



15th Avenue Apartments

DEVELOPMENT OBJECTIVES

A **4-story** building of
 10,300sf of **Apartments**
28 Small Efficiency Dwelling Units **SEDUs**
 with **No Parking.**

PROJECT DATA

DPD PROJECTS # 3019090, 6401697
 KOA PROJECT # 1502
 PROJECT TYPE: Multifamily
 PROJECT DESCRIPTION: "Redesigning the project with small efficiency dwelling units (SEDUs) instead of "micro-studios."
 UNIT COUNT: 30 units
 PARCEL NUMBER: 8816400515
 ADDRESS: 5253 15th Avenue North East
 Seattle, WA 98105
 ZONING: LR 3
 URBAN VILLAGE: University District Northwest Urban Center Village
 OVERLAY: Frequent Transit Corridor
 ECA EXEMPTION: N/A
 LOT SIZE: 4118 sf
 Lot Width: 40.0'
 Lot Depth: 103.0'
 LEGAL DESCRIPTION: "LOT 5, BLOCK 4, UNIVERSITY HEIGHTS ADDITION TO THE CITY OF SEATTLE ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 18 OF PLATS, PAGE 70, RECORDS OF KING COUNTY, WASHINGTON."
 MAXIMUM HEIGHT ALLOWED: 40'
 AVERAGE GRADE: 256.69'
 MAXIMUM HEIGHT: 296.69'

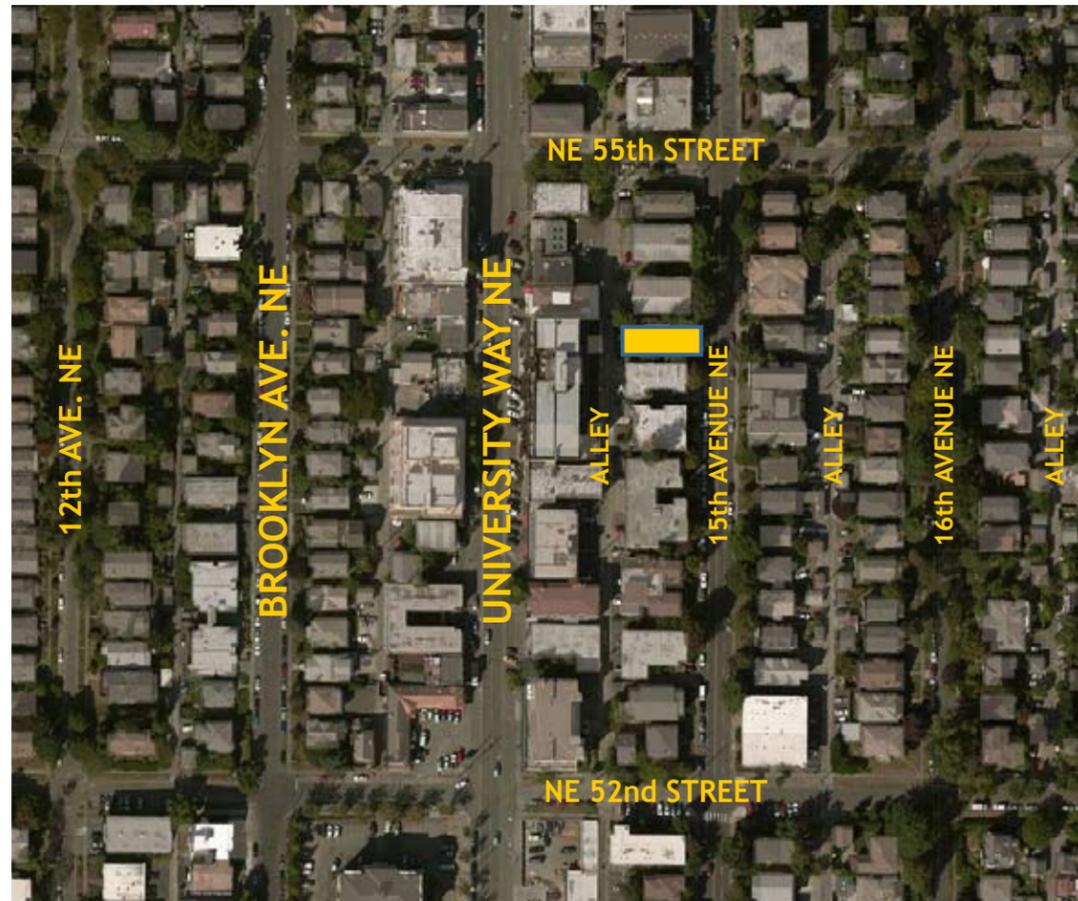
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PROJECT GOALS

