

47 + 7

4558 7th Avenue
NE

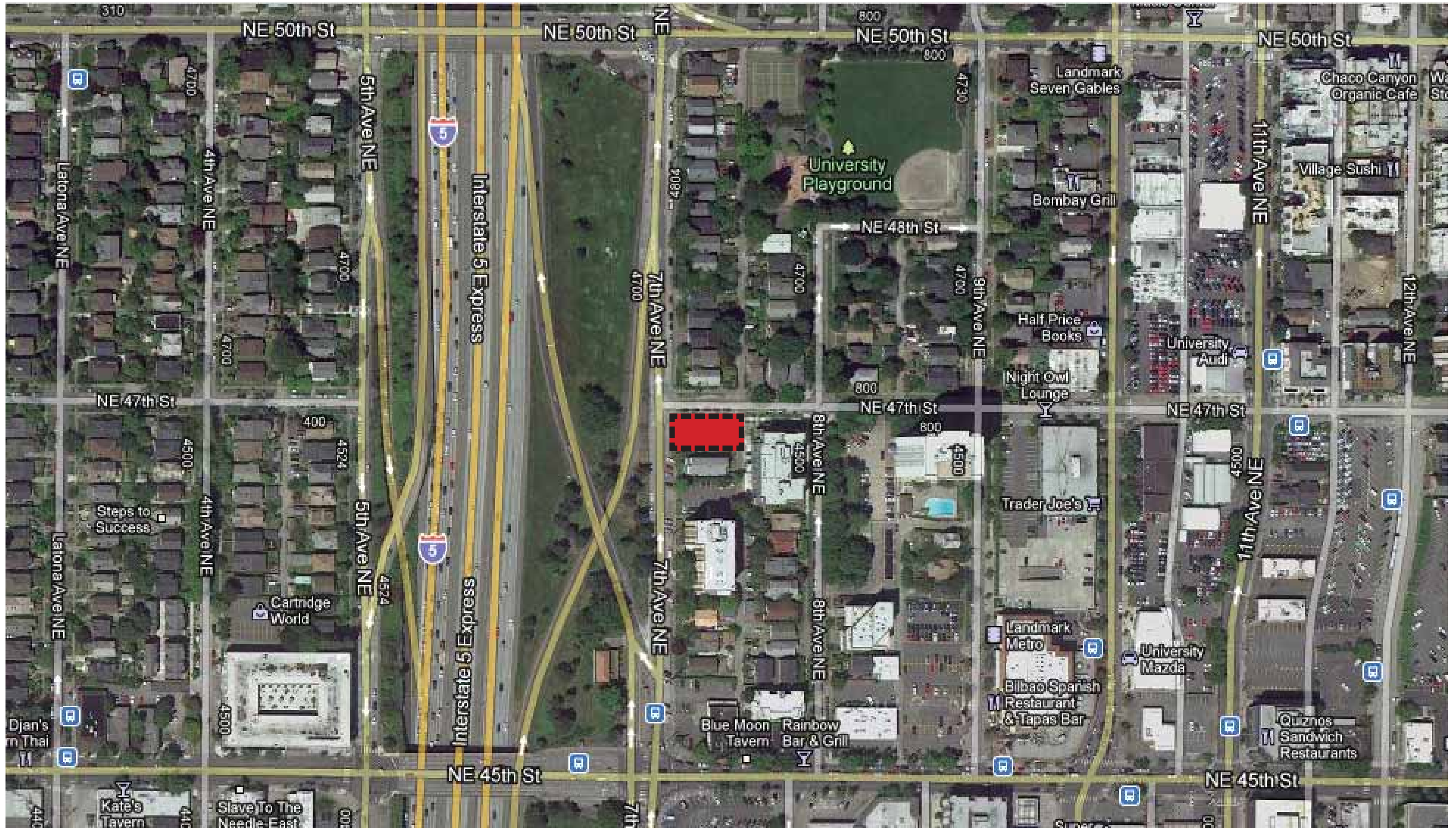
Design Review

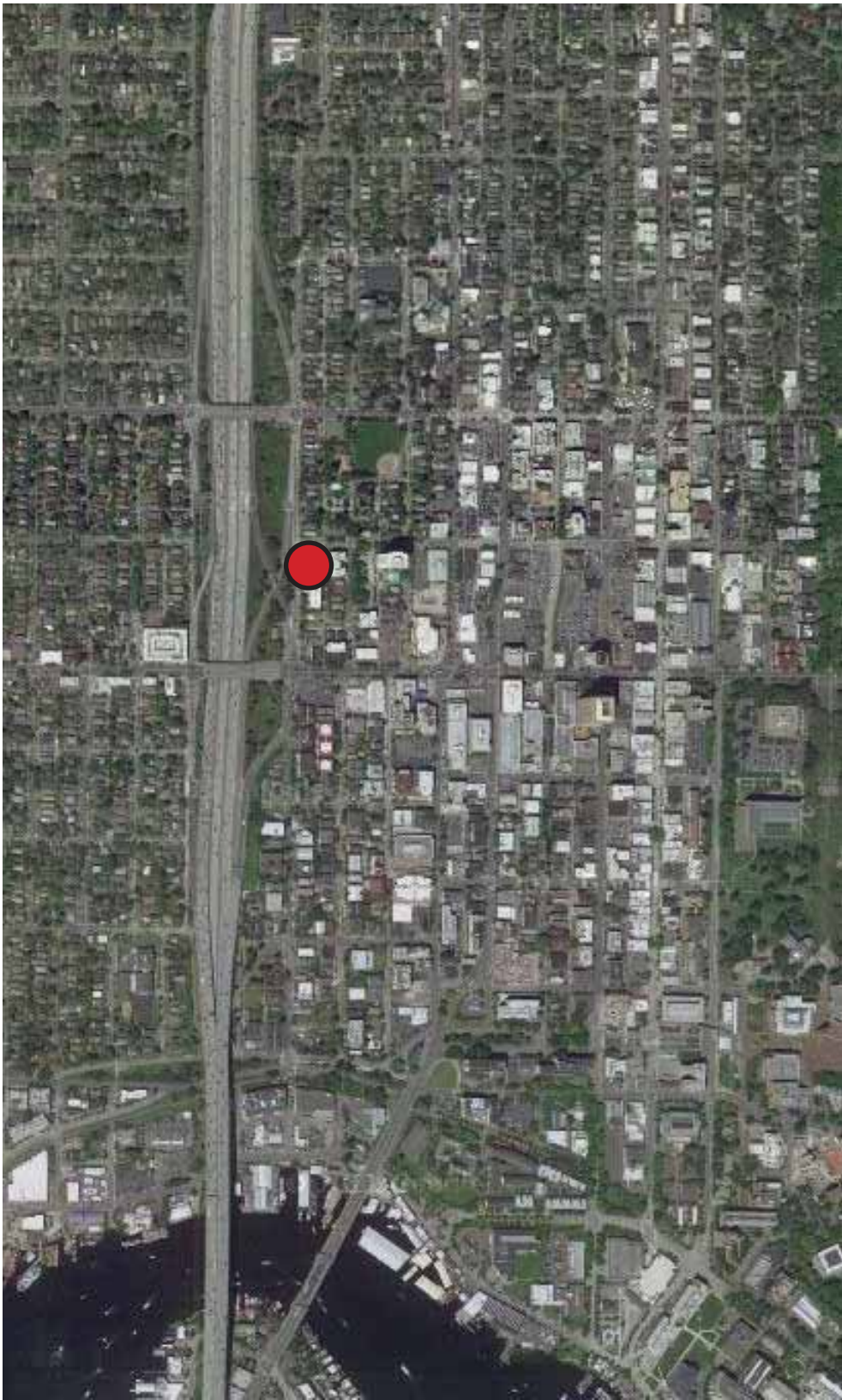
April 30th, 2012

Land Use Permit
Project# 3012744



Site Location:





Development Objectives

The intent of the proposed project is to build a residential structure that optimizes use of the site under zoning and land use regulations and to create high-quality, highly efficient residential units that takes advantage of the site's proximity to the university and the excellent transportation, retail, and recreation facilities in the neighborhood.

Residential Units

The objective of the development is to build between 24 units of housing, in a mix that includes studios and one-bedroom units.

