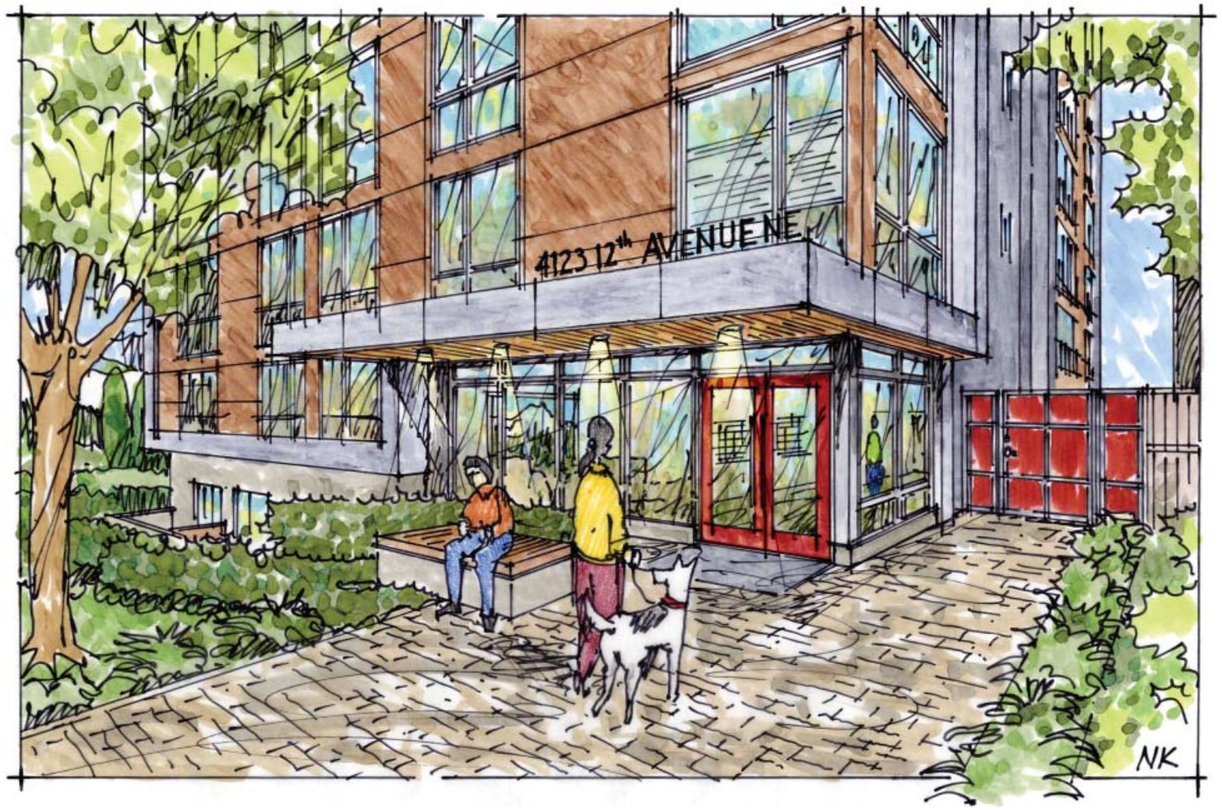
12TH AVENUE APARTMENTS

4119 & 4123 12TH AVENUE NE

DESIGN REVIEW

DPD #3013026

AUGUST 20, 2012



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nk
NICHOLSON KOVALCHICK ARCHITECTS

PROJECT DESCRIPTION

SITE LOCATION

CONTENTS

ADDRESS:	4119 & 4123 12th Avenue NE
DPD PROJECT #:	3013026
OWNER:	Triad Capital
APPLICANT:	Nicholson Kovalchick Architects
CONTACT:	Michael Godfried

DEVELOPMENT OBJECTIVES

The property owner's objective is to construct a new 7-story apartment building and basement with approximately 101 units. The project incorporates sustainable design strategies to acheive a LEED Silver rating. Consistent with the green density goals of an Urban Village Center, the project eliminates parking and encourages bicycle use. The site layout seeks to preserve significant trees while concentrating open space at the front of the project where it is both most usable and attractive.

The project provides needed student housing within a 5 minute walk from the heart of campus and is immediately adjacent to multiple new dormitory buildings being constructed by the University of Washington. This building will be a positive addition to a student housing hub that is developing right next to campus.

PROJECT PROGRAM

Number of Residential Units:	Approximately 101
Number of Parking Stalls:	None
Area of Residential Levels:	Approximately 38,000 gsf
Area of Bike Parking	Approximately 957 gsf
Total Area:	**Approximately 41,000 gsf**

EXISTING SITE

The site is composed of 2 tax parcels located mid-block on 12th Avenue NE, between NE 41th and NE 42nd Streets. The parcel is rectangular and measures 80 feet feet wide by 103 feet deep with an alley to the rear. The site slopes towards the south with a change in grade of approximately 5 feet.

The site currently contains 2 single-family residences with 2 detached garages. There is a large London Plane street tree in front of the property in the right of way and a Locust street tree to the south of the property in the right of way.

ZONING AND OVERLAY DESIGNATION

The parcels are within the University District Northwest Urban Center Village. The parcels are on the southern edge of an MR Zone that extends several blocks north, east and west and is flanked by zones designated NC3-65 and C1-65. A zone designated M1O-105 starts directly to the south of the property and includes all the new dormitory development along NE Campus Parkway.

NEIGHBORING DEVELOPMENT

The proposed site is located within the University District, which is largely comprised of mid-size to large apartment/condominium buildings, dormitory buildings and other University of Washington institutional developments as well as townhomes and single family homes. Additionally, there are several commercial pockets and streets located north and east of the project. University Way NE, which is located two blocks east of the project, is a major arterial with a variety of shops and eateries, and NE Campus Parkway is located only one block to the south of the project. Interstate-5, the main north-south transportation corridor through Washington State, is located several blocks to the west The site is within walking distance of the University of Washington.

The project site is directly adjacent to a large dormitory building recently completed by the University of Washington that is part of a larger complex of dormitory buildings that are still under construction. The area to the south and east of the project comprises many tall dormitory and institutional buildings associated with the campus. This area is near the primary neighborhood intersection of Campus Parkway NE and University Way NE; a major connection/entry point to campus. The site is at the transition between the new dormitory construction and a variety of low-rise apartment buildings from various eras and a scattering of single family homes. Directly to the west, the site is flanked by the convergence of two major arterials, Eastlake Avenue NE and Roosevelt Avenue. This neighborhood is bounded and bisected by many major arterials.

PARCEL #: 1142001670, 1142001675
ZONING: MR
OVERLAYS: University District Northwest Urban Center Village
LOT AREA: 8,240 sf

23.45.504 PERMITTED USES

Permitted outright: Residential

23.45.510 FLOOR AREA RATIO

Base FAR: 3.2
Maximum FAR: 4.25
Maximum FAR per sustainable design and affordability incentives (SMC 23.45.516, SMC 23.45.526, SMC 23.58A.014)

23.45.514 STRUCTURE HEIGHT

Allowed Maximum Structure Height:

- Base Height: 60'-0"
- Maximum bonus height per incentives: 75'-0"
- 4' additional allowed for parapets: 79'-0"
- 15' additional allowed for stair penthouse: 90'-0"
- 16' additional allowed for elevator penthouse: 91'-0"

23.86.006 STRUCTURE HEIGHT MEASUREMENT

The height of a structure is the difference between the elevation of the highest point of the structure not excepted from applicable height limits and the average grade level ('average grade level' means the average of the elevation of existing lot grades at the midpoints, measured horizontally, of each exterior wall of the structure or at the midpoint of each side of the smallest rectangle that can be drawn to enclose the structure)

23.45.518 SETBACK REQUIREMENTS

Front setback:

- 7' average, 5' minimum
- No setback required if a courtyard abuts street, and the courtyard is minimum 30% width of abutting street frontage or 20' whichever is greater, and minimum 20' deep measured from street

Rear setback:

- 10' if abutting an alley

Side setback from interior lot line:

- For portions 42' high or less, 7' average setback and 5' minimum setback
- For portions higher than 42', 10' average setback and 7' minimum setback

Additional setbacks:

- Cornices, eaves, gutters, roofs and other forms of weather protection may project into required setbacks and separations a maximum of 4 feet if they are no closer than 3 feet to any lot line.

23.45.522 AMENITY AREA

Required: 5% of gross floor area in residential use
5% X 38,000 sf = 1,900 sf required

General requirements:

- All units shall have access to private or common amenity area
- No more than 50% of the amenity area may be enclosed, and this enclosed area shall be provided as common amenity area
- No minimum horizontal dimension for private amenity areas, except 10' at non-street side lot lines

Requirements for apartments, rowhouses, and townhouses:

- No common amenity area shall be less than 250 sf in area, and common amenity areas shall have a minimum horizontal dimension of 10'
- Min. 50% of common amenity area at ground level shall be landscaped
- Seating, lighting, outdoor protection, art, et al. shall be provided
- Common amenity area req'd at ground level will be accessible to all units

23.45.524 LANDSCAPING REQUIREMENTS

Green Factor score minimum 0.5 required

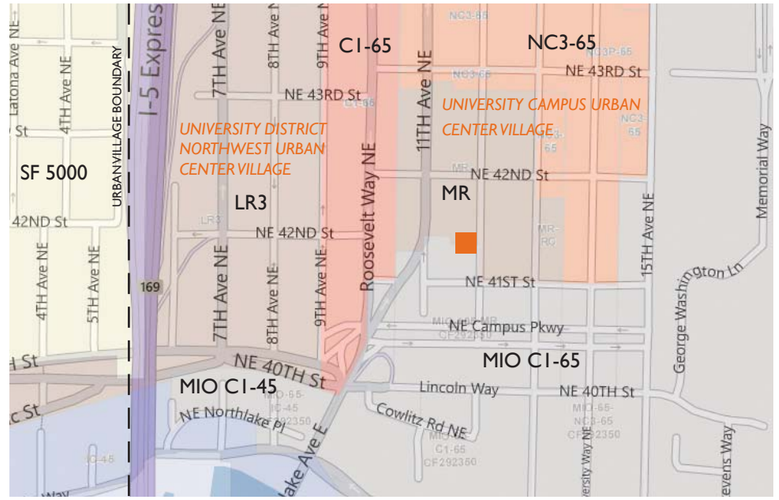
23.54.015 REQUIRED PARKING

No parking is required for uses in multi-family zones located in urban centers
Bicycle long-term parking: 1 per 4 units.

