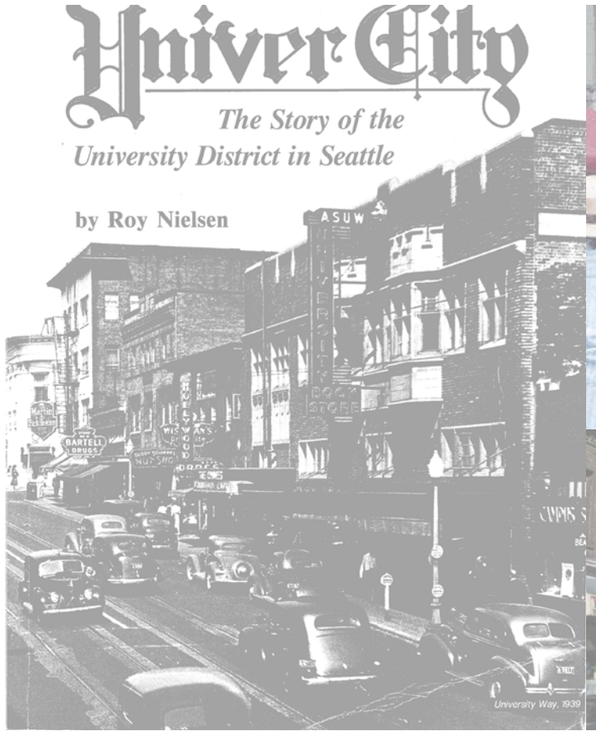
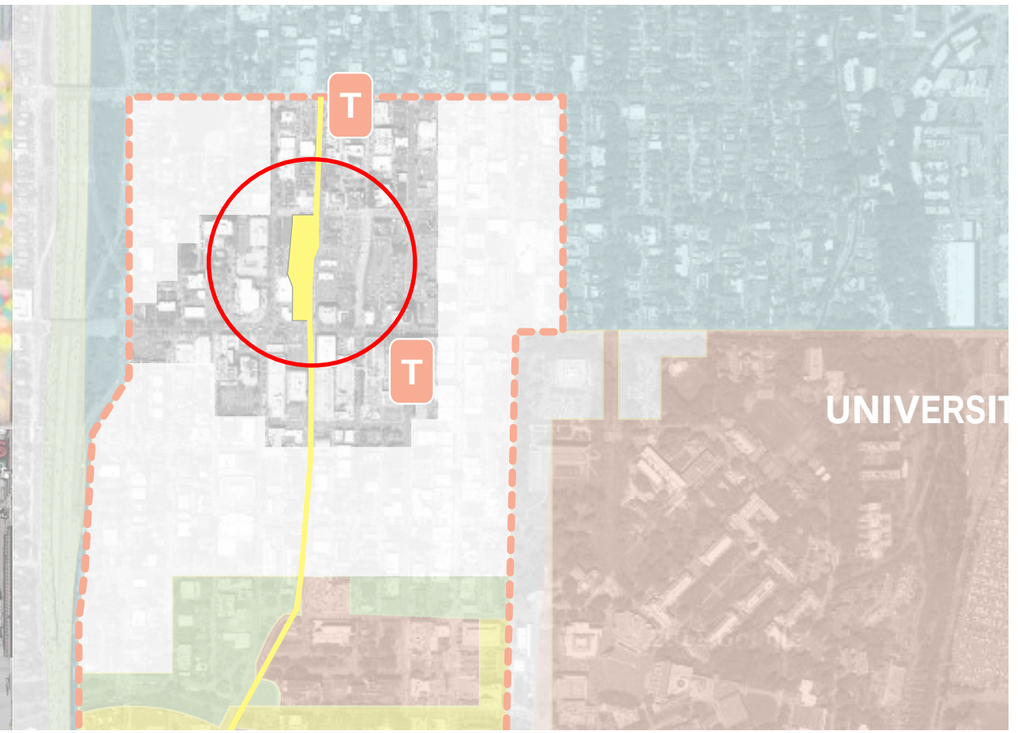




EARLY DESIGN GUIDANCE: CURVE

VISION

- Enhance and Revitalize Community
- Create an innovative and successful model for workforce housing
- Provide affordable, family supportive housing
- Encourage Multimodal opportunities
- Achieve a LEED Silver Rating
- Incorporate local art

TEAM

Security Properties (SP) is a Seattle based top-50 owner and manager of apartment buildings in the US and is one of the largest owners and managers of affordable housing. SP's development activities are focused on creating unique, art-filled buildings that enhance great neighborhoods.

In 2004 they completed the funky/flashy Epicenter, giving Fremont a center to the Center of the Universe, and in 2010 finished the serene, Danish-modern, Ballard on the Park, in honor of Ballard's Nordic heritage. The SP team includes:

- The award-winning Seattle integrated design firm **GGLO**, providing architecture, interior design and landscape architecture.
- **Urban Relations,** a fixture in the U District for over 15 years, working with stakeholders to encourage and utilize comments and ideas.
- **Rodman Miller Studio** acting as Art Advisor for integration of art and artist-designed elements.
- **Seattle Children's** as a development team member, involved in every aspect of the project.

PROJECT

Conceptually named Curve in honor of the site along curvaceous 11th Avenue, the project is envisioned as the backbone of a newly developing transit oriented residential neighborhood.

The housing development is the culmination of a decades-old goal of the UW and Children's to provide housing in the University District - a goal repeatedly articulated in the University District neighborhood plan – that will be specifically targeted to employees, as well as be available to the general public. Curve fulfills Children's commitment for replacement hoursing in conjunction with its current hospital expansion and will include an affordable set-aside for 20 years, well beyond the Seattle's Multi-Family Tax Exemption program.

Security Properties will utilize art, design, open spaces, environment and collaboration to create a building that will be home to many and become an asset to the Roosevelt and University District neighborhoods.

At the core of the goals for Curve is to create a diverse, vibrant community within its walls and connected to its immediate neighborhood through the integrated design of:

- Enlivened Street Edges
- New through-block open spaces
- Incorporated art elements
- Iconic architecture
- Urban Ecology
- Landscape

Number of Residential Units

Approximately 180 units will be provided. Approximately (14) 3 bedroom, (58) 2 bedroom, (59) 1 bedroom and (49) studios.

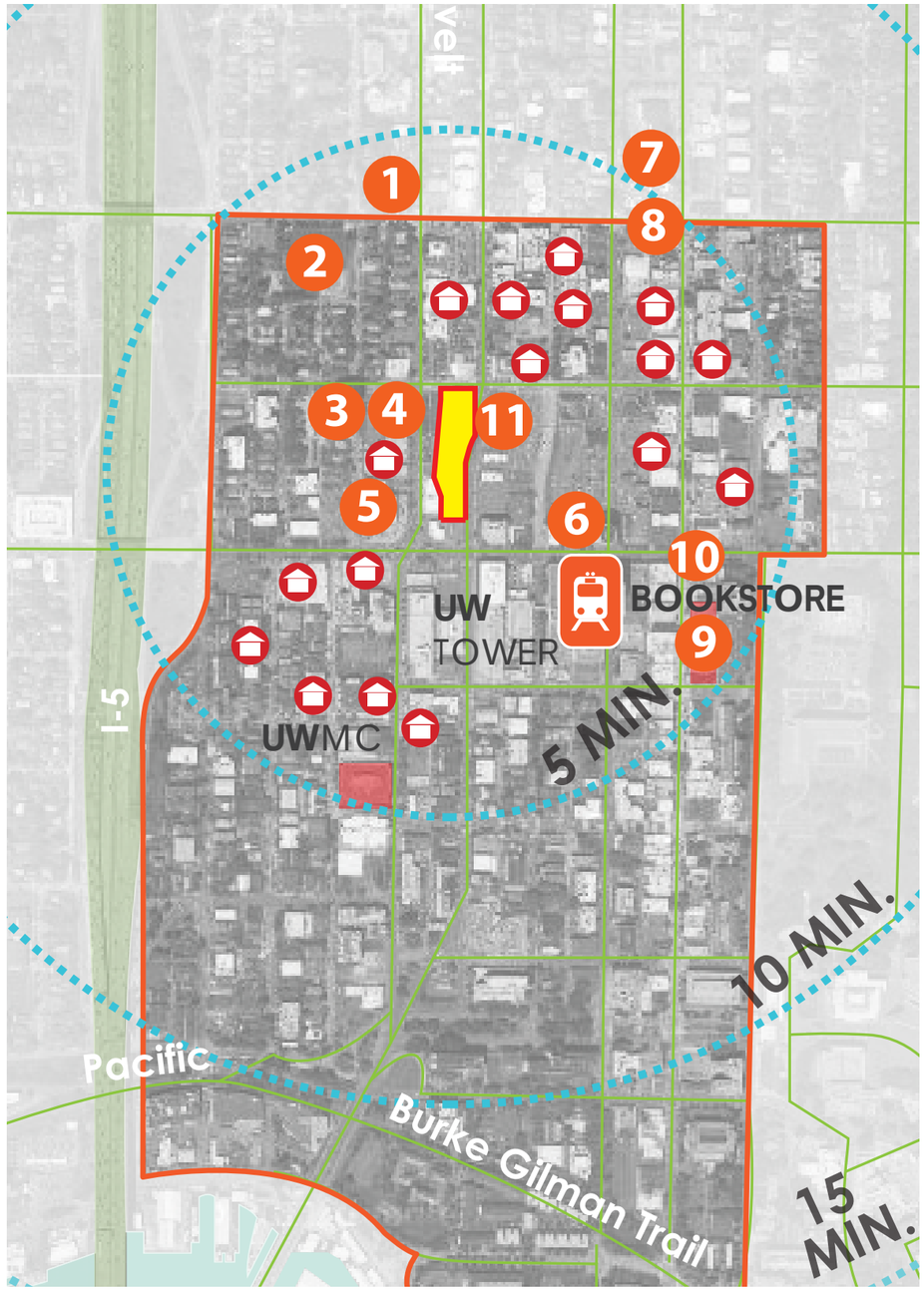
Number of Parking Spaces

Approximately 134 underground parking spaces will be provided along with approximately 15-20 additional new street parking spaces.

