



1228 5th Ave N

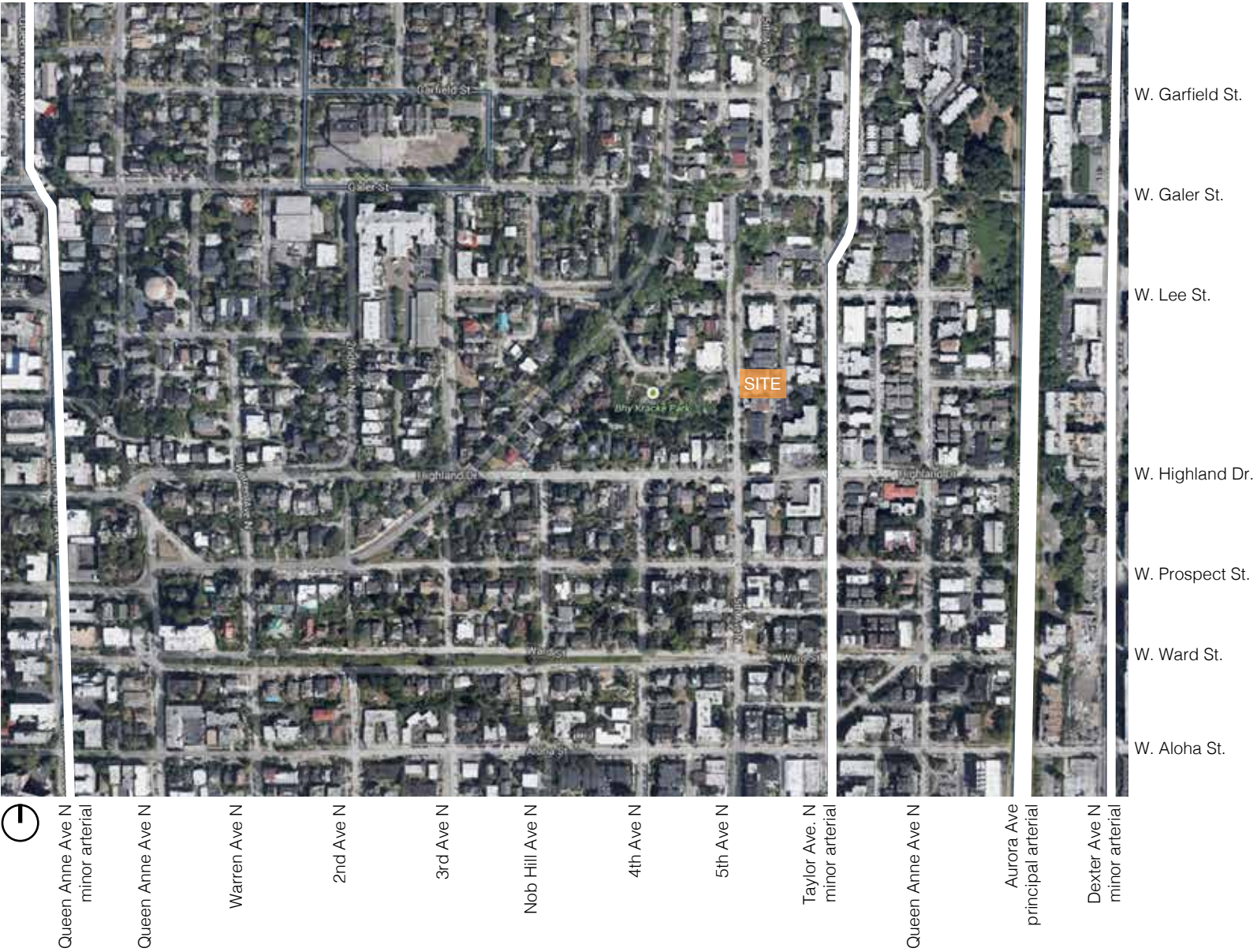
Recommendation Meeting · May 20, 2015
DPD Project #3016985

b9 architects

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Aerial view of site and surrounding Queen Anne neighborhood.





OBJECTIVES

The project proposes to demolish the existing single family structures and construct ten new townhomes, centered around a shared courtyard. The structures will be three stories tall with 7 below-grade parking spaces and 3 parking spaces at grade, all accessed from the alley.

Number of Residential Units	10
Amount of Lot Square Footage	9,900
Number of Parking Stalls	13

Sustainability
Achieve a minimum of 4-Star Built Green.
Maximize building performance and utilize reclaimed materials.

Community
The proposal will be designed around a central courtyard at the center of the site. A walkway from 5th Ave N will connect to the courtyard, the homes at the rear of the site and parking at the alley.

TEAM

ARCHITECT	b9 architects
DEVELOPMENT	Views on South Queen Anne, LLC
STRUCTURAL	MalsamTsang Structural Engineering
GEOTECHNICAL	PanGEO, Inc.
LANDSCAPE	Root of Design

APPLICATION FOR EARLY DESIGN GUIDANCE

PART I: CONTACT INFORMATION

1. Property Address	1224-1228 5th Ave N
2. Project numbers	3016985
3. Additional related project number(s):	N/A
4. Owner/Lessee Name	Views on South Queen Anne, LLC
5. Contact Person Name	Bradley Khouri
Firm	b9 architects
Mailing Address	610 2nd Avenue
City State Zip	Seattle, WA 98104
Phone	206.297.1284
Email address	b9k@b9architects.com
6. Applicant's Name	Bradley Khouri
Relationship to Project	Architect
7. Design Professional's Name	Brad Khouri
Address	610 2nd Ave
Phone	206.297.1284
Email address	b9k@b9architects.com
Project Designer	Caroline Davis
Address	610 2nd Ave
Phone	206.297.1284
Email address	caroline@b9architects.com

PART II: SITE AND DEVELOPMENT INFORMATION

1. Please describe the existing site, including location, existing uses and/or structures, topographical or other physical features, etc.

The site consists of two parcels located along the east side of 5th Avenue N mid-block between Lee St and Highland Dr. Two existing single-family structures currently occupy the site and will be demolished. The property slopes moderately from north to south and significantly from west to east, dropping 18-24 feet down to the alley. The site dimensions are approximately 100-120 feet east-west and 90 feet north-south. The site is located at the bottom of Bhy Kracke Park and has access to views of South Lake Union and beyond. The neighborhood is predominantly residential, consisting of apartments, condominiums, duplexes, triplexes and single-family residences.

2. Please indicate the site's zoning and any other overlay designations, including applicable Neighborhood Specific Guidelines.

The site is predominately surrounded by Low Rise zoning to the east and across 5th Avenue to the west. The zoning transitions to single family a half block to the west, approximately a forty-foot grade change up the hill. East of Aurora Ave N the zoning changes to commercial along South Lake Union. The site is located north of the Uptown Urban Center, west of the South Lake Union Urban Center and east of the Upper Queen Anne Residential Urban Village.

3. Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.

The immediate vicinity of the site consists primarily of residential buildings, varying from four-story multifamily houses, low-rise apartments, triplexes, duplexes and single family homes. Directly west of the site is Bhy Kracke Park which has an expansive view of downtown Seattle and Lake Union from the upper bluff. Trolley Hill Park is a 5 minute walk north from site. The neighborhood in which the site is located has significant slopes running downwards from west to east and north to south. Seattle Center, local cafes, restaurants, bars, and retail are located south of the site, from Aloha St and onwards. East of the site is Aurora Ave or state route 99, which separates the Queen Anne neighborhood from Westlake and Lake Union.

4. Please describe the applicant's development objectives, indicating types of desired uses, structure height (approx), number of residential units (approx), amount of commercial square footage (approx), and number of parking stalls (approx). Please also include potential requests for departure from development standards.

The proposed development proposes 10 townhouse units on the 9,900 square foot lot which currently consists of two single-family homes. The approximate height of the new structures will be 30'-0" with the structures stepping with the topography. There will be 13 parking stalls provided in two locations, below grade in a shared garage and at grade abutting the alley.

Potential requests for departure from development standards are:

1.	23.47A.014.B1	Setback Requirements
2.	23.45.527.B	Facade Length Requirements
3.	23.45.518.F	Separation Requirements

ZONING ANALYSIS

23.45.504 PERMITTED USES:

- Residential use permitted outright.

23.45.510 FLOOR AREA RATIO:

- 1.3 X 9,900 = 12,870 square feet allowable for projects that meet the standards of SMC 23.45.510.C
- Underground stories and portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, are exempt from FAR limits.

23.45.512 DENSITY LIMITS:

- Density limits do not apply for townhouse developments that meet the standards of SMC 23.45.510.C

23.45.514 STRUCTURE HEIGHT:

- For townhouse developments located in zone LR3, the height limit is 30 feet.

23.45.518 SETBACKS AND SEPARATIONS

- Front Setback – 7 feet average and 5 feet minimum
- Rear Setback – 7 feet average and 5 feet minimum
- Side Setback – 7 feet average and 5 feet minimum or 5 feet for facade lengths over 40 feet in length
- Separations - 10 feet minimum separation between principal structures

23.45.522 AMENITY AREA

- The required amount of amenity area is equal to 25 percent of the lot area.
- A minimum of 50 percent of the required amenity area shall be provided at the ground area.
- For townhouse developments, amenity area at ground level can be provided as either private or public space

23.45.524 LANDSCAPING STANDARDS

- Landscaping shall achieve a green factor score of 0.6 or greater.

23.45.527 STRUCTURE WIDTH AND FAÇADE LENGTH

- For townhouse developments located in zone LR3 and outside of an Urban Center, the maximum structure width is 120 feet.
- The maximum combined façade length within 15 feet of a lot line that is neither a rear lot line, a street, or an alley shall not exceed 65 percent of the length of that lot line.

23.45.534 LIGHT AND GLARE

- Exterior lighting must be shielded and directed away from adjacent uses.
- Interior lighting in parking garages must be shielded to minimize nighttime glare on adjacent properties.

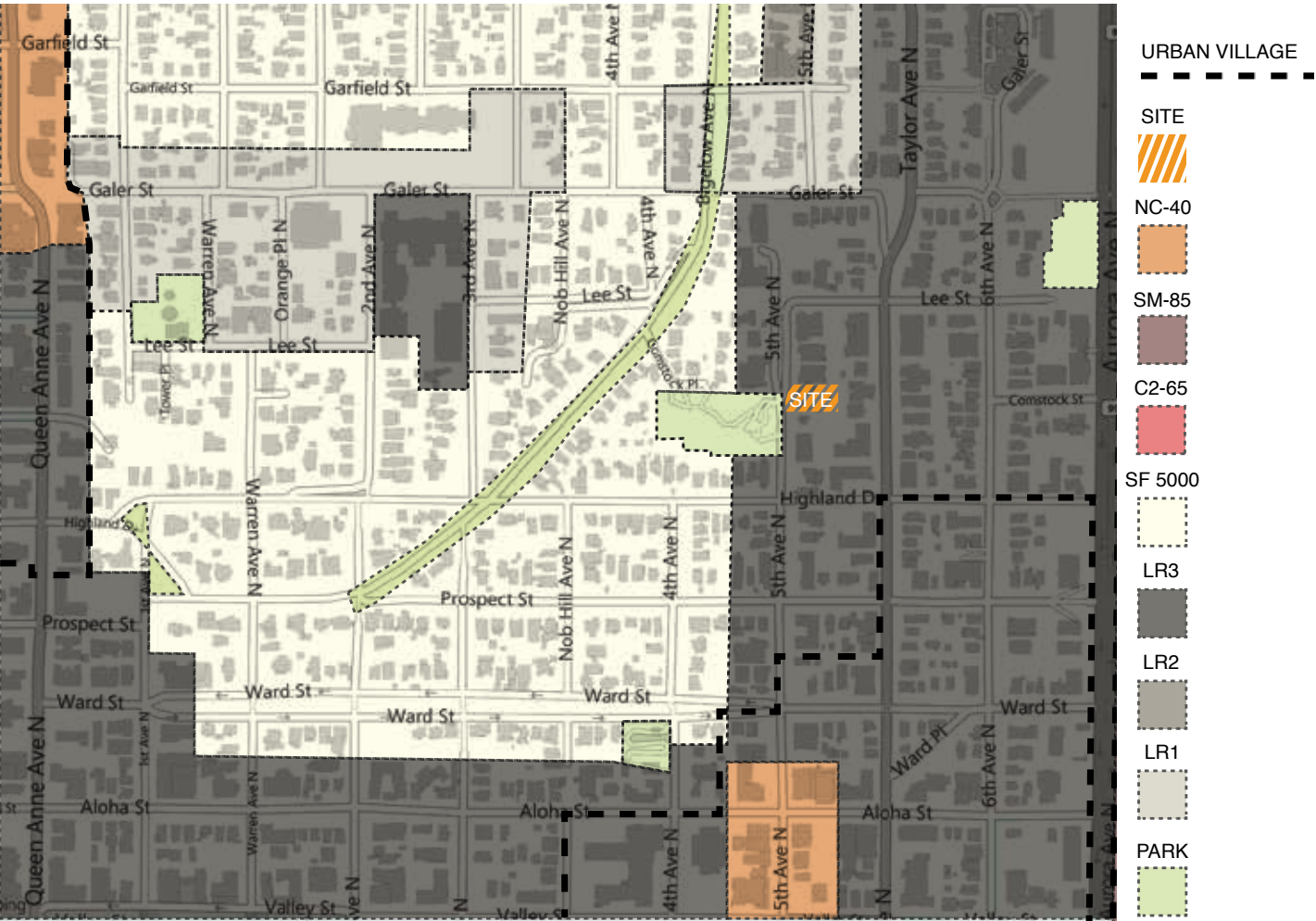
23.54.015 AND 23.54.030 PARKING:

- For all residential uses in multifamily zones not within an Urban Village, 1 parking space per dwelling unit is required.
- 1 bicycle parking space will be required per every 4 residential units.

23.54.040 SOLID WASTE

- For developments containing 9-15 dwelling units, the minimum area for shared storage space for solid waste containers is 150 square feet.
- The minimum horizontal dimension of required storage space is 12 feet.

ZONING MAP



ADDRESS
1224-1228 5th Ave N

LOT SIZE
9,900 square feet.

ZONING
Lowrise LR-3

SEPA Review



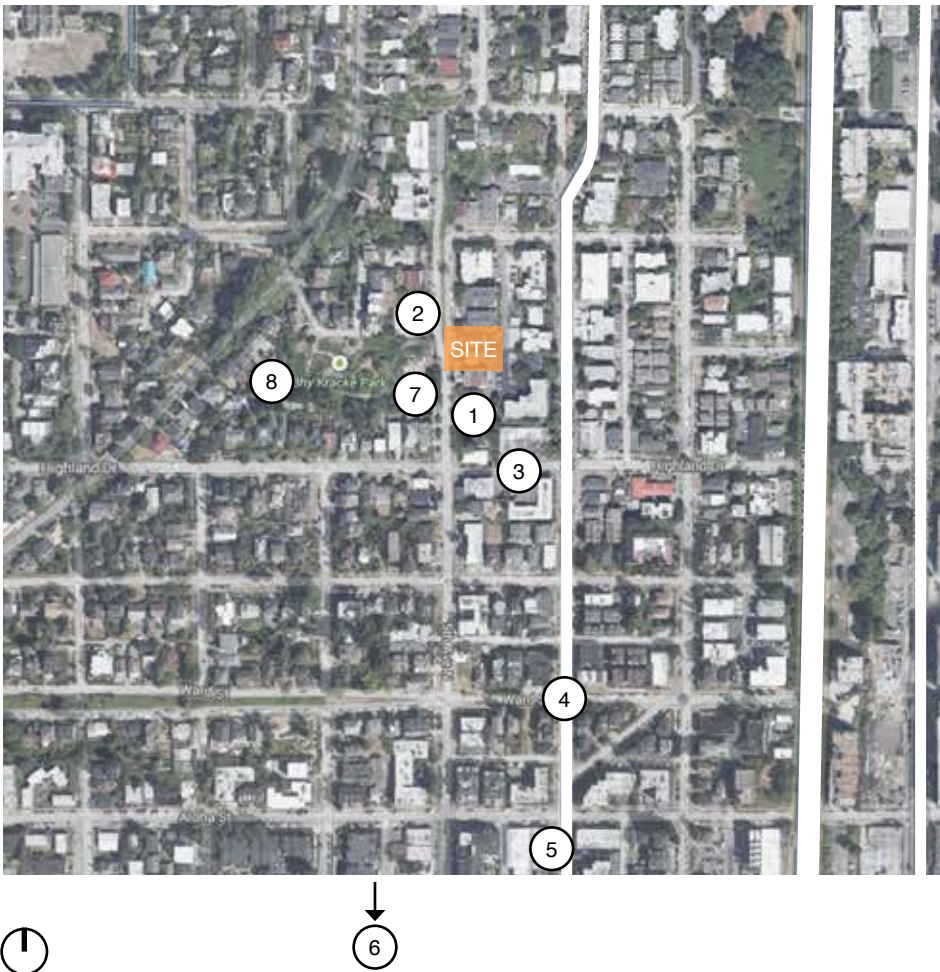
USE MAP



ADJACENT USES

- Adjacent uses around the immediate site consist primarily of apartments, condominiums, triplexes, duplexes and single family homes.
- To the immediate west of the site is a playground at the base of Bhy Kracke Park.
- While the site is located in a primarily residential area, restaurants, bars, and cafes are just south of the site at the northern edge of Seattle Center.
- At the bottom of Queen Anne lies Seattle Center, which was built for the World's Fair in 1962, and is most notably known to house the Space Needle. In addition, Seattle Center consists of Key Arena, the Monorail which connects to Westlake in downtown Seattle, the EMP, the Chihuly Garden and Glass, Pacific Northwest Ballet, McCaw Hall, Seattle Repertory Theatre, Seattle Children's Museum, Pacific Science Center, KEXP, SIFF, and the Bill and Melinda Gates Foundation.

NEIGHBORHOOD



1 Duplex



2 Condominium



3 Low-rise apartments

ARCHITECTURAL CONTEXT

A survey of buildings in the neighborhood reveals a diversity of scale, material, and type that contributes to the livability of the neighborhood.

The character of the surrounding neighborhood consists of a variety of small and large craftsman single family homes, townhomes, and low rise apartments. These residences range in material including wood, stucco and brick. Views to downtown and Lake Union are prevalent due to the steep slopes in most directions in the area of the site.



