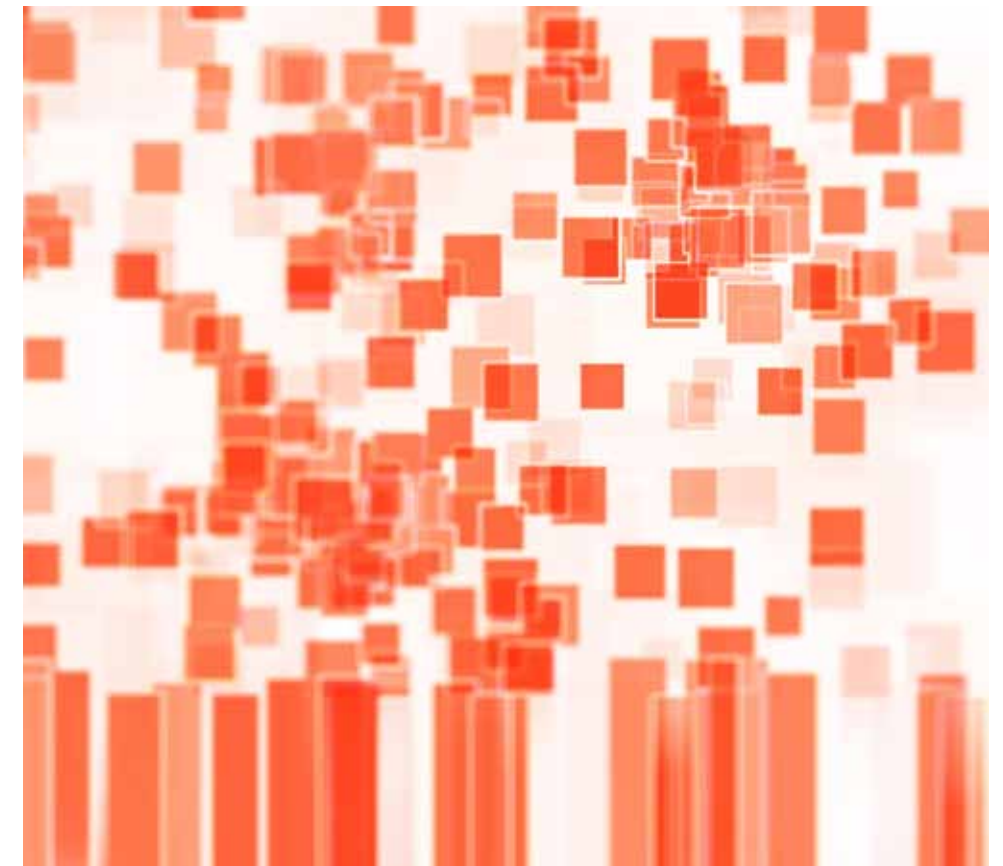


7TH AVENUE NE STUDIOS

FREDRICK FUND II LLC
4029 & 4033 7TH AVENUE NE



DESIGN REVIEW

DPD #3012615

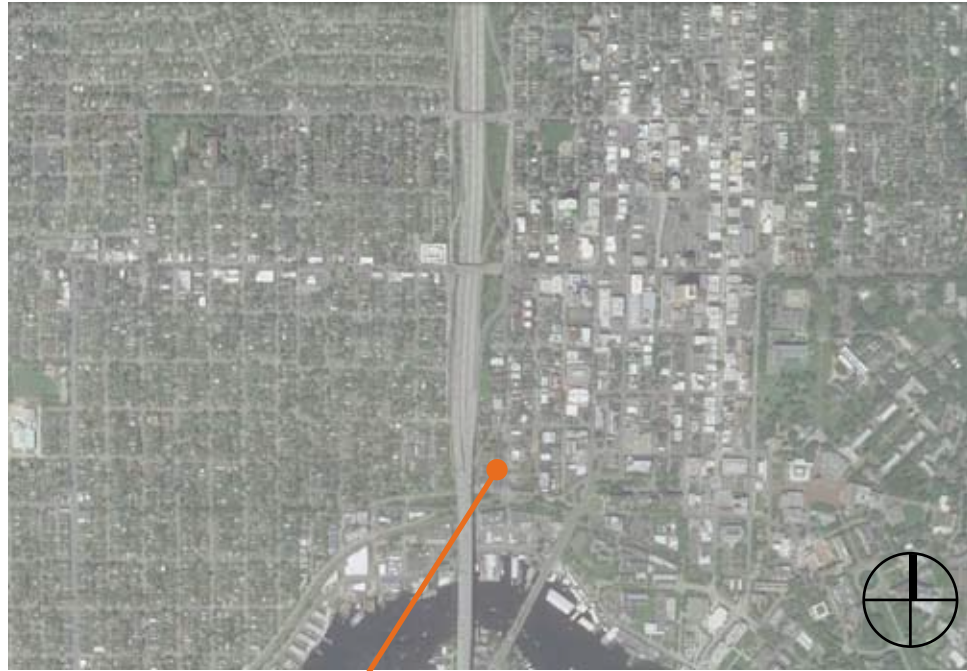
MAY 7, 2012

NK PROJECT #1140

4302 SW ALASKA STREET
SEATTLE, WA 98116
206.933.1150
www.nkarch.com



PROJECT DESCRIPTION



SITE LOCATION

ADDRESS: 4029 & 4033 7th Ave NE
DPD PROJECT #: 3012615
OWNER: Fredrick Fund II LLC
APPLICANT: Nicholson Kovalchick Architects
CONTACT: Steve Fischer

DEVELOPMENT OBJECTIVES

The proposed project is to construct a new 4-story apartment building with 75 units with 0 parking stalls. The project intent is to provide housing for students and young professionals, encourage social interaction among residents, and incorporating sustainable design strategies to preserve resources.

The project seeks to:

- **Provide affordable housing for the regional student and young professional population.**
- **Engage and encourage the use of bicycles as an alternate means of transportation.**
- **Provide useable outdoor amenity space for resident interaction.**
- **Provide a design that reduces the impact of the adjacent freeway on residents.**
- **Take advantage of solar exposure.**
- **Incorporate green design.**

PROJECT PROGRAM

Number of Residential Units:	75
Number of Parking Stalls:	0
Area of Residential Levels:	21,367 sf
Area of Parking Level:	NA
Total Area:	21,367 sf

EXISTING SITE

The site is composed of 2 tax parcels located mid block along 7th Avenue NE, between NE 40th Street and NE 42nd Street. The parcel is rectangular and measures approximately 115 feet wide by 93 feet deep. An existing alley at the west edge of the site connects to NE 40th Street with secondary connection to Pasadena Place NE via the neighboring existing project to the west.

The site currently contains 2 single-family residences both with detached enclosed garages, and surface parking along the alley serving the residences.

The site slopes from the highest point on the northwest corner to the lowest point on the southeast corner with a diagonal difference of approximately 16'. Existing landscape is consistent with single family structures.

Half of a block to the west of the site is Interstate 5.

