

5229 UNIVERSITY WAY NE

DPD Project #3032757-EG

Early Design Guidance

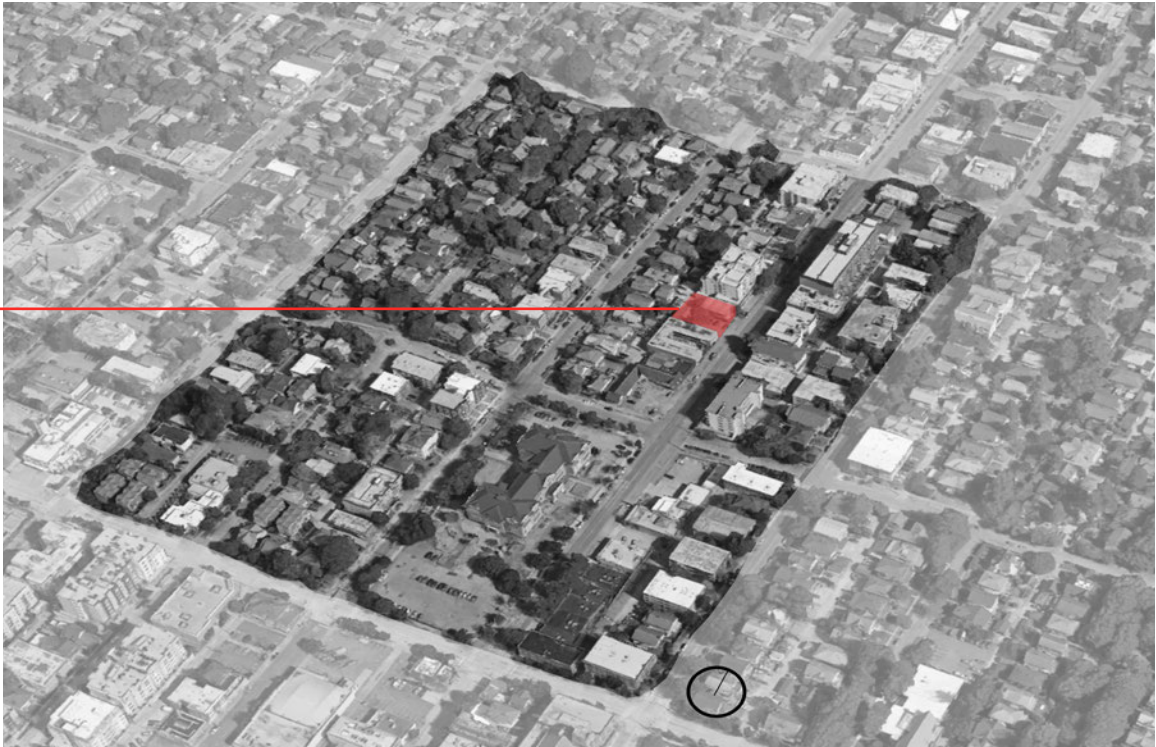
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PROJECT SITE



PROJECT TEAM

OWNER
5229 University LLC
11234 SE 6th Street, Suite 135
Bellevue, WA 98004

ARCHITECT
Studio19 Architects
207½ 1st Ave S.
Suite 300
Seattle, WA 98104
206.466.1225

SITE INFORMATION

Project Location:

5229 University Way NE
Seattle WA 98105

Parcel #:

881640-0755

Lot Size:

7,440 SF

Max FAR Allowed:

4.25 - All Residential or All Non-residential Use

4.75 - Mix of Residential and Non-Residential Use

Applicable Code:

Seattle Municipal Code

Zone:

NC3P-65 (Neighborhood commercial 3)

Overlay Zones:

Univeristy District Northwest (Urban Center Village)

Adjacent Zones:

North: NC3P-65

South: NC3P-65

West: LR-2

East: NC3P-65

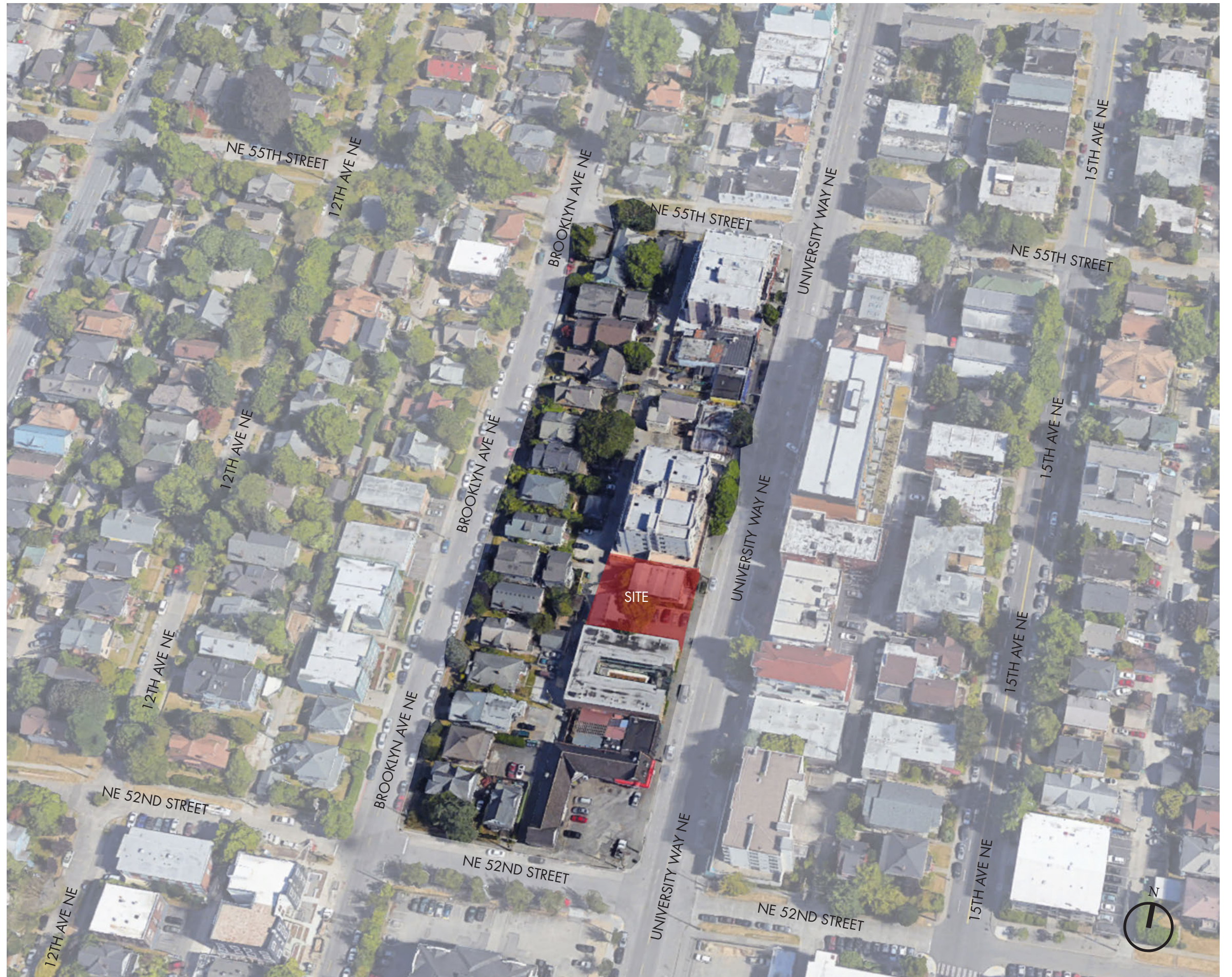
Street Frontage:

University Way NE

Design Guidelines:

Seattle Design Guidelines

University Neighborhood Design Guidelines



ZONING SUMMARY (ZONE NC3P-65)

Permitted Uses 23.47.004

Residential (Including congregate housing "micro-units")	Offices – no limit
Drinking Establishments – no limit	Retail Sales and Services, multipurpose – no limit
Restaurants – no limit	Live-work units, parks and open space, community gardens

Street Level Uses 23.47A.005

Residential use may not occupy more than 20 % of street-level street-facing façade
 80% of street-level street-facing façade must be occupied with uses defined by 23.47A.005 D

Street-level Development Standards 23.47A.008

Blank segments of the street-facing facade between 2 feet and 8 feet above sidewalk may not exceed 20 feet in width. Sixty percent of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent.
 Non-residential uses at street level shall have a floor-to-floor height of at least 13'
 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
 Total width of all blank façade segments may not exceed 40% of street facades width

Standards Applicable to Specific Areas 23.47A.009G

University Community Urban Center: Max width/depth of a structure is 250 feet unless it contains uses specified in 23.47A.009G C.

Structure Height 23.47A.012

The height limit is: 65'-0"
 The structure might exceed the limit by 7 feet provided all of the following conditions are met:
 1. The total gross floor area of at least one multi-purpose retail sales use exceeds 12,000 square feet
 2. A floor-to-floor height of 16 feet or more is provided for the multi-purpose retail sales use at street level;
 3. The additional height allowed for the structure will not allow an additional story beyond the number that could be built under the otherwise applicable height limit if a floor-to-floor height of 16 feet were not provided at street level.
 Open railings, planters, parapets etc. may extend up to 4 feet above the applicable height limit. Insulation, rooftop decks, and soil - 2 feet.
 Mechanical equipment -15 feet, stair and elevator penthouses - 16 feet.

Floor Area Ratio 23.47A.013

Total FAR permitted for all uses on a lot that is occupied by a mix of uses is 4.75. FAR limit for either all residential uses or all non-residential uses shall not exceed 4.25.
 The following gross floor area is not counted toward maximum FAR:
 • All underground stories and all portions of a story that extend no more than 4 feet above grade

Setback Requirements 23.47A.014

For a structure containing a residential use, a setback is required along any side or rear lot line that abuts a lot in a residential zone or that is across an alley from a lot in a residential zone.
 15 feet for portions of a structure above 13 feet in height to a max of 40 feet, and for each portion of a structure above 40 feet in height, additional setback at the rate of 2 feet of setback for every 10 feet by which the height of such portion exceeds 40 feet.

Landscaping and Screening Standards 23.47A.016

Green Factor Requirement: .30 or greater determined as set forth in Section 23.86.019. Credit is awarded for planting areas, green roofs, vegetated walls, permeable paving, and other features.

Residential Amenity Areas 23.47A.024

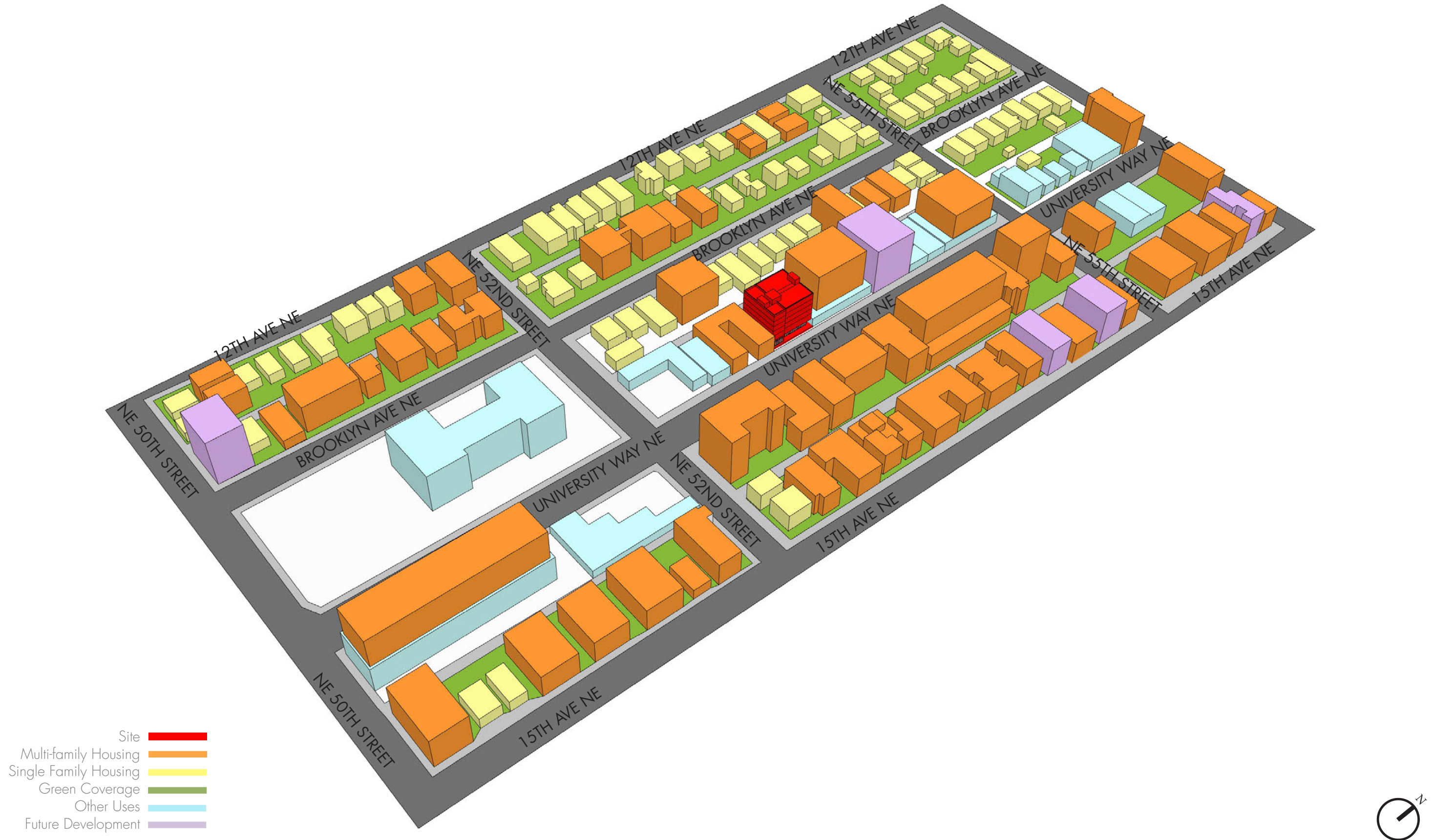
Required Area: 5% of the total gross floor area in residential use
 Minimum horizontal dimension of the amenity - 10 feet, minimum area: 250 SF
 Private balconies: min horizontal dimension - 6 feet, minimum area 60 SF

Required parking 23.45.015

No parking is required in Urban Centers or in Urban Villages with light rail station area overlay districts. Also, no parking is required in Urban Villages as long as frequent service is available within 1/4 mile.
Residential Use - no minimum requirement as located within urban centers.
Commercial use - No parking is required for the first 1,500 SF of any business. Eating and drinking: 1 space for each 250 SF, Sales: 1 space for each 500 SF
Bike parking for Commercial use: eating and drinking establishment, long-term 1 per 5,000 SF, short-term 1 per 1,000 SF; sales, long-term 1 per 4,000 SF, short-term 1 per 2,000 SF. For Residential Use: long-term 1 per dwelling unit and 1 per small efficiency dwelling unit (shall be located on site), short-term 1 per 20 dwelling units.



SITE ANALYSIS CONTEXT MASSING/USES



SITE ANALYSIS

TREES

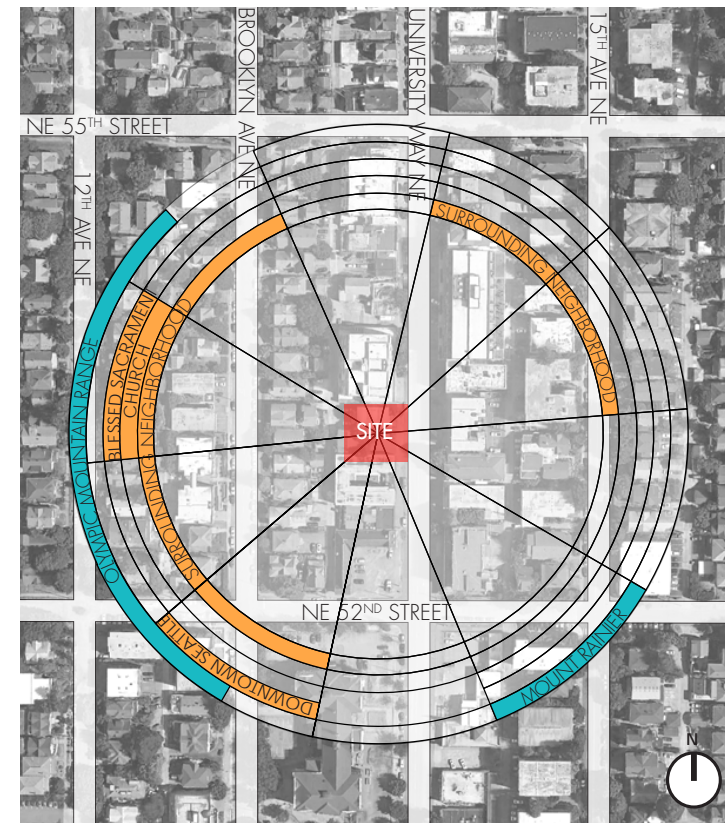
- No significant trees have been identified within the boundaries of our site
- One street tree located in front of our site will be retained
- Surrounding landscape:
 - Street trees to the north and south of the site along University Way NE
 - Shiga's P-Patch Community Garden 1.5 blocks north of the site
- The site is expected to provide a level of green coverage that is consistent with the surroundings.



