



CROWN HILL II APARTMENTS

8026 15TH Ave NW

NORTHWEST DRB RECOMMENDATION MEETING

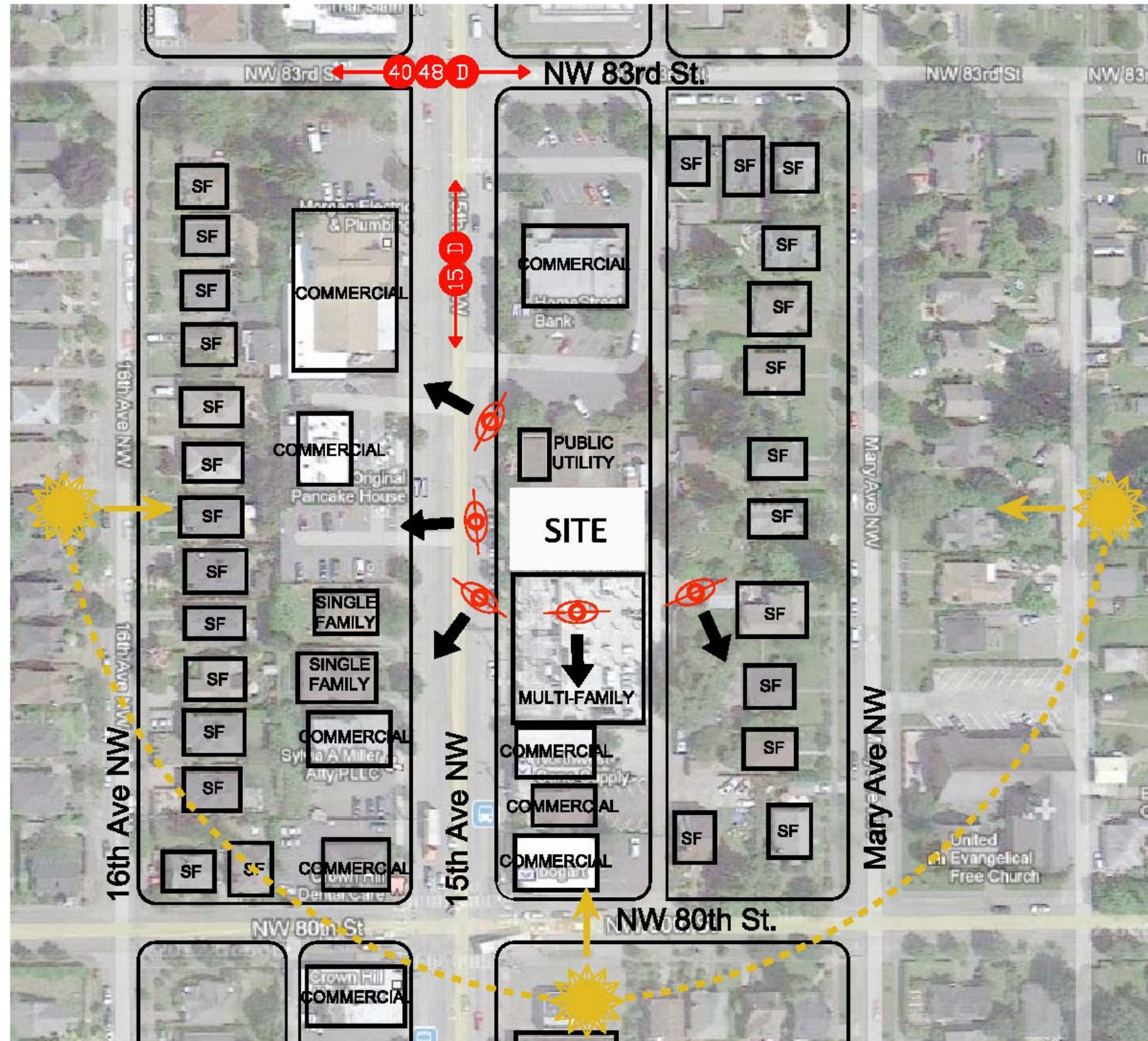
studio **MENG**
STRAZZARA

07.22.13



- SITE/CONTEXT ANALYSIS
- BUILDING DESIGN
- CODE DEPARTURES
- LANDSCAPE

CONTEXT MAP/SITE ANALYSIS

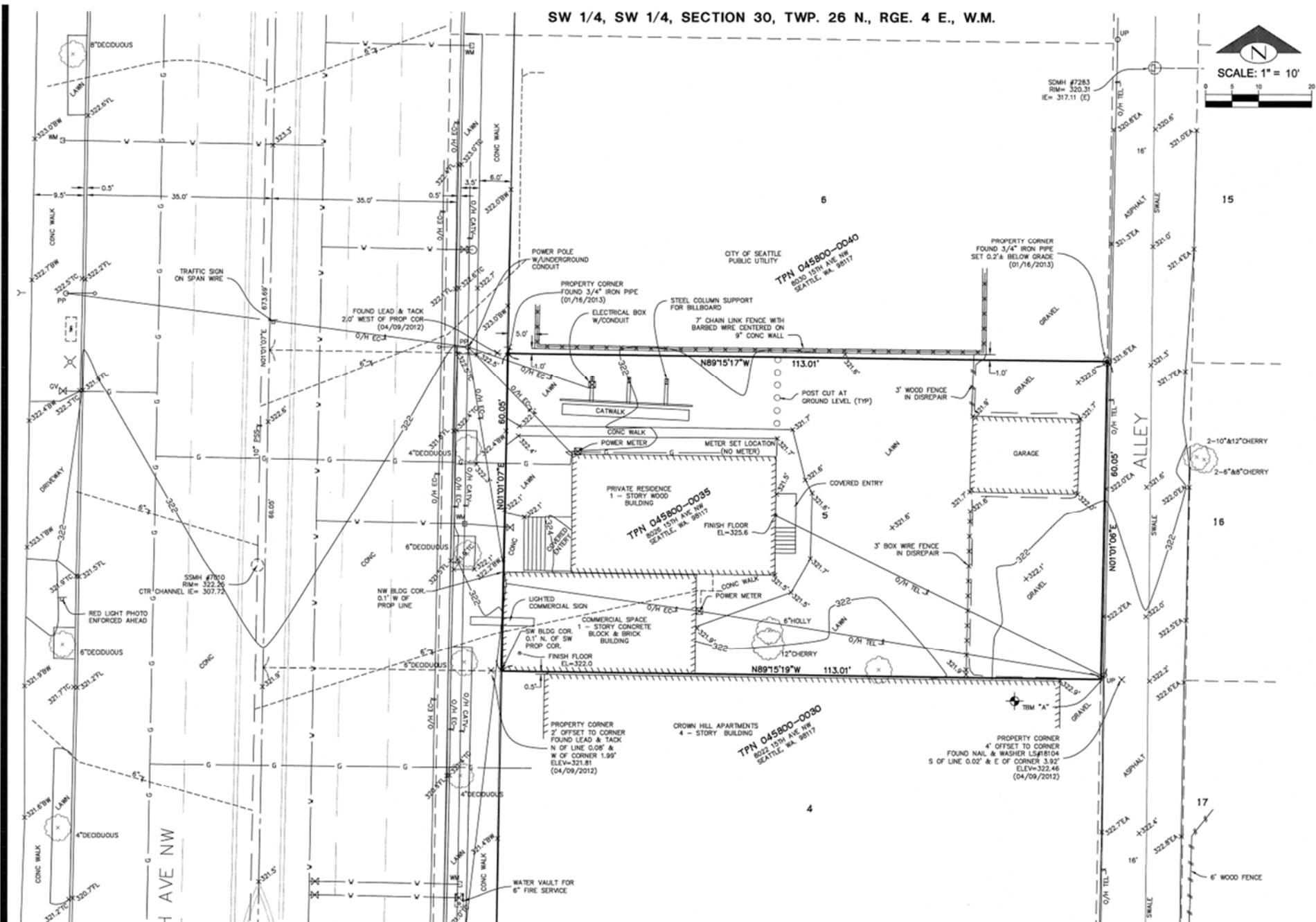


KEY	
	SUN PATH
	VIEWS
	VIEWS
	BUS ROUTE

SITE ANALYSIS MAP



SITE SURVEY



SITE SURVEY



CROWN HILL II
8026 15TH Ave NW



SITE PHOTOS



1 – 15th Ave E Looking East



2 – 15th Ave E Looking West



PROJECT SITE

3 – Alleyway Looking West



4 – Alleyway Looking East

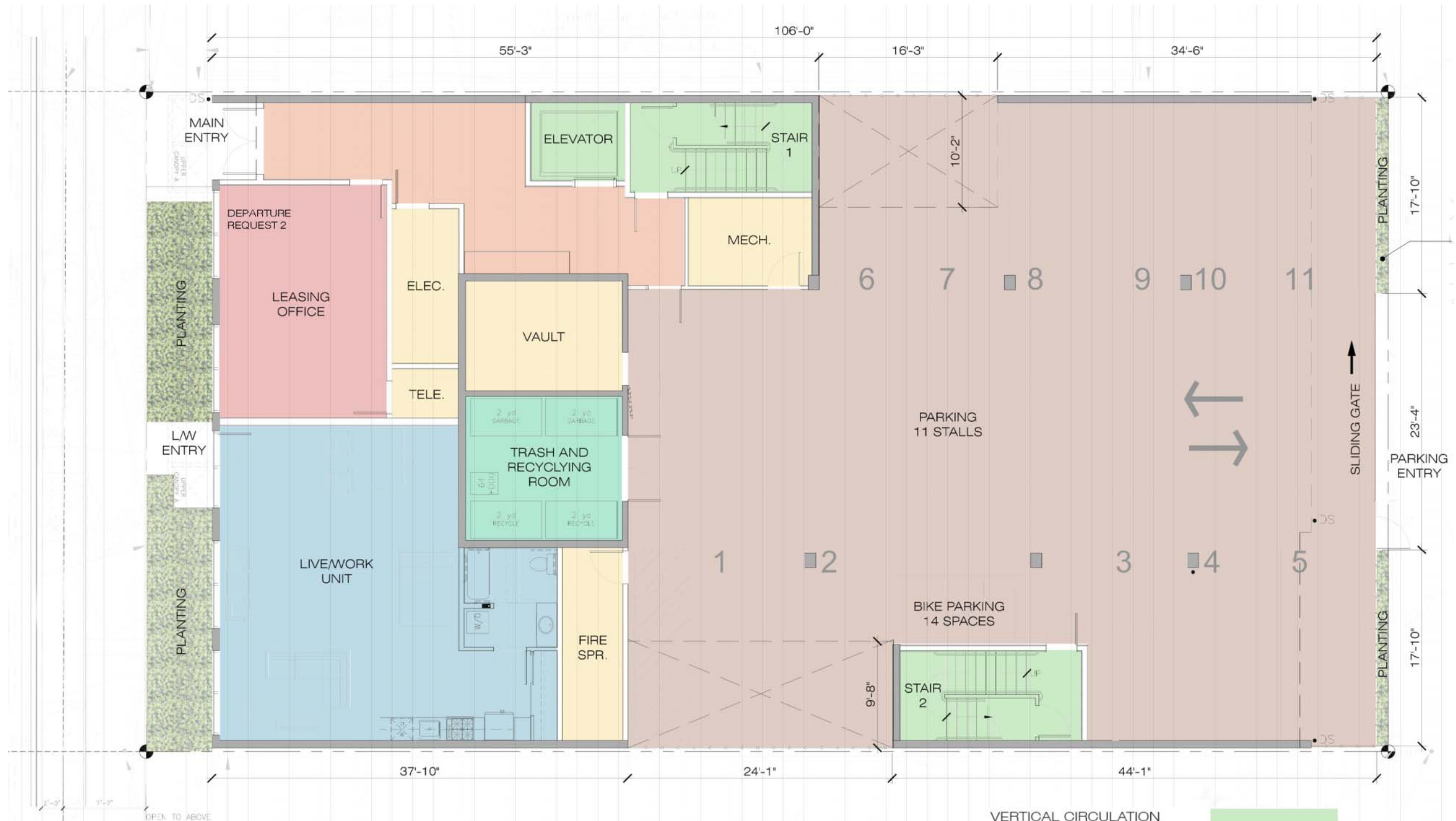
SITE PLAN



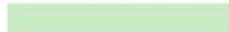






SITE PLAN



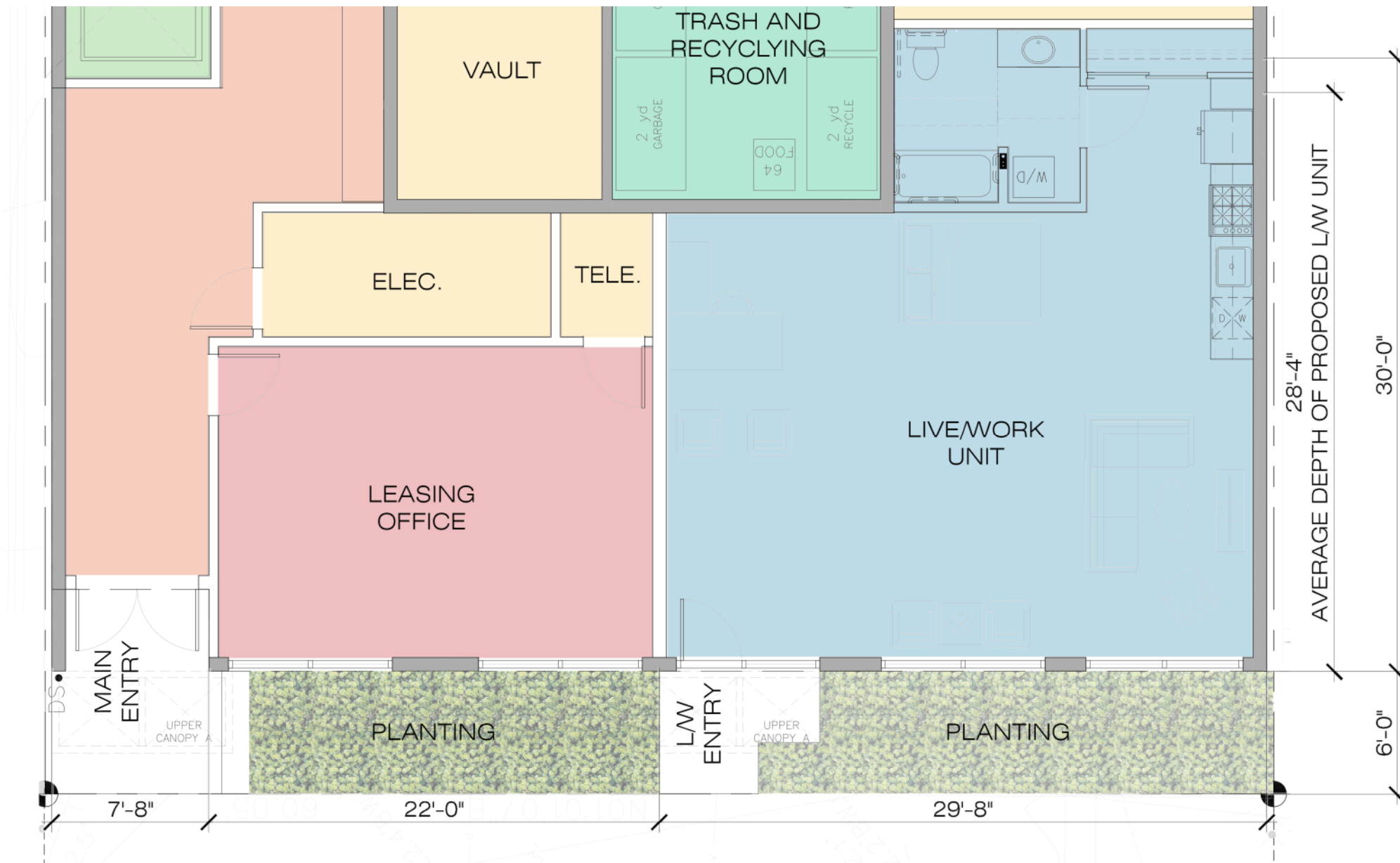
