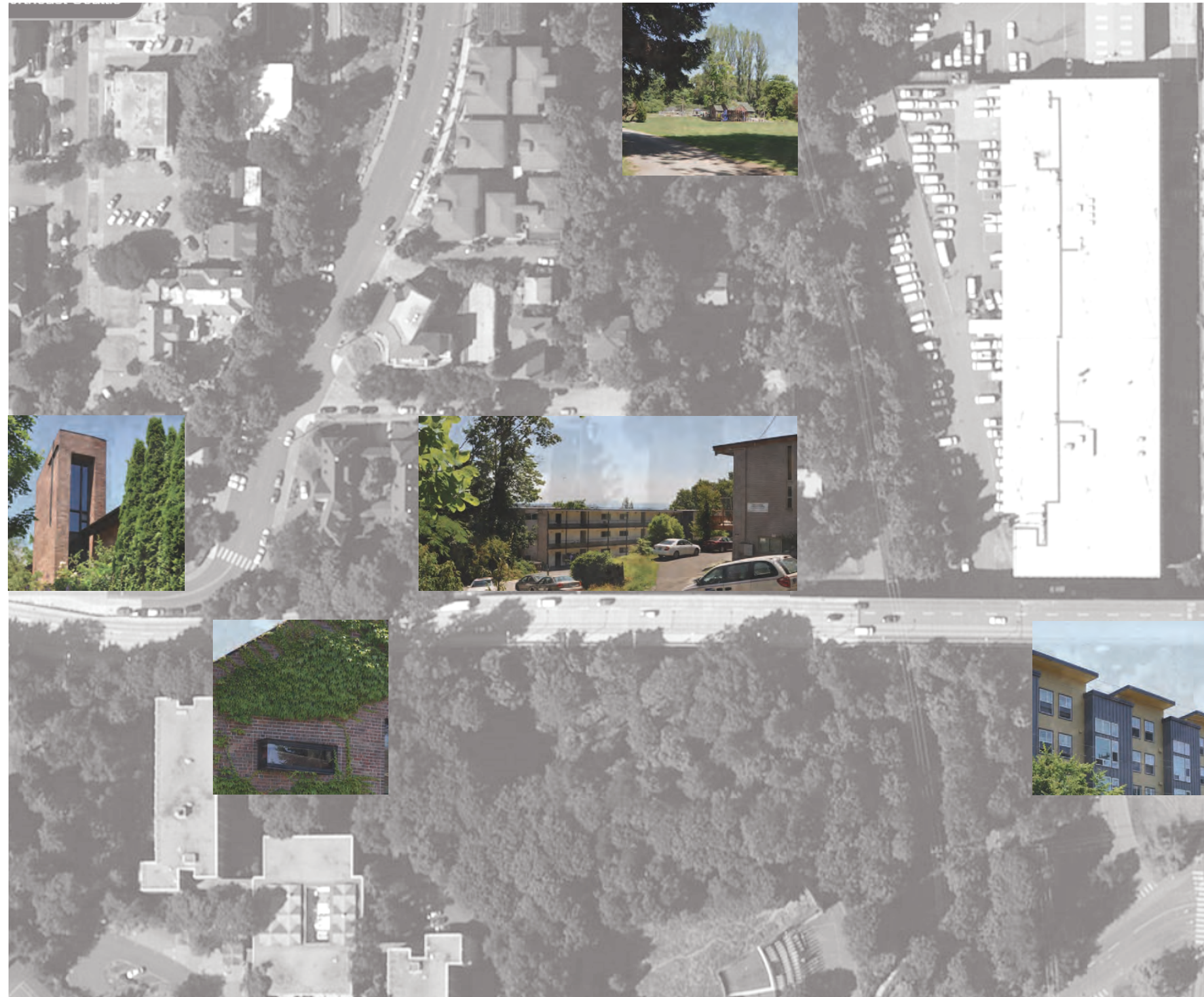


## DESIGN OBJECTIVES

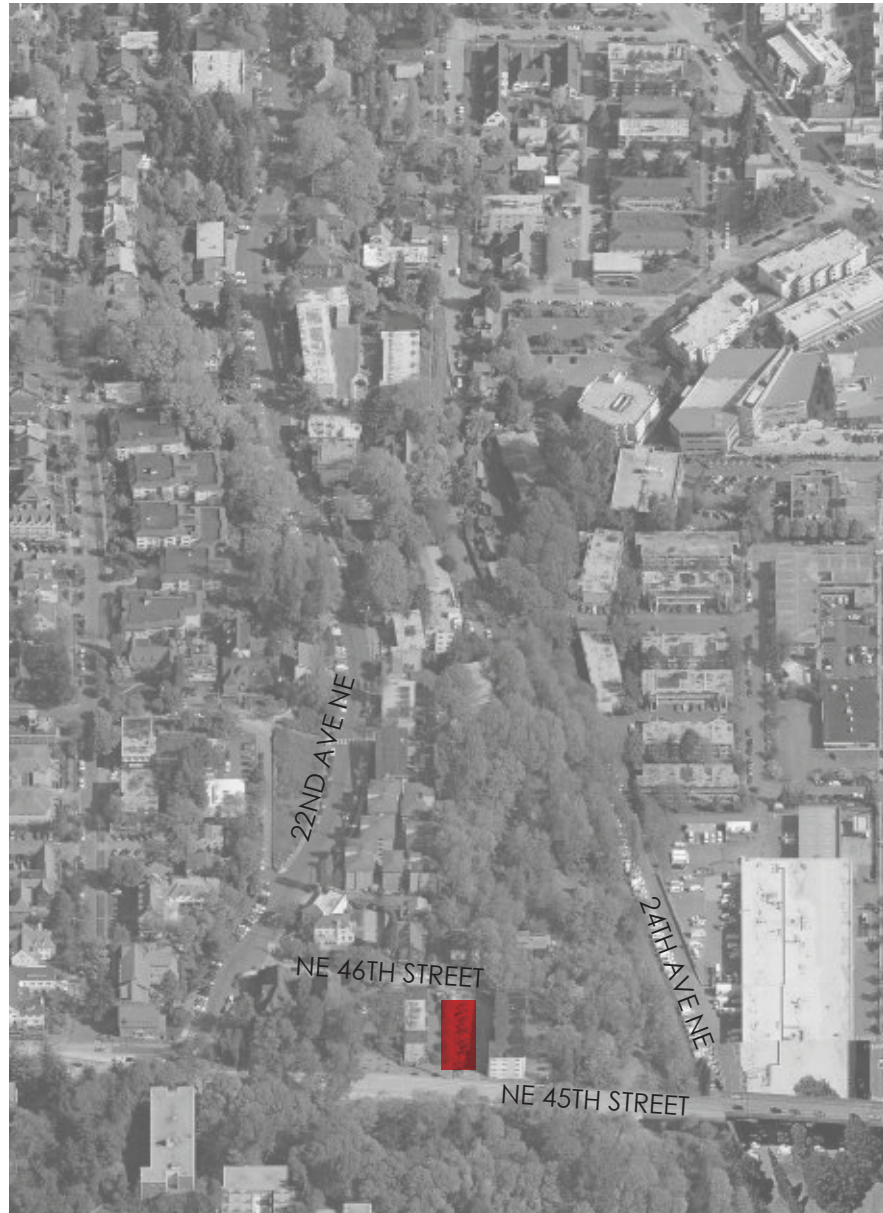
Provide quality, affordable **student focused housing** within an eclectic residential neighborhood

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
- 4 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 west, 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.

