

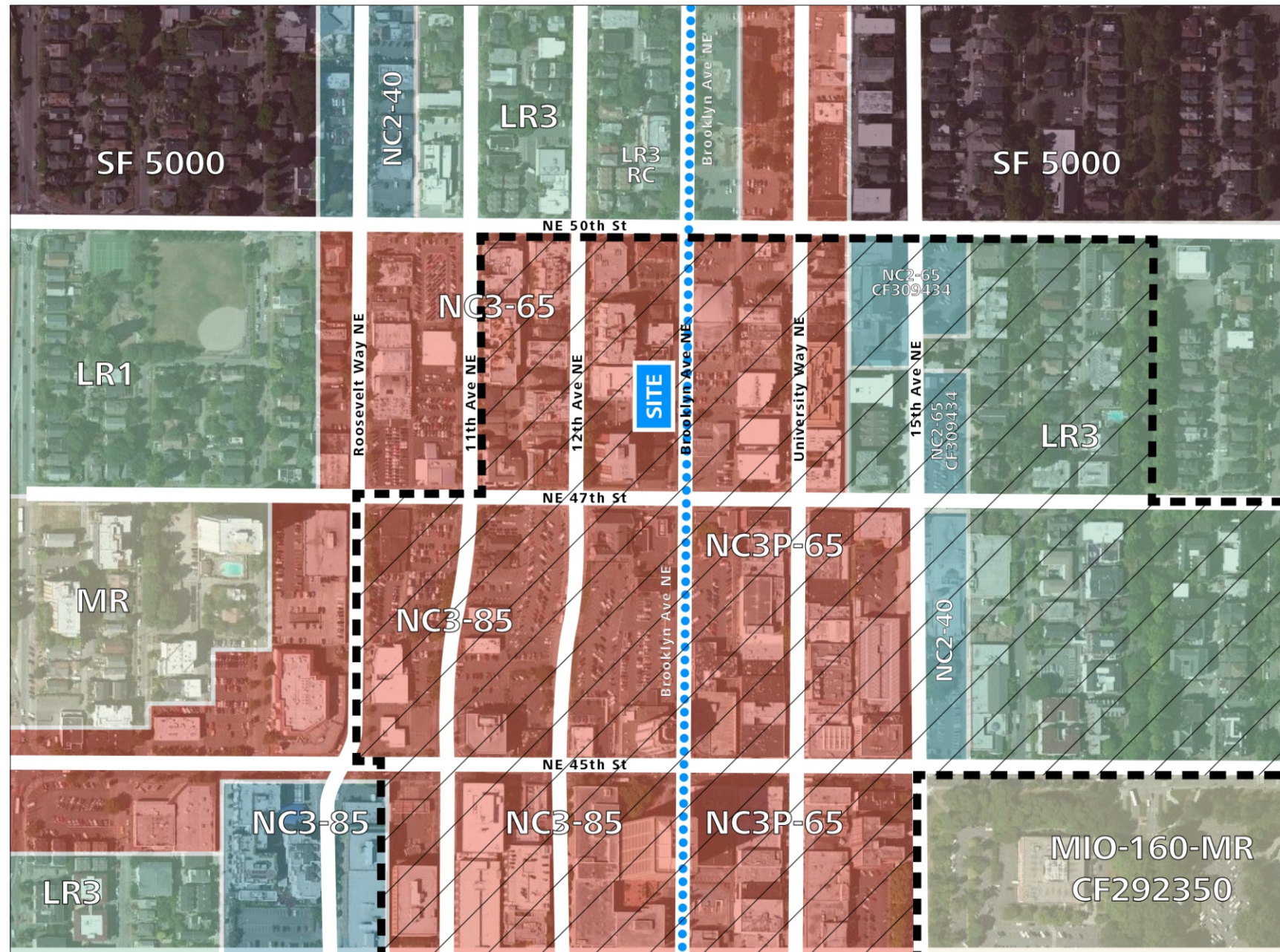


01.04.2012 EARLY DESIGN GUIDANCE PACKAGE  
4717 BROOKLYN AVE NE / DPD PROJECT # 3014328

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


The area of the site is part of the University Gardens Mixed Use Core designated per neighborhood plan approved in 2009 as the area of the University District extending generally from Brooklyn Ave. NE to 7th Ave NE and from NE 50th St. to NE 43rd St. It is zoned primarily as Neighborhood Commercial and is surrounded by Low Rise and Multifamily zones. The University Community Urban Center Neighborhood Plan (2009) has targeted this area to be developed into "a more intense pedestrian oriented, mixed-use area, with amenities, open space, and transit accessibility supporting a wide variety of compatible activities"

The proposed site is composed of three parcels; two vacant lots and one existing commercial structure (Weaving Works). It is zoned NC-65 and lies within a Station Area Overlay District (SAOD), accounting for the future Northgate Link light rail expansion along Brooklyn Avenue. Light rail construction is scheduled to begin in 2012 with services starting in 2021.

The site is designated as part of the University District Northwest Urban Center Village and within a frequent transit corridor. Designated Pedestrian Area overlay exists nearby along University Way and on Brooklyn Ave south of NE 47th.

Several newer mixed-use buildings located across the alley and along 12th Avenue six to seven stories in height. Directly across Brooklyn Ave is a large open surface parking lot servicing Safeway to the north and gas station.

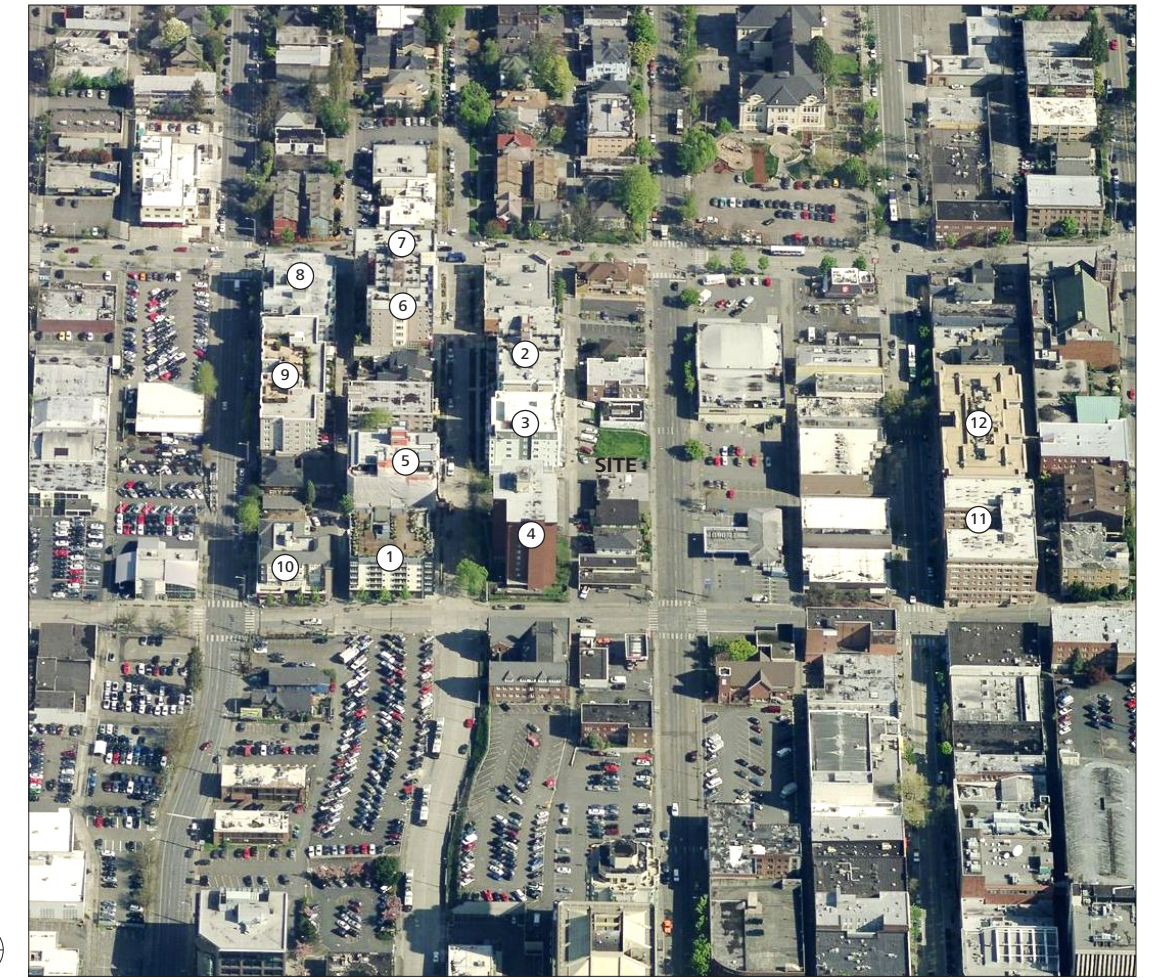
**KEY**

-  Light Rail Expansion
-  Station Area Overlay District
-  NC 3
-  LR 3
-  MR
-  NC 2
-  SF 5000

