

BROOKLYN PLACE

STATISTICS:

SITE AREA: 16,480 SF
 ADDRESS: 4245 BROOKLYN AVE NE
 PARCEL #: 1142000905
 1142001020

ZONE: NC3/65
 OVERLAY: UNIVERSITY DISTRICT
 NW URBAN CENTER VILLAGE
 LIGHT RAIL STATION

SETBACKS: REAR 0' OR 13' IF WALL > THEN 10',
 FRONT 15' ADJACENT TO MR
 SIDE NONE

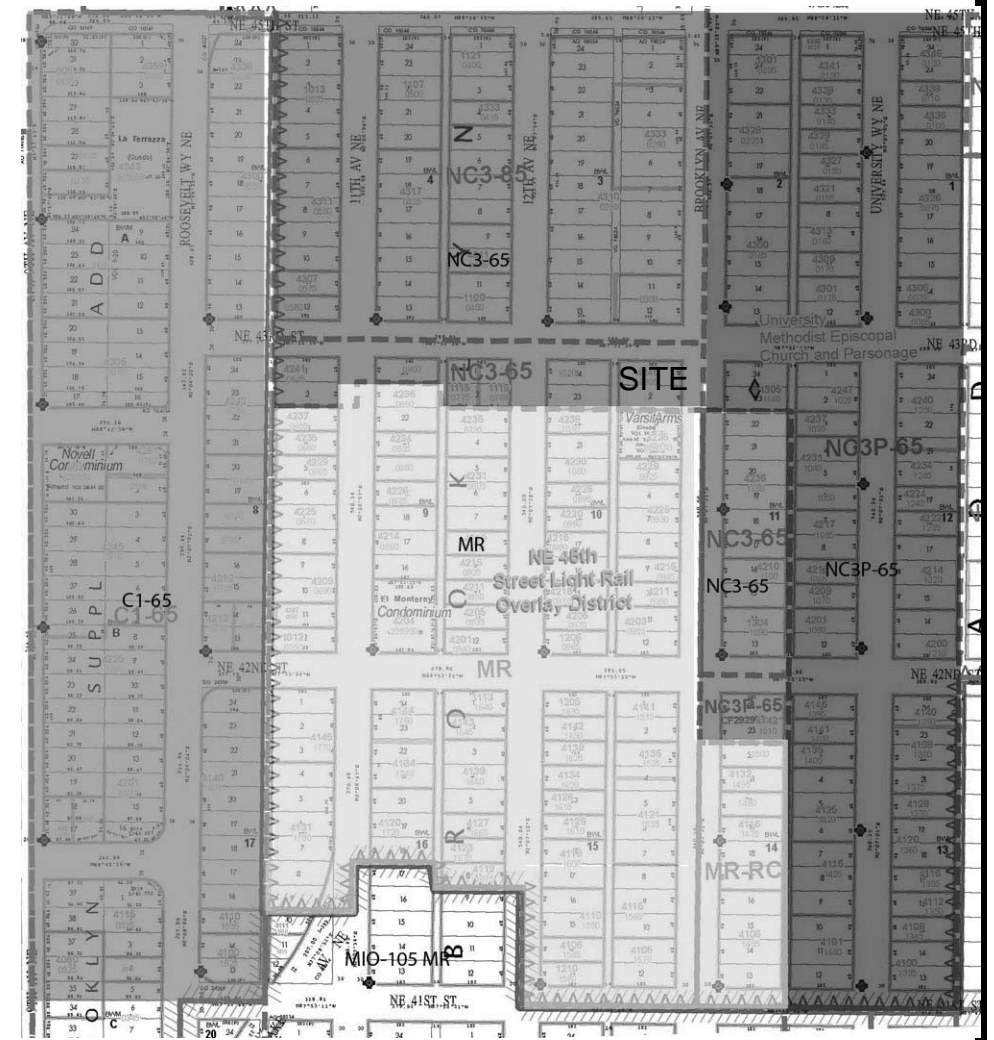
RETAIL REQUIRED: YES
 FAR: 5.75
 HEIGHT: 66' (65+1 SLOPED LOT)
 REQUIRED PARKING : NONE
 RESIDENTIAL AMENITY: 5% OF RESIDENTIAL AREA
 GREEN AREA FACTOR: .3
 PROPOSED RETAIL:
 GROUND LEVEL 13,670 SF
 BASEMENT: 15,000 SF
 PROPOSED RESIDENTIAL UNITS: 180 UNITS
 PROPOSED PARKING: 0 STALLS
 PROPOSED FAR: 5.73 (94,466 SF)
 RESIDENTIAL AMENITY 4,040 SF (SECOND FLOOR & ROOF)
 GREEN AREA FACTOR: .57

Project Summery:

The project is located on to two lots one at the corner of the Brooklyn Ave NE and NE 43rd Street the other at the corner of 12th Ave NE and NE 43rd Street. The site is separated by an alley. The site slopes from East to West and there is about nineteen feet elevation change from the northeast corner to the south west corner of the proposed site. There is an existing house on the easterly site and pay for parking lot on the westerly site. The house has some historical significance and will have to go through the review process before it can be demolished. The existing trees located on the property and off do not fall in the category as being significant thus they do not need to be retained. The site is located across from the proposed south entrance to the future Sound transit station.

Development Objectives:

- Provide buffer between existing residential projects to the south.
- Create a mix use development that will house affordable housing for both U of W students and potential renters that might want to live in the proximity of a transit station.
- Roof top deck and garden that will provide place of gathering for the residence and great views to the south end west.
- Respect adjacent historical buildings.
- At the ground level as well as the basement level provide retail space that will draw from the influx of potential customers brought to this site by means of transit station



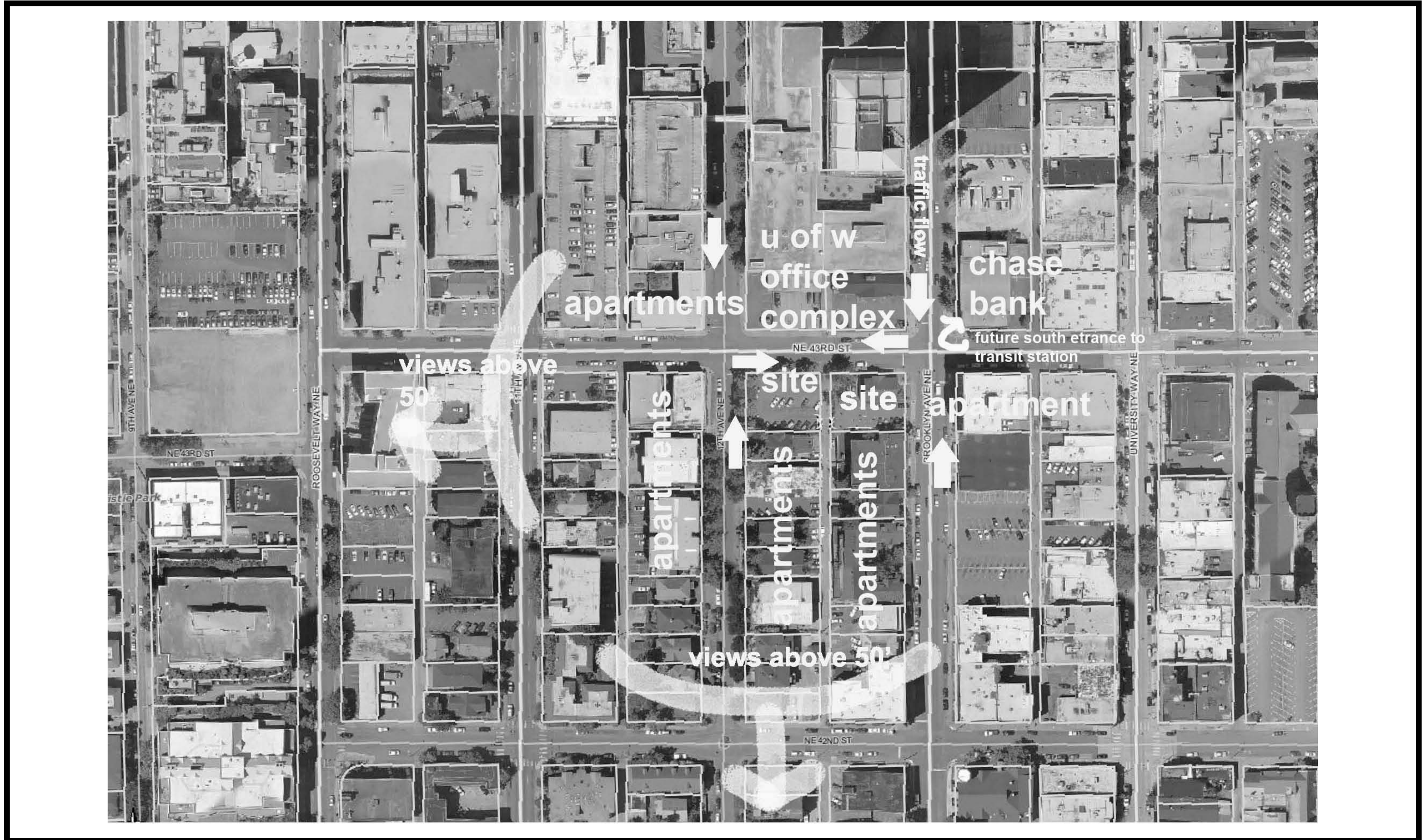


Concrete building with very little detailing

Brick apartment building similar in size and detailing to one's located on Brooklyn

Future south entrance to transit station

Multi story apartment buildings with great window and brick detailing, entry located at the middle of the building. Should incorporate some of the details like columns, window openings