# NEIGHBORHOOD MAP

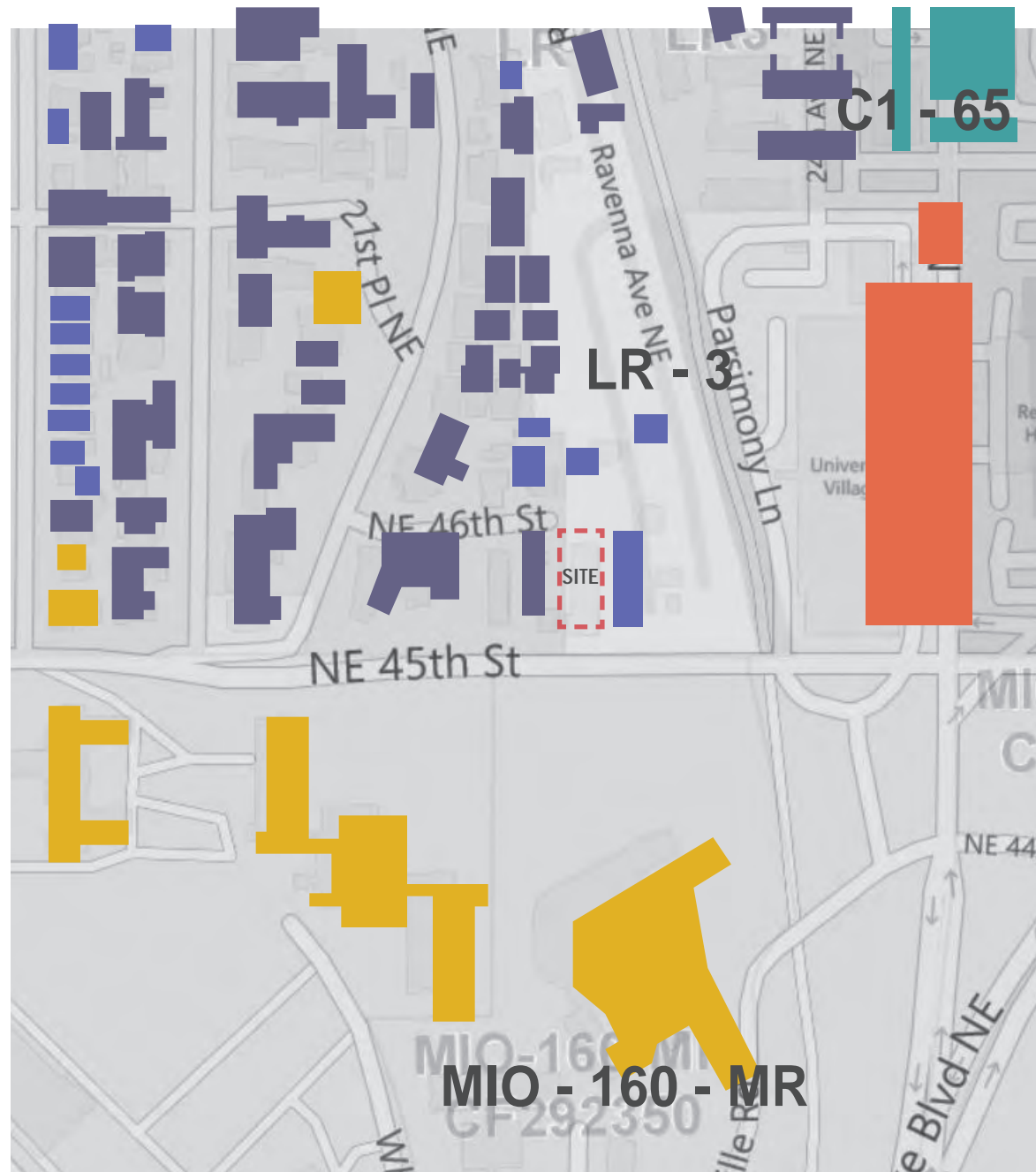


## KEY

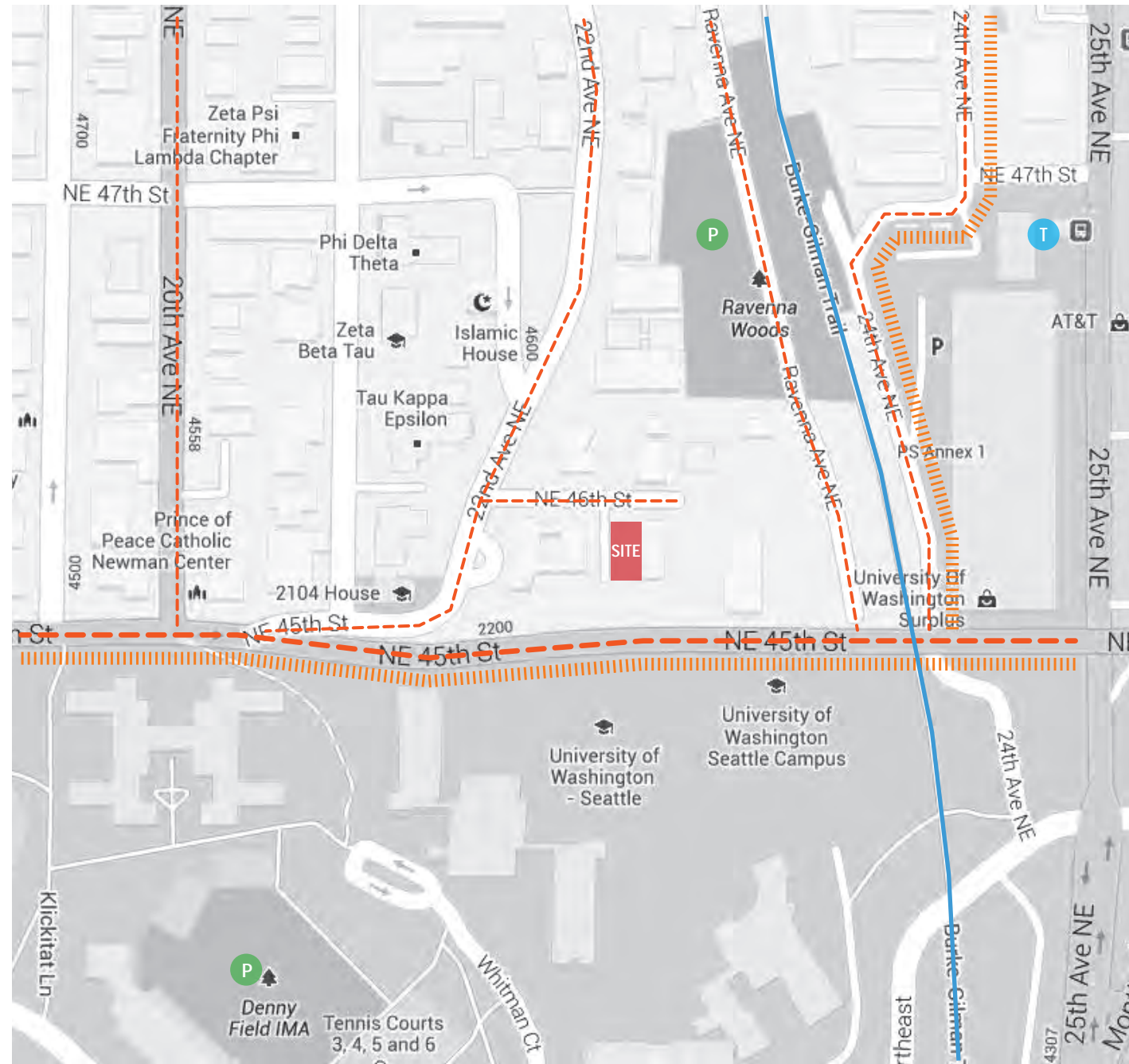
- 01 UNIVERSITY OF WASHINGTON CAMPUS
- 02 PACIFIC SUNRISE | LARGE APT. COMPLEX
- 03 RAVENNA WOODS
- 04 ADMIRAL BED & BREAKFAST
- 05 RAVENNA PARK
- 06 THE CORYDON | LARGE MIXED-USE
- 07 UNIVERSITY VILLAGE 76
- 08 AZTECA RESTAURANT
- 09 NORDHEIM COURT | LARGE MIXED-USE
- 10 BANK OF AMERICA
- 11 UNIVERSITY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



### ZONING & SURROUNDING USES



### CIRCULATION & TRANSIT



- KEY**
- MAIN
  - ARTERIAL
  - BIKE ROUTE
  - PARK
  - 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. CONTEXT, 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.



## EARLY DESIGN GUIDANCE RESPONSE

1. At least one member of the Board expressed their concern with there not being 'three clear massing options.' DPD Staff noted that with the ECA area on the site the location of a structure was limited to area as shown. Further vehicle access can only be located as shown. (A-1, A-5, B-1, and C-2)

*The current proposal has incorporated the guidance of the board and taken into consideration the concerns of the public. The major concern was the location of the vertical circulation core (stair and elevator) and its associated massing on the north side where there is a stronger residential presence. We have since analyzed two additional schemes: 1) locating the elevator at the center of the plan and 2) locating the elevator and stair at the north end. Due to the steep slope, the applicant is pursuing the scheme that locates the elevator core to the north. This achieves several objectives:*

- Places the massing on the south of the site where the less-sensitive elevated viaduct of 45th street exists. This corner of the site is not ideal for residential uses and additionally, minimizes the encroachment into the steep slope area.
- There are two distinct identities on this site as it relates to the public way.
  - A 35mph façade to the south with the 45th street viaduct
  - A pedestrian facade to the north with the 46th cul-de-sac and multifamily building entries.

*The design has been carefully developed to address this dynamic with a highly-fenestrated, well-proportioned and modulated façade to the north and larger massing moves that provide character and visual interest. The northern entry is held back from the street with a generously landscaped fore-court and pedestrian approach. The southern façade utilizes an exterior steel stair to provide texture, color and general visual interest. Due to the adjacency to the viaduct, the design minimizes openings and residential presence and instead focuses that activity on the eastern façade.*

2. The Board as a whole was concerned with the treatment of the north façade. The stair/elevator portion of the structure needs to be carefully designed. (A-1, A-3, A-4, A-5, A-6, B-1, C-2, C-3, D-1, and D-7)

*See response to item 1 above.*

3. More than one Board member noted that they were also concerned with the southern façade. Balconies may not be the right treatment for the façade. It may be more desirable to use this area as added floor area for the units. Or remove the balconies and move the structure further south on the site and provide more of a northern setback. (A-1, A-5, A-6, B-1, C-2, and C-4)

*See response to item 1 above.*

4. At least one Board member suggested that the design be flipped — placing the stair/elevator tower on the southern façade. (A-1, A-5, A-6, B-1, C-2, C-4, D-1, D-7, E-2, and E-3)

*See response to item 1 above.*

5. The Board chair noted that the applicant will need to provide shade/shadow diagrams at the future design review meetings for the bulk/scale of the structure being proposed. (A-1, A-5, A-6, B-1, C-2, D-1, D-7, E-2, and E-3)

*Noted.*

6. At the NE 46th St ground level the residential entry needs to be carefully designed with human activity/scale features. The applicant must demonstrate the need for the 'van accessible' parking location and why an option within or under the structure cannot be provided. The board expects to see detailed ground level perspectives for NE 46th St. (A-1, A-3, A-4, A-5, A-6, B-1, C-2, C-3, C-4, D-1, D-7, E-2, and E-3)

*The van stall has been located within the structure at P1*

7. The future presentation to the design review Board needs to show the 'max bicycle parking' that can be provided. And the route/location from the right-of-way to within/under the structure. (A-1, A-3, A-4, A-5, A-6, C-3, D-1, and D-7)

*The covered and secured bicycle parking provided is 400% greater than code minimum. The pedestrian access is from the garage via stair or elevator.*

8. The eastern/western facades as viewed from NE 45th St should be carefully designed. (A-1, A-5, B-1, C-2, C-3, C-4)

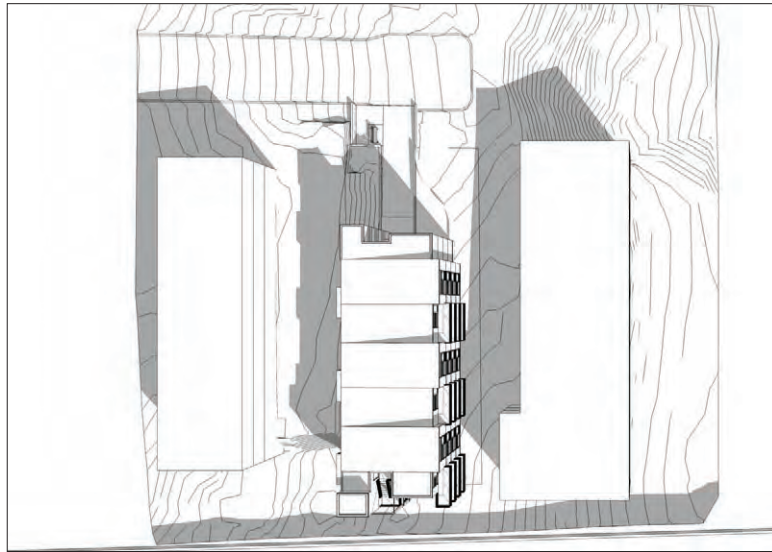
*Small structures often present a design challenge as they are sometimes over-simplified to the point of being boring or overly modulated and articulated to the point of being too busy. The proposal strikes a balance by creating a simple base mass, from which, interesting modulation grows from. There are three simple bay expressions that break up the façade and provide a balanced, well-proportioned and visually interesting façade and roof line that reaches out toward the view and open space of the site.*

*There are limitations due to practical applications of what could occur on the west façade but similar treatment was incorporated here also. The bays modulate the long run of the façade and allow for maneuvering space for people moving into and out of the dwelling units, in addition breaking up what could be a long, uninteresting corridor experience.*

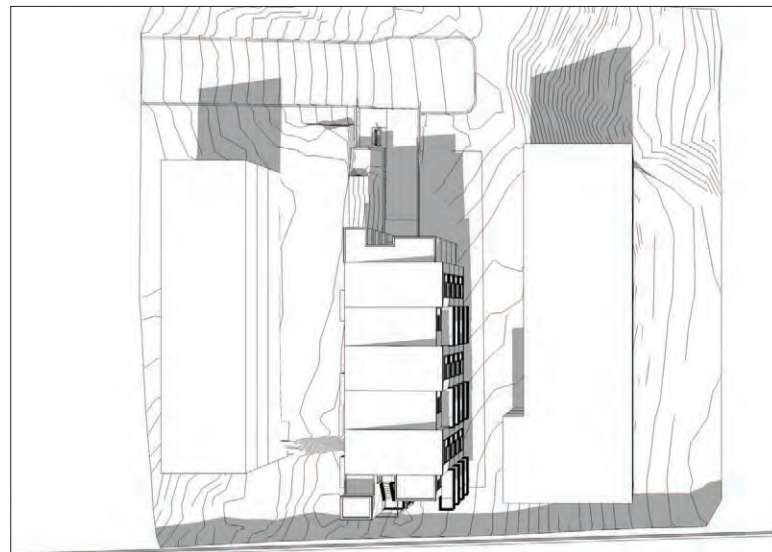
9. The future presentation to the design review board needs to show a lighting plan. (A-4, A-5, A-6, B-1, C-2, C-3, D-1, D-7)

