

41ST STREET APARTMENTS

4106 12TH AVENUE NE & 1210 NE 41ST STREET



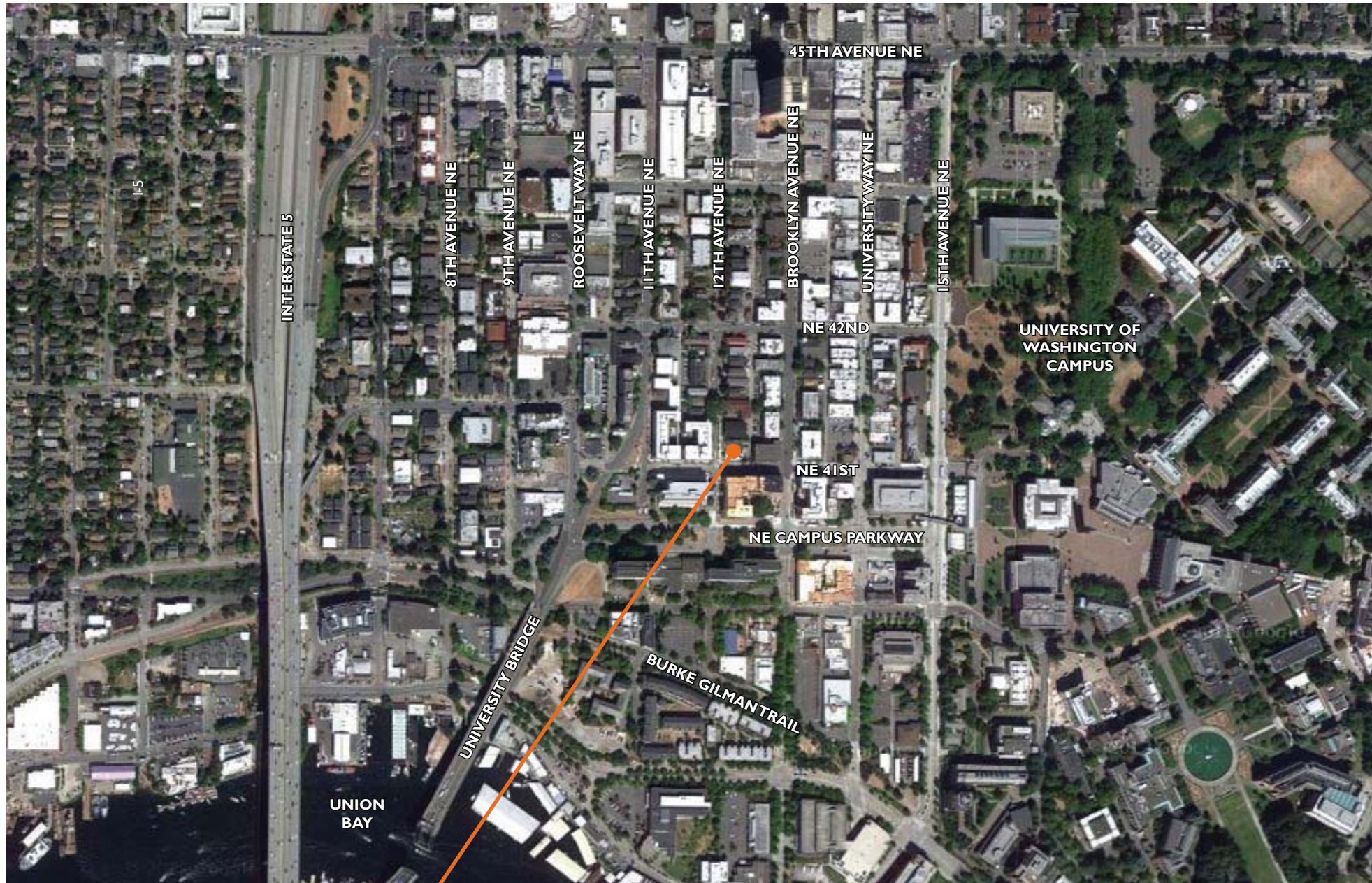
DESIGN REVIEW RECOMMENDATION

DPD #3013699

310 FIRST AVENUE S
SEATTLE, WA 98104
206.933.1150
www.nkarch.com



PROJECT DESCRIPTION



SITE LOCATION

ADDRESS: 4106 12th Avenue NE and 1210 NE 41st Street
DPD PROJECT #: 3013699
OWNER: Triad Capital Partners
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 104 units. The project incorporates sustainable design strategies to achieve a LEED Silver or Built Green 4-Star rating. Consistent with the green density goals of an Urban Village Center, the project eliminates parking and encourages bicycle and transit use.

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:	104
Number of Parking Stalls:	None
Area of Residential Uses:	Approximately 32,188 sf
Area of Bike Parking:	Approximately 550 sf
Total Area:	Approximately 43,647 sf

EXISTING SITE

The site is composed of 2 tax parcels located at the corner of 12th Avenue NE and NE 41st Street. The parcel is rectangular and measures 80 feet wide by 103 feet deep with an alley to the rear. The site slopes towards the southwest with a change in grade of approximately 7 feet across the length of the site.

The site currently contains one existing apartment building containing 5 units.

ZONING AND OVERLAY DESIGNATION

The project site is 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 M10-105 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 multi-family 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 and is a hub for transit service between the U-District and Downtown. 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 and the proposed light rail station to be built at NE 43rd & Brooklyn.

The project site is located on a corner shared with two large dormitory buildings (Cedar & Elm Halls) recently completed by the University of Washington and the looming concrete structure of Condon Hall. The area to the south, across NE 41st, and to the east 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. To the west, the area is hemmed in by major arterials, Eastlake Avenue NE, 11th Ave NE and Roosevelt Avenue. This neighborhood is bounded and bisected by many major arterials.

PARCEL #: 1142001585 & 1142001580
 ZONING: MR
 OVERLAYS: University District Northwest Urban Center Village
 LOT AREA: 8,242 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 Base Height: 60'-0"
 Maximum bonus height per incentives: 75'-0"

* Maximum height bonus per sustainable design and affordability incentives (SMC 23.45.516, SMC 23.45.526, SMC 23.58A.014)

- 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:

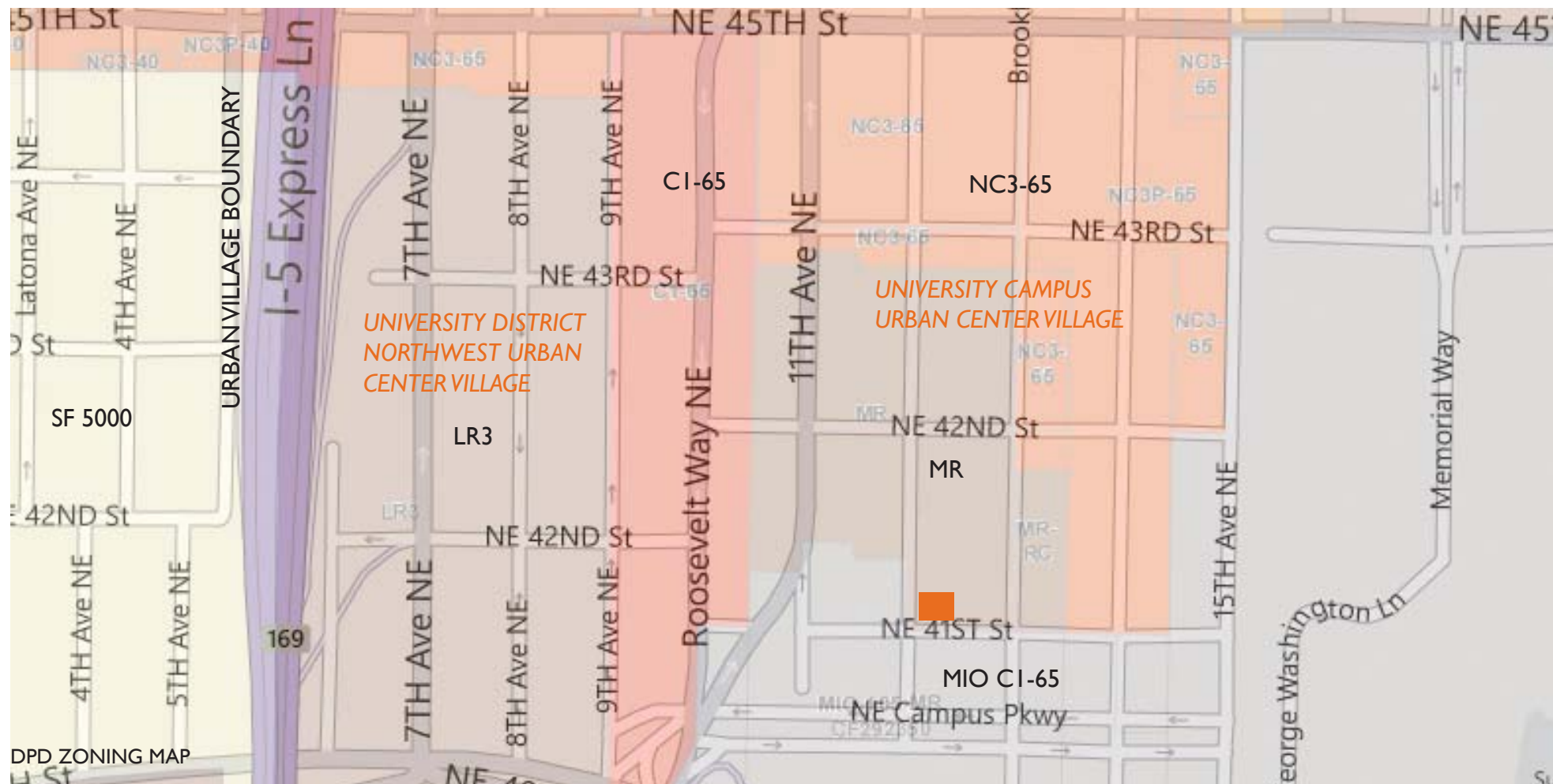
- 10' if abutting an alley

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 39,181 sf = 1,959 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

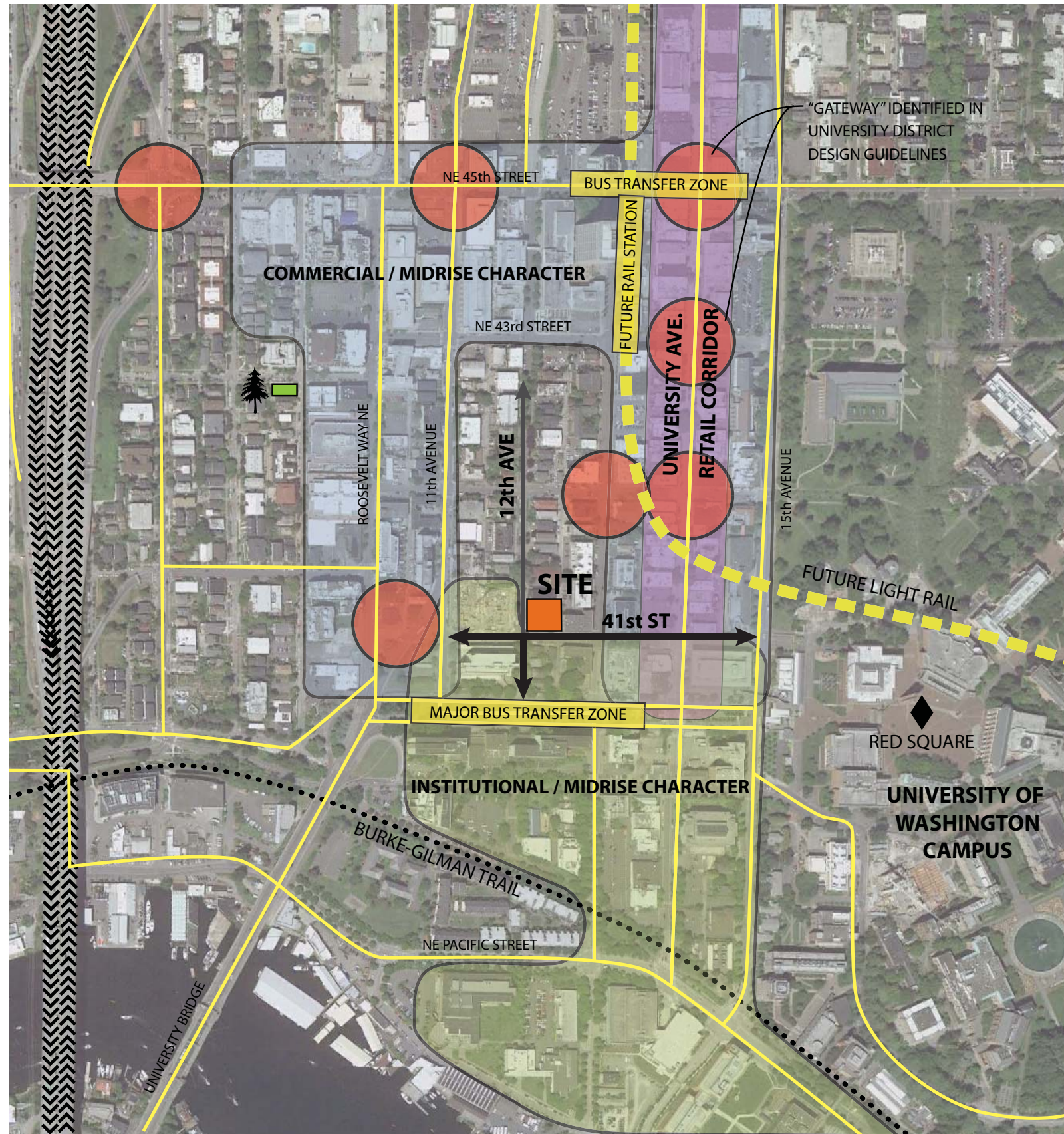
23.54.015 REQUIRED PARKING

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'



