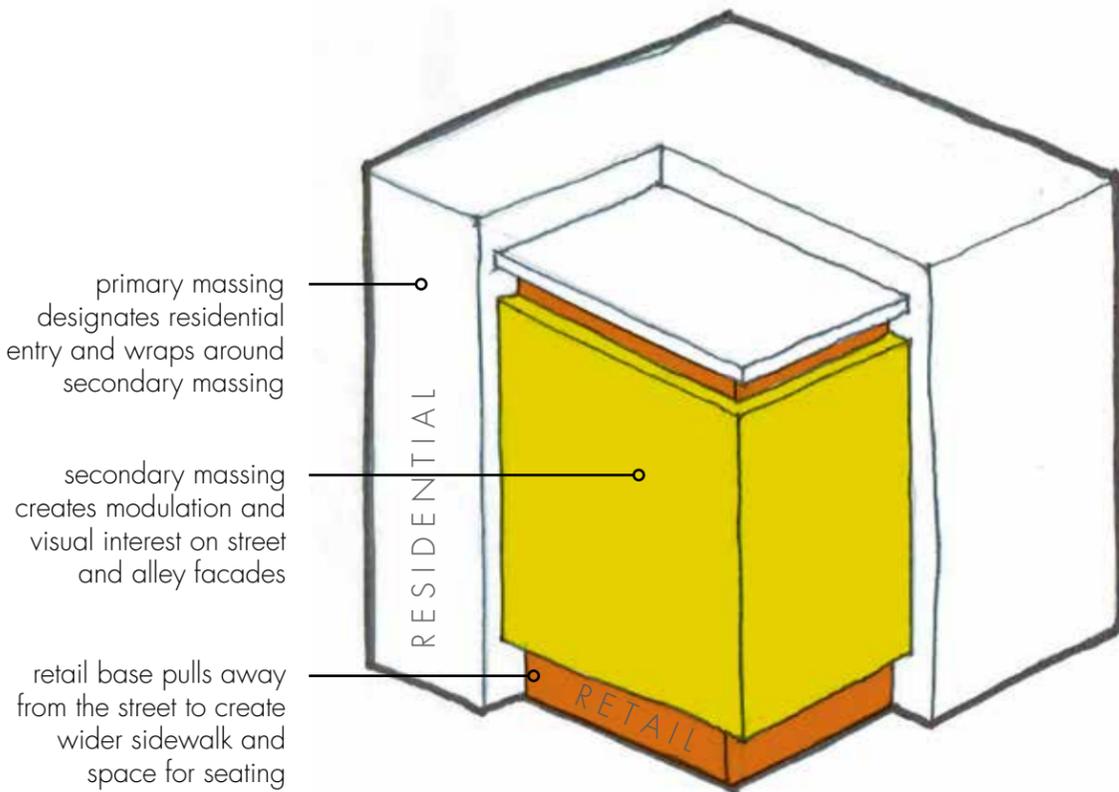
GROUND FLOOR PLAN



TYPICAL FLOOR PLAN



ROOF PLAN



primary massing designates residential entry and wraps around secondary massing

secondary massing creates modulation and visual interest on street and alley facades

retail base pulls away from the street to create wider sidewalk and space for seating

- KEY**
- Apartments
  - Retail
  - Corridor
  - Green Space
  - Parking
  - Sidewalks

