



## the parsonage

4132 brooklyn avenue ne  
seattle, wa 98105

DRB Recommendation Meeting  
DPD project #3018666

developer: barrientos llc

31 august 2015

**schemata**  
workshop

schemata workshop inc | 112 5th ave n, seattle wa 98109  
www.schemataworkshop.com v 206.285.1589 f 206.285.2701

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SECTION 1:  
**INTRODUCTION**

# INTRODUCTION | project summary and development objectives

## project summary

84 residential units  
0 parking stalls  
0 SF commercial square footage

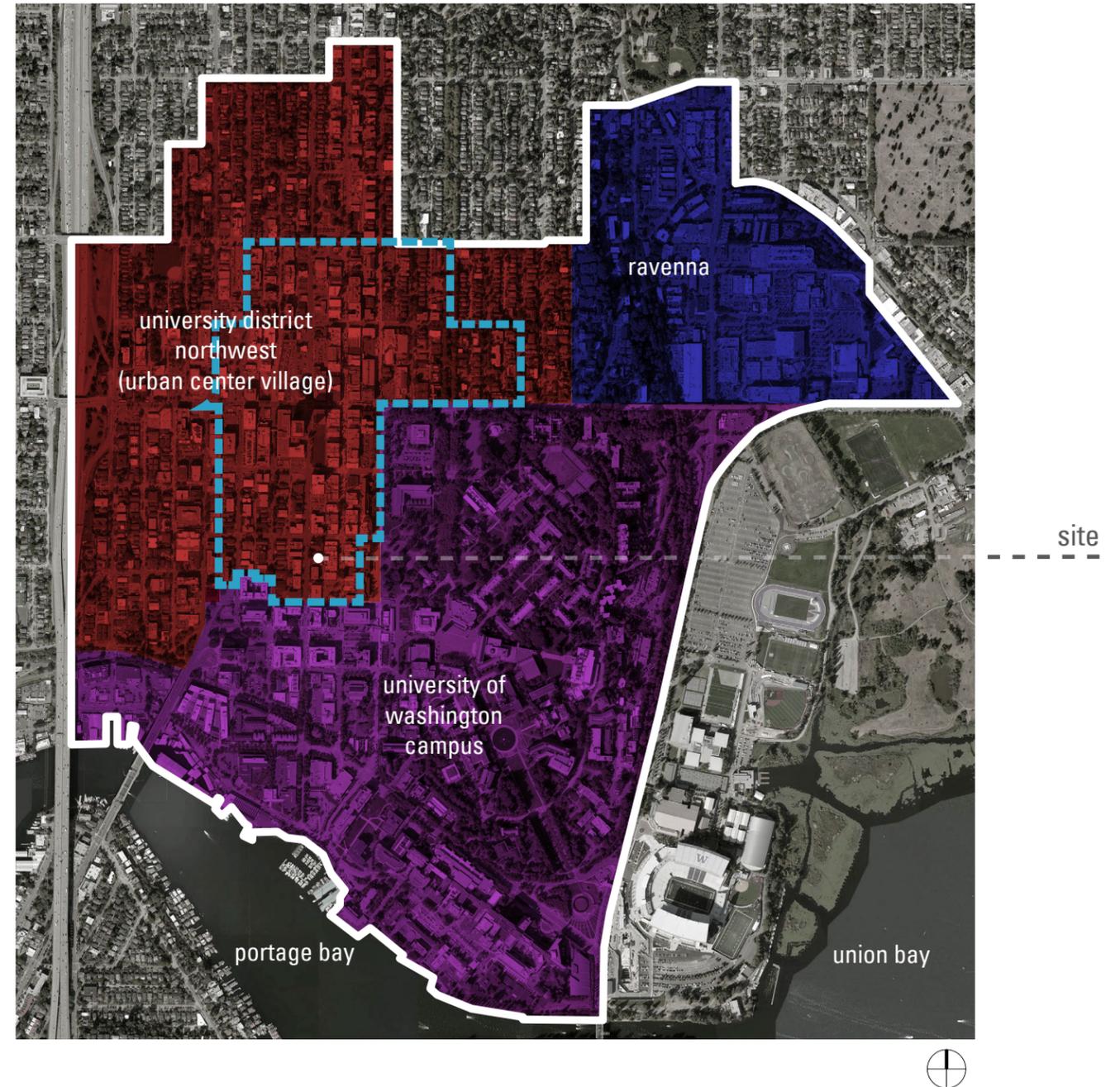
The proposed Parsonage project takes its name from the historic 1907 structure located on site at 4138 Brooklyn Ave NE, which was originally used as the residence for the neighboring church's pastor. The project aims to rehabilitate the landmarked parsonage and construct a seven-story residential addition made possible by the City's Office of Housing Incentive Bonus Program that allows an increase to the height of the building by one floor.

Three parcels will be combined and the existing houses at 4128 and 4132 Brooklyn Ave NE demolished. The existing parsonage will be moved in order to maximize available area on site for the new housing building. The new building will have a contemporary design and responds to the parsonage in a sensitive way, without mimicking historic features.

The parsonage will be renovated and serve as the residential entry, management office, and communal amenity space for the new 84 dwelling units. Character-defining elements of the exterior will be restored.

## development objectives

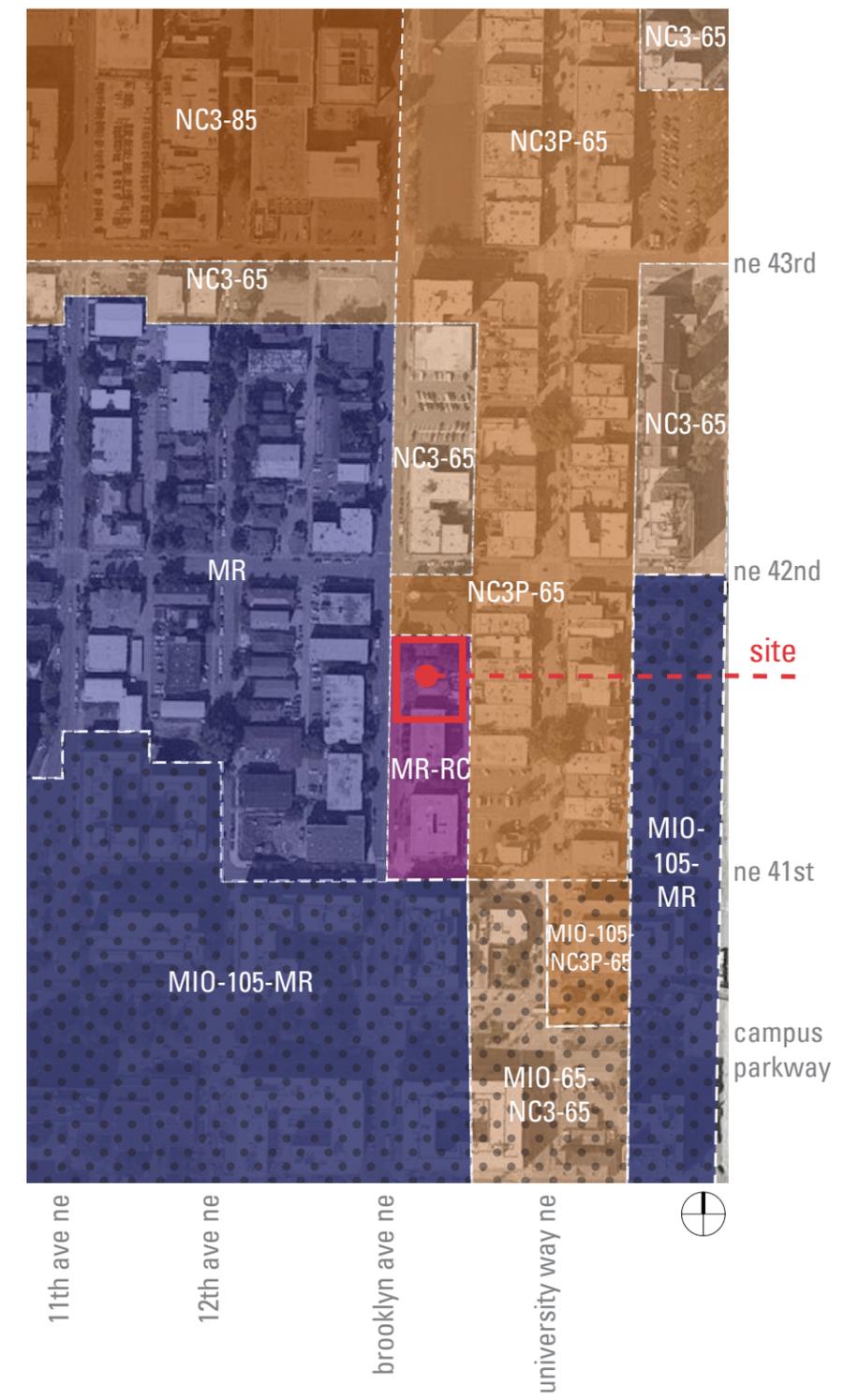
1. Develop market rate and affordable housing.
2. Preserve and enhance the historic parsonage building.
3. Respect the historic character of the parsonage by ensuring compatibility of the proposed new development.
4. Utilize the historic parsonage building to provide a student residential life program with amenity spaces for residents to encourage social gatherings and group study opportunities, and to deter social isolation.



— university community urban villages boundary  
(designated by seattle dpd)

— ne 45th street light rail station area overlay district boundary  
(designated by seattle dpd)

# INTRODUCTION | aerial photograph - zoning map



# INTRODUCTION | streetscape context



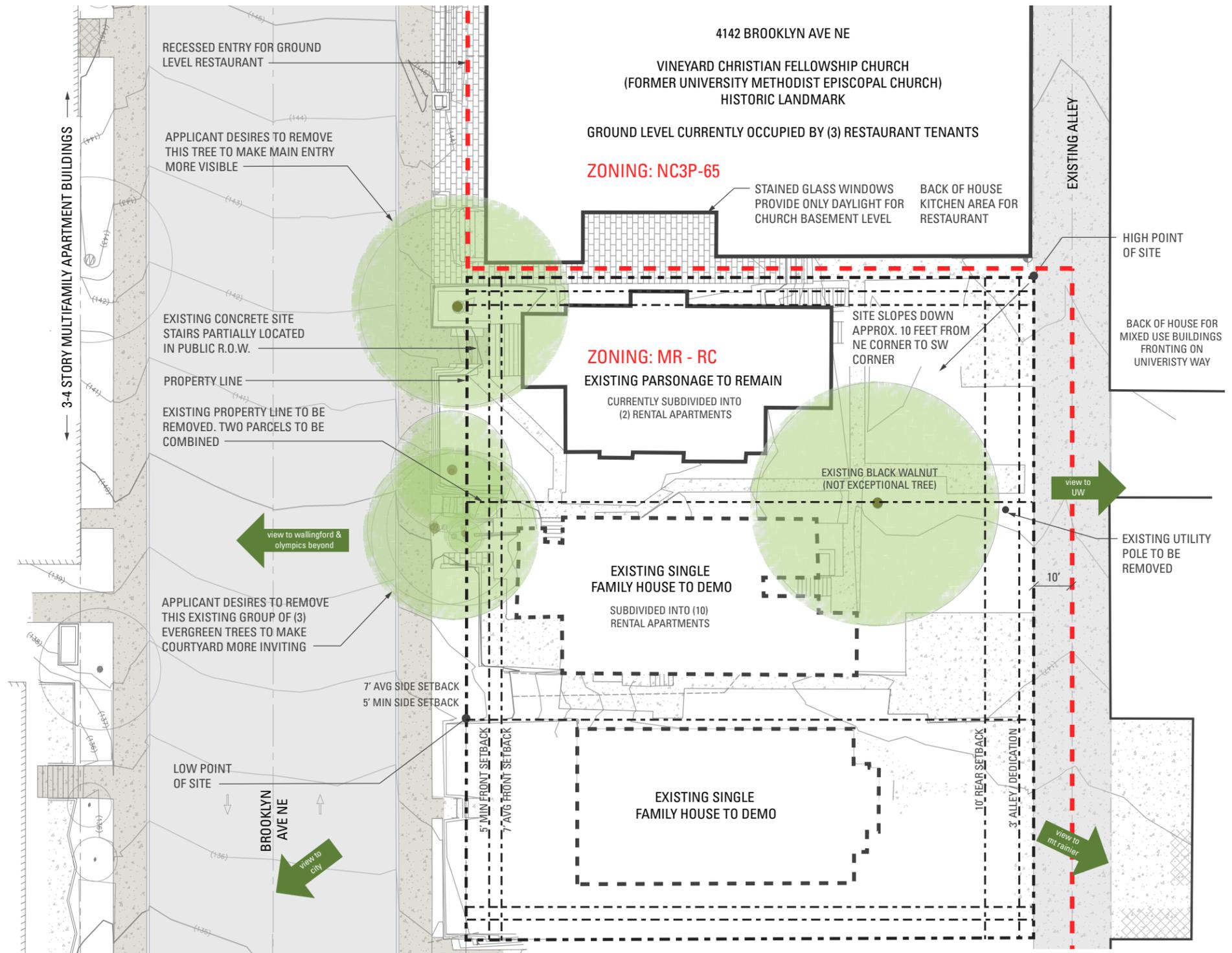
# INTRODUCTION | existing site plan

## Items of note:

- Existing concrete site stairs are partially located within the ROW.
- Existing trees along Brooklyn Ave NE are located in ROW.

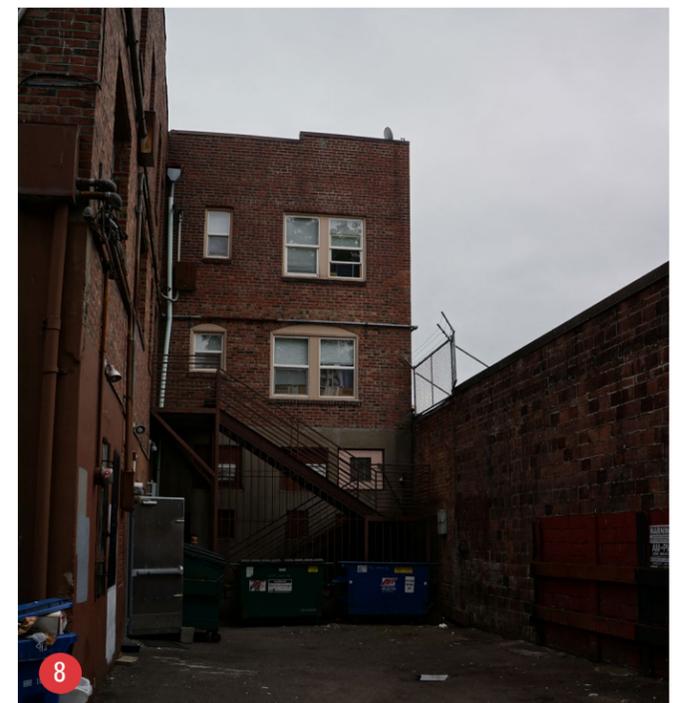
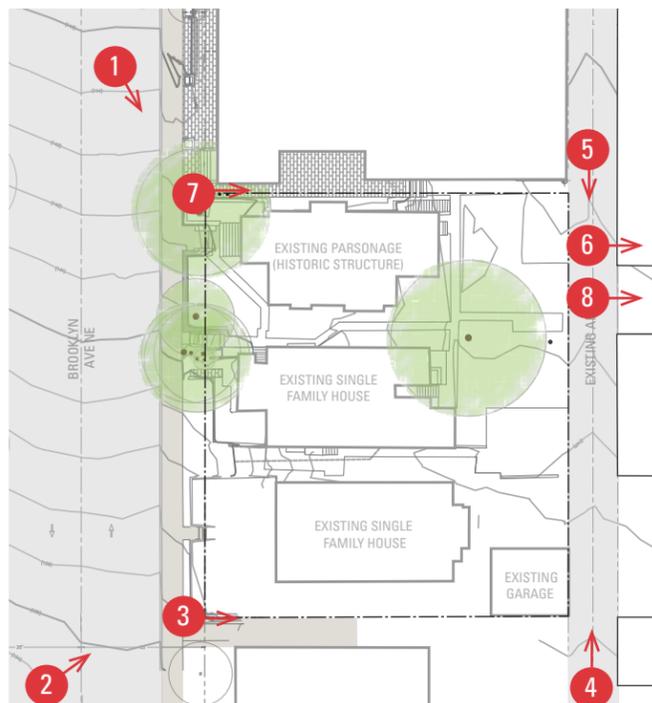
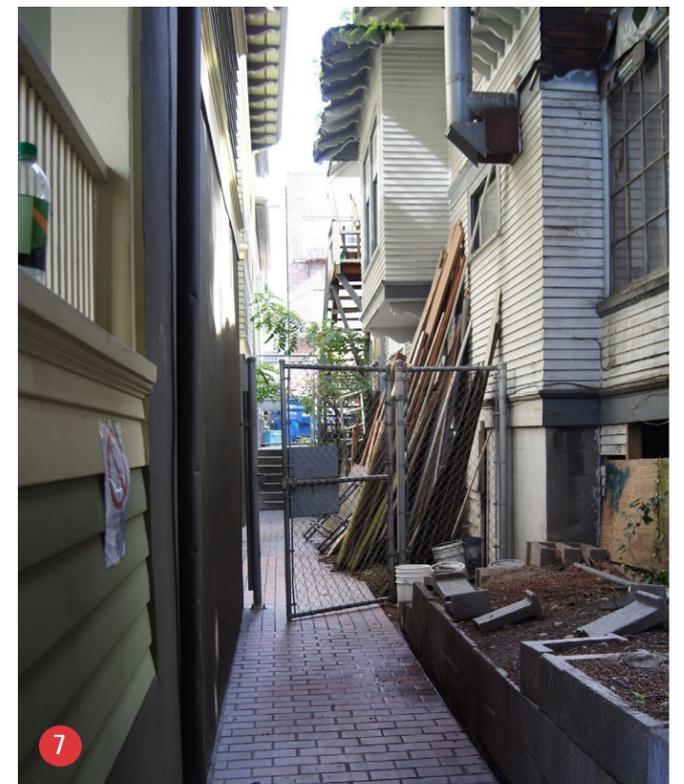


existing site conditions  
the parsonage (obscured by trees) and neighboring buildings



Survey provided by Bush, Roed & Hitchings.  
Dated 10/16/2014

# INTRODUCTION | contextual site photos



# INTRODUCTION | site plan



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SECTION 2:  
RESPONSE TO EDG GUIDANCE AND DESIGN REVIEW COMMENTS

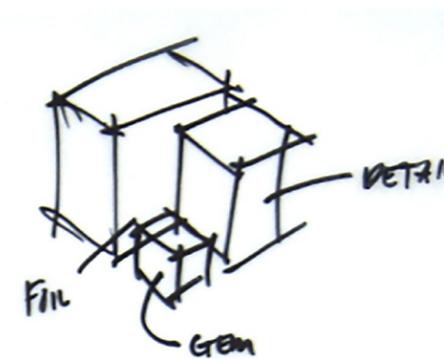
# 1 | MASSING AND COURTYARD DESIGN | project concept

## Land Use Comments:

9. Design Review, Design Concept & Architectural Composition (DC2-A, DC2-B, DC2-E, DC3-A). Please demonstrate the intended overall concept between the massing and architectural composition of the existing structure and the proposed development.



historic photo of church and parsonage (c. 1907) landmarked together



project concept composition diagram

## Response:

The overall design concept for the project intends to celebrate the Historic Structure as the gem of the project. The addition is broken up into two additional parts "background building" and "foreground building" to create a scale that is more compatible with its context, and to minimize the scale contrast between the Parsonage and the New Construction.

The "foreground building" is more articulated and detailed given its presence at the street side. The "background" building remains simply articulated, lighter, with subtle references to the rest of the project.

On an urban scale, the project intends to recapture the the association between the Landmarks Structures - the Church and the Parsonage - which were landmarked together, but are unusually on two separate property lots. The project therefore considers a composition of three parts: The Church + the Parsonage + the New Addition.

At an urban level, the scale of the project remains compatible with the buildings along the streetscape by reinforcing rooflines along the street, and continuing the architectural language of base and top.



project composition of three parts at street level : church + the parsonage + the new addition



street composition (brooklyn ave)

# 1 | MASSING AND COURTYARD DESIGN | evolution and comments

## landmarks briefing #1

2 parcel preferred option (october 2014)



- 2 parcels.
- historic structure remains near original location, but lowers to meet sidewalk grade and abuts street property line.
- street trees are removed/replaced.

## landmarks briefing #4

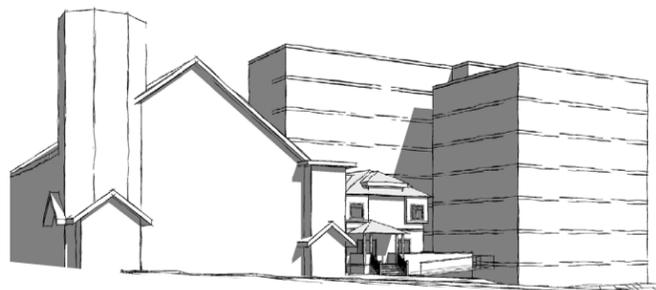
preferred option (may 2015)



- more design development for overall project.
- brick addition sits on a concrete base which relates to the Historic Structure and other buildings in neighborhood context.

## landmarks briefing #2 & EDG

3 parcel preferred option (february 2015)



- 3 parcels (addition of south lot).
- maximizes space between historic structure and addition.
- simple cubic massing competes with landmark structure the least.
- reduced height of the streetside mass relates to Church structure scale.

## landmarks briefing #5

(august 2015)



- approval of material and color scheme for project
- expressed concern about the removal of chimney and generally were not supportive of this move.
- supportive of overall project.

## landmarks briefing #3

preferred option (march 2015)



- 3 parcels.
- historic structure is moved approx. 5 ft to the south to accommodate ADA ramp to the north.
- Cubic/square patterning of fenestration grouping in streetside mass highlights corner pop-outs of Historic Structure.