**ADDRESSES:** 4717, 4722, 4727 Brooklyn Ave NE  
**ZONING:** NC3-65  
**OVERLAY DESIGNATION:** Station Area Overlay District  
 Urban Village: University District Northwest Urban Center Village  
 Frequent Transit Corridor

NEIGHBORHOOD AND SITE ANALYSIS

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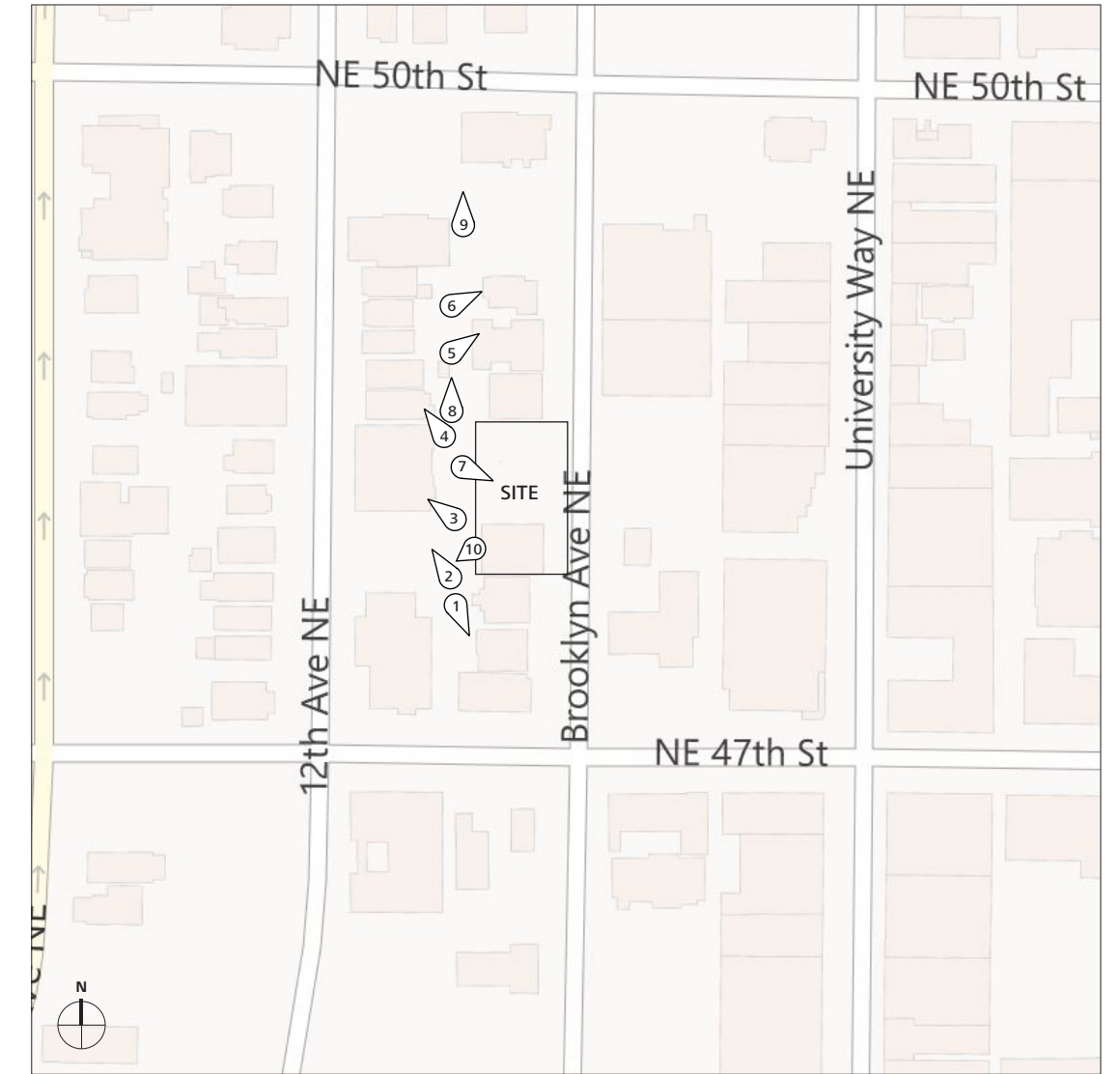


NEIGHBORHOOD DESIGN CUES

- Recent developments constructed within last decade generally feature modulated facades, with fiber cement and metal siding, metal Juliet or full balconies.
- Older buildings within block radius feature some brickwork, either on commercial levels or in some cases running full height. No adjacent buildings have brick facades.
- All newer apartment building utilize full property and designate amenity space to roof decks, balconies and interior amenity spaces.
- There is no immediate precedent for mixed use project within this block with retail base. Avalon Bay project one block south will establish continuity of the street level retail and commercial uses.

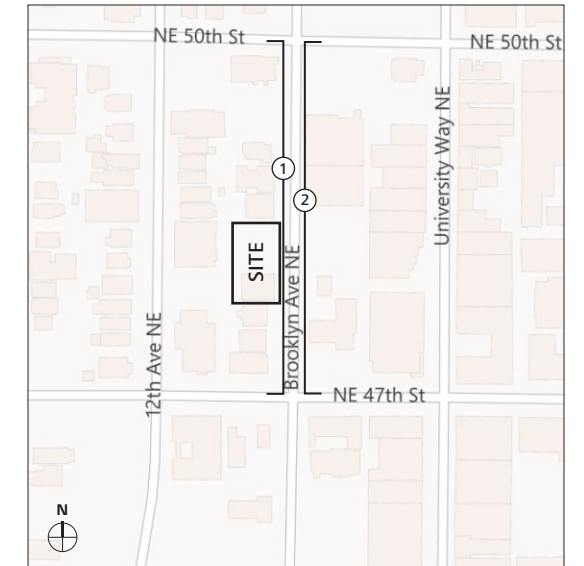
AREA CONTEXT

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SITE CONTEXT

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PROJECT SITE



1. BROOKLYN AVE - FACING WEST



2. BROOKLYN AVE - FACING EAST

STREETSCAPES

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 4717 BROOKLYN AVE NE / DPD PROJECT # 3014328



EXISTING SITE PLAN

The proposed development will create an urban apartment building primarily aimed at student population with commercial and retail uses at street level. The project presents an opportunity to create a high density urban infill project on an underutilized site and fulfill the vision of the neighborhood plan for this area. It will add commercial storefront along Brooklyn Avenue N, which currently has limited street level active use.

## DESIGN GUIDELINE PRIORITIES

### A SITE PLANNING

- A-1 Respond to Site Characteristics:
- A-2 Streetscape Compatibility
- A-3 Entrances Visible From Street
- A-4 Human Activity
- A-5 Respect for Adjacent Sites
- A-7 Residential Open Space
- A-8 Parking and Vehicle Access

### B HEIGHT, BULK, AND SCALE

- B-1 Height, Bulk and Scale compatibility.