23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS

More than 100 units:

- 575 SF, plus 4 SF for each additional unit above 100
- Min. storage area may be reduced 15% if min. horizontal dimension is 20'



DPD ZONING MAP

IMMEDIATE SITE CONTEXT

1 CEDAR DORMITORY EAST (UW)

2 LOCKE APARTMENTS

3 CAMPUS APARTMENTS

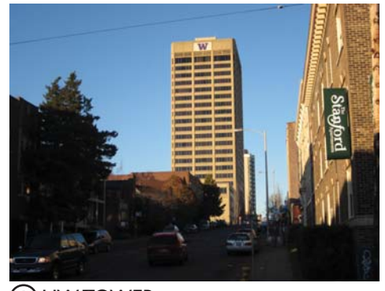
4 DEL CAPRI APARTMENTS

5 CASA DEL REY APARTMENTS

6 CONDON HALL (UW)

VIEWS SOUTHWARD FROM 8 UNIVERSITY OF WASHINGTON TOWER (FORMER SAFECO TOWER) AT 45TH & BROOKLYN

7 COLLEGE PLACE APARTMENTS



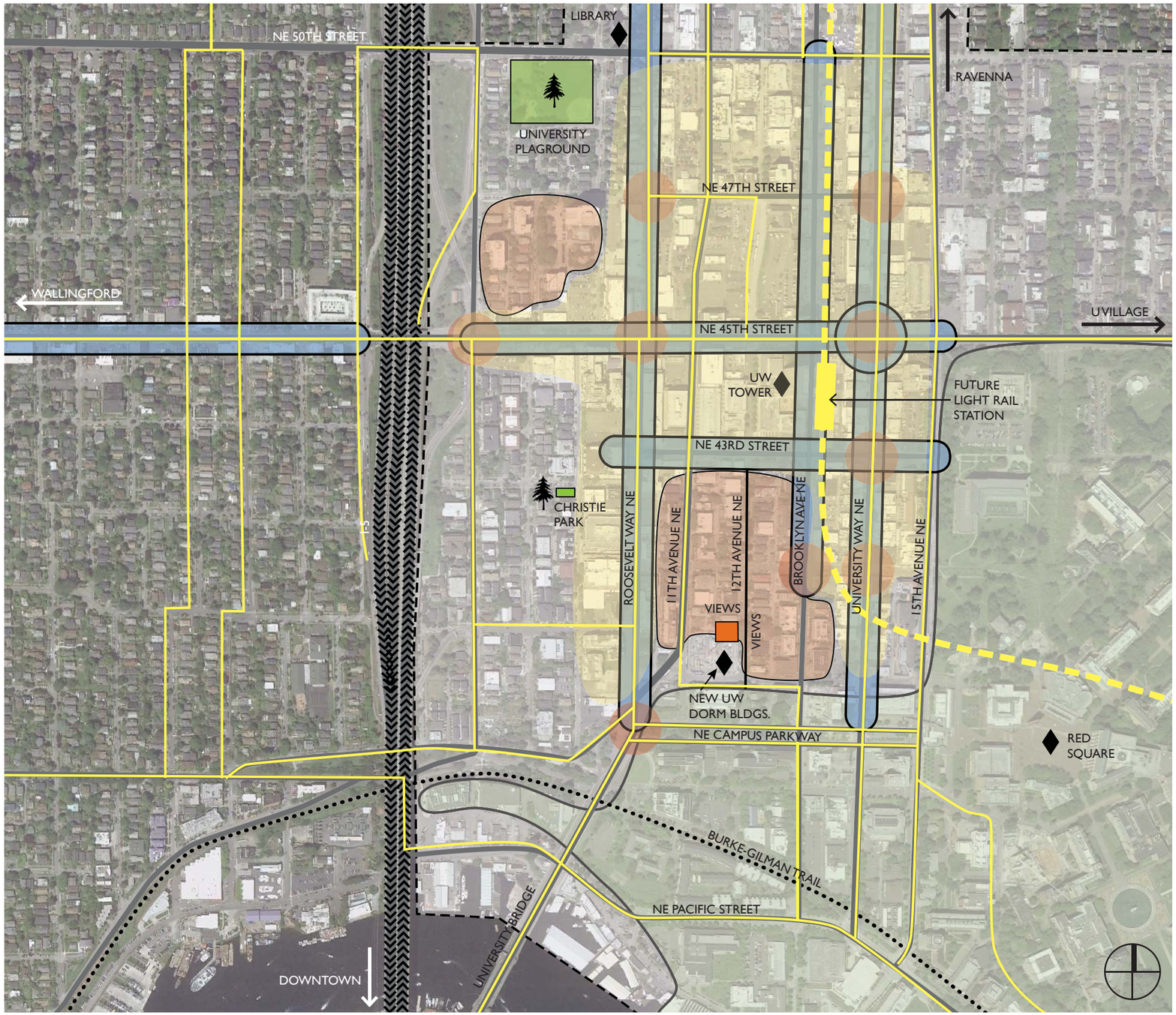
8 UW TOWER

9 CAMPUS PARKWAY

10 VILLA CAMINI APARTMENTS

11 VINEYARD CHRISTIAN FELLOWSHIP

12 EL MONTEREY CONDOMINIUMS



OPPORTUNITIES & CONSTRAINTS

The site is located in the MR zone in the University District Northwest Urban Center Village, one of the two primary urban villages represented within the University Community Urban Center (UCUC). The University Community Guidelines acknowledge the diversity of the University District, from the architecture, to the building typology.

The site is located amongst several of the tallest buildings in the vicinity. At the south property line of the site is located the new University of Washington Dormity, Cedar Apartments East, part of a collection of new dormitory buildings currently under construction. Across the street from Cedar Apartments East is the tall concrete University of Washington Building, Condon Hall. Just to the west, is the 10-story College Place Apartment building.

The site is located within close walking distance of the University of Washington, as well as numerous commercial districts and two movie theatres. The neighborhood is very pedestrian friendly and is a major transportation hub with numerous bus routes connecting the region. A future light rail station is planned just to the east.

The site is largely bound by major arterials that include NE Campus Parkway, University Way NE, Roosevelt Way NE and NE 43rd Street. The site is also within close proxmity of Interstate-5 and NE 45th Street.

The site benefits from the open space provided by the University of Washington Campus, NE Campus Parkway and the Burke-Gilman Trail and associated water frontage on Porgage Bay. Views waterfront, Ship Canal Bridge and downtown can be seen looking southwest from the project site.

KEY

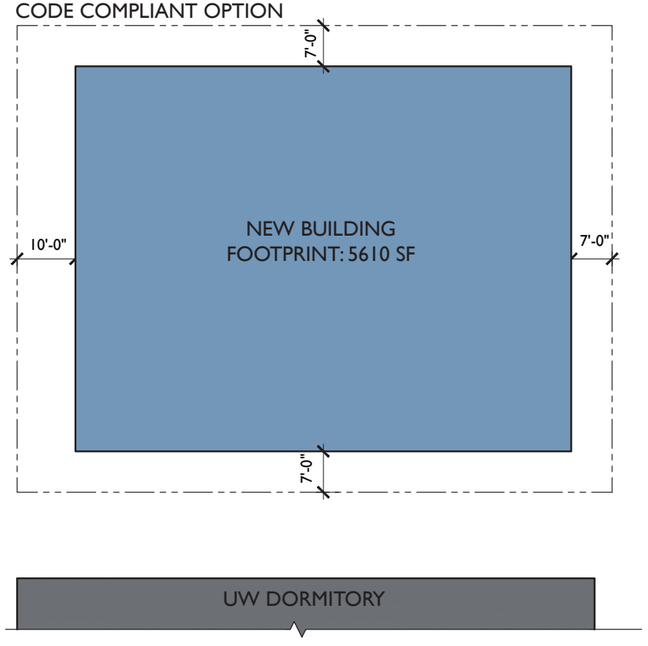
- SITE
- MR ZONES
- NC AND C ZONES
- COMMERCIAL
- GATEWAY
- UW CAMPUS
- PARK
- UNIVERSITY COMMUNITY URBAN CENTER
- MAJOR ARTERIALS
- BURKE-GILMAN TRAIL
- LANDMARKS
- BUS ROUTES
- FUTURE LIGHT RAIL

ZONING DEPARTURE MATRIX

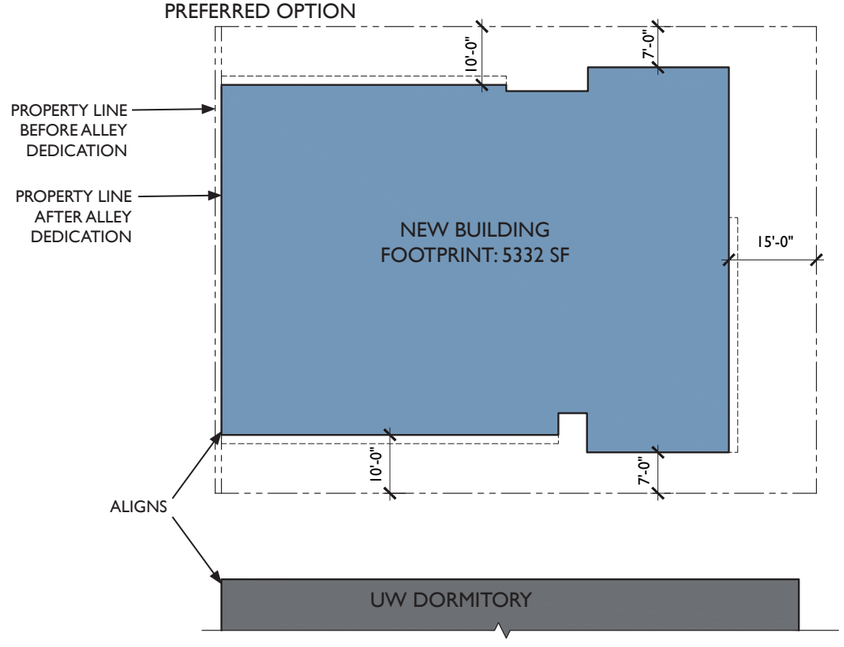
MR ZONING CODE	REQUIREMENT	PROPOSED	DEPARTURE AMOUNT	REASON FOR DEPARTURE	DESIGN REVIEW GUIDELINES
#1 REAR SETBACK SMC 23.45.518	10'-0" min. from rear alley property line	0'-0"	10'-0"	To protect two significant trees at the front of the property, the building has been located 15 feet off the front property line when the code requirement is a 7 feet average minimum. As a result, the volume of the project has been shifted to align with the edge of the alley as is consistent with the dormitory buildings on the adjacent parcels to the south. The building volume is massed to provide the best site layout configuration and unit plans. This is accomplished by utilizing the entire rear setback of the building while not maximizing either the side or front setbacks. This site layout also allows the building to concentrate open space at the front of the site where it is most attractive and usable.	A-2 Streetscape A-7 Open Space B-1 Hght, Bulk, Scale D-1 Pedestrian Space E-2 Landscaping E-3 Special Site Conditions
#2 SIDE SETBACKS SMC 23.45.518	7'-0" avg / 5'-0" min. below 42'-0" 10'-0"avg / 7'-0" min. above 42'-0"	9'-5" setback avg at north property line above 42'-0" 9'-6" setback avg at south property line above 42'-0"	7" less avg side setback for north side above 42'-0" 6" less avg side setback for south side above 42'-0"	The code compliant side setbacks result in narrow side yards and an awkward step in the volume above the 42 feet height limit that is in contrast to the flat, unstepped façade of the adjacent dormitory building. The project provides more generous side setbacks than the code compliant alternative. This serves to provide greater separation between adjacent buildings and reduces the bulk of the project on the site. As with the rear setback, the project objective is to make the best use of the site and the building configuration by shaping the building in such a way that responds to site conditions and adjacent properties.	A-2 Streetscape A-7 Open Space B-1 Hght, Bulk, Scale
#3 FENCE HEIGHT AT SIDE PROPERTY LINE SMC 23.45.518.J.7	Fence heights are limited to 6' in side yard and rear yards and 4' in front yards.	Allow a 7' fence at both side yards, constructed from painted tube steel frame and open mesh inset panels, to provide an added sense of security. At the rear of the property where the trash enclosure is located, allow a 7' high solid wall, topped by a fabric canopy extending 2' above the top of the wall to provide complete screening of the trash area.	1'-0" of additional fence height.	The intent of the design is to create visually open fence – a painted tube steel frame supporting an inset open mesh with a small enough spacing to prevent getting a toe-hold. Raising the height of the fence to 7' from 6' would make climbing the fence more difficult while the open mesh would maintain a visual connection. Planting along both side property lines would add to the sense of screening and privacy while not completely removing the visual connection from on-site to off. At the rear of the building along the alley, a 7' high CMU wall would be constructed along the side and rear property lines at the trash enclosure. The adjacent apartment building to the north currently has their dumpsters located adjacent to the proposed location of this solid wall. The wall would be topped by a draped fabric canopy, extending 2' above the top of the wall, to obscure the view of the enclosure from above. 23.45.518.J.7.b allows for an additional 2' for "architectural features such as arbors or trellises on the top of a fence is permitted, if the architectural features are predominately open".	A-3 Entrances C-4 Finish Materials D-6 Screening of Dumpsters E-2 Landscaping

DEPARTURE #1: REAR SETBACK Departure request does not create larger footprint than allowed by the code. Aligns rear of building with the adjacent dormitory building.

