

5639 UNIVERSITY APARTMENTS

5639 UNIVERSITY WAY NE, SEATTLE, WA
DPD Project #3026949

Early Design Guidance
Northeast Design Review Board
January 29th, 2018

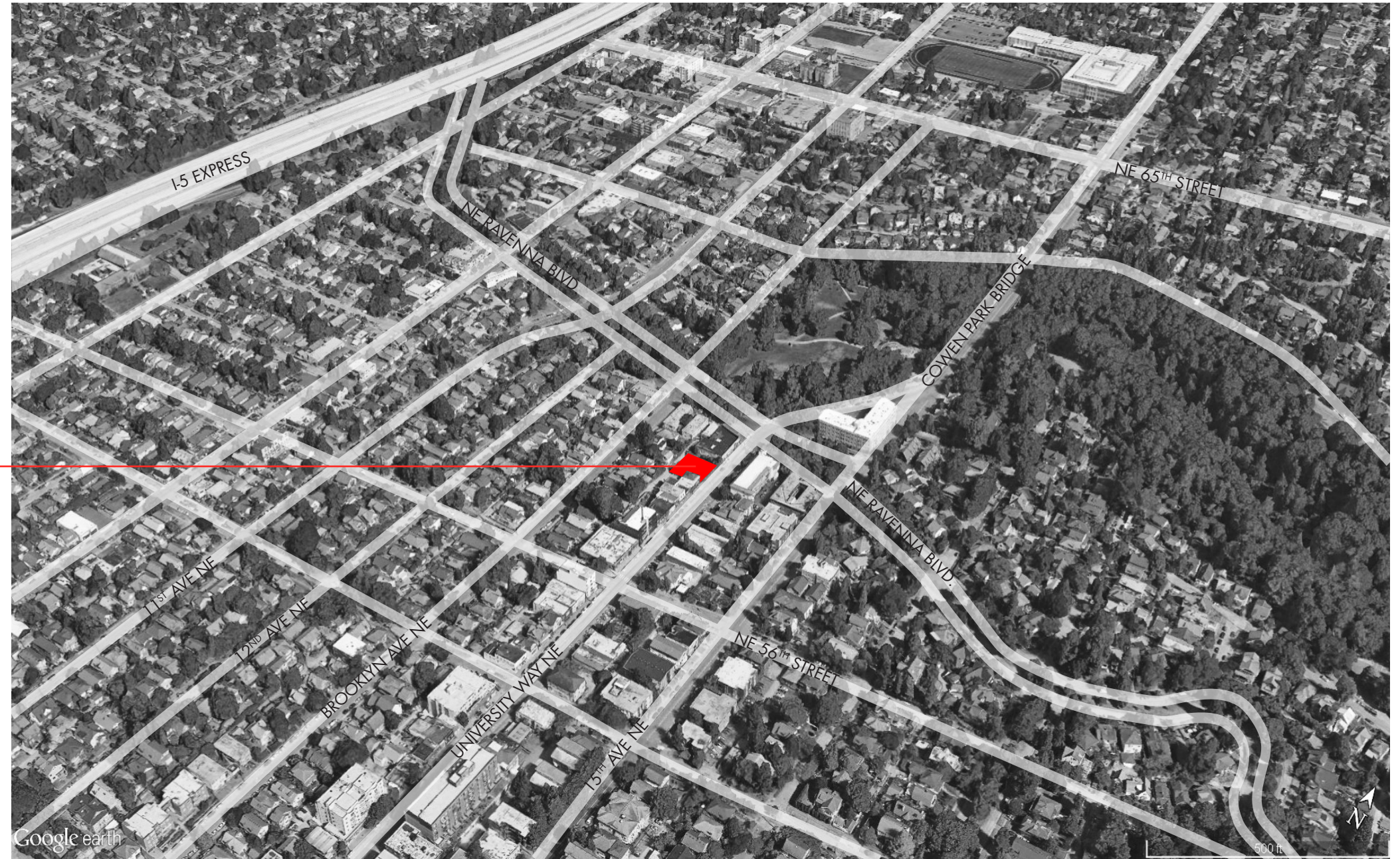
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PROJECT DESCRIPTION

- Unit Count: 40 units
- Retail Space: 1,630 SF
- Total Residential Area: 21,872 SF

Project Site



PROJECT TEAM

OWNER

Minglian Holdings, Ltd.

ARCHITECT

Studio 19 Architects
207½ 1st Ave S.
Suite 300
Seattle, WA 98104
206.466.1225

LANDSCAPE ARCHITECT

AHBL
1200 6th Ave
Suite 1620
Seattle, WA 98101
206.267.2425



SITE INFORMATION

PROJECT NAME

5639 University Apartments

PROJECT ADDRESS

5639 University Way NE, Seattle, WA

Parcel

5226300140

LOT AREA

7,436 sq ft

MAX FAR

3.0 - Residential
3.25 - Mixed Use

ZONE

NC2P-40

ADJACENT ZONES

North: NC2P-40
East: LR3
West: SF 5000
South: NC2P-40

OVERLAY ZONES

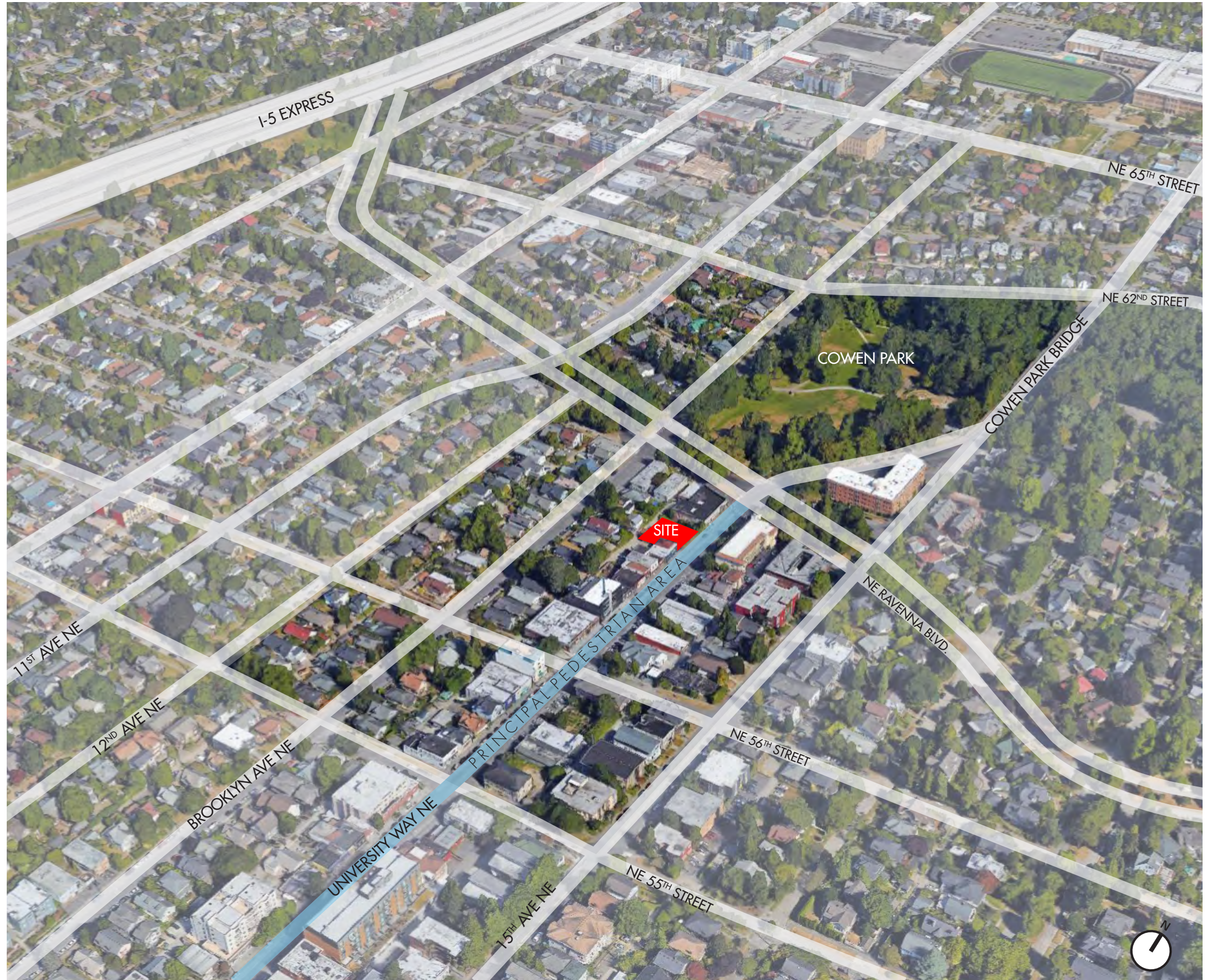
University District NW Urban Center Village
Designated Principal Pedestrian Street
Frequent Transit Corridor

STREET FRONTAGE

University Way NE

DESIGN GUIDELINES

City of Seattle Comprehensive Plan Guidelines



ZONING/LAND USE SUMMARY

ZONING CODE

Seattle Municipal Code

GROUND FLOOR PERMITTED USES | Table A for SMC 23.47A.004; SMC 23.47A.005C4

- 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

- 3.25 (7,436 SF x 3.25 = 24,167 SF allowed)
- Residential FAR may not exceed 3 (22,308 SF)

STRUCTURE HEIGHT | SMC 23.47A.012

- 40' above average grade
- 44' above average grade with 13' floor - floor height at street level

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

- Setback Abutting a Side or Rear Lot Line of a Residentially-Zoned Lot:
 - For portions of structure up to 13': 0' setback
 - For portions of structure above 40' in height, 15' setback, 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.

LANDSCAPING AND SCREENING STANDARDS | SMC 23.47A.016

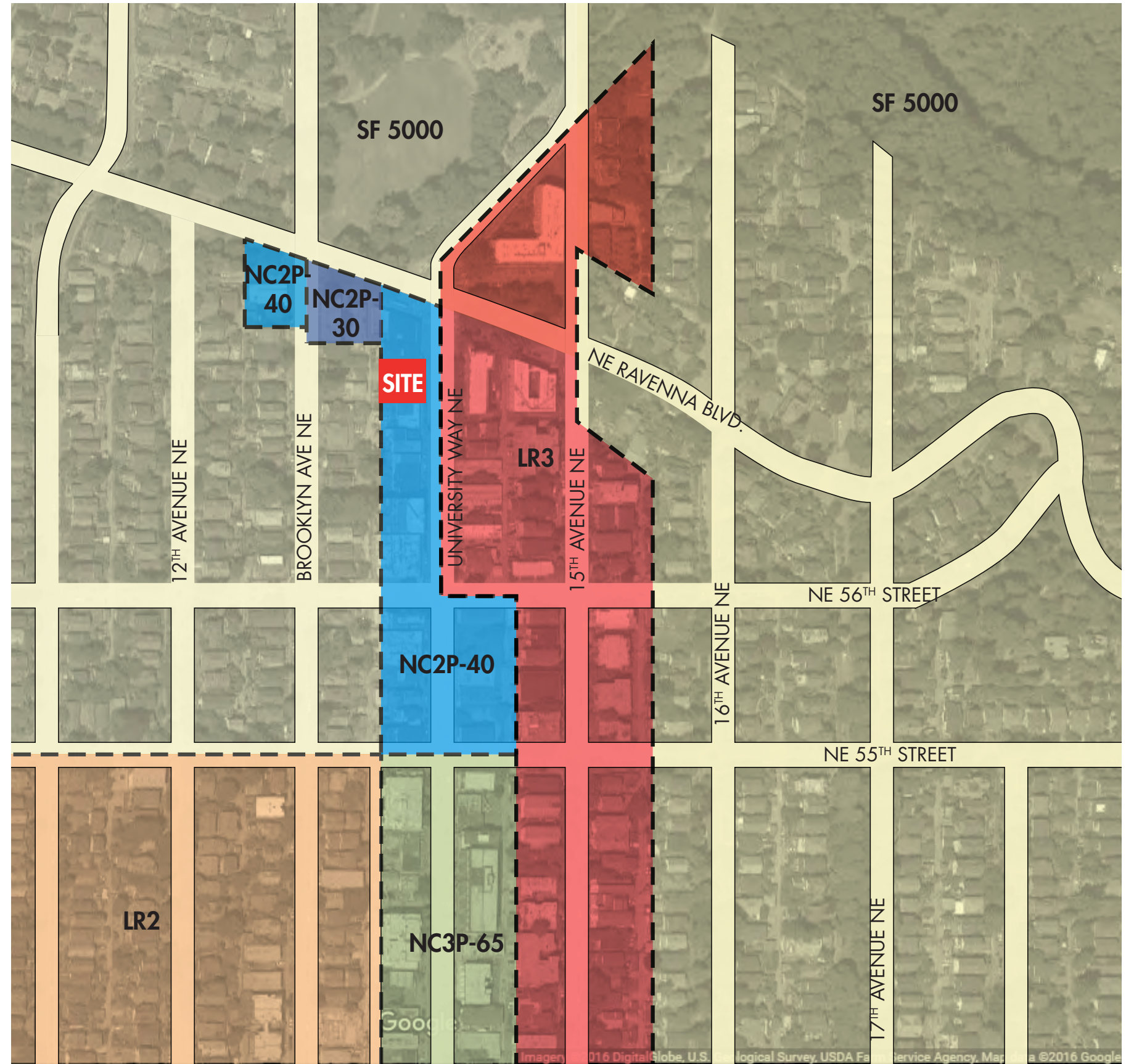
- Green Factor Requirement: .30 or greater determined as set forth in Section 23.86.019

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

REQUIRED PARKING | SMC 23.54.015 Tables A, B, D

- Non-residential uses in urban centers - No minimum parking requirement
- All residential uses within urban centers - No minimum parking requirement
- Bicycle parking: for commercial use - 1 per 12,000 SF; for residential use - 1 per 4 dwelling units or 0.75 per small efficiency dwelling unit



SITE ANALYSIS SURROUNDING MASSING

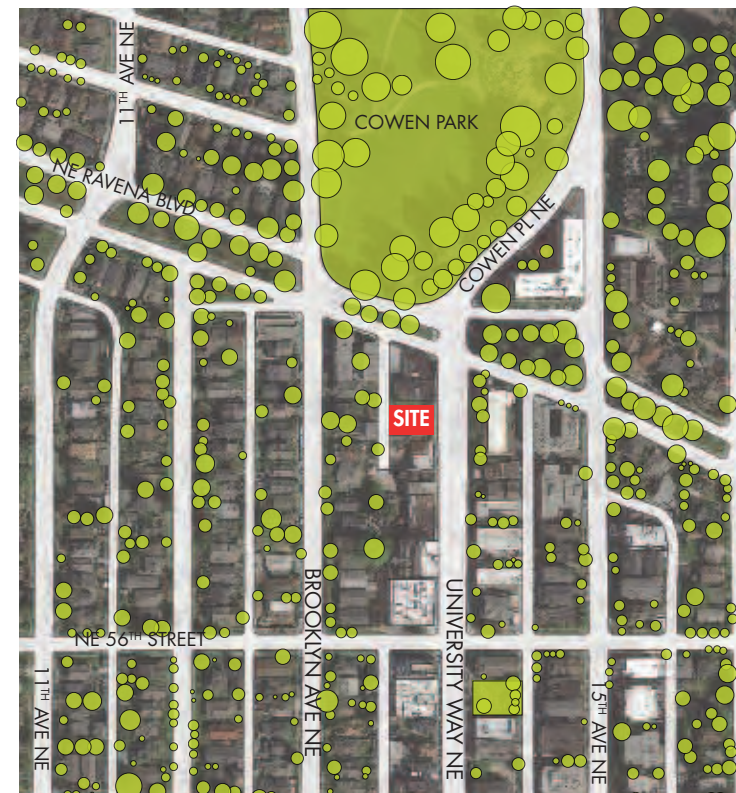


- Site █
- Multi-family Housing █
- Single Family Housing █
- Park / Green Coverage █
- Future Development █
- Other Uses █

SITE ANALYSIS

TREES

- No significant trees have been identified within the boundaries of our site
- Surrounding landscape:
 - Street trees to the east of the site across University Way NE
 - Shiga's P-Patch Community Garden 1.5 blocks south of the site
 - Cowen Park located a block north of the site.

