

# City of Seattle

## Early Design Guidance

Submittal for May, 2nd 2016 DRB Meeting

WASHINGTON STATE EMPLOYEE CREDIT UNION (WSECU)  
UNIVERSITY DISTRICT



### project information

**SDCI Project Number:** 3022052

**Property Address:**  
1121 NE 45th St (NE 45th St and 12th Ave NE)  
Seattle, WA, 98105  
King County Parcel #1142000400

**Owner:** WSECU

**Owner's Representative:**  
Falkin Associates  
7900 E. Green Lake Drive North, suite 208  
Seattle, WA 98103

Contact: Bryce Falkin  
206.527.3417x11  
bfalkin@falkinassociated.com

**Architect:**  
SkB Architects  
2333 3rd Ave. Seattle, WA 98121

Architect Contact: Timothy Posey  
206.903.0575  
tposey@skbarchitects.com

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# development objectives

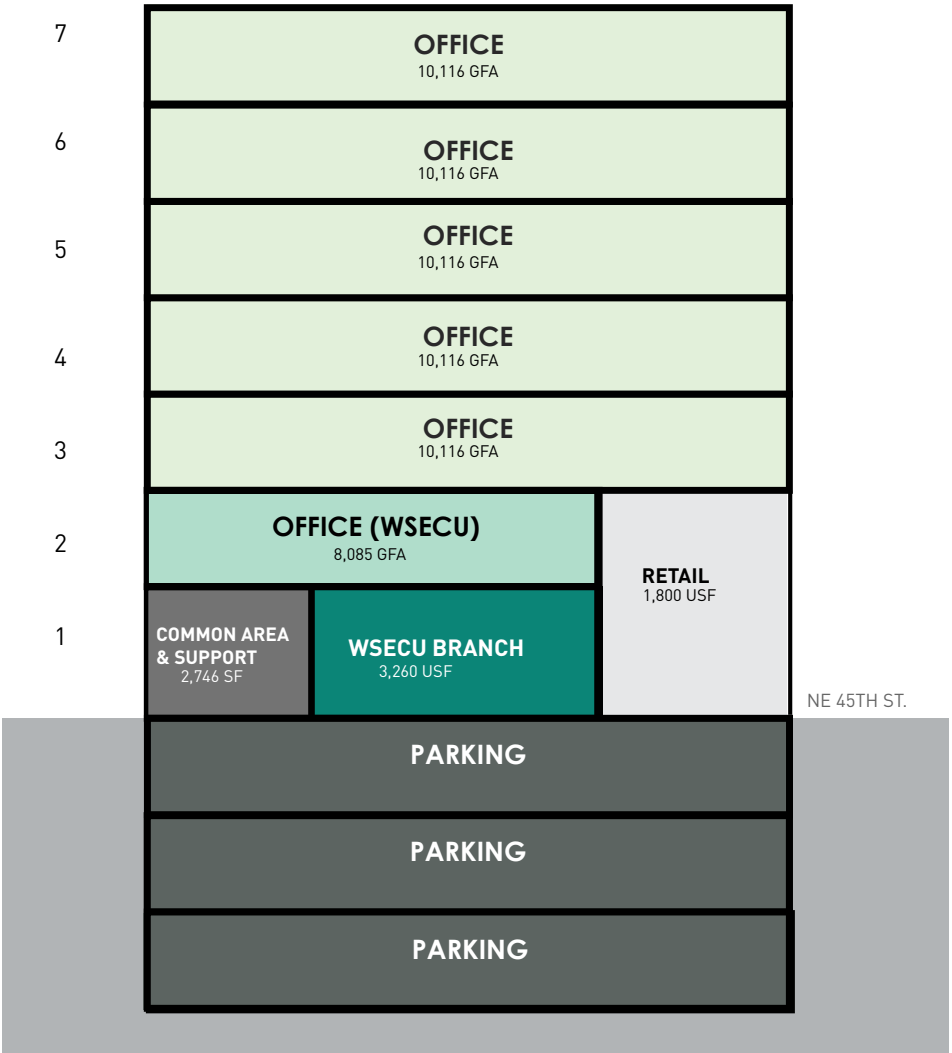
## summary

- **Description:** To develop a 7-story, 85' office building with retail at grade and 3 levels of parking below grade. A WSECU branch will occupy a portion of the first floor along with additional retail.
- **Design Objectives:** The NE 45th St and 12th Ave NE project is a proposed 7-story project featuring commercial office and retail within the evolving University District neighborhood. The project is designed to create a sense of place and to enhance the pedestrian experience along a major circulation corridor while providing a larger scale focal point to a highly visible corner for both pedestrians as well as vehicular traffic.
- The site is a relatively small sized lot. No parking is required, however the development will contain 3 levels of below-grade parking. Vehicle garage entry and loading facilities will be accessed from the alley. The ground floor design strategy is to create an open, holistic experience between retail, community and WSECU branch. The separation between the WSECU branch and retail (likely a café in nature) is intended to be blurred to create a shared lobby or 'living room'. A community room has been incorporated into the design of the retail area that would be available for public use. This community room can be supported by the café or used as a standalone meeting space. The second floor has been set back to create a two story transparent façade along 45th with access to retail and community amenity spaces. This façade will also be set back to provide for pedestrian-oriented amenities for gathering / seating within the widened sidewalk area. This will also allow for additional overhead weather protection along the glazed retail façade.
- The project will provide pedestrian friendly facade on both street frontages with significant presence and identity

focused primarily towards 45th and the corner. A strong simple form will visually and physically anchor the corner site, while the selection of tactile building materials shows attention to scale & detail that will bring a human scale experience. The primary entry to the retail will be located on NE 45th St while the main entry to the office lobby will be located on 12th Ave NE. An interior ramp in shared common space will link internally both entry points.

- Materials such as brick, concrete, metal and sensible amounts of wood will be selected to provide visual and tactile interest. Thoughtful material selection will afford a long lasting durable building that will help establish a new benchmark and encourage quality and variety in the built environment for future context as the University District changes through proactive planning.
- Sustainability – While the project is not seeking a sustainable certification, the project is designed to maximize energy performance through considered balance of envelope design, mechanical systems & taking advantage of site configuration on a small site. The vertical building core is sided to the south property line where future development would block access to direct daylight. This also helps manage direct solar gain while providing an open floor plate to allow access to natural daylight from the 12th & 45th facades. The west façade is also protected from direct solar gain by adjacent structure.
- **Activate** the ground-plane and streetscape with community-oriented uses, pedestrian scaled building elements, and engaging public environments.
- **Create** a contextual presence (in massing, elevation composition, and materiality) that balances responsiveness to the neighborhood context with a distinctive identity for WSECU.
- **Maximize** the use of space on a small site.

Number of residential and live/work units	0
Total proposed commercial square footage	66,474 sf
Max allowable FAR (6)	66,474 sf
Total proposed height	85'
Maximum allowable height	85'
Number of parking stalls (underground)	62



# existing site plan

## site features & photos

### site survey and tree locations

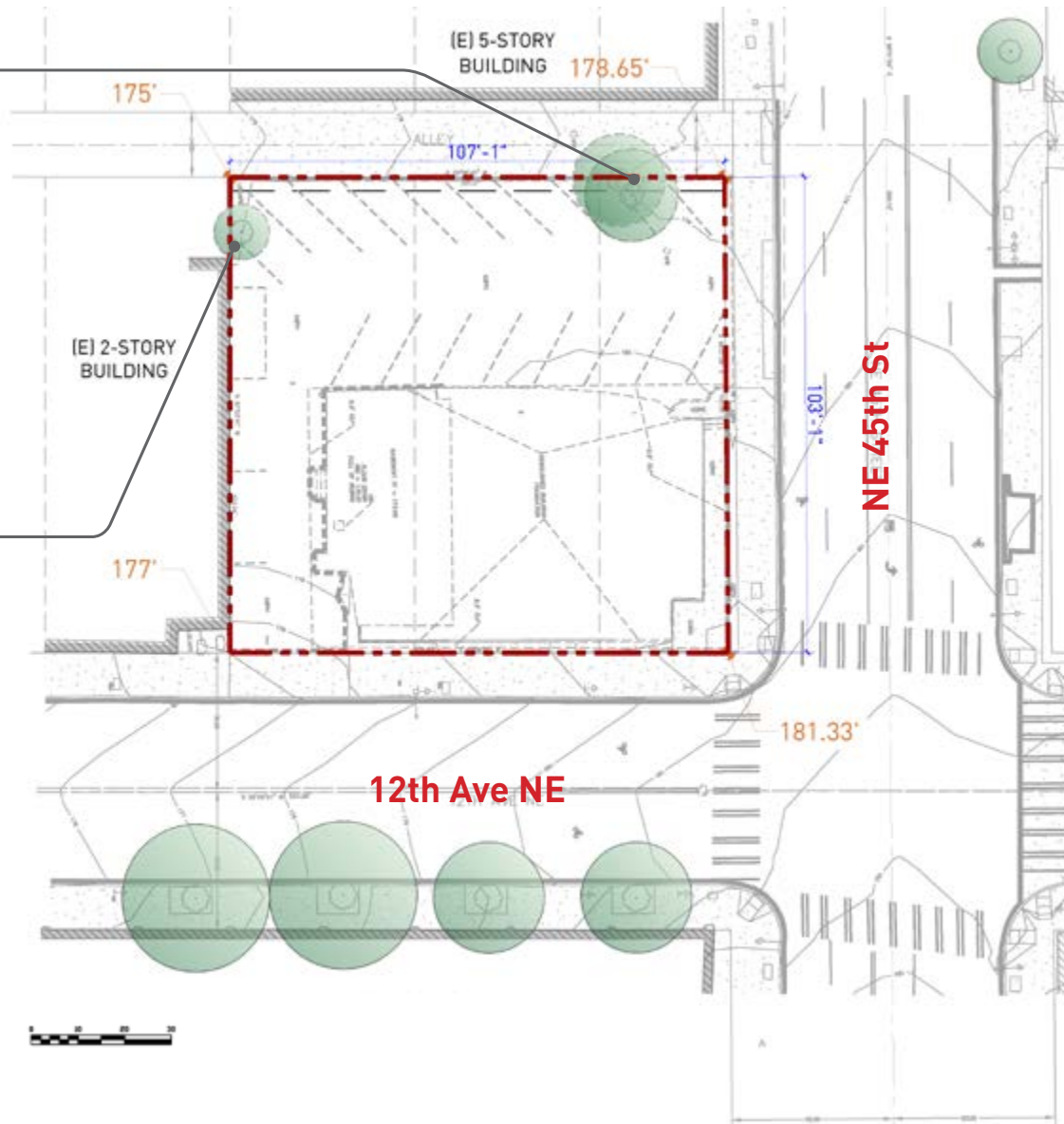
birch tree - not significant  
less than 12" dia. trunk



birch tree - not significant  
less than 12" dia. trunk



NOTE: Existing trees  
are located in alley  
dedication.



EXISTING SITE PLAN



NOTE: All drawings in package are oriented  
with North to the right due to neighborhood  
block configuration & site orientation