CODE COMPLIANT OPTION

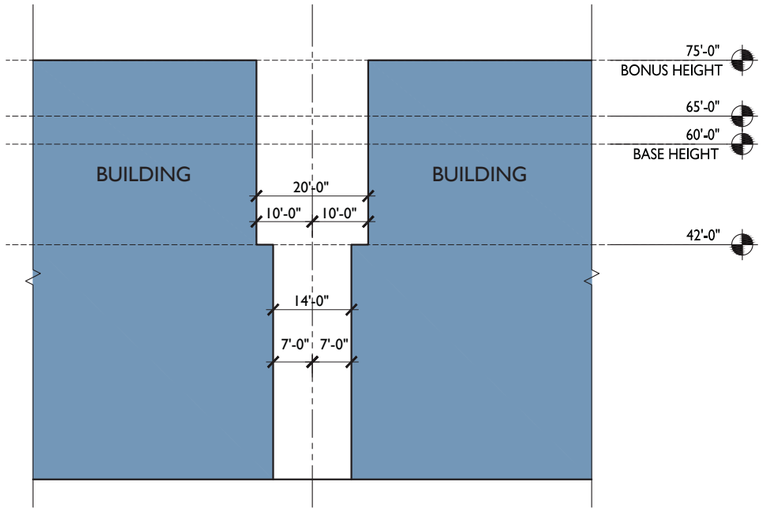


PREFERRED OPTION

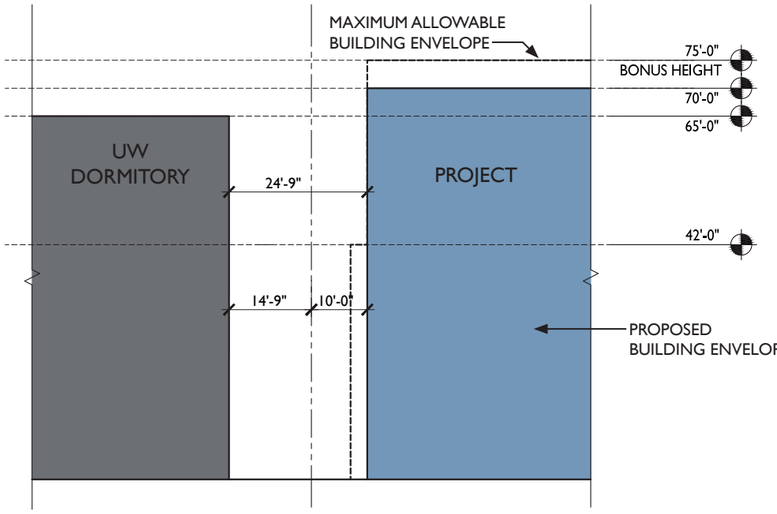


DEPARTURE #2: SIDE SETBACK Departure request creates a greater average building setback separation than what is allowable by code.

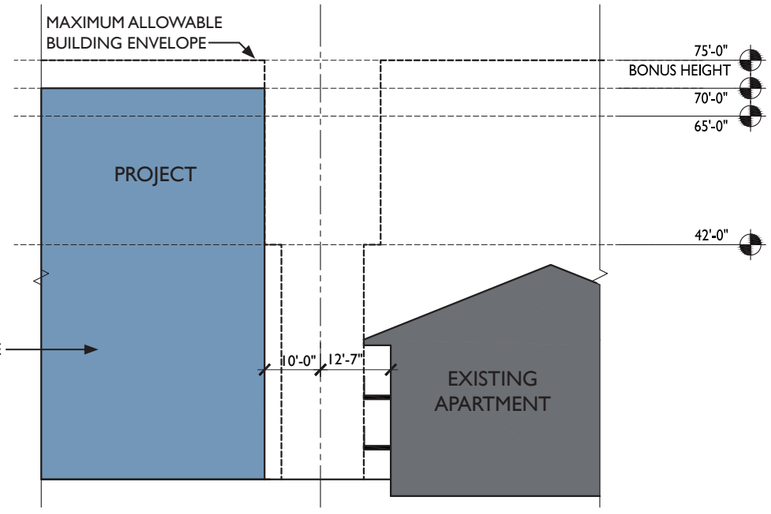
TYPICAL MR ZONE



PREFERRED OPTION AT SOUTH PROPERTY LINE



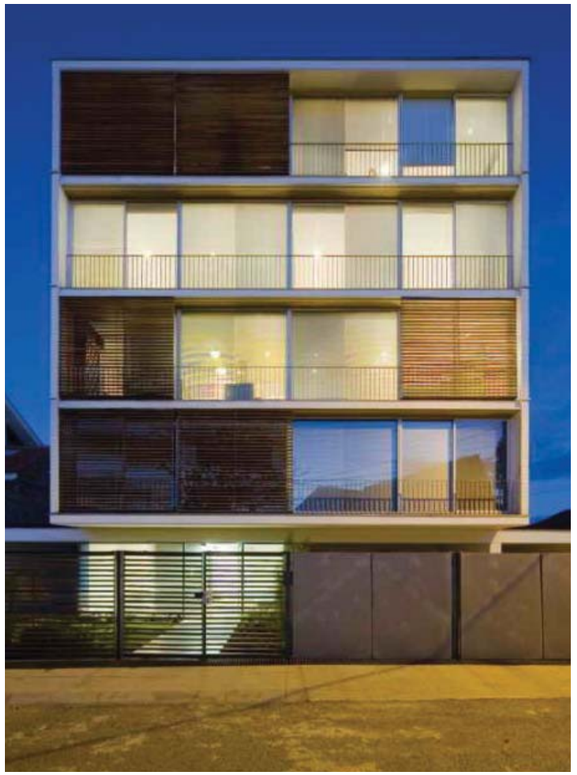
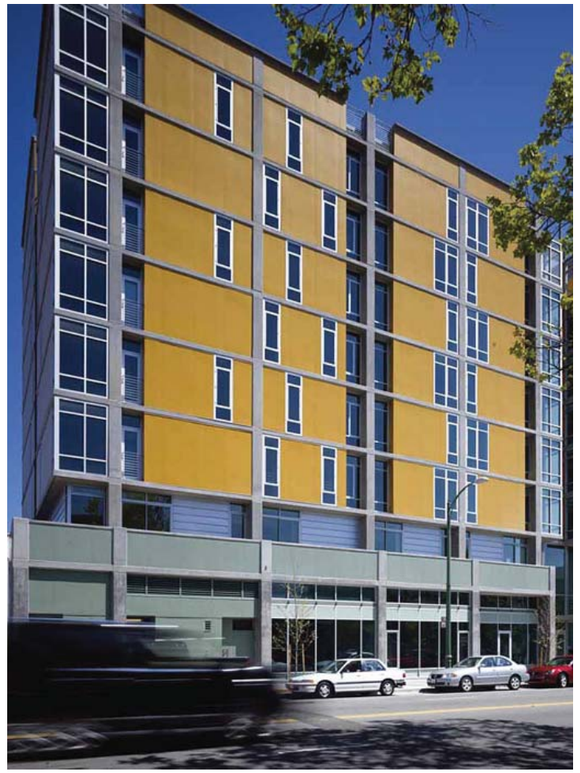
PREFERRED OPTION AT NORTH PROPERTY LINE



DESIGN INSPIRATION







LOOKS
NICE


LOOKS
NICE

① SOUTHEAST CORNER OF SITE

② VIEW OF SITE SOUTH ALONG 12TH AVENUE NE

③ VIEW OF SITE SOUTH ALONG ALLEY

RELEVANT DESIGN GUIDELINE PRIORITIES

* Denotes Relevant 'University Community Design Guideline' Priorities

A-1* Responding to Site Characteristics
- Pedestrian-oriented streetscape with human scale.
- Preservation of existing London Plane tree.

A-3* Entrances Visible from the Street
- Building entrances visible from the street encouraging pedestrian interaction.
- The front entry is prominent with floor to ceiling glazing.

A-6* Transition Between Residence and Street
- North entry provided with awning for weather protection.
- Landscaped public seating area at main entry area.

C-2 Architectural Concept and Consistency
- Consistent massing, form and detailing.
- 'Frame and Field' Design Concept carried out consistently

C-3 Human Scale
- Incorporate features that achieve good human scale.
- Front entry and entry sequence, patios, gates, windows and building proportions achieve human scale per EDG sketch studies.

C-2 Architectural Concept and Consistency
- Project materials will be durable and attractive.

D-1* Pedestrian Open Spaces and Entrances
- Pedestrian entryways will link the building to the sidewalk and will provide personal safety and ground level open space.

D-7 Personal Safety and Security
- Side patios and trash area are screened, well lit and visible to residents.

D-10 Commercial Lighting
- The front entry as lit up glass box with awning providing security, visibility weather protection and an attractive design element.

D-12 Residential Entries and Transitions
- Attractive landscape design and seating provided in transition zone.

E-2 Landscaping to Enhance the Building and/or Site
- Landscape design will enhance the character of the building and link the project to the neighborhood.

E-3* Landscape Design to Address Special Site Conditions
- Retaining existing exceptional London Plane tree at front of site.

