

SANSIN TEAK 34

DPD PROJECT #: 3016026
KING CO. APN: 952810-4565
952810-4570

KELLY-MOORE PAINTS
KM3825-1 WHISPERING
SMOKE

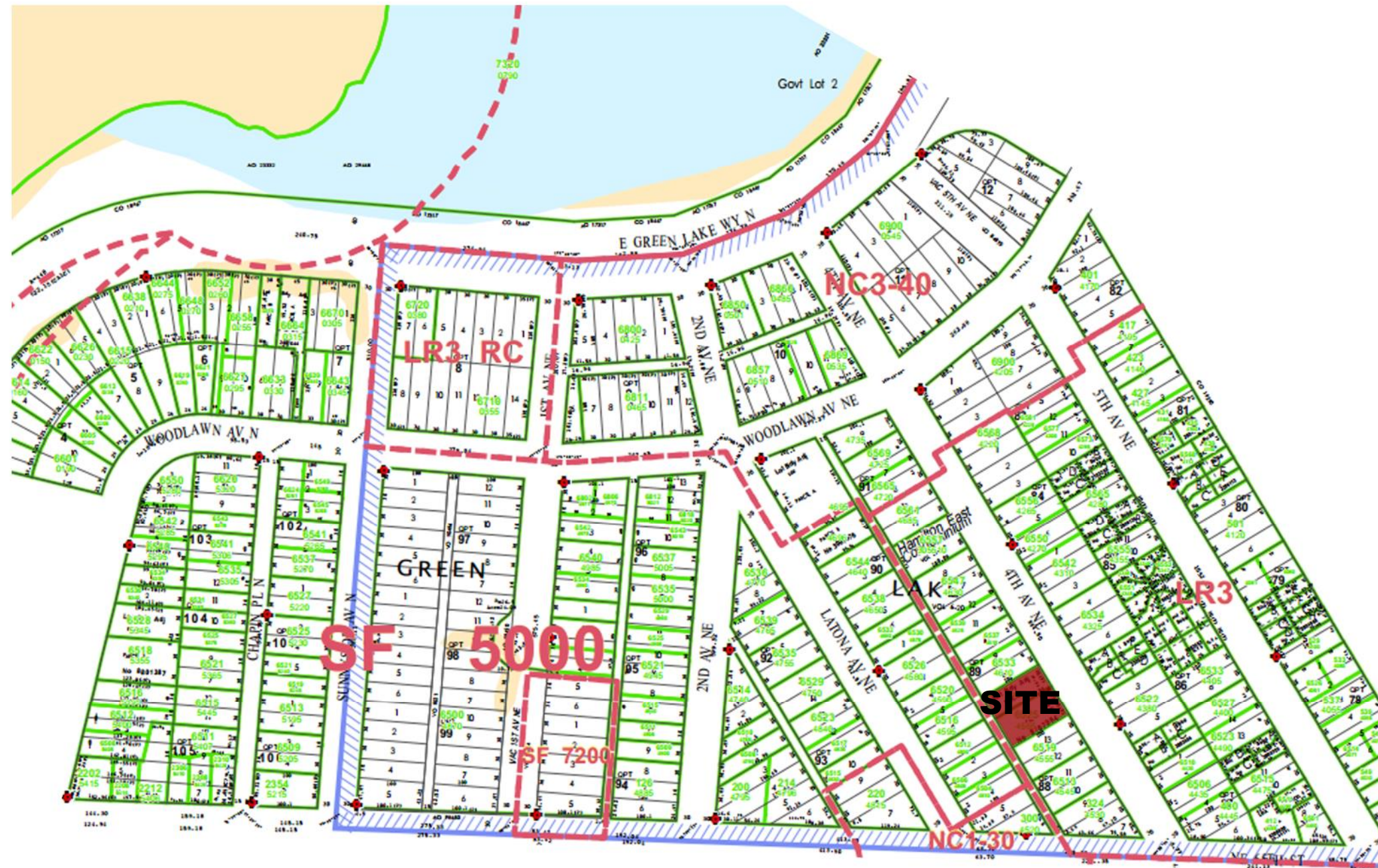


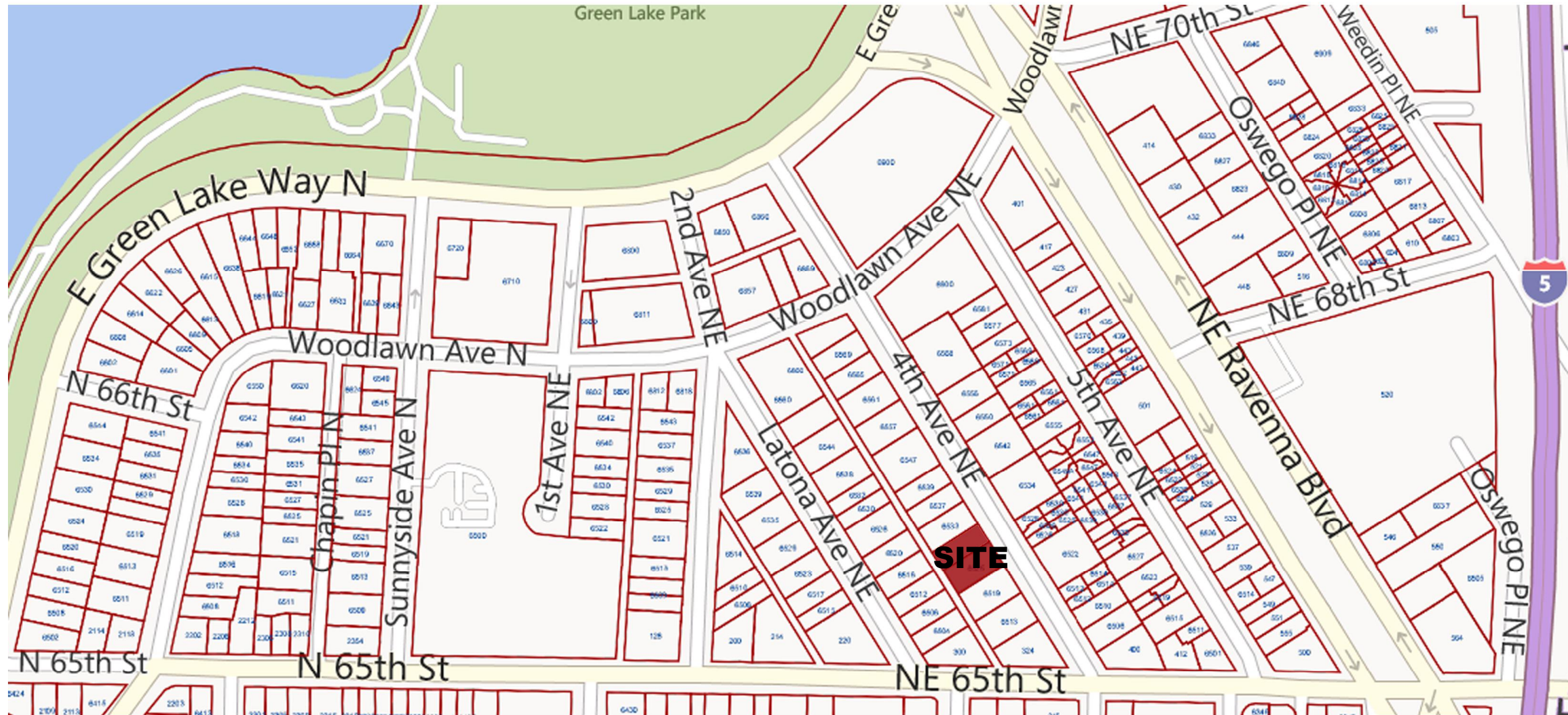
COURTYARD ENTRY
CONNECTING 4TH AVE
TO ALL HOMES



PROPOSAL:
THE PROPOSED PROJECT AT 6525 4TH AVE N.E. IS AN 8 UNIT SITE INCLUDING 4 DUPLEXES. THE EXISTING SINGLE FAMILY HOME WILL BE DEMOLISHED AND ALL 8 UNITS WILL BE DESIGNED AND CONSTRUCTED FOR MINIMUM BUILTGREEN 4 STAR CERTIFICATION

CONTEXT:
THE PROJECT SITE, LOCATED IN THE GREEN LAKE NEIGHBORHOOD OF SEATTLE, IS A 8,961 SF PARCEL ZONED FOR LOW-RISE DEVELOPMENT (LR3). THE PARCEL IS BOUND BY A SINGLE FAMILY HOME TO THE NORTH, MULTI-FAMILY UNITS TO THE SOUTH, 4TH AVE N.E TO THE EAST AND AN ALLEY TO THE WEST.

