

DESIGN OBJECTIVES

Provide quality, affordable **student focused housing** within an eclectic residential neighborhood

Create a timeless contribution to the built environment through **design, craft and sensibility** to the surrounding context

Continue our commitment to strategic, sustainable, and affordable **urban** development



PROPOSAL

This proposal is addressing a need for affordable housing within the city's urban neighborhoods. Labeled "workforce housing" by many, the objective is to provide an opportunity for those with limited income or with needs for a safe, simple, efficient living environment, to find residence within our urban centers. This achieves several objectives such as reduced commuting and encouraging live-where-you work opportunities; keeping people and their contributions in the city rather than outlying suburbs; all the while utilizing the cities pre-established systems. Our commitment to the neighborhood, great design, and the health and well-being of our residents has resulted in several exciting up and coming communities throughout Seattle.

This site is small and has challenging site access and topography, but its adjacency to the University Of Washington overcomes these shortfalls. The neighborhood is eclectic and offers a rich contribution to the city's character. The connectivity to the U-Village and University, as well as transit connections to the downtown core will enhance the resident's living experience.

The Proposal:

- Re-grading of the existing site
- 4 stories + 1 level of partially below grade parking
- 20 Dwelling Units
- 7 parking stalls (1 ADA)

Several conclusions were drawn from the following analysis:

- The neighborhood is eclectic and without any one predominant archetype, use or character
- The scale of the neighborhood is mid-rise residential and converted single-family homes into congregate housing.
- The success of street front uses is predominantly positive. With the exception of the 7-Eleven to the north, the street front presents the pedestrian appropriately-scaled, visually interesting and eclectic experiences.
- Our site has mid-rise multifamily to the east and wests, so sensitivity to the window opening placement should be taken into account, specifically to the east given the orientation of the views.
- Due to the topography, small lot size, and limited access, the overall massing and building organization options are limited.