# DESIGN PROPOSAL MASSING CONCEPT 3 (PREFERRED)



**VIEW 1** SOUTHEAST CORNER FROM UNIVERSITY WAY



**VIEW 3** AERIAL VIEW FROM UNIVERSITY WAY



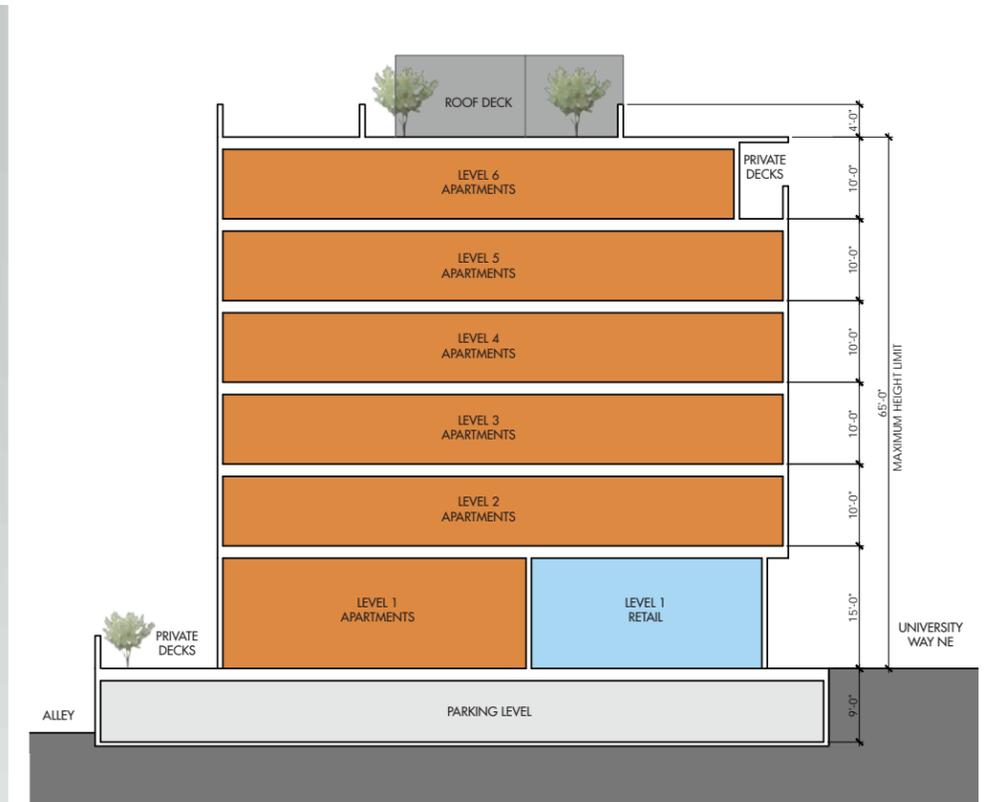
**VIEW 4** AERIAL VIEW FROM ALLEY



**VIEW 2** NORTHEAST CORNER FROM UNIVERSITY WAY



**VIEW 5** STREET VIEW



**BUILDING SECTION**

# DESIGN PROPOSAL MASSING OPTIONS



OPTION 1

**PROS:**

- Residential lobby clearly articulated at the southeast corner
- One large retail space is more flexible and can be rented to a higher volume tenant
- Simple massing provides clarity in design
- Steps back at upper levels and alley to reduce perceived mass

**CONS:**

- Pushing building to designated setbacks and egress requirements at east and west property edge provides few opportunities for ground floor landscaping
- Limited glazing opportunities at north and south interior property lines

**DEPARTURES:**

- SMC 23.47A.005: Residential uses shall not occupy more than 20% of street-level, street-facing facade along designated principal pedestrian streets. [80' x 20% = 16' allowed]



OPTION 2

**PROS:**

- Massing creates strong character and identity
- Largest total retail square footage
- Retail entry in the center allows both site corners to have a strong retail edge, with glazing opportunities on two sides of each retail space
- Pushing the massing closer to the east property line at upper levels allows for larger units

**CONS:**

- Massing is larger at upper levels
- Divided retail spaces

**DEPARTURES:**

- None requested



OPTION 3

**PROS:**

- Strong street-level connection for the retail spaces
- Dedicated private outdoor space for individual units and community outdoor space for all units
- Residential lobby clearly articulated at the southeast corner
- Simple massing provides clarity in design
- Amenity space provided on 6th floor
- Additional glazing opportunities at North property line

