

**DRAFT**  
**JULY 24, 2015**

# 4700 BROOKLYN AVE NE

DPD PROJECT # 3020236  
EARLY DESIGN GUIDELINE PACKAGE  
PRE-SUBMITTAL MEETING: 06.04.2015



**caron**

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AERIAL VIEW LOOKING NORTHEAST

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## PROJECT INTRODUCTION

### SITE INFORMATION:

- Site Address: 4700 Brooklyn Ave NE Seattle, WA 98105
- DPD Project #: 3020236
- Parcel(s): 881640-09085
- Site Area: 16,480 SF
- Overlay Designation: Urban Center Village (University District Northwest), Frequent Transit Corridor, Light Rail Station Overlay
- Parking Requirement: No parking required
- Legal Description: University Heights ADD

### DEVELOPMENT STATISTICS:

- Zoning: NC3-65
- Building Height: 65'
- Lot Size: 16,000 SF (after 3' alley dedication)
- FAR: 5.75
- Allowable FAR: 92,000 SF
- Proposed FAR: 86,030 SF
- Residential Units: 89
- Parking Stalls: 88 Stalls Provided

### DEVELOPMENT STATISTICS:

LEVEL	GROSS SF	FAR SF	# UNITS	USE
ROOF	500,00	500,00	0	Amenity
6	13,923	13,923	17	Residential
5	13,923	13,923	18	Residential
4	13,923	13,923	18	Residential
3	13,923	13,923	18	Residential
2	13,923	13,923	18	Residential
1	15,915	15,915	0	Comm / Res Amen. / Utilities
P1	15,915	0	0	Parking
P2	15,915	0	0	Parking
<b>TOTAL</b>	<b>117,860</b>	<b>86,030</b>	<b>89</b>	



## PROJECT PROPOSAL

### DEVELOPMENT OBJECTIVES:

The proposed development will create a 6-story urban-infill apartment building with approximately 89 dwelling units, 6,200 square feet of commercial space and two levels of below grade parking. This project will help fulfill the growing housing needs in the University District. The site is located on a frequent transit corridor, so parking is not required; however, two levels of parking will be provided with the garage entry accessed from the alley. The required bicycle storage space will be provided on the ground level, behind the main residential entry.

The street façade at the corner of Brooklyn Ave NE and 47th Ave will primarily be glazing to accommodate the retail spaces, while the main residential entry will be located further north on Brooklyn Ave NE. A portion of the residential amenity spaces will be located at grade behind the resident lobby, where the remaining amenity spaces will be provided on the top floor, a library will be available for quiet gathering and a fully accessible roof deck will be ready for entertaining, relaxing and viewing the vibrant neighborhood.

### SITE CONTEXT:

The site is located at 4700 Brooklyn Avenue NE, one block west of University Way in the University District neighborhood of Seattle. It is zoned NC3P-65 and is within the University District Urban Village. The site is within walking distance to the 'Ave.' with its various restaurants and shopping, the future Link Lightrail station and the University of Washington Campus. Brooklyn Avenue NE is a designated green street.

Surrounding buildings include a variety of two story businesses, restaurants, and mid to high-rise multi-family apartments, with townhomes and single-family houses in the neighborhood to the north. The site has potential views of Mount Rainier and downtown Seattle to the south.

The site is a corner lot which currently has a gas station building. There is a two story Bank of America to the east and the Safeway parking lot to the north. The project site is relatively flat with a slight slope of about 4' from the northwest to the southeast side of the site and there are no environmentally critical areas or other natural features. Most of the surrounding developments are one to two-story commercial buildings which will likely be redeveloped in the near future.



AERIAL 9 BLOCK MAP



## URBAN CONTEXT

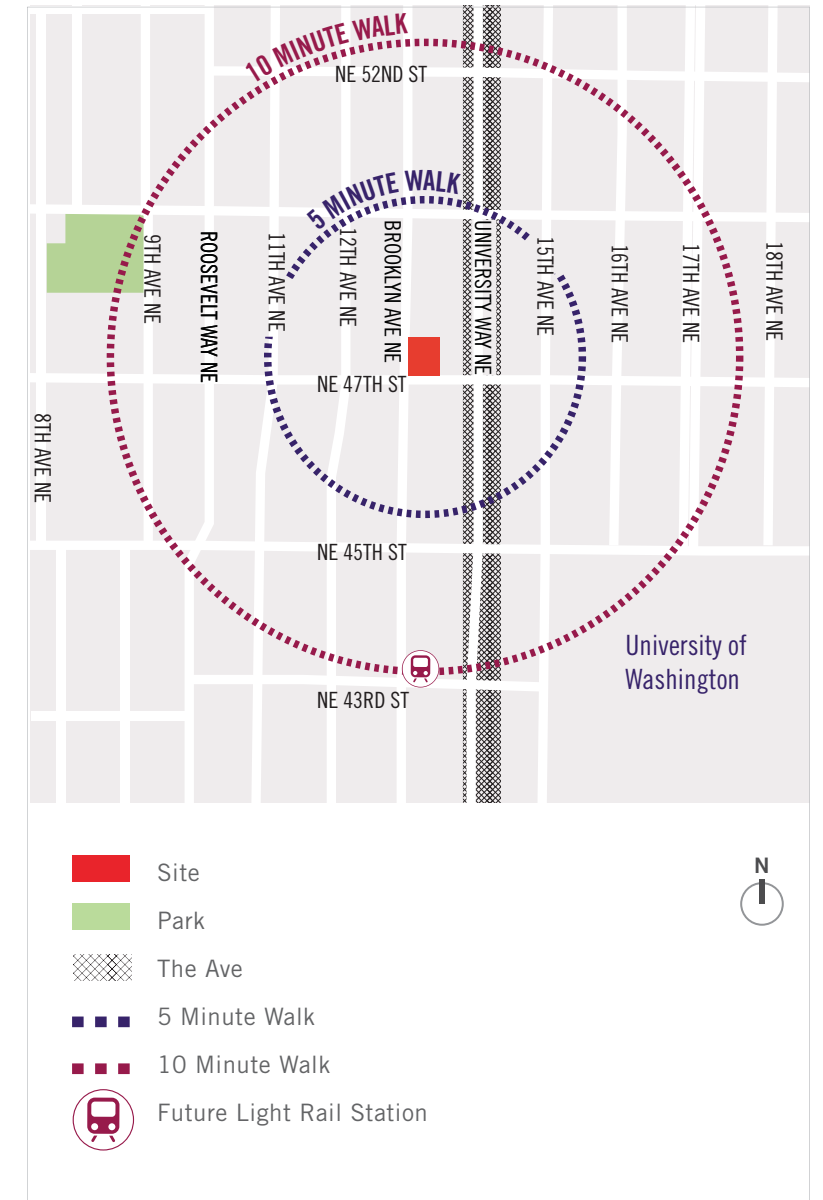
### TRANSPORTATION OPTIONS:

The proposed development is located in a Frequent Transit Overlay and Station Area Overlay for the future U District Link Lightrail station. The new light rail station will be within walking distance, located 1.5 blocks to the south of the project site. There are multiple bus routes accessible within 1-2 blocks of the site and bike lanes currently run north-south on Roosevelt Way NE and 12th Ave NE and east-west on N 45th Street.

### FUTURE LIGHT RAIL STATION PROXIMITY:

The U District Link Light Rail Station will be located on Brooklyn Ave NE between NE 45th and NE 43rd streets, with the proposed development is two blocks north of the station along Brooklyn Ave NE. The station will provide quick access and a convenience link to the southern portion of the University of Washington Campus as well as to Downtown Seattle and other metro neighborhoods, making this neighborhood not only appealing for students attending the local college but also to commuting city dwellers. The U District Link Light Rail Station is scheduled for completion in 2019, with service commencing in 2021.

### EXISTING SITE TRANSPORTATION ANALYSIS





## SURROUNDING CONTEXT

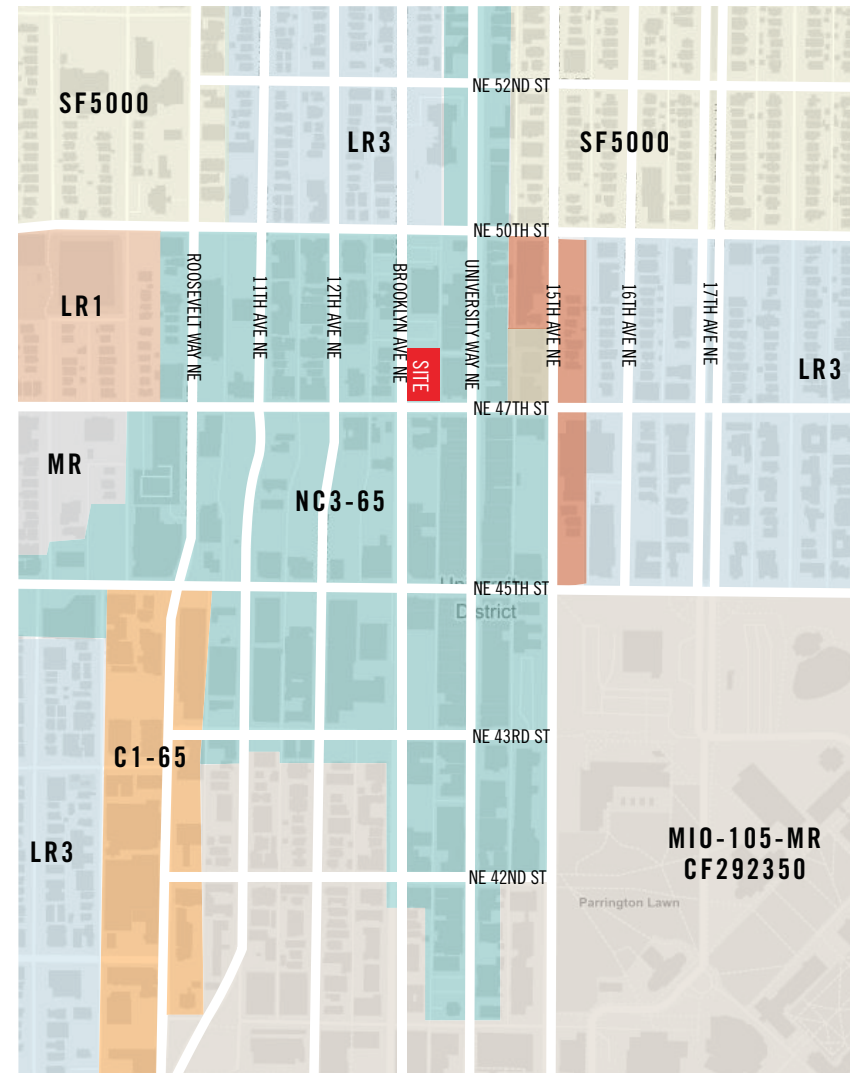
### ZONING & SURROUNDING USES

The project site, located at 4700 Brooklyn Ave NE, is one block west of University Way NE, which is a major thoroughfare lined with a number of businesses, restaurants, and apartment buildings.

There are a number of mixed use buildings surrounding the site which is only blocks from the north end of the University of Washington campus. Along with the future Link Lightrail station one block south, there will be plenty of frequent public transportation along both University Way NE and Roosevelt Way NE, making this site an ideal location for a new urban housing development.



AXONOMETRIC MAP



ZONING MAP



SURROUNDING USE/FIGURE GROUND ANALYSIS



- |  |  |
|--|--|
| <span style="color: red;">■</span> Site                        | <span style="background-color: grey;">■</span> Parking   |
| <span style="background-color: purple;">■</span> Mixed-use     | <span style="background-color: orange;">■</span> Hotel   |
| <span style="background-color: grey;">■</span> School          | <span style="background-color: yellow-green;">■</span> Single Family   |
| <span style="background-color: lightblue;">■</span> Retail     | <span style="background-color: darkorange;">■</span> Multifamily   |
| <span style="background-color: red;">■</span> Service Building | <span style="background-color: white; border: 1px dashed black;">■</span> Mixed-use Project Under Construction |
| <span style="background-color: green;">■</span> Parks          | <span style="background-color: white; border: 1px solid black;">■</span> Project in Land Use Review            |
| <span style="background-color: blue;">■</span> Office          |  |



COMMUNITY NODES & LANDMARKS



1

UNIVERSITY PUBLIC LIBRARY AT 5009 ROOSEVELT WAY NE



2

UNIVERSITY DISTRICT FARMERS MARKET, NORTH OF SITE



3

UNIVERSITY OF WASHINGTON



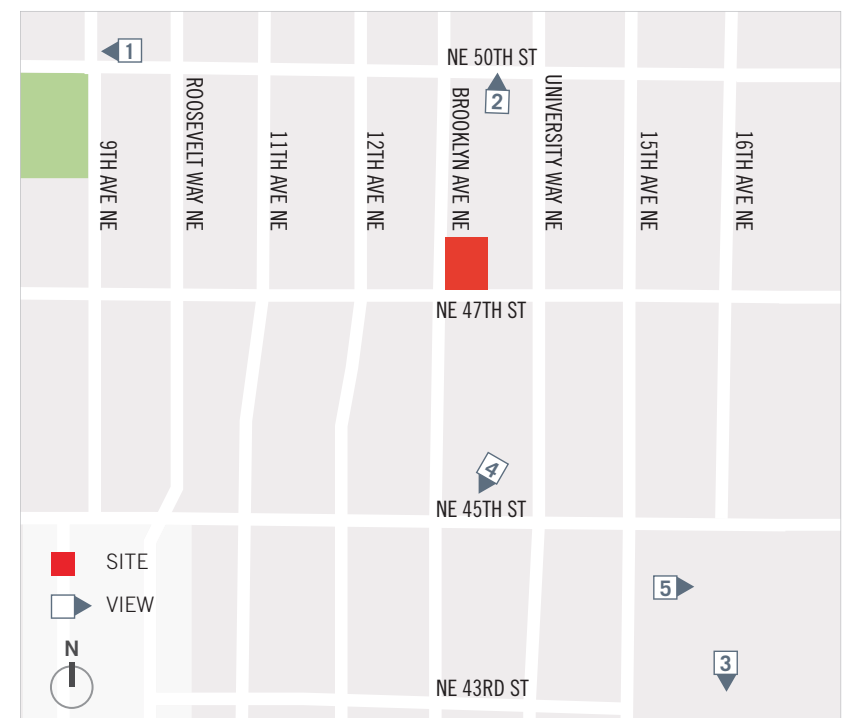
4

NEPTUNE THEATRE AT 1303 NE 45TH ST



5

THE BURKE MUSEUM OF NATURAL HISTORY AND CULTURE AT 17TH AVE NORTHEAST AND NORTHEAST 45TH ST





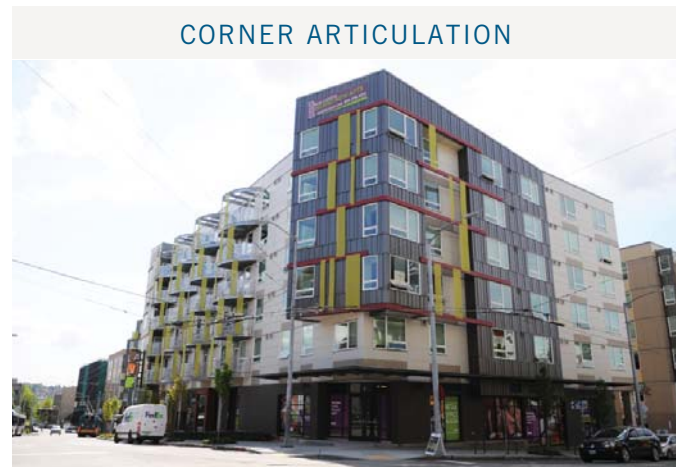
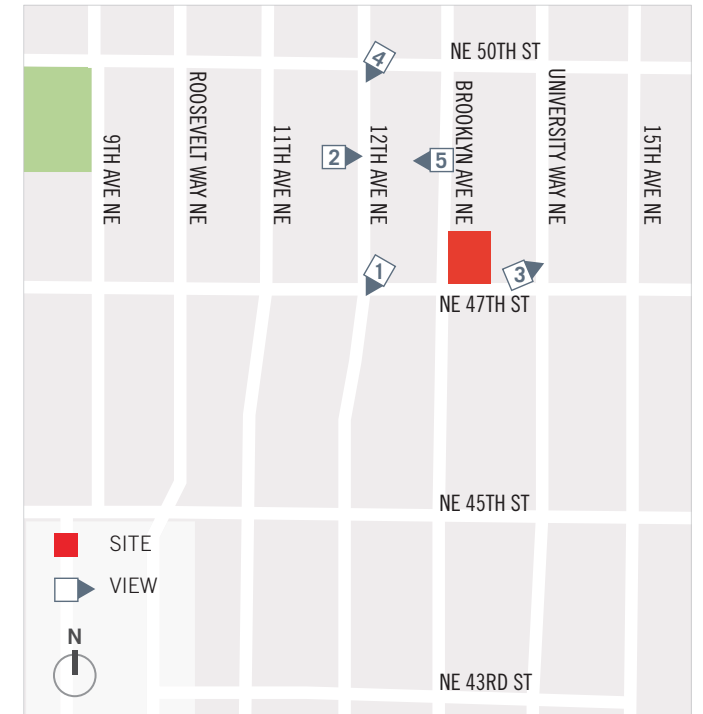
NEIGHBORHOOD DESIGN CUES

**PUBLIC STREETSCAPE**

5

**LIV SEATTLE APARTMENTS**  
4717 BROOKLYN AVE NE

A contemporary building continue the pattern of strong base with retail connection and residential amenity. The residential entrance provides a significant transition from base to upper floors corresponding to use, and creates a physical modulation on the long facade.



