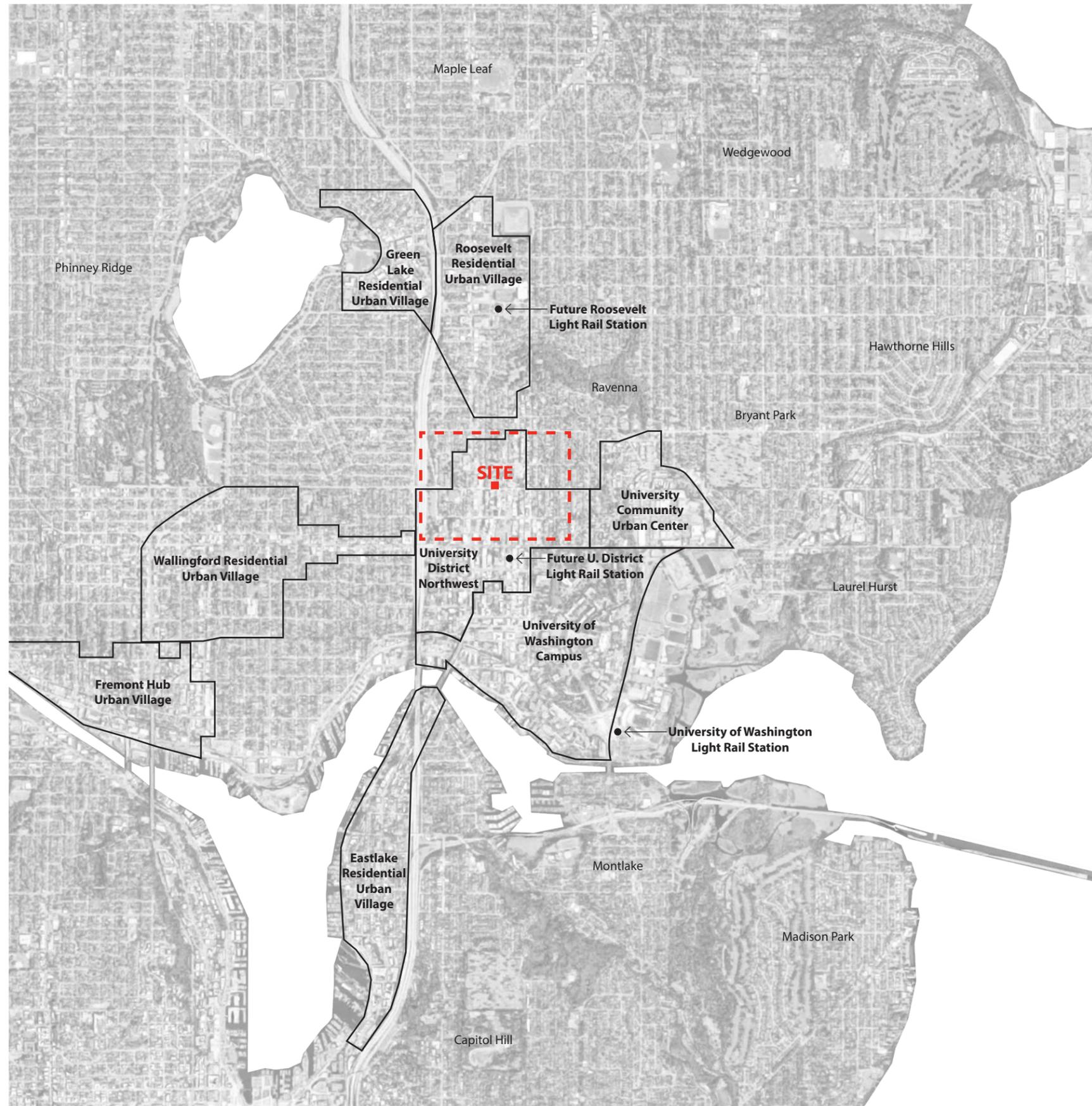
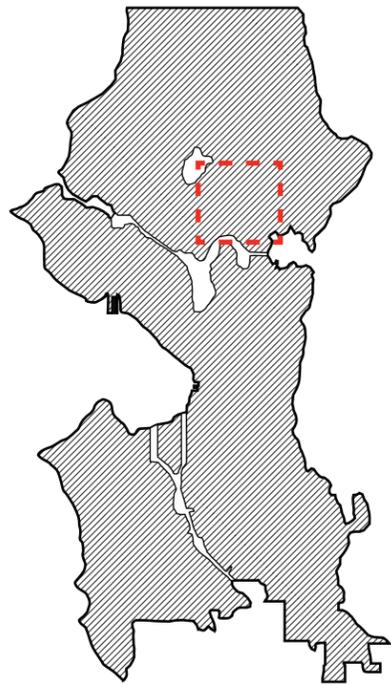




THIS PAGE INTENTIONALLY LEFT BLANK.



Contents

Development Objectives..... 3
 Existing Site Plan..... 4
 Site Context..... 5
 Context Analysis: Land Use..... 6
 Context Analysis: Transit Modes..... 7
 Context Analysis: Existing Zoning..... 8
 Context Analysis: Zoning Envelope..... 9
 Neighborhood Context..... 10
 Community Outreach..... 16
 Priority Design Guidelines..... 18
 Site Analysis..... 20
 Preliminary Site Plan..... 21
 Development Standards Summary..... 22
 Architectural Massing Concepts Summary..... 23
 Architectural Massing: Baseline..... 24
 Architectural Massing: Concept 1..... 26
 Architectural Massing: Concept 2 (Preferred)..... 28
 Architectural Massing: Concept 3..... 30
 Preferred Massing Perspective..... 32
 Sun Analysis..... 33
 Potential Development Standard Departures..... 36
 Conceptual Landscape Plans..... 38
 Representative Projects..... 40

Project Information

Property Address:
 1200 NE 50th Street, Seattle, Washington 98105

Owner:
 BonaFide Ventures LLC

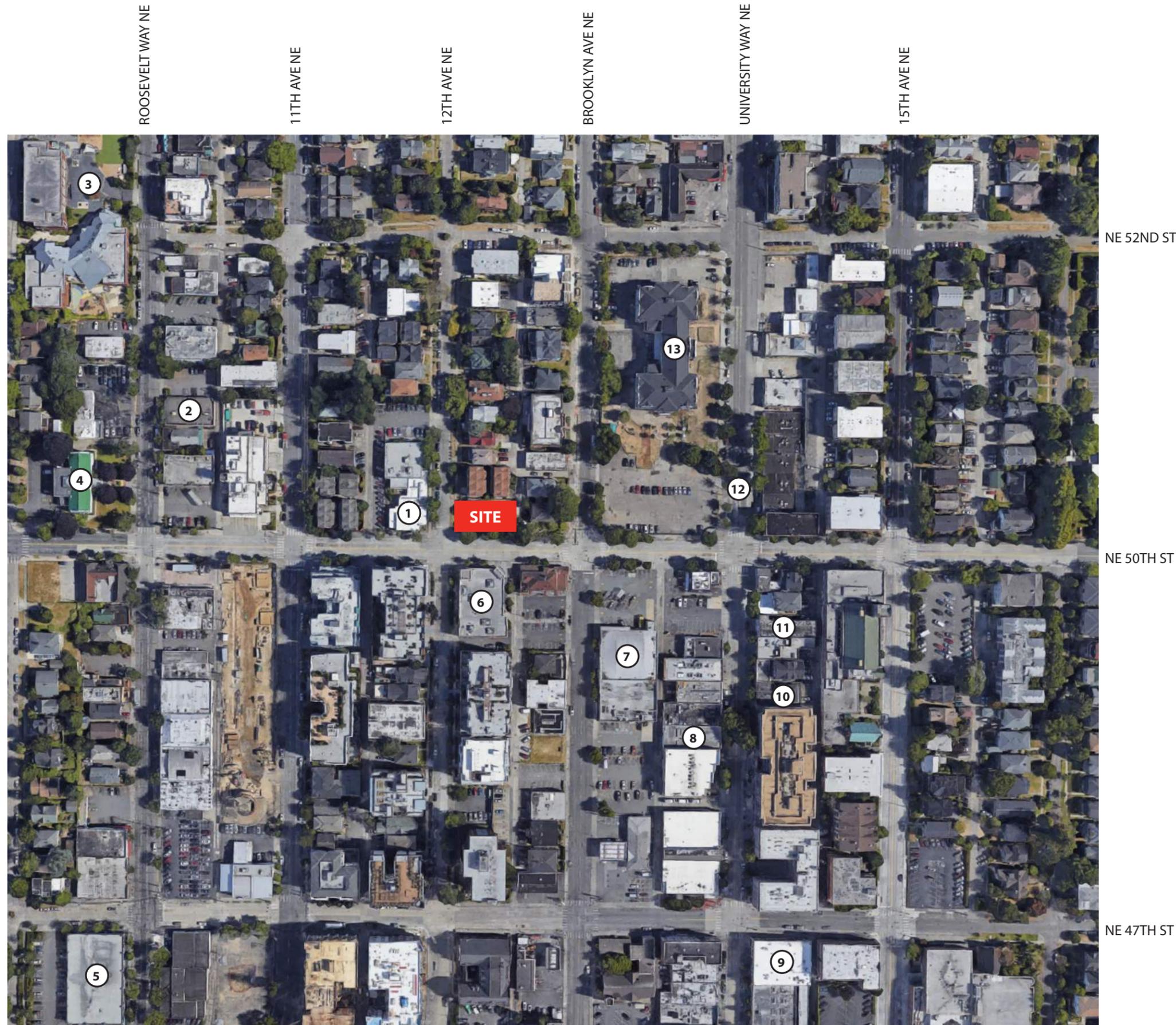
Architect:
 Weinstein A+U LLC
 T (206) 443-8606

Landscape Architect:
 Karen Kiest Landscape Architects
 T (206) 323-6032

ZONING DATA

PARCEL NO	674670-0170 & 674670-0171	
LOT AREA	5,992-sf (0.14 acres) (3,697-sf & 2,395-sf)	
ZONING	NC3-75(M1)	
PERMITTED USES	<ul style="list-style-type: none"> Eating and drinking: Permitted Outright Restuarants: Permitted Outright Retail sales & services, general: Permitted Outright Live-work units: Permitted Outright Residential uses: Permitted Outright 	<ul style="list-style-type: none"> Will comply
HEIGHT	<ul style="list-style-type: none"> Maximum structure height as zoned: 75' Rooftop features: open railings, planters, clerestories, parapets, firewalls permitted to extend 4-ft above applicable height limit Mechanical equipment, stair and elevator penthouses, etc., permitted to extend 15-ft above applicable height limit—as long as total does not exceed 20% of the roof area—or 25% if the total includes stair or elevator penthouses or screen mechanical equipment. 	<ul style="list-style-type: none"> Will comply Will comply Will comply
FAR	<ul style="list-style-type: none"> Applies to all structures in NC zones Allowable FAR for in sites zoned with a M1 suffix and 75-foot height limit: 5.5 Gross floor area not counted against FAR: <ul style="list-style-type: none"> Areas underground Portions of a story extending no more than 4-ft above grade (lower of existing or finished grade) Minimum required FAR for new construction: 2. 	<ul style="list-style-type: none"> Will comply
STREET LEVEL STANDARDS	<p>Basic street-level requirements:</p> <ul style="list-style-type: none"> Blank façade segments to be ≤20-feet and limited to no more than 40% of façade width Street-level street-facing façades to be within 10-feet of street lot line unless wider sidewalks, plazas or approved landscape provided <p>Non-residential street-level requirements</p> <ul style="list-style-type: none"> 60% of street-level façade to be transparent Non-residential uses to have average depth of 30-feet (15-foot minimum) and minimum floor-to-floor height of 13-feet 	<ul style="list-style-type: none"> Will comply See potential departure request
PARKING	<ul style="list-style-type: none"> Off-street parking per SMC 23.54.015 In pedestrian-designated zones, parking waived for first 1,500-sf of each business establishment Bicycle parking required per Table D <ul style="list-style-type: none"> Eating & drinking establishments, 1/12,000-sf long-term, 1/2,000-sf short-term Sales & services general, 1/12,000-sf long-term, 1/2,000-sf short-term Multi-family structures, 1/4DUs long-term, no short-term Parking for Non-Residential Uses per Table A <ul style="list-style-type: none"> No parking required for non-residential uses in urban centers or SAOD Parking for Residential Uses per Table B <ul style="list-style-type: none"> No parking required for residential in urban centers or SAO 	<ul style="list-style-type: none"> Will comply Will comply Will comply Will comply
AMENITY	<p>Residential amenity area equal to 5% of residential gross foor area and meet the following:</p> <ul style="list-style-type: none"> All residents have access to at least an amenity or private area Amenity areas to be unenclosed Common residential amenity areas shall have a dimension of at least 10-ft and a minimum area of 250-sf Private balconies and decks to have a dimension of at least 6-ft and an minimum area of 60-sf 	<ul style="list-style-type: none"> Will comply
LANDSCAPE STANDARDS	Green Factor of ≥0.30 required	<ul style="list-style-type: none"> Will comply

PROPOSAL & SITE CONTEXT



ROOSEVELT WAY NE

11TH AVE NE

12TH AVE NE

BROOKLYN AVE NE

UNIVERSITY WAY NE

15TH AVE NE

NE 52ND ST

NE 50TH ST

NE 47TH ST

Location

The proposed project is located on the northern edge Seattle's University Community Urban Center boundary. The site is on the northeast corner of 12th Avenue NE and NE 50th Street.

Development Objectives

The proposed project will be a six-story, apartment building approximately 70-feet in height and approximately 32,000-sf. The building will contain 49 residential apartment units, resident lobby and amenity spaces, an outdoor landscaped roof deck, on-site leasing office, street level commercial space, at-grade resident parking for 3 vehicles accessed from the alley, and a small utility basement for building services and storage. The project development objectives are as follows:

- Provide a high quality living environment for residents convenient to work, leisure and recreation
- Provide a lively environment for urban residents, including accommodations for retail and/or restaurants
- Develop pedestrian-oriented design to benefit the neighborhood:
 - Widen sidewalks
 - Strengthen the street edge with an appropriately scaled facade
 - Create vibrant and transparent street level façades
 - Plant street trees to buffer traffic
- Be a good neighbor. This will inform the project in terms of:
 - Commercial level streetscape design
 - Landscape design & material selection
 - Exterior lighting design
 - Parking access
 - Trash & recycling storage

Neighborhood Context

1. University Family YMCA
2. Planned Parenthood, Roosevelt Health Center
3. University Child Development School
4. University Branch, Seattle Public Library
5. Trader Joes
6. Walgreens
7. Safeway Grocery
8. University True Value
9. Goodwill U District
10. Rudy's Barbershop
11. The Location of Bruce Lee's First Dojo
12. University District Farmers Market
13. University Heights Center



EXISTING SITE PLAN

Legal Description

Parcel A:
Lots 1 and 2, Block 3, Petit's University Addition to the City of Seattle, according to the plat thereof recorded in volume 10 of Plats, Page 73, in King County, Washington; except the east 40 feet thereof.

Parcel B:
The east 40 feet of Lots 1 and 2, Block 3, Petit's University Addition to the City of Seattle, according to the plat thereof recorded in Volue 10 of Plats, Page 73, in King County, Washington.

