

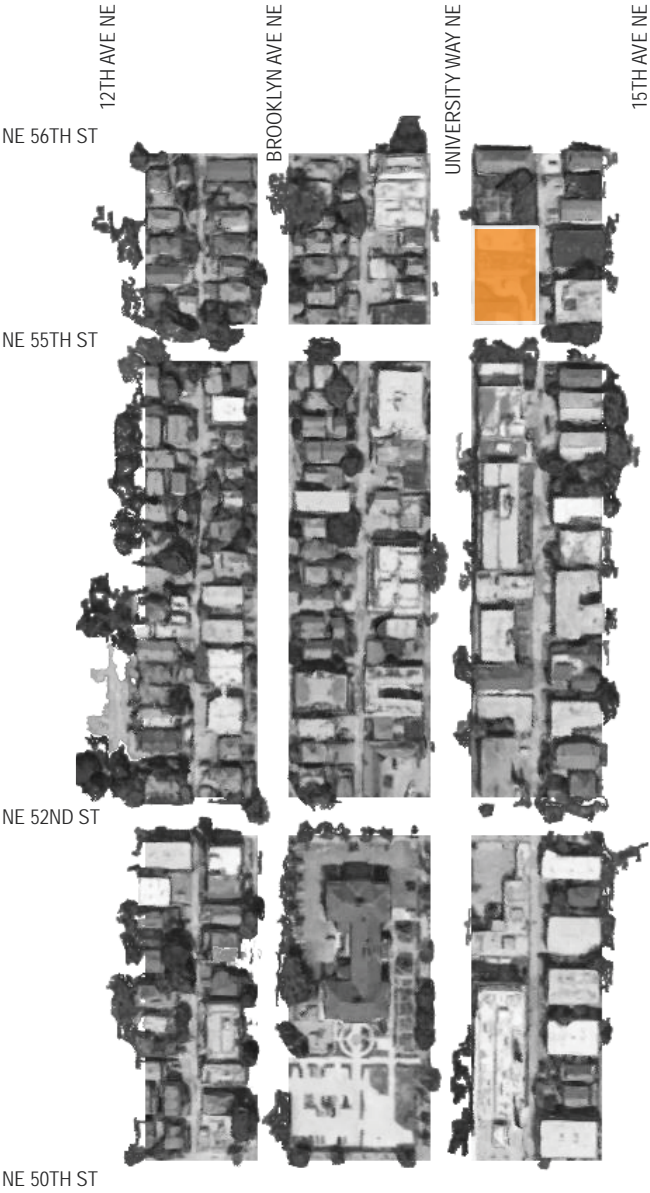


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 5500-5510 UNIVERSITY WAY NE  
 EARLY DESIGN GUIDANCE

 **NEIMAN TABER**  
 ARCHITECTURE FOR THE NORTHWEST  
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 SEATTLE, WA 98122  
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## PROJECT BACKGROUND

### 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 74 residential apartments in approximately 35,253 GFA of building area. No parking will be provided. Existing structures on site to be removed.

### PROJECT INFORMATION

SITE ADDRESS	5500 University Way NE
PARCEL NUMBER	5510 University Way NE 871460-0080 871460-0070
SDCI #	3033317-LU 6698919-CN
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	34,659 GSF / 3.16 FAR
PROPOSED UNITS	74 Units 38 SEDU 36 1-Bedroom Units
PROPOSED PARKING	0
FREQUENT TRANSIT	Yes

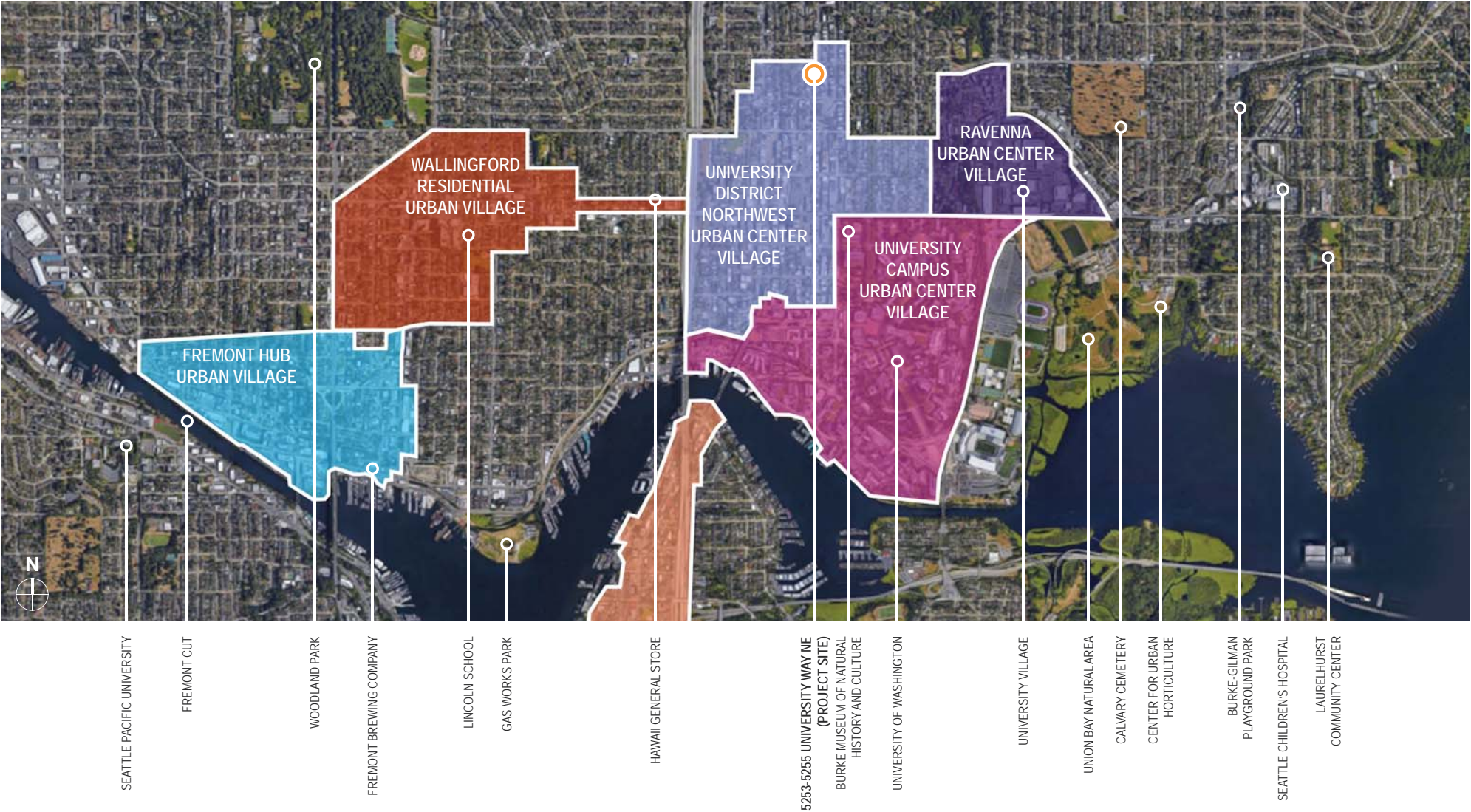
### PROJECT TEAM

OWNER	Joe Augello 568 First Avenue South Suite #400 Seattle WA 98122
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	TBD
LANDSCAPE	TBD
STRUCTURAL	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. 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

XIAN NOODLES

5500-5510 UNIVERSITY WAY NE  
(PROJECT SITE)

SHIGA'S P-PATCH  
COMMUNITY GARDEN



# 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 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 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

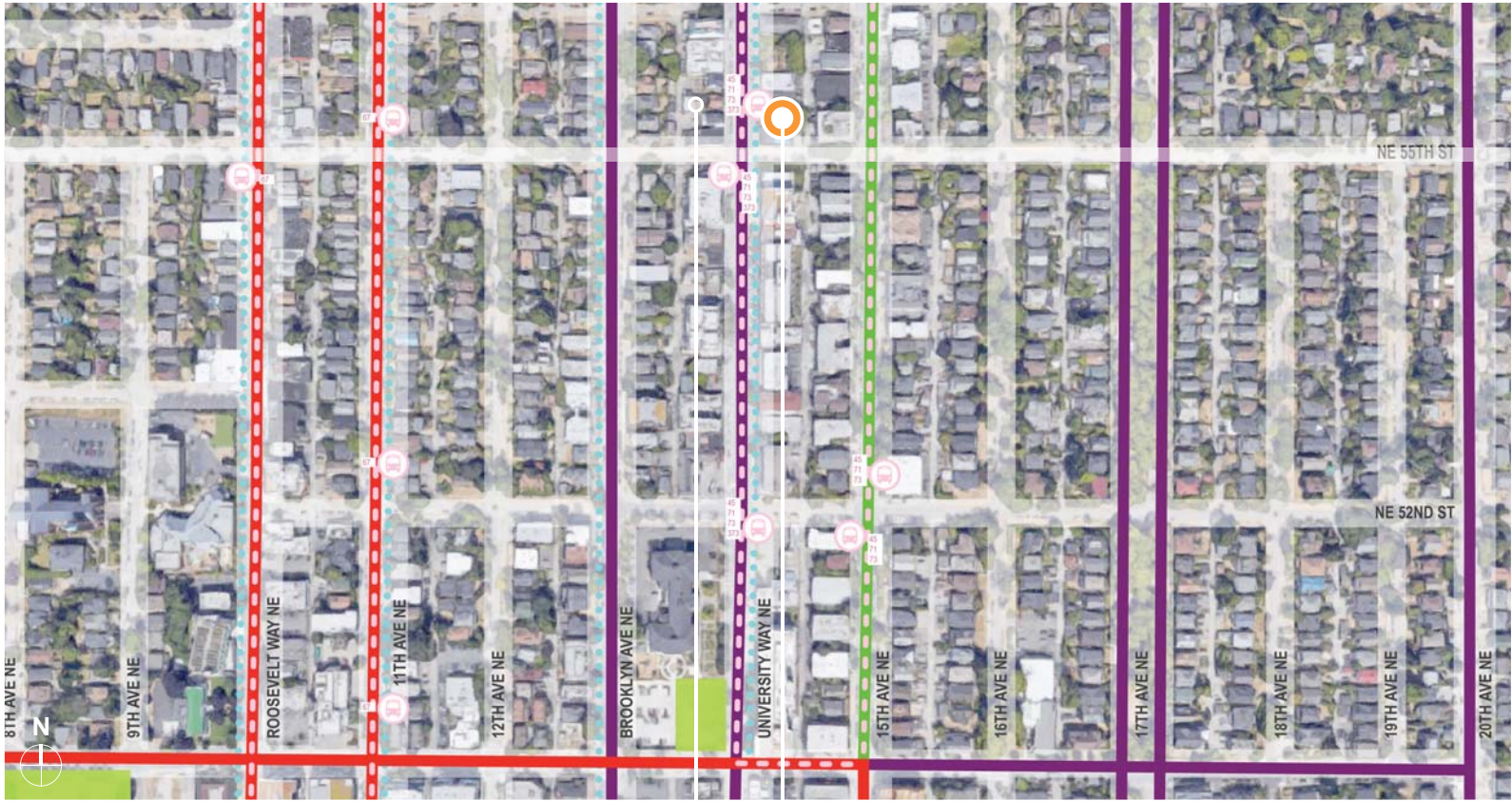
 COLLECTOR ARTERIAL

 BUS ROUTE

 BUS STOP

 DESIGNATED BIKE ROUTE - PLANNED + EXISTING

 PARK | OPEN SPACE



FAT DUCKS DELI & BAKERY

5500-5510 UNIVERSITY WAY NE (PROJECT SITE)