RESPONSE TO DESIGN PRIORITIES

(C-2) Frame and Field: Strong Design Concept

(C-4) Quality and Durable Materials

(A-1/E-1) Building Setback and Entry Moved North to Protect Existing London Plane Tree

(A-3/D-7/D-10) Full Glass Entry Lobby, Visible and Well Lit

(A-6/C-3/D1/D12) Human Scale Entry with Public Seating Area and Landscaping

(D-7) Gated Secondary Entrance

PROPOSED FLOOR PLANS

LEVEL B1

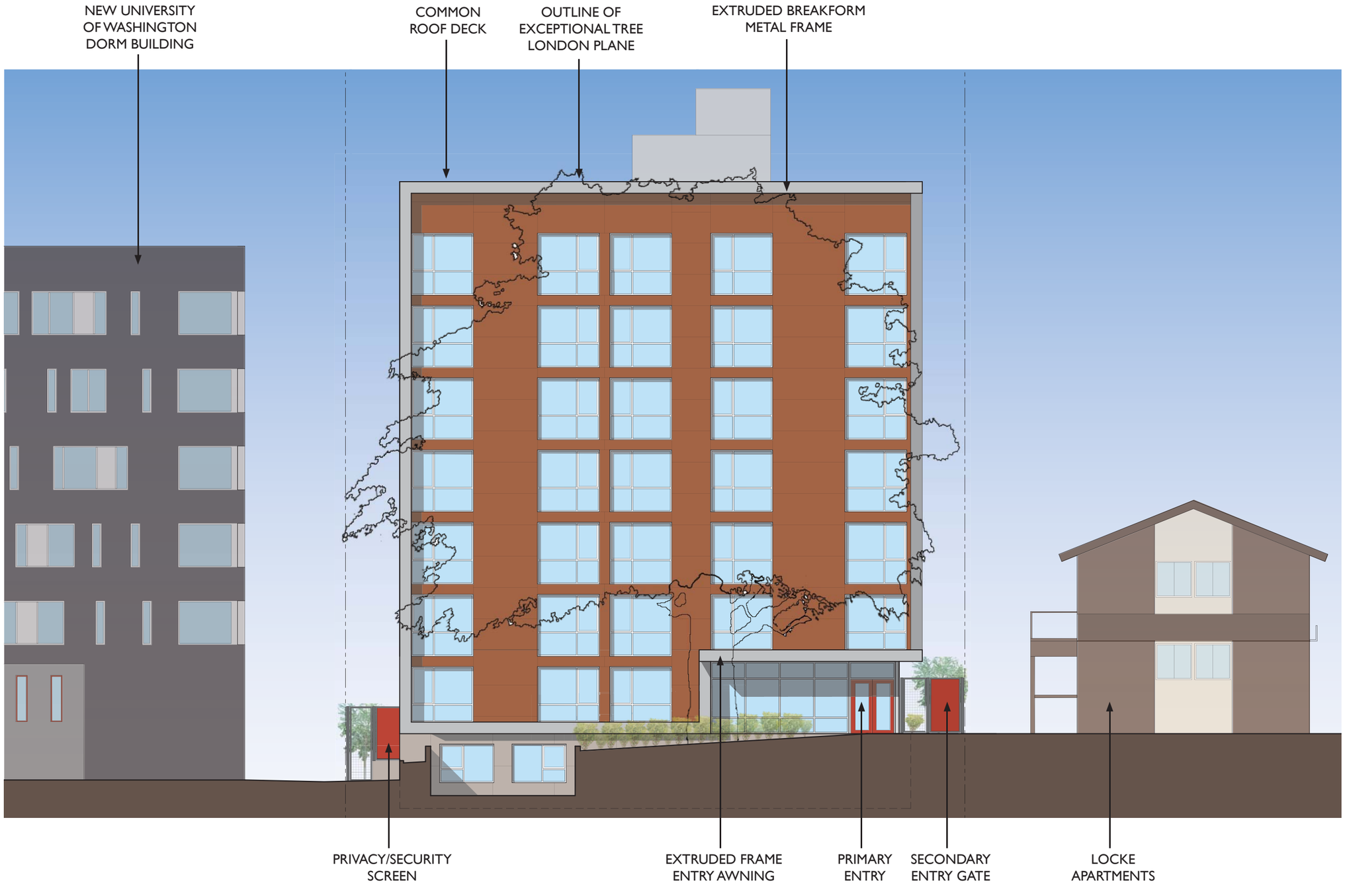
LEVEL 1

SEE LANDSCAPE PLAN
AND LIGHTING & AMENITY PLAN
FOR SITE INFORMATION

LEVELS 2-7

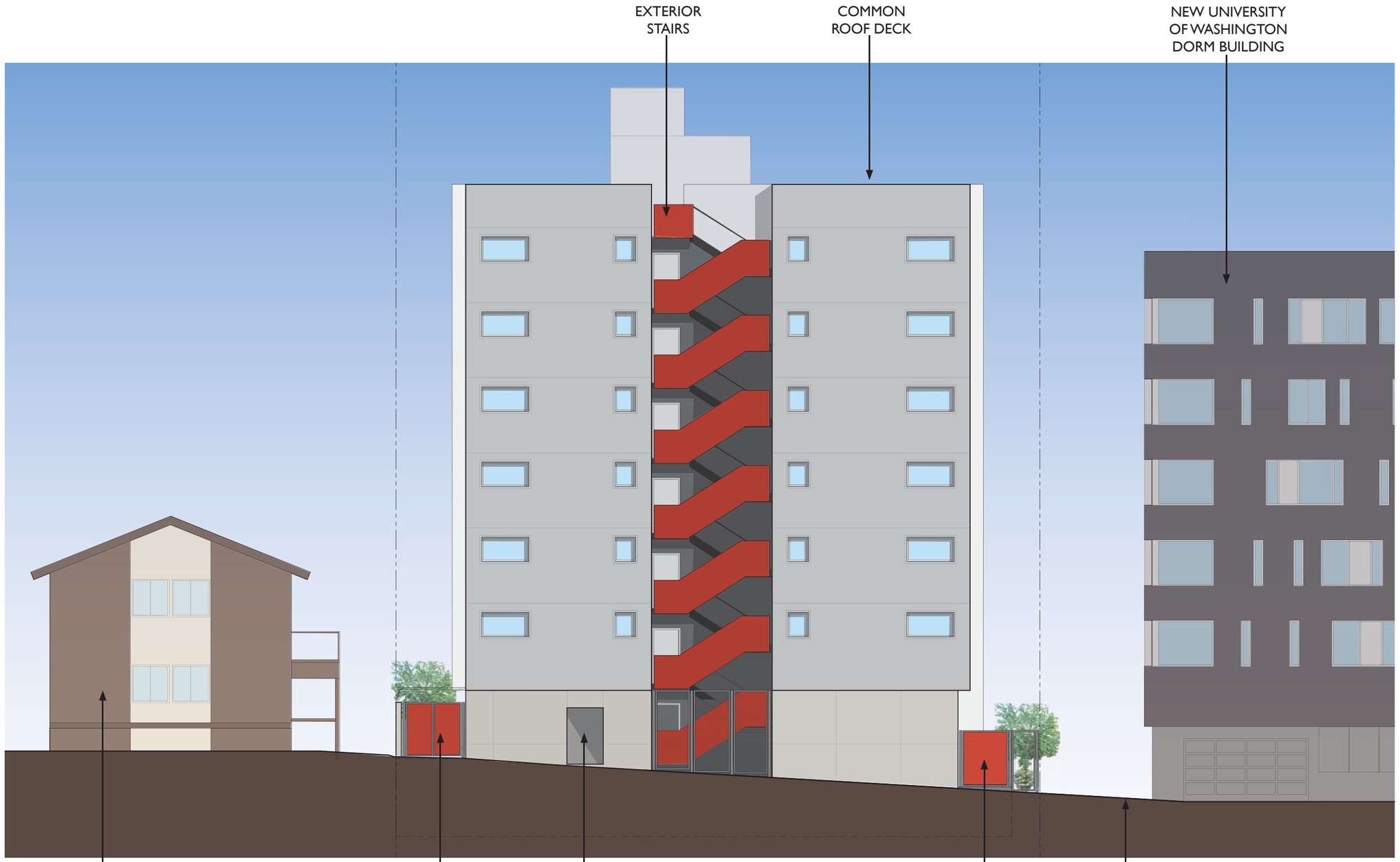
ROOF LEVEL

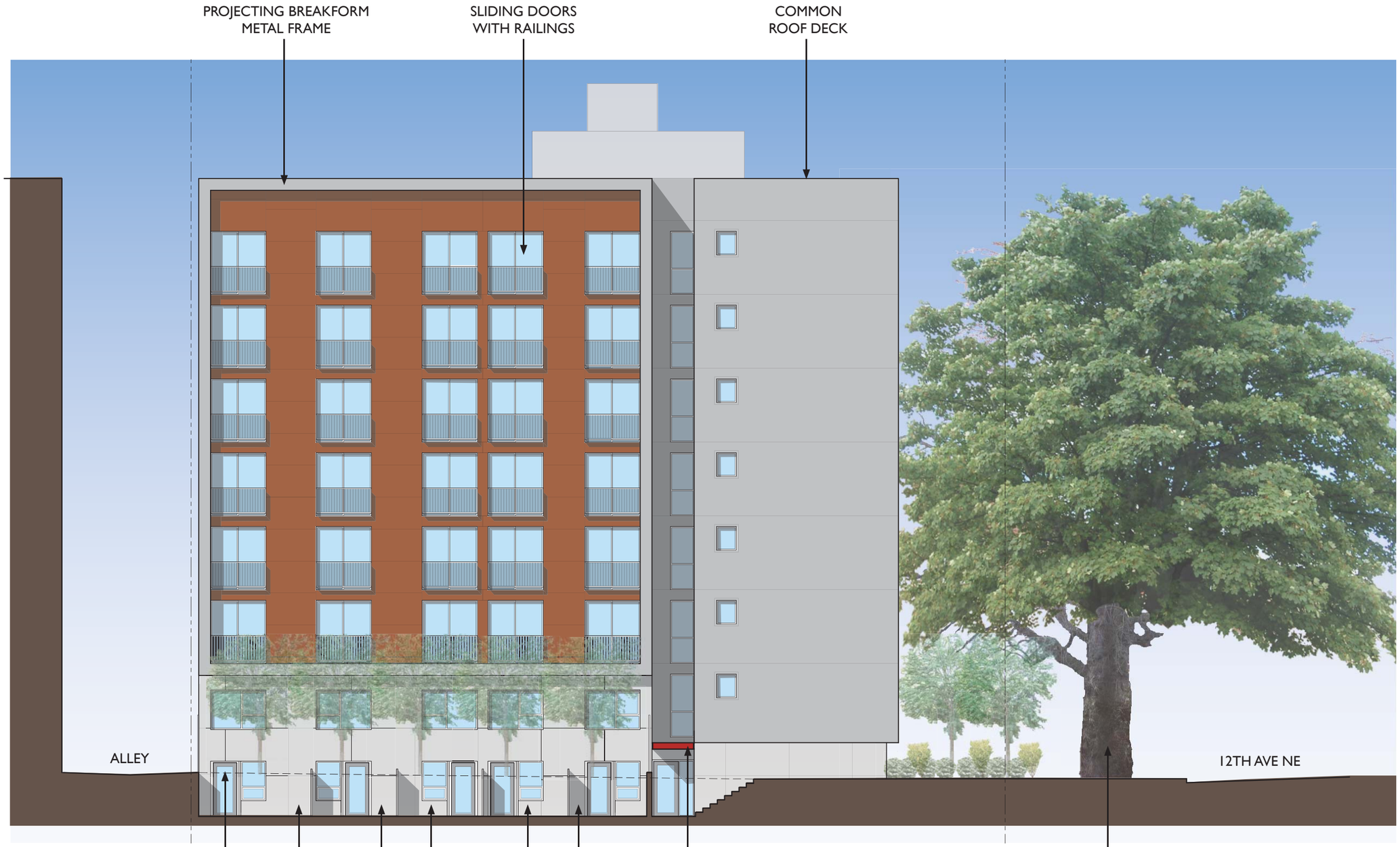
EAST ELEVATION




PROJECTING BREAKFORM METAL FRAME
COMMON ROOF DECK
EXTERIOR STAIRS
SLIDING DOORS WITH RAILINGS
NEW UNIVERSITY OF WASHINGTON DORM BUILDING
12TH AVE NE
ALLEY
EXCEPTIONAL TREE LONDON PLANE
EXTRUDED FRAME ENTRY AWNING
SECONDARY ENTRY
PRIVATE OUTDOOR ACCESS