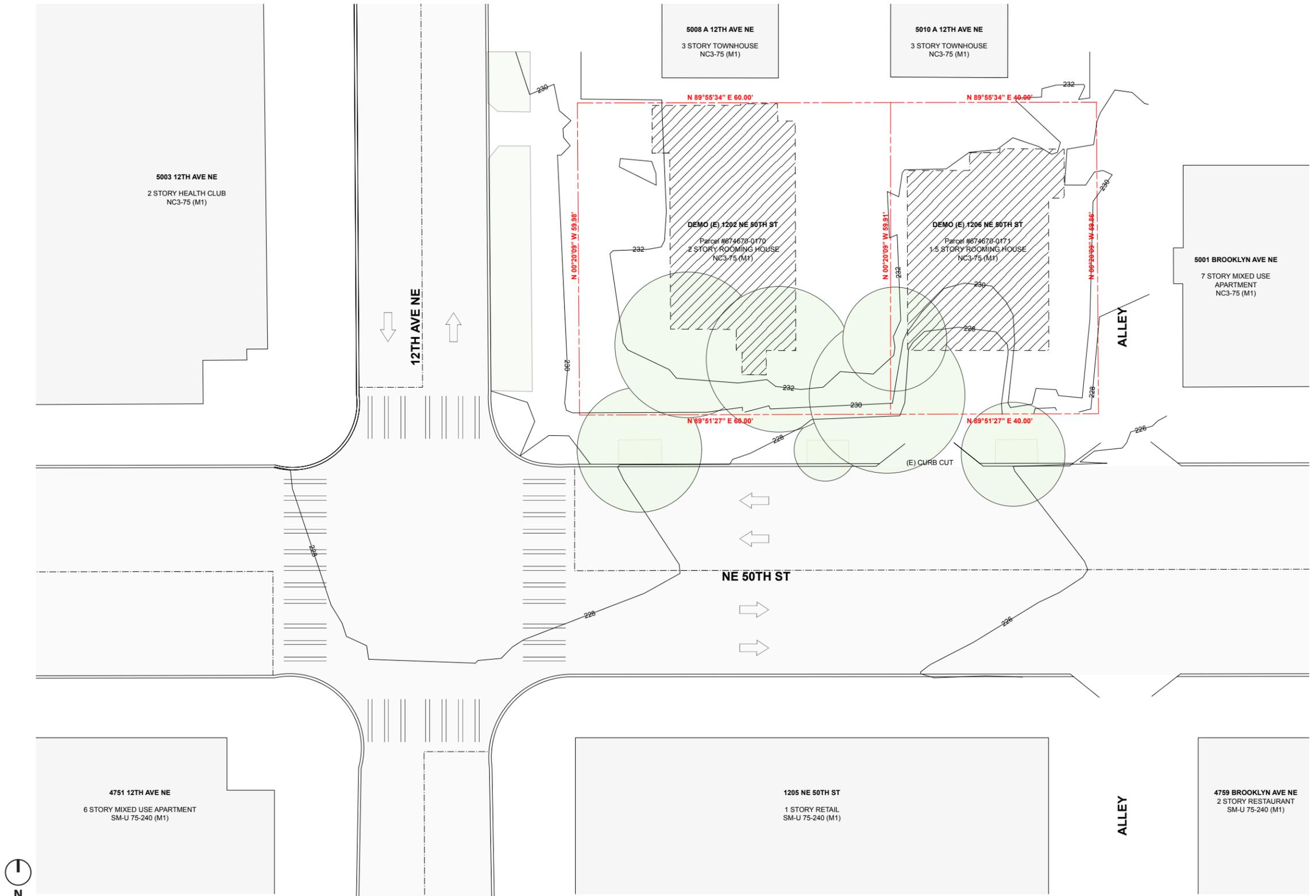
Description

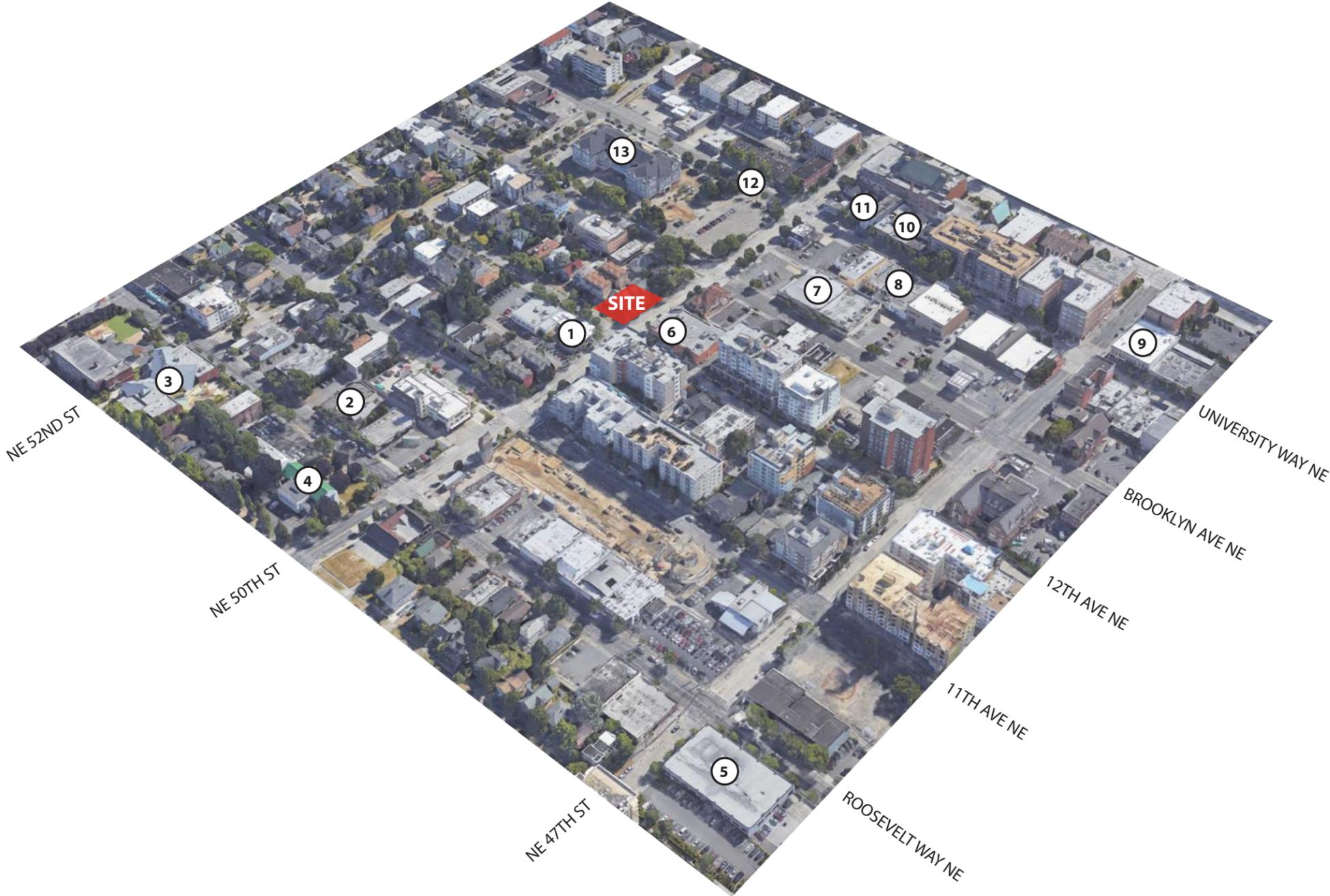
The project site is two combined parcels (1202 & 1206 NE 50th St) for combined site of 5,992-sf zoned NC3-75 (M1) and located in the north end of the University Community Urban Center. The parcel occupies a corner site at the intersection 12th Avenue NE to the west, NE 50th Street to the south, parcels located directly to the north and across the alley to the east. The parcels surround this site are zoned NC3-75 (M1). The site is served by Frequent Transit.

To the north of the property, abutting the property line are six, recently built, three-story townhouses—zoned NC3-75 (M1). To the east, across the alley, is the future development of 5001 Brooklyn Ave NE (MUP #3019997) – zoned NC3-75. This site is currently under construction, with a proposed 7-story apartment building with 60 units, ground level commercial, and no parking spaces. To the west, across 12th Ave NE, is a one-story YMCA – zoned NC3-75 (M1). To the south, across NE 50th Street, the properties are zoned NC3-75 (M1), occupied by a Walgreens.

An occupied rooming house built in 1911 is currently located at 1202 NE 50th St. An occupied triplex built in 1915 is currently located at 1206 NE 50th St. The existing topography of the site is relatively flat north to south along 12th Ave NE descending from ±229.87' at the northwest corner to ±228.83' at the southwest corner (an approximate slope of 1%). The slope along NE 50th Street is also relatively low slope (approximately 3%) descending from 228.83' at the northeast corner to 226.14'.

The existing structures on the site are built up on rocky berms, 0.0 – 2.5 feet above street level. During demolition the rockeries will be removed to locate new building entries at the sidewalk grade.





Neighborhood Context

- 1. University Family YMCA
- 2. Planned Parenthood, Roosevelt Health Center
- 3. University Child Development School
- 4. University Branch, Seattle Public Library
- 5. Trader Joes
- 6. Walgreens
- 7. Safeway Grocery
- 8. University True Value
- 9. Goodwill U District
- 10. Rudy's Barbershop
- 11. The Location of Bruce Lee's First Dojo
- 12. University District Farmers Market
- 13. University Heights Center

CONTEXT ANALYSIS: LAND USE

The neighborhood has recently been upzoned as a part of the implementation of Seattle's Housing Affordability and Livability initiative. As a result the zoning allows for denser and more commercial uses. The present uses reflect the previous zoning with retail, dense multi-family, and mixed-use programs to the south. To the north, east, and west the present use is predominantly low rise multifamily with the exception of the sites directly east and west. To the east across the alley a 7-story, mixed-use, multi-family project is currently under construction. To the west across 12th Ave NE is a YMCA. The property to the north has been recently subdivided and developed into townhouses.

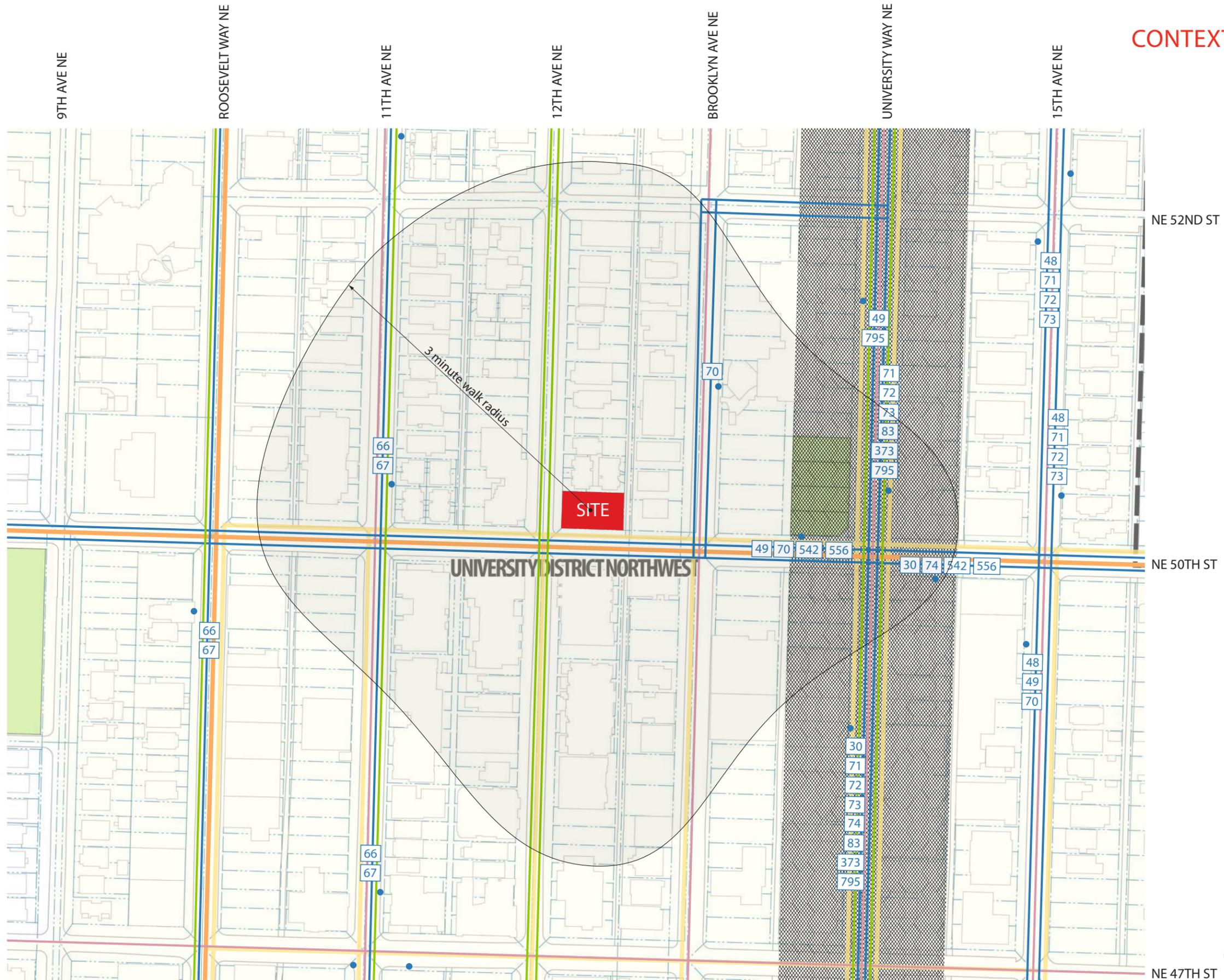
- Design Cues**
- Scale transition to north to MR zone
 - Commercial context and future development to the east, south, and west



Legend

- Future Developments
- Single Family Residential
- Multi Family Residential
- Mixed Use
- Retail
- Office
- School / Institutional
- Parks/Open Space

CONTEXT ANALYSIS: TRANSIT MODES



The project site is well served by several bus lines located within a 5-minute walk radius. King County Metro bus routes 45, 49, 67, 70, 71, 73, 74, 373, 541, 542, and 556 run in the near vicinity of the site and provide connections to Downtown retail core, Northgate retail, Sand Point, Revenna, Wedgwood, The International District, Golden Gardens Park, Bellevue, and Redmond. The University of Washington Light Rail Station is located 1.4 miles south of the site and provides connections south to SEATAC Airport.

The neighborhood is well served by automobile with on/of ramp to I-5 a short drive west of the site.

Current bicycle infrastructure includes 12th Ave NE designated as a Neighborhood Greenway, designated north bound bike lanes on 11th Ave NE, and protected south bound bike lanes on Roosevelt Way NE.

The public transportation options and commercial development in the vicinity of the site also speak its pedestrian environment.