SHIGA'S P-PATCH

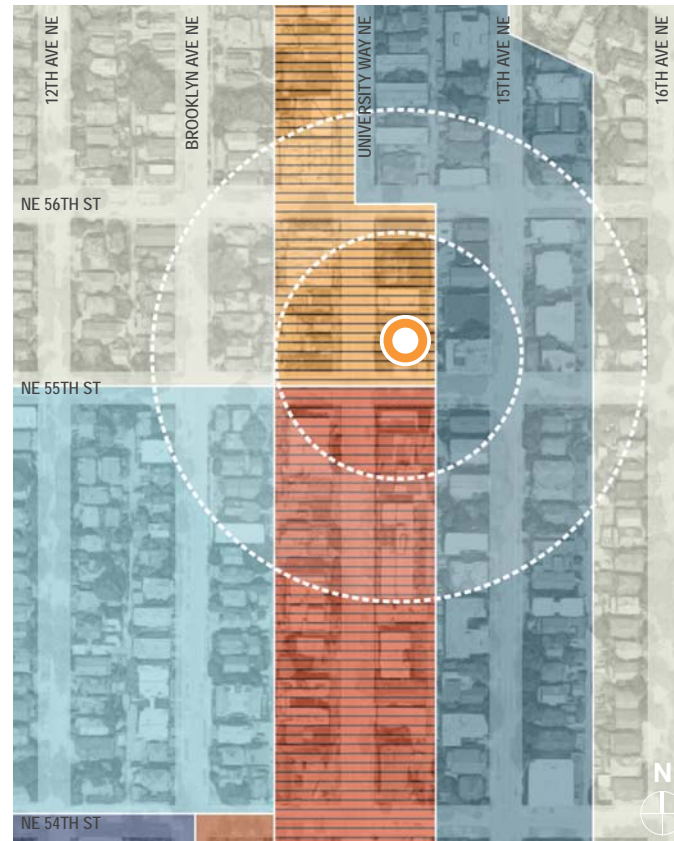
VEGAN HAVEN

## URBAN DESIGN ANALYSIS ZONING + USE



- 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)

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 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 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.

### 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 amenities add life to the pedestrian experience*



# URBAN DESIGN ANALYSIS

## DEVELOPMENT CONTEXT: MEDIUM TO LARGE SCALED MIXED-USE BUILDINGS

PROJECT LOCATION KEY



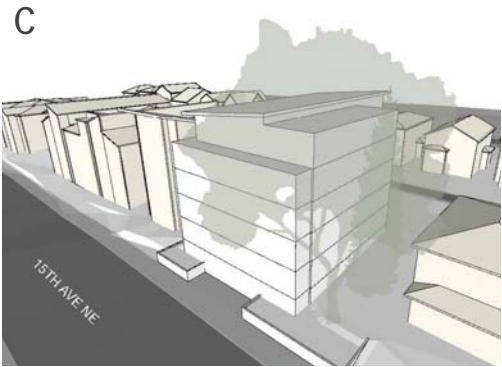
 PROJECT SITE



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



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



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



**G**  
5300 ROOSEVELT WAY NE / SDCI # 3025060  
PROGRAM: Apartments (Mixed Use) / 52 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.*



