3925-3927 2nd Ave NE

Streamlined Design Review
Application

bg architects

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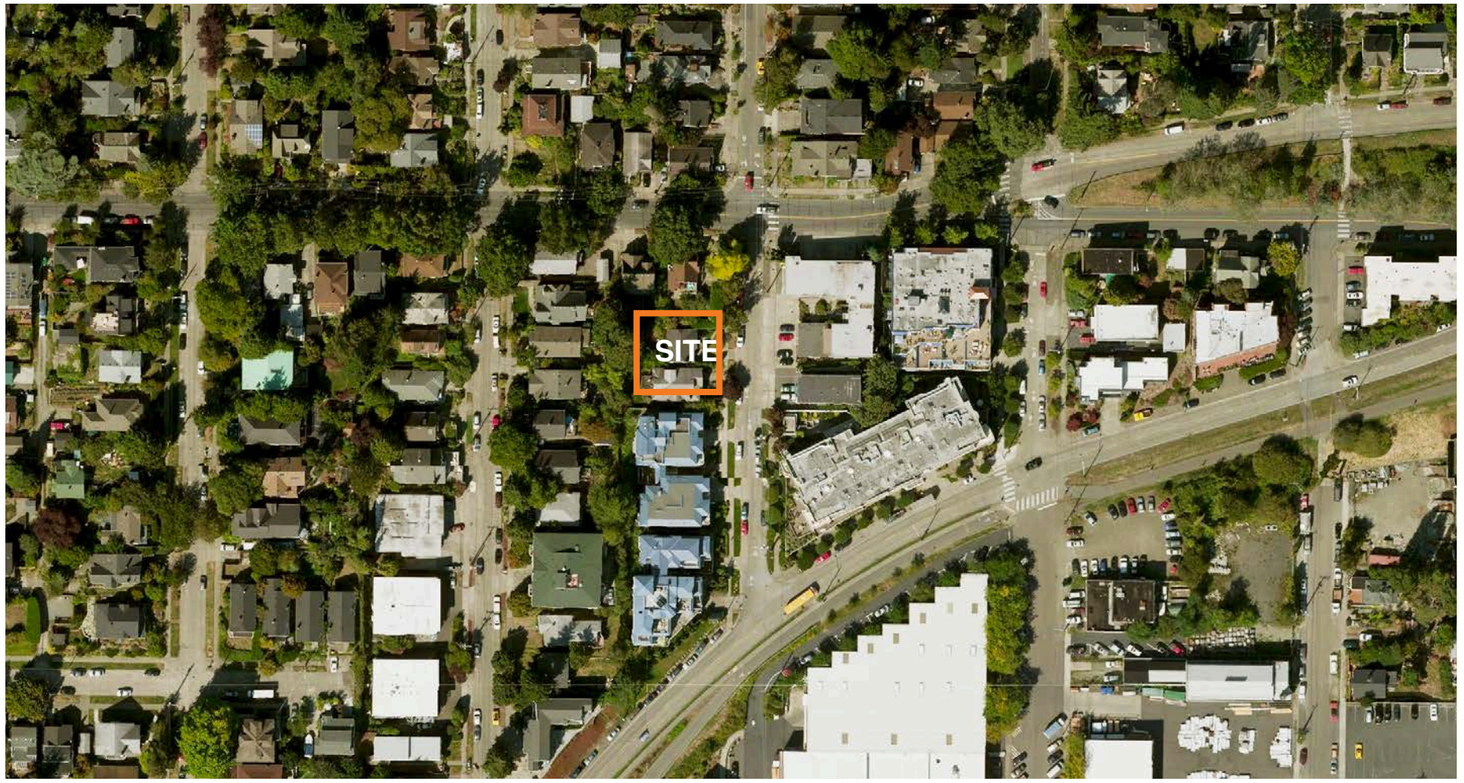


OBJECTIVES

Design and construct seven new three story townhouse units. Parking to be provided below grade from new curb cut on 2nd avenue NE. Existing structure to be removed.

Number of Residential Units (Approx.)	7
Structure Height	30'
Number of Parking Stalls (Approx.)	7

Sustainability
Achieve a 4-Star Built Green certification.
Utilize reclaimed materials.

Community
The proposal will be designed around a large shared courtyard which is accessible by all units.

TEAM

ARCHITECT	b9 architects
DEVELOPMENT	3925 2nd Ave NE LLC
STRUCTURAL	MaslamTsang Structural Engineering
GEOTECHNICAL	PanGEO INC
LANDSCAPE	Root of Design

CITY of SEATTLE

Application for Streamlined Design Guidance

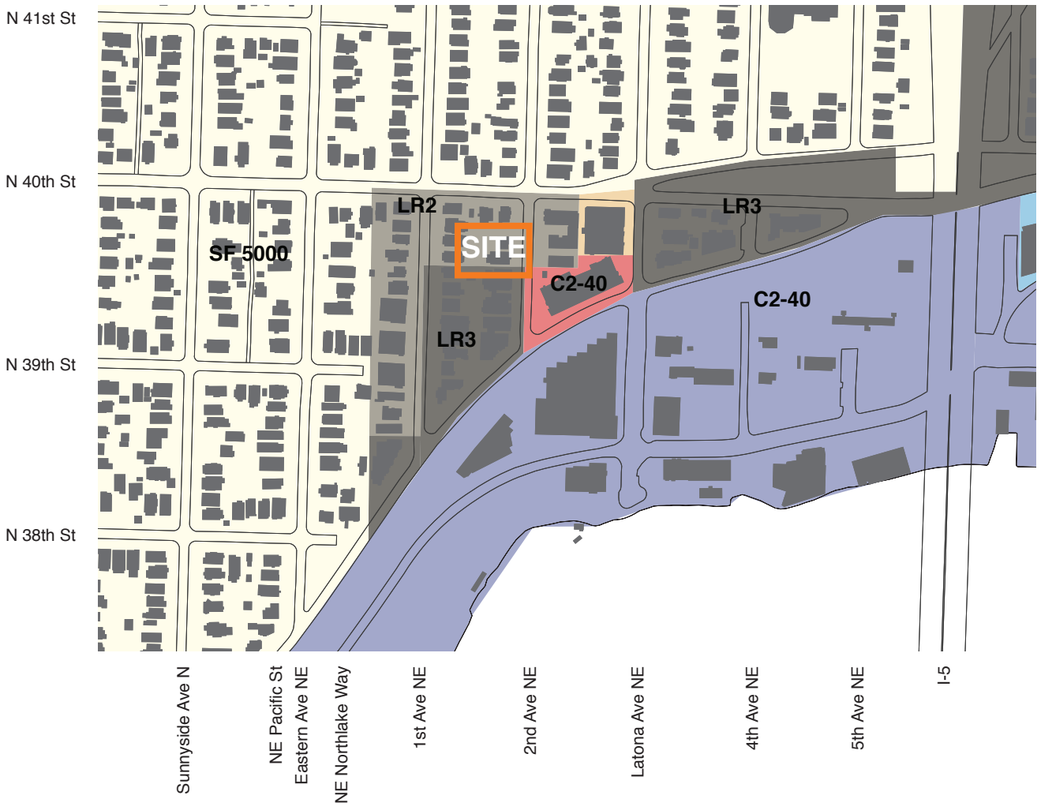
PART I: CONTACT INFORMATION

1.	Property Address	3925-3927 2nd Ave NE
2.	Project number	3019486
3.	Additional related project number(s):	None
4.	Owner/Lessee Name	3925 2nd Ave NE LLC
5.	Contact Person Name	Bradley Khouri
	Firm	b9 architects
	Mailing Address	610 2nd Avenue
	City State Zip	Seattle, WA 98104
	Phone	206.297.1284
	Email address	bgk@b9architects.com
6.	Applicant's Name	Bradley Khouri
	Relationship to Project	Architect
7.	Design Professionals Name	Bradley Khouri
	Address	610 2nd Avenue
	Phone	206.297.1284
	Email address	bgk@b9architects.com

PROJECT SITE

View of project site from 2nd Ave NE looking north west, existing structures to be deconstructed

ZONING ANALYSIS



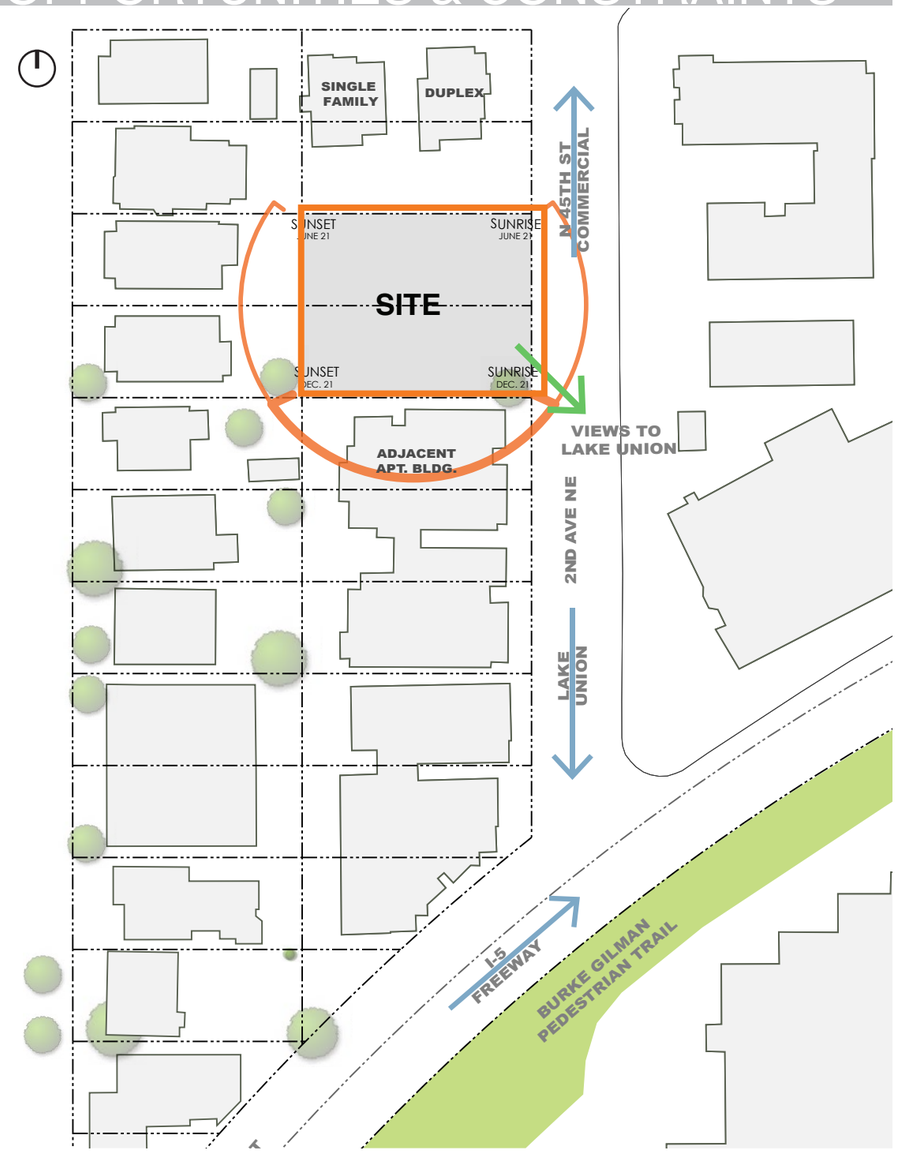
Address
3925 2nd Ave NE
Seattle WA

Lot Size
8000 square feet

Zoning
LR2

The site is located in an area zoned Lowrise 2 one block north of Lake Union. Surrounding zoning, primarily Lowrise, includes Lowrise 2, Lowrise 3, Single Family 5000 and IC-45.

