STREAMLINED DESIGN REVIEW APPLICATION

DCI Project #3023453
5515 35th Avenue NE

Owner:
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Bryant Apartments

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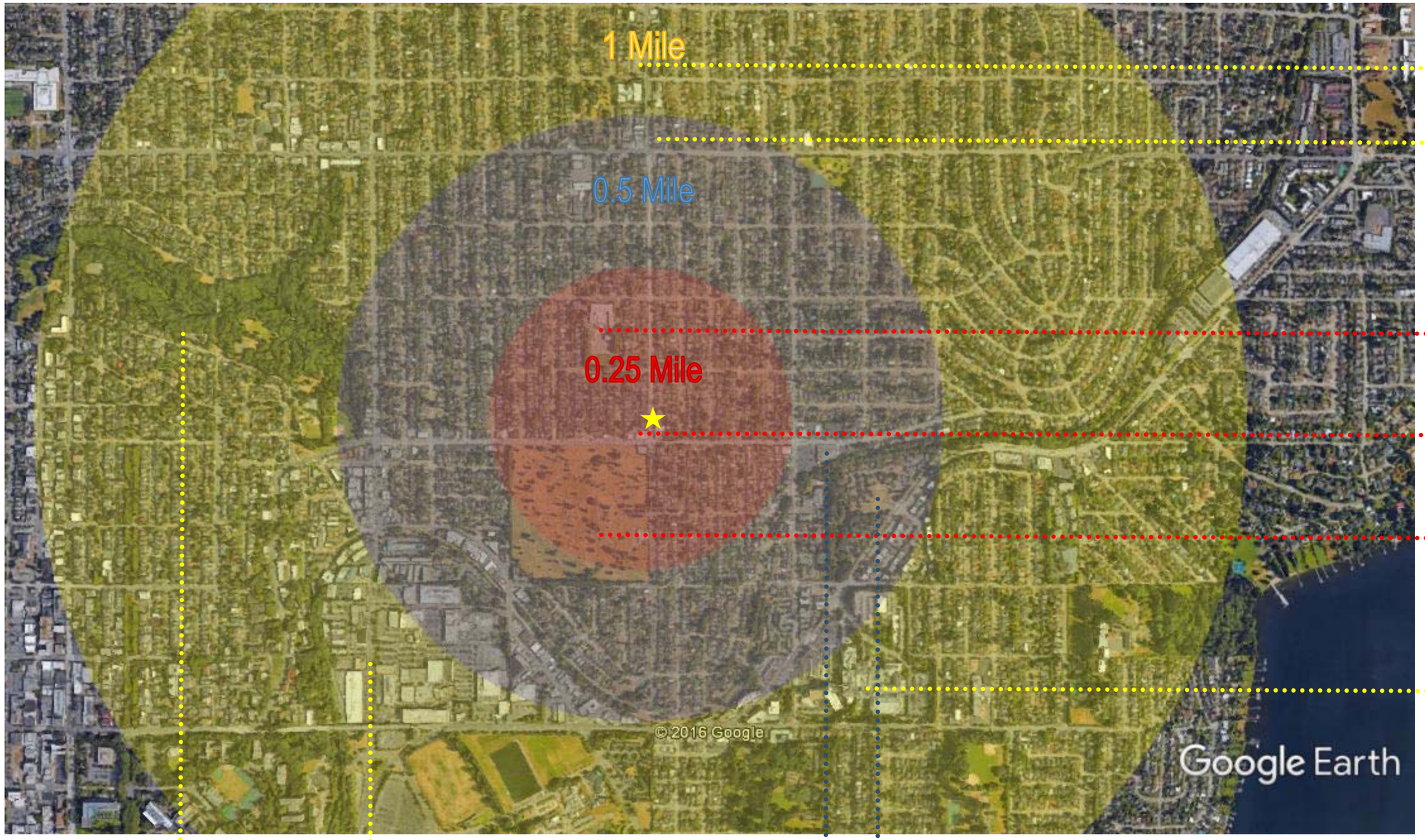
PROJECT INFORMATION

ADDRESS	5515 35TH AVENUE NORTHEAST SEATTLE, WA 98105
TAX ID	882790-1355
DCI PROJECT	3023453
LOT SIZE.	4760 SF
ARCHITECT	ELIZABETH A. MAHER, ARCHITECT 4916 46TH AVENUE SOUTH SEATTLE, WA 98118
OWNER	JRJ DEVELOPMENT 9517 35TH AVENUE NORTHEAST, SUITE 1A SEATTLE, WA 98115



Northeast Public Library

PCC Natural Markets

Bryant Elementary

OmTown Yoga
Miaposto Pizzeria
Ventoux Roasters & Hart Coffee
Fire Station No. 38

Calvary Cemetery

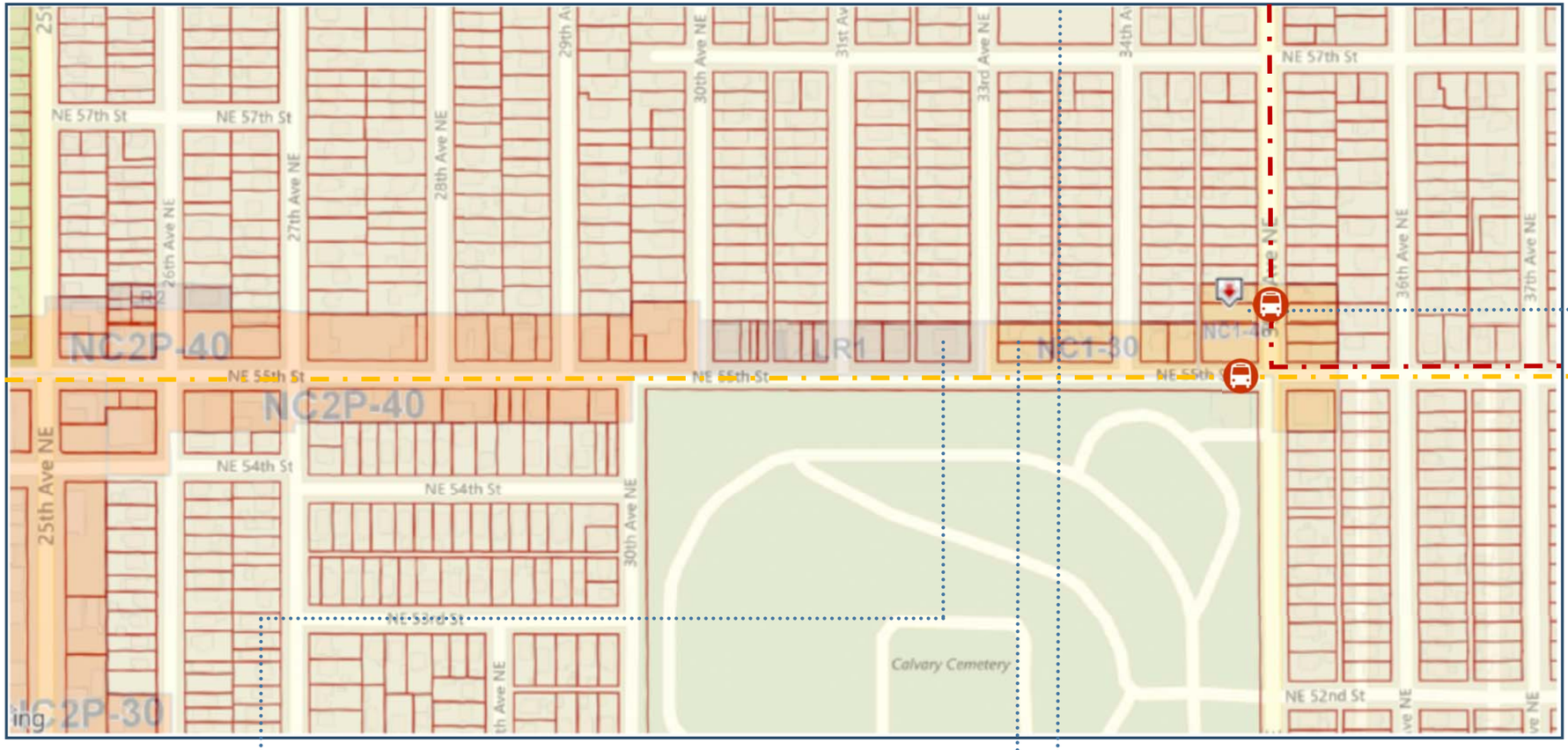
Seattle Children's Hospital

Burke-Gilman Trail and Playground Park

Metropolitan Market

Ravenna Park

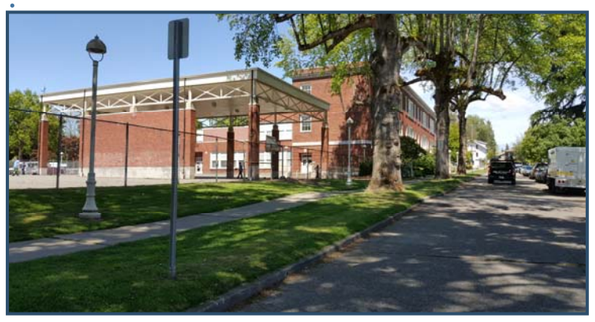
University Village
QFC
Safeway



ZONE	NC1-40
ADJACENT ZONES	SF5000 NC1-30 LR-1
BUS ROUTES	
65	University of Washington Jackson Park
74	Sand Point Lake City Northgate Downtown

Fire Station No. 38

Apartment Building at 55th and 33rd



Bryant Elementary

View Opposite Site

PROPOSAL

Demolish existing 1270sf single family residence and construct a new 4-story building with retail and residential on the first floor and residential above. Project includes 1 retail space, 6 SEDUs, 2 2BR apartments and 1 1BR ADA unit. Surface parking is provided off the alley for 4 cars.