OPPORTUNITIES & CONSTRAINTS

Responding to Development & Zoning Trends

The project site is located in a rapidly changing area of the university district. The immediate neighborhood, roughly bounded by 41st St, 11th Ave, 43rd St and Brooklyn Ave, is characterized by an eclectic variety of student housing structures of various size and style. It is located in the heart of the University Urban Center Village and surrounded by midrise commercial and institutional uses. The project site is located at the southern edge of this pocket, directly across the street from two new 7-story UW dormitories and the 9-story Condon Hall. Located 1 block north of the multiple bus lines that stop along Campus Parkway and 2 blocks from the future light rail station, this immediate area has been identified for transit-oriented growth. The proposed project has the opportunity to further enhance this trend.

Contextual Matching of Building Massing & Street-Wall Condition

The adjacent 7-story UW dormitory projects are massed along the front property lines and create a strong street presence along NE 41st Street, continuing around the corner and running north along 12th Ave NE. Further north along 12th Ave, the student apartment buildings are smaller in scale and are setback from the street edge. The project has the opportunity to help the transition from the strong street walls established by the new UW dorm buildings to the scaled-down apartment buildings to the north along 12th Ave NE.

Streetscape Character

While the new dormitory buildings to the west and south create a strong street wall condition, lower floors are recessed in certain areas. In addition, changes in materials and glazing are used to create interest along the street edge for passers-by. These dormitories feature large, glazed building entries at the corner as well as ground floor units, though they are raised slightly above street level. Immediately to the east, across the alley, a 4-story brick apartment building with ground-level units is built out to the property line along 41st Street as well. Along 12th Avenue to the north, ground floor units are more sheltered – setback from the street and screened by landscaping in many instances. The project has the opportunity to reinforce positive aspects of these adjacent buildings by incorporating raised ground floor units along 41st and setback ground floor units along 12th Ave NE. Care will be paid to provide privacy for these units through landscaping.

Responding to Demand

The project has the opportunity to provide affordable housing options w/ valued amenities (kitchenette, washer dryer, private individual units) that are in high demand by students and full-time residents of the U-District. These tenants often covet secure, covered bike parking and housing located in close proximity to multiple transit options over automobile parking. They also seek amenities that matter: roof deck & courtyard open areas that provide a sense of communal gathering and/or retreat over in-building amenities such as fitness centers with the university's facilities so close by.



① CEDAR APARTMENTS EAST (UW)



② LOCKE APARTMENTS



③ CAMPUS APARTMENTS



④ DEL CAPRI APARTMENTS



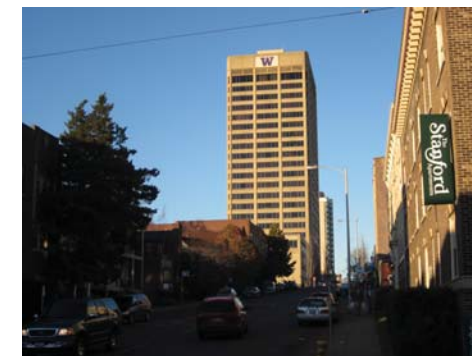
⑤ CASA DEL REY APARTMENTS



⑥ CONDON HALL (UW)



⑦ THE LEVERE APARTMENTS



⑧ UW TOWER



⑨ CAMPUS PARKWAY



⑩ VILLA CAMINI APARTMENTS



⑪ POPLAR HALL DORMITORY (UW)



⑫ ELM HALL DORMITORY (UW)
(NOT SHOWN IN AERIAL VIEWS)

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

DEPARTURE MATRIX

MR ZONING CODE	REQUIREMENT	PROPOSED	DEPARTURE AMOUNT	REASON FOR DEPARTURE	DESIGN REVIEW GUIDELINES
#1 FRONT SETBACK SMC 23.45.518	5'-0" minimum & 7'-0" average. 0' for projects with a courtyard 20' deep and 30% of the street frontage.	<p>Minimum yard fronting NE 41st Street:</p> <ul style="list-style-type: none"> - Upper Floors: 1'-6" minimum, 1'-6" average - Ground Floor: 1'-6" minimum, 3'-10" average <p>Minimum yard fronting 12th Ave NE:</p> <ul style="list-style-type: none"> - Upper floors: 2'-3" within 25' of lot corner at street intersection, 7' for the remainder of the frontage (5'-6" average) - Ground Floor: 7' minimum, 9'-5" average, (exceeds code minimum) not including structural column at corner. 	<p>Along NE 41st Street:</p> <ul style="list-style-type: none"> - Upper Floors: 3'-6" from minimum, 5'-6" from average - Ground Floor: 3'-6" from minimum, 3'-2" from average <p>Along 12th Ave NE:</p> <ul style="list-style-type: none"> - Upper Floors: 2'-9" from minimum within 25' of lot corner at street intersection, no departure for the remainder of the frontage (1'-6" departure from average) - Ground Floor: no departure, not including structural column at corner. 	<p>The intersection of 12th Ave NE and NE 41st St. is dominated by the two new UW dormitory buildings at two corners and Condon Hall on the 3rd. The recently completed dorm buildings are characterized in part by being massed directly at the back of walk, in many cases with no front yard setback. At some points along the street front facades, the buildings stepback 2' to 3' at the lower floors to provide for planting strips and glazed storefronts at building entries. While these projects are located on MIO zoned parcels, they do create a precedent along NE 41st Street for a strong building wall that is slightly recessed at certain points to create an interesting streetscape.</p> <p>This design proposes a similar building massing. Along NE 41st Street, the upper floors will extend out to the street edge, while the lower floors will be recessed to provide for landscaping and raised residential decks. Most notably, a covered entry court is provided at the corner of NE 41st and 12th Ave NE to create a prominent building entry. Moving away from the intersection along 12th Ave, the building is setback 7' to respect the character of the properties to the north and to meet the regular provisions of the code.</p>	A-2 Streetscape A-7 Open Space B-1 Height, Bulk, Scale D-1 Pedestrian Space E-2 Landscaping
#2 REAR SETBACK SMC 23.45.518	10'-0" minimum from rear alley property line	<ul style="list-style-type: none"> - 7'-7" within 40' of NE 41st Street frontage (following 1'-0" alley dedication) - 5'-4" for remaining 19' of building 	<ul style="list-style-type: none"> - 2'-5" for first 40' of alley frontage - 4'8" for remaining 19' of building 	<p>This departure request is related to Departure #1 in that the request is related to creating a building massing that is comparable to the newly constructed UW Dormitory buildings and other buildings in the immediate area. To create a strong building massing along the street edge, we are requesting that the building massing extend to within 7' of the lot line fronting the alley. Both the UW dormitory buildings and the brick building located directly across the alley do not setback from the alley lot lines, creating a strong precedent for building walls continuously along the street edge. The 7' building setback within 40' of the street would allow for a proper sight triangle for vehicles existing the alley, landscaping and some relief for the corner units of the adjacent brick building.</p>	A-2 Streetscape B-1 Height, Bulk, Scale
#3 SIDE SETBACK SMC 23.45.518	<p>For portions 42'-0" high or less: 5'-0" minimum and 7'-0" average</p> <p>For portions higher than 42'-0": 7'-0" minimum and 10'-0" average</p>	<ul style="list-style-type: none"> - For portions 42'-0" high or less: 6'-8" within 40' of the 12th Ave NE property line, and 20'-9" or greater for remainder of side yard. Average setback is 12'-10". - For portions higher than 42'-0": 6'-8" within 40' of the 12th Ave NE property line, and 20'-9" or greater for remainder of side yard. Average setback is 12'-10". 	<ul style="list-style-type: none"> - For portions 42'-0" high or less: no departure from minimum, no departure from average - For portions higher than 42'-0": 0'-4" from minimum, no departure from average 	<p>For most of the north façade, the building maintains a generous average setback of 12'-10", much greater than the minimum requirements of the code. There is only a small portion of the north façade that infringes into the side setback. In shaping the massing of the building at the north property-line, a generous courtyard is provided that creates space and greenery between the adjacent buildings and improves the overall project design. The footprint of this building with all the setback requests is still less than the footprint of a code compliant building. Setback requests such as this one have been used to shape the building so that it better responds to site opportunities.</p>	A-7 Open Space B-1 Height, Bulk, Scale

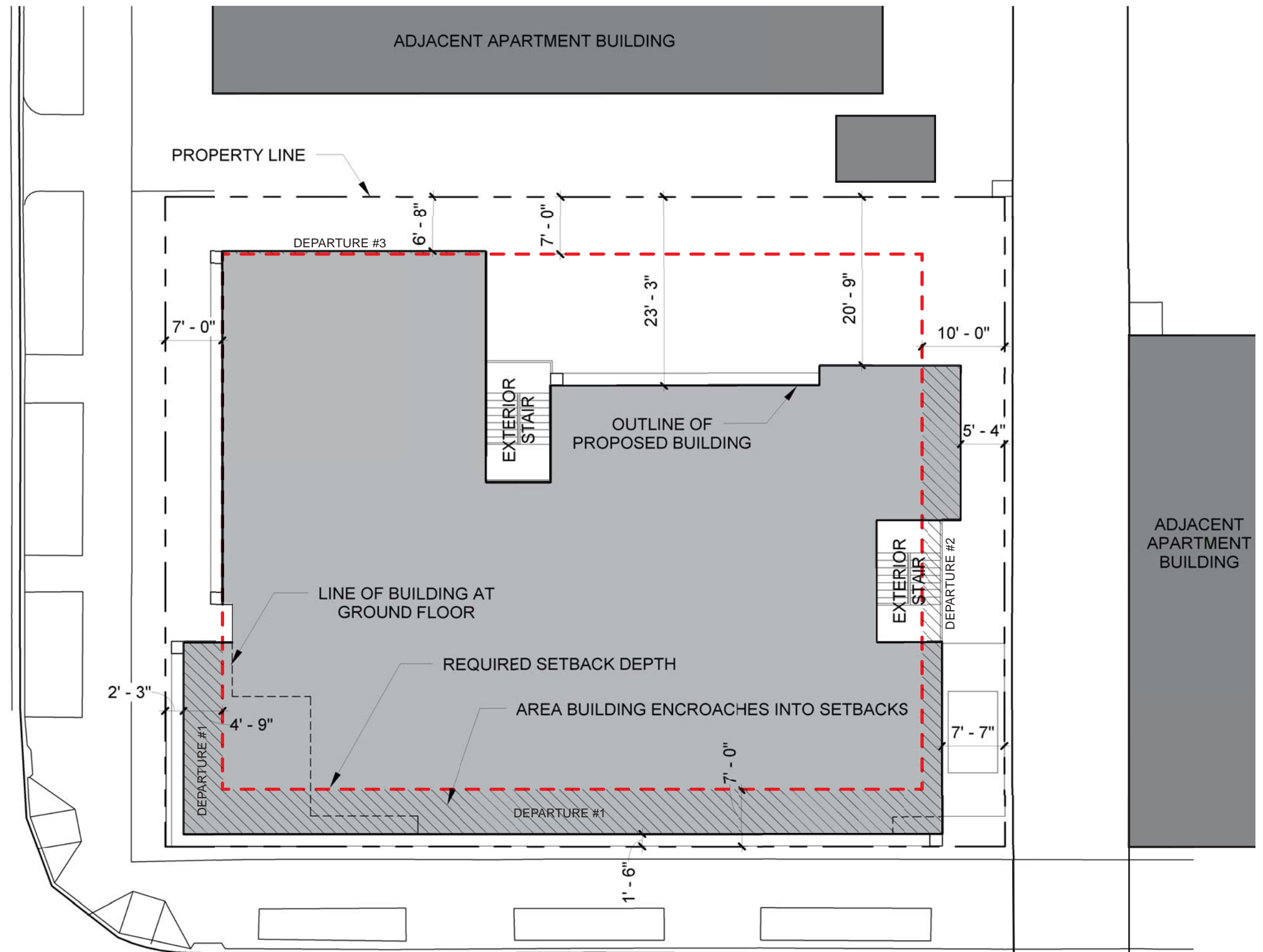
DEPARTURE RATIONALE

As mentioned in the departure matrix on the previous page, allowing the proposed building to be massed along the street edge in combination with the corner entry plaza and recessed ground floor, would respond to the character established by the adjacent UW dormitories. MR zoning does allow for a 0' front yard setback when a street-facing courtyard is provided, with the courtyard providing a sense of relief along the street edge. The covered entry plaza and recessed ground floor provides a similar sense of relief close to grade while the upper floors project out overhead in response to the nearby context.