SITE OPPORTUNITIES & CONSTRAINTS



CONTEXT ANALYSIS

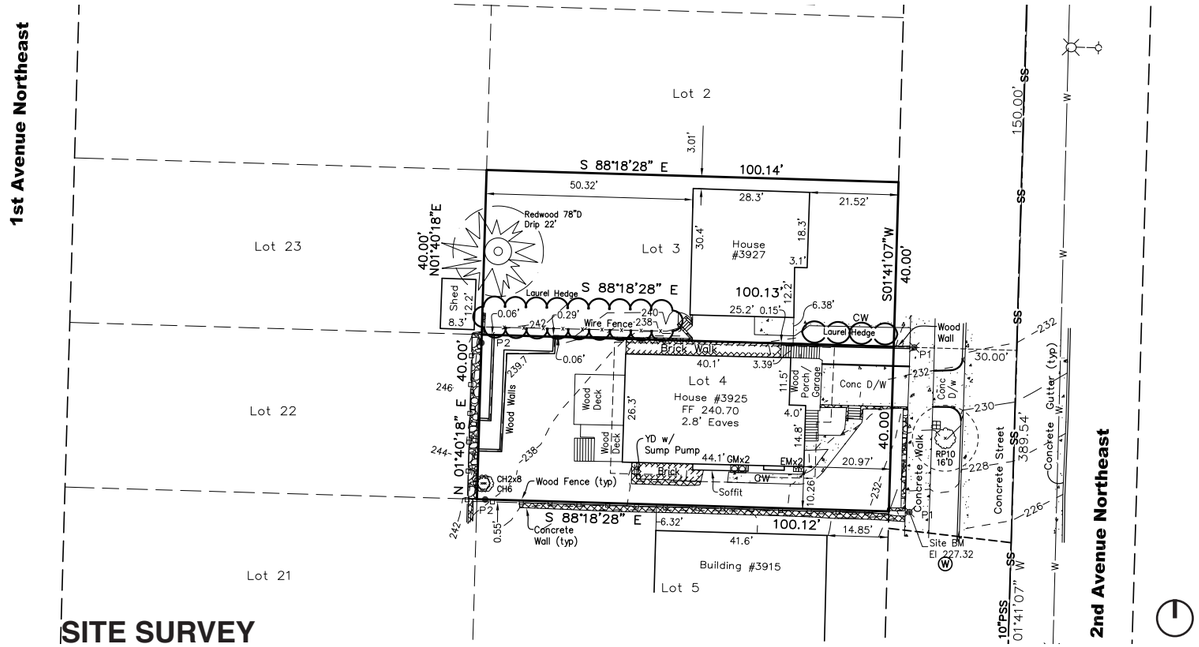
RESIDENTIAL

- SMALL *single family*
- SMALL *duplex/triplex*
- MEDIUM *4-10 units*
- LARGE *10+ units*

INDUSTRIAL

OFFICE

- The site topography slopes down to the southest towards Lake Union with a total elevation change of 14 feet.
- 2nd Avenue NE slopes down significantly to the south towards NE Pacific Street.
- The Burke-Gilman pedestrian trail is less than a block to the south.
- Lake Union is one block to the south.
- I-5 freeway is five blocks to the east.
- Adjacent to the site is a 17-unit apartment building to the south, a duplex structure to the north, and a single family structure to the west.
- The site offers potential territorial views of Lake Union to the southeast.



SITE SURVEY

NEIGHBORHOOD ANALYSIS

The neighborhood is predominantly residential, with a mix of multifamily and single-family structures. Commercial zoning is focused to the south along the edge of Lake Union and to the east. Further to the north and west, the zoning transitions into primarily single-family. The topography continues uphill to the north to NE 40th Street and downhill to the south to NE Pacific Street. The site has nearby access to the Burke-Gilman pedestrian trail with connections to Fremont, Ballard, University District and North Seattle. The site is only 0.6 miles away from Gas Works Park and only 1 mile from the University of Washington's main campus.

The immediate neighborhood is a mixture of apartment/condominium developments, with those directly adjacent to the site constructed in the 1970's and 80's. More traditional single-family Wallingford homes, built in the early 20th century, are predominant in the greater neighborhood to the north.

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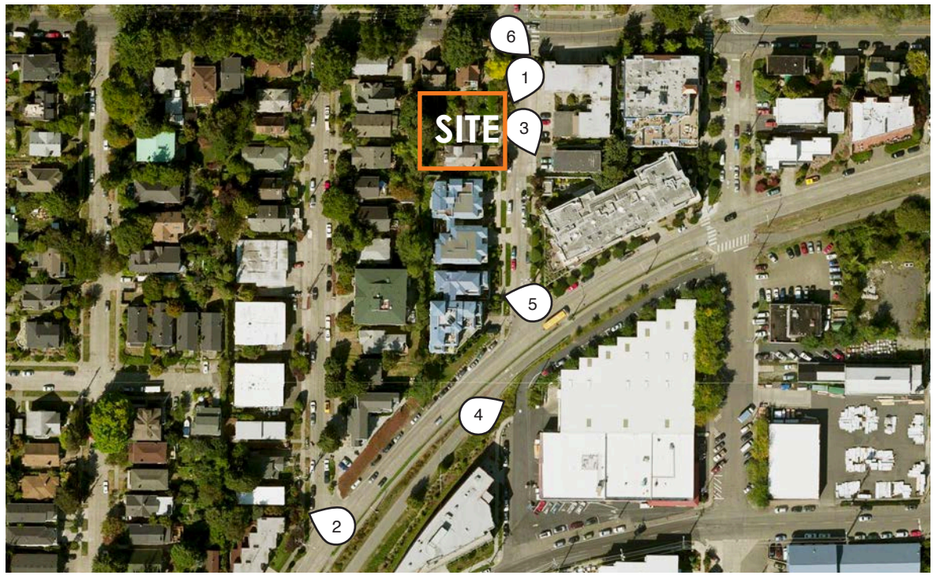


SITE ANALYSIS

The site's dimensions are 80 feet north-south and 100 feet east-west. It fronts 2nd Avenue NE with no alley access. The lots have an existing single family house and a duplex. The uses immediately surrounding the site are predominantly multifamily structures including apartment and condominium developments and established duplexes and triplexes. Immediately south of the parcel is an existing 17-unit apartment built in 2004. To the north of the parcel is an existing duplex constructed in 1929. To the west of the parcel is an existing single family structure constructed in 1915. One block south is Lake Union as well as office buildings, marinas and warehouses.

The site has access to bus transit as well as city arterials and the Burke-Gilman bike/pedestrian path. Bus stops at 1st Ave. NE and N 40th St. (a one block walk) provide access to route 26 with access to East Green Lake and Downtown, and route 32 with access to Seattle Center and University District.

The site has a grade change of 14 ft sloping down towards the southeastern corner of the property.

There is a large exceptional redwood tree at the northwest corner of the development site. The proposed development strategy preserves the tree and makes it a feature of the design.

4

5

6

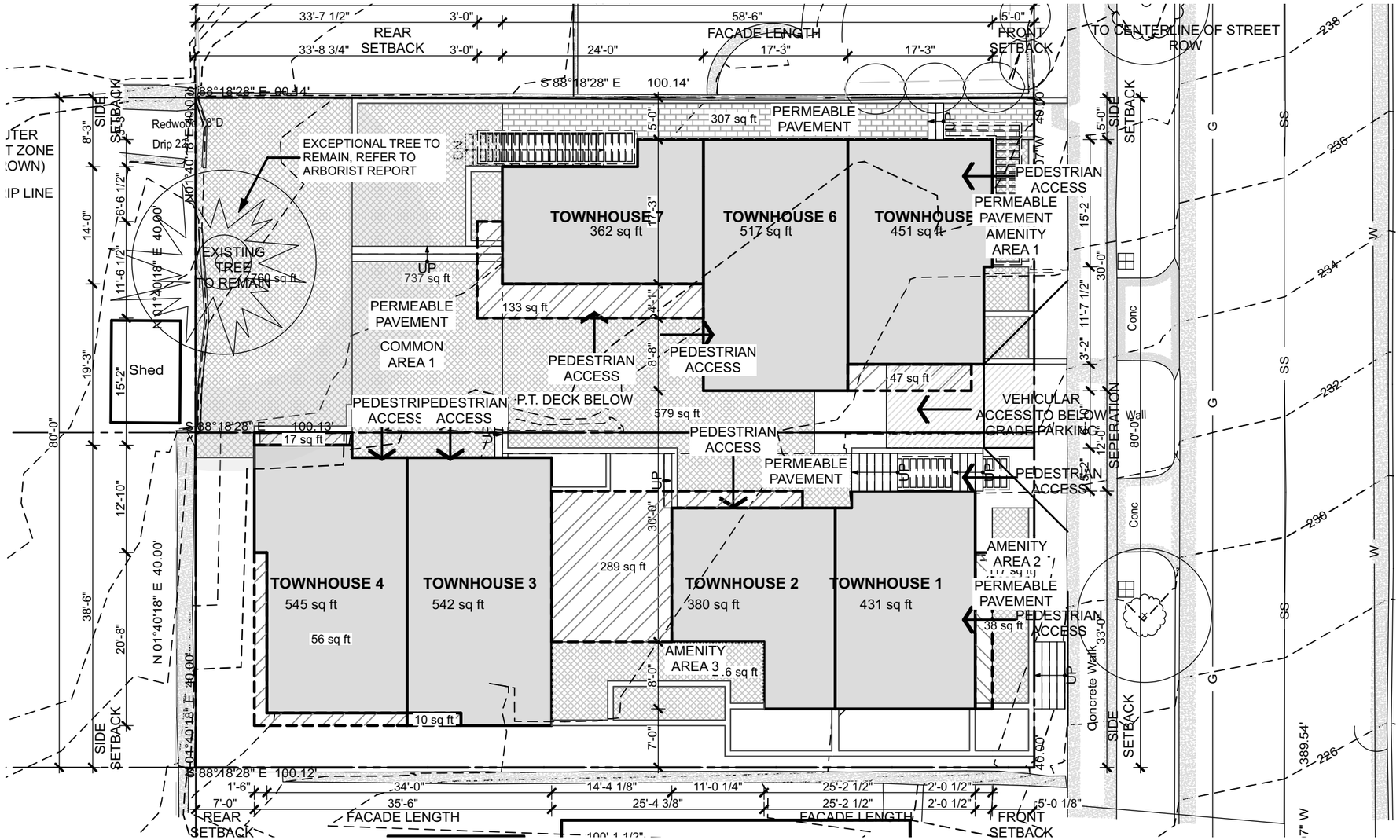
SITE PLAN

PLOT PLAN NOTES

1. PROVIDE SIGHT TRIANGLE PER SMC 23.54.030.G EXHIBIT F
2. PROVIDE NEW 10-FOOT CURB CUT PER SDOT STANDARDS
3. PROVIDE 2% SLOPE MAX. FROM STREET TO PROPERTY LINE
4. TRASH LOCATION
5. PROVIDE 5-FOOT FENCE TO SCREEN VEHICLE HEAD LIGHTS
6. COLLECTED STORMWATER AND SEEPAGE SHALL BE CONVEYED TO THE 8" COMBINED SEWER MAIN AT 22ND AVE W