ANALYSIS OF CONTEXT

This site is located on 35th Avenue NE, a major north-south arterial thru the Bryant and Wedgewood neighborhoods. It is also prominently visible from NE 55th Street. Thirty fifth Avenue NE connects this well-developed residential neighborhood to University Village, the University of Washington, Light Rail and Downtown. The immediate vicinity is a small local shopping hub with a coffee shop, restaurant, small businesses and apartments. The wider walkable neighborhood includes parks, grocery stores, schools and other amenities. University Village is located less than 1 mile to the SW and the University approximately 2 miles away. All of these features make this site ideal for higher density housing and small scale retail.

EXISTING SITE

The site is a narrow lot located on the edge of the commercial hub next to the surrounding SF-5000 zone. It slopes up approximately 5' from the street to the alley and has a large fir tree on the NE
corner.

DEVELOPMENT STANDARDS

Zone — NC1-40, no overlays or ECAs

Lot size — 4,760sf (40' x 118')

FAR — 3.25 for mixed-use buildings
4,760sf x 3.25 = 15,470sf allowed, 8,386sf proposed

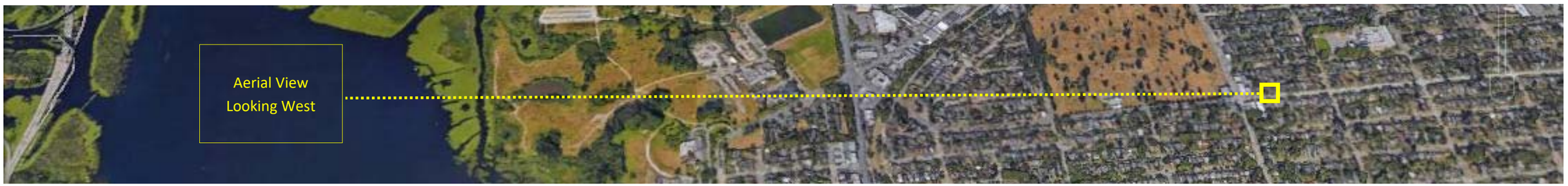
Height — Allowed: 40' above average building grade plus:
An additional 4'-0" allowed to accommodate 13' retail height
An additional 4'-0" allowed for shed roofs (48' total above ABG)
Actual: 43'-2" above Average Building Grade to top of shed roof

Unit count: — (1) Commercial unit @ 1040SF
(6) SEDUs @ 320sf
(3) 2 BR units @ 913sf
(1) 1 BR unit @ 604sf

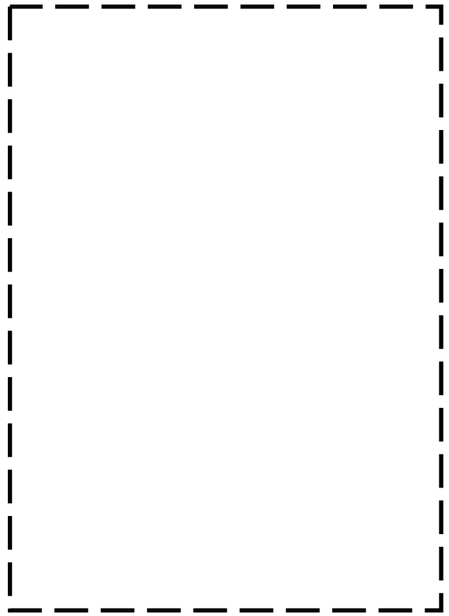
Parking: — 50% reduction because of frequent transit
(1) commercial unit = 0 spaces (less than 1500sf)
(6) SEDUs = 3 parking spaces
(4) apartments = 4 parking spaces
Total: 7 parking spaces/2 = 3.5, round up to 4 parking spaces

Setbacks: — See page 7 for a setback diagram

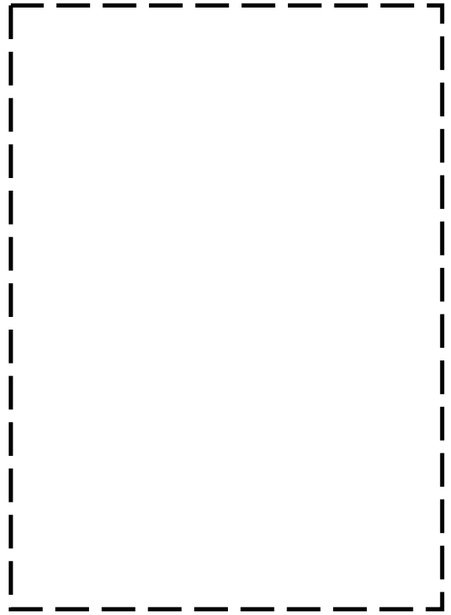
Street lot line:
No setback required, eaves can project up to 3'-0" over lot line
South side lot line:
No setback required, actual setback varies from 0'-0" to 7'-6"
Rear lot line:
Residential setback requires a 15'-0" setback above 13'-0" from the centerline of an alley across from a residentially zoned lot
Actual: 16'-6" from alley centerline, 3'-0" overhang projects allowed 18" into setback
North side lot line:
Residential setback requires a 15'-0" setback above 13'-0" from any side lot line abutting a residentially zoned lot
Actual: 12'-6" to 15'-0" from lot line (adjustment request)



