



SEATTLE, WASHINGTON
4128 BROOKLYN AVENUE NE



SITE ADDRESS: 4128 BROOKLYN AVE. NE.
DPD PROJECT NUMBER: 3013364
ZONING: MR-RC

PROJECT HISTORY:

1ST EARLY DESIGN GUIDELINE MEETING
WAS HELD ON OCT. 1, 2012. THE
PROJECT WAS ASKED TO HAVE 2ND EDG
MEETING WITH CLOSER LOOK AT THE
RELATIONSHIP BETWEEN THE PROPOSED
PROJECT AND THE CHURCH TO THE
NORTH OF PROPERTY.

DEVELOPMENT STATISTICS SUMMARY

	Lot Size	12,360 SF	
	FAR	4.25	
	Allowable FAR	52,530 SF	
	Proposed FAR	52,530 SF	
	Parking Stalls	30	
		FAR SF	Units
Roof		450	0
7th Floor		7,440	11
6th Floor		7,440	11
5th Floor		7,440	11
4th Floor		7,440	11
3rd Floor		7,440	11
2nd Floor		7,440	11
Ground Floor		7,440	4
Parking Floor		0	0
Total		52,530	70

DESIGN TEAM

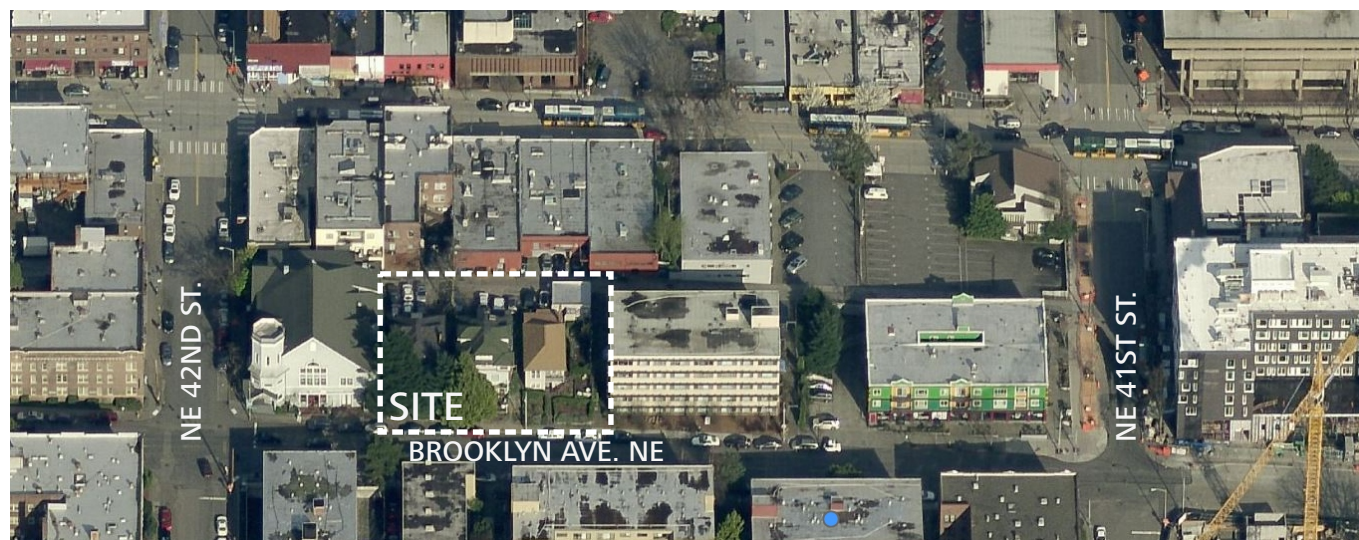
OWNER:	HORIZON REALTY ADVISORS, LLC 2800 ELLIOTT AVENUE, SUITE A SEATTLE, WA 98121
ARCHITECT:	CARON ARCHITECTURE 2505 3RD AVE. SUITE 300C SEATTLE, WA 98121
LANDSCAPE ARCHITECT:	KAREN Kiest LANDSCAPE ARCHITECTS 111 WEST JOHN STREET, SUITE 305 SEATTLE, WA 98119

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VICINITY MAP



AERIAL VIEW

SITE AND VICINITY ANALYSIS

SITE ANALYSIS

The site is located in the University District Northwest Urban Center Village, one block west of "The Ave", University Way. The east side of Brooklyn on this block is mixed-use and residential. Subsequent blocks to the west and south are residential and the area to the north and east is mixed use and commercial. The University of Washington Campus is two blocks to the east. The area is dominated by student housing and the urban village provides all services within walking distance or a short transit ride, virtually eliminating the need for a car.

Vehicular traffic throughout the area is quite heavy, although Brooklyn Avenue is moderate. Pedestrian traffic is extremely intensive and frequent transit is readily available with major bus routes on 15th Ave NE, NE Campus Parkway, and 11th Ave NE. The new U-link station at Husky Stadium is located under a mile from the project site. As the site is located in an urban center village, no on-site parking is required.

The neighborhood is comprised of a mix of low and mid-rise apartments, single family homes converted to student rentals, mixed-use buildings, retail, office, religious and educational uses, all of various vintages. The immediate block is low rise apartments and mixed-use buildings. The site is zoned MR-RC, with MR to the west, and NC3P-65 to the north and east.

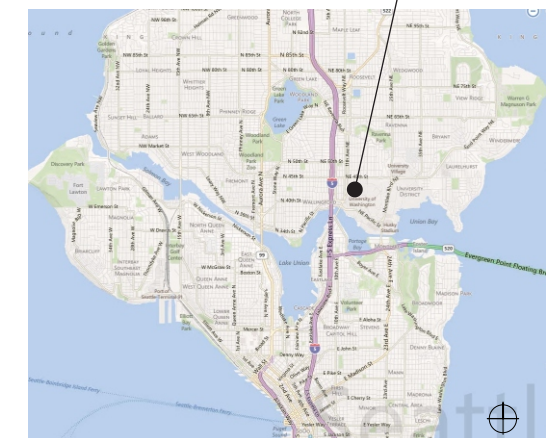
The site abuts to the north a church that is designated as a historic landmark. It poses a challenge as well as an opportunity to respect and respond to the importance of the neighboring building.

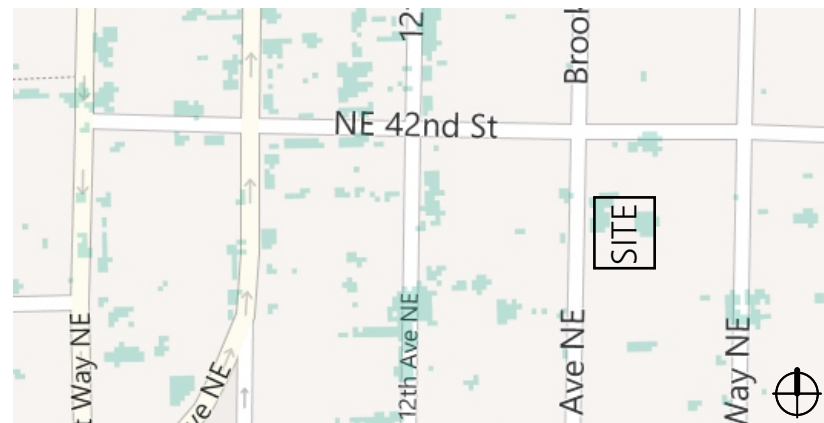
This location will provide exciting opportunities for university students and professionals to live close to the school, and/or anyone who wishes to live close to the diversity and uniqueness that University District offers. It will also replace dilapidated houses converted to student housing with modern, efficient apartments.

LEGEND

- MIXED USE
- RETAIL
- OFFICE
- RESIDENTIAL
- SURFACE PARKING
- EDUCATIONAL
- RELIGIOUS
- STUDENT HOUSING

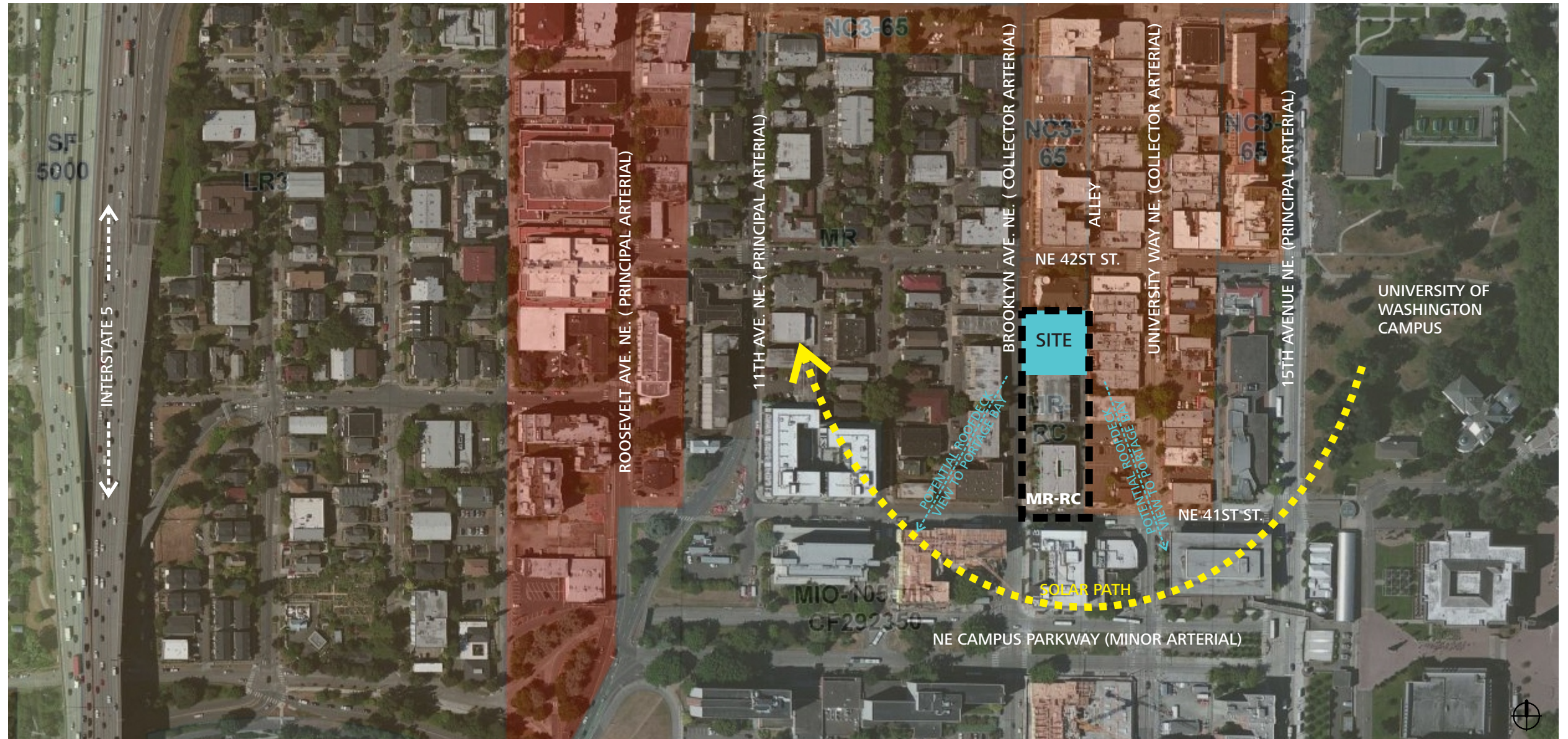
UNIVERSITY DISTRICT





SITE TREE CANOPY COVERAGE

URBAN DESIGN ANALYSIS

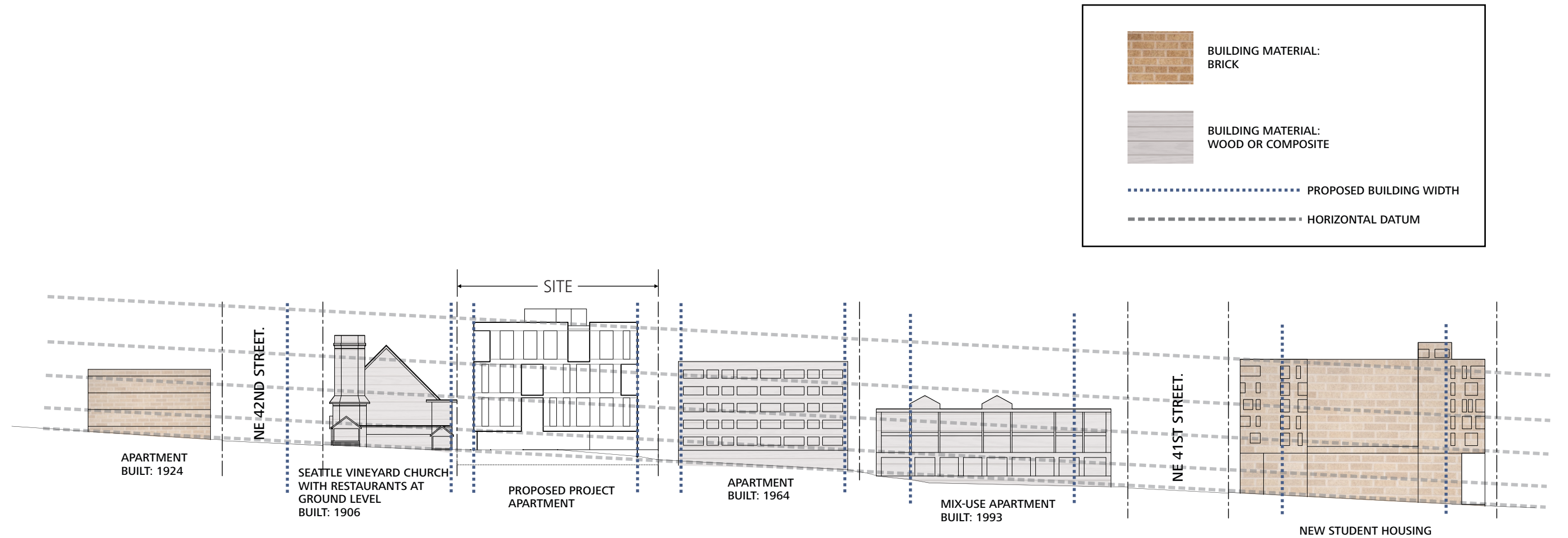


SITE CONDITIONS

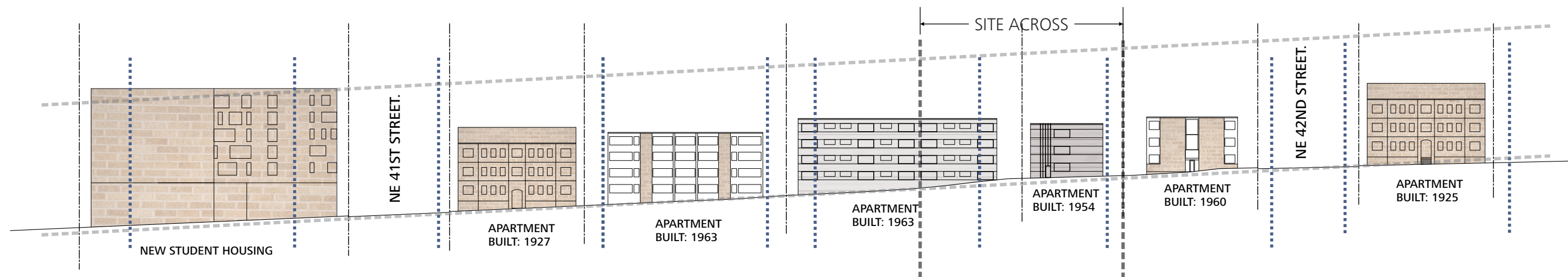
The site slopes approximately 14 feet down from the north east corner to the southwest corner toward Brooklyn Avenue and is currently occupied by three apartment buildings, which were converted from single family homes at some point. An alley abuts the eastern property line and is in an undesirable condition. Food waste odors and debris from restaurants on University Way are the main components of the alley and the structures to the north and east of the site appear to be built right to their respective property lines.

Vehicular traffic on Brooklyn Avenue is moderate and the immediate vicinity is moderate to heavy. As the site is located only one block off of "The Ave", pedestrian traffic is quite heavy. The area is bustling at all hours, given the proximity to the University of Washington and the businesses, activities, and amenities of the University District.

The neighborhood has an urban tree canopy which varies greatly in scale and quality from street to street. This particular block of Brooklyn Avenue contains mature vegetation and a fairly intact urban tree canopy, but no planting strip. However, blocks to the north and south have little to no urban tree canopy.



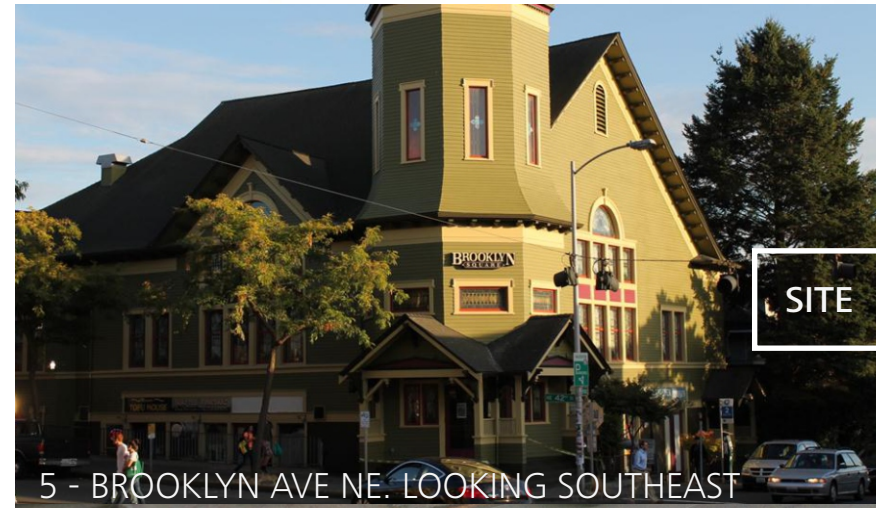
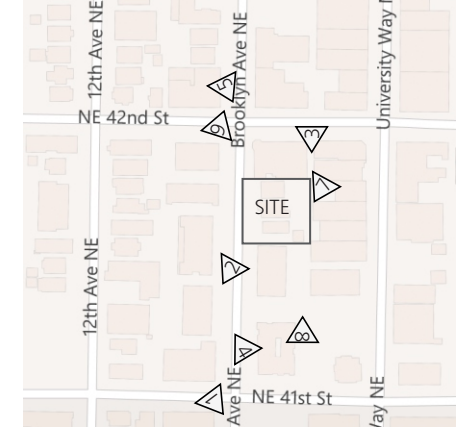
BROOKLYN AVENUE NE. LOOKING EAST



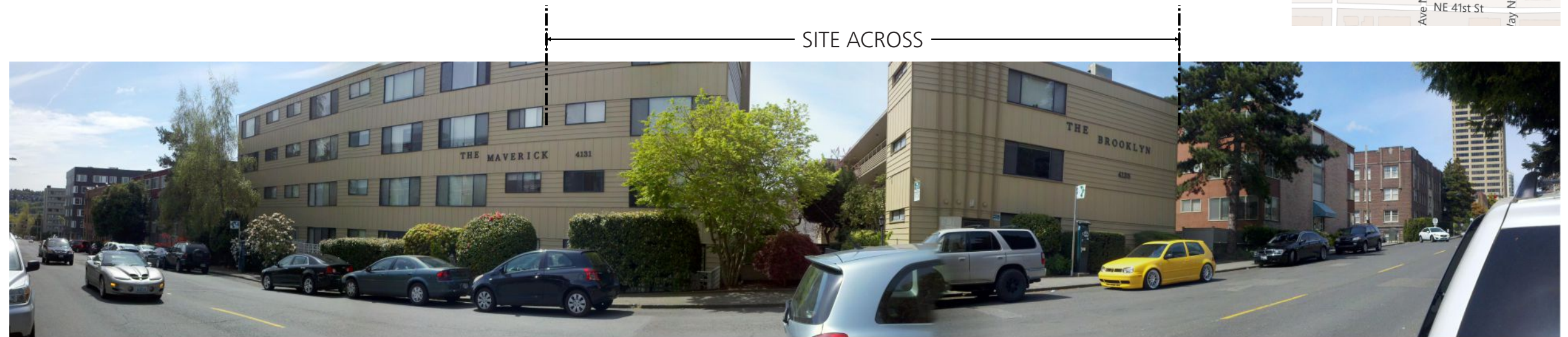
BROOKLYN AVENUE NE. LOOKING WEST

NEIGHBORING BUILDING ANALYSIS

SITE



NEIGHBORHOOD PHOTOS



2 - BROOKLYN AVENUE NE. LOOKING WEST

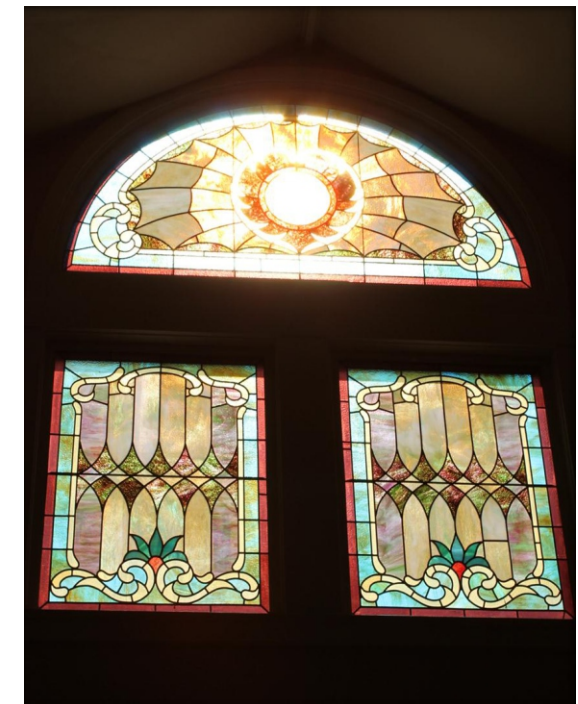


1 - BROOKLYN AVENUE NE. LOOKING EAST

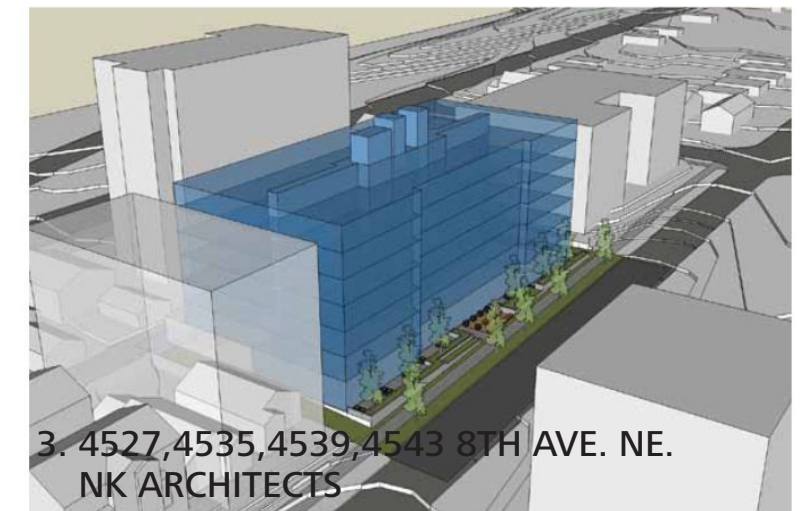
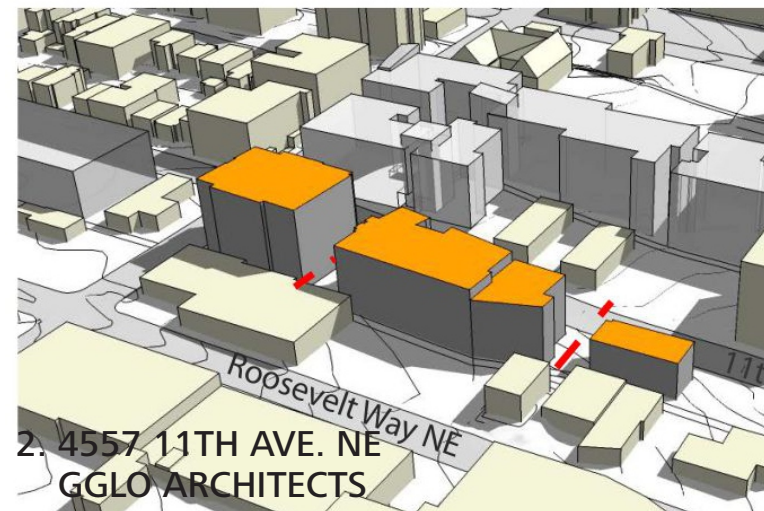
SITE PHOTOS

The Seattle Vineyard Church is located directly north of the proposed project at the intersection of Brooklyn Ave. NE and NE 42nd St. The structure is designated as a historic landmark. The structure is occupied primarily by the church, with a few restaurants on the ground floor. In response to the notice of project design review, the congregation raised some concerns/desires. After numerous meetings and dialogue with the church, the design team identified these important issues to consider.