University Housing

Premier Dense Urban Living in the Area



PROPOSAL **3** DATA

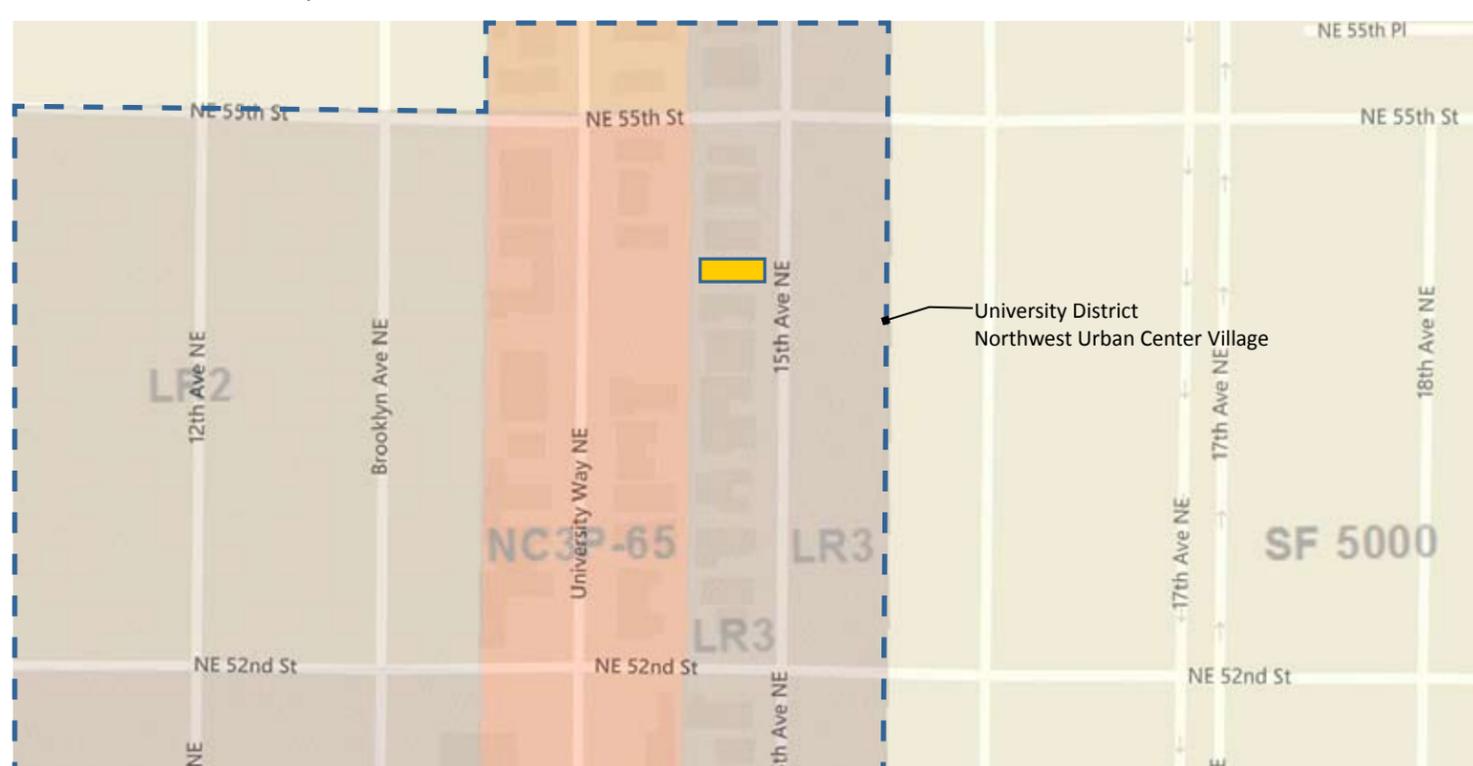
ZONING CODE SUMMARY

ZONING MAPS

PROJECT DATA		REQUIRED	ADJUSTMENT	PROVIDED	APPROVED
	DPD PROJECTS #	3019090, 6401697			
	KOA PROJECT #	1502			
	PROJECT TYPE:	Multifamily			
	PROJECT DESCRIPTION:	Redesigning the project with small efficiency dwelling units (SEDU's) instead of "micro-studios."			
	UNIT COUNT:	30 units			
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	ADDRESS:	5253 15th Avenue North East Seattle, WA 98105			
	ZONING:	LR 3			
	URBAN VILLAGE:	University District Northwest Urban Center Village			
	OVERLAY:	Frequent Transit Coordinator			
	ECA EXEMPTION:	N/A			
	LOT SIZE:	4118 sf			
		Lot Width: 40.0' Lot Depth: 103.0'			
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		MAXIMUM HEIGHT ALLOWED 40'			
23.44.011	AVERAGE GRADE:	256.69'			
DR 9-2010	MAXIMUM HEIGHT:	296.69'			
Codes Section	APARTMENTS				
23.41.004	A	SDR	Mandatory		
23.41.018	D.4	ADJUSTMENTS			
23.41.018	D.4.a	a. Setback 50% reduction			
23.41.018	D.4.a		7.00 lf	3.50 lf	5.00 lf
23.41.018	D.4.b	b. Amenity 10% reduction			
23.41.018	D.4.b		1030 sf	927 sf	930 sf
23.41.018	D.4.c	c. Landscaping/Screening 25% reduction			
23.41.018	D.4.c		TBD	TBD	TBD
23.41.018	D.4.d	d. Struct width, depth, and length increased by 10%			
23.41.018	D.4.d		66.95 lf	73.65 lf	73.65 lf
23.45.510		FLOOR AREA RATIO (FAR):	1.5 or 2.0 (In Growth Areas***) 1.3 or 1.5 (1.6 on a street with frequent transit***)		2.0
23.45.510		Area Allowed:			8236 sf
23.45.510	C.1.a	BUILT GREEN:			
23.45.510	C.1.a	1.Green building performance standards			
23.45.510	C.1.a	a. LEED Silver or Built Green 4-star			
23.45.512		DENSITY LIMIT	No Limit (Built Green)		
23.45.514		BUILDING HEIGHT:	40'		
23.45.514	E	Shed or Butterfly Roof	Add 3' above height limit		
23.45.518		BUILDING SETBACKS:	Front: 5' Minimum		
23.45.518			Rear: 10' minimum w alley, 15' minimum no Alley		
23.45.518			Side: 5' if building is 40' or less in length, or 7' avg 5' min.		
23.45.520		BUILDING WIDTH LIMIT:	120' Outside growth areas; 150' Inside growth areas		
23.45.522		AMENITY AREA:	31'-6"		
23.45.522	A.1	(25%)(Lot Area) = 1030 sf			
23.45.522	A.2	Ground Level or Roof = 515 sf			
23.45.510	E.5	Area Exempt from FAR = Basement; Bikes; Trash;			
23.45.522	A.2	If ground Level then = Common Space			
23.45.524		LANDSCAPING STANDARDS:			
23.45.524	A.2.a	Green Factor = 0.6 or greater			
23.45.524	A.2.a				
23.45.527	B	MAX. FAÇADE LENGTH			
23.45.527	B	(65%)(Lot Length) = 66.95 lf			
23.54.		STREET AND ALLEY DEDICATIONS			
23.54.015	Table A	ROW for 15th	5' + 3' per PAR		
23.54.015		Alley	3'		
23.54.015		PARKING:			
23.54.015	K5	Bicycle Parking	Exempt from FAR		
23.54.015	Table E.D.2	Quantity=(0.75)(SEDU)	= 22.5 spaces		
23.54.040		SOLID WASTE			
23.54.040	Table A	16-25 dwellings	225sf (Coord. with Liz Kain)		
23.54.040	Table A	26-50 dwellings	375sf (Coord. with Liz Kain)		
23.54.040	D1	Min. horiz dim for space:	12'		
23.86.019		GREEN FACTOR:			
23.86.019		Green Factor Measurement			
25.11.040		RESTRICTIONS ON TREE REMOVAL:			
25.11.040					
25.11.040	A3	Exceptional trees on lots in Lowrise, Midrise and Commercial zones			

25.11.040	B	Limits on Tree Removal. In addition to the prohibitions in subsection 25.11.040.A, no more than three trees 6 inches or greater in diameter, measured 4.5 feet above the ground, may be removed in any one year period on lots in Lowrise, Midrise and Commercial zones or on lots 5,000 square feet or greater in a Single-family or Residential Small Lot zone, except when the tree removal is required for the construction of a new structure, retaining wall, rockery or other similar improvement that is approved as part of an issued building or grading permit as provided in Sections 25.11.060, 25.11.070, and 25.11.080		
DR 6-2004		SMALL EFFICIENCY DWELLING UNITS		
DR 6-2004		Floor Area per unit	220sf min.	220
DR 6-2004		Living Room Floor Area:	150sf net clear (supersedes SBC 1208.3 of 220sf)	150
DR 6-2004		Kitchen:	Cooking appliance; refer; sink; storage; 4sf counter min.	Yes
DR 6-2004		Bathroom:	Water closet; lav; shower or tub	Yes
DR 6-2004		Closets & Storage:	min. 2' x 3' x 7" high	Yes
DR 6-2004		Storage (Lockable):	1/unit, minimum 4'x4'x3.5' high.	28 ct @55 cu ft ea.
DR 6-2004		Light at Ventilation:	See SBC 1205 (light); 1025 (egress wind); 1203.4 (vent)	
DR 6-2004		SEE ALSO SBC 1208.3; 1208.4		
		* Accessory Dwelling Units (ADUs) are allowed and don't count against the density limit that applies to these housing types		
		** The higher FAR and density limits apply if the project meets additional standards regarding parking location and access, alley paving, and green building performance (SMC 23.45.510. C)		
		*** Growth Areas include urban centers, urban villages, and station area overlay districts.		

23.84A.002	Amenity Area	"Amenity area" means space that provides opportunity for active or passive recreational activity for residents of a development or structure, including landscaped open spaces, decks and balconies, roof gardens, plazas, courtyards, play areas, and sport courts.
23.84A.002	Amenity Area Common	"Amenity area, common" means amenity area that is available for use by all occupants of a residential use.
23.84A.002	Amenity Area Private	"Amenity area, private " means amenity area that is intended to be used only by the occupants of one dwelling unit.
23.86.017	Amenity Area Measure:	



CONTEXT **4** ANALYSIS



ANALYSIS

- Ecclectic Street
- Mix of commerical and residential. Mostly apartment buildings of a similar bulk and scale to the proposal.
- High traffic area along 15th
- Cohesive and quality designs not apparent.
- Variation of heights from one story to five.
- Noisy
- Alley is not welcoming; Security might be an issue.
- Potential views to Mt. Rainier or Downtown from the Common Roof Deck.
- Adjacent site across the alley is 65'

MASS TRANSIT STOPS ◆
 (Within 2 min. walk from site)

- 1 Bus 48 / 15th Ave NE & NE 52nd St
- 2 Bus 71,72,73,83 / University Way NE & Ne 55th
- 3 Bus 48 / 15th Ave NE & NE 52nd St

BICYCLE

- 4 On Street Bicycle Lane — — — —
- 5 Unmarked Unsigned Connectors — — —



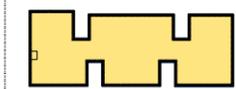
WEST SIDE OF 15th AVENUE NORTH EAST



EAST SIDE OF 15th AVENUE NORTH EAST - VIEWS FROM PROJECT SITE

CONTEXT **6** ANALYSIS

Streamlined Design Review • Design Guidance
#3019090 23 April 2015





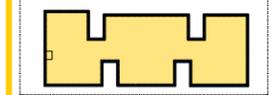
EAST SIDE OF ALLEY SHOWING PROJECT SITE



WEST SIDE OF ALLEY - ACROSS THE ALLEY FROM PROJECT SITE



CONTEXT **7** ANALYSIS

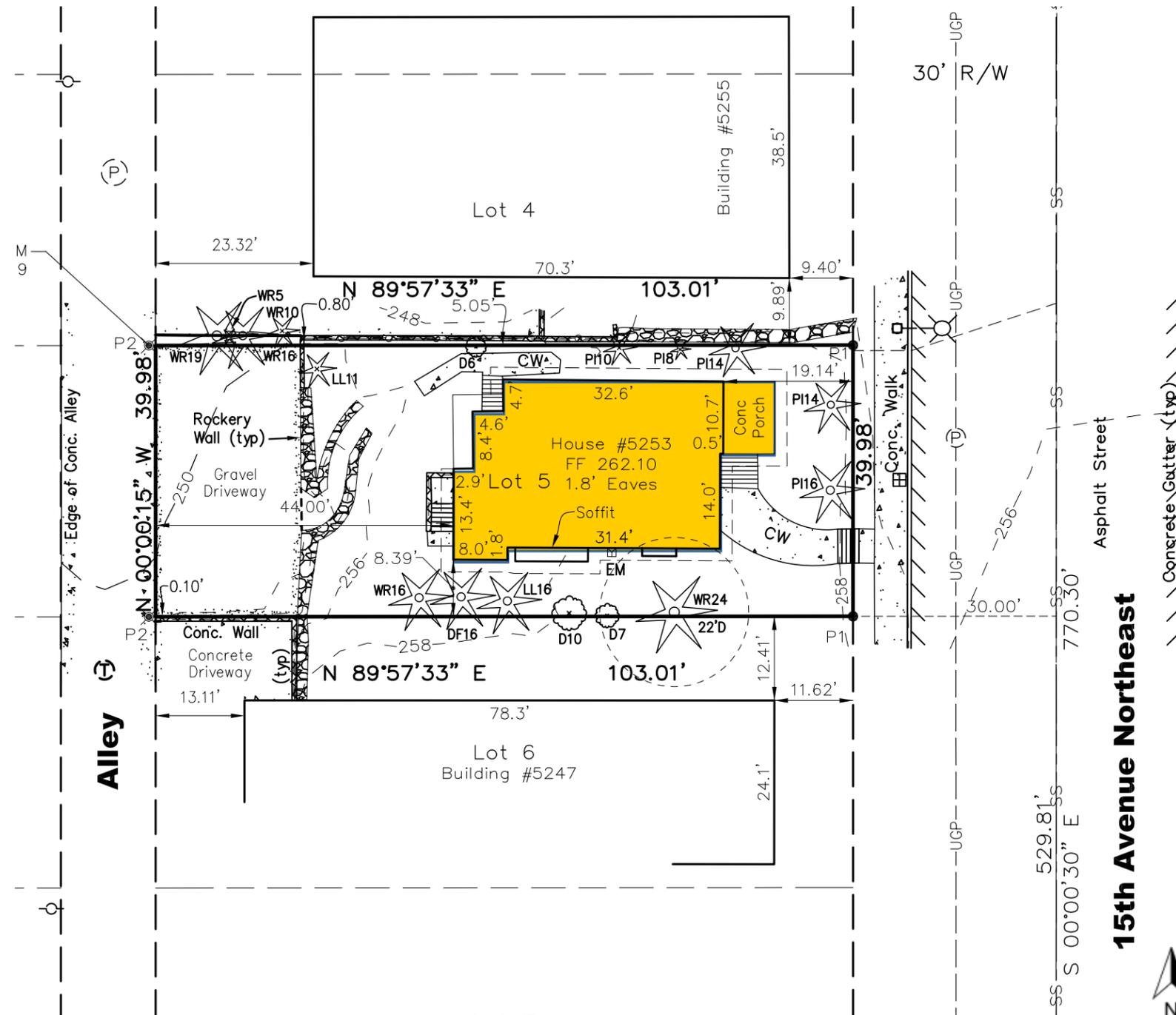




- 1 Apartment
- 2 Apartment
- 3 Apartment
- 4 Apartment
- 5 Apartment
- 6 Apartment
- 7 Duplex
- 8 Apartment
- 9 Apartment
- 10 Apartment
- 11 Apartment



CONTEXT **8** ANALYSIS



SITE

Shape is a Rectangle
 Site area is 4784sf.
 Dimensions: 40' x 103'

TOPOGRAPHY

Street front grade is approximately 4' above the sidewalk.
 Alley frontage is 6' lower than the street elevation.
 An existing retaining wall running north-south takes up the difference between the two sides.