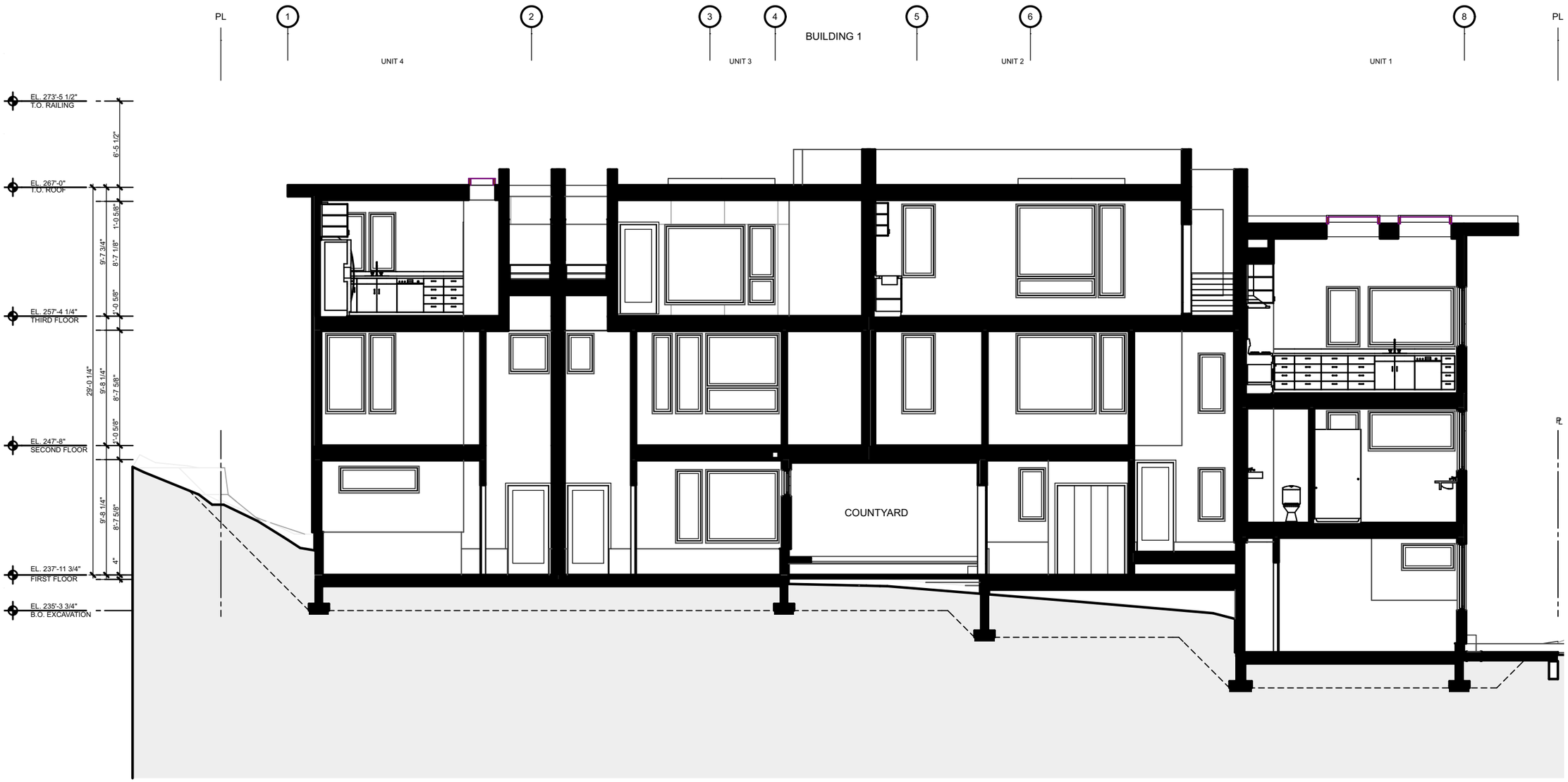
PLOT PLAN LEGEND

- NEW STRUCTURE FOOTPRINT AT GRADE
- OPEN SPACE AT GRADE
- CANTILEVERED FLOOR SPACE ABOVE GRADE
- CANTILEVERED DECK ABOVE GRADE
- PERMEABLE DRIVEWAY/PARKING SURFACE
- ROOF / PARAPET OUTLINE
- PEDESTRIAN ACCESS



Plot Plan

SITE SECTION



Longitudinal Section

Bridge and Burke Gilman Trail

Development near the site, Condominium near the site

CONTEXT & SITE

CS1 NATURAL SYSTEMS AND SITE FEATURES
B. SUNLIGHT AND NATURAL VENTILATION

CS2 ARCHITECTURAL CONTEXT AND CHARACTER
B. ADJACENT SITES, STREETS AND NEIGHBORHOOD
C. RELATIONSHIP TO THE BLOCK
D. HEIGHT, BULK & SCALE COMPATIBILITY

RESPONSE

The proposed project is located in the Seattle neighborhood of Wallingford. It is near the Burke Gilman Trail, Lake Union, the I-5 Bridge and a mix of apartments, condominiums and single family uses.

In regards to CS1 and CS2, the proposed project seeks to establish an informed and innovative architecture. The proposal looks to the existing neighborhood as a point of reference, taking cues and integrating various elements into the design (such as scale of building volumes, patterns of fenestration, rhythms of building modulation and open space). Specifically the proposal takes note of the different scale structures adjacent to the site and their uses.

The proposal is arranged around a large Giant Sequoia and courtyard space that is provided centrally on the site while relief, modulation, and material selections create articulation on all the facades. The proposed buildings and their open spaces provide differentiation in the seven individual units, while providing compatibility with the single family uses in the area. The modulation created by pushing in and pulling out, is a response to allowing sunlight and natural air into the site and adjacent buildings. That process creates the nuanced, dynamic and interesting facades.

Size and placement of windows is a result of a similar approach with additional attention paid to privacy and windows of neighboring buildings to the north and apartments to the south. The central location of the courtyard affords privacy from neighbors, maximizes opportunity for meaningful and valuable interaction and helps to cultivate a sense of community.

Lastly, the Giant Sequoia that is identified at the northwest corner of the existing house provides an opportunity not present on many sites. This tree is exceptional, and an arborist has recommended protection measures for this tree. The proposed building and the landscape have featured this large tree and incorporated new landscape to complement it.

PUBLIC LIFE

PL1 OPEN SPACE CONNECTIVITY
B. WALKWAYS AND CONNECTIONS
C. OUTDOOR USES AND ACTIVITIES

PL2 WALKABILITY:
Guidance: *Incorporate address signate for all units*
B. SAFETY AND SECURITY
D. WAYFINDING

PL3 STREET LEVEL INTERACTION
Guidance: *Street facing entries should be visible, identifiable and obvious with clear lines of sight to the street.*
A. ENTRIES

PL4 ACTIVE TRANSIT
A. ENTRY LOCATIONS AND RELATIONSHIPS
B PLANNING AHEAD FOR BICYCLISTS
C. PLANNING AHEAD FOR TRANSIT

RESPONSE

The proposed project is located in an area with a strong pedestrian presence. The proposed design carefully considers how all buildings meet and relate to the street, sidewalk, and open spaces. The walkways that connect the activity areas and couryard to the street have been expressed and articulated to both provide visual presence and security.

Each unit's and respective path to the courtyard, is identified by canopies, arbors and address signage visible from the street level. Specifically, the units at the street have entries facing the street, while arbors provide wayfinding to the rear of the site and the courtyard. The courtyard is centrally located around the Giant Sequioa and provides privacy for individual and shared amenity areas.

Walkways and courtyard spaces will have lighting for both wayfinding and safety. Access to both bicycle and vehicular below grade parking is provided seperate from the pedestrian access.

Additionally, the pulling in of single story walls and the use of identifiable entries with overhangs and arbors are both points of connection with the architecture in the neighborhood, in terms of scale, as well as creating a buffer from the street with a definitive entry threshold.

Parking is being provided below grade from 2nd ave NE. This allows for a large countryard and wide pathways that have semi private spaces off of the path. A clear separation between the vehicular access and the pedestrian access provides clear wayfinding, safty and security.

DESIGN CONCEPT

DC1 PROJECT USES AND ACTIVITIES

A. ARRANGEMENT OF INTERIOR USES
B. VEHICULAR ACCESS AND CIRCULATION
C. PARKING AND SERVICE USES

DC2 ARCHITECTURAL CONCEPT

Guidance: *Arrange the mass of the structure to be respectful of adjacent uses. Strive for modulation/ articulation on all facades.*

A. MASSING
B. ARCHITECTURAL AND FACADE COMPOSITION
C. SECONDARY ARCHITECTURAL FEATURES
D. SCALE AND TEXTURE
E. FORM AND FUNCTION

RESPONSE

The proposed project looks to the established neighborhood context and constituent architectural elements to inform and enhance its design and use. Below is a list of specific responses to the five components of the Architectural Concept Design Guideline:

• Massing: The proposed design manipulates and reduces mass using several strategies. First, the project is separated into two distinct buildings, reducing overall mass and presence on the site. Second, within each building (and unit), volumes and voids are expressed and modulated, some pulling in and some pushing out, all in various proportions. This variation helps encourage connection and dialogue between the proposed building and those in the surrounding neighborhood. Lastly, many upper floor masses are capped with sloped shed roofs. This speaks to the more traditional craftsman/bungalow typology in the neighborhood and is a contemporary connection to that architectural language.

• Architectural Facade and Composition: All building facades are thoughtfully curated, with rhythm and pattern of volume modulation, windows, doors, materials, and other architectural elements, All are intentional in their conception and placement. Privacy and minimizing impact on neighbors views; maximizing light and views from within units; identifying, dynamic and neighborhood enhancing facades, all drove decisions made in the composition of the project's exterior surfaces.

• Secondary Architectural Features: An additional layer of texture and depth is achieved through the utilization of secondary architectural features, such as railings, roof overhangs, planters, material selections and color palette. All of these elements have been integrated into the proposed project to achieve a complementary neighborhood scale and character; an artistic and innovative presence; and, through small details, the encouragement of community.

• Scale and Texture: The project achieves a human scale through modulation of smaller volumes and voids; minimizing building volume height to one or two stories; creation of distinct entries and porches; and the use of finer grain architectural details such as railings and planters.

• Form and Function: The proposed design is legible and flexible. Entries, pathways and primary functions are clear, accessible and visually appealing through use of materials and landscaping. Flexibility is most celebrated at the shared courtyard, an outdoor space enhanced by trees and plantings that can serve numerous uses over time.

DC3 OPEN SPACE CONCEPT

Guidance: *Create attractive outdoor spaces suitable for uses envisioned in the project*

A. BUILDING-OPEN SPACE RELATIONSHIP
B. OPEN SPACES USES AND ACTIVITIES
C. DESIGN

DC3 EXTERIOR ELEMENTS AND MATERIALS

Guidance: *Incorporate downward outdoor lighting. Consult with SOT on site trees.*

A. EXTERIOR ELEMENTS AND FINISHES
B. SIGNAGE
C. LIGHTING
D. TREES, LANDSCAPE AND HARDSCAPE

RESPONSE

A large outdoor space complements the Giant Sequioa located at the rear of the site, while smaller outdoor spaces provide relief and landscape to the adjacent buidlings. The design and layout of the outdoor space allows for a variety of common and private uses. Specifically, a large gathering area near the center of the site allow for common use while smaller spaces near the units and the walkway allow for private uses.

Architectural elements and materials listed in items A through D above were carefully studied and deliberately selected and integrated in the proposed project.

• Building Materials: Various building materials were chosen that serve several purposes: tying into the existing neighborhood and its material character; conversely, using some materials and colors that are not significantly present in the neighbor and exhibiting an appropriately unique architectural character; and lastly using materials with diverse colors, textures and sizes, to create compelling facade for the streetscape. Select hardscape materials also designate different program areas on the site. Refer to page 39 and the rendered elevations for material selections.