*Noted.*

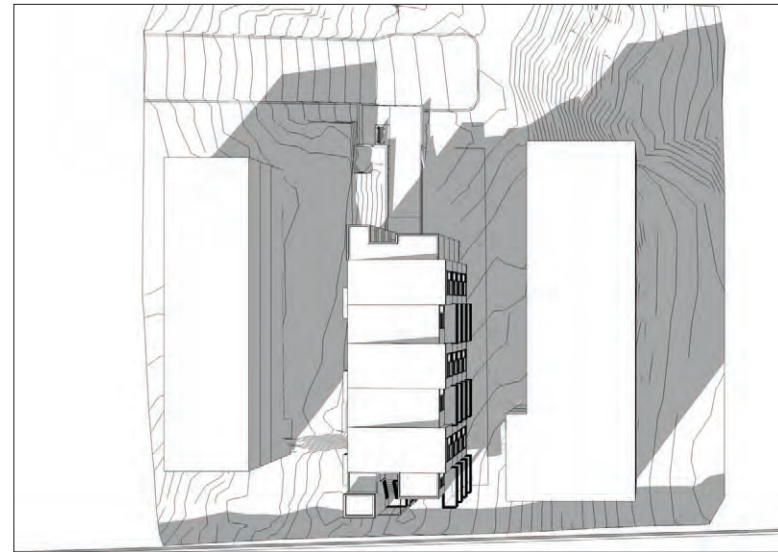




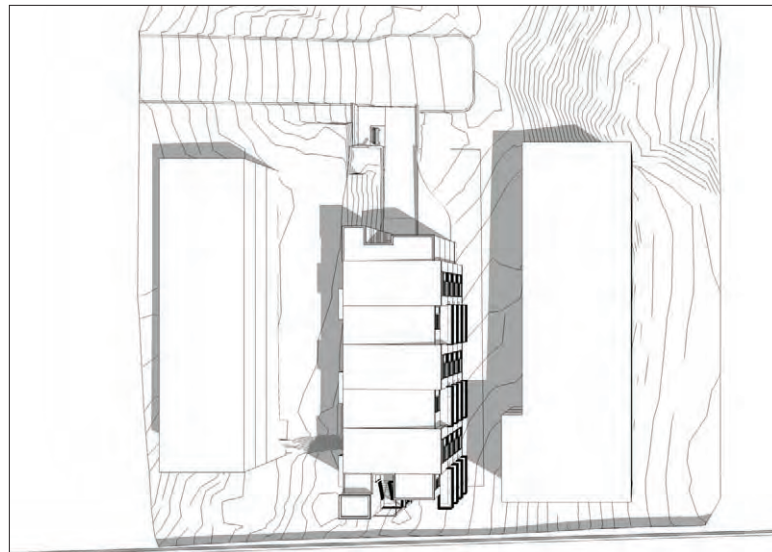
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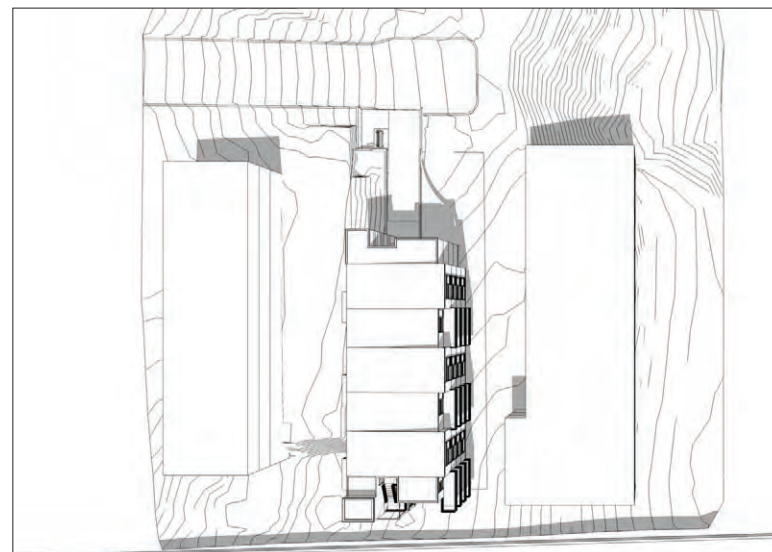
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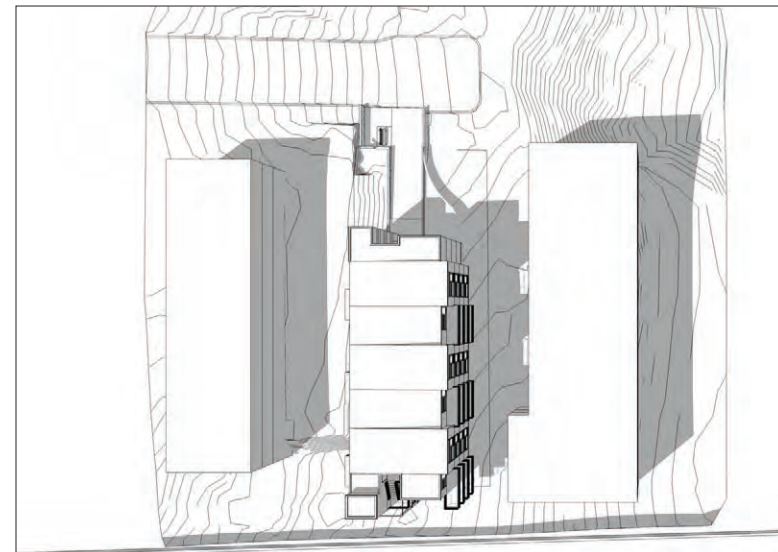
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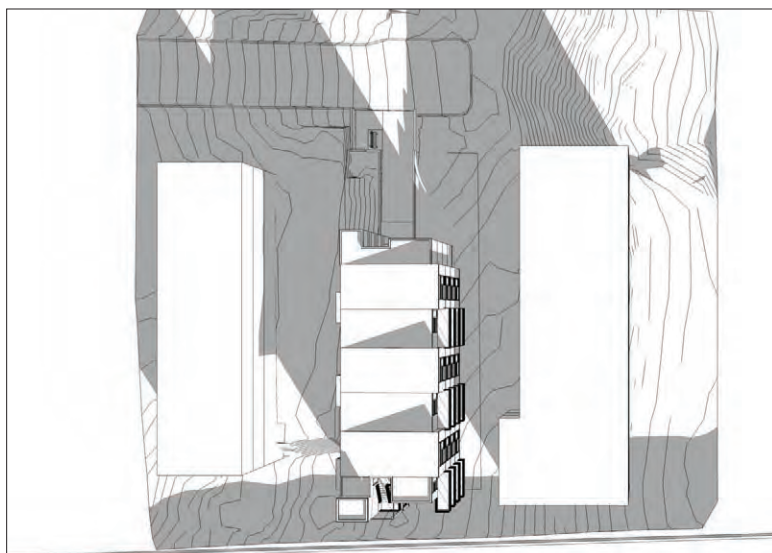
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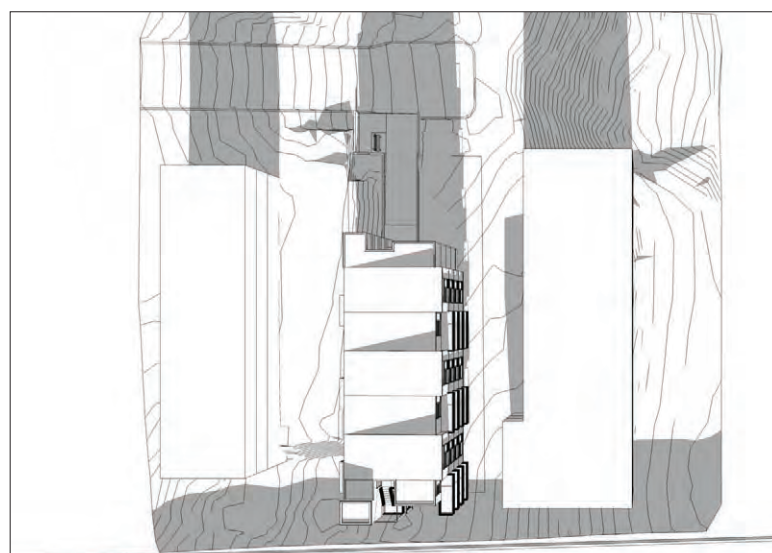
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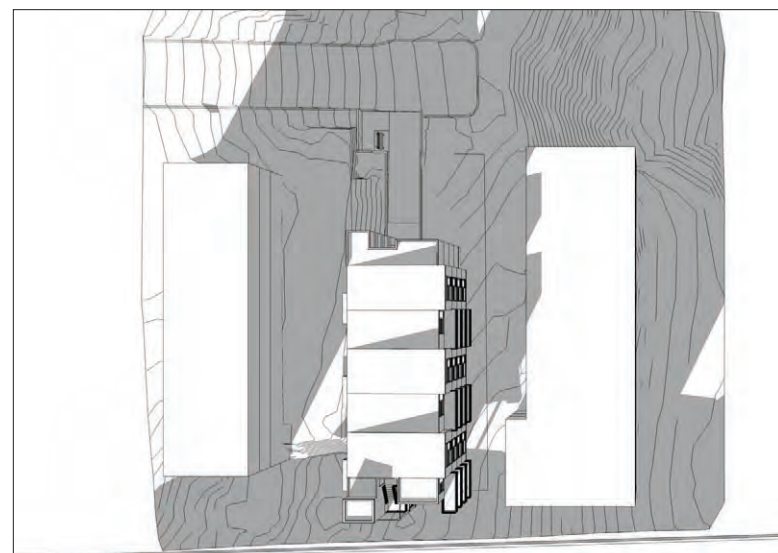
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☀ WINTER SOLSTICE - DECEMBER 21 at 10am



