

DESIGN REVIEW BOARD

BROADSTONE NE

4906 25th AVE NE
Seattle, WA 98104

04.03.2020 SDCI #3030718

ENCORE
ARCHITECTS

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↗ SAXTON, SEATTLE WA

Project Team & Previous Work

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Featured projects shown designed or developed by members of the project team



↗ CLARENDON - QUEEN ANNE, SEATTLE



↗ LEXINGTON - FIRST HILL, SEATTLE



↗ SKY APARTMENTS - WEST SEATTLE



↗ SAXTON - FIRST HILL, SEATTLE



↗ ANTHEM - PEARL DISTRICT, PORTLAND



↗ RALEIGH - PEARL DISTRICT, PORTLAND

Development Summary

PROJECT INFORMATION

- Zoning — C1-95
- Lot Area — 84,507SF
- Proposed Retail area — 16,500 SF (Approximately)
- Building Stories — 7
- Residential Units — 277 (Approximately)
- Parking Stalls — 260 (Approximately)

PROJECT DESCRIPTION

Our project is a mixed-use development that provides new housing and commercial space adjacent to University Village. The proposed building is comprised of 5 wood frame levels over 1 level of above grade concrete podium and 1 level of below-grade parking. The massing intent is to mediate the transition between the scale of the retail hub and the assorted low-rise residential buildings nearby. Overall we aim to create a series of vibrant, nuanced spaces that respond to individual, complex programmatic and site restrictions. There are some large courtyards at sidewalk-level as well as podium-level amenity spaces facing south.

VISION

Create a new, vibrant residential community in an amenity rich neighborhood with an improved street-scape that provides safe and active frontages.

GOALS

1. Contribute to Neighborhood

- Enhance the neighborhood by infilling underutilized site and activating 25th Avenue NE with street facing retail.

2. Street-scape

- Re-orient NE 49th to align with street grid to promote safety.
- Provide continuous, landscaped, pedestrian connection from 25th Ave to University Village along 49th street

3. Design

- Create an enduring building with an architectural design that activates the street edge and provides homes within walking distance of University Village, The University of Washington and the Burke Gilman trail.





↗ UNIVERSITY VILLAGE CONTAINS A DYNAMIC ASSORTMENT OF RETAIL AND OPEN SPACES THAT WORK TOGETHER TO FORM AN ENHANCED SHOPPING AND DINING EXPERIENCE. DESIGN STOREFRONTS VARY IN AN ECLECTIC ASSEMBLAGE FOR A VARIED SHOPPING EXPERIENCE.



↗ NORDHEIM COURT STUDENT HOUSING TO THE NORTH OF PROPOSED DEVELOPMENT.



↗ NORDHEIM COURT, THE DEVELOPMENT TO THE NORTH, INCORPORATES SCULPTURE AND SHARED COURTYARDS



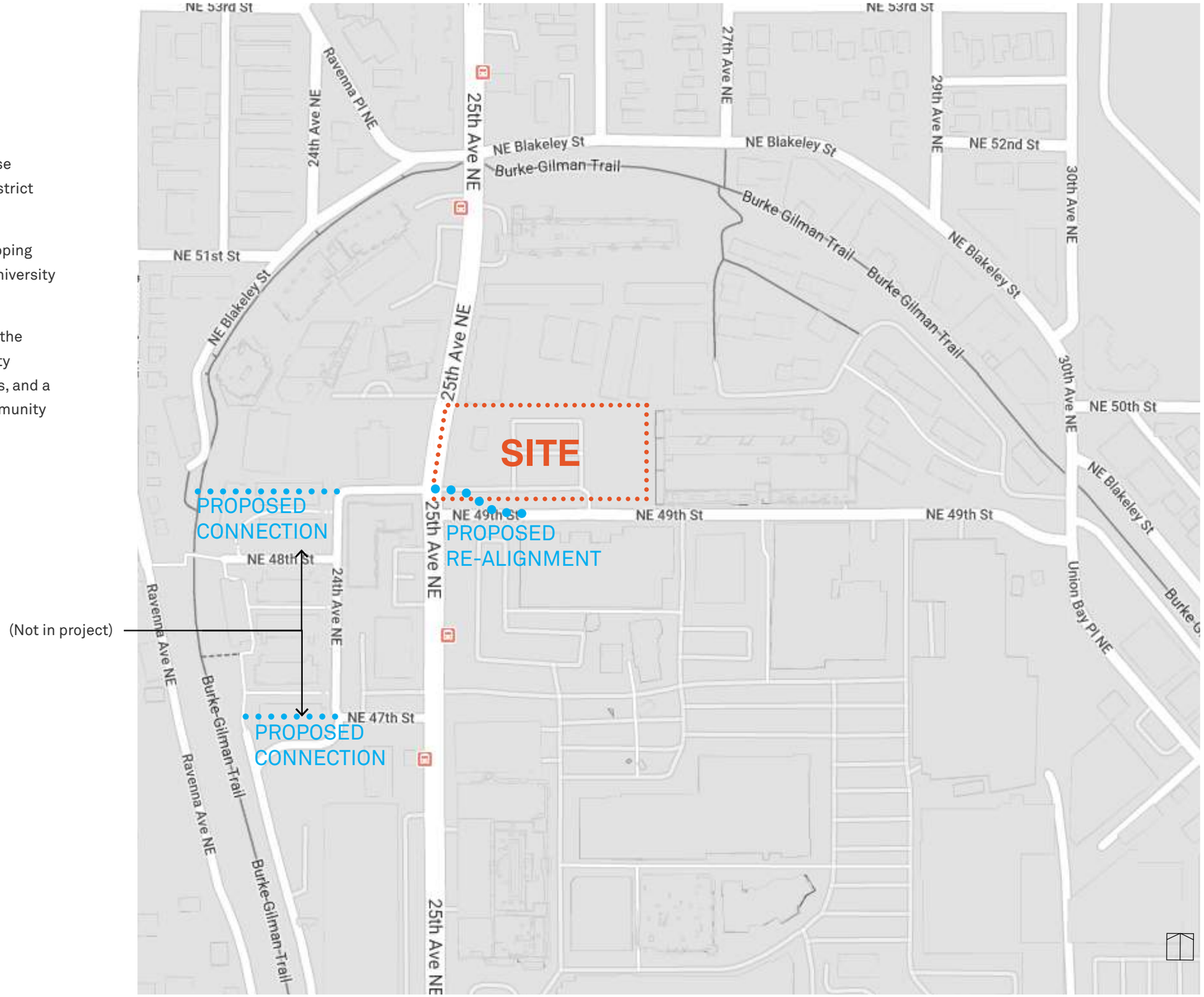
↗ DEVELOPMENT ACROSS 25TH AVE NE THAT INCORPORATES OUTDOOR SEATING AREAS

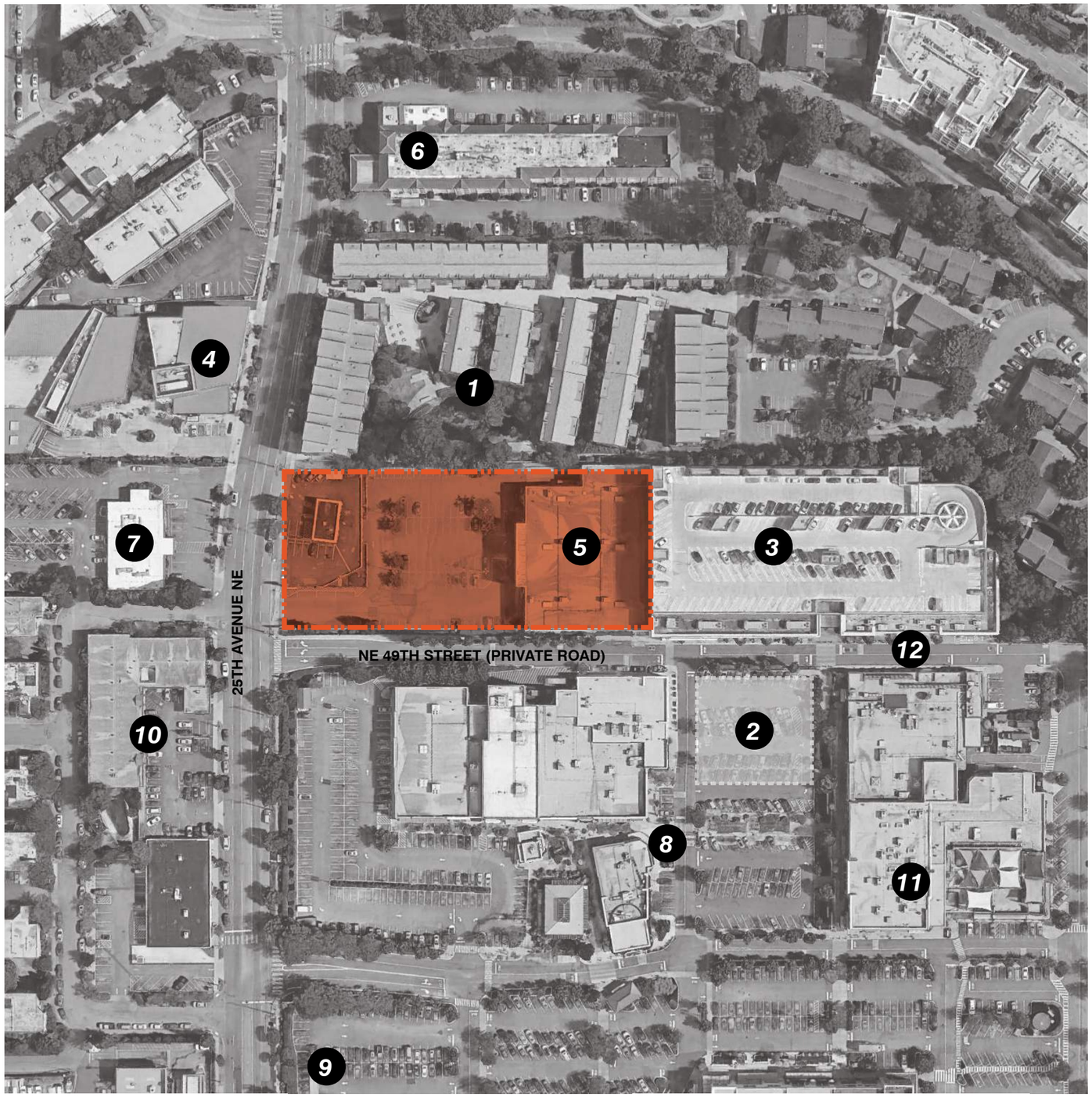
SITE CONTEXT:

Broadstone NE Apartments is a proposed multi-story, mixed use development located on the northeast end of the University District Neighborhood.

The University District is home to an eclectic mix of urban shopping areas, historic homes and architecture, and anchored by the University of Washington campus.

The project is bordered by Nordheim Court Student housing to the north and the University Village Shopping Center. The University Village offers a unique mix of locally-owned & national retailers, and a distinct collection of restaurants and eateries serving the community since the late 1950's.







NORDHEIM COURT



NEW APPLE STORE



CRATE & BARREL WITH STARBUCKS AT STREET LEVEL



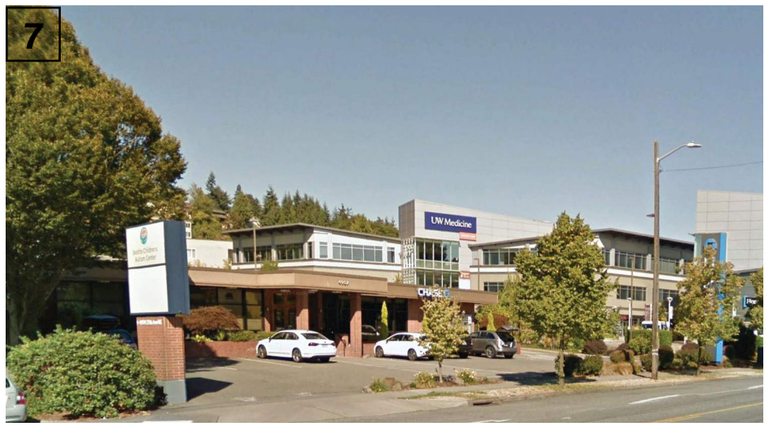
JOHN L SCOTT REAL ESTATE



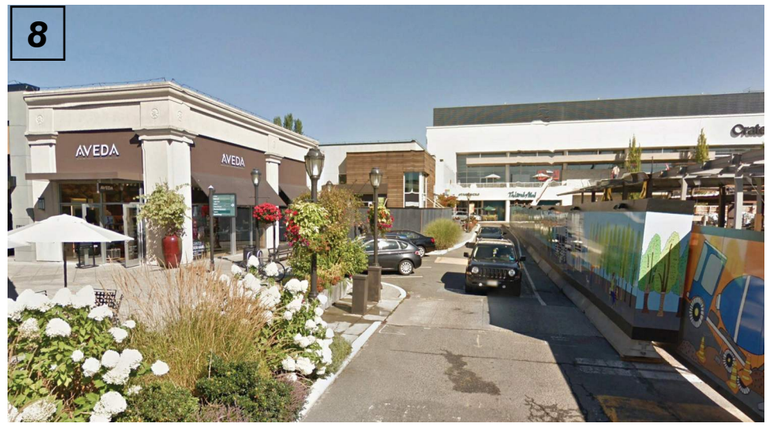
OFFICE DEPOT STORE (CURRENT)