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



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

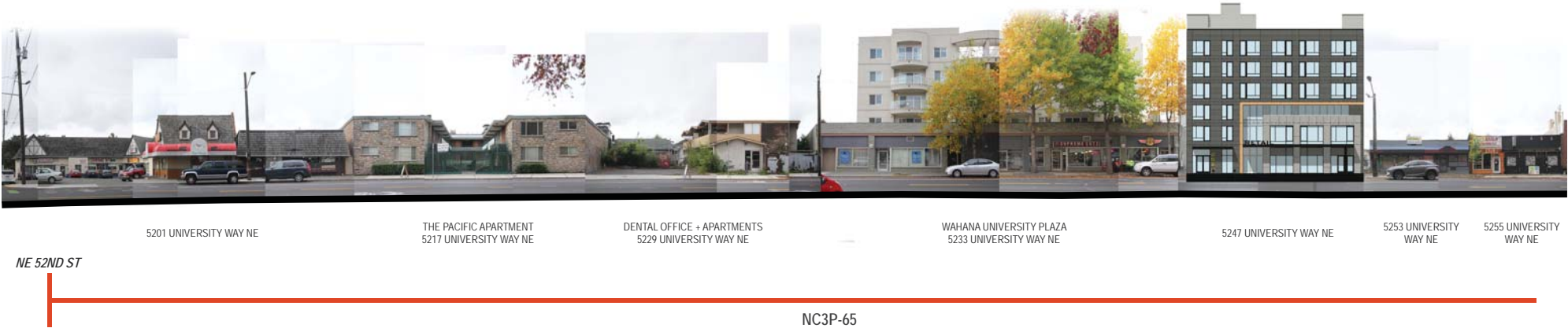


**J**  
5039 11TH AVE NE / SDCI # 3028417  
PROGRAM: Apartments / 51 Units / No Parking

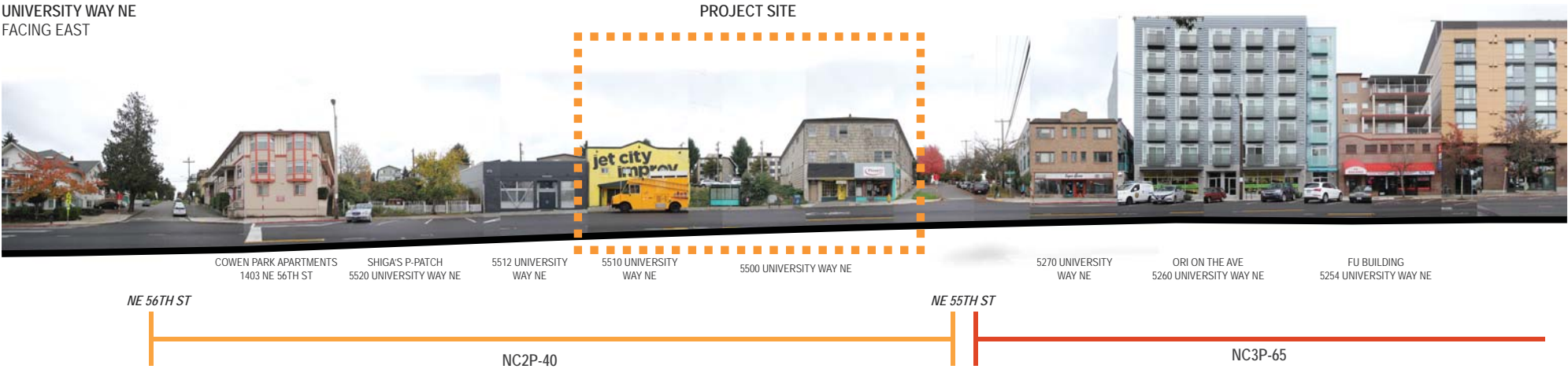
# URBAN DESIGN ANALYSIS

## STREET ELEVATIONS

UNIVERSITY WAY NE  
FACING WEST

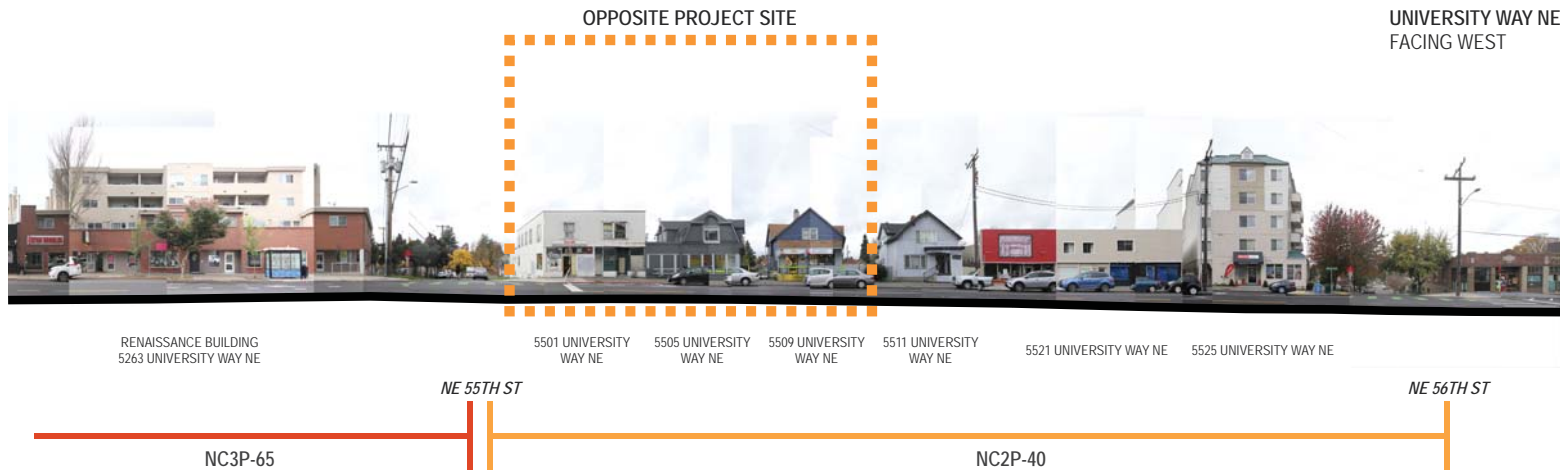


UNIVERSITY WAY NE  
FACING EAST





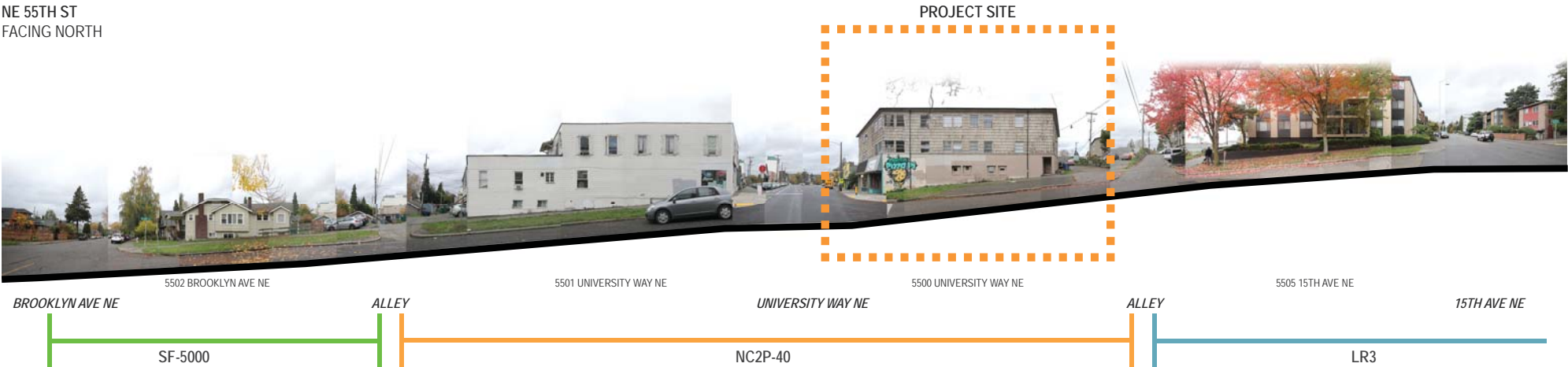
# URBAN DESIGN ANALYSIS STREET ELEVATIONS



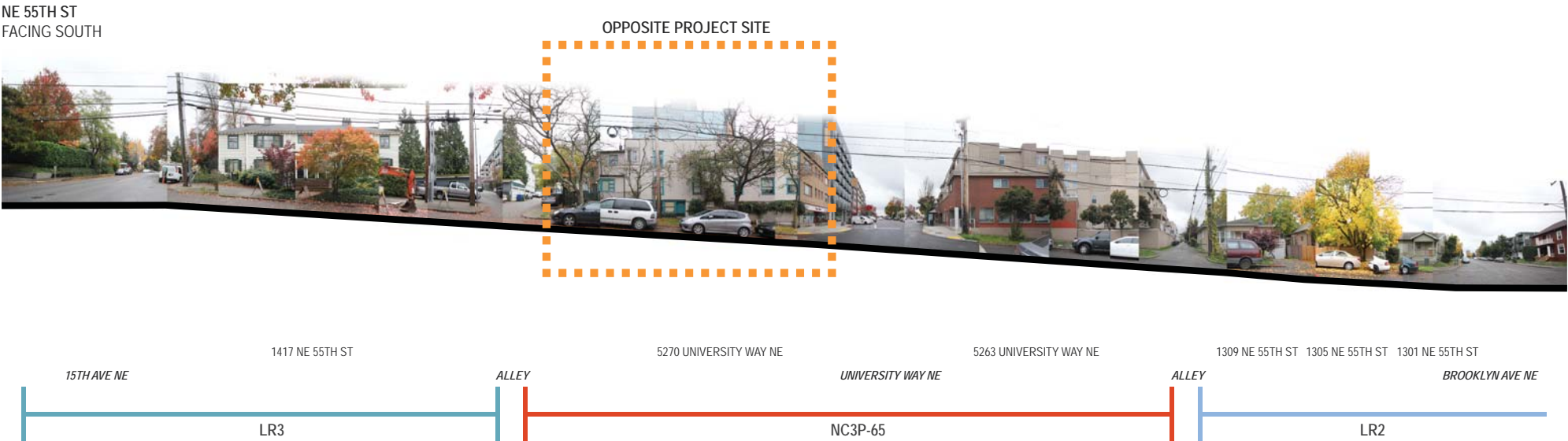
# URBAN DESIGN ANALYSIS

## STREET ELEVATIONS

NE 55TH ST  
FACING NORTH



NE 55TH ST  
FACING SOUTH





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# 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 not as 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



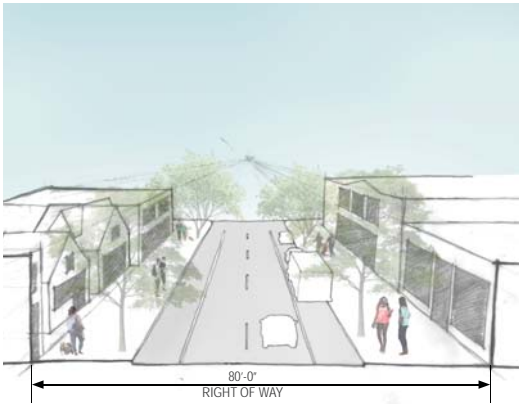
Original building fabric with converted use to commercial



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".

**LEGAL DESCRIPTION**  
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

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.



UNIVERSITY WAY NE LOOKING NORTH



NE 55TH ST LOOKING EAST



UNIVERSITY WAY NE LOOKING SOUTH



EAST ALLEY LOOKING SOUTH



UNIVERSITY WAY NE LOOKING EAST



EAST PROPERTY LINE LOOKING SOUTH

## EARLY DESIGN GUIDANCE

5500 UNIVERSITY WAY NE



## SITE ANALYSIS

### ENVIRONMENTAL CONTEXT

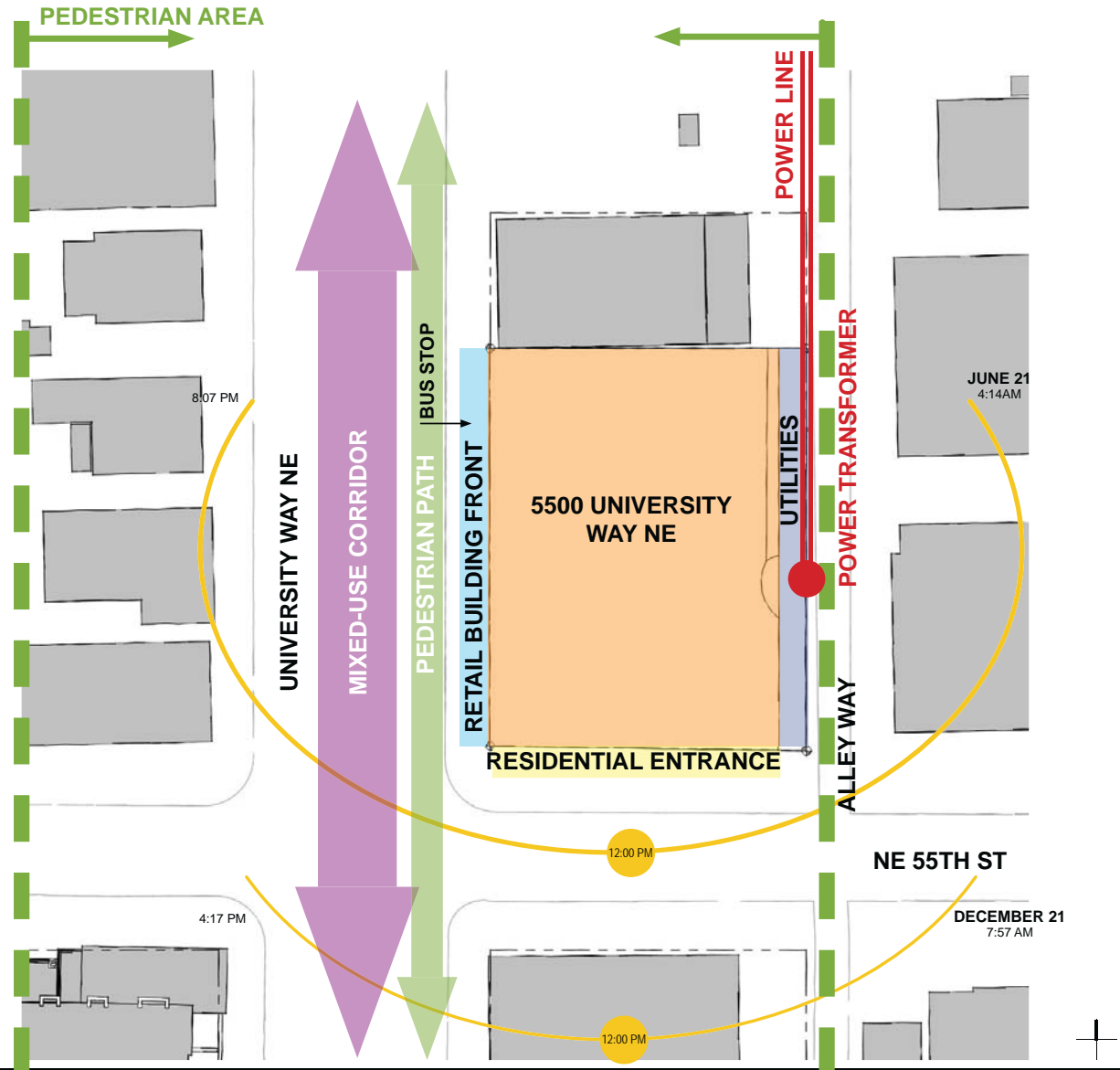
- This section of University Way NE is on a relatively flat bench; the grade rises to the east and falls to the west.
- University Way NE ends at Ravenna Boulevard and Cowen Park, offering natural areas that provide a place for recreation and contemplation.
- Street use includes parallel (west side) and angled (east side) parking, adding to the perceived width of the thoroughfare.
- Small businesses include coffee shops, 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

