

DESIGN REVIEW : APARTMENTS 14TH AVE.W



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DESIGN GUIDANCE RESPONSES

A. Site Planning

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. At the Early Design Guidance Meeting, the Board directed the applicant to design the proposal to respond to the character of the streetscape and street wall on 14th Ave W. The proposed massing should be located to respond to existing conditions. For example, the Board noted that the front setback doesn't necessarily have to match the structures on either side, but should reflect the nature of the overall street wall for this block. At the Design Recommendation meeting, the Board would like to see a context analysis of the street wall and existing front setbacks for structures on the east side of 14th Ave W between Gilman Drive W. and W. Barrett St. The applicant should demonstrate how the proposed massing responds to this context. The Board also discussed the applicant's intent to design for sustainability (Built Green four star). The applicant should indicate how sustainability goals relate to the proposed massing design and the slope.

**Response:**

**Based on the analysis, we did on other properties along 14<sup>th</sup> Avenue W, we found that the proposed project proximity to the West property line was within range of many other projects on this block. We have however, volunteered to move the building additional 2 feet to the East based on public comments to provide relief to the occupants of the adjacent southern property. For sustainability goals please see item E-3.**

A-2 Streetscape Compatibility. The siting of buildings should acknowledge and reinforce the existing, desirable spatial characteristics of the right-of-way.

At the Early Design Guidance Meeting, the Board noted that In addition to the comments for Guideline A-1, the applicant should design to provide adequate sight triangles at the 14th Ave W driveway. The sidewalk is narrow, and the retaining walls and high bank condition make clear sight triangles a necessity at this site.

**Response:**

**We have modified and staggered retaining walls and grades to provide clear visual awareness of vehicular access for pedestrians. Full legal site triangles are provided.**

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.

At the Early Design Guidance Meeting, the Board directed the applicant to design In response to street wall context described In A-1, and also design the north and south facades of the building to sensitively address privacy Impacts to the adjacent neighbors. The Board noted that the larger windows on the east and west facades and smaller windows on the north and south facades are a positive step In the right direction.

**Response:**

**Refer to response in A-1. Proposed project is limiting windows facing adjacent properties to the north and south, and we provide additional landscaping in side setbacks to provide additional screening. Frosted glass is used in the few instances where windows are directly across from each other (see illustration).**

A-7 Residential Open Space. Residential projects should be sited to maximize opportunities for creating usable, attractive, well integrated open space.

At the Early Design Guidance Meeting, the Board discussed the need for sufficient programmed residential open space on the site. The open space should be designed to provide usable gathering areas for residents.

**Response:**

**Private open space is provided at ground level on the east side of the project, with rich landscaping and green walls providing privacy. Common open space, suitable for gatherings, is provided on the rooftop deck which is surrounded by landscaping and vegetated green roof. (see Landscape plans). The pedestrian entry area at ground level can accommodate a small group to gather.**

A-8 Parking, and Vehicle Access. Siting should minimize the Impact of automobile parking, and driveways on The pedestrian environment, adjacent properties, and pedestrian safety. At the Early Design Guidance Meeting, the Board noted that in addition to the sight triangles discussed In response to Guideline A-2, the driveway should be designed with pedestrian safety as a focus, and landscaping and other design efforts to reduce the visual appearance of the garage entry.

**Response:**

**The Parking garage entry is surrounded by landscaped areas and Corten steel planters which soften and cover the retaining walls.**

B. Height, Bulk and Scale

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 and should be sited and designed to provide a sensitive transition to near-by, less Intensive zones. Projects on Zone edges should be developed In a manner that creates a step in perceived height, bulk, and scale between anticipated development potential of the adjacent zones.

At the Early Design Guidance Meeting, the Board responded that the proposed height bulk and scale appears to be appropriate, but the placement of the massing needs additional consideration In response to the street wall context and slope. See Guideline A-1 for additional direction.

**Response:**

**Refer to response under A-1., massing was moved east to provide more setback from the street property line. Additional residential character is emphasized by the butterfly roof over the main apartment body, In Juxtaposition of corner 'tower' element. Thus the overall building mass is broken down into two masses distinguished by contrasting material colors and roof line shapes.**

D. Pedestrian Environment

D-1 Pedestrian Open Spaces and Entrances. Convenient and attractive access to the building's entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.

At the Early Design Guidance Meeting, the Board noted that In addition to comments for Guideline A-7, the applicant should include a green roof, given the visibility of the roof from properties uphill of the site. The pedestrian entry should be clearly Identifiable from the garage entry and be designed as a building amenity. Possible enhancements Include a bench, distinct canopy, landscaping, special paving, and interesting materials.

**Response:**

**There is a green roof proposed. The pedestrian entry to the project was made more open and inviting and active, allowing for visual control and site security. Proposed elements include: a distinct metal canopy, built-in benches, bicycle parking area, and multiple landscape planters.**

D-5 Visual Impacts of Parking Structures. The visibility of all at grade parking structures or accessory parking areas should be minimized. The parking portion of a structure should be architecturally compatible with the rest of the structure and streetscape. Open parking spaces and carports should be screened from the street and adjacent properties.

At the Early Design Guidance Meeting, the Board directed the applicant to design the garage entry door in a high quality Interesting material that is architecturally compatible with the overall building design. The garage entry door will be a highly visible component of the streetscape facade, making careful design of this element especially important.

**Response:**

**We propose a custom designed garage door. The door has multiple vertical and horizontal bars which frame around perforated metal panels (for required ventilation). See sample image attached.**

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. When elements such as dumpsters, utility meters, mechanical units and service areas cannot be located away from the street front, they should be situated and screened from view and should not be located In the pedestrian right-of-way.

At the Early Design Guidance Meeting, the Board noted this as an Important Item, given the narrow street and alley access, and the presence of the garage on the street front. The applicant should provide more Information at the Recommendation stage of review about how recycling/trash collection will be stored and collected. The rooftop mechanical screening is also Important, given the visibility of the roof from nearby properties.

**Response:**

**All existing properties are served from 14th avenue W. The garbage enclosure is located within the basement level of the project and will be hauled to the street on pickup day and returned same day back to the interior space. Mechanical equipment will be limited and generally contained inside the building. No rooftop cooling equipment is proposed.**

E. Landscaping,

E-1 landscaping to Reinforce Design Continuity with Adjacent Sites. Where possible, and where there is not another overriding concern landscaping should reinforce the character of neighboring properties and abutting streetscape.

At the Early Design Guidance Meeting, the Board directed the applicant to design landscaping to enhance privacy and mitigate visual impacts to the adjacent neighbors.

**Response:**

**Landscaping is provided on all sides of the project, softening the edges and providing privacy screens for both the future tenants and adjacent residents. Multiple trees are proposed to provide privacy and shade.**

E-2 Landscaping to Enhance the Buildings and/or Site. Landscaping, Including living plant material, special pavements, trellises, screen walls, planters, site furniture, and similar features should be appropriately Incorporated Into the design to enhance the project.

At the Early Design Guidance Meeting, the Board noted that In addition to the guidance for A-8, the retaining walls of the driveway and building entries should be designed to provide human scale and visual Interest. This may include materials, surface treatment for concrete, or green walls.

**Response:**

**Retaining walls have been scaled down along the 14th avenue and broken into smaller, less monotonous segments. A combination of colorful Mild steel metal planters, intensive vegetation and stained concrete planter walls create an attractive experience along the sidewalk.**

E-3 Landscape Design to Address Special Site Conditions. The landscape design should take advantage of special on-site conditions such as high-bank front yards, steep slopes, view corridors, or existing, significant trees and off-site conditions such greenbelts, ravines, natural areas, and boulevards.