6 Seattle Center



④ Emeritus Senior Living



⑤ Retail and restaurants on 5th Ave N

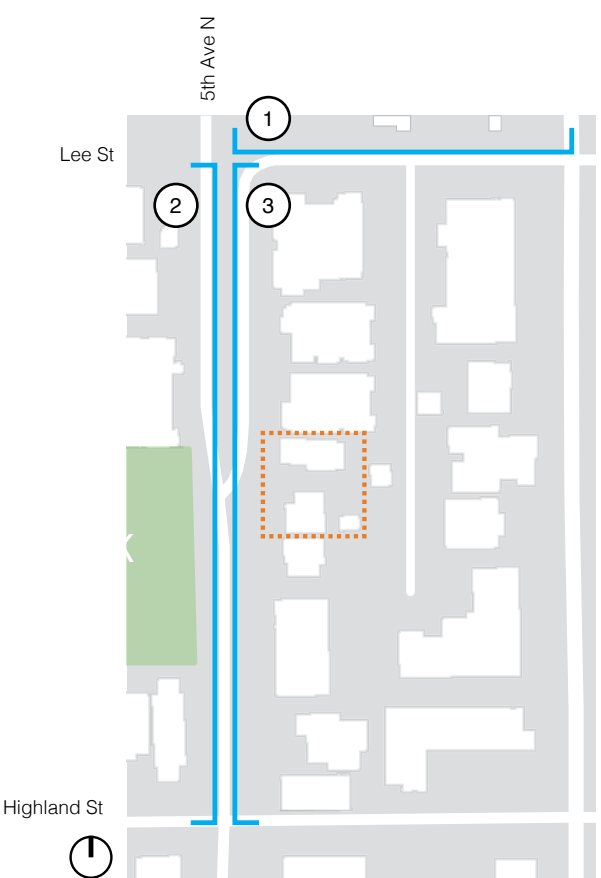


⑦ View of site from playground across 5th Ave N



⑧ View from Bhy Kracke Park

STREETSCAPE



1 Lee St facing north

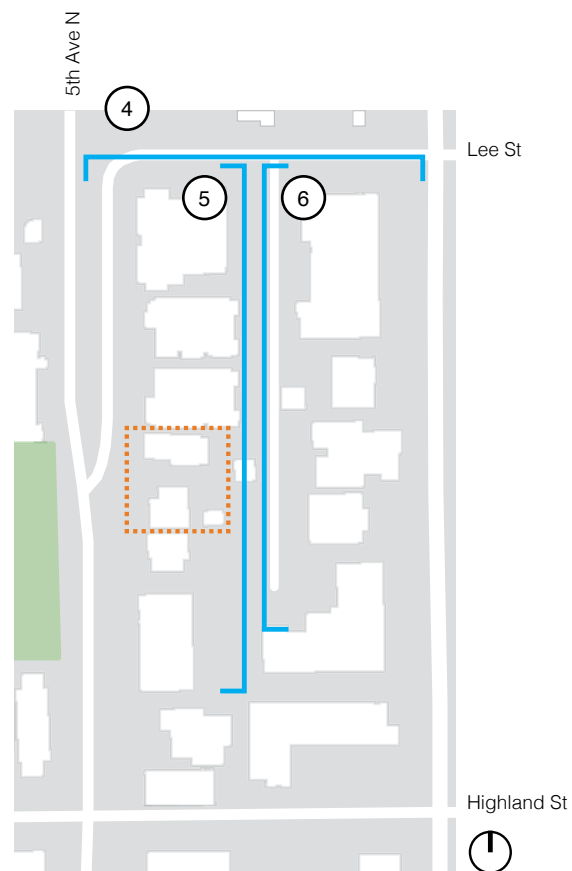


2 5th Ave N looking west



3 5th Ave N looking east

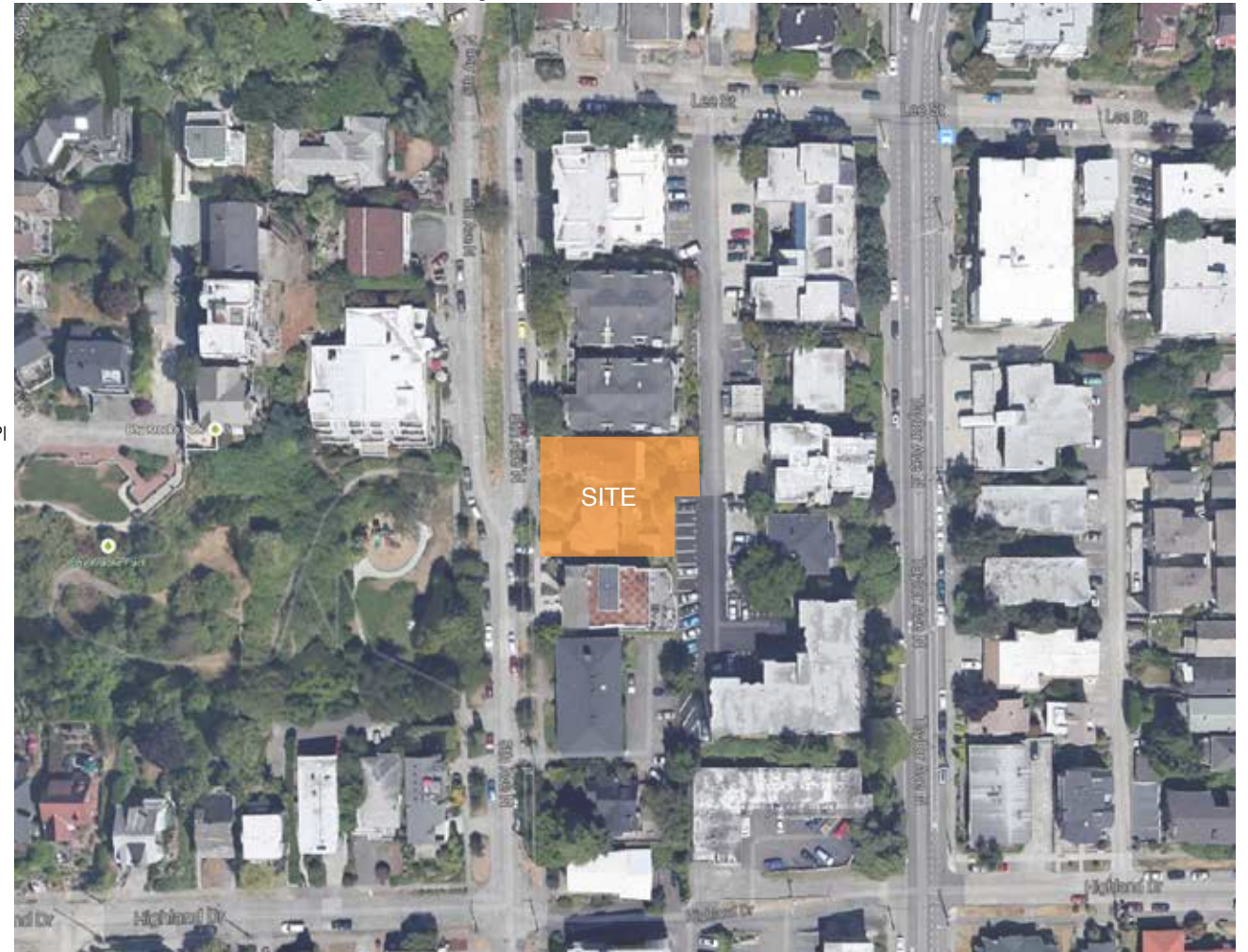
SITE



SITE OVERVIEW

Aerial view of site and surrounding Queen Anne neighborhood.

Comstock Pl

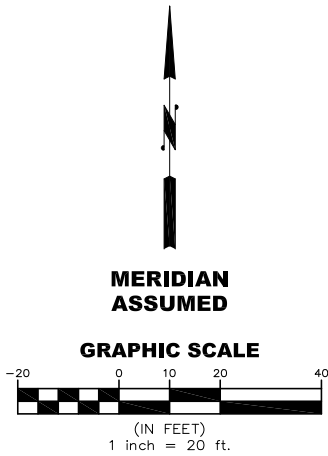
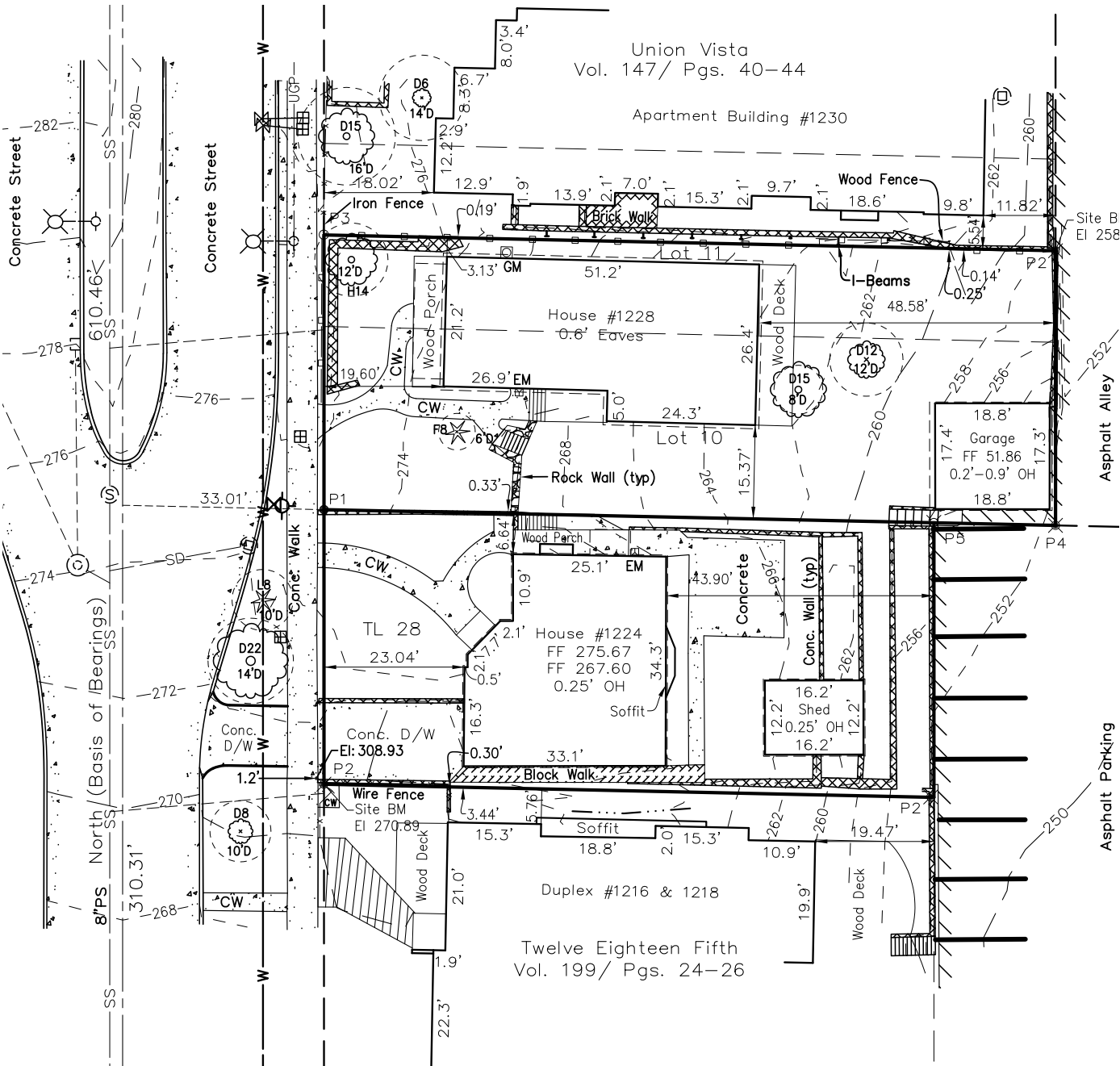


5th Ave N

Taylor Ave N



SURVEY



LEGAL DESCRIPTIONS

THE SOUTH 45 FEET OF THE NORTH 670 FEET OF THE WEST 133 FEET OF THE EAST 623.6 FEET OF GOVERNMENT LOT 5, SECTION 30, TOWNSHIP 25 NORTH, RANGE 4 EAST, W.M. IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON;

EXCEPT THE WEST 33 FEET THEREOF, DEEDED TO THE CITY OF SEATTLE FOR STREET.

APN 302504-9028

LOT 10 AND THE SOUTH 15 FEET OF LOT 11, BLOCK 2, PRATT'S ORCHARD ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 31, RECORDS OF KING COUNTY, WASHINGTON.

APN 688990-0230

SURVEY NOTES

INSTRUMENT USED: SOKKIA SET 5 EDM
METHOD USED: FIELD TRAVERSE

APPROXIMATE POINT ACCURACY: $\pm 0.05'$

SURVEY MEETS OR EXCEEDS STATE STANDARDS PER WAC 332-130-090.

MONUMENTS SHOWN HEREON WERE VISITED ON NOVEMBER 22, 2013.

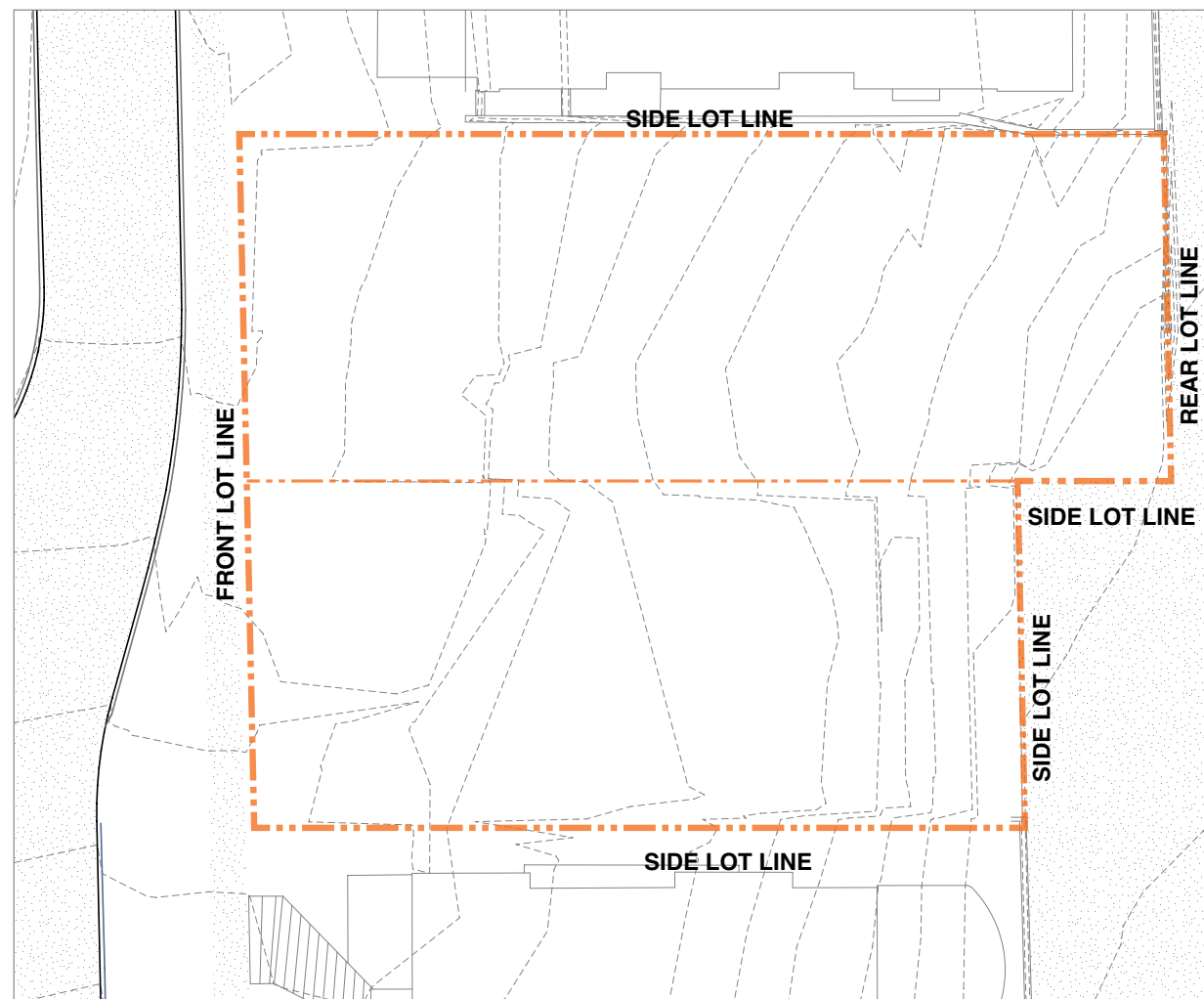
THE INFORMATION SHOWN ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE INDICATED DATE AND CAN ONLY BE CONSIDERED AS THE GENERAL EXISTING CONDITION AT THAT TIME.

NO EASEMENTS, RESTRICTIONS OR RESERVATION OF RECORD WHICH WOULD BE DISCLOSED BY A TITLE REPORT ARE SHOWN.

VERTICAL DATUM - NAVD 88
CONTOUR INTERVAL - 2 FEET

BENCH MARK: POINT NAME: SNV-5183: 2" Brass Cap stamped 'C of S 5183' set 0.5' S & 0.5' W of the intx bkw at the NW cor Bldg in the SE cor of the intx of Garfield St & Dexter Ave N. Elev: 87.667

