BUILD URBAN

RECOMMENDATION MEETING
JANUARY 12, 2015 6:30PM

PROJECT # 3015961 5755 NE 63RD ST.

PROPOSAL:
Build Urban proposes to build 8 new townhomes and 2 ADUs for a total of 8 units. A total of 8 parking stalls are proposed (All 8 stalls are within garages).

CONTEXT:
The project site, located in the Sand Point neighborhood of Seattle is a 8100SF parcel zoned for neighborhood commercial development (NC2-40). The parcel is bound by apartments to the west and north across NE 63rd St, a parking lot to the south, and Sandpoint Elementary School to the East across 60th Ave N. The topography of the site is primarily flat with a minor slope in grade of 6' from the south property line to the north property line. The neighborhood is made up of a mix of new and old single family residences, apartments, multifamily homes, and commercial uses along Sand Point Way.

DPD PROJECT #
3015961
King Co. APN:
275770-0355
Please see the following pages for a graphic contextual analysis.

PROJECT GOALS:

The project strives to incorporate successful design elements in the popular Sand Point neighborhood while introducing contemporary quality materials that will help this area grow and evolve. The end result should be livable and desirable homes that benefit the entire neighborhood.

PROJECT PROGRAM:

ZONE:	NC2-40
# OF RESIDENTIAL UNITS:	8 + 2 ADU's for a total of 8 units
# OF PARKING STALLS:	8 garage parking stalls
AREA OF RESIDENTIAL USE:	14,381 SQFT
FLOOR AREA RATIO:	1.77
# OF STORIES:	4 + rooftop decks

OWNER: Build Urban, LLC
999 N. Northlake Way
Suite 215
Seattle, WA 98103

DPD Contact: Lindsay King
Lindsay.King@seattle.gov
206-684-9218

CONTENTS:

ZONING ANALYSIS

Address: 5755 NE 63rd St
Parcel #: 275770-0355
Zoning: NC2-40
Overlays: None
Lot Area: 8115.2 SqFt

STREET LEVEL DEVELOPMENT STANDARDS:

23.47A.008.2.a. Facade segments are considered blank if they do not include at least one of the following:
1) Windows;
2) Entryways or doorways;
3) Stairs, stoops, or porticos;
4) Decks or balconies; or
5) Screening and landscaping on the facade itself.

23.47A.008.2.b. Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width.

23.47A.008.2.c. The total of all blank facade segments may not exceed 40 percent of the width of the facade of the structure along the street.

STRUCTURE HEIGHT:

23.47A.012. 40' height limit

23.47A.012.C.2 2. Open railings, planters, skylights, clerestories, greenhouses, solariums, parapets and firewalls may extend as high as the highest ridge of a pitched roof permitted by subsection 23.47A.012.B or up to 4 feet above the otherwise applicable height limit, whichever is higher.

23.47A.012.C.4.f. Stair and elevator penthouses may extend above the applicable height limit up to 16 feet as long as the combined total coverage of all features gaining additional height listed in this subsection 23.47A.012.C.4 does not exceed 20 percent of the roof area

FLOOR AREA RATION:

23.47A.013. 3.0 allowed for single purpose residential

SETBACK REQUIREMENTS:

23.47A.014.B.1. A setback is required where a lot abuts the intersection of a side lot line and front lot line of a lot in a residential zone. The required setback forms a triangular area. Two sides of the triangle extend along the street lot line and side lot line 15 feet from the intersection of the residentially zoned lot's front lot line and the side lot line abutting the residentially zoned lot. The third side connects these two sides with a diagonal line across the commercially-zoned lot

23.47A.014.B.3. For a structure containing a residential use, a setback is required along any side or rear lot line that abuts a lot in a residential zone or that is across an alley from a lot in a residential zone, as follows:
a. Fifteen feet for portions of structures above 13 feet in height to a maximum of 40 feet; and
b. For each portion of a structure above 40 feet in height, additional setback at the rate of 2 feet of setback for every 10 feet by which the height of such portion exceeds 40 feet

23.47A.014.E.2. 2. Eaves, cornices and gutters projecting no more than eighteen (18) inches from the structure facade are permitted in required setbacks.

SETBACK REQUIREMENTS (continued):

23.47A.014.E.5.a. Fences, freestanding walls and other similar structures six (6) feet or less in height above existing or finished grade, whichever is lower, are permitted in required setbacks. The six (6) foot height may be averaged along sloping grade for each six (6) foot long segment of the fence, but in no case may any portion of the fence exceed eight (8) feet.

LANDSCAPING AND SCREENING STANDARDS:

23.47A.016.A.2 Landscaping that schieves a Green Factor score of .30 or greater is required.

23.47A.016.B.1 Street trees are required when any development is proposed.

AMENITY AREA:

23.47A.024.A. Amenity areas are requred in an amount equal to 5 percent of the total gross floor area in residential use.

REQUIRED PARKING:

23.54.015 Table B: Single-family dwelling units: 1 space for each dwelling unit

PARKING LOCATION AND ACCESS:

23.47A.032.A.1.c If access is not provided from an alley and the lot abuts two or more streets, access is permitted across one of the side street lot lines pursuant to subsection 23.47A.032.C.

23.47A.032.C. When a lot fronts on two or more streets, the Director will determine which of the streets will be considered the front lot line, for purposes of this section only. In making a determination, the Director will consider the following criteria:
1. The extent to which each street's pedestrian-oriented character or commercial continuity would be disrupted by curb cuts, driveways or parking adjacent to the street;
2. The potential for pedestrian and automobile conflicts; and
3. The relative traffic capacity of each street as an indicator of the street's role as a principal commercial street.

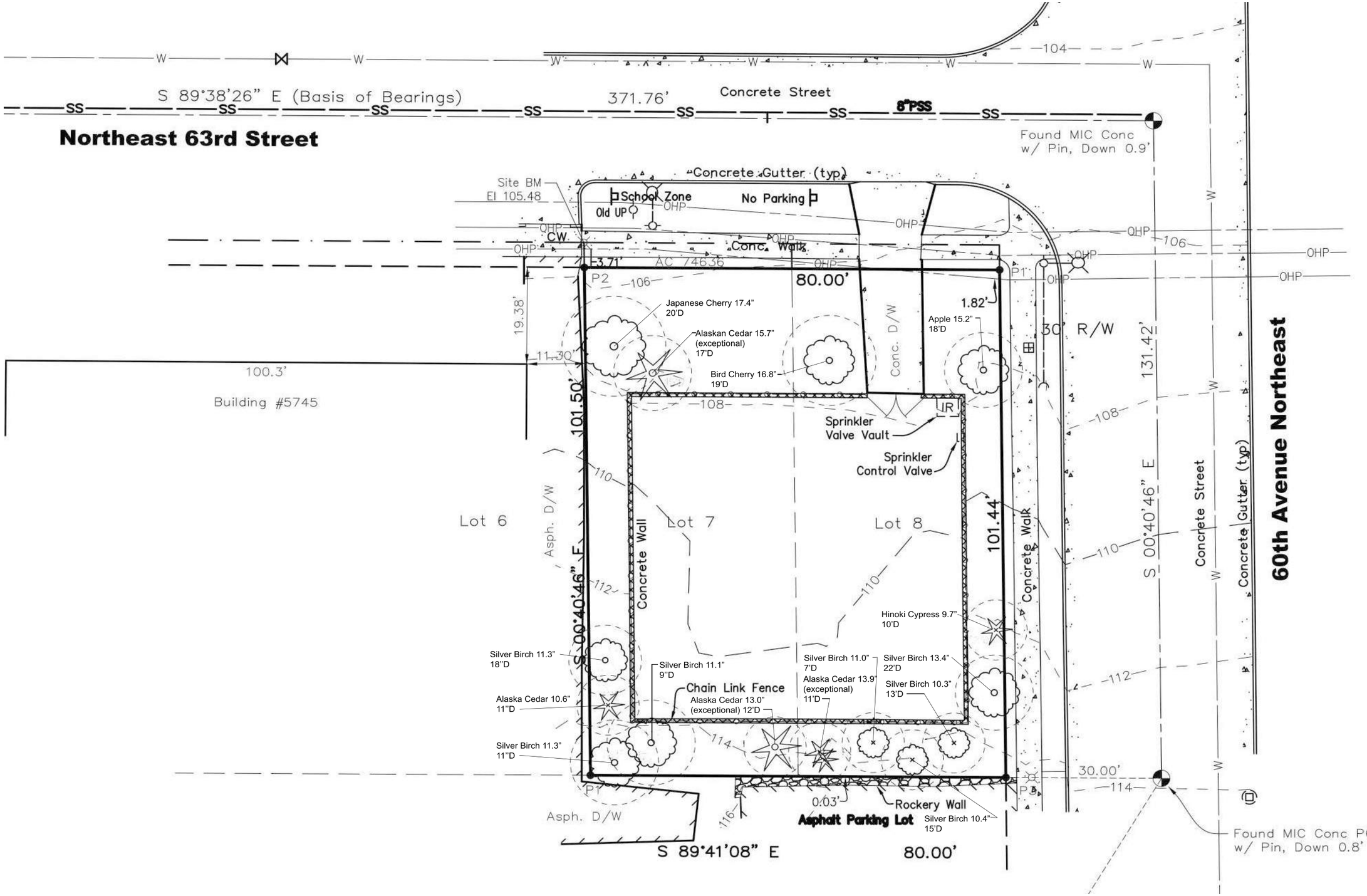
NOTE: At the 1st DRB meeting, it was determined by the board that the best location for driveway access is from NE 63rd St, while the director determined parking access to be from 60th Ave NE. A departure has been requested in order to accomodate access from NE 63rd St.