### C ARCHITECTURAL ELEMENTS AND MATERIALS

- C-1 Architectural Context
- C-2 Architectural Concept
- C-3 Human Scale
- C-4 Exterior Finish Materials

## DEVELOPMENT OBJECTIVES

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SE CORNER

### MASSING OPTION A (PREFERRED OPTION)

Screened facade

- PROS:
- Residential entry recessed at street level encouraging pedestrian use and movement
  - Interior courtyard creates privacy for residents
  - Full commercial base
  - Facade modulated at 100'
  - No departures required

- CONS:
- interior courtyard pushes mass to street



NE CORNER



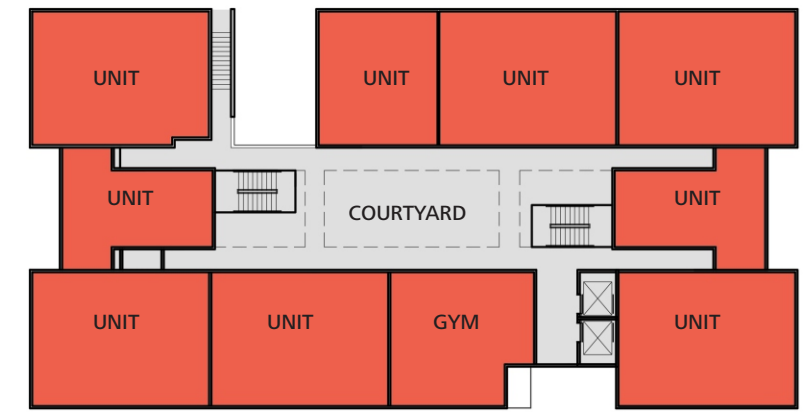
NE AERIAL



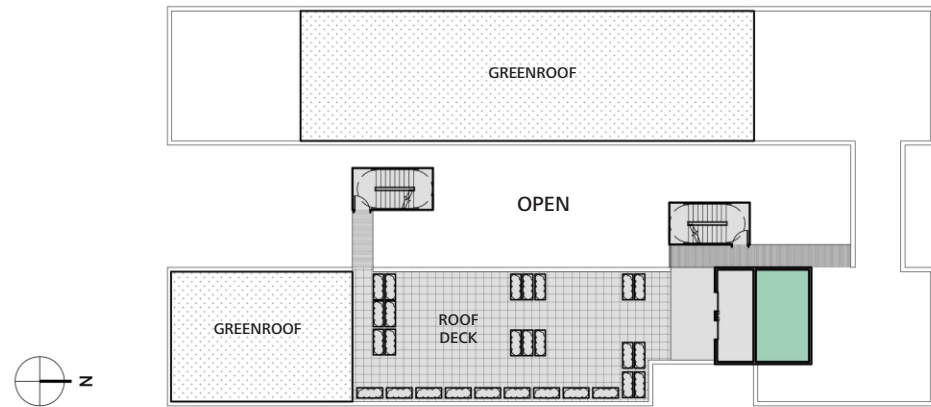
- RESIDENTIAL
- RETAIL/COMMERCIAL
- BUILDING SERVICES