1 | MASSING AND COURTYARD DESIGN | perspective view



# 1 | MASSING AND COURTYARD DESIGN | entry and courtyard

## Land Use Comments:

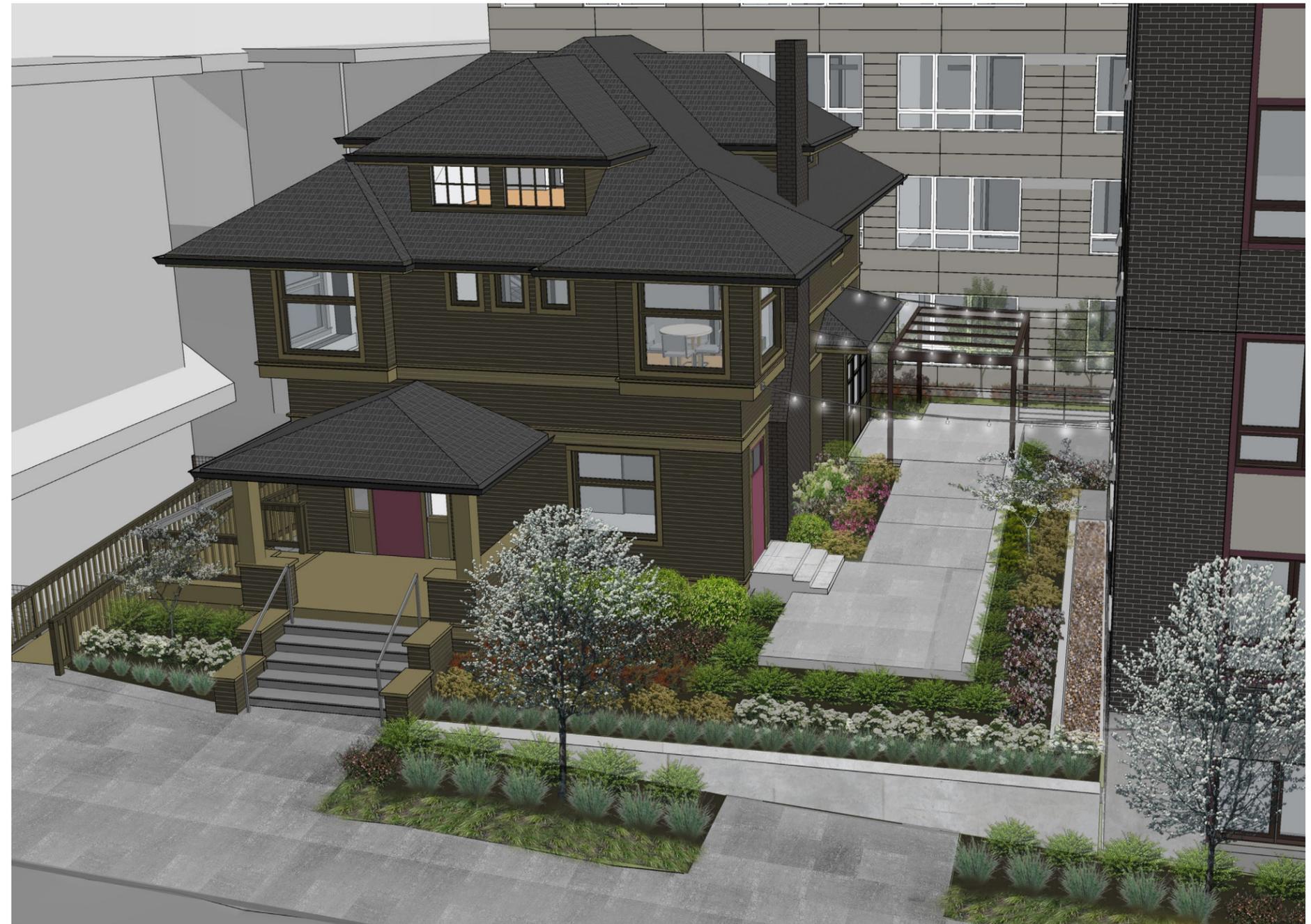
1a) Massing and Courtyard Design, Entry (CS2-B2, PL-B, PL3-A, PL1-I, PL3-I). The courtyard should be developed as part of the entry sequence into the Parsonage and the courtyard should function as an alternative entry point for residents and visitors.

## Response:

The applicant's property management firm, Blanton Turner, manages over 2,000 units of student housing in the U-District, as well as many other college campuses. The residential life experience is one that is critical to the success of students, particularly those between the ages of 18-22. Because this housing product is intended primarily for undergraduate students, the importance of having students connect with the property management staff on a daily basis is critical, as is security.

For this reason, the main entry point for both residents and visitors needs to be through the Parsonage building - the courtyard no longer has an entry point function for the residents and visitors. In addition to serving as the main entry, the Parsonage will serve as the main activity location of all activities and social gatherings. This also allows the residential portions of the building to remain quieter and more private.

Having a single main entry point also enhances wayfinding and legibility (PL2-D, PL3-A, DC1-A). However, the courtyard remains visible from the street, providing visual ground-level open space to address the the severe lack of open space in the University District, a important public objective for the neighborhood (PL1).



perspective view of main entry (through Historic Structure) and of courtyard

# 1 | MASSING AND COURTYARD DESIGN | street and courtyard plan

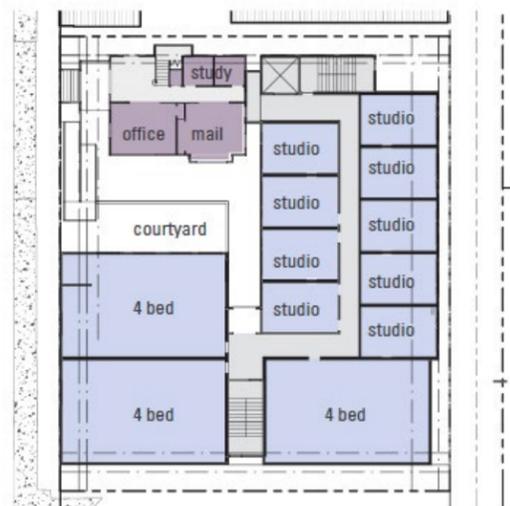
## Land Use Comments:

1c) Massing and Courtyard Design, Design Concept (PL1-I, PL3-I). The courtyard should be developed as one large courtyard space, or read as one large space, rather than being divided into multiple smaller spaces for private use by ground level residents

## Response:

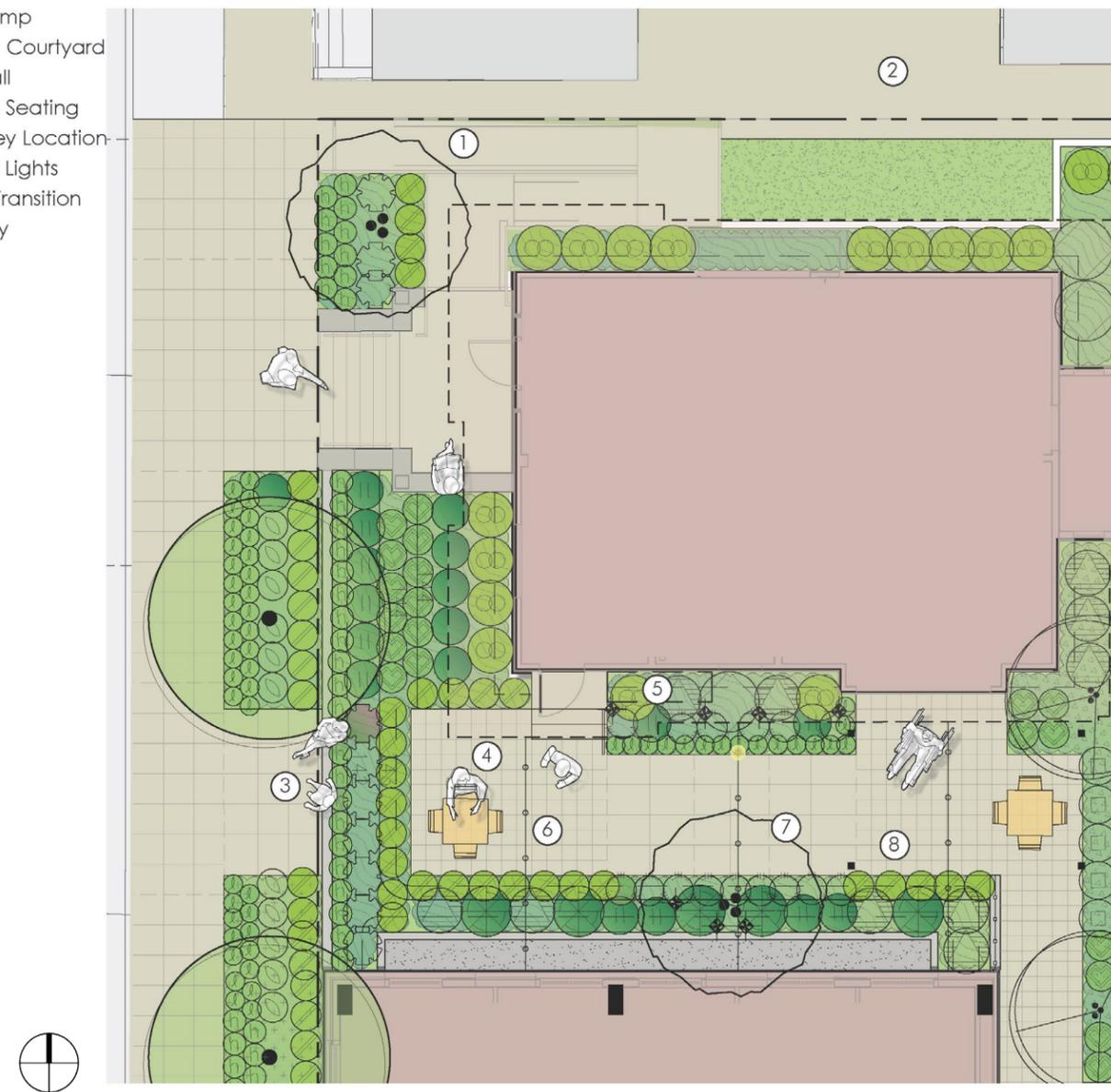
The ramp was moved to the north side of the Historic Structure in response to the EDG guidance to develop the courtyard design into one large courtyard space, instead of two terraces as shown at EDG. It is also in response to the Landmarks ARC comments to retain the character of the southwest facade of the Historic Structure by avoiding further additions and alterations.

Although the courtyard is skinnier, this design provides better light access to the Church's stained glass window, and enhances wayfinding and legibility since entry paths through the courtyard have been eliminated.



plan at EDG, showing ramp and tiered courtyard, which have been eliminated.

- 1 1:12 Ramp
- 2 Church Courtyard
- 3 Seatwall
- 4 Flexible Seating
- 5 Chimney Location
- 6 Festival Lights
- 7 Ramp Transition
- 8 Canopy



3 Seatwall



4 Flexible Seating



6 Festival Lights

# 1 | MASSING AND COURTYARD DESIGN | courtyard perspective view

## Land Use Comments:

1d) Massing and Courtyard Design, Entry (PL1-I, PL3-I). At the Recommendation Meeting, the applicant should demonstrate how the courtyard design is welcoming, cohesively designed, and activated by residents. Additional detail should include information about bike access and storage, landscaping, safety and security.

## Response:

The courtyard will be often used as spill over space for many social gatherings as part of the residential life programming. There are many large group activities that are programmed and the ability to have students circulate from the building into the courtyard and back inside is important.

Bike access will no longer be through the courtyard, but rather by a south access entrance. Festival lighting provides both atmosphere and security. A glass canopy, still pending design approval from Landmarks, will be programmatically included to provide rain protection for year-round use by the students.

Ground-level units will be buffered for privacy through the use of bermed landscaping and window wells.



courtyard space activated by residents

# 1 | MASSING AND COURTYARD DESIGN | bike access

## Land Use Comments:

1b) Massing and Courtyard Design, Access (CS-2B2, PL-B, PL3-A, PL1-I, PL3-I). The ADA ramp acts as an obstacle for entry to the courtyard. At the Recommendation meeting, the applicant should demonstrate how pedestrians and bikes can access the courtyard by the ramp without going through the Parsonage.

1e) Massing and Courtyard Design, Bike Access (PL4-B). The Board supported the applicant's intention to provide daylight access to the basement of the Parsonage to provide bike parking. At the Recommendation Meeting, the applicant should demonstrate how bikes access the storage location from Roosevelt.

## Response:

Residential and ADA access into the building will be through the Historic Structure. Access for bikes is through the south entry into a dedicated bike storage room that is convenient and easy to access, well lit, and secure.



perspective from southwest at street level (across brooklyn ave)

## 2 | ALLEY DESIGN | existing conditions

### Land Use Comments:

2a) Alley Design and Rear Setback Departure, Traffic Analysis, ( CS2-D, DC1-C). The Board requested an analysis showing how existing and proposed solid waste and recycling, truck loading and unloading for commercial uses, and vehicular traffic along the alley will function with the new proposed building and reduced setback. The Board indicated potential support for a reduced rear setback if the proposed design is sensitive to the tight programming in the alley.

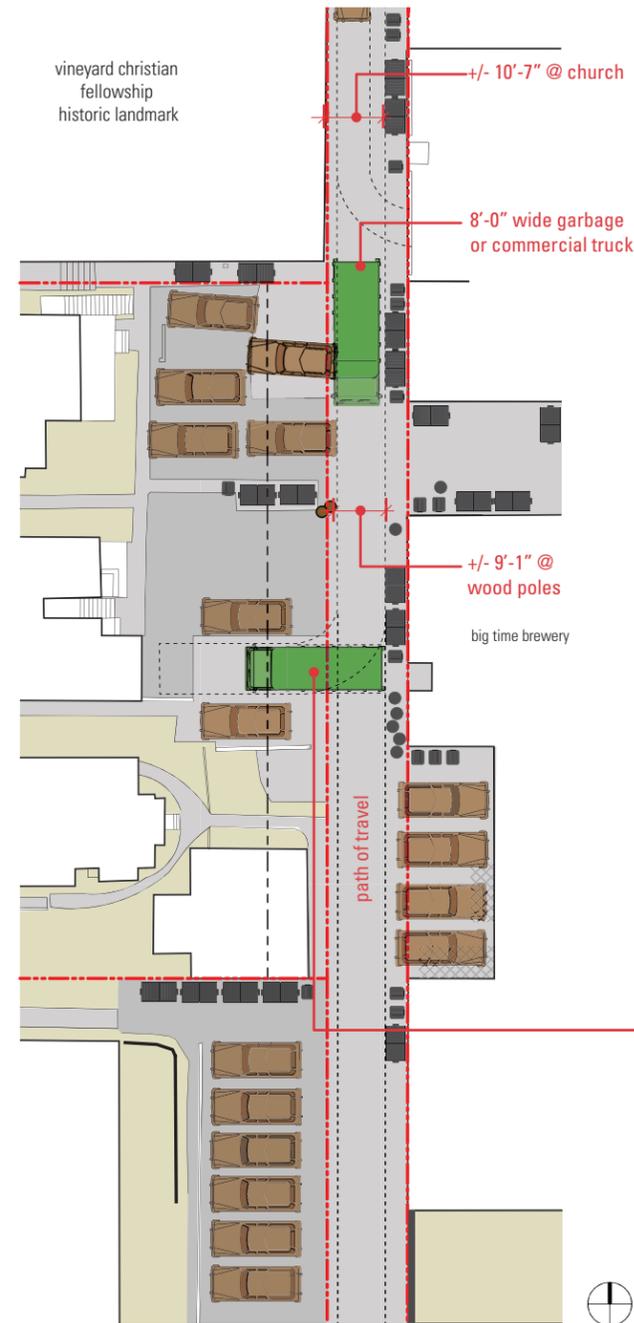
### Response:

Currently, the narrowest portion of the alley is governed by existing wood utility poles (approximately 9'-1"). The width of the alley is further reduced by neighbors across the alley placing their solid waste and recycling containers in the alley R.O.W.

A standard 8'-0" wide garbage truck can currently use the alley for garbage and recycling pick-ups, though the alley is congested.

Commercial loading for some neighboring sites currently uses the subject property.

See next page for proposed alley design.



existing condition

wood utility poles creating pinch-point.



dumpsters located in public alley r.o.w.



commercial loading currently uses subject property.

commercial truck at pinch point at church

## 2 | ALLEY DESIGN | traffic analysis

### Response (continued):

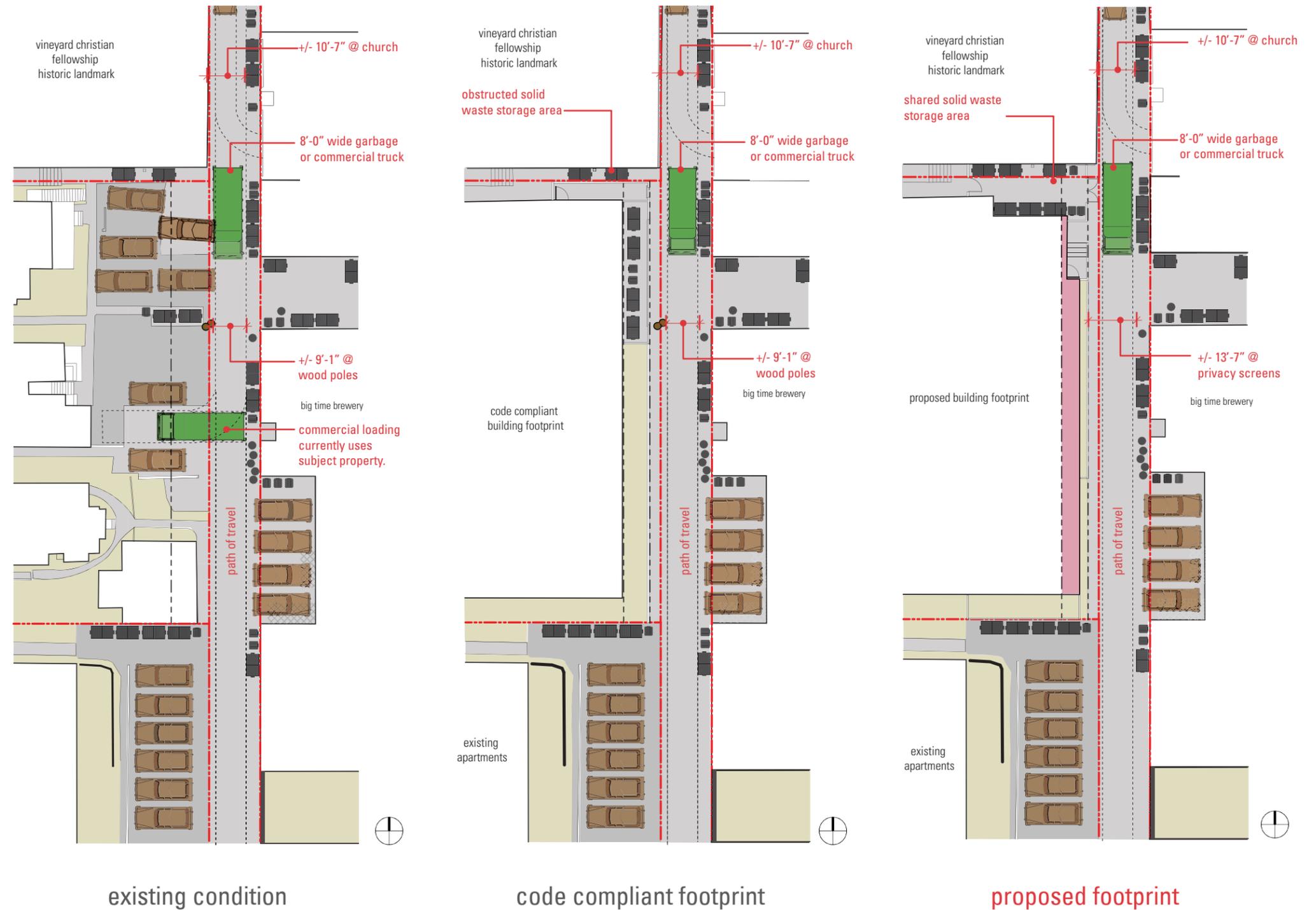
Solid waste and recycling storage area is being shared with the adjacent church. Note that providing a code compliant footprint results in the church having an obstructed solid waste storage area. Furthermore, a code compliant proposal could include privacy fences at the alley setback as well as the retention of the existing wood utility poles - the current pinch-point in the alley.

The narrowest portions of the alley for:

Existing Condition	Code Compliant	Proposed
+/- 9'-1" @ existing wood utility poles.	+/- 9'-1" @ existing wood utility poles.	+/- 10'-7" @ church

The proposed design provides an improved alley condition beyond a code compliant proposal through the removal of the wood utility poles and setback provided.

**NOTE:** The rationale for the rear setback is to accommodate the Historic Structure, which follows design guideline CS3-B2 (Historical/Cultural Reference: reuse existing structures on the site where feasible as a means of incorporating historical or cultural elements into the project. In order to keep it, we needed the alley setback, to accommodate the units in the new building.



## 2 | ALLEY DESIGN | alley section

### Land Use Comments:

2b) Alley Design and Rear Setback Departure, Ground Level Units (CS-2D, PL3-B, DC1-C). The building and rear setback must be sensitive to the existing alley condition and provide a buffer between ground level residential units and the alley.

### Response:

Vegetated green screens will be provided for ground level units for privacy. The units have also be set back 2 ft.