FLOOR PLANS



GROUND FLOOR PLAN  NORTH

- VERTICAL CIRCULATION 
- HORIZONTAL CIRCULATION 
- LIVE/WORK UNIT 
- LEASING OFFICE 
- TRASH/RECYCLING ROOM 
- UTILITY 
- PARKING 

LIVE/WORK UNIT PLANS



DEPARTURE REQUEST 2 Street Level Uses

The applicant is requesting the 20 percent allocation to residential use be included to 50 percent. This frontage area would include the residential entrance and a leasing office.

- A-2 Streetscape Compatibility**
- 1) This departure will allow additional eyes on the street and provide services necessary to existing and new residents of the building.
 - 2) The transparency requirements of the commercial use will still be met with the inclusion of the leasing office and residential entrance. The leasing office will have 2 large storefront openings to allow access to light and provide a visual connection to 15th Ave NW.

DEPARTURE REQUEST 3 Depth of Non-Residential Use

The applicant is requesting relief from the average depth requirement for non-residential use. The average depth of the Live-Work is 28'-4" which is 1'-8" below the requirement.

- 1) The current arrangement allows for a viable Live-Work unit with access to 50% of the street-level street-facing façade.
- 2) By revising the depth of the Live-Work the number of parking spots available would be reduced, and while these spots are not required per code, they do serve the community by providing parking for many of the residents and keeping cars away from street parking.