1. Stained glass on South facade - Light that comes through the south facing stained glass is very important for the sanctuary's interior lighting and ambience. (Design Guideline A-2, A-5)
2. South facing Sunday School rooms on the ground floor - The church has a concern for protecting privacy of the Sunday school and north facing ground floor units of the proposed project. (Design Guideline A-5)
3. Parking and vehicular access through Alley - The alley is very narrow but highly active. It is especially cluttered with dumpsters from adjacent buildings and dumpster trucks driving through on the collection days. (Design Guideline A-8, D-8)
4. Height compatibility - While the proposed project is compatible with surrounding structures, the church has a concern in terms of transition from their 3 story structure to the proposed project with 75feet height limit by code. (Design Guideline B-1)
5. Setback on north property line - Larger setback along the north property line is desired in maximizing the solar exposure for the church's south facing windows. (Design Guideline A-5, B-1)
6. Historic landmark - The church's building is designated as a historic landmark. The church requests respect for the structure, and the proposed project to response to this unique neighboring structure. (Design Guideline A-1, A-5. C-1)



SEATTLE VINEYARD CHURCH - HISTORIC LANDMARK



REFERENCE PROJECTS - PROPOSED PROJECTS NEAR VICINITY

DEVELOPMENT OBJECTIVES

The proposed development will create a student housing apartment building with structured parking below. The project is seeking additional level of housing in exchange for a percentage of affordable housing units provided in the project.

The ground level of the preferred scheme consists of a residential lobby, 5 residential units (one of them being a manager unit) and other community amenities such as an exercise room and a lounge.

The second through seventh floors house a mix of studio, two and three bedroom units.

The roof of the building will be accessible and act as an amenity space for tenants with opportunities for entertaining, gardening and relaxation.

Currently we propose pocket amenity spaces to be employed throughout the building on various levels.

Parking is not required for this project as it is within University District NW Urban Center Village. However, 30 stalls are provided at underground garage accessed from the alley.

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CONCEPTUAL MODEL VIEW FROM SOUTHWEST CORNER

A - SITE PLANNING

A-1 RESPOND TO SITE CHARACTERISTICS

The University Community Design Guideline states that the most important characteristic to be emphasized in the neighborhood is the pedestrian-oriented streetscape. The project site does not fall under the “Mixed Use Corridors,” therefore will not have any commercial function on the ground level. However, the project will have many community functions for the residents, such as residential amenity space, a lounge, and a leasing office. This will allow the street-level, street-facing facade to have maximum amount of glazing, thus enhancing the transparency of the street. The project sets back 7ft away from the property line along Brooklyn Ave. NE. The setback will provide a mixture of hardscape and landscape with planters and seating areas in order to enhance the pedestrian walking experience.

A-2 STREETScape COMPATIBILITY

The University Community Design Guideline states that reinforcing the pedestrian streetscape and protecting public view corridors are particularly important. The proposed project will not obscure any available view of the vicinity. Solar orientation is also of importance. The preferred option has a smaller footprint than the code requires, setting back greater than what is required in all 4 directions. The massing pays especially close attention to provide maximum daylighting for the neighboring church’s south facing stained glass. The project sets back 10’ along north property line with a big cutout at the top two floors.

A-3 ENTRANCES VISIBLE FROM STREET

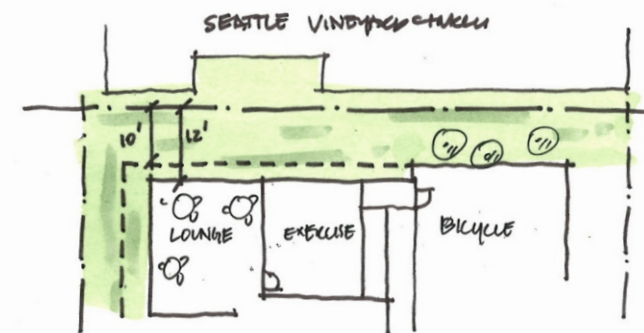
The entry to the building will have clearly identified entry with extensive glazing allowing interaction between the lobby and street, and identified by canopy and signage.

A-4 HUMAN ACTIVITY

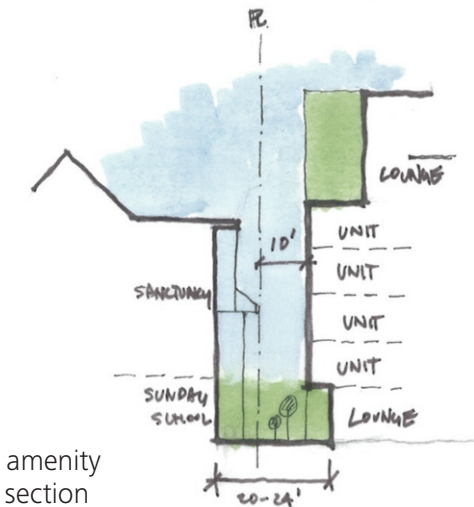
The University Community Design Guideline states that pedestrian-oriented open spaces, such as wider sidewalks and plazas, are encouraged. The project sets back 7ft, providing private-public space for interaction between the project residents and passersby. The setback area will be landscaped with planting and small seating areas to enhance human activity along the street.

A-5 RESPECT FOR ADJACENT SITES

This Citywide Design Guideline particularly concerns a project that could impact adjacent residential uses. Proposed project is not near a residential zone. However, the neighboring church to the north has historic landmark status. The church raised concerns listed on page 8 of this packet. In response to the concerns, we have set the building back 10ft off the property line and shortened the project by one story in our preferred scheme. The project also proposes to have all communal functions (no units) on the ground floor facing north. This is to protect the privacy of the Sunday school that the church has on their ground floor. The project proposes landscaped amenity space along the north setback. This will significantly enhance the church’s south courtyard.



North amenity space plan
A-2, A-5, A-7, D-1



North amenity space section
A-2, A-5, A-7, B-1, D-1

A-6 TRANSITION BETWEEN RESIDENTIAL AND STREET

The Design Guideline states that the spaces between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors. Proposed project has a front setback of 7ft which will be landscaped. This will create a buffer from the building to the sidewalk. The project will provide canopy coverage of the entry, providing visual significance as well as weather protection. Residential units are not facing the street

A-7 RESIDENTIAL OPEN SPACE

The University Community Design Guideline states that small open spaces such as gardens, courtyards, or plazas that are visible or accessible to the public are important. The project proposes rich landscaping along the front and north setback of the building. The project will also have sizable void spaces along the building facades in all directions, creating green pockets on the building. These green pockets will be visible to pedestrians and accessible to residents. The main residential outdoor amenity spaces are provided at the roof.

A-8 PARKING AND VEHICLE ACCESS

Parking is provided underground and the alley side of ground floor. There will be no vehicular access from Brooklyn Ave. NE. In response to the church concern our preferred scheme is maintaining the garage entry on the south of the project, providing further separation and clearances and safety for vehicles exiting and entering the garage.

B- HEIGHT, BULK SCALE

B-1 HEIGHT, BULK SCALE COMPATIBILITY

The Design Guideline states that projects should be compatible with the scale of development anticipated. Proposed project abuts NC3-65 zone to North and East side, and MR zone to West side, which both zones allow more intense development of similar height and bulk. Height and bulk of the proposed building is compatible with existing and new development along Brooklyn Ave. NE. The original project proposed an 8 story building, but after discussing with the church next door, the project team decided to propose a 7 story structure in an effort to preserve light for the church's south facade. The project matches similar projects along the block with the majority of its mass facing the street, in a non-modulated mass, with details in window and material configuration. We are proposing to obtain additional height by providing affordable units within

C- ARCHITECTURAL ELEMENTS AND MATERIALS

C-1 ARCHITECTURAL CONTEXT

The University Design Guideline acknowledges that buildings in the University Community features a broad range of building types and architectural character. Therefore the Design Guideline emphasizes new projects to fit into a cohesive setting such as pedestrian circulation and building orientation. Most buildings on Brooklyn Ave. NE face the street with the entry in the middle. The proposed building will also be facing the street and will have the main entrance in the middle of the building. Most buildings on Brooklyn Ave. NE, regardless whether it is existing or new development, have flat roofs and rigid window spacing/patterns. The proposed project acknowledges this prominent architectural context, and proposes similar massing and strong rhythm with window spacing. Other recent projects proposed in the neighborhood offer a similar strategy for architectural treatment. However, this particular site poses a unique situation since there is a historic landmark church building to north. At the first EDG meeting, the board unanimously agreed that the project is not to replicate the same language of a 100 year old structure. The project will rather create a juxtaposition between the two structures, which is more fitting to the diverse and dynamic characteristics of University Community.

C-2 ARCHITECTURAL CONCEPT AND CONSISTENCY

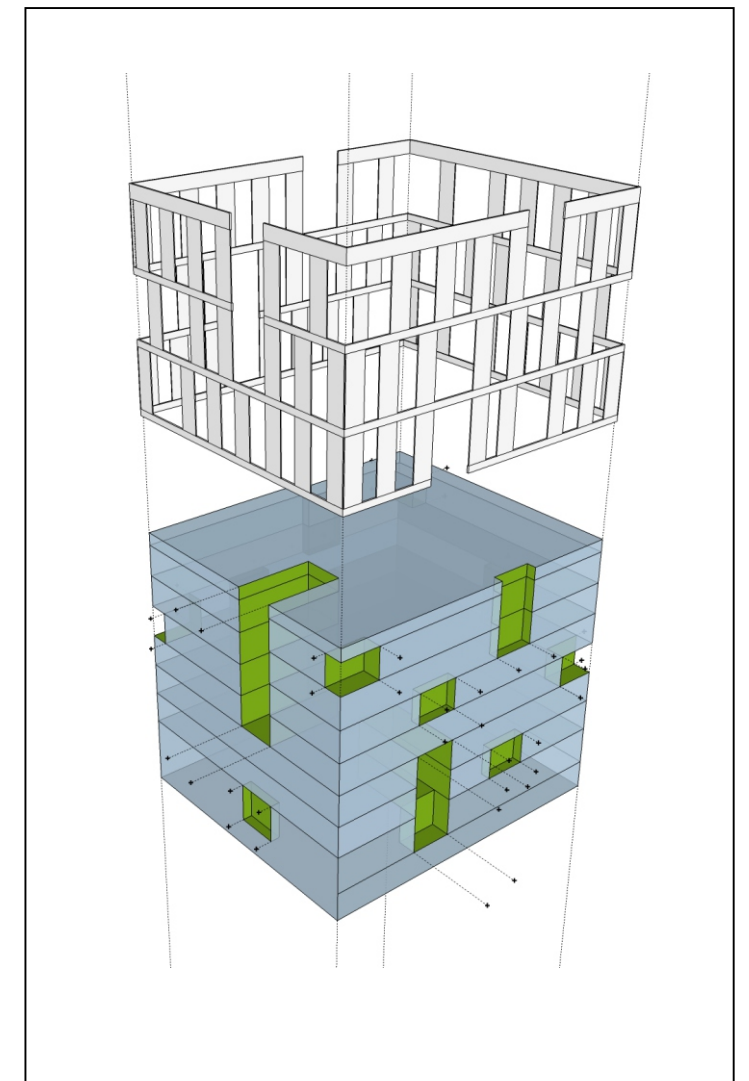
The Design Guideline states that building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept. Proposed project has a clear concept of a simple transparent volume that is skinned with rigid grid of opaque panels. To bring down the scale, the skin has strong horizontal delineation at every two floors, along with consistently-sized panels, which creates a rhythm along the entire facade. There are occasional voids within the transparent volume, which will be landscaped with plants. These will serve as open spaces for residences, creating "park-in-the-air" elements. These spaces create opportunities for residences to have communal lounge/study spaces on their own floor and gain access to a private outdoor space.

C-3 HUMAN SCALE

The Design Guideline encourages the use of architectural features, elements and details to achieve a good human scale. Proposed building breaks the massing of the building down with strong horizontal lines and the use of panels in a consistent rhythm. The occasional use of balconies also helps achieve human scale. The project will also have canopies, planting beds and benches (or other outdoor furniture) to enhance the pedestrian experience.

C-4 EXTERIOR FINISH MATERIALS

The University Design Guideline emphasizes the use of durable, attractive, and well-detailed finish materials. Proposed building will utilize a type of masonry in the base of the building, and the mix of fiber cement board, composites and metal on upper levels. Based on desire to provide better ambient light for the church we propose light painted or prefinished cementitious panels, with wood or wood textures panels within balconies. Ground level will be light brick and aluminum storefront. As referral to the church stained windows we proposed colored acrylic and film treatments on ground level commercial and balcony railings allowing play of color on the facade.



Building Concept Diagram C-2

D - PEDESTRIAN ENVIRONMENT

D-1 PEDESTRIAN OPEN SPACES AND ENTRANCES

The University Design Guideline encourages the provision of small open spaces that are visible/or accessible to the public. The proposed project will have a pedestrian entry that is setback from the street providing a small open space with landscaping. There are also balconies on the upper levels of the building throughout the entire facade that house small gardens that are visible from the street level. The ground level amenity space along the north property line will also be visible from the street creating a visual relief between the buildings.

D-5 VISUAL IMPACTS OF PARKING STRUCTURES

The Design Guideline suggests the visibility of all at-grade parking structures should be minimized. For proposed project, parking is provided underground. The access is off the alley, therefore, the visual impact of parking structures from the street is none. Entry to the parking is proposed to be on the southern end for better safety and to minimize the ramp.

D-6 SCREENING OF DUMPSTERS, UTILITIES AND SERVICE AREAS

The Design Guideline suggests that the location of service elements to be away from the street front. Proposed project has trash/recycling storage inside the building with an access from the alley. Other building utilities and services are located at eastside of the ground floor where it is partially buried due to natural grade change. There will be no building utilities and services areas that are visible from Brooklyn Ave. NE.

D-8 TREATMENT OF ALLEYS

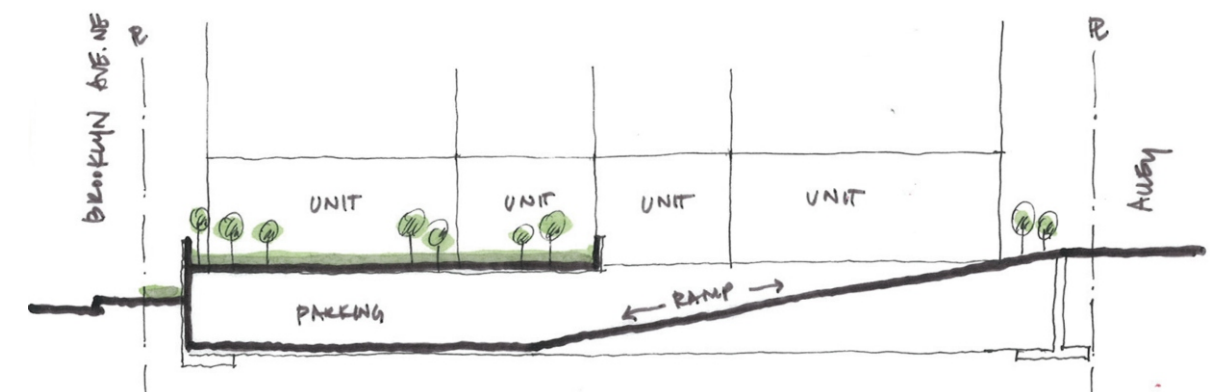
The Design Guideline suggests the provision of activity and visibility at the entrances to alleys. The proposed building is set back from the alley by 10ft. The setback area will be landscaped to certain degrees to enhance the quality of the alley while providing privacy to one unit on southeast corner. There are decks on upper floor that will overlook the alley, thus providing safety and visibility of the alley. Extensive discussion was made with church and their complaint to the alley and damage to their building caused by garbage pickup. We have investigated the issue with Liz Kain from SPU as well as with SDOT. Liz suggested discussing the issue with contracting company, however it turned out that the incidents were several years back and there were no problems recently. We have also discussed turning the alley into one way traffic, however both in our opinion and SDOT opinion this will actually increase the traffic around the church and create potential for more damage. If desired, church can apply for the resolution with SDOT. WE have forwarded the results of the investigation to the church for their decision and action.

D-12 RESIDENTIAL ENTRIES AND TRANSITIONS

The Design Guideline states that the space between the residential entry and the sidewalk should provide security and privacy for residents, and a visually interesting street front for pedestrians. Proposed project will have a recessed residential entry on the already set-back street facade. It will have contrasting trim and/or canopy to signify the entry, along with accented paving.



East Elevation along the Alley
D-6, D-8



Section through the Parking Ramp
D-5

E - LANDSCAPING

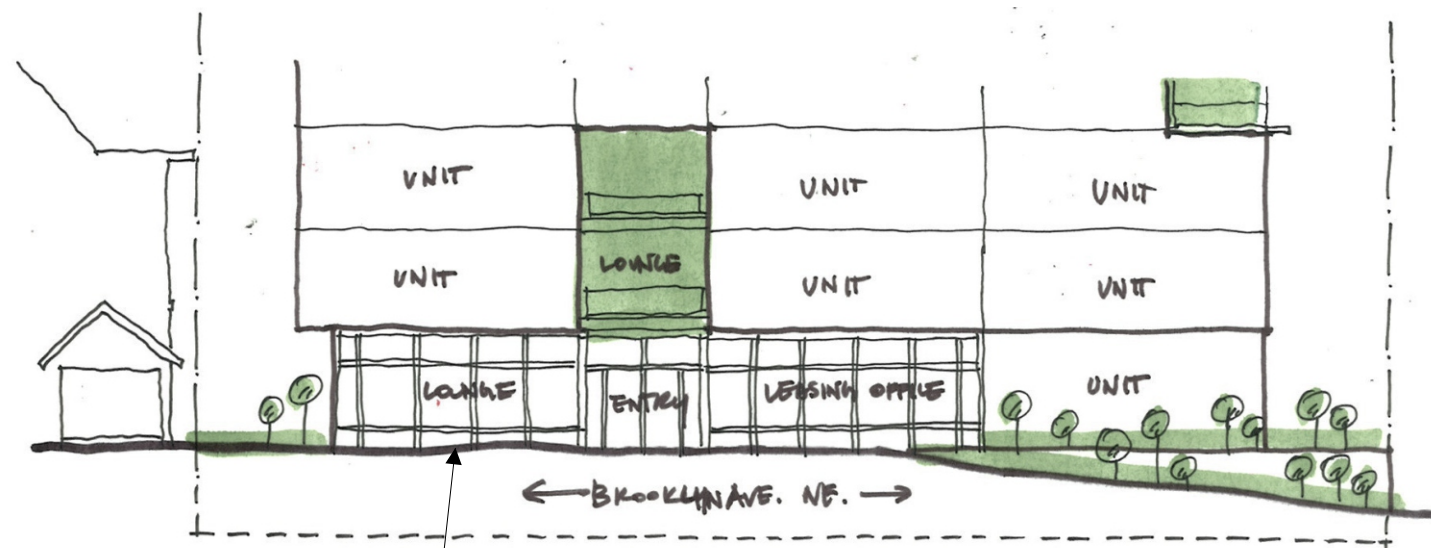
E-1 LANDSCAPING TO REINFORCE DESIGN CONTINUITY WITH ADJACENT SITES

The Design Guideline suggests that landscaping should reinforce the character of neighboring properties and abutting streetscape. There is no clear landscaping pattern along Brooklyn Ave. NE. However, the proposed project will provide street trees and planters with native plant species that are typical in the vicinity.

The project proposes that the ground level amenity space be along the north property line. This is in effort to provide both physically and visually more attractive courtyard to the south of the church. This courtyard will create a spatial relief for the both buildings.

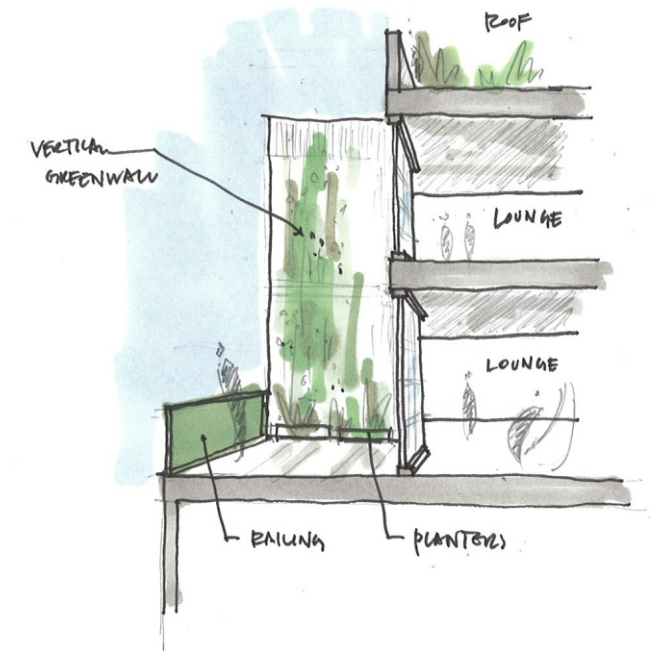
E-2 LANDSCAPING TO ENHANCE THE BUILDING AND/OR SITE

The Design Guideline states that landscaping and other site features should be incorporated into the design to enhance the project. Proposed project has a strong concept of integrating planting materials throughout the voids in the building facade. This will create visual interest from the street, as well as providing usable outdoor amenity spaces for each floor. On the street level, street trees, planting strips, planters, screen walls and/or other outdoor furniture will be utilized in order to enhance pedestrian experience along Brooklyn Ave. NE. A bigger residential open amenity space is provided at the north property line abutting the church's courtyard. This richly landscaped area will enhance the liveliness, as well as the solar exposure of their existing courtyard. The main open residential amenity space will be provided up at the rooftop taking advantage of territorial view and potential view of Portage Bay.