**WSECU - NE 45TH ST & 12TH AVE NE**

Early Design Guidance: 05.02.2016



# proposed site plan

## existing site conditions

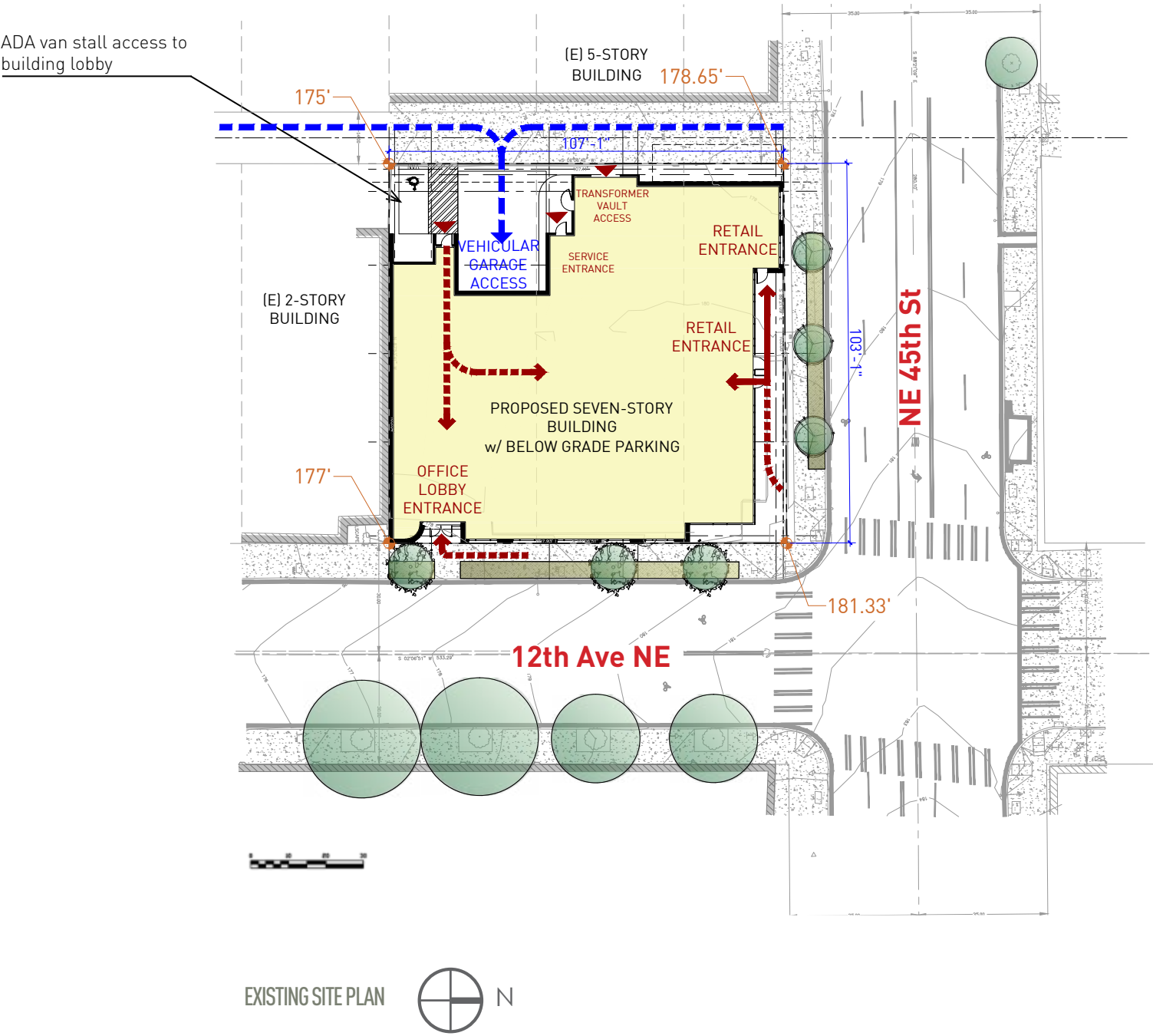
- **Dimensions:** 107.89' x 103' (11,113 SF footprint)
- **Lot Area:** 11,113 SF
- **Coordinates:** Latitude (N): 47.661108; Longitude (W): -122.315798; Elevation: 179 Feet Above Sea Level
- **Bordering Streets & Classifications:** The property is bounded by NE 45th Street to the North, 12th Ave NE to the East, and an alley to the West. NE 45th Street is classified as a Minor arterial. 12th Ave NE is classified as an access streets (both commercial and residential)
- **Site Description:** Vacant site currently used for parking. No significant trees. Topography has 6' elevation gain from SW corner up to NE corner of site.

- PEDESTRIAN ACCESS
- VEHICULAR ACCESS

PROPERTY DESCRIPTION: (PARCEL NO. 114200-0400)

LOTS 1, 2, AND 3, BLOCK 4, BROOKLYN ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 32, IN KING COUNTY, WASHINGTON; EXCEPT THAT PORTION OF SAID LOT 1, LYING NORTH OF A LINE 35 FEET SOUTH OF AND PARALLEL WITH THE SECTION LINE BETWEEN SECTIONS 8 AND 17, TOWNSHIP 25 NORTH, RANGE 4 EAST, W.M. IN KING COUNTY, WASHINGTON, CONDEMNED FOR STREET PURPOSES IN KING COUNTY SUPERIOR COURT CAUSE NO. 42256, AS PROVIDED BY ORDINANCE NO. 10566 OF THE CITY OF SEATTLE.

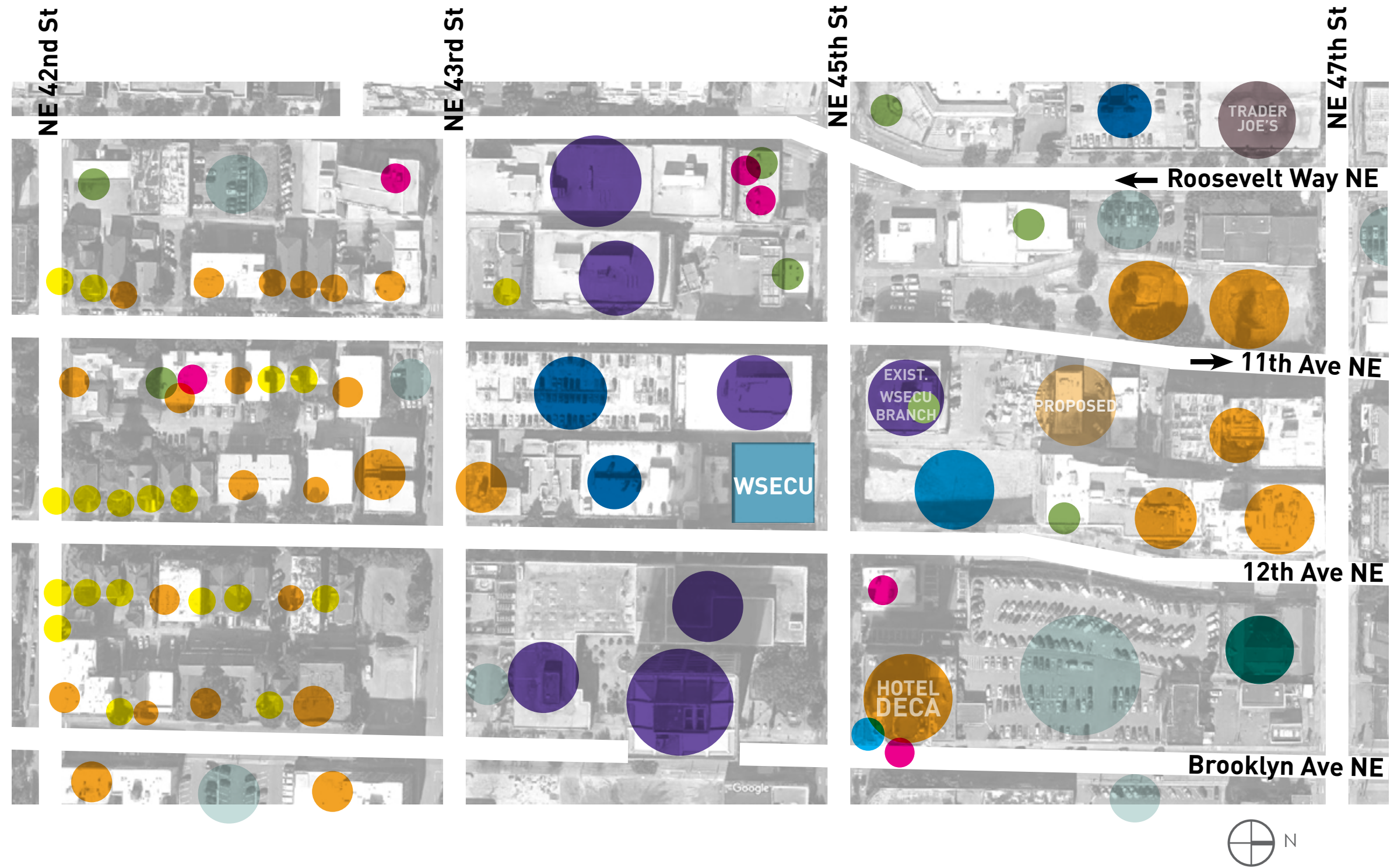
SITE ADDRESS:  
1121 NE 45TH STREET SEATTLE, WA 98105



# urban design analysis

zoning - surrounding context usage

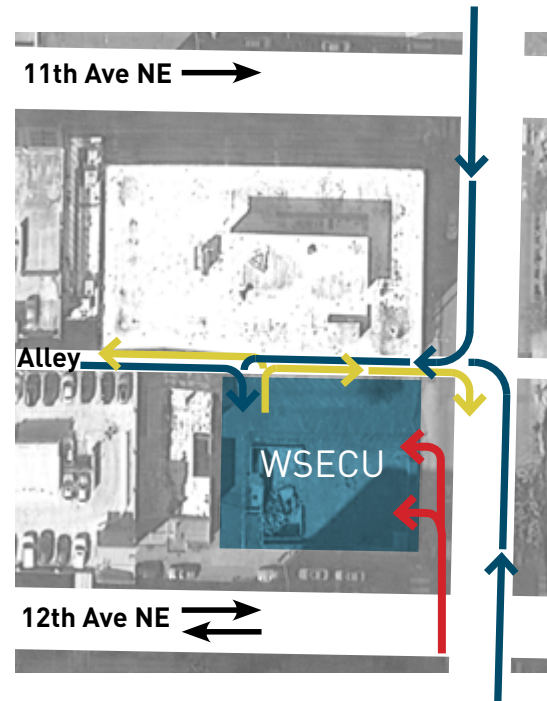
- restaurant/ cafe
- grocery store
- retail
- multi-family/ hotel
- single-family
- religious
- arts and culture
- office
- parking
- structured parking