A benefit of this approach is the increased sideyard setback that is created along the northern property line. Rather than a 7' wide sideyard with limited use, the proposed project would create a generous landscaped courtyard space for the use of all building residents. The approximately 32 units facing this sideyard would benefit from the added separation from the building to the north (as would the units in this adjacent building). In addition to the proposed roof deck, this ground-level courtyard would provide a second, differentiated outdoor common space with distinct features, such as deep planting, that could not be accommodated on a roof deck.

Code Compliant Building Area: 5,440 sf
(see dashed line)

Proposed Design Building Area (with departures): 5,328 sf
(see black line)



DESIGN INSPIRATION



SISTER PROJECTS

12th Avenue Apartments is the 'Sister Project' (approved by the Design Review Board) just up the street from the 41st Street Apartments. Both projects have the same program and lot size but the 12th Avenue Apartments is a mid-block site. The 41st Street Apartments seeks to use a similar design language to the 12th Avenue Apartments but adapt it successfully to a more prominent intersection location that offers a different set of site opportunities and context. Given the construction of several UW dormitories using their own consistent design language, and immediately adjacent to both project sites, this is a successful design strategy.

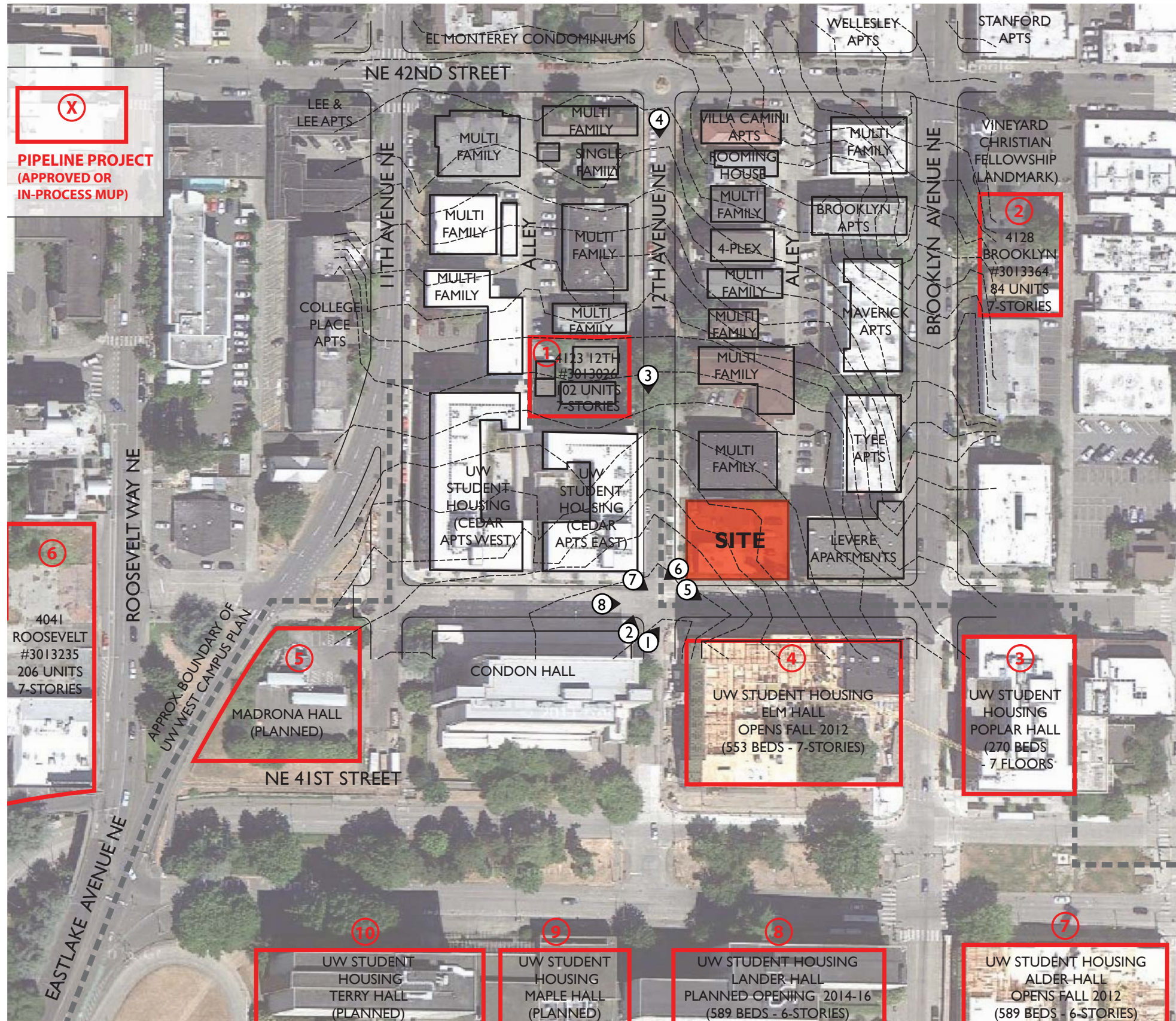


SISTER SITES



RENDERING OF SISTER PROJECT (DPD PROJECT NUMBER 3013026)

SITE CONTEXT AND DESIGN GUIDELINES



① SOUTHWEST CORNER OF PROJECT SITE



② LOOKING NORTH UP 12TH AVENUE NE



③ LOOKING SOUTH ALONG 12TH AVENUE NE



④ LOOKING SOUTH ALONG 12TH AVENUE NE



⑤ LOOKING WEST ON NE 41ST STREET FROM PROJECT SITE



⑥ CONDON HALL FROM PROJECT SITE



⑦ ELM HALL



⑧ LOOKING EAST ALONG NE 41ST STREET

RELEVANT DESIGN GUIDELINE PRIORITIES

* Denotes Relevant 'University Community Design Guideline' Priorities

- A-2* Streetscape Compatibility
 - Reinforcing pedestrian streetscape established by recently completed UW dormitory projects.
- A-3* Entrances Visible from the Street
 - Building entrances visible from the street encouraging pedestrian interaction.
 - Residential entries promote visual access and security.
- A-4* Human Activity
 - The corner plaza is designed with seating and lighting to provide a good outdoor public space.
- A-6 Transition Between Residence and Street
 - A transition is provided by landscape design, open railings and a plaza seating area
- A-10* Corner Lots
 - A prominent building massing at the street corner above a landscaped, double-height entry plaza.
- B-1* Height, Bulk, and Scale Compatibility
 - The midsize scale of project provides a transition from the massive dormitory buildings to the south and the lowrise buildings to the north.
- C-2 Architectural Concept and Consistency
 - The design concept is carried through with rigor.
- C-3 Human Scale
 - Entry lobby and plaza, raised decks with cable rails all provide welcoming scale to the project.
- C-4* Exterior Finish Materials
 - Project materials will be durable and attractive.
- D-1* Pedestrian Open Spaces and Entrances
 - Pedestrian entry ways will link the building to the sidewalk and will provide personal safety.
- D-2 Blank Walls
 - A portion of wall near alley is layered with landscaping and benefits from the shadow line above.
- D-10 Commercial Lighting
 - Ample lighting is provided around exterior as shown in lighting plan.
- D-12 Residential Entries and Transitions
 - A transition is provided by landscape design, open railings and a plaza seating area
- E-2 Landscaping to Enhance the Building and/or Site
 - By setting back the lower two floors along NE 41st St and providing a deep planing strip along 12th Ave NE and the Alley
- E-3* Landscaping to Enhance the Building and/or Site
 - A generous courtyard is provided. Plantings are used to soften building edges.

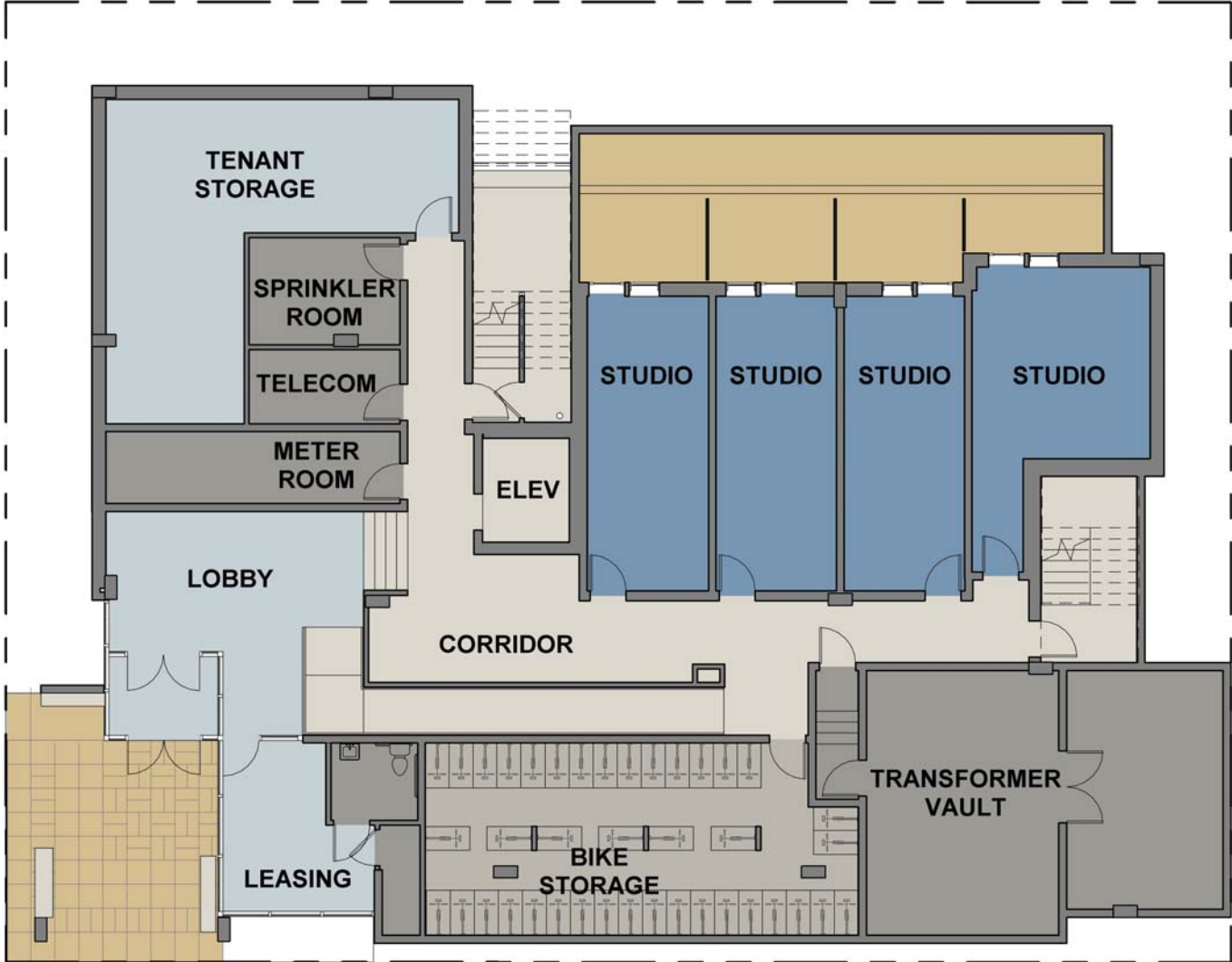
BUILDING MASSING AND DESIGN GUIDELINES



- ① A-3 / A-10: Full Glass Entry Lobby at Corner, Visible and Well Lit
- ② A-4 / A-6 / D-1: Human Scale Entry with Public Seating Area and Landscaping
- ③ A-7: Rooftop Terrace Amenity Space
- ④ C-2: Frame and Field: Strong Design Concept
- ⑤ C-4: Quality and Durable Materials
- ⑥ D-7: Gated Secondary Entry
- ⑦ E-3: Green Screen and Landscaping at Street Level