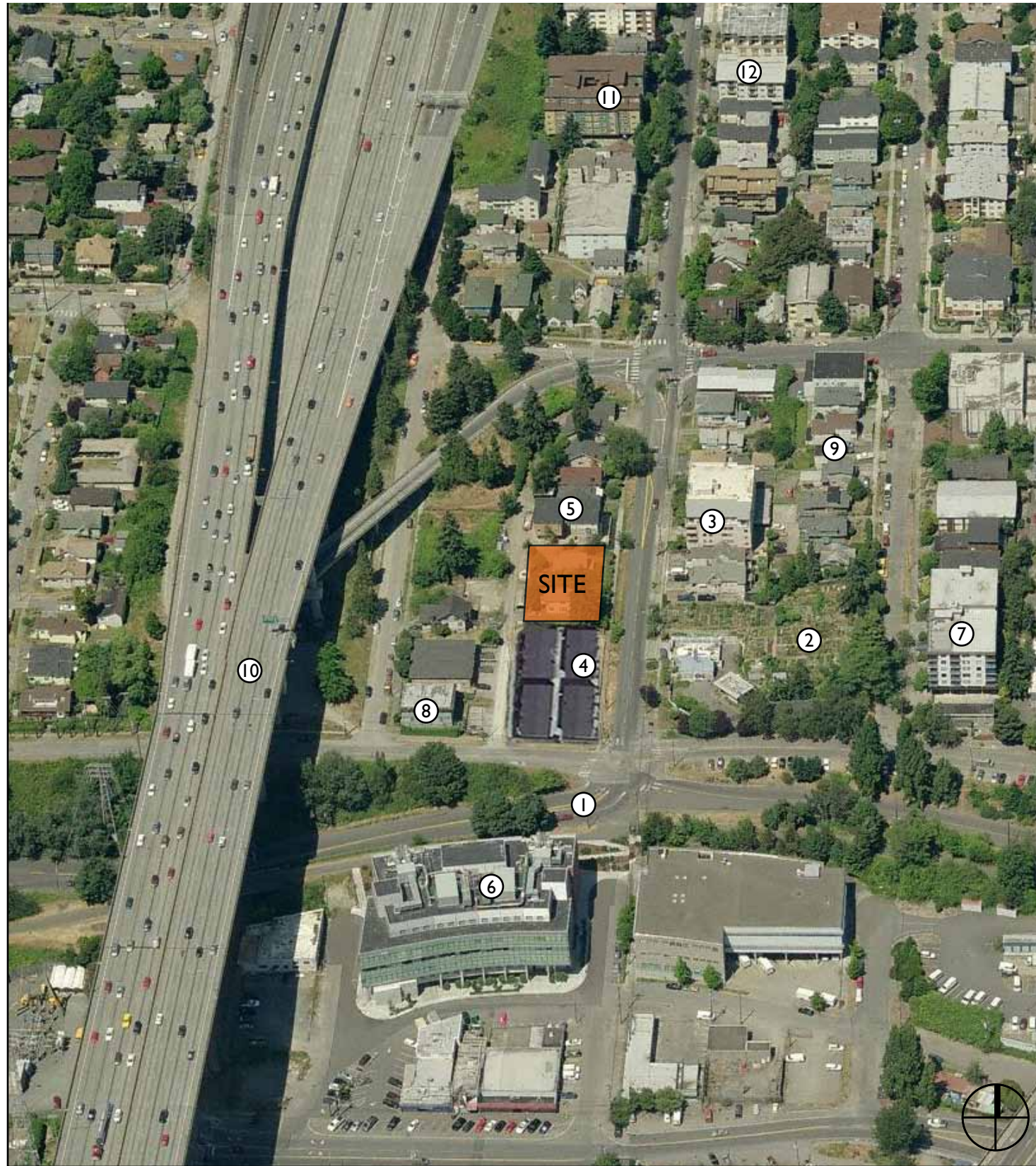
ZONING AND OVERLAY DESIGNATION

The parcel is zoned LR3 (Low-rise 3) and is in the University District Northwest Urban Center Village. The surrounding area is zoned MIO to the South and C1-65 to the East and SF-5000 to the North and West beyond Interstate 5.

NEIGHBORING DEVELOPMENT

The proposed site is located within the University District, which is largely comprised of single-family homes, townhouses and mid-size to large apartment/condominium buildings. Additionally, there are several commercial pockets and streets located throughout the district. NE 45th Street, which is located four blocks north of the project, is a major arterial. Interstate 5, the main north-south transportation route/corridor through Washington State, is located less than a block to the west of the project site. The project site is within walking distance of the University of Washington, and is in a pedestrian friendly neighborhood.

The University District is a diverse neighborhood with a wide array of building typologies. In the immediate vicinity of the proposed project there are single-family houses, town-homes, mid-size residential buildings. Across the alley, to the west, is a newly constructed 3-story town-home project. Town-home projects also occur on the adjacent properties to the north and to the south. Directly across the street to the east is a 4-story apartment building with below grade parking, more town-homes, and a large community garden known as the University P-patch. Beyond the immediate area is more residential structures of various size including some high-rise structures plus there are numerous commercial buildings and service oriented businesses along 45th Avenue towards the north. The western edge of the University of Washington is located 3 blocks to the east with the main campus occurring approximately a quarter mile to the east.



9 BLOCK AERIAL PHOTO



① BURKE GILMAN TRAIL



② UNIVERSITY P-PATCH



③ NEIGHBORING APARTMENT



④ NEIGHBORING TOWNHOME



⑤ NEIGHBORING TOWNHOME



⑥ BENJAMIN HALL (UW)



⑦ PORTAGE BAY APARTMENTS



⑧ NEIGHBORING TOWNHOME



⑨ AVENIDA APARTMENTS



⑩ INTERSTATE 5



⑪ NEIGHBORING APARTMENT



⑫ APARTMENTS

STREETSCAPE



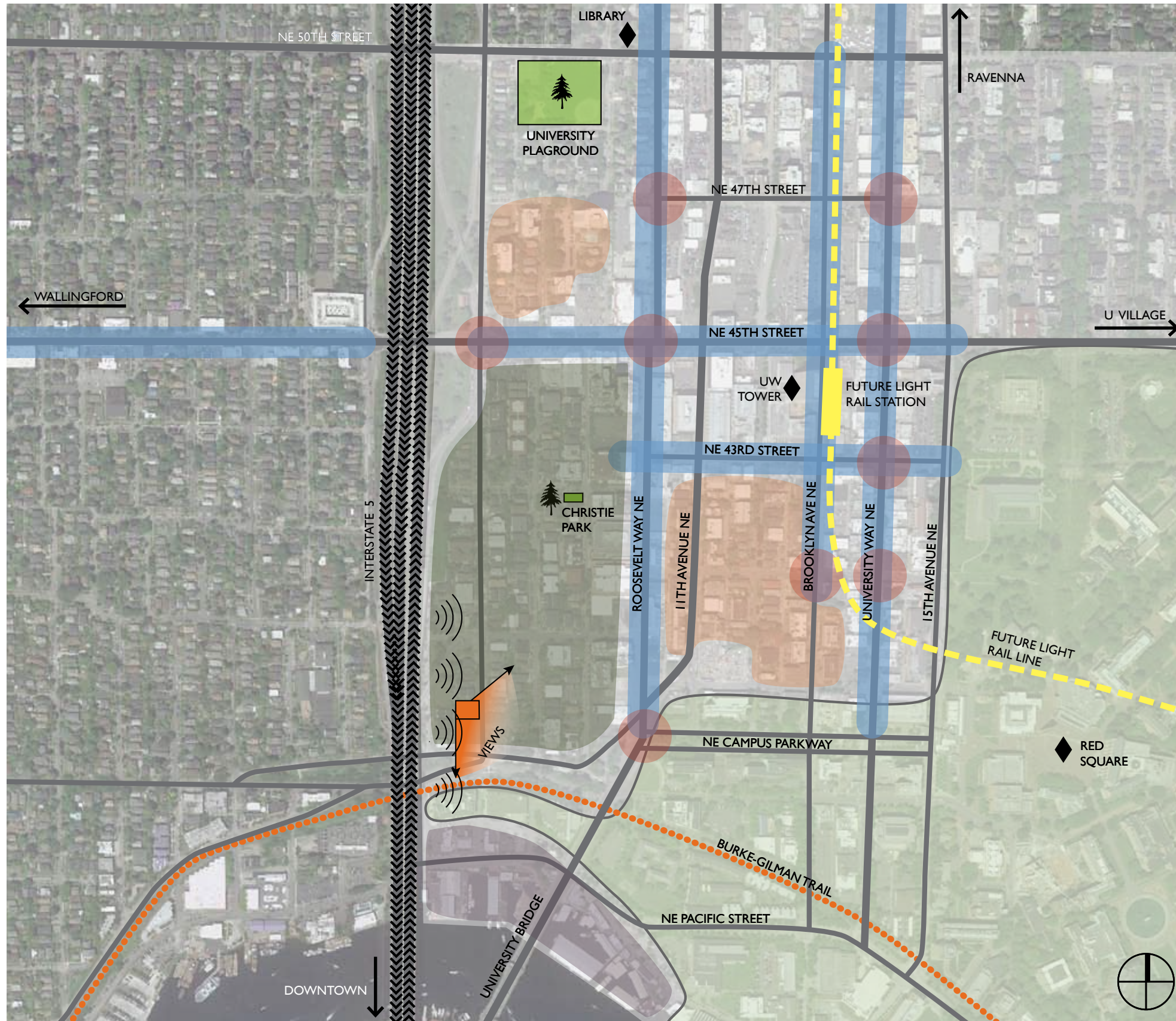
① 7TH AVENUE NE LOOKING EAST



② 7TH AVENUE NE LOOKING WEST



③ NE 40TH STREET LOOKING NORTH



OPPORTUNITIES & CONSTRAINTS

The site is located in the LR3 zone in the University District Northwest Urban Center Village. The University Community Guidelines acknowledge the diversity of the University District, from the architecture, to the building typology.

The site is located within walking distance of the University of Washington, as well as numerous commercial districts and 2 movie theatres. The University District is a pedestrian friendly neighborhood.