VICINTY MAP

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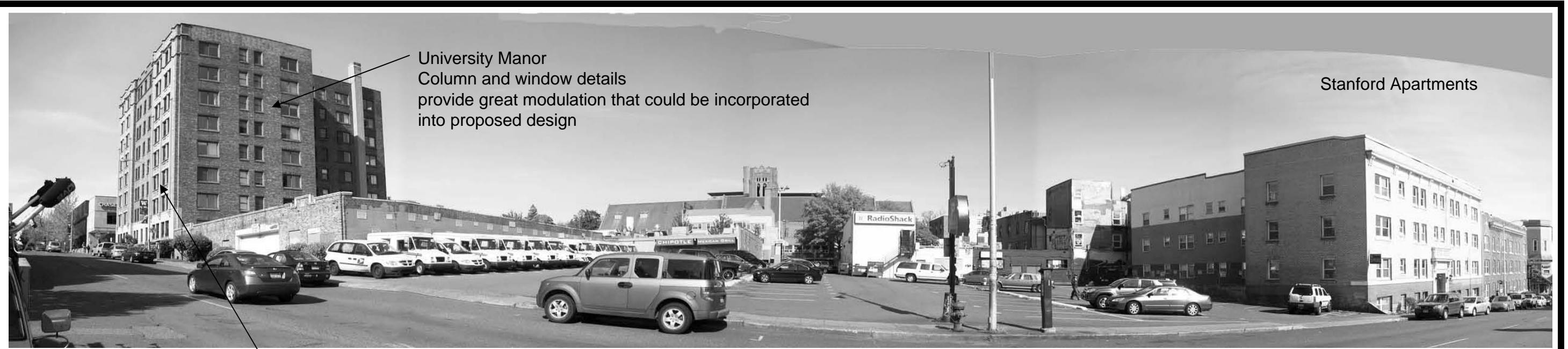


EAST 12TH AVE NE

Window fenestration that could be used as design feature for the proposed project



WEST 12TH Ave NE

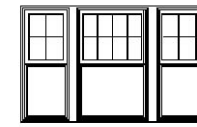
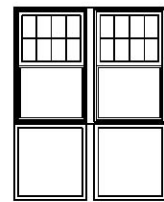


University Manor
Column and window details
provide great modulation that could be incorporated
into proposed design

Stanford Apartments

EAST BROOKLYN AVE NE

Window detail



Canterbury Court
Historical apartment complex

Window details should be incorporated
into proposed design



WEST BROOKLYN AVE NE

site

Entrance located at
center of the building
should be incorporated
into proposed design



NORTH N.E. 43RD STREET



SOUTH N.E. 43RD STREET

SITE PICTURES

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Historical significance:

The University Manor apartment building was originally known as the Washington Manor, but was also called the Malloy Manor for many years after its purchase by the Malloy family in 1929. This eight-story building was constructed during a period of rapid growth in residential housing, and particularly in apartment buildings, both in the University District as well as other parts of Seattle. The University Manor building was unique in its emphasis on luxury housing and its conversion to use as an apartment hotel. It was also unusual in its initial method of funding by a business development group and was emblematic of the emergence of a community identity for the University District and civic pride in its economic and social growth.

The Washington Manor was designed by architect Earl Roberts in the Tudor Gothic style and was constructed in a little over five months. The building offered one-, two-, three- four- and five-room suites and a host of amenities, including state of the-art fire protection, soundproofing, large rooms and closets, tile baths and showers, hardwood floors, and the most modern electric appliances. Advertisements touted the opportunity for tenants "To live luxuriously within convenient distance of downtown Seattle-yet half a block from one of America's finest community shopping centers-on a scenic view site par excellence-and surrounded by the inspirational atmosphere of a great University" (University Herald, August 12, 1926).

As was the intent of the Development Company, the property was sold fairly soon thereafter to Angus P. Malloy. The Malloys, who made some renovations to the building, renamed it the Malloy Manor, and began to advertise it as an apartment hotel. This concept, popular in other larger cities, provided the services normally offered by hotels combined with the privacy and home-like features of an apartment house. More rooms were furnished and a hotel dining room and a hairdresser's shop were also located on the premises. By the late 1930s, a majority of the tenants were women, many of them widows. A garage, which had been built next to the apartments by the University Development Corporation in 1928 before the building was sold, was also upgraded to provide adequate parking for those using the Malloy Manor as a hotel. The original architect, Earl Roberts, had also designed this structure, which incorporated the same brick and a few simplified cast stone features to link it visually to the apartment building.

The Washington Manor also exemplified the growing importance and acceptance of apartments, which took advantage of new designs and construction technologies to create a more comfortable and "homelike" environment in a multi-family setting.

Mullions and balustrade, the alternating brick and cast stone, and bands of coupled windows give the building symmetry. The first floor is distinguished by a veneer of cast stone on the facade (north) and west elevations. The recessed arched entryway is in the center of the building and is currently covered by a removal fabric awning. One single glass wood frame door, with multi-light side panels, provides entry to the building. Cast stone grotesques along the top of the first floor veneer and at the base of the mullions add a distinctive Tudor flare to the building. Corners along the facade and west elevations are stepped. The alley (east) side and back (south) are unadorned with simple brick lintels and sills. An open stairway and east elevation provides alternate access to the building.

At first glance, the University Manor looks unchanged, however finials along the balustrade cornice have been removed (see historic photo) and all of the windows have been replaced. New windows of the facade and west elevations, however, replicate the original 8/1 double hung windows. Replacements on the south and east elevations are, for the most part, not double hung windows.



EAST VIEW OF THE SITE

Historical significance:

David C. Felch and Frank Felch, a physician, constructed this house in 1905. Mary Felch, David's widow, continued to live in the house until 1927. In 1928, Charles W. Felch, a salesman, was the owner. The house remained in the Felch family for many years, and Baxter and Mabel Felch lived in the house until the 1980s. This house is a rare example of an early 20th century residence in the midst of the University District commercial area that is relatively unaltered on the exterior. It is typical of the wood-frame residential vernacular buildings once common in the Brooklyn area, the oldest neighborhood in the University District. The Brooklyn Addition was platted in 1890 by Seattle developer James A. Moore. The building is being used as an office at present. The Felch house is somewhat similar to the home of Bertha and Henry Landes, located on the present site of the Meany Hotel. Bertha Landes was Seattle's first and only woman mayor, and Henry Landes was a geology professor, who served as dean of the College of Arts and Sciences and as acting president of the University of Washington.



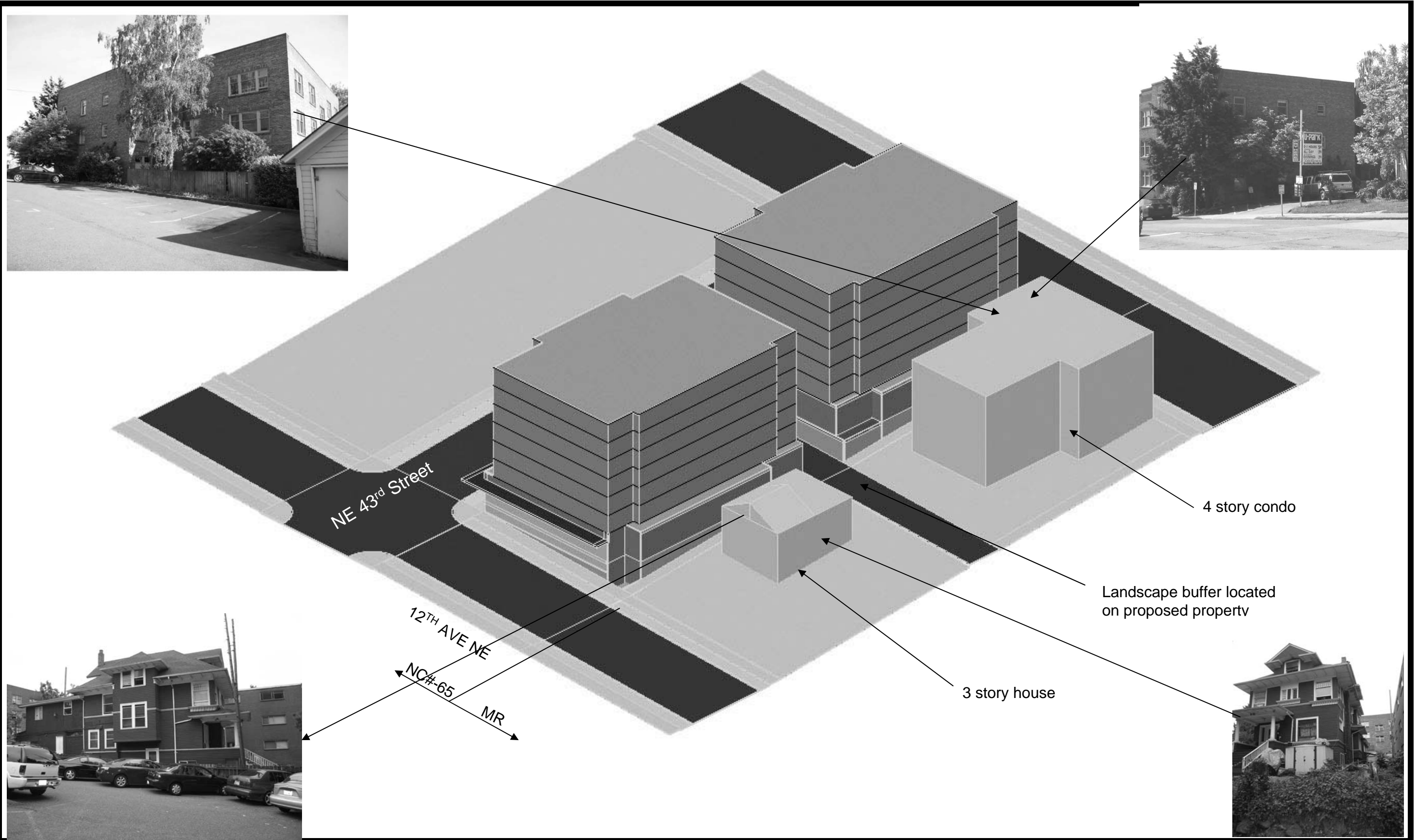
WEST VIEW OF THE SITE



SOUTH VIEW OF THE SITE



WEST VIEW OF THE SITE



View from south west

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List of the Design Guidelines Relevant to this Project:

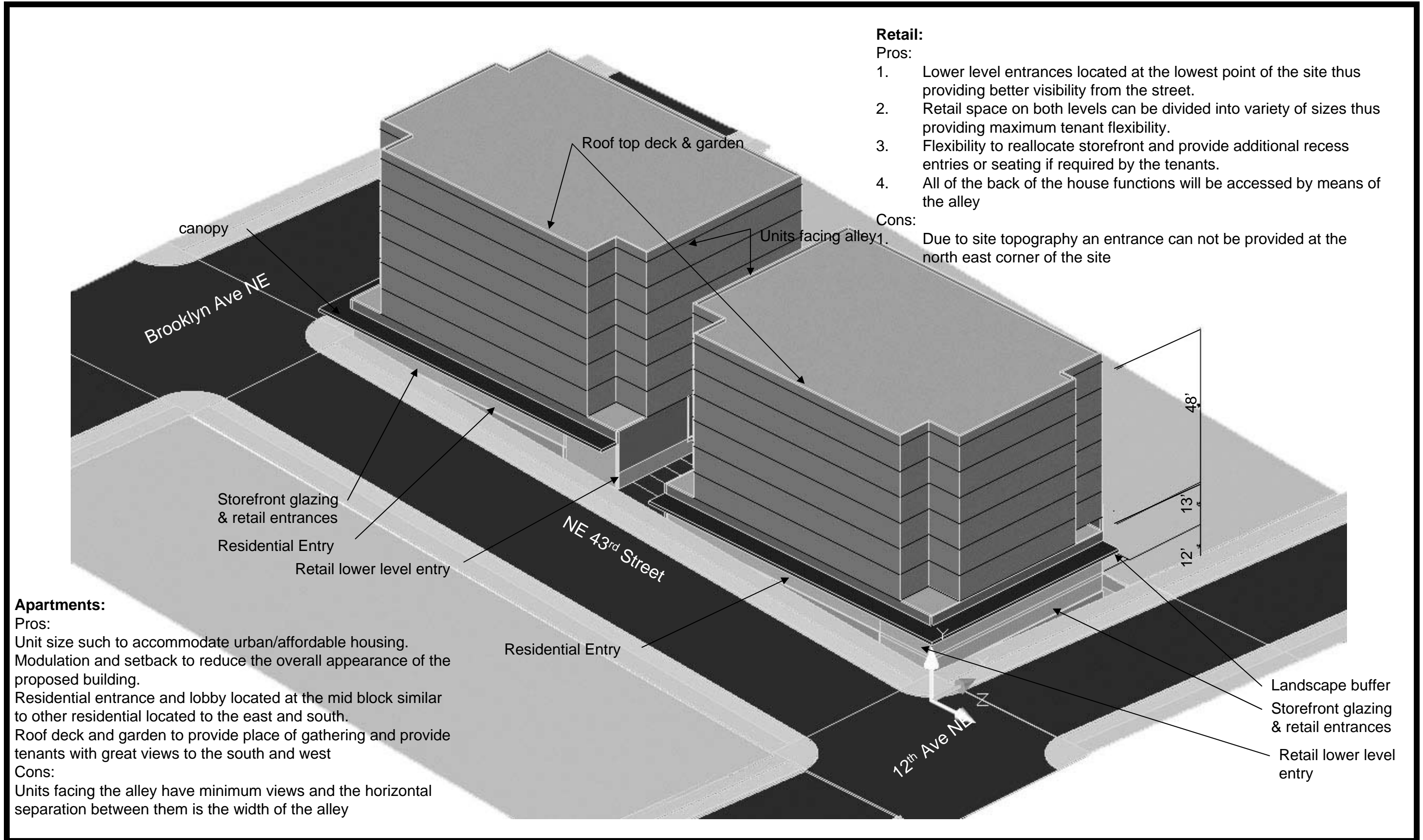
- A-1 Responding to Site Characteristics
The siting of buildings should respond to specific site conditions and opportunities
- A-2 Streetscape Compatibility
The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.
- * A-3 Entrances Visible to the Street
Entries should be clearly identifiable and visible from the street.
- * A-4 Human Activity
New development should be sited and designed to encourage human activity on the street.
- A-5 Respect for Adjacent Sites
Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.
- A-7 Residential Open Space
Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.
- A-10 Corner Lots
Building on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from corners.
- B-1 Height, Bulk, and Scale Compatibility
Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area.
- * C-1 Architectural Context
New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.
- C-2 Architectural Concept and Consistency
Buildings should exhibit form and features identifying the functions within the building.
- C-3 Human Scale
The design of new buildings should incorporate architectural features, elements and details to achieve a good human scale
- C-4 Exterior Finish Materials
Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close
- D-1 Pedestrian Open Spaces and Entrance
Convenient and attractive access to the building's entry should be provided
- D-6 Screening of Dumpsters, Utilities, and Service Areas
Building sites should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible
- D-9 Commercial Signage
Signs should add interest to the street front environment and should be appropriate for the scale and character desired in the area.
- *D-11 Commercial Transparency
Commercial storefronts should be transparent, allowing for a direct visual connection between pedestrians on the sidewalk and the activities occurring on the interior of a building
- D-12 Residential Entries and Transitions
Main entrances of multi-family/mixed-use buildings should be located on the "primary pedestrian corridor" within commercial areas and should be clearly identifiable
- * Denotes the most important guidelines

Response to design guide lines:

- A-1 Retail located at street level, buffers provide along the abutting MR zoned property.
- A-2 Retail component located at the ground level will enhance pedestrian experience.
- A-3 Both retail and residential entrances will be located at the grade level and will be visible.
- A-4 Retail located at the street level will provide additional human activity at the street level.
- A-5 Buildings will be set back from its residential neighbors and additional setback will be provided where this site abuts MR zoned properties.
- A-7 Roof top deck and garden will be provided.
- A-10 The buildings are oriented to the corners though due to site topography corner entries will not be possible to provide. No additional corner details are provide since non are present in the adjacent site.
- B-1 The adjacent buildings to the north and east are higher then the proposed project while existing buildings to the south and west are couple of floor shorter though proposed buffer and ROW will provide scale compatibility. The material change on the top two floors as well as proposed modulation will also reduce the overall scale of the project
- C-1 The proposed materials will be brick and stucco to compliment existing buildings to the east and south and the proposed window patter will be similar as found in the near by buildings.
- C-2 The two components of the proposed buildings are retail and residential and requirement for different window fenestration and exterior façade detailing will identify each use.
- C-3 Canopies above the sidewalk as well as recessed retail and residential entrances will provide human scale at the street level.
- C-4 Exterior finish materials will be brick and stucco as found in the adjacent buildings.
- D-1 Recessed entrances will be provided for both retail and residential tenants.
- D-6 The trash dumpsters and mechanical equipment will be accessed by means of alley.
- D-9 Retail signage will be located at the vertical face of the canopy.
- D-11 Retail storefronts are proposed that vary in height from minimum of 8' to 14' thus providing direct visual connection between pedestrians on the sidewalk and the activities occurring on the interior of a building
- D-12 Residential entries will be wider then the retail ones and contrasting canopy design will differentiate it from the adjacent retail areas.

Design departures:

10'x10' setback adjacent to residential zone located on Brooklyn Ave NE
Adjacent building has no front or side yard setbacks thus this setback is not required to provide buffer between the existing building and the proposed building



Retail:

Pros:

1. Lower level entrances located at the lowest point of the site thus providing better visibility from the street.
2. Retail space on both levels can be divided into variety of sizes thus providing maximum tenant flexibility.
3. Flexibility to reallocate storefront and provide additional recess entries or seating if required by the tenants.
4. All of the back of the house functions will be accessed by means of the alley

Cons:

Due to site topography an entrance can not be provided at the north east corner of the site

Apartments:

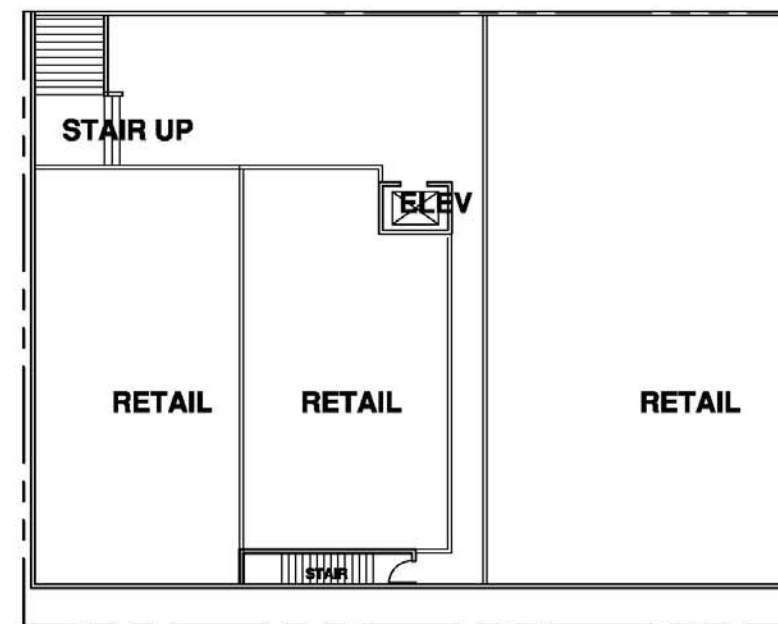
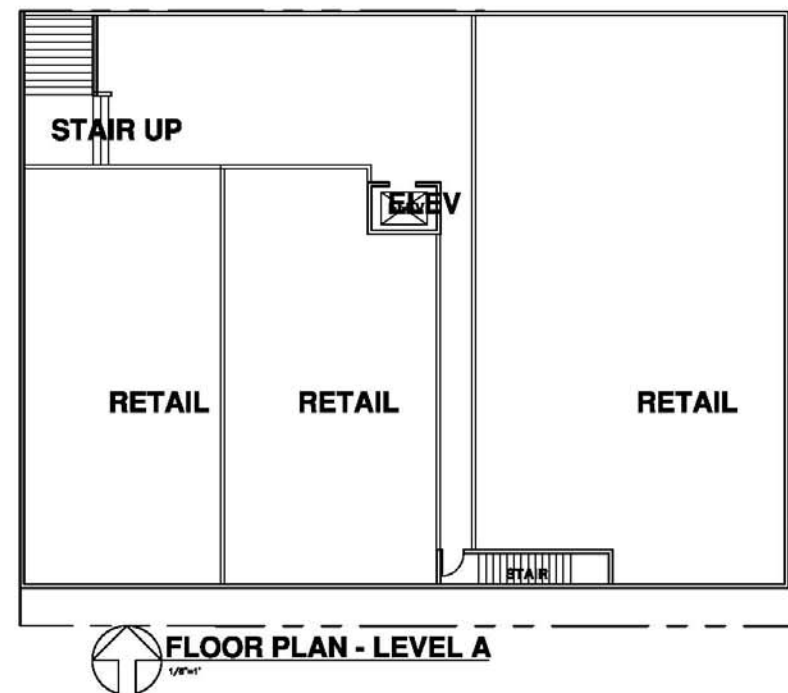
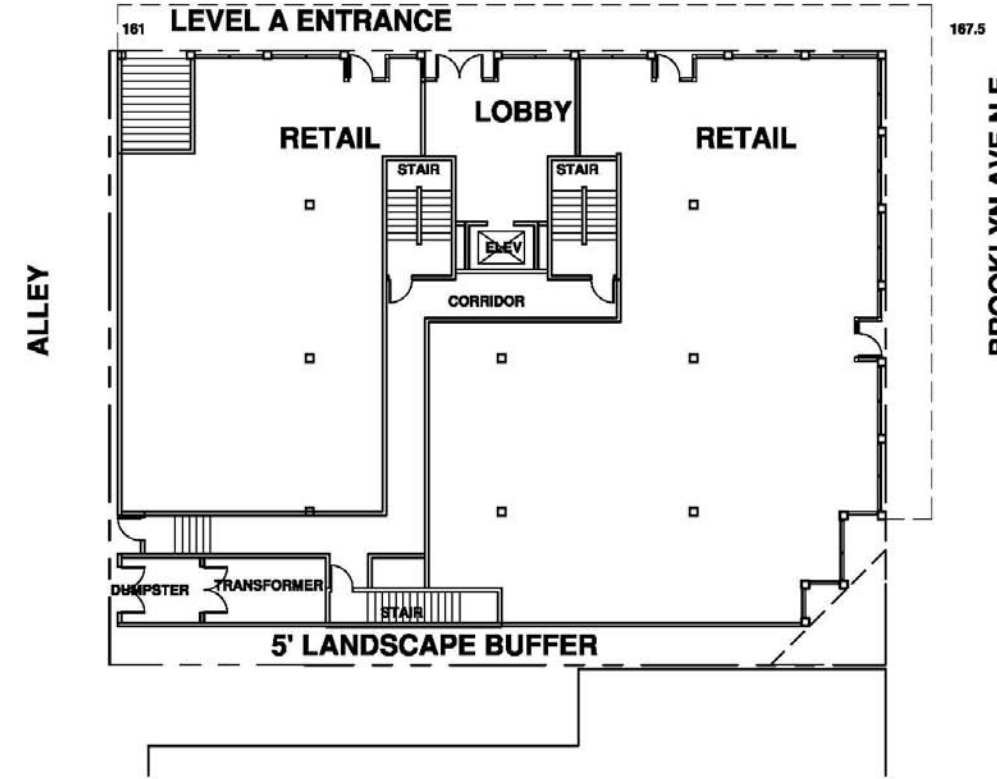
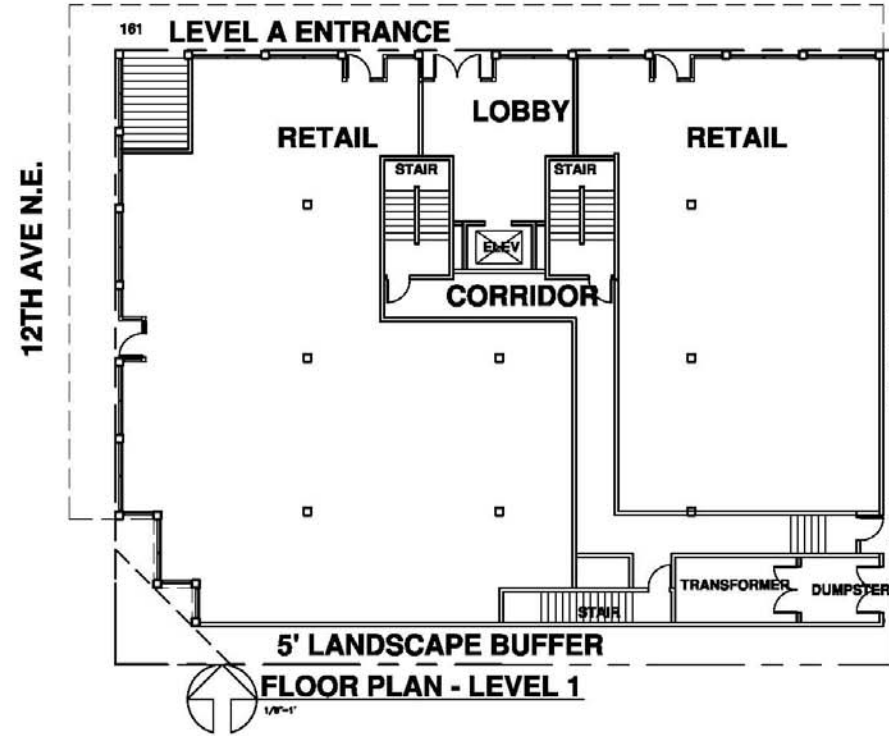
Pros:

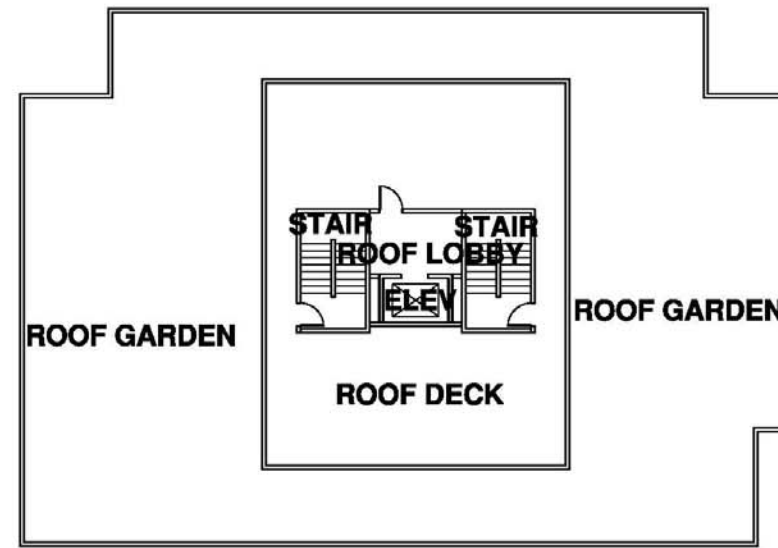
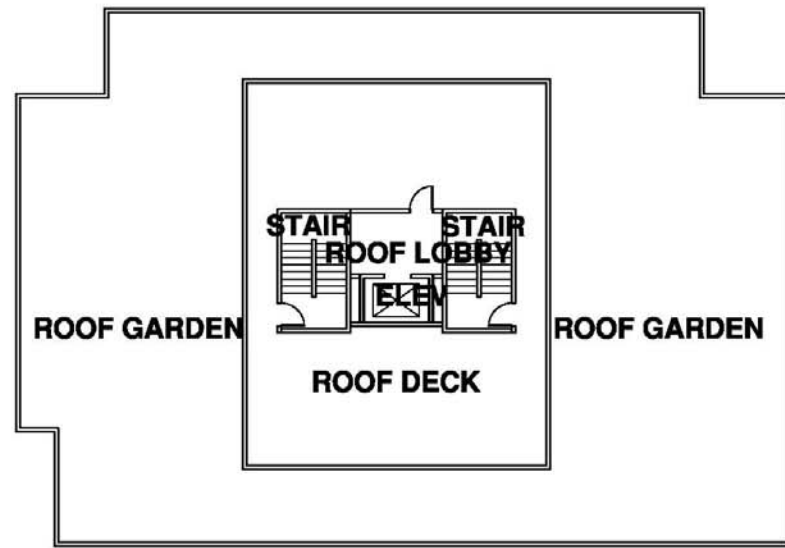
Unit size such to accommodate urban/affordable housing.
 Modulation and setback to reduce the overall appearance of the proposed building.
 Residential entrance and lobby located at the mid block similar to other residential located to the east and south.
 Roof deck and garden to provide place of gathering and provide tenants with great views to the south and west

Cons:

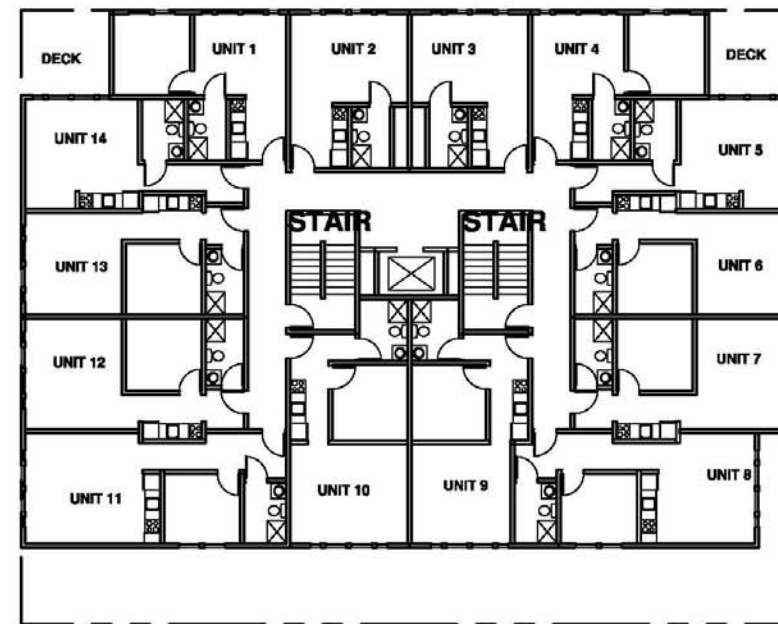
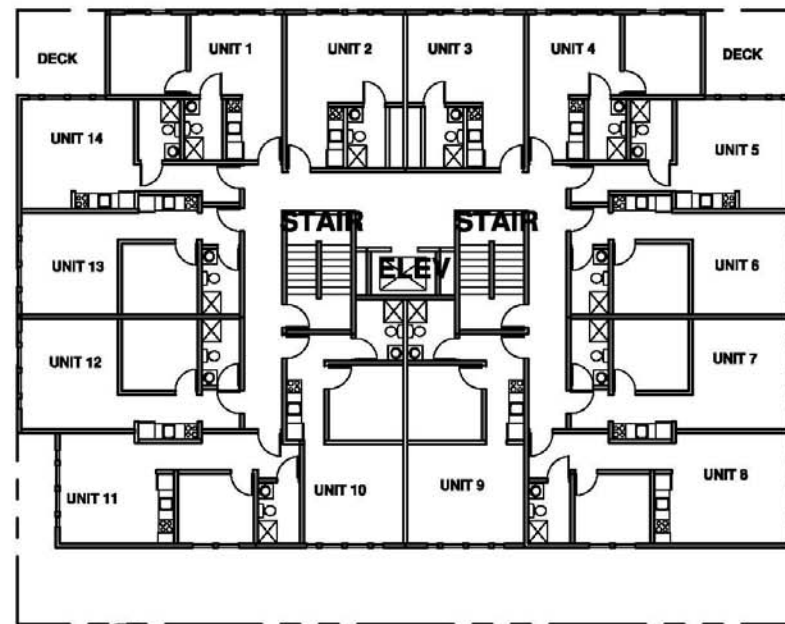
Units facing the alley have minimum views and the horizontal separation between them is the width of the alley