LEVELS 5-7



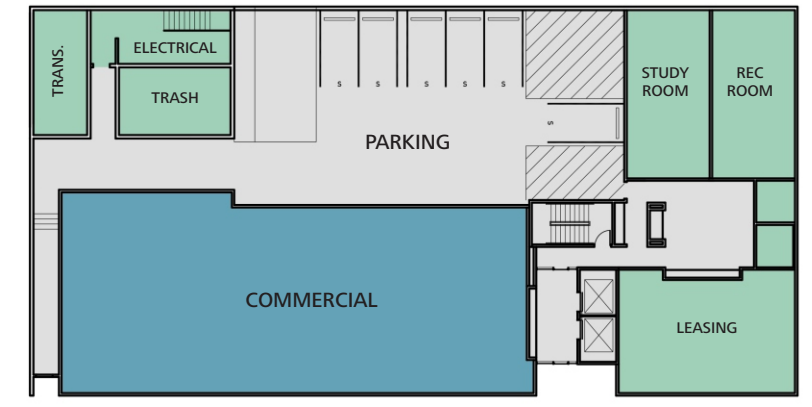
LEVEL 2



ROOF LEVEL



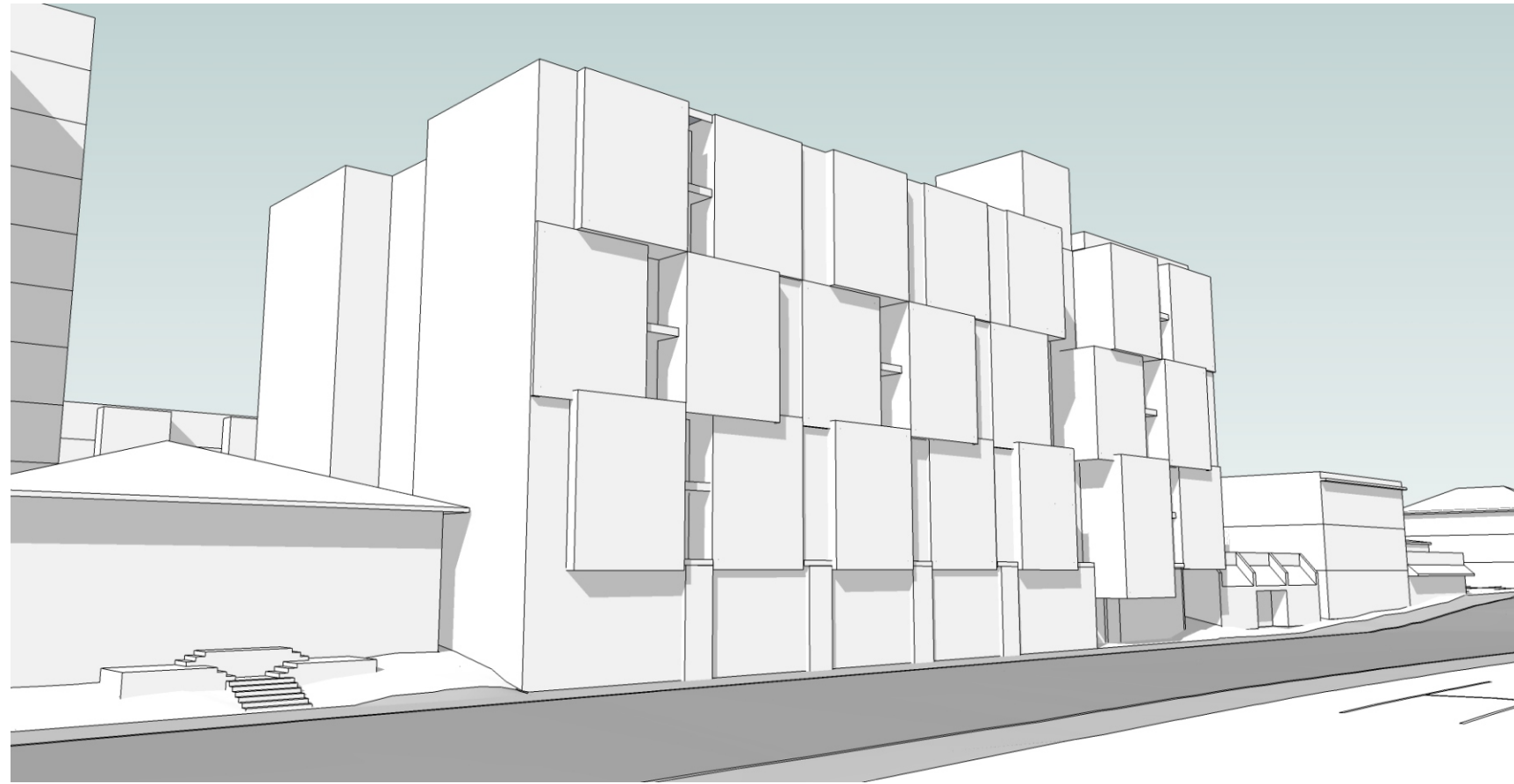
LEVELS 3-4



STREET LEVEL

MASSING OPTION A PLANS

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SE CORNER

## MASSING OPTION B

Modulated facade

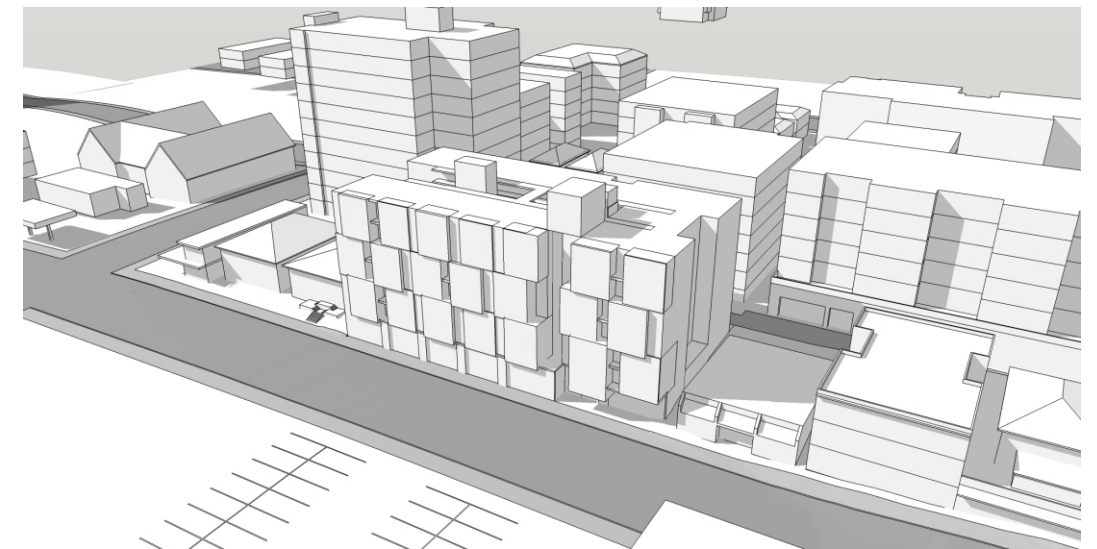
- PROS:**
- Modulation breaks up massing into smaller facade proportions
  - Entries recessed at street level encouraging pedestrian use and movement
  - Interior courtyard creates privacy for residents
  - No departures required
- CONS:**
- Larger mass at street
  - Interior courtyard pushes mass to street
  - More units in courtyard to compensate for street modulation / more shaded
  - More units face N/S property lines
  - Need to provide agreement with SDOT for structural projections

MASSING OPTION B

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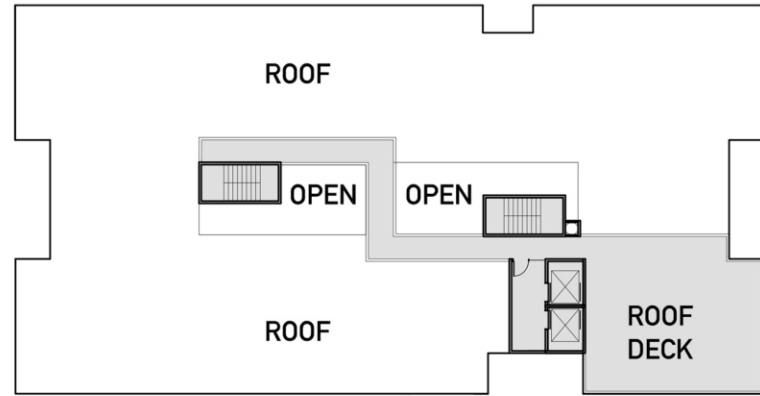


NE CORNER

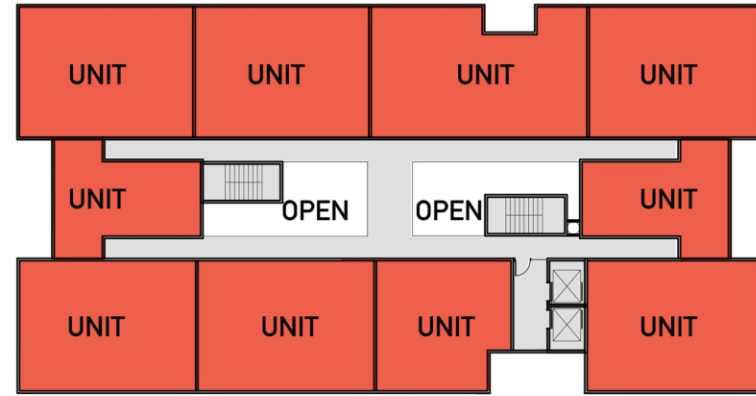


NE AERIAL

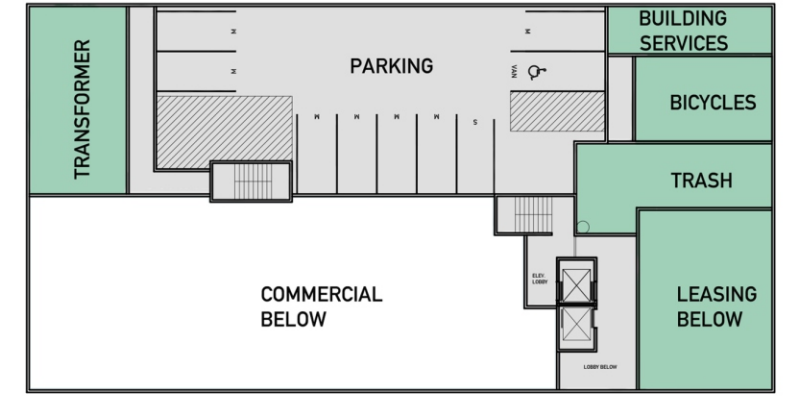
- RESIDENTIAL
- RETAIL/COMMERCIAL
- BUILDING SERVICES