OPPOSITE FROM SITE

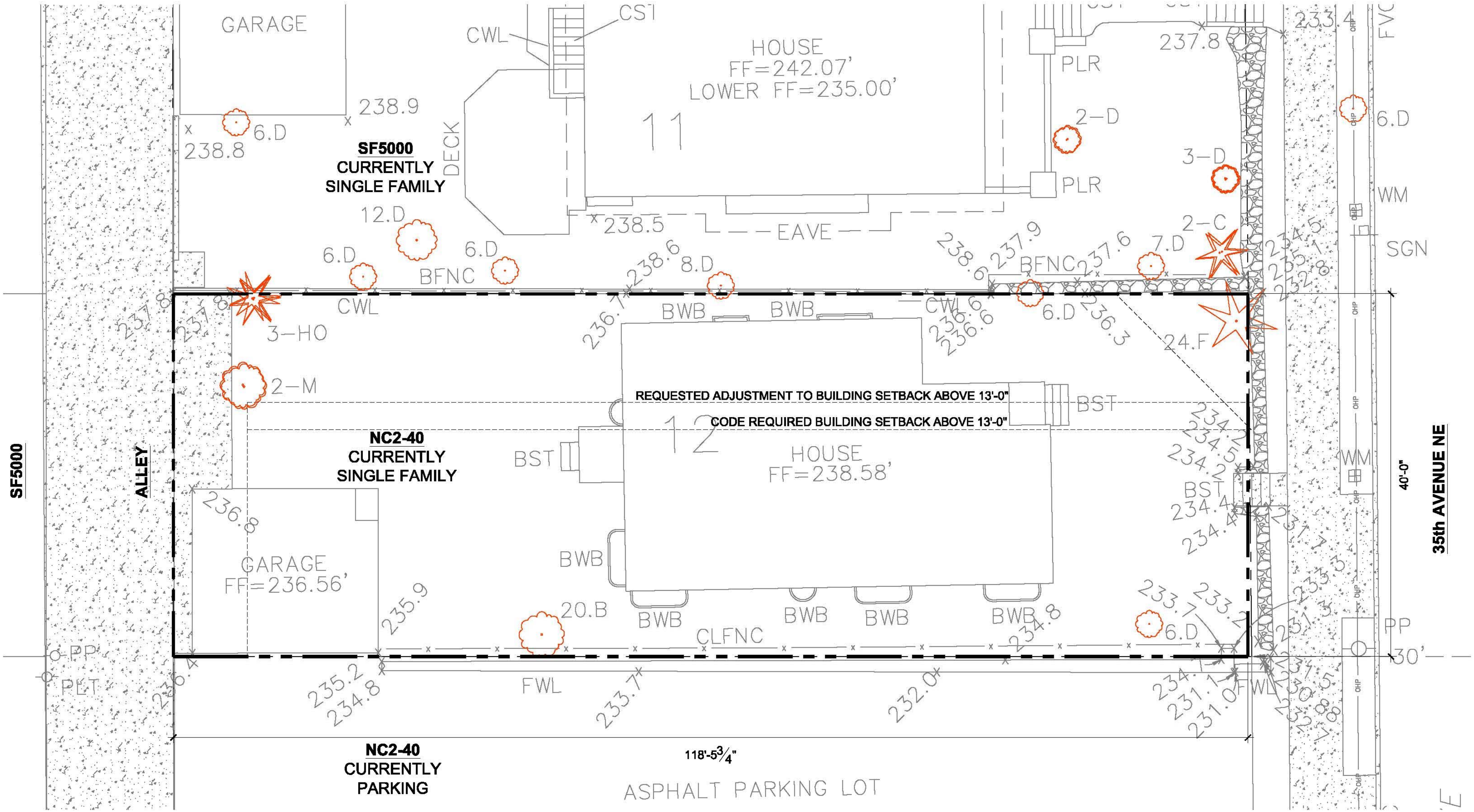


SITE



5515 35th Avenue Northeast

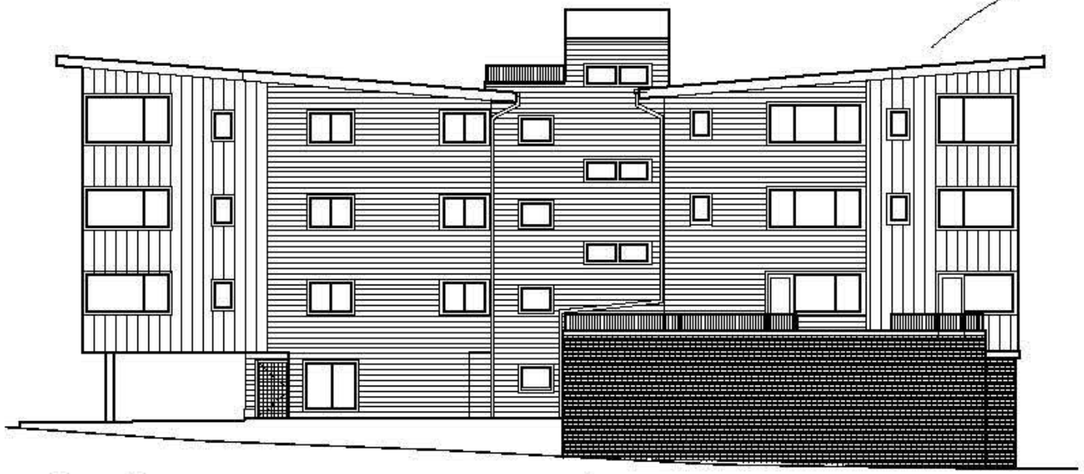
STREET LEVEL



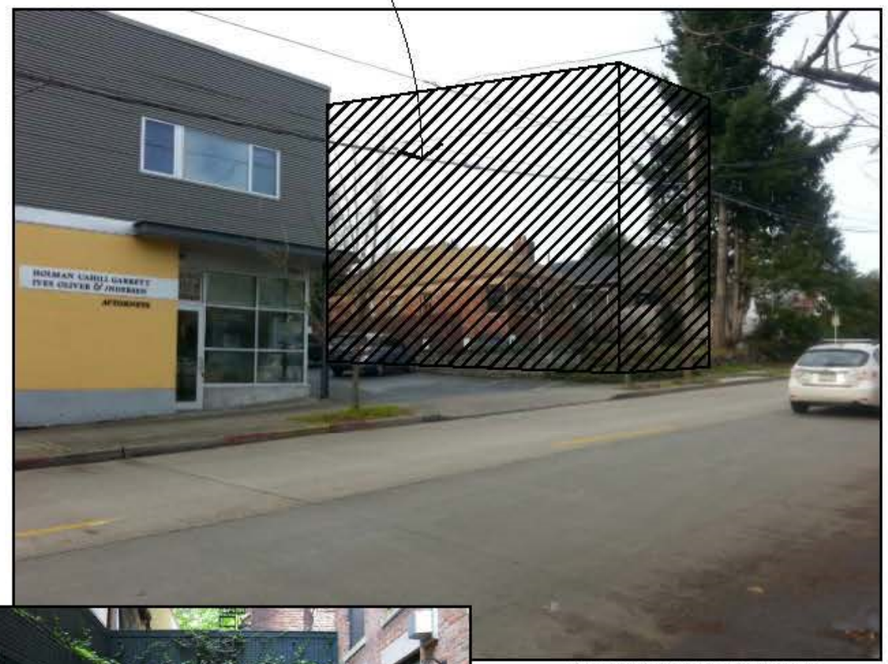
GARAGE
CWL
CST
HOUSE
FF=242.07'
LOWER FF=235.00'
11
PLR
SF5000
CURRENTLY
SINGLE FAMILY
DECK
EAVE
BFNC
CWL
3-HO
2-M
BWB
BST
REQUESTED ADJUSTMENT TO BUILDING SETBACK ABOVE 13'-0"
CODE REQUIRED BUILDING SETBACK ABOVE 13'-0"
NC2-40
CURRENTLY
SINGLE FAMILY
12
HOUSE
FF=238.58'
GARAGE
FF=236.56'
CLFNC
FWL
SF5000
ALLEY
35th AVENUE NE
40'-0"
118'-5 3/4"
NC2-40
CURRENTLY
PARKING
ASPHALT PARKING LOT
WM
SGN
PP
PLT

EXISTING SITE PLAN WITH SETBACKS
1' = 10'-0"

LEGAL DESCRIPTION
UNIVERSITY VIEW ADDITION, PLAT BLOCK 10, PLAT LOT 12



SIDE (SOUTH) ELEVATION - FACING PARKING LOT AND 55th AVENUTE NE



VIEW FROM THE CORNER

SITE CONSTRAINTS AND OPPORTUNITIES:

The site exposure and the required residential setbacks influenced many of the design decisions for this building. The site is located on 35th Avenue NE just north of the intersection with NE 55th Street. This intersection forms a small neighborhood hub in the Bryant neighborhood of Seattle. There is a collection of small commercial buildings surrounded by a well developed residential neighborhood and a large cemetery. Both 35th Ave NE and NE 55th are busy arterials and this building will be very visible from both streets - in many ways it has two front facades. The site is also very narrow with a 15' setback required on the north side. In addition, there is a large 75' tall fir tree on the NE corner of the site that we wanted to preserve. All these elements combined made for a very small buildable footprint and presented challenges for both developing varied massing and for separating the commericial and residential entrances.

DESIGN CONCEPTS:

MASSING

Given the site constraints, the building was inevitably going to be a long, narrow structure. To create architectural interest, we divided the building into 3 parts along the length: two residential pods flanking a central circulation tower. This articulation helps minimize the overall length of the building and created opportunities for modulation along the length of the side facades. In many locations we wrapped windows around corners to increase glazing while remaining close to the property line and, in the event of a structure being built to the south, providing peek-a-boo views to the street for the center units.

COURTYARD ENTRY

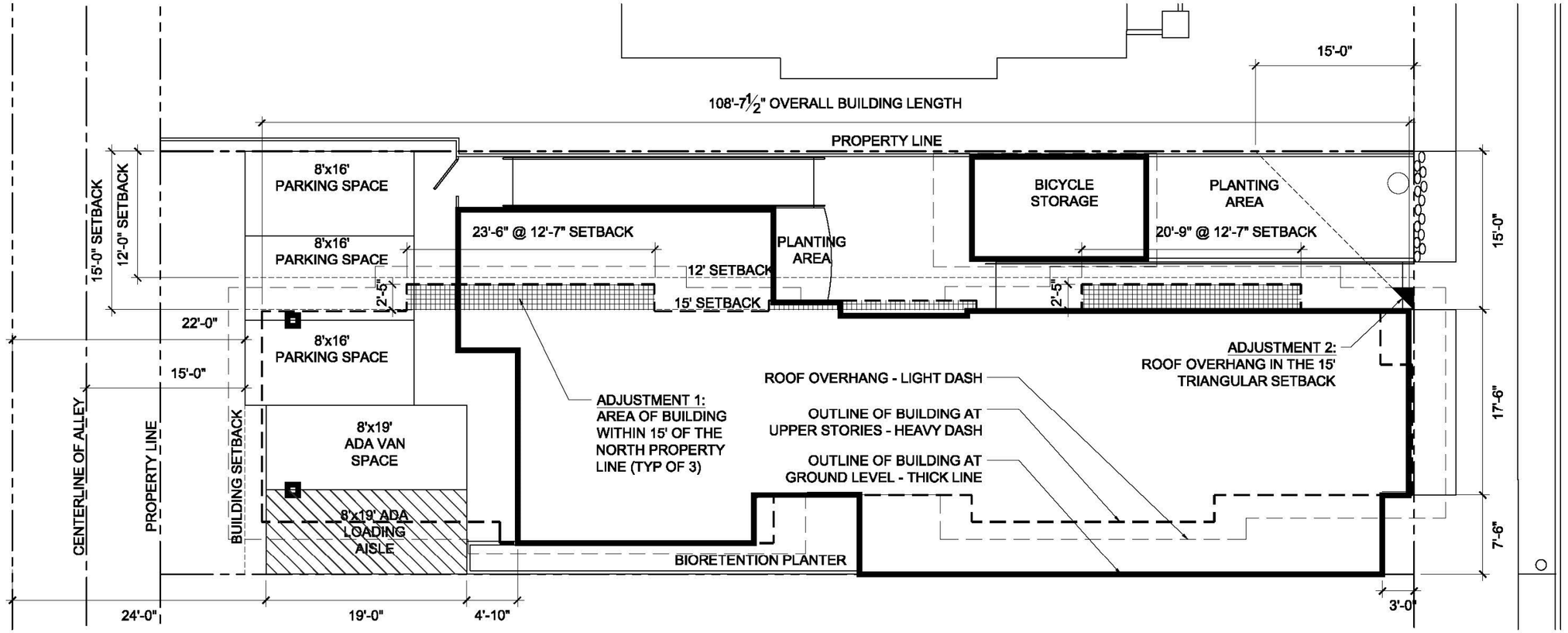
Locating the circulation at the center of the building, combined with the residential setback of the upper portion of the building on the north, also provided us with the solution to creating clearly identifiable commercial and residential entries. We created a courtyard space immediately adjacent to the central circulation tower that provides a single point of entry for all residents and visitors no matter what mode of transportation they use. Access to the courtyard is via gracious, accessible ramps from both the street and the parking off the alley. The fourth side of the courtyard is formed by the bicycle storage shed which will provide a semi-transparent edge between the public street and private courtyard. The courtyard, ramps and tree preservation also serve to completely eliminate any windowless walls right up against the single family lot to the north.

The commercial space enters directly off of 35th and is protected by a canopy above.