EXISTING SITE CONDITIONS



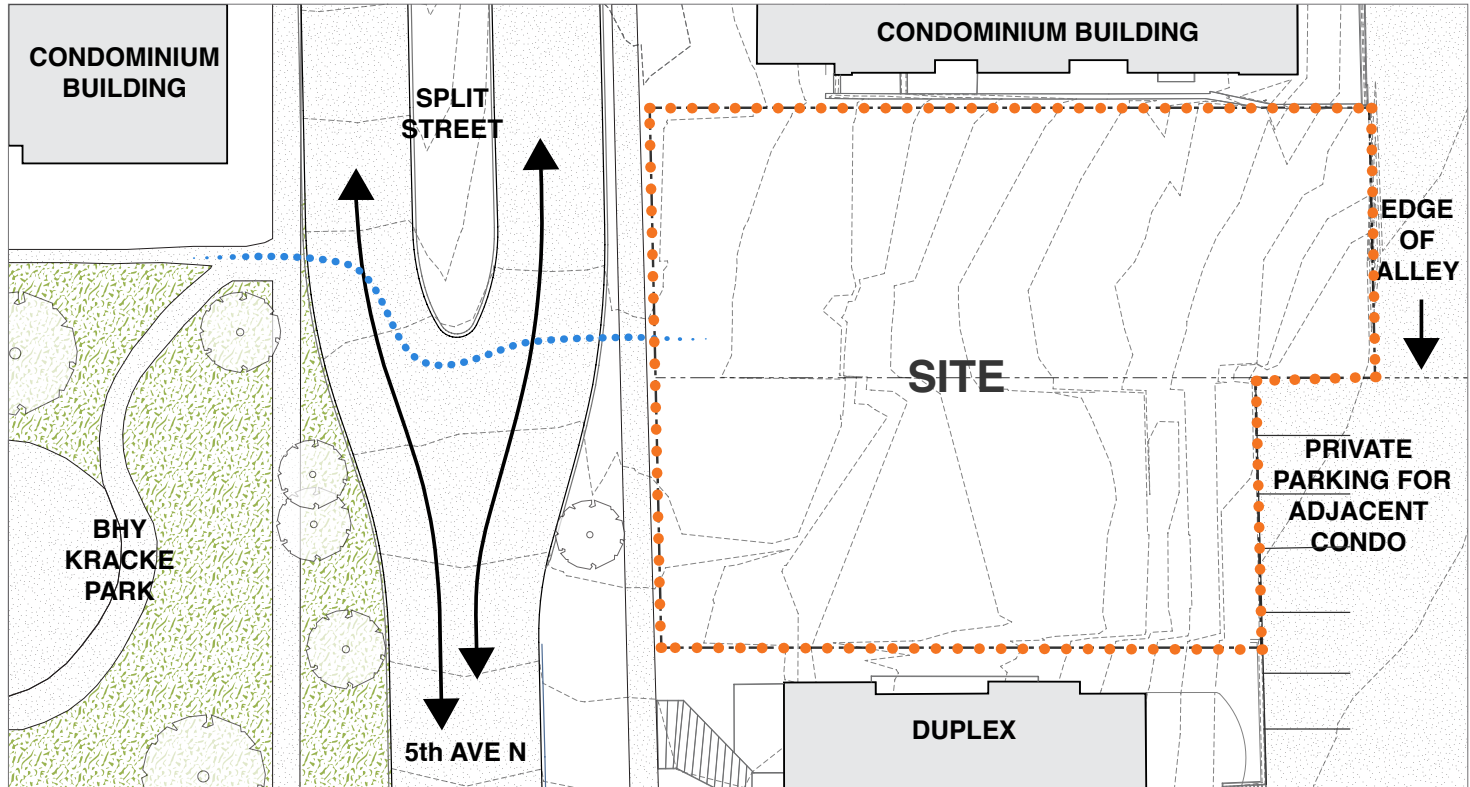
Plan of irregular shaped lot



View of site from 5th Ave N



Park



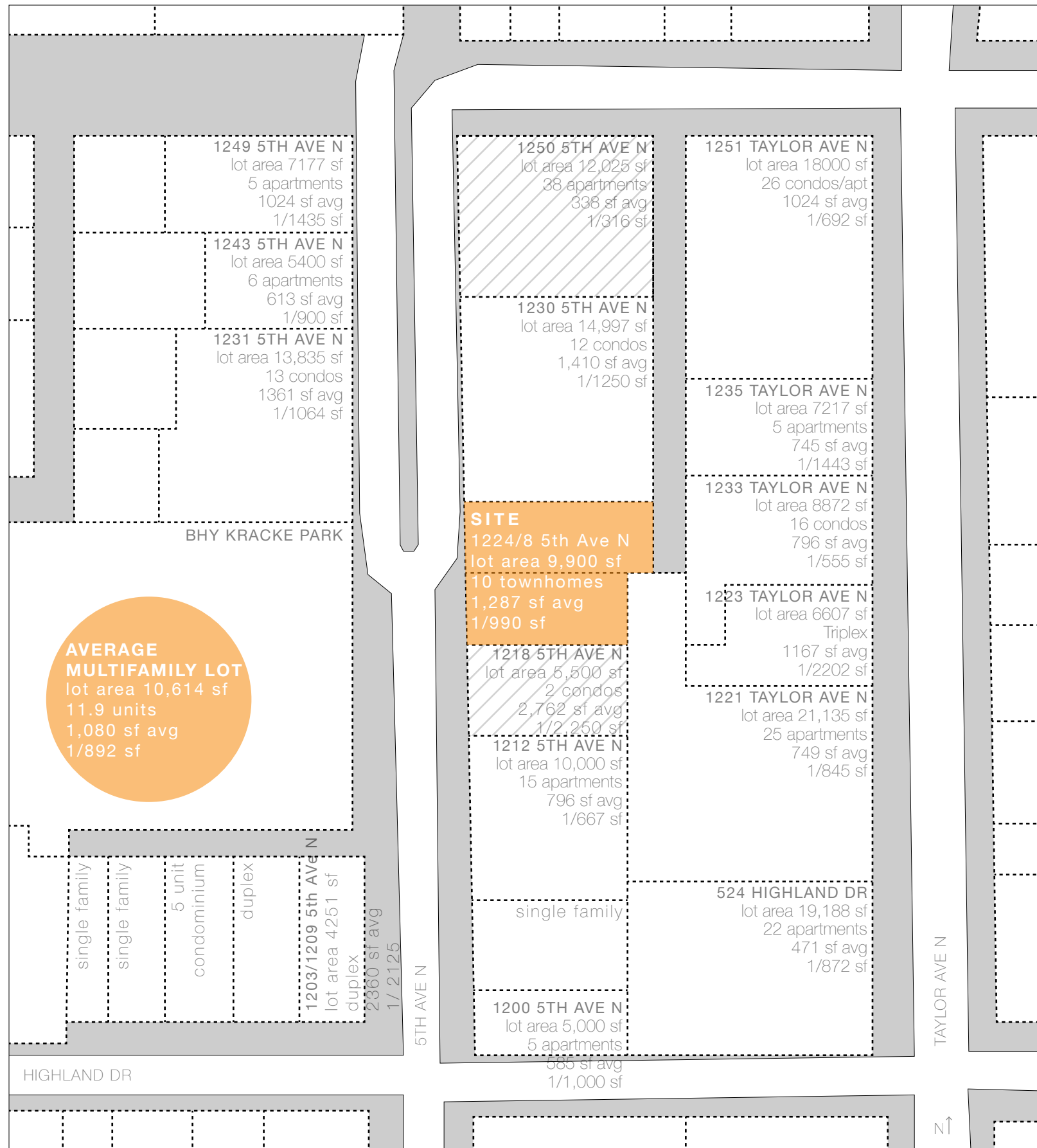
Alley



EXISTING SITE CONDITIONS



Figure-ground lot coverage diagram of proposed buildings and neighboring buildings to the North and South. Although the proposed building's lot coverage is slightly larger than those adjacent, it is less monolithic and provides more effective and enhancing open spaces.



Map showing density data of proposed building, adjacent buildings and their average. The proposal is consistent with the density in the immediate neighborhood.

Hatched areas represent the high and low site averages for the area.

By removing the high and low the following results were found:

lot area average: **10, 899 SF**

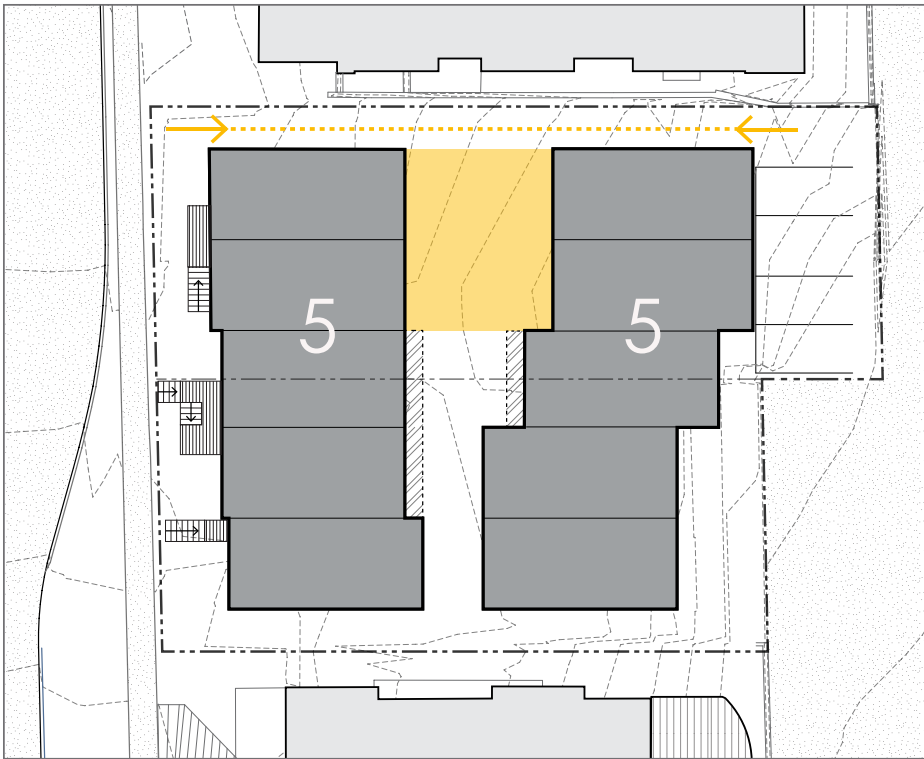
unit average: **10.7**

sf average per unit: **1,008 SF**

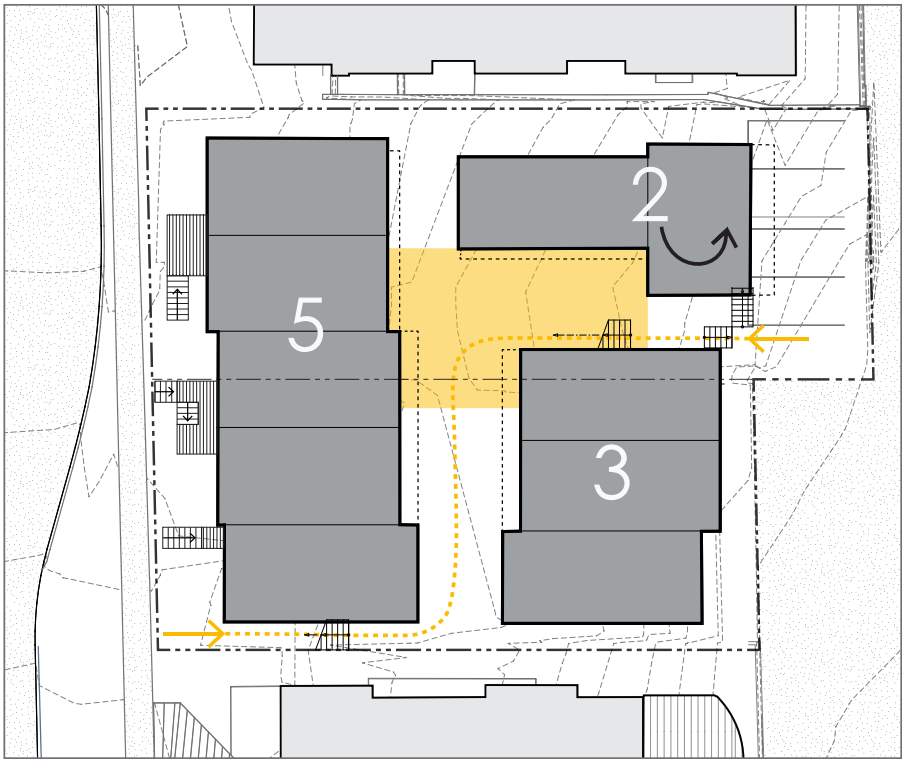
unit per area: **1/ 1,019 SF**

DESIGN EVOLUTION

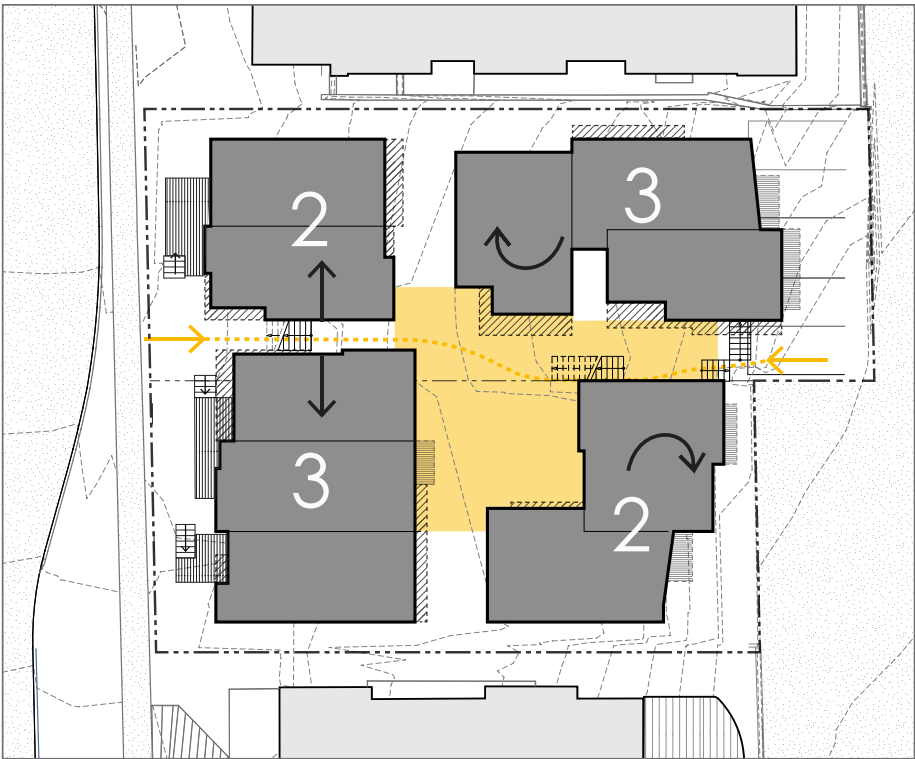
Evolution of design at EDG



2 STRUCTURES



3 STRUCTURES



4 STRUCTURES



SITE PLAN



Site Plan at EDG

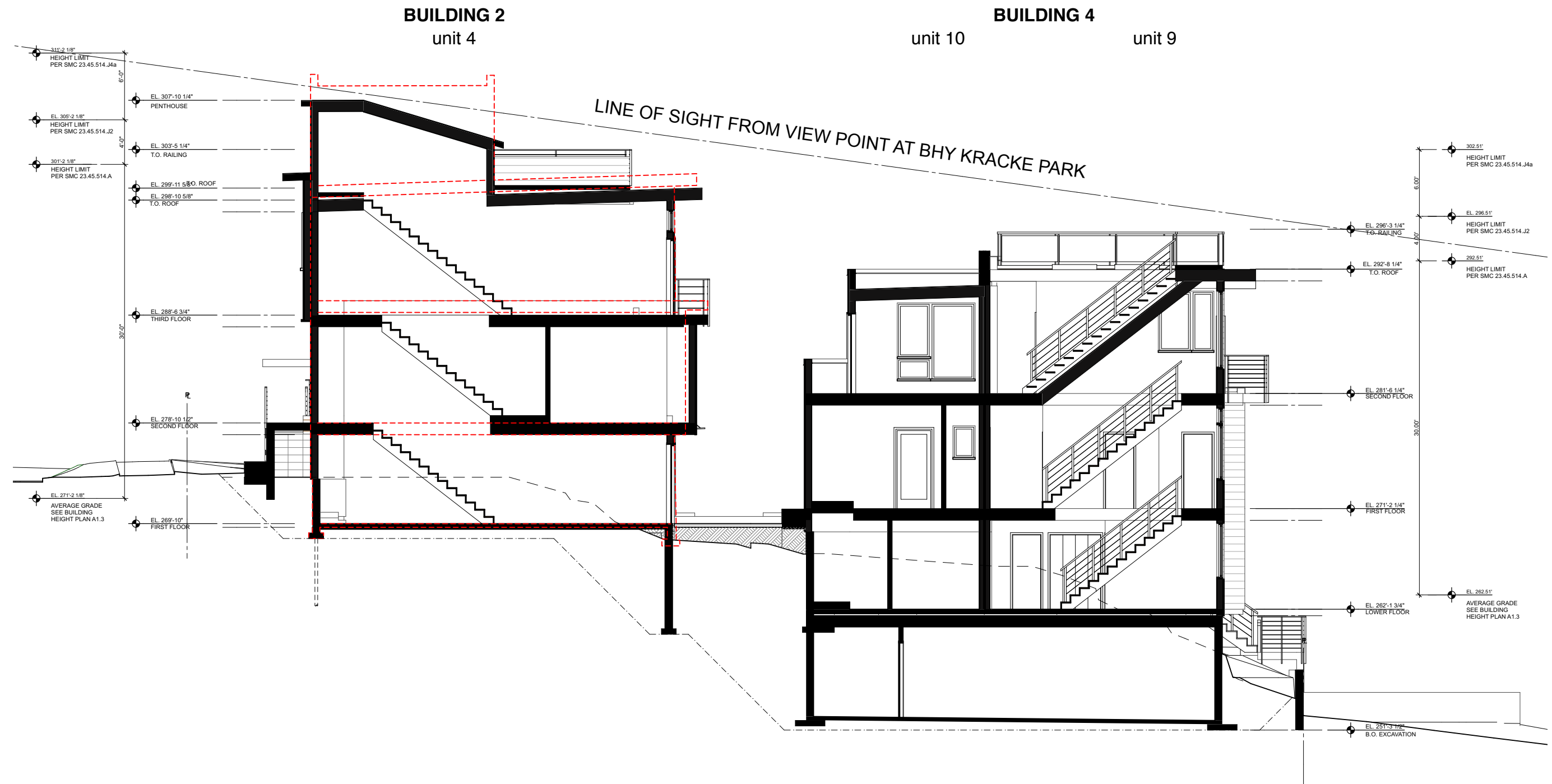


Aerial View looking Northwest of proposed design



Aerial View looking Northwest at EDG

SECTION



LONGITUDINAL SECTION THROUGH BUILDINGS 2 AND 4

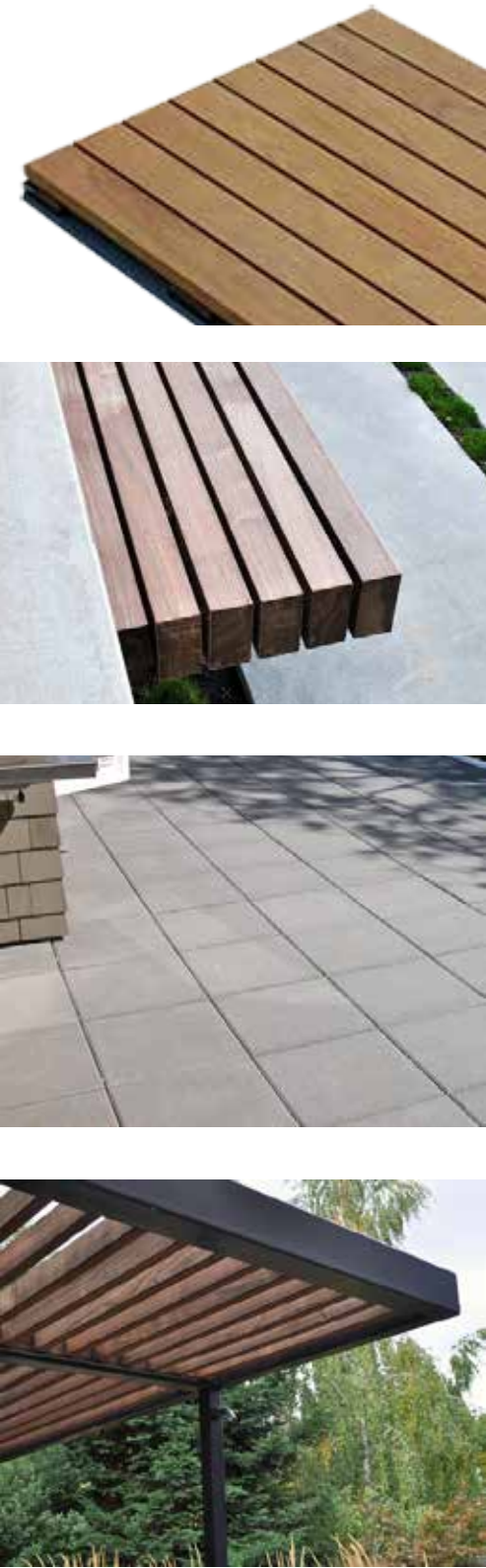
DASHED RED LINE REPRESENTS OUTLINE OF BUILDING AT
MUP SUBMITTAL



TRANSVERSE SECTION THROUGH BUILDINGS 1 AND 2

DASHED RED LINE REPRESENTS OUTLINE OF BUILDING
AT MUP SUBMITTAL

PROPOSED LANDSCAPE



GROUND COVER AND VINES



Oriental Raspberry Creeping Bramble



Japanese Spurge



Yellow Creeping Jenny



White Periwinkle



Clematis 'Snowdrift'

SHRUBS AND PERENNIALS



Golden Variegated Sweet Flag



Variegated Sweet Flag



Western Sword Fern



Deer Fern



Fragrant Sweet Box



Variegated Red Twig Dogwood



Black Mondo Grass



Creeping Oregon Grape



Orange Sedge



June Hosta



Little Bunny Fountain Grass



Green Spire Euonymus



Golden Bamboo



Fetterbush



Hydrangea



Lenten Rose

TREES



Hinoki Cypress



Tulip Tree



Purple Beech



Fernspray Cypress



Paperbark Maple



Fragrant Styrax



Japanese Maple



Vine Maple

EXISTING PLANT TYPE FROM BYE KRACKE PARK

SUMMARY OF GUIDANCE

BOARD RECOMMENDATION

EDG Items 2, 3 and 8: Siting, adjacent buildings and Bye Kracke Park

2. The Board would be most reluctant to recommend granting a departure for reducing the Code-compliant setback at the northwest portion of the development site.

