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5253-5255 UNIVERSITY WAY NE
EARLY DESIGN GUIDANCE

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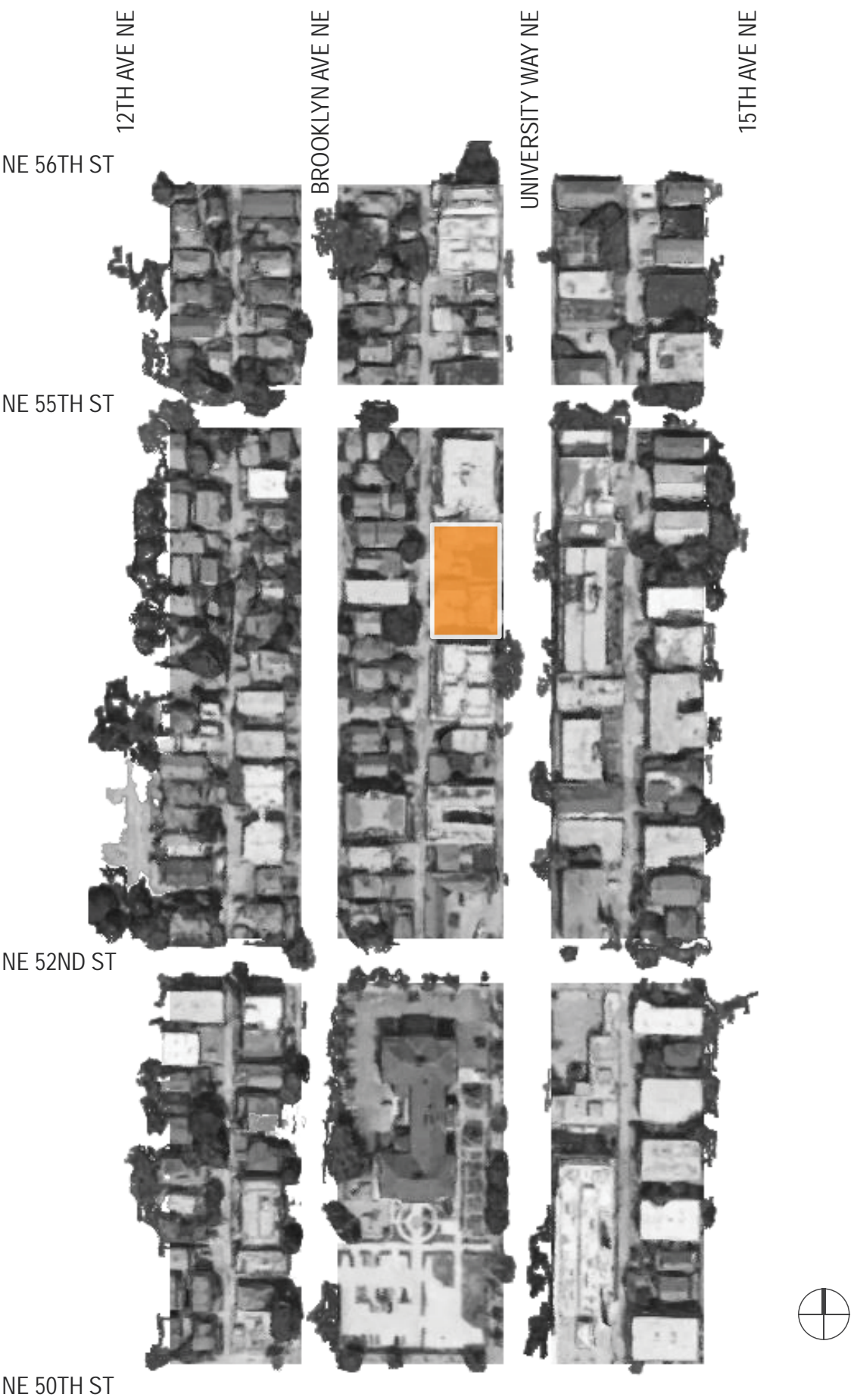
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UNIVERSITY DISTRICT NORTHWEST



PROJECT GOALS

- 1. Create a high quality, residential-oriented, mixed-use building. It will be a simple, cohesive form that responds to the surrounding uses, buildings, cultural context and 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 6-story mixed use structure containing 89 residential apartments and street level retail / commercial space in approximately 36,499 GFA of building area. No parking will be provided. Existing structures on site to be removed.

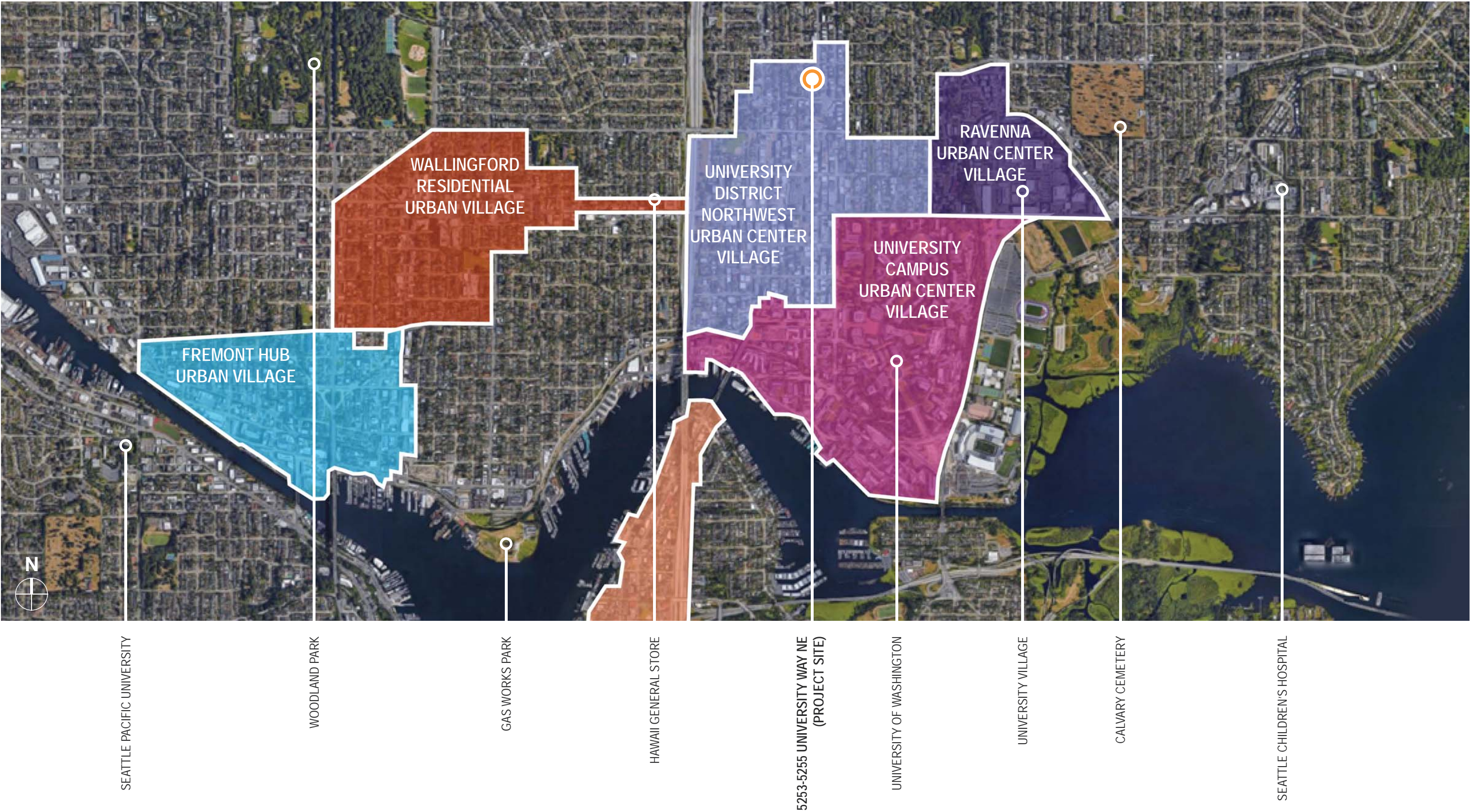
PROJECT INFORMATION

SITE ADDRESS	5253 University Way NE
PARCEL NUMBER	5255 University Way NE 881640-0720 881640-0715
SDCI #	3033135-LU 6694603-CN
APPLICANT	Neiman Taber Architects 1435 34th Avenue Seattle, WA 98122 (206) 760-5550
CONTACT	David Neiman dn@neimantaber.com
ZONING OVERLAYS	NC3P-65 University District Northwest (Urban Center Village) Outside Station Overlay District
LOT SIZE ALLOWABLE FAR	7,437 SF 0.5 (Non-residential) 4.25 (Residential)
PROPOSED GSF / FAR PROPOSED UNITS	33,422 GSF / 4.49 FAR 89 Units Total 53 SEDU 36 1-Bedroom Units
PROPOSED PARKING FREQUENT TRANSIT	0 Yes

PROJECT TEAM

OWNER	Joe Augello 568 First Ave South Suite #400 Seattle WA 98104
ARCHITECT	Neiman Taber Architects 1435 34th Avenue Seattle, WA 98122 (206) 760-5550
SURVEYOR	Duncanson Company, Inc 145 SW 155th St, Suite 102 Seattle, WA 98166
GEOTECHNICAL LANDSCAPE STRUCTURAL	TBD TBD TBD

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. This commercial corridor is referred to as “The Ave” and features an eclectic mix of businesses and architectural styles.

Between NE 50th and 52th Streets, the Ave is dominated by the University Heights Center, its grounds and open space on the west side of the street. 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.*



URBAN DESIGN ANALYSIS

NEIGHBORHOOD CIRCULATION









University Way NE is a north-south collector arterial located parallel to a minor arterial of 15th Ave NE. Two major arterials are located to the west; Roosevelt Way NE and 11th Ave NE. NE 50th, to the south, is also a major arterial. All arterials connect to NE Ravenna Blvd located north of the project site.

A bus stop located on the project site corner of NE 55th St serves four bus lines. Route 45 connects University District through Green Lake to Golden Gardens. Route 71 runs from the University District through Ravenna to Wedgwood. The 73 travels from the University District through Maple Leaf to Jackson Park, and route 373 goes from the University District through Ravenna to Shoreline Park & Ride. The University of Washington Link Light Rail station is a 15-minute bus ride away; connecting the project site to downtown Seattle. In 2021 the U District Station at Brooklyn Ave NE between NE 45th and NE43rd streets will open and will provide access to Northgate.

Walk Score: 97
Transit Score: 74
Bike Score: 87
(source: walkscore.com)

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

LEGEND

-  PROJECT SITE
-  MAJOR ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR ARTERIAL
-  BUS ROUTE
-  BUS STOP
-  DESIGNATED BIKE ROUTE - PLANNED + EXISTING
-  PARK | OPEN SPACE



URBAN DESIGN ANALYSIS

ZONING + USE

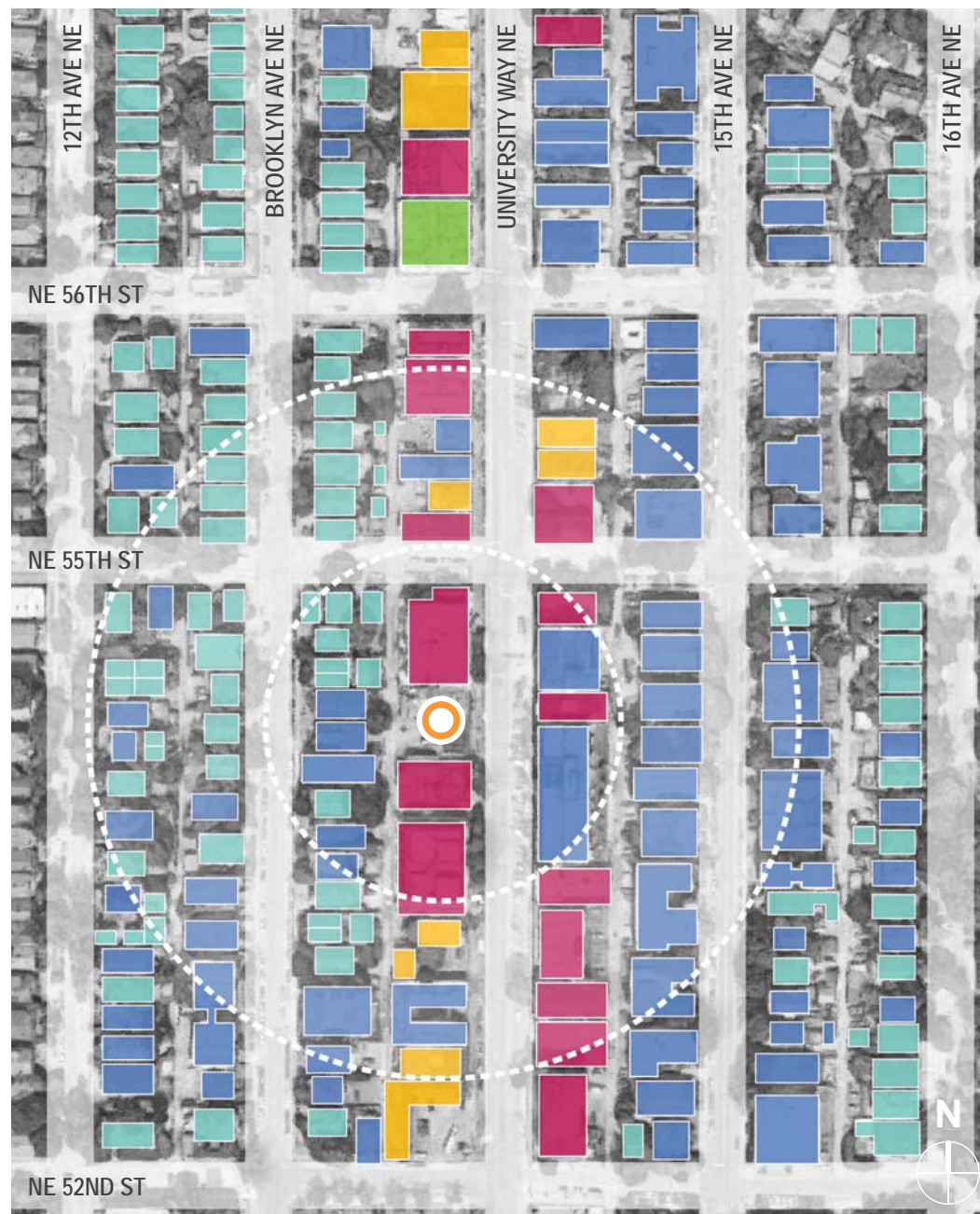
The project site at 5253-5255 University Way NE is zoned NC3P-65. The parcels to the west, directly behind the project site, are zoned as LR2 while the parcels to the east are zoned as LR3. Parcels directly to the north, past 55th Street, are zoned NC2P-40 while parcels to the north-west are SF 5000.