ENTRY COURTYARD - CONCEPTUAL IMAGE

GUIDELINE	DESCRIPTION	SUB-GUIDELINE	APPLICANT RESPONSE
CONTEXT AND SITE			
CS1 Natural Systems & Site Features	Use natural systems and features of the site and its surroundings as a starting point for the project design	A. Energy Use B. Sunlight and Natural Ventilation (priority)	The site shape and zoning restrictions dictated that the building would be oriented along an East-West axis and biased to the south side of the property to minimize shading on the property to the north. We have positioned all the units to take advantage of the southern exposure and set the building back from the south property line to maximize glazing. This will maximize daylight and reduce the need for artificial lighting. The windows will be selected to minimize solar gain.
		D. Plants and Habitat	There is an existing large fir tree on the northeast corner of the site. The development has been sited to preserve this tree. The residential entry courtyard will take advantage of the tree and we will select plants that will thrive in this shady NW environment.
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.	A. Location in the City and Neighborhood (priority)	This project is located on a busy arterial street in a small neighborhood hub that is zoned NC1-40. It is connected along NE 55th street to the much larger neighborhood hub around the University Village development. This project will provide additional retail space to an already well established neighborhood hub as well as smaller, denser residential options for people who wish to live in this neighborhood and enjoy the close proximity to UW and to the light rail link to downtown..
		C. Relationship to the Block (priority)	Despite being a mid-block site, this building will function in many ways like a corner site because of its visibility to both 35th Avenue NE and NE 55th Street and because it sits on the edge between the NC1-40 hub and the SF 5000 lots to the north and west. The 15' setback between this lot and the neighboring SF lot creates an opportunity to provide a street level landscaped courtyard that highlights the large fir tree and helps buffer the transition from the smaller scale of the single family lots to the larger scale of the commercial hub. The east face of the building faces the street and contains a street level retail unit. The south side faces a parking lot and is visible to both 35th and 55th. We have worked to minimize the amount of concrete block firewall and to increase interest in the facade with modulation, glazing and material selection. The small amount of concrete block firewall will be painted with a mural.
		D. Height, Bulk, and Scale (priority)	This building will be larger than the single family residences to the north. The existing buildings around this site are all significantly smaller in scale than is allowed by the zoning. We have worked with the neighbors to the north to create a building that addresses their concerns about privacy, noise and daylight. In order to maximize southern exposure for views and light as well as minimize the noise and privacy intrusions on the property to the north, we are requesting a 3' decrease in the 15' residential setback. This additional area would allow us to modulate the south facade which will help us create a better building for the neighborhood and allow more glazing for the residents. In addition, it will give us room locate the apartment hallways on the interior of the building rather than having them project into the setback as balconies. In reviewing the project with the neighbors to the north, they were very much in favor of eliminating balconies on the north side of the building. We have also worked to accommodate all the required building amenities on the 1st and 2nd floors which eliminates the need for a roof-top deck, stair tower, and elevator penthouse. This will decrease the privacy intrusions and shadows on the neighboring property. The rear of the lot also faces SF zoned lots across and alley. The building is set back from the alley and diminishes in scale towards the rear to minimize the impact on those properties.
PUBLIC LIFE			
PL2 Walkability	Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.	A. Accessibility	The entire ground floor and site is accessible despite a 5' change in grade from the street to the alley. All the residents of this project access the entry courtyard and building lobby via ramps.
PL3 Street-Level Interaction	Encourage human interaction and activity at the street-level with clear connections to building entries and edges.	A. Entries (priority)	The commercial entry is the only building entrance facing the street and is clearly connected to the street facing commercial unit via proximity, material selection and transparency. The residential entry is recessed and elevated from street level. It is located on the side of the building. At the street level, pedestrians would see an inviting ramp and courtyard with a large existing fir tree and a semi-transparent bicycle storage building. Lighting, shade tolerant NW plantings, pedestrian scaled signage and paving will help create a welcoming environment for people either living in the building or visiting residents of the building.
PL4 Active Transportation	Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit	B. Planning ahead for bicycles	This building is located on a frequent transit arterial and is required to have minimal parking. It is also within biking distance of the Burke Gilman Trail, UW light rail station, University Village and UW, as well as countless neighborhood amenities such as grocery stores, libraries, parks and schools. Accordingly, the bicycle parking is located front and center in a small separate structure that helps form the entry courtyard to the residential units. It is accessible by ramp to both the street and the alley and provides very convenient and secure parking for residents' bicycles. All car parking is located off the alley.

GUIDELINE	DESCRIPTION	SUB-GUIDELINE	APPLICANT RESPONSE
DESIGN CONCEPT			
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 (priority)	The overall outline of this building is a simple rectangle with a single sloped roof. Both the east and west facades facing the street and alley respectively are very slender. The rising slope of the site towards the alley combined with the direction of the roof slope means the alley facade facing the opposing single family zone is minimized. The north and south facades run almost the length of the property and are designed to create visual interest and break down the apparent length into smaller masses using modulation and bump outs.
		B. Blank walls	The south façade is an interior façade but due to the parking lot to the south, is very visible from both 55th and 35th. Accordingly, we have minimized the extent of wall that is on the property line to the retail area only and the wall will be painted with a mural.
		C. Secondary Architectural features D. Scale and Texture	Several elements contribute to the visual interest and depth of the building. Modulation is created both by bumping-out elements as well as by shifting the main mass of the building closer and farther from the property line. These elements also provide opportunities to vary either siding material &/or color. Additionally, in several locations the ground floor roof will provide a terrace for the units above. On the north side, abutting the residential zone, the ground floor is closer to the property line than the upper portions of the building and scaled more like a house. Also on the north, the bike storage area has also been designed to provide a more human scaled structure to the north side of the property, as well as to be a feature in the courtyard and provide visual interest .
DC3 Open Space Concept	Integrate open space design with the design of the building so that each complements the other.	A. Building-Open Space Relationship	Rather than occupying the majority of the first 13' of height in the 15' residential setback on the north side, we have chosen to give most of that area over to green space, bicycle storage and a courtyard to create a gracious entry sequence for the residential units from both the street and the alley. This also provides eliminates a large windowless wall facing the property to the north.
DC4 Exterior Elements and Finishes	Use appropriate and high quality elements and finishes for the building and its open spaces.	B. Signage	Signage for the building will be located on the overhang above the retail level.
		C. Lighting	Lighting will be designed to provide safe and secure access to the parking, courtyard, bicycle storage and entries. We also plan to provide lighting to highlight specific features of the building like the eaves and entries.



N SITE PLAN
1' = 10'-0"

REQUESTED ADJUSTMENTS

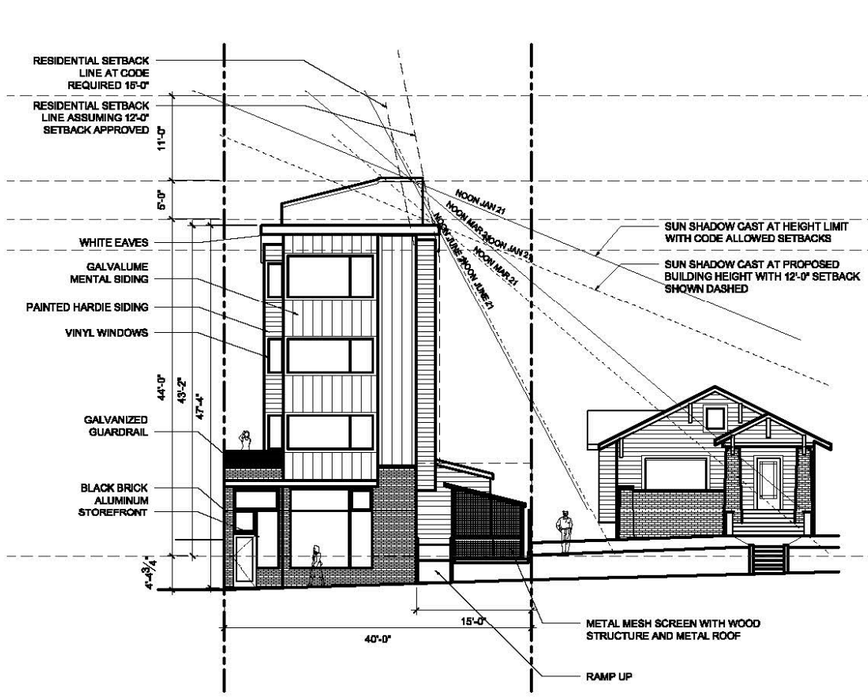
ADJUSTMENT 1:
Reduction of 15'-0" residential setback above 13'-0"
This lot is long and narrow (40'x118'-6") with a 15'-0" setback on the north side where it abuts a single family lot (SMC 23.47A.014.B2). After setting back on the south side to allow glazing in all the units and to minimize large blank walls at the property line, the remaining width for the building varies between 20'and 22'. We are requesting an adjustment to allow a 12'-0" setback along the north side in order to create more space on the interior and allow for modulation and architectural interest on the exterior.

We have broken the mass of the building down into three parts: a central circulation core flanked by residential pods on either side. In order to successfully articulate the three separate zones, we have created modulation on the facades. variations in the roofs. The residential pods are roofed with a sloped roof with substantial overhangs while the central core has a flat roof with a parapet. This breakdown of the massing helps minimize the scale of the building and create pleasing facades (DC2 Architectural Concept). The proposed building has two 2'-6" deep bumpouts on the north face that create a wider buildable area that allows us to locate the common hallways interior to the building and still have enough width for the units as well as a shallower bumpout at the stair well to create shelter at the entry and architectural interest above.