☀ WINTER SOLSTICE - DECEMBER 21 at 12pm



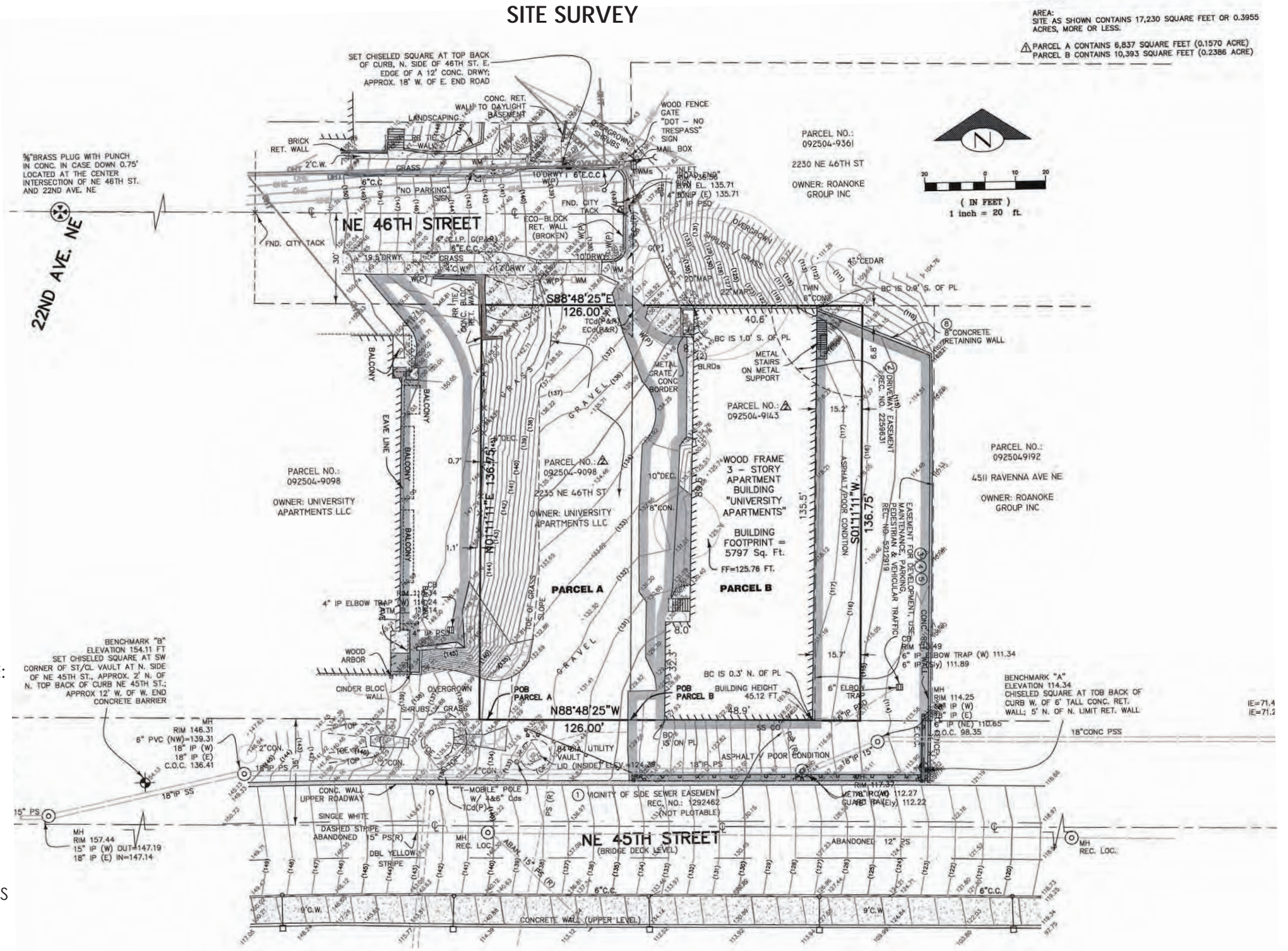
☀ WINTER SOLSTICE - DECEMBER 21 at 2pm

# SEATTLE MUNICIPAL CODE TITLE 23

## REQUIREMENTS FOR LOW-RISE 3 (LR3) ZONES:

- SMC 23.45.504 PERMITTED USES:  
RESIDENTIAL USES ARE PERMITTED OUTRIGHT
- SMC 23.45.514 STRUCTURE HEIGHT:  
MAXIMUM HEIGHT APARTMENTS: 40' + 3' (SECTION E) = 43'
- SMC 23.45.510 (TABLE A) FLOOR AREA RATIO:  
MAXIMUM F.A.R. APARTMENTS: 2.00  
PROPOSED: 2.00
- SMC 23.45.512 DENSITY LIMITS:  
BASE ALLOWABLE APARTMENTS: 1/800  
BUILT GREEN 4+: NO LIMIT
- SMC 23.45.518 SETBACK REQUIREMENTS:  
APARTMENTS:  
FRONT: 5' MINIMUM  
REAR: 5' MIN.  
SIDE @ >40' FACADE: 5'  
SIDE @ <40' FACADE: 5' MIN (7' AVG.)
- SMC 23.45.522 RESIDENTIAL AMENITY AREAS: 25% OF LOT AREA  
AMENITY AREAS SHALL BE REQUIRED FOR ALL APARTMENTS IN AN AMOUNT EQUAL TO 25% OF THE LOT AREA. 50% OF REQUIRED COMMON AMENITY AREA SHALL BE AT GROUND LEVEL EXCEPT THAT AMENITY AREA MAY BE PROVIDED ON THE ROOF STRUCTURE THAT MEETS THE PROVISIONS OF SUB-SECTION 23.45.510.E.5. APARTMENTS AMENITY AREA AT GROUND LEVEL SHALL BE COMMON AREA.
- SMC 23.54.015 REQUIRED PARKING IN LOW-RISE ZONES WITHIN AN URBAN VILLAGE:  
NOT REQUIRED, PER TABLE B FOR SMC 23.54.015: SECTION II ITEM "M".
- SMC 23.45.524 LANDSCAPE STANDARDS:  
GREEN FACTOR SCORE OF .6 OR GREATER IS REQUIRED
- SMC 23.45.527 STRUCTURE WIDTH AND FACADE LENGTH LIMITS:  
APARTMENTS: 150'  
65% OF LOT LINE WITHOUT 15' SIDE LOT LINE MODULATION
- SMC 23.45.529 DESIGN STANDARDS:  
FACADE OPENINGS @ STREET: 20% OF FACADE SHALL CONSIST OF WINDOWS AND DOORS  
FACADE ARTICULATION: 250 SF MINIMUM AND 500 SF MAXIMUM PLANES SHALL BE PROVIDED

# SITE SURVEY

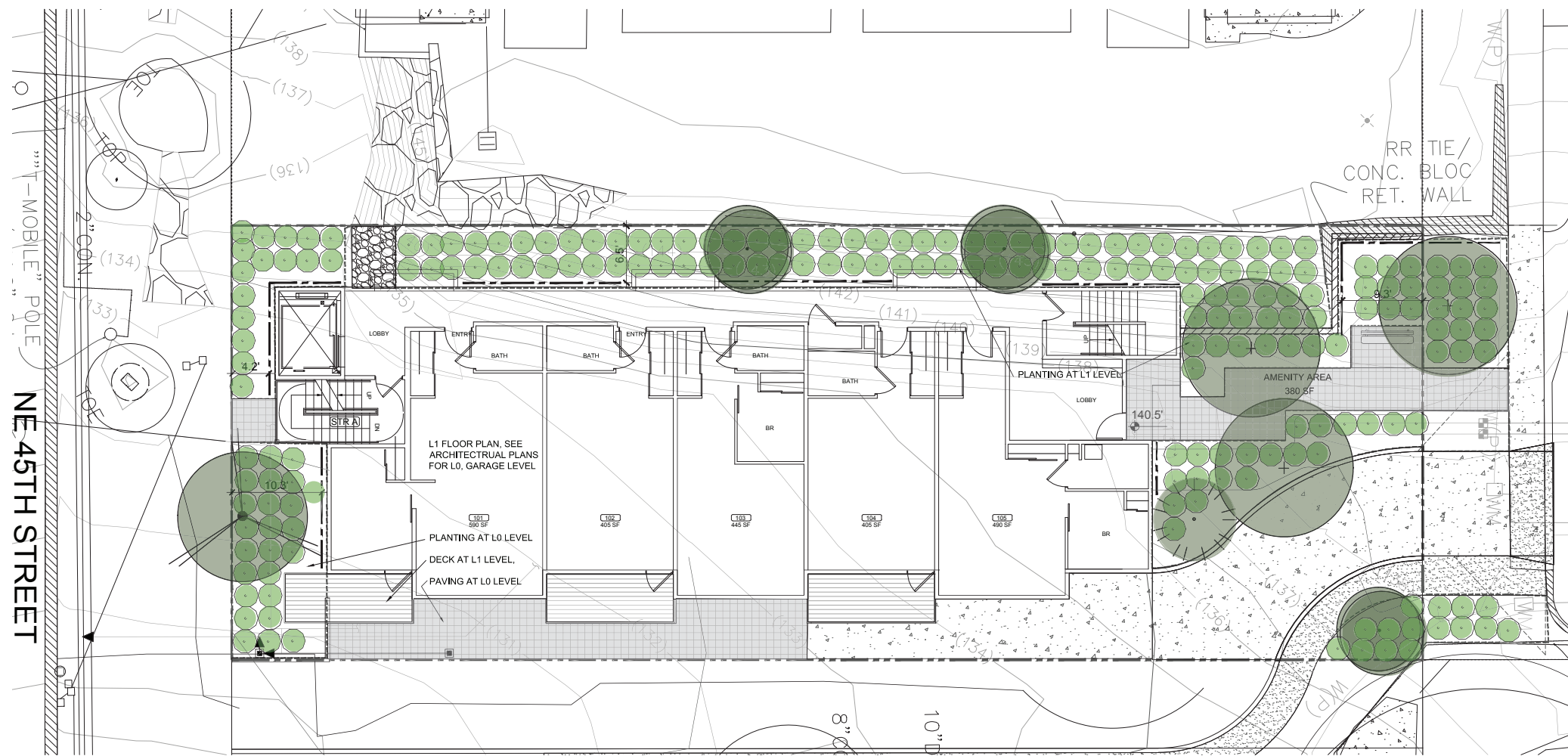


## REQUESTED DEPARTURE

CODE CITATION: SMC 23.45.527 STRUCTURE WIDTH AND FACADE LENGTH LIMITS IN LR ZONES

JUSTIFICATION: BASED ON DISCUSSION AND SUGGESTION OF THE BOARD AT THE EARLY DESIGN GUIDANCE MEETING ON OCTOBER 21ST, 2013 THE APPLICANT SEEKS RELIEF FROM THIS REQUIREMENT AS A MEANS OF ALTERING THE ORIGINAL MASSING OF THE PROJECT AS IT WAS PROPOSED AT THE EARLY DESIGN GUIDANCE MEETING. THE BOARD ENCOURAGED THE EXPLORATION OF MOVING THE STAIR AND ELEVATOR MASSING FURTHER SOUTH, RESULTING IN A LARGER SETBACK FROM NE 46TH ST. BY ALLOWING A LONGER WEST FACING FACADE IT ALLOWED THE APPLICANT TO MOVE THE ENTIRE MASSING, INCLUDING THE ELEVATOR TOWER TO THE NORTH, CREATING A LARGER BUFFER OF LANDSCAPED AMENITY AREA TO THE NORTH ALONG NE 46TH STREET.

