

EARLY DESIGN GUIDANCE
ADMINISTRATIVE DESIGN REVIEW

PROJECT SITE



SDCI # 3025269
5637 University Way NE
Seattle, WA 98105

Applicant:
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Seattle, WA 98121
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VICINITY MAP

EXISTING SITE

The project site consists of a single parcel (APN 522630-0130) on the western portion of University Way NE. Immediately adjacent to the site on the northern border is an abandoned single-family residence, and to the south is a retail property. The subject parcel is a total of 4,995 SF and measures approximately 89' in the east-west direction and 54' in the north-south direction. The site slopes downward from the southeast to the northwest with an approximate grade change in that direction of 11.5 feet. The Knarr Tavern currently occupies the parcel.

ZONING AND OVERLAY DESIGNATION

The project parcel is zoned NC2P-40, indicating that the structure may go up to 40'-0" plus additional applicable height bonuses. The NC zoning continues south on University Way NE and stretches within the contained block. Directly to the east across University Way NE the zoning drops to LR3, and immediately to the west across an alley the zoning falls to SF 5000, which will require upper level setback to be taken into account. Generally, the zoning increases NC3P-65 to the south and decreases immediately to the north until NE 65th Street.

The subject parcel is within the University District Northwest Urban Center Village, and is confirmed to be in a Frequent Transit area. No parking is required nor will it be provided.

DEVELOPMENT OBJECTIVES

The owner proposes the construction a new residential apartment building with approximately 30 small efficiency dwelling units (SEDUs) and a commercial space along University Way NE. The objective for these apartments is to provide upscale and attainable housing that is within walking distance to the The University of Washington. The demographic that will benefit most from this housing will be students, young professionals, and wage earners in the neighborhood, or city-dwellers seeking a more pedestrian-oriented lifestyle. These small efficiency apartments will transition between the commercial and residential boundaries of the immediate area, and will create convenient and reasonable priced housing options supportive of the vibrant and rejuvenating neighborhood.

NEIGHBORHOOD DEVELOPMENT

The immediate blocks in the zone are a mix of multi-family apartment buildings, commercial businesses, and single-family homes. There is a variety of commercial buildings along University Way NE ("The Ave"), which includes several restaurants, bicycle shops, bars, various small businesses, and a small, neighborhood grocery store within walking distance. Several bus lines run along both University Way NE and 15th Ave NE, and provides a quick link between the neighborhood and downtown Seattle. Many of these buses connect to the Link Light Rail near the university. Cowen Park is a major green space directly to the north of the site, and there are several small pocket parks in the area (including a community garden one block to the south.) In general, the area is conducive to an active lifestyle, ideal for students, and provides the necessary transportation and pedestrian links between the city center, the University of Washington, and the immediate neighborhood.



SITE LOCATION

5637 University Way NE
Seattle, WA 98105

PROJECT PROGRAM

Site Area: 4,995 SF
 Number of Residential Units: Approx. 30
 Commercial Space: 1 Commercial (Approx. 700-900 SF)
 Number of Parking Stalls: 0
 Proposed Bike Parking: Approx. 17 Stalls
 Total Area: Approx. 18,000 SF
 Total Area Above Grade: Approx. 14,000 SF
 Allowable FAR = 3.25







-  PROPOSED SITE
-  PROPOSED PROJECTS
-  COMMERCIAL ZONING

ADDRESSES: 5637 University Way NE
PARCEL #: 5226300130
ZONING: NC2P-40
OVERLAYS: University District Northwest(Urban Center Village)
SITE AREA: 4,995 SF

23.47A.004 PERMITTED USES

Permitted outright:
 • Residential

23.47A.005 STREET LEVEL USES

Residential uses may occupy, in the aggregate, no more than 20% of the street-level street-facing facade, in a pedestrian-designated zone, facing a designated principal pedestrian street.

23.47A.008 STREET-LEVEL DEVELOPMENT STANDARDS

- Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width. The total of all blank facade segments may not exceed 40% of the width of the facade of the structure along the street.
- 60% of the street facing facade between 2 and 8 feet shall be transparent.
- Nonresidential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing facade.
- Nonresidential uses at street level shall have a floor-to-floor height of at least 13 feet.
- At least one of the street-level street-facing facades containing a residential use shall have a visually prominent pedestrian entry; and
- The floor of a dwelling unit located along the street-level street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk.

23.47A.012 STRUCTURE HEIGHT

Allowed Maximum Base Height:

4' additional allowed for rooftop features (parapets, clerestories, etc.)
 16' additional allowed for stair & elevator penthouses:

NC2P-40
 40'-0"
 44'-0"
 56'-0"

23.86.006 STRUCTURE HEIGHT MEASUREMENT

The height of a structure is the difference between the elevation of the highest point of the structure not excepted from applicable height limits and the average grade level ("average grade level" means the average of the elevation of existing lot grades at the midpoint, measured horizontally, of each exterior wall of the structure, or at the midpoint of each side of the smallest rectangle that can be drawn to enclose the structure.)

23.47A.013 FLOOR AREA RATIO

Maximum FAR: 3.25 (16,234 SF)
 Minimum FAR: 1.5 (7,493)

23.47A.014 SETBACKS REQUIREMENTS

Setback requirements for lots abutting or across the alley from residential zones:

- For a structure containing a residential use, a setback is required along any side or rear lot line that abuts a lot in a residential zone or that is across an alley from a lot in a residential zone as follows: Fifteen feet for portions of structures above 13 feet in height to a maximum of 40 feet.

A minimum five (5) foot landscaped setback may be required per Section 23.47A.016, Screening and Landscaping Standards.

23.47A.016 LANDSCAPING AND SCREENING STANDARDS

- Green Factor score of .30 or greater, per Section 23.86.019, is required for any lot with development containing more than four new dwelling units.
- Street trees are required when any development is proposed, except as provided in subsection 23.47A.016.B.2 and Section 23.53.015.
- Existing street trees shall be retained unless the Director of Transportation approves their removal.
- The Director, in consultation with the Director of Transportation, will determine the number, type and placement of street trees to be provided.

23.47A.024 AMENITY AREA

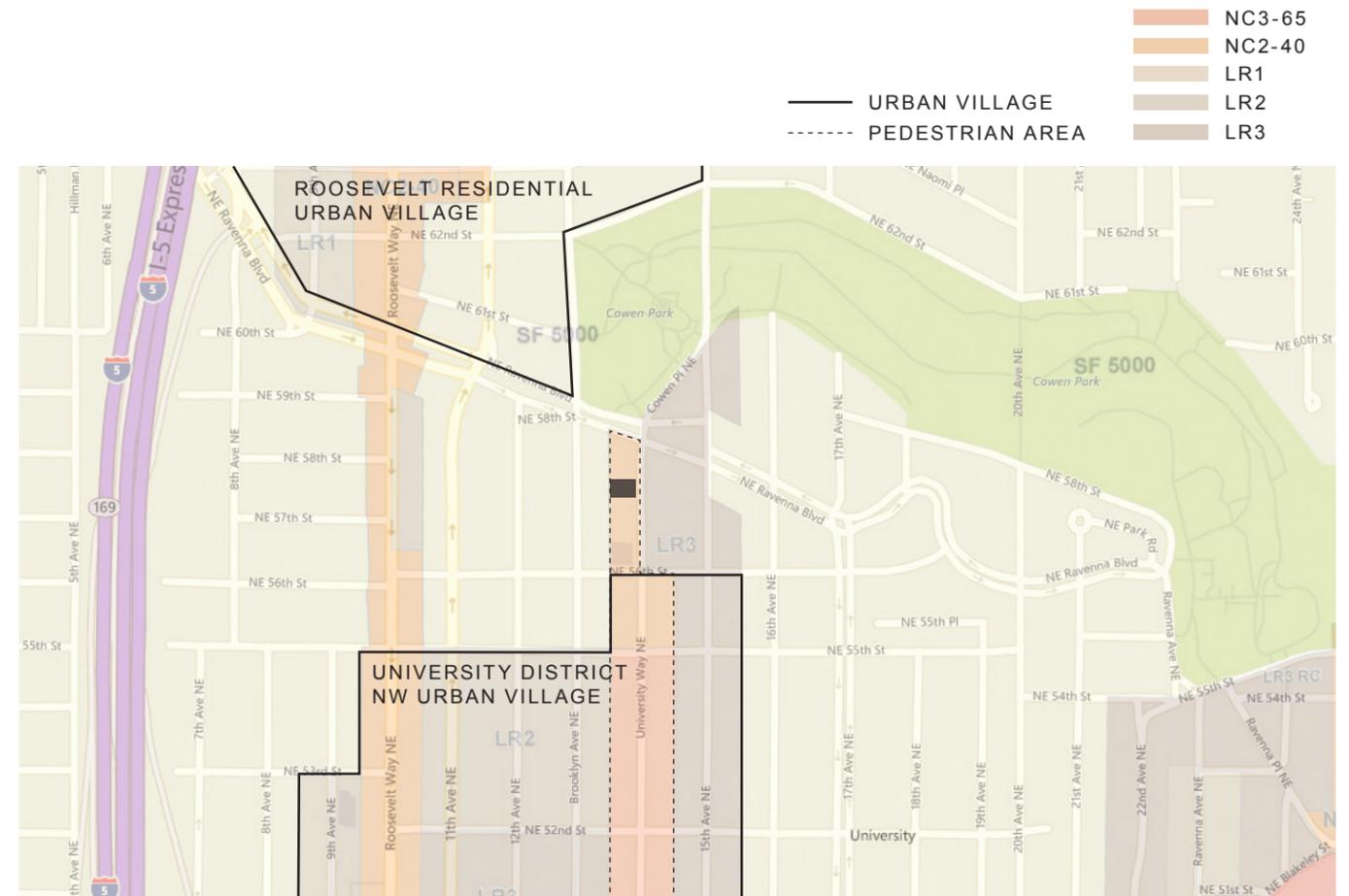
Required: 5% of gross floor area in residential use
 5% x 16,000 SF =800 SF

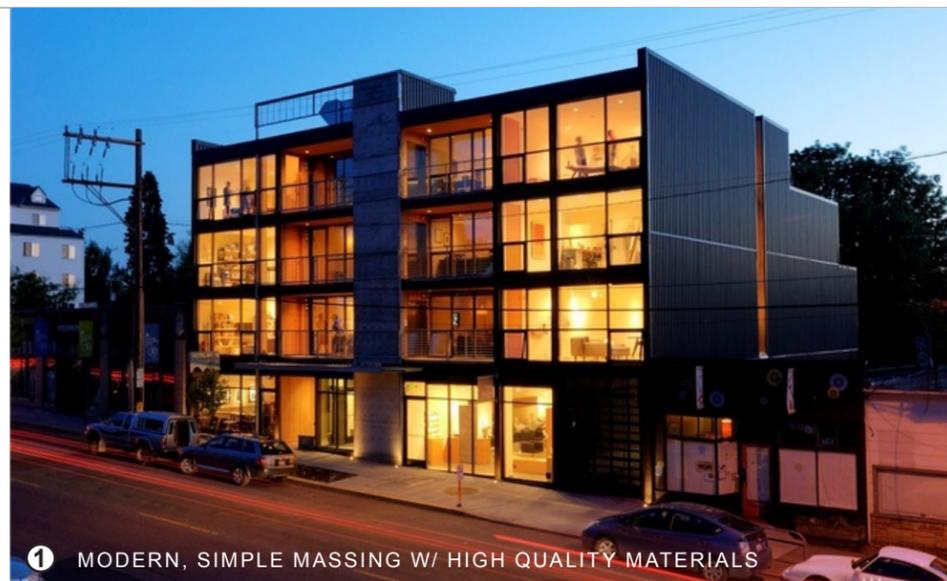
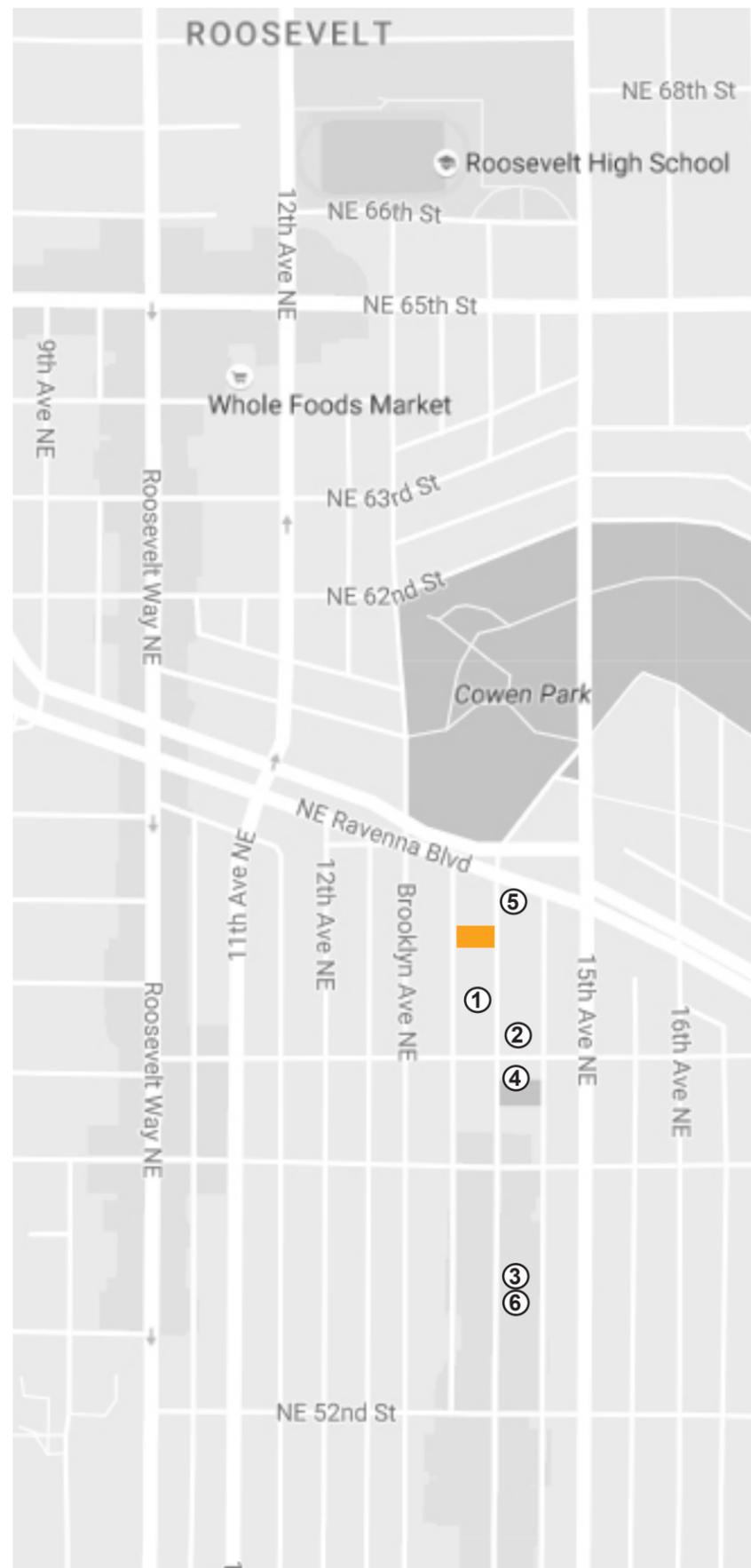
23.54.015 REQUIRED PARKING

Parking is not required. The project is within an Urban Village and meets the definition of Frequent Transit.

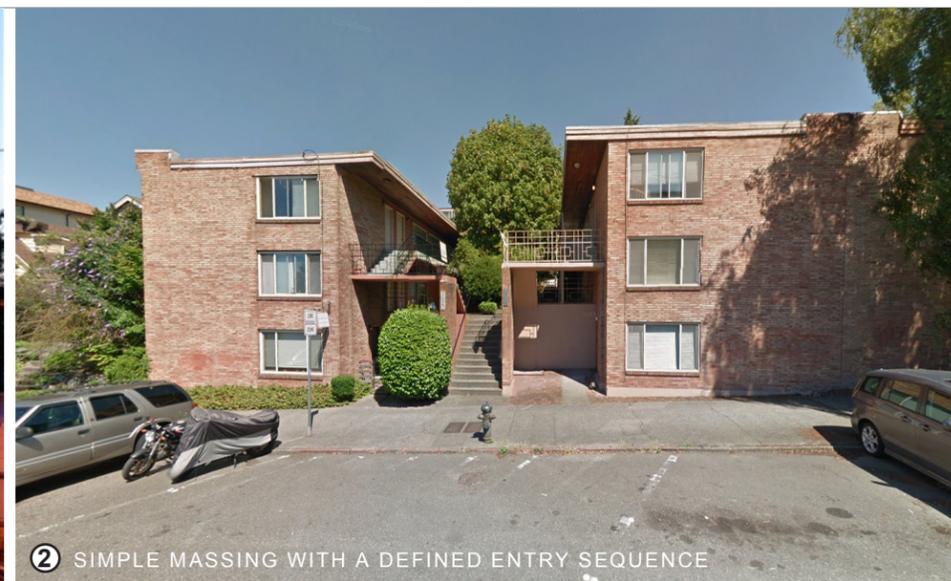
23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS

Residential, 26-50 dwelling units: 375 SF
 The minimum horizontal dimension of required storage space is 12 feet.