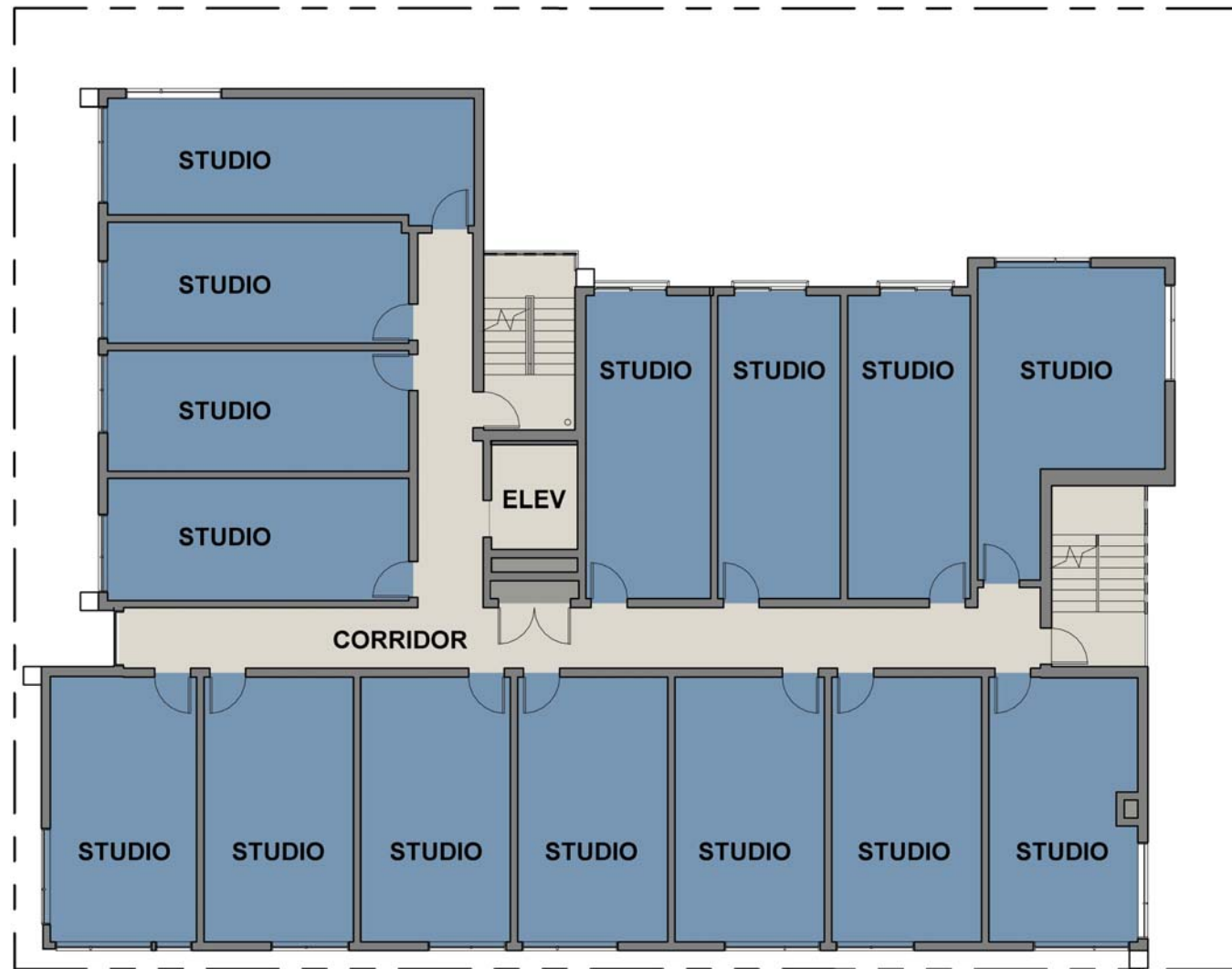
PROPOSED FLOOR PLANS



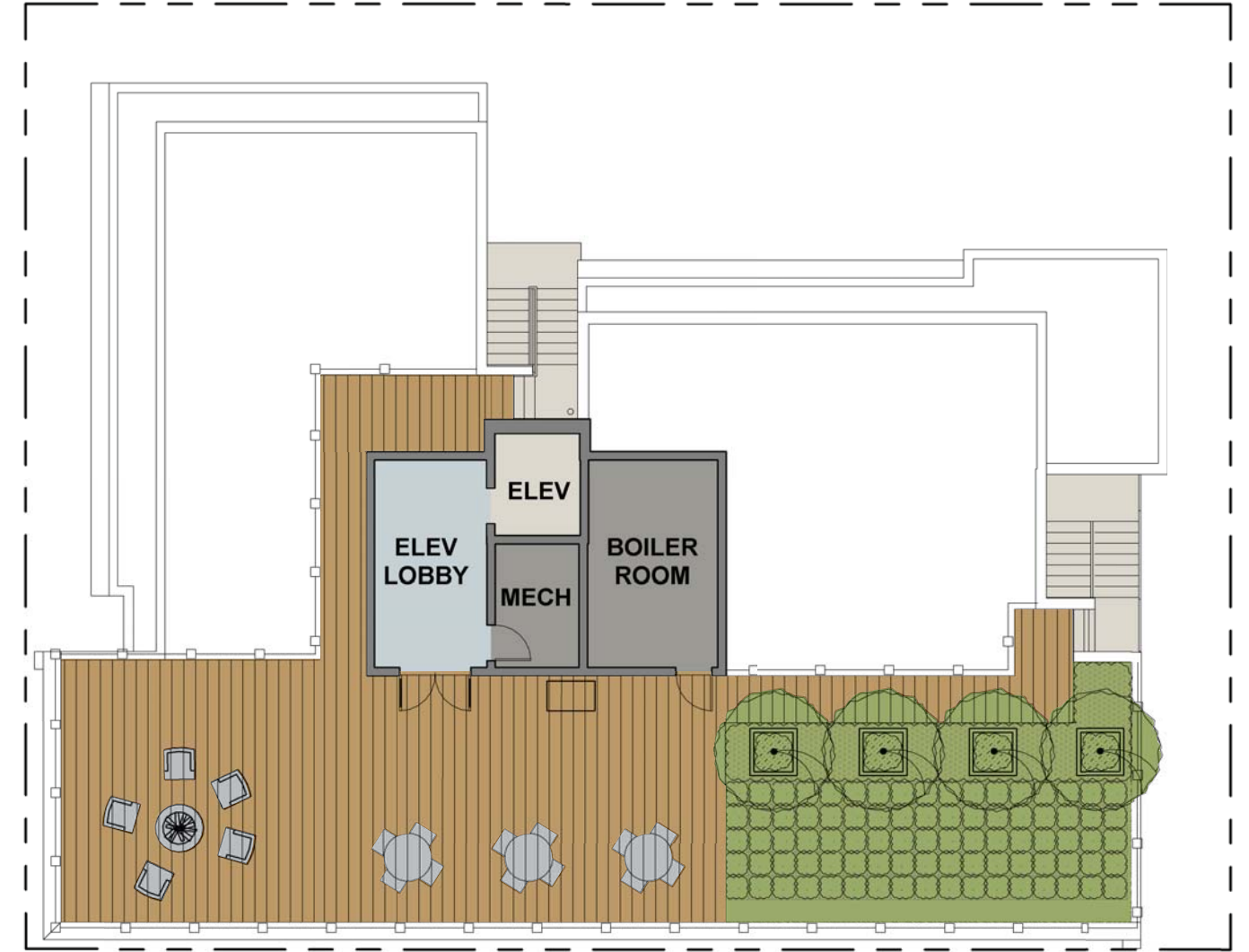
BASEMENT



LEVEL I



LEVELS 2-7



ROOF

WEST ELEVATION

ROOF DECK
AMENITY SPACE

EXTRUDED FRAME
WRAPS AROUND CORNER

UW DORMITORY
ELM HALL



DEL CAPRI
APARTMENTS

SECONDARY ENTRY TO
COURTYARD

PRIMARY BUILDING ENTRY AT
CORNER

NE 41ST STREET

UW DORMITORY
CEDAR APARTMENTS

EXTRUDED FRAME
WRAPS AROUND CORNER

ROOF DECK
AMENITY SPACE

LEVERE
APARTMENTS



12TH AVENUE NE

4
1
0
6

ALLEY

PRIMARY BUILDING ENTRY AT
CORNER

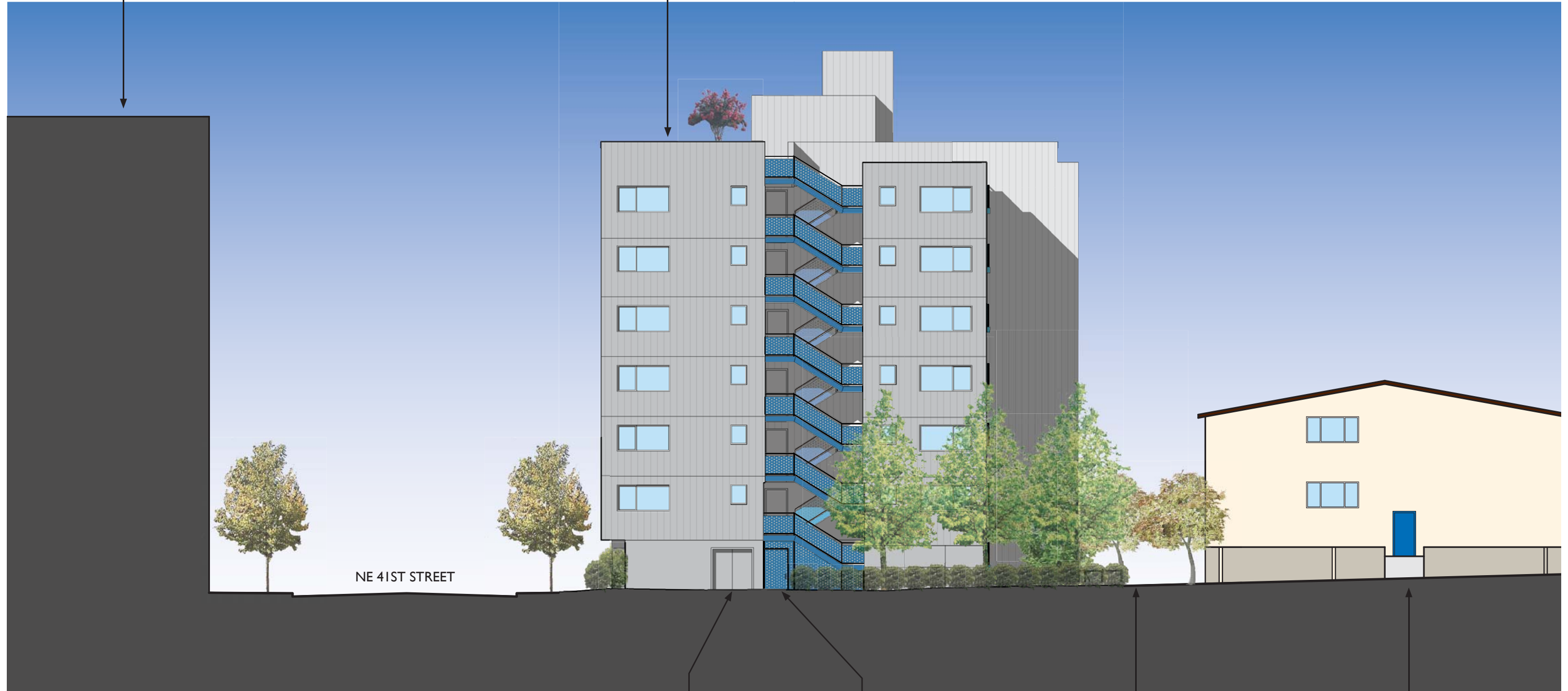
PRIVATE UNIT
PATIOS

GREEN WALL
SCREEN

EAST ELEVATION

UW DORMITORY
ELM HALL

ROOF DECK
AMENITY SPACE



NE 41ST STREET

TRASH / RECYCLING
ROOM ACCESS

EXTERIOR STAIR
ACCESS

GROUND LEVEL
COURTYARD AMENITY

DEL CAPRI
APARTMENTS

LEVERE APARTMENTS

SLIDER DOOR WITH RAILINGS

UW DORMITORY CEDAR APARTMENTS



ALLEY

12TH AVENUE NE

PRIVATE UNIT PATIOS AND TERRACING

EXTERIOR STAIR ACCESS

GATED ACCESS TO 12TH AVENUE NE



BUILDING PERSPECTIVE AS PROPOSED



BUILDING PERSPECTIVE WITH ARCHITECTURAL FINIS



SOUTH ELEVATION AS PROPOSED



SOUTH ELEVATION WITH ARCHITECTURAL FINIS

MATERIALS PALETTE



① Cast-In-Place Concrete with Cementitious Coating



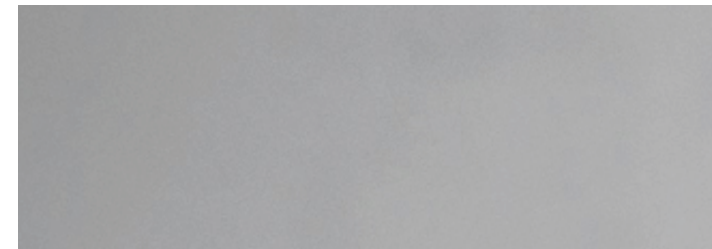
② Horizontal Fiber Cement Board Siding
Custom Color: Burnt Cinnamon