3. The requested departures for exceeding façade length along the north property line and the lower portion of the east property line seemed reasonable requests, given the design intent, provided that the design team supply the Board with detailed studies of favorable relationships to assure for privacy and comfort to openings on the adjacent buildings located to the north and the south of the proposed development.

8. Finally, the design team was challenged by the Board, without further specific details, to make a more deliberate and conscious effort to relate the proposal, both architecturally and in its landscaping programming, to the presence of the park directly across the street.

SUMMARY RESPONSE

The setback departure was removed at the northwest corner of the site. In response, the facade was lengthened. The proposed facades were carefully studied in conjunction with their relationship to neighboring buildings. Openings were placed with intention of serving the interior spaces respectful of existing neighbors' windows and decks. Please reference the privacy studies on following pages that show graphic representation of the proposed facades and how they relate to adjacent buildings.

Points of connection were established between Bhy Kracke park and the proposed project. The street-facing buildings were reduced in height by lowering the interior floor plates. Views from Bhy Kracke park were carefully considered, especially the protected view to South Lake Union. In diagrams on upcoming pages, this relationship is graphically represented through images and sections. Numerous species of plants in and around Bhy Kracke park were selected and located on the project through a collaboration with the landscape architect. Specific plants are highlighted on the previous Landscape page and in project illustrations.

Bhy Kracke park is one of Seattle's many, incredible outdoor public amenities. It is a popular place where people gather, enjoy the view, get married and interact in significant and meaningful ways. The project's proposed central courtyard provides a similar valuable community use within the site.

Following Neighborhood Meeting:

This new design was presented to a group of neighbors at a meeting on April 18th, 2015 at the Queen Anne Library. Through a series of conversations with a neighbor to the north in the Union Vista Condominiums, we shortened the northeast facade to reduce the impact of our proposed structure (specifically building 3) on the southeast views from Union Vista. This change, which is supported by that neighbor, resulted in a setback departure for the top two floors of unit 7 (building 3).



1 View of project from Bye Kracke Park



2 View of facade looking east on 5th Avenue N, showing roof line stepping down to the south and paralleling the site's topography.

BOARD RECOMMENDATION

EDG Item 6: Parapet and roof modulation

6. The modulation suggested at the parapet level, differentiating individual townhouse units, was considered a positive feature in the early design, but the Board would like to see a further investigation of what might be the benefits of stepping down the ground floor plates of the individual units in response to the change in topography as the site stepped down from north to south, providing for even greater unit differentiation.

SUMMARY RESPONSE

Per the board's suggestion, roof lines of all units were modified and further modulated to step down from north to south, following the site's topography. This development from EDG is clearly seen in the comparison of the current facade with the massing at EDG, on a rendering in the following pages. The current roof line is seen in rendering 2 above. This modification helps integrate the project into the existing context of the neighborhood.



3 View from courtyard looking south east showing the generous outdoor space and character-generating details, including various materials and landscape elements.



4 View from courtyard looking north.

BOARD RECOMMENDATION

EDG Items 1 and 5: Courtyard amenity and details

- 1. An ample courtyard amenity space, together with adequate and Code compliant peripheral setbacks from property lines and neighboring structures should be able to be achieved through the manipulation of the sizes, shapes, and positioning of the individual townhouse units.
- 5. The character and attractiveness of the interior courtyard space needed to be demonstrated in convincing detail.

SUMMARY RESPONSE

The generous and dynamic central courtyard is the primary goal of the proposed project, and contributor to the overall design. The specific massing and material strategies maximize the size and enhance the use of the courtyard. Similarly, their composition on the site is a considered and curated one, achieving a spacious, welcoming, and easily activated shared space.

The courtyard provides spaces of varying scales with careful attention to detailing and adjacent materials. Two different varieties of pavers designate different exterior zones. Wood is used at more intimate scales, located at entries, porches and shared benches creating a hierarchy of expression and delineating semi-private and semi-public places.

The landscape design provides additional detail within the courtyard and setbacks. Planters and their diverse contents, are an integral part of the courtyard and are present throughout. The various trees and plantings provide life, texture and color, enhancing the space while in it, as well as from interior views.

BOARD RECOMMENDATION

EDG Items 4 and 7: Passageways, porches and entry details

- 4. The departure for requiring less than a ten foot separation between townhouse #2 and #3 to provide for a passage between the sidewalk and courtyard would be entertained, as long as the design team could convincingly demonstrate that the passageway would offer a felicitous experience to both tenants and visitors traversing the space.
- 7. The requested departure which would be required to allow the porch shared by units #1 and #2 to be situated less than required from the front property line was looked upon favorably by members of the Board, but the Board would like to see the stair and porch in more detail and would like to see a design that clearly integrated porch and entries into the architectural language of the buildings and into a robust landscaping plan for the entire 5th Avenue N. frontage.

SUMMARY RESPONSE

There are several architectural elements, integrated throughout the project, that enhance the overall design and experience. These include pedestrian pathways, entries (to the site and to individual townhomes), and the use of porches to activate entries.

The shared walkway at the center of the site, is located between the two street facing structures. This opening in the street facade, seen in rendering 5 to the right, is the primary access through the site from 5th Avenue N. It visually connects from across the street at Bhy Kracke Park and to the central courtyard at the center of the site. Visually and experientially, this connection extends through the site to Lake Union beyond.

Specific detailing including various pavers, planters and landscaping add scale and texture to the pathway. The shared entry path employs a variety of materials to create a positive experience. First, a large entry arbor with a clematis vine welcomes visitors and calls out the main entry to the project. Second, landscaped areas located on both sides of the path soften the edges of the space. Third, the building surfaces are modulated and employ a variety of materials and texture. Finally, lighting and fenestration are used to create a safe experience through the site.



5 View of the entry path looking east, showing various hardscape materials and landscape elements.

The departure request for porches in the front setback abutting 5th Avenue N result from significant topography and raised entries that enhance safety and security creating a positive urban relationship between residence and street.

The shared porches provide a buffer for the resident and visitor while engaging the street life and park along 5th Avenue N. In combination with the shared pathway, the elevated platforms create an identifiable, elevated entry that is removed and buffered from the street. This adds activation at building facade which affords texture and interest, encouraging community through impromptu interactions and enjoyment of these spaces.

Detailed renderings exhibit both the developed landscape design streetscape activation along 5th Avenue N. Additionally, the idea of the porch is integrated throughout the project, through the accentuation of entries at the courtyard and private decks on all facades. These elements utilize a similar architectural language and material palette as the porches creating similar texture and sponsoring activity and interaction. The porches are integrated into the design of the buildings and help to create a base and anchor the project, enhancing the experience from 5th Avenue N.

SITING: 5TH AVENUE NORTH



View looking south east on 5th Avenue N from EDG

RECOMMENDATION AND RESPONSE SUMMARY

The images show the dynamic facade at 5th Ave. N, created through a site-specific response to building modulation, material selection and details. The entry porches and shared pedestrian path to the courtyard identify access and create opportunities for engagement at the street facade. Although a departure for separation is necessary to achieve this design, it breaks down the scale of the development and provides a direct connection between the courtyard at the center of the site and Bhy Kracke park across the street.

Diagrams on following pages, showing privacy elevations and view protection, further respond to the board's request to show favorable relationships between the proposed buildings and its neighbors.

The images at the right show plants that are in and around the park and have been integrated into the landscape design of the project.

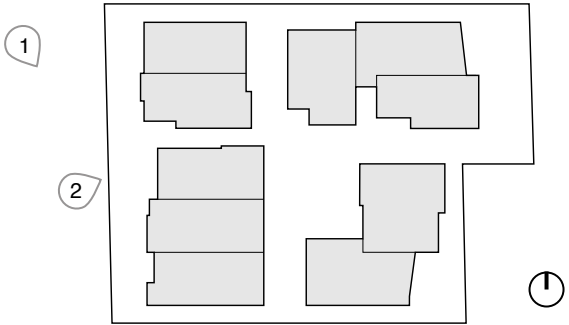
The comparison of the massing from EDG (shown above) to the current renderings, exhibits the change requested by the board in EDG item 6, to step roof lines down from north to south, following site topography and integrating more seamlessly into the neighborhood context.



1 View looking south east on 5th Avenue N



2 View looking north east on 5th Avenue N



SITING: WEST FACADE AT ALLEY



1 View from Alley looking south west

CS1-B-1, 2. Sun and Wind, Daylight and Shading
All buildings are located on the site to maximize daylight and air flow, to each townhome as well as the central courtyard space and to adjacent sites. Creating four separate and unique buildings helped to optimize sun and natural ventilation, as described in CS1-B.

CS1-C-1, 2. Land Form, Elevation Changes
The buildings step down from north to south at 5th Avenue N and west to east, following the existing topography of the site down to the alley.

CS1-D-1, 2. On-Site and Off-Site Features
The project connects with Bhy Kracke Park to the west through the creation of a central courtyard space (echoing the use and value of the park within the project) and by integrating plant and tree species that are present in the park and surrounding neighborhood.

CS2-A-2, C-2, D-2, 5, CS3-A-1, 2, 4. Presence, Mid-Block Sites, Existing Features, Respect for Adjacent Sites, Fitting Old and New Together, Contemporary Design, Evolving Neighborhood
The project seeks to integrate into the neighborhood in an effective and respectful way, while also creating compelling architecture with an innovative approach to building design and creating community. Points of connection to neighboring buildings include using various scales of building volumes and modulating building surfaces. The use of smaller proportions (at pathways, for example) and architectural elements (such as decks and overhangs), help the project relate to elements of

similar scale in the neighborhood.

DC1-A-4, DC2-A-1, 2, DC2-C-3. Views and Connections, Site Characteristics and Uses, Reducing Perceived Mass, Fit With Neighboring Buildings
The building design takes advantage of the site's incredible views to the east and west, while respecting neighbor views (see privacy diagrams on following pages). Efforts were also made not to obstruct views from Bhy Kracke Park. Additionally, each unit has direct connection to the outdoors, through the main courtyard space, front porches, decks and roof decks. The design of four buildings and their constituent, varied volumes, all contribute to a lighter and more varied presence on the site and a reduction of overall bulk and scale.

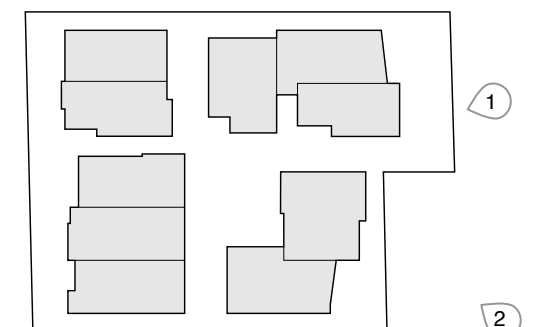
DC2-B-1, 2, DC2-C-1. Façade Composition, Blank Walls, Visual Depth and Interest
Care was taken in the design and curation of each wall and building surface on the site. This included locations of windows, doors and porches as well as use of diverse siding materials and architectural elements such as railings. Each wall has a unique composition and none are left blank. This is evident in the building elevations that follow.



View from Alley looking south west at EDG



② View from Alley looking north west



COURTYARDS



RECOMMENDATION AND RESPONSE SUMMARY

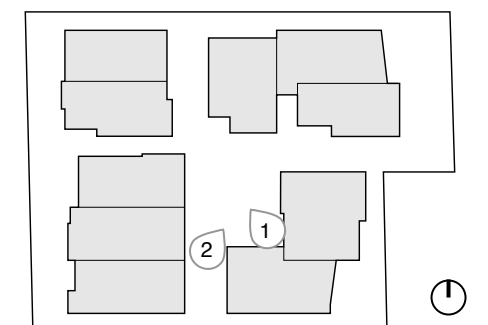
In EDG item 1, the board recommended an ample courtyard amenity space through the manipulation of each townhome on the site.

The renderings here and on the following pages exhibit the spacious outdoor courtyard at the center of the site, defined by the townhome units and their dynamic, multi-faceted and varied facades. The sculpting of each facade and the careful placement of each townhome on the site, results in an open space that enhances the site and responds directly to the board's suggestions.

1 View from the Lower Courtyard looking west



② View from Courtyard looking south east



COURTYARDS

RECOMMENDATION AND RESPONSE SUMMARY

The board encouraged, in their EDG item 5, the demonstration in more convincing detail of the character and attractiveness of the interior courtyard.

The renderings shown on these pages and the two prior show the development of the courtyard at a detailed scale and finer grain. Materials include two different paving systems at primary hardscape areas and wood at secondary, more intimate locations (such as entries, porches and benches). The texture and color of the various plantings and planters, contribute to the transition from building scale to human scale, adding rich texture as well as creating a warm and inviting space. These gestures express the character and attractiveness of the outdoor amenity space, per the board's request, and create a place for formal and informal interaction.



1 View from the Lower Courtyard looking west



View from the Lower Courtyard at EDG



View from Courtyard at EDG

The Courtyard renderings respond to the several Design Review Guidelines that define outdoor spaces. A summary of those guidelines and specific responses is listed below.

CS2-A-1. Sense of Place, DC1-A-2. Gathering Places

The central courtyard space anchors the project and creates a strong sense of a *shared* place that contributes to building community.

PL1-A-1, B-3. Enhancing Open Space, Pedestrian Amenities

The courtyard enhances the experience of the entire project, providing the primary pedestrian amenity on the site, for inhabitants and neighbors. The open space connects to 5th Avenue N to the west and the alley to the east. Its varied materials and diverse plantings improve the experience of the project.

DC3-B-2, 3, 4. Matching Use to Condition, Connection to Other Open Space, Multifamily Open Space

The various outdoor spaces on the project (central courtyard, porches, decks, pathways) are all clearly identifiable and relate to their uses, ranging from public to more private. The courtyard space is large and lush, marked by hardscape and plantings. Entries and porches are a threshold to private space and are elevated and enhanced with the use of wood. There are several examples of connections to open spaces, whether on passage-ways through the site or from porches and decks that view the central courtyard, street, or alley.

DC3-C-1, 2, 3. Reinforce Existing Open Space, Amenities/Features, Support Natural Areas

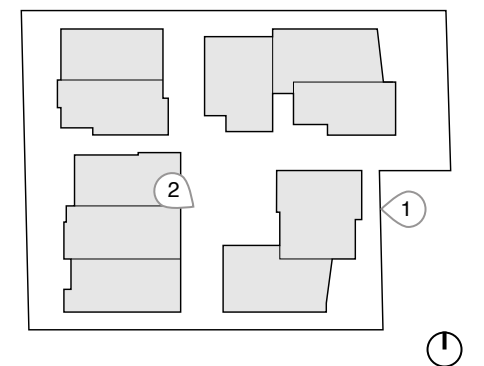
The project reinforces existing open space by relating to Bhy Kracke Park. It references the park's use and community values as well as species of plants and trees. Additionally, the project enhances existing open space by providing the large central courtyard and an visual path and alignment through the site from alley to 5th Avenue N to the west.

DC4-D-1, 2. Choice of Plant and Hardscape Materials

A diverse selection of plants and trees appear throughout the project. Several species were specifically chosen for their presence in the neighborhood. Hardscape materials are similarly diverse, ranging from two different stone pavers to wood, all accented by planters.



② View from Courtyard looking south east



FRONT PORCHES

RECOMMENDATION AND RESPONSE SUMMARY

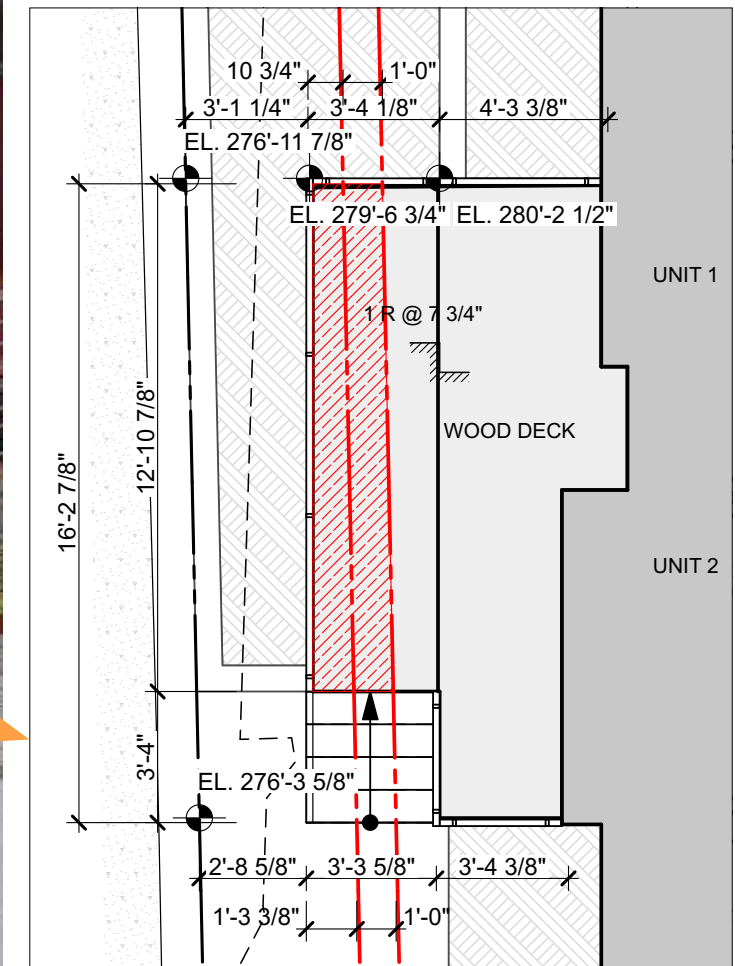
These renderings speak to the board's EDG item 7, requesting more detail at the shared porches fronting 5th Ave. N and a more robust landscape plan at this location.

The renderings exhibit how these porches would be detailed and activated, by its inhabitants and those passing by. Landscape shown and is representative of the landscape plan included in this packet. Departure requests are also shown in a diagram for clarification of the requests.

Entries are identified and accentuated throughout the project. Overhangs and raised platforms establish a clear language and buffer at the street and in the courtyard. Private decks above grade and at the roof continue the language of elevated outdoor space using a material palette of wood and steel rail.



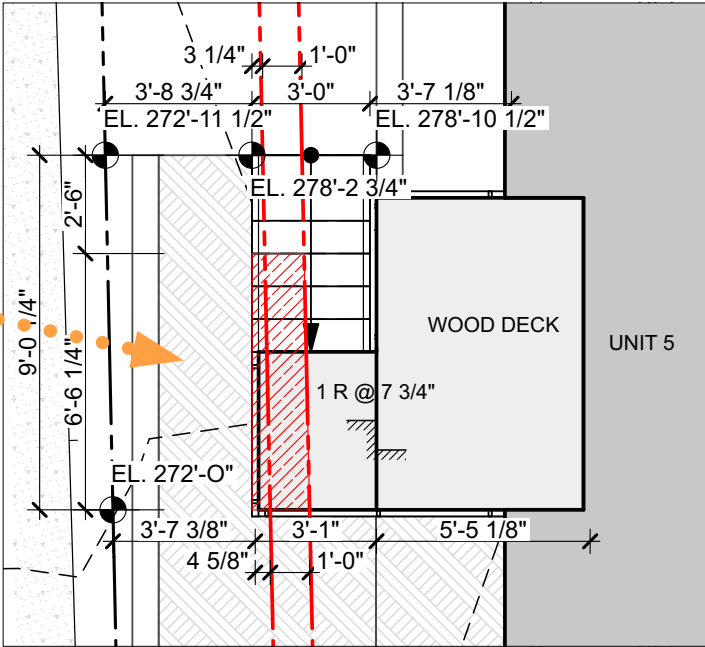
1 View looking east from 5th Ave. N of Building 1 porches and central walkway



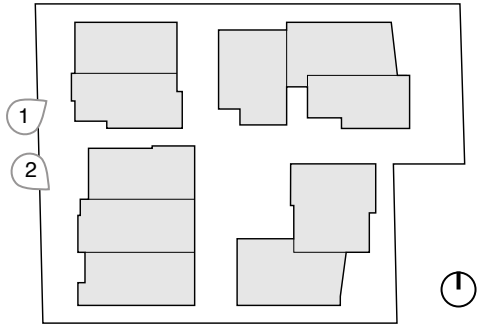
DEPARTURE REQUEST
3'-3 1/8" MAX. HEIGHT FOR A LENGTH OF
12'-10 7/8" WITHIN 4'-0" FROM PROPERTY LINE



Responses to Design Review Guidelines regarding Eyes on the Street, Human Scale, and Texture (PL2-B-1, DC2-D-1, DC2-D-2, respectively) are represented in the two Front Porch renderings at left. The images represent several design strategies to achieve these guidelines. Front porches and decks provide eyes on the street and encouragement of community interaction. Pedestrian paths and modulation of building volume and material relate to a human and a neighborhood scale. Lastly, architectural elements such as decks, overhangs, railings, diverse materials and plantings, all result in a richly textured and layered architecture, and experience.