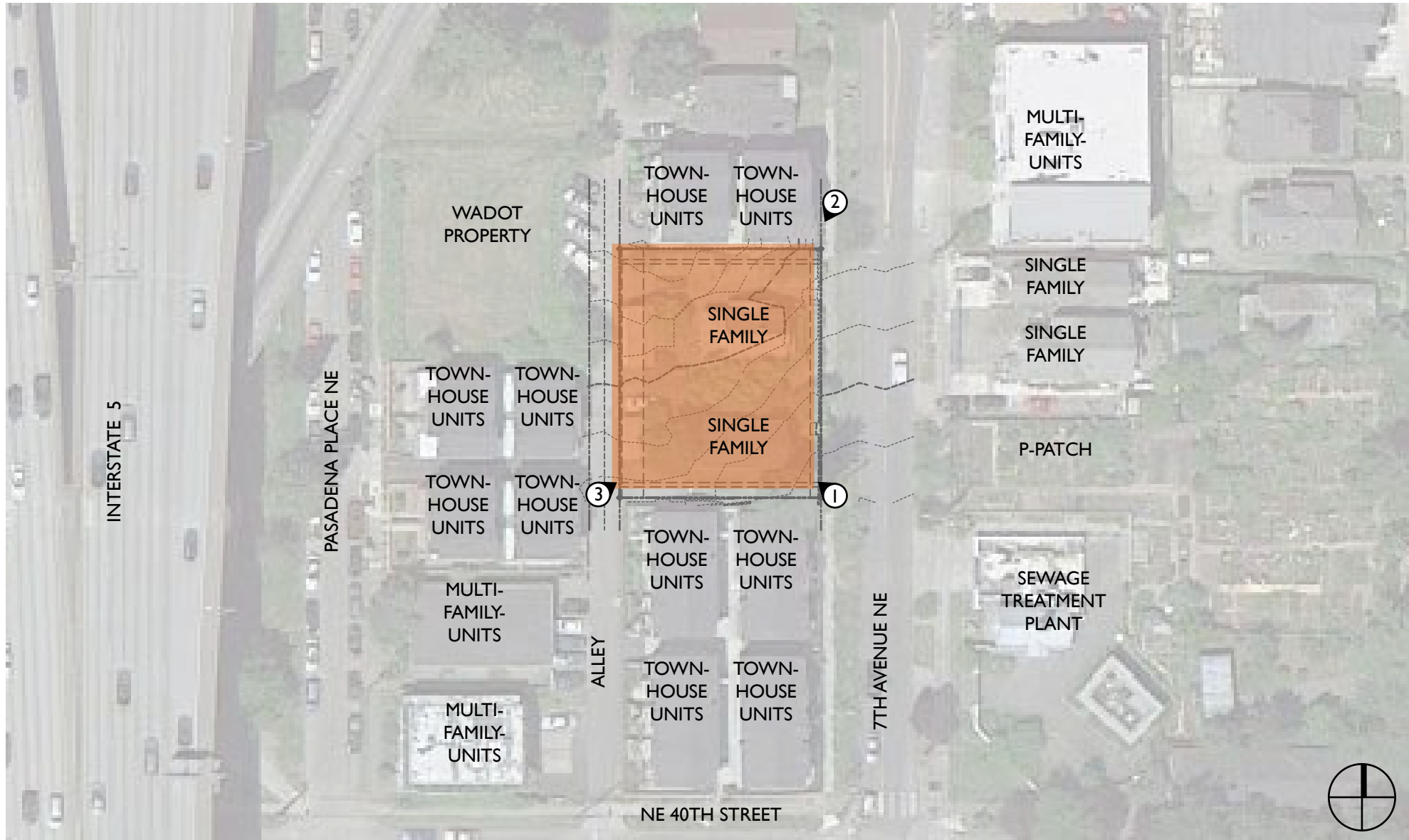
The site is largely bound by major arterials. Major streets include Interstate 5 one block to the west and NE 45th Street to the north. Interstate 5 is the main north-south transportation corridor through Washington State and NE 45th provides direct access to both Interstate 5 and the University of Washington.

Views of the ship canal can be seen looking southeast from the project site.

KEY

- SITE
- LR3 ZONE
- MR ZONES
- COMMERCIAL
- PARK
- FUTURE LIGHT RAIL
- UW CAMPUS
- INDUSTRIAL ZONE
- UNIVERSITY COMMUNITY URBAN CENTER
- MAJOR ARTERIALS
- BURKE-GILMAN TRAIL
- RED SQUARE
- SIGNIFICANT BUILDING

EXISTING SITE PLAN & SURROUNDING USES



① SITE LOOKING NORTH WEST



② SITE LOOKING SOUTH WEST



③ SITE LOOKING NORTH EAST

PARCEL #: 4092302120 and 4092302105
 ZONING: LR3
 OVERLAYS: University District Northwest(Urban Center Village)
 LOT AREA: 10,695 SF

3.45.504 PERMITTED USES

Permitted outright: Residential

23.45.510 FAR

Maximum FAR for apartments inside Urban Villages: 1.6 or 2.0

The higher FAR limit applies if the project meets the standards of subsection 23.45.510.C State Standards.

23.45.512 DENSITY LIMITS

Minimum lot area per dwelling unit: no limit

For apartments that meet the standards of 23.45.510.C, there is no density limit.

23.45.514 STRUCTURE HEIGHT

Maximum Base Height: 40'

Additional Height: + 4'

Additional 4' for structures with a partially below grade story:

Railings, planters, parapets, etc.: 4' above base height limit

Stair penthouses, mechanical equipment, and chimneys: 10' above base height limit as long as their total area does not exceed 15% of the total roof area or 20% if it includes mechanical equipment.

Rooftop features allowed above height limit:

Railings, planters, parapets, etc.: 4' above base height limit

Stair penthouses, mechanical equipment, and chimneys: 10' above base height limit as long as their total area does not exceed 15% of the total roof area or 20% if it includes mechanical equipment.

23.45.518 SETBACK REQUIREMENTS

Front Setback: 5' minimum (6' SDOT Setback)

Rear Setback: 10' minimum + 1' Alley dedication

Side Setback for facades 40' or less in length: 5'

Side Setback for facades greater than 40' in length: 5' minimum; 7' average

Projections allowed into setbacks:

Cornices, eaves, gutters, roofs, etc.: 4' max and ≥ 3' from property line

23.45.522 AMENITY AREA

Required Amenity Area: 25% of Lot Area

Minimum of 50% shall be at ground level except roof amenity area may be counted as ground level amenity space (must meet 23.45.510E5)

Ground Level amenity area shall be common space

All units shall have access to a common or private amenity area

Amenity area shall not be enclosed within a structure

Minimum horizontal dimension of a private amenity area abutting a side lot line that is not a side street lot line is 10'. Otherwise there is no minimum dimension for private amenity areas

No common amenity area shall be less than 250 sf and shall have a minimum horizontal dimension of 10'

At least 50% of common amenity area provided at ground level shall be landscaped

23.45.524 LANDSCAPE REQUIREMENTS

Required Green Factor Score: 0.6

23.45.527 STRUCTURE WIDTH AND FAÇADE LENGTH LIMITS

Maximum structure width for apartments in Urban Villages/Centers: 150'

Maximum combined length of all portions of facades within 15' of a lot line that is not a rear, street or alley lot line shall not exceed 65% of the length of that lot line

23.54.015 REQUIRED PARKING

Residential uses in multifamily zones within urban centers: no min. requirement

Curb Cuts:

Non-arterial street with lot frontage 80 feet or less: 1 curb cut

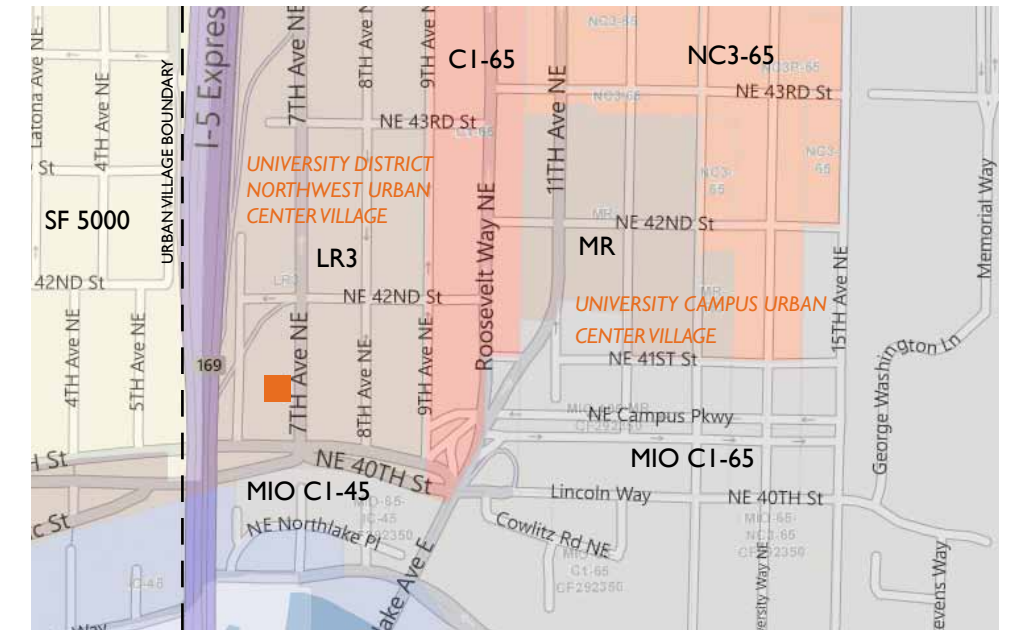
Non-arterial street with lot frontage 80-160 feet: 2 curb cuts

Maximum width of curb cuts: 10'

Minimum distance between any two curb cuts located on a lot: 30'