Amount of Commercial/Retail Space

The preferred scheme anticipates approximately 2,000 square feet of retail space.

UNIVERSITY DISTRICT COMMUNITY

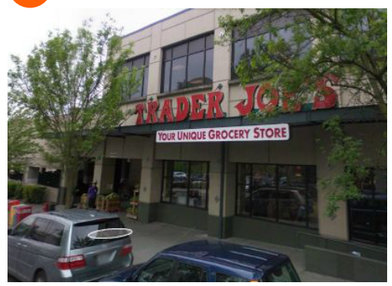


1 Seattle Public Library

2 University Playground

3 7 Gables Theater

4 Trader Joes



5 Metro Cinema

6 Hotel Deca

7 University District Community Center

8 U-District Farmer's Market

9 UW Bookstore

10 Blue Moon Tavern

11 Hatha Yoga Center

Housing

ARCHITECTURAL CONTEXT

COMMERCIAL

Office Building NE 45th and 11th NE

Mazda Dealer NE 45th and Roosevelt

University Audi NE 47th and 11th NE

Performance Bicycle NE 45th

INSTITUTIONAL

UW Tower 45th and Brooklyn NE

Mars Hill Church NE 47th and 12th NE

LINK RAIL NE 45th and Brooklyn NE

UW NE 45th and Roosevelt Way

RESIDENTIAL

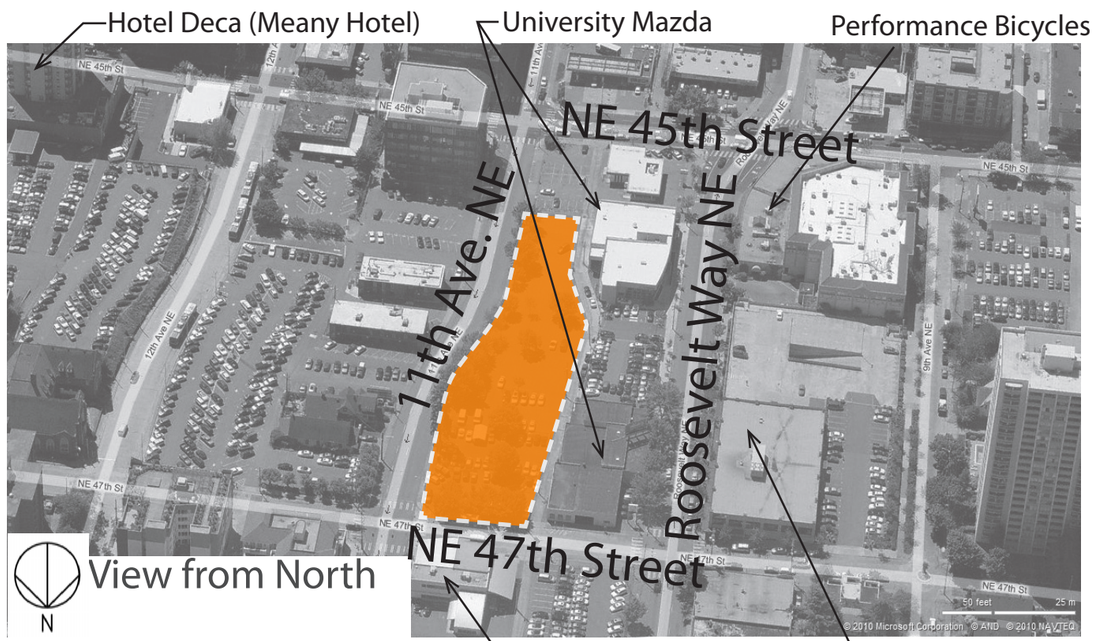
Housing on NE 47th and 11th NE

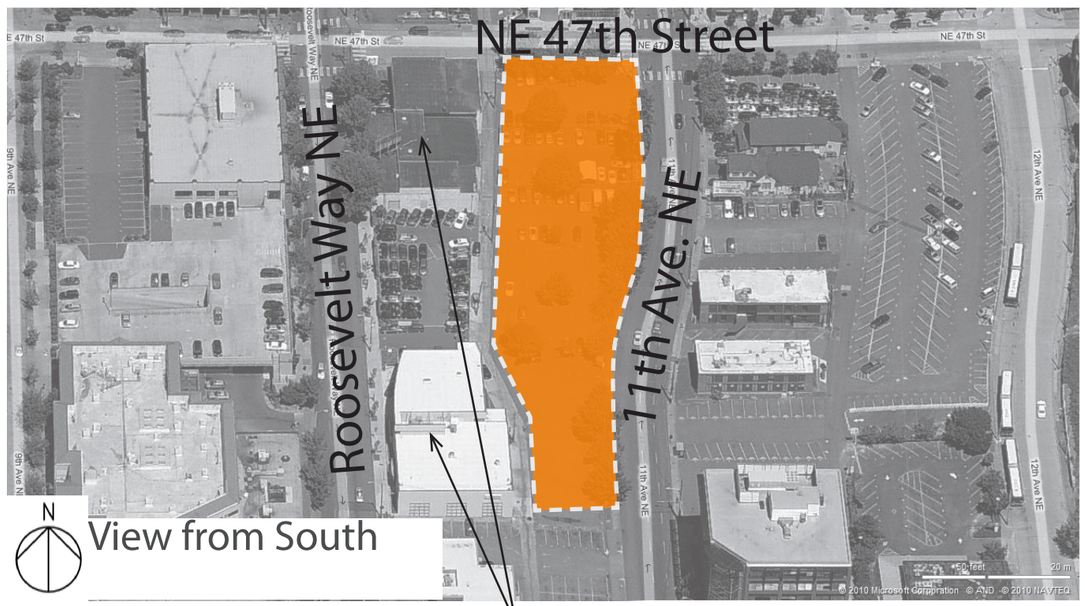
Housing on NE 47th and 11th NE

Hotel Deca NE 45th and Brooklyn NE

Housing NE 45th and Roosevelt Way

SITE ORIENTATION





SITE VIEWS

N

S

NE 47th Street

Proposed Avalon Multifamily Developement

11TH AVENUE NE LOOKING EAST

S

N

CURVE SITE

NE 47th Street

11TH AVENUE NE LOOKING WEST

CURVE SITE

Mazda

NE 47TH STREET

N

CURVE SITE

SOUTH LOT/NE 45TH STREET

N

Mazda

CURVE SITE

CURVE SITE

Mazda

CURVE SITE

Mazda

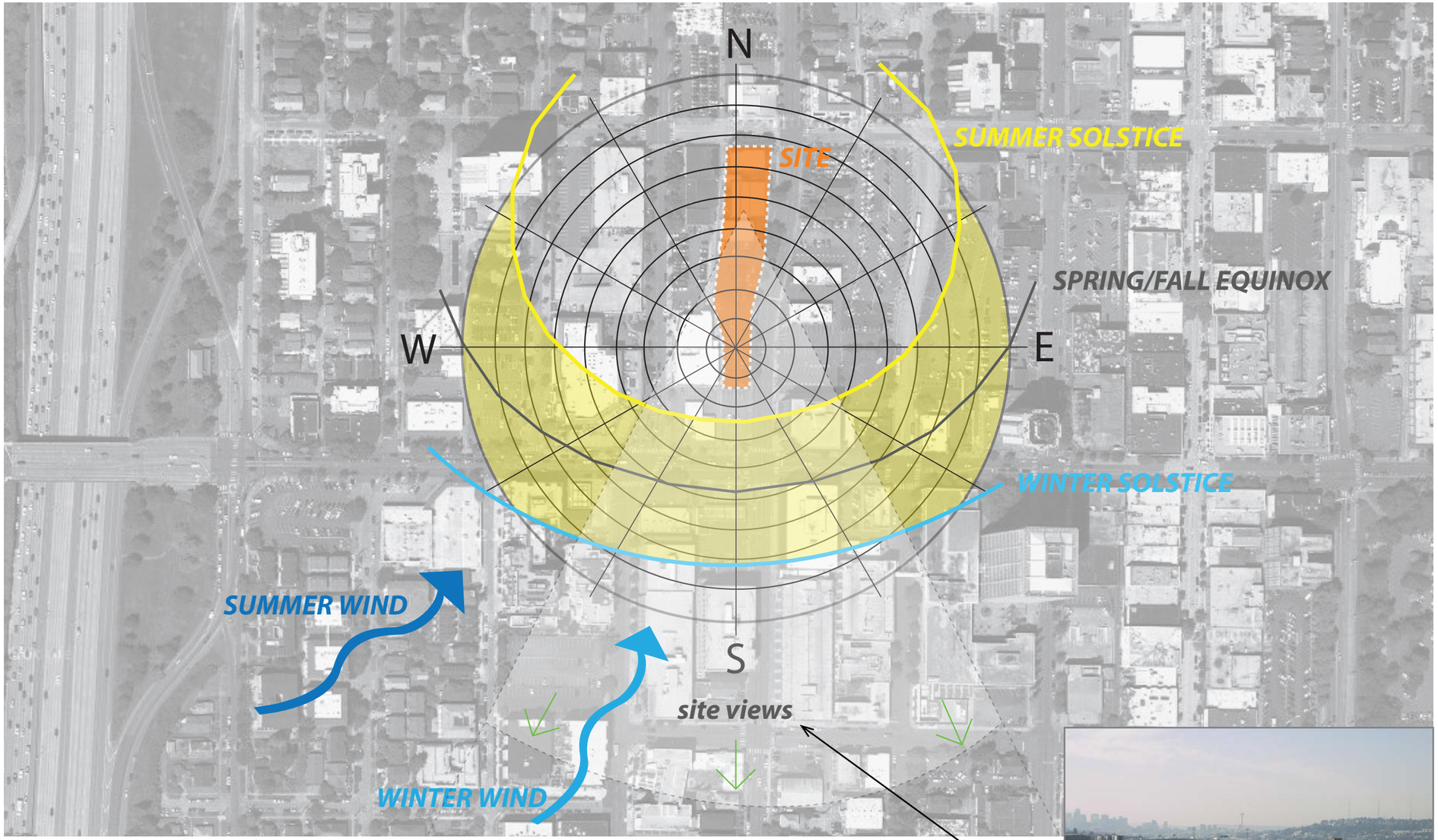
ALLEY VIEWS

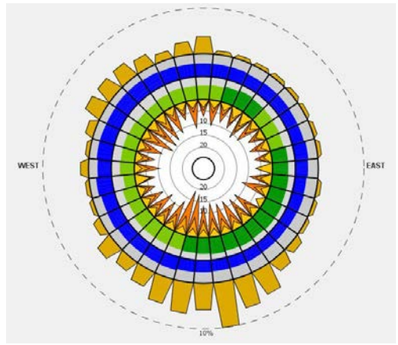
N

N

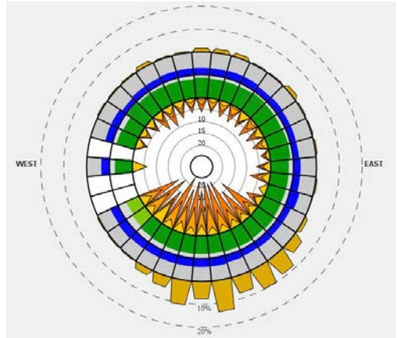
N

SUN, WIND AND LIGHT

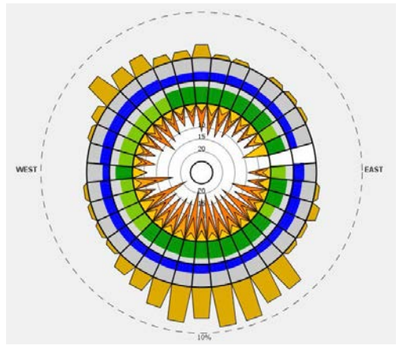




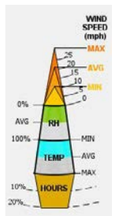
JUNE WIND DIRECTION



DECEMBER WIND DIRECTION



MARCH WIND DIRECTION



Sun, Wind and Light