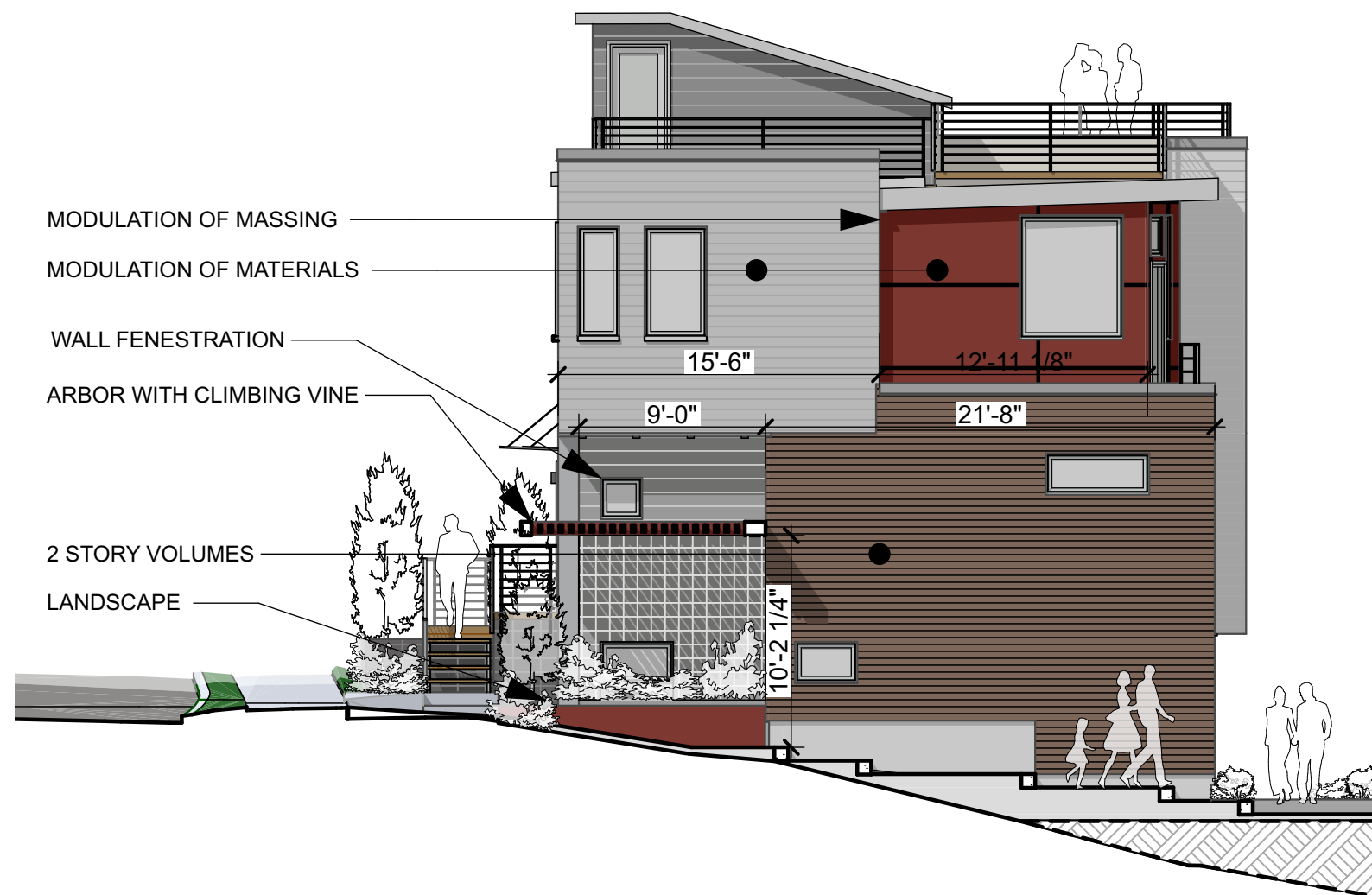


DEPARTURE REQUEST
 6'-2 3/4" MAX. HEIGHT FOR A LENGTH OF 6'-6 1/4" WITHIN 4'-0" FROM PROPERTY LINE



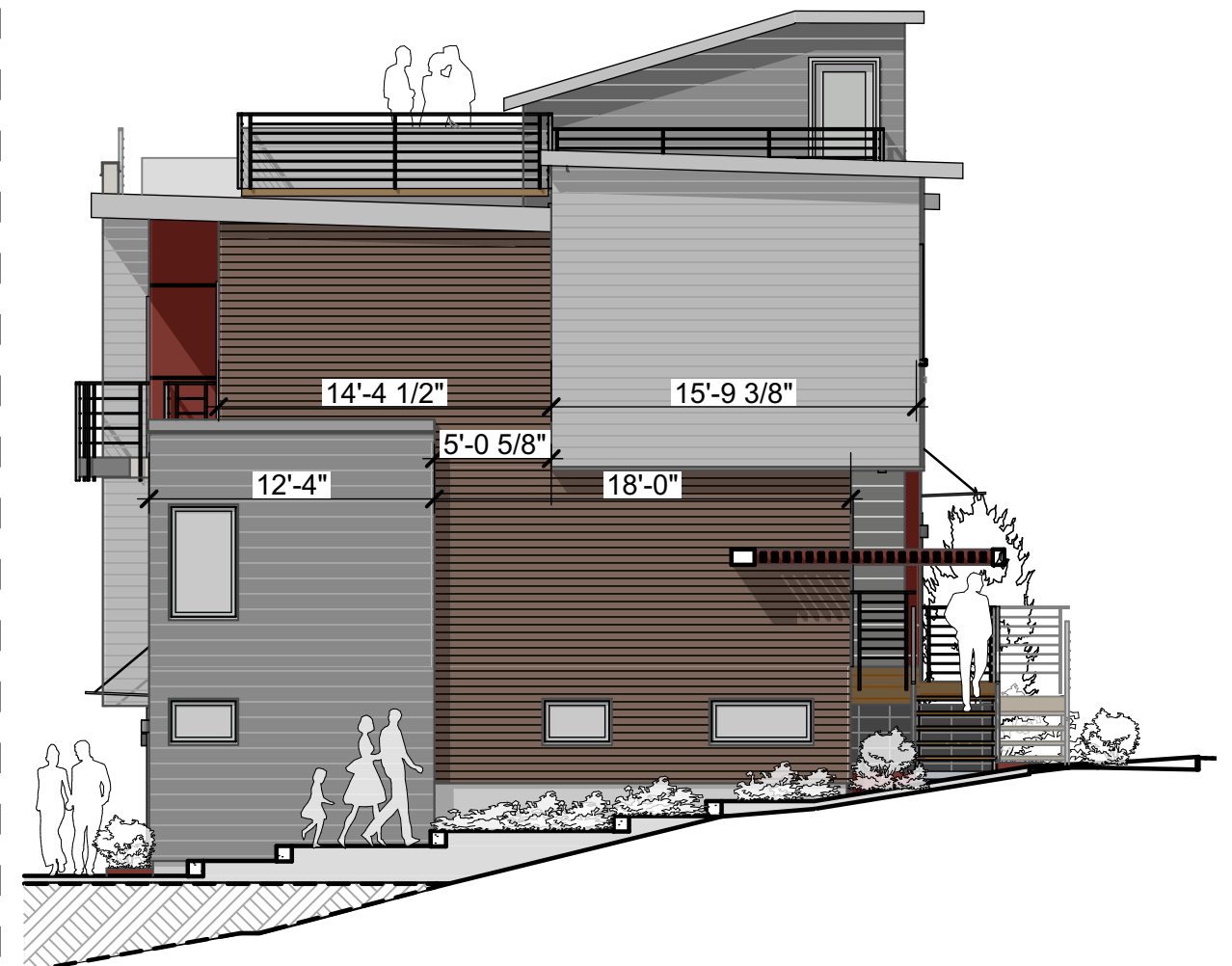
2 View looking east from 5th Ave. N of Building 2 porches and central walkway

BUILDING 1
UNIT 2



ELEVATION AT PASSAGEWAY LOOKING NORTH

BUILDING 2
UNIT 3



ELEVATION AT PASSAGEWAY LOOKING SOUTH

ENTRIES AND PASSAGEWAYS

RECOMMENDATION AND RESPONSE SUMMARY

The rendering and diagram on these two pages demonstrate the scale of the passageway at the west entry to the site, similar to the departure requested for the less than ten foot separation at the entry to the site from the alley.

This passageway provides a unique experience of entry, one that is intimate and well-detailed. The narrow space is defined above by an arbor, opening as it connects to the courtyard at the site's center. One experiences a threshold of enclosure (specifically, the two story walls on either side) prior to entry into the immediately generous open space of the courtyard. It provides an experience of a definitive path to a clear destination. This is an example of a different proportion of space and experience on the site and one that is enhancing to the project and neighborhood. This narrower path relates to open and 'in between' spaces of a similar scale in the neighborhood and also creates both a compelling experience and architectural presence at the street while focusing pedestrian activity away from adjacent sites.

Entries and passageways on the site represent responses to several Design Review Guidelines. These are summarized below.

CS2-B-2. Connection to the Street

The entries and porches facing 5th Ave. N provide a strong connection to the street and public realm. They are a space for activity and interaction and help pull the public realm onto the site. Similarly, the pedestrian path to the central courtyard, shown to the left, is another direct and active connection to the street.

PL1-B-1, 3, PL2-D-1. Pedestrian Infrastructure, Street-Level Transparency, Design as Wayfinding

The proposed design provides clear circulation on the site via a central axis through the site and easily identifiable entries and shared spaces (marked by material changes as well as plantings). The exterior passageway, shown to the left, is an open, safe, transparent connection to both 5th Ave. N and through to the alley on the east side of the site. Because it is a shared amenity, the path is also full of opportunity for community interaction.

PL3-A-1, 3, 4, DC1-A-1. Design Objectives at Entries, Individual Entries, Ensemble of Elements, Visibility

Entries are clearly identifiable and uniquely designed. They are defined by elements such as porches, raised platforms, wood, red doors, steel railings and planters. Each entry combines these components in various ways and achieves all the goals described in the above guidelines. A primary objective at entries is to promote interaction, whether on a shared porch or at the main courtyard space.

PL3-B-1, 2. Security and Privacy, Ground-level Residential
Security and privacy is achieved on the project by lifting entries above the street and creating a buffer. This occurs through the use of front porches (at 5th Ave. N) and courtyard entries. The open site layout and clear visibility on the site (from windows, decks, or street level open spaces) also provide a layer of safety. Privacy from neighboring buildings is shown in elevation and diagrams on following pages.



① View looking east from 5th Ave. N of passageway to central courtyard

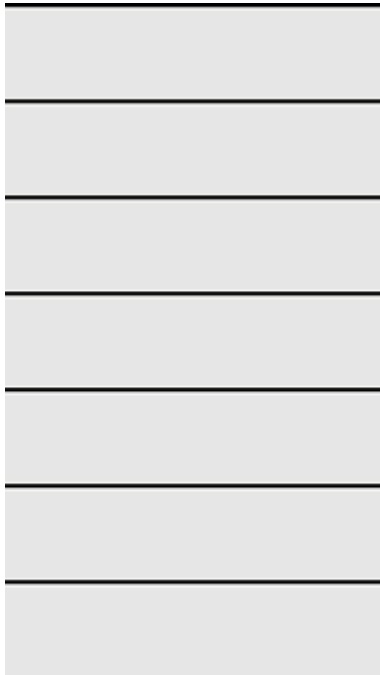


BUILDING SIDING MATERIALS



4X8 PAINTED RED PANEL

SW 6335 FIRED BRICK



LIGHT GRAY 6" LAPPED SIDING

SW 7064 PASSIVE



DARK GRAY 8" LAPPED SIDING

SW 7067 CITYSCAPE



DARK STAINED WOOD SIDING

MATERIALS

The project's material and color palettes are represented here and respond to Design Review Guidelines DC4-A-1 and 2. Materials are varied and easily maintainable and include different colored (light and dark grey and red) and proportioned paneling and ebonized cedar siding. Hardscape includes two different pavers; landscaping elements includes painted red wood and CMU planters. The materials provide a palette that is neutral and clear, appropriate to the neighborhood and effective for the climate, while also creating a contemporary and dynamic buildings.

In addition to exterior materials, lighting will be integrated into the site design to provide safety traversing the site and ease in identifying entries and shared spaces. Care will be taken to reduce glare to neighbors. This lighting strategy is in response to guideline PL2-B-2

HARDSCAPE (PAVERS, DECKS, PLANTERS)



SMALL PAVER AT ENTRIES AND PRIVATE AMENITY AREAS



LARGE PAVER AT PUBLIC AREAS



DARK GRAY STACKED BLOCK AT 5TH AVE PLANTERS/PORCH BASES



WOOD DECKS

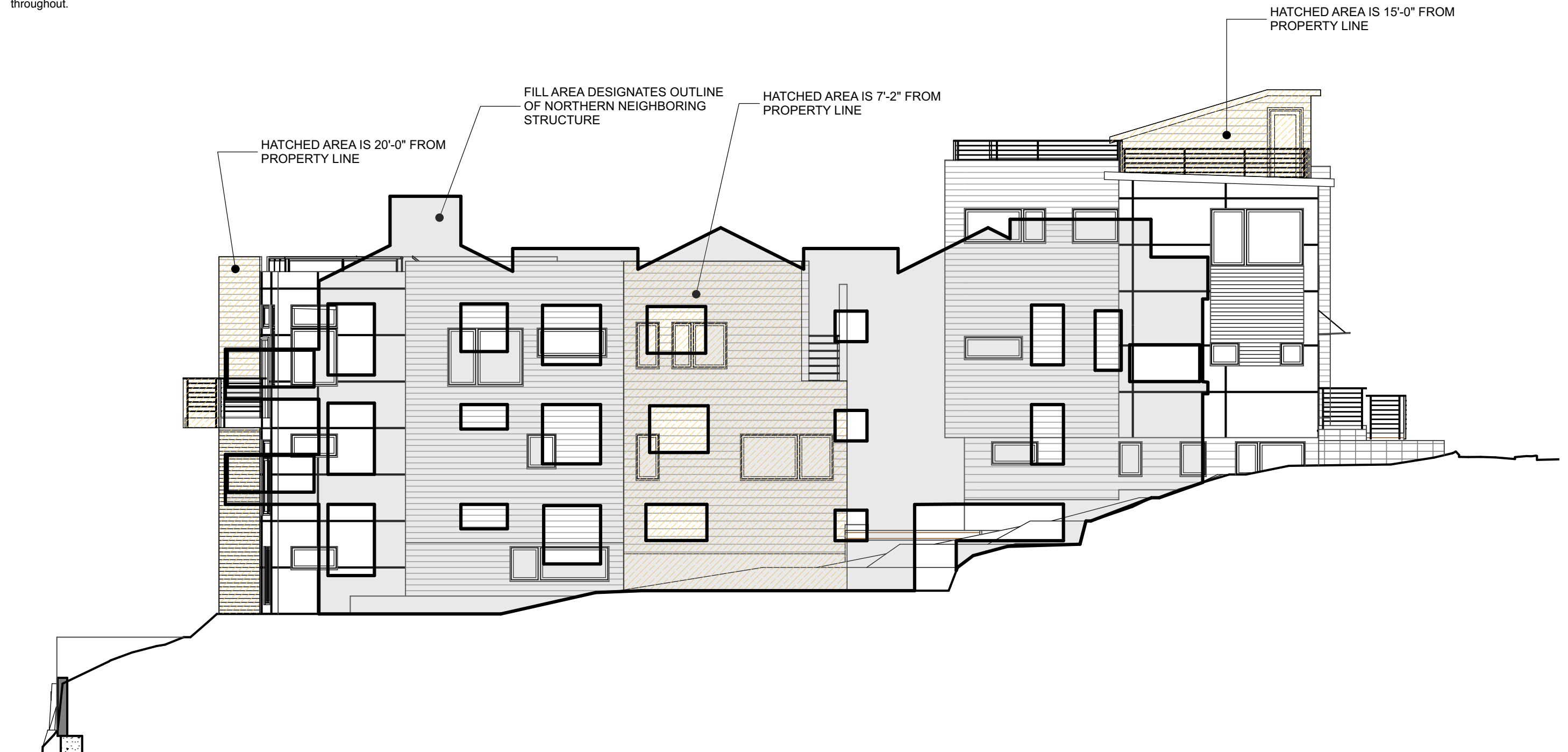


View looking east from 5th Avenue N

RECOMMENDATION AND RESPONSE SUMMARY

The board requested in EDG item 3 to provide detailed studies of the relationship between the proposed building and its neighbors, assuring privacy and comfort at all openings.

The diagrams on this page and the following present those relationships and show that openings avoid direct alignment with neighboring buildings and privacy will be maintained throughout.