TREES

Sixteen trees exist on site. None of them are exceptional.
 Arborist tree inventory report below.

EXISTING BUILDINGS

There is one, two-story existing house on the site to be removed.

UTILITIES

Powerlines are underground along 15th.
 Powerlines are above ground in the Alley. Proposed project will not encroach setback requirements of lines.

LEGAL DESCRIPTION

LOT 5, BLOCK 4, UNIVERSITY HEIGHTS ADDITION TO THE CITY OF SEATTLE ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 18 OF PLATS, PAGE 70, RECORDS OF KING COUNTY, WASHINGTON.



Existing building

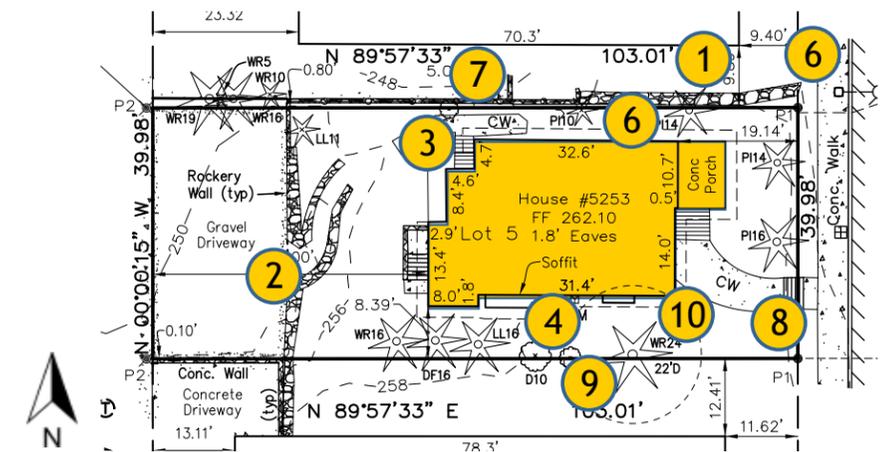
Significant Tree Inventory

Tree No.	Species	Common Name	DBH
1	<i>Cedrus deodara</i>	Deodar cedar	15"
2	<i>Cedrus deodara</i>	Deodar cedar	17
3	<i>Thuja plicata</i>	Western red-cedar	25
4	<i>Salix tortuosa</i>	Contorted willow	7
5	<i>Salix tortuosa</i>	Contorted willow	11
6	<i>Ilex aquafolia</i>	English holly	7
7	<i>Pseudotsuga menziesii</i>	Douglas-fir	17
8	<i>Thuja plicata</i>	Western red-cedar	18
9	<i>Thuja plicata</i>	Western red-cedar	20
10	<i>Thuja plicata</i>	Western red-cedar	15
11	<i>Thuja plicata</i>	Western red-cedar	10
12	<i>Ilex aquafolia</i>	English holly	11
13	<i>Ailanthus altissimus</i>	Ailanthus	6
14	<i>Pseudotsuga menziesii</i>	Douglas-fir	11
15	<i>Pseudotsuga menziesii</i>	Douglas-fir	8
16	<i>Pseudotsuga menziesii</i>	Deodar cedar	16

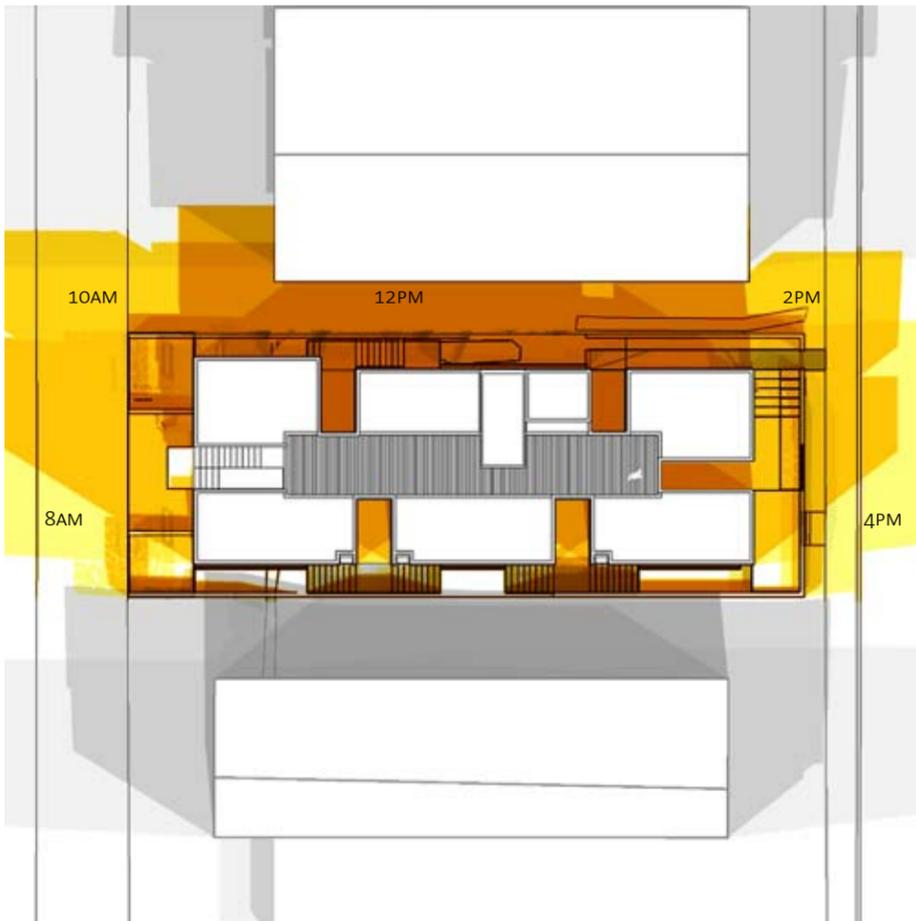
PHOTOS OF SITE



MAP
Key Plan



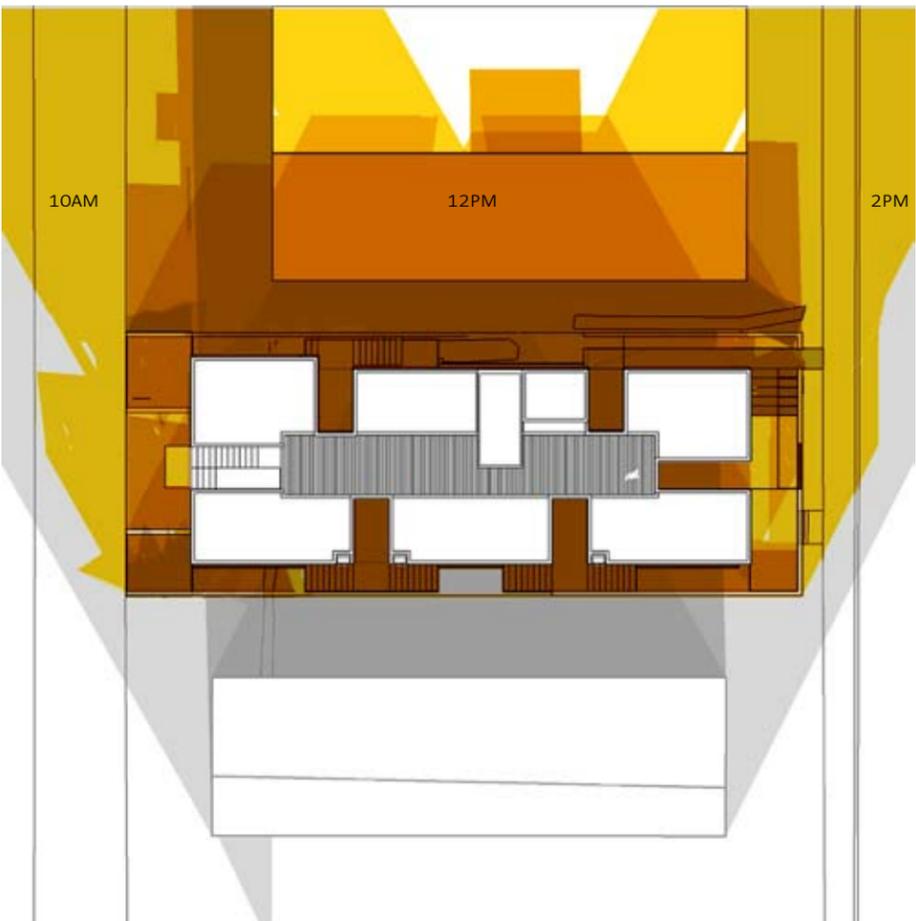
EXISTING **10** SITE



JUNE 21- SUMMER SOLSTICE



MARCH / SEPTEMBER 21- EQUINOX



DECEMBER 21- WINTER SOLSTICE



EXISTING **11** SITE

CS1.B1/ SUN AND WIND

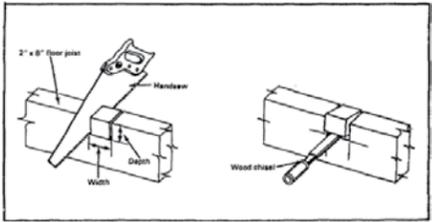
Take advantage of solar exposure and natural ventilation available onsite where possible. Use local wind patterns and solar gain as a means of reducing the need for mechanical ventilation and heating where possible.

CONCEPTUAL RESPONSE

Notching

GUIDELINE RESPONSE

Provide relief within the box via notches allowing light and air to penetrate the center of the box.