WORK EXAMPLES



JANETTE APD | ARCHITECT

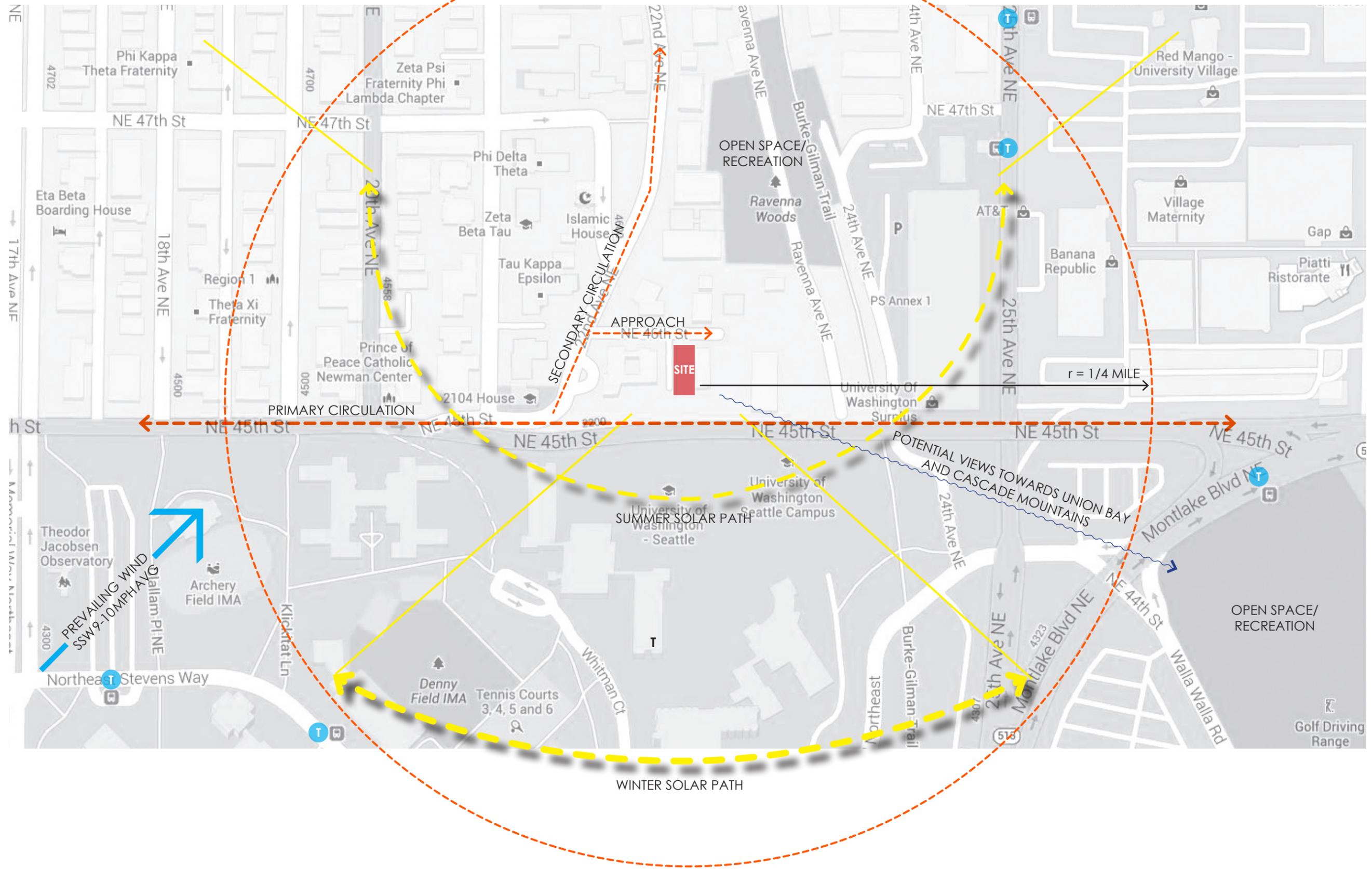


NEIGHBORHOOD MAP

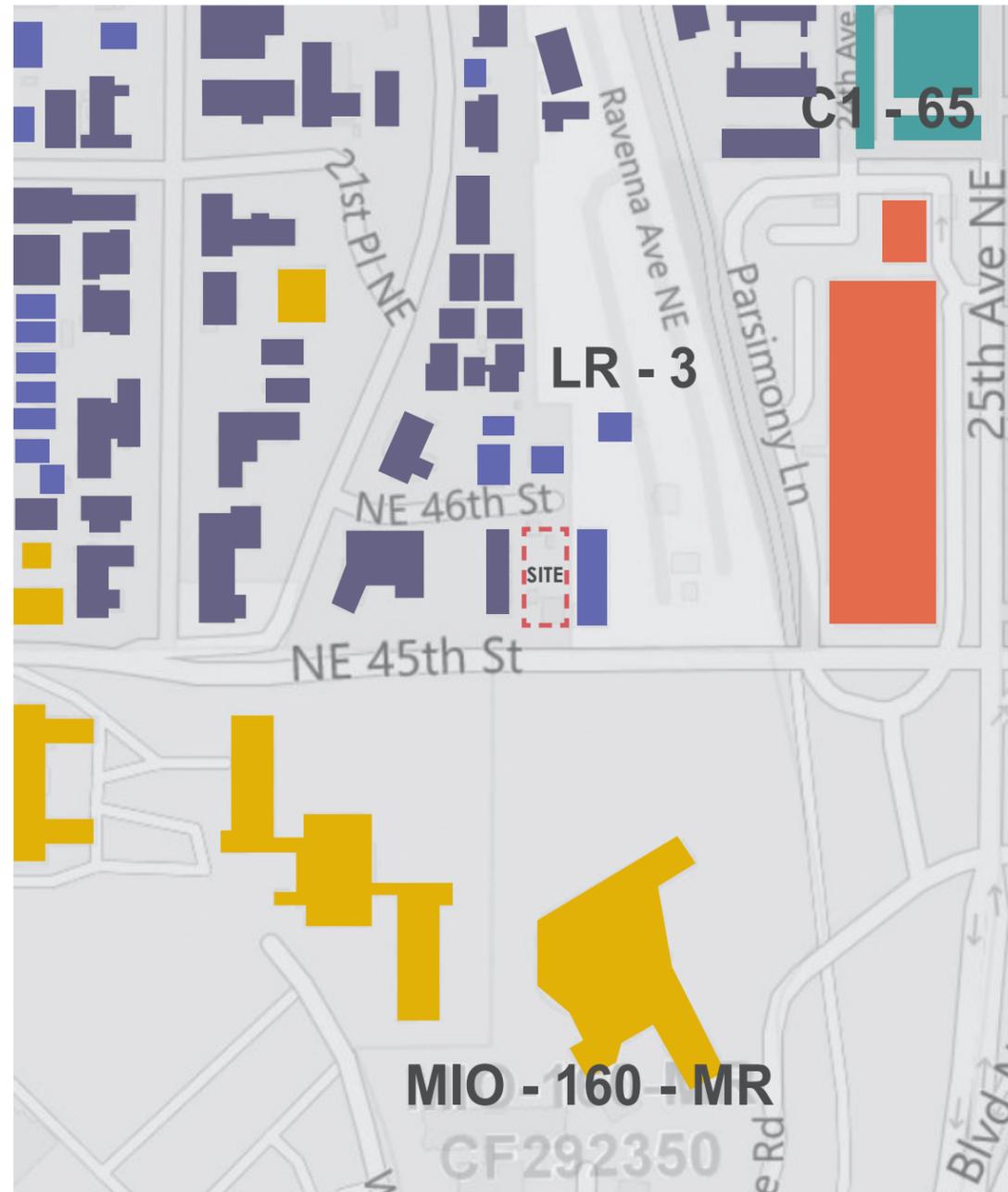


KEY

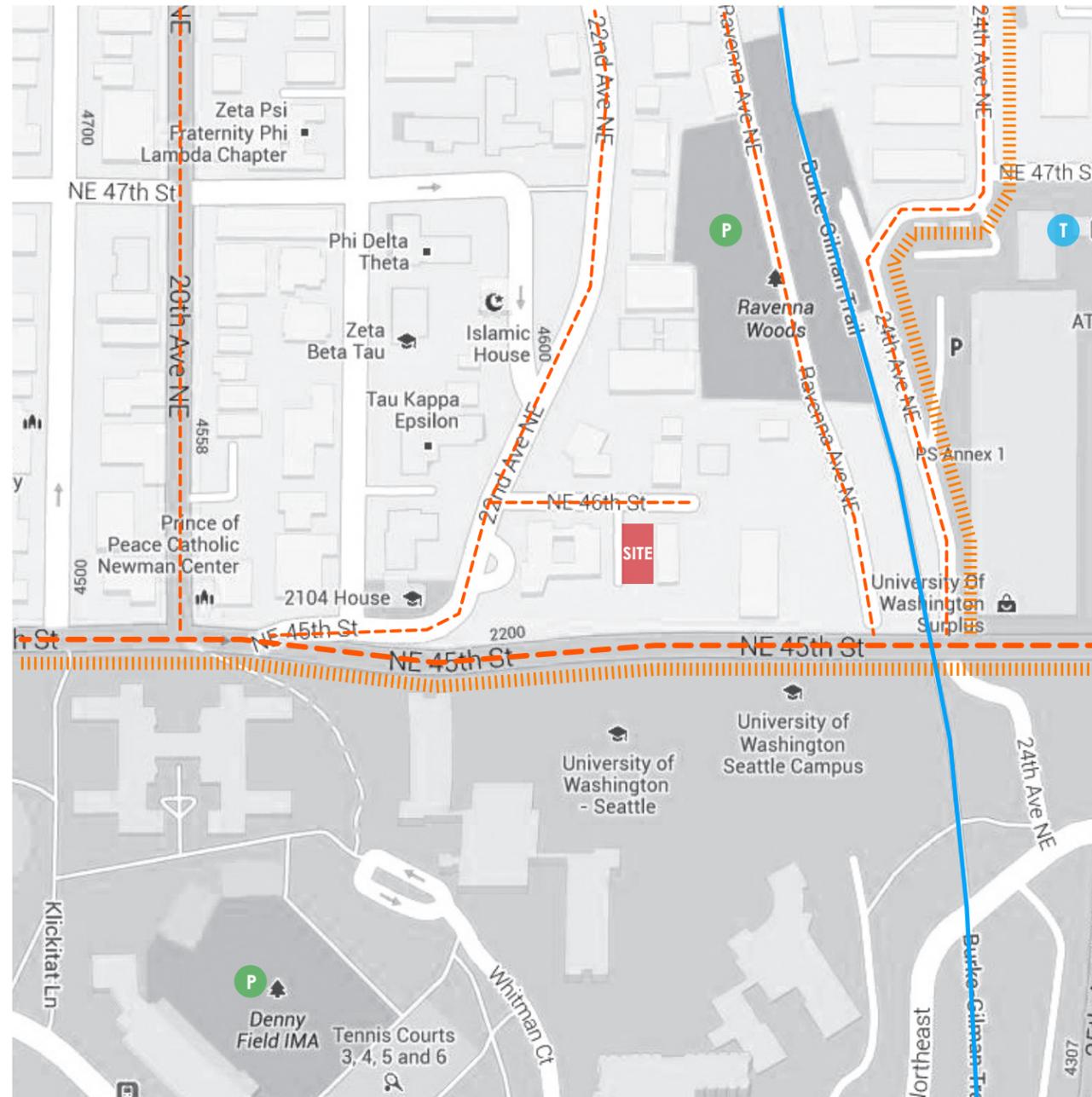
- 01 UNIVERSITY OF WASHINGTON CAMPUS
- 02 PACIFIC SUNRISE | LARGE APT. COMPLEX
- 03 RAVENNA WOODS
- 04 ADMIRAL BED & BREAKFAST
- 05 RAVENNA PARK
- 06 THE CORYDON | LARGE MIXED-USE
- 07 UNIVERSITY VILLAGE 76
- 08 AZTECA RESTAURANT
- 09 NORDHEIM COURT | LARGE MIXED-USE
- 10 BANK OF AMERICA
- 11 UNIVERSITY VILLAGE SHOPPING CENTER
- 12 UPS STORE
- 13 BARTELL DRUGS
- 14 QFC GROCERY