1  
**AVA APARTMENTS**  
4535 12TH AVE NE

It has a prominent corner feature with strong horizontal detail to delineate and accentuate floor planes.



2  
**ELLIPSE APARTMENTS**  
4751 12TH AVE NE

The design has a strong base with two-story live/work units at ground level. The architectural colonnade combines with facade modulation created a building visually taller than buildings with a similar building height limit.



3  
**WILSONIAN APARTMENTS**  
4710 UNIVERSITY WAY NE

It is a traditional brick building with strong horizontal delineation provided in architectural detailing.



4  
**ACACIA COURT APARTMENTS**  
4707 12TH AVE NE

It has a prominent corner feature that accentuates verticality and change in base material provides for strong street level presence.



NEIGHBORHOOD VICINITY PHOTOS



1

INTERSECTION OF UNIVERSITY WAY NE AND 47TH ST,  
EAST OF SITE



2

CHURCH AT THE CORNER OF NE 47TH STREET & 12TH AVE NE



3

LOCATED AT 4732 BROOKLYN AVE NE, NORTH OF SITE



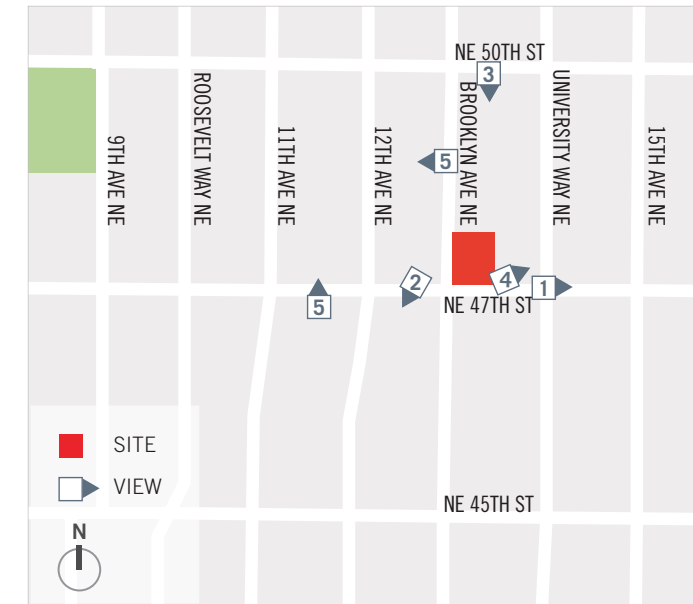
4

LOCATED AT 1379 NE 47TH ST, EAST OF SITE



5

PRONTO BIKE SHARE AT NE 47TH ST & 12TH AVE NE





NEIGHBORHOOD VICINITY PHOTOS

THE UNIVERSITY DISTRICT DESIGN CUES

An eclectic mix of building types, size and uses create materials with a very open design fabric.



6

UNIVERSITY HOUSE AT 4700 12TH AVE NE



7

INTERSECTION OF NE 47TH ST & UNIVERSITY WAY NE



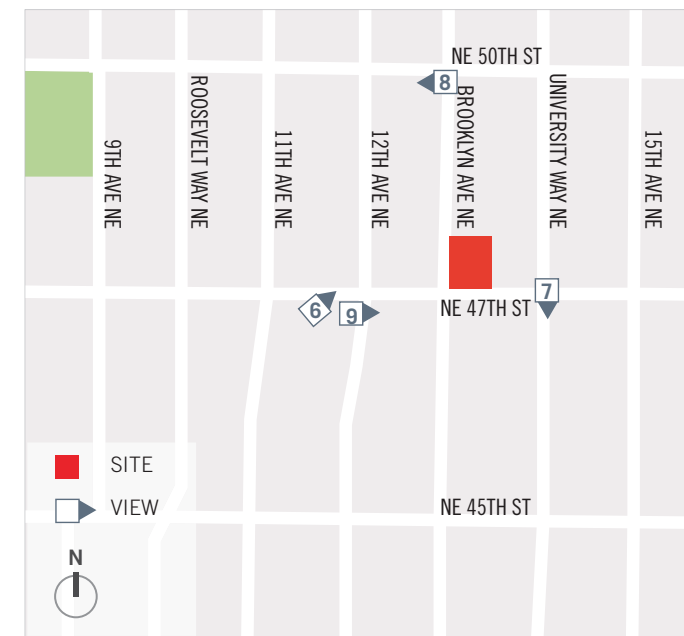
8

CEDARS RESTAURANT AT 4759 BROOKLYN AVE NE, NORTH OF SITE



9

CHRIST EPISCOPAL CHURCH AT THE CORNER OF BROOKLYN AVE NE & NE 47TH ST

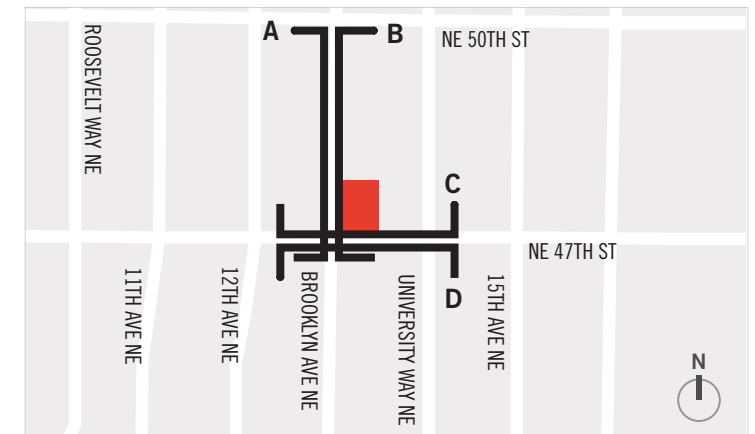




STREETSCAPE A: BROOKLYN AVE. NE, LOOKING WEST



STREETSCAPE B: BROOKLYN AVE, LOOKING EAST

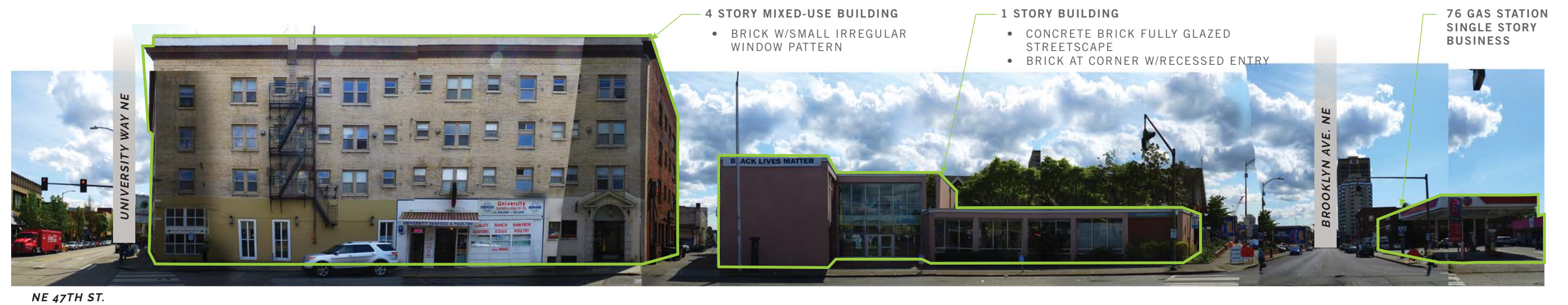




STREETSCAPE C: NE 47TH ST., LOOKING NORTH

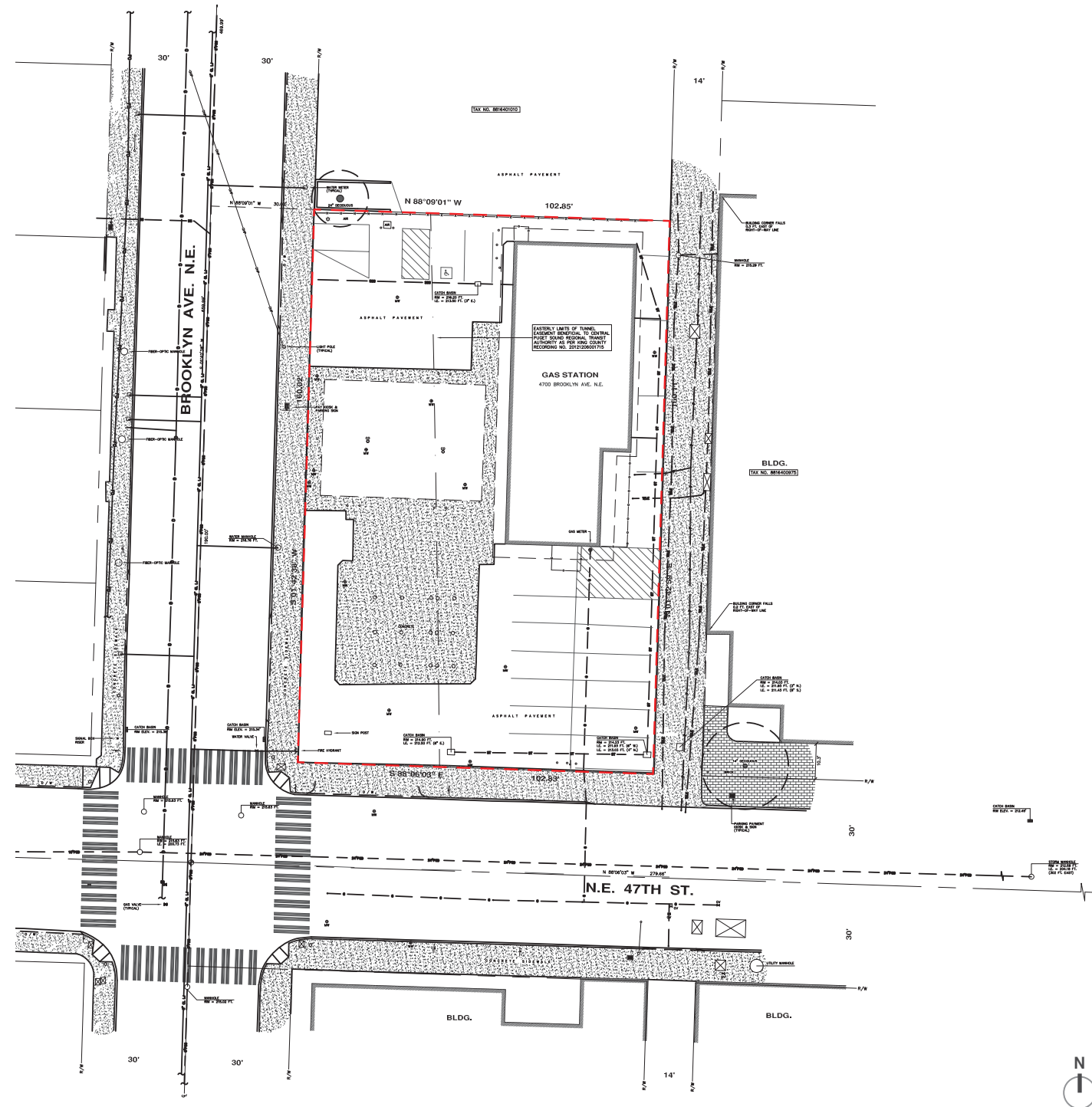


STREETSCAPE D: NE 47TH ST., LOOKING SOUTH





SURVEY



PROJECT SITE LOOKING NORTH



PROJECT SITE LOOKING SOUTH

PROPERTY DESCRIPTION

LOTS 16, 17, 18 AND 19, BLOCK 7, UNIVERSITY HEIGHTS ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 41, RECORDS OF KING COUNTY, WA.

NOTES

1. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 10 SECOND "TOTAL STATION" THEODOLITE SUPPLEMENTED WITH A 100 FT. STEEL TAPE. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC CHAPTER 332-130-090.
2. CONTOUR INTERVAL = 1 FT.
3. ELEVATION DATUM = NAVD'88, AS PER DIRECT OBSERVATIONS USING GPS EQUIPMENT ON APRIL 28, 2015.
4. PARCEL AREA = 16,462 SQ. FT.
5. THIS SURVEY IS RELIANT UPON THE INFORMATION CONTAINED WITHIN OLD REPUBLIC TITLE INSURANCE COMPANY TITLE ORDER NO. 5207125409-5.
6. UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS APPROXIMATE ONLY AND IS BASED UPON CITY OF SEATTLE SEWER CARD NO. 3563, PER TIES TO ABOVE GROUND STRUCTURES AND TO PAINT MARKS BY APPLIED PROFESSIONAL SERVICES.
7. TAX PARCEL NO. 8816400985
8. AN EASEMENT FOR MONITORING WELLS, HYDROCARBON CONTAMINATION RECOVERY SYSTEM, CLEANUP OPERATIONS, RETAIL AUTOMATION SYSTEM AND STORAGE TANKS, AS PER KING COUNTY RECORDING NO. 20031030002396, EXISTS OVER THE ENTIRE PARCEL AS DESCRIBED HEREON.



## SITE ANALYSIS

### EXISTING CONDITIONS:

The site is a corner lot located at 4700 Brooklyn Avenue NE directly east of Roosevelt Way NE and south of NE 50th, both of which are major arterials with heavy traffic at rush hour and on weekends. There is also a significant amount of pedestrian traffic in the entire surrounding area due to the multiple transit options and close proximity to the University of Washington campus.

There is currently a one story Chevron gas station on the site as well as a few parking stalls. The site is relatively flat, sloping slightly southeast from Brooklyn Ave NE to the alley, with opportunities for views to the south (Mt. Rainier) and west (Downtown Seattle). The lot to the north is a large Safeway, with the project site abutting its southern parking lot. Across the street, all three adjacent street corners have older single story buildings (one vacant building, a gas station, and a church) providing no specific design aesthetic.



