



RIFT apartments

Design Recommendation Meeting | 2

10 28 2019

SDCI no. 3027511

818 NE 42nd st

Seattle, WA 98105

LEV architecture

www.levarchitecture.com

Project | General Info



Axon | DRB 1

Project Contacts

Owner:
Tom Anderson
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Architect:
LEV Architecture
PO Box 33024
Seattle, WA 98133

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Principal Architect
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Site Information

Address:
818 NE 42nd St & 4205 9th Ave NE
Seattle, WA 98105

SDCI Project Number:
3027511

Parcel(s):
4092301410

Lot Area:
5,000 SF

Overlay Designation:
University District

Parking Requirement:
None

Legal Description:
Lake View Add Plat Block: 6 Plat Lot: 28-29

Development Statistics

Zoning:
MR-M1

Building Height:
80'-0" Feet

Floor Area Ratio (FAR):
4.02 < 4.50 Allowable

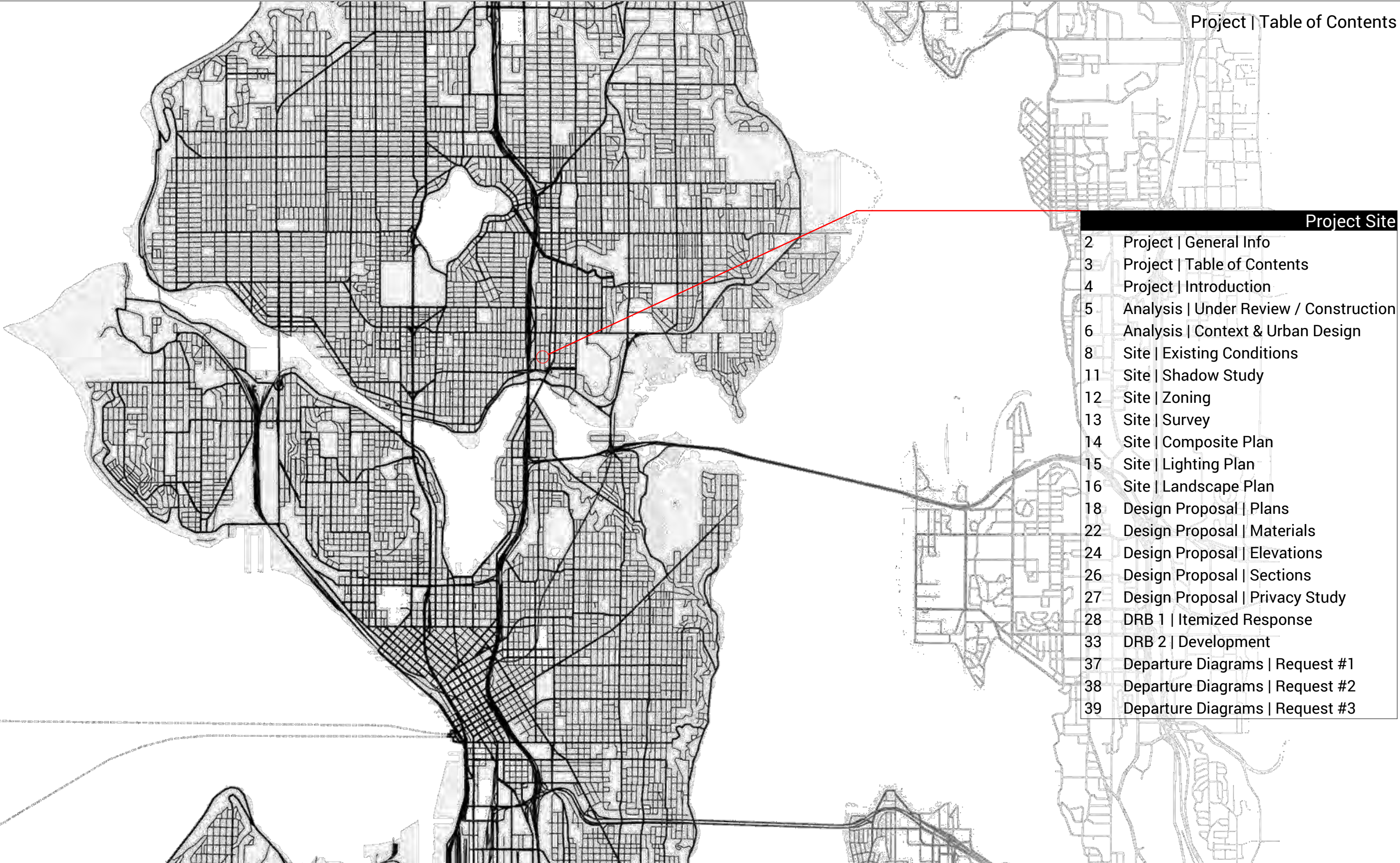
Allowable FAR Area:
22,500 Sf

Proposed FAR Area:
20,094.62 Sf

Residential Units:
35 Units

Parking Stalls:
Not Required

Bike Stalls:
Required; 1 Per 4 Dwelling Units



Project Site	
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Development Objectives