- TREES LEGEND**
- Site
 - Trees
 - Park

SIGNIFICANT VIEWS

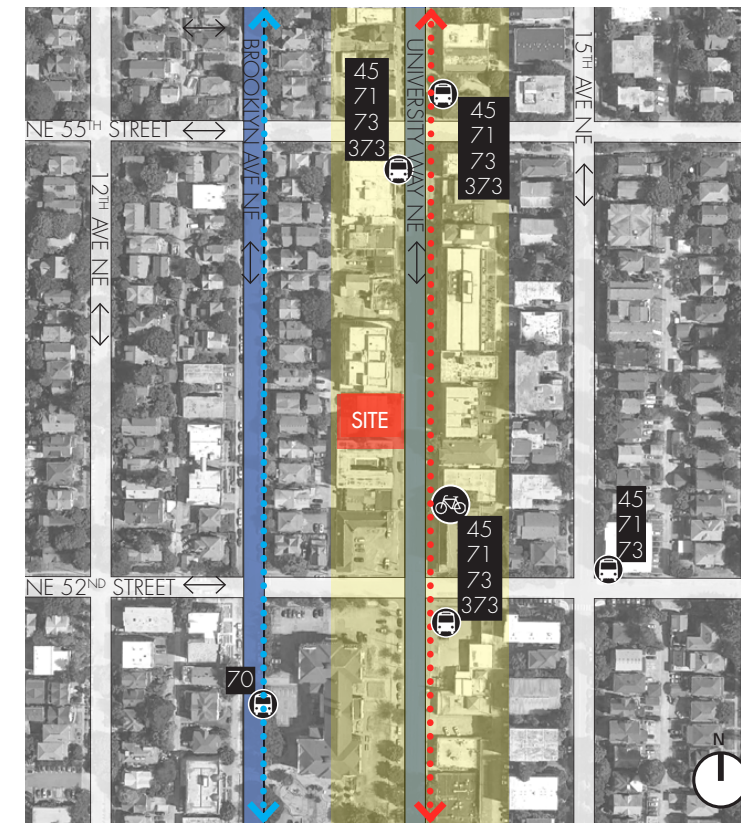
- No immediate ground level views due to the heights of the surrounding buildings
- The upper floors and the building's rooftop will have views of the surrounding neighborhood, Downtown Seattle, the Olympic Mountains, Mt. Rainier, and of South Lake Union.
- As the views are in different directions, the positioning of the roof deck and upper level windows will decide the range of scenery perceivable.



- VIEWS LEGEND**
- Site
 - Neighborhoods and Structures
 - Natural Surroundings

ACCESS OPPORTUNITIES + CONSTRAINTS

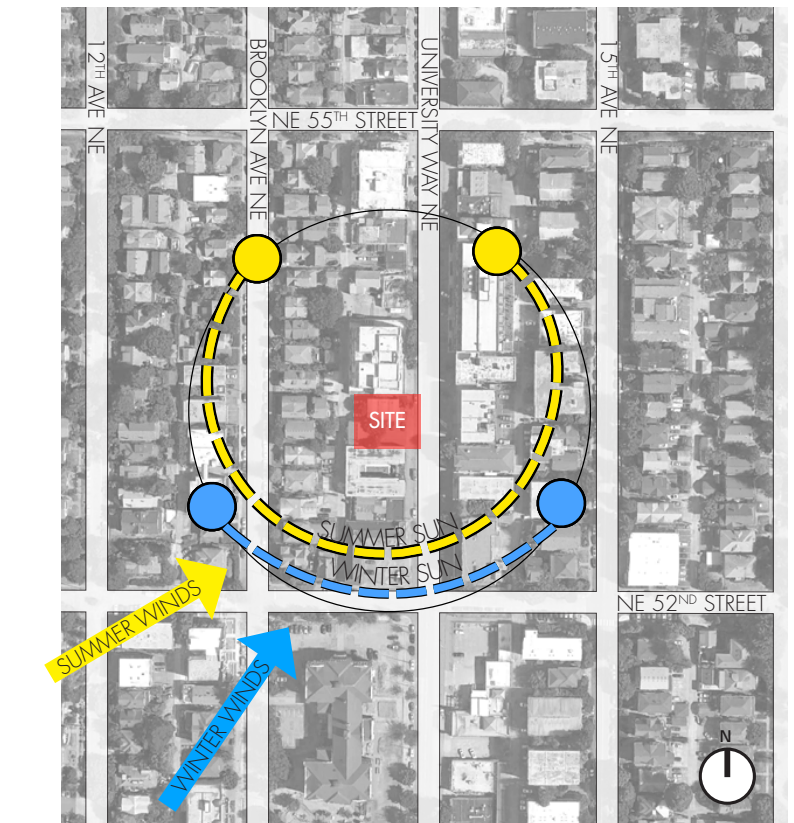
- University Way NE is a two way street that runs north to south
- There are 5 nearby bus stops serving 5 different bus routes, including three stops on University Way
- There is a designated bike lane in front of the site and multiple bike racks around on University Way, as well as a bike shop located on University Way
- Pedestrian access to the site occurs from University Way
- There is a future light rail station going in at Brooklyn Ave NE & NE 45th St as part of the Northgate light rail extension, expected to be completed by 2021.
- Since the site is bordered by a very active street, the entrance to the project should to be clearly indicated.



- ACCESS/CIRCULATION LEGEND**
- Site
 - Direction of Traffic
 - Arterial Streets
 - Designated Pedestrian Area
 - Bike Routes
 - Future Rail
 - Bus Stops
 - Bike Shop

SOLAR EXPOSURE + PREVAILING WINDS

- The site is bordered by a five-story apartment on the north and a two-story apartment on the south.
- Due to the surrounding building's heights on the north side of the site, the proposed design will not receive much sun and wind exposure on the building northern facade, except for at the upper levels.

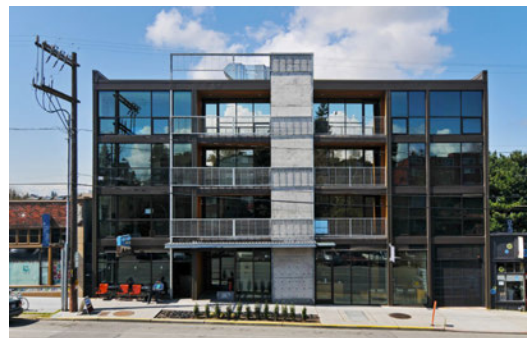


- SOLAR/WINDS LEGEND**
- Site
 - Summer Sun and Winds
 - Winter Sun and Winds

SITE ANALYSIS SURROUNDING BUILDINGS



SITE ANALYSIS SURROUNDING USES



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

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



2- VEGAN HAVEN
5270 UNIVERSITY WAY NE | GROCERY STORE

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



3- ADRIA APARTMENTS
5222 UNIVERSITY WAY NE | MIXED-USE

- 5 story apartment building directly across the street from our site.
- Since this building is of similar type and directly oppsite the street from our site, we looked to it for ideas on the front facade and other visual elements of our building, in order to maintain the streetscape



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

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



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

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



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

- 5 story apartment building at our north property boundary, similar to our project
- To address the alley and zoning change to the west. This building steps back above the first floor along the alley, responding to the single-story garages across the alley and reduced massing.



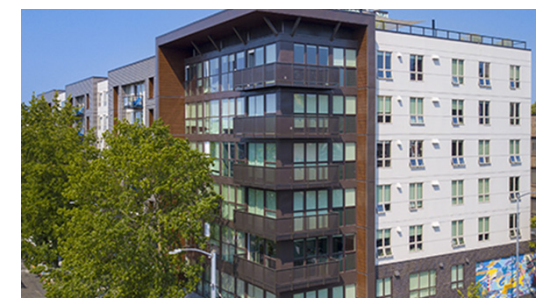
7- UNIVERSITY WAY APARTMENTS
5247 UNIVERSITY WAY NE | MIXED-USE

- 6-story apartment building on University Way NE in development
- One building away from our site
- This is a good example of a new building in the neighborhood with ground level retail and apartments above. This project will be a similar use.



8- UNIVERSITY HEIGHTS CENTER
5031 UNIVERSITY WAY NE | MIXED-USE

- A elementary school built in 1902, and now serves as a community center that have many functions, such as auditorium, apartments, offices and etc.
- The building, surrounded by an ample amount of open space and parking, occupies the entire block south of our site.



9- HUB U DISTRICT
5000 UNIVERSITY WAY NE | MIXED-USE

- Newly constructed 111-unit mixed-use student housing development.
- The building is of similar use to our project but at a larger scale, and specifically targeting student community.
- Similar in material and texture to the Muriels Landing Apts near our site.



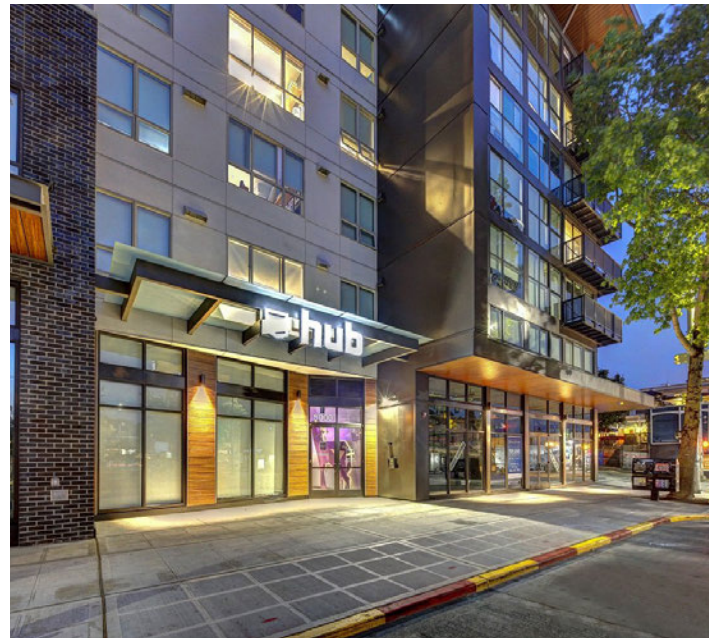
DESIGN CUES FROM CONTEXT

As our site is located on University Way NE which is a designated mixed-use corridor according to the guidelines, our goal is to maintain the strong pedestrian culture that currently exists in the area. Our building will be one of the smaller apartment buildings in the area, so we are proposing to keep the massing and form simple and clearly articulated. In addition, we carefully investigated the design of existing structures surrounding our site in the University District, such as the massing strategy and fenestration of other buildings. We look to the elements that succeeded in other buildings for inspiration when addressing challenges in our own project. Our design intent of this development, inspired by the context of the site and future growth of the area, is:

- Focuses on pedestrian experiences
- Entrances highlighted through vertical modulation
- Providing weather protection through various building elements such as recesses, canopies and cantilevers
- Transparency on ground level for better street activation
- Definitive design features to break down perception of mass
- Secondary facade fenestration to add details and richness to the facade design



ORI APARTMENTS - VERTICAL MODULATION



THE HUB - WEATHER PROTECTION THROUGH CANOPIES



ARBORA COURT - WEATHER PROTECTION THROUGH RECESSING



5247 UNIVERSITY WAY NE - ENGAGING PEDESTRIAN AT GROUND LEVEL



PARK MODERN - DIFFERENTIATING THE FACADE WITH MATERIAL, COLOR AND VOLUME



THE HUB U DISTRICT

SITE CONTEXT STREETSCAPE

NE 52ND STREET



5229 SITE FROM UNIVERSITY WAY NE



NE 52ND STREET

ACROSS FROM SITE



SITE CONTEXT STREETSCAPE



5229 SITE FROM ALLEY

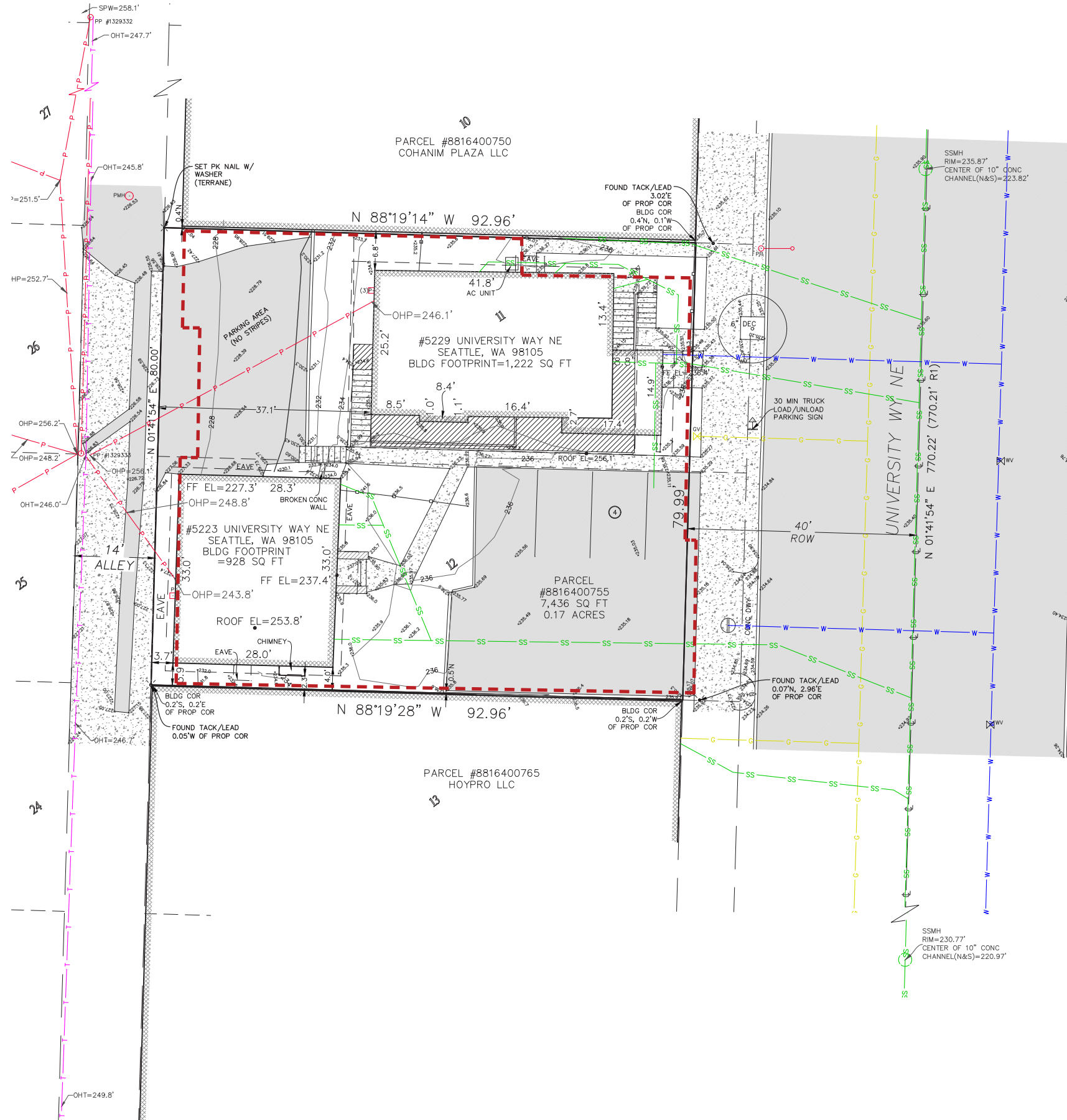
NE 52ND STREET



ACROSS FROM SITE



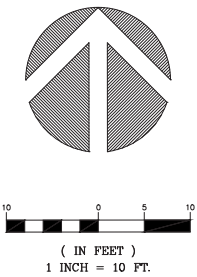
SITE SURVEY



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

Trees
 All street trees shown on survey to remain.

Dedications
 3' alley dedication required at the west property line.



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SEATTLE DESIGN GUIDELINES



CS2.IV: HEIGHT, BULK, AND SCALE

CS2 URBAN PATTERN & FORM

II. RESPECT FOR ADJACENT SITES

Special attention should be paid to projects in the zone edge areas to ensure impacts to Low-rise zones are minimized.

RESPONSE: All options have a setback along the alley to provide a buffer between the low-rise buildings across the alley. Additionally, all options break down the massing into multiple volumes to bring the scale of the project down. Buffers are also added to the first story outdoor deck areas for privacy.

CS2 URBAN PATTERN & FORM

IV. HEIGHT, BULK, AND SCALE

Special attention should be paid to projects in the following areas to minimize impacts of increased height, bulk and scale. Along zone edges and specified streets, step back upper floors above 40', or modify the roofline to reduce the negative effects of the allowable height limit.

RESPONSE: All options break down the massing on both University Way and along the alley by having multiple volumes for the project. This will help minimize the impact of a larger building. The rooflines are also stepped so that the building does not appear as one larger mass.

PL1 CONNECTIVITY

I. RESIDENTIAL OPEN SPACE

i. The ground-level open space should be designed as a plaza, courtyard, play area, mini-park, pedestrian open space, garden, or similar occupiable site feature. The quantity of open space is less important than the provision of functional and visual ground-level open space. Successfully design ground level open space should meet these objectives: a) Reinforces positive streetscape qualities by providing a landscaped front yard, adhering to common setback dimensions of neighboring properties, and providing a transition between public and private realms, b) Provides for the comfort, health and recreation of residents, and c) Increases privacy and reduce visual impacts to all neighboring properties.

RESPONSE: Ground level open spaces are provided along University Way in the form of outdoor seating and expanded sidewalks along with landscaping. Lower level decks are provided along the alley as a buffer to the low-rise zones in that area. Open space is also provided on the roof top for the residents of the building and will include seating areas, eating areas and landscaping.