BICYCLE PARKING:

23.54.015. Table E - D.2. 1 per 4 units

SOLID WASTE AND RECYCLABLES:

23.54.040.A.1. 1. Residential uses proposed to be located on separate platted lots, for which each dwelling unit will be billed separately for utilities, shall provide one storage area per dwelling unit that has minimum dimensions of 2 feet by 6 feet.



Survey

5755 NE 63RD ST
DESIGN REVIEW

BUILD URBAN

A

B

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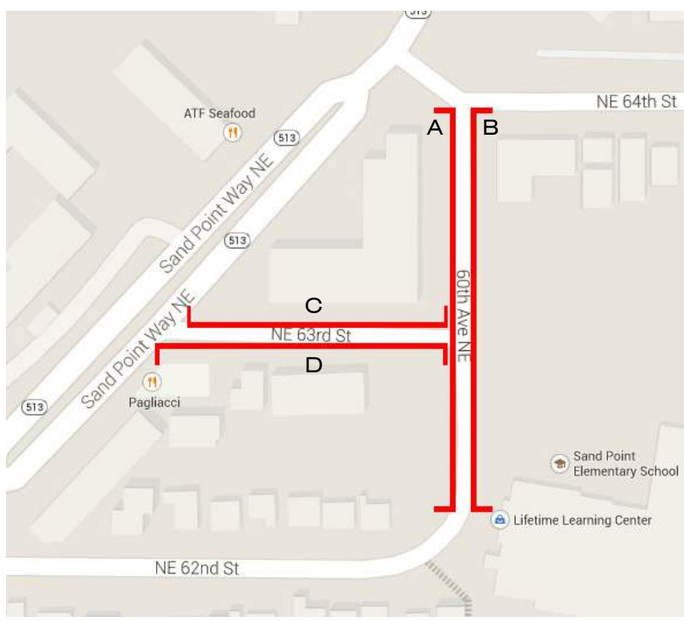
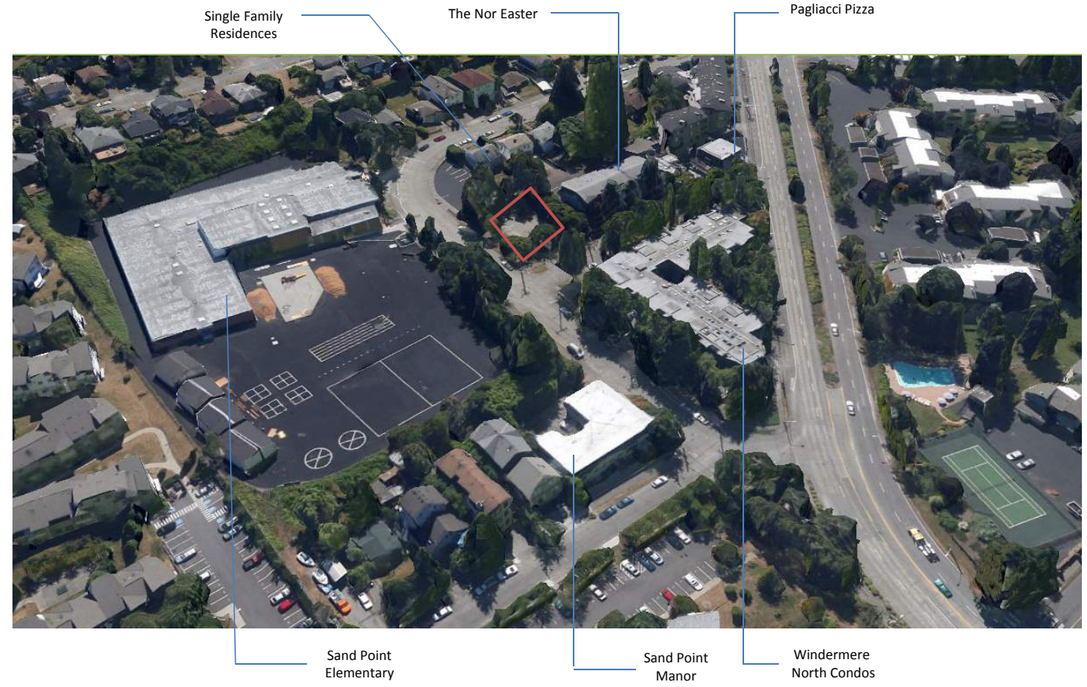
D

BUILD URBAN

DPD Zoning Map

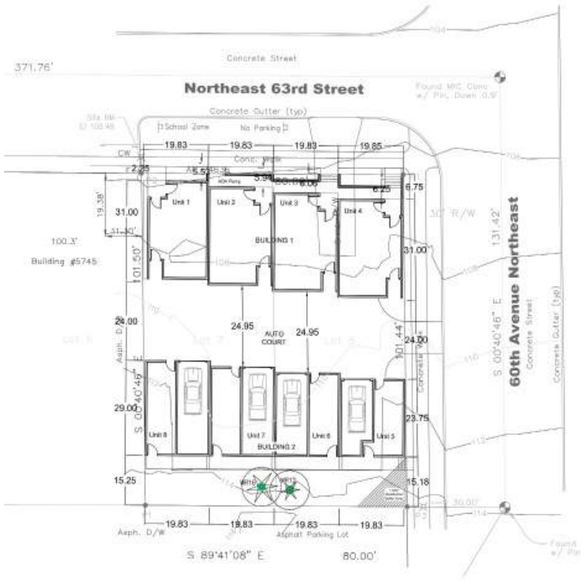
Aerial looking south west with zoning overlay





5755 NE 63RD ST
DESIGN REVIEW

BUILD URBAN



DRB 1st meeting selection - Option 2 with modification

DRB 1st meeting selection - Option 2 shown here with live-work units

DRB 1ST MEETING RECOMMENDATIONS:

1. Massing. The Board felt Massing Option 2 provided the better design solution.

a) The Board preferred the massing option which maintains two exceptional trees within a 15 feet setback along the shared south property line. The Board agreed a dense landscape buffer was necessary within the setback space regardless of whether the Exceptional Trees remained (CS1-D1, CS2-D)

b) The Board agreed that it would be very hard to maintain the Exceptional Tree along the north property line given the 'lean' in the tree. The Board felt the tree should not be maintained (CS1-D1).

c) The Board preferred vehicle access on NE 63rd Street. NE 63rd Street provides access closer to the main arterial on Sandpoint Way NE and reduces car and pedestrian conflicts next to the elementary school. The Board also noted that 63rd is the low point of the site and generally preferred for vehicle access (PL1-B, DC1-B).

d) The Board noted Massing Option 2 provides vehicles parking for each unit while also breaking the mass to reduce the apparent bulk facing the single family zone (DC1-B, CS2-D).

Response: In response to the EDG guidance, we decided to maintain the vegetation buffer, and to move forward with the Board's recommendation of placing the vehicle access off of NE 63rd Street. Two of the three exceptional trees are maintained as originally proposed, along with additional vegetation within the 15' setback area. The board appreciated the breaking in the mass to reduce the apparent bulk facing the single family zone. In response to this, we incorporated material change and building modulation to reduce the percieved scale of the building in our current proposal. We also minimized the height of the rooftop access penthouses to better reflect the scale of the neighborhood and minimize the impact of our proposal on our neighboring sites.

2. Live Work and Townhouse Units. The Board was concerned about the viability of live work units facing NE 63rd Street.

a) The Board noted that context is important for the success of the live work units, and the Board agreed that this location may not be viable

Response: It was clear to the design team that both the neighborhood residents and the design board did not feel that Live Work units were a viable solution for this neighborhood. In response to this, our current proposal is single purpose residential, and maintains the 8 unit count originally proposed in option 2.

3. Vehicle Access and Incorporating a Woonerf Design. The Board would like the applicant to investigate use of a woonerf, with shared vehicular and pedestrian spaces.

Response: The current proposal incorporates a woonerf design to reduce the impacts of garage parking at the center of the site. This area of the site now incorporates lush plantings, a variety of paving materials that better correlate to the human scale and the pedestrian experience, a bench at the south side of the woonerf, and lighting. Each unit and ADU (with the exception of unit 1) have direct pedestrian access to the woonerf to encourage pedestrian usage of this space.

4. Architectural Context and Materials. The Board noted the proposed building is located within a neighborhood with a well-defined material and architectural character.