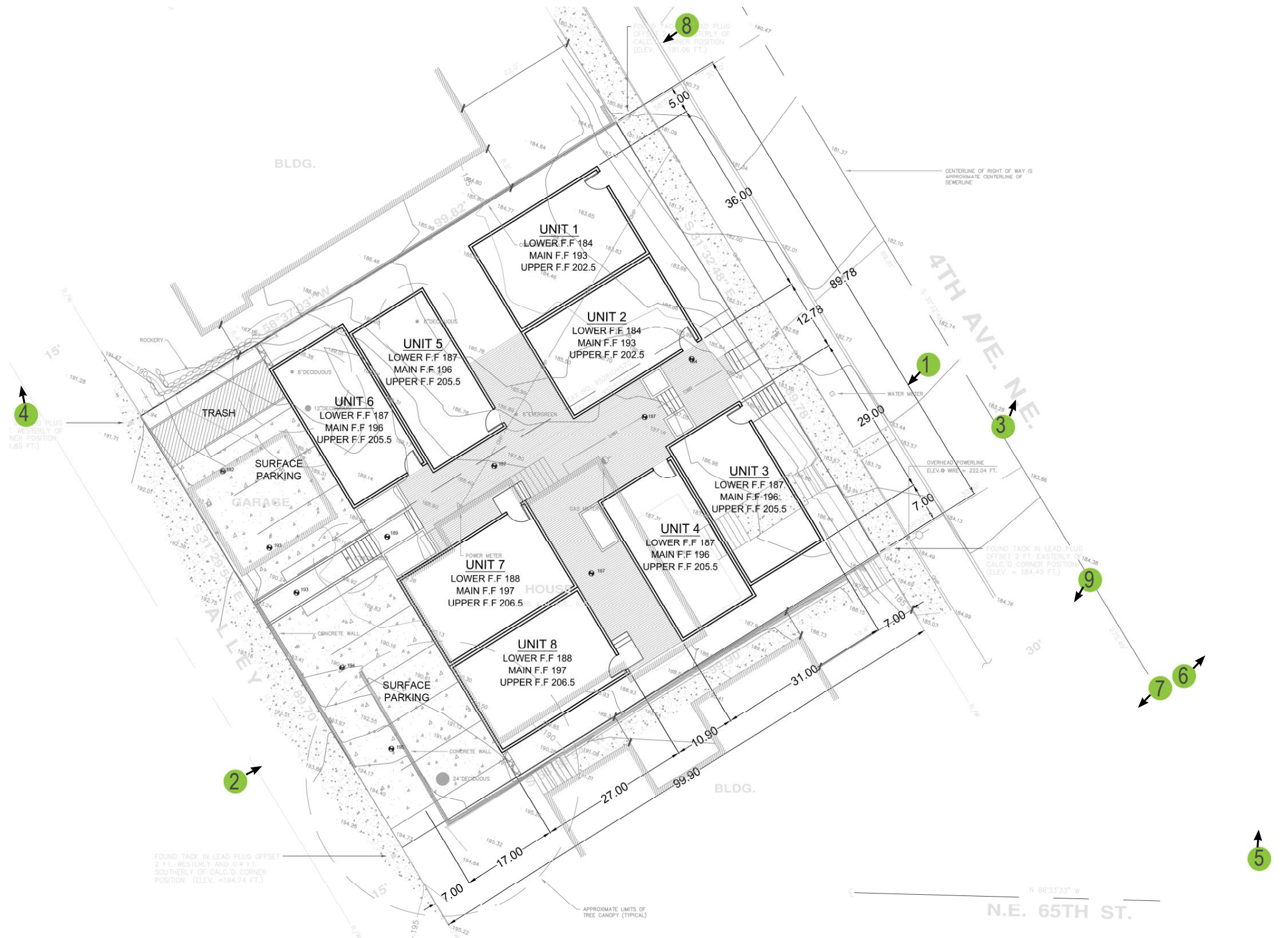


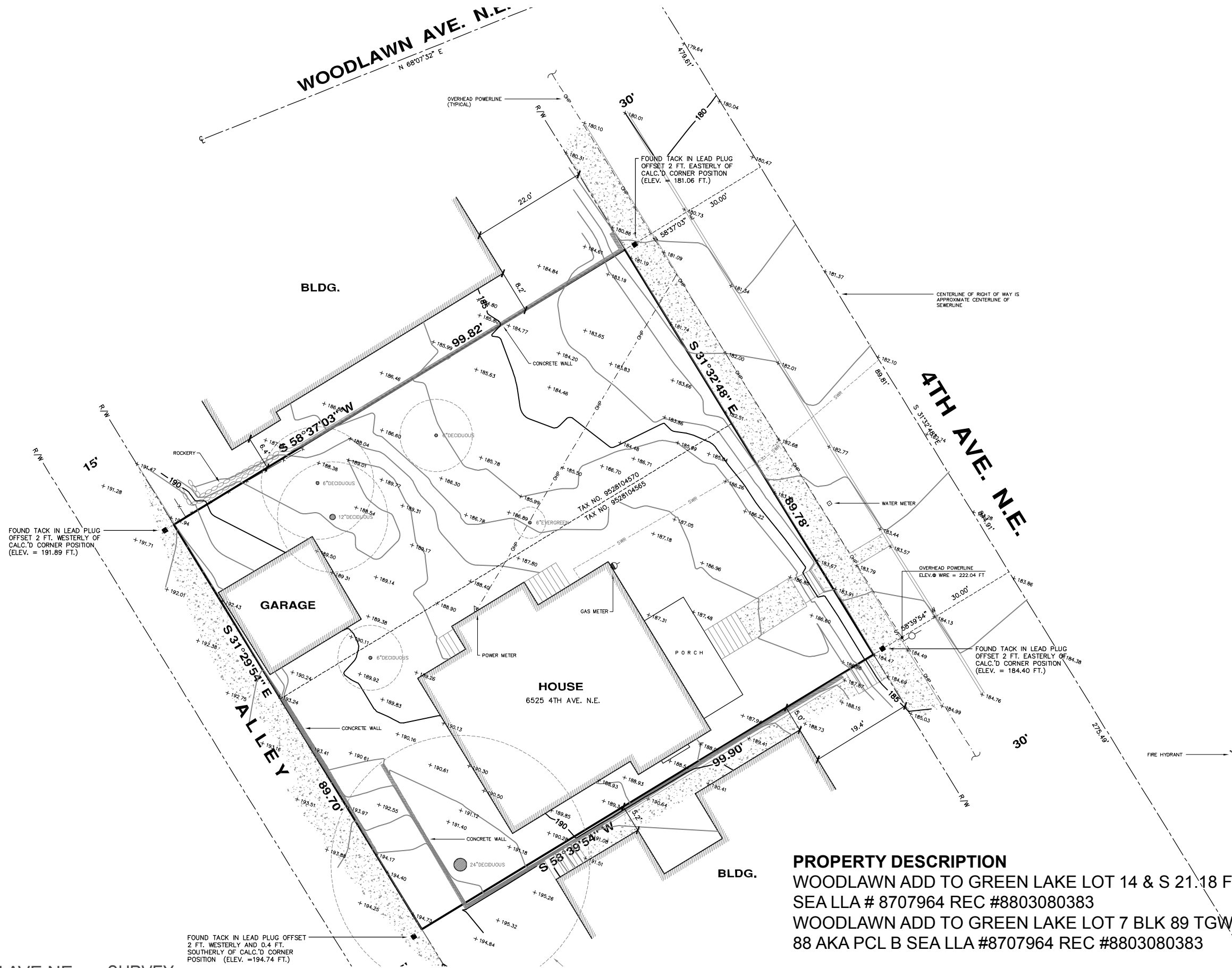


6525 4TH AVE NE
BUILD URBAN

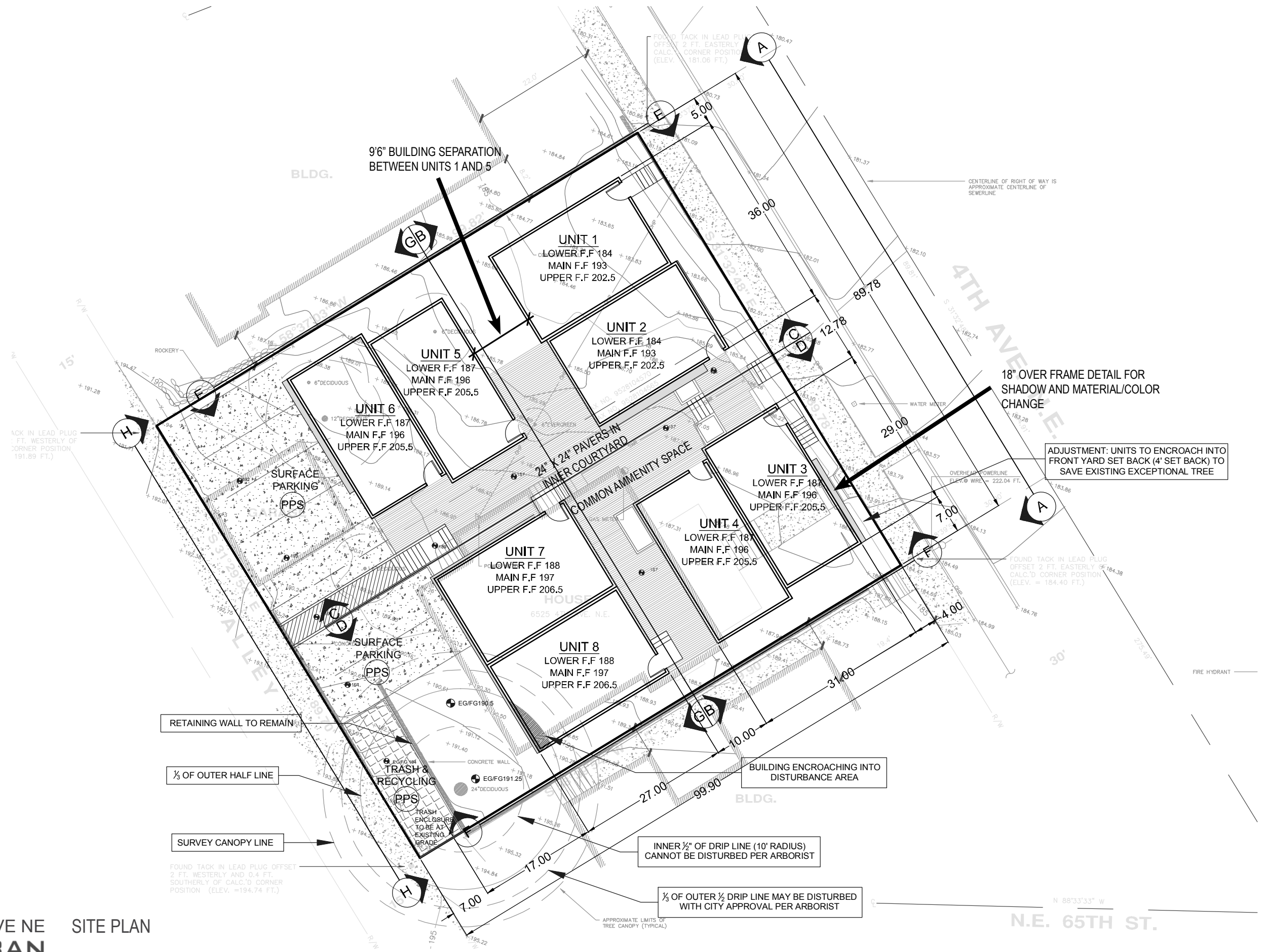
PARCEL MAP

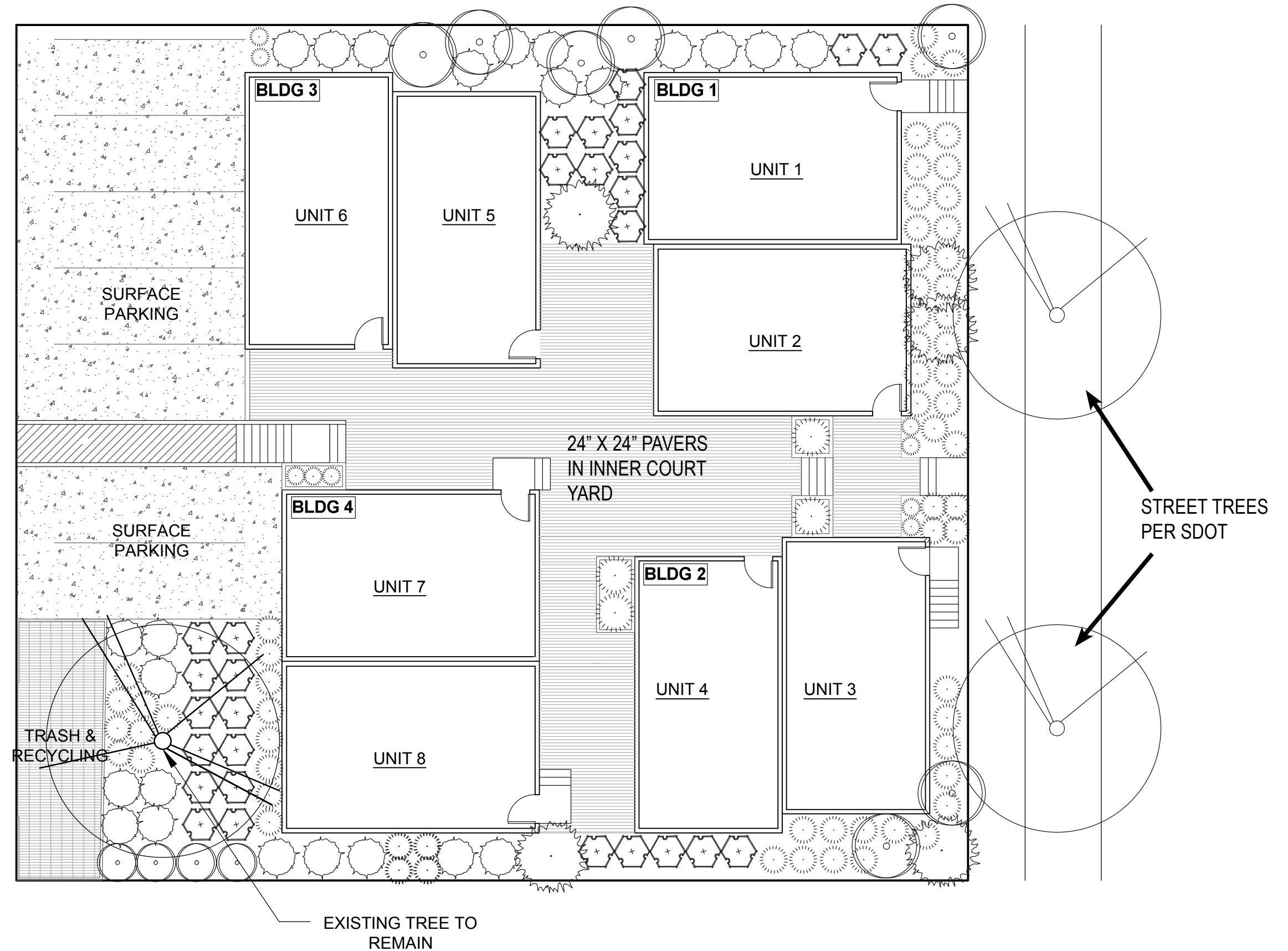


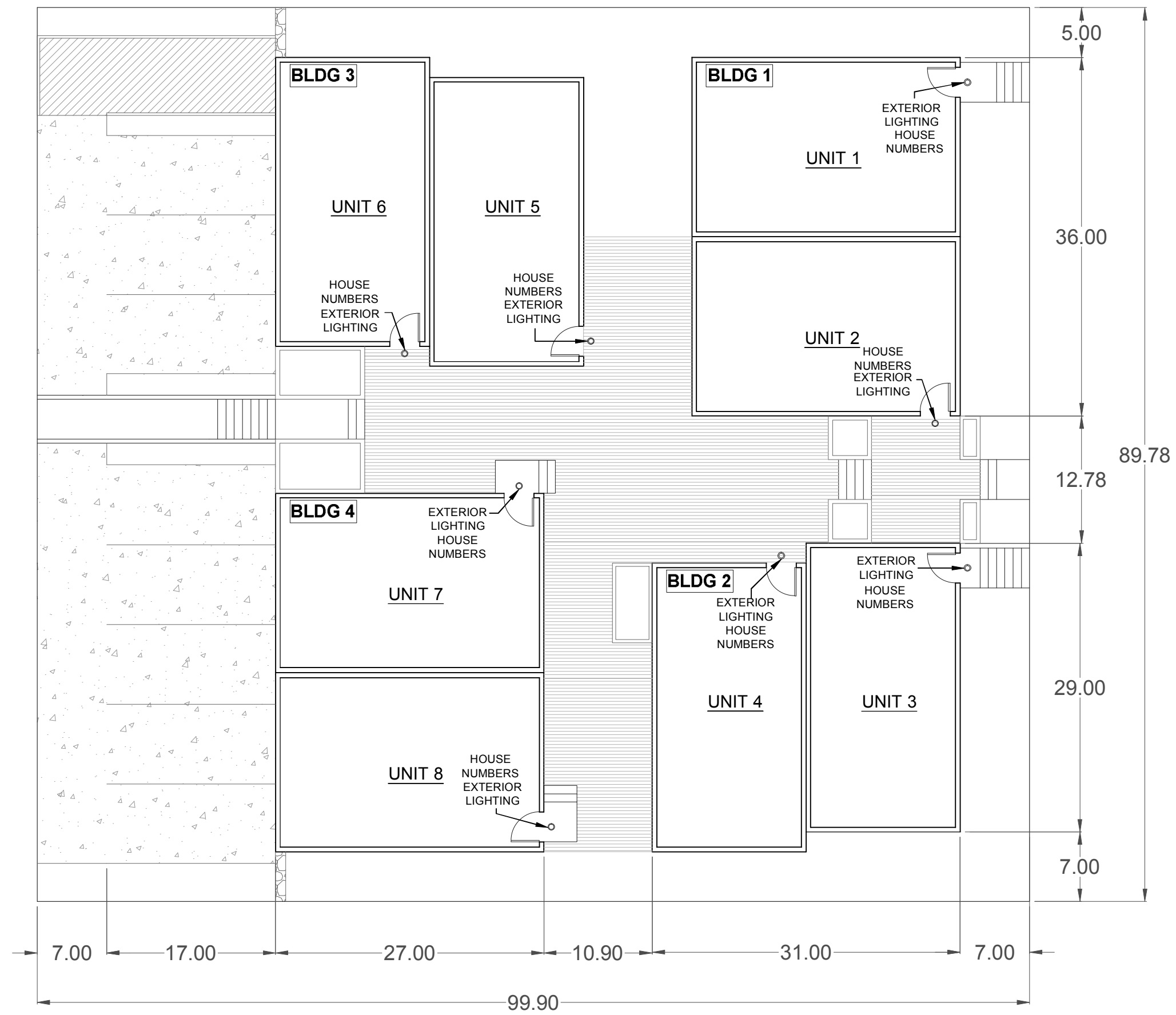


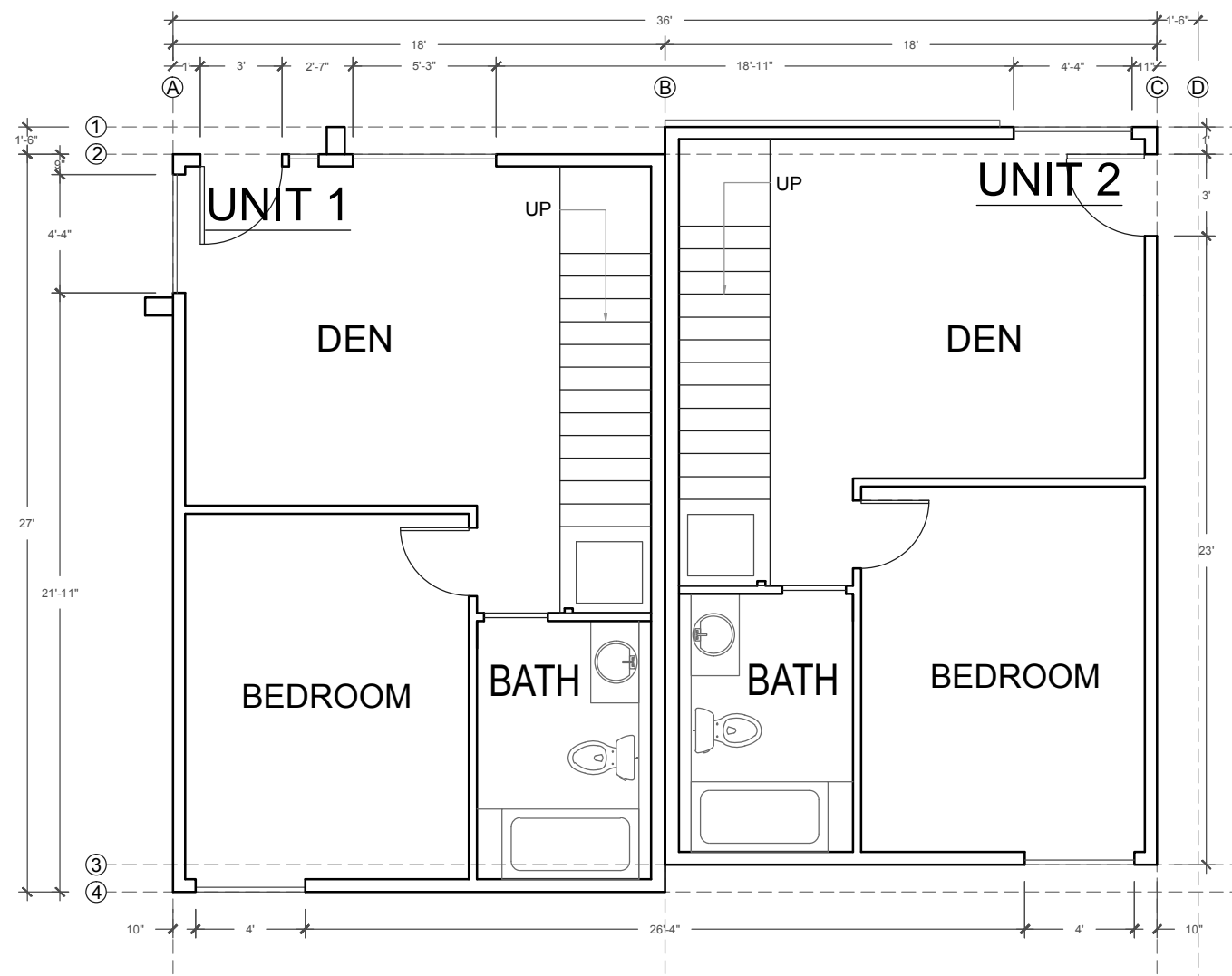


PROPERTY DESCRIPTION
WOODLAWN ADD TO GREEN LAKE LOT 14 & S 21.18 FT OF LOT 15 AKA PCL A
SEA LLA # 8707964 REC #8803080383
WOODLAWN ADD TO GREEN LAKE LOT 7 BLK 89 TGW N 8.58 FT LOT 15 BLK
88 AKA PCL B SEA LLA #8707964 REC #8803080383