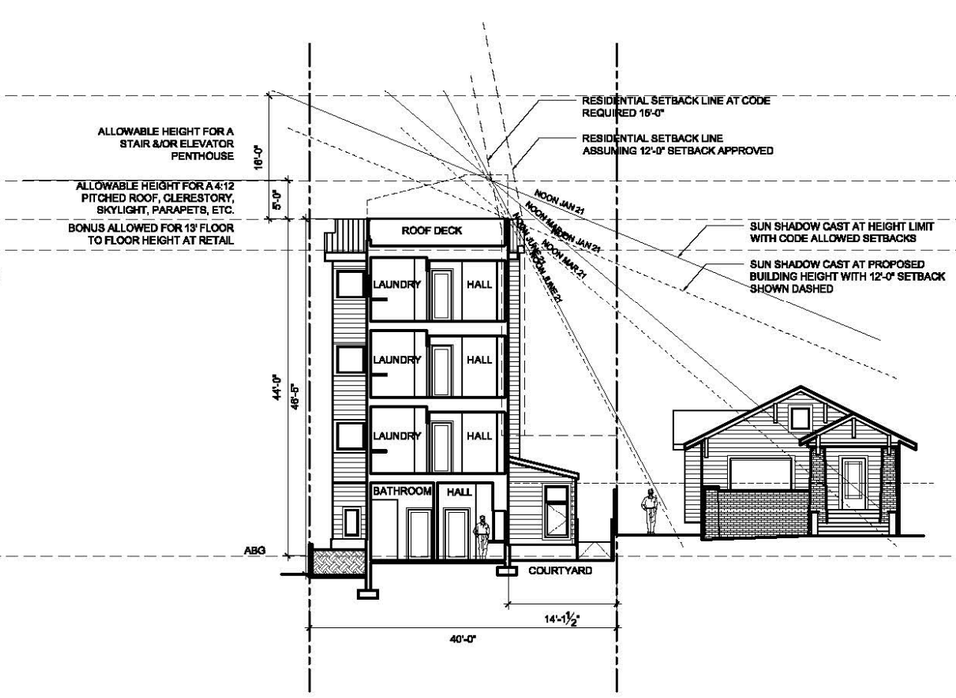
As a transition lot between the NC1-40 zoning near the arterial intersection and the SF-5000 zoning surrounding it, height, bulk and scale are a big concern (CS2 Urban Pattern and Form). The additional width provided by the reduced setback allows us to create modulation to reduce the apparent scale of the building. The ability to create significant "zones" in the facade is critical to creating appropriate massing (DC2 Architectural Concept)

In discussing this project with the neighbors to the immediate north, their top 3 concerns were: sunlight, privacy and noise. The proposed additional buildable area as designed creates less of a sun shadow on their property relative to the code allowed building - see the sun shadow study on the following page. The width also allowed us to locate the hallways interior to the structure rather than utilizing balconies projecting into the setback. This advantage addresses their concerns about privacy and noise as well as resulting in a more attractive building.

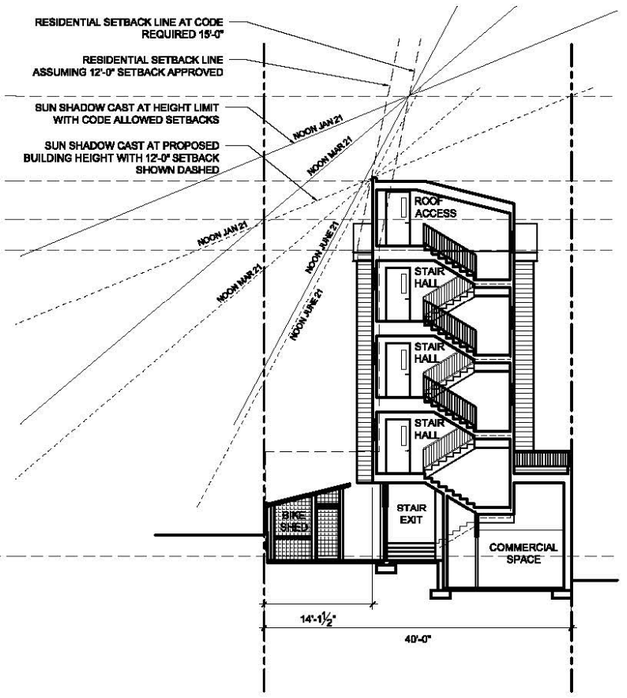
ADJUSTMENT 2:
Encroachment into the 15' triangular setback at the street
Per Section 23.47A.014B a 15' triangular setback is required where a commercially zoned lot abuts a residentially zoned lot. We are requesting an adjustment to this setback to allow the main roof eave to project into this setback at a height of approximately 46' above sidewalk level. This adjustment would not significantly impact the building's presence from the adjacent lot and it will allow the eave line to continue around the building in a consistent manner.



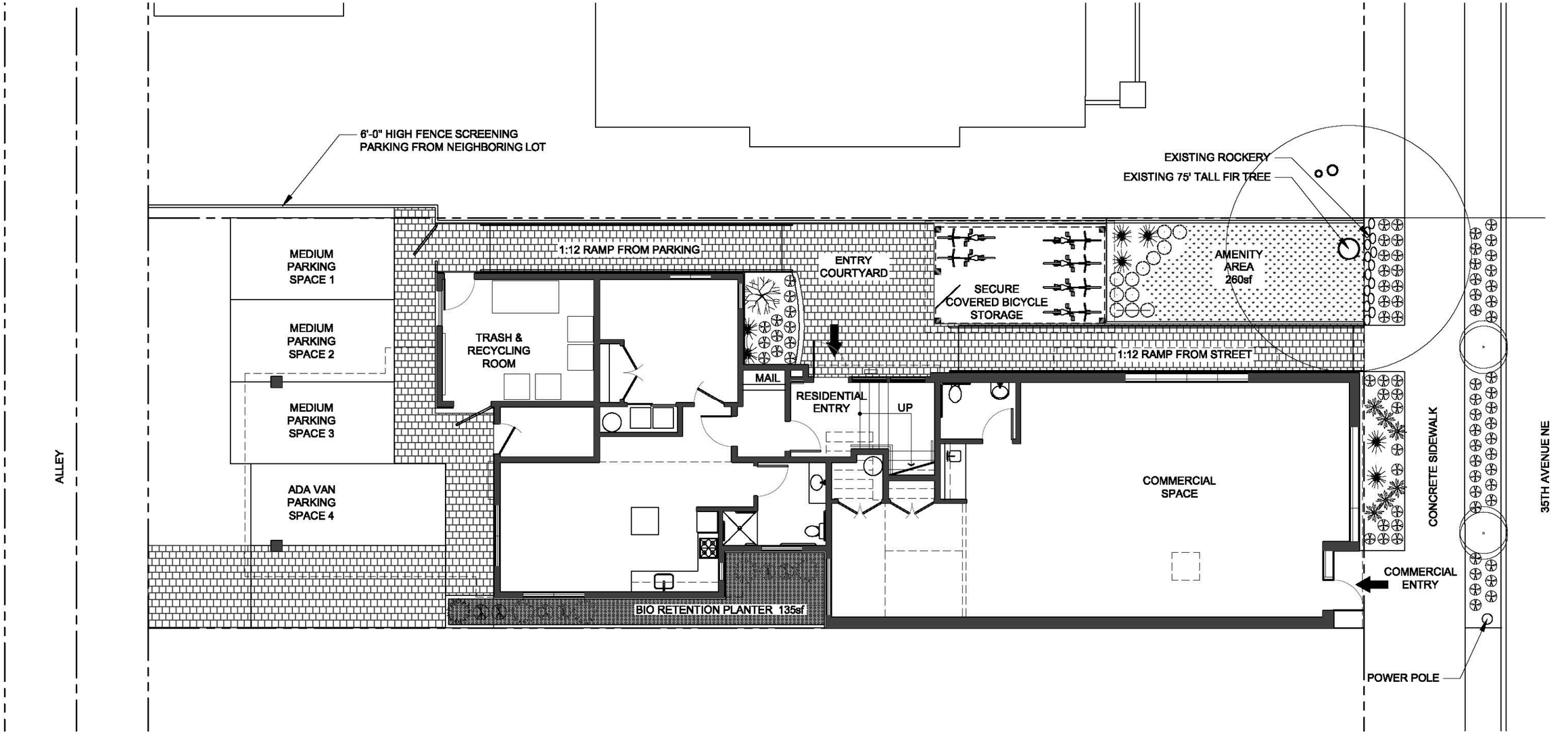
STREET (EAST) ELEVATION - HIGHEST ROOF EXCLUDING STAIR



NORTH-SOUTH SECTION LOOKING WEST - SHORTEST POINT OF THE BUILDING



STAIR TOWER SECTION LOOKING EAST



LEGEND:

- GROUND COVER
- BIO-RETENTION PLANTER PLANTINGS
- PEDESTRIAN PATHWAY

NOTES:

GREEN FACTOR (SMC 23.47A.016A2):
PROJECTS IN A COMMERCIAL ZONE WITH MORE THAN 4 DWELLING UNITS ARE REQUIRED TO HAVE LANDSCAPING THAT ACHIEVES A GREEN FACTOR SCORE OF 0.3 OR GREATER

STREET TREES ARE REQUIRED

AMENITY AREA (SMC 23.47A.024A2):
AMENITY AREAS ARE REQUIRED IN AN AMOUNT EQUAL TO 5% OF THE TOTAL GROSS FLOOR AREA. ALL RESIDENTS SHALL HAVE ACCESS TO AT LEAST ONE COMMON OR PRIVATE AMENITY AREA
BIORETENTION FACILITIES QUALIFY AS AMENITY AREAS
RESIDENTIAL SQUARE FOOTAGE = 7,371sf
5% OF 7,371sf = 369sf REQUIRED AMENITY AREAS

THE PROJECT IS PROVIDING 250sf OF PUBLIC AMENITY AREA AT GROUND LEVEL
IN ADDITION, THERE ARE TWO 80sf PRIVATE TERRACES ON THE SECOND FLOOR FOR A TOTAL OF 410sf

