

JACKSON BUILDING EDG PACKET

5127 24th Avenue NE

August 14, 2015 with 9/x/15 ammendments



- A. University of Washington (off map)
- B. Cowan Park and Play Field
- C. Merrill Gardens and Corydon Apartments
- D. University Village
- E. Cavalry Cemetery

Dotted red line indicates extent of perceived pocket neighborhood.



Site with existing ten unit apartment building looking southwest.



A

INTRODUCTION AND STATEMENT OF DEVELOPMENT OBJECTIVES

Introduction

To the best of our knowledge, this project is the first proposal on the block subject to the most recent land use codes. It appears there has not been any significant development on this block and for most of the adjacent blocks (except for Merrill Gardens on the block east of the site) since the 80's. Since then, density is greater, height limits have increased, and setbacks have decreased.

If you spend only a few minutes in this little pocket of a neighborhood, you will realize how quiet yet diverse the architecture is. Indeed, on the site block alone there are cottage houses, tiny bungalows, Tudor row houses, mid-century box apartments, and more recent nondescript housing. Furthermore, there are through-block pedestrian connections, alley residences, and a parking lot. Heights of buildings range from the smallest single story residence to a 3 ½ story rectangular flat-roofed apartment box.

Beyond the particulars of the block and pocket neighborhood lies an adjacent context even more diverse in form and character with no less than 9 zones within a 3 block radius. This diversity, along with a transient University student population and the cycles of commercial real estate and uses, establishes an area with strong eclectic and varied character.

Beyond the perceived boundaries of the pocket neighborhood is:

1. to the north, Cowan Park
2. to the northeast, single family residences
3. due east, commercial, single family, and a large cemetery (open space)
4. to the southeast, University Village, commercial and a concentration of transit options
5. to the southwest, the University of Washington.
6. to the west, apartments and congregant dwellings serving mostly the University of Washington.

It is not the intent, nor the driving motivation, to draw attention to this project or highlight a condition. This is to say, the formal and architectural position and direction taken for this project are...

...to blend in

...to fit in

...to not call attention to itself

Statement of Development Objectives

Note: The development objectives and conditions of this project, themselves, do not required Design Review. However, one Departure is being requested (described on the last page of this document). Therefore, the project is subject to Administrative Design review.

The owners of the property desire to:

1. Add a maximum of (8) studio and/or one bedroom units to the existing (10) unit apartment building.
2. Maintain the existing (10) unit apartment building in its present and highly useful condition.
3. Encourage alternative (other than car) modes of transportation.
4. Contribute positively (though quietly) to the neighborhood.
5. No commercial space is proposed.
6. No parking is proposed.

Contents

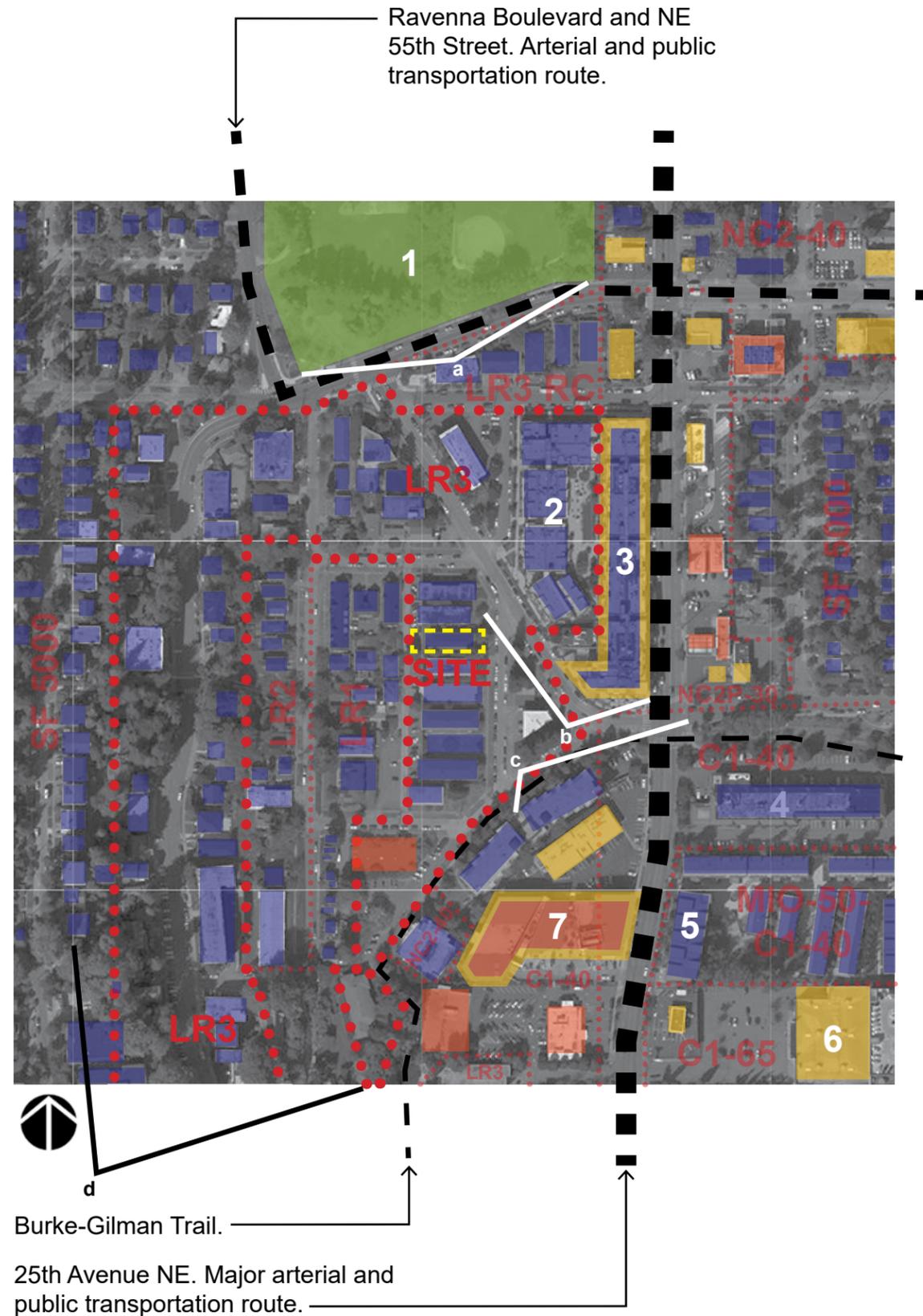
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2. SITE CONTEXT AND URBAN DESIGN ANALYSIS

- Building Use Key**
- Commercial
 - Office
 - Office Over Commercial
 - Residential Over Commercial
 - Residential Over Office
 - Park
 - All other buildings residential in use (single family, multi-family, senior, hotel, and student housing)

Major Buildings/Spaces

1. Cowen Park
2. Merrill Gardens
3. Corydon Apartments
4. Silver Cloud Inn
5. Nordheim Court (UW Housing)
6. Office Depot
7. Northcut Landing



a. Cowen Park looking north.



b. Ravenna Place NE and Merrill Gardens looking north.



c. NE Blakeley and the Burke-Gilman looking east.



d. Aerial view looking northwest.

