Streamlined Design Review

3/11/16

8509 14th Ave NW
MUP #3021765

Development Objectives:

SDR/SEPA: Project proposes a 24 unit, 10197 sq. ft. apartment building (6 1BR, 18 Small Efficiency Dwelling Units) in the Crown Hill Residential Urban Village. Existing single family residence to be removed. No vehicular parking required or provided.

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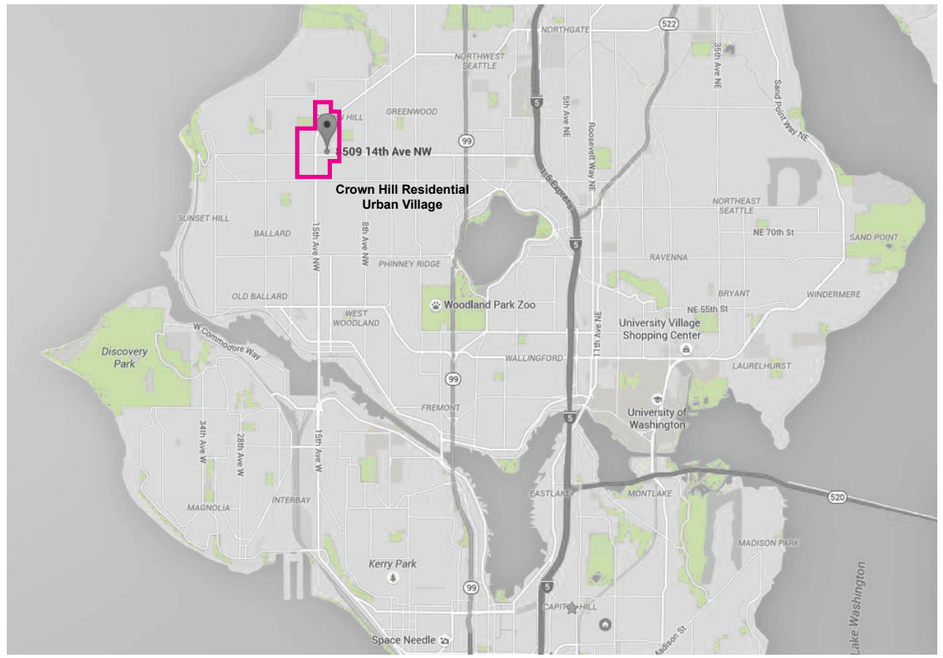
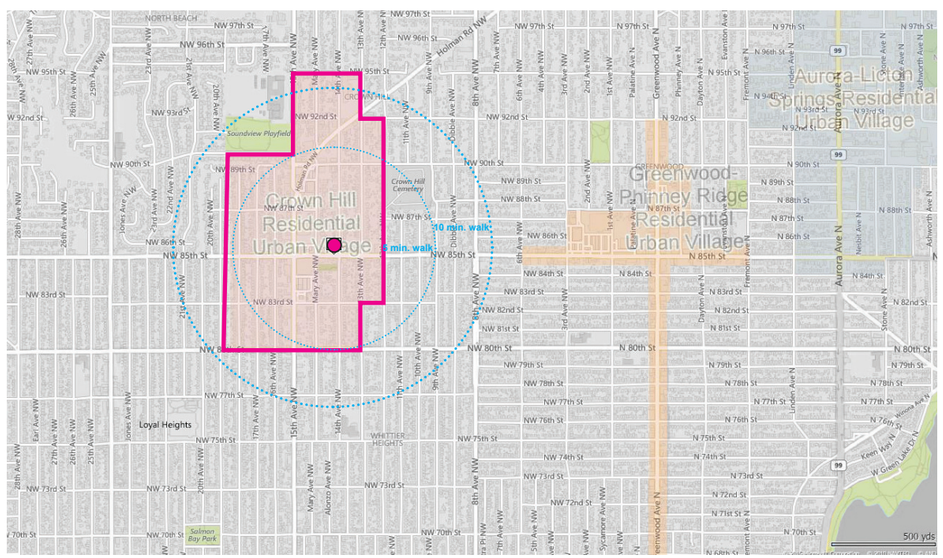
section 1: project overview

context map





basic project information (see pages 16&17 for detailed zoning information)

Site Location	8509 14th Ave NW
Site Zoning	NC2-40
Overlay	Crown Hill (Residential Urban Village) Frequent Transit
ECA	None
Permitted Use	Multifamily
SEPA Review	Yes
Site Area	4,979 sf
Floor Area Ratio	Max FAR: 3.0 (if solely residential)
Height	Base Height: 40’
Setbacks	Residential Use Abutting Single Family Lot to North 0’-13’ - No Setback Required 13’-40’ - 15’-0” Setback Required
Parking Required	Site is within Crown Hill Residential Urban Village and lies within frequent transit center therefore: No vehicular parking is required No vehicular parking is provided

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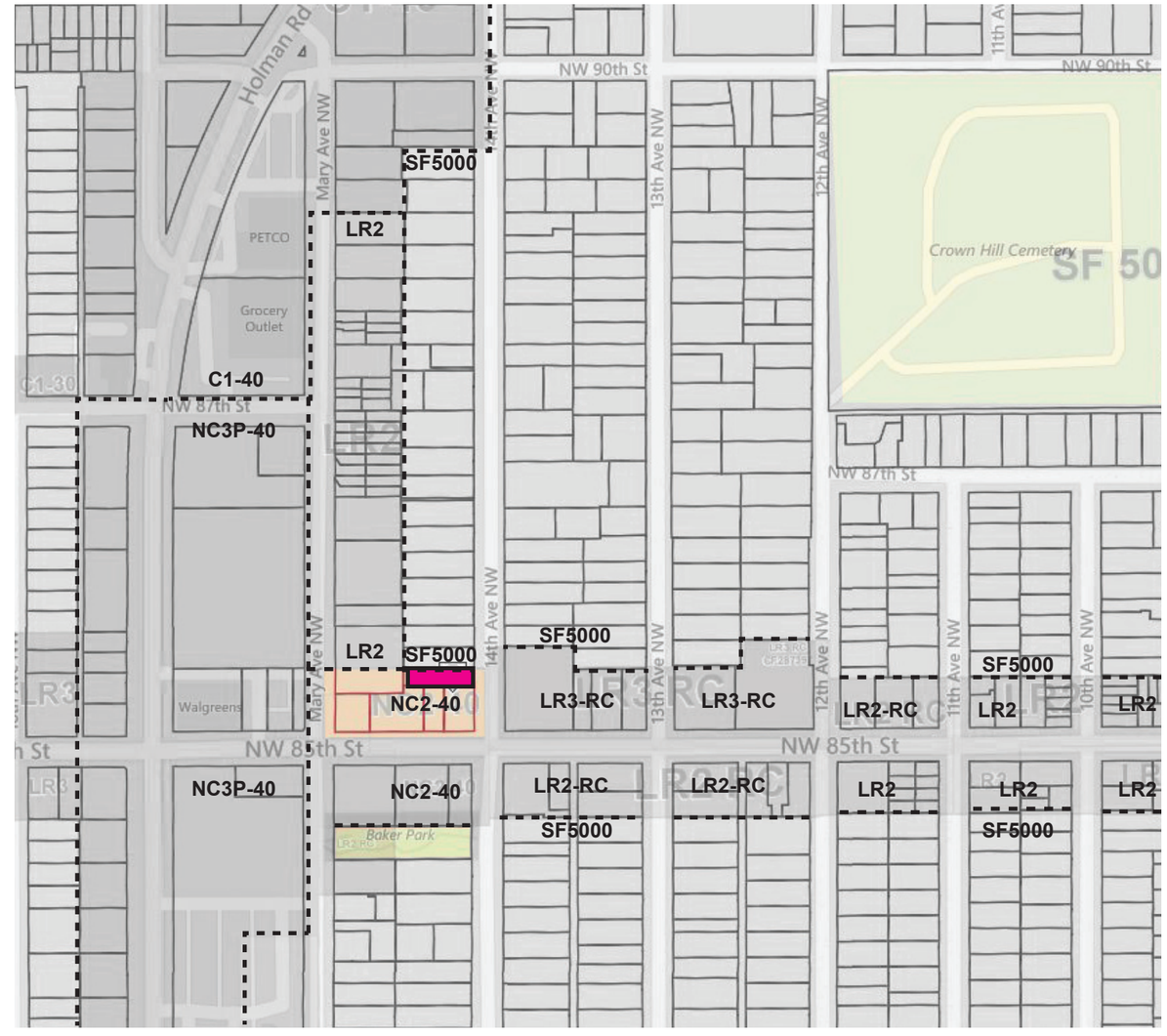
aerial photo

The site exists to the east of a heavy commercial area, on the edge of commercial and residential neighborhoods. 14th Ave. is predominately residential with commercial activity along 85th St. to the south. Restaurants, drug stores, a grocery store, and parks are within walking distance.

zoning and circulation map

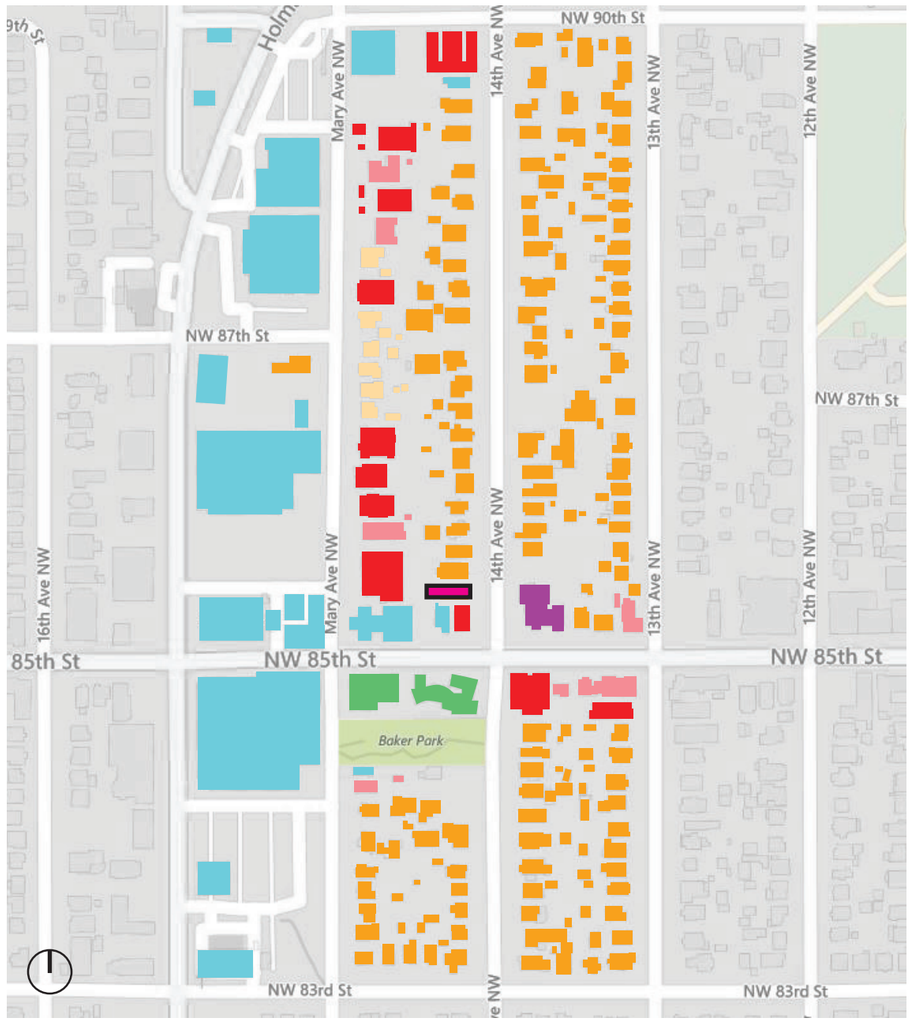


Arterial Street
Minor Arterial Street
Bus Stop

The site lies within a neighborhood commercial zone, adjacent to a wide variety of zones ranging from large neighborhood commercial zones to single family zones. The closest bus stops are within walking distance, primarily around the intersection of 85th St. and 15th Ave., locating this site in a frequent transit area (frequent transit matrix on following page).