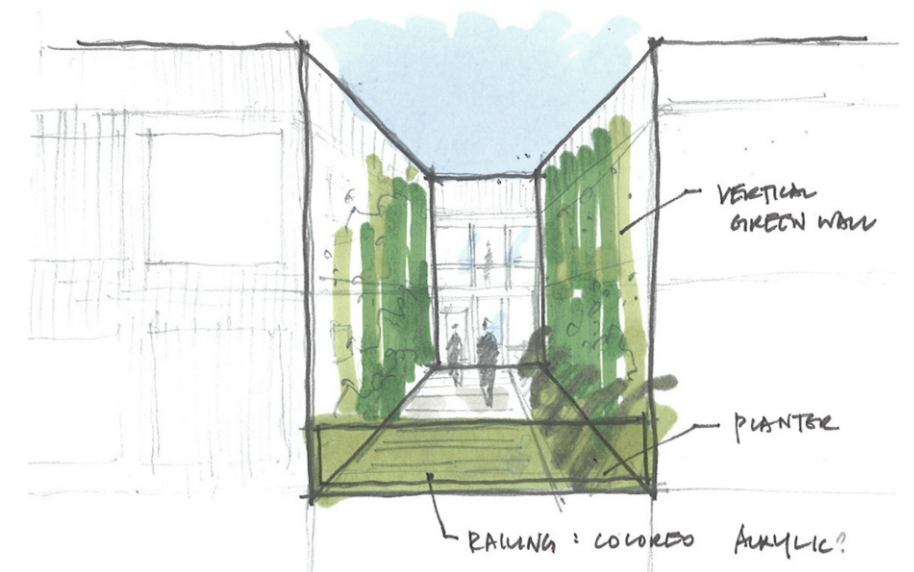


Pedestrian activity- bench/outdoor furniture, bicycle racks, hardscape

Street Elevation along Brooklyn Ave. NE.
A-1, A-2, A-3, A-4, A-7, D-1, D-12, E-1, E-2

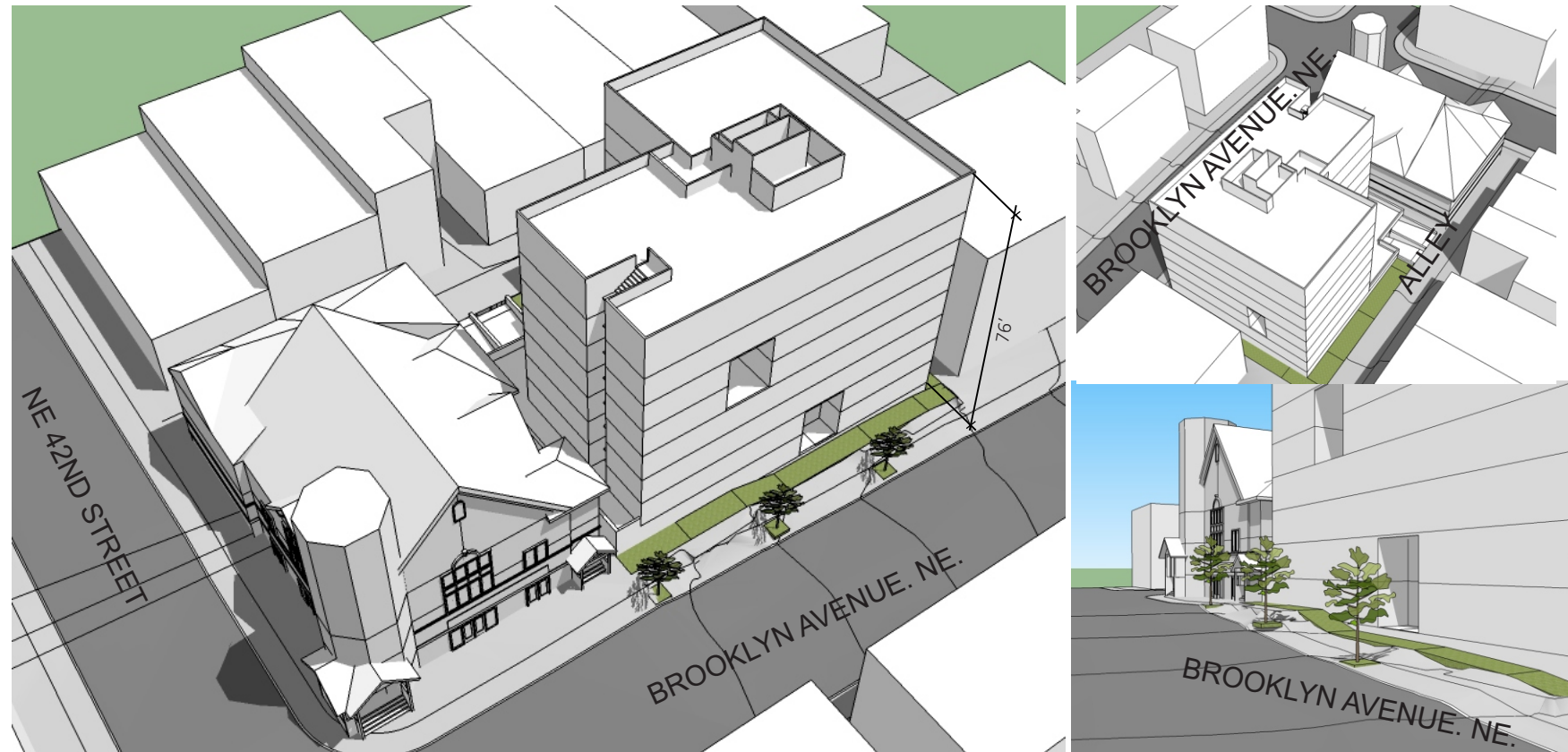


"Green Pocket" amenity space section
A-7, C-2, E-2



"Green Pocket" amenity space
A-7, C-2, E-2

OPTION A

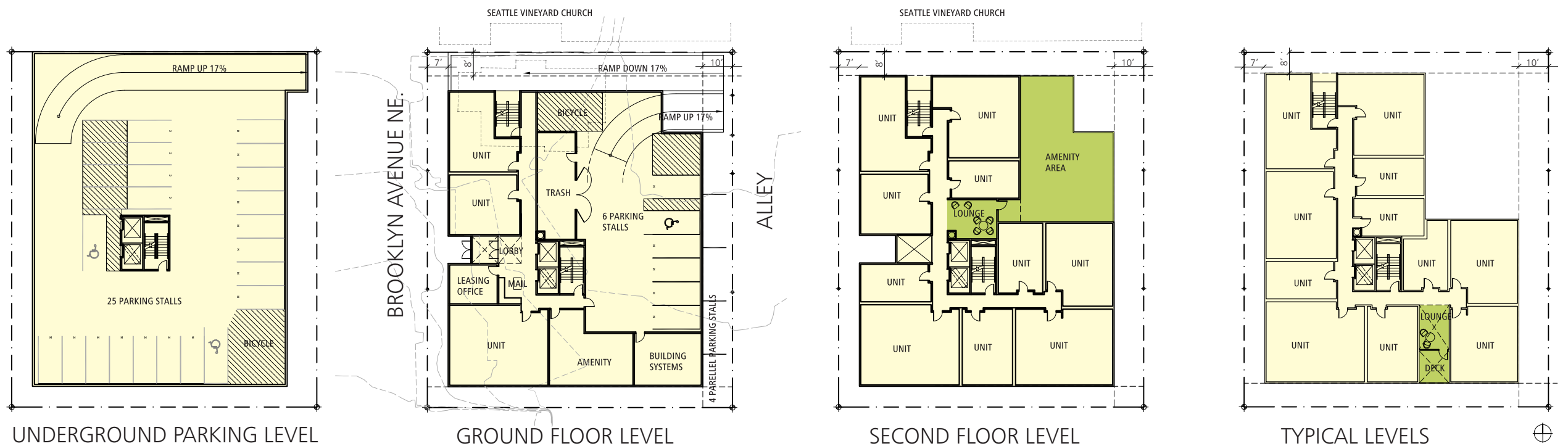


PRO'S

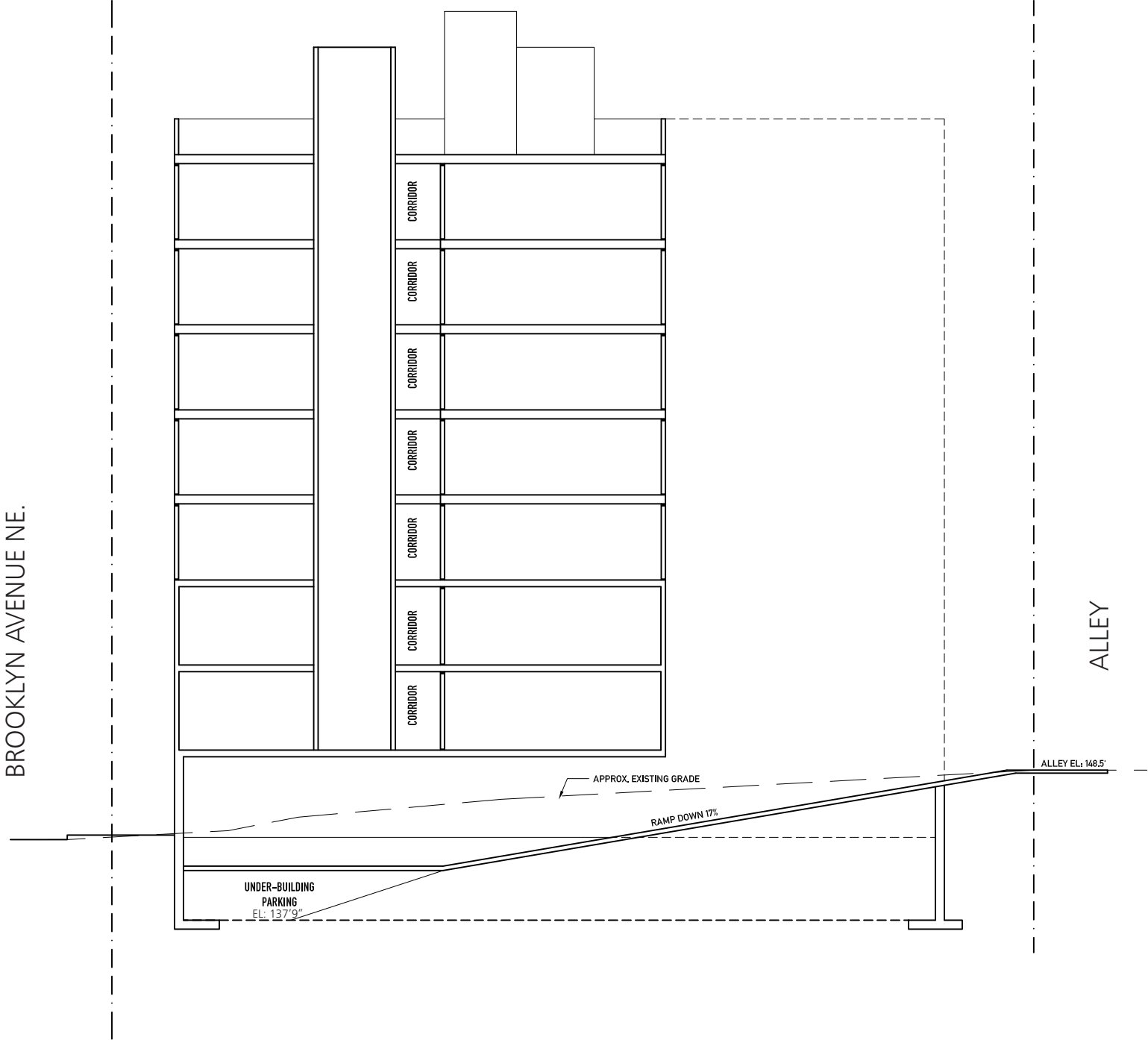
- Provide opportunity for mornign light to church
- Disperses small gardens throughout the building both horizontally and vertically
- Additional privacy at the alley by putting an amenity space facing the alley and moving units away from alley

CON'S

- Larger facade fronting the street
- Some units are still adjacent to alley
- Driving ramp along north property line - potential safety issue .
- Provide higher building with more mass
- Common deck on NE corner with minimal light
- Departure requested for setback



ALTERNATIVE MASSING OPTIONS



ALTERNATIVE MASSING OPTIONS - SECTION

OPTION B - PREFERRED OPTION

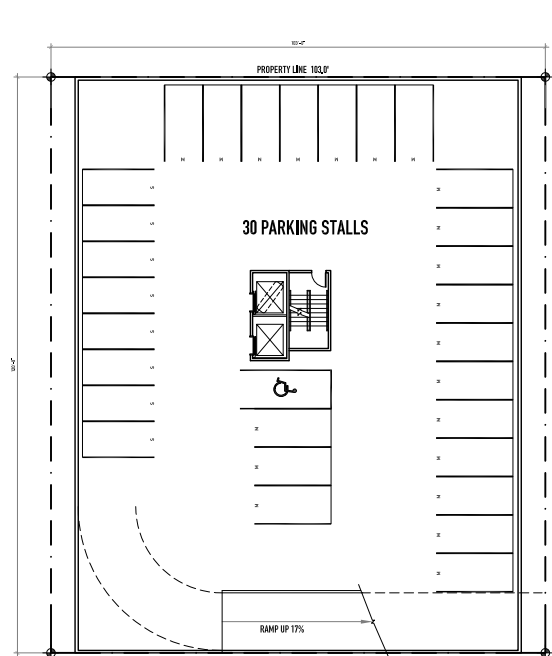


PRO'S

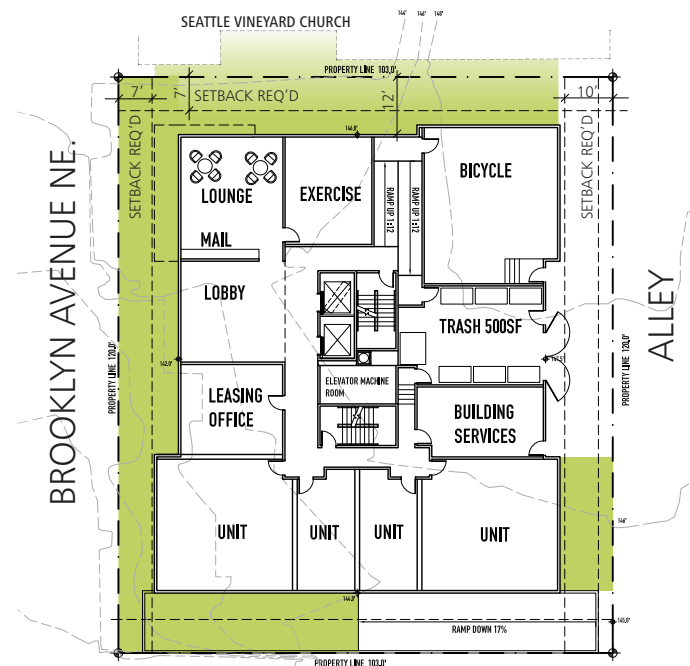
- One story shorter than other schemes
- Maximum setback at all property line- especially at north to respect the church
- Amenity space along north property line
- No departure
- Simple massing with clear concept
- Disperses small amenity spaces throughout the building both horizontally and vertically
- Special attention given to the neighboring church with the historic landmark status
- More compatible massing

CON'S

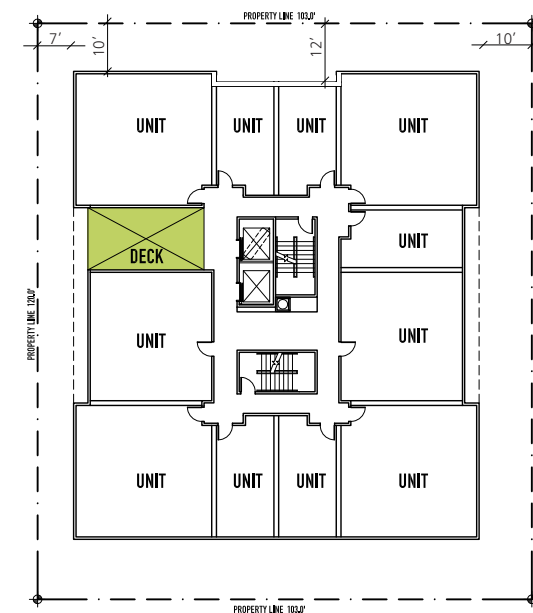
- At-ground amenity space will be shaded



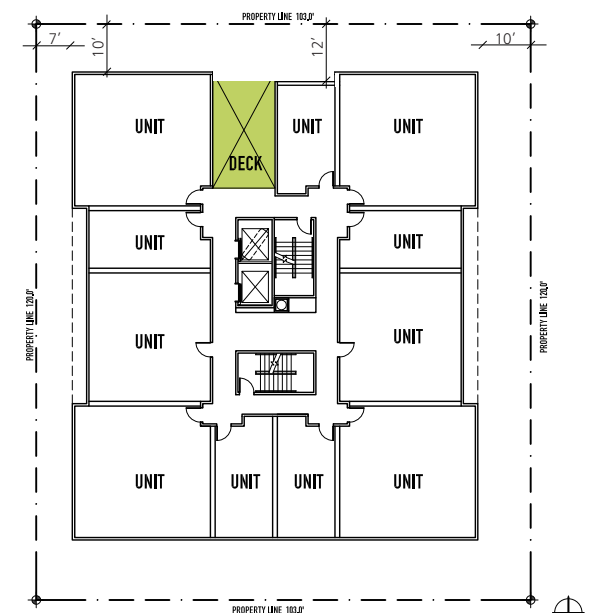
UNDERGROUND PARKING LEVEL



GROUND FLOOR LEVEL



SECOND FLOOR LEVEL

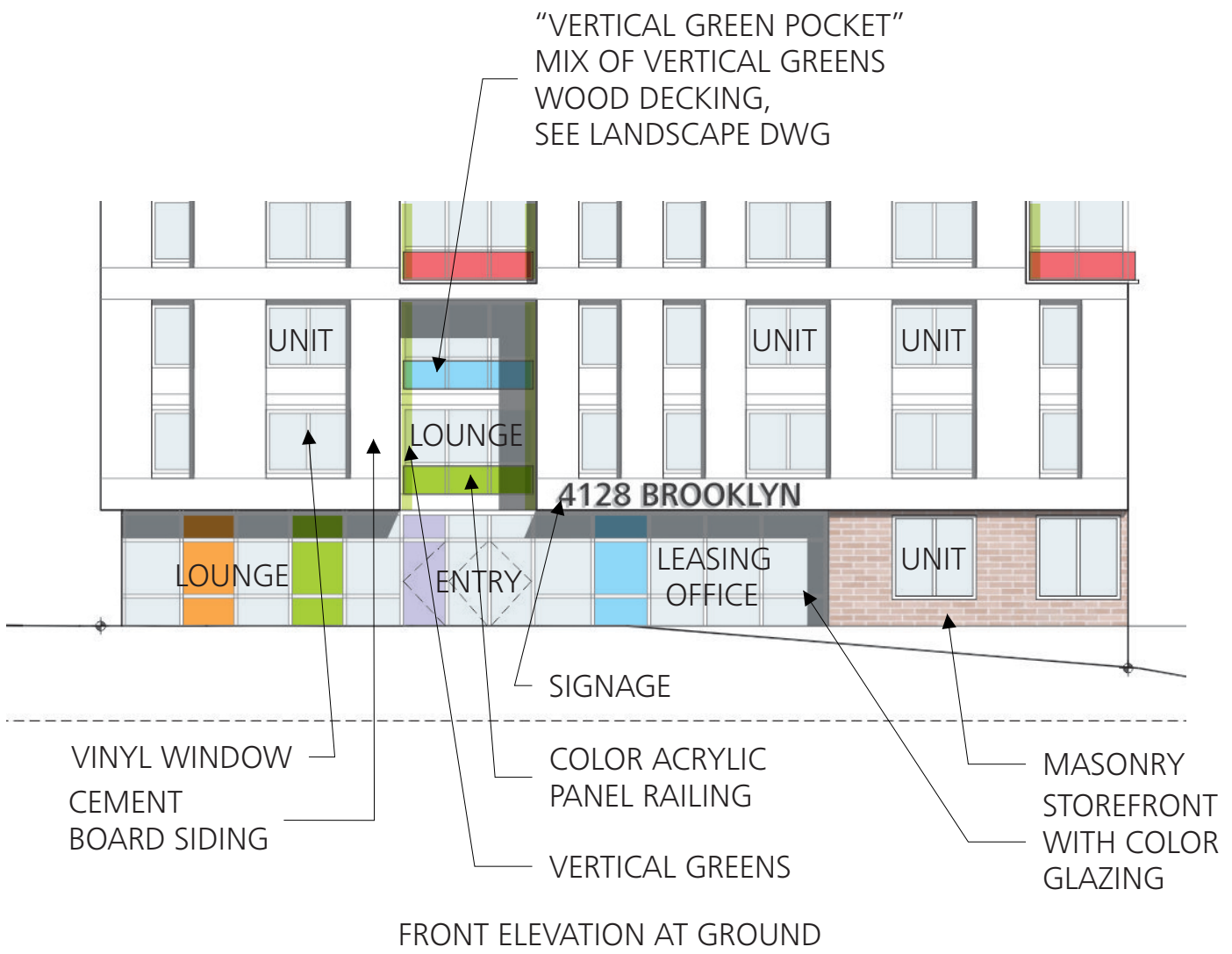
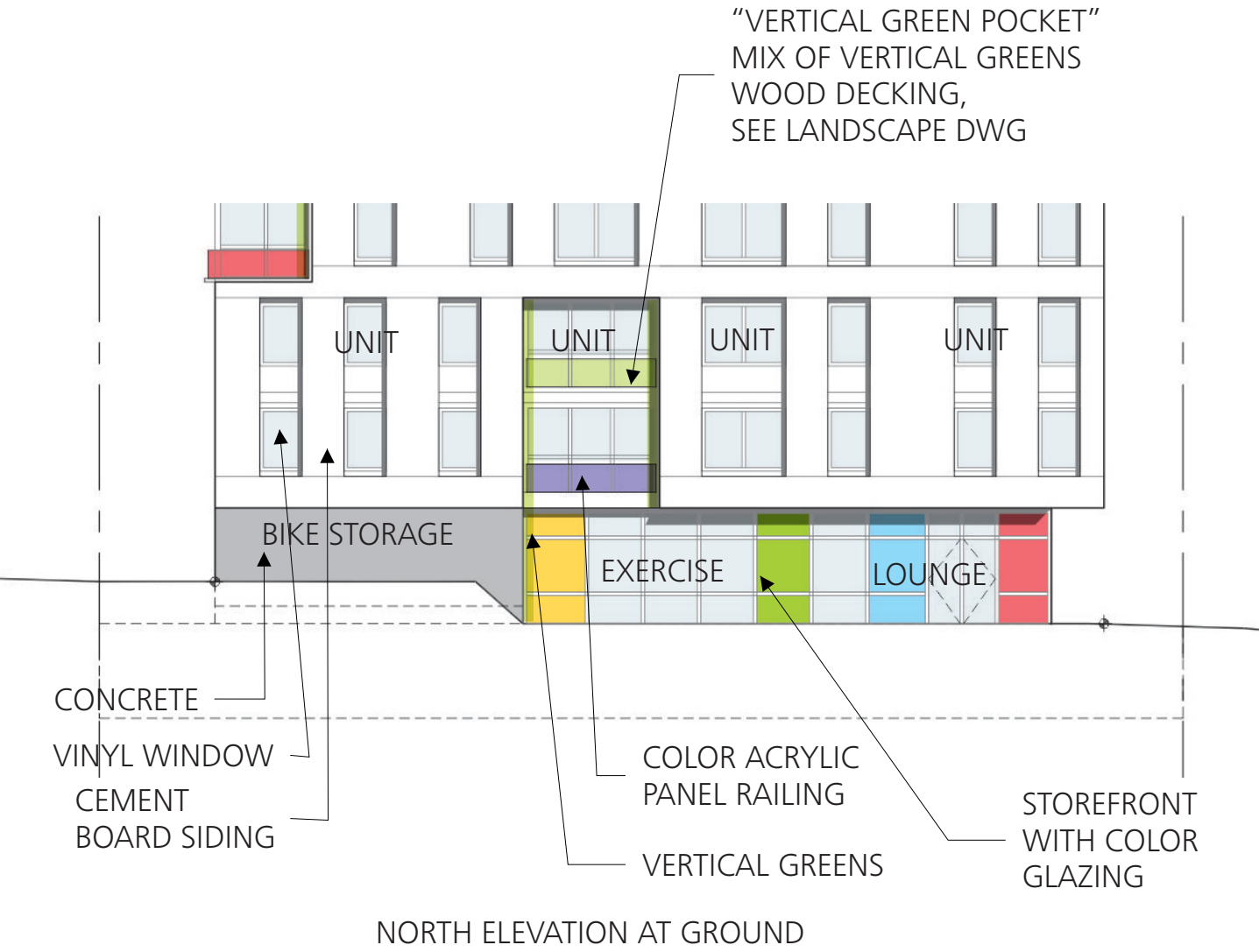
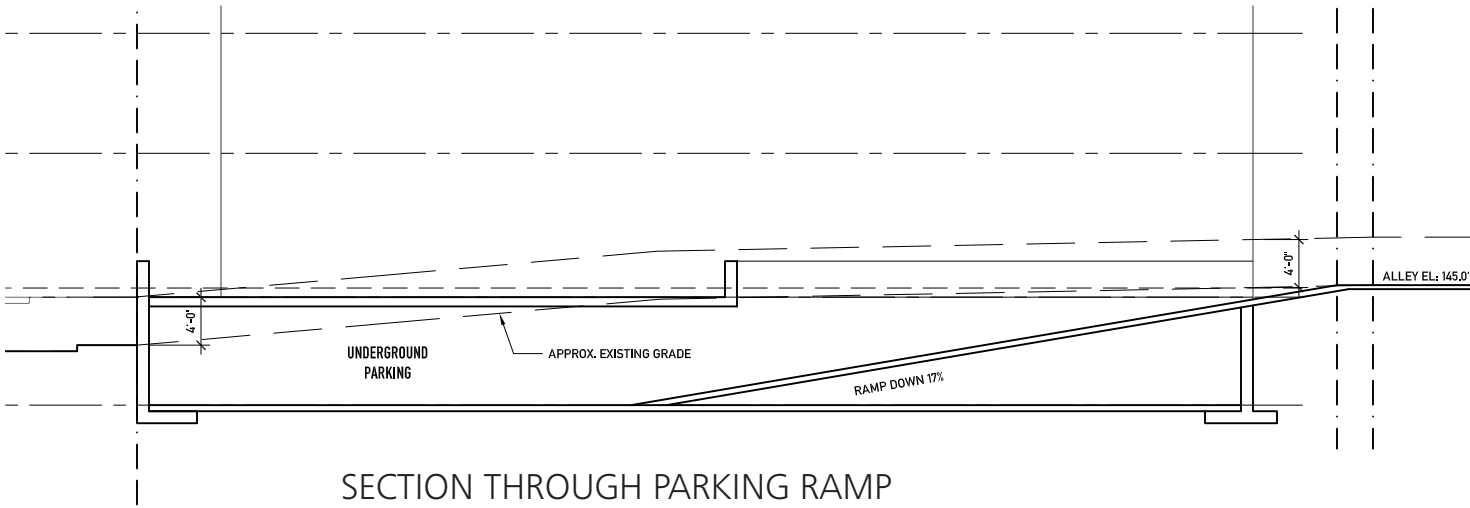


