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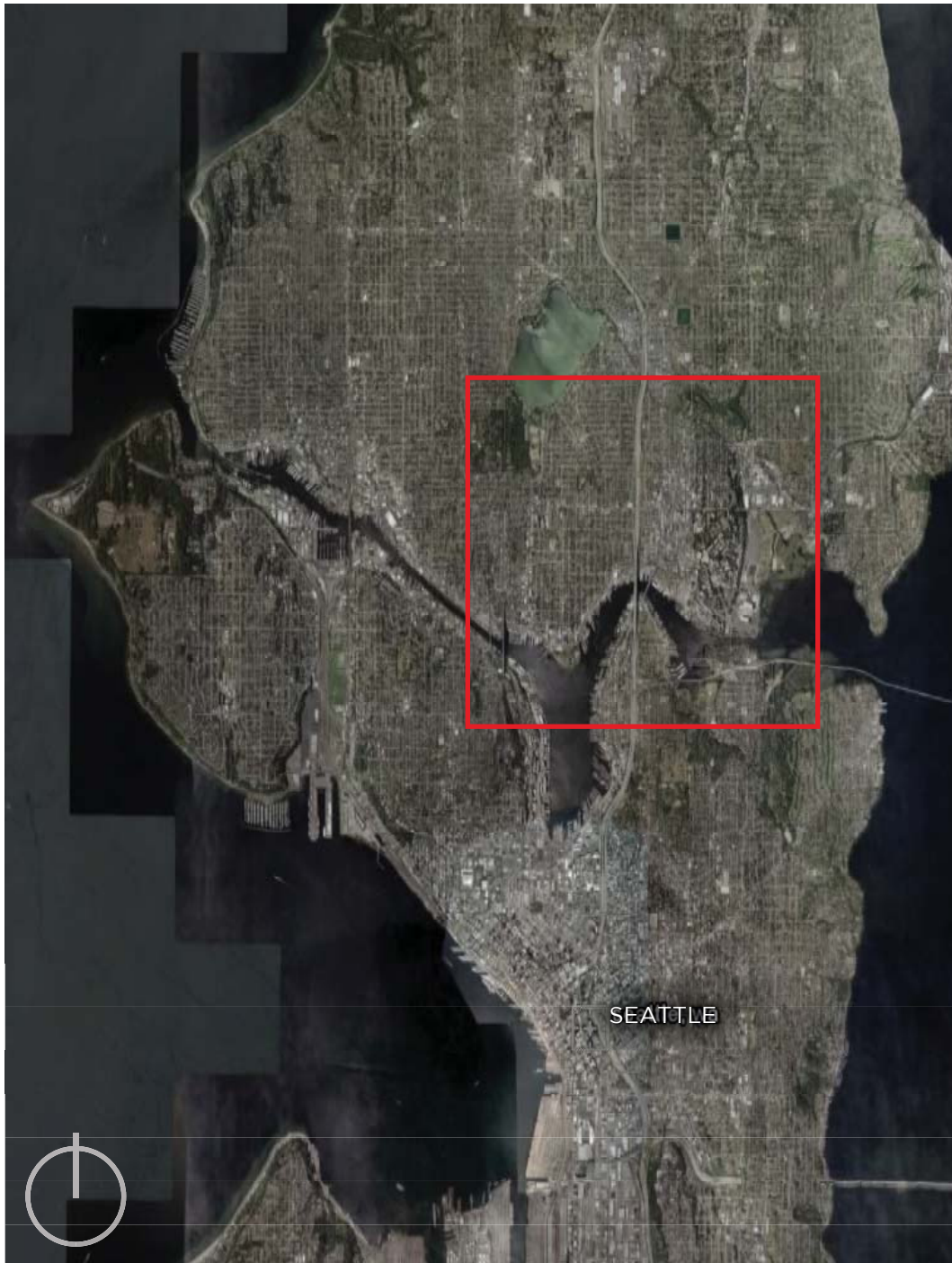
**SHUGART BATES**