PL3.II: HUMAN ACTIVITY

PL2 WALKABILITY

I. PEDESTRIAN OPEN SPACES AND ENTRANCES

On Mixed Use Corridors, entries to upper floor residential uses should be accessed from, but not dominate, the street frontage.

RESPONSE: The residential entrance is provided along University Way, which is the primary street frontage. The retail entries are also located along the street front and will be the majority of the entrances along the façade.

PL3 STREET-LEVEL INTERACTION

I. ENTRANCES VISIBLE FROM THE STREET

i. On Mixed Use Corridors, primary business and residential entrances should be oriented to the commercial street. Secondary and service entries should be located off the alley, side street or parking lots.

RESPONSE: All primary entrances are designed to be oriented facing the commercial street. Secondary entrances are located along the alley and sides of the building.

PL3 STREET-LEVEL INTERACTION

II. HUMAN ACTIVITY

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.

RESPONSE: The ground floor façade for all options is recessed to provide wider sidewalks along the main street front. Seating and landscaping will be provided in these spaces as well as spill out space for the retail areas.

SEATTLE DESIGN GUIDELINES



DC2.IV: ARCHITECTURAL ELEMENTS AND MATERIALS

DC1 PROJECT USES AND ACTIVITIES III. VISUAL IMPACTS OF PARKING STRUCTURES

- i. The preferred solution for parking structures is to incorporate commercial uses at the ground level. Below-grade parking is the next best solution.
- ii. There should be careful consideration of the surrounding street system when locating auto access. When the choice is between an arterial and a lower volume, residential street access should be placed on the arterial.

RESPONSE: The parking is located along the alley and will be partially below grade. It will not be visible from the street front.

DC2 ARCHITECTURAL CONCEPT IV. ARCHITECTURAL ELEMENTS AND MATERIALS

- i. On Mixed Use Corridors, consider breaking up the façade into modules of not more than 50 feet (measured horizontally parallel to the street) on University Way and 100 feet on other corridors, corresponding to traditional platting and building construction. (Note: This should not be interpreted as a prescriptive requirement.)

RESPONSE: All options break the massing up into smaller volumes to help with the scale of the development. In the preferred option the massing is broken down into modules that are around 50 feet or less in length.

DC3 OPEN SPACE CONCEPT I. PEDESTRIAN OPEN SPACES AND ENTRANCES

On Mixed Use corridors, consider setting back a portion of the building to provide small pedestrian open spaces with seating amenities. The building facades along the open space must still be pedestrian-oriented open spaces should meet the objectives below as well as the citywide design guidelines.

RESPONSE: All options have the first floor façade recessed along the retail frontage of the building to allow for public seating areas and landscaping. This will also provide spill out space for the retail development.



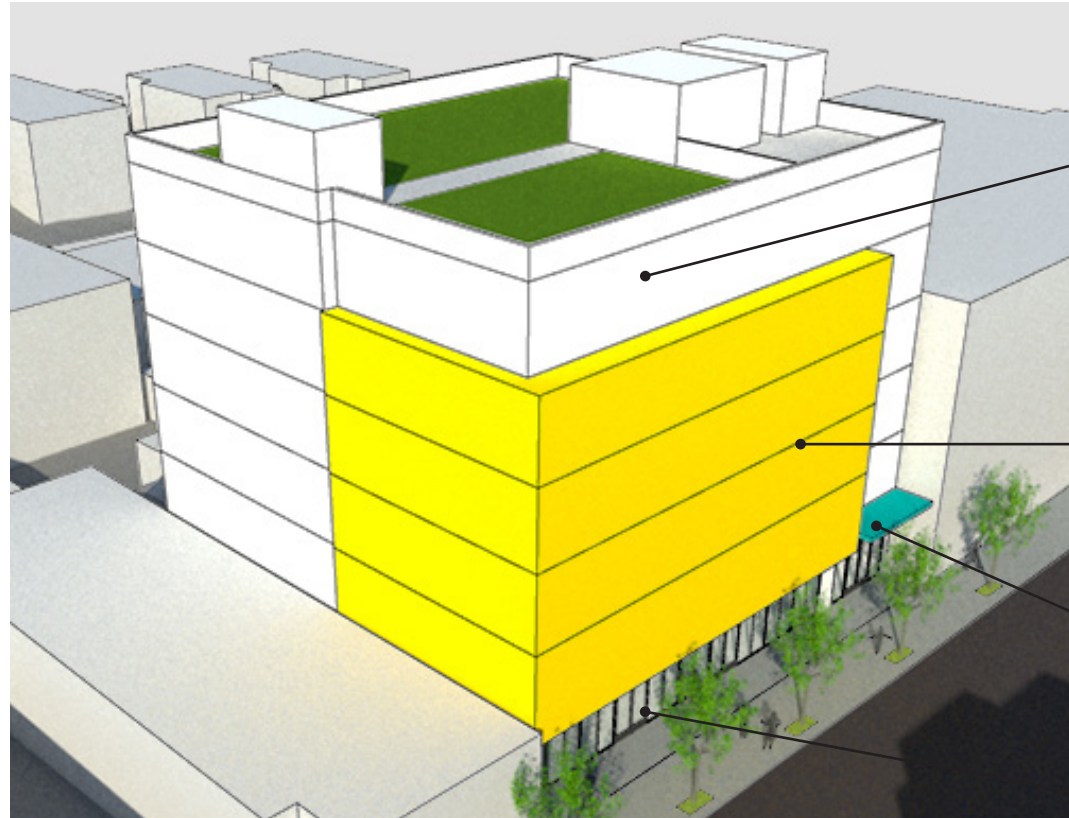
DC4.I: EXTERIOR FINISH MATERIALS

DC4 EXTERIOR ELEMENTS & FINISHES I. EXTERIOR FINISH MATERIALS

- i. New buildings should emphasize durable, attractive, and well-detailed finish materials, including: a) Brick, b) Concrete, c) Cast stone, natural stone, tile, d) Stucco and stucco-like panels, if they feature an even surface and properly trimmed joints and edging around doors and windows, e) Art tile or other decorative wall details, and f) Wood, especially appropriate for residential structures.

RESPONSE: All exterior finish materials will be durable, attractive and well-detailed as we move further into the design of the project. The building will be of similar materials to other new and proposed projects in the area.

DESIGN PROPOSAL MASSING CONCEPT 1



A: FIBER CEMENT PANELS



B: CORRUGATED METAL



C: METAL CANOPY



D: STOREFRONT

INSPIRATIONS



FACADE MODULATION

EARLY DESIGN GUIDANCE

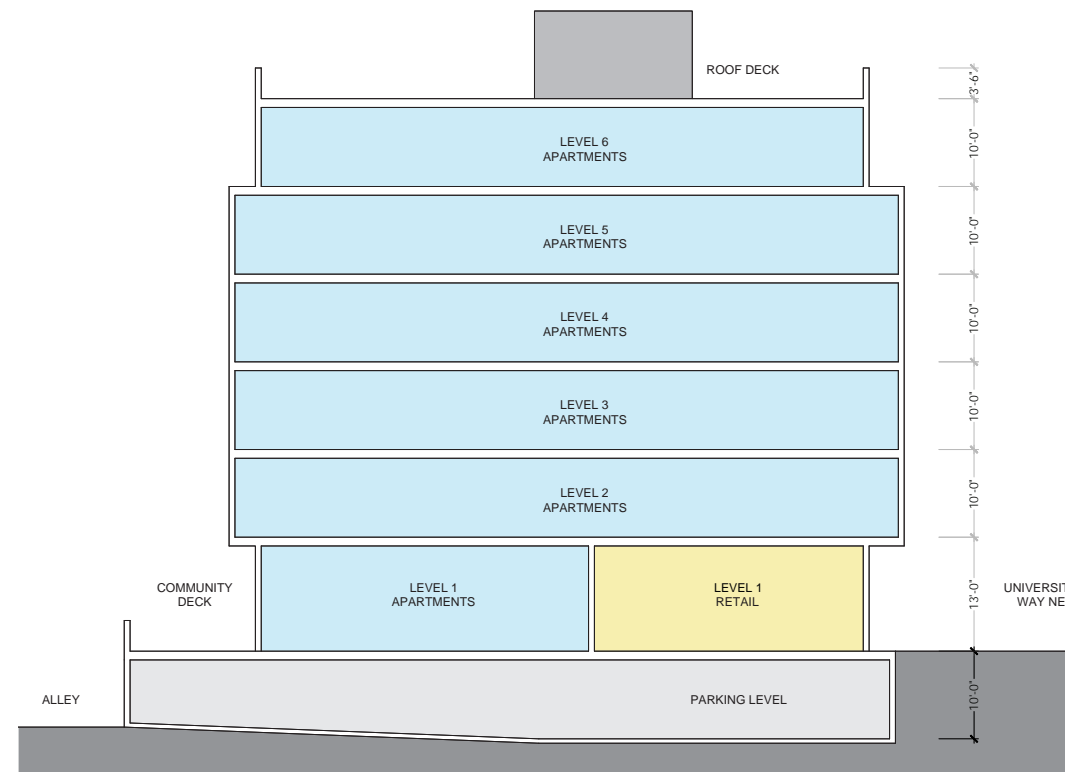
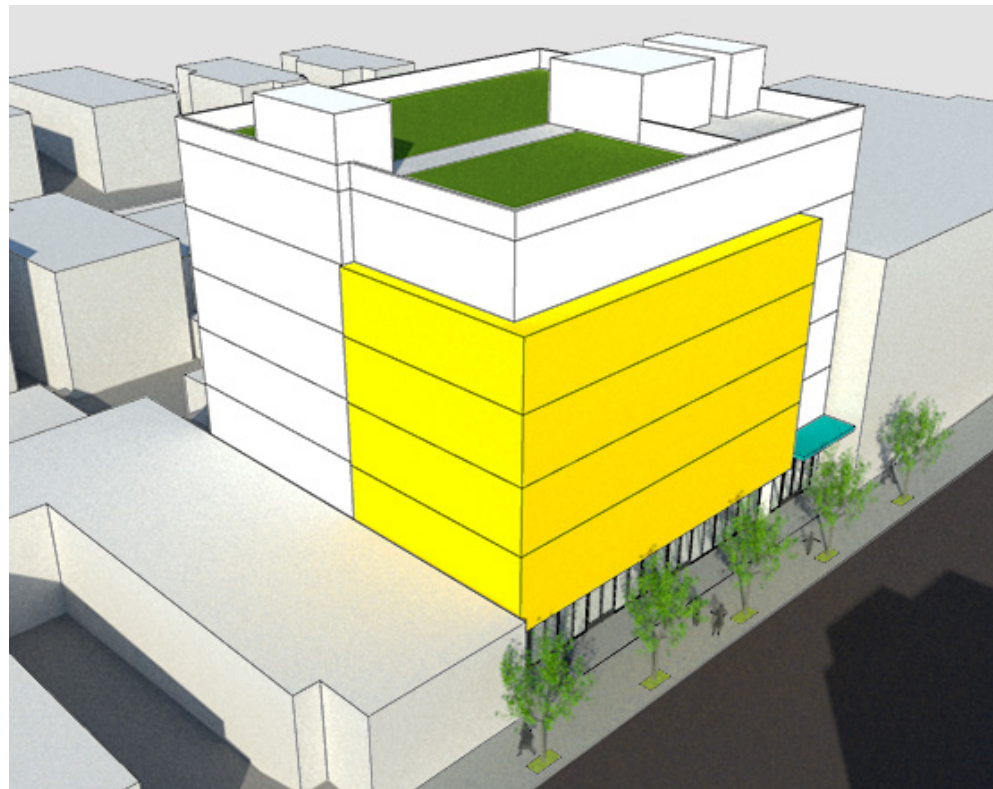
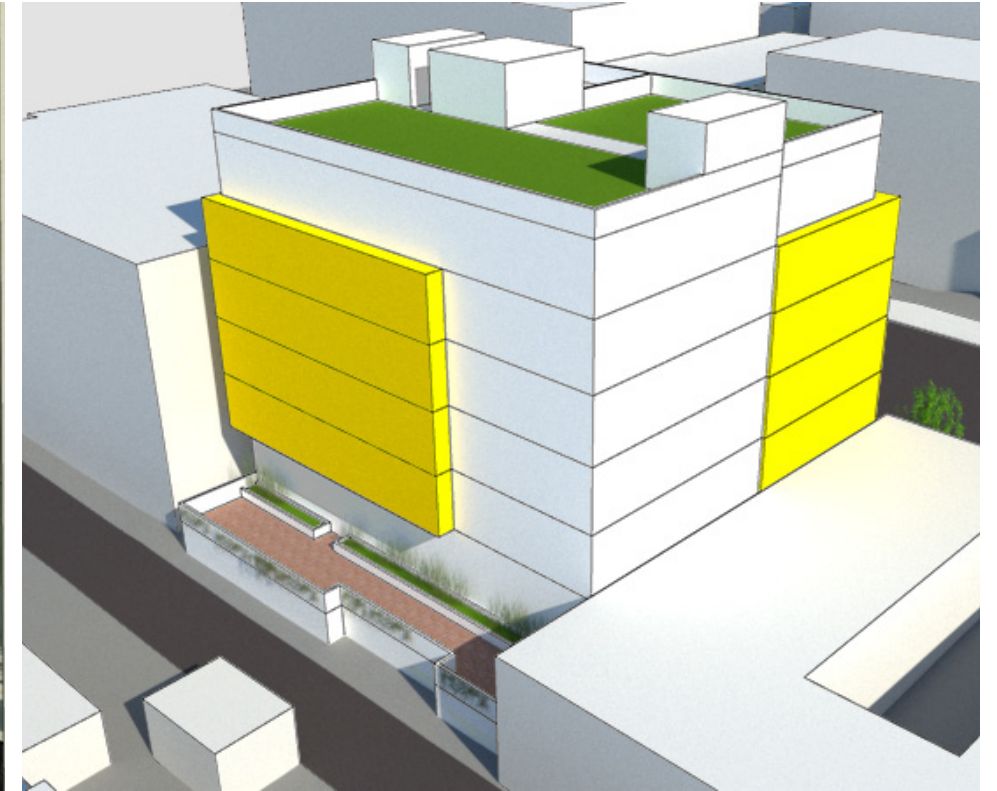
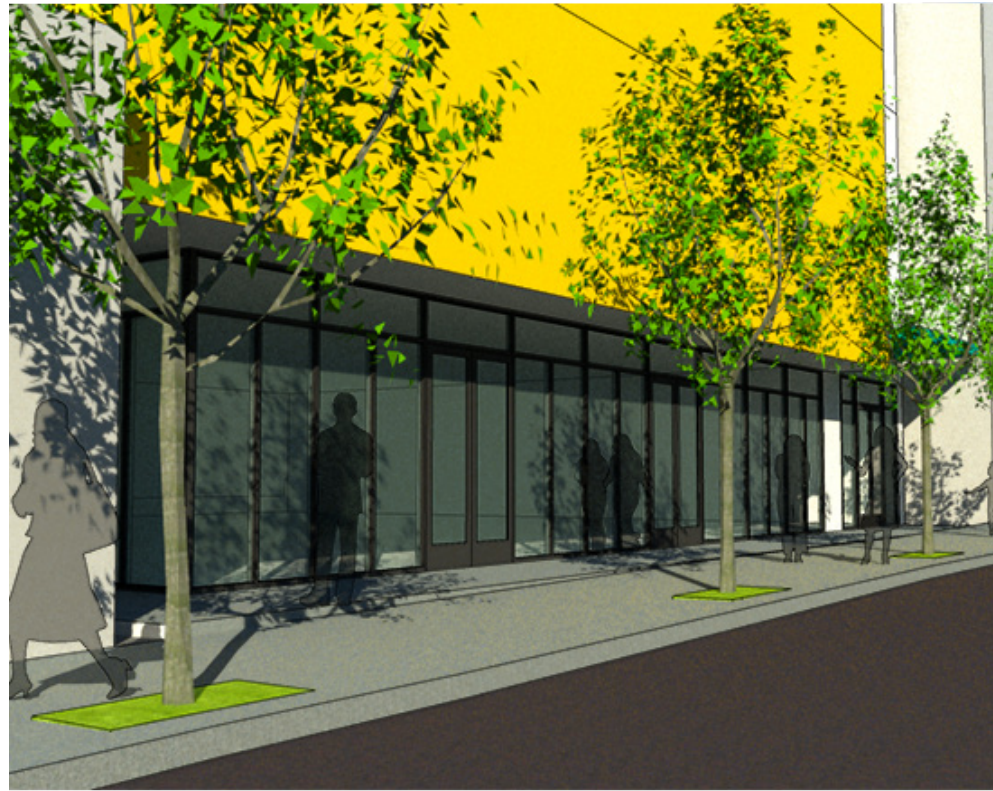


FIBER CEMENT PANEL AND CORRUGATED METAL



CANTILEVERED CORRUGATED METAL SURFACE

DESIGN PROPOSAL MASSING CONCEPT 1



DESIGN PROPOSAL MASSING CONCEPT 2

CONCEPT 2

- Unit Count: 66 units
- Parking: 17 stalls
- Retail Space: 1,380 SF
- Total Area: 38,955 SF
- FAR (total) 32,920 SF (35,340 sf allowed)

PROS:

- Prominent retail presence
- Modulated Facade. Reduced Mass.
- Roof Deck

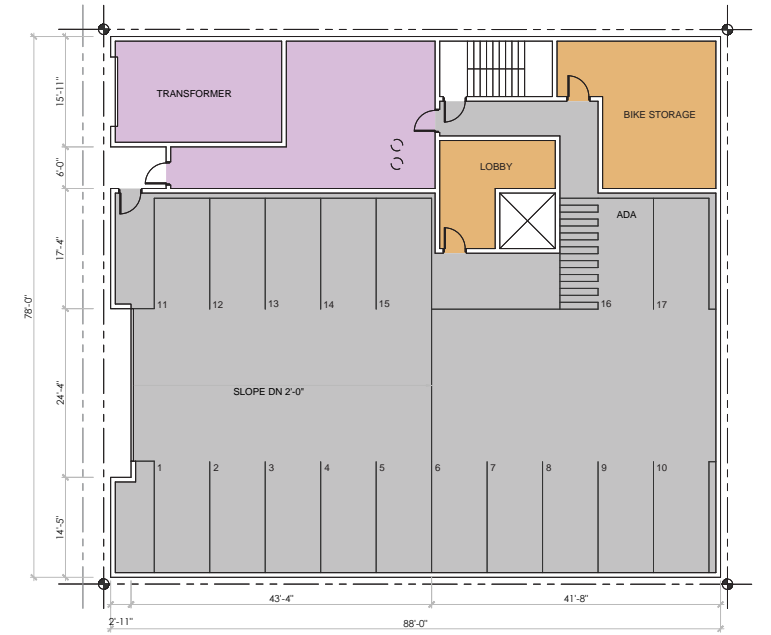
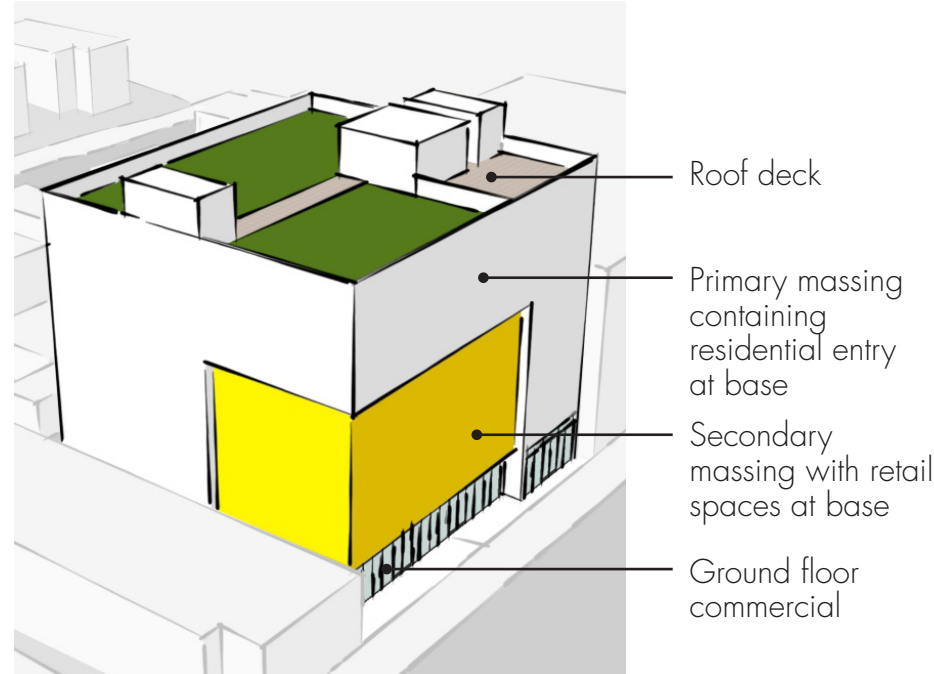
CONS:

- Overall smaller units size due to increased modulation

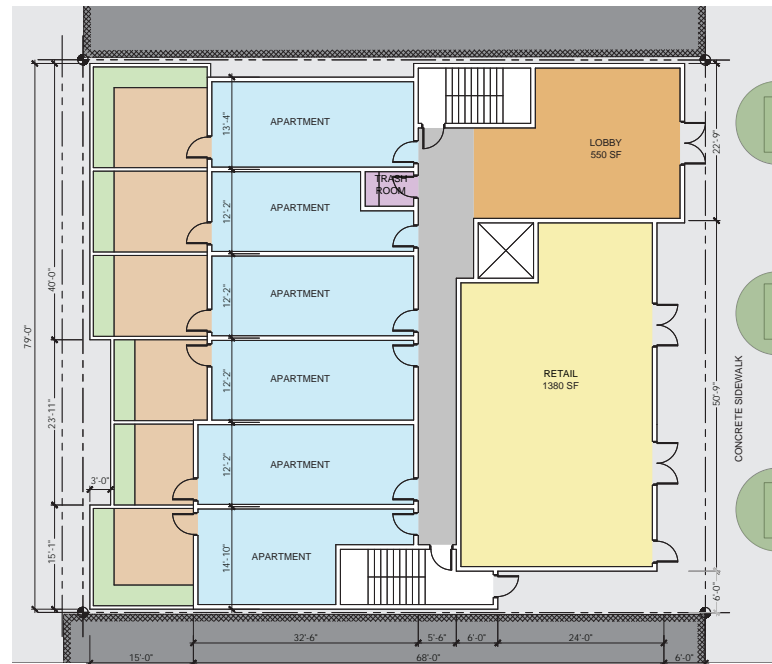
DEPARTURES: SMC 23.47A.005

Residential uses shall not occupy more than 20% of street-level, street-facing facade along designated principal pedestrian streets. [79' x 20% = 15.8' allowed]

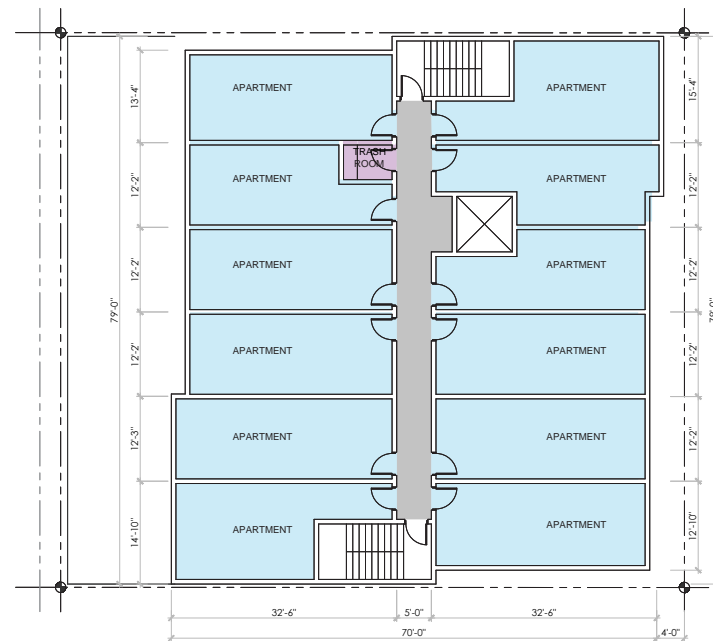
Concept 2 provides a separated retail and residential entry access. The retail space is formally differentiated by recessing the retail facade and potentially adding a material change to further accentuate this modulation. The retail entries are covered by a slight building cantilever above, creating protection from weather and opportunities for wood soffits and other textural elements at the street edge. The building is modulated in both a horizontal and vertical direction, allowing for changes in massing and material. Ground floor units along the alley each receive a private patio space. This scheme provides a community deck at the roof level and provides a great landscaping opportunity.



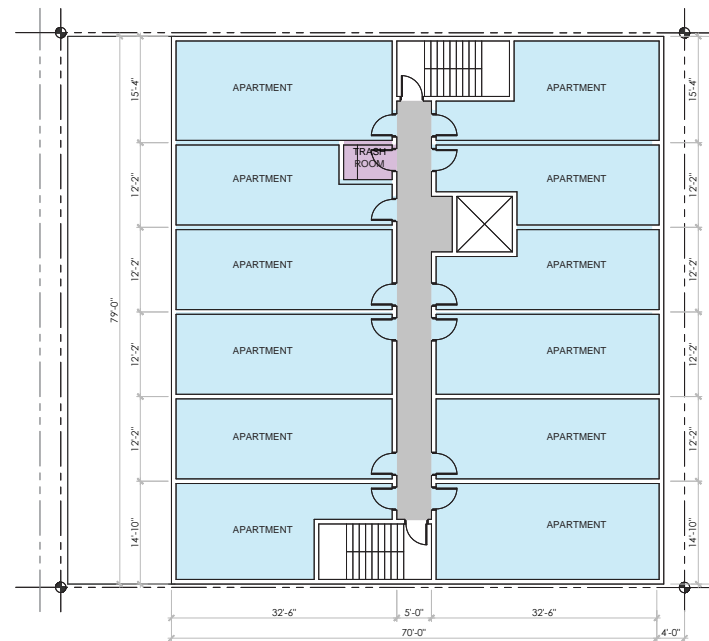
PARKING LEVEL



GROUND LEVEL



LEVEL 2-4



LEVEL 5-6



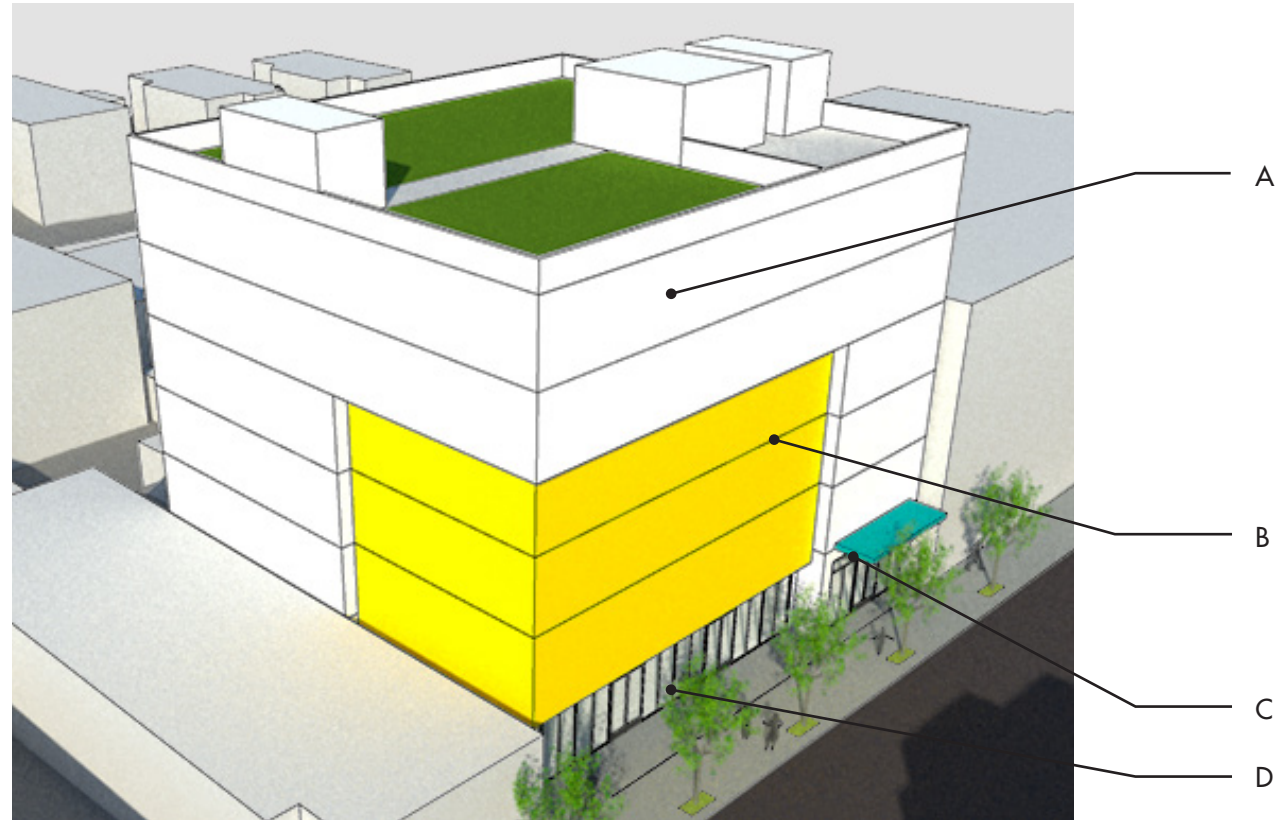
ROOF LEVEL



KEY

- Amenity
- Residential
- Circulation
- Outdoor Space/ Terrace
- Utility
- Retail
- Patio