1 MODERN, SIMPLE MASSING W/ HIGH QUALITY MATERIALS



2 SIMPLE MASSING WITH A DEFINED ENTRY SEQUENCE



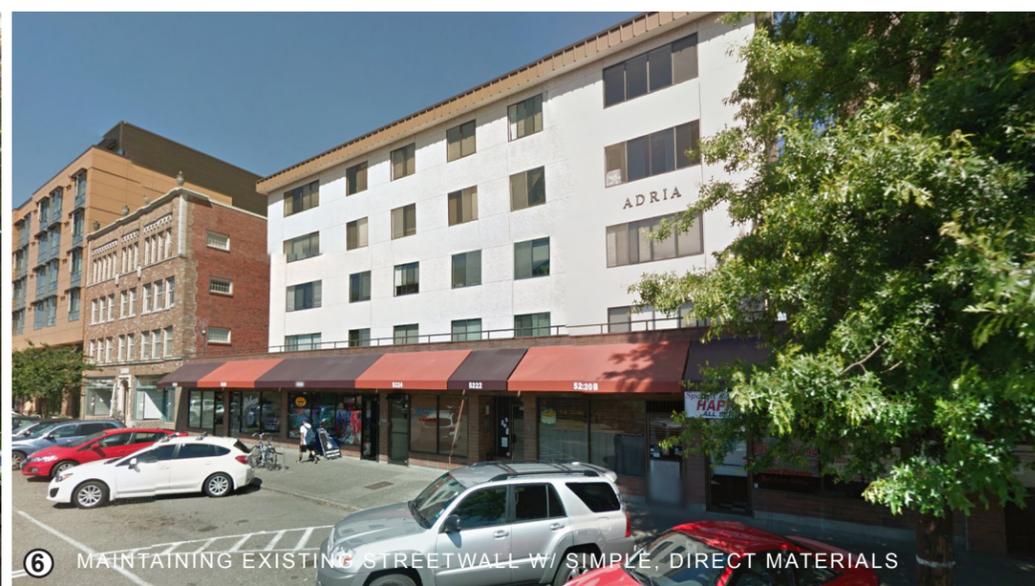
3 MODERN DESIGN THAT CONTINUES EXISTING STREETWALL



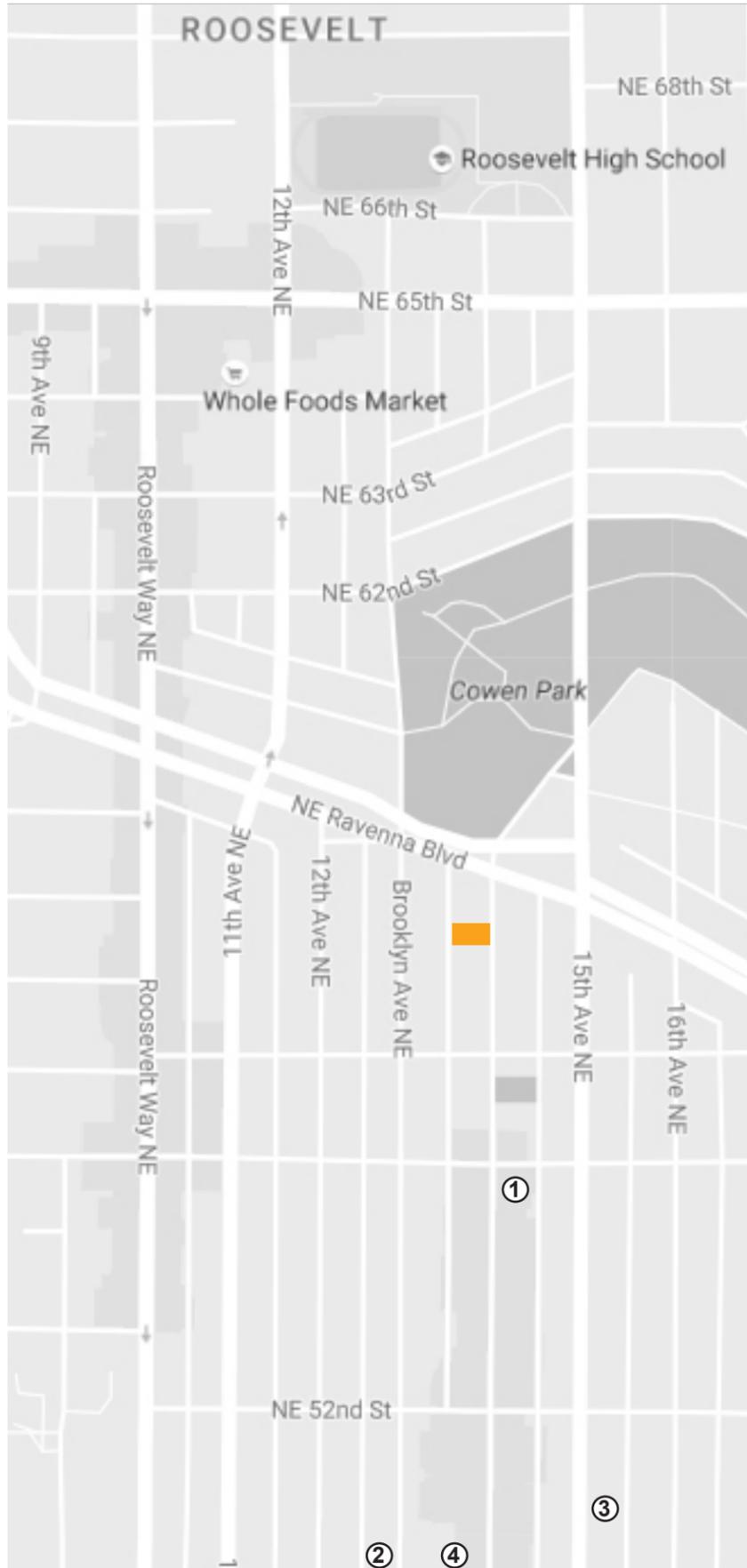
4 MULTIPLE ENTRIES W/ STEEP TOPOGRAPHY CHANGE



5 RECESSED, COVERED PARKING SHIELDED FROM VIEW



6 MAINTAINING EXISTING STREETWALL W/ SIMPLE, DIRECT MATERIALS



GLAZING FOCUSED TOWARDS THE STREET



ACROSS FROM SITE

STREET LOOKING EAST

FLAT ROOF UTILIZED ALONG COMMERCIAL AXIS

LARGE GLAZING, HIGH QUALITY, MODERN MATERIALS



CONTINUE STREET WALL AND ENTRY PATTERN

STREET LOOKING WEST

FLAT ROOFS USED ON BUILDINGS OF COMPARABLE SCALE

DECKS CREATE VISUAL INTEREST



← STREET LOOKING EAST →



CONTINUE STREET WALL

SITE

← STREET LOOKING WEST →



SITE

ALLEY LOOKING EAST



ALLEY LOOKING WEST



← ALLEY LOOKING EAST →



ACROSS FROM SITE

← ALLEY LOOKING WEST →



VIEW OF COMMERCIAL STREET WALL LOOKING NORTH



REAR VIEW OF SITE FROM THE ALLEY



EDGE AT SOUTHERN NEIGHBOR



EDGE AT NORTHERN NEIGHBOR



VIEW OF ALLEY FROM REAR OF SITE LOOKING SOUTH



VIEW OF HVL LOOKING SOUTH



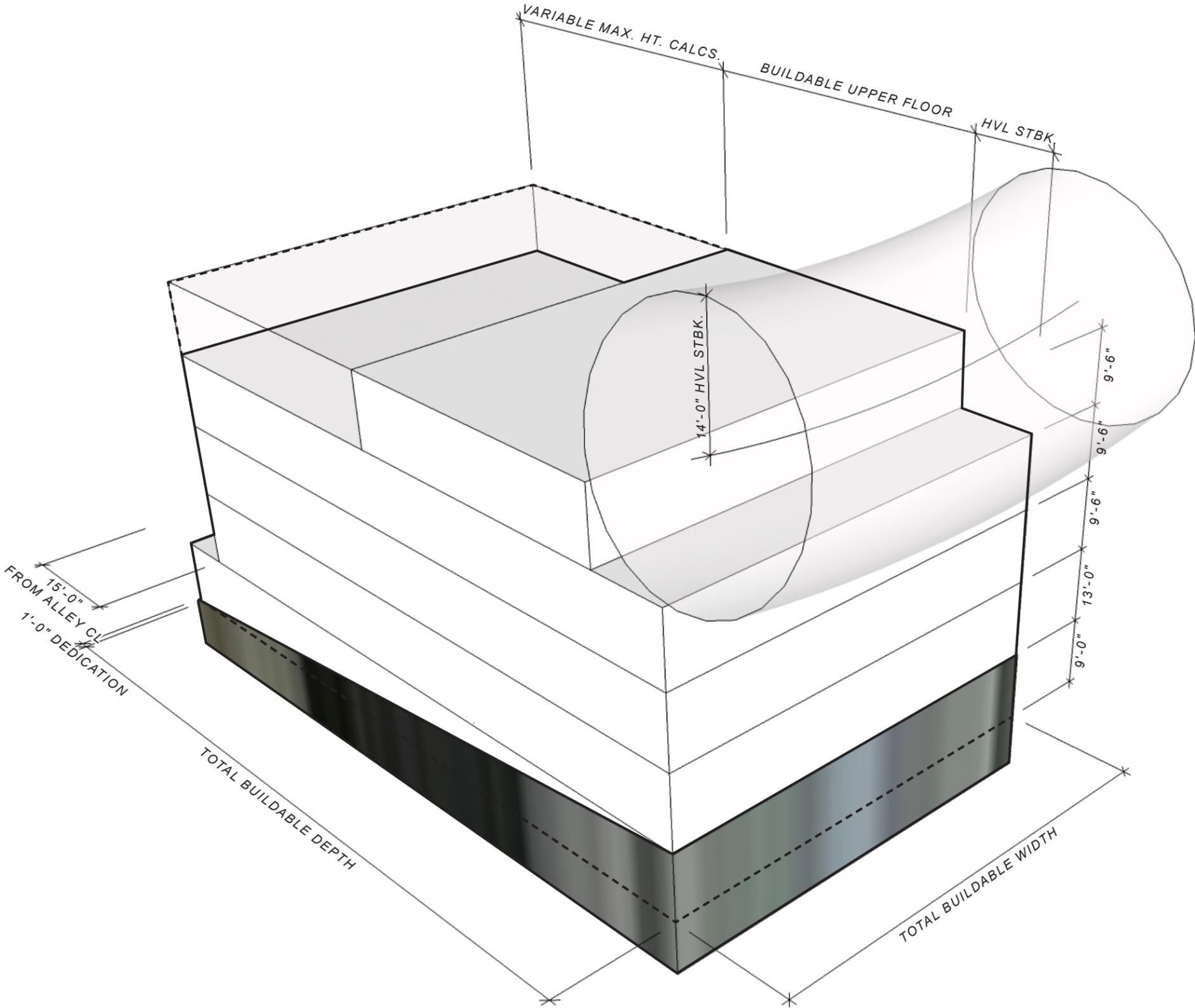
VIEW OF ALLEY FROM REAR OF SITE LOOKING NORTH

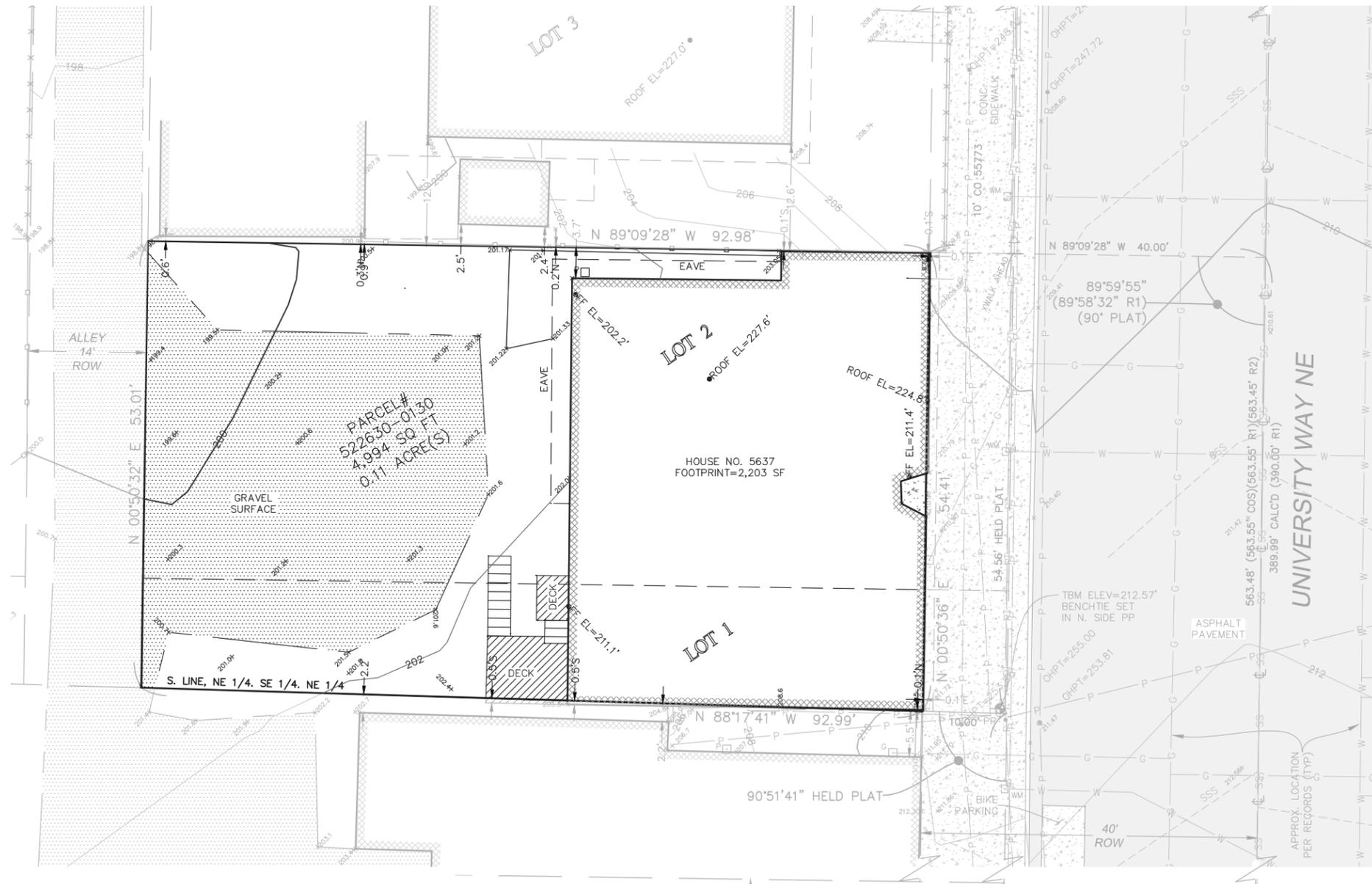
MAXIMUM DEVELOPMENT POTENTIAL

The project site is zoned commercial but borders single family zoning to the west across the alley. The commercial zoning allows the building to extend to all property lines at the ground level, with the exception of a required 1' dedication at the alley. Adjacent to the residential zone to the west, the building will be required to set back 15' above 13' without the granting of a Design Departure. The structure height limit of 40' allows for 4 stories, plus a 4' bonus for parapet walls and a 16' bonus for stair/elevator access to the roof. To be sure the, grade difference between the Ave and the alley (approximately 11.5') creates an average grade that will not allow four stories above the street level to continue west to the alley. Rather, the building will have to step down at some distance to the west. In addition, existing high voltage lines (HVLs) along the Ave will require the building to step back along the Ave above the 3rd floor. To be sure, the large grade change between the alley and the Ave, as well as the required upper level setbacks adjacent to the residential zoning to the west and HVLs to the east, create a constrained building far smaller than would be possible based on the zoning designation alone.



A recent mixed use development on the same block showing a strong, 4-story streetwall made possible by relocating the adjacent HVLs.





EXISTING SITE CONDITIONS

PROPOSED PROJECT SITE

- One parcel located mid-block on the west side of University Way NE
- Site Area = 4,995 SF, and measures roughly 54' wide by 89' deep

TOPOGRAPHY

- 11'-6" slope down across site from southeast corner to northwest corner
- 1'-10" slope down along University Way NE frontage from south to north

ADJACENT BUILDINGS AND USES

- Existing 1-story single family residence immediately north of site (NC2P-40)
- Existing 1-story retail building immediately south of site (NC2P-40)
- Existing 1-story single family residence across the alley (SF-5000)
- Existing 4-story apartment building across University Way NE (LR3)

SOLAR ACCESS & VIEWS

- The site has great solar access due to existing topography and alley separation to the west.
- Wonderful territorial views of Cowen Park to the north, and possibly the Downtown skyline to the south and the Olympic Mountains to the west.

ALLOWABLE STRUCTURE HEIGHT

NC2P-40 zoning allows for a 40'-0" structure height

- 4' bonus for rooftop features
- 16' bonus for stair/elevator penthouses

ALLOWABLE BUILDING AREA

NC2P-40 3.25 FAR = 16,234 SF

LEGAL DESCRIPTION

Lots 1 and 2, Block 2, May Addition to the City of Seattle, according to the plat thereof recorded in Volume 9 of Plats, page 17, Records of King County, Washington, except the east ten feet thereof condemned in King County Superior County Cause No. 221463 for street purposes, as provided by Ordinance No. 55773 of the City of Seattle. Situate in the County of King, State of Washington.



PROPOSED SITE PLAN

SETBACK REQUIREMENTS:

- No setbacks required except at portions of the structure above 13' adjacent to the SF5000 parcels (to the west across the alley). Minimum setbacks are proposed at north and south for glazing.
- A departure is proposed to allow upper level portions of the structure at the west property lines adjacent to SF5000 zoning.

TRAFFIC CIRCULATION

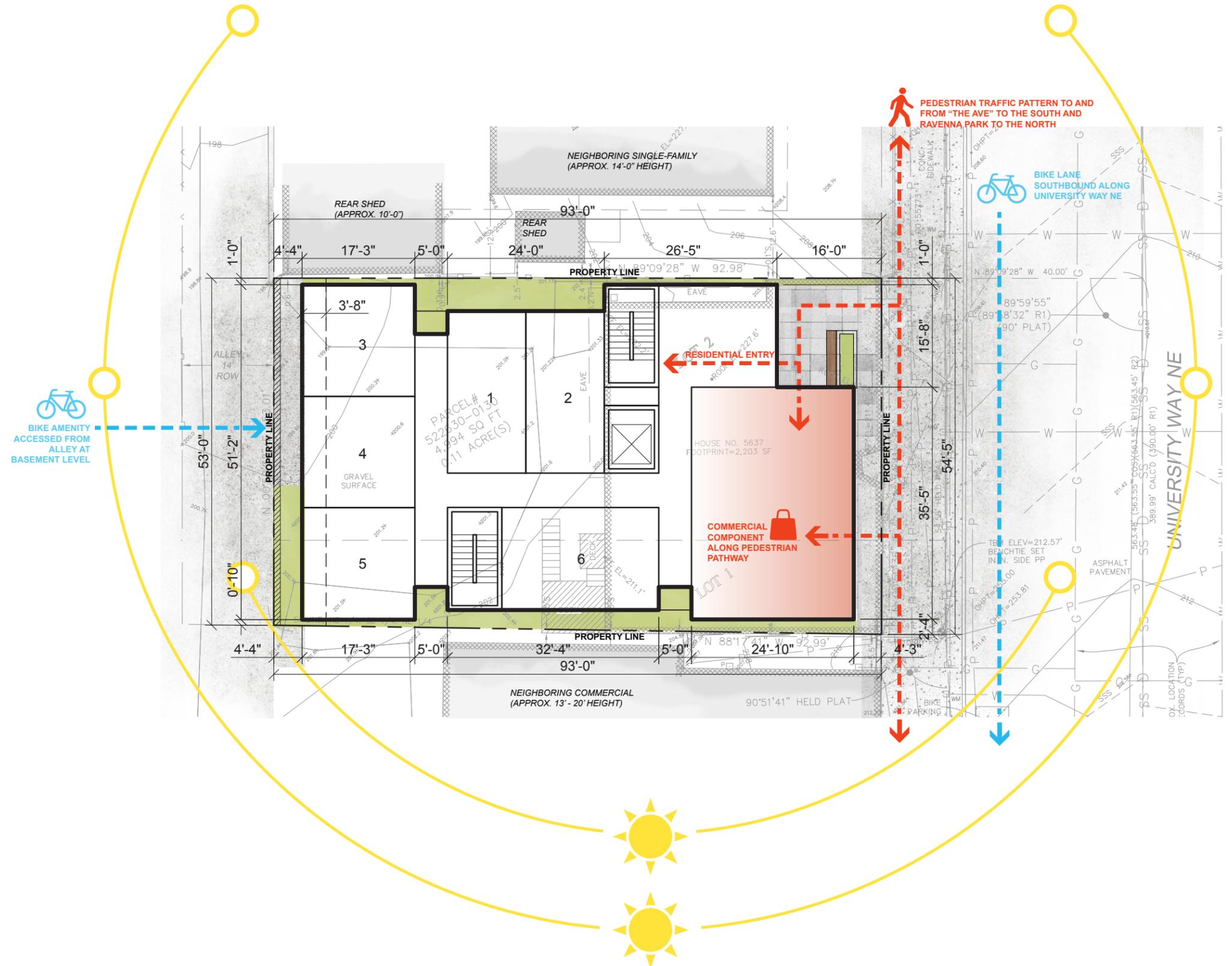
- University Way NE is designated as a Collector Arterial street that terminates to the north at the intersection with NE Ravenna Blvd but continues to the south for 1.2 miles where it terminates at NE Pacific Street.
- 15th Ave NE a minor north-south arterial street located one block to the east.
- Roosevelt Way NE is a major north-south arterial located 5 blocks to the west.
- NE Ravenna Blvd, located half a block to the north, is a minor arterial which connects to Green Lake Park to the northwest
- A flashing 4-way traffic signal regulates traffic at the intersection of the Ave and NE Ravenna.
- There is street parking available on both sides of the Ave adjacent to the site.
- A bus stop is located approximately 100' away to the north on the west side of the Ave.

STREETSCAPE

- University Way Ne has a 12'-0" wide sidewalk with no planting strip east of the proposed site.
- There are currently no street trees or other landscaping planted in the R.O.W. for the entire length of the west side of the Ave between NE 56th Street and NE Ravenna Blvd.
- Overhead power lines run south to north adjacent to the site on the west side of the Ave.