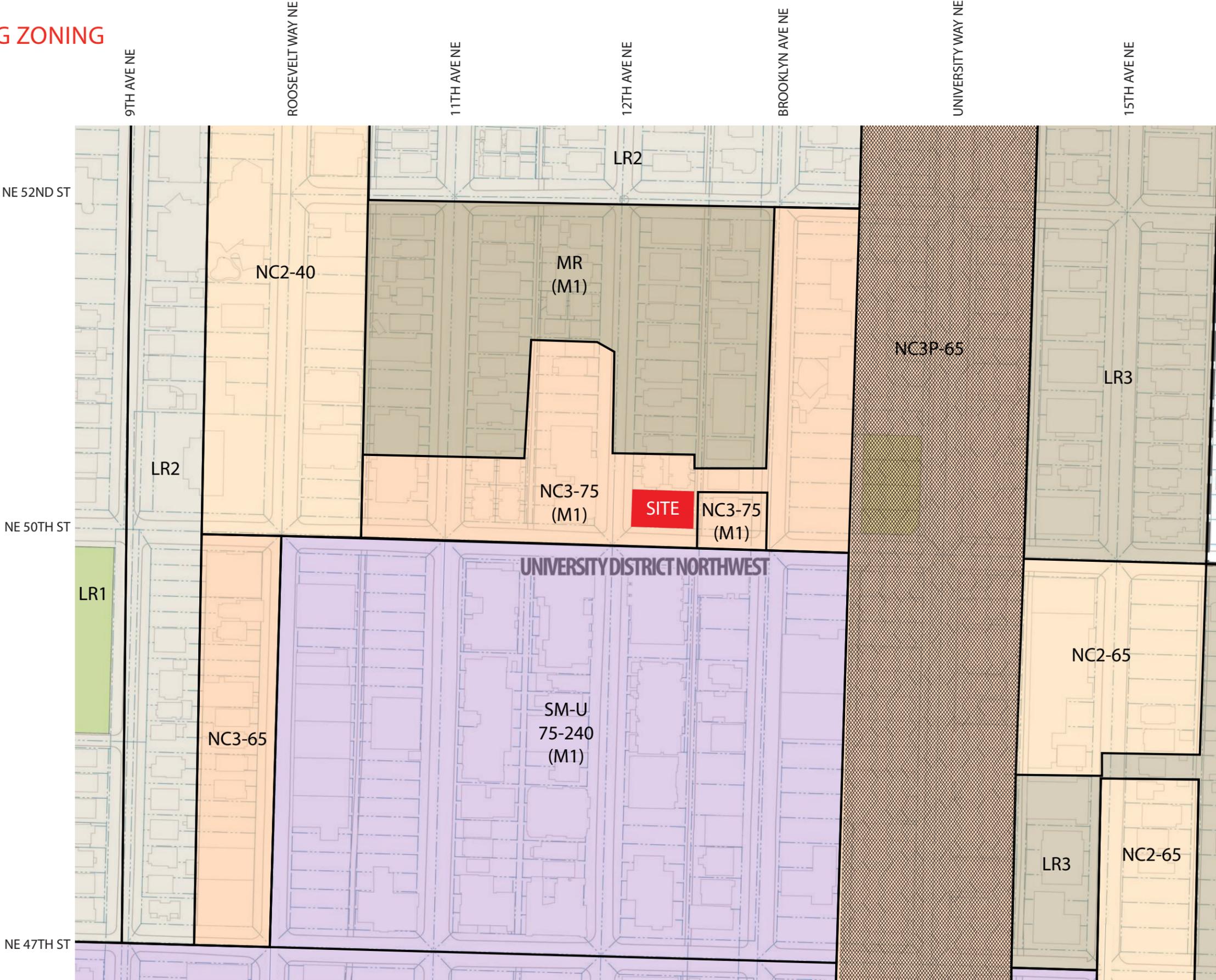
- Design Cues**
- Provide bicycle amenities along 12th Ave NE
 - Make 12th Ave NE bicycle safe and accommodating
 - Consider pedestrian environment along NE 50th St

Legend

- Principal Arterial / Regional Connector —
- Minor Arterial / Commercial Connector —
- Frequent Transit Corridors
- Pedestrian Overlay
- Principal Pedestrian Streets
- 3 Minute Pedestrian Walkshed (approx.)
- Bus Routes ●
- Bus Lines
- Current Bicycle Routes —

CONTEXT ANALYSIS: EXISTING ZONING

The site is zoned NC3-75(M1). The site is bounded by public rights-of-way to the south (NE 50th Street, west (12th Ave NE), and east (alley). Properties beyond the rights-of-way to the east and west are zoned NC3-75(M1). Properties beyond the rights-of-way to the south are zoned SM-U 75-240(M1). The north property line abuts the side lot line of an NC3-75(M1) zone.

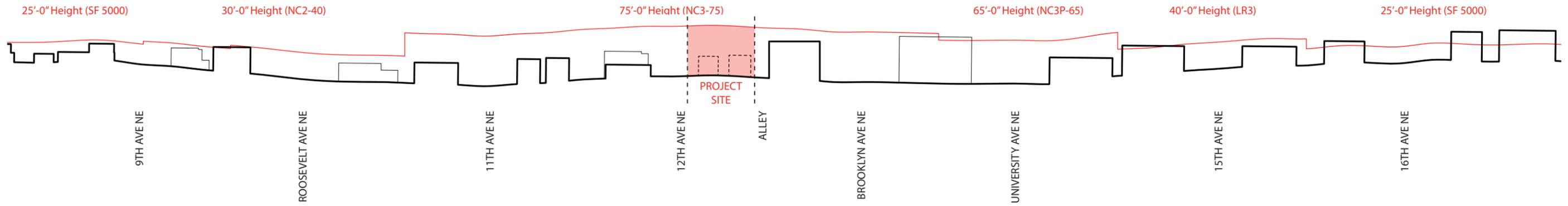


Zoning Legend

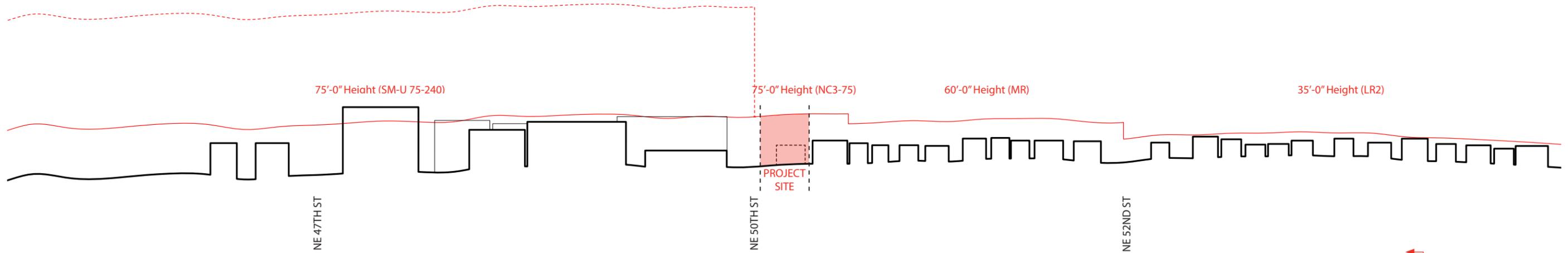
- NC2
- NC3
- LR1 & LR2
- LR3
- SM-U
- MR
- SF
- Zone Boundaries
- University District Urban Center
- Pedestrian Overlay

NE 47TH ST N

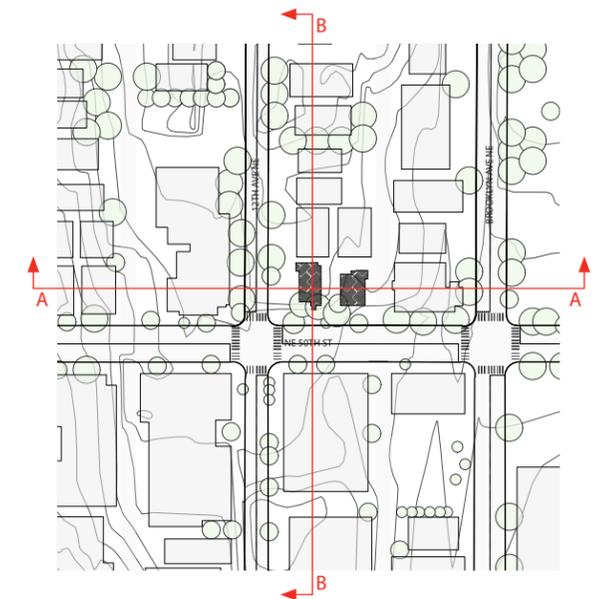
CONTEXT ANALYSIS: ZONING ENVELOPE



A | EAST WEST SECTION - Looking North



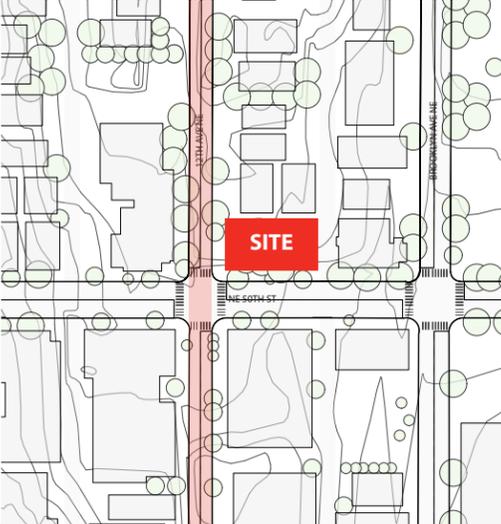
B | NORTH SOUTH SECTION - Looking West



NEIGHBORHOOD CONTEXT: 12TH AVENUE

The western edge of the property is bounded by 12th Avenue NE. The topography along the property line is relatively flat with a slope of approximate 1% up to the north. The sidewalk along this stretch of 12th Avenue NE is generous (roughly 17.5-feet), inclusive of a planted strip at the curb. There are some existing street trees on either side within the neighboring blocks with the exception of the ROW directly adjacent to the property. The southern half of 12th is zoned for NC with a 75-ft height limit while to the northern portion of the block is MR - though current property uses do not reflect this potential. Currently, 12th is a mix of under developed lots. An area of higher density retail and mixed-use to the south is visible from the site.

- Design Cues**
- Respond to existing scale and character
 - Locate retail in proximity to adjacent retail at NE 50th Street
 - Appropriately scale retail spaces to fit with NE 50th Street



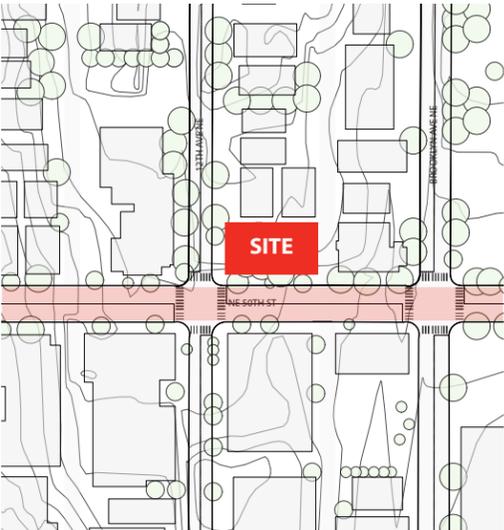
NEIGHBORHOOD CONTEXT: NE 50TH STREET



The southern edge of the property is bounded by NE 50th Street. The topography along the property line is also relatively low-slope, sloping up to the east at approximately 3%. The sidewalk along this stretch of 50th is constrained (roughly 10-feet), inclusive of a planted strip at the curb. There are some existing street trees on either side within the neighboring blocks. Both sides of NE 50th area zoned for NC with a 75-ft height limit. Currently, 50th is a mix of under developed lots, developed lots, and lots under construction. Active areas of retail exist on the south side of the street.

Design Cues

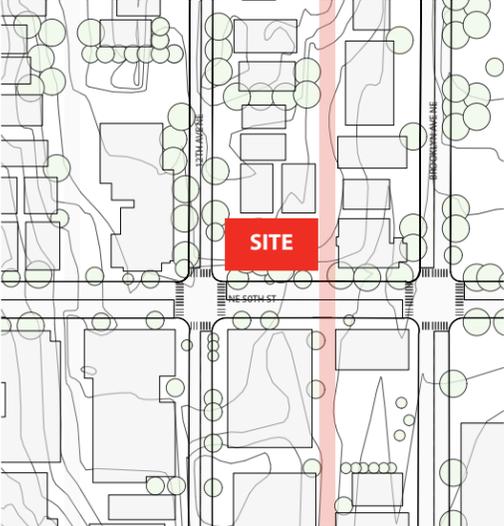
- Respond to existing scale and character
- Locate retail in proximity to adjacent retail at NE 50th Street
- Appropriately scale retail spaces to fit with NE 50th Street
- Expand pedestrian environment along NE 50th Street



NEIGHBORHOOD CONTEXT: ALLEY

The eastern edge of the property is bounded by an alley. The topography along the property line is relatively flat with a slope of approximate 1% up to the north. The alley is concrete but undersized to SDOT standards - a 5-foot dedication will be required to increase the alley width. Currently, a 7-story, mixed-use building is under construction directly east across the alley.

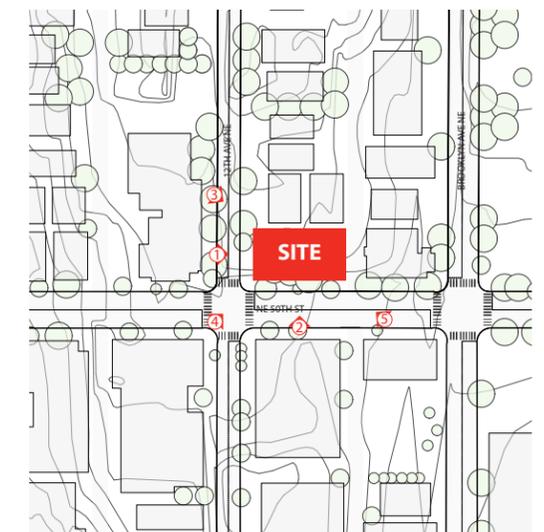
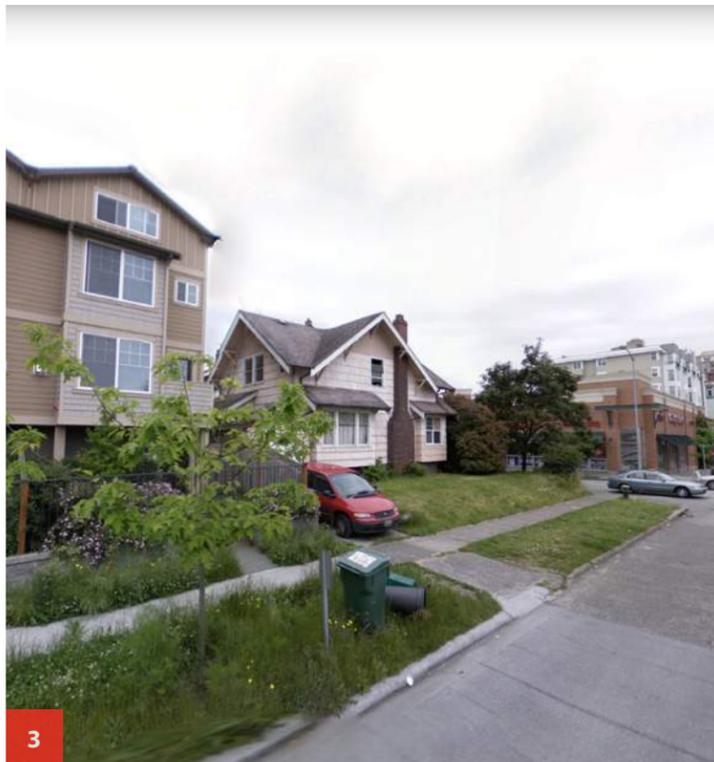
- Design Cues**
- Locate parking access, waste storage, and utilities to the alley
 - Increase alley width



