



#3033442-EG / #3033317-LU
5500-5510 UNIVERSITY WAY NE
RECOMMENDATION PACKAGE

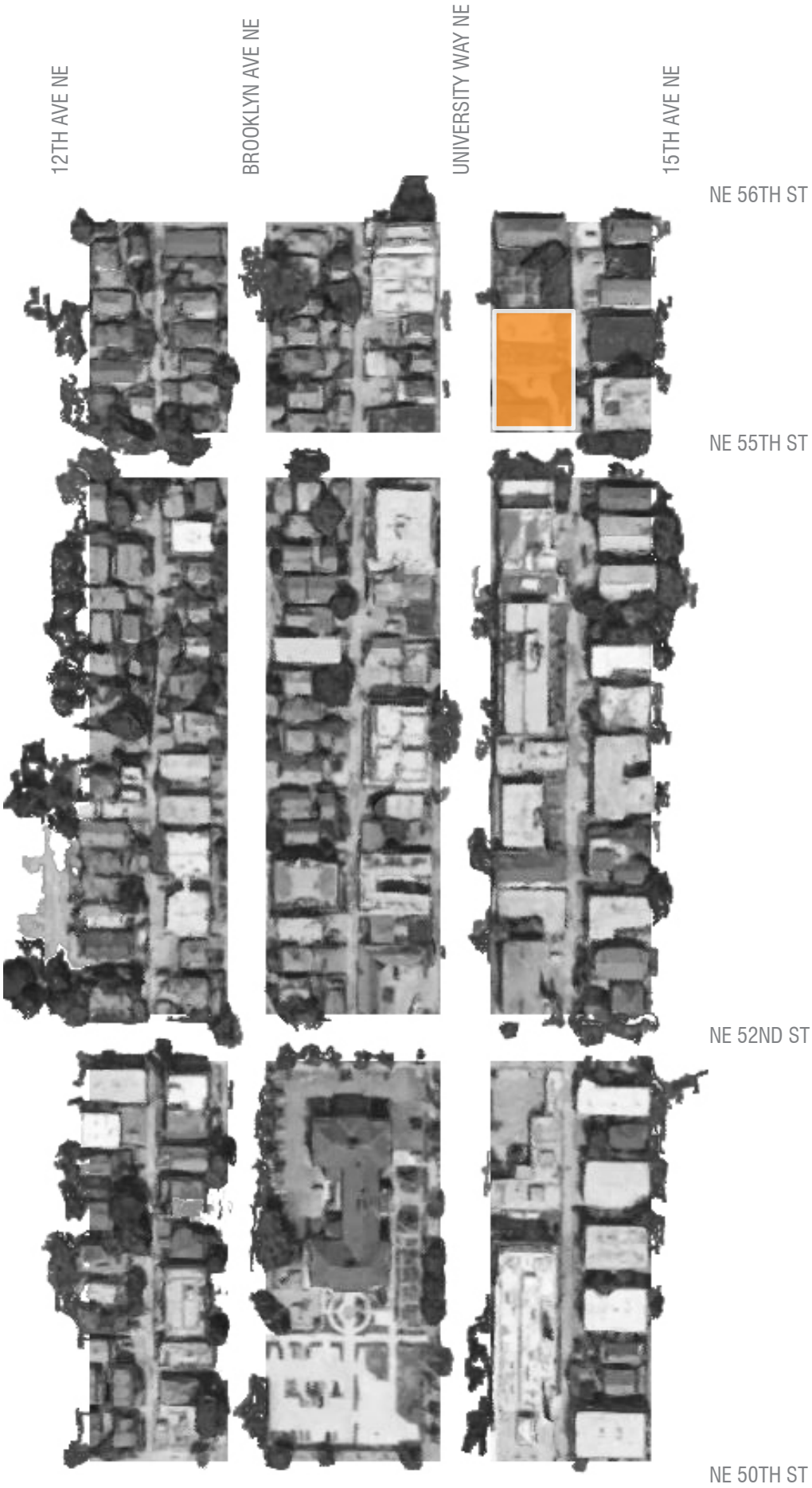


1435 34TH AVENUE
SEATTLE, WA 98122
(206) 760-5550
WWW.NEIMANTABER.COM

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PROJECT GOALS

- 1. Create a high quality, residential-oriented, mixed-use building. It will be a simple, cohesive form that responds to the pedestrian character of University Way NE.
- 2. Ensure that residents of proposed and adjacent buildings have privacy and access to natural light and fresh air.
- 3. Design a human-scaled building that contributes to an attractive pedestrian- oriented streetscape.

PROPOSAL

The proposed development is a 5-story mixed use structure containing 73 residential apartments in approximately 35,392 GFA of building area. No parking will be provided. Existing structures on site to be removed.

PROJECT INFORMATION

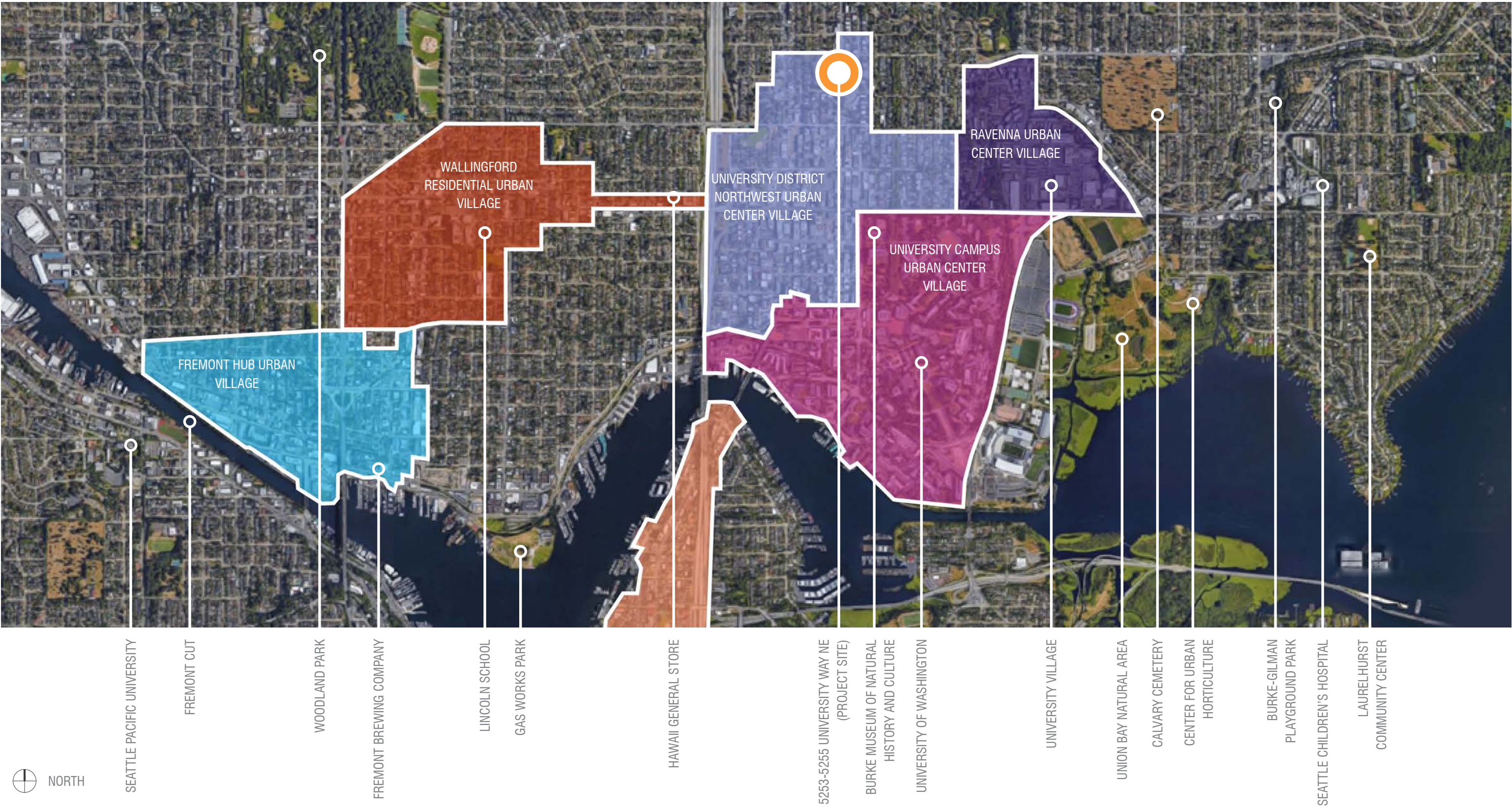
SITE ADDRESS	5500 University Way NE 5510 University Way NE
PARCEL NUMBER	871460-0080 871460-0070
SDCI #	3033317-LU 6698919-CN 6698920-DM
APPLICANT	Neiman Taber Architects 1435 34th Avenue Seattle, WA 98122 (206) 760-5550
CONTACT	David Neiman dn@neimantaber.com
ZONING	NC2P-40
OVERLAYS	University District Northwest (Urban Center Village) Outside Station Overlay District
LOT SIZE	10,962.29 SF
ALLOWABLE FAR	0.25 (Non-residential) 3.00 (Residential)
PROPOSED GSF / FAR	35,392 GSF / 3.23 FAR
PROPOSED UNITS	73 Units Total 42 SEDU 31 1-Bedroom Units
PROPOSED PARKING	0
FREQUENT TRANSIT	Yes

PROJECT TEAM

OWNER	Joe Augello	568 First Ave S, #400, Seattle, WA 98122
ARCHITECT	Neiman Taber Architects	1435 34th Ave, Seattle, WA 98122 (206) 760-5550
SURVEYOR	Duncanson Company, Inc	145 SW 155th St, #102, Seattle, WA 98166
GEOTECHNICAL	H. Michael Xue (PanGEO)	3213 Eastlake Ave E, #B, Seattle, WA 98102 (206) 262-0370
LANDSCAPE	Jan Satterthwaite (Vireo Design Studio)	5608 17th Ave NW, #306, Seattle, WA 98107 (206) 409-9970
STRUCTURAL	Scott Hufford (Malsam Tsang Structural Engineering)	122 S Jackson St, #210, Seattle, WA 98104 (206) 789-6038

URBAN DESIGN ANALYSIS

UNIVERSITY DISTRICT NORTHWEST URBAN CENTER VILLAGE



URBAN DESIGN ANALYSIS

IMMEDIATE CONTEXT

The project site is located along the northern portion of the commercial corridor at University Way NE. Referred to as “The Ave”, it features an eclectic mix of businesses and architectural styles.

Between NE 50th and 52nd Streets, the west side of the Ave is dominated by the University Heights Center, its grounds and open space. To the east side, larger mixed-use buildings supplant the small-scale commercial storefronts that dominate the streetscape south of 50th.

From NE 52nd to NE 55th, a mix of small scale and larger scale developments are represented. A shopping strip with surface parking and low-rise (one to two story) commercial / apartment buildings are located adjacent to four-to-six story mixed-use buildings. There are a number of vacant commercial spaces in both older and newer buildings and the street scene is noticeably quieter than areas closer to the University.

North of NE 55th, a number of older one and two story buildings have been converted to commercial uses. Both on this block and the one to the south, new mixed use apartment buildings are both proposed and in construction and will contribute to the changing pedestrian experience at this part of University Way NE.

TAKEAWAYS

- University of Washington students, staff and support populations will influence pedestrian and retail activities
- Street level facades are generally more articulated than the upper stories
- Buildings often exhibit a strong two-story base



MORSEL

UNIVERSITY HEIGHTS CENTER

UNIVERSITY HEIGHTS P-PATCH

THIRD CHURCH-
CHRIST SCIENTIST

DAWG POUND BEER
BROOKLYN APARTMENTS

CONTINENT BOOKS AND MUSIC
THE DREAMING
COMICS AND GAMES

XI'AN NOODLES

5500-5510 UNIVERSITY WAY NE
(PROJECT SITE)

SHIGA'S P-PATCH
COMMUNITY GARDEN

URBAN DESIGN ANALYSIS

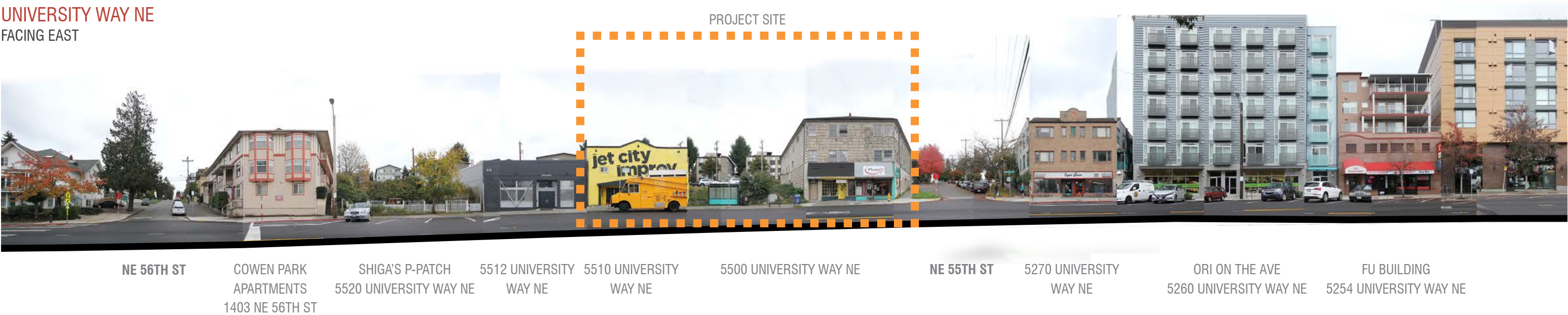
STREET ELEVATIONS

UNIVERSITY WAY NE
FACING WEST



NC3P-65

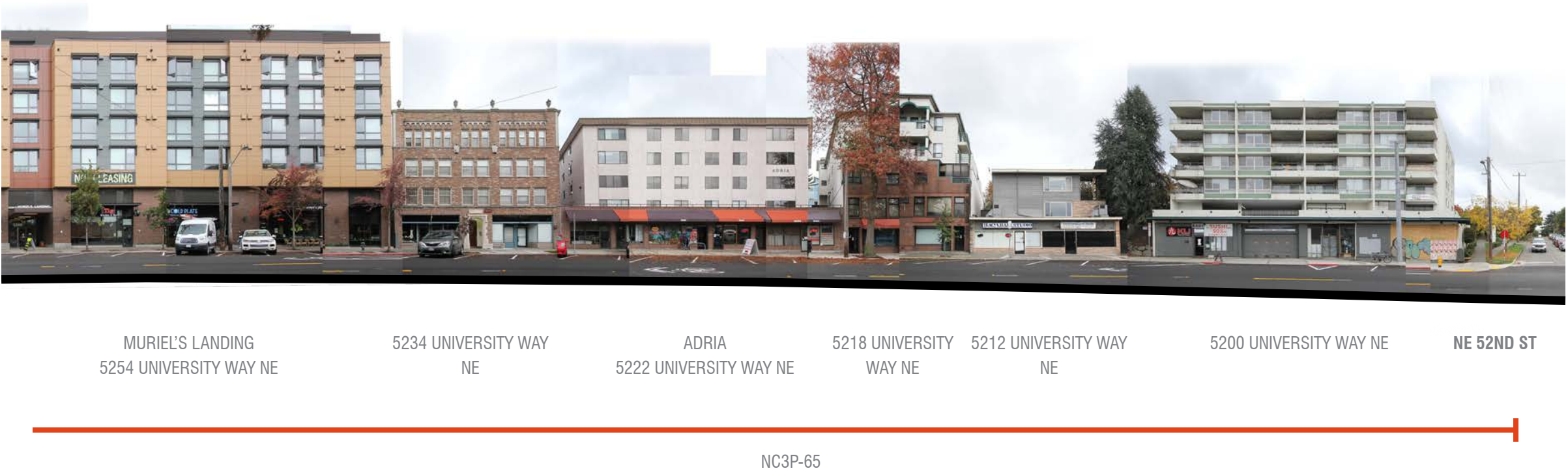
UNIVERSITY WAY NE
FACING EAST



NC2P-40

NC3P-65

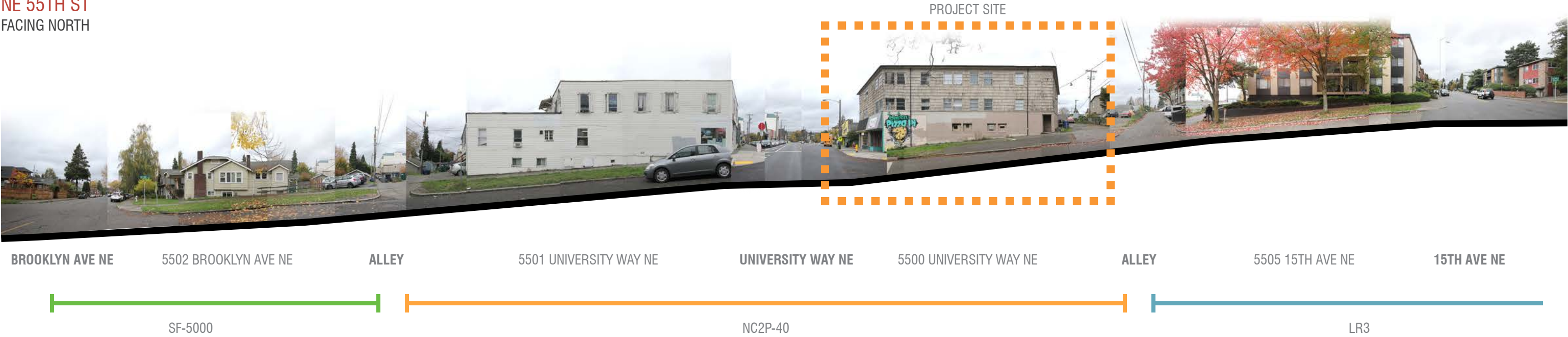




URBAN DESIGN ANALYSIS

STREET ELEVATIONS

NE 55TH ST
FACING NORTH



NE 55TH ST
FACING SOUTH



URBAN DESIGN ANALYSIS

CONTEXTUAL DESIGN INVENTORY

An inventory of design elements was taken from the mixed-use apartment buildings along the two block stretch between NE 50th Ave and NE 55th Ave. A distinct down-shift in the scale of buildings and size of the right-of-way occurs south of NE 50th St, making the area less applicable for the contextual study.



Consistent expression of one/two story podium with an upper story setback.