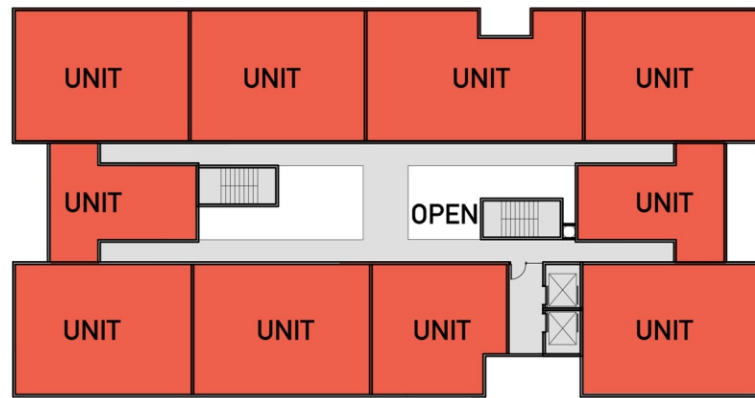
ROOF LEVEL



LEVELS 3-4



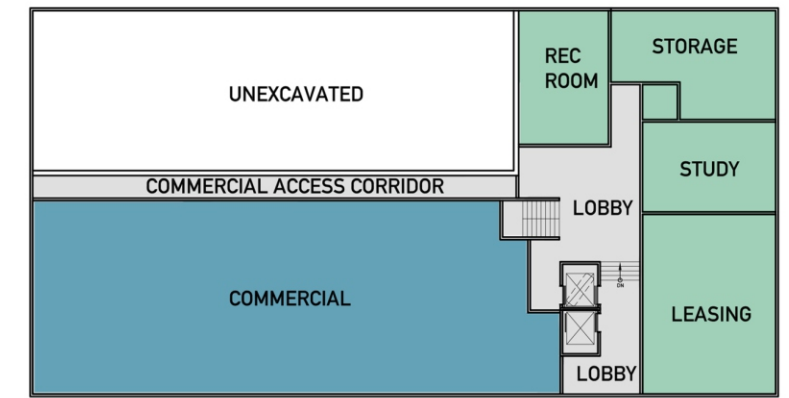
ALLEY LEVEL



LEVELS 5-7



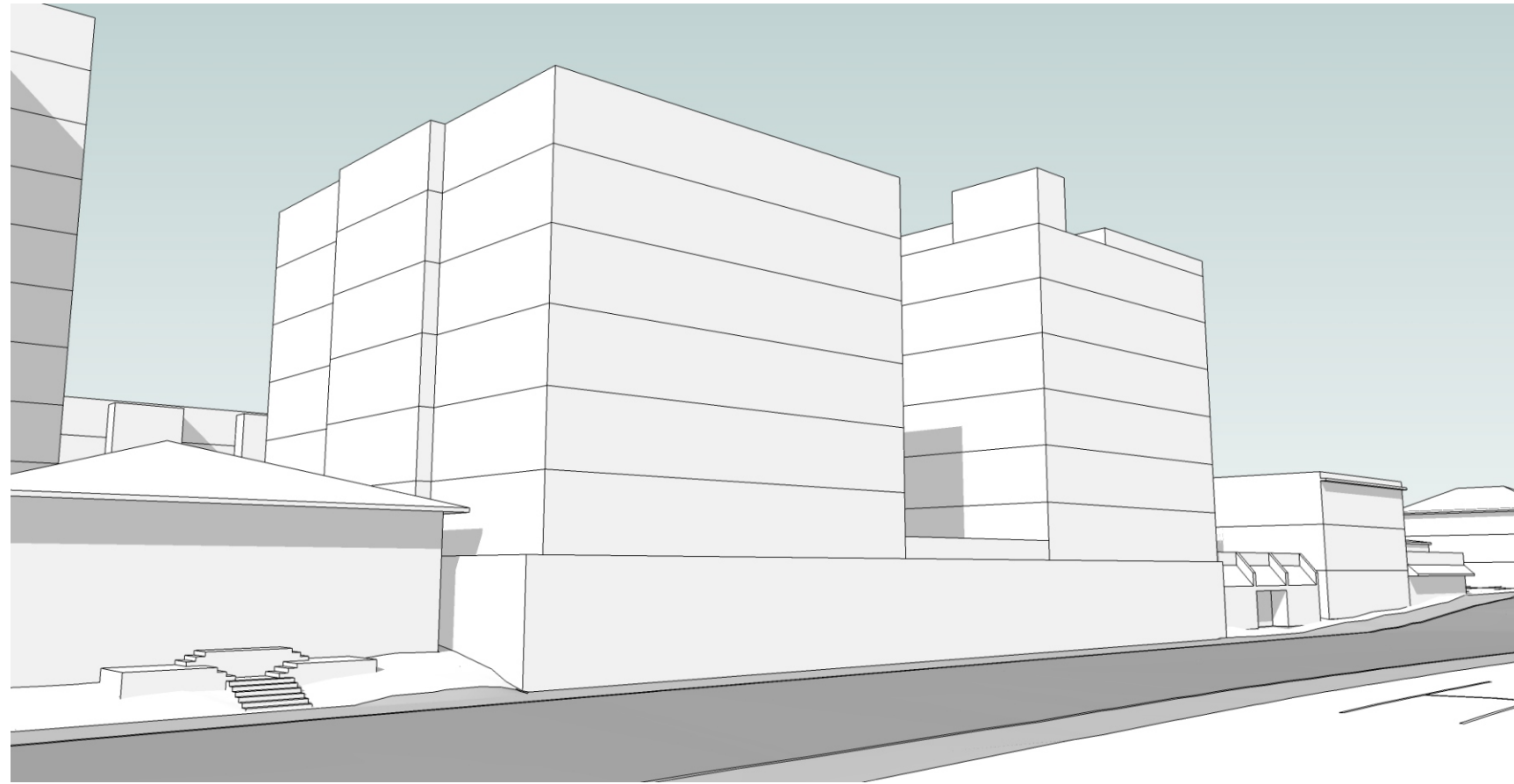
LEVEL 2



STREET LEVEL

MASSING OPTION B PLANS

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SE CORNER

## MASSING OPTION C

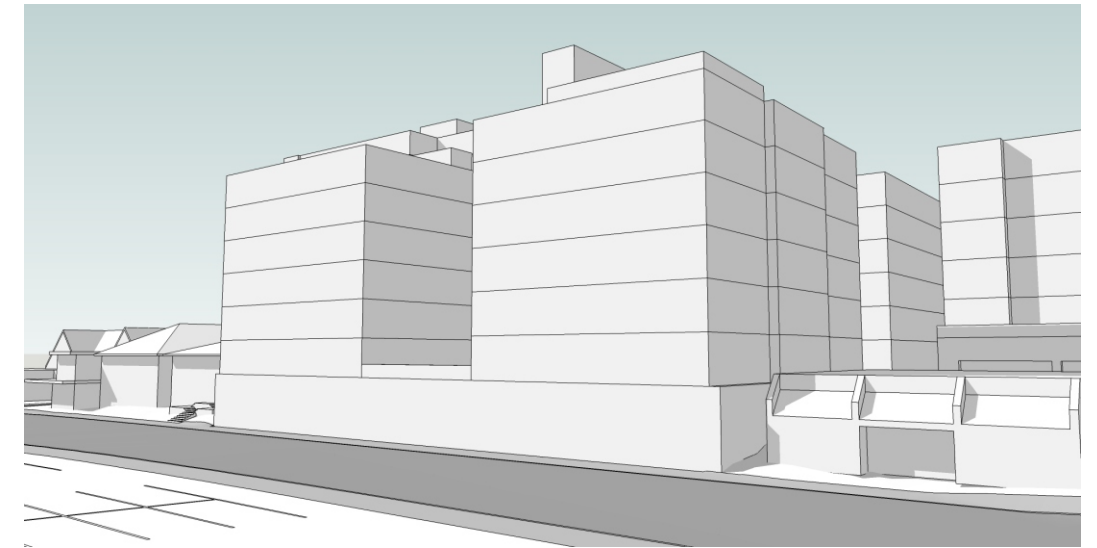
U-shaped massing

- PROS:**
- U-shape breaks mass at street, reduces visual impact of mass
  - Fewer units than other proposed schemes/less density
  - Modulation at 50'
- CONS:**
- Increases north facing units
  - Units face N/S property lines, quality of light / limits future development
  - East-facing courtyard
  - Creates a "wedding cake" setback above podium rather than a continuous street edge
  - More units face the alley

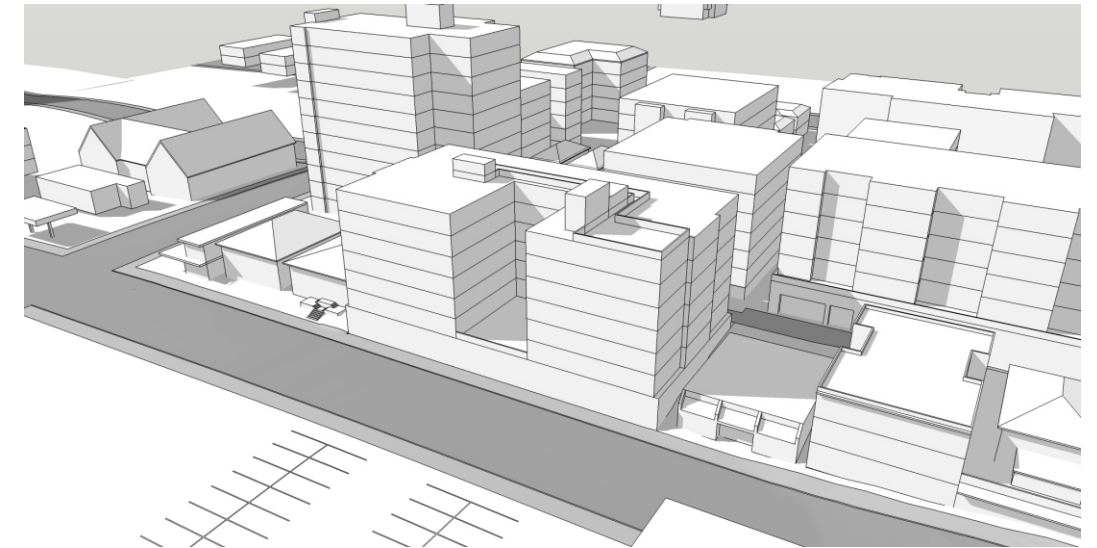
MASSING OPTION C

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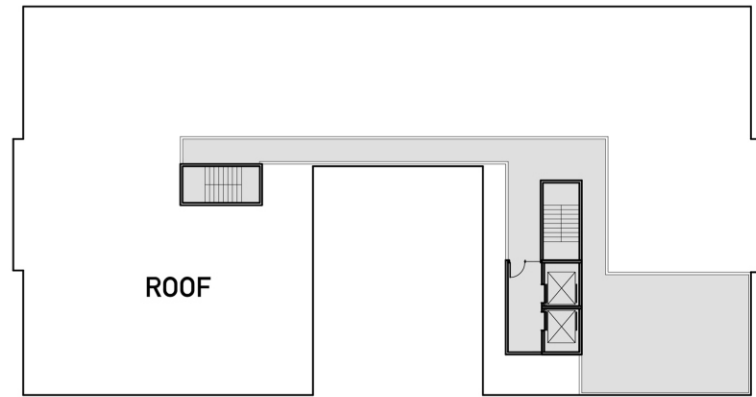
NE CORNER



NE AERIAL

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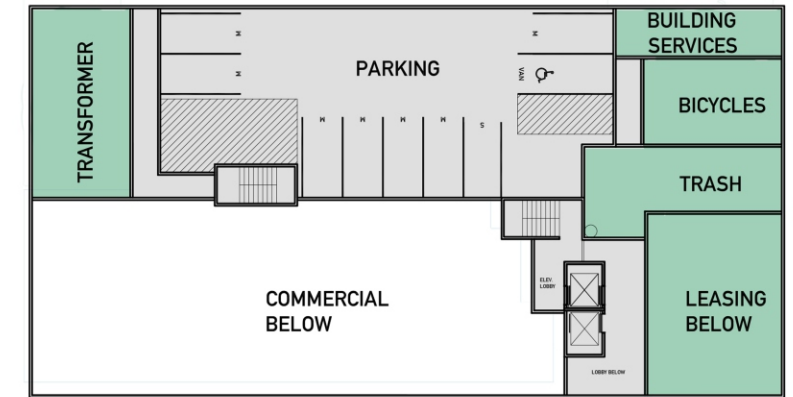
- RESIDENTIAL
- RETAIL/COMMERCIAL
- BUILDING SERVICES