Development Objective Summary

6-Story Building	Approximately 60' tall
Residential Units	24 Units
Parking	None

High-Priority Design Guidelines

A-3 Entrances Visible from the Street At least one building entrance, preferable the main one, should be prominently visible from the street.

Proposed design alternatives have a unified entrance either along NE 47th Street or along 7th Avenue NE, but residential units and open walkways provide 'eyes on the street' for 47th, 7th, and the alley.

A-5 Respect for Adjacent Sites Special attention should be paid to projects in zone edge areas...to ensure impacts to Lowrise zones are minimized.

Proposed design alternatives feature stepped patios and landscaping along NE 47th Street to soften building edge adjacent to lowrise residential. Limited glazing along east and south façades protect privacy of adjacent building users.

A-7 Residential Open Space The ground-level open space should be designed as...[an] occupiable site feature. Open space should reinforce positive streetscape qualities and provide a transition between public and private realms; provide for the comfort, health, and recreation of residents; and increase privacy and reduce visual impacts to all neighboring properties.

All ground-floor units in the proposed design alternatives have semi-private terraces above sidewalk grade. Landscaping along the east and west property lines provide buffer zones between the building and the sidewalk and alley, and provide a noise and visual barrier to I-5.

A-10 Corner Lots Buildings on corner lots [are encouraged to] orient to the corner and adjacent street fronts. Consider providing special building elements distinguishable from the rest of the building, such as a tower, corner articulation, or bay windows.

The proposed design alternatives include the potential for green walls or other distinctive color and material finishes on corners and opaque façades.

B-1 Height, Bulk, and Scale Compatibility The proximity of lower intensive zones to higher intensive zones requires special attention to potential impacts of increased height, bulk, and scale. The design and siting of buildings is critical to maintaining stability and Lowrise character.

The proposed design alternatives include landscaped zones and terraces between the building and the lower-density zone to the north. Building elements, materials and glazing patterns can break down the mass of the building to an appropriate scale.

C-1 Exterior Finish Materials New buildings should emphasize durable, attractive, and well-detailed finish materials.

The proposed design alternatives all utilize concrete, glass, and steel as primary exterior materials, and opaque wall sections will be clad with materials that complement the overall architectural character of the building.

D-4 Design of Parking Lots Near Sidewalks When adjacent to residential zones, surface parking lots adjacent to sidewalks should be screened with shrubs and double rows of street trees for a more sheltered, residential feel.

All proposed design alternatives include surface parking along the alley - this parking is screened from 47th and the lowrise zone to the north by building elements or landscaped zones, in addition to street trees.

Site Analysis - Zoning and Code Analysis

Land Use Code Analysis

Structure Height Limit

Base height limit: 60 feet

SMC 23.45.514

Table B for 23.45.514

Setbacks

Front and side setbacks from street lot lines - 7 foot average, 5 foot minimum

No setback required if courtyard abuts the street (min 30% of width of frontage or 20' wide, 20' deep)

Rear setback - 15 feet from a rear lot line that does not abut an alley or 10' from a rear lot line that abuts an alley

Side setback at interior lot line - 7 foot average, 5 foot minimum to 42 feet;

10 foot average, 7 foot minimum above 42 feet height

FAR

Base FAR = 3.2

Max FAR = 4.25

Underground stories exempt from FAR limits

Table B for 23.45.510

Parking

Table B for 23.54.015

No minimum requirement in commercial or multifamily zones within urban villages, if residential use is within 1,320 feet of a street with frequent transit service. (NE 45 Street is a frequent transit street, approximately 600 feet from the site)

Departures Requested:

1. Departure from 10 feet Rear lot line abutting alley. Project is located 10'-0" (3'-0" more than average required setback) along 7th Avenue NE to allow for clearance from existing power lines. Project is located 3'-6" from alley setback.
2. Departure from 6'-0" height limit at trash enclosure (adjoining property grade higher than 6 feet above projects's finished grade. The Trash/Recycling Area enclosure walls currently range from 6'-4" on the west end to 6'-8" in height on the east end relative to the proposed finished grade.

MR Zone
University District Northwest
Urban Center



Views

The site has open views to the north – Interstate 5 is below the surrounding topography, and buildings in LR1 zoning to the north are relatively low-rise. Because these uses are unlikely to change significantly in the near future, these views are relatively secure. To the southwest, the I-5 corridor provides a view corridor, but existing buildings to the south and east of the site limit views.

Surrounding Uses

The immediate context primarily consists of residential uses. South and east of the site, midrise residential buildings dominate, with some single-family houses remaining, although these are being replaced to take advantage of zoning. Buildings north of the site are primarily single-family and small multi-family structures.

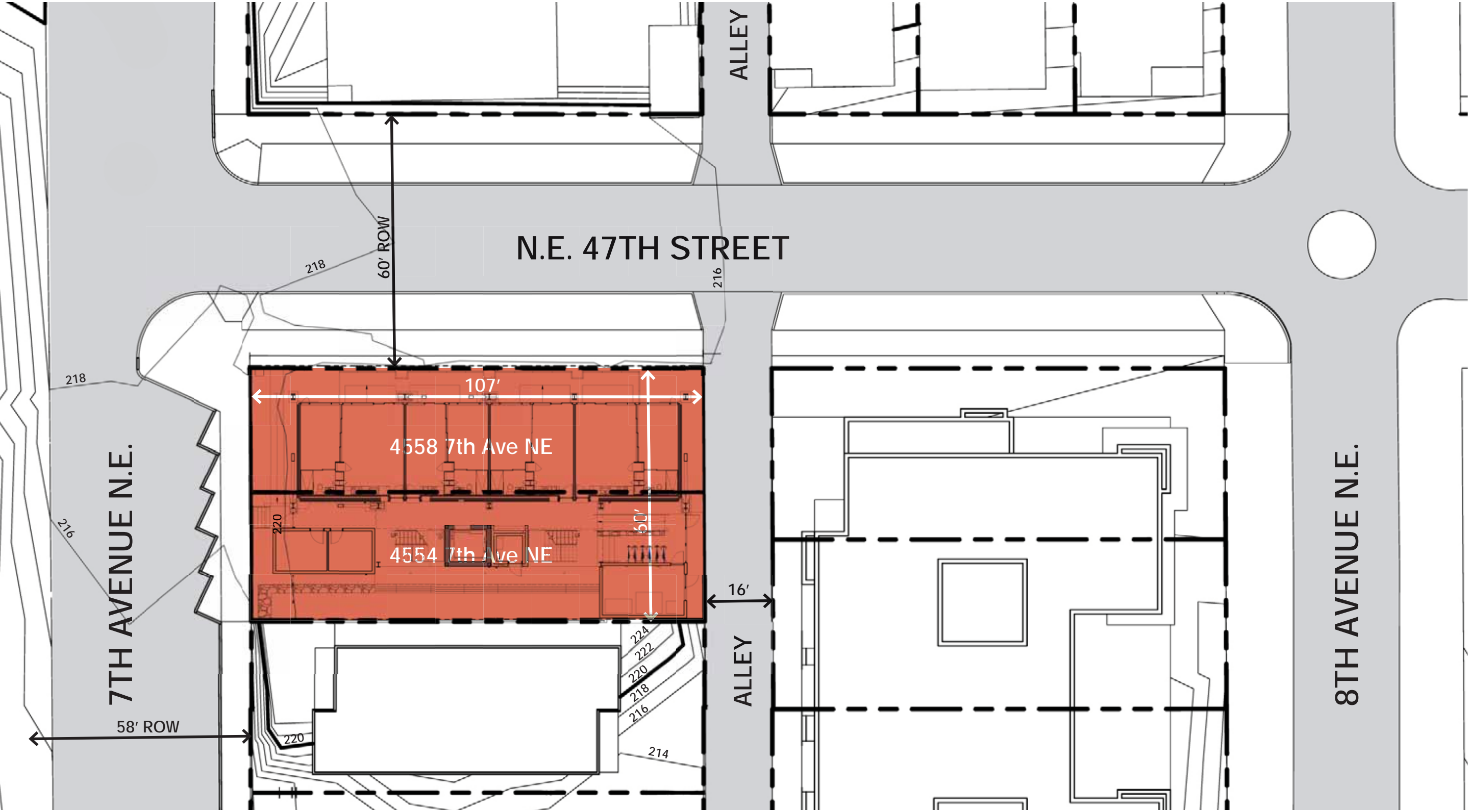
There are major commercial corridors along NE 45th Street and Roosevelt Avenue NE/11th Avenue NE. The commercial uses along these streets are primarily lowrise retail and services, with several large auto dealerships (with large surface parking areas) along Roosevelt and 11th Avenues NE. The area also has some office uses, especially south of NE 45th Street nearer to the University.