NEIGHBORHOOD CONTEXT: EXISTING SITE

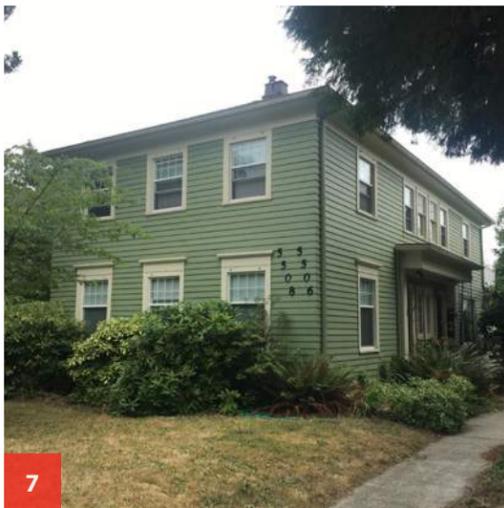
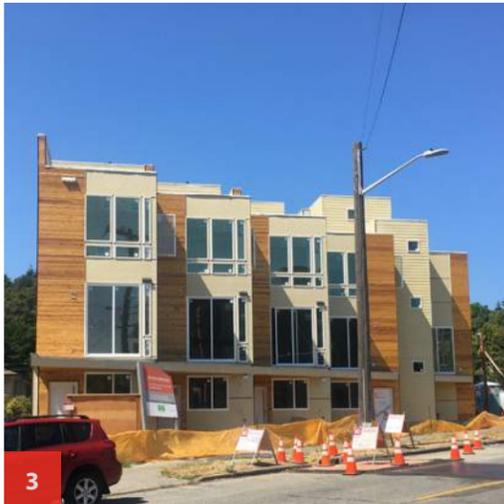
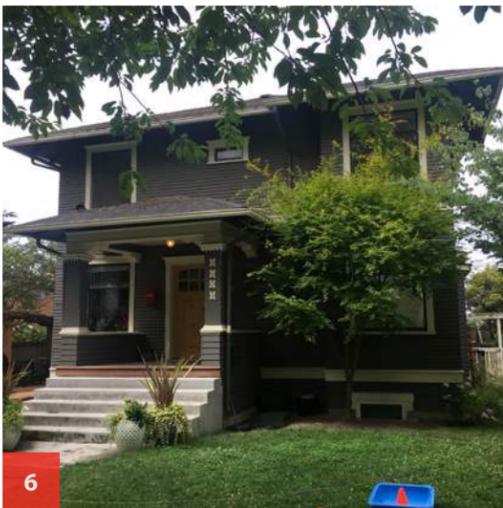
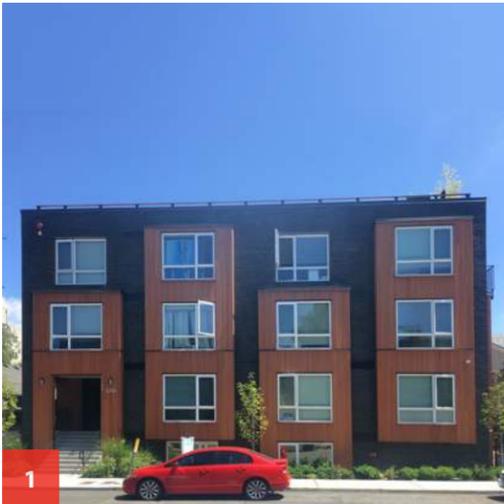


Two unremarkable, early 20th century, wood frame houses occupy the property. An occupied rooming house built in 1911 is currently located at 1202 NE 50th St. An occupied triplex built in 1915 is currently located at 1206 NE 50th St.



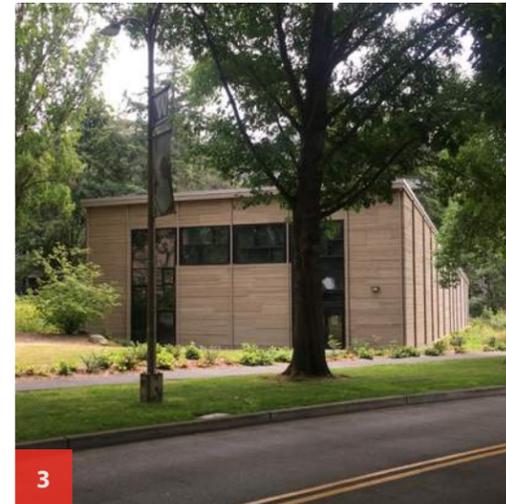
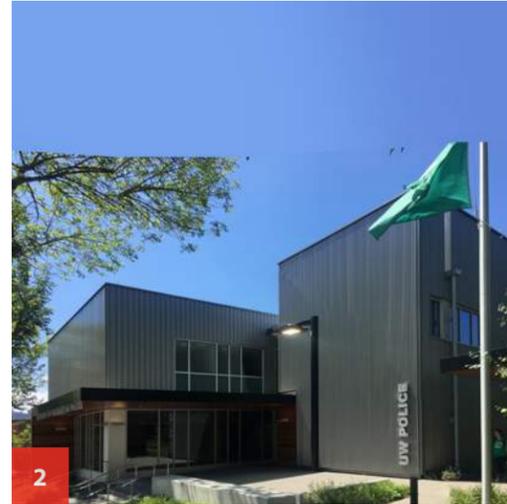
NEIGHBORHOOD CONTEXT: SURROUNDING NEIGHBORHOOD

The U-District is a diverse and fast-developing neighborhood. The project site is on the northern edge of the U-District where dense, multifamily, and mixed-use development transitions to mid-rise multi-family and eventually to single family neighborhoods further north. The immediate neighborhood is in the early stages of upzoned growth with underdeveloped parcels undergoing transition to higher density. The existing commercial streetscape to the south is diverse with an inconsistent street wall and storefront activation. Retail tenants often occupy a variety of spaces including converted residential buildings, new mixed-use street level tenant spaces, and stand-alone retail stores with surface parking. The U-District core are located along south of the project site. Retail and mixed-use markedly increase along with pedestrian amenities such as street trees, cross walks, public art, benches, and improved sidewalks. Significant modern buildings occupy sites throughout the U-District core. In contrast to the evolving character and density of the U-District, the residential areas, several blocks north and east of the proposed project site, are well-established single-family blocks. Houses and yards are well maintained. It appears houses in disrepair have been consistently torn down in favor of modern style townhouses. This has created a mix of modern style housing along side Seattle craftsmen.



- 1. 5216 Brooklyn Ave NE
- 2. 5403 Brooklyn Ave NE
- 3. 5109 Ravenna Pl NE
- 4. 5267 12th Ave NE
- 5. 5203 18th Ave NE
- 6. 5525 16th Ave NE
- 7. 5508 17th Ave NE
- 8. 5010 18th Ave NE
- 9. Churchome - University District
- 10. Blessed Sacrament Catholic Church
- 11. University Heights Center

NEIGHBORHOOD CONTEXT: UNIVERSITY OF WASHINGTON CAMPUS



1. Willow Hall, North Campus
2. UW Police Department
3. Intellectual House
4. Alder Hall, West Campus
5. West Campus Utility Plant
6. 4505 17th Ave NE
7. New Burke Museum of Natural History and Culture

COMMUNITY OUTREACH

Over the past several months the project team has worked with the Department of Neighborhoods to develop and implement an outreach plan consistent with Section II.A in the Director's Rule. The outreach methods included:

- Project Hotline

The project team created a hotline with a personalized voice recording with information about how to provide feedback. Messages left on the hotline were transcribed and submitted with documentation of community outreach. The hotline was open to the community for 21 days.

- Project Poster

The project team created a full-color poster with project and contact information. The posters were hung in 15 local businesses, community centers, and publically-accessible venues. The address log and documentation of posters was provided to the Department of Neighborhoods. The poster hung in their respective locations for 14 days.

- Guided Site Tour

The project team set up a guided site tour and discussion on site Saturday September 15th 2018. The site tour was publicized via project posters and the Department of Neighborhoods blog & calendar. Participants were provided a project fact sheet, a short presentation was provided by the project team, and the forum was opened for questions & discussion. The feedback was submitted to Department of Neighborhoods.

No voicemail nor email messages were received.

During the Guided Site Tour we heard the following:

- Will there be parking?
- What materials will you use?
- How will the retail interface with the street?
- What will the street frontage look like?

We received one written comment from the Guided Site Tour:

- "I'm excited about seeing 5-6 story structures in transit corridor - I only wish we could see more housing like this citywide..."



THIS PAGE INTENTIONALLY LEFT BLANK.

PRIORITY DESIGN GUIDELINES

SEATTLE DESIGN GUIDELINES		DESIGN RESPONSE
<p>CS2 Urban Pattern and Form Strengthen the most desirable forms, characteristics, & patterns of the streets, block faces, & open spaces in the surrounding area</p>	<p>ii. Respect for Adjacent Sites Special attention should be paid to projects in the zone edge areas as depicted in Map 2 on page 4 to ensure impacts to Low-rise zones are minimized.</p>	<p>The project site is located on what was once a potential impact area acting as a transition between commercial zoning and low-rise zoning. However, since the implementation of HALA, the site and surrounding area has been upzoned to denser and taller zoning. The proposed project tries to carefully bridge the existing context and historical zone transition with the future potential of the area. The mass is thoughtfully arranged to provide articulation and setbacks adjacent to the townhouses to the north. At the same time the mass is emphasized on the south facade to reinforce the strong street wall and commercial character.</p>
	<p>D1. Height, Bulk, and Scale Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies.</p>	<p>The three design concepts utilize distinct massing strategies to breakup the perceived building mass through “gaskets” or “cutting away” portions of the volume. In all instances, the goal is to reduce the scale of the building and ease the neighborhood upzoning transition. As the design progresses the facade composition, secondary elements, and exterior finish materials will be developed in support of the massing concept.</p>
<p>CS3 Architectural Context and Character Contribute to the architectural character of the neighborhood</p>	<p>ii. Architectural Elements and Materials Although no single architectural style or character emerges as a dominant direction for new construction in the University Community, project applicants should show how the proposed design incorporates elements of the local architectural character especially when there are buildings of local historical significance or landmark status in the vicinity.</p>	<p>As the project develops the facade composition, secondary elements, and exterior finish materials will be developed to reflect on the architectural context of the area.</p>
<p>PL3 Street-Level Interaction Encourage human interaction and activity at the street-level with clear connections to building entries and edges</p>	<p>ii. Human Activity On Mixed Use Corridors, where narrow sidewalks exist (less than 15’ wide), consider recessing entries to provide small open spaces for sitting, street musicians, bus waiting, or other pedestrian activities. Recessed entries should promote pedestrian movement and avoid blind corners.</p>	<p>The massing strategies all consider how to best expand the narrow sidewalks along NE 50th Street through recessed entries and street-level “undercuts”. Not only do these strategies reduce the perceived mass but they increase the usable public space at the street-level.</p>

SEATTLE DESIGN GUIDELINES		DESIGN RESPONSE
<p>PL3 Street-Level Interaction Encourage human interaction and activity at the street-level with clear connections to building entries and edges</p>	<p>C2. Retail Edges 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.</p>	<p>The retail, residential amenity, and residential lobby spaces have been opportunistically located to along the street-level, street-facing facade along 12th Ave NE and NE 50th St to maximize program that benefits from transparent, commercial facades along the active street edges. Specific to retail edges, the retail space is located oriented towards the commercial activity to the south along NE 50th St.</p>
<p>DC2 Architectural Concept Develop an architectural concept that will result in a unified & functional design that fits well on the site & within its surroundings</p>	<p>B1. Architectural and Facade Composition Facade 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 well-proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley facade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing facade around the alley corner of the building.</p>	<p>As the design progresses these guidelines will help inform the facade composition, material selection, and subsequent detailing.</p>
<p>DC2 Architectural Concept Develop an architectural concept that will result in a unified & functional design that fits well on the site & within its surroundings</p>	<p>C1. Secondary Architectural Features Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the facade 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.</p>	<p>As the design progresses these guidelines will help inform the facade composition, material selection, and subsequent detailing.</p>
<p>DC4 Exterior Elements and Finishes Use appropriate and high-quality elements and finishes for the building and its open spaces</p>	<p>ii. Exterior Finish Materials New buildings should emphasize durable, attractive, and well-detailed finish materials, including:</p> <ul style="list-style-type: none"> a. Brick b. Concrete c. Cast stone, natural stone, tile d. Stucco and stucco-like panels e. Art tile or other decorative wall details f. Wood 	<p>As the design progresses these guidelines will help inform the facade composition, material selection, and subsequent detailing.</p>

SITE ANALYSIS

Topography

- Relatively flat along 12th Ave NE
- 1' gain in elevation from south to north
- Low slope along NE 50th St
- 2.5' gain in elevation from west to east

Neighboring Buildings

- Community Center to the west, NC3-75(M1)
- Townhouses to the north, NC3-75(M1)
- 7-story mixed-use, multi-family development under construction to the east, NC3-75(M1)
- Walgreen's Drug Store to the south, SM-U 75-240(M1)

Solar Access

- Excellent solar access from the south and west due to right-of-way and underdeveloped parcels
- Decent solar access from the north due to 3-story townhouses
- 7-story mixed-use, multi-family development will limit solar access to the east.

Views

- Currently, views of downtown, the Olympics, and Mt. Rainier may be available to the south and west above the fourth floor.

Structure Height

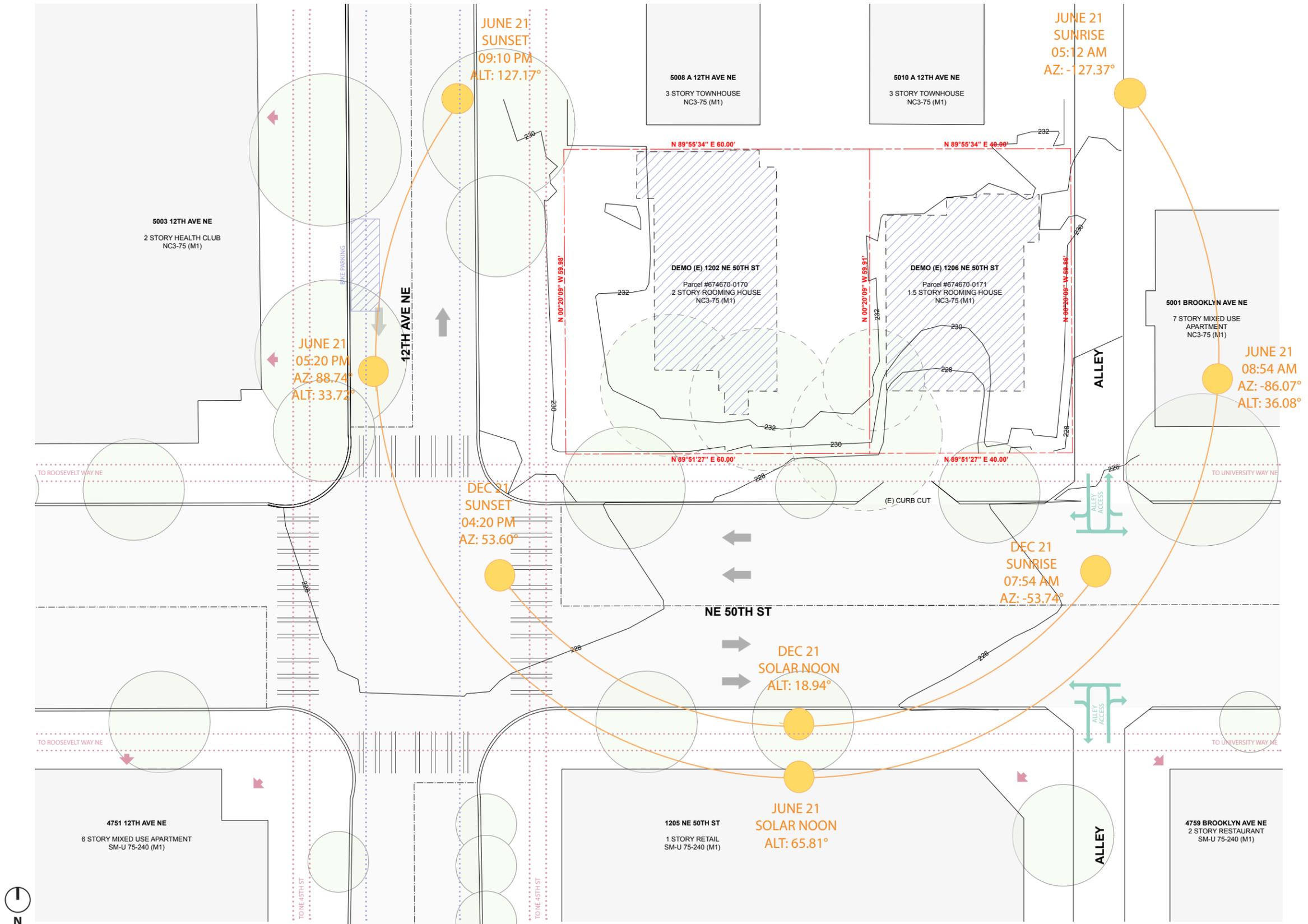
- Zoned as NC3-75(M1) with a base height limit of 75-ft
- Total maximum allowable building height: 75-ft