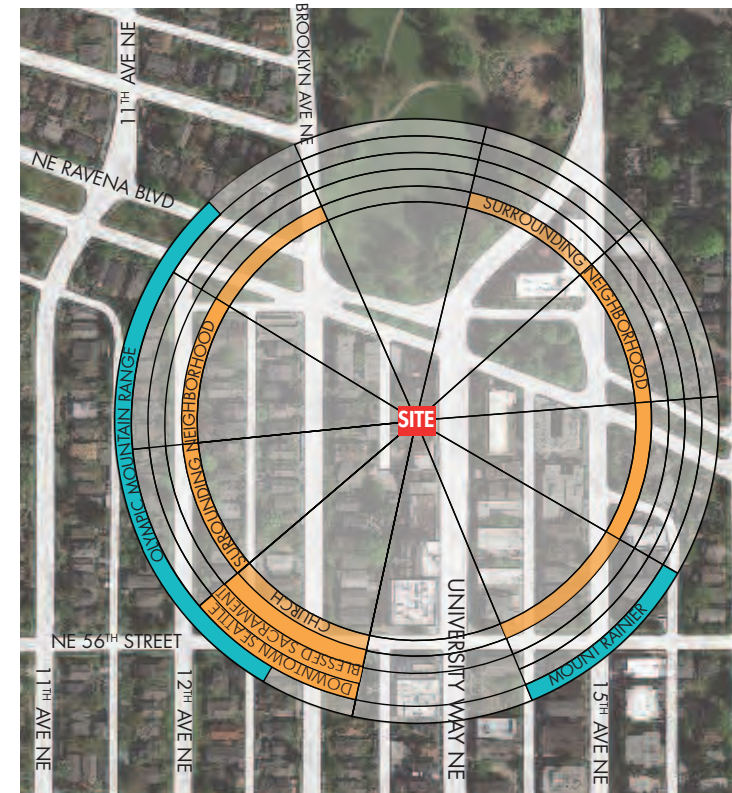


TREES LEGEND

- Site
- Trees
- Park

SIGNIFICANT VIEWS

- No immediate ground level views due to the heights of the surrounding buildings and vegetation.
- 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.

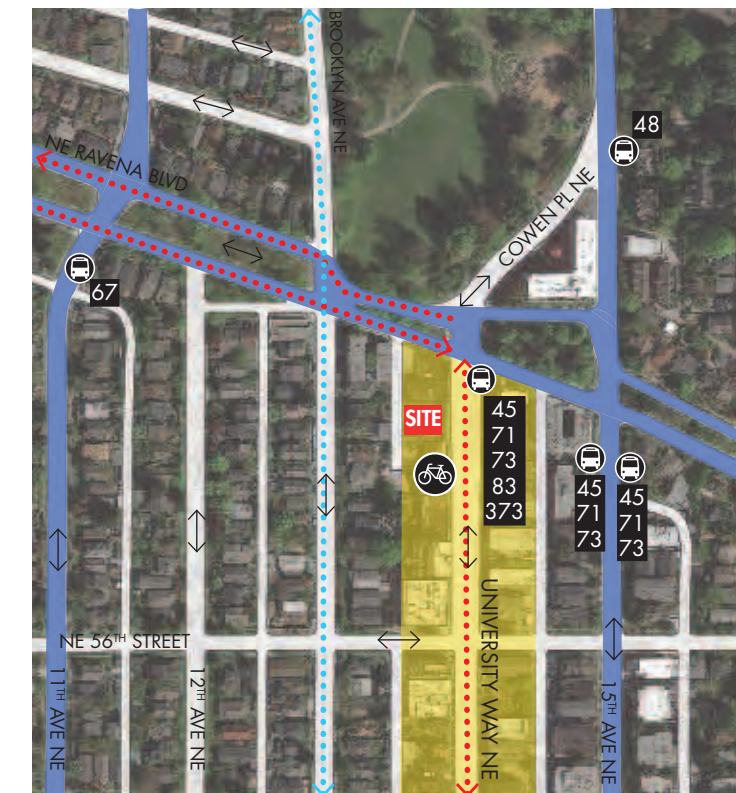


VIEWS LEGEND

- Site
- Neighborhoods and Structures
- Natural Surroundings

ACCESS OPPORTUNITIES + CONSTRAINTS

- University Way NE is a two way street that runs north to south
- There are 5 nearby bus stops serving 6 different bus routes.
- There is a designated bike lane in front of the site and on Ravenna Blvd, as well as multiple Bike Racks 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.

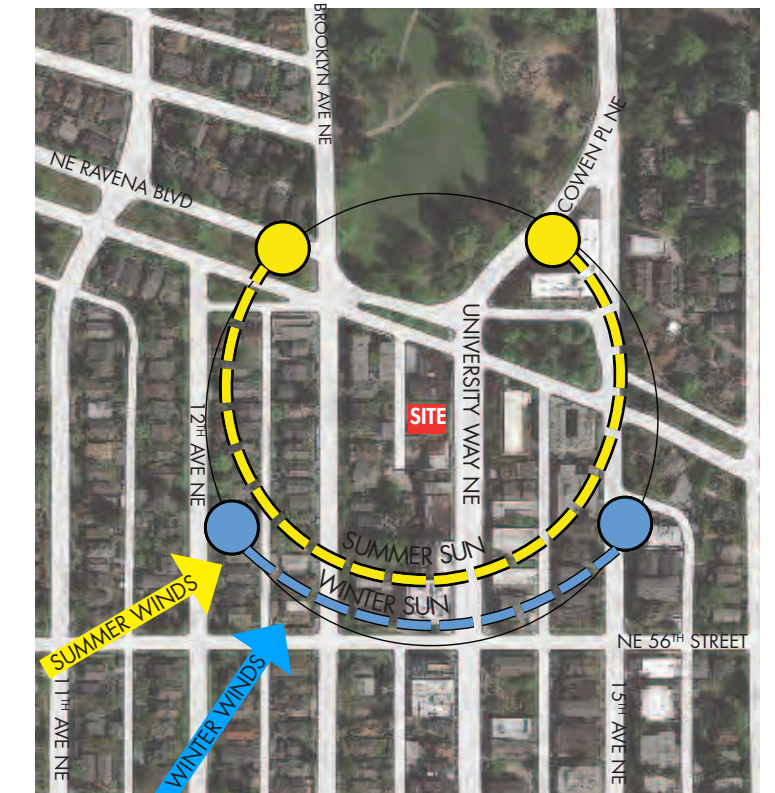


ACCESS/CIRCULATION LAYER

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

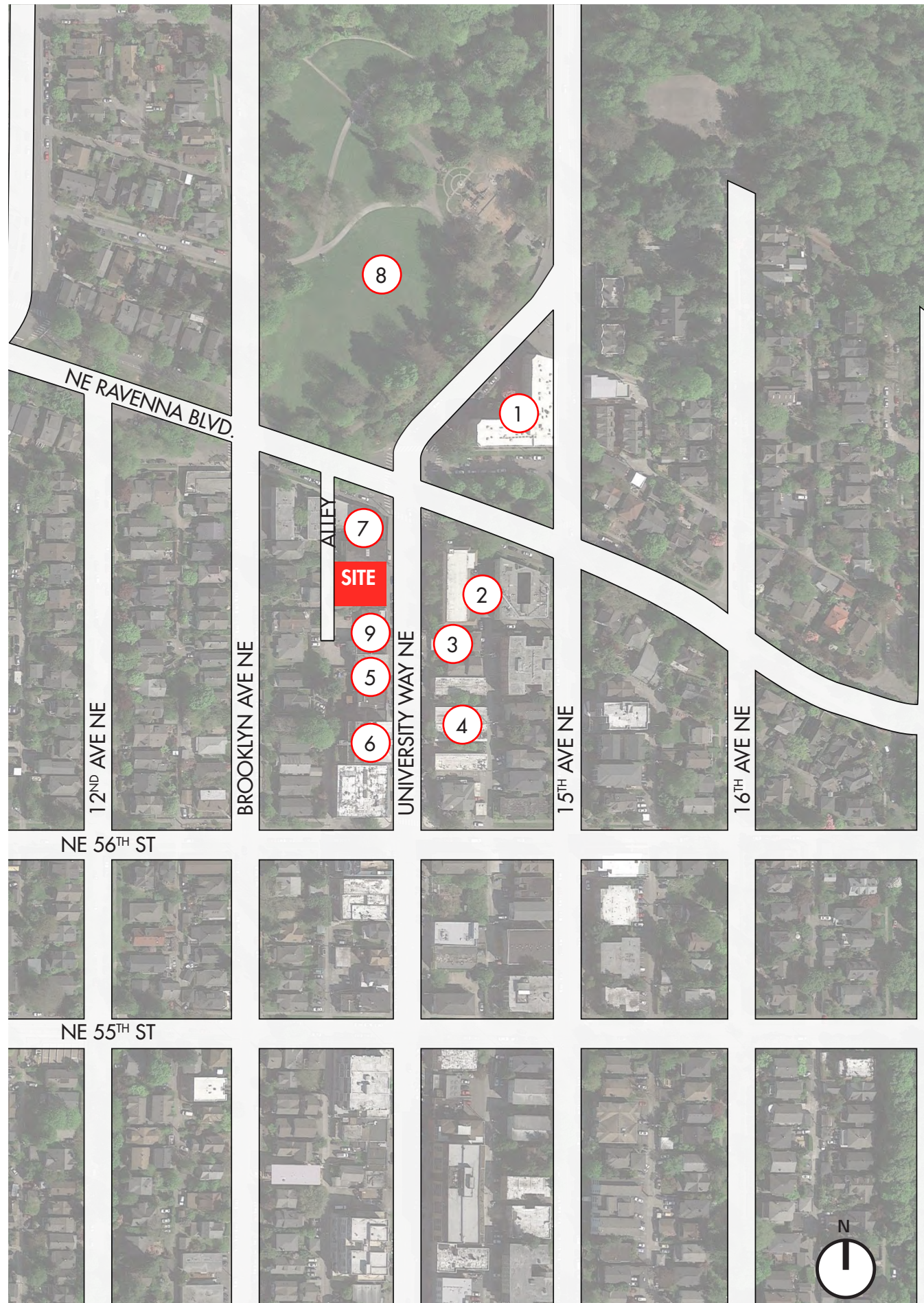
SOLAR EXPOSURE + PREVAILING WINDS

- 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- PARK VISTA COOPERATIVE
5810 COWEN PL. NE | APARTMENTS

- Historic brick building constructed in 1928 with the highest building standards of the time and renovated in Jan 1993
- Owner-occupied cooperative
- 50 Units/5 Stories



2- UNIVERSITY PARK & DOLPHIN APARTMENTS

5644 UNIVERSITY WAY NE & 1415 NE RAVENNA BLVD | APARTMENTS

- 4 story apartment building directly across University Way NE from our site
- Rental apartments offering studio, one and two bedrooms



3- TEMPERO DO BRASIL
5628 UNIVERSITY WAY NE | RESTAURANT

- Homestyle Brazilian restaurant, Tempero Do Brasil is the oldest Brazilian restaurant in Seattle.



4- UNIVERSITY WAY APTS.
5608-5620 UNIVERSITY WAY NE | APARTMENTS

- 4 private owned apartment complexes with 12 units each.
- Two open courtyard spaces between the buildings



5- R+E CYCLES
5627 UNIVERSITY WAY NE | BICYCLE SHOP

- Custom bicycles and tandems, R&E cycles design, service, and sell bicycles in the U District.
- Local specialty bicycle retailers, Rodriguez bicycles was established in 1973.



6- 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



7- SRI CHINMOY
5655 UNIVERSITY WAY NE | SOCIAL SERVICES

- 1 story building including a meditation center, other retail and office



8- COWEN PARK
5849 15TH AVE NE | SOCIAL SERVICES

- Local Park with open green space, play area, softball field tennis courts, and picnic tables



9- 'THE AVE' APARTMENTS
5637 UNIVERSITY WAY NE | BAR

- 4 story new mixed use development
- 31 residential units, ground floor retail

SITE CONTEXT STREETScape PHOTOMONTAGE



5639 SITE

NE RAVENNA BLVD. - - -

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



- - - NE RAVENNA BLVD.

ACROSS UNIVERSITY WAY NE

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



SITE CONTEXT STREETScape PHOTOMONTAGE



ACROSS ALLEY

NE RAVENNA BLVD. - - -

ALLEY

C - View along Alley facing West



- NE RAVENNA BLVD.

5639 SITE

ALLEY

D - View along Alley facing East



SITE SURVEY

Parcel Legal Description

MAY ADD LESS ST
 Plat Block: 2
 Plat Lot: 3-4

Topography

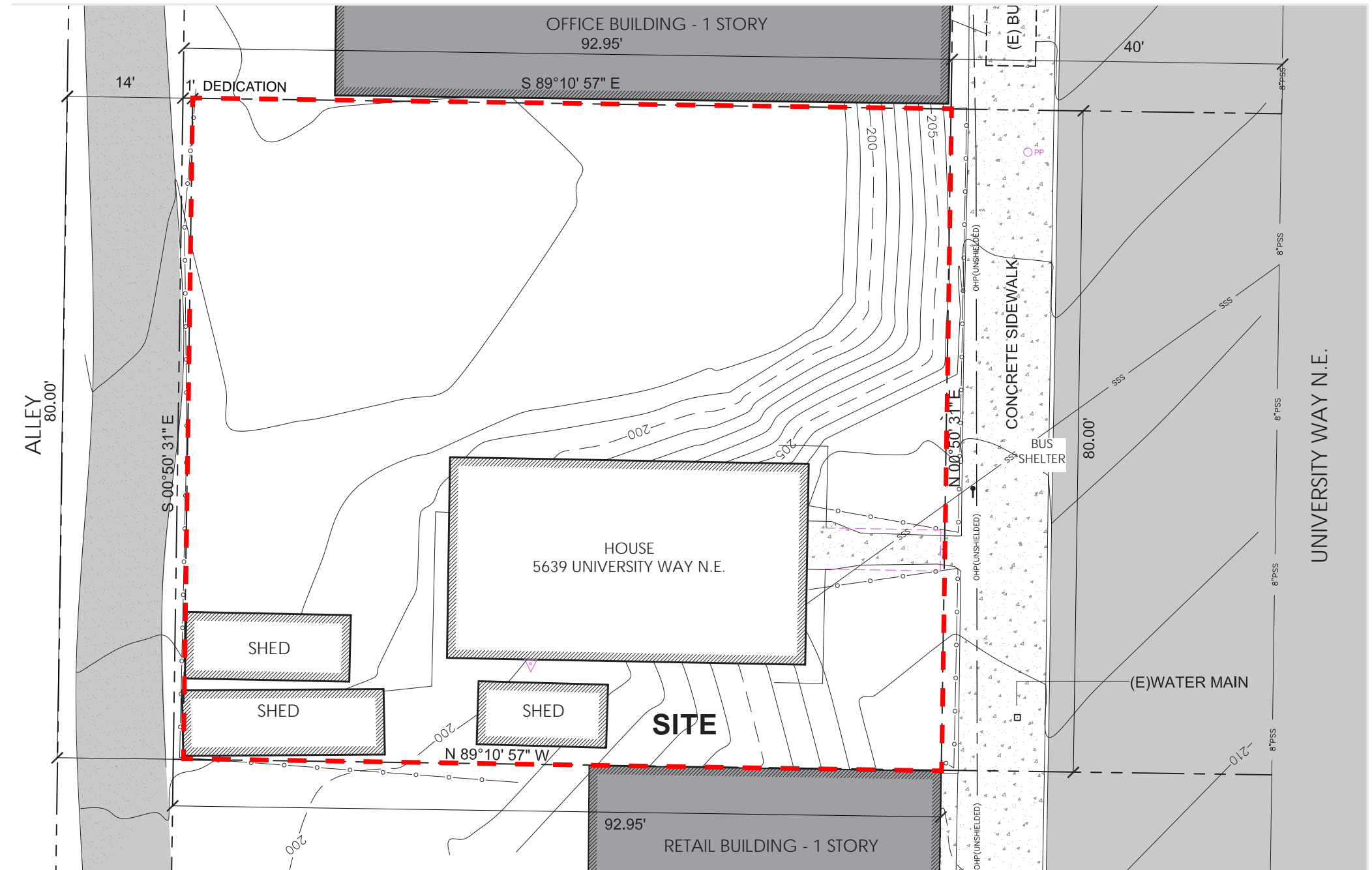
The site has a grade change of approximately 13 feet sloping down diagonally from the southeast corner at University Way to the northwest corner at the Alley.