At the Early Design Guidance Meeting, the Board discussed the applicant's Intent to design for sustainability (Built Green four-star). The applicant should indicate how sustainability goals relate to the proposed design and the slope, with particular attention to storm water detention/retention, vegetation, and green walls. The slope Introduces challenges for the site, Including views from nearby properties, provision of usable outdoor open space at grade and on the roof. and pedestrian access across the site. The applicant should demonstrate how the proposed design responds to these challenges. The Board noted that the high bank condition at 14th Ave W should Include a variety of plant materials.

**Response:**

**The 14th avenue high sloped bank is heavily landscaped with a large variety of shrubs, trees and ground cover. Retaining walls on the east side of the building will feature green walls as well as intense vegetation. Together, these elements will facilitate storm water retention and provide privacy. The green roof and the permeable pavers on the outdoor parking area help to mitigate storm water outflow, lower heat gain, and make the project more attractive when viewed from nearby properties. Pedestrian access across the steep site is provided by paved paths and staircases with a very direct connection from the alley parking to the 2<sup>nd</sup> floor elevator lobby.**

DEVELOPMENT STANDARD DEPARTURES

No development standard departures were identified at the Early Design Guidance meeting. **No departures are requested.**

DESIGN GUIDANCE RECOMMENDATIONS AND DESIGN RESPONSE



## Site Analysis

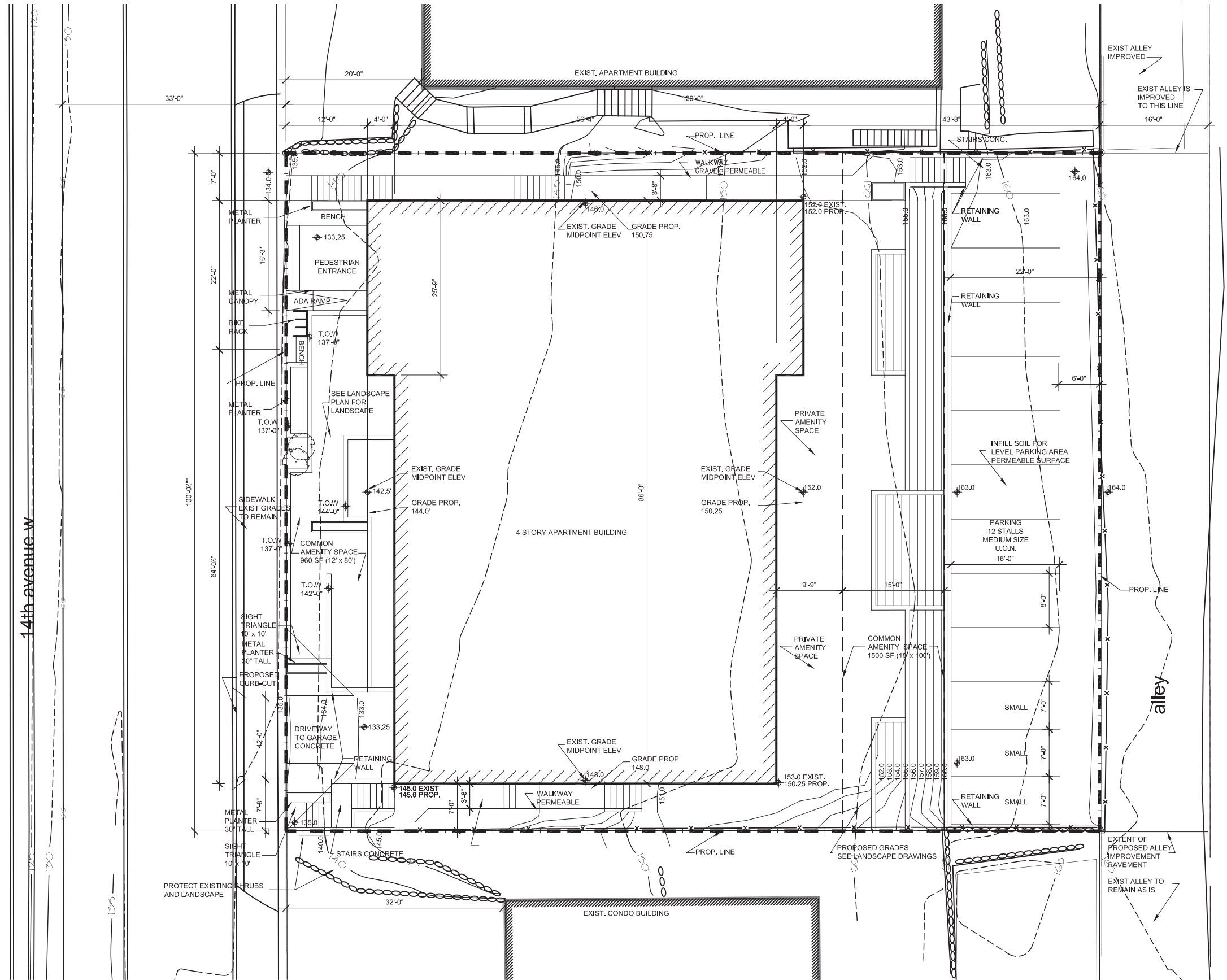
This mid block site has its west edge along 14th Ave W and the east edge abuts an alley. This is a vacant lot with no existing structures and 2 trees.

Nearby buildings are mostly apartment buildings and a few single family houses.

Topography across the site is significant, with a grade change of approximately 30 feet. This creates a challenge for efficient parking access. Two separate parking areas are proposed. 11 spaces are proposed along the alley, and a separate below grade garage is accessed from 14th Ave W.

The building mass is proposed on the lower (West) side of the site to minimize neighbor's view obstruction and to better relate to the street edge.

The existing tree at the NE will be preserved. Existing landscape will be preserved if feasible.