Allowable Building Area

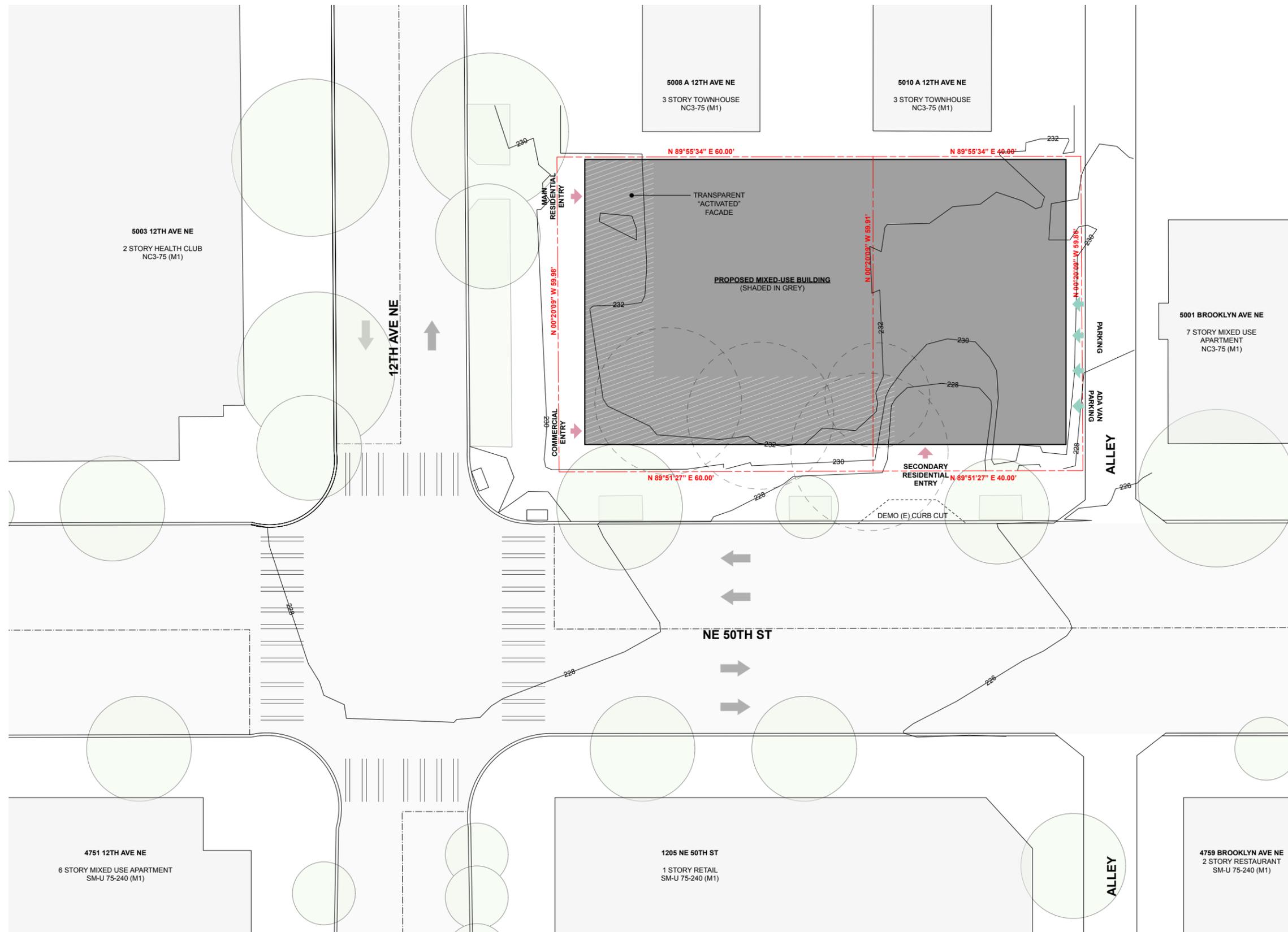
- The maximum FAR and site areas for the building site's parcel are:
- 5.5 Max FAR
- 5,992-sf lot area
- Maximum allowable area: 32,956-sf

Legend

- Foot Traffic
- Pedestrian Access
- Bike Path
- Vehicular Access



PRELIMINARY SITE PLAN



The proposed project includes the demolition of two existing multi-family buildings and the associated site improvements (driveways, walkways, patios, etc.) to be replaced by a 6-story mixed-use apartment building containing approximately 49 residential units and associated amenity areas, 1,350-sf of commercial, at-grade resident parking for 3 vehicles accessed from the alley, and a small utility basement for building services and storage.

Traffic and Circulation

- 12th Ave NE is an Urban Village Main street of residential character with parking on the west side of the street
- NE 50th St is an Urban Village Main street with no parking on either side of the street and emphasis on pedestrian and mass transit modes of travel

Streetscape

- 12th Ave NE has a residential character and scale
- Street parking on the north-south avenues near the site
- NE 50th St appears to be a transition point between the mixed-use, commercial character to the south and multi-family residential character to the north

Neighborhood Influences

- Future development to the east
- Retail to the south
- Residential character to the north

Legend

- Pedestrian Access 
- Vehicular Access 

DEVELOPMENT STANDARDS SUMMARY

PARCEL NO	674670-0170 & 674670-0171	
LOT AREA	5,992-sf (0.14 acres) (3,697-sf & 2,395-sf)	
ZONING	NC3-75(M1)	
PERMITTED USES	<ul style="list-style-type: none"> Eating and drinking: Permitted Outright Restuarants: Permitted Outright Retail sales & services, general: Permitted Outright Live-work units: Permitted Outright Residential uses: Permitted Outright 	<ul style="list-style-type: none"> Will comply
HEIGHT	<ul style="list-style-type: none"> Maximum structure height as zoned: 75' Rooftop features: open railings, planters, clerestories, parapets, firewalls permitted to extend 4-ft above applicable height limit Mechanical equipment, stair and elevator penthouses, etc., permitted to extend 15-ft above applicable height limit—as long as total does not exceed 20% of the roof area—or 25% if the total includes stair or elevator penthouses or screen mechanical equipment. 	<ul style="list-style-type: none"> Will comply Will comply Will comply
FAR	<ul style="list-style-type: none"> Applies to all structures in NC zones Allowable FAR for in sites zoned with a M1 suffix and 75-foot height limit: 5.5 Gross floor area not counted against FAR: <ul style="list-style-type: none"> Areas underground Portions of a story extending no more than 4-ft above grade (lower of existing or finished grade) Minimum required FAR for new construction: 2. 	<ul style="list-style-type: none"> Will comply
STREET LEVEL STANDARDS	<p>Basic street-level requirements:</p> <ul style="list-style-type: none"> Blank façade segments to be ≤20-feet and limited to no more than 40% of façade width Street-level street-facing façades to be within 10-feet of street lot line unless wider sidewalks, plazas or approved landscape provided <p>Non-residential street-level requirements</p> <ul style="list-style-type: none"> 60% of street-level façade to be transparent Non-residential uses to have average depth of 30-feet (15-foot minimum) and minimum floor-to-floor height of 13-feet 	<ul style="list-style-type: none"> Will comply See potential departure request
PARKING	<ul style="list-style-type: none"> Off-street parking per SMC 23.54.015 In pedestrian-designated zones, parking waived for first 1,500-sf of each business establishment Bicycle parking required per Table D <ul style="list-style-type: none"> Eating & drinking establishments, 1/12,000-sf long-term, 1/2,000-sf short-term Sales & services general, 1/12,000-sf long-term, 1/2,000-sf short-term Multi-family structures, 1/4DUs long-term, no short-term Parking for Non-Residential Uses per Table A <ul style="list-style-type: none"> No parking required for non-residential uses in urban centers or SAOD Parking for Residential Uses per Table B <ul style="list-style-type: none"> No parking required for residential in urban centers or SAO 	<ul style="list-style-type: none"> Will comply Will comply Will comply Will comply
AMENITY	<p>Residential amenity area equal to 5% of residential gross foor area and meet the following:</p> <ul style="list-style-type: none"> All residents have access to at least an amenity or private area Amenity areas to be unenclosed Common residential amenity areas shall have a dimension of at least 10-ft and a minimum area of 250-sf Private balconies and decks to have a dimension of at least 6-ft and an minimum area of 60-sf 	<ul style="list-style-type: none"> Will comply
LANDSCAPE STANDARDS	Green Factor of ≥0.30 required	<ul style="list-style-type: none"> Will comply

ARCHITECTURAL MASSING CONCEPTS SUMMARY

Provided the limited area of the small site, massing strategies were developed to not only maximize the development potential but to distinctly express a massing concept. Carefully locating transparency, relief, gaskets, and planar breaks allow each option to stand on it's own as a discrete massing design concept.



BASELINE (Code Compliant)

Stories: 6 above-grade
 Unit Count: 49
 Floor Area: 32,956-sf total FAR chargeable
 31,931-sf residential
 1,025-sf non-residential
 Parking: 4 total

Potential Departures

- No Departures

Primary Advantages

- Overall massing maximizes development on the site
- Building creates a strong continuous street edge along 12th Ave NE and NE 50th St
- Retail program activates the corner
- Bike lobby activates NE 50th St

Primary Disadvantages

- No major massing articulation
- Bike amenity is located away from Green Street
- Massing is indifferent to character of streets and surrounding context



ARCHITECTURAL MASSING CONCEPT 1

Stories: 6 above-grade
 Unit Count: 49
 Floor Area: 31,448-sf total FAR chargeable
 30,423-sf residential
 1,025-sf non-residential
 Parking: 4 total

Potential Departures

- Reduce average depth of retail to less than 30-feet

Primary Advantages

- Massing expresses use and transparency
- Building expands ROW sidewalk at activated facade
- Retail program activates street-level along NE 50th Street
- Retail program activates building corner and transitions to residential character of 12th Ave NE
- Gasket at northern corners provide relief to neighboring parcel

Primary Disadvantages

- Departure required for average retail depth



ARCHITECTURAL MASSING CONCEPT 2 (Preferred)

Stories: 6 above-grade
 Unit Count: 49
 Floor Area: 31,333-sf total FAR chargeable
 30,308-sf residential
 1,025-sf non-residential
 Parking: 3 total

Potential Departures

- Reduce average depth of retail to less than 30-feet

Primary Advantages

- Distinct expression of massing
- Building expands ROW sidewalk
- Retail program activates street-level along NE 50th Street
- Residential amenity activates building corner and transitions to residential character of 12th Ave NE
- Gasket at northern corners provide relief to neighboring parcel

Primary Disadvantages

- Departure required for average retail depth



ARCHITECTURAL MASSING CONCEPT 3

Stories: 6 above-grade, 1 below-grade
 Unit Count: 49
 Floor Area: 31,401-sf total FAR chargeable
 30,366-sf residential
 1,025-sf non-residential
 Parking: 4 total

Potential Departures

- Reduce average depth of retail to less than 30-feet

Primary Advantages

- Distinct expression of massing
- Expression of two small buildings reduces perceptible scale and mass
- Building creates a strong continuous street edge along NE 50th Street
- Retail program activates street-level along NE 50th Street
- Residential amenity activates building corner and transitions to residential character of 12th Ave NE
- Gasket at northern corners provide relief to neighboring parcel

Primary Disadvantages

- Departure required for average retail dept
- Crowded streetscape

ARCHITECTURAL MASSING BASELINE (CODE COMPLIANT)

Description

The Baseline massing design concept articulates a pristine cuboid form. The scale of the site and zoning envelope provides an opportunity to express a well-proportioned, well-detailed simple form without the requirements of major massing articulation.

The Baseline massing is a simple rectilinear building that maximizes potential development on the site. The residential lobby is located at the northwest corner of the site along 12th Ave NE. Retail holds the corner of 12th and 50th and a large bike room is accessible mid-block from NE 50th St. Parking access is located to the east from the alley.

This proposal requires no departures from Development Standards.

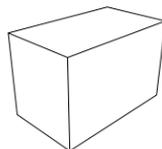
Summary

Stories: 6 above-grade
Unit Count: 49
Floor Area: 32,956-sf total FAR chargeable
31,931-sf residential
1,025-sf non-residential

Parking: 4 total

Potential Departures

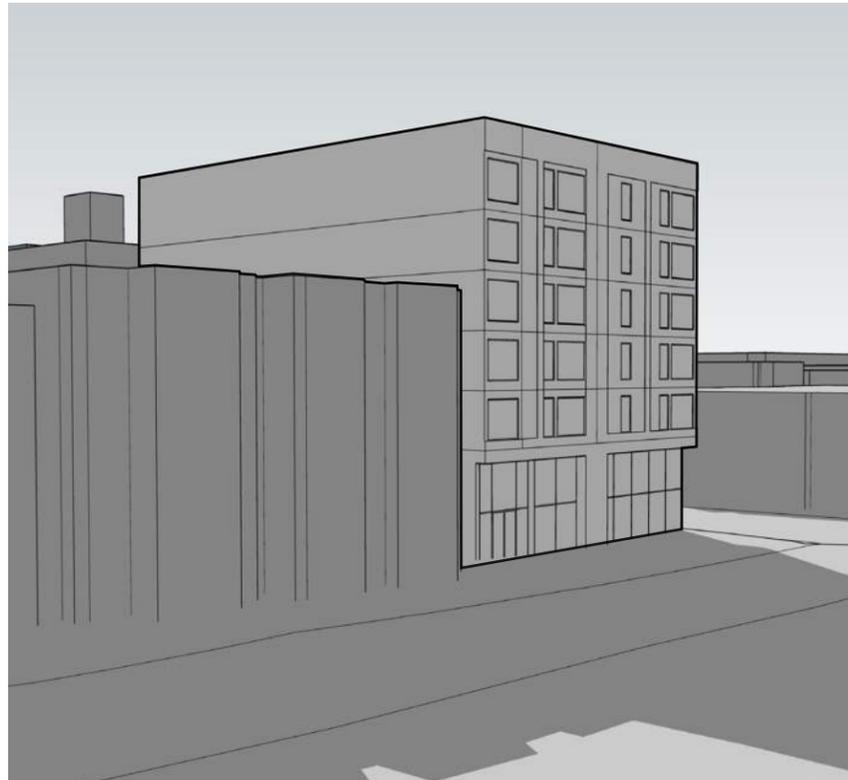
• None, code-compliant alternate



MAXIMUM ENVELOPE



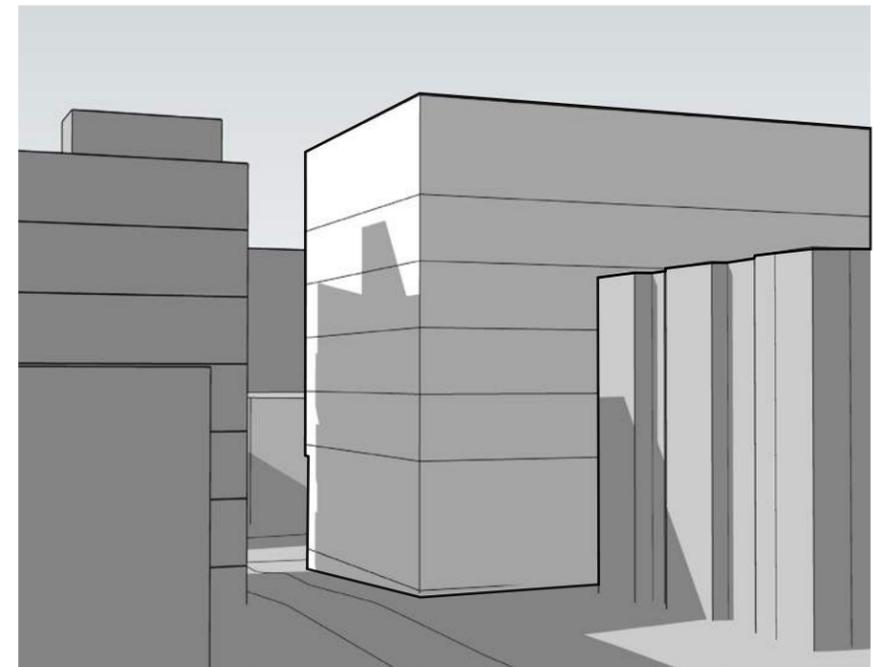
Southwest Corner



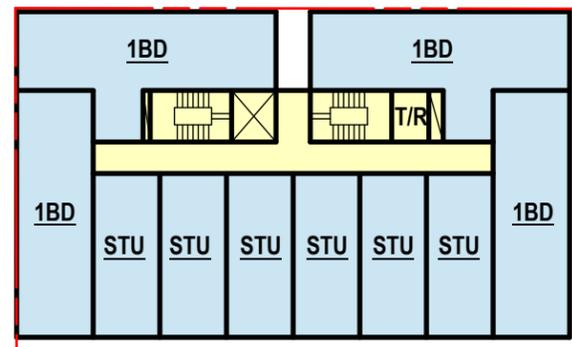
Northwest Corner



Southeast Corner



Street Level Plan (Level 1)