Trees

No trees exist within the property boundaries or in front of the site along University Way NE.

Setbacks

1' alley dedication is required
 15' setback is required from the centerline of the alley above 13'
 14' radial setback is required from the overhead power lines at University Way NE





PL3.A: ENTRIES

CS2 URBAN PATTERN & FORM

B. ADJACENT SITES, STREETS, & OPEN SPACES

2. Connection 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. Consider the qualities and character of the streetscape— its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street)—in siting and designing the building.

RESPONSE: The preferred option has a recessed entry at the SE corner of the building that will allow users to gather in front of the building along the street front. The retail entries are recessed to allow for a wider sidewalk and also allow for spill out space for the retail tenants. Street trees are added along the street front as well to soften the edge of the street. A recessed upper level also reduces the massing along the street front.



PL3.C: RETAIL EDGES

PL3 STREET-LEVEL INTERACTION

A. ENTRIES

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

c. Common entries to multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors. Design features emphasizing the entry as a semi-private space are recommended and may be accomplished through signage, low walls and/or landscaping, a recessed entry area, and other detailing that signals a break from the public sidewalk.

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.

RESPONSE: The preferred scheme clearly differentiates between commercial and residential entries with the residential entry located in the SE corner of the building designed with a vertical massing element and the commercial entries are to the north with a common canopy system and storefront windows. Signage for each of the entries will be differentiated as well for clarity along the street front. The retail entries will have areas for street signage and spill out space as well. The residential entry will be further recessed with a small plaza area in front of the building.

PL2 WALKABILITY

B. SAFETY & SECURITY

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. Choose semi-transparent rather than opaque screening.

RESPONSE: All schemes have the majority of the street level street facing façade composed of storefront windows allowing for transparency into the residential lobby and retail spaces. The building will be secure and well lit to enhance the safety of the residents and community.

PL3 STREET-LEVEL INTERACTION

C. RETAIL EDGES

1. Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

2. Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.

RESPONSE: All schemes create continuous fully transparent retail spaces along the street front. Multiple retail entries are proposed along the street front as well. Seating, landscaping and spill out space will be designed along the street front as well in front of both the residential lobby and retail spaces.

PL2 WALKABILITY

C. WEATHER PROTECTION

1. Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops. Address changes in topography as needed to provide continuous coverage the full length of the building, where possible.

2. Design Integration: Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.

3. People-Friendly Spaces: Create an artful and people-friendly space beneath building canopies by using human-scale architectural elements and a pattern of forms and/or textures at intervals along the façade. If transparent canopies are used, design to accommodate regular cleaning and maintenance

RESPONSE: All schemes will have weather protection along the street façade with additional emphasis at the retail areas.

PL4 ACTIVE TRANSPORTATION

B. PLANNING AHEAD FOR BICYCLISTS

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

2. Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

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

RESPONSE: Bicycle parking will be provided both inside and outside of the building for residents and retail users. Residents will be able to access the bike storage room from both the street front and the alley. The bike storage room is located on the lower level of the building. Bicycle parking will be provided along the street as well.



DC2.B: ARCHITECTURAL AND FACADE COMPOSITION

DC2 ARCHITECTURAL CONCEPT

A. MASSING

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

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

RESPONSE: All proposed schemes include carefully considered modulation, overhangs, defined circulation cores and material transitions. Upper story setback will also be used to bring down the perceived massing of the building along both the street front and alley. The interior building facades are also modulated to bring down the perceived massing of the building.

DC2 ARCHITECTURAL CONCEPT

D. SCALE & TEXTURE

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. Pay special attention to the first three floors of the building in order to maximize opportunities to engage the pedestrian and enable an active and vibrant street front.

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,” particularly at the street level and other areas where pedestrians predominate.

RESPONSE: The proposed schemes pay especially close attention to the ground floor of the project. Retail floors as well as the residential lobby area will have a well thought out combination of materials including wood panels, corrugated metal panels, metal or glass canopies and additional art features along with signage.



DC2.C: SECONDARY ARCHITECTURAL FEATURES

DC2 ARCHITECTURAL CONCEPT

B. ARCHITECTURAL AND FACADE COMPOSITION

1. Façade Composition: Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and wellproportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement.

2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

RESPONSE: The façade composition has been carefully considered to ensure the proposed elevations are well balanced and proportioned. The designs refrain from using any blank walls along the street and alley facades which are visible from the streets. All facades are modulated and have multiple material changes as well.

DC4 EXTERIOR ELEMENTS & FINISHES

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 that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

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

RESPONSE: The proposed building materials for this project include fiber cement panels, corrugated metal panels, laminated wood panels as well as concrete and steel accents.

DC2 ARCHITECTURAL CONCEPT

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 façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas). Detailing may include features such as distinctive door and window hardware, projecting window sills, ornamental tile or metal, and other high-quality surface materials and finishes.

3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors, such as:

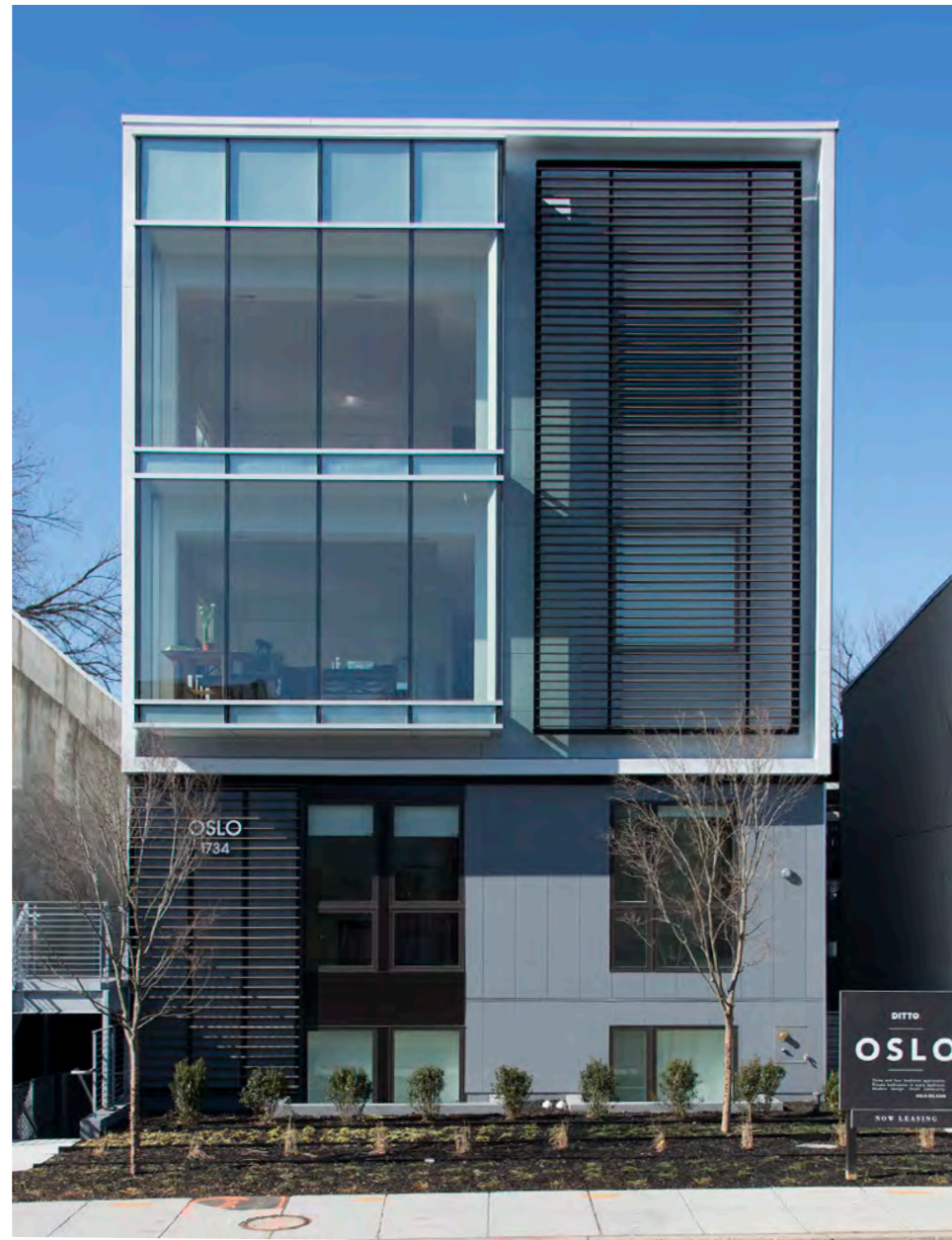
- considering aspects of neighboring buildings through architectural style, roof line, datum line detailing, fenestration, color or materials,
- using trees and landscaping to enhance the building design and fit with the surrounding context, and/or
- creating a well-proportioned base, middle and top to the building in locations where this might be appropriate. Consider how surrounding buildings have addressed base, middle, and top, and whether those solutions—or similar ones—might be a good fit for the project and its context.

RESPONSE: The proposed schemes all have canopies and decks along the street front to create visual interest, reduce the perceived scale of the building and provide material changes along the façade. The designs will consider repetition of distinct windows patterns to create rhythmic and textured elevations. The materials will also blend nicely with the proposed neighboring building as well as the street front including the entry and retail areas of the project.

DESIGN PROPOSAL DESIGN CUES

As our site is located on University Way NE along a designated pedestrian street, our goal is to maintain a strong pedestrian culture that currently exists in the area. Our building will be one of the new taller apartment buildings on the block, so we are proposing breaking down the massing so it relates to the scale of the surrounding buildings. 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 for 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
- Relate to adjacent development on the South



SIMPLICITY IN FORM WITH CLEAR ARTICULATION



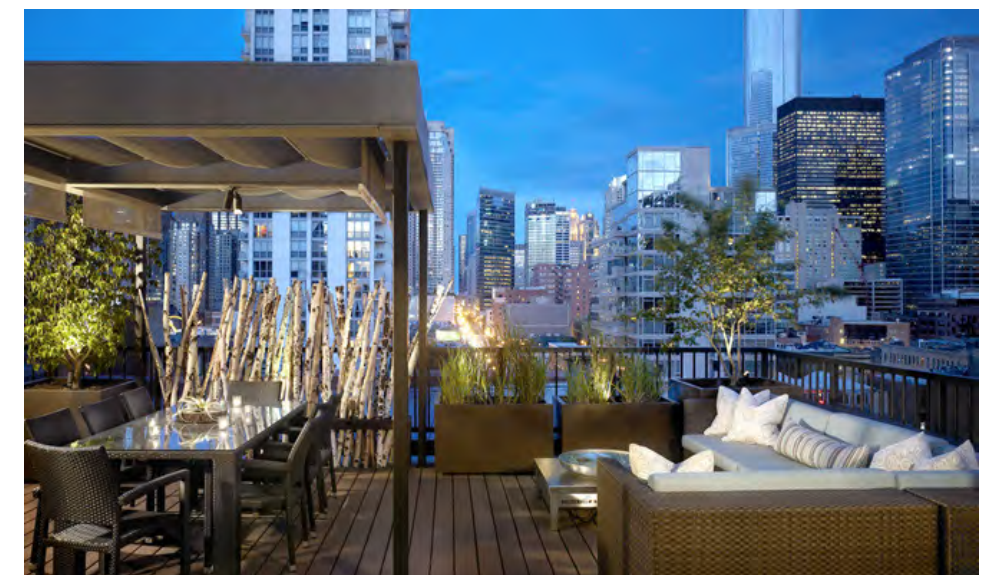
LANDSCAPING TO ENLIVEN STREET



POPS OF COLOR AND DIFFERENT MATERIALS

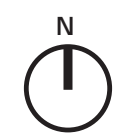
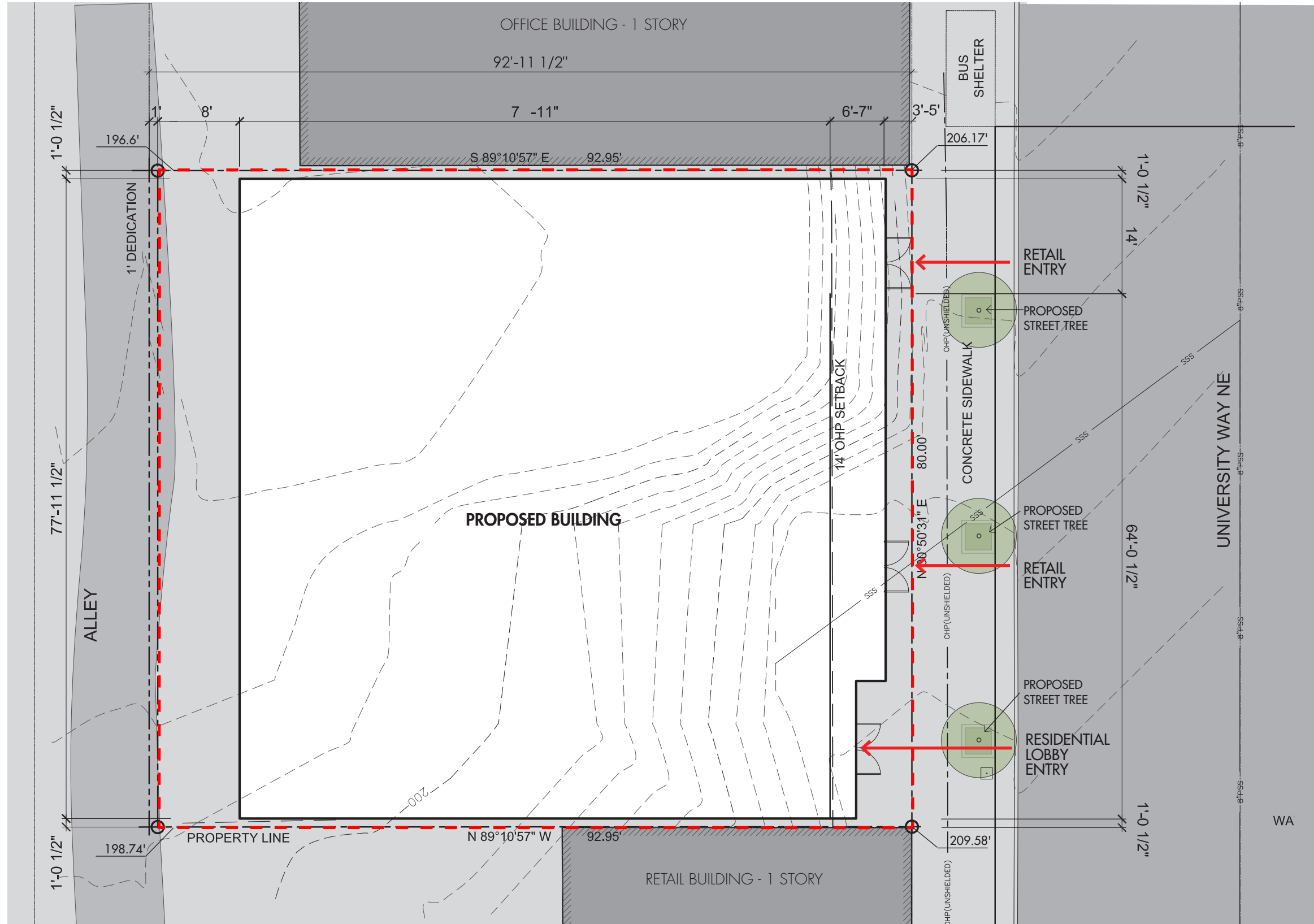


5637 UNIVERSITY WAY NE. SIMILAR SCALE



ROOF DECKS PROVIDE OUTDOOR LIVING SPACES

DESIGN PROPOSAL SITE PLAN



DESIGN PROPOSAL MASSING CONCEPT 1

- Unit Count: 39 units
- Retail Space: 2,000 SF
- Total Residential Area: 21,917 SF

Concept 1 explores a simple three volume massing. The feature front horizontal volume emphasizes the commercial area while relating to the scale of the adjacent commercial facades; it also pulls back from the north side to create a residential entry plaza. The west volume facing the alley steps down creating a private area on the rooftop. Overall massing responds to context similarly to how future development in the South responds to context.