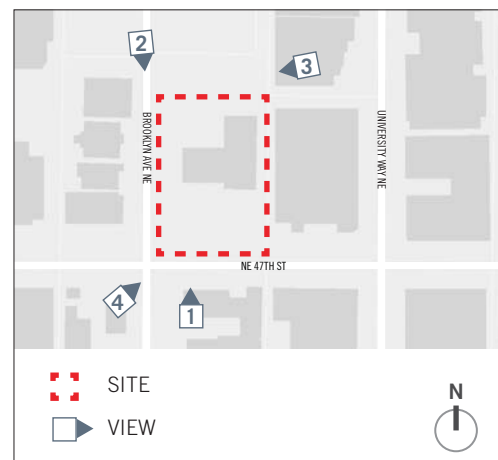
1

NE 47TH ST, LOOKING NORTH, LOOKING AT SITE



2

BROOKLYN AVE NE, LOOKING SOUTH LOOKING AT SITE



4

INTERSECTION OF NE 47TH ST AND BROOKLYN AVE, LOOKING AT SITE



3

EAST PROPERTY LINE, LOOKING NORTH



PROPOSED





CODE COMPLIANCE

APPLICABLE ZONING		SUB-SECTION	REQUIREMENT	PROVIDED
Permitted and Prohibited Uses	23.47A.004	Table A	Residential and commercial uses permitted per Table A	Compliant
Street Level Uses	23.47.005	Table B	In all neighborhood commercial and C1 zones, residential uses may occupy, in the aggregate, no more than 20% of the street-level street-facing facade in the following circumstances or locations: A. In a pedestrian-designated zone, facing a designated principal pedestrian street.	Departure required
Street Level Development Standards	23.47A.008 23.47A.008.B.3 23.47A.008.B.3.b		Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width. The total of all blank facade segments may not exceed 40% of the width of the facade of the structure along the street. 60% of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent. Non-residential uses shall extend an average depth of at least 30 feet and a min. depth of 15 feet from the street-level street-facing facade. Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet.	Compliant
Structure Height	23.47A.012.A 23.47A.012.C.2 23.47A.012.C.4.f		Height limit is 65 feet (NC3-65) Open railings, planters, skylights, clerestories, greenhouses, solariums, parapets and firewalls may extend as high as the highest ridge of a pitched roof permitted by subsection 23.47A.012.B or up to 4 feet above the otherwise applicable height limit, whichever is higher. Stair and elevator penthouses may extend above the applicable height limit up to 16 feet.	Compliant
Floor Area Ratio (FAR)	23.47A.013.C 23.47A.013.D.1	Table B	Maximum FAR allowed in NC zones or C zones within the Station Area Overlay District: Maximum FAR for 65' height limit = 5.75 The following gross floor area is not counted toward maximum FAR: All gross floor area underground.	Compliant
Setback Requirements	23.47A.014		No front, side, or rear setbacks required. 3'-0" alley dedication required	Compliant
Landscaping & Screening Standards	23.47A.016		Green factor 0.30 required for any development containing more than four new dwelling units. Street trees required on both Brooklyn Ave NE and NE 47th Street.	Compliant
Light and Glare Standards	23.47A.022		A. Exterior lighting must be shielded and directed away from adjacent uses. B. Interior lighting in parking garages must be shielded to minimize nighttime glare affecting nearby uses.	Compliant
Amenity Area	23.47A.024.A 23.47A.024.B		Amenity areas are required in an amount equal to 5 percent of the total gross floor area in residential use, except as otherwise specifically provided in this Chapter 23.47A. Required amenity areas shall meet the following standards, as applicable: 2. Amenity areas shall not be enclosed; 4. Common amenity areas shall have a minimum horizontal dimension of 10 feet, and no common amenity area shall be less than 250 square feet in size; 5. Private balconies and decks shall have a minimum area of 60 square feet, and no horizontal dimension shall be less than 6 feet.	Compliant
Required Parking and Loading	23.47A.030		A. Off-street parking spaces may be required as provided in Section 23.54.015, Required parking.	No Parking Required
Bicycle Parking	23.54.015.K	Table E	For Multifamily Structures, long term bike parking requirement is 1 per 4 dwelling units or 0.75 per small efficiency dwelling unit. No short-term required. For Commercial Uses- 1 per 12,000 SF long-term, 1 per 4,000 SF short term bike parking required.	Compliant
Parking location and access	23.47A.032.A		Access to parking shall be from the alley if the lot abuts an alley	Compliant
Parking space requirements	23.54.030.B.1.b		When more than five parking spaces are provided, a minimum of 60% of the parking spaces shall be striped for medium vehicles. 40% of the parking spaces may be striped for any size, provided that when parking spaces are striped for large vehicles, the minimum required aisle width shall be as shown for medium vehicles.	Compliant
Solid waste & recyclable materials storage and access	23.54.040 23.54.040.B	Table A	Residential developments with 51-100 dwelling units = 375 SF plus 4 SF for each additional unit above 50 Non-residential development with 5,001-15,000 square feet = 125 SF minimum shared storage space Mixed use development that contains both residential and non-residential uses shall meet the storage space requirements shown in Table A for 23.54.040 for residential development, plus 50 percent of the requirement for non-residential development. In mixed use developments, storage space for garbage may be shared between residential and non-residential uses, but separate spaces for recycling shall be provided.	Compliant



## CONTEXT & SITE

### CS1 NATURAL SYSTEMS & SITE FEATURES

*Citywide Guideline: Use natural systems and features of the site and its surroundings as a starting point for project design.*

#### SEATTLE DESIGN GUIDELINES:

- A Energy Use - Energy Choices - examine how energy choices may influence building form, siting and orientation when making siting and design decisions.
- B Sunlight & Natural Ventilation - consideration taken for sun, wind, daylighting and shading to help manage solar gains.

#### RESPONSE TO A & B:

The preferred design includes a focus on maximizing natural daylight to private and common areas. Solar gain and prevailing winds will be factored into the architectural design features at exterior walls and outdoor spaces. Green roof trays and potential utilization of a storm-water collection system are design features of the roof deck amenity area. Minimizing energy use is also a key design factor; we will be proposing to utilize LED lights and efficient appliances.

#### UNIVERSITY SUPPLEMENTAL GUIDELINES:

- I Streetscape Compatibility - Minimizing shadow impacts.

#### RESPONSE TO I:

The preferred design not only helps to complete the urban grid by creating a consistent street frontage at the corner of Brooklyn Ave NE and 47th Ave but the design is also conducive to providing the most appropriate location for the roof deck amenity areas along the street frontages.

### CS2 URBAN PATTERN & FORM

*Citywide Guideline: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.*

#### SEATTLE DESIGN GUIDELINES:

- A Location in the City & Neighborhood - Sense of place
- B Adjacent site, streets & Open spaces - Connection to the street.
- C Relationship to the block - Corner Sites
- D Height, Bulk & Scale - respect for adjacent sites.

#### RESPONSE TO A & B:

The preferred design takes into account the sites location on the corner of two pedestrian-oriented streets and is capitalizing on a commercial presence by pulling the residential entry back towards the north end of the site. There will also be street trees with planting strips planted along both streets as well as overhead weather protection to help encourage interaction at the ground level commercial spaces.

#### RESPONSE TO C & D:

The preferred design strives to provide a strong urban edge to the block by building out the commercial space to the corner of Brooklyn Ave NE and 47th Ave. This also helps to compliment and reinforce the direction of the newer built developments in the area by building a project at a similar scale to the neighborhood.

### CS3 ARCHITECTURAL CONTEXT & CHARACTER

*Citywide Guideline: Contribute to the architectural character of the neighborhood.*

#### SEATTLE DESIGN GUIDELINES:

- A Contemporary design and evolving neighborhoods - Attractive new forms and architectural styles in neighborhoods that are evolving and can be used as a desirable contact for others to build upon in the future.

#### RESPONSE TO A:

The University District is an evolving neighborhood with a diverse built environment and the preferred design strives to enhance the surrounding area with quality materials such as brick and wood, and modern design elements, while creating a project that is elegant and timeless within the context of the neighborhood. The glazed commercial space are the ground level will provide a blank canvas for new retail tenants to leave their mark.

## PUBLIC LIFE

### PL1 CONNECTIVITY

*Citywide Guideline: Complement and contribute to the network of open spaces around the site and the connections among them.*

#### SEATTLE DESIGN GUIDELINES:

- A Network of open spaces - Enhancing open spaces
- B Walkways and Connections - Pedestrian Amenities

#### RESPONSE TO A & B:

The preferred design will utilize street trees in planting strips, overhead weather protection and canopy lighting to make the pedestrian experience along the street level of both Brooklyn Ave NE and 47th Ave. more welcoming and enjoyable. Also, the residential entry is pulled back from the main street corner to allow for better flow between the different retail tenants.

### PL2 WALKABILITY

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

#### SEATTLE DESIGN GUIDELINES:

- A Accessibility - Design entries and other access points that area accessible for all.
- B Safety and Security - pedestrian, entry and security lighting.
- C Weather Protection - design integration

#### RESPONSE A & B:

The preferred design will provide fully accessible ground level spaces at both the residential entry and all commercial spaces. In an attempt to keep pedestrians feeling safe and secure, there will be canopy lighting as well as all the 'back of house' functions will be kept to the alley so no vehicular traffic will impede the pedestrian experience along either of the major streets.

#### RESPONSE C:

All retail spaces will have overhead weather protection provided and will be well integrated into the overall design of the project. The residential entry will also have overhead weather protection and be recessed to allow for better pedestrian movement in and out of the development.

#### UNIVERSITY SUPPLEMENTAL GUIDELINES:

- I Pedestrian Open Spaces & Entrances - Mixed use street frontage use. Guideline: On Mixed Use Corridors, entries to upper floor residential uses should be accessed from, but not dominate, the street frontage. On corner locations, the main residential entry should be on the side street with a small courtyard that provides a transition between the entry and the street.

#### RESPONSE I:

In the preferred design, the residential entry has been pulled north of the main corner, closer to the Safeway parking lot, to maintain a strong retail presence at the corner of Brooklyn Ave NE and 47th Ave. and allow tenants to come and go without having to interact with commercial patrons.



PUBLIC LIFE (CONTINUED)

PL3 STREET-LEVEL INTERACTION

*Citywide Guideline: Encourage human activity and interaction at street level.*

UNIVERSITY SUPPLEMENTAL GUIDELINES:

- I Entrances Visible from the Street - Storefront entries
- II Human Activity - Recessed entries

**RESPONSE I & II:**

Street trees and overhead canopies will be utilized to help pedestrians feel more comfortable along the retail frontage of the project. The residential entry will be recessed to allow for better movement upon exit and entering the project.

SEATTLE DESIGN GUIDELINES:

- C Retail Edges - Visibility

**RESPONSE TO C:**

The preferred scheme proposes the use of glazed storefront as the primary material at the ground level to help with the transparency and accessibility of the retail spaces to the pedestrians walking by.

PL4 ACTIVE TRANSPORTATION

*Citywide Guideline: Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.*

SEATTLE DESIGN GUIDELINES:

- A Entry Locations and Relationships - Serving & connecting all modes of travel.
- C Planning ahead for Transit - Influences on project design.

**RESPONSE TO A & C:**

The preferred design will have a recessed residential entry with a canopy to provide a distinct entrance along the glazed retail street frontage along Brooklyn Ave NE with a direct view down the street to the upcoming Link Lightrail station. All vehicular traffic, including parking, trash and maintenance, will be kept to the alley access in an attempt to keep pedestrians from having to interact with traffic.

DESIGN CONCEPT

DC1 PROJECT USES & ACTIVITIES

*Citywide Guideline: Optimize the arrangement of uses and activities on site.*

SEATTLE DESIGN GUIDELINES:

- B Vehicular Access & Circulation - Alley access.

**RESPONSE TO DC1 B:**

All maintenance, trash and vehicular traffic will be accessed from the alley on the east side of the site.

DC2 ARCHITECTURAL CONCEPT

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

SEATTLE DESIGN GUIDELINES:

- B Architectural & Facade Composition - Architectural expression.
- C Secondary architectural features - Dual purpose elements.

**RESPONSE TO DC2 B & C:**

The design will incorporate and include all building elevations into the design to help minimize inconsistencies in design from one façade to the next. The material change and detailing will be coordinated as the design develops.

UNIVERSITY SUPPLEMENTAL GUIDELINES:

- I Architectural Elements and Materials - Study potential for modulation.

**RESPONSE TO I:**

The preferred design incorporates a step in the long elevation to add emphasis and interest at the residential entry and as the project progresses, the design team will consider modulation in conjunction with the prominent corner element at the intersection of Brooklyn Ave NE and 47th Ave as two primary design elements.

DC3 OPEN SPACE CONCEPT

*Citywide Guideline: Integrate open space design with the design of the building so that each complements the other.*

SEATTLE DESIGN GUIDELINES:

- B Open space uses & activities - Open space

**RESPONSE TO DC3 B:**

The preferred design takes into account the location of the large roof deck area, used for residential amenity area with chairs, planters and BBQ area for large group gatherings, as a primary feature for the residents and pushes the space towards the southwest corner so it will also be visible from both major streets.

DC4 EXTERIOR ELEMENTS & FINISHES

*Citywide Guideline: Use appropriate and high quality elements and finishes for the building and its open spaces.*

UNIVERSITY SUPPLEMENTAL GUIDELINES:

- I Exterior Finish Materials - Emphasis on durable and well-detailed finish materials. i.e. brick, architectural concrete, stone, and wood.
- II Exterior Signs - Building & canopy mounted signs are encouraged.

**RESPONSE TO I & II:**

The preferred design includes a large glazed street frontage along both major streets, with plenty of opportunities for small retail business to become established. As the design progresses, the design team will take into account the durability and attractiveness of the finish materials and will work with the board to provide a material palette that is pleasing to all.

SEATTLE DESIGN GUIDELINES:

- D Trees, Landscape & Hardscape - Plant materials.

**RESPONSE TO DC4 D:**

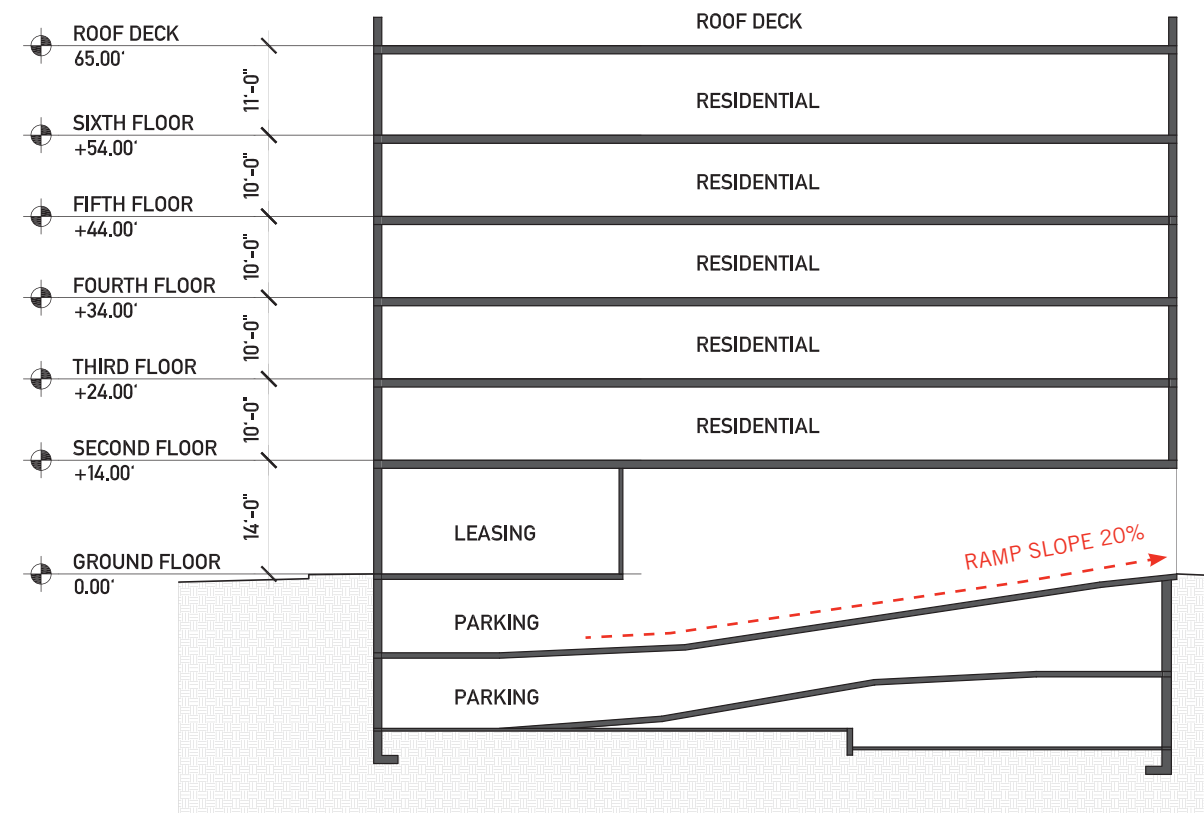
At the ground level, street trees and planting strip materials will be chosen with the consideration of the interaction with the pedestrian and residential tenants alike. At the courtyard and roof deck areas, plants, trees and walking surfaces will be thoughtfully designed and integrated into the overall project concept.



