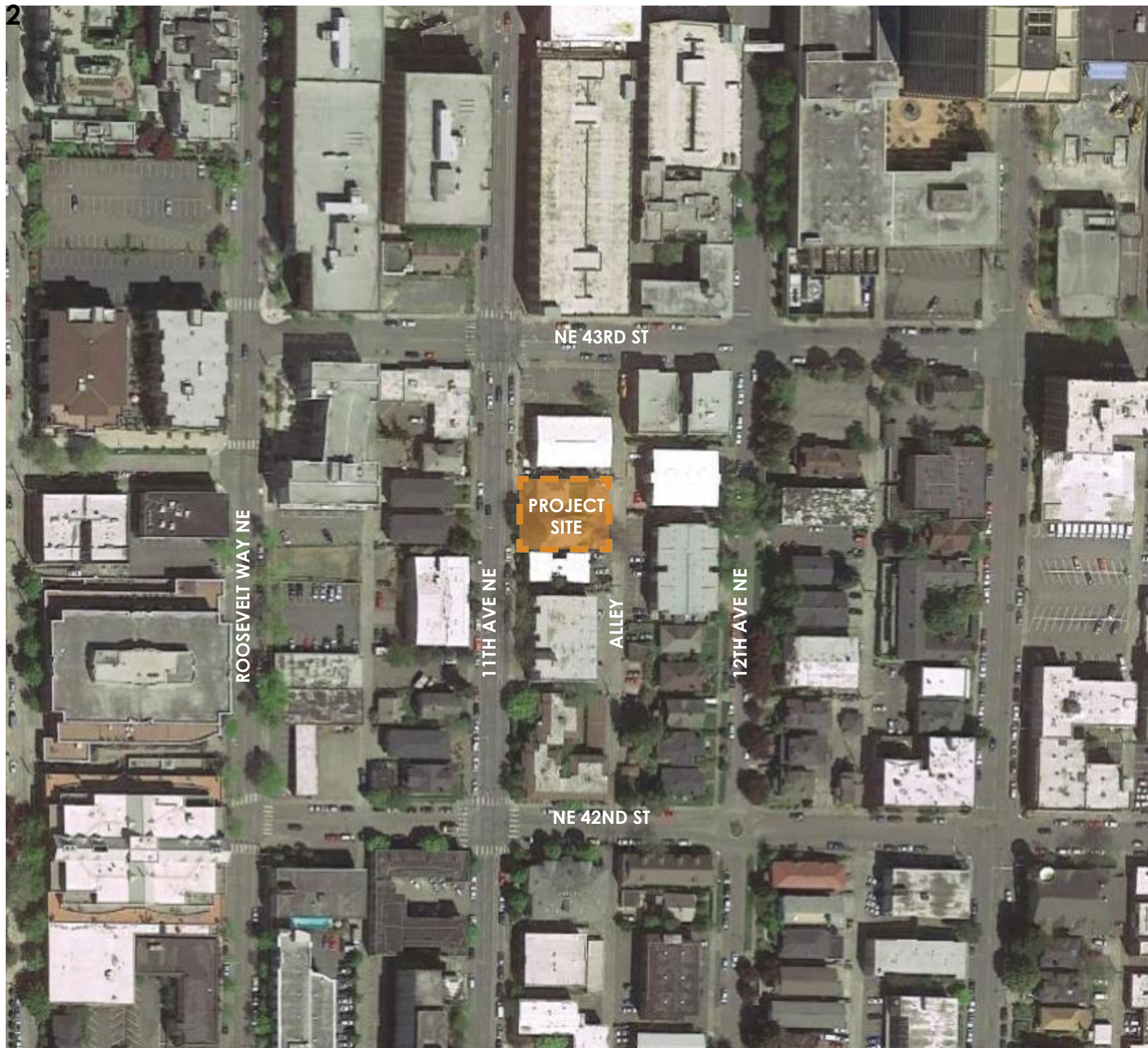


4230 11th Ave NE
DRB-Recommendation Meeting
February 23, 2015
DPD Project #3017391





SITE AREA: 8,240 sf (approximately 103' deep x 80' wide)

PARCELS:	1142000880	4230 11TH AVE NE	4,120 sq ft
	1142000885	4232 and 4234 11TH AVE NE	4,120 sq ft

ZONING: Midrise (MR) University District Northwest Urban Center Village

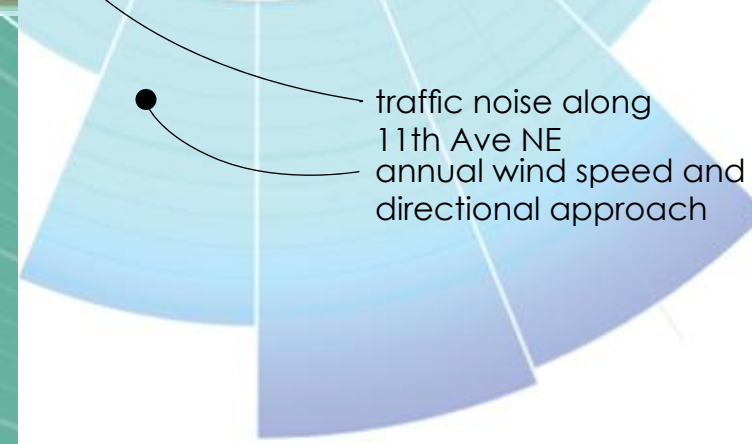
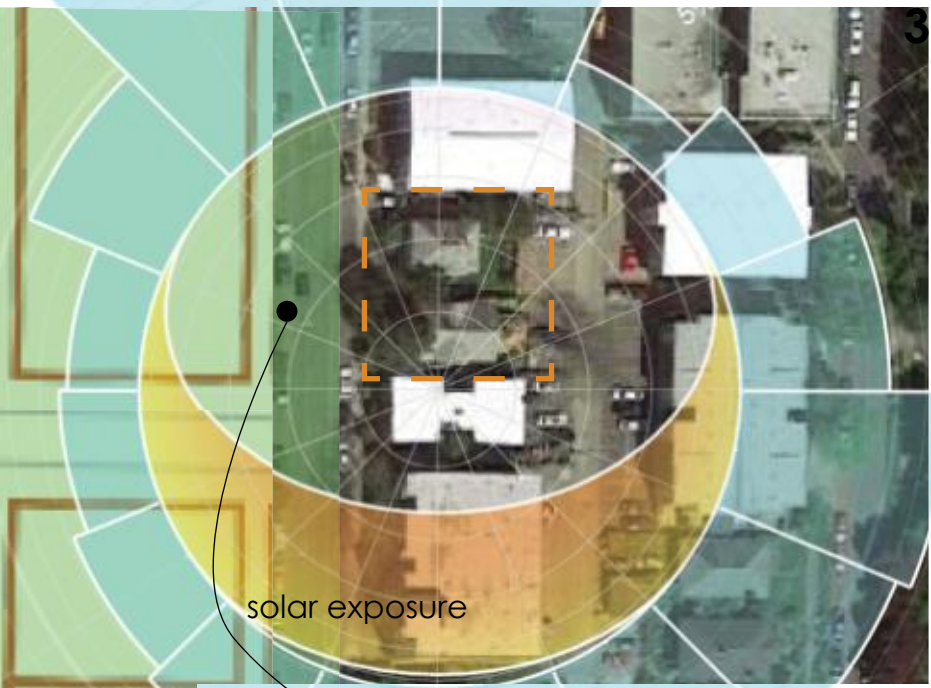
PROJECT DESCRIPTION:

Proposal for a new 7 story multi-family building and demolition of existing structures. Current development objectives include:

- 99 residential units
- Project design that enhances the neighborhood
- Built Green 4-Star rating
- Ample bike parking
- 1 departure request

SUMMARY OF DEVELOPMENT STANDARDS:

Height limit:	60' (SMC 23.47A.012)	75' (<i>low-income incentive</i>)
		70' limit for Type VA over IA
Parking:	No parking required and none is proposed (SMC 23.54.015)	
FAR:	3.2	4.25 (<i>low-income incentive</i>)
	8,240 sf x 3.2 = 26,368 sf	8,240 sf x 4.25 = 35,020 sf
	(SMC 23.47A.013)	
Setbacks:	street setback;	3' + 3' setback (residential zone)
	front setback;	7' avg 5' min
	front setback may overlap street setback	
	side setback - below 42';	7' avg 5' min
	side setback - above 42';	10' avg 7' min
	alley setback;	1'
	rear setback;	10'
	rear setback may overlap alley setback	
	(SMC23.45.518) and (SMC23.53.030)	
Solid Waste:	375 sf for first 50 units + 4 sf/add'l unit (SMC 23.54.040)	
	99 units = 571 sf	
Amenities:	5% of gross floor area. 50% open to outdoors	



- ZONING KEY
- NC3P-65
 - NC3-65
 - MR
 - NC3-85
 - C1-65

4



1 11th Ave NE, looking E at project site



2 11th Ave NE, looking W from project site



3 Alley, looking E from project site



4 Alley, looking W at project site



1 three story apts NE of site on NE 43rd

2 three story apts N of site on 11th Ave NE



3 three story apts N of site on 11th Ave NE



4 one story commercial W of site on 11th Ave NE



5 single family residences on site



6 two story apts S of site on 11th Ave NE



7 five story apts S of site on 11th Ave NE



8 three story apts S of site on 11th Ave NE

NEIGHBORING ZONING ENVELOPE (MR)

PROJECT SITE

NEIGHBORING ZONING ENVELOPE (MR)

NEIGHBORING ZONING ENVELOPE (MR)

NEIGHBORING ZONING ENVELOPE (MR)