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 located 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 and create a spatial bridge from high density development to the south to the area's more residential neighborhoods to the north, east and west.

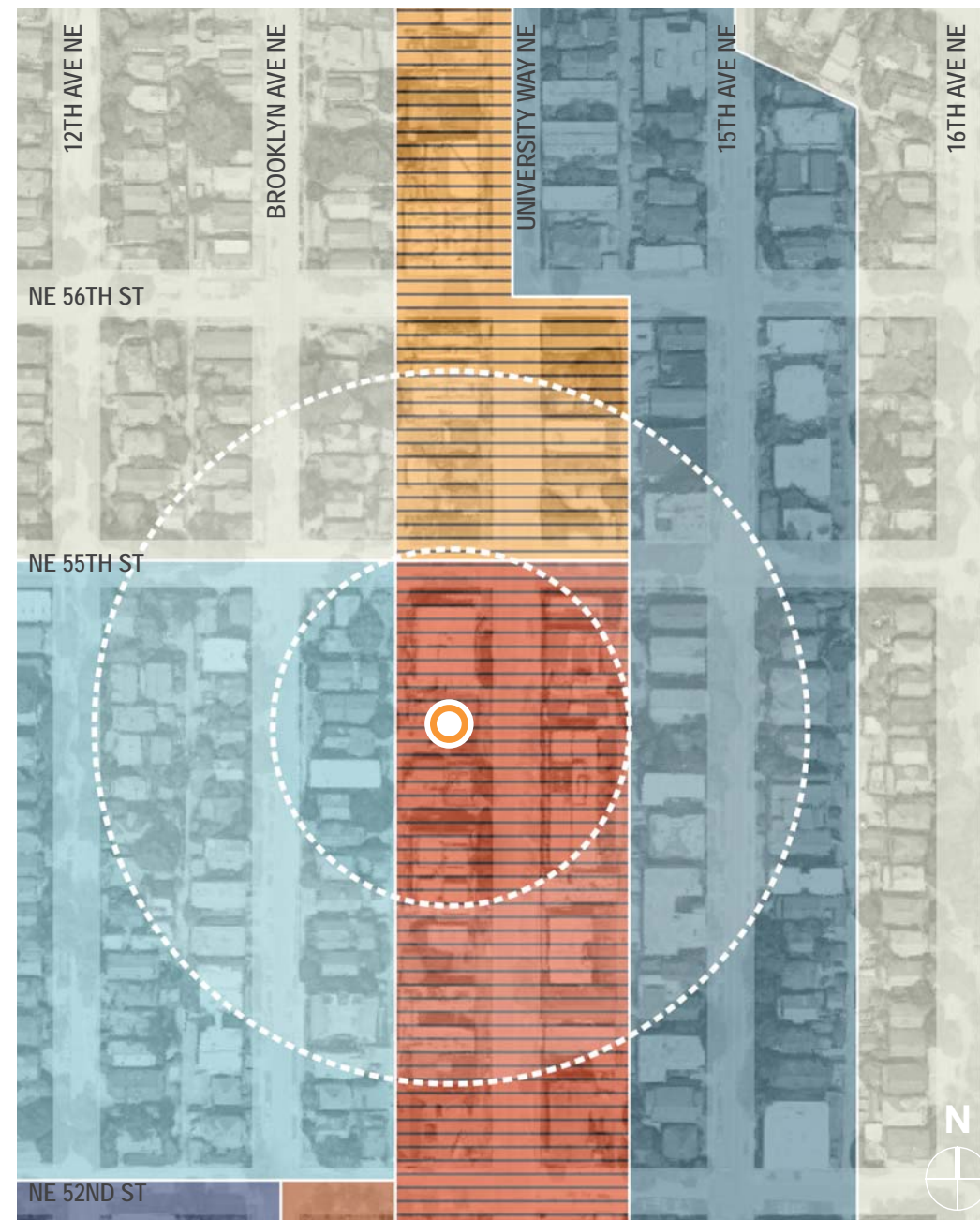
Takeaways

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



- PROJECT SITE
- MIXED-USE
- COMMERCIAL
- INSTITUTIONAL
- MULTI-FAMILY
- SINGLE FAMILY

250' RADIUS
500' RADIUS

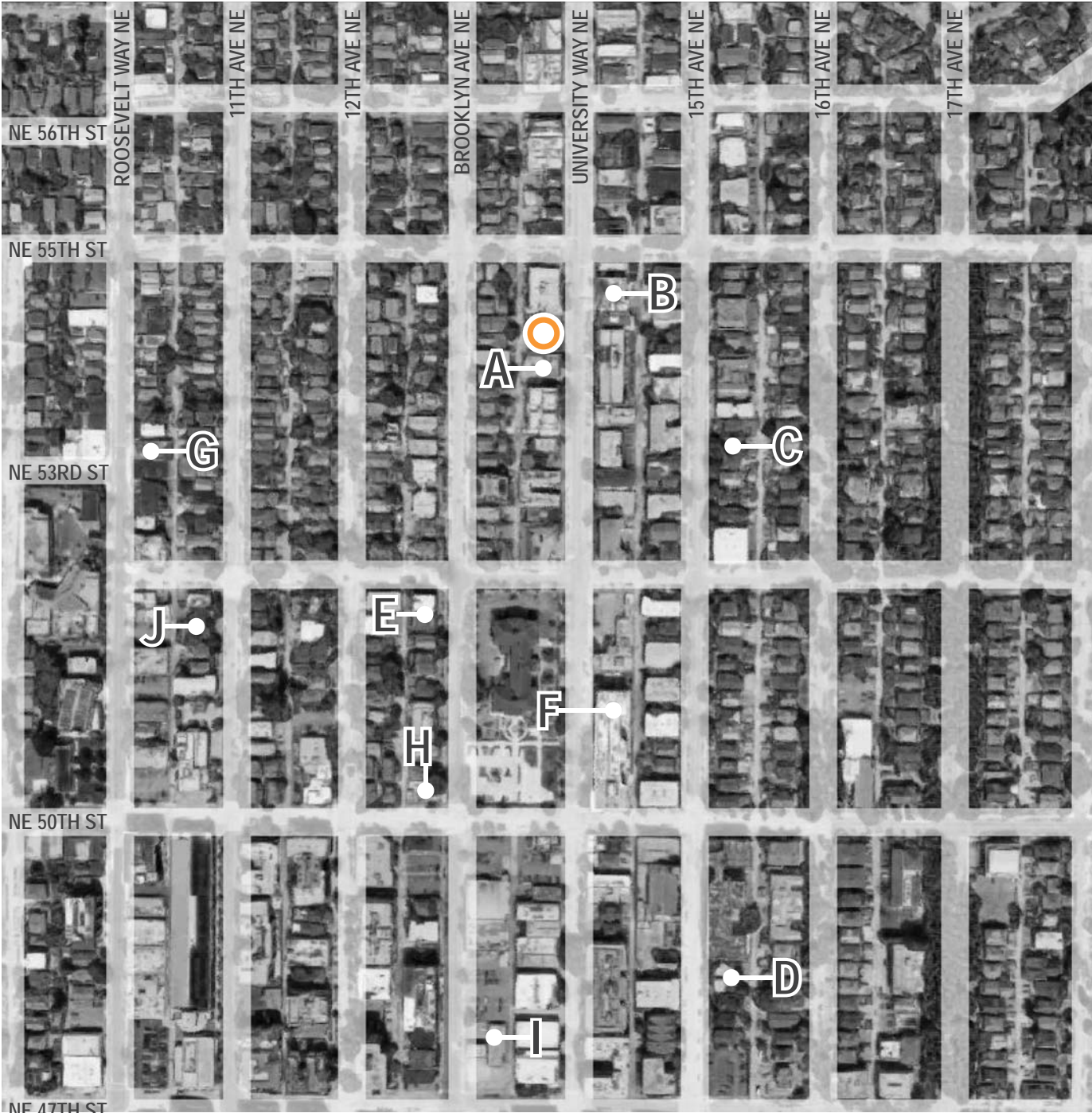


- PROJECT SITE
- LR2
- LR3
- MR(M1)
- SF 5000
- NC2P-40
- NC3P-65
- NC3-75 (M1)

URBAN DESIGN ANALYSIS

DEVELOPMENT CONTEXT: MEDIUM TO LARGE SCALED MIXED-USE BUILDINGS

PROJECT LOCATION KEY



○ PROJECT SITE



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



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



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



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

URBAN DESIGN ANALYSIS

DEVELOPMENT CONTEXT: MEDIUM TO LARGE SCALED MIXED-USE BUILDINGS



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



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



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

The commercial corridor along University Way NE is almost entirely zoned NC3P-65 which allows the construction of structures up to 65 feet tall.

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.

University District upzone has made nearby large-scale development possible. Several projects are in design and construction to take advantage of new height limits and transit options.

Trends indicate that the area's current one to three story typology will evolve to predominantly five and six story structures.

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.



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



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



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

URBAN DESIGN ANALYSIS
STREET ELEVATIONS

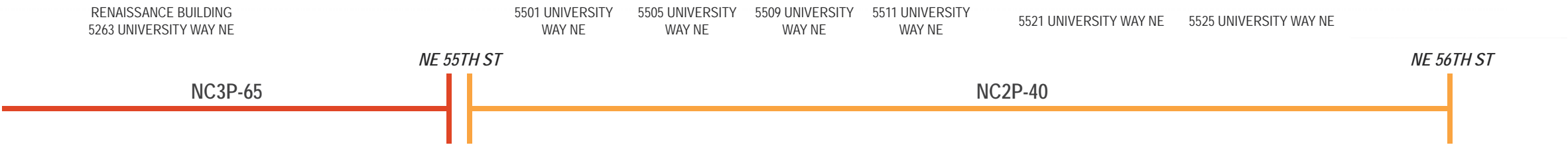
UNIVERSITY WAY NE
FACING WEST



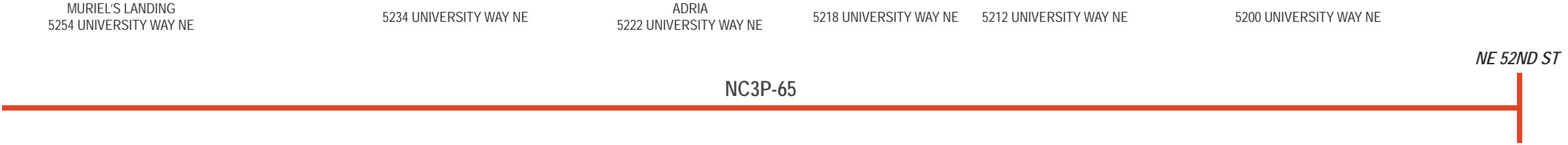
UNIVERSITY WAY NE
FACING EAST



UNIVERSITY WAY NE
FACING WEST



UNIVERSITY WAY NE
FACING EAST



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

URBAN DESIGN ANALYSIS
CONTEXTUAL DESIGN INVENTORY



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”.

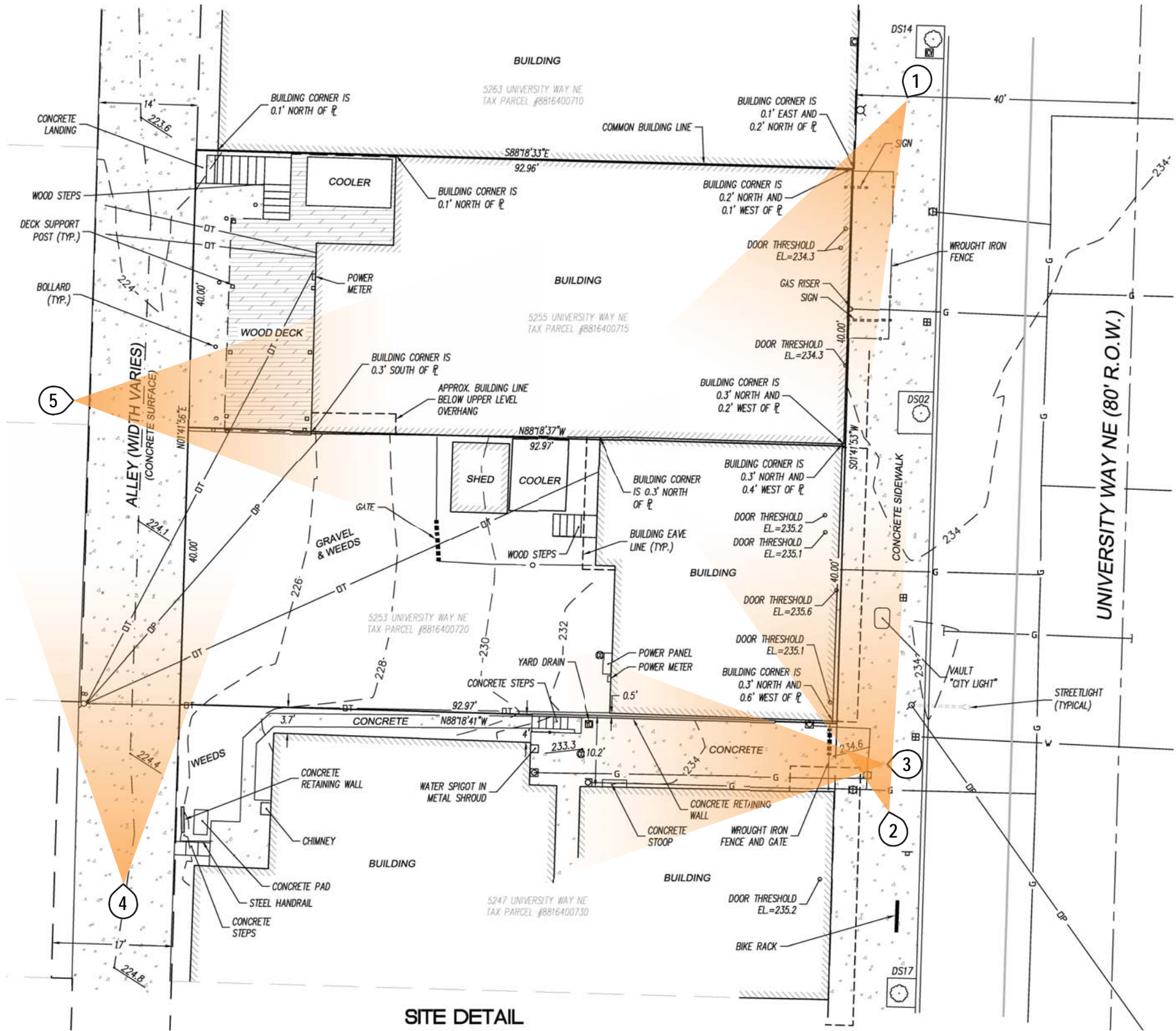
SITE ANALYSIS

SURVEY + SITE FEATURES

LEGAL DESCRIPTION

TAX PARCEL NO. 8816400715 - LOT 5, BLOCK 5, UNIVERSITY HEIGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGE 41, RECORDS OF KING COUNTY, WASHINGTON. EXCEPT THE EAST 10 FEET THEREOF CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 221463

TAX PARCEL NO. 8816400720 - LOT 4, BLOCK 5, UNIVERSITY HEIGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGE 41, RECORDS OF KING COUNTY, WASHINGTON. EXCEPT THE EAST 10 FEET THEREOF CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 221463, FOR THE WIDENING OF UNIVERSITY WAY, AS PROVIDED BY ORDINANCE NUMBER 55773 OF THE CITY OF SEATTLE.