DEPARTURE REQUESTED #1

DRIVEWAY SLOPE FOR ALL USES  
23.54.030.D.3

No portion of the driveway shall exceed a slope of 15%, except as provided in subsection 23.54.030.D.3.



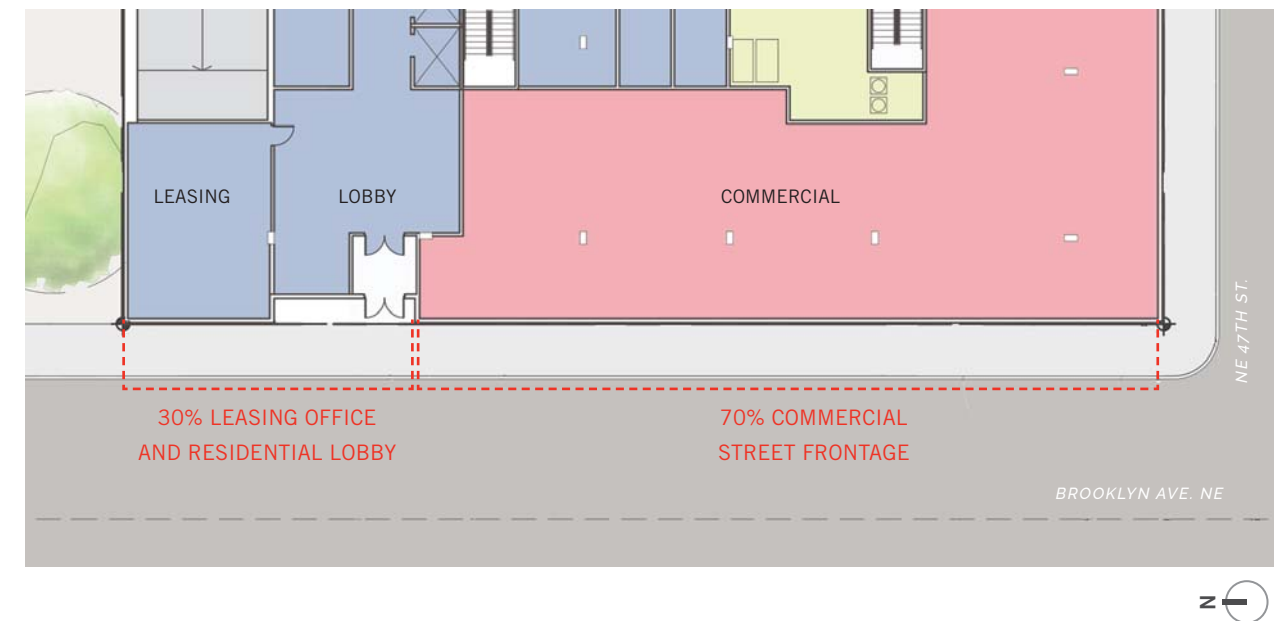
**DEPARTURE REQUESTED:**

Allow a 20% maximum driveway slope with 10% crest and sag. The steeper ramp allows for the ground floor leasing space to be a minimum of 30' deep for a more functional use of space and allows for another row of parking at the west side of the drive aisle.

DEPARTURE REQUESTED #2

STREET-LEVEL USES  
SMC 23.47A.005

Residential uses may occupy no more than 20% of the street-level street-facing facade.

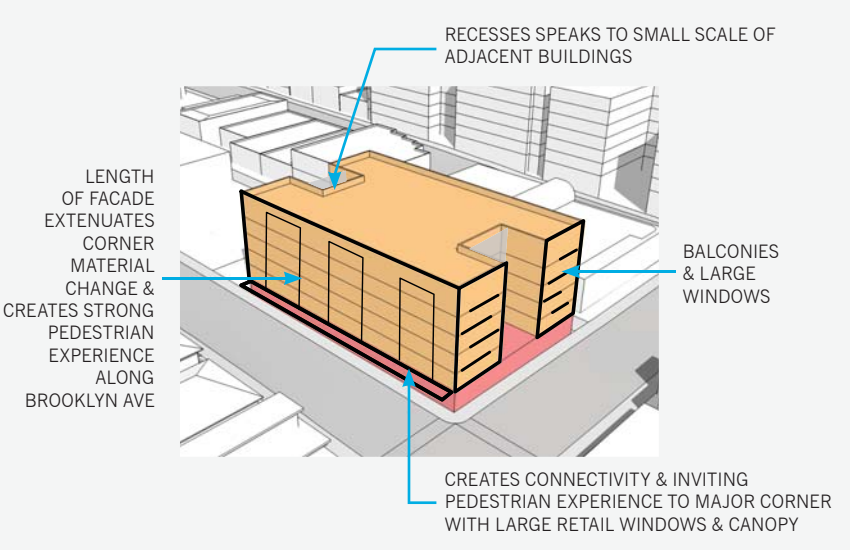
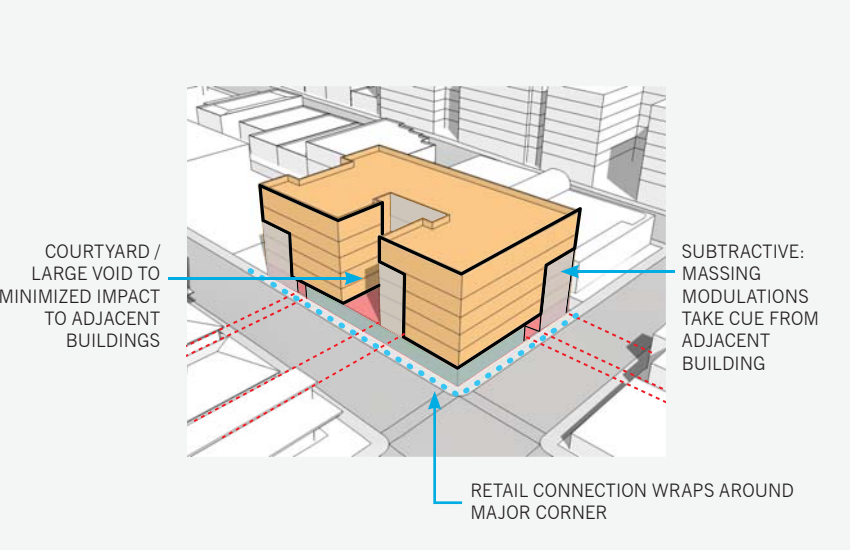
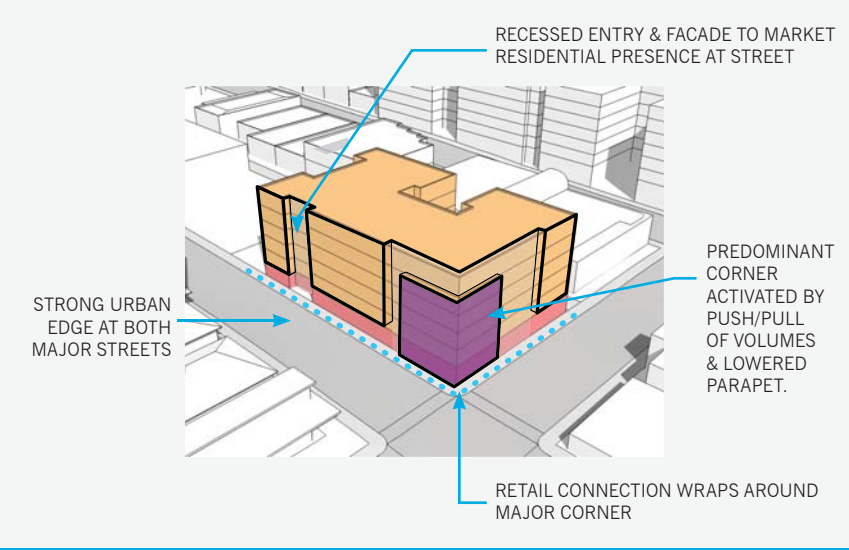


**DEPARTURE REQUESTED:**

Allow for 70% of the Brooklyn Avenue NE facade to be utilized for commercial use. It is proposed to use approximately 30% of the street facing facade as a fully-staffed leasing office and the residential lobby area will have a full-time entry attendant. This would make the entirety of the street facing facade function as active space and meets the intent of the requirement.



OPTION COMPARISON

	OPTION 1	OPTION 2	OPTION 3
# Units:	90	90	89
Residential Amenity SF:	3,950 SF	3,900 SF	3,900 SF
Commercial Retail SF:	7,500 SF	6,320 SF	6,100 SF
Parking Stalls:	75	88	88
Bike Stalls:	25	25	25
FAR SF:	86,400 SF	84,500 SF	85,950 SF
Opportunities:	Strong corner with continuous street edge at Brooklyn Ave. NE Southern exposure to small courtyard Publicly visible landscape of second floor courtyard	Courtyard at Brooklyn Ave NE provides for more units to be facing the street Residential entry pulled off main corner for better commercial presence Publicly visible landscaping of second floor courtyards	Strong corner with continuous street edge at both major arterials Residential entry pulled off main corner for better commercial presence Residential entry recessed at street level to encourage pedestrian use and movement Shape provides relief at alley with less units facing the alley Greater area provided at alley courtyard
Constraints:	Smaller indoor residential amenity at ground level Residential entry location cuts off flow of commercial spaces at ground level Reduced courtyard space	Corner weakened by deep courtyard recess along main elevation Roof deck amenity area broken up by Level 2 courtyard Small northern courtyard	Small northern courtyard Requires departure due to larger residential entry and lobby area at northwest corner of the project
Code Compliant:	Yes	Yes	<b>NOT COMPLIANT - DEPARTURE REQUESTED</b>
Massing:	 <p>RECESSES SPEAKS TO SMALL SCALE OF ADJACENT BUILDINGS</p> <p>LENGTH OF FACADE EXTENUATES CORNER MATERIAL CHANGE &amp; CREATES STRONG PEDESTRIAN EXPERIENCE ALONG BROOKLYN AVE</p> <p>BALCONIES &amp; LARGE WINDOWS</p> <p>CREATES CONNECTIVITY &amp; INVITING PEDESTRIAN EXPERIENCE TO MAJOR CORNER WITH LARGE RETAIL WINDOWS &amp; CANOPY</p>	 <p>COURTYARD / LARGE VOID TO MINIMIZED IMPACT TO ADJACENT BUILDINGS</p> <p>SUBTRACTIVE: MASSING MODULATIONS TAKE CUE FROM ADJACENT BUILDING</p> <p>RETAIL CONNECTION WRAPS AROUND MAJOR CORNER</p>	 <p>RECESSED ENTRY &amp; FACADE TO MARKET RESIDENTIAL PRESENCE AT STREET</p> <p>STRONG URBAN EDGE AT BOTH MAJOR STREETS</p> <p>PREDOMINANT CORNER ACTIVATED BY PUSH/PULL OF VOLUMES &amp; LOWERED PARAPET.</p> <p>RETAIL CONNECTION WRAPS AROUND MAJOR CORNER</p>



## OPTION 1 DESIGN OPTION ANALYSIS

### STATISTIC SUMMARY:

- Number of units: 90
- Commercial SF: 7,500
- Parking stalls: 75
- Bike stalls: 25
- FAR SF: 86,400
- Amenity area SF: 3,950

### OPPORTUNITIES:

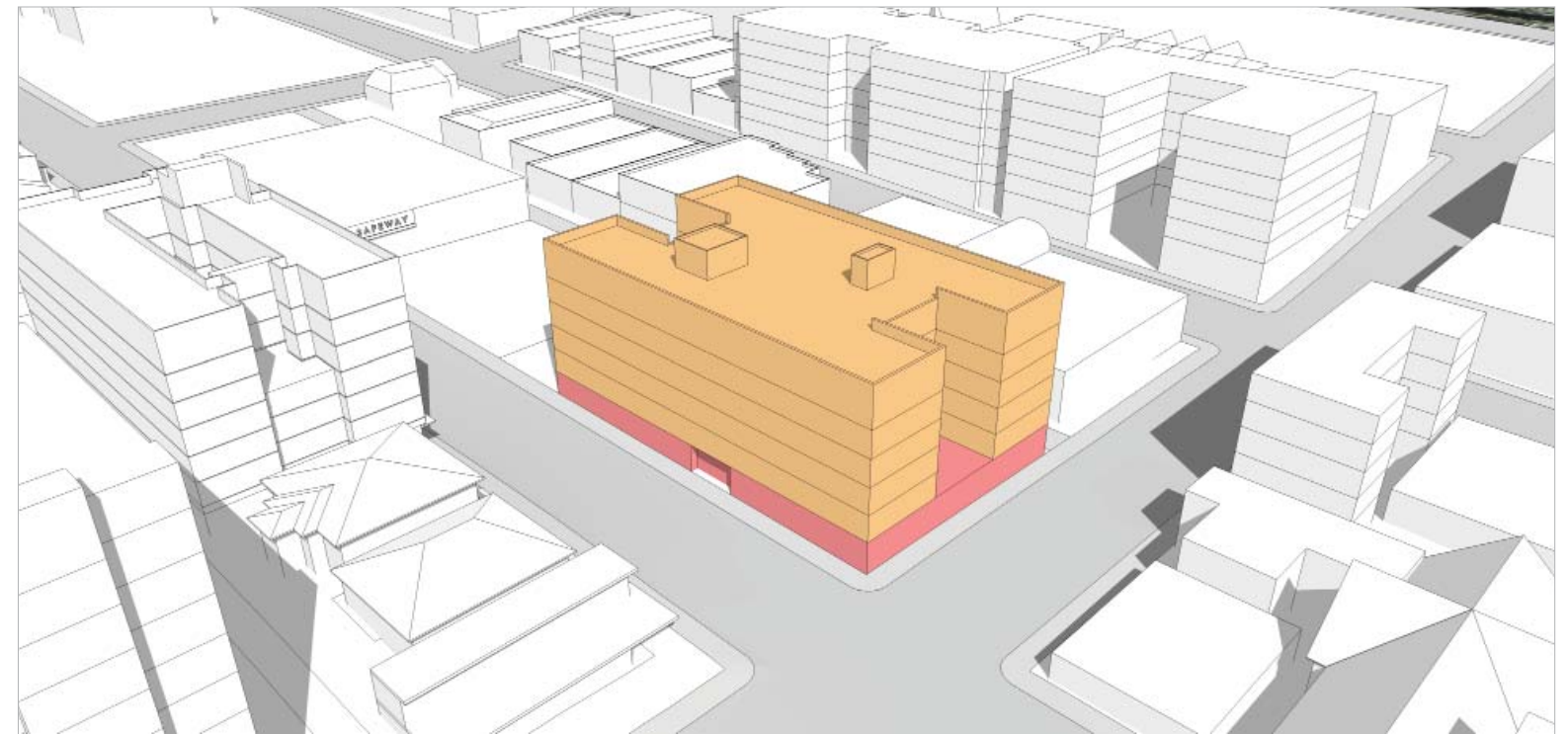
- Strong corner with continuous street edge at Brooklyn Ave.
- Southern exposure to small courtyard
- Publicly visible landscape of second floor courtyard