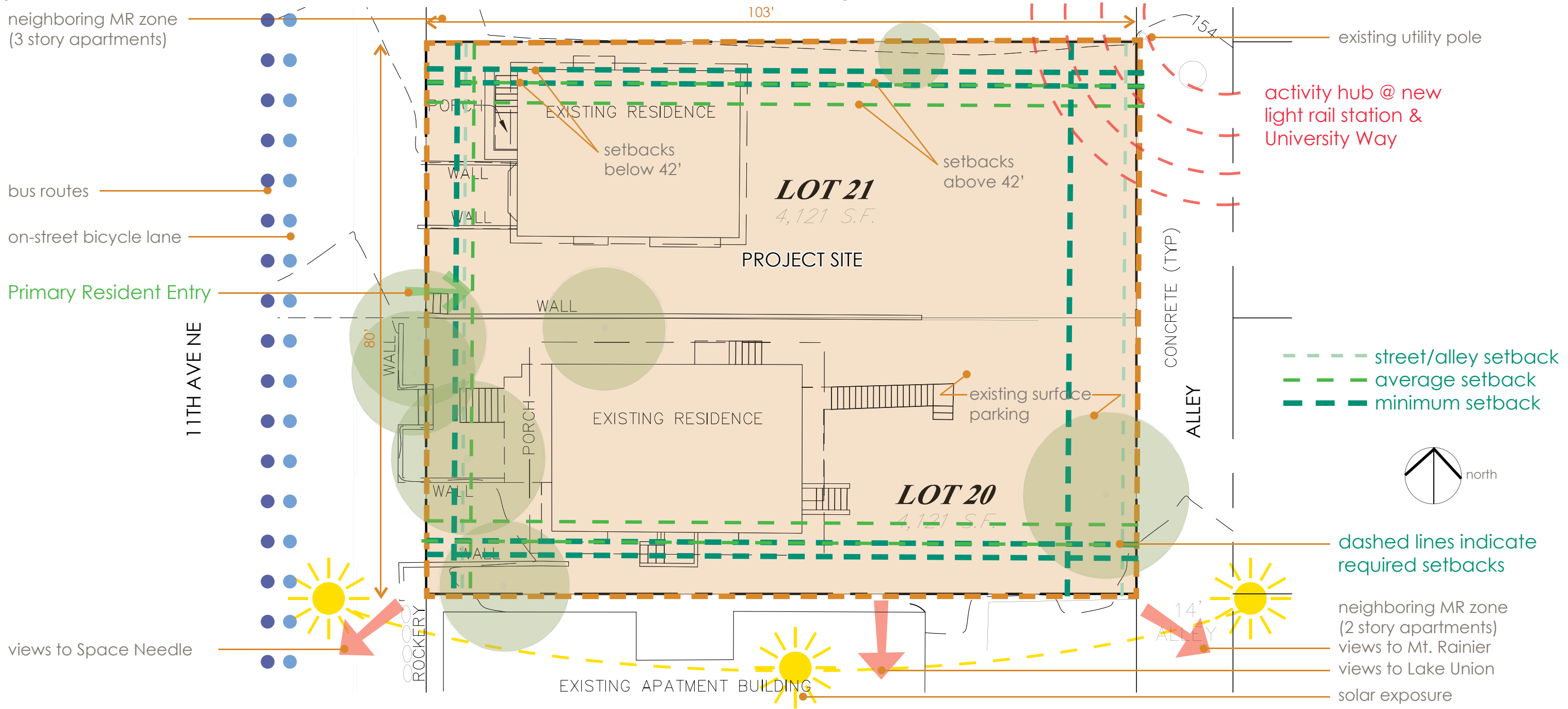
PROJECT SITE

NEIGHBORING ZONING ENVELOPE (MR)



Looking E to site from 11th Ave NE

Looking W to site from Alley



neighboring MR zone (3 story apartments)

bus routes

on-street bicycle lane

Primary Resident Entry

11TH AVE NE

views to Space Needle

ROCKERY

EXISTING APARTMENT BUILDING

PROJECT SITE

LOT 21
4,121 S.F.

LOT 20
4,121 S.F.

CONCRETE (TYP)

ALLEY

existing utility pole

activity hub @ new light rail station & University Way

- street/alley setback
- average setback
- minimum setback



dashed lines indicate required setbacks

neighboring MR zone (2 story apartments)
views to Mt. Rainier
views to Lake Union

solar exposure



Use of facade modulation and bay windows



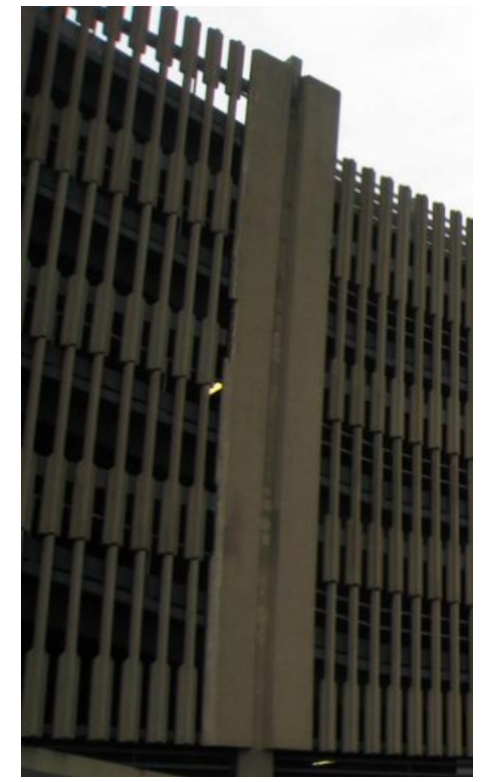
Bay window at existing building



Historic brick usage



Use of color along streetscape



Strong rhythm creation



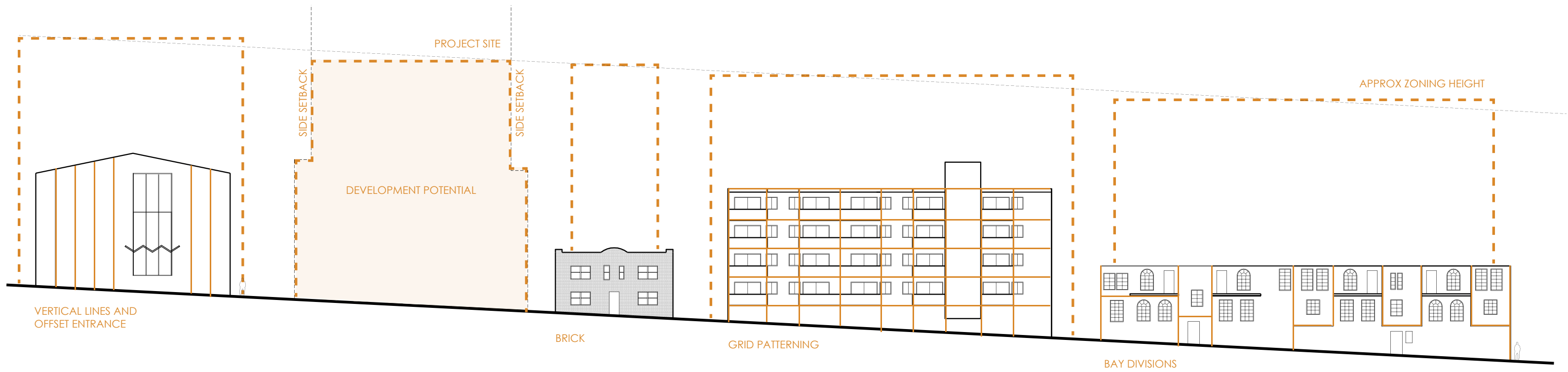
Proximity to transit and bicycle lane network



Variety of materials used in building palette



Large pedestrian-oriented storefront windows; durable building materials





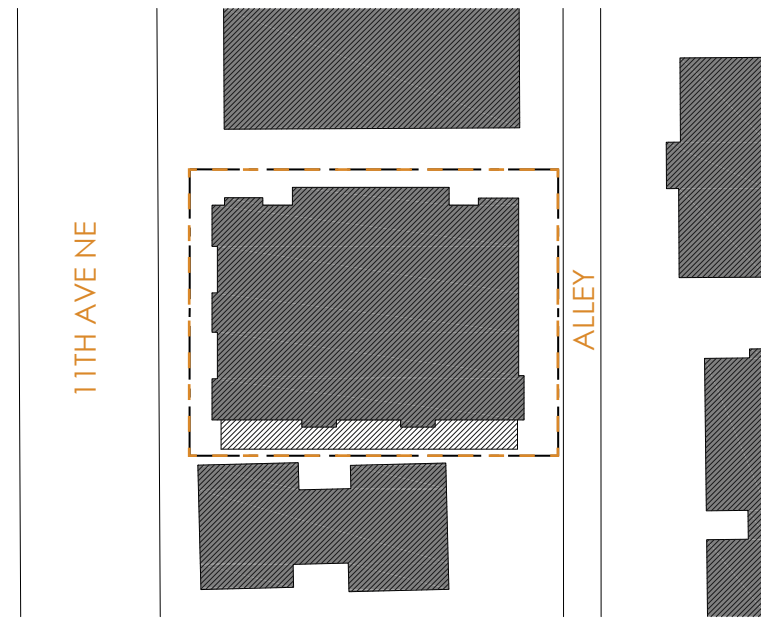
10 Overview

- 7-story massing; 70' height
- 101 apartment units
- no parking provided
- FAR shown: 35,020 sf (limit is 35,020 sf w/ low-income incentive)