• Signage: All building signage will serve to be legible, informative, identifiable and minimal. It will be to an appropriate scale with the surrounding residential neighborhood as well as consistent in material and color with the project as a whole.

• Lighting: Lighting will serve to promote safety on the site as well as enhance the experience of exterior spaces. The lighting design will consider neighboring buildings carefully and locate lighting to reduce residual glare.

• Trees, Landscape and Hardscape Materials: All landscape elements were designed and developed with the intent of enhancing experience for inhabitants and neighbors. Plantings and materials are diverse to create a textured rich architectural layer over that of the buildings themselves. Trees, landscape and hardscape are all used to complement the Giant Sequioa and building massing.

Apartments across the street

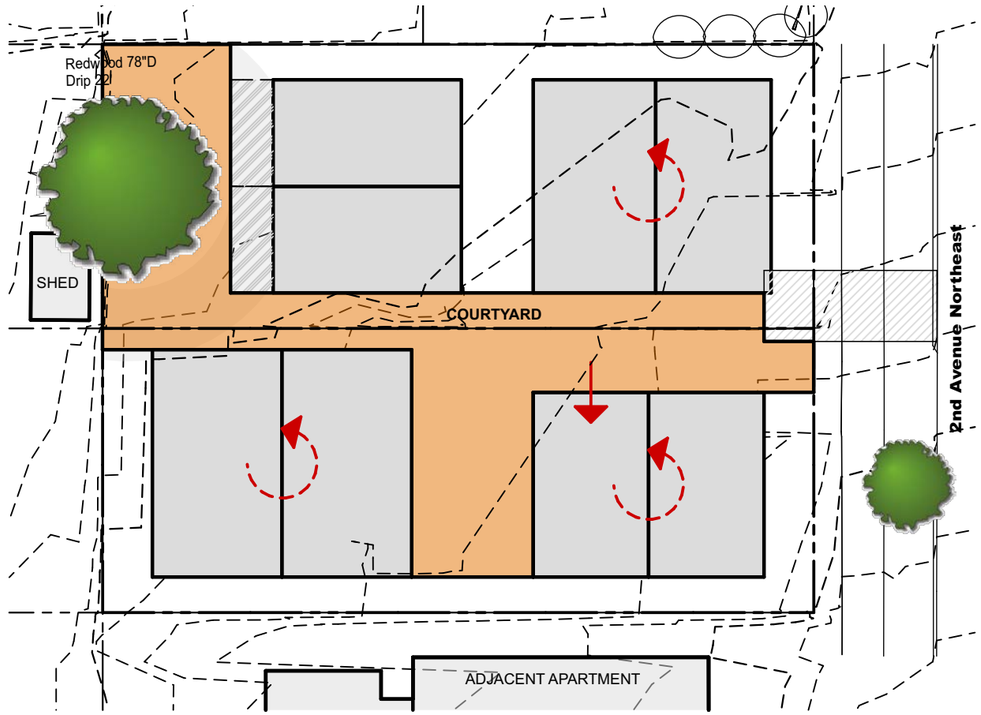
Adjacent apartment building

PROJECT EVOLUTION

Code Compliant Scheme

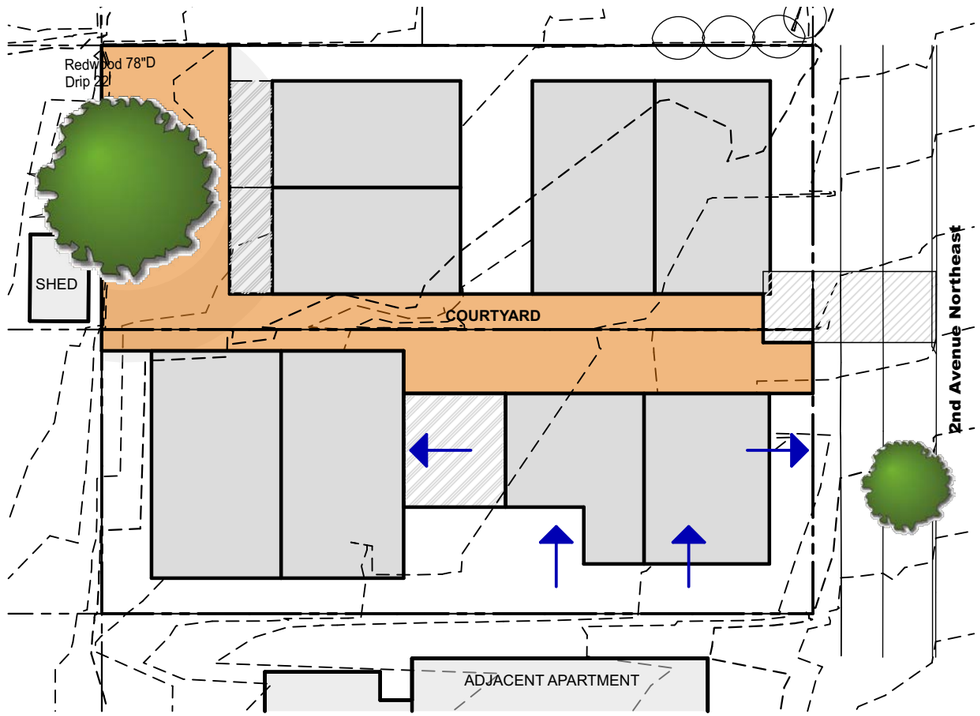
- A code compliant scheme of four duplex structures that fill the site and isolates the northwest courtyard from the unit entry.
- This massing solution provides an open area at the site's center and at the exceptional tree but does little to accommodate the adjacent site conditions or respond to the scale and rhythm of the neighborhood and does not accomodate every unit with direct access to the shared courtyard space.

Shift Massing and Create Connection



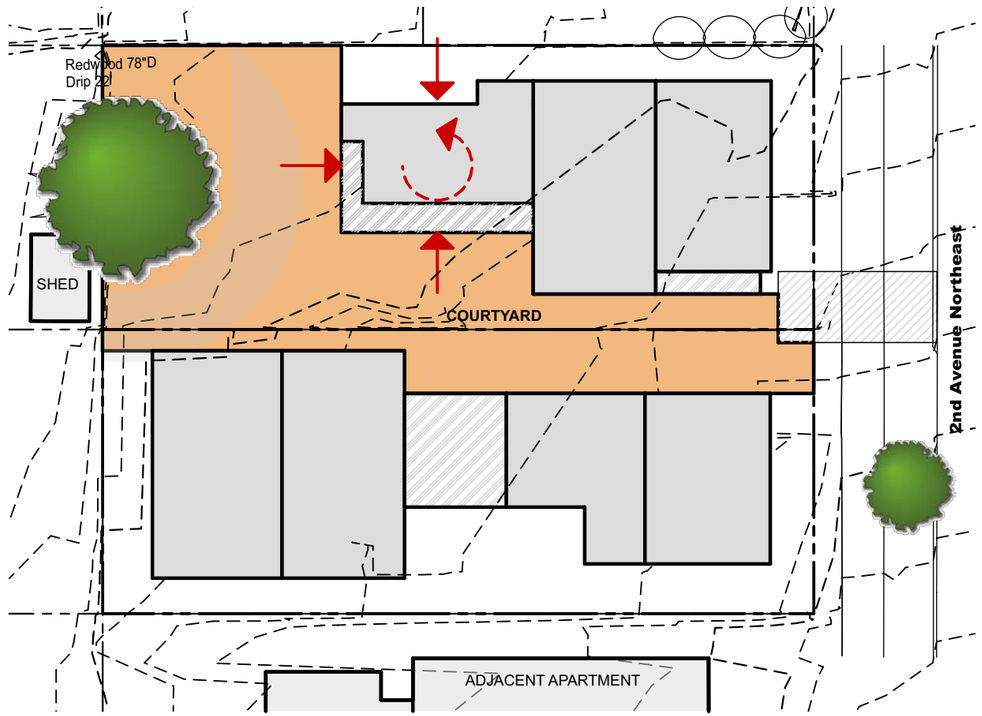
- A shift of the building mass maintains the four duplex structures and creates a larger setback to allow for access from the middle. This better responds to the adjacent structures.
- The shared path connects the entry, the courtyard and the exceptional tree along a shared path
- The three duplex structures rotate to allow for more units to have access from the shared path.

Expand Massing and Activate the Pathway



- Further modulation affects the structures, providing a scale and modulation which better responds to surrounding area and neighbors.
- The south duplex structures connect to create a larger setback and massing relief to the adjacent apartment.

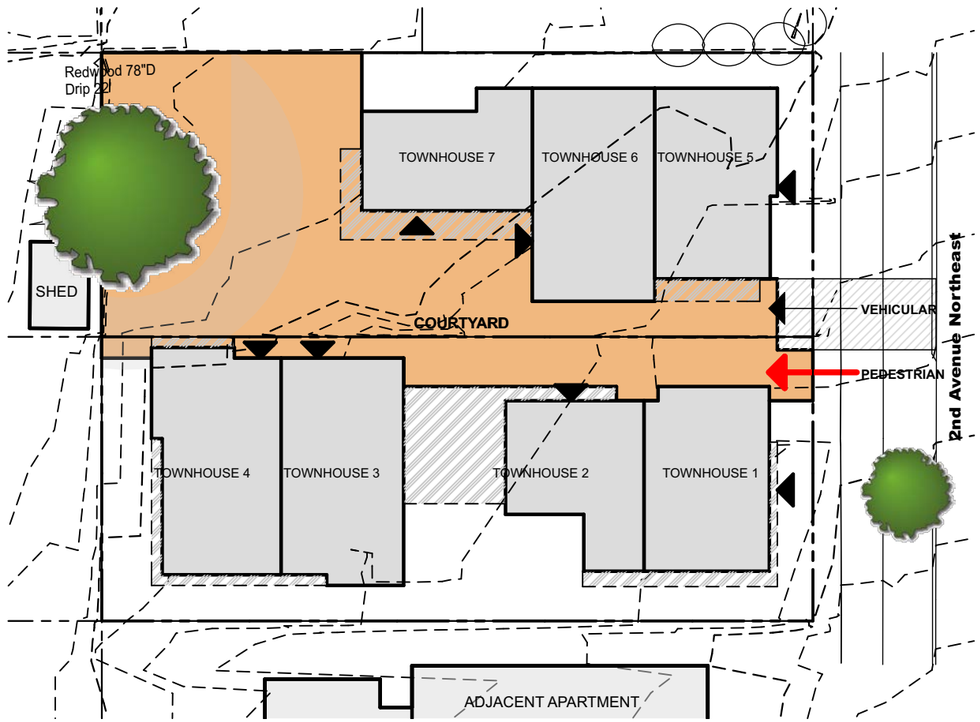
Remove Unit and Enlarge Courtyard



- The northwest duplex is rotated and one unit is removed to allow for a larger courtyard at the exceptional tree.
- Each unit's individual entrance connect to the shared path and courtyard.
- Modulation along the north facades allows for rhythm to the adjacent property.