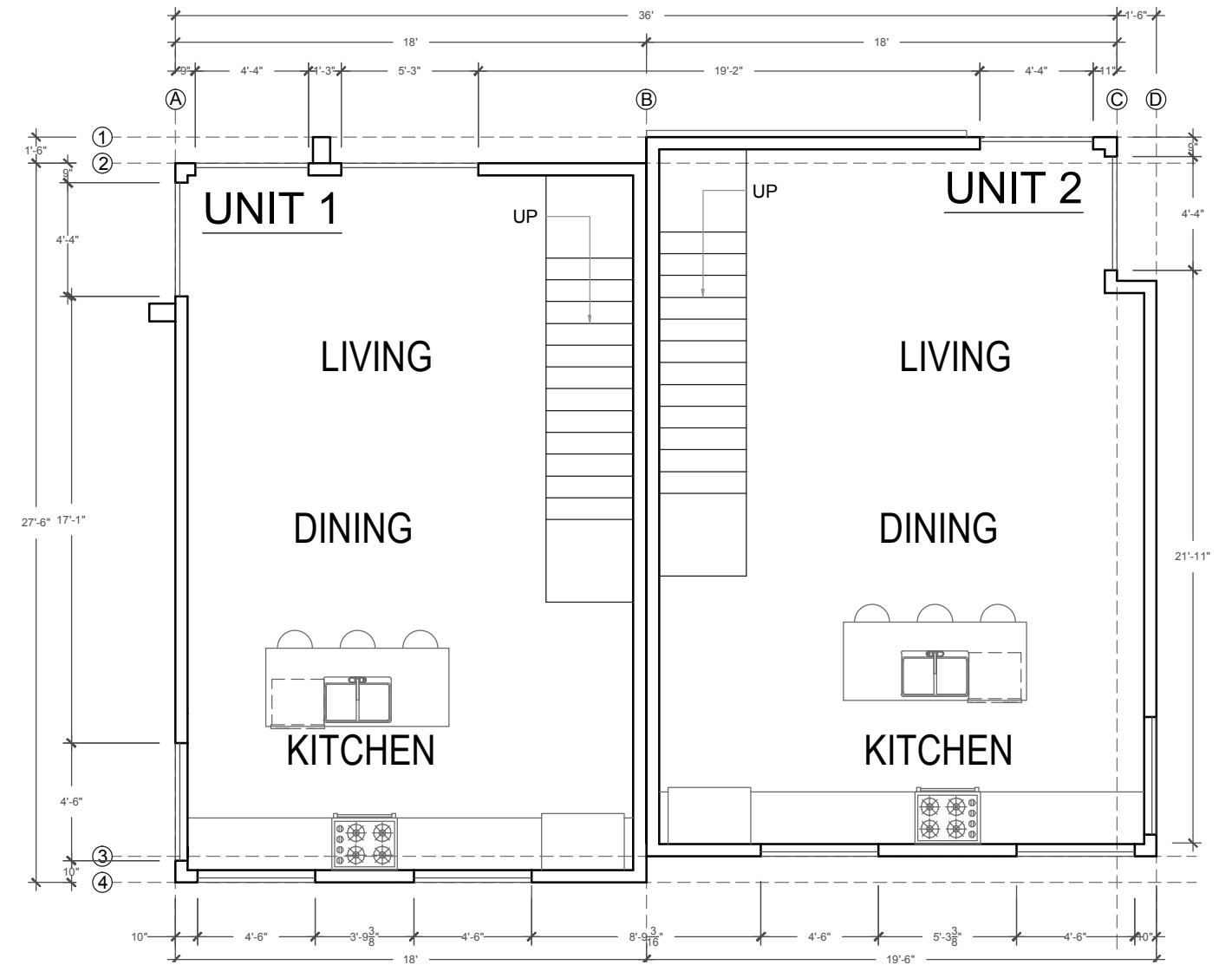




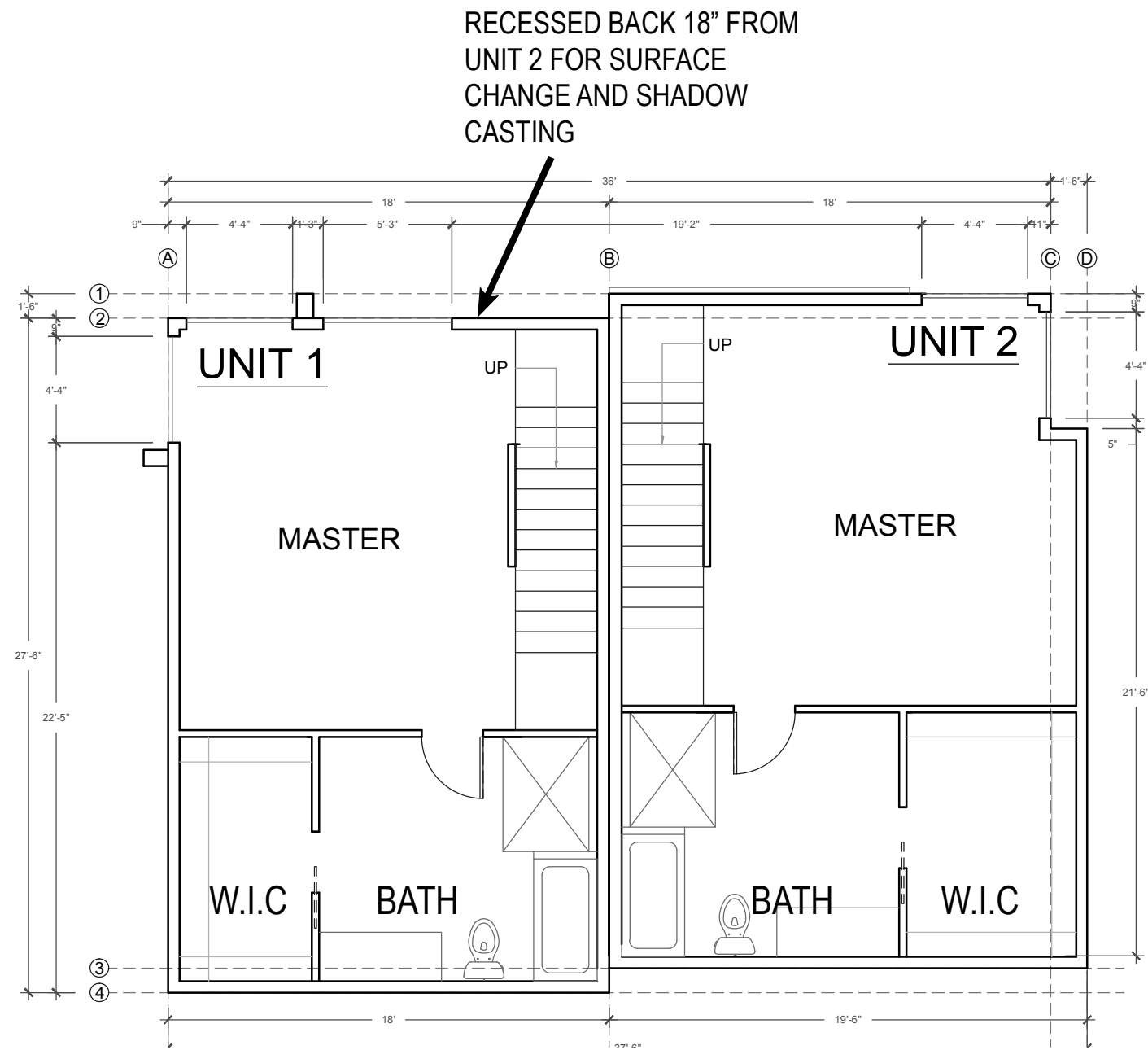




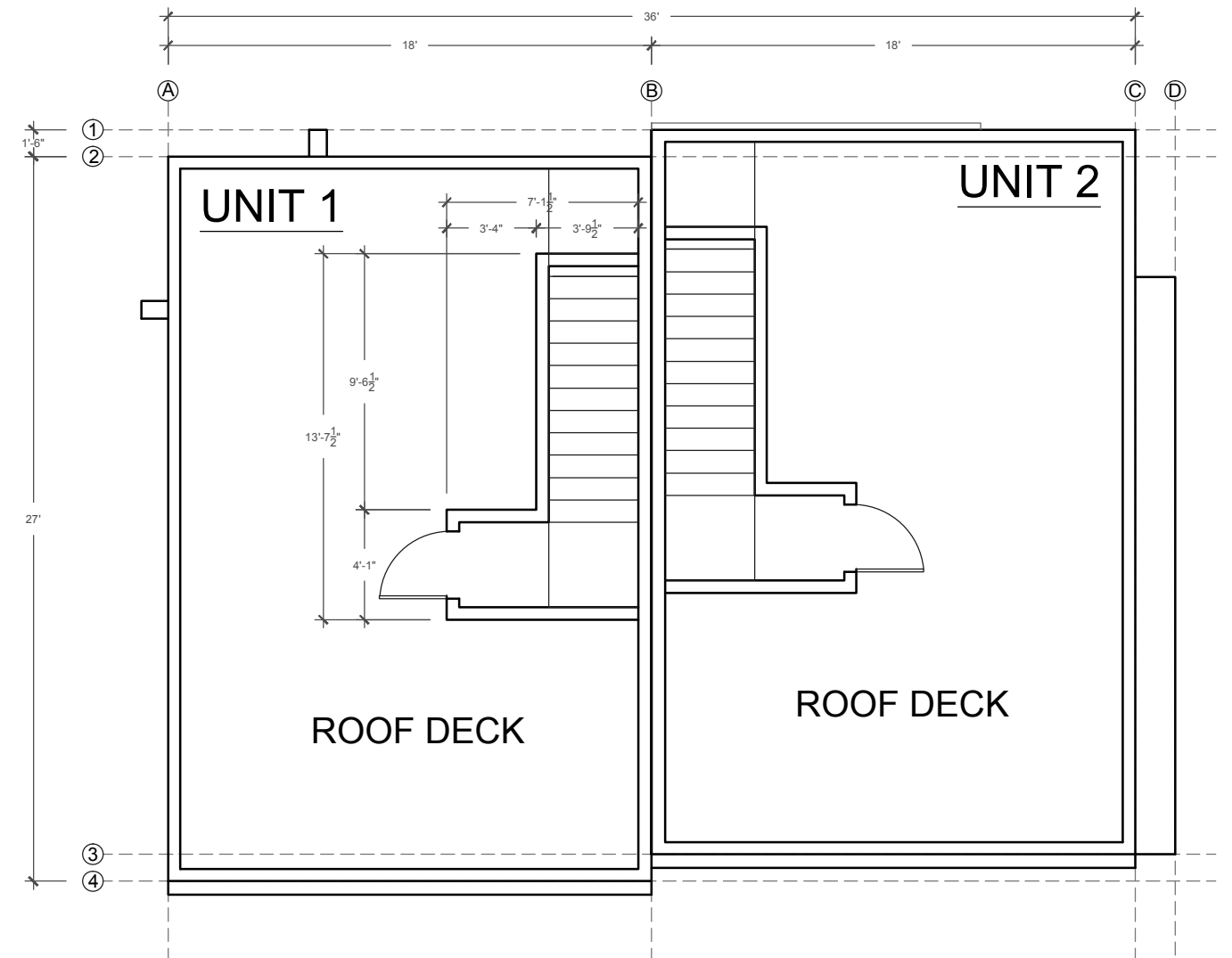
LOWER FLOOR



MAIN FLOOR



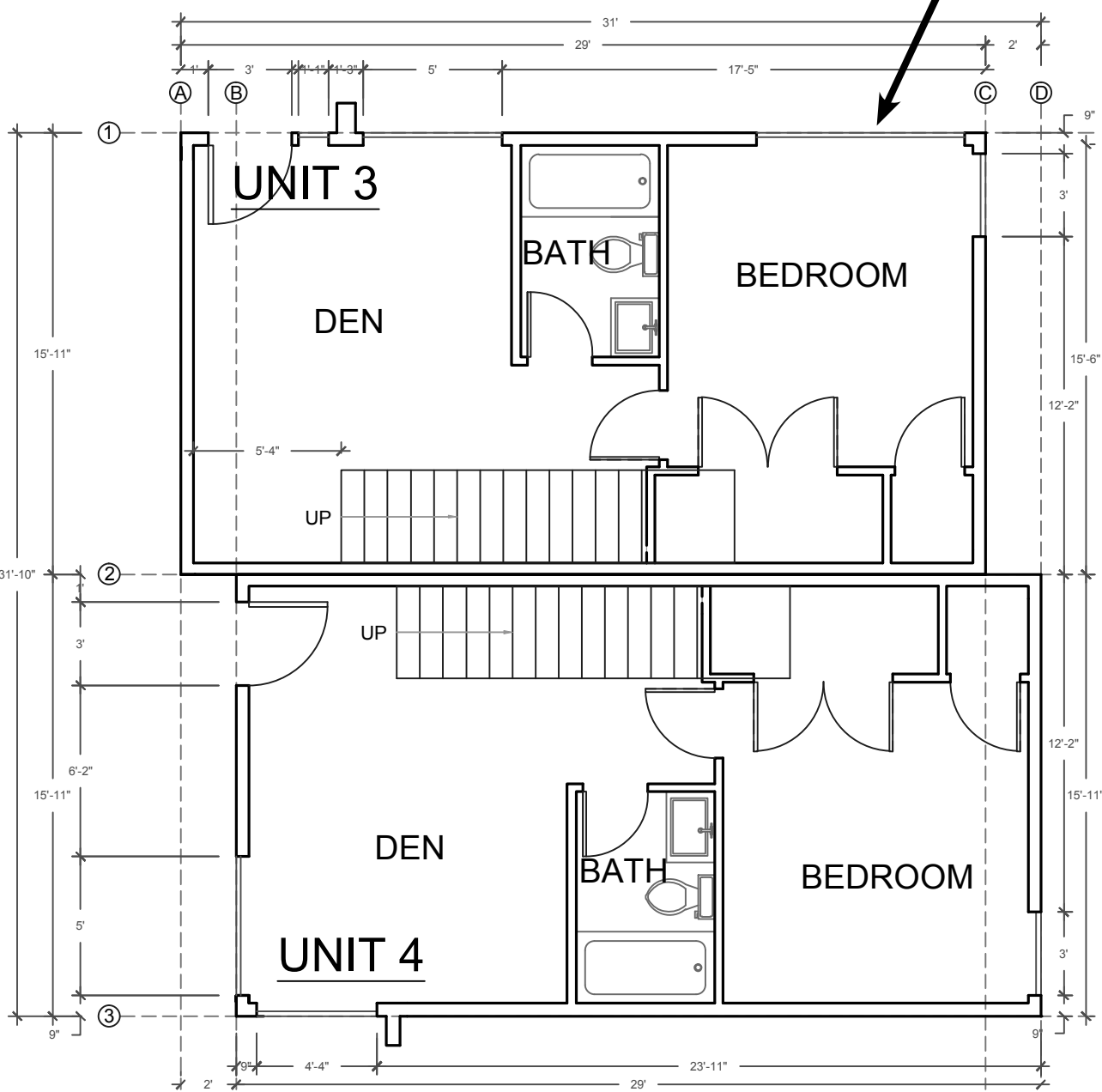
UPPER FLOOR



ROOF TOP

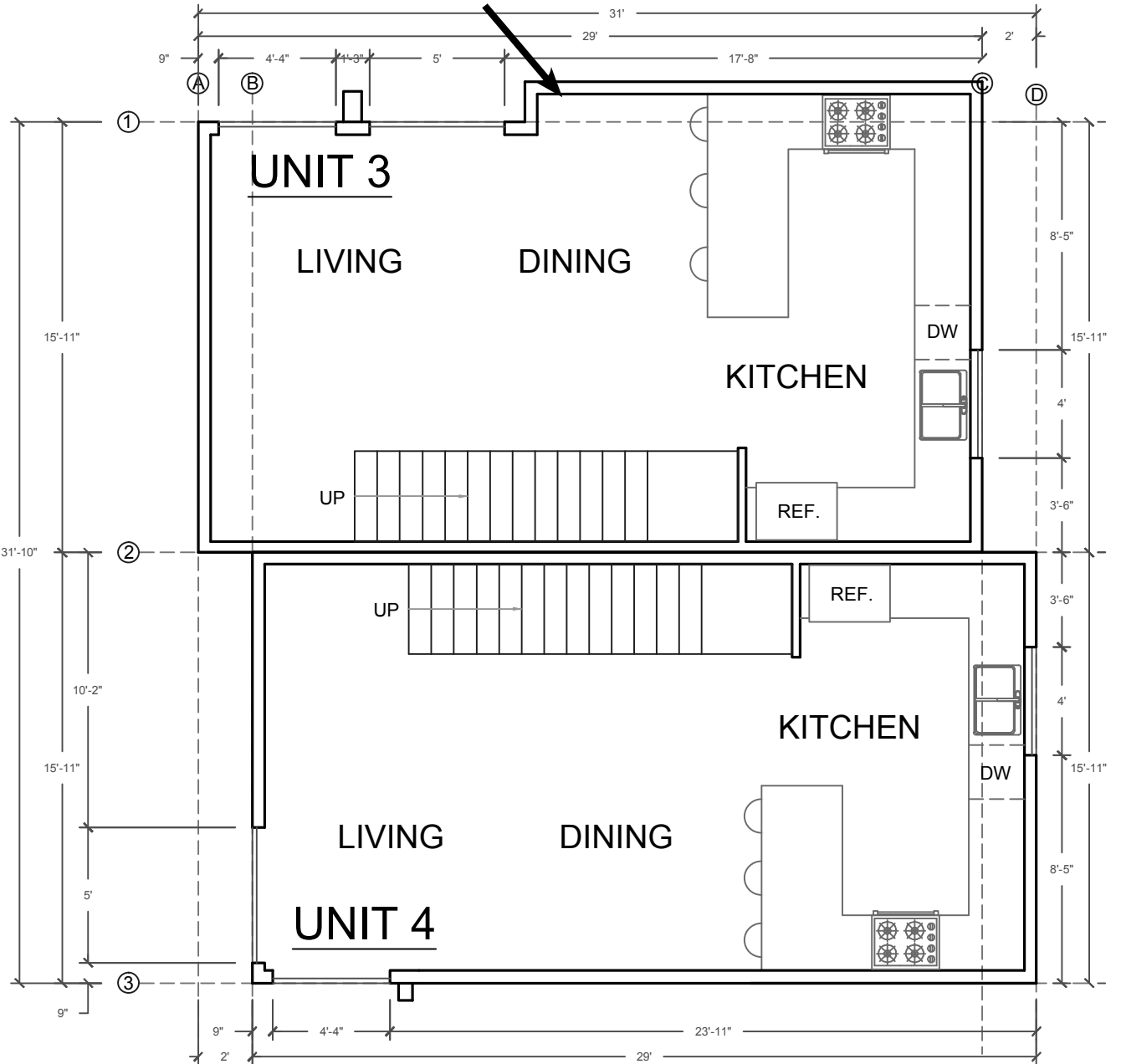


ADDED WINDOW FOR