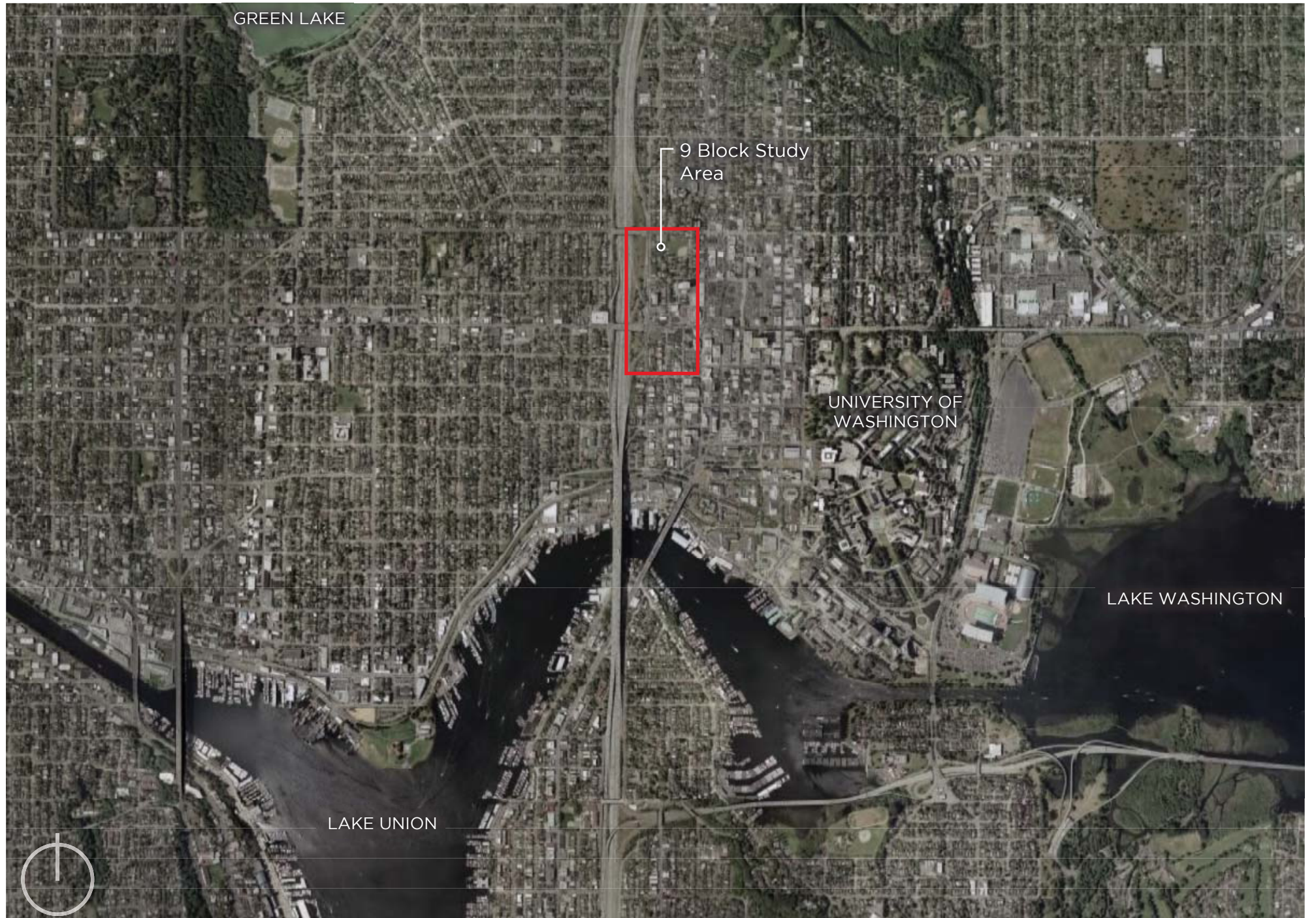
## **47th & 7th FLATS**

4558 7th Avenue NE Seattle, Washington  
DESIGN REVIEW - December 15, 2008  
DPD#3008906





**PROGRAM SUMMARY:**  
 Number of Residential Units = 24(approximately)  
 Amount of Commercial Space = NA  
 Number of Parking Stalls = 24 (approximately)