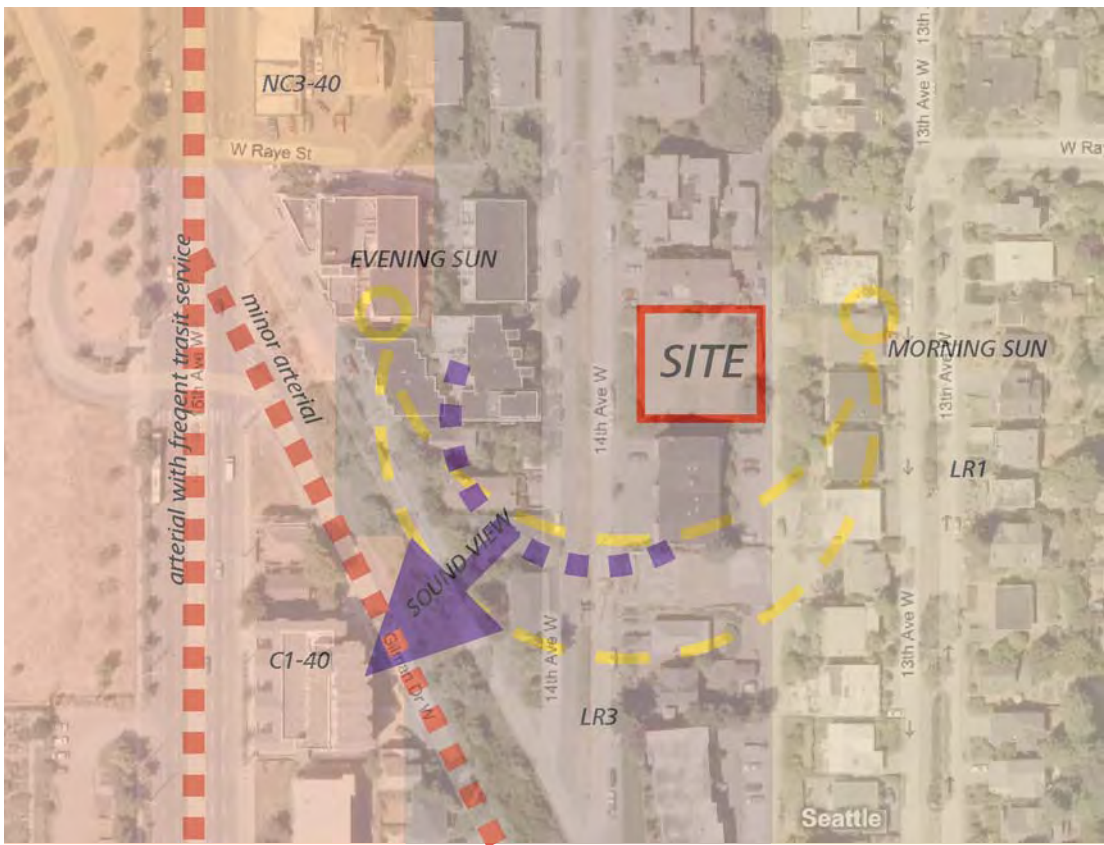
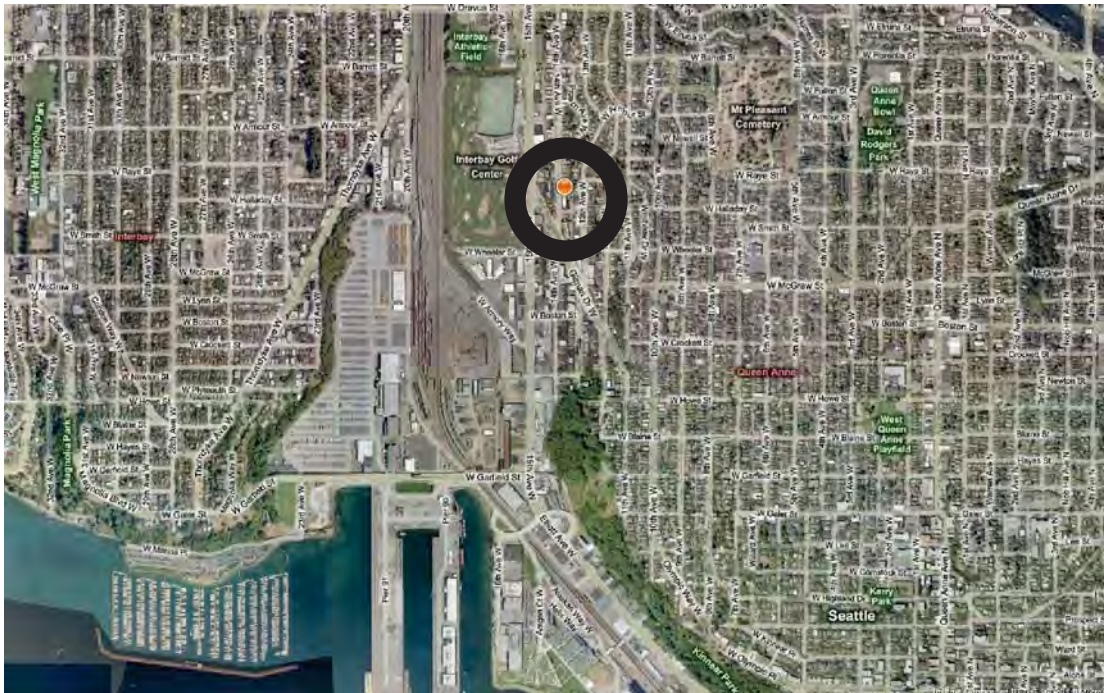


SITE PLAN

## SITE PLAN



Vicinity map



Urban Design Analysis

The adjacent neighborhood is a mix of zoning, building types, and occupancies representing diverse styles of architecture. The site is bounded on three sides by LR3 zones. Across the alley to the east the zone is LR1. Adjacent buildings are single use apartments.

14th Ave W is a split street with a planter median because of the sloped grade. Street parking is prominent along the block.

15th Ave west is a main commercial arterial one block to the West. It has frequent bus transit service.

The site and adjacent neighborhood are relatively steep, with a grade change of approximately 30 feet across the site from alley to sidewalk. Older residential buildings (such as single family residences that have been converted to apartments) sit above the sidewalk with a high bank front yard.

There are potential views looking to Magnolia hill to the west and to the waterfront to the South West.

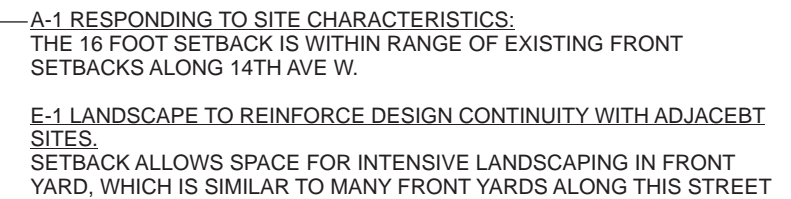
The nearest City Landmark is the Interbay golf course and driving range along 15th Ave W.