SILVER CLOUD INN



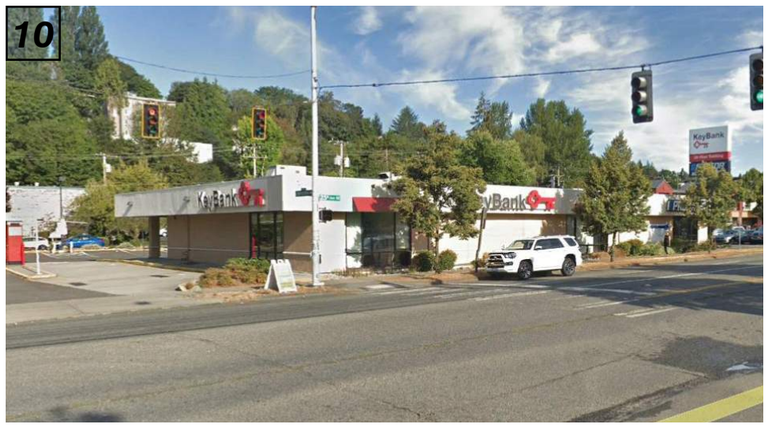
CHASE BANK AND UW MEDICINE



AVEDA STORE



RESTORATION HARDWARE



KEY BANK



BRIGHT HORIZONS AND BARTELL DRUGS



THE RAM RESTAURANT

Seattle Zoning Code Summary

Parcel Numbers	0925049406, 0925049356	
Address	4906 25th Avenue NE	
Legal Description	PARCEL 1: N 200 FT OF W 508.33 FT OF SW 1/4 OF SE 1/4 E OF 25TH AVE NE LESS E 314 FT & LESS S 43 FT OF W 114.59 FT THOF PARCEL 2: POR OF SW 1/4 OF SE 1/4 E 314 FT OF N 200 FT OF W 508.33 FT & S 43 FT OF N 200 FT OF W 194.33 FT E OF 25TH AVE NE	
Zoning	C1-65, Ravenna Urban Center Village	
Lot Area	84,507 sf	
Permitted Uses	Retail Sales and Services - General, Residential	23.47A.004
Street Level Standards	• Blank segments of the street-facing facade between 2' and 8' above the sidewalk may not exceed 20' in width • The total of all blank facade segments may not exceed 40% of the wieth of the facade • Street-level street-facing facades shall be located within 10' of the street lot line, unless wider sidewalks, plazas or other approved landscaped or open spaces area provided • 60% of the street facing facade between 2' and 8' above the sidewalk shall be transparent. • Transparent areas of a facade shall be designed and maintained to provide views into and out of the structure. • Non-residential uses shall extend an average depth of 30' and a minimum of 15' from the street-level street-facing facade. • Non-residential uses at street level shall have a floor-to-floor height of at least 13'. • At least one of the street-level street-facing facades containing a residential use shall have a visually prominent entry.	23.47A.008
Structure Height	65'	23.47A.012
FAR	4.75 for mixed use, no single use may exceed 4.25	23.47A.013
Setbacks	No setbacks required	23.47A.014
Amenity Area	• Amenity areas are required in an amount equal to 5% ot the gross floor area in residential use. • All residents shall have access to at least one common or private amenity area. • Amenity areas shall not be enclosed • Common ammenity areas shall have a minimum horizontal dimension of 10', and no common amenity area shall be less than 250 sf • Private balconies and decks shall have a minimum area of 60 sf, and no horizontal dimension of less than 6'.	23.47A.024
Parking	No required parking within Urban Centers	Table A for 23.54.015 Table B for 23.54.015
Parking Access	• Access is permitted from the street, and limited to one two-way curb cut. • Parking shall not be located between a structure and a street lot line • Within a structure, street level parking shall be separate from street-level, street-facing facades by another permitted use.	23.47A.032
Loading	One loading berth required for Medium Use when >10,000 sf	23.47A.004

Context: Zoning

The proposed project's site is located in the Ravenna Urban Center Village of th University Neighborhood. The parcel, and adjacent parcels to the south, are zoned C1-65. The Parcel is vested under SMC 2/26/2019 supplement 16 update 2. The parcel to the North is zoned MIO-65-C1-55(M). To the west, parcels are zoned DNC2-75(M1).

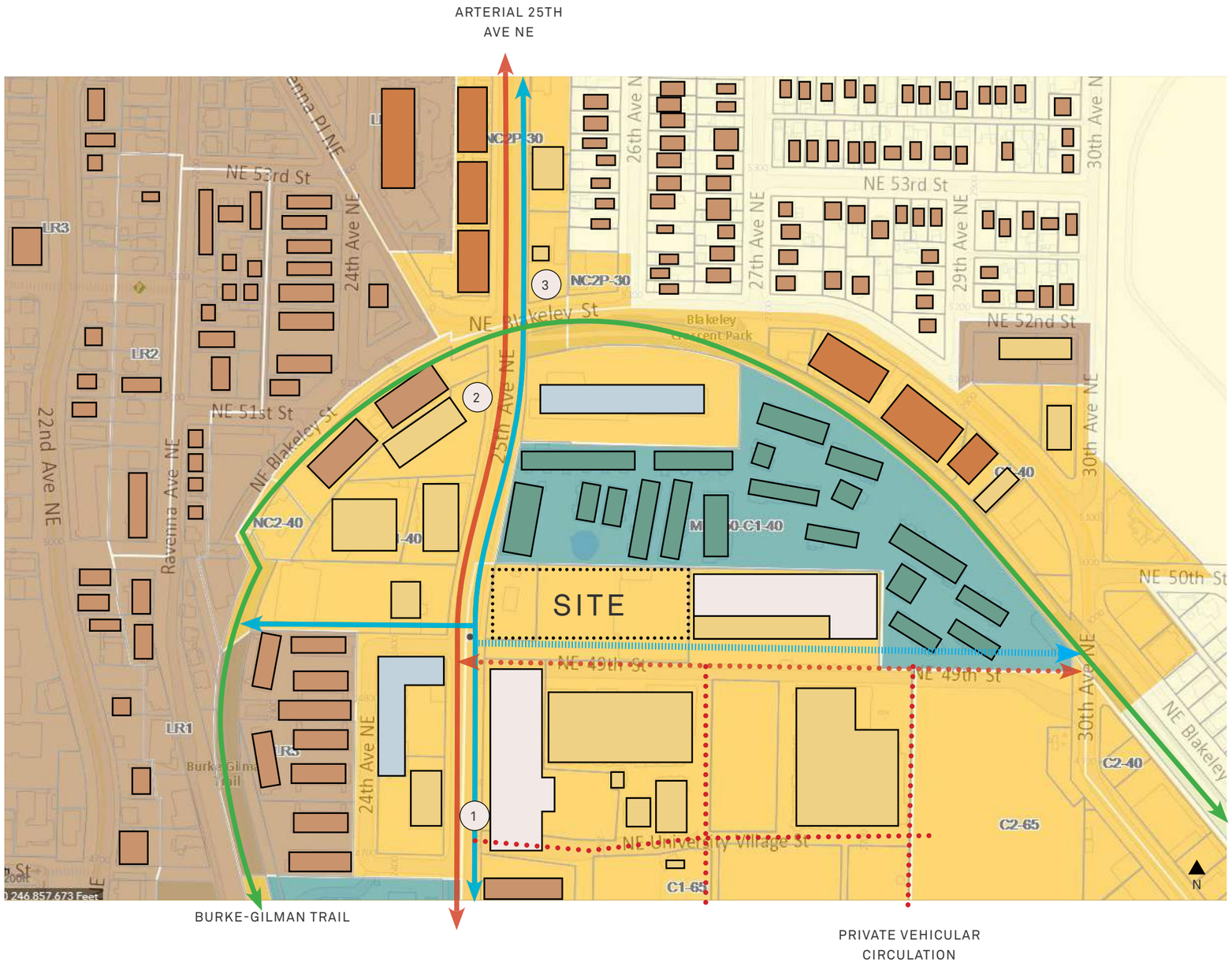
Zoning Legend (Current as of September 2017)

- Residential
- Mixed-Use
- Institutional
- Parking
- Lodging
- Commercial
- Bus Stop (1)

Major Zoning Requirements:

- 65' Height Limit
- Commercial use required along 25th Ave NE
- No setbacks required

0' 400' 800'



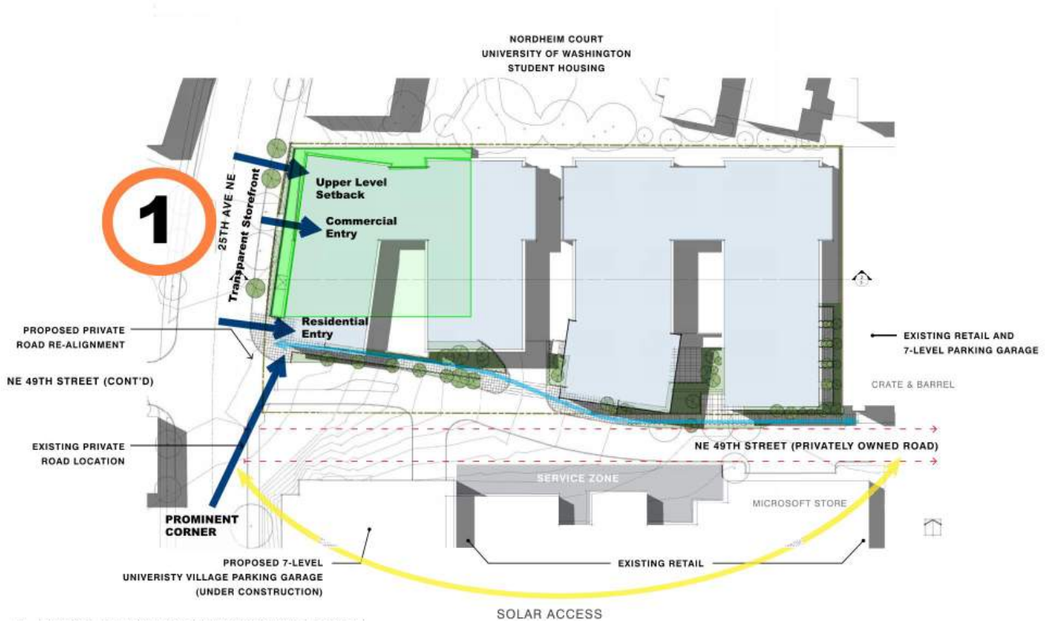
EDG DIAGRAMS

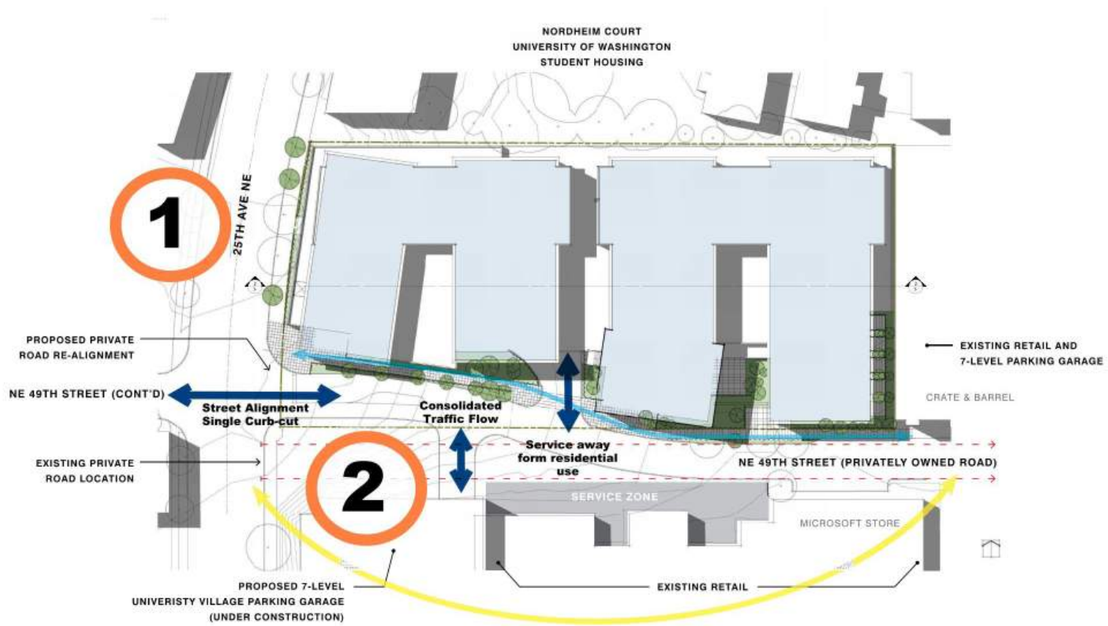
(DESIGN REVIEW BOARD PREFERRED OPTION)

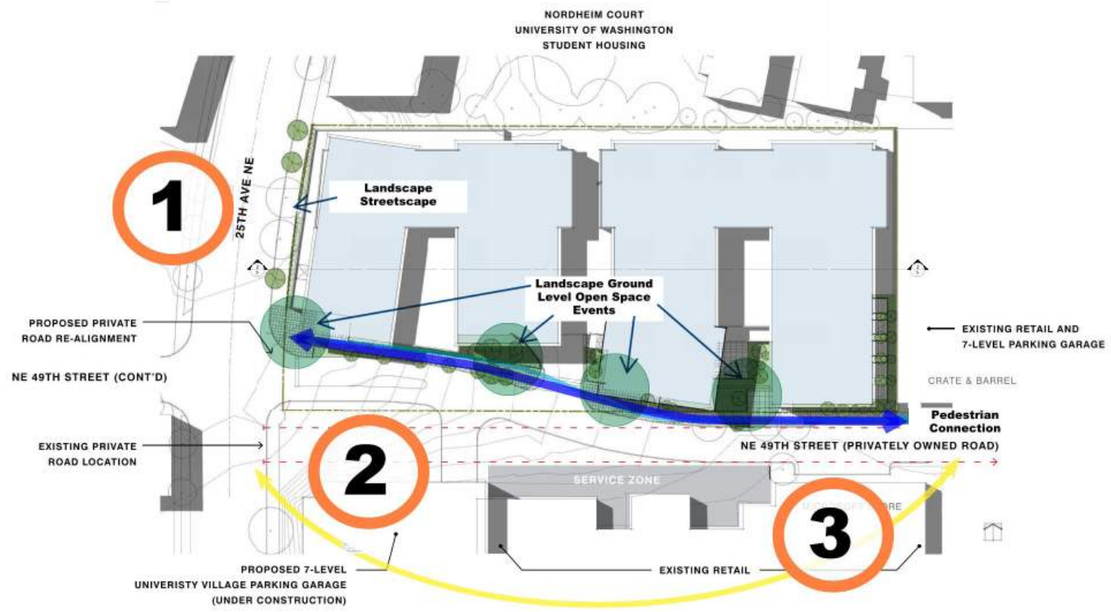
Relationship to 25th Ave NE
- Reinforcing the pedestrian streetscape.
- Primary business and residential entrances should be oriented to the street
- Stepping back upper floors along the street front.