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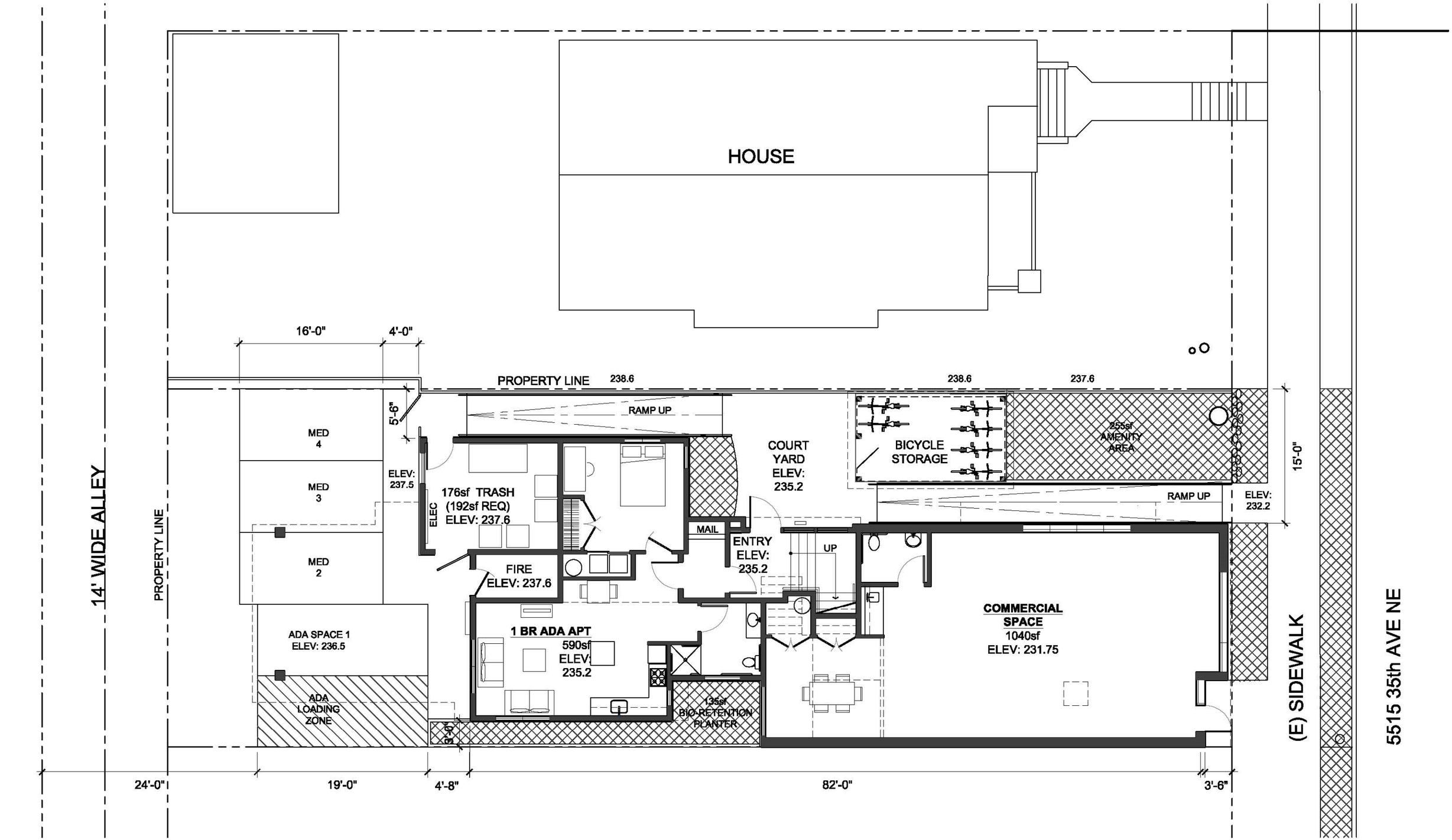
SITE PLAN
1' = 10'-0"



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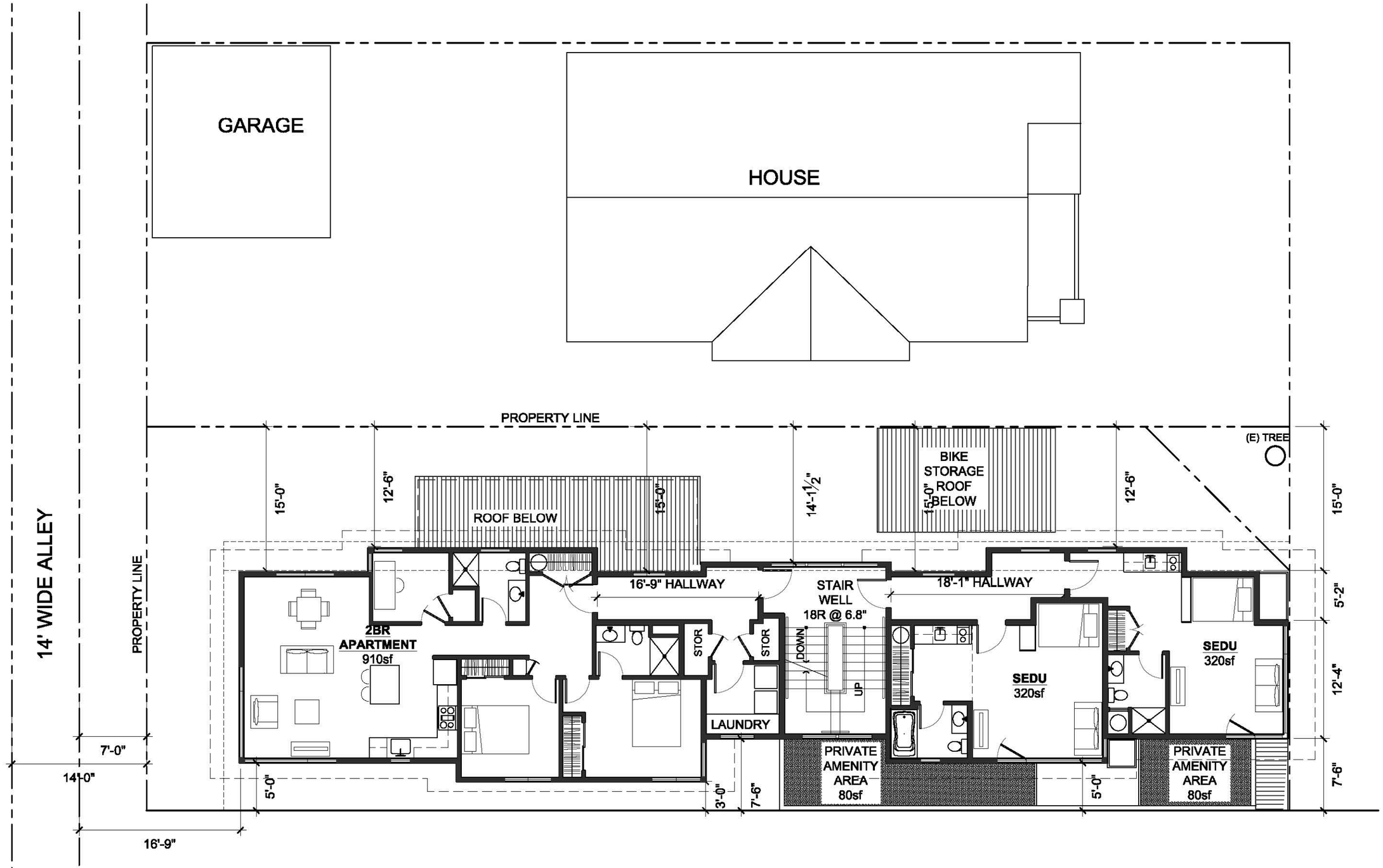
MAIN FLOOR PLANma
1' = 10'-0"



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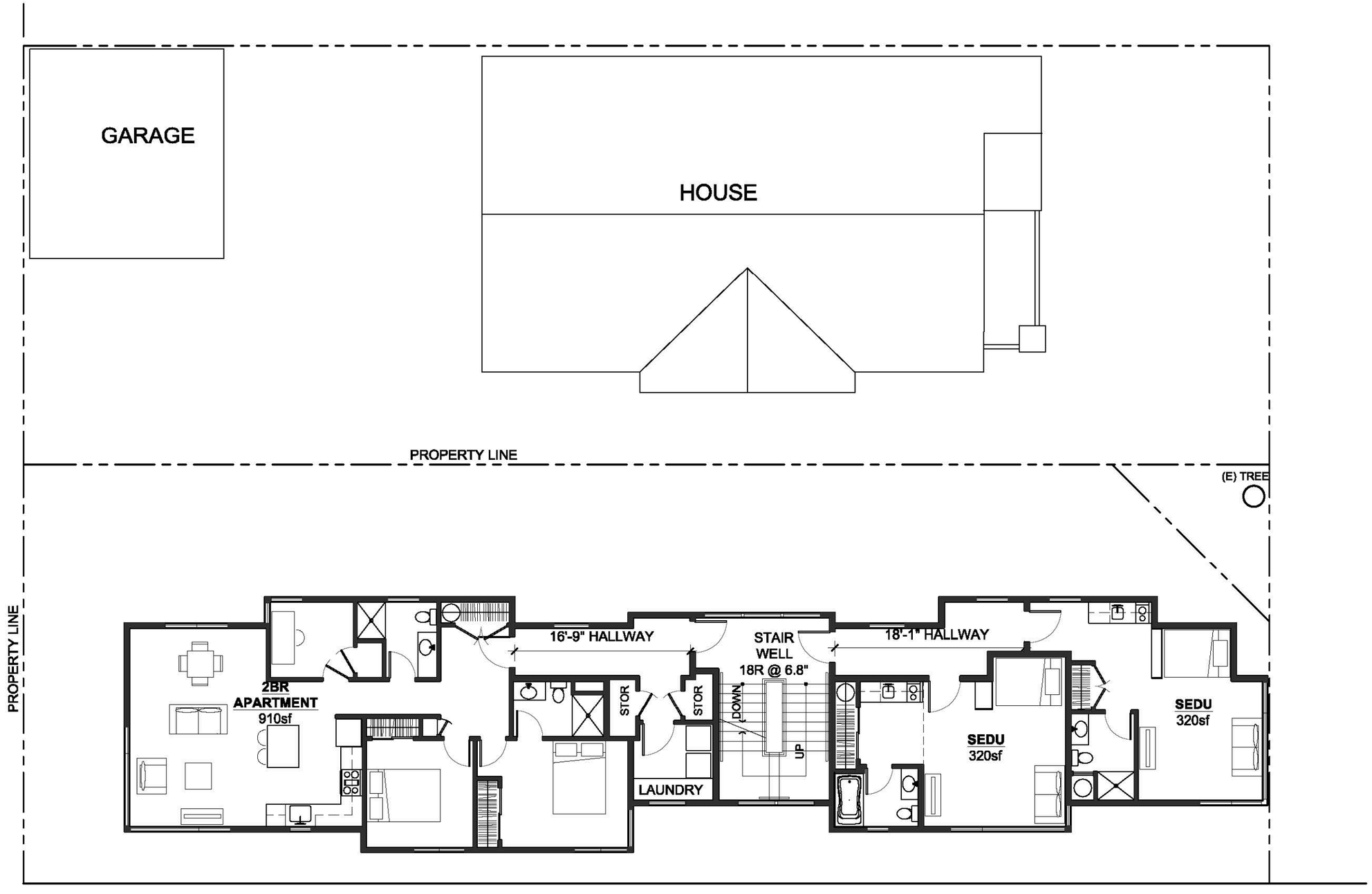
2nd FLOOR PLAN