NEIGHBORHOOD PATTERNS AND POTENTIAL

- The one-story structure on the project site, while currently occupied by a tavern, is in need of major repairs and is out of scale with the development potential of the site.
- The project site can serve as a needed transition from the more dense developments planned further south along the Ave and the residential neighborhood to the north in Ravenna.
- The Ave is planned as a vibrant street with a continuous street wall and a energetic mix of commercial and residential uses.



CS1. NATURAL SYSTEMS AND SITE FEATURES	Use natural systems and features of the site and its surrounds as a starting point for project design.	
CS1-C. Topography	2. Elevation Change: Use the existing site topography when locating structure and open spaces on the site. Consider "stepping up or down" hillsides to accommodate changes in elevation.	As the grade slopes down toward the alley at the west the proposed design massing steps down as well.
CS2. URBAN PATTERNS AND FORM	Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area	
CS2-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.	The proposed design aligns with the neighborhood zoning and the future development of the block.
CS2-B. Adjacent Site, Streets and Open Spaces	2. Connections to the Street: Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. 3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces.	Commercial space is located at the pedestrian level adjacent to a covered entry shared by the business and residents, connecting to the street and activating the public way.
CS2-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. Where adjacent properties are undeveloped or underdeveloped, design the party walls to provide visual interest through materials, color, texture, or other means.	The proposed design takes cues from the program, massing and architectural characteristics of a recent development a few parcels south of the site.
CS2-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. 3. Zone Transition: Provide an appropriate transition or complement to the adjacent zone(s).	Aside from cues from recent commercial development on The Ave the design endeavors to respect the privacy of the single family residents to the east of the building site and across the alley.
PL1. CONNECTIVITY	Complement and contribute to the network of open spaces around the site and the connections among them.	
PL1-A. Network of Open Spaces	1. Enhancing Open Space: Design the building and open space to positively contribute to a broader network of open spaces throughout the neighborhood. 2. Adding to Public Life: See opportunities to foster human interaction through the size and/or quality of project-related open space available for public life.	Though small, the open space created by the building setback along University Way will serve as a "porch" for both the commercial space and the residents of the building, activating the street edge and fostering human interaction.
PL1-B. Walkways and Connections	2. Pedestrian Volumes: Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area. 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.	The front setback provides a transition from the sidewalk to the entrances by blurring the edge of the public and private realm and increasing the perceived width of the right-of-way.
PL2. WALKABILITY	Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.	
PL2-B. Safety and Security	1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses. 2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights. 3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.	The proposed design favors generous glazing on the street facing facade at both the commercial space and the residential entry and lobby area behind. The active nature of these spaces increases visual surveillance of the street. The building and site will be lit to increase safety and security in an appropriate manner.
PL2-C. Weather Protection	1. Location and coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity.	The ground level setback at the NE corner of the building creates inherent weather protection above. When not integrated into the building modulation it will be thoughtfully provided at all entrances.

PL3. STREET-LEVEL INTERACTION	Encourage human interaction and activity at the street-level with clear connections to building entries and edges.	
PL3-A. Entries	<p>1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Common entries to multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.</p> <p>2. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.</p>	The street-facing entry will be indicated by substantial glazing, overhead weather protection, building modulation, and several pedestrian elements such as directional landscaping, lighting, and signage.
DC2. ARCHITECTURAL CONCEPT	Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.	
DC2-A. Massing	<p>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.</p> <p>2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.</p>	The proposed design will present 4-stories to University Way, similarly to recent development on the block, and step down with the hillside to present 4-stories at the alley facade. Building modulation, overhangs, landscape features, fenestration patterns and material texture will combine to break down the perceived mass and scale of the building.
DC2-B. Architectural and Facade Composition	1. Facade Composition: Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole.	All four facades will be thoughtfully designed and detailed as they will be visible until future development occurs on the adjacent parcels.
DC2-C. Secondary Architectural Features	1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the facade design.	Fenestration, modulation, awnings and landscape features will all be explored and employed in some fashion to add visual depth and interest to the building.
DC2-D. Scale and Texture	<p>1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept.</p> <p>2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or "texture."</p>	The single story building setback at the residential entry provides a human scale at the sidewalk pedestrian realm. Architectural features such as landscaping, seating, lighting and signage will provide a further textured scale to the pedestrian experience.
DC4. EXTERIOR ELEMENTS AND FINISHES	Use appropriate and high quality elements and finishes for the building and its open spaces.	
DC4-A. Building Materials	1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close.	Materials proposed will be high quality and durable, especially at the pedestrian level.
DC4-C. Lighting	1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.	Lighting integral to the building and landscape features will be used to create a safe and inviting environment. Lighting will also be used for nighttime wayfinding.
DC4-D. Trees, Landscape and Hardscape Materials	<p>1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.</p> <p>2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials.</p>	Native and drought tolerant species will be used to the greatest extent feasible. Planters will be used on site as landscape features as well as for stormwater management. Hardscaping at the entries will be differentiated from the sidewalk while providing texture and scale.

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OPTION ONE

Option One fronts the Ave with a large commercial space and a recessed residential entrance. A bike storage room is located south of the residential entrance and also fronts the Ave. The building massing holds the line of the street level spaces for three stories and then steps back to accommodate the existing location of the HVLs along the Ave. Access to the basement and 3 apartment units is available from the alley. Trash and recycling will be picked up here from an enclosed Refuse Room located immediately adjacent to the alley. The vertical circulation is consolidated to the southern edge of the property. Floors 2 and 3 each have units facing east towards the Ave as well as north towards Cowen Park. Floor 4 will have 3 units set back at the east and facing the Ave. To the west on this floor will be a large rooftop amenity space oriented to take advantage of the afternoon sun and views towards the Olympic Mountains.



OPTION TWO

Option Two also fronts the Ave with a large commercial space and a recessed residential entrance. The building massing again holds the line of the street level spaces for three stories and then steps back to accommodate the existing location of the HVLs along the Ave. Daylight access to the basement with 3 apartment units and an enclosed Refuse Room is available from the alley. Unlike Option One, the vertical circulation in this option is consolidated in the middle to allow for units on 4 sides of the building. Floors 2 and 3 each have most units facing east towards the Ave. Floor 4 will have 3 units set back at the east and facing the Ave. Also on the Floor 4, will be a large rooftop amenity space that wraps around the circulation core and offers views to the north, south and west.



OPTION THREE - PREFERRED

Option Three explores a different approach to the massing of the building and its relationship to the Ave. A large commercial space again fronts the Ave but this time it is oriented to the southeast corner of the parcel and closer to the existing commercial development located along the Ave. As a result, the residential entry is moved to the northeast corner and oriented towards the quieter, more residential character of the Cowen Park neighborhood to the north. A Design Departure is sought to allow for a wider residential entry that can double as a covered commercial porch for the building. The building massing holds the line of the street level commercial spaces for four stories made possible by relocating the existing HVLs. The vertical circulation is consolidated at the northern edge of the property and allows units to equally face the Ave and the alley while also providing several south-facing units. From the alley, Refuse and Bike rooms are accessed as well as a handful of units. The partial 4th floor has 4 units oriented towards the Ave and a large rooftop amenity space with the towering circulation penthouses oriented to the north to minimize shading of this space.

OPTION ONE -

DISTINGUISHING FEATURES

- 4-story building = 16,641 GSF
- 26 apartments
- Code compliant

OPPORTUNITIES

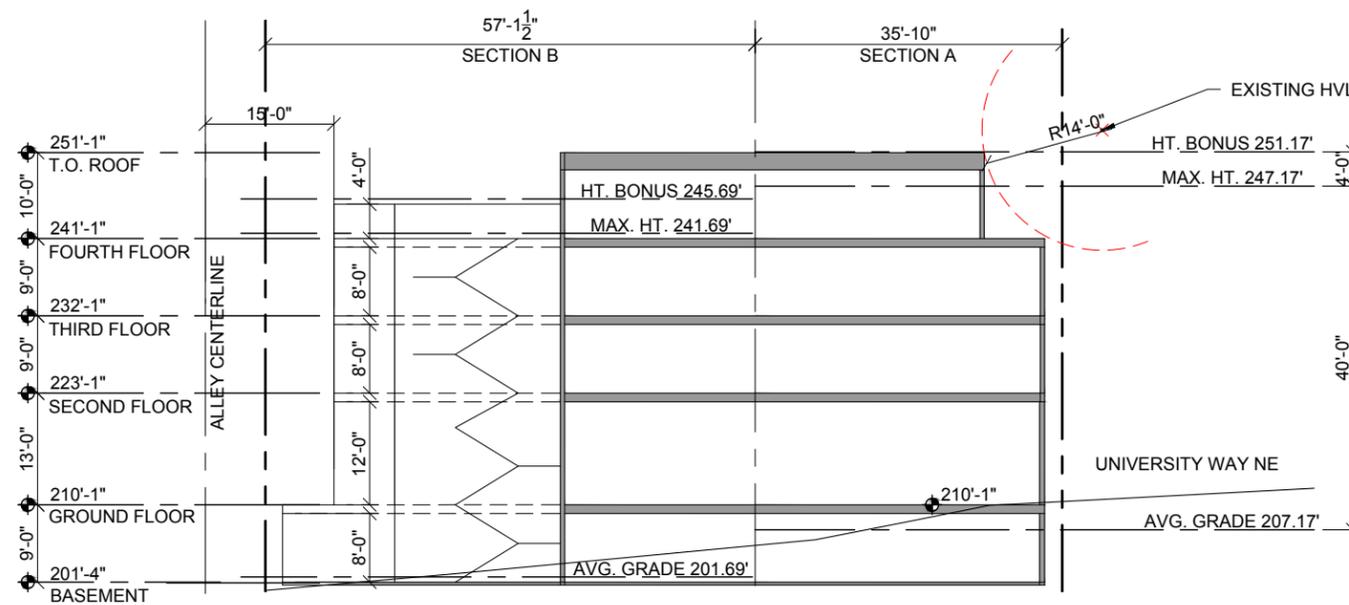
- Large commercial space fronts the Ave
- Trash/refuse is internalized and immediately adjacent to the alley for pick-up
- Many units face the Ave
- Large roof deck amenity oriented towards afternoon sun and western views

CONSTRAINTS

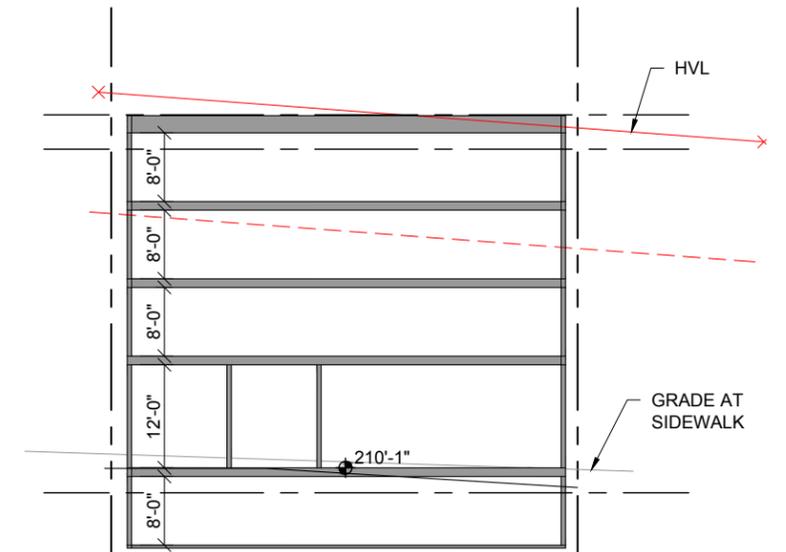
- Minimal residential entry
- 4th story setback at the Ave is not inconsistent with recent neighboring development on the block
- Most units face north and could be compromised by future development
- Blank south facade will be visible from the Ave

DEPARTURE REQUESTED:

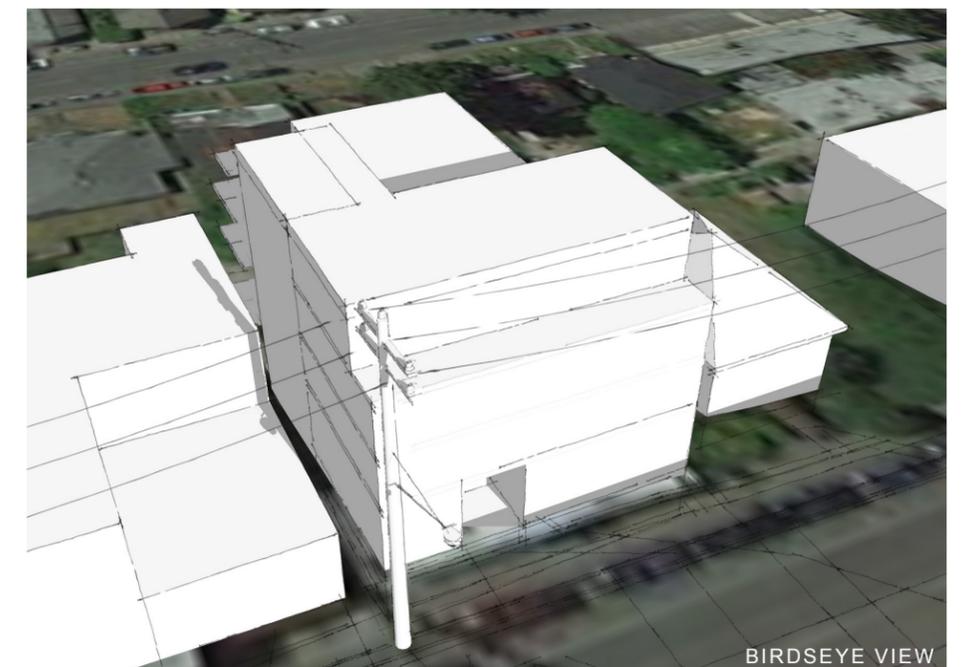
- No departures requested

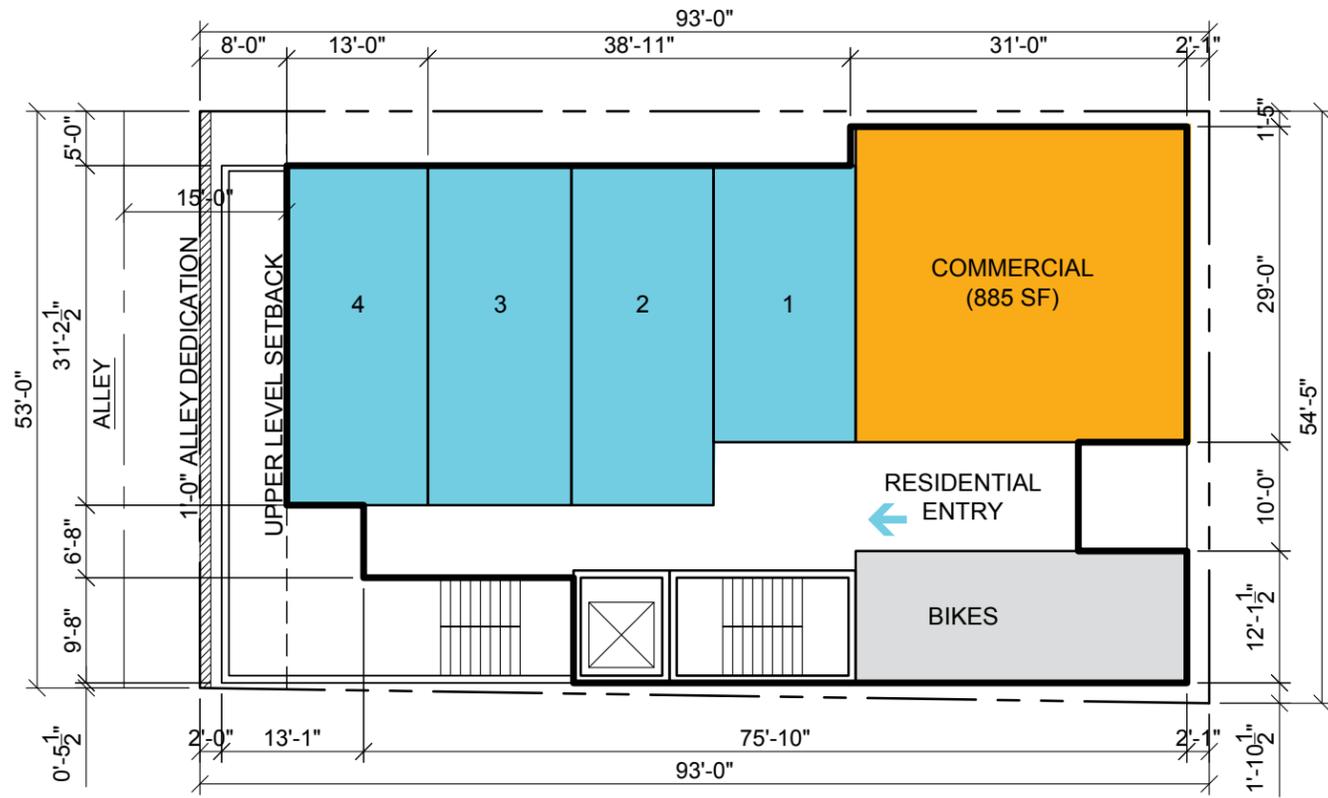


SOUTH STACKING DIAGRAM

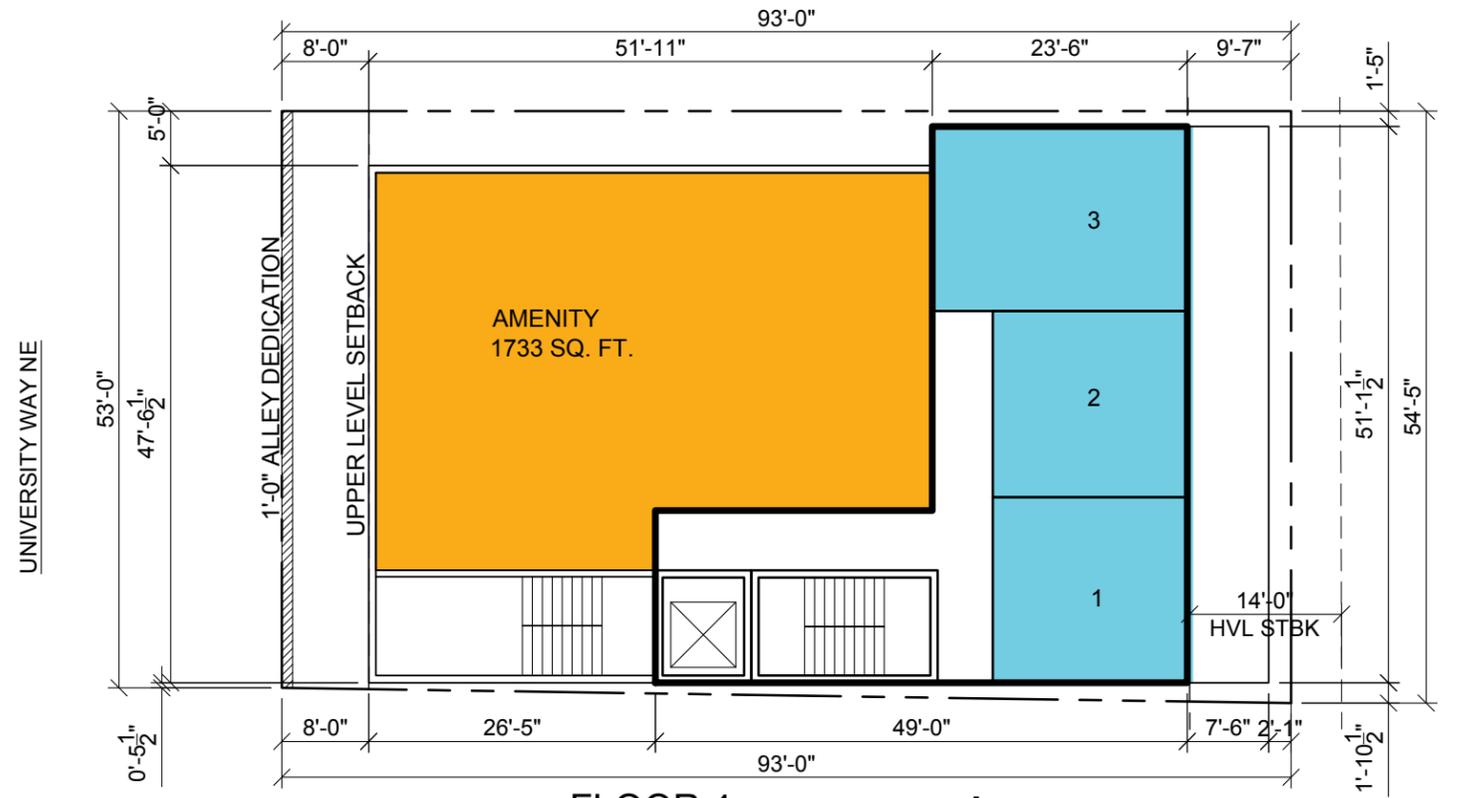


EAST STACKING DIAGRAM

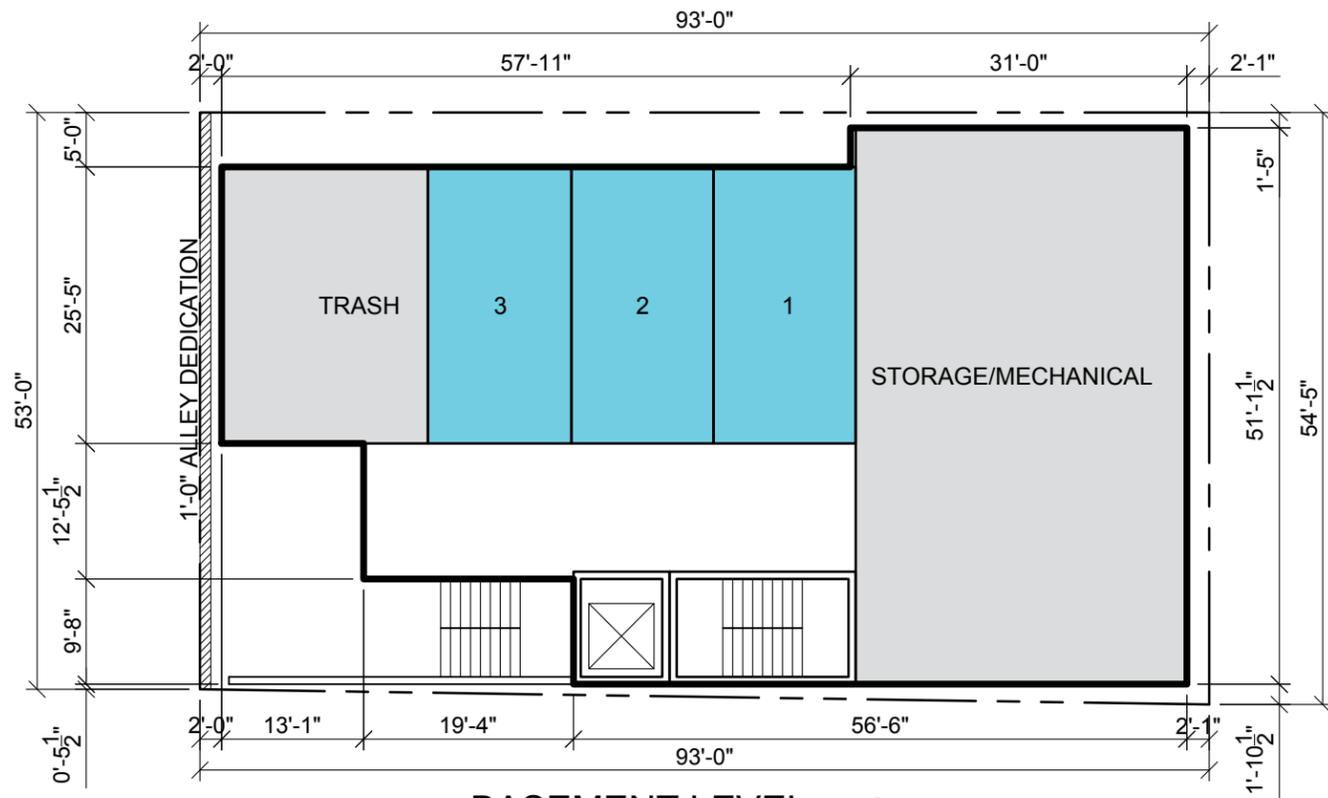




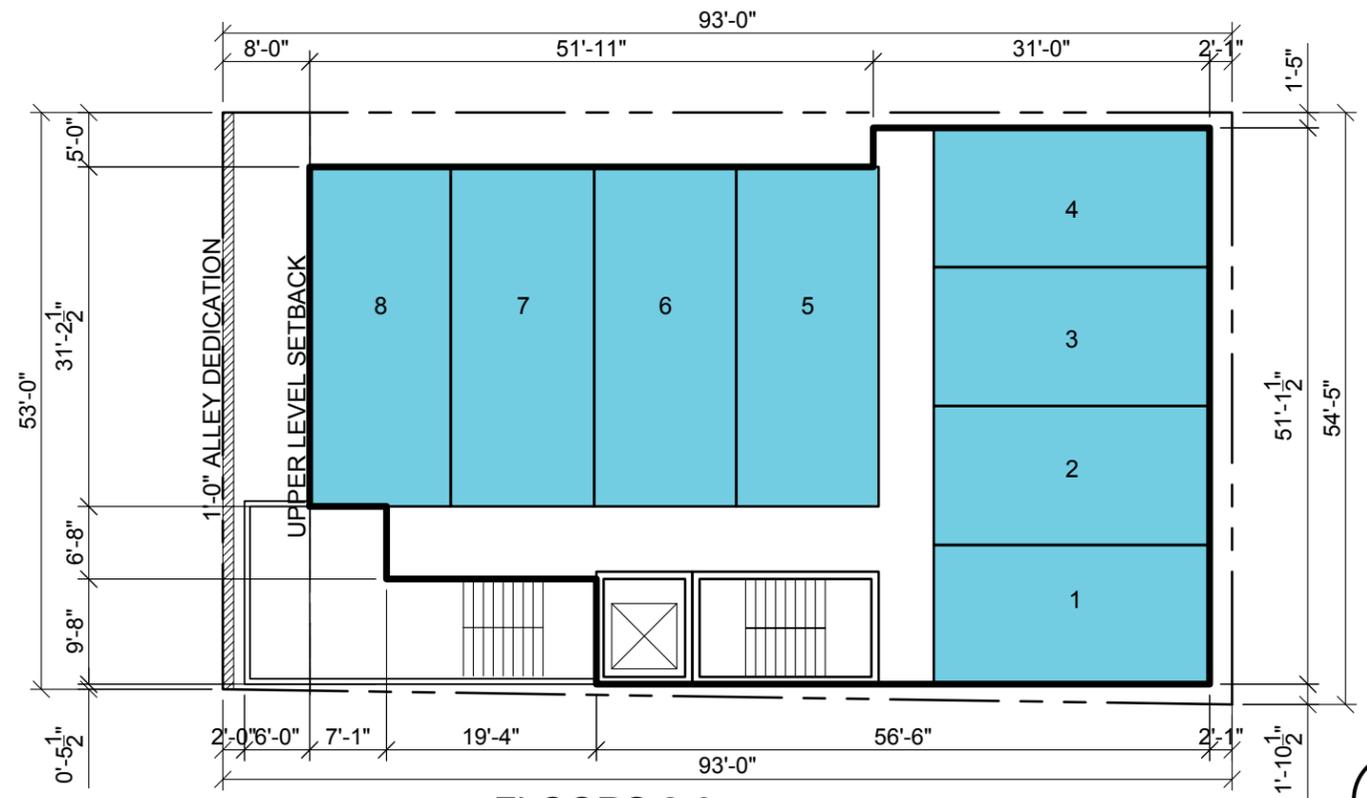
STREET LEVEL
SCALE: 1/16" = 1'-0"



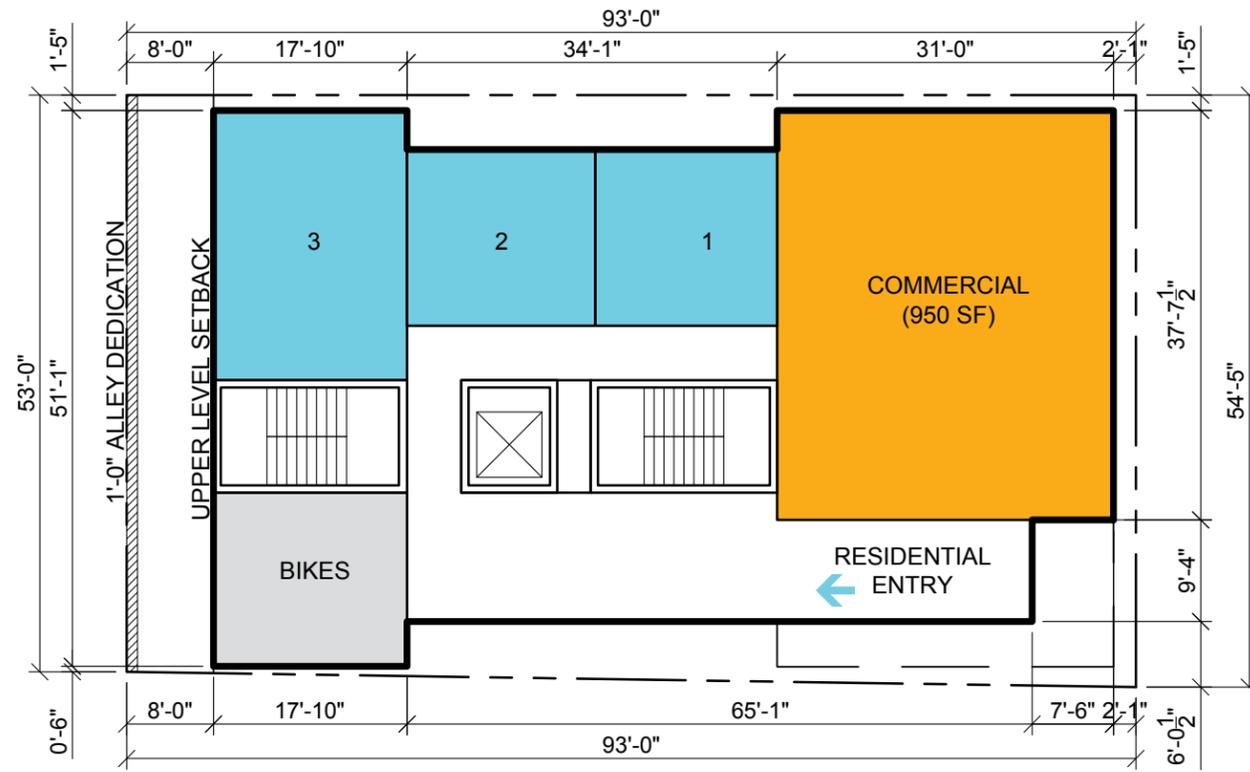
FLOOR 4
SCALE: 1/16" = 1'-0"



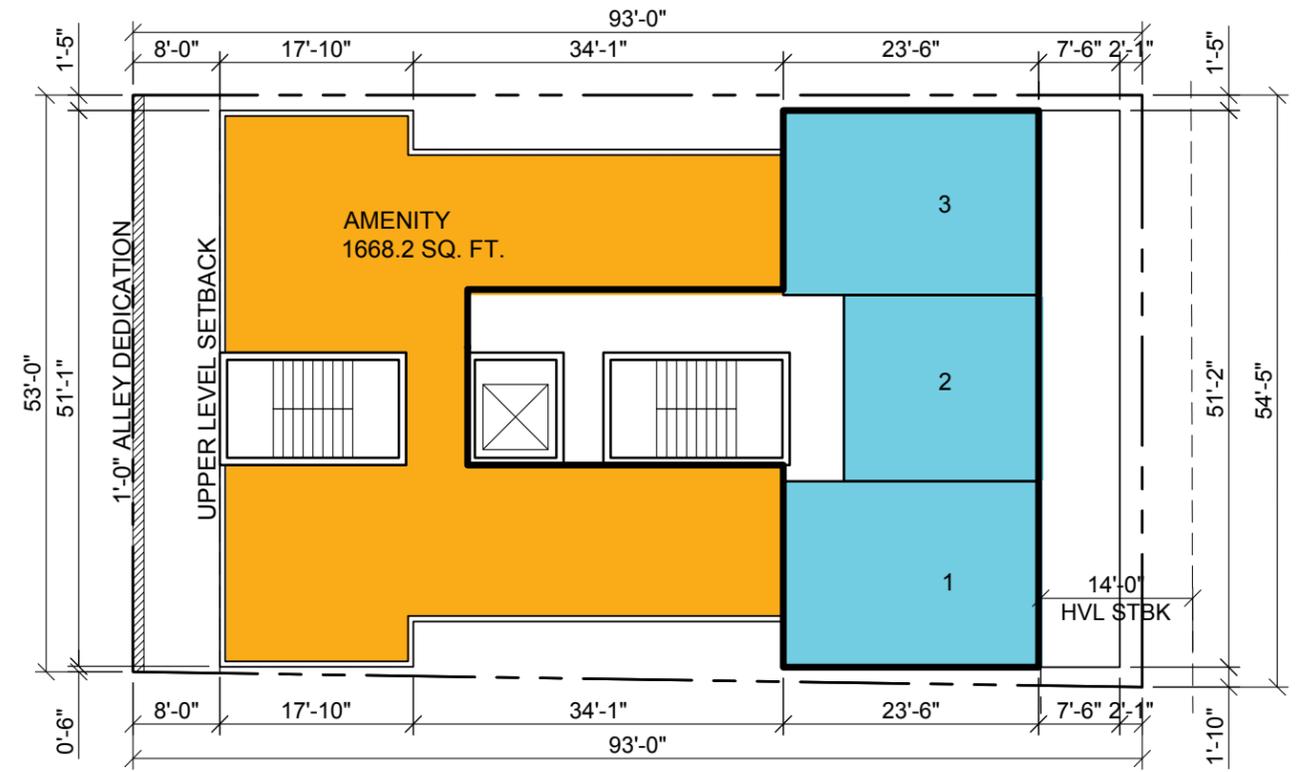
BASEMENT LEVEL
SCALE: 1/16" = 1'-0"



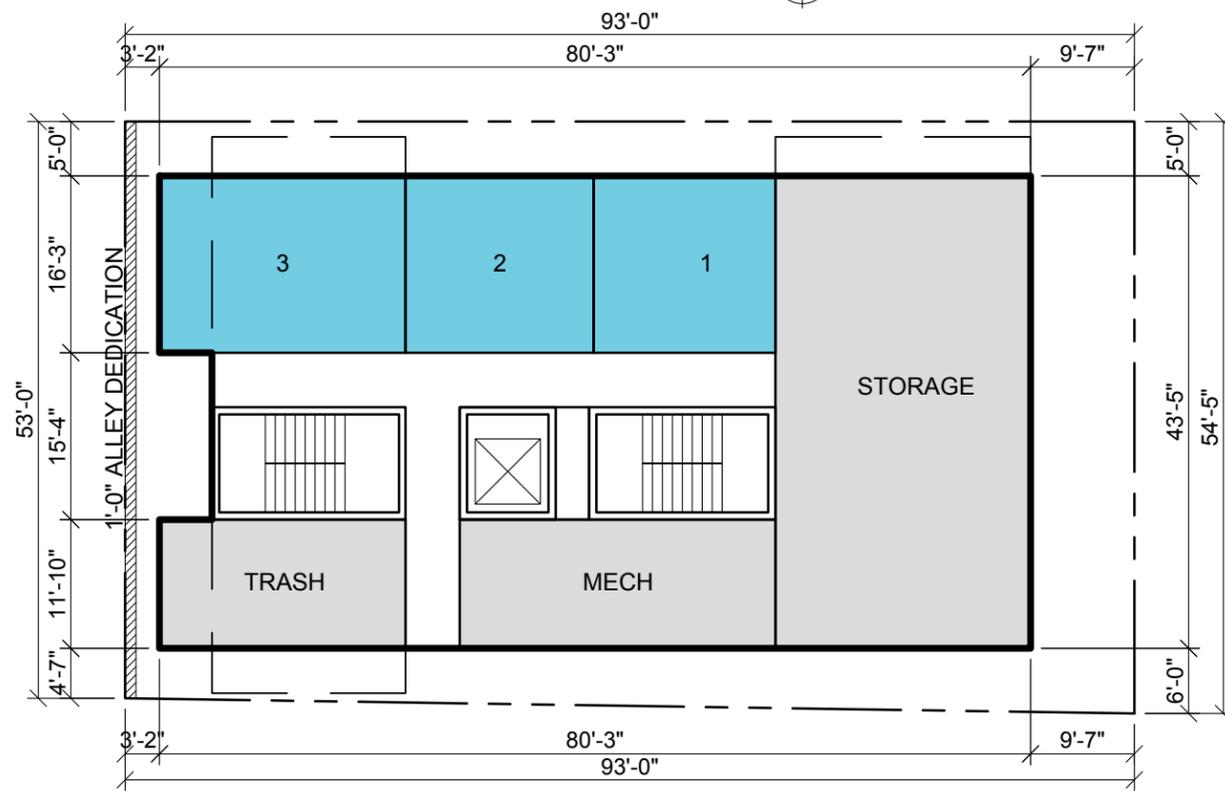
FLOORS 2-3
SCALE: 1/16" = 1'-0"



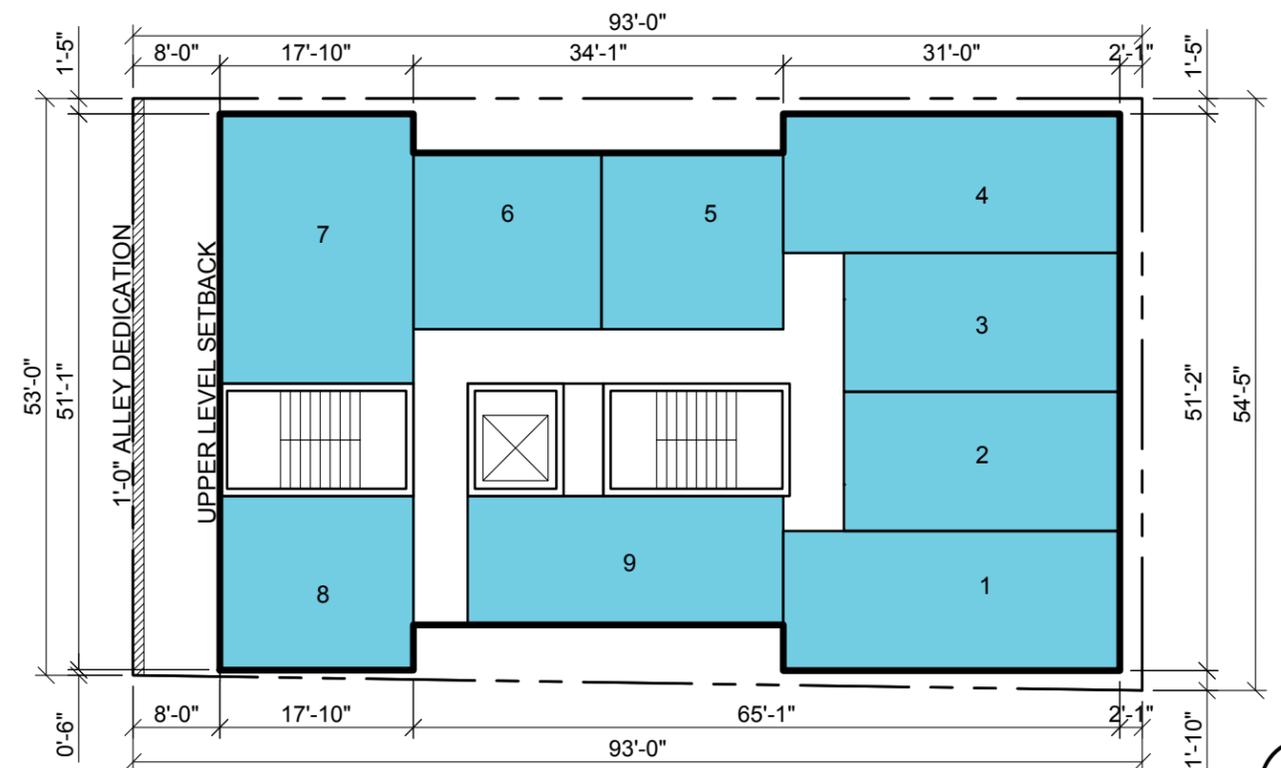
STREET LEVEL
SCALE: 1/16" = 1'-0"