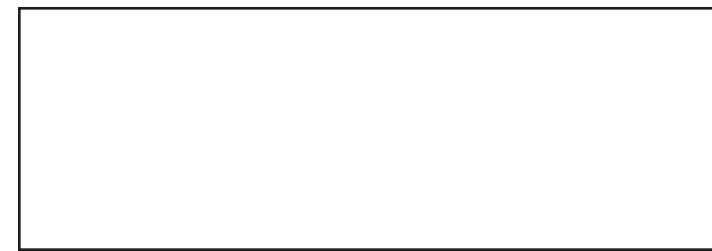
③ Metal Siding
AEP Span: Prestige Series
Color: Cool Metallic Silver



④ Accent Paint
Benjamin Moore
Color: Seaport Blue



⑤ Storefront Window / Door System
Color: Clear Anodized
(At primary building entry)



⑥ Vinyl Window / Door System
Color: White



pavers and pause points

street level



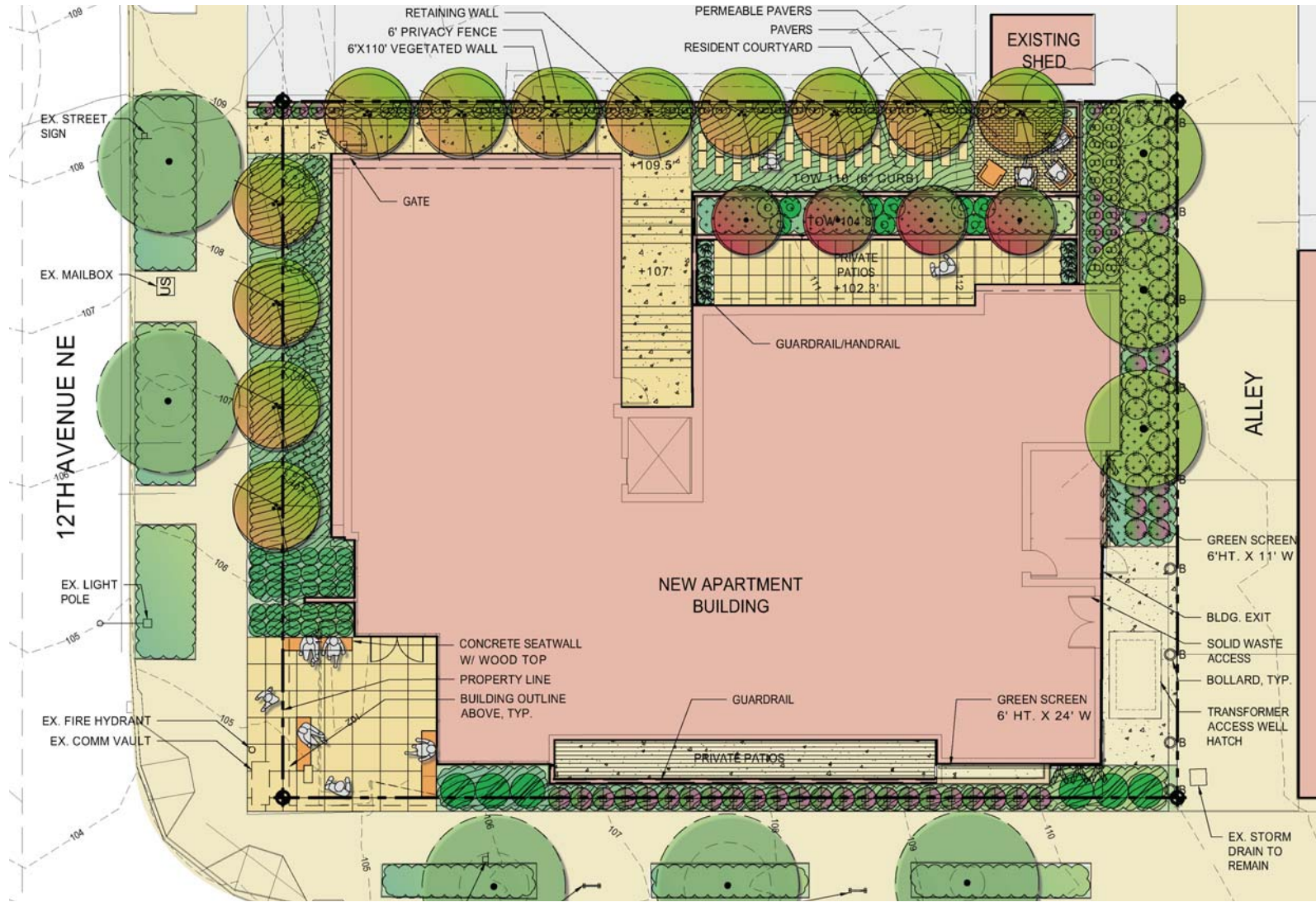
trays, tables, tanning and talking

roof level

.....
TRIAD 41st Karen Kiest | Landscape Architects

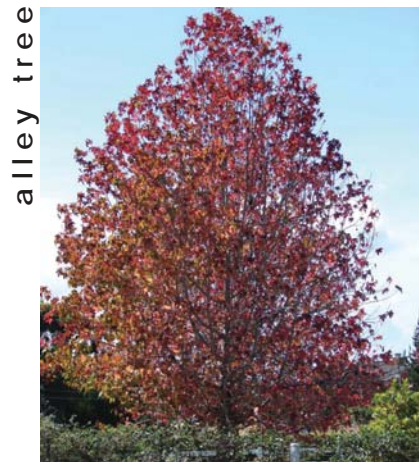
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LANDSCAPE



STREET LEVEL PLANT LIST

SYM	BOTANICAL NAME	COMMON NAME	SIZE	COND.	SPACING
EXISTING ROW LANDSCAPE					
EXISTING STREET TREE TO BE PROTECTED					
EXISTING GROUNDCOVER TO BE PROTECTED					
SITE TREES					
	ACER CIRCINATUM	VINE MAPLE	6'-8' HT.	MULTI B&B	PER PLAN
	STEWARTIA MONODELPHA	TALL STEWARTIA	6'-8' HT.	B&B	PER PLAN
	LIQUIDAMBAR STYRACIFLUA 'EMERALD SENTINEL'	'EMERALD SENTINEL' SWEETGUM	1 1/2" CAL.	B&B	PER PLAN
SHRUBS/GRASSES/PERENNIALS					
	BAMBUSA MULTIPLEX 'GOLDEN GODDESS'	GOLDEN GODDESS BAMBOO	5 GAL.	CONT.	PER PLAN
	BUXUS MICROPHYLLA 'JAPONICA'	JAPANESE BOXWOOD	5 GAL.	CONT.	24" O.C.
	ILEX CRENATA 'COMPACTA'	'COMPACT' JAPANESE HOLLY	5 GAL.	CONT.	24" O.C.
	NANDINA 'MOON BAY'	'MOON BAY' NANDINA	5 GAL.	CONT.	30" O.C.
	LONICERA PILEATA	PRIVET HONEYSUCKLE	1 GAL.	CONT.	30" O.C.
	VIBURNUM DAVIDII	DAVID'S VIBURNUM	5 GAL.	CONT.	30" O.C.
	TAXUS, SP.	YEW	5 GAL.	CONT.	30" O.C.
	ARBUTUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY TREE	5 GAL.	CONT.	48" O.C.
	MYRICA CALIFORNICA	CALIFORNIA WAXMYRTLE	5 GAL.	CONT.	48" O.C.
GROUNDCOVERS					
	EUPHORBIA ROBBIAE	EUPHORBIA	1 GAL.	CONT.	18" O.C.
	LIRIOPE MUSCARI	LILY TURF	1 GAL.	CONT.	18" O.C.
	OPHIPOGON PLANISCAPUS 'NIGRICANS'	BLACK MONDO GRASS	1 GAL.	CONT.	18" O.C.
	VINCA MINOR	PERIWINKLE	1 GAL.	CONT.	18" O.C.
VINES					
	PARTHENOCISSUS CINQUEFOLIA	VIRGINIA CREEPER	5 GAL.	CONT.	PER PLAN
* ACCENT PERENNIALS & GRASSES (PLACED IN THE FIELD BY L.A.)					
	BLECHNUM SPICANT	DEER FERN	1 GAL.	CONT.	PER PLAN
	HEMEROCALLIS X HYBRIDS 'STELLA D'ORO'	'STELLA D'ORO' DAYLILY	1 GAL.	CONT.	PER PLAN
	HELLEBORUS ORIENTALIS	HELLEBORE (WHITE & PINK)	1 GAL.	CONT.	PER PLAN



Sweetgum
Liquidambar styraciflua



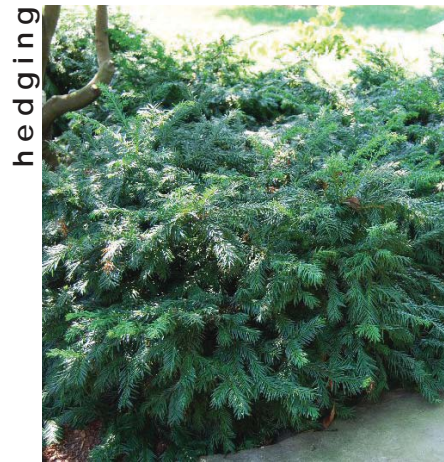
Stewartia
Stewartia monodelpha



Vine Maple
Acer circinatum



Strawberry Tree
Arbutus unedo



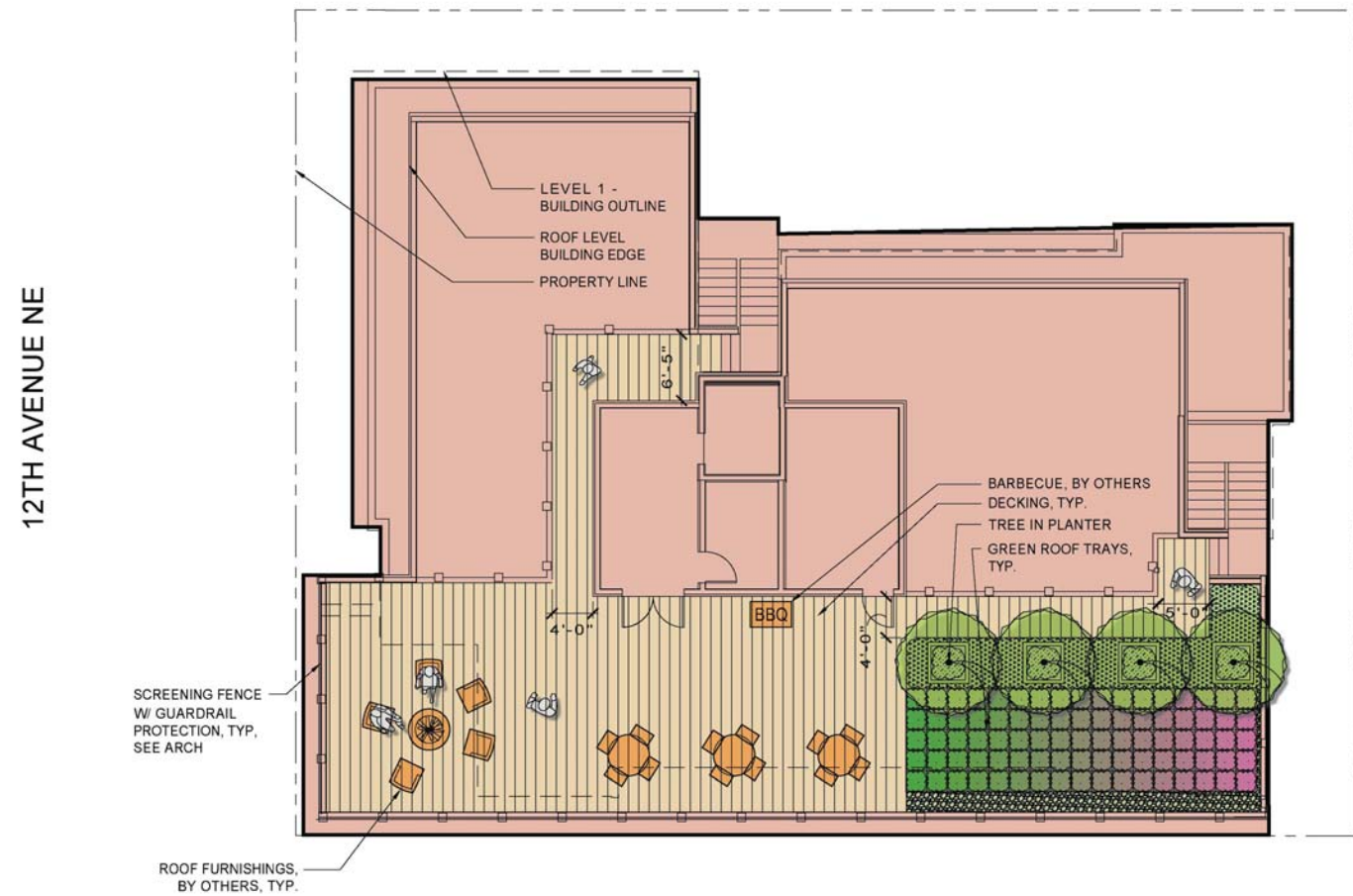
Yew
Taxus sp.