CS3.A2/ CONTEMPORARY DESIGN

Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

CONCEPTUAL RESPONSE

“Simplicity is the ultimate sophistication”-DaVinci

GUIDELINE RESPONSE

The design exhibits clean lines and clear concepts in a massing that is both simple and yet varied regarding depth, shadow, materiality, and composition.



PL1.C1/ SELECTING ACTIVITY AREAS

PL1.i / RESIDENTIAL OPEN SPACE

Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

CONCEPTUAL RESPONSE

Reinterpretation of the classic “Front Porch”

GUIDELINE RESPONSE

Attempt to reintroduce the front porch as a place to gather and meet neighbors, yet still have a sense of privacy and security. A balance of open and closed.



PL2.B1/ EYES ON THE STREET

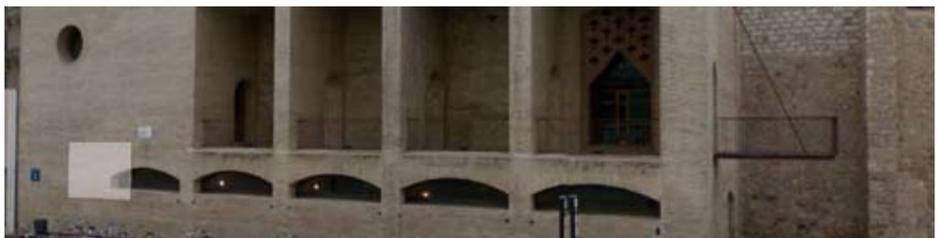
Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses.

CONCEPTUAL RESPONSE

Circulation extends to the exterior.

GUIDELINE RESPONSE

The main hallway has windows to each light well and views to the front yard on every level. The alley egress stair extends beyond the structure to become a deck for viewing.



PL3.A2 / ENSEMBLE OF ELEMENTS

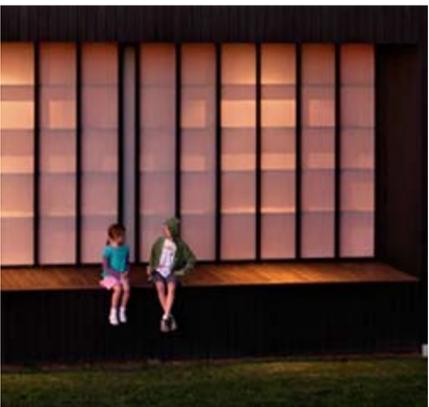
Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

CONCEPTUAL RESPONSE

Front Porch

GUIDELINE RESPONSE

The entry is design for all the residents, via bike or walking to come thru the same entry. The buildings massing naturally creates cover over seating, mailboxes, bike access and front door. The stairs and ramps are treated as extensions and different levels of the same ground plane.



PL3.B1 / SECURITY AND PRIVACY

Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

PL3.B2 / GROUND LEVEL RESIDENTIAL

Consider providing a greater number of transition elements and spaces, and choose materials carefully to clearly identify the transition from public sidewalk to private residence.

CONCEPTUAL RESPONSE

Front Porch

GUIDELINE RESPONSE

The “porch” area is raised up from the sidewalk level for security and privacy. But the detailing of the art screens; low wall from the porch-side; and building massing make it feel open and welcoming.



PL3.i / ENTRANCES VISIBLE FROM THE STREET

At least one building entrance, preferably the main one, should be prominently visible from the street.

CONCEPTUAL RESPONSE

Building Massing as Entry

GUIDELINE RESPONSE

The massing of the building expresses the entry both near and far. The massing both opens up over the entry and at the same time provides cover over the entry.



Context and Site

CS1. Natural Systems and Site Features

B. Sunlight and Natural Ventilation

- 1. Sun and Wind:

CS3. Architectural Context and Character

A. Emphasizing Positive Neighborhood Attributes

- 2. Contemporary Design:

Public Life

PL1. Connectivity

C. Outdoor Uses and Activities

- 1. Selecting Activity Areas

i. Residential Open Space (former A-7)

PL2. Walkability

B. Safety and Security

- 1. Eyes on the Street:

PL3. Street-Level Interaction

A. Entries

- 2. Ensemble of Elements:

B. Residential Edges

- 1. Security and Privacy:
- 2. Ground-level Residential:

i. Entrances Visible from the Street (former A-3)

Design Concept

DC2. Architectural Concept

A. Massing

- 2. Reducing Perceived Mass:

B. Architectural and Façade Composition

- 1. Façade Composition:

C. Secondary Architectural Features

- 1. Visual Depth and Interest:

E. Form and Function

- 1. Legibility and Flexibility:

V.ii. Architectural Elements and Materials (former section C-

DC4. Materials

A. Exterior Elements and Finishes

- 1. Exterior Finish Materials:

i. Exterior Finish Materials (former C-4)

DC2.A2/ REDUCING PERCEIVED MASS

Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.



DC2.C1/ VISUAL DEPTH AND INTEREST

Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design.



CONCEPTUAL RESPONSE

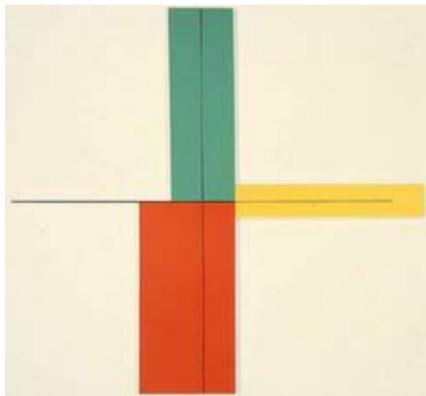
Notching

GUIDELINE RESPONSE

The building ‘notches’ provide recesses and shadow in contrast to the exterior stair that produces shadows thru extension. A mirror to the grand recess of the front entry. The outy to the inny.

DC2.B1/ FACADE COMPOSITION

Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole.



CONCEPTUAL RESPONSE

Principles of Art

GUIDELINE RESPONSE

Street and Alley facades are very similar compositions to provide similar importance to both sides. The roof deck and green roof landscaping are as composed as the facades, as a direct expression of the functionality of the whole.

DC2.E1/ LEGIBILITY AND FLEXIBILITY

Strive for a balance between building legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.



CONCEPTUAL RESPONSE

Servant Served

GUIDELINE RESPONSE

The massing of the building is a direct expression of the use. The dark skin is residential. The open transparent slice is circulation. The colored art screens are servant spaces such as storage and trash.

DC2.IV.ii/ ARCHITECTURAL ELEMENTS AND MATERIALS

Buildings in Lowrise zones should provide a “fine grained” architectural character. The fine grain may be established by using building modulation, articulation and/or details which may refer to the modulation, articulation and/or details of adjacent buildings.



CONCEPTUAL RESPONSE

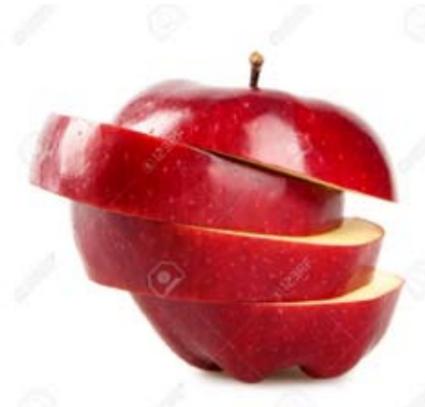
Stacked Boxes

GUIDELINE RESPONSE

The building is modulated and articulated with vertically proportioned windows in such a way to produce an effect of heavy to light; secure to open; rough to smooth.

DC4.A1/ EXTERIOR ELEMENTS AND FINISHES

Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.



DC4.i/ EXTERIOR FINISH MATERIALS

New buildings should emphasize durable, attractive, and well detailed finish materials.

CONCEPTUAL RESPONSE

An apple.

GUIDELINE RESPONSE

The building is proposed to have a thin, dark, smooth skin. Notched areas will expose the a rough, bright white area. White to reflect light into the windows. Rough to diffuse the light, preventing glare, and allowing dirt to be less visible.

Context and Site

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B. Sunlight and Natural Ventilation

- 1. Sun and Wind:

CS3. Architectural Context and Character

A. Emphasizing Positive Neighborhood Attributes

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Public Life

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PL2. Walkability

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- 1. Eyes on the Street:

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V.ii. Architectural Elements and Materials (former section C-

DC4. Materials

A. Exterior Elements and Finishes

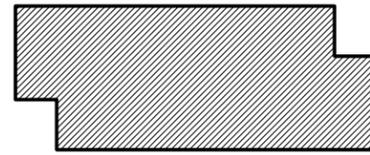
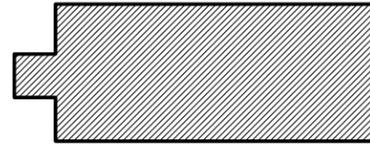
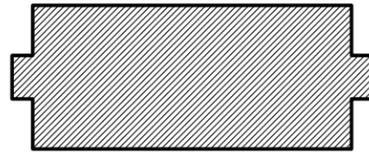
- 1. Exterior Finish Materials:

i. Exterior Finish Materials (former C-4)

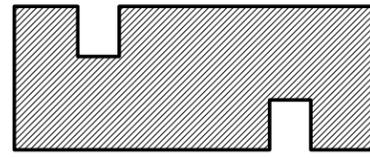
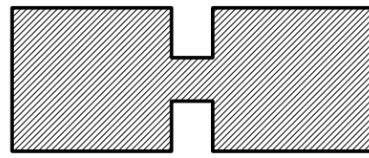
GOALS