**CONS:**

- Smallest retail square footage of all 3 concepts

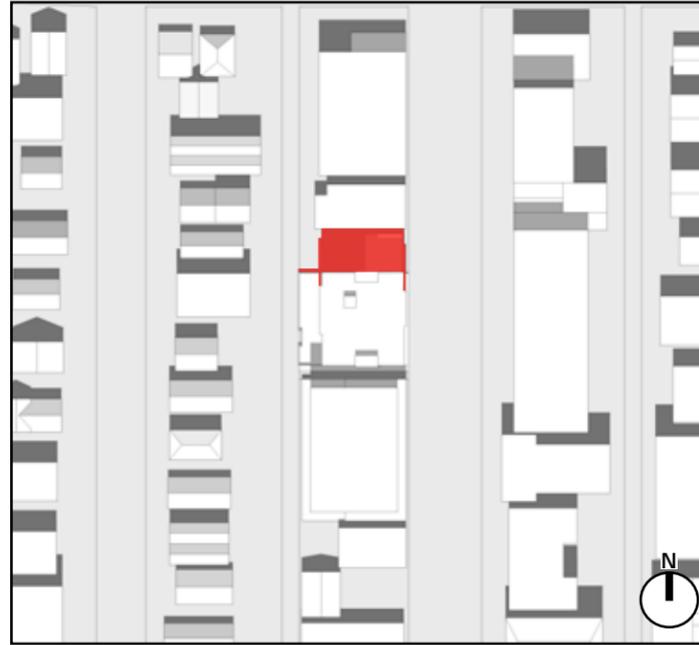
**DEPARTURES:**

- SMC 23.47A.005: Residential uses shall not occupy more than 20% of street-level, street-facing facade along designated principal pedestrian streets. [80' x 20% = 16' allowed]

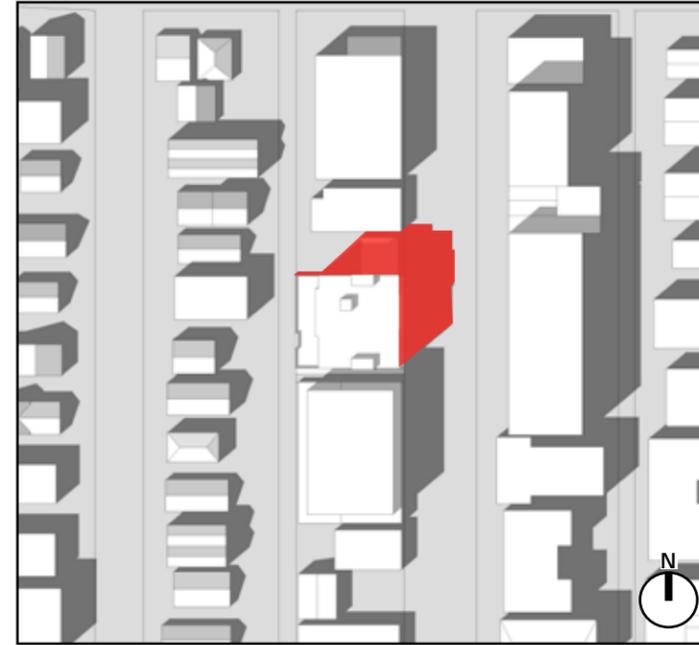
# DESIGN PROPOSAL SEASONAL SHADOW ANALYSIS



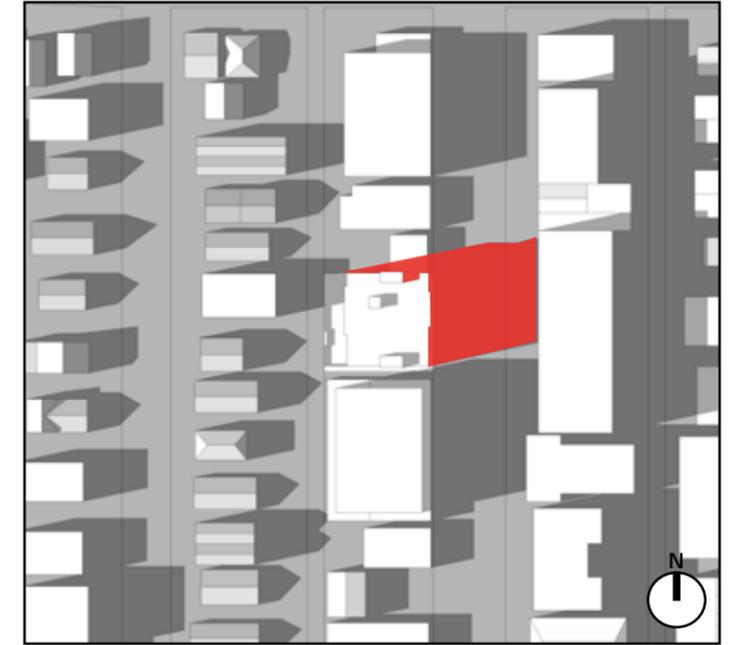
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March 20, 2015