SITE ANALYSIS

SURVEY + SITE FEATURES

The proposed project is sited mid-block lot on University Way NE between NE 52nd NE and NE 55th St. Most recent uses have been a bar and retail area.

The site is approximately 80' wide and 93' deep.

There is a significant drop from University Way NE and the alley to its west, allowing for a one story difference between the east (higher) and west (lower) sides of the parcel.



UNIVERSITY WAY NE - LOOKING SOUTH ALONG EAST PROPERTY LINE



UNIVERSITY WAY NE - LOOKING NORTH ALONG EAST PROPERTY LINE



UNIVERSITY WAY NE - LOOKING WEST ALONG SOUTH PROPERTY LINE



ALLEY - LOOKING NORTH ALONG WEST PROPERTY LINE



ALLEY - LOOKING EAST ALONG NORTH AND SOUTH PROPERTY LINES

SITE ANALYSIS

ENVIRONMENTAL CONTEXT

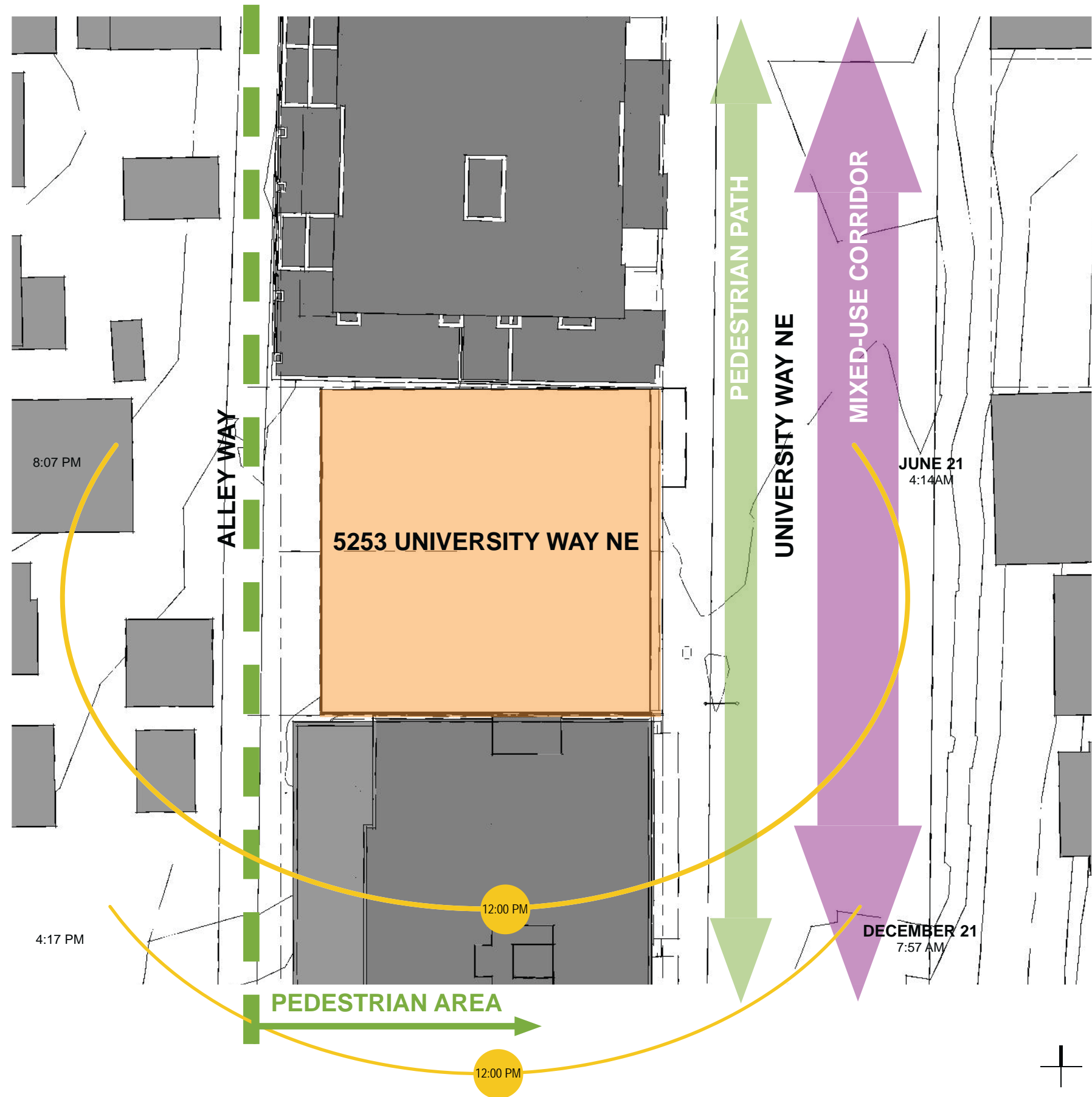
- This section of University Way NE is on a relatively flat bench; the grade falls to the west by one story so that the 1st floor fronts on University Way and the basement level fronts on the alleyway.
- The north end of University Way NE terminates at Ravenna Boulevard and Cowen Park, offering natural 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.
- The Ave's even grade allows for high degree of accessibility along the street edge.
- Walking, bicycle & transit use provide a substantial opportunity for developing a robust pedestrian-oriented commercial, retail and mixed use streetscape.

Takeaways- Opportunities

- Access to light / air / privacy on east and west sides of the building
- Flat grade at University Way- porous and accessible street level
- Reduced building height at north zero lot line

Takeaways- Constraints

- Relatively narrow sidewalk width
- 65' building at south zero lot line
- Stepped setback at alley

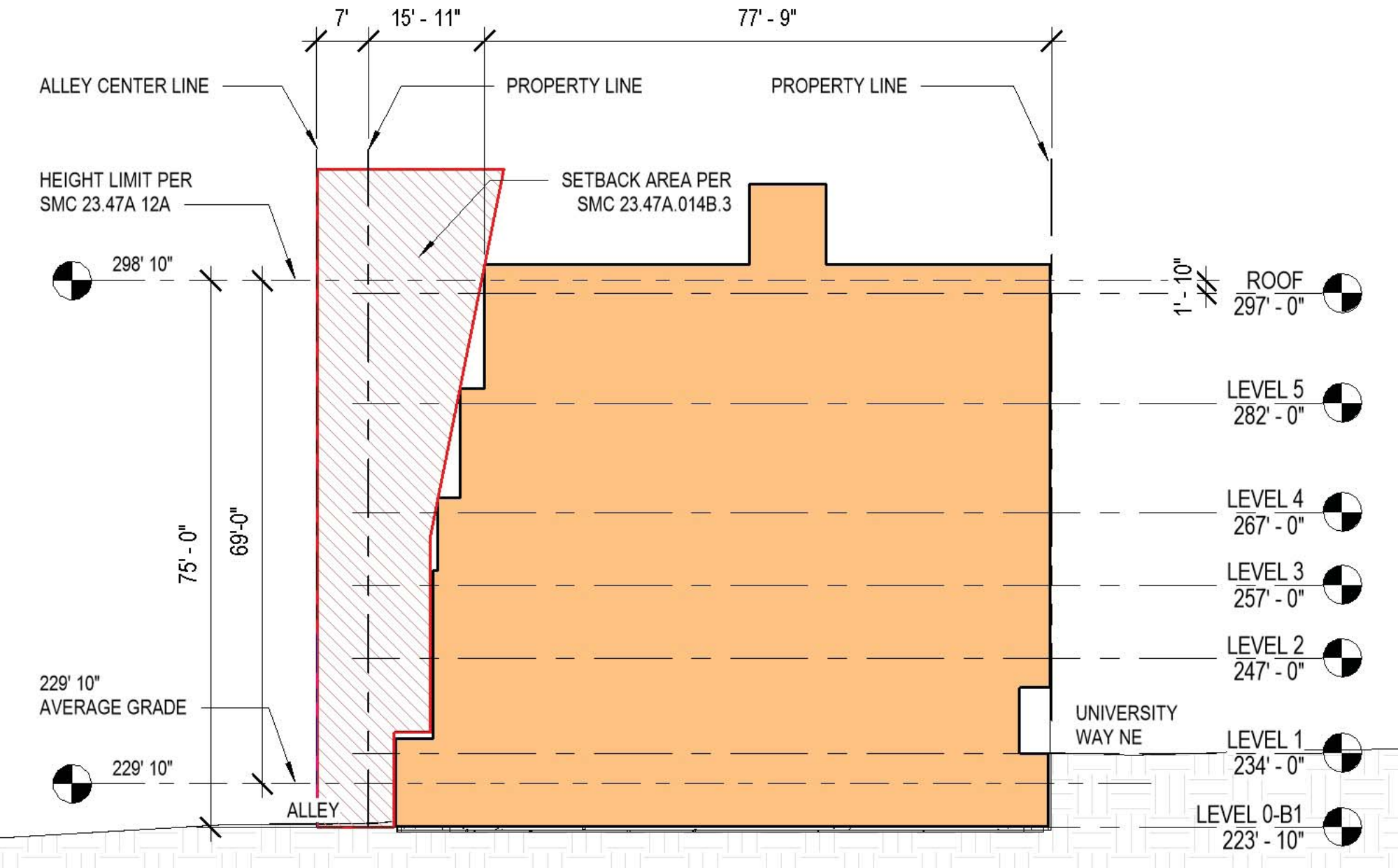


SITE ANALYSIS

DEVELOPMENT CONSTRAINTS

The project site is impacted by development challenges along one property line.

CONSTRAINT #1:
Setbacks for Structures with Residential Uses When Abutting a Residentially-Zoned Lot



STANDARDS + GUIDELINES

ZONING : NC3P-65 | UNIVERSITY DISTRICT NORTHWEST URBAN CENTER VILLAGE (OUTSIDE STATION OVERLAY DISTRICT)

CITATION	TOPIC	CODE STATEMENT	NOTES
23.47A.008	Street-level Development Standards	Blank segments shall not exceed 20' in length Total blank segments shall not exceed 40% of street facade 60% of street facing facade between 2' and 8' above sidewalk shall be transparent Non-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 street Lower 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)	Single use within a mixed-use structure: 4.25 Total FAR permitted for all uses on a lot occupied by a mix of uses: 4.75	Underground stories exempt FAR limit for all residential cannot exceed 4.25
23.47A.012	Structure Height Rooftop Features	65' +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	Rear setback is required when a structure containing a residential use is across an alley from a lot in a residential zone 15' setback for structure height between 13' - 40' Setback increases 2' for every 10' when structure height > 40'	
23.47A.016	Landscaping	Green Factor of 0.3 or greater	Street trees required
23.47A.024	Amenity Area	5% of total gross residential floor area (unenclosed)	Bioretention facilities qualify as amenity areas
23.47A.022	Light and Glare Standards	Exterior light and glare must be shielded and directed away from adjacent properties	
23.54.015	Parking	No minimum requirement for all residential uses within urban centers	No parking provided
23.54.015	Bicycle Parking	1 per dwelling unit/ 1 per SEDU	
23.54.040	Solid Waste and Recycling	Mixed use shall meet storage space requirements for residential development plus 50% of requirement for non-residential Residential Development: >100 dwelling units = 575 SF plus 4 SF for each additional unit above 100 Non-residential Development: 15,001 - 50,000 SF = 175 SF / 2 = 87.5 SF	Waste room analysis pending approval

CATEGORY	CITATION	RESPONSE
<i>NATURAL SYSTEMS + SITE FEATURES</i> 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.	<i>The preferred design responds by maximizing daylight into interior courtyard spaces; building configuration brings substantial light and air to the lowest level and allows for landscape and resident use of the space.</i>
<i>URBAN PATTERN AND FORM</i> CS2.C2 / MID-BLOCK SITES	Looks to the uses and scales of adjacent buildings for clues about how to design a mid block building. Continue a strong street-edge where it is already present, and respond to datum lines created by adjacent buidling at the first three floors.	<i>Although many nearby sites are underdeveloped, there are characteristics of both older and newer development that can provide contextual consistency. Street level facades are generally more articulated than the upper stories of the building and often exhibit a strong two-story base. The preferred scheme conforms to this paradigm.</i>
<i>URBAN PATTERN AND FORM</i> CS2.D5 / RESPECT FOR ADJACENT SITES	Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.	<i>The preferred design successfully respects the adjacent site by orienting the interior courtyard to the north, where it fronts on a low-rise portion of an existing apartment building.</i>
<i>ARCHITECTURAL CONTEXT AND CHARACTER</i> 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	<i>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.</i>
<i>WALKABILITY</i> 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.	<i>Ground level retail and commercial spaces will provide transparency and opportunities for social interaction. 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.</i>
<i>STREET-LEVEL INTERACTION</i> 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.	<i>The preferred design incorporates a setback for the basement so that alley-facing ground-level units have outside occupiable area with landscaping. Adding activity and exterior open space will improve safety and security on this thoroughway.</i>
<i>PROJECT USES AND ACTIVITES</i> 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.	<i>Commercial uses are located at street-level to take advantage of the physical connection to the street. The preferred proposal provides a roof deck where residents can enjoy sunshine and fresh air in a social setting, providing views of the street and area.</i>
<i>ARCHITECTURAL CONCEPT</i> DC2.C1 / VISUAL DEPTH AND INTEREST	Add depth to facades where appropriate by incorporating 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.	<i>Details, reveals, and street-level 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. Signage and canopy options will be studied.</i>

EARLY OUTREACH FOR DESIGN REVIEW

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

Outreach methods included:

- Printed posters hung at local businesses, community centers or other publicly-accessible venues
- Digital outreach via project hotline, information and voicemail; the number was publicized via poster
- In person outreach at a community meeting on January 2, 2019

The community meeting was held on January 2, 2019 at University Heights Center at 6:30pm. The project team and architect discussed the vision and approach for the new mixed use project in the neighborhood. One attendee signed in and participated in the meeting, and one person signed in to receive project updates. The following is a summary of topics discussed.