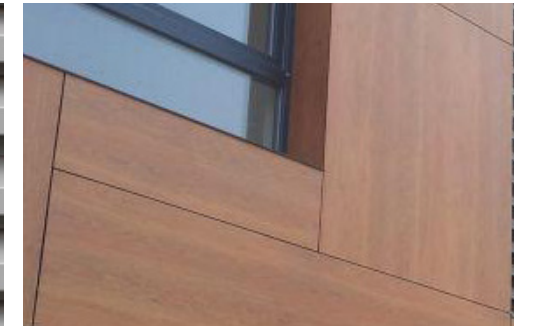
DESIGN PROPOSAL MASSING CONCEPT 2



A: FIBER CEMENT PANELS



B - OPTION 1: CORRUGATED METAL



B - OPTION 2: WOOD PANELS



C: METAL CANOPY



D: STOREFRONT

INSPIRATIONS



RECESSED STOREFRONT WITH WOOD ACCENTS

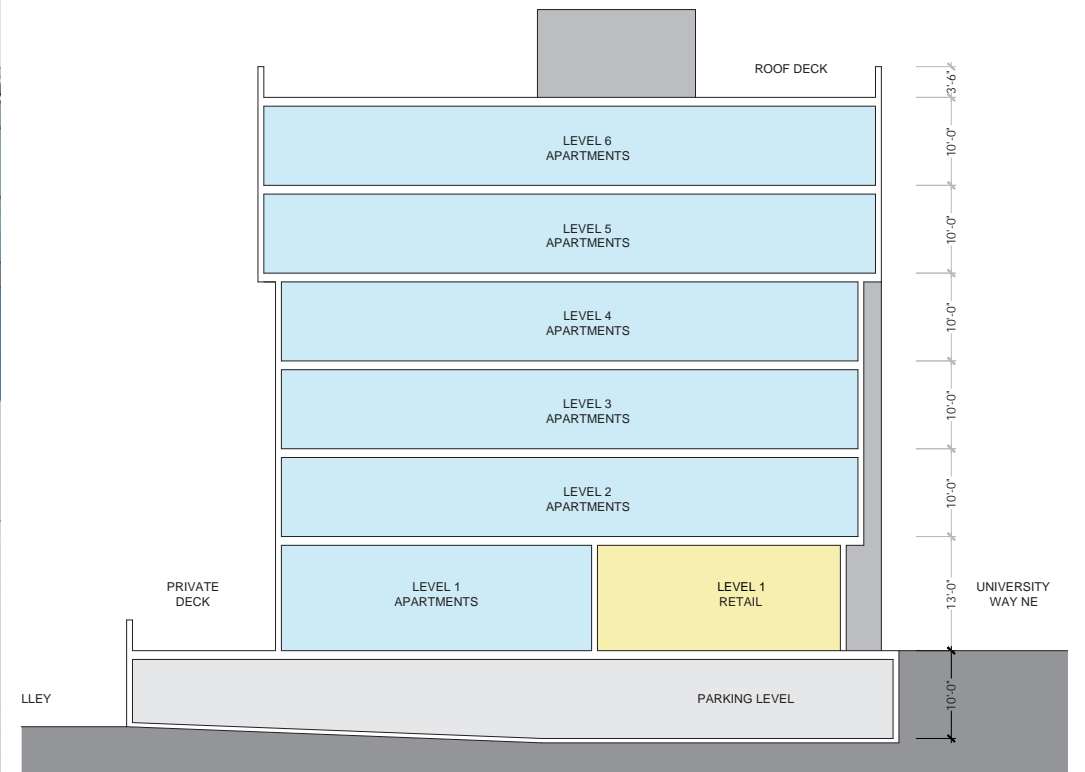
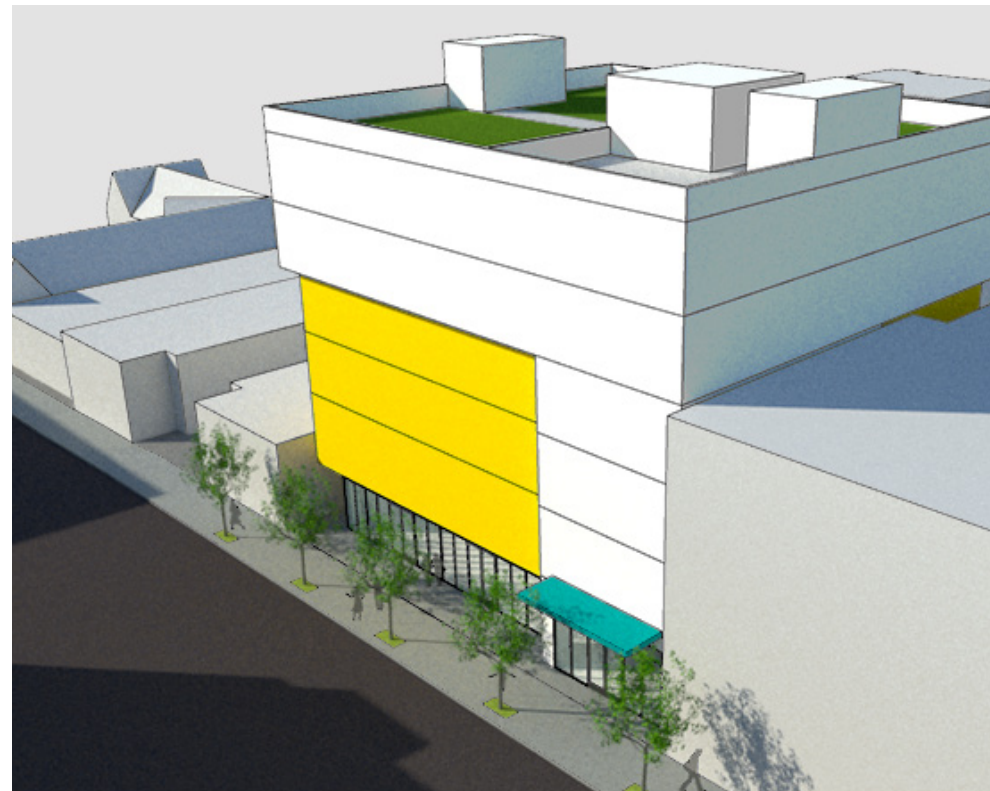
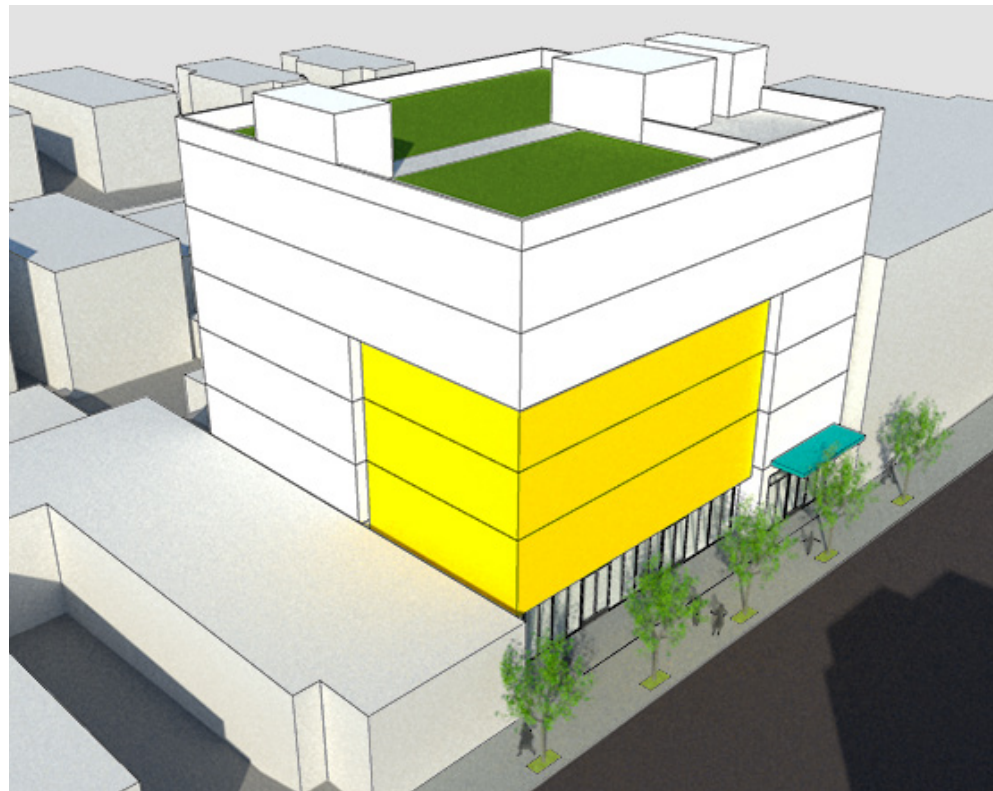
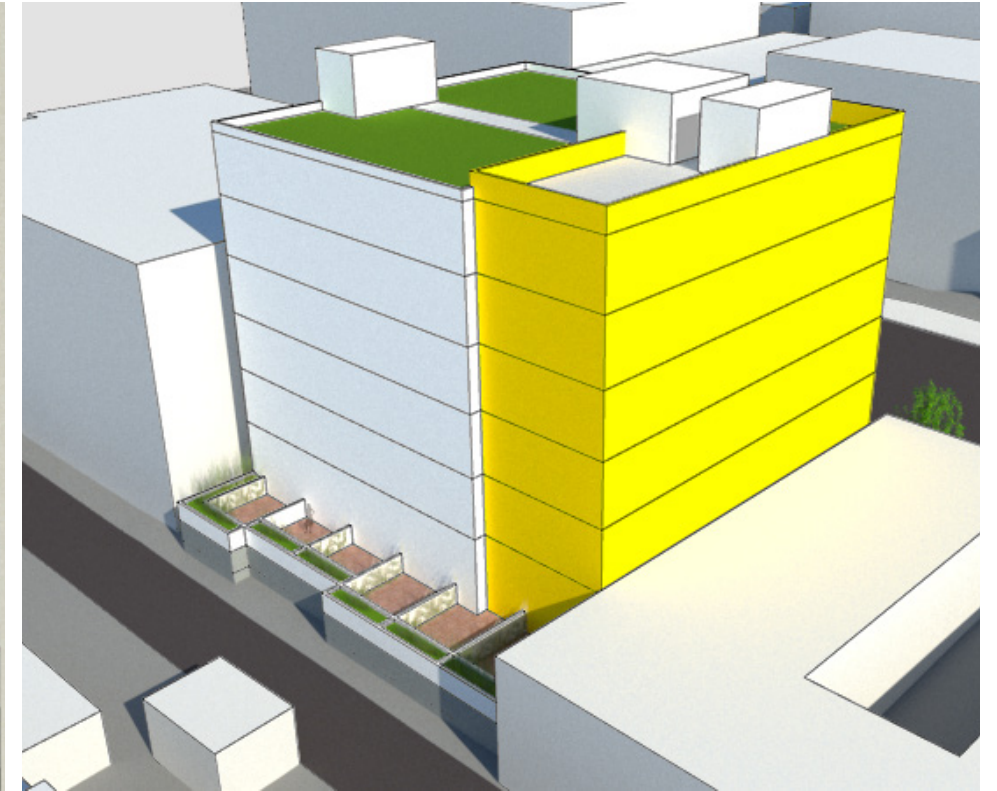
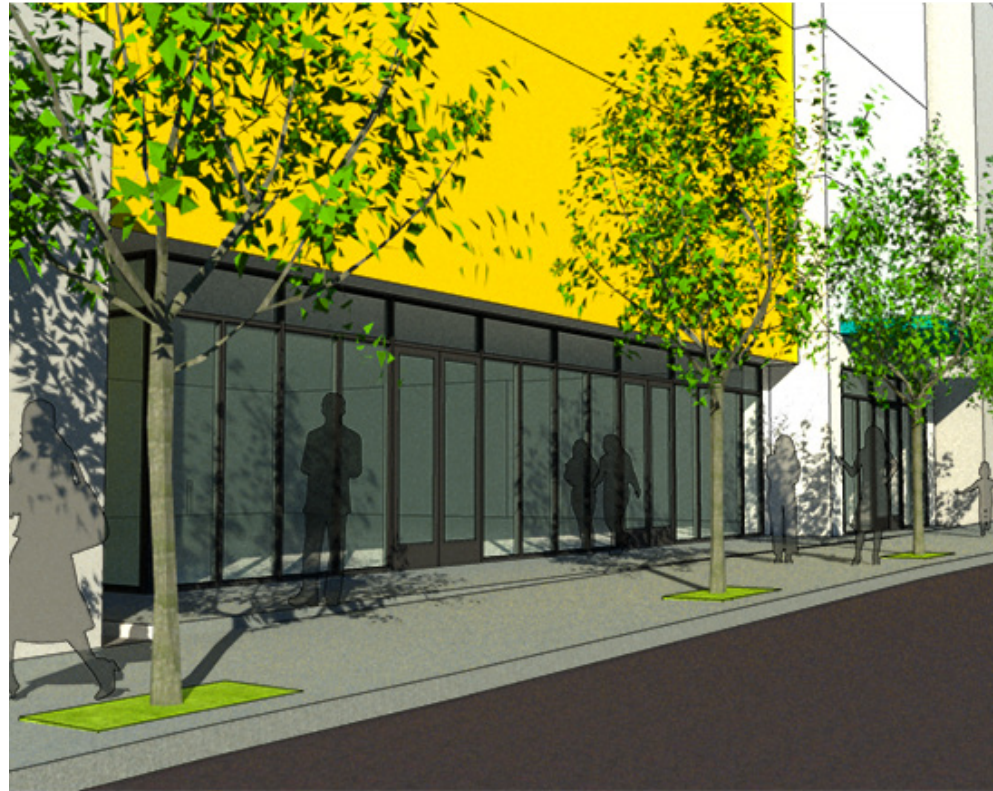


FIBER PANEL AND COMPOSITE WOOD PANEL



RECESSED VOLUMES

DESIGN PROPOSAL MASSING CONCEPT 2



DESIGN PROPOSAL MASSING CONCEPT 3 (PREFERRED)

CONCEPT 3

- Unit Count: 66 units
- Parking: 17 stalls
- Retail Space: 1,250 SF
- Total Area: 39,065 SF
- FAR (Total) 33,090 SF (35,340 sf allowed)

PROS:

- Prominent retail presence
- Clearly articulated residential entry.
- Roof Deck

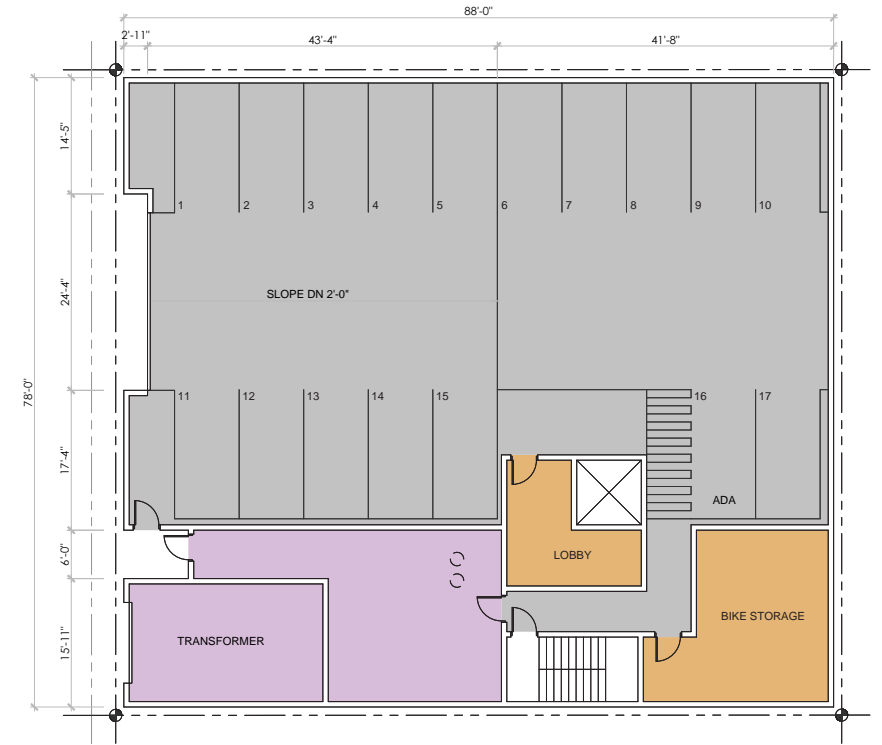
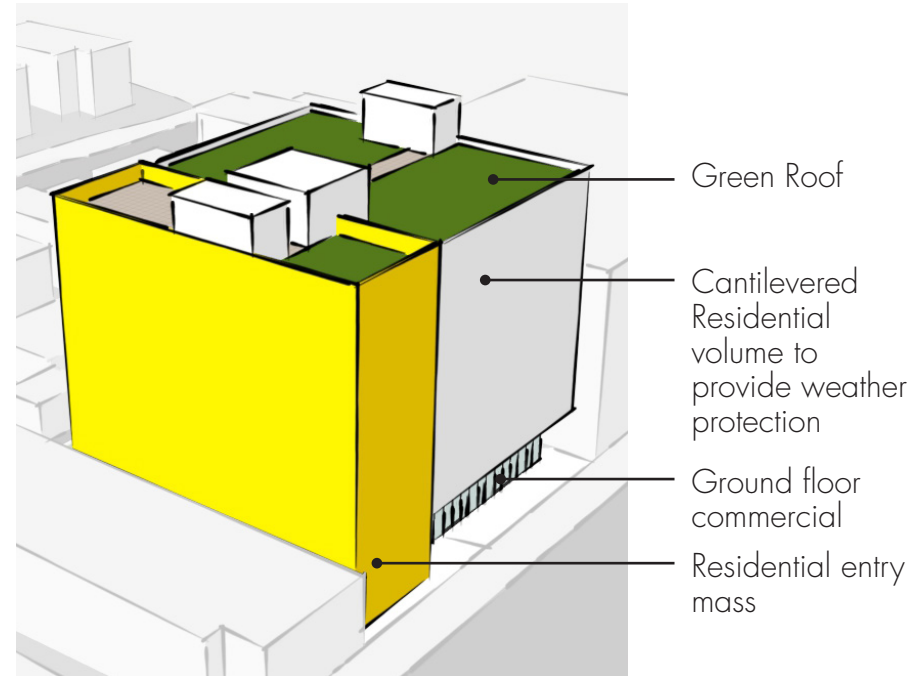
CONS:

- 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. [79' x 20% = 15.8' allowed]

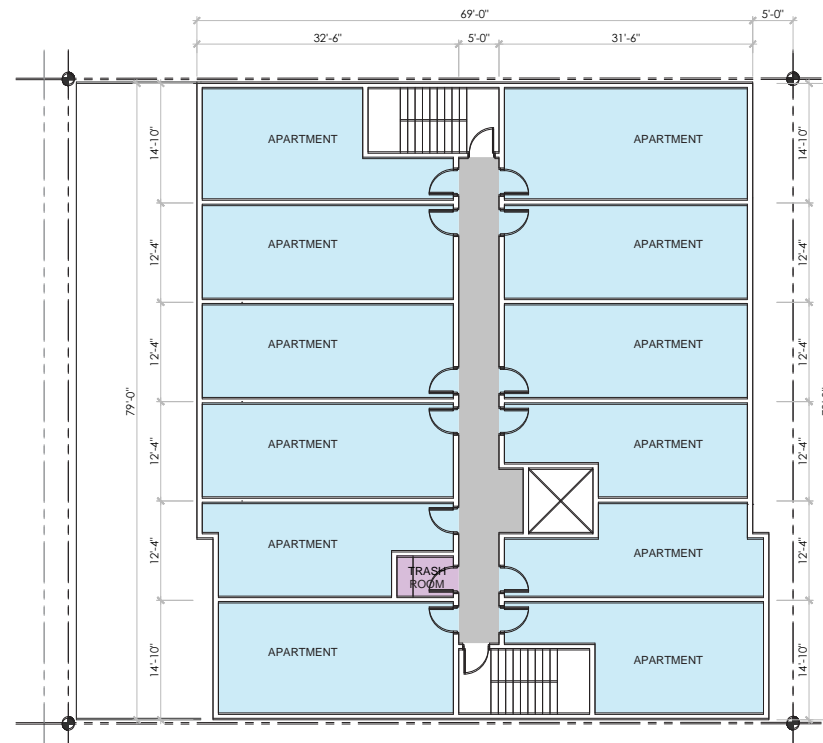
Concept 3 provides separated residential entry access and retail entries along the street facade. The residential entry is located on a protruding mass, clearly defining the residential and retail entry points. This differentiation in massing provides an opportunity for vertical modulation to respond to the neighboring context. This modulation also provides an opportunity for material change. Ground floor units along the alley each receive a private patio space. This scheme provides a community deck at the roof level and provides a great landscaping opportunity.