TYPICAL LEVELS

PREFERRED MASSING OPTIONS



PREFERRED MASSING- ELEVATIONS



PREFERRED MASSING- DETAILED ELEVATIONS AND SECTION

OPTION C (request of the planner)



PRO'S

- Greater setback from north property line in respect for the church to the north of property.
- Large void area facing church
- Additional privacy at the alley by putting an amenity space facing the alley and moving units away from alley
- Deck shown on typical floor plan begins at level 4 and continues as a void space through the roof level

CON'S

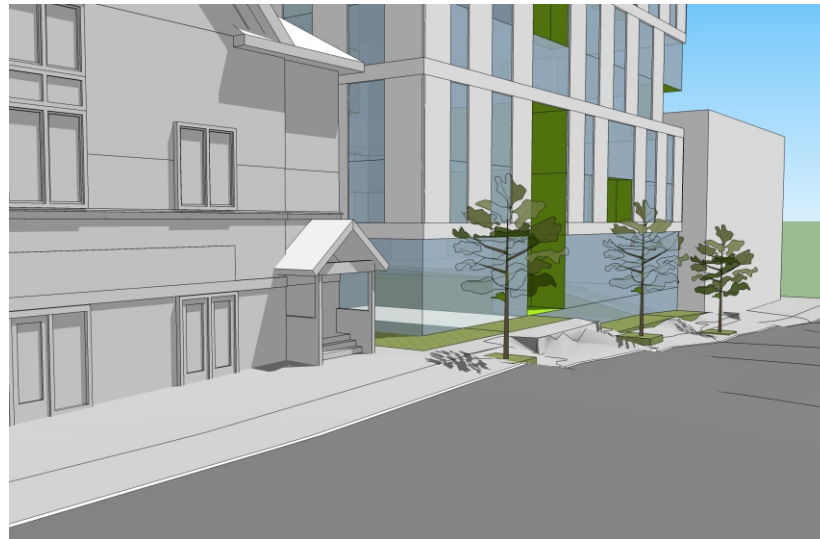
- Larger facade fronting the street and alley
- Departure requested for setback on north/ south
- Additional 'cutout' does not provide measurable difference for shading of the window



ALTERNATIVE MASSING OPTIONS

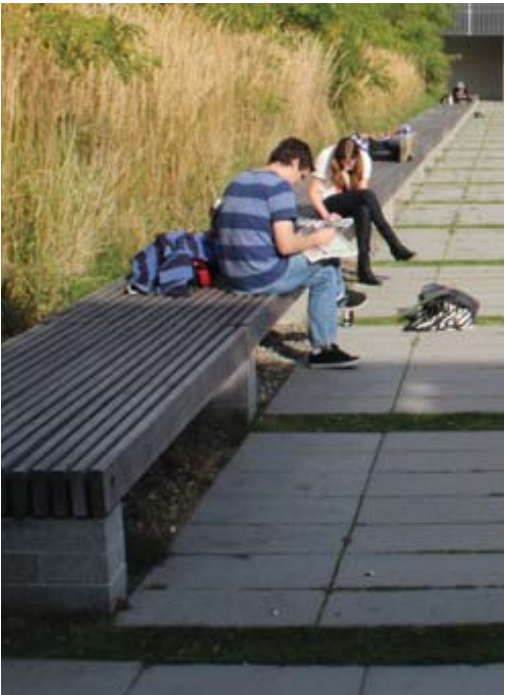
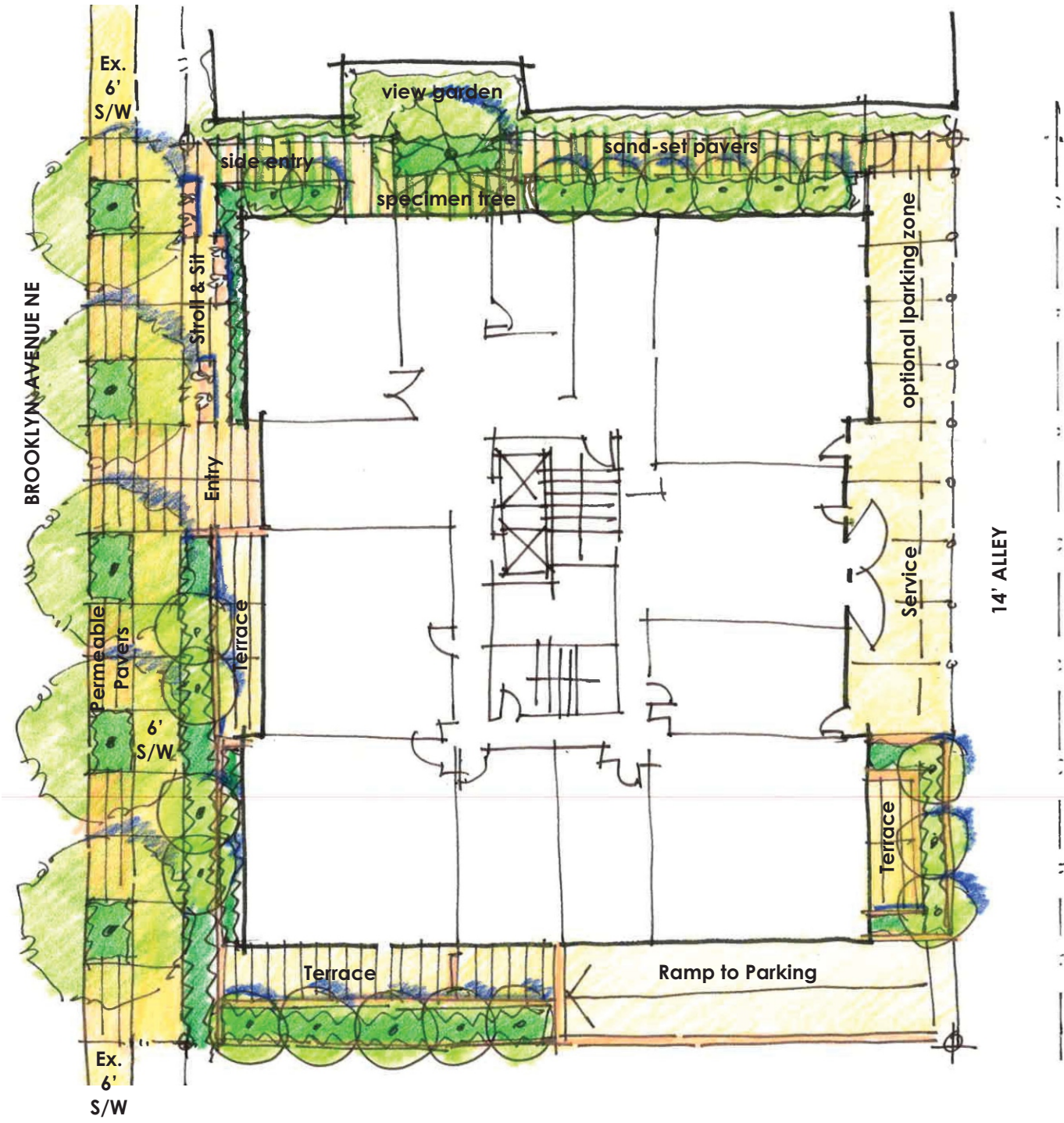
STREET LEVEL

The proposed project at the street level will be primarily characterized by the residential lobby entry, leasing office, and communal residential amenity space. Concrete, glass and aluminum materials will be stepped back from the sidewalk, effectively widening the space for pedestrian activities. A paved planting strip will be provided, improving the quality of the street-scape on Brooklyn Ave. NE. An entry canopy and building signage will be used to signify the entry from the street.



AMENITY SPACE AT GROUND LEVEL

The proposed project will have the ground floor amenity space along the north property line abutting the church. This is in an effort to maximize setback to north so that the church's south facade may get maximum daylighting. The amenity space will be a mix of landscape and hardscape, and will be secured off from both Brooklyn ave. NE and the alley.



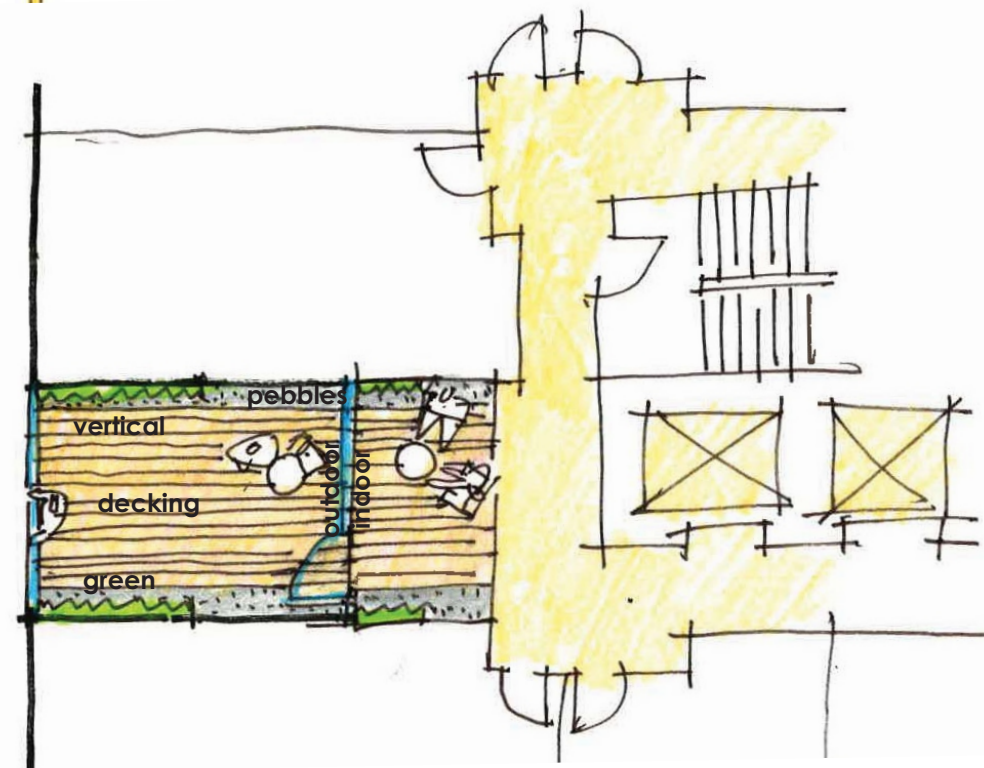
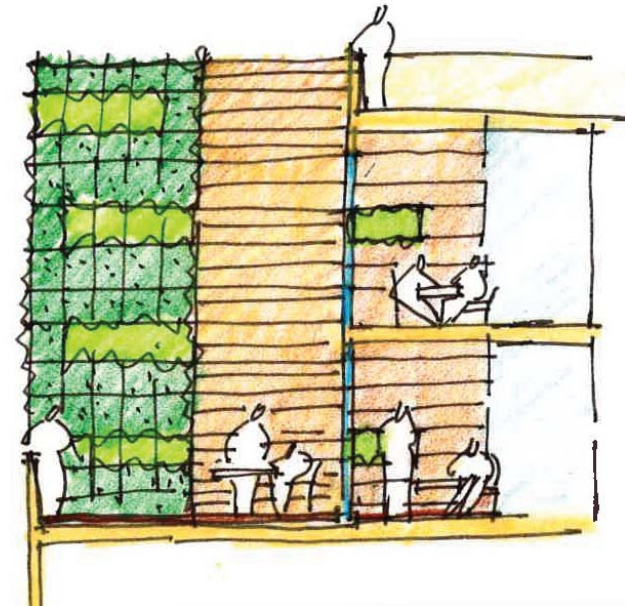
STROLL & SIT



VIEW GARDEN

VERTICAL GREEN POCKET AMENITY SPACE

The proposed project will have small amenity spaces dispersed throughout the building. These spaces will act as a communal "living room" for each floor, and allow the residences to have access to the outdoors without going to either the ground floor or roof. These spaces also create an attractive visual landscape from the outside for pedestrians.



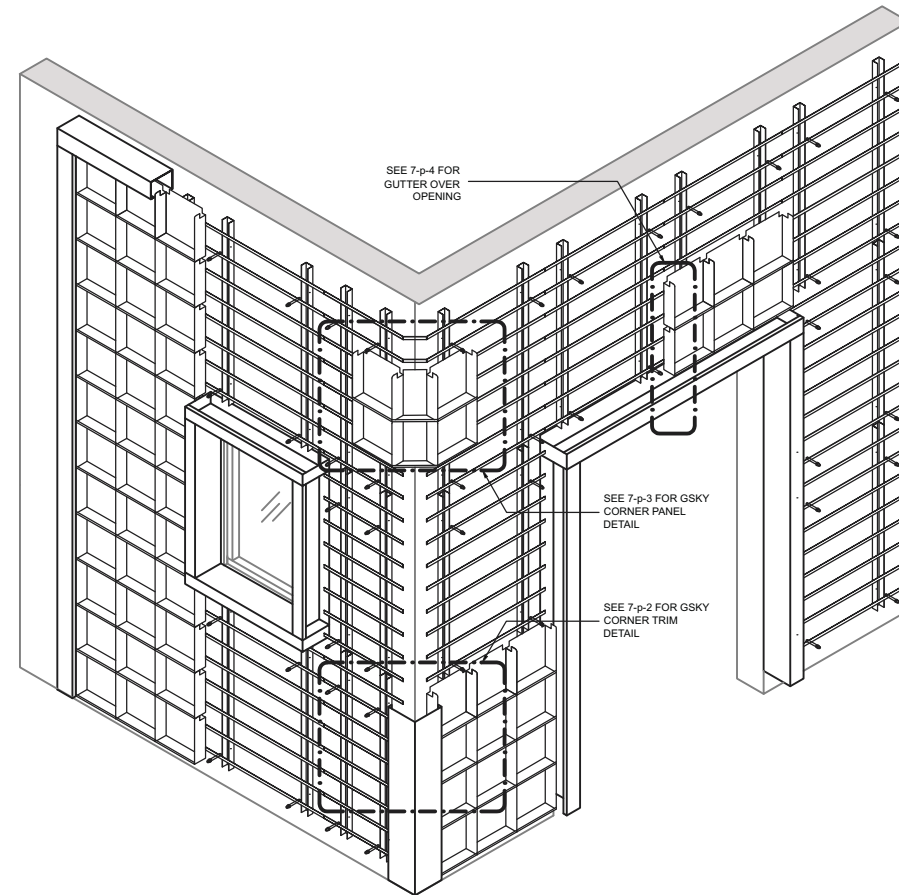
G-SKY SYSTEM - VANCOUVER AQUARIUM



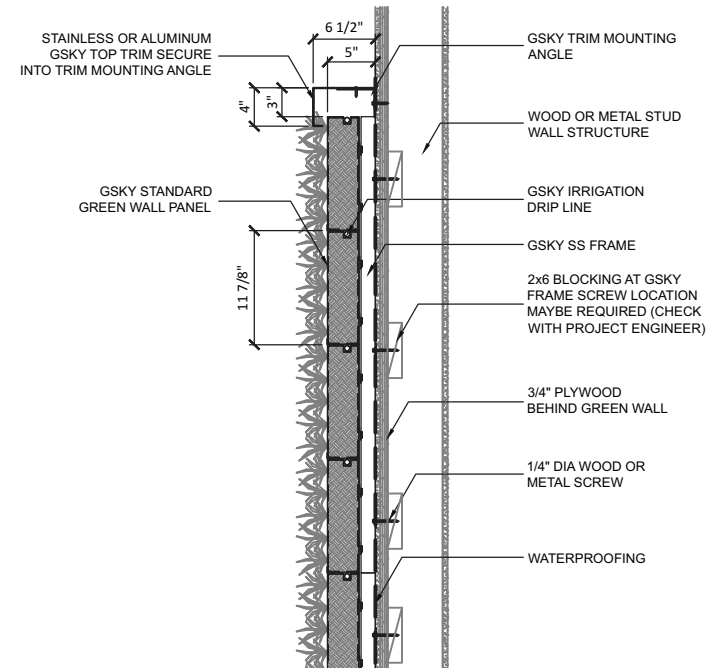
GREEN-OVER-GREY SYSTEM - VANCOUVER, B.C.

ARCHITECTURAL RESPONSE TO GUIDELINES

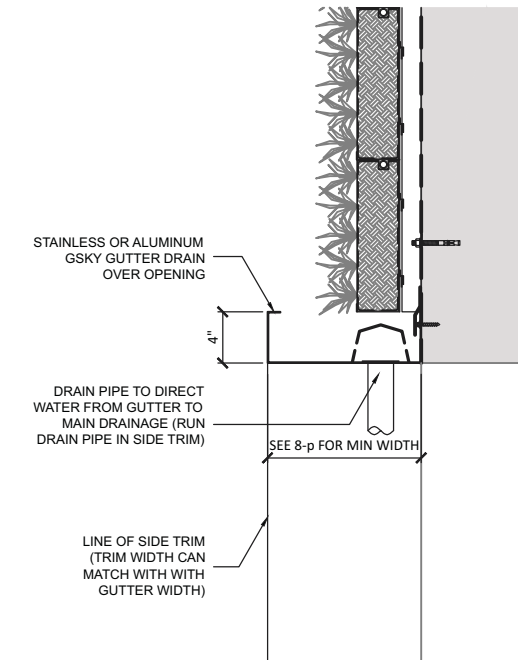
VERTICAL GREEN POCKET AMENITY SPACE (potential pocket garden treatment)



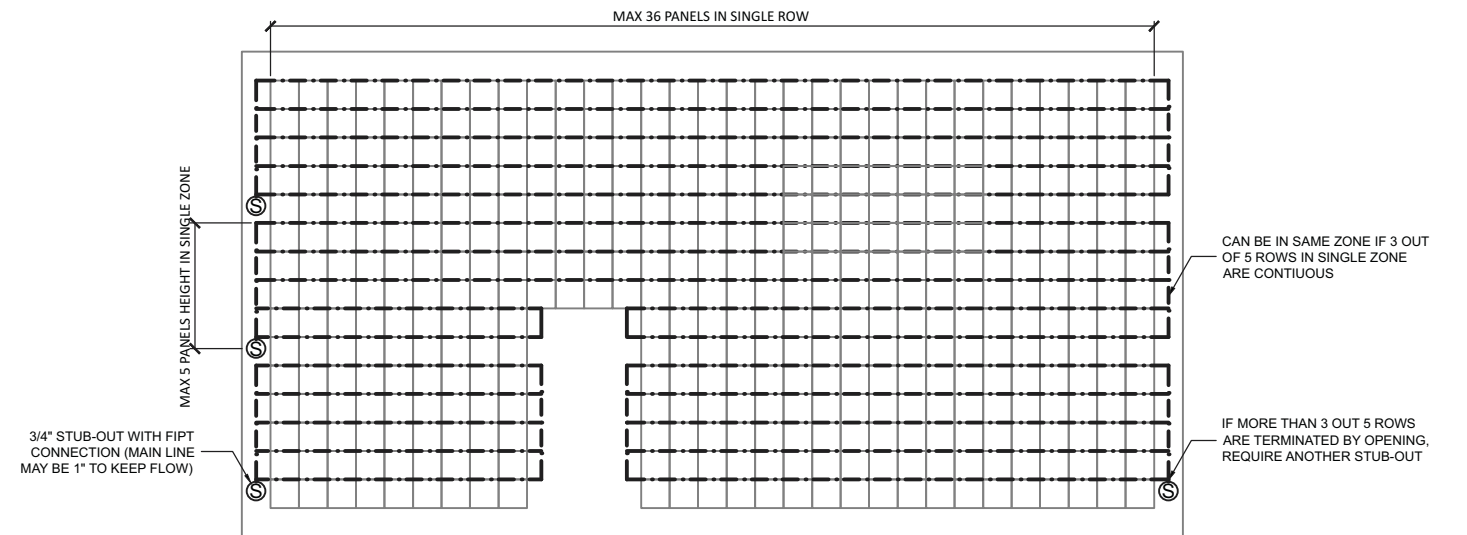
1 3D VIEW FOR TYPICAL DETAILS
SCALE NTS (FILE # 7-p-1)



3 SECTION DETAIL / STUD WALL
SCALE 3/4" - 1'-0" (FILE # 3-p-3)



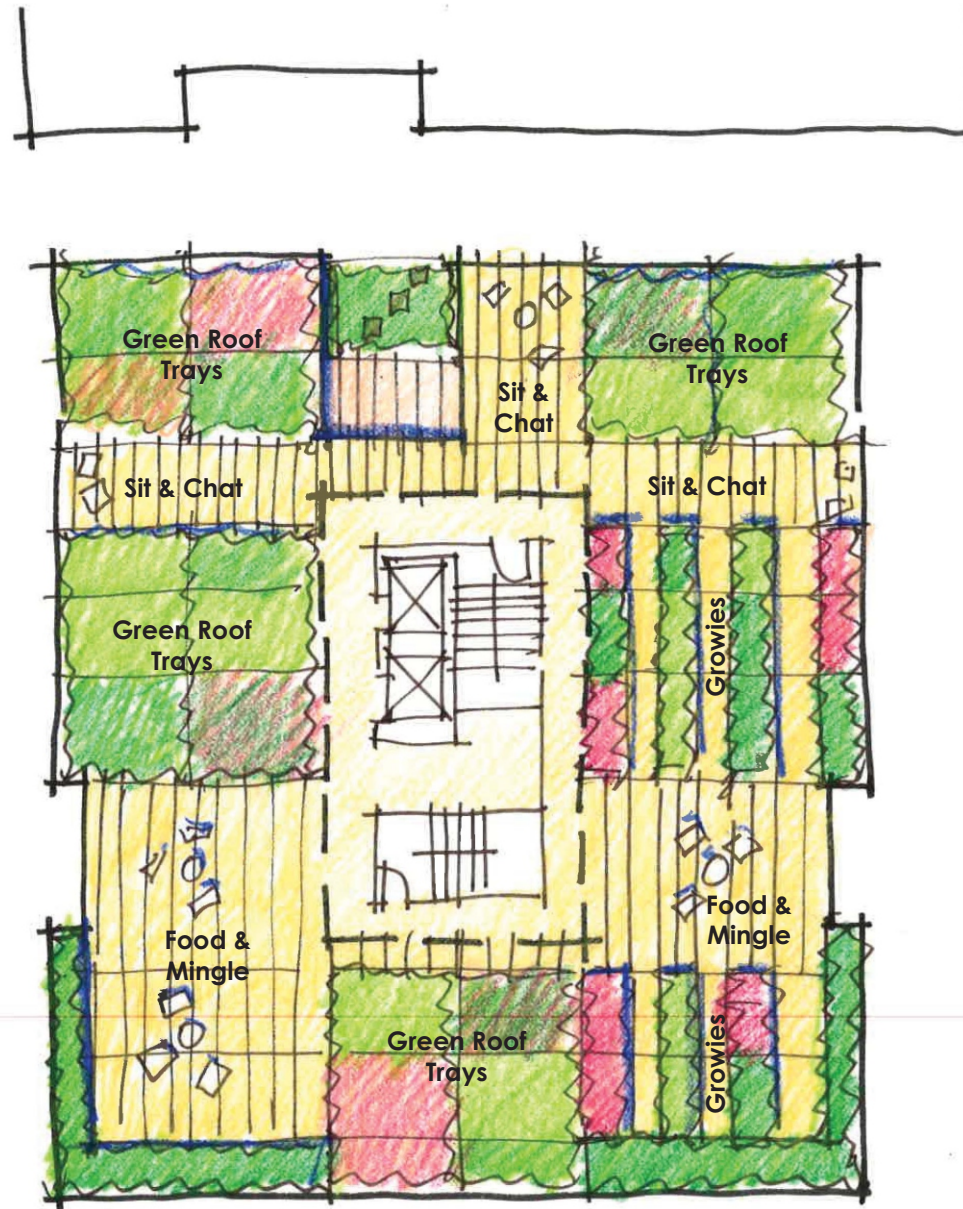
4 SECTION DETAIL / GUTTER OVER OPENING
SCALE 1" - 1'-0" (FILE # 7-p-4)



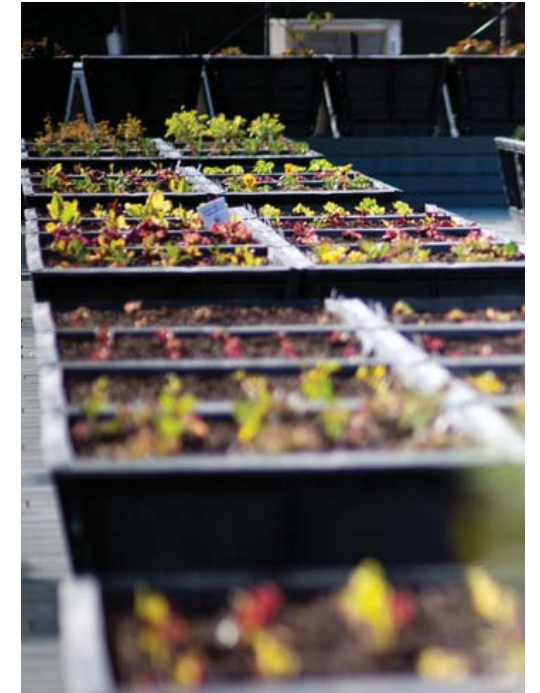
1 IRRIGATION LAYOUT FOR ICU-600 / ZONE VALVES AT ICU
SCALE NTS (FILE # 10-p-1)

ROOF AMENITY SPACE

The main open residential amenity space will be provided at the rooftop, taking advantage of the territorial view and potential views of Portage Bay.