- MAXIMIZE SUNLIGHT AND SOUTHERN EXPOSURE INTO UNITS
- MAXIMIZE VIEWS FROM UNITS
- MAXIMIZE FAR
- MAXIMIZE UNIT COUNT

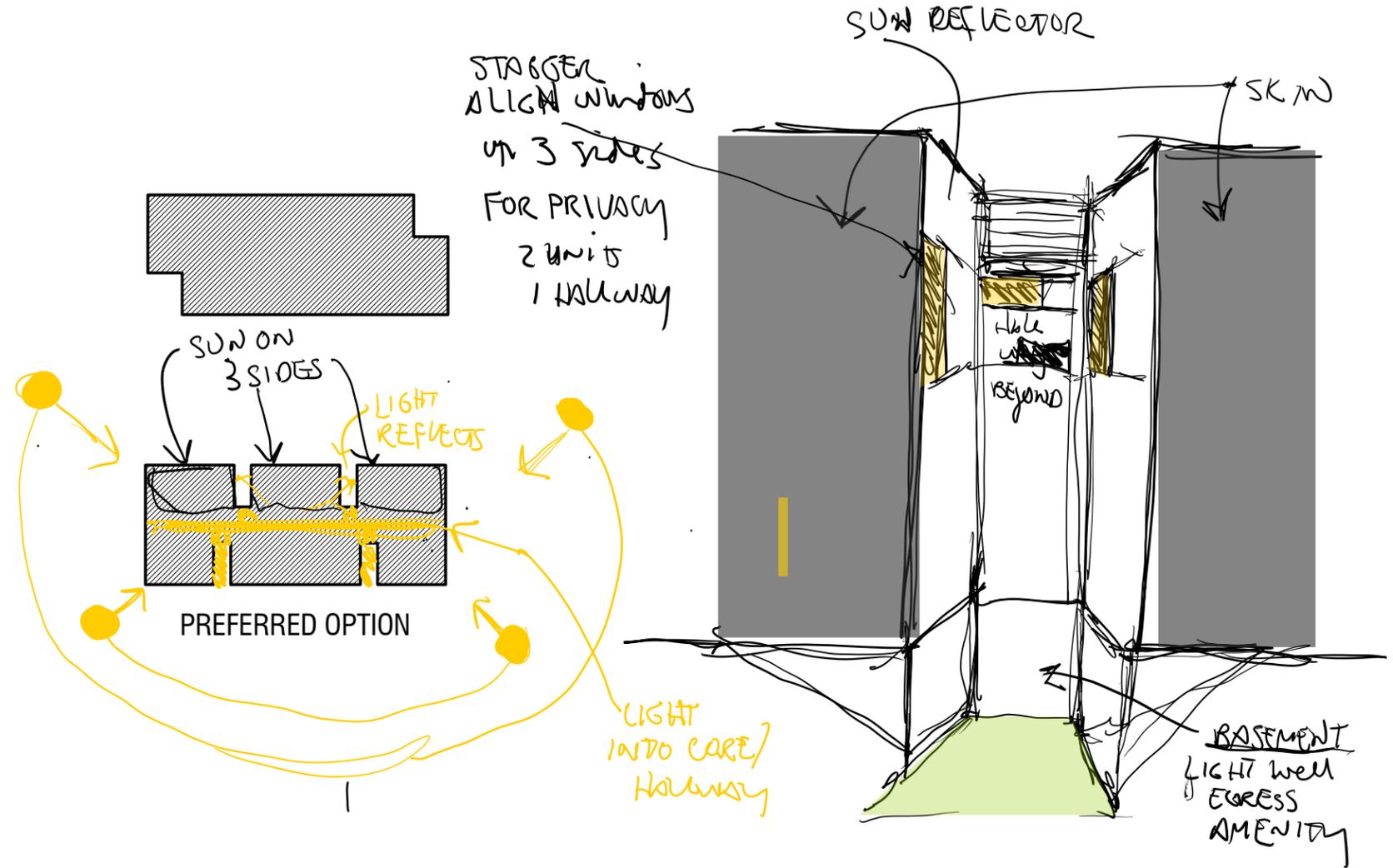
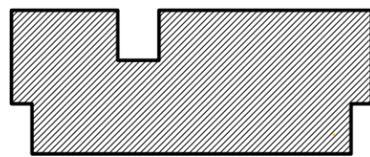
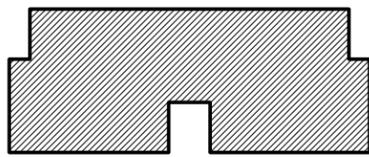
ENDS



MIDDLE



COMBO

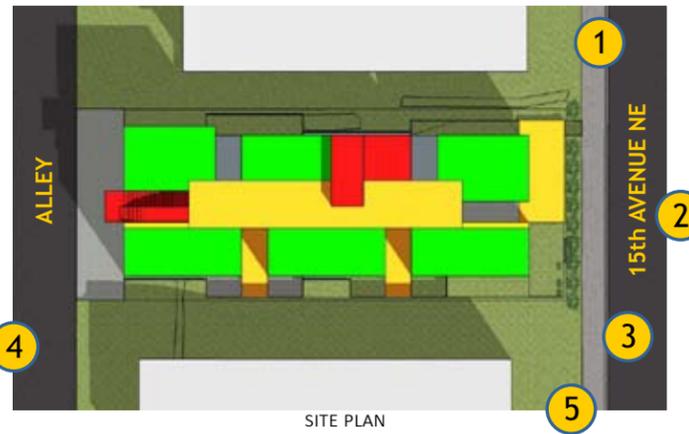


DESIGN 15 DEVELOPMENT

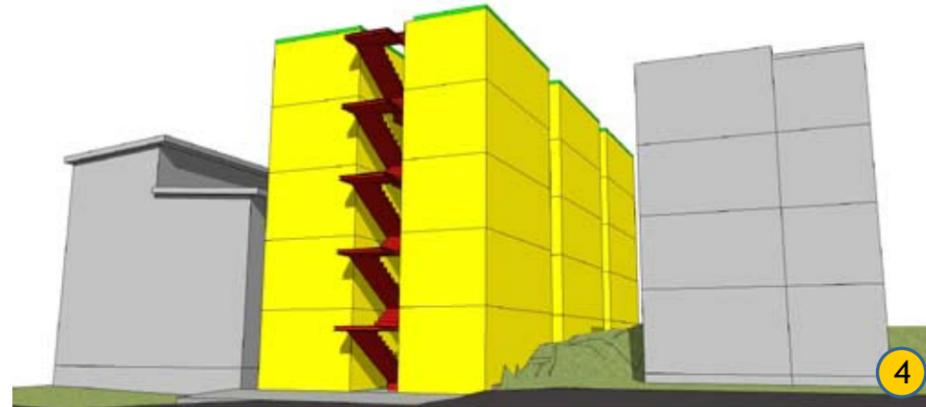


AERIAL

5



SITE PLAN



ALLEY FROM SOUTHWEST

4

MASSING NOTES

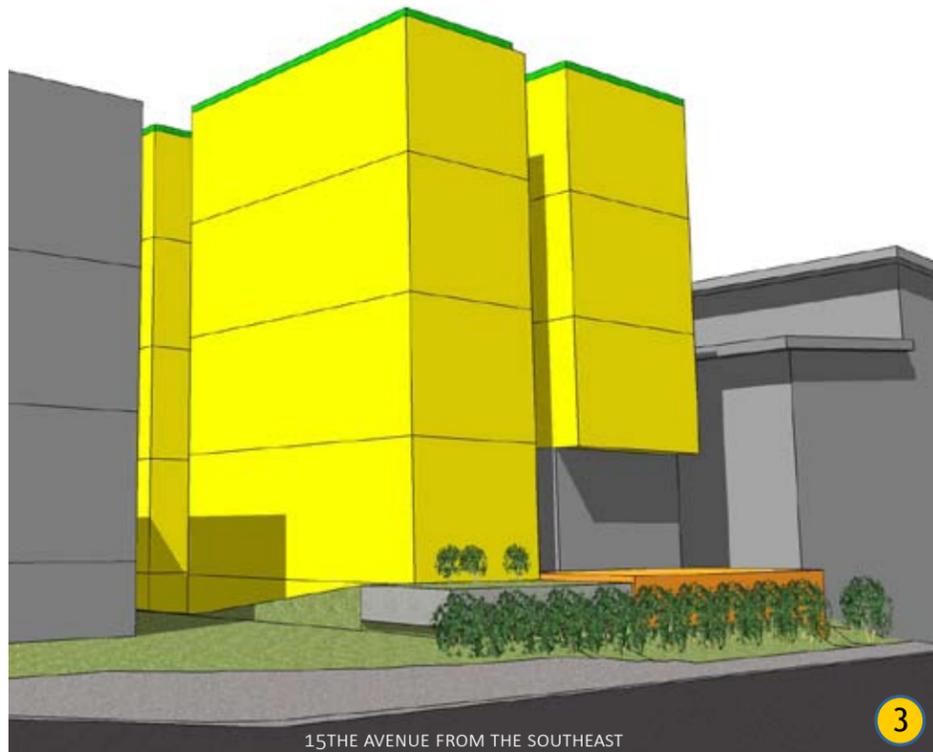
- HALLWAY
- RESIDENTIAL UNIT
- STORAGE/LAUNDRY/TRASH
- VERTICAL CIRCULATION
- AMENITY SPACE
- GREEN ROOF

The massing capitalizes on the lightwells to provide fresh air and natural light onto two or three sides of each unit. The deep recesses provide depth, modulation, and a well proportioned massing.