Small, dense commercial spaces



Podium/base material vs upper story setback material



Original building fabric with converted use to commercial



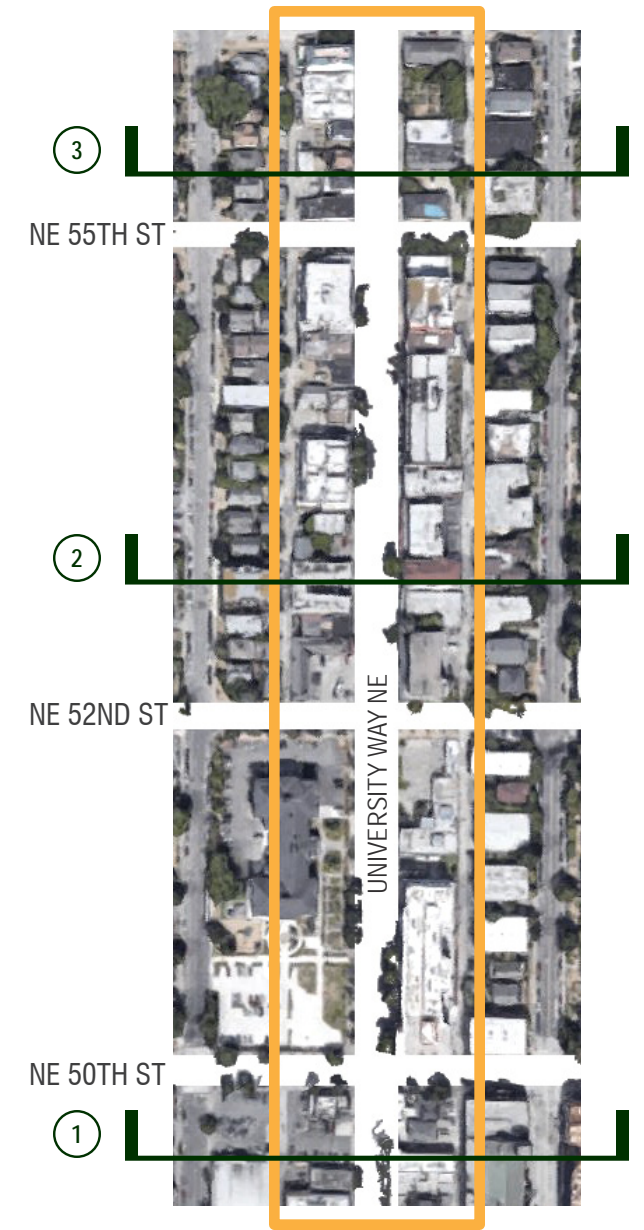
1 / SOUTH OF NE 50TH ST



2 / INBETWEEN NE 50TH ST AND NE 55TH ST

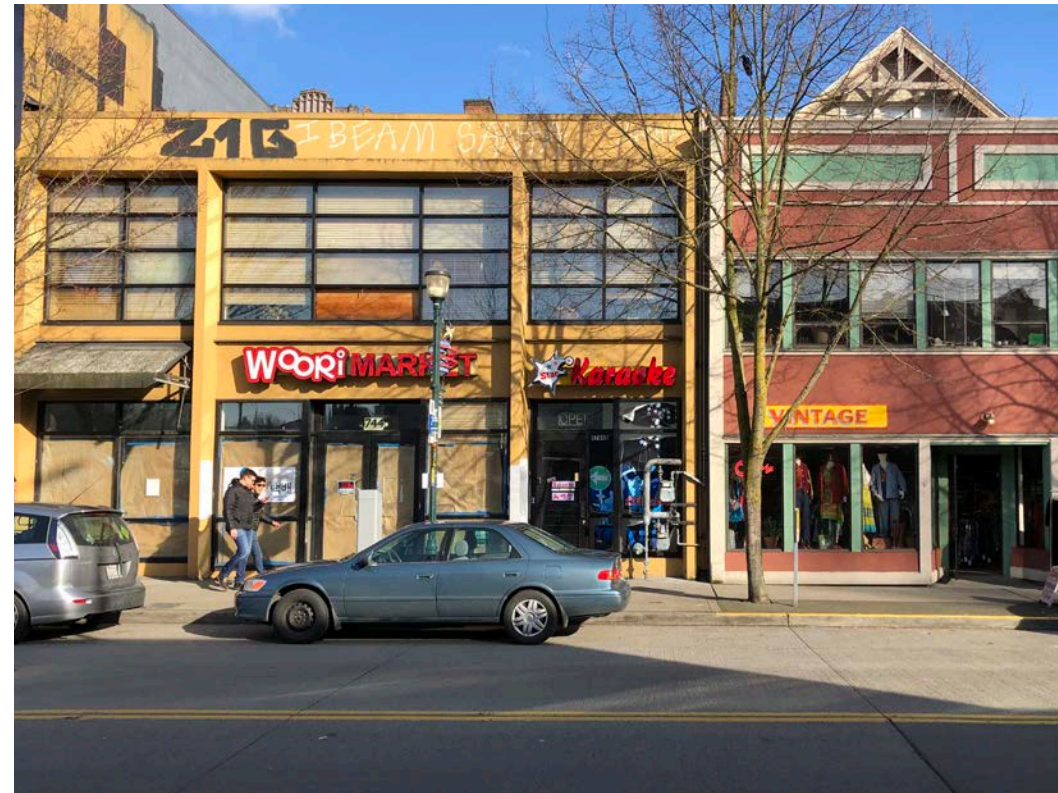


3 / NORTH OF NE 55TH ST





RESIDENTIAL ENTRIES: Residential entries for mixed use structures are demarcated with recessed alcoves and/or awnings. The awnings typically break accordingly with sections of storefront and are not continuous across the building. Residential entries tend to have a smaller presence in relation to nearby commercial uses.



ACTIVATION OF THE PEDESTRIAN REALM: Buildings with small, dense retail successfully activate the pedestrian realm. Conversely, the swath of large, vacant retail spaces at 5000 University Way NE offers little to the pedestrian experience.

Decorative metal elements draw visual interest and can be found throughout "The Ave"

SURVEY + SITE FEATURES

PORTION OF LOTS 12, 13 AND 14, BLOCK 1,
H.S. TURNER AND CO.'S UNIVERSITY ADDITION
TO CITY OF SEATTLE, VOLUME 11 PLATS, PAGE
27, RECORDS OF KING COUNTY, WASHINGTON



SITE ANALYSIS

SURVEY + SITE FEATURES

The proposed project is sited on a corner lot at the intersection of University Way NE and NE 55th St.

The site is approximately 118’ wide and 93’ deep.

Currently there is a mixed-use apartment, a vacant lot and a theater on the site.

An alley running parallel to University Way NE and NE 55th St is located behind the project site.

There is a significant drop from the alley to University Way NE which increases as one travels northward. There is sufficient grade change to allow a one story difference between the east (higher) and west (lower) sides of the parcel.

A King County Metro bus stop, a USPS mailbox, a fire hydrant and a street light are all located in front of the project site along University Way NE.

TAKEAWAYS

- Opportunity to step the building to respond to topography
- University Way NE provides retail / commercial frontage, NE 55th offers residential character.



1 / UNIVERSITY WAY NE LOOKING NORTH



2 / NE 55TH ST LOOKING EAST



3 / UNIVERSITY WAY NE LOOKING SOUTH



4 / EAST ALLEY LOOKING SOUTH



5 / UNIVERSITY WAY NE LOOKING EAST

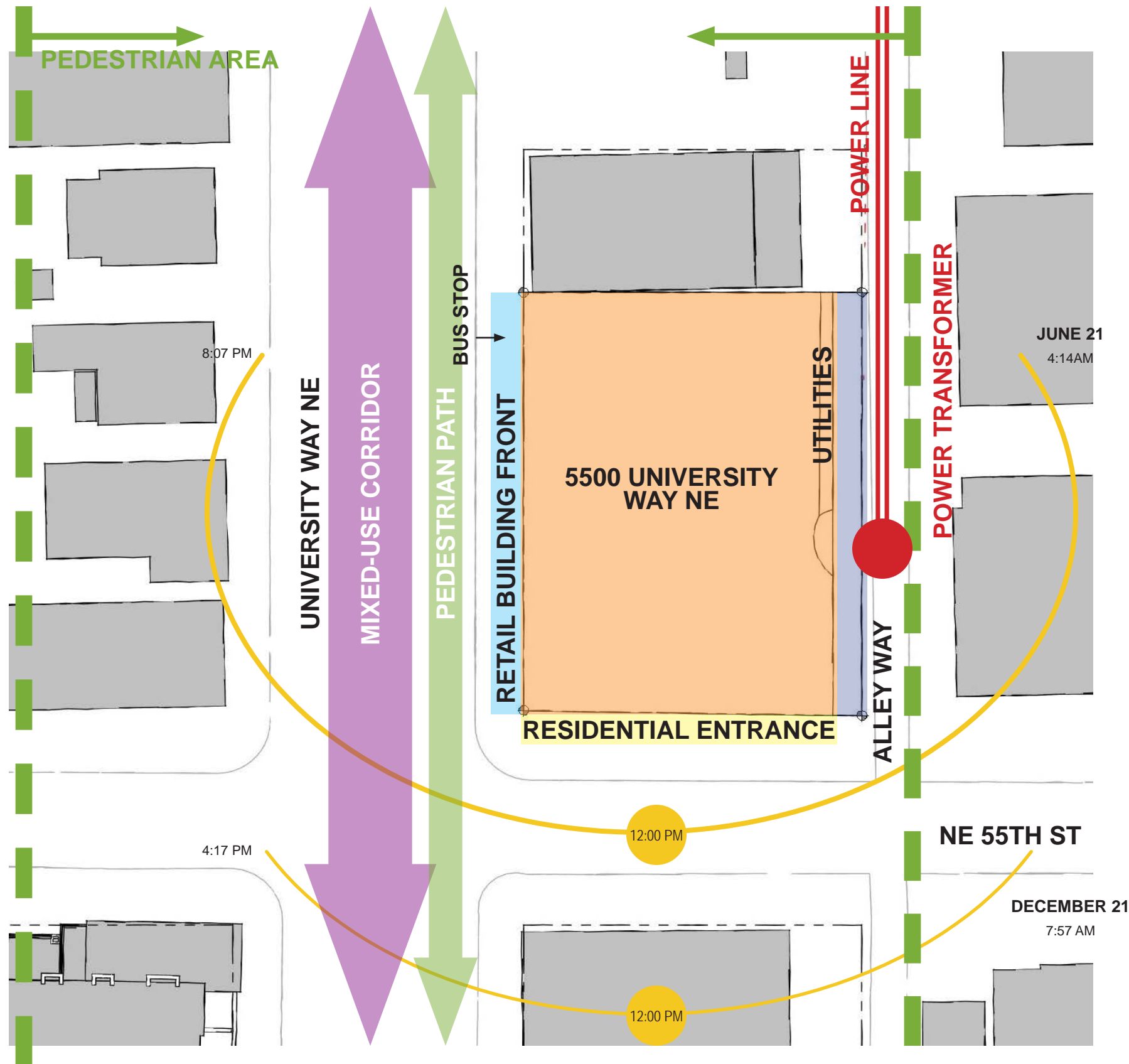


6 / EAST PROPERTY LINE LOOKING SOUTH



SITE ANALYSIS

ENVIRONMENTAL CONTEXT



- This section of University Way NE is on a relatively flat bench; the grade rises to the east and falls to the west.
- University Way NE ends at Ravenna Boulevard and Cowen Park, offering natural areas that provide a place for recreation and contemplation.
- Street use includes parallel (west side) and angled (east side) parking, adding to the perceived width of the thoroughfare.
- Small businesses include coffee shops and restaurants, hair & nail & barber shops, stores for comics, books, and convenience items, bike shop and other services desired by the university area population.
- University Cooperative School occupies the NW corner of the Ave and NE56th Street.
- Increased street width and an abundance of streetside parking makes the area appear to be less densely occupied than other stretches of the Ave.

TAKEAWAYS / OPPORTUNITIES

Access to light, air and privacy on three project sides- U Way NE, NE 55th Street, and the alleyway on the east side of the site.

- Flat grade at University Way provides opportunity for porous and accessible street level facade.

TAKEAWAYS / CONSTRAINTS

- Required setback from high voltage power line on the alley.
- Provide bus stop access and amenities



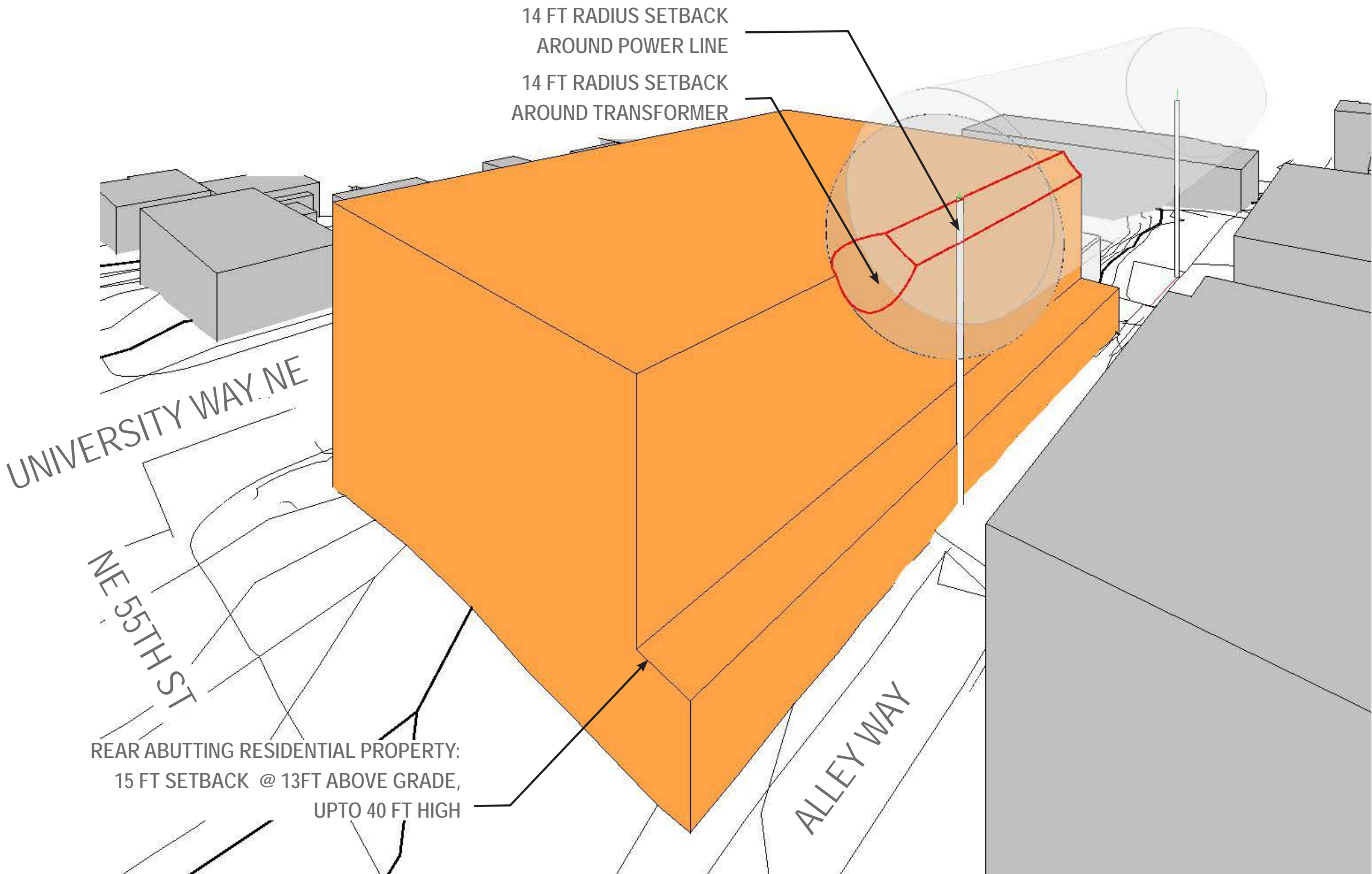
SITE ANALYSIS

DEVELOPMENT CONSTRAINTS

The project is impacted by one development challenge at the alley side of the building.

CONSTRAINT #1

14 foot diameter clearance around high voltage power line. The line runs from the North, along the alley to the West side to an existing utility pole.



STANDARDS + GUIDELINES

PRIORITY DESIGN GUIDELINES

CATEGORY

CITATION

RESPONSE

NATURAL SYSTEMS + SITE FEATURES
CS1.B2 / DAYLIGHT AND SHADING

Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on the site.

The preferred design responds by maximizing daylight into interior courtyard spaces; building configuration brings substantial light and air to the lowest level of units and allows for landscape and resident use of the space.

URBAN PATTERN AND FORM
CS2.C1 / CORNER SITES

Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances. Consider using a corner to provide extra space for pedestrians and a generous entry, or build out to the corner to provide a strong urban edge to the block.

While the corner site is relatively discreet with no long views that focus on the intersection; it does provide the opportunity to create generous amounts of storefront for street-level transparency at the University Way commercial front, and an exterior residential entry setback on the NE 55th St side. At the Ave, more detailed elements such as canopies and signage will be explored.

ARCHITECTURAL CONTEXT AND CHARACTER
CS2.A1 / FITTING OLD AND NEW TOGETHER
CS2 A4 / EVOLVING NEIGHBORHOODS

Create compatibility between new projects and existing architectural context. In neighborhoods where architectural character is evolving or otherwise in ransition, explore ways for new development to establish a positive and desirable context for others to build upon

The area is evolving. The proposed building aims to be contextually consistent with the existing and changing environment. As a ‘fabric’ building, it exhibits good design through simple yet well-crafted detail with quality materials.

WALKABILITY
PL2.B1 / EYES ON THE STREET

Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies, and street-level uses.

Ground level retail and commercial spaces will provide transparency and opportunities for social interaction. Creation of outdoor seating areas will be explored as design proceeds. Units that are oriented towards University Way NE and the rear alley have generous, operable windows that allow active and passive interaction with street-level activities.

STREET-LEVEL INTERACTION
PL3.B1 / SECURITY AND PRIVACY

Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings. Consider design approaches such as elevating the main floor, providing a setback from the sidewalk, and/or landscaping to indicate the transition from one type of space to another.

The preferred design creates a residential entry at NE 55th St, reinforcing the residential character of the neighbors to the east. Non-residential uses are located at street-level along University Way NE. Finer details such as landscaping will be developed as the design progresses.

PROJECT USES AND ACTIVITES
DC1.A4 / VIEWS AND CONNECTIONS

Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses, particularly activites along sidewalks, parks, or other public spaces.

The preferred proposal locates the roof deck at the upper roof where residents can enjoy an open environment with solar exposure with territorial views.

ARCHITECTURAL CONCEPT
DC2.A2 / REDUCING PERCEIVED MASS

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

The building’s massing follows the site’s topography, with a lower east ‘bar’ fronting the Ave and a taller section that parallels the rise of the land. The preferred design provides reveals on the south elevation that help to distinguish three distinct volumes.

ARCHITECTURAL CONCEPT
DC2.C1 / 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.

Reveals and various setbacks add visual interest to the preferred proposal. As the design evolves, durable cladding will be incorporated at the street frontage; recessed windows to create depth in the facade; and infill panels throughout of similar quality. Incorporation of other elements such as signage and awnings will be explored.