ADDITIONAL GLAZING ON
FRONT FACADE

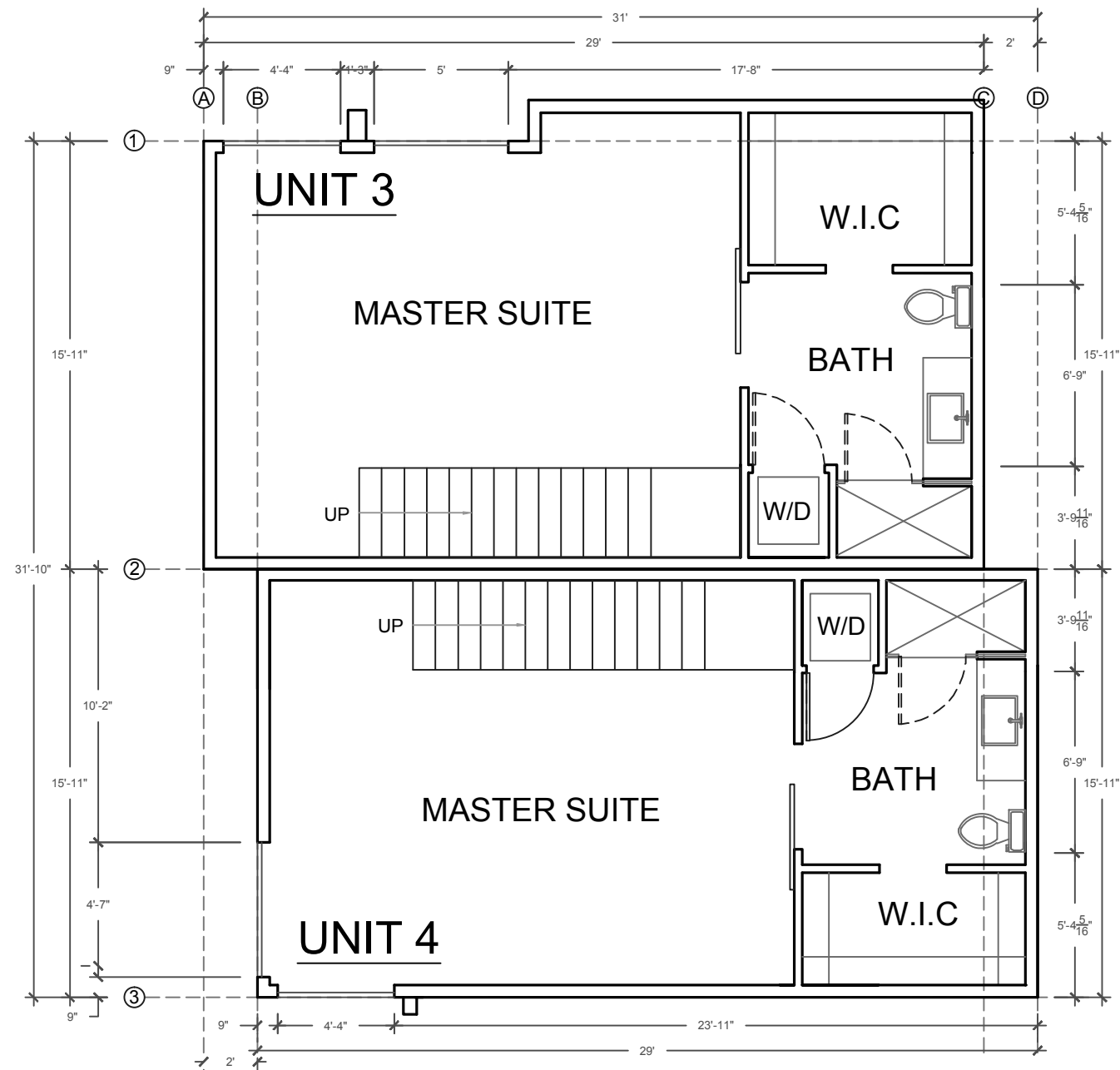


LOWER FLOOR

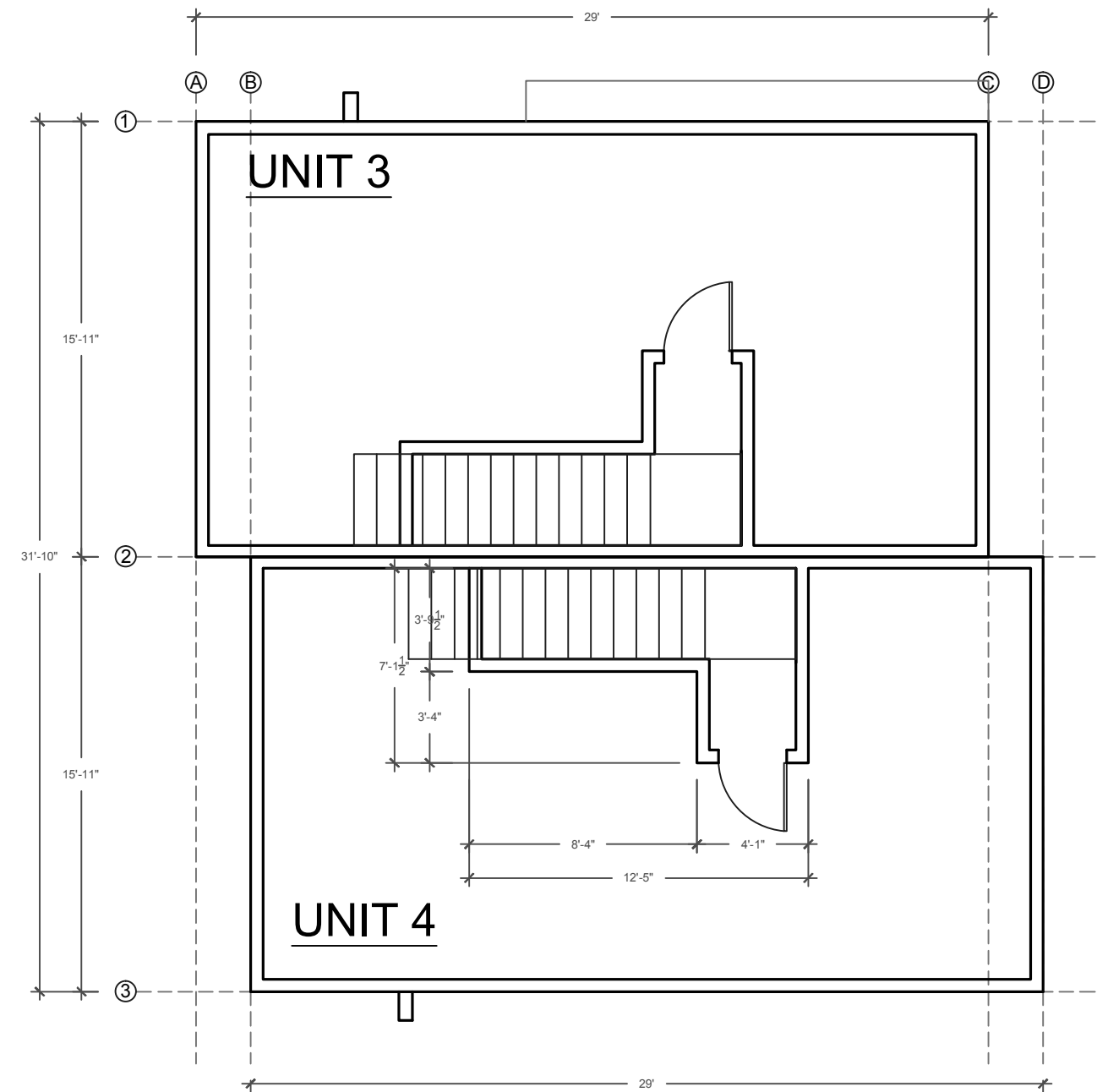
18" CANTLIEVER FOR
FACADE ARTICULATION,
MATERIAL CHANGE, AND
SHADOW CASTING



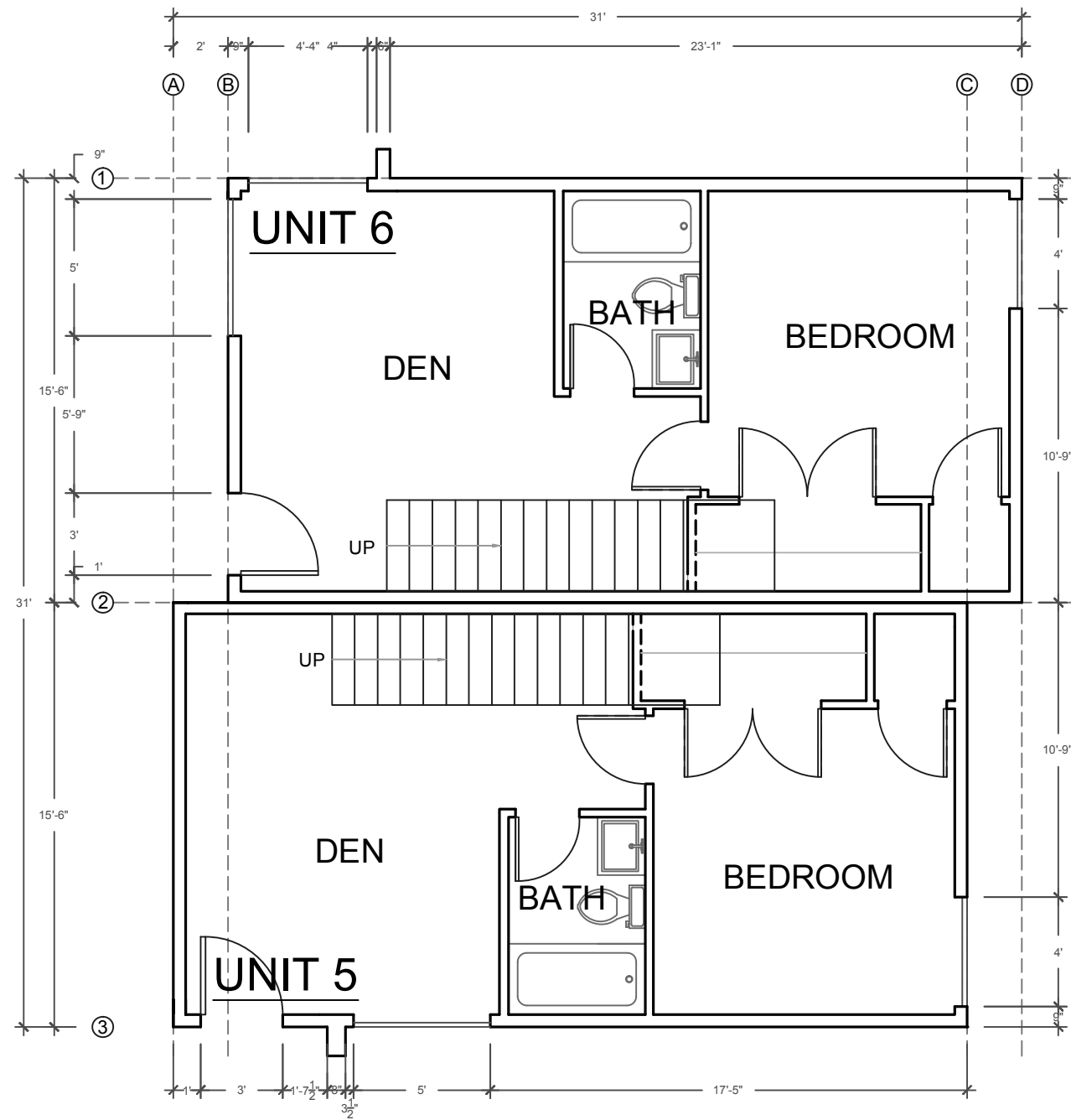
MAIN FLOOR



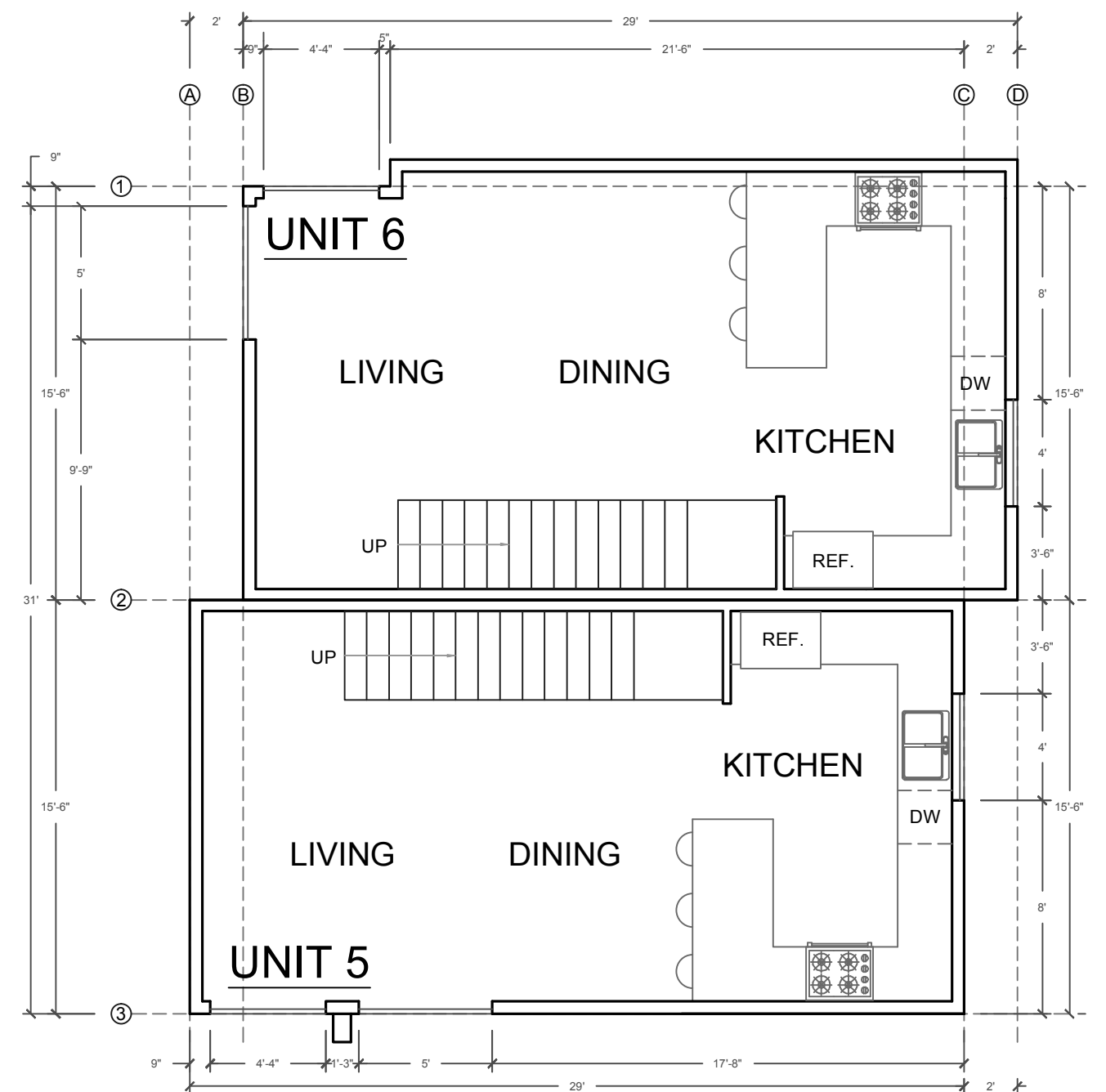