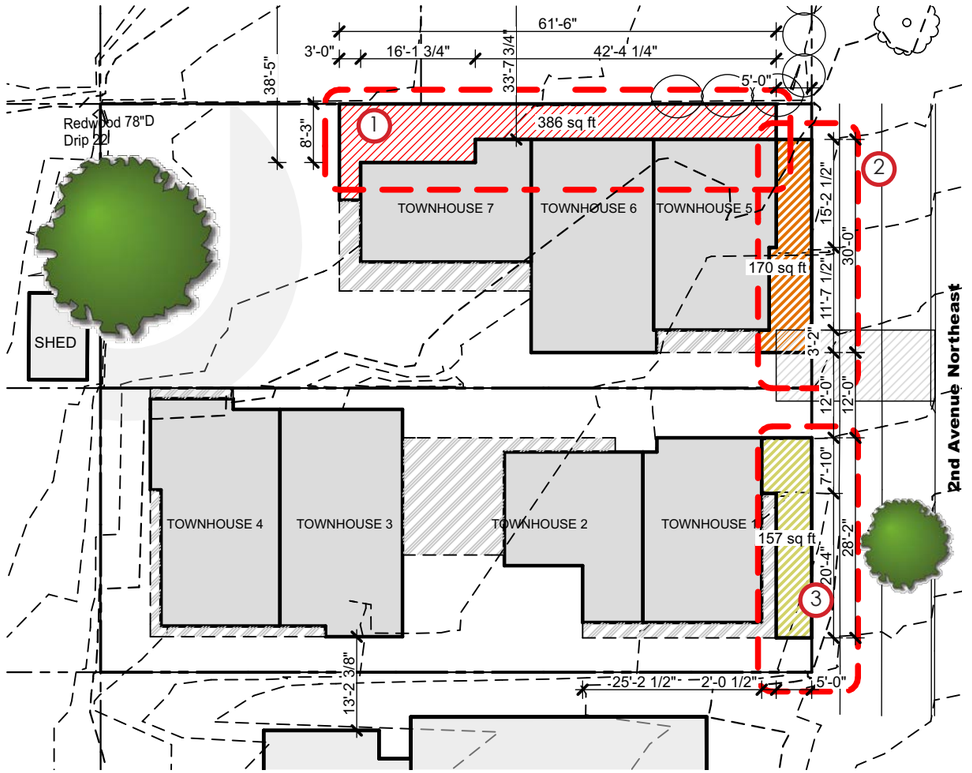
PROJECT EVOLUTION

Proposed Scheme



- Modulation on the shared path provides more air and light for circulation.

ADJUSTMENT PLAN



ADJUSTMENT DIAGRAM

ADJUSTMENT TABLE

The modification to the code compliant scheme requires the following adjustments, each of which are allowed under the SDR Process:

ITEM	CODE SECTION AND REQUIREMENT NAME	REQUIRED	PROVIDED	AMOUNT OF ADJUSTMENT	JUSTIFICATION	SUPPORTED DESIGN GUIDANCE
1	**SIDE SETBACK:** TRIPLEX SMC 23.45.518	REQUIRED SIDE SETBACK FOR FACADES GREATER THAN 40 FEET IN LENGTH IS 5 FEET MINIMUM AND 7 FEET AVERAGE	5 FEET MINIMUM AND 5 FEET 6 INCH AVERAGE	SETBACK: 1'-6" REDUCTION TO THE AVERAGE SIDE SETBACK ALONG THE NORTH PROPERTY LINE. THE OVERLAP BETWEEN THE REDUCED SETBACK AND THE ADJACENT BUILDING IS 33'-7".	THE MINIMUM SETBACK IS COMPLIANT. THE REDUCTION IN AVERAGE SETBACK RESULTS FROM AN EVOLUTION OF THE PROJECT DESIGN. TWO DUPLEXES ALONG THE NORTH SIDE OF THE SITE ARE TRANSFORMED TO A SINGLE TRIPLEX STRUCTURE IN RESPONSE TO THE EXISTING EXCEPTIONAL REDWOOD TREE. THIS CHANGE REDUCES THE OVERALL DENSITY OF THE SITE. IT ALSO CREATES A LARGE COURTYARD AROUND THE REDWOOD TREE, WHILE INCREASING THE SIDE SETBACK REQUIREMENT FOR THE LONGER NORTH FACADE. THE PROPOSED COURTYARD PROVIDES ACCESS TO INCREASED LIGHT AND AIR FOR THE PROPOSED STRUCTURE AND ADJACENT NEIGHBORS. THE REDUCED SETBACK RESULTS IN MODULATION, PROVIDING RHYTHM AND SCALE BY BREAKING THE MASSING INTO SMALLER ELEMENTS. THE PROPOSED NORTH SETBACK REDUCTION IS PARTIALLY ADJACENT TO AN EXISTING SINGLE FAMILY STRUCTURE WITH A 28' SIDE SETBACK. PRIVACY ISSUES ARE TAKEN INTO CONSIDERATION WITH THE MAJORITY OF THE WINDOWS ON THE ADJACENT NEIGHBOR.	PL.3.A ENTRIES, CS2.D.4 HEIGHT BULK & SCALE, DC.2.A MASSING, DC.2.B ARCHITECTURAL FAÇADE COMPOSITION, DC.2.C SECONDARY ARCHITECTURAL FEATURES, DC.2.D SCALE AND TEXTURE, DC4.D EXISTING TREES, LANDSCAPE AND HARDSCAPE MATERIALS
2	**FRONT SETBACK:** TRIPLEX SMC 23.45.518	REQUIRED FRONT SETBACK IS 5 FEET MINIMUM AND 7 FEET AVERAGE	5 FEET MINIMUM AND 5 FEET 8 INCH AVERAGE	SETBACK: 1'-4" REDUCTION TO THE AVERAGE SIDE SETBACK ALONG THE EAST PROPERTY LINE.	THE MINIMUM SETBACK IS COMPLIANT. SEE ABOVE RESPONSE FOR SIDE SETBACK REDUCTION. THE STRUCTURE IS SHIFTED EAST TO PROVIDE ADDITIONAL SETBACK TO THE EXCEPTIONAL TREE.	PL.3.A ENTRIES, CS2.D.4 HEIGHT BULK & SCALE, DC.2.A MASSING, DC.2.B ARCHITECTURAL FAÇADE COMPOSITION, DC.2.C SECONDARY ARCHITECTURAL FEATURES, DC.2.D SCALE AND TEXTURE
3	**FRONT SETBACK:** 4 UNIT STRUCTURE SMC 23.45.518	REQUIRED FRONT SETBACK IS 5 FEET MINIMUM AND 7 FEET AVERAGE	5 FEET MINIMUM AND 5 FEET 3 INCH AVERAGE	SETBACK: 1'-9" REDUCTION TO THE AVERAGE SIDE SETBACK ALONG THE EAST PROPERTY LINE.	THE MINIMUM SETBACK IS COMPLIANT AND THE AVERAGE SETBACK IS COMPLIANT AT THE GROUND FLOOR. THE REDUCED AVERAGE SETBACK AT THE SECOND AND THIRD FLOORS IS A RESULT OF PROVIDING STREET MODULATION. THE REDUCED AVERAGE SETBACK IS ONLY AT 73 PERCENT OF THE FACADE LENGTH. THE REMAINING 27 PERCENT IS COMPLIENT WITH A 7 FOOT AVERAGE.	CS2.D.4 HEIGHT BULK & SCALE, DC.2.A MASSING, DC.2.B ARCHITECTURAL FAÇADE COMPOSITION, DC.2.C SECONDARY ARCHITECTURAL FEATURES, DC.2.D SCALE AND TEXTURE

Average Setback Calculation:

North Lot Line - Side (Triplex) = 100'-7/8"
Average setback Area = 386 sqf
Average setback Length = 61'6"
Proposed North Average Setback = 386/61.5 = **6'-3"**
(Adjustment Requested)

East Lot Line - Front (Triplex) = 80'-00"
Average setback Area = 170 sqf
Average setback Length = 30'0"
Proposed North Average Setback = 170/30'-0" = **5'-8"**
(Adjustment Requested)

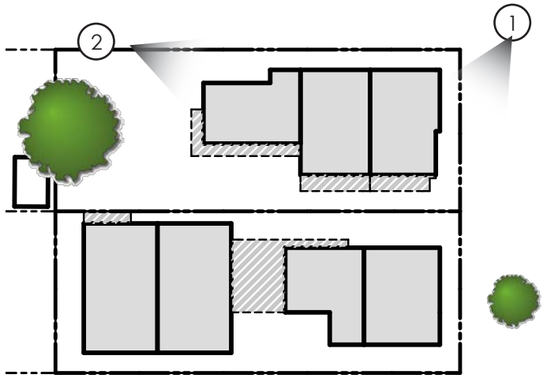
Average Setback Calculation:

East Lot Line - Front (4-unit) = 80'-00"
Average setback Area = 149 sqf
Average setback Length = 28'2"
Proposed North Average Setback = 149/28'-2" = **5'-3"**
(Adjustment Requested)