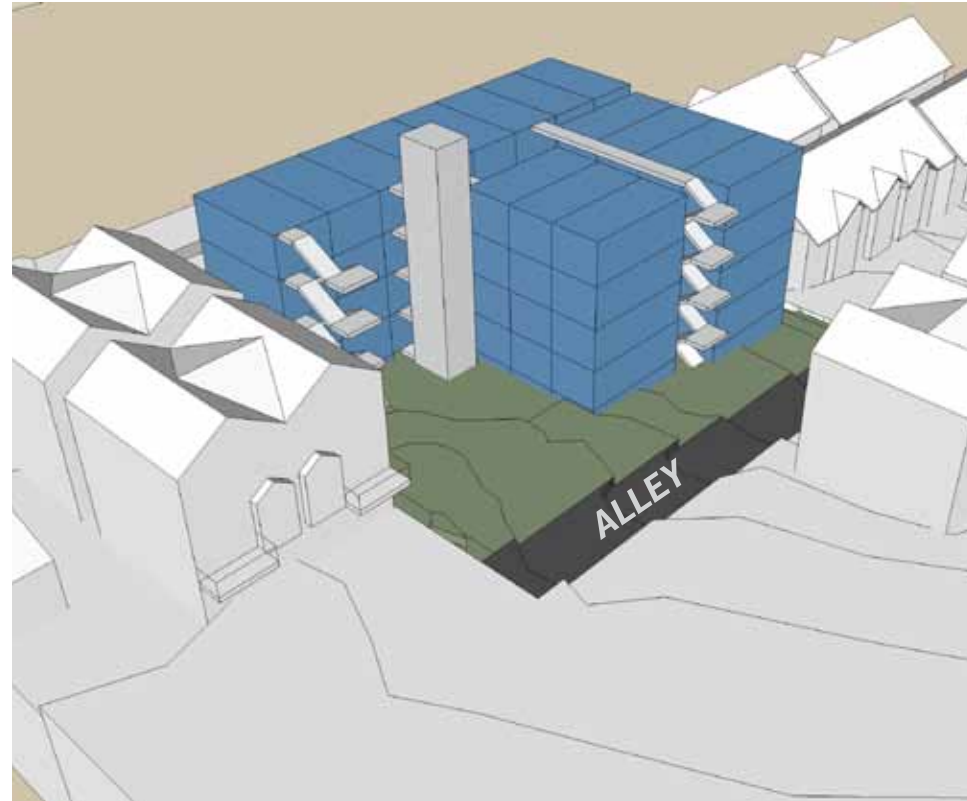
23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE & ACCESS

Minimum area for shared storage space for 51-100 dwelling units: 375 square feet plus 4 square feet for each additional unit above 50



DPD ZONING MAP

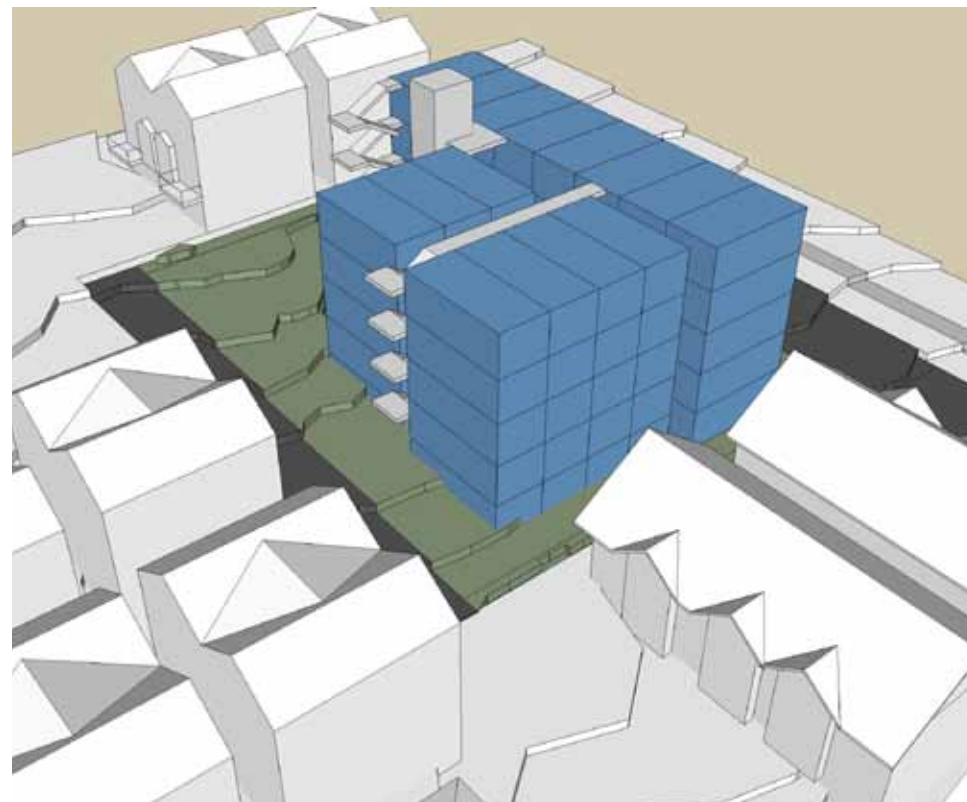
PREFERRED EDG OPTION



NORTHWEST AERIAL



NORTHEAST AERIAL



SOUTHWEST AERIAL



SOUTHEAST AERIAL

PREFERRED EDG OPTION - DISTINGUISHING FEATURES

4-story building.

“J-shaped” massing.

Large common landscaped outdoor amenity space at northwest corner of the site.

PROS

Residential units are turned away from the freeway noise.

Outdoor amenity space is partially enclosed by resident units and walkway.

Outdoor amenity space is accessed directly from the common walkway.

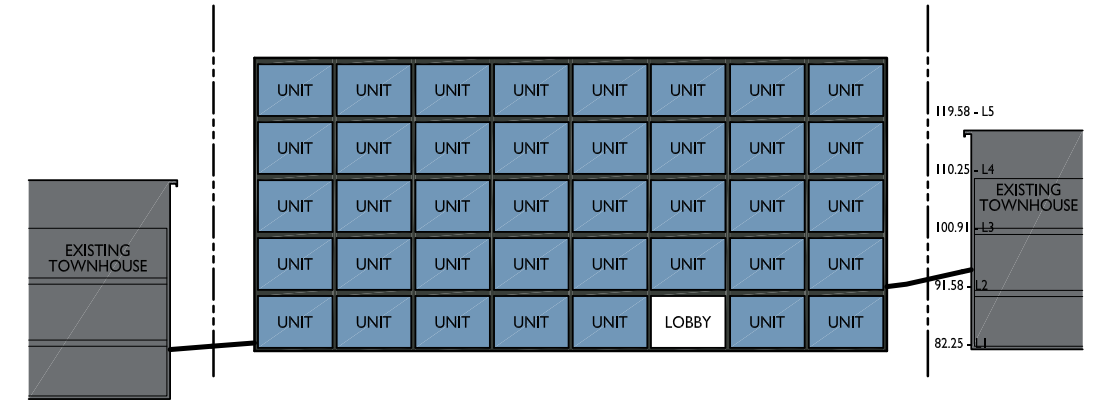
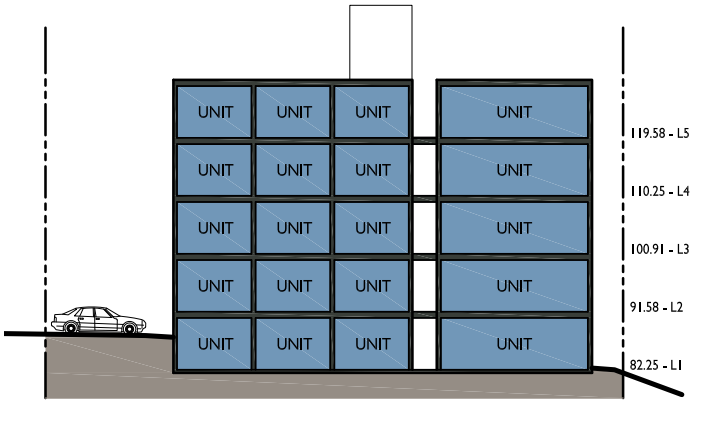
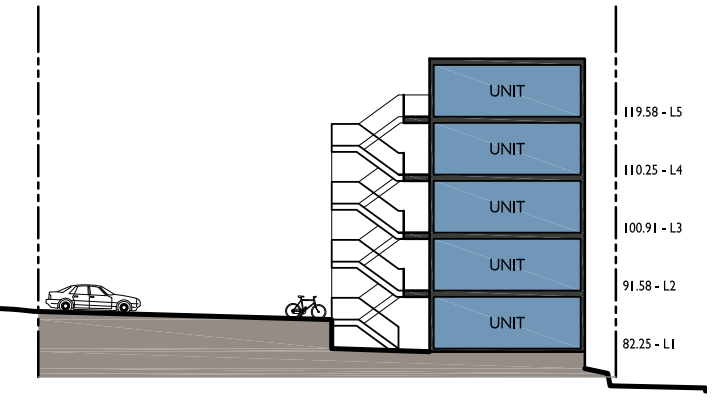
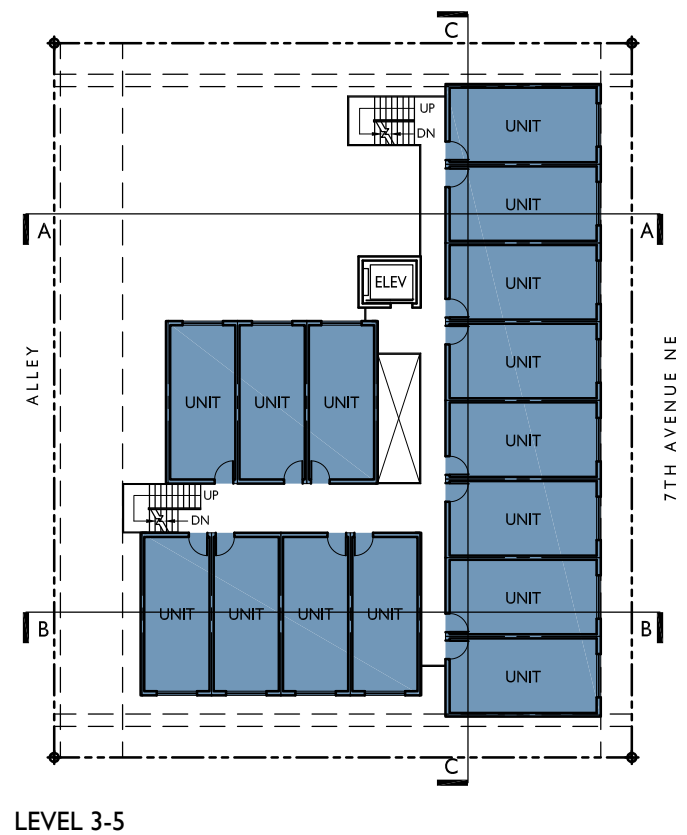
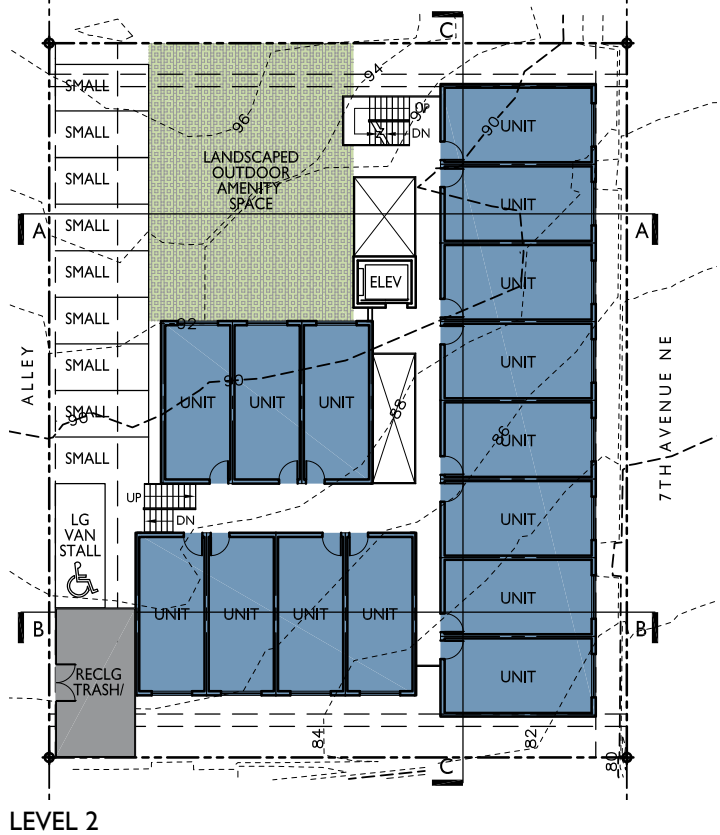
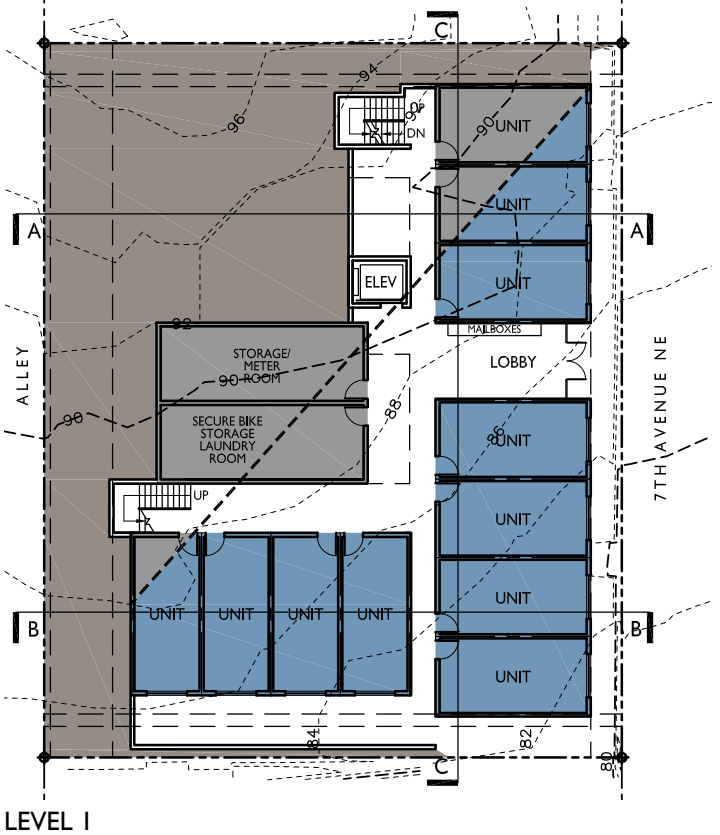
Scheme meets 2.00 FAR, maximizing zoning goals of increased neighborhood density.