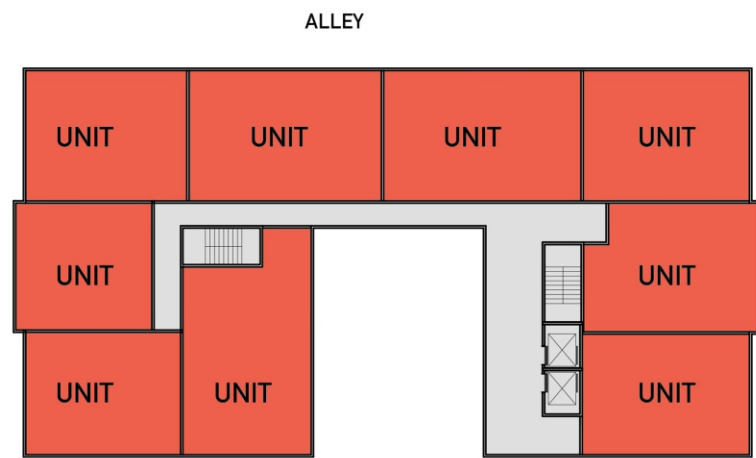
ROOF LEVEL



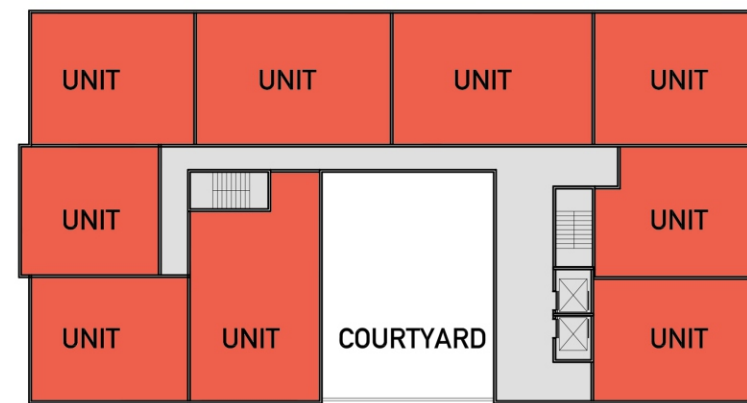
LEVELS 3-4



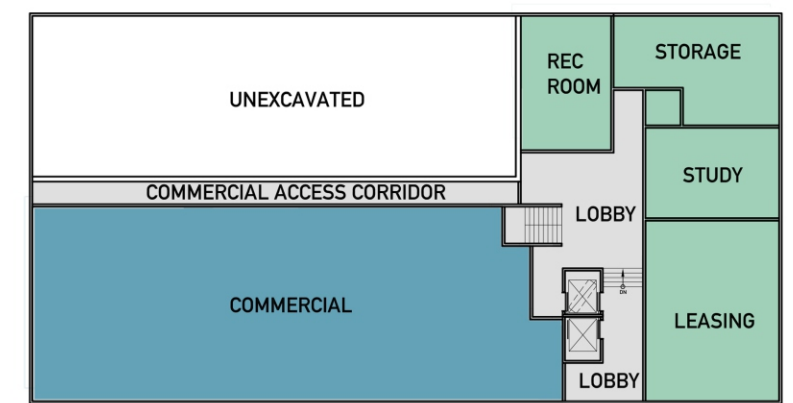
ALLEY LEVEL



LEVELS 5-7



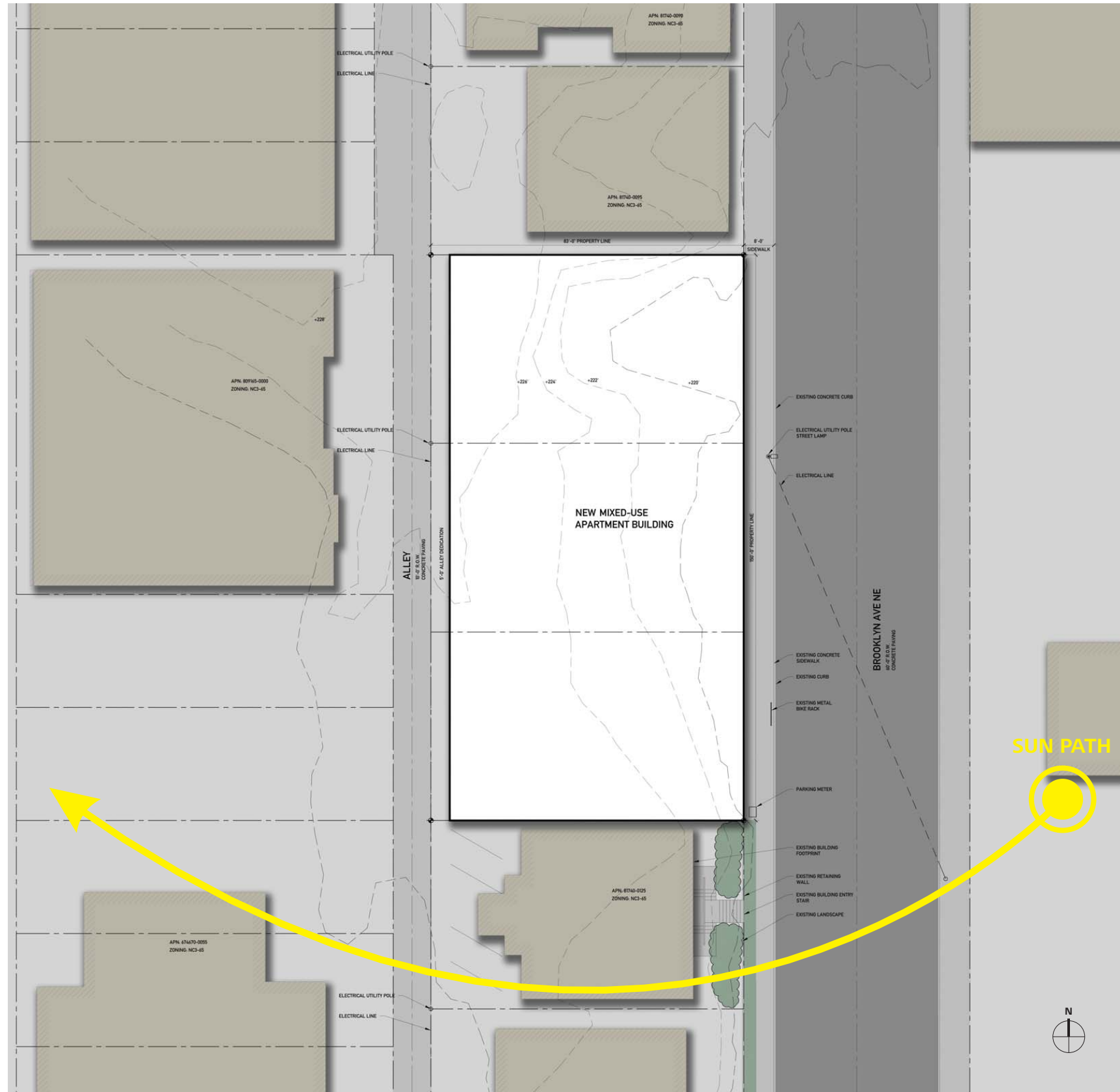
LEVEL 2



STREET LEVEL

MASSING OPTION C PLANS

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 4717 BROOKLYN AVE NE / DPD PROJECT # 3014328



SITE PLAN

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 4717 BROOKLYN AVE NE / DPD PROJECT # 3014328



3/21 9AM



3/21 12PM



3/21 3PM



6/21 9AM



6/21 12PM



6/21 3PM



12/21 9AM



12/21 12PM



12/21 3PM

SHADOW STUDIES

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4717 BROOKLYN AVE NE / DPD PROJECT # 3014328

**DEVELOPMENT STATISTICS SUMMARY**

Lot Size	12,450 SF
FAR	5.75 (Station Overlay Zone)
Allowable SF	71,587 SF
Proposed SF	71,241 SF
Parking Stalls	9

LEVEL	AREA	UNITS
Roof	487 SF	
7th Floor	9,131 SF	9
6th Floor	9,131 SF	9
5th Floor	9,131 SF	9
4th Floor	9,663 SF	10
3rd Floor	9,663 SF	10
2nd Floor	9,663 SF	9
Alley Level	6,146 SF	
Street Level	8,226 SF	
<b>TOTAL</b>	<b>71,241 SF</b>	<b>56</b>



NE CORNER

The preferred scheme is proposing 7 story building with ground level commercial and back-of-the-house uses and 6 levels of residential units. Units are accessed with open air balconies facing interior residential courtyard.