WEST ELEVATION




PROJECTING BREAKFORM METAL FRAME
SLIDING DOORS WITH RAILINGS
COMMON ROOF DECK
ALLEY
12TH AVE NE
LANDSCAPE SCREEN BEYOND
PRIVATE UNIT PATIOS WITH SCREENING
ADDITIONAL ENTRY PROVIDED FOR BIKE ACCESS WITH AWNING
EXCEPTIONAL TREE LONDON PLANE

MATERIAL PALETTE

MATERIALS

1 Cast-In-Place Concrete with Cementitious Coating

2 Horizontal Cement Board Siding:
Cement Board Fabricators: Silbonit
Color: Bark Treated

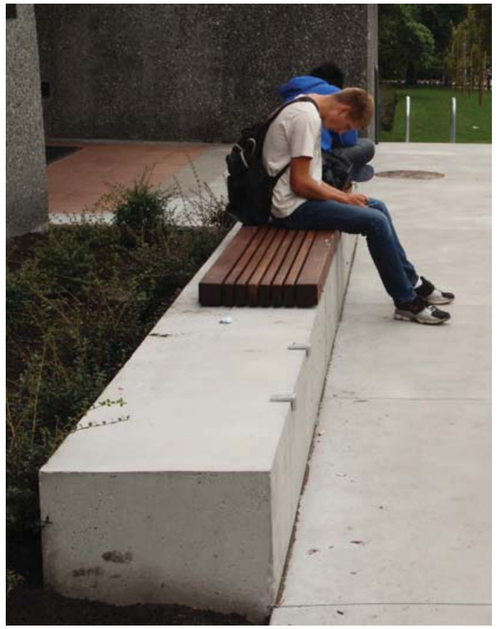
3 Metal Siding:
AEP Span: Prestige Series
Color: Cool Metallic Silver

4 Accent Paint:
Benjamin Moore
Color:Vermillion

5 Storefront Window/Door System:
Color: Clear Annodized

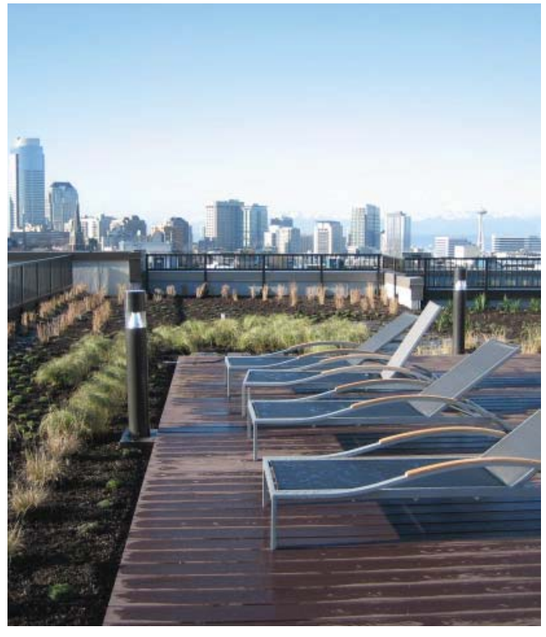
6 Vinyl Window/Door System
Color: White

pavers and pause points



street level

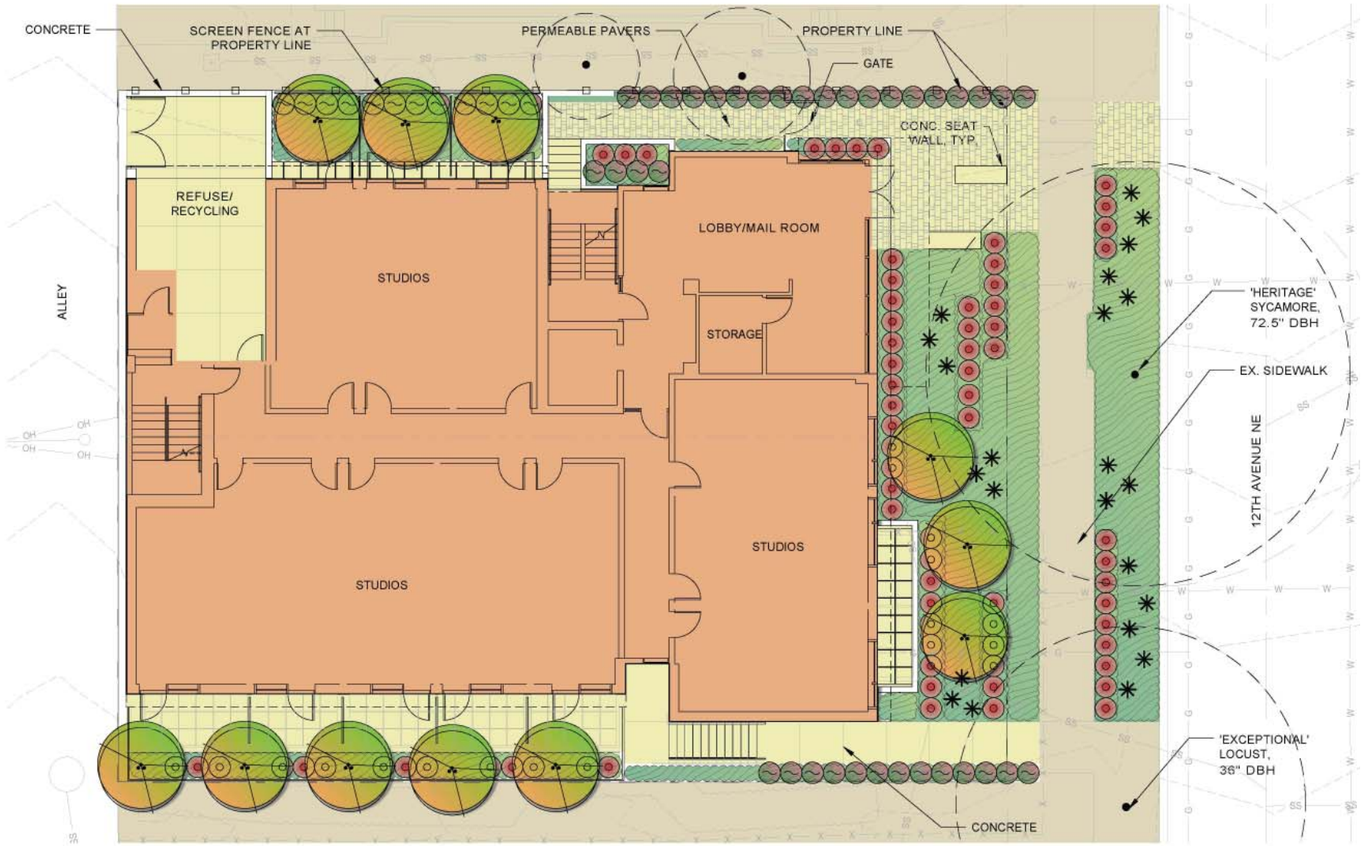
trays, tables, tanning and talking



roof level

images

LANDSCAPE SITE PLAN



LEGEND

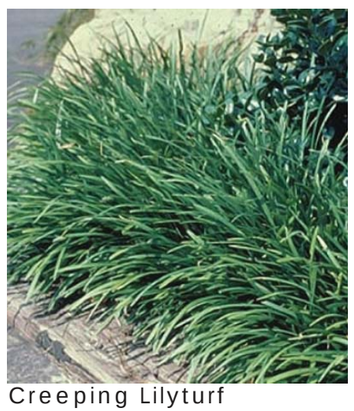
- CONCRETE SEAT WALL
- PERMEABLE PAVERS
- CONCRETE

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME
	EXISTING TREE - TO REMAIN AND BE PROTECTED	
	TREES	
	ACER CIRCINATUM	VINE MAPLE
	SHRUBS & GROUNDCOVERS	
	BUXUS MICROPHYLLA 'JAPONICA'	JAPANESE BOXWOOD
	ILEX CRENATA 'COMPACTA'	'COMPACT' JAPANESE HOLLY
	NANDINA 'WOOD'S DWARF'	'WOOD'S DWARF' NANDINA
	VIBURNUM DAVIDII	DAVID'S VIBURNUM
	LONICERA PILEATA	PRIVET HONEYSUCKLE
	TAXUS, SP.	YEW
	EUPHORBIA ROBBIAE	EUPHORBIA
	LIRIOPE MUSCARI	LILY TURF
	OPHIOPOGON PLANISCAPUS 'NIGRICANS'	BLACK MONDO GRASS
	VINCA MINOR	PERIWINKLE
	ACCENT PERENNIALS & GRASSES (PLACED IN THE FIELD BY LA)	
*	BLECHNUM SPICANT	DEER FERN
*	HEMEROCALLIS X HYBRIDS 'STELLA D'ORO'	'STELLA D'ORO' DAYLILY
*	HELLEBORUS ORIENTALIS	HELLEBORE (WHITE & PINK)

Japanese Holly
Ilex crenata

Heavenly-bamboo
Nandina domestica

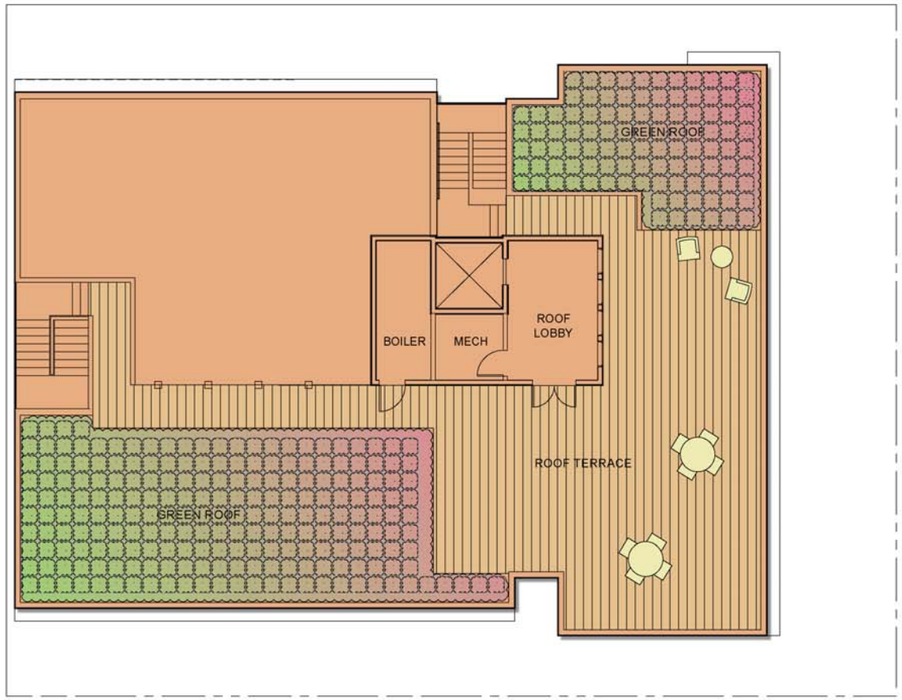


Creeping Lilyturf
Liriope Spicata

Black Mondo Grass
Ophiopogon ‘Nigrescens’