A park and playfield, the University Playground, is one half block north of the site. This park includes a ballfield, playground, and tennis courts.

1. Duncan Place Condominiums
2. The University Plaza
3. University West/Seattle Housing Authority
4. 4258 8th Avenue NE Condominiums
5. Blue Moon Tavern
6. FedEx Office
7. Metro Cinemas
8. Trader Joe's/AAA
9. University Playground



Existing Site Plan



Design Responses to EDG Comments:

A - Site Planning

Residential Entrance: The main building entrance from 7th Avenue incorporates signage, a projecting canopy, lighting and a decorative gate to emphasize this location as the primary building entry. The entry is announced by a translucent canopy that projects from the the building. Project signage and addressing is lighted by an up-down light fixture that becomes a part of the composition, and a decorative sconce light provides a visual clue to entry location both day and night, and ties into the organic design of the entry gate.

The accessible entry ramp leads to 47th street, and is announced by a four-sided entry sign that incorporates internal lighting.

Transition Between Residence and Street: Current design includes decorative, semi-transparent fencing and multi-layered landscaping between the street and private outdoor areas to differentiate public and private space.

Corner Lots: The board noted the importance of maintaining a strong architectural expression along the west facade. After further study, the design maintains a simple building massing and expression along the west facade that is legible from I-5. A redesigned entry sequence and extensive landscaping along 7th Avenue NE soften the experience of the building from the street. A pedestrian arriving at the building enters through a landscaped path bounded by building masses with a variety of materials and colors. This will allow the building to work at the scale of both the pedestrian and the driver on the freeway, and allow for maximum glazing along the north facade, taking advantage of the best views and best light while also shielding units from freeway noise.

Adding glazing to the east and west walls was discussed during the Early Design Guidance meeting, with some board members suggesting that the project could benefit by capturing views to the west from the western most bank of units, while others maintained providing a consistent architectural character was more important, even if it meant that the west façade had a different character from the north. Since the percentage of glazing was approaching the 40 percent prescriptive path energy code limit, The design team decided that any additional glazing would be better placed in the exterior entry doors at each unit, giving each unit light from two walls, rather than add glazing to just one unit per floor. Architecturally the structural system is the dominant design element and view window placement is compromised by the structural braced frames. In addition the units could be better buffered from the freeway noise without penetrations in the façade.

Because access to the units is achieved by using open exterior egress balconies, the tenants have the ability to take advantage of eastern and western views each time they enter or leave their units.

B - Height, Bulk, and Scale

Height, Bulk, and Scale Compatibility: The building massing remains as shown at EDG. In addition, the trash enclosure has been moved toward the alley, further reducing impacts on the building to the south of the site.

C - Architectural Elements and Materials

Architectural Concept and Consistency: The current design provides pedestrian level visual interest and layering of building elements through several approaches. When viewed from the sidewalk, layers of landscaping, low fencing, private patios, exposed structure held away from the building mass, and a fully-glazed facade (with views through occupied spaces or to window treatments, all variously illuminated from within) provide a significant variety of ever-changing building expressions. The design strategy is to focus on elegant and clean forms, in the belief that attention to detail will best reward residents and passersby.

Human Scale: The north facade is composed of several distinct layers, from multiple layers of landscaping, low decorative, semi-transparent fencing, private patios (likely with furniture), structural steel that is held away from the building, and window framing. Portions of the window wall are glazed with obscure glass for privacy, which sets up a secondary visual rhythm within the window system. The floor-to-ceiling glazing also means that window treatments, and even interior lighting and decoration, will serve as part of the external expression of the building.

Exterior Finish Material: The design approach is to think of the building as 3 primary components – the steel exoskeleton, the east and west walls as strong and distinctive elements, and the north and south walls as secondary infill. In order to reinforce this concept (and to ensure a balance between steel exoskeleton and building mass), the composition of north and south walls are intentionally kept simple. The construction method requires that the south wall is largely opaque where the bathroom and kitchen plumbing and electrical services are located. However, the unit entries incorporate translucent glass in the entry door and an operable clear glass transom above, providing some cross- daylighting along with cross-ventilation. The design approach focuses on making the composition of elements interesting, rather than trying to fight the inherent logic of the building. Lighting, exterior colors and materials, as well as detailing reinforce this three-component design strategy.

To increase visual interest for pedestrians and vehicular traffic west of the building, the diagonal bracing has been moved to the southwest corner from the southeast corner.

D - Pedestrian Environment

Blank Walls: The landscaping plan includes a deep landscaped zone between the street and the building with varying heights of planting to help break down the expanse of wall from street-level perspective. The building skin above this landscaped zone is kept minimal to accentuate the architectural vocabulary of the building system. The western facade of the building is composed with a semi-transparent entry (with a glass canopy overhead) flanked by two simple building masses (the main building and a one-story structure housing plumbing and electrical systems). The main building is clad with metal and cement board panels, and the accessory structure is ground-face CMU. This facade presents a consistent logic of simple, opaque masses softened by semi-transparent screen elements and landscaping zones.

Screening of Dumpsters, Utilities, and Service Areas: The revised design moves the trash and recycling enclosure to the alley lot line, which improves access and reduces visual impact from the building and from the site to the south. Trash and recycling enclosure is ground-face CMU to provide a consistent vocabulary of service structures on the site.

Personal Safety and Security: Alley parking has been eliminated, in favor of more usable space for building occupants. The trash and recycling enclosure is moved to the alley lot line, and bicycle storage, amenity space, and building entry ramps are provided within a fenced area. This provides more convenient, safe, and usable space for residents. An exterior lighting plan has been provided.