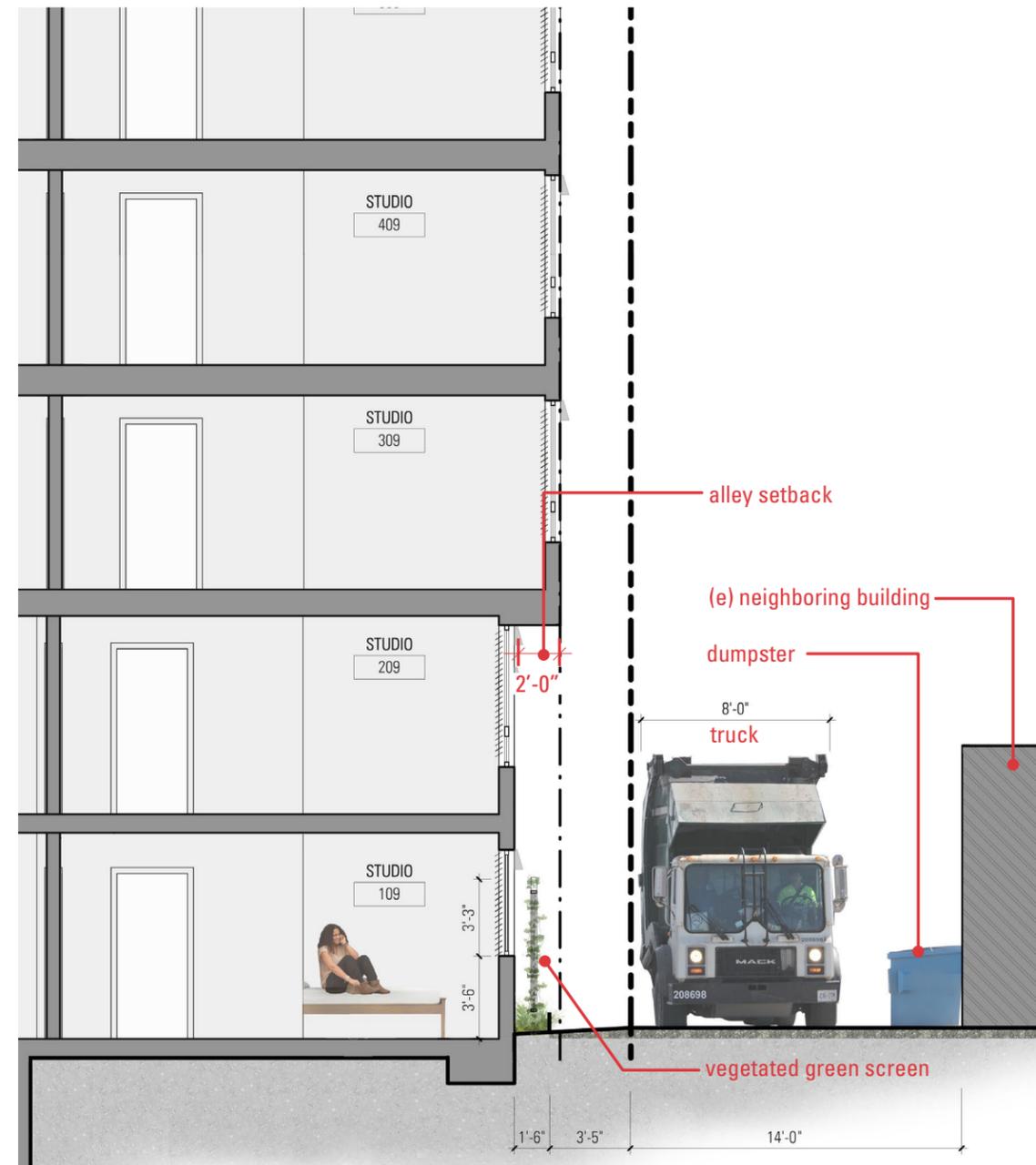
2c) Alley Design and Rear Setback Departure (CS2-D, DC1-C). The Board will review future rear setback departure requests once the additional analysis is provided. The Board indicated support for a reduced rear setback departure request. To relieve the tight programming on the alley the Board indicated support for additional massing at the upper level along the street, or alternatively, an increased ground level setback with upper level cantilever of the alley.

### Response:

The building has been setback at the ground level by 2 ft, with an upper level cantilever. Wood utility poles that were the pinch point in the alley, have been removed to relieve congestion in the alley.

### NOTE:

In order to keep the Historic Structure, the alley setback is required to accommodate the units in the new building. This is in keeping with design guideline CS3-B2 (Historical/Cultural Reference: reuse existing structures on the site where feasible as a means of incorporating historical or cultural elements into the project).



section through alley



alley 3D view

## 2 | ALLEY DESIGN | move-in and move-out

### Land Use Comments:

2e) Alley Design and Rear Setback Departure, Move-In/Move-Out. At the Recommendation Meeting, the applicant should demonstrate how tenants will stage moving in and out of the structure.

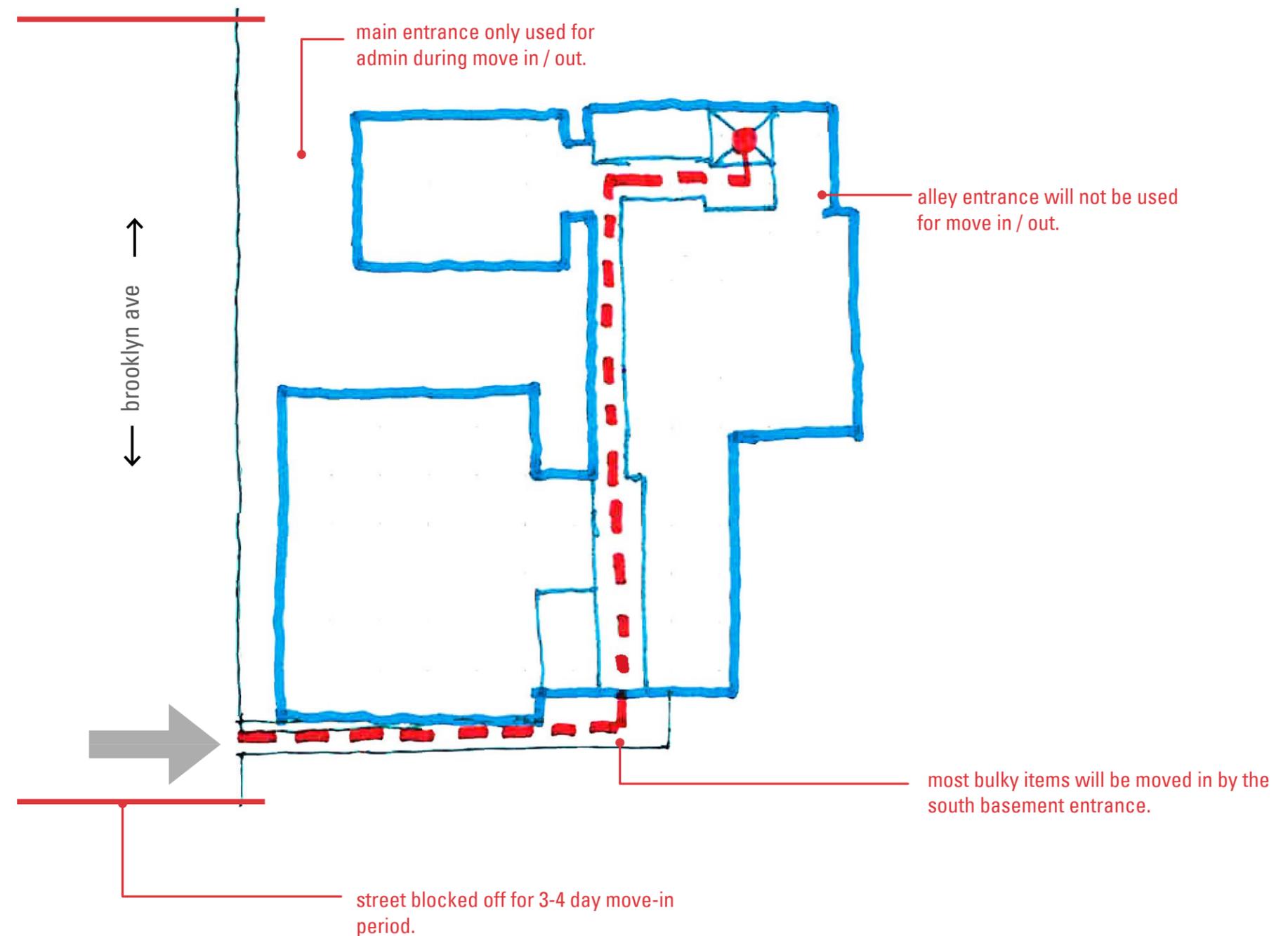
### Response:

Because of the known congestion in the alley, the proposed design does **not** propose move-in/move-out to occur at the alley.

UW and the property manager for this project, Blanton Turner (BT) coordinate to block off the streets for the 3-4 day period that everyone moves in. BT has ample on-site staff to facilitate the move-ins, just like they do in the dorms on campus.

Furthermore, the units will be furnished and there won't be a lot of large furniture being moved in/out.

Similarly, students all leave as soon as they are done with final exams, trickling out over a 3-4 day period. Most students leave belongings they have purchased (TV's, lamps, winter clothes, linens, etc.) in storage units over the summer, and just move out with a few suitcases and do not create major load/unload issues.



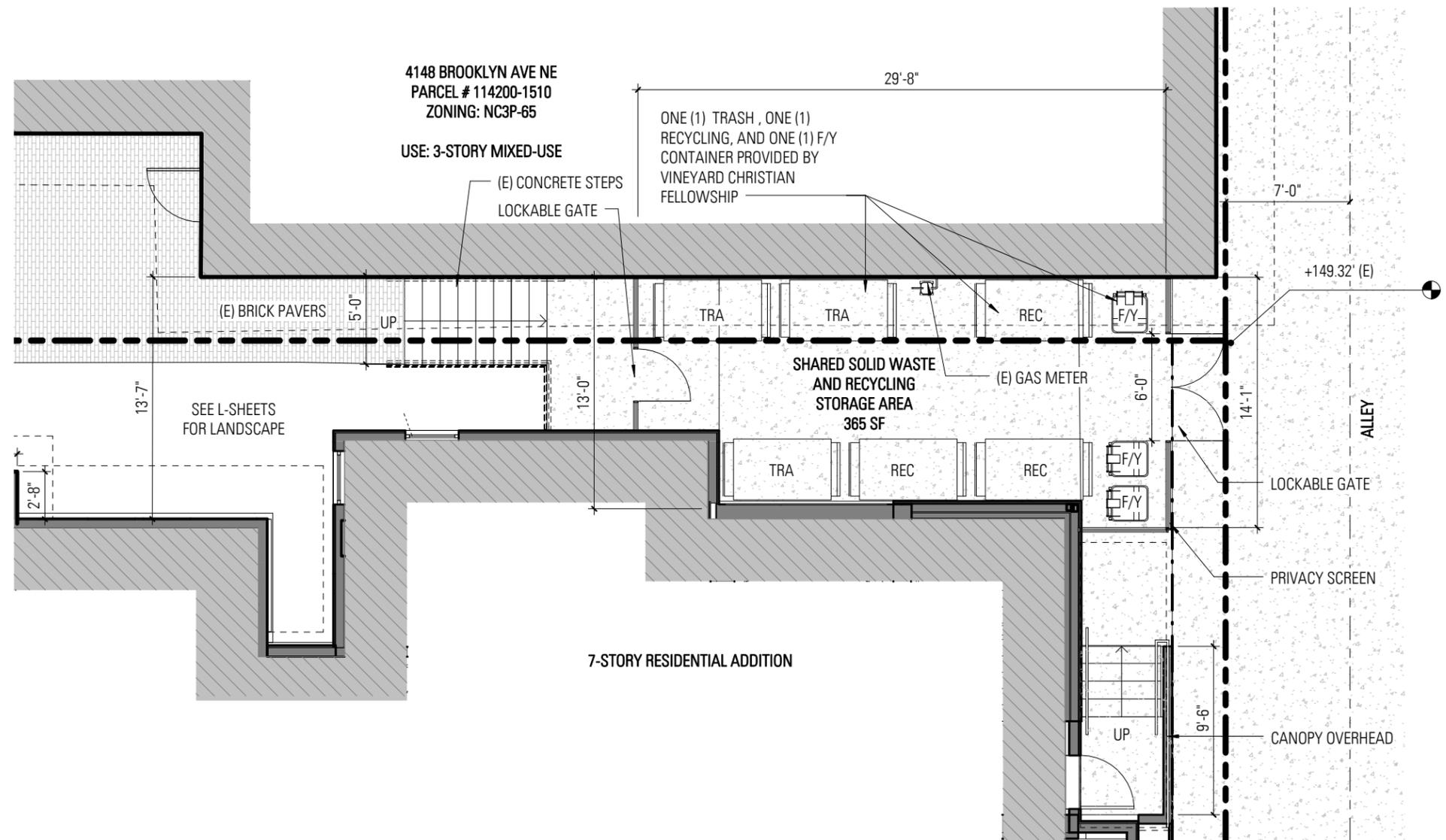
## 2 | ALLEY DESIGN | shared solid waste and recycling area

### Land Use Comments:

2d) Alley Design and Rear Setback Departure, Shared Solid Waste Storage. The Board supported the applicant's intent to work with the adjacent church to co-locate solid waste and recycling storage space location.

### Response:

Applicant has worked closely with church to create a shared solid waste and recycling storage area which has been approved by Liz Kain, SPU.



  
City of Seattle  
Seattle Public Utilities

July 22, 2015

Liz Kain, SW Contract Administration  
Seattle Public Utilities  
Utility Systems Management  
P.O. Box 34018  
Seattle, WA. 98124-4018

This Project #3018666 at address 4132 Brooklyn Ave NE has been reviewed and the space has been found adequate for storage of residential garbage and recycling containers and is approved by SPU/Solid Waste Management. The contractor will move the containers from the trash enclosures to the alley for collection.

Liz Kain

Date: 07/22/15

Office (206) 684-4166  
Fax (206) 684-0206  
[liz.kain@seattle.gov](mailto:liz.kain@seattle.gov)

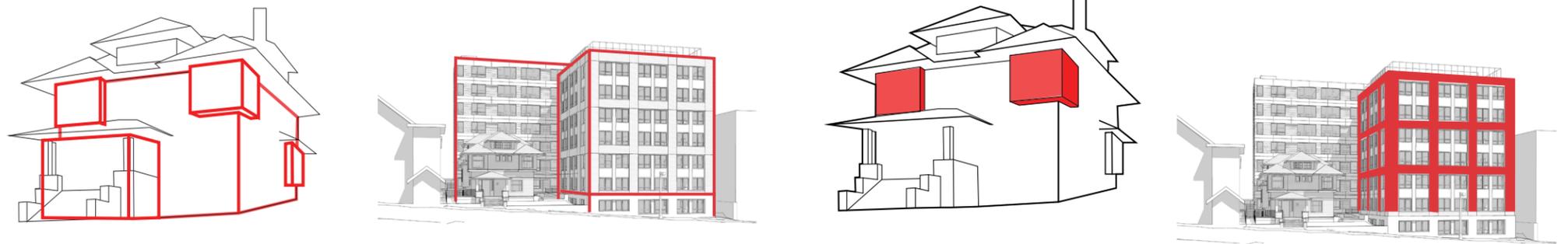
Ray Hoffman, Director  
Seattle Public Utilities  
PO Box 34018  
Seattle, WA 98124-4018

Tel (206) 684-5851  
Fax (206) 684-4631  
TDD (206) 233-7241  
<http://www.seattle.gov/uttl>

### 3 | RELATIONSHIP TO THE CHURCH | design concept and architectural composition

Land Use Comments:

9. Design Review, Design Concept & Architectural Composition (DC2-A, DC2-B, DC2-E, DC3-A). Please demonstrate the intended overall concept between the massing and architectural composition of the existing structure and the proposed development.

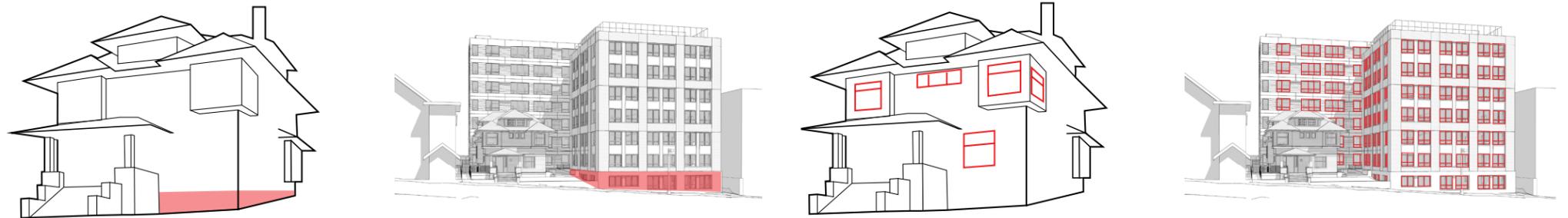


Response:

The proposed design picks up on architectural language from the Parsonage and also the Church (see next page) to inform the design of the New Addition.

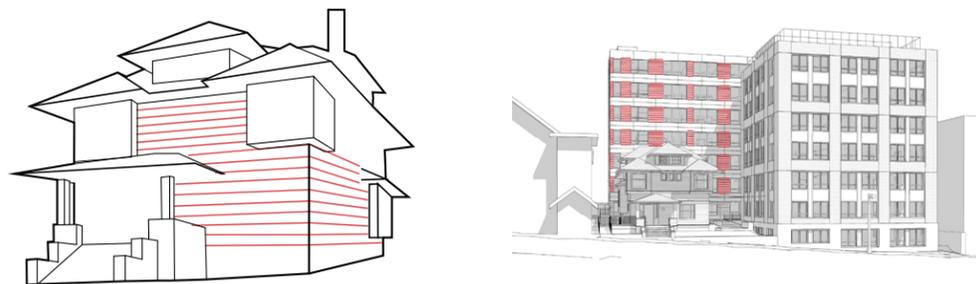
1 simple boxy and cubic massing

4 cubic relationship in architectural language



2 building elevated above concrete base

5 similar fenestration language



3 horizontal siding

### 3 | RELATIONSHIP TO THE CHURCH | color and material relationships

horizontal siding at east building  
subtly references wood siding of  
Church and Parsonage

light gray is used both for the  
background and inset panel color

purple and red window and  
dark brown trim details

purple door and dark  
brown wood window  
details

purple and dark brown  
window trim details

The composition of the foreground buildings are more visually prominent and the background "foil" building is a neutral palette to highlight the Parsonage "gem" structure.

### 3 | RELATIONSHIP TO THE CHURCH | color analysis & relationships

The Seattle Vineyard Church repainted the exterior of the landmark structure in 2012. The colors were chosen to highlight the character-defining qualities - namely the stained glass windows.



bm  
greenbrook

BODY COLOR

bm  
summerdale gold

TRIM COLOR

bm  
smoldering  
red

ACCENT

bm  
bottle of  
bordeaux

ACCENT

bm  
river rock

ACCENT

### 3 | RELATIONSHIP TO THE CHURCH | color analysis & relationships



“inverse complementary”

**[preferred]**

highlight relationship with church by using similar colors but in a simple and subtle, yet different way.

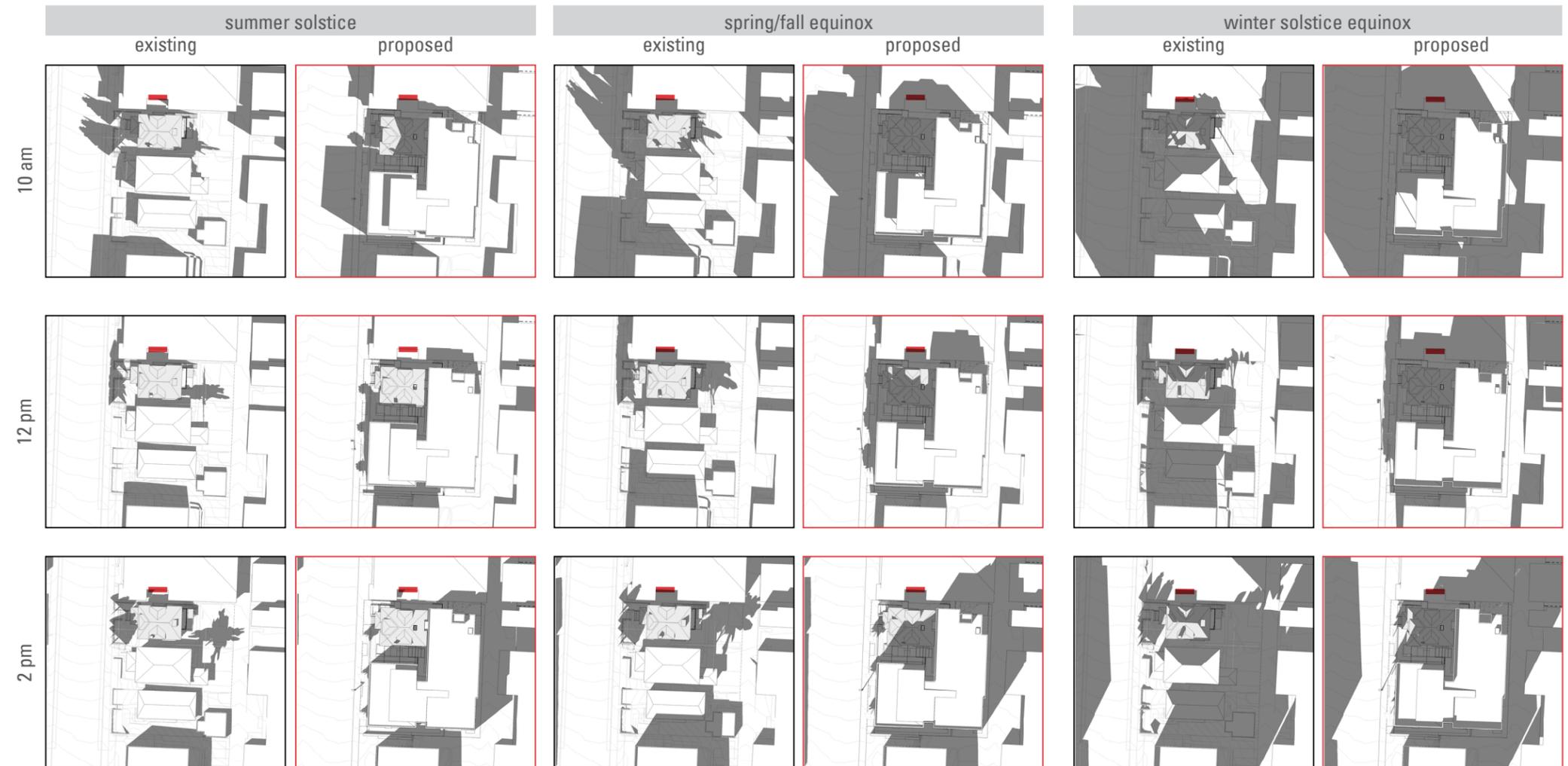
### 3 | RELATIONSHIP TO CHURCH | light impacts to stained glass window

**Land Use Comments:**

3a) EDG Comments, Relationship to Church (CS-2 D5). At the Recommendation Meeting, the applicant should demonstrate natural light impacts to the church's stained glass window has been minimized by the proposed development.