Deer Fern
Blechnum spicant

Hellebore
Helleborus orientalis



LEGEND

GREEN ROOF PLANTING
2'x2' GREEN ROOF PLANTING TRAYS:
(32) SEDUM MIX PER TRAY W/ 50% ORNAMENTAL GRASSES

DECKING

SITE FURNITURE

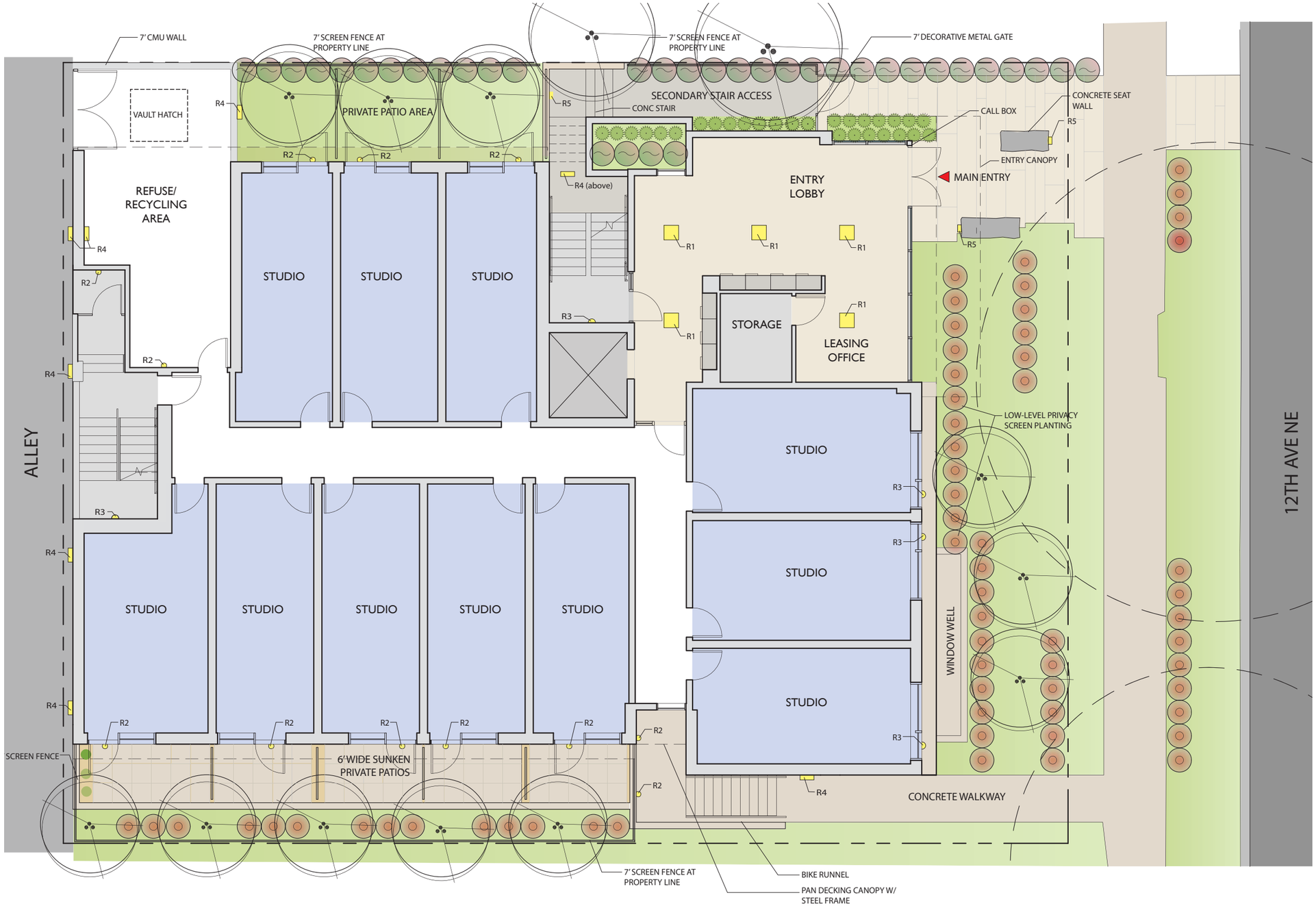
LANDSCAPE PLAN - ROOF
SCALE: 1/8" = 1'-0"

0' 2' 4' 8' 16'

Sedum Mix

Ornamental Grasses

LIGHTING & AMENITY PLAN



LIGHT FIXTURES

R1 Lightology: 0122WC-VISION

R2 Access Lighting: 20302 Poseidon Wet Location Bulkhead

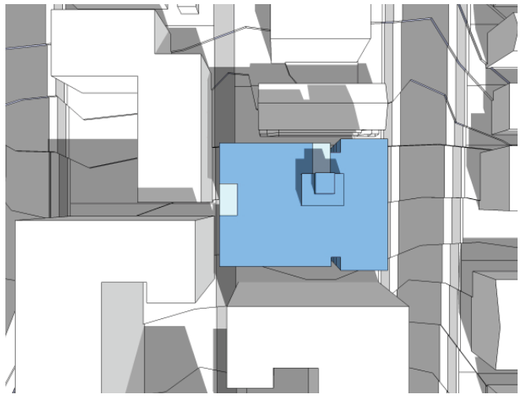
R3 Maxim Lighting: Zenith-EE

R4 Hubbell NRG 1100

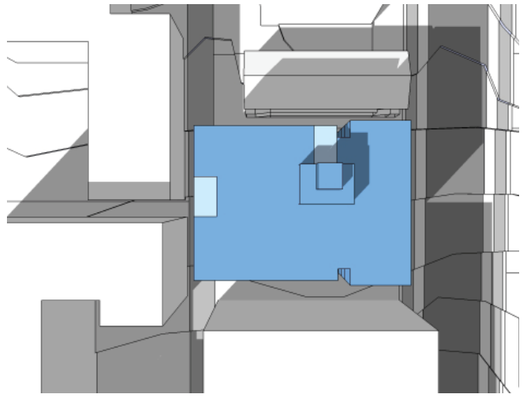
R5 Prisma Architectural: Insert 1

MARCH/SEPTEMBER 20 - 8 AM

MARCH/SEPTEMBER 20 - 11 AM



MARCH/SEPTEMBER 20 - 2 PM



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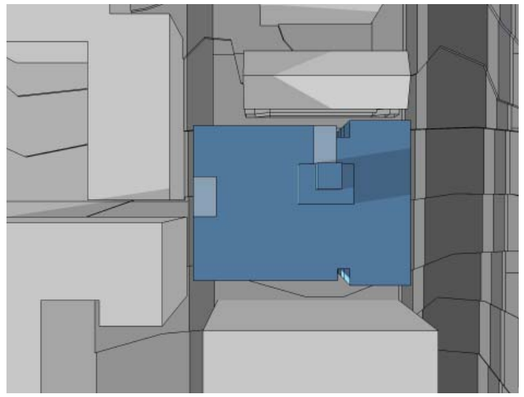

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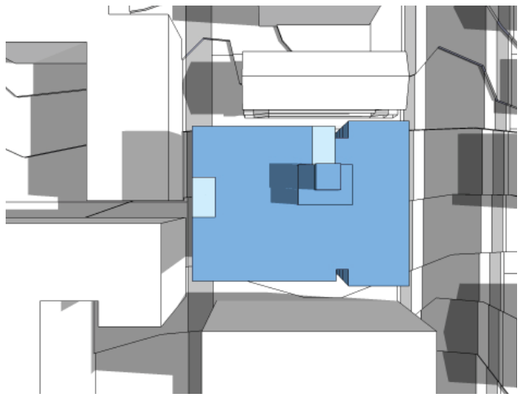

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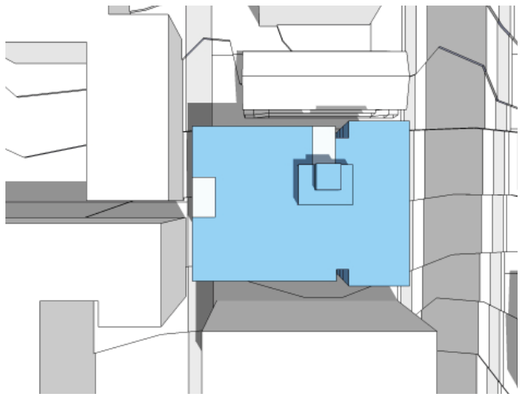

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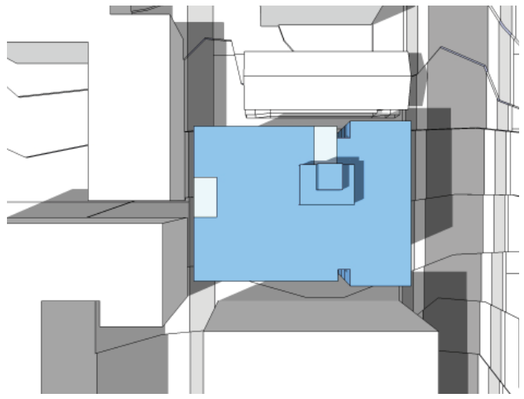

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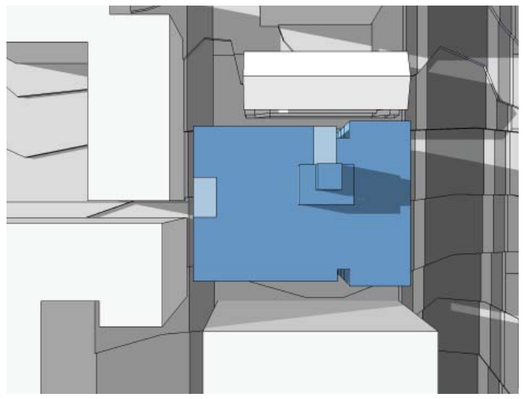

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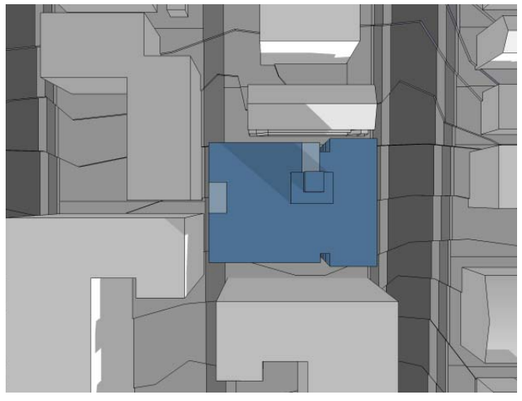

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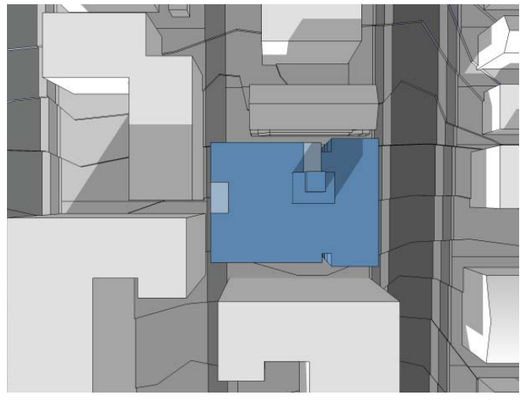

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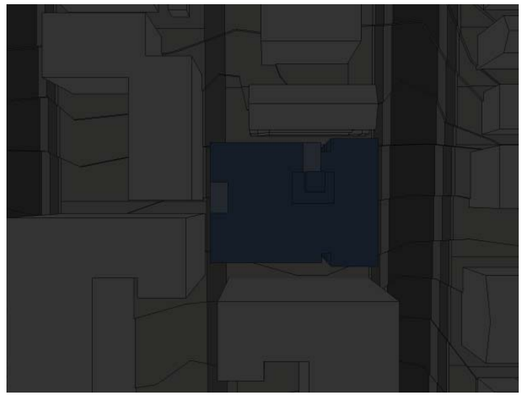