ZONING & SURROUNDING USES



CIRCULATION & TRANSIT



KEY

- MAIN
- - - ARTERIAL
- BIKE ROUTE
- P PARK
- T TRANSIT STOP
- · · · · TRANSIT ROUTE
- COMMERCIAL
- MULTI-FAMILY RESIDENTIAL
- SINGLE FAMILY RESIDENTIAL
- MIXED USE
- OPEN SPACE
- EDUCATIONAL | RELIGIOUS



NEIGHBORHOOD VICINITY MAP



01. STUDENT HOUSING | 2221 NE. 46TH ST.



02. STUDENT HOUSING | 2111 NE. 47TH AVE.



03. VIEW OF SURROUNDINGS LOOKING NE | 21ST PINE ST.



04. PRINCE OF PEACE CATHOLIC NEWMAN CENTER | 4502 20TH AVE. NE.



05. PRINCE OF PEACE CATHOLIC NEWMAN CENTER | 4502 20TH AVE. NE.



06. REVENNA PARK | 5400 RAVENNA AVE. NE.



07. THE CORYDON APARTMENTS AND RETAIL | 5151 25TH AVE. NE.



08. VIEW OF PEDESTRIAN EXPERIENCE | LOOKING SOUTH DOWN 25TH AVE. NE.



09. NORDHEIM COURT | 5000 25TH AVE. NE.

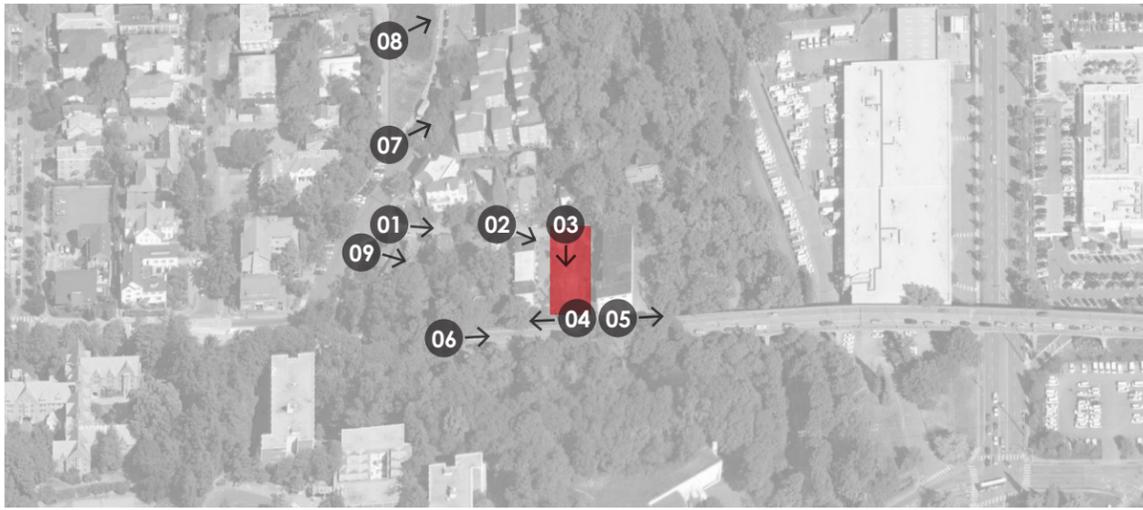


10. BLAKELEY MANOR | 2401 NE BLAKELEY ST.

NEIGHBORHOOD CONTEXT | SUMMARY

The neighborhood is an eclectic mix of multi-family, single-family, and student housing. Serving as strong anchors to these residential components, the University Of Washington and the U-village help to provide plenty of amenities and bring vibrancy to the neighborhood. While not immediate, these urban features are still walkable and easily accessed.

There does not seem to be one prominent or dominant architectural category, so the aesthetics will be informed by the function of the building, as well as the characteristics of the site. Striving towards a refined, elegant aesthetic.



SITE VICINITY MAP



01. PROJECT APPROACH | DOWN 46TH ST.



02. SITE | 2249 NE 46TH ST.



03. SITE | 2249 NE 46TH ST.



04. SITE, IN BACK LOOKING E. | 2249 NE. 46TH ST.



05. SITE, IN BACK LOOKING W | 2249 NE. 46TH ST.



06. VIEW OF SITE, LOOKING E. | DOWN NE. 45 TH ST.



07. CONTEXT, LOOKING N. | 22ND AVE. NE.



08. VIEW OF SURROUNDINGS LOOKING NE | 21ST PINE ST.



09. POTENTIAL VIEWS LOOKING SE. | NE. 46TH ST.

SITE CONTEXT | SUMMARY

The site and its immediate surroundings consists mainly of student and multi-family housing. Sensitivity to window openings should be taken into consideration to respect the neighboring building to the west. The topography of the site gives way to potential views towards the SE, but there may be a visual / noise impact due to the prominence of 45TH ST.

CITYWIDE DESIGN GUIDELINES

A. Site Planning

- A-1 Responding to Site Characteristics – The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features.
- A-2 Street-scape Compatibility – The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.
- A-3 Entrances Visible from the Street – Entries should be clearly identifiable and visible from the street.
- A-4 Human Activity – New development should be sited and designed to encourage human activity on the street.
- A-5 Respect for Adjacent Sites – Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.
- 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.
- A-7 Residential Open Space – Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

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 the anticipated development potential of the adjacent zones.

C. Architectural Elements and Materials

- C-1 Architectural Context – New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.
- 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 façade walls.
- C-3 Human Scale – The design of new buildings should incorporate architectural features, elements and details to achieve a good human scale.
- 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.