UNIT MATRIX - SDR-DG

		UNIT TYPES										FAR
		A		B		C						
		274		270		279						
		242		240		247						
Level	Fir to Fir Ht.	Circ.	Other	Qty.	gsf/fir	Qty.	gsf/fir	Qty.	gsf/fir	Amenity	Tot/fir	
6-Roof		192									192 sf	151
5	9'	483		1	274	2	540	3	837		2,134 sf	1981
4	9'	483		1	274	2	540	3	837		2,134 sf	1981
3	9'	483		1	274	2	540	3	837		2,134 sf	1981
2	9'	483	243	1	274	1	270	3	837		1,864 sf	1733
1-Basement	10'	483	479	1	274	1	270	3	837		1,864 sf	246
	46'	2415	722	5	1370	8	2160	15	4185	0	10,130 sf	8,073 sf
											163 sf	

Residential	7,715 sf	Total Units:	28
Amenity (5%*Res.)	927 sf		
Circulation	2,415 sf	(cores/hall)	
Other	722 sf		
TOTAL	11,779 sf		



15TH AVENUE FROM THE SOUTHEAST

3



15TH AVENUE ACROSS THE STREET

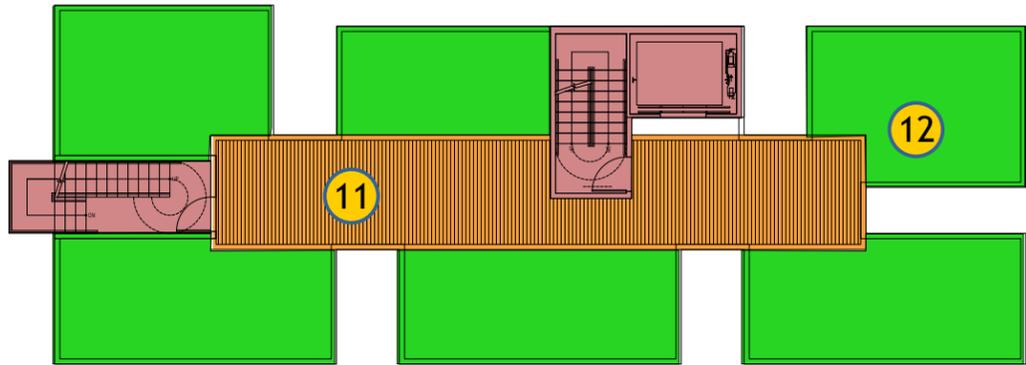
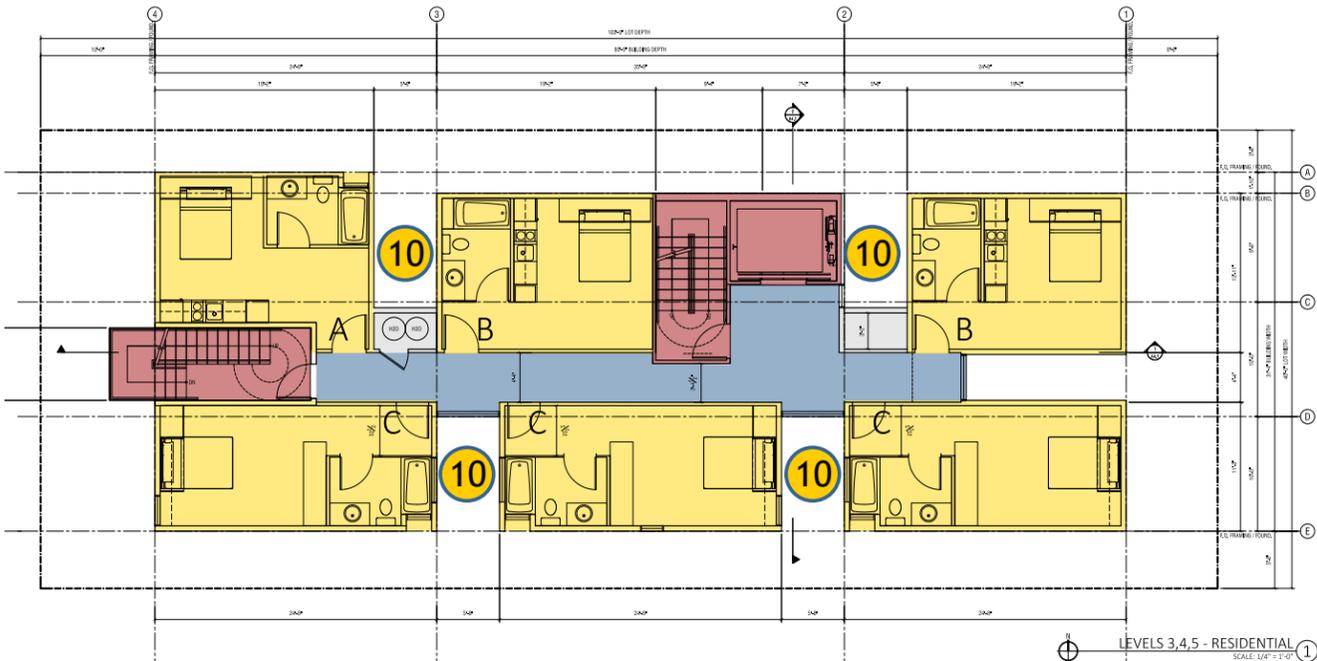
2



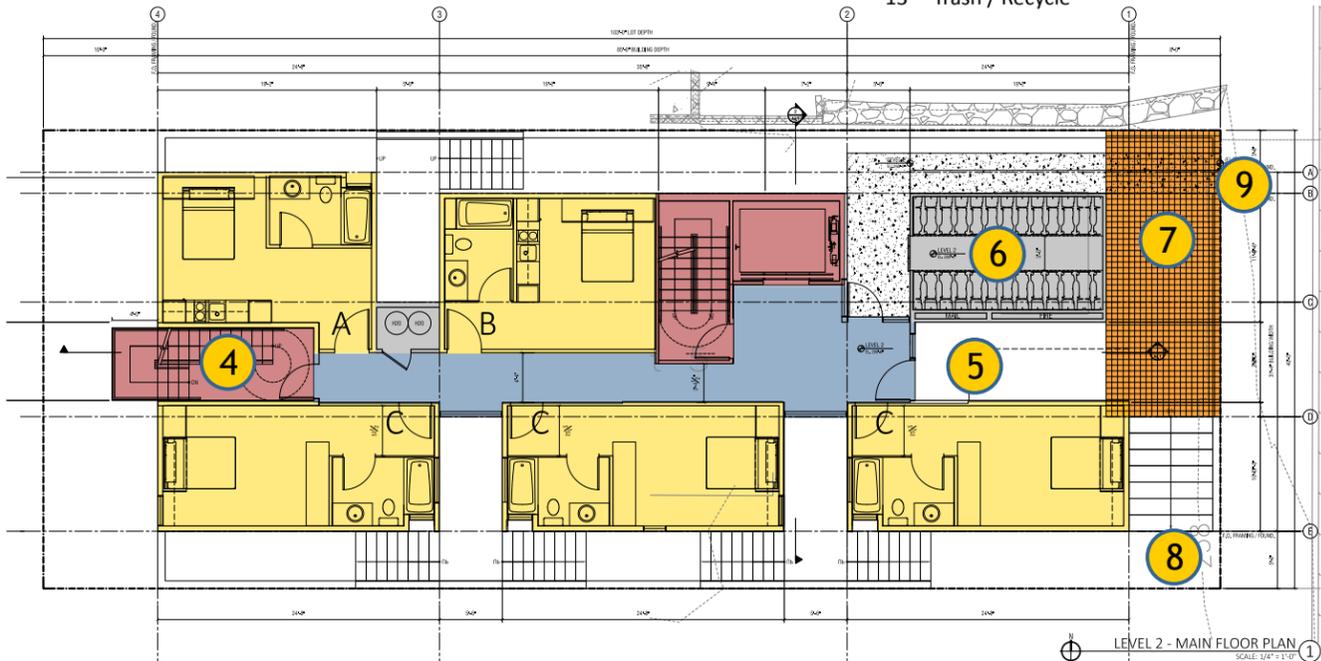
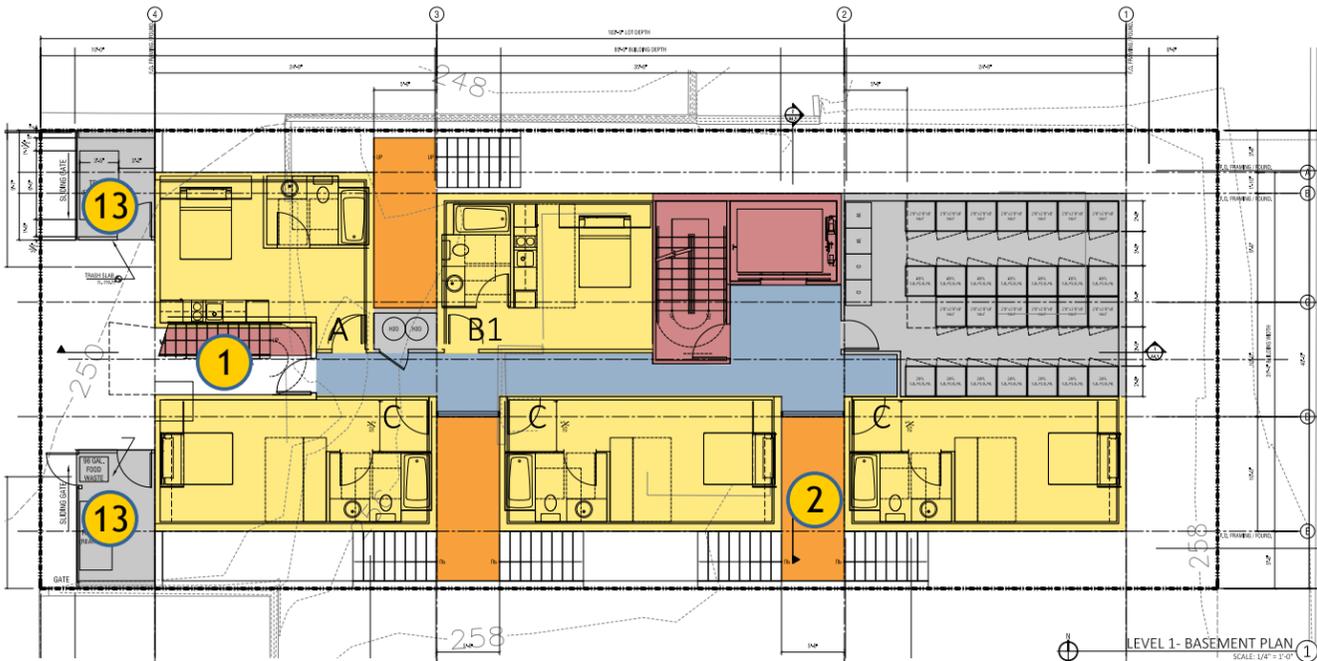
15TH AVENUE FROM NORTHEAST