FEEDBACK THEME

DESIGN CONCEPTS

- Appreciates thoughts given to preliminary design concepts. Project needs to ‘honor’ University District, prefers ‘timeless’ architecture
- Supports smaller scale retail that the departure would provide
- Would like to see interesting roof line and public art
- Would like that housing not necessarily cater to single, ‘tech’ demographics but to long-time tenants

PARKING

- Prefers that parking be provided

OTHER

- Project team should reach out to Roosevelt Neighborhood Alliance and University District Partnership

RESPONSE

- 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’
- Project will provide a variety of retail/ commercial spaces that will complement larger retail spaces already in place in nearby new construction
- Options for roof lines, awnings and street level ammenities will be explored design is developed
- Market rate housing is intended to provide affordable and sustainable housing for a diverse population

PARKING

- The location is ideal for supporting a transit-oriented pedestrian community; the project will focus on providing street-level ammenities that enhance the pedestrian experience

OTHER

- Project team will continue to involve neighborhood groups such as the ones mentioned during design development



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

STORIES: 5 + Basement
UNITS: 68 Units Total
(56) SEDU
(12) 1 Bedroom
FAR: 4.6/4.75 Allowable (34,193 GFA)
PARKING: None
DEPARTURES: None

DESCRIPTION
Maximizes building area conforming to landuse requirement setbacks. Organizes units along one central north/south corridor with an additional ‘spur’ to serve 3 units.

- ADVANTAGES**
- Efficient organization
 - Maximizes retail frontage on University Way NE

- CHALLENGES**
- Individual units have poor aspect ratio: very deep and narrow
 - Placing bedrooms at the building perimeter reduces / eliminates natural light for much of the living space



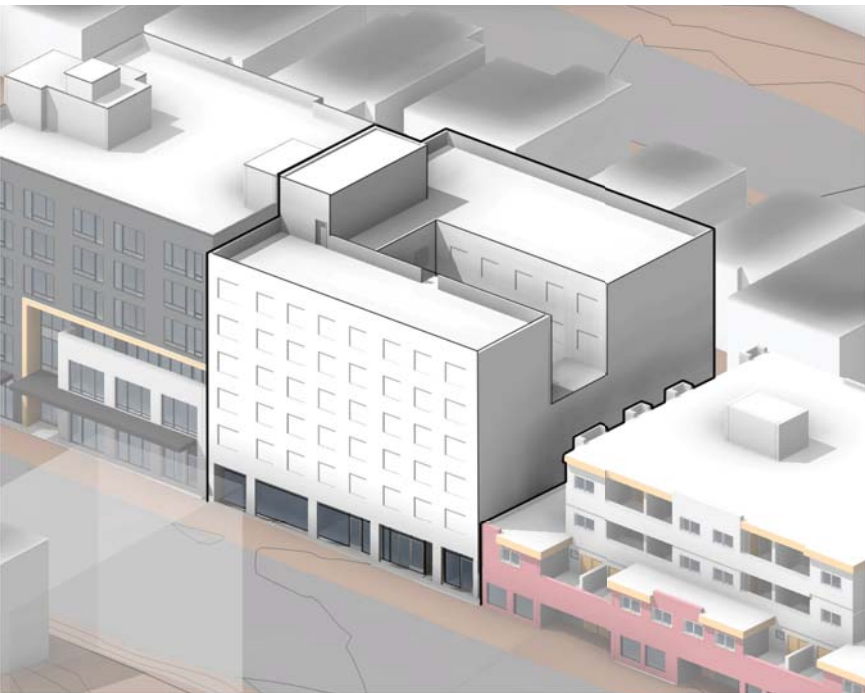
SCHEME B: REFINEMENT

STORIES: 6 + Basement
UNITS: 87 Units Total
(54) SEDU
(33) 1 Bedroom
FAR: 4.74/4.75 Allowable (35,289 GFA)
PARKING: None
DEPARTURES: 25’ Deep Commercial Spaces
Alley setback constant 10’ back from property line

DESCRIPTION
Maximizes building area conforming to landuse required setbacks but with two building height lightwells permitting light and air to reach units not facing the Ave or alley. This results in better proportioned unit layout. Organizes units along two north/ south corridors with a cross-connecting corridor.

- ADVANTAGES**
- Better proportioned units

- CHALLENGES**
- Narrow lightwell slots reduce light and air circulation, particularly at the south side of the building



SCHEME C: (PREFERRED)

STORIES: 6 + Basement
UNITS: 89 Total Units
(53) SEDU
(36) 1 Bedroom
FAR: 4.49/4.75 Allowable (33,422 GSF)
PARKING: None
DEPARTURES: 22’, 16.38’ & 18.63’ Deep Commercial Spaces
Alley setback constant 10’ back from property line

DESCRIPTION
Organizes units around a landscaped courtyard with resident ammenities at ground level and a cross-connecting corridor.

- ADVANTAGES**
- Well proportioned units with ample access to light and air. Simplified and efficient structure.
 - Separates retail and residential units
 - Identifiable residential entry
 - Maximizes retail frontage on University Way NE
 - Roof deck and courtyard provide shared outdoor space
 - Allows pedestrian access from both street and alley, with service access on the alley

DESIGN OPTIONS
MASSING AND CONCEPT

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

STORIES:	5 + Basement
UNITS:	68 Units Total (56) SEDU (12) 1 Bedroom
FAR:	4.6/4.75 Allowable (34,193 GFA)
PARKING:	None
DEPARTURES:	None

DESCRIPTION
Maximizes building area conforming to landuse requirement setbacks. Organizes units along one central north/south corridor with an additional 'spur' to serve 3 units.

- ADVANTAGES
- Efficient organization
 - Maximizes retail frontage on University Way NE

- CHALLENGES
- Individual units have poor aspect ratio: very deep and narrow
 - Placing bedrooms at the building perimeter reduces / eliminates natural light for much of the living space



AXONOMETRIC - LOOKING SOUTHWEST



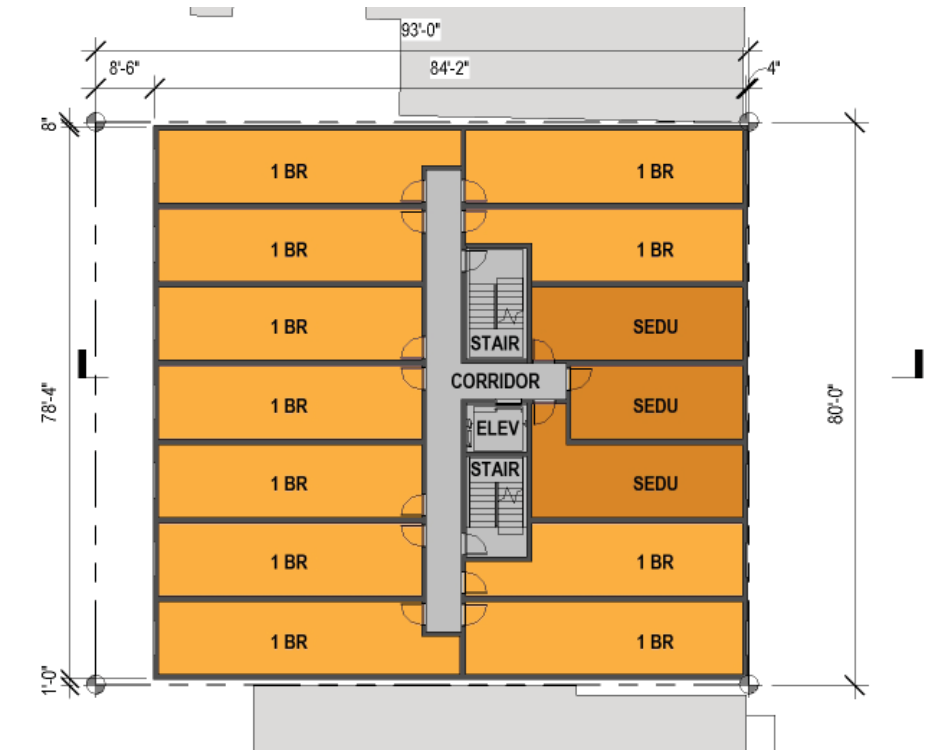
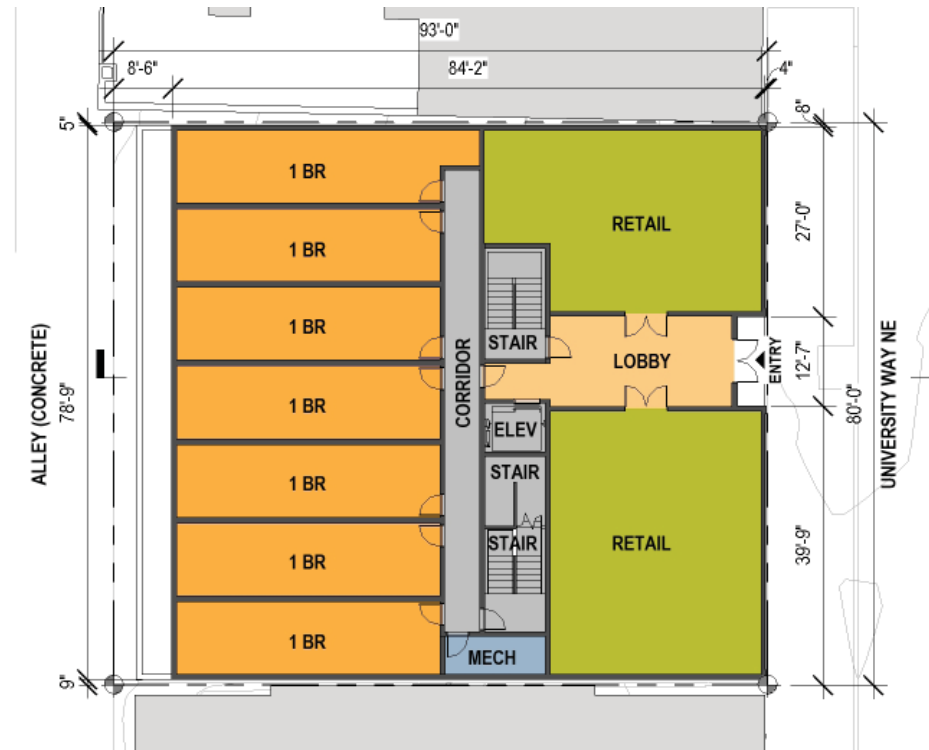
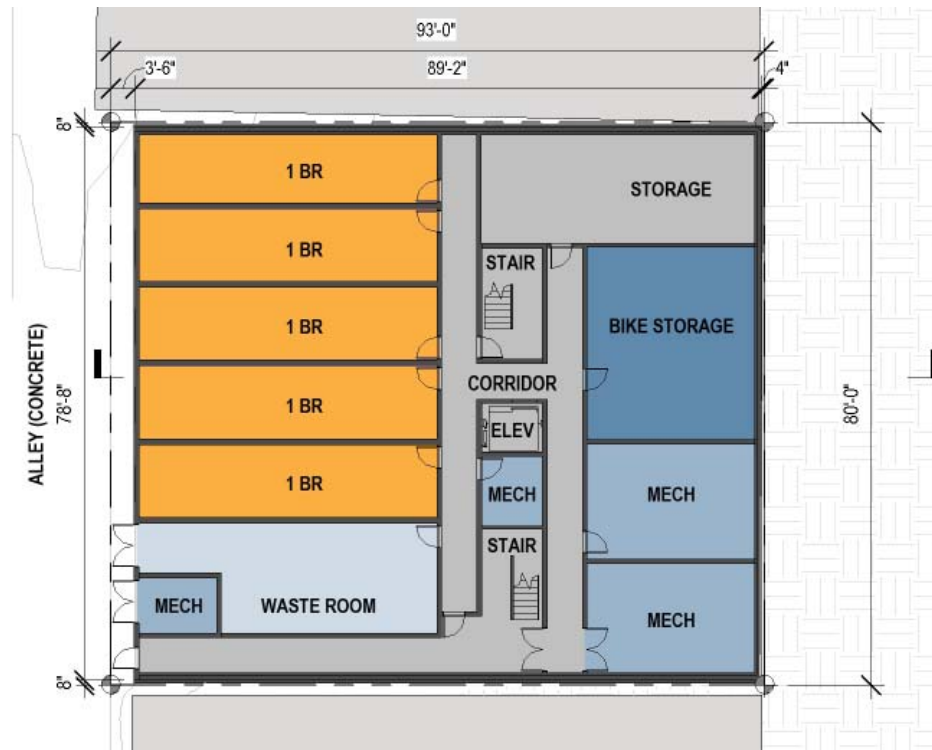
AXONOMETRIC - LOOKING NORTHEAST