SITE PHOTOS

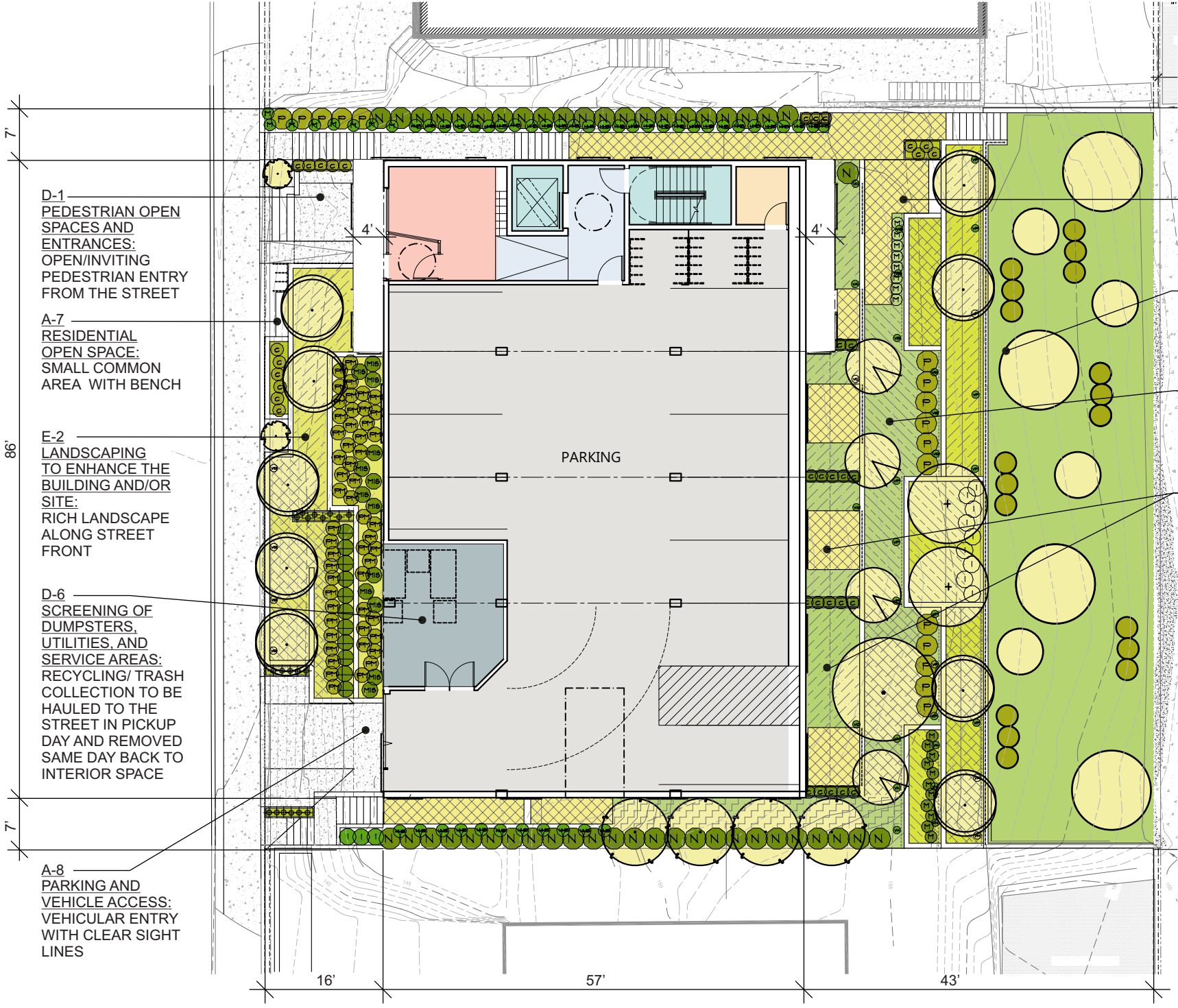
URBAN ANALYSIS





## RECOMMENDATION MEETING : Apartments 2556 14th Ave. W





LANDSCAPE PLAN AT GROUND LEVEL

A-7  
RESIDENTIAL OPEN SPACE:  
COMMON ROOF DECK,  
USABLE GATHERING SPACE

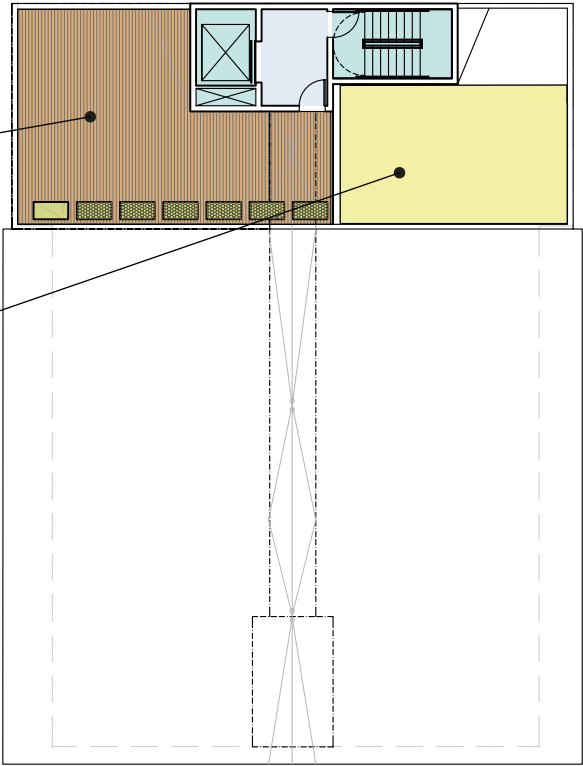
E-3  
LANDSCAPE DESIGN TO  
ADDRESS SPECIAL SITE  
CONDITION:  
GREEN ROOF PLANTING  
(SEDUMS)

A-7  
RESIDENTIAL OPEN SPACE:  
SMALL COMMON USABLE GATHERING  
AREA AT GRADE WITH BENCH  
AND PAVERS. APPROX. 12' x 16'

A-7  
RESIDENTIAL OPEN SPACE:  
COMMON USABLE GATHERING  
AREA AT GRADE OFF OF THE ALLEY

E-2  
LANDSCAPING TO ENHANCE  
THE BUILDING AND/OR SITE:  
RICH LANDSCAPING INCLUDING  
VERTICAL GREEN WALLS

A-7  
RESIDENTIAL OPEN SPACE:  
PRIVATE AMENITY SPACE  
AT EACH REAR GROUND  
FLOOR UNIT



LANDSCAPE PLAN AT ROOF

| PLANT SCHEDULE   |   |                                |            |          |
|--|---|--------------------------------|------------|----------|
| QUANT  | BOTANICAL NAME                          | COMMON NAME                    | SIZE       | SPACING  |
| 1  | CERCIDIPHYLLUM JAPONICUM                | KATSURA TREE                   | 2" GAL     |          |
| 4  | CORNUS KOUSA VAR. CHINENSIS MILKY WAY   | MILKY WAY KOUSA DOGWOOD        | 1 1/2" GAL |          |
| 4  | MAGNOLIA 'LITTLE GEM'                   | LITTLE GEM EVERGREEN MAGNOLIA  | 1 1/2" GAL |          |
| 2  | STYRAX JAPONICA                         | JAPANESE SNOWBELL TREE         | 1 1/2" GAL |          |
| 9  | SORBUS AMERICANA 'DWARF CROWN'          | RED CASCADE MOUNTAIN ASH       | 1 1/2" GAL |          |
| 2  | SEMIARUNDINARIA FASTUOSA                | RED FASTUOSA BAMBOO            | 5 GAL      |          |
| 35   | CALAMAGROSTIS AC 'CHEJI-DO'             | 'CHEJI-DO' FEATHER REED GRASS  | 2 GAL      |          |
| 40   | HOSTA HONEYBELLS                        | HOSTA HONEYBELLS               | 1 GAL      |          |
| 12   | ILEX 'NORTHERN BEAUTY'                  | NORTHERN BEAUTY JAPANESE HOLLY | 2 GAL      |          |
| 27   | MAHONIA NERVOSA                         | LOW OREGON GRAPE               | 2 GAL      |          |
| 13   | MISCANTHUS 'YAKU JIMA'                  | YAKU JIMA MAIDEN GRASS         | 2 GAL      |          |
| 47   | NANDINA 'COMPACTA'                      | COMPACT HEAVENLY BAMBOO        | 2 GAL      |          |
| 19   | PENNISETUM LITTLE BUNNY                 | LITTLE BUNNY FOUNTAIN GRASS    | 1 GAL      |          |
| 11   | POTENTILLA MANGO TANGO                  | MANGO TANGO POTENTILLA         | 2 GAL      |          |
| 53   | PRUNUS MT. VERNON                       | MT VERNON LAUREL               | 1 GAL      |          |
| 16   | PRUNUS 'OTTO LUYKEN'                    | OTTO LUYKEN LAUREL             | 2 GAL      |          |
| 15   | GAULTHERIA SHALLON                      | SALAL                          | 1 GAL      | 24" O.C. |
| 15   | MAHONIA NERVOSA                         | LOW OREGON GRAPE               | 1 GAL      | 24" O.C. |
| 15   | POLYSTICHUM MUNITUM                     | SWORD FERN                     | 1 GAL      | 24" O.C. |
| 165  | ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS' | MASSACHUSETTS KINKINICK        | 1 GAL      | 24" O.C. |
| 150  | COTONEASTER DAMMERII                    | BEARBERRY COTONEASTER          | 1 GAL      | 24" O.C. |
| 110  | RUBUS PENTALOBUS 'EMERALD CARPET'       | EMERALD CARPET CREEPING RUBUS  | 1 GAL      | 24" O.C. |
| 2  | AKEBIA QUINATA                          | FIVELEAF AKEBIA                | 2 GAL      |          |
| 3  | CLEMATIS JACKMANII                      | JACKMANII CLEMATIS             | 2 GAL      |          |
| 11   | HYDRANGEA ANOMALA SSP. PETIOLARIS       | CLIMBING HYDRANGEA             | 2 GAL      |          |
| 10   | PARTHENOCISSUS QUINQUEFOLIA             | VIRGINIA CREEPER               | 2 GAL      |          |
| 12   | PARTHENOCISSUS TRICUSPIDATA             | BOSTON IVY                     | 2 GAL      |          |
| SEDUMS FOR EXTENSIVE GREEN ROOF PLANTINGS, 4" DEPTH TRAY PLANTING SYSTEM, 75% COVERAGE AT TIME OF INSTALLATION |   |                                |            |          |