RENDERINGS

Project Development

1. Street View from NE

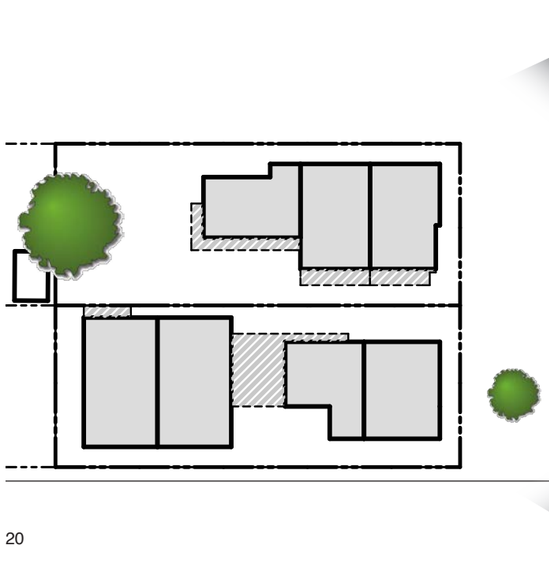


Project Development

2. Courtyard view from NW

Project Development

1. Street View from SE



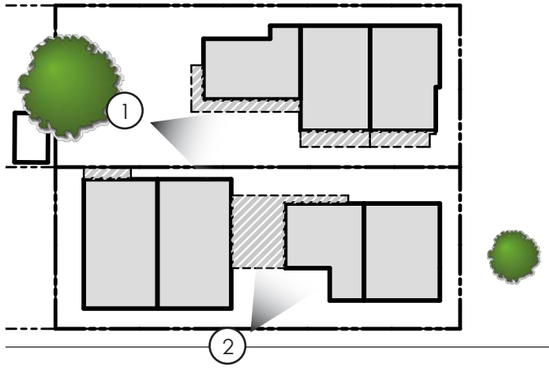
2. View from NE

Project Development

1. Aerial View from SE

1. Aerial View from NE

Project Development

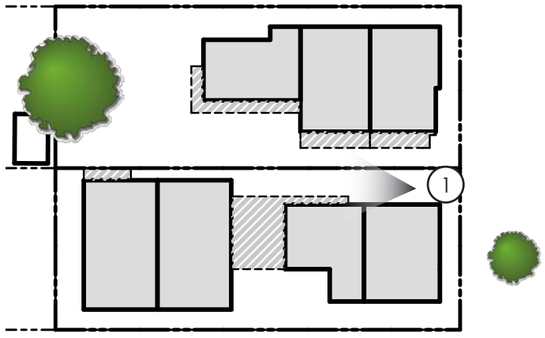


1. Courtyard view from NW

2. Courtyard view from S

Project Development

1. Courtyard view from East



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LANDSCAPE PLAN


Apricot Flax


Black Bamboo


Georgia Blue Speedwell


Bloodgood Maple


Feather Grass

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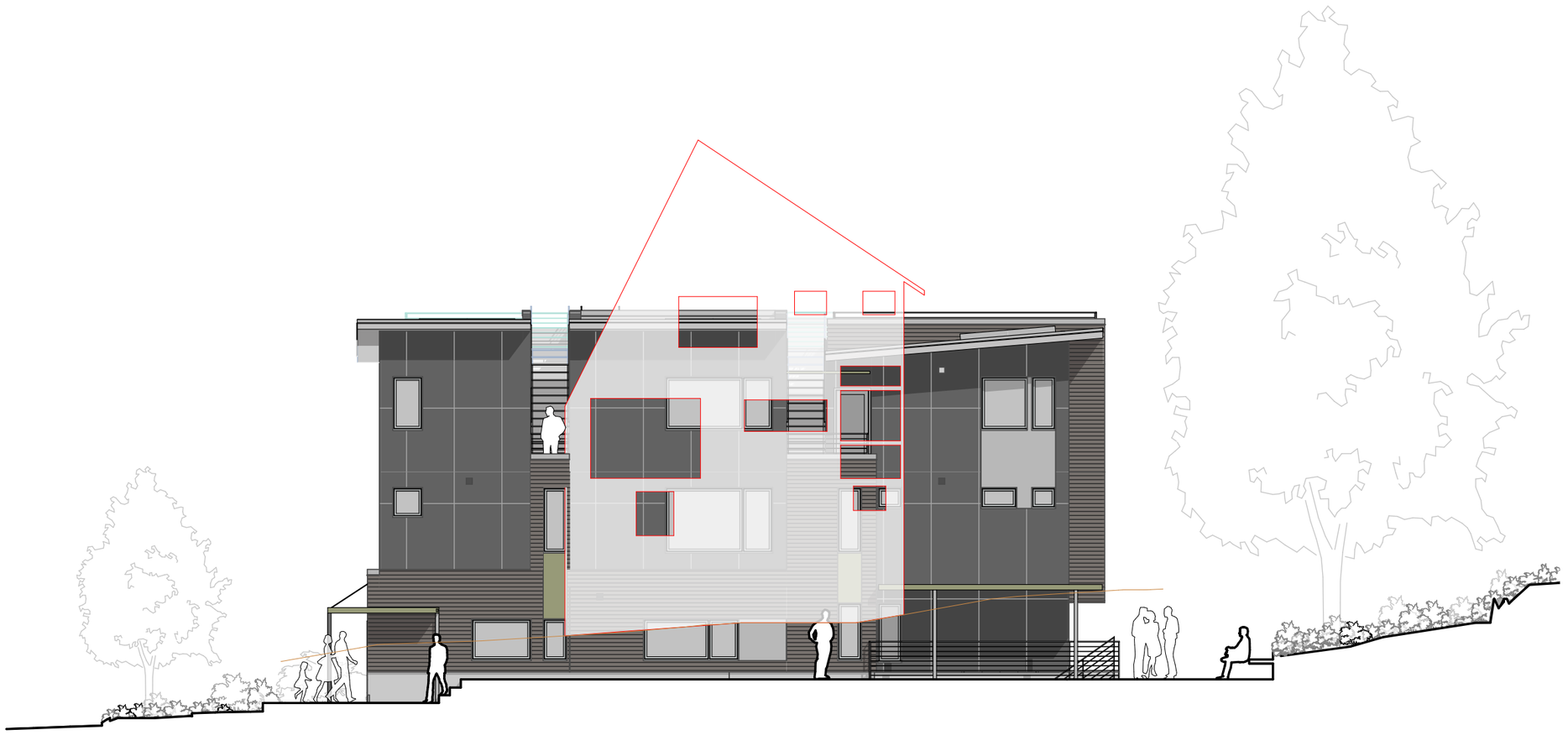
PRIVACY ELEVATIONS



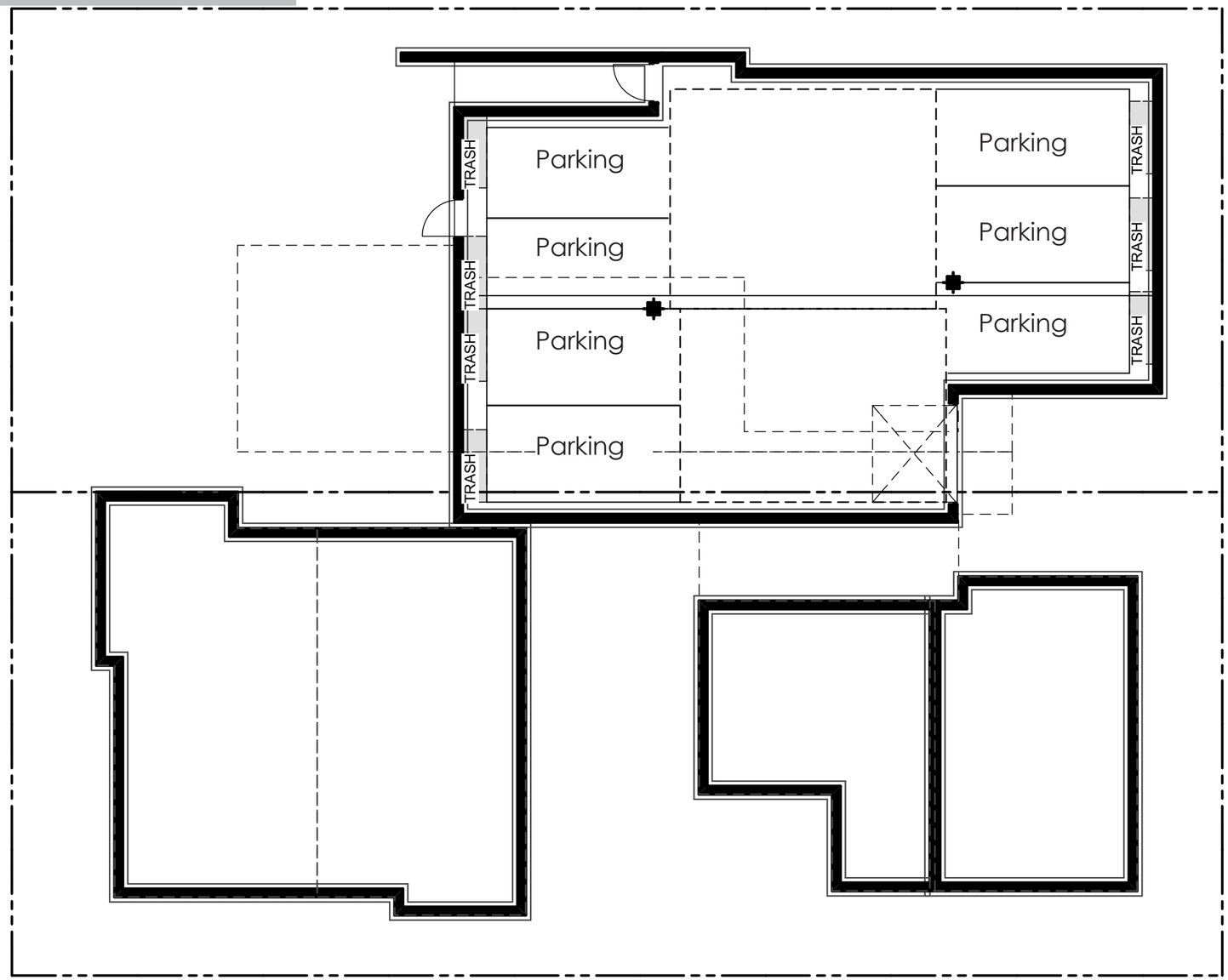
BUILDING TO THE NORTH IS 33' -7" AWAY FROM THE PROPOSED STRUCTURE.

Privacy Elevation : North

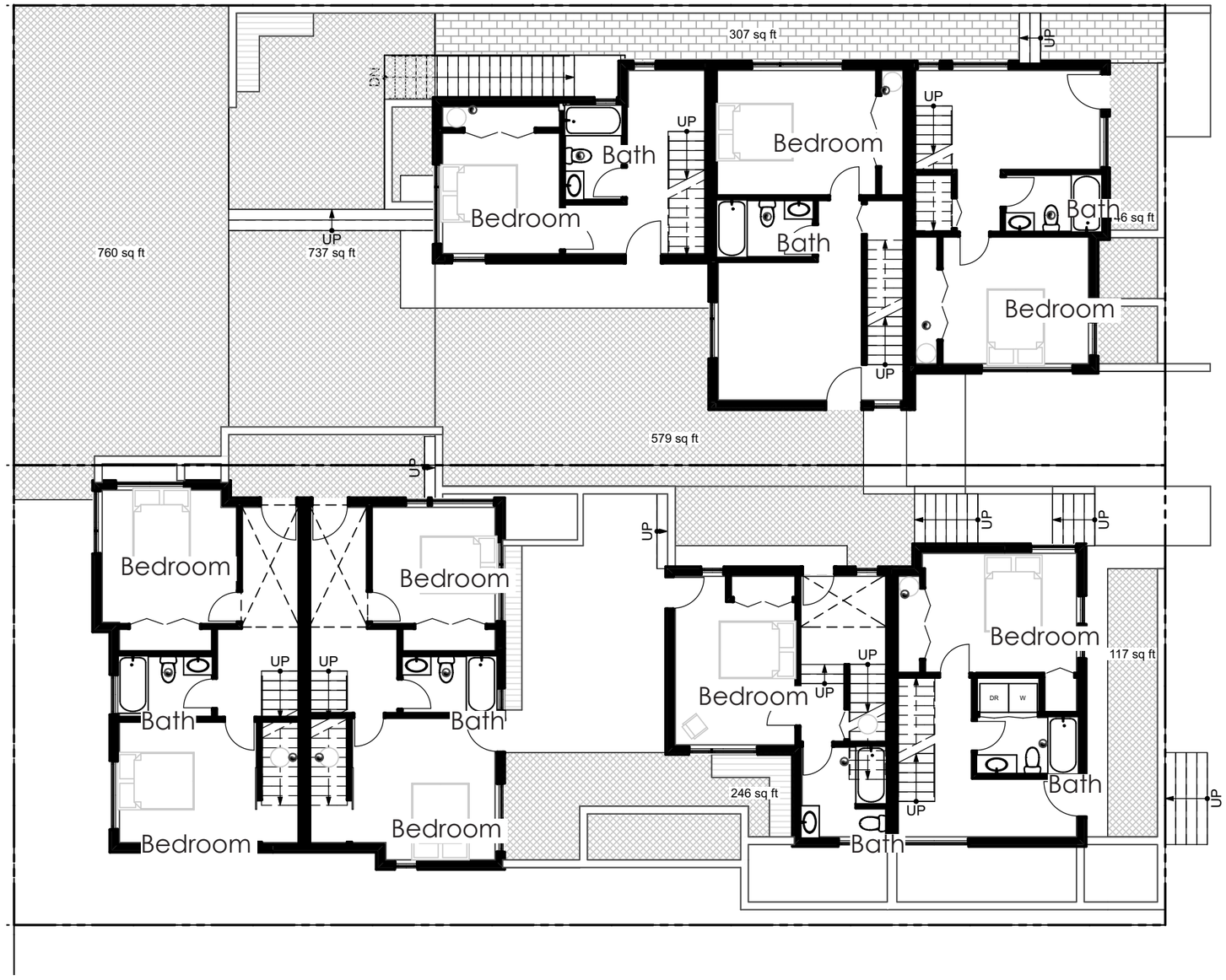
BUILDING TO THE SOUTH IS 13'-2" AWAY FROM THE PROPOSED STRUCTURE.