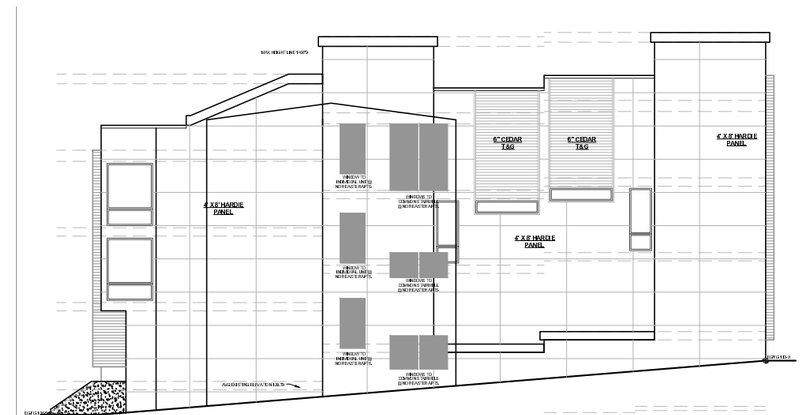
Response: In our analysis of materials found throughout the neighborhood we found the chosen examples to be good architectural examples of common themes found throughout the Sand Point area. For analysis see next page.

5. Maximize Privacy. The development should provide privacy for the adjacent structures.

a) The Board requested a privacy study in elevation views documenting existing windows whose privacy will be impacted by proposed development.

Response: The current proposal takes into account both neighbor privacy and resident privacy. Our closest neighbor, the apartment building to the west of the site, faces the west facade of building 1. This elevation has been carefully designed with minimum glazing due to its proximity to the property line, and the appearance is enhanced with building modulation and material change.

Furthermore, the vegetation bufer along the south property line has been maintained and enhanced with other plantings, along with a new wood fence, to maintain a sense of privacy for both adjacent neighbors and future residents of this proposal. We have also proposed a blank facade % departure request. We feel the current proposal is the best solution for balancing privacy and bringing eyes to the street.



SEE PAGE 36 FOR MORE DETAILED INFORMATION

Architectural Context and Analysis

In our analysis of materials found throughout the neighborhood we found the chosen examples to be good architectural examples of common themes found throughout the Sand Point area:
1. Street-Level Interaction (PL3): The NE Public Library has a strong connection to the street while still maintaining a sense of privacy for inhabitants.
2. Architectural Elements and Finished (DC4): This single family residence uses high quality materials and transitions them for the appropriate proportion in relationship to the building. This design strongly relates to the existing older single family homes throughout the neighborhood while utilizing high quality, modern materials.
3.Natural Systems and Site Features (CS1): This single family residence planned for the existing neighborhood works with existing topography to minimize the scale of the development.
4 & 8. Project Uses and Activities (DC1): This townhouse project does a good job of locating amenity space in relationship to the drive aisle, and utilizes building modulation to decrease the presence of the garage on the facade of the building (DC2 Architectural Concept).
5. Architectural Concept (DC2): Fire Station 38 has strong roof lines, great use of material, and a strong sense of entry at the corner.
6. Architectural Context and Character (CS3): Radford Court Apartments work to create an interesting urban pattern and form at a large scale through the use of material transition and interesting roof lines.
7. Architectural Elements and Finished (DC4): This single family residence utilizes large windows to bring eyes to the street and maintain an outdoor connection for the interior. A mixture of materials is utilized to create visual interest.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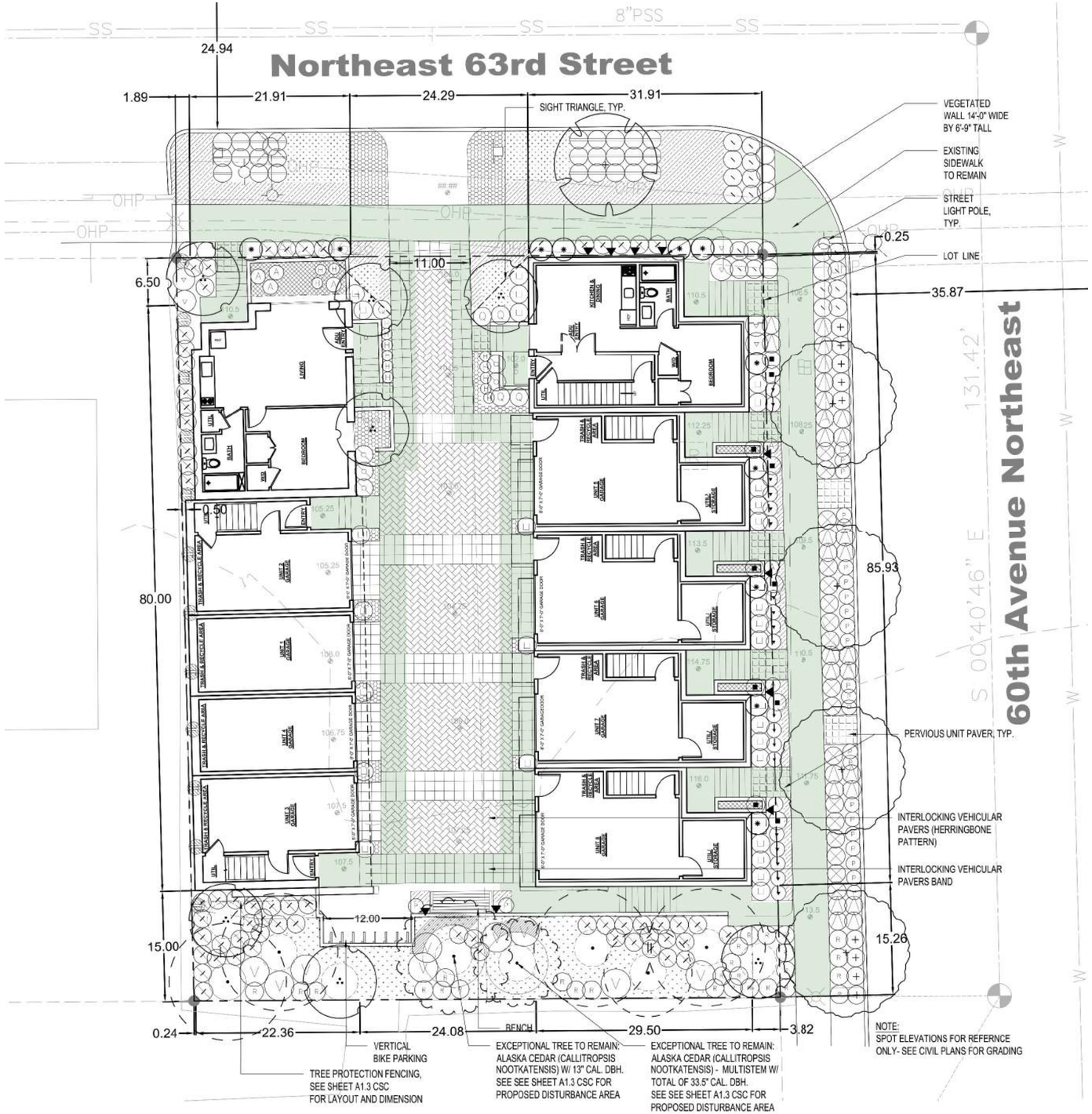

Composite Site Plan

5755 NE 63RD ST
DESIGN REVIEW

BUILD URBAN

THE FOLLOWING DESIGN GUIDELINES WERE DETERMINED TO BE OF HIGH IMPORTANCE BY THE DESIGN REVIEW BOARD AT THE FIRST MEETING:

CS1 NATURAL SYSTEMS AND SITE FEATURES

Use natural systems/features of the site and its surroundings as a starting point for project design.
CS1-B Sunlight and Natural Ventilation
CS1-B-1. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.
CS1-B-2. Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on site.
CS1-B-3. Managing Solar Gain: Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.
Response: The vegetation buffer and trees that are planned to be maintained will contribute as shading devices in the summer, and will allow sunlight in for heating in the winter. Full height windows are proposed where beneficial for solar gain, and partial height windows are utilized where privacy concerns are present.
CS1-C Topography
CS1-C-1. Land Form: Use natural topography and desirable landforms to inform project design.
CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site.
Response: Following the site topography, the units are stepped down in elevation from south to north. This stepping of the units will help to minimize the scale of the development and better relate to the human scale.
CS1-D Plants and Habitat
CS1-D-1. On-Site Features: Incorporate on-site natural habitats and landscape elements into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.
Response: Two of three existing trees are proposed to be maintained, along with other existing trees where possible, in order to maintain a vegetated privacy buffer between the development site and existing homes and single family lots to the south.

CS2 URBAN PATTERN AND FORM

Strengthen the most desirable forms, characteristics, and patterns of the street, block faces, and open spaces in surrounding area.
CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.
Response: Unit 4, the corner unit, is further stepped down than the rest of the development in order to better relate to the human scale at this high traffic location. Windows along the main level bring eyes to the street and encourage neighborhood security, while maintaining a sense of privacy for residents as passersby cannot see in.