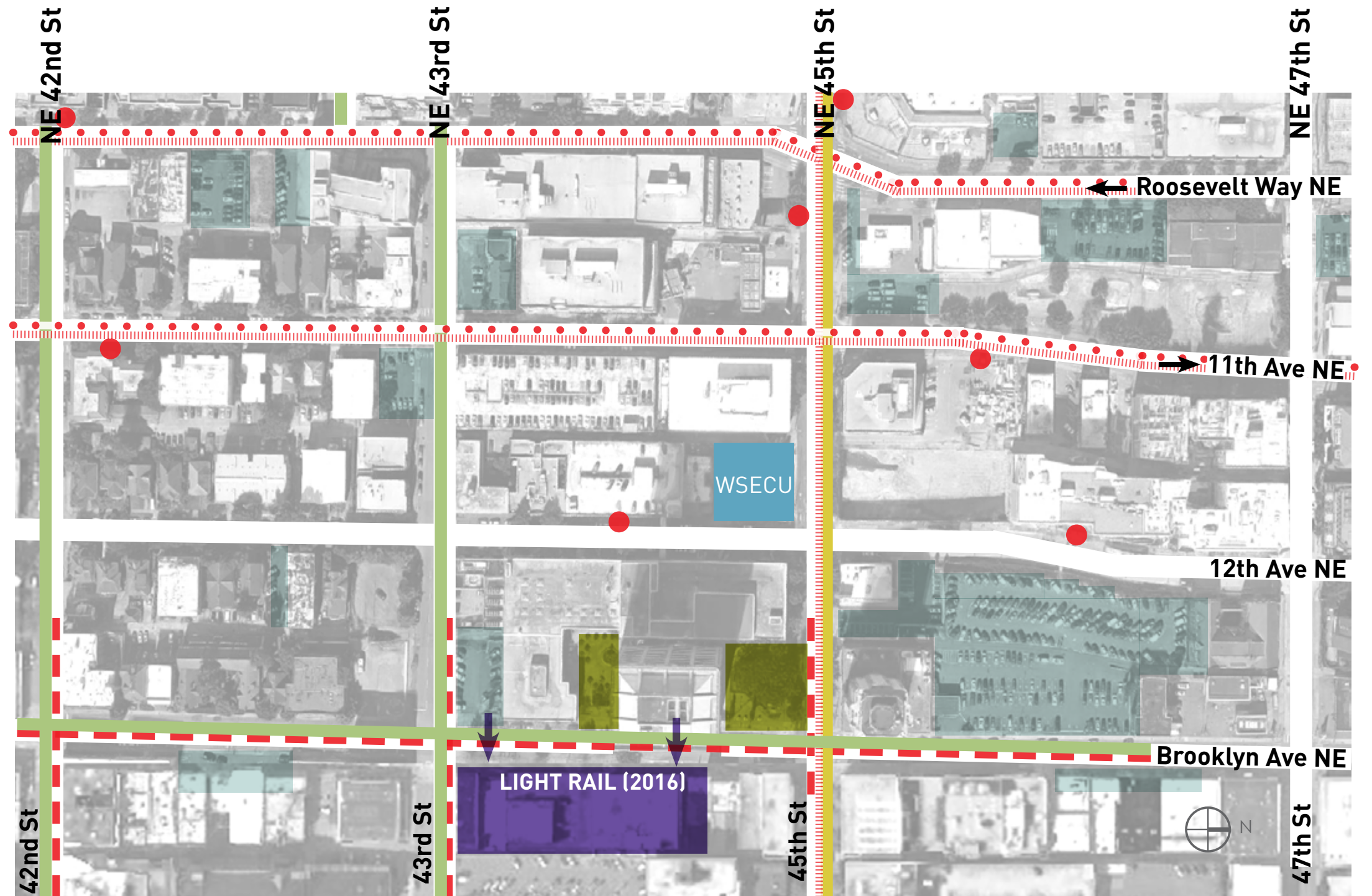


# urban design analysis

## vehicular/pedestrian access & open spaces



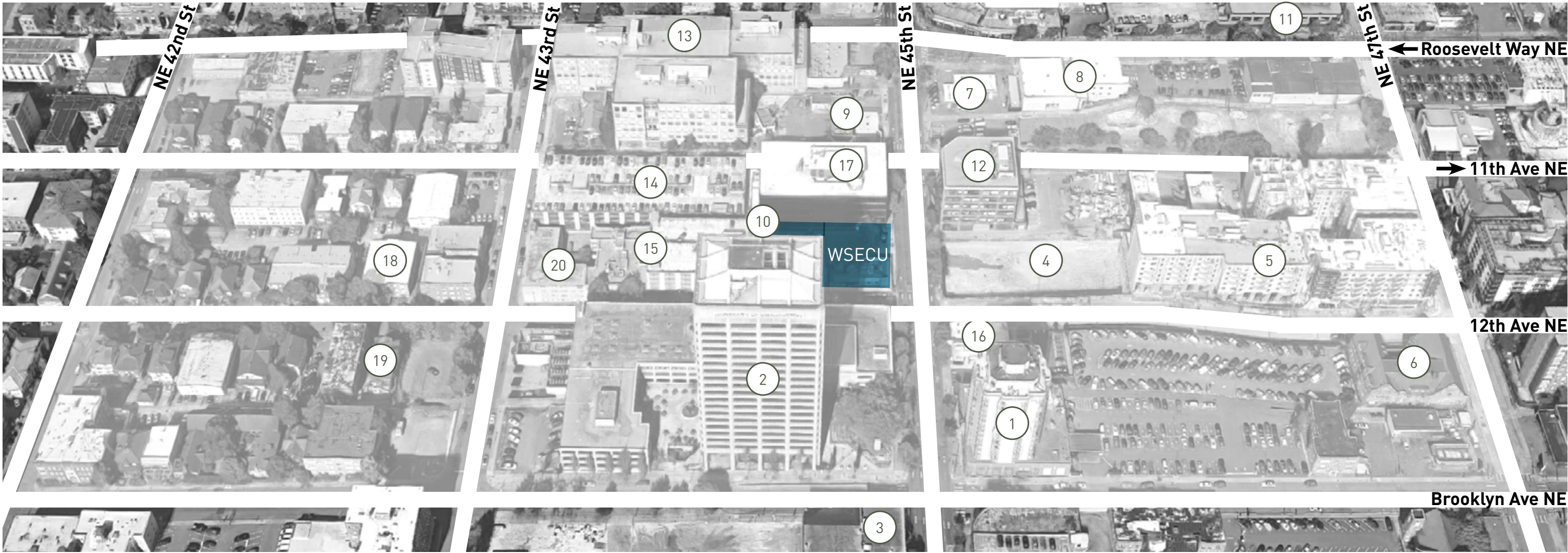
- parking garage entrance traffic
- parking garage exit traffic
- pedestrian entrances
- ... bike trail
- major bus route
- bus stop
- - - pedestrian traffic
- major vehicular route (Mixed Use Corridor)
- neighborhood green street
- street direction (if one way)
- future light rail entrances
- future light rail station
- ground level parking lots (open spaces)
- existing parks/plazas (open spaces)





# urban design analysis

9 block aerial & vicinity map



1 community nodes, architecture, and landmarks (see opp. page)

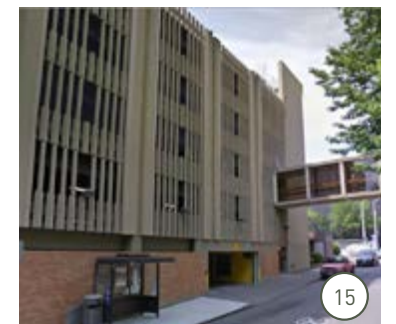
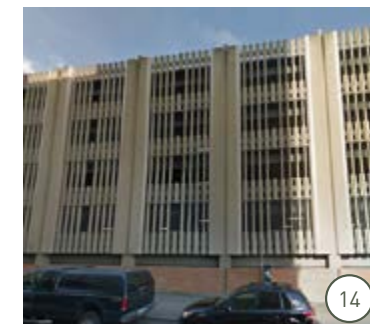




# urban design analysis

## surrounding architecture

1. Hotel Deca (15 stories)
2. UW Tower (22 stories - 325ft)
3. Neptune Theatre (3 stories)
4. Residence Inn - extended stay hotel (7 stories)
5. AVA U district - apartment building (6 stories)
6. Cross & Crown Church (3 stories)
7. ONP Auto Hobbies - Permanently closed (1 story)
8. University Mazda - car dealership (3 stories)
9. Shell - gas station (1 story)
10. U District Family Dentistry (2 stories)
11. Trader Joe's - grocery store (2 stories)
12. Existing WSECU branch (6 stories)
13. Roosevelt Commons - Seattle Children's Hospital administrative building (5 stories)
14. UW parking garage (5 stories)
15. UW parking garage (5 stories)
16. Qdoba Mexican Grill & Washington Federal Bank (2 stories)
17. University District Building (UDB) - leased office spaces (5 stories)
18. Goss Apartments (3 stories)
19. Single Family Home (3 stories)
20. Collegiana Hospitality House - UW Medicine Patients lodging (3 stories)





# urban design analysis

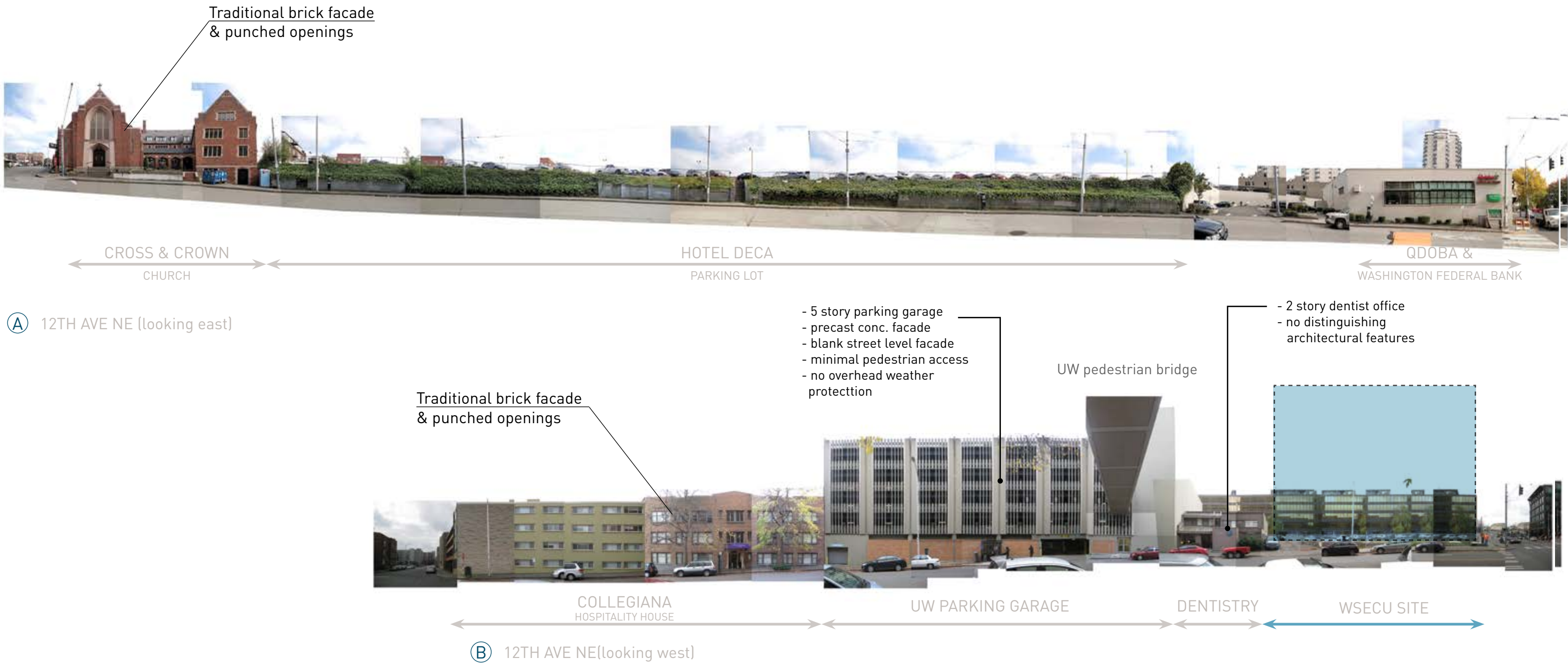
## photo montage

### contextual design cues & opportunities

The existing neighborhood includes a wide variety of building types, ages, heights, and materiality, ranging in era from early 20th century to very recently constructed buildings.

With the proposed future upzone, much of the vicinity context is anticipated to be transformed by future development.

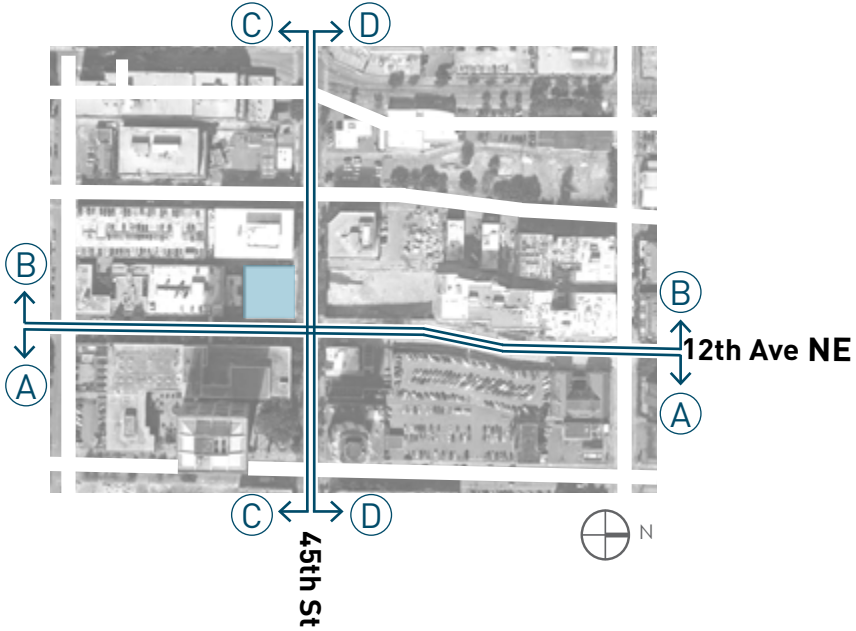
Given that, there is not a strong precedent that is set as cues for future development.





# urban design analysis

photo montage



ACROSS FROM WSECU SITE

UW TOWER BUILDING

(A) 12TH AVE NE (looking east)

New construction  
Basic 5 over 1

New construction, punched opening facade



RESIDENCE INN

AVA U-DISTRICT  
APARTMENT BUILDINGS

(B) 12TH AVE NE(looking west)



# urban design analysis

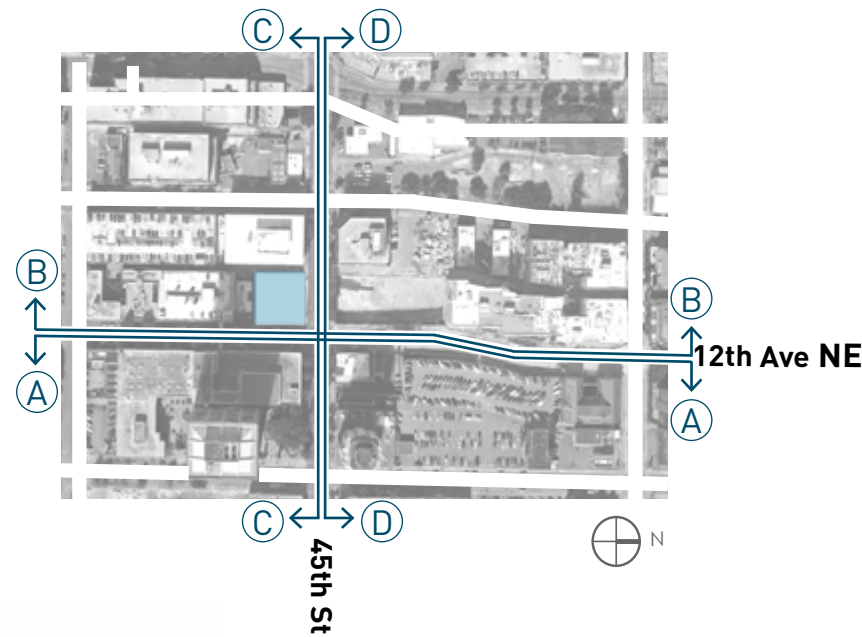
photo montage



- 4 story office building
- street level blank facade
- no pedestrian access
- precast conc. panel skin
- built to property line
- no plaza, no widened sidewalk
- no overhead weather protection
- no direct entry access



- 5 story office building
- flat curtain wall facade (mirror glass single pane glazing)
- built to property line
- no plaza, no widened sidewalk
- no overhead weather protection
- recessed entry, not ADA compliant



© NE 45TH ST (looking south)

- new construction
- pedestrian entrance off NE 45th st



- new construction mixed use construction
- basic 5 over 1

© NE 45TH ST (looking north)