12 PM - SPRING EQUINOX  
March 20, 2015



2 PM - SPRING EQUINOX  
March 20, 2015



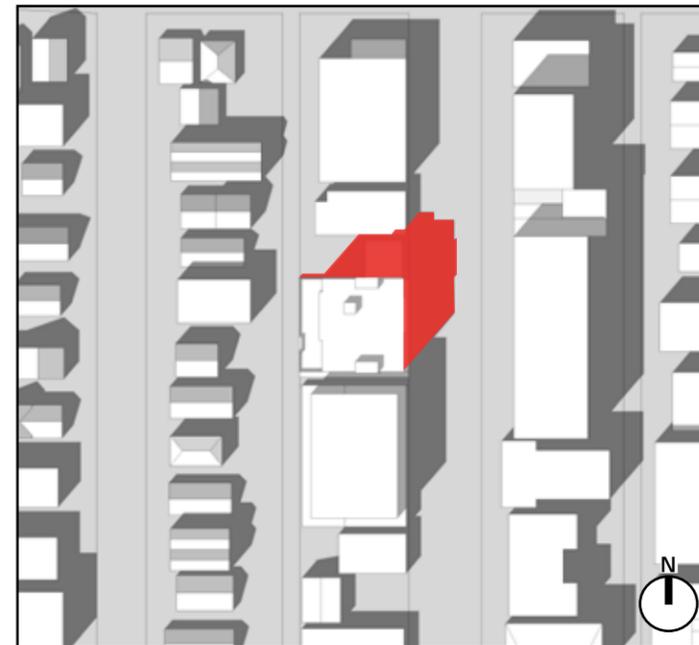
4 PM - SPRING EQUINOX  
March 20, 2015



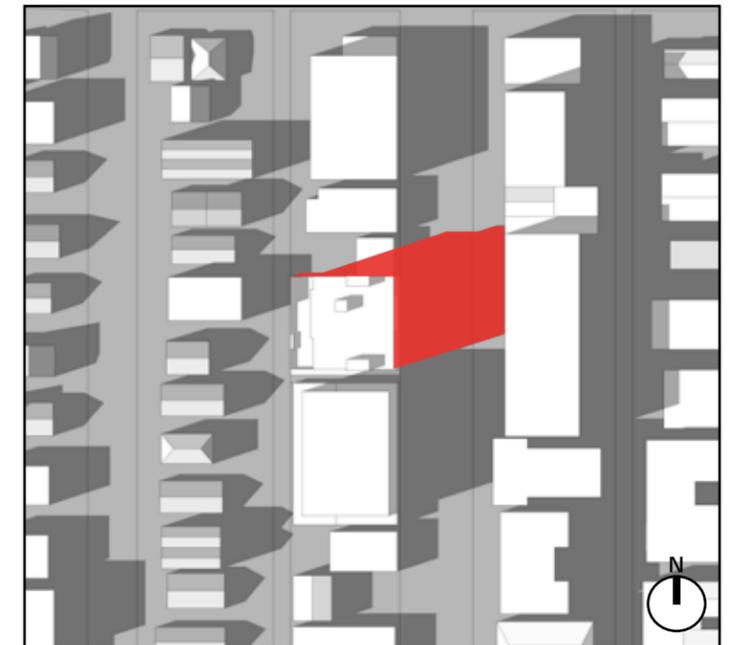
10 AM - SUMMER SOLSTICE  
June 21st, 2015