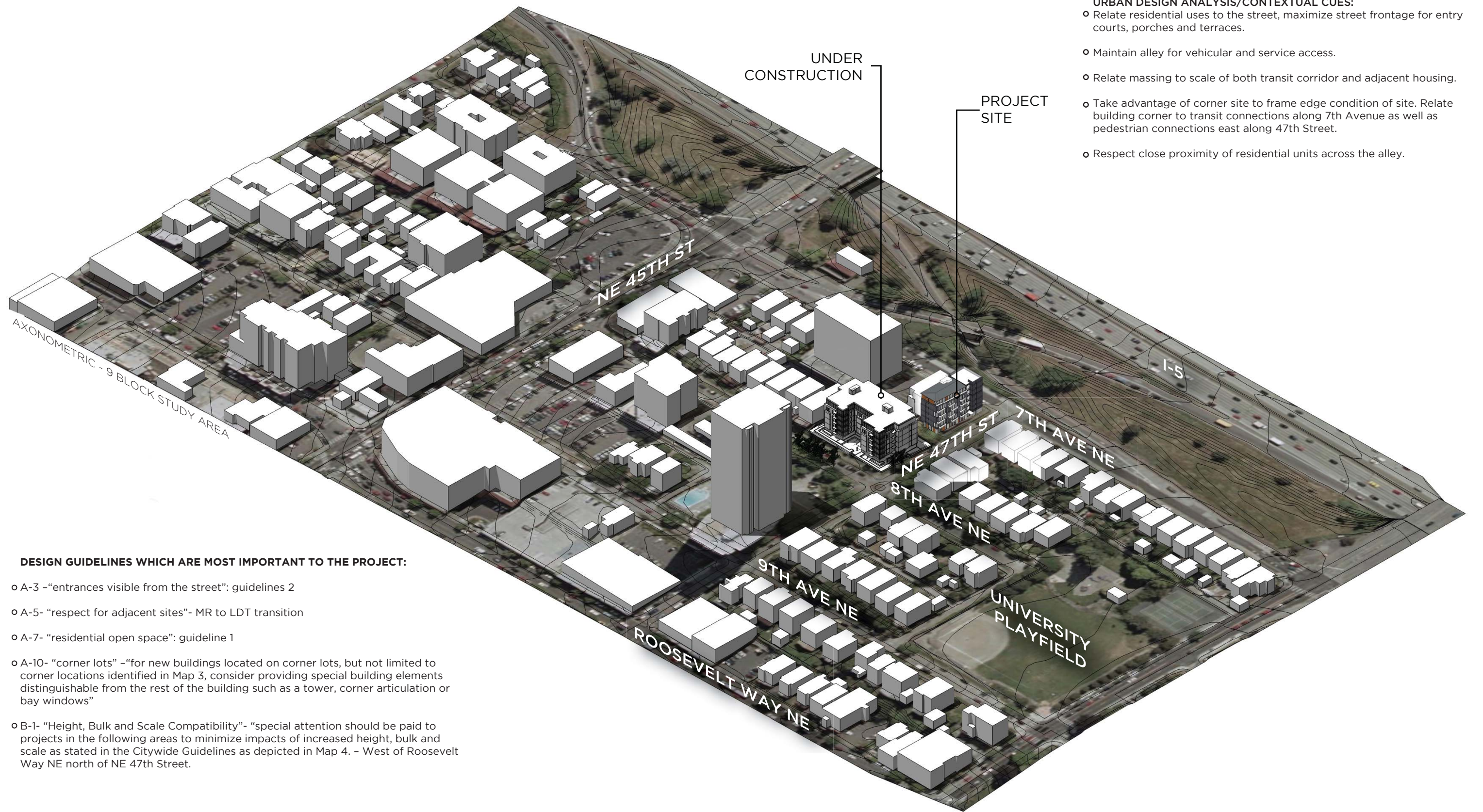


**DESIGN OBJECTIVES:**  
 The 47th & 7th Flats development objectives are as follows:  
 -to strive to achieve a viable, sustainable, and livable experience through siting, massing, and thoughtful design.  
 -acknowledge the edge condition of the neighborhood and the Interstate as well as the transition between the MR zone and the LTD zone  
 -to serve as a case study for well designed, small lot development with an urban density







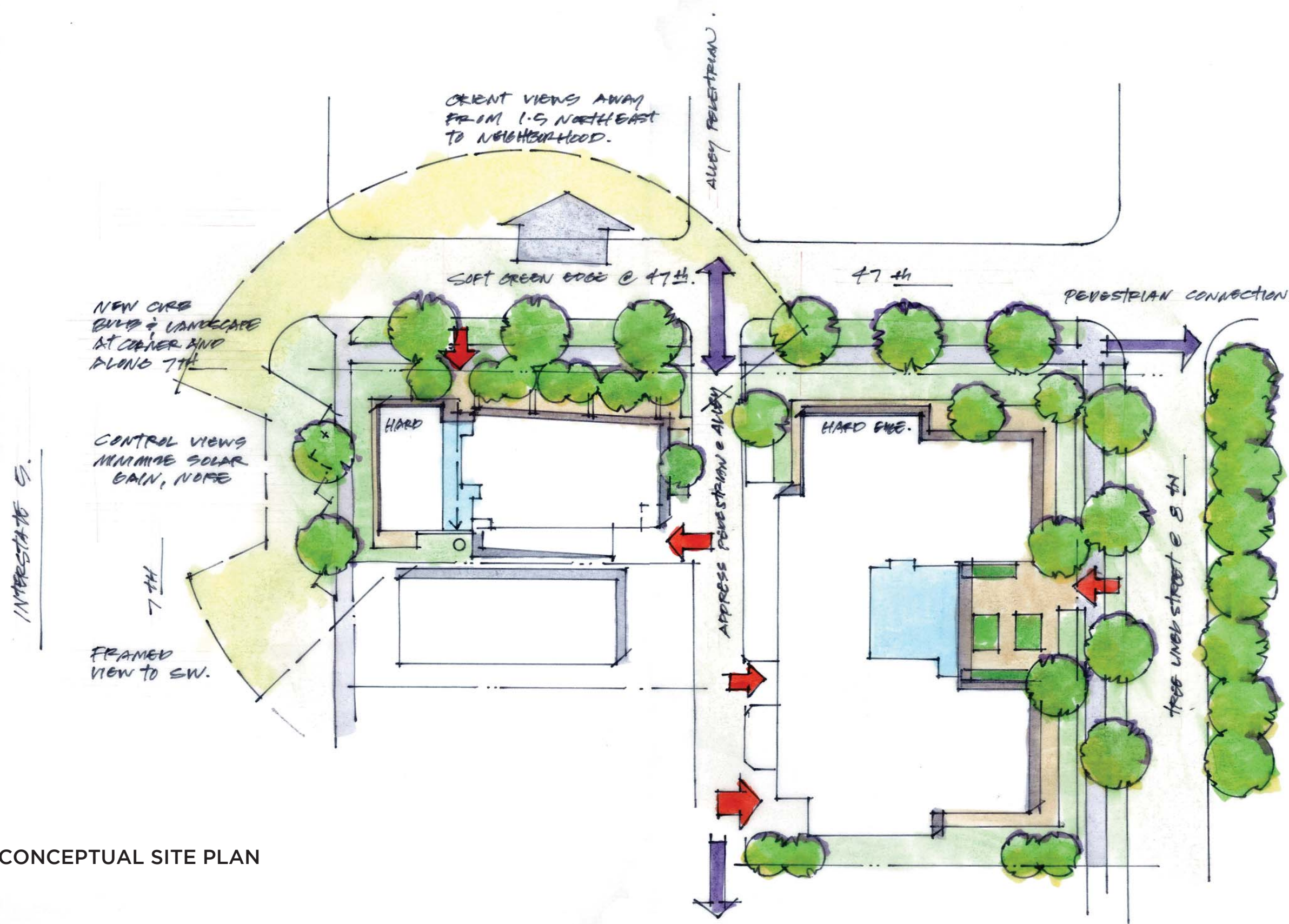


- URBAN DESIGN ANALYSIS/CONTEXTUAL CUES:**
- Relate residential uses to the street, maximize street frontage for entry courts, porches and terraces.
  - Maintain alley for vehicular and service access.
  - Relate massing to scale of both transit corridor and adjacent housing.
  - Take advantage of corner site to frame edge condition of site. Relate building corner to transit connections along 7th Avenue as well as pedestrian connections east along 47th Street.
  - Respect close proximity of residential units across the alley.