FOR EACH HATCH AREA PROVIDE AMOUNT OF PLANTINGS LISTED ADJACENT TO HATCH  
VINES MUST BE MAINTAINED TO NOT GROW ON BUILDING, ONLY CONCRETE WALLS AND GREEN SCREENS  
CONCRETE WALL FACE USED FOR CLIMBING VINES





































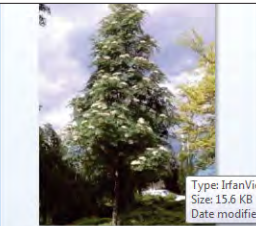
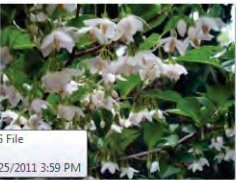
GREEN SCREEN

PERVIOUS PAVING

SITE PLAN/ LANDSCAPE PLAN

LEGEND



|   |   |   |   |   |   |
|---|---|---|---|---|---|
|     |    |    |     |    |    |
| Akebia Q.1  | Akebia Q. 2   | Arctostaphylos U.1  | Calamagrostis Grass   | Clematis J.1  | Cornus K.1  |
|    |    |    |    |    |    |
| Cornus K.3  | Cornus Mid Winter Fire 1  | Cotoneaster-dammeri   | Gaultheria S.1  | Gaultheria S.2  | Greengrid 44  |
|    |    |    |    |    |    |
| Hosta-Honeybells  | Hydrangea petiolaris  | Ilex Northern Beauty  | Katsura Tree  | Katsura 20 Tree   | Little Gem Magnolia   |
|    |    |    |    |    |    |
| Mahonia nervosa   | Miscantus Yakujioma 2   | Miscantus Yakujioma 4   | Miscantus Yakujioma 5   | Nadia D. ComMiscantus   | Parthenocissus t. Green Showers 1   |
|  |  |  |  |  |  |
| Parthenocissus t. Green Showers   | Parthenocissus-quinquefolia1  | Pennisetum little bunny   | Polystichum Munitum   | Potentilla Mango Tango  | Parthenocissus t. Green Showers 1   |
|  |  |  |  |  |  |
| Prunus Mt. Vernon 1   | Prunus Mt. Vernon 3   | Prunus Otto Luyken 001  | Rubus C.1   | Prunus calycinoides 2   | Semiarundinaria fastuosa-2  |
|  |  |   |   |   |   |
| Sorbus Red Cascade Ash  | Syrax japonica  |   |   |   |   |