12 PM - SUMMER SOLSTICE  
June 21st, 2015

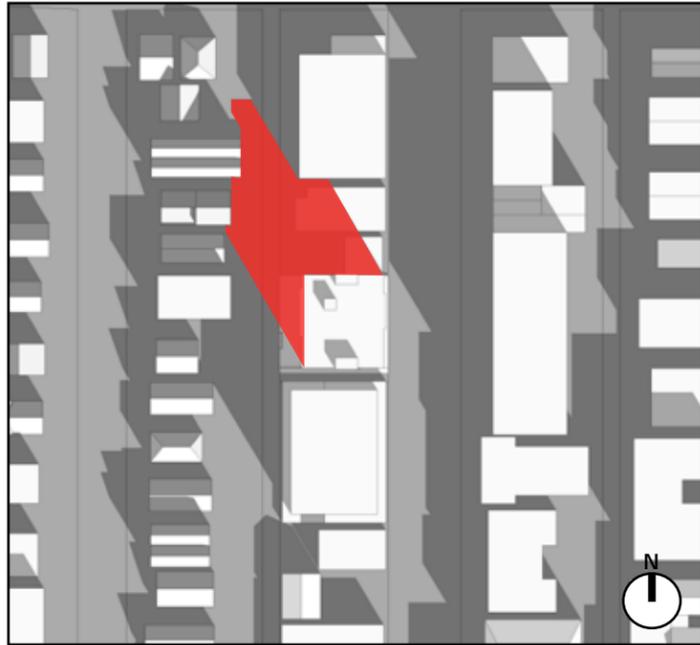


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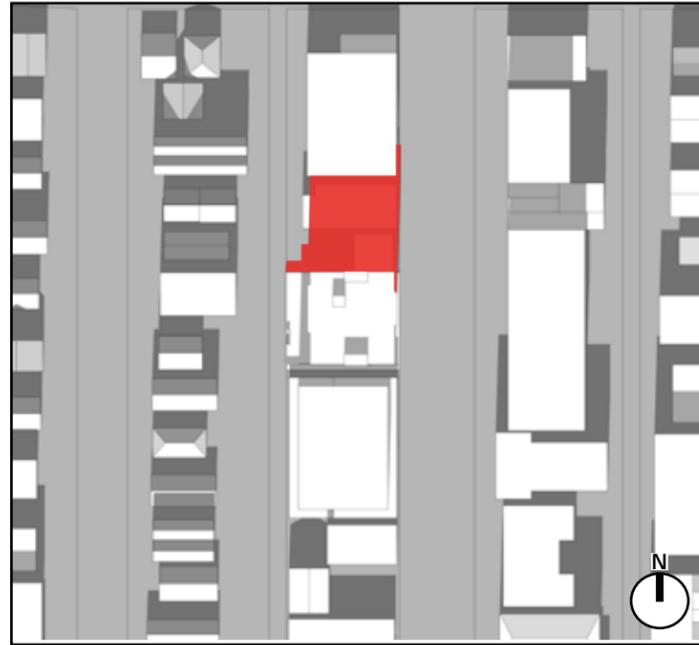


4 PM - SUMMER SOLSTICE  
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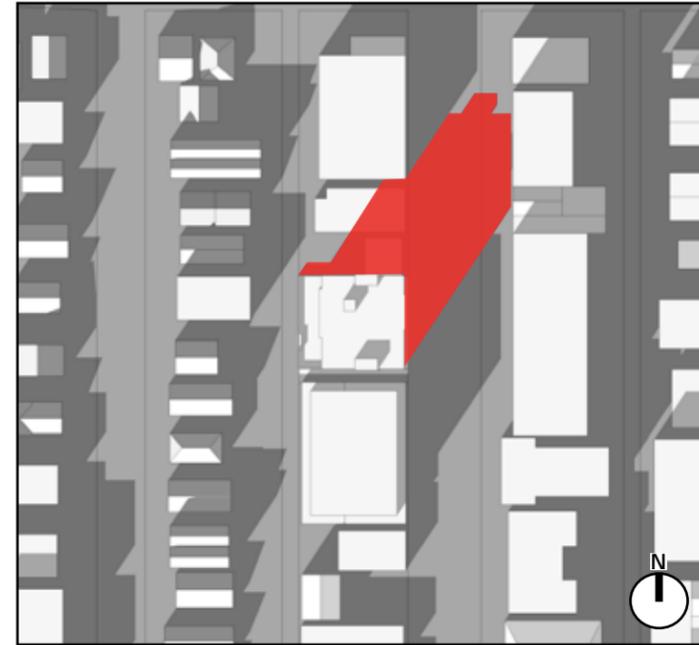
# DESIGN PROPOSAL SEASONAL SHADOW ANALYSIS