Typical Residential Plan (Level 2-6)

ARCHITECTURAL MASSING CONCEPT 1

Description

The Concept 1 massing design concept articulates a simple cuboid form that has been carved out to express active, transparent program within. Additionally, a “gasket” is carved from the north side of the form to separate the building from the townhouses on the neighboring site. The simple massing strategy provides the opportunity to craft a distinct building with carefully considered details.

Concept 1 massing is a simple expression of the program that maximizes potential development on the site. The residential lobby is located at the northwest corner of the site along 12th Ave NE with adjacent bike room. A large residential amenity space holds the corner and transitions to the mid-block retail on NE 50th St. Parking access is located to the east from the alley.

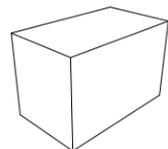
Summary

Stories: 6 above-grade
Unit Count: 49
Floor Area: 31,448-sf total FAR chargeable
30,423-sf residential
1,025-sf non-residential

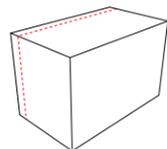
Parking: 4 total

Potential Departures

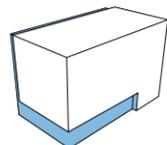
- Reduce average depth of retail to less than 30-feet



MAXIMUM ENVELOPE



DIVIDE ENVELOPE AT REAR APTS



CONCEPT MASSING



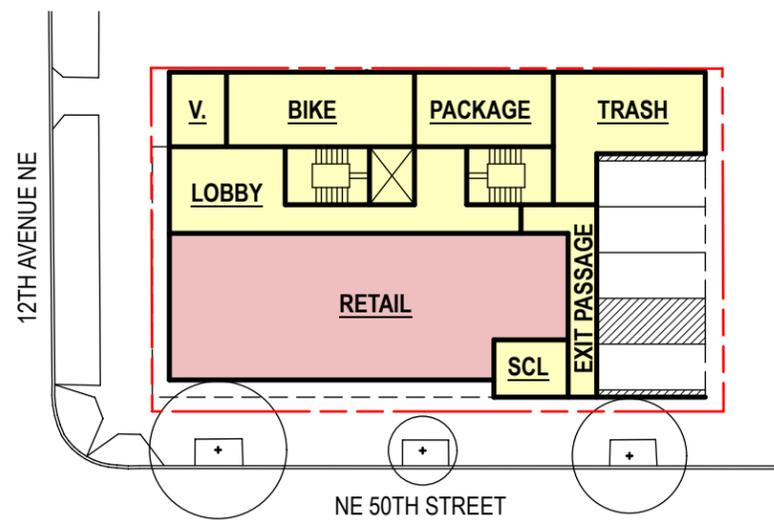
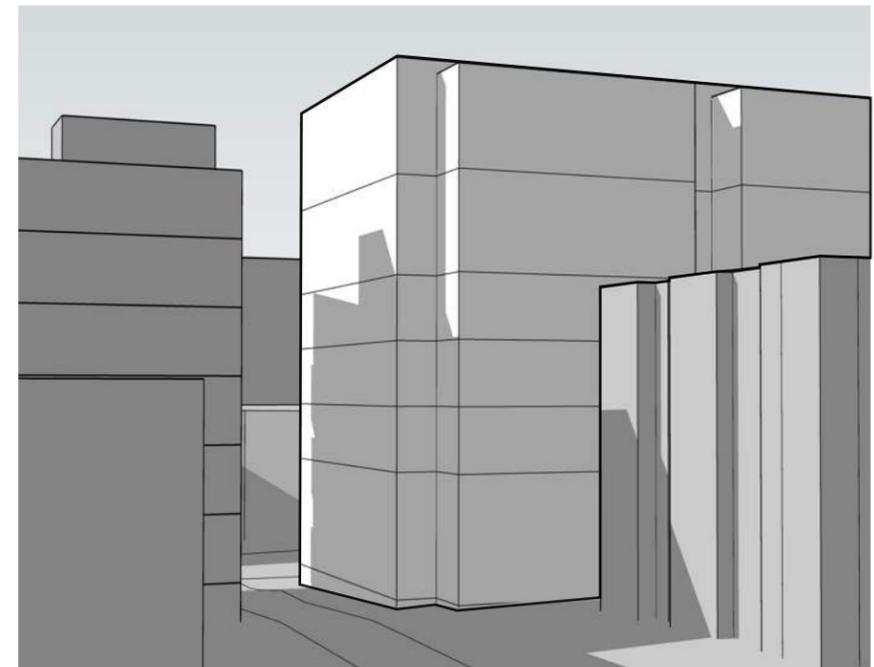
Southwest Corner



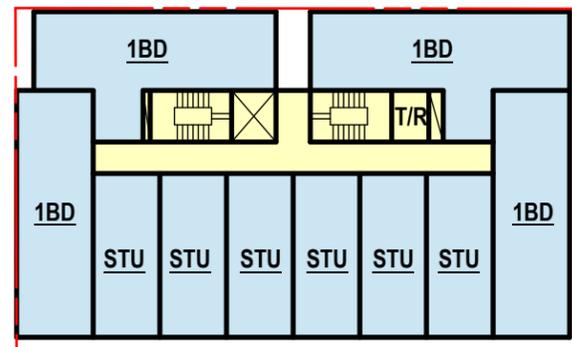
Northwest Corner



Southeast Corner



Street Level Plan (Level 1)



Typical Residential Plan (Level 2-6)

ARCHITECTURAL MASSING CONCEPT 2 (PREFERRED)

Description

The Concept 2 massing design concept articulates a simple floating cuboid form above a highly transparent street-level. Additionally, the transparency and undercut continues along the north side of the building acting as a “gasket” to the townhouses on the neighboring site. The simple diagram provides an opportunity to express an elegant, well-detailed form.

Concept 2 massing is a simple expression of the construction type that maximizes potential development on the site. The residential lobby is located at the northwest corner of the site along 12th Ave NE with adjacent bike room. A large residential amenity space holds the corner and transitions to the mid-block retail on NE 50th St. Parking access is located to the east from the alley.

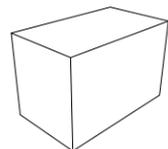
Summary

Stories: 6 above-grade
Unit Count: 49
Floor Area: 31,333-sf total FAR chargeable
30,308-sf residential
1,025-sf non-residential

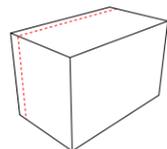
Parking: 3 total

Potential Departures

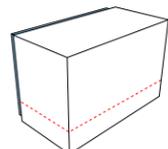
- Reduce average depth of retail to less than 30-feet



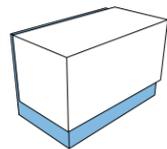
MAXIMUM ENVELOPE



DIVIDE ENVELOPE AT REAR APTS



STREET LEVEL UNDERCUT



CONCEPT MASSING



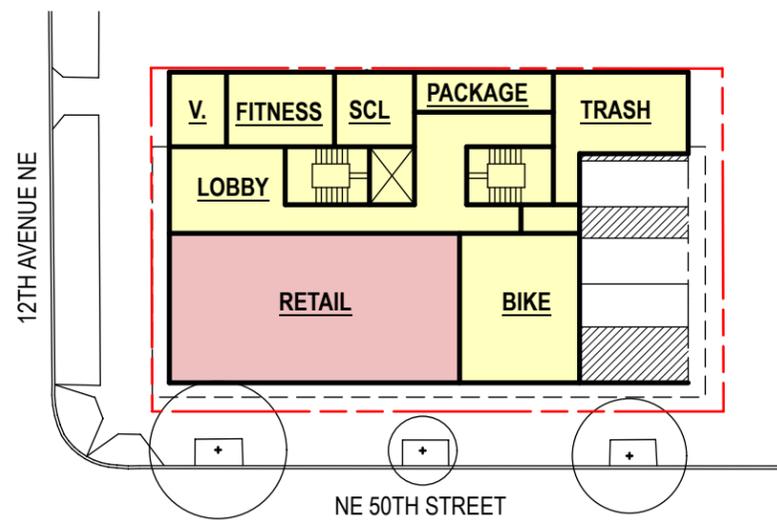
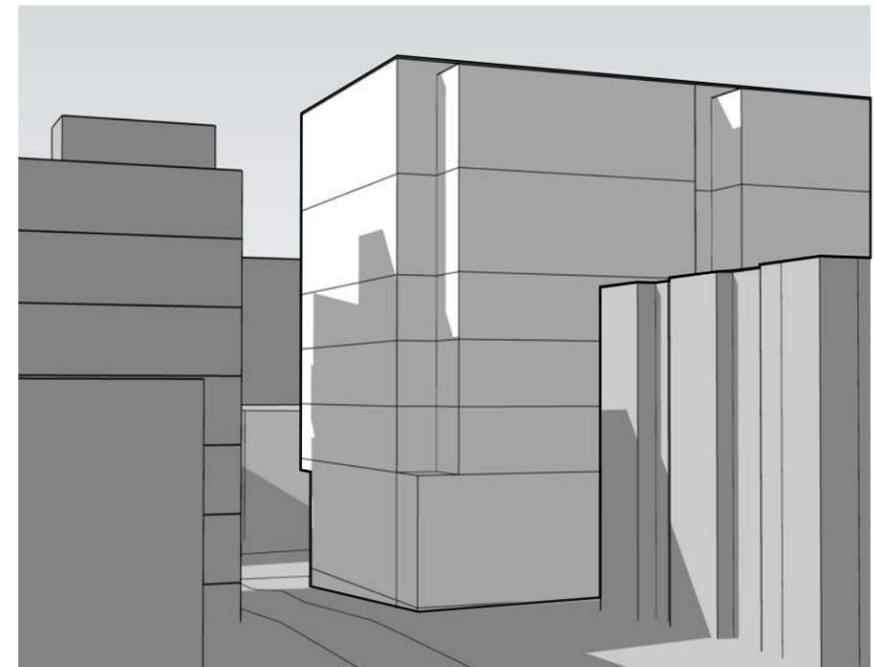
Southwest Corner



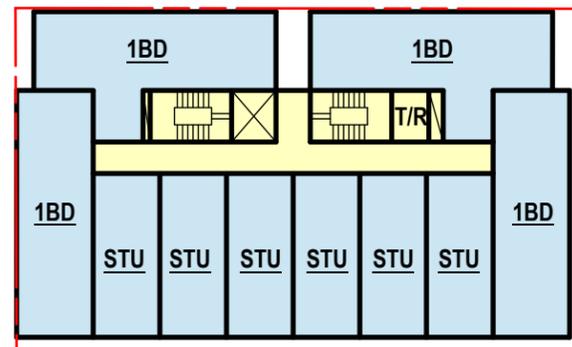
Northwest Corner



Southeast Corner



Street Level Plan (Level 1)



Typical Residential Plan (Level 2-6)

ARCHITECTURAL MASSING CONCEPT 3

Description

The Concept 3 massing design concept breaks the building down into two apparent vertical towers connected by a glassy "gasket". The two towers are separated from the townhouses to the north with another "gasket" along the property edge. The simple expression of massing provides an opportunity to detail two vertically oriented, small-scale masses.

Concept 3 massing breaks down the scale of the site by apparently creating two small, vertical towers that maximizes potential development on the site. The residential lobby is located at the northwest corner of the site along 12th Ave NE with adjacent bike room. A large residential amenity space holds the corner and transitions to the mid-block retail on NE 50th St. Parking access is located to the east from the alley with 1 levels of below grade parking.