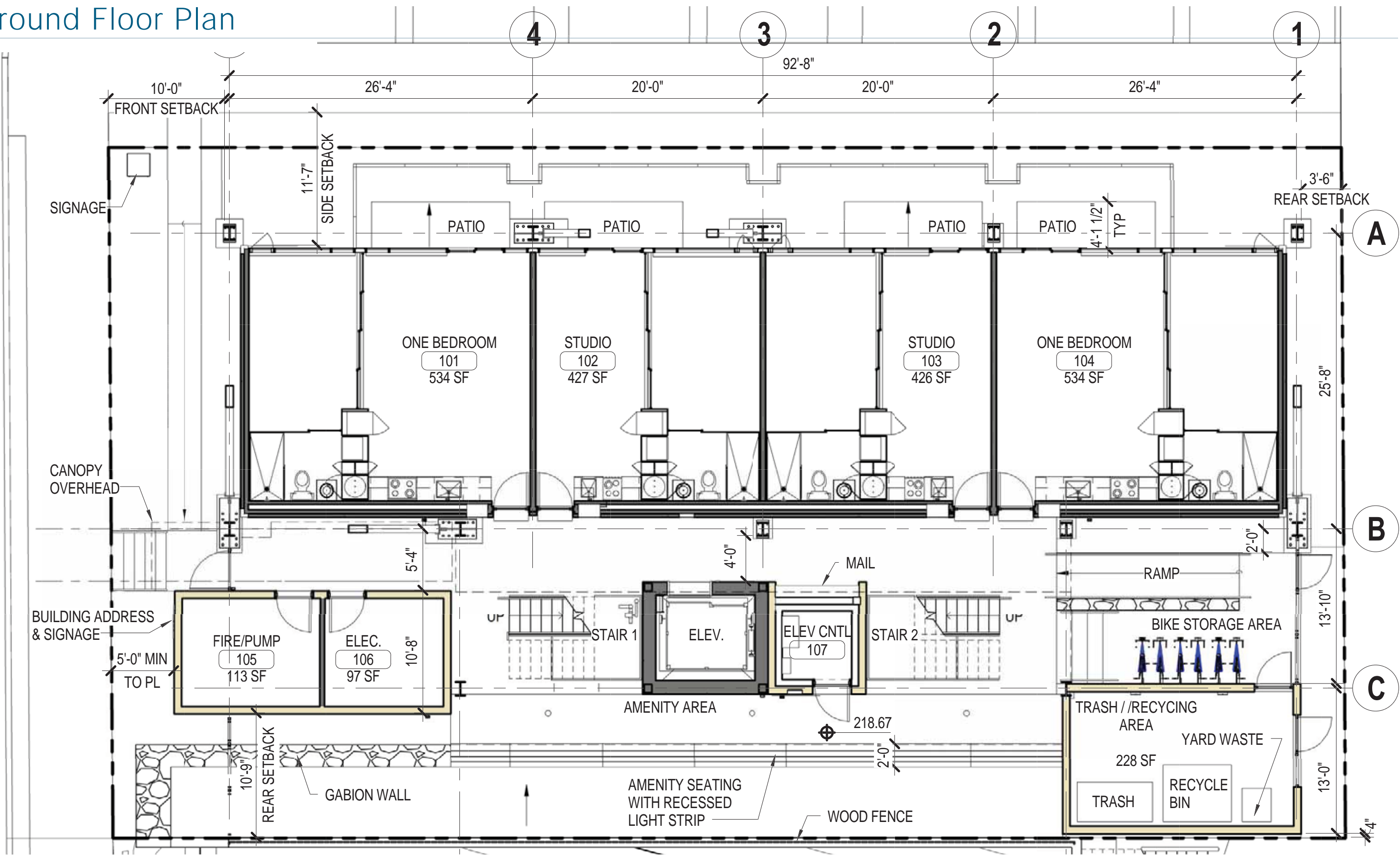
E - Landscape

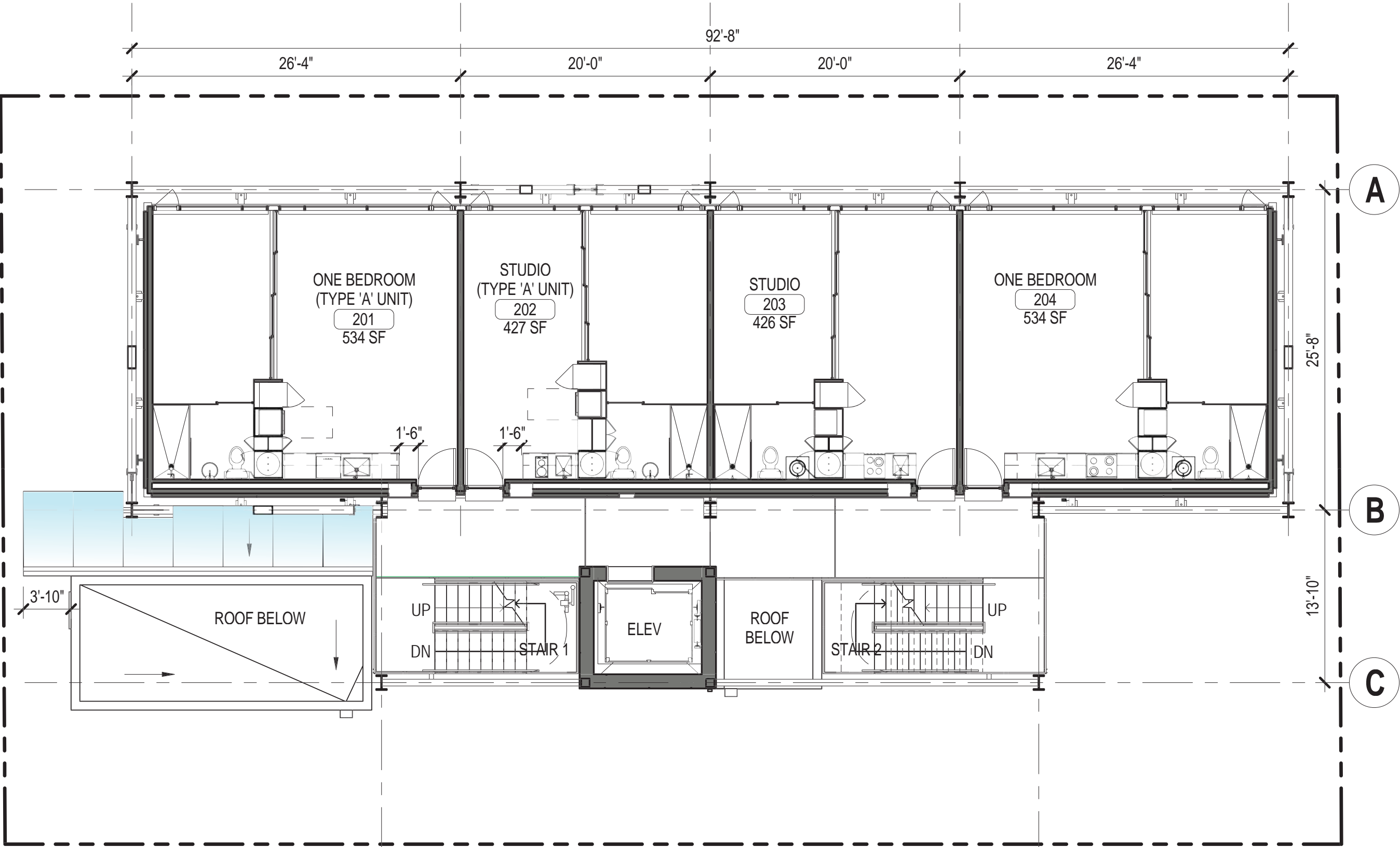
Landscaping to Enhance the Building and/or Site: Careful consideration was given to the project’s relationship to adjacent neighboring properties and streets. A row of deciduous trees is proposed for the south side of the project to provide privacy and separation between buildings; street trees and taller evergreen shrubs are proposed for the west side of the project to provide separation between the street and the building, and shading for the sidewalk, entries, and building; deciduous trees and shrubs, new street trees, and a low semi-transparent fence are proposed for the north side of the project to provide privacy from the street and still allow light to the building units; taller evergreen shrubs are proposed along the east side of the project to provide screening from the alley. Low evergreen plantings are also proposed throughout the site. The majority of the plants proposed are either native or drought tolerant. Green Factor calculations were prepared which show the proposed landscape can achieve the required .500 score.

Landscaping Design to Address Special Site Conditions: The western facade is kept simple to improve its legibility from the freeway and to accentuate the architectural vocabulary of the building system. At the pedestrian level, landscaping and the pedestrian entry sequence add visual interest and activity, while providing some noise and visual buffering between the building and I-5.