section 2: context analysis

context use map



- Site
- Apartments
- Other Multi-Fam
- Single Family
- Town House
- Commercial
- Medical / Dental
- Community

Typology / Adjacencies
The site is on the edge of a busy commercial area and a neighborhood of single family homes. To the south is a new apartment building, and to the north is a two-story single family home. Building heights are greater in the commercial areas and along 85th St. in general. Most of the single family homes have driveways and attached garages, however there is also a large amount of street parking along 14th Ave. NW.

bus schedule - frequent transit matrix

downtown

uptown

Saturday

D Line - DOWNTOWN SEATTLE UPTOWN

	Hour:	Minute
AM	5:	01 31 46
	6:	01 16 31 46
	7:	01 16 31 46 58
	8:	09 19 31 43 55
	9:	07 19 31 43 55
	10:	07 19 31 42 54
	11:	04 16 28 40 52
PM	12:	04 16 28 40 52
	1:	04 16 28 40 52
	2:	04 16 28 40 52
	3:	04 16 28 40 52
	4:	04 16 28 40 52
	5:	04 16 29 43 55
	6:	03 14 28 43 58
	7:	13 28 46
	8:	01 16 32 47
	9:	02 18 33 48
	10:	03 20 35 50
	11:	06 21 36
AM	12:	06 44
	1:	47
	3:	02
	4:	05

12+ HRS Within 15 Min. Intervals

COMPLIES

D Line - BALLARD UPTOWN

	Hour:	Minute
AM	5:	57
	6:	17 32 47
	7:	02 17 33 48
	8:	03 18 32 44 56
	9:	09 21 33 45 57
	10:	10 23 35 47 59
	11:	12 24 38 50
PM	12:	02 14 26 38 50
	1:	02 14 26 38 50
	2:	02 14 26 38 50
	3:	02 14 26 38 50
	4:	02 14 26 38 50
	5:	02 14 26 38 50
	6:	02 14 26 38 50
	7:	02 13 25 38 52
	8:	07 22 36 49
	9:	04 18 33 48
	10:	03 18 33 48
	11:	03 18 33 48
AM	12:	03 32
	1:	02 36
	2:	41
	3:	56

16+ HRS Within 15 Min. Intervals

COMPLIES

Sunday

D Line - DOWNTOWN SEATTLE UPTOWN

	Hour:	Minute
AM	5:	00 31 46
	6:	01 16 31 46
	7:	01 16 31 46
	8:	01 15 28 43 58
	9:	13 28 43 58
	10:	13 28 42 56
	11:	10 25 40 55
PM	12:	10 25 40 55
	1:	10 25 40 55
	2:	10 25 40 55
	3:	10 25 40 55
	4:	10 25 40 55
	5:	10 26 41 56
	6:	11 26 41 57
	7:	13 28 46
	8:	01 16 32 47
	9:	02 18 33 48
	10:	03 20 35 50
	11:	06 21 36
AM	12:	06 44
	1:	47
	3:	02
	4:	05

11+ HRS Within 15 Min. Intervals

1 HR Within 15 Min. Intervals

COMPLIES

D Line - BALLARD UPTOWN

	Hour:	Minute
AM	5:	57
	6:	17 32 47
	7:	02 17 33 48
	8:	03 18 33 48
	9:	03 18 33 48
	10:	03 20 35 50
	11:	05 21 36 51
PM	12:	06 21 36 51
	1:	06 21 36 51
	2:	06 21 36 51
	3:	06 21 36 51
	4:	06 21 36 51
	5:	06 21 36 51
	6:	06 21 36 51
	7:	06 20 37 52
	8:	07 22 36 49
	9:	04 18 33 48
	10:	03 18 33 48
	11:	03 18 33 48
AM	12:	03 32
	1:	02 36
	2:	41
	3:	56

2 HRS Within 15 Min. Intervals

7+ HRS Within 15 Min. Intervals

3+ HRS Within 15 Min. Intervals

COMPLIES

Weekday

D Line - DOWNTOWN SEATTLE UPTOWN

	Hour:	Minute
AM	5:	01 16 31 43 54
	6:	02 11 20 28 36 44 52 58
	7:	05 13 21 29 37 45 53
	8:	02 10 18 26 34 42 50 59
	9:	07 15 25 37 49
	10:	01 14 26 38 50
	11:	02 14 26 38 50
PM	12:	02 14 26 38 50
	1:	02 14 26 38 50
	2:	02 12 21 29 34 40 47 54
	3:	01 09 17 25 33 41 48 55
	4:	02 09 16 23 30 37 43 49 55
	5:	02 10 18 26 35 44 54
	6:	04 15 25 35 45 56
	7:	07 17 28 44 59
	8:	14 29 44
	9:	00 17 32 47
	10:	02 18 33 48
	11:	03 18 34
AM	12:	05 45
	1:	45
	3:	04
	4:	04

13+ HRS Within 15 Min. Intervals

COMPLIES

D Line - BALLARD UPTOWN

	Hour:	Minute
AM	5:	05 35 55
	6:	15 31 41 51
	7:	00 12 20 28 37 45 53
	8:	01 08 15 25 33 41 49 57
	9:	05 13 21 29 37 45 53
	10:	01 11 21 33 45 57
	11:	09 21 33 46 58
PM	12:	10 22 34 46 58
	1:	10 22 35 47 59
	2:	12 24 36 48 56
	3:	02 12 22 28 32 41 49 57
	4:	01 05 13 23 31 39 46 54
	5:	01 08 15 22 29 36 43 50 57
	6:	04 11 19 25 33 42 51
	7:	00 08 17 25 34 44 54
	8:	07 22 36 49
	9:	04 18 32 47
	10:	02 17 32 47
	11:	02 17 32 47
AM	12:	02 31
	1:	01 34
	2:	39
	3:	54

17+ HRS Within 15 Min. Intervals

COMPLIES

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architectural context analysis

1 Single Family Home North of Site

2 Single Family Home North of Site

3 Single Family Home North of Site

4 Single Family Home North of Site

Private Outdoor Space
Porches / Balconies

5 Courtyard Apartment at 85th St. and 14th Ave.

6 Courtyard Apartment at 90th St. and 14th Ave.

7 Commercial Building on 85th St.

8 Commercial Building on 85th St.

Mid-century Buildings
Landscape as Buffer Space
Linear Form

9 Homes on 8th Ave. Balconies / Large Windows

10 Courtyard Apartment Walk-Up, Exterior Entry

11 S. Neighbor. Metal Trim / Clapboard / Neutral Colors

12 New Condo on 15th - Large Openings / Varied Form

Materials / Forms

13 Landscaped Sidewalk on Mary Ave.

14 Planting / Privacy Buffer on 14th Ave.

15 Planting on 14th Ave.

16 Retaining / Planting on 85th St.

Streetscape

section 2: context analysis

site bird's eye view

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NW 85th St.
14th Ave NW
SITE

section 3- existing site conditions

existing site

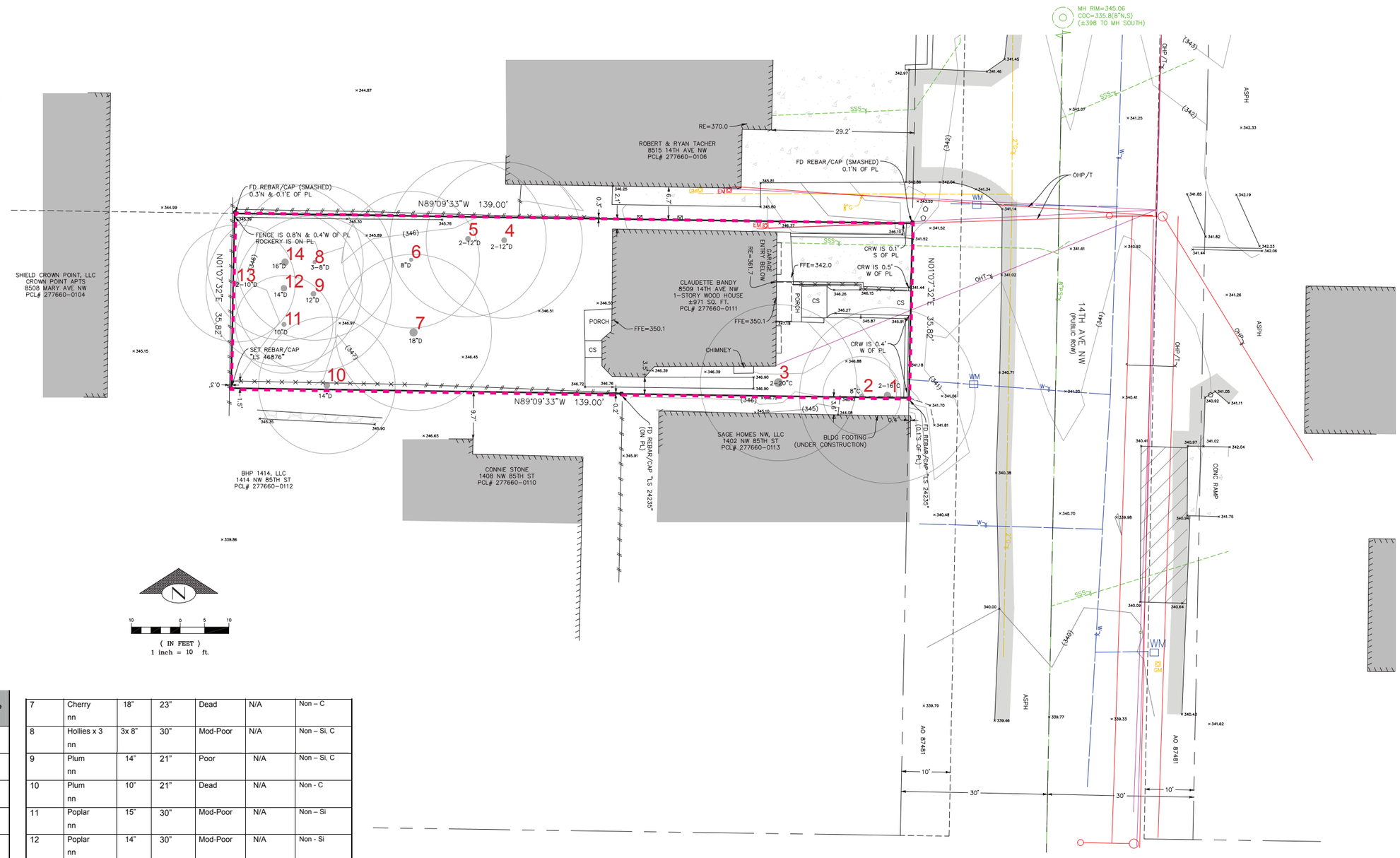
Uses
There is one existing structures on the site: a 1,024 sf, one story residence with a below grade garage / basement.