LANDSCAPE



PLANT SCHEDULE

QUANT	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
3 #	PYRUS 'CAPITAL'	CAPITAL FLOWERING PEAR	1 1/2" GAL	
1 #	QUERCUS 'CRIMSCHMIDT'	CRIMSON SPIRE OAK	2" GAL	
3 #	STEWARTIA MONDELPHA	MONDELPHA STEWARTIA	1 1/4" GAL	
1 #	THUJA EXCELSA	EXCELSA WESTERN RED CEDAR	6-7"	
* #	ARBUTUS U. COMPACTA	COMPACT STRAWBERRY BUSH	2 GAL	
* #	BERBERIS BUXIFOLIA 'NANA'	DWARF BOX-LEAFED BARBERRY	2 GAL	
#	BERGENIA 'BRESSINGHAM WHITE'	BERGENIA 'BRESSINGHAM WHITE'	2 GAL	
* #	CORNUS SERICEA 'ISANTI'	ISANTI RED-OSIER DOGWOOD	2 GAL	
* #	EUONYMUS JAPONICUS 'GREEN SPIRE'	GREEN SPIRE EUONYMUS	2 GAL	
* #	HYDRANGEA QUERCIFOLIA 'PEE WEE'	DWARF OAKLEAF HYDRANGEA	2 GAL	
* #	ILEX CRENATA 'SKY PENCIL'	SKY PENCIL JAPANESE HOLLY	2 GAL	
* #	LIRIOPE GIGANTEA	GIANT LILYTURF	2 GAL	
* #	LONICERA NITIDA 'LEMON BEAUTY'	LEMON BEAUTY BOX HONEYSUCKLE	2 GAL	
* #	MAHONIA COMPACTA	COMPACT OREGON GRAPE	1 GAL	
* #	NANDINA DOMESTICA 'MOON BAY'	MOONBAY COMPACT HEAVENLY BAMBOO	2 GAL	
#	PENNISETUM 'HAMELIN'	DWARF FOUNTAIN GRASS	1 GAL	
* #	PINUS MUGO PUMILIO	DWARF MUGO PINE	5 GAL	
* #	POLYSTICHUM MUNITUM	SWORD FERN	1 GAL	
* #	PRUNUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	2 GAL	
#	ROSMARINUS OFFICINALIS 'IRENE'	CREEPING ROSEMARY IRENE	1 GAL	
* #	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	2 GAL	
#	COTONEASTER DAMMERII	BEARBERRY COTONEASTER	1 GAL	24" O.C.
#	VINCA MINOR ALBA	WHITE FLOWERING PERIWINKLE	1 GAL	24" O.C.
VINES				
#	CLEMATIS HENRYII	HENRYII CLEMATIS	2 GAL	
#	HYDRANGEA ANOMALA PETIOLARIS	CLIMBING HYDRANGEA	2 GAL	
#	PARTHENOCISSUS TRICUSPIDATA 'GREEN SHOWERS'	GREEN SHOWERS BOSTON IVY	2 GAL	



CAPITAL FLOWERING PEAR  
PYRUS "CAPITAL"



DWARF BOX-LEAFED BARBERRY  
BERBERIS BUXIFOLIA ' NANA'