STANDARDS + GUIDELINES

ZONING: NC2P-40 | UNIVERSITY DISTRICT NORTHWEST URBAN CENTER VILLAGE (OUTSIDE STATION OVERLAY DISTRICT)

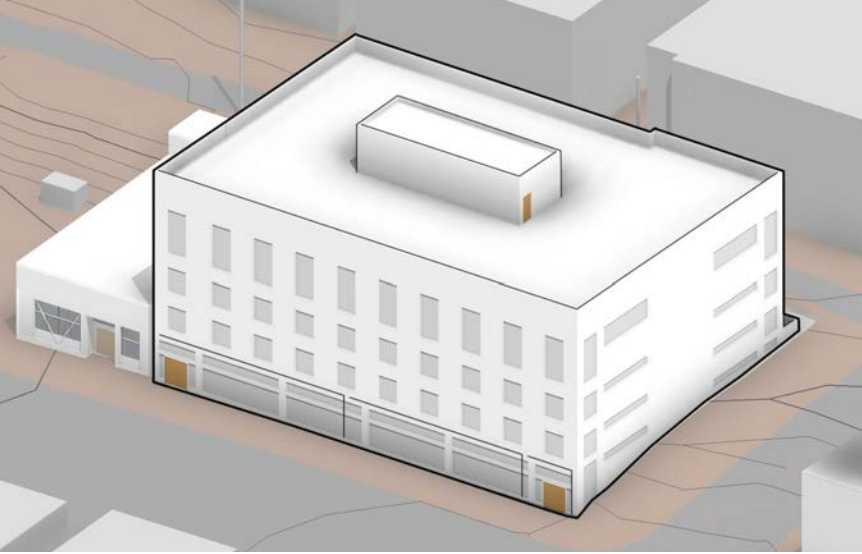
CITATION	CODE STATEMENT	NOTES
23.47A.008 / STREET-LEVEL DEVELOPMENT STANDARDS	<ul style="list-style-type: none">Blank segments shall not exceed 20’ in lengthTotal blank segments shall not exceed 40% of street facade60% of street facing facade between 2’ and 8’ above sidewalk shall be transparentNon-residential use shall extend a min. average depth of 30’ and min. depth of 15’Non-residential uses at street level shall have a min. floor-to-floor height of 13’.Continuous overhead weather protection is req’d along 60% of the street frontage of a principal pedestrian streetLower edge of the overhead weather protection shall be between 8’ and 12’ above sidewalk (< 6’ projection)Lower edge of the overhead weather protection shall be between 10’ and 15’ above sidewalk (> 6’ projection)	
23.47A.013 / FAR LIMIT (OUTSIDE OF STATION OVERLAY DISTRICT)	<ul style="list-style-type: none">Single use within a structure: 3.00Total FAR permitted for all uses on a lot occupied by a mix of uses: 3.25	Underground stories exempt
23.47A.012 / STRUCTURE HEIGHT	<ul style="list-style-type: none">40’; +4’ provided that a floor-to-floor of 13’+ is provided for non-residential uses at street level; or a residential use is located ona street-level, street-facing facade, provided that the average height of the exterior facades of any portion of a story that is partiallybelow-grade does not exceed 4’, and the first floor of the structure at or above grade is at least 4’ above sidewalk grade	
/ Rooftop Features	<ul style="list-style-type: none">+4’ for clerestories, parapets, railings, etc+7’ for solar collectors (unlimited rooftop coverage)+15’ for solar collectors and mechanical equipment (20% max coverage w/ stair and elevator penthouses)+16’ for stair and elevator penthouses	
23.47A.014B.3 / SETBACK REQUIREMENTS	<ul style="list-style-type: none">Rear setback is required when a structure containing a residential use is across an alley from a lot in a residential zone15’ setback for structure height between 13’ - 40’Setback increases 2’ for every 10’ when structure height > 40’	
23.47A.016 / LANDSCAPING	<ul style="list-style-type: none">Green Factor of 0.3 or greater	Street trees required
23.47A.024 / AMENITY AREA	<ul style="list-style-type: none">5% of total gross residential floor area (unenclosed)	Bioretention facilities qualify as amenity areas
23.47A.022 / LIGHT AND GLARE STANDARDS	<ul style="list-style-type: none">Exterior light and glare must be shielded and directed away from adjacent properties	
23.54.015 / PARKING	<ul style="list-style-type: none">No minimum requirement for all residential uses within urban centers	No parking provided
23.54.015 / BICYCLE PARKING	<ul style="list-style-type: none">1 per dwelling unit/ 1 per SEDU	
23.54.040 / SOLID WASTE AND RECYCLING	<ul style="list-style-type: none">Mixed use shall meet storage space requirements for residential development plus 50% of requirement for non-residentialResidential Development: >100 dwelling units = 575 SF plus 4 SF for each additional unit above 100Non-residential Development: 15,001 - 50,000 SF = 175 SF / 2 = 87.5 SF	Waste room analysis pending approval

BRIEF SUMMARY OF OUTREACH METHODS AND WHAT WE HEARD FROM THE COMMUNITY

METHOD	FEEDBACK THEME	RESPONSE
<p>Outreach methods included:</p> <ul style="list-style-type: none">Printed posters hung at local businesses, community centers or other publicly-accessible venuesDigital outreach via project hotline, information and voicemail; the number was publicized via posterIn person outreach at a community meeting <p>The community meeting was held on January 8, 2019 at University Heights Center at 6:30pm. The project team and architect discussed the vision and approach for the new commercial project in the neighborhood. Five attendees were present; three left early but had the opportunity to address the project team. The two community members that remained were representatives of the University District Partnership. The following is a summary of topics discussed.</p>	<p>TARGET MARKET Proposal is intended to provide work force housing Small studios and one-bedroom units Hope to attract graduate-level students or recent graduates</p> <hr/> <p>PARKING Exploring parking options through this phase of design</p> <hr/> <p>DEPARTURE UDistrict Partnership, Business Improvement Area (BIA) representative supports the departure request for ‘right-sizing’ of retail space</p> <hr/> <p>GREEN SPACE Interest in providing outdoor/ exterior amenity areas</p> <hr/> <p>STREETSCAPE Explore enhancement to the adjacent 4 way stop area to create a community asset (parklet, rain garden, bike corral)</p> <hr/> <p>CULTURAL ATTRIBUTES U District Partnership expressed a desire for a cultural arts space as a part of the retail / commercial development to help mitigate the loss of Jet City Improv.</p> <hr/> <p>OTHER Project team should reach out to University Park Community Club Maintain electronic communications recommended</p>	<p>Project vision is to create a high-quality, residential-oriented, mixed use building that is a simple, cohesive form that responds to the pedestrian character of the ‘Ave’ Market rate housing is intended to provide affordable and sustainable housing for a diverse population</p> <hr/> <p>The location is ideal for supporting a transit-oriented pedestrian community and the project will focus on providing street-level ammenities that enhance the pedestrian experience. Parking is not required and will not be furnished.</p> <hr/> <p>Project team will continue to design a variety of retail space sizes and types that differ from those in neighboring new mixed-use buildings</p> <hr/> <p>An interior courtyard and maximizing its area in addition to a roof deck will be provided.</p> <hr/> <p>Design team continues to develop the street level pedestrian ammenities on the University Way and 55th Street frontages.</p> <hr/> <p>Owner has made effort to retain Jet City and will continue to solicit interest in a variety of uses, including arts groups, to occupy the retail / commercial area</p> <hr/> <p>Attendees appreciated the opportunity to speak with the project team and will continue to track the project on behalf of U District Partnership</p>

EDG DESIGN OPTIONS

COMPARATIVE ANALYSIS



SCHEME A / MAXIMIZATION DIAGRAM
(Code Compliant - No Departures)

STORIES	4
UNITS	64 Apartment Units (57 1 BD + 7 SEDU)
FAR	3.25 (35,655 SF)
PARKING	None
DEPARTURES	None

DESCRIPTION
Scheme A proposes a maximized building with minimal setbacks. The plan organizes units west east along a single corridor with stairs and elevator along the middle of the corridor.

ADVANTAGES
Efficient organization

CHALLENGES
Long and narrow units
Less units and less SEDUs
Bulky massing. Large retail space with limited functionality



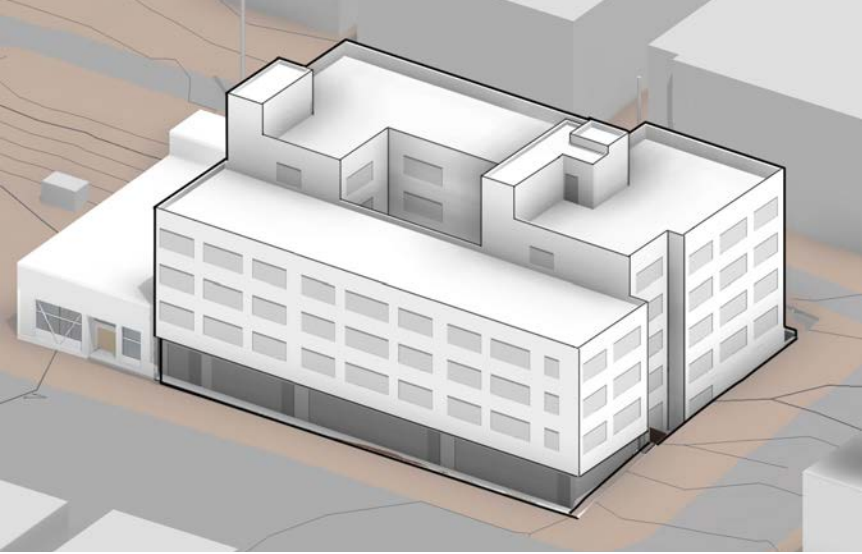
SCHEME B
(Code Compliant - No Departures)

STORIES	5
UNITS	59 Apartment Units (49 1 BD + 10 SEDU)
FAR	3.23 (35,396 GFA)
PARKING	None
DEPARTURES	None

DESCRIPTION
Scheme B better addresses privacy conflicts with the north neighbor and orients units towards the street for better activation and improved access to natural light and air.

ADVANTAGES
Stepped floor plan creates stepped massing; better access to natural light and air
Large courtyard as common space

CHALLENGES
Long and narrow units
Less units and less SEDUs



SCHEME C / PREFERRED
(Departures Required)

STORIES	West Section: 4 East Section: 5
UNITS	74 Apartment Units (36 1 BD + 38 SEDU)
FAR	3.16 (34,659 SF)
PARKING	None
DEPARTURES	Retail Depth (23'-11" Deep - 80% compliant) Multiple retail spaces - allows retail floor level to step down and follow grade; promotes small businesses that do not require large square foot area, already present in nearby developments

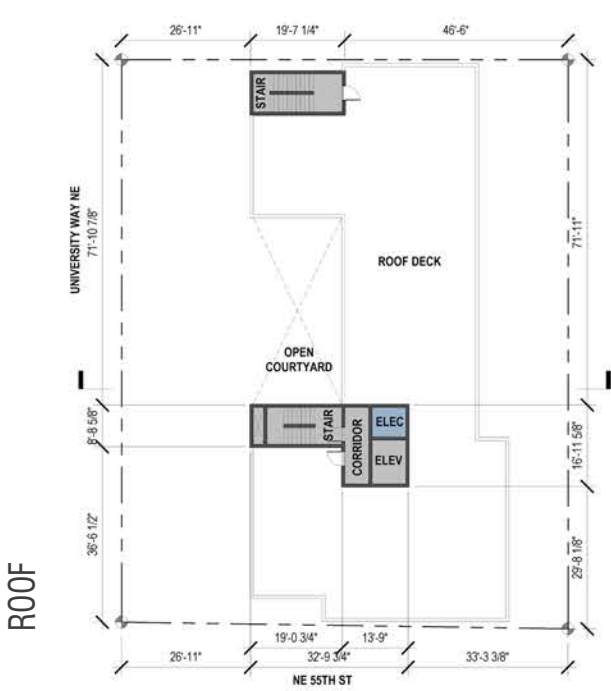
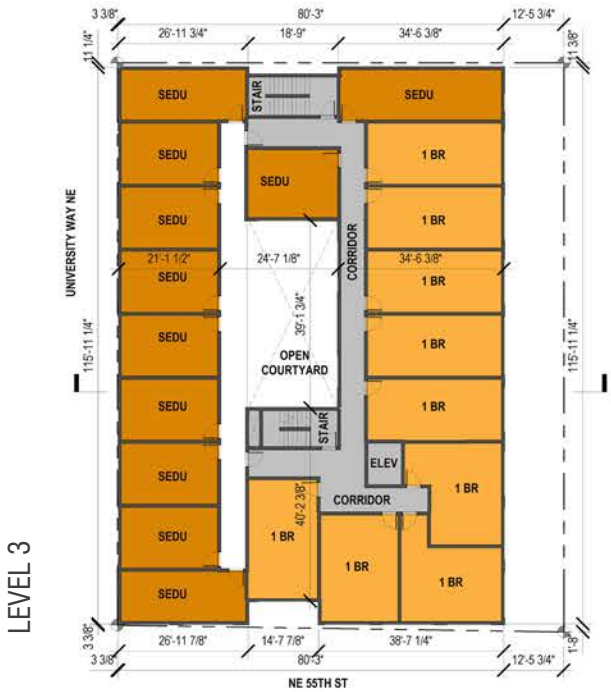
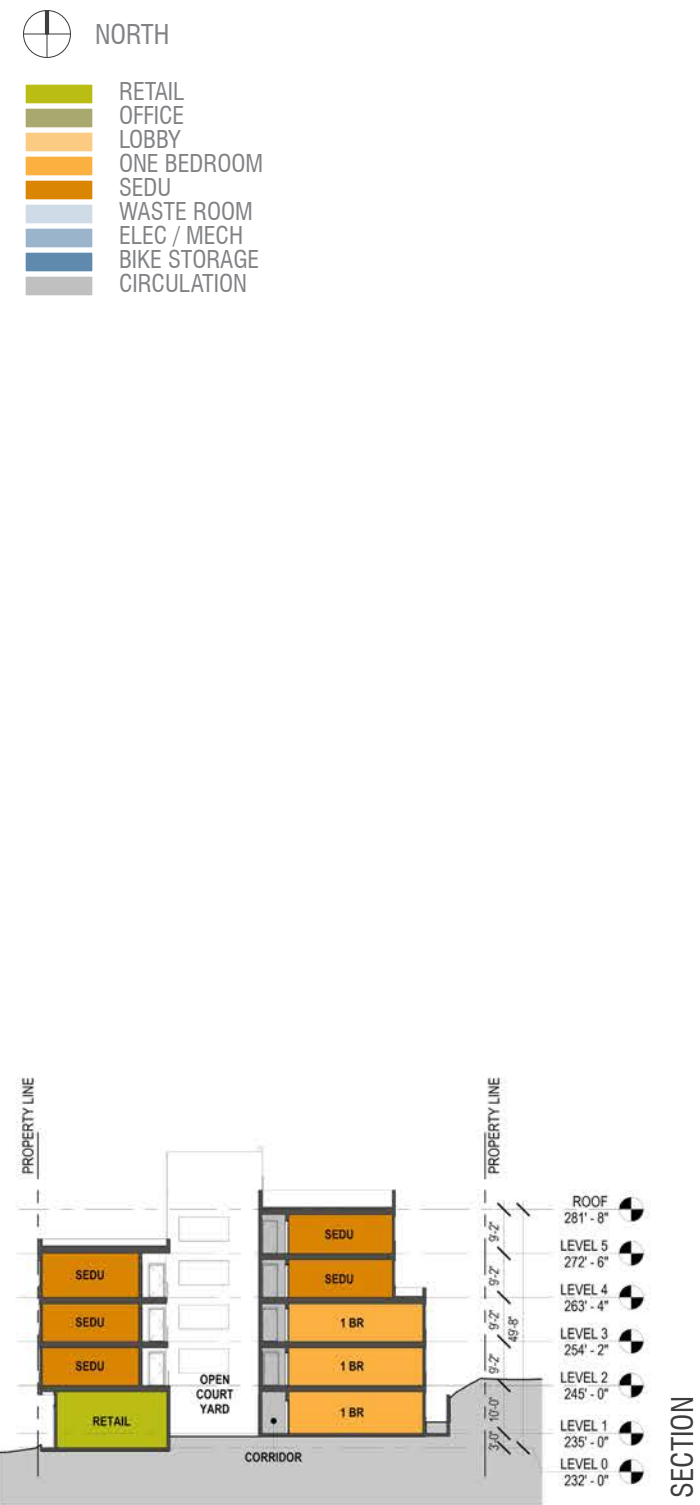
DESCRIPTION
Scheme C provides Provides “right-sized” retail along University Way, and residential entry and court on N 50th St in a two bar building.

ADVANTAGES
Efficient organization
Separates retail and residential uses
Maximizes retail frontage on University Way NE
Welcoming identifiable residential entry
Massing responds to topography
Roof deck provides territorial views from east building bar
Allows pedestrian access at street level, service access at alley level
Provides ample natural light and open air
Courtyard opens to fitness room and amenities

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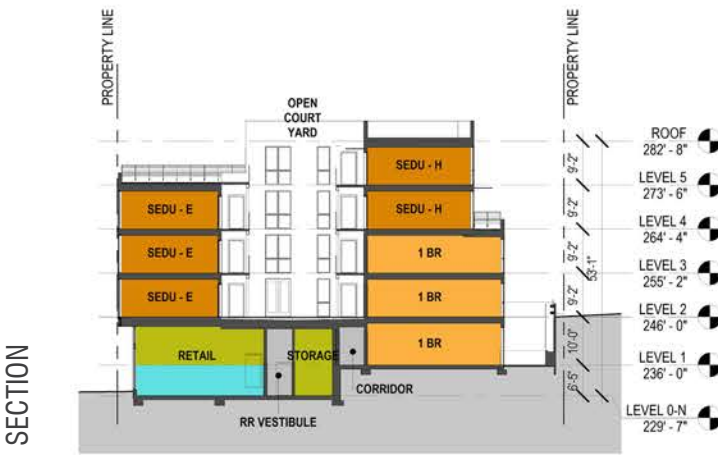
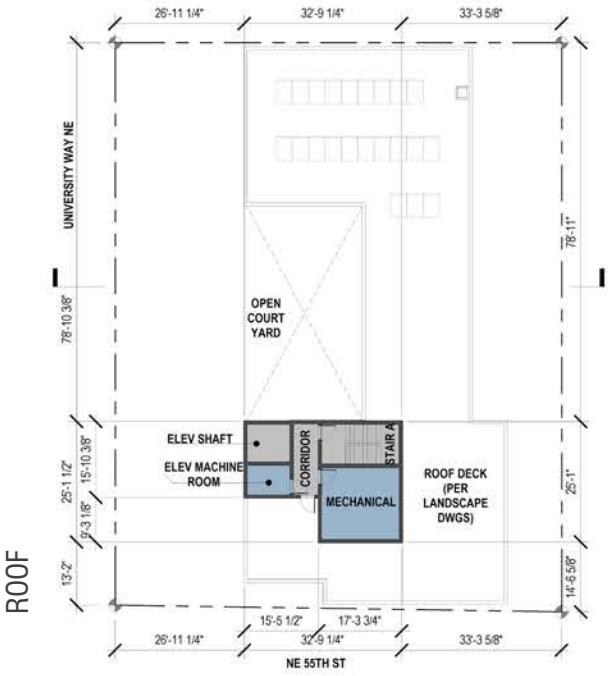
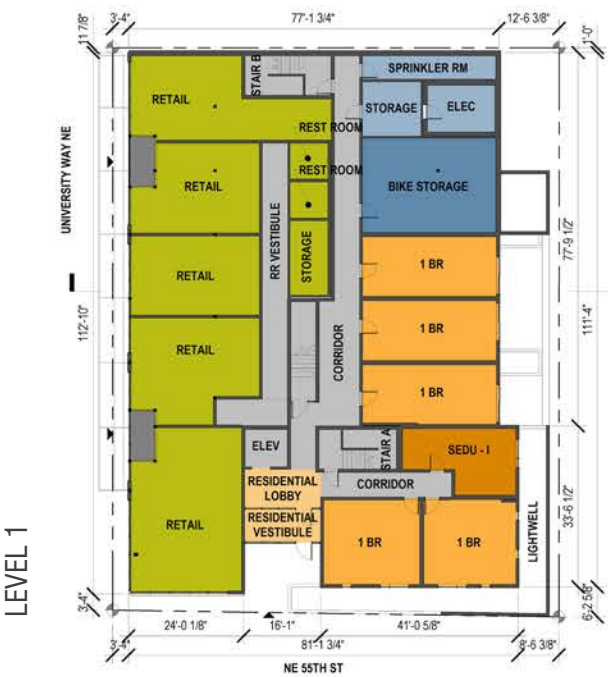
DESIGN DEVELOPMENT