N.E. 43RD STREET



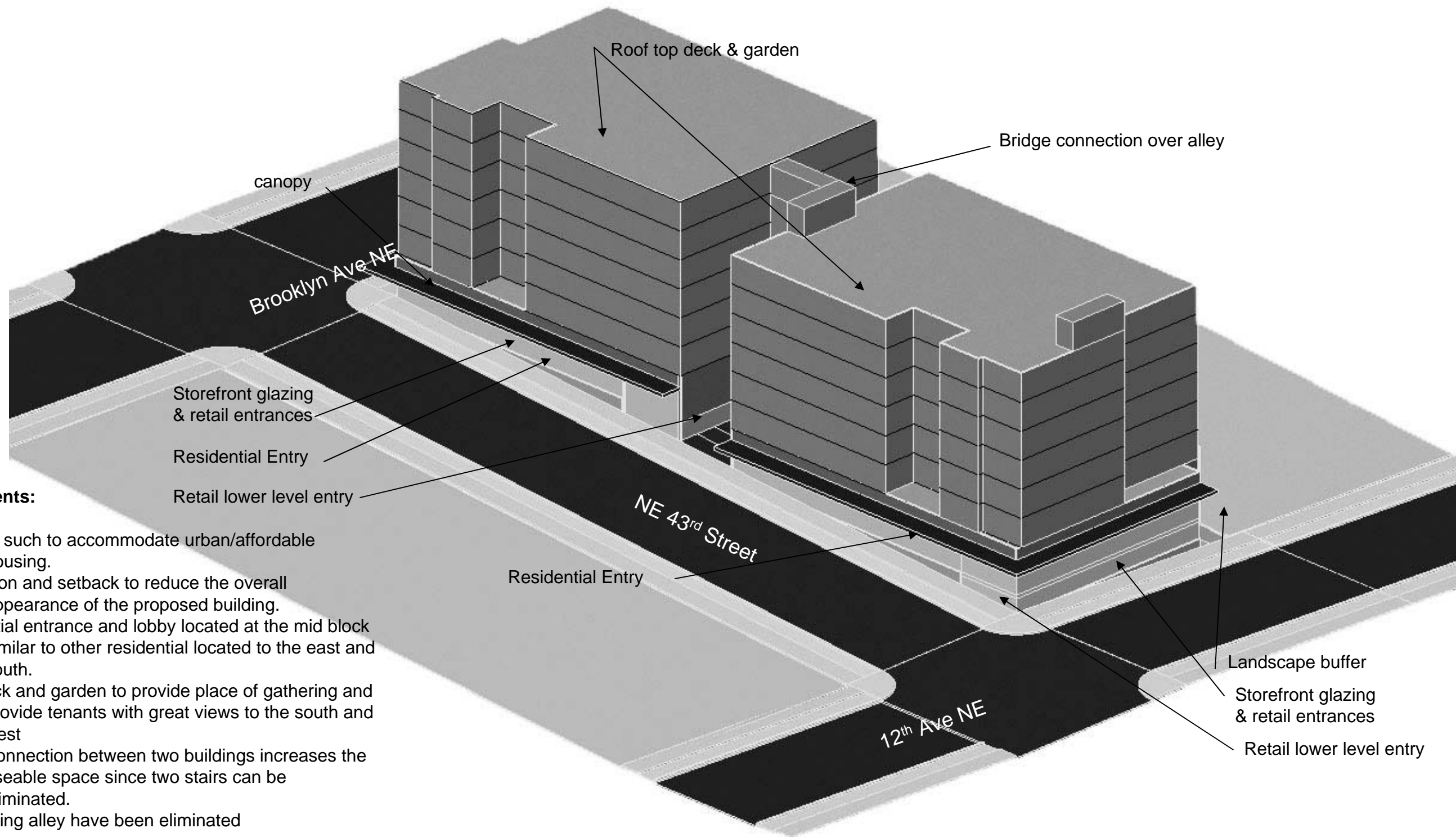


 **ROOF PLAN**
1/8"=1'



 **FLOOR PLAN - LEVEL 3-7**
1/8"=1'

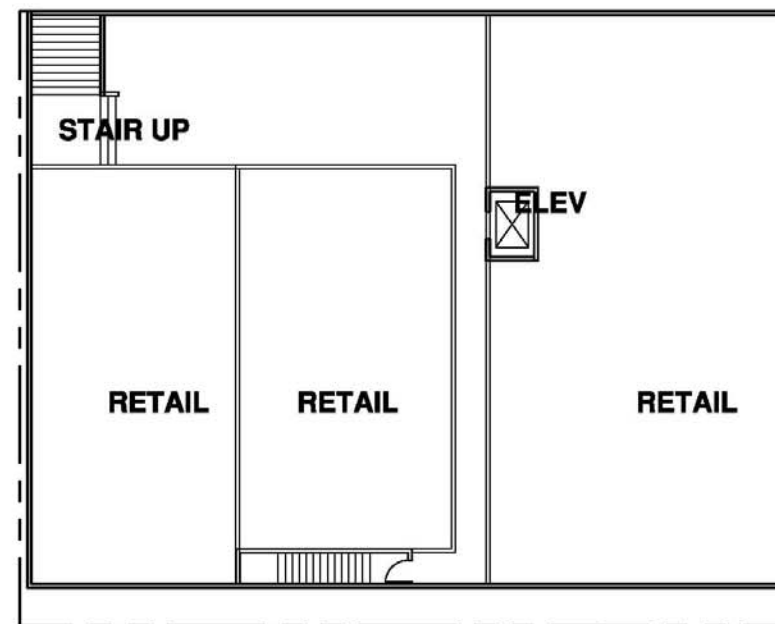
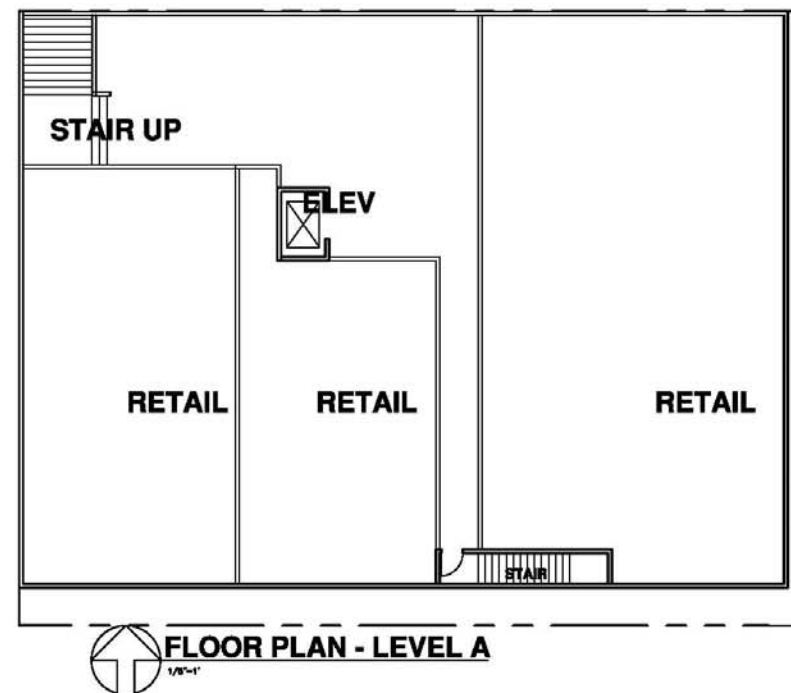
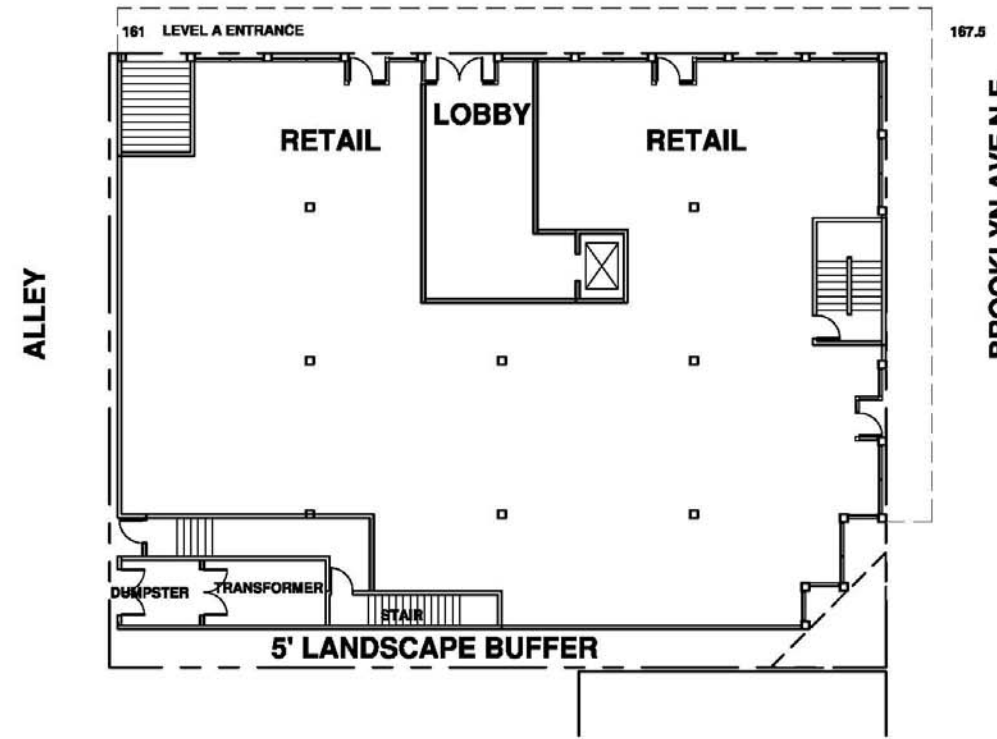
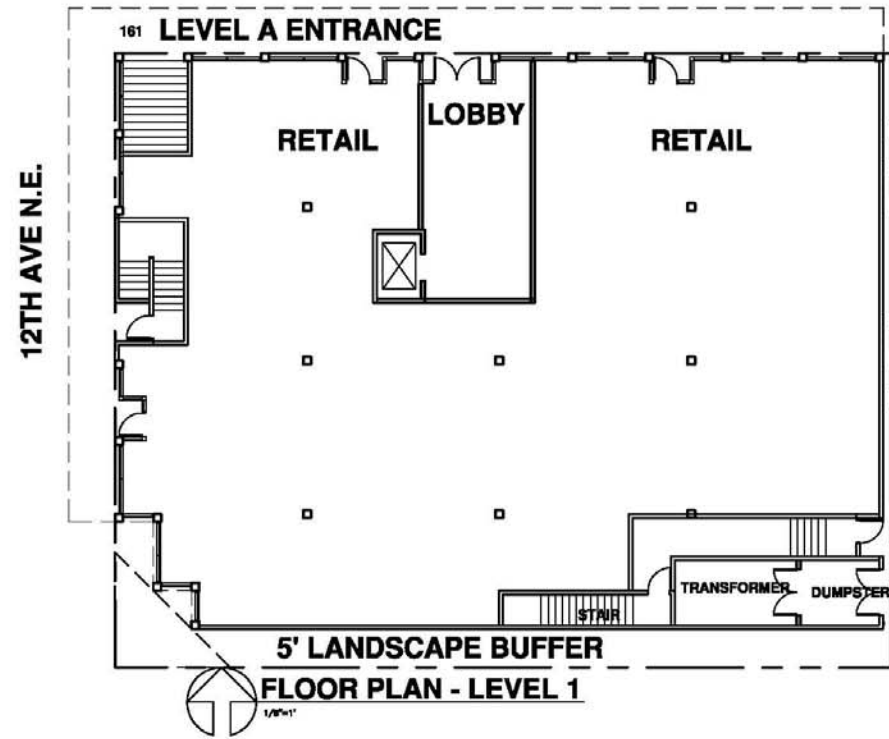
Retail:
Same as scheme one