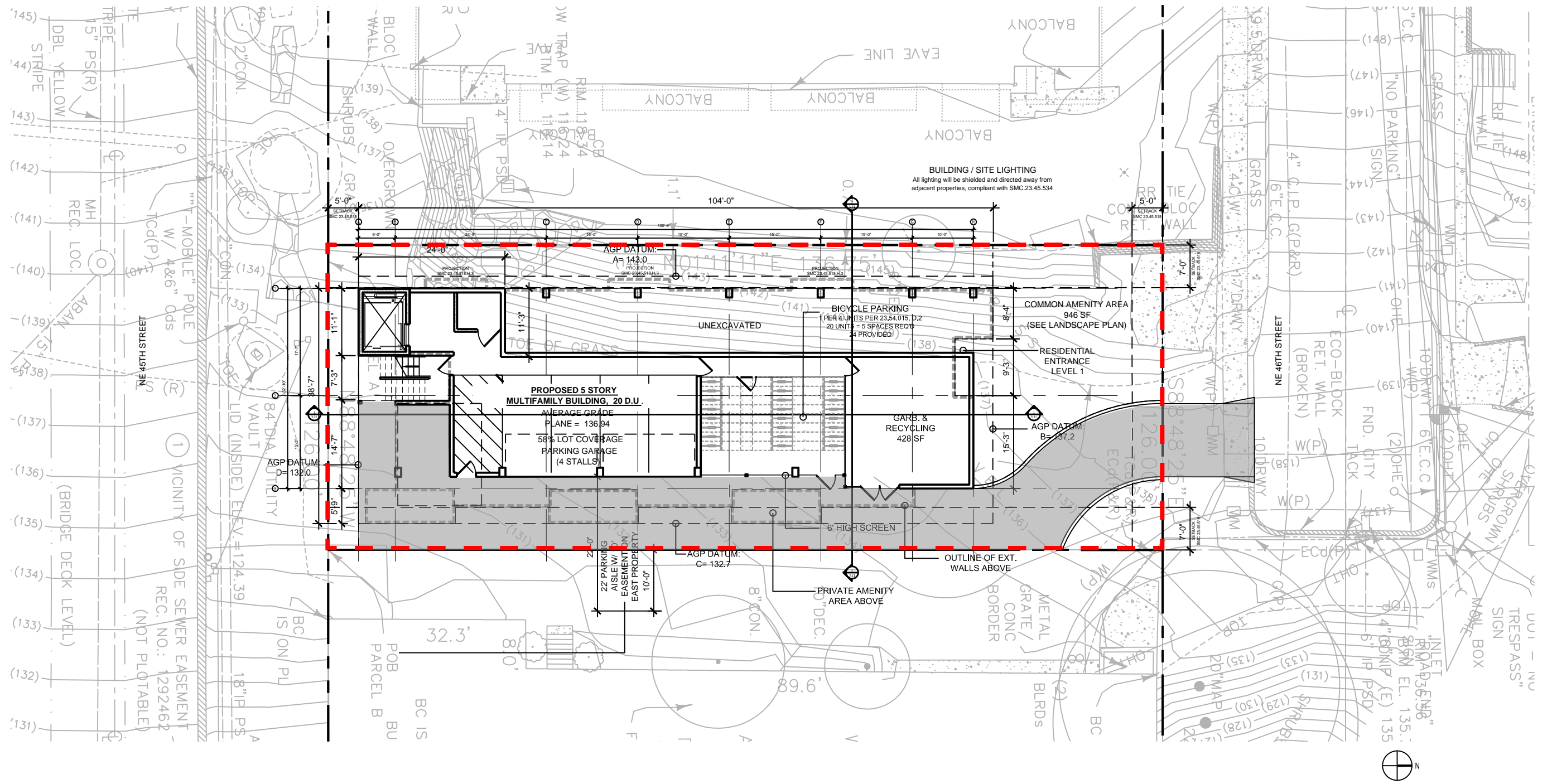
CLIMBING HYDRANGEA

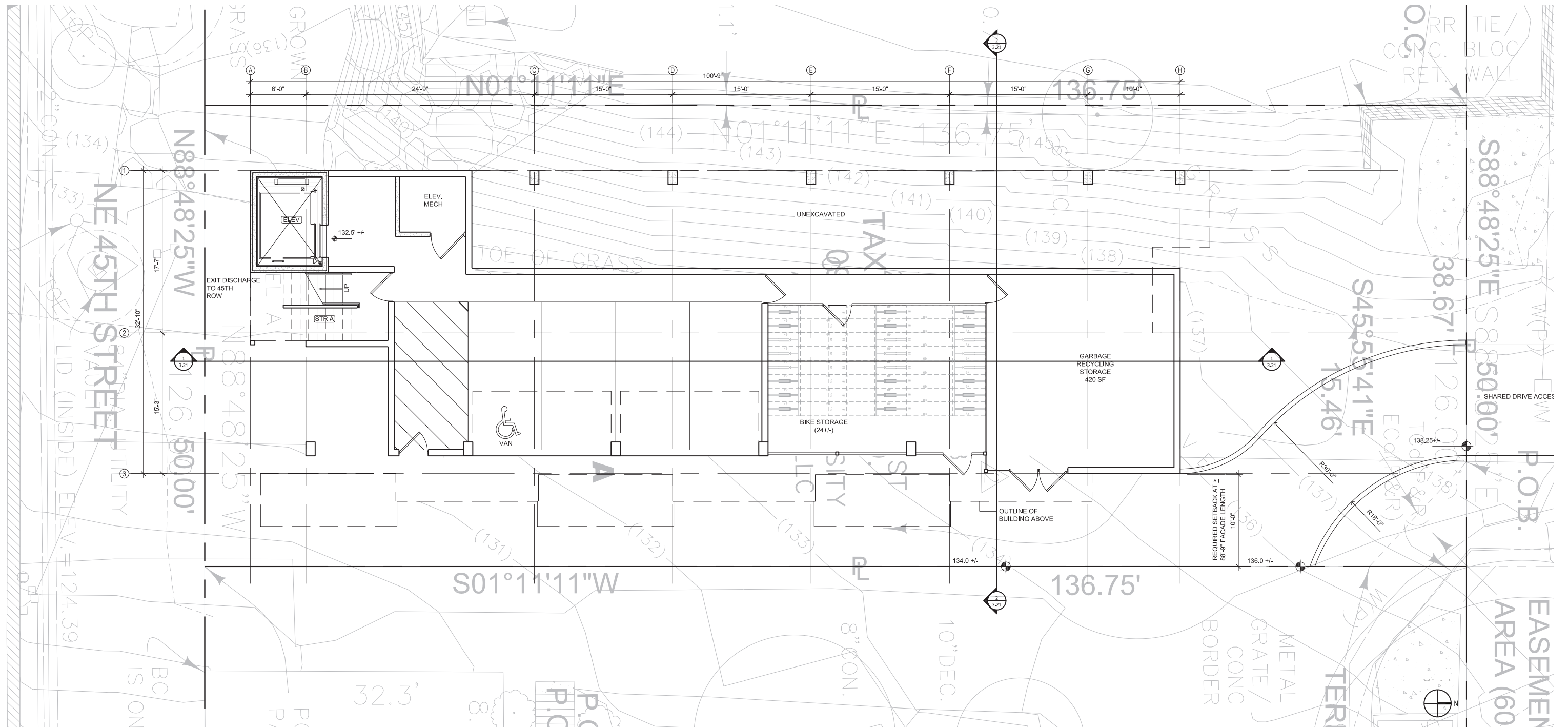


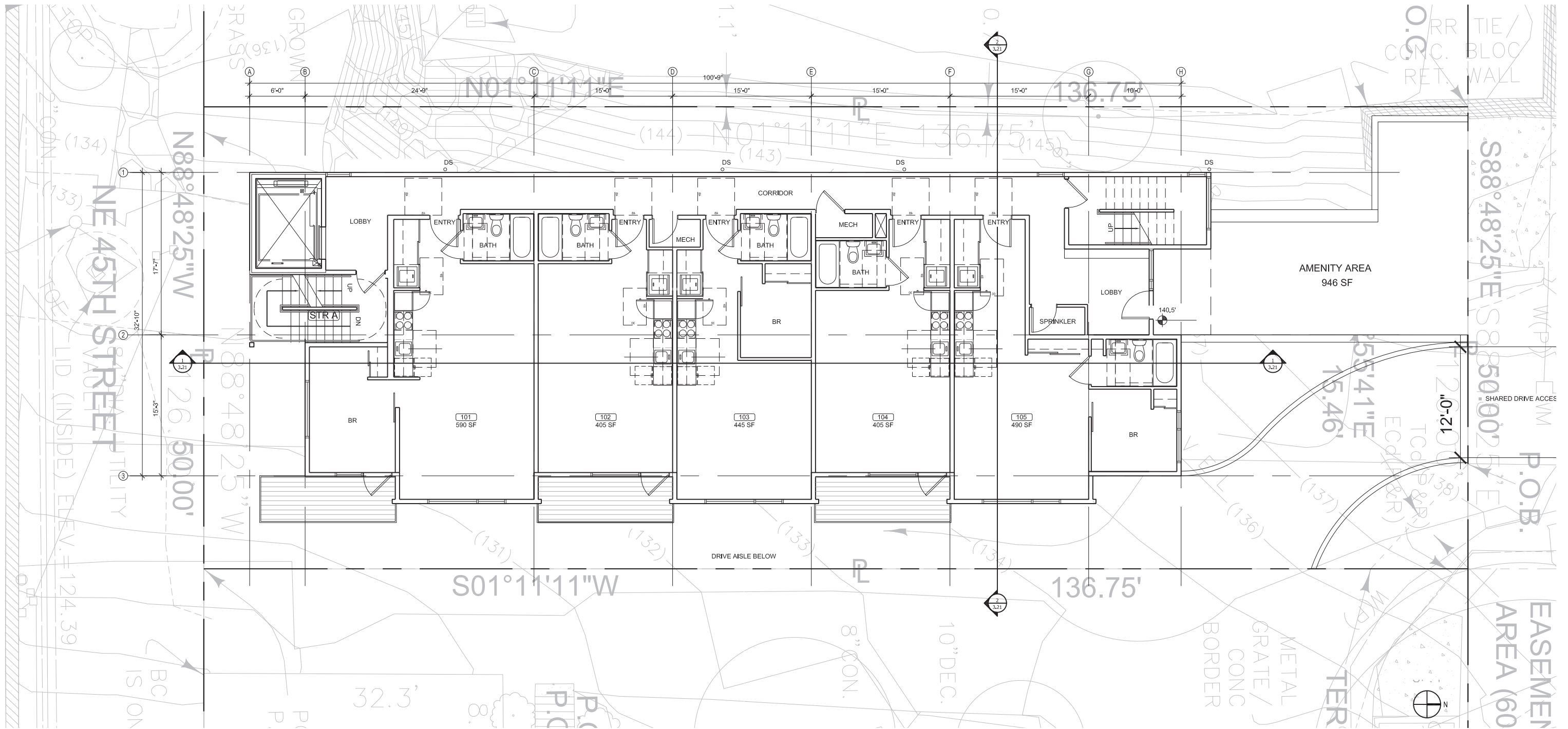
MOONBAY HEAVENLY BAMBOO  
NANDINA DOMESTICA 'MOON BAY'