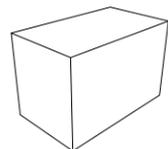
Summary

Stories: 6 above-grade, 1 below-grade
Unit Count: 49
Floor Area: 31,401-sf total FAR chargeable
30,366-sf residential
1,025-sf non-residential

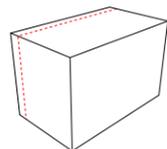
Parking: 4 total

Potential Departures

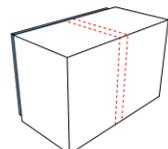
- Reduce average depth of retail to less than 30-feet



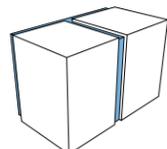
MAXIMUM ENVELOPE



DIVIDE ENVELOPE AT REAR APTS



STREET LEVEL UNDERCUT



CONCEPT MASSING



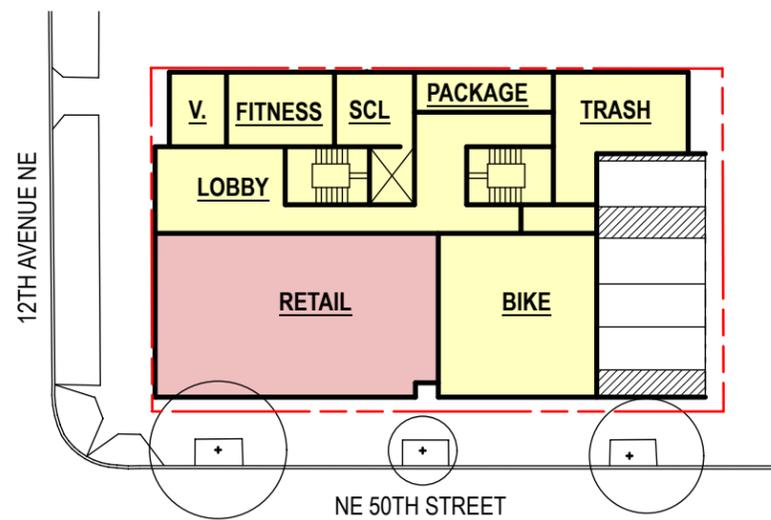
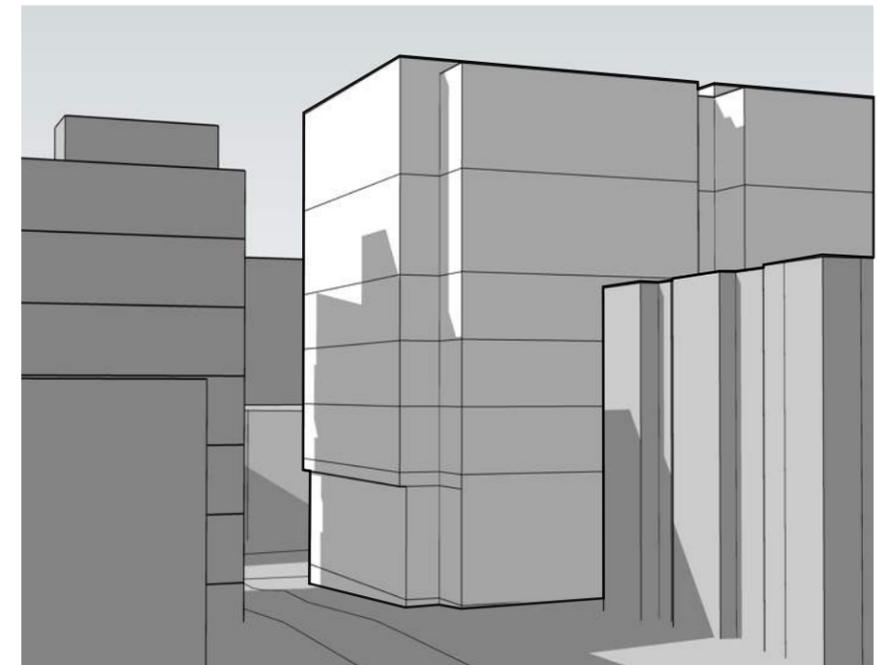
Southwest Corner



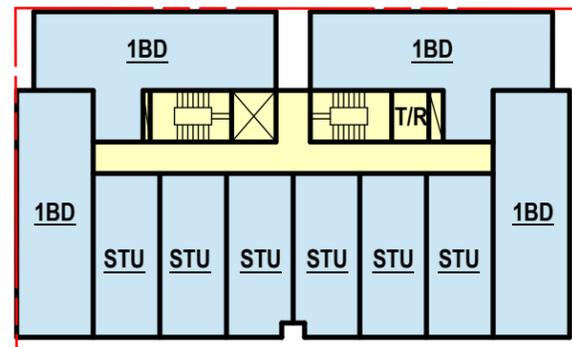
Northwest Corner



Southeast Corner



Street Level Plan (Level 1)



Typical Residential Plan (Level 2-6)

PREFERRED MASSING PERSPECTIVE

We look forward to further developing this design with the following design goals:

- Develop a calm, composed facade that takes cues from and responds to the existing context
- Select well-crafted materials that marry nicely with the existing mix of materials used by nearby buildings
- Detail the secondary elements so as to fit with the neighborhood character and scale
- Enhance the streetscape with an active retail storefront and ground level setbacks
- Create a dignified building that holds the corner with timeless repose



EXISTING SITE

CONCEPT 1

CONCEPT 2

CONCEPT 3

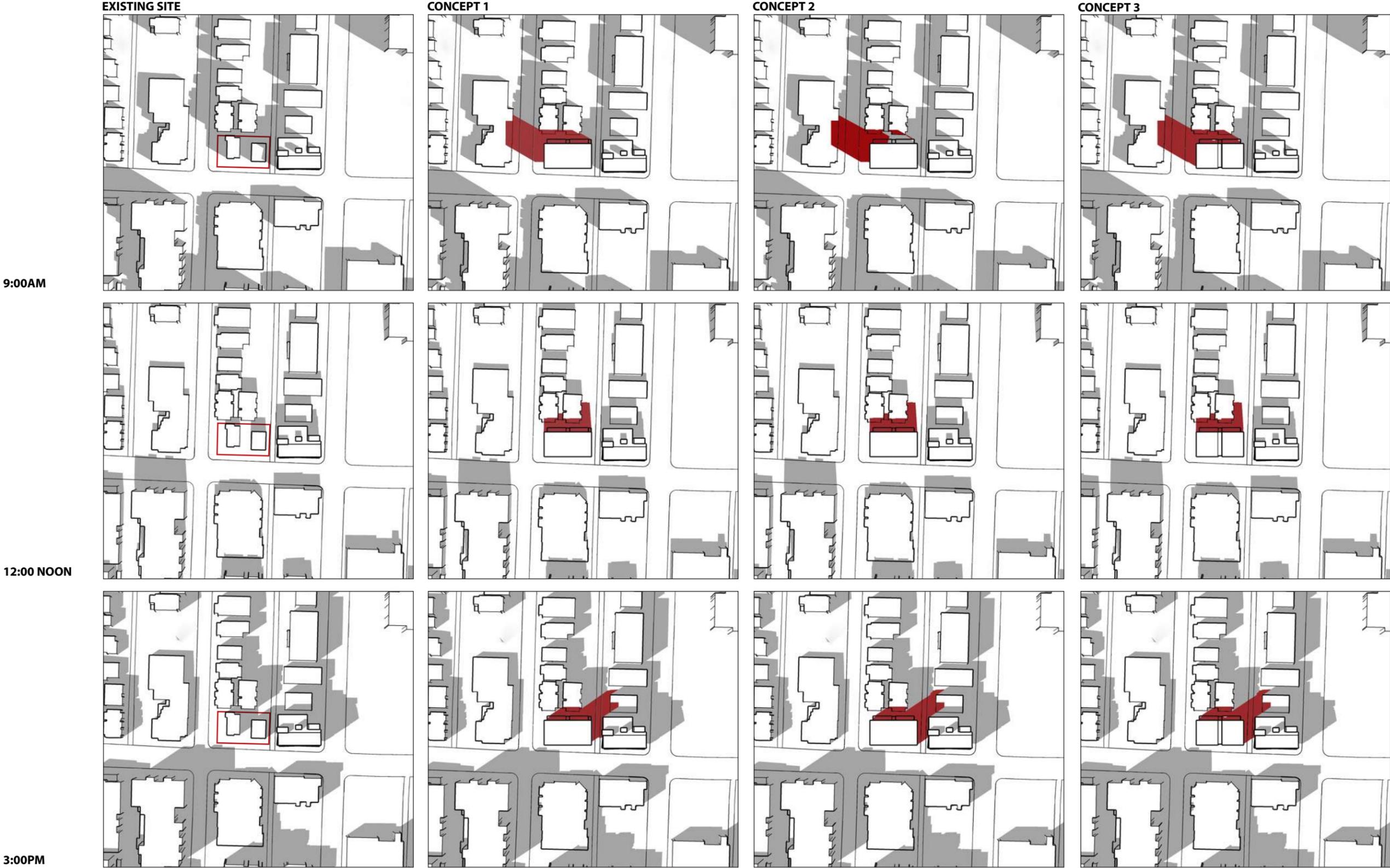


9:00AM

12:00 NOON

3:00PM

SUN/SHADOW ANALYSIS: MARCH 21/SEPTEMBER 21

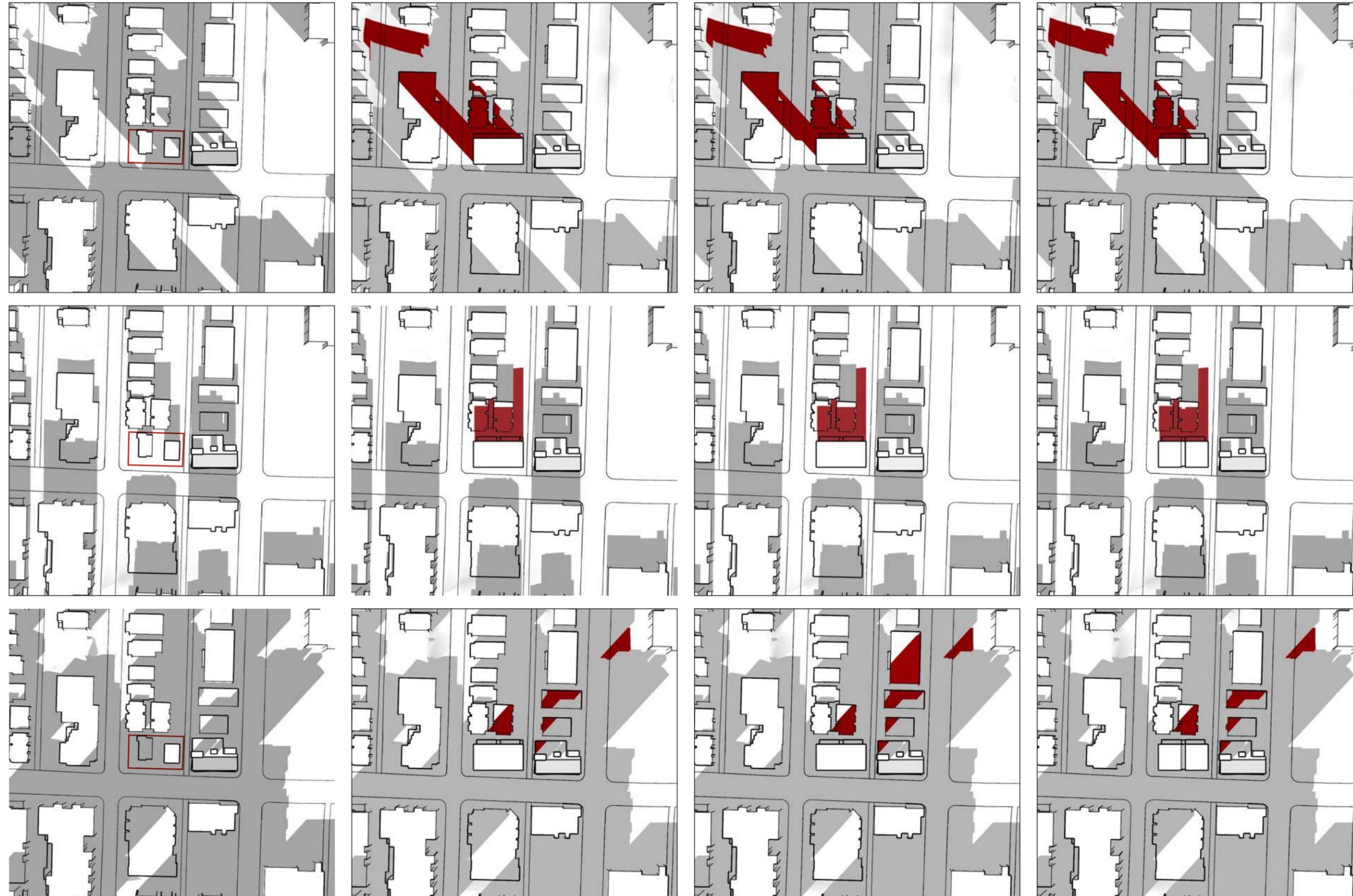


EXISTING SITE

CONCEPT 1

CONCEPT 2

CONCEPT 3



9:00AM

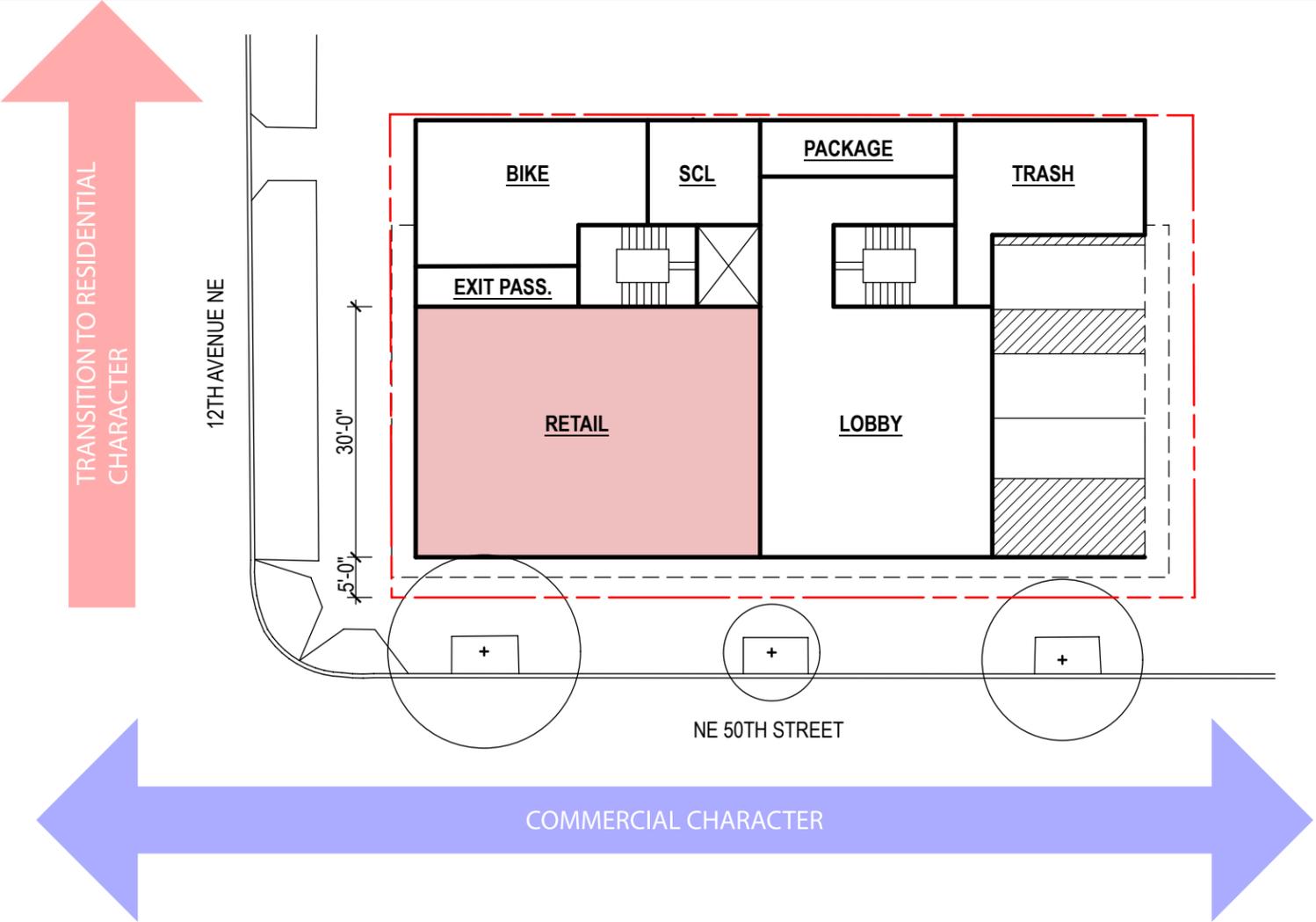
12:00 NOON

3:00PM

POTENTIAL DEVELOPMENT STANDARD DEPARTURES

Where it is still early in the design process, the architectural concepts rely on the development standard departures noted to the right.