LIVE/WORK UNIT PLANS

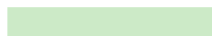




VERTICAL CIRCULATION	
HORIZONTAL CIRCULATION	
LIVE/WORK UNIT	
LEASING OFFICE	
TRASH/RECYCLING ROOM	
UTILITY	
PARKING	

FLOOR PLANS



TYPICAL UPPER FLOOR PLAN 
NORTH

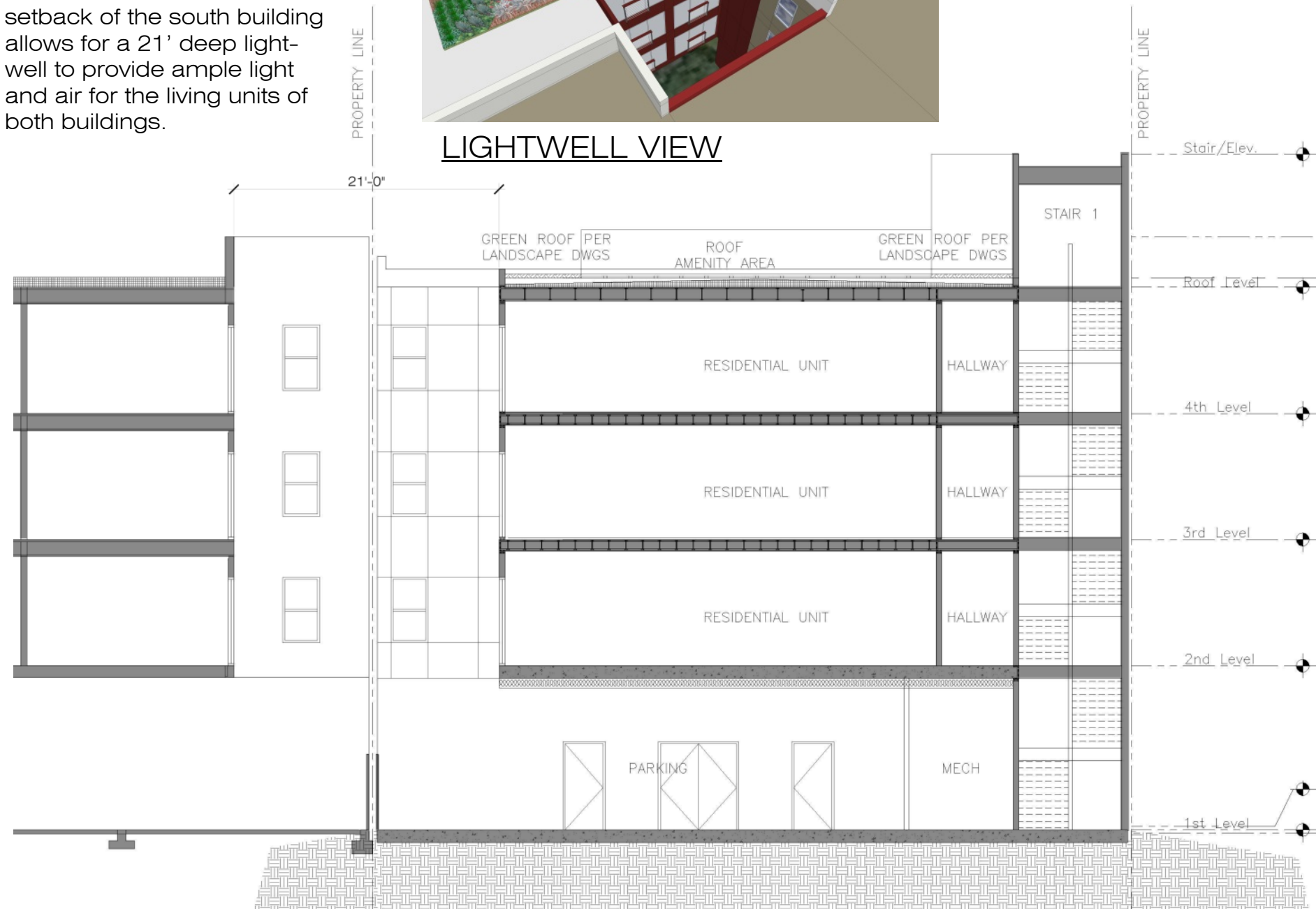
- VERTICAL CIRCULATION 
- HORIZONTAL CIRCULATION 
- RESIDENTIAL UNIT 

LIGHTWELL SITE CROSS SECTION

The building is setback 10' from the property line at the light-well. This distance is combined with the 11' setback of the south building allows for a 21' deep light-well to provide ample light and air for the living units of both buildings.



LIGHTWELL VIEW



LATITUDINAL BUILDING SECTION

During the Early Design Guidance Meeting, it was suggested that flipping the building along the horizontal could potentially allow for a better building configuration with regard to the units facing the light well. This configuration was studied as a potential layout, however, the first option was chosen as the better option in moving forward. The flipped option would reduce the light-well depth from 21'-0" to 11'-0" for the majority of the length. While getting rid of the awkward unit to unit views, this would significantly reduce the amount of natural light received by the units to the South. Ultimately, we feel the added space at the light-well is best suited for both units.



CROWN HILL II FLIPPED LIGHTWELL

15th Ave NW FAÇADE DESIGN