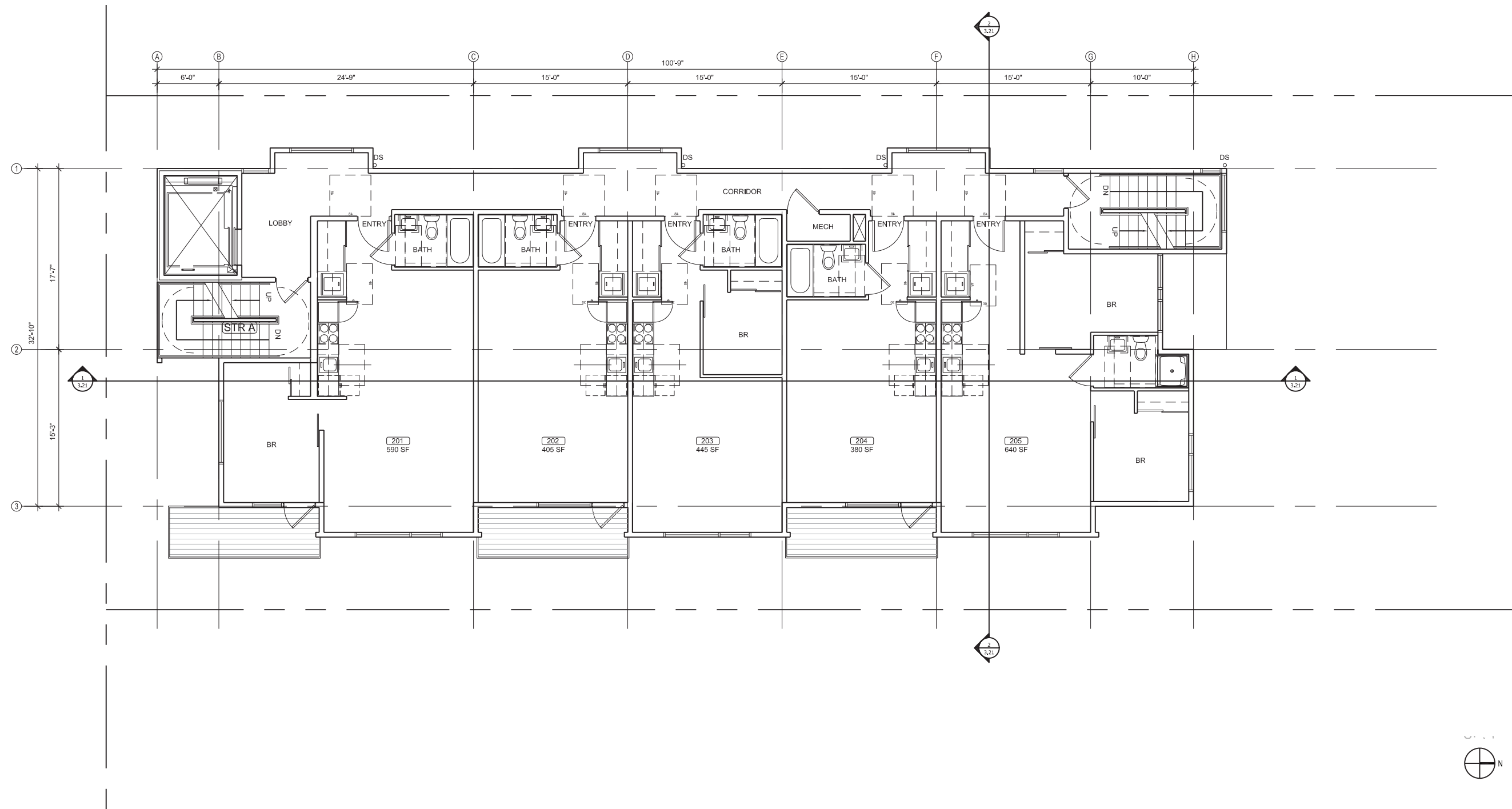
BERGENIA BRESSINGHAM WHITE

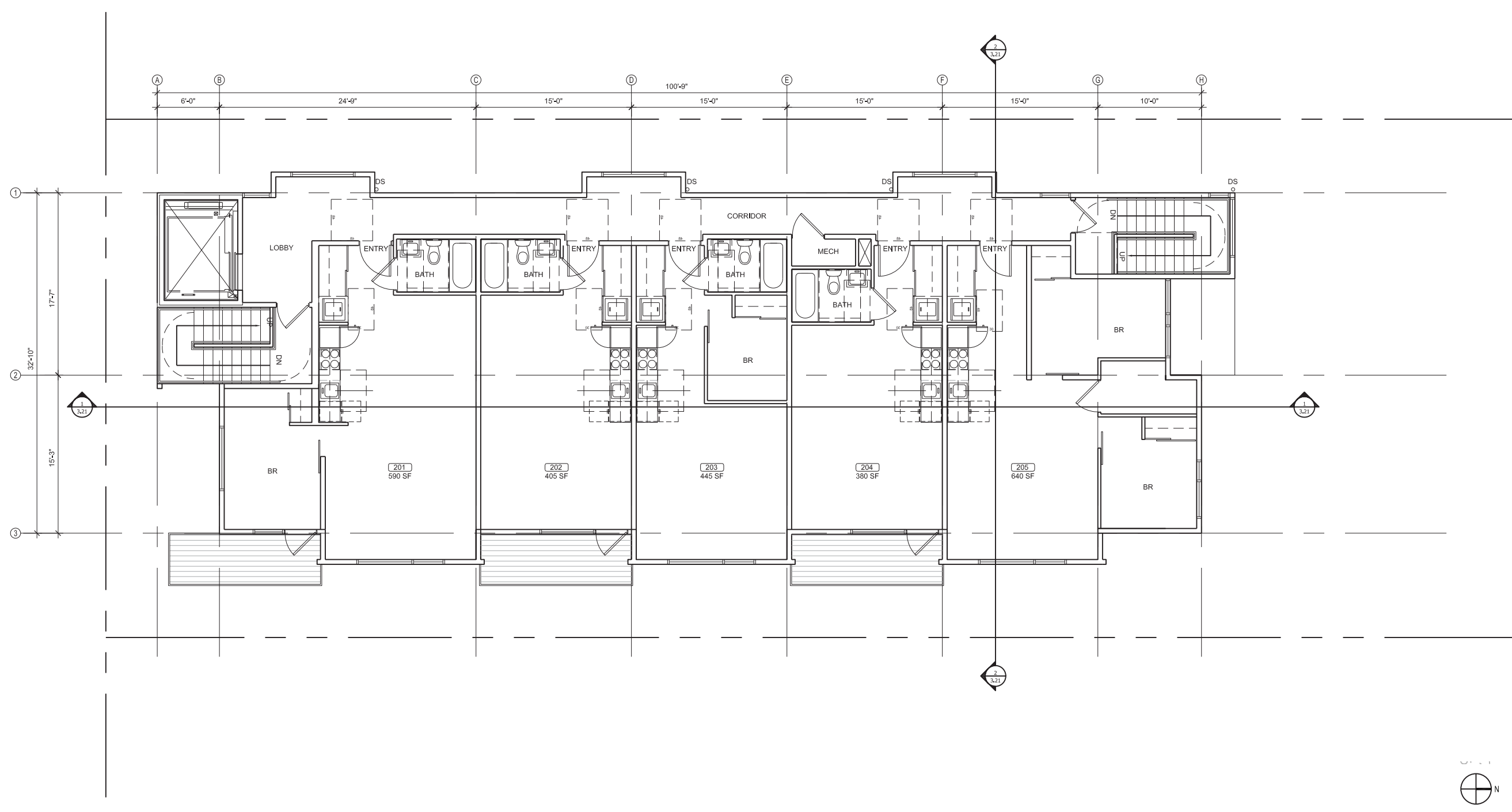


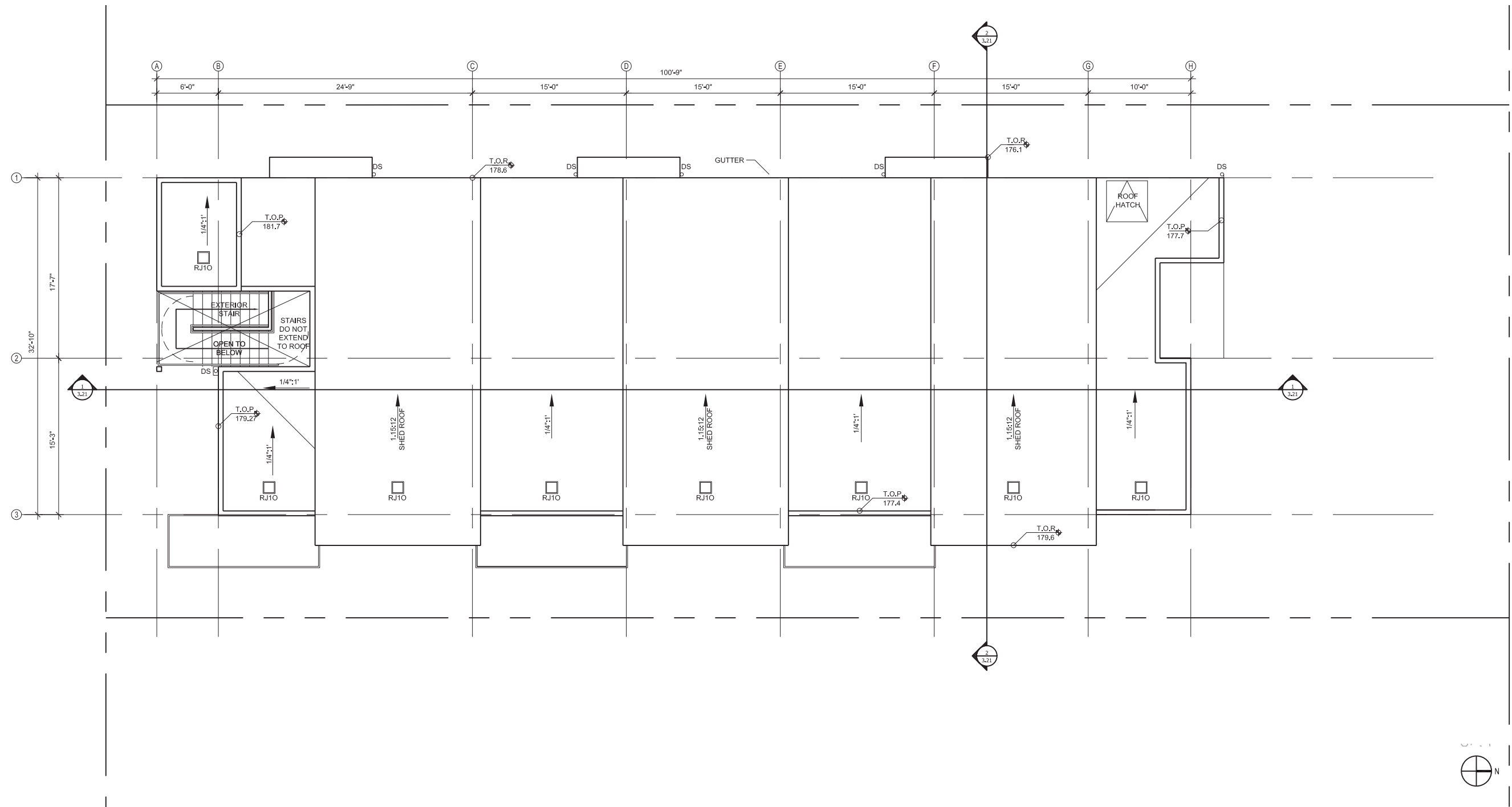














NORTH ELEVATION



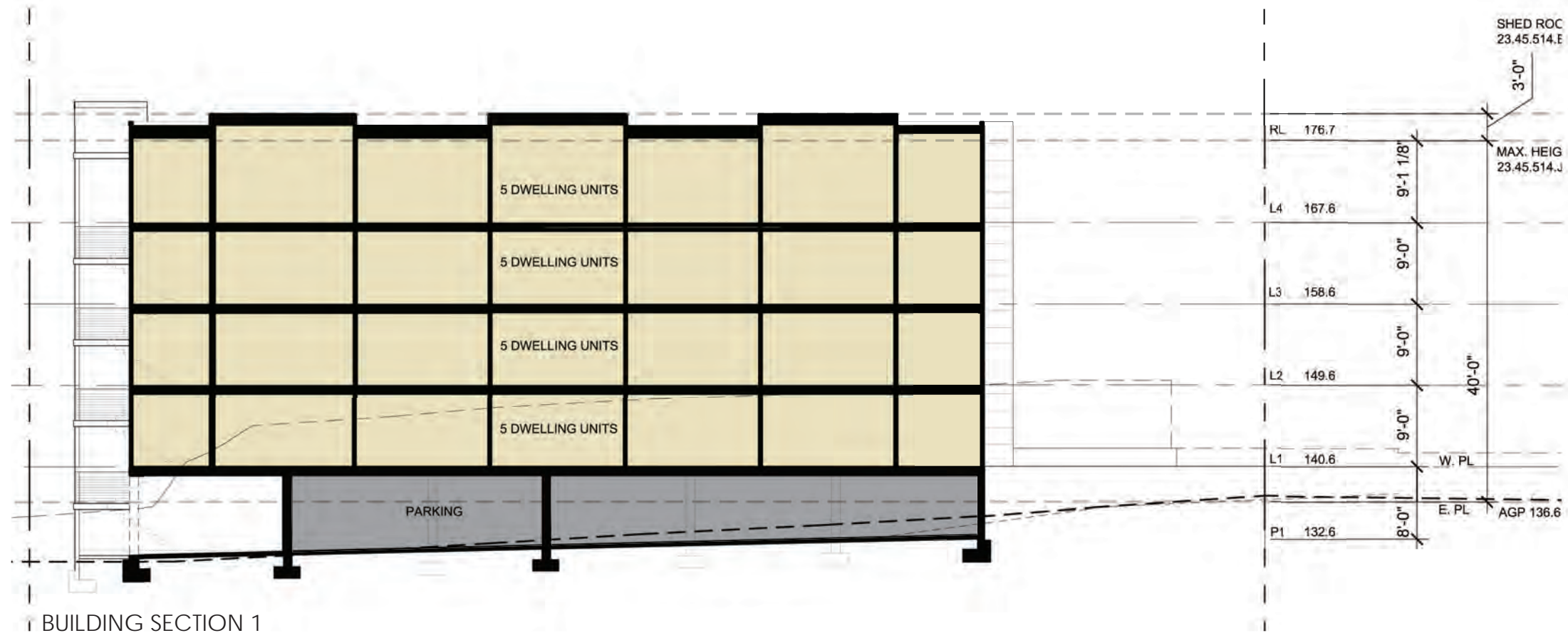
EAST ELEVATION



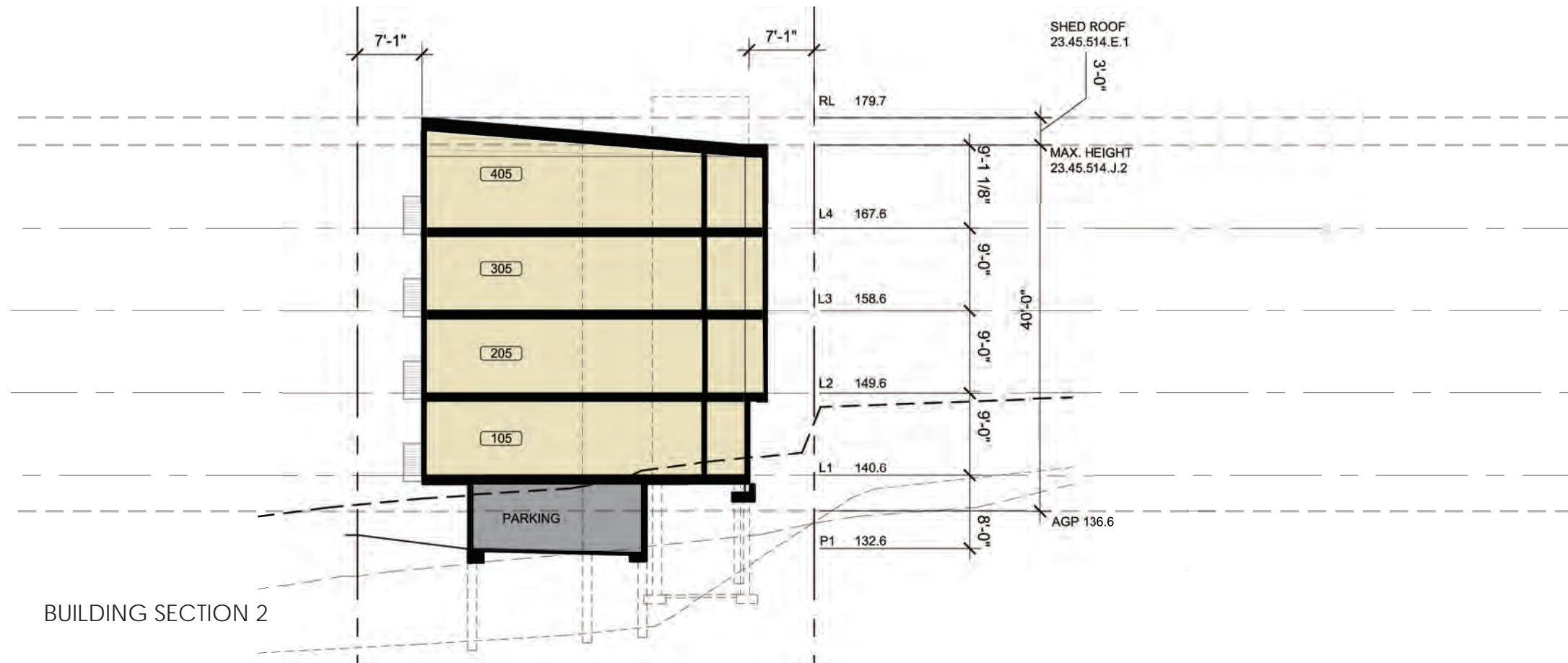
SOUTH ELEVATION



WEST ELEVATION



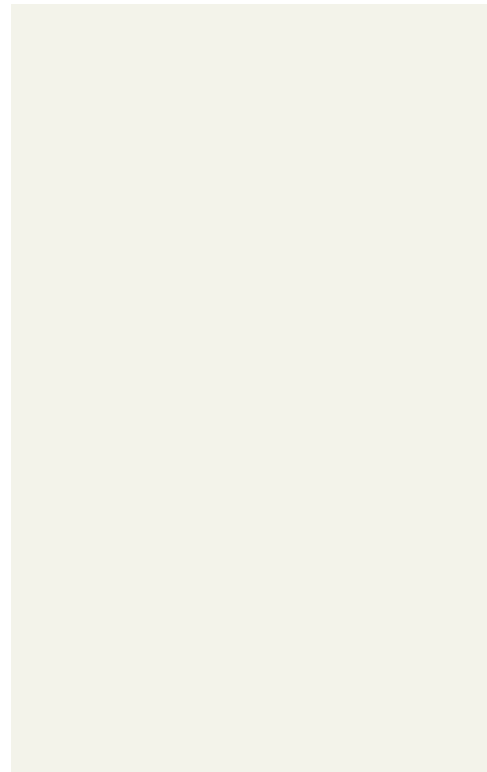
BUILDING SECTION 1



BUILDING SECTION 2



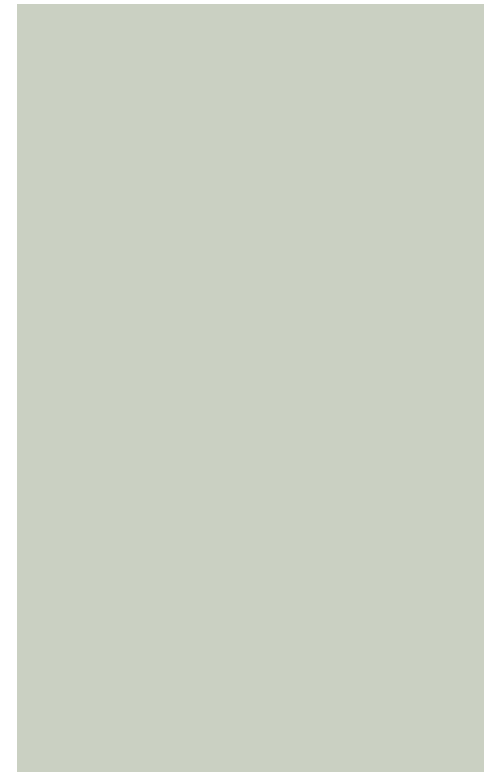
MAIN FIELD 1  
FIBER CEMENT SIDING, PAINTED