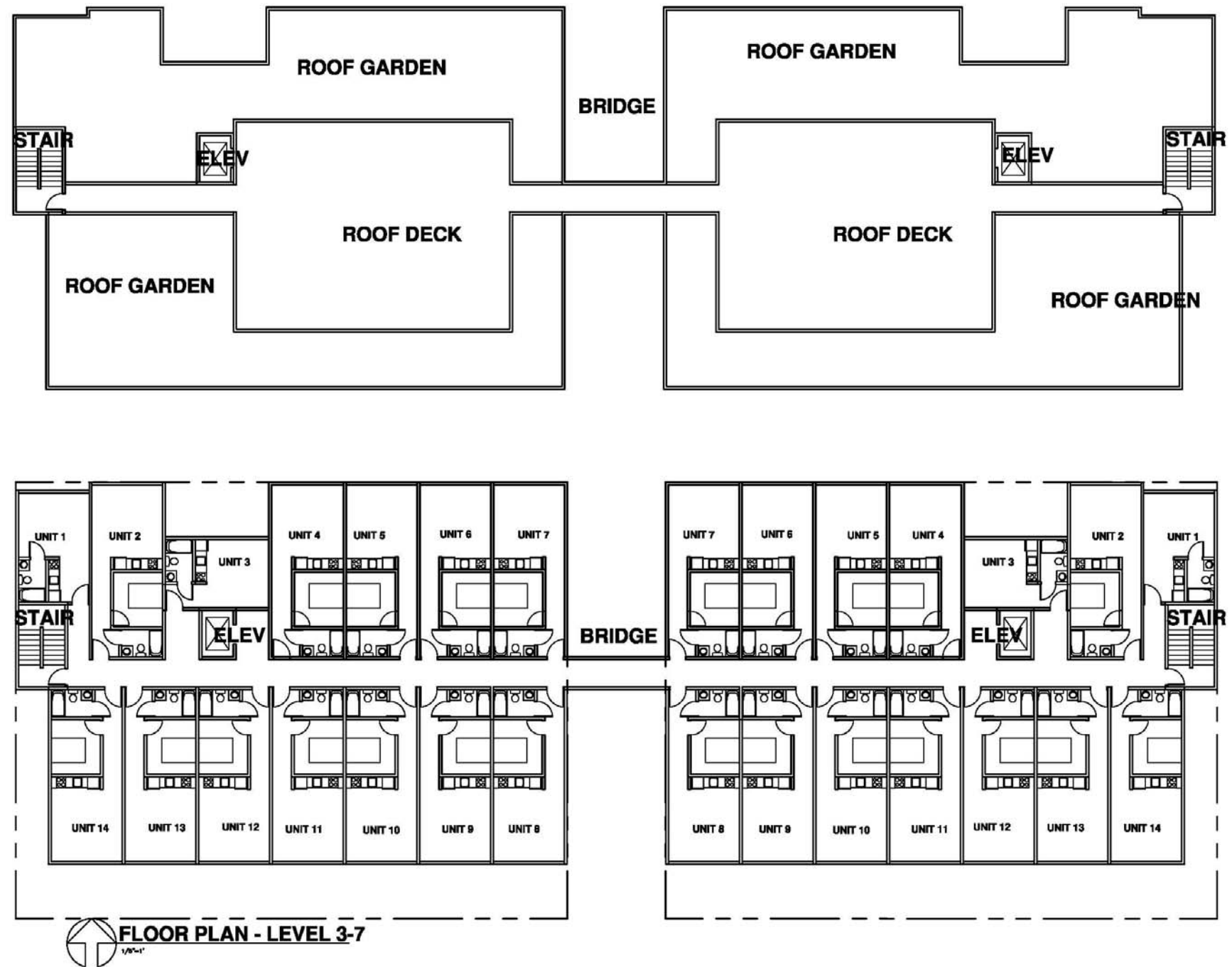


Apartments:

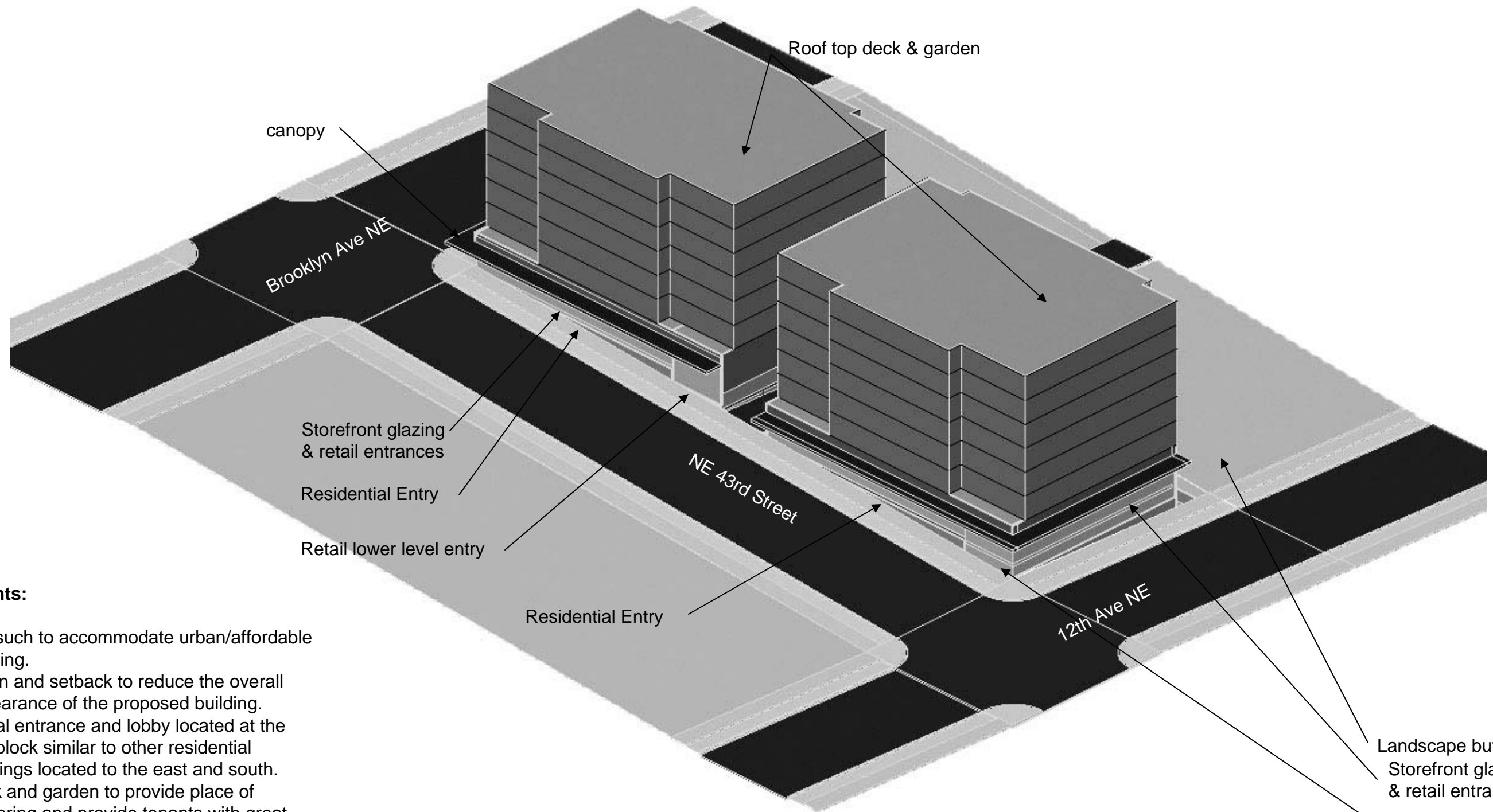
- Pros:
- Unit size such to accommodate urban/affordable housing.
 - Modulation and setback to reduce the overall appearance of the proposed building.
 - Residential entrance and lobby located at the mid block similar to other residential located to the east and south.
 - Roof deck and garden to provide place of gathering and provide tenants with great views to the south and west
 - Bridge connection between two buildings increases the useable space since two stairs can be eliminated.
 - Units facing alley have been eliminated
- Cons:
- Needs SDOT approval for bridge connection over alley