**Response:**

The proposed development minimizes the natural light impacts to the church's stained glass window. By removing the existing trees in the Brooklyn Ave R.O.W. and by moving the Historic Structure south by approximately 5 ft, the church's stained glass windows will receive more solar access.



location of church's stained glass windows

## 4 | ENTRY WAYFINDING & LEGIBILITY | response to land use comments

### Land Use Comments:

7. Design Review, Entry Location, Wayfinding and Legibility. (PL2-D, PL3-A, DC1-A). The main entry to the new portion of the development is not easily discernible. Residents and visitors must enter through the historic structure, which may appear as separate from the newer portion of the development due to the courtyard. The entries should be prominent and easily identifiable.

Consider relocating the main entry to the new residential structure at the terminus of the courtyard from Brooklyn; a direct or visual connection from the street to the entry could be further emphasized with a vertical feature or change in materials or modulation.

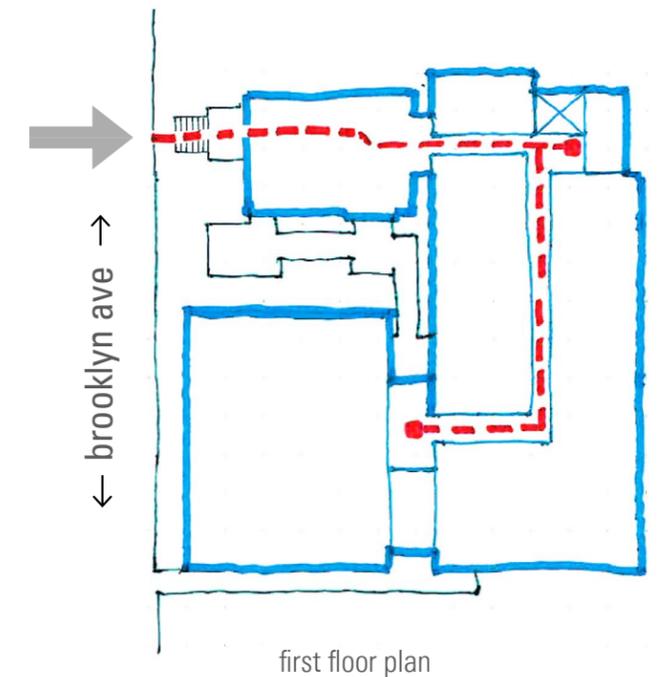
### Response:

There is intentionally only one public access point as part of the ingress/egress controls and the residential life program. It is intended that the "Parsonage House" be the main entry, with wide welcoming stairs leading up to the porch, with signage and address (and the fact that there is no other visible and accessible entry from Brooklyn) will make it obvious that it is the main entry.

Location of signage and address will be further refined with the Landmarks Board.



perspective view at street-level



entry sequence

minimal wall-mounted signage to indicate project and building number location. To be further refined with Landmarks Board.



logo design

# 5 | GROUND LEVEL UNITS | plan at ground level

## Land Use Comments:

8. Design Review, Ground-Level Units (PL3-B). Please clarify the purpose of dead-end walkway to the north of the units. Will this present security issues? Is there an opportunity to tie this into ramping for courtyard access? The space is not contributing to the overall design of the courtyard, and further reduces the opportunity for usable space at the upper levels.

In addition, provide more detail regarding the bicycle access to the south of the ground-level units. Will the entrance be easily identifiable? If there is expected to be heavy use of the bicycle storage, consider the privacy implications on the units, and if a buffer or revised location is appropriate.

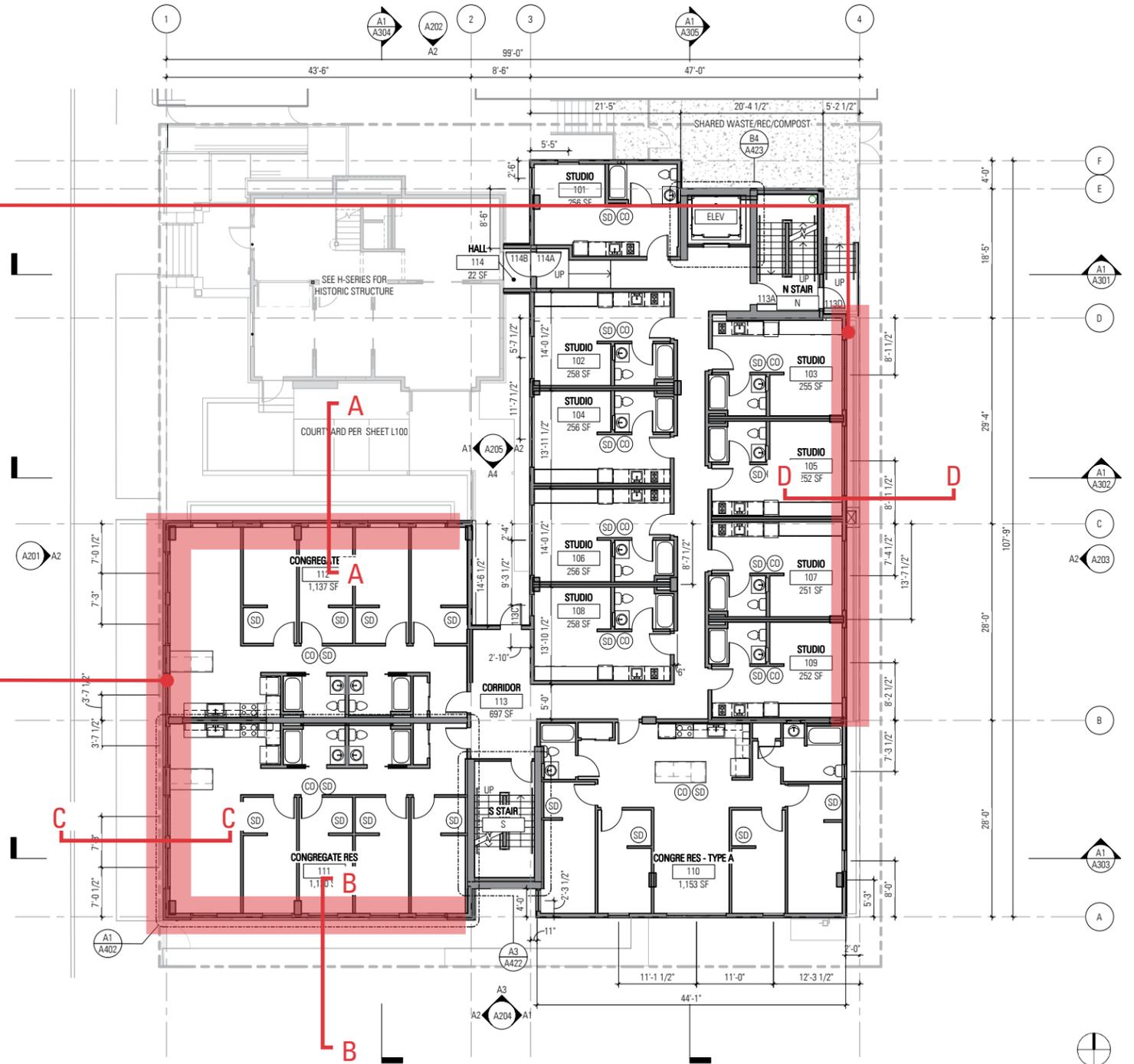
## Response:

The walkway at the south end of the courtyard has been replaced by a light well with a short retaining wall to hold back the rest of the courtyard and provides a good grade transition for the adjacent units. The gate has been removed to clarify that it is not a walkway.

The bicycle storage has been moved to the south side of the building, where the lower grade allows direct, "at-grade" access directly into a large, well lit, well secured, large bicycle storage room. While this entry is easily identifiable by all residents, it is not intended for use by visitors.

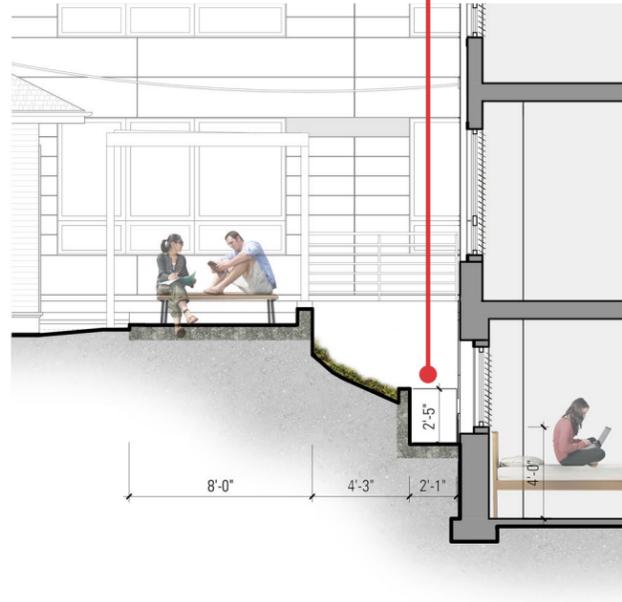
ground level units at floor 1

ground level units at basement



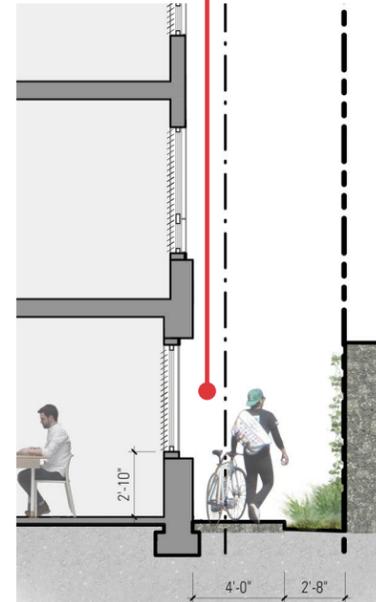
# 5 | GROUND LEVEL UNITS | sections of ground level units

window well and bermed landscape provide a privacy buffer from the courtyard.



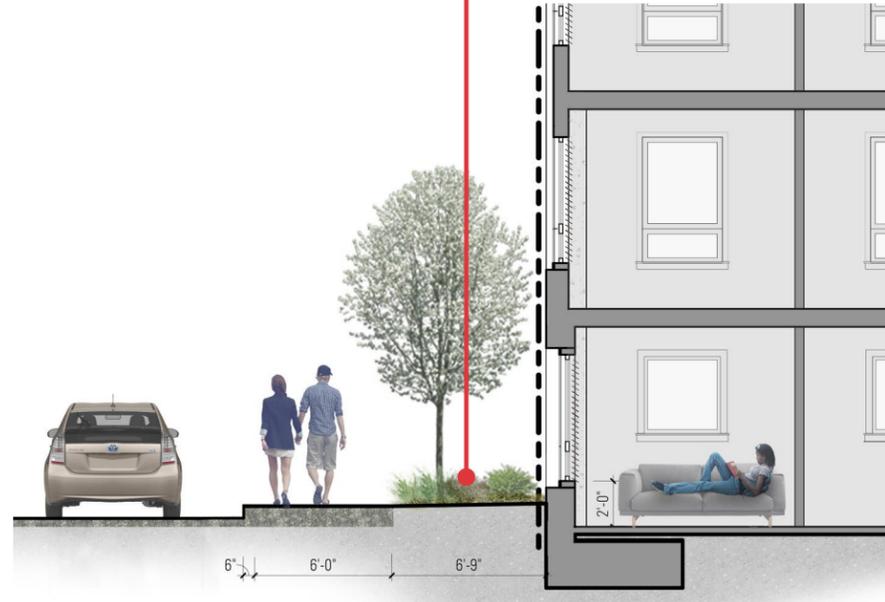
section A-A  
courtyard section

the unit at basement south side will provide "eyes" on the bike access. Mini-blinds to be provided for residents.



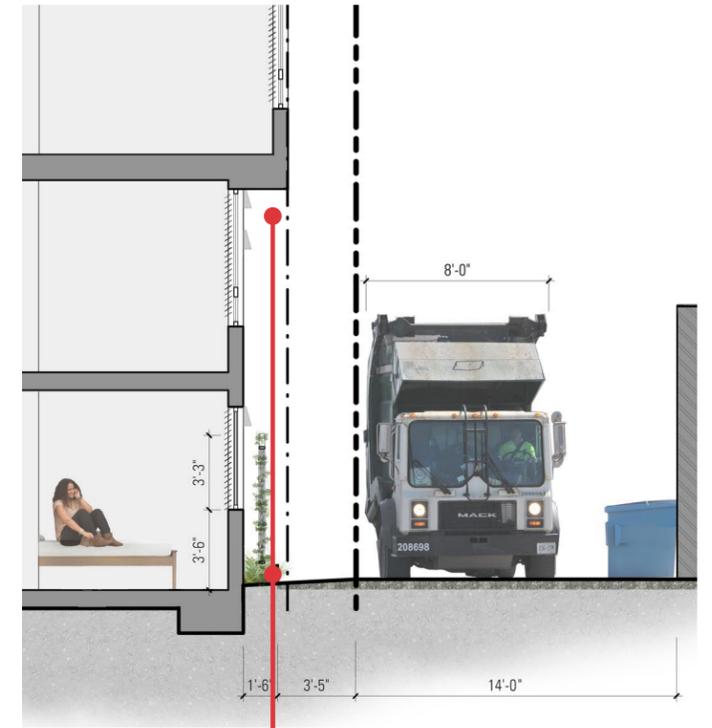
section B-B  
south section

lush landscaping in the r.o.w. provide a privacy buffer for the basement units.



section C-C  
brooklyn ave section

green screen and setback back provide privacy buffer for residents.

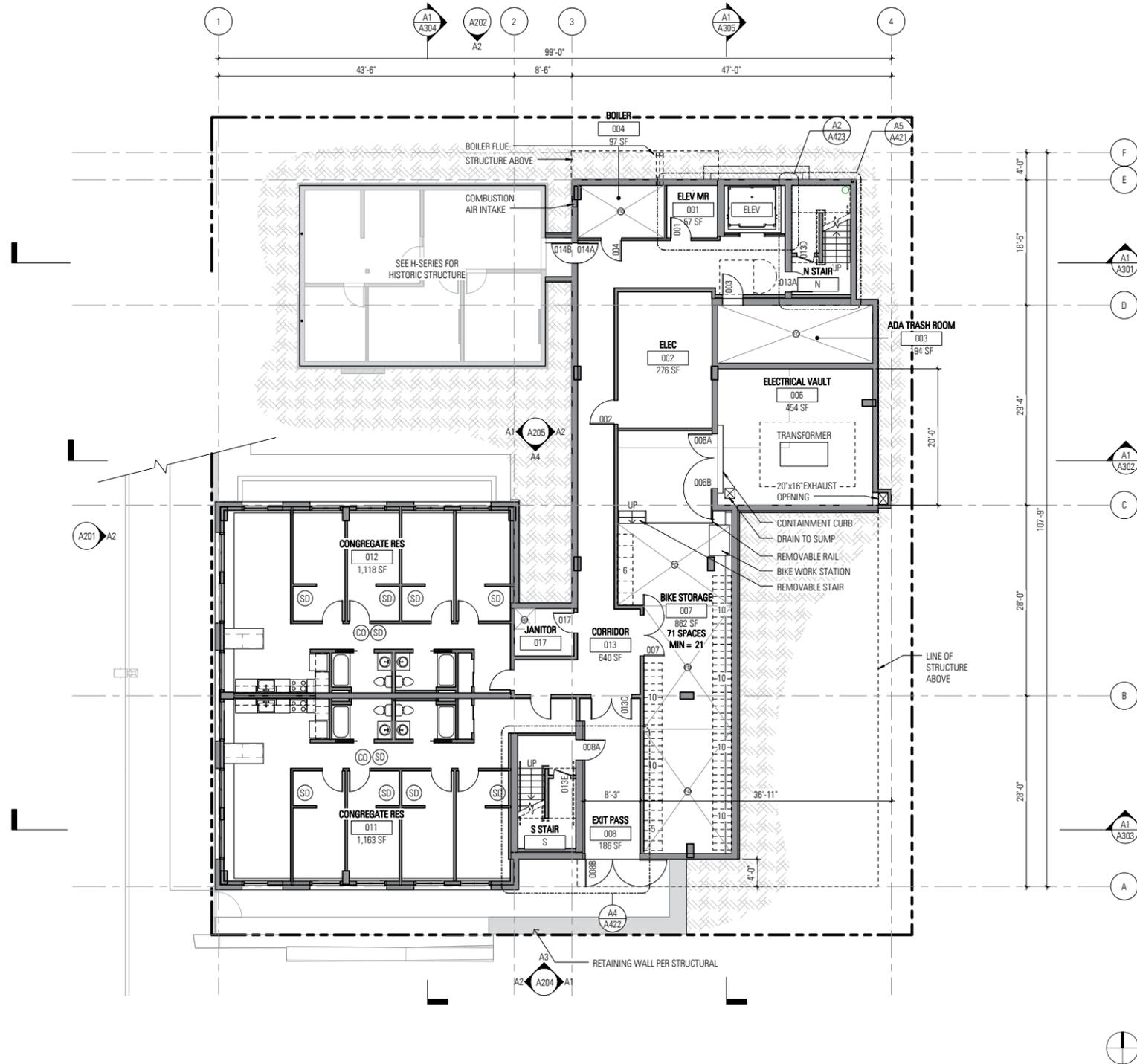


section D-D  
alley section

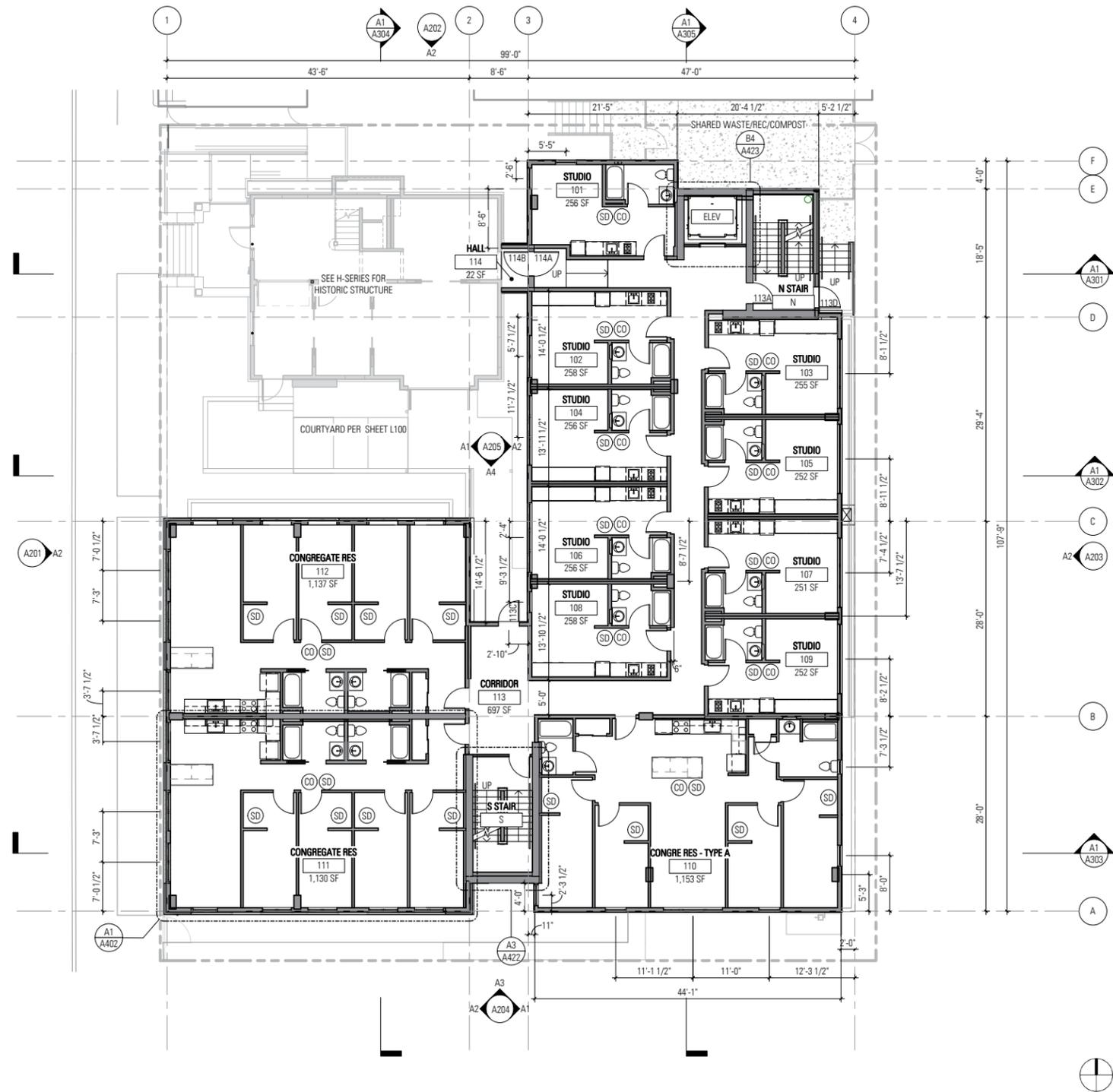
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## SECTION 3: DESIGN PROPOSAL