The proposed development will create an eight-story residential building with 34 market rate units at the corner of NE 42nd St and 9th Ave N. The basement level will serve as the primary entry connecting to a residential mail lobby, storage, and small retail. An amenity space for residents will be provided on the rooftop deck.

The project site is within an Urban Center Village and Frequent Transit Corridor, therefore parking is not required. However, a two car loading garage and temporary parking is provided in the rear. The project aims to strengthen the NE 42nd St corridor as it is a designated Green Street in the U-District Urban Design Framework.

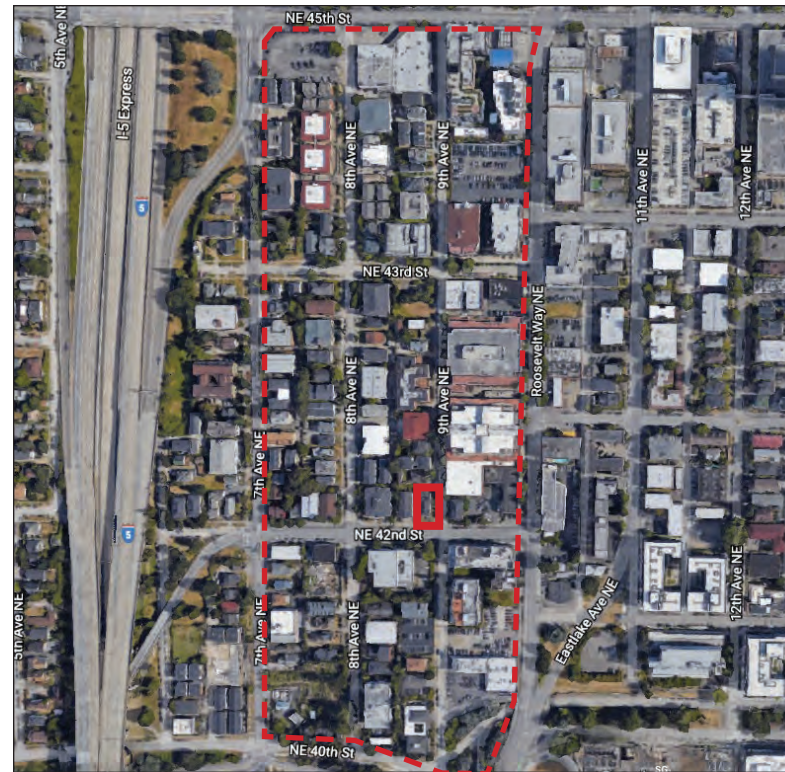
The design approach aims to evaluate and challenge architectural form and treatment as it relates to the nature of Seattle's contemporary building boom in the context of the University District (see *Design Proposal*). The project, located on a conservatively sized site relative to its zoning designation, literally pushing into its own boundaries as it searches for expression, differentiation, and restraint.