Topography
The site slopes up slightly from the street edge to the east and then flattens out for the remainder of the site.

Access
There is no alley to the rear of the site, so all access is to be taken off of 14th Ave to the east. There will need to be a sidewalk extended across the site from the south.

Views and Solar Access
The property will receive direct sunlight in the morning to the east and some sunlight in the afternoon from the southwest. The southern side of the site, towards the east, is blocked by an adjacent 4 story townhouse project. The western side of the site is blocked by a 4 story apartment project.

Trees
No significant trees on site. All to be removed.



Tree Number	Species	DBH	Threshold Diameter	Health & Structural Condition	Risk Assessment Rating	Directors rule status
1	Cypress nn	2x 16"	30"	Poor	N/A	Non – Si, C
2	Cypress nn	8"	30"	Poor	N/A	Non – Si, C
3	Cypress nn	2x 17"	30"	Poor	N/A	Non – Si, C
4	Poplar nn	2x 12"	30"	Mod-Poor	N/A	Non - Si
5	Poplar nn	2x 12"	30"	Mod-Poor	N/A	Non- Si
6	Plum nn	9"	21"	Poor	N/A	Non – Si, C
7	Cherry nn	18"	23"	Dead	N/A	Non – C

7	Cherry nn	18"	23"	Dead	N/A	Non – C
8	Hollies x 3 nn	3x 8"	30"	Mod-Poor	N/A	Non – Si, C
9	Plum nn	14"	21"	Poor	N/A	Non – Si, C
10	Plum nn	10"	21"	Dead	N/A	Non - C
11	Poplar nn	15"	30"	Mod-Poor	N/A	Non – Si
12	Poplar nn	14"	30"	Mod-Poor	N/A	Non - Si
13	Poplar nn	2x 10"	30"	Poor	N/A	Non – Si, C
14	Poplar nn	16"	30"	Mod-Poor	N/A	Non - Si

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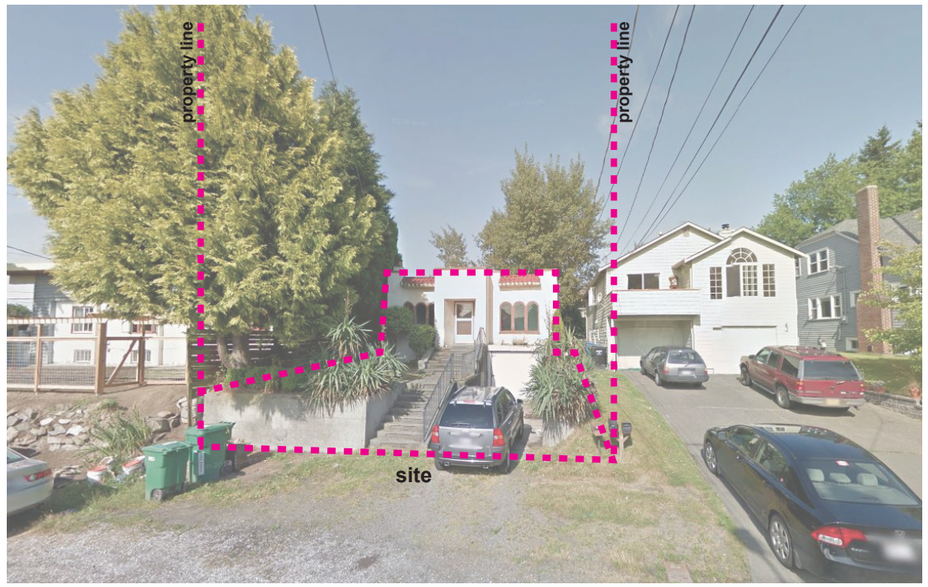
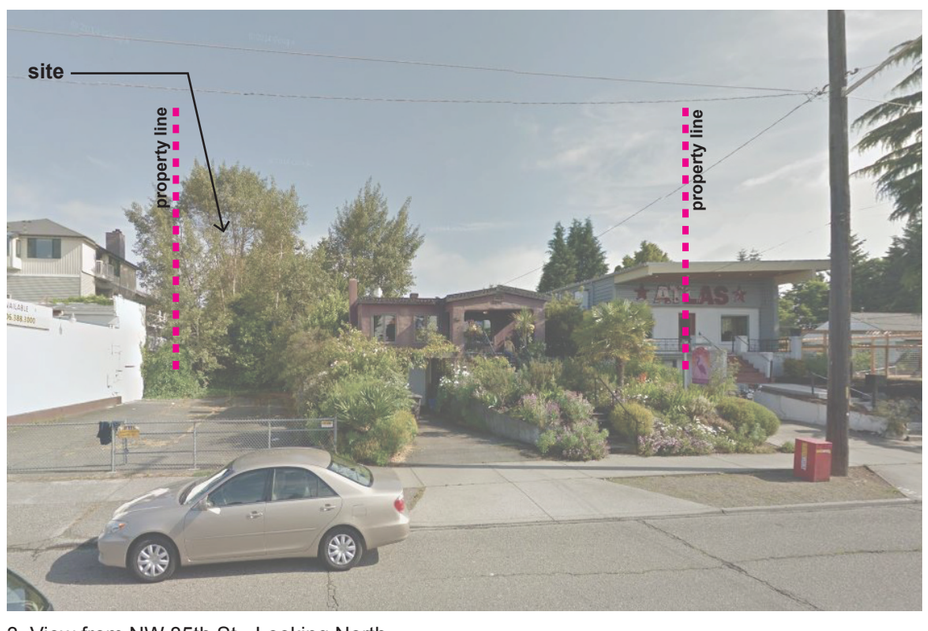
existing site photographs

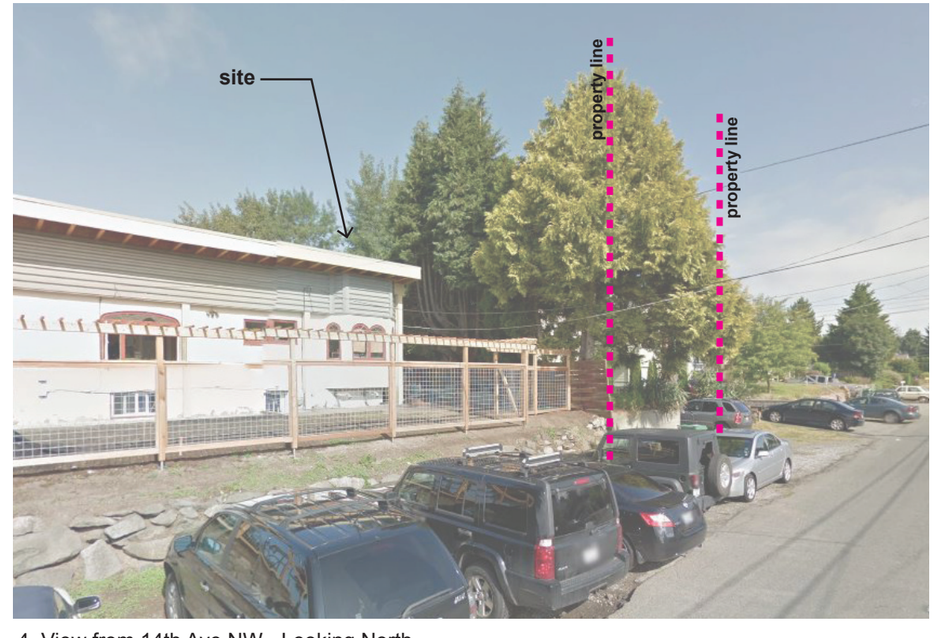


1. View from 14th Ave E - Looking West

2. View from14th Ave NW - Looking South



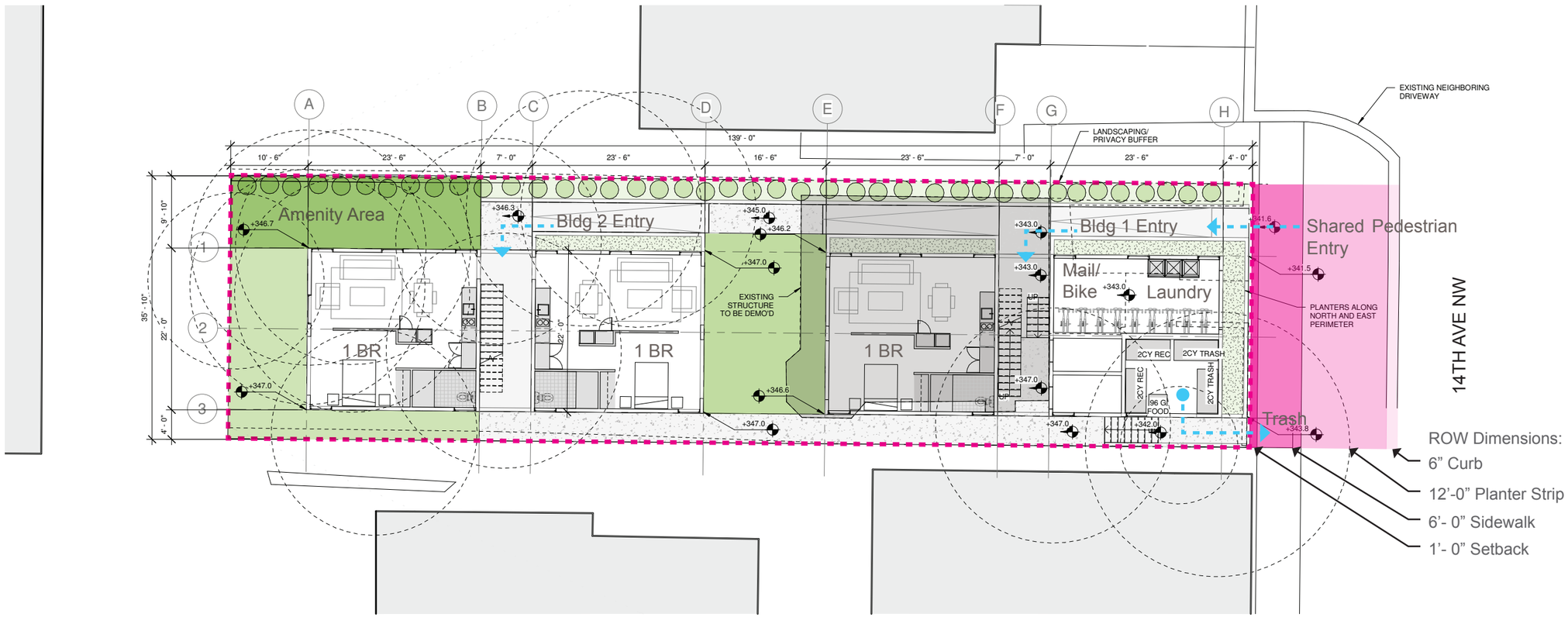
3. View from NW 85th St - Looking North



4. View from 14th Ave NW - Looking North

section 4: site plan

site/landscape plan



site plan
scale: 1/16" = 1'-0"

Legal Description

The north 35.82 feet of the east 149 feet of track 15 of Gilson's Ballard Acre Tracts, as per plat recorded in volume 11 of plats on page 45, records of King County, Washington, except of the east 10 feet thereof conveyed to King County by deed dated October 18, 1935, filed for record February 10, 1936, as File NO. 2885595, and recorded in Volume 1669 of deeds, page 242, for 14th Avenue Northwest; situate in the County of King, State of Washington.