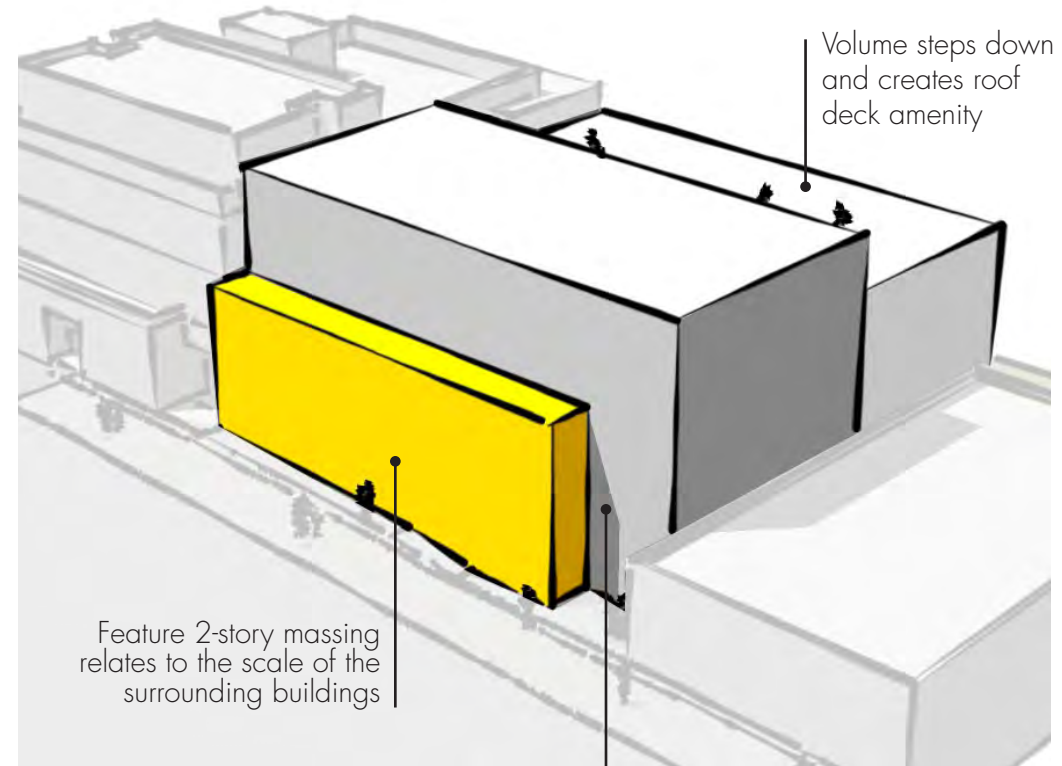
PROS:

- Simple massing provides clarity in design
- Largest retail area
- Larger units

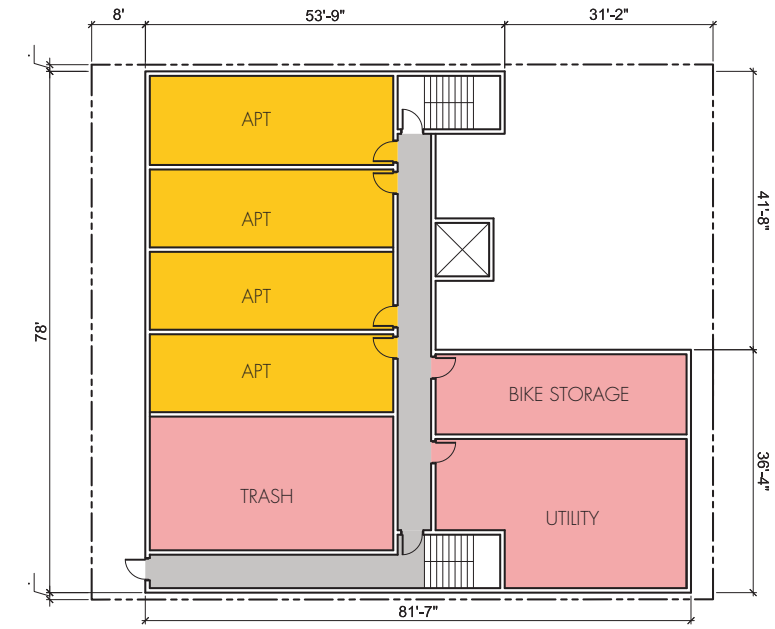
CONS:

- Less number of units
- Larger perceivable mass

DEPARTURES: NONE



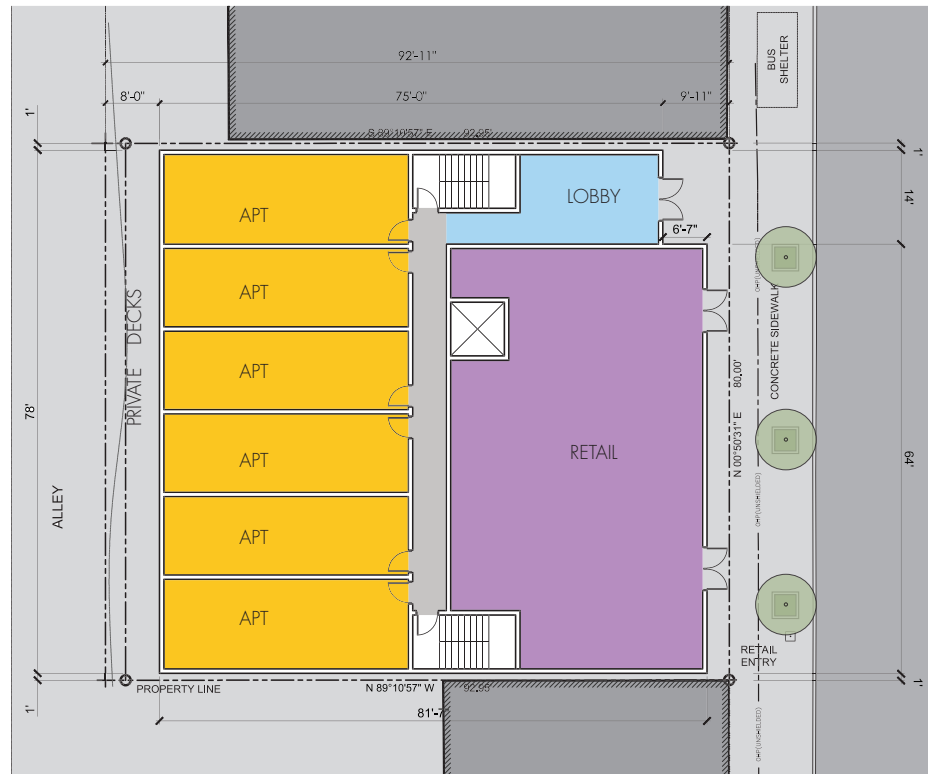
Main building massing is recessed to reduce the perceived mass



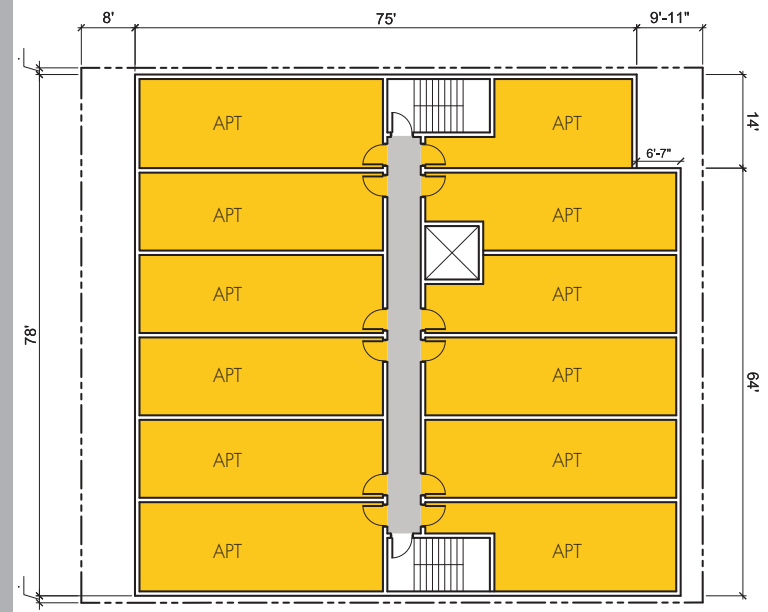
LEVEL 0 - FLOOR PLAN

KEY

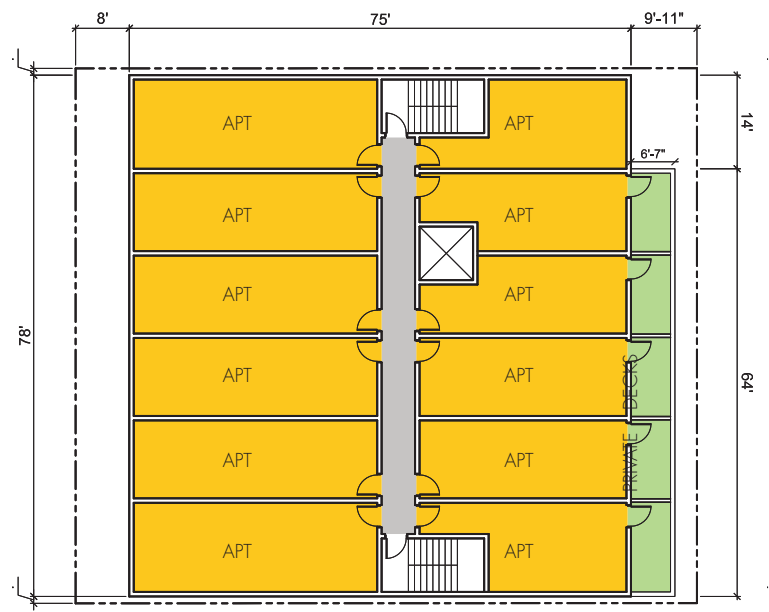
Apartment	
Retail	
Corridor	
Utility/Storage	
Lobby/Amenity	
Outdoor amenity	