EDG PREFERRED SCHEME - PROGRAMMATIC DIAGRAMS



DESIGN DEVELOPMENT

CURRENT SCHEME - PROGRAMMATIC DIAGRAMS



DESIGN DEVELOPMENT

OVERVIEW OF PREFERRED SCHEME

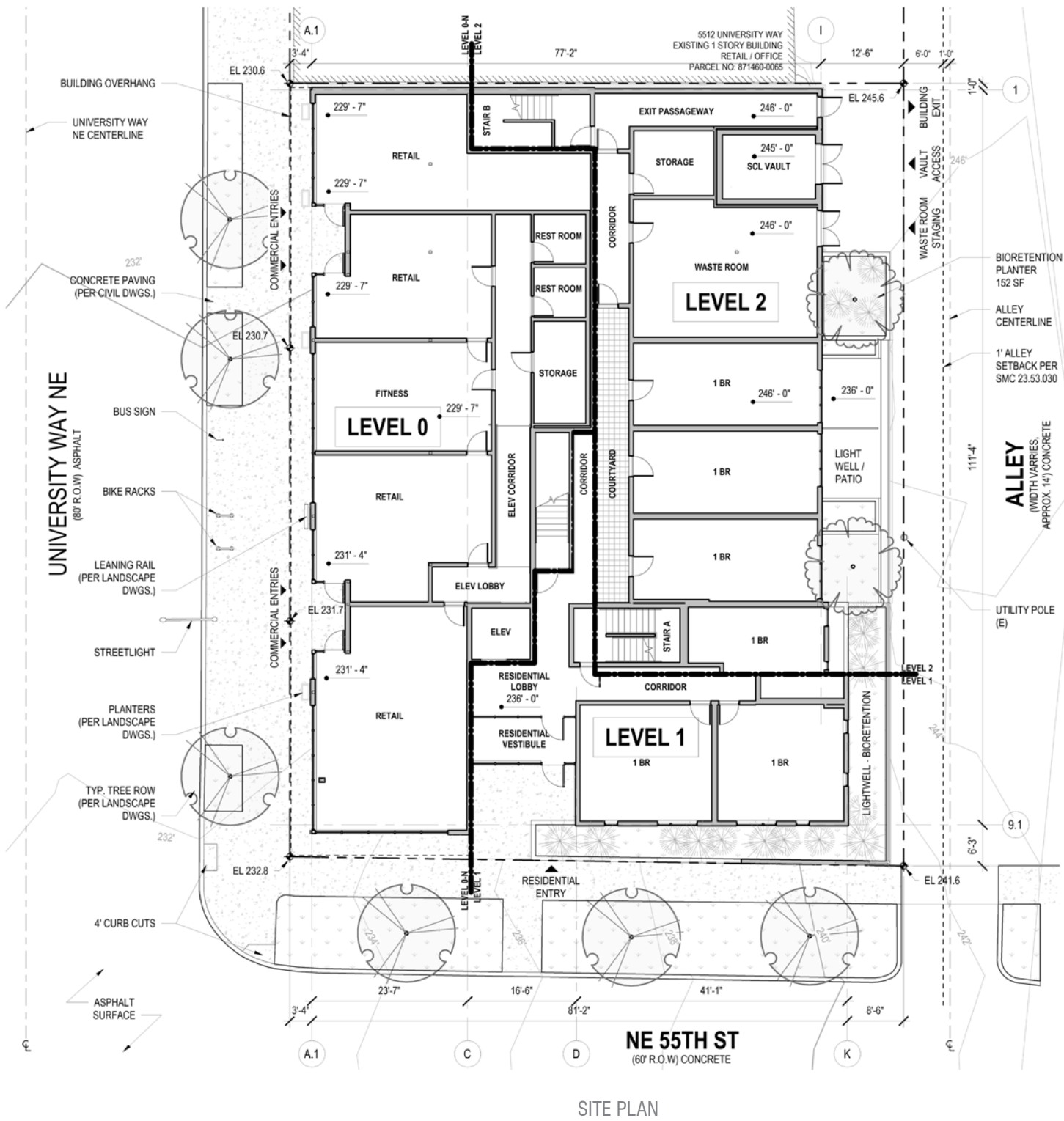
The proposed development is a 5-story mixed use structure at the northeast corner of University Way NE and NE 55th Street containing 73 residential apartments in approximately 35,392 GFA of building area. Frontage along University Way is 100% retail – commercial. The building’s residential entry is located approximately midway between University Way NE and the alley bounding the east side of the project site. No vehicular parking will be provided. Existing structures on the site will be removed.

The building’s University Way frontage is relatively level. Along that edge, a variety of sizes and configurations of spaces are available for retail or commercial use. Elevator access connects all commercial areas to upper levels, including the waste room.

At NE 55th Street, the grade change is significant and steady: there’s an increase of approximately 9 feet elevation between University Way NE and the property line at the alley to the west. Residential units at ground level are separated from the sidewalk by a lightwell approximately 5’ wide and an increasing depth that ranges from a close to grade at the entry to approximately 4’ below grade at the corner.

The building’s form is influenced by the desire to provide abundant natural light and ventilation to the units as well as to respond to the site topography. A four-story bar to the west (on U Way) is separated from the 5-story bar to the east by an outdoor courtyard at level 2. Raising the courtyard allows for deeper commercial spaces beneath (along the Ave).

Bioretention planters at NE 55th and along the alley are sized to meet storm water retention requirements. Amenity areas at the courtyard and west bar roof offer options for shared spaces for the building’s residential community. A leaning rail, under weather protection, is proposed at the U Way NE bus stop; the proposal will be further coordinated with Metro.





WEST ELEVATION

1

- A) SWISS PEARL / CARAT ONYX 7091
- B) PAINTED HARDIE / ALPACA SW 7022

2

- A) SWISS PEARL / CARAT BLACK OPAL 7020
- B) PAINTED HARDIE / IRON ORE SW 7069

3

- A) SWISS PEARL / CARAT CORAL 7031
- B) PAINTED HARDIE / FIRED BRICK SW 6335

4

- A) SWISS PEARL / CARAT CORAL 7033
- B) PAINTED HARDIE / RUSSET BEN. MOORE HC-51

5

PAINTED TRUEXTERIOR / GAUNTLET GRAY SW 7019

6

EXPOSED CONCRETE



SOUTH ELEVATION



EAST ELEVATION

1

- A) SWISS PEARL / CARAT ONYX 7091
- B) PAINTED HARDIE / ALPACA SW 7022

2

- A) SWISS PEARL / CARAT BLACK OPAL 7020
- B) PAINTED HARDIE / IRON ORE SW 7069

3

- A) SWISS PEARL / CARAT CORAL 7031
- B) PAINTED HARDIE / FIRED BRICK SW 6335

4

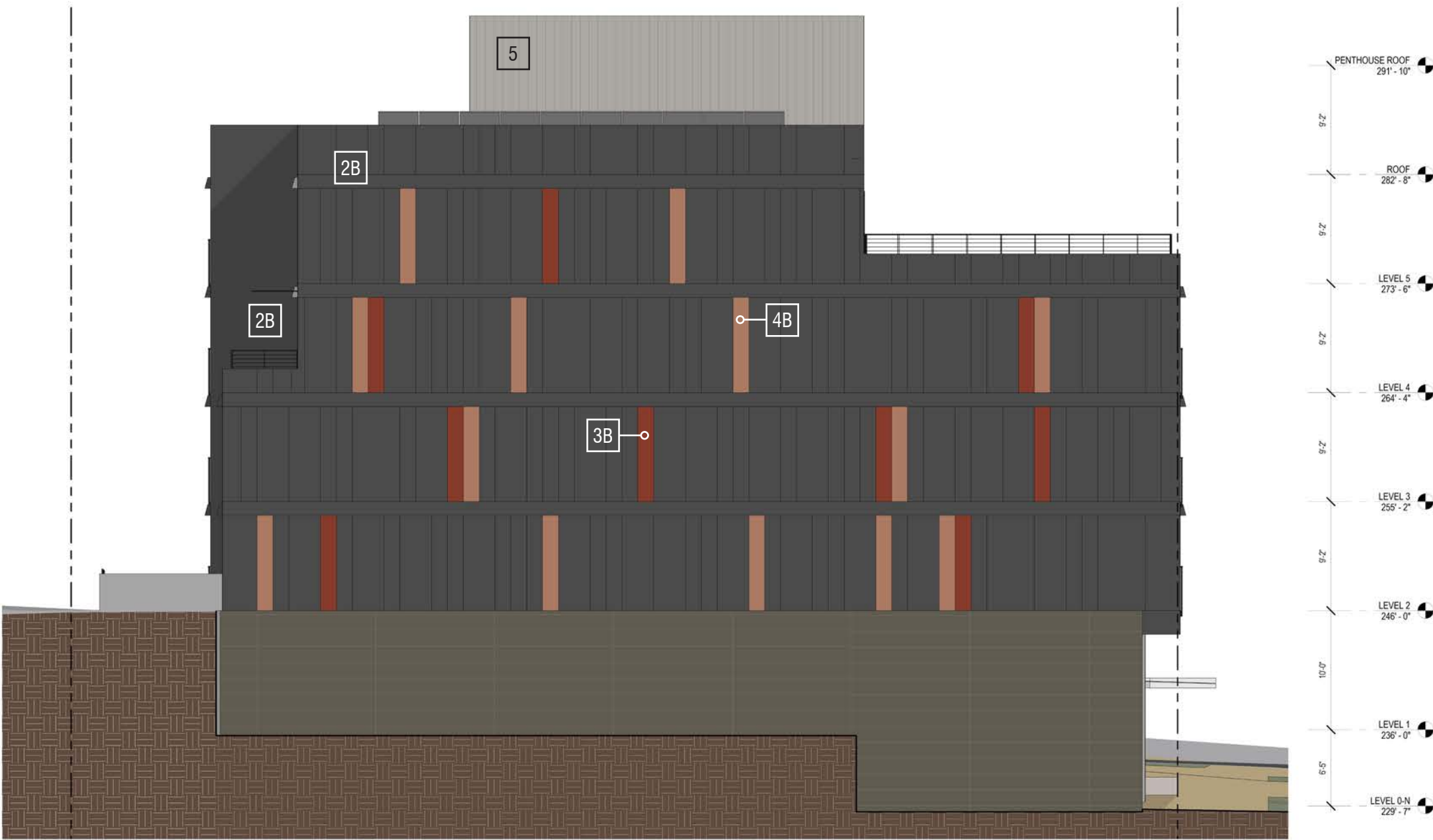
- A) SWISS PEARL / CARAT CORAL 7033
- B) PAINTED HARDIE / RUSSET BEN. MOORE HC-51

5

PAINTED TRUEXTERIOR / GAUNTLET GRAY SW 7019

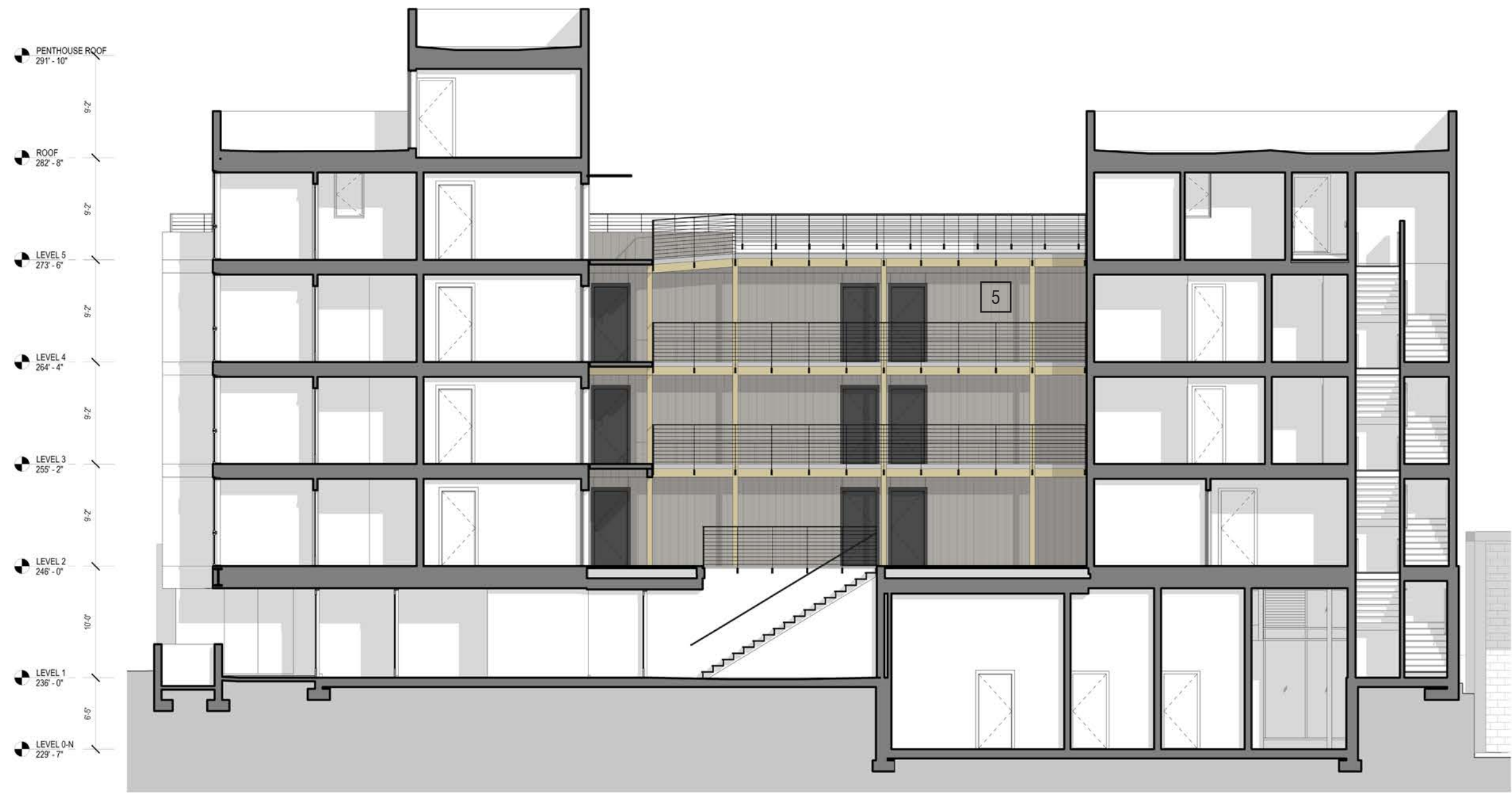
6

EXPOSED CONCRETE



NORTH ELEVATION





1

- A) SWISS PEARL / CARAT ONYX 7091
- B) PAINTED HARDIE / ALPACA SW 7022

2

- A) SWISS PEARL / CARAT BLACK OPAL 7020
- B) PAINTED HARDIE / IRON ORE SW 7069

3

- A) SWISS PEARL / CARAT CORAL 7031
- B) PAINTED HARDIE / FIRED BRICK SW 6335

4

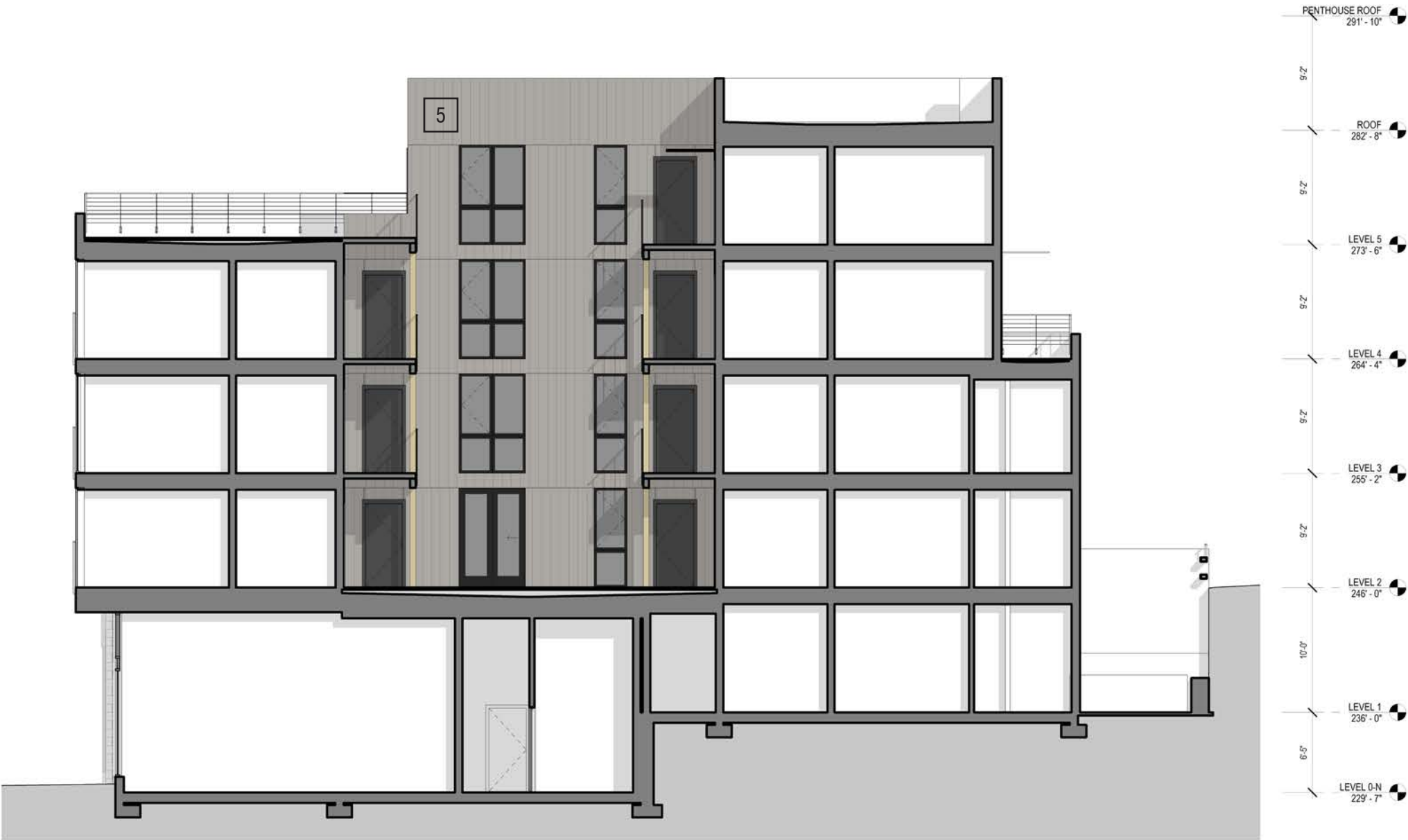
- A) SWISS PEARL / CARAT CORAL 7033
- B) PAINTED HARDIE / RUSSET BEN. MOORE HC-51

5

PAINTED TRUEXTERIOR / GAUNTLET GRAY SW 7019

6

EXPOSED CONCRETE



EAST / WEST SECTION LOOKING NORTH

ITEMIZED RESPONSE TO EDG

FORM AND COURTYARD

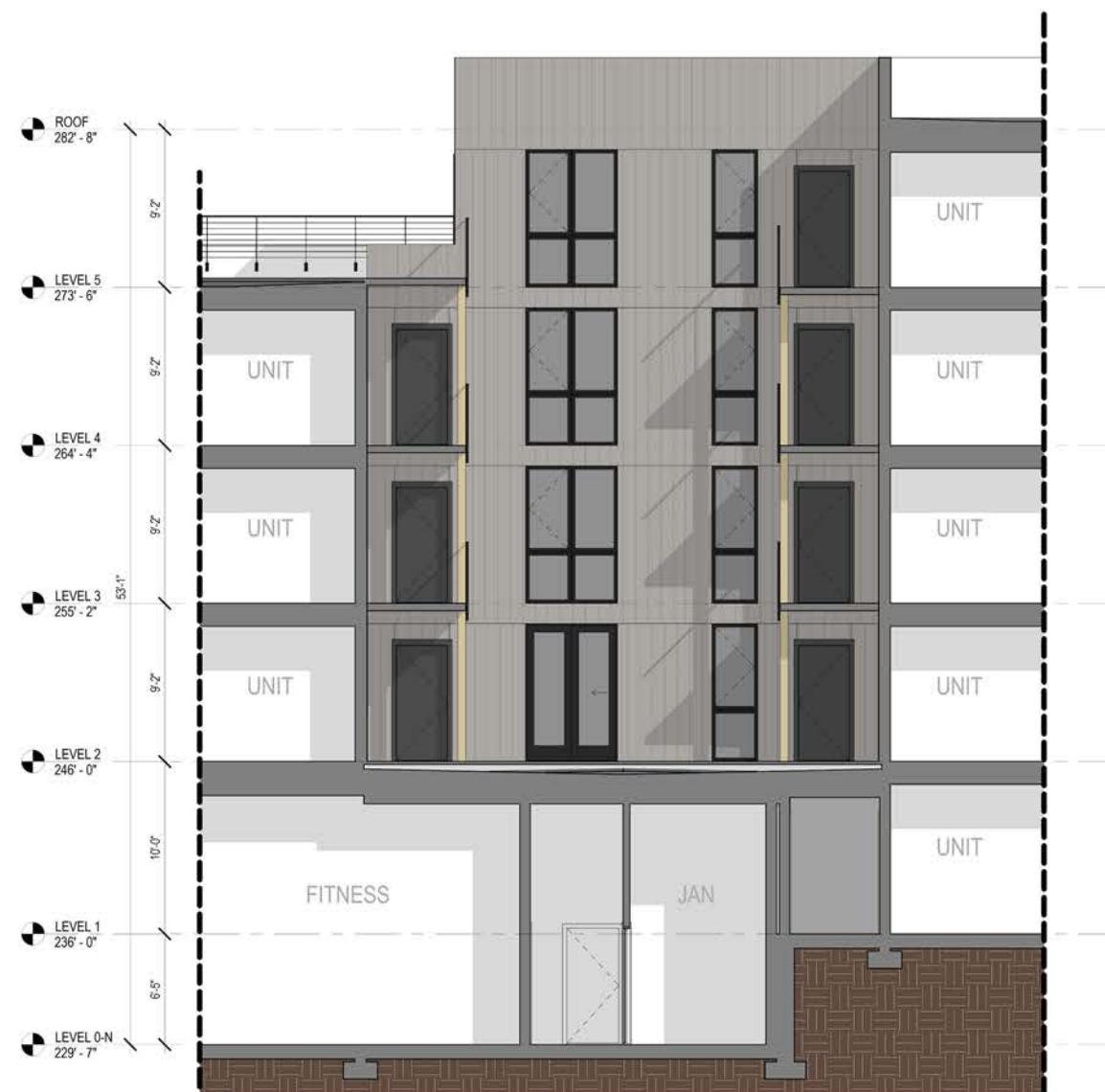
There was consensus among the Board members that scheme three presented the strongest option for further development. They appreciated the Courtyard scheme but stated that the proposal would definitely need further refinement.