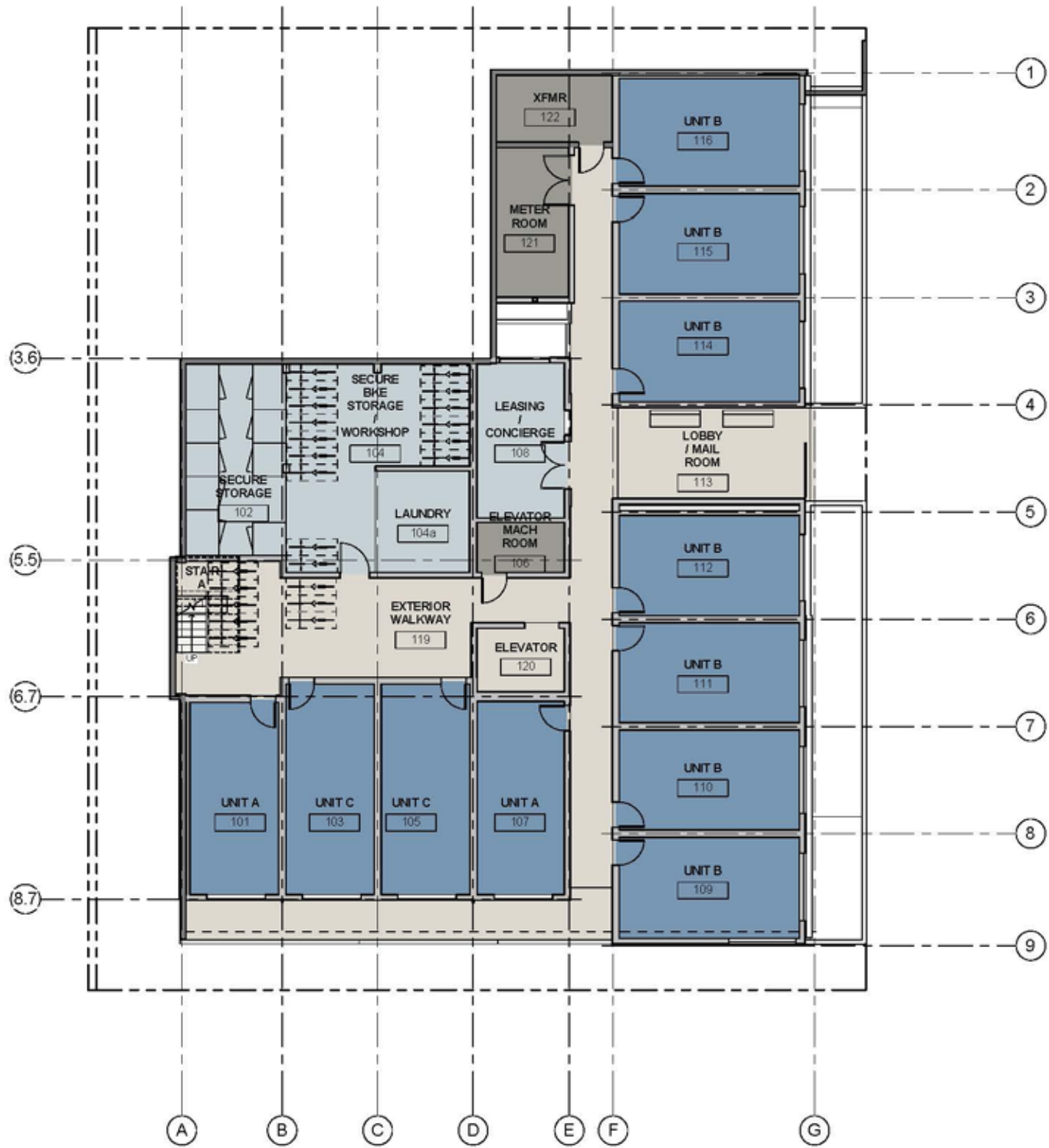
CONS

Outdoor amenity space is not enclosed by residential units.