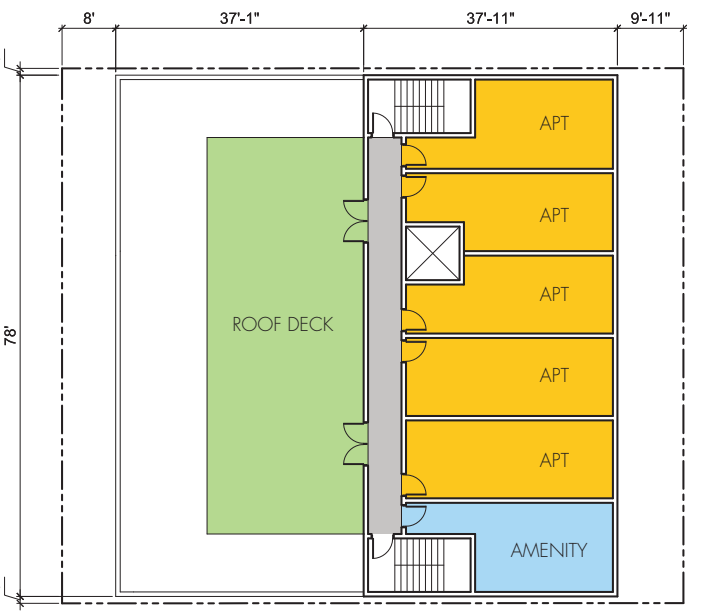
LEVEL 1 - FLOOR PLAN



LEVEL 2 - FLOOR PLAN



LEVEL 3 - FLOOR PLAN

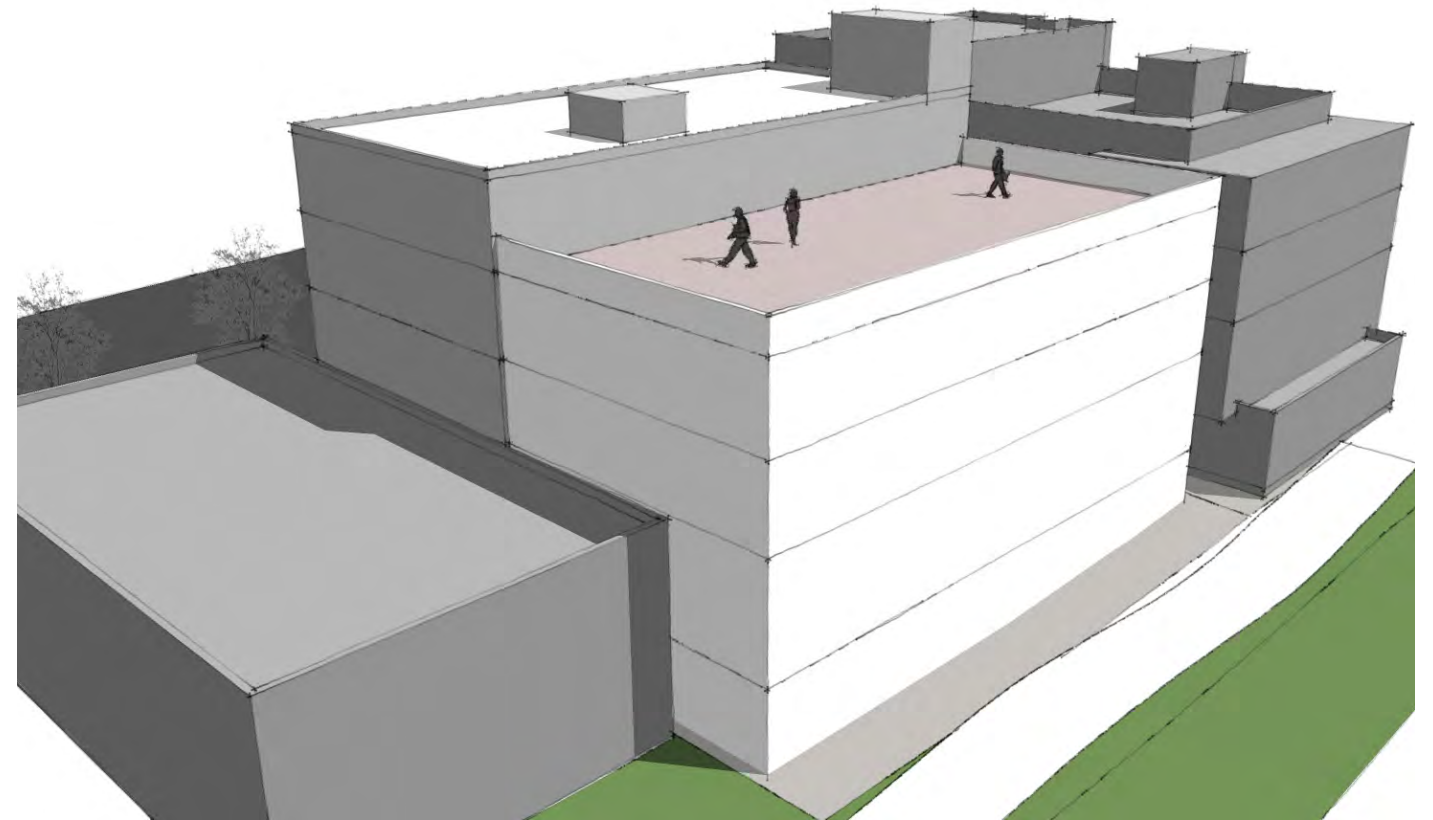


LEVEL 4 - FLOOR PLAN

DESIGN PROPOSAL MASSING CONCEPT 1



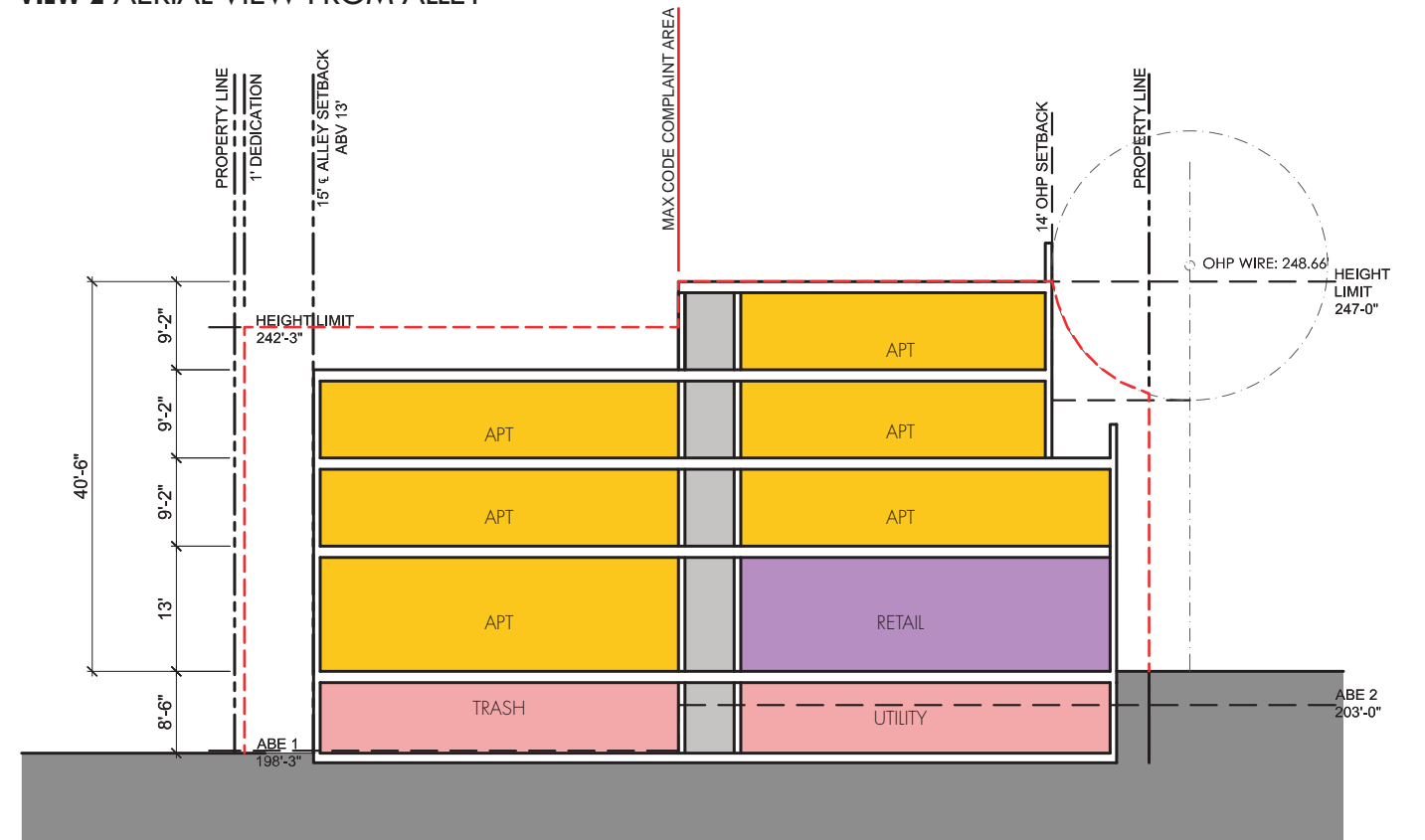
VIEW 1 AERIAL VIEW FROM UNIVERSITY WAY



VIEW 2 AERIAL VIEW FROM ALLEY



VIEW 2 GROUND VIEW LOOKING SE FROM UNIVERSITY WAY



BUILDING SECTION

DESIGN PROPOSAL MASSING CONCEPT 2

- Unit Count: 40 units
- Retail Space: 1,570 SF
- Total Residential Area: 22,260 SF

Concept 2 features a horizontal volume at the second floor above retail that creates a covered walkway area along the street facade as well as private decks at the 3rd floor. The vertical 3-story mass emphasizes the residential entry. The top level is recessed reducing the perceived mass of the building. The west volume facing the alley steps down creating a private area on the rooftop. Overall massing responds to context similarly to how future development in the South responds to context.

PROS:

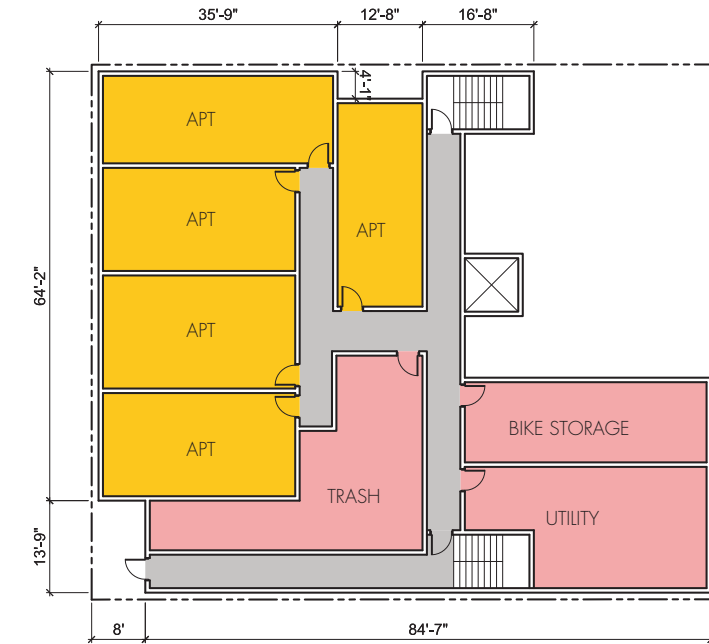
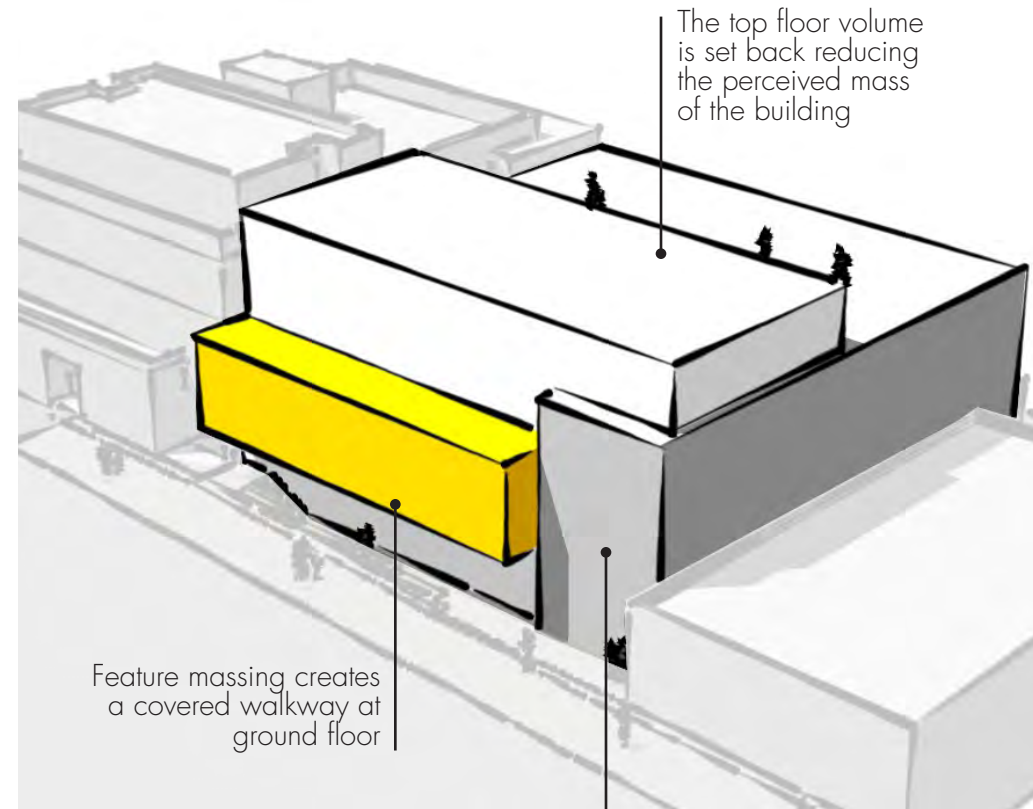
- Modulated facade. Reduced mass.
- Unique retail arcade space
- Clearly articulated residential entry.

CONS:

- Smaller retail area
- Smaller units size due to increased modulation

DEPARTURES:

- SMC 23.47A.005: Residential uses shall not occupy more than 20% of street-level, street-facing facade along designated principal pedestrian streets. [78' x 20% = 15.6' allowed]

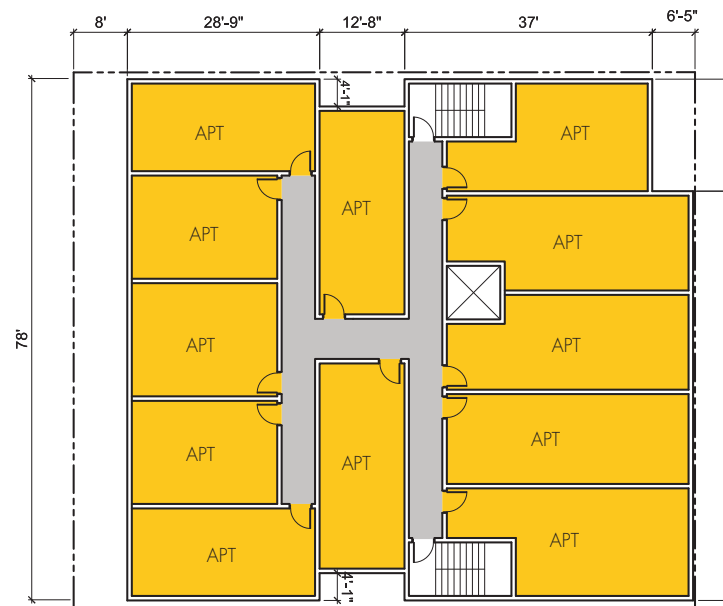


LEVEL 0 - FLOOR PLAN

KEY	
Apartment	Yellow
Retail	Purple
Corridor	Grey
Utility/Storage	Pink
Lobby/Amenity	Blue
Outdoor amenity	Green