GREEN ROOF TRAYS



GROWIES



FOOD & MINGLE

ARCHITECTURAL RESPONSE TO GUIDELINES



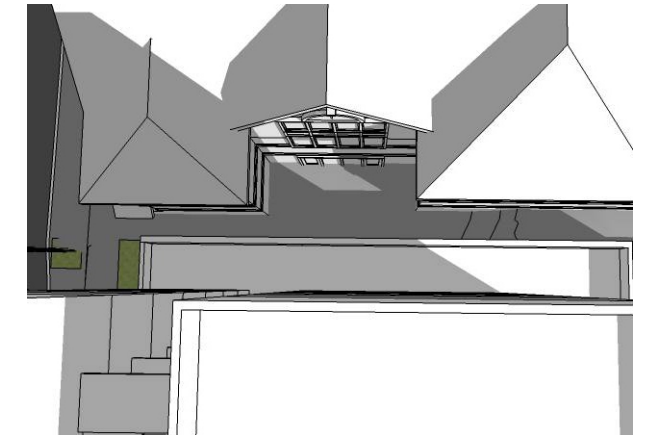
DECEMBER 21 - 9AM



JANUARY/ NOVEMBER 21 - 9AM



FEBRUARY/ OCTOBER 21 - 9AM



MARCH/ SEPTEMBER 21 - 9AM



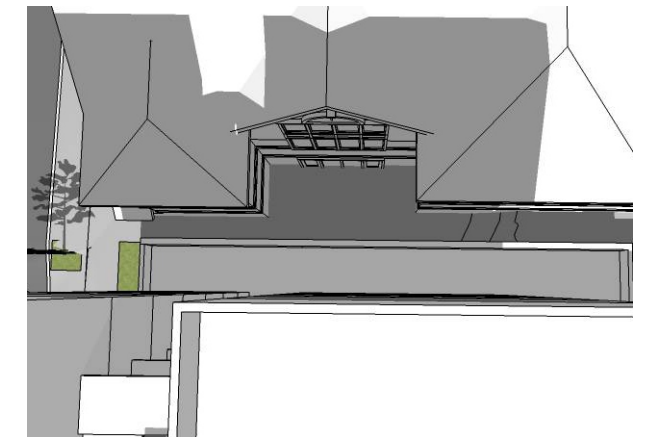
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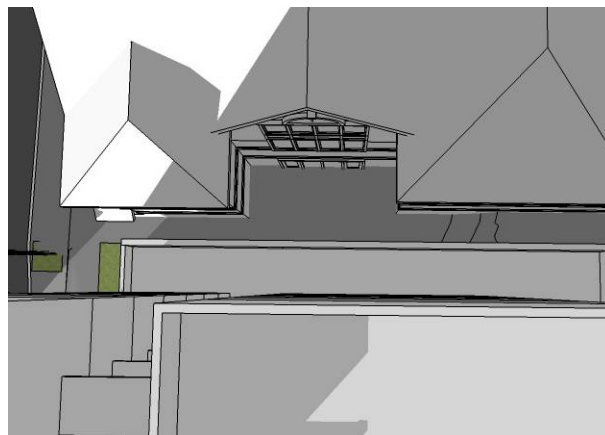
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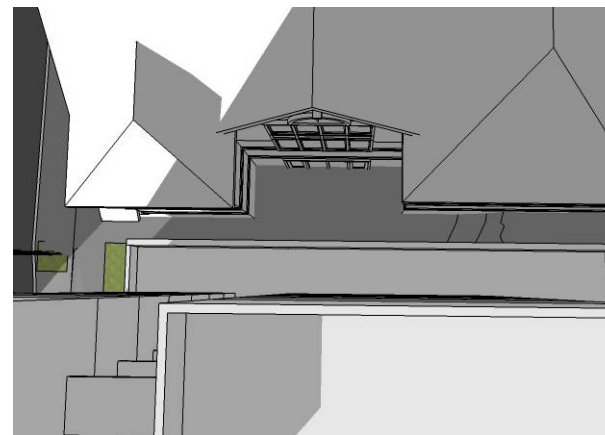
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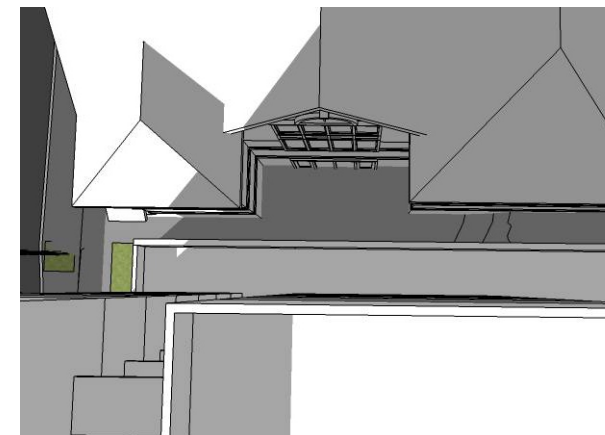
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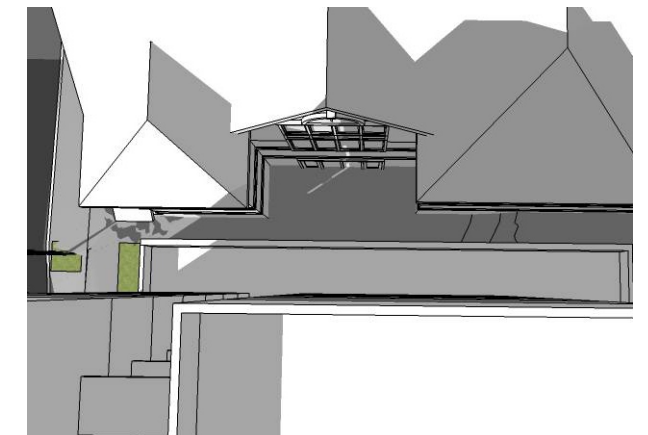
DECEMBER 21 - 3PM



JANUARY/ NOVEMBER 21 - 3PM



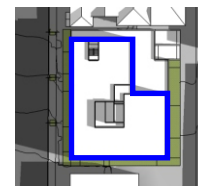
FEBRUARY/ OCTOBER 21 - 3PM



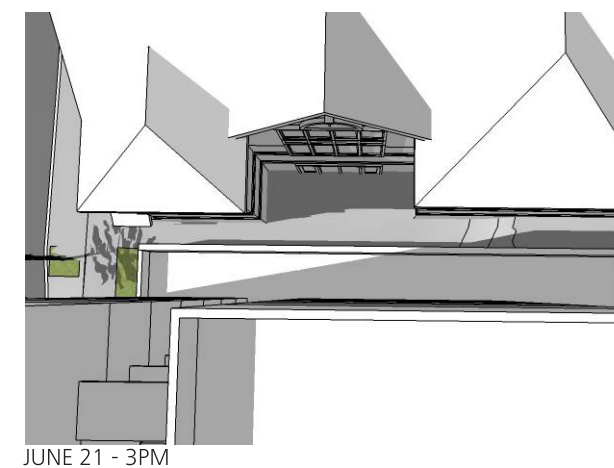
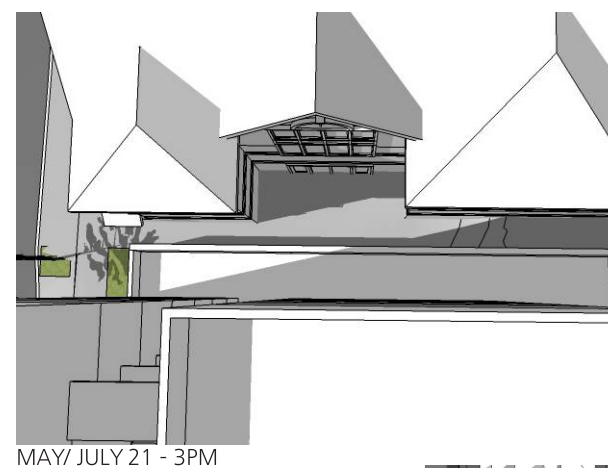
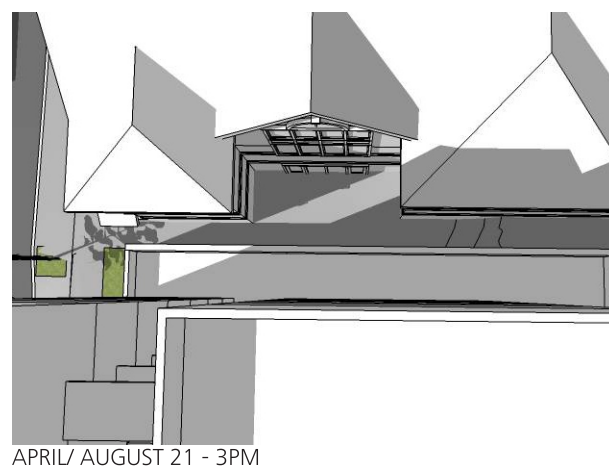
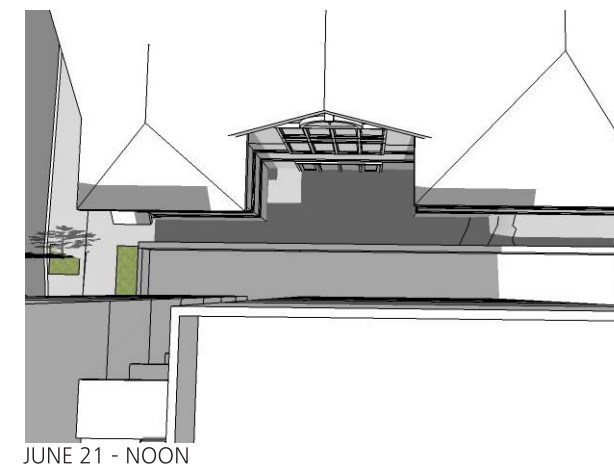
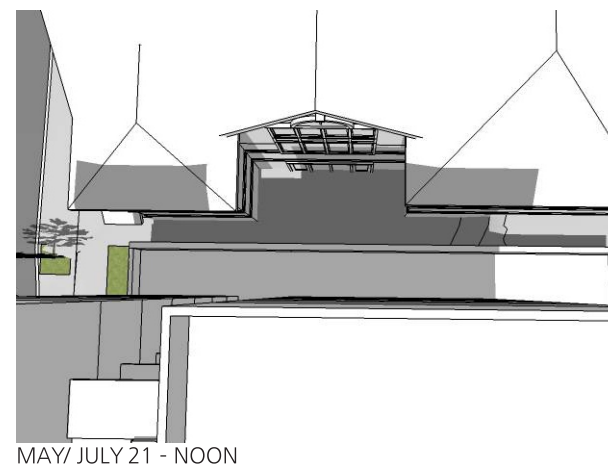
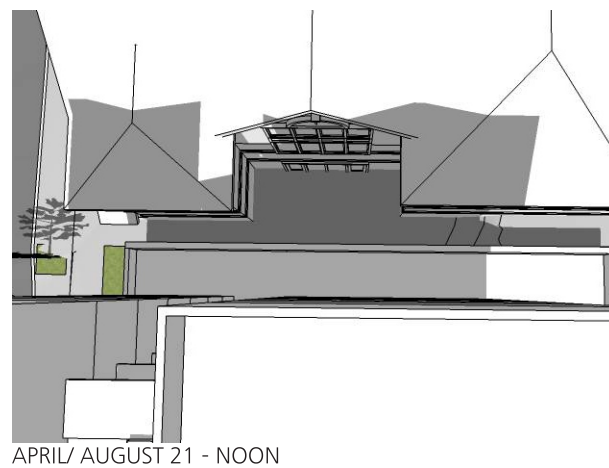
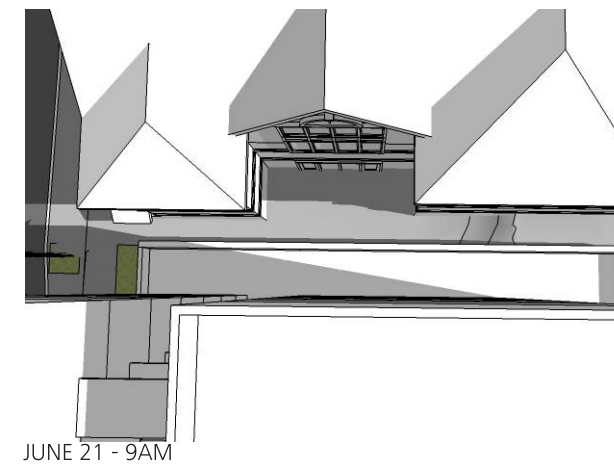
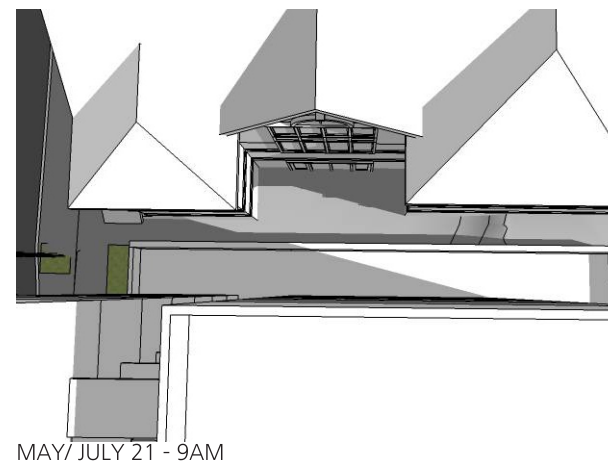
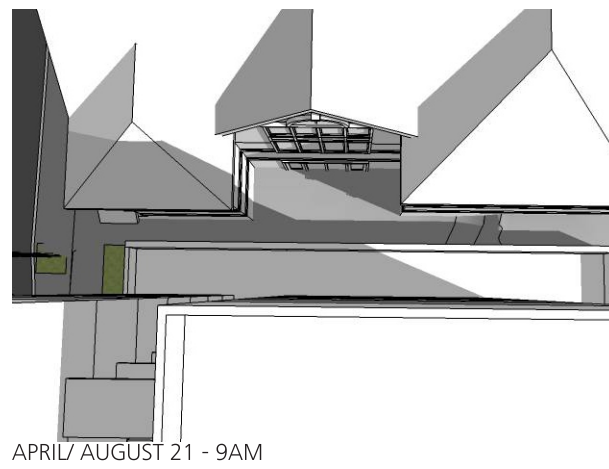
MARCH/ SEPTEMBER 21 - 3PM

MASSING OPTION A - L SHAPE

SUN STUDIES

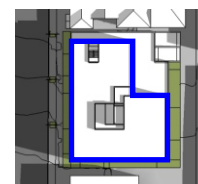


KEY PLAN

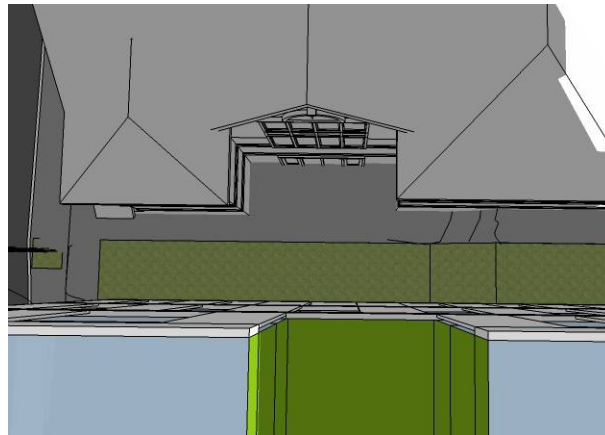


MASSING OPTION A - L SHAPE

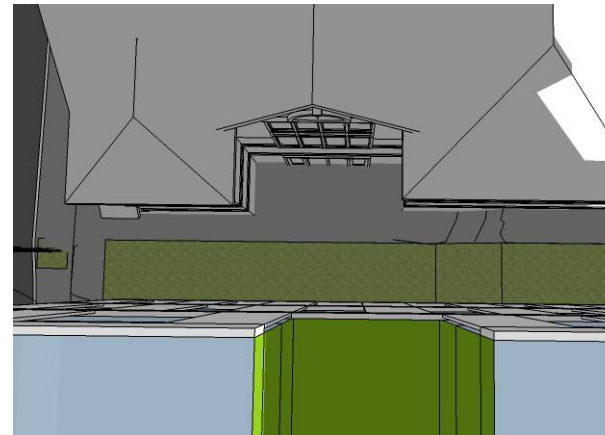
SUN STUDIES



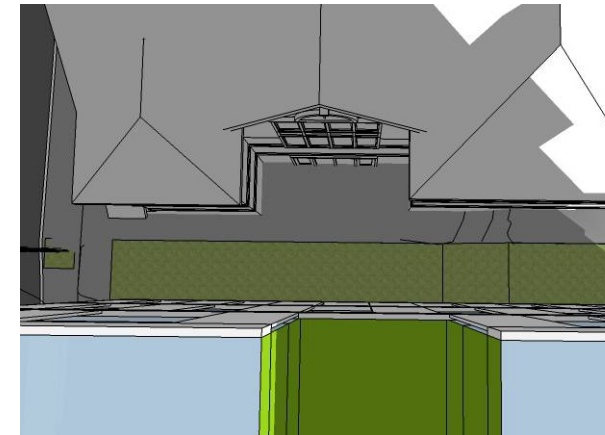
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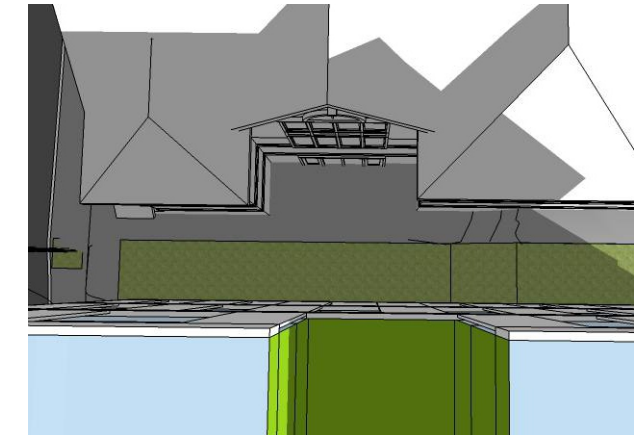
DECEMBER 21 - 9AM



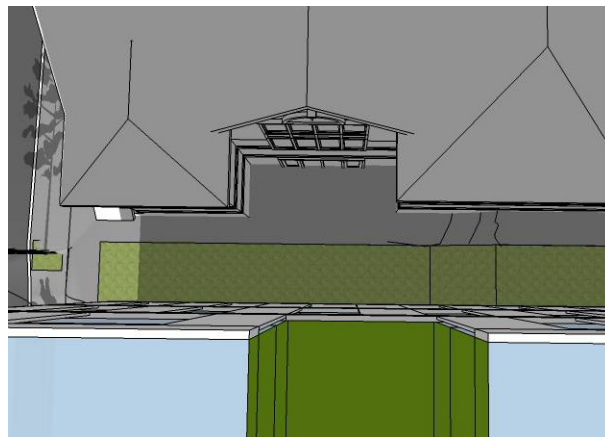
JANUARY/ NOVEMBER 21 - 9AM



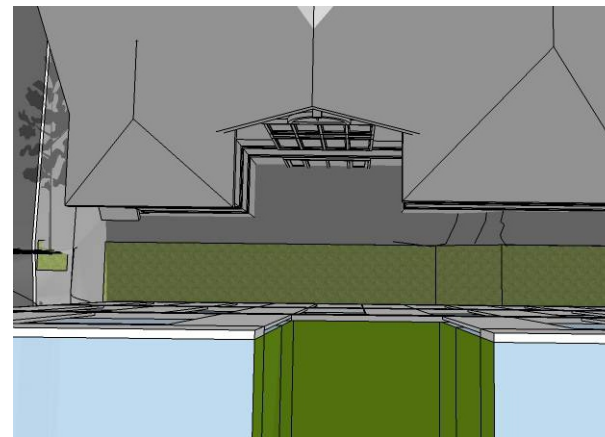
FEBRUARY/ OCTOBER 21 - 9AM



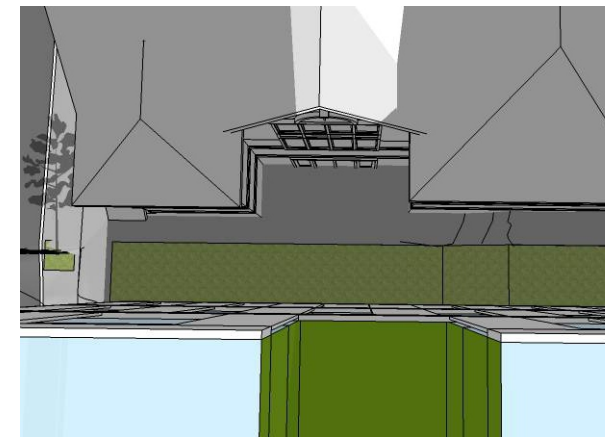
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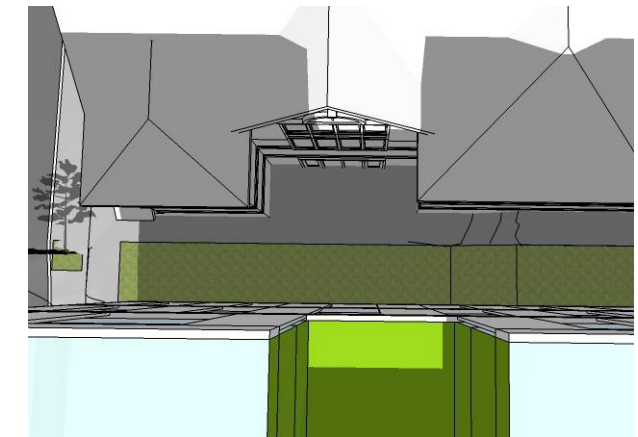
DECEMBER 21 - NOON