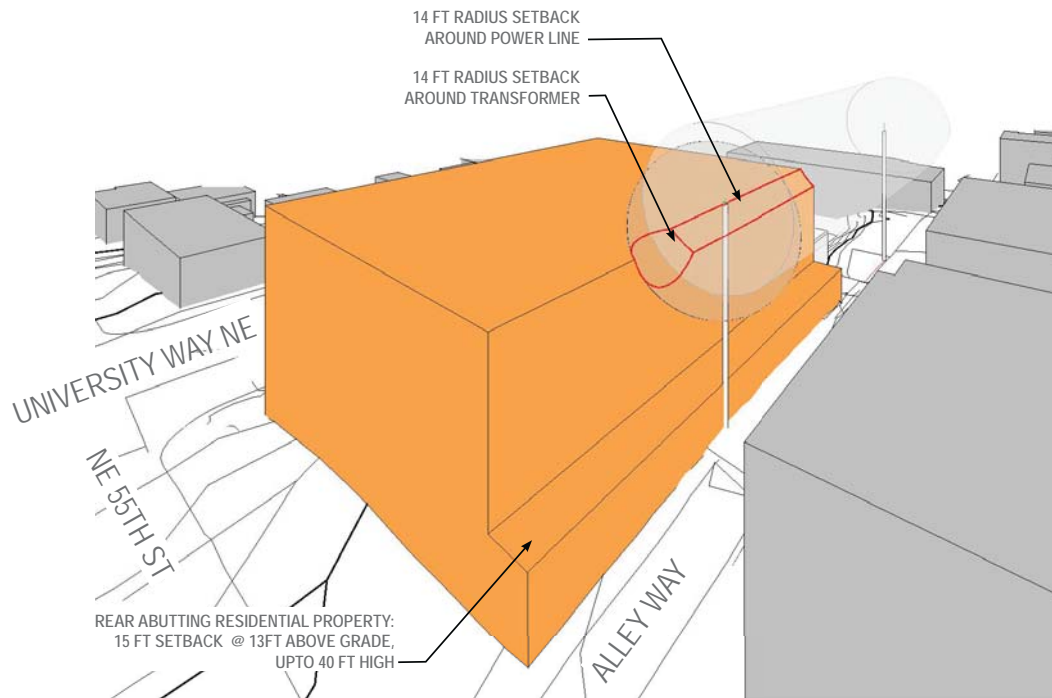


## SITE ANALYSIS DEVELOPMENT CONSTRAINTS

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

### ZONING: NC2P-40 | 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 ( $\leq 6'$ 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 structure: 3.00 Total FAR permitted for all uses on a lot occupied by a mix of uses: 3.25	Underground stories exempt
23.47A.012	Structure Height	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 on a street-level, street-facing facade, provided that the average height of the exterior facades of any portion of a story that is partially below-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	+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



## STANDARDS + GUIDELINES

### PRIORITY DESIGN GUIDELINES

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 of units and allows for landscape and resident use of the space.</i>
<i>URBAN PATTERN AND FORM</i> 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.	<i>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.</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 transition, explore ways for new development to establish a positive and desirable context for others to build upon	<i>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.</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. 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.</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 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.</i>
<i>PROJECT USES AND ACTIVITIES</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 activities along sidewalks, parks, or other public spaces.	<i>The preferred proposal locates the roof deck at the upper roof where residents can enjoy an open environment with solar exposure with territorial views.</i>
<i>ARCHITECTURAL CONCEPT</i> 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.	<i>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.</i>
<i>ARCHITECTURAL CONCEPT</i> 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.	<i>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.</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

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.

FEEDBACK THEME

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

PARKING

- Exploring parking options through this phase of design

DEPARTURE

- UDistrict Partnership, Business Improvement Area (BIA) representative supports the departure request for 'right-sizing' of retail space

GREEN SPACE

- Interest in providing outdoor/ exterior amenity areas

STREETSCAPE

- Explore enhancement to the adjacent 4 way stop area to create a community asset (parklet, rain garden, bike corral)

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.

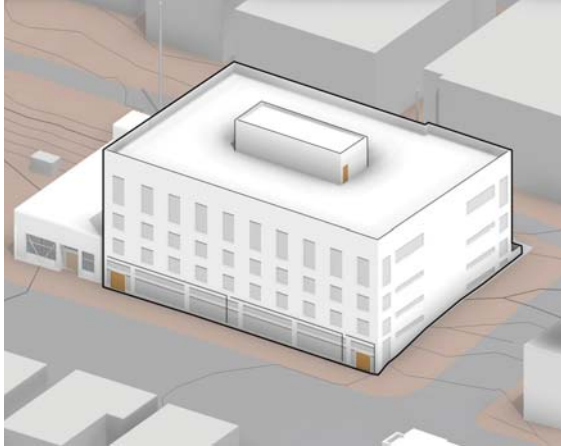
OTHER

- Project team should reach out to University Park Community Club
- Maintain electronic communications recommended

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'
- Market rate housing is intended to provide affordable and sustainable housing for a diverse population
- The location is ideal for supporting a transit-oriented pedestrian community and the project will focus on providing street-level amenities that enhance the pedestrian experience. Parking is not required and will not be furnished.
- Project team will continue to design a variety of retail space sizes and types that differ from those in neighboring new mixed-use buildings
- An interior courtyard and maximizing its area in addition to a roof deck will be provided.
- Design team continues to develop the street level pedestrian amenities on the University Way and 55th Street frontages.
- 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
- Attendees appreciated the opportunity to speak with the project team and will continue to track the project on behalf of U District Partnership

## 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

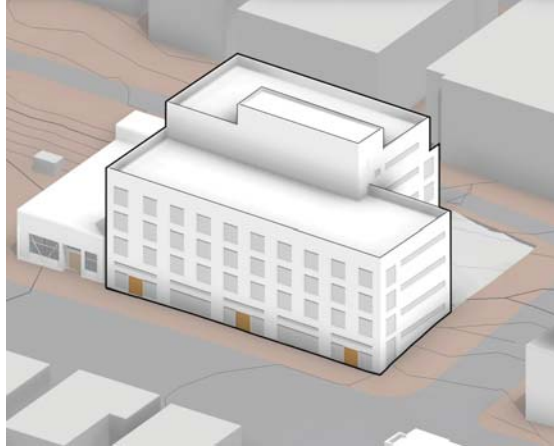
Scheme A proposes a maximized building with minimal setbacks. The plan organizes units west east along a single corridor with stairs and elevator along the middle of the corridor.

#### 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)

**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  
 Multiple retail spaces  
 23'-11" Deep (80% compliant/20% reduction)  
 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

## EARLY DESIGN GUIDANCE

5500 UNIVERSITY WAY NE



DESIGN OPTIONS  
MASSING AND CONCEPT

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

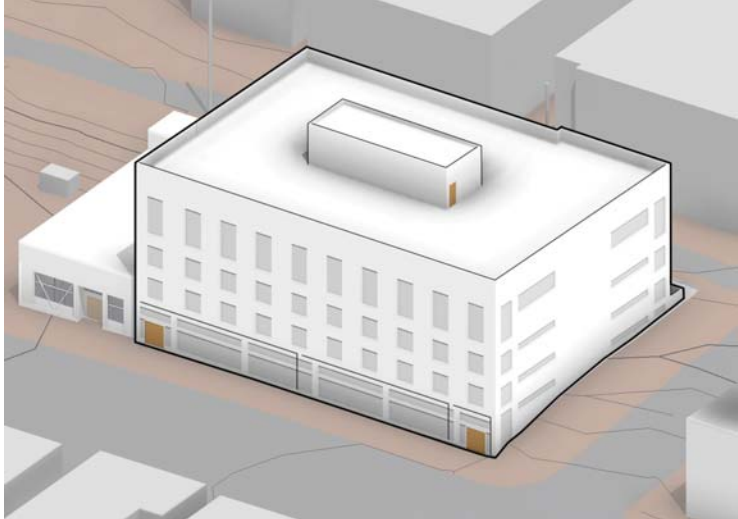
**DESCRIPTION**  
Scheme A proposes a maximized building with minimal setbacks. The plan organizes units west east along a single corridor with stairs and elevator along the middle of the corridor.

**ADVANTAGES**

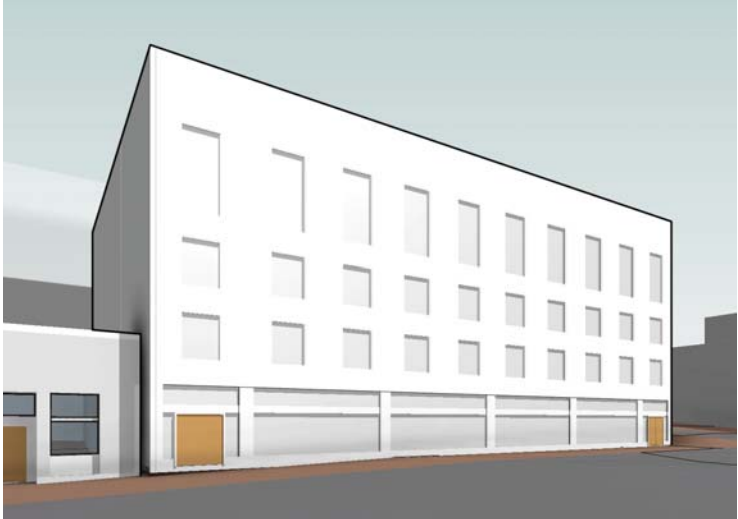
- Efficient organization

**CHALLENGES**

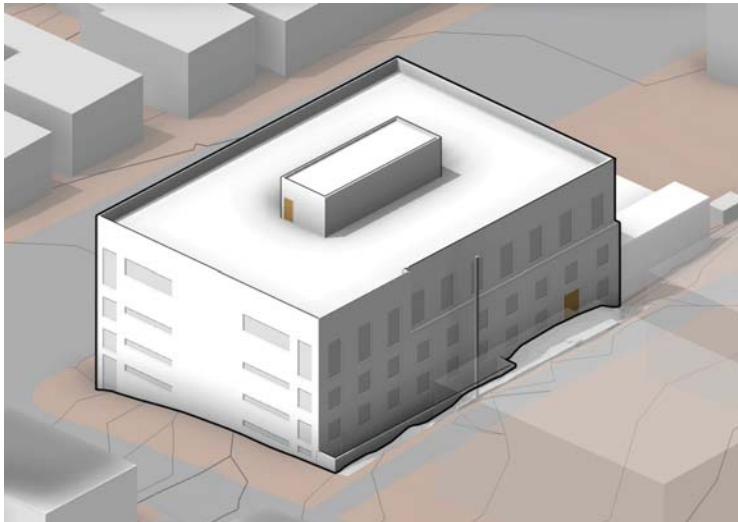
- Long and narrow units
- Fewer units and less SEDUs
- Bulky massing. Large retail space with limited functionality