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September 23, 2015



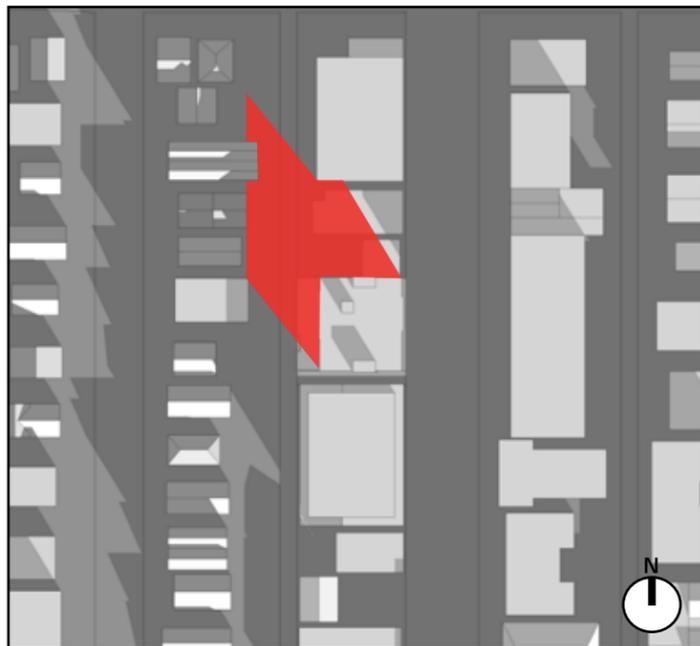
12 PM | AUTUMN EQUINOX  
September 23, 2015



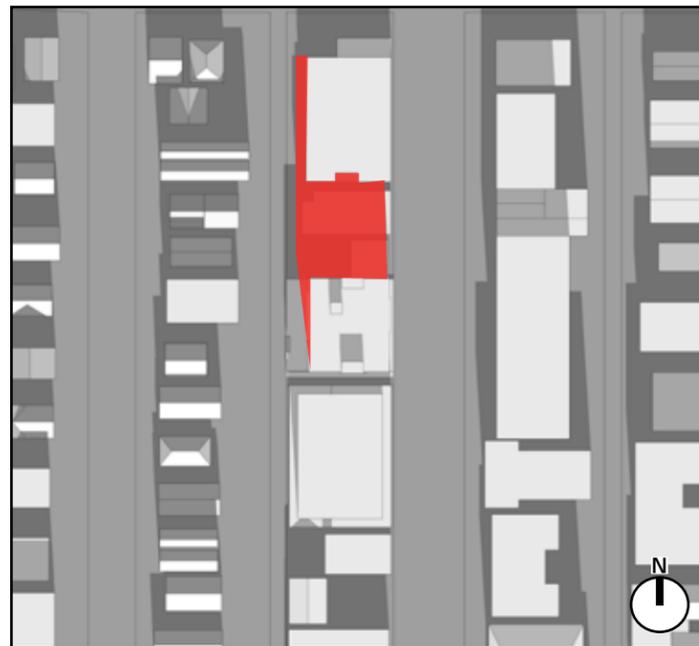
2 PM | AUTUMN EQUINOX  
September 23, 2015