Site Description

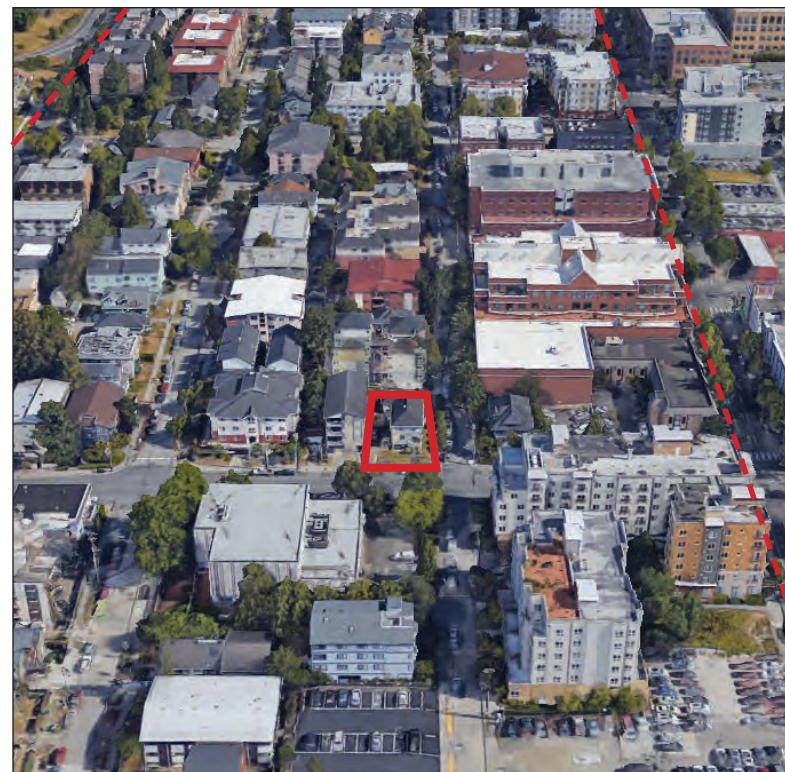
The site is a part of the University District's "West Edge" located on NE 42nd St, an arterial, connecting the I-5 Express Lanes to Roosevelt Way NE (a one-way street south). Roosevelt Way has multiple businesses, restaurants, and shops. The proposed project is within a short walking distance (less than 5 minutes) to bus stops and the future Link Light Rail station on 12th Ave NE between NE 42nd St and NE 43rd St.

The project site is zoned MR-M1 and abuts other MR-M1 zoning. Across 9th Ave NE to the east is SM-U 75-240 zoning. Adjacency to such zoning suggests increased business and mixed-use in the future along NE 42nd St. The site is currently occupied by a multi-family dwelling with a driveway provided by easement between it and the adjacent property to the west. The primary residents are students for the nearby University of Washington.

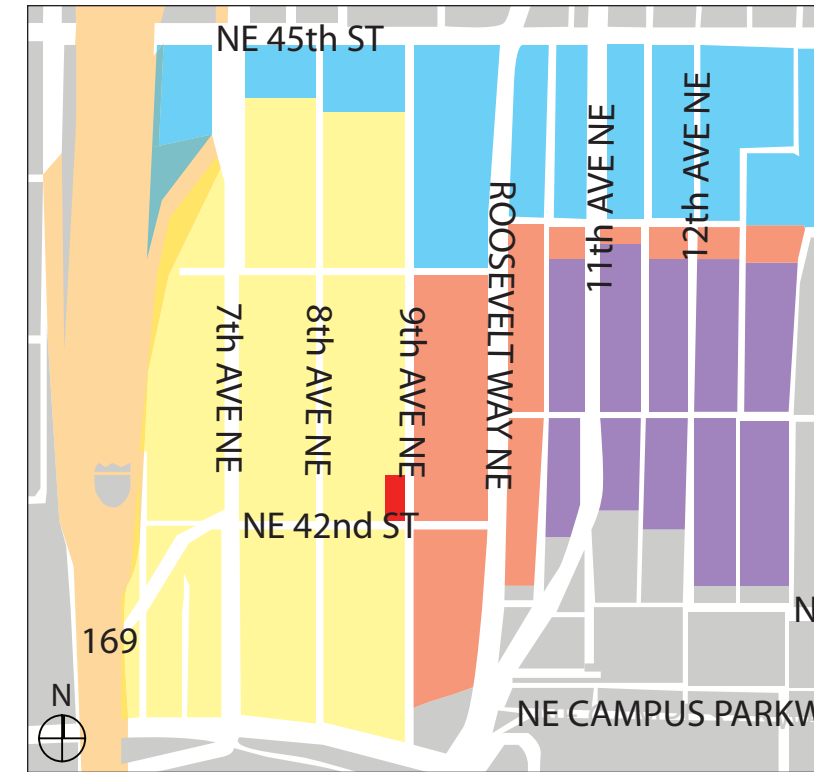
The site slopes down from north to south, approximately 8' across the site with no significant grade change in the east-west direction. No significant trees exist on the site although there currently exist laurels in the adjacent ROW planting along 9th Ave NE. The site is surrounded by multi-family residential in various forms. South of the site, there is a commercial structure currently operated by Century Link for their service center. Directly south of the site is their parking lot for this facility.