CS2-D Height, Bulk, and Scale
CS2-D-1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.
CS2-D-2. Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.
CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.
CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone.
CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.
Response: The existing vegetation buffer is proposed to be maintained and improved which will suggest a softer transition between the SF zone and our proposed development. The ROW planting strip will be improved to SDOT standards. These plantings, once mature, will help soften the scale of the new buildings for the apartment across the street, the elementary school, and improve the pedestrian experience. As stated previously, we are working with existing topography to step down each unit in elevation, and further reduce the height of the corner unit to best relate the to human scale at this juncture. We have conducted a window study for the adjacent apartment building to the west, and feel our solution respectfully addresses the privacy of the apartment building, as the only aligning windows are at stairwell locations.

CS3 ARCHITECTURAL CONTEXT AND CHARACTER

Contribute to the architectural character of the neighborhood
CS3-A Emphasizing Positive Neighborhood Attributes
CS3-A-1. Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.
CS3-A-2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.
CS3-A-3. Established Neighborhoods: In existing neighborhoods with a well-defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.
CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.
Response: Throughout the neighborhood many visually interesting roof lines are present. We determined this design feature to be of high importance in the new development and utilize varying parapet heights, and material transitions, to accomplish this. Wood siding is also highly significant throughout the Sand Point neighborhood; we utilize cedar siding throughout the project to better relate to the existing neighborhood, to soften the scale of the overall massing, and to assist the development in navigating a transition between old and new.


RADFORD COURT


SAND POINT COUNTRY CLUB HOME


5611 NE 77TH ST

PL1 CONNECTIVITY

Complement and contribute to the network of open spaces around the site and the connections among them.
PL1-B Walkways and Connections
PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.
PL1-B-2. Pedestrian Volumes: Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.
PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.
Response: 6 of 8 units front directly on existing ROW pedestrian walkways. The original proposal had higher entry stoops, this new proposal offers a 4' stoop, that is slightly recessed into the building. This stoop is welcoming through the use of lush plantings and lighting as well as offering weather protection. The woonerf area at the center of the site creates a great opportunity for residential pedestrian open space, and should serve to enliven the area. The entries at the back side of building two that access this woonerf space have incorporated a weather protecting eave that serves to promote resident activity within this area. The paving pattern in the woonerf relates to the entries at units 3-8, and a bench is provided at the south end of the woonerf to encourage pedestrian usage of this space.

PL2 WALKABILITY

Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.
PL2-B Safety and Security
PL2-B-1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.
PL2-B-2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.
PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.
Response: Windows at the main level in units 1 and 4-8 will bring eyes to the street to encourage natural surveillance while maintaining a sense of privacy for residents as passers by will not be able to see into each unit. A comprehensive lighting plan for the site will provide enough light to maintain a sense of safety for residents and pedestrian access.
PL2-C Weather Protection
PL2-C-1. Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.
PL2-C-2. Design Integration: Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.
PL2-C-3. People-Friendly Spaces: Create an artful and people-friendly space beneath building.
Response: Residential entries are recessed into the building to provide weather protection under the cantilevered building. Weather protecting eaves and a seating area were also incorporated into the woonerf area to encourage greater use of this area for residents.

PL3 STREET-LEVEL INTERACTION

Encourage human interaction an activity at the street level with clear connections to building entries and edges.
PL3-A Entries
PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.
PL3-A-2. Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.
PL3-A-3. Individual Entries: Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.
PL3-A-4. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.
Response: Building modulation and recession at the entry work to visually identify entry locations. In addition, lighting, hardscape and landscaping further help to identify these locations. Recessed building entries that offer weather protection and warmth through lighting create a sense of welcome while promoting a sense of privacy for inhabitants. A 4' stoop encourages pedestrian interaction at the ROW and appropriately scales the buildings to the site.
PL3-B Residential Edges
PL3-B-1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.
PL3-B-2. Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.
PL3-B-3. Buildings with Live/Work Uses: Maintain active and transparent facades in the design of live/work residences. Design the first floor so it can be adapted to other commercial use as needed in the future.
PL3-B-4. Interaction: Provide opportunities for interaction among residents and neighbors.
Response: Residential entries are raised with a 4' stoop to encourage a sense of privacy upon entry. The windows at this level are slightly raised to further bring a sense of privacy to inhabitants while still bringing eyes to the street for natural surveillance.

PL4 ACTIVE TRANSPORTATION
Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.
PL4-B Planning Ahead for Bicyclists
PL4-B-2. Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.
Response: Bicycle parking has been incorporated into the woonerf area for each unit to further activate this space and to plan for residents to take advantage of their proximity to the Burke Gilman Trail.

DC1 PROJECT USES & ACTIVITIES

Optimize the arrangement of uses and activities on site.
DC1-B Vehicular Access and Circulation
DC1-B-1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.
Response: It was determined at the first Design Review Board meeting that the best location for vehicular access was off of NE 63rd St. The paving pattern of the woonerf has been aligned with the entries of units 3-8, emphasizing use of this area for pedestrian usage. In addition to this, a seating area has been provided at the south end of the woonerf.

DC2 ARCHITECTURAL CONCEPT

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings

DC2-A Massing

DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

Response: Building modulation, material transition, glazing, and finish floor elevation changes are all combined to reduce the perceived mass of the building and better relate to the human scale.

DC2-B Architectural and Facade Composition

DC2-B-1. Façade Composition: Design all building facades--including alleys and visible roofs-- considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

DC2-B-2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

Response: West Facade Building 1: Each facade was designed to best relate to existing structures, with special care given to the west facade of building one and its relationship to the existing apartment building to the west. Where blank facades occur, material transition and color change is utilized to break up the perceived mass of the proposed development.

East Facade Building 2: In response to the departure requested, we feel that lowering the glazing along the east elevation of Building 2 in order to meet the transparency requirement is detrimental to the design. The current design of the glazing will bring adequate eyes to the street for natural surveillance, while maintaining a sense of privacy for the homeowners, and is well proportioned to the scale of the building. In order to soften the blank facade, we are proposing Irish Yew and Fragrant Sweet Box in front of the building that will, at maturity, grow up to 8' and 4' respectively.

BUILDING 1 - WEST ELEVATION

BUILDING 2 - EAST ELEVATION

BUILDING 2 - NORTH ELEVATION

DC2-D Scale and Texture

DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept

DC2-D-2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or "texture," particularly at the street level and other areas where pedestrians predominate.

Response: Material selection was informed by existing development through the extensive use of cedar siding to aid in the transition of an older neighborhood into this contemporary proposal. Material transition and building modulation help to reduce the perceived mass of the building, in addition to the stepped building that is further brought down at the corner to better relate to the human scale.

DC2-EForm and Function

DC2-E-1. Legibility and Flexibility: Strive for a balance between building use legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

Response: Massing, material selection, and entry location all work together to inform passers by of the development use.

DC4 EXTERIOR ELEMENTS AND FINISHES

Use appropriate and high quality elements and finishes for the building and its open spaces.

DC4-AExterior Elements and Finishes

DC4-A-1. 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.

DC4-A-2. Climate Appropriateness: Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions.

Response: A mixture of cedar siding, hardie paneling and glazing all contribute to a high quality of construction for the proposed development. A semi-transparent wood stain will allow the cedar siding to show its natural grain and bring a nice texture throughout the development. This grain will be balanced by the smooth texture of the glazing and hardie paneling. Color transition will further help to detail the proposed development. This material palette will age well in Seattle's climate and is proven to be long lasting.

DC4-C Lighting

DC4-C-1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

DC4-C-2. Avoiding Glare: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

Response: A selection of pathway lighting, sconces, and wall fixtures all work together to increase safety on site, inform pedestrians of entry locations, and increase usability of the woonerf. It has been noted on sheet A1.0 that lighting should be shielded and directed away from adjacent properties to avoid glare.

DC4-D Trees, Landscape, and Hardscape Materials

DC4-D-1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

DC4-D-2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

DC4-D-3. Long Range Planning: Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.

DC4-D-4. Place Making: Create a landscape design that helps define spaces with significant elements such as trees.

Response: Working with Communita Design, Landscape Architects, we have selected durable paving materials and plants that will be of appropriate size, scale, and shape upon maturity to benefit the site and as well as existing neighboring buildings. Two of three exceptional trees are maintained, along with other existing trees to maintain a vegetation buffer.