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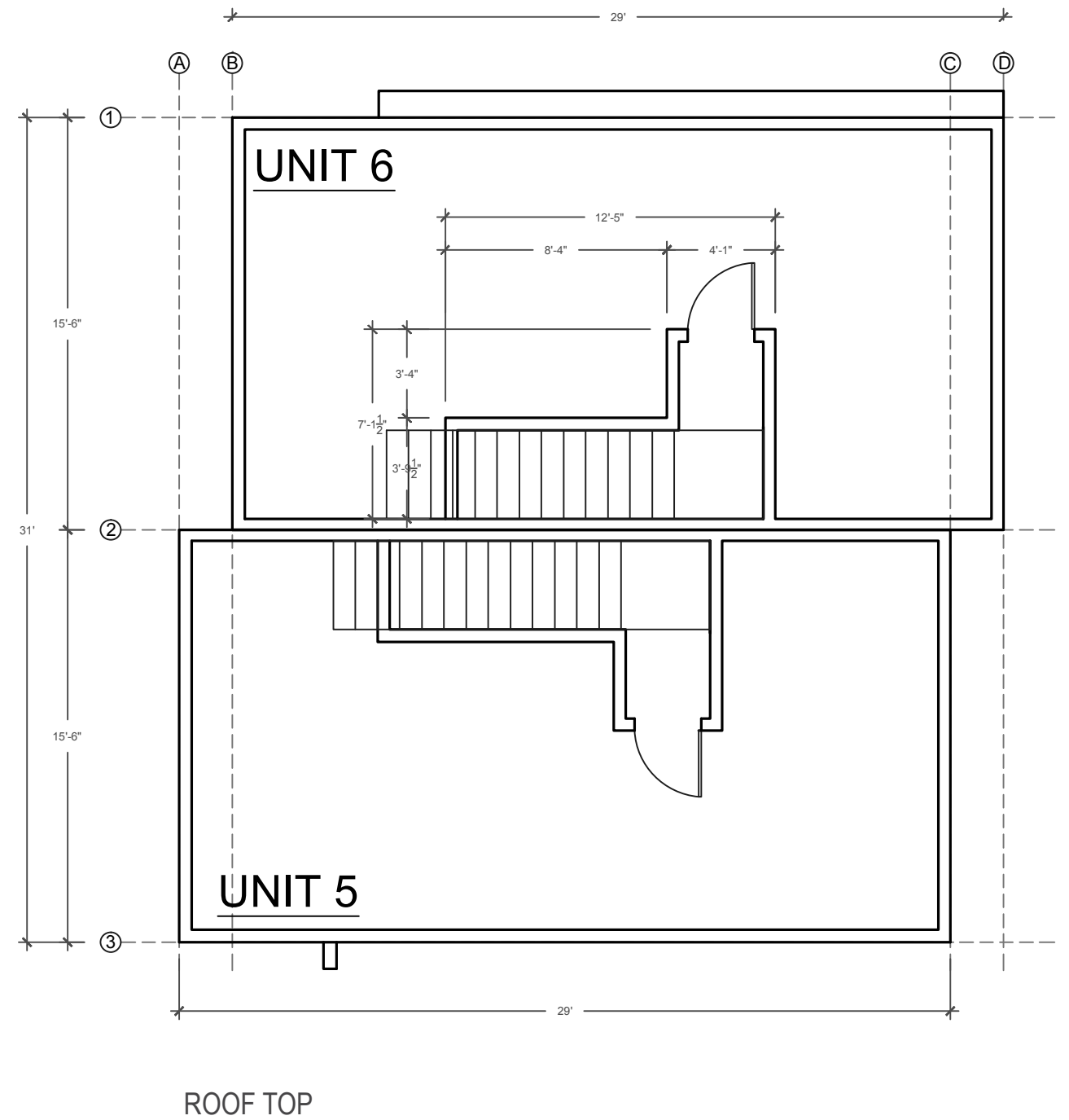
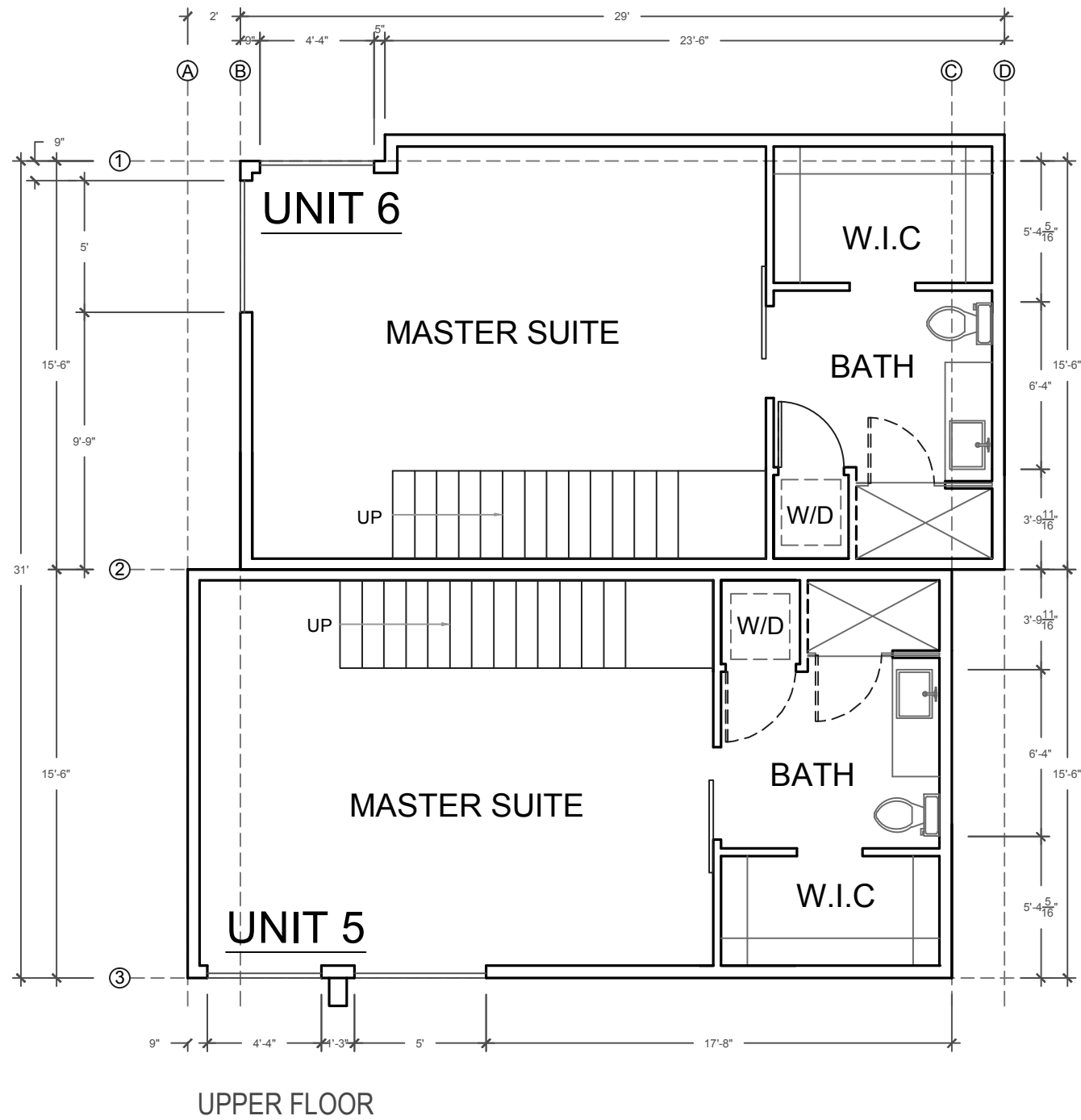
ROOF TOP

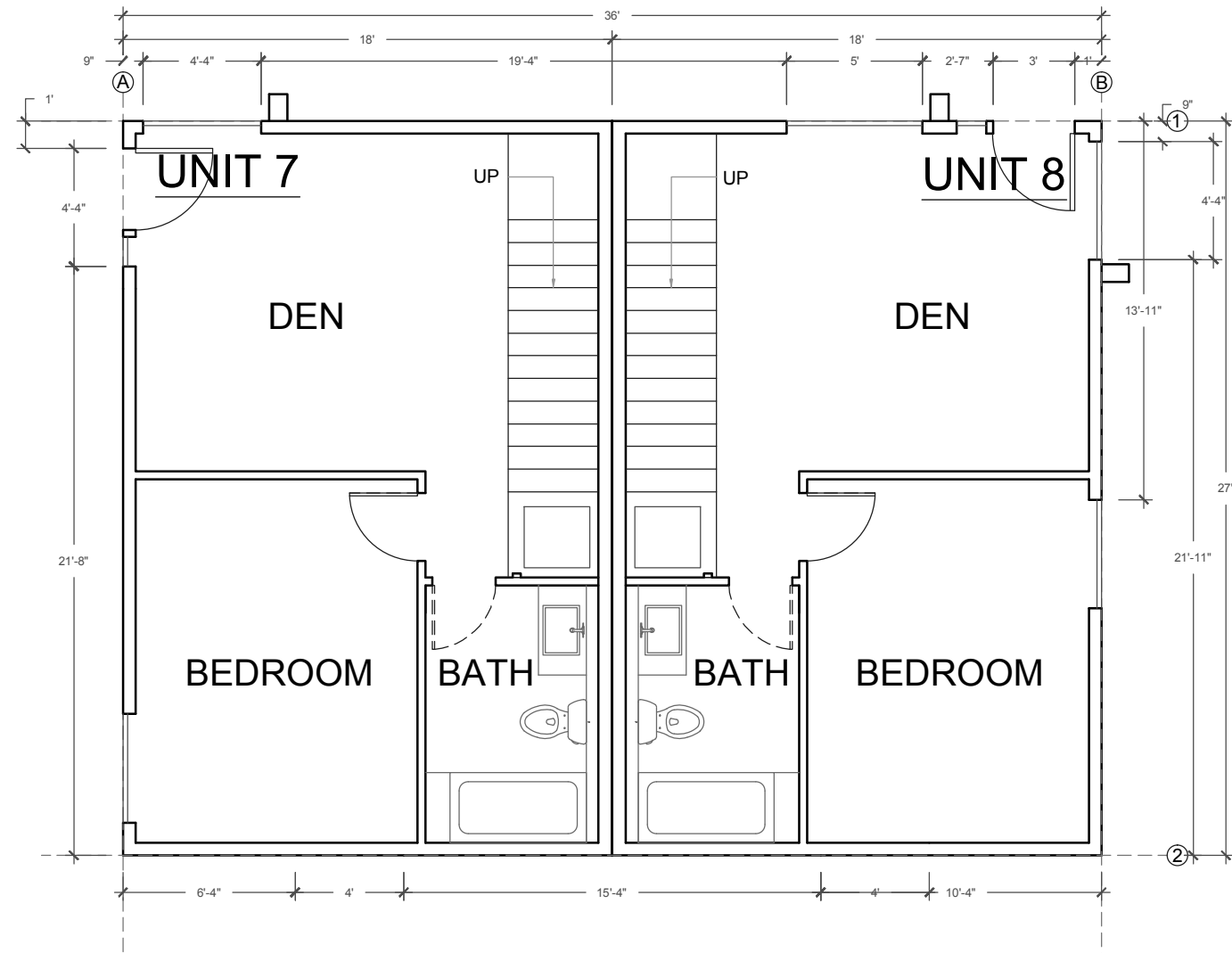


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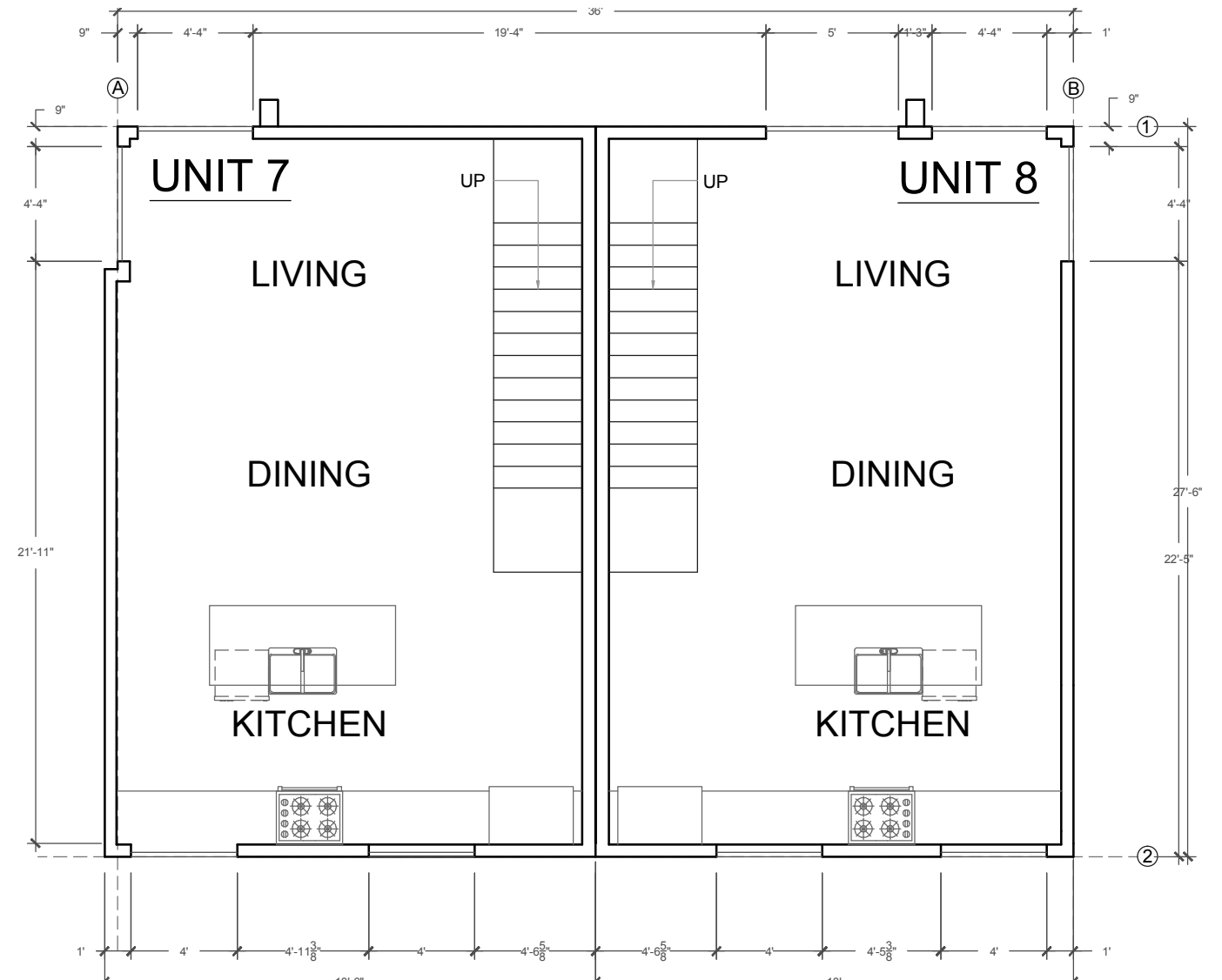