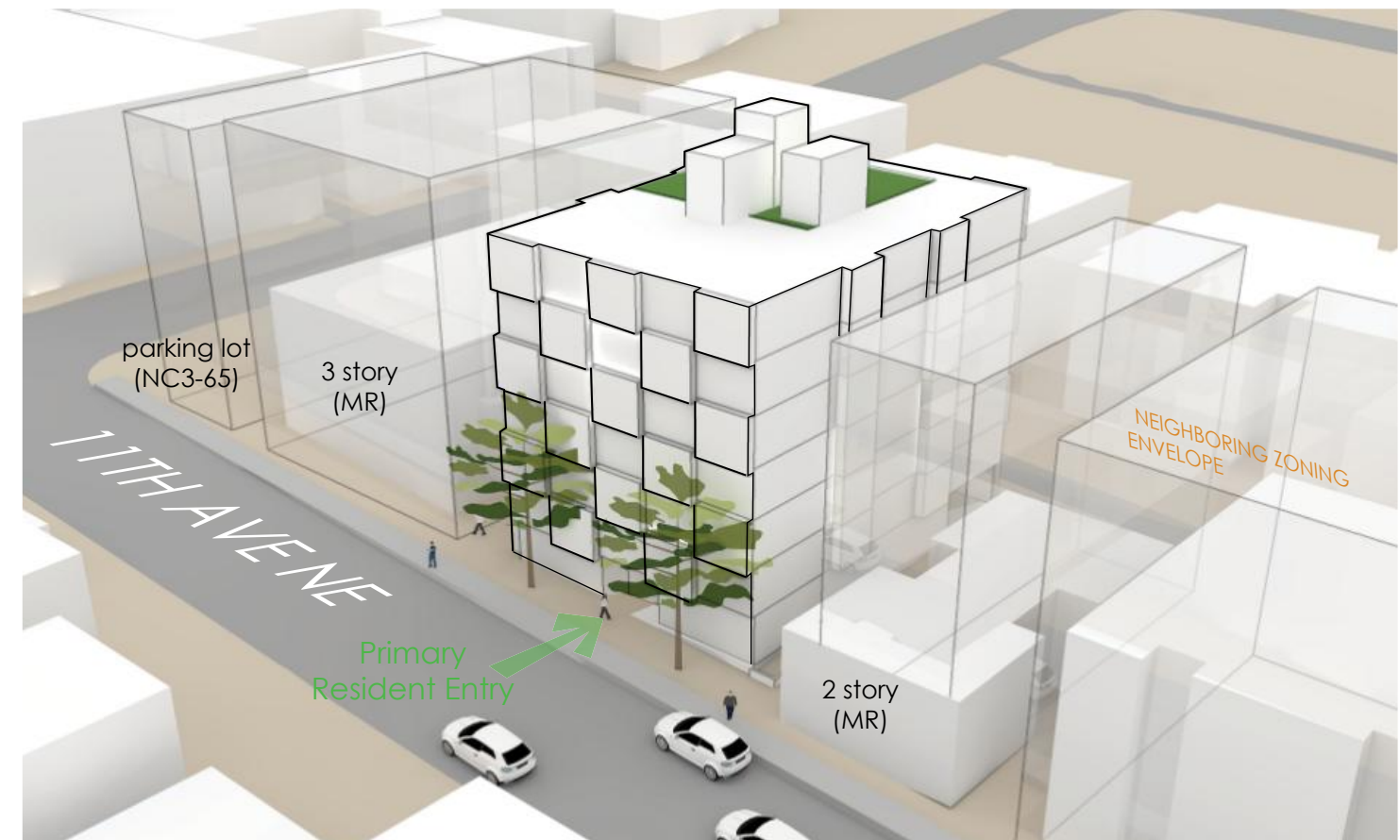
- S1: 4,921 sf
- 1st: 4,586 sf
- 2nd: 5,170 sf
- 3-7: 5,052 sf

Opportunities

- side setbacks allow for increased glazing (minimizing blank wall)
- primary entrance along 11th Ave NE
- no ground floor entrances in side setbacks
- greater percentage of residential units facing street
- extra bicycle parking provided