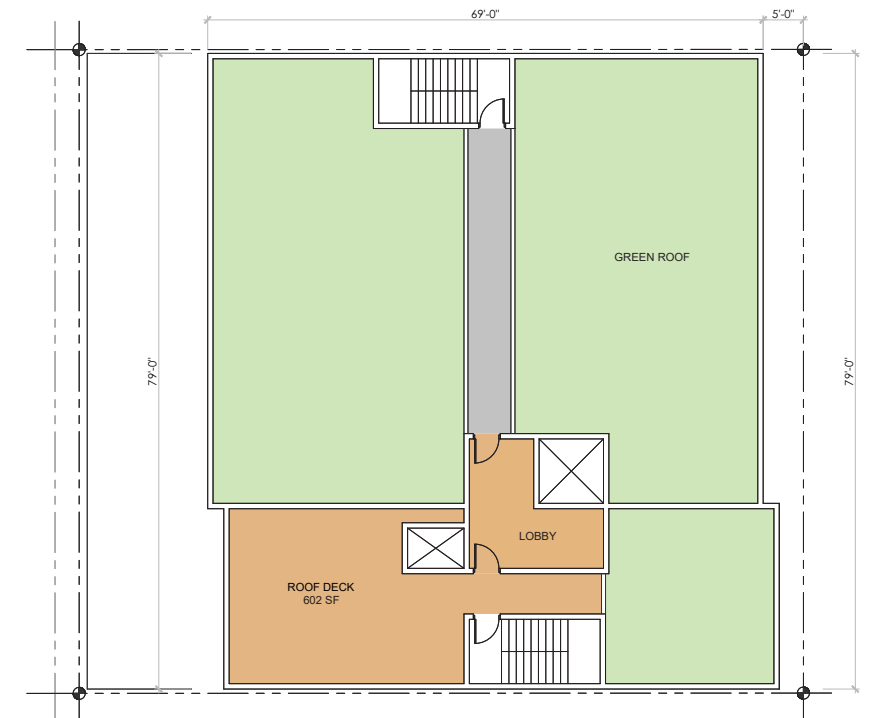
PARKING LEVEL



GROUND LEVEL



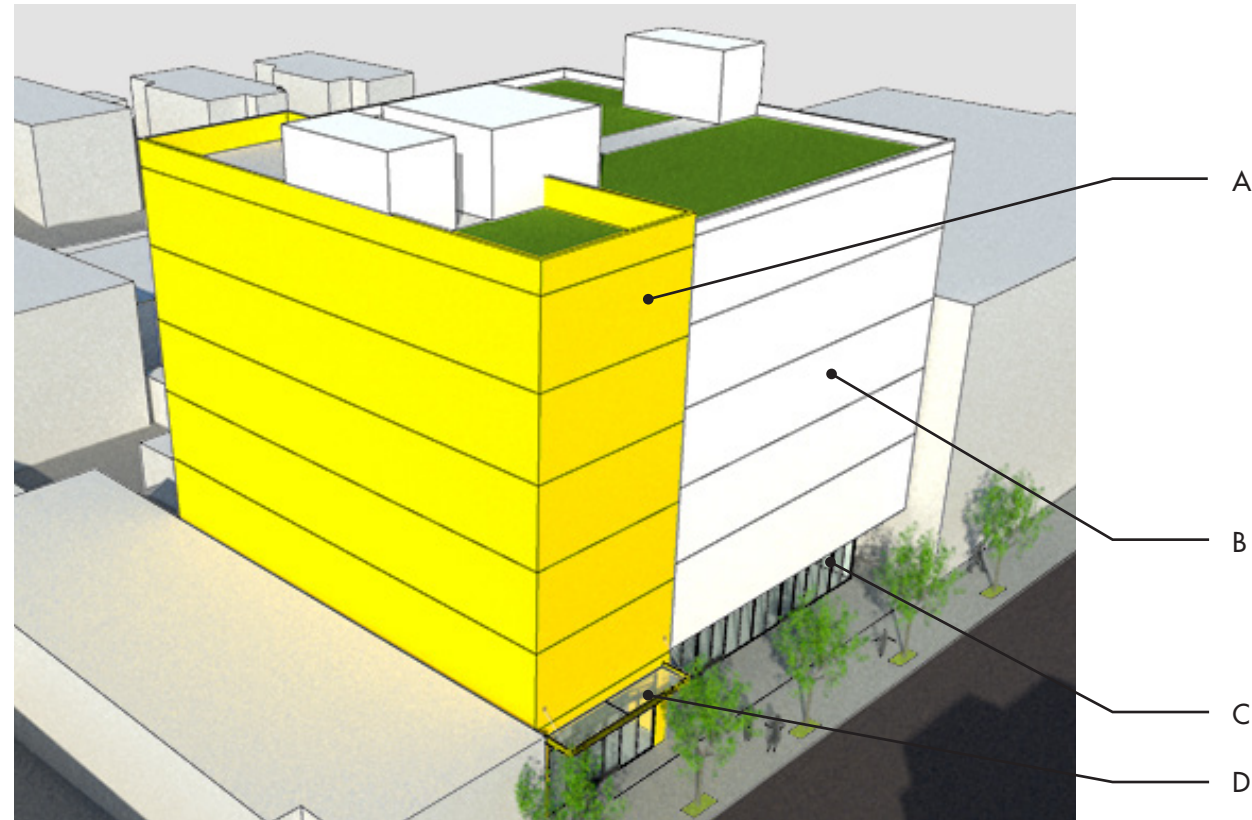
TYPICAL UPPER LEVEL



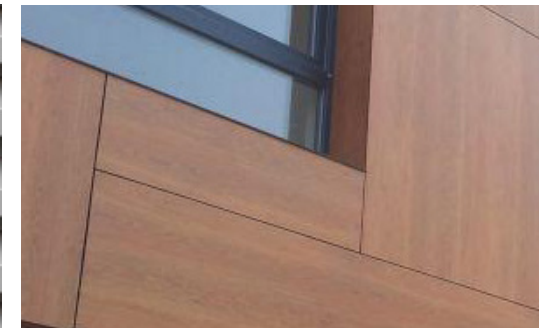
ROOF LEVEL



DESIGN PROPOSAL MASSING CONCEPT 3



A - OPTION 1: CORRUGATED METAL



A - OPTION 2: WOOD PANELS



B: FIBER CEMENT PANELS



C: STOREFRONT



D: METAL CANOPY

INSPIRATIONS



TRANSPARENCY AT STREET LEVEL

EARLY DESIGN GUIDANCE

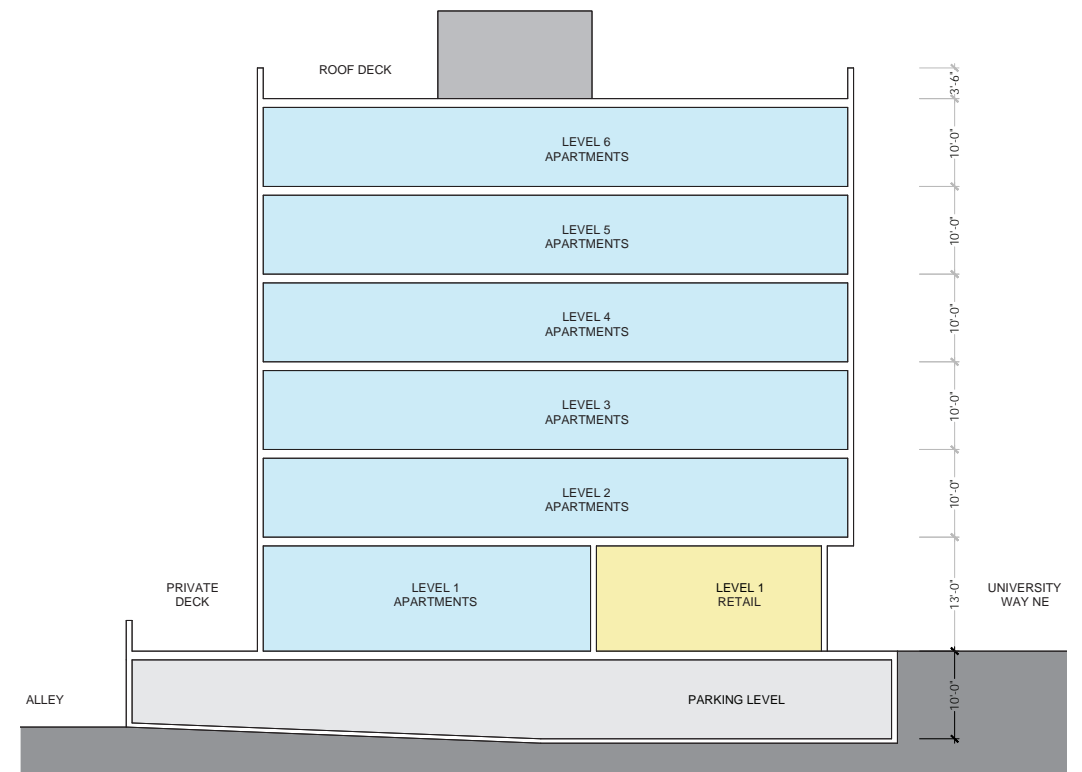
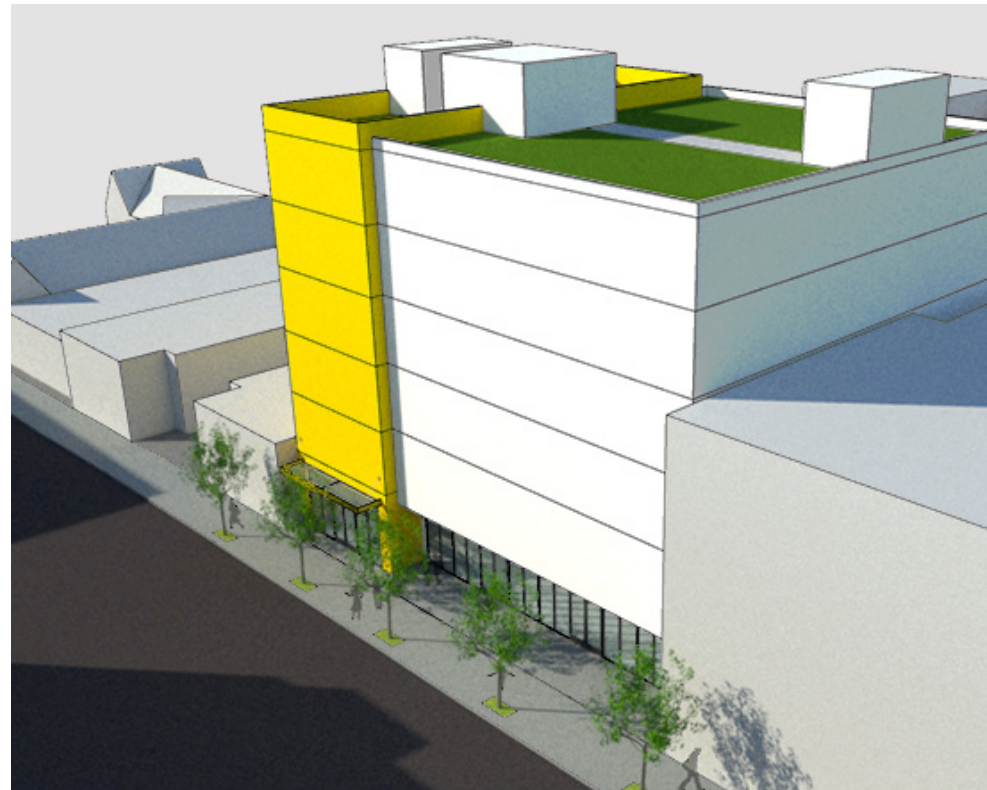
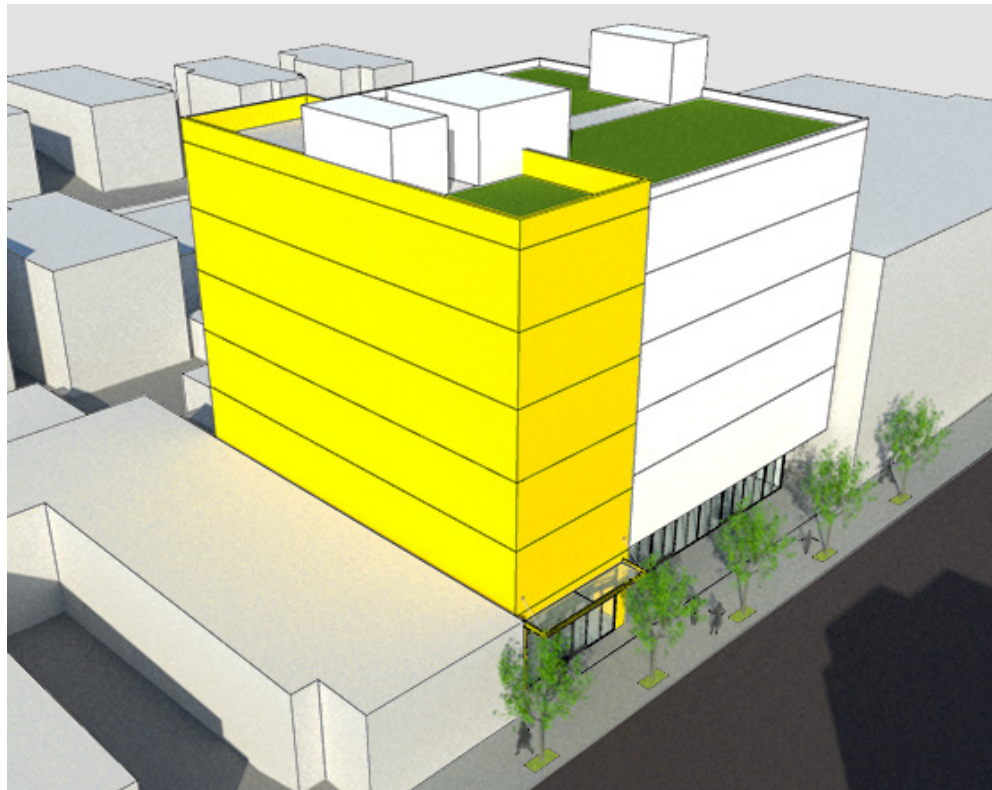
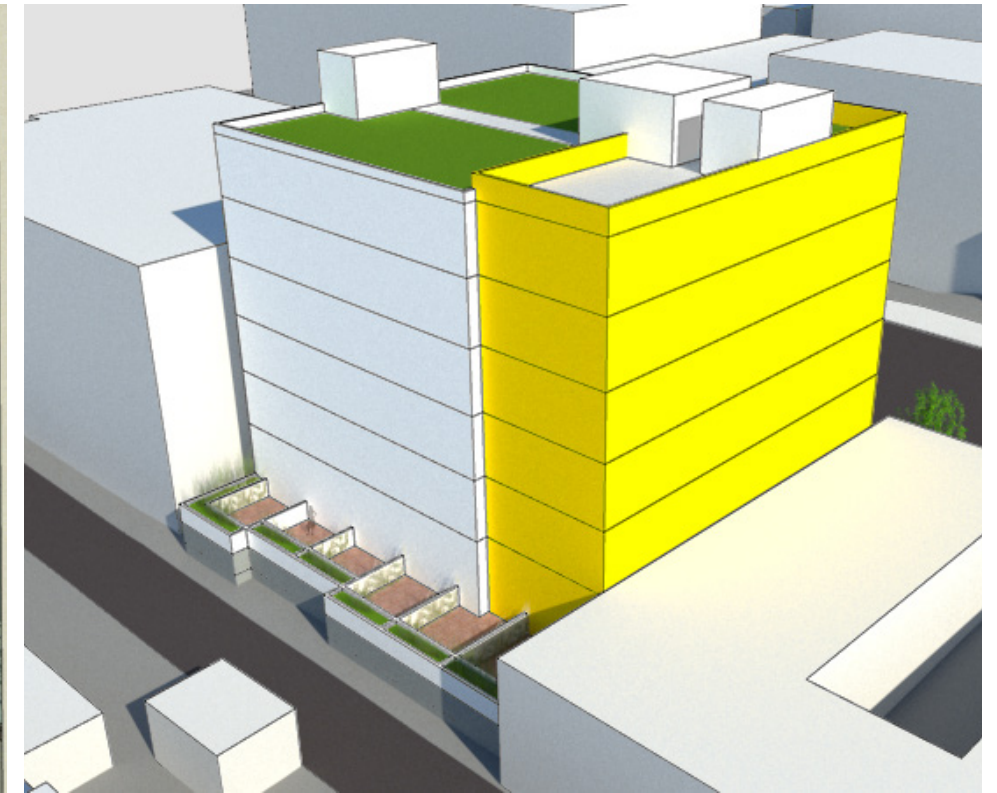


VERTICAL MODULATION WITH SPATIAL AND TEXTURAL VARIATION

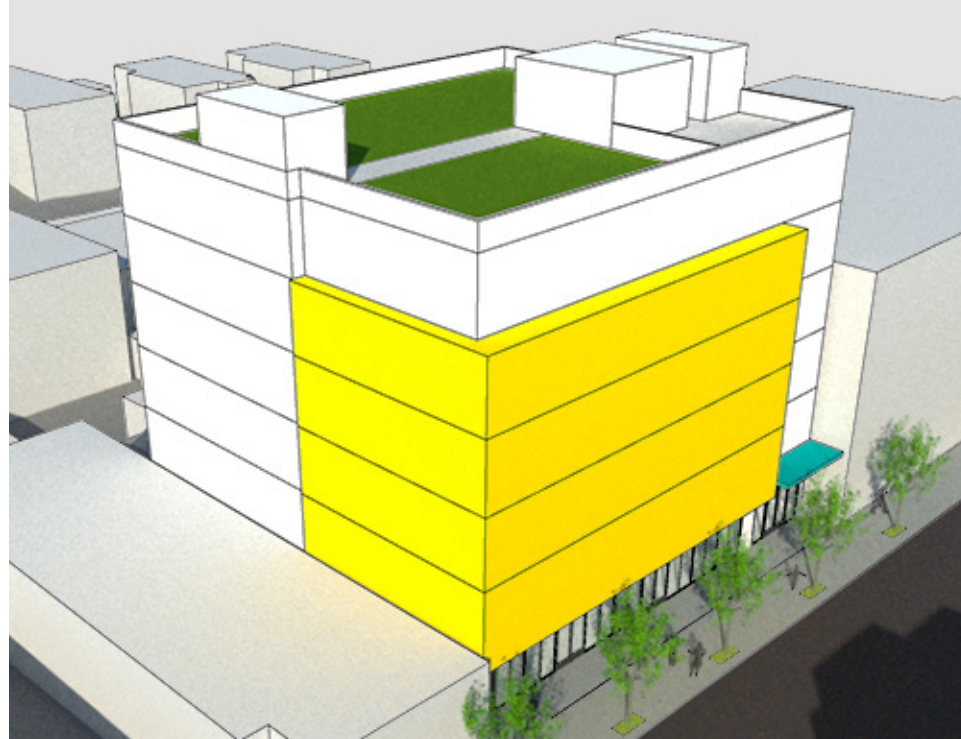


METAL CANOPY ENTRANCE

DESIGN PROPOSAL MASSING CONCEPT 3



DESIGN PROPOSAL MASSING OPTIONS



OPTION 1

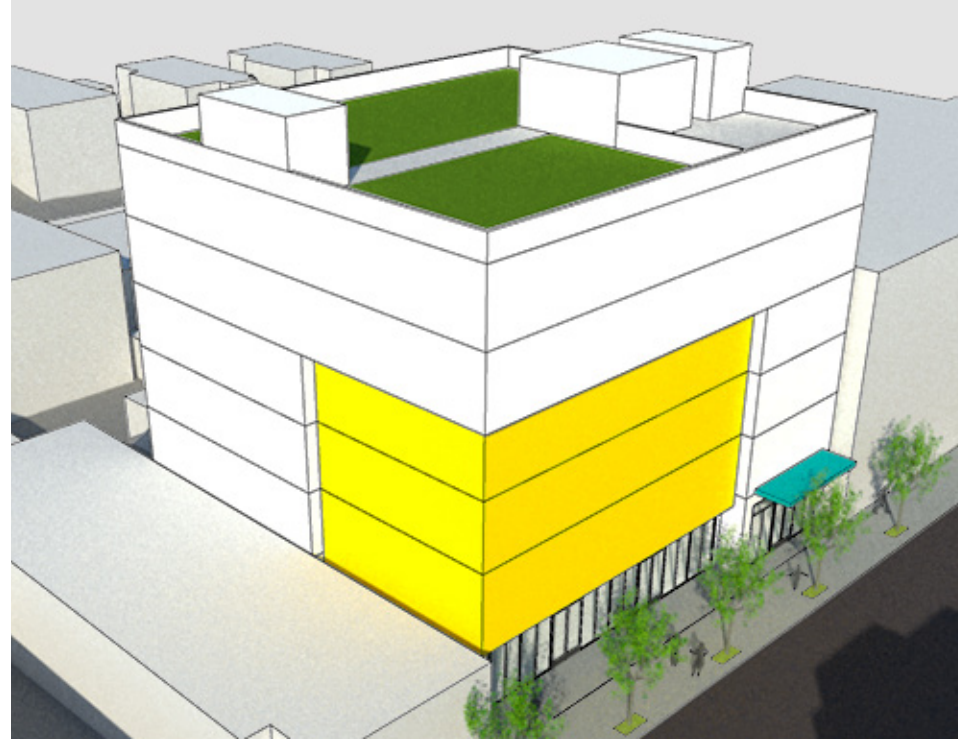
PROS:

- Simple massing provides clarity in design
- Larger Units
- Roof Deck

CONS:

- Flat facing facade. Minimal Modulation
- Larger perceivable mass

DEPARTURES: NONE



OPTION 2

PROS:

- Prominent retail presence
- Modulated Facade. Reduced Mass.
- Roof Deck

CONS:

- 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. [79' x 20% = 15.8' allowed]



OPTION 3 (PREFERRED)

PROS:

- Prominent retail presence
- Clearly articulated residential entry.
- Roof Deck

CONS:

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

DEPARTURES: SMC 23.47A.005

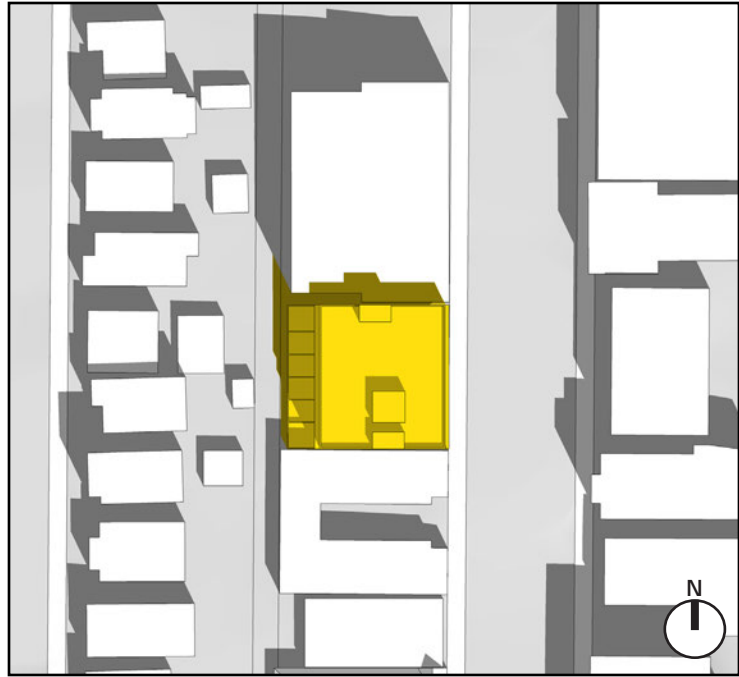
Residential uses shall not occupy more than 20% of street-level, street-facing facade along designated principal pedestrian streets. [79' x 20% = 15.8' allowed]

DESIGN PROPOSAL DEPARTURES

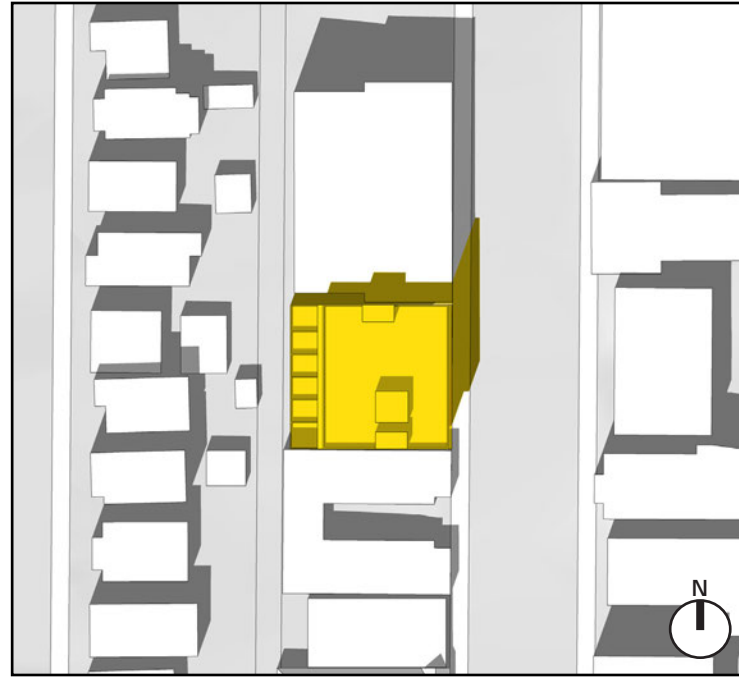
OPTION NUMBER	REQUIRED	REQUEST	JUSTIFICATION
1	NONE	N/A	N/A
2	<p>SMC 23.47A.005 Residential uses shall not occupy more than 20% of street-level, street-facing facade along designated principal pedestrian streets. [78' x 20% = 15.8' allowed]</p>	<p>Requesting an increase of the maximum residential use percentage permitted along principal pedestrian street facade from 20% to 28%</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 23'-1" wide, which is 28% of the street front facing facade (an additional 8%)</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. [79' x 20% = 15.8' allowed]</p>	<p>Requesting an increase of the maximum residential use percentage permitted along principal pedestrian street facade from 20% to 28%</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 79 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 23'-1" wide, which is 28% of the street front facing facade (an additional 8%)</p>

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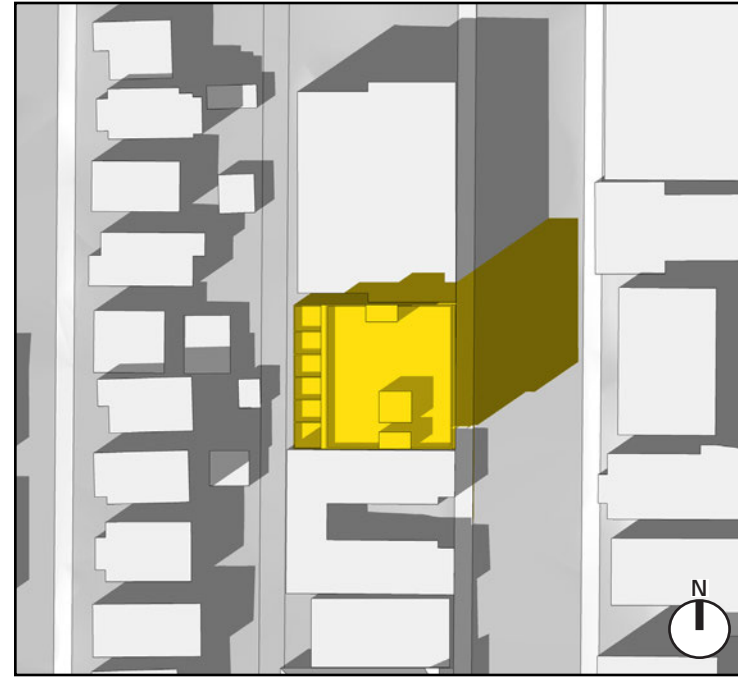
DESIGN PROPOSAL SEASONAL SHADOW ANALYSIS



10 AM - SPRING EQUINOX
March 20, 2017



12 PM - SPRING EQUINOX
March 20, 2017



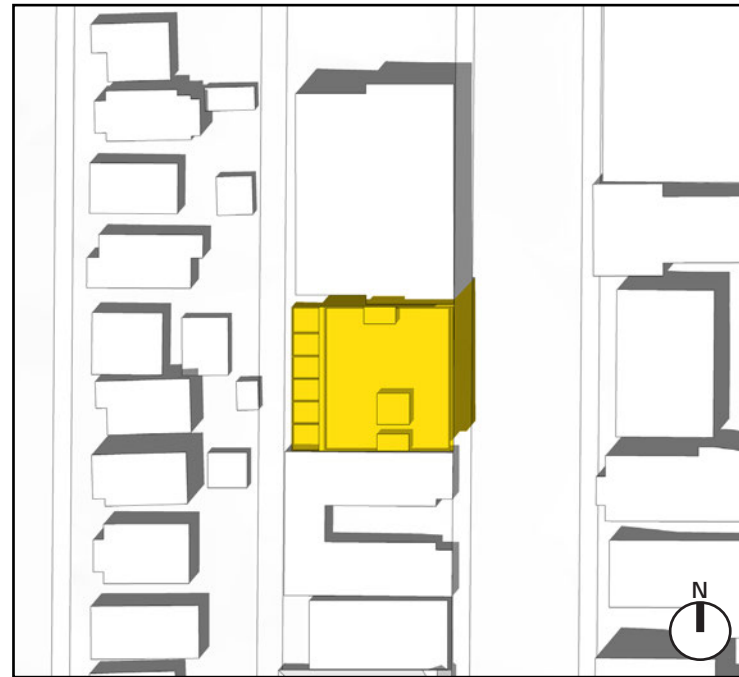
2 PM - SPRING EQUINOX
March 20, 2017



4 PM - SPRING EQUINOX
March 20, 2017



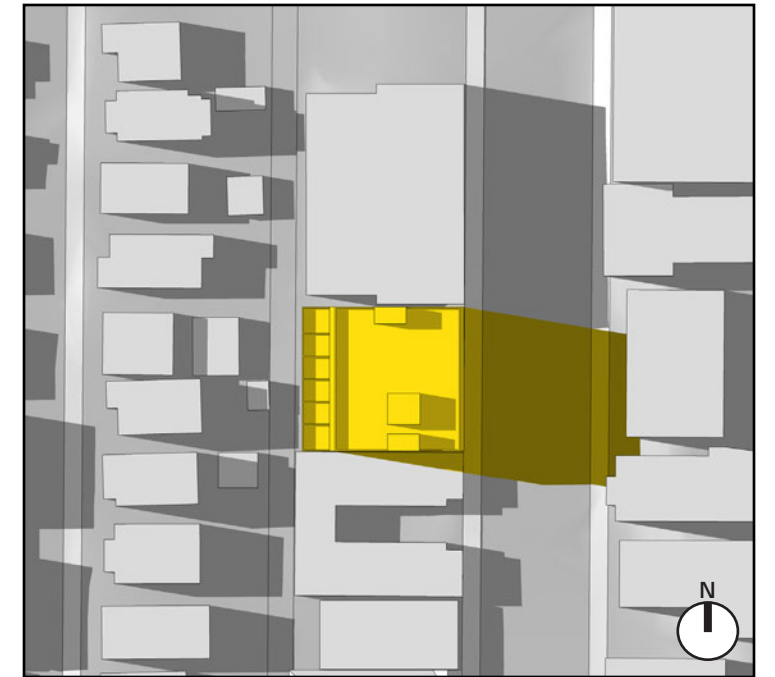
10 AM - SUMMER SOLSTICE
June 21st, 2017



12 PM - SUMMER SOLSTICE
June 21st, 2017

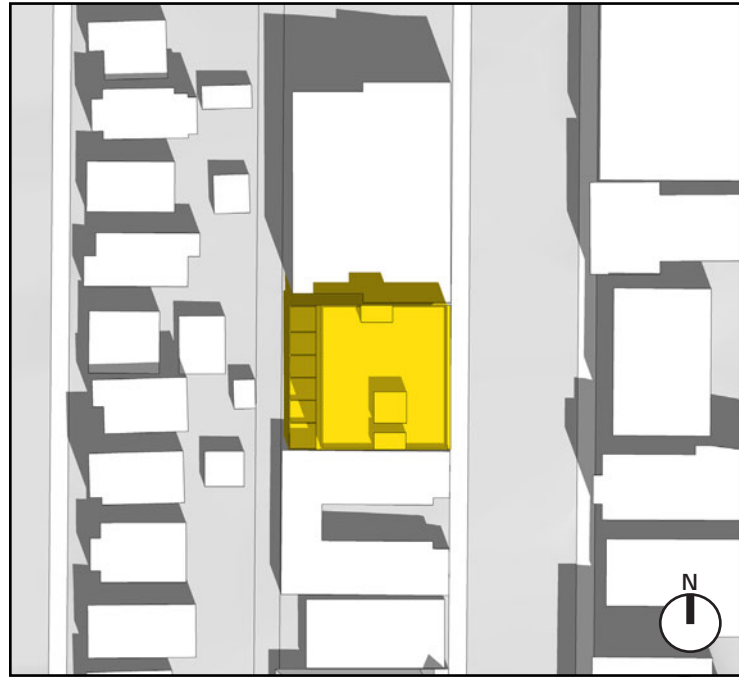


2 PM - SUMMER SOLSTICE
June 21st, 2017

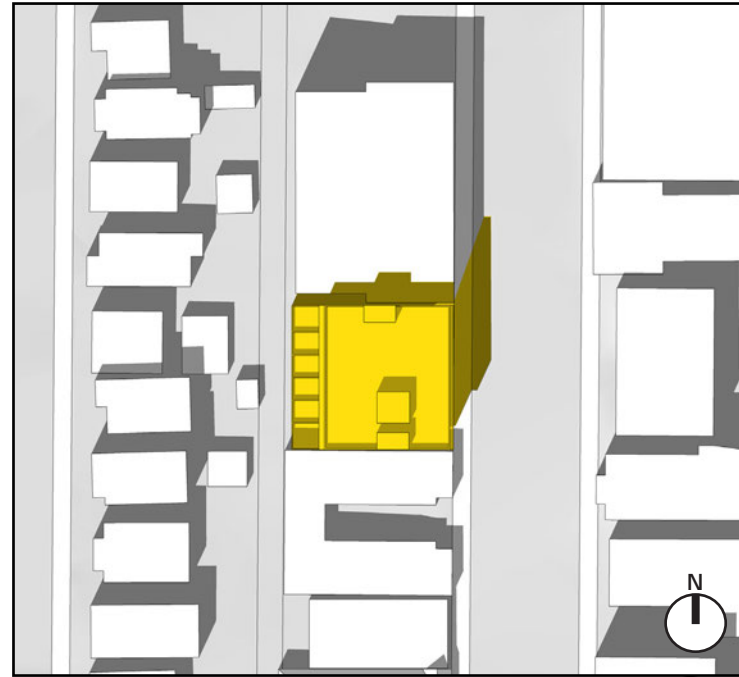


4 PM - SUMMER SOLSTICE
June 21st, 2017

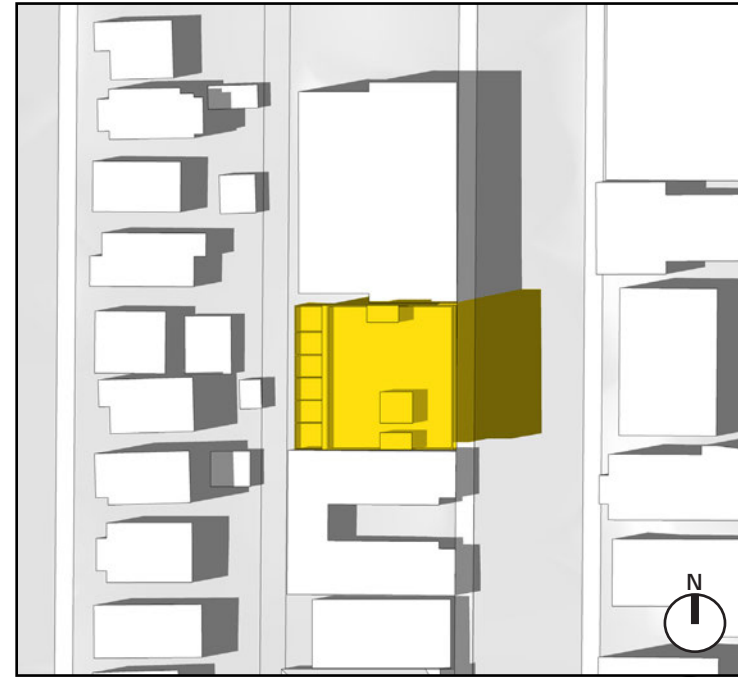
DESIGN PROPOSAL SEASONAL SHADOW ANALYSIS