D. Pedestrian Environment

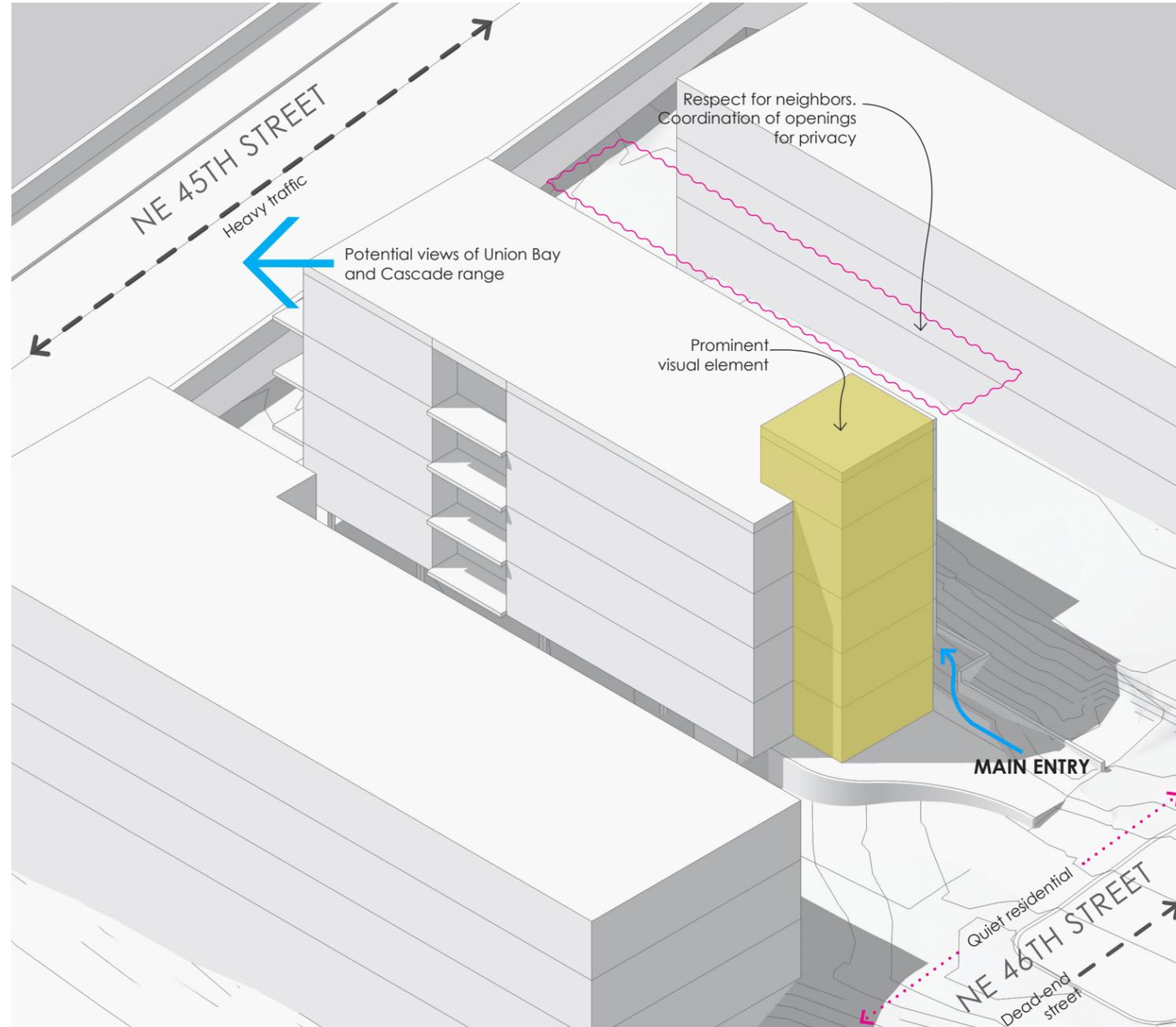
- D-1 Pedestrian Open Spaces and Entrances – Convenient and attractive access to the building's entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented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

- D-6 Screening of Dumpsters, Utilities and Service Areas – Building sites should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible. When elements such as dumpsters, utility meters, mechanical units and service areas cannot be located away from the street front, they should be situated and screened from view and should not be located in the pedestrian right-of-way.
- D-7 Personal Safety and Security – Project design should consider opportunities for enhancing personal safety and security in the environment under review.
- D-8 Treatment of alleys- The design of alley entrances should enhance the pedestrian street front
- 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 street-scape with small gardens, stoops and other elements that work to create a transition between the public sidewalk and private entry.

E. Landscaping

- E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites – Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting street-scape.
- 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.
- 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.