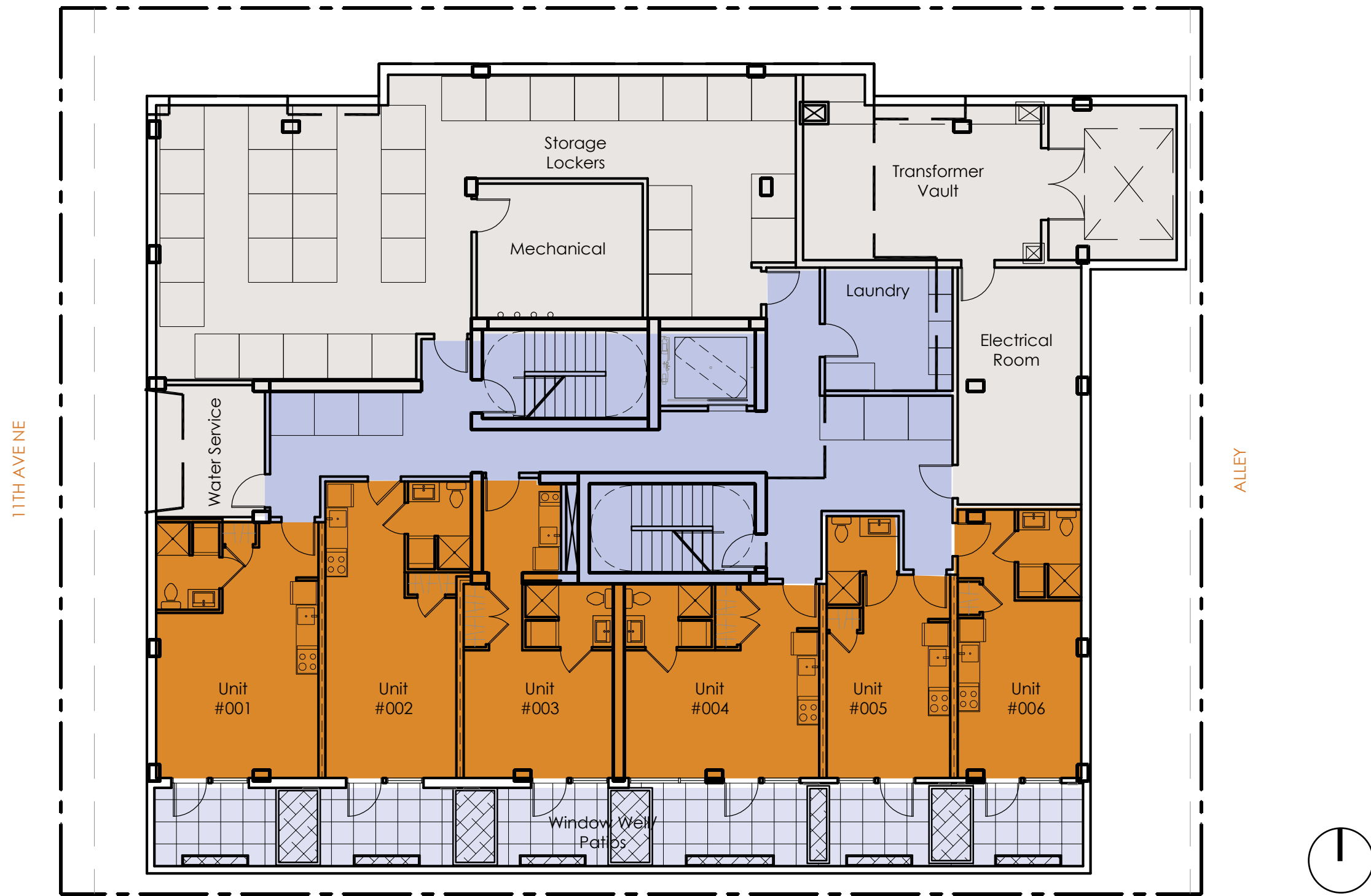
Scheme C Figure-Void

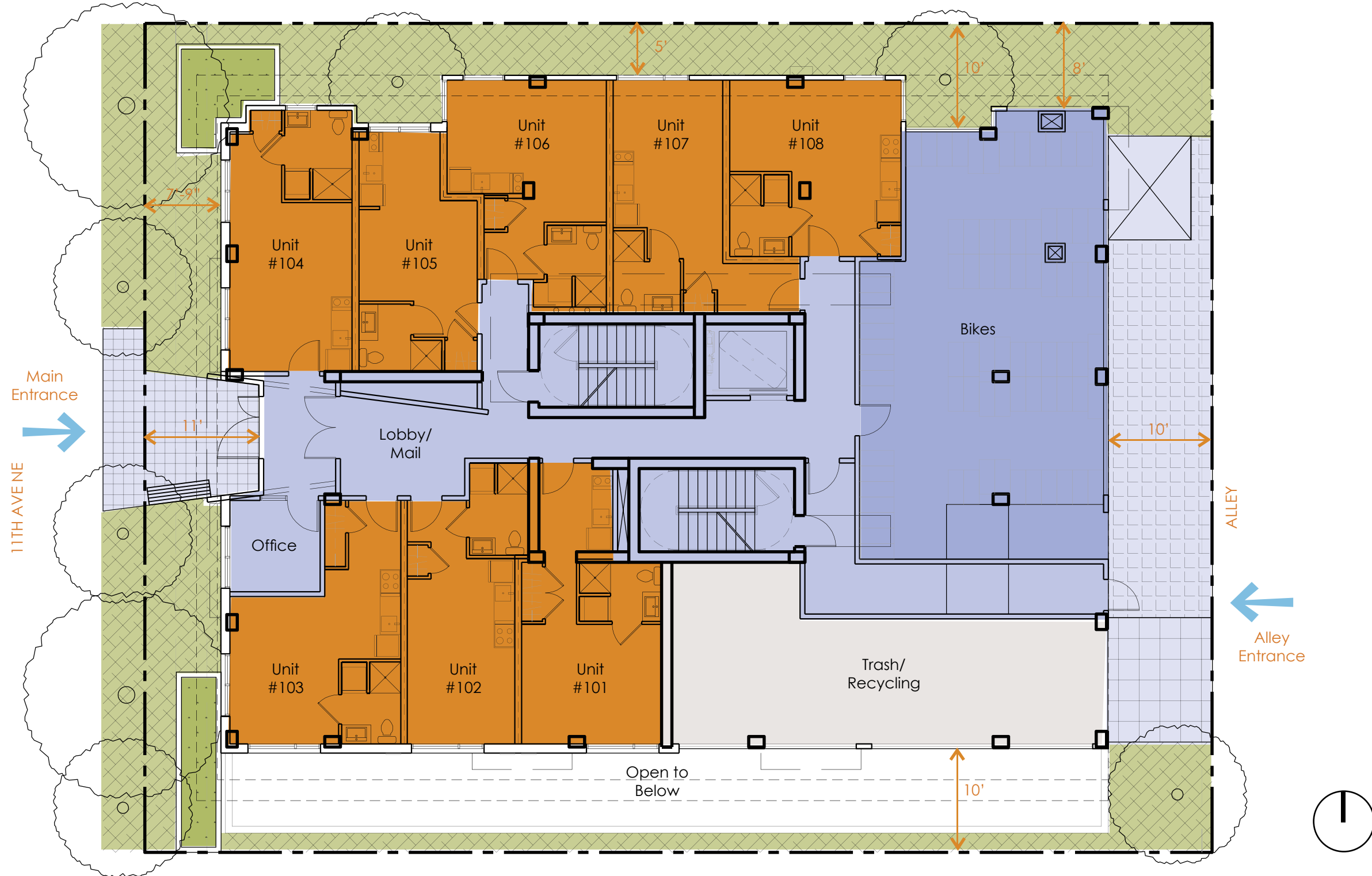


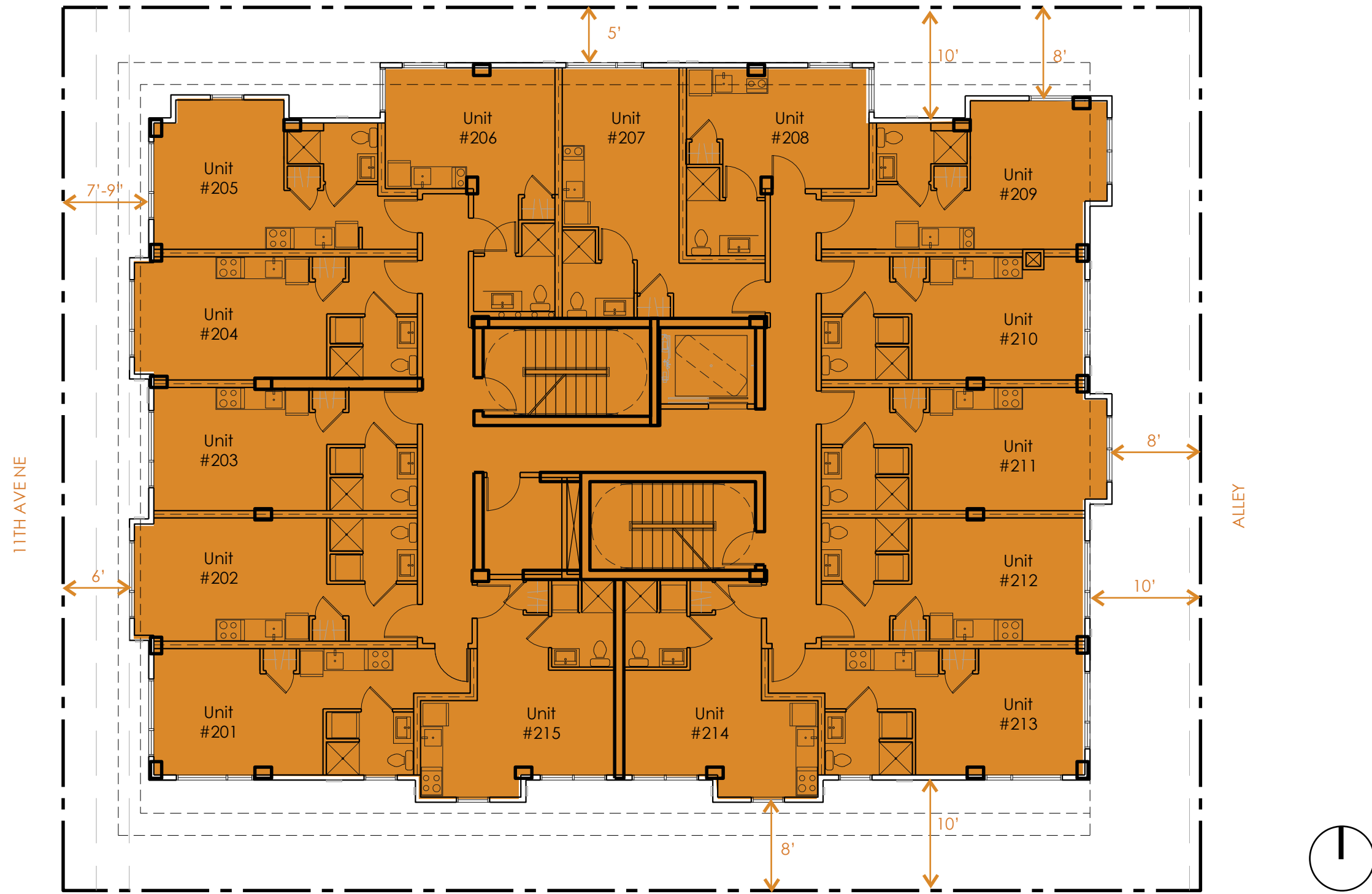
NW Corner at 11th Ave NE and 43rd St looking South