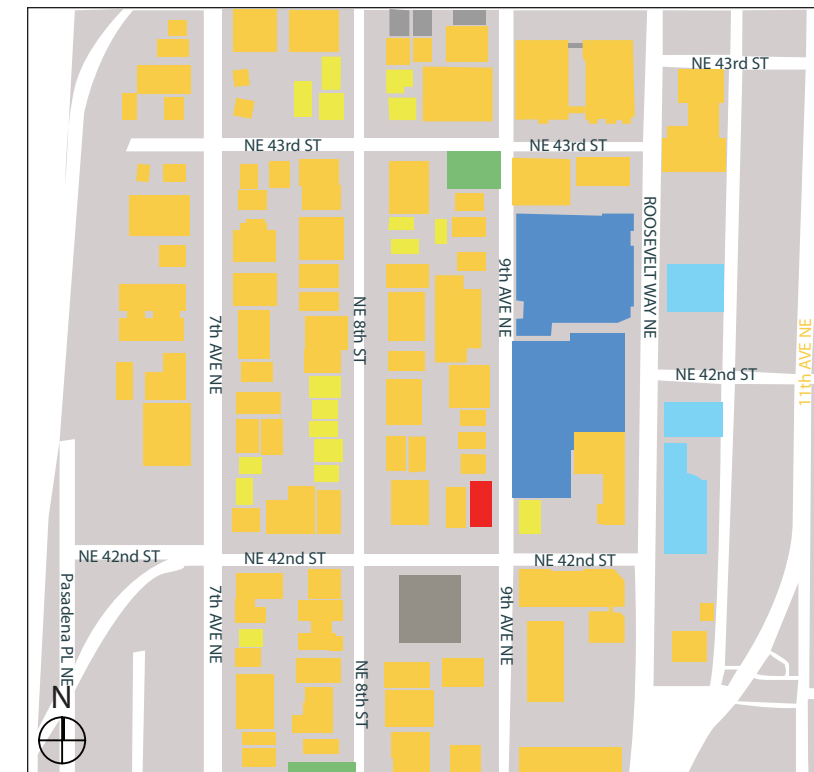
9-Block Aerial Map



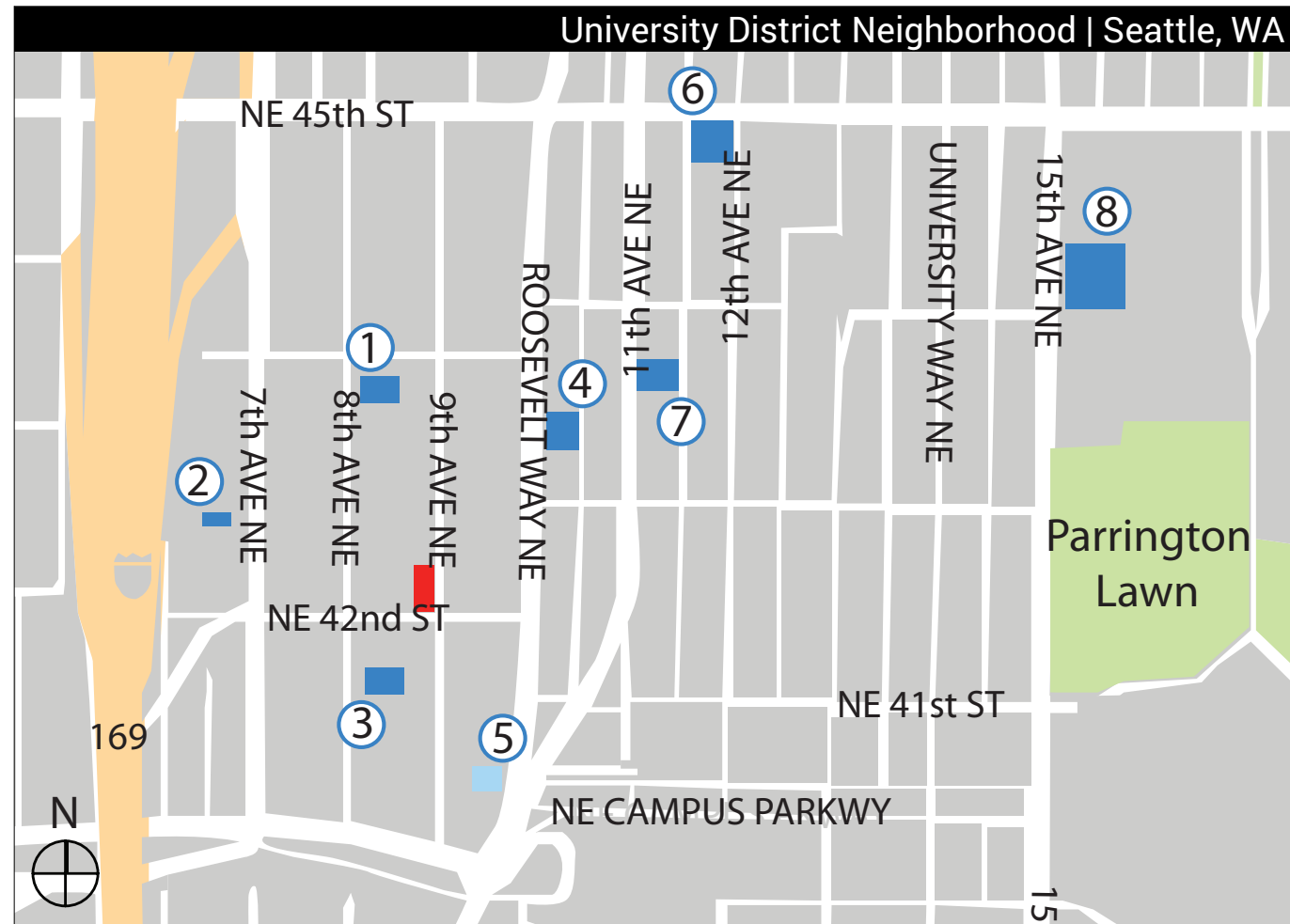
Axonometric Map
Google Earth



- ZONING**
- Project Site
 - MR
 - SM-U 75-240
 - SM-U/R 75-240
 - SM-U 95-320



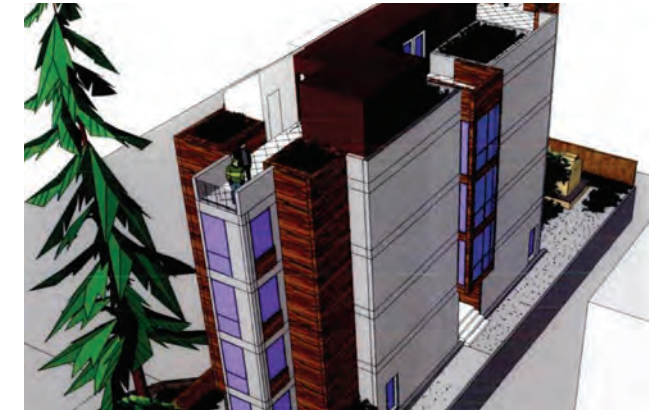
- NEARBY USES**
- Project Site
 - Single-Family
 - Mixed-Use
 - Multi-Family
 - Commercial
 - Service
 - Office
 - Medical



- Project Site
- Under Review / Construction
- Recently Completed



1 | 4252 8th Ave. NE
 · 4- stories, 20 units