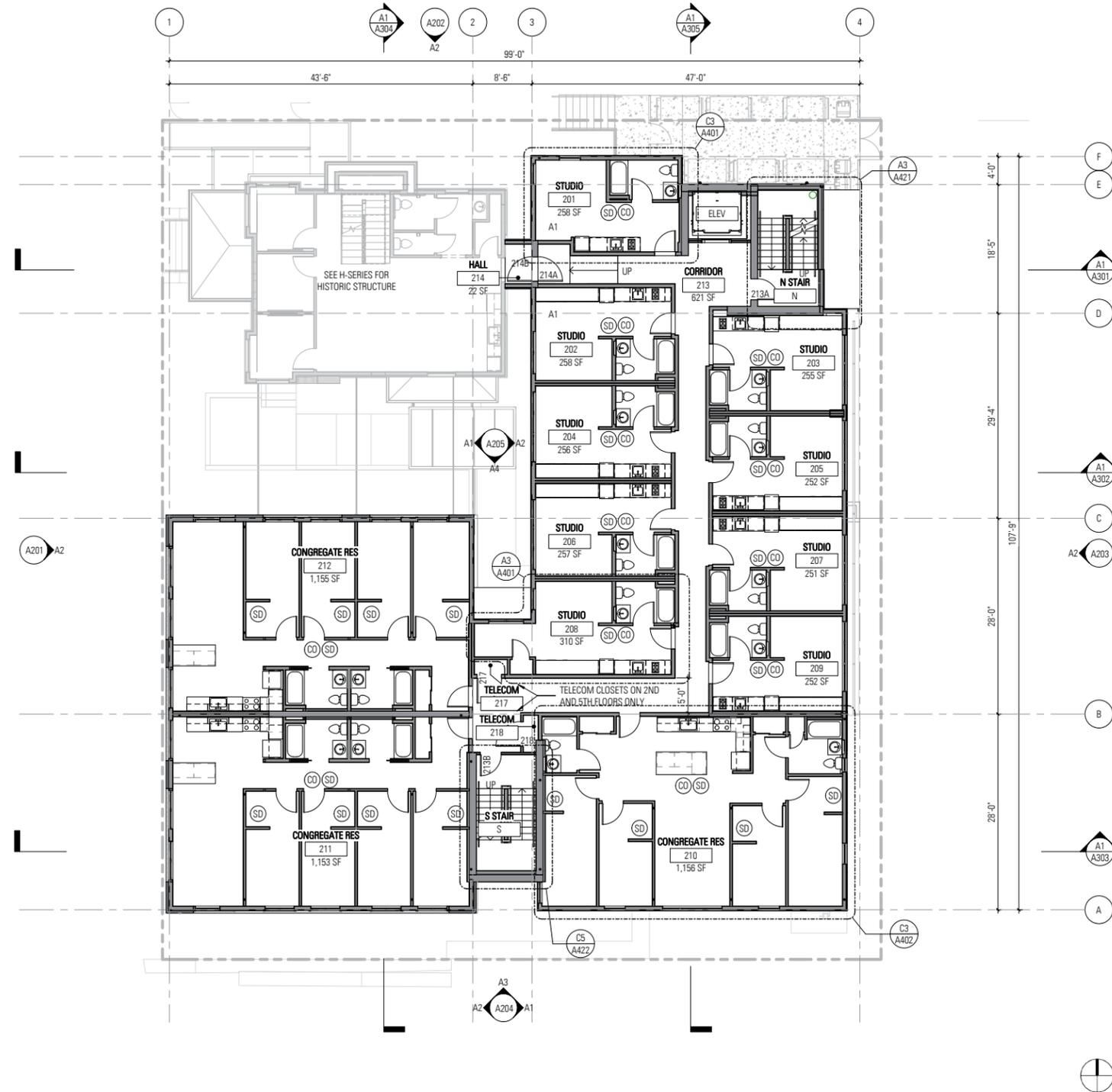
# 1 | PLANS | basement floor (nts)



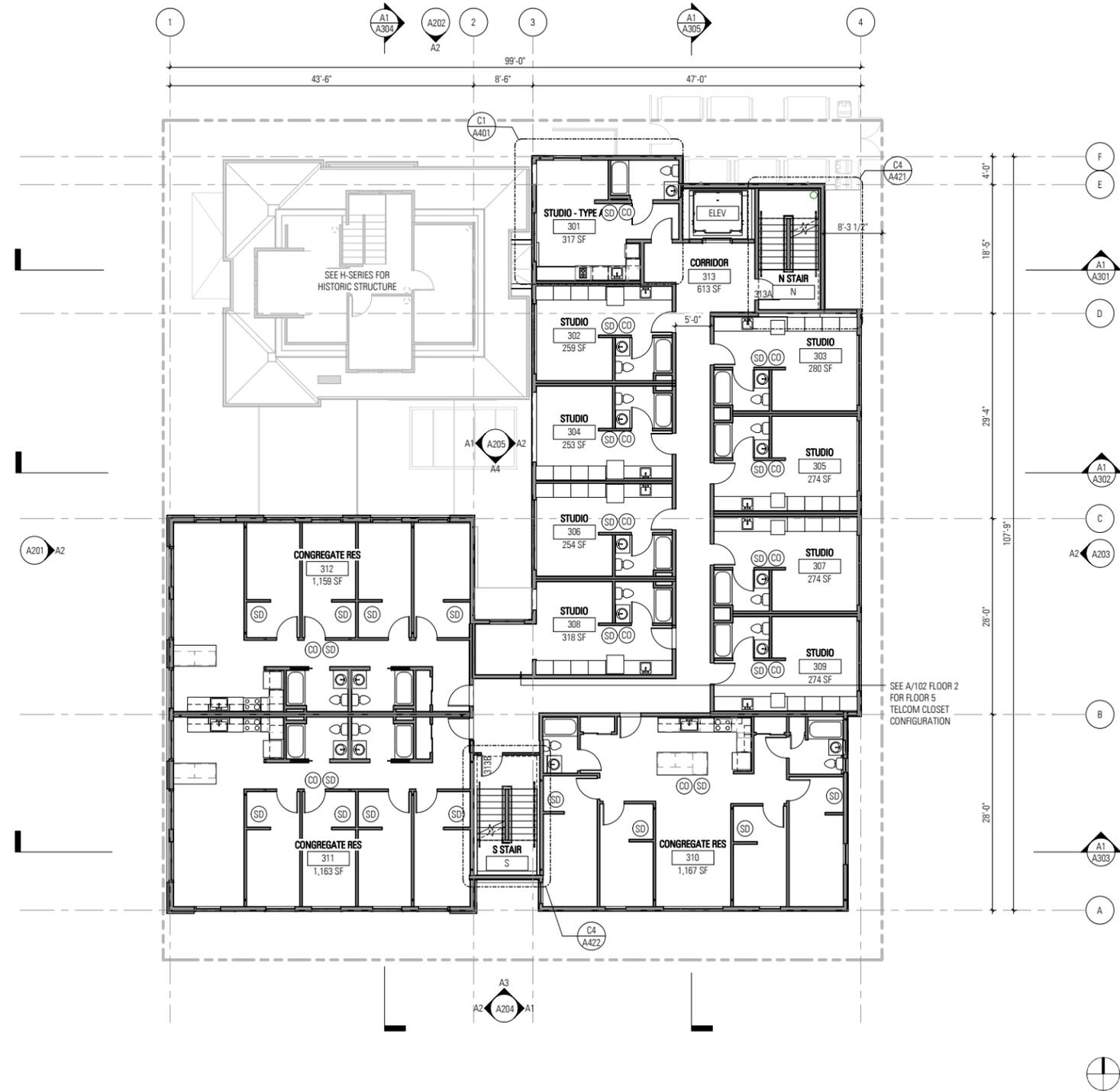
# 1 | PLANS | floor 1 (nts)



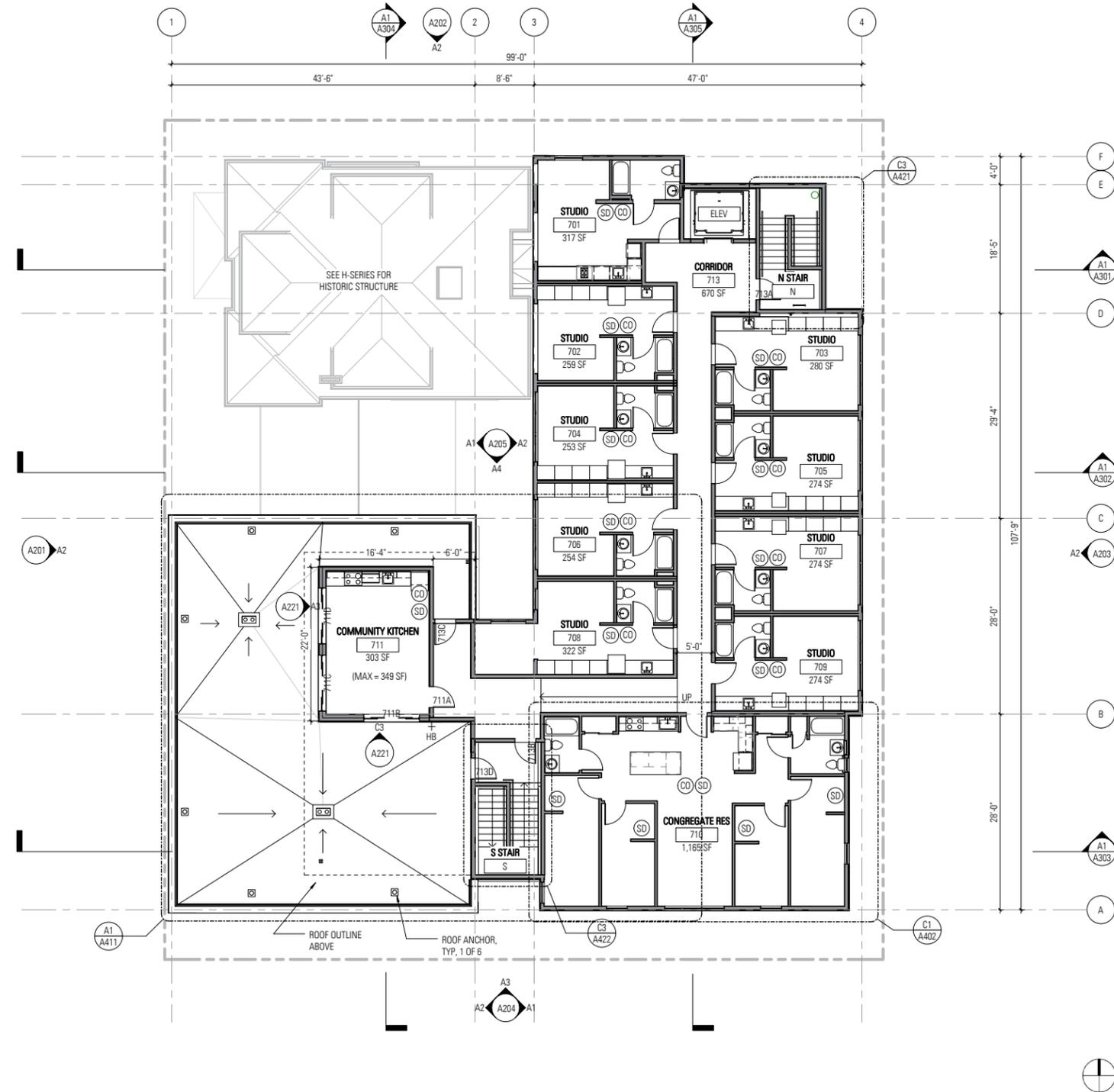
# 1 | PLANS | floor 2 (nts)



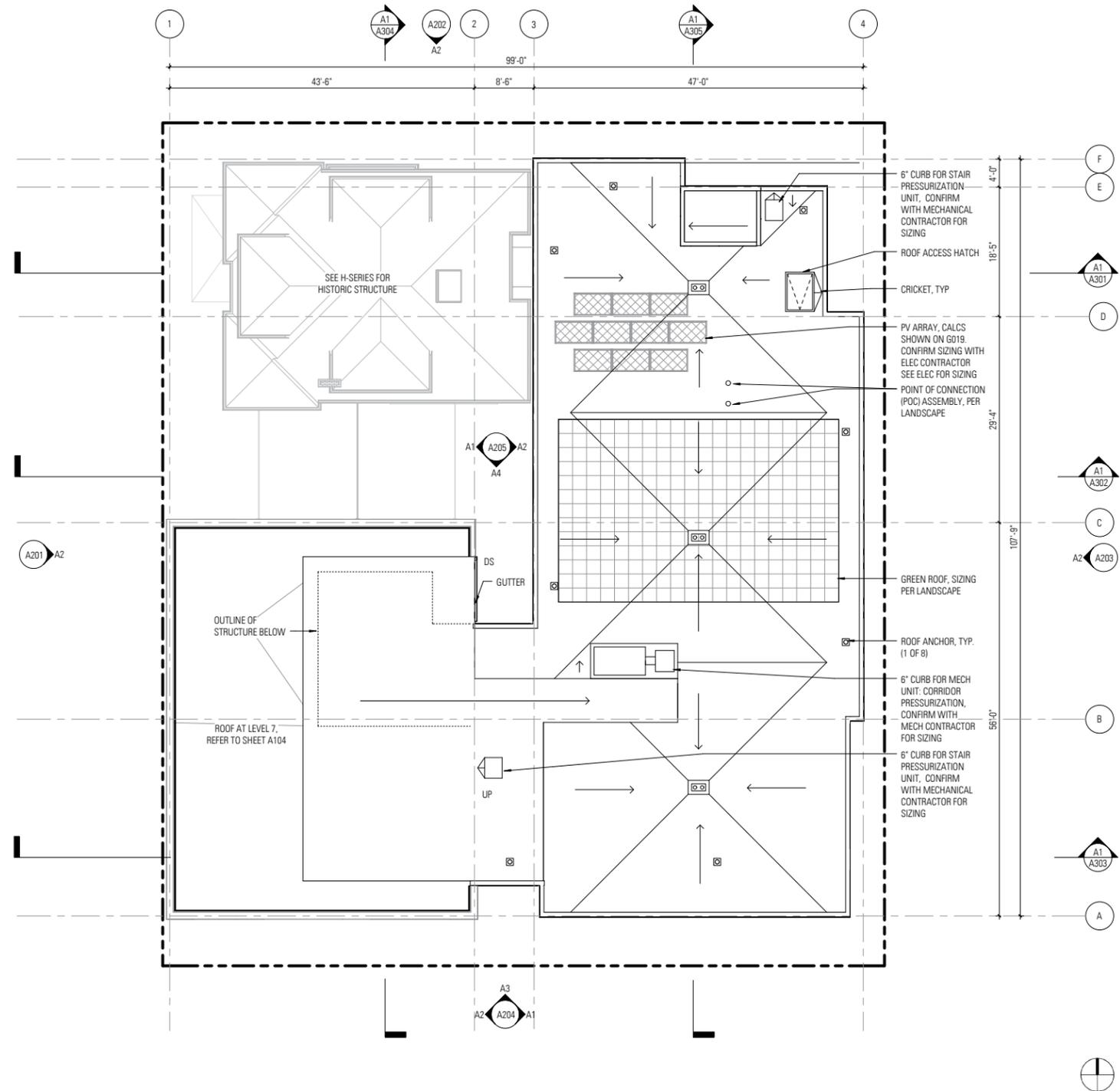
# 1 | PLANS | floor 3-6 (nts)



# 1 | PLANS | floor 7 (nts)



# 1 | PLANS | roof plan



## 2 | LANDSCAPE DESIGN | specified plants

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE/CONDITION/SPACING
<b>PROPOSED STREET TREES: TREE SPECIES APPROVED BY BILL AMES VIA EMAIL ON MARCH 12, 2015</b>		
	PYRUS CALLERYANA 'CAPITAL/CAPITAL GALLERY PEAR BETULA ALBOSINENSIS VAR. SEPTENTRIONALIS/ CHINESE RED BIRCH	3-1/2" CAL./B&B/ PER PLAN
<b>ON-SITE TREES:</b>		
	ACER PALMATUM (GREEN) / JAPANESE MAPLE	MULTI, MIN. 3 STEM, 8' HT./ B&B/ PER PLAN
	CORNUS CHINENSIS 'MILKY WAY' / CHINESE DOGWOOD	MULTI, MIN. 3 STEM, 8' HT./ B&B/ PER PLAN
	ACER CIRCINATUM / VINE MAPLE	MULTI, MIN. 3 STEM, 8' HT./ B&B/ PER PLAN



Pyrus calleryana 'Chanticleer'  
'Chanticleer' Callery Pear



Acer palmatum  
Japanese Maple



Cornus kousa 'Milky Way'  
'Milky Way' Kousa Dogwood



Acer circinatum  
Vine Maple

### SHRUBS & GROUND COVER

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE/CONDITION/SPACING
	ILEX / PRIVET HONEYSUCKLE	5 GAL. CONT. 30" O.C.
	EUONYMUS JAPONICUS 'GREEN SPIRE'/GREEN SPIRE EUONYMUS	1 GAL. CONT. 24" O.C.
	VIBURNUM DAVIDII / DAVID'S VIBURNUM	1 GAL. CONT. 36" O.C.
	VIBURNUM X BODNANTENSE 'DAWN'/BODNANT VIBURNUM	5 GAL. CONT. 36" O.C.
	SPIRAEA X BUMALDA 'ANTHONY WATERER' / ANTHONY WATERER SPIRAEA	1 GAL. CONT. 30" O.C.
	ROSA X NOAS CHNEE' / FLOWER CARPET WHITE GROUND COVER ROSE	5 GAL. CONT. 30" O.C.
	SARCOCOCCA HOOKERIANA VAR. HOOKERIANA / SWEET BOX	1 GAL. CONT. 24" O.C.
	LIRIOPE MUSCARI / LILYTURF	1 GAL. CONT. 24" O.C.
	HAKONECHLOA MACRA 'BENI KAZE'/JAPANESE FOREST GRASS	1 GAL. CONT. 18" O.C.
	CAMELLIA SASANQUA 'YULETIDE' / YULETIDE CAMELLIA	5 GAL. CONT. 30" O.C.
	NANDINA DOMESTICA 'MONFAR' / SIENNA SUNRISE HEAVENLY BAMBOO	1 GAL. CONT. 24" O.C.
	MISCANTHUS SINENSIS 'YAKU JIMAI' / DWARF MAIDEN GRASS	1 GAL. CONT. 24" O.C.
	HYDRANGEA ARBORESCENS 'ANNABELLE' / SMOOTH HYDRANGEA	5 GAL. CONT. AS SHOWN
	HYDRANGEA MACROPHYLLA 'PIA' / PINK ELF FRENCH HYDRANGEA	5 GAL. CONT. AS SHOWN
	OSMANTHUS DELAVAYI / DELAVAY SWEET OLIVE	2 GAL. CONT. 24" O.C.
	HELLEBORUS ORIENTALIS / HELLEBORE (WHITE AND PINK)	1 GAL. CONT. AS SHOWN
	PACHYSANDRA TERMINALIS / JAPANESE SPURGE (50%)	4" POT CONT. 12" O.C.
	POLYSTICHUM MUNIUM / SWORD FERN (50%)	1 GAL. CONT. 30" O.C.
	FRAGARIA CHILOENSIS / COASTAL STRAWBERRY	1 GAL. CONT. 12" O.C.
	OPHIOPOGON PLANISCAPUS 'NIGRESCENS' / BLACK MONDO GRASS	1 GAL. CONT. 12" O.C.



Viburnum 'Dawn'  
Dawn Viburnum



Camellia 'Yuletide'  
'Yuletide' Camellia



Ilex crenata 'Convexa'  
Japanese Holly



Pieris japonica 'Cavatine'  
Cavatine Andromeda



Spiraea 'Anthony Waterer'  
Spiraea



Sarcococca humilis  
Himalayan Sweet Box



Hydrangea 'Annabelle'  
'Annabelle' Hydrangea



Miscanthus 'Adagio'



Liriope spicata  
Creeping Lilyturf



Ophiopogon sp. / Bl. Mondo Grass  
Hakonechloa sp. / Hakone Grass



Pachysandra t. / Spurge  
Polystichum m. / Swordfern

## 2 | LANDSCAPE DESIGN | landscape plan - ground level



Concrete Seat Wall



Lush Landscape Back of Sidewalk



Vertigrow screens at Alley

## 2 | LANDSCAPE DESIGN | landscape plan - roof level

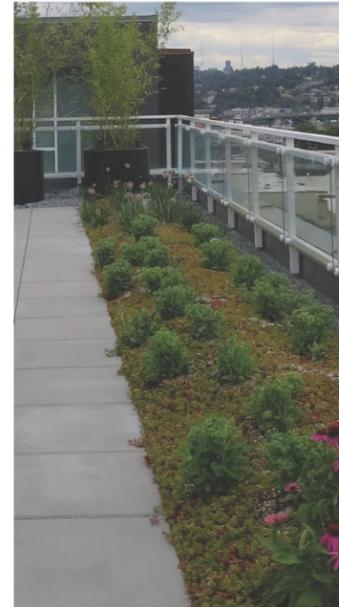
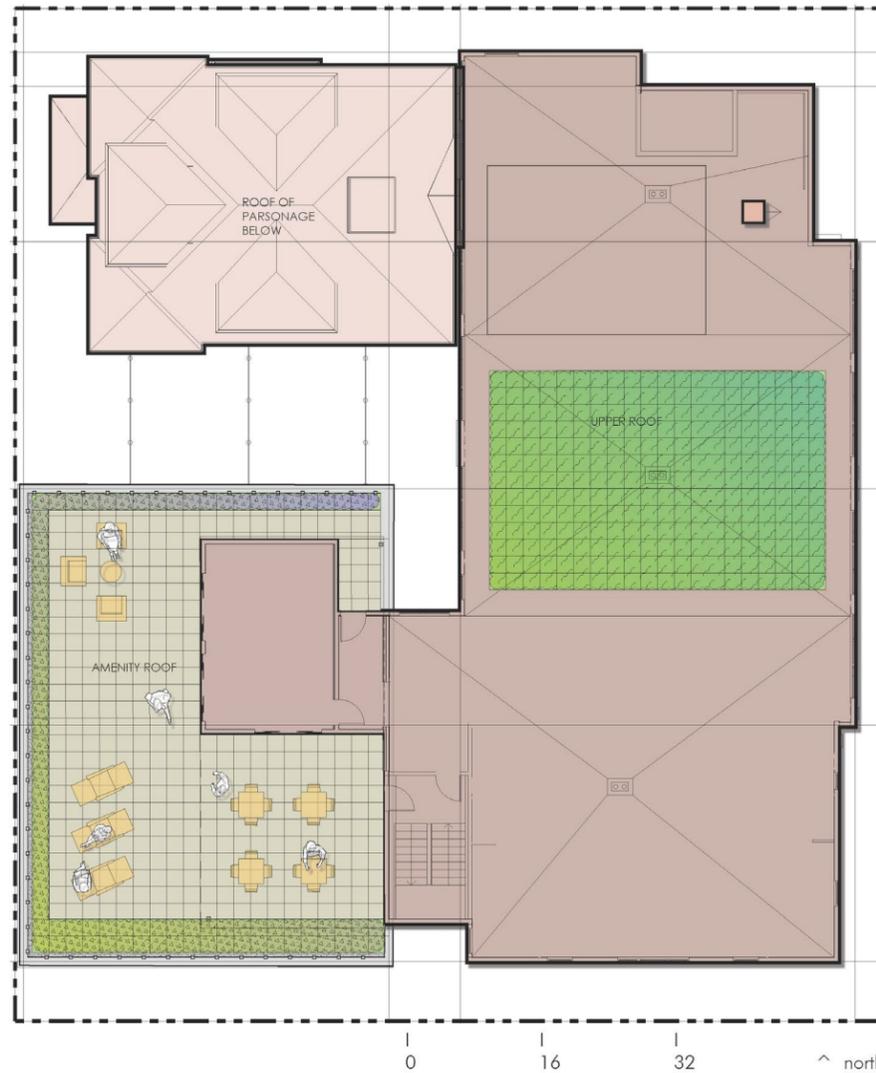
MATERIALS & FINISHES ROOF	
SYMBOL	DESCRIPTION
	2' X 2' PRECAST PAVERS ON PEDESTALS ABBOTSFORD CONCRETE PRODUCTS 800.663.4091, PAVER COLOR/FINISH: TEXADA-NATURAL, PEDESTAL SYSTEM: APPIAN WAY BY ABBOTSFORD