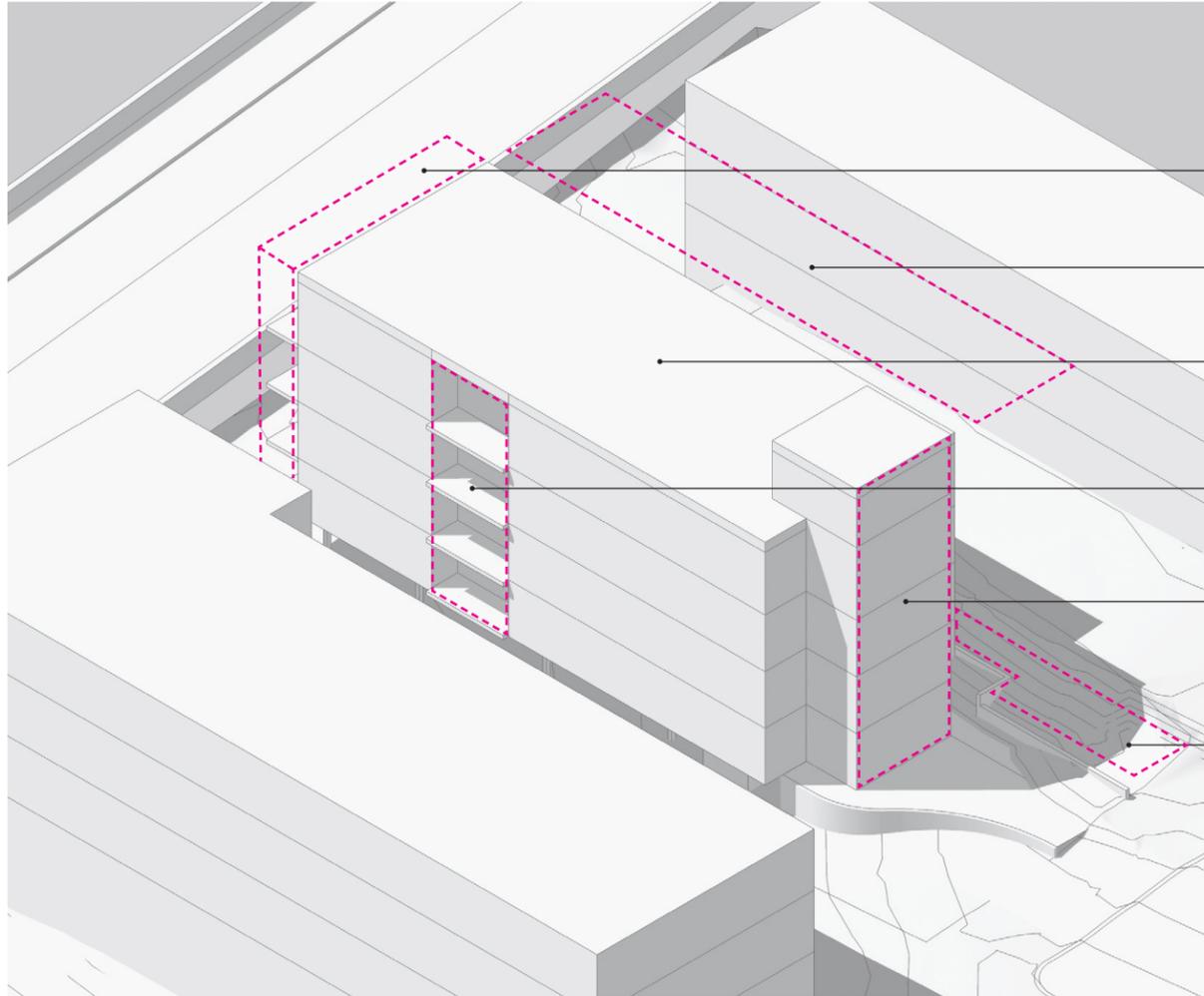
URBAN ANALYSIS



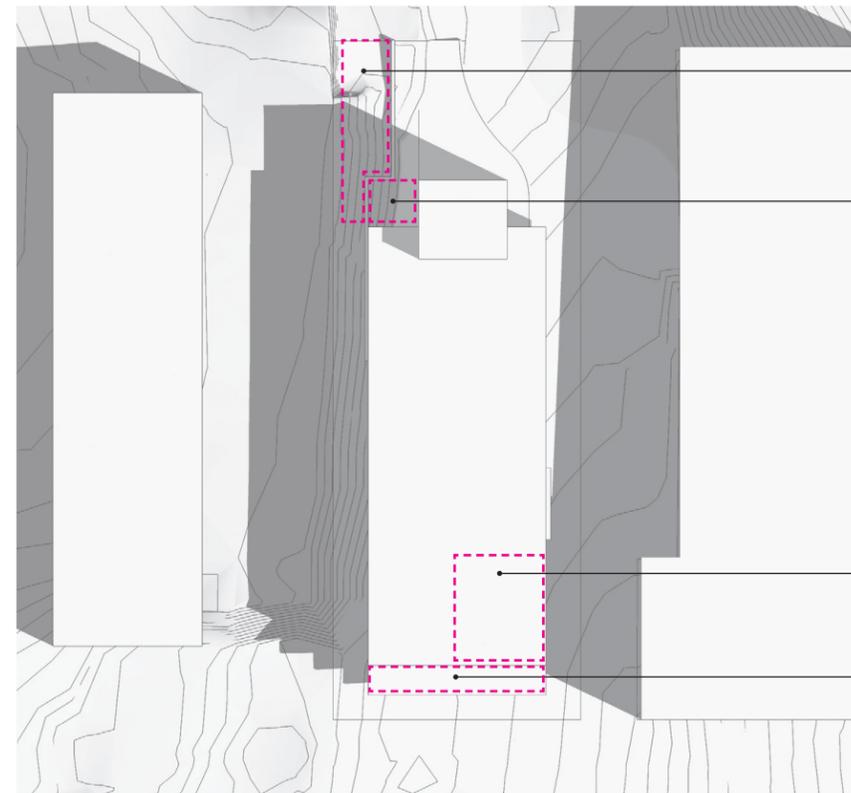
DESIGN INSPIRATION



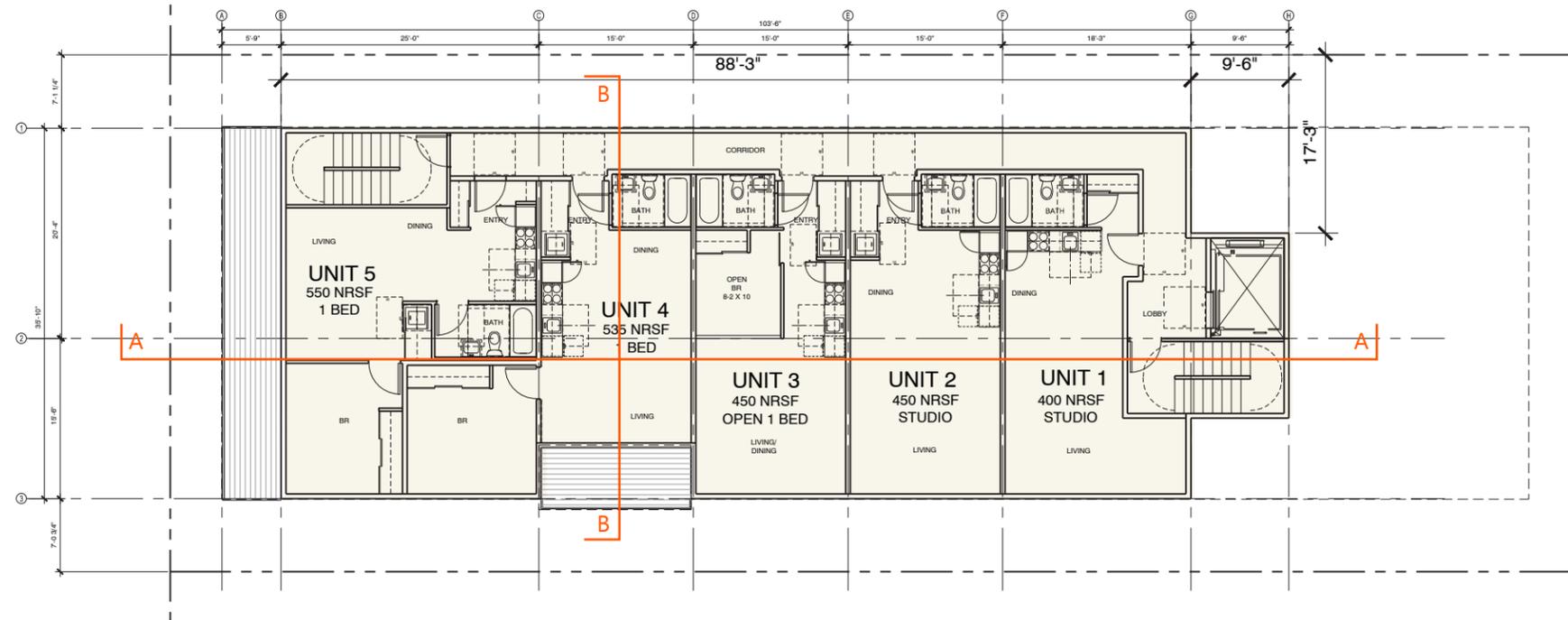
MASSING ANALYSIS



- Maximizing views and exposure
DESIGN GUIDELINE A-1
- Respect for adjacent site
DESIGN GUIDELINE A-5
- Height, bulk, and scale compatibility
DESIGN GUIDELINE B-1
- Residential amenity area
DESIGN GUIDELINE A-7
- Minimizing blank walls
Landscape potential
DESIGN GUIDELINE D-2
- Landscaping to enhance site
and specific site conditions
DESIGN GUIDELINE E-2, E-3