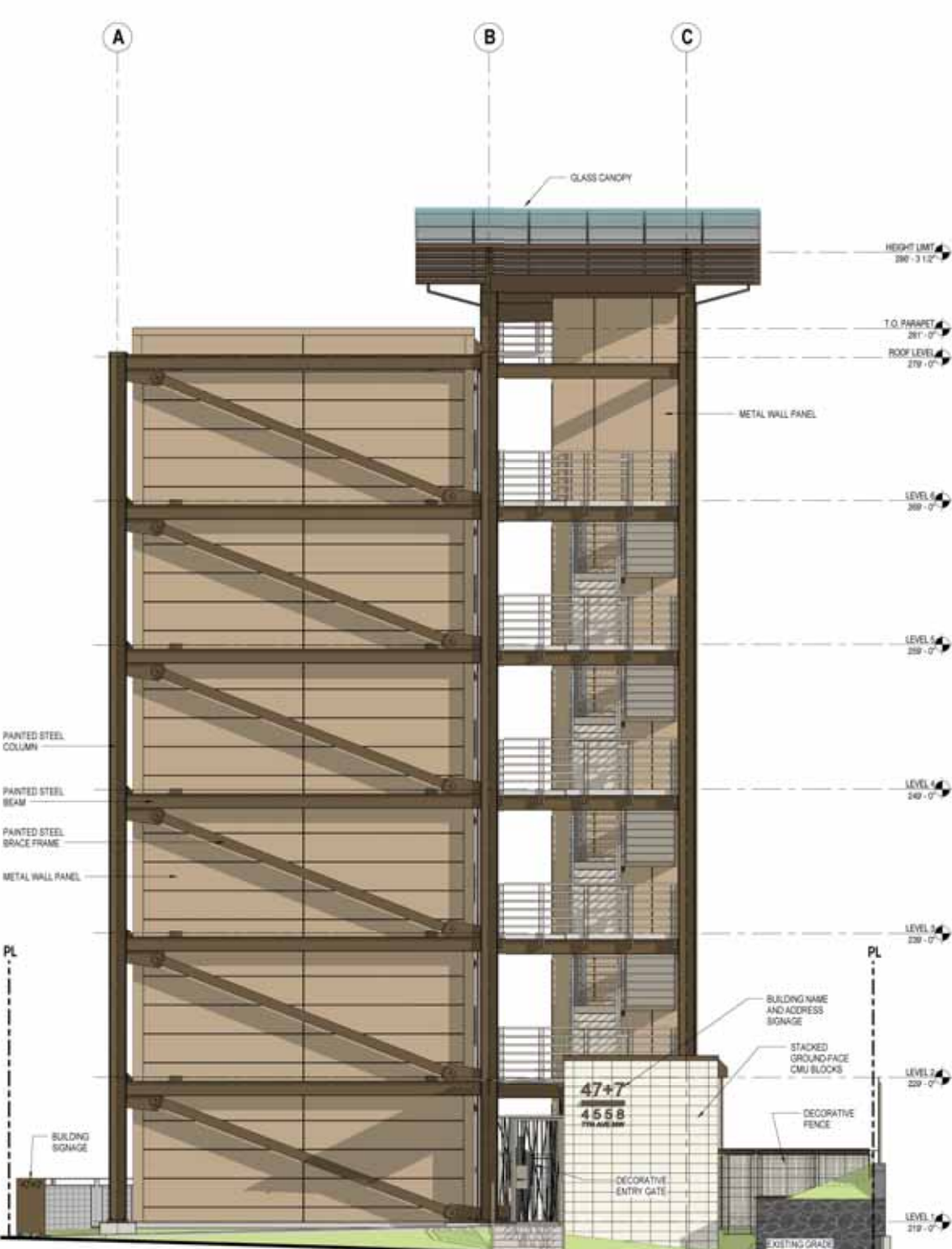
Ground Floor Plan

7TH AVENUE N.E.





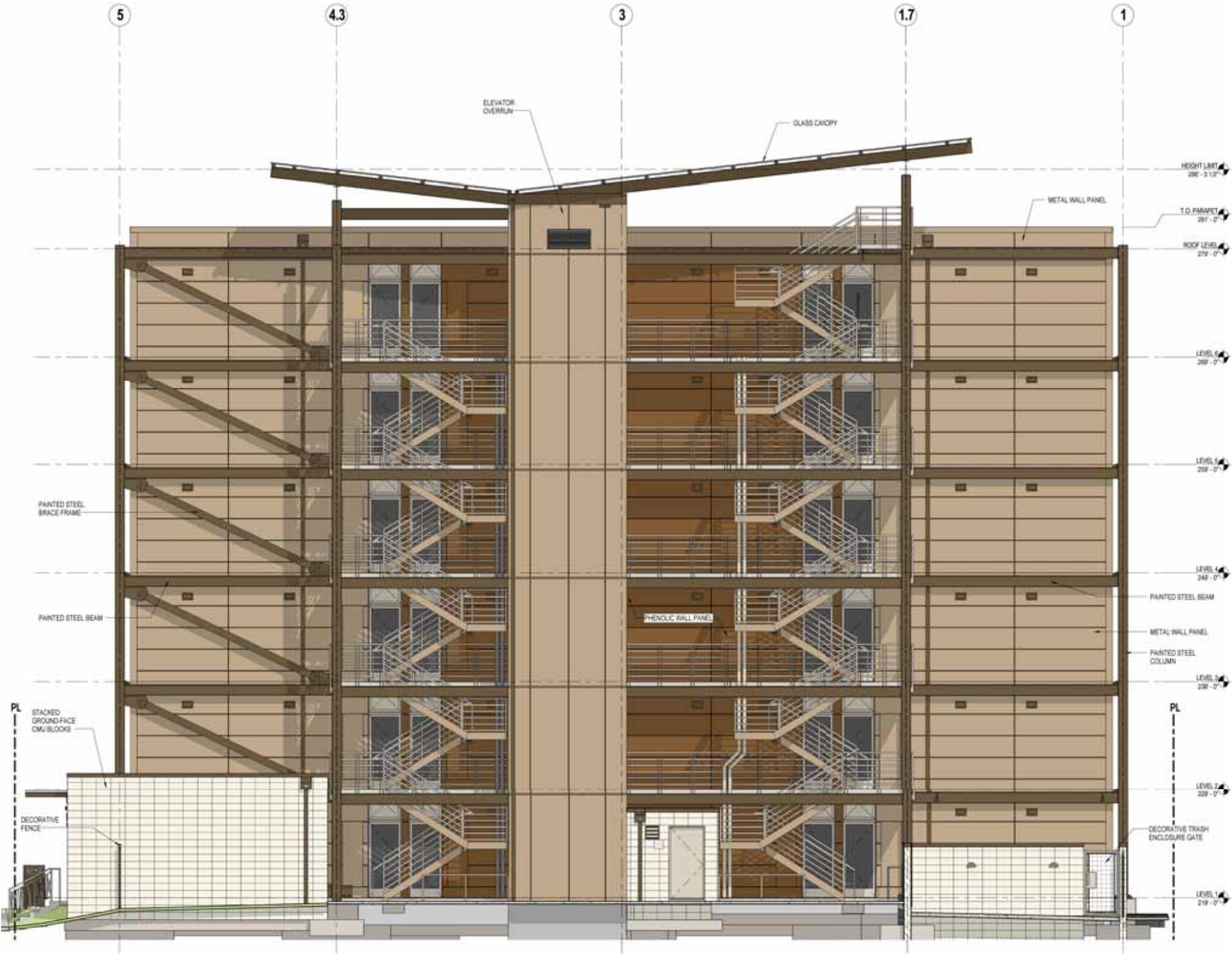
North & East Elevations (Butterfly Roof)



NORTH ELEVATION

WEST ELEVATION

South & West Elevations (Butterfly Roof)