1

MASSING **15** OPTION



- HALLWAY
 - RESIDENTIAL UNIT
 - STORAGE/LAUNDRY/TRASH
 - VERTICAL CIRCULATION
 - AMENITY SPACE
 - GREEN ROOF
- 1 Alley Residential Entry
 - 2 Private Amenity Space (Typ. 3 @ 80sf ea.)
 - 3 Laundry and Storage Room
 - 4 Exterior Stair
 - 5 15th Ave. NE Residential Entry
 - 6 Bicycle Storage
 - 7 Common Amenity Space (250sf)
 - 8 Stairs
 - 9 Ramp to bicycle storage
 - 10 Light Well (Typ 4)
 - 11 Roof Deck - Common Amenity Space
 - 12 Green Roof
 - 13 Trash / Recycle

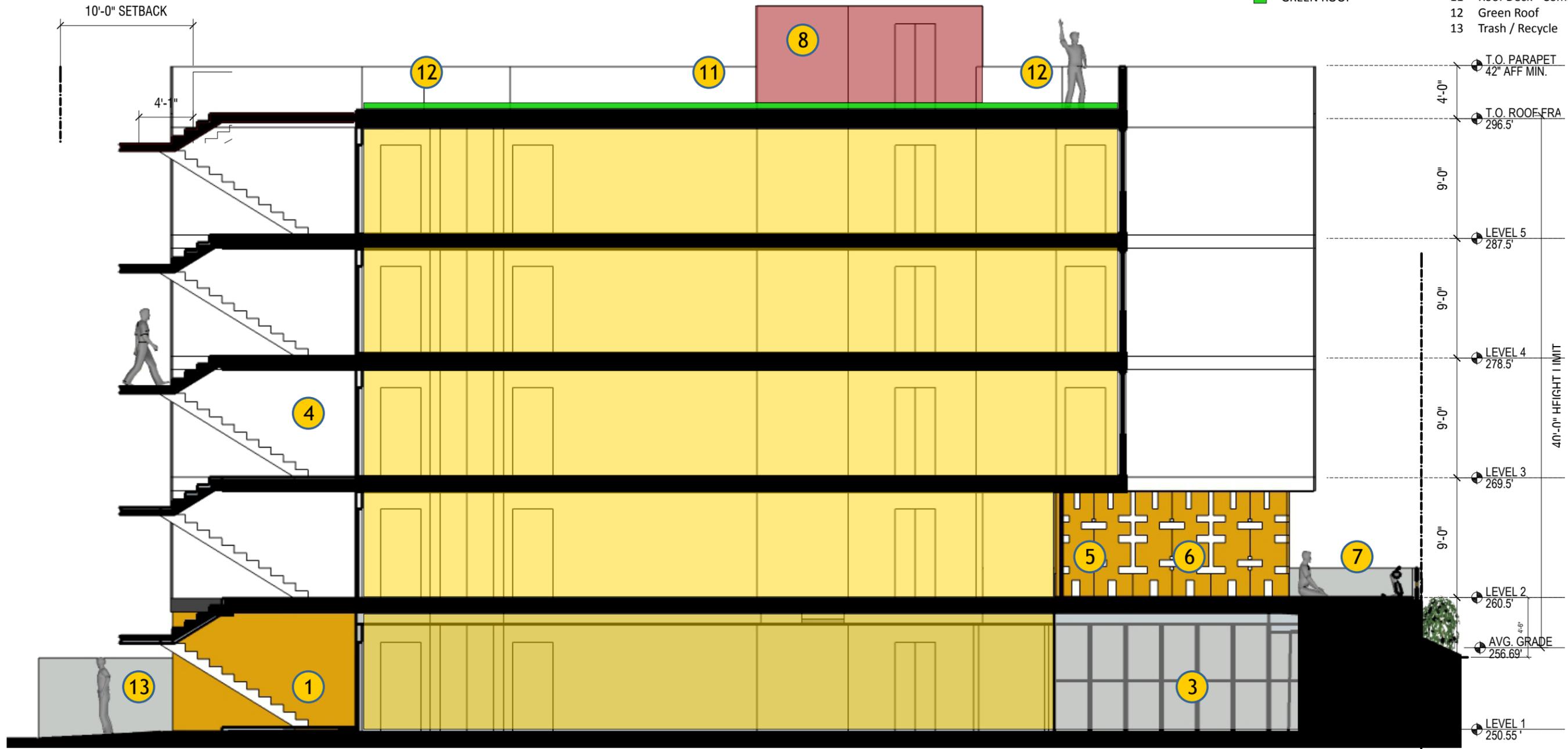


DESIGN **17** DEVELOPMENT

PROPOSED SECTION

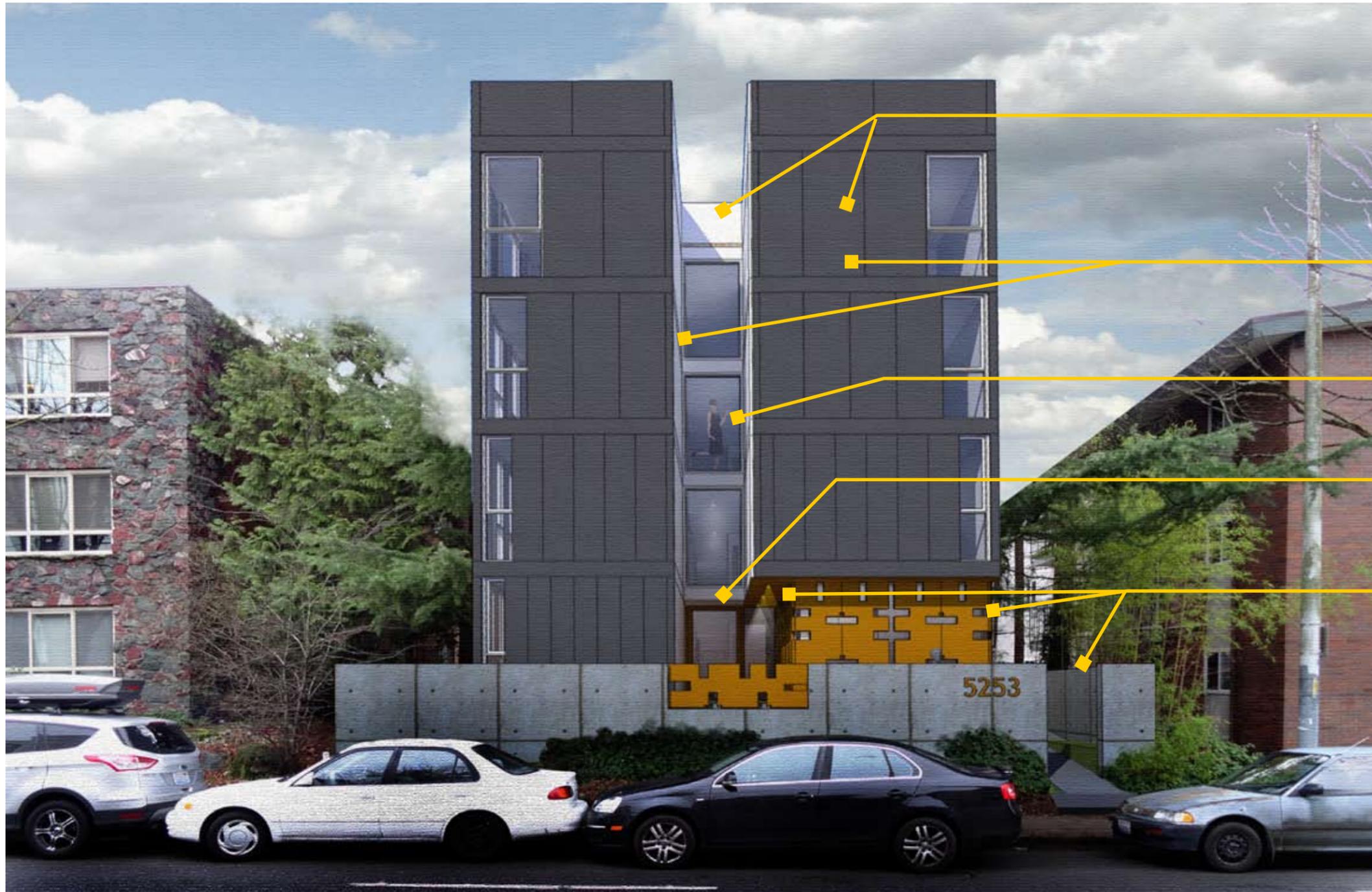
NOTES

- | | |
|---|---|
| <ul style="list-style-type: none"> HALLWAY RESIDENTIAL UNIT STORAGE/LAUNDRY/TRASH VERTICAL CIRCULATION AMENITY SPACE GREEN ROOF | <ul style="list-style-type: none"> 1 Alley Residential Entry 2 Private Amenity Space (Typ. 3 @ 80sf ea.) 3 Laundry and Storage Room 4 Exterior Stair 5 15th Ave. NE Residential Entry 6 Bicycle Storage 7 Common Amenity Space (250sf) 8 Stairs 9 Ramp to bicycle storage 10 Light Well (Typ 4) 11 Roof Deck - Common Amenity Space 12 Green Roof 13 Trash / Recycle |
|---|---|



DESIGN **18** DEVELOPMENT

Streamlined Design Review • Design Guidance
 #3019090 23 April 2015



CS3.A2 / CONTEMPORARY DESIGN
DC2.E1 / LEGIBILITY AND FLEXIBILITY
 CLEAR ARTICULATION OF UNITS/LIVING, ENTRY/CIRCULATION, AND SERVANT SPACES OF BIKE STORAGE/MAIL/FIRE (IN YELLOW)

DC4.A1 / EXTERIOR MATERIALS
 THE BUILDING IS PROPOSED TO HAVE A THIN, DARK, SMOOTH SKIN. NOTCHED AREAS WILL EXPOSE THE A ROUGH, BRIGHT WHITE AREA. WHITE TO REFLECT LIGHT INTO THE WINDOWS. ROUGH TO DIFFUSE THE LIGHT, PREVENTING GLARE, AND ALLOWING DIRT TO BE LESS VISIBLE.

PL2.B1/ EYES ON THE STREET
 THE MAIN HALLWAY HAS WINDOWS TO EACH LIGHT WELL AND VIEWS TO THE FRONT YARD ON EVERY LEVEL. THE ALLEY EGRESS STAIR EXTENDS BEYOND THE STRUCTURE TO BECOME A DECK FOR VIEWING.