SW CORNER RENDERING

HEADING NORTH ON 15th Ave NW, THE VIEW IS PARTIALLY OBSTRUCTED BY THE OVERHEAD POWERLINES AND EXISTING LIGHT POLES. PEDESTRIANS ON THE OPPOSITE SIDE OF 15th AVE NW WILL SEE THE BUILDING AND ITS CONTINUATION OF THE RHYTHM CREATED BY THE BUILDING TO THE SOUTH.

WHILE THE RHYTHM AND PALETTE DRAWS FROM THE BUILDING TO THE SOUTH, THE INTRODUCTION OF CEDAR TONGUE AND GROOVE SIDING HELPS TO SOFTEN THE 15TH AVE NW FAÇADE AND CREATES ITS OWN UNIQUE APPEARANCE. EACH BAY OF COLOR CREATES ITS OWN PICTURE-FRAME EFFECT, HIGHLIGHTING THE UNITS CONTAINED WITHIN.

CROWN HILL II
8026 15TH Ave NW



WEST ELEVATION

THE FAÇADE FOR CROWN HILL II CONTINUES THE MODULATION AND RHYTHM DEVELOPED BY THE BUILDING TO THE SOUTH. CAST IN PLACE CONCRETE AND STORE FRONT UNIFY THE LOWER LEVELS WHILE A BOLD INSET COLOR BREAKS UP THE MASSING AT THE UPPER LEVELS.



NW CORNER RENDERING

ALLEY FAÇADE DESIGN



NE CORNER RENDERING

THE FAÇADE FACING THE ALLEY IS TREATED WITH A SIMILAR TECHNIQUE AS IS USED ON THE WEST FAÇADE. THE SAME ACCENT BOX TECHNIQUE IS USED ALONG WITH THE CEDAR SIDING AROUND THE FENESTRATIONS TO CREATE A PICTURE FRAME EFFECT AT THE OPENINGS. THE CEDAR SIDING INSET FROM THE SMOOTH FIBER CEMENT PANEL WILL PROVIDE A WARM CONTRAST OF MATERIAL COLOR AND TEXTURE.

THE PARKING ENTRANCE IS LOCATED OFF OF THE ALLEYWAY TO THE EAST. PARKING WILL BE SCREENED BY A 1' PLANTING STRIP AND PLANTING COVERING PARKING SCREENING.