GREEN ROOF PLANTING: AVRS TRAYS FROM COLUMBIA GREEN TECHNOLOGIES W/ 5.25" PLANTING SOIL 503-683-9123 (ALTERNATE - AVRS MULTILAYER SYSTEM W/ 5.25" OF SOIL) SEDUM TILE PRE-VEGETATED MATS AVAILABLE FROM ETERA, CONTACT DAVID GILMORE 360.661.2767

FIBERGLASS PLANTER: 48" X 48" X 36" HT., WILSHIRE BY Tournesol SITEWORKS OR APPROVED EQUAL. COLOR-BLACK OR TBD SET ON SHIMS OR PEDESTALS

 SITE FURNITURE BY OWNER

 GAS FIREPLACE TBD



Sedum Tiles and Perennials and Views



Glass Perimeter Railing



Roof Revelry

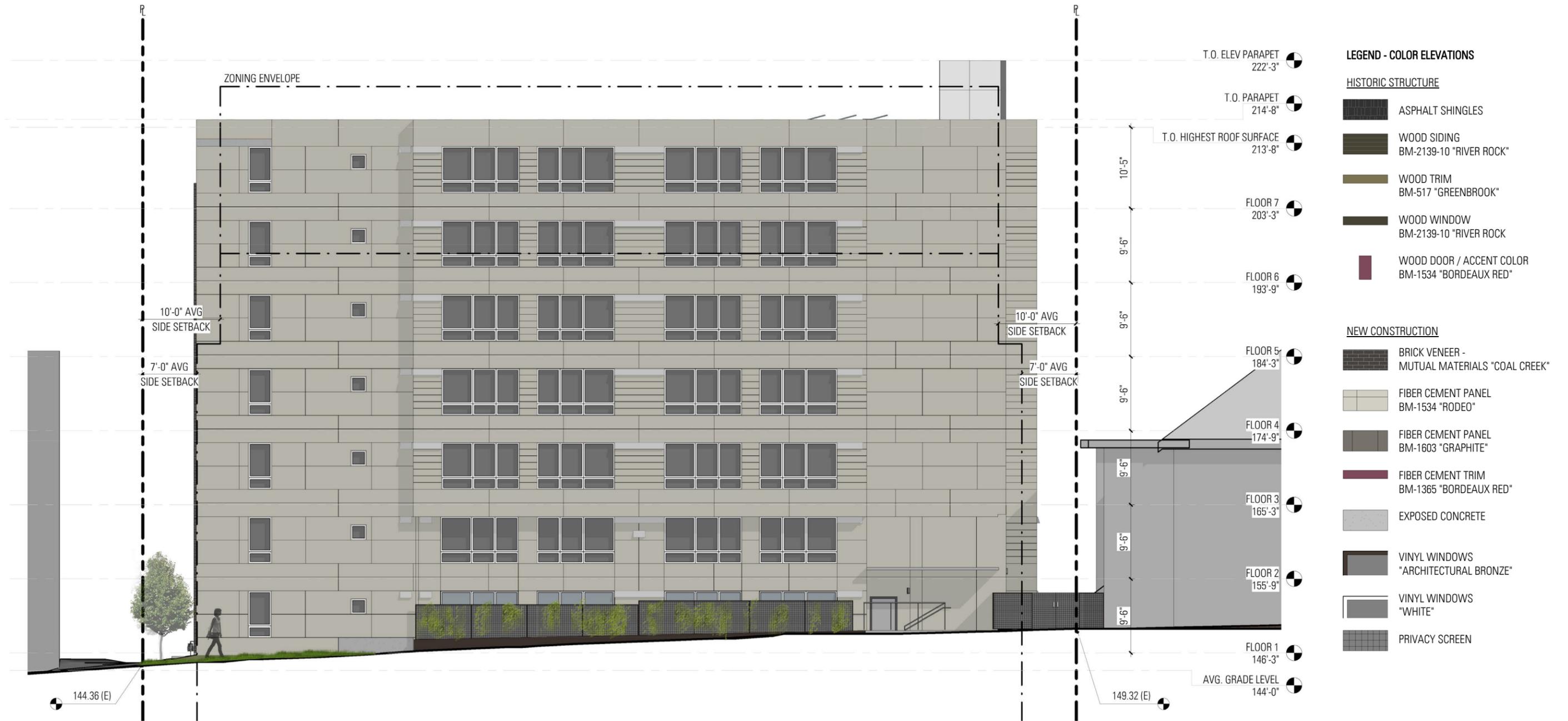
### 3 | EXTERIOR ELEVATIONS | colored west elevation (nts)



### 3 | EXTERIOR ELEVATIONS | colored north elevation (nts)



### 3 | EXTERIOR ELEVATIONS | colored east elevation (nts)



### 3 | EXTERIOR ELEVATIONS | colored south elevation (nts)



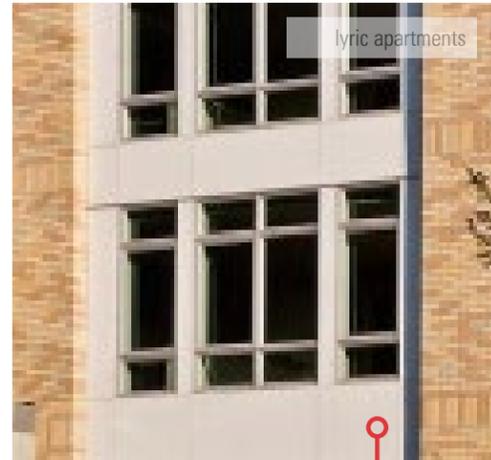
# 4 | MATERIAL & COLOR | material examples



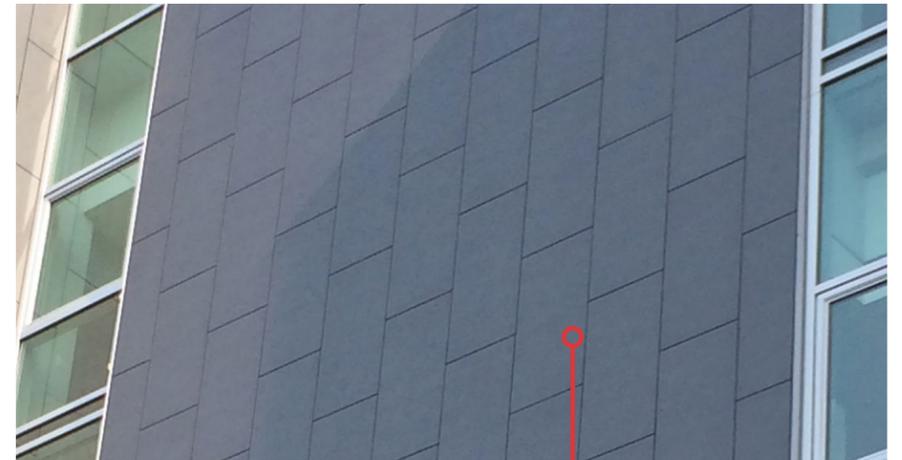
fiber cement siding - light color



brick veneer - coal creek



fiber cement inset panel



dark fiber cement inset panel

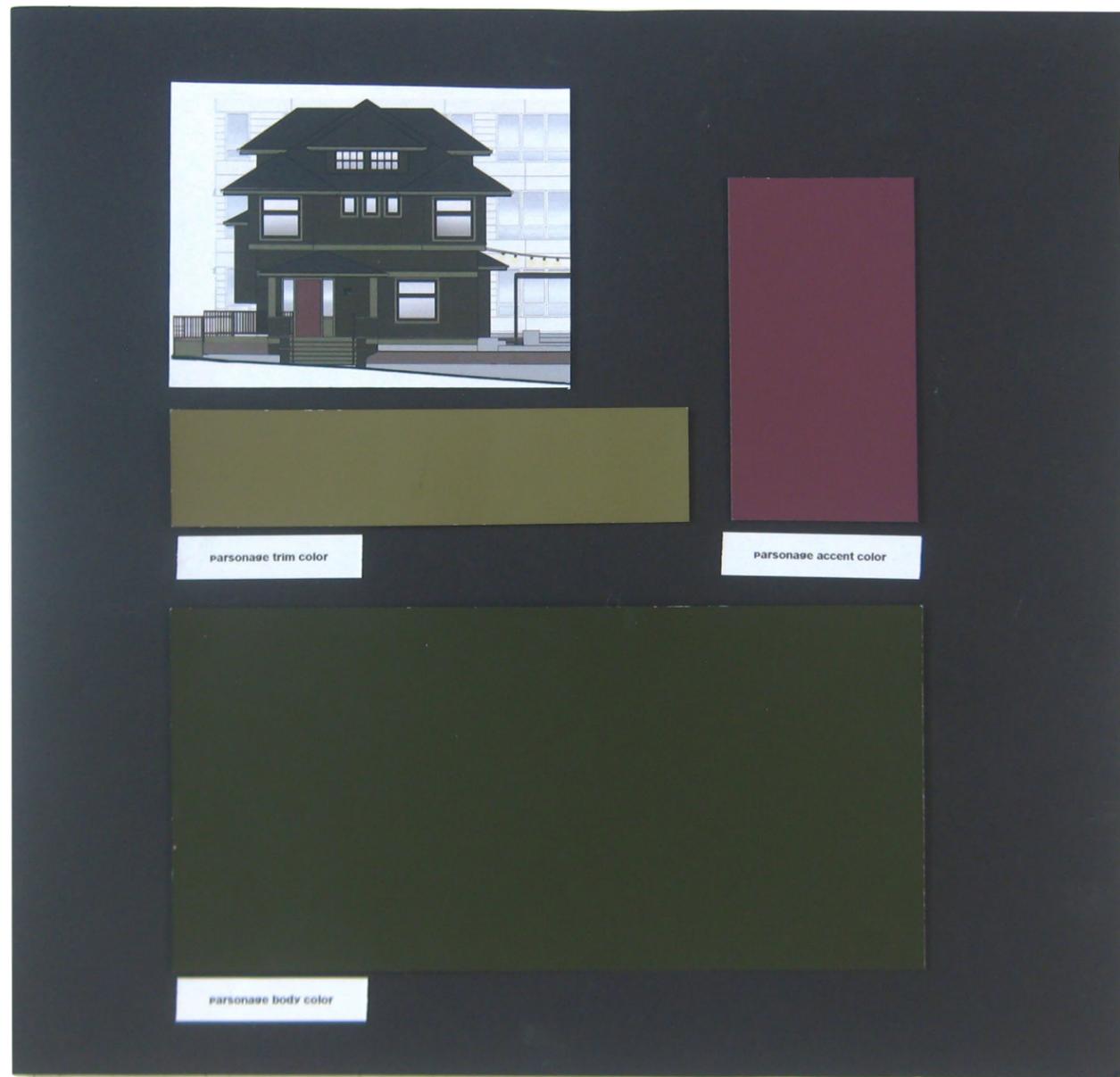


view from northeast



view from northeast

## 4 | MATERIAL & COLOR | material and color boards





view of west elevation

## 5 | RENDERINGS | view from northwest

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view of north

5 | RENDERINGS | street-level perspective



view of west elevation

## 5 | RENDERINGS | street-level perspective

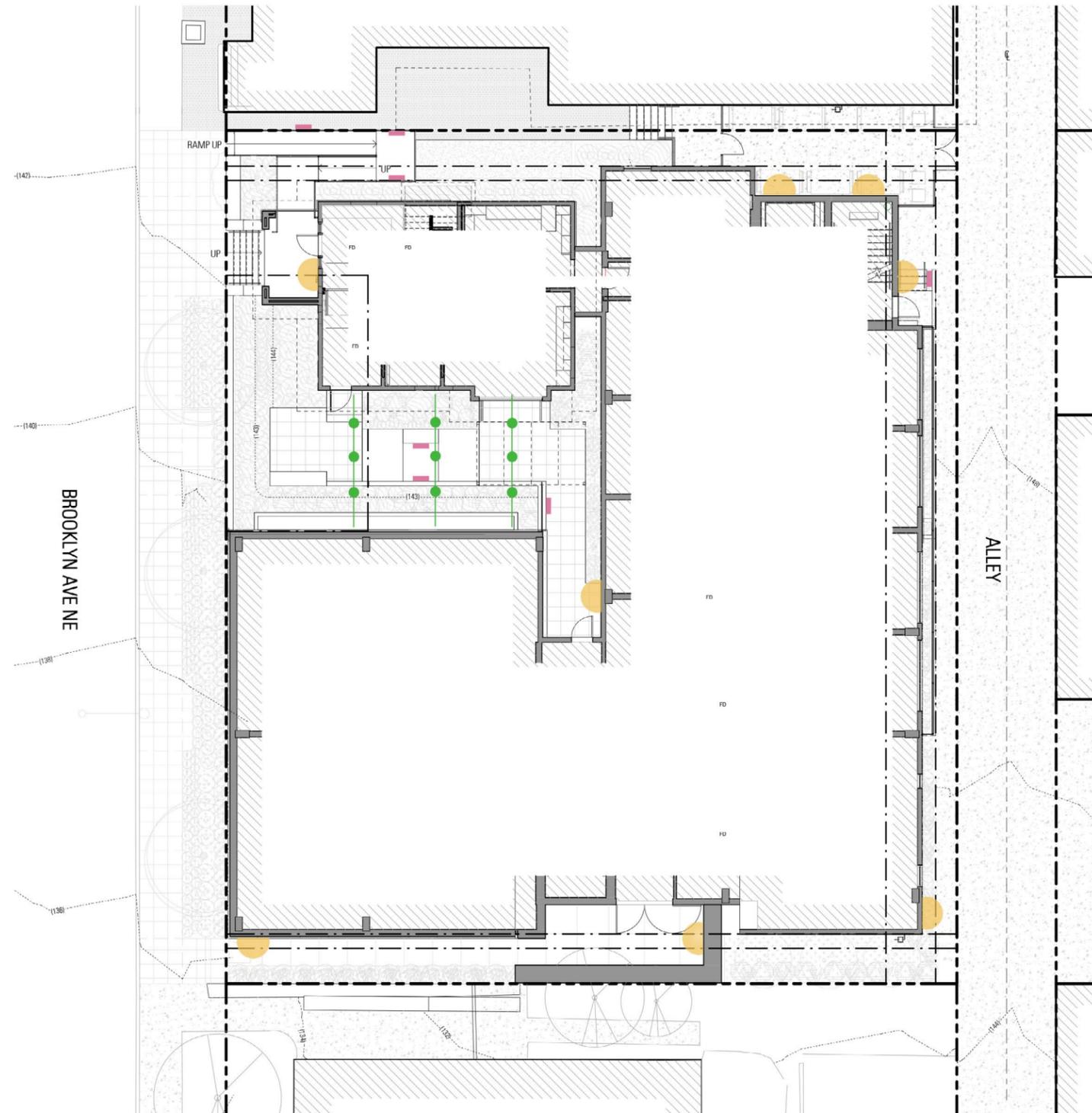
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view of north