PL3.A1 / ENTRIES
 PRIMARY ENTRIES ARE OBVIOUS, IDENTIFIABLE, AND DISTINCTIVE.
PL3.i / ENTRANCES VISIBLE FROM THE STREET
 THE MASSING OF THE BUILDING EXPRESSES THE ENTRY BOTH NEAR AND FAR. THE MASSING BOTH OPENS UP OVER THE ENTRY AND AT THE SAME TIME PROVIDES COVER OVER THE ENTRY.

PL3.A2 / ASSEMBLY OF ELEMENTS
 THE ENTRY IS DESIGN FOR ALL THE RESIDENTS, VIA BIKE OR WALKING TO COME THRU THE SAME ENTRY. THE BUILDINGS MASSING NATURALLY CREATES COVER OVER SEATING, MAILBOXES, BIKE ACCESS AND FRONT DOOR. THE STAIRS AND RAMPS ARE TREATED AS EXTENSIONS AND DIFFERENT LEVELS OF THE SAME GROUND PLANE.



PL2.B1/ EYES ON THE STREET

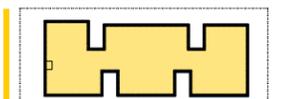
THE MAIN HALLWAY HAS WINDOWS TO EACH LIGHT WELL AND VIEWS TO THE FRONT YARD ON EVERY LEVEL. THE ALLEY EGRESS STAIR EXTENDS BEYOND THE STRUCTURE TO BECOME A DECK FOR VIEWING.

PL3.A1 / ENTRIES

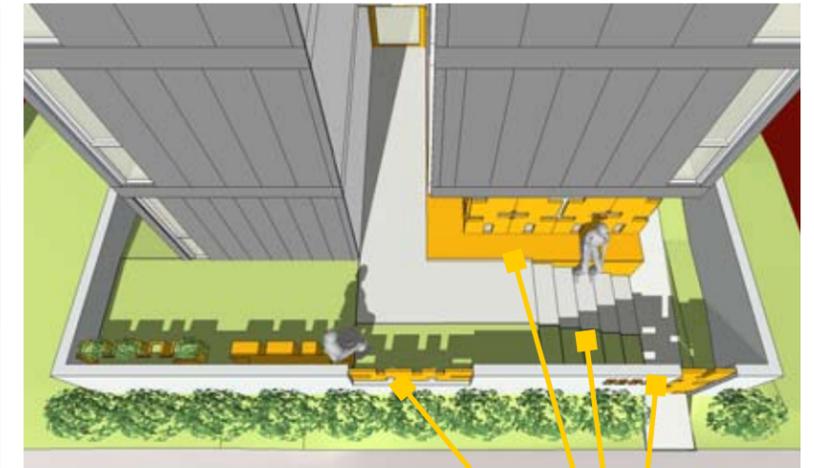
PRIMARY ENTRIES ARE OBVIOUS, IDENTIFIABLE, AND DISTINCTIVE.

PL3.i / ENTRANCES VISIBLE FROM THE STREET

THE MASSING OF THE BUILDING EXPRESSES THE ENTRY BOTH NEAR AND FAR. THE MASSING BOTH OPENS UP OVER THE ENTRY AND AT THE SAME TIME PROVIDES COVER OVER THE ENTRY.



DESIGN GUIDELINES APPLIED



PL3.A2 / ENSEMBLE OF ELEMENTS

THE ENTRY IS DESIGN FOR ALL THE RESIDENTS, VIA BIKE OR WALKING TO COME THRU THE SAME ENTRY. THE BUILDINGS MASSING NATURALLY CREATES COVER OVER SEATING, MAILBOXES, BIKE ACCESS AND FRONT DOOR. THE STAIRS AND RAMPS ARE TREATED AS EXTENSIONS AND DIFFERENT LEVELS OF THE SAME GROUND PLANE.

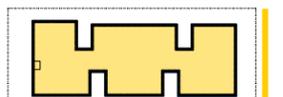
DC2.IV.ii/ ARCHITECTURAL ELEMENTS AND MATERIALS

THE BUILDING IS MODULATED AND ARTICULATED WITH VERTICALLY PROPORTIONED WINDOWS IN SUCH A WAY TO PRODUCE AN EFFECT OF HEAVY TO LIGHT; SECURE TO OPEN; ROUGH TO SMOOTH.

DC2.A2/ REDUCING PERCEIVED MASS DC2.C1/ VISUAL DEPTH AND INTEREST

THE BUILDING 'NOTCHES' PROVIDE RECESSES AND SHADOW IN CONTRAST TO THE EXTERIOR STAIR THAT PRODUCES SHADOWS THRU EXTENSION. A MIRROR TO THE GRAND RECESS OF THE FRONT ENTRY. THE OUTY TO THE INNYY.

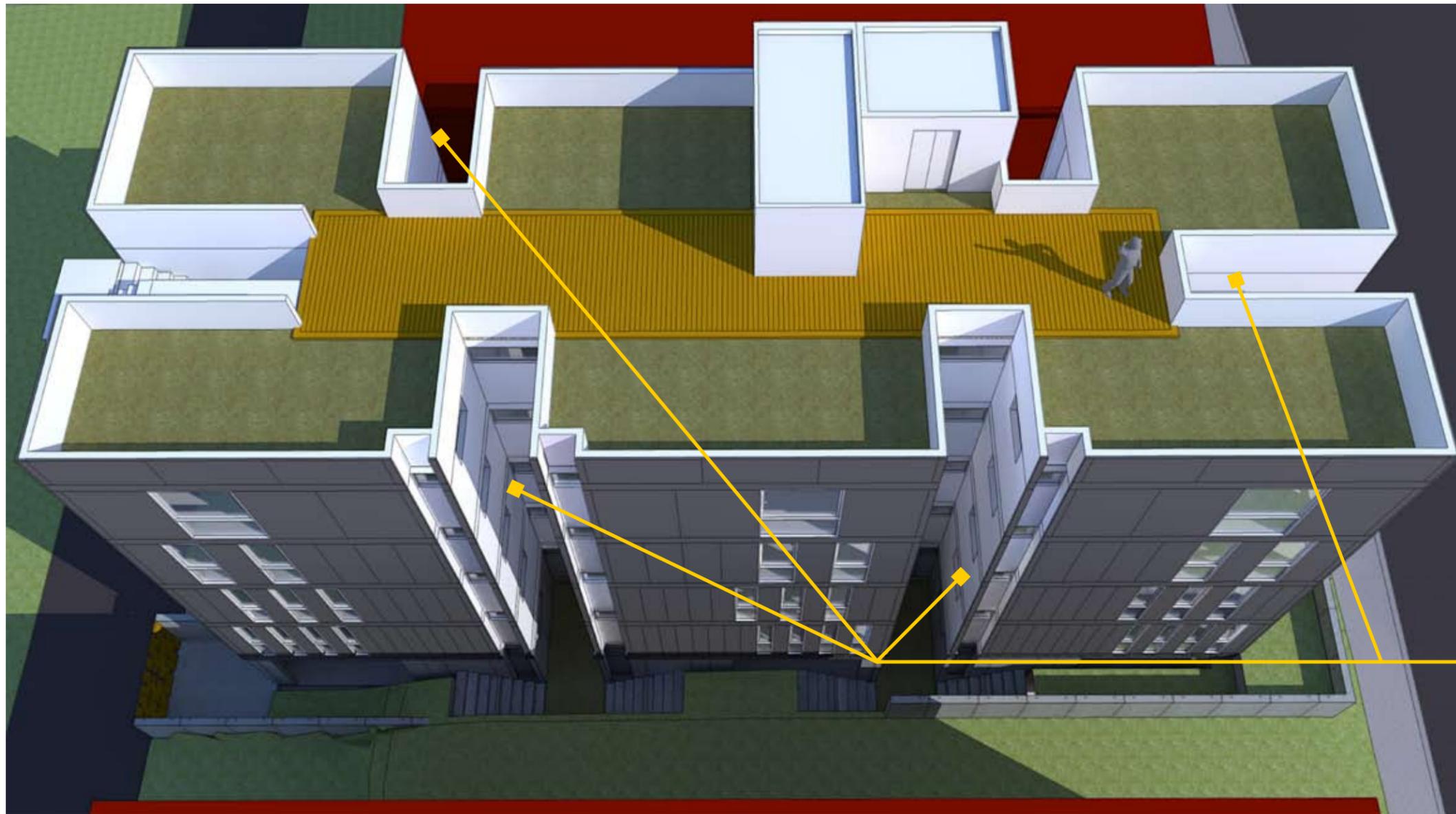
DESIGN **21** DEVELOPMENT



DESIGN GUIDELINES APPLIED

PL1.C1/ SELECTING ACTIVITY AREAS
PL1.i / RESIDENTIAL OPEN SPACE

ATTEMPT TO REINTRODUCE THE FRONT PORCH AS A PLACE TO GATHER AND MEET NEIGHBORS, YET STILL HAVE A SENSE OF PRIVACY AND SECURITY. A BALANCE OF OPEN AND CLOSED.



CS1.B1 / SUN AND WIND

PROVIDING RELIEF WITHIN THE BOX VIA NOTCHES THAT ALLOW LIGHT AND AIR TO PENETRATE THE BUILDING.

PROJECTS

* Projects Designed and Permitted by Kevin O'Leary while Project Manager/Designer at Pb Elemental



9TH AVENUE COMMERCIAL • 7 UNITS • WEST SEATTLE*



BRIDGE WAY MIXED USE • 18 APARTMENTS + 5 LIVE-WORKS • WALLINGFORD • SEATTLE



PRIVATE RESIDENCE • VANCOUVER, CANADA



CROWN HILL LOFTS • 15 LIVE-WORK UNITS • CROWN HILL 15TH AVE • SEATTLE*



RAINIER ARTIST COLONY • 19 LIVE-WORK UNITS • RAINIER VALLEY • SEATTLE *



UNION COMMERCIAL • 4 COMMERCIAL UNITS • SEATTLE*

KOArchitecture

23

PRIOR EXPERIENCE