FLOOR 4
SCALE: 1/16" = 1'-0"



BASEMENT LEVEL
SCALE: 1/16" = 1'-0"



FLOORS 2-3
SCALE: 1/16" = 1'-0"

PREFERRED OPTION -

DISTINGUISHING FEATURES

- 4-story building = 16,900 GSF
- 32 apartments + 1 commercial space

OPPORTUNITIES

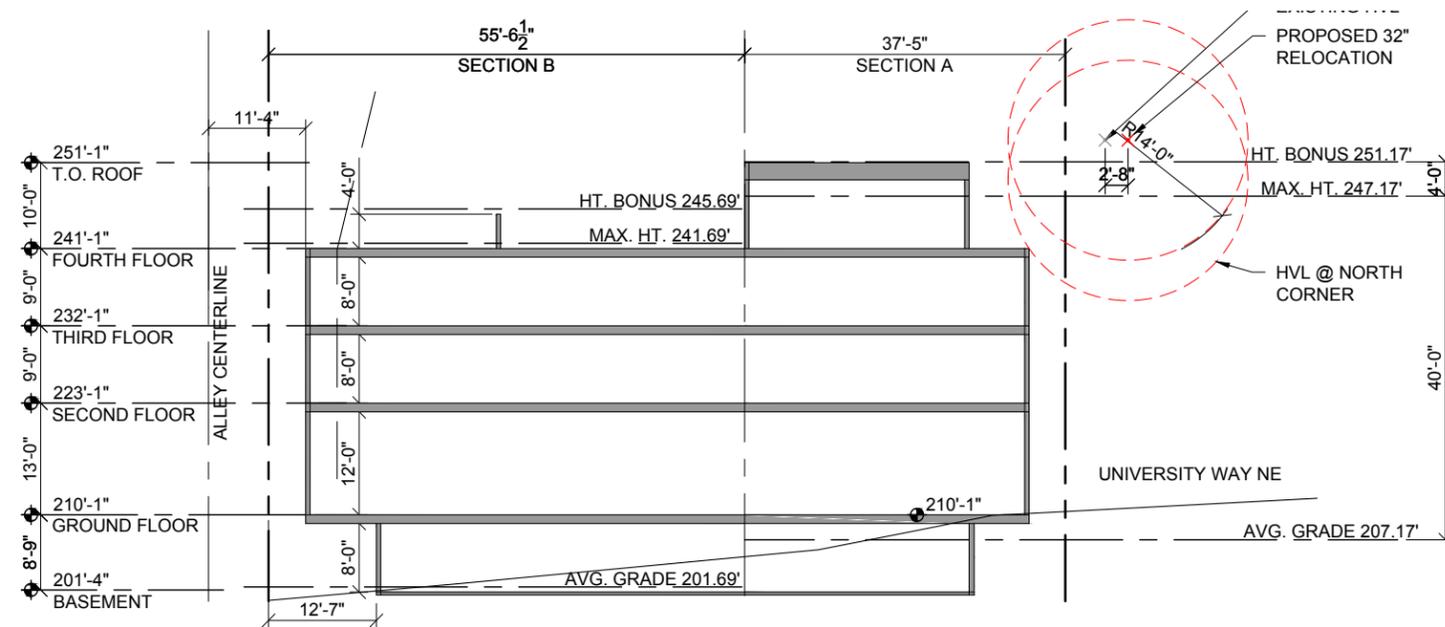
- Large commercial space fronts the Ave
- Trash/refuse is internalized and immediately adjacent to the alley for pick-up
- Many units face the Ave
- Large roof deck amenity oriented towards afternoon sun and western views

CONSTRAINTS

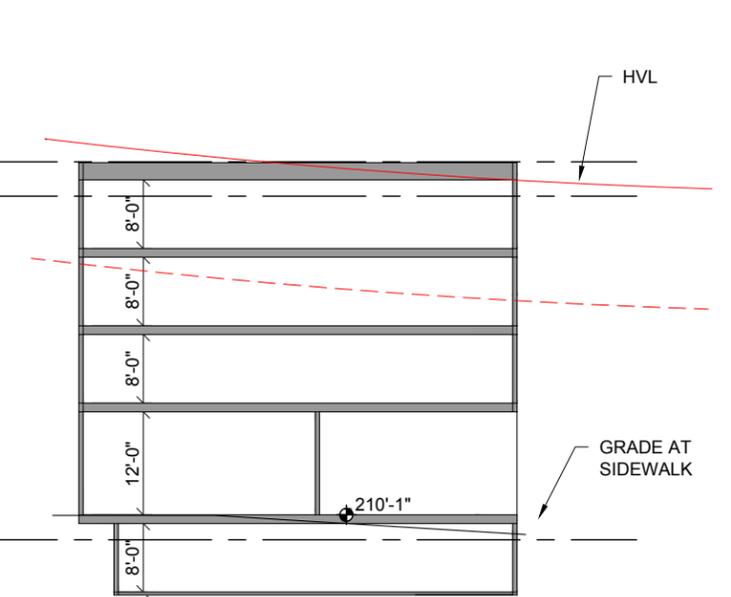
- 4th story HVL setback at the Ave is inconsistent with recent neighboring development on the block
- Rear single-family setback constrains unit count

DEPARTURE REQUESTED:

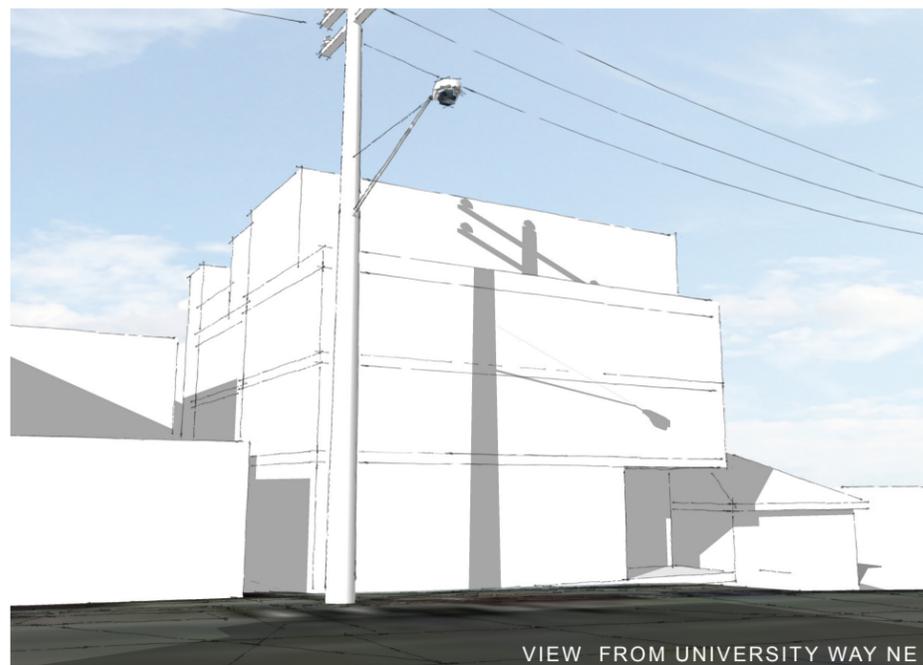
- Rear setback departure requested across alley from single-family zoning; 4'-0" requested
- Residential use departure requested at entry sequence; 20% allowed, 28% requested in which to locate entry and leasing office



SOUTH STACKING DIAGRAM



EAST STACKING DIAGRAM



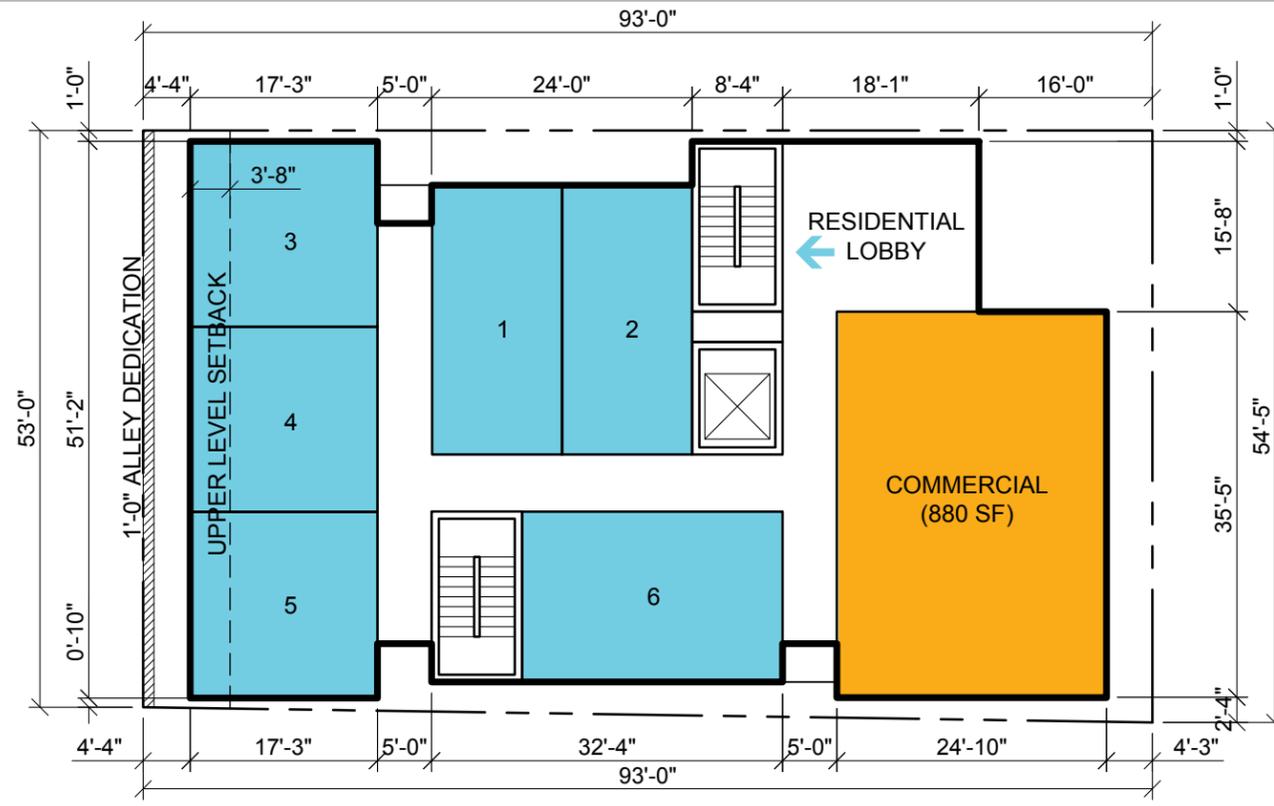
VIEW FROM UNIVERSITY WAY NE



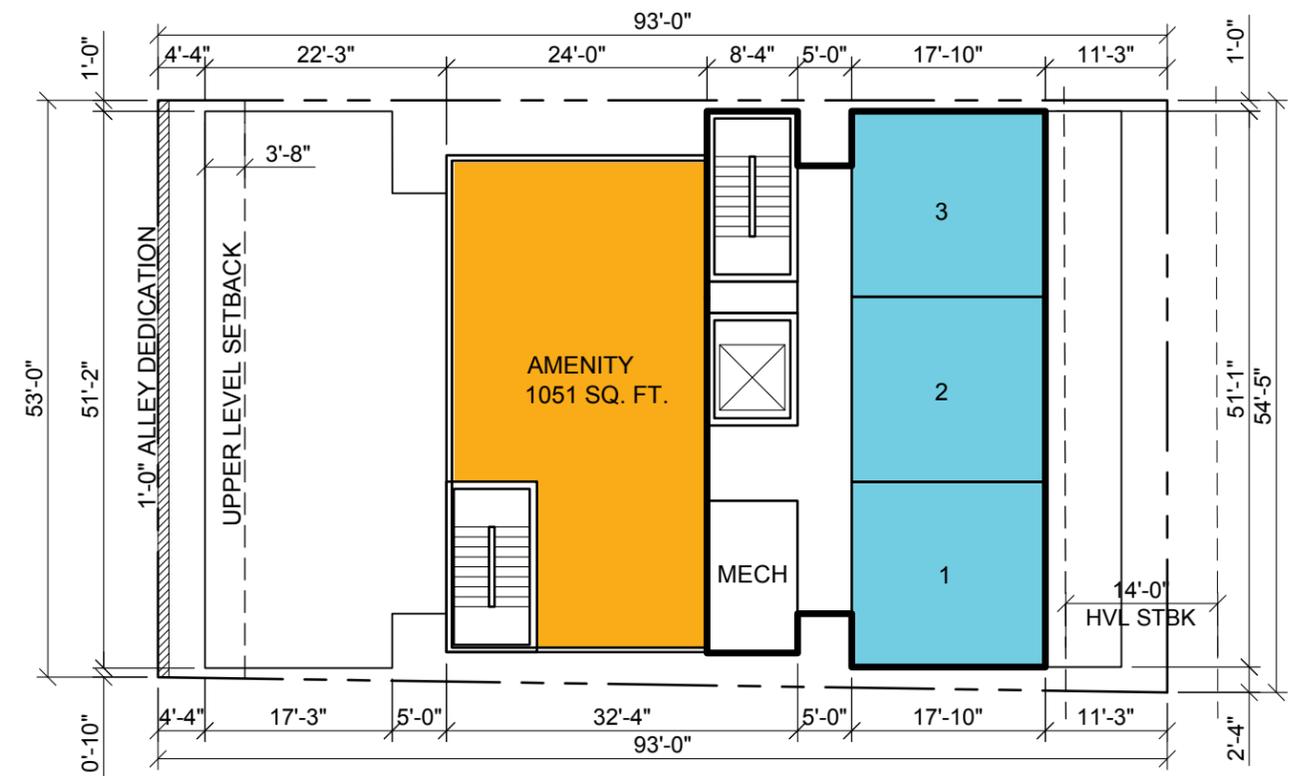
VIEW FROM ALLEY



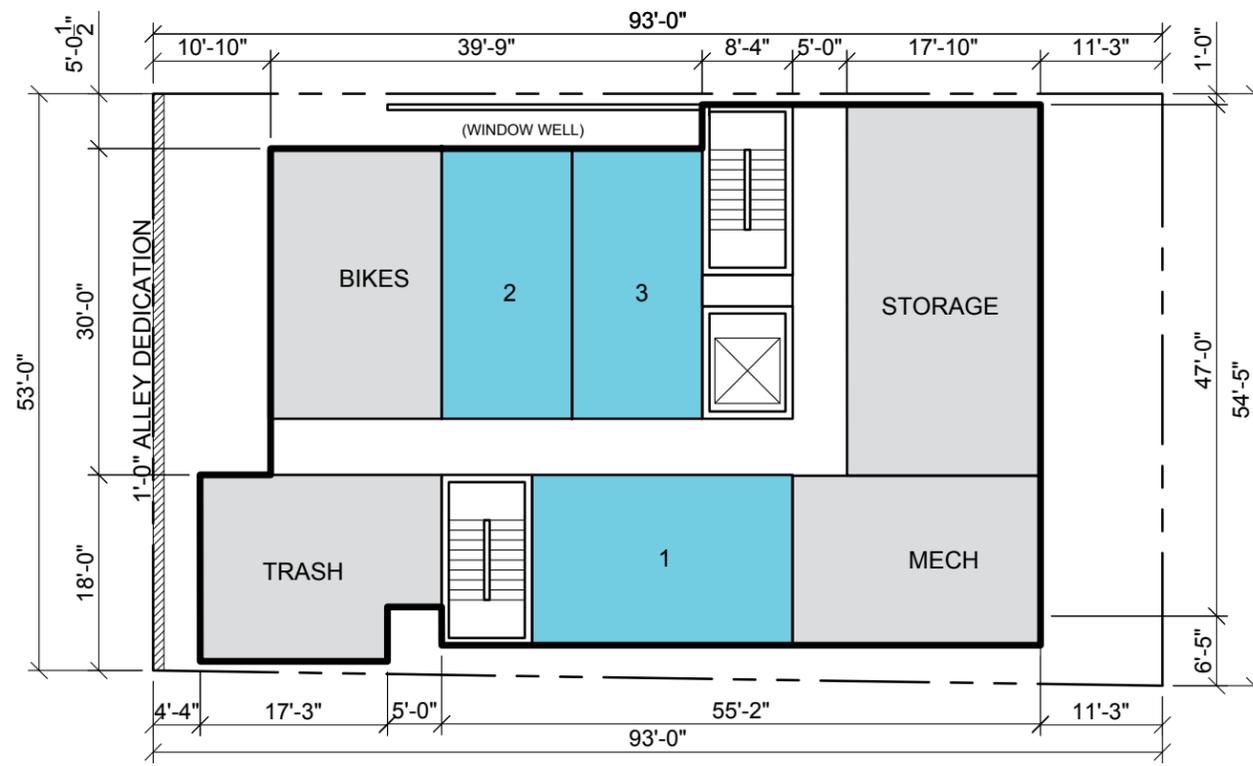
BIRDSEYE VIEW



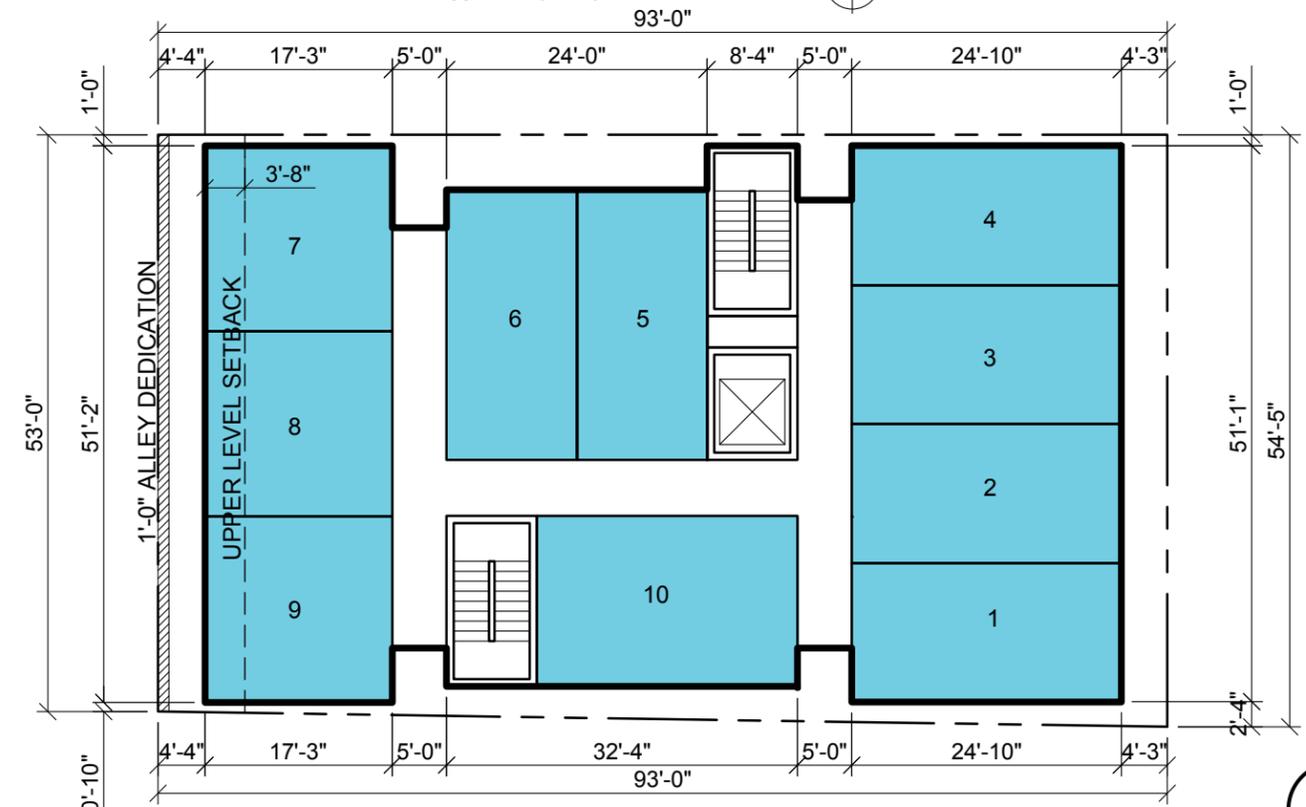
STREET LEVEL
SCALE: 1/16" = 1'-0"