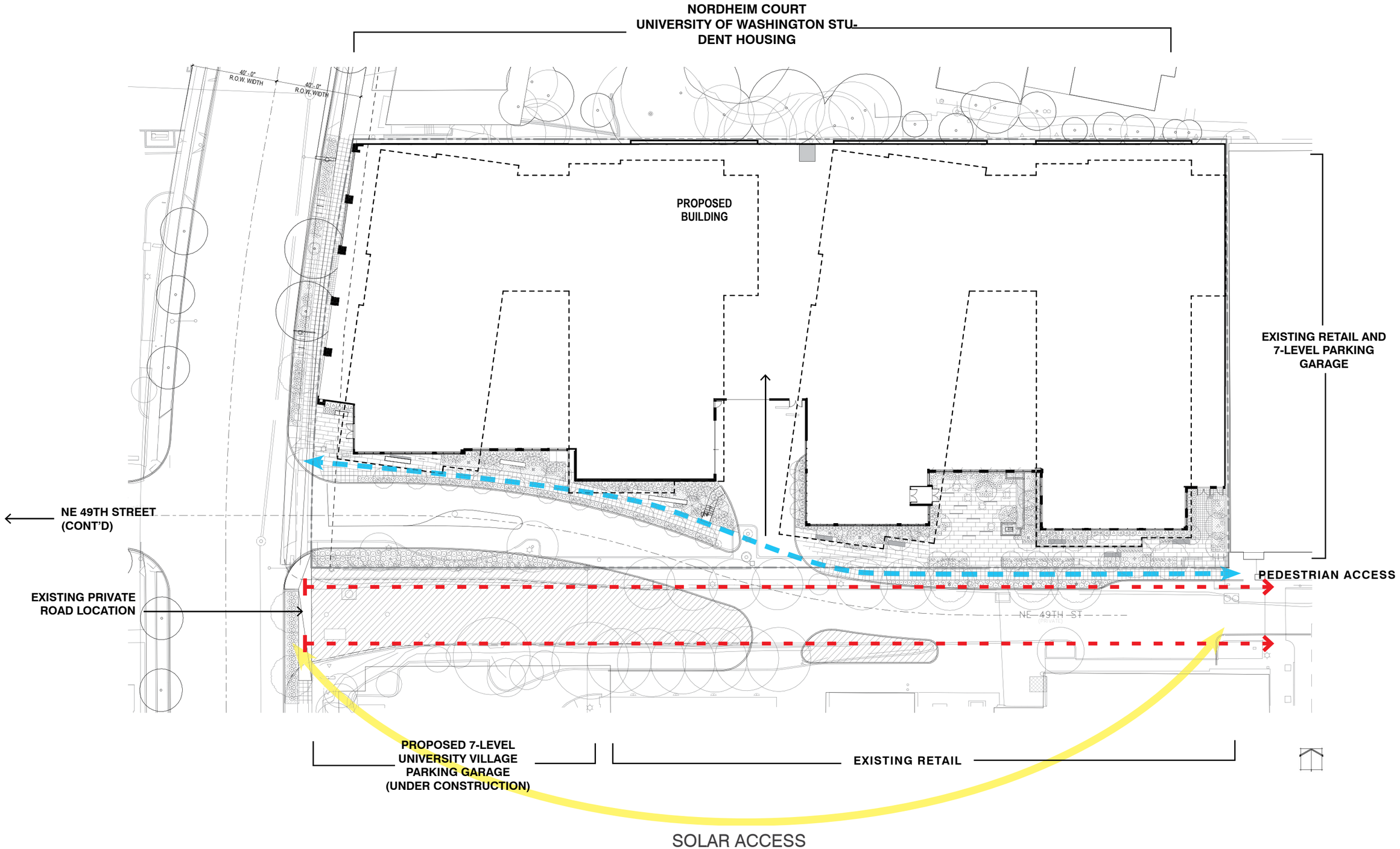
Vehicle access
- Respect for adjacent sites.
- Secondary and service entries should be located off the alley, side street or parking lots
- There should be careful consideration of the surrounding street system when locating auto access.

Pedestrian Environment
- Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.
- Small open spaces that are visible or accessible to the public are an important part of the neighborhood's vision.








NORDHEIM COURT
UNIVERSITY OF WASHINGTON STU-
DENT HOUSING
40'-0"
R.O.W. WIDTH
40'-0"
R.O.W. WIDTH
PROPOSED
BUILDING
EXISTING RETAIL AND
7-LEVEL PARKING
GARAGE
NE 49TH STREET
(CONT'D)
EXISTING PRIVATE
ROAD LOCATION
PEDESTRIAN ACCESS
NE 49TH ST
(PRIVATE)
PROPOSED 7-LEVEL
UNIVERSITY VILLAGE
PARKING GARAGE
(UNDER CONSTRUCTION)
EXISTING RETAIL
SOLAR ACCESS

RESPONSE TO GUIDANCE

1. EMPHASIZE THE CANTILEVER

EDG



↗ STREET VIEW FROM UNIVERSITY VILLAGE

PROPOSED



↗ CANTILEVERS INCREASED ALONG 49TH

2. RESOLVE INTERACTION OF ELEMENTS

EDG



↗ STREET VIEW 25TH AVE

PROPOSED



↗ MASSING ELEMENTS RESOLVED TO EMPHASIZE CANTILEVERS

3. BREAK DOWN NORTH FACADE

EDG



↗ BIRDS EYE VIEW LOOKING SOUTH

PROPOSED



↗ SECONDARY MASSING ELEMENTS AND MATERIALS USED TO REDUCE MASSING

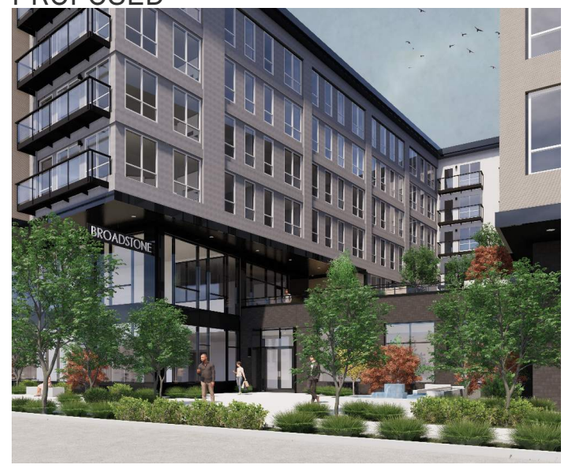
4. ACTIVATION OF COURTYARDS

EDG



↗ 49TH STREET LOOKING NORTH

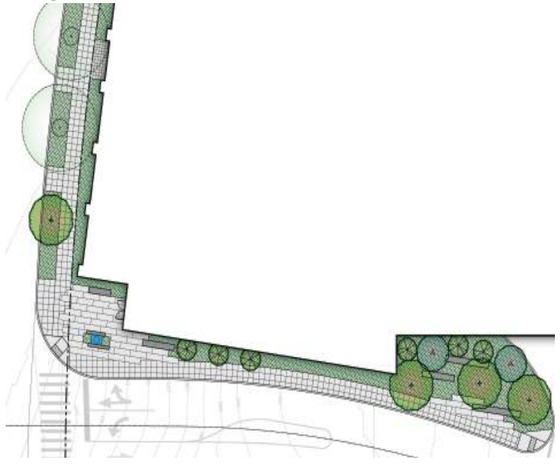
PROPOSED



↗ LANDSCAPE ELEMENTS UTILIZED TO ENHANCE PEDESTRIAN EXPERIENCE

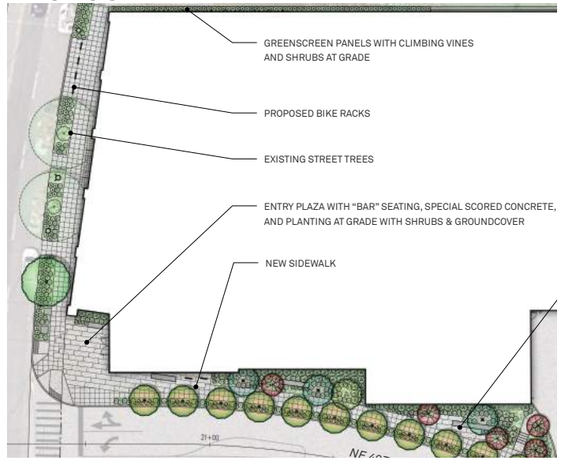
5. SIDEWALK ALONG 25TH TO ENGAGE RETAIL

EDG



↗ LANDSCAPE PLAN - 25TH AVE

PROPOSED



↗ IMPROVE STREET BUFFER & ACTIVATE RETAIL SPACE

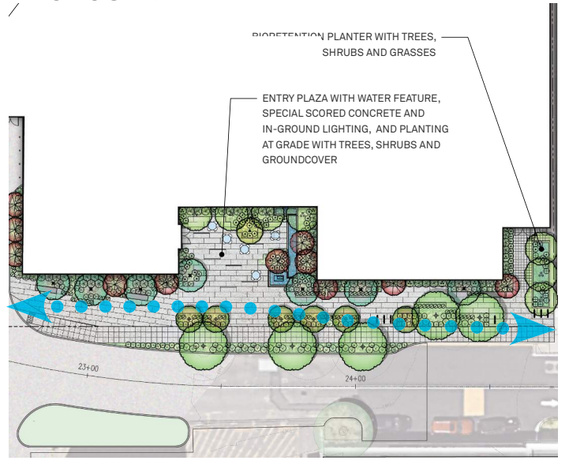
6. BUFFER 49TH STREET FROM UV SERVICE USES