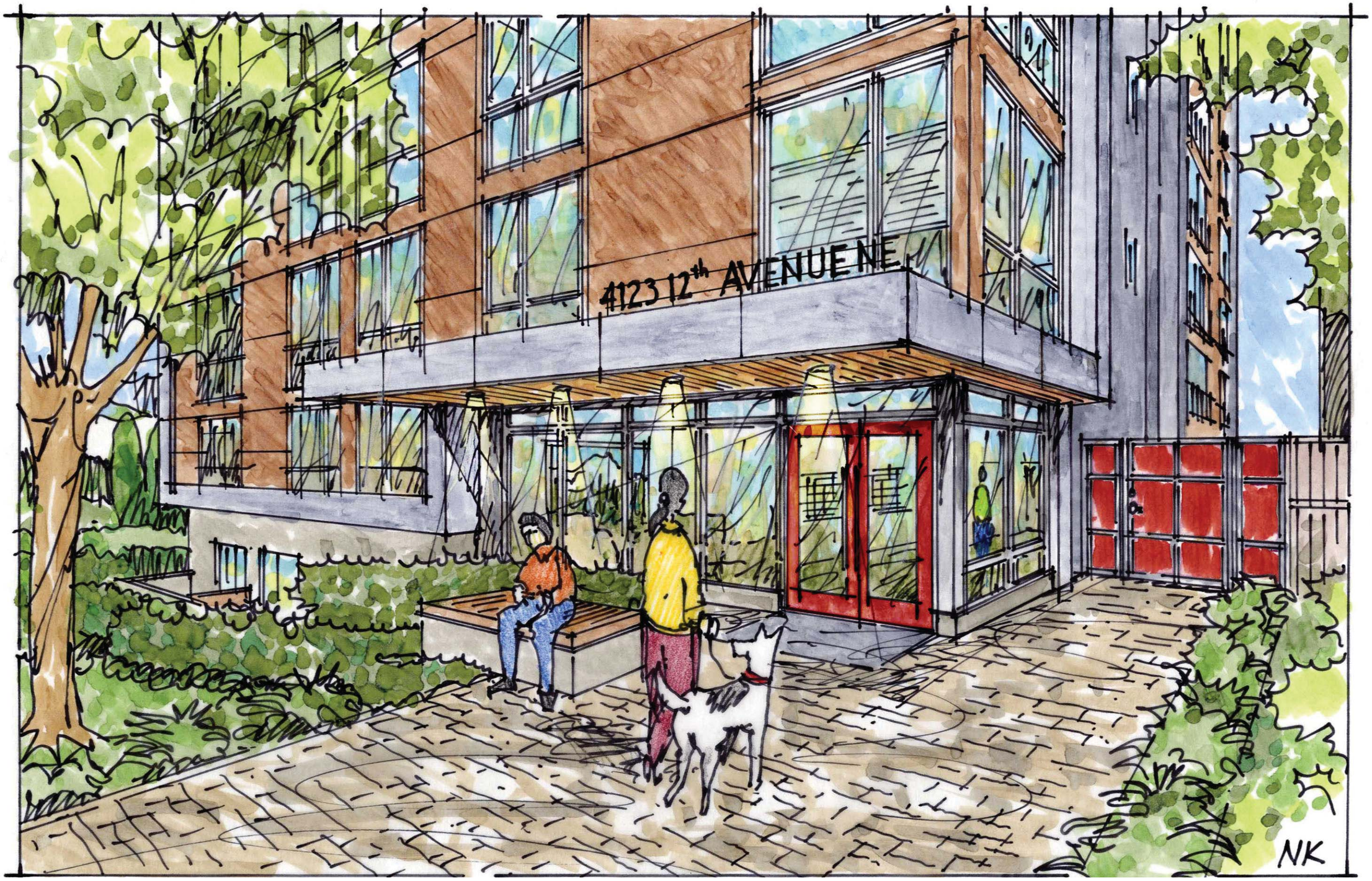
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A. SITE PLANNING

A-1 Responding to Site Characteristics.
Citywide Design Guidelines: 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.

University-specific supplemental guidance: Context: The pedestrian-oriented street streetscape is perhaps the most important characteristic to be emphasized in the neighborhood. The University Community identified certain streets as "Mixed Use Corridors". These are streets where commercial and residential uses and activities interface and create a lively, attractive, and safe pedestrian environment. The Mixed Use Corridors are shown in Map 1. Another important site feature in the University Community is the presence of the Burke Gilman Trail. The primary goal is to minimize impacts to views, sunlight and mixed uses while increasing safety and access along the trail.

Guideline: For properties facing the Burke Gilman Trail, new buildings should be located to minimize impacts to views of Mount Rainier, Cascade Mountains and Lake Washington, and allow for sunlight along the trail and increase safety and access for trail users.

At the Early Design Guidance Meeting, the Board discussed the importance of the large London plane tree in the public right of way. The tree has been defined as exceptional and it is a street tree, which is within the purview of Seattle Department of Transportation. The other street tree is not exceptional and SDOT has indicated support for removal of that tree. The proposed building entry and front façade will need to be designed in consideration of the large London plane street tree. This tree is approximately 75' tall and will match or exceed the height of the proposed building. The applicant is working within this consideration, and has proposed departures to maximize the health of the tree. The proposed departures to enhance the tree health are encouraged, but the applicant will also need to demonstrate that the proposed departures better meet the intent of the Design Review Guidelines, including A-3, C-2 and C-3.

To address tree protection, a departure for a 0'-0" rear setback is proposed to protect the dripline and overhead canopy of the giant exceptional tree at the front of the property. The building has been shifted away from the front property line to create a 15'-0" setback. This setback also has the consequence of allowing the project to concentrate open space at the front of the site, where it is most attractive and beneficial to residents and pedestrians. The front entry is located on the northeast corner so that the entry path can be kept out of the tree's drip-line and minimize any disruption. Both the major increase in the front setback and the shifting of the front entry are essential to preserving the trees health.

A-3 Entrances Visible from the Street
Citywide Design Guidelines: Entries should be clearly identifiable and visible from the street.

University-specific supplemental guidance: Context: Another way to emphasize human activity and pedestrian orientation, particularly along Mixed Use Corridors, is to provide clearly identifiable storefront entries. In residential projects, walkways and entries promote visual access and security.

Guidelines:
1. On Mixed Use Corridors, primary business and residential entrances should be oriented to the commercial street.
2. In residential projects, except townhouses, it is generally preferable to have one walkway from the street that can serve several building entrances.
3. When a courtyard is proposed for a residential project, the courtyard should have at least one entry from the street
4. In residential projects, front yard fences over four (4) feet in height that reduce visual access and security should be avoided.

At the Early Design Guidance Meeting, the Board discussed the relationship of the street tree to the front façade, as described in response to Guideline A-1. The Board directed the applicant to pay special attention to the treatment of the residential entry to enhance the visibility, safety, and direct connection of the entry to the sidewalk.

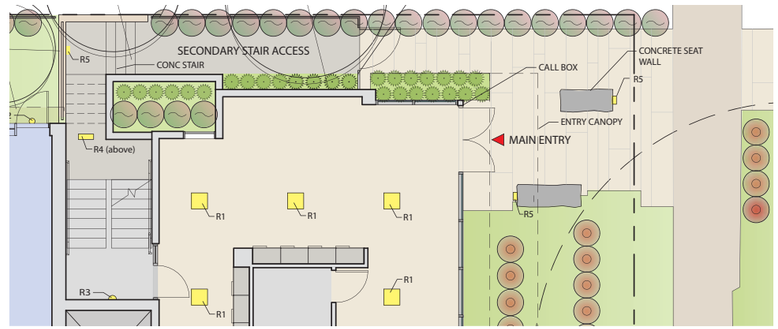
The applicant should revise the northeast corner of the building to provide a true residential entry visible from the street front.

The Board suggested extending the entry canopy around the corner to cover a front corner entry, recessing the front corner entry, providing a highly transparent storefront system for the entry corner, and moving the leasing office space further to the south to accommodate a true residential entry to the building. The front corner entry should be the primary building entrance. A side entry may work as a secondary entry, but should be well-lit, covered for weather protection, and secondary in the hierarchy of entries to the building.

The whole front entry sequence and plan have been re-designed per the board's valuable feedback. The front entry doors now face the street and are not around the corner as was the schematic design in the EDG packet.

The northeast lobby entry corner has been turned into a 'glass box' in essence and this provides a strong accent that works well with the overall building design concept. Storefront windows run floor to ceiling to provide maximum visibility and light. This makes the front entry prominent and easily recognizable while providing high level of security with eyes on the street. To open up this corner, a unit was removed and the leasing office space was shifted to the north side of the lobby. The frame element above the residential lobby is extended to provide weather protection.

A secondary entrance has been provided just past the primary entrance in a gated and fenced enclosure that runs alongside the building. This secondary entry is in a visible and secure enclosure that at the same time puts 'eyes' on the side-yard condition rather than walling it off from view where it could become a security issue.



A-6 Transition Between Residence and Street
Citywide Design Guidelines: For residential projects, the space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.

Early Design Guidance reflects the response to Guideline A-3.

The proposed northeast entry contains a large patio with a seating area, decorative pavers, and plantings just south of the walkway. The entry lobby, mailroom, and leasing office will be surrounded by storefront glazing and lighting will be installed both inside and outside of these common area entry spaces. There will be many opportunities for "eyes on the street" for security, but the transparent common spaces and exterior patio seating will encourage social interaction between residents and neighbors. See response to A-3 for more information.

C. ARCHITECTURAL ELEMENTS AND MATERIALS

C-2 Architectural Concept and Consistency

Citywide Design Guidelines:

Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building. In general, the roofline or top of the structure should be clearly distinguished from its façade walls. Early Design Guidance reflects the response to Guideline A-3.

The building design concept makes use of a protruding frame element that 'frames the east, south and north facades. Within the frame is a 'field' of cladding panels and large windows/sliders. The building has a concrete base, metal exterior stairs and a glass enclosed lobby that all contribute important compositional elements. An interior hallway running north-south is used as an element to modulate the north and south facades.

The project has good proportions and has developed a system of façade treatment with materials, colors and openings that lend consistency and rigor to the overall design.

C-3 Human Scale

Citywide Design Guidelines:

The design of new buildings should incorporate architectural features, elements, and details to achieve a good human scale.

At the Early Design Guidance Meeting, in addition to the response to Guideline A-3, the Board directed the applicant to design the building to achieve a residential scale rather than an office/commercial scale. The Board appreciated the initial character sketches that demonstrated this intent, and felt than any of the architectural styles shown in the sketches could achieve this Guideline.

The proposed building design has maintained the qualities of the initial character sketches. The interplay of window patterning, massing, materials and exterior stair and canopy elements help to provide a human scale and proportion to the building facades as described in the response to C-2.

The attention to detail at the ground plane also helps to achieve attractive human scale. The glass entry lobby and side entrance are proportioned to provide an inviting entry sequence. The use of landscape elements such as benches, pavers and greenery combine to make an entry sequence that has attractive human scaled elements that invites a more convivial public use. Similarly the treatment of the side-yard patios with fencing, planting, lighting and unit access doors provide an attractive residential scale for resident's individual open space.