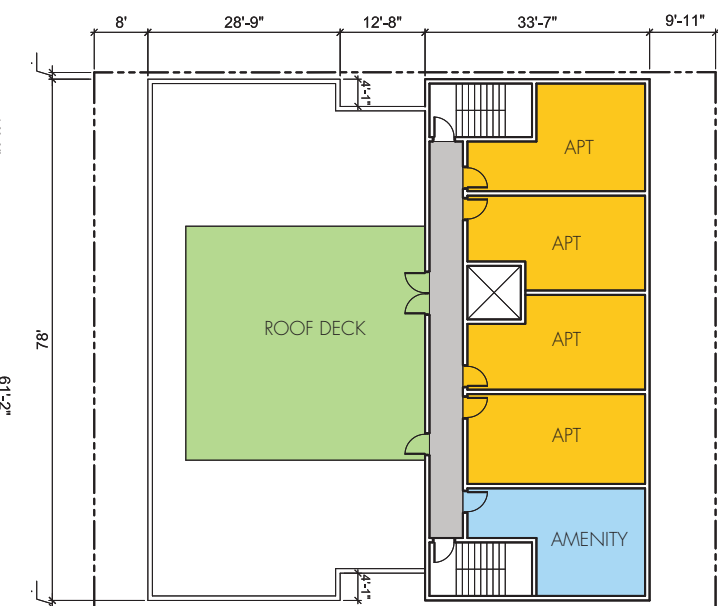
LEVEL 1 - FLOOR PLAN



LEVEL 2 - FLOOR PLAN



LEVEL 3 - FLOOR PLAN

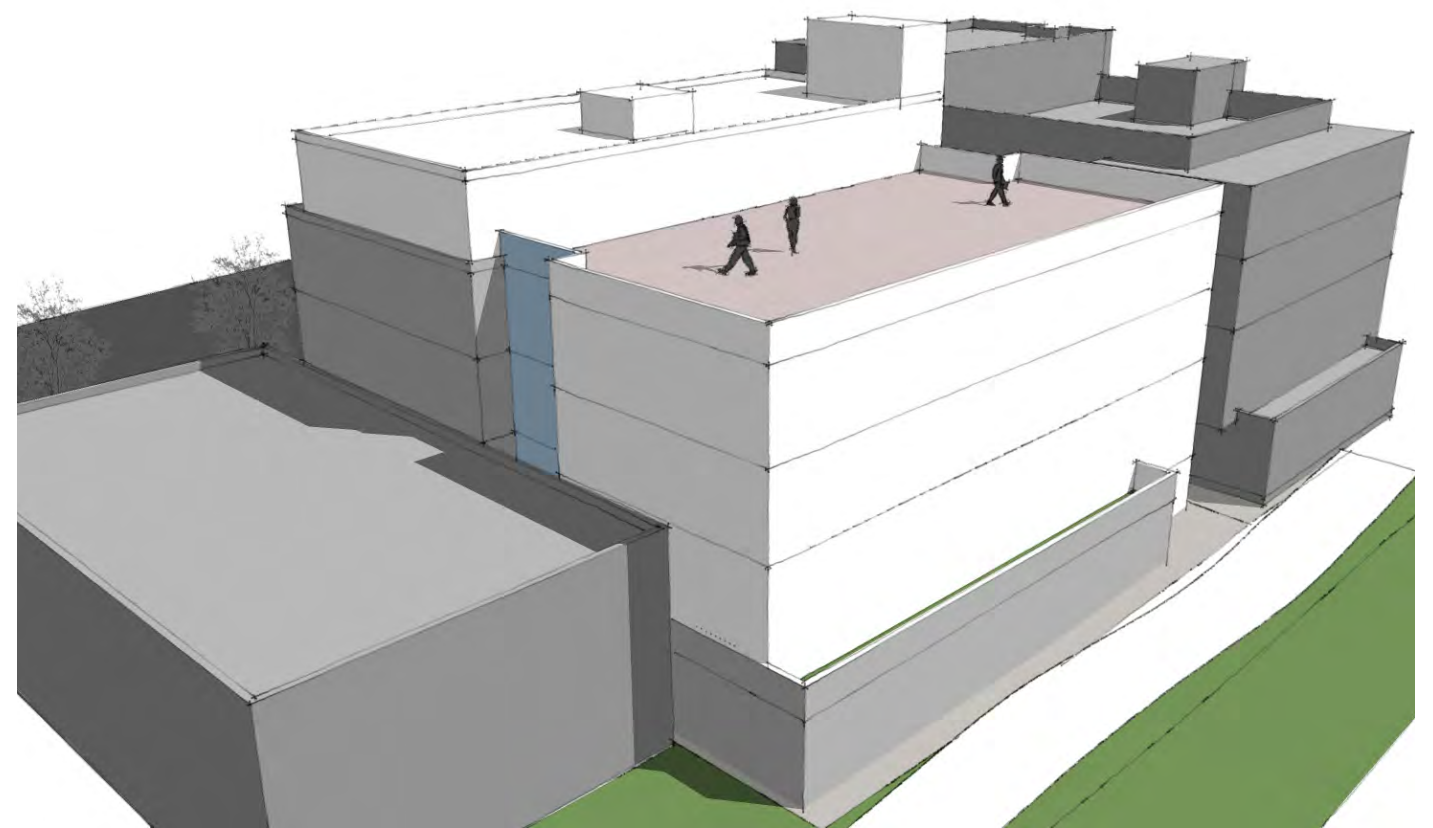


LEVEL 4 - FLOOR PLAN

DESIGN PROPOSAL MASSING CONCEPT 2



VIEW 1 AERIAL VIEW FROM UNIVERSITY WAY



VIEW 2 AERIAL VIEW FROM ALLEY



VIEW 2 GROUND VIEW LOOKING SE FROM UNIVERSITY WAY



BUILDING SECTION

DESIGN PROPOSAL MASSING CONCEPT 3 (PREFERRED)

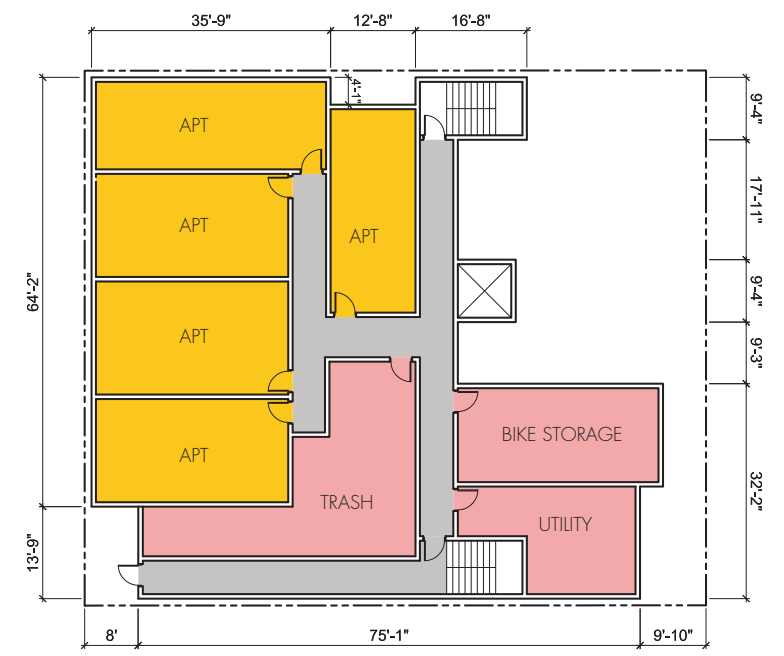
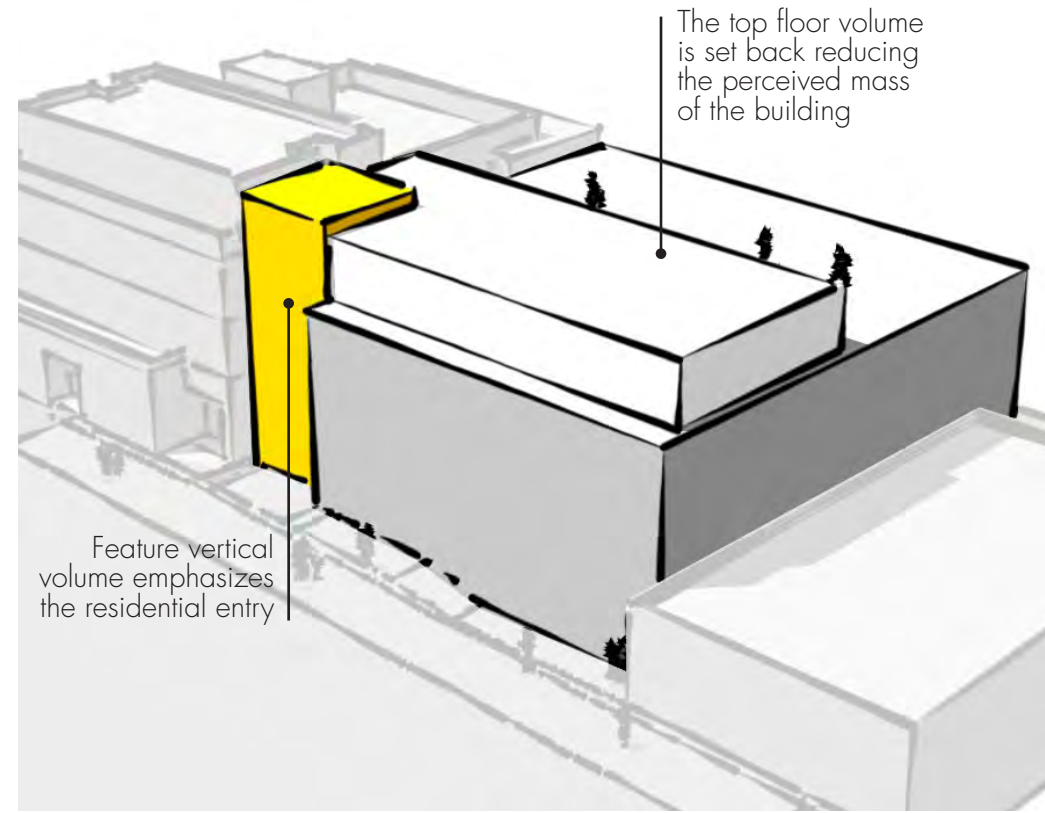
- Unit Count: 40 units
- Retail Space: 1,630 SF
- Total Residential Area: 21,872 SF

Concept 3 features a 4-story vertical volume at the south end of the site that emphasizes the residential entry and creates an entry plaza at ground level. The main 3-story massing is pulled back from the street allowing for a wider sidewalk. The top level is recessed to reduce the perceived mass of the building. The west volume facing the alley steps down creating a private area on the rooftop. Overall massing responds to context similarly to how future development in the South responds to context.

- PROS:**
- Prominent retail presence. Wider sidewalk engages with street
 - Clearly articulated residential entry
 - Simple massing provides clarity in design
- CONS:**
- Larger mass presence at the street level
 - Flat facing facade. Minimal modulation

DEPARTURES:

- SMC 23.47A.005: Residential uses shall not occupy more than 20% of street-level, street-facing facade along designated principal pedestrian streets. [78' x 20% = 15.6' allowed]



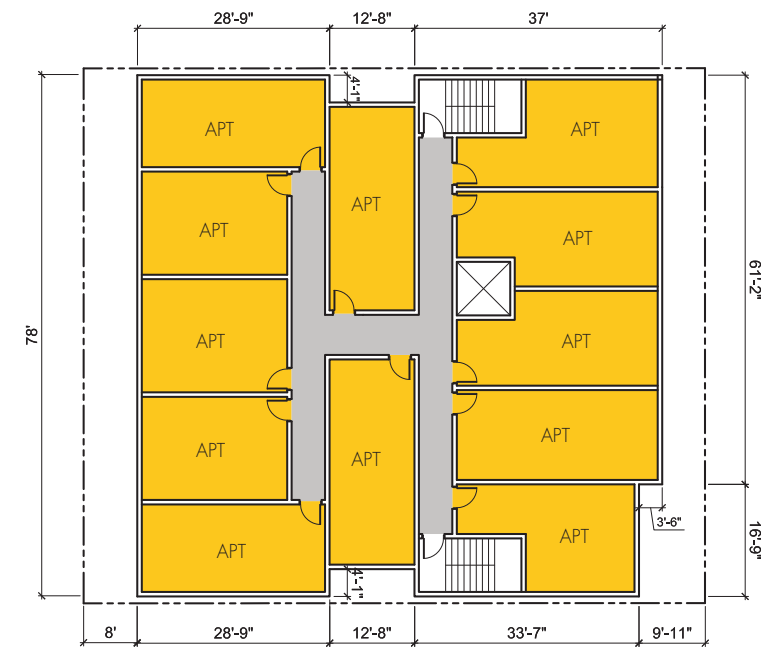
LEVEL 0 - FLOOR PLAN 

KEY

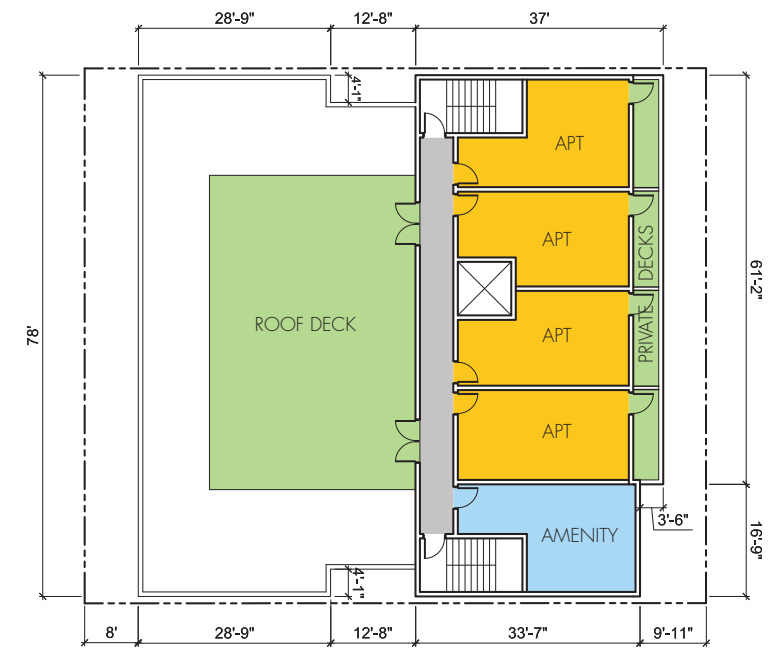
- Apartment (Yellow)
- Retail (Purple)
- Corridor (Grey)
- Utility/Storage (Light Pink)
- Lobby/Amenity (Light Blue)
- Outdoor amenity (Light Green)