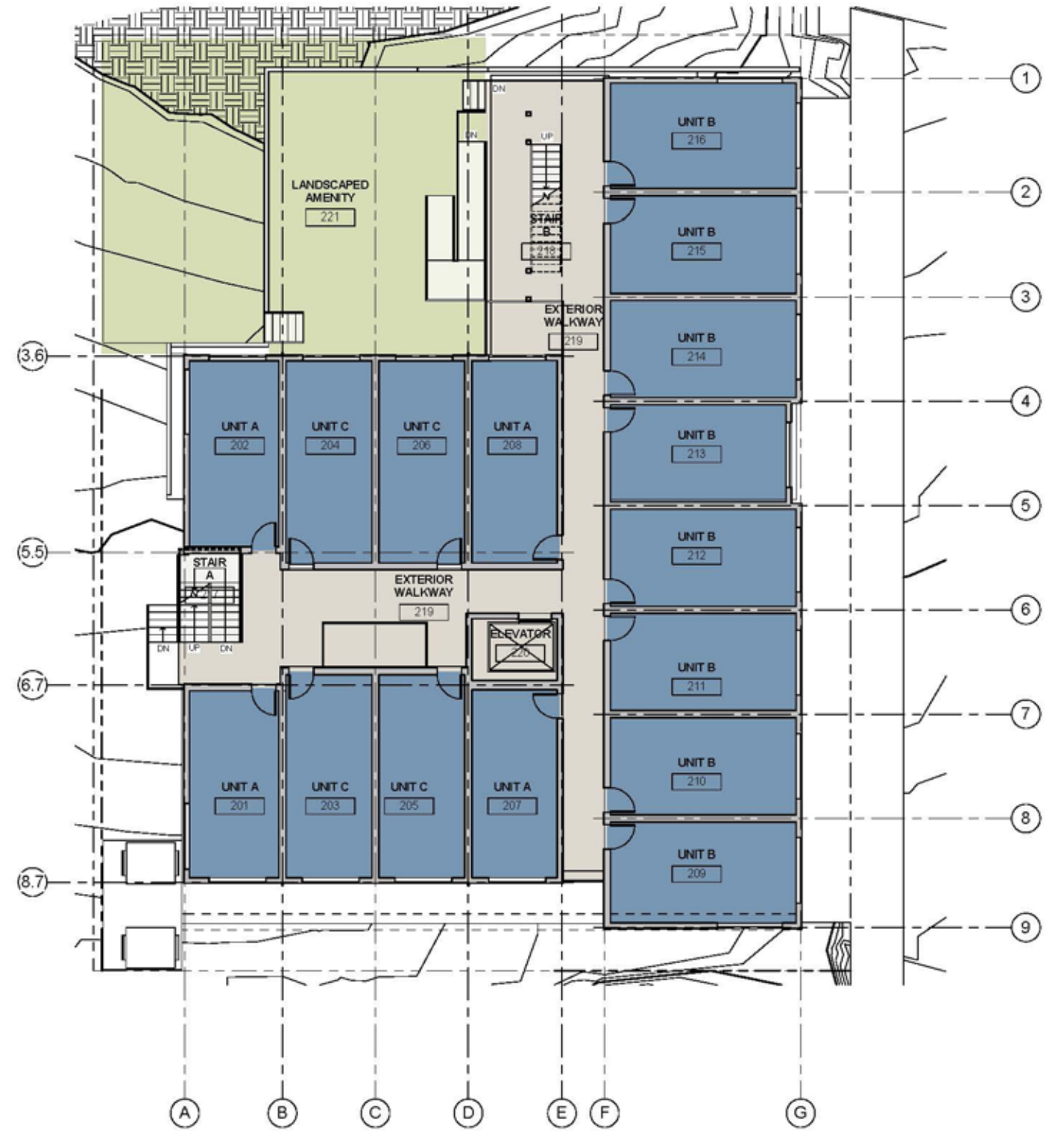
Larger building footprint and great ground disturbance.

Unenclosed parking.

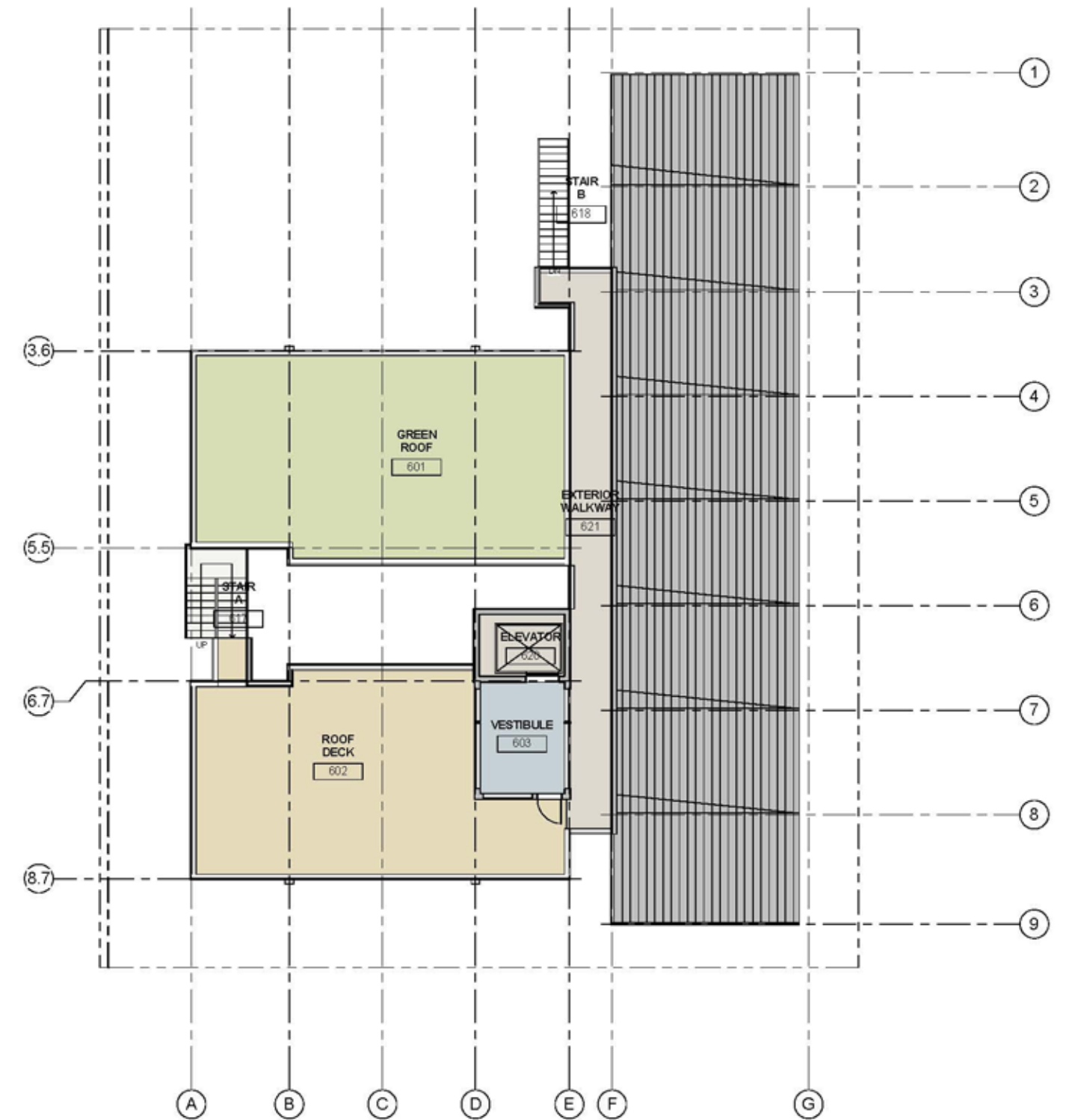
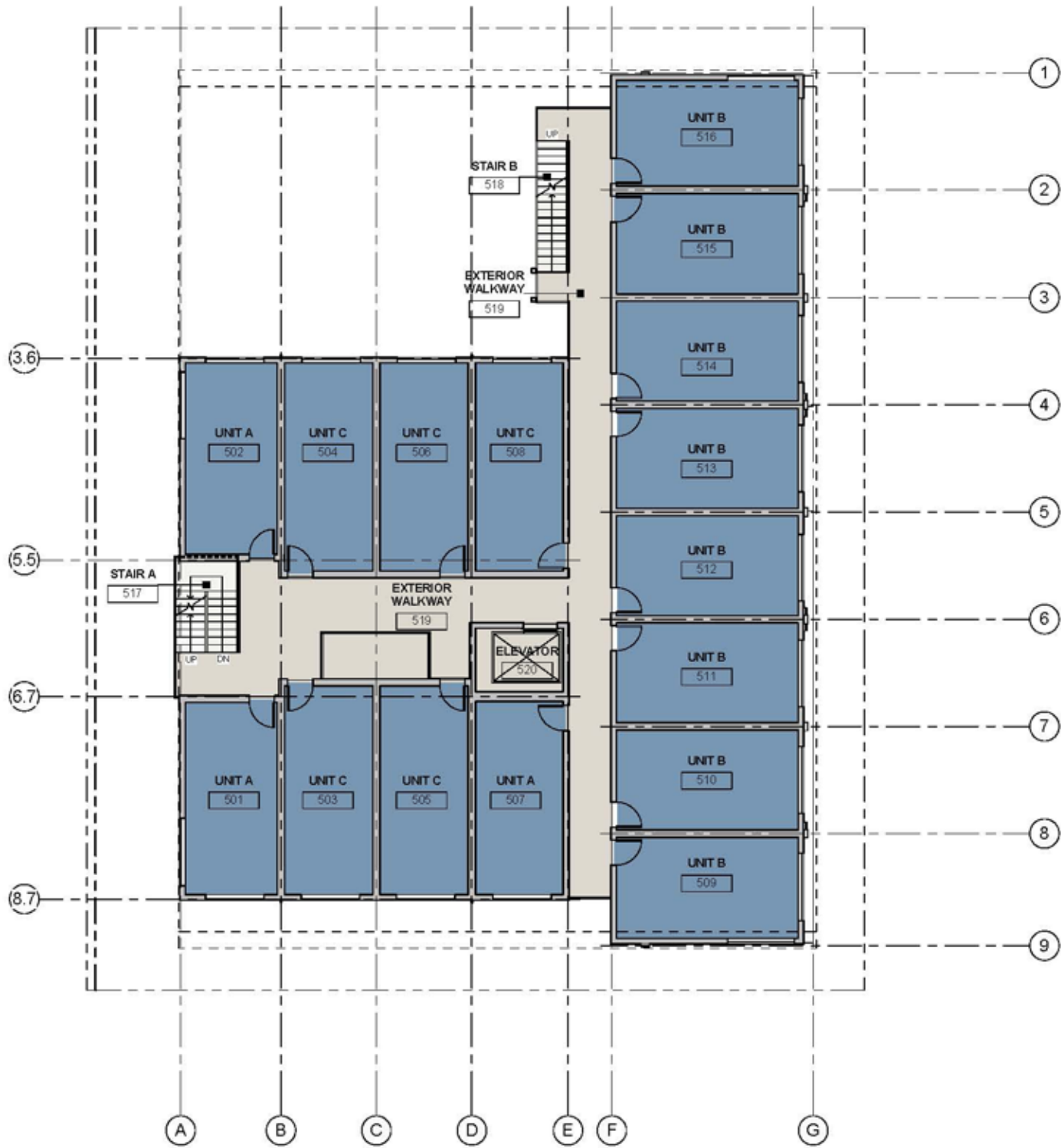