ACROSS FROM WSECU SITE

## WSECU - NE 45TH ST & 12TH AVE NE

Early Design Guidance: 05.02.2016



# zoning

summary & data

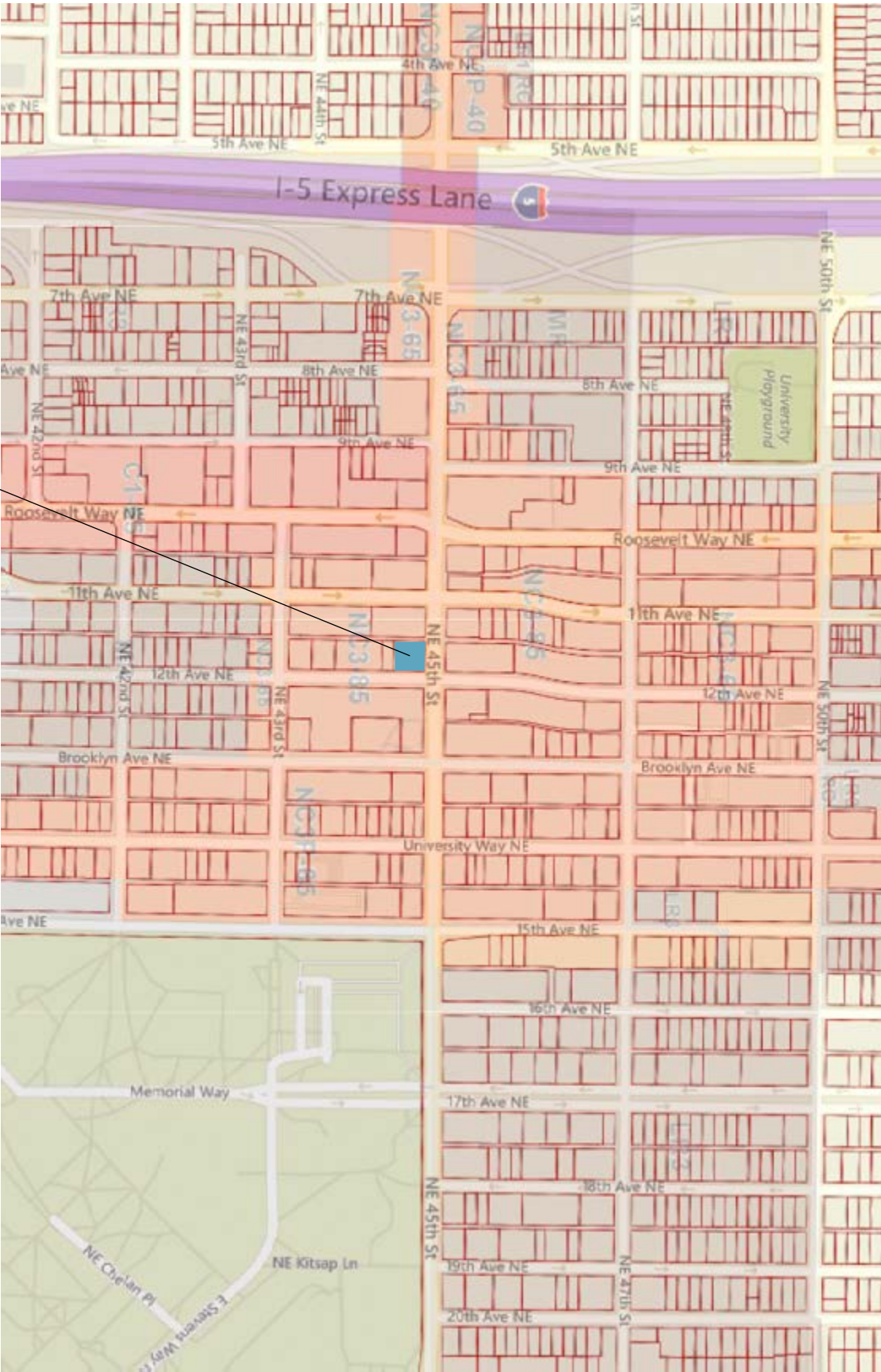
## Neighborhood Commercial - NC3-85

- **Designations / Overlays:** University District Northwest (Urban Center Village) overlay; Light Rail [45] and Frequent Transit; no ECA designations
- **Use Requirements:** Along designated principal pedestrian streets, certain uses are required along 80 percent of the street-level street-facing facade - **NE 45th Street is a designated principal pedestrian street.**
- **Proposed Uses:** Commercial Building (66,678 GFA) - 7 stories
  - 33,000 GSF of below-grade parking for 63 cars [P1-P3]-
  - 7,171 GFA of "Retail" - Floor 1
  - 59,264 GFA of Office space - Floors 2-7
- **Structure Height:** 85' height limit with some allowable extensions. Proposal is within limit.
- **FAR:** FAR is 6 Max (w/in Station Area Overlay District) = 66,678 GFA. No incentive available. Proposal is within limit.
- **Street-level Development Standards:** Transparency required for 60% of a street-facing facade. Blank facade provisions apply. Nonresidential uses at street level must have an average depth of 30' and have a minimum height of 13' floor-to-floor. Overhead weather protection for at least 60% of the length of principal pedestrian street. Proposal meets standards.
- **Alley Dedication:** Proposal must dedicate to 10' from center line of alley to a height of 26'. Proposal meets requirement with 3' dedication.
- **Parking Access:** Must be from the alley. Proposal meets requirement.
- **Parking Quantity:** No minimum parking is required in Urban Centers, and portions of Urban Villages with frequent transit service within 1/4 mile. Proposal to provide parking.
- **Loading Location and Quantity:** Per use square footages, 1 loading berth is required for office use and (0) berths are required for retail use. Proposal includes one berth located along alley with requisite additional setback - 12' from center line of alley to face of building.

- NC3-85
- NC3-65
- LR1
- LR3
- C1-65
- MR

WSECU SITE  
NC3-85

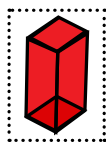
NOTE: Entire U-district neighborhood is pending a substantial upzone within the next year or so. Substantial contextual transition is anticipated.



# design guidelines

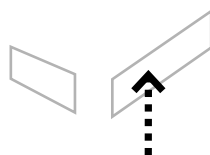
conceptual response

## CORNER



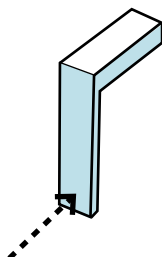
The corner of 12th ave NE. and 45th st. is a node of pedestrian activity and vehicular visibility that can be utilized as a visual marker for the building.

## SIDE WALK



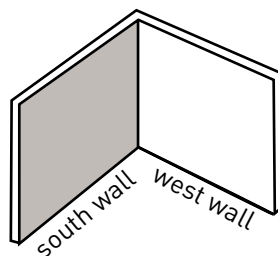
Because of the predominant pedestrian access along 45th st, the building footprint steps back to widen the side walk - reducing the perceived mass along the ground plane while providing a more generous pedestrian experience.

## OFFICE ENTRY

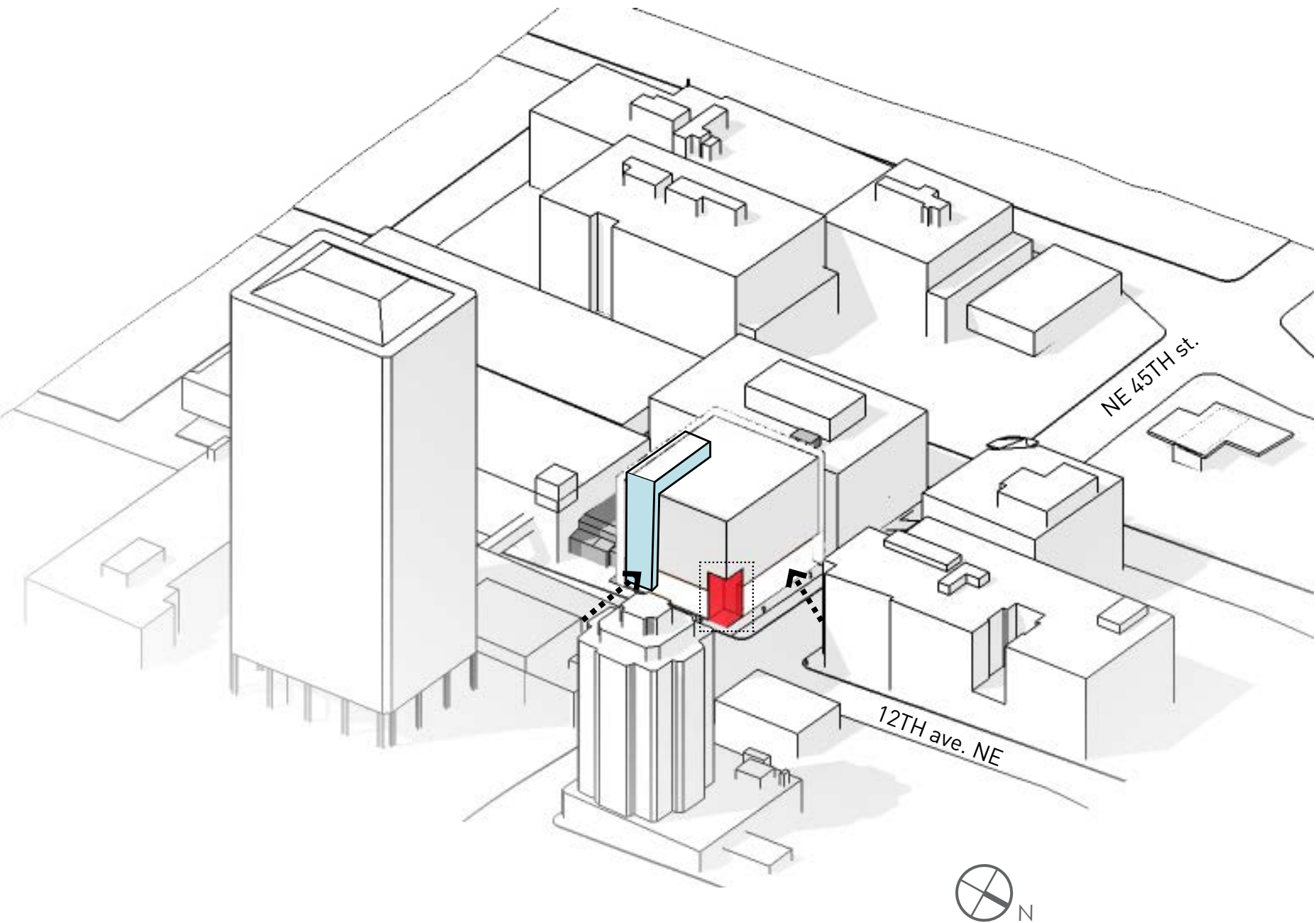


Due to the small site size and party wall at the south property line, the building will have a sided core which will allow for more open & daylight filled floor plates and create a distinct and separate entry for the office floors along 12th Ave. NE.

## NON-STREET FACING FACADE



The South wall is located on the property line adjacent to a blank wall of an existing two story building, and the West wall is along the alley. Because of these conditions there is an opportunity to reduce glazing on the south and west wall, allowing for greater glazing / transparency along the street facing facades.





# design guidelines

## Feature A: Masonry Building w/ Punched Openings

### Guidelines Most Enhanced:

- CS2-A.1 – Sense of Place  
Create sense of place and strong identity where physical context is less established.
- CS2-A.2 – Architectural Presence  
Create design with significant presence and individual identity  
Contribute to a strong street edge  
Encourage design detail, articulation, and quality materials
- CS3-A.4 – Evolving Neighborhoods  
Establish a positive and desirable context for others to build upon in the future
- DC2-B.1 – Façade Composition  
Consider the composition and architectural expression of the building as a whole – including the alley façade
- DC4-A.1 – Exterior Finish Materials  
Construct of durable materials that are attractive up close and have texture and lend themselves to a high quality of detailing

### Characteristics:

- A1 Strong, simple form to visually and physically anchor corner site and establish benchmark for future context.
- A2 Punched windows with unique patterning to avoid monotony and provide visual interest and scale.
- A3 Modified fenestration and secondary canopy to articulate office building entry
- A4 Brick utilized as traditional material to relate to and strengthen some of the historic buildings in the neighborhood and connection to the University of Washington “collegiate” architecture.
- A5 Brick utilized as more human-scaled, pedestrian-friendly skin

## Feature B: Articulated Corner Expression

### Guidelines Most Enhanced:

- CS2-A.1 – Sense of Place  
Create sense of place and strong identity where physical context is less established.
- CS2-C.1 & CS2 III-i – Corner Sites  
Serve as gateway or focal point  
Provide extra space for pedestrians and entry expression  
Corner set back from pedestrian flow and good visibility at intersection

### Characteristics:

- B1 Recessed skin to create multi-story, glazed expression at most visible corner of 12th and 45th
- B2 Signal to entry access zone for pedestrian, retail, and community amenity spaces along 45th

## Feature C: Recessed Street Level Façade (along 45th – “Pedestrian Oriented Street”)

### Guidelines Most Enhanced:

- PL1-A.2 – Adding to Public Life  
Provide widened sidewalks, recessed entries
- PL1-B.3 – Pedestrian Amenities  
Provide seating, lighting, awnings, large storefront windows, and engaging retail displays
- PL2-B.3 – Street-Level Transparency  
Ensure transparency of street-level uses
- PL2-C.1 – Weather Protection – Location and Coverage  
Provide continuous coverage at entries and retail uses that also addresses topography

### Characteristics:

- C1 Two story, fully-glazed façade along 45th with access to retail and community amenity spaces
- C2 Pedestrian-oriented amenities for gathering / seating within widened sidewalk area
- C3 Overhead weather protection along entire glazed retail facade along NE 45th st