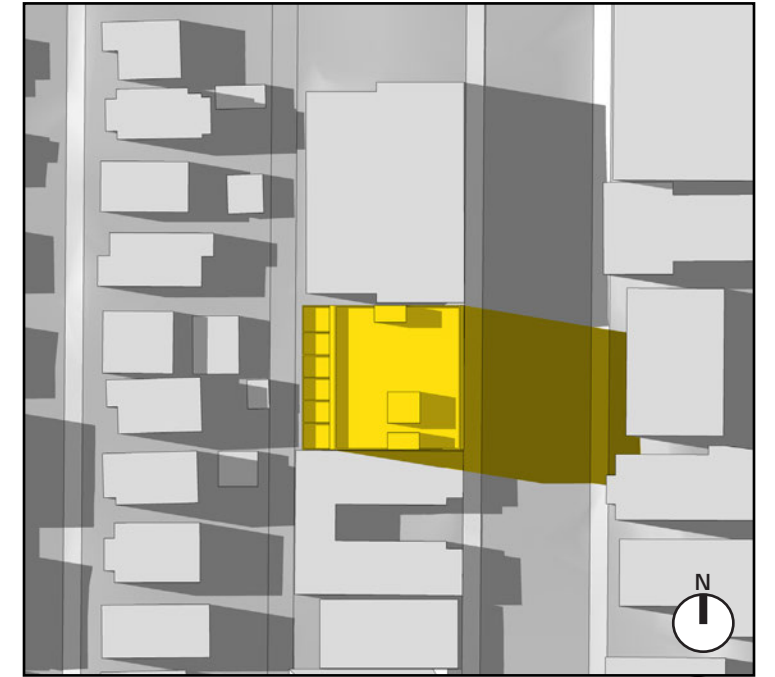
10 AM | AUTUMN EQUINOX
September 23, 2017



12 PM | AUTUMN EQUINOX
September 23, 2017



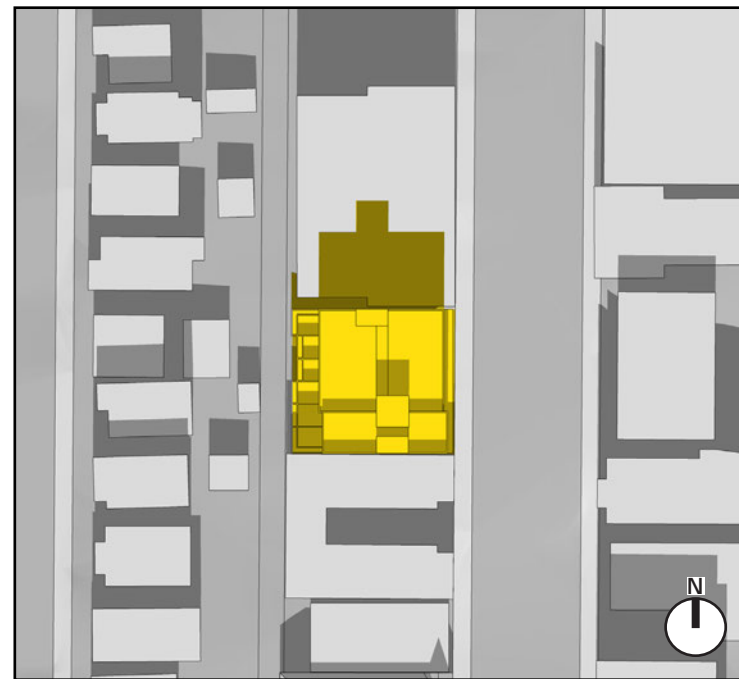
2 PM | AUTUMN EQUINOX
September 23, 2017



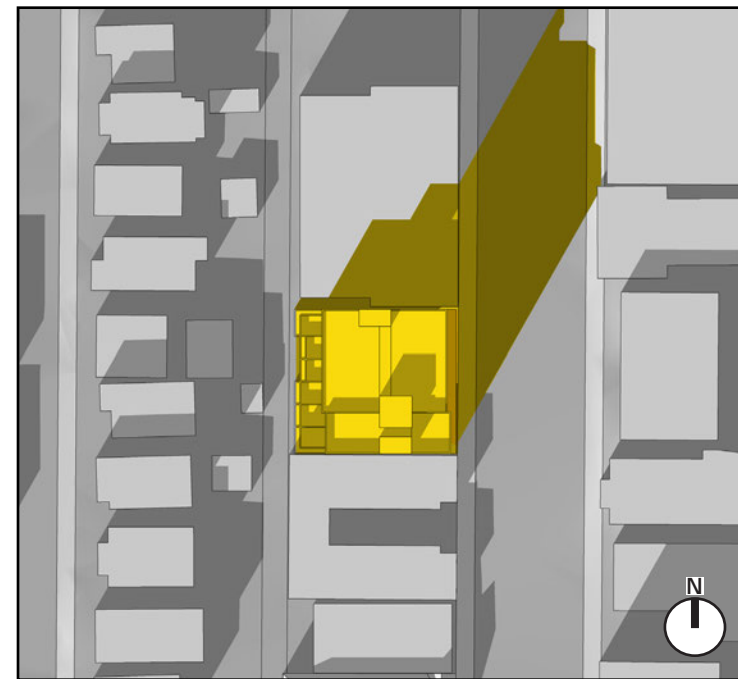
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September 23, 2017



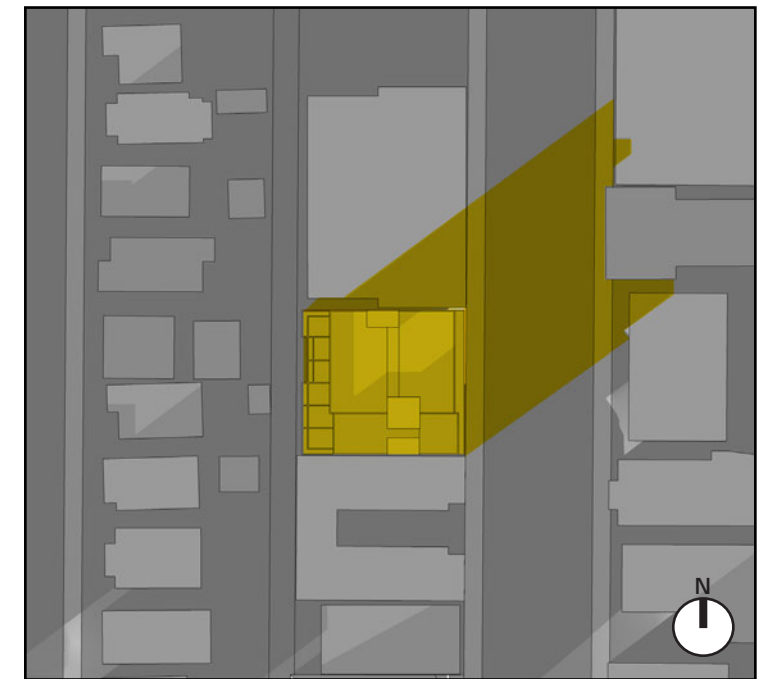
10 AM | WINTER SOLSTICE
December 21st, 2017



12 PM | WINTER SOLSTICE
December 21st, 2017

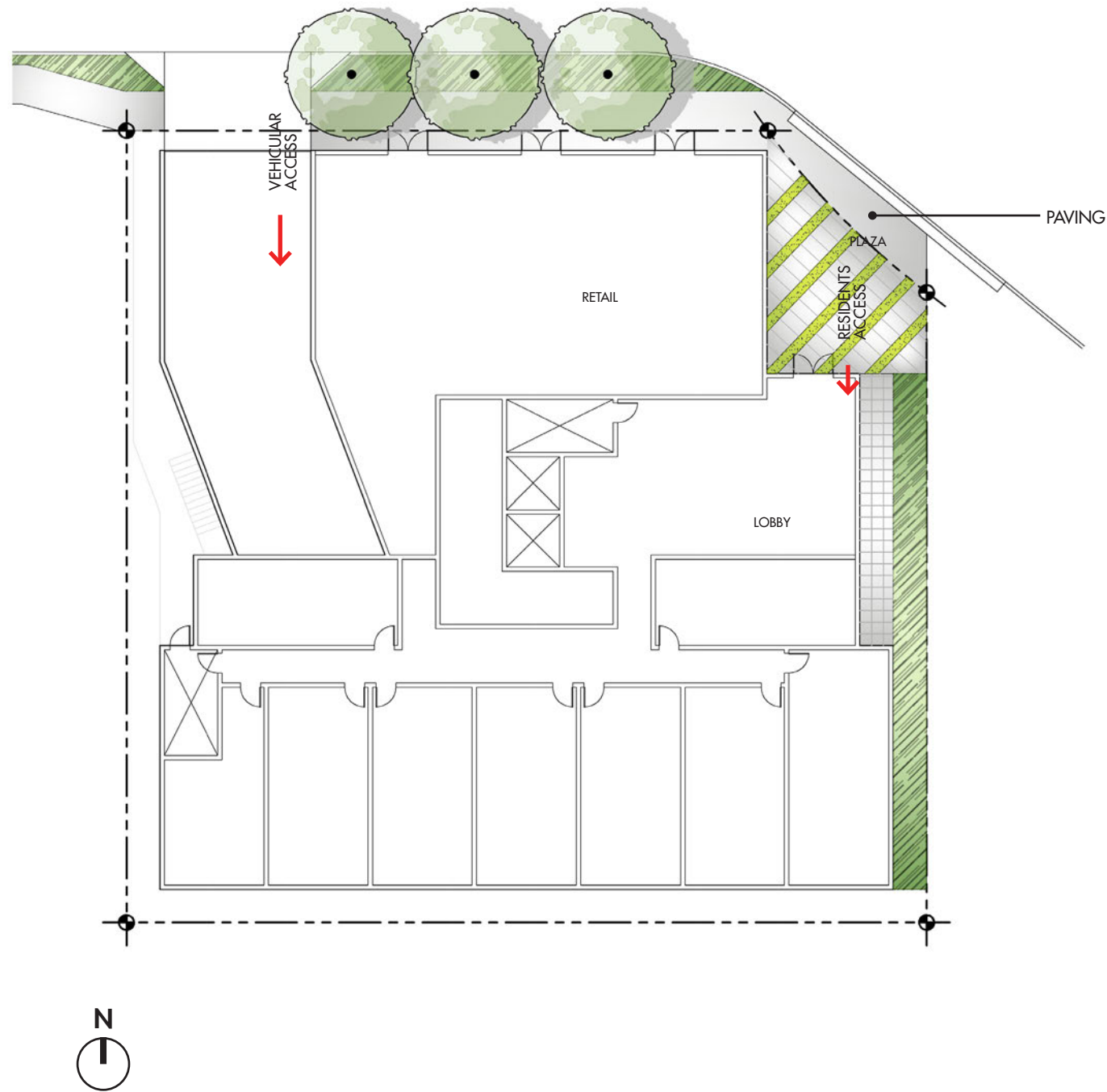


2 PM | WINTER SOLSTICE
December 21st, 2017



4 PM | WINTER SOLSTICE
December 21st, 2017

DESIGN PROPOSAL LANDSCAPE GROUND FLOOR



The intent of the landscape design is to create some visual screening between the building and its vehicular surroundings where possible, and to provide a rooftop deck which will be available to residents as a communal space.

At street level, turf or ground cover planting will be incorporated into the paving system at the retail plaza to signal the entry and attract the eye of passers-by. Additional street level planting will be placed along the eastern façade of the building for residential units to overlook. New trees and low planting will be provided in the planting strip as part of the required street improvements on S. Main Street.

At the rooftop level, a series of paved outdoor rooms will allow for small to medium sized gatherings in various seating and dining areas. These spaces will be defined by above-grade planters, which will be deep enough to accommodate ground covers, shrubs and small trees. The tenant amenities include barbecue grills with associated formal and informal dining tables, and various lounge seating with freestanding fire pit features. Additionally, extensive green roof planting will be included to help achieve the Seattle Green Factor requirements.



SPECIAL PAVING PATTERN



WALKWAYS



LIGHTING



PLANTERS



BENCH

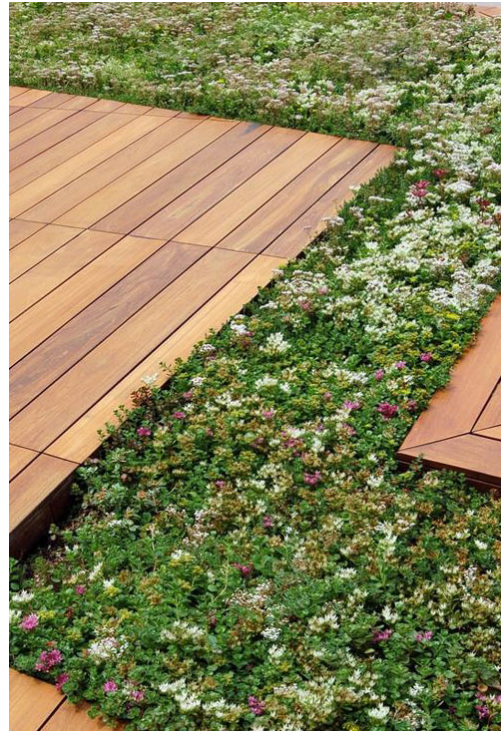
DESIGN PROPOSAL LANDSCAPE ROOF



RAISED PLANTERS



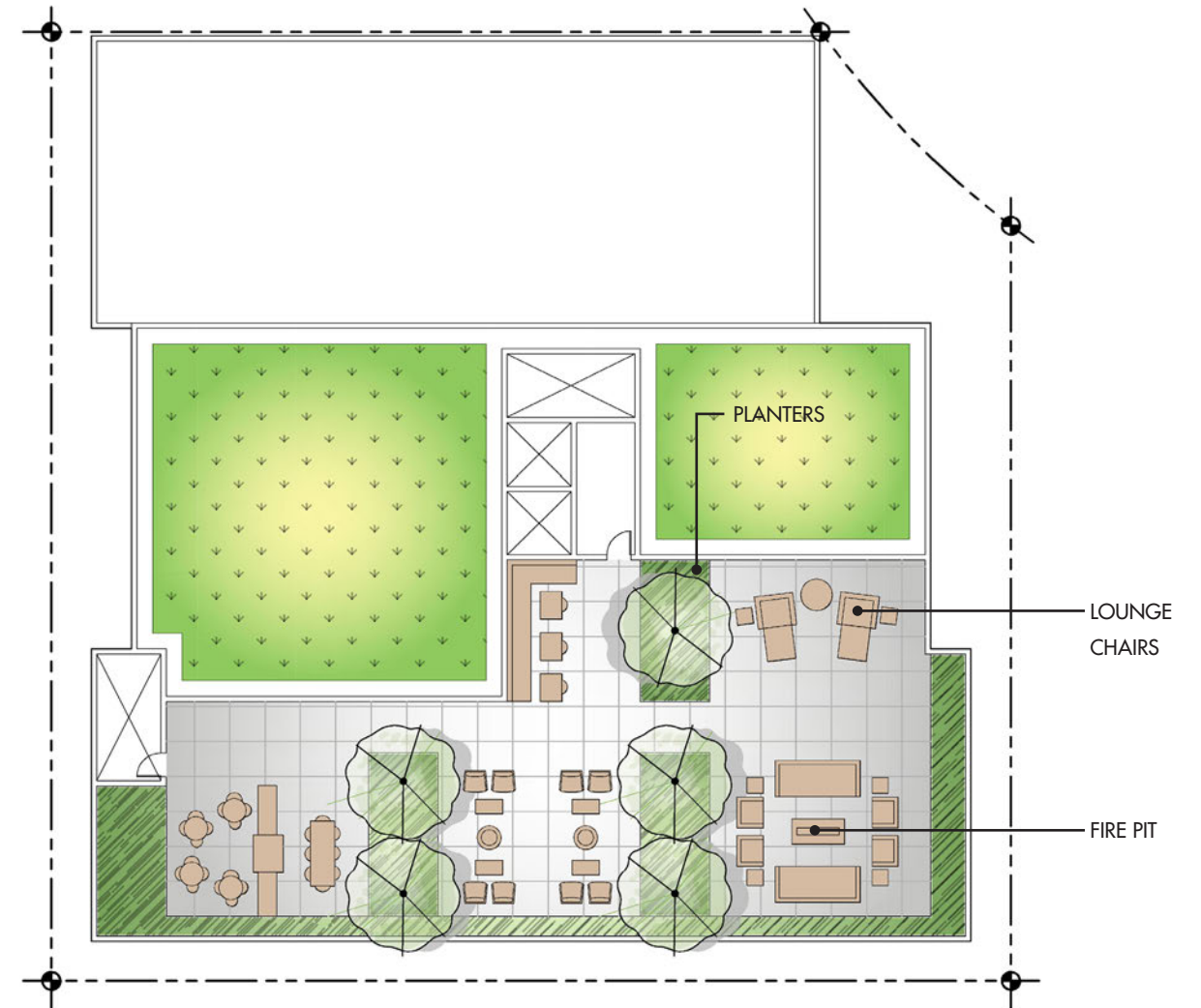
LOUNGE CHAIRS



GREEN ROOF & DECKING



FIRE PIT



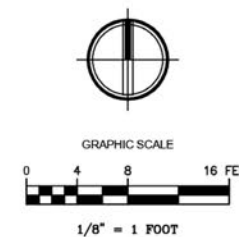
DESIGN PROPOSAL LANDSCAPE GROUND FLOOR



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 barbecue 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