Building massing responds to topography; there is a full story grade change between the east and west sides of the site. Level 1 is below grade at the northeast corner of the site so that first floor of the west (5 story bar) is below grade at the NE corner of the site (at the alley).

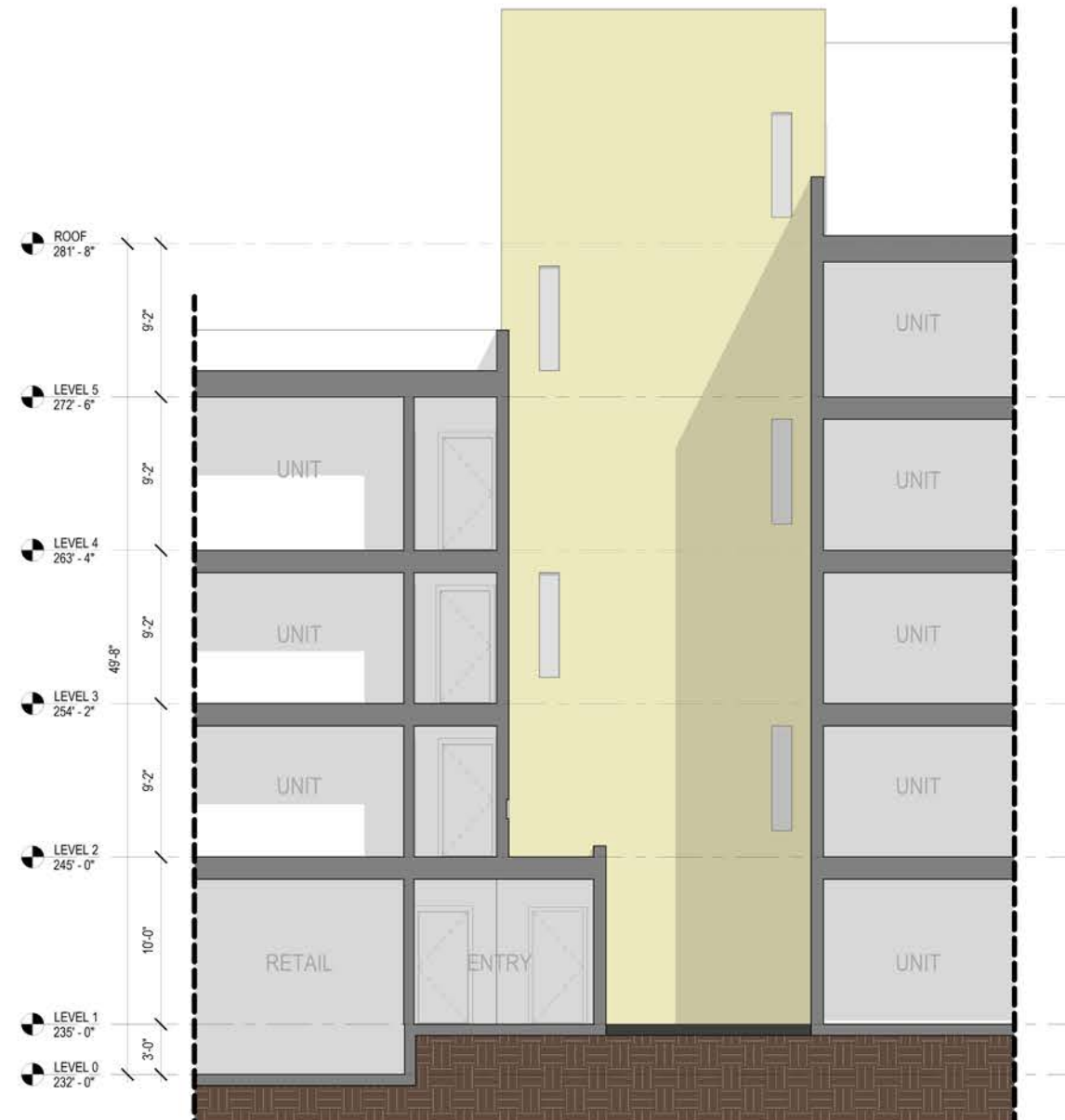
The courtyard scheme has changed significantly. The courtyard itself has been raised to Level 2, allowing commercial space to achieve full required depth from University Way NE. That departure request is withdrawn as average non-residential depth now measures 32'.

Building exterior materials are reflective of the overall massing, with a dynamic, shifting arrangement of panels and fenestration at U Way. Similar materials, painted to match the west elevation, are arranged in a more regular pattern at the 55th and alley elevations. Light stained wood siding is used at the courtyard and entry facades.

The courtyard as a central organizing scheme provides shared common space visually connected to the lobby and street with a straight-run stair.



COURTYARD LOOKING NORTH - CURRENT SCHEME



COURTYARD LOOKING NORTH - EDG PREFERRED SCHEME

The Board talked at length about the proposed Courtyard. While they indicated that it provided a great opportunity, they also asserted that it needed a lot of design work to become a usable active space.

See response to item 1-a. The entire courtyard was raised to level 2 which allows for greater penetration of natural light. A wide straight-run open stair connects the NE55th St. lobby to that level, creating the building's 'heart'. Open circulation breezeways at upper levels activate the space.

The Board gave guidance to adjust how the south stair interacts with the courtyard- use it to support the gathering space function of the courtyard.

Vertical circulation at the south end of the building has been completely revised. In addition to the exit stair, a communicating stair that connects level 1 lobby to the courtyard. At every level except level 1, the lobby, the elevator opens onto breezeways surrounding the courtyard, activating the space further.

The Board also gave guidance to create a strong connection between the space and University Way NE.

Increasing depth for retail space – to allow for a variety of uses – reduced the courtyard area so that it was no longer a viable space. Lifting the courtyard to Level 2 makes it the centerpiece of the residential portion of the building.



RESIDENTIAL COURTYARD

ITEMIZED RESPONSE TO EDG

FACADE DESIGN

The Board asked the applicant to look for ways to “loosen up” the rigorous design through the use of contrasting color, material, depth or details in key locations to reflect the liveliness and diversity of the neighborhood. The entry lobby, corners and the courtyard were offered as suggested locations to explore this guidance.

The exterior and courtyard elevations have been redesigned to reflect a contemporary approach to design. Along the Ave, fenestration moves dynamically within a supporting framework, which now carries variation in panel color and width. The courtyard has a distinctly different look and feel than the building’s ‘wrapper’. Courtyard planting, furnishings, and the rich color and pattern of wood siding contribute to this variation on more traditional residential architecture.

The lobby is a part of the recessed facade on NE 55th Street and is clad in light-stained wood. Storefront glazing connects the lobby to the street and an open stair completes the connection from street to courtyard.

- *The architectural expression, in form and exterior material, varies with location (U Way, NE55th, and alley) and program within each building part; high-quality materials (Swiss Pearl panels, storefront, and wood siding reinforce the intent);*
- *Color accent panels and fenestration pattern provide an eclectic rhythm;*



WEST FACADE



RETAIL STOREFRONT AND BUS STOP

(continued)

- *University Way NE storefront is pulled back from the property line by 3' 4", providing area for public gathering, outdoor café space, and sheltered bus stop area. Canopies vary in height responding to their position at the building;*
- *Sidewalk, courtyard and circulation area materials provide variation in color and texture.*

The Board requested that the Applicant integrate SDOT's comments and design the building to support the transit stop in front of the site.

An area with overhead protection and a leaning rail has been provided at the bus stop location. The proposal was met with approval from Metro transit.

The Board expressed general support for the material palette. They stated that these were high-quality materials and would need to be detailed well to pass through recommendation.

Design has continued to use the materials brought to the meeting: Swiss Pearl panels vary in width and color.

The Board specifically requested these materials be used with thoughtful consideration on the north elevation which will have less detail. The high-quality materials will mitigate this.

The north wall will employ a similar pattern of panel width and color consistent with the remainder of the project design.



RESIDENTIAL ENTRY LOBBY



NORTH FACADE



ITEMIZED RESPONSE TO EDG

FACADE DESIGN



UNIVERSITY WAY SIDEWALK

ITEMIZED RESPONSE TO EDG

SITE PLANNING

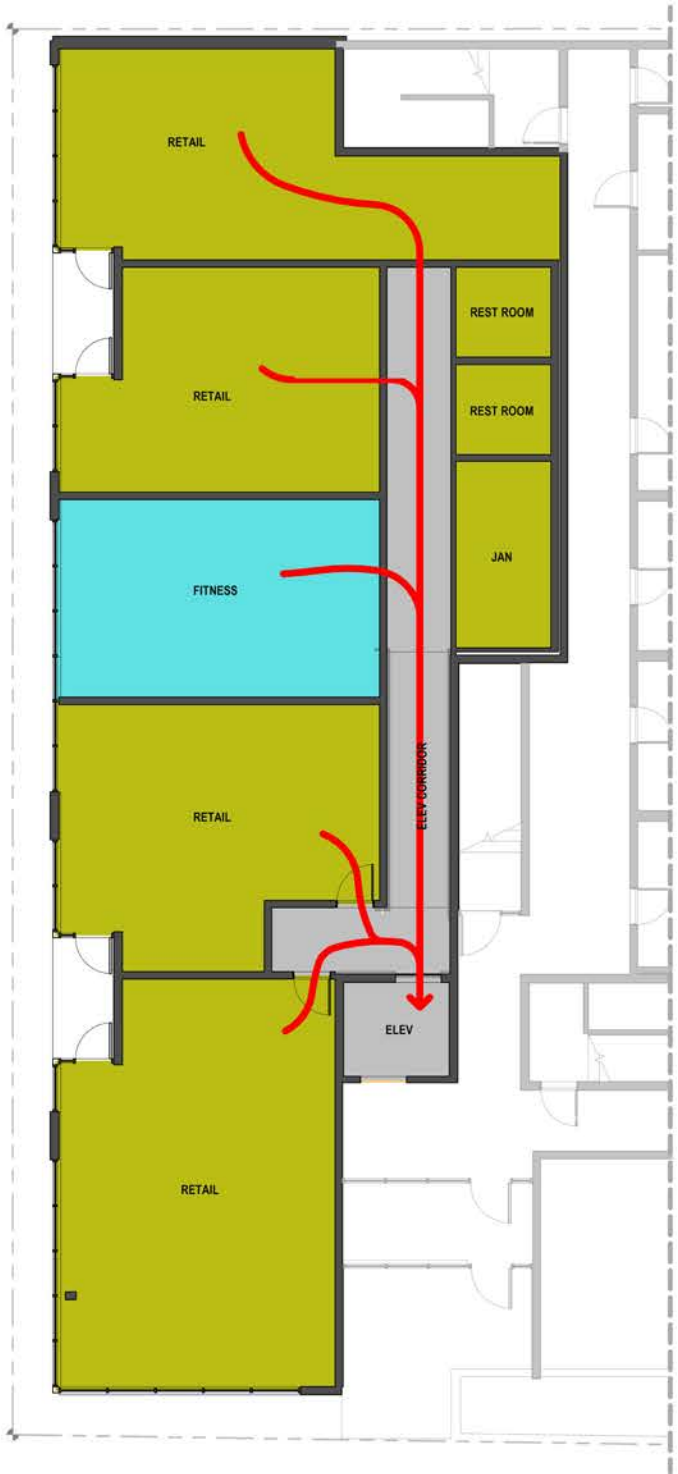
Board members stated that the plan for waste storage and removal needs work. They noted that the current plan creates a long route through a communal space and that this was sub-optimal.

Scheme presented to the DRB lacked a direct connection from the retail – commercial uses along University Way NE to the waste room, and required leaving the building and taking refuse up NE55th St. to either the residential entry or all the way around the building up the alley. To remedy the situation, the elevator location was shifted to allow for direct access from Ave level businesses to level 2 (waste room level). Refuse will be picked up off the alley.

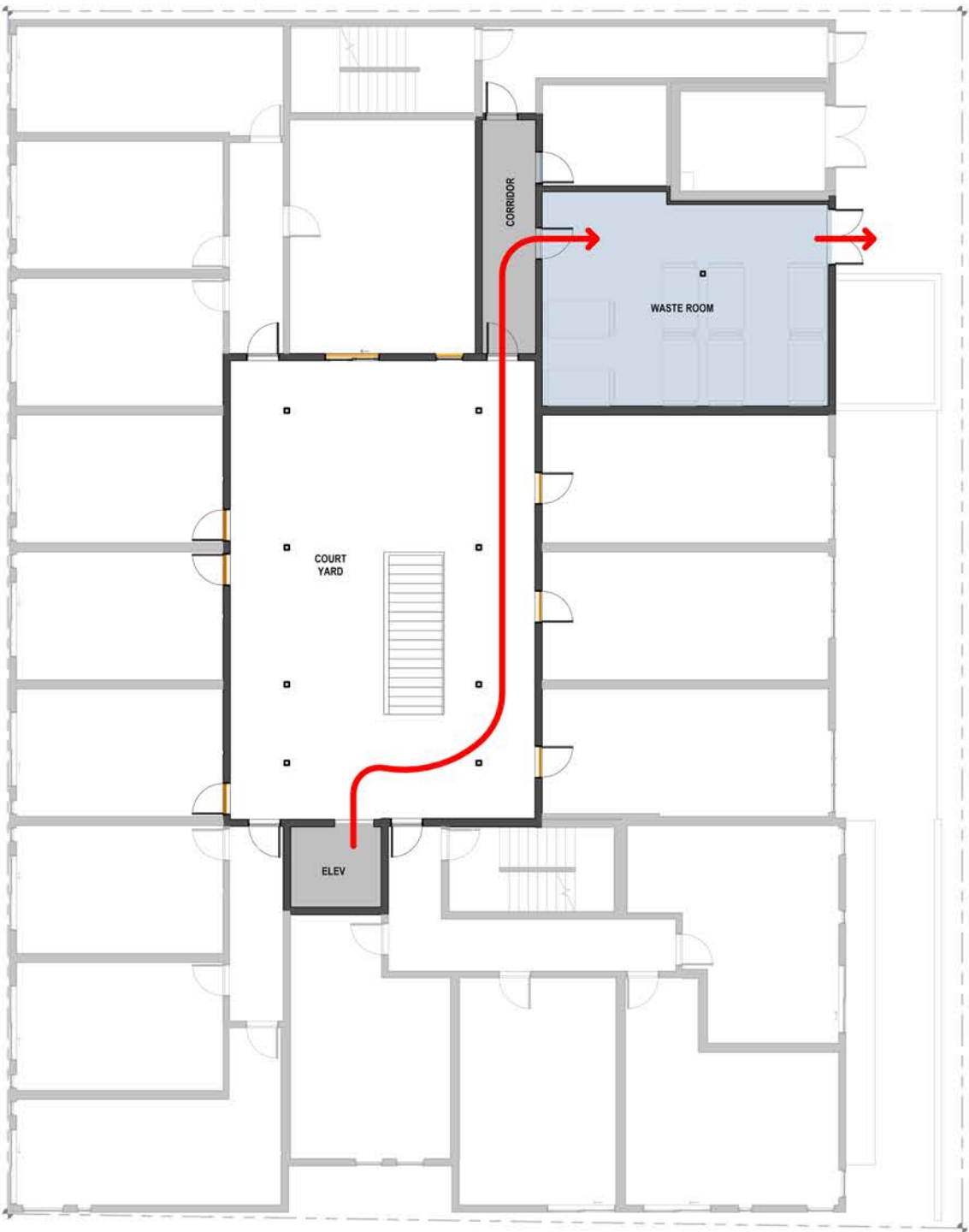
Board members requested a very simple study of how a cultural space might be used in the proposal’s retail space if the applicant indeed plans for this type of use in the space. They stated they would support potential departures to retain this use.

The plan has been revised so that larger areas, suitable for any anticipated use, have been created. The design is intended to maximize programmatic flexibility within the retail / commercial floor.

No departure required.



LEVEL1 ROUTE TO WASTE ROOM



LEVEL2 ROUTE TO WASTE ROOM



ITEMIZED RESPONSE TO EDG

SITE PLANNING

The Board requested further design work on the location of the roof deck. If the deck was located on the east of the building, they stated that it must have a buffer separating it from the less intensive uses next door. Board members asked the applicant to consider moving the roof deck so that it can engage with University Avenue.