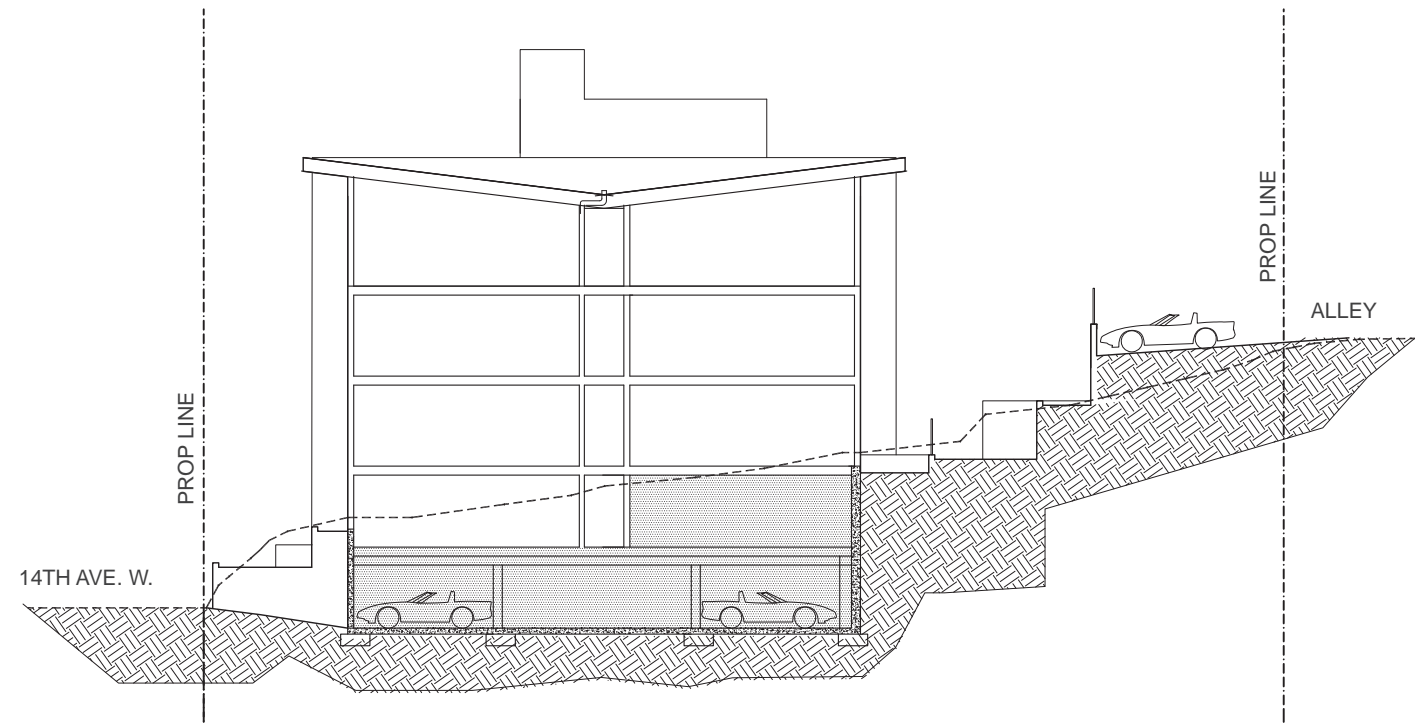
PLANT IMAGES



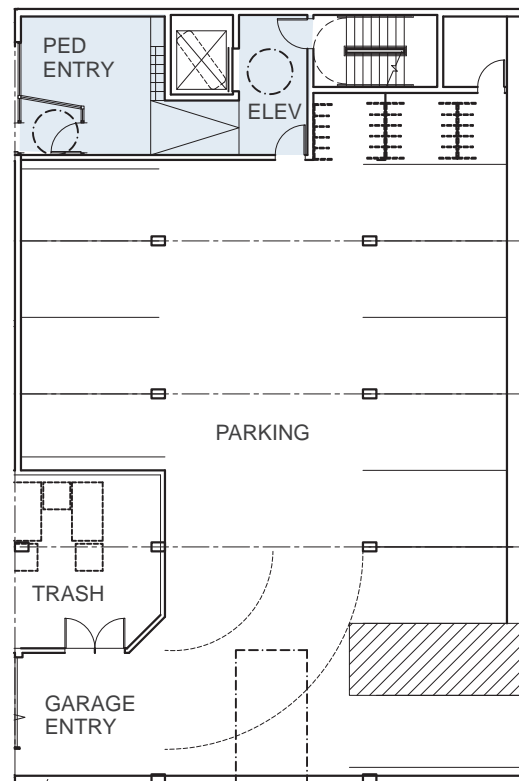


## ADJACENT BUILDINGS : WINDOW OFF-SET

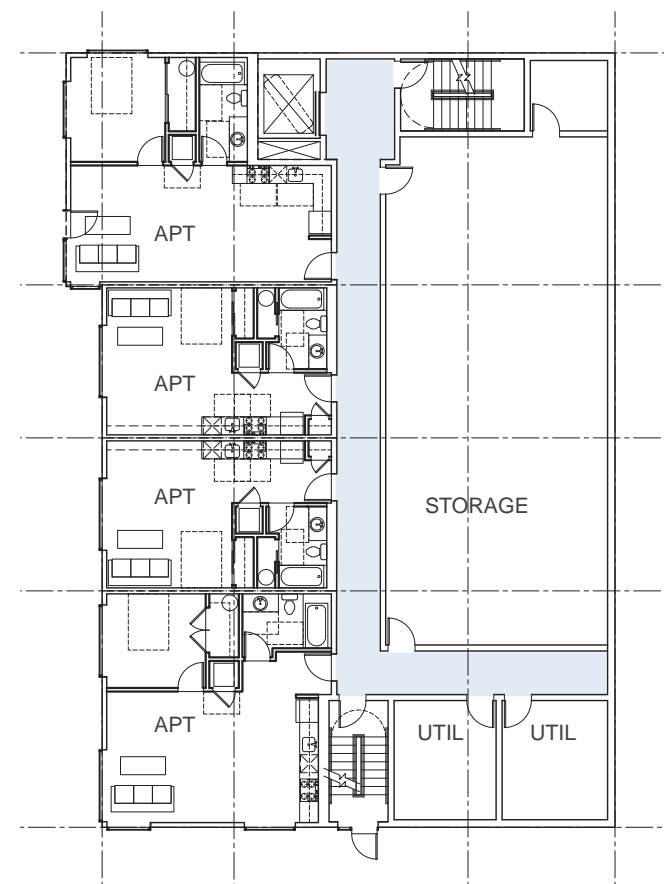




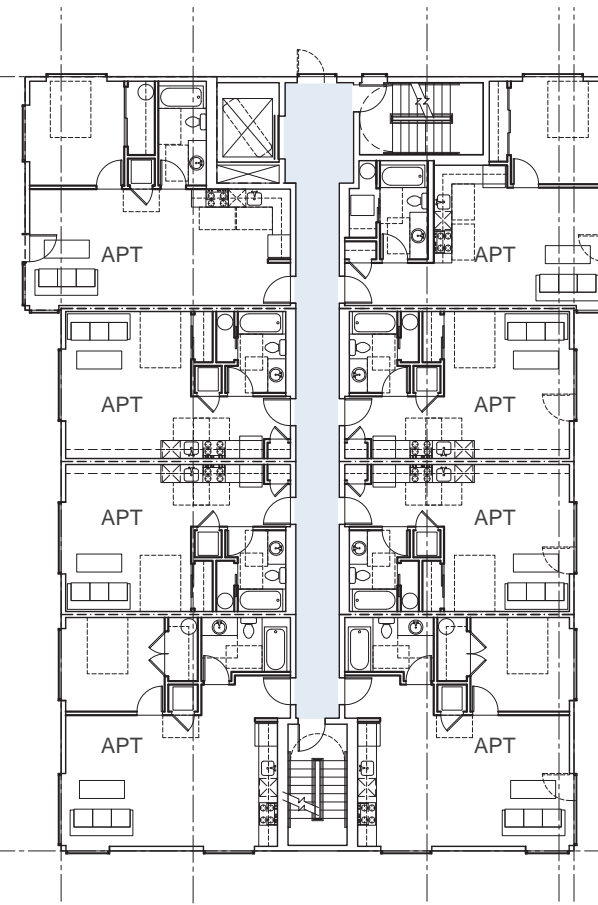
BUILDING SECTION



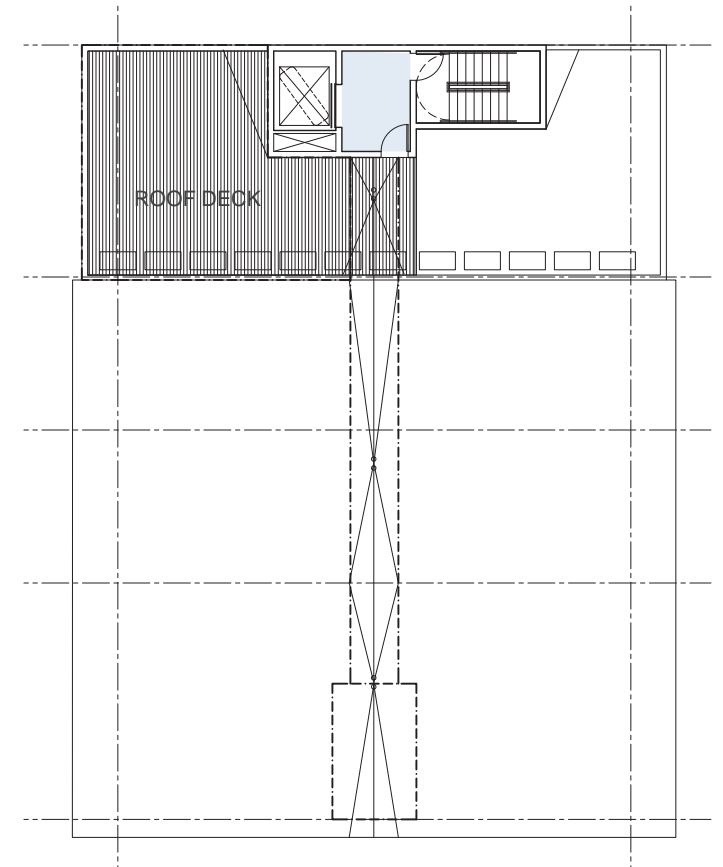
LEVEL 0 GARAGE FLOOR PLAN



LEVEL 1 FLOOR PLAN



LEVELS 2,3,4 FLOOR PLAN



ROOF PLAN

## BUILDING FLOOR PLANS AND BUILDING SECTION



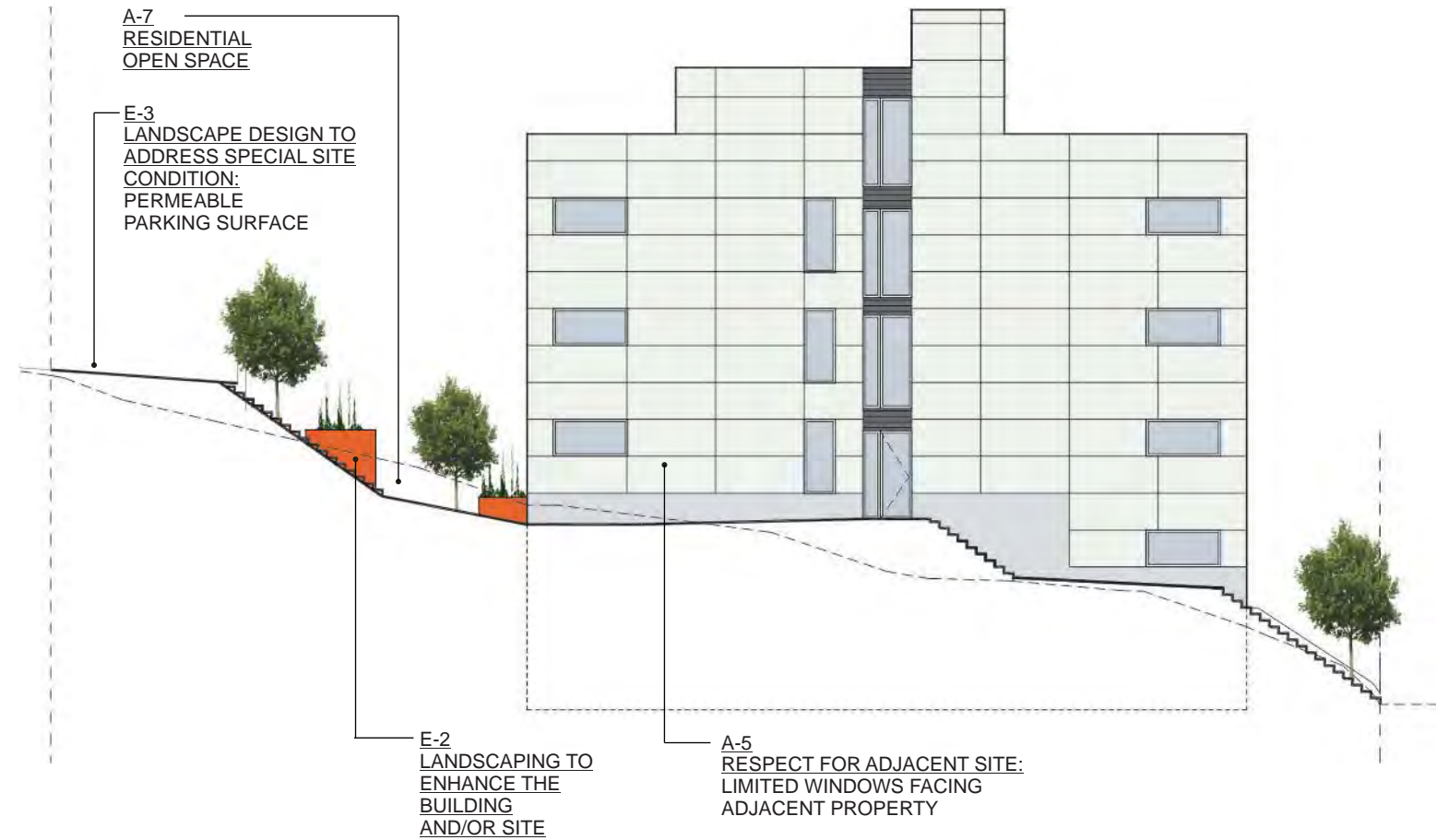


## BUILDING ELEVATIONS WITH COLOR





EAST ELEVATION



NORTH ELEVATION

## BUILDING ELEVATIONS WITH COLOR





B-1  
HEIGHT, BULK, AND SCALE COMPATIBILITY:  
JUXTAPOSITION BETWEEN MASSES:  
PARAPET VS. BUTTERFLY ROOF

D-1  
PEDESTRIAN OPEN SPACES  
AND ENTRANCES:  
OPEN PEDESTRIAN ENTRY

A-7  
RESIDENTIAL OPEN SPACE:  
SMALL COMMON AREA  
WITH BENCH

E-2  
LANDSCAPING TO ENHANCE  
THE BUILDING AND/OR SITE:  
BROKEN DOWN RETAINING WALL

E-1  
LANDSCAPING TO REINFORCE  
DESIGN CONTINUITY WITH  
ADJACENT SITES

VIEW FROM NW CORNER

A-7  
RESIDENTIAL OPEN SPACE:  
COMMON ROOF DECK,  
USABLE GATHERING SPACE

E-3  
LANDSCAPE DESIGN TO  
ADDRESS SPECIAL SITE  
CONDITION:  
GREEN ROOF PLANTING  
(SEDUMS)



VIEW FROM NE CORNER

E-2  
LANDSCAPING TO ENHANCE  
THE BUILDING AND/OR SITE:  
RICH LANDSCAPING  
INCLUDING VERTICAL  
GREEN WALLS  
E-3  
LANDSCAPE DESIGN TO  
ADDRESS SPECIAL SITE  
CONDITION:  