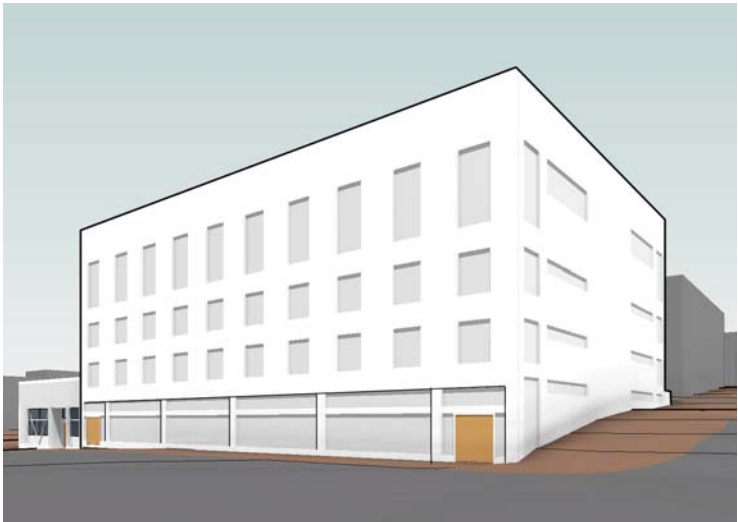
AXONOMETRIC - LOOKING NORTHEAST



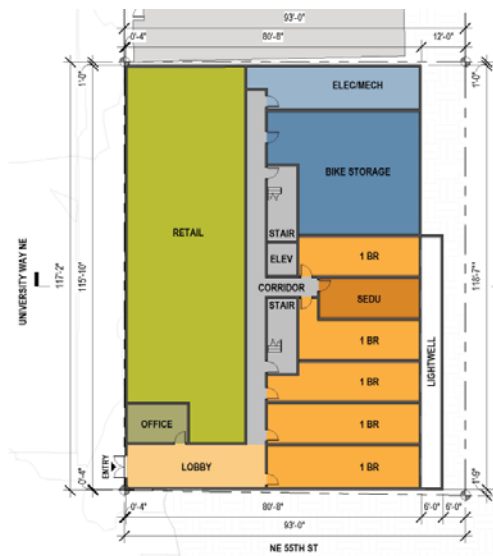
STREET PERSPECTIVE - LOOKING SOUTHEAST



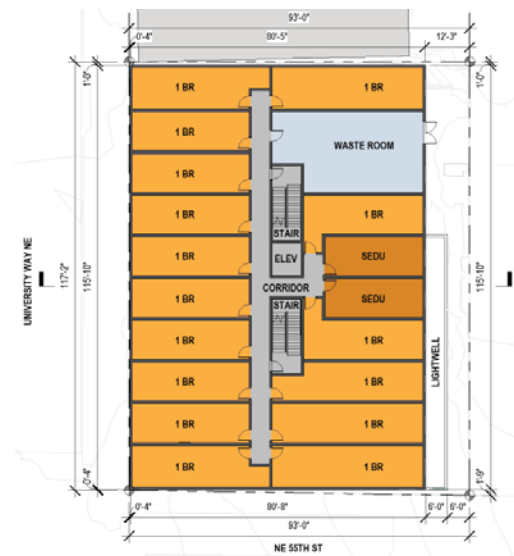
AXONOMETRIC - LOOKING NORTHWEST



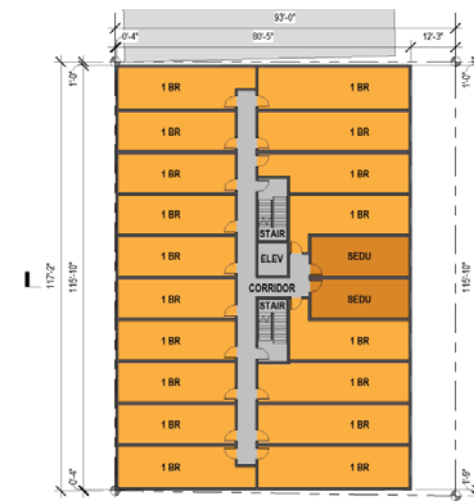
STREET PERSPECTIVE - LOOKING NORTHEAST



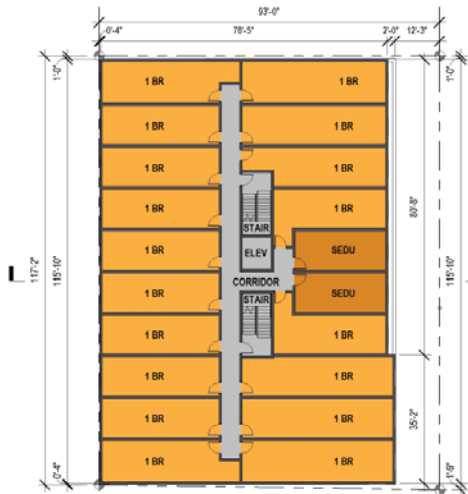
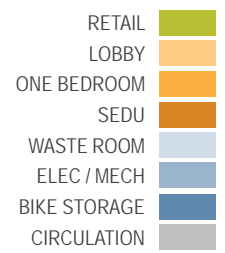
LEVEL 1



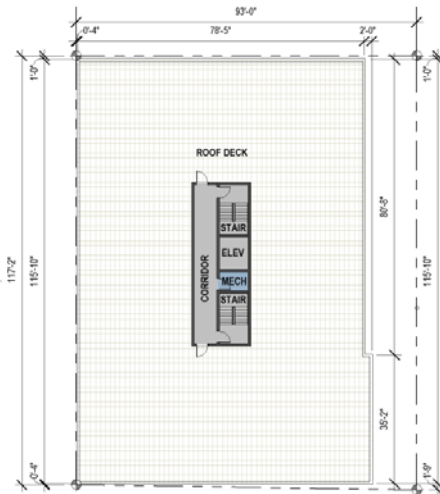
LEVEL 2



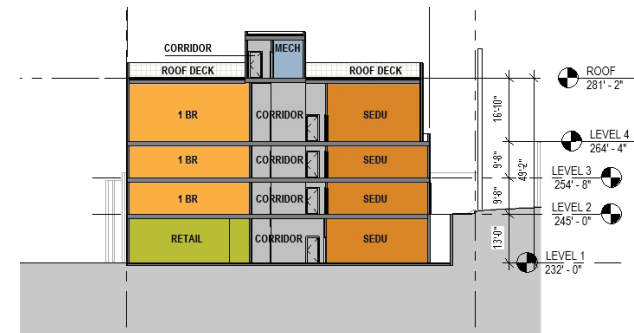
LEVEL 3



LEVEL 4



ROOF LEVEL



LONGITUDINAL SECTION AT RETAIL

DESIGN OPTIONS  
SHADOW STUDY

SCHEME A: MAXIMIZATION DIAGRAM

9 AM

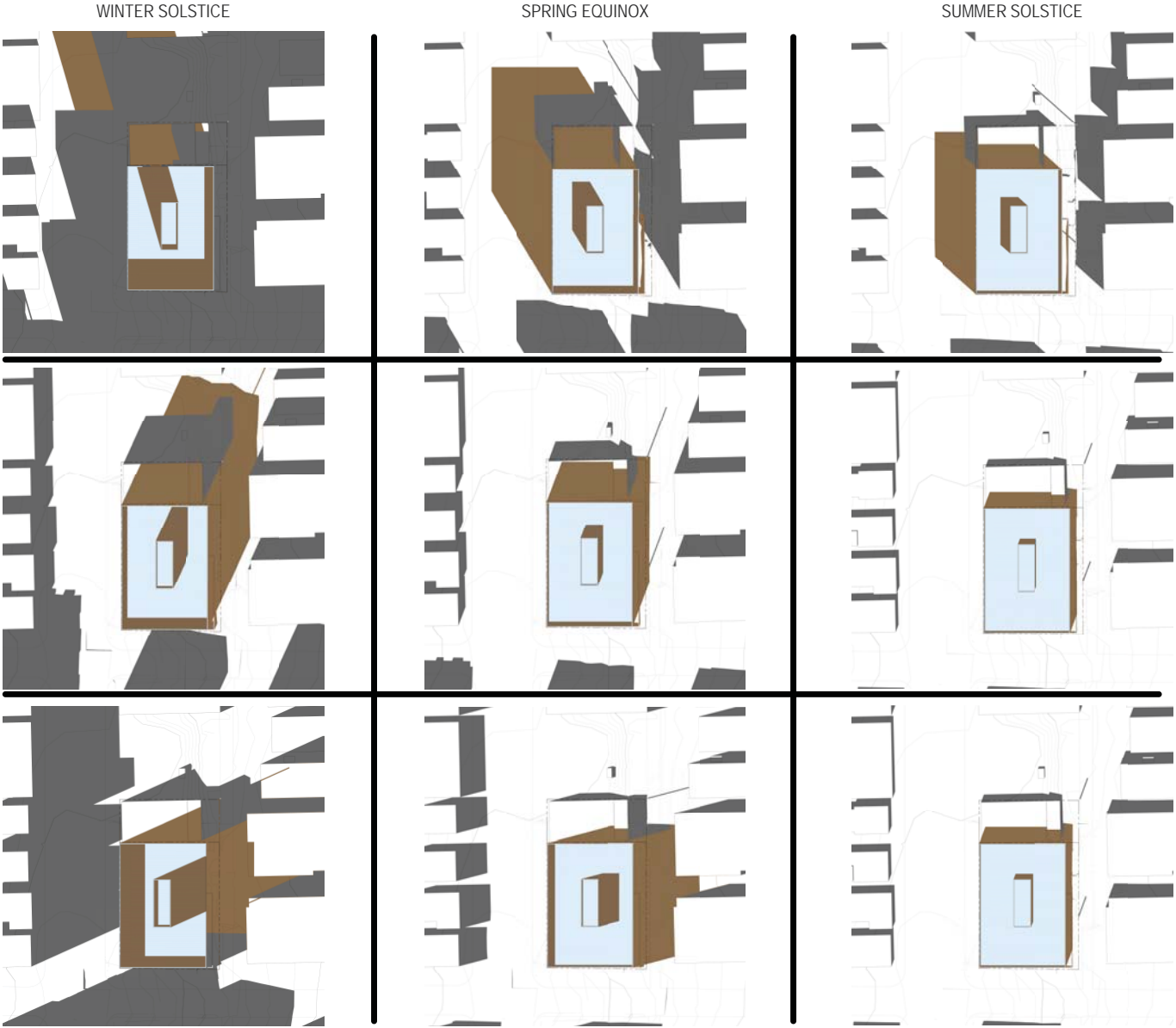
PROPOSED BUILDING

EXISTING SHADOWS FROM  
SURROUNDING STRUCTURES

NEW SHADOWS FROM  
PROPOSED BUILDING

12 PM

3 PM





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DESIGN OPTIONS  
MASSING AND CONCEPT

SCHEME B:  
(Code Compliant - No Departures)

STORIES:	5
UNITS:	59 Apartment Units (50 1 BD + 9 SEDU)
FAR:	3.23 (35,396 GFA)
PARKING:	None
DEPARTURES:	None

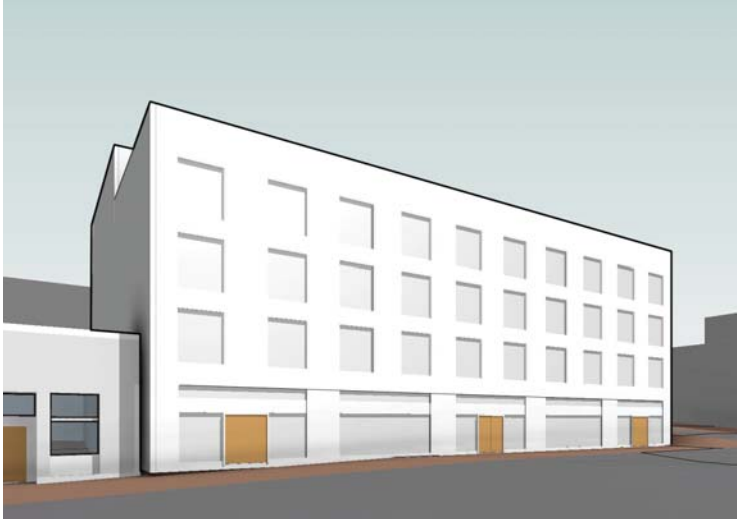
DESCRIPTION  
Scheme B better addresses privacy conflicts with the north neighbor and orients units towards the street for better activation and improved access to natural light and air.