The site lies on predominantly a north/south axis which allows for full sun exposure on the east and the west facades throughout the year. Solar exposure is typical for greater Seattle region; predominantly overcast/cloudy skies with intermittent rainfall for much of the year except June through October. Daylight hours are long in summer and short in winter. Sunrise and sunset are north of the horizon in the summer and south of the horizon in the winter with higher sun angles in the summer. Adjacent properties, if fully developed in the future may cast shadows on the project site in the late afternoons.

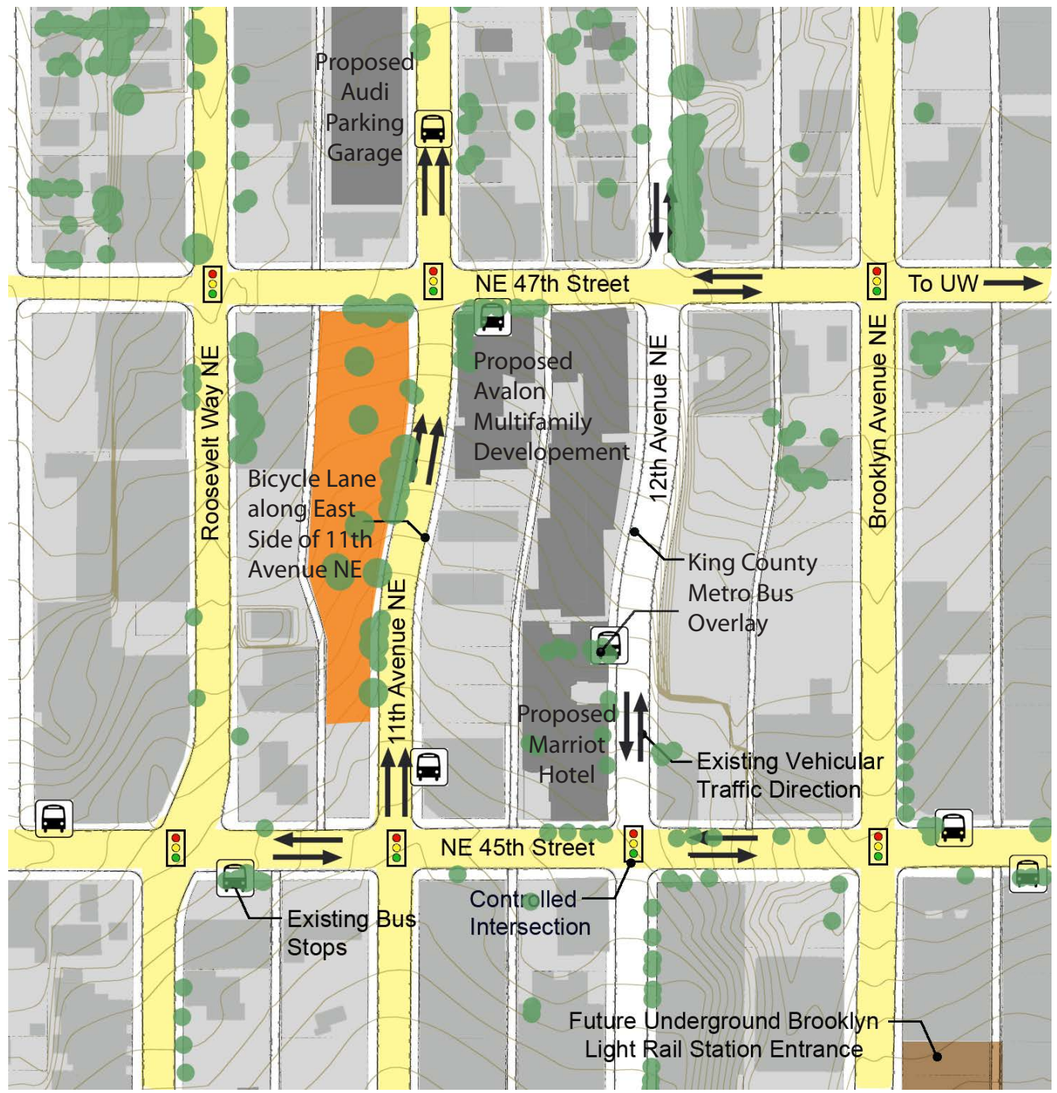
The prevailing winds for the summer months are strongest coming from the southwest direction but more consistent from an almost direct southern direction and from the nothwest direction. They provide dry cooling breezes typically. The prevailing winds in the winter months are strongest and most consistent coming from the south/southeastern. They tend to be associated with heavy rainfall.

SITE ATTRIBUTES

TRANSPORTATION, WALK SCORE

The immediate area near the project site contains a variety of building uses, heights and massing. There is little consistency in the pedestrian environment except along University Way, where storefronts line several consecutive blocks. Overall, there is an abundance of surface parking surrounding the site.

Walkable neighborhoods offer surprising benefits to the environment, our health, our finances, and our communities. Walk Score translates those benefits into a tangible number. The Walk Score of CURVE is 100, which represents a walker's paradise and means daily errands do not require a vehicle.