**DESIGN GUIDELINES WHICH ARE MOST IMPORTANT TO THE PROJECT:**

- A-3 -“entrances visible from the street”: guidelines 2
- A-5- “respect for adjacent sites”- MR to LDT transition
- A-7- “residential open space”: guideline 1
- A-10- “corner lots” -“for new buildings located on corner lots, but not limited to corner locations identified in Map 3, consider providing special building elements distinguishable from the rest of the building such as a tower, corner articulation or bay windows”
- B-1- “Height, Bulk and Scale Compatibility”- “special attention should be paid to projects in the following areas to minimize impacts of increased height, bulk and scale as stated in the Citywide Guidelines as depicted in Map 4. - West of Roosevelt Way NE north of NE 47th Street.





CONCEPTUAL SITE PLAN

DESIGN RESPONSES TO EDG COMMENTS:

A. Site Planning.

In response to concerns of the access to the garage from the alley, the building has been recessed at the southeast corner on the ground floor in order to provide a better sightline to and from the alley. We have also pulled back the landscaping on the east façade to help with visibility from the ramp. The landscaping along with a metal decorative fence will help to provide the privacy and security to those ground floor units as well. The crest of the parking ramp has been set back further west, allowing for a flat transition to the alley.

As for the entry, a wider (9'-6") than required entry pathway uses landscaping and groundcover to integrate the outdoor "lobby" with the indoor lobby of the building. This provides an area for gathering and activates the sidewalk. Extensive site lighting along major pedestrian pathways will provide visibility during evening hours.

B. Height, Bulk, and Scale.

In response the scale of the north façade, angled decks and offset fenestration patterns are employed to visually reduce the scale of the mass at the north. A setback at the top floor and a change of materials is used to reduce the scale as well.

C. Architectural Elements and Materials.

In response to the board's concern with context and industrial aesthetic, the materials and colors selected represent an aesthetic that responds to the environmental context and concepts of the building. Natural materials and landscaping at the ground floor respond directly to the residential neighborhood context, especially to the park to the north. The building material components consist of cast in place concrete, cementitious siding, metal panel, wood panel, and galvanized steel. Stone-filled gabion baskets provide a natural delineation between the ground floor open spaces and accent the board formed concrete along the sidewalk.

Cementitious siding is used in a manner that both unifies the building masses, as well as defines the different environmental contexts in which the building is responding to; namely the low rise neighborhood to the north and Interstate 5. A dark, horizontal lap siding is used to respond to the scale, noise, and western exposure abutting I-5. A lighter (but similar) color vertical panel system wraps from the north façade to the south façade to unify the visual appearance and to articulate a textural response to the adjacent residential uses at the north, east and south. The staggered vertical joints of the panels on the south wall provide visual interest while the accent colors of both the elevator core and the wood at the sixth floor warm up the facade.

D. Pedestrian Environment.

A decorative metal fence along with landscape elements are provided to insure privacy without a negative visual impact from both the public right of way as well as from the ground floor open space. The finished grade of the building will be 1'-0" higher than the sidewalk along 47th Street (and alley), providing an elevation change to improve privacy. See response to site planning for changes to the lobby/entry.

E. Landscaping.

A comprehensive landscape plan has been developed to integrate the landscaping for the units at ground level with the street trees along NE 47th Street. We have also proposed adding a landscaped curb 'bulb' at the intersection of 7th Ave NE and NE 47th Street with 2 street trees along 7th Ave. While these were not required, they soften the transition from the larger MR zone to the residential LDT zone while screening residents of the ground floor units from the noise along I-5.

The use of bamboo along the west edge of the property are employed to soften the pedestrian experience along 7th Avenue. Gaps are introduced into the bamboo to correlate with fenestration at the ground floor. This weaves the landscape with the architecture while providing a better visual connection to 7th Avenue.

Requested Development Departures.

**1. Midrise Modulation (Front Facade) - Facades over 40' in length are required to be modulated per SMC 23.45.054 to reduce bulk and massing.** The north (front) facade has been inset at the entry, is canted away from the street, and has staggered balconies. All of these elements combine to reduce the bulk of the building and to soften the pedestrian experience along 47th Street, meeting the intent of the code.

**2. Rear Setback - Required rear setback to be 10'-0" average with modulation or 15'-0" without modulation.** We are providing an 11'-5" average rear setback with a visually interesting facade treatment including accent colors, material changes, and recesses. The majority of units in the adjacent apartment building face south, away from this facade, minimizing the impact of the adjacency of the buildings.