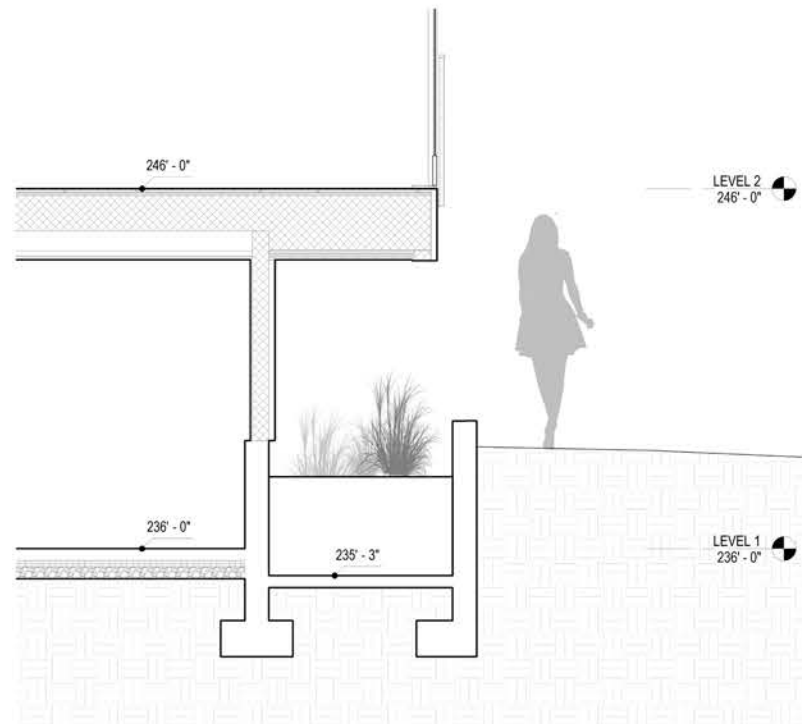
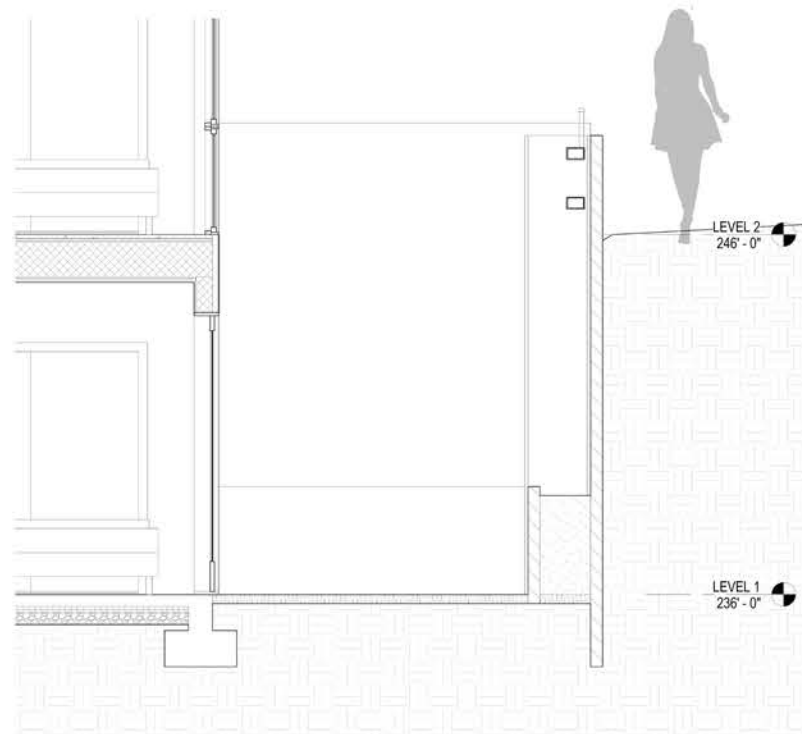
Per the Board's recommendation, the roof deck is now located on the west, lower bar of the building with overlook onto University Avenue.

Units facing 55th should have a buffer. The Board was not satisfied with this feature as depicted at EDG.

Per the Board's recommendation, Level 1 was pulled back from 55th by 5 feet and a bioretention planter located in that space. A departure request accompanies this move.

The Board requested the applicant provide adequate planting buffer between lightwells and alley. The Board requested specific detail be provided on any future landscape plans.

Some lightwells at the alley and NE55th Street have become bioretention planters; additionally, where space allows on the alley, planting has been added in addition and beside the bioretention areas there.

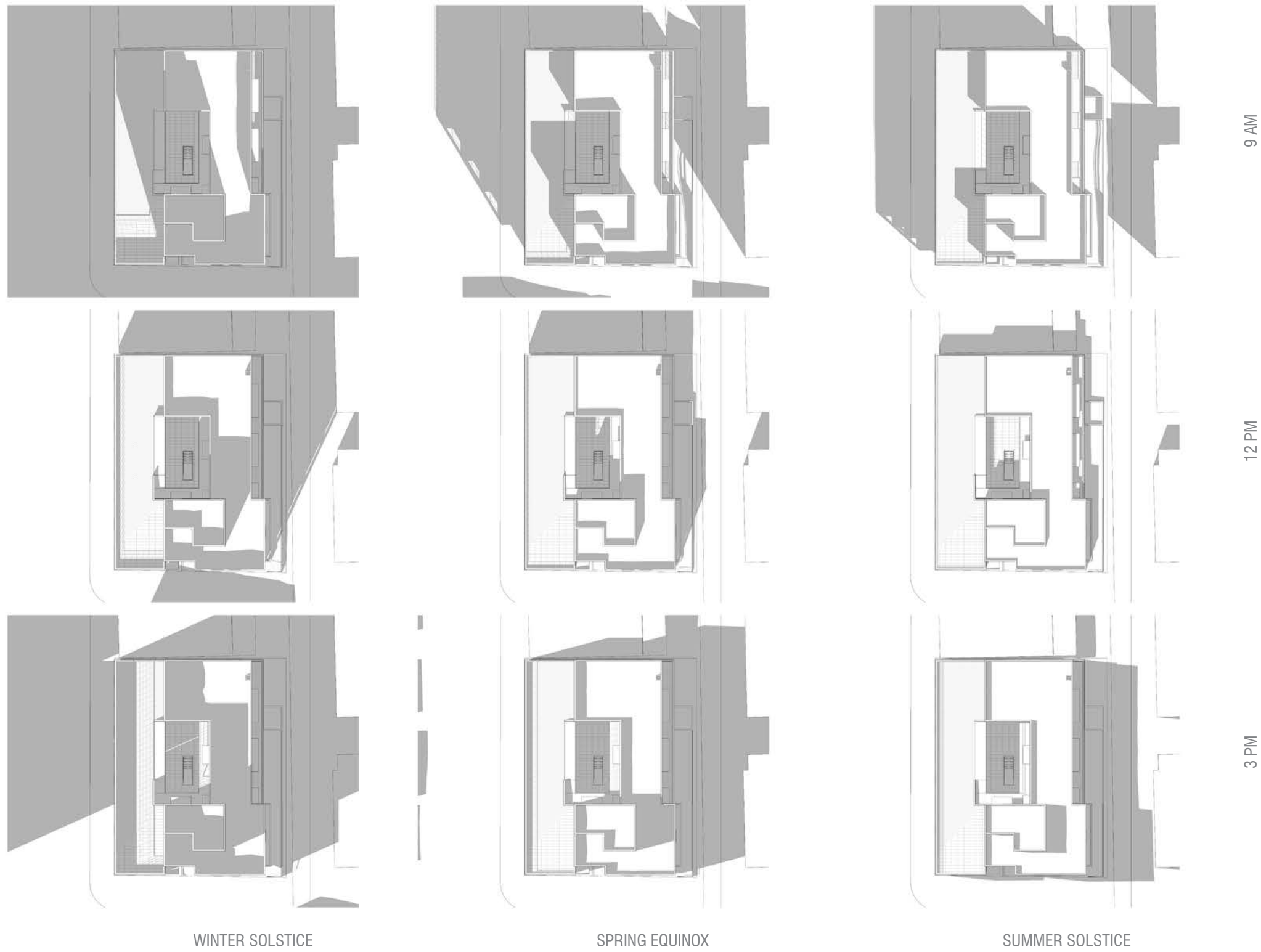


BIORETENTION AT ALLEY

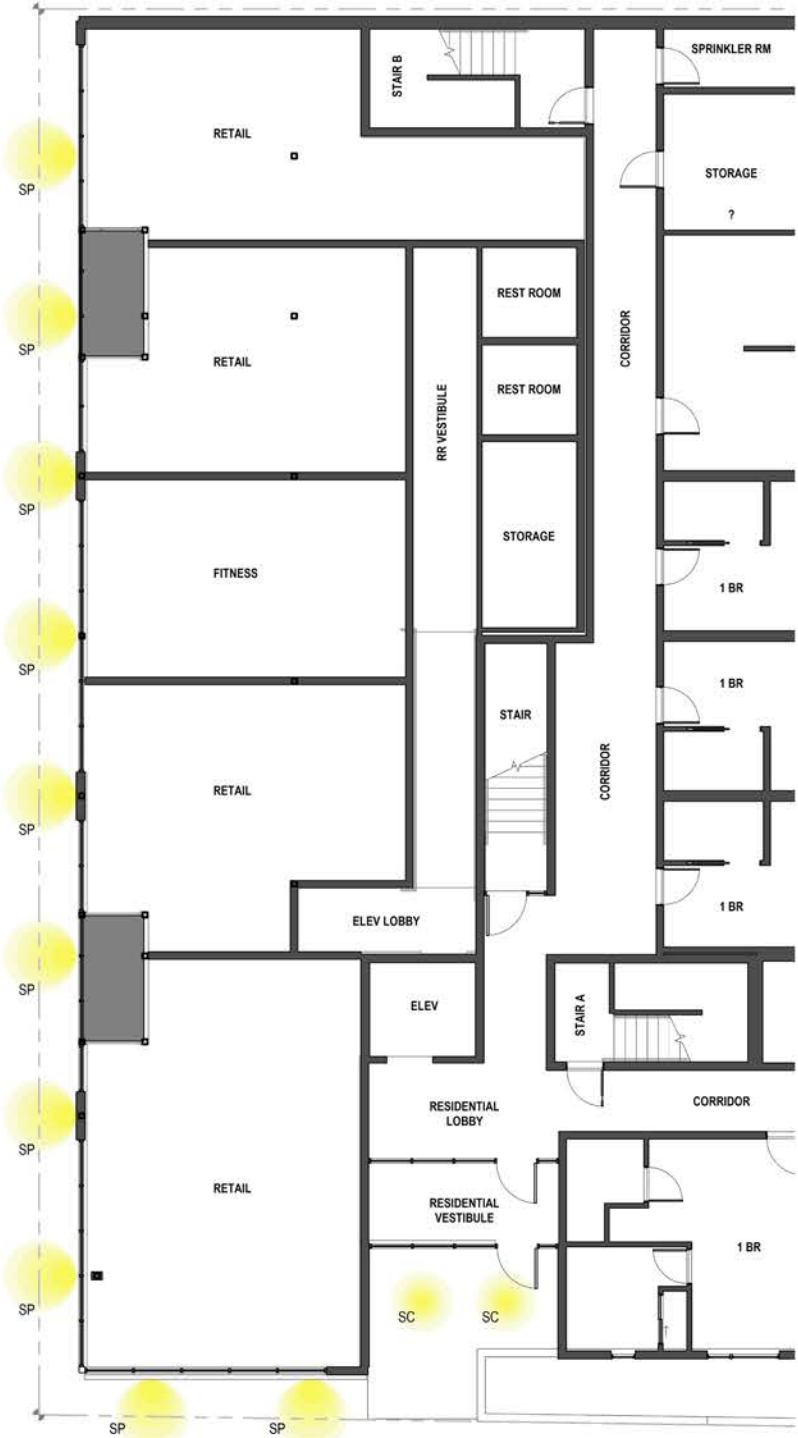


ROOF DECK

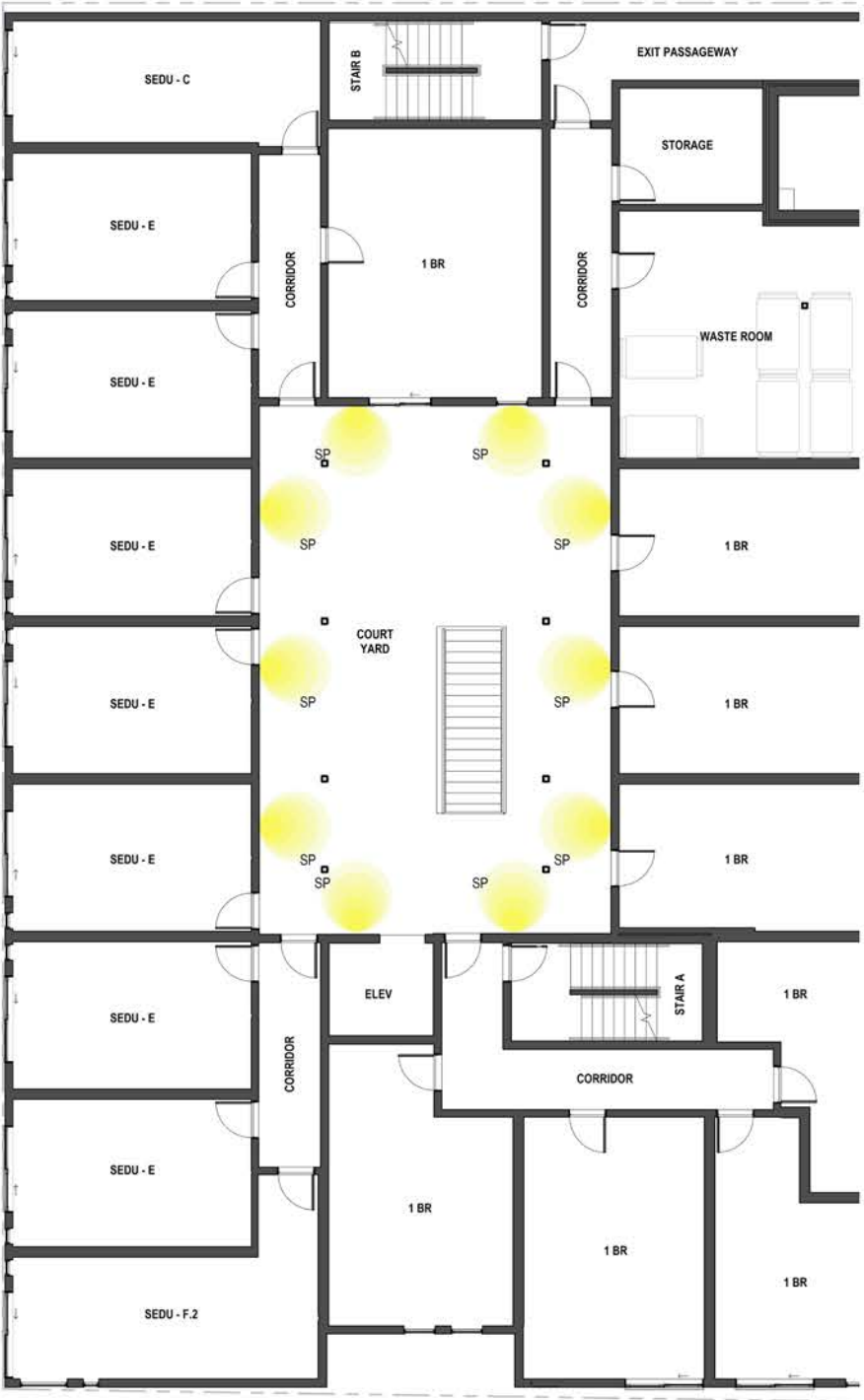
DAYLIGHTING
SHADOW STUDY



LIGHTING
SITE LIGHTING PLAN



STREET & ENTRY LIGHTING



COURTYARD LIGHTING



STAKE LIGHT (SK) WALL SCONCE (SC)



SOFFIT LIGHT (SF)



STEP LIGHT (SP)



DESIGN DEVELOPMENT

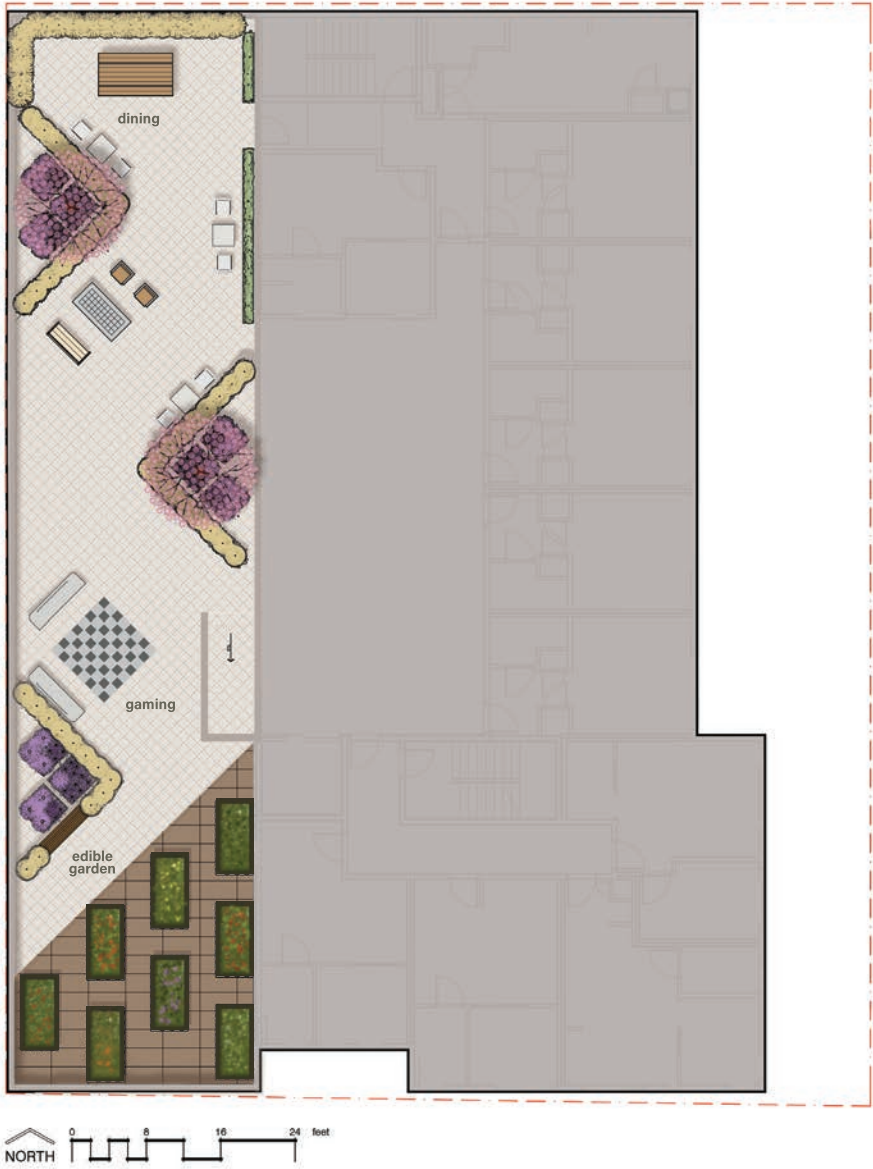
LANDSCAPING CONCEPT

The landscape design responds to the character of the University 'Ave' with forms and features being an interplay between natural and cultural processes. Large graceful Red Oak trees planted in an alle'e to the North and East emphasize the arrival to this place. Wide open sidewalks at the street level provide a safe, accessible, walkable space.

Change is a constant in the life of a landscape. Bioretention planters at the south and east are employed as a central ecological restoration strategy mitigating stormwater on site. The green spaces at this site will be planted with predominately Pacific Northwest native plants, taking advantage of their hardiness to the region and year-round interest. The plan functions threefold as a climate wise landscape, an expansive pollinator habitat in the neighborhood, and as a visual connection to the resilient Pacific Northwest context.