CROWN HILL II
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EAST ELEVATION



SE CORNER RENDERING

ALLEY FAÇADE DEPARTURES

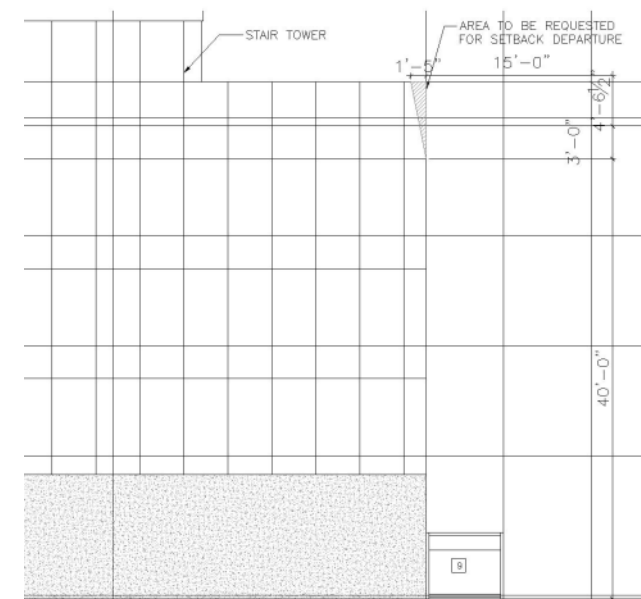
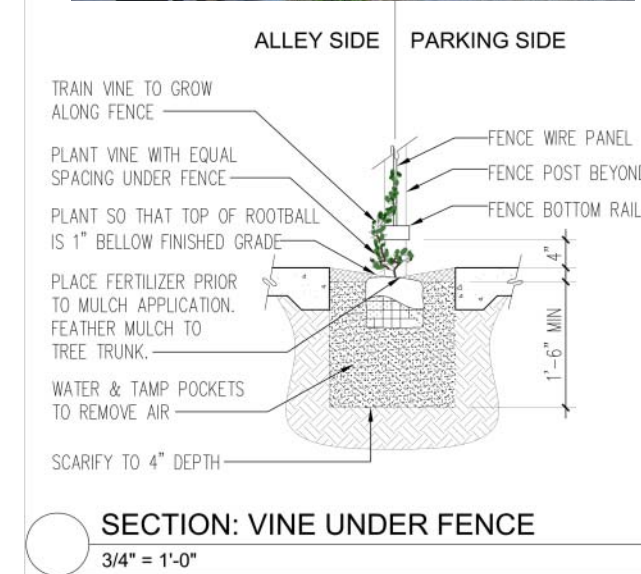


ALLEYWAY VIEW 2



ALLEYWAY VIEW 1

CROWN HILL II
8026 15TH Ave NW



DEPARTURE REQUEST 1 Setback Requirements

The applicant is requesting permission to waive the step back required above 40' and continue the structure vertically.

A-5 Respect for Adjacent Sites

- 1) The area being requested for departure only steps back 1'-5" at the highest point and would not significantly affect shadow cast by the building on the adjacent residential properties.
- 2) The proposed step back along the alley would significantly impact the modern, clean appearance of the proposed building.

DEPARTURE REQUEST 4 Screening of Surface Parking Areas

Areas

The applicant is requesting relief from the 5-foot-deep required parking screening along the rear lot line.

D-5 Visual Impacts of Parking Structures

- 1) The alleyway serves primarily as a vehicular access for vehicles to the single family properties to the east and the multi-family property to the south and is not of prime visual interest.
- 2) A 6' high wood fence is already located on the opposite side of the alleyway as screening from the single-family residence to the alley.
- 3) More than 85% of the parking area is covered by the building and will not be seen from the alleyway with the proposed 6' solid fence screening.

ZERO-LOT LINE WALLS



NORTH ELEVATION



SOUTH ELEVATION



PEDESTRIAN SCALE



VIEW LOOKING TO SOUTH AT SITE

PEDESTRIANS MOVING SOUTH WILL EXPERIENCE A CLOSED LANDSCAPED AREA AND TRANSITION INTO THE TWO PROPOSED LANDSCAPE BUFFERS BETWEEN THE STREET AND SIDEWALK AND BETWEEN THE BUILDING AND SIDEWALK. THIS CONTINUATION OF GREEN SPACE ALONG 15TH AVE NW WILL CREATE A MORE PEDESTRIAN FRIENDLY ENVIRONMENT. THE TRANSITION OF LANDSCAPING ATTEMPTS TO CREATE A DISCONNECT BETWEEN THE BUSY TRAFFIC CORRIDOR OF 15TH AVE NW. THE MAIN ENTRANCE AND LIVE/WORK ENTRANCE ARE SIGNIFIED BY CANOPIES THAT EXTEND TOWARDS THE PEDESTRIAN WAY.