### CONSTRAINTS:

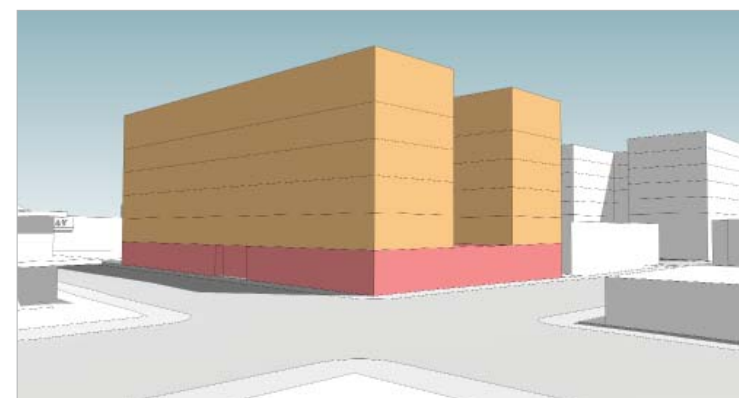
- Smaller indoor residential amenity at ground level
- Residential entry location cut off flow of commercial spaces at ground level
- Reduced courtyard space

### AMENITIES:

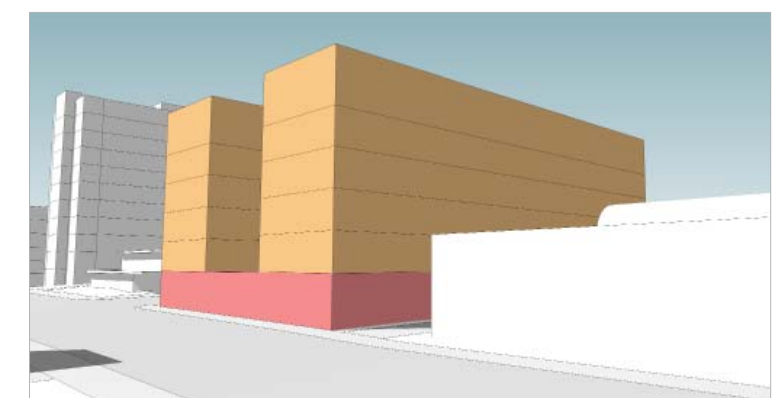
- Large roof deck for residential use with green roof trays, planters and trees
- Recreation room, fitness center and indoor pool and spa
- Ample bicycle parking that is secure and convenient
- Recessed residential entry lobby at the street level



AERIAL VIEW LOOKING NORTH EAST



STREET VIEW LOOKING NORTH



STREET VIEW LOOKING SOUTH

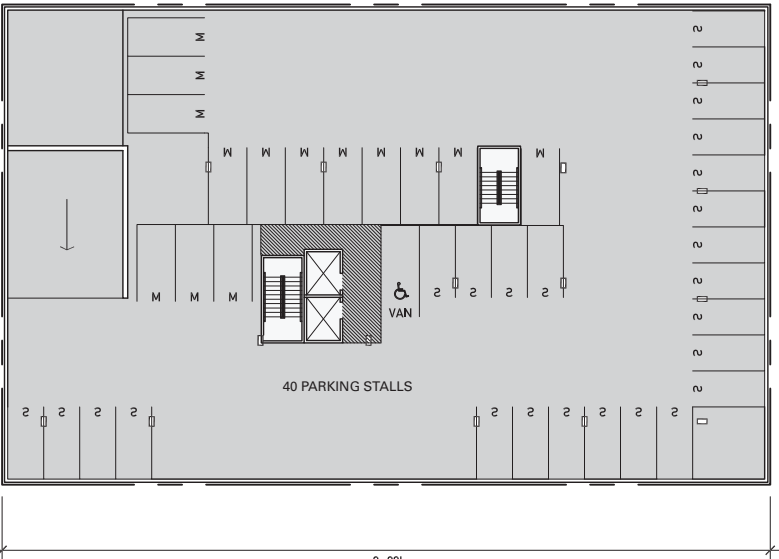
- KEY
- COMMERCIAL
  - RESIDENTIAL UNITS



OPTION 1 FLOOR PLANS



TYPICAL FLOOR

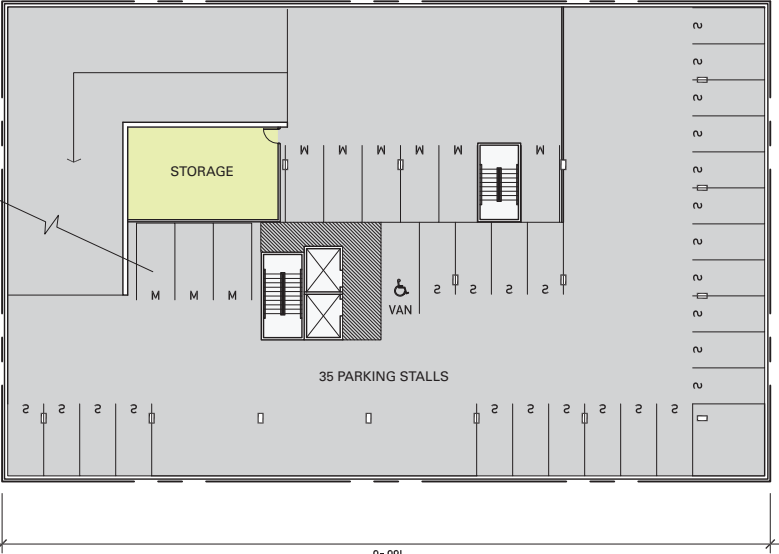


PARKING LEVEL 2

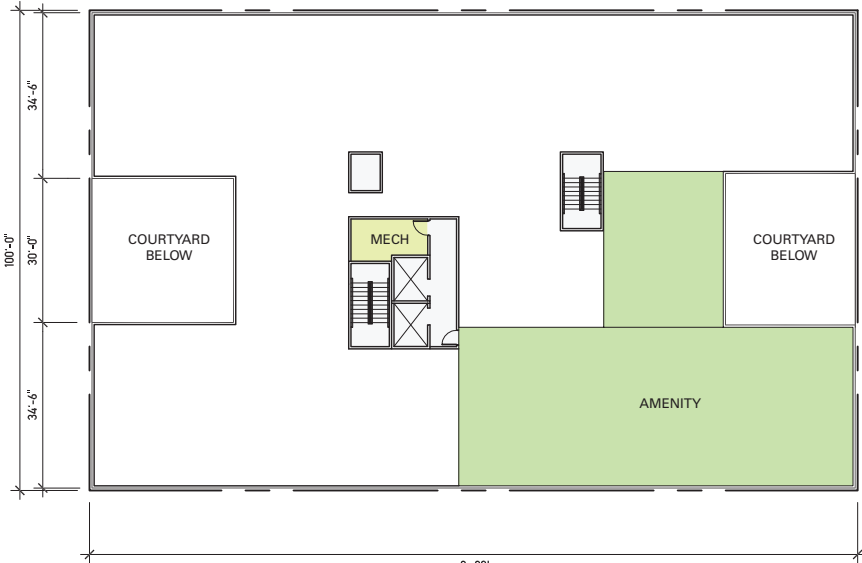
- Units
- Commercial
- Circulation
- Roof
- Residential Amenity
- Parking
- BOH/Utility
- Residential Entry
- Commercial Entry
- Vehicular Entry



STREET LEVEL



PARKING LEVEL 1



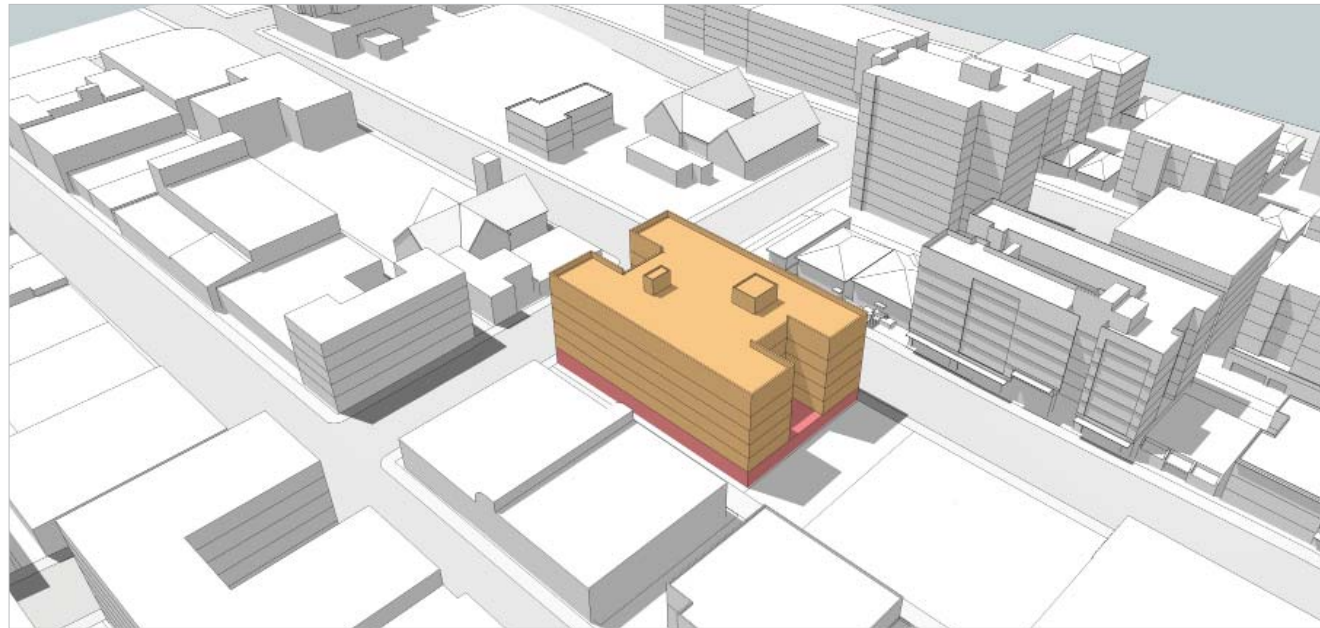
ROOF LEVEL



OPTION 1 MASSING

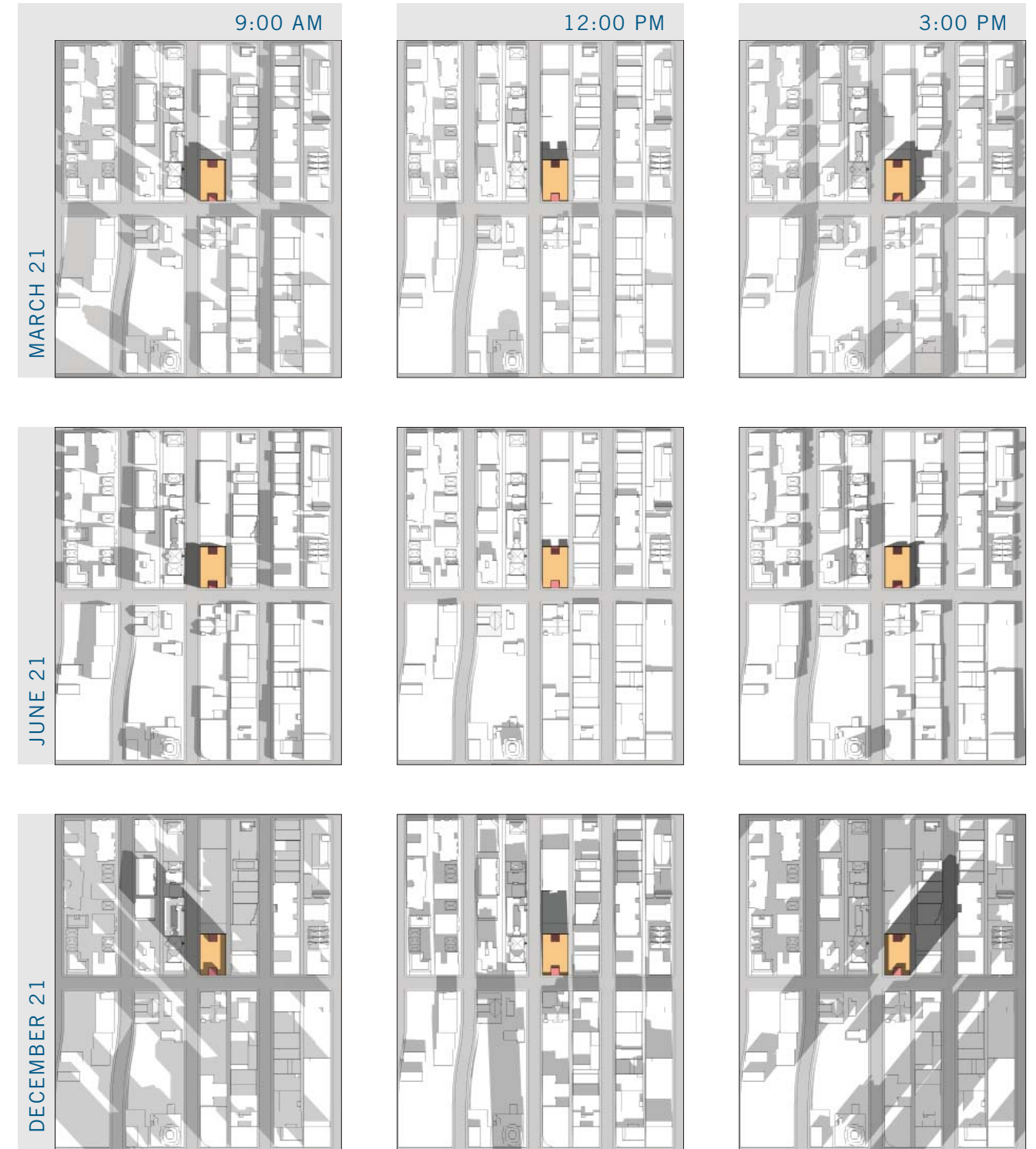


AERIAL VIEW LOOKING NORTHWEST



AERIAL VIEW LOOKING SOUTHWEST

OPTION 1 SHADOW STUDY



## OPTION 2 DESIGN OPTION ANALYSIS

### STATISTIC SUMMARY:

- Number of units: 90
- Commercial SF: 6,320
- Parking stalls: 88
- Bike stalls: 25
- FAR SF: 84,500
- Amenity area SF: 3,900