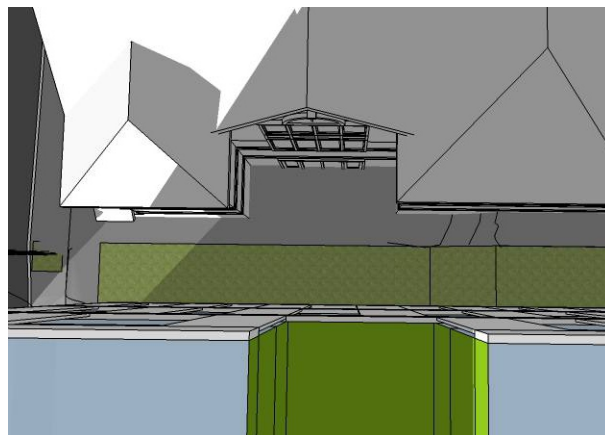
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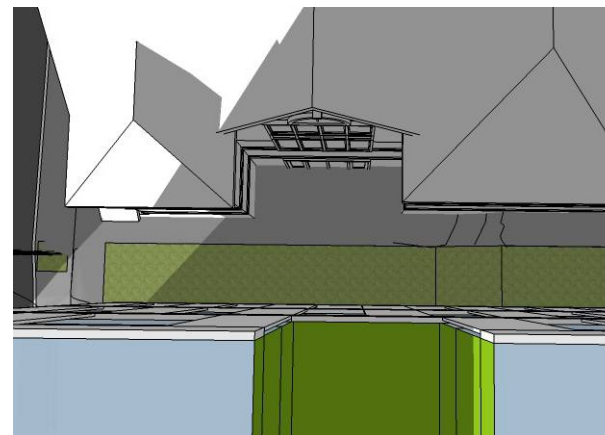
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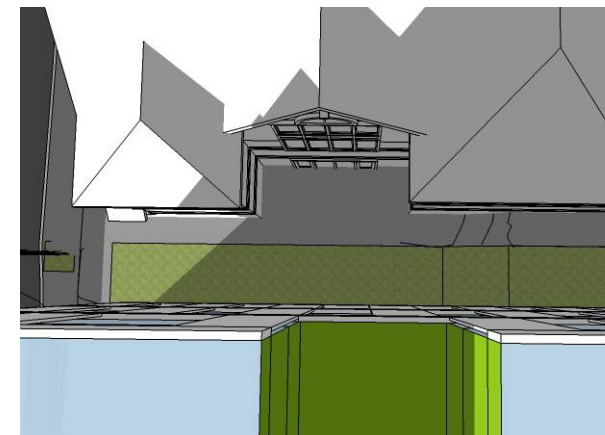
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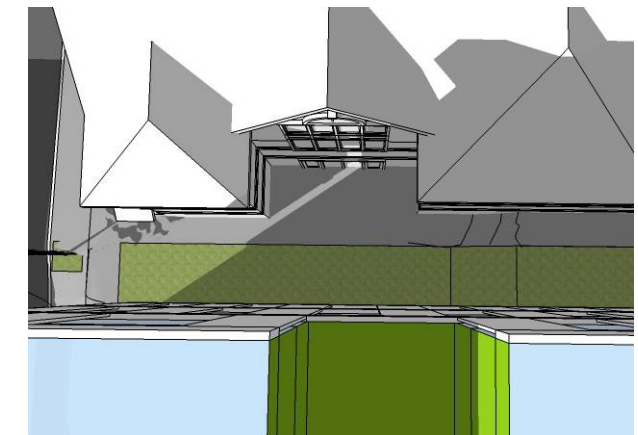
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JANUARY/ NOVEMBER 21 - 3PM



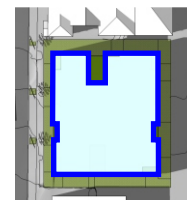
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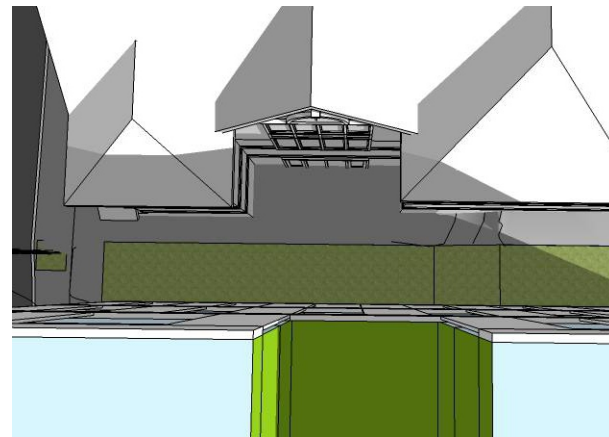
MARCH/ SEPTEMBER 21 - 3PM

MASSING OPTION B - SQUARE PREFERRED SCHEME

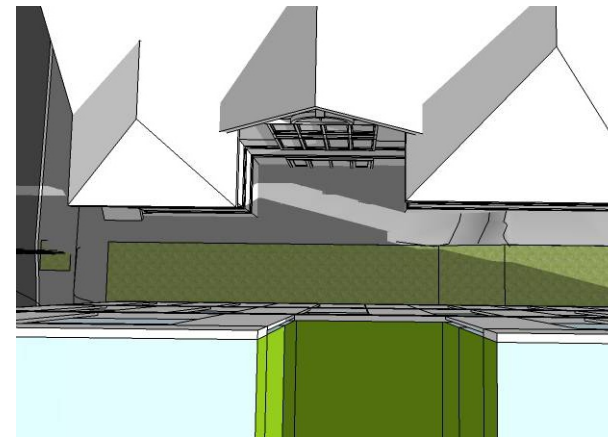
SUN STUDIES



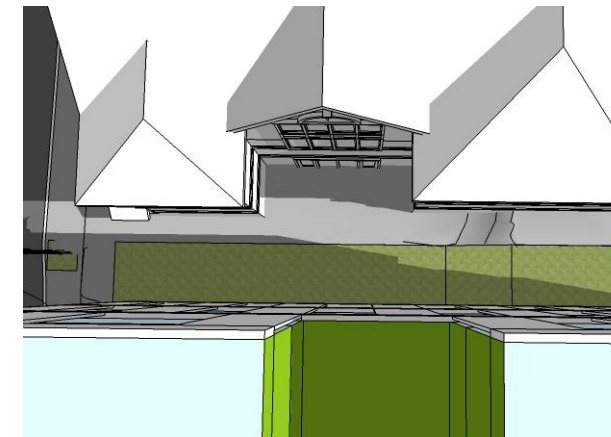
KEY PLAN



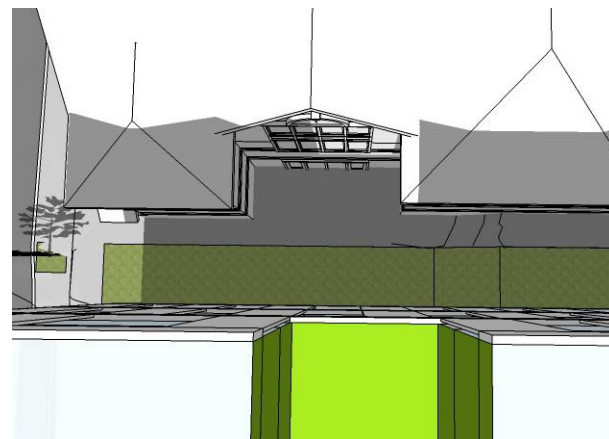
APRIL/ AUGUST 21 - 9AM



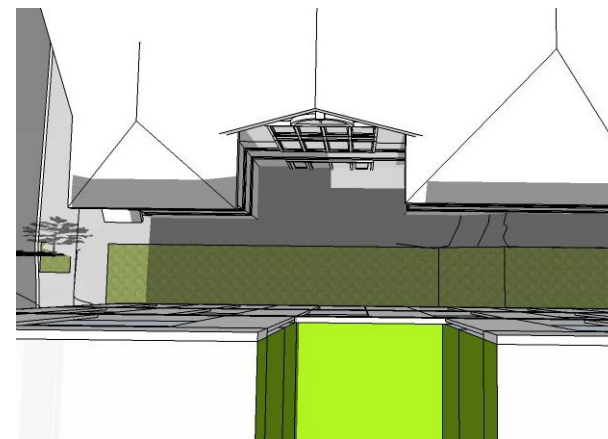
MAY/ JULY 21 - 9AM



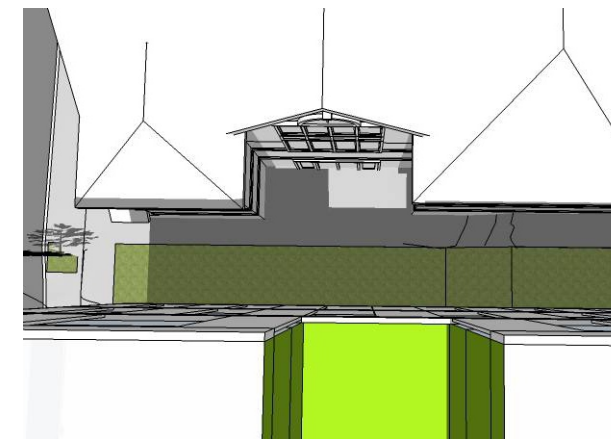
JUNE 21 - 9AM



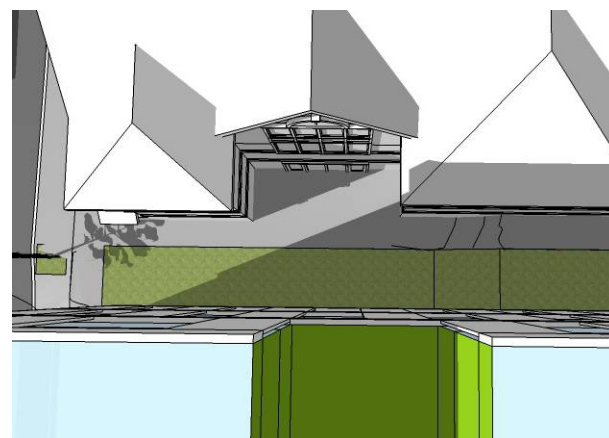
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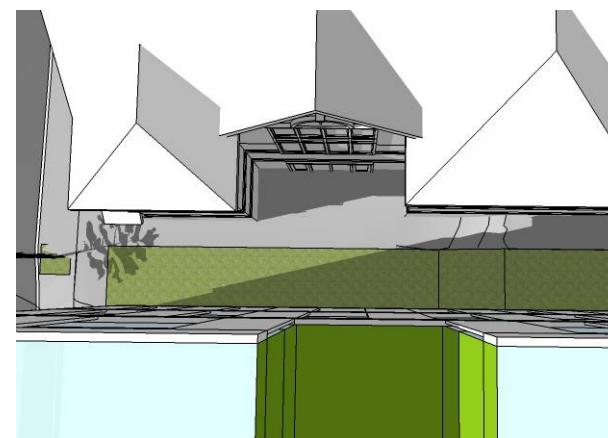
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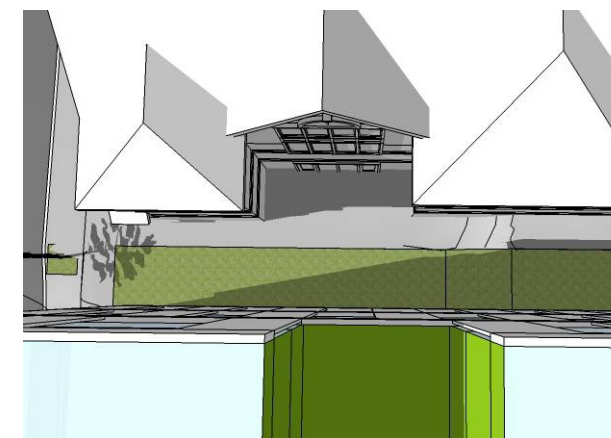
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APRIL/ AUGUST 21 - 3PM



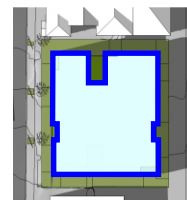
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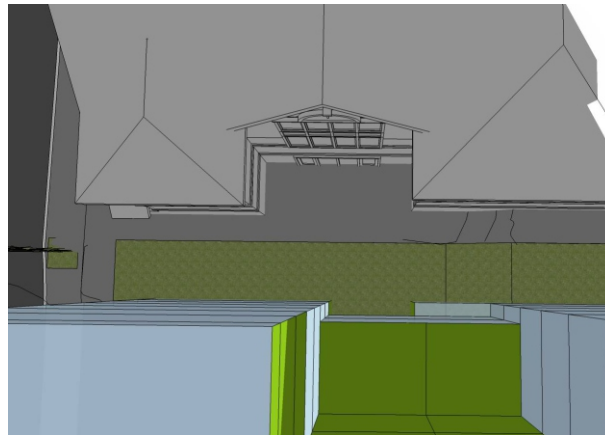
JUNE 21 - 3PM

MASSING OPTION B - SQUARE PREFERRED SCHEME

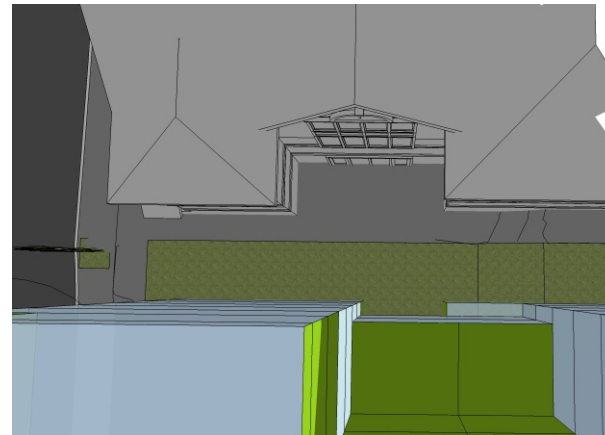
SUN STUDIES



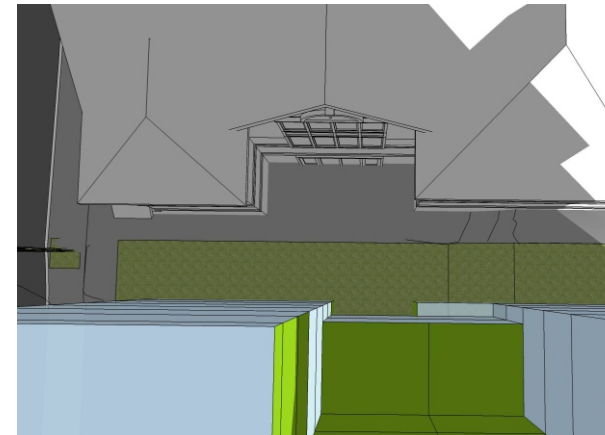
KEY PLAN



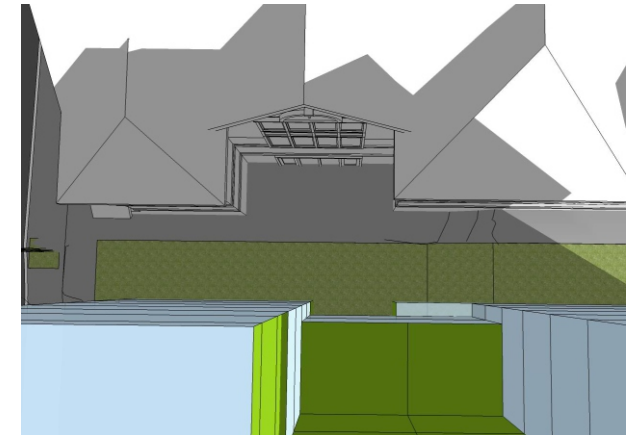
DECEMBER 21 - 9AM



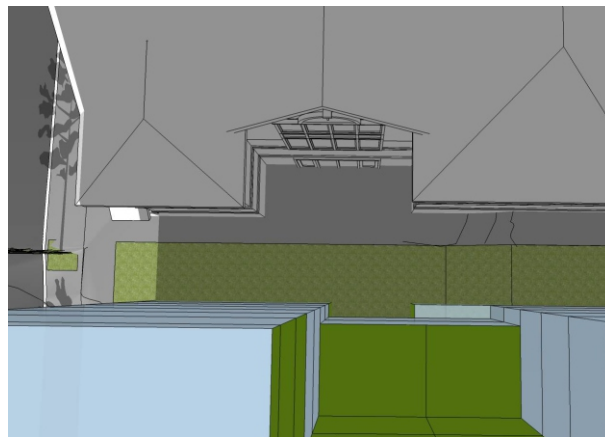
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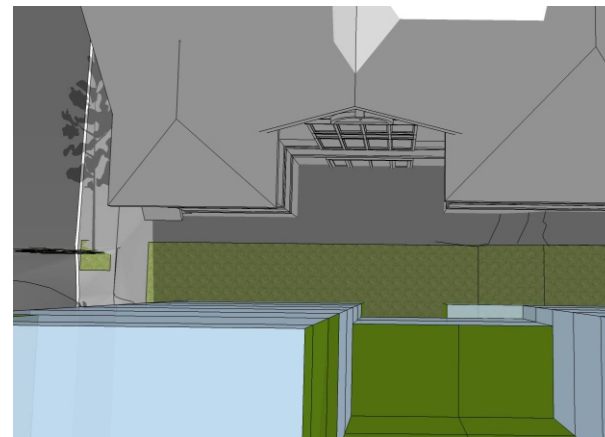
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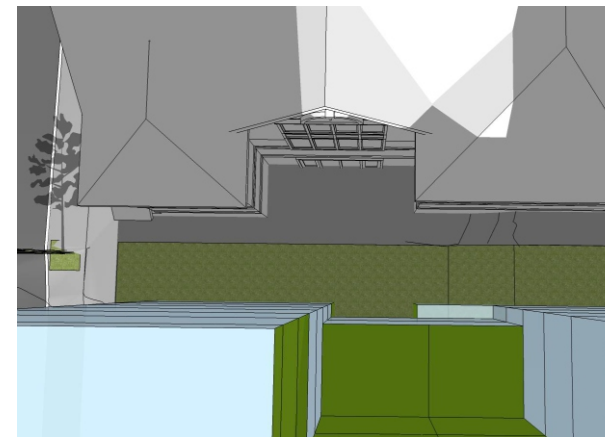
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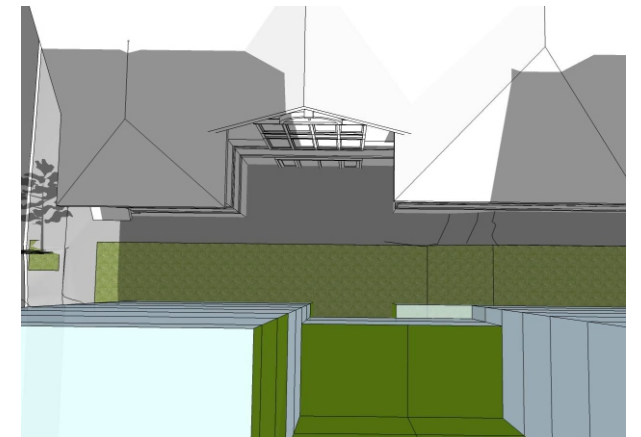
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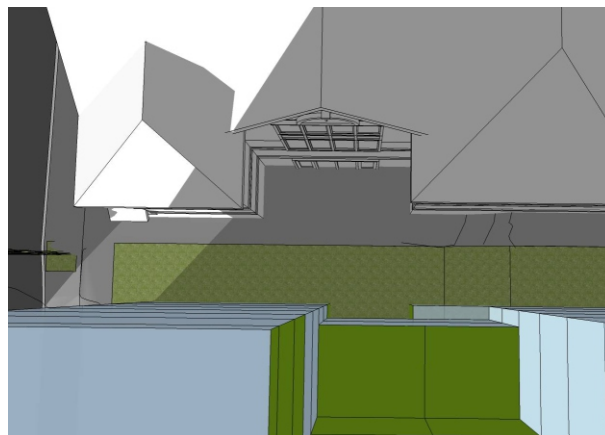
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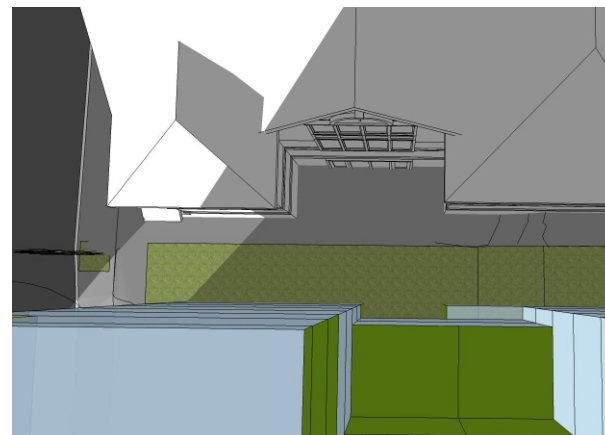
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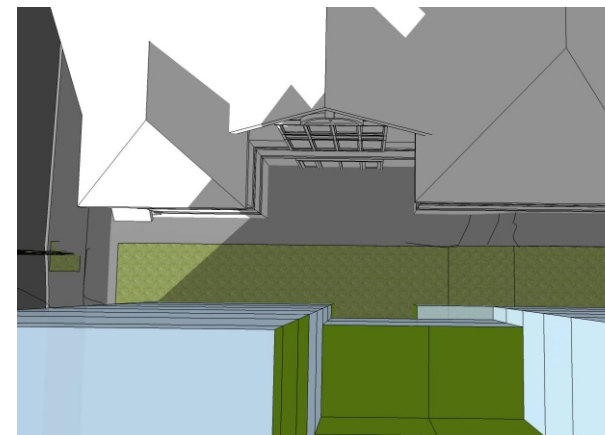
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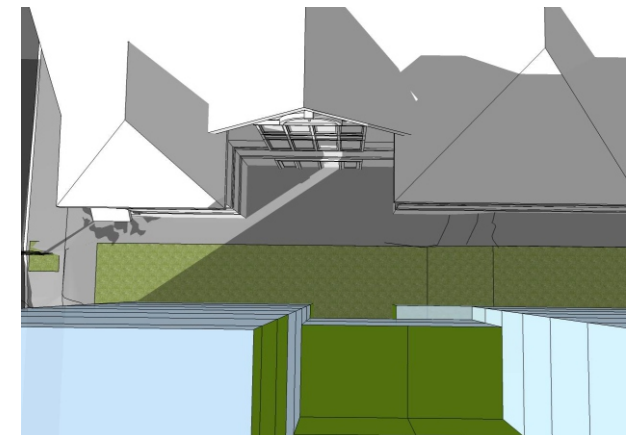
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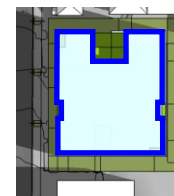
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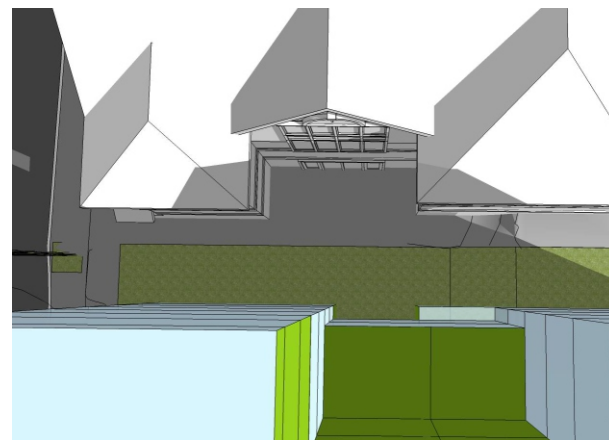
MARCH/ SEPTEMBER 21 - 3PM