# 6 | EXTERIOR LIGHTING | lighting plan



wall mount



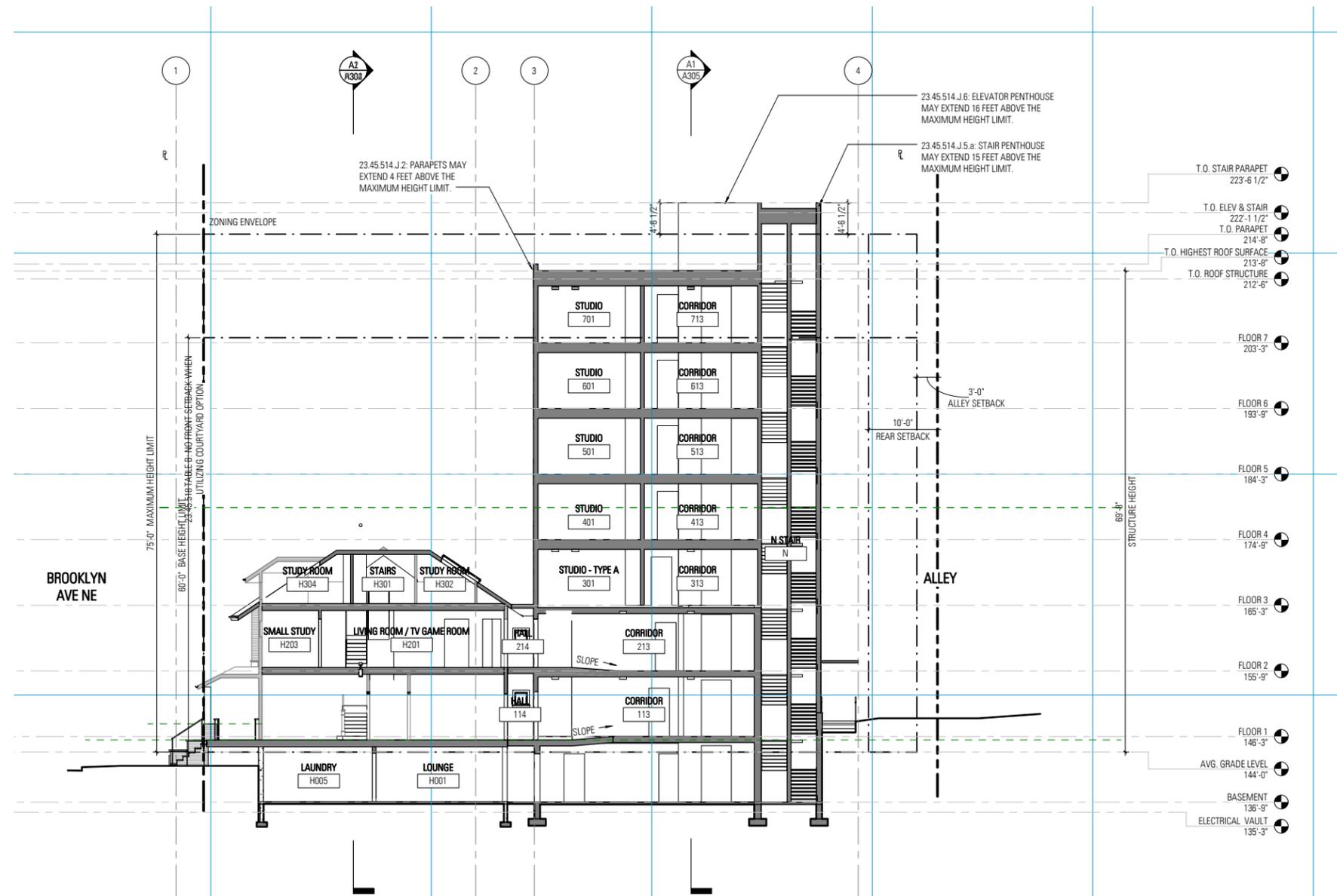
step light



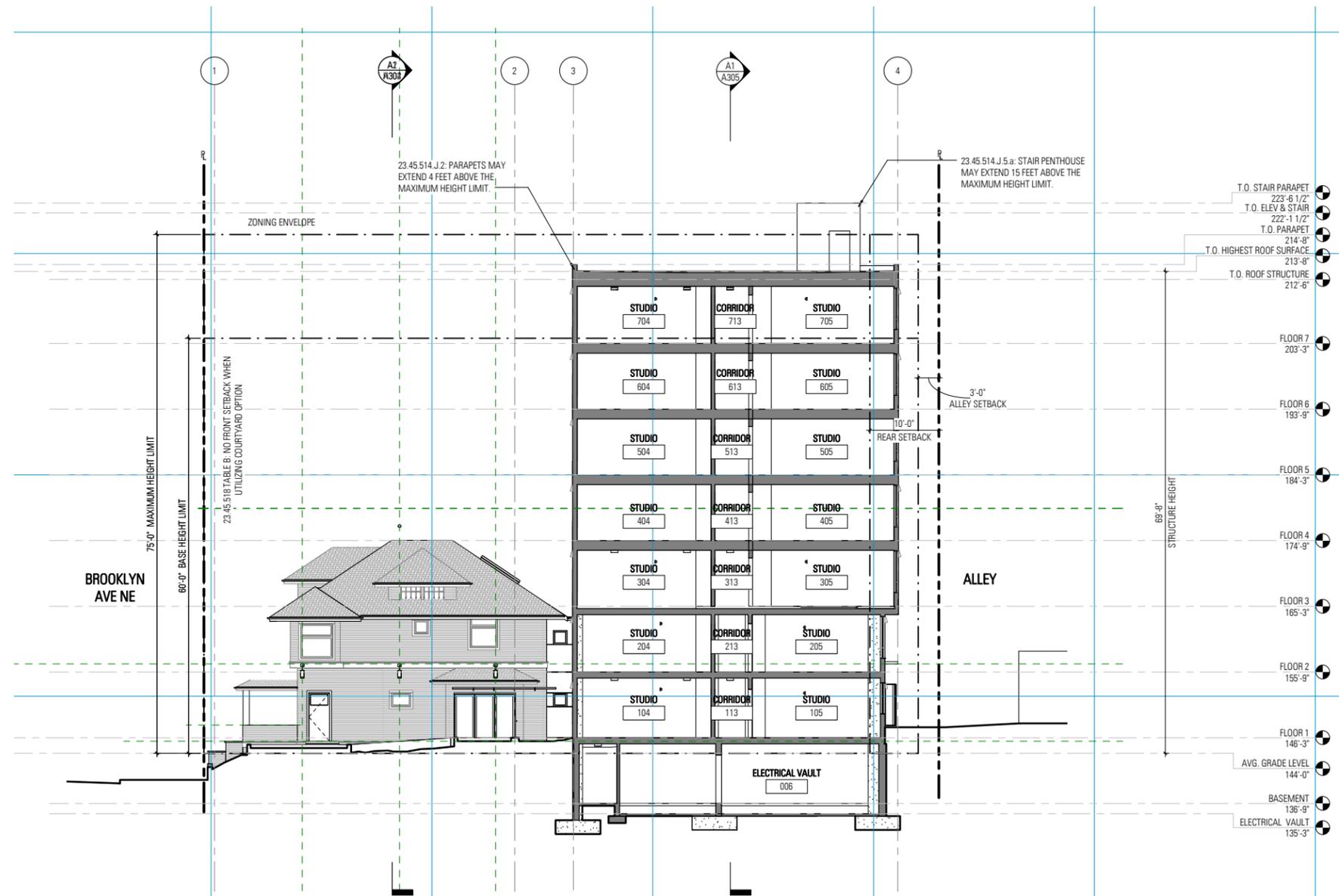
overhead catenary lights



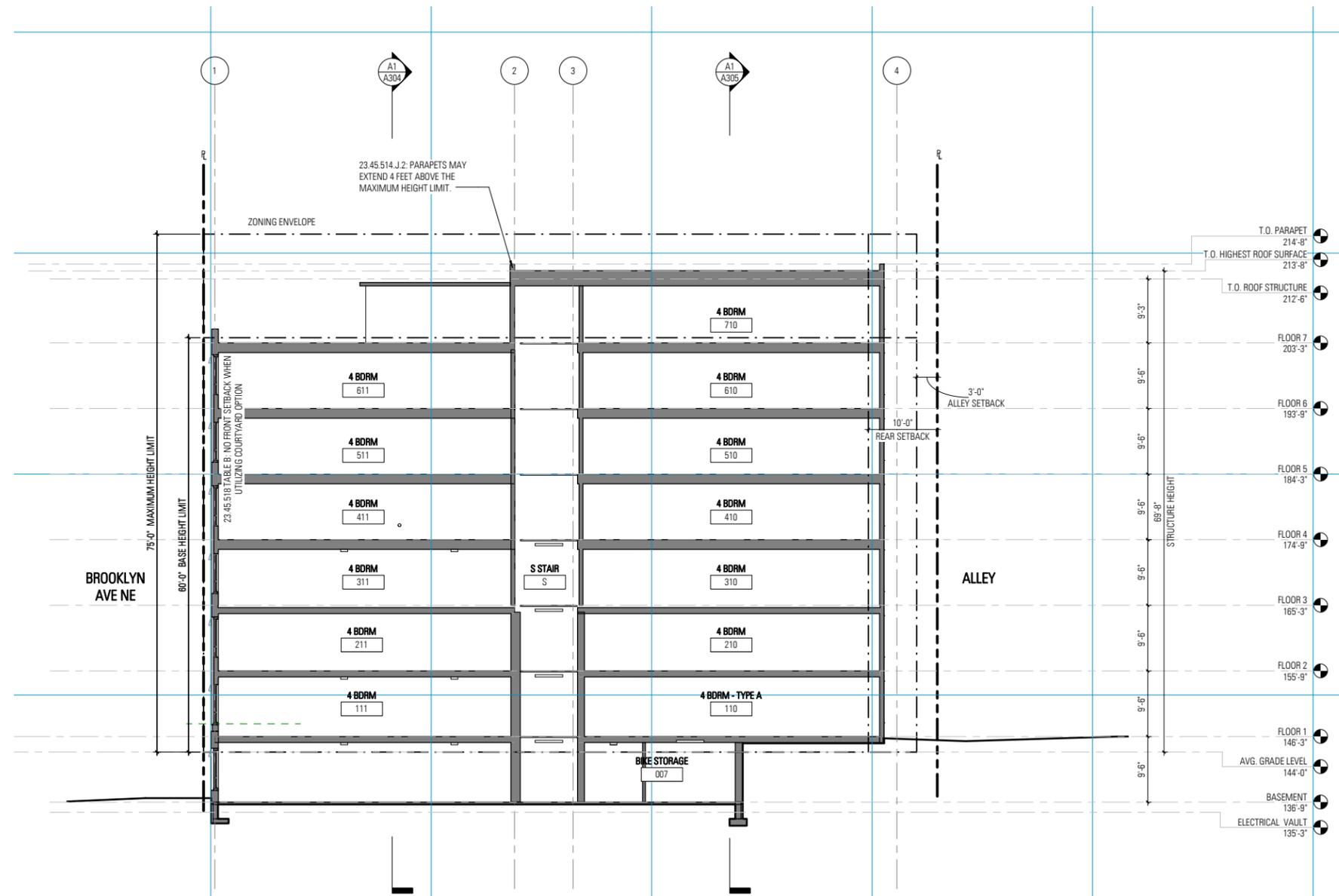
# 7 | BUILDING SECTIONS | e-w section 1



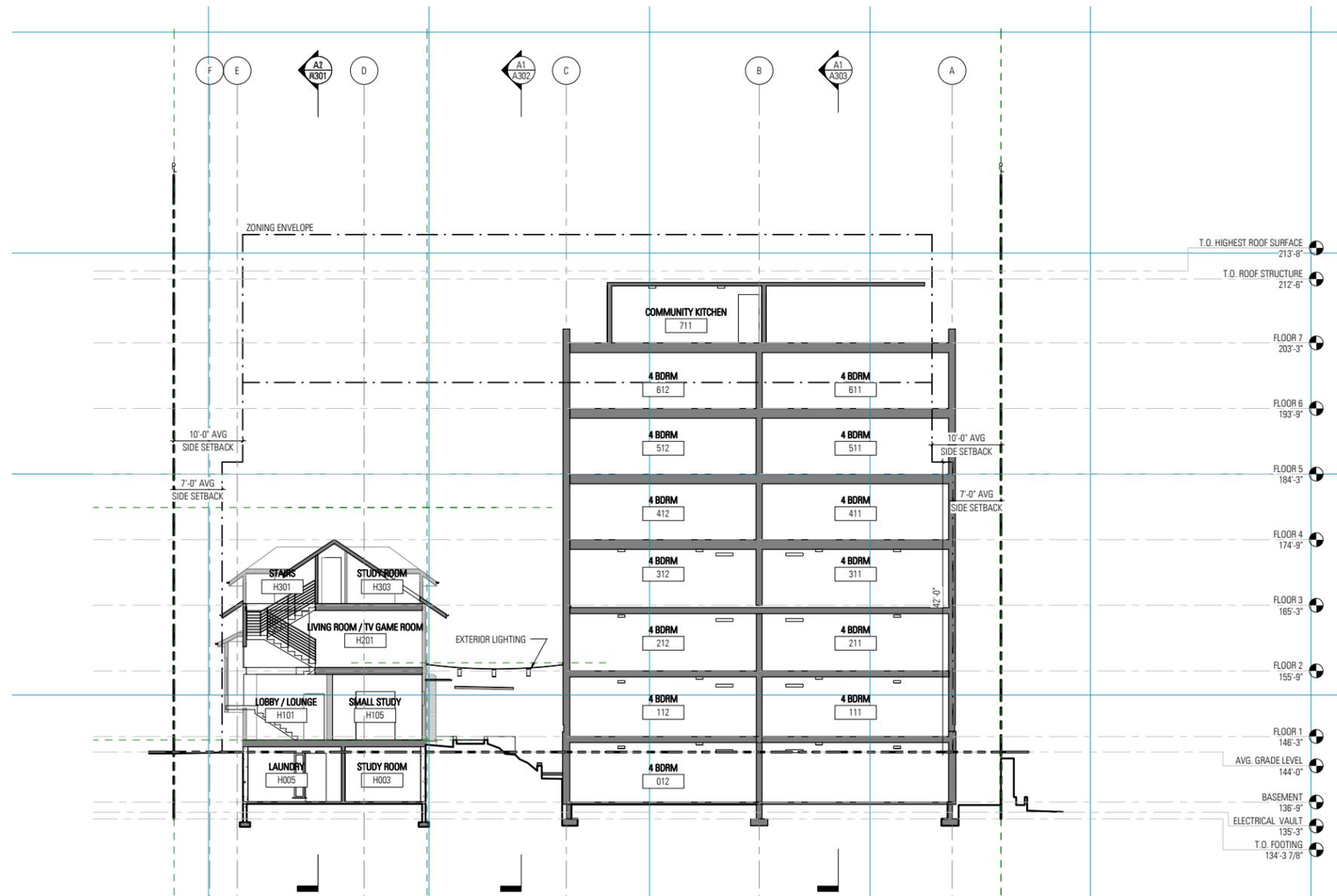
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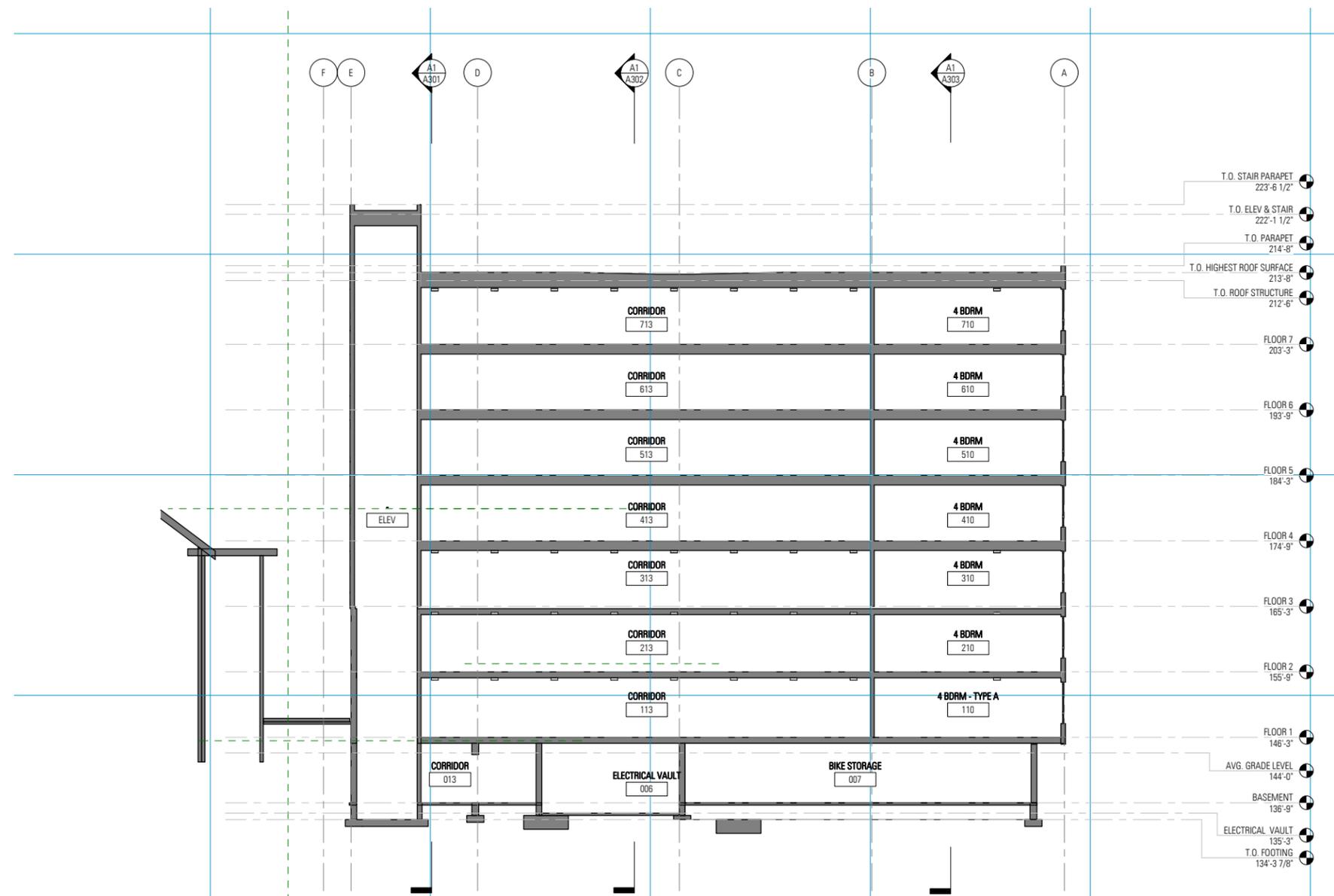
# 7 | BUILDING SECTIONS | e-w section 3



# 7 | BUILDING SECTIONS | n-s section 1

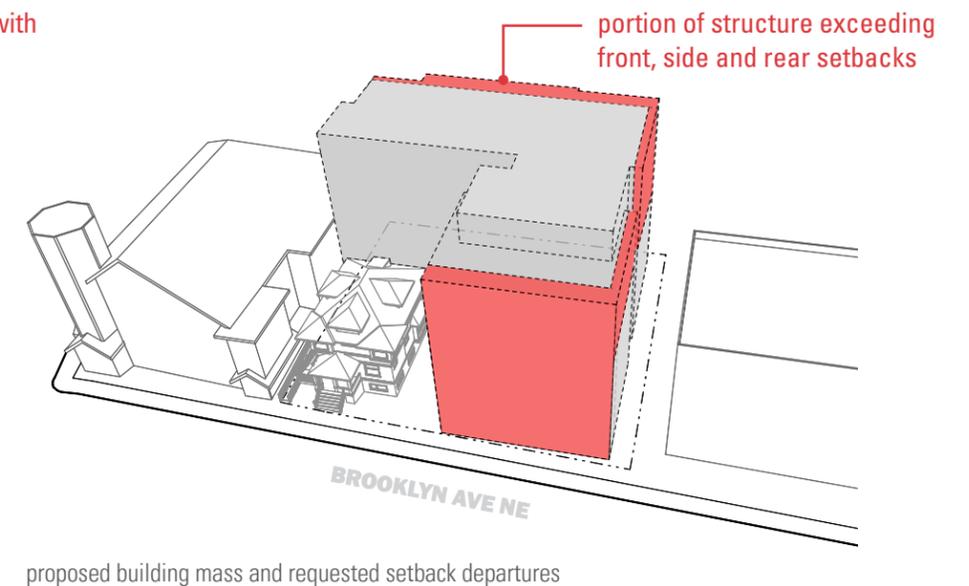
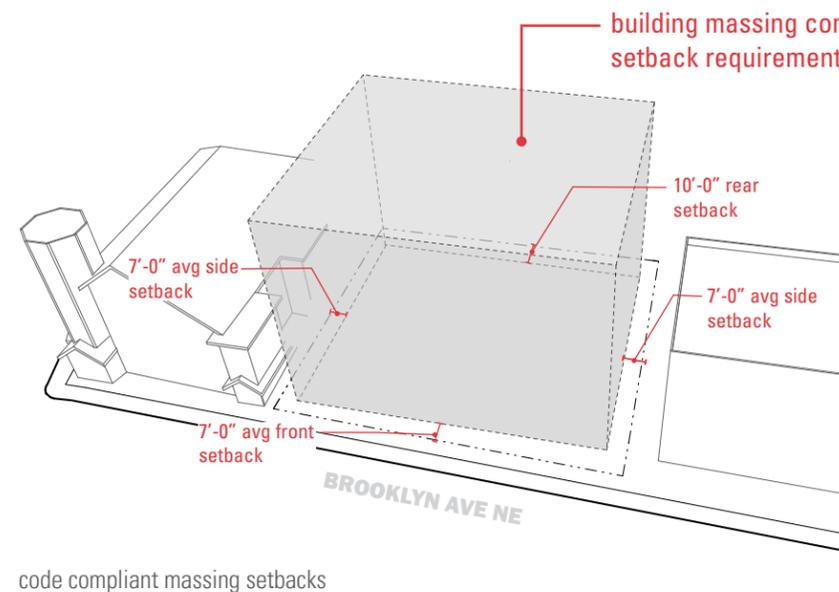
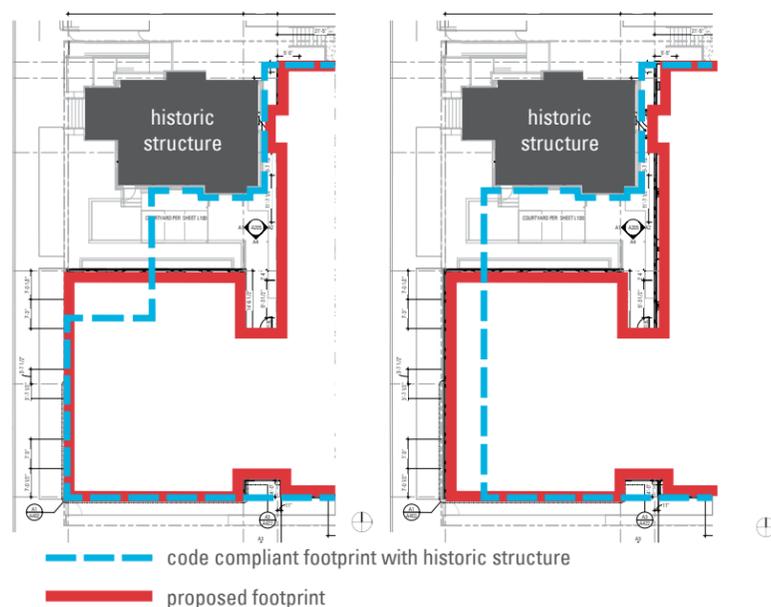


# 7 | BUILDING SECTIONS | n-s section 2



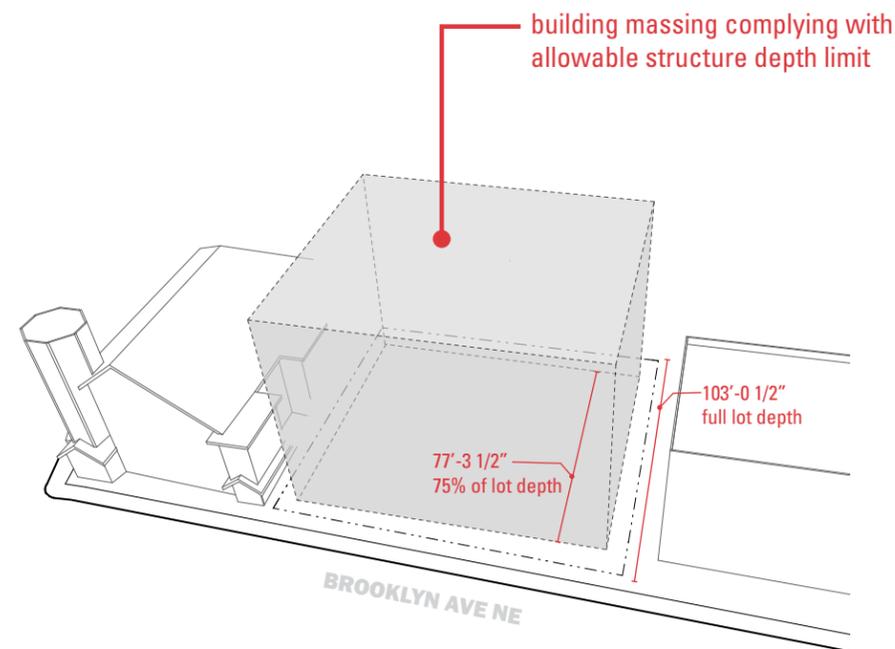
## 8 | DEPARTURES | setback departures

	code reference	standard	proposed departure	rationale
1a	23.45.518 Table B	Front setback: Required setback amount = 7 foot average; 5 foot min. Setback	Departure requested to reduce front setback to 4'-7" average and 0'-6" min setback.	This departure is requested to accommodate the Historic Structure (CS3-B2) as well as provide visual open space at ground-level (PL1-I). The Historic Structure will be moved to the south by 4 ft (10 ft from the north property line) in order to provide more space between the historic structure and the adjacent church and to accommodate an accessible ramp.  The resulting courtyard between the landmark and the new construction creates more open space than the 36' x 20' min. courtyard, while maintaining a 19'-10" separation south of the historic structure from the new construction.
1b	23.45.518 table b	Rear setback: Required setback amount: = 10 feet from a rear lot line abutting an Alley	Departure requested to reduce rear setback to average 6'-5" at rear lot line for floor 1 & 2, and 5'-3" for floors 3 through 7.	This departure request is directly related to the preservation of the existing historic landmark on site (CS3-B2). In preserving the landmark, the amount of site available for development is reduced. The square footage recovered at the rear of the site helps to offset square footage lost. It also allows for more modulation along the alley facade. The departure requested does not impact the overall alley width because the neighboring historic church is located within one foot of the existing rear lot line.
1c	23.45.518 table b	Side setback from interior lot line: For portions of a structure <42 feet in height: = 7 foot average; 5 foot min. For portions of a structure >42 feet in height: = 10 foot average; 7 foot minimum	Departure requested to reduce side setbacks above 42 feet to 7'-1" average at the south side setback from interior lot line.	This departure is requested to provide optimally sized units on the southwest and southeast corners of the site and to maximize F.A.R. Since none of the buildings adjacent to or across from the parsonage step back at the upper floors, this would also complement the existing architectural context and character of the street (CS3). Reducing the setbacks also allows the project to step down at street-level to reduce height (CS2-D2).