### OPPORTUNITIES:

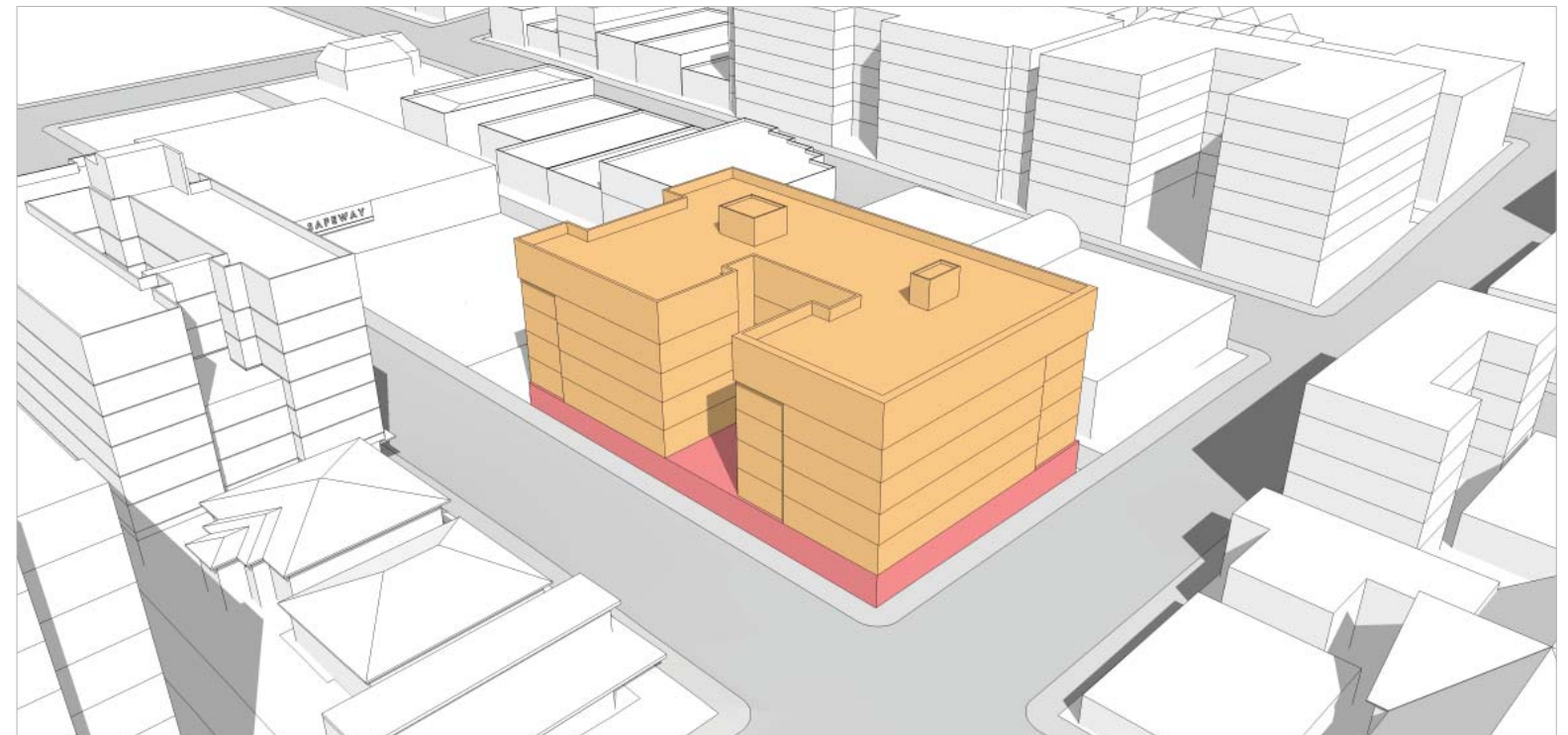
- Courtyard at Brooklyn provide for more units to be facing the street
- Residential Entry pulled off main corner for better commercial presence
- Publicly visible landscaping of second floor courtyards

### CONSTRAINTS:

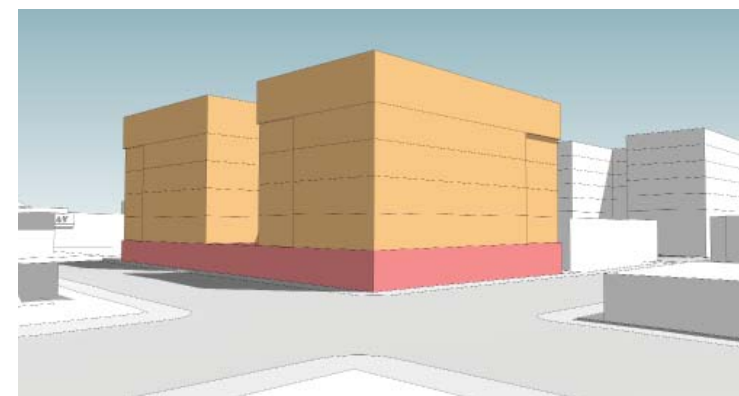
- Corner weakened by deep courtyard recess along main elevation
- Roof deck amenity area broken up by L2 courtyard
- Small northern courtyard

### AMENITIES:

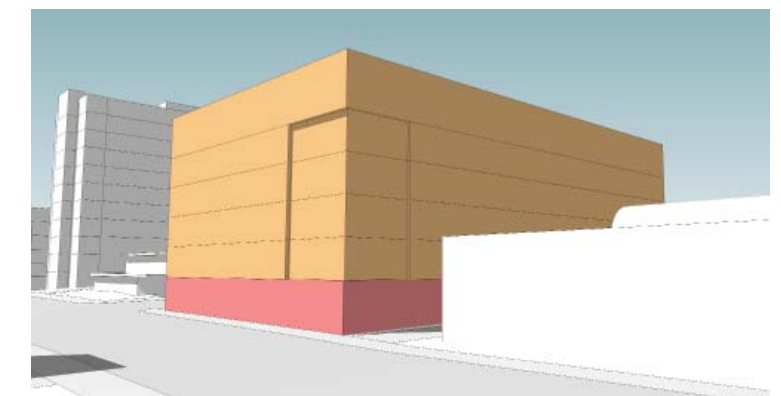
- Large roof deck for residential use with green roof trays, planters and trees
- Recreation room, fitness center and indoor pool and spa
- Ample bicycle parking that is secure and convenient
- Recessed residential entry lobby pulled back from busy corner



AERIAL VIEW LOOKING NORTH EAST



STREET VIEW LOOKING NORTH



STREET VIEW LOOKING SOUTH

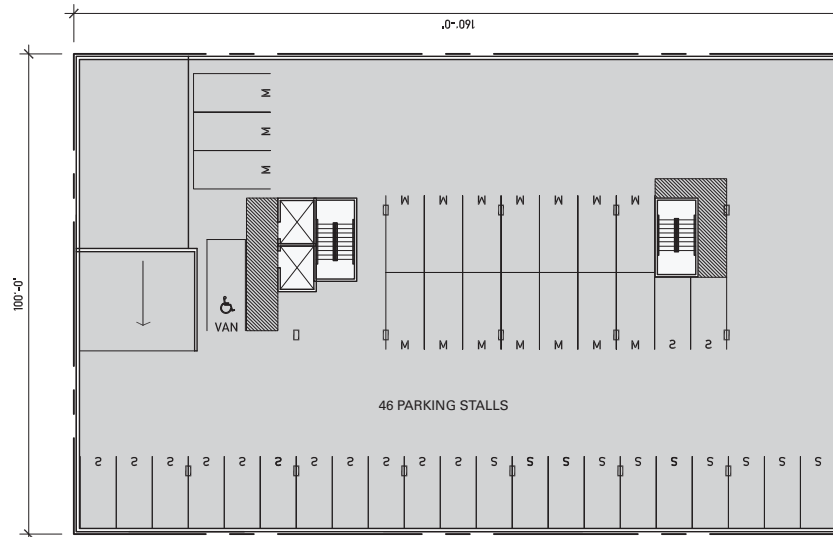
- KEY
- COMMERCIAL
  - RESIDENTIAL UNITS



OPTION 2 FLOOR PLANS



TYPICAL FLOOR

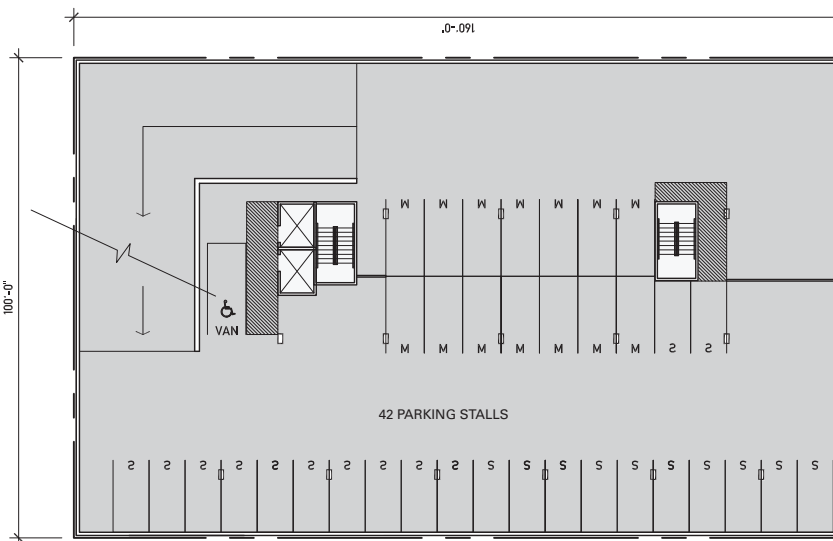


PARKING LEVEL 2

- Units
- Commercial
- Circulation
- Roof
- Residential Amenity
- Parking
- BOH/Utility
- Residential Entry
- Commercial Entry
- Vehicular Entry



STREET LEVEL



PARKING LEVEL 1



ROOF LEVEL

OPTION 2 MASSING

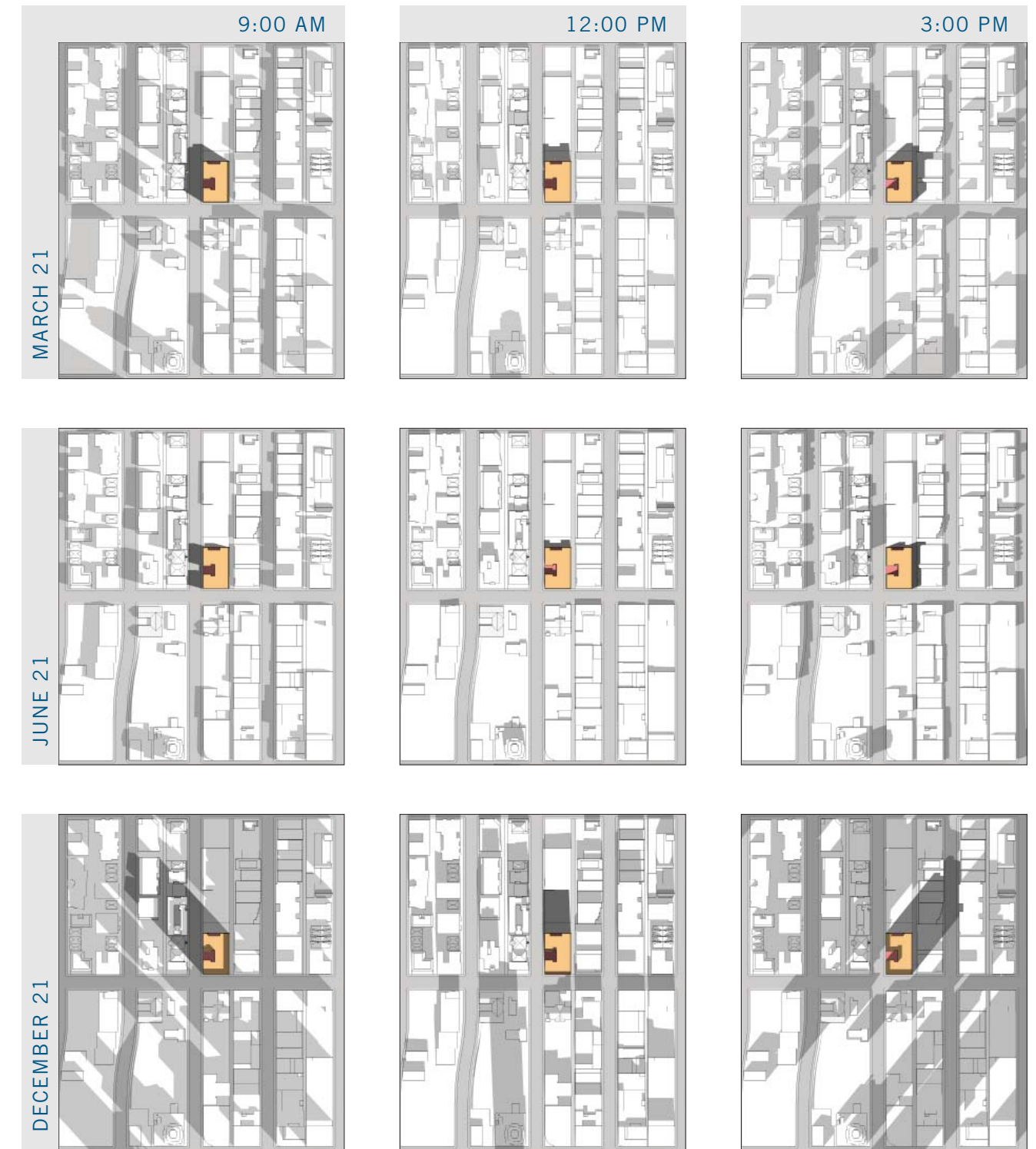


AERIAL VIEW LOOKING NORTHWEST



AERIAL VIEW LOOKING SOUTHWEST

OPTION 2 SHADOW STUDY





## PREFERRED OPTION 3 DESIGN OPTION ANALYSIS

### STATISTIC SUMMARY:

- Number of units: 89
- Commercial SF: 6,150
- Parking stalls: 88
- Bike stalls: 25
- FAR SF: 86,030
- Amenity area SF: 3,980

### OPPORTUNITIES:

- Strong corner with continuous street edge at both major arterials
- Residential entry pulled off main corner for better commercial presence
- Residential entry recessed at street level to encourage pedestrian use and movement
- Shape provides relief at the alley with less units facing the east
- Greater area provided at alley courtyard

### CONSTRAINTS:

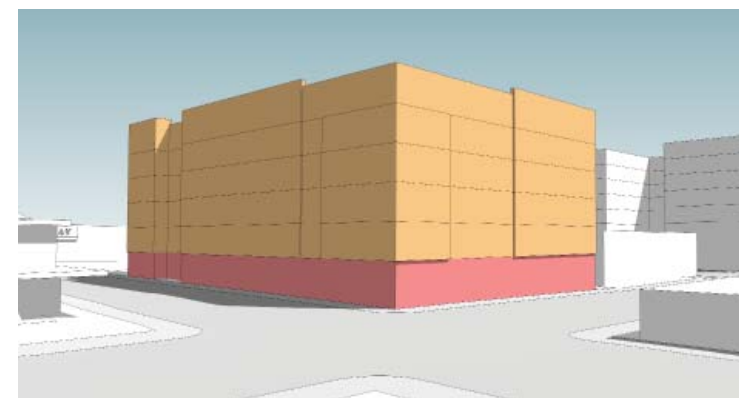
- Small northern courtyard
- Requires departure due to larger residential entry and lobby area at northwest corner of the project

### AMENITIES:

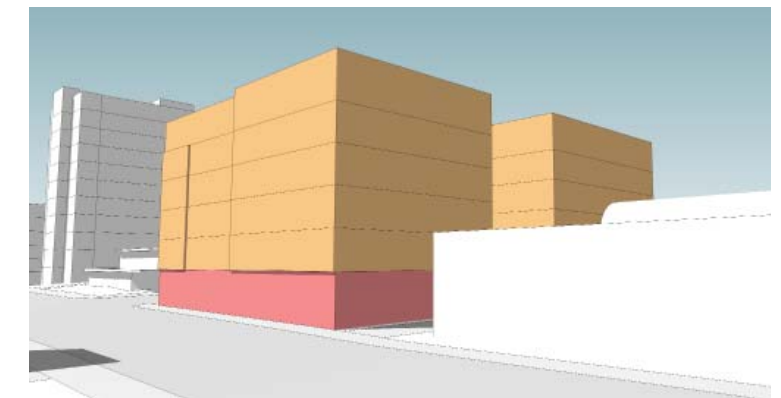
- Large roof deck for residential use with green roof trays, planters and trees
- Recreation room, fitness center and indoor pool and spa
- Ample bicycle parking that is secure and conveniently located
- Recessed residential entry lobby pulled back from busy corner.