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ZONING CODE PROVISIONS

PERMITTED AND PROHIBITED USES SMC 23.47.004	ALL USES ARE PERMITTED OUTRIGHT	PROPOSED: RESIDENTIAL - **COMPLIES**
STREET LEVEL USES SMC 23.47.005	NC2-40 ZONE & CROWN HILL RES. URBAN VILLAGE - FACES 14TH AVE NW (NOT PED.) PROJECT IS NOT WITHIN A DESIGNATED ZONE OR URBAN VILLAGE AND IS NOT ON A PEDESTRIAN DESIGNATED STREET	PROPOSED: RESIDENTIAL - **COMPLIES**
CONDITIONAL USES SMC 23.47.006	NC2-40 ZONE - DOES NOT APPLY	PROPOSED: RESIDENTIAL - **COMPLIES**
STREET LEVEL DEVELOPMENT SMC 23.47.008	A. BASIC STREET-LEVEL REQUIREMENTS 1a - STRUCTURES IN NC ZONES 2 - BLANK FACADES 2b - BLANK SEGMENTS BETWEEN 2-8 FEET MAY NOT EXCEED 20 FEET IN WIDTH 2c - TOTAL OF ALL BLANK FACADE SEGMENTS MAY NOT EXCEED 40% OF THE WIDTH OF THE FACADE OF THE STRUCTURE ALONG THE STREET 3 - FACADE IS LOCATED WITHIN 10' OF LOT LINE B. NON-RESIDENTIAL STREET LEVEL REQ RESIDENTIAL USE AT STREET LEVEL - DOES NOT APPLY D1 - THE PROJECT WILL HAVE A VISUALLY PROMINENT ENTRY AT THE NORTH END OF THE SITE VIA AN ORNAMENTAL STEEL GATE. D2 - THE FLOOR OF THE DWELLING UNIT SHALL BE AT LEAST 4 FEET ABOVE OR 4 FEET BELOW SIDEWALK GRADE.	PROPOSED: 6' MAX LENGTH 27% MAX LENGTH - **COMPLIES** 4'-0" SETBACK - **COMPLIES** PROPOSED: 5'-0" ABOVE SIDEWALK GRADE - **COMPLIES**
STRUCTURE HEIGHT SMC 23.47A.012	NC2-40 ZONE - 40' MAX HEIGHT LIMIT C. ROOFTOP FEATURES 3 - SOLAR COLLECTORS - MAY EXTEND 4 FEET ABOVE THE OTHERWISE APPLICABLE HEIGHT LIMIT, WITH UNLIMITED ROOFTOP COVERAGE 7 - ROOFTOP FEATURES SHALL BE LOCATED 10 FEET AWAY FROM THE NORTH EDGE OF THE ROOF. UNLESS A SHADOW DIAGRAM IS PROVIDED	PROPOSED: 40' MAX HEIGHT - **COMPLIES**
FLOOR AREA RATIO SMC 23.47A.012	PER TABLE A - MAX. FLOOR AREA RATIO TOTAL FAR ON A LOT THAT SOLELY OCCUPIED BY RESIDENTIAL USE IN A 40 FOOT ZONE - 3.0 MAX FAR 4,979 SF SITE X 3.0 = 14,937 SF MAX	PROPOSED: 10,197 SF - **COMPLIES**
SETBACK REQUIREMENTS SMC 23.47A.014	B - SETBACKS FOR LOTS ABUTTING RESIDENTIAL ZONES FOR A STRUCTURE CONTAINING RESIDENTIAL USE 3 - 0 FEET - 13 FEET ABOVE GRADE - NO SETBACK REQUIRED a - 15 FEET - 40 FEET ABOVE GRADE - 15 FOOT SETBACK REQUIRED E - STRUCTURES IN REQ SETBACKS 1. DECKS AND BALCONIES 2. EAVES, CORNICES, GUTTERS - NO MORE THAN 18" PROJ. 3. RAMPS 5. FENCES, FREESTANDING WALLS	PROPOSED: 7.82' MIN 9.82' MAX SETBACK FROM 0-40 FEET ABOVE GRADE - **REQ. 48% ADJUSTMENT (MAX. 50% ADJ.)**
LANDSCAPING AND SCREENING STANDARDS SMC 23.47A.016	A. GREENFACTOR SCORE OF 0.3 OR GREATER B. STREET TREES REQ.	PROPOSED: PROJECT SHALL CONFORM W/ GREENFACTOR AND STREET TREE REQ. - **COMPLIES**
NOISE STANDARDS SMC 23.47A.018	NOT APPLICABLE - RES. USE NOT TO GENERATE EXCESSIVE NOISE	
ODOR STANDARDS SMC 23.47A.020	NOT APPLICABLE - RES. USE NOT TO GENERATE ODORS	
LIGHT AND GLARE SMC 23.47A.022	A. EXT. LIGHT SHALL BE SHIELDED AND DIRECTED AWAY FROM ADJ. USES	PROPOSED: PROJECT SHALL DIRECT LIGHT AWAY FROM ADJ. USES- **COMPLIES**
AMENITY AREA SMC 23.47A.024	AMENITY AREAS ARE REQUIRED IN AN AMOUNT EQUAL TO 5% OF TOTAL GROSS FLOOR AREA OF RESIDENTIAL USE 10197 SF X 0.05 = 509 SF COMMON AMENITY AREA REQ	PROPOSED: 466 SF COMMON AMENITY AREA - **REQ. 8.5% ADJUSTMENT (MAX 10% ADJ)**
REQ. PARKING SMC 23.47A.030	PER SMC.23.54.015 TABLE B - M - NO PARKING REQUIRED AS PROJECT IS WITHIN CROWN HILL RESIDENTIAL URBAN VILLAGE AND FREQUENT TRANSIT CORRIDOR	PROPOSED: NO PARKING REQ. / NO PARKING PROPOSED - **COMPLIES**

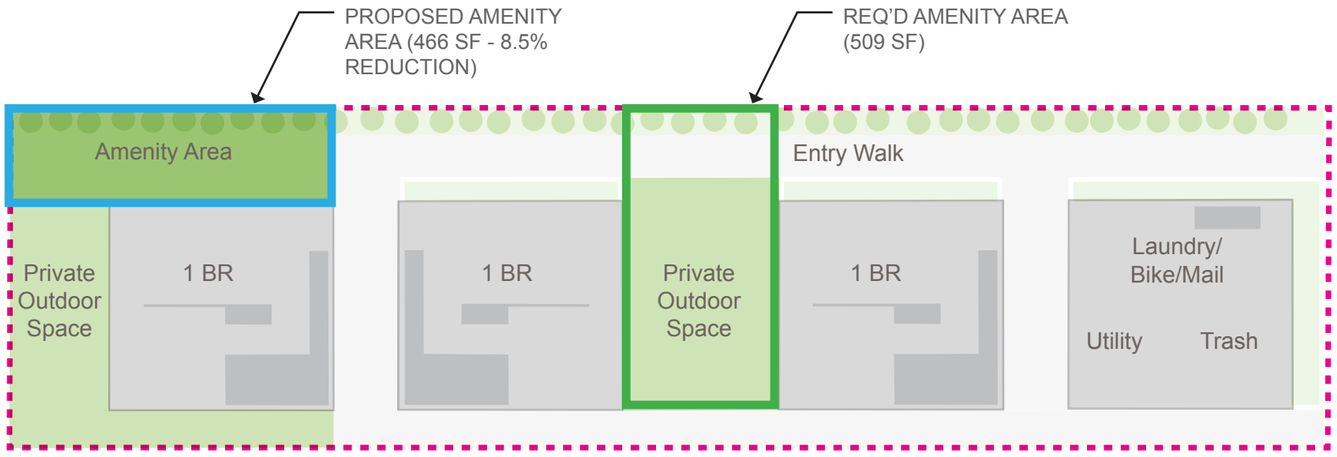
TITLE 23 - LAND USE CODE ADJUSTMENT MATRIX