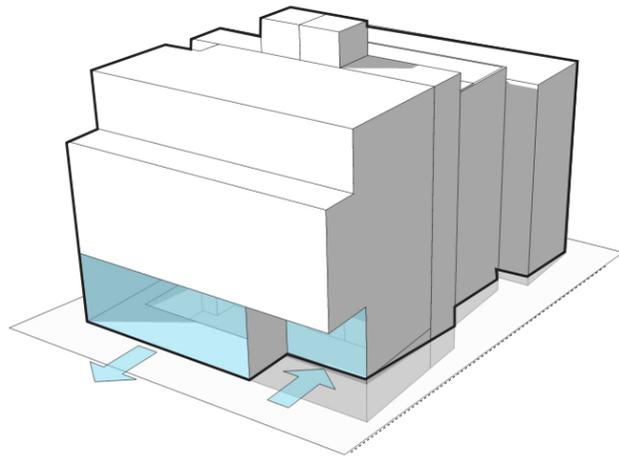
FLOOR 4
SCALE: 1/16" = 1'-0"



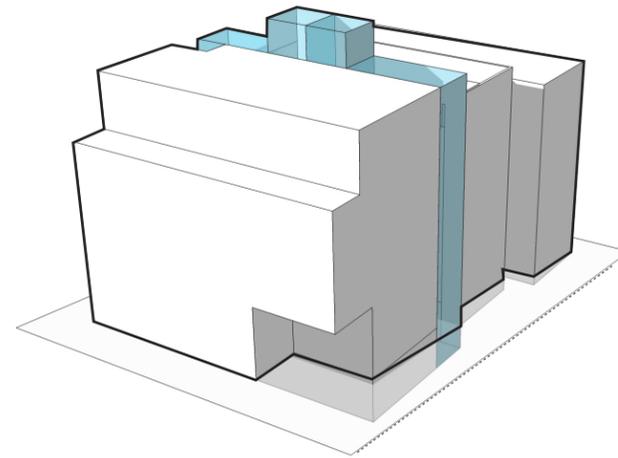
BASEMENT LEVEL
SCALE: 1/16" = 1'-0"



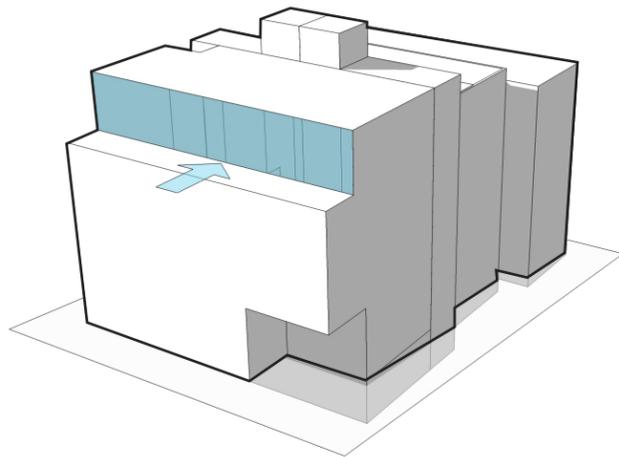
FLOORS 2-3
SCALE: 1/16" = 1'-0"



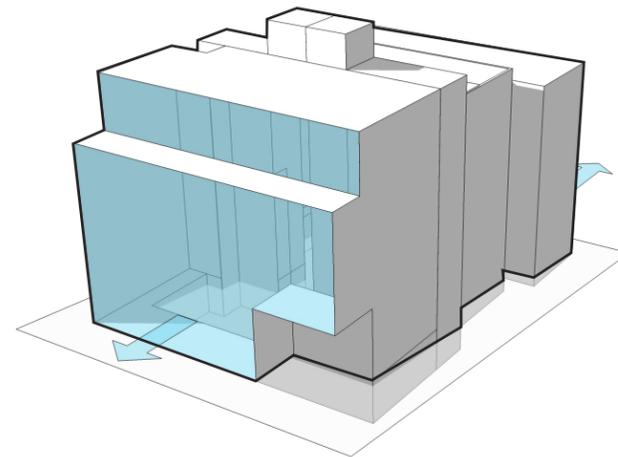
PROMINENT ENTRY
The residential entry is recessed at the northern edge of the building while the commercial space continues the commercial street wall along University Way NE to the south.



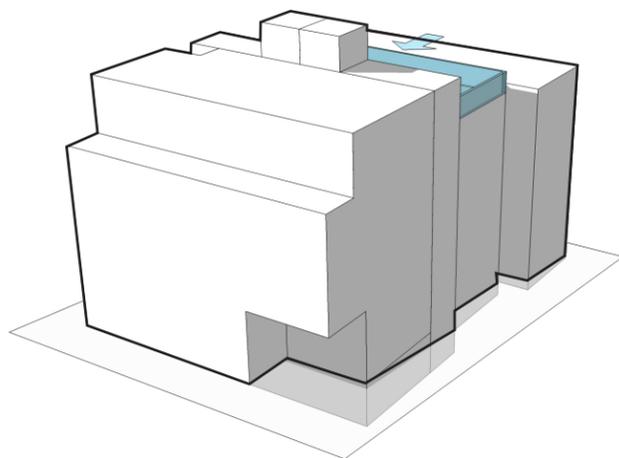
CENTRALIZED STAIR TOWER
The stair towers have been centralized in the building and internalized to minimize the visual impact from the north and south.



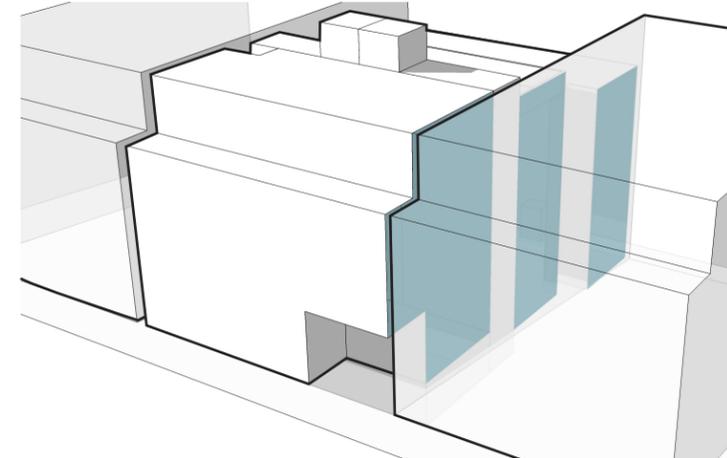
RECESSED UPPER FLOOR
The upper level is recessed to avoid the HVL line that runs north to south along University Way NE. This creates additional modulation, and also decreases the massing appearance of the overall structure.



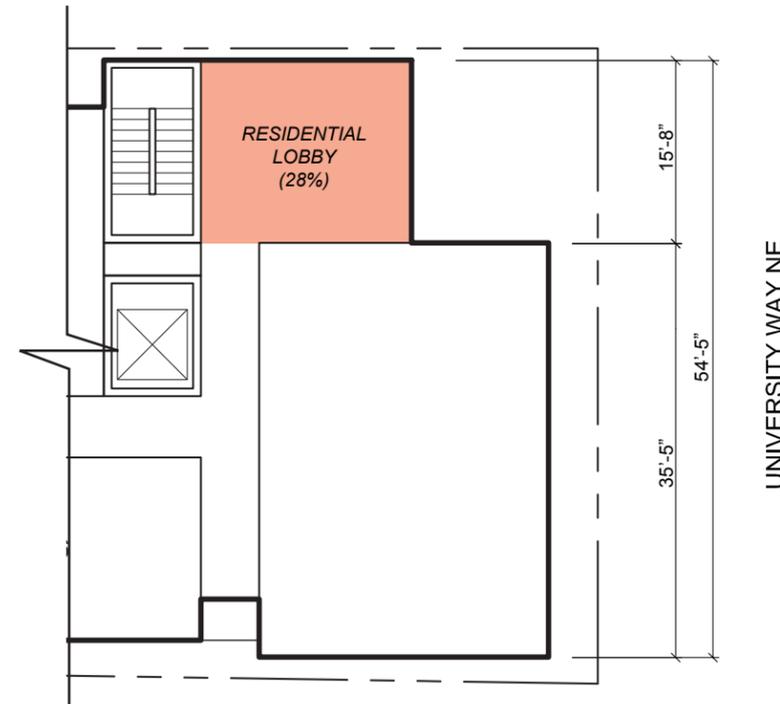
STREET / ALLEY FACING GLAZING
The glazing strategy on all schemes will focus windows towards the east in west. This minimizes the impacts on the adjacent neighbors, but also creates a more engaged building with the surrounding neighborhood and provide "eyes on the street" in both directions.



ROOF DECK
The roof deck facing west and overlooking the alley is also pulled back from the edge of the building. This further decreases the building scale, especially at the western border of the site which abuts a single-family zone across the alley.



POTENTIAL DEVELOPMENT
The development potential on the northern and southern sites has not yet been maximized. Therefore, minimal glazing will be applied to the north and south facades.



DESIGN STANDARD

SMC 23.47A.005.C.1.a:
Street Level Uses

In all NC and C zones, residential uses may occupy, in the aggregate, no more than 20% of the street level street facing facade ... in a pedestrian-designated zone, facing a designated principal pedestrian street.

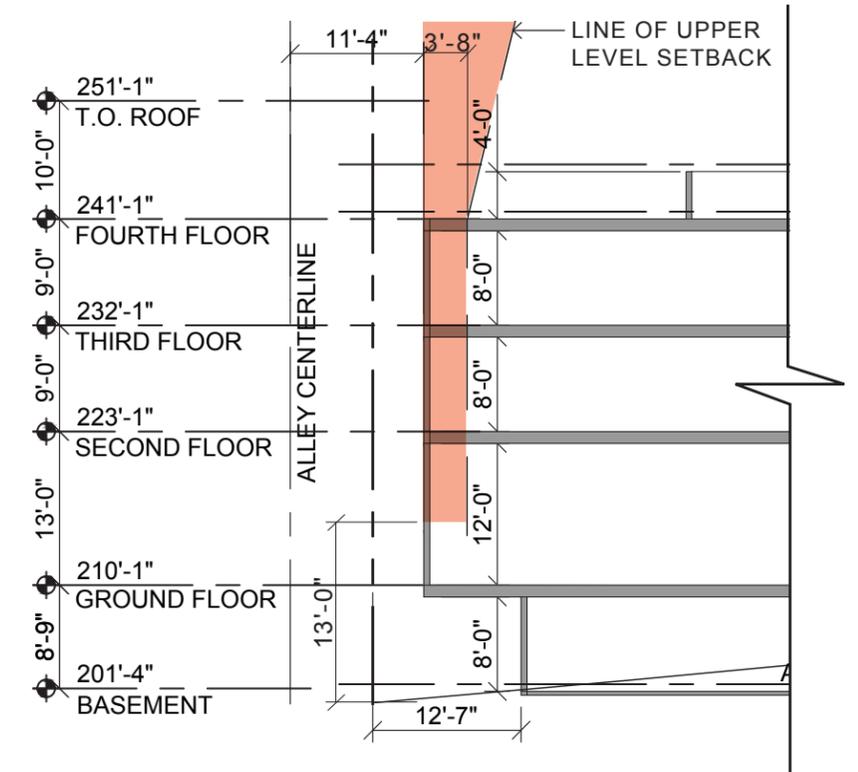
DEPARTURE REQUEST

To allow the residential use (residential lobby) to occupy 28% of the street-level street-facing facade.

RATIONALE FOR DEPARTURE:

This option proposes to centralize, widen and recess the residential building entry. The width of the entry is equivalent to the lobby space in order to increase light and views between the interior and exterior. A portion of the residential use is the leasing office. No portion of the residential use at street level is used for sleeping units.

OPTION: 3 (PREFERRED)



DESIGN STANDARD

SMC 23.47A.014.B.3.a:
Upper Level Setback

For a structure containing a residential use, a setback is required along any side or rear lot line that abuts a lot in a residential zone or that is across an alley from a lot in a residential zone [...] as follows:

Fifteen feet for portions of structures above 13 feet in height to a maximum of 40 feet

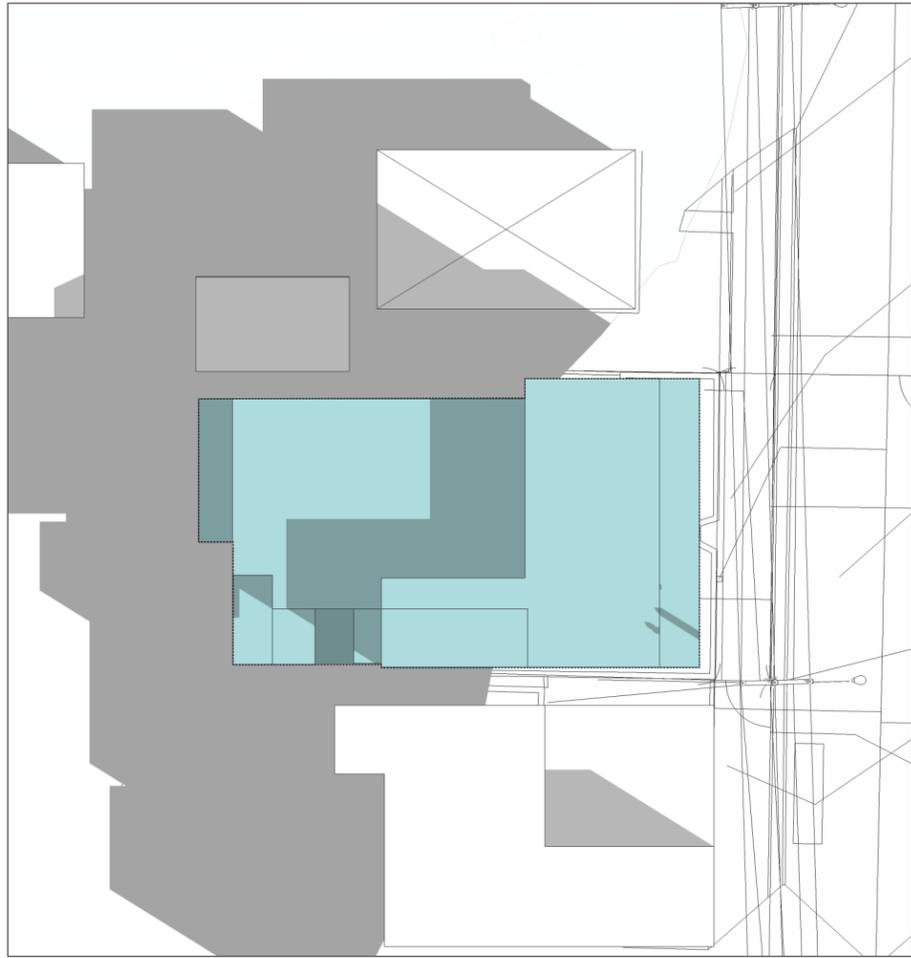
DEPARTURE REQUEST

To allow the upper level setback to be reduced to 11'-4" (or 3'-8") from the centerline of the alley at the upper levels of alley-facing structure.

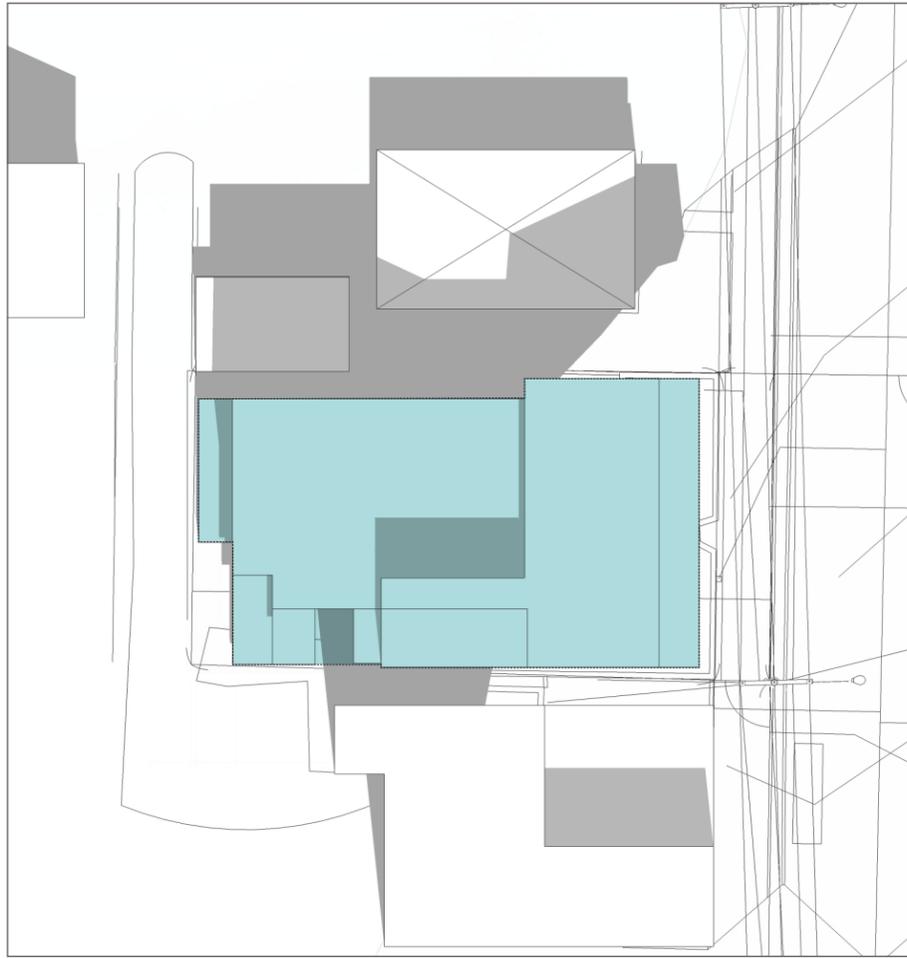
RATIONALE FOR DEPARTURE:

The inherent buffer of the alley between the commercial and residential zones, in addition to sensitive building massing and rooftop use, allow our preferred option to be a better neighbor to the single homes on the alley than a code compliant option would be. Specifically, while we seek a departure to allow an upper level setback of 3'-8" less than the code specifies, the building will provide a greater ground level setback at the alley with a proposed covered bicycle amenity porch.