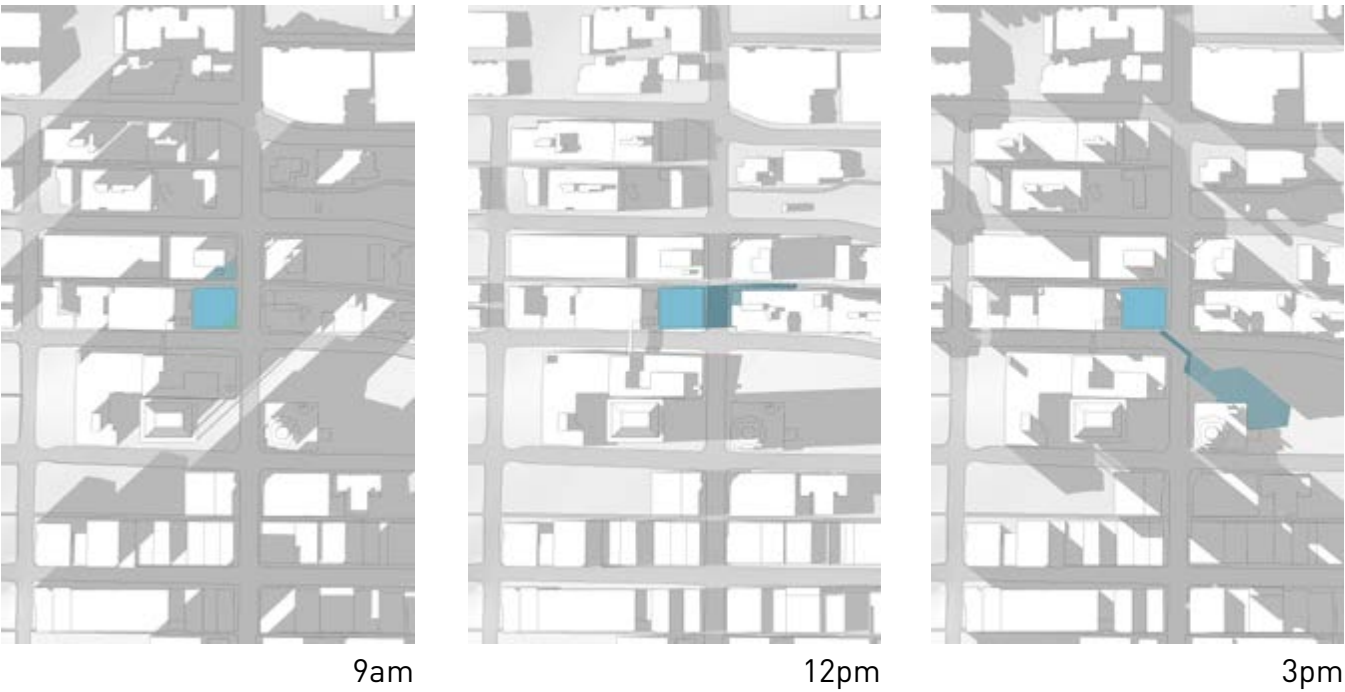
# architectural massing concept

## sun and shadow geographical analysis

■ PROPOSED WSECU BUILDING FOOTPRINT AND ADDITIONAL SHADOW

Based on the location of the site at the SW corner of an intersection and maintaining the 85' height limit under current zoning (proposed to be as high as 320' under future upzone), this new development will have minor impact on the neighboring buildings.

WINTER SOLSTICE (December 21st)



SUMMER SOLSTICE (June 21st)



**WSECU - NE 45TH ST & 12TH AVE NE**

Early Design Guidance: 05.02.2016



# architectural massing concept

## sun and shadow geographical analysis

SPRING/AUTUMN EQUINOX March/Sept. 21st



9am



12pm

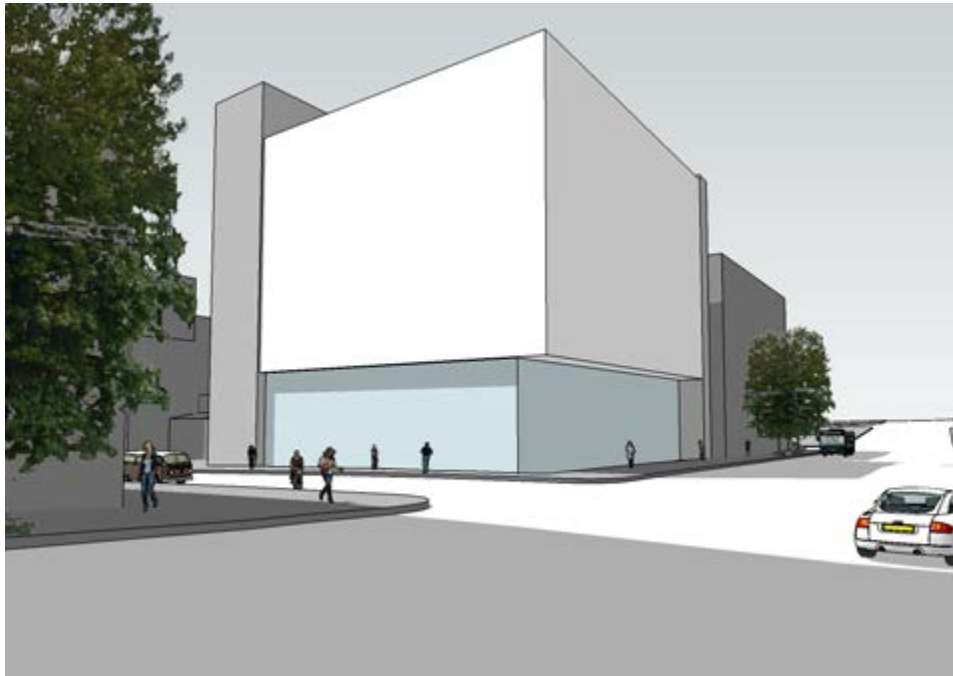
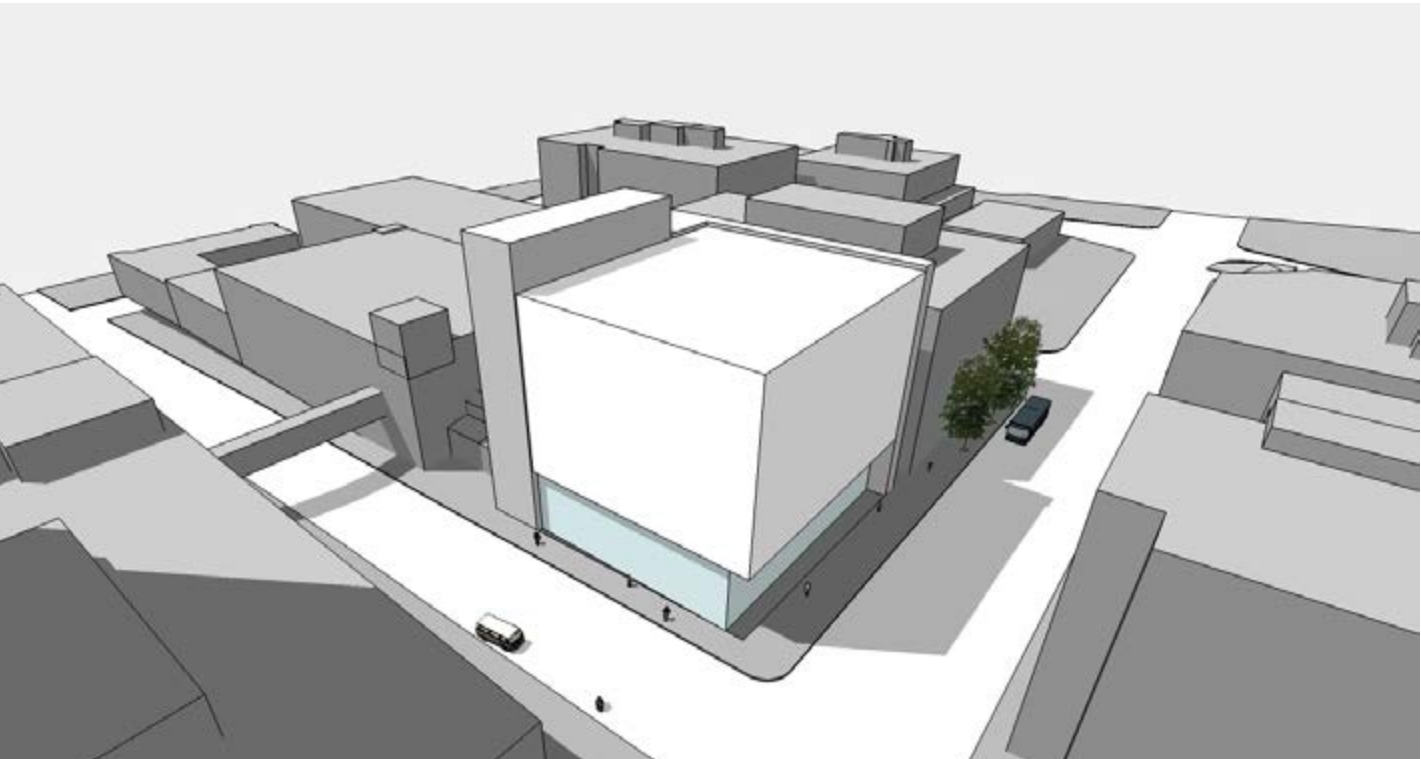
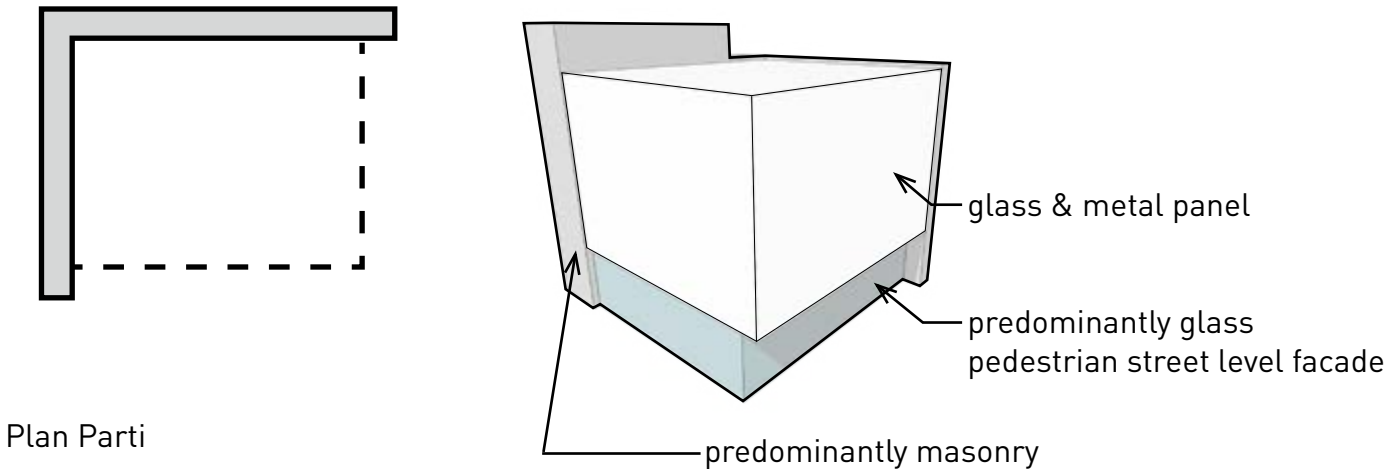