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

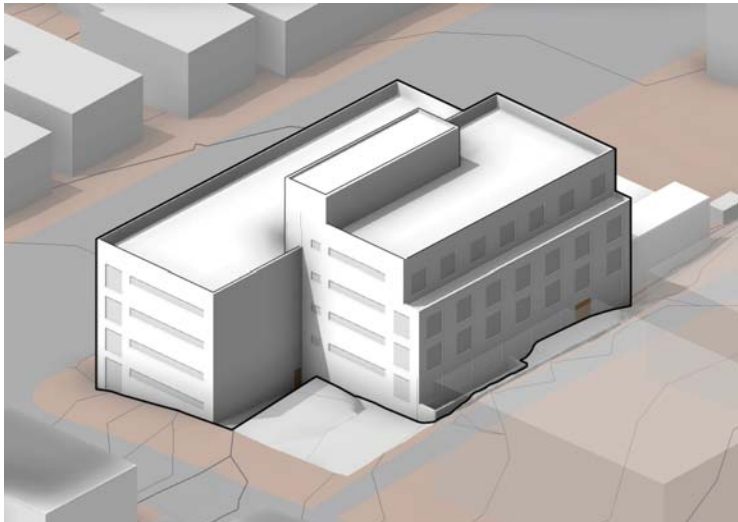
- CHALLENGES
- Long and narrow units
  - Fewer units and fewer SEDU's