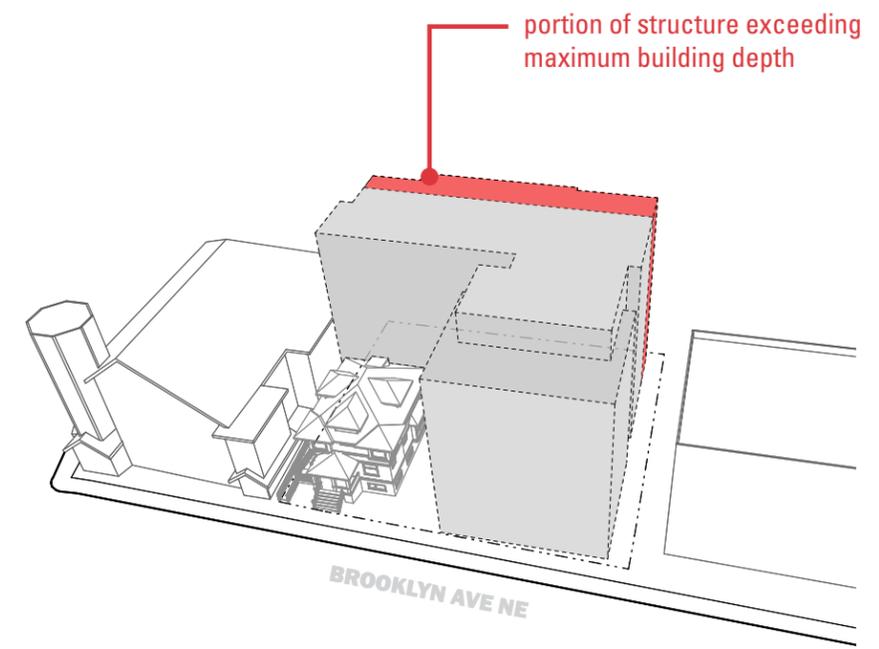


## 8 | DEPARTURES | structure depth departure

	code reference	standard	proposed departure	rationale
2	23.45.528 b	<p><b>Structure Depth</b></p> <p>1. The depth of principal structures shall not exceed 75% of the depth of the lot, except as provided in subsection 23.45.528.b.2.</p> <p>2. To allow for front setback averaging and courtyards as provided in section 23.45.518, structure depth may exceed the limit set in subsection 23.45.528.b.1 if the total lot coverage resulting from the increased structure depth does not exceed the lot coverage that would have otherwise been allowed without use of the courtyard or front setback averaging provisions.</p>	<p>Departure requested to increase structure depth from 75% of lot depth (77'-3 3/8") to 97'-8".</p> <p>Lot coverage that would have otherwise been allowed = 8,192 sf.</p> <p>Lot coverage proposed = 8,542 sf.</p>	<p>This departure is requested to accommodate the Historic Structure (CS3-B2) as well as provide visual open space at ground-level (PL1-l), while maximizing F.A.R.</p> <p>Granting the structure depth setback allows the project to step down at the foreground building mass, which reduces height and bulk at the streetside. The result is a scale that fits better with the architectural context of the street (CS2-D2).</p>



code compliant structure depth



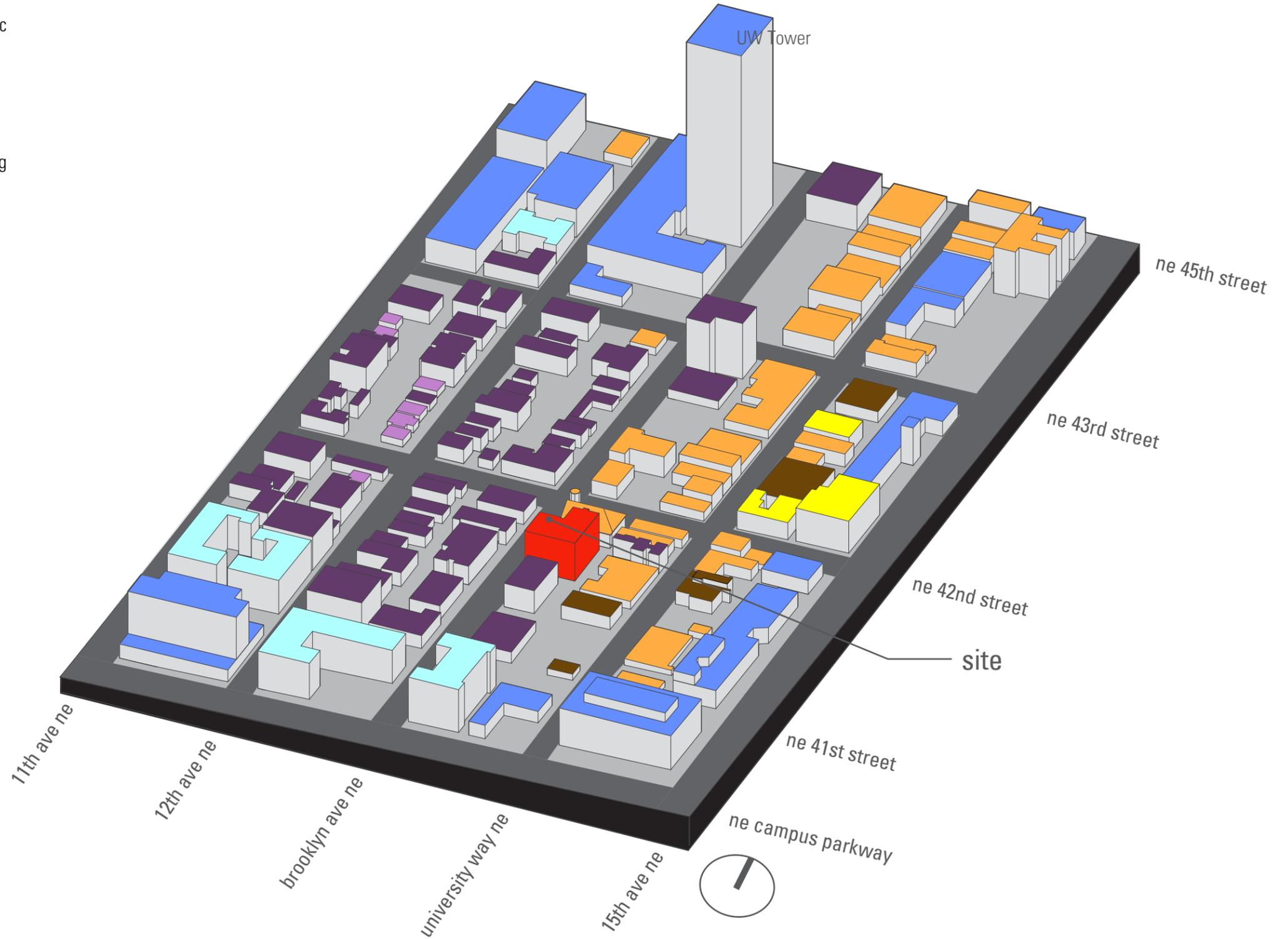
proposed building mass and requested structure depth departure

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## APPENDIX

# APPENDIX | neighborhood use

- university - academic
- university - housing
- multifamily housing
- single family housing
- mixed use
- commercial
- other
- project site



# APPENDIX | neighborhood context and design cues



**COHO Apartments**  
4120 Brooklyn Ave NE

context: adjacent building with boxy massing.



**Cafe Allegro**  
Alley between University Way and 15th Ave NE, just north of NE 42nd Street

example of activating the alley



**Wilsonian Hotel**  
4700-10 University Way (Frank Fowler, 1923)

example of simple massing; courtyard, zero setbacks; clear base and top

# APPENDIX | neighborhood context and design cues



**Cedar Apartments**  
1112-1128 NE 41st St

example of simple massing; minimal setbacks; contemporary materials; variety through fenestration rhythm; carved out ground level



**Identity Bldg D**  
4119 12th Ave Ne

example of simple massing; contemporary materials



**Varsity Arms**  
4235 Brooklyn Ave NE

example of use of brick and grouped windows.



**University Manor**  
1305 NE 43rd Street  
(Earl Roberts, 1926)

example of traditional, simple massing; clear base and top



**Canterbury Court**  
4225 Brooklyn Ave NE  
(Henry H. Hodgson, 1929)

example of residential scale courtyard as "defensible space"



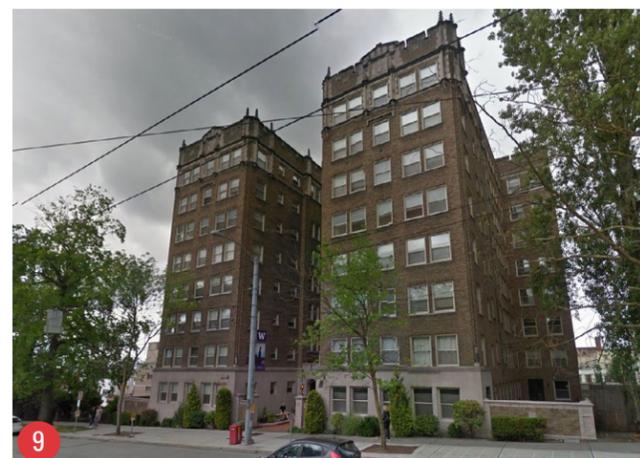
**UW Tower**  
4333 Brooklyn Ave NE  
(NBBJ, 1975)

neighborhood context

example of very simple massing; minimal modulation; clear base and top



**Gates Law School**  
4293 Memorial Way  
(Kohn Pederson Fox, 2001)



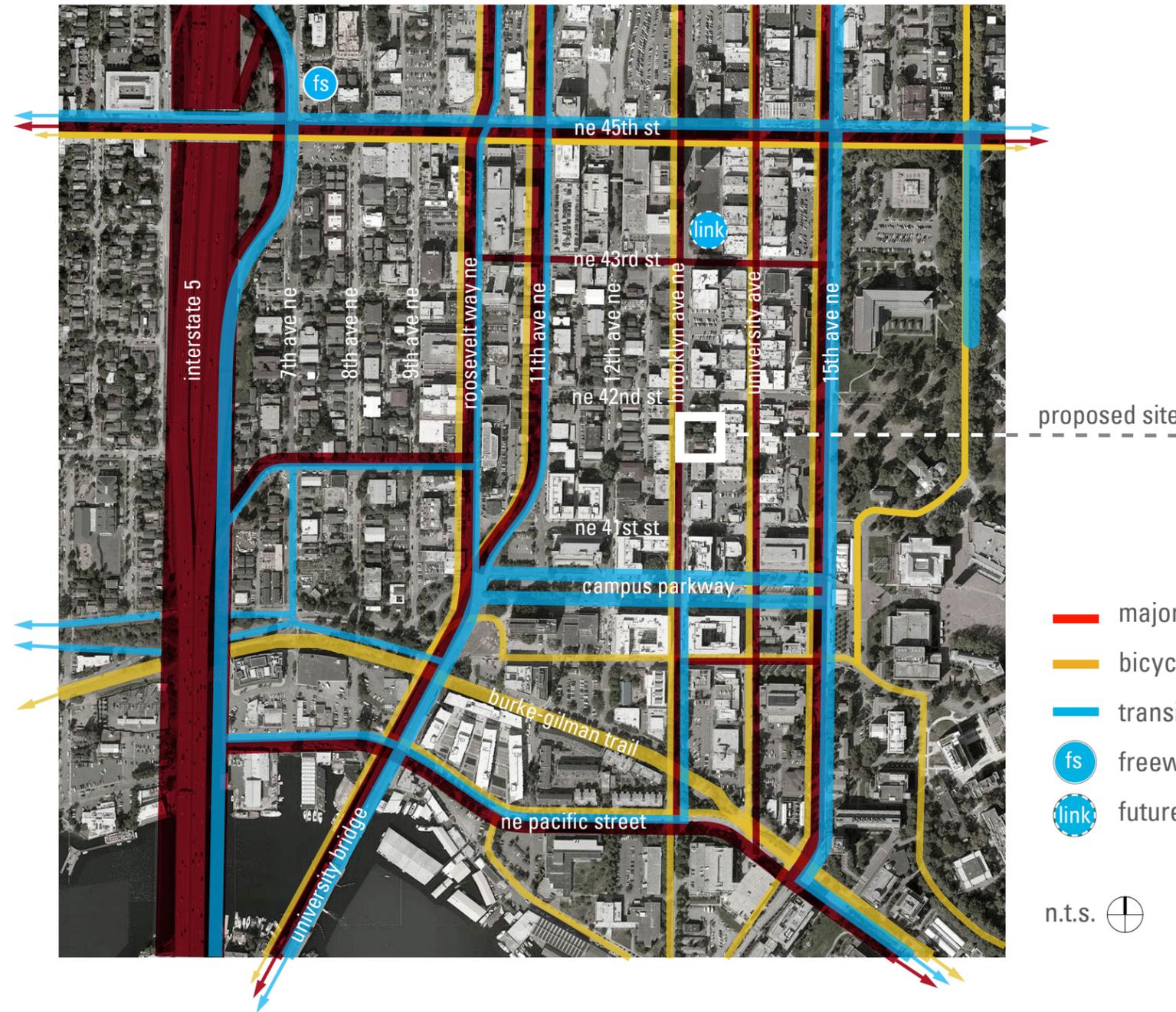
**Malloy Apartments**  
4337 15th Ave NE  
(Earl Roberts, 1928)

example of traditional, simple massing; clear base and top; narrow courtyard

## APPENDIX | zoning data

ADDRESS:	4128, 4132 & 4138 Brooklyn Avenue NE, Seattle, WA 98105	SETBACKS :	MR-RC	FRONT	7' average setback; 5' min. setback No setback required if a courtyard abuts the street lot line and the courtyard has: - a min. width = to 30% of the abutting street front - a min. depth of 20 feet from street
LEGAL:	BROOKLYN ADD PLAT BLK 14 LOTS 20, 21 & 22			SIDE	For portions of a structure 42' or less in height: 7' average; 5' minimum
DPD PROJECT NO.:	3018666			SIDE	For portions of structure above 42' in height: 10' average; 7' minimum
PARCEL NO.:	114200-1490, 114200-1495 & 114200-1500			REAR	10' from a rear lot line abutting an alley.
CURRENT ZONING:	MR-RC				
UPZONE UNDER STUDY	Mixed Use - 125', 240' or 320'; FAR 6-10 or 10-12 Alternative 1 presented in U District Urban Design Draft EIS, April 24, 2014; plus conversations with DPD	AMENITY AREA:	MR-RC		5% of total gross floor area in residential use. No more than 50% of the amenity area may be enclosed. No minimum dimension for private amenity areas. Proposed gross residential area x 0.05 = 52,290 x 0.05 = 2,615 SF required amenity area. <b>3,528 SF provided.</b>
OVERLAYS:	University District Northwest (Urban Center Village)				
HISTORIC DESIGNATION:	Because the Parsonage is a City of Seattle designated landmark, the project design is being reviewed by the Landmarks Preservation Board. A Certificate of Approval provided by the Landmarks Preservation Board is required.	LANDSCAPING:	MR-RC		Green Factor Score = 0.5 minimum; Street trees per SDOT;
ECA:	None	STRUCTURE WIDTH/DEPTH:	MR-RC		Width shall not exceed 150 feet. Depth < 75% lot depth (103x.75 = 77.25'); may be increased if total lot coverage does not exceed lot overage without courtyard provision
SITE AREA:	4,120 SF + 4,120 SF + 4,120 SF = 12,360 SF				
PERMITTED USES:	MR-RC Residential, Parks, Ground floor commercial, Community gardens, Institutions meeting development standards	PARKING / ACCESS:			No minimum parking requirement since project is located within the University District Northwest Urban Center Village and is NOT located within the University of Washington parking impact area.
FAR LIMITS:	MR-RC Base = 3.20; Add'l Office of Housing incentive = 1.05 = 4.25 total 4.25 x 12,360 = 52,530 SF Floor area contained in a landmark structure is exempt from FAR limits	SOLID WASTE STORAGE & ACCESS:			Shared storage space for solid waste containers: 51-100 dwelling units: 375 SF + 4 SF for each add'l unit above 50 = 511 SF for 84 units. <b>356 SF provided.</b>  Min. horizontal dim = 12 feet Floor shall be level & hard-surfaced If located outdoors, storage space shall be screened, & not located between street & structure
DENSITY:	MR-RC No density limitations for midrise zone				
STRUCTURE HEIGHT:	MR-RC 60', 15' bonus per 23.58A & 23.45.516				
SEPARATIONS BETWEEN MULTIPLE STRUCTURES:	MR-RC The minimum required separation between principal structures at any two points on different interior facades is 10 feet, except for cottage housing developments, and principal structures separated by a driveway or parking aisle. The historic parsonage and new addition are considered to be one building.	STREET CLASSIFICATION:		Brooklyn Ave NE:	Collector Arterial
				Alley:	R.O.W. = 20' Req'd / 14' Existing

# APPENDIX | site context & urban design analysis - traffic flows and site access



## vehicular access

The site has vehicular access from Brooklyn Ave NE. Interstate 5 is also adjacent to the neighborhood. A back alley (east side) allows for service vehicular access.

## transit access

Proximity to the University of Washington campus coincides with access to quality public transit near the site. Campus Parkway serves as a major bus transfer station. A freeway station at NE 45th Street is a major stop for rapid bus lines. The University District Link Station at Brooklyn Ave NE and NE 43rd Street is projected to open in 2020.

## bicycle access

The site is 2 blocks away from access to the Burke-Gilman Trail, a 27-mile multi-use recreational trail. It has direct access to a connected bicycle network consisting various bike route typologies: shared roads, low-speed arterials, and dedicated bike lanes.

## access constraints

There are no access constraints to this site.

# APPENDIX | design precedents for new construction



whitmore lofts - UK



brix condo - capitol hill



brix condo - capitol hill



uw housing - university district



uw housing - university district

## 7 | NORTHEAST ELEVATION | design options

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option A

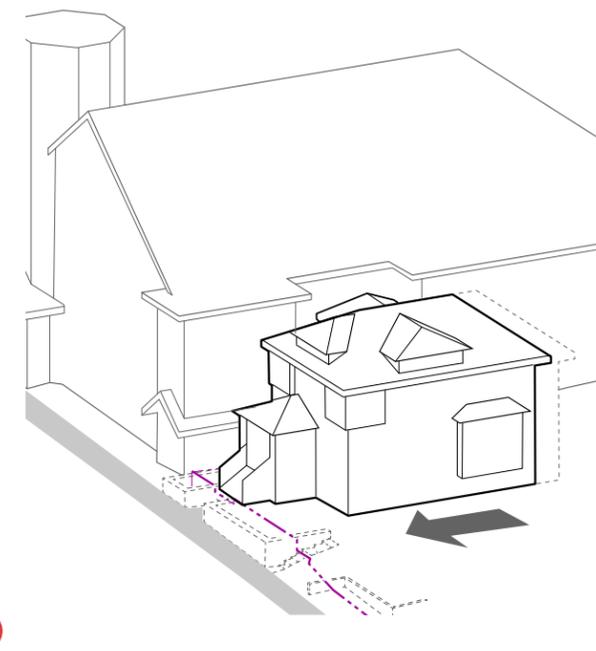
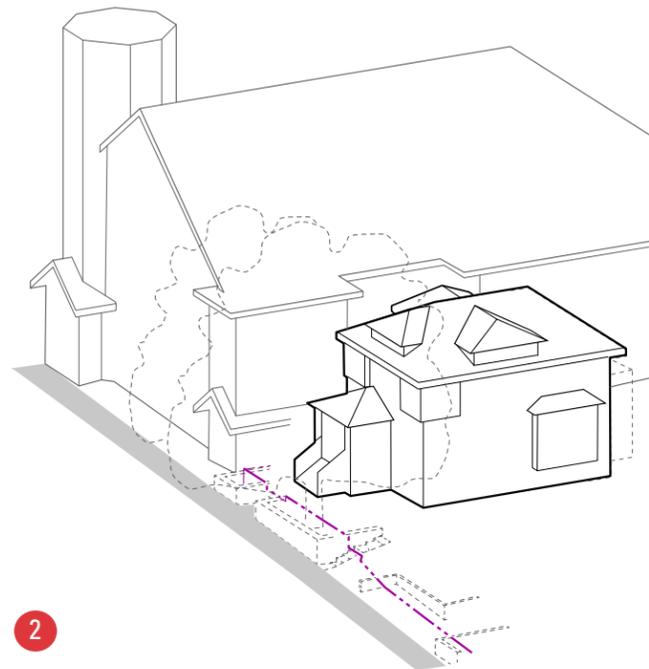
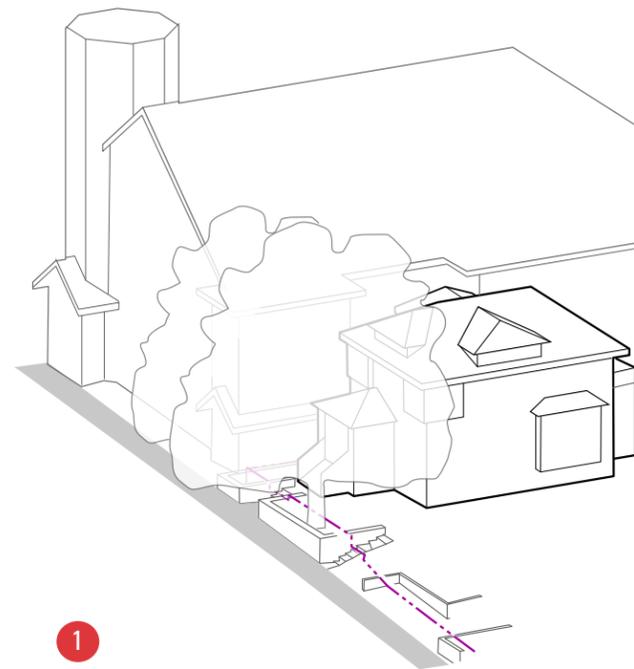


option B



option C

# 1 | MASSING AND COURTYARD DESIGN | relocation of historic structure



## proposed relocation of historic structure

1 The historic structure is currently elevated from the right of way and behind trees (property of SDOT) near the front property line.

2 The trees, retaining walls and earth fill will be removed.

3 The historic structure is moved  $\pm 4'-10''$  toward the west to abut the front property line.

4 The historic structure is lowered  $\pm 2'-6''$  to meet the existing sidewalk level.

5 The historic structure is moved  $\pm 4'-7''$  toward the south in order to provide an ADA ramp along the north side of the building.