5755 NE 63RD ST
DESIGN REVIEW

BUILD URBAN

Floor Plans
Level 1

BUILD URBAN

5755 NE 63RD ST
DESIGN REVIEW

Floor Plans
Level 2

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DESIGN REVIEW

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Floor Plans
Level 3

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Floor Plans
Level 4

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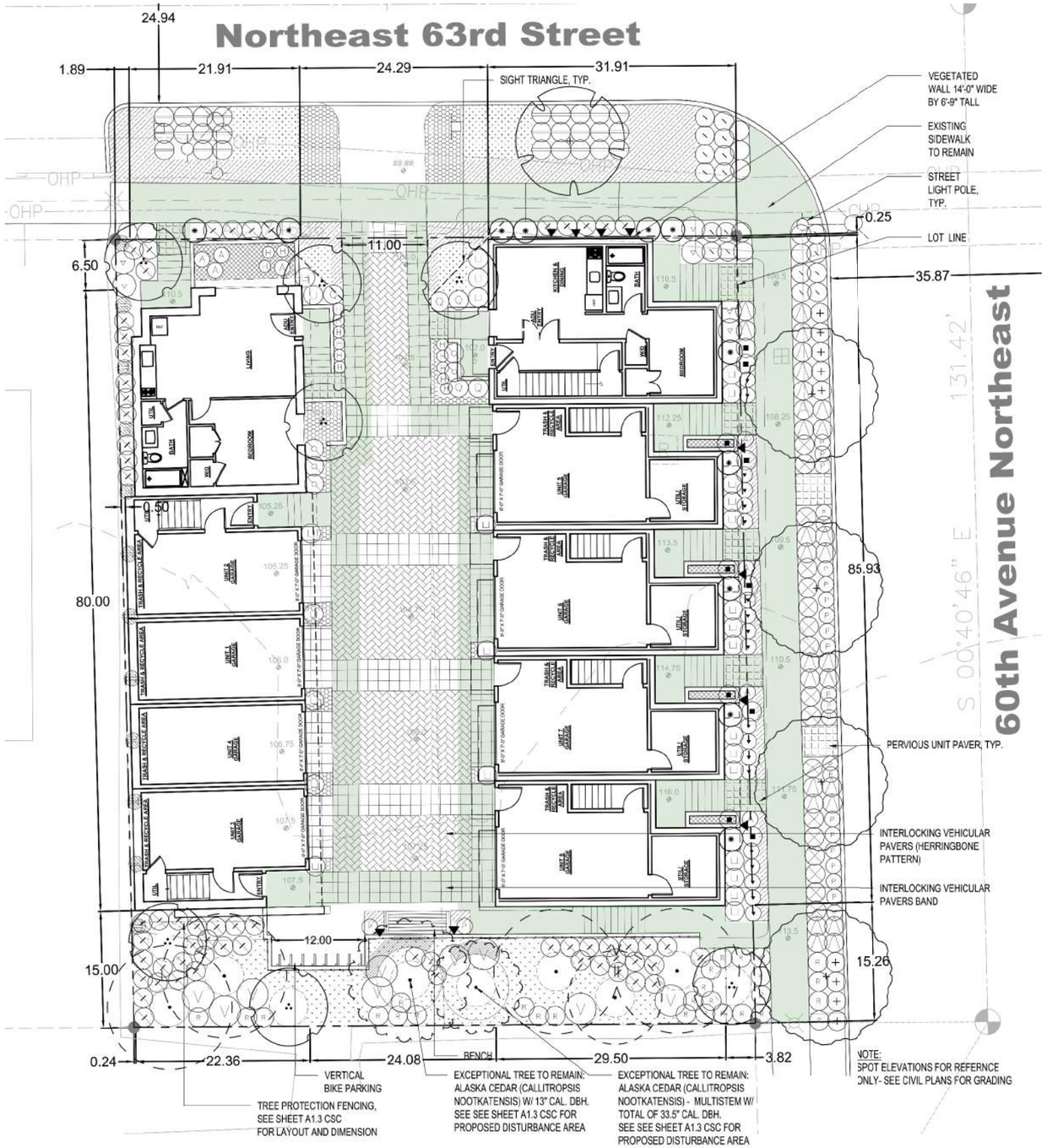
Roof Plans
Level 5

BUILD URBAN

5755 NE 63RD ST
DESIGN REVIEW



Composite Landscape Plan and plant selections

PLANT SCHEDULE

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
		EXISTING TREES TO REMAIN:			
	2	CALLITROPSIS NOOTKATENSIS	ALASKA CEDAR		EXISTING TREE TO REMAIN TO BE FENCED & PROTECTED THROUGHOUT CONSTRUCTION, ACCORDANCE WITH CITY OF SEATTLE STANDARD PLANS #132-133. CITY ARBORIST TO BE CONTACTED PRIOR TO SITE WORK TO VERIFY FENCING & PROTECTION MEASURE
	5	BETULA PENDULA	EUROPEAN BIRCH		
		TREES:			
	7	** ACER CIRCINATUM	VINE MAPLE	10'-12' HT, B&B	HEAVY CLUMPS, MIN. 3 MAJOR STEMS @1-1/2" CAL.
	4	ACER TRUNCATUM X A. PLATANOIDES 'KEITHSFORM'	NORWEGIAN SUNSET MAPLE	2-1/2" CAL., MIN. 12'-14' HT., B&B	STRAIGHT TRUNKS, SYMMETRICAL CROWNS, MATCHED SPECIMENS
	1	STEWARTIA PSUEDOCAMELLIA	JAPANESE STEWARTIA	2-1/2" CAL., MIN. 12'-14' HT., B&B	WITH BRANCHING ABOVE & BETWEEN 5'-7' WELL FORMED SPECIMEN AS APPROVED
		SHRUBS:			
A	27	FOTHERGILLLA GARDENIA 'BLUE MIST'	BLUE MIST DWARF FOTHERGILLA	1 GAL.	FULL FOLIAGE TO GRADE W/ MULTIPLE CANES
B	17	* LONICERA PILEATA	PRIVET HONEYSUCKLE	1 GAL.	FULL & WELL SPREAD FOLIAGE
C	5	* HYDRANGEA QUERCIFOLIA 'PEE WEE'	PEE WEE OAK LEAF HYDRANGEA	1 GAL.	VIGOROUS & WELL SPREAD W/ MULTIPLE CANES & HARDENED GROWTH
D	23	* PITTOSPORUM TOBIRA 'TURNERS DWARF'	TURNER'S DWARF MOCK ORANGE	2 GAL.	COMPACT FOLIAGE TO BASE
E	6	* PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'	DART'S GOLD NINEBARK	1 GAL.	VIGOROUS & UPRIGHT W/ MULTIPLE CANES
F	19	* NANDINA DOMESTICA 'MOON BAY'	MOON BAY HEAVENLY BAMBOO	1 GAL.	FULL & WELL SPREAD FOLIAGE TO BASE
G	9	* ROSA 'SCHENEEKOPPE'	WHITE SNOW PAVEMENT	1 GAL.	FULL & WELL SPREAD FOLIAGE
H	28	* SARCOCOCCA RUSCIFOLIA	FRAGRANT SWEET BOX	3 GAL., MIN 24" HT.&W	FULL & DENSE FOLIAGE TO BASE
I	11	* TAXUS BACCATA 'FASTIGIATA'	IRISH YEW	4'-6' HT., MIN. CONT OR B&B	STRAIGHT LEADERS, DENSE FOLIAGE TO BASE, MATCHED SPECIMENS
J	26	* TAXUS BACCATA 'REPANDENS'	CREEPING YEW	2 GAL.	FULL & WELL SPREAD FOLIAGE
K	9	* VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	1 GAL.	FULL FOLIAGE TO BASE, MULTIPLE CANES
		FERNS & GRASSES:			
L	8	* ACANTHUS MOLLIS	BEAR'S BREECHES	1 GAL.	VIGOROUS & UPRIGHT FOLIAGE
M	5	CALAMAGROSTIS BRACHYTRICHA	KOREAN FEATHER REED GRASS	1 GAL.	VIGOROUS & UPRIGHT FOLIAGE
N	14	HELLEBORUS ORIENTALIS	LENTEN ROSE	1 GAL.	VIGOROUS & WELL SPREAD
O	21	* HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL.	COMPACT FOLIAGE
P	9	* LAVANDULA X INTERMEDIATE 'PROVENCE'	PROVENCE LAVANDER	1 GAL.	VIGOROUS & WELL SPREAD W/ MULTIPLE CANES
Q	10	MISCANTHUS SINENSIS 'ADAGIO'	EULALIA	3 GAL.	COMPACT FOLIAGE
R	63	* POLYSTICHUM MUNITUM	SWORD FERN	1 GAL.	VIGOROUS, UPRIGHT GROWTH W/ MIN. 3 FONDS
S	28	* RHODODENDRON 'CILPINENSE'	RHODODENDRON	3 GAL.	WELL SPREAD FOLIAGE W/ MULTIPLE CANES & HARDENED GROWTH
		GROUNDCOVERS:			
	252 SF	* ARCTOSTAPHYLOS UVA-URSI	KINNICKINNICK	1 GAL.	FULL FOLIAGE, MIN. 3 RUNNERS @ 6" LENGTH @ 18" O.C.
	160 SF	* CAREX MORROWII 'ICE DANCE'	ICE DANCE JAPANESE SEDGE	1 GAL.	COMPACT FOLIAGE @ 18" O.C.
	177 SF	* EUPHORBIA AMYGDALOIDES VAR. ROBBIAE	ROBB'S EUPHORBIA	1 GAL.	COMPACT FOLIAGE @ 18" O.C.
	370 SF	* LIRIOPE SPICATA	LILY TURF	1 GAL.	COMPACT FOLIAGE @ 18" O.C.
	75 SF	SHADE MIX:			
		33% - ACORUS GRAMINEUS 'OGON'	GOLDEN VARIEGATED SWEET FLAG	1 GAL.	COMPACT FOLIAGE @ 18" O.C.
		33% - HEUCHERA 'LIME RICKEY'	LIME RICKEY CORAL BELLS	1 GAL.	COMPACT FOLIAGE @ 18" O.C.
		33% - POLYSTICHUM POLYBLEPHARUM	TASSEL FERN	1 GAL.	VIGOROUS, UPRIGHT GROWTH W/ MIN. 3 FONDS @ 18" O.C.
		VINE:			
T	6	* HYDRANGEA ANOMALA SUBSP. PETIOLARIS	CLIMBING HYDRANGEA	5 GAL. CONT.	VIGOROUS GROWTH W/ MIN. 3 RUNNERS AT 24"; STAKED TO GROW ON WALL

* DROUGHT TOLERANT PLANTS
** NATIVE PLANTS

NOTE:
1. STREET TREES TO BE INSTALLED AND STACKED PER CITY OF SEATTLE STANDARD PLAN 1000.
2. PLANT COUNTS FOR GREEN FACTOR IS ONLY CALCULATED BASED ON GF-1, GF-2 AND GF-3 AREA.