STREET PERSPECTIVE - LOOKING NORTHWEST



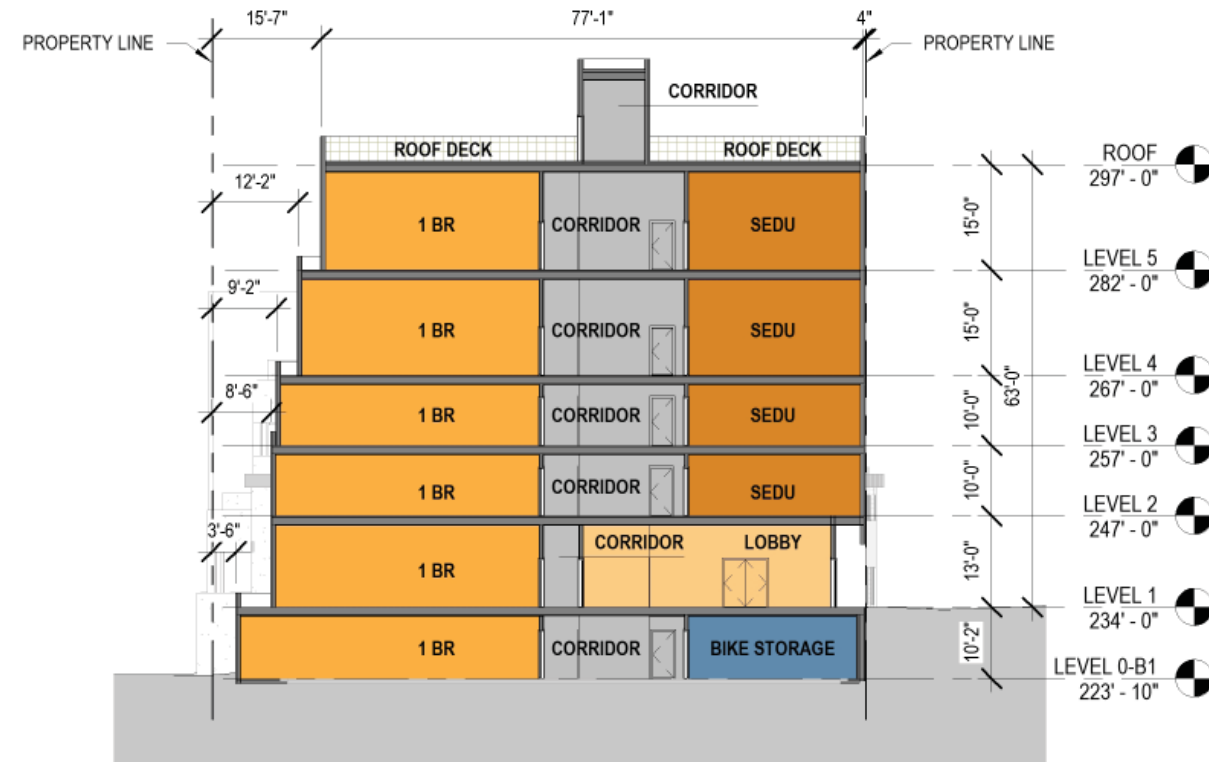
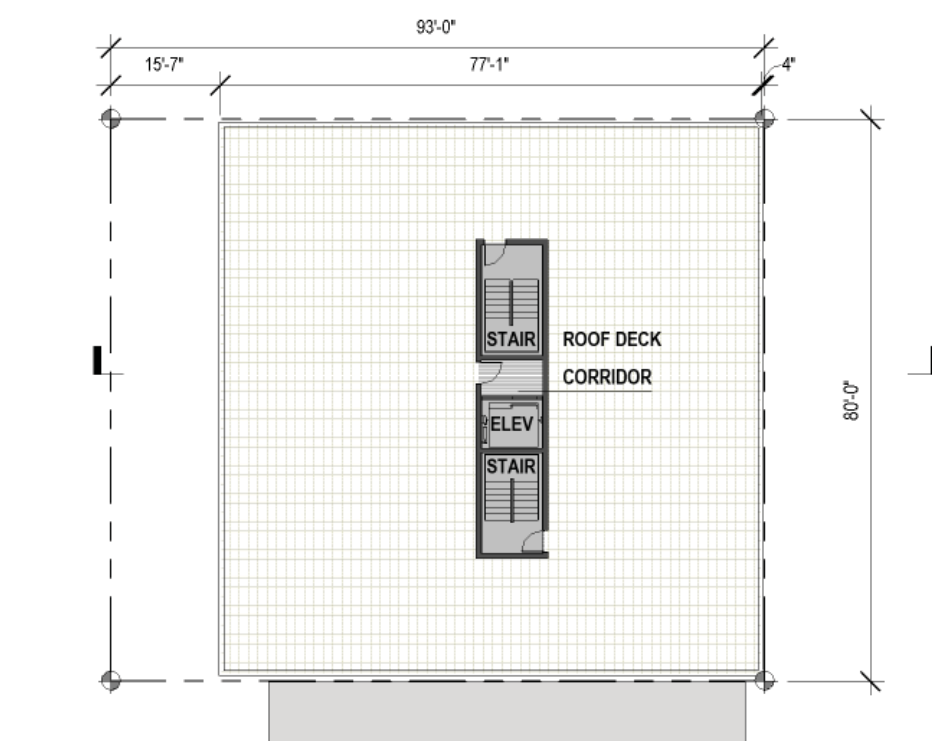
STREET PERSPECTIVE - LOOKING SOUTHWEST



LEVEL 0

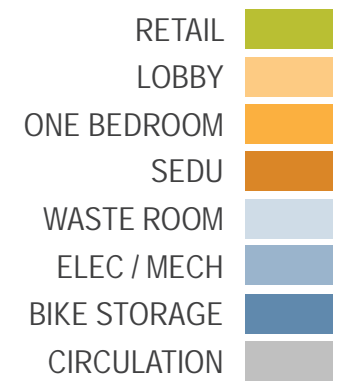
LEVEL 1

LEVELS 2 - 5 (SIM)



ROOF LEVEL

LONGITUDINAL SECTION AT LOBBY



DESIGN OPTIONS
SHADOW STUDY

SCHEME A: MAXIMIZATION DIAGRAM

9 AM

- PROPOSED BUILDING
- EXISTING SHADOWS FROM SURROUNDING STRUCTURES
- NEW SHADOWS FROM PROPOSED BUILDING

12 PM

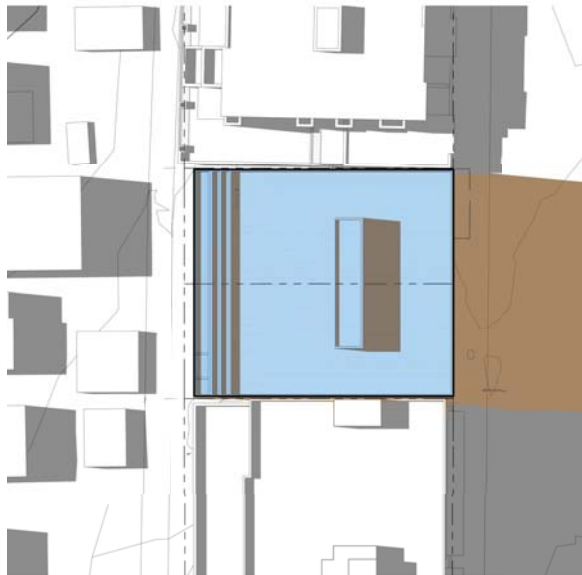
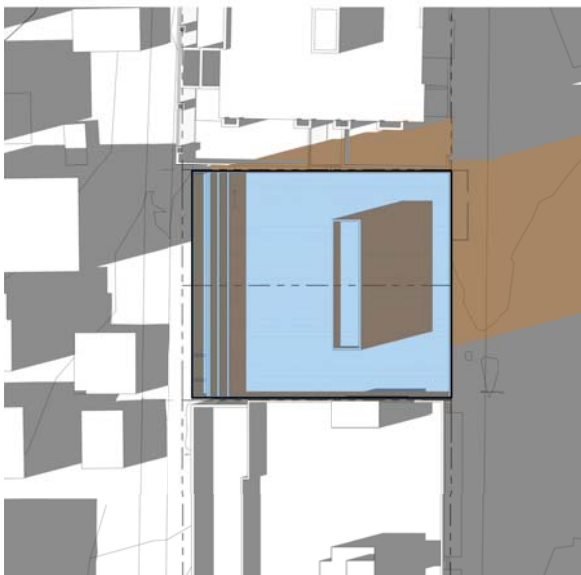
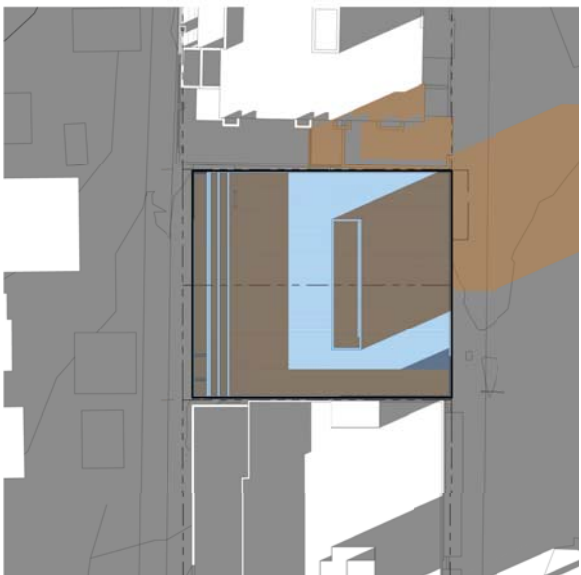
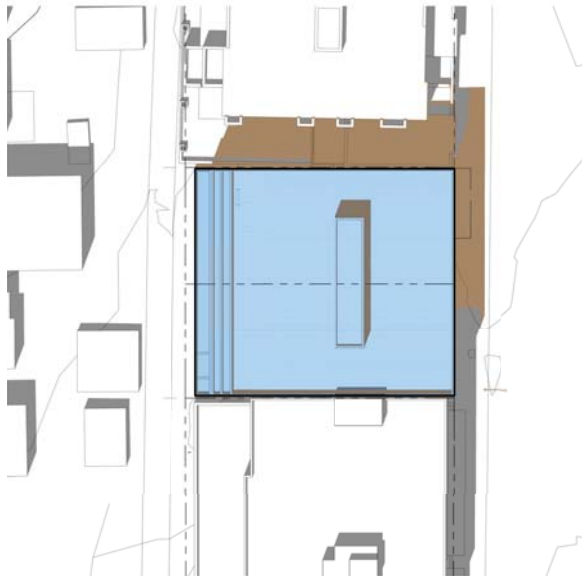
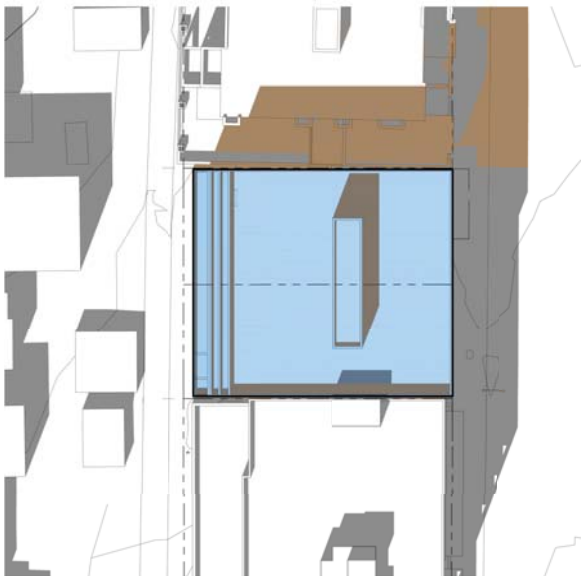
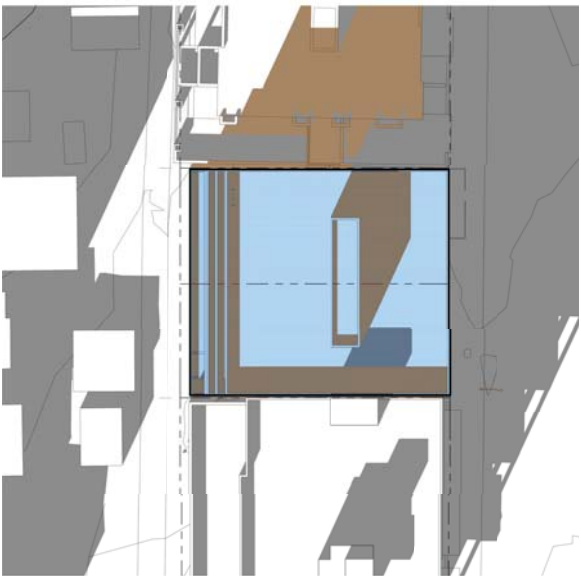
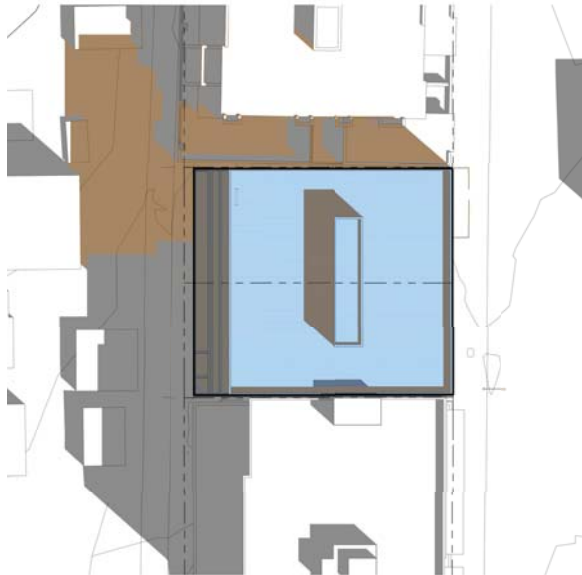
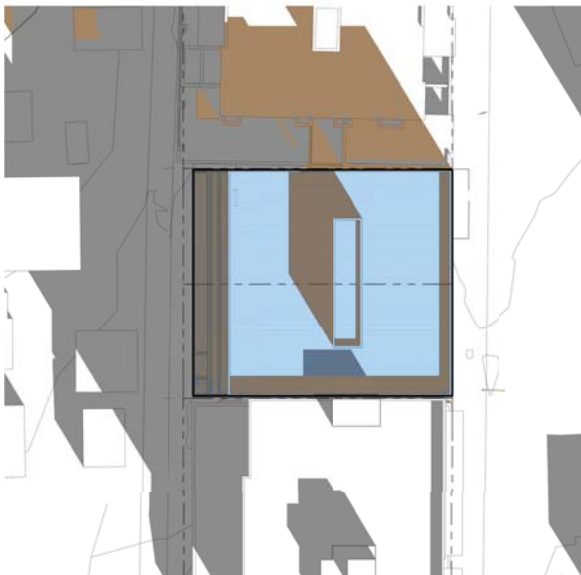
3 PM



WINTER SOLSTICE

SPRING EQUINOX

SUMMER SOLSTICE



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DESIGN OPTIONS

MASSING AND CONCEPT

SCHEME B: REFINEMENT

(Code Compliant - No Departures)

STORIES: 6 + Basement
UNITS: 87 Units Total
(54) SEDU
(33) 1 Bedroom
FAR: 4.74/4.75 Allowable (35,289 GFA)
PARKING: None
DEPARTURES: Alley setback constant 10' back from property line

DESCRIPTION
Maximizes building area conforming to landuse required setbacks but with two building height lightwells permitting light and air to reach units not facing the Ave or alley. This results in better proportioned unit layout. Organizes units along two north/ south corridors with a cross-connecting corridor.