MAIN FLOOR

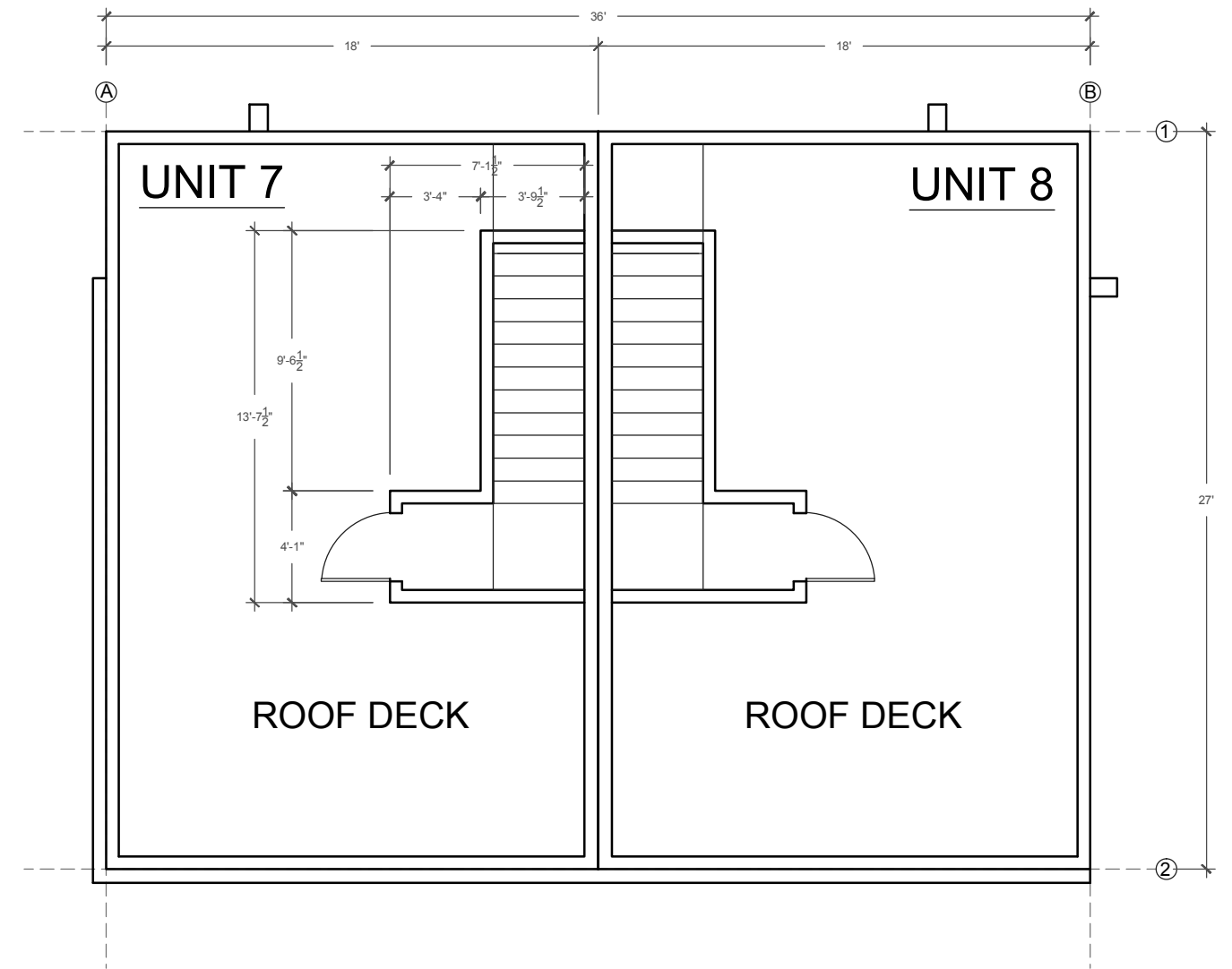
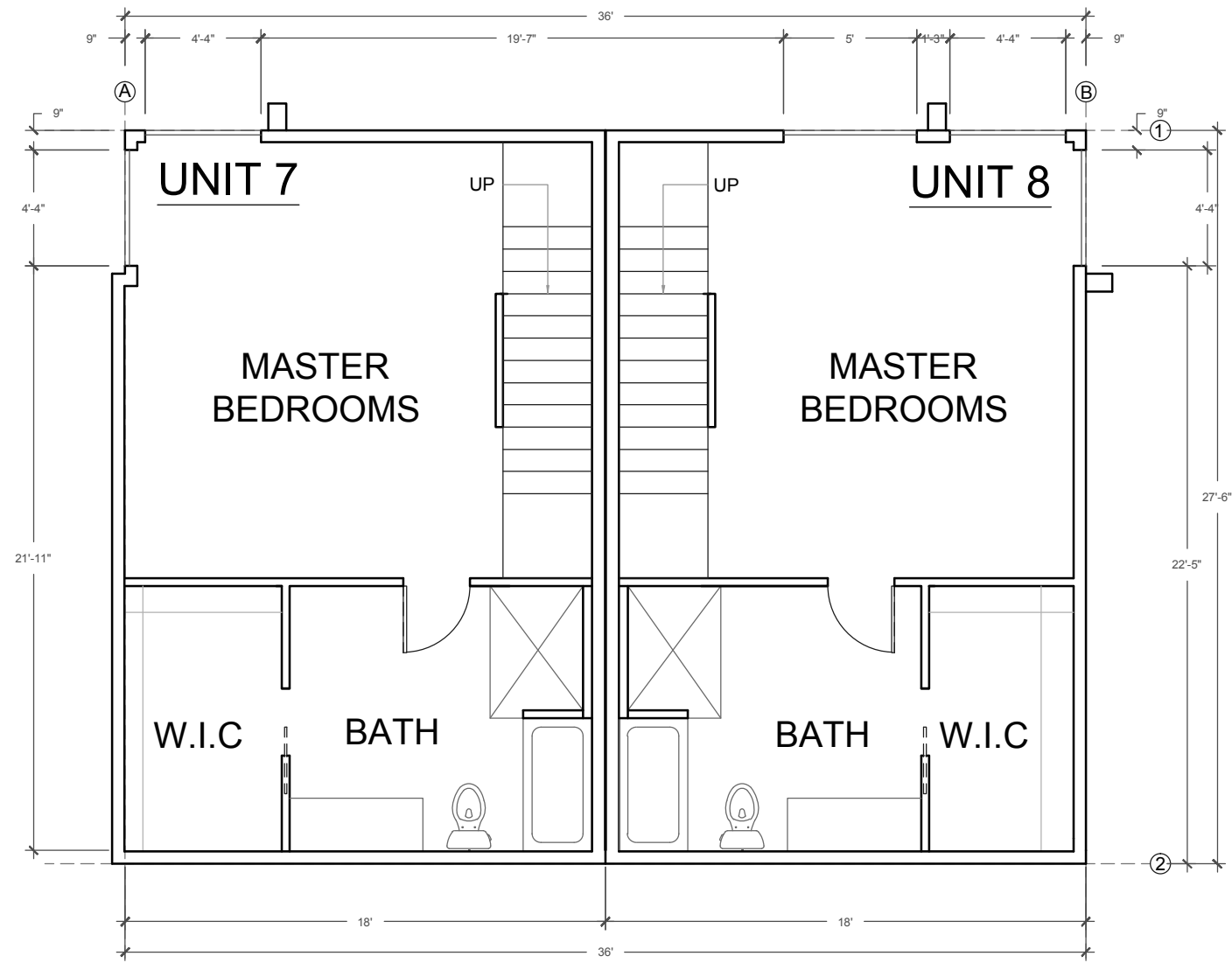


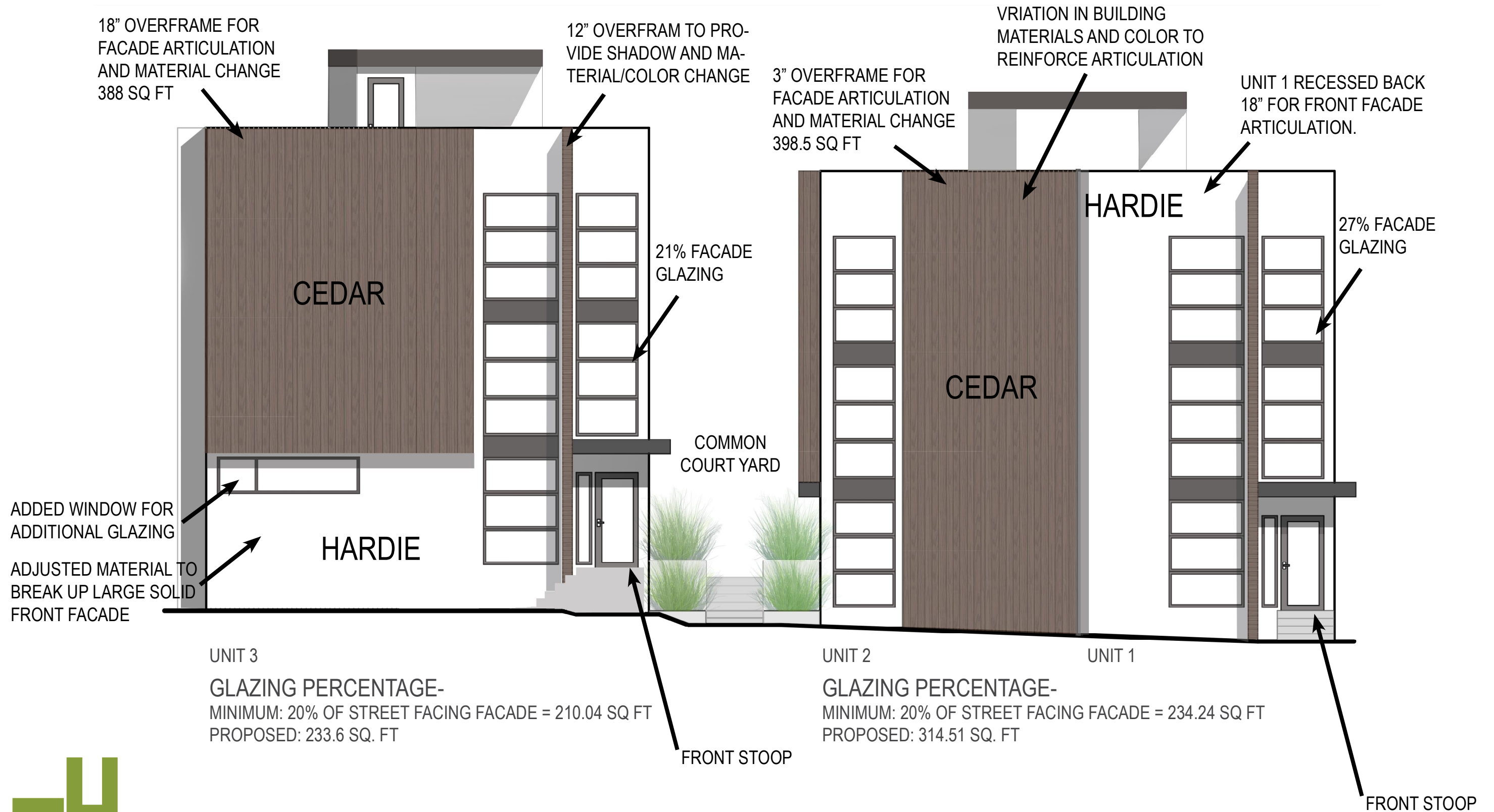


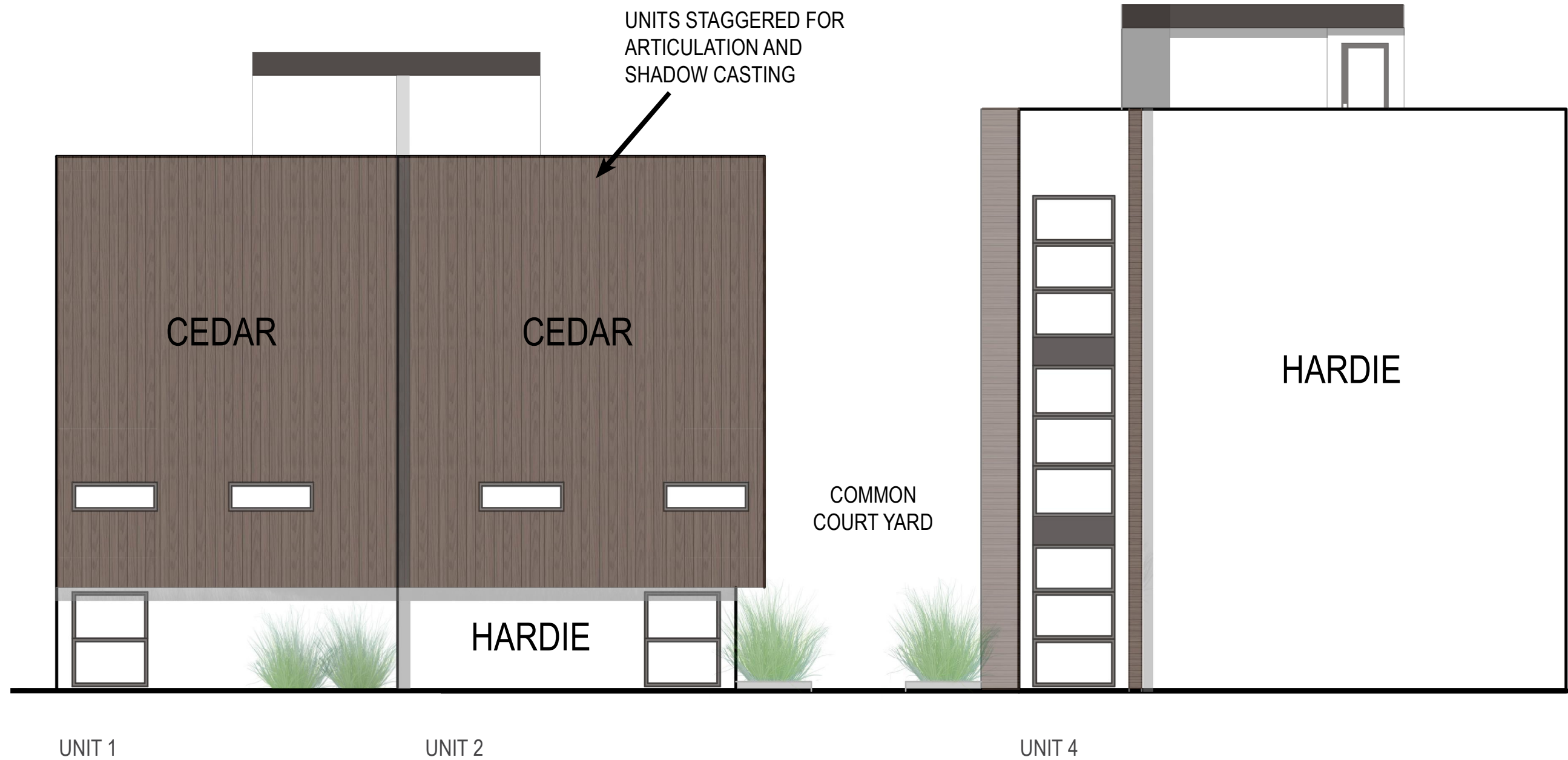
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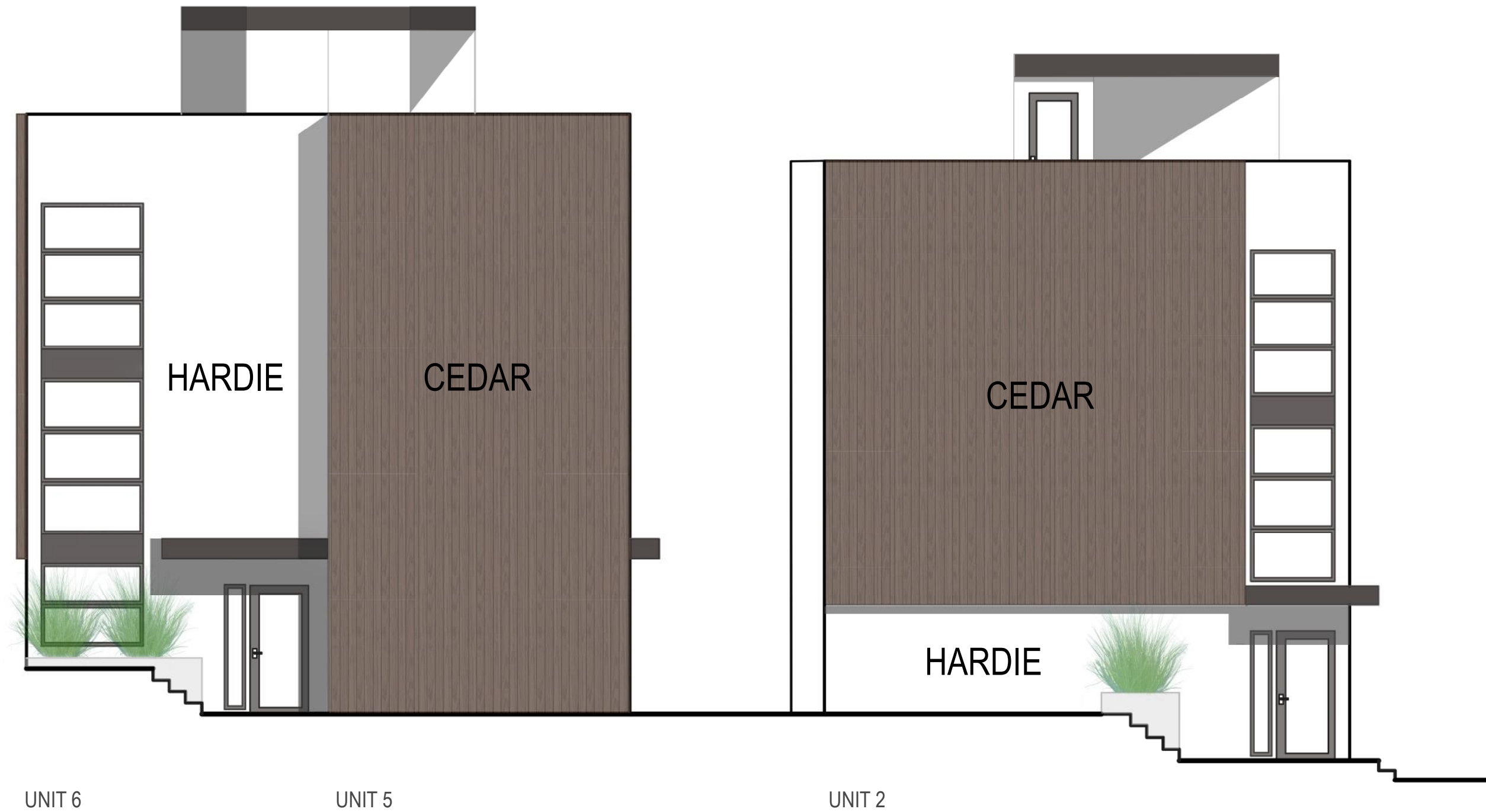


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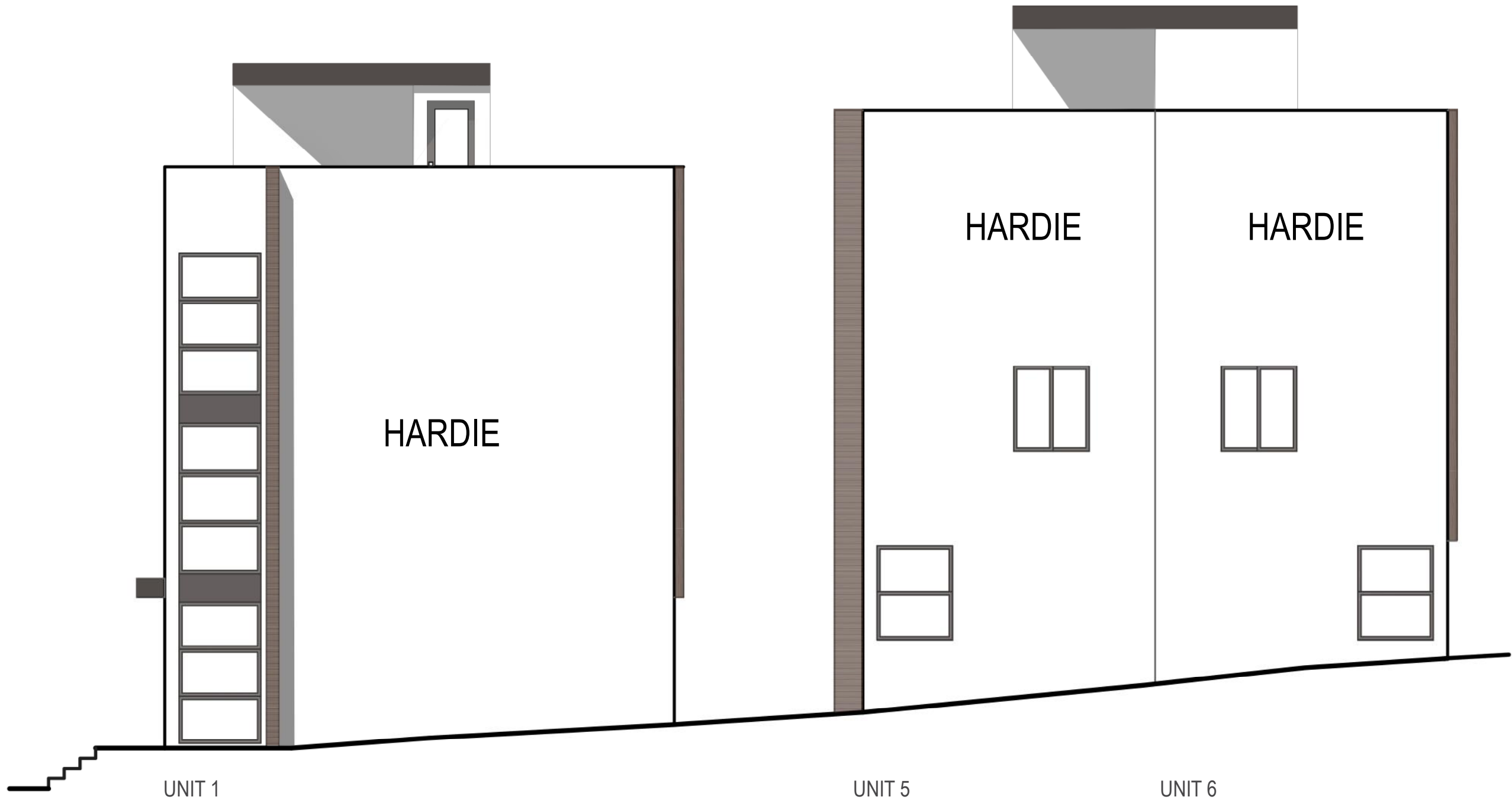






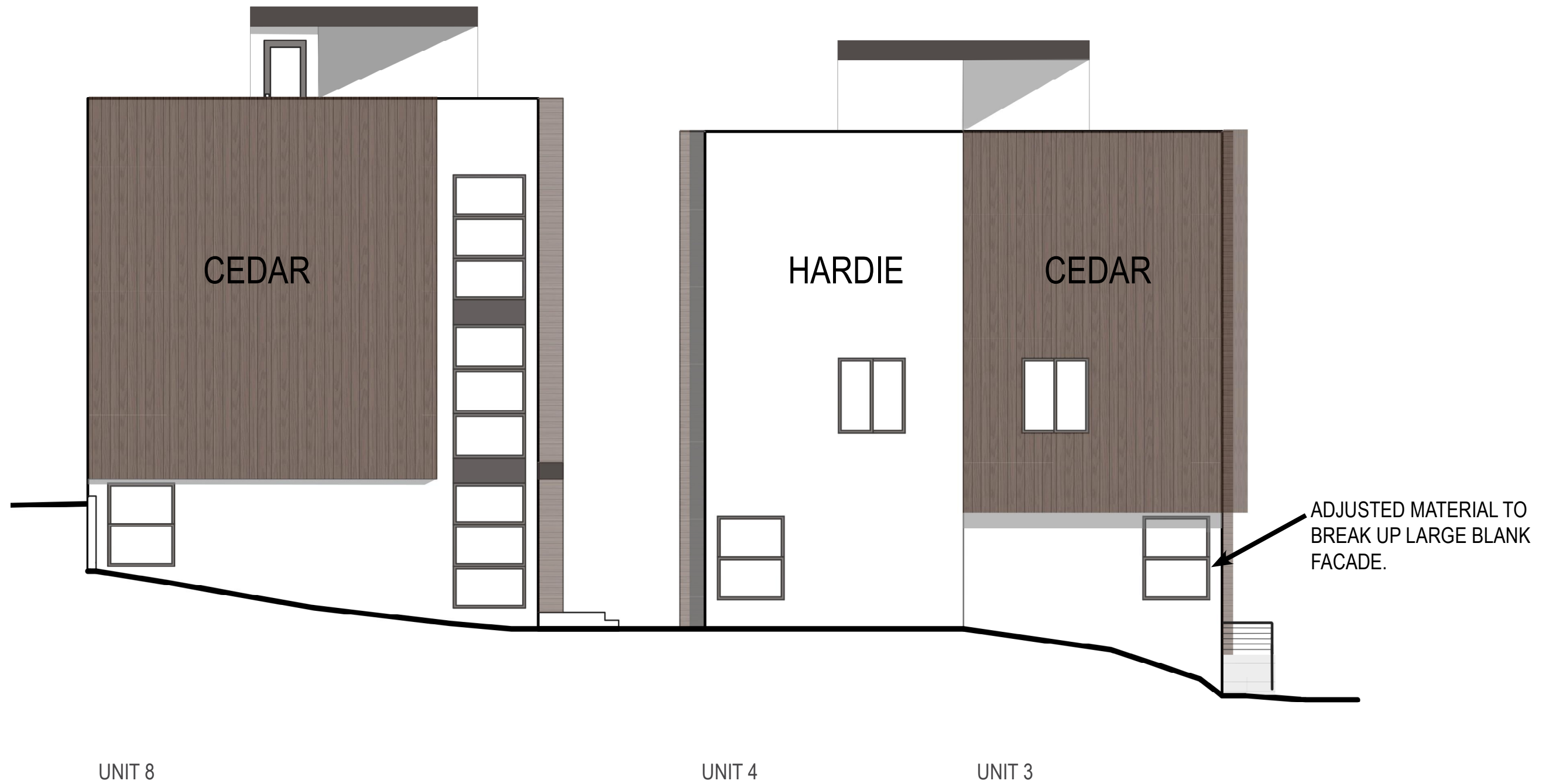


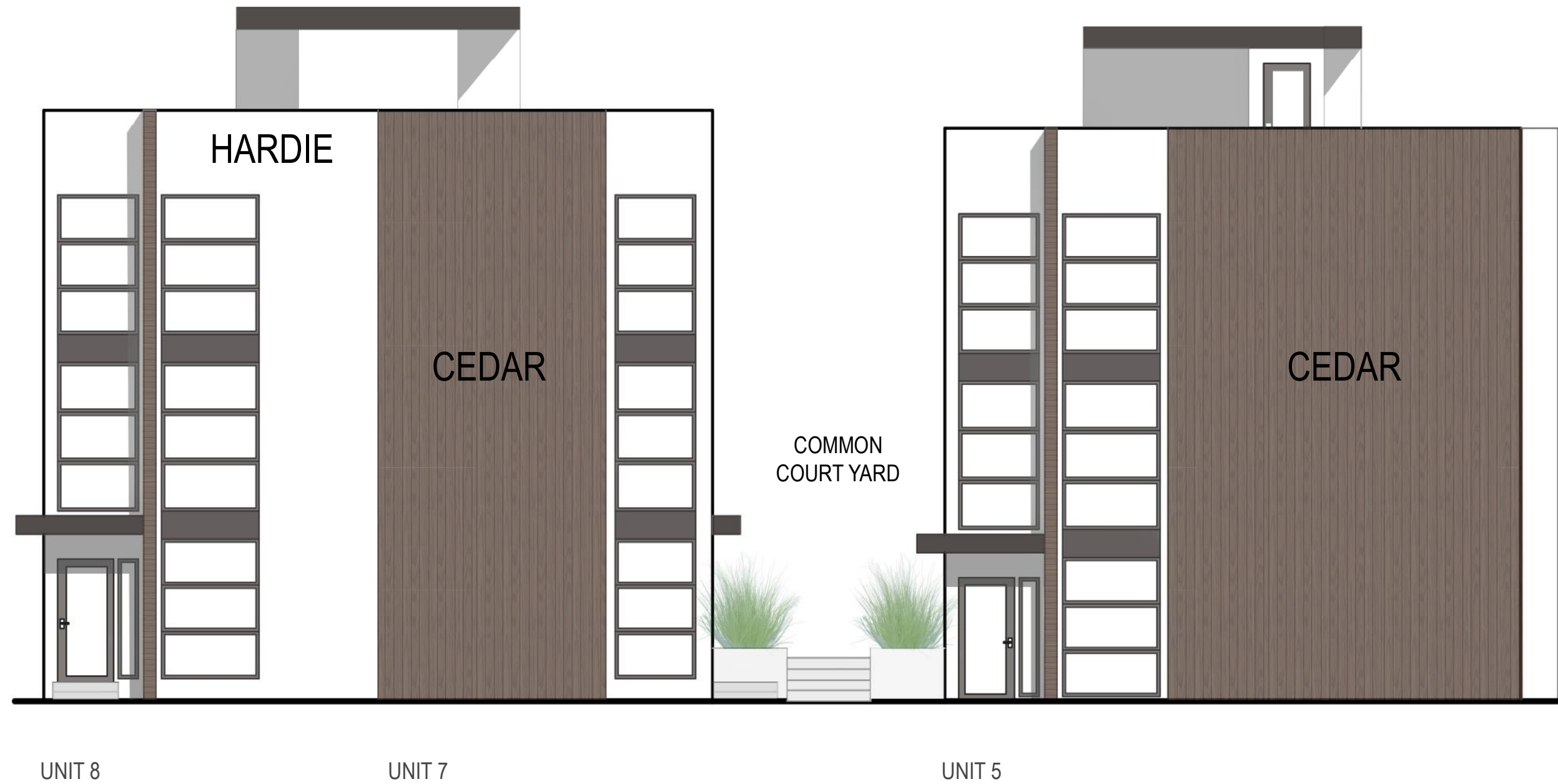


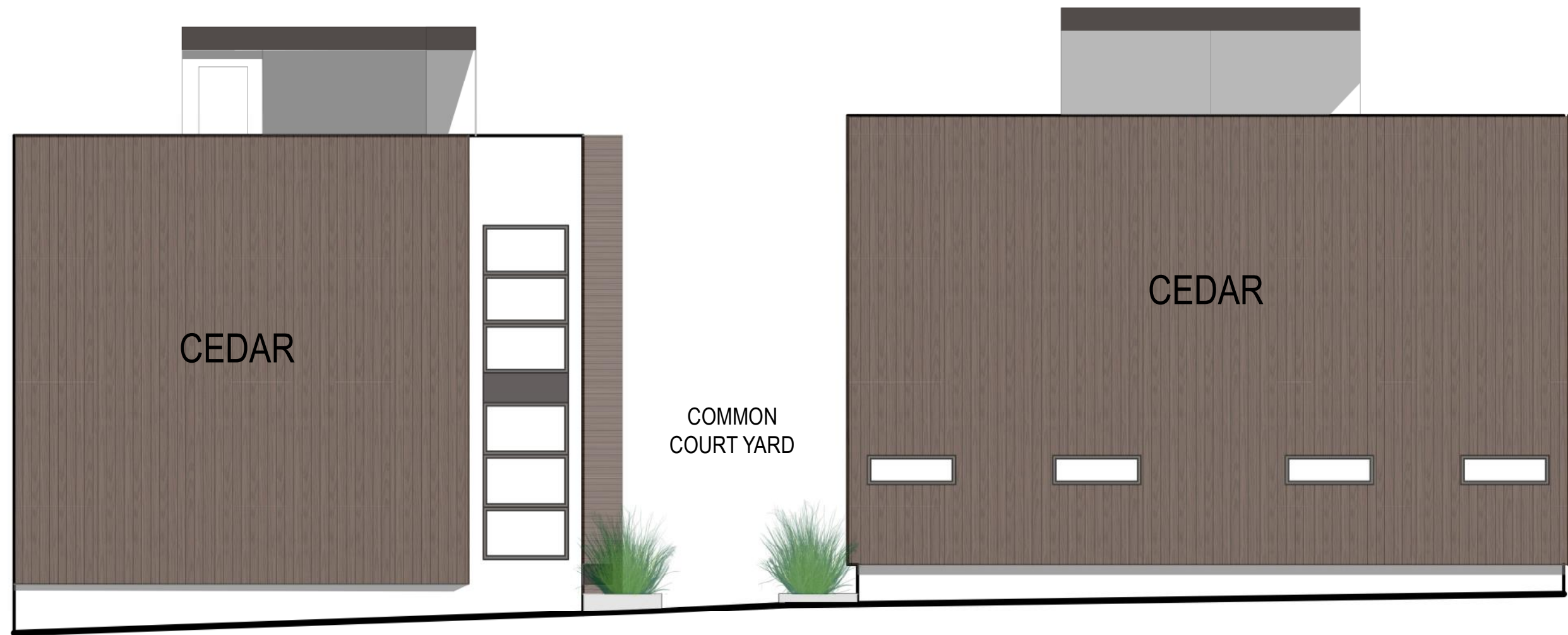


6525 4TH AVE NE
BUILD URBAN

(E) LOOKING SOUTH EAST







UNIT 6

UNIT 7

UNIT 8

DESIGN GUIDELINES

A-1 RESPONDING TO SITE CHARACTERISTICS / PRESERVING VIEWS

The units work with the existing grade, as much as possible, and are stepped as the lot slopes toward the alley to the west. Buildings 1 and 2, which front on 4th Avenue, are set down between 1.5ft - 3ft. This allows a logical grade change between 4th Avenue and the parking off the alley. In addition, this step

Provides buildings 3 and 4 more presence from 4th Avenue.

A-2 STREETScape COMPATIBILITY

The siting of the four buildings is placed to maximize detail and glazing along the public edge of 4th Ave NE and the internal court area. The combination of front doors, maximum glazing, and strong material changes occur along the front elevation which helps emphasize relationship between the units, ROW and internal courtyard. Along the alley side and side elevations, glazing is minimized to maintain privacy from neighboring properties and the parking area.

A-3 ENTRANCES VISIBLE FROM THE STREET

Care was taken to highlight and delineate front door entrances to each unit. Since the lot is deep, not all units would be able to front on 4th Ave NE. In response to that condition, the site plan took on a more organic layout where units are not in alignment with neighboring unit. This provides interest and more private entry sequence. Entrances will be designated with lighting, a stoop and pedestrian scaled front door awnings.