1' = 10'-0"



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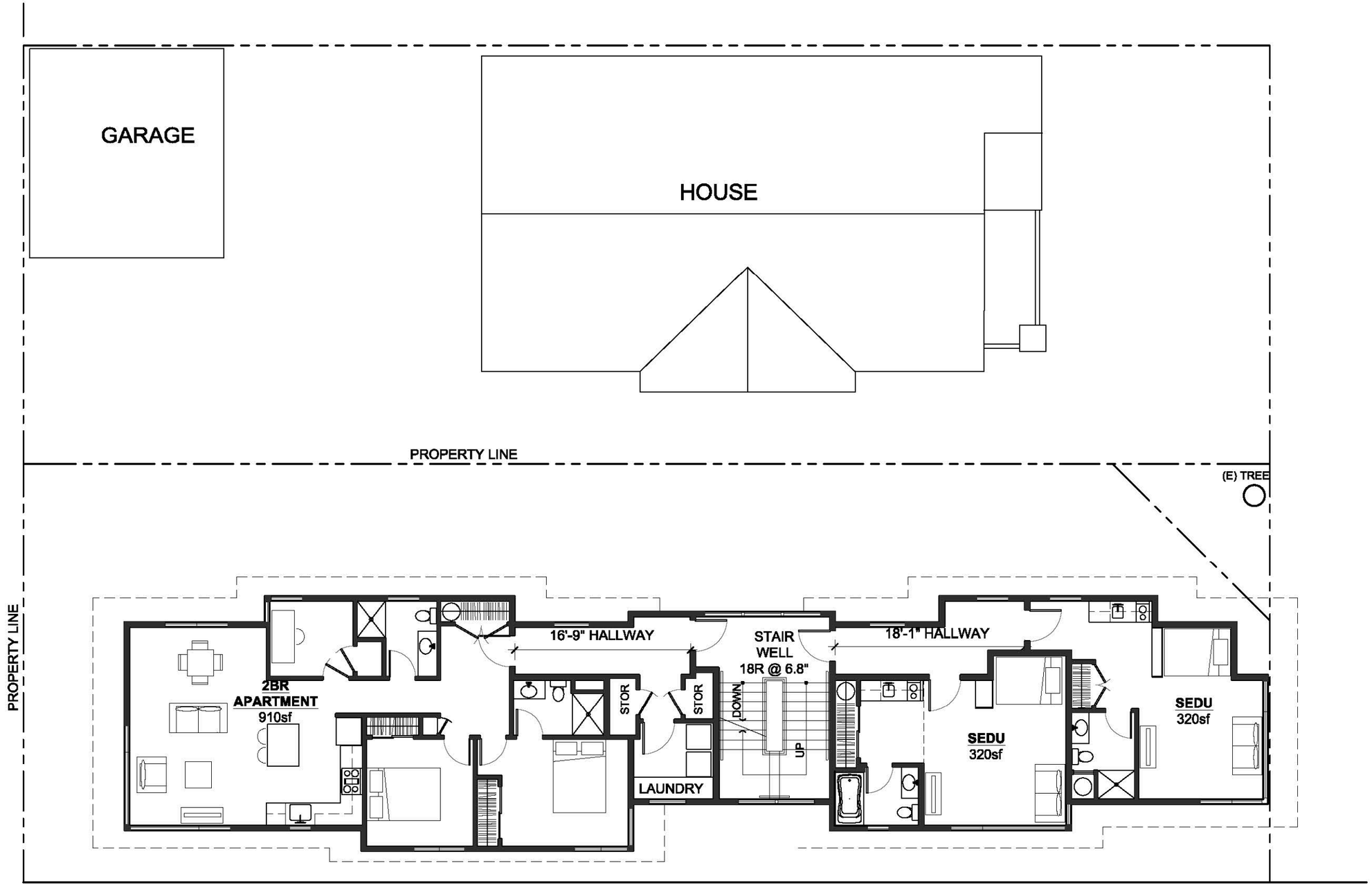
3rd FLOOR PLAN
1' = 10'-0"



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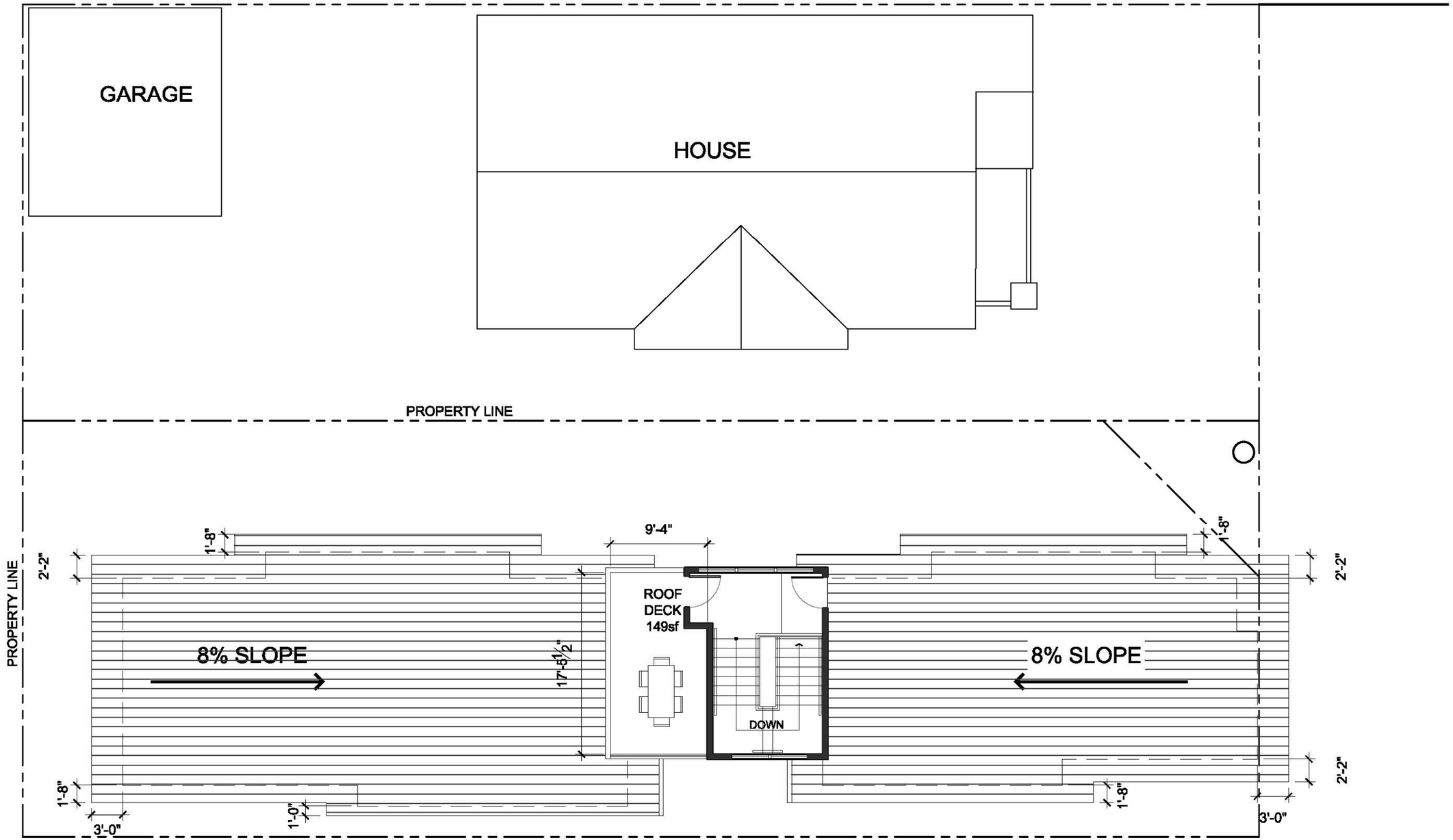
4th FLOOR PLAN
1' = 10'-0"



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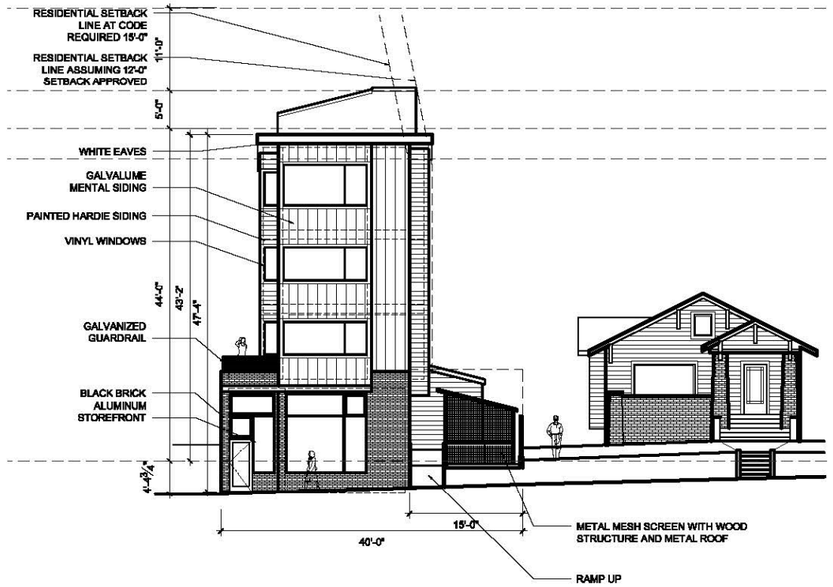
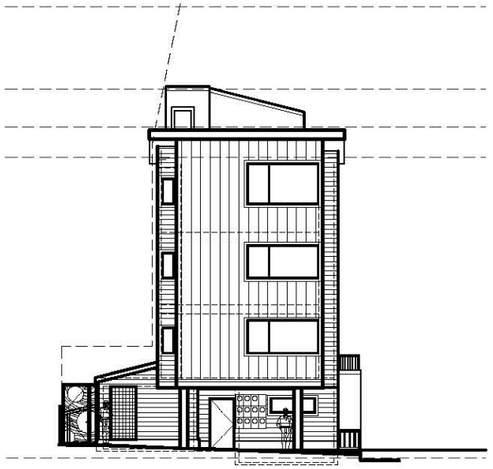
ROOF PLAN
1' = 10'-0"