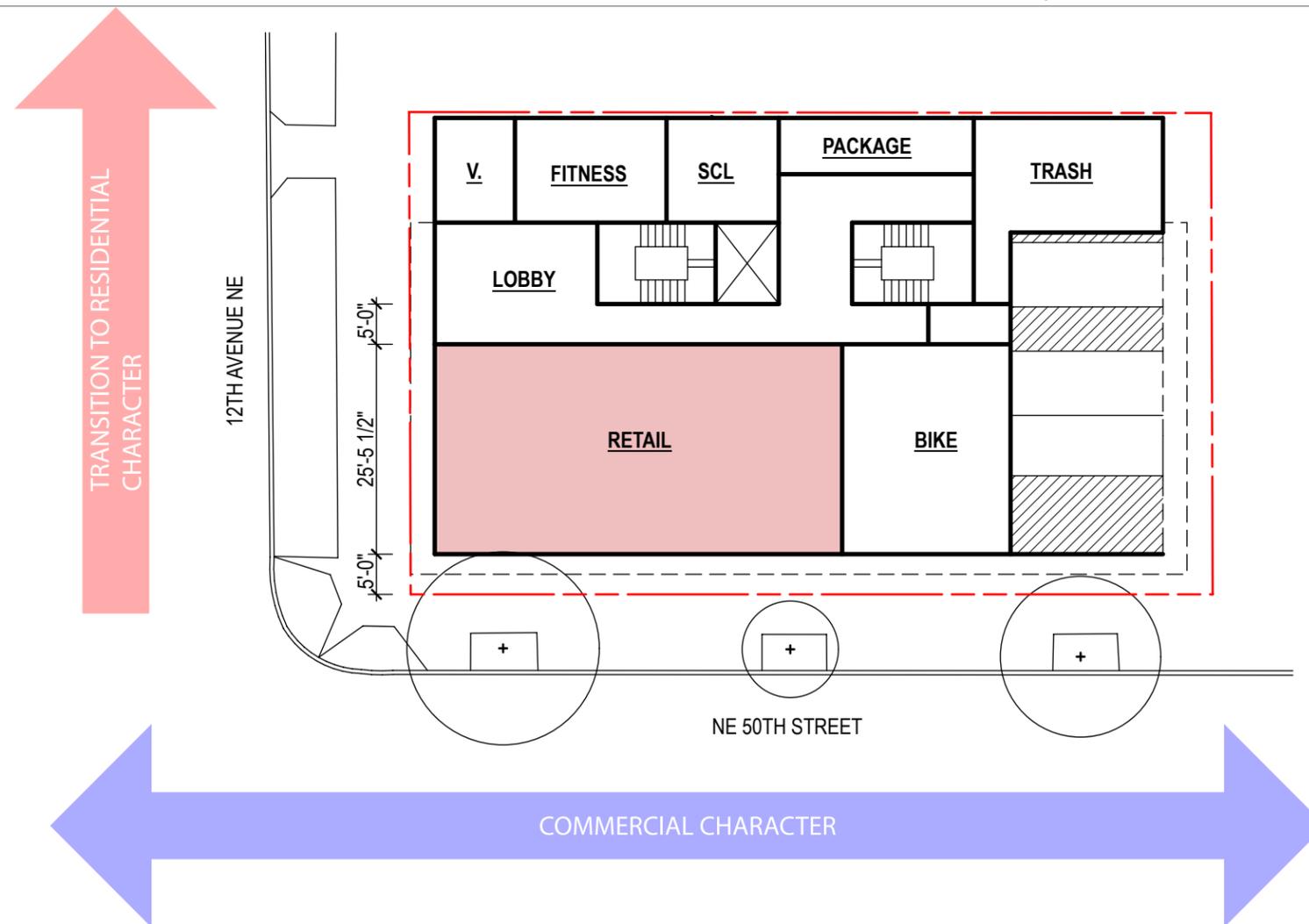
DESIGN STANDARD	DEPARTURE REQUEST	RATIONALE FOR REQUESTED DEPARTURE
<p>1 <u>SMC 23.47A.008.B.3. Non-residential street-level requirements.</u> Depth provisions for new structures or new additions to existing structures. Non-residential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing facade.</p>	<p>To provide less than the specified average 30 feet depth at non-residential space. Propose 25'-5 1/2" average depth, which is 4'-6 1/2" less than required.</p>	<p>The proposal provides 1,350-sf of retail use with an average depth of 25'-5 1/2". The proposal also provides public open space at the retail windows/doors set back from the property line 5'-0".</p> <p>Due to the small size of the site the layout of circulation, utilities, egress, and parking is very limited. In an effort to optimally locate the retail, residential amenity, and residential lobby within these constraints results in a retail depth less than required by code.</p> <p>Based on the size of the prospective tenant, orientation to the street, and public open space at the street-level it is expected the retail space will be usable and successful - and ultimately result in a better pedestrian experience.</p>



Code Compliant Concept. This illustrates how a 30'-0" retail depth may be achieved, however, with several compromises. The residential entrance is relocated to the commercial street frontage, the resident fitness room is eliminated, and the retail frontage increases on the residential street.

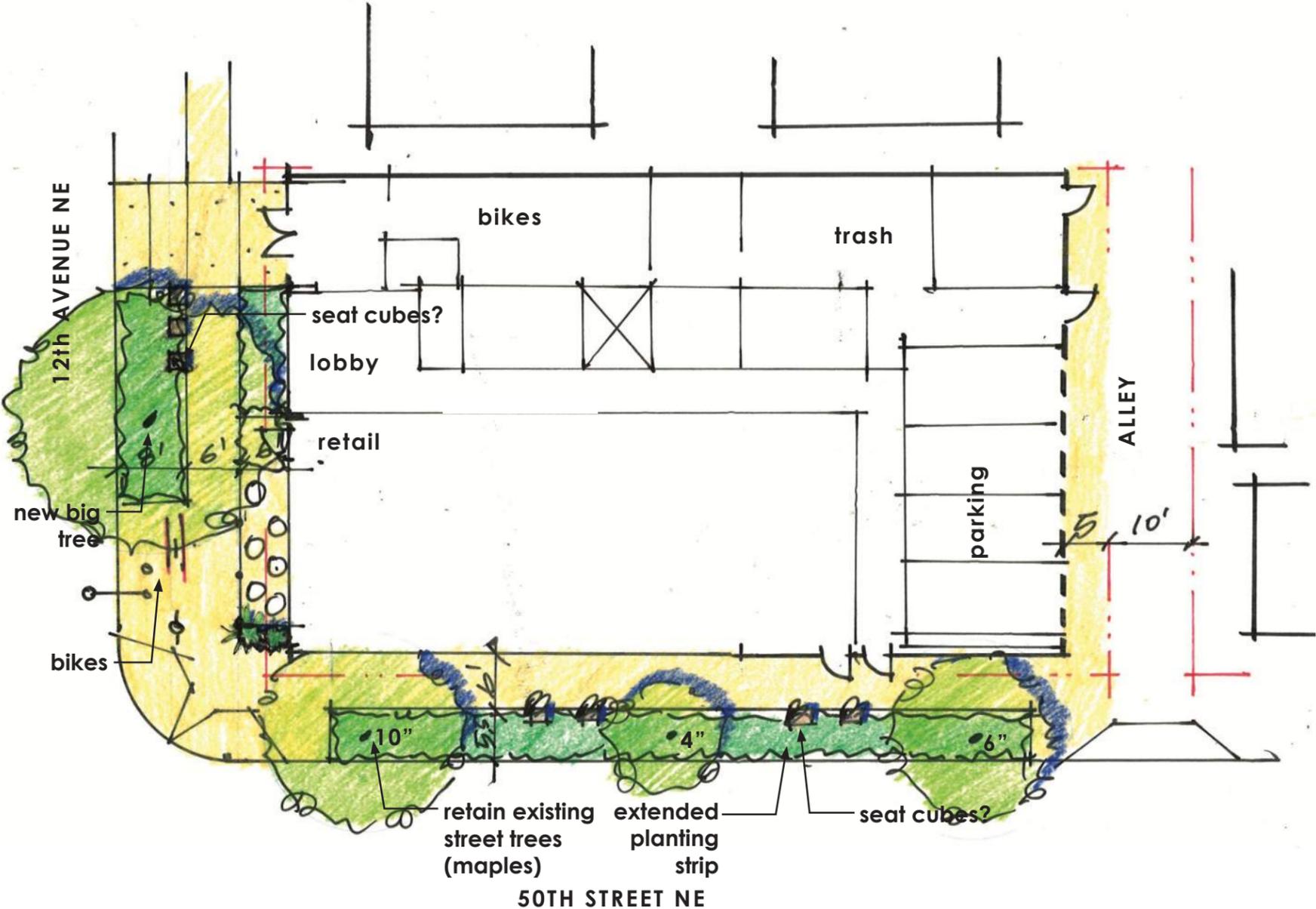
POTENTIAL DEVELOPMENT STANDARD DEPARTURE DIAGRAM

DESIGN STANDARD	DEPARTURE REQUEST	RATIONALE FOR REQUESTED DEPARTURE
<p>1 <u>SMC 23.47A.008.B.3. Non-residential street-level requirements.</u> Depth provisions for new structures or new additions to existing structures. Non-residential 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.</p>	<p>To provide less than the specified average 30 feet depth at non-residential space. Propose 22'-3" average depth, which is 7'-9" less than required.</p>	<p>The proposal provides 1,025-sf of retail use with an average depth of 22'-3". The proposal also provides public open space at the retail windows/doors set back from the property line 6'-0".</p> <p>Due to the small size of the site the layout of circulation, utilities, egress, and parking is very limited. In an effort to optimally locate the retail, residential amenity, and residential lobby within these constraints results in a retail depth less than required by code.</p> <p>Based on the size of the prospective tenant, orientation to the street, and public open space at the street-level it is expected the retail space will be usable and successful - and ultimately result in a better pedestrian experience.</p>



Departure Concept. This illustrates a viable 25'-5 1/2" retail depth which benefits the building design and relationship to the urban context. The residential entrance is located off the residential street, circulation space is efficient, a resident fitness room is provided, and the retail frontage is increased on the commercial street.

CONCEPTUAL LANDSCAPE PLANS (STREETSCAPE)



0 8 16 ^ N



extended planting strip



seat cubes

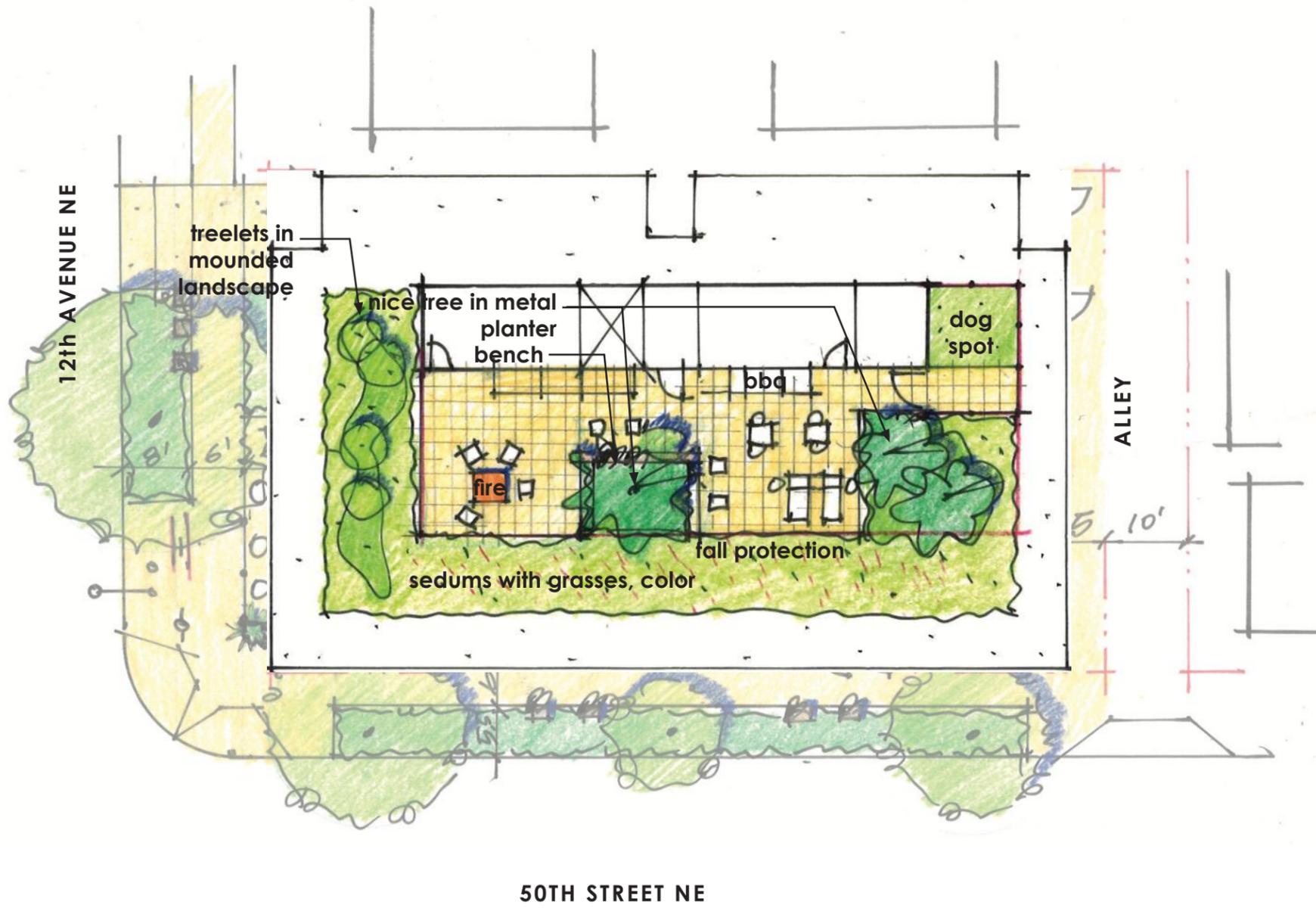


retail spillover



Tofino better bike rack

CONCEPTUAL LANDSCAPE PLANS (ROOF)



nice tree in metal planter



treelets in mounded lanscape



sedums with grasses



fire and fun

0 8 16 ^
N

REPRESENTATIVE PROJECTS

Weinstein A+U is recognized as one of the Northwest's leading design firms and has continually demonstrated design excellence on a broad array of projects for State, City, Federal, private, and not-for-profit clients. We are passionate about our city and the shaping of its urban neighborhoods through the integration of architecture and urban design is central to our practice.

Well-designed and thoughtful urban housing is a special concern of ours, and we have worked aggressively to advance the expectations of mixed-use projects in Seattle, both technically and aesthetically. While each project presents very specific challenges, a number of recurring themes inform much of our work and form the basis of our approach to housing design:

- All of our buildings are situational and are inseparable from their sites. They sit comfortably amongst their established neighbors, drawing from established precedents while looking to the future
- Well-designed unit plans are essential to the success of a housing project. While the functionality of each unit type is important, the organization of units across a floor plate and their influence on building elevations is equally important
- Appropriately located and proportioned open space is a significant design determinant for most mixed-use and urban housing projects
- We avoid arbitrary façade embellishment. Instead we utilize the organization of individual units and their aggregation to establish the pattern and rhythm of multi-family facades that is furthered informed by site organization and orientation. Plans correlate to elevations and variation occurs within an established system
- The constrained budgets for typical mixed-use projects demand careful consideration of a project's primary orientation and configuration to provide cost effective sustainable design strategies
- The scale and proportion of new mixed-use buildings must address, but need not directly reflect, those of adjacent structures. Plan, section, and elevation strategies should be integrated to provide a comprehensible "read" of the building's composition and organization



1



2



3



4



5



6

- 1 **Agnes Lofts**, 1433 12th Avenue
- 2 **19th and Mercer Mixed-Use Building**, 526 19th Avenue E
- 3 **2026 E Madison Mixed-Use Building**, (unbuilt)
- 4 **The Rooster Mixed-Use Building**, 900 NE 65th Street (under construction)
- 5 **Ventana at the Market**, 2100 Western Ave
- 6 **SCCA Patient House**, 207 Pontius Ave N
- 7 **Compass Center Housing**, 1753 NW 56th Street
- 8 **Belroy Apartments**, 703 Bellevue Ave E
- 9 **Banner Building**, 2600 Western Avenue



8



THIS PAGE INTENTIONALLY LEFT BLANK.