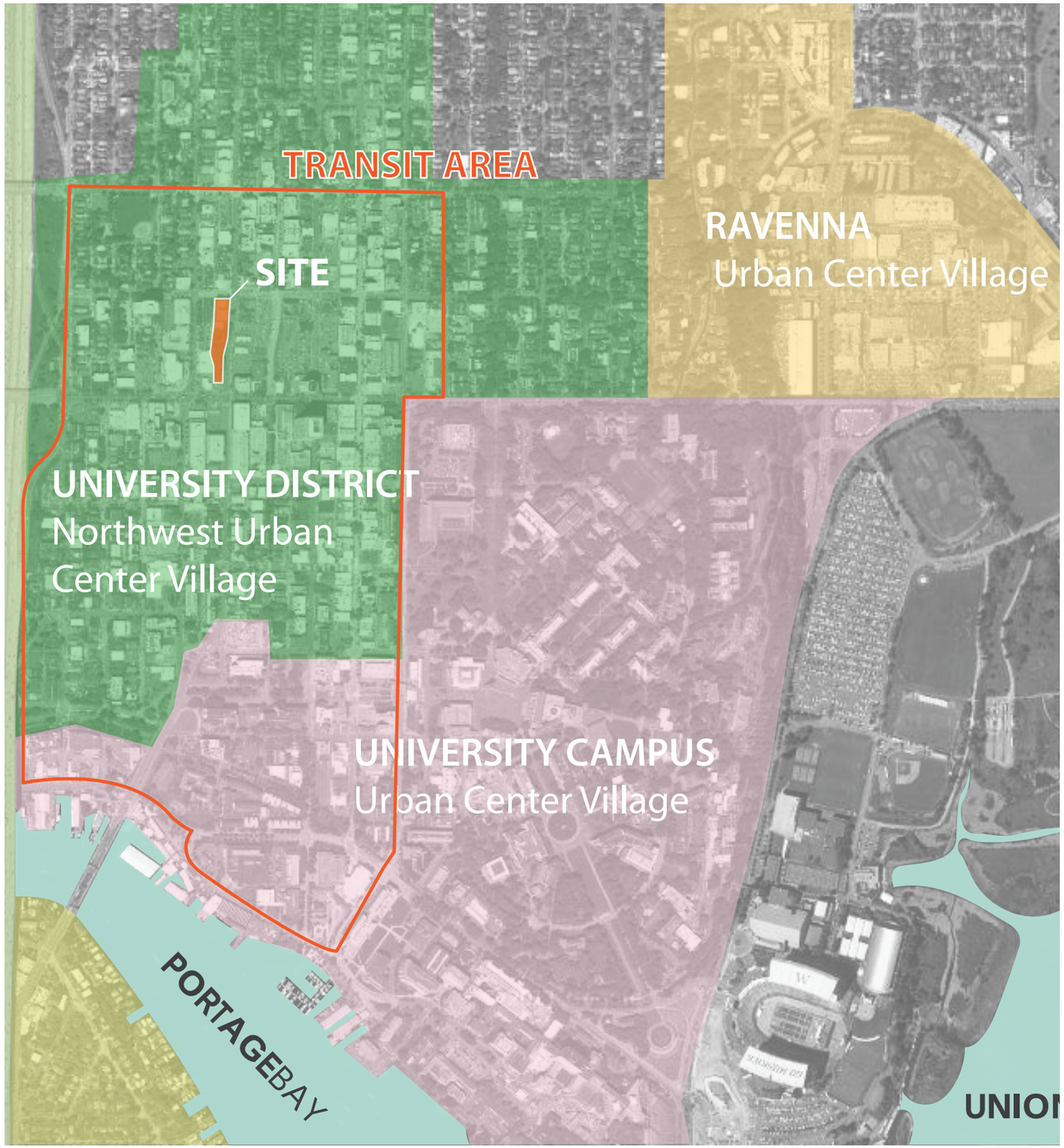


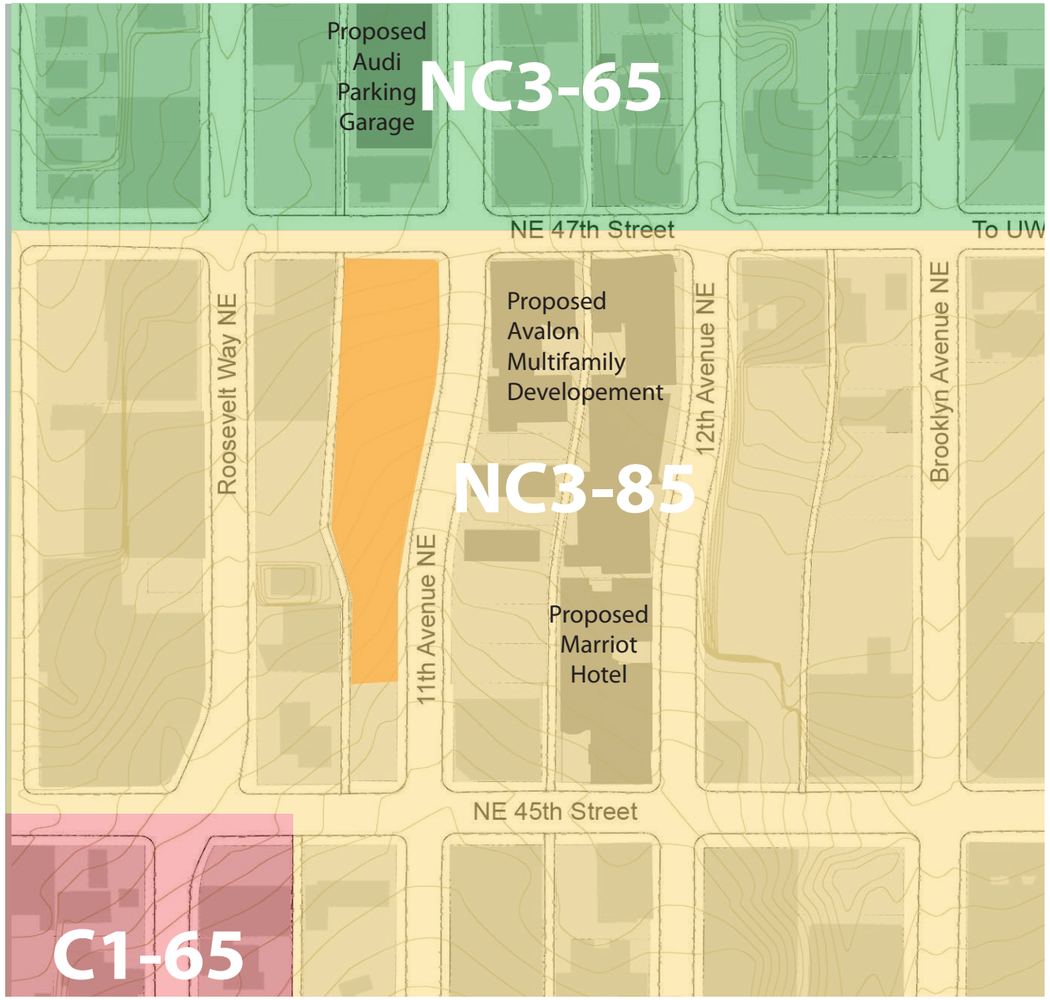
SITE SLOPE, TREE CANOPY

The site slopes upward from the southern property line to the northern property line with 4.5% grade. It flattens out as it reaches NE 47th St. The site slope will need to be addressed as the site is accessed from the right of way.

Existing tree cover and landscape areas near the site are minimal and sidewalks are often narrower than current SDOT standards. Existing street trees have been topped over time, with inconsistency of species and locations.

LAND USE CONSIDERATIONS





BASE ZONE: NC3-85

OVERLAY ZONES:
- University District Northwest Urban Center Village
- Light Rail Station Area Overlay Zone

ADJACENT ZONES:
- NC3-65 North of NE 47th Street
- All other adjacent properties zoned NC3-85

STREET FRONTAGE:
- approximately 470' on 11th Ave. NE
- approximately 100' on NE 47th ST.

DESIGN GUIDELINES:
- University Community Design Guidelines

DESIGN REVIEW BOARD:
- Northeast Board

LAND USE CONSIDERATIONS

The following Seattle Municipal Code provisions are pertinent to the CURVE project site development and are being provided here for reference at this preliminary stage of the design. Items shown in green may require a departure request, which we look forward to providing additional information for at the recommendation level.

23.47A COMMERCIAL STANDARDS		**RESPONSE**
23.47A.008 Street-level development standards		
A.2.b.	Blank segments of the street-facing façade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width.	We anticipate this will be achievable given the proposed design option #3.
A.2.c.	The total of all blank façade segments may not exceed 40% of the width of the façade of the structure along the street.	See above
A.3.	Street-level street-facing façade segments shall be located within ten (10) feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.	Our street façades will be located within 10', or will have related open spaces as is prescribed.
B.2.a.	Transparency: Sixty percent of street-facing façade between two 2 feet and 8 feet above the sidewalk shall be transparent.	We anticipate this will be achievable given the proposed design option #3.
D.2.	Residential street-level requirements. At least one of the street-level street-facing façades containing a residential use must have a visually prominent pedestrian entry; and	We anticipate this will be achievable given the proposed design option #3.
D.3.	The floor of a dwelling unit located along the street-level street-facing façade shall be at least four 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk.	We anticipate that many of the ground-related dwellings on CURVE will achieve the 4' vertical offset as is prescribed in this section but additionally, we believe that there is value in offering a variety of streetscape conditions along 11th NE that include residential uses at grade, and in closer proximity than 10' to the sidewalk edge. Our goal is to have building frontage along 11th NE that is interspersed with open space, elevated stoops, live-work, and at-grade residential. We see this variety of frontage types as providing for interest along the public realm as well as "eyes on the street", with an end result of having a walk-able, vibrant and varied streetscape.
23.47A.012 Structure height		
A.	85 feet max height per Land Use Map, Ch. 23.32.	Design option #3 maximizes 85' for the north segment, allowing other building segments to step down to the south, creating a varied massing.
23.47A.016 Landscaping and screening standards		
A.2.	Green Factor Requirement: .30 or greater per the procedures in Section 23.86.019	The project will meet or exceed requirements. Green factor compliance is shown on page 24.
23.47A.024 Residential Amenity Areas		
A.	Residential amenity areas, including but not limited to decks, balconies, terraces, roof gardens, plazas, courtyards, play areas, or sport courts, are required in an amount equal to 5% of the total gross floor area in residential use, except as otherwise specifically provided in this chapter. Gross floor area, for the purposes of this subsection, excludes areas used for mechanical equipment, accessory parking and residential amenity areas.	The project will meet or exceed requirements.
23.47A.032 Parking location and access		
A.1.a.	Access to parking must be from the alley if the lot abuts an alley improved to the standards of Section 23.53.030C, or if the Director determines that alley access is feasible and desirable to mitigate parking access impacts.	In addition to the alley access prescribed, we propose a curb cut on 11th Ave NE to provide additional relief point for vehicle access, thereby advancing pedestrian safety by eliminating three existing curb cuts and keeping one. Pedestrian safety is a key design guideline D-7. The site currently has numerous curb cuts along 11th that will be consolidated to one point, further enhancing pedestrian safety.
23.53 REQUIREMENTS FOR STREETS, ALLEYS, AND EASEMENTS		
23.53.030 Alley improvements in all zones		
D.1	Minimum Required Width for an existing alley ROW per Table C. NC3= 20 feet. Current alley width is 10 feet.	We will be enlarging the alley as prescribed.
23.54 QUANTITY AND DESIGN STANDARDS FOR ACCESS AND OFF-STREET PARKING		
23.54.015 Required parking		
M.	In urban centers or the Station Area Overlay District, no parking for motor vehicles is required for uses in commercial and multifamily zones.	We anticipate approximately .6-.7 stalls per unit.
23.61 STATION AREA OVERLAY DISTRICT		
23.61.012 Residential structures		
	Residential uses are permitted outright anywhere in a structure in NC zones.	