EDG



↗ LANDSCAPE PLAN - 49TH STREET

PROPOSED



↗ ADDITIONAL LANDSCAPE BUFFERING & PEDESTRIAN CIRCULATION FROM UV SERVICE USES

7. DE-EMPHASIZE GARAGE ENTRY

EDG



↗ BIRDS EYE VIEW LOOKING NORTH

PROPOSED



↗ GARAGE ENTRY RECESSED FROM PEDESTRIAN CIRCULATION

8. RESOLVE STAIR & AFFECT ON ELEVATIONS

EDG



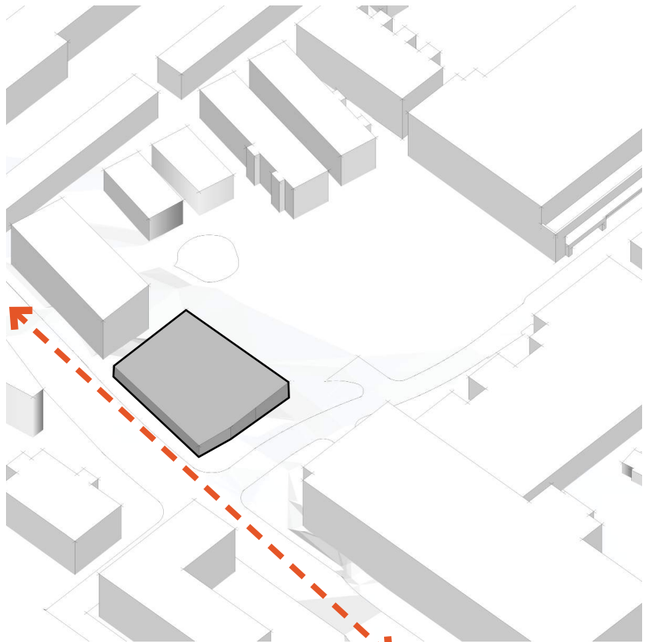
↗ TYPICAL FLOOR PLAN

PROPOSED

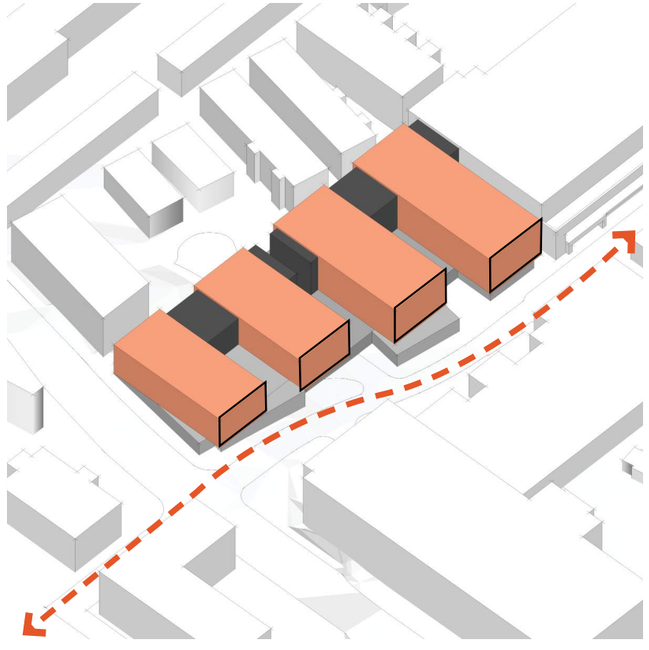


↗ PROVIDE CONSISTENT LANGUAGE TO FACADE

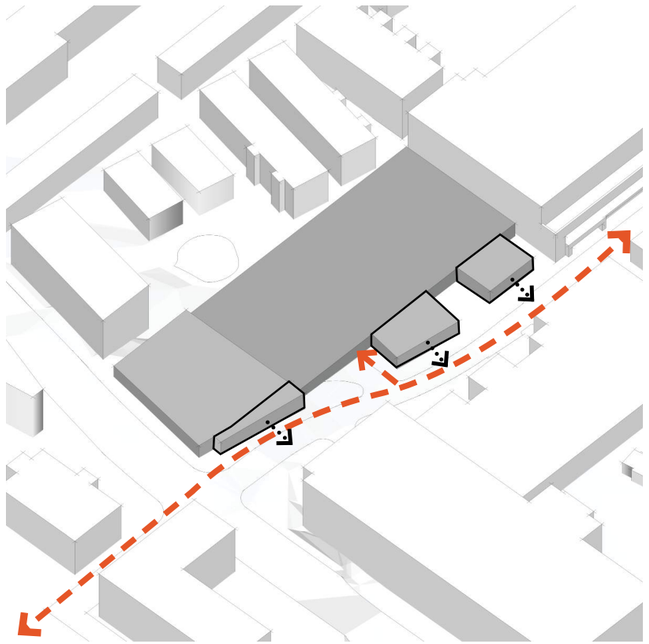
MASSING CONCEPT



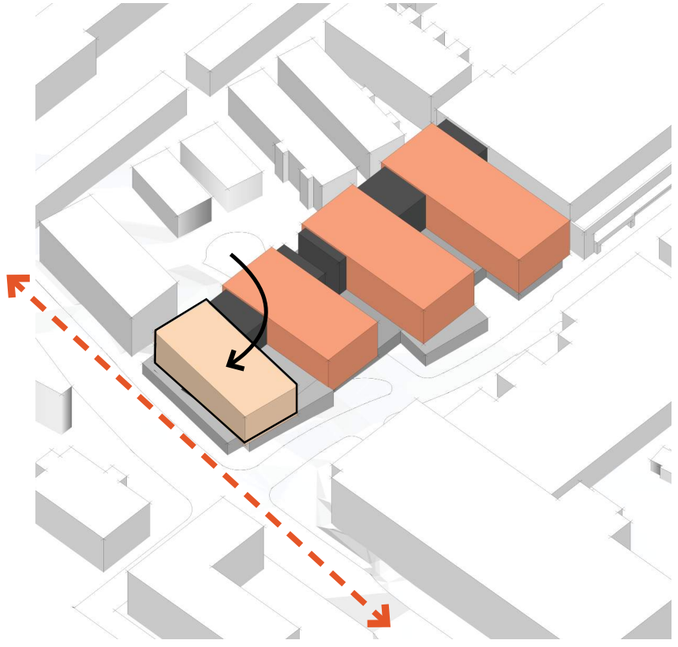
↗ RETAIL ALONG 25TH



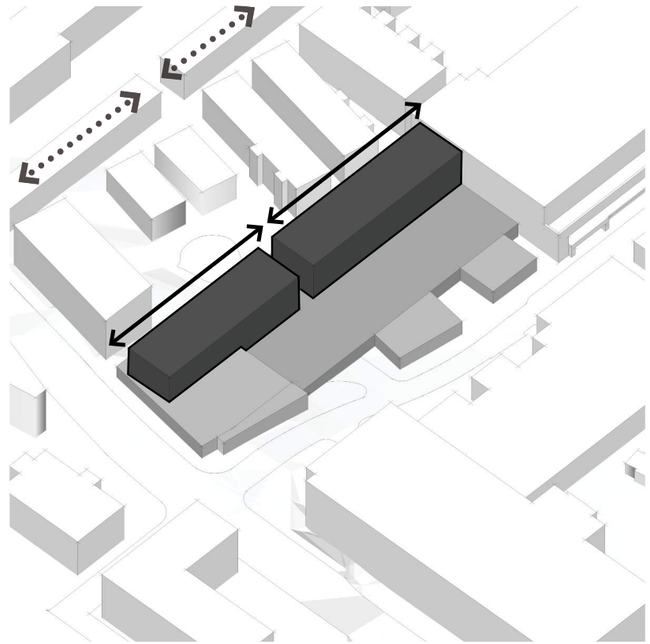
↗ SOUTH FACING BARS - FOLLOW CURVE OF STREET



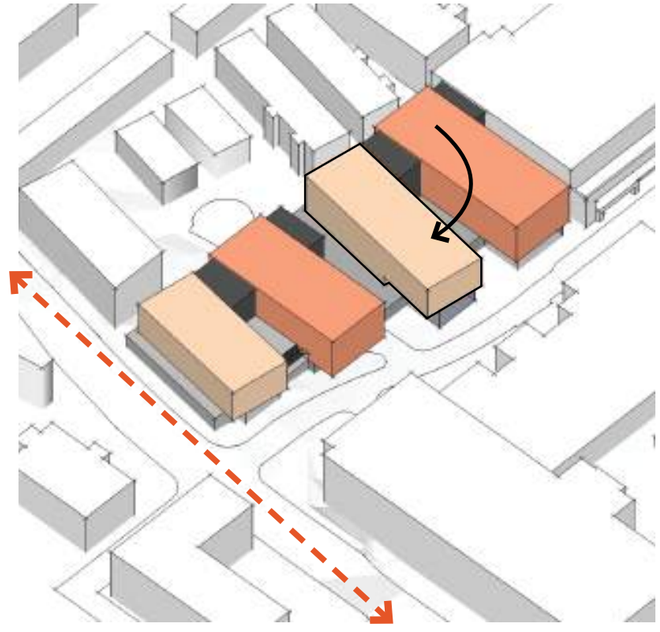
↗ PARKING/GROUND LEVEL USES BLEND TO STREET



↗ ALIGN WEST BAR TO ANGLE OF 25TH



↗ MASS ANCHORS AT NORTH



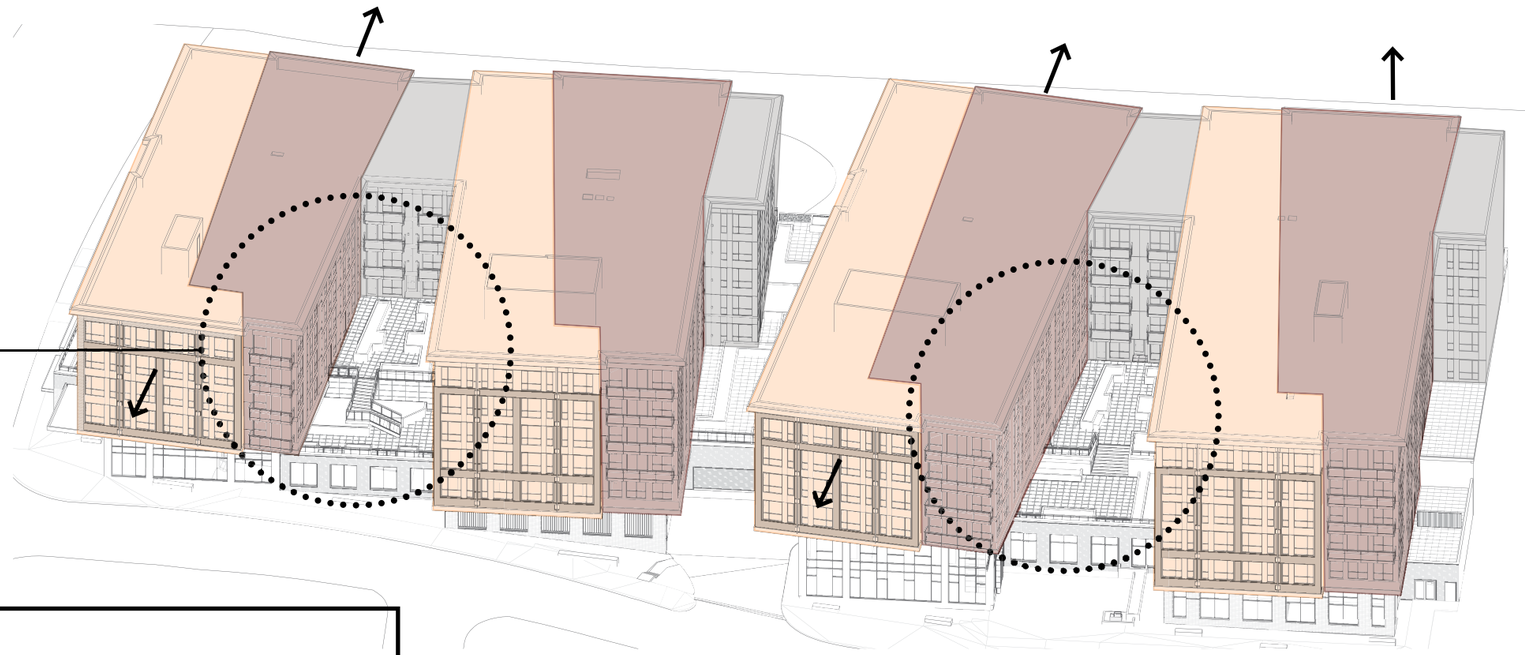
↗ MARKED ENTRY ALSO ALIGNED WITH 25TH

PEDESTRIAN REALM



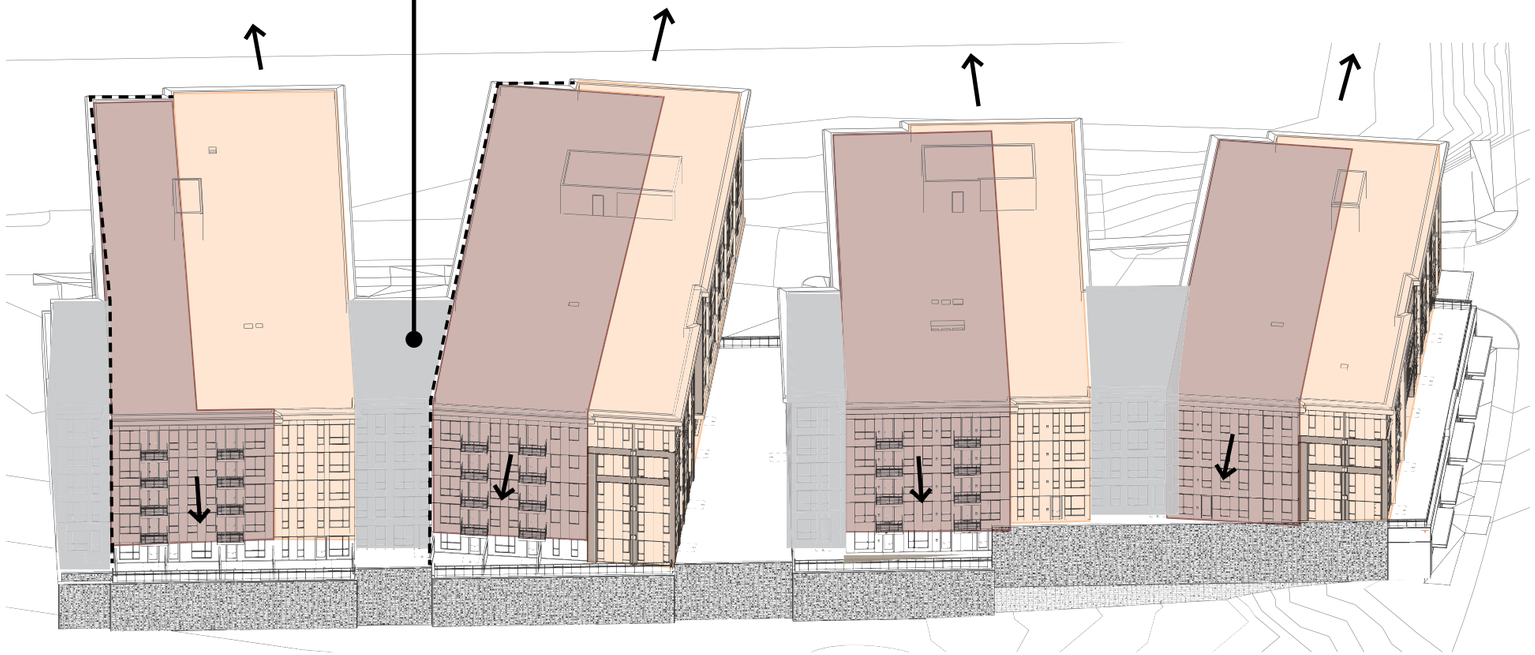
FACADE COMPOSITION

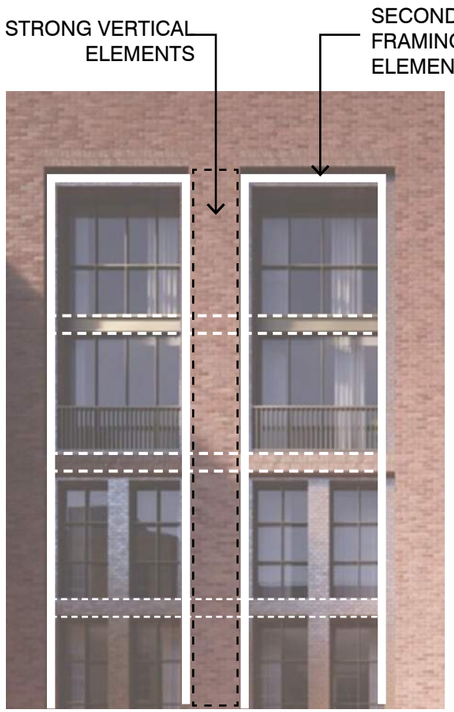
THE COMPOSITION OF THE TWO INTERLOCKING BARS IS CARRIED INTO THE COURTYARD TO PROVIDE VISUAL INTEREST AND CLARITY OF CONCEPT