Rendered Elevations : South

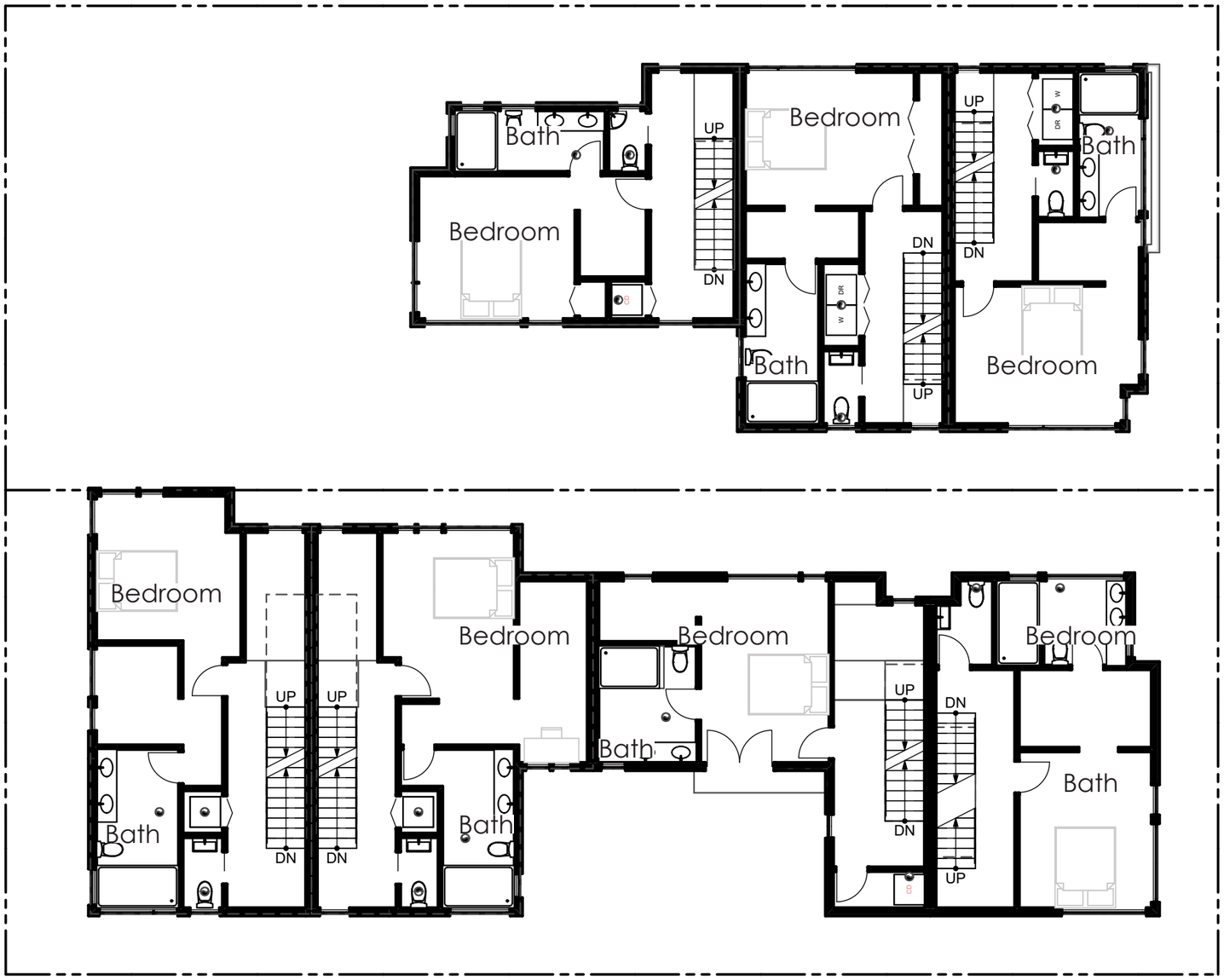
FLOOR PLANS



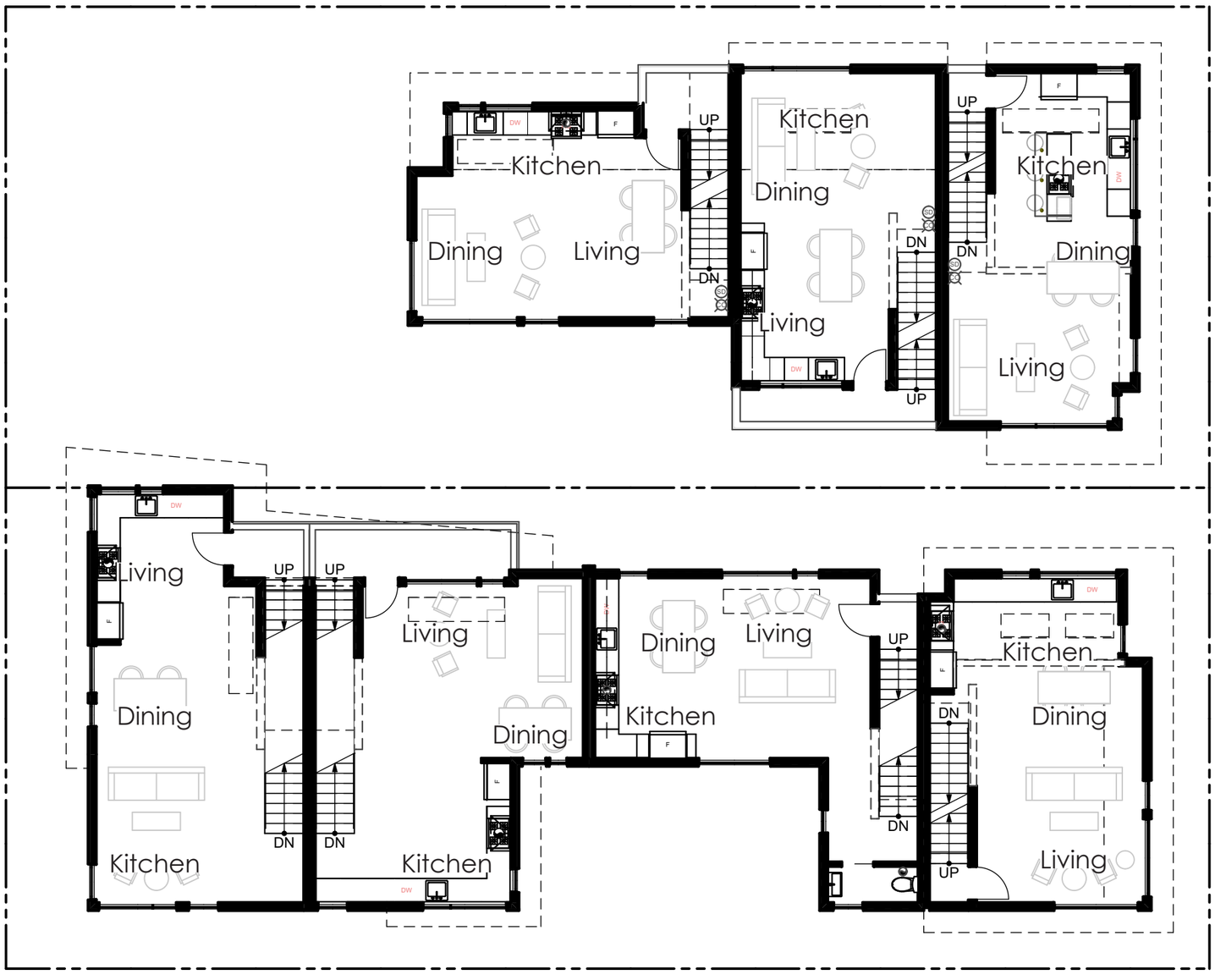
Garage Plan



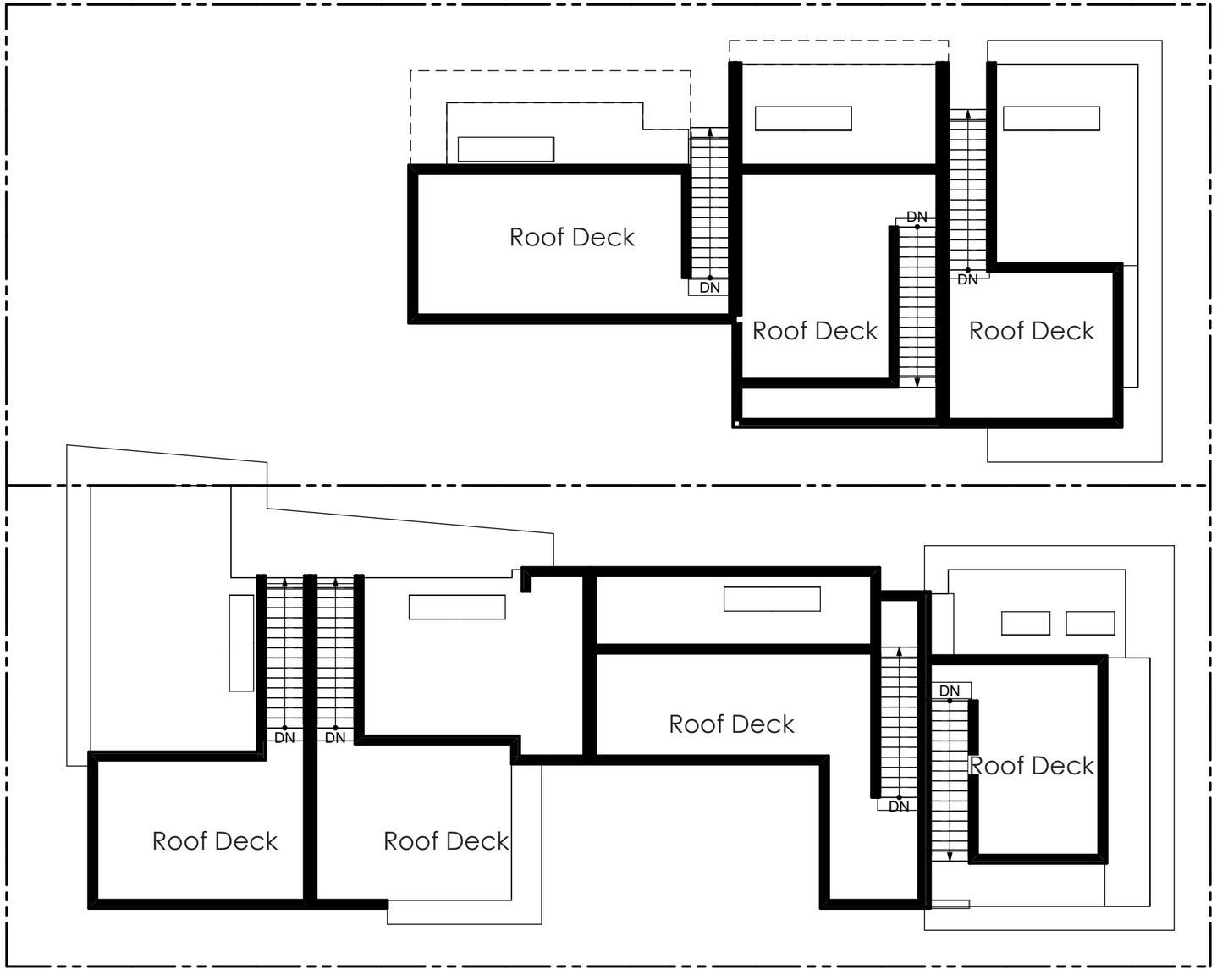
First Floor Plan



Second Floor Plan



Third Floor Plan


Roof Deck
DN
Roof Deck
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Roof Deck
Roof Deck
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Roof Deck
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Roof Deck

Roof Plan

RENDERED ELEVATIONS

Rendered Elevations : North

PAINT 02: MILLER PAINT
WASABI OR SIM.
4X8' PANEL SIDING

PAINT 01: SW 7068
GRIZZLYS GRAY OR SIM.
4X8' PANEL

PAINT 03: SW 7064
PASSIVE OR SIM.
6" PAINTED LAPPED SIDING

PAINT 04: SW 7064
PASSIVE OR SIM.
TRIM DETAILS, ACCENT PANELS

PAINT 05: SW 7064
IRON ORE OR SIM
STELL HAND RAILS

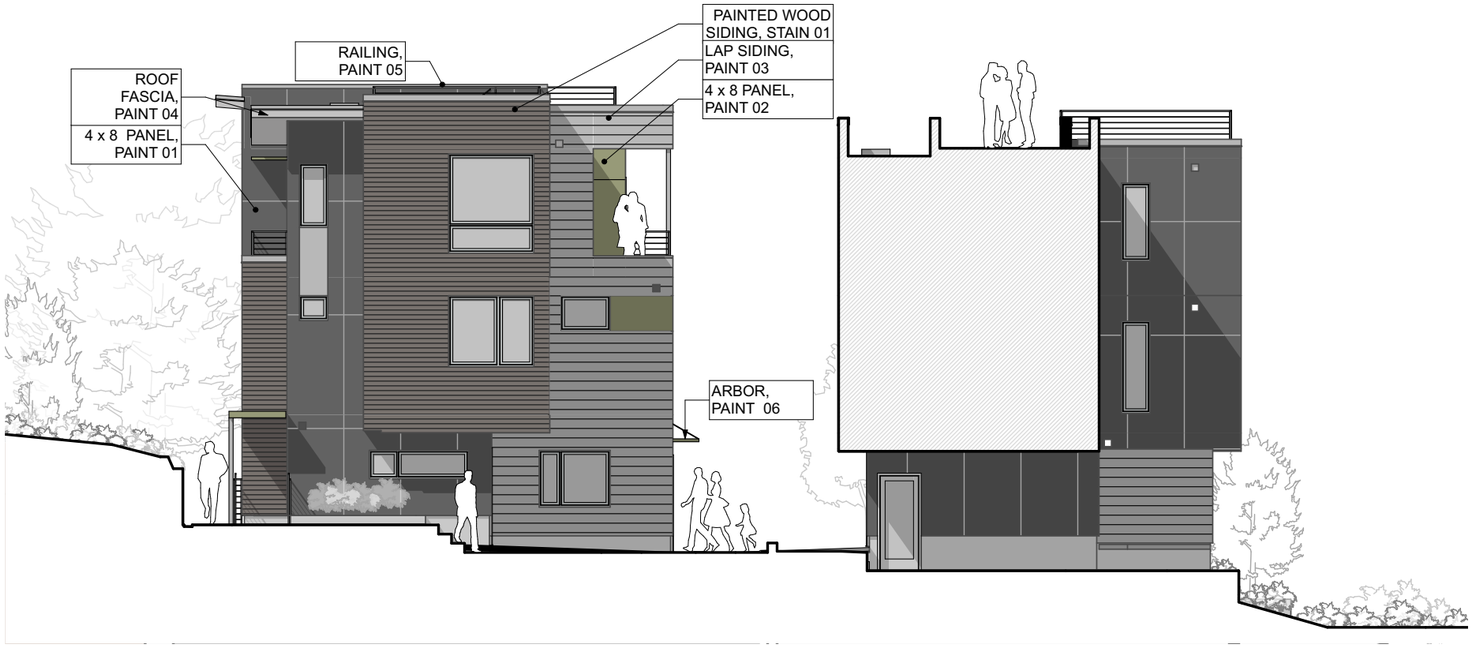
STAIN 01: SW 3542
CHARWOOD OR SIM.
WOOD SIDING

PAVERS: MM ECO-PRIORA
COLOR NATURAL OR SIM.

Material and Paint Selections

Rendered Elevations : East

Rendered Elevations : South Courtyard

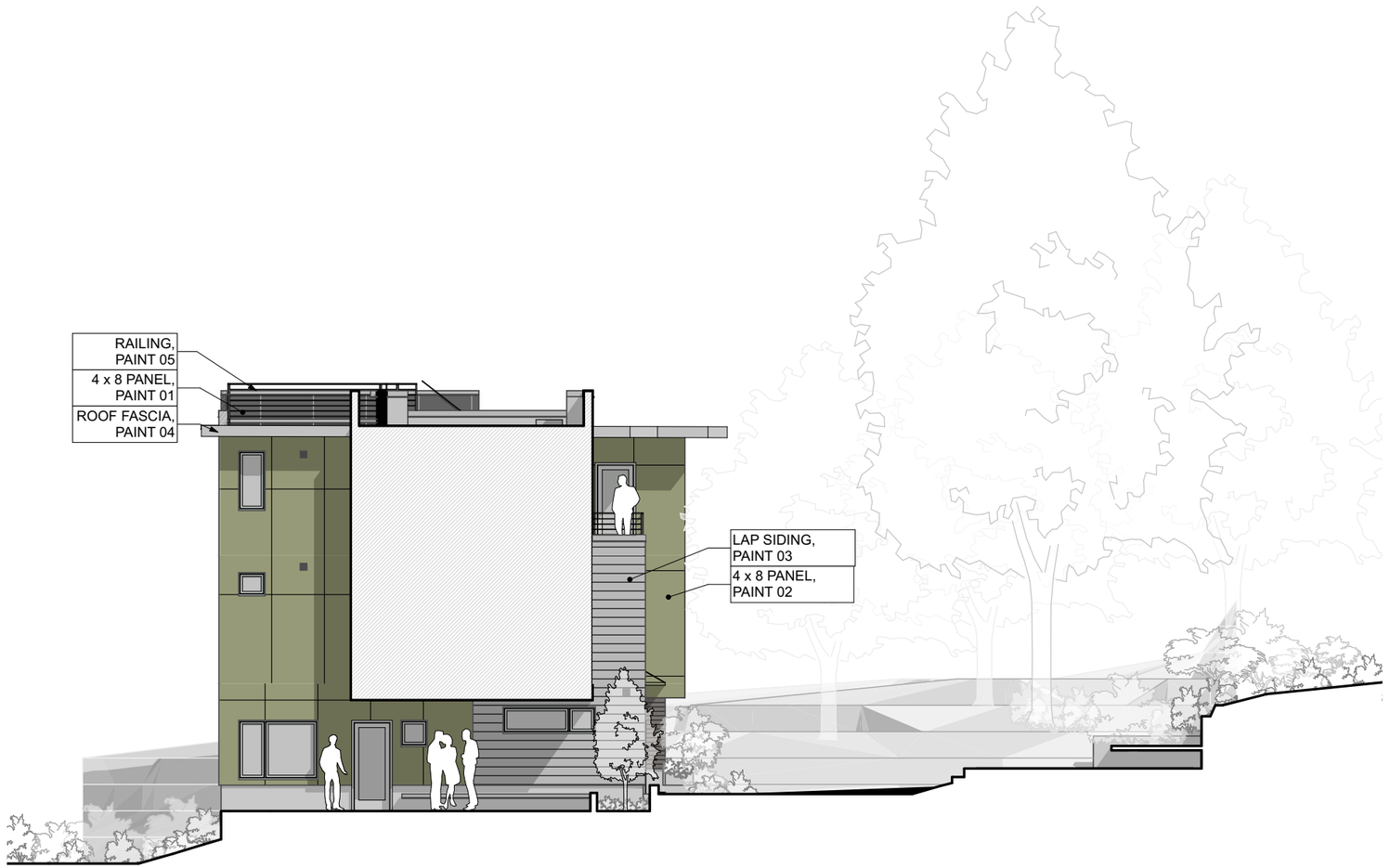


Rendered Elevations : West Courtyard

Rendered Elevations : South

Rendered Elevations : West

Rendered Elevations : South Courtyard



Rendered Elevations : East Courtyard

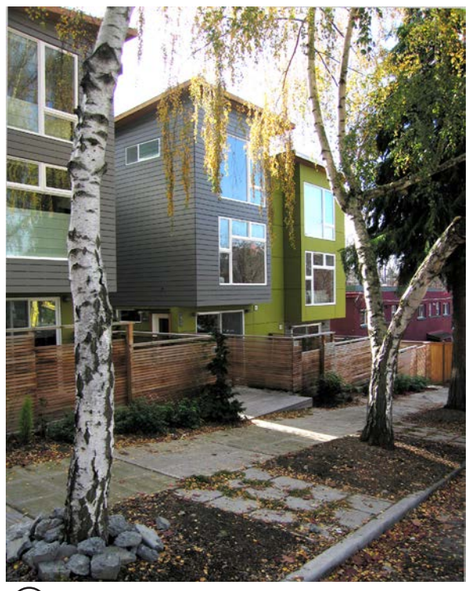
COMPLETED WORKS

1 1530 15th Ave. E (View from sidewalk)

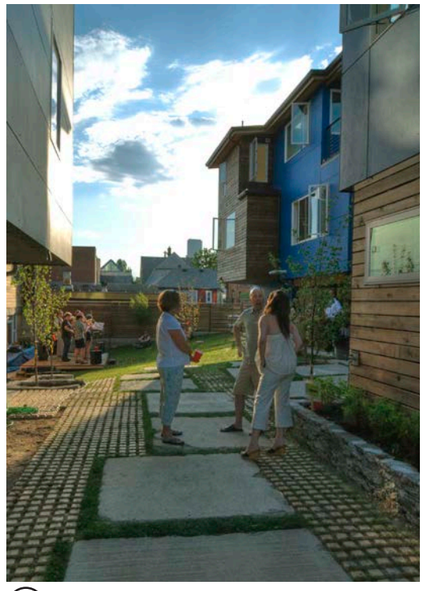
2 3515-19 Wallingford Ave. N

3 90 E Newton St.

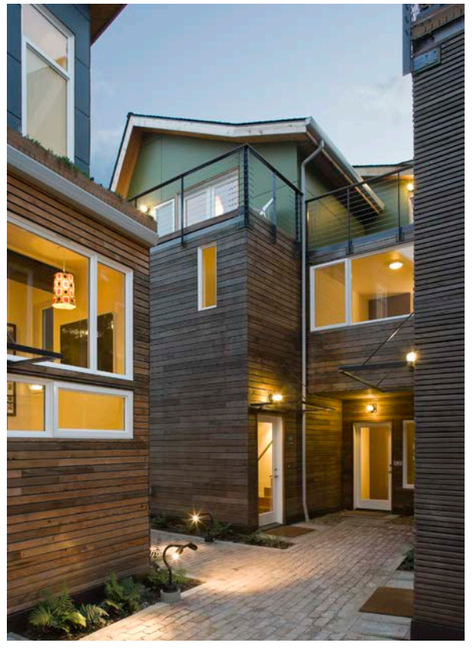
4 1530 15th Ave. E. (View from street)



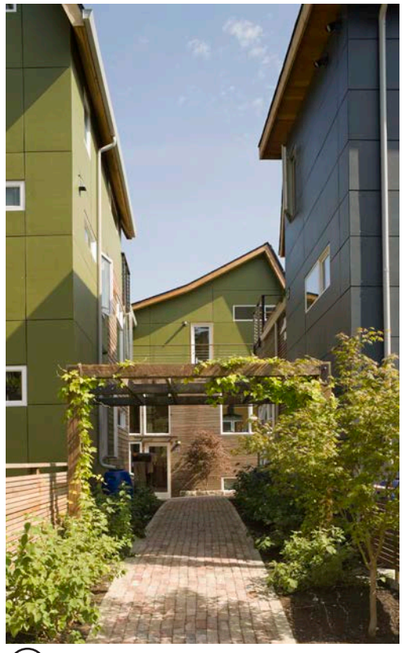
5 1411 E. Fir St. (View from street)



6 1411 E. Fir St. (View iof interior boardwalk)



7 1911 E Pine St. (View of interior of canyon)



8 1911 E. Pine St. (View from street)