1

Guideline A-1: Responding to Site Characteristics

The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features.

Explanation and Examples:

Site characteristics to consider in project design include:

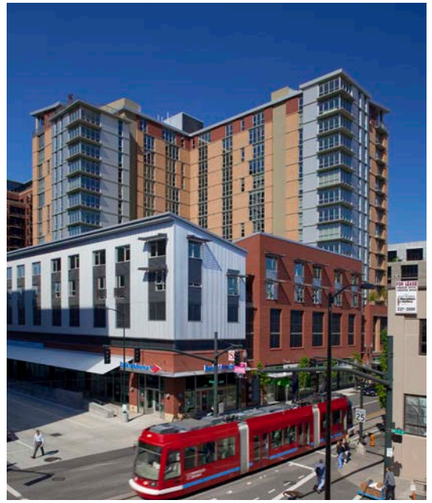
Topography

- Reflect, rather than obscure, natural topography. For instance, buildings should be designed to "step up" hillsides to accommodate significant changes in elevation.

RESPONSE

The project responds to the unique non-rectangular, elongated lot and its orientation by providing three distinctly different buildings for variety of scale, each maximizing southern exposure for related open spaces. Slope of the site is being leveraged to reduce visibility of the parking garage and related entries.

2



Guideline A-2: Streetscape Compatibility

The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.

Explanation and Examples:

The character of a neighborhood is often defined by the experience of traveling along its streets. We often perceive streets within neighborhoods as individual spaces or "rooms." How buildings face and are set back from the street determine the character and proportion of this room.

RESPONSE

Buildings are sited to provide ideal sidewalk widths, with through-block connections, ground-level open spaces, and residential stoops provided to activate the street. The streetscape is being developed to minimize or remove curb cuts while providing pedestrian amenities including wide sidewalks, accent paving, layered planting, a consistent street tree canopy, ornamental pedestrian lighting, and site furnishings

3

Guideline A-4: Human Activity

New development should be sited and designed to encourage human activity on the street.

Explanation and Examples:

Livelier street edges make for safer streets. Ground floor shops and market spaces providing services needed by residents can attract market activity to the street and increase safety through informal surveillance. Entrances, porches, balconies, decks, seating and other elements can promote use of the street front and provide places for neighborly interaction. Siting decisions should consider the importance of these features in a particular context and allow for their incorporation.

RESPONSE

Lively street edges will be created with retail, amenity, and residential entries oriented to the street throughout the long block to encourage social interaction. Street level open space will be accessible by the public, and may include site features such as al fresco dining terraces and water features.

4

Guideline A-6: Transition Between Residence and Street

For residential projects, the space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.

Explanation and Examples:

The transition between a residential building and the street varies with the depth of the front setback and the relative elevation of the building to the street.

RESPONSE

Residential stoops are transitioned from the street with grade separation, entry planting, accent paving and low ornamental gates.

5

Guideline A-7: Residential Open Space

Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

Explanation and Examples:

Residential buildings are encouraged to consider these site planning elements:

- Courtyards which organize architectural elements, while providing a common garden or other uses.
- Entry enhancement such as landscaping along a common pathway.

RESPONSE

A multi-layered, programmed approach to open space will provide a mix of usable street-level open space and roof gardens. Program will be developed to accommodate workforce housing and families, and may include pet areas, play areas, community gardens, and outdoor lounges. Residential Open Space will be immersed in a well developed, layered landscape.

6

Guideline C-3: Human Scale

The design of new buildings should incorporate architectural features, elements and details to achieve a good human scale.

Explanation and Examples:

The following are some of the building elements that may be used to achieve better human scale:

- Pedestrian-oriented open space such as a courtyard, garden, patio or other unified landscaped areas.
- Bay windows extending out from the building face that reflect an internal space such as a room or alcove.

RESPONSE

Three distinct buildings with through block connections between will break-up the massing and scale of the project within the elongated block. Architectural features will include high quality materials, glazing and modulation at street level, weather protection, and integrated art. Pedestrian oriented open space (the "mews") will be provided at street level, accessible by the public.

Curve Project - Neighborhood Plan Excerpts

Below are excerpts from the **University Community Urban Center Plan** pertinent to CURVE, originally published in August 1998. Our preferred alternative supports the following:

- **Partnerships with the UW to create housing**, specifically
  - "Undertake joint community-university projects, such as housing development," II-10
  - "test an employer-assisted, shared-equity, or land-trust housing program." II-20

- **Use of art**, specifically "incorporate art and cultural activities as a unifying, character-defining element in integrating the community's areas and interests." II-11

- **Housing for families and specifically for UW faculty and staff**. Goals include:
  - "The primary goals of the University Community housing plan are to provide housing affordable to those projected to live here and to attract middle-class, family-oriented owner housing. Housing goals have been set to provide residential opportunities for those who work in the neighborhood." IV-9
  - "Provide amenities to attract UW faculty and staff to the community.." IV12
  - "Attract families to the community" IV-13

Section III – D discusses the University Gardens Mixed-Use Core Brooklyn to I-5, 43rd to 50th III-20 & 21. Its high points are as follows:

- "Best opportunity to accommodate new residential and commercial growth"
- "Develop a more intense pedestrian-oriented mixed-use complex with amenities, open space and transit..."
- "Strong multifamily residential neighborhood with pleasant streets, open spaces and amenities"
- Encourage property owners to develop:
  - "Compact, high-quality facilities"
  - "Single-use residential buildings on non-commercial streets"
  - "Good pedestrian environment and pedestrian-oriented open space"
  - "Small parks, gardens and plazas"
  - "Street improvements"
  - "Mid-block east-west passages"

SITE PLANNING OPTIONS: CURVE

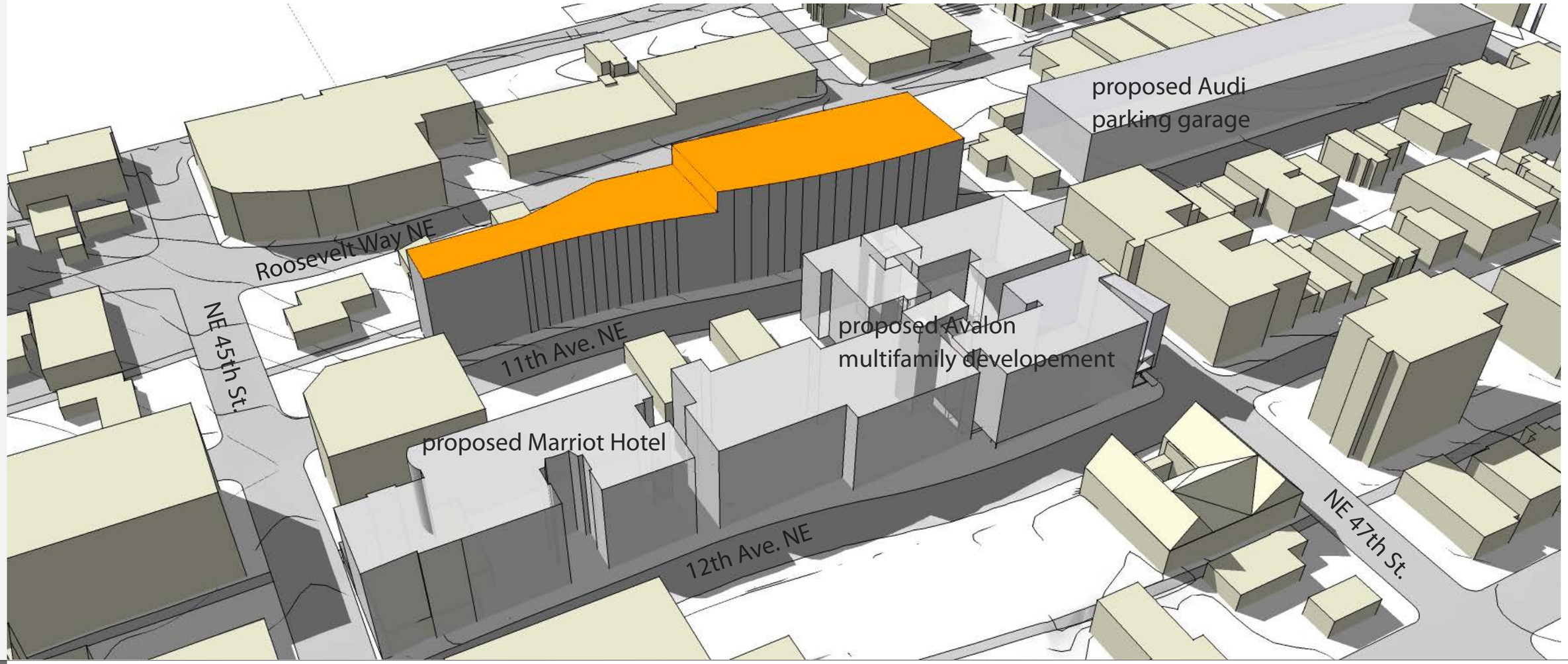
MASSING: OPTION 1

ADVANTAGES

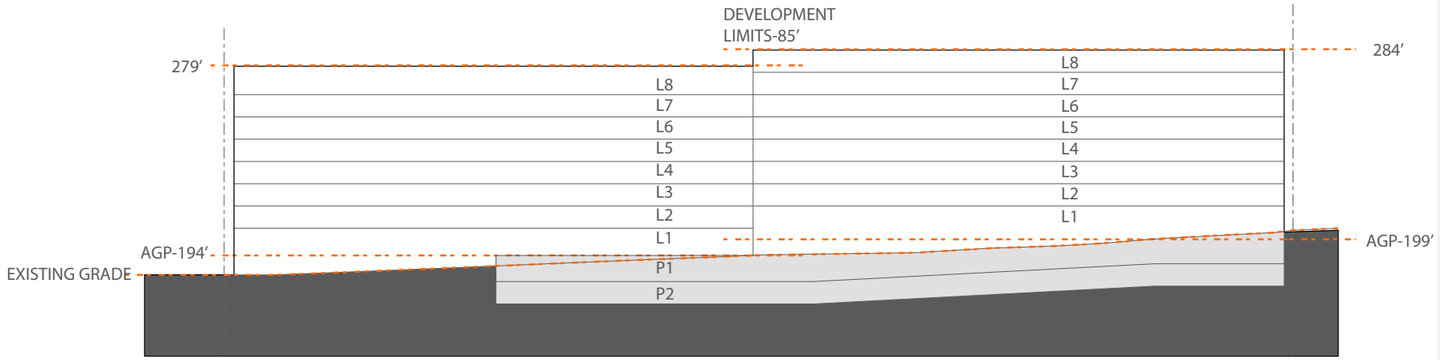
- MAXIMIZES THE DEVELOPMENT ENVELOPE LIMITS
- GRADUAL STEPPING DOWN TO THE SOUTH