4 PM | AUTUMN EQUINOX  
September 23, 2015



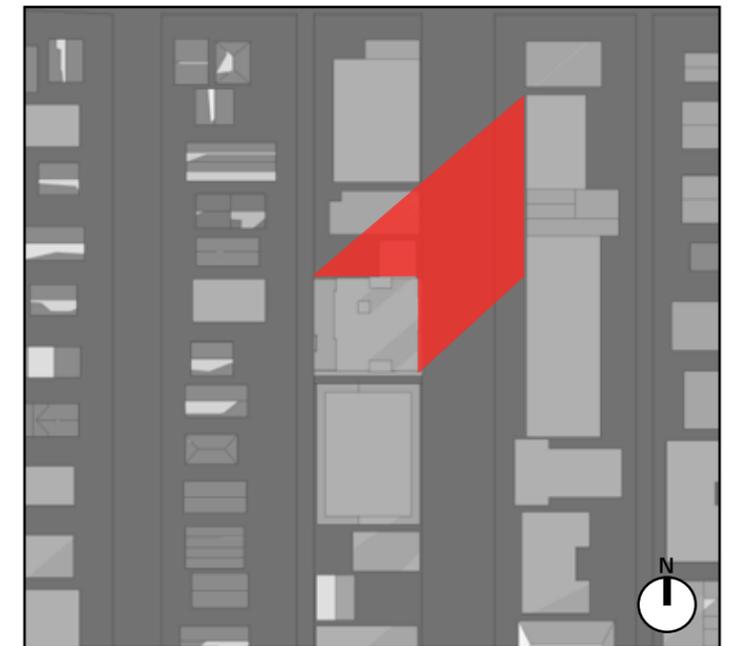
10 AM | WINTER SOLSTICE  
December 21st, 2015



12 PM | WINTER SOLSTICE  
December 21st, 2015



2 PM | WINTER SOLSTICE  
December 21st, 2015



4 PM | WINTER SOLSTICE  
December 21st, 2015

# DESIGN PROPOSAL DESIGN CONCEPTS

Our design is centered around the enhancement of the pedestrian experience and simplicity in form. The massing is designed to cater to the street level experience and differentiate between uses. In order to allow the massing to read clearly, our intention is to keep the material palette simple, allowing it to enhance the design and not distract from the user experience.

The retail storefront will be completely transparent, allowing the street edge and the interior space to blur together and activate the street at all times of day. The mass containing the residential entry will be articulated with a different material. Our proposed material palette consists of fiber cement siding in both lap and panel form, with small accents of wood (in awnings and recesses) and oxidized metal panel to add texture and character.



STREET-LEVEL TRANSPARENCY AND LANDSCAPING AT THE RETAIL STOREFRONT



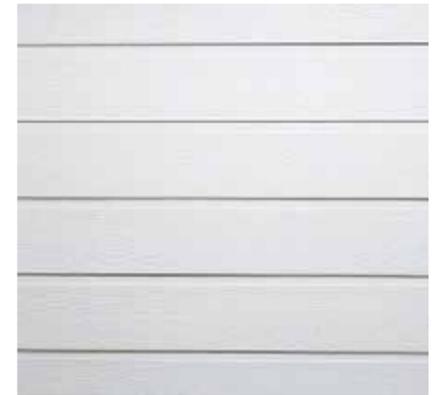
WOOD ACCENTS AT THE STREET LEVEL ON ANOTHER APARTMENT BUILDING DESIGNED BY STUDIO19 ARCHITECTS



FIBER CEMENT PANEL WITH METAL RAILING ACCENTS



NEUTRAL MATERIAL PALETTE AND SIMPLE FENESTRATION PATTERN



FIBER CEMENT LAP SIDING



FIBER CEMENT PANEL SIDING



WOOD ACCENTS



OXIDIZED METAL PANEL ACCENTS

# DESIGN PROPOSAL LANDSCAPE INSPIRATION

## INSPIRATION IMAGES FOR LANDSCAPE CONCEPT



The intent of the landscape design is to provide streetscape amenities to be enjoyed by residents and passers-by, and a rooftop deck which will be available to residents as a community space. At street level, the one existing street tree will be retained, adding several others in an effort to ensure cohesiveness with street tree planting at adjacent new developments and to meet code requirements. Both existing and new trees will be under-planted with shrubs and groundcovers in a segmented landscape strip that exists between the edge of the public walkway and the curb. Along the street side façade of the building, different options allow for at grade and/or raised planting areas to engage pedestrians and soften the hard surfaces. At the rooftop level, a series of paved outdoor rooms will allow for small to medium sized gatherings in various seating and dining areas. These spaces will be defined by above-grade planters and possibly green wall elements. The planters will be deep enough to accommodate groundcovers, small shrubs and small trees. Some concepts include barbeque grills, seating counters, and freestanding fire pit features. All of the planted landscape features on the project will contribute to meeting or exceeding Seattle Green Factor requirements.