2. SITE CONTEXT AND URBAN DESIGN ANALYSIS (aerial+cues)

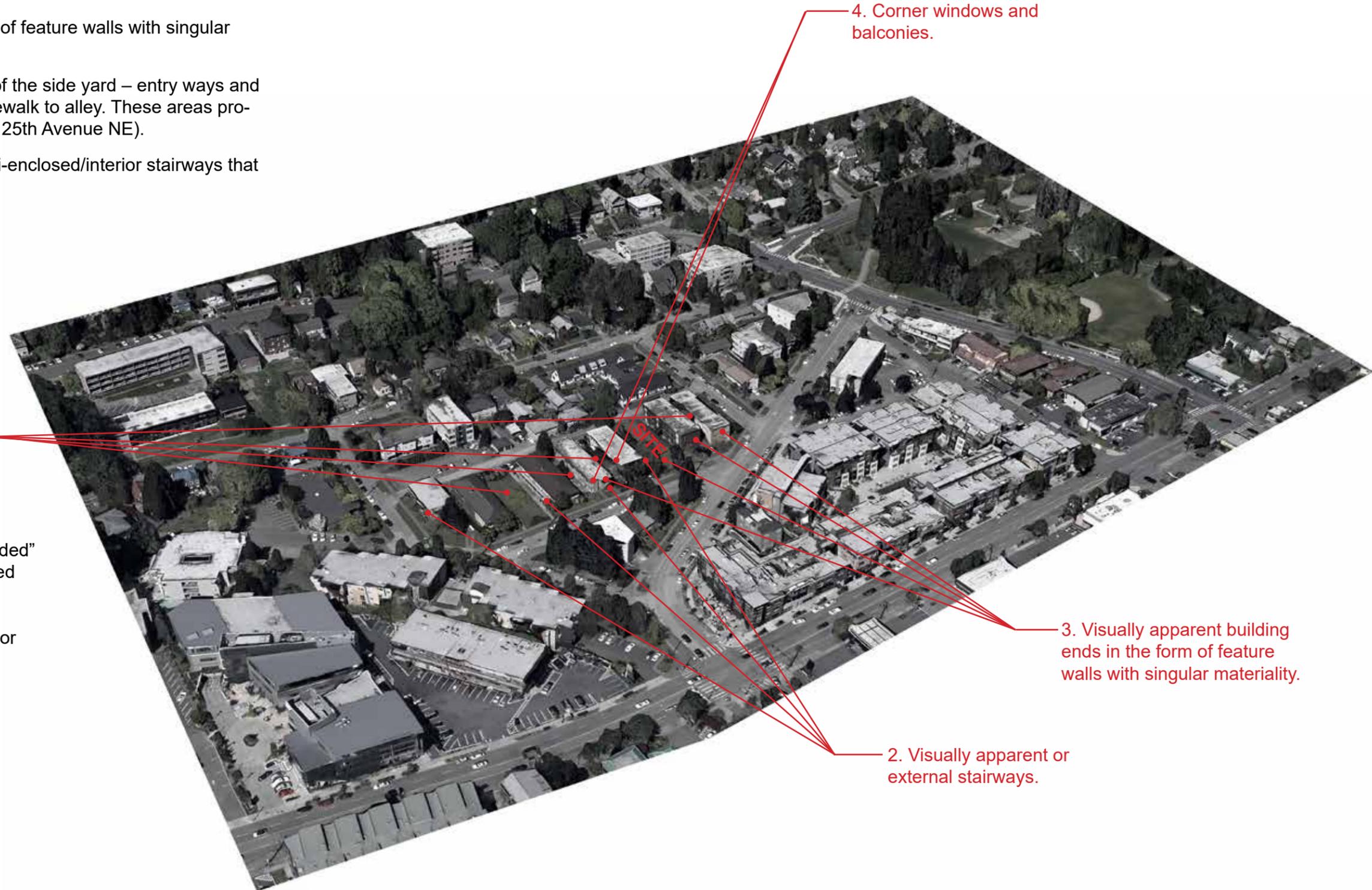
Cues

As mentioned in the Introduction, the immediate site area and context are diverse in form and character. The cues are subtle. Objectivity is required to look at the character conditions as they are, with no judgment. Some cues drawn from apartment structures are:

1. Visually apparent building ends in the form of feature walls with singular materiality.
2. Internal, that is to say – toward the center of the side yard – entry ways and small linear passageways that connect sidewalk to alley. These areas provide quiet from the busy streets (especially 25th Avenue NE).
3. Visually apparent external stairways or semi-enclosed/interior stairways that are expressed as forms/volumes.
4. Corner windows.
5. Balconies.

1. Internal, that is to say – toward the center of the site – entry ways and small linear courtyards that connect sidewalk to alley. These areas provide quiet from the busy streets (especially 25th Avenue NE).

The first three characteristics make for a “book ended” condition where - in plan - buildings are book ended at the ends (street and alley) by feature material walls and stairs. The composition of “book ends” along the street act like the thresholds to the interior passageways.



2. SITE CONTEXT AND URBAN DESIGN ANALYSIS (street montage)



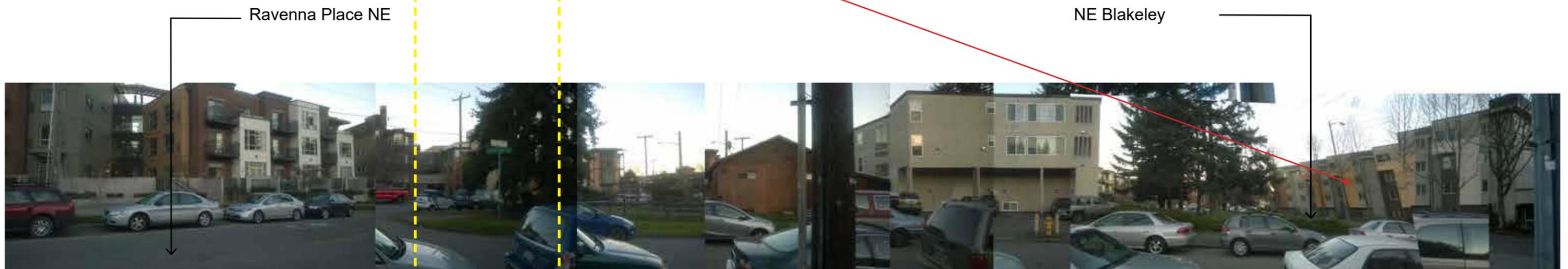
24TH AVENUE NE

**IN RESPONSE TO PRE-APP CONFERENCE
APRIL 9, 2015:**

**NOTICE EXAMPLES OF EXISTING OLDER
END/FEATURE WALLS WITH SINGULAR
MATERIALITY AND/OR COLOR.**

**NOTICE MORE RECENT EXAMPLES OF
PLANAR WALLS AND MATERIALS.**

SITE



24TH AVENUE NE

**ACROSS
FROM
SITE**

NE Blakeley

3. DESIGN GUIDELINES

The comments in red are in response to the 2013 University Neighborhood Design guidelines.

CS1 Natural Systems and Site Features

Use natural systems and features of the site and its surrounds as a starting point for project design.

The site is a flat and there are no natural systems except the sun. Ravenna/Cowen Park is to the north. The preferred design attempts to minimize shading at the interior linear courtyards between the building and its neighbors by not building above the existing building.

CS2 Urban Pattern and Form

Strengthen the most desirable forms, characteristic and patterns of the streets, block faces, and open spaces in the surrounding area.

As mentioned in the introduction, the architectural character in the pocket neighborhood is intensely and there aren't high quality or significantly repeated cues to draw from. The preferred scheme includes the potential for a character wall at the street front. Additionally, exposing or partially exposing the exterior stairs is an item we intend to explore. These are two characteristics predominant on the block.

CS3 Architectural Context and Character

Contribute to the architectural character of the neighborhood.

See CS2.

The intent of the preferred scheme is to contribute to the context and character by blending in.

PL1 Connectivity

Complement and contribute to the network of open spaces around the site and the connections among them.

Though thru-block paths and circulation are technically private, there are several visual thru connection precedents throughout the entire pocket neighborhood. The preferred scheme maintains this condition as well as provides spatial relief and sunlight at the center areas between buildings.

PL2 Walkability

Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

See PL1.

The preferred scheme with modifications shows large recessed and covered areas at the street and alley fronts. This is intended to communicate the major entry portal and provide covered/protected area for bicycles.

PL3 Street-Level Interaction

Encourage human activity and interaction at street level.

See PL2.

DC1 Project Uses and Activities

Optimize the arrangement of uses and activities on site.

DC2 Architectural Concept

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

Of the possible development alternatives that consider the usefulness and life of the existing building, our professional opinion is the preferred alternative results in a resolved whole design by way of form/mass "bookends". Furthermore, this strategy minimizes shadows on the mid-site linear courtyards between buildings because development is not proposed above the existing building.

DC3 Open Space Concept

Integrate open space design with the design of the building so that each complements the other.

See DC2.

DC4 Exterior Elements and Finishes

Use appropriate and high quality elements and finishes for the building and its open spaces.

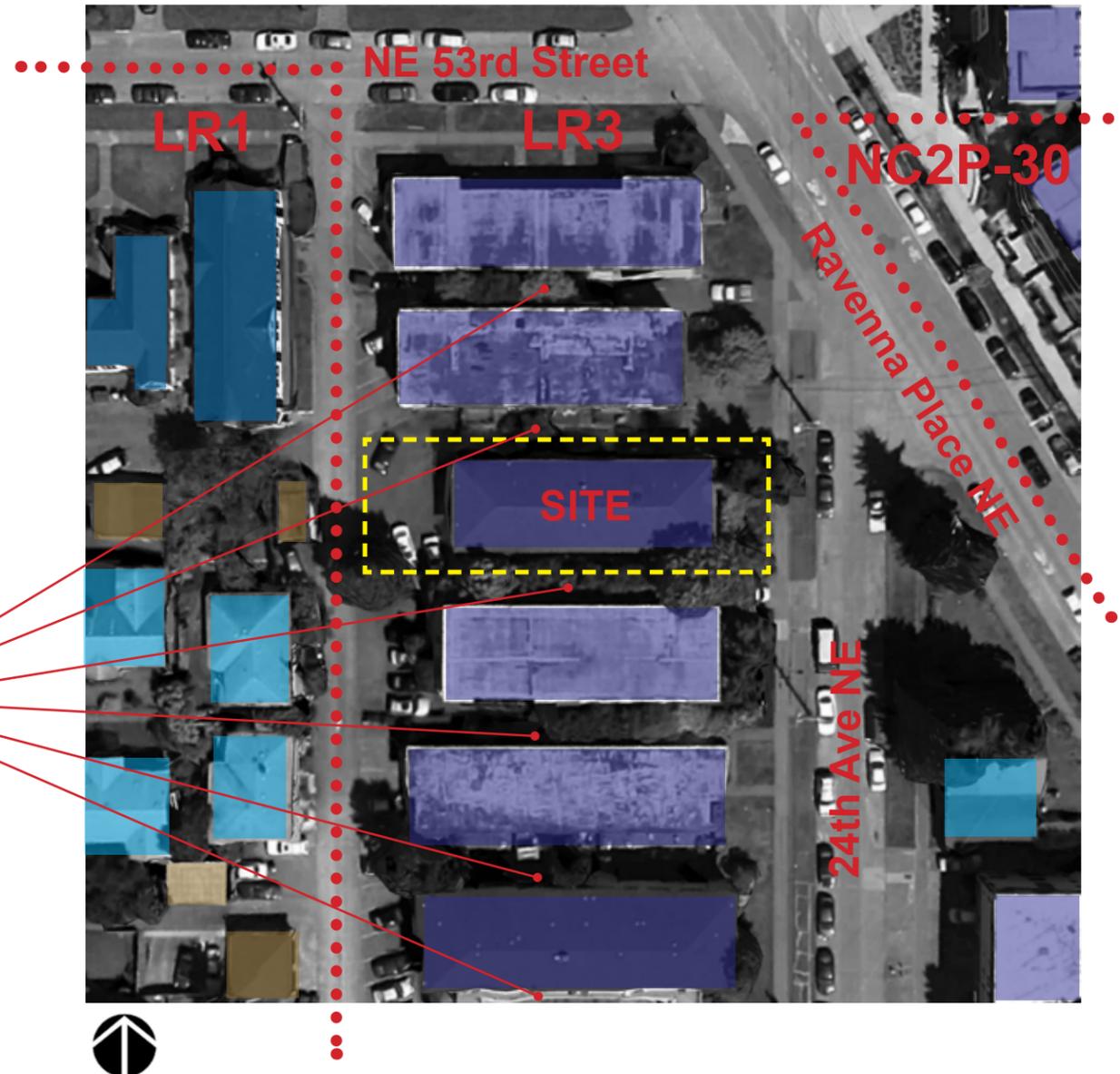
4. SITE ANALYSIS (zoning+use)

Building Use Key

	Residential: single-family
	Residential: side-by-side single story townhouse-type apartments.
	Residential: multi-family apartments
	Garage

**IN RESPONSE TO PRE-APP CONFERENCE
APRIL 9, 2015:**

**NOTICE THE PRECEDENT OF INTERIOR SIDE
YARD THROUGH-PASSAGES/RELIEF. THIS
IS ALSO WHERE ALL THE UNITS IN EVERY
APARTMENT BUILDING ON THIS SIDE OF THE
BLOCK EITHER ENTER THEIR INDIVIDUAL
UNITS OR HAVE BALCONIES, OR BOTH.**



As mentioned earlier, the block is comprised of a variety of residential types. The east side of the block (on which the site is located) is comprised entirely of multi family structures. It appears they were all built in the mid 20th century.

4. SITE ANALYSIS (topo+trees)

Tree #1

Though not significant per Director's Rule 16-2008, There is a quality spruce very close to the alley at the southwest corner of the site. It is likely that this tree could be maintained.



1. Looking north from alley entrance at spruce tree.



2. Close up of spruce tree

Topography

For all intents and purposes the site, block and pocket neighborhood are flat. There is no significant grade change.



Tree #2

Though not significant per Director's Rule 16-2008, There is pine (either White or Scot's) at the northeast area of the site. This tree appears to have been incorrectly pruned resulting in an odd growth. This tree is proposed to be removed.



3. Looking southwest at subject property and pine tree.



4. Close up of pine tree.

4. SITE ANALYSIS (block photos)



1. Alley view looking north from mid block.



2. Alley view looking north from southern portion of block.



3. Looking north from southwest corner of block. Ravenna Ave NE to the left. Notice 3 story building at located at front setback.



4. Looking northeast at southwest corner of block. Ravenna Ave NE to the left.



^ ^
4 3

^
8

< 7
└ 6



5. Looking southwest at northeast corner of block. Subject property is third from the corner to the left. Notice brick wall.



6. Looking northwest from across southeast corner of block.

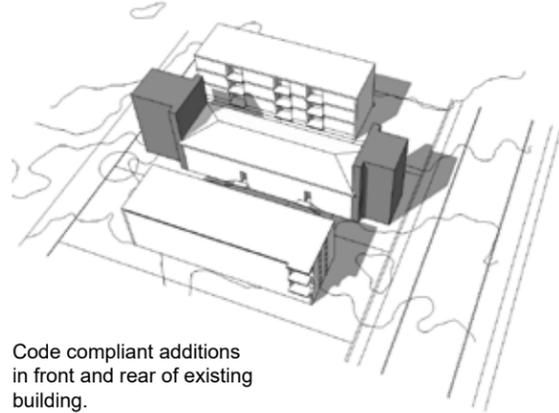


7. Courtyard view of southeastern property.

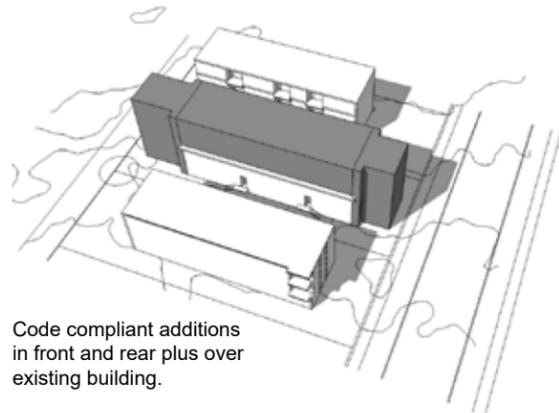


8. Alley view looking north from across the southern edge of the block.

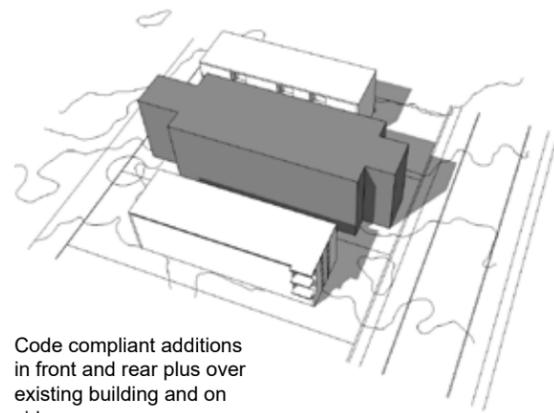
5. ALTERNATIVE #1



Code compliant additions in front and rear of existing building.



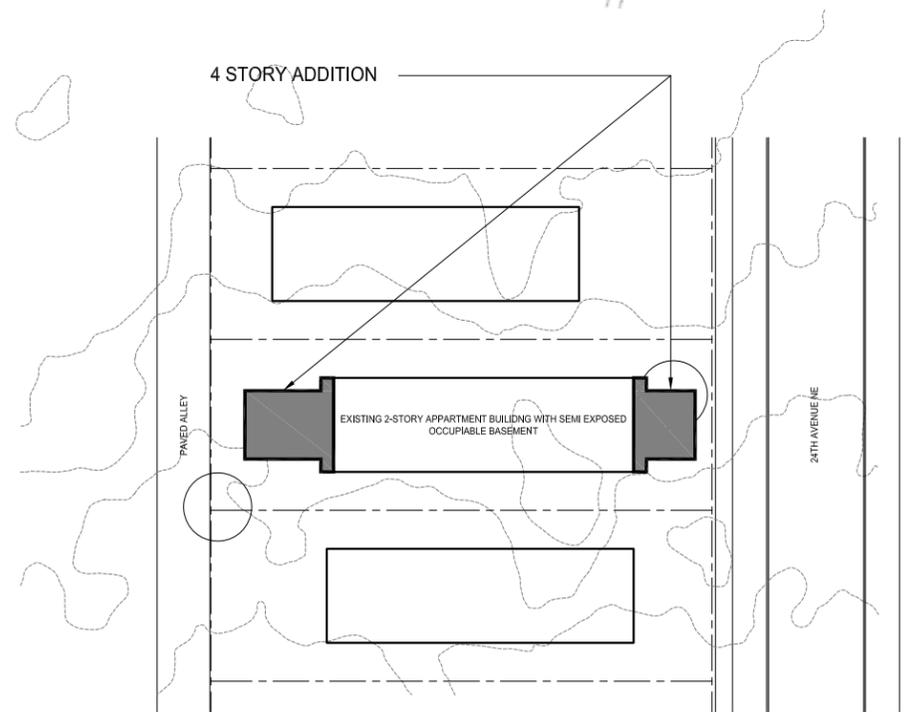
Code compliant additions in front and rear plus over existing building.



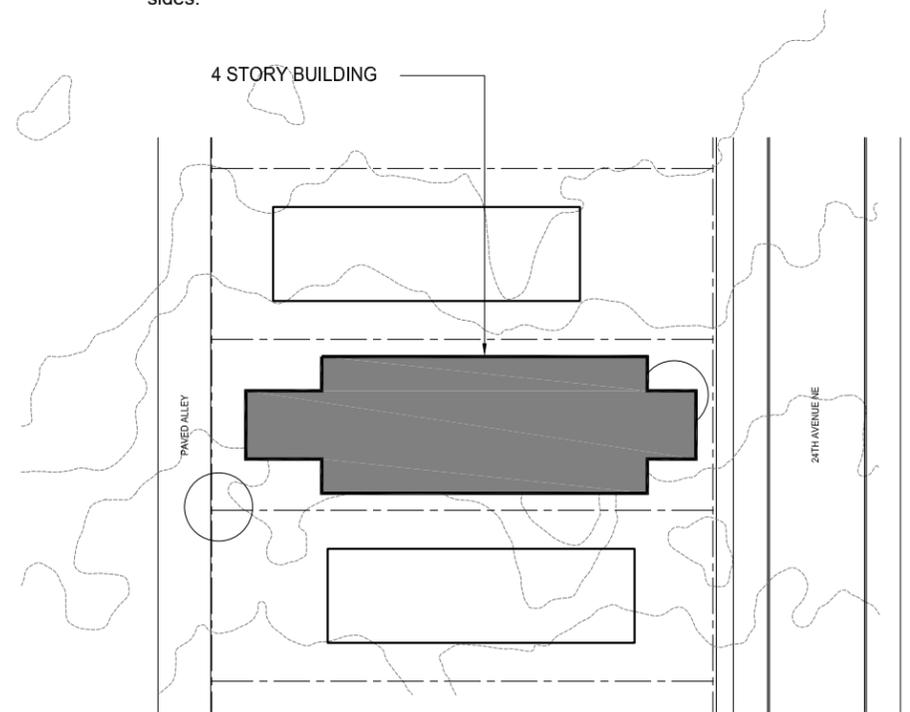
Code compliant additions in front and rear plus over existing building and on sides.

USE EXISTING BUILDING

These code-compliant schemes show variant alternatives if the existing building is used as a basis for development. The biggest limiting factor is the extent of existing building facade within the required 15 foot setback. This limits an addition to the two ends of the building (1a) and the skinny remainder of space in the side yard between the building face and the side yard setback (1b). Nearly the entire end additions must be set back 15 feet because, again per above, the existing building already almost entirely utilizes the extent of facade allowable in the area of side yard less than 15 feet. Though code compliant, this development strategy results in awkward building ends that do not relate to examples and precedent in the neighborhood. These additions are unrealistic and not beneficial to the neighborhood.



SITE PLAN 1.a

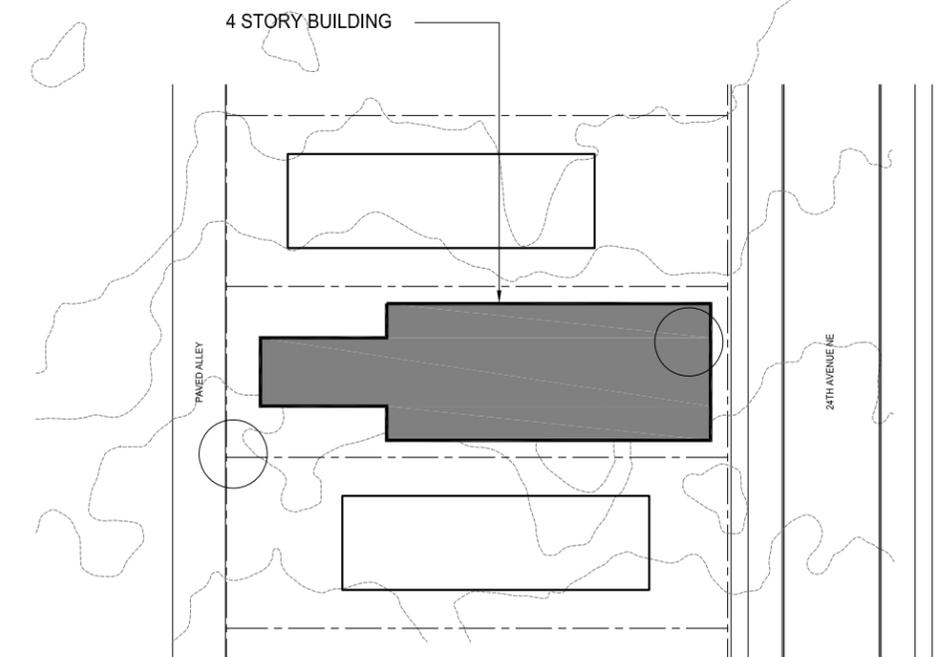
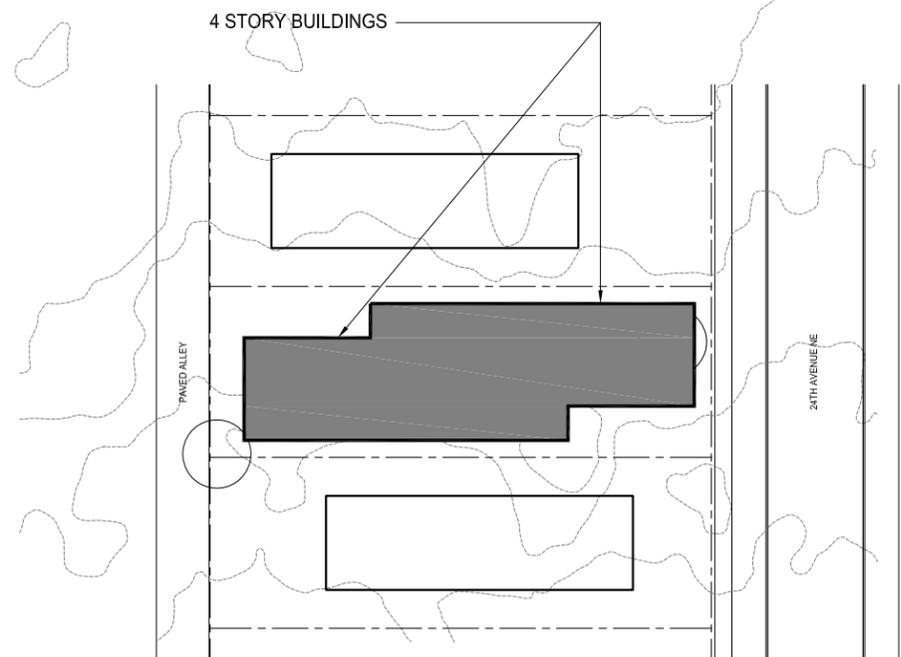
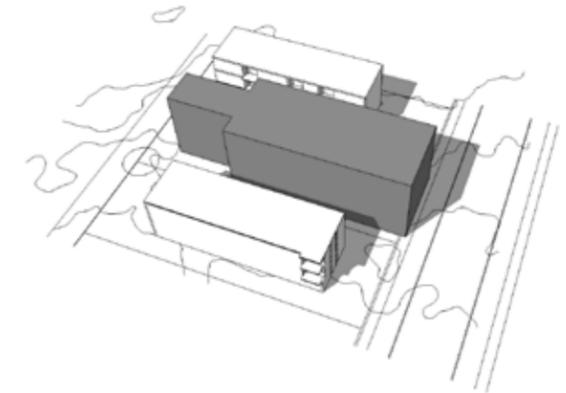
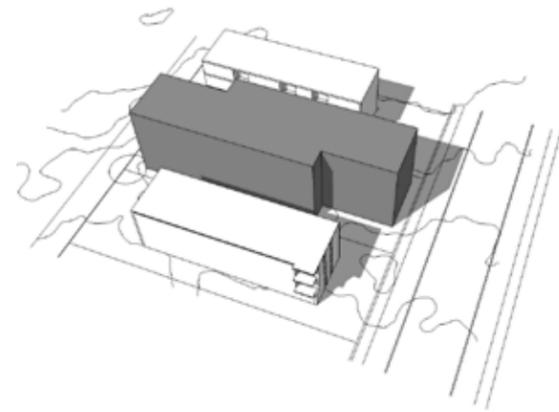


SITE PLAN 1.b

Note: Shadows shown at 1:30pm on the spring and fall equinox.

DEMOLISH EXISTING BUILDING

These code-compliant schemes show variants of what the results might be if the existing building is demolished. These alternatives, though compliant, require the removal of a perfectly good, habitable, and currently occupied building. This results in an unacceptable development strategy for the owner and a non-desirable development strategy for the neighborhood.



 **SITE PLAN 2a**

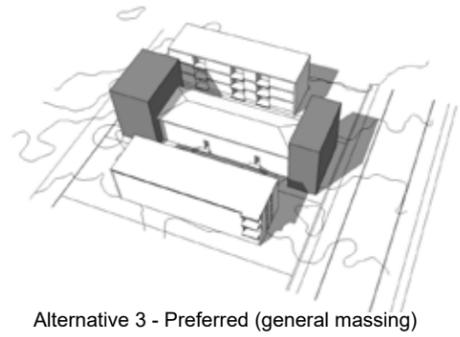
 **SITE PLAN 2b**

Note: Shadows shown at 1:30pm on the spring and fall equinox.

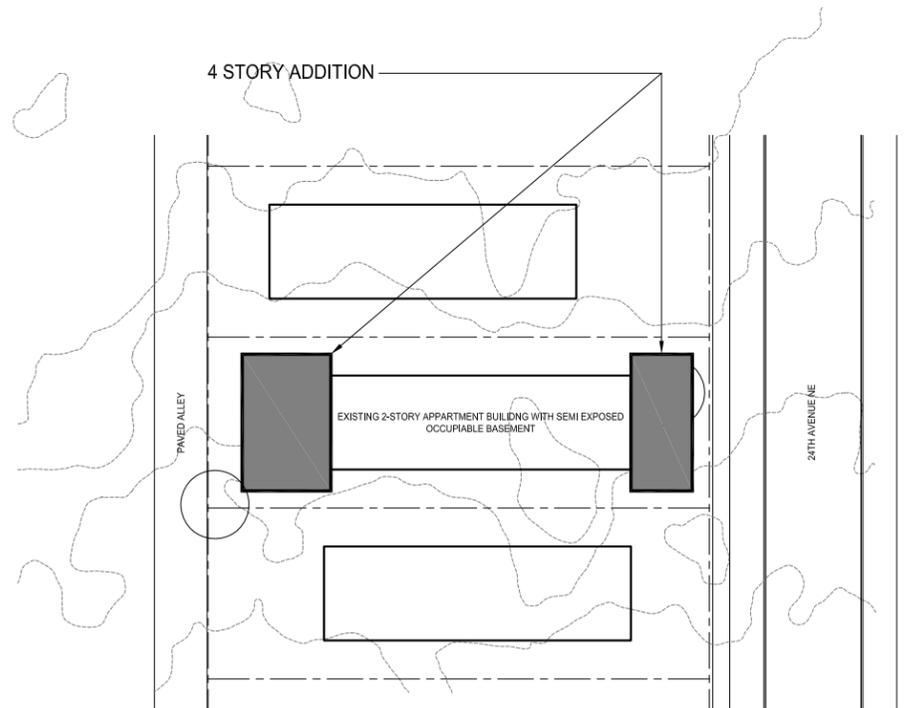
5. ALTERNATIVE #3 - Preferred

PREFERRED ALTERNATIVE

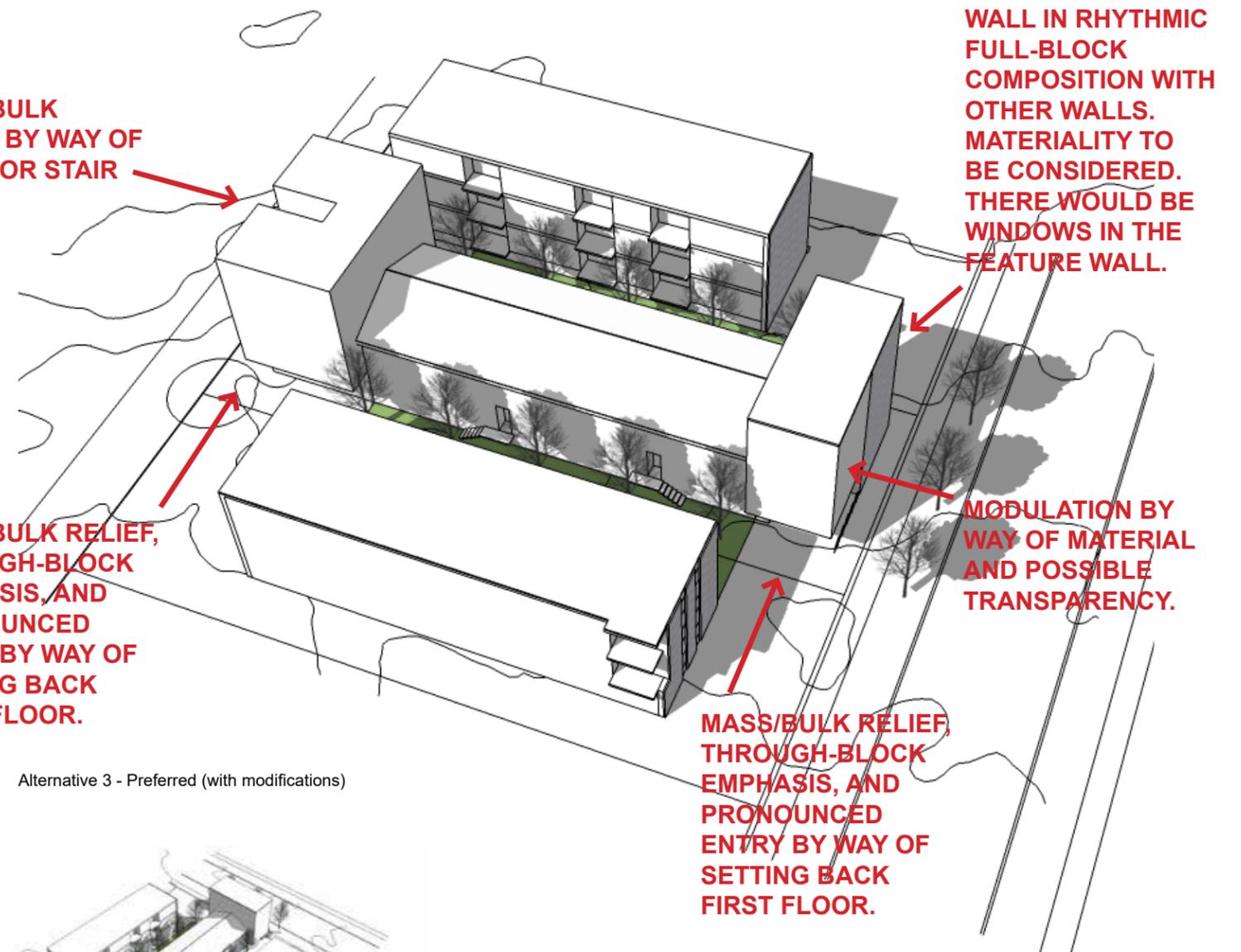
This alternative is the preferred alternative but requires a departure. The general preferred massing scheme is to the left. The preferred scheme with proposed articulations is below. The result is a proposal that responds to and enhances many of the character elements found in the neighborhood. See pages 14 and 15 for more information.



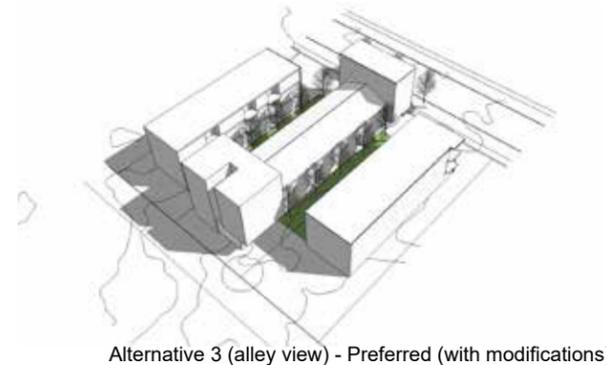
Note: Shadows shown at 1:30pm on the spring and fall equinox.



SITE PLAN 3 (Preferred)

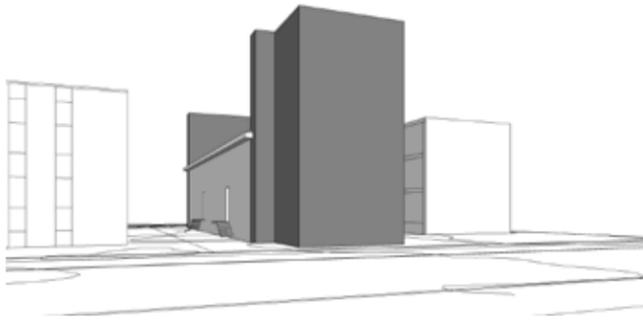


Alternative 3 - Preferred (with modifications)

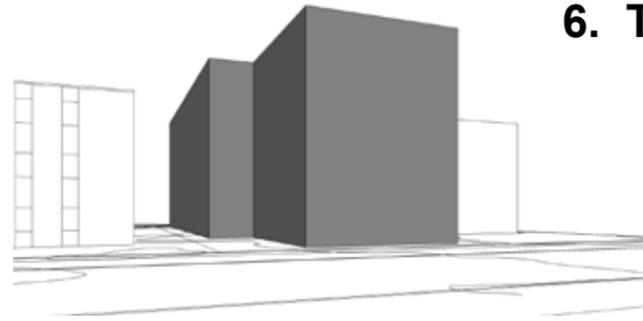


Note: Shadows shown at 10:30am on the spring and fall equinox.

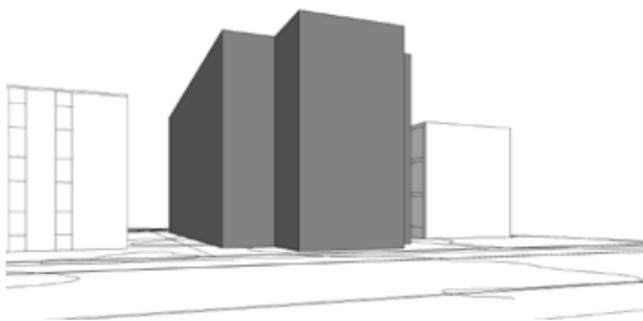
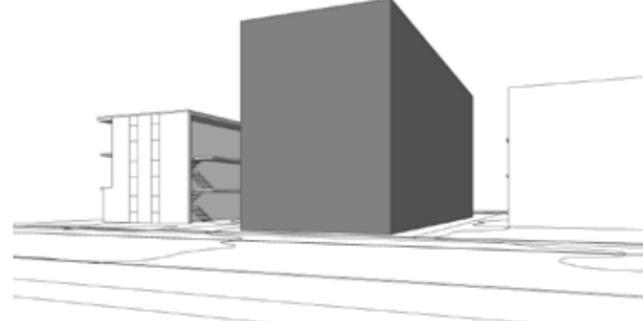
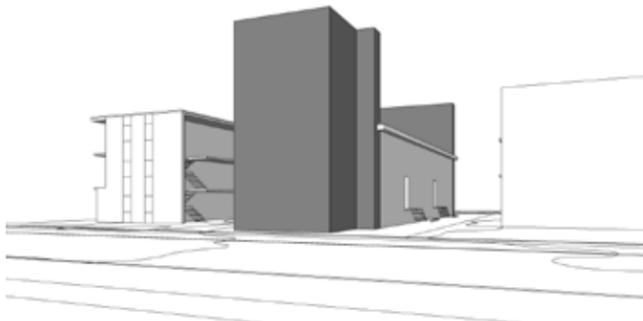
6. THREE DIMENSIONAL SKETCHES AND STUDIES AT STREET LEVEL



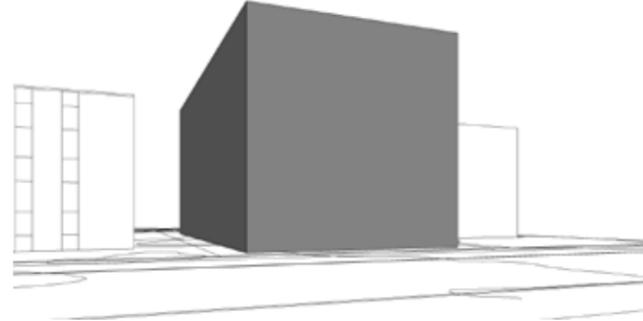
ALTERNATIVE 1a



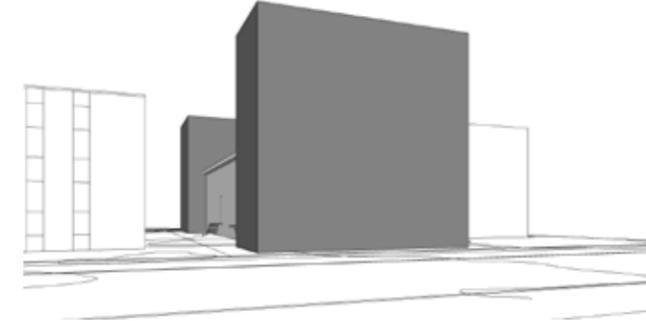
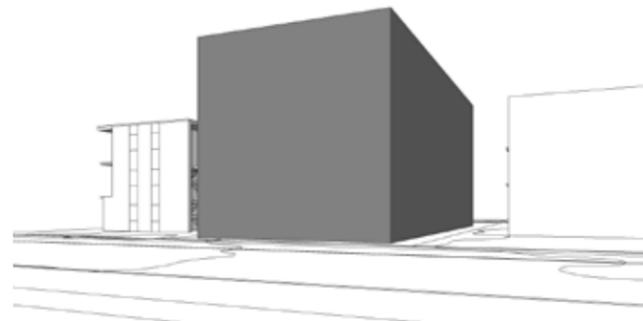
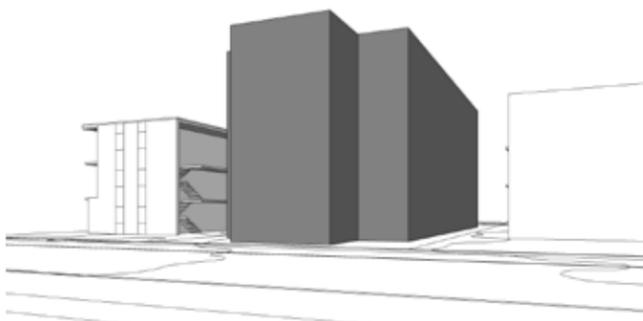
ALTERNATIVE 2a



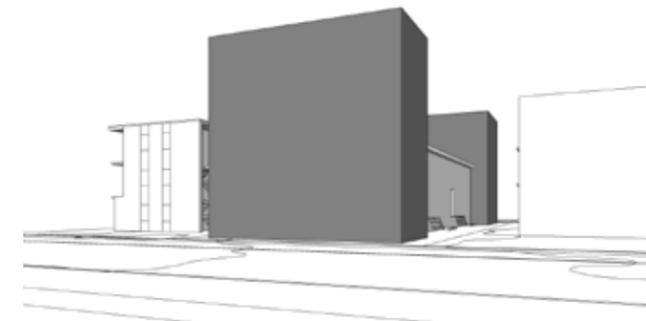
ALTERNATIVE 1b



ALTERNATIVE 2b



**ALTERNATIVE 3 - Preferred
(general massing)**



Note: Shadows shown at
10:30am on the spring
and fall equinox.

**SEE NOTES ON PREVIOUS SHEET.
SUGGESTIVE MATERIALITY TO
RELATE TO EXISTING END FEATURE
WALLS.**



**ALTERNATIVE 3 - Preferred
(with modifications)**



7. SUMMARY OF POTENTIAL DEVELOPMENT STANDARD DEPARTURES

One departure is being requested as follows.

23.45.527 - Structure width and facade length limits in LR zones

Standard:

The maximum combined length of all portions of facades within 15 feet of a lot line that is neither a rear lot line nor a street lot line shall not exceed 65 percent of the length of that lot line.

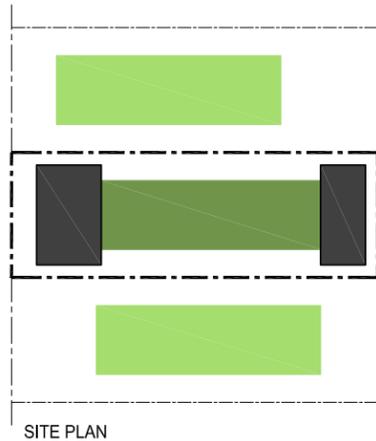
Proposal:

Provide relief from the combined facade length requirement to allow development up to the side setbacks at the currently unbuilt street (front) and alley (rear) portions of the property resulting in a development that 1) utilizes the existing building 2) reduces height and mass thus increases light and air at the center of the site 3) maintains the neighborhood precedent of side-center open space 4) results in a greater number of facade articulations 5) results in a combined facade length at the side setback that is less than a code compliant scheme 6) allows for greater massing articulation 7) results in side-center area that is over twice the area of a code compliant scheme.

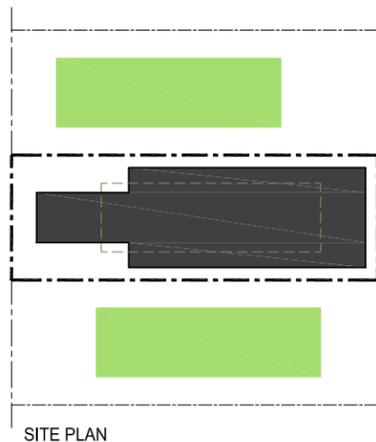
See diagrams below that represent the 7 benefits of allowing the departure request.

NOTE: the preferred schemes are above the related code compliant scheme.

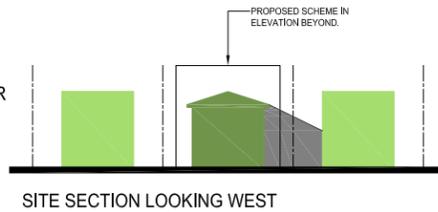
1.
PRESERVATION OF EXISTING BUILDING RESULTING IN GREATER RESPONSE TO NEIGHBORHOOD CHARACTER.



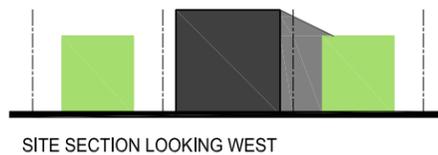
VS



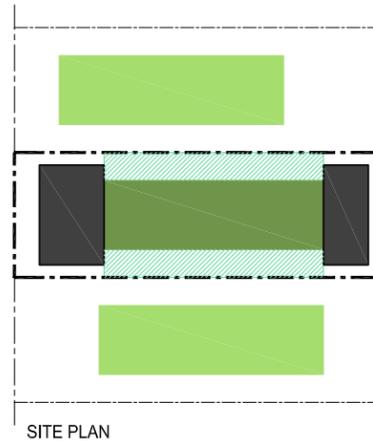
2.
REDUCED BUILDING HEIGHT AND MASS AT CENTER OF SITE RESULTING IN GREATER LIGHT AND AIR AT CENTER-SIDES OF SITE AND ADJACENT PARCELS.



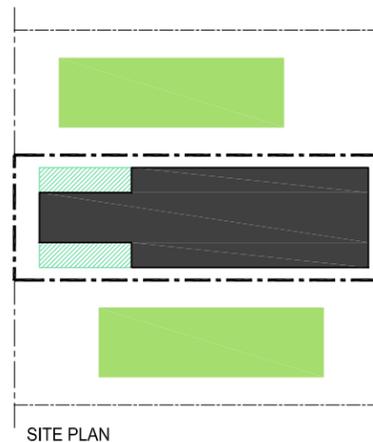
VS



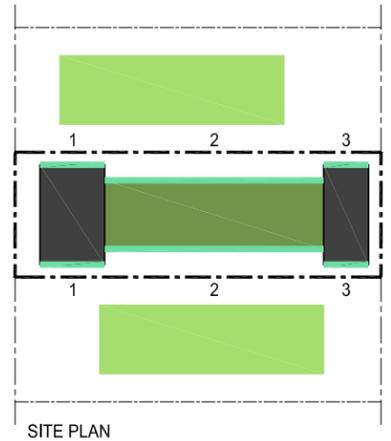
3.
SIDE-CENTER BUFFER/RELIEF FOLLOWS NEIGHBORHOOD PRECEDENT AND MAY BE MORE DESIRABLE.



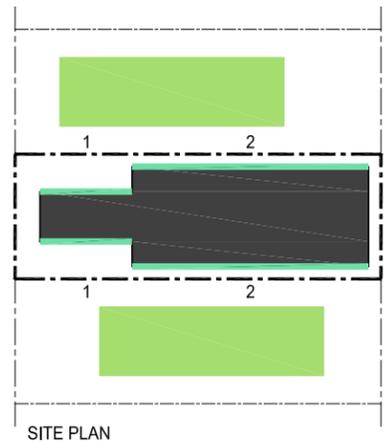
VS



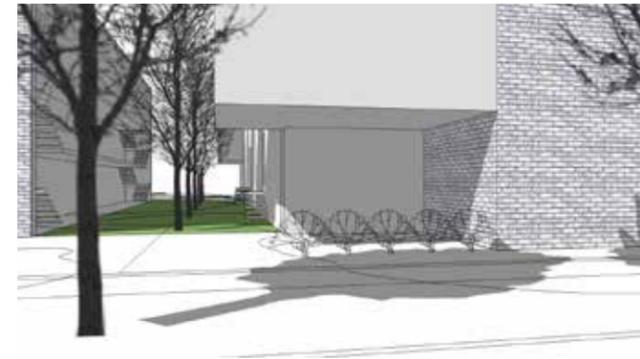
4.
GREATER NUMBER OF FACADE ARTICULATIONS (3 VERSUS 2).



VS



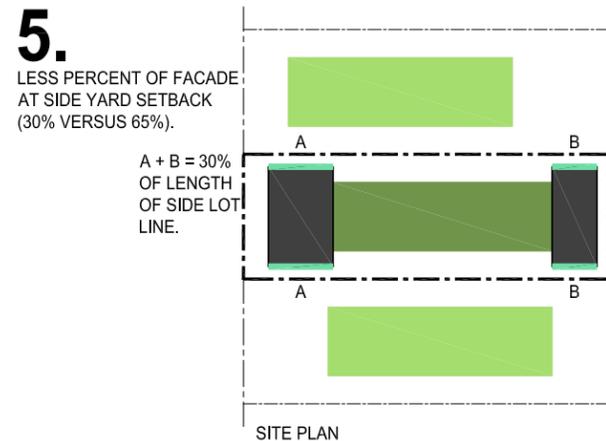
Note: Shadows shown at 10:30am on the spring and fall equinox.



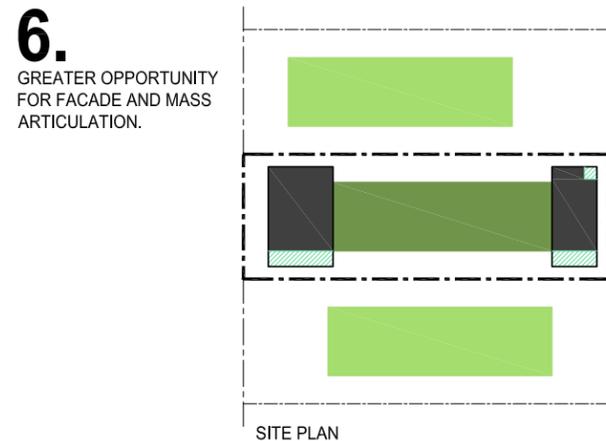
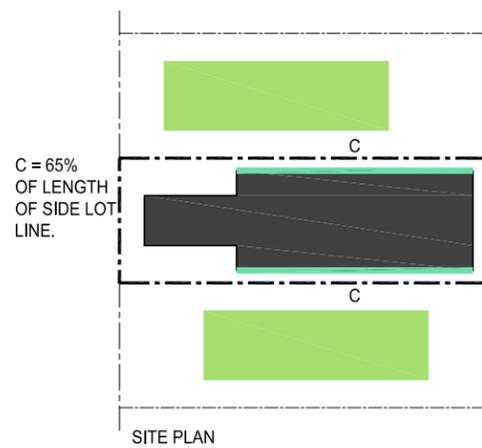
Looking west between southern adjacent building site.



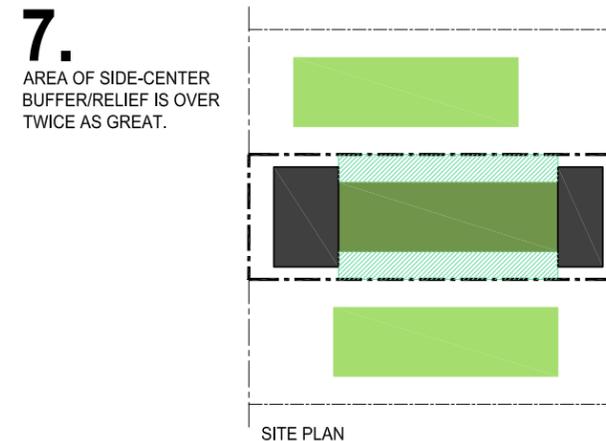
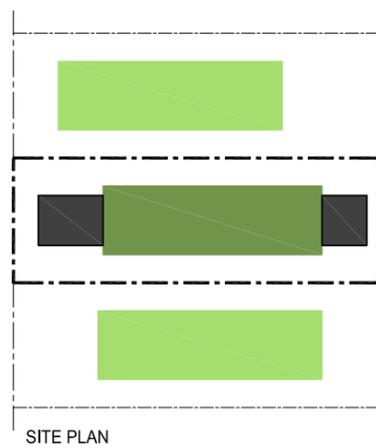
Looking west between northern adjacent building and site.



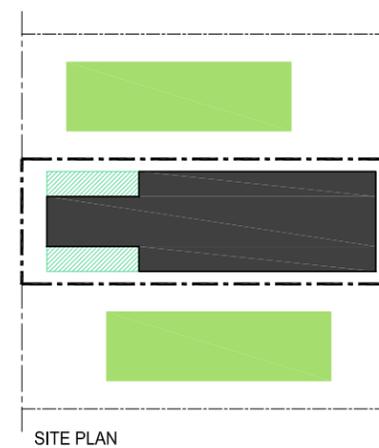
VS



VS



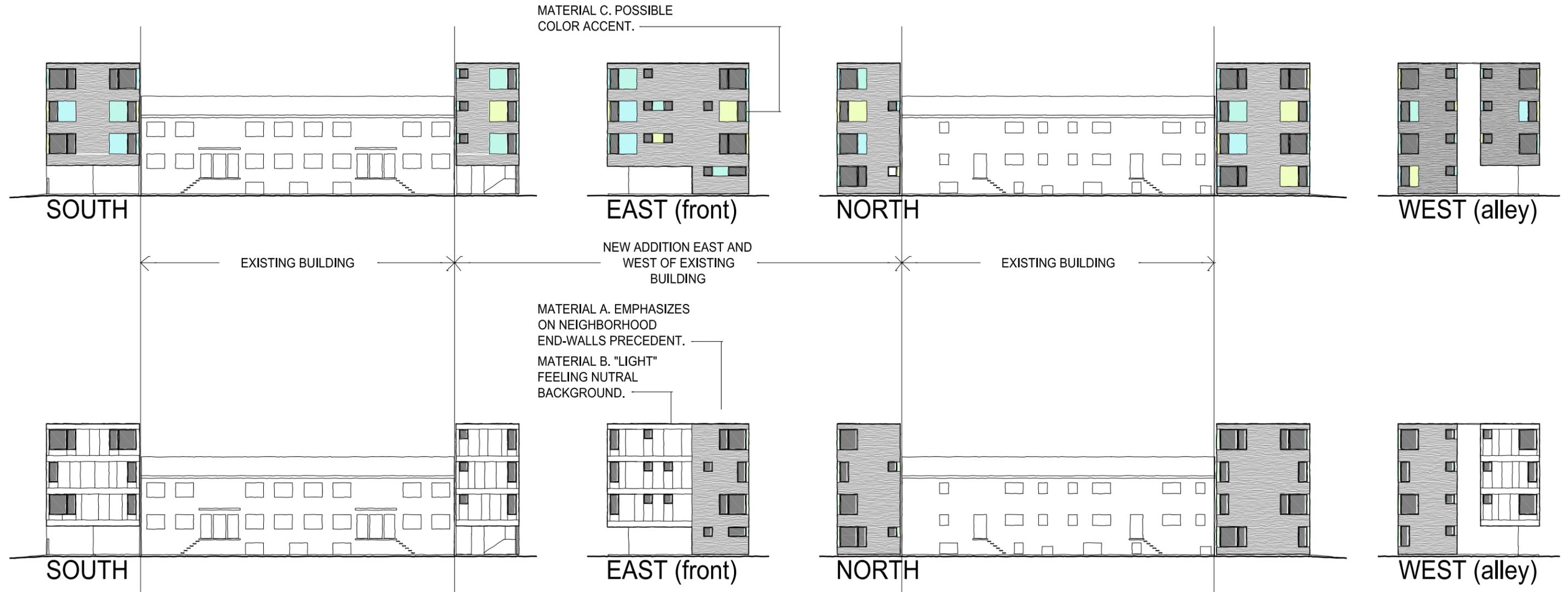
VS



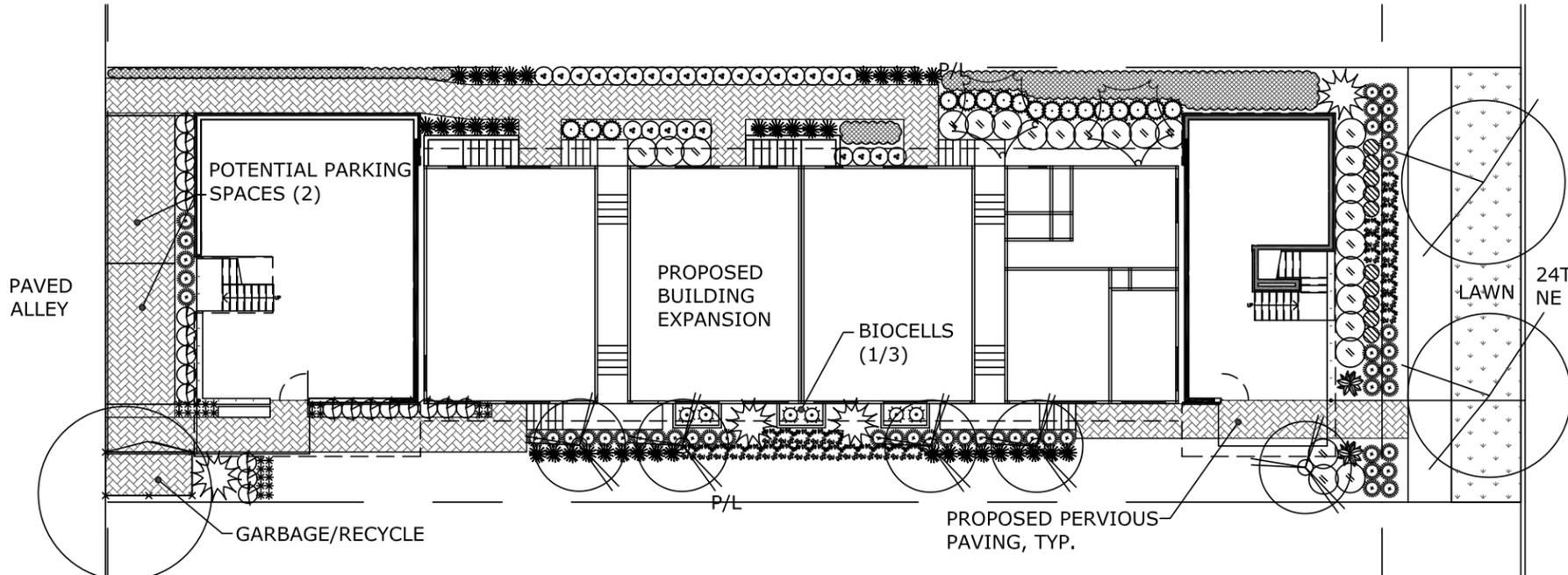
PROPOSED SCHEME

A CODE COMPLIANT SCHEME

8. POSSIBLE SCHEMATIC ELEVATIONS



9. SCHEMATIC LANDSCAPE PLAN



1 Landscape Plan Scale: 1/16"=1'-0" 0' 2' 4' 8' 16'



Tulip Tree Hinoki Cypress Vine Maple



Sword Fern Ramapo Rhody

PLANT SCHEDULE		
BOTANICAL NAME	COMMON NAME	SIZE
TREES		
Street Tree (if required)	Street Tree (per SCDT approval)	2" Cal.
<i>Acer circinatum</i>	Vine Maple	7-8 Ht.
<i>Liriodendron tulipifera</i>	Tulip Tree	1.5" Cal.
<i>Chamaecyparis obtusa</i>	Hinoki Cypress	6-7 Ht.
SHRUBS & PERENNIALS		
<i>Blechnum spicant</i>	Deer Fern	2 Gal.
<i>Equisetum hyemale</i>	Horsetail	1 Gal.
<i>Festuca glauca 'Elijah Blue'</i>	Elijah Blue Fescue	1 Gal.
<i>Ilex crenata 'Compacta'</i>	Compact Japanese Holly	5 Gal.
<i>Nandina domestica 'Moon Bay'</i>	Moon Bay Heavenly Bamboo	5 Gal.
<i>Nandina domestica 'Gulf Stream'</i>	Gulf Stream Heavenly Bamboo	2 Gal.
<i>Phormium 'Wings of Gold'</i>	Wings of Gold NZ Flax	5 Gal.
<i>Pieris japonica 'Little Heath'</i>	Little Heath Pieris	2 Gal.
<i>Polystichum munitum</i>	Sword Fern	1 Gal.
<i>Rhododendron 'Ramapo'</i>	Ramapo Rhody	5 Gal.
<i>Sarcococca rustifolia</i>	Fragrant Sweet Bah	2 Gal.
<i>Vinca minor 'Alba'</i>	White Vinca Minor	1 Gal. 24" o.c.



Little Heath Pieris Moon Bay Nandina Wings of Gold Flax Gulf Stream Nandina White Vinca Minor Deer Fern Compact Japanese Holly Elijah Blue Fescue Horsetail

2 Plant Schedule

Jackson Building
5127 24th Ave. NE
Seattle, WA
9/18/15



True Scape Design
500 Yale Ave N.
Seattle, WA 98109
206-701-7714
www.truescapedesign.com