DRAWBACKS

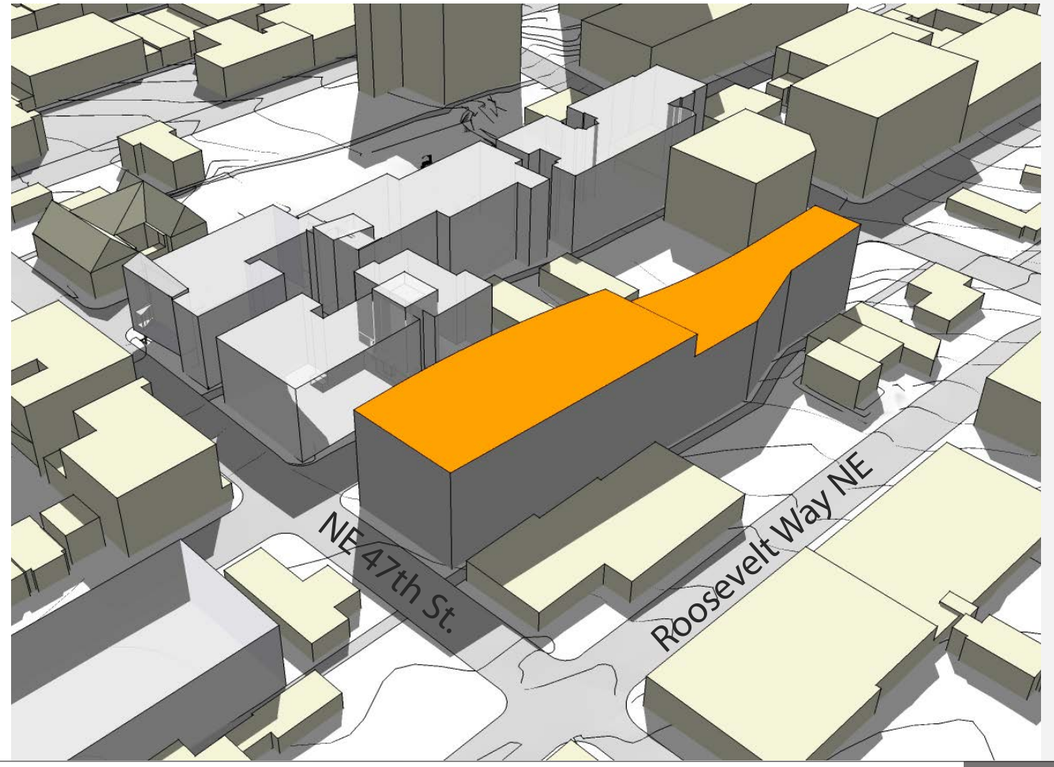
- RESULTING BUILDING ENVELOPE IS ONE MONOLITHIC MASS
- NEGATIVE STREET CONDITION
- LACK OF POROSITY




479'
92'
11th Ave. NE
NE 47th St.


DEVELOPMENT
LIMITS-85'
279'
284'
L8
L7
L6
L5
L4
L3
L2
L1
AGP-194'
AGP-199'
EXISTING GRADE
P1
P2


Roosevelt Way NE
11th Ave. NE
NE 45th St.


NE 47th St.
Roosevelt Way NE

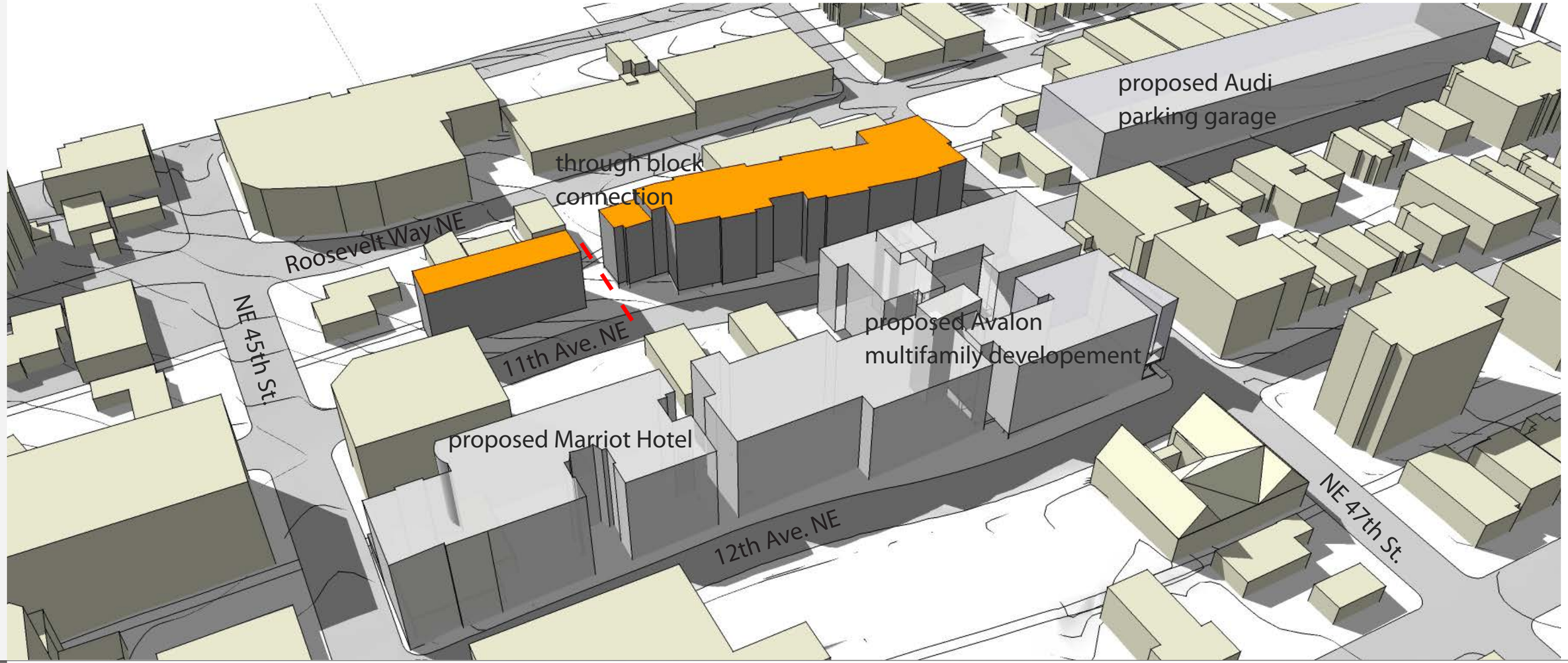
MASSING: OPTION 2

ADVANTAGES

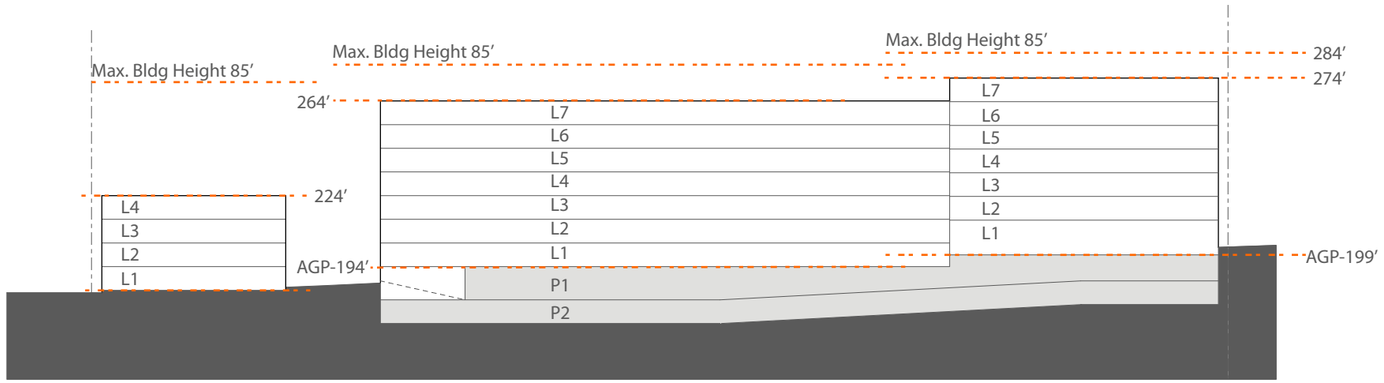
- PROVIDES A THROUGHWAY TO ALLEY
- GRADUAL STEPPING DOWN TO THE SOUTH