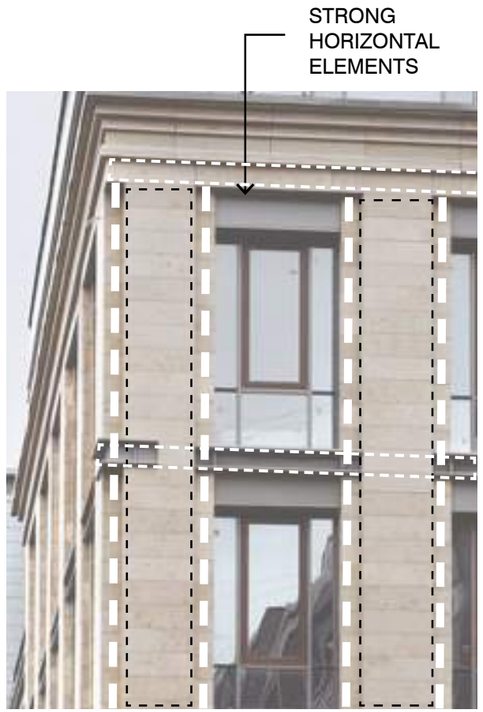


THE NORTH BAR ANCHORS & CONNECTS THE MASSING OF THE BUILDINGS













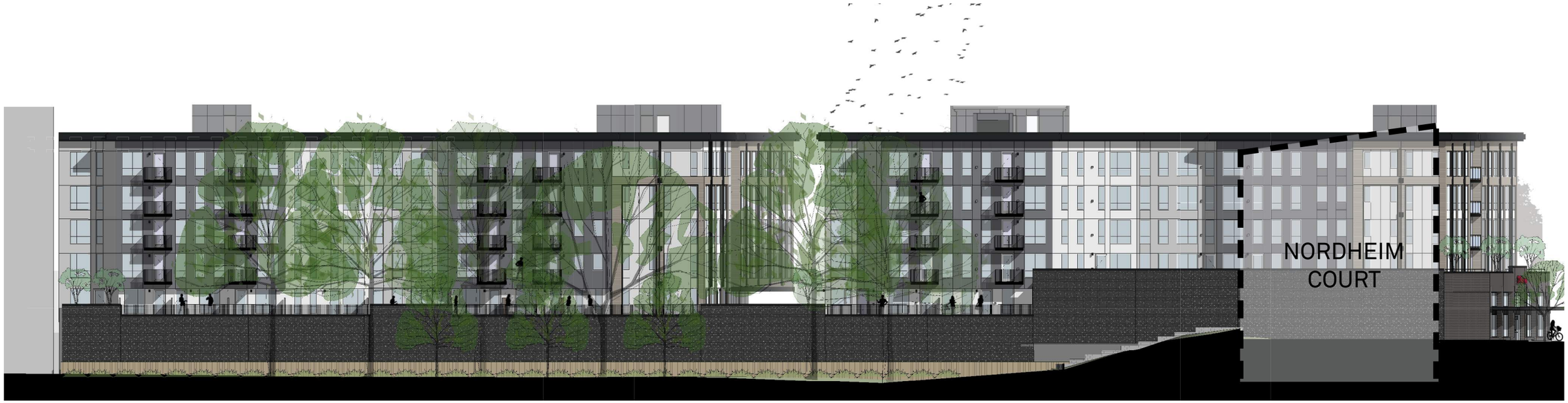


↗ FACADE FRAME -STAGGERED BARS

SECONDARY MASSING AND ARTICULATION



↗ SOUTH ELEVATION



↗ NORTH ELEVATION



↗ WEST ELEVATION



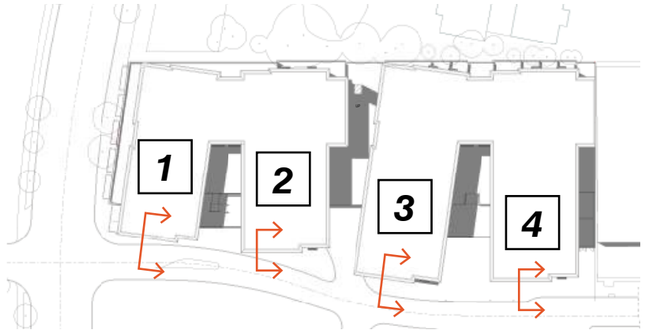
↗ COURTYARD EAST ELEVATION



↗ COURTYARD WEST ELEVATION

CANTILEVERS

The proposed design follows the recommendations of the Board by emphasizing the cantilevers of the 4 bars, by both increasing the cantilever to the south, and recessing the lower levels. The emphasis at the ends of the bars increases the sense of rhythm while enhancing the pedestrian experience. The variation at the bases creates a hierarchy between the bars while establishing greater importance to the entry lobbies.





↗ CANTILEVER @ 25TH AVE & 49TH ST BAR 1



↗ CANTILEVER @ 49TH - BAR 2



↗ CANTILEVER @ 49TH BAR 3



↗ CANTILEVER @ 49TH BAR 4

MATERIALS



↗ SOUTH ELEVATION


TFP-2
FP-1
AL-1
VW-1
TFP-1
MP-1
T-1
FP-2
BR-1
TFP-2
AL-1
FP-1
TFP-1
FP-2

MATERIALS



↗ NORTH ELEVATION

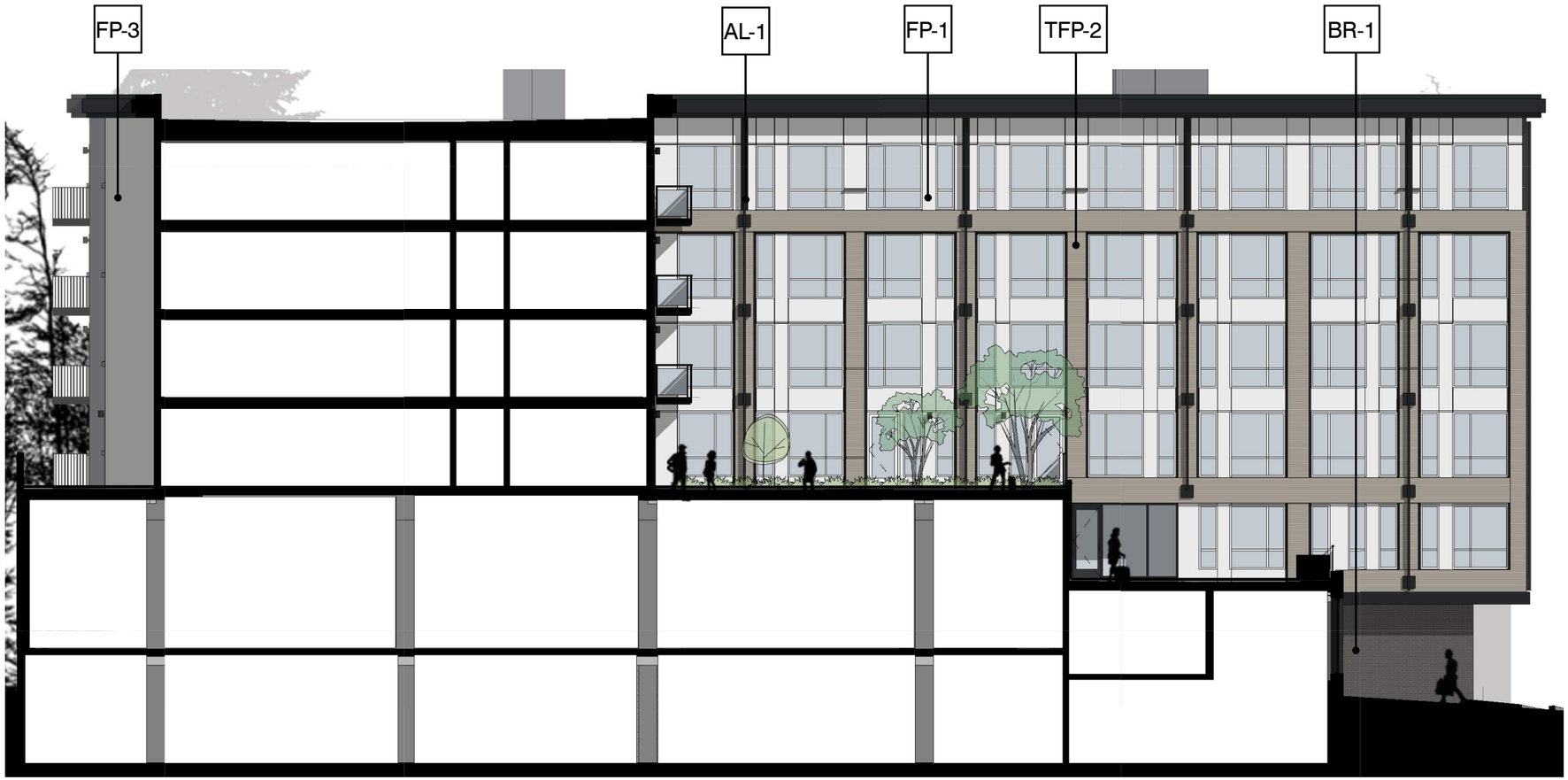


NORTH ELEVATION

MATERIALS



↗ WEST ELEVATION



↗ COURTYARD EAST ELEVATION



↗ COURTYARD WEST ELEVATION

FP-1

Painted Fiber Cement Panel
Color: Off White

FP-2

Painted Fiber Cement Panel
Color: Light Gray

FP-3

Painted Fiber Cement Panel
Color: Dark Gray

FP-4

Painted Fiber Cement Panel
Color: Black



MP-1

Aluminum Metal Panel
Size & Pattern: 36" x 96" maximum 1/2" reveal
Color: Black

T-1

Manufactured Tile
Size & Pattern: 30" x 96" Typical 1/4" reveal
Color: Beige

TFP-1

Through-Color Fiber Cement Panel
Color & texture: Gray Natural

TFP-1

Through-Color Fiber Cement Panel
Color & Texture: Beige Ribbed



BR-1

Brick
Size & Pattern: Norman 4" x 3" x 12" 1/3 Running Bond
Color & Texture: Dark Gray Iron Wash



CM-1

Concrete Masonry Unit
Size Pattern: 8" x 4" x 16" Standard Running Bond
Color & Texture: Dark Gray Ground face