CODE REF	EXISTING STANDARD	RATIONALE
SETBACK REQUIREMENTS SMC 23.47A.014	B - SETBACKS FOR LOTS ABUTTING RESIDENTIAL ZONES FOR A STRUCTURE CONTAINING RESIDENTIAL USE 0 FEET - 13 FEET ABOVE GRADE NO SETBACK REQUIRED 15 FEET - 40 FEET ABOVE GRADE 15 FOOT SETBACK REQUIRED	**CS2-D.5 - HEIGHT BULK AND SCALE / RESPECT FOR ADJACENT SITES/ DC3-B - OPEN SPACE CONCEPT - OPEN SPACE USES AND ACTIVITIES / DC4-D - EXTERIOR ELEMENTS AND FINISHES - TREES, LANDSCAPE AND HARDSCAPE MATERIALS** **Per SMC-23.47A.014 the project is only required to provide a setback above 13'-0" and the building footprint can be all the way to the property lines on all sides. It is important for this project to respect the adjacent site and to provide a buffer between the residential structure to the north as well as to provide room for light and air around the entire structure.** **The project is setback 9.82' at the ground level along the north setback (a 982% increase as no setback is req), which faces the adjacent residential use to provide ample space for hardscaping, landscaping and trees to help provide a visual and auditory buffer to the adjacent single family structure. At the upper levels, the project is setback 7.82' from the property line, which requires a 48% adjustment.There is also a 4' setback to the east, a 7' min / 10' max setback to the west and a 2' min / 5' max setback to the south.**
	PROPOSED DEPARTURE	
	0 FEET - 13 FEET ABOVE GRADE 9.82' MIN SETBACK PROVIDED 982% INCREASE (NO SETBACK REQ) 15 FEET - 40 FEET ABOVE GRADE 7.82' MIN SETBACK PROVIDED 48% ADJUSTMENT REQ (50% MAX ADJ. ALLOWED)	
CODE REF	EXISTING STANDARD	RATIONALE
AMENITY AREA SMC 23.47A.024	AMENITY AREAS ARE REQUIRED IN AN AMOUNT EQUAL TO 5% OF TOTAL GROSS FLOOR AREA OF RESIDENTIAL USE 10197 SF X 0.05 = 509 SF COMMON AMENITY AREA REQ	**CS2-D.5 - HEIGHT BULK AND SCALE / RESPECT FOR ADJACENT SITES/ DC3-B - OPEN SPACE CONCEPT - OPEN SPACE USES AND ACTIVITIES / DC4-D - EXTERIOR ELEMENTS AND FINISHES - TREES, LANDSCAPE AND HARDSCAPE MATERIALS** **The project is requesting an 8.5% reduction in the required common amenity area due to constriants of access and respect for adjacent sites. The common amenity area has been located at the rear of the site, away from adjacent structures, to maintain visual and auditory privacy but due to the change in grade, the ramps required to get to that amenity area necessitate an 8.5% reduction in the required area. There will also be private amenity area provided for the project in the form of ground level patios and upper balconies.**
	PROPOSED DEPARTURE	
	PROPOSED: 466 SF COMMON AMENITY AREA - **REQ. 8.5%ADJUSTMENT (MAX 10% ADJ)**	

section 5: zoning standards / adjustments

site/landscape plan

Amenity Adjustment



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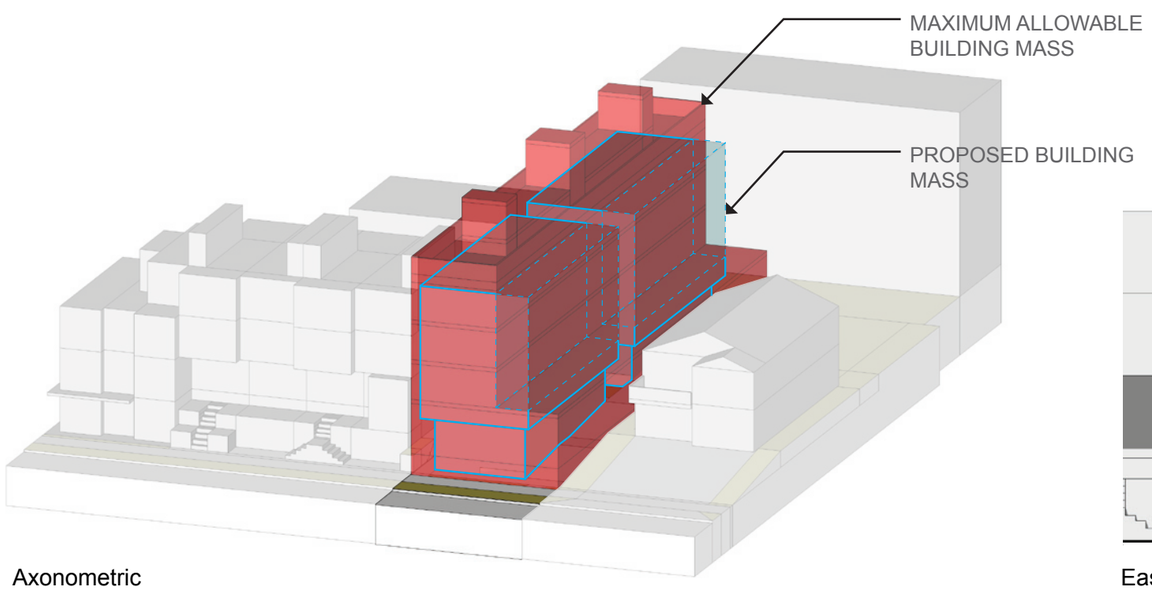
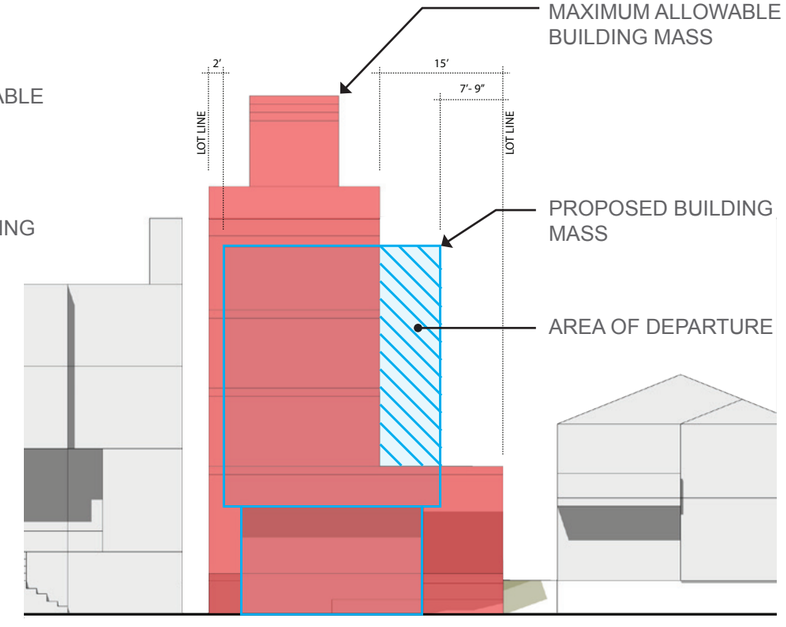
There will also be private amenity area provided for the project in the form of ground level patios and upper balconies.

Setback Adjustment



Axonometric



East Elevation

Per SMC-23.47A.014 the project is only required to provide a setback above 13'-0" and the building footprint can be all the way to the property lines on all sides.
It is important for this project to respect the adjacent site and to provide a buffer between the residential structure to the north as well as to provide room for light and air around the entire structure.

The project is setback 9.82' at the ground level along the north setback (a 982% increase as no setback is req), which faces the adjacent residential use to provide ample space for hardscaping, landscaping and trees to help provide a visual and auditory buffer to the adjacent single family structure. At the upper levels, the project is setback 7.82' from the property line, which requires a 48% adjustment.There is also a 4' setback to the east, a 7' min / 10' max setback to the west and a 2' min / 5' max setback to the south.

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CS1: Natural Systems And Site Features
Use Natural Systems And Features Of The Site And Its Surroundings As A Starting Point For Project Design.

B. SUNLIGHT AND NATURAL VENTILATION
1. The project will aim to implement natural ventilation techniques as well as having as many units as possible having access to views, light and air. In specific instances, views will be directed to maintain privacy between neighbors while still bringing in maximum light and air.

3. The project will primarily be shielded from direct solar gain on its south facade, while having good exposure from the north.

CS2: Urban Pattern And Form
Strengthen The Most Desirable Forms, Characteristics, And Patterns Of The Streets, Block Faces, And Open Spaces In The Surrounding Area.

B. ADJACENT SITES, STREETS, AND OPEN SPACES
2. Connection to the Street:
The project will have a strong connection with the street. There will be a series of balconies just on the 14th Ave. facade, with landscaped green space carrying from the street through the entire site.

C. RELATIONSHIP TO THE BLOCK
1. Mid-Block Sites:
The site sits on the edge of commercial and residential zones. To buffer the line between the two, the building will be primarily located against the commercial side of the site, with a green space to the north that will allow for a transition into the residential neighborhood.

D. HEIGHT, BULK, AND SCALE
1. Existing Development and Zoning:
The building will respect the current height limits imposed on NC2-40 apartment structures, while leaving a landscaped buffer on the site between the building and its residential neighbor to the north.

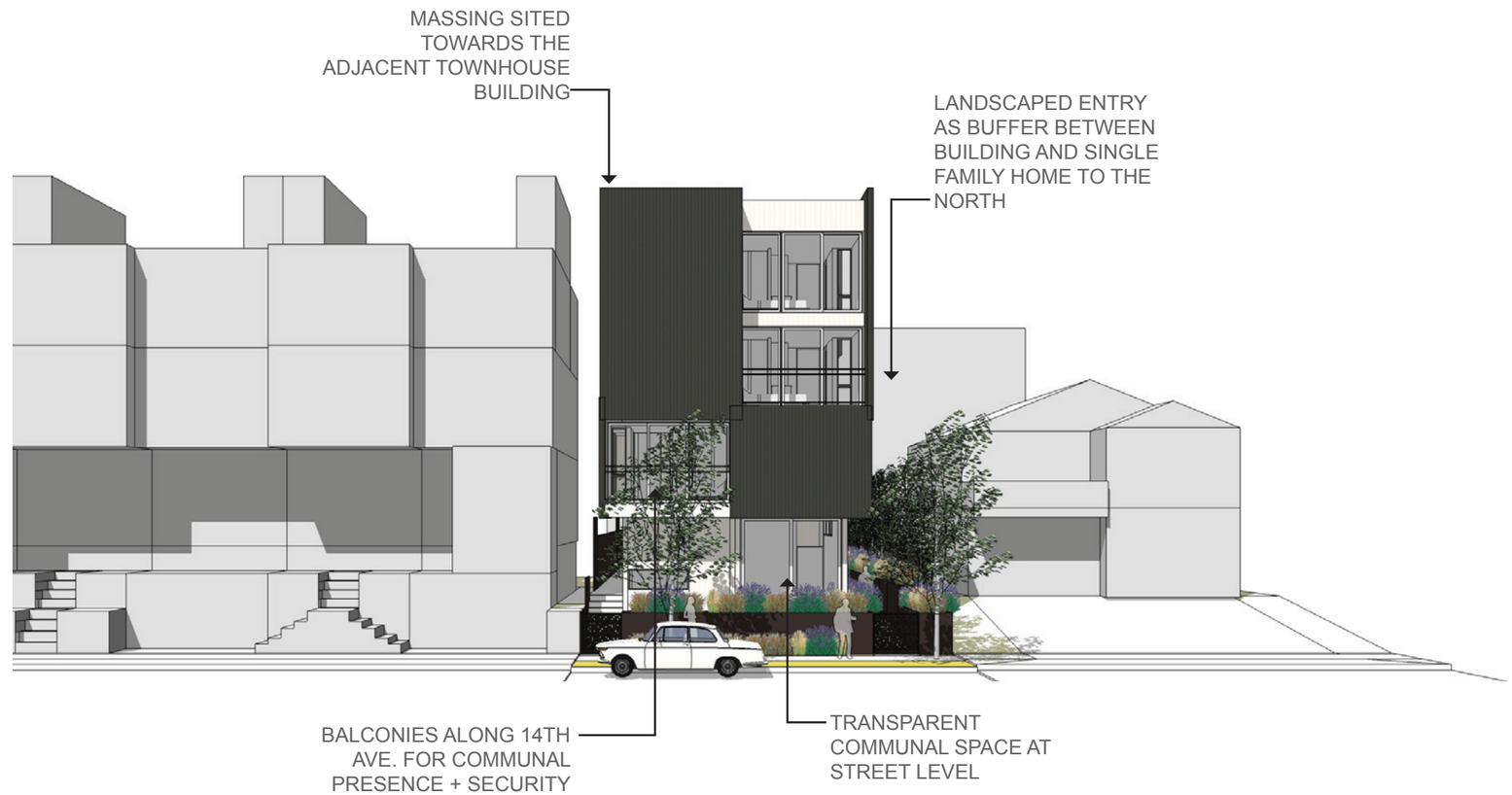
5. Respect for Adjacent Sites:
The building will be fenestrated in a manner to allow privacy not only between it and its neighbors, but also to allow privacy between its own occupants.