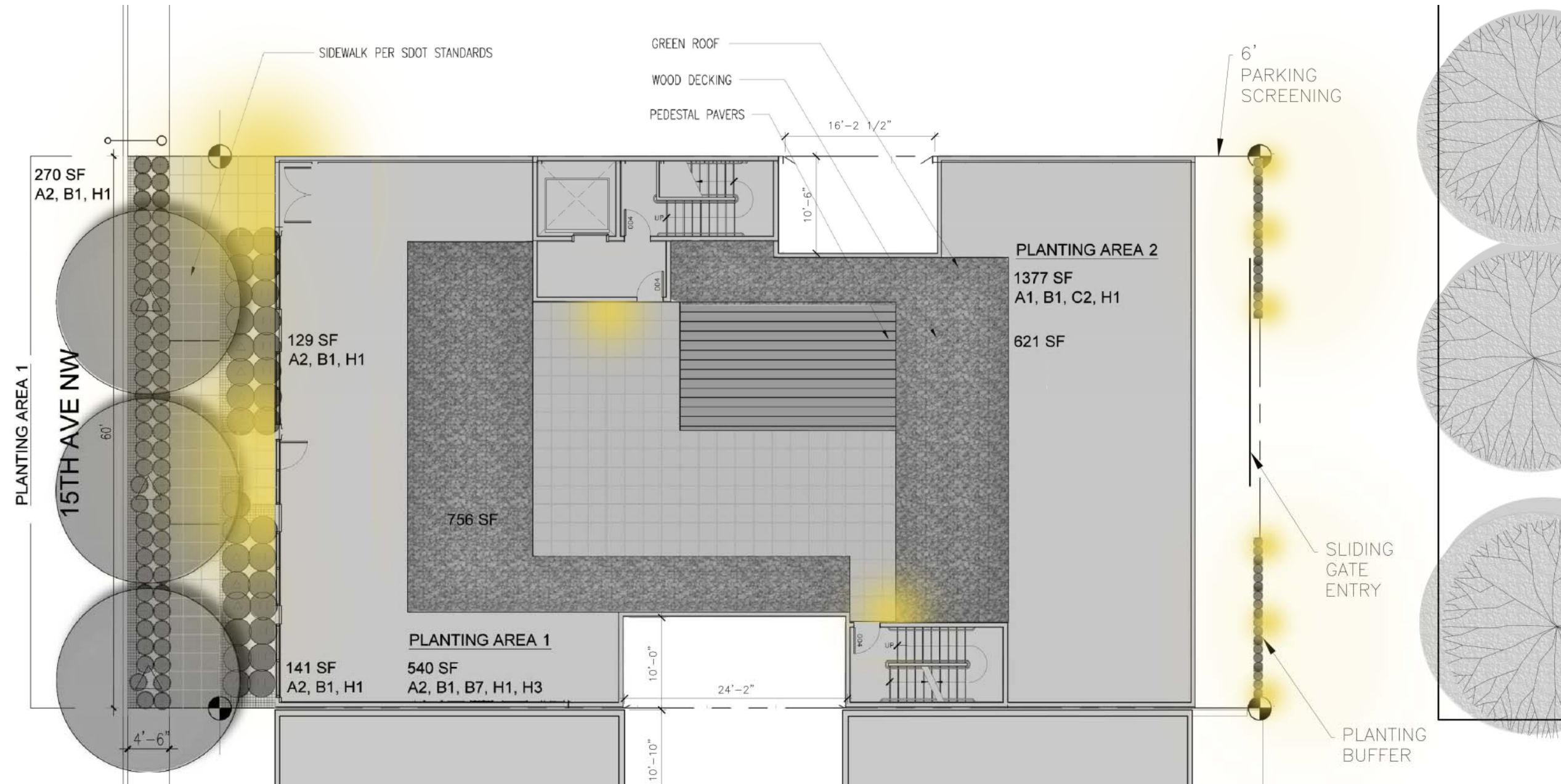


PEDESTRIAN VIEW 1



LIVEWORK ENTRANCE VIEW

SITE LIGHTING PLAN



SITE LIGHTING PLAN

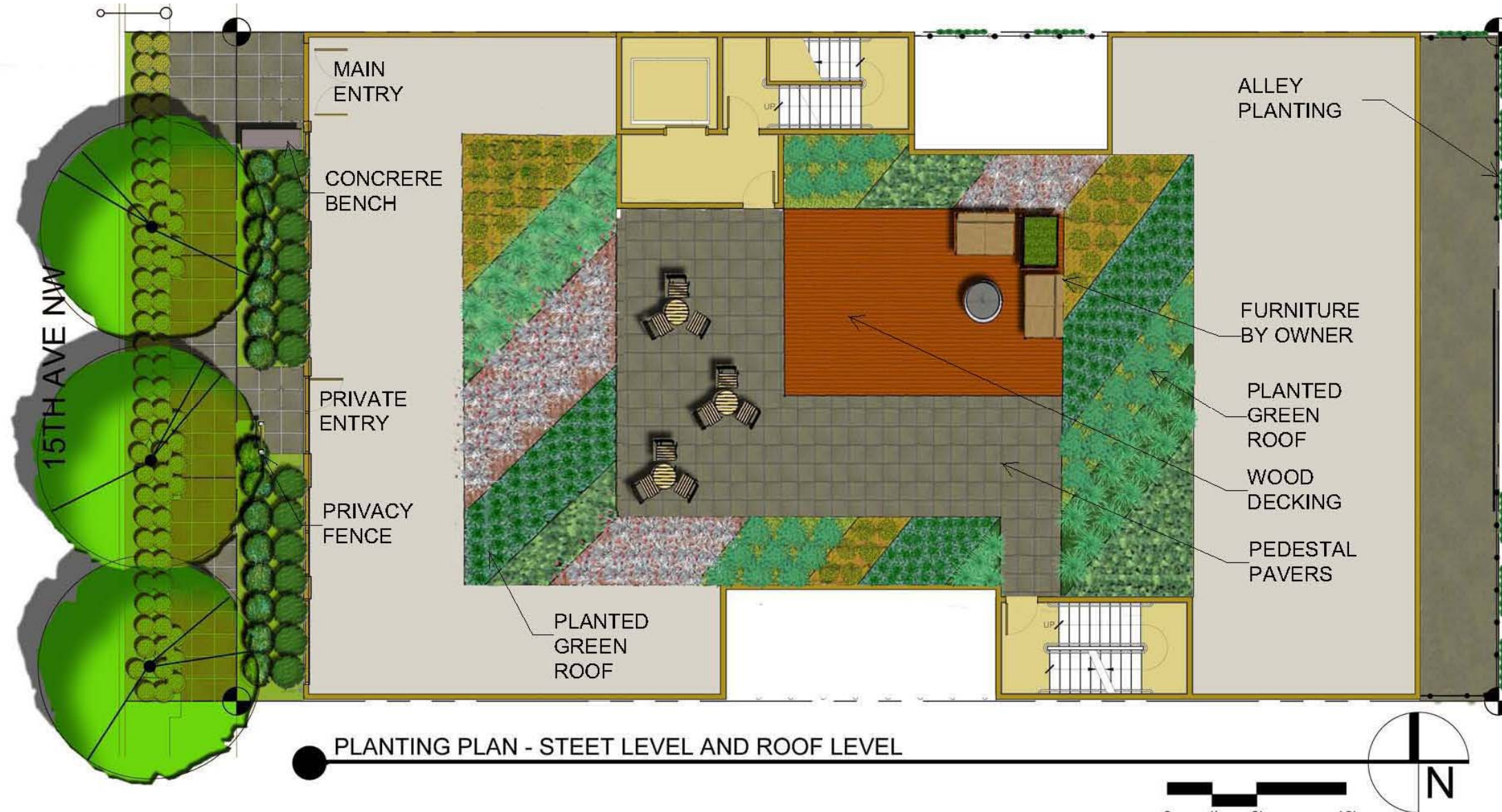


LANDSCAPE PLANTING PLAN STREET AND ROOF LEVEL



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STREET PLANTING



ROOF PLANTING



PRIVACY FENCING



ROOF DECKING AND SEATING

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LANDSCAPE PLANT PALETTE






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PLANT SCHEDULE - STREET LEVEL

TREES	BOTANICAL NAME	COMMON NAME	CONT	CAL	QTY
	EXISTING TREE 5" CAL. DBH DECIDUOUS STREET TREE	EXISTING TREE	EXISTING TREE TO REMAIN		3
SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	MIN HT/SPREAD	QTY
	EUONYMUS FORTUNEI 'EMERALD 'N GOLD' TM	WINTERCREEPER	1 GAL		16
	SPIRAEA JAPONICA 'MAGIC CARPET'	MAGIC CARPET SPIREA	2 GAL		15
GRASSES	BOTANICAL NAME	COMMON NAME	CONT	MIN HT/SPREAD	QTY
	CAREX TESTACEA 'PRAIRIE FIRE'	PRAIRIE FIRE SEDGE	1 GAL		73
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	SPCG	QTY
	FRAGARIA CHILOENSIS 'LIPSTICK'	BEACH STRAWBERRY	1 GAL@ 18" OC	18"	53
	CLEMATIS X 'ALABAST' TM	ALABAST CLEMATIS	FLAT	12"	32

PLANT SCHEDULE - ROOF



GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	QTY
	ACHILLEA MILLEFOLIUM DROUGHT TOLERANT	COMMON YARROW	4"POT@ 12" OC	269