C-4 Exterior Finish Materials

Citywide Design Guidelines:

Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern or lend themselves to a high quality of detailing are encouraged.

University-specific supplemental guidance:

Guidelines:

1. New buildings should emphasize durable, attractive, and well-detailed finish materials, including: Brick; Concrete; Cast stone, natural stone, tile; Stucco and stucco-like panels; Art tile; Wood.
2. Sculptural cast stone and decorative tile are particularly appropriate because they relate to campus architecture and Art Deco buildings. Wood and cast stone are appropriate for moldings and trim.
3. The materials listed below are discouraged and should only be used if they compliment the building's architectural character and are architecturally treated for a specific reason that supports the building and streetscape character: Masonry units; Metal siding; Wood siding and shingles; Vinyl siding; Sprayed-on finish; Mirrored glass.
4. Where anodized metal is used for window and door trim, then care should be given to the proportion and breakup of glazing to reinforce the building concept and proportions.
5. Fencing adjacent to the sidewalk should be sited and designed in an attractive and pedestrian oriented manner.
6. Awnings made of translucent material may be backlit, but should not overpower neighboring light schemes. Lights, which direct light downward, mounted from the awning frame are acceptable. Lights that shine from the exterior down on the awning are acceptable.
7. Light standards should be compatible with other site design and building elements.

Signs

Context: The Citywide Design Guidelines do not provide guidance for new signs. New guidelines encourage signs that reinforce the character of the building and the neighborhood.

Guidelines:

1. The following sign types are encouraged, particularly along Mixed Use Corridors-Pedestrian oriented shingle or blade signs extending from the building front just above pedestrians; Marquee signs and signs on pedestrian canopies; Neon signs; Carefully executed window signs; such as etched glass or hand painted signs; Small signs on awnings or canopies.
2. Post mounted signs are discouraged.
3. The location and installation of signage should be integrated with the building's architecture.
4. Monument signs should be integrated into the development, such as on a screen wall.

At the Early Design Guidance Meeting, the Board noted the strong context of the University of Washington newer building to the south and other nearby structures. The Board directed the applicant to design the proposal to be consistent with the context of these high quality durable materials.

Quality, durable materials are being used consistently in a building design with a clear, coherent design concept and will result in a building that maintains an attractive and maintainable appearance over the years.

The primary facades (east, north and south) make use of quality color integral fiber cement panels as the dominant cladding material with exposed concrete at the base of the structure and an aluminum storefront window system for the lobby. Quality, durable metal siding and break-form metal flashing is used to provide a clean framing element as well as a secondary material for the facades.

D Pedestrian Environment

D-1 Pedestrian Open Spaces and Entrances

Citywide Design Guidelines:
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.
University-specific supplemental guidance:
Context: The University Community would like to encourage, especially on Mixed Use Corridors, the provision of usable, small open spaces, such as gardens, courtyards, or plazas that are visible and/or accessible to the public. Therefore, providing ground- level open space is an important public objective and will improve the quality of both the pedestrian and residential environment.

Guidelines:
1. On Mixed Use Corridors, consider setting back a portion of the building to provide small pedestrian open spaces with seating amenities. The building façades along the open space must still be pedestrian-oriented.
2. On Mixed Use Corridors, entries to upper floor residential uses should be accessed from, but not dominate, the street frontage. On corner locations, the main residential entry should be on the side street with a small courtyard that provides a transition between the entry and the street.

At the Early Design Guidance Meeting, the Board noted that in addition to the Guidance in response to A-3, overhead weather protection should also be added above the bicycle storage entry at the south façade. The Board appreciated the careful consideration of the bike ramp and stairs to allow bicyclists to approach the bike storage area on grade.

A canopy has been provided above the bicycle storage entry on the south façade.

D-6 Screening of Dumpsters, Utilities, and Service Areas

Citywide Design Guidelines:
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 was concerned about the ability of residents to safely and easily access the recycling and trash area at the northwest property corner. The Board also expressed concern that the size of the recycling and trash storage would be sufficient, but looks forward to seeing Seattle Public Utilities' advice regarding the size. The proposed recycling and trash storage should be designed to provide safe adequate access for residents, and the sight and odor should be screened from nearby properties. This area should not create an unsafe side yard condition by creating dead-end spaces and safety challenges.

Liz Kain at SPU has approved the reduced size of the trash area in a letter dated 6/1/12. The reduction was granted because the building has all studio units and small efficiency kitchens without stoves.

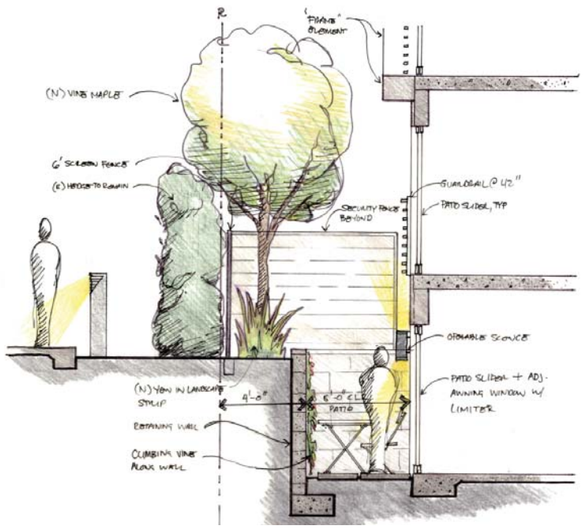
The trash area is accessed from inside the building. A portion of the trash area is in the side-yard but it is screened by tall concrete walls (to provide screening for adjacent property owners) with a metal gate for access by garage pickup. The trash area will be well lit and have a security camera. The side-yard that abuts the trash enclosure is landscaped with a tall architectural metal fence. This side-yard is well lit with patio doors and small step out areas for the units that abut the side-yard at ground level. The side yard will also be completely visible to all residents who use the secondary entry to access the stairwell. Visibility, transparency, lighting, planting and screening all combine to make a safe and attractive side-yard condition.

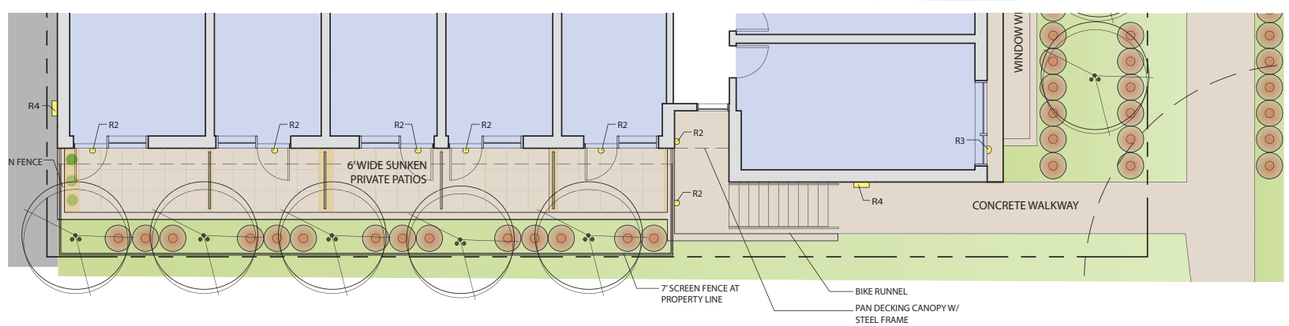
D-7 Personal Safety and Security

Citywide Design Guidelines:
Project design should consider opportunities for enhancing personal safety and security in the environment under review.

At the Early Design Guidance Meeting, the Board discussed safety concerns with the proposed side entry as noted in response to A-3 and the proposed trash location as noted in response to D-6. The Board also directed the applicant to design the ground-level units on the south façade to provide safety and security for residents. Lighting and landscaping will be important in enhancing safety at the site.

The sunken patios to the south will been enclosed by an architectural tube steel metal fence with open mesh that runs along the south property line for the length of the patios and is a metal panel at the alley. This fence will provide screening and security while allowing both transparency and light. Ample landscaping will be provided in the margin between the fencing and the edge of patio – this will provide a 'softened edge' using greenery as a second screening element. Each patio area will be fully lighted per lighting plan.





D-10 Commercial Lighting
Citywide Design Guidelines:
Appropriate levels of lighting should be provided in order to promote visual interest and a sense of security for people in commercial districts during evening hours. Lighting may be provided by incorporation into the building façade, the underside of overhead weather protection, on and around street furniture, in merchandising display windows, in landscaped areas, and/or on signage.

At the Early Design Guidance Meeting, the Board noted the importance of adequate lighting to enhance a feeling of night time safety at the residential entry and leasing office.

A lighting plan is provided in the DRB packet has provided the layout of exterior lighting and lobby lighting for the project. The lobby is a glass corner to the building that will be lighted up at night. Lighting along the side-yards and alley provides complete and targeted coverage. Overall, the perimeter of the project has been secured with the use of lighting, design and fencing.

D-12 Residential Entries and Transitions
Citywide Design Guidelines:
For residential projects in commercial zones, the space between the residential entry and the sidewalk should provide security and privacy for residents and a visually interesting street front for pedestrians. Residential buildings should enhance the character of the streetscape with small gardens, stoops and other elements that work to create a transition between the public sidewalk and private entry.

Early Design Guidance reflects the response to Guideline A-3.
The landscape design and building design at the front façade achieve the guideline goals of providing visual interest, public areas, screened portions and enhancing the character of the overall streetscape

Per the response to A-3, the entry walkway in the northeast corner extends west from 12th Avenue, crosses the sidewalk, and goes into the building. The area along this walkway contains plantings and decorative pavers. The outside area just south of the entry walkway creates a seating/gathering area for the residents. These elements soften the transition between the public sidewalk and the residential entry.

E Landscaping

E-2 Landscaping to Enhance the Building and/or Site
Citywide Design Guidelines:
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. Early Design Guidance reflects the response to Guidelines A-1 and A-3.

Per the response to A-3 and D-12, the landscape design includes decorative pavers, hard-scape, and benches along the northeast entry and plantings along the north and east façade. Furthermore, the roof deck design incorporates green roof trays.

E-3 Landscape Design to Address Special Site Conditions
Citywide Design Guidelines:
The landscape design should take advantage of special on-site conditions such as high-blank front yards, steep slopes, view corridors, or existing significant trees and off-site conditions such as greenbelts, ravines, natural areas, and boulevards.
University-specific supplemental guidance:
Context:
The retention of existing, large trees is an important consideration in new construction, particularly on the wooded slopes in the Ravenna Urban Village. The 17th Avenue NE tree-lined boulevard is an important, visually pleasing streetscape.

Guidelines:
1. Retain existing large trees wherever possible. This is especially important on the wooded slopes in the Ravenna Urban Village.
2. The 17th Avenue NE (boulevard) character, with landscaped front yards and uniform street trees, is an important neighborhood feature to be maintained.

Early Design Guidance reflects the response to Guidelines A-1 and A-3.

The exceptional tree at the front of the site is a critical landscape element and the project has had a significant increase in the front setback to achieve this tree preservation as well as pushing the front entry walk and utilities away from the tree's drip-line. In mass, the tree is as tall and wide and the building façade. Per the response to A-1 and A-3, the landscape design responds to preserving the roots of the existing "London Plane" tree that is an exceptional tree while providing an attractive design that enhances the open space at the front of the building and provides a successful streetscape experience.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