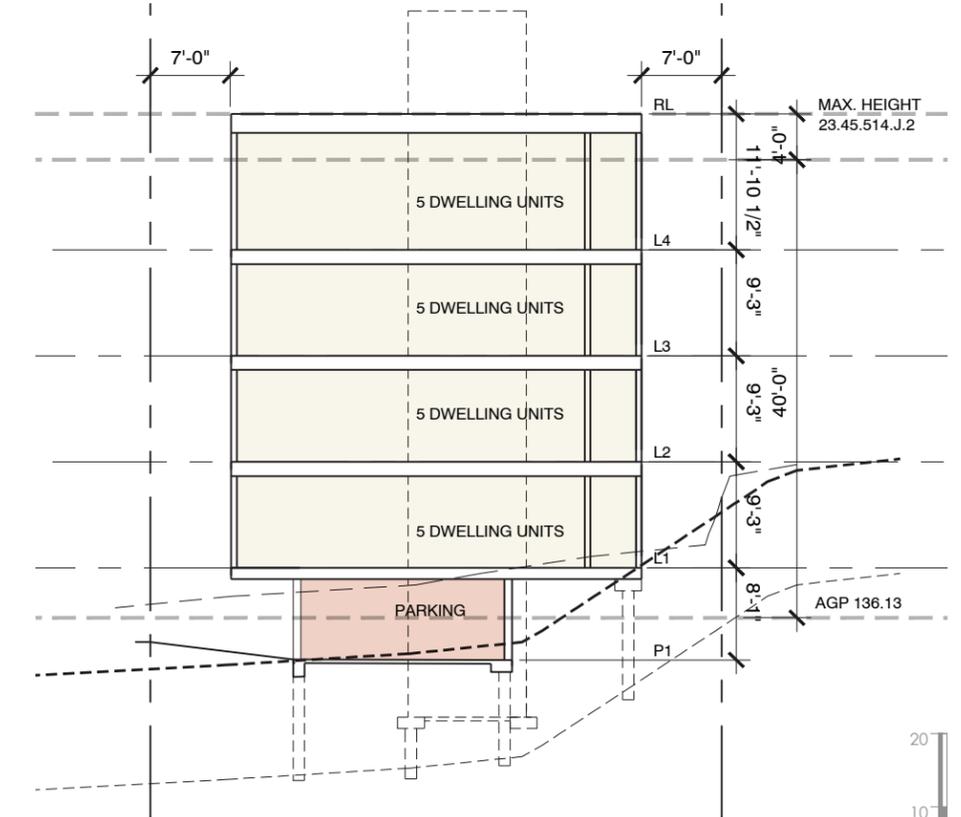
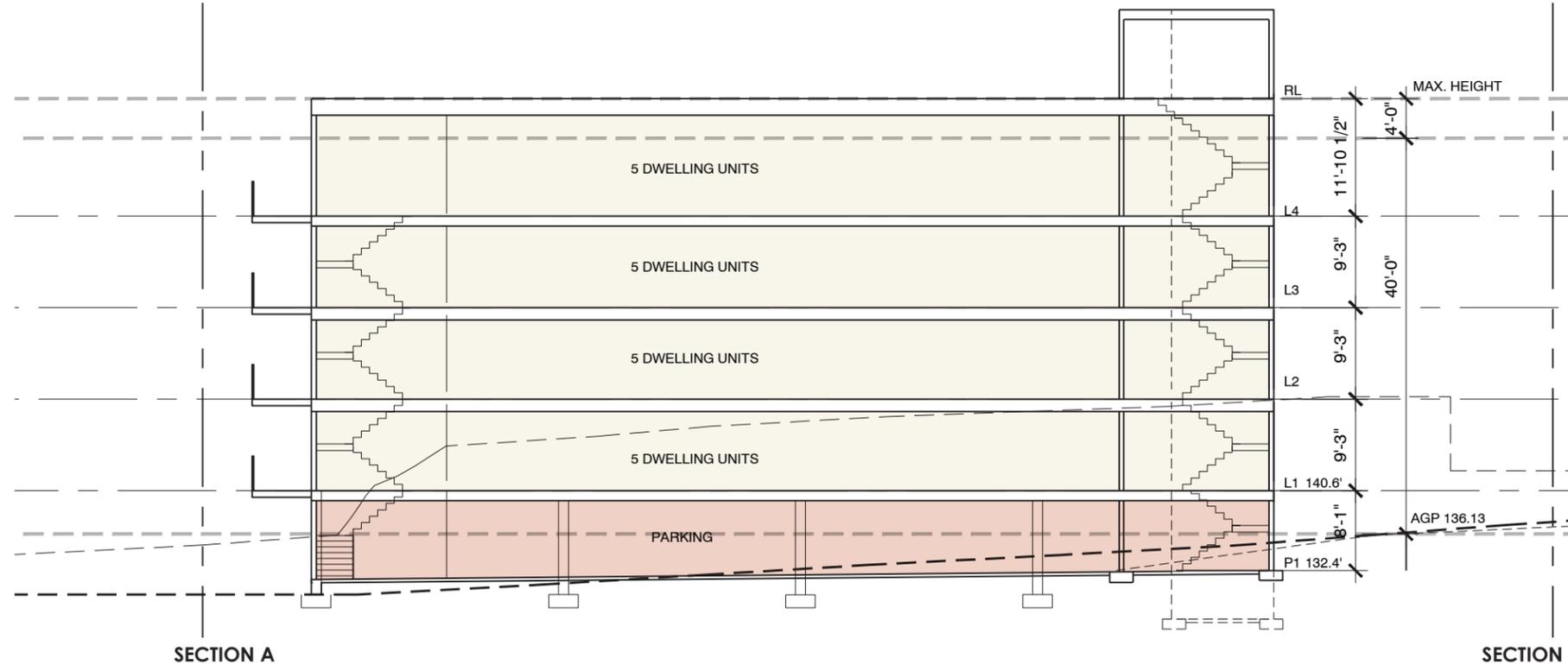
- Landscaping to enhance site
and specific site conditions
DESIGN GUIDELINE E-2, E-3
- Prominent and convenient
residential entry
DESIGN GUIDELINE A-3, D-1
- Screening of dumpsters, utilities,
and service areas
DESIGN GUIDELINE D-6
- Maximizing views and exposure
DESIGN GUIDELINE A-1



KEY

- RESIDENTIAL
- PARKING

LEVELS 02 - 06



OPTION A

Clean and simple facade geometry emphasizing the horizontal nature of the massing. Unique window openings create strong shade, shadow, and relief.