The ground level of the preferred scheme consists of a residential lobby, bicycle storage, leasing office, building services and retail/commercial space at street level. The second thru fourth levels contain approximately 10 residential units, and common amenity area on second level with access to the elevated courtyard. The fifth through seventh floors each contain 9 units per floor. All floors contain a mix of unit sizes and bedroom counts.

The elevated courtyard, which sits atop the ground level commercial floor, contains hardscape and landscaped areas to soften the interior space. There are also private amenity areas on the roof which have hardscape, planters, BBQ use and potentially P-patch.

Parking is not required for this site, although approximately 10 stalls will be provided in the structure, but beyond code parking for bicycles and owner is planning to have student shuttle to campus.

DEVELOPMENT SUMMARY

01.04.2012 EARLY DESIGN GUIDANCE PACKAGE  
 4717 BROOKLYN AVE NE / DPD PROJECT # 3014328





## A SITE PLANNING

### A-1 Respond to Site Characteristics:

New project will create pedestrian environment with active street level uses (retail, restaurants). Residential use on Brooklyn will be limited to main residential lobby, limited the residential use to approx. 10% of façade, well beyond code requirement.

### A-2 Streetscape Compatibility

New project will not create large shadow pattern over public right of way. Due to narrow width of the site and need to dedicate 5' of the property to the alley, we are not proposing upper levels setback from the street.

### A-3 Entrances Visible From Street

All commercial uses will have direct access from Brooklyn Avenue, with designated overhead cover and signage. Residential lobby entrance will be distinguished by different canopy profile and is further set back from the street, allowing for more privacy and potential landscaping or street furniture installation.

### A-4 Human Activity

Existing sidewalk on Brooklyn avenue is approximately 10' wide. The guidelines calls for recessing entries to provide small open spaces for pedestrian activities and movement on sidewalks less than 15' wide. We will work with SDOT to try to implement street tree grates, rather than planting strip to maximize the sidewalk width, while providing landscaping in ROW.

### A-5 Respect for Adjacent Sites

Adjacent sites across the alley are also mixed use and multifamily project with similar use pattern. There is no transition to lower density zones within this block.

### A-7 Residential Open Space

Residential open space will be provided within interior landscaped courtyard as well as amenity space on the roof of the building. Limited recessed street level area with potential landscaping will be adjacent to residential lobby entry.

### A-8 Parking and Vehicle Access

There is no minimum requirement for parking due to the site's location within the Station Overlay District. (SMC Table B, 23.54.015-II.L). Limited parking will be provided within the structure with proposed vehicular access from the alley. All building services will be accessed from alley.

## B HEIGHT, BULK, AND SCALE

### B-1 Height, Bulk and Scale compatibility.

Bulk and scale of the project is compatible with the zoning and adjacent new developments on the block. The Brooklyn façade will be broken into 2 elements with glazed elevator providing accent point and feature both in day and night.

## C ARCHITECTURAL ELEMENTS AND MATERIALS

### C-1 Architectural Context

We have broken the façade into 2 volumes both on Brooklyn avenue as well as on the alley side to enforce the historical pattern and shorten the length of the façade.

### C-2 Architectural Concept

The concept of the building is a simple rectangular volume which has been cut into and 'peeled off' at areas to provide modulation and variety to the facade. The exposed areas will provide opportunity for change architectural materials and window treatment. E.g. Juliette balconies versus operable windows.

### C-3 Human Scale

Street level will be mostly transparent with signage, overhead protection along commercial uses and with hardscape detail adjacent to residential lobby. This will provide scaled elements to relate to passersby and residents of the project.

### C-4 Exterior Finish Materials

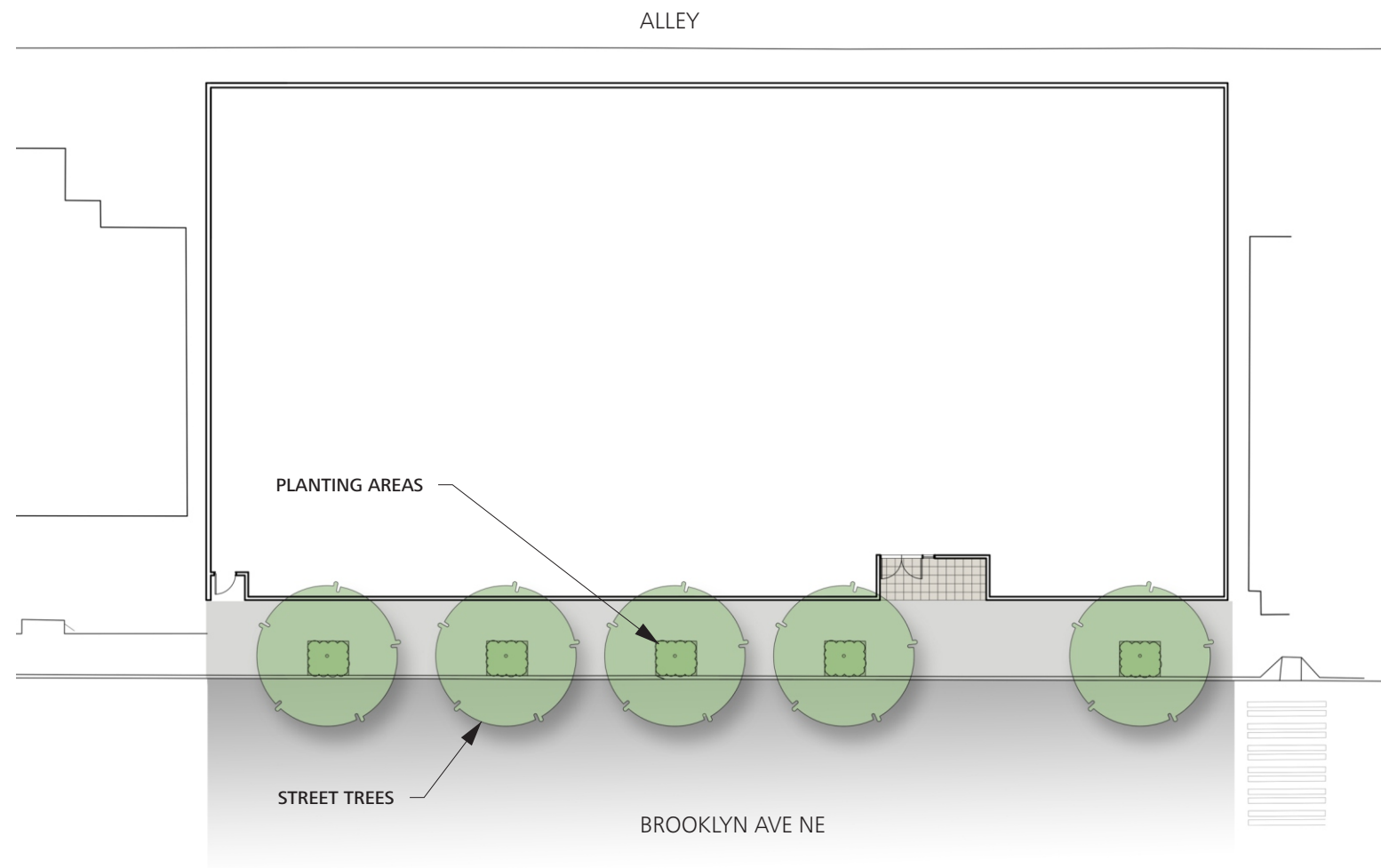
Painted or prefinished fiber cement panels, perforated metal and metal panels and vinyl windows will create bulk materials for residential portion of the façade. Durable elements, such as architecturally treated concrete and aluminum clad storefront units will be employed at the sidewalk levels.