AERIAL VIEW LOOKING NORTH EAST



STREET VIEW LOOKING NORTH



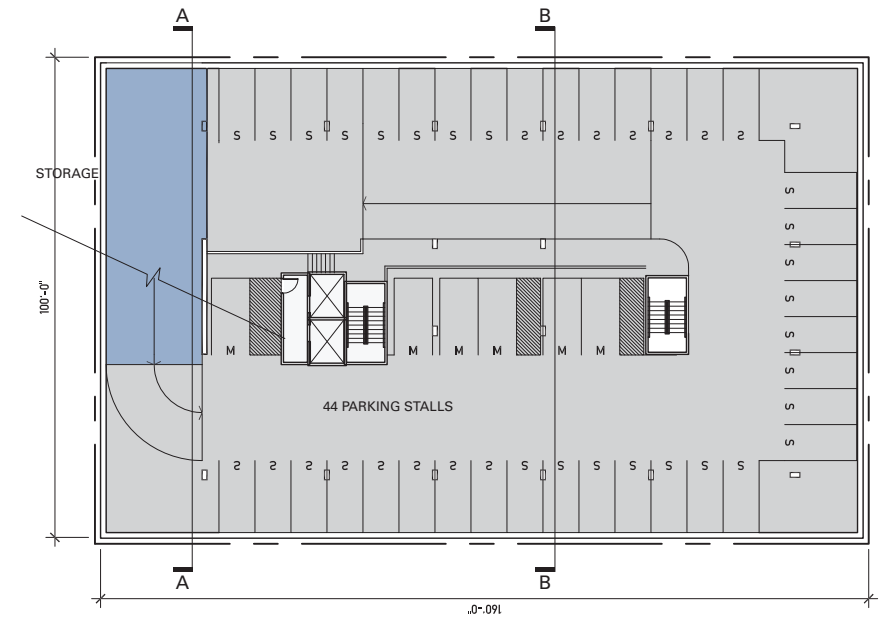
STREET VIEW LOOKING SOUTH

- KEY
- COMMERCIAL
  - RESIDENTIAL UNITS

PREFERRED OPTION 3 FLOOR PLANS

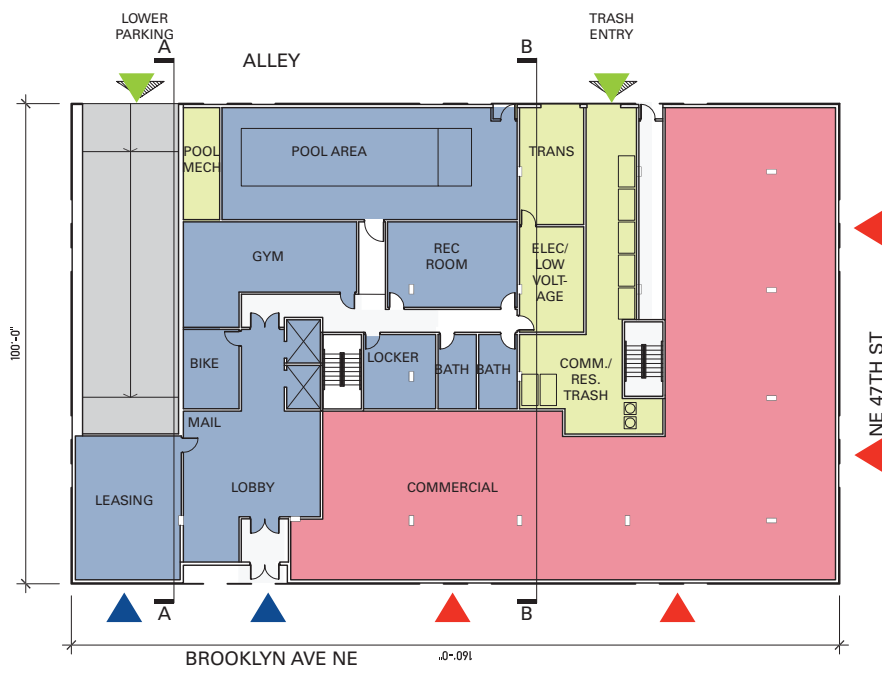
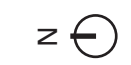


TYPICAL FLOOR

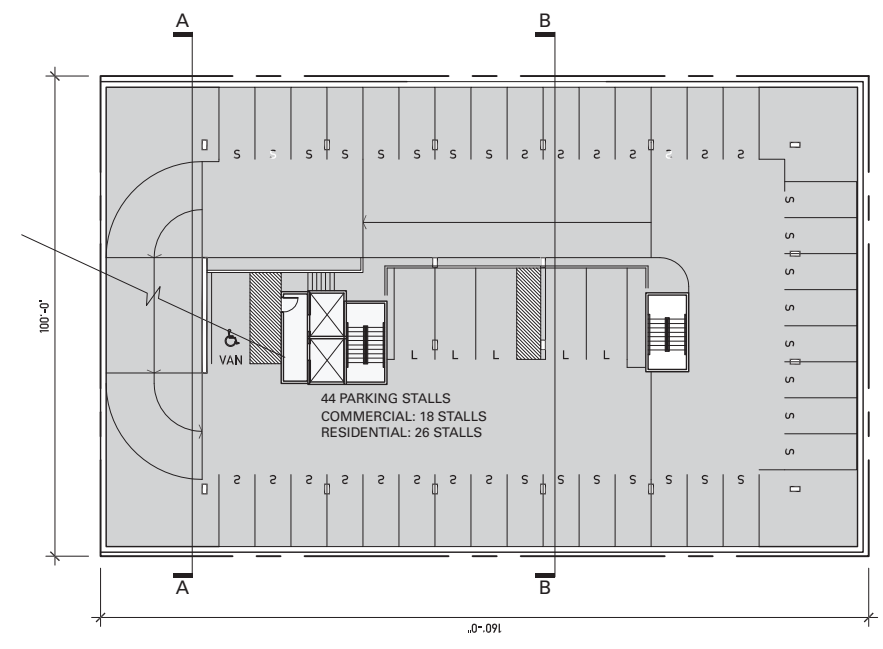


PARKING LEVEL 2

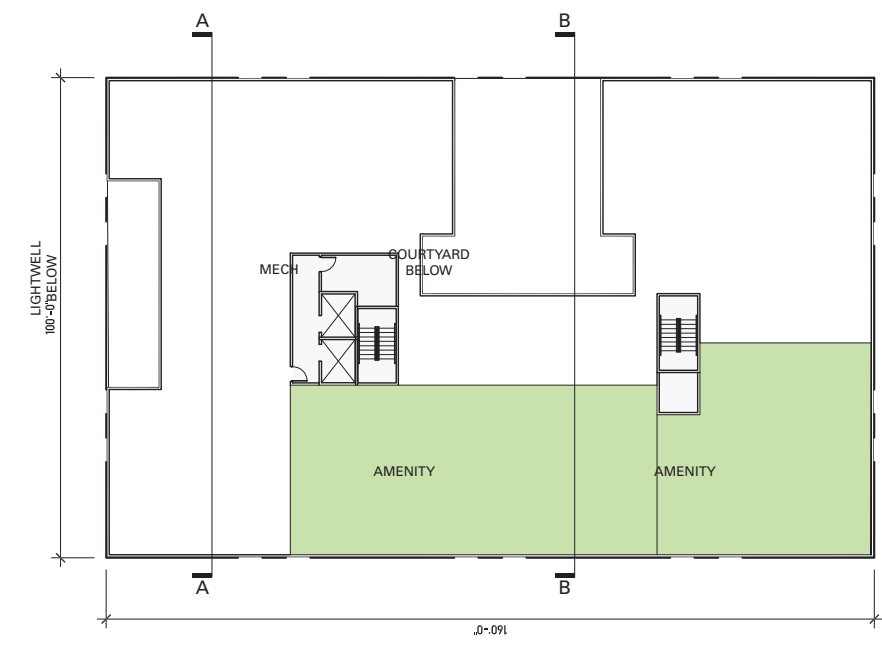
- Units
- Commercial
- Circulation
- Roof
- Residential Amenity
- Parking
- BOH/Utility
- Residential Entry
- Commercial Entry
- Vehicular Entry