ADVANTAGES

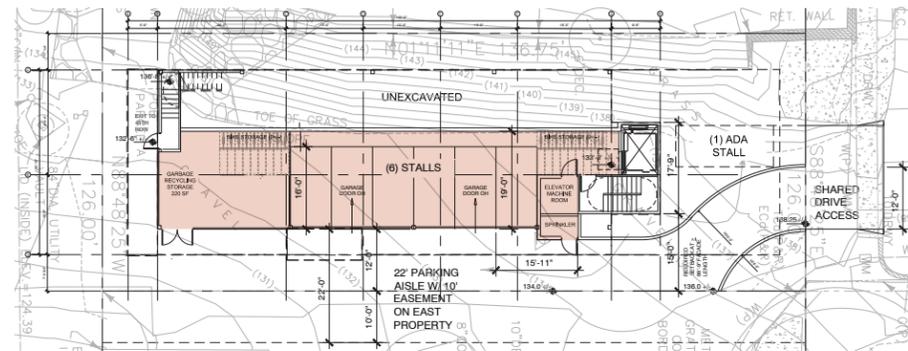
- + Rigor and rhythm
- + Sculpted tower element could provide unique visual anchor
- + Balconies provide visual interest for 45th St. facade

CHALLENGES

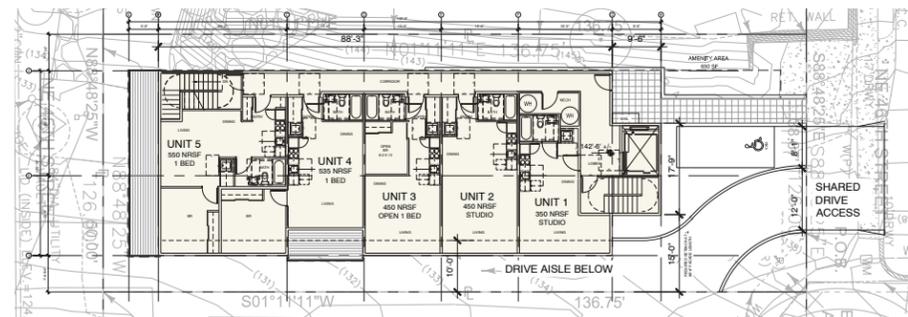
- Mitigation of tower massing



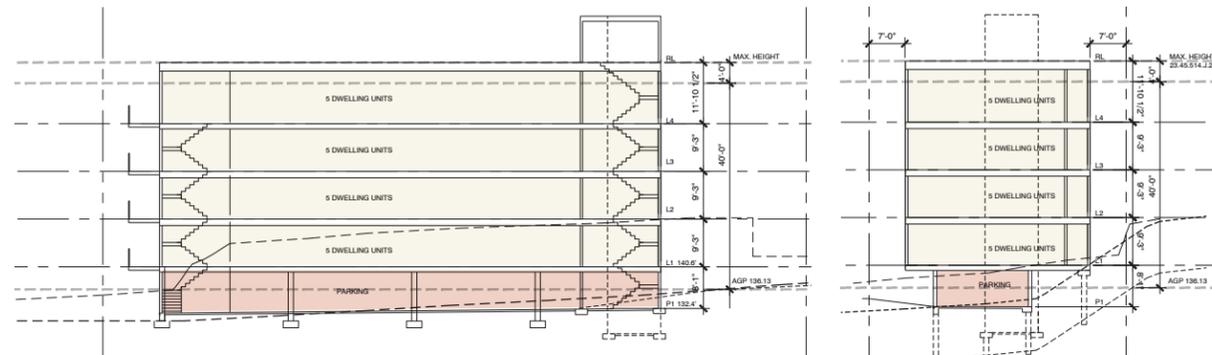
VIEW UP 45TH ST.



REFERENCE PARKING



REFERENCE LEVEL 01



REFERENCE SECTIONS



VIEW FROM 46TH ST.



VIEW DOWN 45TH ST.

OPTION B

Oriented to the horizontal with strong balcony expression. Three story base with penthouse top mitigates overall scale.

ADVANTAGES

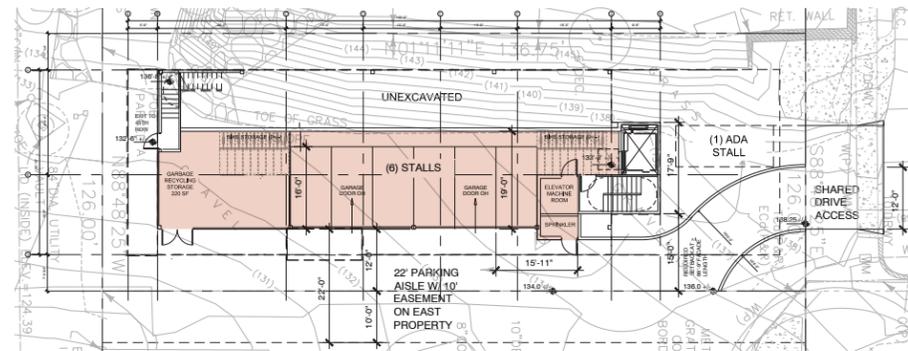
- + Heightened visual interest along 45th St. facade balconies
- + Base, middle, and top mitigates overall mass

CHALLENGES

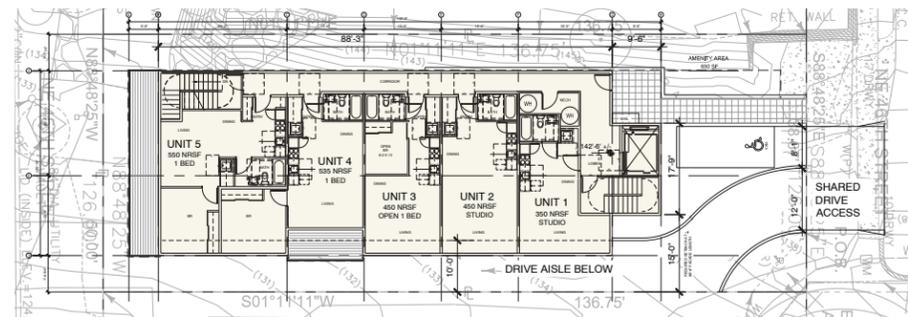
- Mitigation of tower massing
- Upper story expression is a result of clerestory interpretation