LOT AREA = 6,420 SF

MAX STRUCTURE DEPTH (65% OF LOT) = 39'

REQUIRED OPEN SPACE: 25% OF LOT AREA  
WITH 65% STRUCTURE DEPTH = 1,605 SF

MAX FACADE LENGTH = 40'  
(WITHOUT MODULATION)

ALLOWABLE BUILDING HEIGHT = 60'

FRONT YARD SETBACK = 12'-6" (REVERSE  
CORNER)

SIDE YARD SETBACK = 8'

REAR YARD SETBACK = 10' MIN WITH  
MODULATION OR 15' AVERAGED WITHOUT  
MODULATION





Northwest Perspective



Northeast Perspective

#### DESIGN OPTION 1: (Preferred Option)

##### Pros:

- Creates a hard edge along 7th Ave, addressing heavy traffic
- Defines a soft edge along 47th respecting the smaller scale neighborhood
- Minimizes facade at alley to respect light and views of adjacent property
- North views preserved
- Creates opportunity for landscaped area at NE corner

##### Cons:

- South views minimized
- More expensive structure

##### Departures:

- Modulation on North facade, Rear Setback





Southwest Perspective



Southeast Perspective



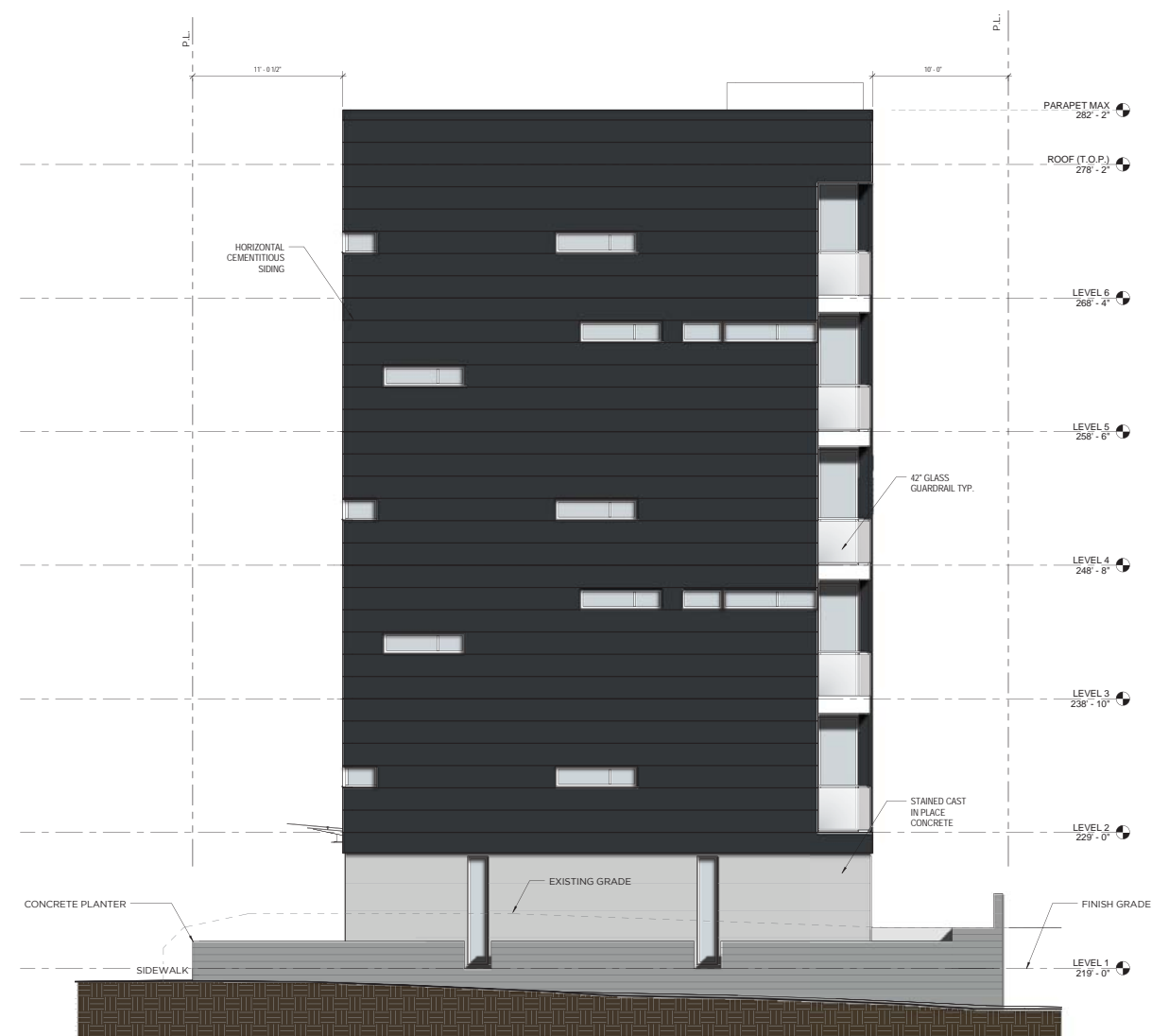


EAST ELEVATION



NORTH ELEVATION



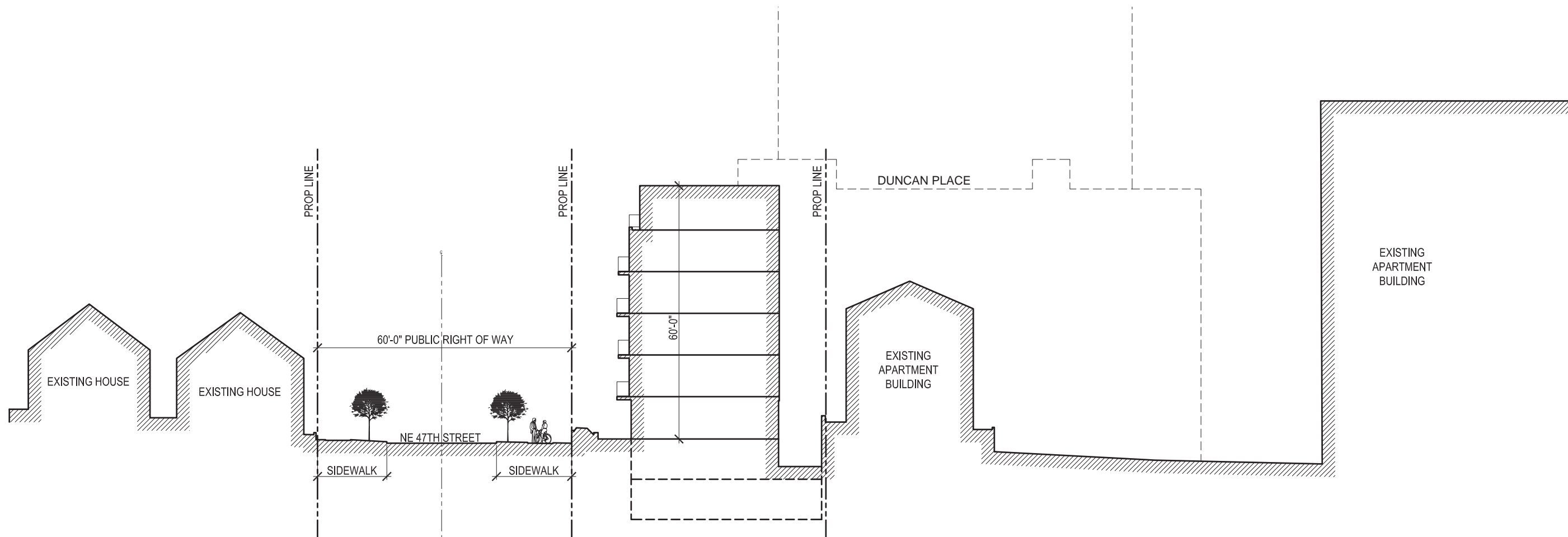


WEST ELEVATION

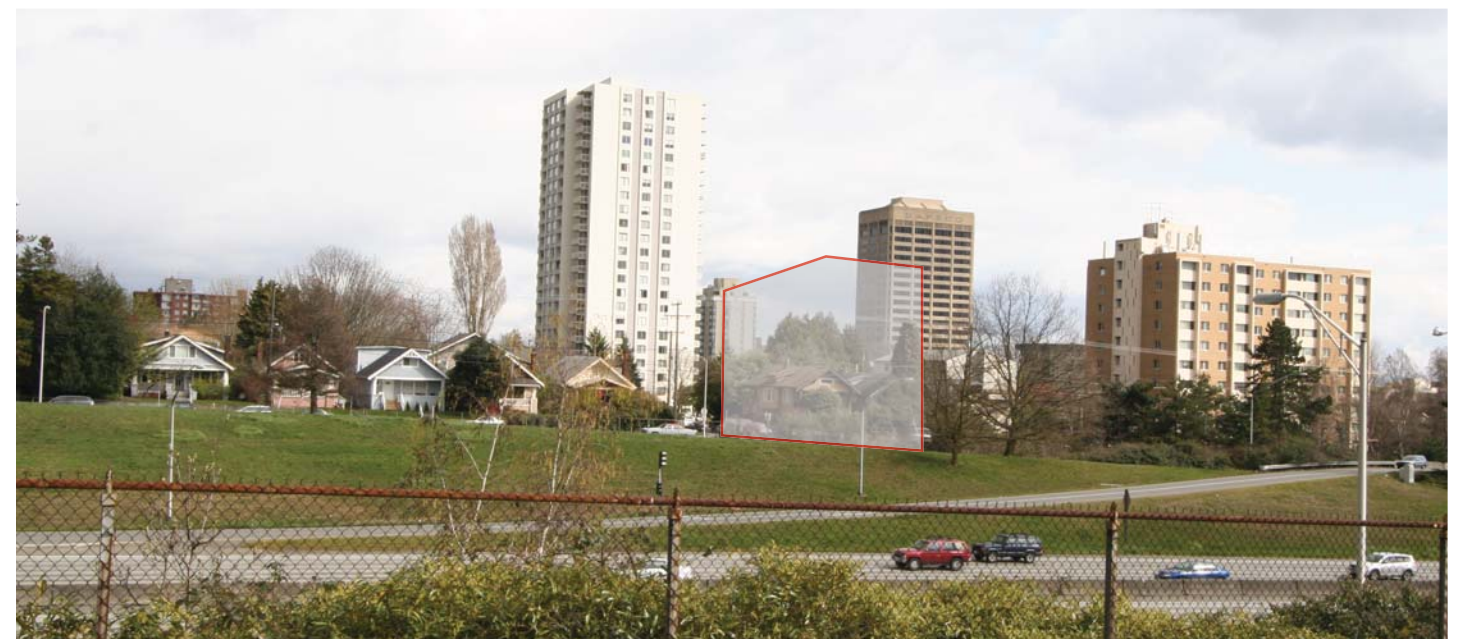


SOUTH ELEVATION



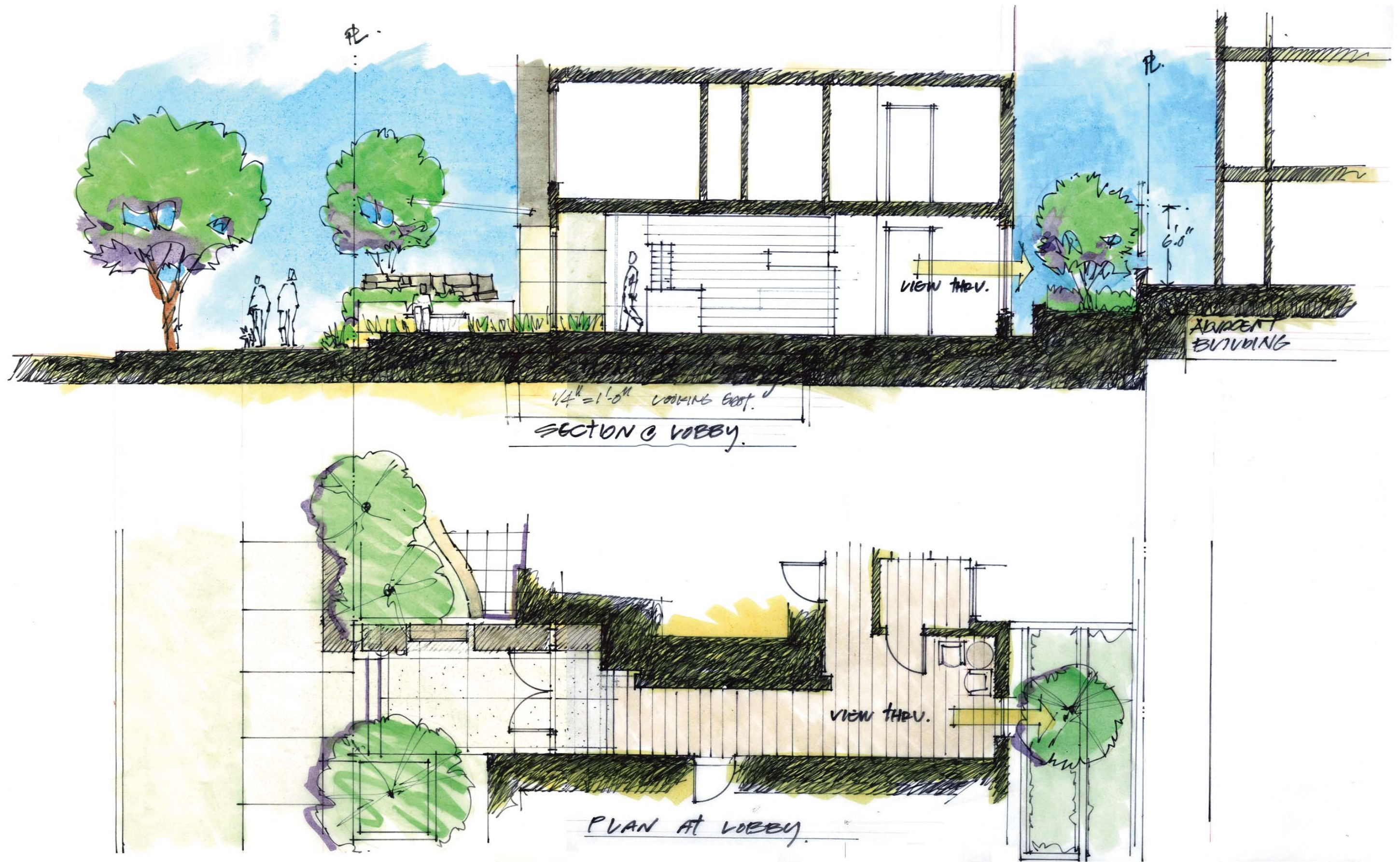


SITE SECTION (NORTH - SOUTH)