ADVANTAGES

- Better proportioned units

CHALLENGES

- Narrow lightwell slots reduce light and air circulation



AXONOMETRIC - LOOKING SOUTHWEST



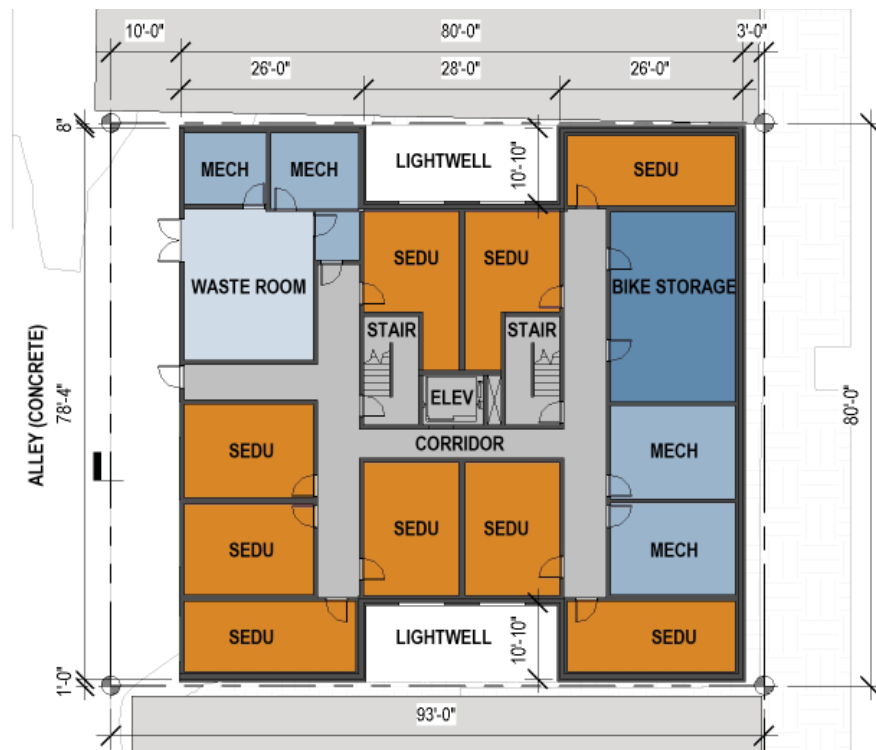
STREET PERSPECTIVE - LOOKING NORTHWEST



AXONOMETRIC - LOOKING NORTHEAST



STREET PERSPECTIVE - LOOKING SOUTHWEST



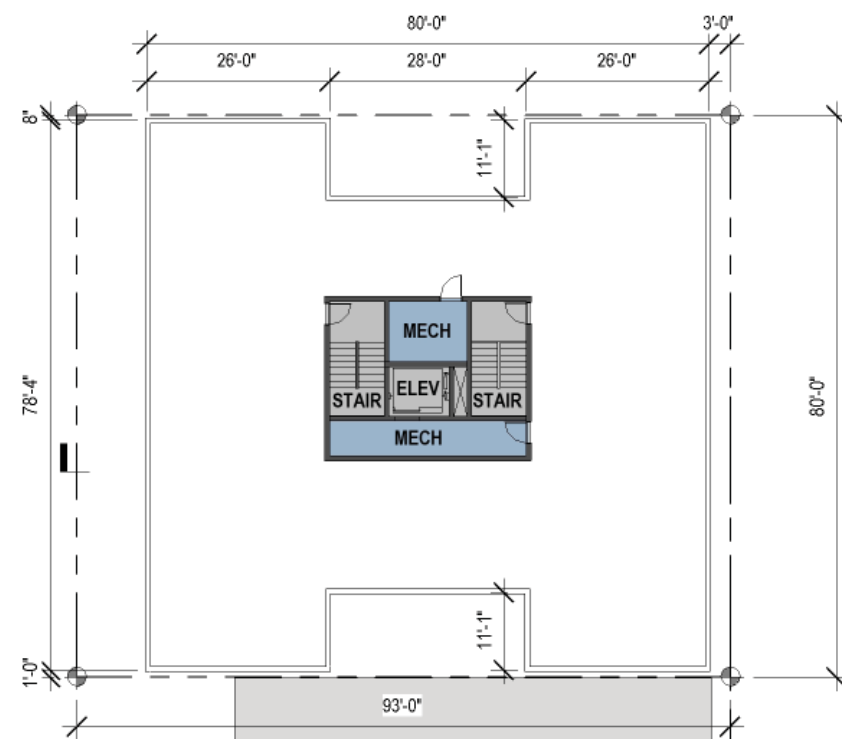
LEVEL 0



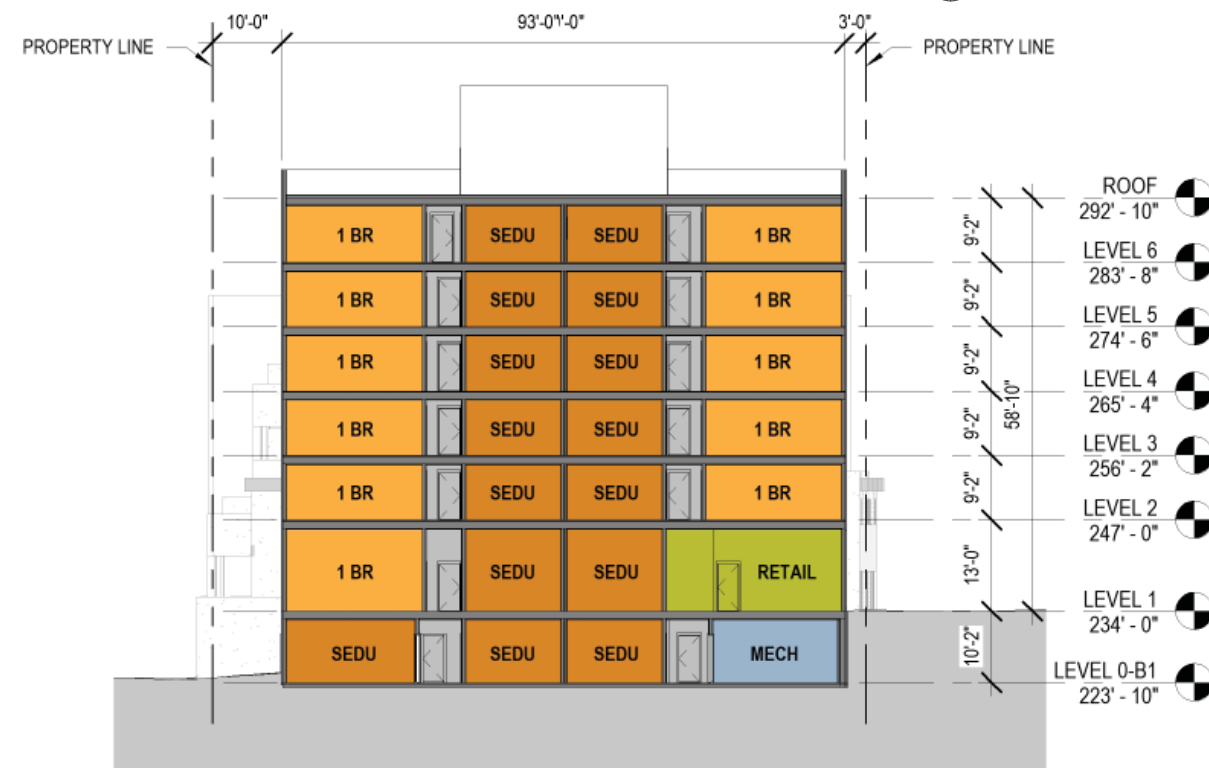
LEVEL 1



LEVELS 2 - 6



ROOF LEVEL



LONGITUDINAL SECTION AT LOBBY

DESIGN OPTIONS
SHADOW STUDY

SCHEME B: REFINEMENT

9 AM

- PROPOSED BUILDING
- EXISTING SHADOWS FROM SURROUNDING STRUCTURES
- NEW SHADOWS FROM PROPOSED BUILDING

12 PM

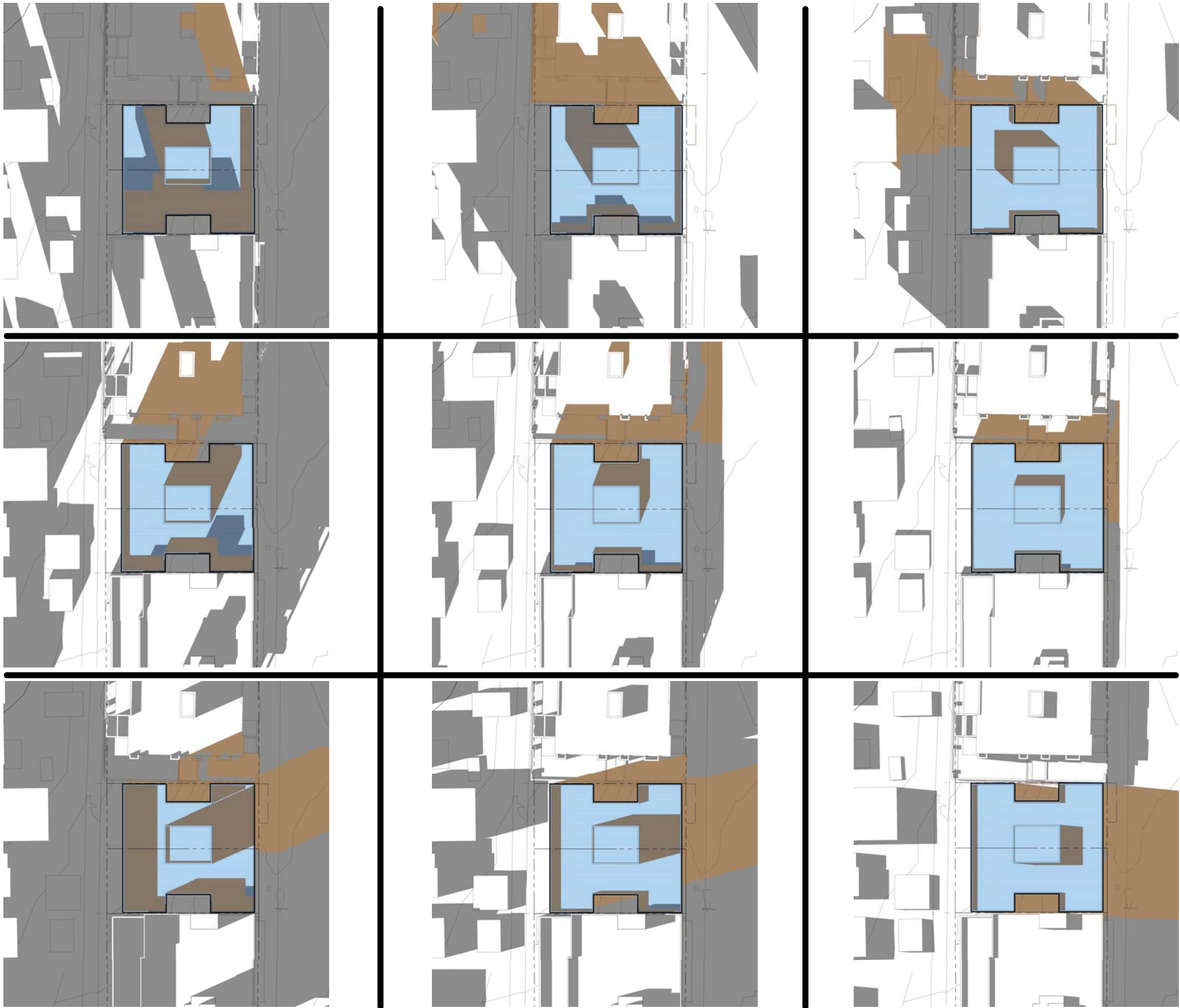
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WINTER SOLSTICE

SPRING EQUINOX

SUMMER SOLSTICE



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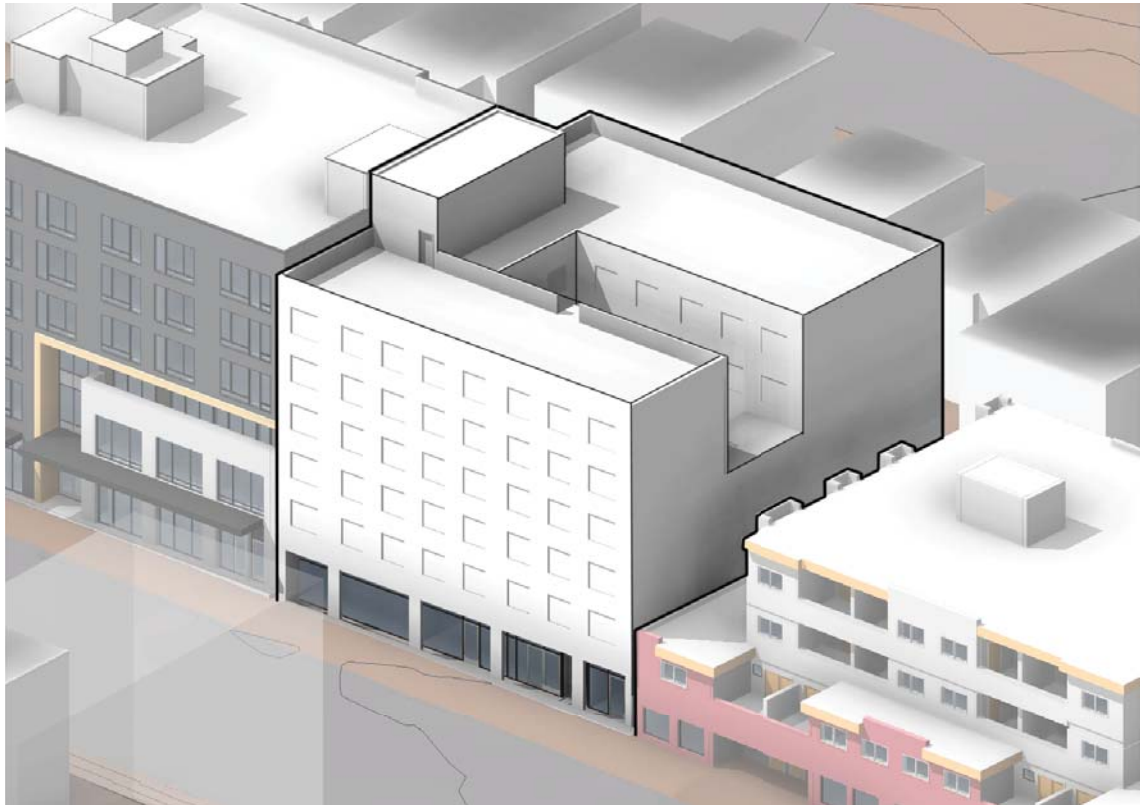
DESIGN OPTIONS
MASSING AND CONCEPT