AL-1

Aluminum Storefront & Trim
Color: Black

VW-1

Vinyl Window
Color: White

VW-2

Vinyl Window
Color: Black



↗ 25TH AVE LOOKING SE



↗ CORNER OF 25H & 49TH LOOKING NORTH



↗ 49TH AVE LOOKING EAST



↗ 49TH LOOKING NORTHWEST

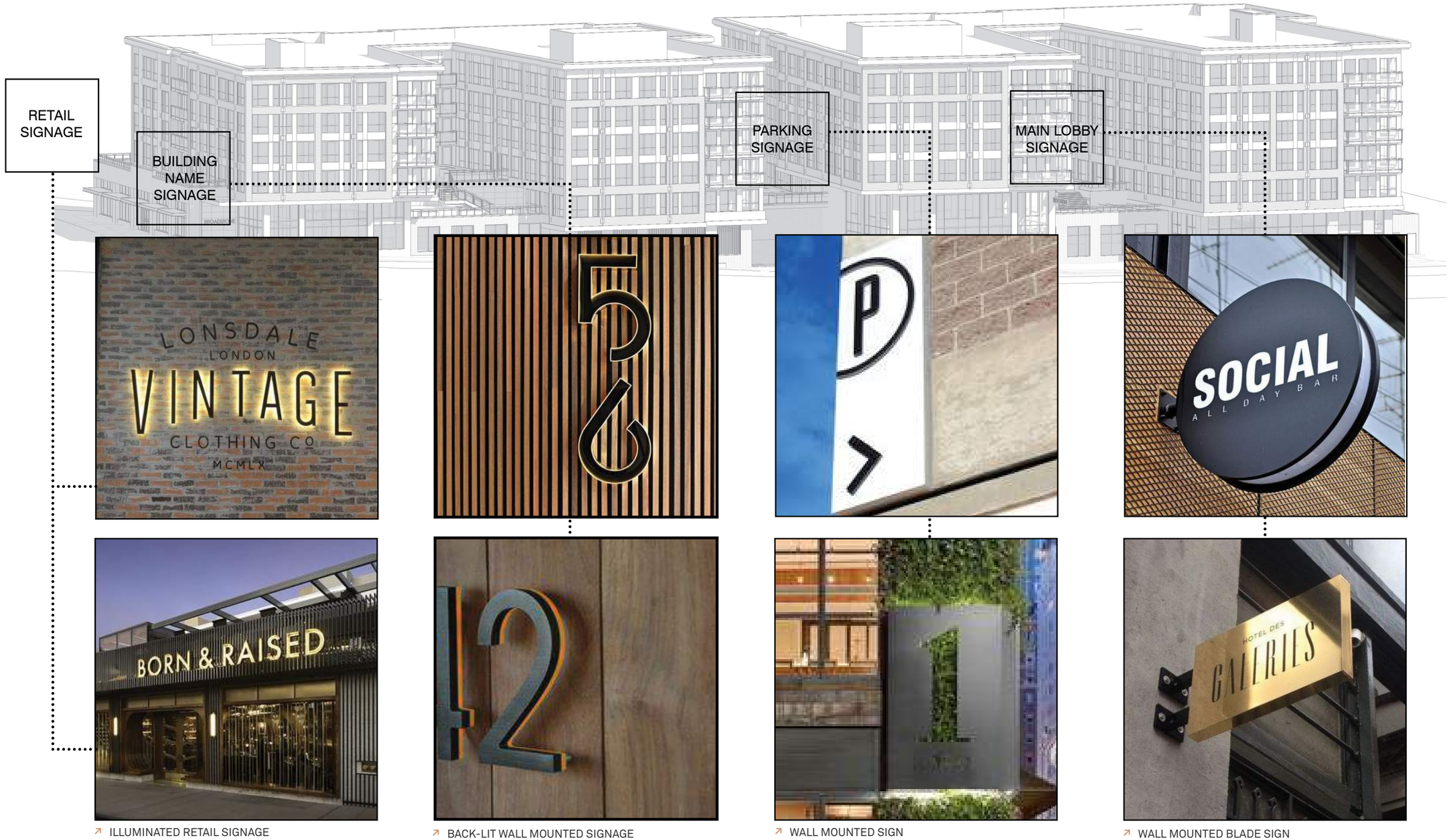


↗ 49TH LOOKING NORTH



↗ NORTH PROPERTY LOOKING SOUTH

SIGNAGE



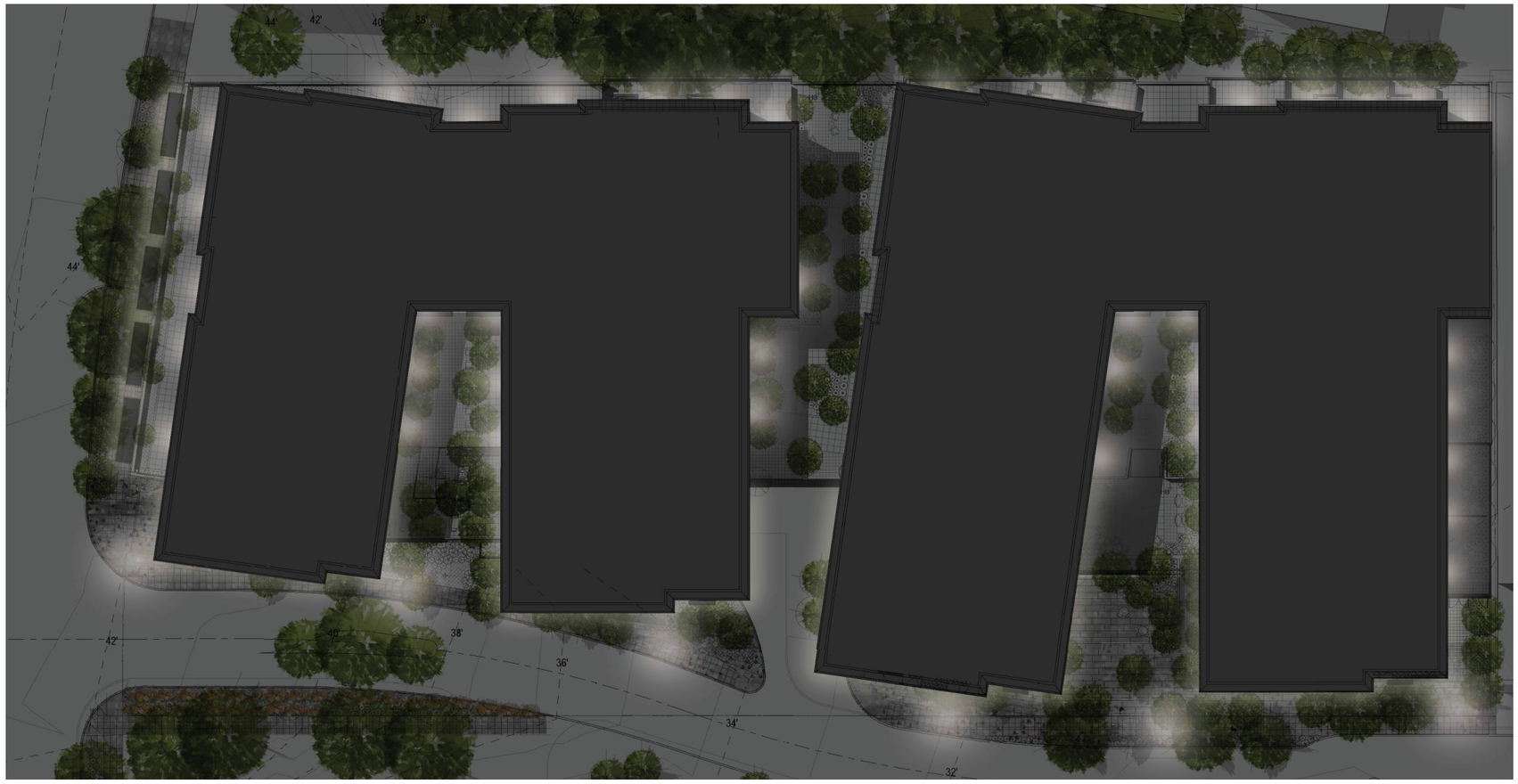
↗ ILLUMINATED RETAIL SIGNAGE

↗ BACK-LIT WALL MOUNTED SIGNAGE

↗ WALL MOUNTED SIGN

↗ WALL MOUNTED BLADE SIGN

LIGHTING PLAN





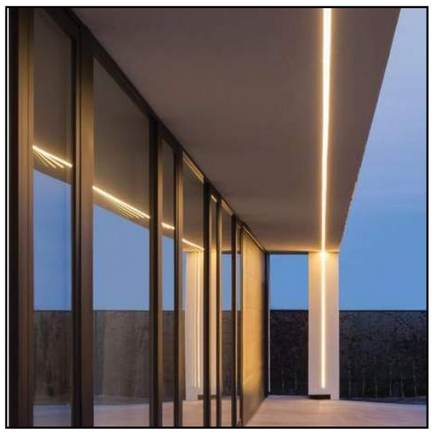
↗ WALL MOUNTED RETAIL LIGHTING



↗ WALL MOUNTED ACCENT SCONCE



↗ LANDSCAPE LIGHTING



↗ RECESSED ACCENT LIGHTING

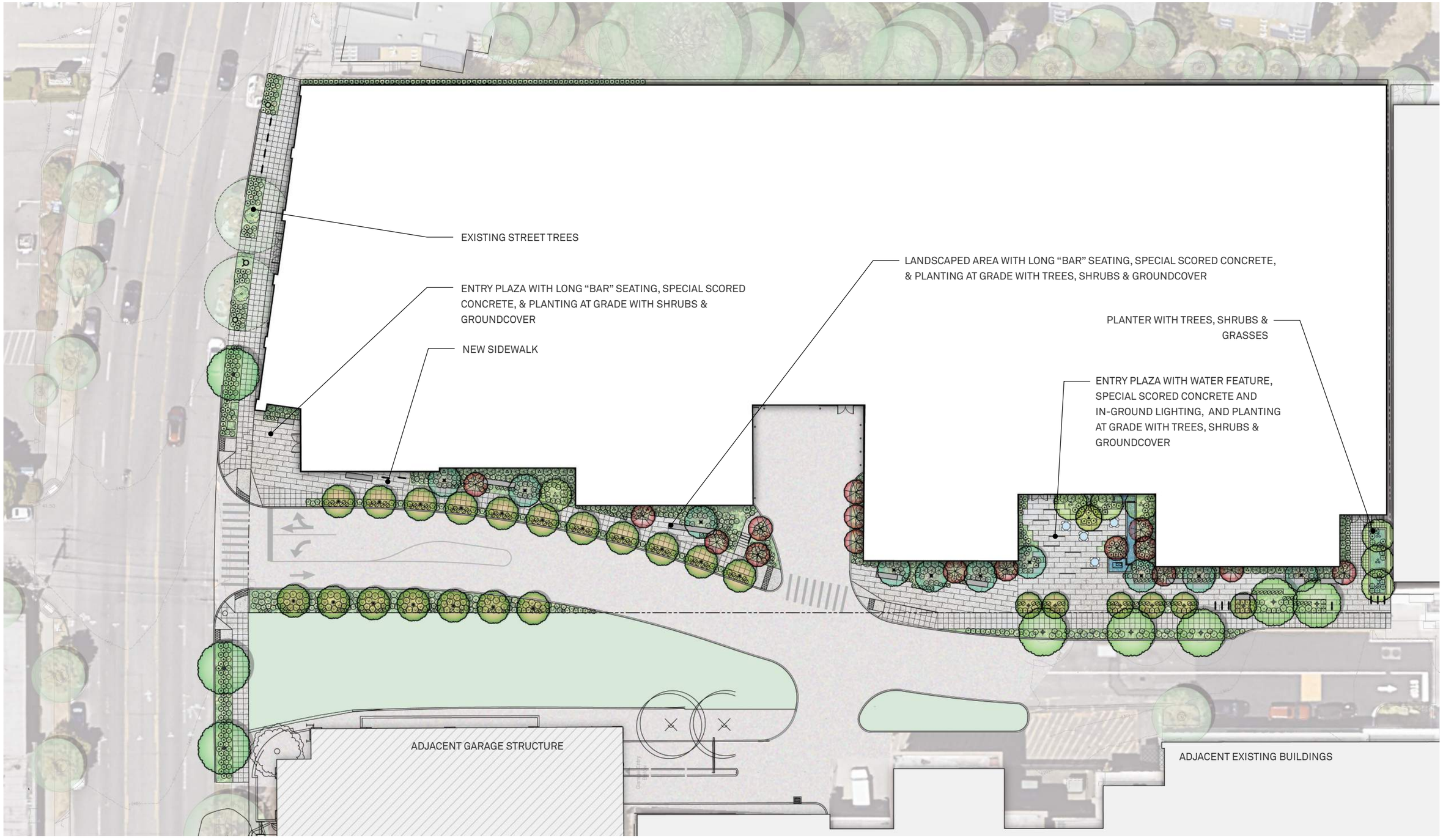


↗ EXTERIOR DECK & WAY FINDING SCONCE

OVERALL RENDERED LANDSCAPE PLAN



GROUND LEVEL RENDERED LANDSCAPE PLAN



LEVELS 2 & 3 RENDERED LANDSCAPE PLAN



LEVEL 4 RENDERED LANDSCAPE PLAN



PLANT PALETTE – TREES



GOLDENRAIN TREE
(STREET TREE ON 25TH AVE NE)



ARMSTRONG MAPLE
(PRIVATE STREET TREE ON NE 49TH ST)



VINE MAPLE



PAPERBARK MAPLE



JAPANESE MAPLE



VENUS DOGWOOD



EMERALD CITY TULIP TREE



MAIDENHAIR TREE



PERSIAN IRONWOOD



SHORE PINE

PLANT PALETTE – SHRUBS & GROUNDCOVER


DEER FERN


FOERSTER'S FEATHER REED GRASS


SUNDANCE MEXICAN ORANGE


KELSEY DOGWOOD (WINTER & SUMMER)