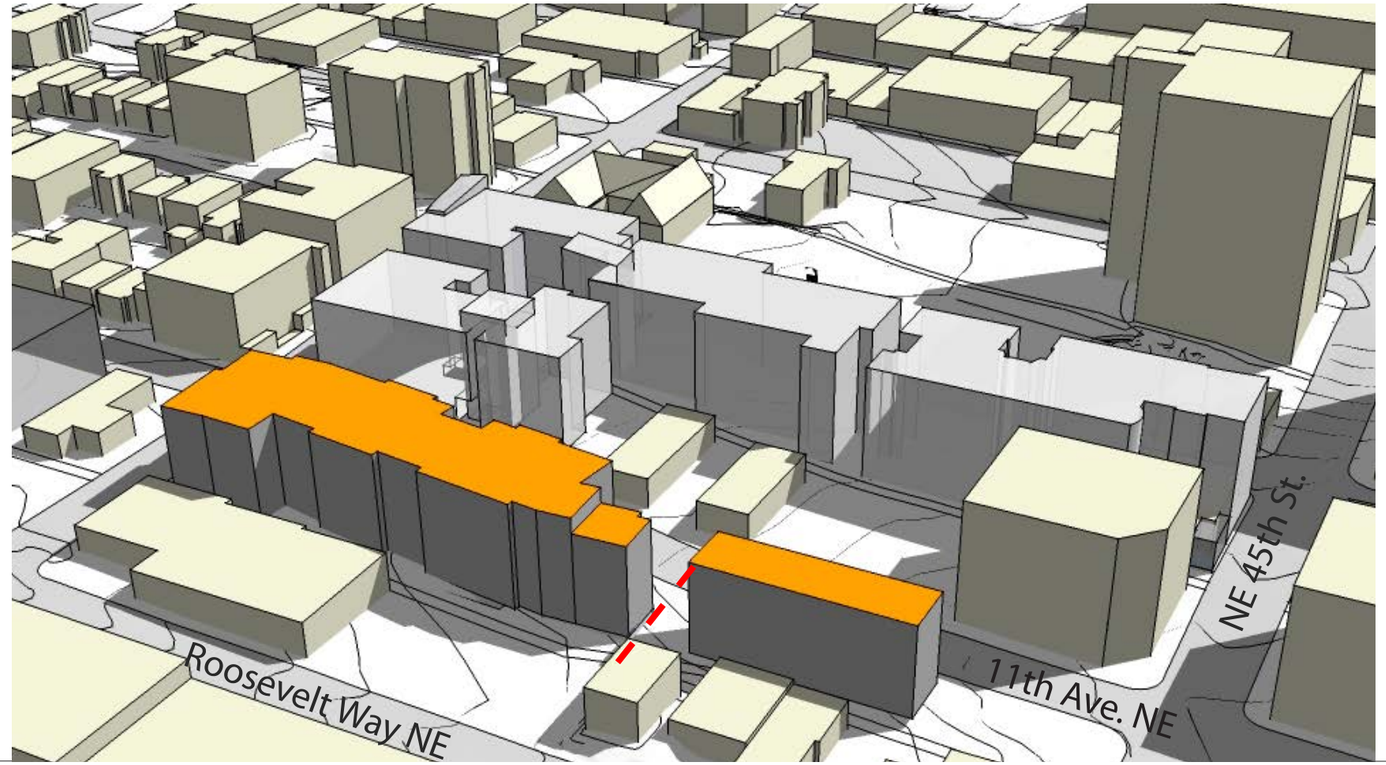
DRAWBACKS

- LACKING HIERARCHY OF SIZE
- LONG FRONTAGE CONDITION FOR NORTH BUILDING
- LACK OF POROSITY IN NORTH BUILDING




135'
32'
354
86'
11th Ave. NE
NE 47th St.


Max. Bldg Height 85'
Max. Bldg Height 85'
Max. Bldg Height 85'
284'
274'
264'
224'
AGP-194'
AGP-199'
L4
L3
L2
L1
L7
L6
L5
L4
L3
L2
L1
P1
P2


Roosevelt Way NE
11th Ave. NE
NE 45th St.


NE 47th St.
Roosevelt Way NE

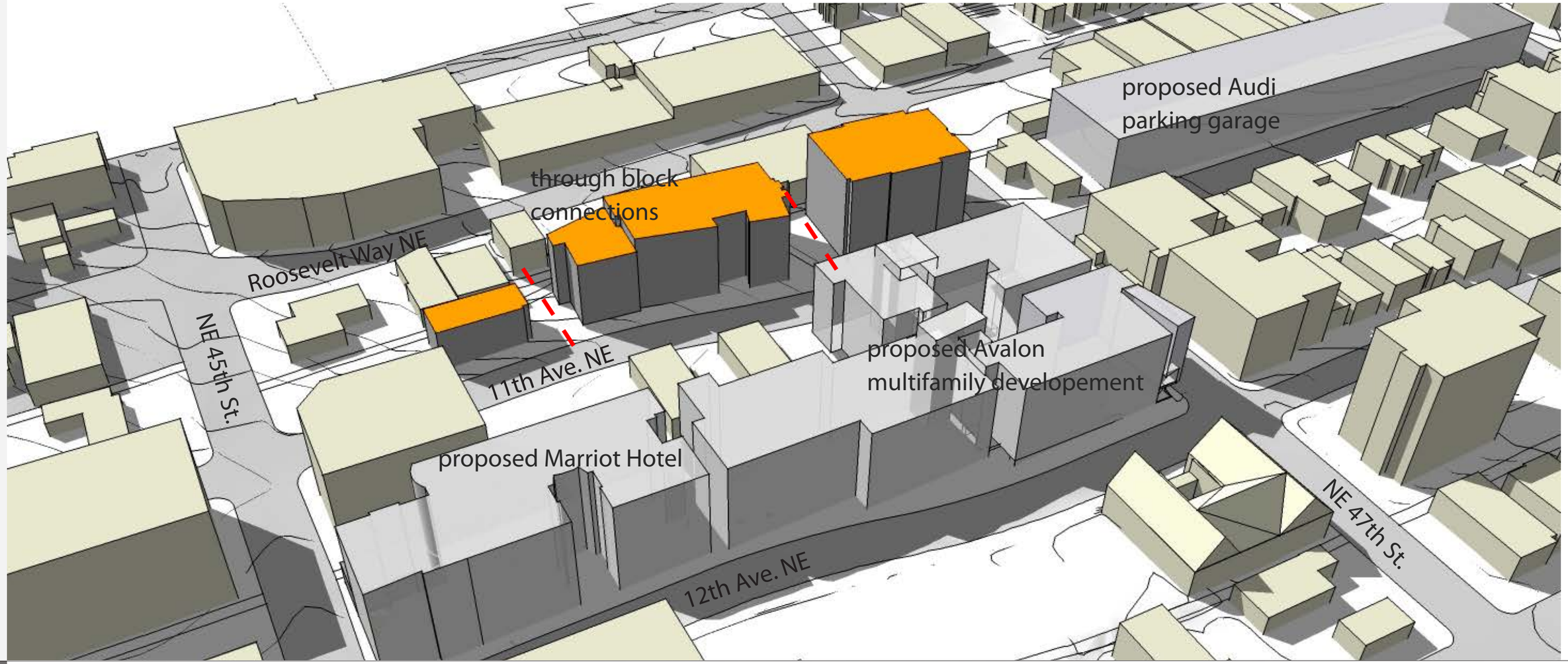
MASSING: OPTION 3

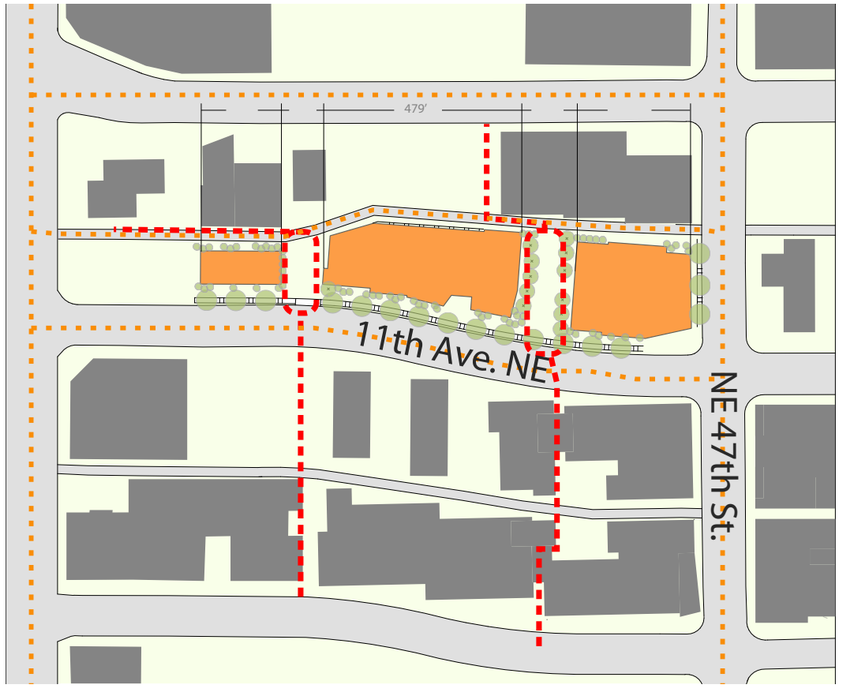
ADVANTAGES

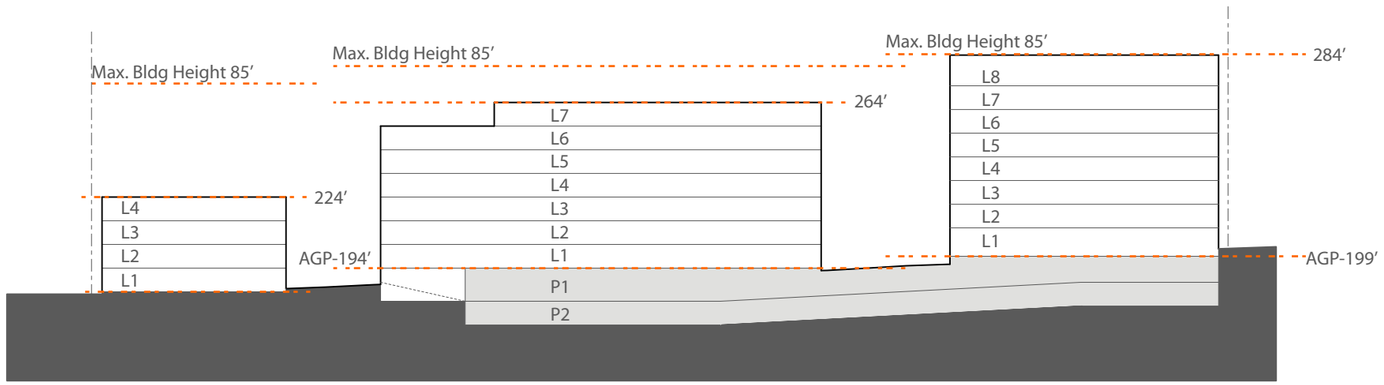
- MAXIMIZES POROSITY OF SITE WITH PUBLIC THROUGHWAYS
- GRADUAL STEPPING DOWN TO THE SOUTH
- POSITIVE HIERARCHY OF SHAPE AND SIZE