ALASKAN CEDAR


BLUE MIST DWARF FOTHERGILLIA


PRIVET HONEYSUCKLE


PEE WEE OAK LEAF HYDRANGEA


TURNER'S DWARF MOCK ORANGE


DART'S GOLD NINEBARK


EUROPEAN BIRCH


MOON BAY HEAVENLY BAMBOO


WHITE SNOW PAVEMENT


FRAGRANT SWEET BOX


IRISH YEW


CREEPING YEW


VINE MAPLE


EVERGREEN HUCKLEBERRY


BEAR'S BREECHES


KOREAN FEATHER REED GRASS


LENTEN ROSE


BLUE OAT GRASS


PROVENCE LAVENDAR


NORWEGIAN SUNSET MAPLE


EULALIA


SWORD FERN


RHODEDENDRON


KINNICKINNICK


ICE DANCE JAPANESE SEDGE


ROBB'S EUPHORBIA


JAPANESE STEWARTIA

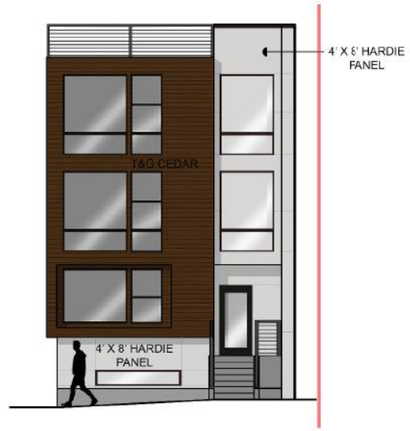

LILY TURF


GOLDEN VARIEGATED SWEET FLAG

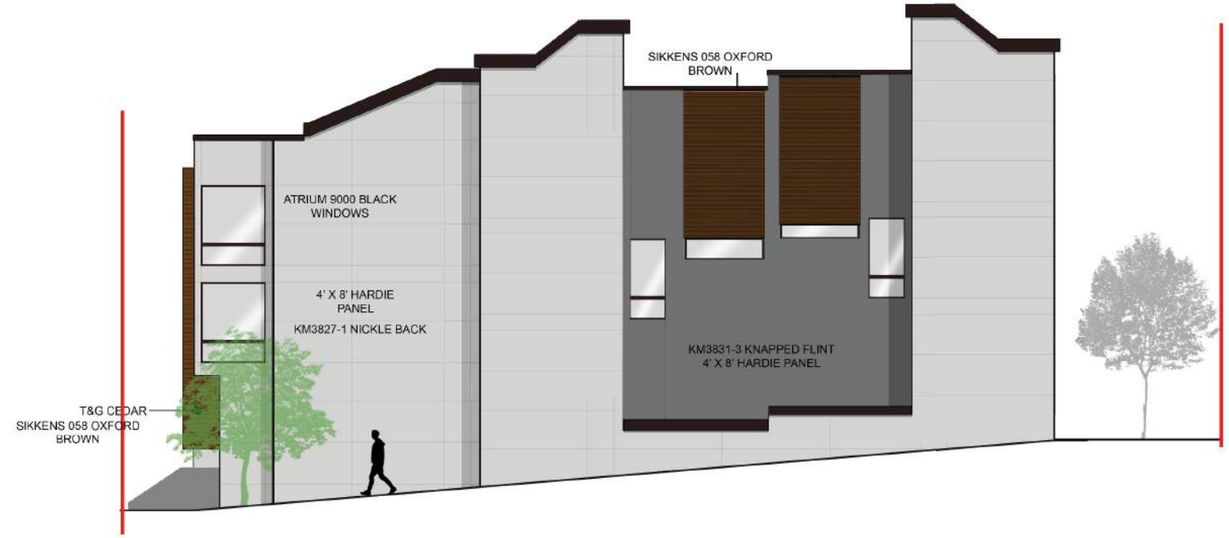

LIME RICKEY CORAL BELLS


TASSEL FERN

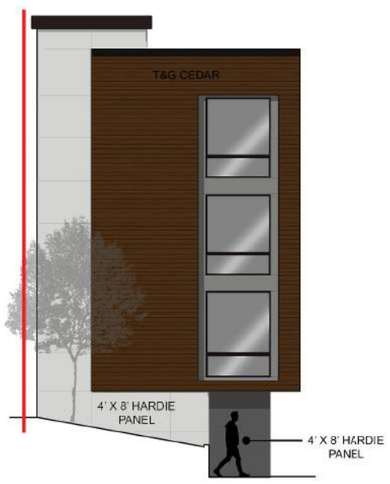

CLIMBING HYDRANGEA



BUILDING 1 - NORTH ELEVATION
NTS



BUILDING 1 - WEST ELEVATION
NTS



BUILDING 2 - SOUTH ELEVATION
NTS

BUILDING 1 - EAST ELEVATION
NTS

Rendered Elevations

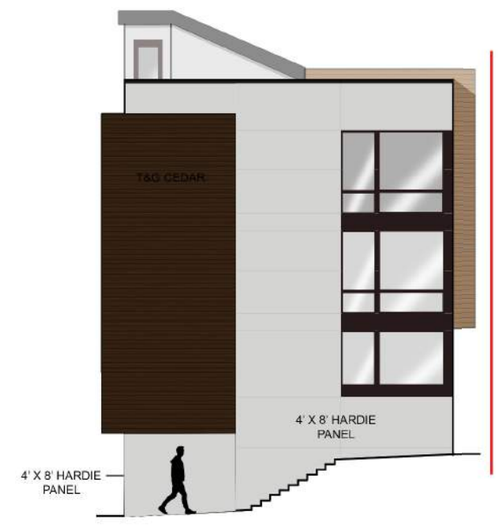
BUILD URBAN

5755 NE 63RD ST
DESIGN REVIEW

BUILDING 2 - NORTH ELEVATION
NTS

BUILDING 2 - EAST ELEVATION
NTS

BUILDING 2 - WEST ELEVATION
NTS



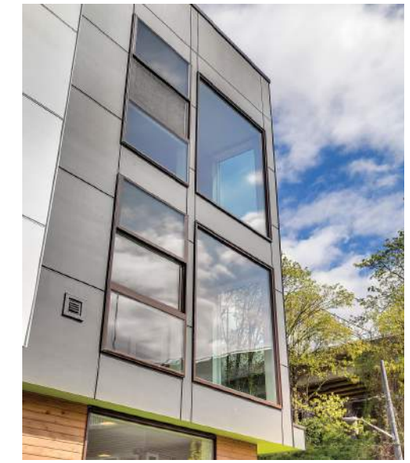
BUILDING 2 - SOUTH ELEVATION

Rendered Elevations

Natural concrete stoop and dark gray powder coated metal railing

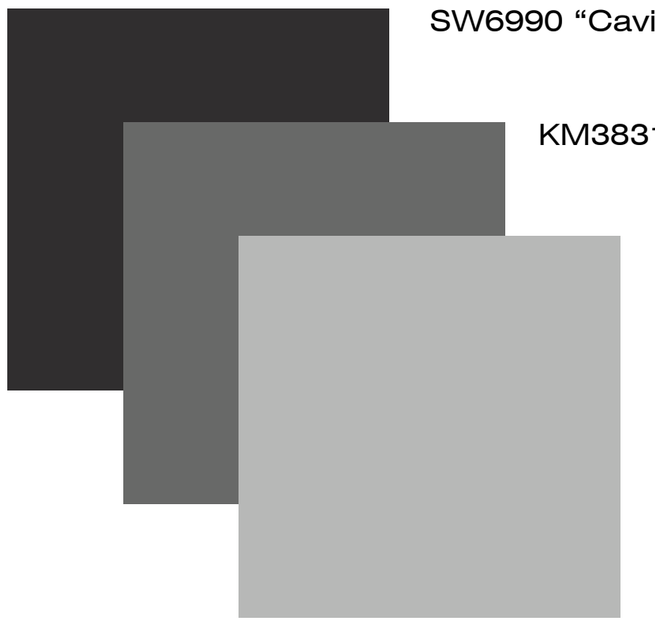
Nickle Back and Knapped Flint Paint Combination