CS3: Architectural Context And Character
Contribute To The Architectural Character Of The Neighborhood.

A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES
2. Contemporary Design: The building will respond to the various architectural characteristics of the neighborhood by integrating various contemporary architectural elements (large openings, efficient use of materials and form) BUT will also use natural and durable building elements to help break down the scale of the building and integrate tactile elements. The form will be clean and simple, responding to the surrounding mid-century buildings in an updated fashion.

PL1: Connectivity
Complement And Contribute To The Network Of Open Spaces Around The Site And The Connections Among Them.

A. NETWORK OF OPEN SPACES
1. Enhancing Open Space:
The project was inspired by the garden walk-up apartments of the Seattle area that put a focus on exterior circulation that revolves around landscaping and usable outdoor space.



PL2: Walkability
Create a Safe and Comfortable Walking Environment that is Easy to Navigate and Well-Connected to Existing Pedestrian Walkways and Features.

B. SAFETY AND SECURITY
1. Eyes on the Street
Units along 14th Ave. will have balconies and large windows with clear views out to the street, which will encourage natural surveillance.

PL3: Street-Level Interaction
Encourage Human Interaction And Activity At The Street-Level With Clear Connections To Building Entries And Edges.

A. ENTRIES
1. Common Entries to Multi-Story Residential Buildings:
Residents and visitors will enter through a circulation hierarchy, starting at a common exterior street entrance that will guide the user to exterior stairways and directly to individual apartments. Stairways will be easily located at divisions within the building's mass.

PL4: Active Transportation
Incorporate Design Features That Facilitate Active Forms Of Transportation Such As Walking, Bicycling, And Use Of Transit.

B. PLANNING AHEAD FOR BICYCLISTS
2. Bike Facilities:
A bike room with storage will be located directly off of the main entry to maximize convenience, security, and safety.

DC1: Project Uses and Activities
Optimize the arrangement of uses and activities on site.

A. ARRANGEMENT OF INTERIOR USES
1. Visibility:
On the edges of the site adjacent to public uses, there will be a buffer of landscaping between the sidewalk and the building which will open up at entry points to the building, creating an emphasis of the entry and common spaces such as the bike room.

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.

A. MASSING
2. Reducing Perceived Mass:
Balconies as well as a secondary facade system will both be used to break down the mass of the building while also making the building more visually dynamic.

B. ARCHITECTURAL AND FAÇADE COMPOSITION
1. Façade Composition:
All facades have been designed in a similar manner to provide consistency in types and sizes of openings but also differentiated in its usage of materials to break down the scale and massing of the project. Materiality will change where there are steps in the facade which are used to provide privacy between residents/neighbors and create unique interior spaces.

DC3: Open Space Concept
Integrate open space design with the design of the building so that each complements the other.

B. OPEN SPACE USES AND ACTIVITIES
4. Multifamily Open Space:
There will be a hierarchy of open spaces from communal street-front, to building-shared exterior circulation, and private balconies on various units. There will be moments to rest and gather along circulation paths.

DC4: Exterior Elements and Finishes
Use appropriate and high quality elements and finishes for the building and its open spaces.

D. TREES, LANDSCAPE AND HARDSCAPE MATERIALS
1. Choice of Plant Materials:
Landscape materials will be chosen to reinforce the overall architectural and open space design concepts while also providing privacy. New plants will relate to the regional landscape.

Perspective of unit with balcony and stepped facade for maximum air, light, and privacy

Communal laundry space

Integrated soft-scaping

Bike storage and service area

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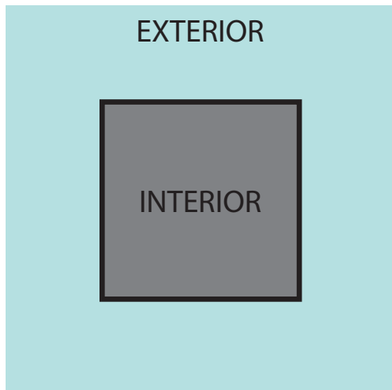
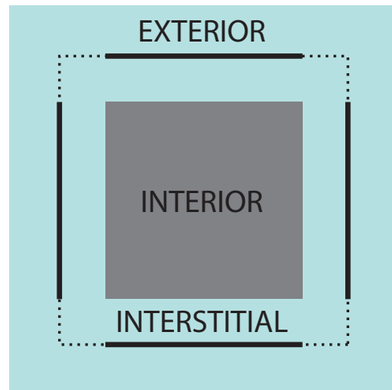
concept diagrams

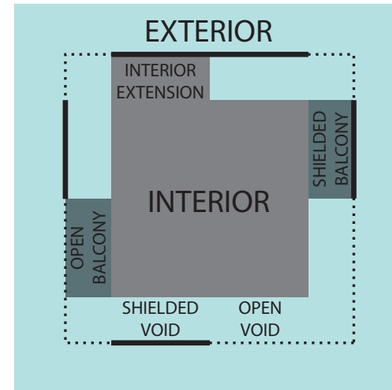
STANDARD BASE BUILDING



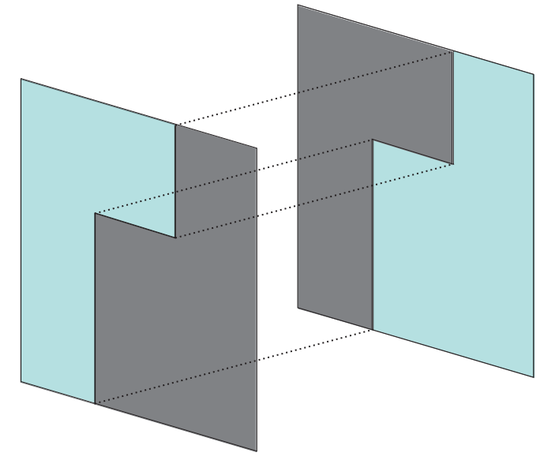
OFFSET FACADE



OPPORTUNITES

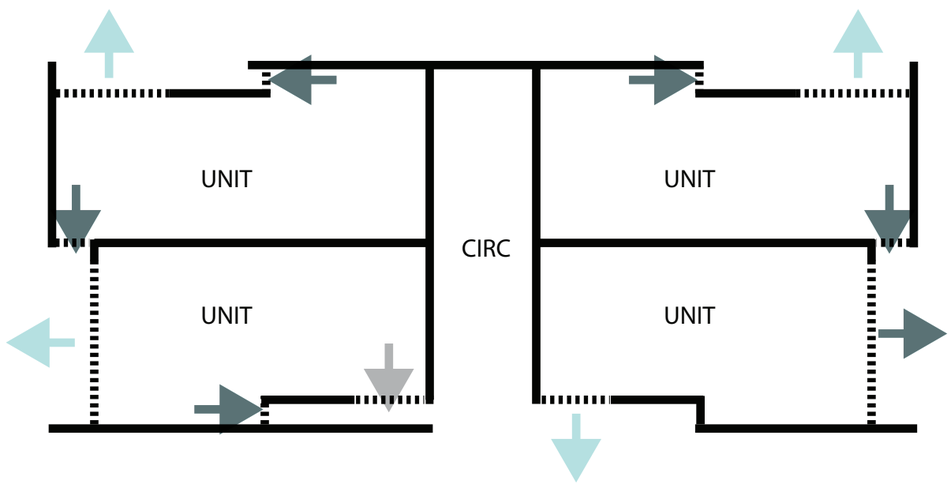


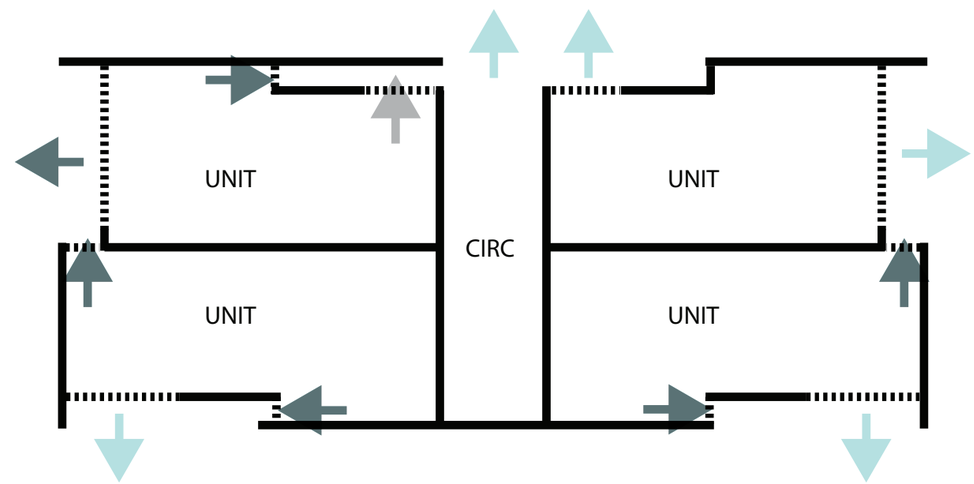
SECONDARY FACADE SYSTEM



OFFSET FENESTRATION

Inverting solids and voids for privacy between units





OPEN VIEW

SEMI-OPEN VIEW

BLOCKED VIEW

FENESTRATION HIERARCHY

Limiting direct views between neighbors

section 7: architectural concept

elevations

East Elevation

North Elevation

South Elevation

West Elevation

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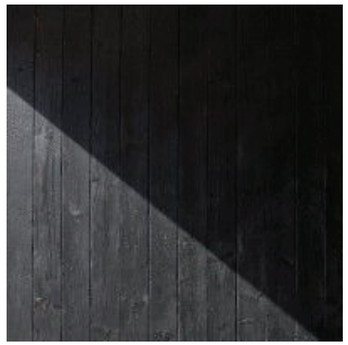
materiality