SURFACE PARKING WITH  
PERMEABLE SURFACE



VIEW FROM SE CORNER



A-8  
PARKING AND VEHICLE  
ACCESS:  
MINIMAL VEHICULAR IMPACT  
WITH SURROUNDING  
LANDSCAPE

A-2  
STREETSCAPE COMPATIBILITY:  
CLEAR VISUAL AWARENESS,  
SIGHT TRIANGLE

D-5  
VISUAL IMPACTS OF  
PARKING STRUCTURE:  
VENTILATED GARAGE DOOR  
TO BE CUSTOM DESIGN  
WITH DECORATIVE MATERIALS

VIEW FROM SW CORNER

## RENDERINGS



E-2  
LANDSCAPING TO ENHANCE  
THE BUILDING AND/OR SITE:  
BROKEN DOWN RETAINING WALL

A-7  
RESIDENTIAL OPEN SPACE:  
SMALL COMMON AREA  
WITH BENCH

D-1  
PEDESTRIAN OPEN SPACES  
AND ENTRANCES:  
OPEN PEDESTRIAN ENTRY

E-3  
LANDSCAPE DESIGN TO  
ADDRESS SPECIAL SITE  
CONDITION:  
GREEN ROOF PLANTING  
(SEDUMS)

B-1  
HEIGHT, BULK, AND SCALE  
COMPATIBILITY:  
COMPATIBLE MASSING, HEIGHT, AND  
SETBACK WITH OTHER PROJECTS  
ON THE BLOCK

A-7  
RESIDENTIAL OPEN SPACE:  
COMMON ROOF DECK,  
USABLE GATHERING SPACE

E-1  
LANDSCAPING TO REINFORCE  
DESIGN CONTINUITY WITH  
ADJACENT SITES

AERIAL VIEW

A-2  
STREETSCAPE COMPATIBILITY:  
CLEAR VISUAL AWARENESS,  
SIGHT TRIANGLE

A-8  
PARKING AND VEHICLE  
ACCESS:  
MINIMAL VEHICULAR IMPACT  
WITH SURROUNDING  
LANDSCAPE

D-5  
VISUAL IMPACTS OF  
PARKING STRUCTURE:  
VENTILATED GARAGE DOOR  
TO BE CUSTOM DESIGN  
WITH DECORATIVE MATERIALS

VIEW OF STREET FRONT AT 14TH AVE. W.

VIEW OF VEHICULAR ENTRY AT 14TH AVE. W.