3pm

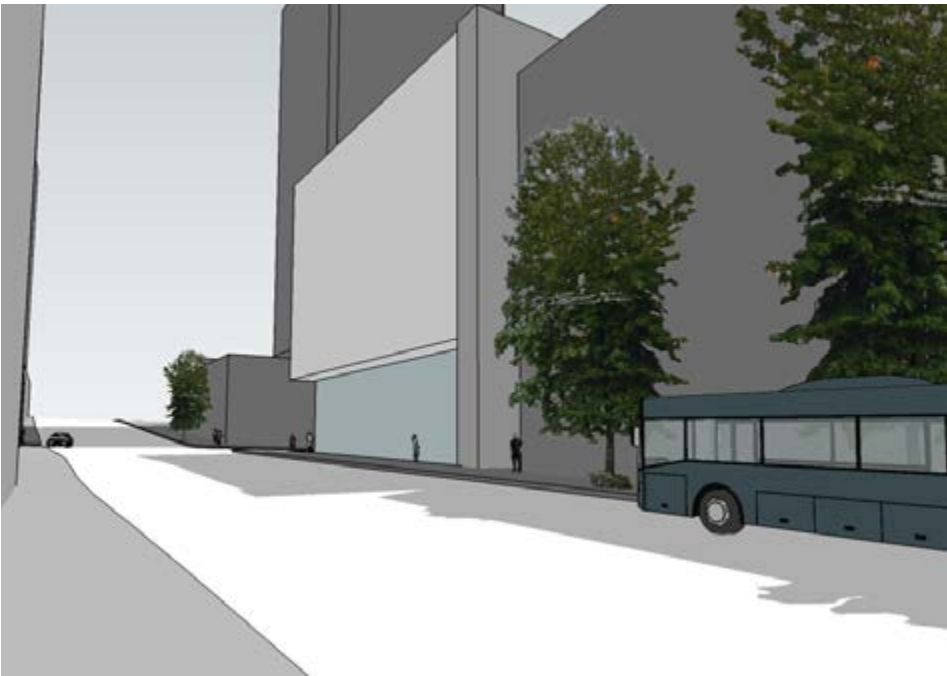


# architectural massing concepts

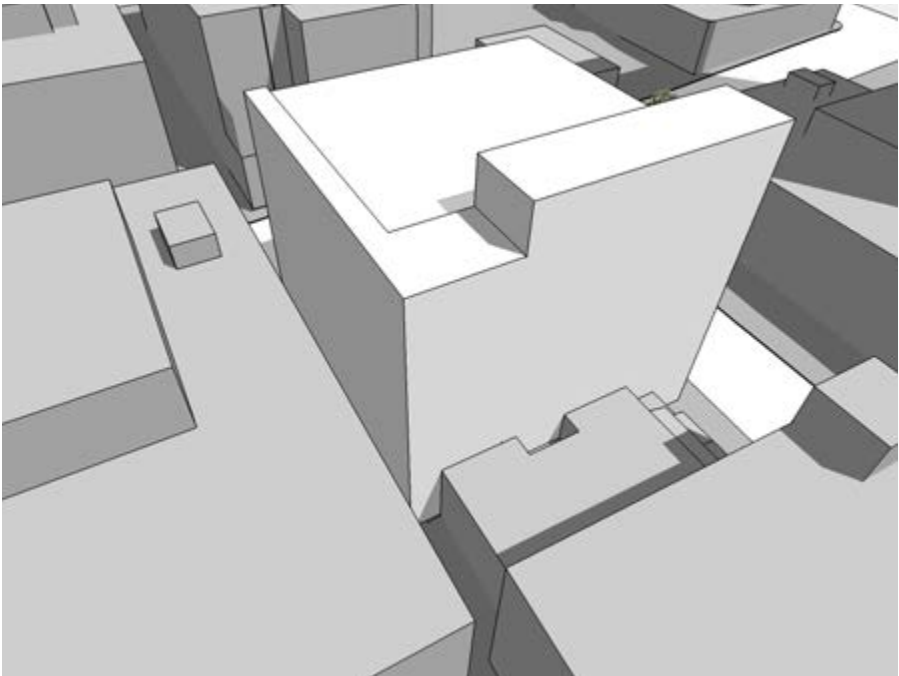
option 1



NE corner view



view from NW



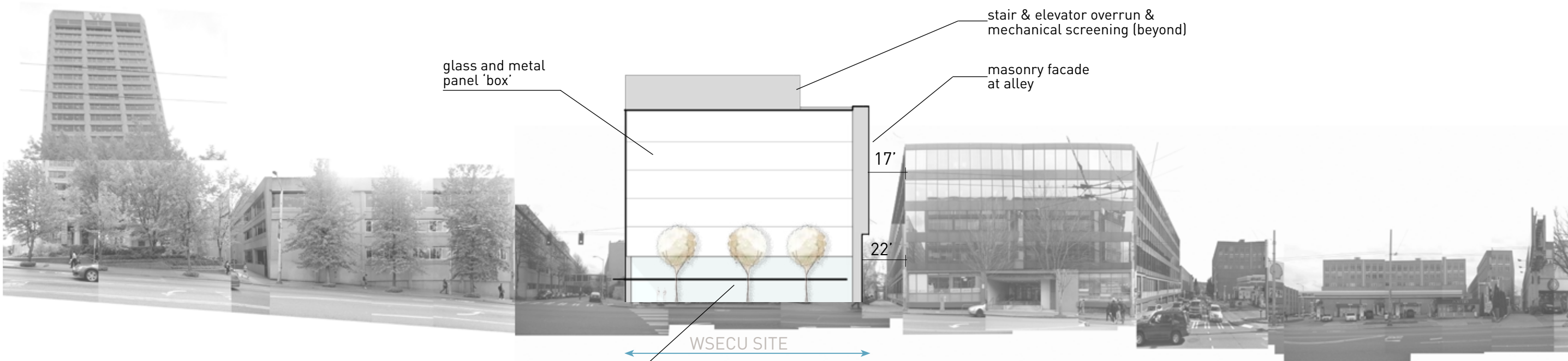
SW corner view

NOTE: Street trees removed for clarity



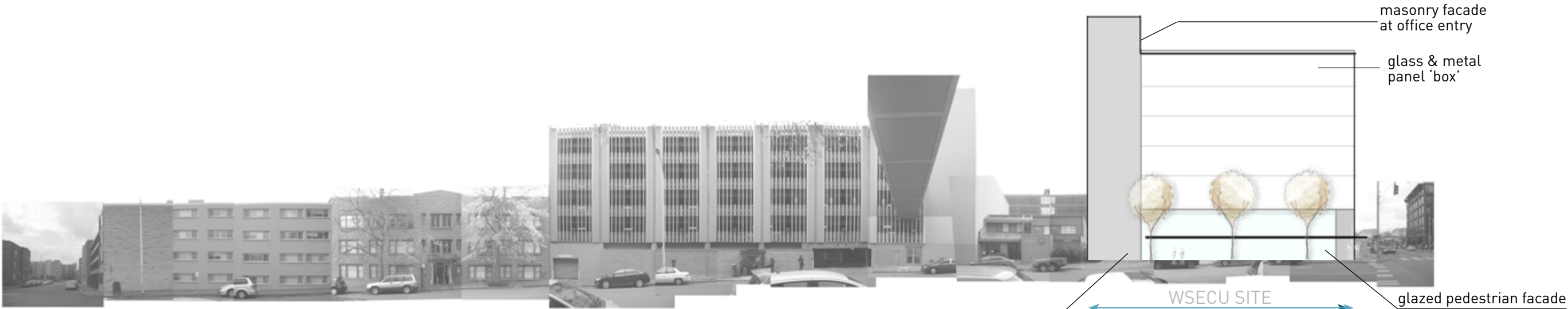
# architectural massing concepts

option 1



45th ave - looking South

glazed retail entries  
along 45th with overhead  
weather protection

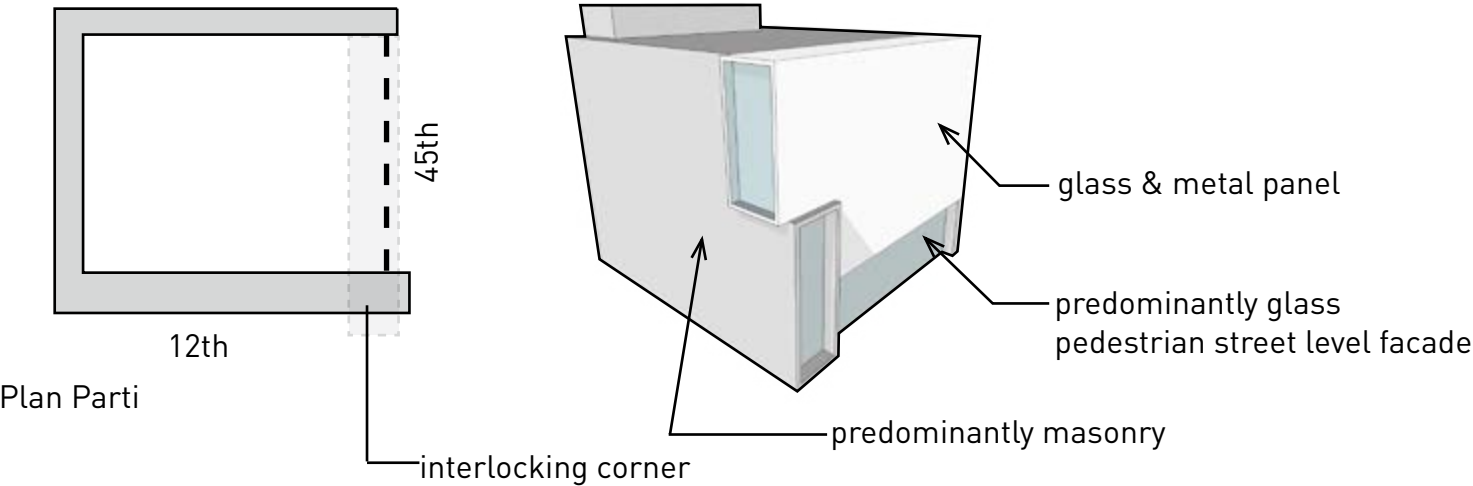


12th ave - looking West

main office entry

# architectural massing concepts

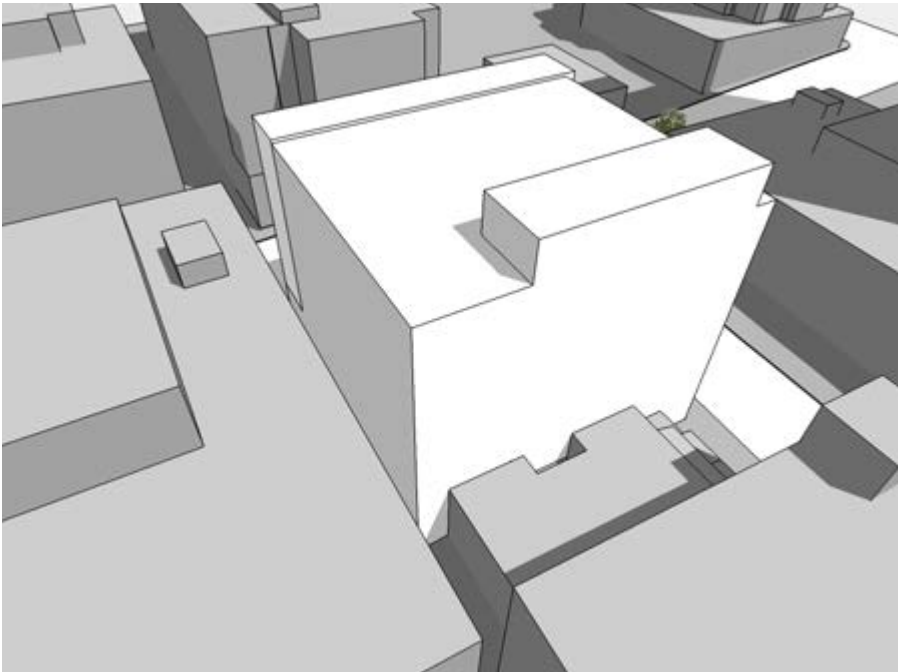
option 2



NE corner view



view from NW



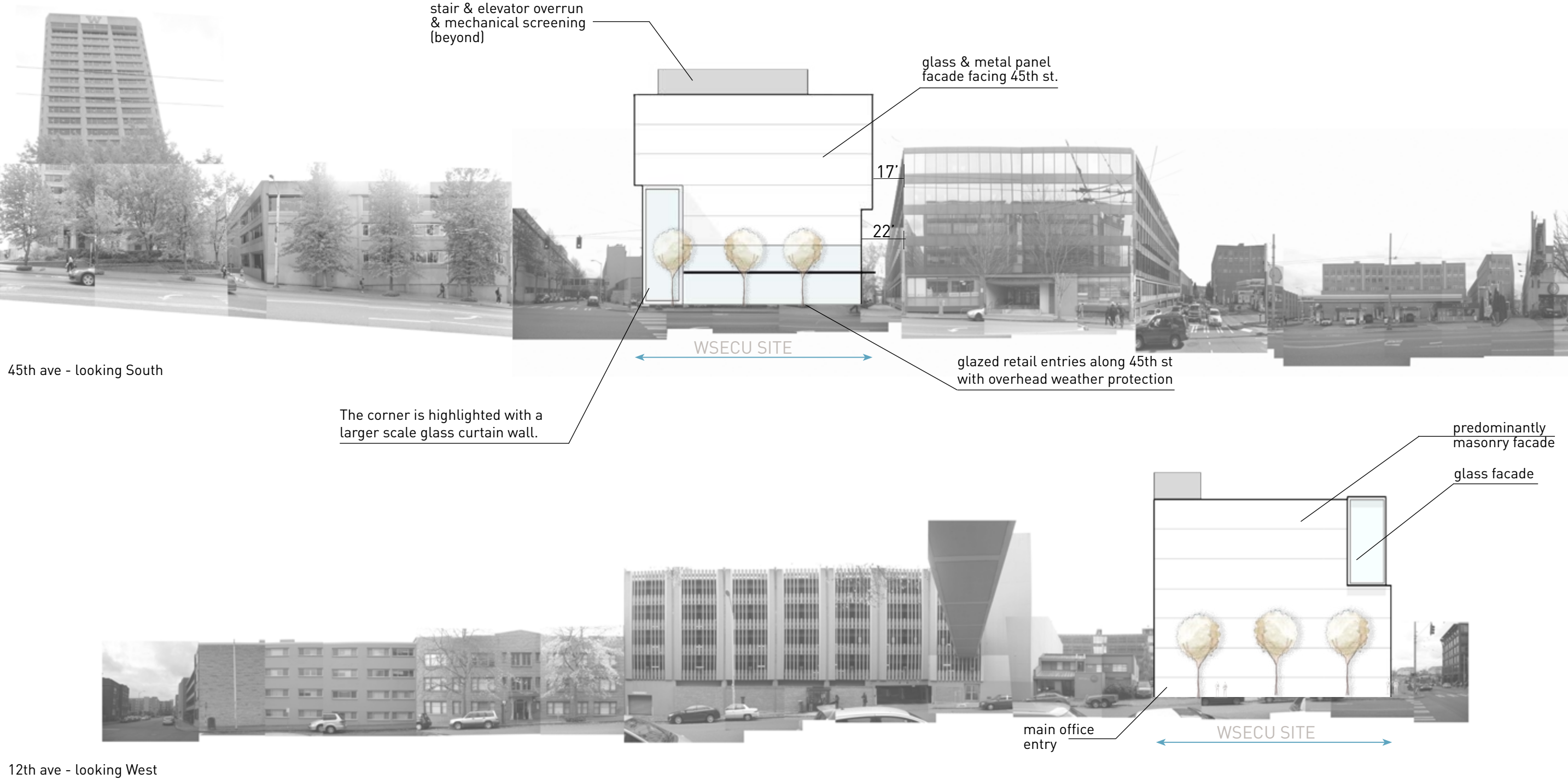
SW corner view