LEVEL 1 - FLOOR PLAN 



LEVEL 2-3 - FLOOR PLAN 

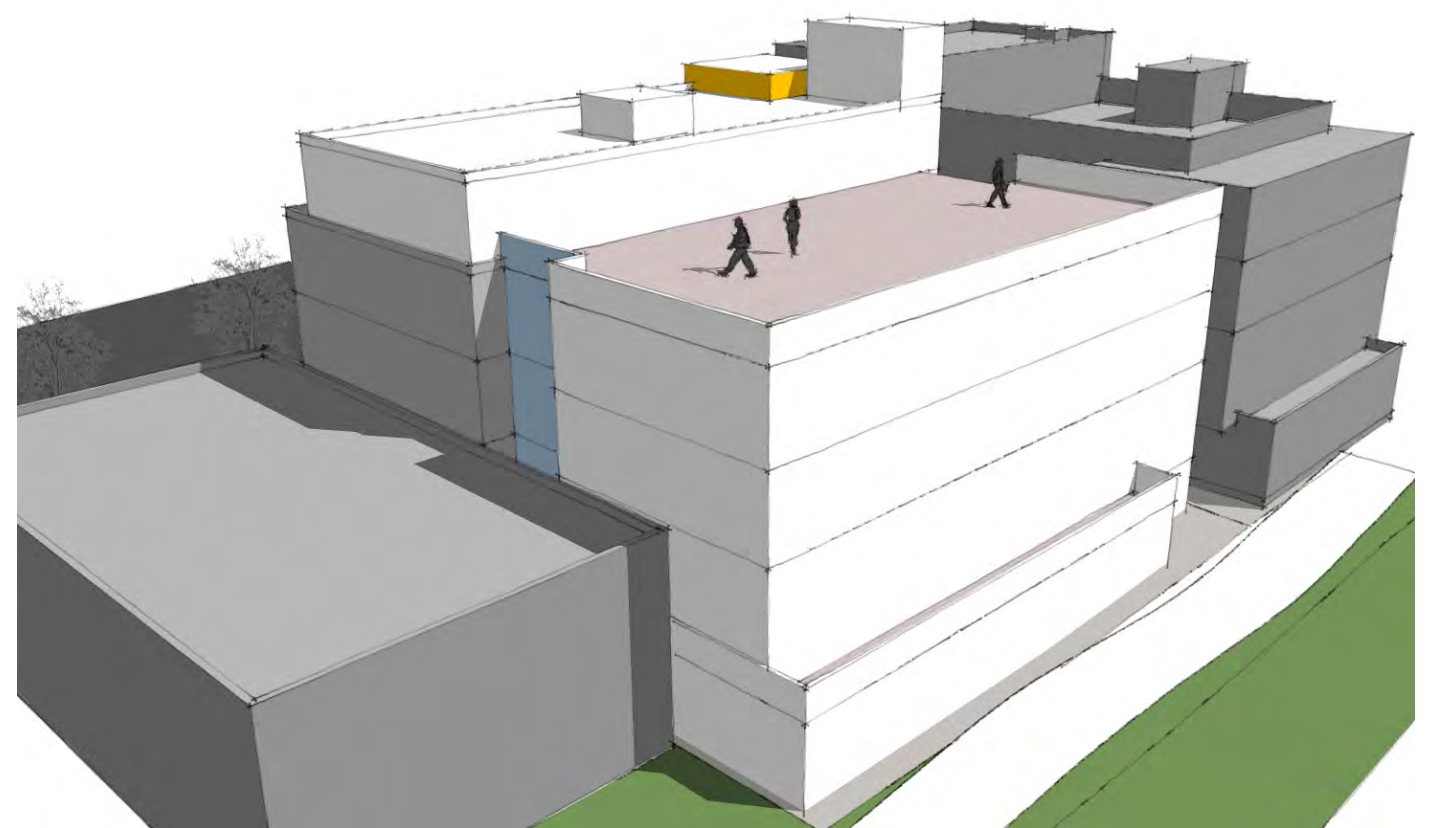


LEVEL 4 - FLOOR PLAN 

DESIGN PROPOSAL MASSING CONCEPT 3



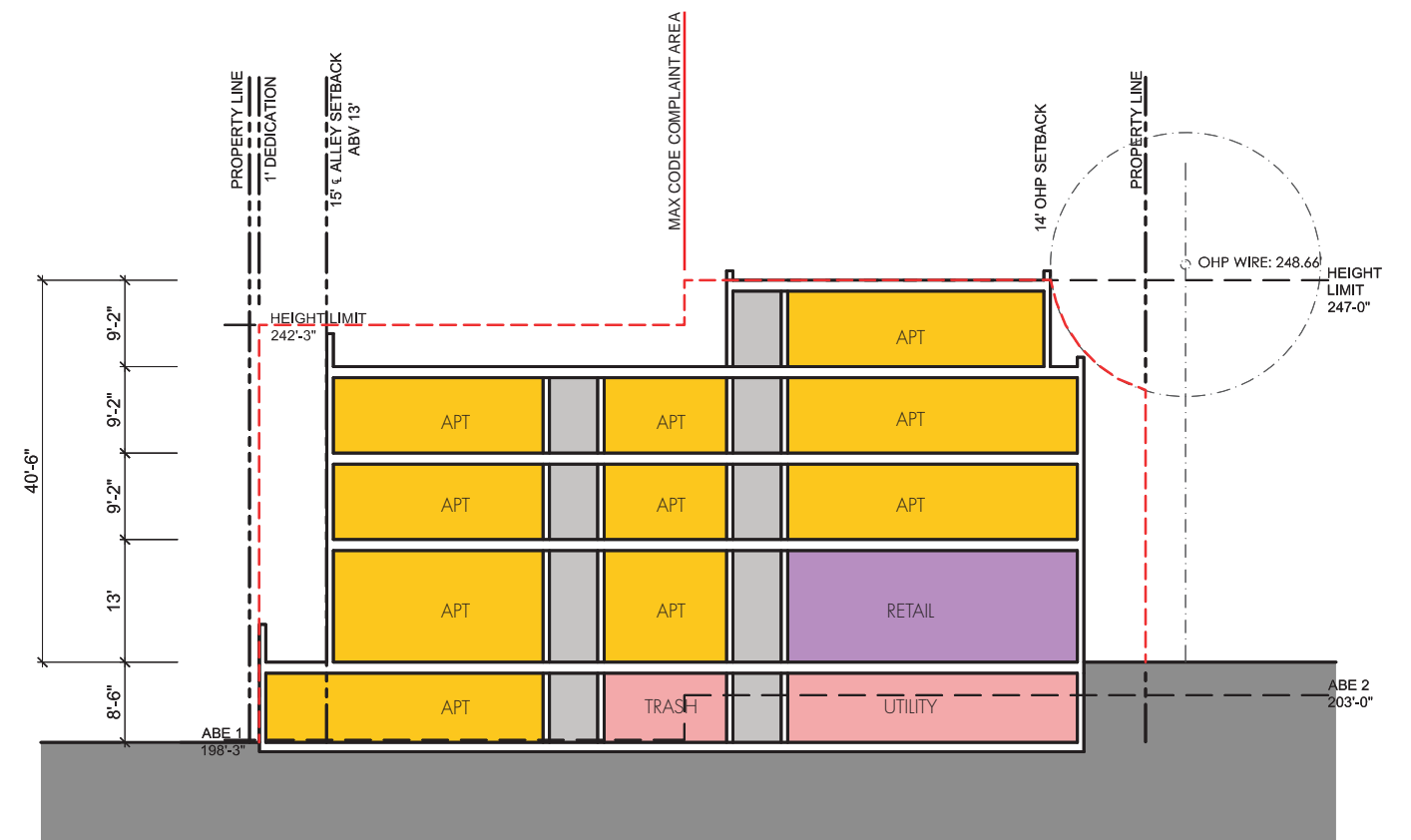
VIEW 1 AERIAL VIEW FROM UNIVERSITY WAY



VIEW 2 AERIAL VIEW FROM ALLEY



VIEW 2 GROUND VIEW LOOKING SE FROM UNIVERSITY WAY



BUILDING SECTION

DESIGN PROPOSAL MASSING OPTIONS



OPTION 1

PROS:

- Simple massing provides clarity in design
- Largest retail area
- Larger units

CONS:

- Less number of units
- Larger perceivable mass

DEPARTURES: NONE



OPTION 2

PROS:

- Modulated facade. Reduced mass.
- Unique retail arcade space
- Clearly articulated residential entry.

CONS:

- Smaller retail area
- Overall smaller units size due to increased modulation

DEPARTURES:

- SMC 23.47A.005: Residential uses shall not occupy more than 20% of street-level, street-facing facade along designated principal pedestrian streets. [78' x 20% = 15.6' allowed]



OPTION 3 (PREFERRED)

PROS:

- Prominent retail presence
- Clearly articulated residential entry
- Simple massing provides clarity in design.

CONS:

- Larger mass presence at the street level
- Flat facing facade. Minimal modulation

DEPARTURES:

- SMC 23.47A.005: Residential uses shall not occupy more than 20% of street-level, street-facing facade along designated principal pedestrian streets. [78' x 20% = 15.6' allowed]

DESIGN PROPOSAL DEPARTURES

OPTION NUMBER	REQUIRED	REQUEST	JUSTIFICATION
1	NONE	N/A	N/A
2	<p>SMC 23.47A.005 Residential uses shall not occupy more than 20% of street-level, street-facing facade along designated principal pedestrian streets. [78' x 20% = 15.6' allowed]</p>	<p>Requesting an increase of the maximum residential use percentage permitted along principal pedestrian street facade from 20% to 23%</p>	<p>A departure from this code section is being requested in order to allow for a functional size for the apartment lobby, considering the relatively small lot size of the development. The lot is only 78 feet wide and is a mid-block development so the maximum width for the lobby, by code, would only be 15.6 feet. This is very narrow considering that this area will need to have a gathering area, leasing area, mail area, storage, elevator lobby, etc. In order to make this space work more efficiently and to provide a better experience, we ask for a departure to allow the lobby to be 17'-5" wide, which is 23% of the street front facing facade (an additional 3%)</p>
3	<p>SMC 23.47A.005 Residential uses shall not occupy more than 20% of street-level, street-facing facade along designated principal pedestrian streets. [78' x 20% = 15.6' allowed]</p>	<p>Requesting an increase of the maximum residential use percentage permitted along principal pedestrian street facade from 20% to 22%</p>	<p>A departure from this code section is being requested in order to allow for a functional size for the apartment lobby, considering the relatively small lot size of the development. The lot is only 78 feet wide and is a mid-block development so the maximum width for the lobby, by code, would only be 15.6 feet. This is very narrow considering that this area will need to have a gathering area, leasing area, mail area, storage, elevator lobby, etc. In order to make this space work more efficiently and to provide a better experience, we ask for a departure to allow the lobby to be 16'-9" wide, which is 22% of the street front facing facade (an additional 2%)</p>

DESIGN PROPOSAL INSPIRATIONS AND MATERIALS

Our design is centered around the enhancement of the pedestrian experience and simplicity of the 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 composite wood panels (in awnings and recesses) and corrugated metal to add texture and character.



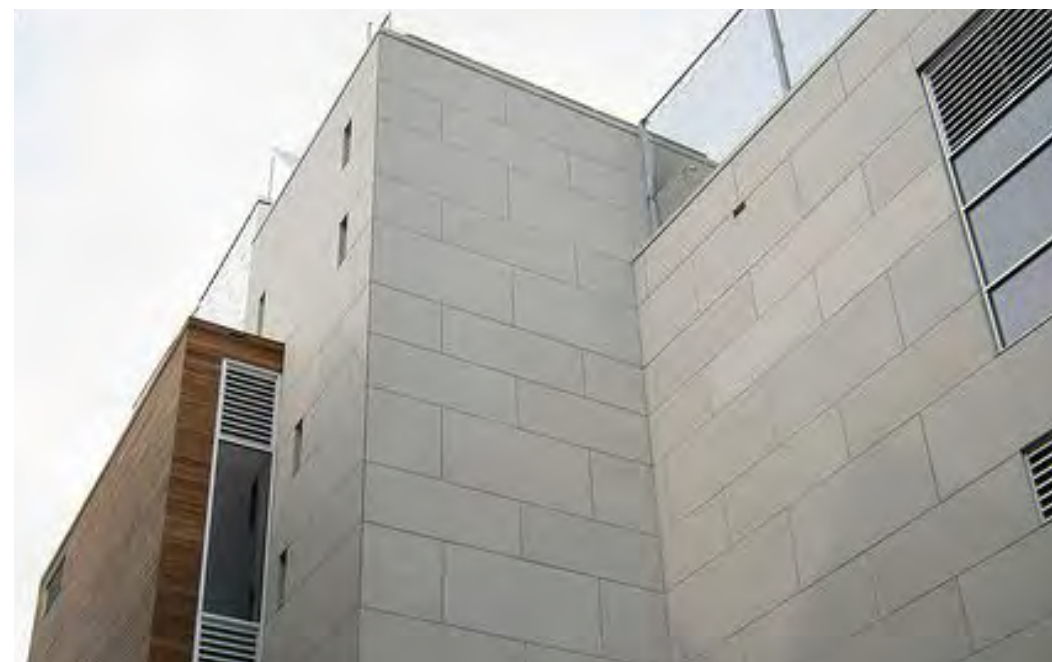
STREET-LEVEL TRANSPARENCY AND LANDSCAPING AT THE RETAIL STOREFRONT



COMPOSITE WOOD ACCENTS AT THE STREET LEVEL



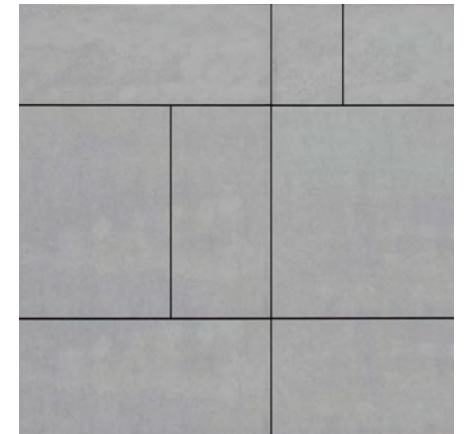
COMPOSITE WOOD



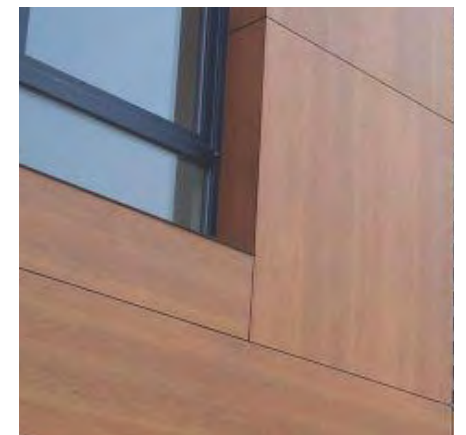
FIBER CEMENT AND COMPOSITE WOOD



CORRUGATED METAL



FIBER CEMENT PANELS

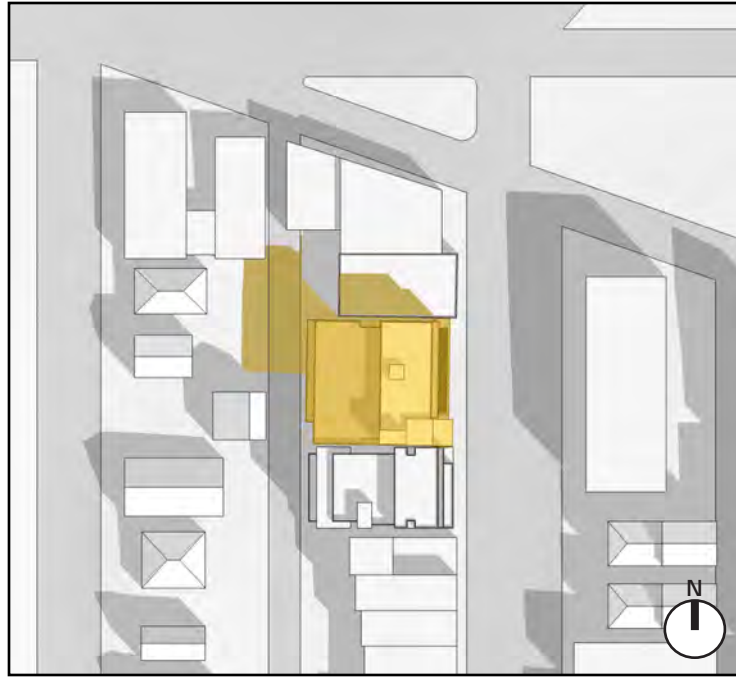


COMPOSITE WOOD PANELS

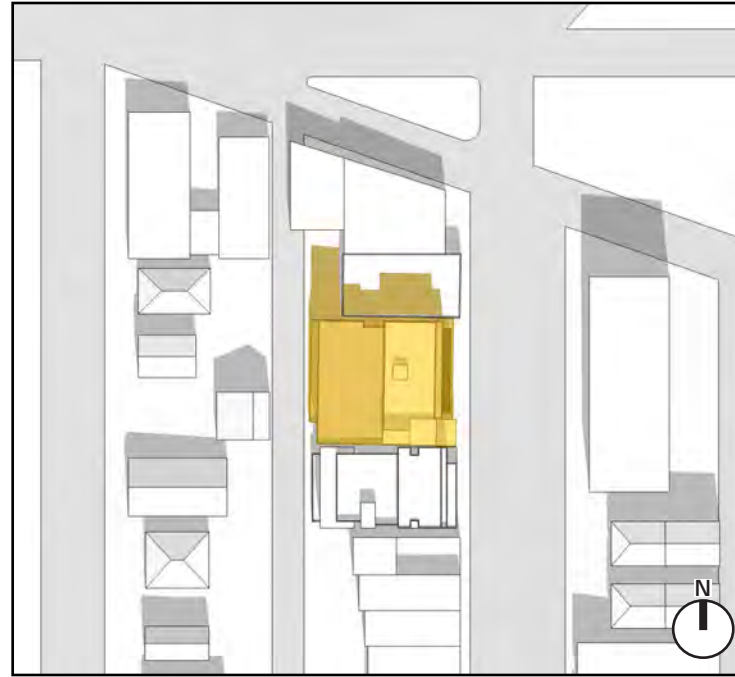


CONCRETE

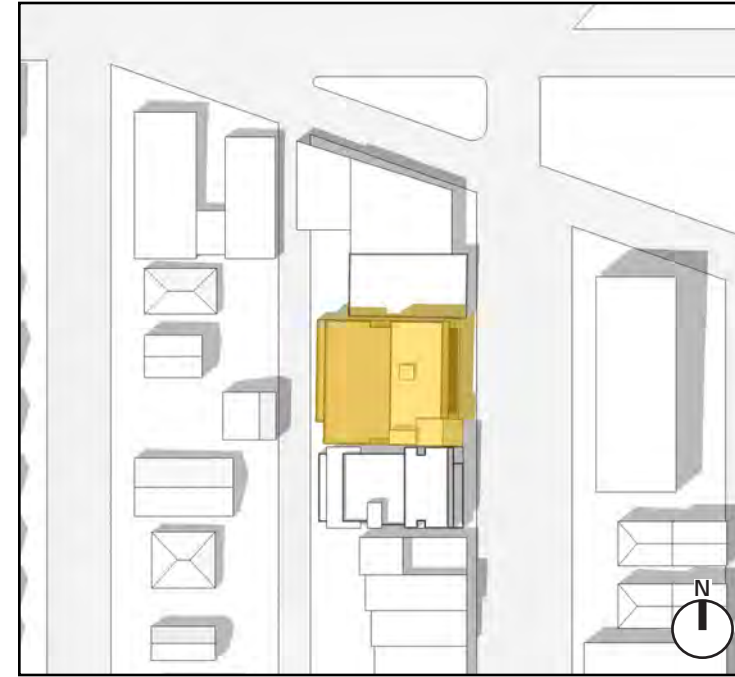
DESIGN PROPOSAL SEASONAL SHADOW ANALYSIS