PRIVACY ELEVATION AT NORTH PROPERTY LINE



PRIVACY ELEVATION AT SOUTH PROPERTY LINE

NORTH PROPERTY LINE

- FACADE IS SEPARATED INTO 2 BUILDINGS TO BREAK DOWN THE BULK AND MASS
- VARIED MASSING AND SURFACE TREATMENTS BREAK DOWN BUILDING SCALE
- WINDOWS CAREFULLY CONSIDERED TO AVOID OVERLAPS WHERE POSSIBLE
- BUILDINGS 1 AND 2 ARE WELL BELOW HEIGHT LIMIT TO BETTER SCALE TO NEIGHBORING BUILDINGS AND PRESERVE VIEWS FROM BYE KRACKE PARK

MAX. PENTHOUSE HEIGHT

MAX. PARAPET/RAILING HEIGHT

MAX. ROOF HEIGHT



SOUTH PROPERTY LINE

MAX. PENTHOUSE HEIGHT

MAX. PARAPET/RAILING HEIGHT

MAX. ROOF HEIGHT



BEFORE:

Presented at neighborhood meeting on 04.18.2015

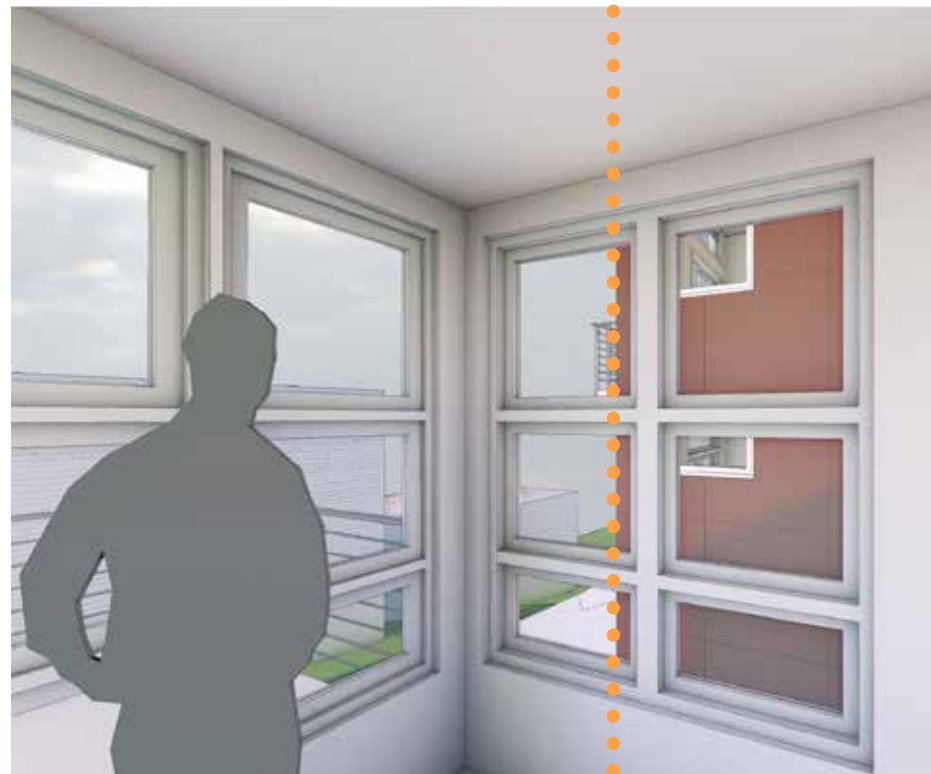
ISSUES:

Blocking views for Union Vista condominiums to the north



AFTER:

Through conversations with one of the northern neighbors, we reduced the facade length of unit 7 by nearly 5'-0" creating less loss of view for the Union Vista condominium. This loss of facade length resulted in an additional departure, supported by the neighbor, to have a less than 5'-0" setback from the property line for a portion of unit 7 where the wall position has no effect on the adjacent neighbor. The view to the lake and downtown was expressed as a clear priority.



view from 2nd floor window of Union Vista



view from 2nd floor deck of Union Vista

VIEWS FROM 1216 TO THE SOUTH



BEFORE:

Presented at neighborhood meeting on 04.18.2015

ISSUES:

The neighbor to the south at 1216 5th Avenue N expressed concerns about the impacts of the placement of the color red outside her bedroom windows. Also expressed were concerns about privacy due to the deck projection to the east and the position of the kitchen window at unit 10.



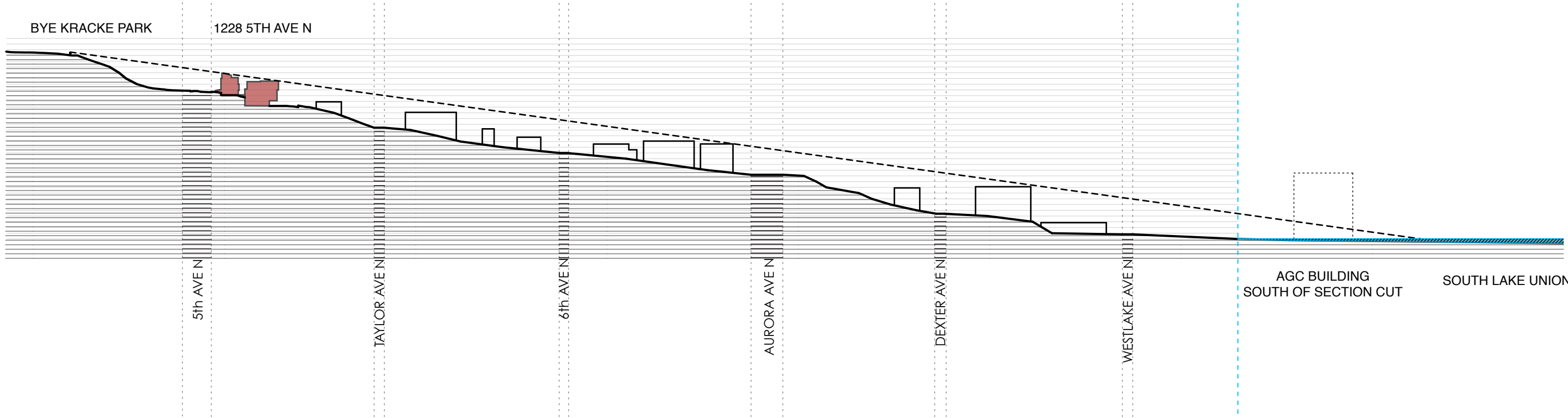
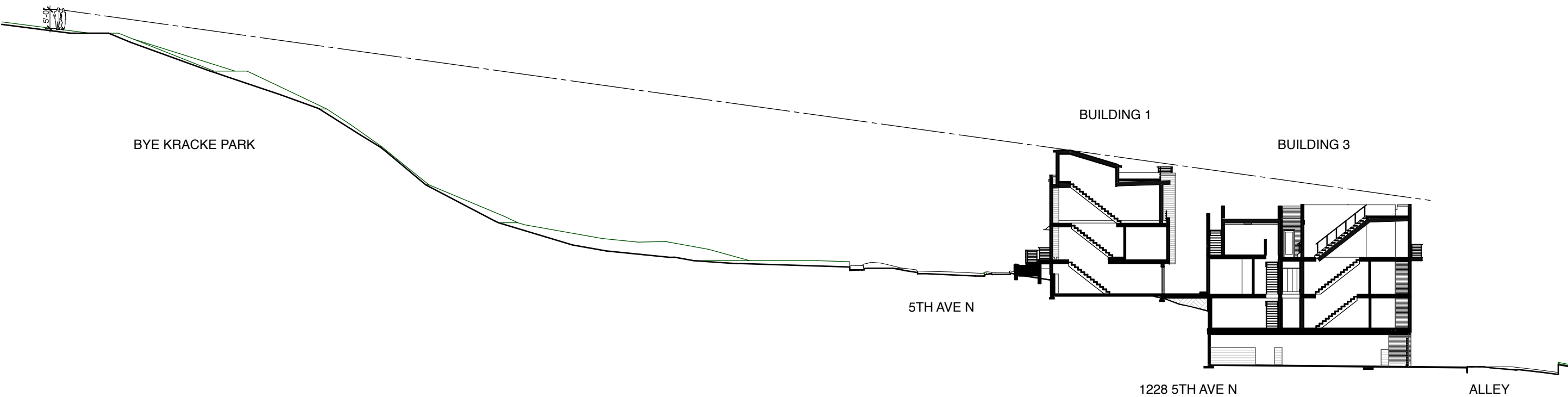
AFTER:

The red paint was removed from the south facade of the building.

The size of the deck was reduced by nearly half its width so that the bedroom windows at 1216 would not be visible to someone standing on the deck.

The kitchen window was not reduced since its primary view is of the Seattle skyline.

view from 2nd floor bedroom of 1216 5th Ave N





View looking east from Bye Kracke Park



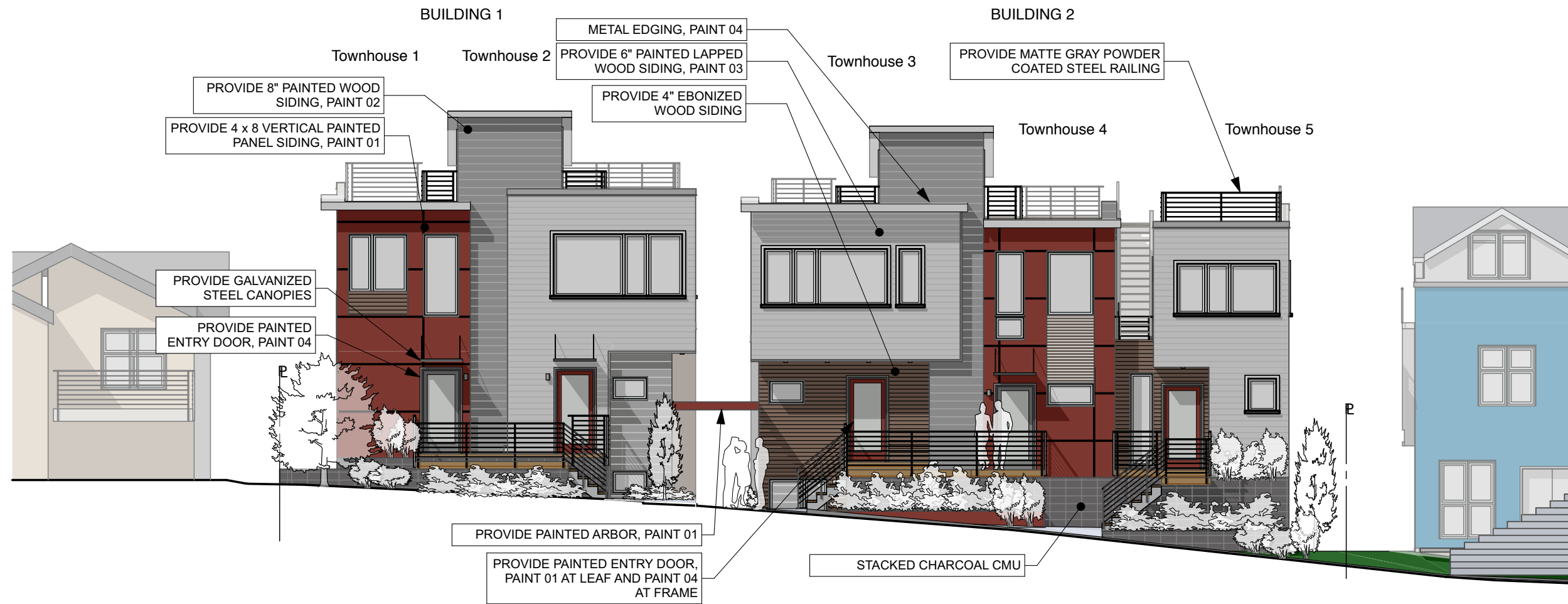
View at MUP with higher roof elevations and alternative penthouse design



RECOMMENDATION AND RESPONSE SUMMARY

The board recommended creating a stronger connection between Bhy Kracke park and the proposed project, in EDG item 8.

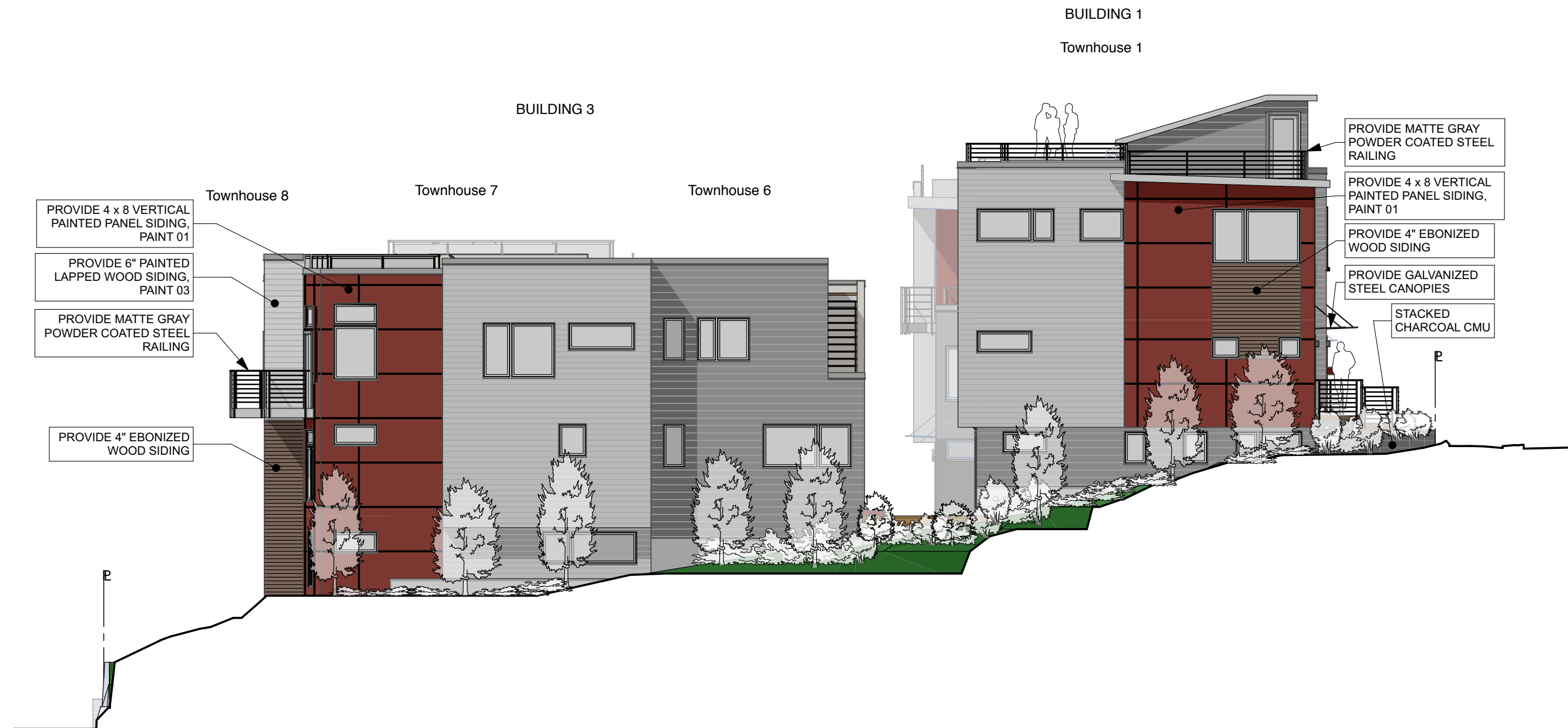
This was achieved by reducing the overall height of buildings and by sloping the penthouse roofs down to the east, to protect the views from the park. Plants found in and around the park were also integrated in the landscape design for the project. Lastly, the central courtyard of the project intends to echo the role and uses of Bhy Kracke Park, and its value to the community. The central courtyard is similarly an open and flexible space; characterized by nature and the presence of diverse plants and trees; and provides an opportunity to share, be active, and enjoy space with others and encourage a sense of local community.