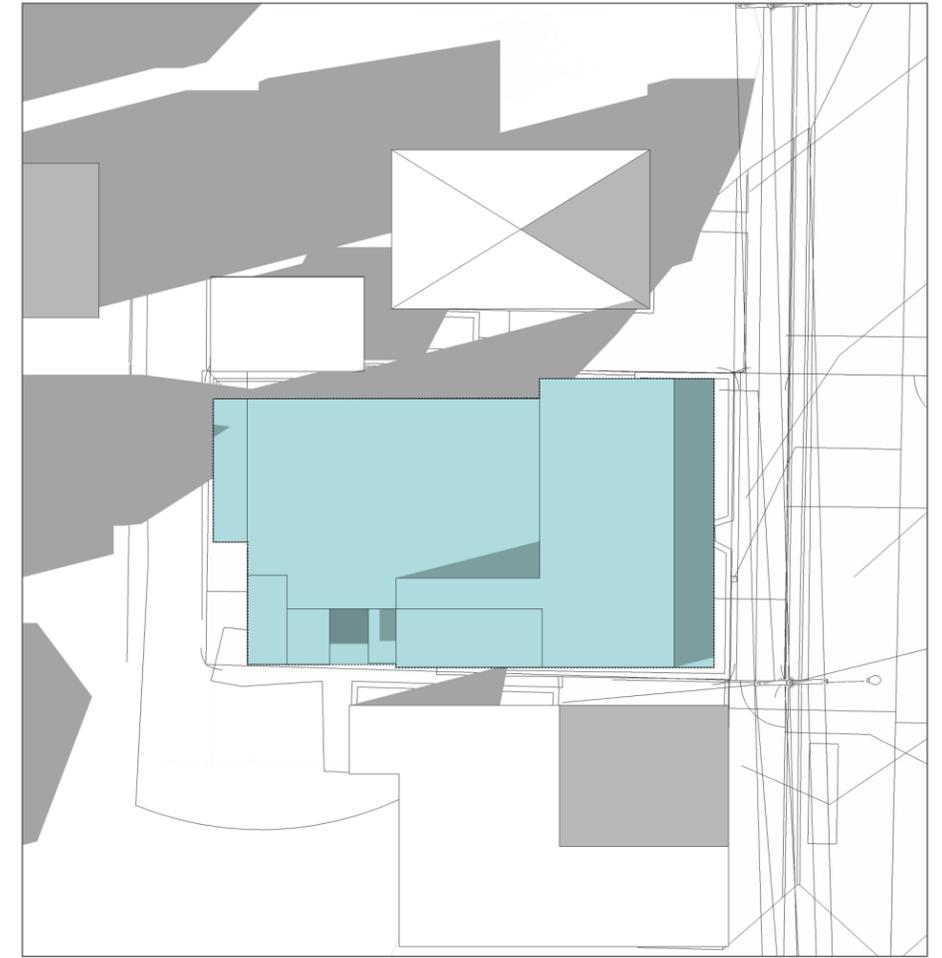
OPTIONS: 3 (PREFERRED)



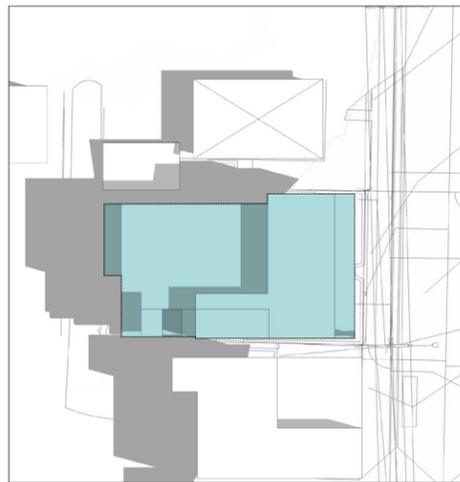
MARCH / SEPTEMBER 21, 9 AM



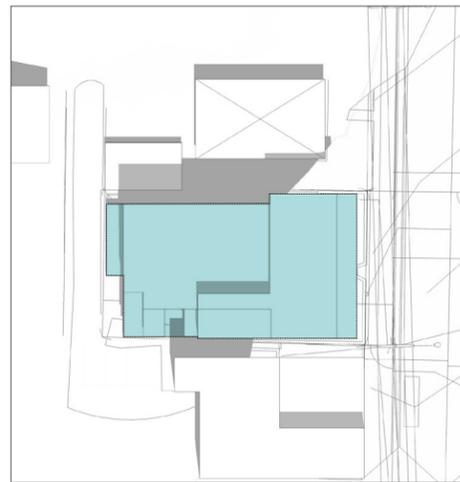
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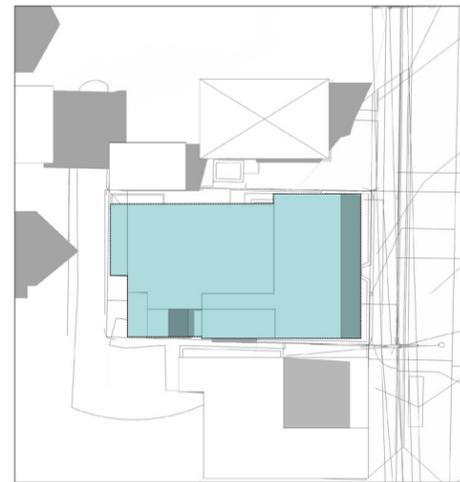
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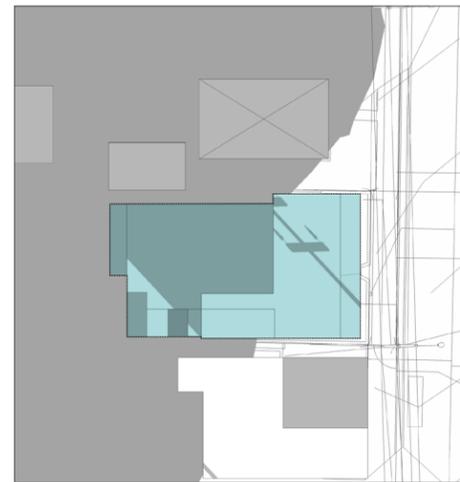
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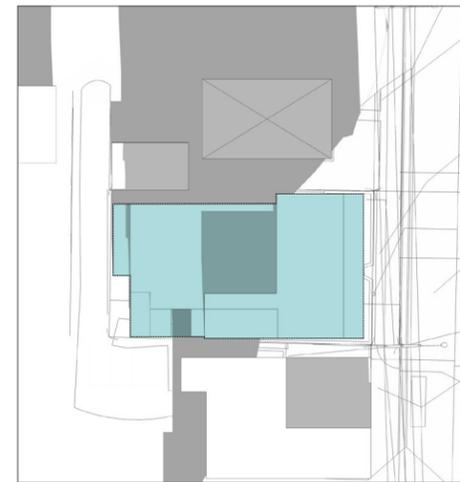
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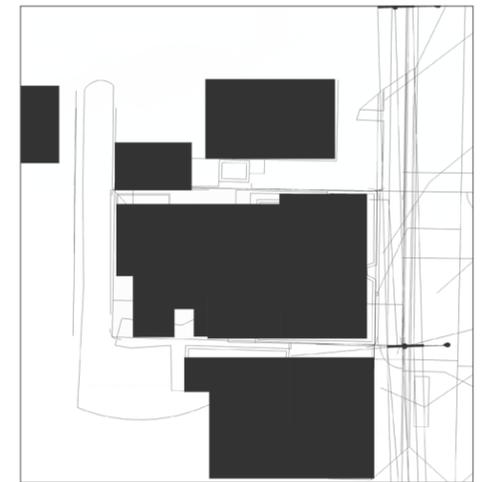
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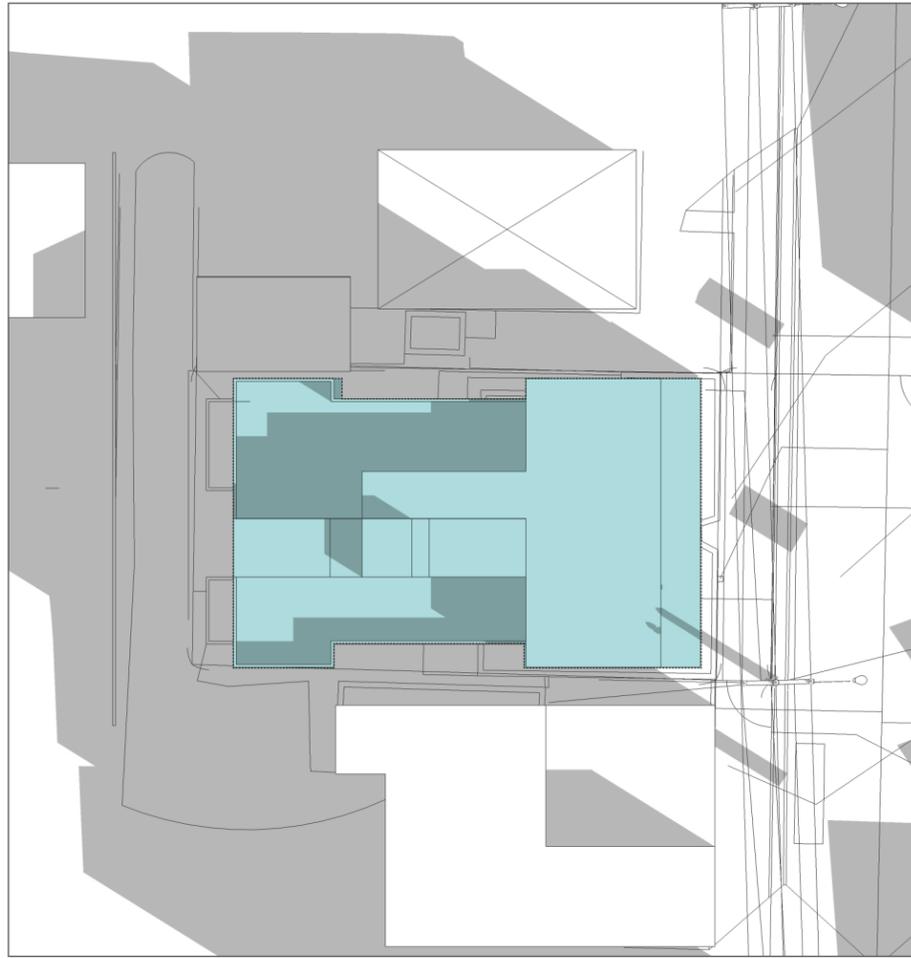
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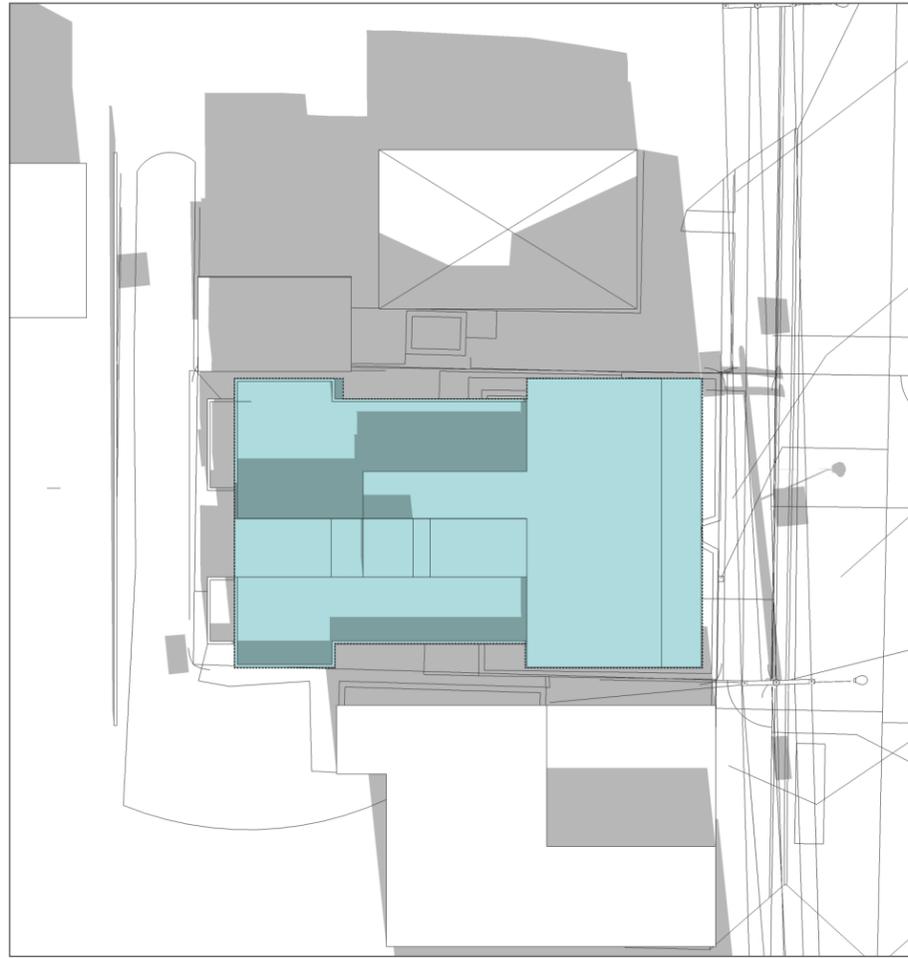
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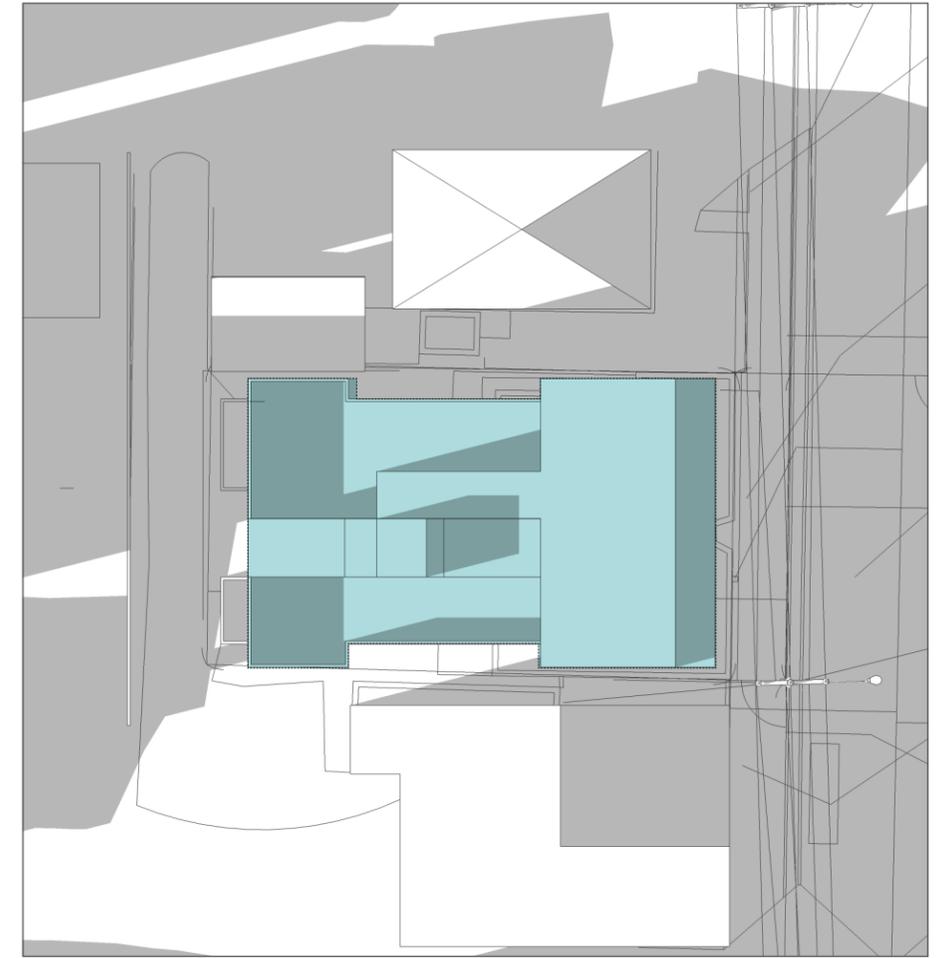
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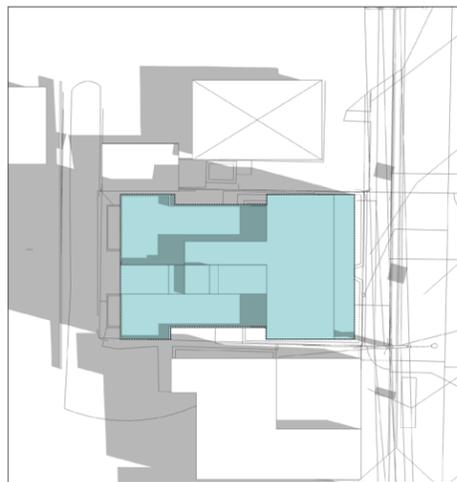
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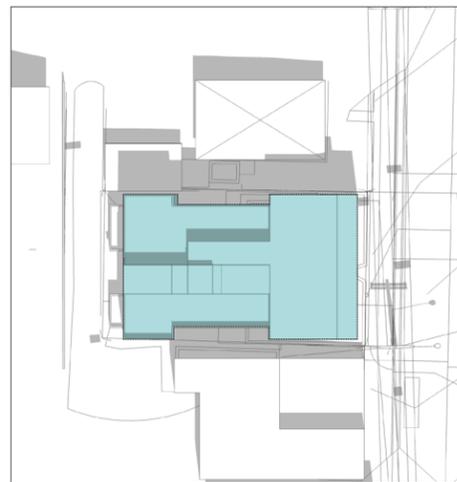
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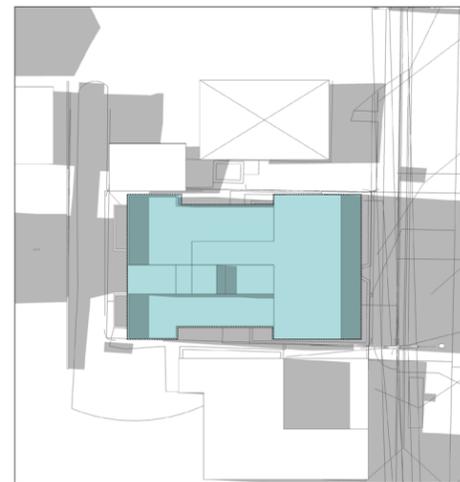
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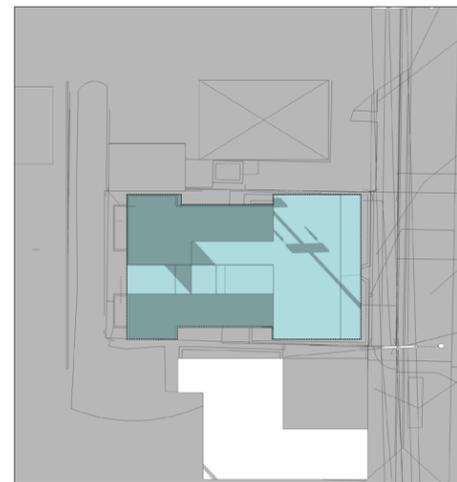
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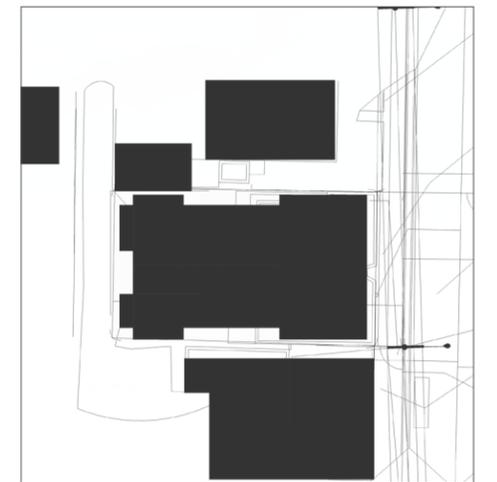
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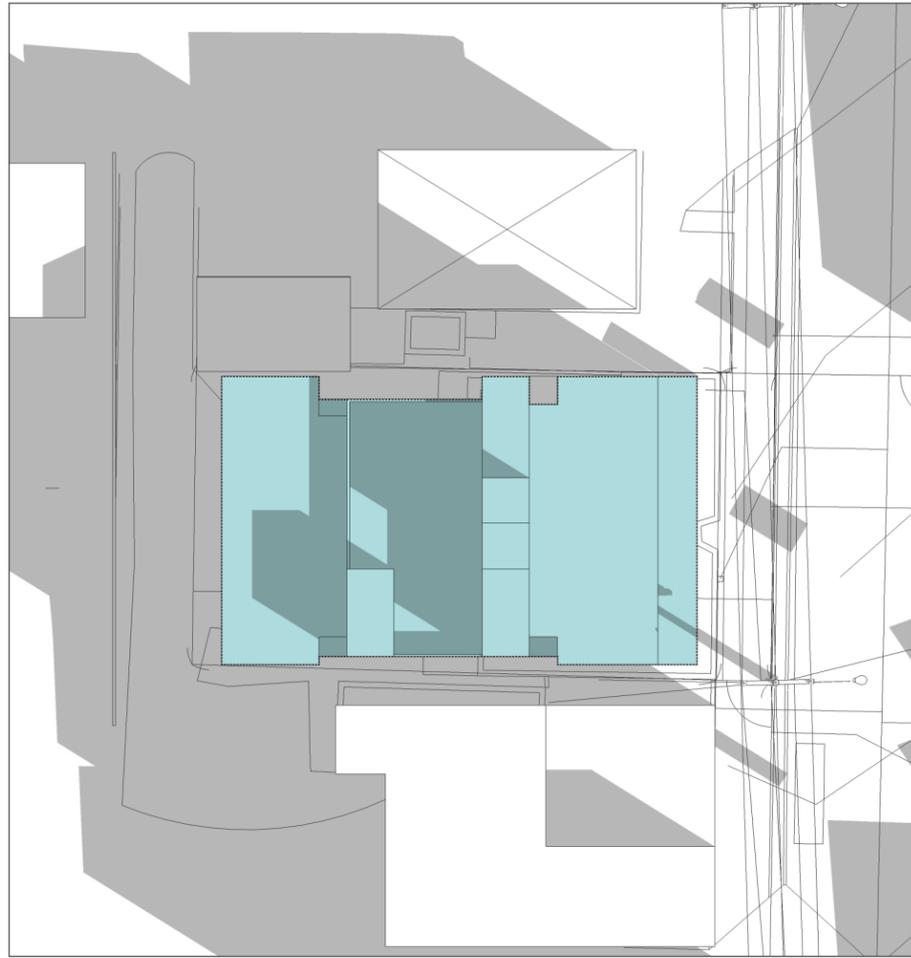
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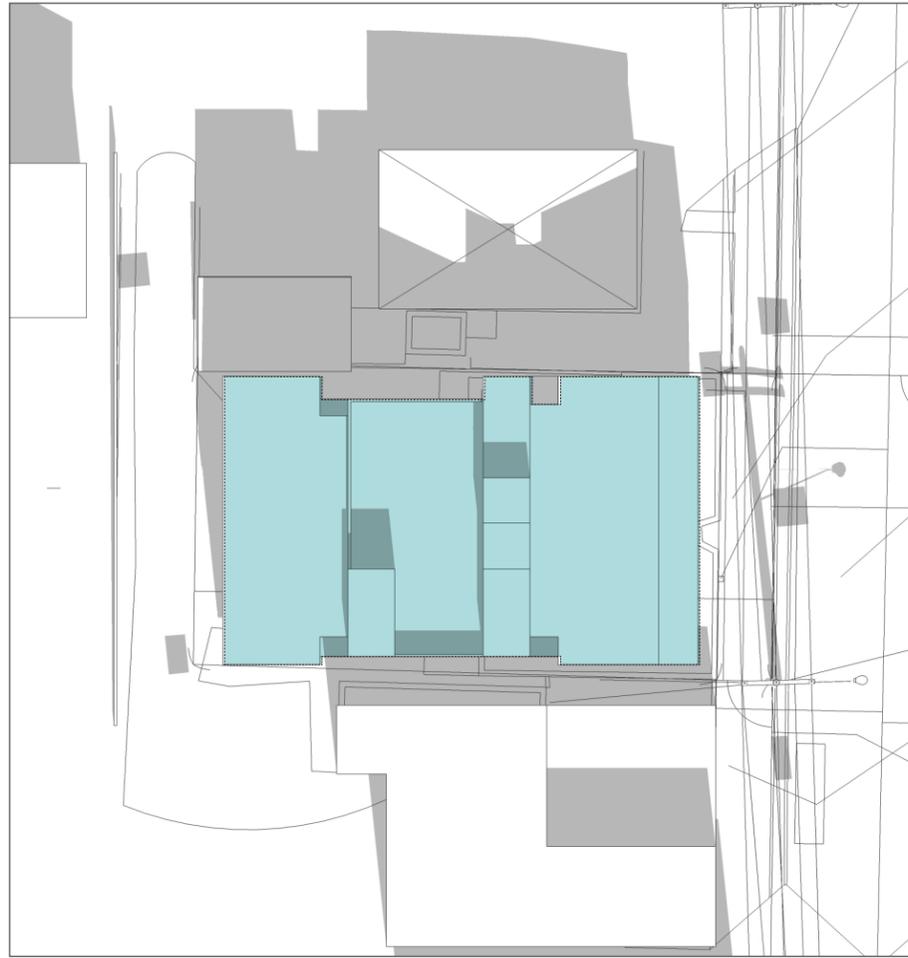
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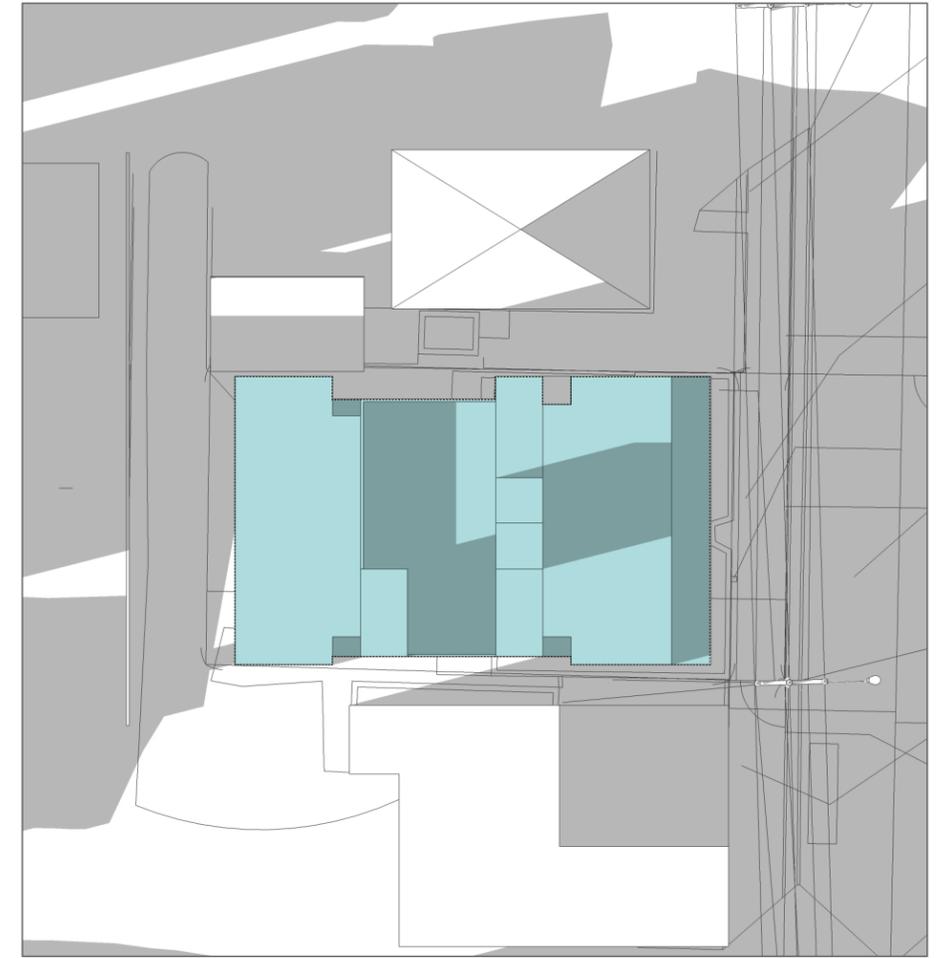
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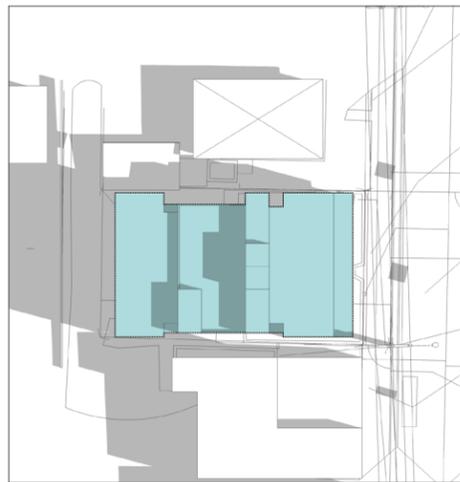
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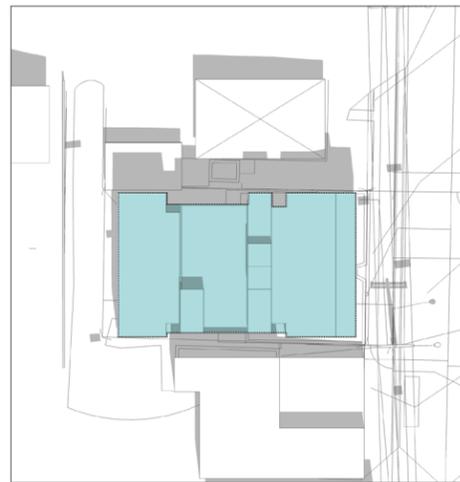
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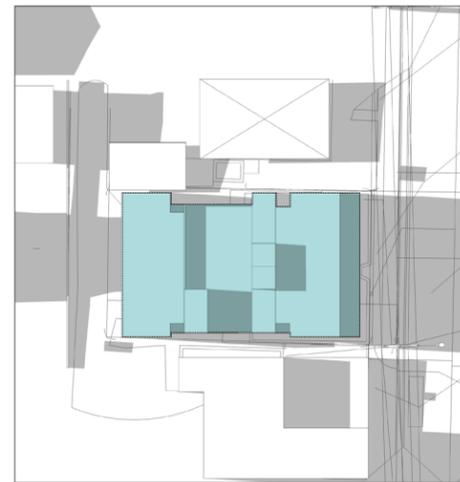
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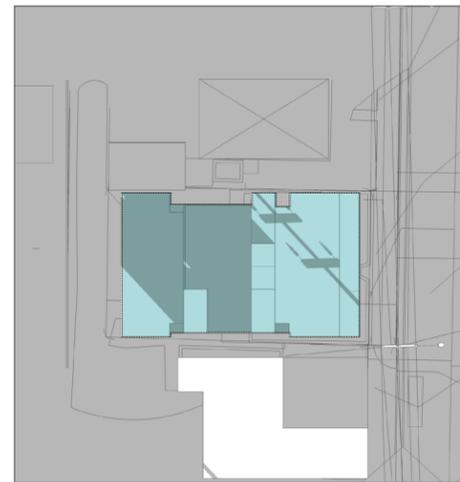
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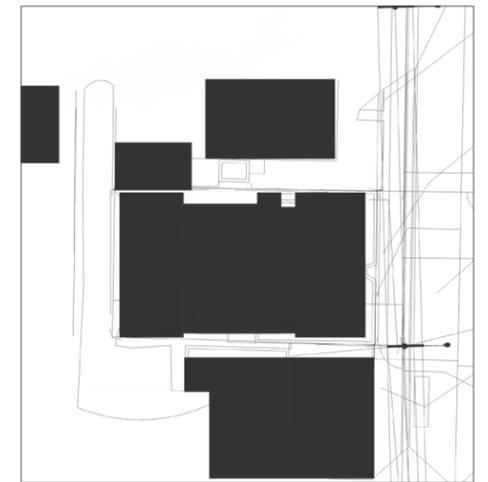
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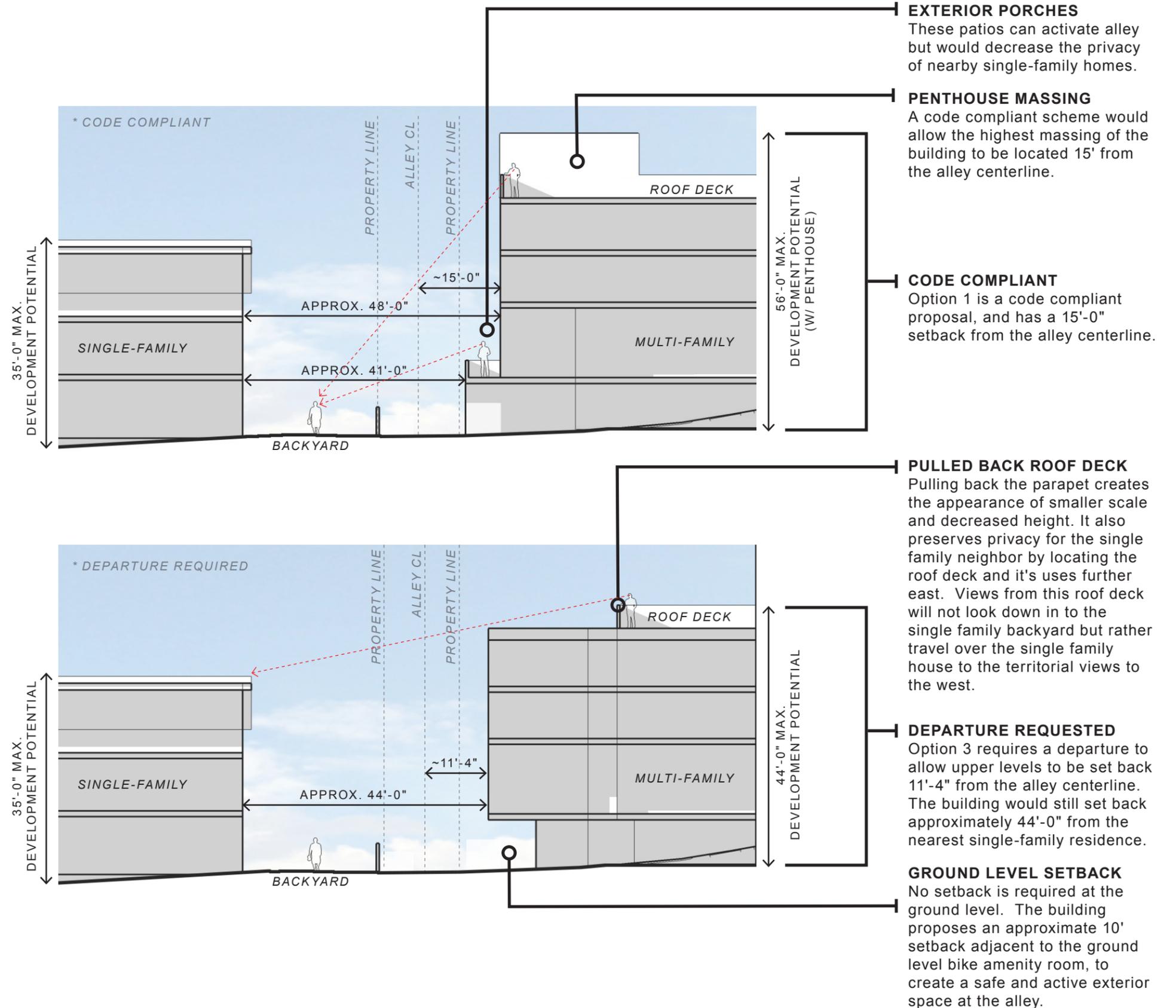