DRAWBACKS

- LESS DENSITY




479'
11th Ave. NE
NE 47th St.
NORTH

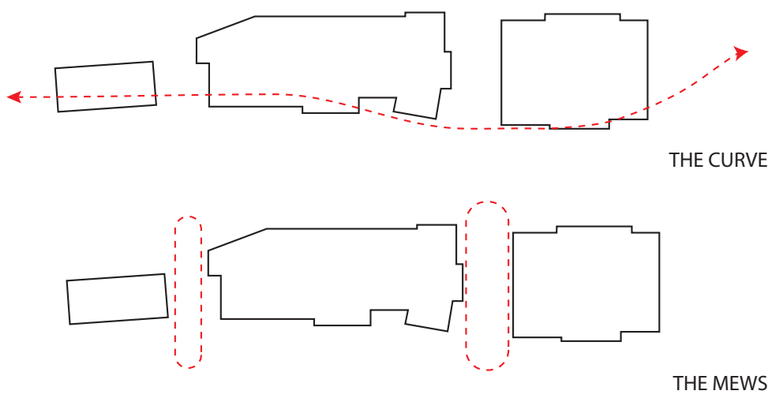

Max. Bldg Height 85'
Max. Bldg Height 85'
Max. Bldg Height 85'
284'
264'
224'
AGP-194'
AGP-199'
L4
L3
L2
L1
L7
L6
L5
L4
L3
L2
L1
P1
P2
L8
L7
L6
L5
L4
L3
L2
L1


Roosevelt Way NE
11th Ave. NE
NE 45th St.


NE 47th St.
Roosevelt Way NE

URBAN EXPERIENCE: CURVE

Illustrative Plan



0 20' 40' 80'
1" = 40'-0"

NORTH

CURVE

This concept design seeks to foster community and neighborliness through a multi-layered approach, with both private and public areas, private and common amenities, pet and child-friendly spaces, integrated art, a rich mix of lush street-side, plaza and rooftop landscaping, street-friendly residences and open space. CURVE design and the management will foster a sense of neighborhood and community. It is intended to hold broad appeal to the institutions' employees, and to elicit resident permanence in an otherwise student-transient environment.

Preliminary Green Factor Calculation

SITE PLAN

ROOF PLAN

Revised 12/28/10

Green Factor Score Sheet

SEATTLE×green factor

Project title:

		enter sq ft of parcel		SCORE	0.351
	Parcel size *(enter this value first)* *	**40,223**			
	Landscape Elements**	**Totals from GF worksheet**		**Factor**	**Total**
A	**Landscaped areas (select one of the following for each area)**				
1	Landscaped areas with a soil depth of less than 24"	enter sq ft 0		0.1	-
2	Landscaped areas with a soil depth of 24" or greater	enter sq ft 4808		0.6	2,884.8
3	Bioretention facilities	enter sq ft 0		1.0	-
B	**Plantings (credit for plants in landscaped areas from Section A)**				
1	Mulch, ground covers, or other plants less than 2' tall at maturity	enter sq ft 14265		0.1	1,427
2	Shrubs or perennials 2'+ at maturity - calculated at 12 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants 200	2400	0.3	720
3	Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree	enter number of plants 41	3075	0.3	923
4	Tree canopy for "small/medium trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree	enter number of plants 0	0	0.3	-
5	Tree canopy for "medium/large trees" or equivalent (canopy spread of 21' to 25') - calculated at 250 sq ft per tree	enter number of plants 17	4250	0.4	1,700.0
6	Tree canopy for "large trees" or equivalent (canopy spread of 26' to 30') - calculated at 350 sq ft per tree	enter number of plants 0	0	0.4	-
7	Tree canopy for preservation of large existing trees with trunks 6"+ in diameter - calculated at 20 sq ft per inch diameter	enter inches DBH 0	0	0.8	-
C	**Green roofs**				
1	Over at least 2" and less than 4" of growth medium	enter sq ft 9457		0.4	3,782.8
2	Over at least 4" of growth medium	enter sq ft 0		0.7	-
D	**Vegetated walls**	enter sq ft 0		0.7	-
E	**Approved water features**	enter sq ft 597		0.7	417.9
F	**Permeable paving**				
1	Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft 0		0.2	-
2	Permeable paving over at least 24" of soil or gravel	enter sq ft 0		0.5	-
G	**Structural soil systems**	enter sq ft 0		0.2	-
		sub-total of sq ft =	*38,852*		
H	**Bonuses**				
1	Drought-tolerant or native plant species	enter sq ft 14265		0.1	1,426.5
2	Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater	enter sq ft 2598		0.2	519.6
3	Landscaping visible to passersby from adjacent public right of way or public open spaces	enter sq ft 2,210		0.1	221
4	Landscaping in food cultivation	enter sq ft 872		0.1	87
			Green Factor numerator =		*14,109*

**** Do not count public rights-of-way in parcel size calculation.***

***** You may count landscape improvements in rights-of-way contiguous with the parcel. All landscaping on private and public property must comply with the Landscape Standards Director's Rule (DR 6-2009)***

Typical Streetscape - 11th Ave. NE

EXISTING CONDITION

CONCEPT PHOTO

SCALE: NTS

Typical Streetscape - NE 47th St.

NE 47th St.

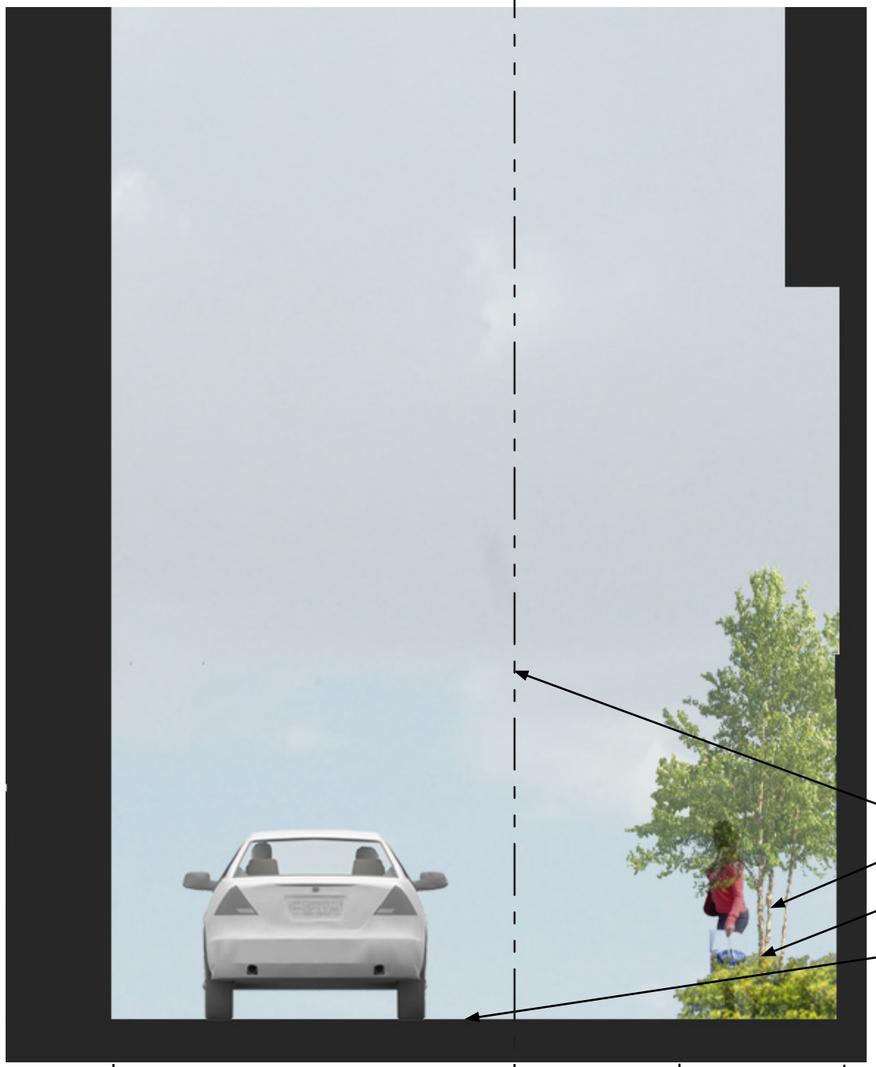
EXISTING CONDITION

CONCEPT PHOTO

SCALE: NTS

Typical Streetscape - Alley

Alley



EXISTING CONDITION

CONCEPT PHOTO

SCALE: NTS

Team Project Examples