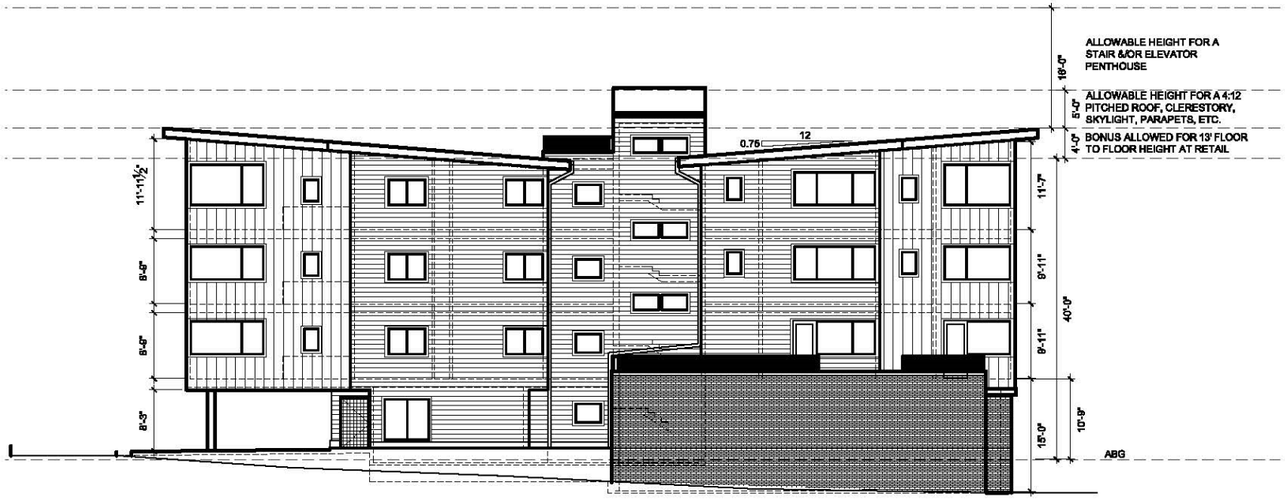


STREET (EAST) ELEVATION

SIDE (NORTH) ELEVATION - BUILDING ENTRY SEQUENCE



REAR (WEST) ELEVATION - FACING ALLEY



SIDE (SOUTH) ELEVATION - FACING PARKING LOT AND 55th AVENUTE NE

METAL SIDING WITH VINYL WINDOWS AT RESIDENTIAL PODS

CEMENTITIOUS LAP SIDING ON THE BUMP-OUTS AND CIRCULATION TOWER

SILVER TONED RAILINGS AT ROOF DECK AND 2nd FLOOR TERRACES

BIKE SHED

DARK BRICK WITH ALUMINUM STOREFRONT AT STREET LEVEL

ARBOR INFO LLC
2406 N Castle Way Brier, WA, 98036

Tree Condition Report

Bryant Apartment Building
Seattle, Washington

Date
May 20 2017

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Site Map Attached

Arborist Qualifications Attached

1. Introduction

I was contacted by Mr. Jason Kintzer on by email on May 3, 2017 to prepare a tree protection plan in compliance with Seattle Municipal Code 25.11 at 5515 – 35th Avenue NE in Seattle, Washington. I subsequently visited the site on May 19 and 24 and developed the following report.

2. Competence

I have been a practicing consulting forester in the State of Washington since 1971. I hold a Bachelor of Science degree in Forest Management from the University of Washington and am a certified forester (Society of American Foresters). I have also been a consulting arborist since 1989 and am a Certified Arborist (International Society of Arboriculture, ISA), and a registered consulting arborist (American Society of Consulting Arborists). I am Tree Risk Assessment Qualified (ISA).

3. Client

The client to whom this report is addressed is:

Mr. Jason Kintzer
JRJ Development
Jason Kintzer@me.com

4. Assignment

The assignment is to develop a tree protection plan in compliance with SMC 25.11 for the proposed Bryant Apartment building at 5515 NE 35th Ave., Seattle, WA.

5. Purpose and Use of Report

The purpose of this report is to assist JRJ Development to obtain permits for construction of the proposed project.

6. Limits of Assignment

This report concerns those significant trees over 6-inches in diameter as per SMC 25.11

> "Significant tree" means a tree six inches or greater in diameter (DBH) or a required replacement tree of any size. Dead trees shall not be considered significant trees.(SMCV 25.11)

The assignment is limited to the information gathered during the site visits on May 19 and 24, 2017, information provided by the client and Elizabeth Maher, Architect and references noted in this report. Information from published sources cited herein is

assumed to be reliable. No opinion is rendered with respect to permissions for tree disturbance or removal as per Seattle Tree Protection Regulations, Development Standard Adjustments or Departures.

7. Site Description

See attached site map.

The subject property is currently a single family residence on a nearly level lot. The property lays about 4-feet above street level.

The proposed new building development will require the removal of all trees on the property except a single Douglas-fir at the northeast corner (tree #1 in the discussions following).

8. Methodology

I visited the site on May 19 and 24, 2017.

9. Observations

The following table provides tree information as per Seattle Municipal Code 25.11.

Tree #	Species	DBH (inches)	Height (feet)	Crown Ratio (%)	Vigor	N	S	E	W	LOD	Defects	Risk Rating	Recommendations
1													
2	Douglas fir	22	76	60	Good	8	18	20	20	18	NA	Low	To be Retained
3	White birch	17	48	60	Good	18	14	9	18	NA	NA	Low	To be removed
4	Silver maple	12,13	45	40	Poor	14	22	15	16	NA	NA	medium	To be removed
5	Holly	7,7,7	45	50	Good	11	11	4	11	NA	NA	Low	To be removed
Off site	W. red cedar	21,13	48	50	Good	14	11	18	17	18	minor included bark	Low	To be protected

Tree No. 1, a Douglas-fir *(Psuedotsuga menziesii)* is proposed for retention while trees 2-5 are proposed for removal. The offsite western red cedar *(Thuja plicata)* is included herein as it may be affected by the new site development.

Tree No. 1 and the offsite cedar are growing within 3-feet of each other at the top of an approximate 4-foot high rock wall above the sidewalk on 35th avenue. Both are in good condition and well adapted to the site.

10. Analysis and Testing

No laboratory testing was initiated as part of this assignment.

11. Discussion

Tree No. 1 is a vigorous native species. The critical root zone is 21-feet as defined by code.

> "Critical root zone (CRZ)" means the International Society of Arboriculture (ISA) definition of CRZ as an area equal to one-foot radius from the base of the tree's trunk for each one inch of the tree's diameter at 4.5 feet above grade (referred to as diameter at breast height).

In my opinion the limit of disturbance can encroach within the CRZ to within 12-feet without detrimental effect to the tree.

> "Limits of disturbance" means the boundary between the area of minimum protection around a tree and the allowable site disturbance as determined by the city's qualified arborist.

This encroachment into the ICRZ should be limited to the south side only and is permitted by code.

> "Interior critical root zone (ICRZ)" means an area encircling the base of a tree equal to one-half the diameter of the dripline. Disturbance of this area beneath a tree would cause significant impact to the tree, potentially life threatening, and would require maximum post care treatment to retain the tree.

Post disturbance care should include:

- Hand cutting of all roots exposed or disturbed to prevent shattering
- Retention of moisture to exposed roots during construction by use of wet burlap or immediate backfill with native soil.
- Application of 4-inches of woody mulch over the CRZ.
- Avoidance of compaction, tool or supply storage, etc, over the CRZ.

As for the off site cedar tree, the above disturbance and requirements should be complied with.

12. Conclusions

In my opinion the root disturbance experienced (or to be experienced at final grade) on the subject trees is minimal with no long term effects from development are anticipated.

13. Assumptions and Limiting Conditions

1. Any legal description provided to the consultant is assumed to be correct. Ownership of the subject trees as provided by the client is assumed to be correct. No responsibility is assumed for legal matters.
2. Care has been taken to obtain all information from reliable sources. The consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
3. The consultant shall not be required to give testimony or attend court by reason of this report unless subsequent contractual arrangements are made, including additional fees.

4. This report and any values expressed herein represent the opinion of the consultant, and the consultant's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
5. The exhibits in this report are included to assist the reader and are not necessarily to scale.
6. Unless expressed otherwise, information in this report covers only items that were examined, and reflects the condition of those items at the time of inspection. The inspection is limited to visual examination of accessible portions of the trees.
7. Loss or alteration of any part of the report invalidates the entire report. Ownership of any documents related to this report passes to the client only.
8. The liability of ArborInfo LLC its contractors and employees is limited to the client only and only up to the amount of the fee actually received for the assignment.

Respectfully Submitted,

Tom Hanson

Thomas M. Hanson, CF, RCA