Japanese Holly
Ilex crenata 'Compacta'



TRIAD 41st Karen Kiest | Landscape Architects

street level



food & mingle

ROOF PLANT LIST

SYM	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING	QTY.
ROOFTOP LANDSCAPE						
PLANTERS (PLANTS BELOW ARE PER PLANTER)						
	LAGERSTROEMIA INDICA 'BILOXI'	'BILOXI' CREPE MYRTLE	6'-8' HT.	MULTI.	PER PLAN	4
	OPHIOPOGON PLANISCAPUS 'NIGRESCENS'	BLACK MONDO GRASS	1 GAL.	CONT.	18" O.C.	4
	2'x2' GREEN ROOF PLANTING TRAYS					
	SEDUM MIX					

NE 41ST STREET



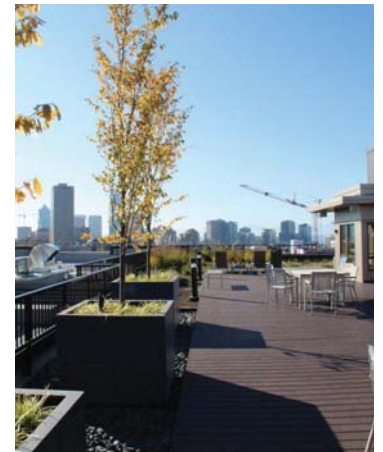
Sedum Mix



Ornamental Grasses



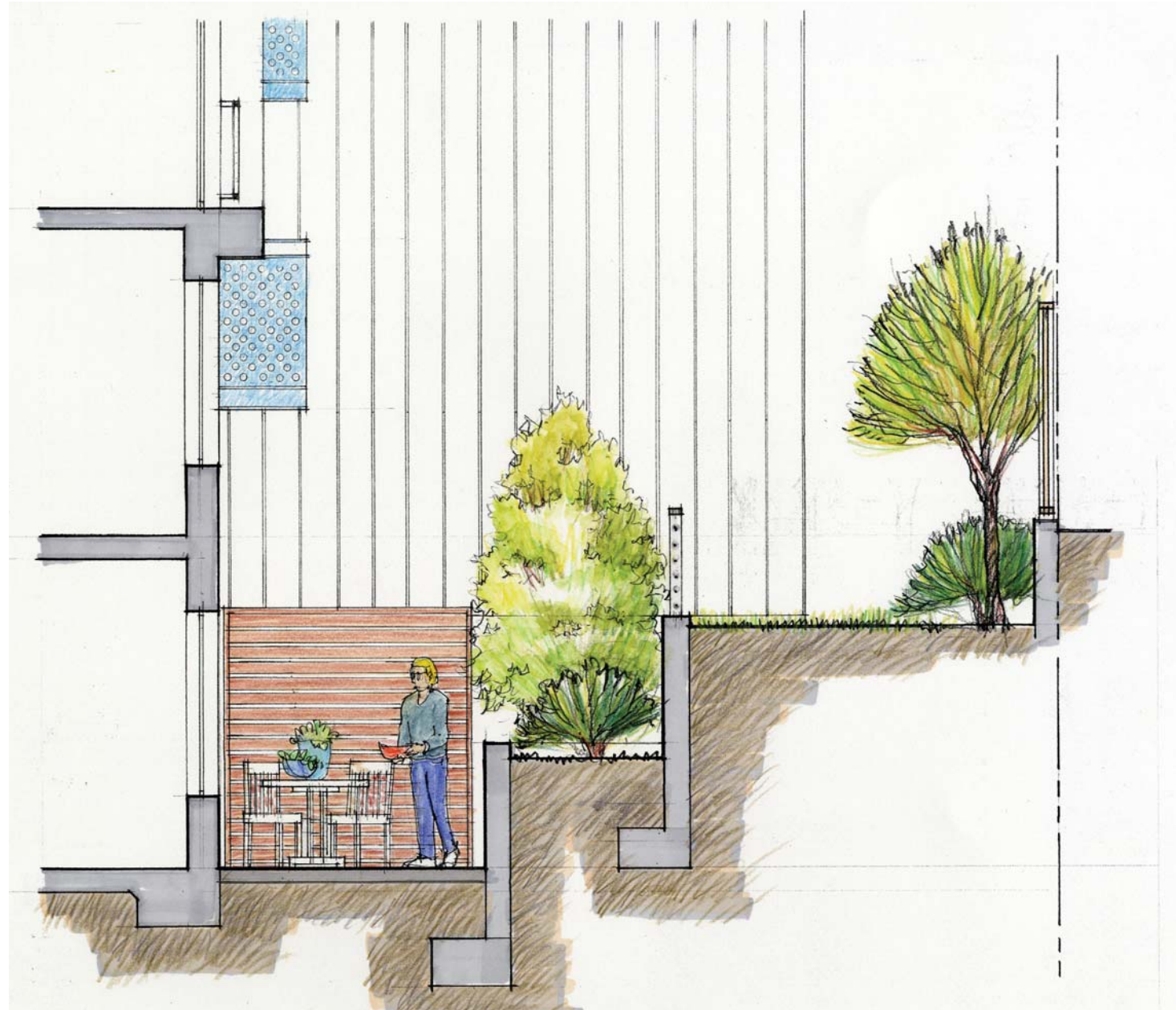
Trees in Pots



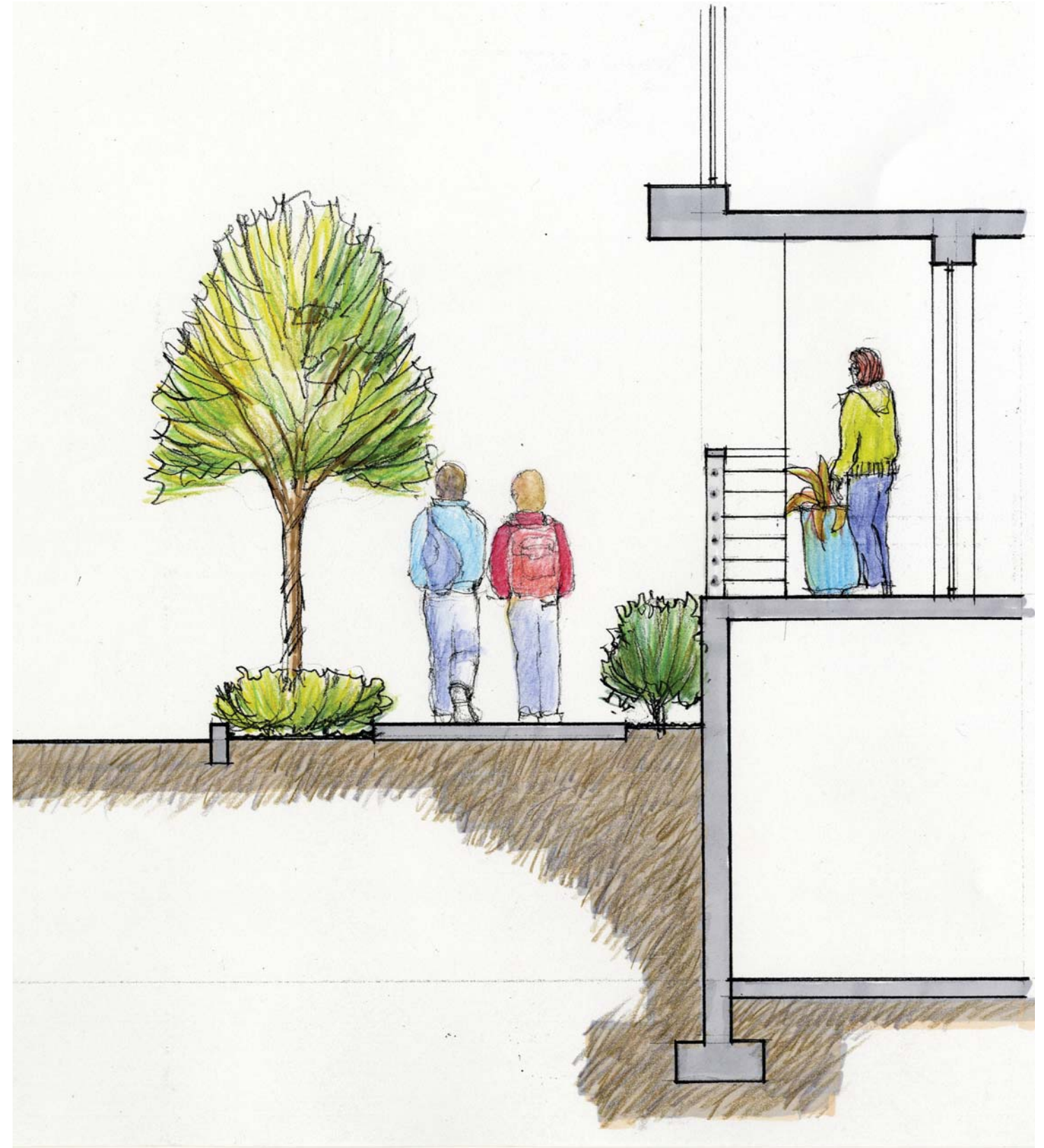
TRIAD 41st Karen Kiest | Landscape Architects

roof level

VIGNETTE SECTIONS



SECTION AT REAR COURTYARD AND PRIVATE PATIOS



SECTION AT RAISED PATIOS ALONG 41ST



LIGHTING AND AMENITY PLAN



Ⓡ1 Entry Lights
Prisma Architectural:
Magiclick 50



Ⓡ2 Tenant Porch Lights
Access Lighting:
20302 Poseidon
Wet Location
Bulkhead



Ⓡ3 Streetfront Accents
Maxim Lighting:
Zenith-EE



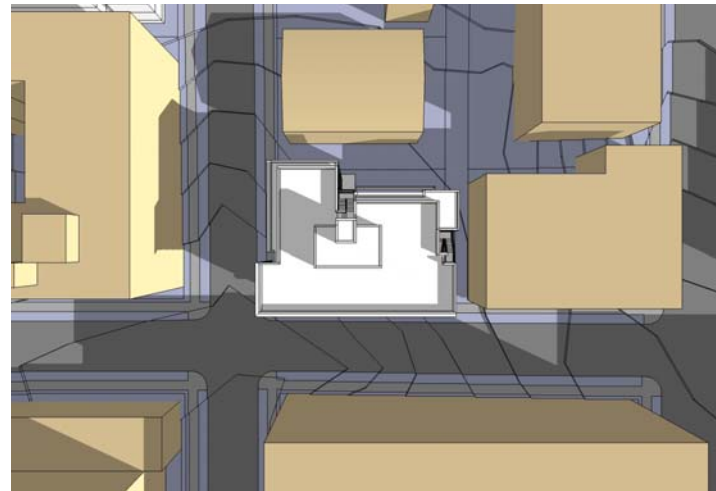
Ⓡ4 Courtyard / Alley Lights
Hubbell
NRG 1100