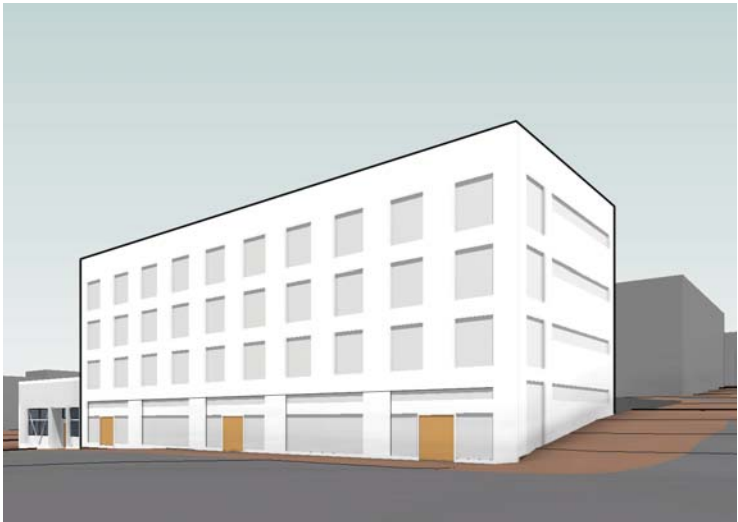
AXONOMETRIC - LOOKING NORTHEAST



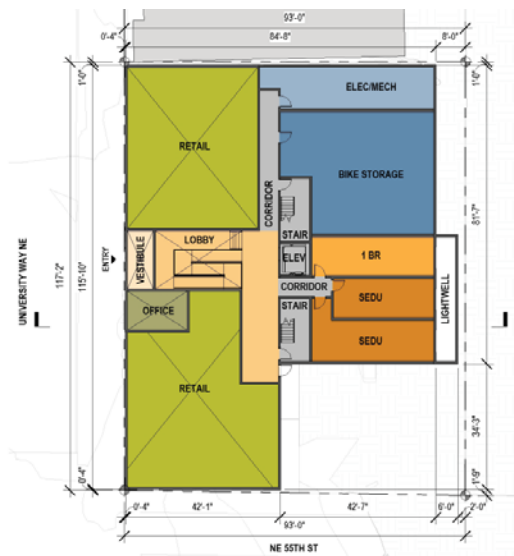
STREET PERSPECTIVE - LOOKING SOUTHEAST



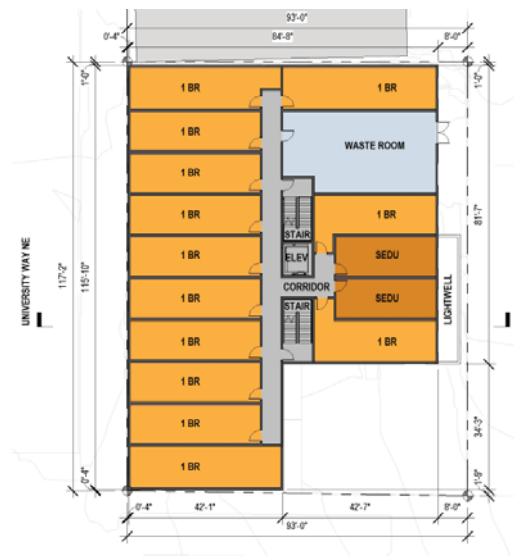
AXONOMETRIC - LOOKING NORTHWEST



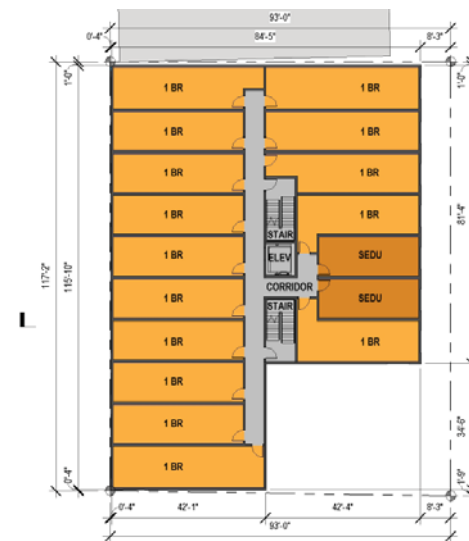
STREET PERSPECTIVE - LOOKING NORTHEAST



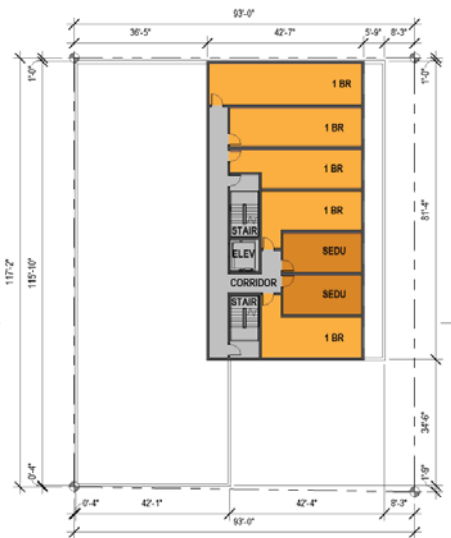
LEVEL 1



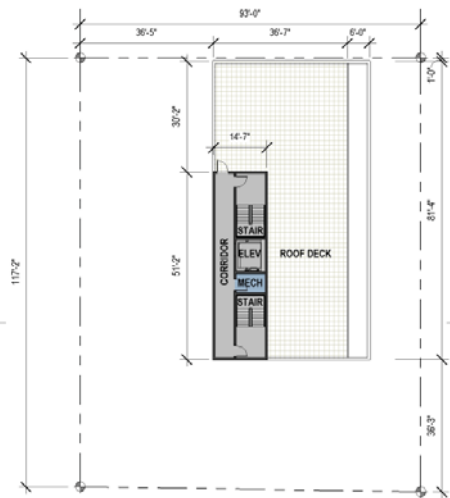
LEVEL 2



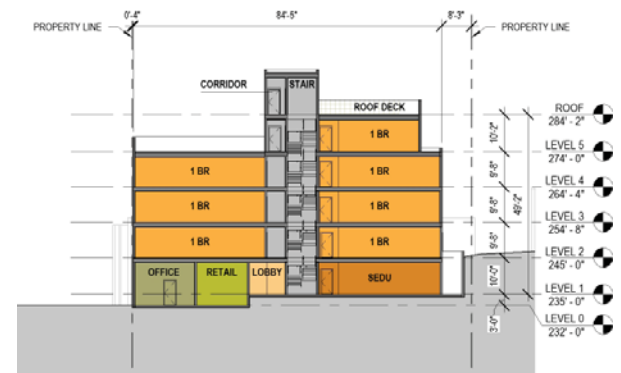
LEVELS 3 - 4



LEVEL 5



ROOF LEVEL



LONGITUDINAL SECTION AT RETAIL

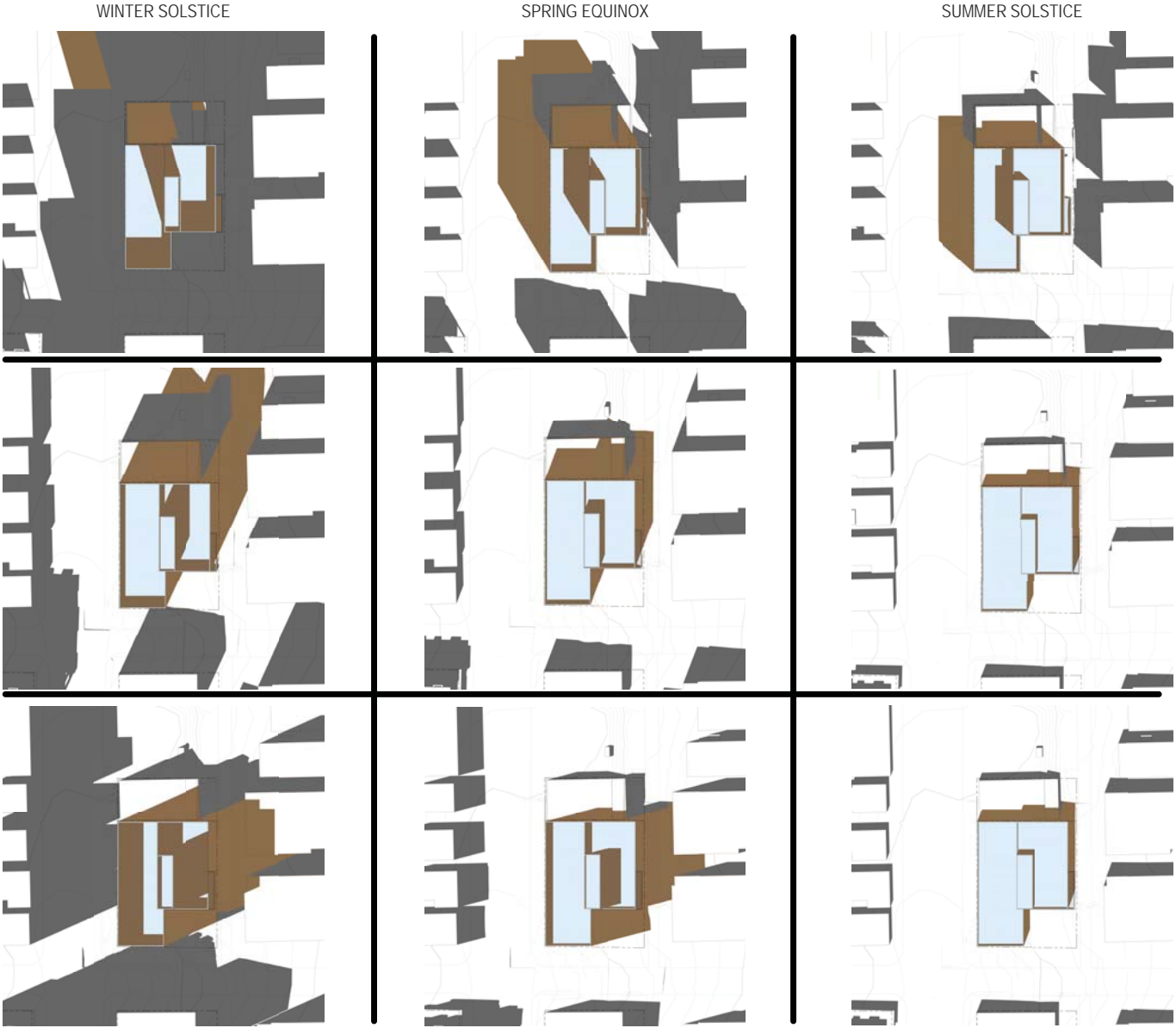
- RETAIL
- OFFICE
- LOBBY
- ONE BEDROOM
- SEDU
- WASTE ROOM
- ELEC / MECH
- BIKE STORAGE
- CIRCULATION



DESIGN OPTIONS  
SHADOW STUDY

SCHEME B:  
(Code Compliant - No Departures)

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



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# DESIGN OPTIONS

## MASSING AND CONCEPT

### SCHEME C: (PREFERRED) (Code Compliant - Departures)

STORIES: West Section: 4  
East Section: 5

UNITS: 74 Apartment Units  
(31 1 BD + 43 SEDU)

FAR: 3.16 (34,659 SF)

PARKING: None

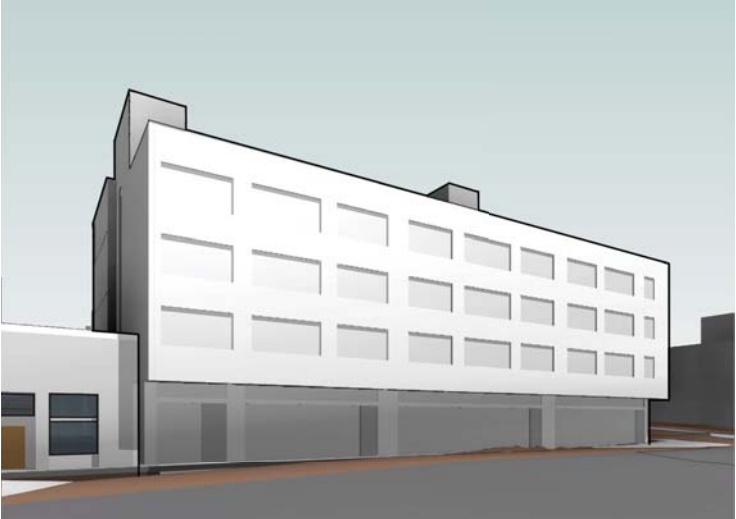
DEPARTURES: -Retail Depth  
Multiple retail spaces  
23'-11" Deep  
Allows retail floor level to step down  
and follow grade promotes small  
businesses that do not require large  
square foot area, already present in  
nearby developments.

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

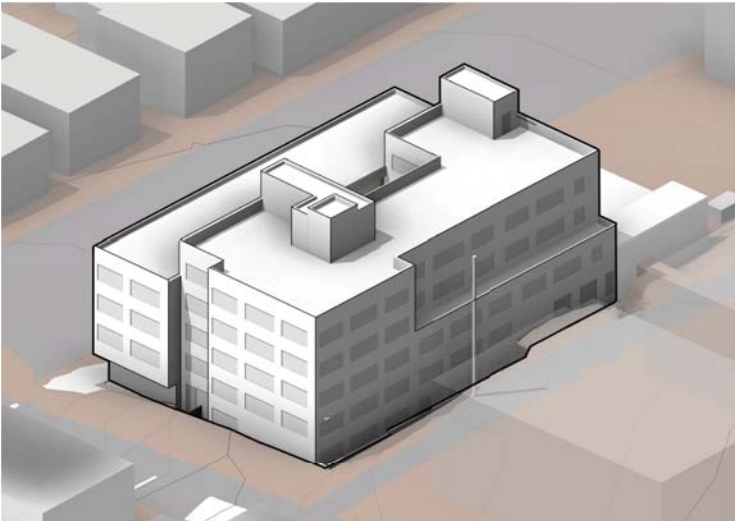
- ADVANTAGES
- Separates retail and residential uses
  - Efficient organization
  - Maximizes retail frontage on University Way NE
  - Welcoming identifiable residential entry
  - Massing responds to topography
  - Roof deck provides territorial views from east bar
  - Allows pedestrian access at street level, service access  
at alley level
  - Provides ample natural light and open air
  - Lowest level residential courtyard provides outdoor  
recreation space open to a fitness / exercise room.