T&G Cedar siding with Hardie Panel siding



Hardie Reveal - Painted Flashing

Sikkens 058
"Oxford Brown"



SW6990 "Caviar"

KM3831-3 "Knapped Flint"

KM3827-1 "Nickle Back"

Natural Concrete
@ Retaining Walls

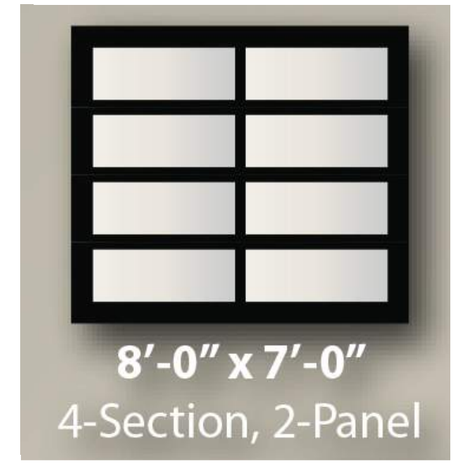
Holland Cascade
Blend Pavers

Holland Harvest
Blend Pavers

Harvest & Cascade
Blends together

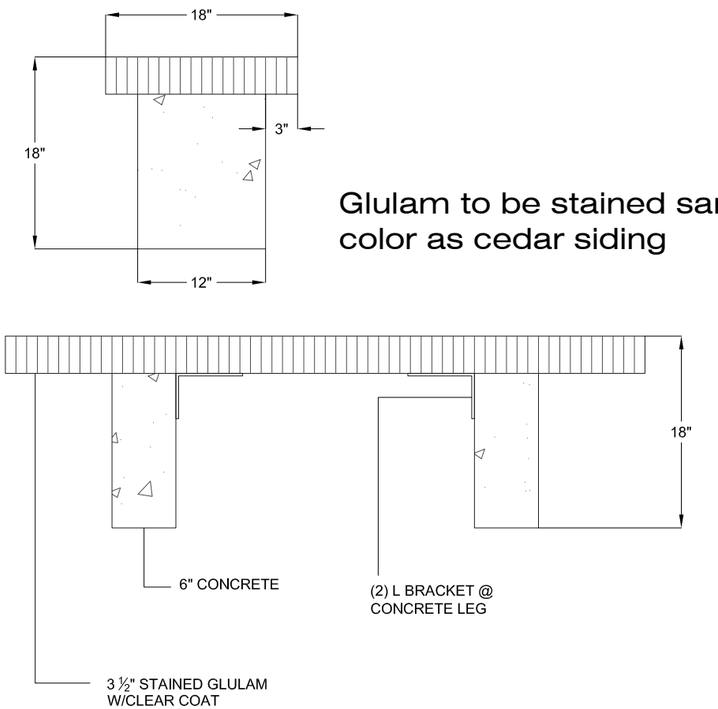
Exterior Materials - Proposed
Physical Material board with samples to be provided at meeting

Black windows as material upgrade



Garage Door - Black anodized with satin etched glass

Metal System for vegetated wall



Glulam to be stained same color as cedar siding

I
A5.2
COURTYARD BENCH
NTS
A5.0

Exterior sconce

Pathway lighting

Lighting over garages and 1/2/ADU entry doorways

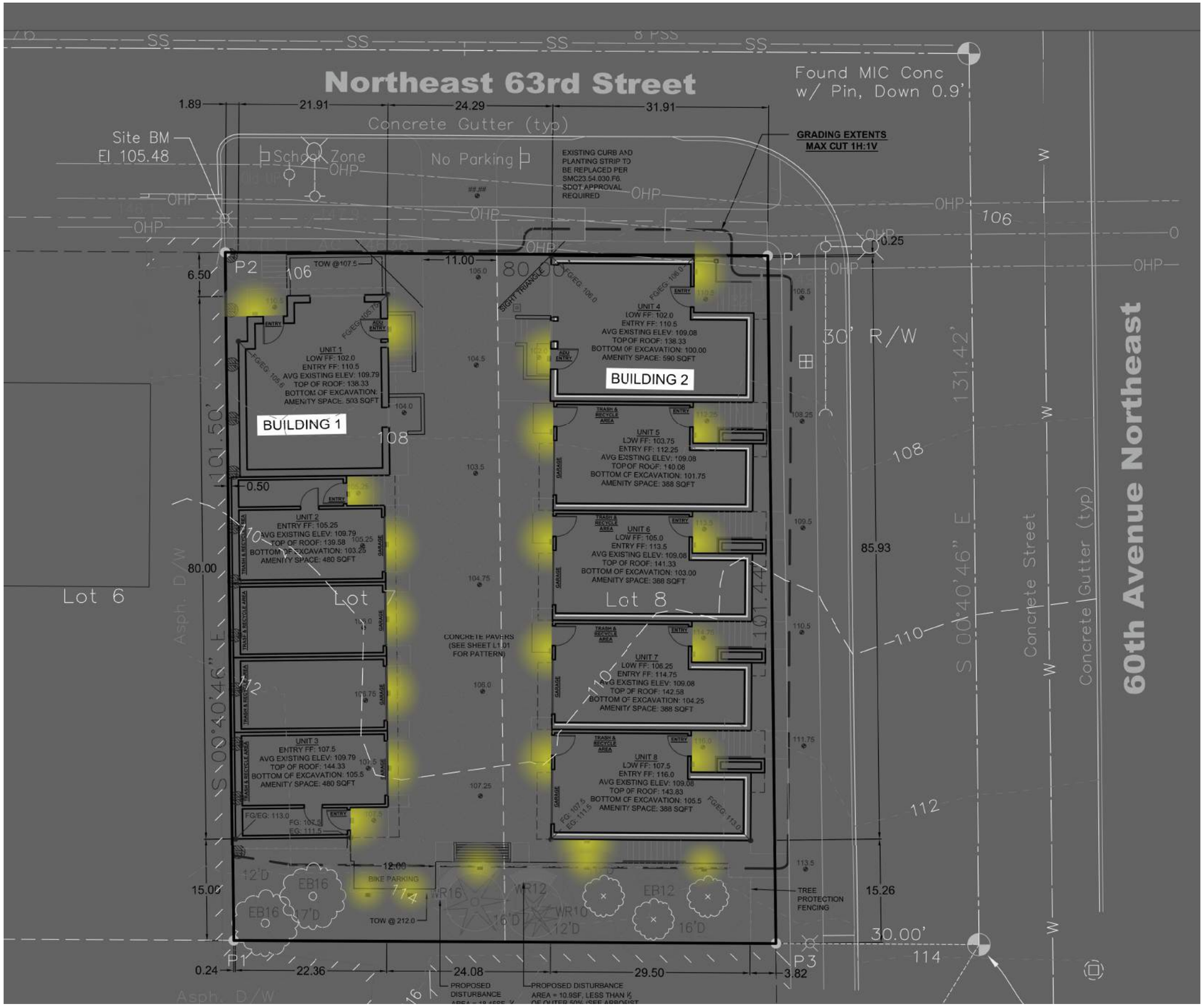
Street corner view

Woonerf

North west corner

South east corner

South west corner



Exterior Lighting
& Spillage

Exterior Sconce

Product Details:
BRAND: Kichler Lighting
NAME: Modern Outdoor Wall Light
MODEL #: 9109BK
WIDTH: 5”
HEIGHT: 12”
WATTAGE: 100w

Pathway Lighting

Product Details:
BRAND: Kichler Lighting
NAME: Modern LED Path Light
MODEL #: 15805BKT
WIDTH: 6”
HEIGHT: 23.8”
WATTAGE: 4w

Lighting over Garages, 1/2/ADU Entry Doors

Product Details:
BRAND: Hinkley Lighting
NAME: Modern Outdoor Wall Light
MODEL #: 1646SK
WIDTH: 9”
HEIGHT: 5.25”
WATTAGE: 75w