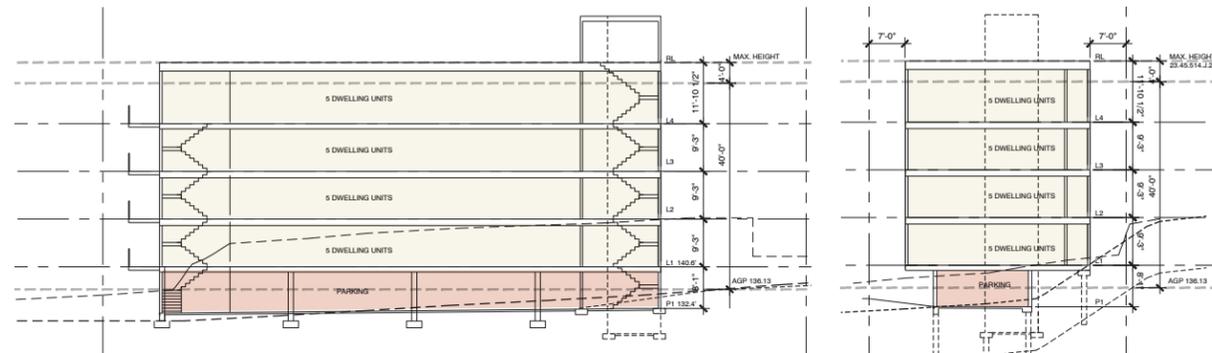
VIEW UP 45TH ST.



REFERENCE PARKING



REFERENCE LEVEL 01



REFERENCE SECTIONS



VIEW FROM 46TH ST.



VIEW DOWN 45TH ST.

OPTION C

Simple vertical expression creating a clean mass reflective of the stacking nature of the floor plan and the uses within.

ADVANTAGES

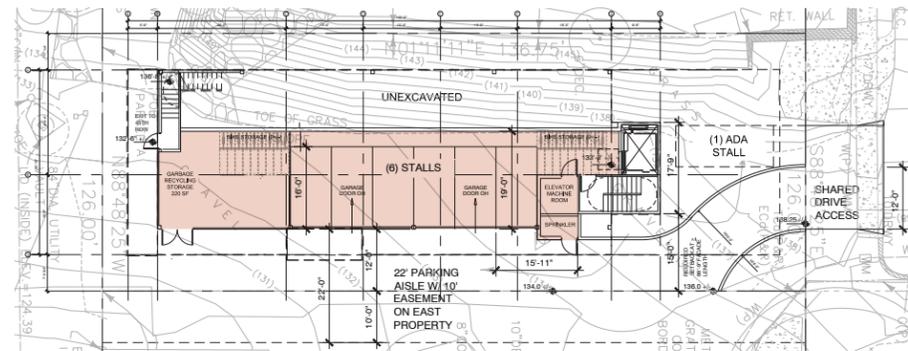
- + Simple and strong proportions
- + Clean roof line

CHALLENGES

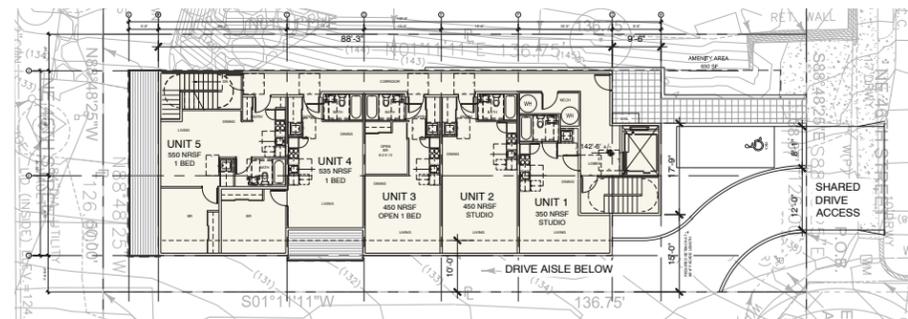
- Mitigation of tower massing



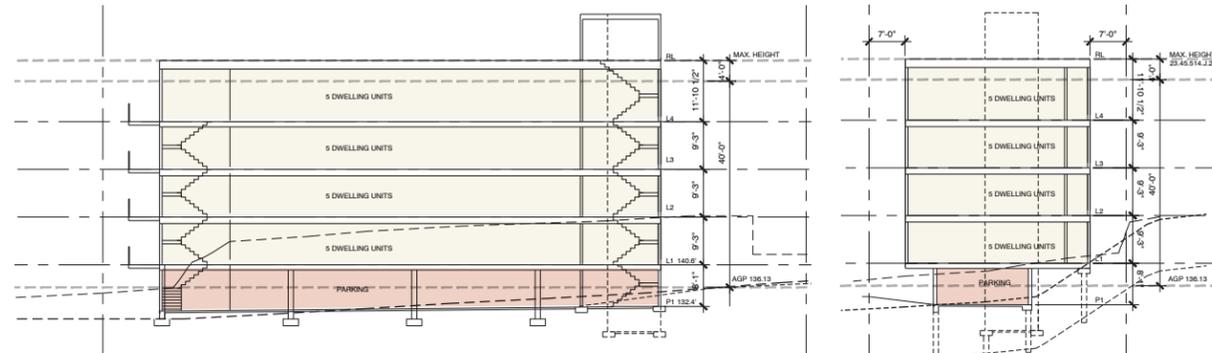
VIEW UP 45TH ST.



REFERENCE PARKING



REFERENCE LEVEL 01



REFERENCE SECTIONS



VIEW FROM 46TH ST.



VIEW DOWN 45TH ST.



A
Clean and simple facade geometry emphasizing the horizontal nature of the massing. Unique window openings create strong shade, shadow, and relief.

- ADVANTAGES**
- + Rigor and rhythm
 - + Sculpted tower element could provide unique visual anchor
 - + Balconies provide visual interest for 45th St. facade

- CHALLENGES**
- Mitigation of tower massing

B
Oriented to the horizontal with strong balcony expression. Three story base with penthouse top mitigates overall scale.

- ADVANTAGES**
- + Heightened visual interest along 45th St. facade balconies
 - + Base, middle, and top mitigates overall mass

- CHALLENGES**
- Mitigation of tower massing
 - Upper story expression is a result of clerestory interpretation

C
Simple vertical expression creating a clean mass reflective of the stacking nature of the floor plan and the uses within.

- ADVANTAGES**
- + Simple and strong proportions
 - + Clean roof line

- CHALLENGES**
- Mitigation of tower massing