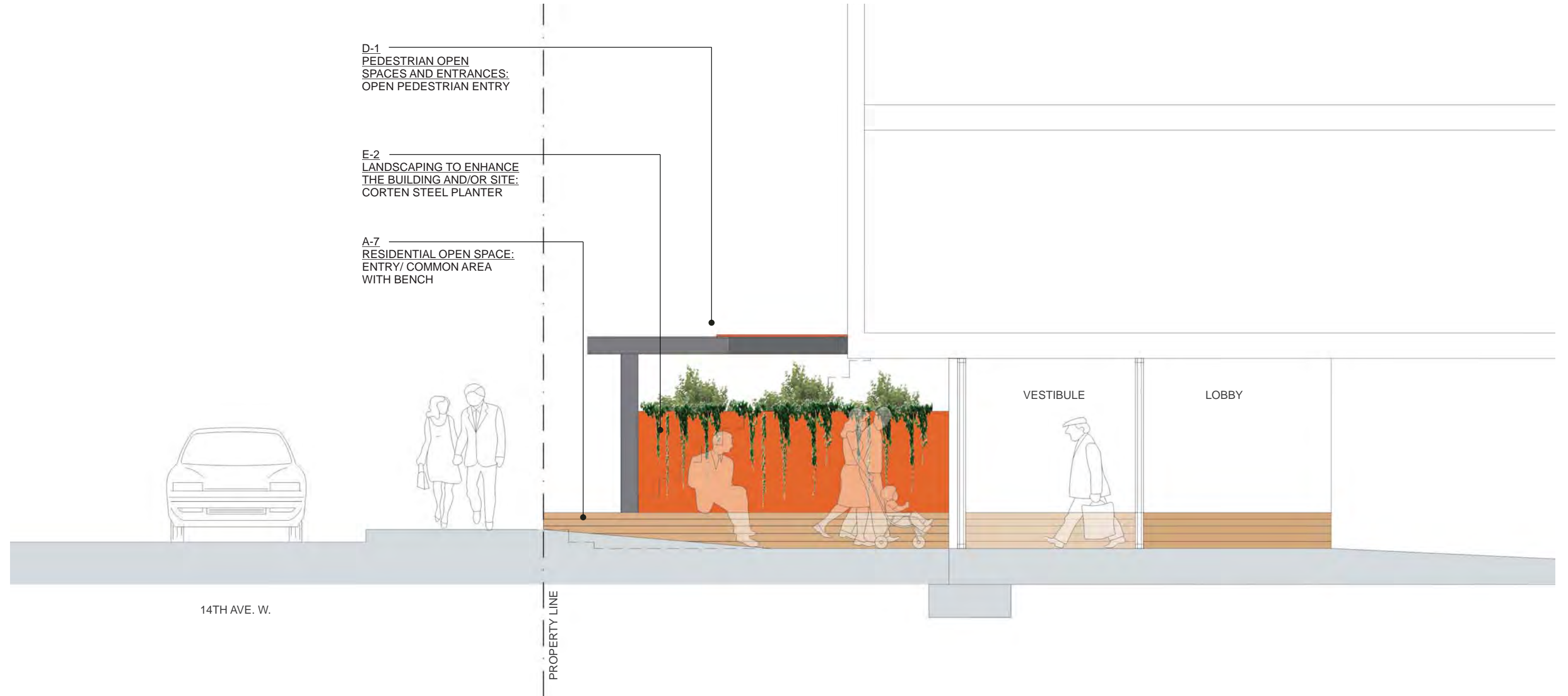
## RENDERINGS



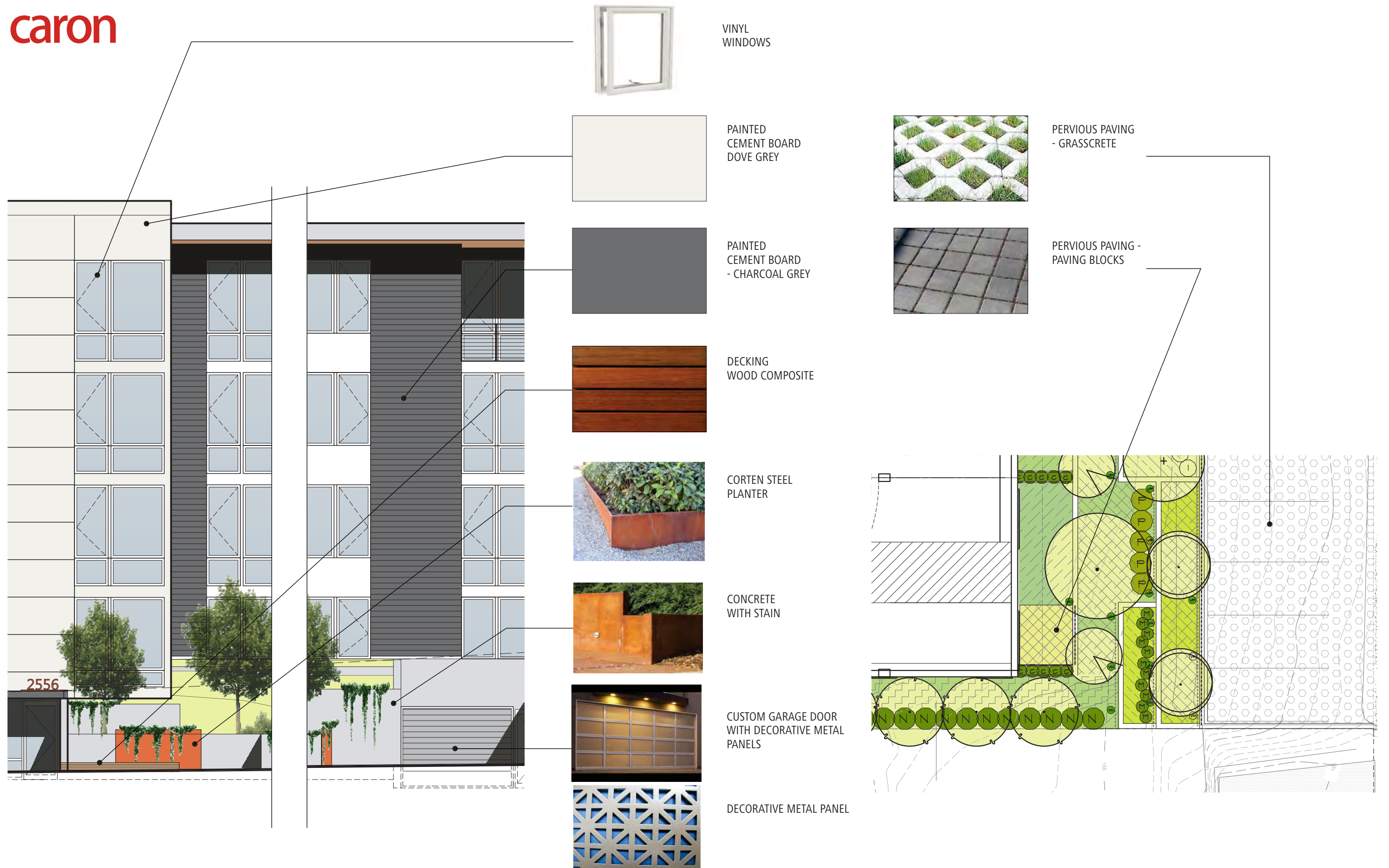


## EAST WEST SECTION THROUGH SITE





## PEDESTRIAN ENTRY SECTION



## MATERIAL BOARD