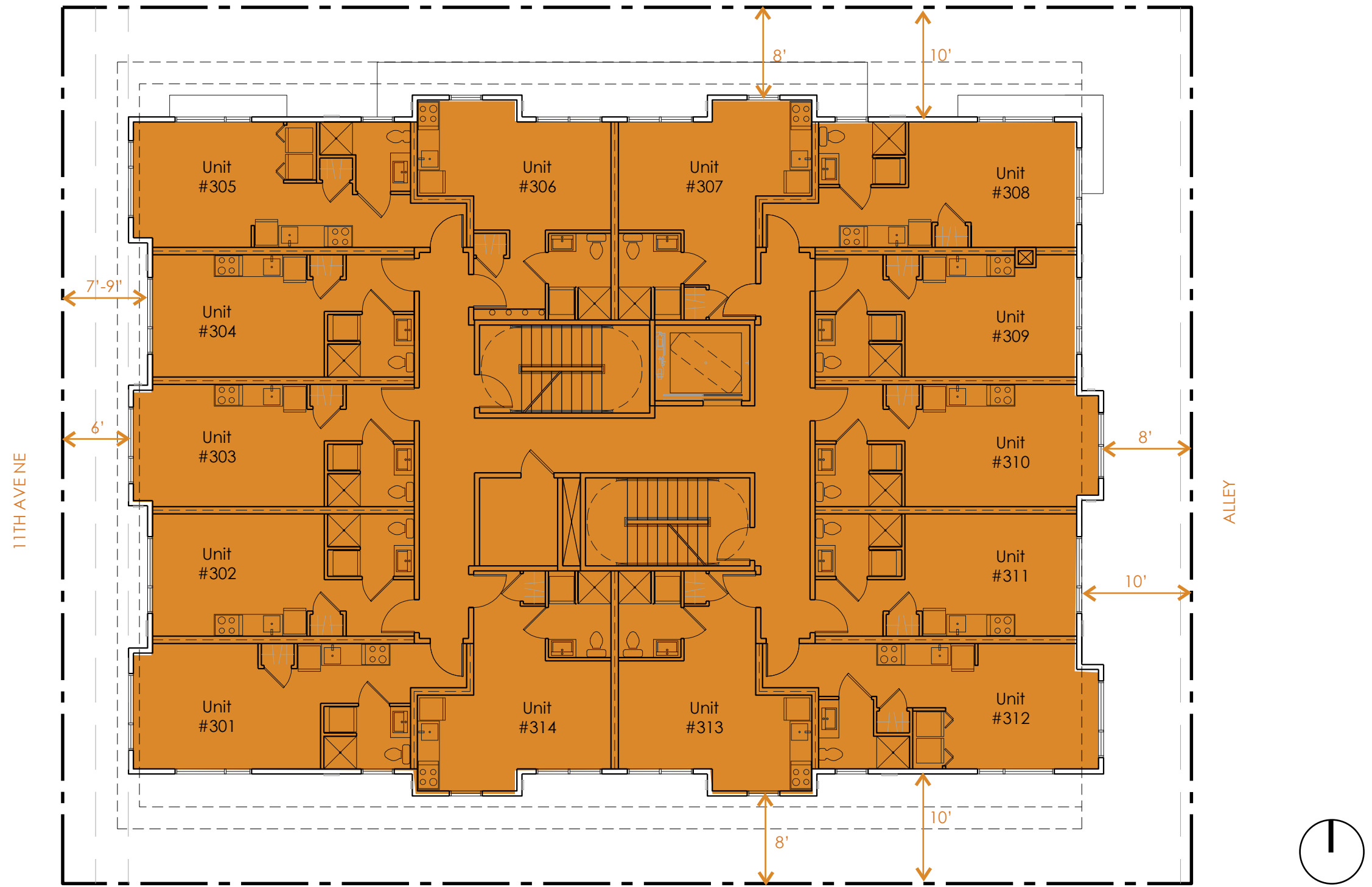


SW Corner at 11th Ave NE and 42nd St looking North

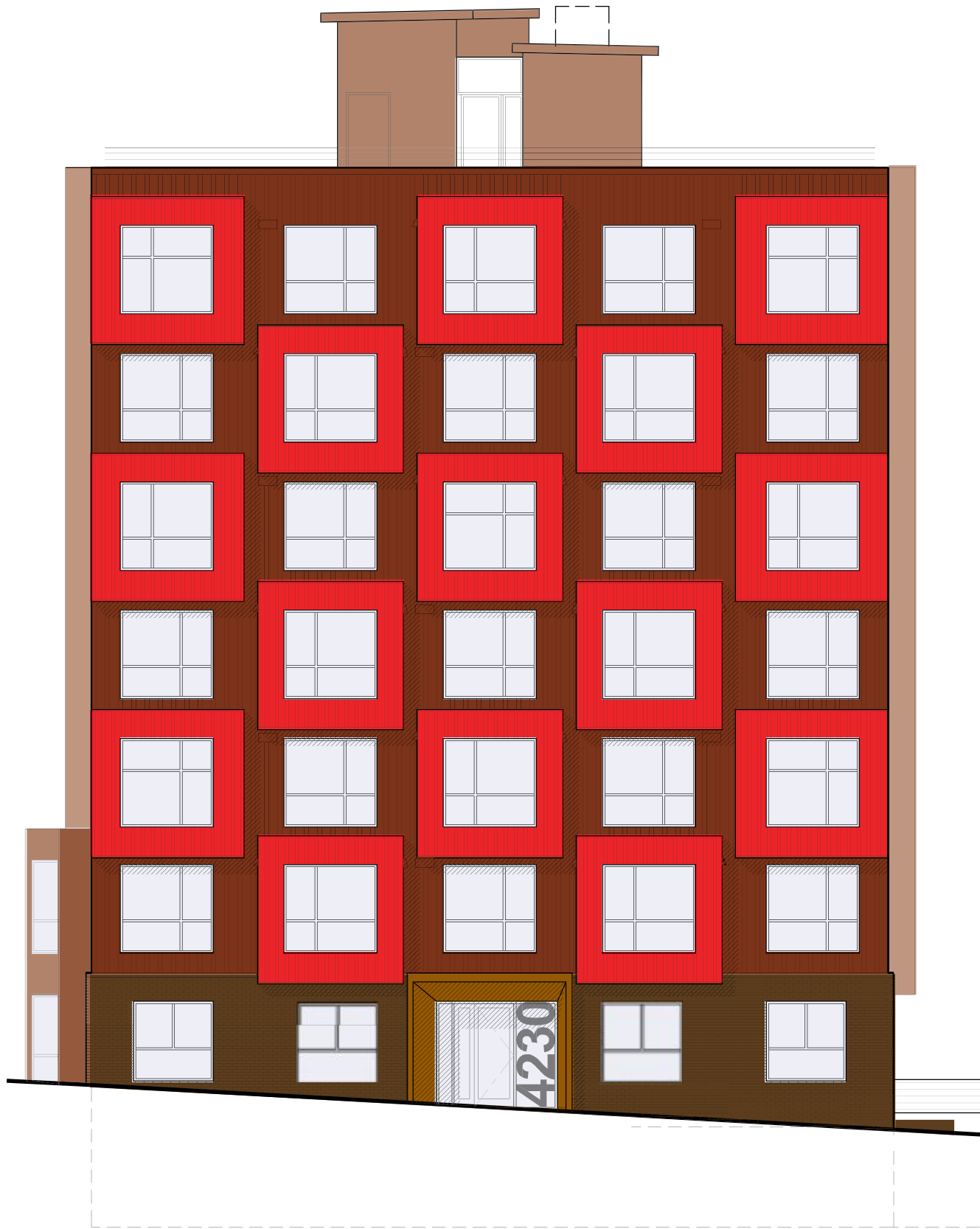








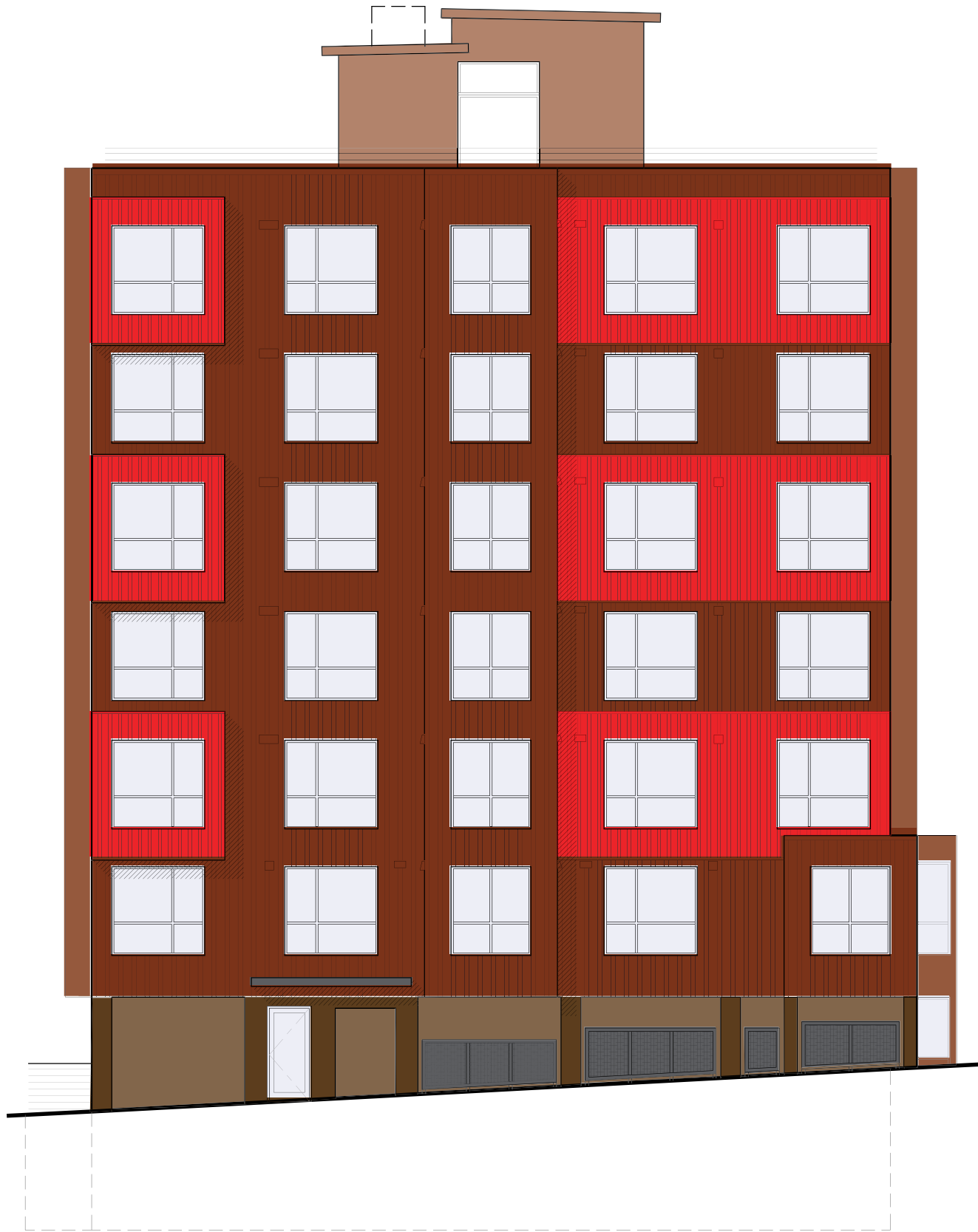




WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

CS CONTEXT & SITE

- > CS1 B-2: Daylight and Shading

The shading impact on the inhabitants of the structure to the north seems unavoidable, but window placement and not locating entries along the north façade would provide mitigation for other impacts within the projects reach.
- > CS1 D-1: On-Site Features

Look into preserving the smaller, cute tree.
- > CS1 E-2: Adding Interest with Project Drainage

Part of the proposal is for rain water retention surface system which should be integrated into the building's design.
- > CS1 II-i: Existing Trees

In this instance, make a strong effort to retain the smaller tree that shows character and could enhance the overall project.
- > CS2 B-2: Connection to the Street

Special care needs to be given the design of the entry and entry sequence. Side entries seem to be counterintuitive and should be frowned upon; in this instance a strong connection, and the right moves, apply to the connection to the alley as well.
- > CS2 C-2: Mid-Block Sites

At the next design iteration, detail the relationships between proposed windows on the north and south facades and those on the neighboring buildings. Illustrate corresponding floor heights as well. Look to other structures along the alley to design adequate loading space for the building adjacent the alley.
- > CS2 D-5: Respect for Adjacent Sites

Again, this will determine window placement, landscaping along the two sides as a deterring of movement or occupation of the spaces between buildings. This consideration should also inform the design of the rooftop open space and features that deter the occupation of the roof edges.
- > CS3 A-1: Fitting Old and New Together

The Board was happy to see a pallet of more durable materials being proposed. The brick at the base was thought to be a nice link with older street patterns.

> CS3 A-2: Contemporary Design

Make sure the choices in color do not become easily dated. Some more whimsy could be introduced into the treatment. The corner joinery was thought to be a bit stark and worth careful examination.

> CS3 A-4: Evolving Neighborhoods

The size of the entry should be carefully examined. Should it be wider at the street? The wood a good touch, but should be made "to pop."