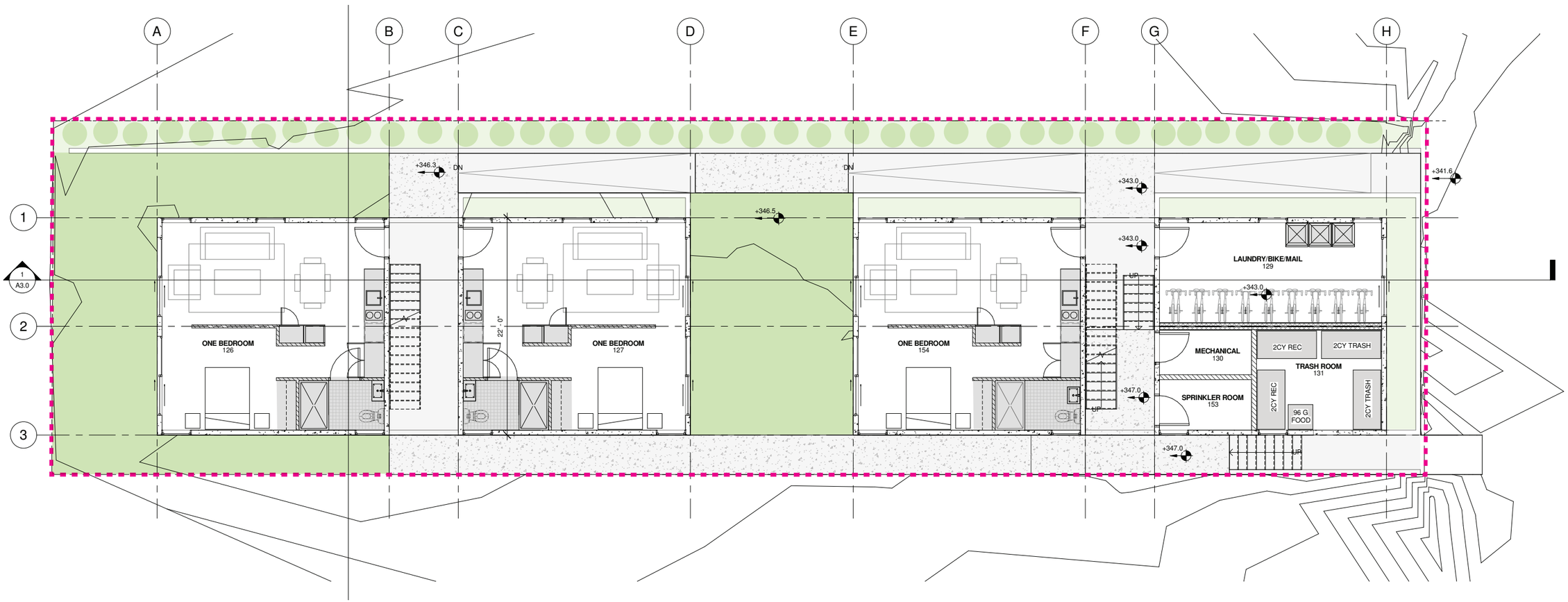
VERTICALLY ORIENTED CEDAR SHIP LAP WOOD SIDING - COLOR: GRAPHITE SOLID STAIN



FIBER CEMENT PANEL. COLOR: 7570 'EGRET WHITE'

CORTEN STEEL PLANTERS

section 7: architectural concept



first floor plan
scale: 3/8" = 1'-0"

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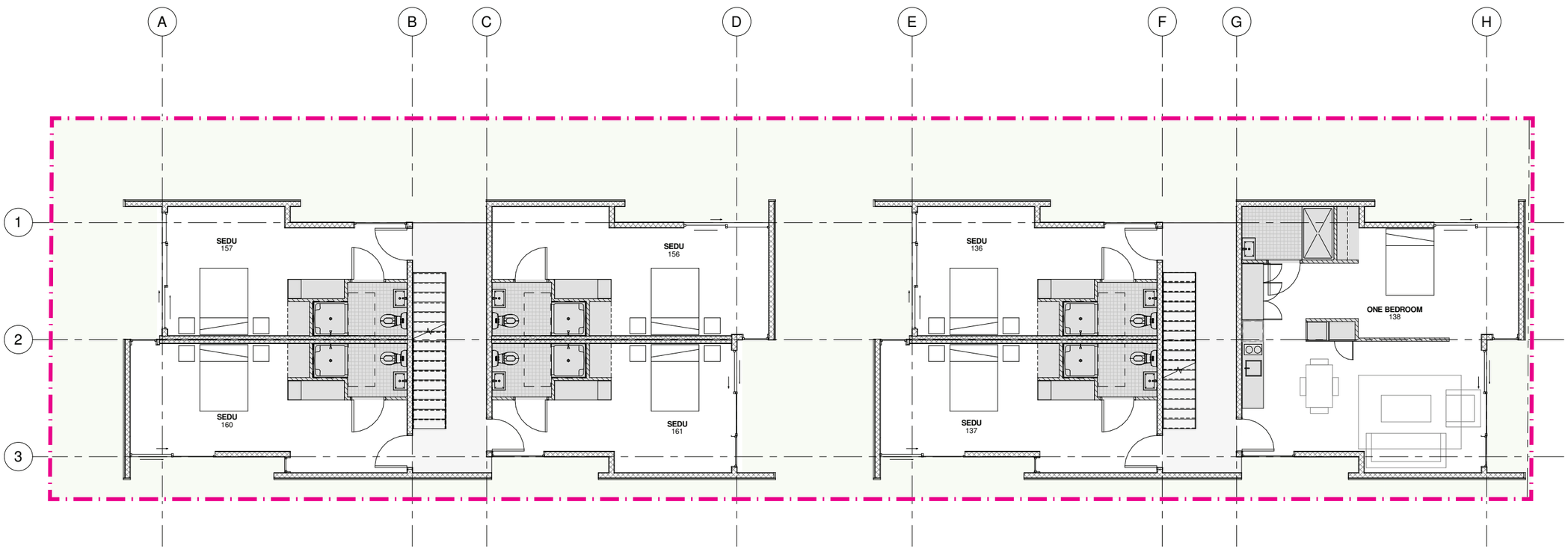
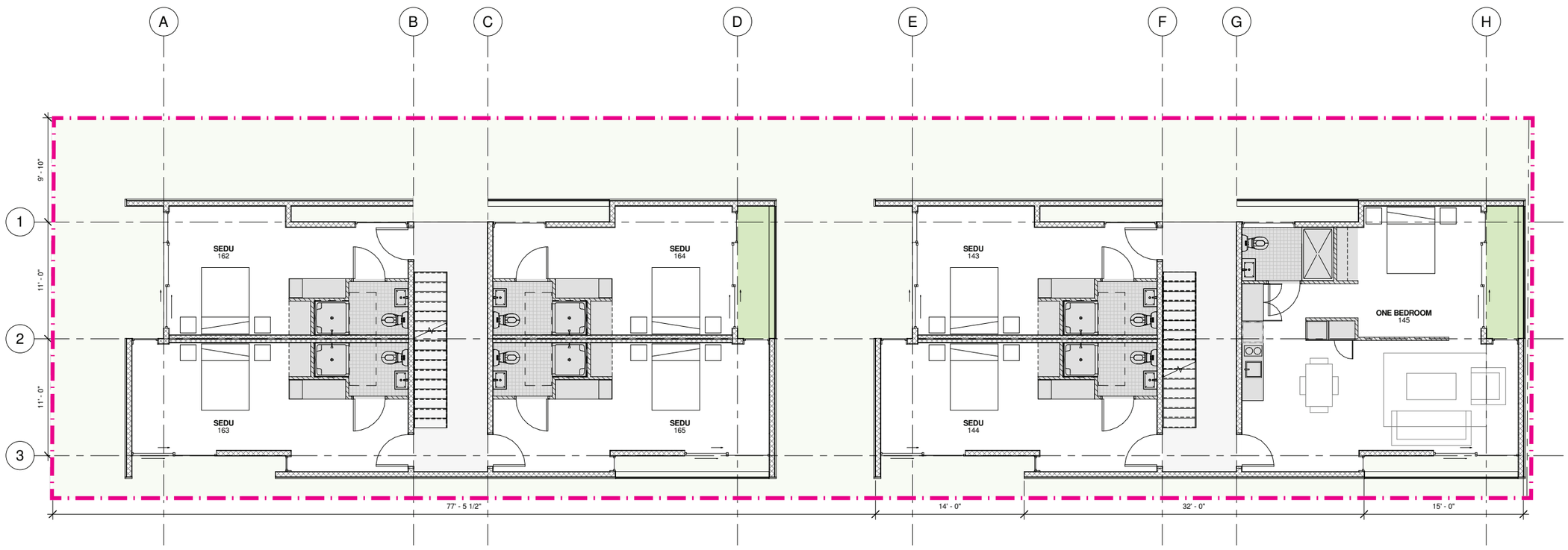


second floor plan
scale: 3/8” = 1’-0”

section 7: architectural concept



third floor plan
scale: 3/8" = 1'-0"