East Elevation - Building 1

East Elevation - Building 2

West Elevation - Building 2

Lighting selections and locations

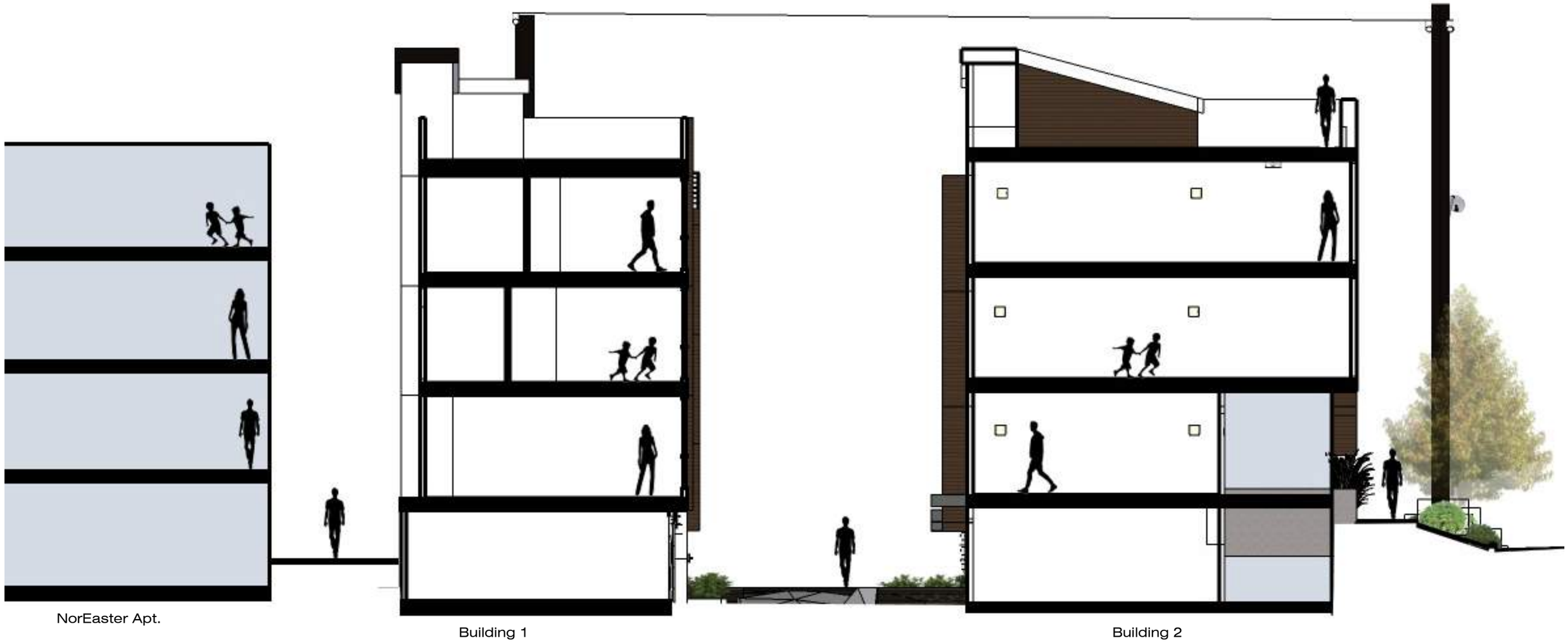
House # Signage
6” aluminum #s in Palm Springs font from modernhousenumbers.com

Signage
House # locations

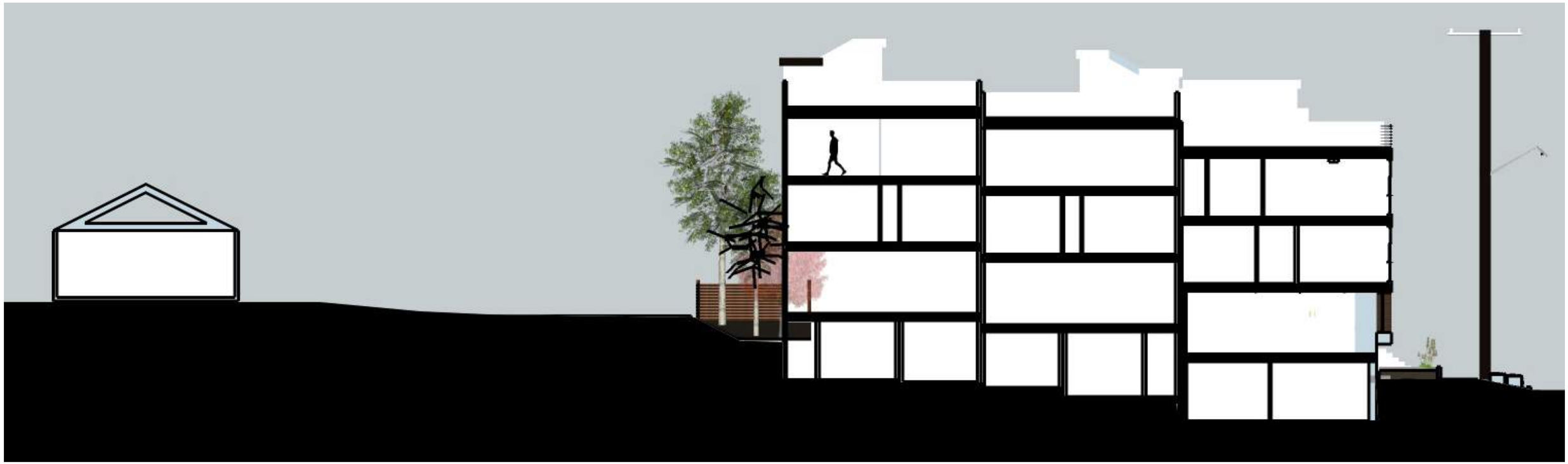
Signage
House # locations

5755 NE 63RD ST
DESIGN REVIEW

BUILD URBAN



Building Section



Single Family Home
to the south

Parking lot
to the south

Building 2

Site Section
showing house to south

Window/ Privacy Study with neighbor
to West

BUILD URBAN

DEPARTURE SUMMARY

Single Purpose Residential - Front Setback Departure (23.47A.008.D2)

To allow for less than a 10' setback or 4' elevation from existing sidewalk grade due to potential topographic challenges in regards to proposed garage elevations.

Response:
Following the site topography, the units are stepped down in elevation from south to north. This stepping of the units will help to minimize the scale of the development and better relate to the human scale. In order to make the woonerf and drive aisle area functional, there may be a need for less than a 10' setback or 4' elevation from existing sidewalk grade.

Vehicular Access (23.47A.032-A.1.c and 23.47A.032-C)

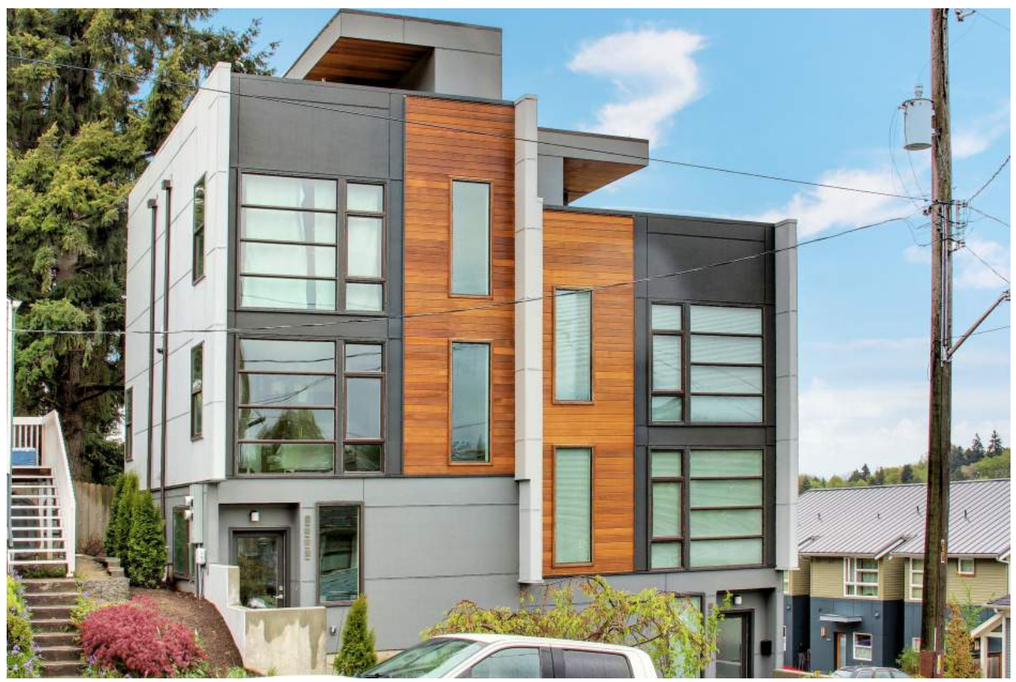
To allow for vehicle access off of NE 63rd St per Design Review Board recommendation.

Response:
It was determined at the first Design Review Board meeting that the best location for vehicular access was off of NE 63rd St. The paving pattern of the woonerf has been aligned with the entries of units 3-8, emphasizing use of this area for pedestrian usage. In addition to this, a seating area has been provided at the south end of the woonerf.

Blank Facades (23.47A.008.A.2.c)

To allow for greater than 40% of the facade width for total blank facade in regards to the North Elevation of Building 1 and East Elevation of Building 2

Response:
West Facade Building 1: Each facade was designed to best relate to existing structures, with special care given to the west facade of building one and its relationship to the existing apartment building to the west. Where blank facades occur, material transition and color change is utilized to break up the perceived mass of the proposed development
North Facade of Building 1 & East Facade Building 2: In response to the departure requested, we feel that lowering the glazing along the east elevation of Building 2 in order to meet the transparency requirement is detrimental to the design and inconsistent with the surrounding architecture. The current design of the glazing (63% maximum blank facade proposed) will bring adequate eyes to the street for natural surveillance, while maintaining a sense of privacy for the homeowners, and is well proportioned to the scale of the building. In order to soften the blank facade, we are proposing Irish Yew and Fragrant Sweet Box in front of the building that will, at maturity, grow up to 8' and 4' respectively.



Build Urban - Past Work