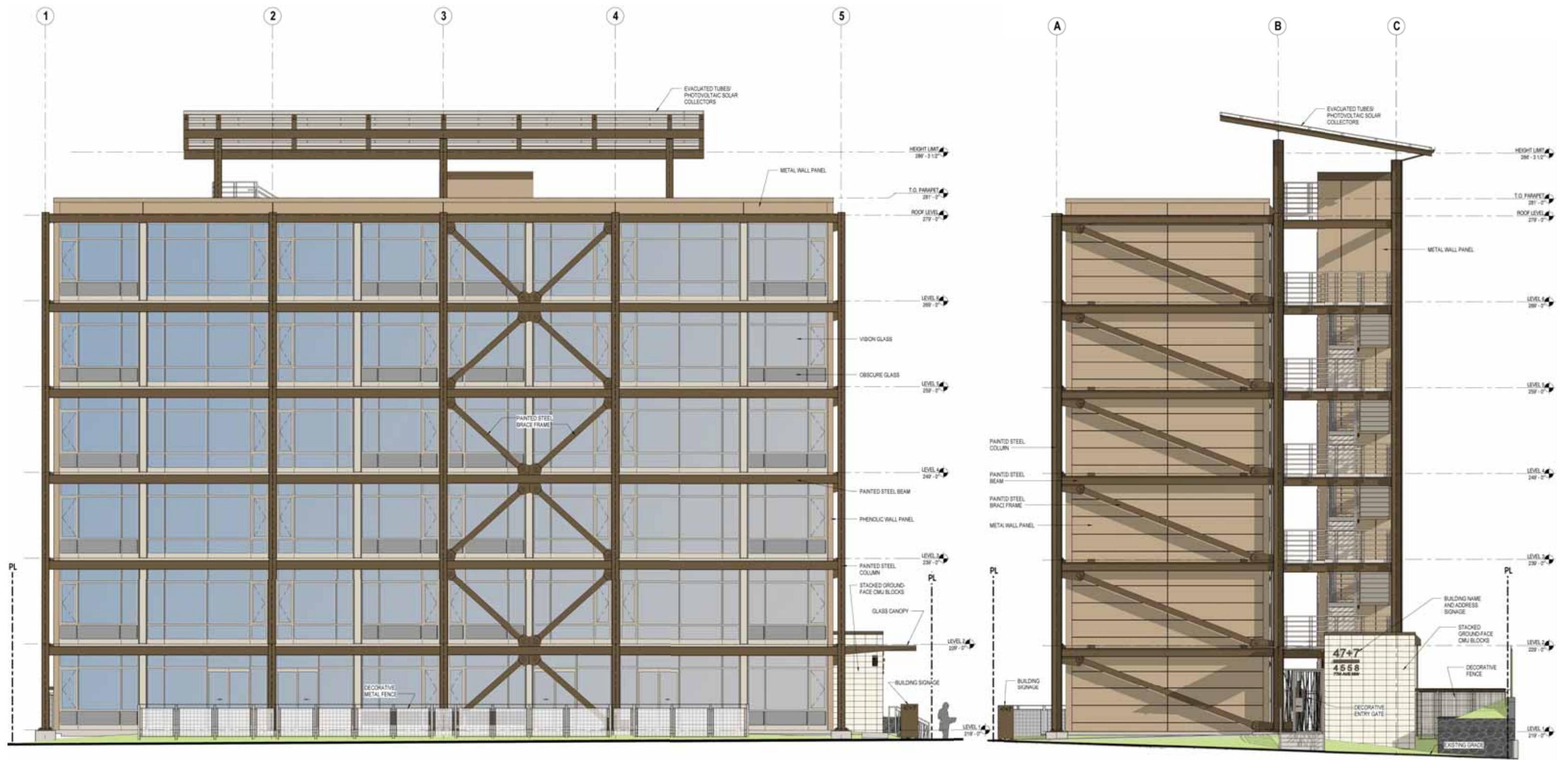


SOUTH ELEVATION



EAST ELEVATION

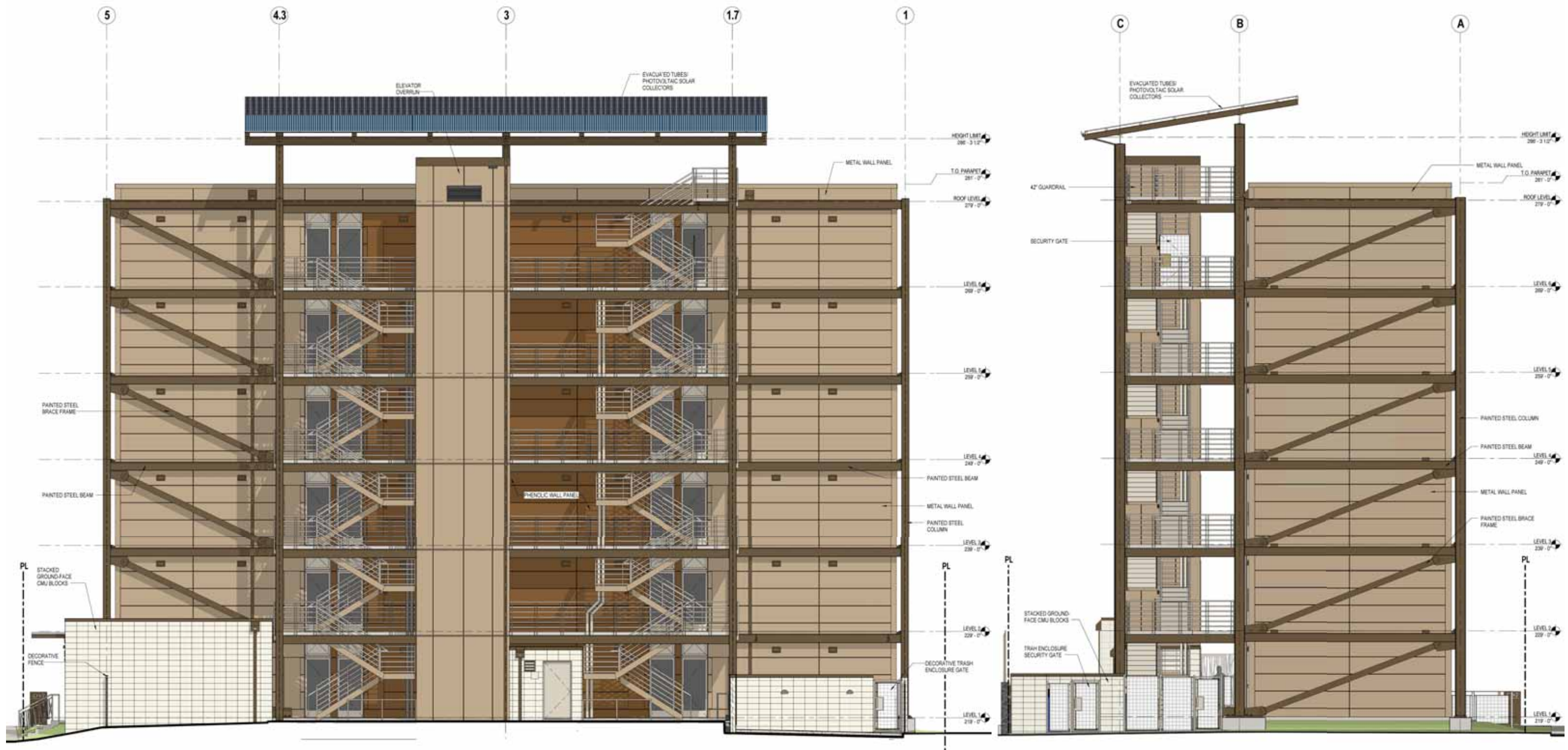
North & East Elevations (Shed Roof)



NORTH ELEVATION (SOLAR ROOF ALTERNATIVE)

WEST ELEVATION (SOLAR ROOF ALTERNATIVE)

South & West Elevations (Shed Roof)



SOUTH ELEVATION (SOLAR ROOF ALTERNATIVE)

EAST ELEVATION (SOLAR ROOF ALTERNATIVE)

47 + 7 Overview



SITE OVERVIEW



NORTHEAST CORNER OVERVIEW

7th Avenue Perspective



VIEW FROM CORNER OF 47TH & 7TH



VIEW FROM 7TH AVENUE (NON-SOLAR ROOF)

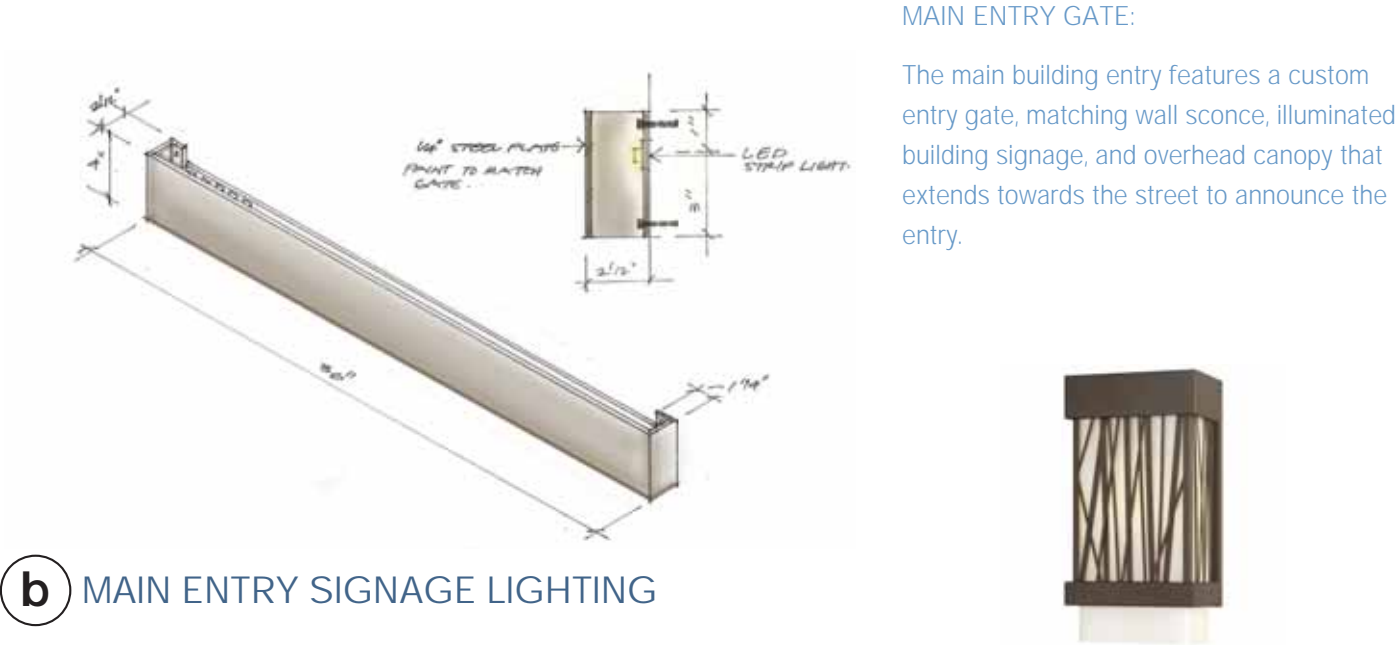


VIEW FROM 7TH AVENUE (SOLAR ROOF ALTERNATIVE)