MASSING OPTION C - ALTERNATE SQUARE SCHEME

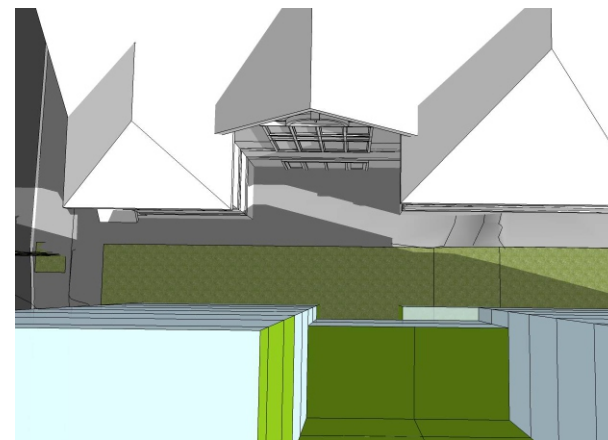
SUN STUDIES



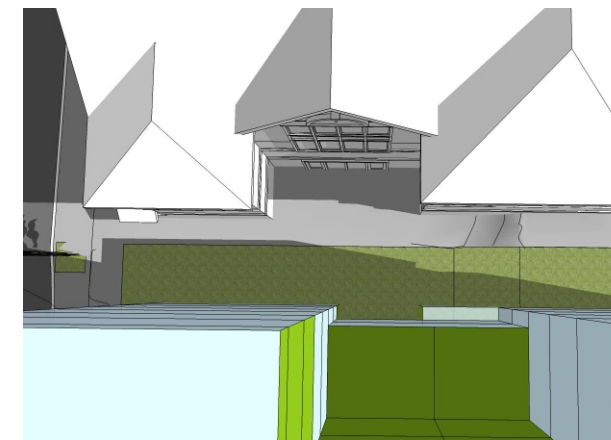
KEY PLAN



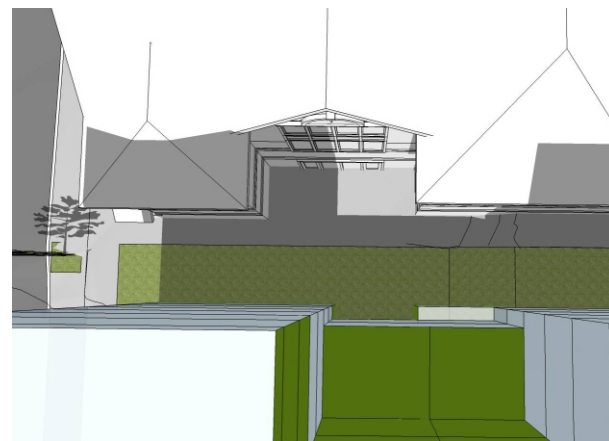
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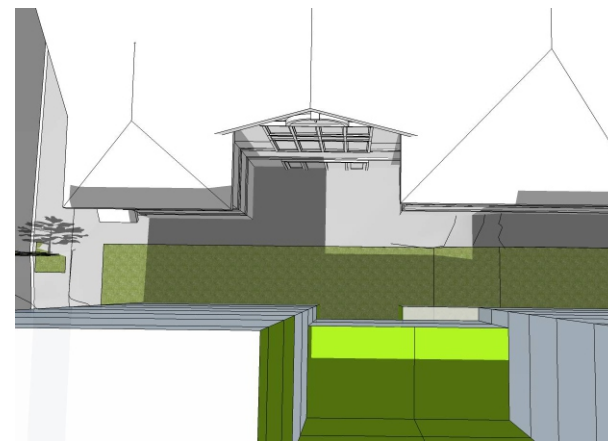
MAY/ JULY 21 - 9AM



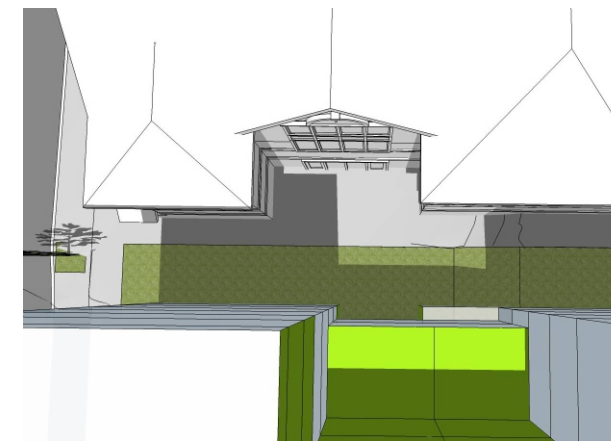
JUNE 21 - 9AM



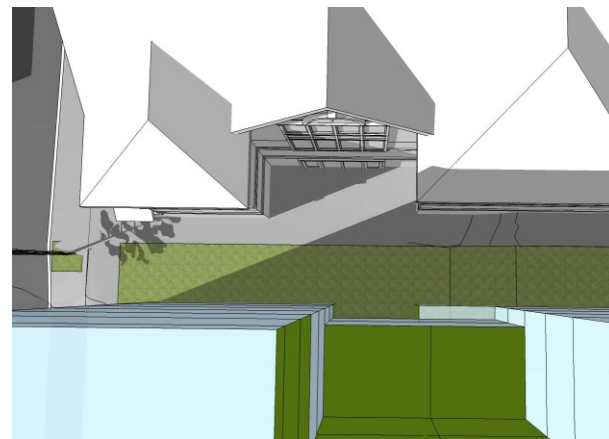
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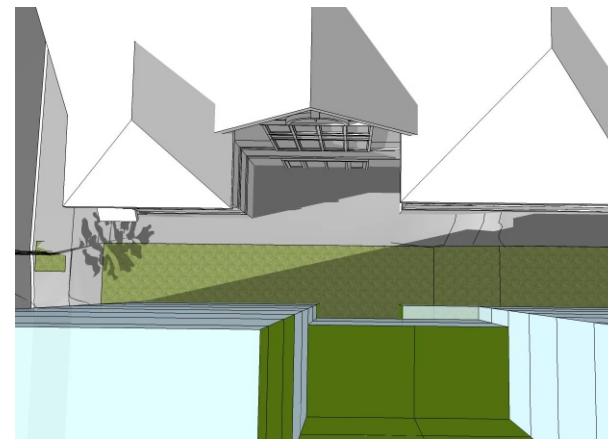
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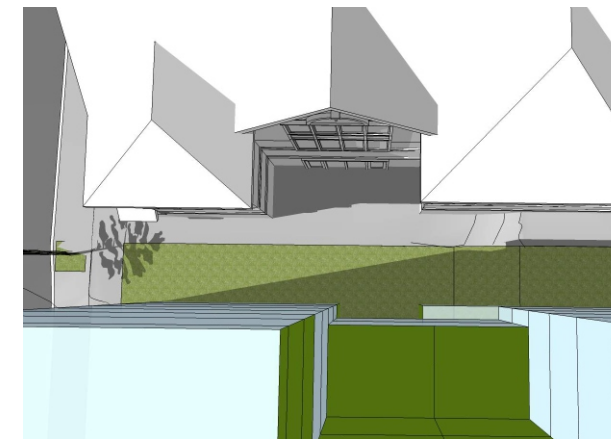
JUNE 21 - NOON



APRIL/ AUGUST 21 - 3PM



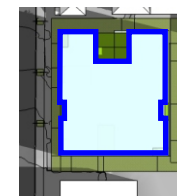
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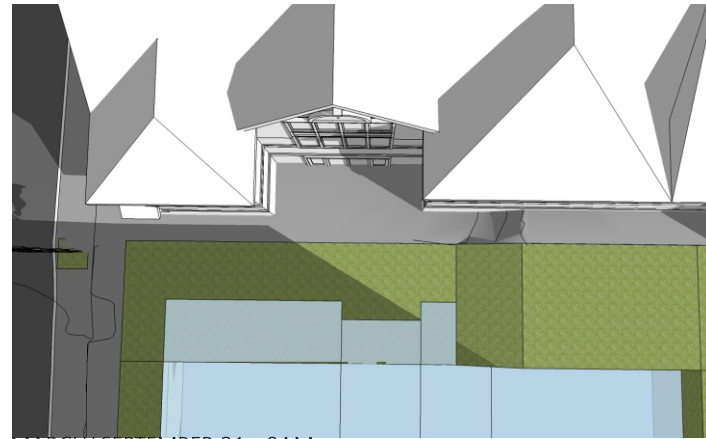
JUNE 21 - 3PM

MASSING OPTION C - ALTERNATE SQUARE SCHEME

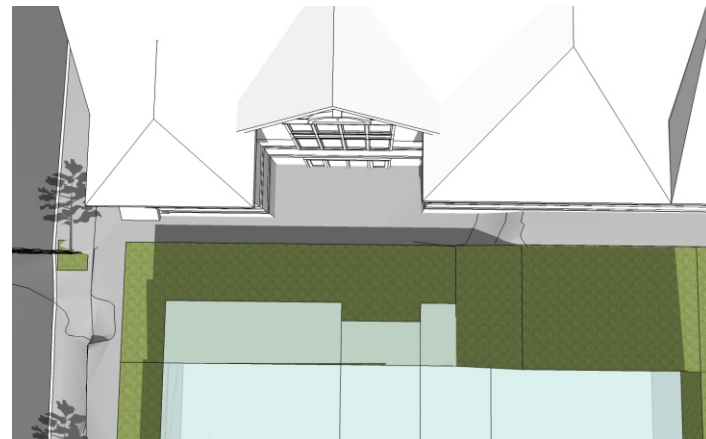
SUN STUDIES



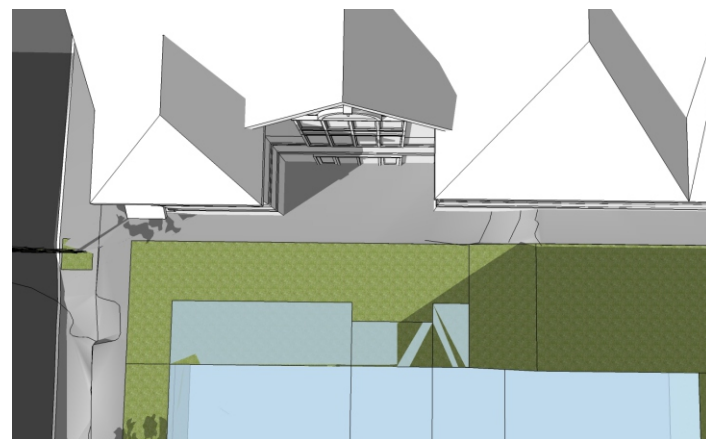
KEY PLAN



MARCH/ SEPTEMBER 21 - 9AM



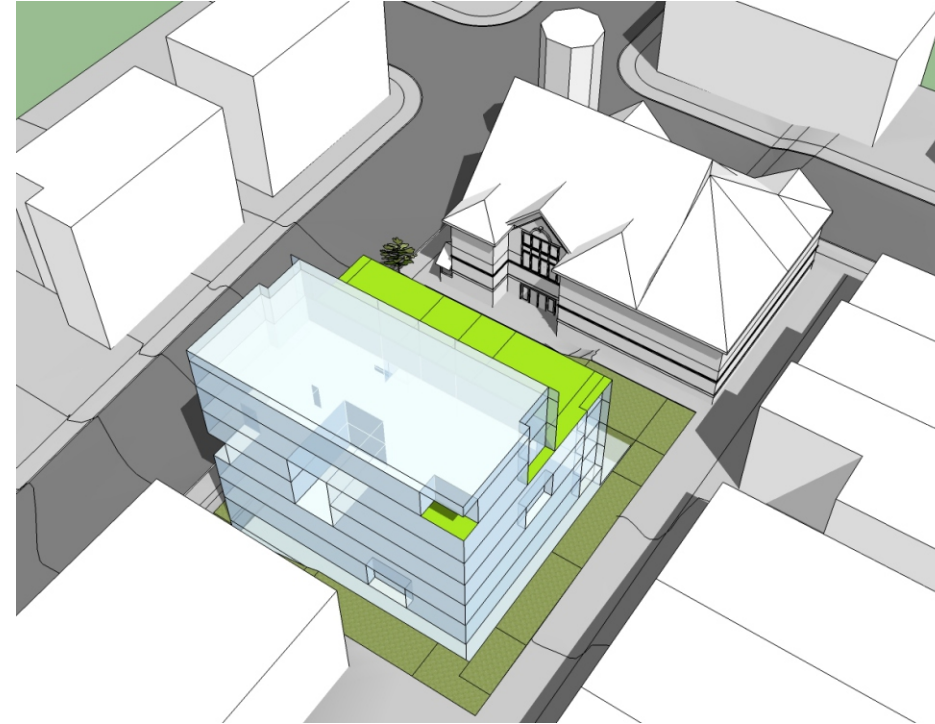
MARCH/ SEPTEMBER 21 - NOON



MARCH/ SEPTEMBER 21 - 3PM

MASSING OPTION D - MINIMUM IMPACT SCHEME

SUN STUDIES



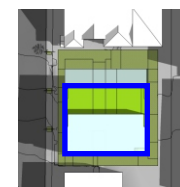
FLOOR SQ. FOOTAGE

FLOOR 1	5,836 SF
FLOOR 2	5,836 SF
FLOOR 3	5,836 SF
FLOOR 4	5,836 SF
FLOOR 5	5,836 SF
FLOOR 6	3,386 SF
FLOOR 7	3,386 SF

TOTAL 35,952 SF

This graphic was provided to illustrate the effect of providing full unobstructed light to the church window.

It would require4 to provide only 69% of FAR, making the project economically unfeasible. This scheme is well beyond current situation and sun light exposure to the stained window.



KEY PLAN



CHATEAU WOODS - WOODENVILLE, WA 2009
117 UNITS CONDOMINIUM



12TH AVE. APARTMENT - SEATTLE, WA 2012
37 UNIT APARTMENT



MURIEL'S LANDING - SEATTLE, WA 2012
100 UNIT MIXED-USE APARTMENT

PROJECTS BY THE ARCHITECT

4128 Brooklyn Ave NE Project

27 December 2012

Prepared for:

Caron Architecture

2505 3rd Ave, Suite 300C

Seattle, WA 98121

Prepared by:

University of Washington

Integrated Design Lab

100 NE Northlake Way, Suite 100

Seattle, WA 98105

206-616-6566

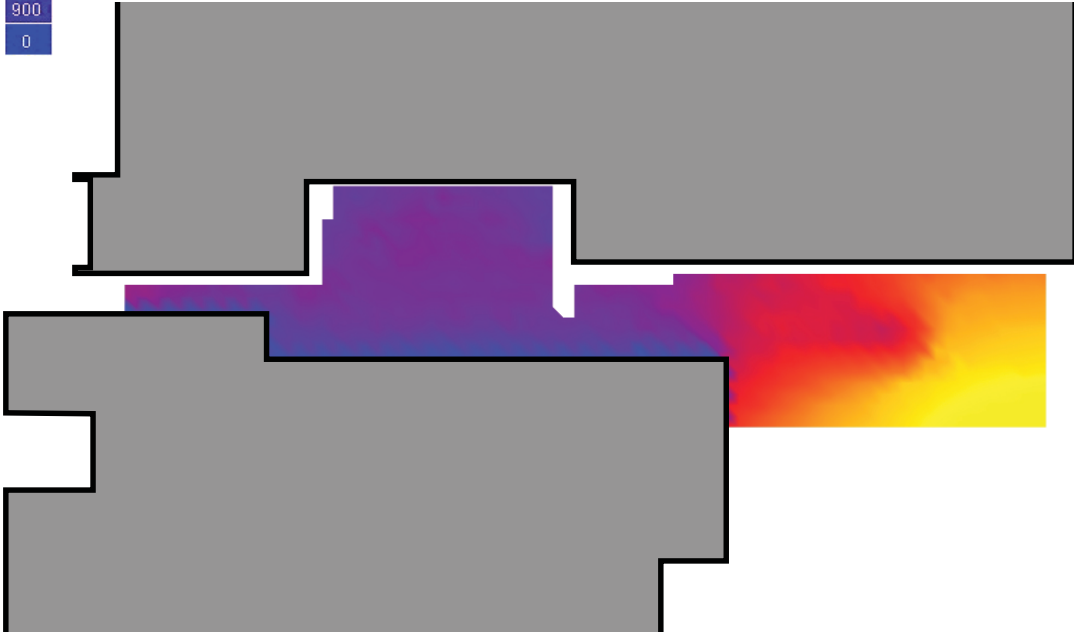


Note: Simulations conducted using typical meteorological year data from the US Department of Energy (Seattle-Boeing Field.TMY3) and the Radiance lighting simulation engine developed by LBNL and the US DOE.

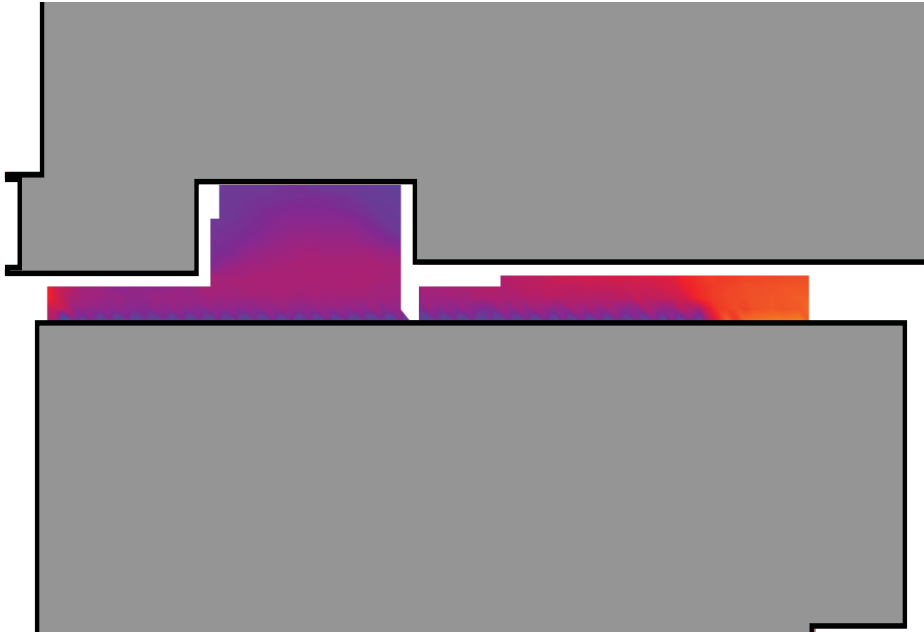


University of Washington, Integrated Design Lab, 2012

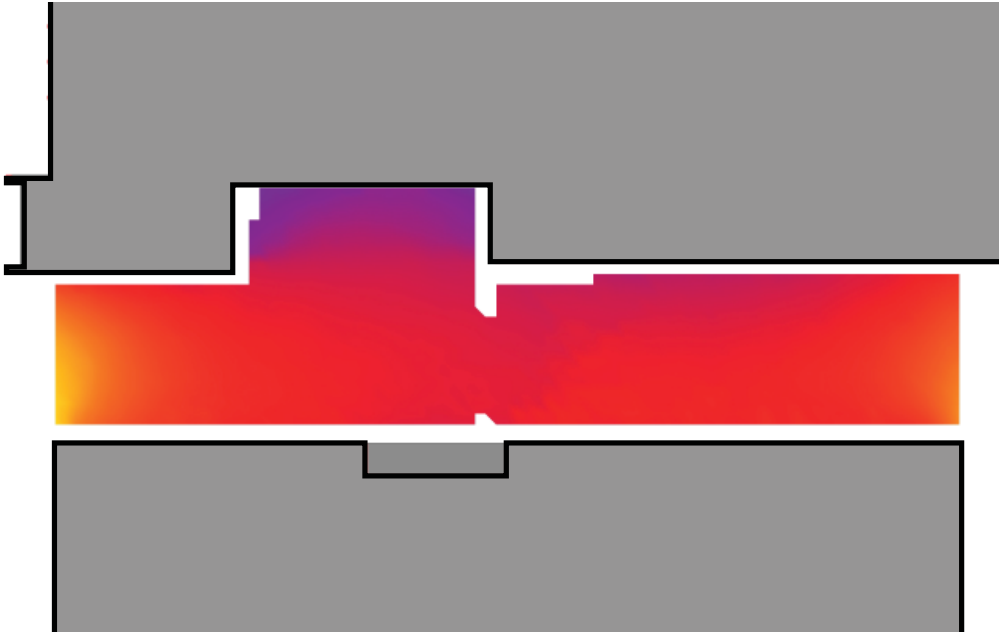
Horizontal Daylight Illuminance: overcast skies



Existing conditions

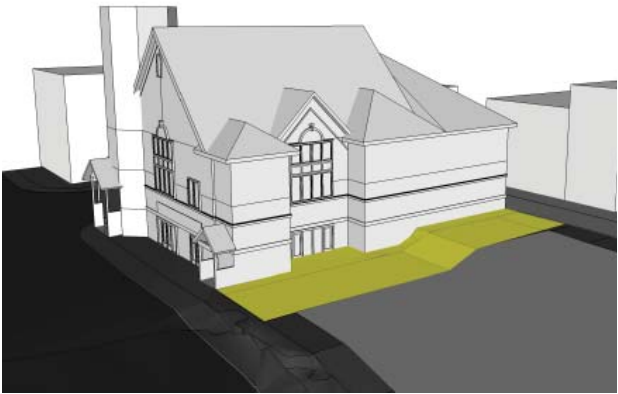


Proposed Option A

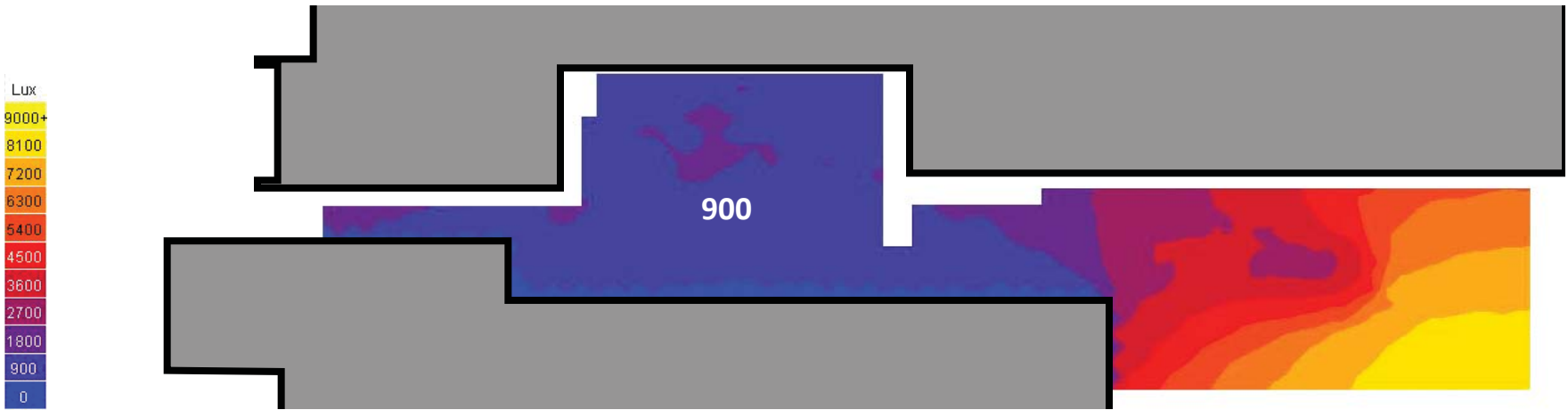


Proposed Option B

Under overcast sky conditions (70% of Seattle daylight hours) on the equinox at noon, both proposals A and B outperform the existing scheme. In proposed option B, approximately 4500 - 5400 lux is falling within the alley, compared to only 900-1800 lux in the existing condition. (See individual grids below). This is likely due to deep overhangs on the existing three story residential building to the south.



Horizontal Daylight Illuminance: overcast skies

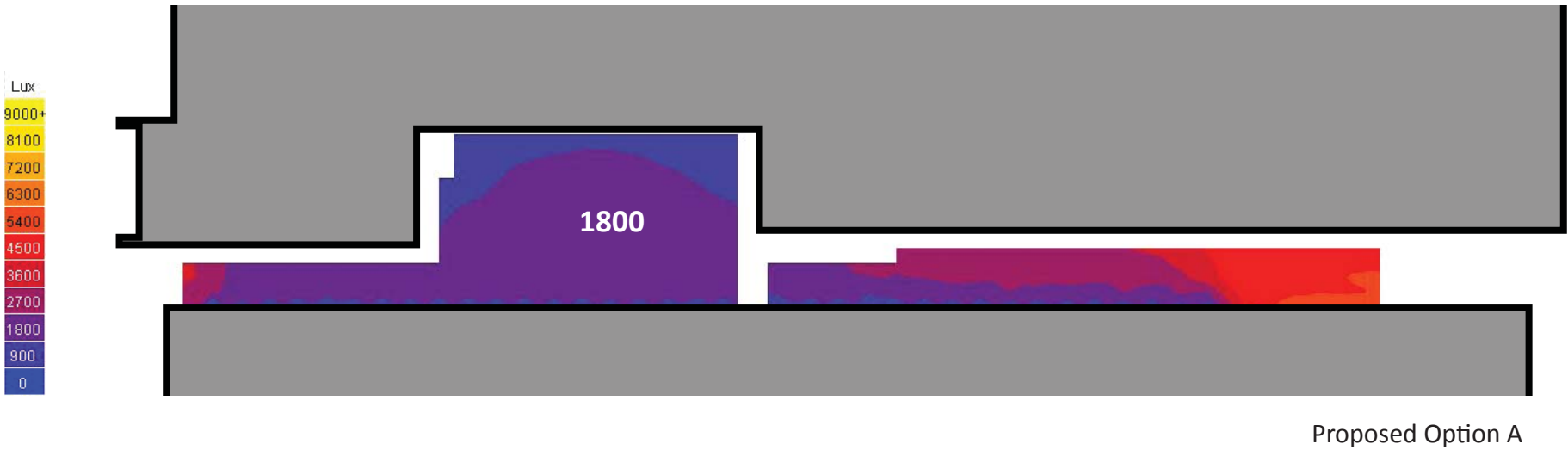


Existing conditions

Enlarged Grid: Existing Conditions



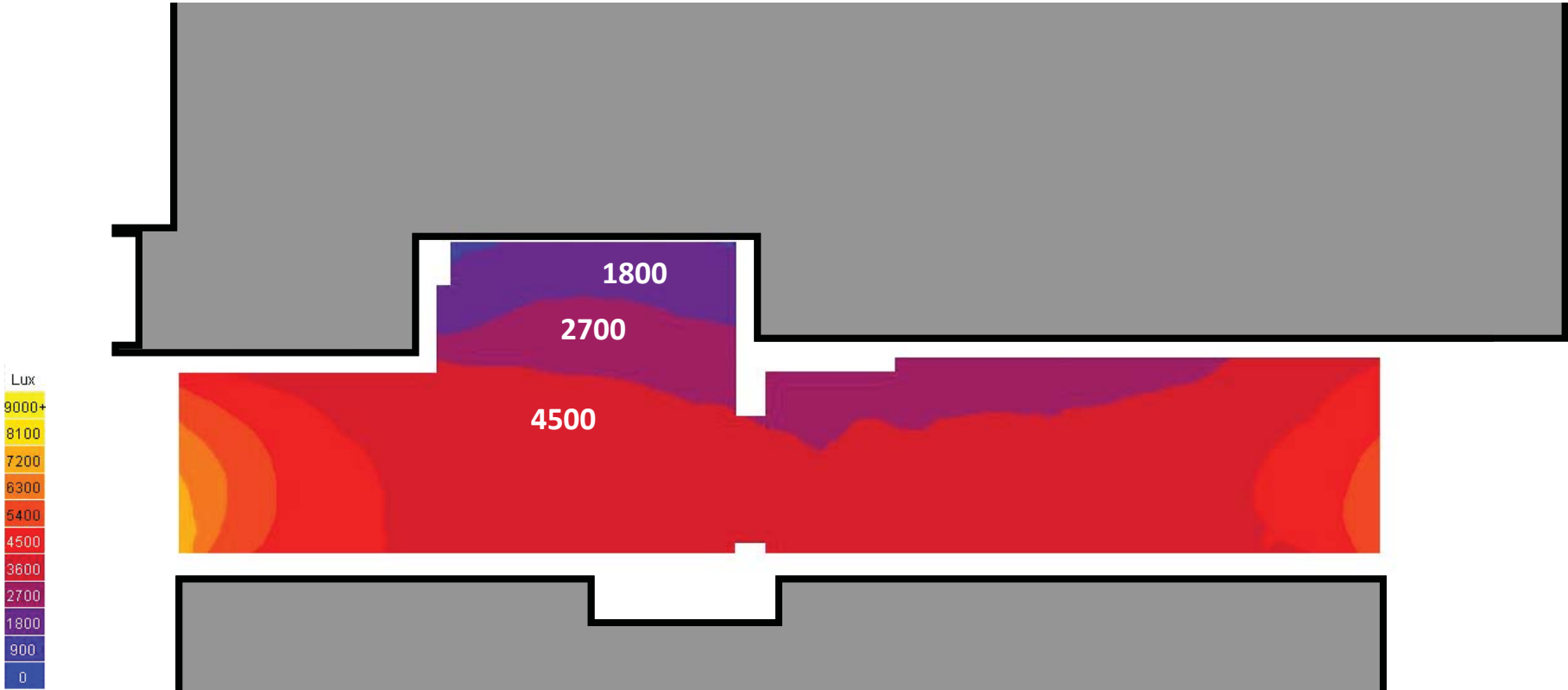
Horizontal Daylight Illuminance: overcast skies



Enlarged Grid: Option A



Horizontal Daylight Illuminance: overcast skies

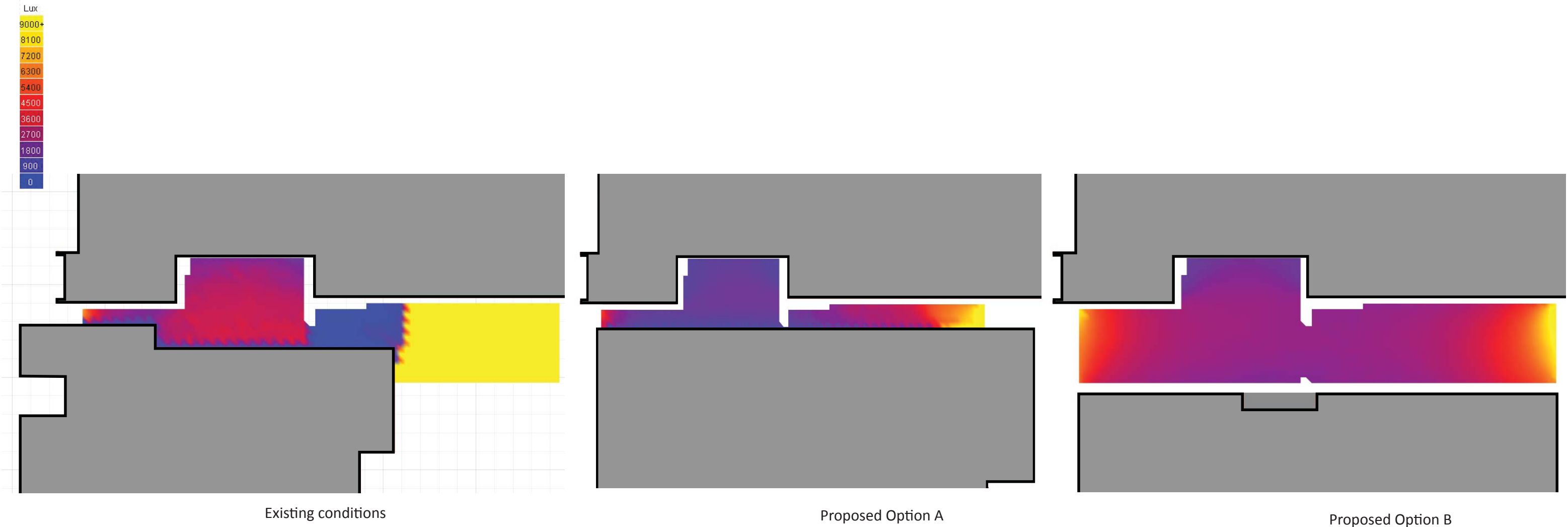


Proposed Option B

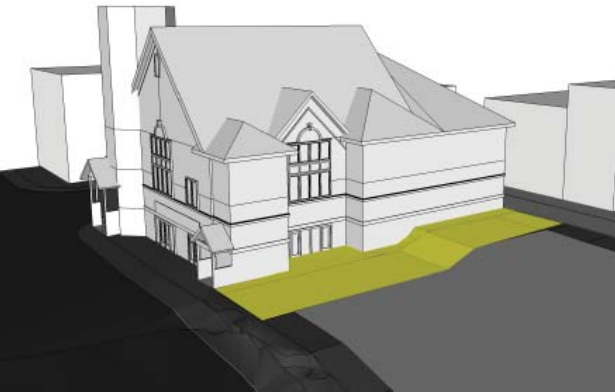
Enlarged Grid: Option B



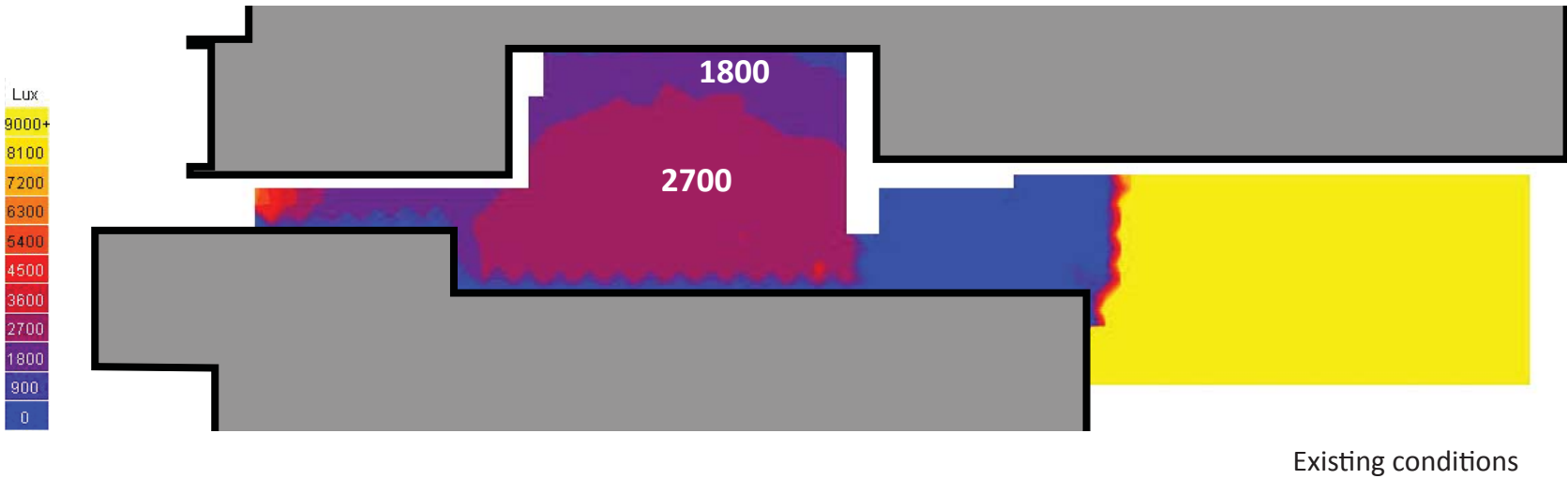
Horizontal Daylight Illuminance: clear skies



Under clear skies on the equinox at noon, horizontal illuminance of the proposed schemes is similar to the existing conditions. Slightly less lux is falling on the alley in proposal A, and proposal B illuminance is in the range of 1800-2700 lux, similar to the 2700 lux of the existing scheme. (See individual grids below).



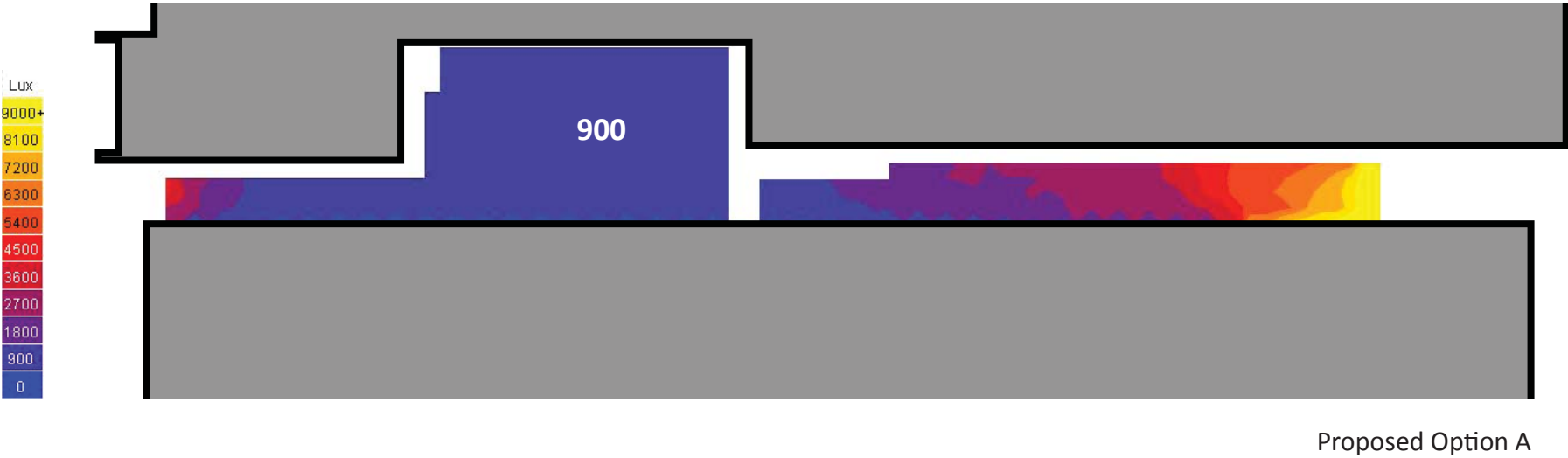
Horizontal Daylight Illuminance: clear skies



Enlarged Grid: Existing Conditions



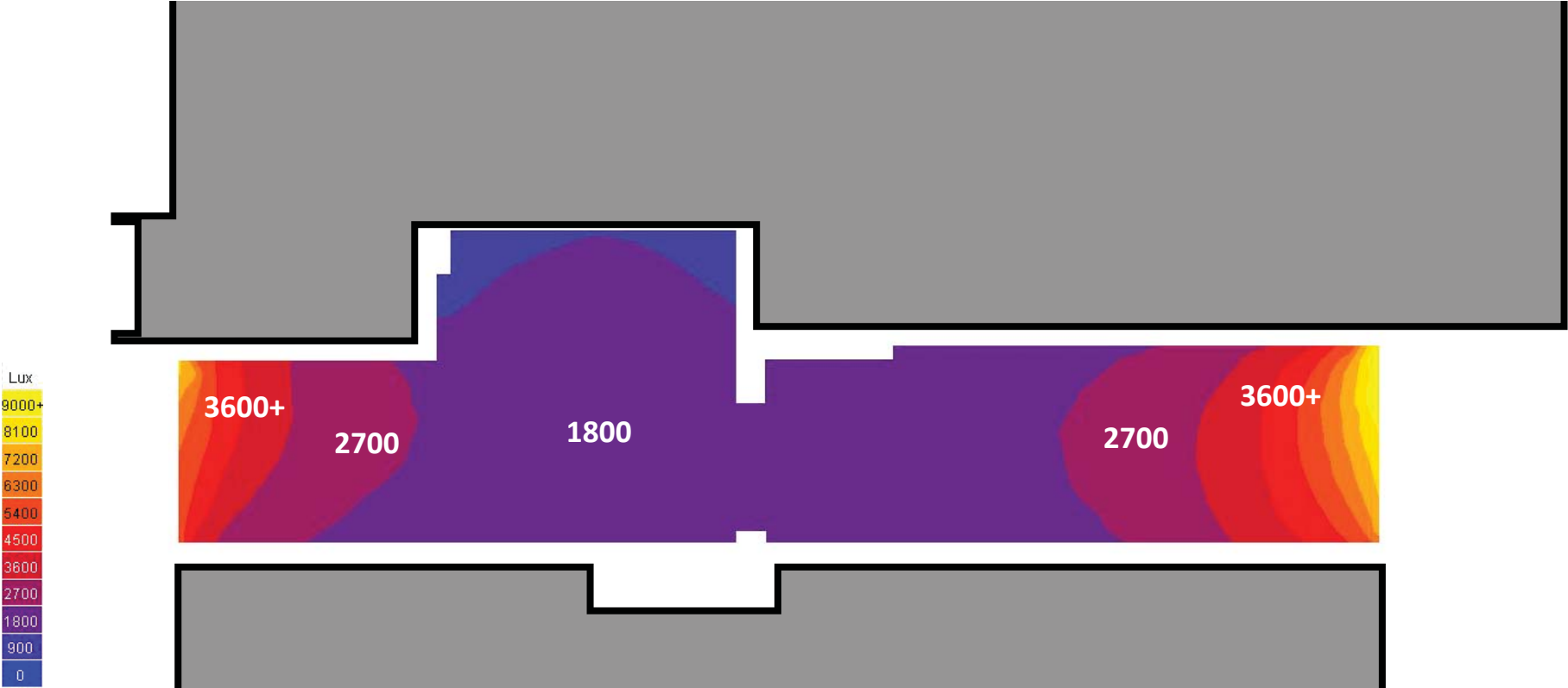
Horizontal Daylight Illuminance: clear skies



Enlarged Grid: Option A



Horizontal Daylight Illuminance: clear skies

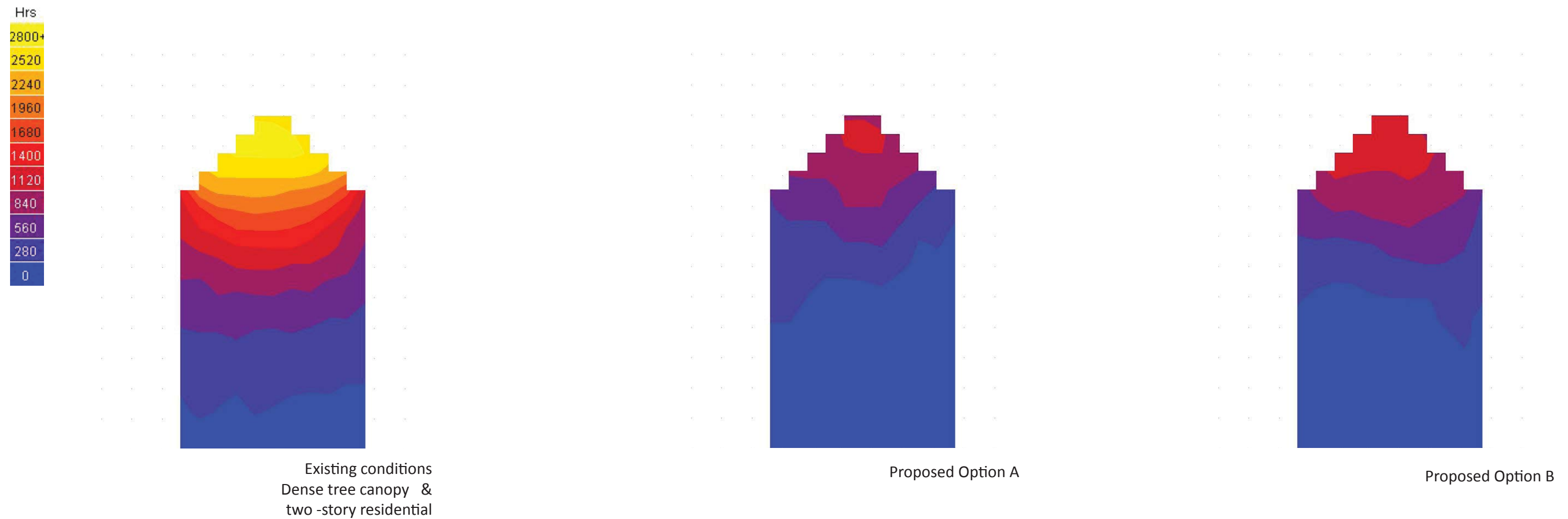


Proposed Option B

Enlarged Grid: Option B



Annual Sunlight Exposure : average hours throughout the year

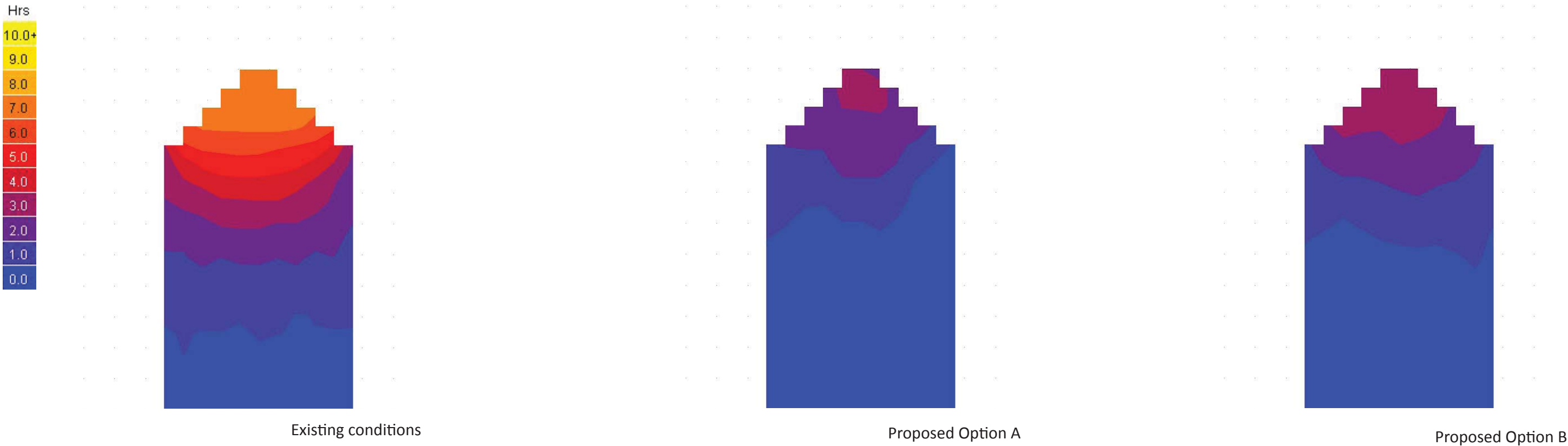


These plots indicate the relative change in annual sunlight exposure given the three massing configurations investigated. The existing condition allows approximately 45% more sunlight exposure at the upper half of the south facing window area. The lower half of the facade remain similar to the existing condition in all scenarios.

Climate data source: Seattle-Boeing Field.TMY



Annual Sunlight Exposure : average hours throughout the day



Similarly, the number of average daily hours of sunlight is greater in the existing conditions when compared to the proposed building massing.

Climate data source: Seattle-Boeing Field.TMY