NOTE: Street trees removed for clarity



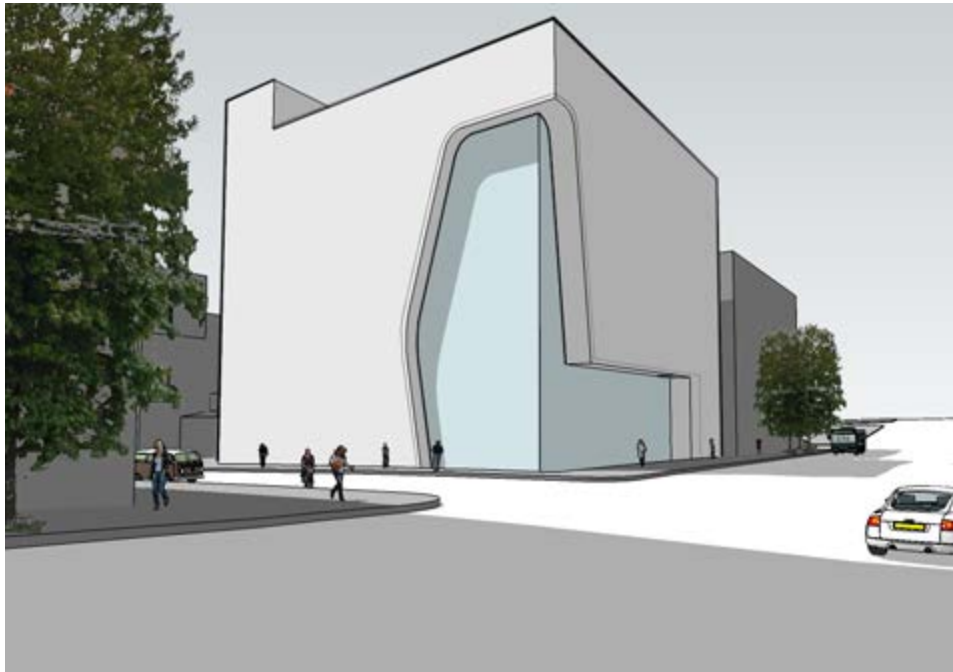
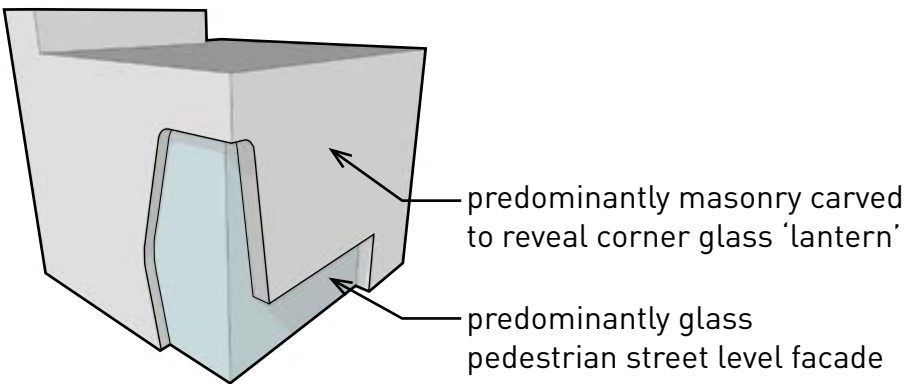
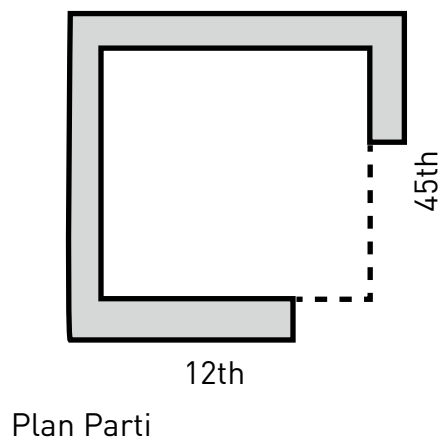
# architectural massing concepts

option 2



# architectural massing concepts

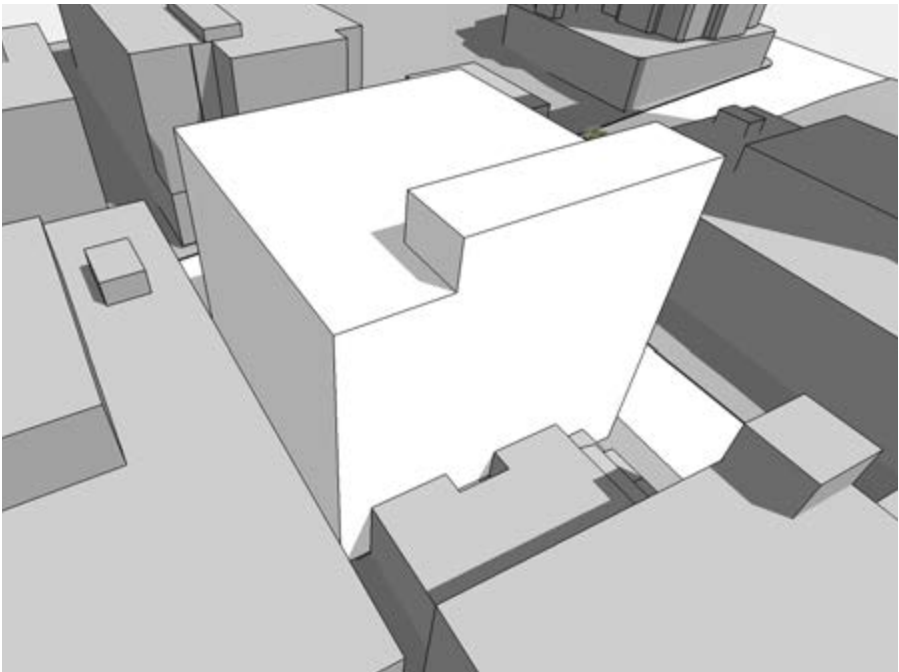
option 3



NE corner view



view from NW



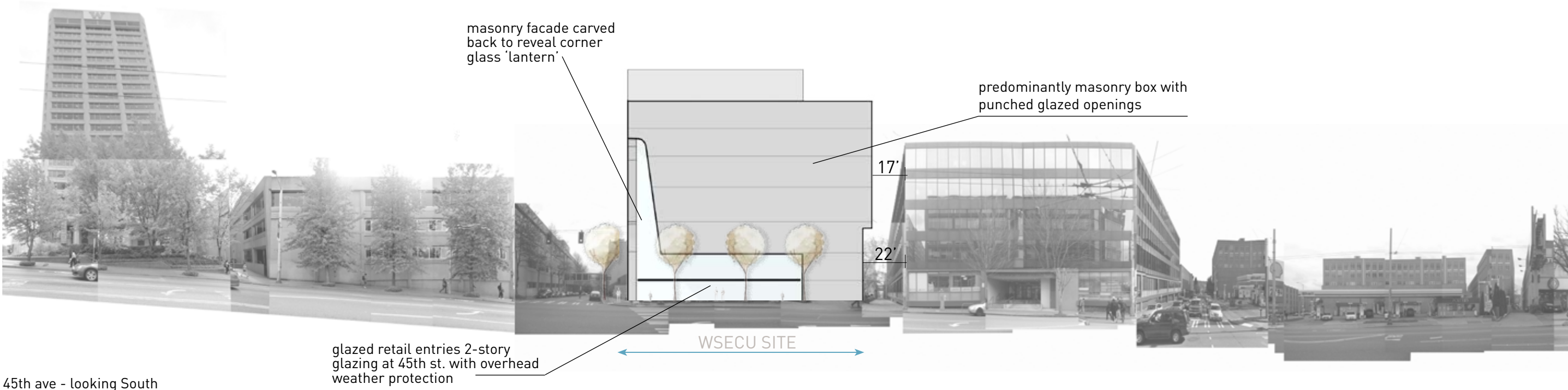
SW corner view

NOTE: Street trees removed for clarity



# architectural massing concepts

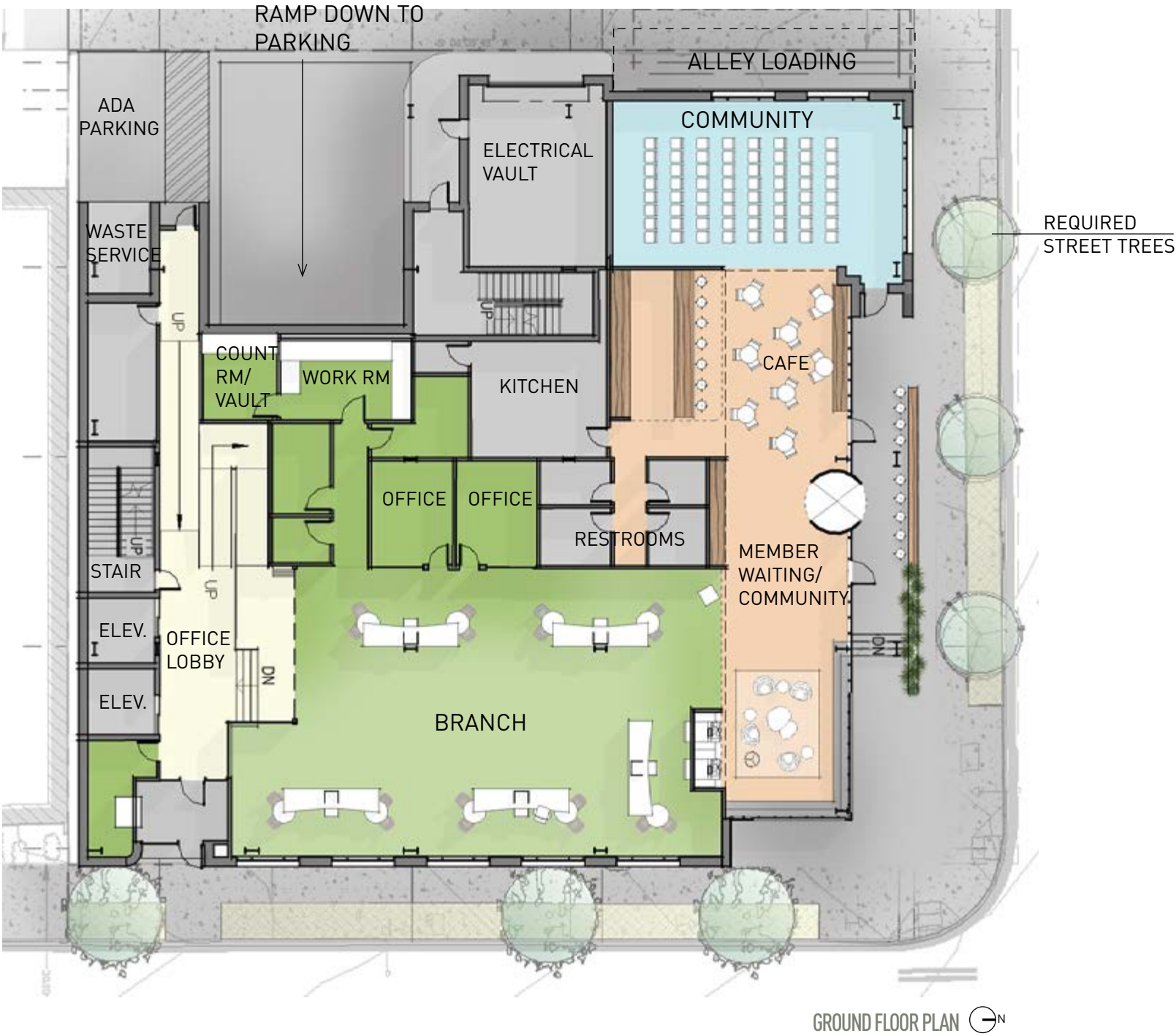
option 3



# architectural massing concepts

## conceptual floor plans

NOTE: Ground floor plan is the same for all options programmatically, structurally and for site access. The 45th street facade shown below reflects the preferred option 3.