PL PUBLIC LIFE

> PL1 B-3: Pedestrian Amenities

More detail sketches needed to capture the character of the experience of the interaction of building and pedestrians at the street level along 11th Avenue.

> PL2 A-1: Access for All

Maintain the single entry along 11th Avenue and a secondary entry off the alley. Provide no direct entries into units along the north or south facades.

> PL2 B-1: Eyes on the Street

Orientation of the front units to the street and rear units to the alley the right orientation for eyes-on-the-street.

> PL2 C-1: Locations and Coverage

Study whether the rear entry should be recessed or covered or both, but in such a manner that does not interfere with parking/loading capabilities from the alley side.

> PL3 A-1: Design Objectives

Does the front entry want to be wider? Slightly less symmetrically located? More angular? It needs to be made to "pop." The use of wood lining and being extruded over the brick façade was well received by the Board and considered an important move toward providing the "pop."

> PL3 A-3: Individual Entries

Individual entries, specifically on the north and south sides, should not be part of the project.

> PL4 B-1: Early Planning

Given the large bike storage room and expected arrival use of the alley, provide an alley entry that is both functional, large enough, and welcoming, although a secondary entry.

> PL4 B-2: Bike Facilities

Make sure the hallway at the rear entry is designed of adequate size and configuration to provide for moving in and out, bike passage and trash hauling that may be occurring at the same time.

> PL4 C-1: Influence on Project Design

Will actual travel modes put even more pressure on the alley entry as a place of departure and arrival?



DESIGN CONCEPT

> DC2 A-2: Reducing Perceived Mass

Contemplate the use of secondary elements that will introduce subtle counter motifs into the regular rhythms of the checkerboard pattern.

> DC2 B-1: Facade Composition

Study how the elements of the front (and rear) facades, can be brought around to the sides of the structure in such a way that it is responsive to neighboring window patterns and expressed concerns regarding privacy for the neighbors.

> DC2 C-1: Visual Depth and Interest

Is there a way to introduce elements that might provide a subtly contrapuntal experience into the predictable checkerboard façade pattern that has been introduced?

> DC3 B-4: Multifamily Open Space

Design for privacy of the neighbors and for noise abatement.

> DC4 A-1: Exterior Finish Materials

Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

> DC4 B-2: Coordination with Project Design

This would apply to address identification and to building name, if such is separately identified.

> DC4 D-1: Choice of Plant Materials

Explore and report back to the Board regarding the condition and prospects of the "small, cute" tree that was the subject of their solicitude.



PRIORITIES & RESPONSES

- 1** CONSIDER/MITIGATE IMPACTS ON ADJACENT PROPERTIES:

Most units face the street or alley to avoid the impact of living room windows facing adjacent properties to the North and South. All living room windows are set back 10 ft from adjacent property lines. No building or unit entries are located on the North or South facades. The roof deck has been oriented toward the street and pulled away from the North and South edges of the roof. Landscaping at the ground level deters occupation of spaces between adjacent buildings.
- 2** PRESERVE OR REPLACE EXISTING TREE:

According to the Tree Assessment Report, the existing English Walnut tree adjacent to the alley is in poor condition because it is too close to the alley. It will be replaced with a new ornamental feature tree which will be located further from the alley to protect the health of the tree.
- 3** HIGHLIGHT/ORCHESTRATE PEDESTRIAN ENTRIES:

The main entry is articulated as a wooden form with angular geometry. The angled form and unique material focus attention and movement toward the front door of the building. The landscape design helps transition from the street to the building entry. The alley façade has been articulated to emphasize the alley entry with a small canopy over the entry gate. An ornamental "feature" tree further enhances the alley entrance.
- 4** DURABLE, APPROPRIATE MATERIALS & VISUAL INTEREST:

Proposed materials include box rib metal siding at the upper floors with a brick base, and wood cladding at the main entry. The brick relates to the adjacent building to the south as well as other brick buildings in the neighborhood. It also provides a visual base for the building and a transition between the street level and the upper floors. The colors have been chosen to enliven and enhance the form of the building. The side and rear facades introduce different variations on the color and massing treatments.