SCHEME C: (PREFERRED)

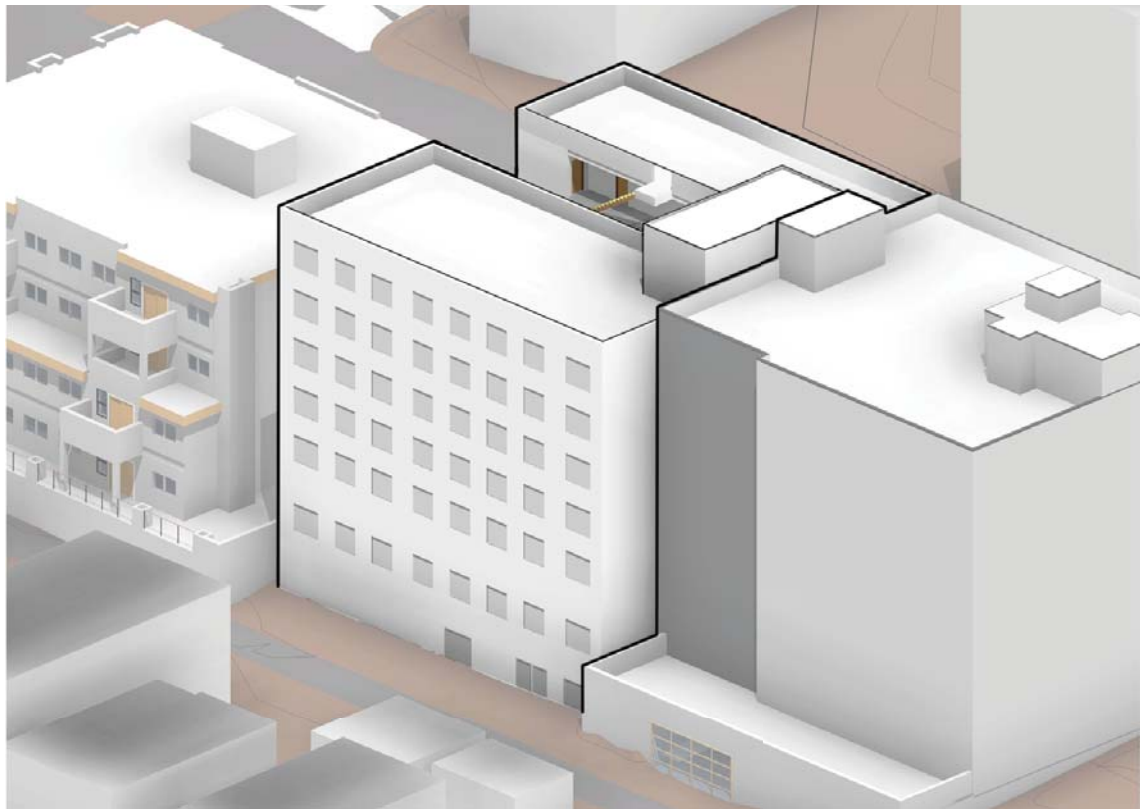
STORIES: 6 + Basement
UNITS: 88 Total Units
(52) SEDU
(36) 1 Bedroom
FAR: 4.49/4.75 Allowable (33,422 GSF)
PARKING: None
DEPARTURES: 22', 16.38' & 18.63' Deep Commercial Spaces
Alley setback constant 10' back from property line

DESCRIPTION
Organizes units around a landscaped courtyard with resident amenities at ground level and a cross-connecting corridor.

- ADVANTAGES
- Well proportioned units with ample access to light and air. Simplified and efficient structure.
 - Separates retail area and residential unit area
 - Maximizes retail frontage on University Way NE
 - Welcoming identifiable residential entry
 - Allows pedestrian access from both street and alley, with service access on the alley



AXONOMETRIC - LOOKING SOUTHWEST



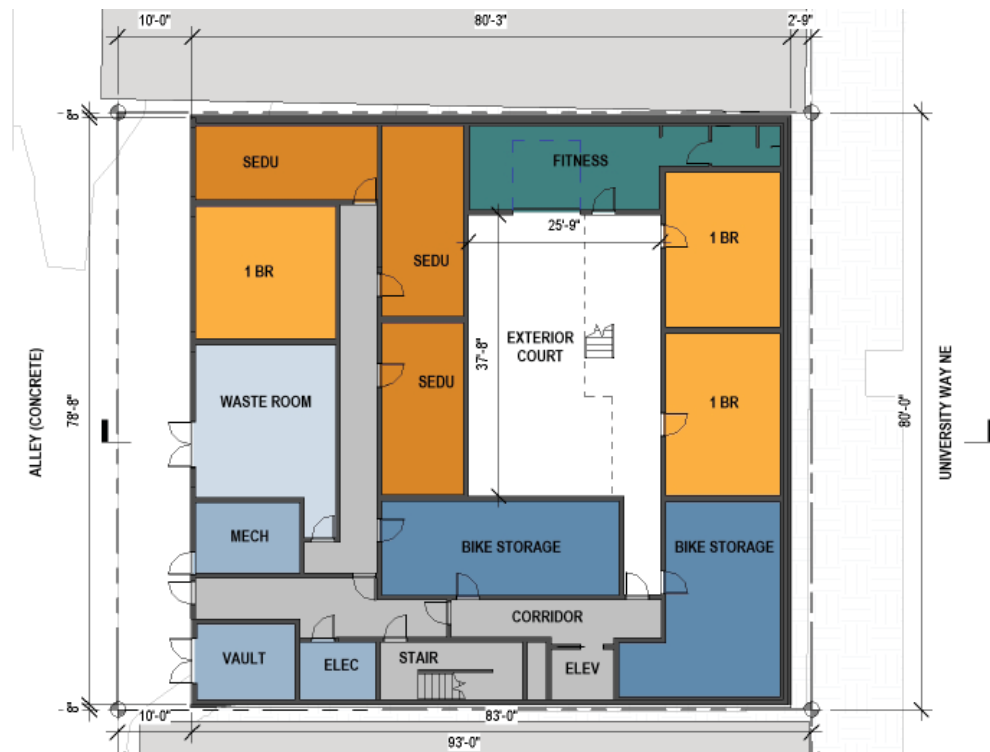
AXONOMETRIC - LOOKING NORTHEAST



STREET PERSPECTIVE - LOOKING NORTHWEST



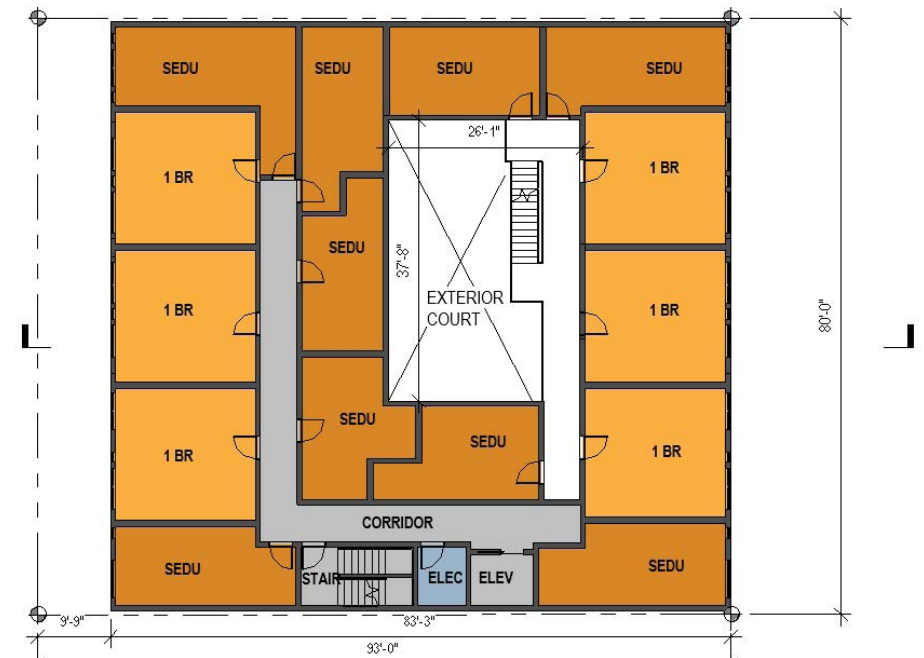
STREET PERSPECTIVE - LOOKING SOUTHWEST



LEVEL 0



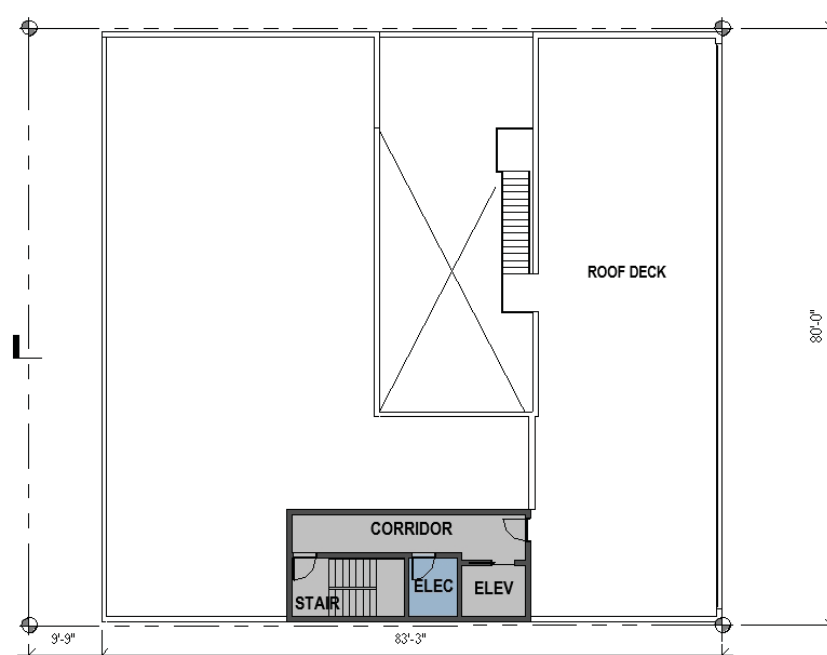
LEVEL 1



LEVELS 2 - 4



LEVELS 5 - 6



ROOF LEVEL



LONGITUDINAL SECTION AT RETAIL

DESIGN OPTIONS
SHADOW STUDY

SCHEME C: (PREFERRED)

9 AM

PROPOSED BUILDING

EXISTING SHADOWS FROM
SURROUNDING STRUCTURES

NEW SHADOWS FROM
PROPOSED BUILDING

12 PM

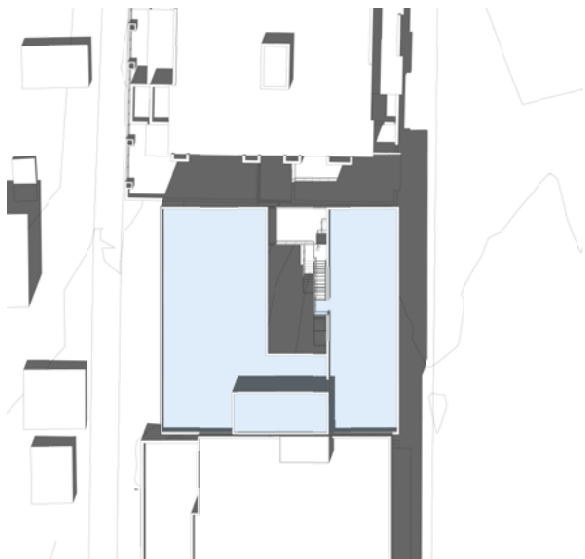
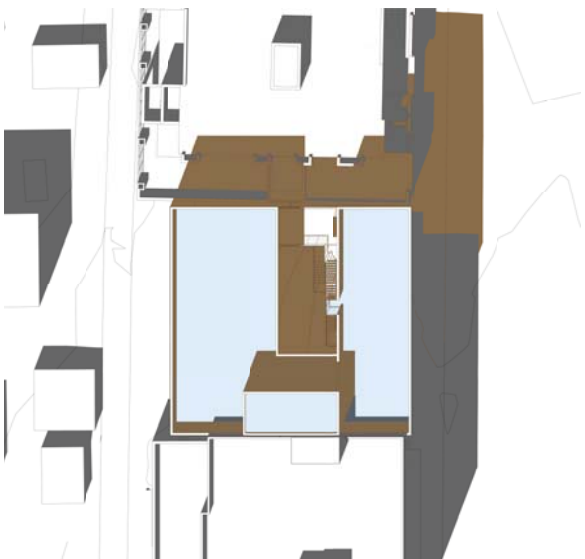
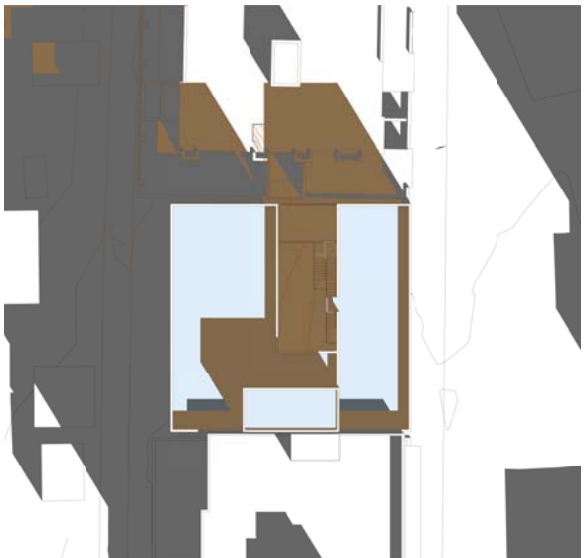
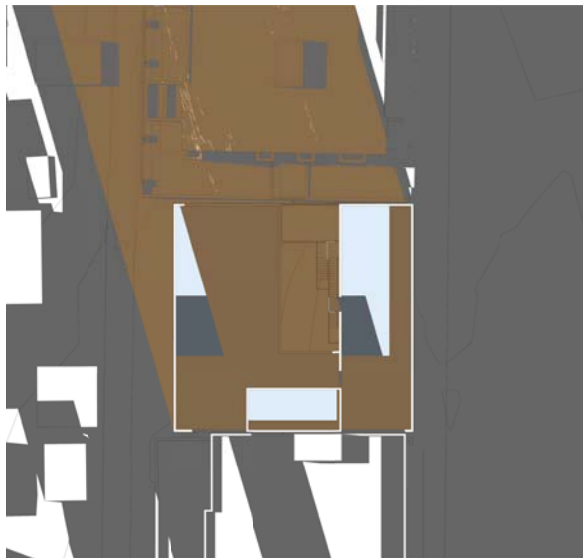
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WINTER SOLSTICE