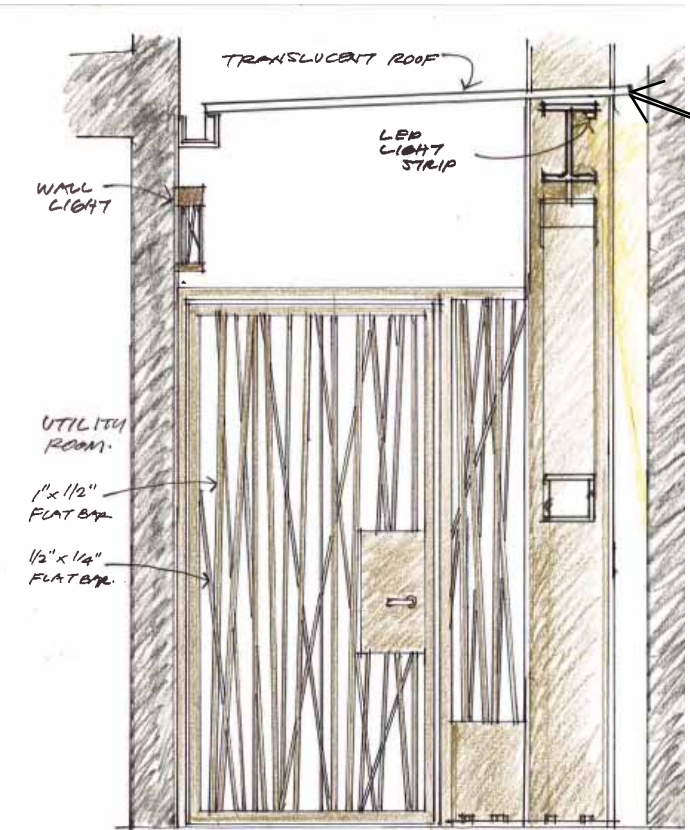
Residential Entry at 7th Avenue N.E.



1 ENTRY GATE AND SIGNAGE



b MAIN ENTRY SIGNAGE LIGHTING



a ENTRY GATE (FROM INSIDE)

MAIN ENTRY GATE:
The main building entry features a custom entry gate, matching wall sconce, illuminated building signage, and overhead canopy that extends towards the street to announce the entry.

c DECORATIVE SCENCE LIGHT

d ROOF CANOPY

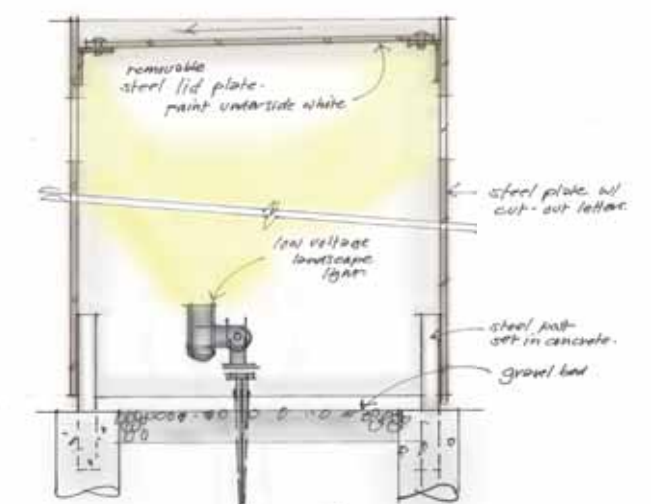
7th Avenue Entry Section



SECTION AT WALKWAY

Main Entry Signage at NE 47th Street:

Internal lighting has been added to the redesigned four-sided building sign at the entrance to the accessible ramp leading from NE 47th Street, to emphasize this as a point of entry for the project. The unit fencing has been pulled away from the corner to allow a better view of the signage as well.



47th Street Perspective



VIEW FROM NORTH ALLEY ENTRANCE



NORTH-SOUTH BUILDING SECTION LOOKING EAST



AMENITY SPACE AERIAL - 3PM



NORTH PATIO - 2PM



NORTH PATIO FENCE DESIGN - 2PM

Development Standard Departure Request:



ALLEY LOOKING NORTH (NON-SOLAR ROOF)



ALLEY LOOKING NORTH (SOLAR ROOF ALTERNATIVE)



ALLEY ENTRANCE AND RECYCLE AREA

SMC 23.45.518; 7c:

Fences no greater than 6 feet in height are permitted in any required setback or separation, except that fences in the required front setback extended to side lot lines or in street side setbacks extended to the front and rear lot lines may not exceed 4 feet in height. Fences located on top of a bulkhead or retaining wall are also limited to 4 feet. If a fence is placed on top of a new bulkhead or retaining wall used to raise grade, the maximum combined height is limited to 9.5 feet.

The Trash/Recycling Area enclosure walls currently range from approximately 6'-4" on the west end to 6'-8" in height on the east end relative to the proposed finished grade as shown. Lowering the enclosure walls 8" to 6'-0" above the lowest proposed finished grade will put the top of the wall at the southwest corner of the enclosure lower than the adjacent property to the south.

By providing an enclosure that maintains continuity with the adjacent neighbor it would limit the visibility of the trash and recycle area, it would reduce possible security issues that may occur along accessible routes, while allowing a level of openness and transparency along the alley.

A Design Departure is requested for the Trash/Recycling Area enclosure to allow it to exceed the 6 foot height limit by up to one foot, allowing some flexibility to adjust to the existing conditions as required.



ALLEY ENTRANCE PERSPECTIVE

Roof Overview: Butterfly Roof design

Non-Solar Option



EAST AT LEVEL 6 WALKWAY



WEST AT LEVEL 6 WALKWAY

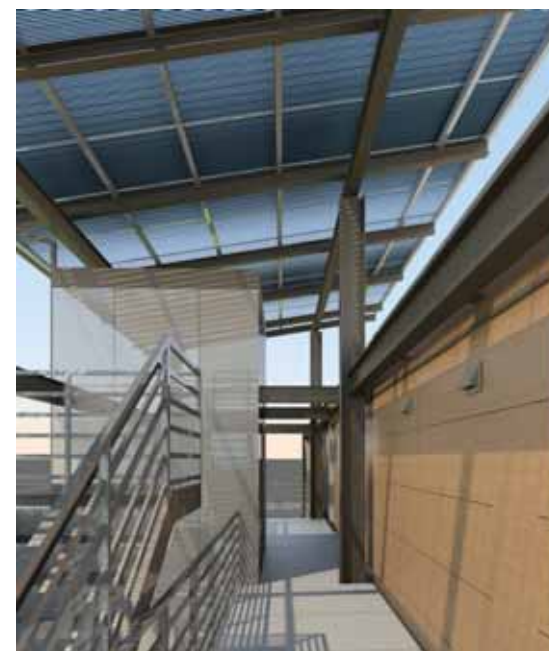
Glass Canopy

Roof Overview: Butterfly Roof design

Solar Option




EAST AT LEVEL 6 WALKWAY




WEST AT LEVEL 6 WALKWAY


Exterior Materials




EVACUATED TUBES
SOLAR COLLECTORS
(HOT WATER)




PHOTOVOLTAIC SOLAR
COLLECTORS
(ELECTRICITY)




ALTERNATIVE AT UPPER ROOF




ROOF CANOPY
(NO SOLAR COL)