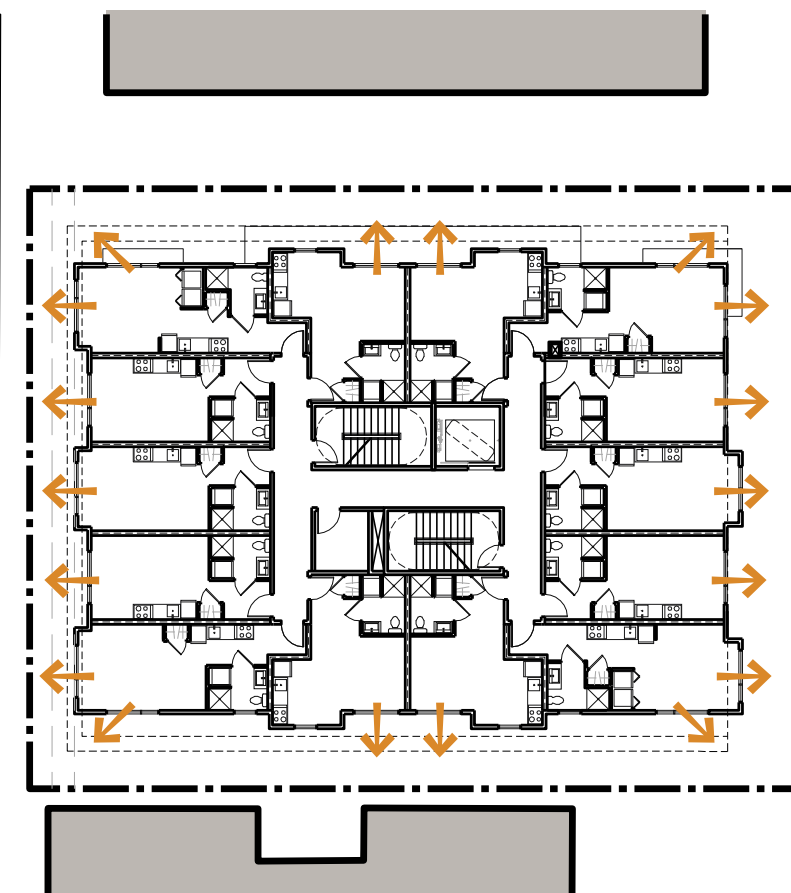
NORTH FACADE



WEST FACADE



SOUTH FACADE

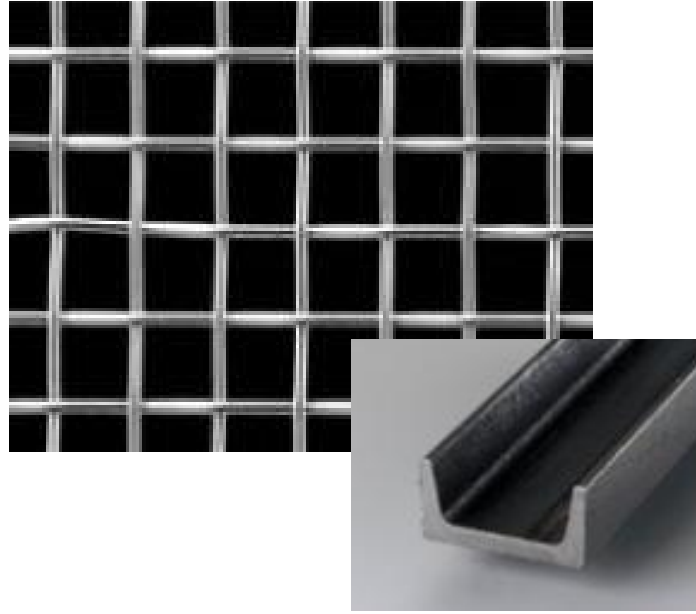


LIVING ROOM WINDOWS

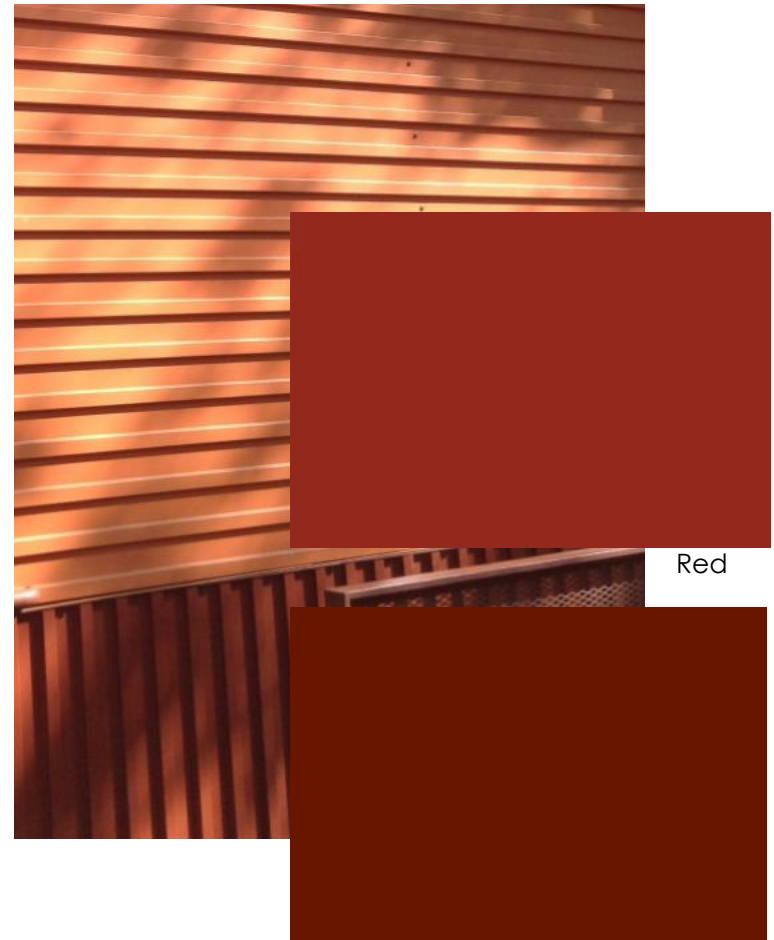




Steel and woven mesh ornamental fences

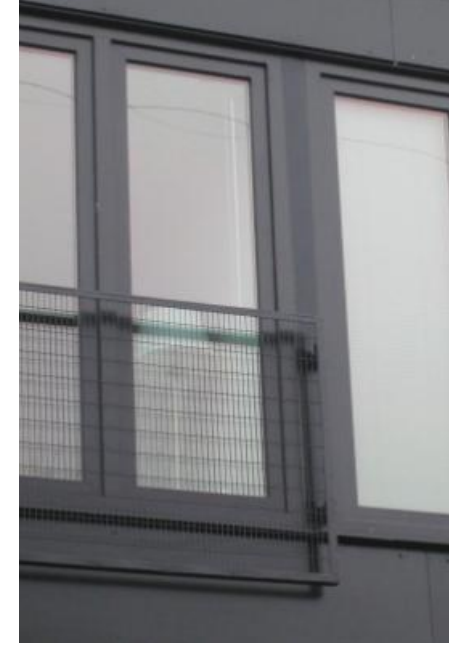


Mini box rib texture



Red

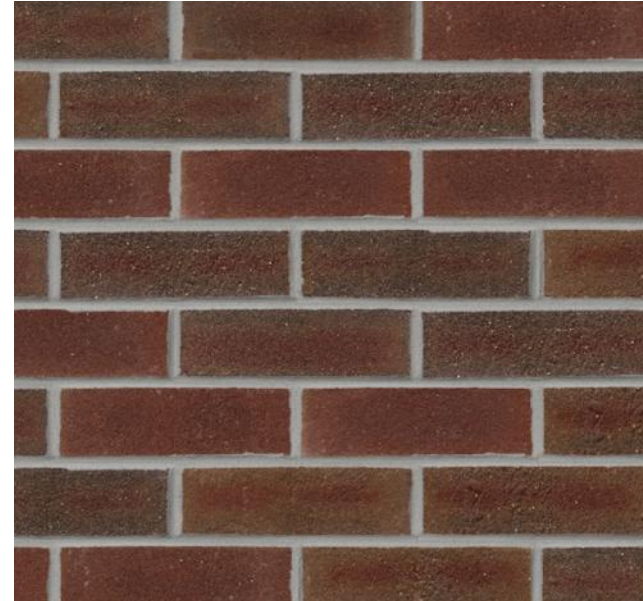
Burgundy



Black vinyl windows



Painted cement board panel siding

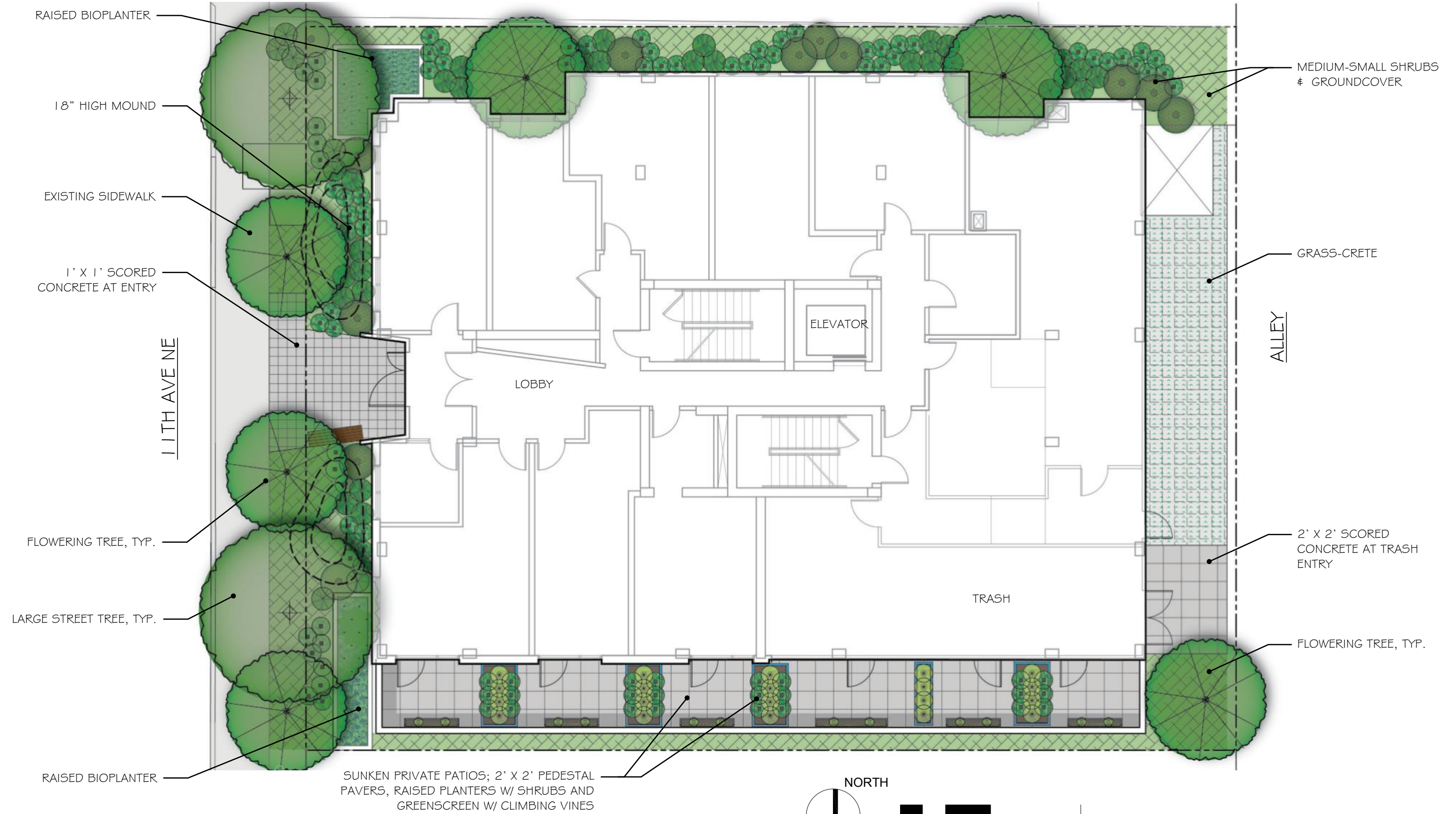


Brick

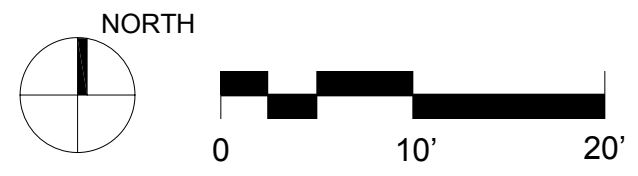


Reclaimed fir

DEPARTURE	CODE REQUIREMENT	PROPOSED DESIGN	JUSTIFICATION
Projections into setbacks	<p>SMC 23.45.518 H</p> <p>Bay windows may project into setbacks if they meet the following requirements:</p> <ul style="list-style-type: none">-2ft deep max- 10 ft wide max- 5 ft min from any lot line- 30% max facade area	<p>Proposed bay windows are a maximum of 11'-6" wide.</p> <p>Proposed projections meet all other code restrictions.</p>	<p>The proportions of the proposed bay windows have been developed to work with the scale and rythm of the building as a whole and to express the module of the individual dwelling units. The proposed design does not maximize the allowable facade coverage of projections, and includes less bay window floor area than is permitted by code. In these ways the proposed design is in keeping with the intention of the the limits set on facade projections, but the form of the projections has been adapted to suit the scale and rythm of the building.</p>



DXU LANDSCAPE GROUNDPLANE PLAN
 SCALE: 1"=10'