STREETSCAPE



ROOF DECK



BIKE RACKS



CHESS SET



COMMUNITY TABLE



GAULTHERIA



PLANTERS



QUERCUS RUBRA



QUERCUS RUBRA LEAVES



LEAN RAIL



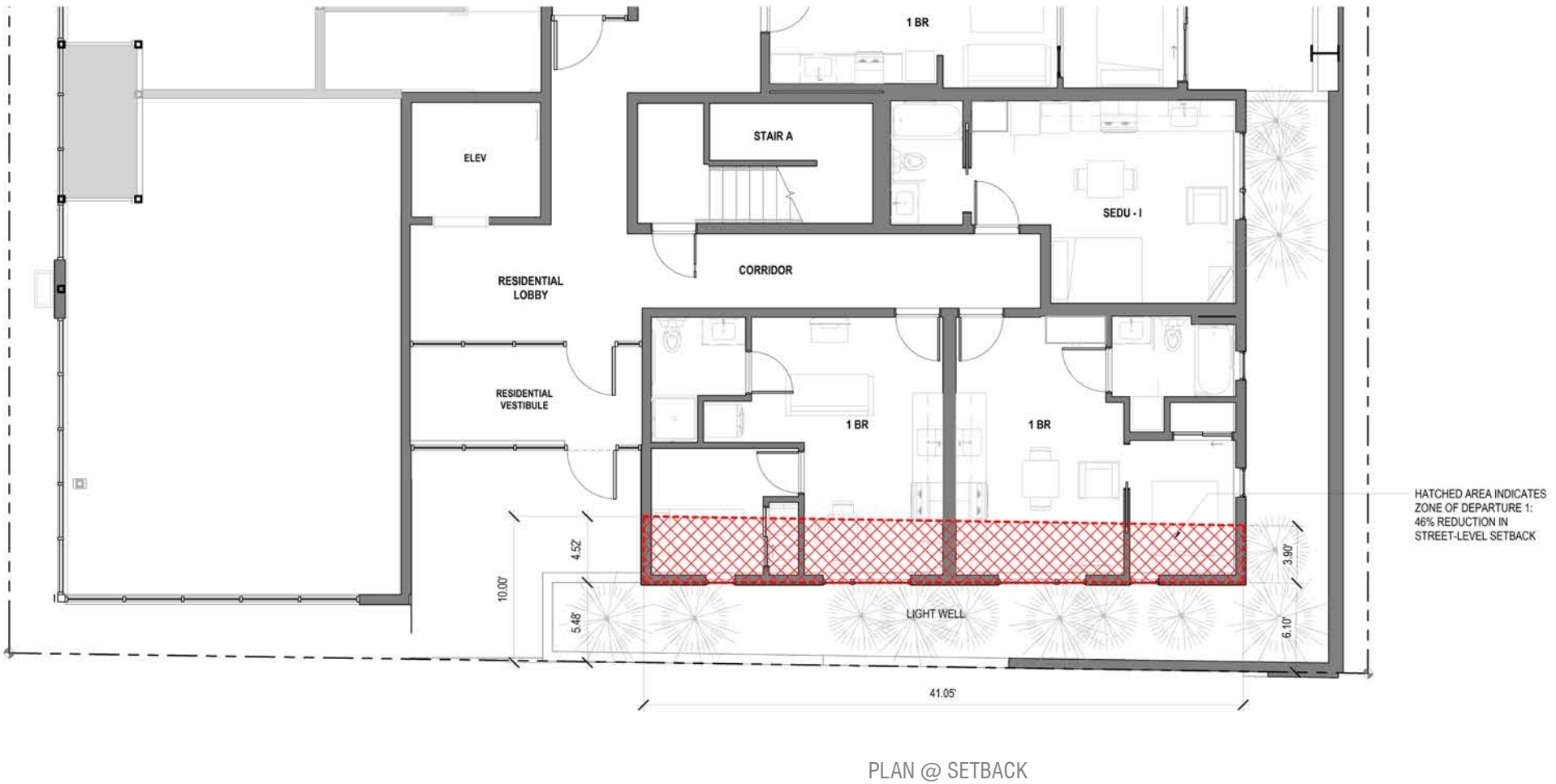
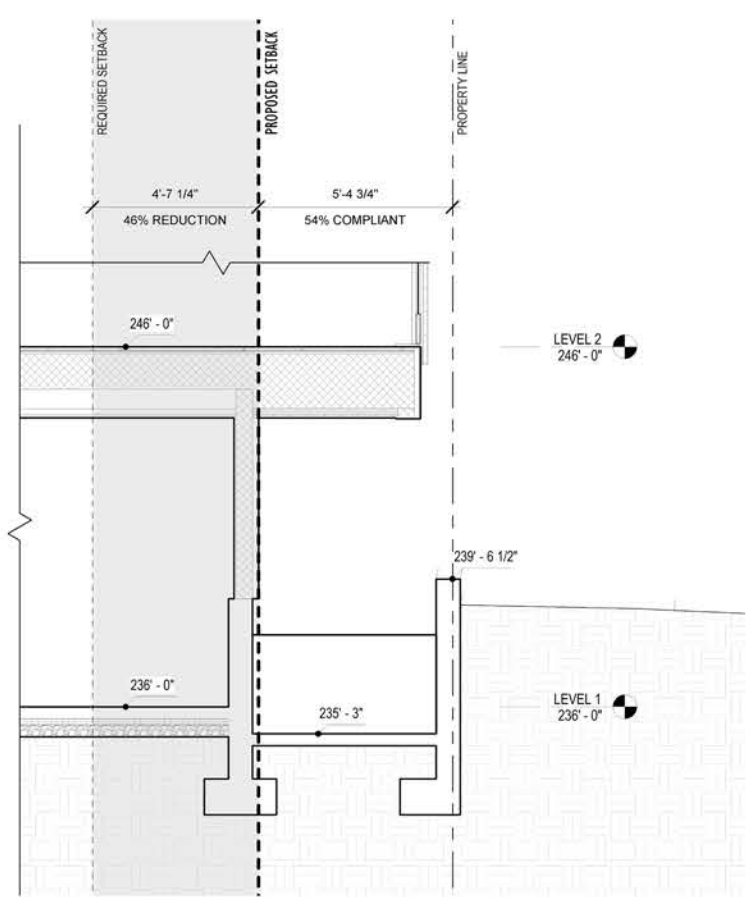
REFERENCE NOTES SCHEDULE

SYMBOL	PLANTING DESCRIPTION	QTY	DETAIL
	32-93-01 CONTAINER PLANTING Native or drought tolerant species	217 sf	see pltg dwgs
	32-93-06 VEGETABLE PLANTING	210 sf	see pltg dwgs
	32-93-08 TRELLIS PLANTING	25 sf	see pltg dwgs
SYMBOL	FENCE DESCRIPTION	QTY	DETAIL
	F-01 INTEGRATED TRELLIS PLANTER Internal LED lighting 6'-0"H	28 lf	1/L-1.5
SYMBOL	PAVING DESCRIPTION	QTY	DETAIL
	P-01 CONCRETE PEDESTAL PAVERS Stepstone pedestal roof paver, 12"x12"x2" French Gray light sandblast finish	2,313 sf	5/L-1.5
	P-02 WOOD PEDESTAL DECK TILE	622 sf	6/L-1.5
SYMBOL	PLANTERS DESCRIPTION	QTY	DETAIL
	PL-01 SORELLA LARGE SQUARE PLANTER Landscape Forms SREL-18-SQ-LG Powdercoated Stormcloud Finish 45" L x 45" W x 30" H.	9	n/a
	PL-02 SORELLA LARGE RECTANGULAR PLANTER Landscape Forms SREL-18-REC-MD Powdercoated Stormcloud Finish 45" L x 15" W x 18" H.	37	n/a
	PL-05 RAISED VEGETABLE CONTAINER 4'-0"W X 8'-0"L X 12"H	9	2/L-1.5
SYMBOL	SITE FURNISHINGS DESCRIPTION	QTY	DETAIL
	S-02 STRATA BENCH Landscape Forms STRA-84-SB-FS-0S Meldstone natural ecru finish Free standing mount	2	n/a
	S-04 ANGARA TABLE & BBQ 8 seater, 99"Lx38"W Stainless and Goncalo Alves hardwood with integrated lights & bbq	1	n/a
	S-05 COURTYARD CHAIR Landscape Forms Parc Centre Armless Chair Stormcloud finish	6	n/a
	S-06 COURTYARD TABLE Landscape Forms Parc Centre Table 28in Square Top, Stormcloud finish	3	n/a
	S-09 OUTDOOR SOFA Thos Baker Taylor Model SKU: TA1902A.RAIN dup dove	1	n/a
	S-10 OUTDOOR CLUB CHAIR Thos Baker Taylor Model# TA1901A.RAIN dup dove	2	n/a
	S-12 WOOD STORAGE BENCH West Elm Bay Model, Reclaimed Pine 53"L X 15.25"W X 17.75"H	1	n /a
	S-13 OUTDOOR CHESS Stepstone pedestal roof paver 12"x12"x2" French Gray and Granada White Lt. Sandblast Finish	1	5/L-1.5

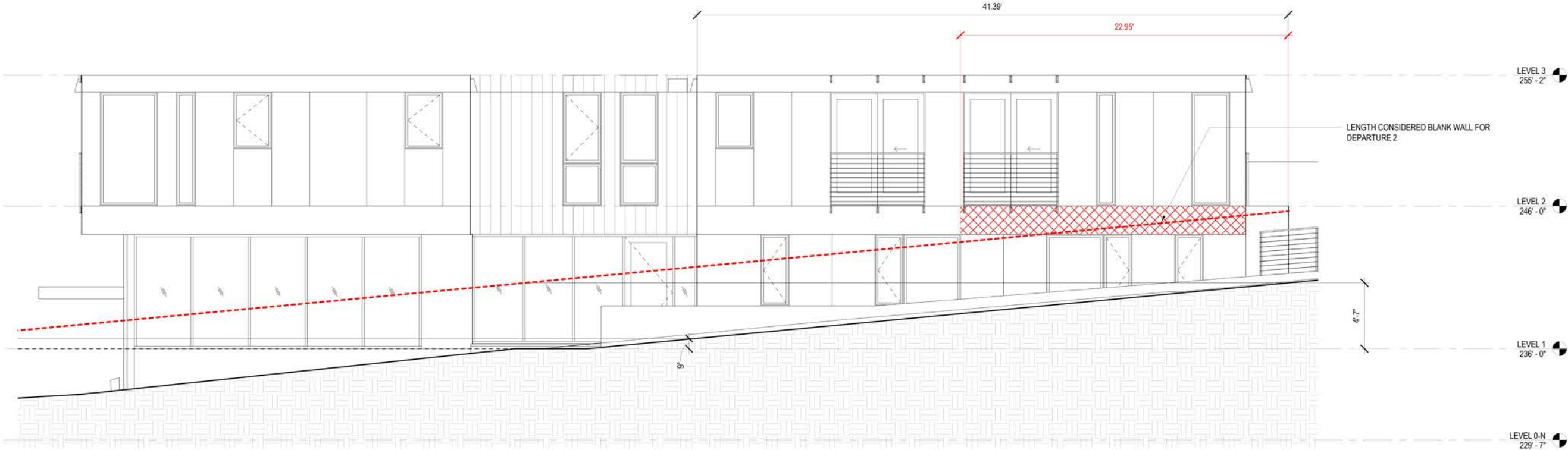
DEPARTURE REQUEST

STREET LEVEL DEVELOPMENT STANDARDS

DEPARTURE 1: DESIGN STANDARD	PROPOSED DEPARTURE	% CHANGE	REASON	GUIDELINES
STREET-LEVEL DEVELOPMENT STANDARDS: NON-RESIDENTIAL DEPTH (23.47A.008.D.2) The floor of a dwelling unit located along street level shall be at least 4' above or 4' below the sidewalk grade or be set back at least 10' from the sidewalk.	Reduce 10' residential setback by 4.5', resulting in a 5.5' residential setback.	The requested departure represents a 45% reduction in the required setback. $(5.5' - 10') / 10' = -45\%$ change	A bioretention planter and lightwell approximately 5' wide separates the units from the sidewalk and provides adequate screening. The elevation of the dwelling unit floor varies from 9 inches to 4'-7" above level 1 A 10' inset from the street face would create a deep recess that would result in a unit with poor access to natural light, and would create an area with poor visibility and security along the public way.	PL3.2C / Ground level residential design PL1.2D2 / Strive for clear sightlines PL2.B1 / Safety and security CS1.1B / Daylight to sunken living space



DEPARTURE 2: DESIGN STANDARD	PROPOSED DEPARTURE	% CHANGE	REASON	GUIDELINES
<p>STREET-LEVEL DEVELOPMENT STANDARDS (23.47A.008.A.2)</p> <p>Blank segments of the street-facing facade between 2' and 8' above the sidewalk may not exceed 20' in width.</p> <p>The total of all blank facade segments may not exceed 40% of the width of the facade of the structure along the street.</p>	<p>Allow 23' of blank facade segment</p> <p>Allow 46% of blank facade segment</p>	<p>15% Increase</p> <p>13% Increase</p>	<p>The area of extended blank wall on the south facade is non-compliant due to the location of the line of measurement. Because the adjacent grade is sloping, the line of measurement is at the “spandrel” between floors where windows cannot be added.</p> <p>The departure should be granted because the intent of the code and design guidelines is met: there are windows directly above and below the line of measurement, creating interest and transparency. The cantilevered second floor creates relief and breaks down the mass. The planting in the bio-retention creates a planted buffer.</p> <p>If code was to be strictly followed, the “spandrel area” could not be made transparent, so a decorative trellis would have to be added to meet the intent of SMC 23.47A.008.A.2.A.5. This would be a unique condition at odds with the overall facade design, and would work against the intent of design guideline DC2.B.</p>	<p>PL3.2C / Provide adequate buffer space.</p> <p>PL3.2C / Ground level residential design</p> <p>DC2.B / Architectural and facade composition</p>





MAIN PERSPECTIVE

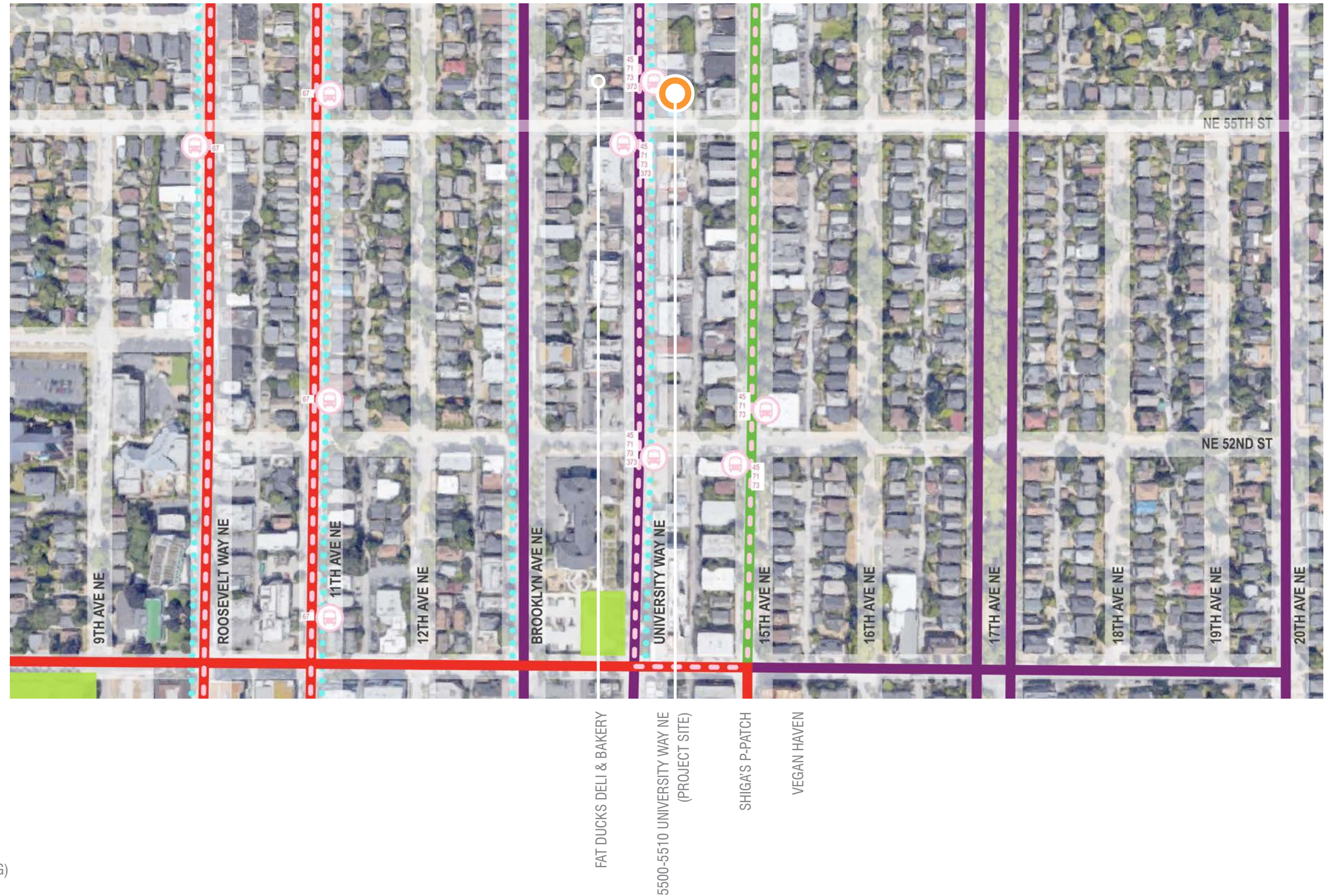
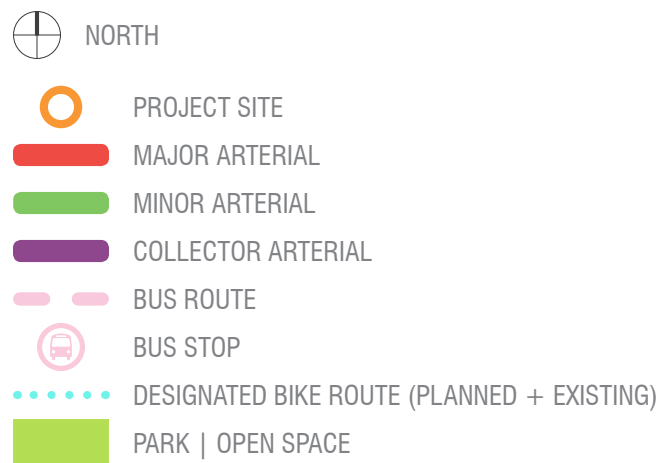
APPENDIX
REFERENCE PAGES FROM EDG PACKET

NEIGHBORHOOD CIRCULATION

A bus stop located on the project site corner of NE 55th St serves four bus lines that run north and south: the 45 connects U District through Green Lake to Golden Gardens; 71 runs from the U District through Ravenna to Wedgwood; 73 goes from the U District through Maple Leaf to Jackson Park; 373 runs from the U District through Ravenna to Shoreline Park & Ride. Currently the University of Washington Link Light Rail station is a 15-minute bus ride away and connects the project site to downtown Seattle. In 2021 the U District Station at Brooklyn Avenue between NE 45th and 43rd streets will open.