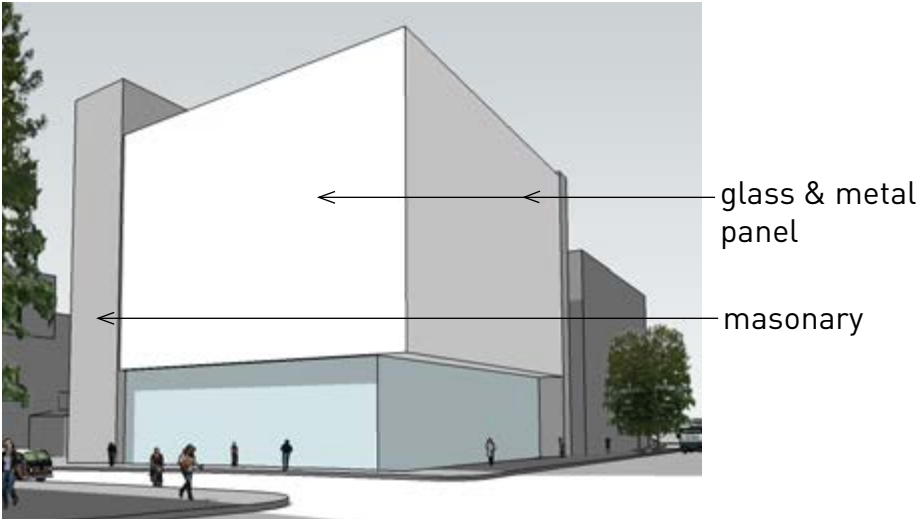




# architectural massing concepts

## side by side comparison

### Option 1



#### OPPORTUNITIES/PROS

1. Street level transparency allows for visual continuity and highlights the 'public' oriented program inside the building.
2. Overhead weather protection along glazed retail facade, as well as the widened sidewalk, allows for pedestrian gathering at street level at both 12th and NE 45th st

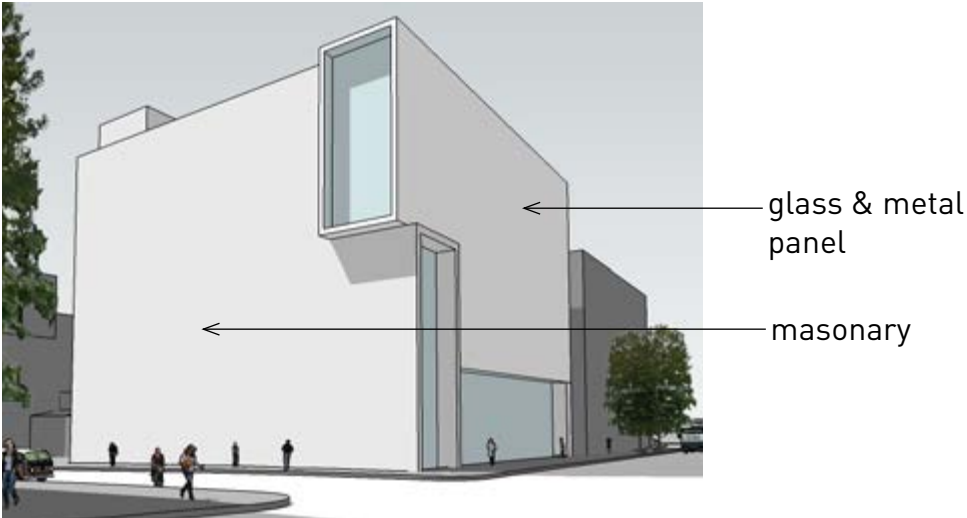
#### CONSTRAINTS/CONS

1. The massing erodes the urban edge at street level and does not emphasize pedestrian entries or highlight the corner condition.
2. The massing does not create a strong sense of identity or architectural expression
3. Treating both street-facing facades the same does not respond to the differing characteristics of 12th and NE 45th st
4. The material expression of the glass and metal panel facade does not reference the strongest contextual cues of the University District

#### CODE DEPARTURES (IF ANY) & RATIONALE

None

### Option 2



#### OPPORTUNITIES/PROS

1. Street level transparency highlights the pedestrian oriented amenities and entries of the building especially on the corner
2. Overhead weather protection along glazed retail facade, as well as the widened sidewalk allows for pedestrian gathering at street level along NE 45th
3. The massing reflects the differing characteristics of 12th Ave NE and NE 45th st
4. The massing creates a strong corner expression.

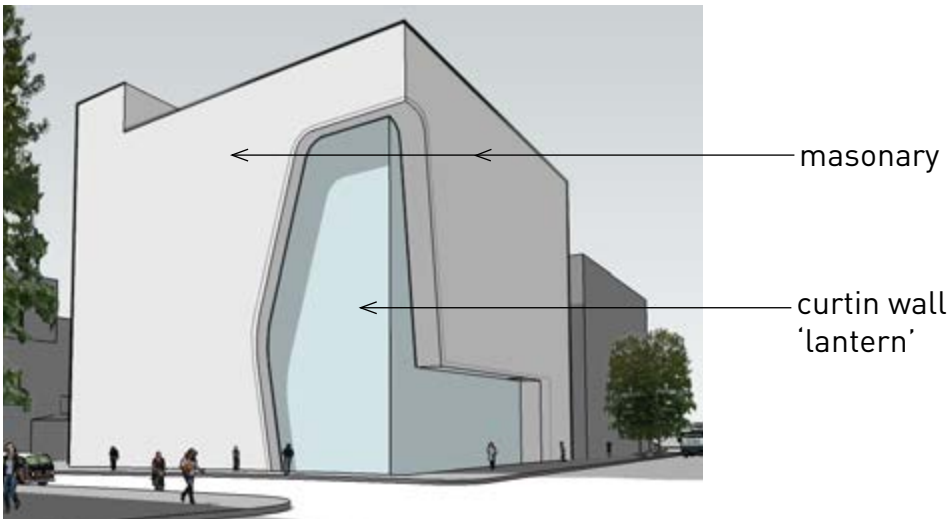
#### CONSTRAINTS/CONS

1. The material expression of the glass and metal facade does not reference the strongest contextual cues of the University District
2. The massing and material distinction between the 12th Ave NE and NE 45th facades are too severe
3. The corner articulation is too distinct and directional

#### CODE DEPARTURES (IF ANY) & RATIONALE

None

### Option 3 (preferred)



#### OPPORTUNITIES/PROS

1. The massing reinforces the urban street edge while still affording a widened pedestrian retail experience along NE 45th and a strong corner expression
2. The massing and materiality create a cohesive expression for the entire the building
3. The massing allows for a distinction between the 12th Ave NE and NE 45th st characteristics and differentiation between the retail and office entries
4. Street level transparency highlights the pedestrian oriented amenities and entries of the building especially along NE 45th st
5. Overhead weather protection along glazed retail facade as well as the widened sidewalk allows for pedestrian gathering at street level.

#### CONSTRAINTS/CONS

None

#### CODE DEPARTURES (IF ANY) & RATIONALE

None

# design guidelines

preferred option response

## Feature A: Masonry Building w/ Punched Openings

### Guidelines Most Enhanced:

CS2-A.1 – Sense of Place

Create sense of place and strong identity where physical context is less established.

CS2-A.2 – Architectural Presence

Create design with significant presence and individual identity

Contribute to a strong street edge

Encourage design detail, articulation, and quality materials

CS3-A.4 – Evolving Neighborhoods

Establish a positive and desirable context for others to build upon in the future

DC2-B.1 – Façade Composition

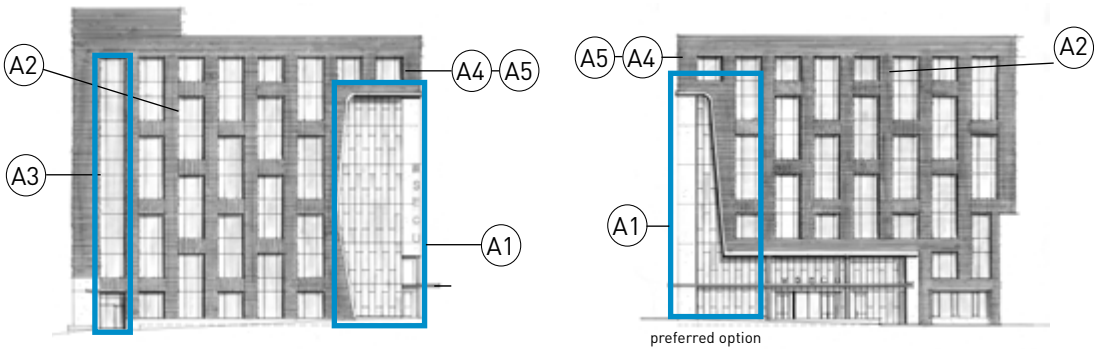
Consider the composition and architectural expression of the building as a whole – including the alley façade

DC4-A.1 – Exterior Finish Materials

Construct of durable materials that are attractive up close and have texture and lend themselves to a high quality of detailing

### Characteristics:

- A1 Strong, simple form to visually and physically anchor corner site and establish benchmark for future context.
- A2 Punched windows with unique patterning to avoid monotony and provide visual interest and scale.
- A3 Modified fenestration and secondary canopy to articulate office building entry
- A4 Brick utilized as traditional material to relate to and strengthen some of the historic buildings in the neighborhood and connection to the University of Washington “collegiate” architecture.
- A5 Brick utilized as more human-scaled, pedestrian-friendly skin



## Feature B: Articulated Corner Expression

### Guidelines Most Enhanced:

CS2-A.1 – Sense of Place

Create sense of place and strong identity where physical context is less established.

CS2-C.1 & CS2 III-i – Corner Sites

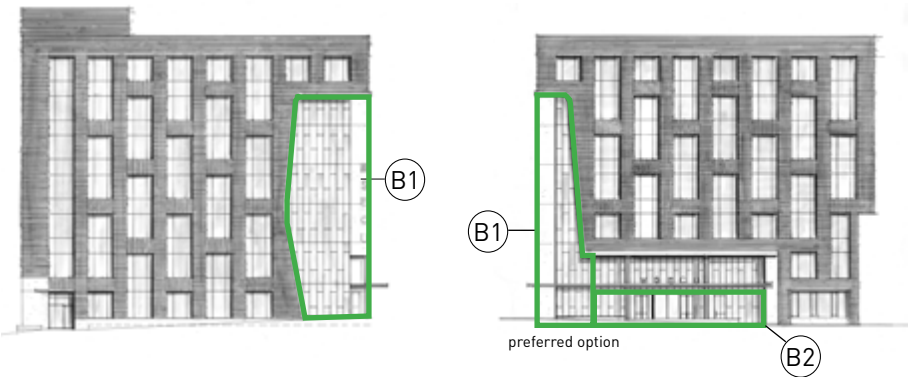
Serve as gateway or focal point

Provide extra space for pedestrians and entry expression

Corner set back from pedestrian flow and good visibility at intersection

### Characteristics:

- B1 Recessed skin to create multi-story, glazed expression at most visible corner of 12th and 45th
- B2 Signal to entry access zone for pedestrian, retail, and community amenity spaces along 45th



## Feature C: Recessed Street Level Façade (along 45th – “Pedestrian Oriented Street”)

### Guidelines Most Enhanced:

PL1-A.2 – Adding to Public Life

Provide widened sidewalks, recessed entries

PL1-B.3 – Pedestrian Amenities

Provide seating, lighting, awnings, large storefront windows, and engaging retail displays

PL2-B.3 – Street-Level Transparency

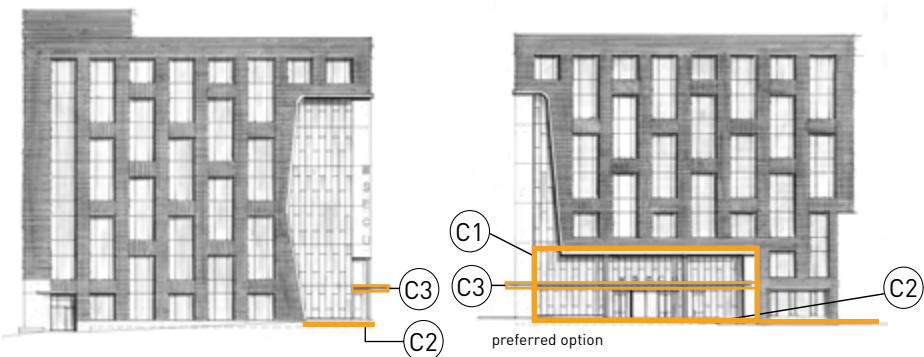
Ensure transparency of street-level uses

PL2-C.1 – Weather Protection – Location and Coverage

Provide continuous coverage at entries and retail uses that also addresses topography

### Characteristics:

- C1 Two story, fully-glazed façade along 45th with access to retail and community amenity spaces
- C2 Pedestrian-oriented amenities for gathering / seating within widened sidewalk area
- C3 Overhead weather protection along entire glazed retail facade along NE 45th st





# architectural design intent



visual pattern (possible color) to brick facade



accentuated punched openings



textural brick



irregular window pattern to create less formal 'field'



widened sidewalk/ pedestrian friendly approach/ engagement



glazed 'expressed' corner in masonry box



organic framing of glazed 'lantern'