BASEMENT PLAN



LEVEL I PLAN



LEVEL 2-4 PLAN

ROOF PLAN

ELEVATIONS

MATERIALS KEY	
MARK	MATERIAL DESCRIPTION
1	METAL SIDING - GREY MINI-V-BEAM
2	FIBER CEMENT HORIZONTAL - CUSTOM COLOR
3	SHEET METAL - MATCH ADJACENT COLOR
4	METAL RAILING - BLACK
5	METAL ROOFING - GREY STANDING SEAM ROOF
6	VINYL WINDOWS - WHITE
7	CONCRETE RETAINING/PLANTER WALL
8	METAL AWNING - BLACK
9	STEEL STAIR AND FLOOR SYSTEM - BLACK
10	WOOD FENCE TRASH ENCLOSURE
11	FIBER CEMENT PANEL - GREY



EAST ELEVATION

MATERIALS KEY	
MARK	MATERIAL DESCRIPTION
1	METAL SIDING - GREY MINI-V-BEAM
2	FIBER CEMENT HORIZONTAL - CUSTOM COLOR
3	SHEET METAL - MATCH ADJACENT COLOR
4	METAL RAILING - BLACK
5	METAL ROOFING - GREY STANDING SEAM ROOF
6	VINYL WINDOWS - WHITE
7	CONCRETE RETAINING/PLANTER WALL
8	METAL AWNING - BLACK
9	STEEL STAIR AND FLOOR SYSTEM - BLACK
10	WOOD FENCE TRASH ENCLOSURE
11	FIBER CEMENT PANEL - GREY



NORTH ELEVATION

7TH AVENUE NE STUDIOS

4029 & 4033 7th Avenue NE DPD #3012615

DESIGN REVIEW

ELEVATIONS

MATERIALS KEY	
MARK	MATERIAL DESCRIPTION
1	METAL SIDING - GREY MINI-V-BEAM
2	FIBER CEMENT HORIZONTAL - CUSTOM COLOR
3	SHEET METAL - MATCH ADJACENT COLOR
4	METAL RAILING - BLACK
5	METAL ROOFING - GREY STANDING SEAM ROOF
6	VINYL WINDOWS - WHITE
7	CONCRETE RETAINING/PLANTER WALL
8	METAL AWNING - BLACK
9	STEEL STAIR AND FLOOR SYSTEM - BLACK
10	WOOD FENCE TRASH ENCLOSURE
11	FIBER CEMENT PANEL - GREY



WEST ELEVATION

MATERIALS KEY	
MARK	MATERIAL DESCRIPTION
1	METAL SIDING - GREY MINI-V-BEAM
2	FIBER CEMENT HORIZONTAL - CUSTOM COLOR
3	SHEET METAL - MATCH ADJACENT COLOR
4	METAL RAILING - BLACK
5	METAL ROOFING - GREY STANDING SEAM ROOF
6	VINYL WINDOWS - WHITE
7	CONCRETE RETAINING/PLANTER WALL
8	METAL AWNING - BLACK
9	STEEL STAIR AND FLOOR SYSTEM - BLACK
10	WOOD FENCE TRASH ENCLOSURE
11	FIBER CEMENT PANEL - GREY



SOUTH ELEVATION

7TH AVENUE NE STUDIOS

4029 & 4033 7th Avenue NE DPD #3012615

DESIGN REVIEW

BUILDING SECTION





NK





NEIGHBORHOOD CONTEXT



View from the Southeast



Aerial View from 40th and I-5 (Southwest)



View of production model showing neighboring heights



Project
Location

View from NE 45th Street and Brooklyn Avenue NE

SHADOW STUDIES



MARCH/SEPTEMBER - 9 am



MARCH/SEPTEMBER - 12 pm



MARCH/SEPTEMBER - 3 pm



JUNE - 9 am



JUNE - 12 pm



JUNE - 3 pm



DECEMBER - 9 am



DECEMBER - 12 pm



DECEMBER - 3 pm

PRELIMINARY LANDSCAPE DESIGN CONCEPT

LANDSCAPE DESIGN STRATEGY

The proposed landscape design palette consists of traditional native and ornamental broadleaf evergreen shrubs, grasses, and herbaceous perennials to ensure year-round changing color and interest.

Street trees will be provided in the public right-of-way within the existing planter strip.

The building entry and street level landscape will be highlighted with a lively mix of colorful plant and flowering species. Native ground covers rather than turf will provide a low-maintenance and attractive building perimeter.

LANDSCAPE DESIGN GOALS:

- **Provide an attractive living environment for residents.**
- **Enhance the building's setting and relationship to its neighbors.**
- **Enhance the public experience along 7th Avenue NE.**
- **Comply with Green Factor requirements.**



ROOF/SITE PLAN

7TH AVENUE NE STUDIOS

4029 & 4033 7th Avenue NE DPD #3012615

DESIGN REVIEW

CONCEPTUAL LANDSCAPE DESIGN SPECIES



CREEPING MAHONIA



LEATHER LEAF MAHONIA



SWORD FERN



JAPANESE MAPLE



DAPHNE



DEER FERN



K FOESTER



PIERIS



VINCA



- 
① RECESSED WALL - BEGA RECESSED WALL WITH LINEAR SPREAD DIFFUSER (MULTIPLE WIDTHS)

- 
② UNIT ENTRY WALL SCONCE - Kube Outdoor Wall Sconce by Hinkley Lighting

- 
③ LANDSCAPE WALL WASH - BEGA SMALL SCALE FLOODLIGHT

- 
④ LANDSCAPE BOLLARD - FORMS+SURFACES LIGHTSCALE BOLLARD

- 
⑤ EMERGENCY PATHWAY - BEGA RECESSED WALL WITH LINEAR SPREAD DIFFUSER (MULTIPLE WIDTHS)

- 
⑥ BUILDING ENTRY WALL SCONCE

- 
○ PRESCOLITE LITEBOX RECESSED DOWNLIGHT WITH BLACK BAFFLE (NOT SHOWN)

- 
○ PRESCOLITE LITEFORMS WALL MOUNT CYLINDER (NOT SHOWN)

- 
⑦ GENERAL AREA LIGHTING

LIGHTING PLAN

7TH AVENUE NE STUDIOS

4029 & 4033 7th Avenue NE DPD #3012615

DESIGN REVIEW

EXTERIOR PALETTE



MATERIALS

- ① Metal Panel Siding:
AEP Span Mini-V-Beam,
Cool Metallic Silver
- ② Lapped Siding 10" Lap:
Fiber Cement Siding 10" Expo-
sure, Roasted Chestnut
- ③ Sheet Metal:
Paint to Match Adjacent Surface
- ④ Metal Railing: Black
- ⑧ Black Metal Awnings
- ⑨ Black Steel Stair and Floor Sys-
tem
- ⑤ Metal Panel Roofing:
Cool Metallic Silver
- ⑥ White Vinyl Window/
Door System
- ⑦ Cast-In-Place Concrete
Planter with Cementitious
Coating
- ⑩ Wood Fence Trash Enclosure
- ⑪ Panel Infill:
Fiber Cement Panel, Painted to
match Cool Metallic Silver

EAST ELEVATION



NK

DESIGN GUIDELINE PRIORITIES

A-3 ENTRANCES VISIBLE FROM THE STREET

Request: The Board would like to see a larger and more visible entry on 7th Avenue NE. Programming of the entry should accommodate bicyclists. The design of the entry (and the entry sequence from the sidewalk) should engender a stronger connection between the proposed building and the life of the street.

Response: The primary lobby entrance is to be an open-air space accessed directly from the sidewalk along 7th Avenue NE. The lobby has been enhanced with the addition of a projecting overhead weather canopy containing the project address and name; and decorative wall mounted lighting fixtures and downlights within the lobby. A custom designed gate that has been widened since the EDG will provide both security and easy access to the building for resident bicyclists. See the provided sketch vignette of the lobby entry.

A-5 RESPECT FOR ADJACENT SITES

Request: Due to recent City Council approved changes in the Low-rise chapter of the Land Use Code and introduction of new height measurement techniques, the proposed structure looks quite different than the surrounding townhouse developments. The applicant proposes an apartment building this is potentially taller than the townhouses. All three design concepts show unenclosed hallways with open stairs and elevators on the exterior of the structure.