GROUNDPLANE ELEMENTS



GREEN ASH



PAGODA DOGWOOD



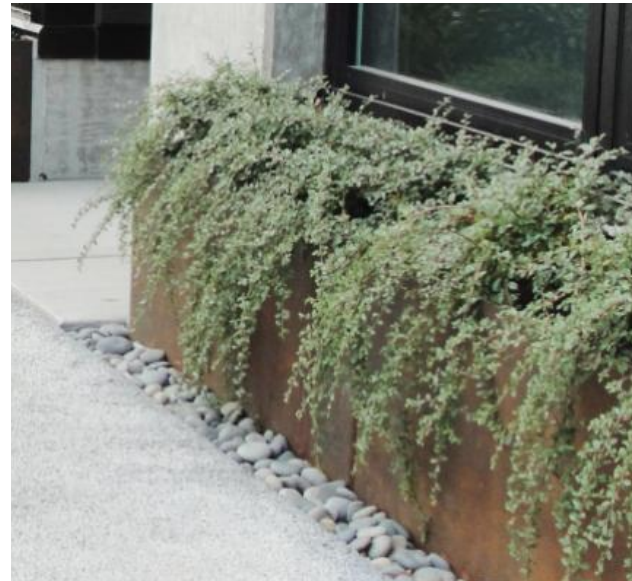
HEAVENLY BAMBOO



RED TWIG DOGWOOD



BIORETENTION PLANTER



RAISED STEEL PLANTER



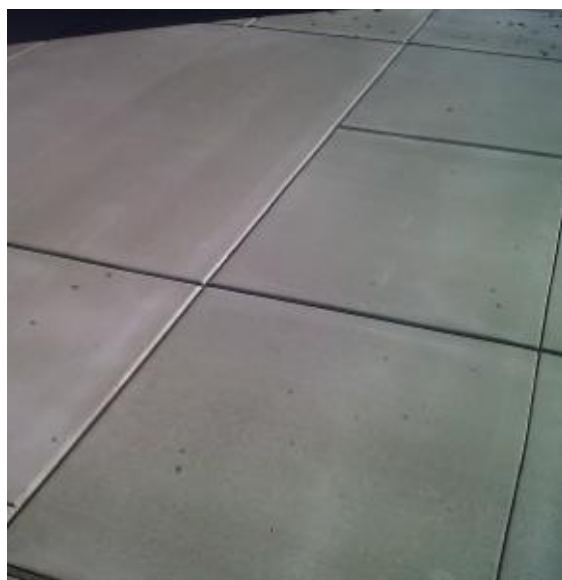
GREENSCREEN & CLIMBING VINES



SLOUGH SEDGE



LONGLEAF MAHONIA



SCORED CONCRETE



PEDESTAL PAVERS



GRASS-CRETE



DWARF PERIWINKLE



DEER FERN

2' X 4' RAISED PLANTER, 24" H., W/ BAMBOO, TYP. NORTH & SOUTH SIDES

WOOD DECKING ON PEDESTALS

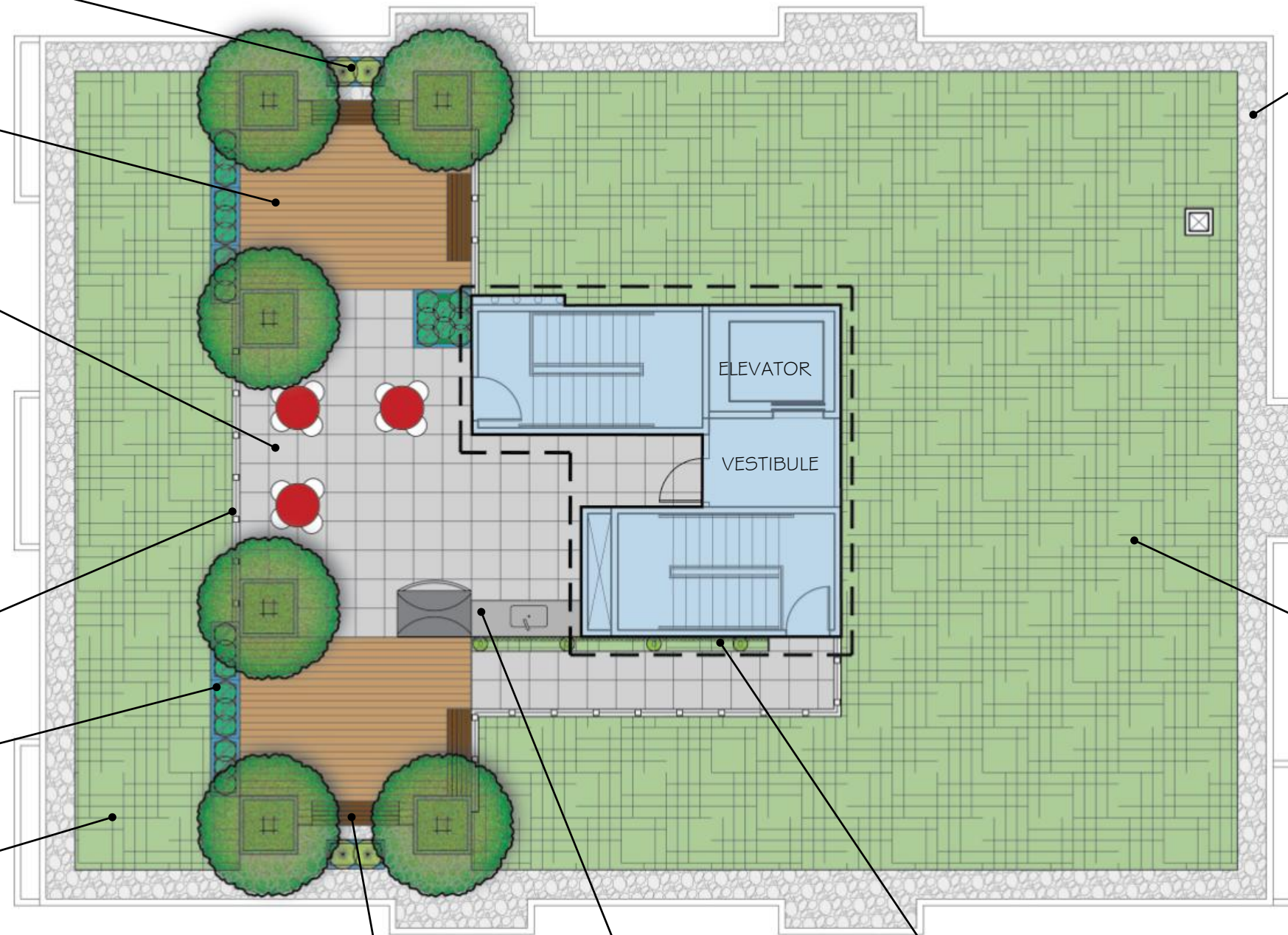
2' X 2' PEDESTAL PAVERS

11TH AVE NE (BELOW)

1.8" RAILING SYSTEM, TYP.

2' X 4' RAISED PLANTER, 24" H., W/ SHRUBS

4' X 4' RAISED PLANTER, 30" H. W/ FLOWERING TREE



2'-WIDE STRIP OF BLACK BALLAST AROUND PERIMETER

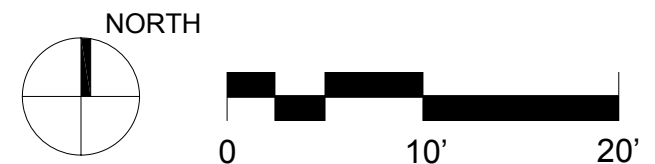
ALLEY (BELOW)

4 1/2" GREEN ROOF SYSTEM; APPROX. 2,890 SF

6' WOOD BENCH, TYP.

OUTDOOR KITCHEN W/ GRILL & SINK

GREEN SCREEN W/ CLIMBING VINES



DXU LANDSCAPE ROOF PLAN
SCALE: 1"=10'

ROOF ELEMENTS



LAVENDER



BAMBOO



GALAXY MAGNOLIA



OUTDOOR KITCHEN



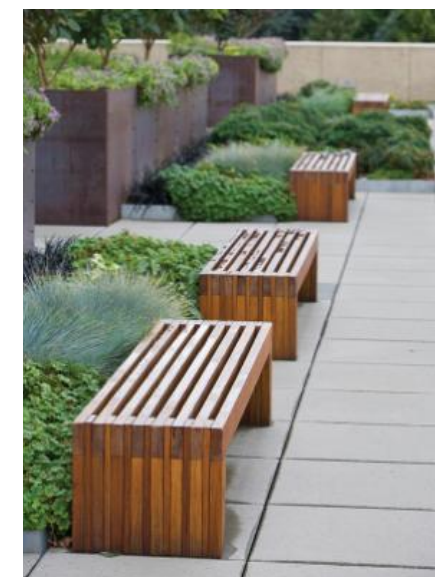
ROW OF RAISED PLANTERS



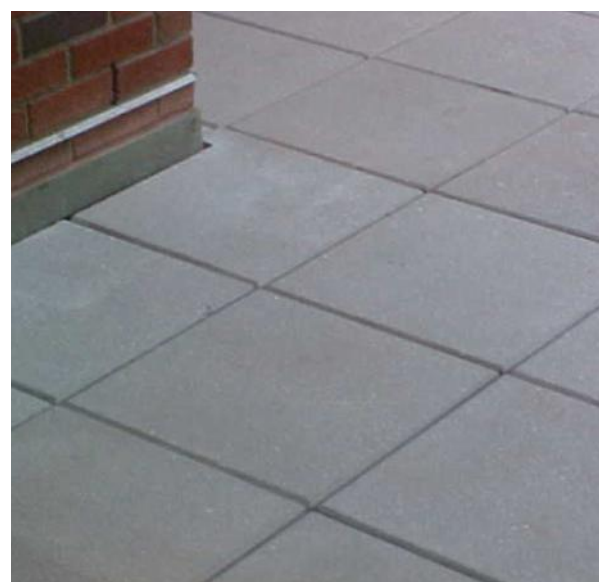
RAISED PLANTER WITH TREE



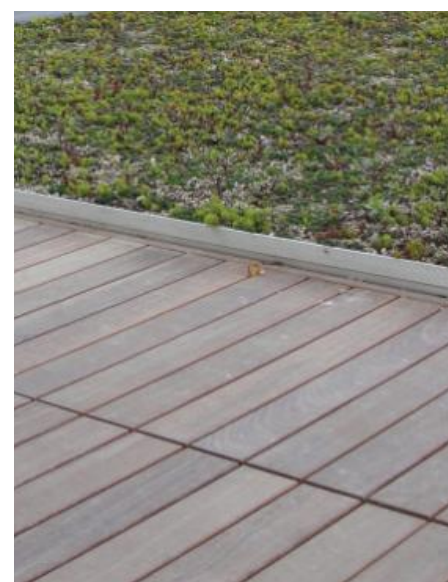
GREENSCREEN & CLIMBING VINES



WOOD BENCH



PEDESTAL PAVERS



WOOD DECKING



BALLAST



GREEN ROOF