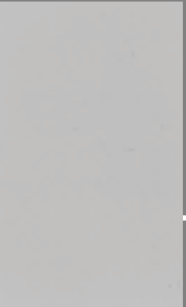


GABION WALL




OILED OLIVEWOOD







SEAWOLF GRAY
WINDOW FRAMING




WINDOW WALL



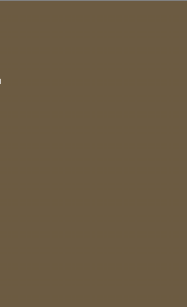
VISION GLASS




OBSCURE GLASS




EXTERIOR CLADDING



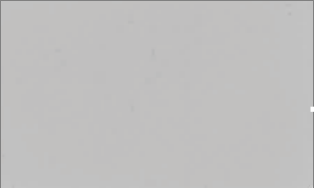
BRONZE
STRUCTURAL STEEL
FRAMING




METAL PANEL
EAST & WEST FACADES




CHAMPAGNE-GOLD



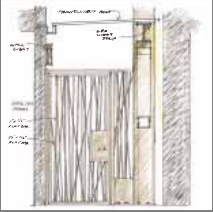
SEAWOLF GRAY




ANODIZED ALUMINUM
ENTRY DOOR FRAME



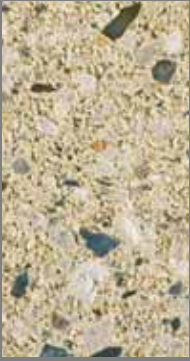
STAIR GUARDRAIL




ENTRY GATE



METAL FENCE

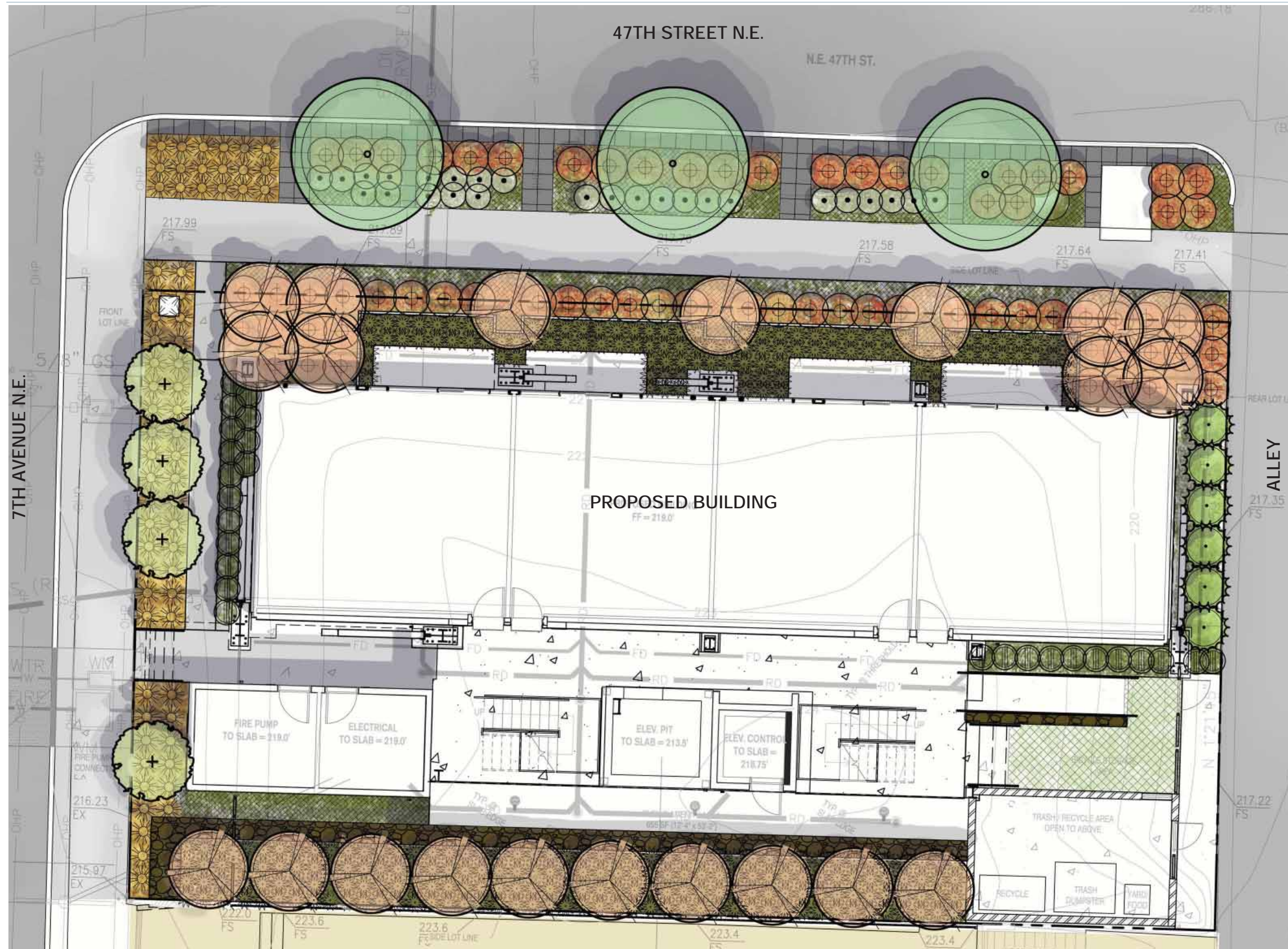


CASTLE WHITE



CMU

Landscape Plan



Landscaping Enhancements:

Careful consideration was given to the project's relationship to adjacent neighboring properties and streets. A row of deciduous trees is proposed for the south side of the project to provide privacy and separation between buildings; street trees and taller evergreen shrubs are proposed for the west side of the project to provide separation and shade; deciduous trees and shrubs, new street trees, and a low semi-transparent fence are proposed for the north side of the project to provide privacy from the street and still allow light to the building units; taller evergreen shrubs are proposed along the east side of the project to provide screening from the alley. Low evergreen plantings are also proposed throughout the site. The majority of the plants proposed are either native or drought tolerant. Green Factor calculations were prepared which show the proposed landscape can achieve the required .500 score.

Landscape Planting



Acer circinatum
Vine Maple



Acer x freemanii 'Jeffersred'
Jeffersred Maple



Amelanchier x g. 'Autumn Brilliance'
Autumn Brilliance Serviceberry



Calamagrostis a 'Karl Foerster'
Feather Reed Grass



Cornus s. 'Midwinter Fire'
Bloodtwig Dogwood



Sporobolus heterolepis
Prairie Dropseed



Symphoricarpos albus
Snowberry



Taxus x media 'Hicksii'
Hick's Yew



Mahonia nervosa
Longleaf Mahonia



Polystichum munitum
Western Sword Fern



Gabion wall / Seating

LANDSCAPE SCHEDULE				+Denotes drought tolerant species
				*Denotes native plant species
SYMBOL	QTY	BOTANICAL / COMMON NAME	MIN. SIZE / CONDITION / REMARKS	
DECIDUOUS TREES:				
	21	+ *Acer circinatum Vine Maple	Multi-stemmed, min. (3) 1" cal. trunks, 10-12' ht., well-branched, B&B or container.	
	3	+ Acer x freemanii 'Jeffersred' Jeffersred Maple	Min. 3" cal., 12'-14' ht. matched specimens, full, well-branched above 6' ht., B&B, spacing as shown on plan.	
	4	+ Amelanchier x g. 'Autumn Brilliance' Autumn Brilliance Apple Serviceberry	Min. 2" cal. or multi-stemmed equivalent, 8'-10' ht. matched, full, well-branched, B&B, spacing as shown on plan.	
SHRUBS:				
	26	Calamagrostis a. 'Karl Foerster' Feather Reed Grass	Min. 2 gallon container, full and bushy, spacing as shown on plan.	
	70	+ Cornus s. 'Midwinter Fire' Bloodtwig Dogwood	Min. 24"-30" ht., full and bushy, min. (3) strong canes, B&B or container, spacing as shown on plan.	
	65	+ Sporobolus heterolepis Prairie Dropseed	Min. 2 gallon container, full and bushy, spacing as shown on plan.	
	26	+*Symphoricarpos albus Snowberry	Min. 18"-24" ht., full and bushy, min. 5 gallon container or B&B, spacing as shown on plan.	
	6	+ Taxus x media 'Hicksii' Hick's Yew	4'-5' ht., full and bushy, B&B, spacing as shown on plan.	
GROUNDCOVERS / FERNS :				
	296	+* Manonia nervosa Longleaf Mahonia	Min. 1 gallon container at 15" o.c. triangular spacing	
	297	+* Polystichum munitum Western Sword Fern	Min. 1 gallon container, min. 10 fronds per plant, spacing as shown.	

Lighting Plan - Level 1:

