

Lavender Suites

4519 18th Ave NE

DPD # 3016870



Design Review
Recommendation
8 June 2015

Lavender
Suites,
LLC

d/Arch Llc



PROJECT TEAM:

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DESIGN REVIEW
RECOMMENDATION

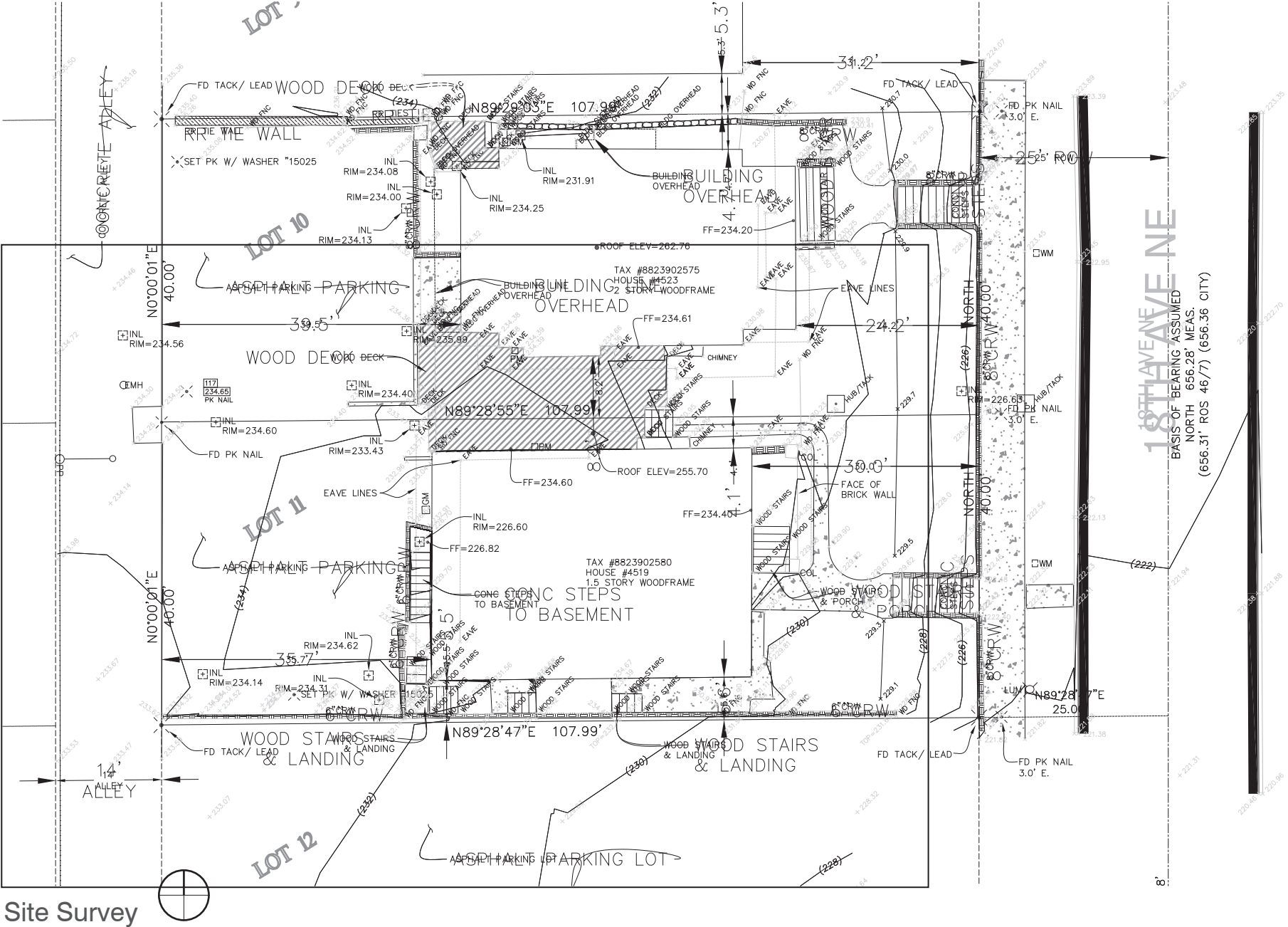
8 June 2015

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VICINITY MAP

Project Site



Site Survey

Location

The proposed site is located within the University District Northwest Urban Center Village, which is largely comprised of single-family homes, townhouses and mid-size to large apartment/condominium buildings. This project is located along 18th Ave NE, just North of the major arterial NE 45th Street. This project site is within walking distance of the major shopping and entertainment centers; University Ave to the West, University Village to the East and the University of Washington campus to the South.

Zoning

Address: 4519 & 4523 18th Ave NE
Site Area: 8,638 sf (80.00' x 107.99')
Zone: LR3
Height Limit: 40'
Urban Village: University District Northwest Urban Center Village
Parking Rqd.: No

The project will meet LEED Silver, or, Built Green 4-Star standards per SMC 23.45.526.

Program

Residential Units: 28
Parking Stalls: 14
Total GSF: 22,610

Existing Uses & Structures

The project site is comprised of two parcels under single ownership. Each parcel is occupied by one wood-framed single family residence, each accessed by surface parking along the improved alley between 17th and 18th Ave NE. The combined lot measures approximately 80 feet wide by 108 feet deep.

All existing structures and paved surfaces located on the project site are proposed to be demolished with the new project occupying the entirety of the site.

Physical Features

The site drops approximately 13' from the high NW corner to the low SE corner. The bank along 18th Ave. NE accounts for about 6' of the elevation change

Adjacencies

University Ave, University Village, buses to Downtown Seattle, University of Washington, University of Washington IMA, and Greenlake to the Northwest.

Neighborhood Context

Neighboring buildings are residential in character, varying in style from stucco and brick Tudor to 60's apartment buildings. Many are large mansion-like fraternity and sorority buildings that have been added to, over the years. Setbacks vary, some are separated from the street by lawns, most tend to be above the street level with stairs and rockeries. All have a strong pedestrian connection and orientation to the street. Larger buildings are broken up into approximately 50' lot width massing. Brick is used for entire building facades, at the lowest floor level, and as fencing. The street frontage is not monolithic, but layered, with variations in landscaping, pedestrian access, modulation and façade width.

Several nearby fraternities are of historical interest, although, none are registered.

- 9 Phi Gamma Delta Fraternity, 4503 17th Ave NE (Mellor & Meigs with J. Lister Holmes, 1929)
- 10 Sigma Alpha Epsilon Fraternity, 4506 17th Ave NE (Stuart & Wheatley, 1925)
- 11 Theta Chi Fraternity, 4535 17th Ave NE (Walter Lund, 1931)
- 12 Theta Xi Fraternity, 4522 18th Ave NE (Schack, Young & Myers, 1926)
- 13 Sigma Chi Fraternity, 4505 18th Ave NE (J. Lister Holmes, 1928)
Sigma Kappa Sorority (UD034), 4510 22nd Ave NE (Joseph L. Skoog, 1930)



1 Hotel Deca



2 UWTO



3 The Neptune Theatre



4 Washington Square Apts



5 University Book Store



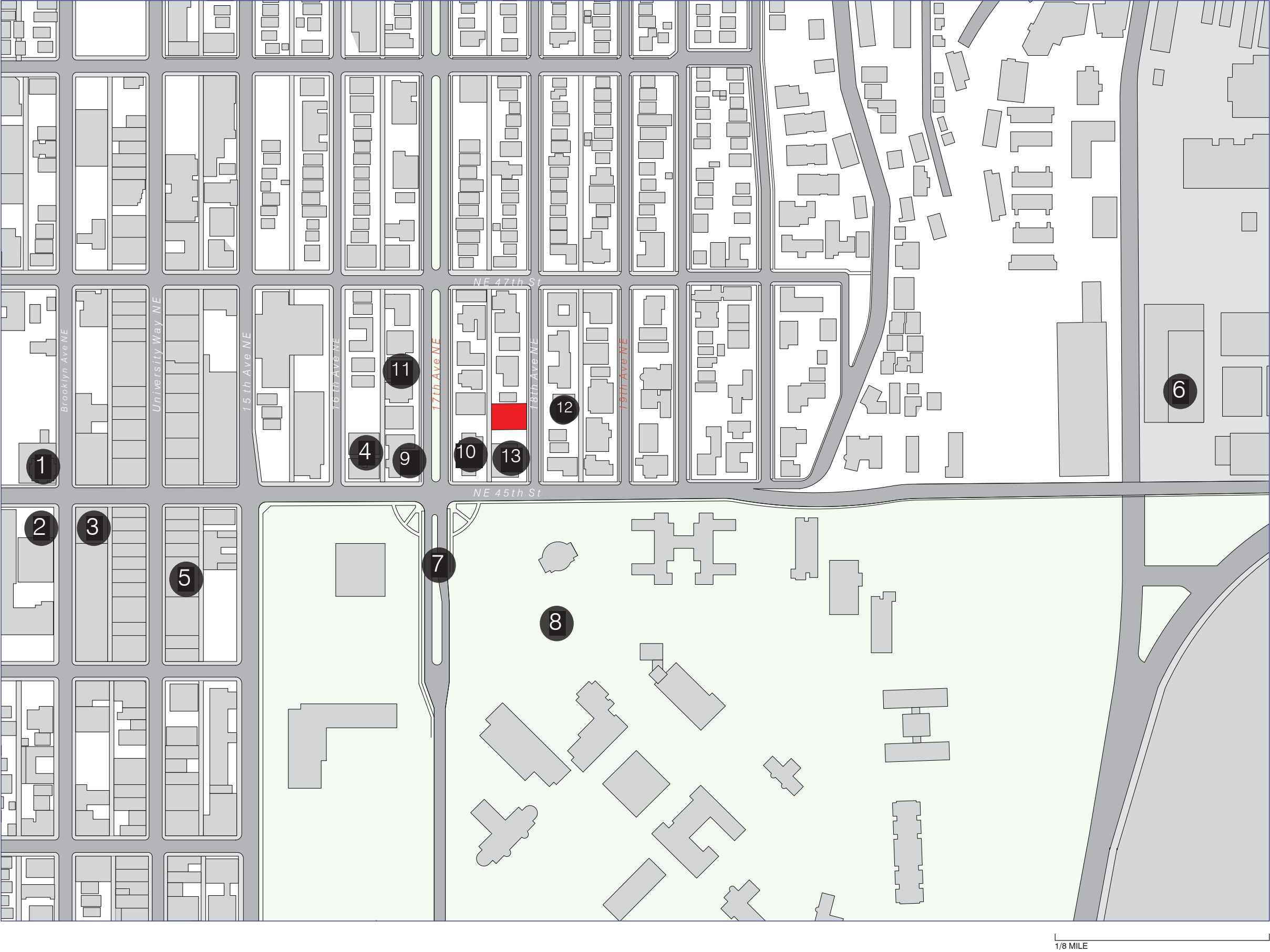
6 University Village



7 The 'W' of Memorial Way



8 University of Washington

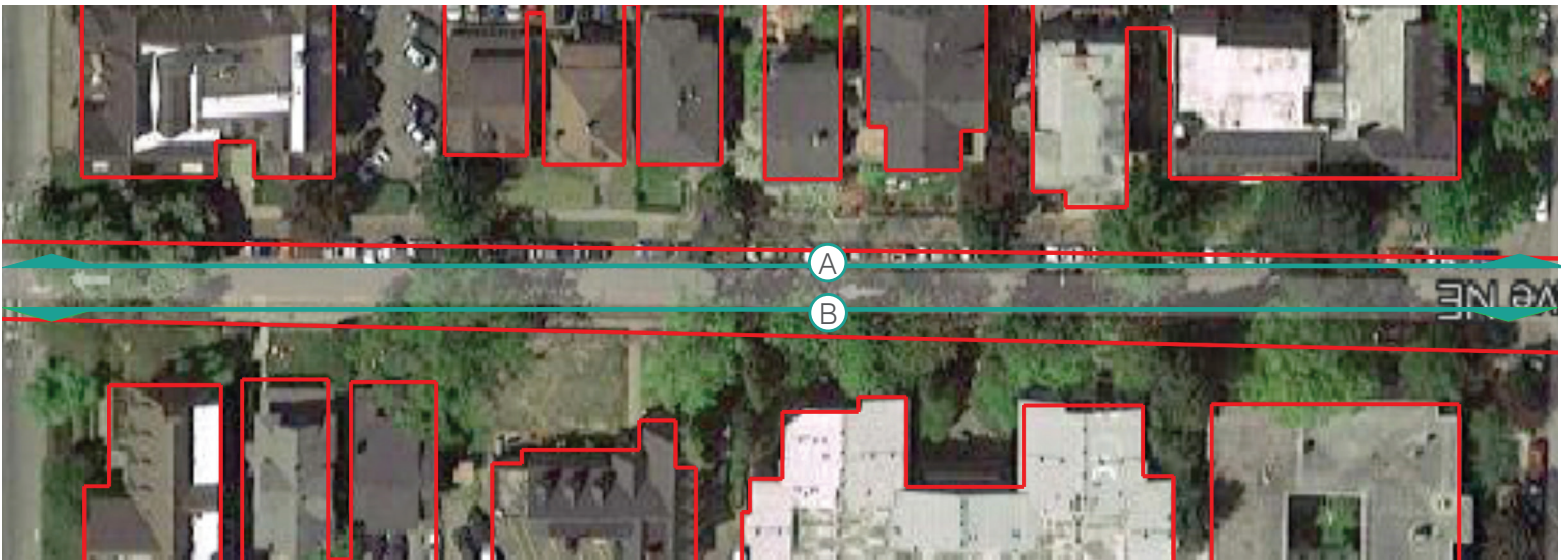
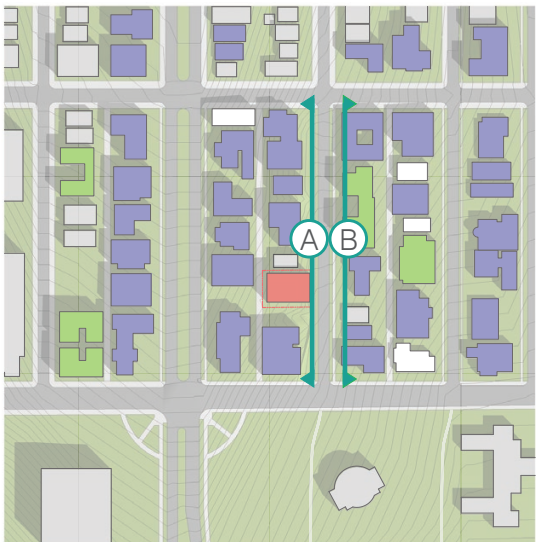




A Looking West on 18th Ave NE



B Looking East on 18th Ave NE





A



B



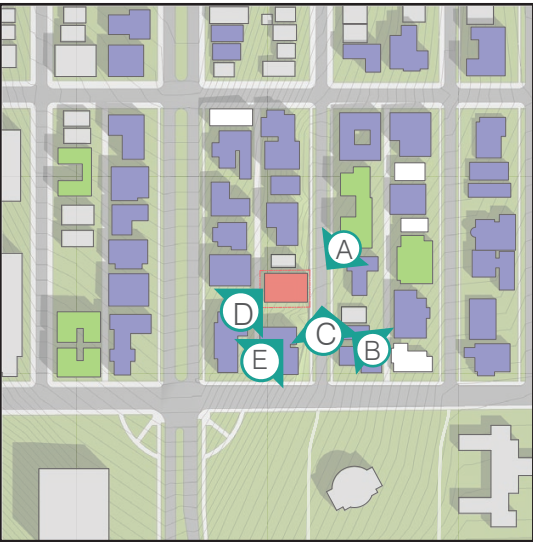
C



D

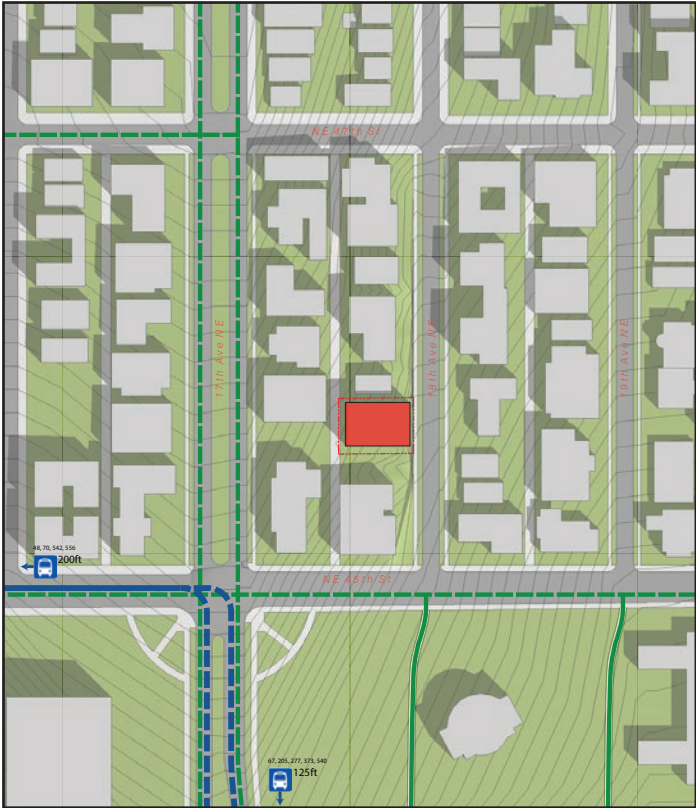


E





A Looking West on 18th Ave NE



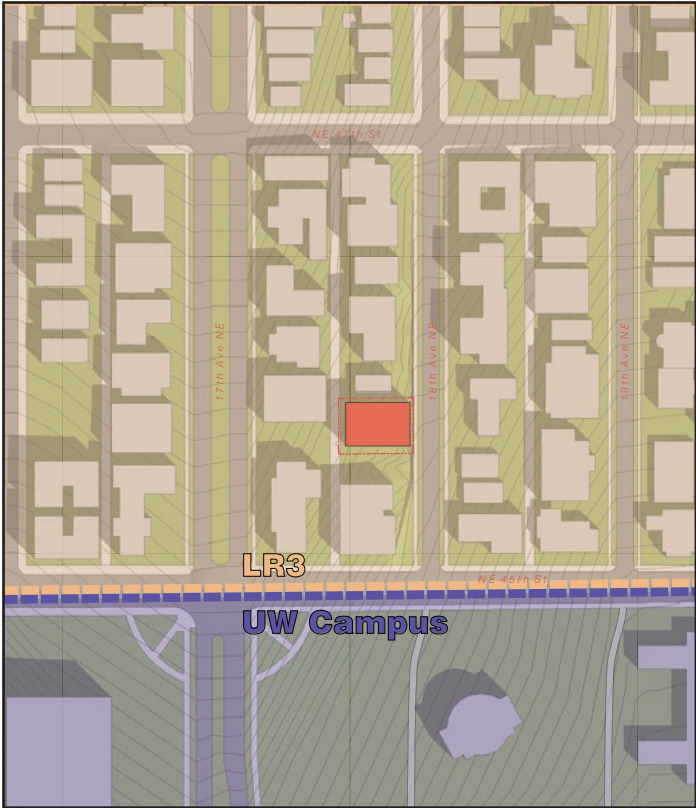
Transit and Bike Routes

- Transit Route
- Designated On-Street Bicycle Lane

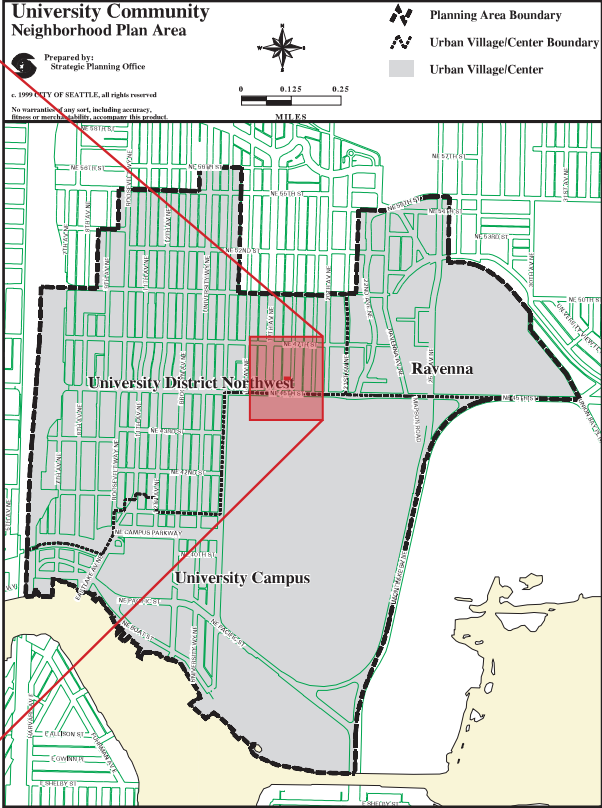


SDOT Street Classifications

- Major Arterial (One Way)
- Major Arterial



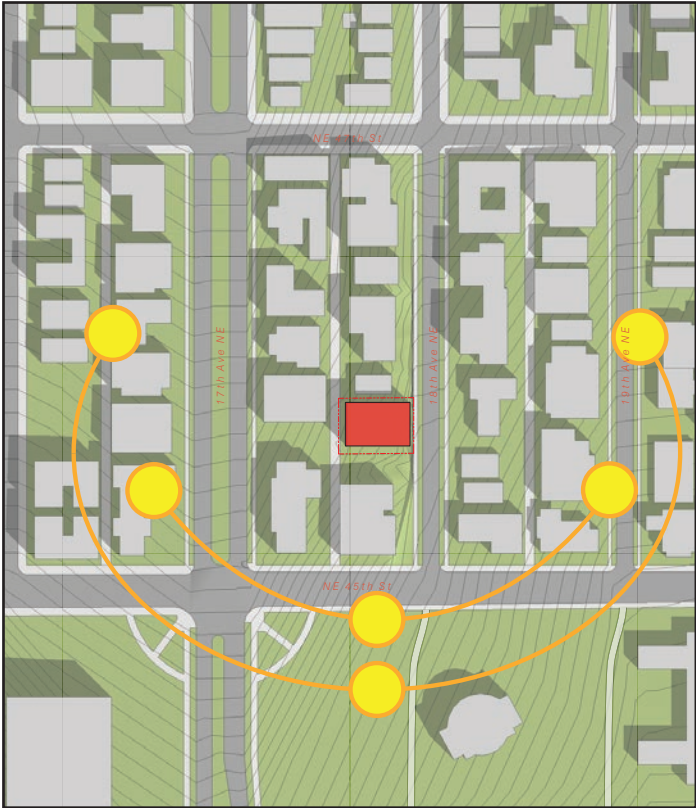
Zoning Map



University District Plan

This project is in the heart of the University District Northwest area of the Neighborhood Plan. It's designed to be supportive and responsive to the Neighborhood Plan goals for this site.

- Provide housing to serve a broad spectrum of life styles and affordable levels
- Provide more intensive, pedestrian-oriented, mixed use complexes
- Upgrade sidewalks and street tree
- Consolidate under-utilized sites for new residential development
- Ensure attractive, high quality housing that is compatible with neighborhood conditions



Solar Exposure



Surrounding Building Types

- Residential
- Fraternal
- Commercial
- Project Site



Project Response

The project is a unique opportunity to build in a neighborhood with very few other potential building sites. The fraternities and sororities occupy older buildings, a lot dating back to the 1930's.

Set backs and modulation vary considerably. Larger buildings are broken up, reducing the appearance of mass, entries are off steps and courtyards.

Brick is the most obvious facade material used in the older structures and at the base of some of the newer buildings.

All of the buildings have strong pedestrian connections to 18th Ave. NE. The site is located within walking distance of the University of Washington, as well as numerous commercial districts, parks and trails. The University District is a pedestrian friendly neighborhood.

We propose to break up our building facing 18th Ave. NE into two masses with a porous connection between. There would be an at-grade, small, courtyard entry. Brick would be used as a wall along the sidewalk and as a facade material. Wood siding would also tie into the existing neighborhood building. Our open space should take advantage of the two parking lots to the S and SW of our site to get solar exposure and a favorable orientation for the common open space.

Development Objectives

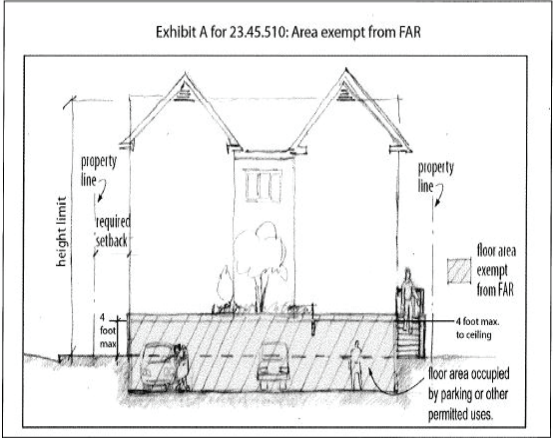
- Provide an attractive building that fits into the neighborhood and relates to the new buildings that are currently being constructed within the immediate vicinity and in the future.
- Provide small, efficient, 2-bedroom units to match the local demographic which is oriented towards students and young professionals.
- Provide affordable housing through economies of scale, efficient design and construction, and the provision of minimal common amenity
- Providing some parking, but make walking and bicycling attractive alternatives

ZONING (LR3)
Seattle Zoning Map
Chapter 23.41 Early Project Implementation

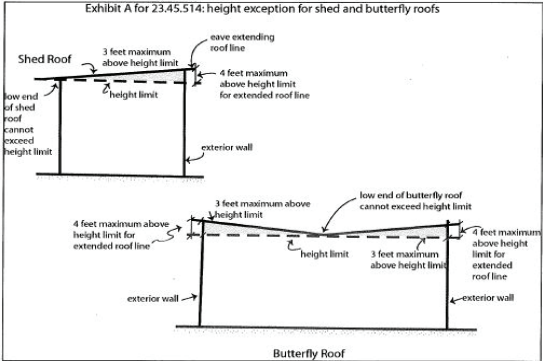
- 004 Applicability**
1. LR3 - 8 dwelling units or greater subject to Design Review
012. Development Standard Departures:
B. Departures may be granted from any Land Use Code standard or requirement, except for the following: see extensive list,

Section 23.45. Residential Multifamily (Per LR3)
504 Permitted and Prohibited Uses *Residential permitted*
508 General

- B. Parking per 23.54.015
G. Subject to Transportation Concurrency Requirements (23.52)
510 Floor Area Ratios:
B. Permitted LR3 FAR: 1.5 or 2.0; 2.0 FAR Permitted per 23.45.510.C (see below)
C. "green building performance standard" – LEED Silver or Built Green 4-Star
Project will be designed as 4-Star Built Green
3. Parking totally enclosed within structure
4.a. Access to BF parking may be from alley
4.b. parking access from alley unless 23.45.536.C.2 conditions met
4.d. parking from alley and street reverts FAR to 1.5 limit
E. Exempt from FAR limits:
1. All underground stories
4. Portions of a story that extend no more then 4' above existing or finished grade, whichever is lower, excluding access. See Exhibit 23.45.510



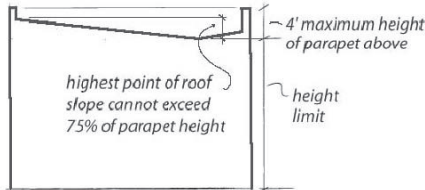
5. Exemption for partially below grade with no stories above
512 Density Limits:
A. 1/800, or no limit if qualified for FAR 2.0 per 23.45.510.C. *No limit w/4 star Built Green.*
514 Structure Height:
A. *40' max.*
D.4. Additional 5' to ridge of pitched roof unless exception per F. applied
E. 3' extra for shed and butterfly roofs if exception F. not used; roof line may extend in order to accommodate eaves and gutters (max. 4' above ht. limit)



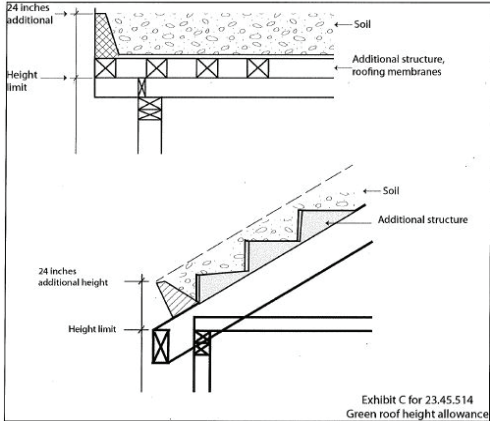
- F. Additional 4' for projects with partially below grade story with 4-stories max above lower floor with other conditions

- H. Roofs enclosed by parapets

Exhibit B for 23.45.514
Height Allowance for Sloped Roofs Concealed by a Parapet



- I. Structures w/green roofs (50%) min. may exceed ht by 2'



- J. Rooftop features: parapets/railings/clerestories/skylights – 4' above ht.; stair penthouses -10'; elevator penthouses – 16'

- 518 Setbacks:**
A. - Front:- 5' min
Rear:- 10' min. with alley
Side: - 5' < 40' façade length; 7' avg. and 5' min. > 40' façade length

- F. Separation between multiple structures – 10' minimum
H. Projections permitted in all required setbacks
1. Roof eaves, etc. – max. 4' with min. 3' to property line
3. Bay windows 10' in width, 2' depth, min. 5' to property line
5. Unenclosed porches extend to within 4' of property line
I. Unenclosed decks and balconies may extend max. 4', max. 20' width, min. 5' to property line; separation ½ width of projection required
J. Structures in required setbacks
2. barrier free ramps may be in required setbacks
6. signs 6' or <
7. Fences - max 6' high; 4' in front setback; 2' additional for arbors/trellises
8 Retaining wall – max 6' high
9. Arbor – max. 40 sf footprint; 30' sf abutting street

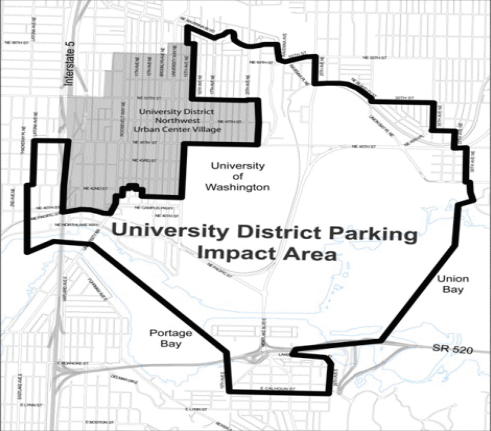
- 522 Amenity Area:**
A. Apartments
1. 25% of lot area required as amenity area
2 50% of amenity area to be provided at grade unless roof amenity meeting stds, of 23.45.510.E.513 (partially below grade)
4. Apartments - amenity area at ground floor to be common area
D. All units shall have access to common or private amenity area
4.a No min. dimension for pvt. amenity area; 10' away from side property line
5. Common amenity area
a. Common amenity area – 250 sf and 10' min. dimension

- b. 50% of ground amenity area landscaped
524 Landscaping Standards
A.2 Green Area Factor of 0.6 or greater; vegetated walls – up to 25%
B.1. Street trees required
526 LEED, Built Green and Evergreen Sustainable Development Standards
A. Required of developments gaining extra residential floor area – LEED Silver or Built Green 4-Star
527 Structure Width and Façade Length Limits
A. 150'; max. width
B. 65% lot depth max. length within 15' of lot line

- 534 Light and Glare Standards**
A. Directed away from adjacent properties
536 Parking Location and Access
A. Off-street parking per Chapter 23.54
C. Alley access required except as permitted per 23.45.536 C. and D.

- Section 23.53. Requirements for Streets**
015. Street Improvement requirements and exceptions
D.b.1) 1-0" setback plus 3'-0" setback required on 18th.
030. 10' alley width for improved alley.
035. Structural Building Overhang
Section 23.54. Quantity and Design Stds. For Access, Off-street Parking, and Solid Waste Storage
015. Required Parking
A. Table B. No parking required for multifamily uses in Urban Village and Station Area Overlay

District; not in University District Parking Impact Area



- K. Bicycle parking per Table E.
1 per 4 units
040. Solid Waste and Recyclable Materials storage and Access
A. Table A. 16-25 Units – 225 sf
Section 23.84. Definitions
008 Floor Area Ratio
"Floor area ratio" means a ratio expressing the relationship between the amount of gross floor area or chargeable floor area permitted in one or more structures and the area of the lot on which the structure is, or structures are, located, as depicted in [Exhibit A](#) 23.84A.012
014 Gross Floor Area
"Gross floor area" means the number of square feet of total floor area

bounded by the inside surface of the exterior wall of the structure as measured at the floor line.

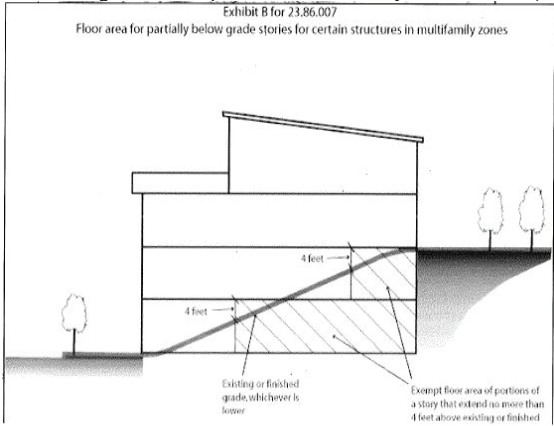
Section 23.86. Measurements

006. Structure Height Measurement

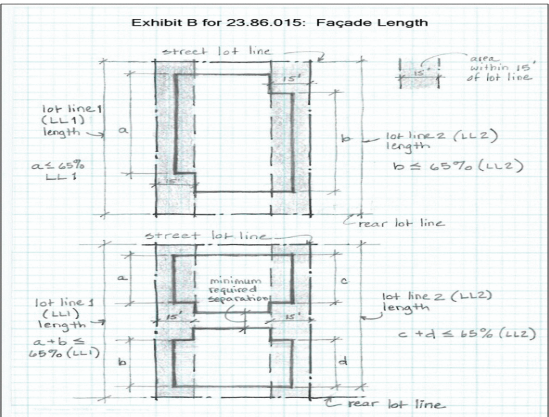
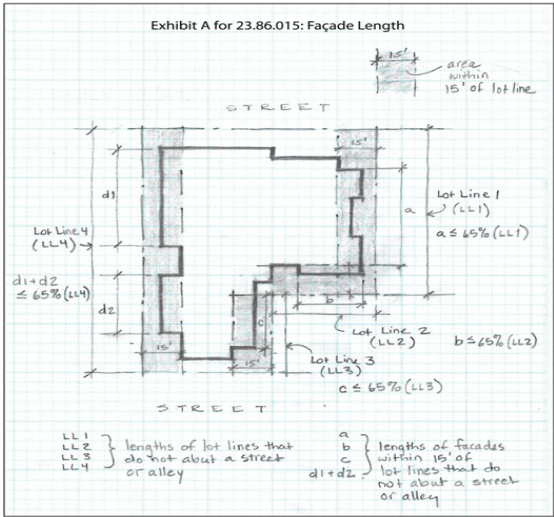
A. Ht. above average grade level calculated – a. midpoint of each exterior wall, or b. midpoint of smallest square

007. Gross Floor Area and Floor Area Ratio

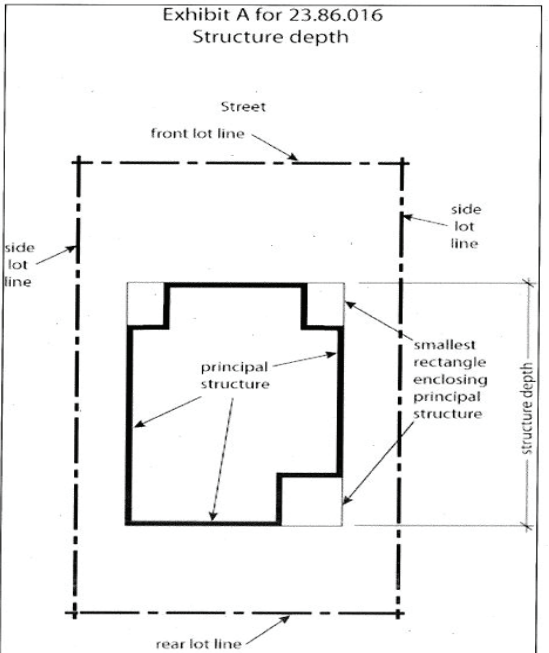
B. Below grade exemptions for multifamily 23.45.510.E (meets higher FAR requirements)



015. Maximum Façade length Measurement



016. Structure and Lot Depth Measurement



030. Common Recreation Are

Director's Rules

DR 9-2012 Environmental Review (SEPA) Threshold

Not required when construction of more than 20 units, or less, 30 units in a LR3 Zone

Design Review Guidelines for Multifamily and Commercial Buildings

Effective October 1993, updated November 1998; also includes the January 2007 revised Section D: Pedestrian Environment.

University Community Design Guidelines

Effective October 15, 2000.



Priorities & Board Recommendations from EDG 2

CITYWIDE GUIDELINES
UNIVERSITY NEIGHBORHOOD DESIGN GUIDELINES

1. RELATIONSHIP TO THE STREET AND RESIDENTIAL ENTRY:

The Board was pleased with the increased setback from the street lot line and encouraged the applicant to proceed with the preferred option. It was noted that the pedestrian entry off of 18th Ave NW was heading in the right direction and the Board provided the following guidance. (CS2.A.1, CS2.B.2, CS3.A.3)

- A. The pedestrian entry should be improved by providing more amenities such as bike racks. (PL1.C.1, PL3.A.4) (See p.33)
- B. Keep the proportion of the entry area as proposed, not too big or small. (PL1.A.2, PL1.B.2&3) (See p. 19)
- C. The entry gate should be transparent and provide security. (PL2.B.1) (See p. 33)
- D. Consider using double doors at the entry. (PL3.A.4)
- E. Design the retaining walls along 18th Ave NE to have a brick face. (CS3.I.iii, DC4.D.2) (See p. 19)

2. MASSING AND FORM:

The Board was supportive of the proposed contemporary form and massing of the structure and directed the applicant to focus more on high quality materials given the neighboring context. The Board was pleased the ground level units shown in the initial schemed had been removed. (CS3.A.1, CS3.I.i)

- A. Simplify the overall design massing, as it appears overworked. (DC2.B.1)(See p. 36)
- B. Keep the design of the north and south facades different from each other. (DC2.D.2) (See p. 36)
- C. Simplify the form and angles of the roof to reduce the perceived bulk of the structure. (DC2.A.2 (See p.36))

3. MATERIALS:

The Board agreed that the proposed structure should have fewer, but higher quality durable materials. (CS3.I.i, CS3.I.iii, DC4.A.1)

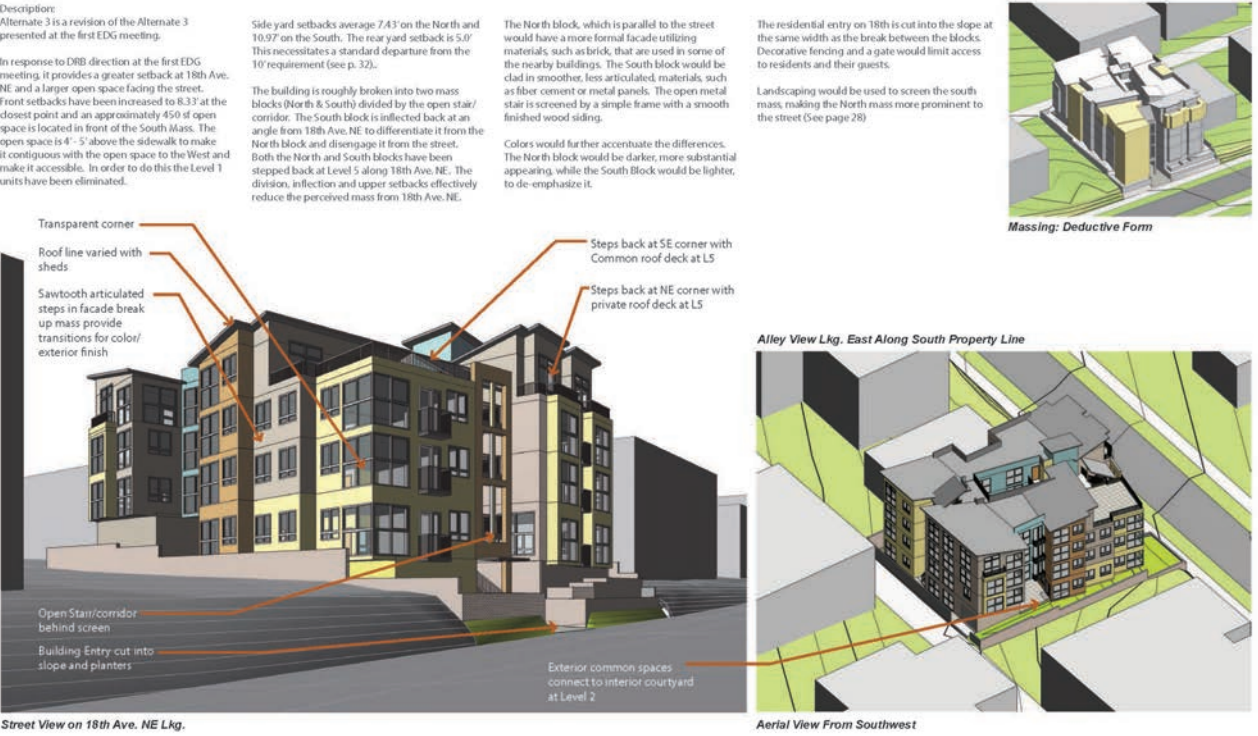
- A. Consider the predominate use of brick with cement board used only as an accent material. (DC4.A.1) (See p. 40)
- B. The use of cement board on elevations should be limited to the alley or as an accent material. (DC4.A.1, DC2.D.2) (See pages 40 & 41)
- C. Tone down the color palette to be more sensitive to the existing context. (CS3.I.iii, DC2.D.2) (See p. 37))
- D. Design the retaining walls along 18th Ave NE to have a brick face. (CS3.I.iii, DC4.D.2) (See p. 19)

4. RELATIONSHIP TO EXISTING STRUCTURES:

The Board appreciated the attempt to protect the privacy of the abutting ground level open spaces north of the site, but directed the applicant to be very thoughtful of the best way to provide privacy for the residents to the north. (CS2.D.5, DC3.C.1)

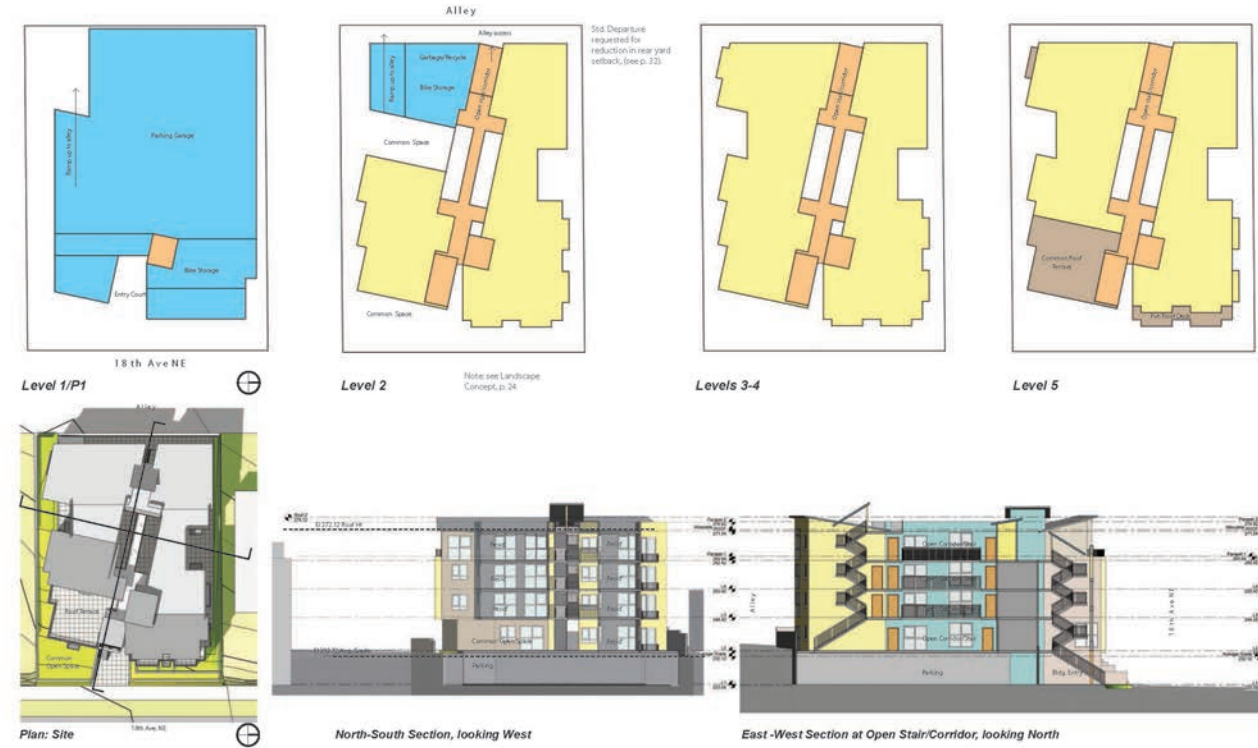
- A. The goal of providing privacy between the project and the north lot should inform and determine the landscaping and fence design. (CS2.D.5, DC4.D.3) (See pages 31 & 42)
- B. For the balconies on the south façade, consider an opaque Juliette balcony and/or the use of obscured spandrel glass and sunshades over the windows. (DC4.A.2) (See p. 30)
- c. Remove any balconies on the north façade to preserve privacy for the structure to the north. (CS2.D.5) (See p. 30)

Preferred Design Proposal: Alternate 3



28 | d/Arch Llc

Preferred Design Proposal: Alternate 3



Priorities & Board Recommendations from EDG 2

5. OPEN SPACE AND LANDSCAPING:

The Board questioned how the ground level open space would be used and noted that as an apartment building, the open space may be used differently than the surrounding sororities and fraternities. They agreed having a roof deck is appropriate. (DC3.B.1, DC4.D.1)

- A. The southeast corner of the structure and site is an appropriate place for the ground and roof deck open spaces. (PL1.C.1, DC3.B.1) (See p. 42)
- B. Providing landscaping as a screening element along the north property line could be difficult; bamboo is a good choice given the narrowness of the planting area. (DC4.D.3) (See p. 42)
- C. Provide fewer trees than the landscaping plan proposed, but trees planted should be larger. (DC4.D.3&4) (See p. 42)
- D. Simplify the landscape plan. (DC4.D.1) (See p. 42)

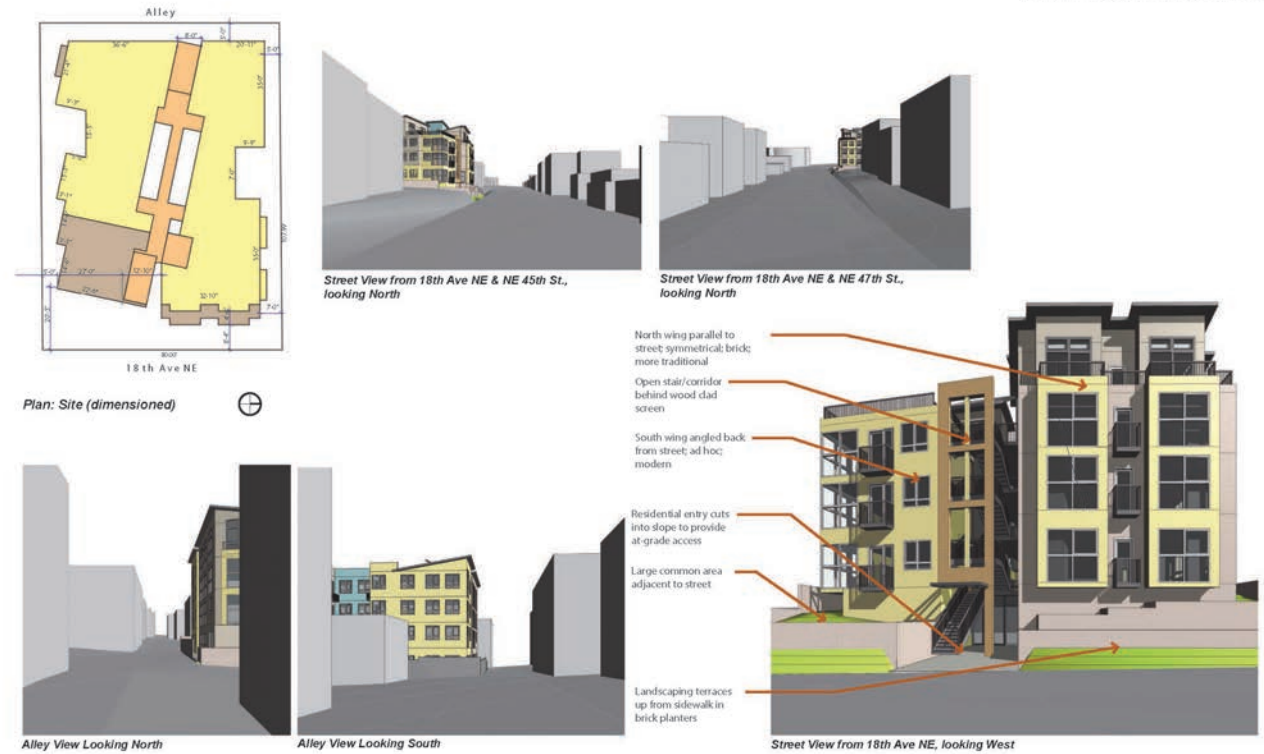
For the Recommendation Meeting the applicant should provide the following:

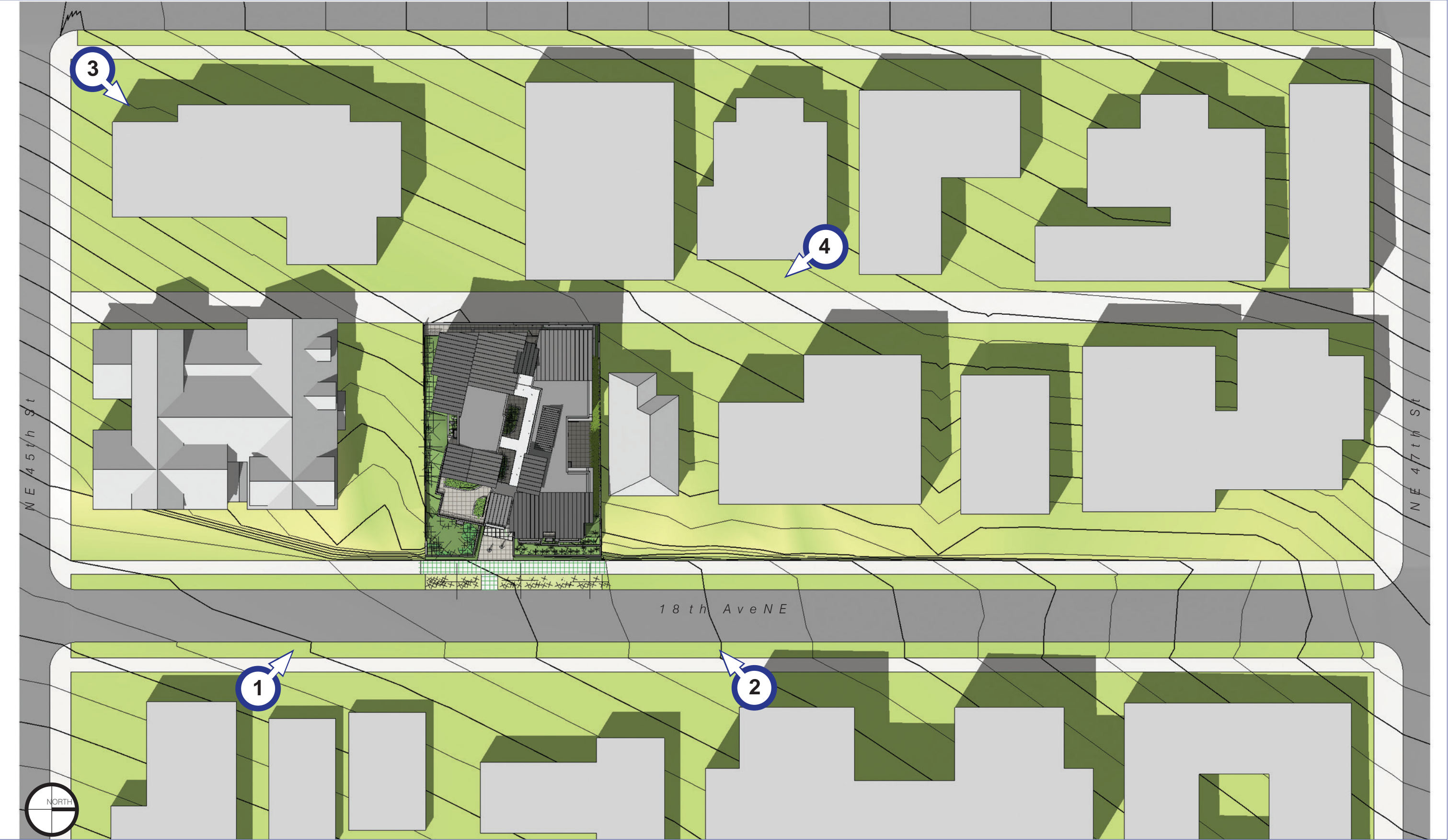
- A. Provide details of the side yard fences including materials. (See p. 39)

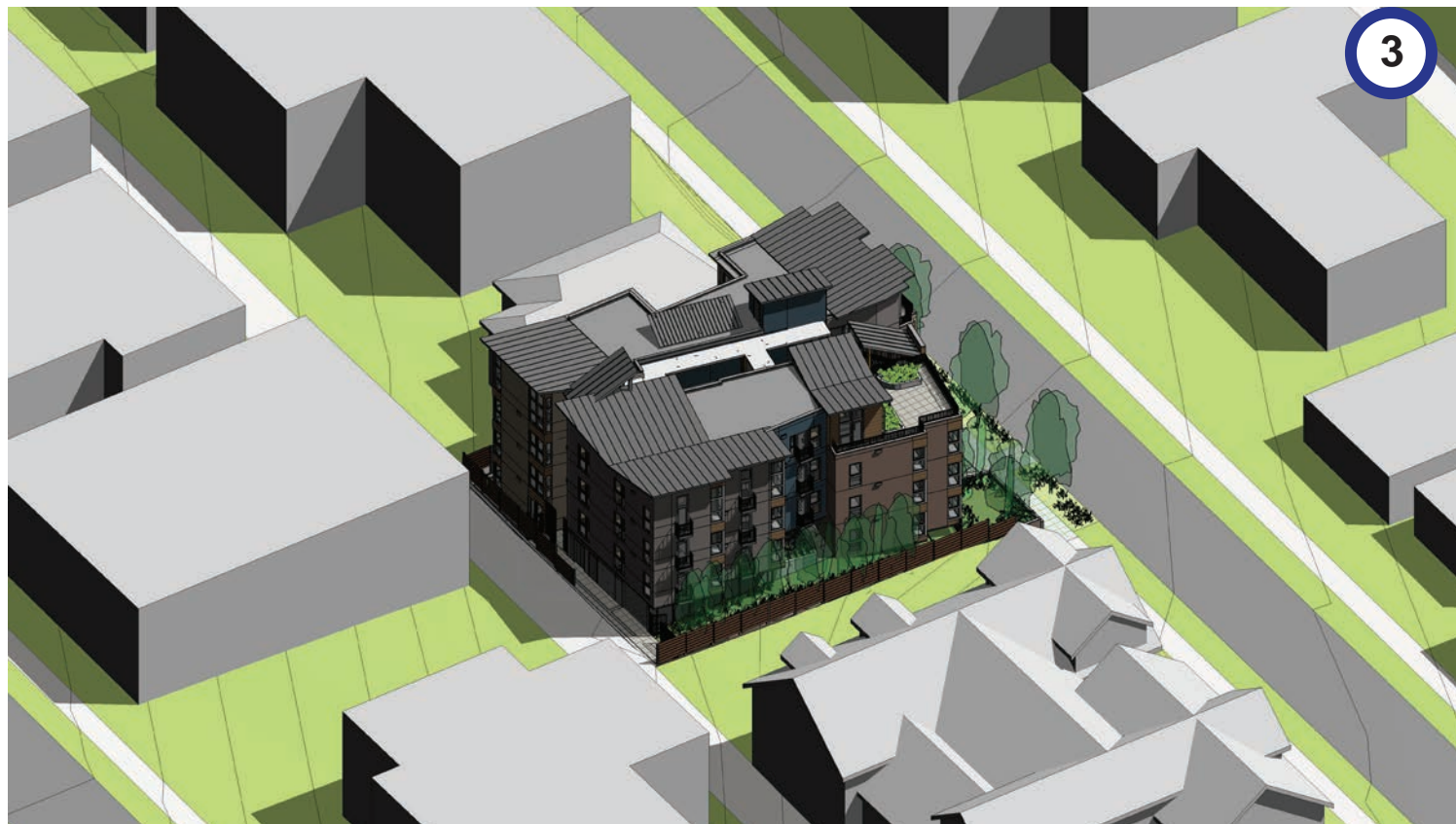
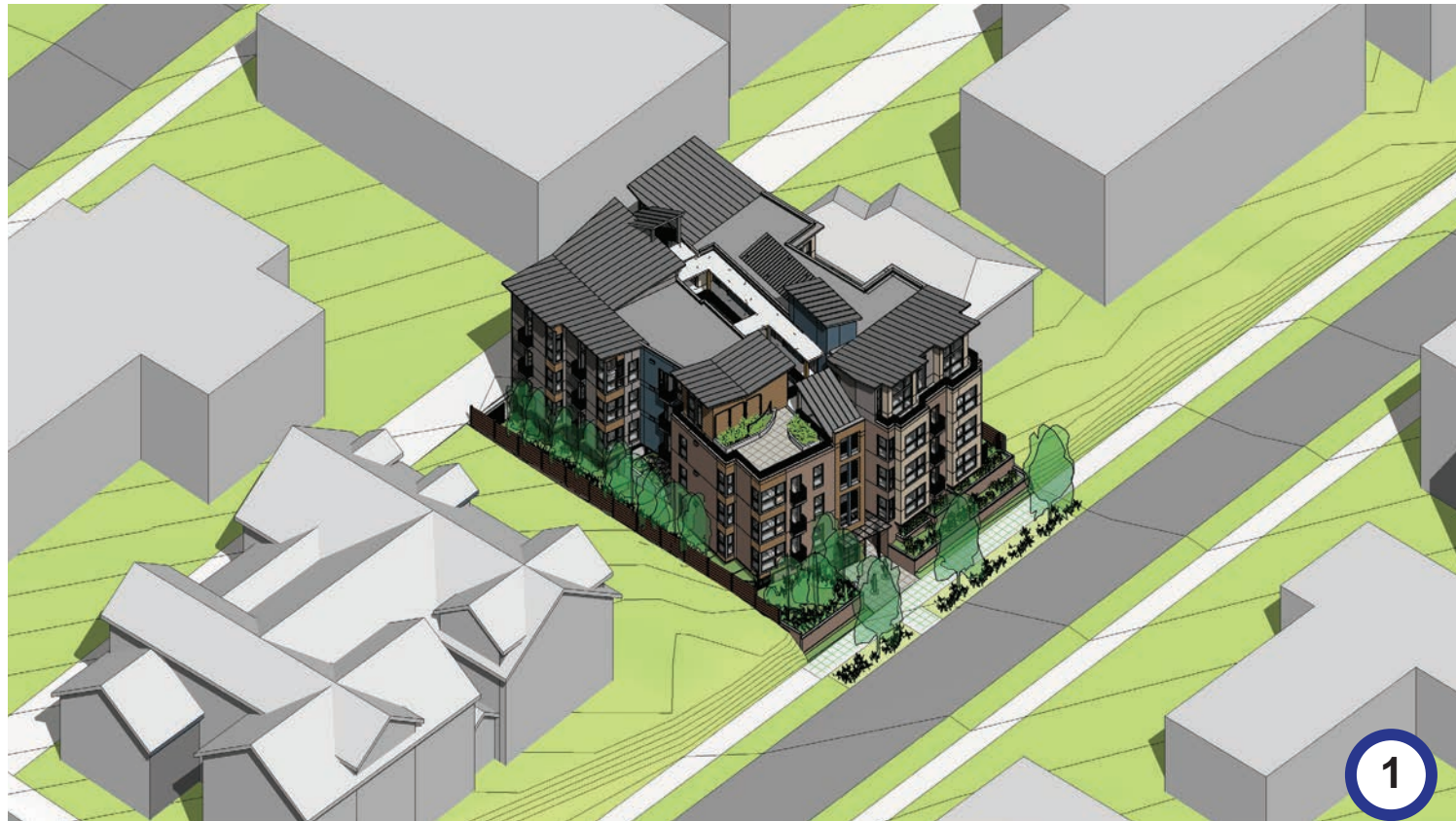
Preferred Design Proposal: Alternate 3



Preferred Design Proposal: Alternate 3









Lkg. SW from 18th Ave. NE



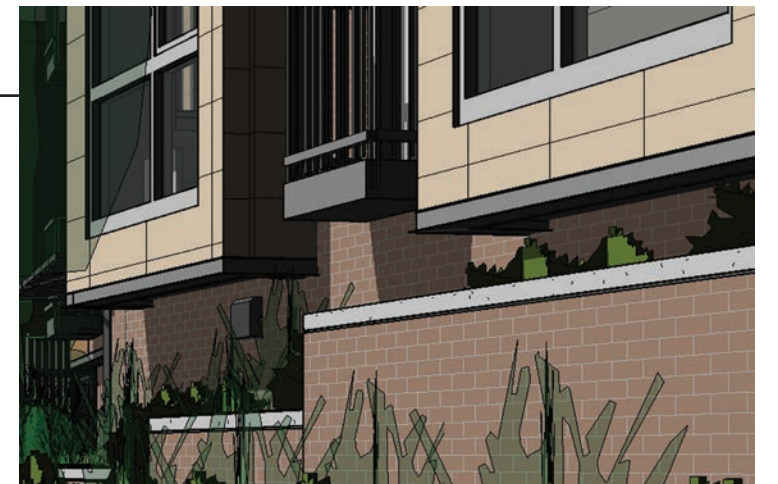
Lkg. West from 18th Ave. NE



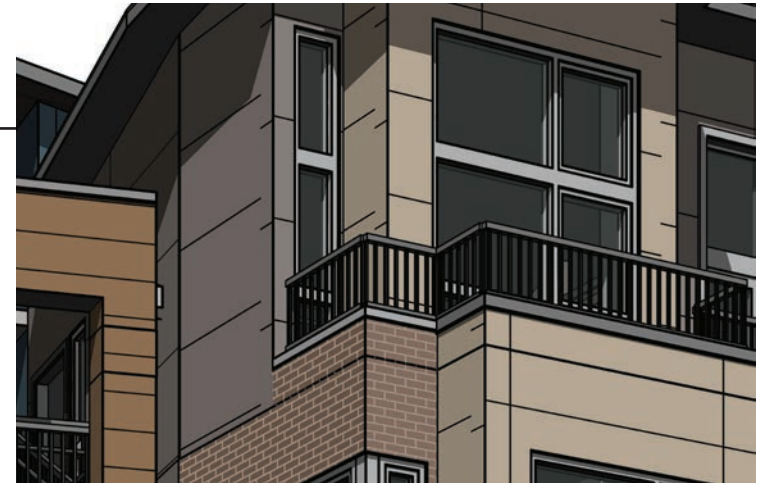
DC-4 Exterior finishes and form provides texture and pattern



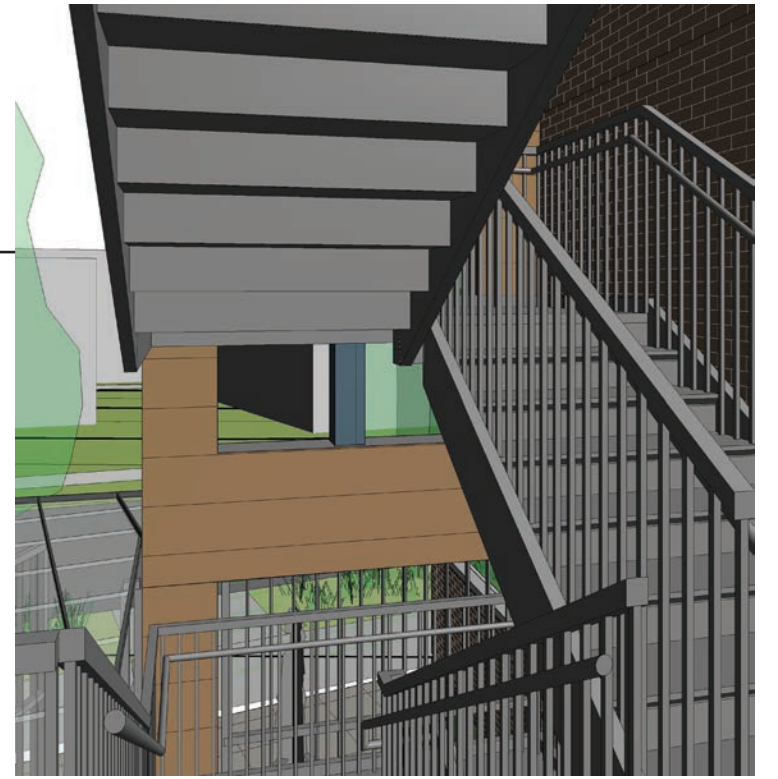
CS-3 Brick & bays provide 'traditional' articulation



CS-3 Terraced landscaping in brick planters



DC-2 Stepping back reduces perceived mass



PL-1/PL-2 Open stair visually connects to sidewalk

Lkg. NW from 18th Ave. NE



Lkg. N from adjacent property



DC-3 Common roof terrace overlooks adjacent open spaces



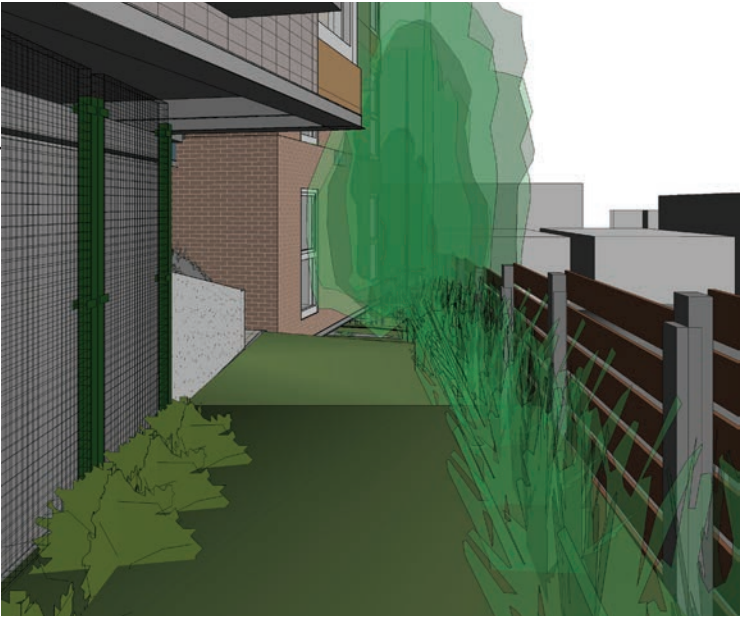
PL-1 Roof terrace located for views and solar exposure



Lkg. NW from 18th Ave. NE



DC-3 Secure connection from open spaces to interior courtyard



DC-3 Open spaces at South



Lkg. SE from alley



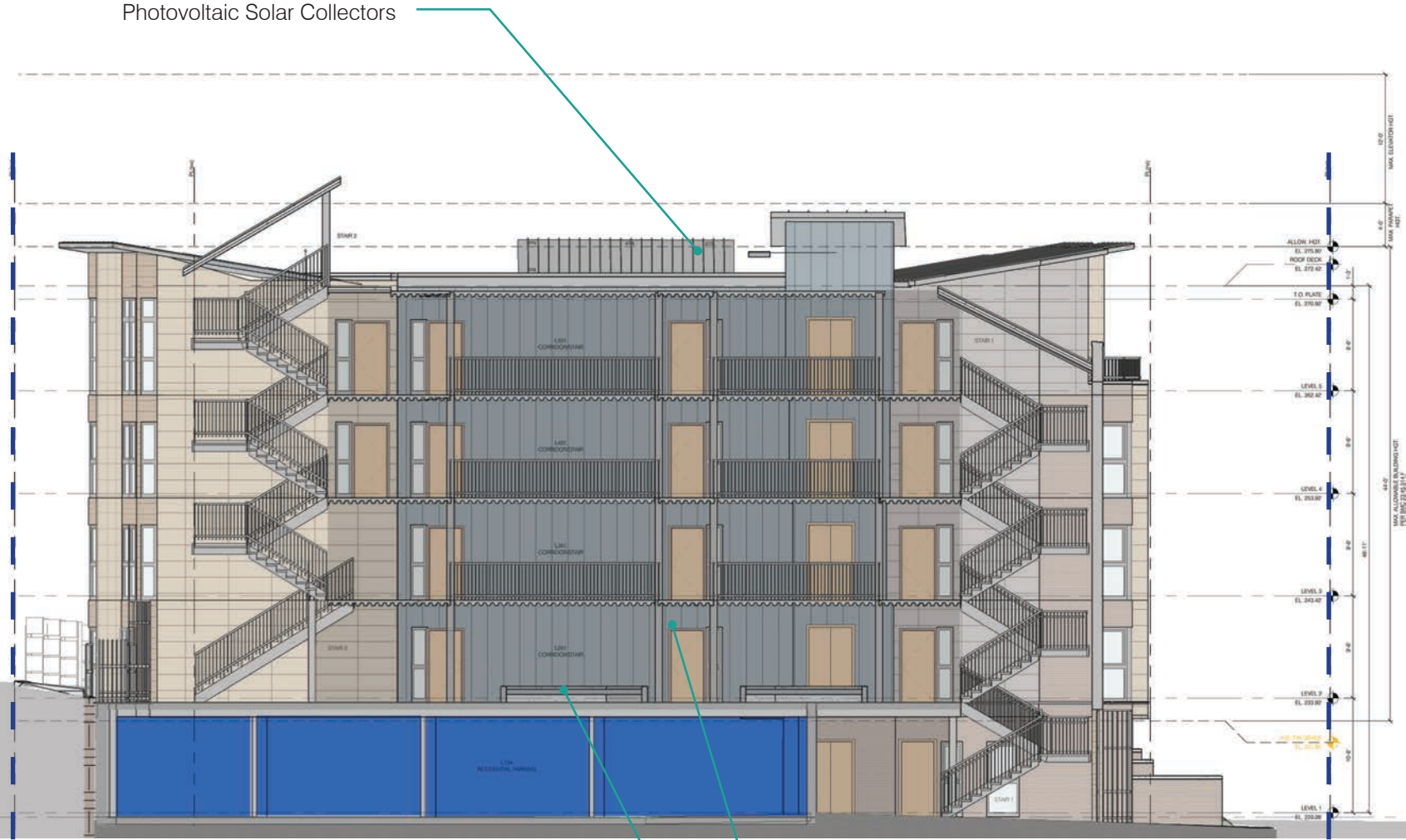
CS-2 Fence & landscape screen at N courtyard



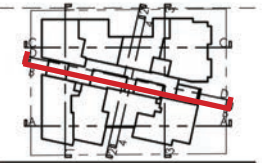
CS-2 Security & Privacy fence along N. prop-







Section: B-B



Section: 2-2



- Mechanical | Storage
- Amenity / Common Area
- Parking
- Residential
- Circulation / Corridor
- Circulation / Stairwell
- Circulation / Elevator

Property Line



- Mechanical | Storage
- Amenity / Common Area
- Parking
- Residential
- Circulation / Corridor
- Circulation / Stairwell
- Circulation / Elevator

— — — — — Property Line

Section: D-D



Landscaped Interior Courtyard & Open Corridors

Section: 4-4



Design Guidelines: EDG2 Responses

“The Board carefully considered the design guidelines and determined the following guidelines should be considered in addition to the guidance listed above.”

CS-1 NATURAL SYSTEMS AND SITE FEATURES

CS-1: NATURAL SYSTEMS AND SITE FEATURES:
Use natural systems/features of the site and its surroundings as a starting point for project design.

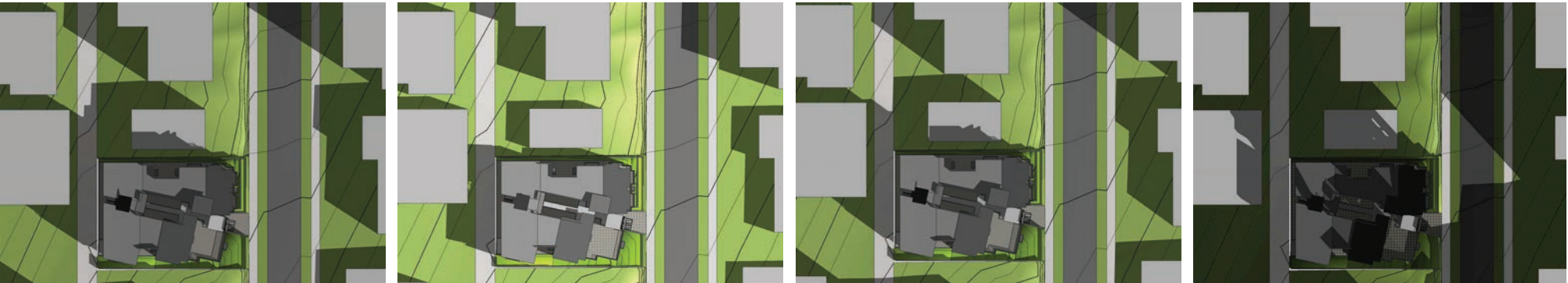
- C. Topography
- C-1. Land Form:
Use natural topography and desirable landforms to inform project design.
- C-2. Elevation Changes:
Use the existing site topography when locating structures and open spaces on the site.

Response:
The site topography is used to advantage to put all of the parking underground. The change in grade also allows the first floor (L2) of residential units to be located above the street level for increased privacy.

CS1-I UNIVERSITY NEIGHBORHOOD SUPPLEMENTAL GUIDANCE

- I. Streetscape Compatibility:
- I-i. Solar Exposure:
Minimizing shadow impacts is important in the University neighborhood. The design of a structure and its massing on the site can enhance solar exposure for the project and minimize shadow impacts onto adjacent public areas between March 21st and September 21st. This is especially important on blocks with narrow rights-of-way relative to other neighborhood streets, including University Way, south of NE 50th Street.
- II. Landscape Design to Address Special Site Conditions
- II-i. Existing Trees:
Retain existing large trees wherever possible. This is especially important on the wooded slopes in the Ravenna Urban Village. The Board is encouraged to consider design departures that allow retention of significant trees. Where a trees is unavoidably removed, it should be replaced with another tree of appropriate species, 2 1/2 inch caliper minimum size for deciduous trees, or minimum size of 4’ height for evergreen trees.
- II-ii. 17th Ave NE Boulevard Character:
The 17th Avenue NE (boulevard) character, with landscaped front yards and uniform street trees, is an important neighborhood feature to be maintained.

Response:
The building does cast shadows on the adjacent property to the North as would be expected by any project built to the current zoning envelope. Stairs, elevator and solar collectors are located away from the North property line to minimize their added effect on solar shading.

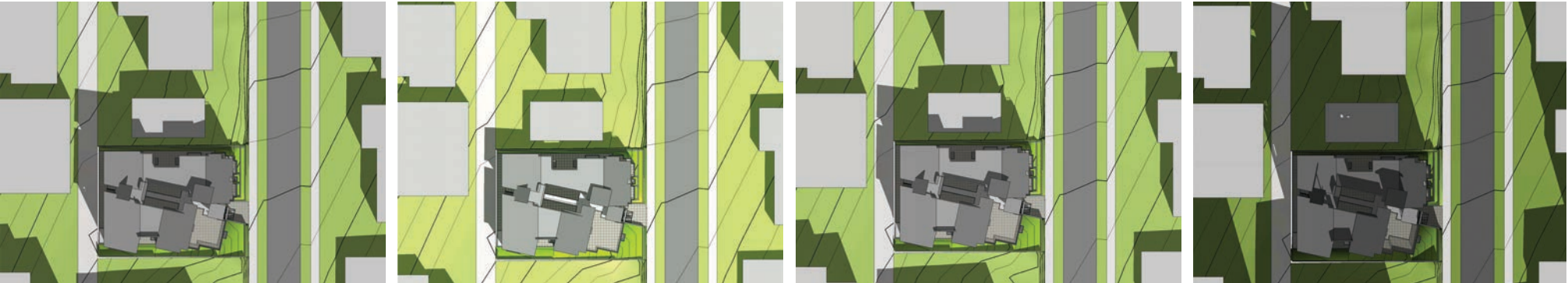


Spring Equinox - 10:00 am

Summer Solstice - 10:00 am

Fall Equinox - 10:00 am

Winter Solstice- 10:00 am

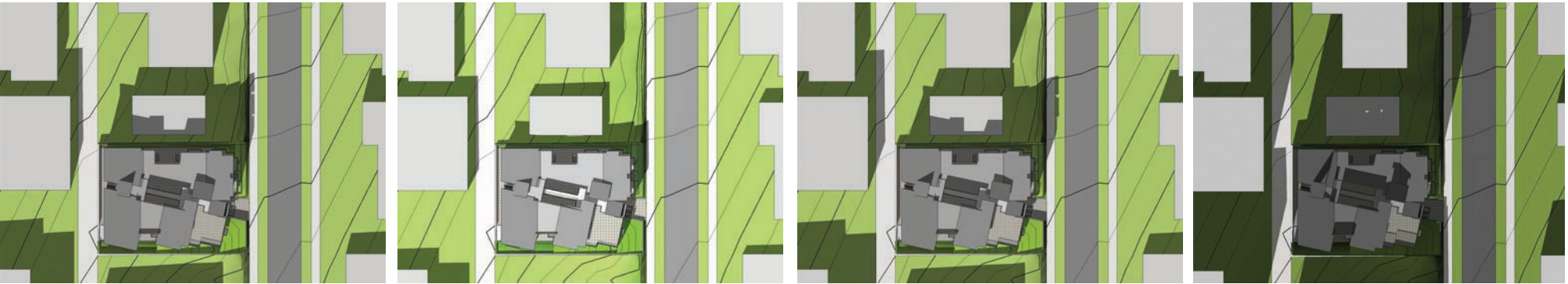


Spring Equinox

Summer Solstice

Fall Equinox

Winter Solstice



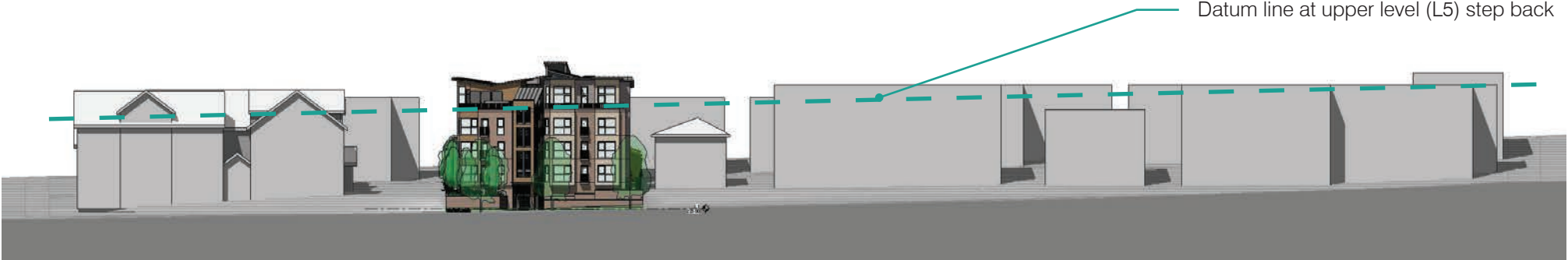
Spring Equinox - 2:00 pm

Summer Solstice- 2:00 pm

Fall Equinox - 2:00 pm

Winter - 2:00 pm

CS-1 Solar Exposure



Datum line at upper level (L5) step back

CS-2 Mid-block Sites

CS-2 URBAN PATTERN AND FORM

CS-2: URBAN PATTERN AND FORM:

Strengthen the most desirable forms, characteristics and patterns of the streets, block faces, and open spaces in the surrounding area

A. Location in the City and Neighborhood

A-1. Sense of Place:

Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

B. Adjacent Sites, Streets, and Open Spaces

B-2. Connection to the Street:

Identify opportunities for the project to make a strong connection to the street and public realm.

C. Relationship to the Block

C-2. Mid-Block Sites:

Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.

D. Height, Bulk, and Scale

D-5. Respect for Adjacent Sites:

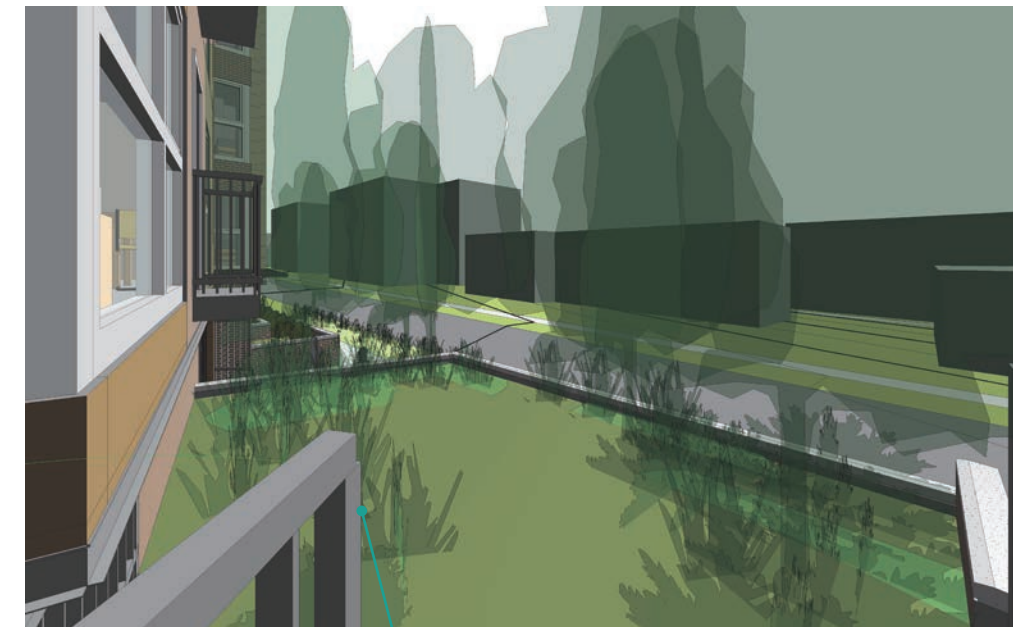
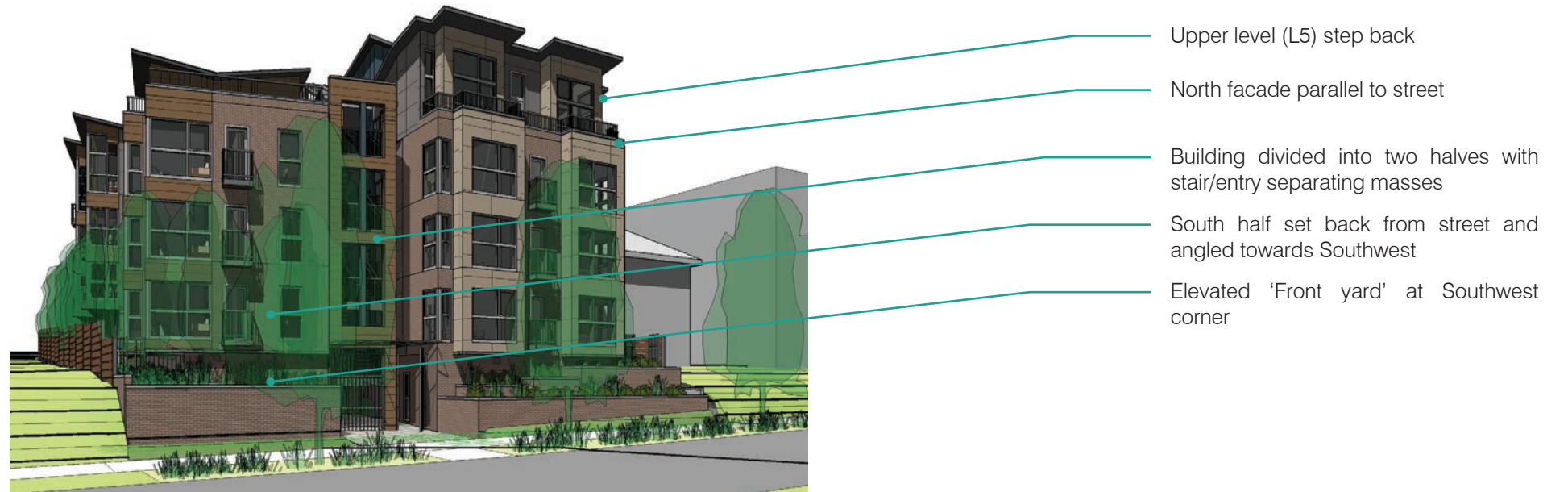
Respect adjacent properties with design and site

Response:

The building is divided into two halves. The North half is orthogonal to the street face consistent with the adjacent building faces. The South half is set back further from the street to allow a 'front yard'. It is also angled to orient units and open space towards the open parking areas to the South and Southwest.

The building entry opens to the street at L1. Landscape planters rise up from the sidewalk similar to other buildings on the street. A common amenity open space is located at the Southeast corner of the site to tie this common open space to the street.

The building steps back from 18th Ave. NE at the upper level corresponding to the building heights of adjacent buildings.

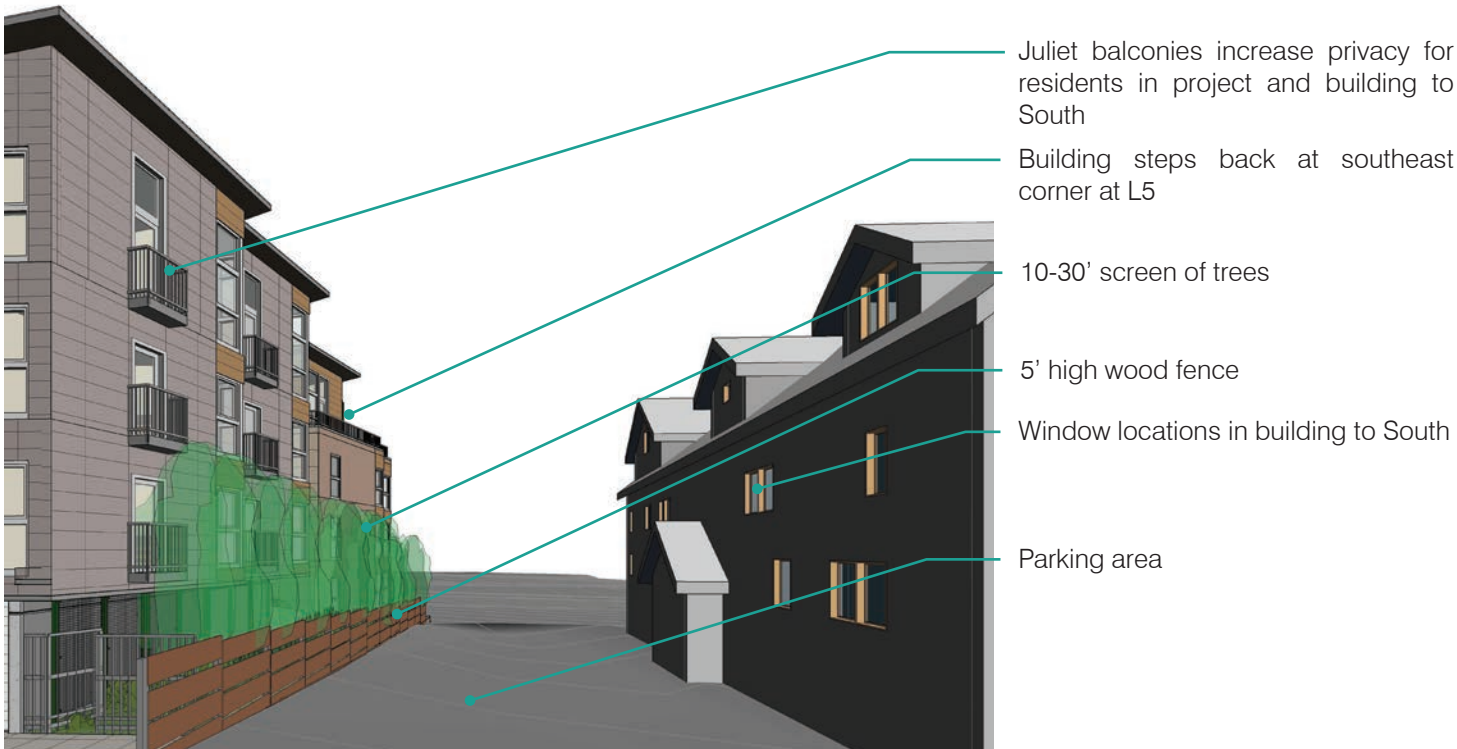


CS-2 Urban Pattern and Form

Landscaped raised amenity area at SE corner of site

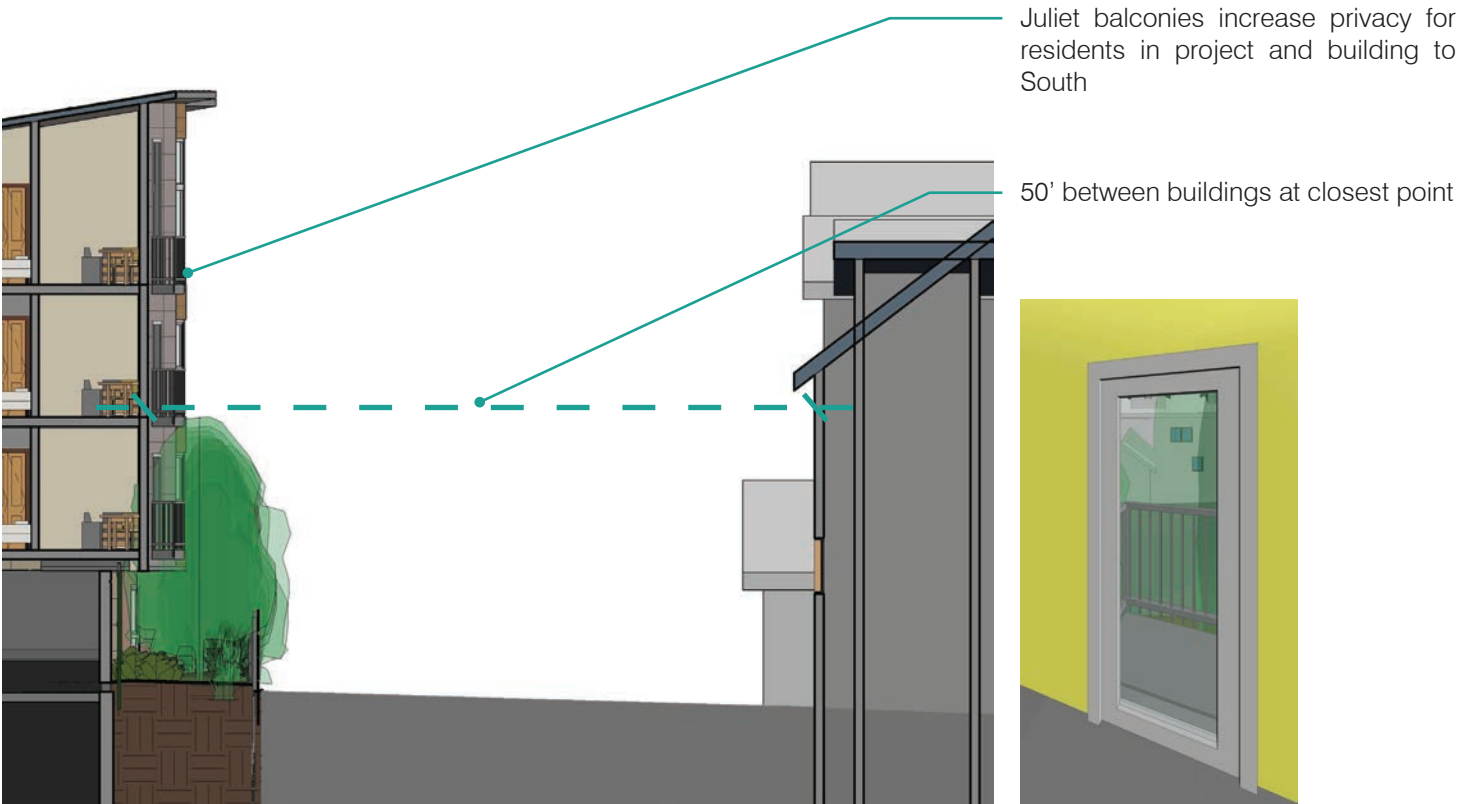
Brick planters terrace back and up from sidewalk





- Juliet balconies increase privacy for residents in project and building to South
- Building steps back at southeast corner at L5
- 10-30' screen of trees
- 5' high wood fence
- Window locations in building to South
- Parking area

Looking East between project and building to South



- Juliet balconies increase privacy for residents in project and building to South
- 50' between buildings at closest point



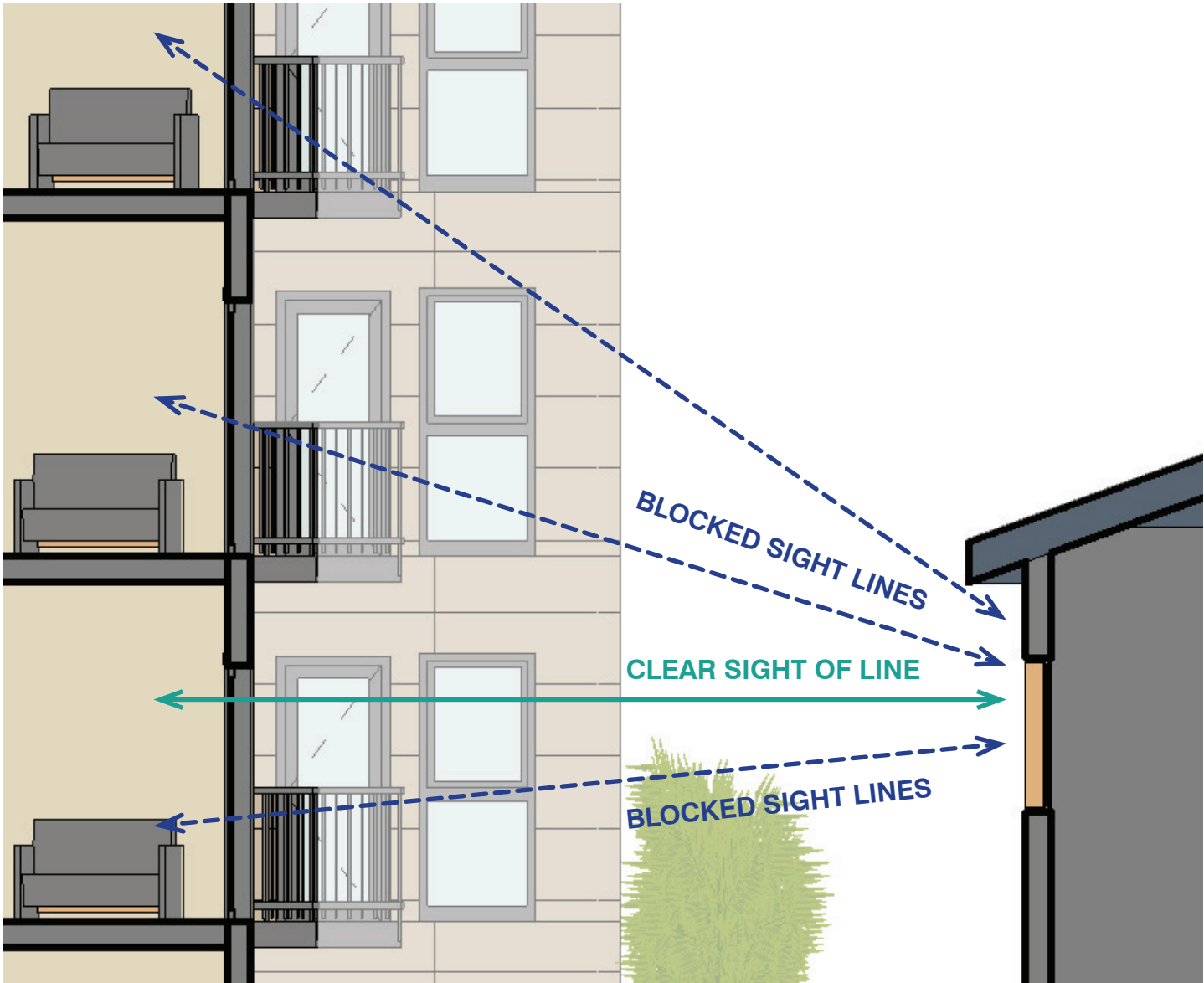
Looking South from L3 unit



Looking North from L3 unit



Alley View (Lkg. NE at N Property Line)



Detailed Section at North Property Line

CS2-D Section through project and building to South



(CS2-D) Composite North Elevation and North Elevation of building to North

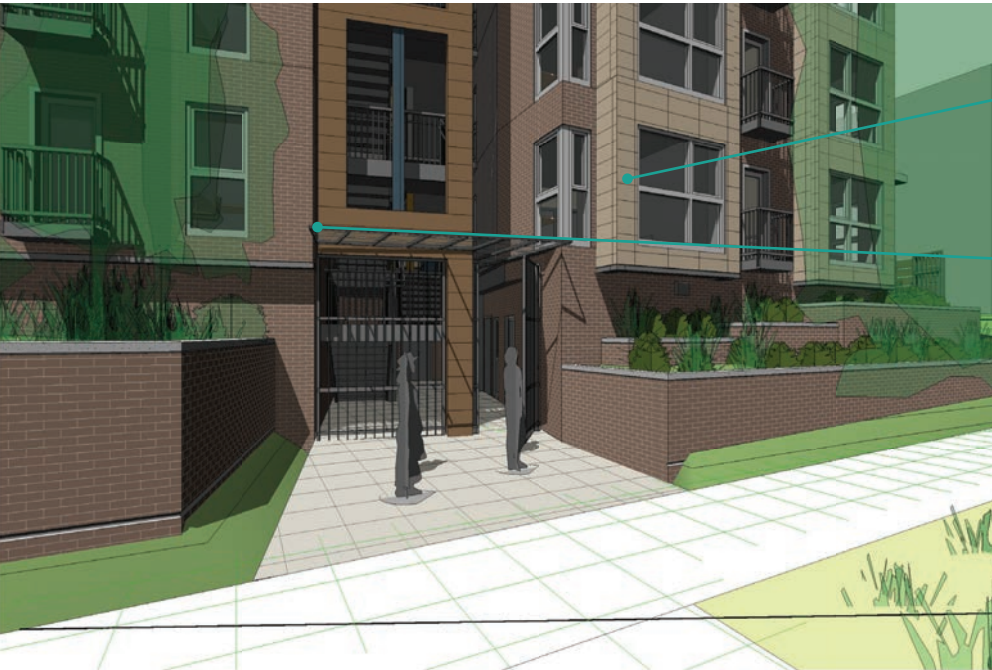
CS2-D North Balcony Section

CS-3 ARCHITECTURAL CONTEXT AND CHARACTER

CS-3: ARCHITECTURAL CONTEXT AND CHARACTER:
Contribute to the architectural character of the neighborhood

- A. Emphasizing Positive Neighborhood Attributes
 - 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.
 - A-2. Contemporary Design:
Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through the use of new materials or other means.
 - 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.

Response:
The project uses brick on the East facade similar to three of the twelve buildings adjacent to the site and across the street. Traditional and contemporary materials are used in a manner that acknowledges the character of the nearby fraternal structures. The North half of the building is articulated in a somewhat traditional manner with prominent bays. The roof line is varied in a modern interpretation of a multi-gabled roof.



CS3-I Old Vs. New: Traditional Materials with Contemporary Design

CS3-I UNIVERSITY NEIGHBORHOOD SUPPLEMENTAL GUIDANCE

CS-3-1: UNIVERSITY NEIGHBORHOOD SUPPLEMENTAL GUIDANCE

- I. Architectural Elements and Materials
 - I-i. Incorporate Local Architectural Character:
Although no single architectural style or character emerges as a dominant direction for new construction in the University Community, project applicants should show how the proposed design incorporates elements of the local architectural character especially when there are buildings of local historical significance or landmark status in the vicinity.
 - I-iii. Historical Character:
When the defined character of a block, including adjacent or facing blocks, is comprised of historic buildings, or groups of buildings of local historic importance and character, as well as street trees or other significant vegetation (as identified in the 1975 Inventory and subsequent updating), the architectural treatment of new development should respond to this local historical character. New buildings should feature a combination of traditional and contemporary materials employed in a manner that reflects the character of historic buildings in the vicinity.

Response:
The landscape planter/retaining walls along the sidewalk were revised to have a brick face



CS3-I Brick planters at 18th Ave NE

PL-1 CONNECTIVITY

PL-1: CONNECTIVITY:

Complement and contribute to the network of open spaces around the site and the connections among them.

- A. Network of Open Spaces
 - A-1. Enhancing Open Space:
 - Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.
 - A-2. Adding to Public Life:
 - Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life.
- B. Walkways and Connections
 - B-2. Pedestrian Volumes:
 - Provide ample space for pedestrian flow and circulation
 - 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
- C. Outdoor Uses and Activities
 - C-1. Selecting Activity Areas:
 - Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

Response:

An open, and transparent, residential courtyard entry will tie the building to, and activate the sidewalk. It should allow building residents to pause, just off the sidewalk, before transitioning into the private entry. The sidewalk will be widened at this entry node. Lighting, seating, planting, and artistic fencing and gate would provide interest and activate this area

The street facing open space is similar to other heavily landscaped open spaces on the block that terrace up and back from the sidewalk. In order to be accessible, it's 4-5' above the sidewalk. In order to meet the projects Green Factor requirement, it's not a lawn. It's not going to be a place for 'keggers' and volleyball.



PL-1 Decorative residential entry gate on 18th Ave NE



PL-1 Residential Entry on 18th Ave NE



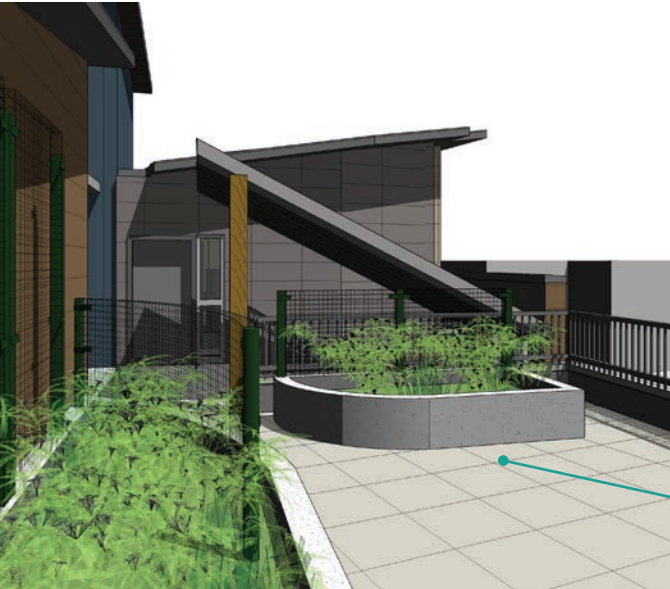
PL-2 WALKABILITY

PL-2: WALKABILITY:
Create a safe and comfortable walking environment that is easy to navigate and well connected to existing pedestrian walkways and features

- B. Safety and Security
- B-1. Eyes on the Street:
Create a safe environment by providing lines of sight and encouraging natural surveillance.
- B-2. Lighting for Safety:
Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

Response
The safety of the environment is enhanced through natural surveillance created by window and balcony placement. The open and transparent entries, interior corridors and stairs enhance the resident's safety through visual and aural means.

Lighting will be used to enhance the safety of residents, visitors, and passersby on the sidewalk and alley. There are no spaces for "lurkers".



PL1-C Open Areas: Courtyard/Roof promotes interaction with community

Outdoor Use: Adds to public life and creates opportunities of interaction



PL1-B Public Amenity: Open entryway activates public space

- Entrance: Transparent gate provides safety and natural surveillance
- Pedestrian Amenities: Bike Racks and bench
- Proportion: Entry has adequate spacing for pedestrians and residents
- Elements: Design is a combination of landscaping, ground surface, etc

PL-3 STREET LEVEL INTERACTION

PL-3: STREET LEVEL INTERACTION:
Encourage human interaction and activity at the street level with clear connections to building entries and edges

- A. Entries
- 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.



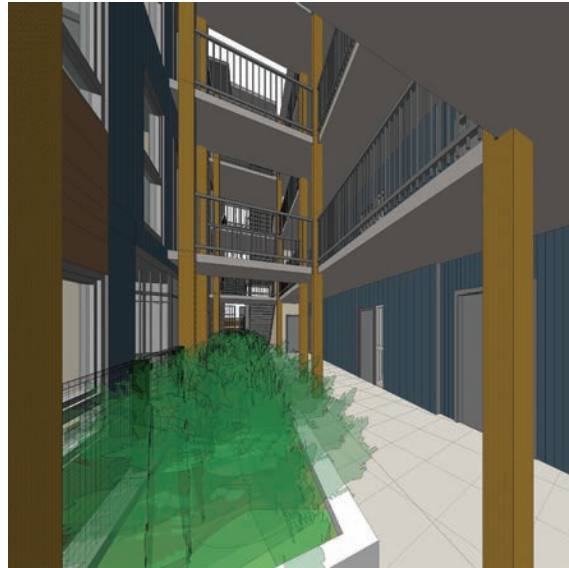
PL2-B Entries: Transparency enhances resident safety and security



PL3-A Variation: Entryway consists of variable elements

EXTERIOR LIGHTING:

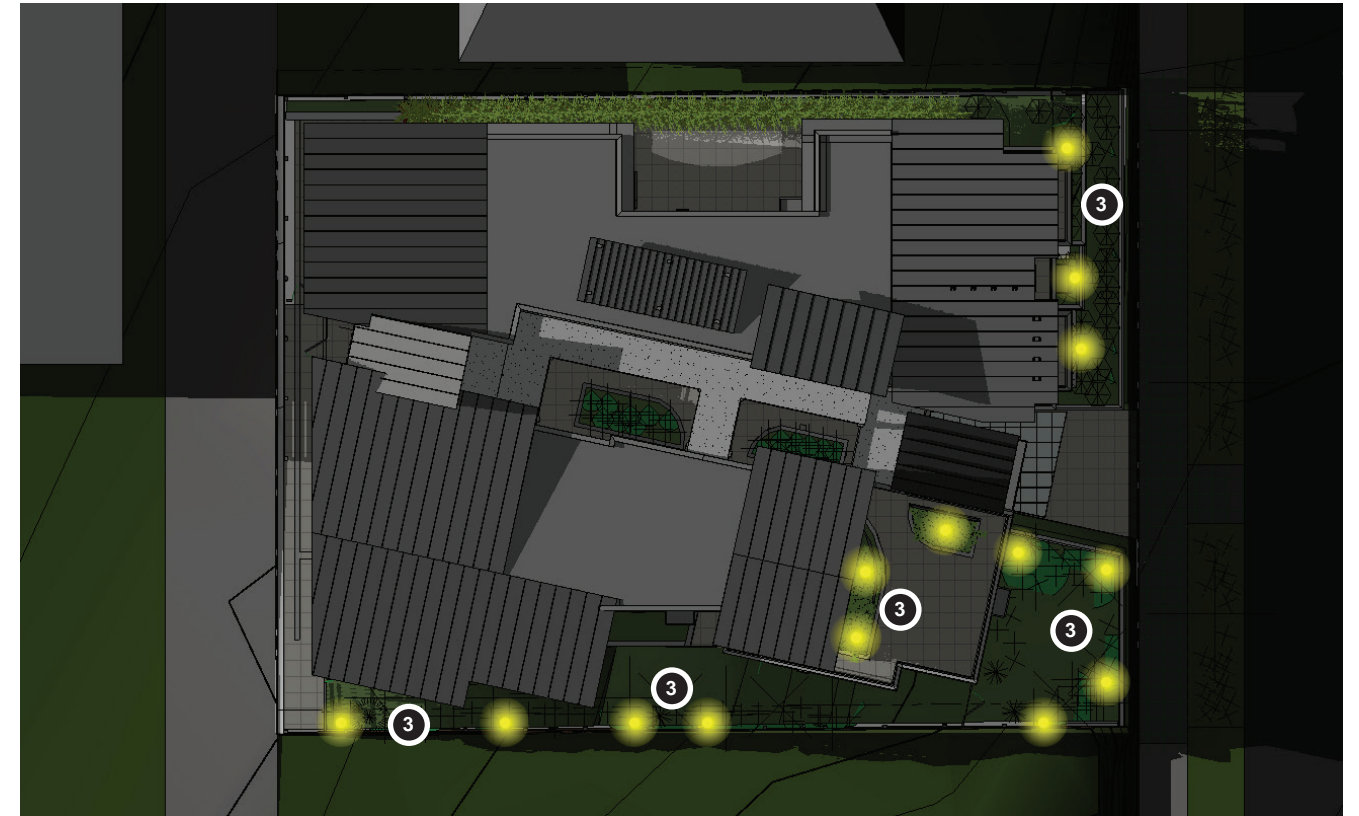
1. Wall Mounted Lights
2. Ceiling Mounted Down light
3. Landscape Up Light/Landscape Down Light
4. Recessed Step/Path Lights
5. Festival Lights at Courtyard



Open court/corridor at Level 2 (lkg West)



Open corridor at Level 5 (lkg East)



Lighting Plan - Site Plan/L5 deck



Lighting Plan - Level 2 & Level 1(at East)

DC-2 ARCHITECTURAL CONCEPT

DC-2: 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

- A. Massing
- A-2. Reducing Perceived Mass:
Use secondary architectural elements to reduce the perceived mass of larger projects.
- B. Architectural and Facade Composition
- 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.
- D. Scale and Texture
- 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.
- E. Form and Function
- E-1. Legibility and Flexibility:
Strive for a balance between building legibility and flexibility

Response:
The overall massing has been simplified. On the South Elevation a building step was removed from the East wing. This, also, simplified the L5 level’s modulation and roof form. The bay at the West wing was changed to a less fussy ‘step’ in the façade. On the North Elevation a step in the façade was eliminated.

The roof forms respond to the higher sloped ceilings at the upper floor units. Their articulation breaks up the building mass and reduces the perceived bulk of the structure.

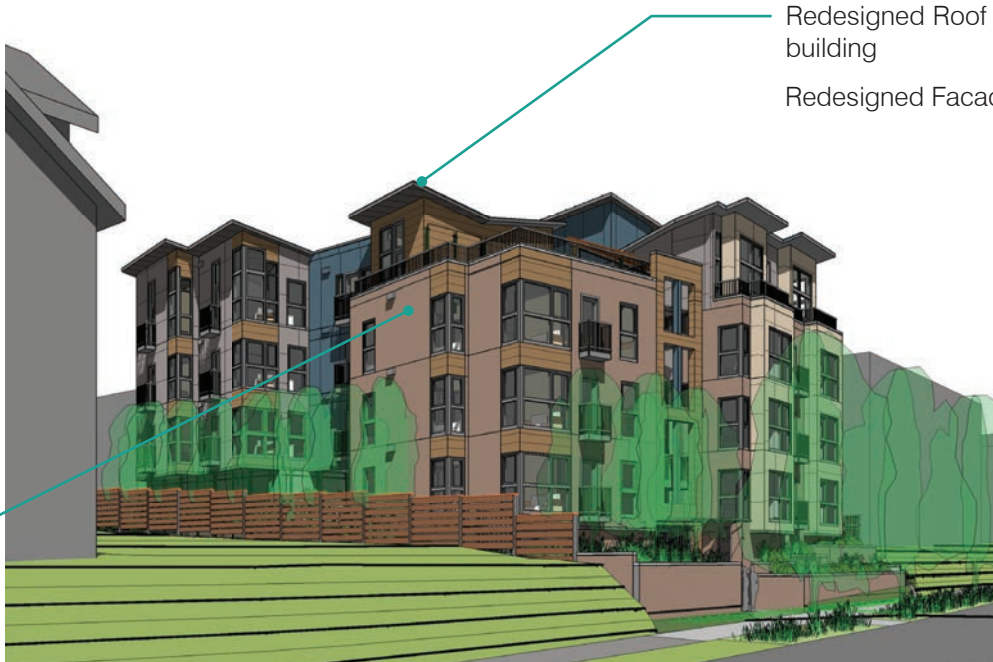
The massing of the building is broken down into two halves similar to a single lot. The massing is further broken down by vertical bays, stepping the floors at the upper level, & separating the two masses with the stairs and stair ‘screen’.



EDG #2 Recommendations: Simplify forms and angles



EDG #2 Recommendations: Simplify shape and mass



DC2-A Concept: Articulation leads to reduction of perceived mass



DC2-B Facades: Reduction of steps leads to better modulation and form

Redesigned Facade reduces perceived mass

Redesigned Roof Forms reduce bulk of building
Redesigned Facade reduces perceived mass



EDG #2 Recommendation: Differentiate between North and South Facades



EDG #2 Recommendation: Change color palette to match existing context



Redesigned North Facade
Redesigned South Facade

Fiber cement board material used as
an accent material
Brick material is used predominantly
on facade to match surroundings
Redesigned East Facade consistent
with surroundings

DC2-D Variation between North and South facades



Color palette has been redesigned to
match existing context

DC2-D Texture: Materials and color are consistent with intended design and surroundings

DC-3 OPEN SPACE CONCEPT

DC-3: OPEN SPACE CONCEPT:
Integrate open space design with the building design so that each compliments the other.

- B. Open Space Uses and Activities
- B-1. Meeting User Needs:
Plan the size, uses, activities and features of each open space to meet the needs of expected users, ensuring each space has a purpose and functionite and design project-related open spaces to connect with, or enhance, the uses and activities of other nearby public open space where appropriate.
- B-3. Connections to Other Open Space:
Site and design project-related open spaces to connect with, or enhance, the uses and activities of other nearby public open space where appropriate.
- C Design
- C-1. Reinforce Existing Open Space:
Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept that other projects can build upon in the future.

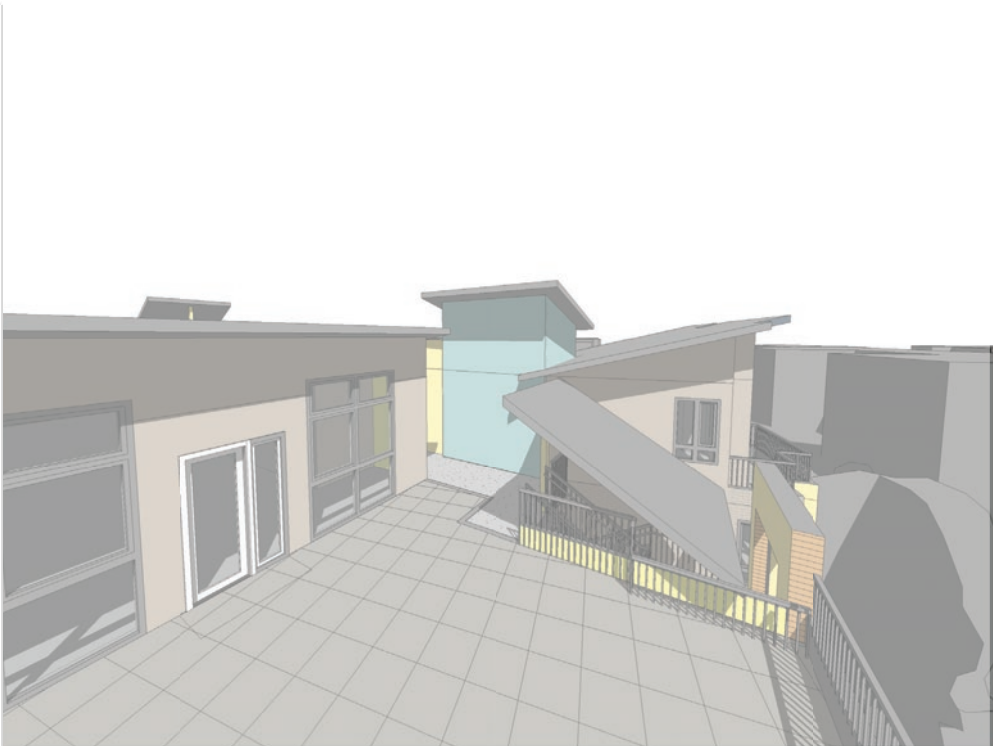
Response:
The open space has been designed in conjunction with the project form. The private ground floor space on L1 is accessed from individual units. A large common amenity area is located either on L5, or, the roof. These relationships will encourage their use and social interaction. The spaces will be designed to support suitable activities.

There are multiple private, semi-private, & semi-public open spaces for the residents. Private open spaces are provided for almost all of the units ranging from juliet balconies, upper level decks, & ground floor private patio areas. Common open space is provided at the upper level roof terrace at the Southwest corner of the building. This terrace is directly accessible from the stair, elevator, and L5 corridor. It offers views to the East and South. Planters and seating make the space a comfortable place for socializing and hanging out.

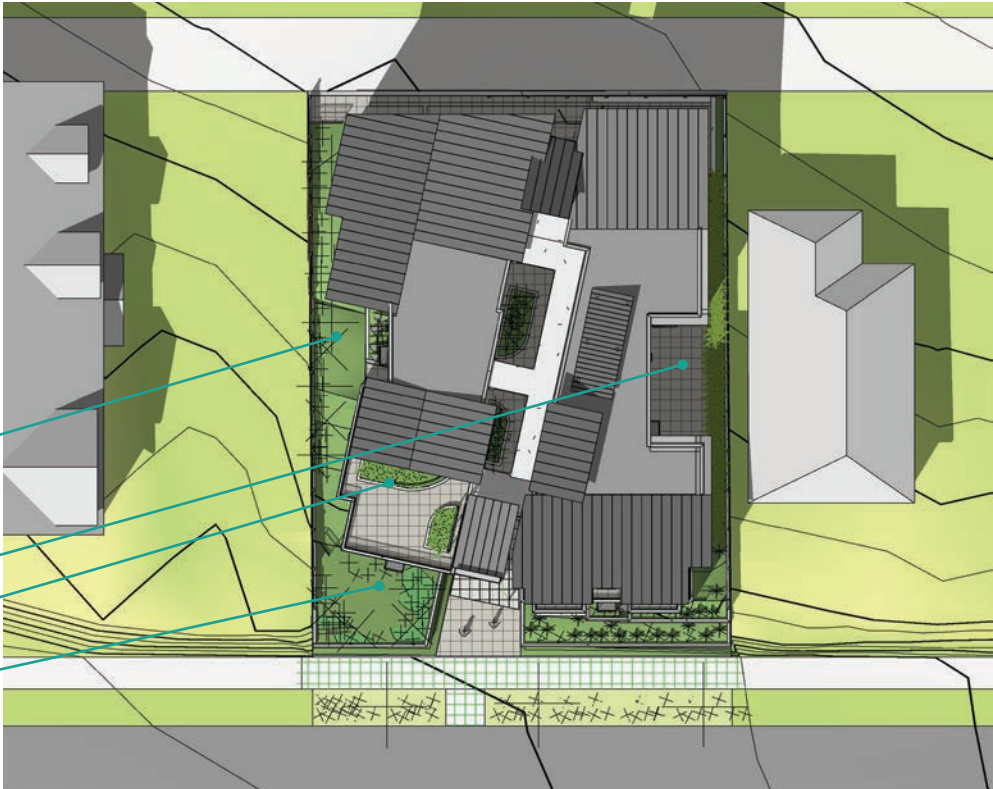
- Common open space along South property line
- Private terrace at Level 2
- Common terrace at Level 5
- Common 'front yard'



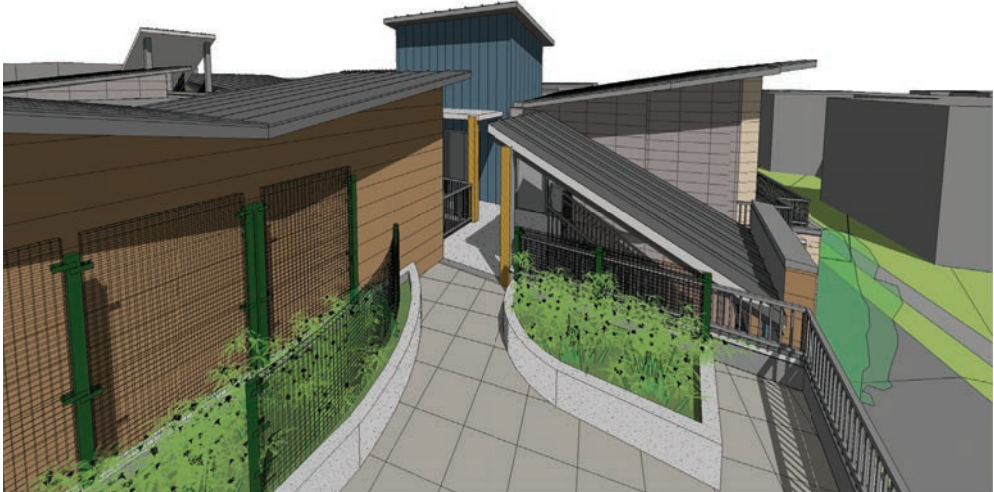
DC-3 Interior and exterior open spaces link



EDG #2 Roof deck



⊕ Site Perspective



DC-3 Roof Deck: Amenity Area for residents promotes activity and community

DC-4 EXTERIOR ELEMENTS AND FINISHES

DC-4: EXTERIOR MATERIALS AND FINISHES:

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

- A. Exterior Elements and Finishes
- 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.
- A-2. Climate Appropriateness:
Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edge, and transitions
- D. Trees, Landscape, and Hardscape Materials
- D-1. Choice of Plant Materials:
Reinforce the overall architectural and open space design concepts through the selection of landscape materials.
- D-2. Hardscape Materials:
Use exterior courtyards, plazas, and other hard surfaces areas as an opportunity to add color, texture, and/or pattern
- 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
- D-4. Place Making:
Create a landscape plan that helps define spaces with significant elements such as trees

Response:

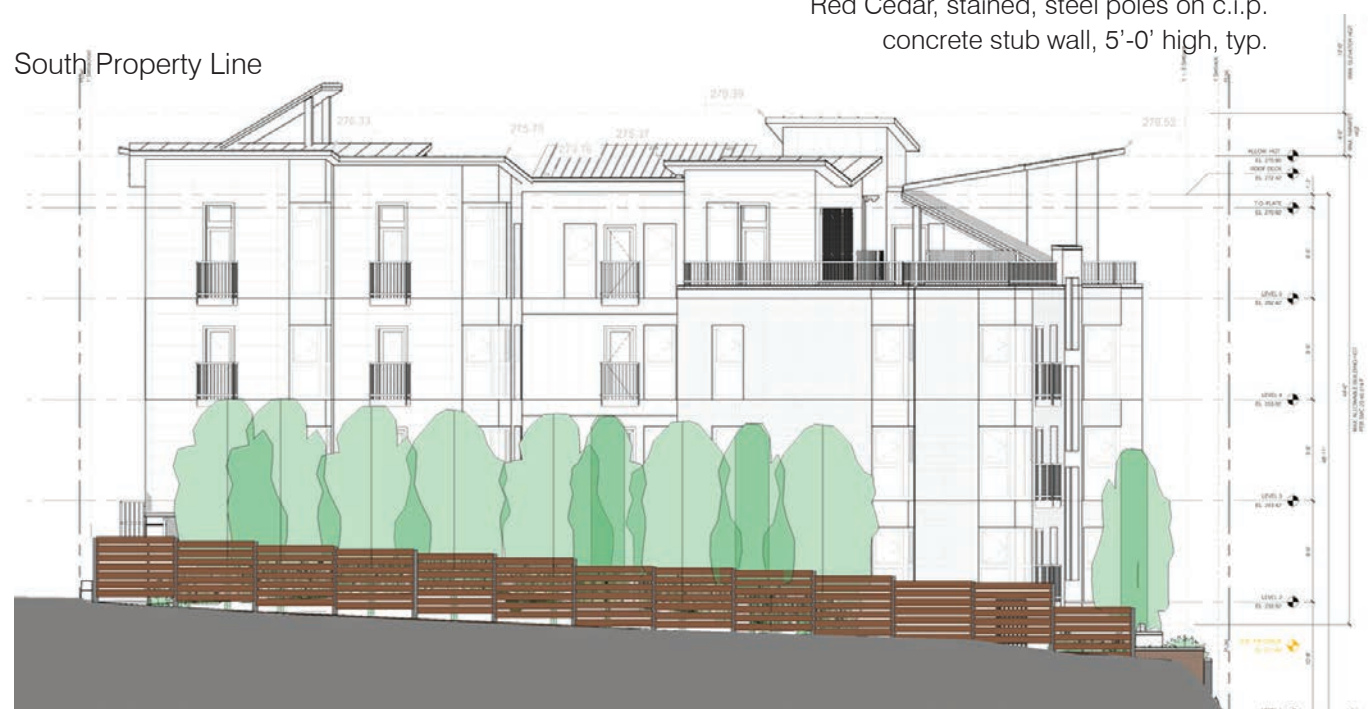
Exterior finish materials will be chosen for their fit into the contemporary design of the project and with the surrounding neighborhood. The predominate exterior materials would be brick, fiber cement panels and wood panels. Materials will be of durable and of high quality. Color, texture, and pattern will be consistent with the intended design. A building sign will be incorporated in the ground floor design.

The project's landscaping on 18th Ave. NE terraces back, and up, away from the sidewalk similar to ten of the twelve buildings adjacent to the site and across the street. The ground level open space has a few small seating areas. Its primary use is visual.

North Property Line



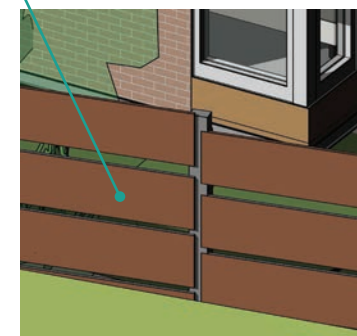
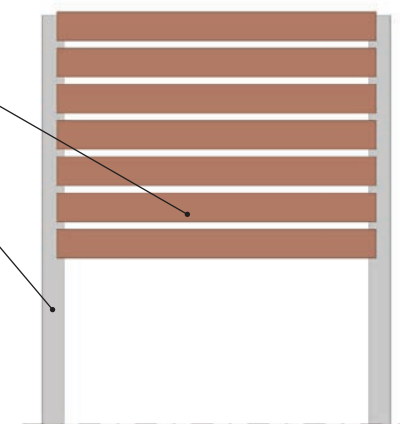
South Property Line



Wood plank fence, 1 x 8 x 1 green Western Red Cedar, stained, steel poles on c.i.p. concrete stub wall, 5'-0' high, typ.

WF-1

MS-2



DC-4 Property Line Fences



Design Guidelines: EDG 2 Responses

Exterior Materials Legend

- C-1 Concrete Arch Finish
- FCP-1 Fiber Cement Panel (Medium Gray)
- FCP-2 Fiber Cement Panel (Khaki)
- GD Garage Door
- GL Architectural Glulam
- MS-1 Metal Siding (Tahoe Blue)
- MS-2 Metal Railings/Flashing/Fences
- MRS Metal Roof - Standing Seam (Old Town Gray)
- MT Metal Trellis
- PC-1 Precast Concrete Header
- TB-1 Thin Brick (Teal Brown Mission)
- V-1 Vinyl/Fiberglass Windows
- WF-1 Wood Fence
- WP-1 Wood Panel (Prodema Pale)

FCP-1 Fiber Cement Panel



CeraClad Contemporary Smooth Medium Gray

FCP-2 Fiber Cement Panel



CeraClad Contemporary Smooth Khaki

MS-1 Metal Siding



AEP Span Prestige Series 1" reveal Tahoe Blue

TB-1 Thin Brick



Mutual Materials Teal Brown (Mission)

WP-1 Wood Panel



Prodema Ex Series Pale



Elevation: East



Elevation: South



MRS Standing Seam Metal



MS-2 Metal



WF-1 Wood Fence



GL Glulam



AEP Span
Span Lock
Old Town Gray

SW 7068
Grizzle Gray

Olympic 716 Cedar
Naturaltone

Olympic 718 Fir/Pine
Naturaltone

Exterior Materials Legend

C-1	Concrete Arch Finish
FCP-1	Fiber Cement Panel (Medium Gray)
FCP-2	Fiber Cement Panel (Khaki)
GD	Garage Door
GL	Architectural Glulam
MS-1	Metal Siding (Tahoe Blue)
MS-2	Metal Railings/Flashings/Fences
MRS	Metal Roof - Standing Seam (Old Town Gray)
MT	Metal Trellis
PC-1	Precast Concrete Header
TB-1	Thin Brick (Teal Brown Mission)
V-1	Vinyl/Fiberglass Windows
WF-1	Wood Fence
WP-1	Wood Panel (Prodema Pale)



Elevation: West



Elevation: North



DC-4 D: TREES, LANDSCAPE, & HARDSCAPE MATERIALS

DPD :
“Provide fewer trees than the landscaping plan proposed, but trees planted should be larger. (DC4.D.3&4)”

Response from Landscape Architect:
The DPD Green Factor requirement for this project is 0.6, so it's impossible for us to reduce the size of any tree in the landscaping plan because we only have 0.603 GF credits.

The landscaping area is narrow and small around the building and within the retaining wall structures, i f we plant big trees, their roots will damage these structures in the future.

The trees that function as a screen to the neighborhood are T1 Emerald Sunshine Elm (H: 35'), T2 European Hornbeam (H: 30' to 40'), and T3 Columnar Norway Maple (H: 50' to 60') and they are large enough in our opinion. The T4 Eastern Redbud (H: 20' to 30') and Sango Kaku Japanese Maple (H: 20') are plants to increase the seasonal changes for this landscaping garden.

DPD :
“Make sure landscape plan includes gates, fences, steps, etc. Indicate all paved surfaces and what the material is.”

Response from Landscape Architect:
The Landscape Planting Plan L-1 has included gates, fences, and steps as shown on the site plan.

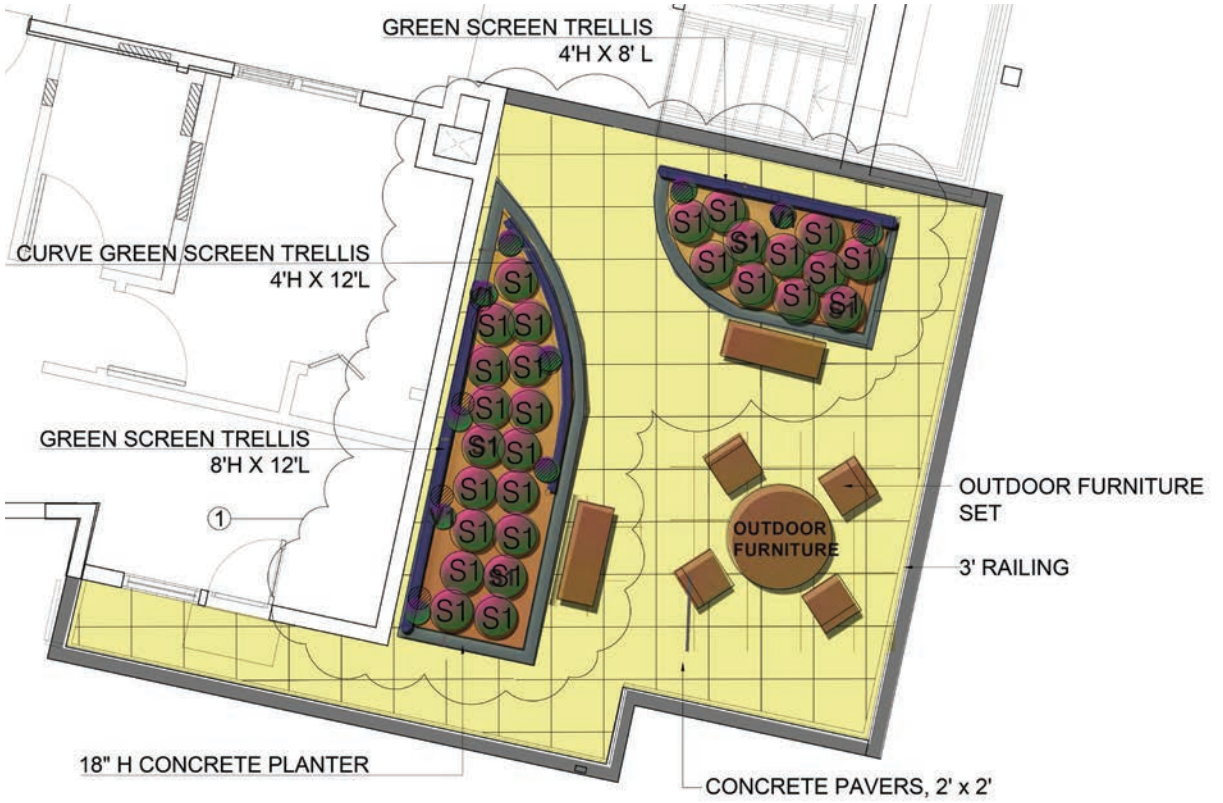
The yellow surface on the inside and along the building are concrete pavers (sized 2' x 2'), and the curved walkway and circle patio are smaller concrete pavers (sized from 6" to 8") to make these curved shapes possible.

DPD :
Confer with the City Arborist that the proposed street trees are an appropriate species. Clarify on the plans which species are proposed.

Response from city:
“ ... I recommend calling out Emerald Sunshine elm (Ulmus propinqua 'JFS Bieberich'), about 30-feet OC. They will be a nice, rugged tree for this area....”



DC4-D Landscape Plan



Symbol	Common Name	Botanical Name	Size	Quantity	Note (Green Factor Code)
A. Tree					
(T1)	Emerald Sunshine Elm	Ulmus propinqua 'JFS Bieberich'	2"	3	(B5, M/L Trees, H3)
(T2)	European Hornbeam	Carpinus betulus 'Fastigiata'	1.5"	4	(B4, S/M Trees, H3)
(T3)	Columnar Norway Maple	Acer palmatum 'Columnar'	1.5"	9	(B4, S/M Trees, H1)
(T4)	Eastern Redbud	Cercis canadensis	1.5"	2	(B3, Small Trees, H3)
(T5)	'Sango -kaku' Japanese Maple	Acer palmatum 'Sango -kaku'	1.5"	1	(B3, Small Trees)

B. Shrubs/ Perennials/ Grasses					
(S1)	Rhododendron 'PJM' Compact	Rhododendron 'PJM'	5gal.	33	(B2,H1, H3)
(S2)	Japanese Andromeda 'Flaming Silver'	Pieris Japonica 'Flaming Silver'	5gal.	17	(B2,H1, H3)
(S3)	Yuletide Camelia	Camelia sasanqua 'Yuletide'	5gal.	8	(B2,H1, H3)
(S4)	Golden Bamboo	Phyllostachys Aureosulcata	5gal.	35	(B2,H1)
(S5)	Rose Creek Abelia	Abelia x grandiflora 'Rose Creek'	5gal.	24	(B2,H1)
(S6)	Blueberry 'Assorted'	Vaccinium corymbosum 'Assorted'	5gal.	20	(B2,H1)
(S7)	Orchid Rock Rose	Cistus purpureus	5gal.	14	(B2,H1, H3)
(S8)	Dwarf Japanese Mock Orange	Pittosporum tobira	5gal.	13	(B2,H1)
(S9)	Dwarf Heavenly Bamboo	Nandina Domestica 'Gulf Stream'	3gal.	12	(B2,H1)
(S10)	Golden Sword Yucca	Yucca filamentos 'Golden Sword'	3gal.	19	(B2,H1)
(S11)	Purple Gem Rhododendron	Rhododendron 'Purple Gem'	3gal.	11	(B2,H1)

PLANTING LEGEND:

Symbol	Common Name	Botanical Name	Size	Quantity	(Green Factor Credit)
(S1)	Azalea 'Flame Creeper'	Rhododendron 'Azalea Flame Creeper'	2gal.	28	(B2, H1)
● V1	Clematis montana	Clematis anemone	1gal.	10	(D)

C. Herbs/ Perennials/ Grasses					
(P1)	English Lavender	Lavandula angustifolia	1gal.	48	(B2,H1,H3)
(P2)	Spanish Lavender	Lavandula stoechas	1gal.	41	(B2,H1, H3)
(P3)	Shrubby Wallflower	Erysimum 'Bowles Mauve'	1gal.	30	(B2,H1, H3)
(P4)	Azalea 'Flame Creeper'	Rhododendron 'Azalea Flame Creeper'	1gal.	3	(B2,H1, H3)
(P5)	Hebe	Hebe x franciscana 'Variegata'	1gal.	9	(B2,H1)
(P6)	Baltic Rush	Juncus balticus	1gal.	7	(B2)
(P7)	Orange Sedge	Carex testacea	1gal.	8	(B2,H1)

D. Groundcovers					
(G1)	Kinnikinnick	Arctostaphylos uva-ursi	1gal.	75	24" O.C. (B1,H1, H3)
(G2)	Blue Fescue	Festuca glauca	1gal.	45	24" O.C. (B1,H1,H3)
(G3)	Heather	Calluna vulgaris 'Yellow Beauty'	1gal.	50	24" O.C. (B1,H1,H3)
(G4)	Coral Bells	Heuchera 'Assorted'	1gal.	76	(B2,H1)
(G5)	Lily Turf	Liriope 'Silvery Sunproof'	1gal.	40	(B2,H1)
(G6)	Creeping Rosemary	Rosmarinus prostratus	1gal.	24	

D. Vine					
● V1	Clematis montana	Clematis anemone	3 gal.	9	(D)
● V2	Climbing Jasminum	Jasminum grandiflorum	3 gal.	7	(D)



Code Requirement	Departure Requested	Design Guideline Justification
<p><i>S.M.C. 23.45.518 Setbacks and Separations</i></p> <p><i>A. Table A - Required Setbacks in LR Zones measured in feet</i></p> <p><i>- Rear 10' minimum with alley.</i></p>	<p>Allow 5' rear yard setback.</p> <p>AL</p>	<p>CS2.C.1: Reinforces the existing neighborhood pattern of 'front yards'.</p> <p>PL1.A.1 & 2; B.1, 2, & 3; C.1 Creates more room for connections to sidewalk, pedestrian flow, and a larger, more visible, open space at the entry. More room is provided for planting, seating, and a bike rack. The open space at the Southwest corner of the site is larger with more exposure to the sidewalk and entry.</p> <p>PL2.B.1 Provides greater separation between the residential units and the sidewalk.</p> <p>DC2.C.3 Provides more room for enhanced landscaping to provide a better fit to the neighborhood.</p> <p>DC3.B.1, 3, & 4; C.1 & 2 Provides more room and design opportunity for the common open space at the Southwest corner for residents; encouraging social activity and interaction to the adjacent sidewalk.</p>



Alley View (Lkg. East)



Alley View (Lkg. South)



Alley View (Lkg. North)