A-4 HUMAN ACTIVITY

The proposed development will increase pedestrian activity along 4th Ave NE and within the alley. Four units will front on 4th Ave NE and promote street presence while the other units will front the court yard. The new units will maximize glazing for visual access to 4th Ave NE. This will encourage safer streets through informal surveillance; rooftop decks and patios at the ground level will encourage neighborly interaction.

A-5 RESPECT FOR ADJACENT SITES

The neighborhood is a mix of old and new single family homes as well as 1970s apartment buildings. The project is setback from 4th Ave NE 7 ft while the unit massing is minimized by duplex scale. This massing fits within the existing context of single family homes and existing apartment buildings. The maximum 65% facade depth was not maximized. This allows more light along the neighboring side yards. Glazing has been minimized on the north and south side of the new units to maintain privacy between neighbors.

The proposed project occupies a parcel that is surrounded by both SF 5000 and LR3 zones. To the west of the alley is SF 5000. To the north, south and east is LR3 Zone. Buildings will be setback 23 feet from the west property line. This provides additional separation between the site and adjacent SF 5000 lots.

A-6: TRANSITION BETWEEN RESIDENCE AND STREET

The new are set up two to four feet from the sidewalk to provide a comfortable separation from the ROW.

A-7 RESIDENTIAL OPEN SPACE

A hierarchy of open spaces is proposed for the site. All eight units will have access to common courtyard space located internally between units. In addition, each unit will be provided with about 380 sqft private rooftop deck amenity space.

A-8 PARKING AND VEHICLE ACCESS

All units are provided with a single on-site surface parking space. Surface parking is placed towards the rear (west) lot line. The units utilize the existing alley that is shared with the neighbors to the north and south.

B-1 HEIGHT, BULK, AND SCALE

The scale of the project has been carefully tuned to fit within the scale of development anticipated by the applicable Land Use codes. As such, the project fits within the allowed 30' height limit. This project is meeting the requirements of SMC 23.45.510.C in order to use the higher allowed Floor Area Ratio limit of 1.4. Care has been taken to break up the mass of the buildings to reflect a scale that is compatible with the neighborhood's existing buildings and zoning. An effort has also been made to use site elements, glazing and modulation and strong material changes to find a balance between horizontal and vertical expression.

C-1 ARCHITECTURAL CONTEXT

The project will utilize a contemporary vernacular, as well as traditional northwest materials in a contemporary application, providing a unique addition to the architecturally diverse neighborhood. The scale will be consistent with the traditional smaller scale multi-family buildings in the neighborhood. Building modulation is utilized to reflect the surrounding neighborhood and existing site conditions.

C-2 ARCHITECTURAL CONCEPT AND CONSISTENCY

The Design Guideline states that building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept. The proposed project has a clear concept of a simple transparent volume that is skinned with rigid grid of opaque sections. The skin is a mixture of cedar siding, fiber-cement panels, and glazing that correlates with the northwest architectural style.

C-3 HUMAN SCALE

Every effort has been made to make this project relate well to the human scale. The ground level entries from the street and internal public spaces have been detailed with low plantings, and entries that relate closely to the human proportion with overhead cantilevers. Courtyard and unit Lighting will be provided for safety and navigation, and will be visible from the right of way for safety purposes.

C-4 EXTERIOR FINISH MATERIALS

The facades of the buildings are modern in aesthetic, made up of cedar, glass, and fiber cement panels of different scales. The choice of the materials provides visual interest and excitement while creating a durable and long lasting building envelope. The fiber cement paneling facilitates clean and tight detailing; creating fresh, clean lines that will make this project an attractive asset to the neighborhood.

D-1 PEDESTRIAN OPEN SPACES AND ENTRANCES

The entries to the units have been crafted to be accessible and inviting. Pedestrian scaled features such as low height vegetation individual pathways, stoops and entry landscaping are included to contribute to an individual and unique feeling of space.

D-2 BLANK WALLS

The front elevation has been designed to achieve a rhythm of glazing and material change. The proposed blank space is designed for required shear and to achieve a high end material and texture change. Walls, with minimal openings, are further utilized to maintain privacy between units and neighboring properties. These wall with minimal openings are balanced with wall with greater openings. Architectural eaves and modulations help in creating an opportunity for a color and layer/ dimension change.

D-3 RETAINING WALLS

No retaining walls are proposed.

D-4 DESIGN OF PARKING LOTS NEAR SIDEWALKS

No parking lots adjacent public sidewalks are proposed.

D-5 VISUAL IMPACTS OF PARKING STRUCTURES

Vegetation is utilized to diminish the impact of surface parking on neighboring lots.

D-6 SCREENING OF DUMPSTERS, UTILITIES AND SERVICE AREAS

Trash and recycle areas will be screened from the alley. Trash and recycle enclosures will be constructed and sided with fencing material. This application will help minimize the visual impact of a trash and recycle area.

D-7 PERSONAL SAFETY AND SECURITY

The proposed development should help in safety and security along 4th Ave NE and in the alley. The units will provide “eyes on the street” and a sense of activity from owners.

D-8 TREATMENT OF ALLEYS

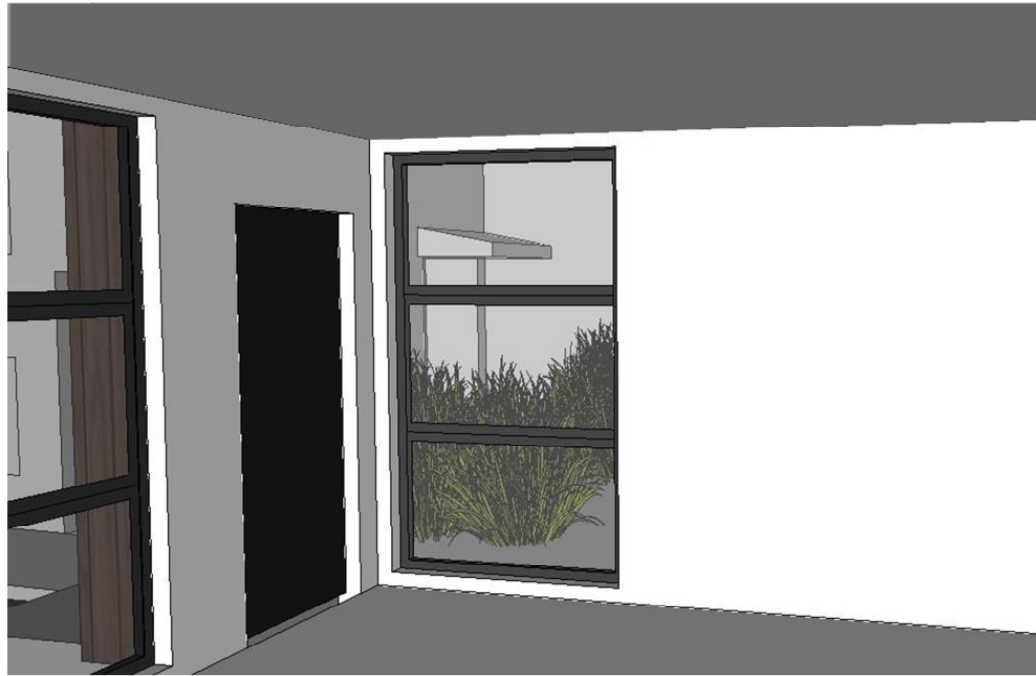
The alley is utilized as an entry to the property for surface parking. A central pedestrian pathway will connect the parking area, the internal court yard and 4th Avenue NE.

E-1 LANDSCAPING

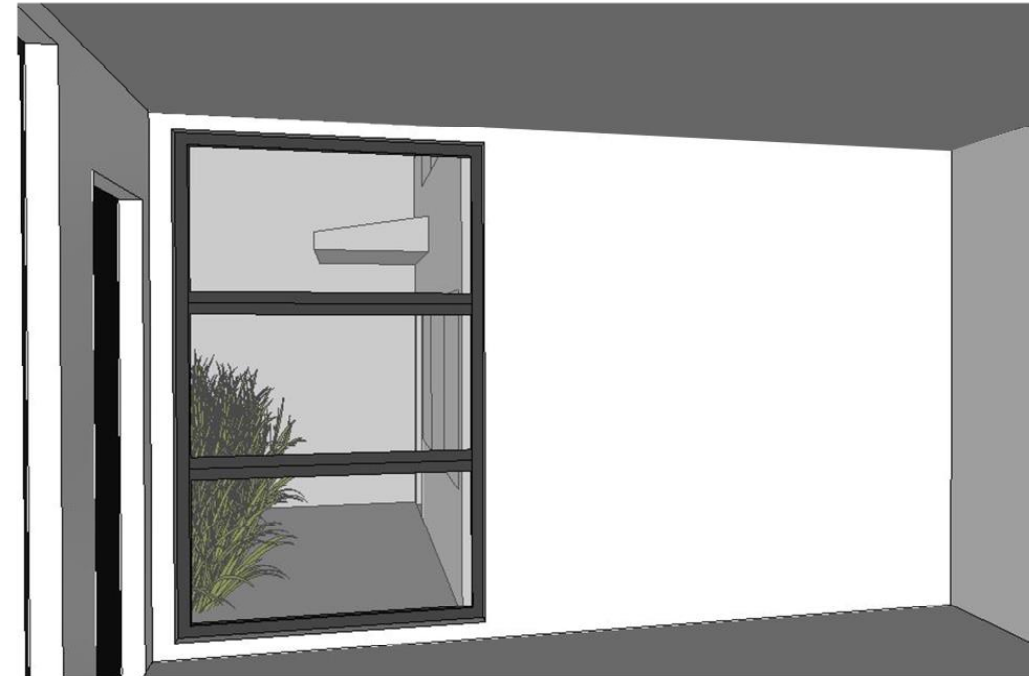
Abundant, low-impact vegetation is considered a great asset to this project. Wherever possible, planting is used to screen neighboring properties from the buildings. In addition, the front setback area will be landscaped to enhance the public edge and experience. The internal courtyard will provide areas for planter boxes that will provide internal interest and help delineate open space pockets.

E-2 LANDSCAPING TO ENHANCE THE BUILDING AND SITE

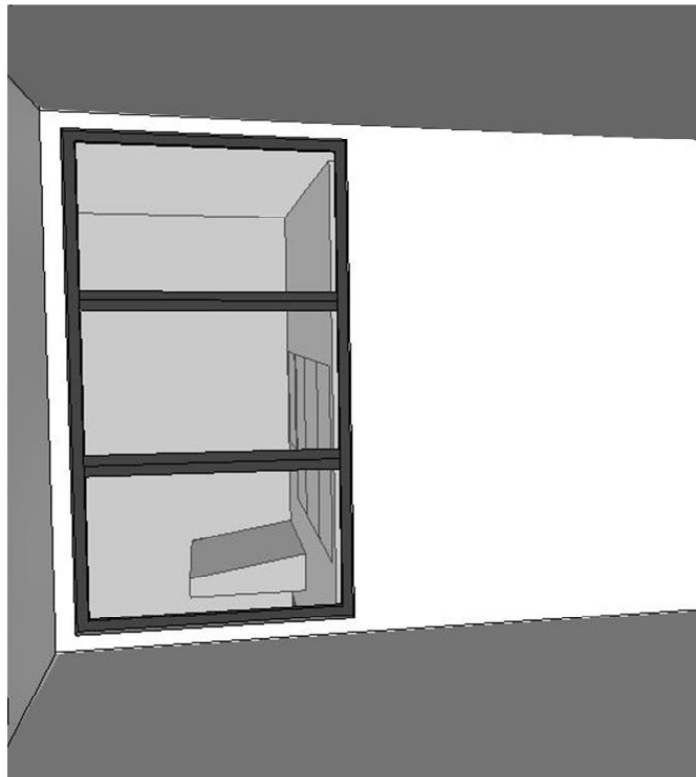
The proposed project has a strong concept of integrating planting materials throughout the voids in the building facade. This will create visual interest from the street, as well as providing usable outdoor public amenity spaces. On the street level, trees, and planters will be utilized in order to enhance pedestrian experience along 4th Ave NE. The private residential amenity spaces will be provided up at the rooftop.



UNIT 8 FIRST FLOOR



UNIT 8 FIRST FLOOR



UNIT 8 SECOND FLOOR



UNIT 8 SECOND FLOOR



6525 4TH AVE NE
BUILD URBAN

WINDOW STUDY



A



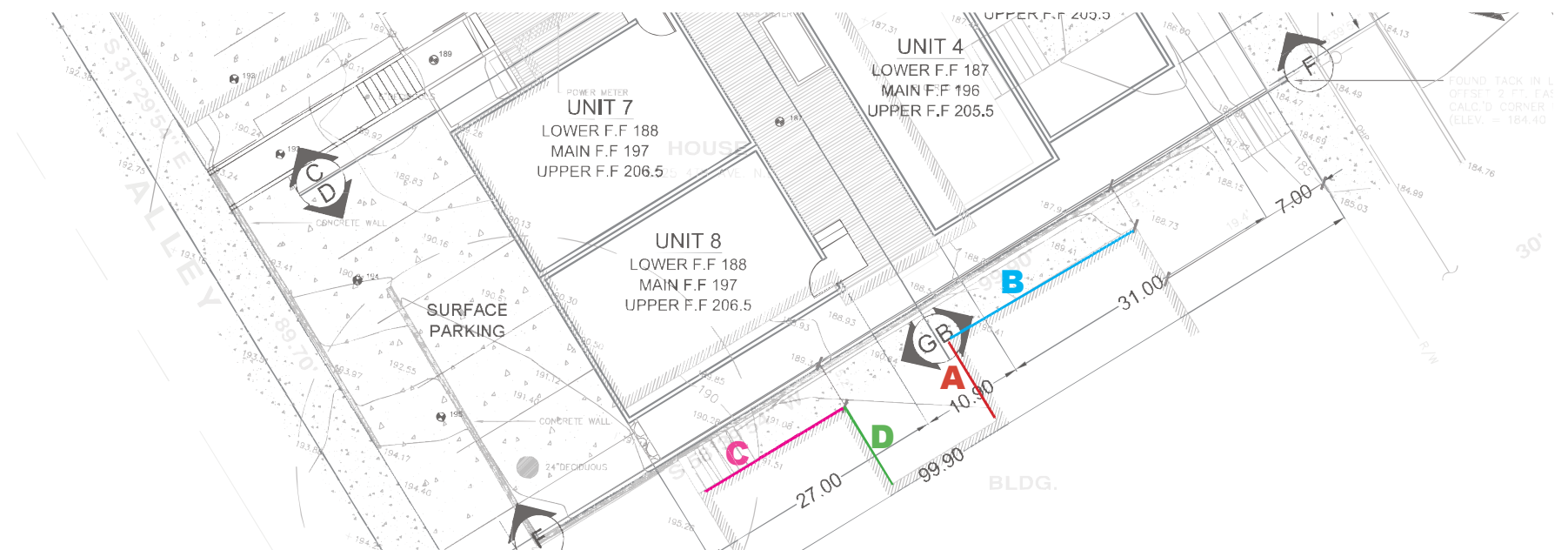
B



C



D







ZONING NOTES

ZONE: LR3

CONSTRUCTION TYPE: VB
PROPOSED USE: 4 DUPLEX (8 NEW HOMES)
LOT AREA: 8,961 SF

PROPOSED FAR: 1.26

SETBACKS:
-FRONT PROPOSED ON 4TH AVE NE : 4.00 FEET
-REAR PROPOSED:16.00 FEET
-SIDE NORTH PROPOSED: 5.00 FEET
-SIDE SOUTH PROPOSED: 5.00 FEET

PARKING:
-STALLS REQUIRED: 4
-STALLS PROPOSED: 7 SURFACE
(FREQUENT TRANSIT CORRIDOR, URBAN VILLAGE)

BUILTGREEN: CERTIFIED 4 STAR ****

FAR CALCULATION:
LOT SIZE: 8,961 SQ FT
BUILDING SF: 10,020.27 SQ FT

FAR: 1.26

SQ. FT	BLDG 1	BLDG 2	BLDG 3	BLDG 4	TOTAL
1ST FLOOR	972	923.16	899	972	3766.16
2ND FLOOR	1023	923.16	922.48	1001	3869.64
3RD FLOOR	1023	923.16	922.48	1001	3869.64
ROOF	144.17	134	134	144.17	556.34
UNIT TOTALS	3162.17	2903.48	2877.96	3118.17	12061.78

**ADJUSTMENTS: FRONT YARD SETBACK OF 4’
ENCROACHMENT INTO FRONT YARD SET BACK FOR
FACADE ARTICULATION AND MATERIAL CHANGE, AND
PERSERVING OF EXISTING EXCEPTIONAL TREE.**

**9.5’ BUILDING SEPARATION BETWEEN UNIT 1 AND 5 IN
ORDER TO INCREASE ARTICULATION ALONG 4TH AVE.**