SPRING EQUINOX

SUMMER SOLSTICE

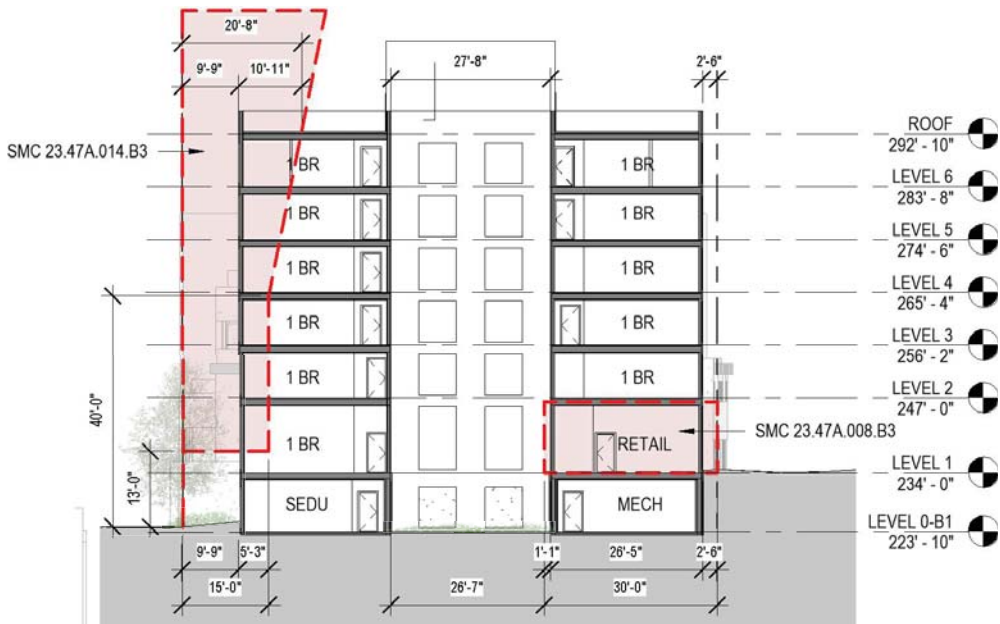


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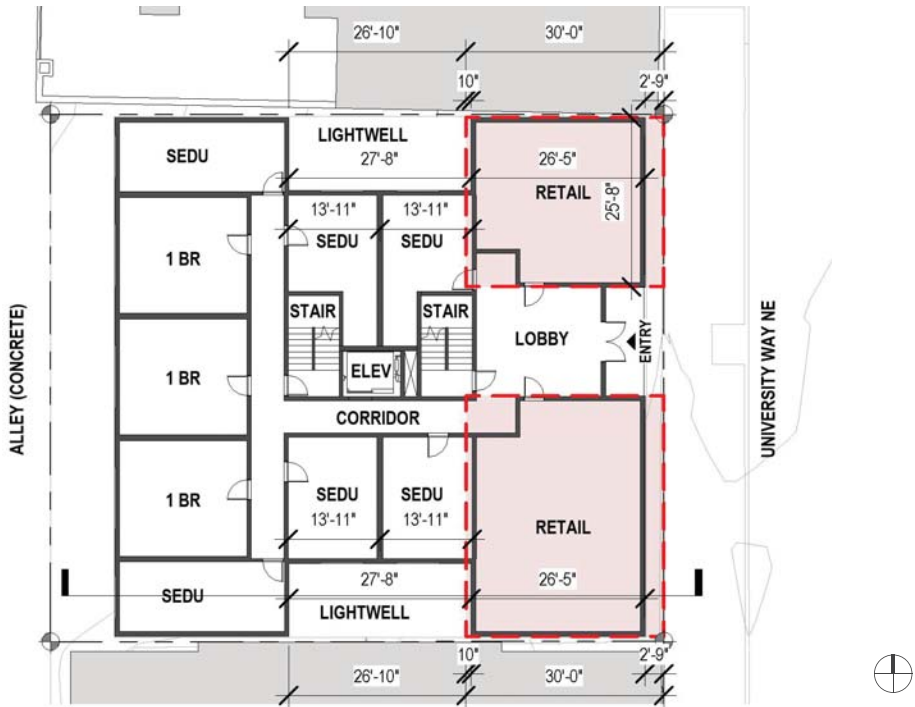
DEPARTURE REQUEST
SCHEME B

DEPARTURES: Alley setback constant 10' back from property line

DESIGN STANDARD	PROPOSED DEPARTURE	% CHANGE	PROJECT WITH ADJUSTMENT	U-DISTRICT NEIGHBORHOOD DESIGN GUIDELINES	SEATTLE DESIGN GUIDELINES
23.47A.014.B3 Alley setback	Request to depart from the required depth of 15 feet for portions of the structure over 13 feet to 40 feet. For portions of structure above 40 feet, an additional setback at the rate of 2 feet for 10 feet.	CALCULATION: 371.55SF / 923.67SF = 60% compliant	With this adjustment we are allowing the lower level of units to access additional light and air from the alley and providing additional provicy for the neighboring property across the alley. We are providing additional space on the public alley way for landscaping and pedestiran activity. In addition to a larger alley public way, we are also allowing for a more generous courtyard, giving more privacy, light and air to the units that face inward.	PL1.1.a / Include open space at grade that physically or vially engages the public realm	CS1.B / Sunlight and Natural Ventilation
23.47A.008.B3 Depth of retail space	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.	The requested departure represents a 30% reduction in the required depth. CALCULATION: 26.5ft / 30ft = 88% compiant 22% reduction	This adjustments allows us to set the front facade in and away from the street, giving more space for pedestrian activity as well as providing sufficient space to place four units inside the building mass, facing outwards towards the lightwells.	PL3.3a / Maintain a well-defined street wall on mixed-use corridors	CS1.B / Sunlight and Natural Ventilation



LONGITUDINAL SECTION - LOOKING NORTH

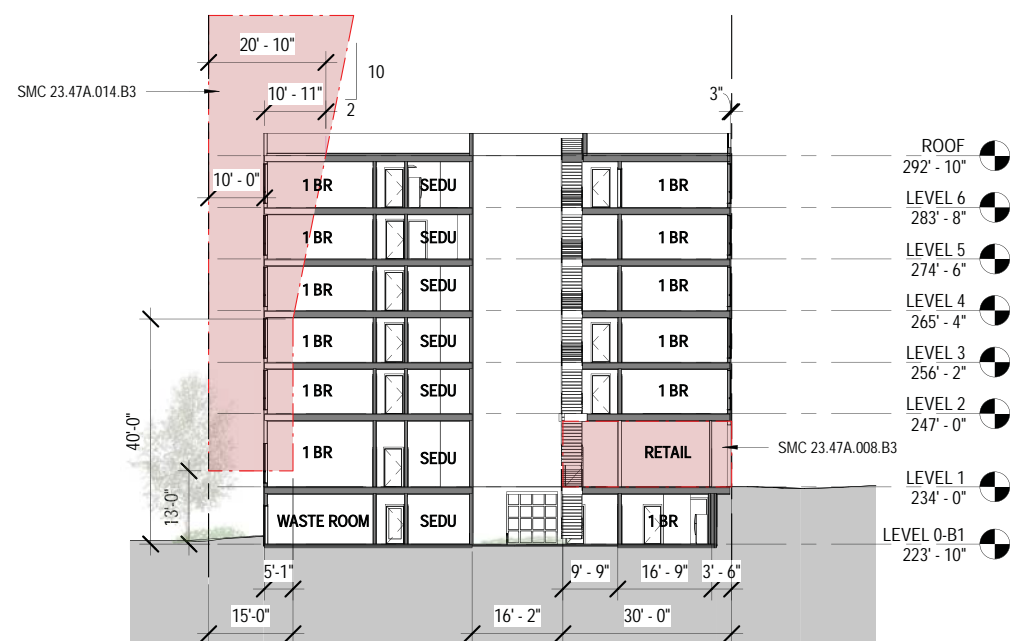


GROUND FLOOR PLAN

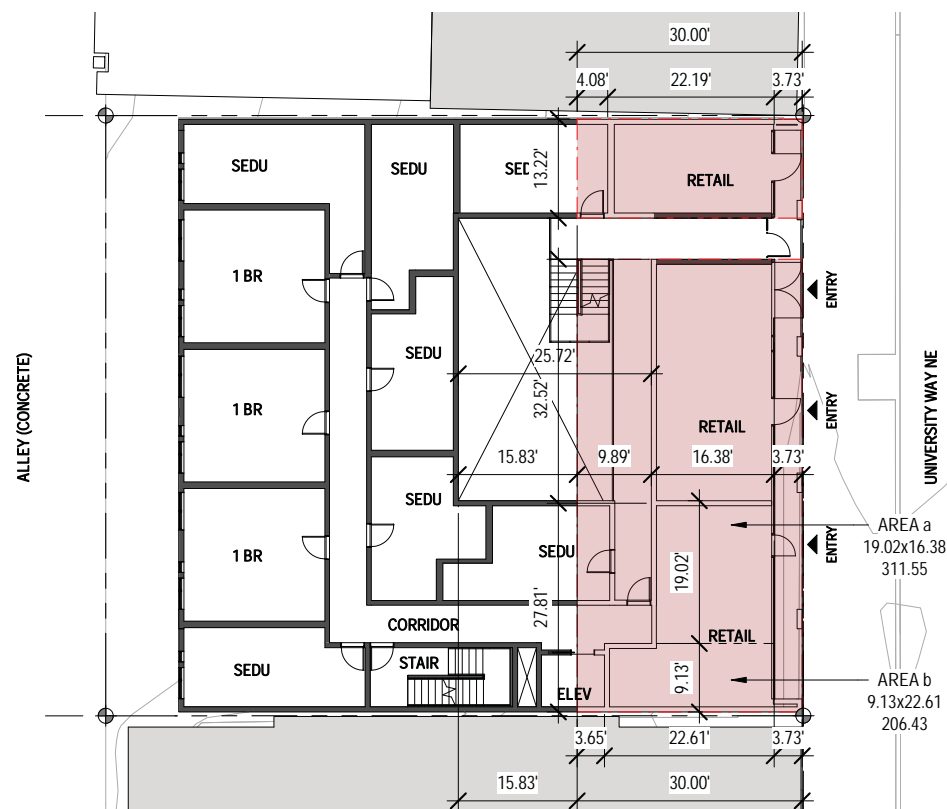
DEPARTURE REQUEST

SCHEME C

DESIGN STANDARD	PROPOSED DEPARTURE	% CHANGE	PROJECT WITH ADJUSTMENT	U-DISTRICT NEIGHBORHOOD DESIGN GUIDELINES	SEATTLE DESIGN GUIDELINES
23.47A.014.B3 Alley setback	Request to depart from the required depth of 15 feet for portions of the structure over 13 feet to 40 feet. For portions of structure above 40 feet, an additional setback at the rate of 2 feet for 10 feet.	CALCULATION: Retail A: 22.19' 22.19'/30' = 74% compliant 26% reduction Retail B: 16.38' 16.38'/30' = 55% compliant 45% reduction Retail C: 311.5'+206.43' = 519.68/27.81' = 18.63 18.63'/30' = 62% compliant 38% reduction	With this adjustment we are allowing the lower level of units to access additional light and air from the alley and providing additional provicy for the neighboring property across the alley. We are providing additional space on the public alley way for landscaping and pedestiran activity. In addition to a larger alley public way, we are also allowing for a more generous courtyard, giving more privacy, light and air to the units that face inward.	PL1.1.a / Include open space at grade that physically or viually engages the public realm	CS1.B / Sunlight and Natural Ventilation
23.47A.008.B3 Depth of retail space	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.	The requested departure represents a 30% reduction in the required depth. CALCULATION: 16.75ft / 30ft = 55.8% compliant 44.2% reduction	Allows for courtyard between units to be larger, letting more light and air to penetrate into the space. By proving two different retail sizes we are allowing for diversity between commercial types	DC1.1a / Maximize active uses along street frontages DC1.1b / Group commercial spaces	CS1.B / Sunlight and Natural Ventilation



LONGITUDINAL SECTION - LOOKING NORTH

GROUND FLOOR PLAN 

DESIGN DEVELOPMENT
LANDSCAPING CONCEPT

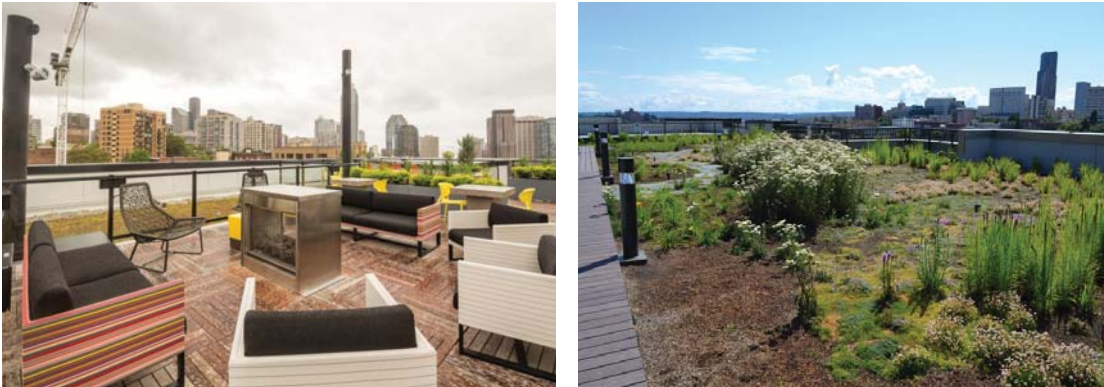


BIORETENTION PLANTERS



STREET TREES

PLANTING STRIP



ROOF DECK

GREEN ROOF



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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 ARCHITECTS | SEATTLE, WA

ROOF DECKS



SENIOR SERVICES | WEINSTEIN A+U | SEATTLE, WA



HYBRID ARCHITECTURE | SEATTLE, WA



CAPITOL HILL URBAN COHOUSING | SCHEMATA WORKSHOP | 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

DESIGN DEVELOPMENT 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.

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)*



HIAWATHA ARTWORKS (SEATTLE): Congregate artist housing with lofts + ground-floor retail (Completed 2018)



510 BROADWAY MIXED-USE APARTMENTS (SEATTLE):
Mixed use apartment building (Under construction - occupancy 2019)