N.E. 43RD STREET





Retail:
Same as scheme one

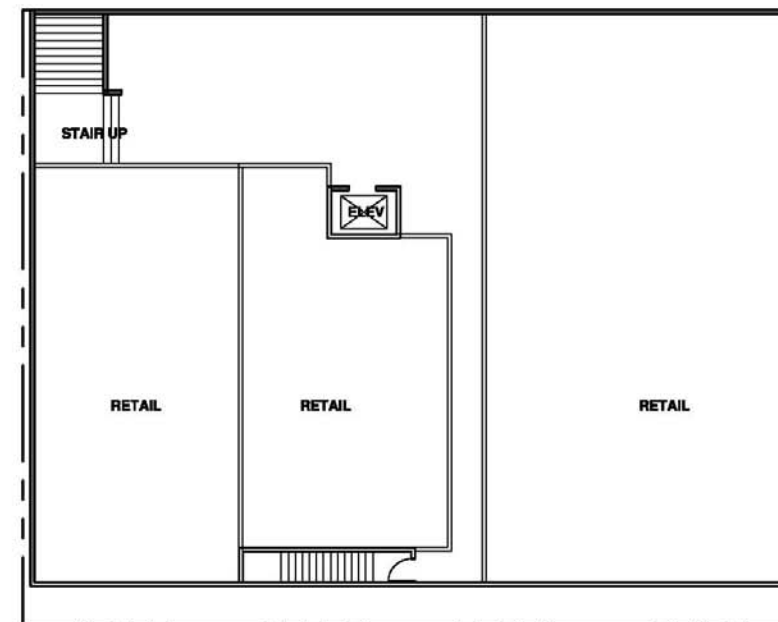
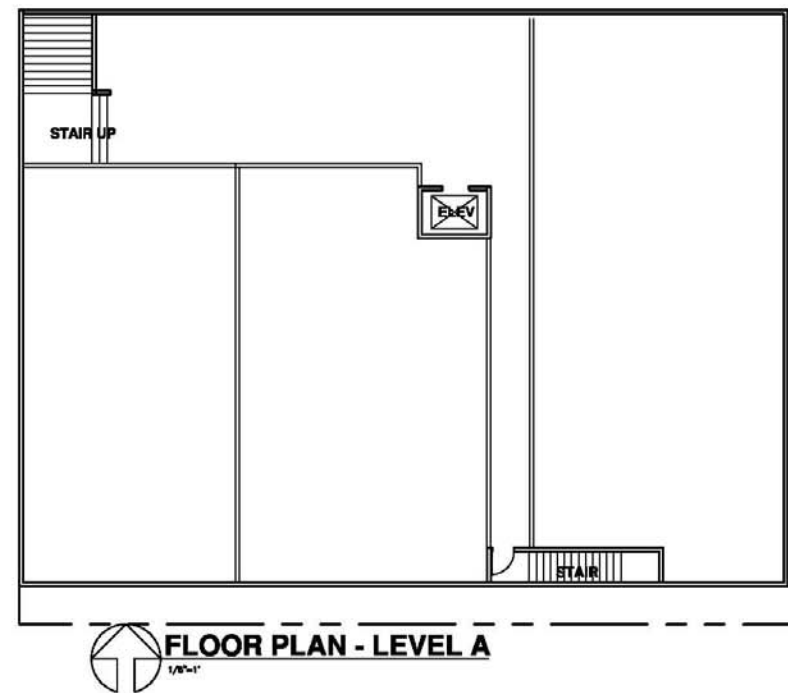
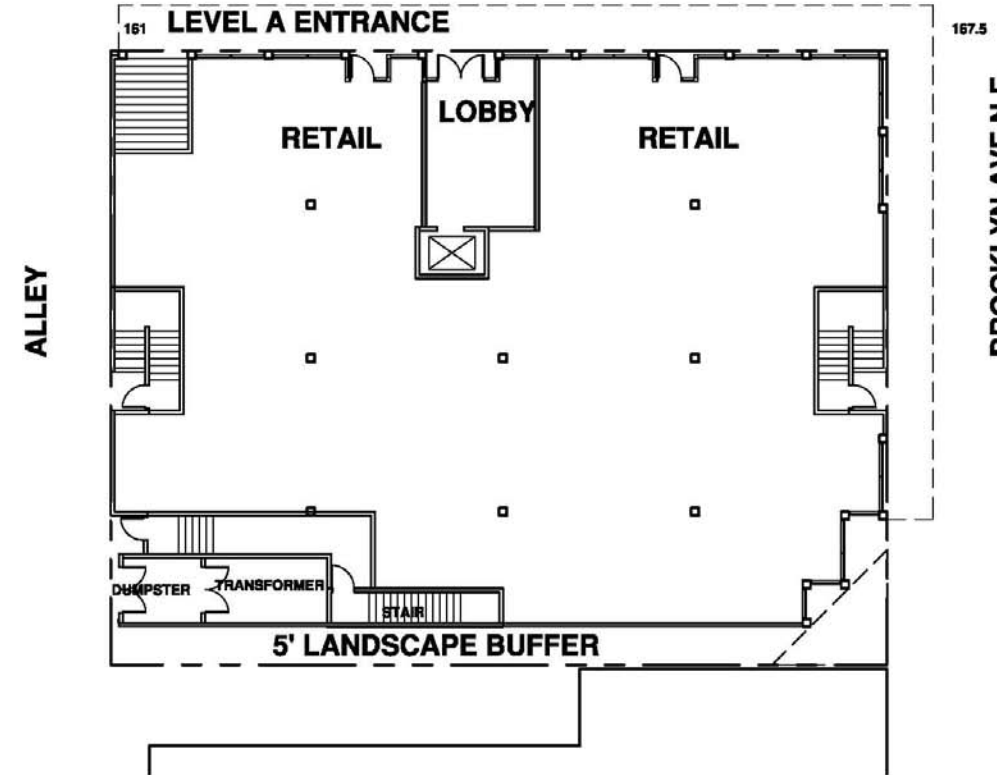
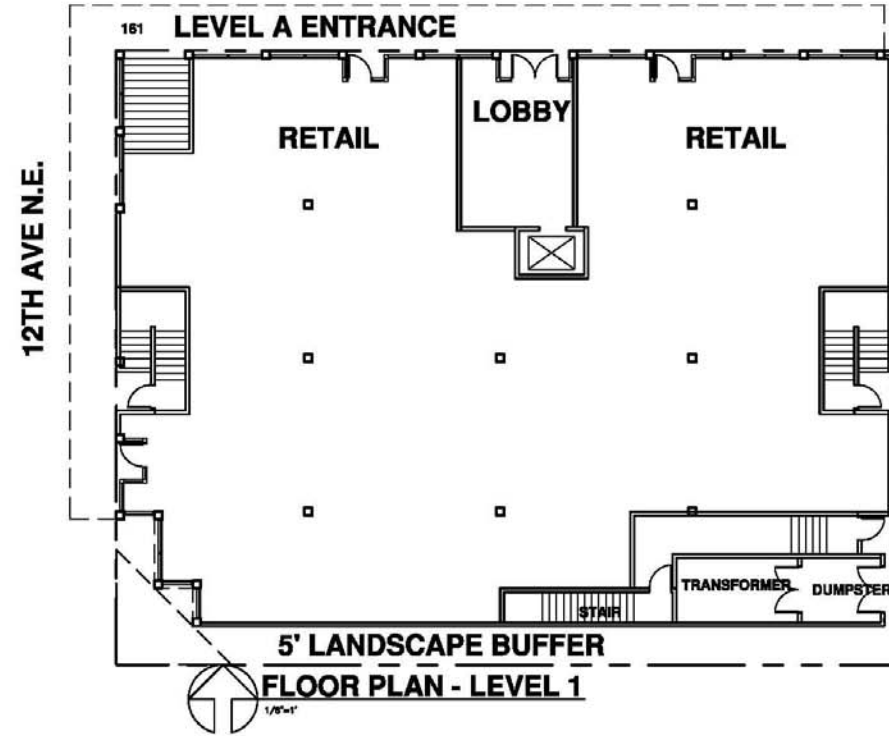