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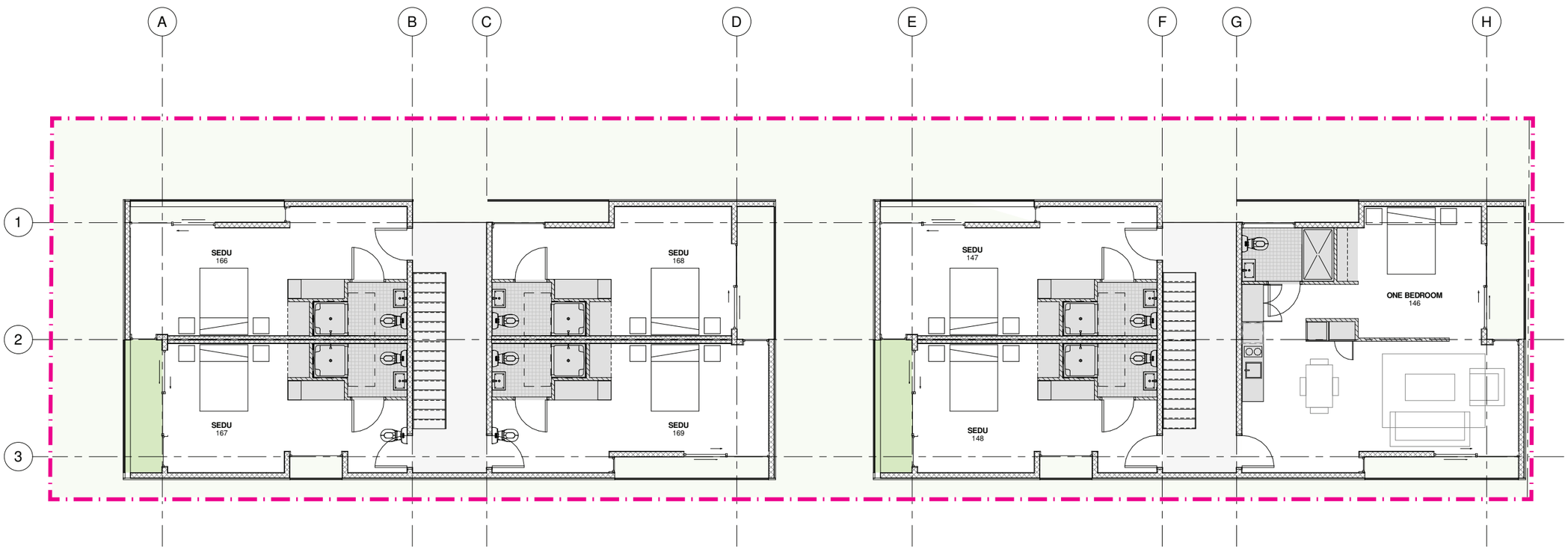
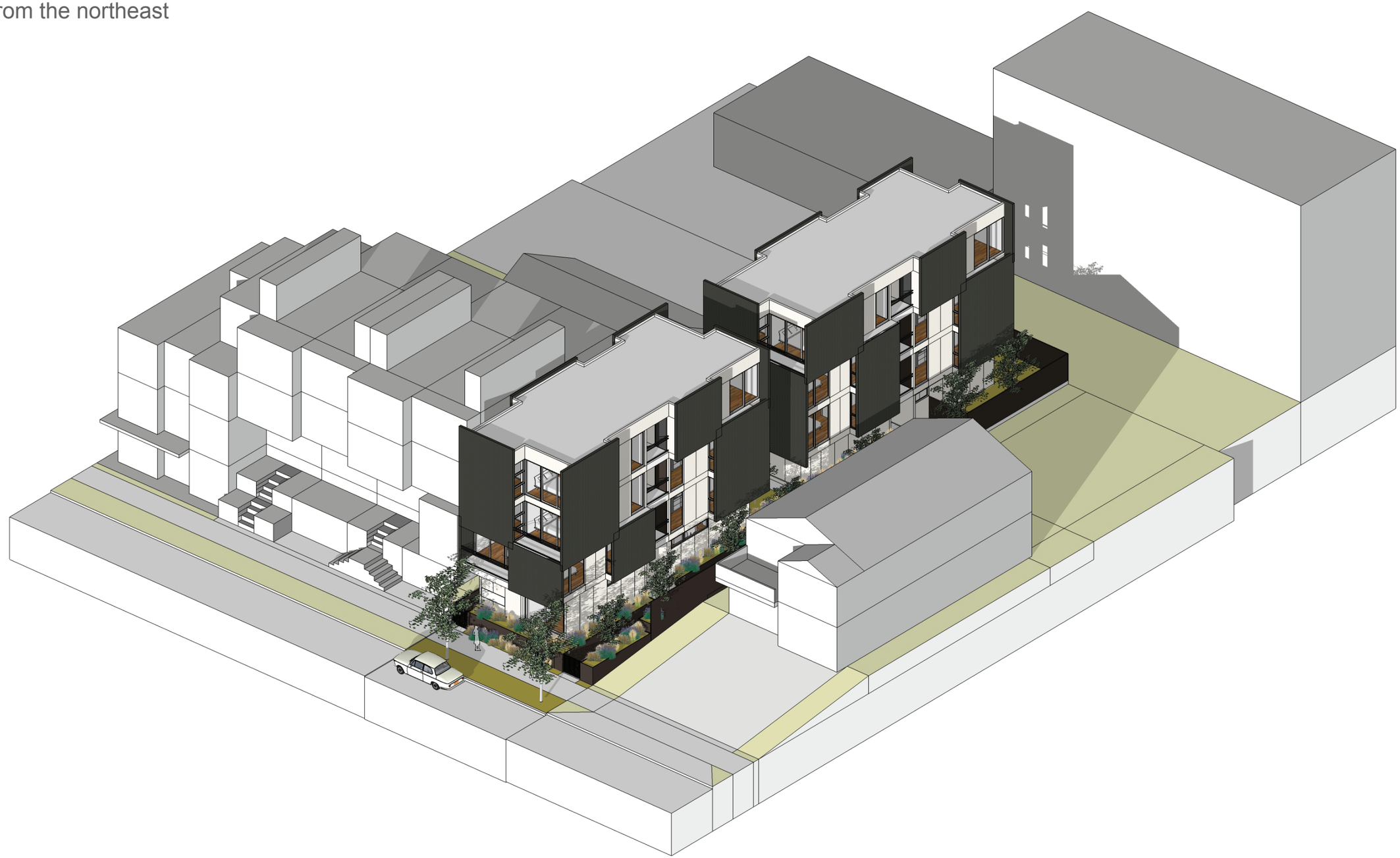


fourth floor plan
scale: 1/8" = 1'-0"

section 7: architectural concept

axon from the northeast



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perspective from 14th ave.

entry perspective

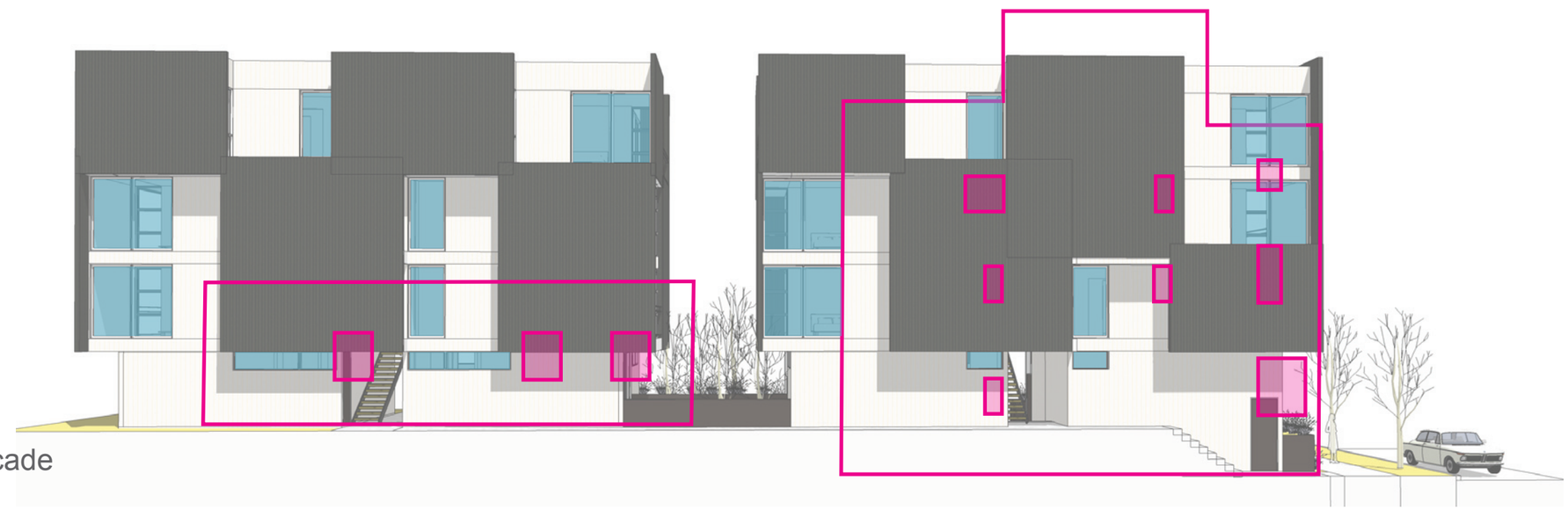
section 7: architectural concept

privacy study

Proposed fenestration

Neighboring fenestration

north facade



south facade

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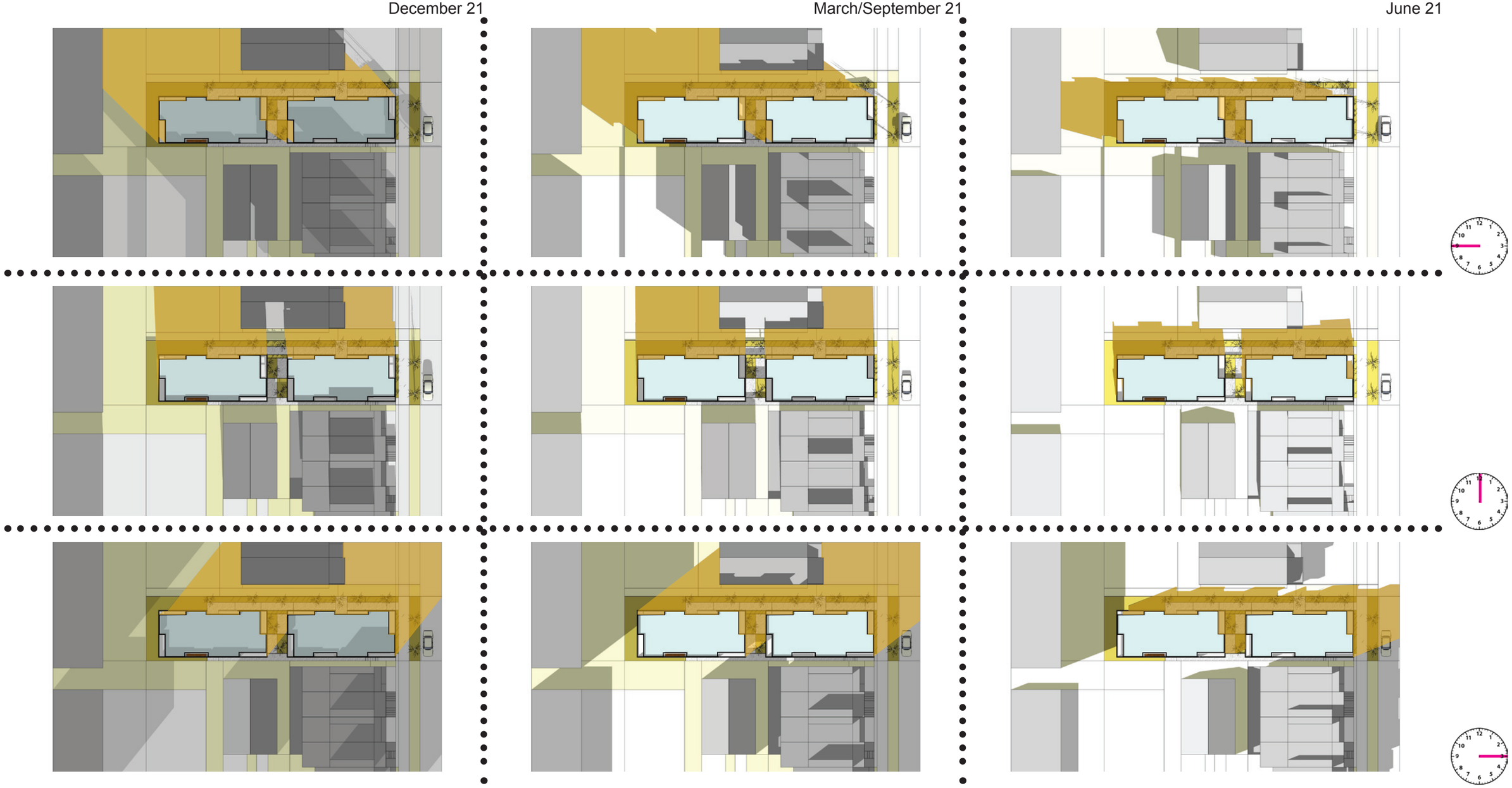
December 21

March/September 21

June 21



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