## DESIGN GUIDELINES

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4717 BROOKLYN AVE NE / DPD PROJECT # 3014328

## STREET LEVEL

The walks leading to the pedestrian entries will be treated with a texture or color to differentiate them from the public sidewalk. Landscaping will help to soften the transition to the building from the public way.



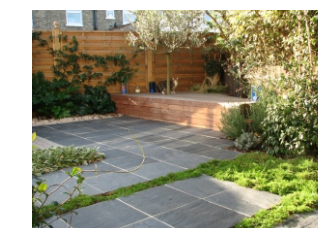
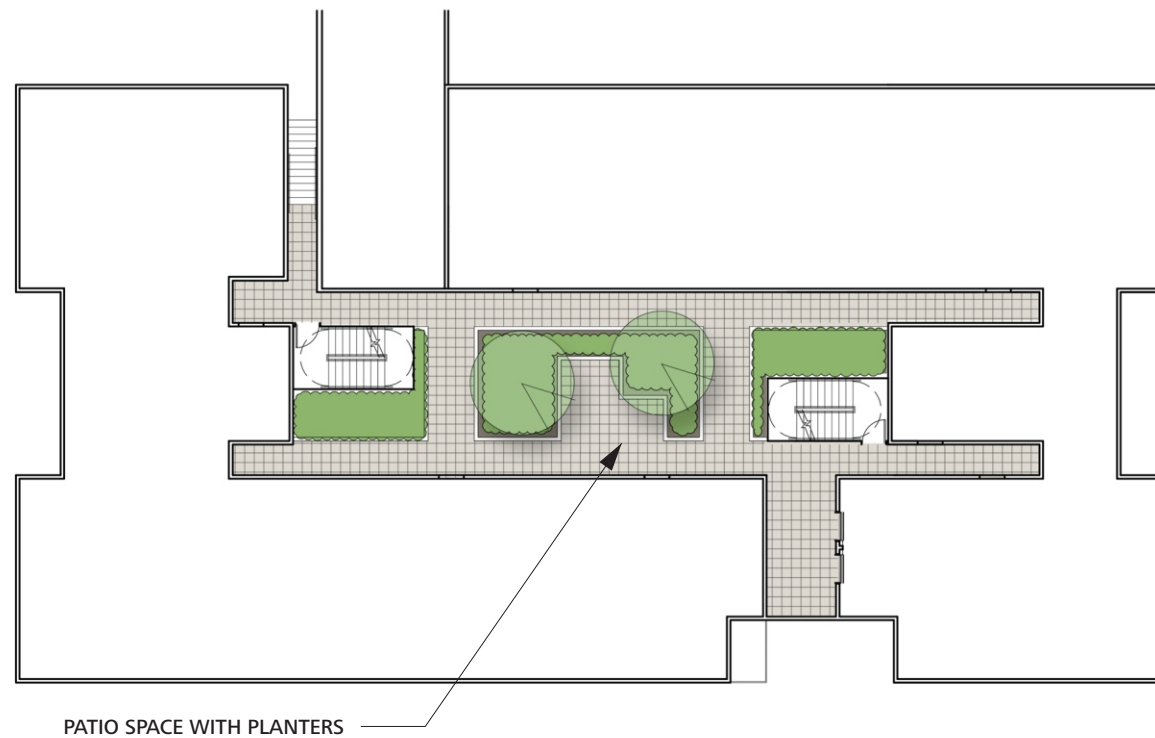
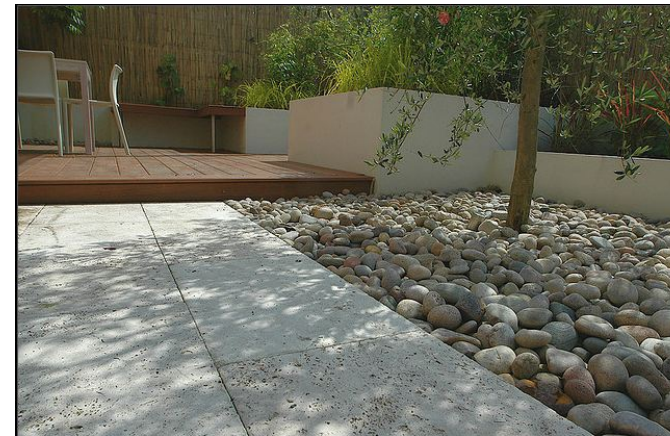
## DESIGN RESPONSES

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## COURTYARD

Landscaping areas will be provided at the courtyard level and roof amenity area. Plantings in pots and green roof elements and hardscape will be used to enhance inner courtyard and roof amenity area. Some of the stairs in the courtyard may receive vertical green treatment.

Street level trees and limited ground level landscaping will be provided on Brooklyn Avenue.

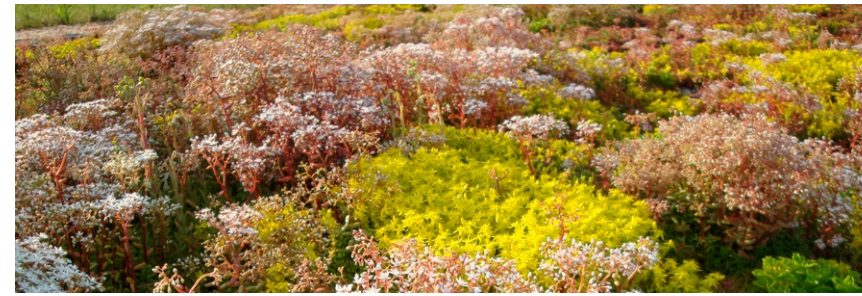
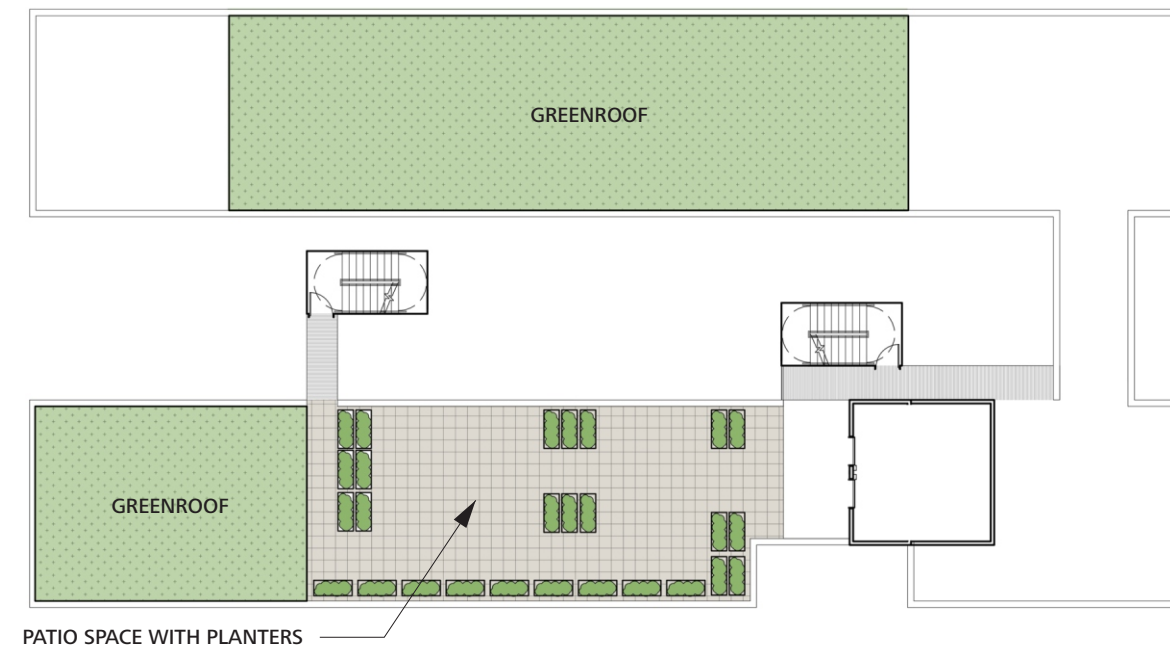


## DESIGN RESPONSES

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## ROOF DECK

Roof deck amenity space will be provided for use by all residents. Plantings, hardscape and benches will be provided, with potential for rooftop gardening.



## DESIGN RESPONSES

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306 QUEEN ANNE AVE N (Currently in building permit review)



LEGACY AT PRATT PARK



BREMERTON WATERFRONT CONDOMINIUMS



23RD AND MADISON



VOLTA



MURIEL'S LANDING

RELATED PROJECTS

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