MAIN FIELD 2  
FIBER CEMENT SIDING, PAINTED



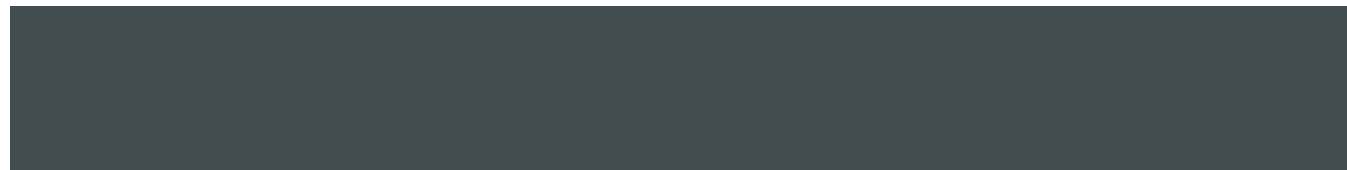
SECONDARY FIELD AND TRIM  
FIBER CEMENT PANEL, PAINTED



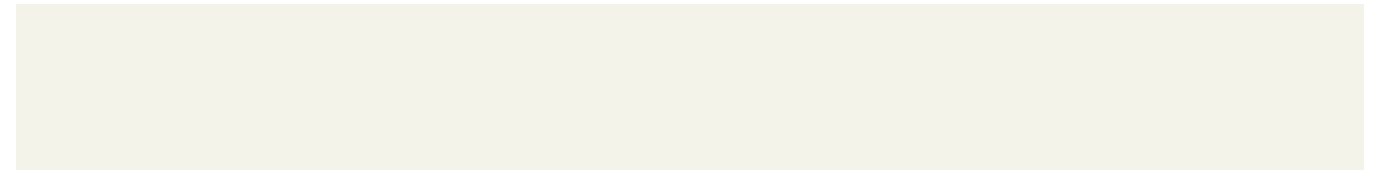
SECONDARY FIELD  
FIBER CEMENT PANEL, PAINTED



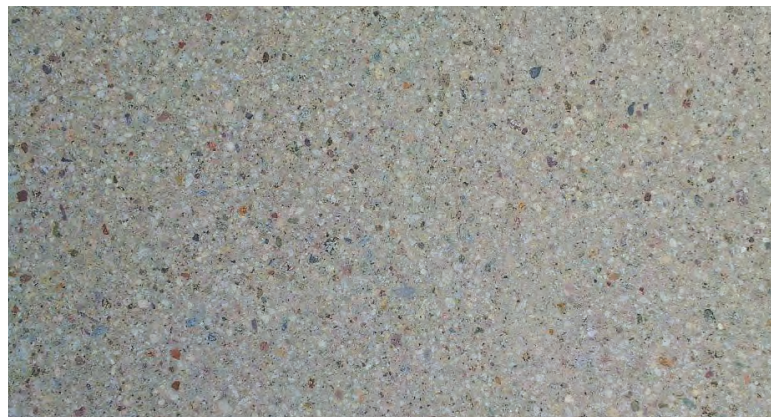
SECONDARY FIELD  
CORRUGATED METAL



ACCENT COLOR  
METAL, PAINTED



WINDOWS  
VINYL



CONCRETE, SEALED



MASONRY  
GROUND FACE CMU



NORTH FACADE AND RESIDENTIAL ENTRY ▲  
ON 46TH STREET



◀ EAST FACADE AND PARKING/UTILITY AT  
LOWER LEVEL



RESIDENTIAL ENTRY AND AMENITY SPACE ▶





▲ SOUTH AND WEST FACADES VIEWED FROM 45TH STREET



EAST AND SOUTH FACADE VIEWED FROM 45TH STREET ▶



▲ PEDESTRIAN ENTRY AND AMENITY SPACE ON 46TH STREET



▲ VIEW FROM 46TH STREET

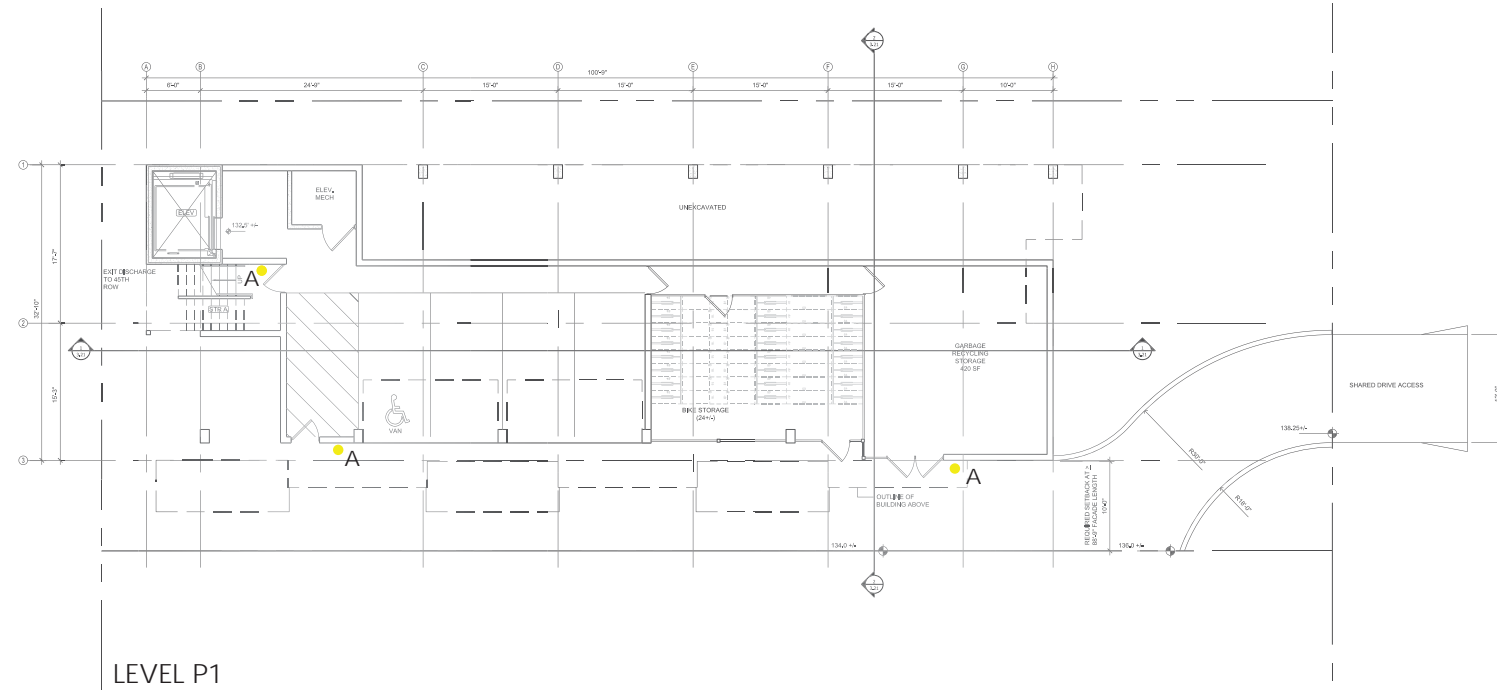


◀ VIEW FROM 45TH STREET WESTBOUND



VIEW FROM 45TH STREET EASTBOUND ▲

LIGHTING



LEVEL P1

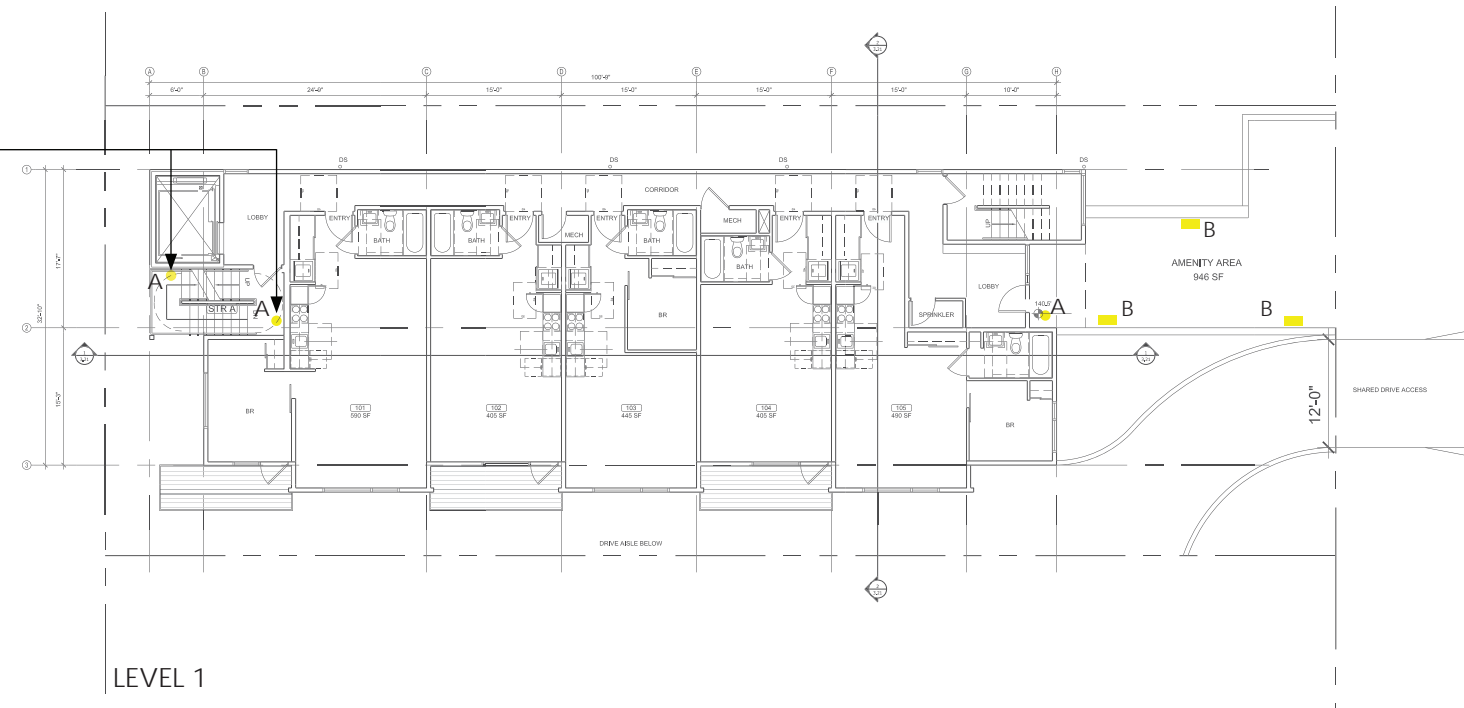


**A** MANUFACTURER:  
REMCRAFT LIGHTING PRODUCTS

DIMENSIONS:  
2" WIDTH | 2" HEIGHT | 7" LENGTH | 7.38" PROJECTION

DARK SKY COMPLIANT

TYPICAL FOR ALL FLOORS



LEVEL 1



**B** MANUFACTURER:  
MODERN FORMS, WAC LIGHTING

DIMENSIONS:  
6" WIDTH | 12" HEIGHT | 2" EXTENSION

DARK SKY COMPLIANT