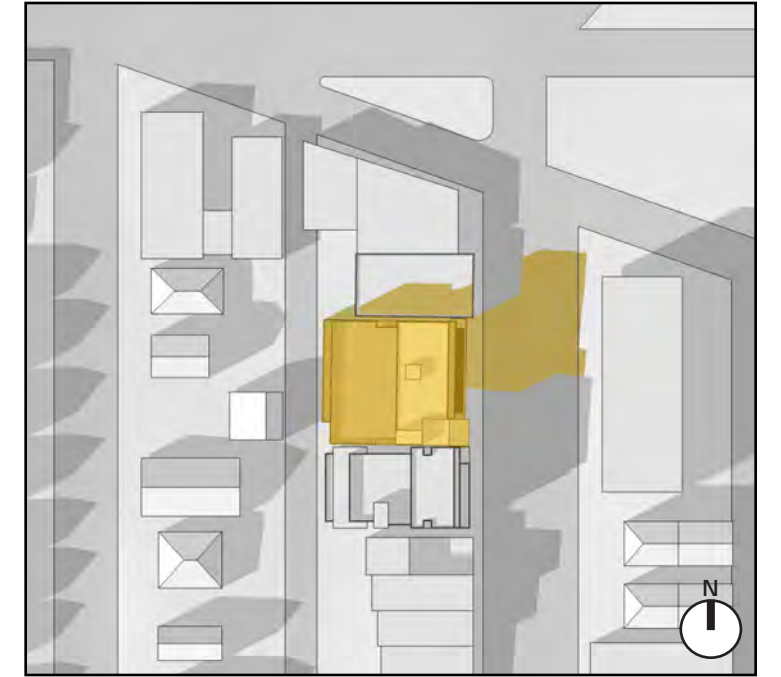
10 AM - SPRING EQUINOX
March 20, 2017



12 PM - SPRING EQUINOX
March 20, 2017



2 PM - SPRING EQUINOX
March 20, 2017



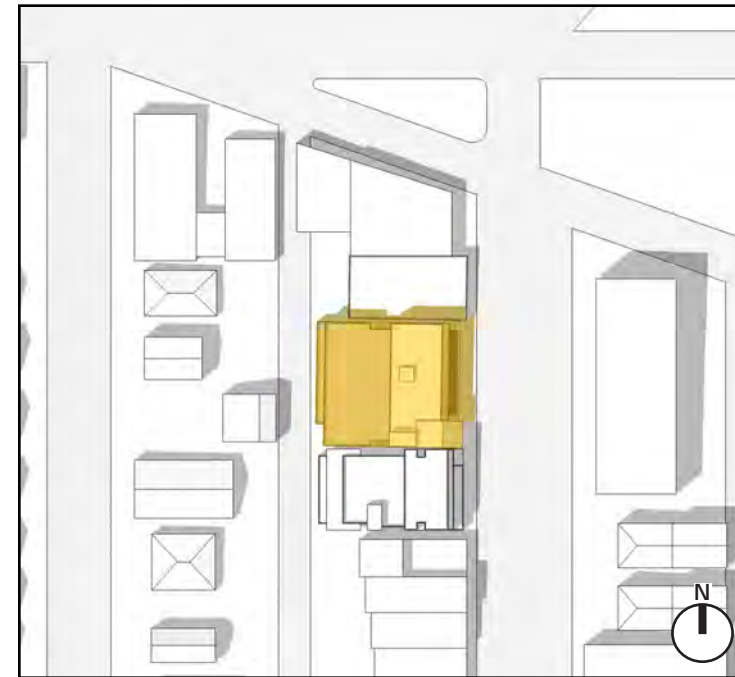
4 PM - SPRING EQUINOX
March 20, 2017



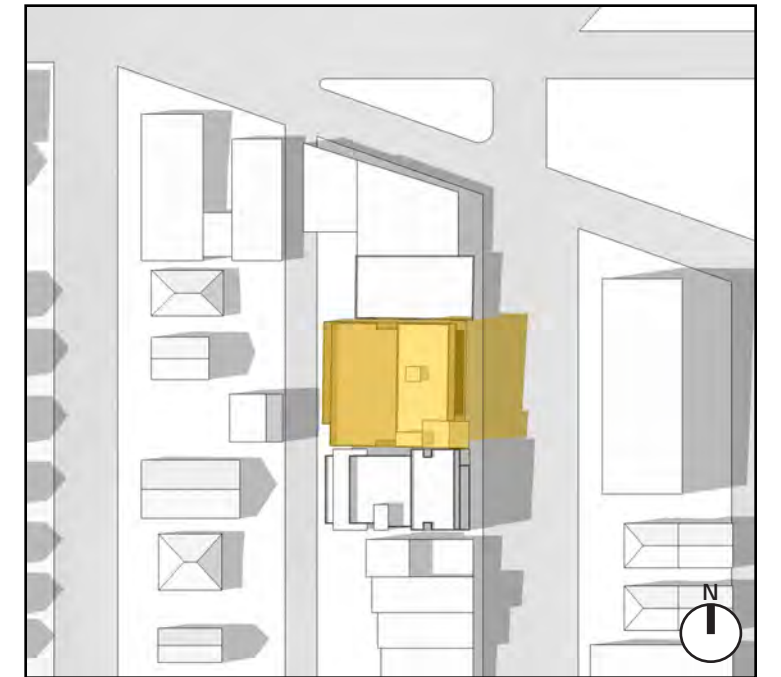
10 AM - SUMMER SOLSTICE
June 21st, 2017



12 PM - SUMMER SOLSTICE
June 21st, 2017

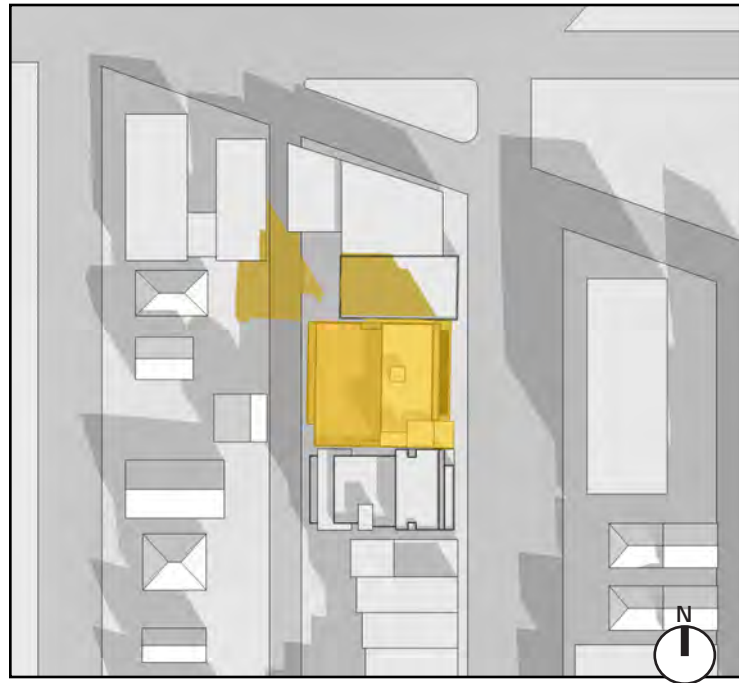


2 PM - SUMMER SOLSTICE
June 21st, 2017



4 PM - SUMMER SOLSTICE
June 21st, 2017

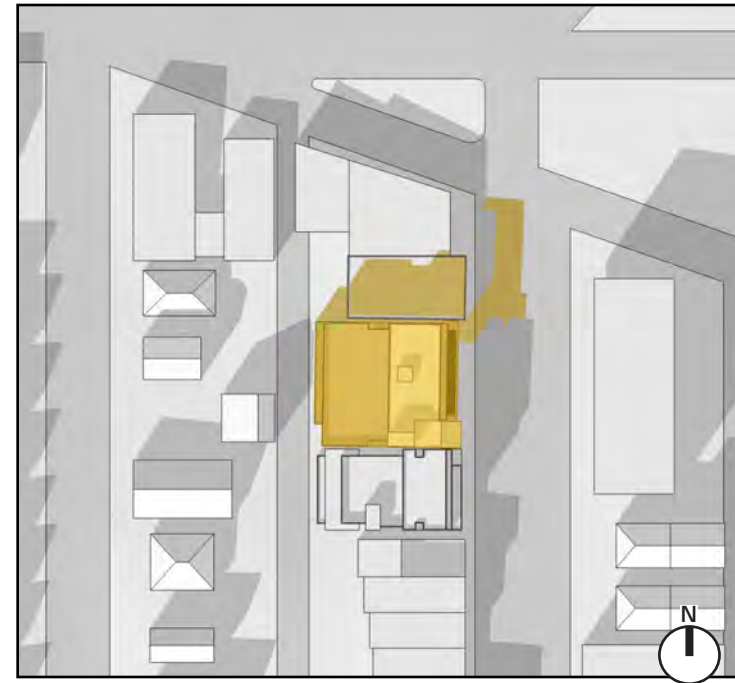
DESIGN PROPOSAL SEASONAL SHADOW ANALYSIS



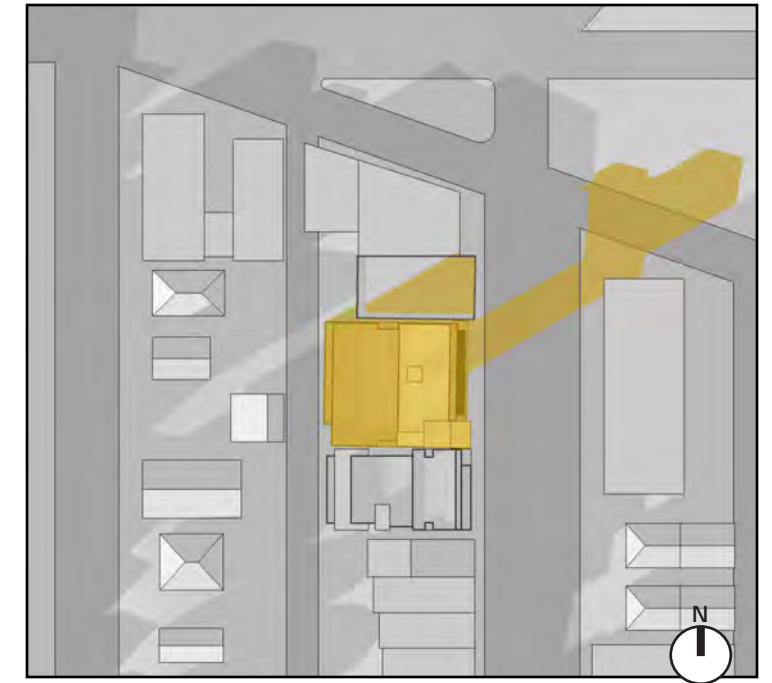
10 AM | AUTUMN EQUINOX
September 23, 2017



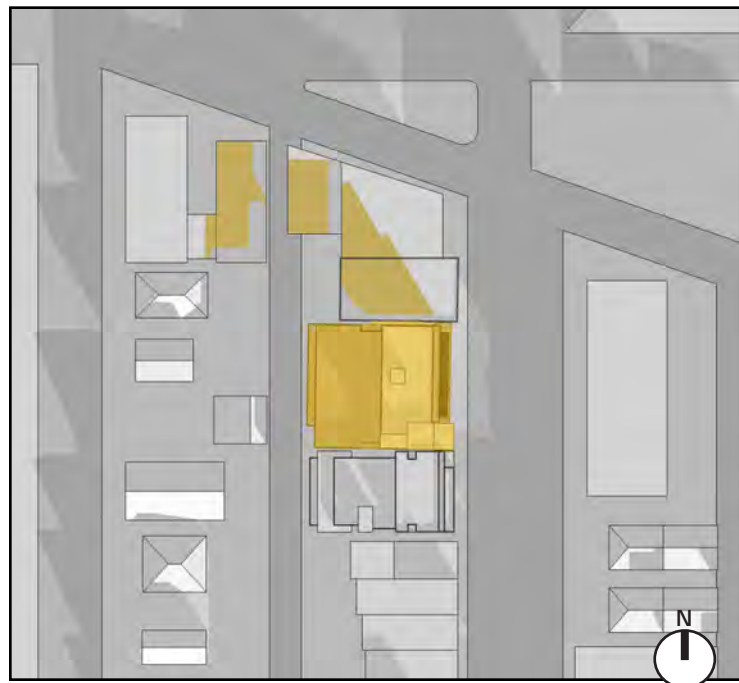
12 PM | AUTUMN EQUINOX
September 23, 2017



2 PM | AUTUMN EQUINOX
September 23, 2017



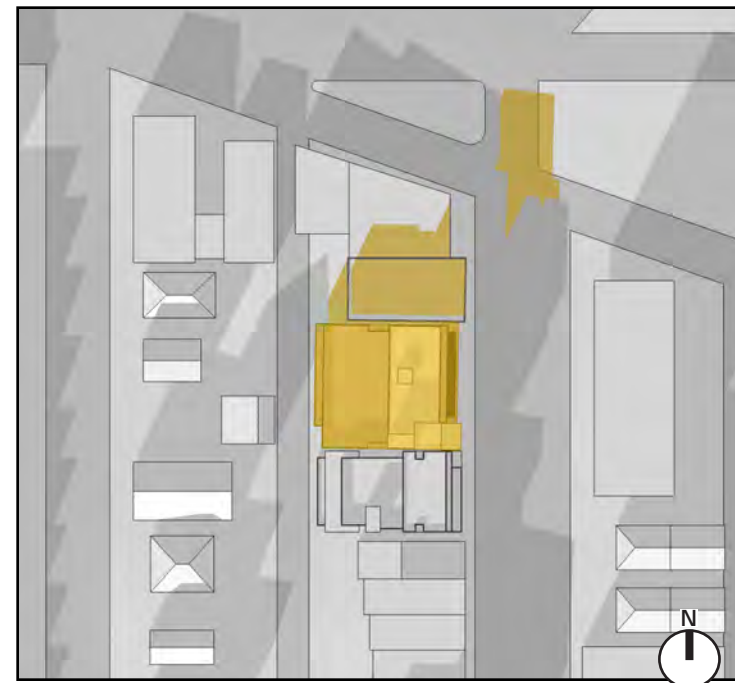
4 PM | AUTUMN EQUINOX
September 23, 2017



10 AM | WINTER SOLSTICE
December 21st, 2017



12 PM | WINTER SOLSTICE
December 21st, 2017



2 PM | WINTER SOLSTICE
December 21st, 2017



4 PM | WINTER SOLSTICE
December 21st, 2017

DESIGN PROPOSAL LANDSCAPE GROUND FLOOR



The intent of the landscape design is to provide street level amenities to be enjoyed by residents, neighbors, and passer-bys, along with a rooftop deck which will be available to residents as a community space. At street level, three small to medium street trees under-planted with shrubs and groundcovers are proposed. These plantings will be in tree wells between the edge of the public walkway and the curb, and are designed to enhance the current streetscape, to create an inviting commercial and residential entry, and to meet SDOT code requirements.

At the rooftop level, a series of paved outdoor "rooms" will allow for small to medium sized gatherings in various seating and dining arrangements. These spaces will be defined by above-grade planters and possibly vegetated screen elements. The planters will be deep enough to accommodate groundcovers, small shrubs and small trees. The concept plan includes barbeque grills, lounge seating, club seating, café seating and freestanding fire pit features.

The extensive green roof and plantings at both levels will contribute to meeting or exceeding Seattle Green Factor requirements.

DESIGN PROPOSAL LANDSCAPE ROOF