SILVER KING EUONYMUS


ENGLISH LAVENDER


CORAL BELLS, IN VARIETY


LOW OREGON GRAPE


COMPACT HEAVENLY BAMBOO


DWARF FOUNTAIN GRASS


SWEETBOX


GOLDFLAME SPIREA


DAVID'S VIBURNUM


KINNIKINNICK

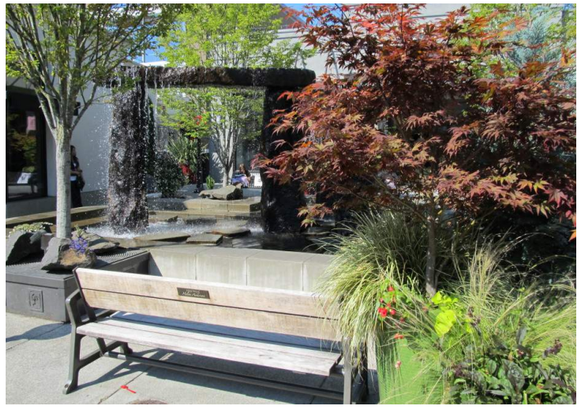

SLOUGH SEDGE


DWARF PERIWINKLE

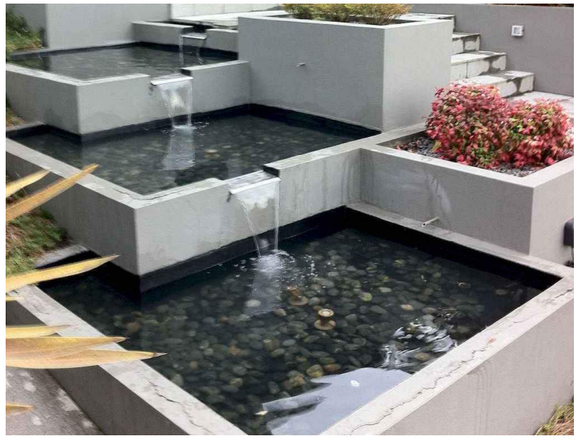

GREEN ROOF

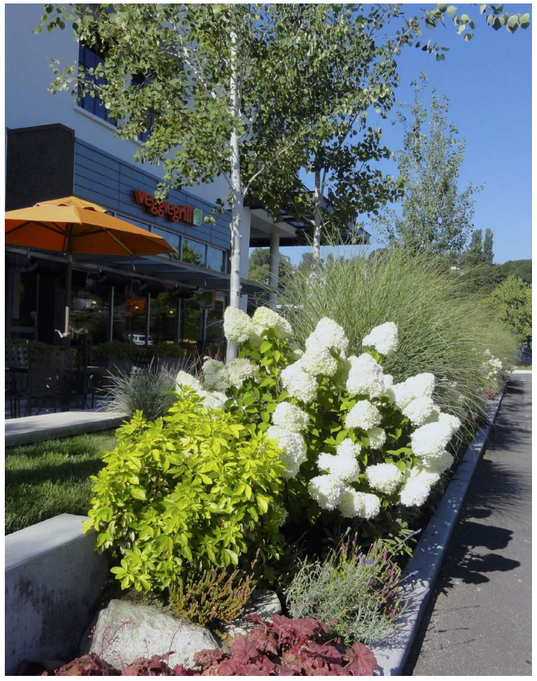

EVERGREEN CLEMATIS

INSPIRATIONAL LANDSCAPE IMAGERY

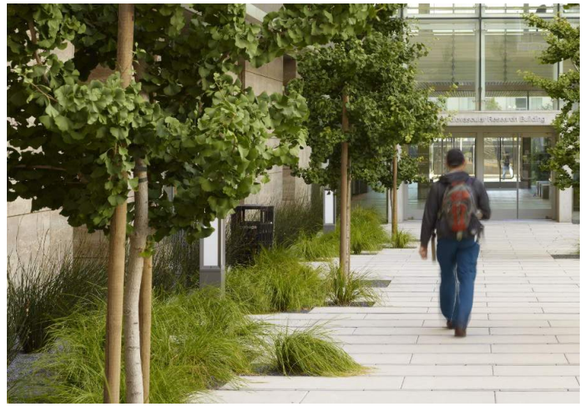


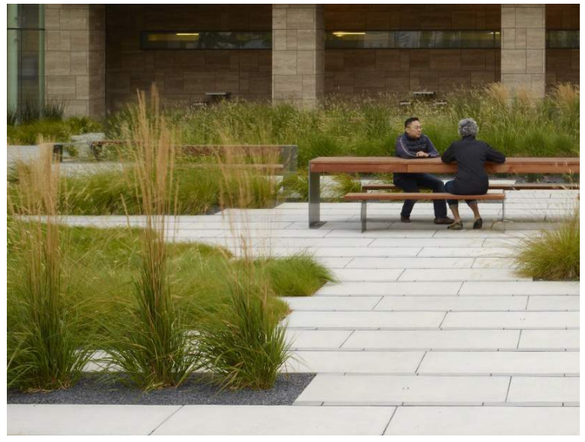


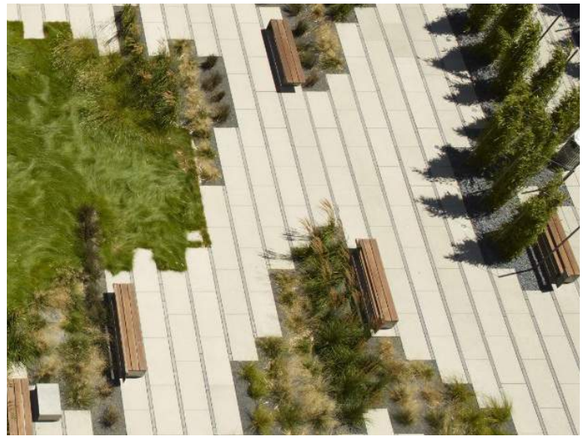


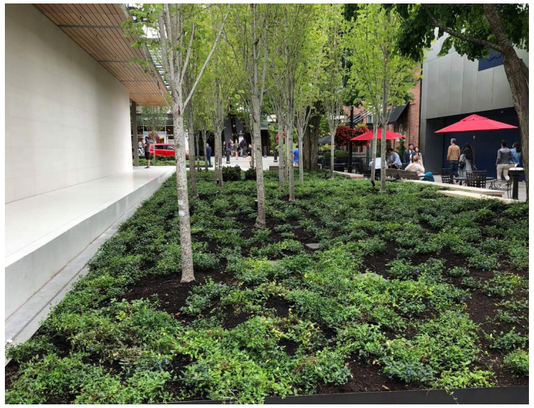
















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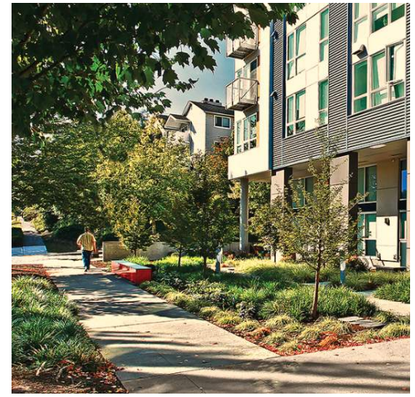
Potential Design Guidelines

The citywide Seattle Design Guidelines as well as the University Neighborhood Design Guidelines are applicable. The Guidelines listed below are of particular relevance to informing the design.

University Neighborhood Design Guidelines		Design Response
CS1 Natural Systems and Site Features		
Citywide Guideline:	Use natural systems and features of the site and its surroundings as a starting point for the design project.	
CS1.I	**Streetscape Compatibility** **Context** Reinforcing the pedestrian streetscape and protecting public view corridors are particularly important site planning issues. Stepping back upper floors allows more sunlight to reach the street, minimizes impact to views, and maintains the low- to medium rise character of the streetscape. Roofdecks providing open space for mixed-use developments can be located facing the street so that upper stories are, in effect, set back. **Guideline** Minimizing shadow impacts is important in the University neighborhood. The design of a sstructure and its massing on the site can enhance solar exposure for the project and minimize shadow impacts onto adjacent public areas between March 21st and September 21st.	The preferred design faces only on street, 25th Avenue NE. In order to emphasize the mixed uses of the project and to minimize shading along the street, the upper residential levels are setback from the commercial street frontage. Private roof patios are located above the commercial use.
CS2 Urban Pattern and Form		
Citywide Guideline:	Strengthen the most desirable forms, characteristics and patterns of the streets, block faces, and open spaces in the surrounding area.	
CS2.I	**Responding to Site Characteristics** **Context** The pedestrian-oriented streetscape is perhaps the most important characteristic to be emphasized in the neighborhood. The University Communit identified certain streets as 'Mixed Use Corridors'. These are streets where commercial and residential uses and activities interface and create a lively, attractive, and safe pedestrian environment. (25th Avenue NE is a mixed-use corridor defined in the Guidelines.)	The preferred design faces accentuates the mixed-use nature of 25th Ave. NE. Transparent commercial frontage faces the street with weather protection over the sidewalk. In addition, a residential lobby is located along the street to provide activity and additional transparency. Lighting on the building will provide pedestrian level lighting increasing the safety of pedestrians.
CS2.II	**Respect for Adjacent Sites** **Context** The Seattle Design Guidelines is particularly important where a building's back side, service areas or parking lots could impact adjacent residential uses.	Although the project is not adjacent to a residential zoned lot, the adjacent lot to the north is currently being used as student housing. In order to minimize impacts to the adjacent site, all services are located to the south side of the project. The residential portion of the project is setback from the adjacent site.
CS3 Architectural Context and Character		
Citywide Guideline:	Contribute to the architectural character of the neighborhood.	
CS3.I	**Architectural Elements and Materials** **Context** Buildings in the University Community feature a broad range of building types with an equally broad range of architectural character. Because of the area's variety, no single architectural style or character emerges as a dominant direction for new construction. Because the University Community has andd will continue to have an intense mix of uses, the spatial integration of neighboring structures is particularly important. Therefore, new projects should fit into a cohesive setting. This may mean revising building entrances and site plans to encourage better pedestrian circulation or reconfiguring massing to create a better composition with consideration of buildings on neighboring lots. Unlike the University District area, the Ravenna Urban Village does not want new buildings to reflect the existing character, especially along the 25th Avenue NE commercial strip. The University Urban Center Plan (UCUC Plan) calls for greater pedestrian orientation and "main street character" as this corridor redevelops.	The preferred design builds on the spatial orientation of both Nordheim Court to the north, and University Village to the south and east. The preferred design follows the direction of the residential Nordheim Court by providing south facing courtyard with a strong northern boundary. Pedestrian entries are located along 25th Avenue NE, contributing to the activity along this street. The commercial portion of the development faces 25th Avenue NE with transparent storefront and canopies contributing to the main street character.

CS3.I.ii **Guidelines**
For areas within the Ravenna Urban Village, particularly along 25th Avenue NE, the style of architecture is not as important so long as it emphasizes pedestrian orientation and avoids large-scale, standardized and auto-oriented characteristics.

Pedestrian entires, use of masonry, storefront and canopies provide activity and interest on the street. Upper level residential setbacks reduce the scale of the street frontage and provide a transition between the retail oriented University Village and the residential use of Nordheim Court.



PL1 Connectivity

Citywide Guideline: Complement and contribute to the network of open spaces around the site and the connections among them.

PL1.I **Residential Open Space**
Context
There is a severe lack of both public and private open space in the community. Small open spaces - such as gardens, courtyards, or plazas - that are visible or accessible to the public are an important part of the neighborhood's vision. Therefore, providing ground level open space is an important public objective and will improve the quality of the residential environment.

PL1.I.i **Guidelines**
The ground-level open space should be designed as a plaza, courtyard, play area, mini-park, pedestrian open space, garden or similar occupyable site feature. The quantity of open space is less important than the provision of functional and visual ground-level open space. Seccessfully designed ground level open space should meet these objectives:
a. Reinforces positive streetscape qualities by providing a landscaped front yard, adhering to common setback dimensions of neighboring properties, and providing a transition between public and private realms.
b. Provides for the comfort, health, and recreation of residents.
c. Increases privacy and reduce visual impacts to all neighboring properties.

Ground level open space is provided at the re-oriented corner of 25th Avenue NE and NE 49th Street, which is a private street. The corner plaza will help draw pedestrians into University Village, an otherwise vehicle dominated space. The streetscpae along 25th Avenue NE will be provided with street trees, pedestrian level planting, street furniture and weather protection. The sidewalk along the southern edge of the site will provide a pedestrian oriented experience with building entries, views into the building, seating and planting areas in an area otherwise dominated by traffic and service uses. The landscaped open spaces will increase privacy of the residents, provide visual interest along the private street, and reduce the visual impact of the adjacent service areas.
Upper level courtyards and setbacks provide private patios and gathering spaces for the residents.



PL2 Walkability

Citywide Guideline: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

PL2.I **Pedestrian Open Spaces and Entrances**
Context
Convenient, attractive and protected pedstrian entries should be provided for both business and for upper story residential uses. Entries for residential uses on the street (rather than from the rear of the property) add to the activity on the street and allow for visual surveillance for personal safety.

Guideline
On Mixed Use Corridors, entries to upper floor residential uses should be accessed from, but not dominate, the street frontage. On corner locations, the main residential entry should be on the side street with a small courtyard that provides a transition between the entry and the street.

The dominant use along 25th Avenue NE is commercial, with transparent storefront, enry and pedestrian weather protection. The residential entry is accessed through the corner open space off ot NE 49th Street, providing a transition from the street.



PL3 Street-Level Interaction

Citywide Guideline: Encourage human activity and interaction at street level.

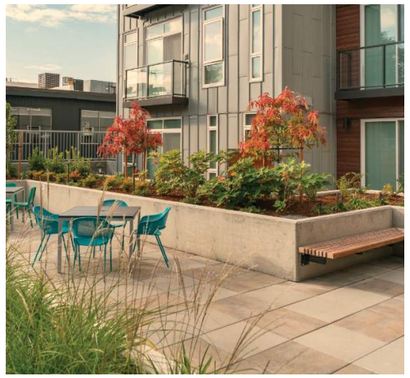
PL3.I **Entrances Visible from the Street**
Context
Another way to emphasize human activity and pedestrian orientaion, particularly along Mixed Use Corridors, is to provide clearly identifiable storefront entries. In residential projects, walkways and entries promote visual access and security.

Guidelines
i. On Mixed Use Corridors, primary business and residential entrances should be oriented to the commercial street. Secondary and service entries should be located off the alley, side street or parking lots.
iii. When a courtyard is proposed for a residential project, the courtyard should have at least one entry from the street. Units facing the courtyard should have a porch, stoop, deck or seating area associated with the dwelling unit.
iv. In residential projects, front yard fences over 4' in height that reduce visual access and security should be avoided.

The storefront entry and the residential entry are both oriented to 25th Avenue NE to provide visual access and security. The vehicle entry and service functions are located off of NE 49th Street.

Private residential courtyard are proposed above the commercial portion and parking for the project. Due to the existing slope of the site, street access to the courtyards is not feasible. Units facing the courtyards will have private outdoor spaces associated with the unit.
No fencing is proposed.







DC1 Project Uses and Activities

Citywide Guideline: Optimize the arrangement of uses and activities on site.

DC1.III **Visual Impacts of Parking Structures**

Guidelines

i. The preferred solution for parking structures is to incorporate commercial uses at the ground level. Below-grade parking is the next best solution.
ii. There should be careful consideration of the surrounding street system when locating auto access. When the choice is between an arterial and a lower volume, residential street, access should be placed on the arterial.
iii. Structured parking facades facing the street and residential areas should be designed and treated to minimize impacts, including sound transmission from inside the parking structure.

Parking is located below street level, and behind the commercial uses. One of the major entrances to University Village will be reconfigured as part of this project to align with NE 49th Street, reducing the number of curbcuts along 25th Avenue NE. Access to this project will be located off of this reconfigured access.
The parking structure is screened from the street by the commercial use, residential lobbies and amenity spaces. The parking structure will also be screened from view to Nordheim Court by existing trees and fencing. No openings are proposed on the north side of the garage to minimize noise impacts.

DC3 Open Space Concept

Citywide Guideline: Integrate open space design with the design of the building so that each complements the other.

DC3.I **Pedestrian Open Spaces and Entrances**

Context

The University Community would like to encourage, especially on Mixed Use Corridors, the provision of usable, small open spaces, such as gardens, courtyards, or plazas that are visible and/or accessible to the public. Therefore, providing ground-level open spaces is an important public objective and will improve the quality of both the pedestrian and residential environment.

Guidelines

i. Plazas should be centrally located, on major avenues, close to bus stops, or where there are strong pedestrian flows on neighboring sidewalks.
ii. Plazas should be sensitively proportioned and designed.
iii. Plazas should have plenty of benches, steps and ledges for seating.
iv. Locate the plaza in a sunny spot and encourage public art and other amenities.
v. Provide plenty of planting beds for ground cover of shrubs.

The orientation of the preferred scheme provides a much needed publicly accessible pedestrian entry to University Village. The new entry is aligned with the pedestrian system across 25th Avenue NE, which leads to access to the Burke Gilman Trail. A pedestrian plaza is located on the new corner, with access to the residential lobby, A walkway along the south side of the project will provide pedestrian access into University Village with a variety of landscaped areas adjacent to the walkway. The walkway is located to provide the best solar access, with views into planting areas and residential courtyards. Trees, benches and pedestrian level lighting will provide a safe, attractive pedestrian connection from the street into the heart of University Village.

DC4 Exterior Elements and Finishes

Citywide Guideline: Use appropriate and high quality elements and finishes for the building and its open spaces.

DC4.I **Exterior Finish Materials**

Guidelines

i. New buildings should emphasize durable, attractive, and well detailed finish materials.