TAKEAWAYS

- Emphasize the pedestrian experience
- Provide for bicycles within the building
- Parking is not crucial for project viability



URBAN DESIGN ANALYSIS

ZONING + USE

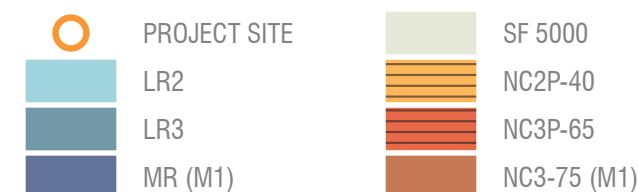
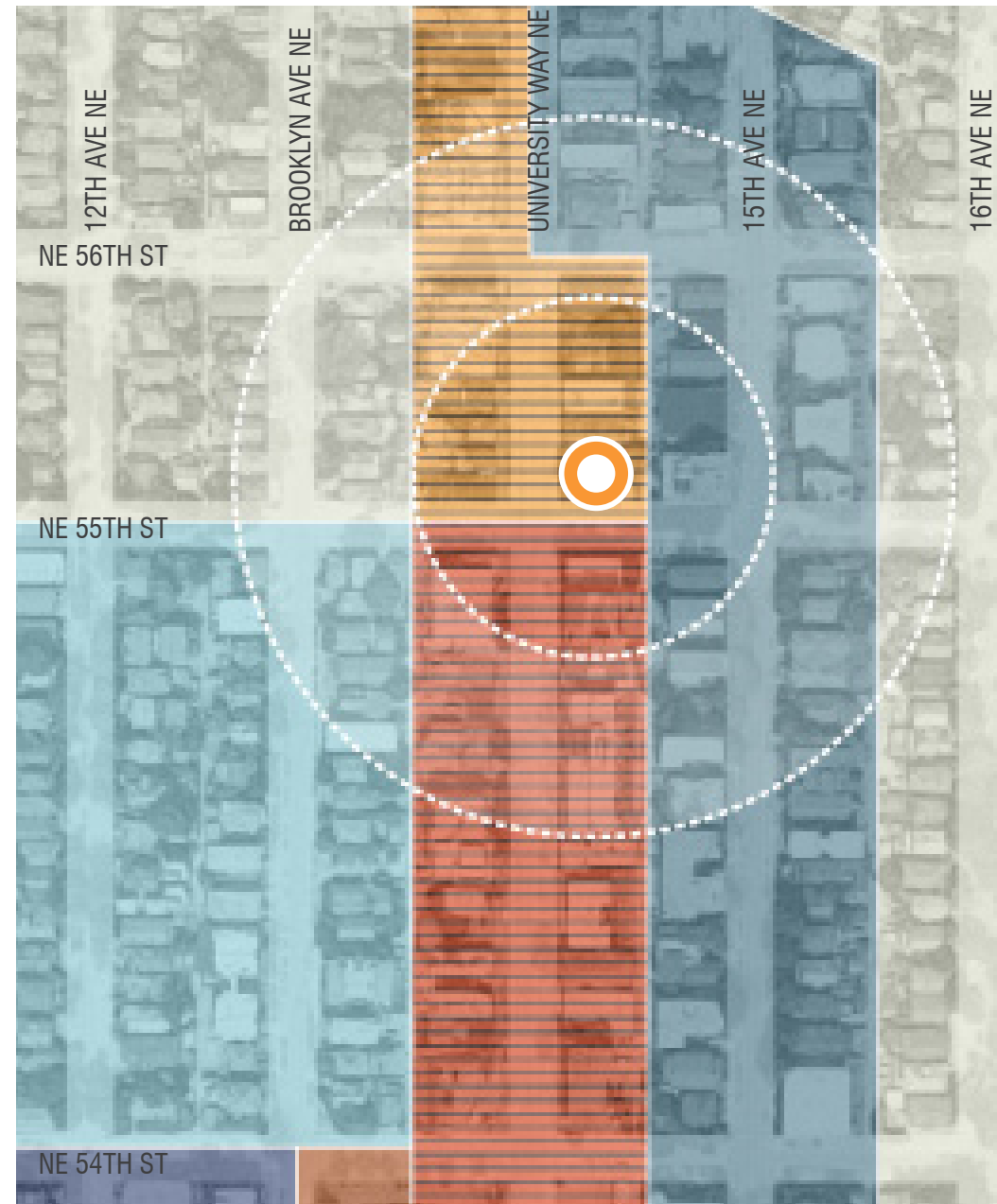
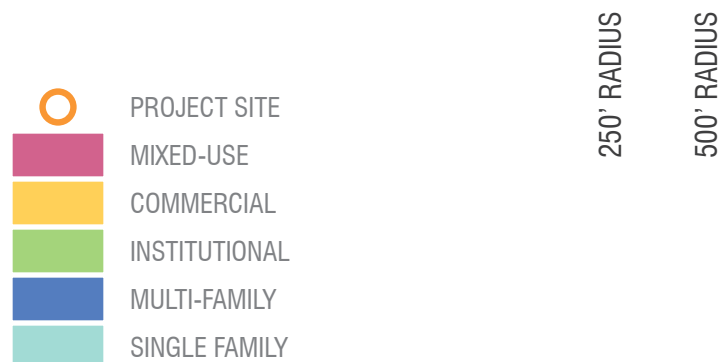
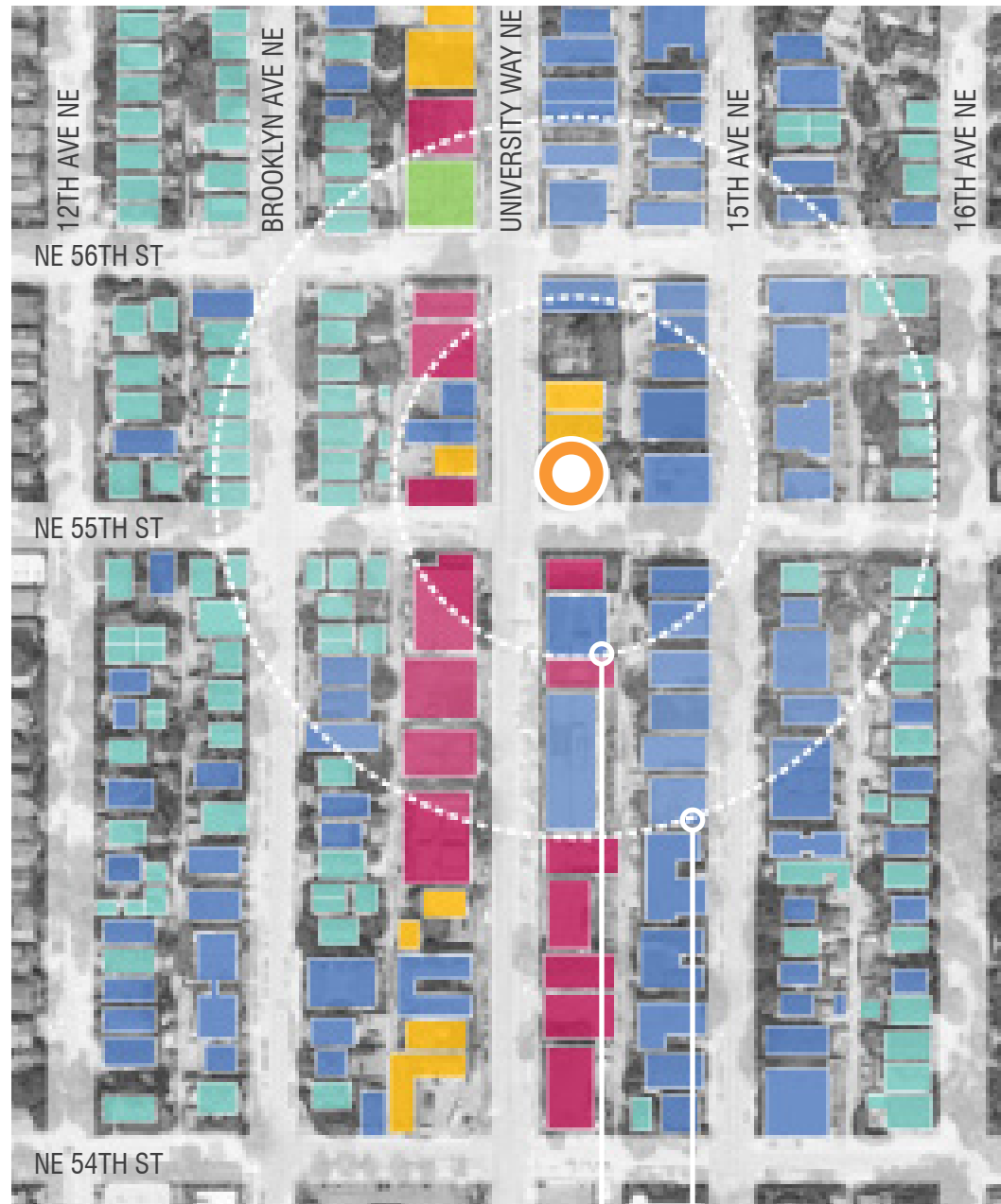
The project site at 5500-5510 University Way NE is zoned NC2P-40. The parcels to the east, directly behind the project site, are zoned LR3. Directly to the south of the project site is zoned as NC3P-65. The north-east and north-west parcels are zoned as SF 5000 while the south-west parcels are zoned as LR2.

This two block stretch is characterized by large scaled, mixed use structures; contrasting the smaller scale south of NE 55th St. Single-family structures are locted within three blocks to the east and west of the project site.

The area is transitional in terms of both zoning and development. With the U District upzone already spawning high rise development to the south, mid-scale projects such as this one will provide needed housing and retail space as growth radiates northward.

TAKEAWAYS

- The University's growth will promote increased density northward
- Areas north of NE 50th Street will likely infill with predominantly mid-rise buildings.
- The Ave's street width increases moving northward
- Street-level ammenities add life to the pedestrian experience



URBAN DESIGN ANALYSIS

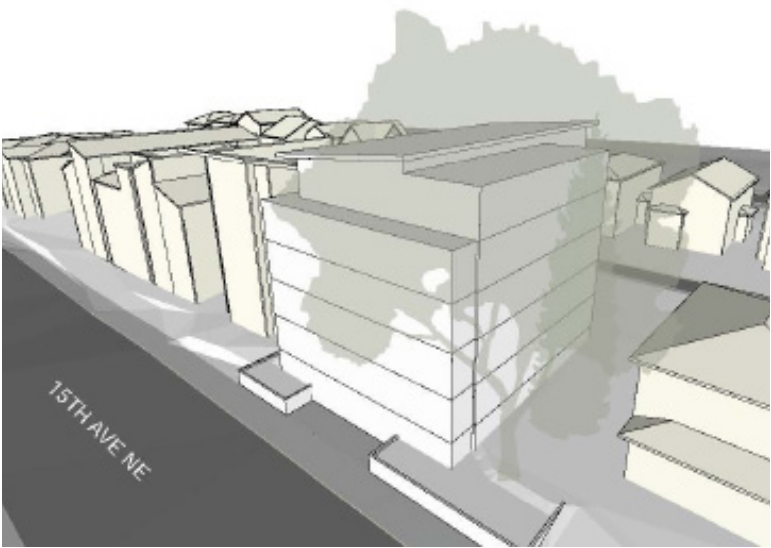
DEVELOPMENT CONTEXT: MEDIUM TO LARGE SCALED MIXED-USE BUILDINGS



A / 5247 UNIVERSITY WAY NE / SDCI # 3021406
Apartments + Micro-housing / 84 Units / No Parking



B / 5260 UNIVERSITY WAY NE / ORI ON THE AVE (2018)
Apartments (Mixed Use) / 70 Units / 4 Parking Stalls



C / 5228 15TH AVE NE / SDCI # 3032284
Apartments / 57 Units



D / 4726 15TH AVE NE / SDCI # 3025193
Apartments (Mixed Use) / 127 Units / 41 Parking Stalls

PROJECT SITE



E / 5043 BROOKLYN AVE NE - THE DEN ON BROOKLYN (2013)
Apartments / 50 Units / No Parking



F / 5000 UNIVERSITY WAY NE - HUB U DISTRICT (2017)
Apartments (Mixed Use) / 111 Units / 40 Parking Stalls



G / 5300 ROOSEVELT WAY NE / SDCI # 3025060
Apartments (Mixed Use) / 52 Units / No Parking



H / 5001 BROOKLYN AVE NE - THE STAX (2018)
Apartments (Mixed Use) / 60 Units / 1191 SF Retail / No Parking



I / 4700 BROOKLYN AVE NE (THE M) / SDCI # 3028621
Residential Tower (Mixed Use) / 227 Units / 30 Parking Stalls



J / 5039 11TH AVE NE / SDCI # 3028417
Apartments / 51 Units / No Parking

The project site at 5500-5510 University Way NE is zoned NC2P-40.

The University Way NE area is experiencing new development and growth, primarily in the form of new mixed-use and apartment buildings. The opening of a light rail transit station at NE 45th Street will act as a catalyst for greater development.

North of NE 55th Street, development is expected to take shape as mid-rise buildings of 3 to 5 stories.

TAKEAWAYS

- Use a limited palette of materials and thoughtfully consider the relationship between those used.
- Create a visually distinct entry.
- Street level facades often exhibit a strong two-story base.

DESIGN DEVELOPMENT

PRECEDENTS: EXTERIOR ELEMENTS + FINISHES

The following images are cues for the design concept of the proposed building. The exterior materiality of the building will be of high quality along prominent street elevations. Storefronts with generous glazing aim to increase connectivity with the pedestrian realm. Special attention will be directed at the streetscape treatment, such as canopies, balconies, and screens.

EXTERIOR MATERIALITY



706 GIDDINGS AVE | ANNAPOLIS, MD

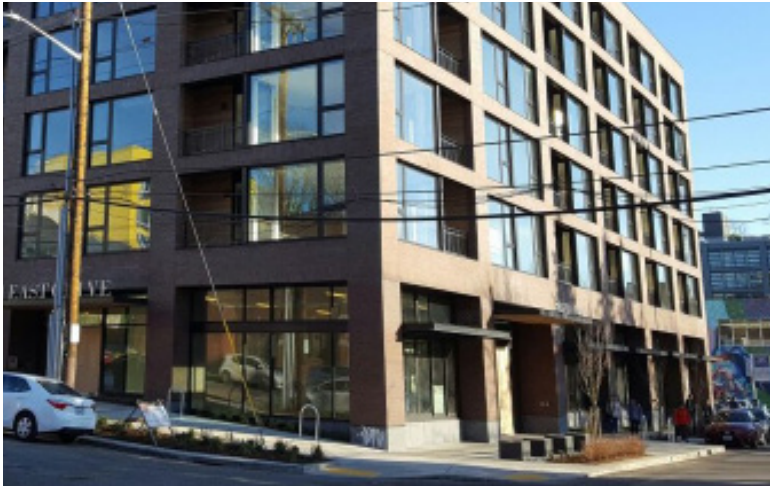


SUNY FRAMINGDALE | URBANH | FRAMINGDALE, NY



2305 E MADISON ST | NTA | SEATTLE, WA

CANOPIES



1111 E OLIVE APT | WEINSTEIN | SEATTLE, WA



12TH AVE ARTS | SMR ARCHITECTS | SEATTLE, WA

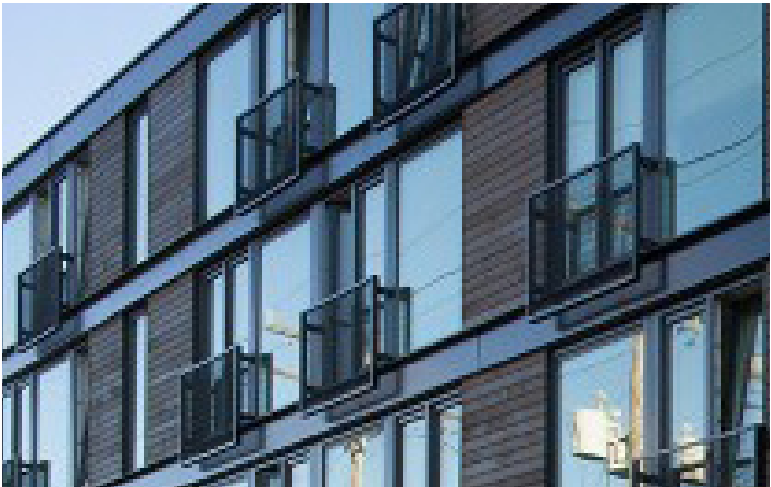


1206 E JEFFERSON ST | ENVIRONMENTAL WORKS | SEATTLE, WA

BALCONIES



EAST HOWE STEPS | BUSHNEQ | SEATTLE, WA



19TH + MERCER | WEINSTEIN | SEATTLE, WA



5260 UNIVERSITY WAY NE | STUDIO 19 | SEATTLE, WA



DESIGN OPTIONS

PRECEDENTS: SECONDARY FEATURES

The variety of accessible open spaces is a defining feature of the proposed building. The following images are successful precedents for roof decks, common areas, and public lobbies. The proposal seeks to provide opportunities for urban agriculture at the roof deck. Common areas and public lobbies will require furniture, fixtures, equipment, and art, and will provide many opportunities for visual art that tells the story of the neighborhood's history.

ROOF DECKS



SENIOR SERVICES | WEINSTEIN A+U | SEATTLE, WA

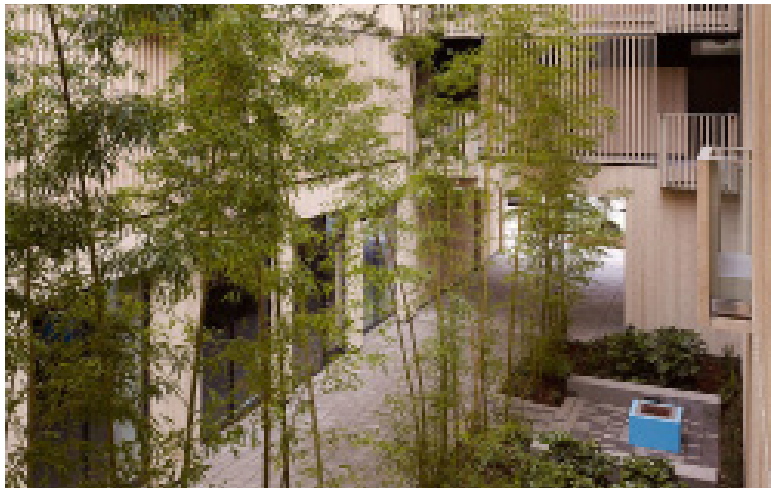


HYBRID ARCHITECTURE | SEATTLE, WA



CAPITOL HILL URBAN COHOUSING | SCHEMATA | SEATTLE, WA

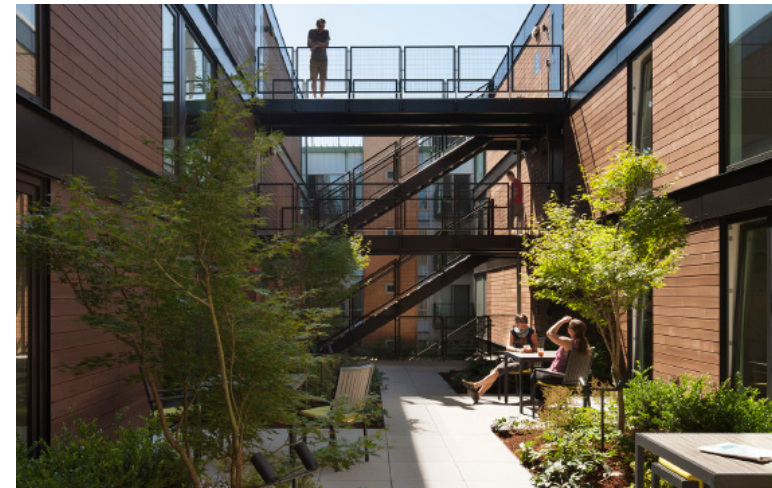
COMMON AREAS



COURTYARD HOUSING | THOMAS HACKER | PORTLAND, OR



REDWOODS APARTMENT | HYBRID | SEATTLE, WA



19TH & MERCER | WEINSTEIN | SEATTLE, WA

PUBLIC LOBBY



ACE HOTEL | PITTSBURGH, PA



ACE HOTEL | PORTLAND, OR



FREEHAND HOTEL | LOS ANGELES, CA

PRIOR WORK

NEIMAN TABER ARCHITECTS



HAMILTON APARTMENTS / SEATTLE
Mixed use apartment building (Completed 2017)



215 1ST AVE N / SEATTLE
Mixed use apartment building with lofts and live-work units (Under construction - occupancy 2019)



510 BROADWAY MIXED-USE APARTMENTS / SEATTLE



HIAWATHA ARTWORKS / SEATTLE