Ⓡ5 Bench Inserts
Prisma Architectural:
Insert I

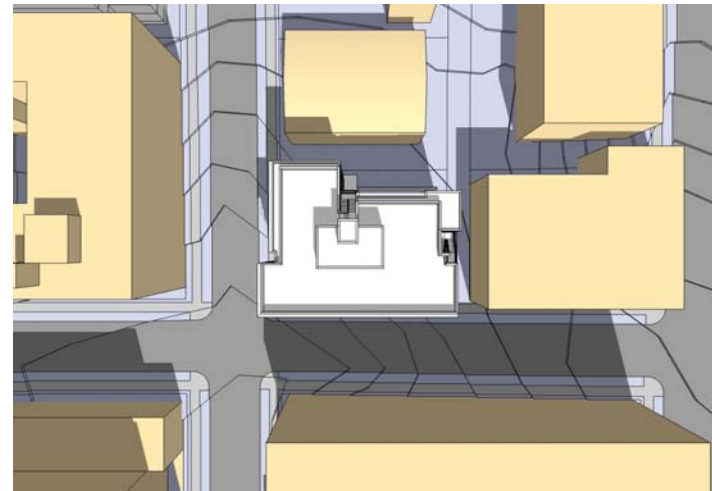
MARCH / SEPTEMBER 20TH

8 AM



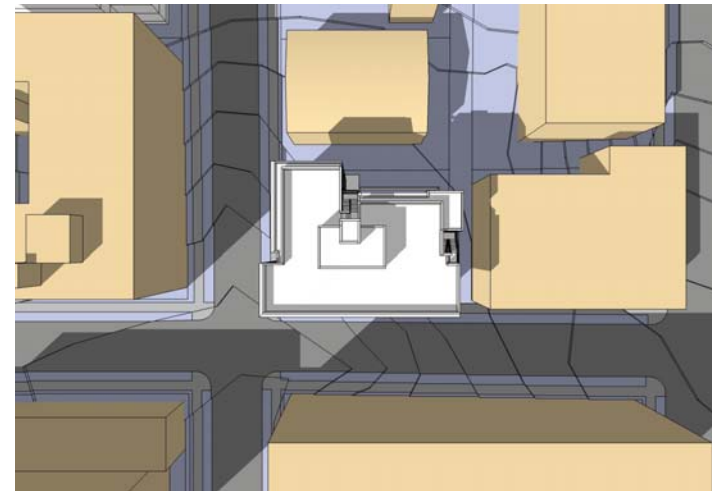
MARCH / SEPTEMBER 20TH

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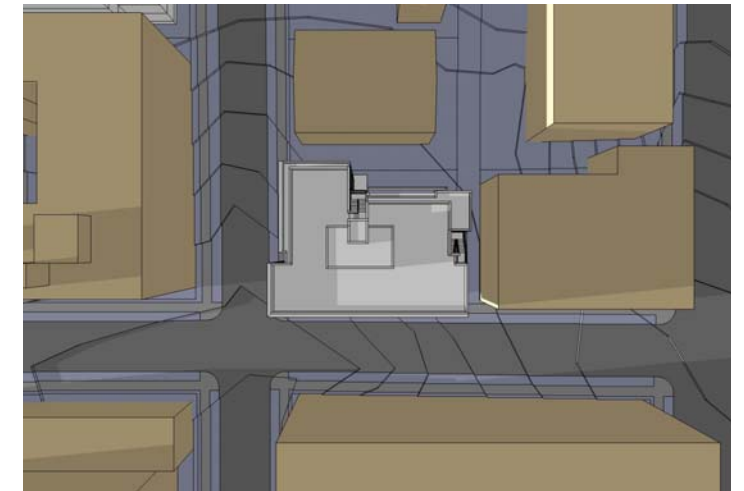
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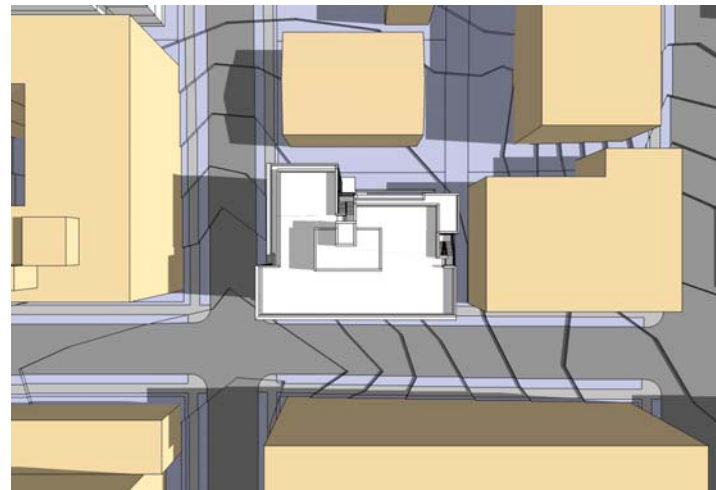
MARCH / SEPTEMBER 20TH

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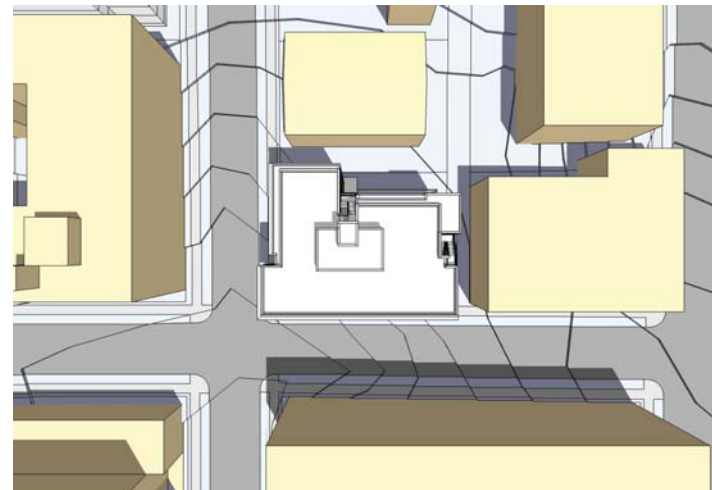
JUNE 20TH

8 AM



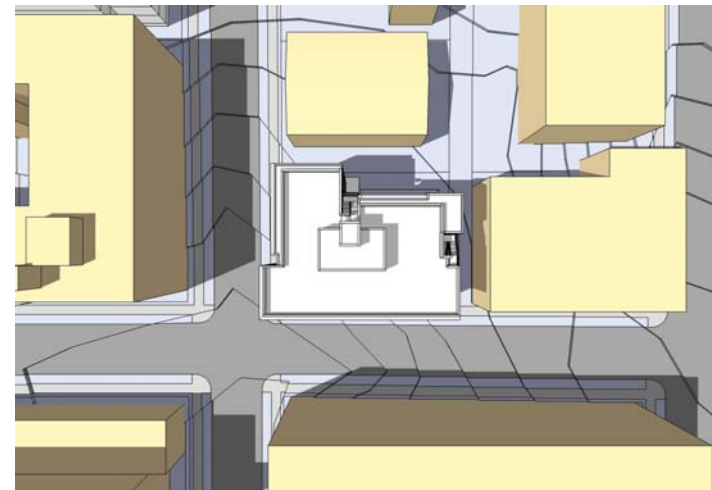
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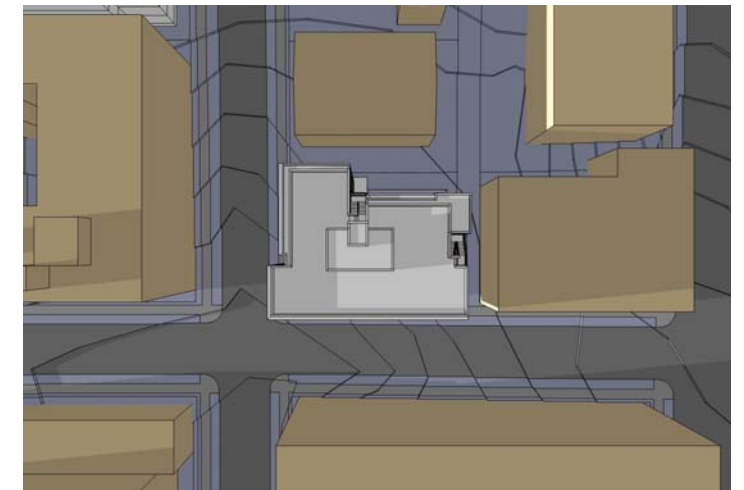
JUNE 20TH

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JUNE 20TH

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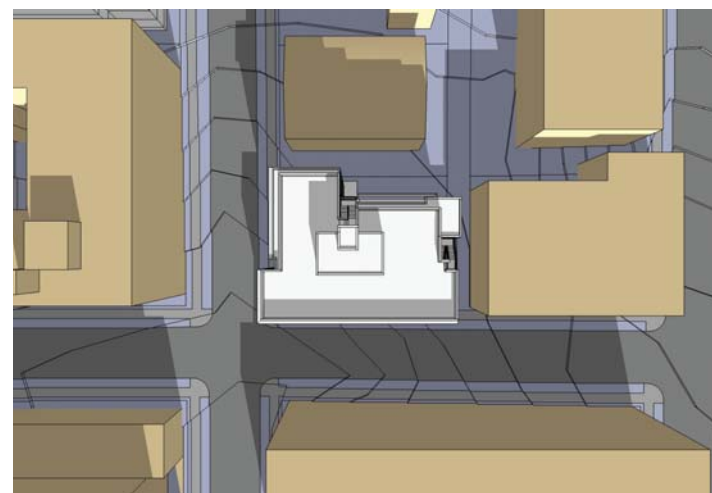
DECEMBER 20TH

8 AM



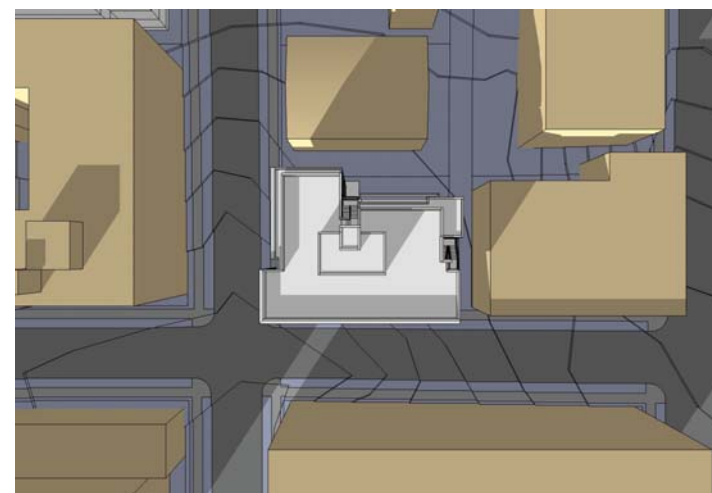
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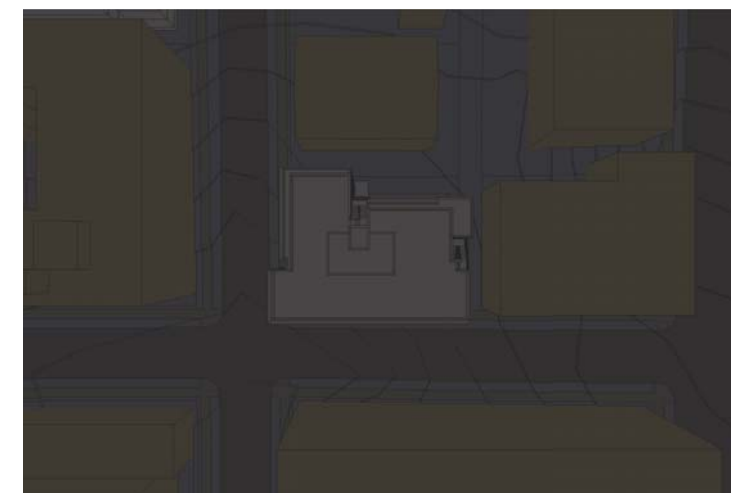
DECEMBER 20TH

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DECEMBER 20TH

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ATTACHMENT B: RESPONSE TO DESIGN GUIDELINES

A. SITE PLANNING

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

University-specific supplemental guidance:

Context: Reinforcing the pedestrian streetscape and protecting public view corridors are particularly important site planning issues. Stepping back upper floors allows more sunlight to reach the street, minimizes impact to views, and maintains the low- to medium-rise character of the streetscape. Roof decks providing open space for mixed- use development can be located facing the street so that upper stories are, in effect, set back.

Guideline - Solar Orientation: Minimizing shadow impacts is important in the University neighborhood. The design of a structure and its massing on the site can enhance solar exposure for the project and minimize shadow impacts onto adjacent public areas between March 21st and September 21st. This is especially important on blocks with narrow rights-of-way relative to other neighborhood streets, including University Way, south of NE 50th Street.