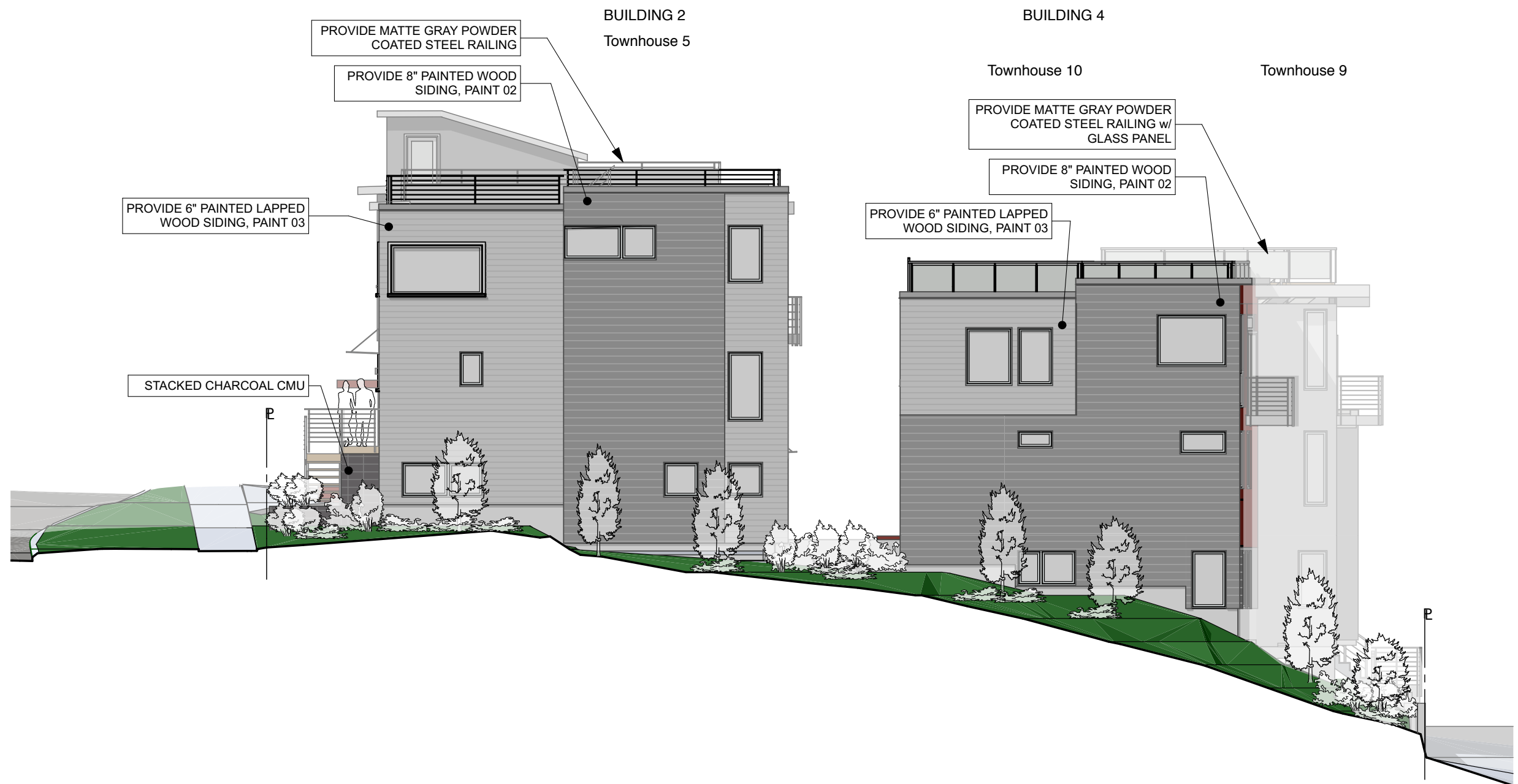
West Elevation



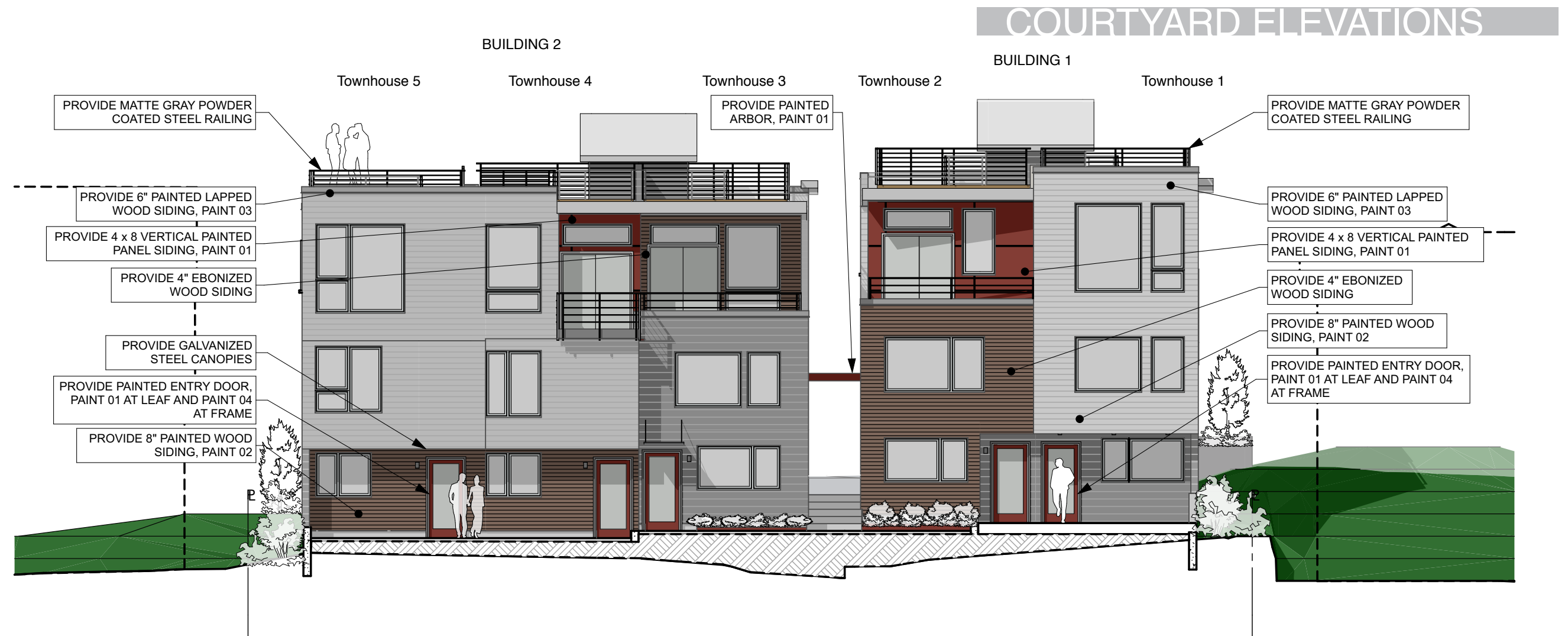
East Elevation



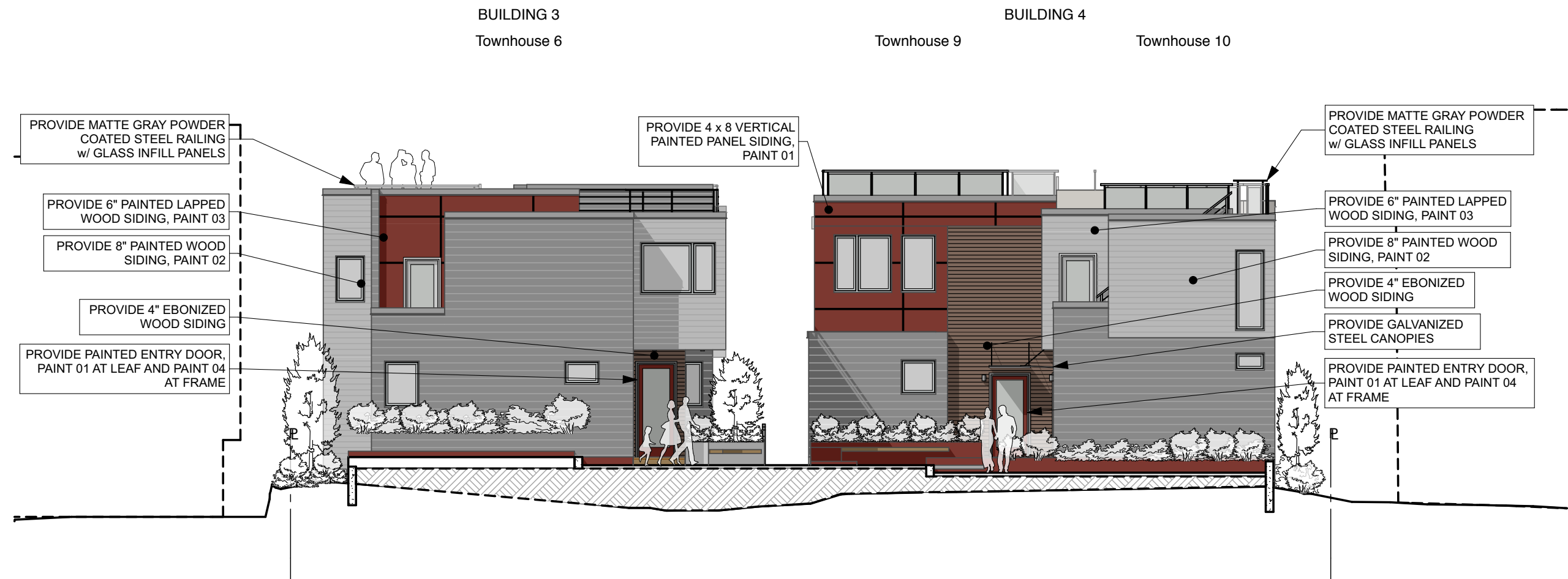
North Elevation



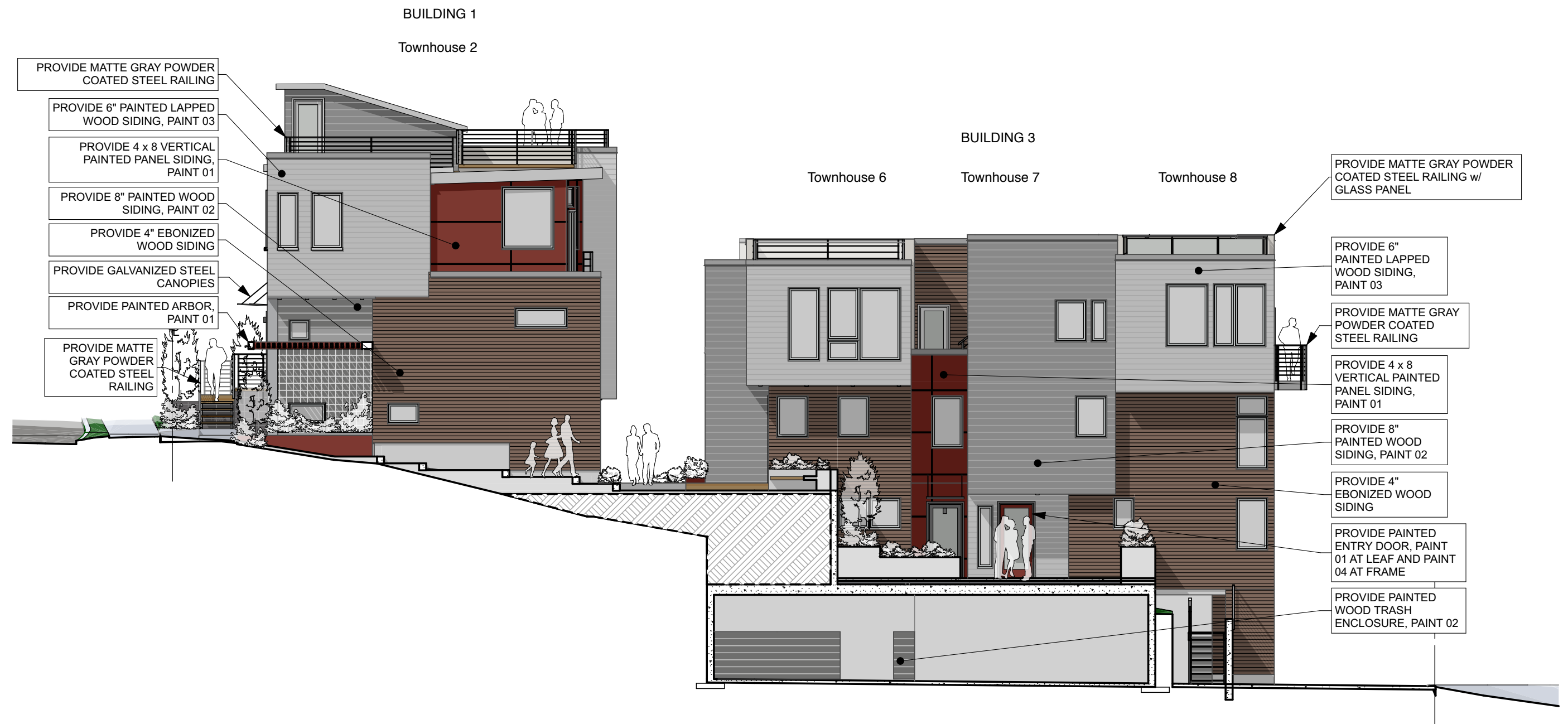
South Elevation



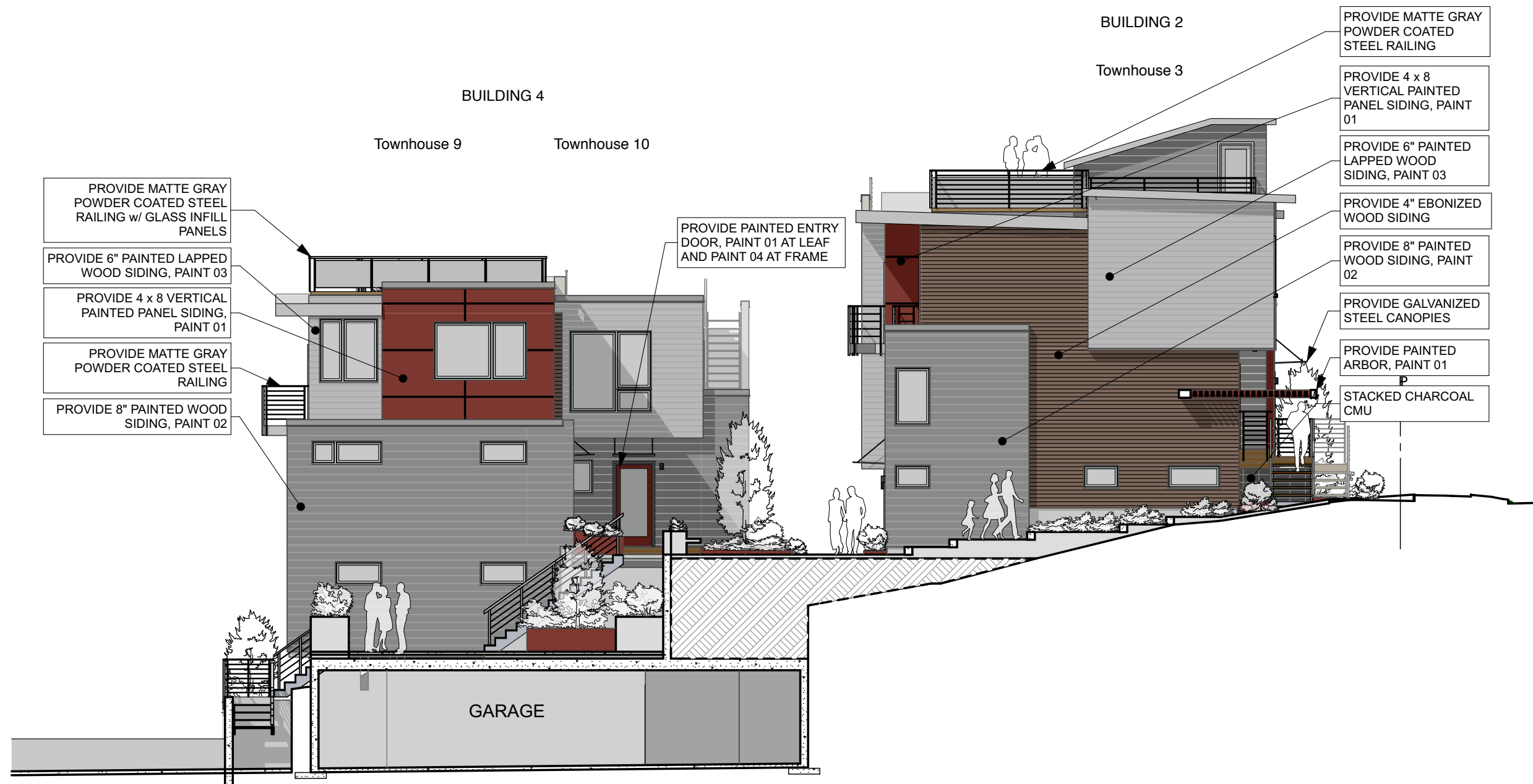
Courtyard Elevation, Buildings 1 and 2



Courtyard Elevation, Buildings 3 and 4



Courtyard Elevation, Buildings 1 and 3



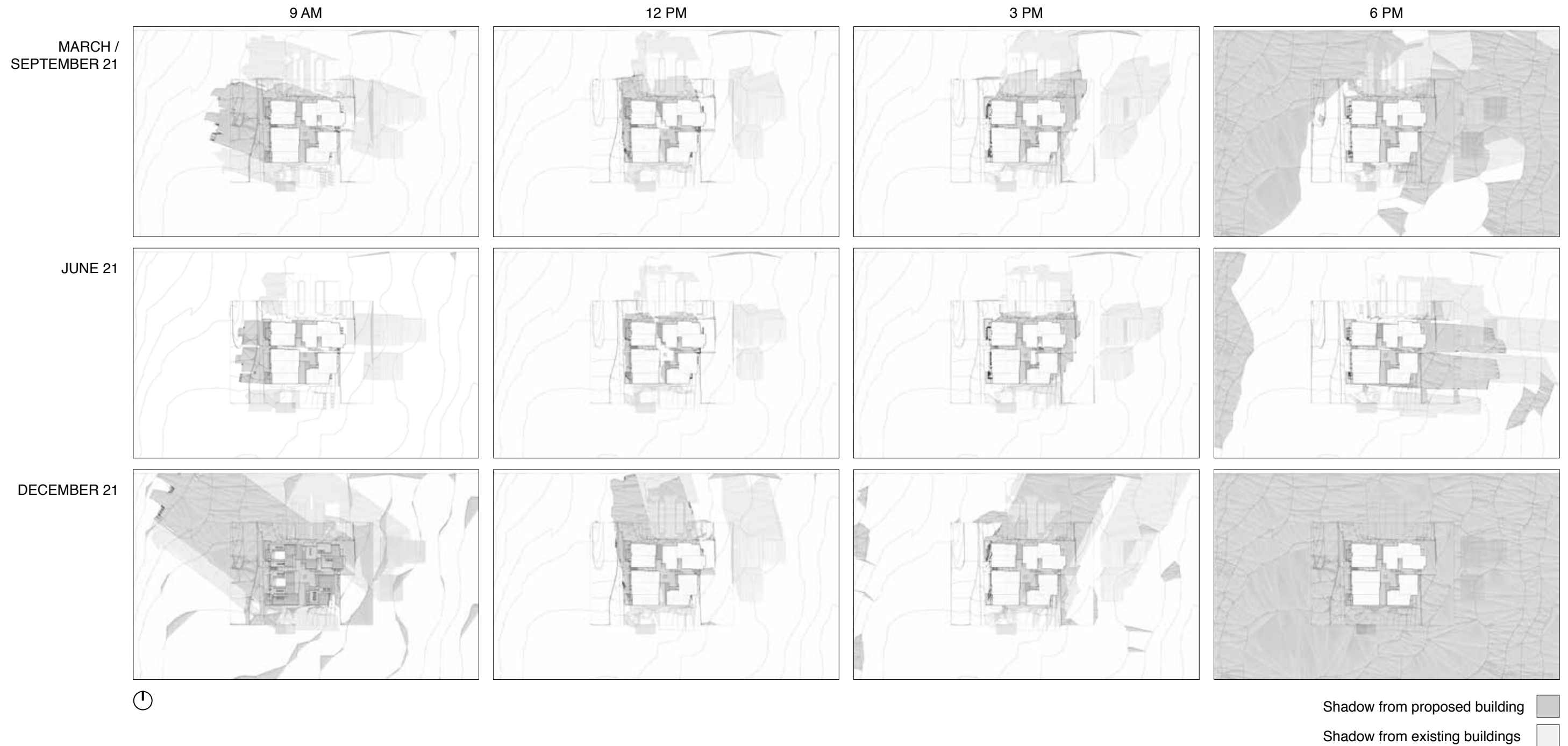
Courtyard Elevation, Buildings 2 and 4

DEPARTURE REQUESTS

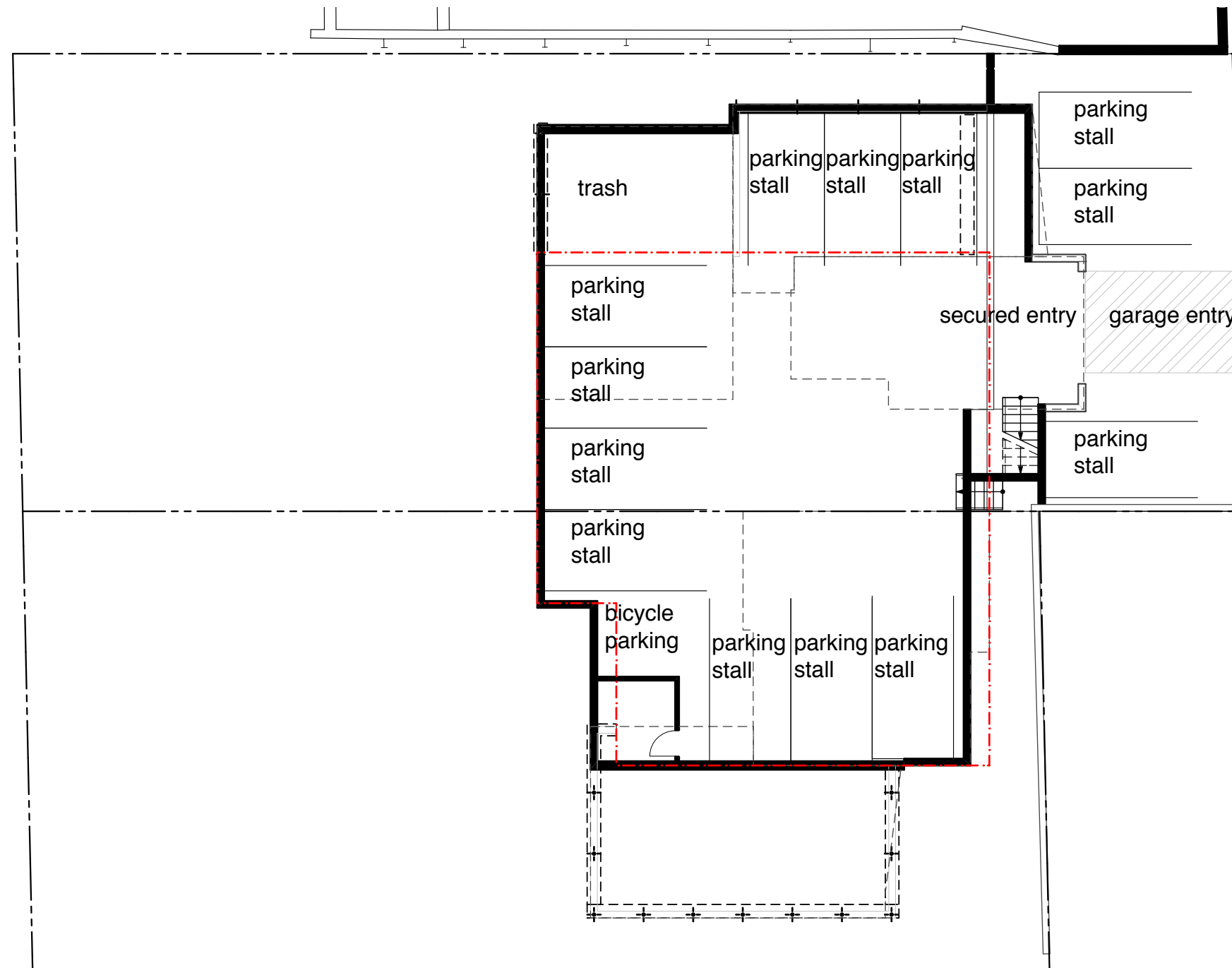
ITEM	CODE SECTION & REQUIREMENT NAME	REQUIRED	PROVIDED	AMOUNT OF DEPARTURE	SUPPORTED DESIGN GUIDANCE
1	FAÇADE LENGTH NORTH SMC 23.45.527.B	65% OF LOT DEPTH	68% ACTUAL DEPTH 81' 6 3/4" ALONG PROPERTY DEPTH OF 119'-11 3/4"	3'-7" INCREASE	AN INCREASE IN FAÇADE LENGTH RESULTS FROM ROTATING AND REPOSITIONING HOMES TO REDUCE THE SCALE OF THE DESIGN PROPOSAL. ALL FAÇADES ARE MODULATED AND A LARGER MORE ACCESSIBLE COURTYARD IS CREATED AT THE SITE'S CENTER. CS.1.B. SUNLIGHT & VENTILATION, CS2.D.4.1,2,4 HEIGHT BULK & SCALE, PL.1.B. WALKWAYS AND CONNECTIONS, DC.2.A. MASSING
2	FAÇADE LENGTH EAST SMC 23.45.527.B	65% OF LOT DEPTH	88.9% ACTUAL DEPTH 40'-0" ALONG PROPERTY DEPTH OF 45'-0"	10'-9" INCREASE FROM IRREGULAR LOT SHAPE	THE COMBINATION OF TWO LOTS RESULTS IN AN IRREGULAR-SHAPED DEVELOPMENT SITE. A REAR SETBACK ALONG THE ALLEY IS MADE A SIDE SETBACK ACCOUNTABLE TO FAÇADE LENGTH CALCULATIONS. THE MASSING IS VARIED TO CREATE A BETTER SCALED STRUCTURE AND A VARIED SETBACK. THE PROPERTY LINE ABUTTING THIS FAÇADE LENTGH IS SLIGHTLY ANGLED AND RESULTS IN A SETBACK THAT VARIES FROM 15'-1 3/4" TO 14'-8 1/2" TO 5'-6 1/2" TO 5 FEET. CS.1.B. SUNLIGHT & VENTILATION, CS2.D.4.1,2,4 HEIGHT BULK & SCALE, DC.2.A. MASSING
3A	BUILDING SEPARATION SMC 23.45.518 .F	10 FEET MINIMUM	AVERAGE 5'-10 3/16", MIN 5'-0" & MAX 7'-8", FOR A LENGTH OF 26'-5 7/8"	SEPARATION: 4'-2" REDUCTION AVERAGE, 5' MAX & 2'-4" MIN	THE SITE PROPOSAL IS ORGANIZED INTO FOUR STRUCTURES, CREATING FAÇADES THAT CONTRIBUTE TO THE EXISTING NEIGHBORHOOD RHYTHMS AND CHARACTER. THE SHARED ACCESS FROM 5TH AVENUE N IS PROVIDED AT THE CENTER OF THE SITE THROUGH A SEPARATION BETWEEN THE PROPOSED STRUCTURES. THE SEPARATION IS REDUCED IN ORDER TO LOCATE ACCESS TO THE CENTRAL COURTYARD, REAR HOMES AND PARKING AT THE CENTER OF THE SITE. THIS SITE STRATEGY PROVIDES MORE PRIVACY TO ADJACENT SITES BY REMOVING THROUGH ACCESS AT SIDE SETBACKS. IT PROVIDES A DIRECT CONNECTION TO BHY KRACKE PARK ACROSS THE STREET. CS2.D.4.1,2,4 HEIGHT BULK & SCALE, CS3.A EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES, PL.1.B. WALKWAYS AND CONNECTIONS, PL.3.A ENTRIES, DC.3.A BUILDING OPEN SPACE RELATIONSHIPS
3B	BUILDING SEPARATION SMC 23.45.518 .F	10 FEET MINIMUM	8'- 9 1/8" MIN. AT 2ND AND 3RD FLOOR, 11'-9 1/8" AT 1ST FLOOR	SEPARATION: 1'-2 7/8" MAX REDUCTION	THE REDUCED SEPARATION RESULTS FROM THE DECISION DESCRIBED IN 3A ABOVE TO SEPARATE THE PROPOSAL INTO FOUR STRUCTURES, TWO FRONT AND TWO REAR. A LARGE FRONT SETBACK AND A CODE COMPLIANT NORTH SETBACK SIDE SETBACK COMBINED WITH A COMMITMENT TO THE COURTYARD GENERATES A REDUCED SEPARATION AT THE TWO UPPER FLOORS. THIS IS BALANCED BY AN INCREASED SEPARATION AT GRADE AND BY STEPPING THE STRUCTURES WITH THE SLOPING TOPGORAPHY. CS.1.B. SUNLIGHT & VENTILATION, CS2.D.4.1,2,4 HEIGHT BULK & SCALE, PL.1.B. WALKWAYS AND CONNECTIONS, DC.2.A. MASSING
3C	BUILDING SEPARATION SMC 23.45.518 .F	10 FEET MINIMUM	7'-6 1/8" BETWEEN UNITS 8 AND 9 AT 2ND FLOOR AND ROOF, 7'6 1/8" BETWEEN UNITS 6 AND 9 AT 2ND FLOOR AND ROOF	SEPARATION: 2'-5 7/8" MAX REDUCTION	THE REDUCED SEPARATION RESULTS FROM THE DECISION DESCRIBED IN 3A ABOVE TO SEPARATE THE PROPOSAL INTO FOUR STRUCTURES, TWO FRONT AND TWO REAR WITH A COMMITMENT TO THE COURTYARD. THIS IS BALANCED BY AN INCREASED SEPARATION AT GRADE AND BY VARYING MASSING THROUGHOUT THE STRUCTURES. CS.1.B. SUNLIGHT & VENTILATION, CS2.D.4.1,2,4 HEIGHT BULK & SCALE, PL.1.B. WALKWAYS AND CONNECTIONS, DC.2.A. MASSING

ITEM	CODE SECTION & REQUIREMENT NAME	REQUIRED	PROVIDED	AMOUNT OF DEPARTURE	SUPPORTED DESIGN GUIDANCE
4	FRONT SETBACK AT ENTRY PORCHES SMC 23.45.518.H5	30" MAX HEIGHT WITHIN 4'-0" OF PROPERTY LINE, 4'-0" MAX. HEIGHT IN SETBACK (5'-0" OF PROPERTY LINE)	PORCH A: 3'-3 1/8" MAX. HEIGHT FOR A LENGTH OF 12'-10 7/8" WITHIN 4'-0" OF PROPERTY LINE PORCH B: 6'-2 3/4" MAX. HEIGHT FOR A LENGTH OF 6'-6 1/4" WITHIN 4'-0" OF PROPERTY LINE	PORCH A: 6" INCREASE OF HEIGHT WITHIN 4'-0" OF PROPERTY LINE PORCH B: 3'-6" INCREASE OF HEIGHT WITHIN 4'-0" OF PROPERTY LINE AND 2'-0" INCREASE OF HEIGHT WITHIN SETBACK	A REDUCTION IN FRONT SETBACK FOR THE ENTRY STAIR AND PORCH RESULTS IN A MORE OCCUPIABLE ENTRY PORCH. A LARGER ENTRY PORCH WILL PROMOTE HUMAN INTERACTION AND EYES ON THE STREET AND PROVIDES A STRONG CONNECTION TO BHY KRACKE PARK ACROSS THE STREET. A GENEROUS FRONT SETBACK VARIES FROM 9'-10 5/8" TO 11 FEET ALLOWING FOR A MORE ROBUST RHYTHM OF PORCHES AND STEPS. THE HEIGHT OF THE PORCH IS GENERATED BY A SECTIONAL RESPONSE TO THE SLOPING TOPOGRAPHY WITH A COMMITMENT TO A LARGE FLAT COURTYARD AT THE CENTER OF THE SITE ACCESSED DIRECTLY FROM THE LOWER FLOOR OF THE STREET-FACING HOMES. CS1-C TOPOGRAPHY, CS1-D-2 OFF SITE FEATURES, PL1.A. 1 AND 2 NETWORK OF OPEN SPACES, PL2.B SAFETY AND SECURITY, PL3-A ENTRIES
5	DECK PROJECTION AT SIDE SETBACK AT SOUTH EAST PROPERTY LINE SMC 23.45.518.I	DECK PROJECTION NO CLOSER THAN 5 FEET TO ANY LOT LINE	DECK PROJECTION TO WITHIN 2'-11" OF PROPERTY LINE FOR A LENGTH OF 9'-11 1/2"	MAX. REDUCTION OF 2'-1"	A REDUCTION IN THE SIDE SETBACK FOR A DECK PROJECTION RESULTS IN A SAFER ALLEY. A DECK AT THE ALLEY SIDE WILL PROMOTE HUMAN INTERACTION AND EYES ON THE ALLEY PL1.A. 1 AND 2 NETWORK OF OPEN SPACES, PL2.B SAFETY AND SECURITY, DC2-B ARCHITECTURAL AND FAÇADE COMPOSITION, DC2-C SECONDARY ARCHITECTURAL FEATURES
6	ARBOR IN BUILDING SEPARATION SMC 23.45.518.J.9A	40 SF MAX. FOOTPRINT, 8'-0" MAX. HEIGHT	VARIES FROM 8'-10 5/8" TO 10'-2 1/4" HEIGHT ABOVE GRADE	VARIES FROM 10 5/8" TO 2'-2 1/4" INCREASE IN HEIGHT	THE ARBOR IS USED TO ORIENT THE RESIDENT AND VIEWER TO THE COURTYARD AND HOMES BEHIND THE STREET-FACING STRUCTURES. SLOPING TOPOGRAPHY FROM THE STREET TO THE ALLEY INFLUENCES THE HEIGHT AND POSITION OF THE ARBOR, HIGHER THAN THE CODE MINIMUM. PL.1.B. WALKWAYS AND CONNECTIONS, PL2-D WAYFINDING, PL3-A ENTRIES, PL3-B RESIDENTIAL EDGES, DC.2.A. MASSING, DC2-C SECONDARY ARCHITECTURAL FEATURES
7	SIDE SETBACK AT NORTH EAST PROPERTY LINE SMC 23.45.518.I	5'-0" MIN. 7'-0" AVG	3'-0" MIN. DISTANCE FROM PROPERTY LINE FOR A LENGTH OF 18'-5 3/8" AT 1ST AND 2ND FLOOR ONLY	MAX. REDUCTION OF 2'-0"	THROUGH CONVERSATIONS WITH THE NEIGHBOR DIRECTLY TO THE NORTH, A REDUCTION IN THEIR LOSS OF VIEW FROM BUILDING LENGTH WAS ACHIEVED BY SHORTENING BUILDING 3 AND WIDENING THE UNITS RESULTING IN A REDUCED SETBACK FROM THE PROPERTY LINE DC2-B ARCHITECTURAL AND FAÇADE COMPOSITION, DC2-C SECONDARY ARCHITECTURAL FEATURES

SHADOW STUDIES

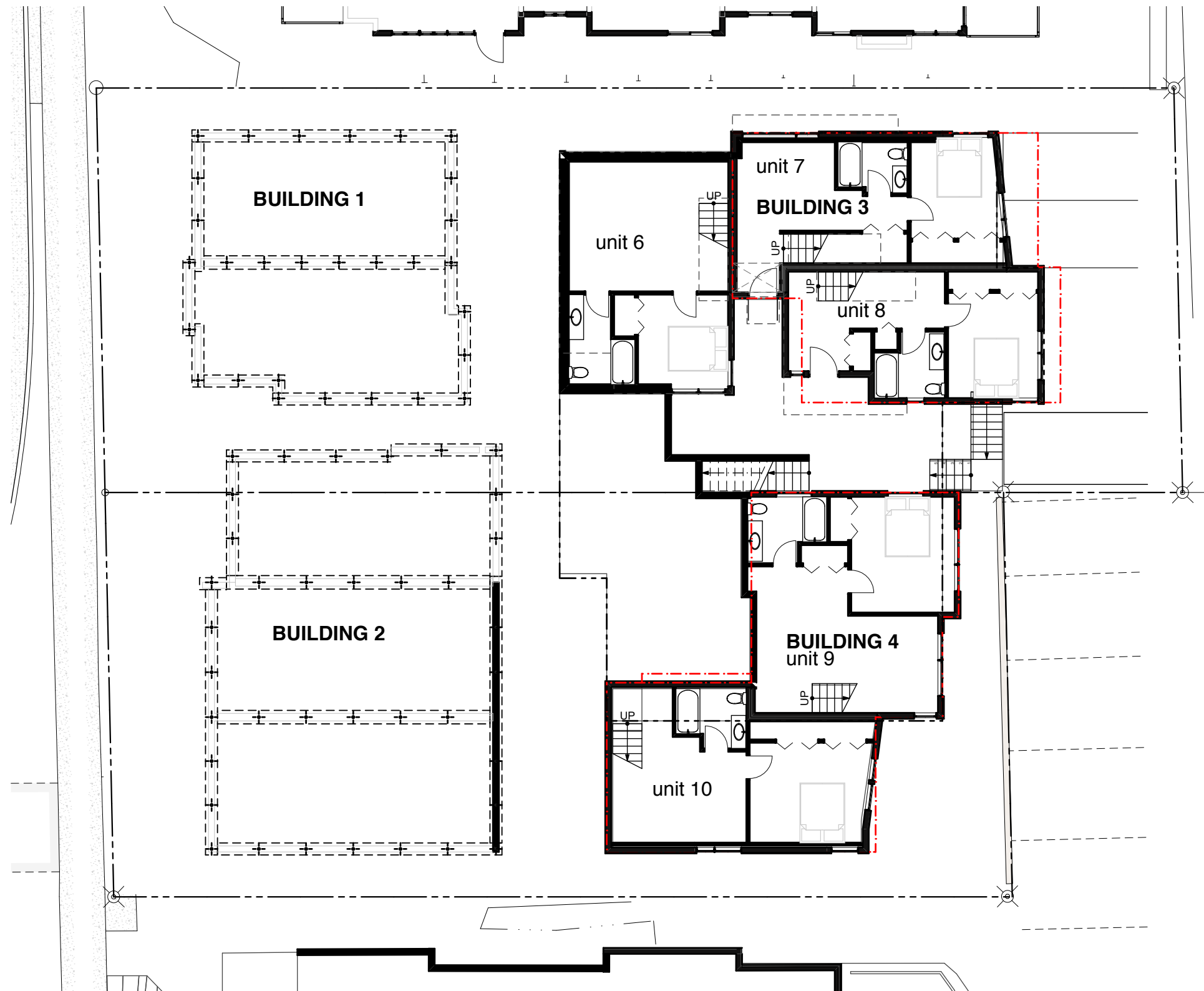


PROPOSED PLANS

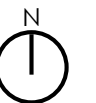


GARAGE FLOOR PLAN

RED DASHED LINE REPRESENTS BUILDING OUTLINE AT NEIGHBORHOOD MEETING HELD ON APRIL 18, 2015



LOWER FLOOR PLAN



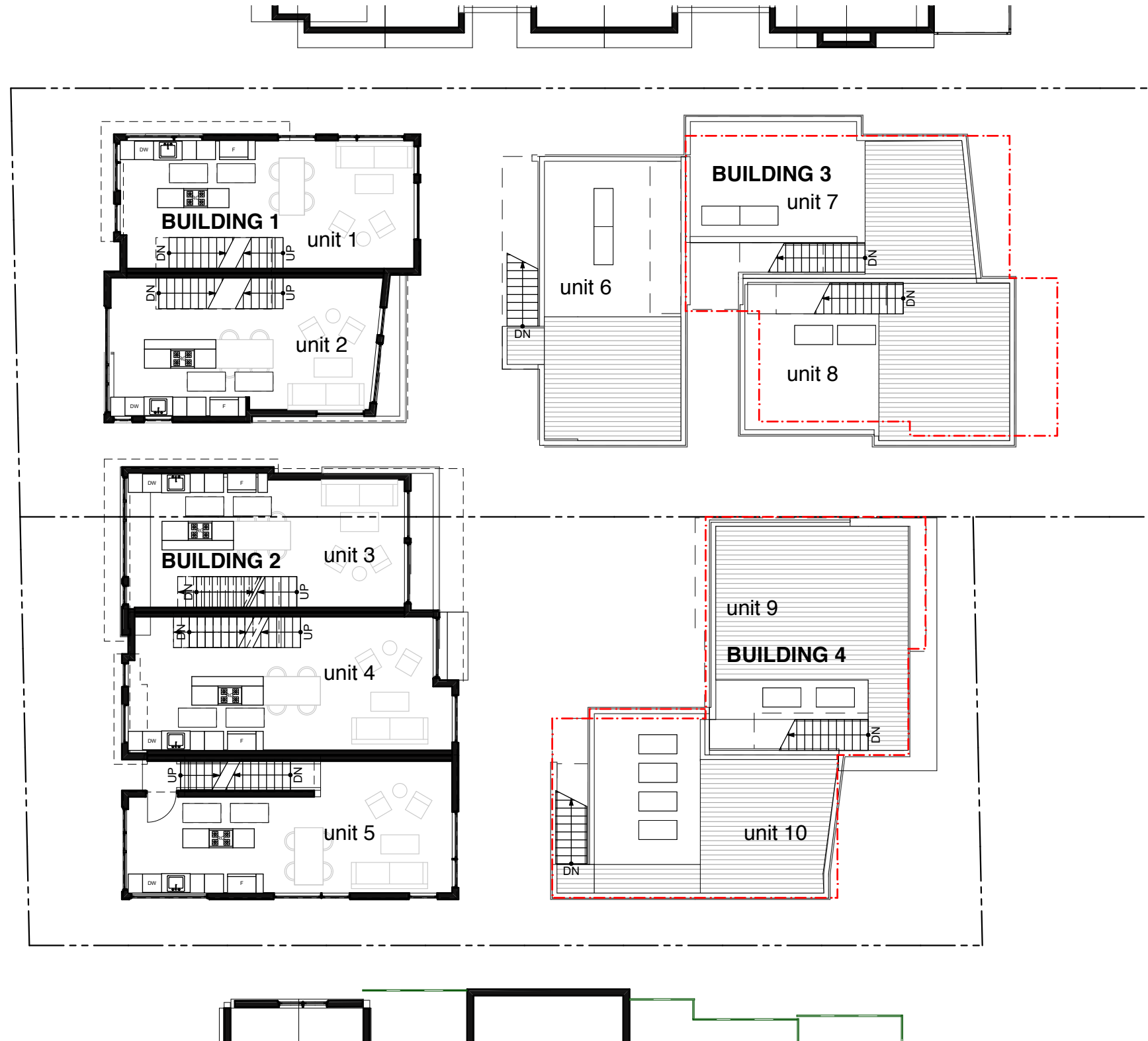


FIRST FLOOR PLAN

RED DASHED LINE REPRESENTS BUILDING OUTLINE AT NEIGHBORHOOD MEETING HELD ON APRIL 18, 2015



SECOND FLOOR PLAN 

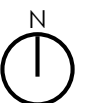


THIRD FLOOR PLAN

RED DASHED LINE REPRESENTS BUILDING OUTLINE AT NEIGHBORHOOD MEETING HELD ON APRIL 18, 2015



ROOF PLAN



COMPLETED WORK



① 208 18th Ave. E. exterior view from street



② 1504 19th Avenue Duplex behind SF House



③ 1411 E. Fir St. exterior view from street



④ 1411 E. Fir St. interior boardwalk view



⑤ 1911 E Pine St. view at interior of canyon



⑥ 1818 E Yesler Way. view of a woonerf



⑦ 1911 E. Pine St. courtyard view from a deck



⑧ 1911 E. Pine St. view from street