STREET LEVEL



PARKING LEVEL 1



ROOF LEVEL



**PREFERRED** OPTION 3 MASSING



AERIAL VIEW LOOKING NORTHWEST

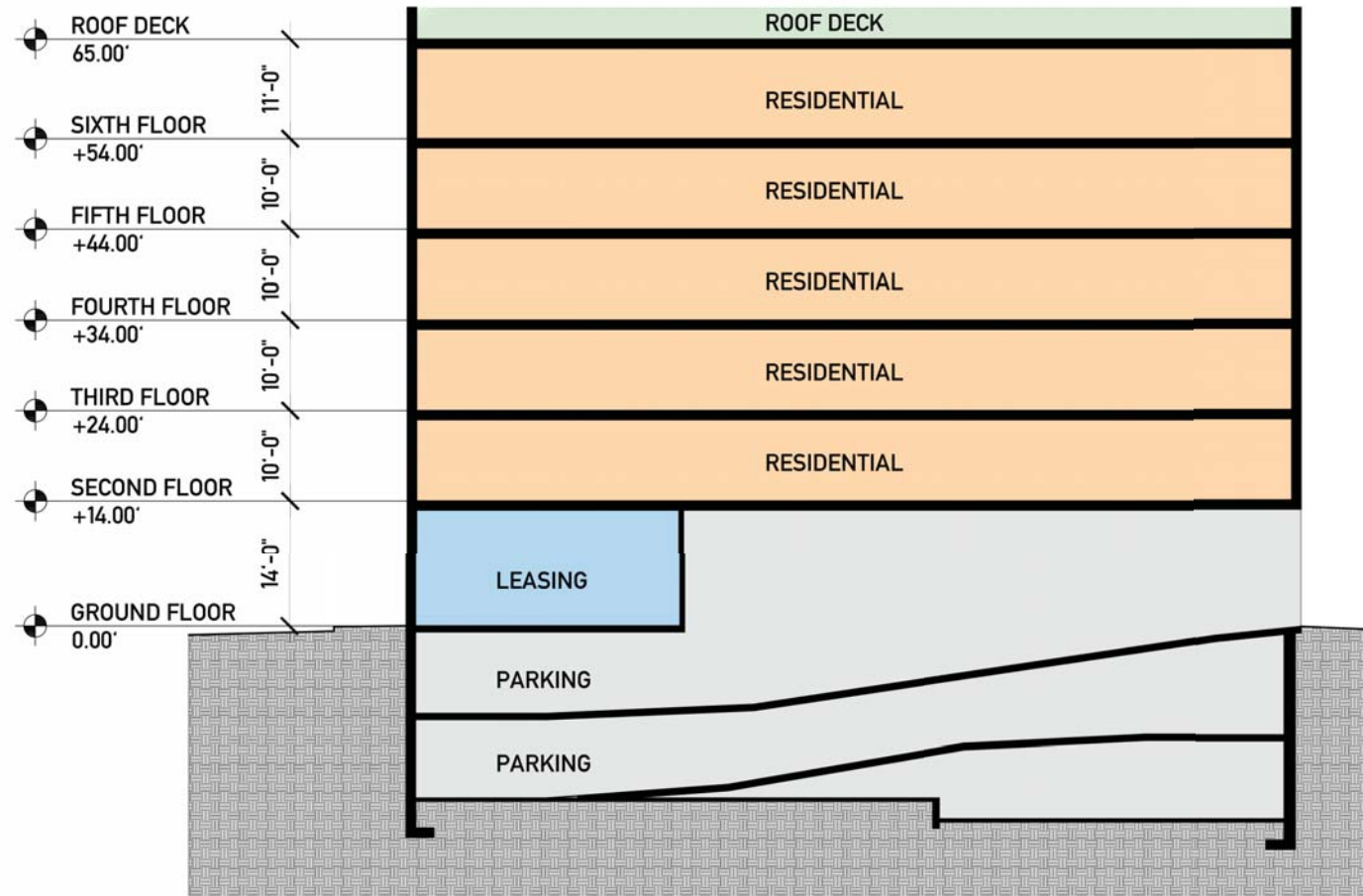


AERIAL VIEW LOOKING SOUTHWEST

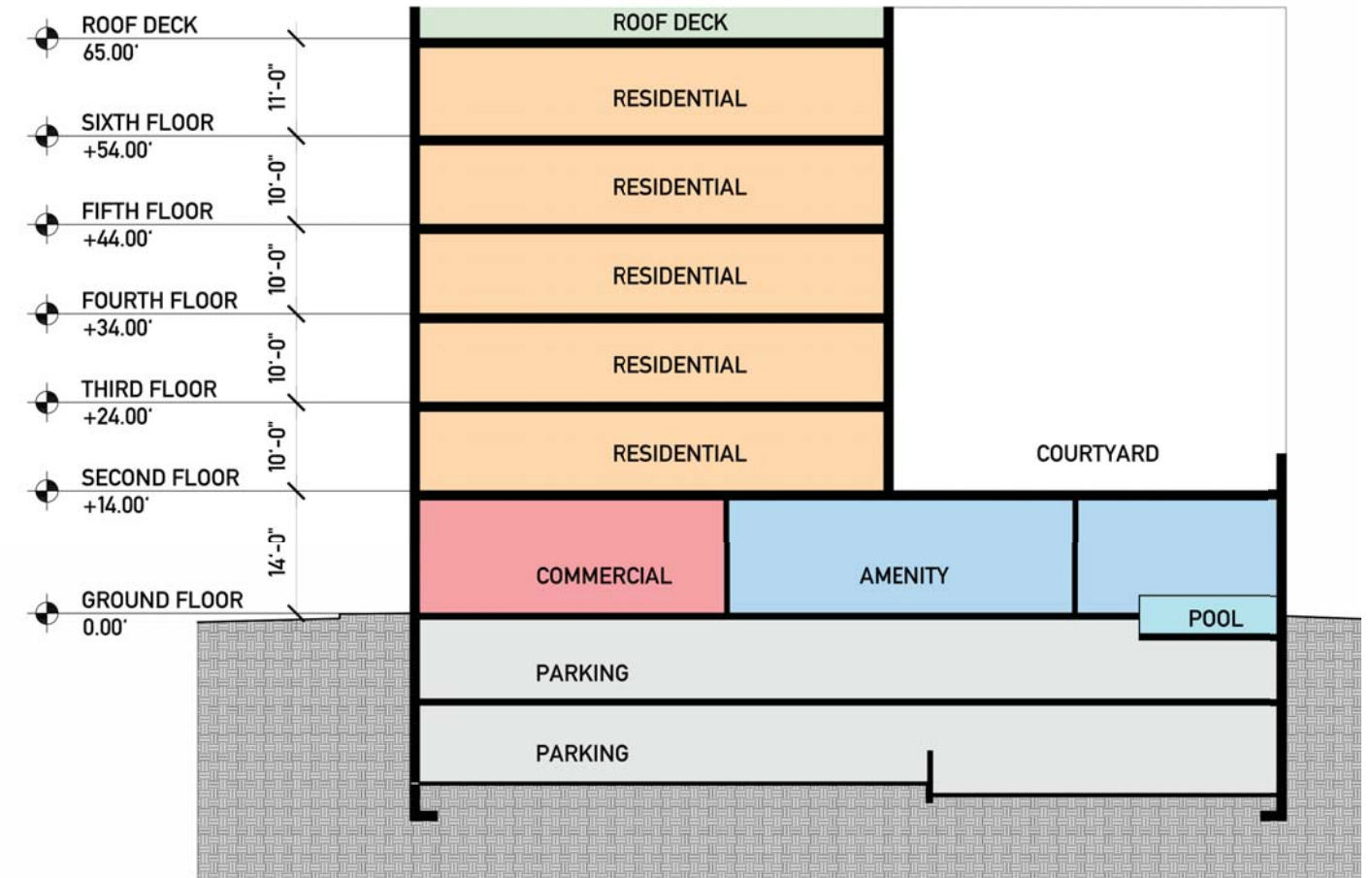
**PREFERRED** OPTION 3 SHADOW STUDY



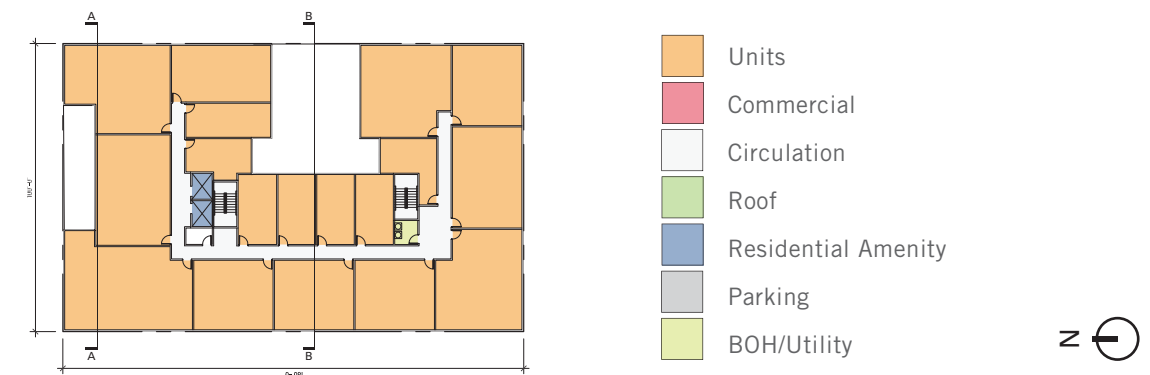
PREFERRED OPTION 3 SECTIONS



SECTION A-A

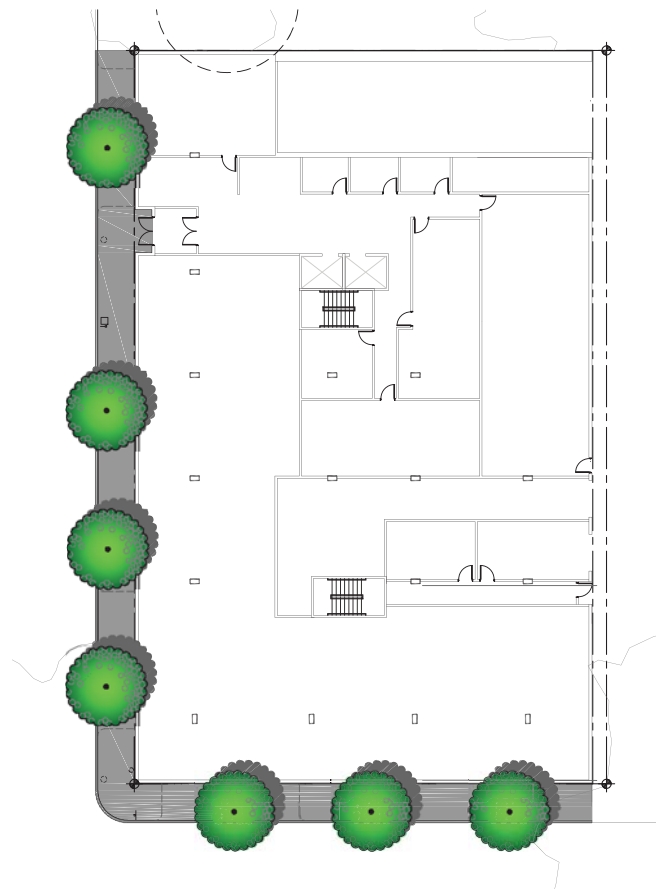


SECTION B-B

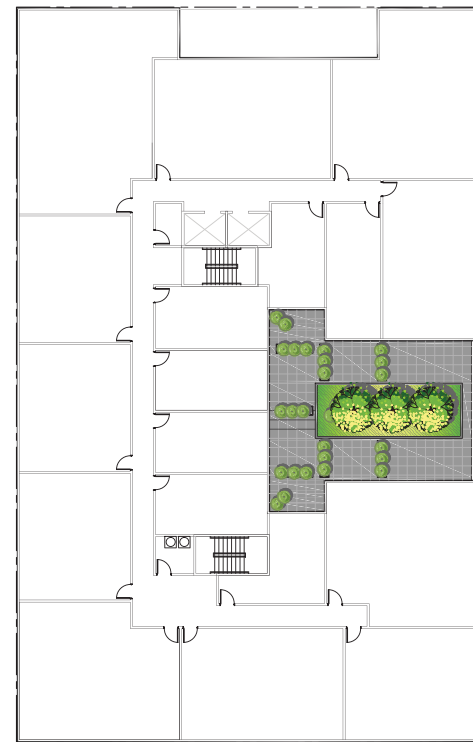




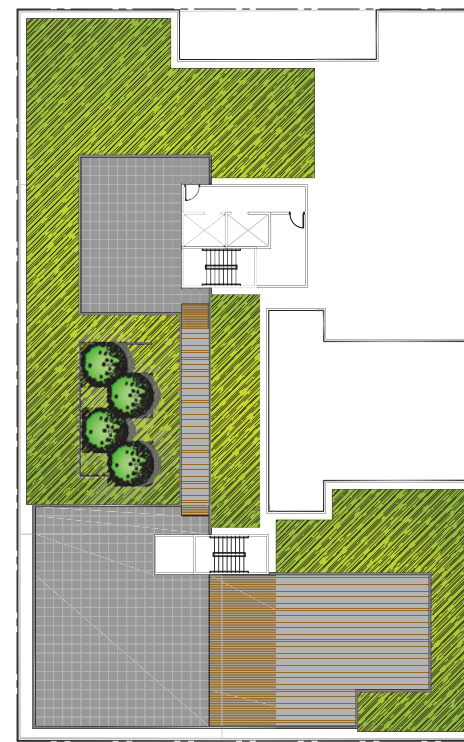
**PREFERRED** OPTION 3 PROPOSED LANDSCAPE



SITE PLAN





LEVEL TWO COURTYARD PLAN



ROOF DECK PLAN

**CONCEPT PLANT SCHEDULE**

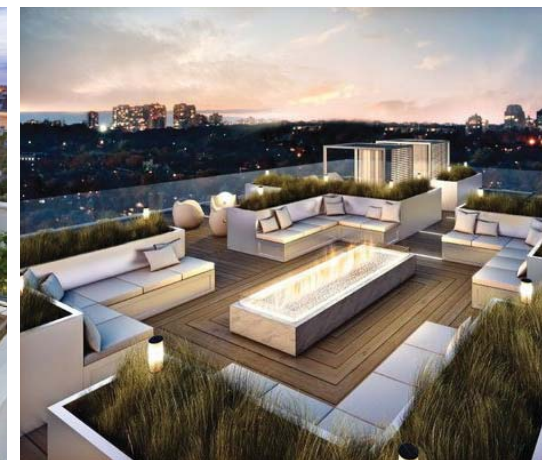
	<b>STREET TREES</b> ACER RUBRUM 'BOWHALL' / BOWHALL MAPLE CARRINUS BETULUS 'FASTIGIATA' / PYRAMIDAL EUROPEAN HORNBEAN QUERCUS ROBUR 'FASTIGIATA' / PYRAMIDAL ENGLISH OAK	7
	<b>STREET SHRUBS</b> CAREX MORROWII 'AUREA-VARIEGATA' / VARIEGATED JAPANESE SEDGE CAREX MORROWII 'ICE DANCE' / ICE DANCE JAPANESE SEDGE CAREX TESTACEA / CAREX PRUNUS LAUROCERASUS MOUNT VERNON / MT. VERNON LAUREL	56
	<b>LEVEL TWO SMALL TREE</b> ACER PALMATUM / MULTI-TRUNK JAPANESE MAPLE MAGNOLIA X LOEBNERI 'DR. MERRILL' / MAGNOLIA STEWARTIA PSEUDOCAMELLIA / JAPANESE STEWARTIA STYRAX OBASSIA / FRAGRANT SNOWBELL	3
	<b>LEVEL TWO SHRUBS</b> ILEX CRENATA 'HOOGENDORN' / HOOGENDORN JAPANESE HOLLY ILEX X MESERVEAE 'BLUE BOY' TM / BLUE BOY HOLLY LONICERA NITIDA / BOX LEAF HONEYSUCKLE LONICERA PILEATA / PRIVET HONEYSUCKLE PIERIS JAPONICA 'PYGMAEA' / PYGMAEA JAPANESE PIERIS VIBURNUM DAVIDI / DAVID VIBURNUM	39
	<b>LEVEL TWO GROUNDCOVER</b> EPIMEDIUM X RUBRUM / RED BARRENWORT HEUCHERA X 'OBSIDIAN' / CORAL BELLS LIRIOPE SPICATA 'BIG BLUE' / CREEPING LILY TURF POLYSTICHUM MUNITUM / WESTERN SWORD FERN	339 SF
	<b>ROOF TOP SMALL TREE</b> ACER PALMATUM / MULTI-TRUNK JAPANESE MAPLE RHUS GLABRA / SMOOTH SUMAC RHUS TYPHINA / STAGHORN SUMAC SAMBUCUS CANADENSIS 'BLACK BEAUTY'S' / BLACK BEAUTY'S ELDERBERRY	4
	<b>GREEN ROOF — BUILT UP SYSTEM</b> ACHILLEA X 'MOONSHINE' / MOONSHINE YARROW DESCHAMPSIA CESPITOSA 'PIXIE FOUNTAIN' / DWARF TUFTED HAIR GRASS KOELERIA MACRANTHA / PRAIRIE JUNEGRASS MOLINIA CAERULEA 'VARIEGATA' / VARIEGATED PURPLE MOOR GRASS MUHLBERGIA FILIPES / MUHLY NASSELLA TENUISSIMA / TEXAS NEEDLE GRASS SCHIZACHYRIUM SCOPARIUM 'BLAZE' / BLAZE LITTLE BLUESTEM SEDUM X 'AUTUMN FIRE' / AUTUMN FIRE SEDUM	4,986 SF



STREET LEVEL



LEVEL 2 COURTYARD



ROOF DECK





PREFERRED OPTION 3 STREET LEVEL PEDESTRIAN EXPERIENCE



STREET LEVEL PERSPECTIVE LOOKING SOUTH ALONG BROOKLYN AVE. NE

STREET LEVEL PERSPECTIVE AT CORNER LOOKING NORTH





**PREFERRED** OPTION 3 CONCEPTUAL DESIGN INSPIRATION



**UNKNOWN (1)**

- Elegance in simple & clear material changes



**800 NE 67TH ST, SEATTLE WA (2)**  
NK ARCHITECTS

- Pronounced corners with linear banding



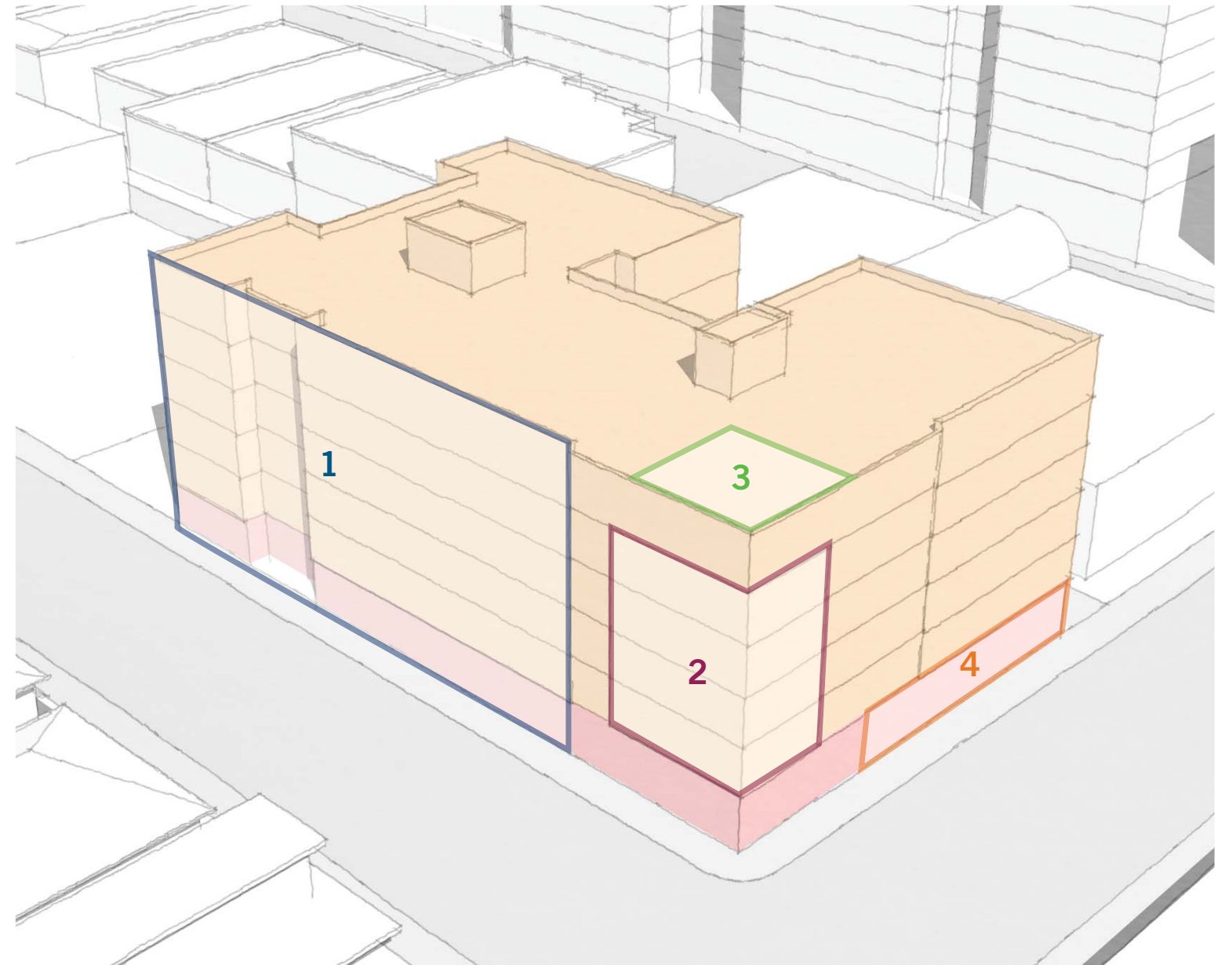
**ROOF DECK (3)**

- Transparent edge



**ARTHOUSE (4)**  
PORTLAND, OR

- Clear solid / void articulation for clean streetscape





PRECEDENT CARON ARCHITECTURE PROJECTS



4128 BROOKLYN AVE NE



306QA APARTMENTS



FREMONT GREEN



LIV SEATTLE



OTHELLO STATION NORTH



THE CENTRAL