At the Early Design Guidance Meeting, the Board agreed the strong street wall along NE 41st street, shown in all options, was an appropriate response to the streetscape, assuming a positive design resolution of the ground plane transition (see D-1, D-12). However they cautioned that the long, tall street wall needed adequate relief and compositional interest, such as reveals, recessed windows and/or south facing sun shades.

A strong street wall is created along 41st street by creating a frame element that turns the corner. Within the field of the frame, a palette of window sizes is laid out in a compositionally interesting way that provides emphasis for the corner at 41st and 12th.

The base of the building at 41st street provides a high degree of visual interest at ground level with raised patios with cable rails and a landscape buffer between the patios and the sidewalk. The inset patio below the frame element above provides a play of shadow and light and a use that activates the edge of the building immediately adjacent to the sidewalk. As the sidewalk slopes down to the corner, a double height, inset glass lobby area opens to the corner. This outdoor area has seating and lighting that makes it an attractive place to sit for residents. The seating area is fully visible from the glass lobby and leasing office and a heavily trafficked intersection. In addition, ample lighting will be provided. All these gestures serve to modulate the south façade and make it attractive both at street level and from a distance.

The building fills out the corner of an intersection that already contains three large street-wall buildings at the other corners. The project essentially completed the urban design experience of an important intersection.

A-3 Entrances Visible from the Street. 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 best location for the primary entry, and decided the corner provides optimum pedestrian activation of the street realm, affording a tall, transparent lobby to the corner, and also supported the lobby elevation and corner plaza matching the street corner elevation (not depressed).

With the board's support, the corner double-height glass entry has been given definition and design attention. It is an important element that connects the building with the life of the street and avoids the blank corner that occurs with two of the other buildings at the intersection.

A-4 Human Activity. New development should be sited and designed to encourage human activity on the street.

University-specific supplemental guidance:

Context: Pedestrian orientation and activity should be emphasized in the University Community, particularly along Mixed Use Corridors. While most streets feature narrow sidewalks relative to the volume of pedestrian traffic, wider sidewalks and more small open spaces for sitting, street musicians, bus waiting, and other activities would benefit these areas. Pedestrian-oriented open spaces, such as wider sidewalks and plazas, are encouraged as long as the setback does not detract from the "street wall."

At the Early Design Guidance Meeting, the Board agreed the corner plaza and adjacent leasing office supports human activity, and encouraged the landscape design to include seating, careful lighting and other welcoming features within the plaza.

Per the comments for A-3, the entry plaza will provide human activity and eyes on the street. This outdoor area has seating and lighting that makes it an attractive

place to sit for residents. The seating area is fully visible from the glass lobby and leasing office and a heavily trafficked intersection. In addition, ample lighting will be provided. A cedar soffit is provided above the main entry and a paving pattern is provided with the entry plaza. The computer rendering and the up-close vignette provided in this DRB packet capture the dynamic feel of this space.

A-6 Transition Between Residence and Street. 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.

At the Early Design Guidance Meeting, the Board discussed this issue at length, and agreed that the raised decks are strongly preferable, as long as they include quality materials below and carefully designed railings that maintain "eye on the street". The Board was concerned that deep patios would appear as "moats", and advised these be changed to light wells or double height units with no cut into the ground plane. Detailed cross sections showing curb, sidewalk, landscaping and architecture should be provided at each typical patio condition.

Responding to the Board's concerns, the sunken units at 12th Avenue that required light wells have been removed and landscaping has been put in their place. The raised patios on 41st have been designed with cable rails that are highly transparent and avoid creating a wall at the street level. The attractive use of landscape serves both as a buffer zone between public and private zones.

The sunken units at the north courtyard have been addressed in the design as shown in the section and vignette provided in the DRB packet. Rather than using one tall wall between the patios and grade, two terrace steps are used. First the patio area at the property line is lowered in relationship to the adjacent neighbor and then a landscape terraced step is provided between this public patio area and the individual patios. This terracing, combined with a cable rail fence and landscaping open the sunken units up to both light and greenery.

A-10 Corner Lots. Building on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from corners.

University-specific supplemental guidance:

Context: The Citywide Design Guidelines encourage buildings on corner lots to orient to the corner and adjacent street fronts. Within the University Community there are several intersections that serve as "gateways" to the neighborhood.

Guideline: For new buildings located on a corner, including, but not limited to the corner locations identified in Map 3, consider providing special building elements distinguishable from the rest of the building such as a tower, corner articulation or bay windows. Consider a special site feature such as diagonal orientation and entry, a sculpture, a courtyard, or other device. Corner entries should be set back to allow pedestrian flow and good visibility at the intersection.

At the Early Design Guidance Meeting, the Board discussed this corner site is not a University District Design Guidelines mapped “gateway”, and does not deserve a corner tower or special feature; the proposed plaza and tall, generous overhang is acceptable. The Board, preferred instead a more subtle acknowledgement of the corner, such as windows that wrap the corner.

Per the Boards comments, the designers concurred that over-emphasis of the corner was inappropriate and even contrived in this location and that a corner tower should be avoided. Instead, the corner condition was emphasized using corner windows and wrapping the frame at the corner that extends the whole 41st façade while providing a double height glass lobby. This solution is more elegant, subtle and connects to the design language established in the project up the street.

B. HEIGHT, BULK AND SCALE

B-1 Height, Bulk, and Scale Compatibility. Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to near-by, less intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk, and scale between anticipated development potential of the adjacent zones.

University-specific supplemental guidance:

Context: The residential areas are experiencing a change from houses to block-like apartments. Also, the proximity of lower intensive zones to higher intensive zones requires special attention to potential impacts of increased height, bulk and scale. These potential impact areas are shown in Map 4. The design and siting of buildings is critical to maintaining stability and Lowrise character.

At the Early Design Guidance Meeting, the Board acknowledged this site is on an edge between the MIO and MR zones, and agreed the wide side/courtyard of option C provides more daylight and spatial buffer to the adjacent apartment building to the north. To reduce shadow on north neighbors, the roof line and parapet of the building’s north edge should be minimized and not be occupied roof deck.

This project is a rare midsize development in the University District where most new projects tend to be much larger. The scale of the recently completed University Dormitories are several times larger with large un-modulated facades. This building shares an intersection with three large-scale buildings and is at a transition point between the institutional zone and an up-zoned MR neighborhood. The scale of the project serves as a nice transition between a larger density zone and a recently up-zoned district that has an array of existing mid to low-rise buildings. In addition, by stepping the building back from the north property line and providing a courtyard, the two building are provided with a buffer. The roof-deck is located on the south portion of the roof and lower parapets are used whenever possible.

C. Architectural Elements and Materials

C-2 Architectural Concept and Consistency. 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 roof line or top of the structure should be clearly distinguished from its facade walls.

At the Early Design Guidance Meeting, the Board supported the basic 3 bar massing concept of option C, reinforced with clear separations at the open stairs and transparent corridor ends. They agreed that the composition of the north elevation is important as it is highly visible from 12th Avenue NE.

Open stairs, windows at corridor ends have been provided to provide attractive and functional modulation and façade variation. The north elevation is as fully resolved and designed at the two primary corner facades. Between the shifts in modulation, the open stairwell, the frame element and the variation in materials, there is a lot of visual interest in this carefully resolved façade.

C-3 Human Scale. The design of new buildings should incorporate architectural features, elements, and details to achieve a good human scale.

At the Early Design Guidance Meeting, the Board discussed how the unit railings and exposed walls at grade should incorporate quality, human scale design, as well as the important aspects of the corner lobby and plaza (see A-4) and the south-east/alley corner (see D-2).

As discussed in item A-6, good human scale is achieved by using cable rails and an attractive landscape buffer at the sidewalk. At the expanse of wall adjacent to the alley, a layering of landscaping, including a green grid mounted to the wall provides texture and depth at the alley corner. The design of the corner lobby plaza is addressed in A-2 and A-4.

C-4 Exterior Finish Materials. 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 complement 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.

At the Early Design Guidance Meeting, the Board supported the basic material palette verbally described, and encouraged the prime materials be consistently applied along street levels. They also agreed this could be a “companion” to a nearby residential building, while not identical in all color, material, and texture applications.

The material palette for this building is that similar as to what was approved by this board for the project just up the street for the same developer. The materials are quality, durable, attractive and used in a consistent and rigorous manner.

D Pedestrian Environment

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

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.

At the Early Design Guidance Meeting, the Board agreed the proposed corner plaza meets this objective, and supported the overhanging bar, as long as the tall proportion shown is maintained, and lighting is well integrated (see A-4, D-2).

The design reflects both these comments. The height of the lobby is maintained and lighting will be attractively integrated in the overall design.

D-2 Blank Walls. Buildings should avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable they should receive design treatment to increase pedestrian comfort and interest.

At the Early Design Guidance Meeting, the Board agreed the southeast corner is a logical location for the transformer and solid waste rooms, but cautioned that an approximate 15x20 ft tall blank wall is the maximum extent, and requires sophis-

ATTACHMENT B: RESPONSE TO DESIGN GUIDELINES

licated design treatment to mitigate the blank wall. This includes the approximately 20 ft wrap onto the alley frontage, which is very visible.

As mentioned in C-3, the portion of wall will have a layering of landscaping with a green grid attached to the wall. The height of the wall is actually 10-12ft. It is located under the protruding frame above that will provide an important shadow line, it is directly adjacent to the inset patios that will provide modulation and it is softened by landscaping that includes tree plantings. This landscaping extends beyond the building edge to the edge of the alley and providing a screening of the entry into the trash room. In addition, the rear elevation is sufficiently modulated and landscaped to provide visual interest.

D-10 Commercial Lighting. 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 discussed how important lighting is; though this is not a commercial project, it is on busy student/pedestrian streets.

A lighting plan has been provided with the DRB packet that shows location of fixtures and is focused on provided security and lighting up important areas of the project such as the entry plaza.

D-12 Residential Entries and Transitions. 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.

At the Early Design Guidance Meeting, the Board agreed this transition is crucial to buffer adjacent residential use from a busy sidewalk, and offer design relief from the large street walls above. The landscape design to soften the wall below the raised decks will be vital.

The landscape design provides important buffering and softening of the building in the planting area between the building and the sidewalk edge. See previous comments that have addressed this issue.

E Landscaping

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

At the Early Design Guidance Meeting, the Board supported the inclusion of the loading zone and a highly permeable surface, and advised there be a direct access into the elevator corridor from the loading space. They also encouraged the roof deck to incorporate a range of landscaping and amenity features for the residents.

The three other corners of the intersection have buildings that fill their sites and come right up to the property lines, particularly at the alley. These buildings are zoned MIO whereas this project site is zoned MR. From an urban design perspective this makes no sense and has been the driver of all the departures to achieve a coherent urban design with the context. The building reaches over the rear setback line as a response to shifting the building mass to better response to the site conditions. Per the boards concerns, we have provided ample landscaping in the rear setback to allow for greenery at the alley and natural drainage. There is a concrete 'loading' pad at the alley adjacent to the stairwell and trash-room entrance and above the underground transformer room. Because the paving is above the transformer room, it cannot be planted but has to be concrete paving. Although the space provides slightly less width than a standard parking space it does offer the ability to park a car for loading and unloading. However, given security concerns, it is still preferable for most loading to occur at the main lobby where building management can keep an eye on who is entering the building. In addition, the lobby fronts two streets that provide on-street parking and allows for striping of loading spaces. The roof deck incorporates a range of plantings and offers that best possible views and seating opportunities of Lake Union.

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

At the Early Design Guidance Meeting, the Board discussed the side courtyard was a valuable buffer more than an active use space, and encouraged the stepped walls be designed to maximize daylight into the north facing units, and select adjacent wall colors and species to maximize daylight penetration.

Per the board's guidance, the courtyard has been designed to provide buffering at the north property line and privacy and light at the sunken patios through terraced landscaping and tree planting.



WESTLAKE VILLAGE



222 VIEW APARTMENTS



CHELAN RESORT SUITES



THE DAKOTA



H2O APARTMENTS - LEED H MIDRISE PILOT GOLD TARGET



ARTHOUSE



BROADSTONE KOI APARTMENTS - LEED NC CERTIFIED TARGET



APERTURE OF FIFTH



MIST APARTMENTS - LEED NC SILVER TARGET

41ST STREET APARTMENTS - DPD #3013699

RECENT TRIAD PROJECTS



TRIO - BELLTOWN



PIER 70 - SEATTLE



PIER 70 - SEATTLE



CIVIC SQUARE - SEATTLE



NOMA - BALLARD



REGATA - WALLINGFORD



CIVIC SQUARE - SEATTLE



TRIO - BELLTOWN



POINT EDWARDS - EDMONDS



POINT EDWARDS - EDMONDS