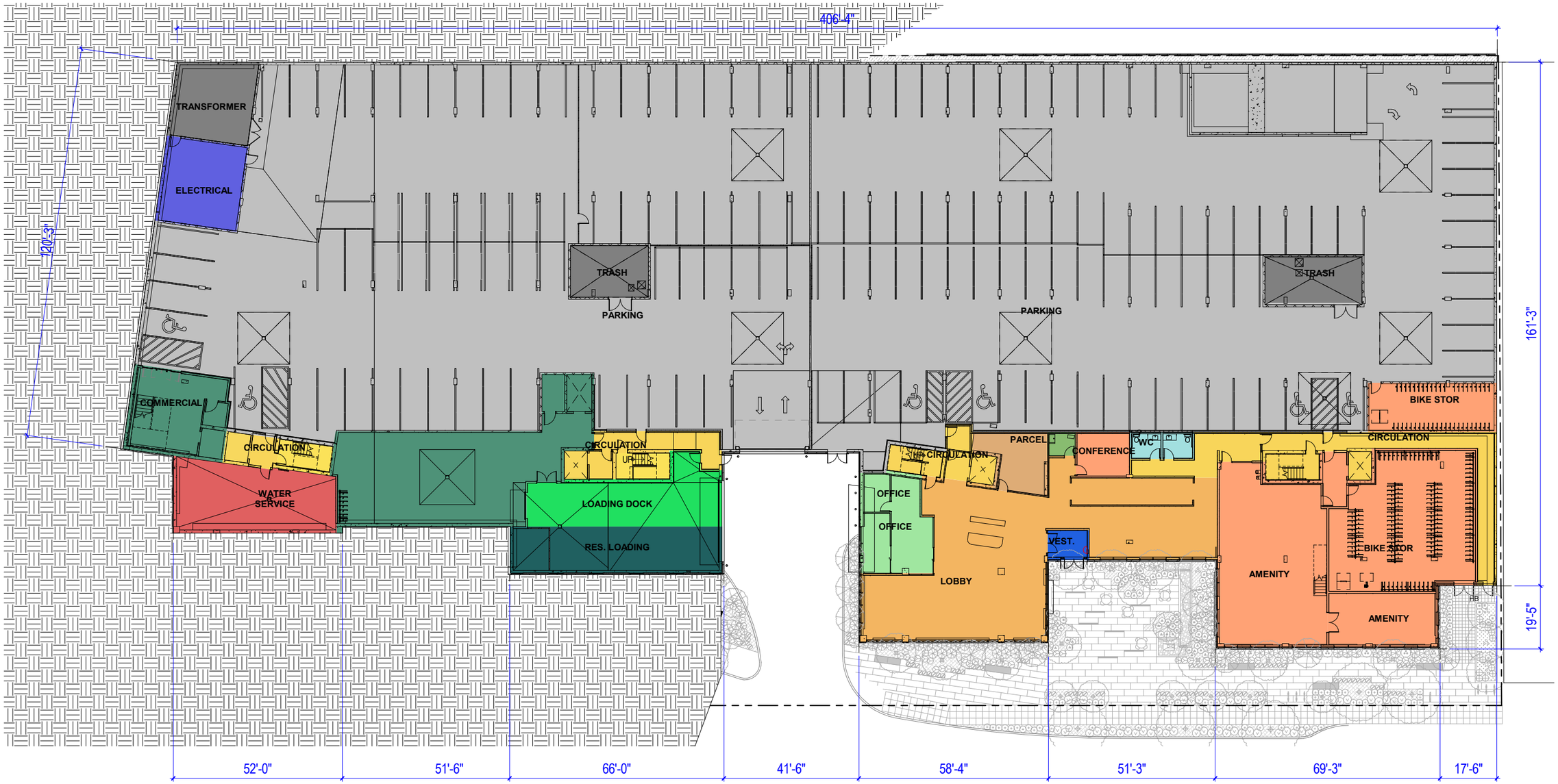
DC4.II **Exterior Signs**

Context

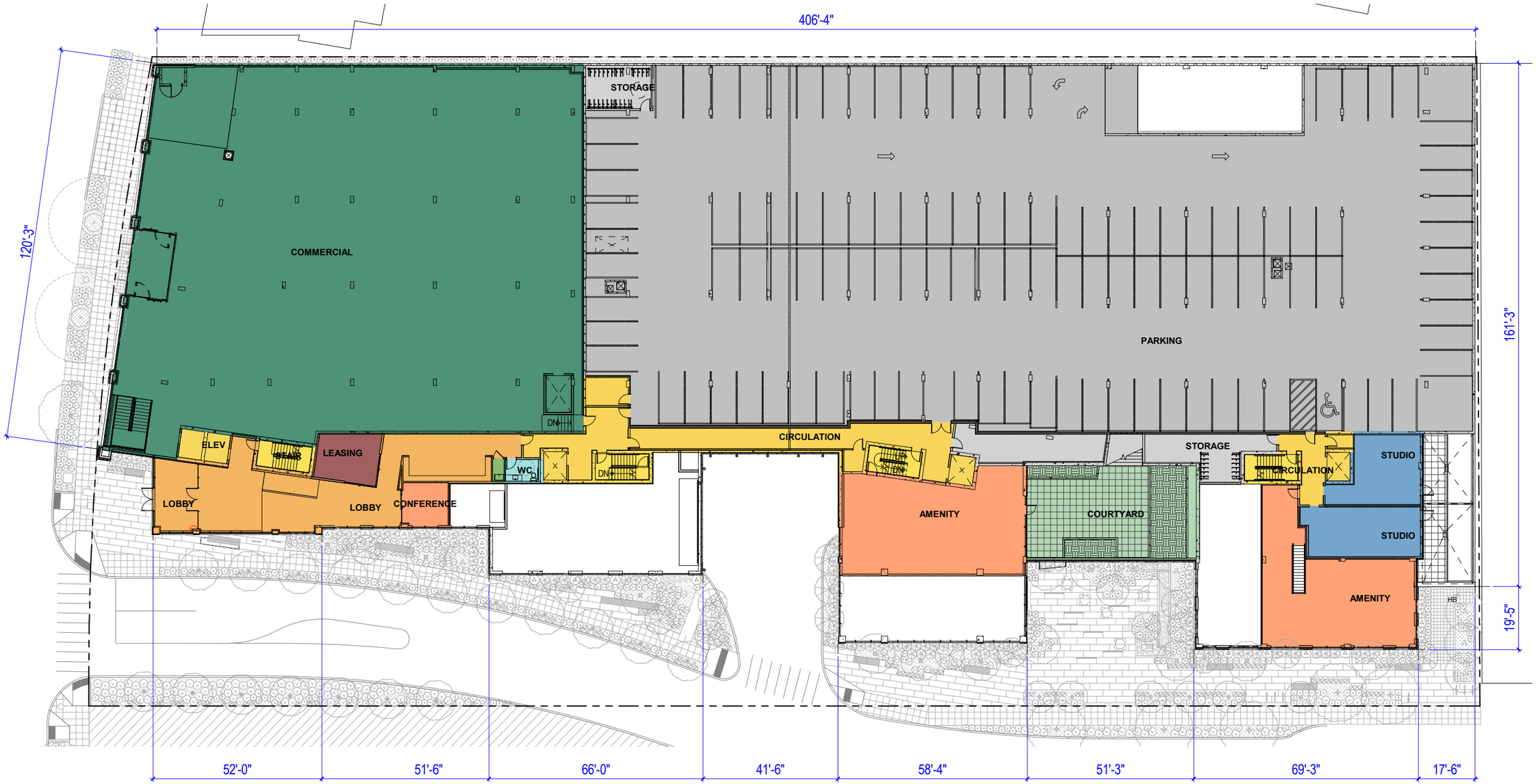
New guidelines encourage signs that reinforce the character of the building and the neighborhood.

The preferred design will incorporate high quality durable materials, especially at the street level and along the new pedestrian pathway. The pallate of materials will coordinate and compliment the material choices and hardscape materials that are used throughout University Village.
Exterior signs will be incorporated into the design of the building. Signage will be primarily pedestrian in nature and complement the signage used throughout University Village.

THANK YOU


406'-4"
161'-3"
120'-3"
TRANSFORMER
ELECTRICAL
TRASH
PARKING
TRASH
PARKING
COMMERCIAL
CIRCULATION
CIRCULATION
UP
WATER SERVICE
LOADING DOCK
RES. LOADING
CIRCULATION
PARCEL
CONFERENCE
WC
BIKE STOR
CIRCULATION
OFFICE
OFFICE
LOBBY
VEST.
AMENITY
BIKE STOR
AMENITY
HB
19'-5"
52'-0"
51'-6"
66'-0"
41'-6"
58'-4"
51'-3"
69'-3"
17'-6"

LEVEL 1


406'-4"
120'-3"
161'-3"
19'-5"
COMMERCIAL
STORAGE
PARKING
ELEV
REPAIR
LEASING
LOBBY
LOBBY
CONFERENCE
WC
DN
CIRCULATION
AMENITY
COURTYARD
STORAGE
CIRCULATION
STUDIO
STUDIO
AMENITY
HB
52'-0"
51'-6"
66'-0"
41'-6"
58'-4"
51'-3"
69'-3"
17'-6"

LEVEL 2


406'-4"
120'-3"
161'-3"
19'-5"
CIRCULATION
CIRCULATION
CIRCULATION
U2B | 2B
U1B|1B
STUDIO
EXHAUST
TRASH
2B | 2B
1B | 1B
1B|DEN
MEP
HB
DN
52'-0"
51'-6"
66'-0"
41'-6"
58'-4"
51'-3"
69'-3"
17'-6"

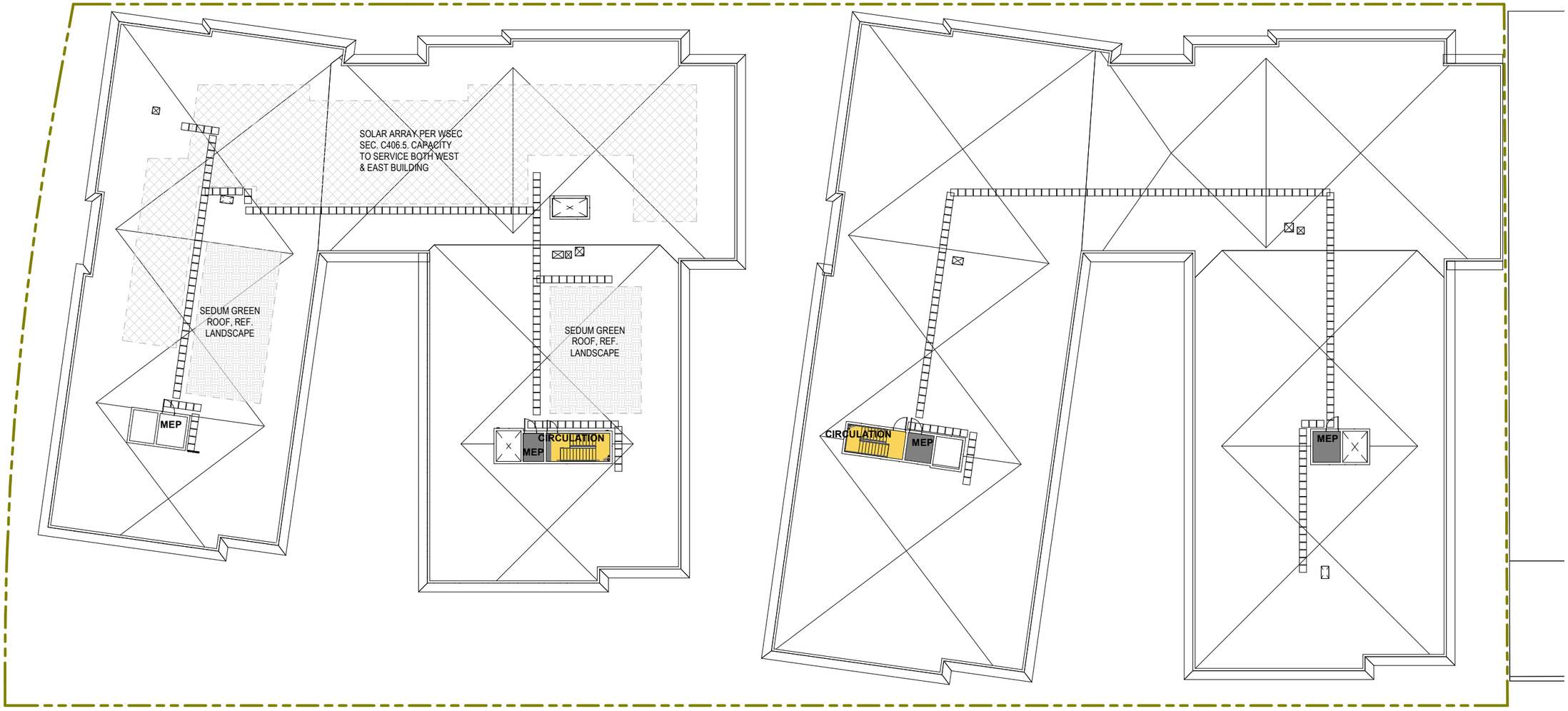
LEVEL 3


65'-6"
23'-0"
72'-6"
16'-0"
35'-0"
72'-2"
23'-0"
72'-6"
16'-0"
145'-6"
56'-6"
113'-0"
2B | 2B
U2B | 2B
1B | 1B
U1B|1B
JAN
ELEC
EXHAUST
TRASH
MEP
CIRCULATION
STUDIO
1B|DEN
VS
65'-6"
42'-8"
72'-2"
26'-0"
72'-2"
48'-0"
72'-2"

LEVEL 4


65'-6"
23'-0"
72'-6"
16'-0"
35'-0"
72'-2"
23'-0"
72'-6"
16'-0"
145'-6"
56'-6"
113'-0"
65'-6"
42'-8"
72'-2"
26'-0"
72'-2"
48'-0"
72'-2"
CIRCULATION
JAN
ELEC
TRASH
MEP
STUDIO
1B|DEN
2B | 2B
U2B | 2B
1B | 1B
U1B|1B
VS

LEVEL 5-7


SOLAR ARRAY PER WSEC SEC. C406.5. CAPACITY TO SERVICE BOTH WEST & EAST BUILDING
SEDUM GREEN ROOF, REF. LANDSCAPE
MEP
SEDUM GREEN ROOF, REF. LANDSCAPE
CIRCULATION
MEP
CIRCULATION
MEP
MEP

↗ ROOF