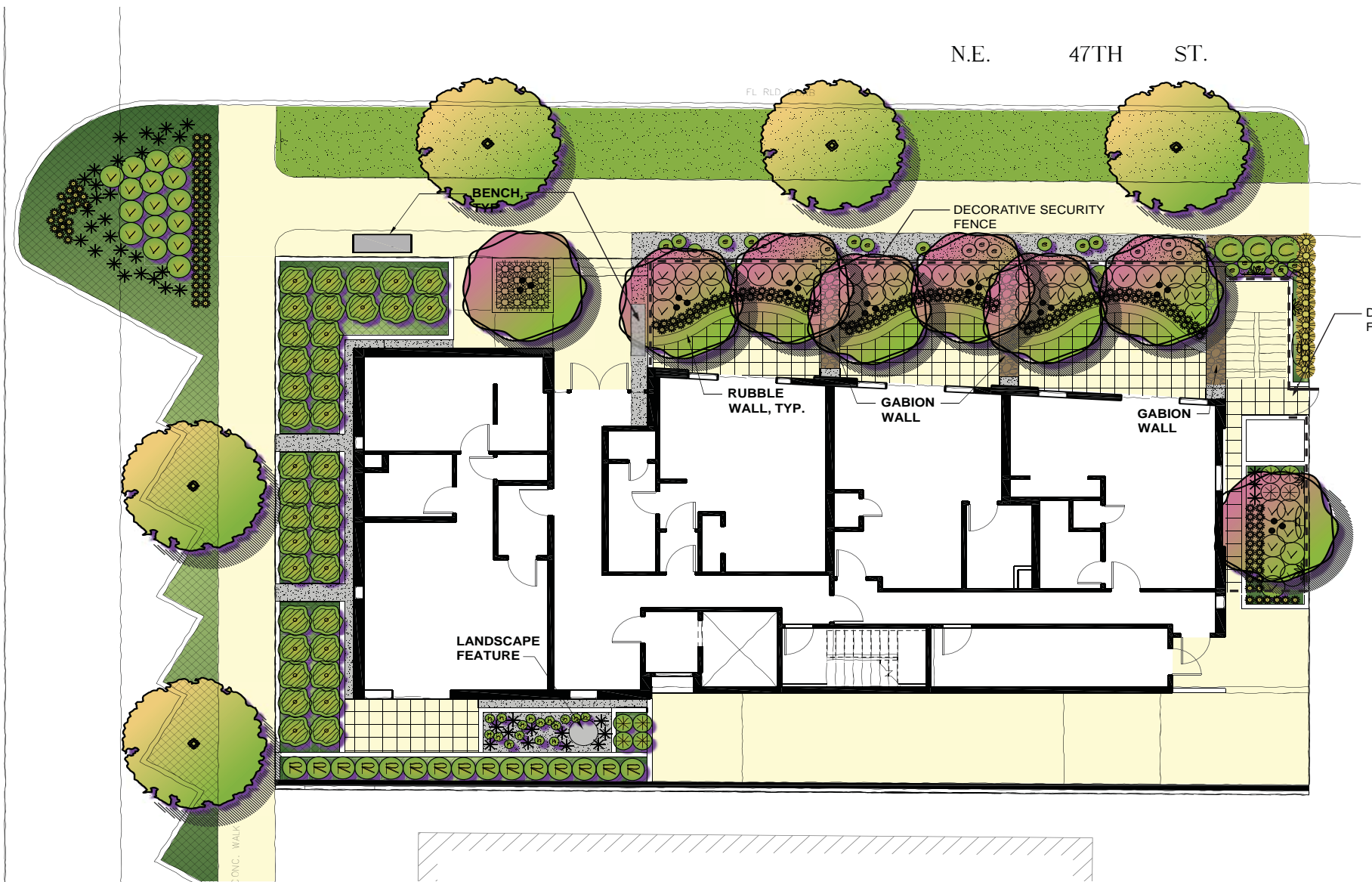
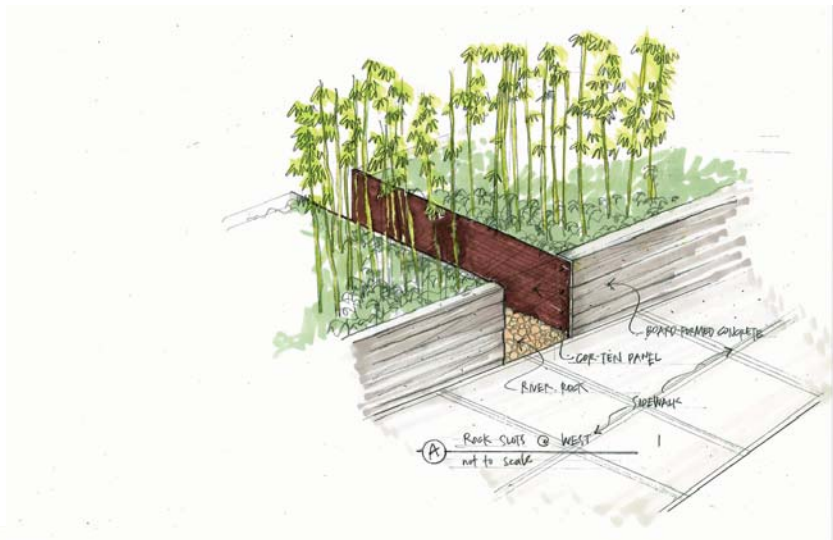


SITE PHOTO: VIEW FROM ACROSS I-5







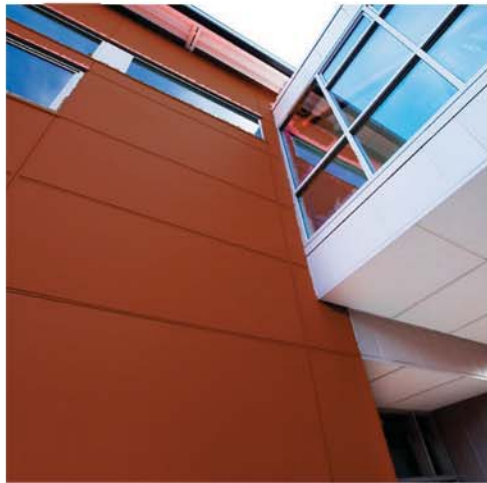




## DECORATIVE SECURITY FENCE AND GATE







Cementitious Panel Siding



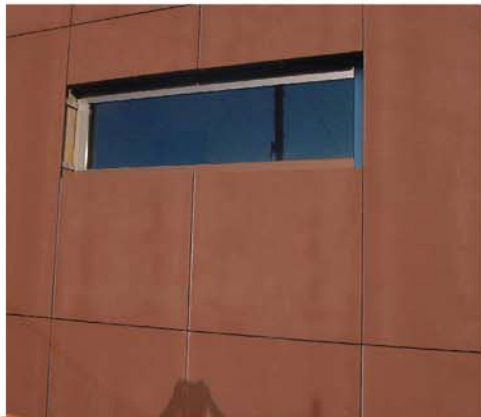
Wood Siding



Cementitious Panel Siding



White Vinyl Windows



Cementitious Panel Siding



Cementitious Lap Siding



Toasted Chestnut



Dark Slate



Medium French Grey



Steel and Glass Railing



Cast in Place Concrete



Board-formed Concrete



Galvanized Fence / Railing



Stone -Filled Gabion Wall