	HELICTOTRICHON SEMPERVIRENS DROUGHT TOLERANT	BLUE OAT GRASS	4"POT@ 24" OC	51
	NASSELLA TENUISSIMA	TEXAS NEEDLE GRASS	4"POT@ 18" OC	132
	NEPETA X FAASSENII 'SELECT BLUE'	CATMINT	4"POT@ 18" OC	77
	PENSTEMON DIGITALIS 'HUSKERS RED'	BEARD-TONGUE	4"POT@ 18" OC	102
	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	4"POT@ 24" OC	70

PLANT PALETTE

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LANDSCAPE AMENITY AREA IMAGES



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AMPLE SPACE IS PROVIDED ON THE ROOF-TOP DECK AMENITY AREA. THE LAYOUT OF THE GATHERING AREAS PROVIDES OPTIMUM VIEWS OF THE OLYMPIC MOUNTAINS, THE CASCADE MOUNTAINS, AND THE PUGET SOUND. TABLES AND BENCHES AFFORD RESIDENTS THE IDEAL PLACE TO RELAX ADJACENT TO THE ROOF-GARDEN AREA. THE ROOF-GARDEN SYSTEM WILL PROVIDE VISUAL PLEASURE WHILE ALSO REDUCING THE HEAT ISLAND EFFECT AND REDUCING GLARE FROM THE SUN.



ROOF GATHERING AREA 1 PERSPECTIVE



ROOF GATHERING AREA 2 PERSPECTIVE

TREX DECKING IS USED TO PROVIDE A SOLID, HOMOGENOUS SURFACE AT THE AMENITY AREA. PAINTED METAL GUARDRAILS SURROUND THE AMENITY AREA TO MATCH THE BUILDINGS MODERN FINISHES.

A VARIETY OF PLANTING PROVIDED AT THE ROOF WILL ADD TO THE CHARACTER OF THE TENANT AMENITY AREA.



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