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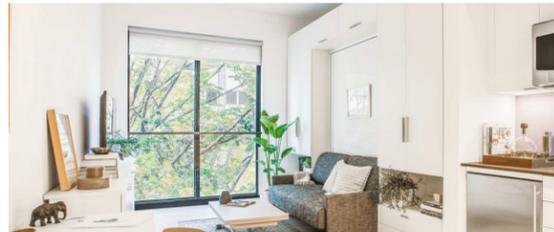


View across alley

SEATTLE DESIGN GUIDELINES	
Supportive Departure Requests - Upper Level Setback	
CS1-B. Sunlight and Natural Ventilation	
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	Decreasing the upper volume of the building minimizes the shading impact on adjacent parcels to the east.
CS2-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. 3. Zone Transition: Provide an appropriate transition or complement to the adjacent zone(s). 5. Respect for Adjacent Sites: Respect adjacent properties with design and Site planning to minimize disrupting the privacy and outdoor activities of In adjacent buildings.	Limiting site lines and reducing the height of the building by setting back the roof deck parapet respects the existing single-family zoning that is approximately 45'-0" across the alley.
DC2-A. Massing	
2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.	Roof deck set back to reduce the mass of the building at the alley.
PL3-B. Street Level Interaction	
1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.	Sight lines are limited from the proposed roof deck more than the code-compliant options, despite the 3'-8" closer proximity of the overall building.







LARGE VERTICAL GLAZING | Large vertical glazing could decrease the horizontal nature of the proposed structure and provide ample light within the units.



CENTRAL/NORTH COMMERCIAL | The commercial, if located centrally, will visually stand out from the remainder of the street. However, it would interrupt the commercial pattern on University Way NE.



GROUND LEVEL ENTRY LANDSCAPE | Landscaping will be used throughout all schemes to soften edges between the street, the proposed structure, and the existing neighbors.

STAIR DECKS | Option 1 proposes extended stair "decks" at the landings of the exterior egress stair. While this would create an active place of gathering, it could be disruptive to the existing single-family zoning across the alley from the site.





CLOSED PARAPETS

The upper setback creates the opportunity to have private, street-facing decks at the upper level. However, the HVL setback causes the parapets to also be pulled back from the building edge.

JULIETTE BALCONIES

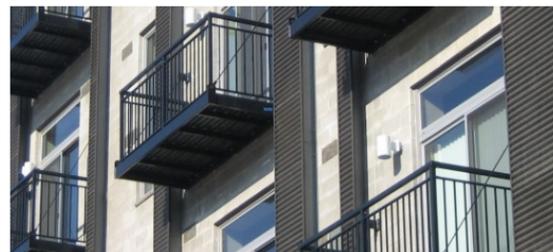
Juliet balconies allow an opportunity to connect interior space to the exterior and activate the streetscape without losing square footage to deck space or interrupting setbacks.

MINIMAL RESIDENTIAL ENTRY

Option 2 presents a minimal residential entry on the southern edge of the site. Like Option 1, this interrupts the commercial street wall, but offers a wider commercial space along University Way NE.

PRIVATE DECKS @ ALLEY

Additional balconies and decks could be located along the alley. Like the extended stairs described in the previous option, however, these decks may be disruptive to existing single-family properties.





OPEN RAILS | Open rails allow for individual roof decks while maintaining the overall massing clarity.

ROOF PLANTERS | Roof planters could create soft buffers between unit decks. These could also create visual interest for the pedestrian views from University Way NE.

FRONT PORCH | While the commercial space fronts the Ave, the residential entry is recessed. This creates a shared transitional space between the building and the sidewalk. This porch is intended for both commercial customers and residential tenants and would include permanent seating, plantings, and other pedestrian details.

SOUTHERN COMMERCIAL | The commercial is located at the southern edge of the site, which continues the commercial pattern from the south. The location of the residential entry will relate more to the residential areas north of the project site.

HORIZONTAL WINDOWS GROUPINGS | Large window glazing, primarily focused towards the east and west on all schemes, is proposed in a more horizontal pattern in Option 3.

BICYCLE AMENITY PORCH AT ALLEY | Providing the bike storage along the alley can activate the area with occasional pedestrian traffic without being disruptive to the existing structures. Furthermore, the bicycle porch at the alley relates to the front porch at the Ave creating a building with 2 public faces.