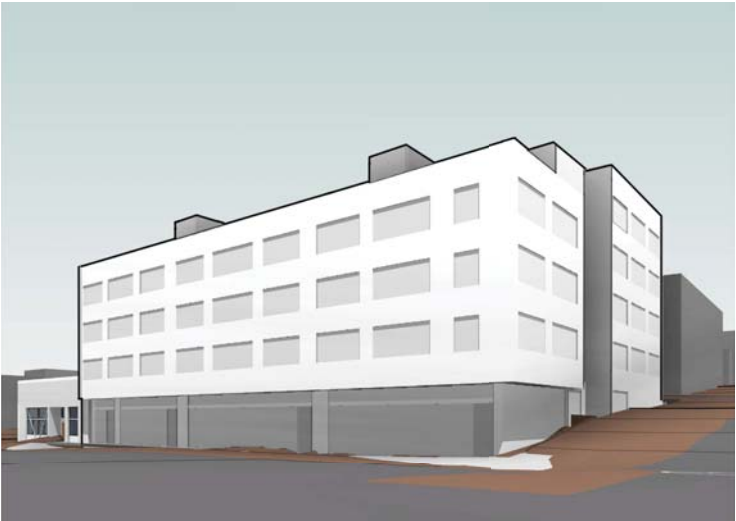
AXONOMETRIC - LOOKING NORTHEAST



STREET PERSPECTIVE - LOOKING SOUTHEAST



AXONOMETRIC - LOOKING NORTHWEST



STREET PERSPECTIVE - LOOKING NORTHEAST

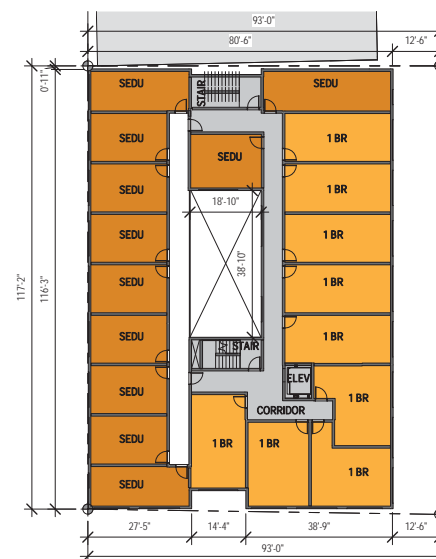




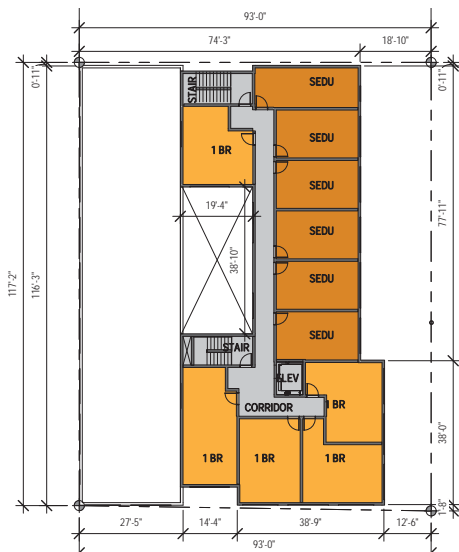
LEVEL 1



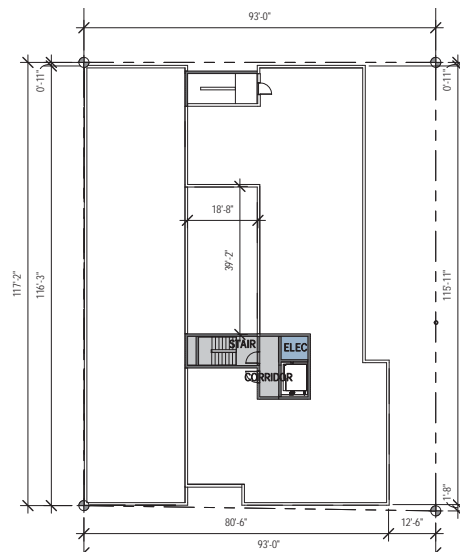
LEVEL 2



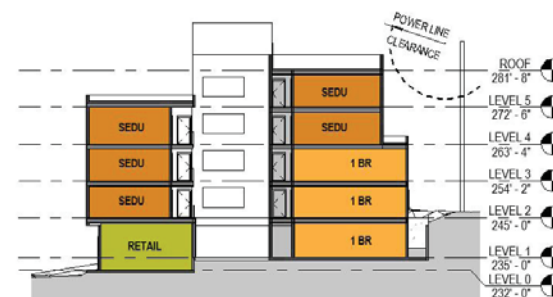
LEVELS 3 - 4



LEVEL 5



ROOF LEVEL



LONGITUDINAL SECTION AT RETAIL

- RETAIL
- OFFICE
- LOBBY
- ONE BEDROOM
- SEDU
- WASTE ROOM
- ELEC / MECH
- BIKE STORAGE
- CIRCULATION

# DESIGN OPTIONS SHADOW STUDY

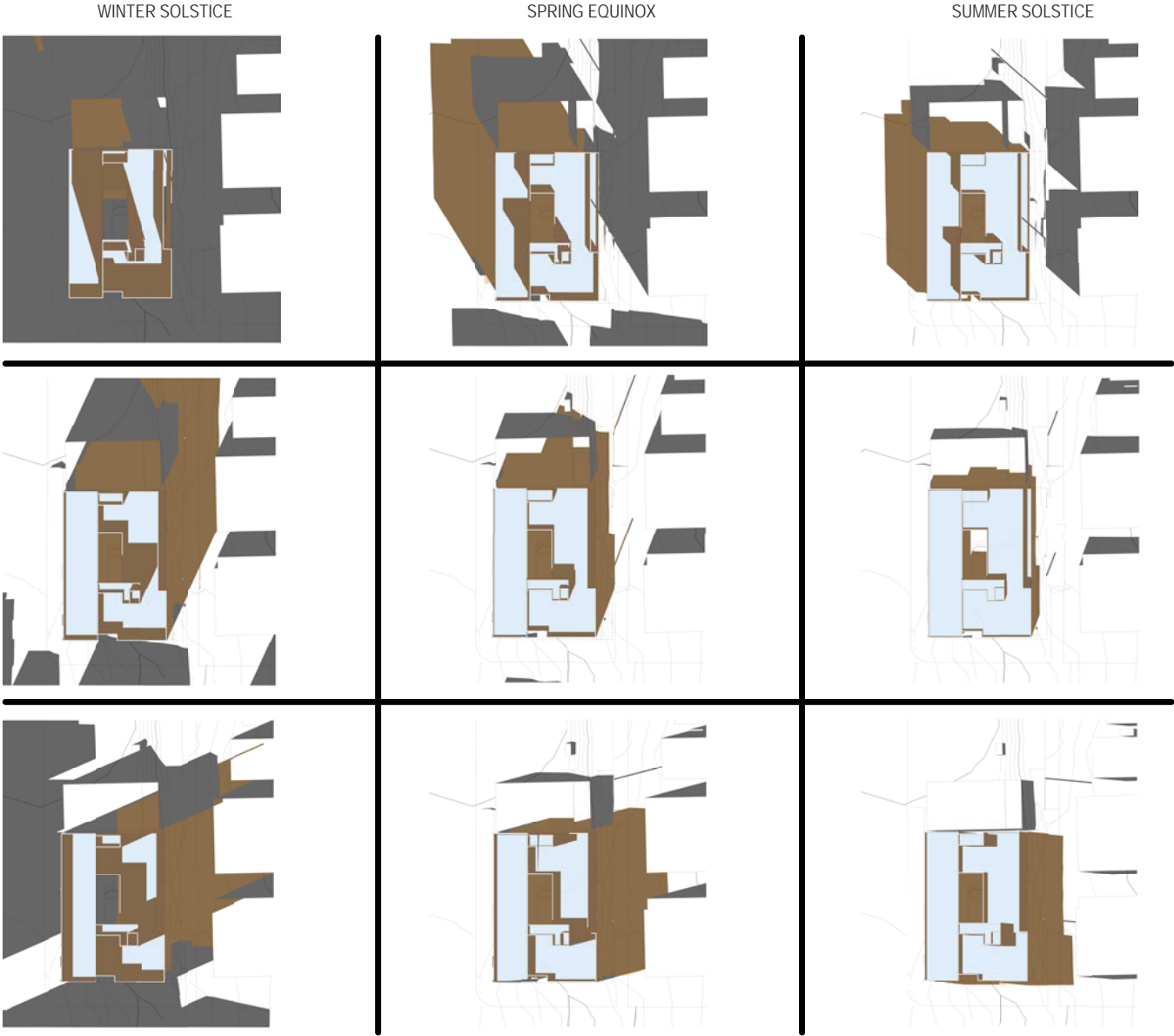
SCHEME C: (PREFERRED)  
(Code Compliant - Departures)

9 AM

PROPOSED BUILDING

EXISTING SHADOWS FROM SURROUNDING STRUCTURES

NEW SHADOWS FROM PROPOSED BUILDING

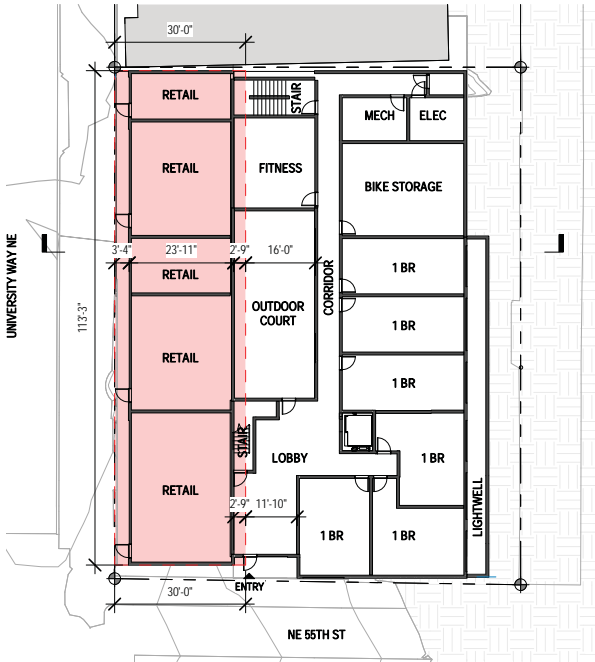


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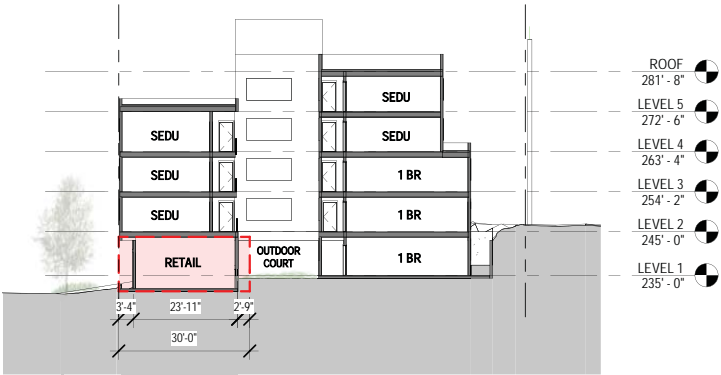


# DEPARTURE REQUEST SCHEME C

DESIGN STANDARD	PROPOSED DEPARTURE	% CHANGE	PROJECT WITH ADJUSTMENT	U-DISTRICT NEIGHBORHOOD DESIGN GUIDELINES	SEATTLE DESIGN GUIDELINES
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.	<p>The requested departure represents a 20% reduction in the required depth.</p> <p>CALCULATION:  23.9ft / 30ft = <b>80% compliant</b>  <b>20% reduction</b></p>	<p>Allows for courtyard between units to be larger, letting more light and air to penetrate into the space.</p> <p>By proving two different retail sizes we are allowing for diversity between commercial types</p> <p>Reducing the depth for the retail, allows for the Lobby to be tucked away and set back off of NE 55th St, creating a continuous commerical street front along University Way NE.</p>	<p>PL3.3d / Minimize the size and presence of residential loobies</p> <p>DC1.1a / Maximize active uses along street frontages</p> <p>DC1.1b / Group commercial spaces</p>	CS1.B / Sunlight and Natural Ventilation



LONGITUDINAL SECTION - LOOKING NORTH



GROUND FLOOR PLAN

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# DESIGN DEVELOPMENT

## LANDSCAPING CONCEPT

SCHEME C: (PREFERRED)

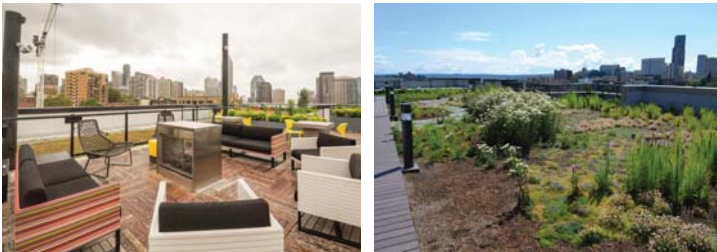


BIORETENTION PLANTERS



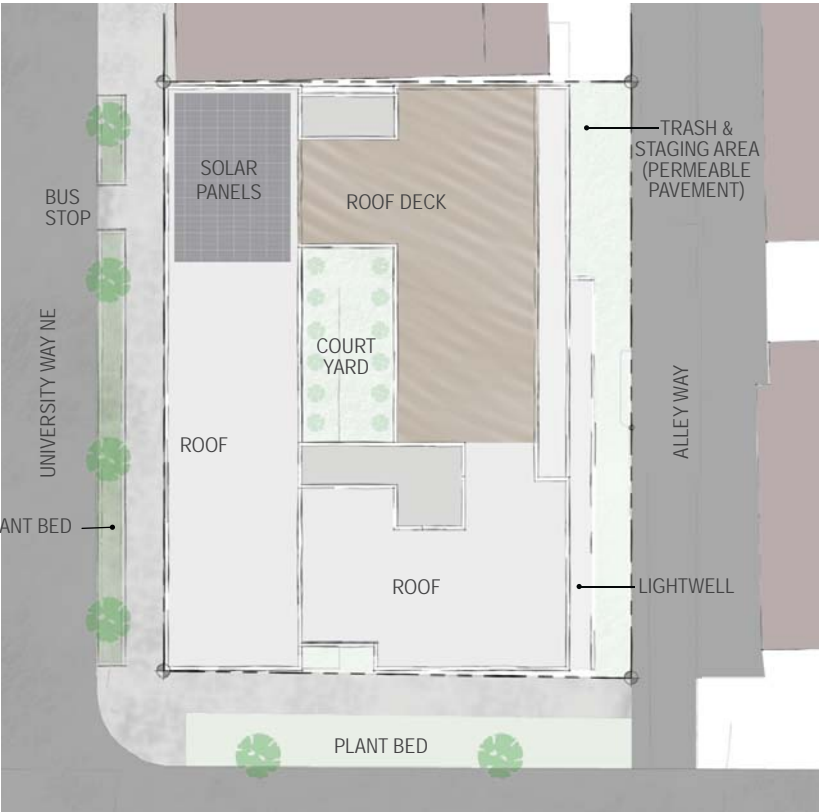
STREET TREES

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

## 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.

# 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)*

PRIOR WORK  
NEIMAN TABER ARCHITECTS



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)