The Board discouraged the placement of open hallways and stair on the structure's northern side as shown in Option #3, urging the architect to move the circulation to the central outdoor court. Having the open circulation systems adjacent to the neighboring townhouse raising privacy issues and brought the building mass closer to the adjacent building.

Response: The semi-preferred EDG design option has been revised per the Board's request. The open walkways have been moved as far away from the northern property line as possible. The walkway along the entire northern façade has been rotated 180 degrees so that portion of the walkway is concealed within the structure. The open stair has been rotated away from the property line and moved to the south as far as possible to minimize impact on the adjacent northern property.

A-6 TRANSITION BETWEEN RESIDENCE AND STREET

Request: The Board discussed the merits of placing open space between the entrance and the street. Members of the Board felt that this project needs to be an urban building and thus have the bulk of the building mass located close to the street edge.

Interestingly, the townhouses flanking the site have their open spaces on 7th Ave setting back the structure from the street above and behind fences and retaining walls. The effect creates an estrangement between the townhouses and the streetscape.

Attention to the design of open space between the entry and the street is critical. The design needs to keep in mind the frequency of pedestrian and bike activity in the neighborhood. The Board encouraged the architect to strive for a design that consciously recognizes communal activities such as the P-patch across the street.

Response: The proposed project faces and engages the street by providing direct residential transparency / 'eyes on the street' along 7th Avenue. The proposed building is not hidden behind a private fence but instead faces the street and engages itself with street activity.

A-7 RESIDENTIAL OPEN SPACE

Request: Each design option represents a very different approach or idea about open space. Due to the Board's open mindedness about the building's form, no one attitude toward open space prevailed. Option 1 treats the open space as a buffer between the building and the alley, the added distance to I-5 perhaps useful for mitigating noise. The corner open space in Option #2 provides greater access to light and air and maintains more privacy for the town-

houses to the north. The three wings of the structure flank the open space in Option #3. This alternative potentially creates a better communal space but as the Board noted the proximity of the open space and the parking would necessitate a landscape design that carefully separates the outdoor amenity area from the parking lot. The programming of the communal space is important.

Response: The proposed open space is located in the northwest corner of the site. This location provides a buffer between the building and the alley, good access to light and air, a privacy buffer between the project and the neighbors to the north, and a good landscape visual for these same neighbors.

Parking is no longer a proposed use. The City of Seattle review of the MUP documents has determined that a zoning departure for unenclosed parking is not permitted; the previously requested departure has been omitted. The proposed open space is primarily a communal landscaped area furnished with limited seating. A portion of the open space near the alley is a multi-purpose space finished with grass-pavers. The grass-paved area can be used as an expanded loading area per the neighbors request, is a good transition zone between the alley and the landscaped seating area, and provides addition vehicular maneuvering area within this portion of the alley.

A-8 PARKING AND VEHICULAR ACCESS

Request: If the applicant chooses to provide residential parking, access would need to occur from the alley.

Response: Parking is no longer proposed.

B-1 HEIGHT, BULK, AND SCALE COMPATIBILITY

Request: The Board did not endorse a specific design option. Each option appeared to have its advantages and disadvantages. Namely, the Board members requested that the building mass respect the adjacent townhouses to the north and south. The architect should address the preservation of light, air, and privacy for the adjacent townhouses on the north. On the face of it, Option #2 most closely accomplishes this goal. However, revision to Option #1 and #3 may also achieve this goal.

Response: The building layout has been revised to primarily include internalized walkways to reduce impact on the northern neighbors. Walkways and open stairways have been rotated away from the property to the north and moved as far south as possible. The proposed south facing units have been moved further north, away from the property line, to reduce project impact on the southern neighbors. The proposed outdoor landscaped space in the northwest corner of the site further reduces the impact of the project on the northern neighbors as well as the alley.

C-1 ARCHITECTURAL CONTEXT

Request: The Board did not attempt to endorse a specific stylistic or aesthetic design.

Response: The Board responded positively to the character sketches studies provided during the EDG meeting. The Board responded favorably to one sketch in particular that included horizontal and vertical breakup of masses, color and material; an open-air entry lobby, and was highlighted by a series of repetitive shed roofs facing 7th Avenue NE. The MUP documents include this design approach.

C-4 EXTERIOR FINISH MATERIALS

Request: The preliminary sketches of the elevations indicated the intention of using significant amounts of metal siding. DPD Staff and the Board noted that the University District guidelines discourage copious use of metal siding.

Response: Since the EDG and MUP submittal, the custom color metal panel exterior cladding has been replaced with painted lap siding. A limited portion of the street facing façade along 7th Avenue NE is still accented with metal siding.

D-1 PEDESTRIAN OPEN SPACES AND ENTRANCES

Request: Placing useable open space on the alley creates security concerns. The Board anticipates reviewing this amenity area's programming and design at the Recommendation meeting.

Response: The proposed outdoor space is separated from the alley by the multi-use grass-paver zone. The open space is programmed as a quiet space reserved for residents use only. Decorative low impact light fixtures are proposed within the space as well as an access gate separating the space from the alley. Furnishings within the space are limited to a small seating area. The primary residential communal outdoor gathering space is proposed at the roof terrace.

D-2 BLANK WALLS

Request (comment): Preliminary sketches of the design did not indicate that blank walls would face the street.

Response: The proposed design does not include blank walls.

D-3 RETAINING WALLS

Request: Several neighboring townhouses as well as the existing houses have retaining walls along 7th Ave. It appears that the proposed design will not have retaining walls facing 7th Ave. but would likely need them at the side property lines.

Response: Retaining walls are not proposed. Landscape walls are proposed along 7th Avenue NE and retaining walls are proposed at the side yards which will be nearly buried beneath adjacent soils and landscaping material. The project proposes to replace the extensive rockery along 7th Avenue NE with landscaping, building façade, and residential transparency.

D-5 VISUAL IMPACTS OF PARKING STRUCTURES

Request: The applicant requested a Land Use Code departure from a regulation requiring enclosure of parking. In an Urban Center, the applicant is not required to provide residential parking. Two concept schemes showed approximately nine surface spaces along the alley. The third scheme did not have parking.

Response: Parking is no longer a proposed use. The City of Seattle review of the MUP documents has determined that a zoning departure for unenclosed parking is not permitted. The previously requested departure for unenclosed parking has been omitted.

D-6 SCREENING OF DUMPSTERS, UTILITIES, AND SERVICE AREAS

Request: The Board adamantly requested the placement of a loading area off the alley.

Response: Loading spaces are proposed on-site adjacent to the alley. The proposed multi-use grass-paved area located near the alley can also function as overflow loading space when needed for resident move-in.

E-2 LANDSCAPING TO ENHANCE THE BUILDING AND/OR SITE

Request: A detailed landscape plan will be needed for the Recommendation meeting.

Response: Updated detailed landscape plans are included with the MUP drawings and DRB package. Sketch vignettes have also been provided with the DRB package to help visualize the character of landscaping at the open-air lobby and the northwest open-space

DEPARTURE MATRIX

LR3 ZONING CODE	REQUIREMENT	PROPOSED	DEPARTURE AMOUNT	REASON FOR DEPARTURE
#1 MAXIMUM FACADE LENGTH WITHIN 15' OF A LOT LINE SMC 23.45.527 B	65% maximum combined facade length. 92' x 65% = 59'-9"	76'-8"	16'-11"	1. Widening the facade along the southern property line provides a better proportioned outdoor space at the northwest corner of the site which reduces impact on the neighbors to the north. 2. Widening the facade allows residential units to be rotated away from the I-5 freeway noise. 3. Widening the facade allows for a more comfortable and interesting exterior walkway layout.
#2 REAR SETBACK SMC 23.45.518	Minimum @ Alley = 10'-0"	10'-0" to bldg. facade, 9'-0" to open stair	1'-0" at open stair only	1. Pushing the open stairway into the rear setback provided an additional 1' of required setback along 7th Avenue NE. 2. Pushing the open stairway into the rear setback allowed clearances at the residential units, the walkways, and the unit entry doors to be more comfortable and useable.

SUMMARY

- **The proposed design provides an affordable apartment option in the University District Northwest (Urban Center Village).**
- **Adequate secure bicycle storage and proximity to the Burke Gilman trail will encourage bicycle usage as an alternate means of transportation.**
- **The proposed landscaped outdoor space and roof terrace will provide a great place for residents to interact and enjoy the outdoors.**
- **Turning units away from the freeway will reduce noise impact on the resident environment.**
- **Turning units toward the south will increase the solar exposure for those units.**
- **The proposed project is to achieve Built Green 4 Star.**

RECENT TRIAD PROJECTS



TRIO - BELLTOWN



NOMA - BALLARD



PIER 70 - SEATTLE



REGATA - WALLINGFORD



DWELL - ROOSEVELT



POINT EDWARDS - EDMONDS



CIVIC SQUARE - SEATTLE





WESTLAKE VILLAGE



222 VIEW APARTMENTS



CHELAN RESORT SUITES



THE DAKOTA



SALVEO - LEED H PLATINUM



H2O APARTMENTS - LEED H MIDRISE PILOT GOLD TARGET



BROADSTONE KOI APARTMENTS - LEED NC CERTIFIED TARGET



OLIVEWAY MIXED-USE APARTMENTS - LEED NC SILVER TARGET



MIST APARTMENTS - LEED NC SILVER TARGET