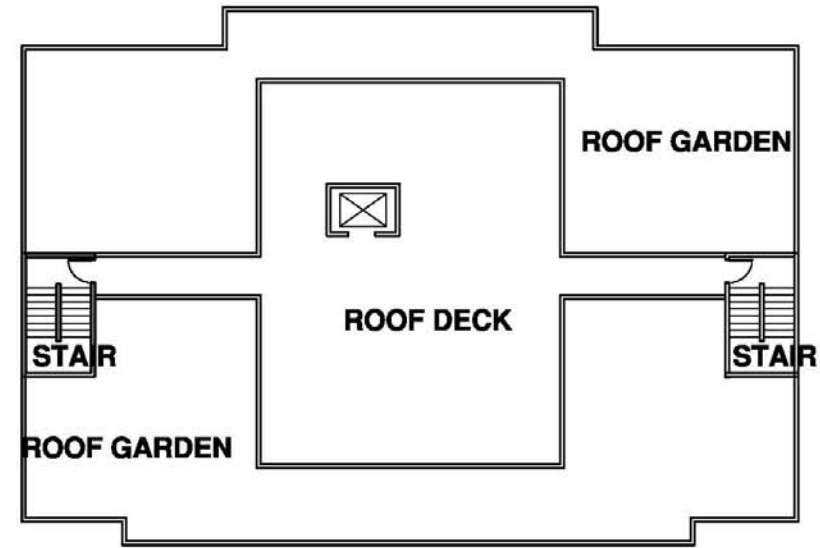
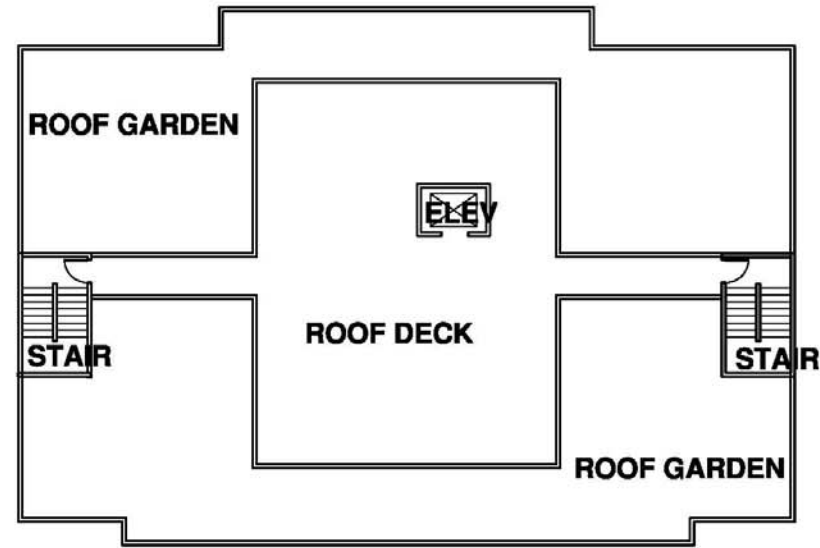
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- Pros:
- Unit size such to accommodate urban/affordable housing.
 - Modulation and setback to reduce the overall appearance of the proposed building.
 - Residential entrance and lobby located at the mid block similar to other residential buildings located to the east and south.
 - Roof deck and garden to provide place of gathering and provide tenants with great views to the south and west
 - Increase the number of units in comparison to scheme 1 and 2.

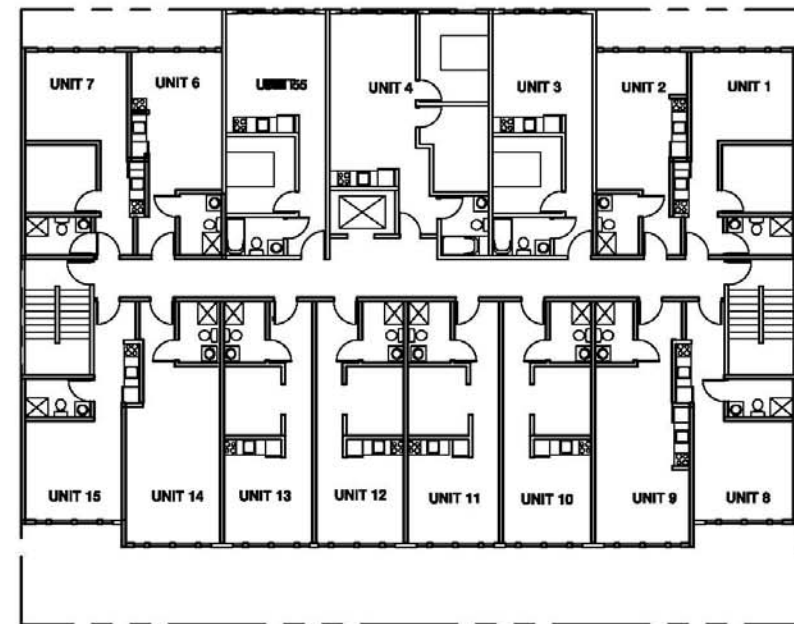
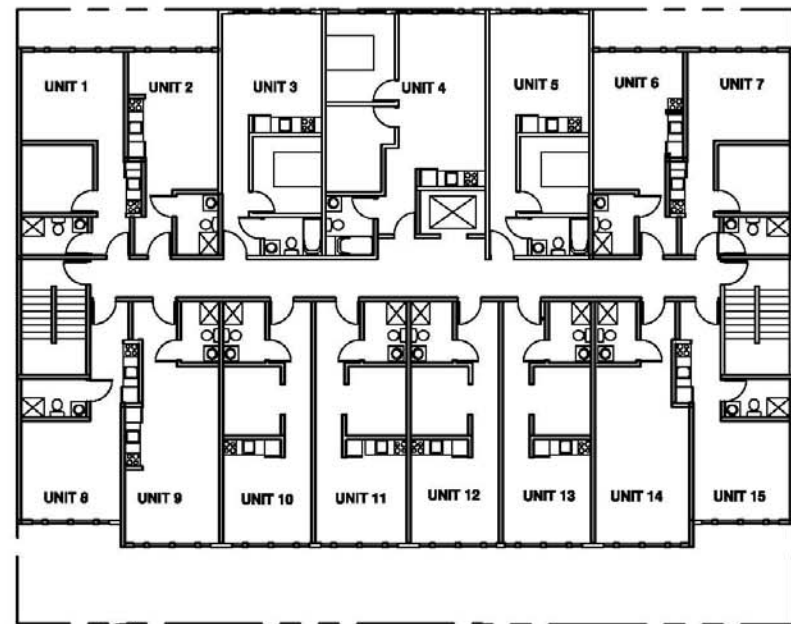
- Landscape buffer
- Storefront glazing & retail entrances
- Retail lower level entry

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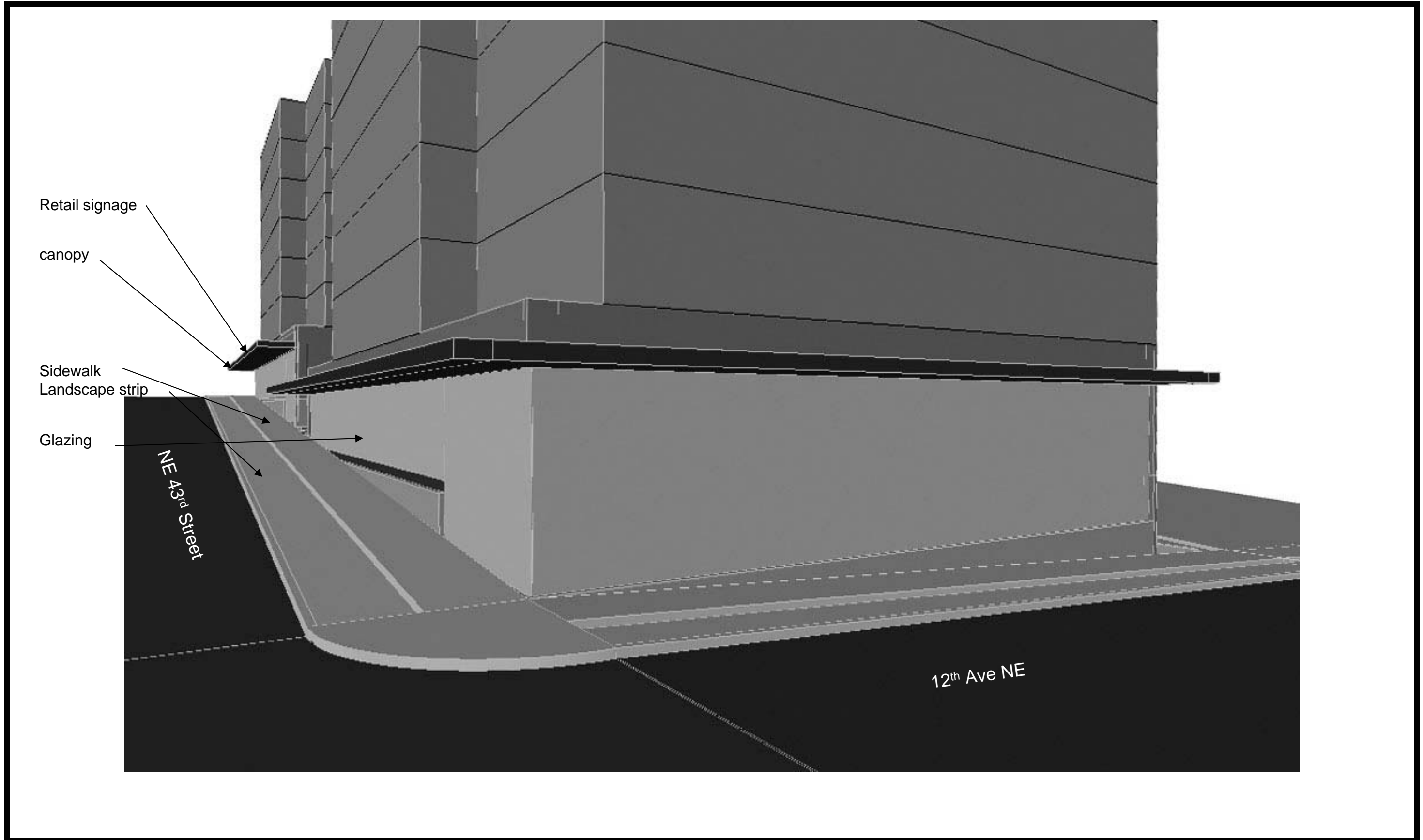




 **ROOF PLAN**
1/8"=1'



 **FLOOR PLAN - LEVEL 3-7**
1/8"=1'



View at street level

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