 · Ryan Rhodes Design



2 | 4229 7th Ave. NE
 · 4- stories, 23 units
 · Tsay Development



3 | 4046 8th Ave. NE
 · 4- stories, 37 units
 · Build Urban



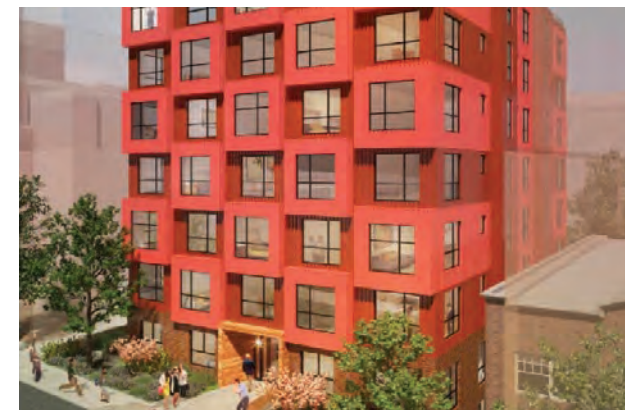
4 | 4218 Roosevelt Way NR
 · 5- stories, 10 units (per floor)
 · Studio 9 Architects



5 | 4041 Roosevelt Way NR
 · 7- stories, 214 units
 · Runberg Architecture Group



6 | 1121 NE 45th St
 · 7- stories, 85 offices + 3 parking levels
 · SKB Architects



7 | 4230 11th Ave NE
 · 7- stories, 99 units
 · Johnston Architects

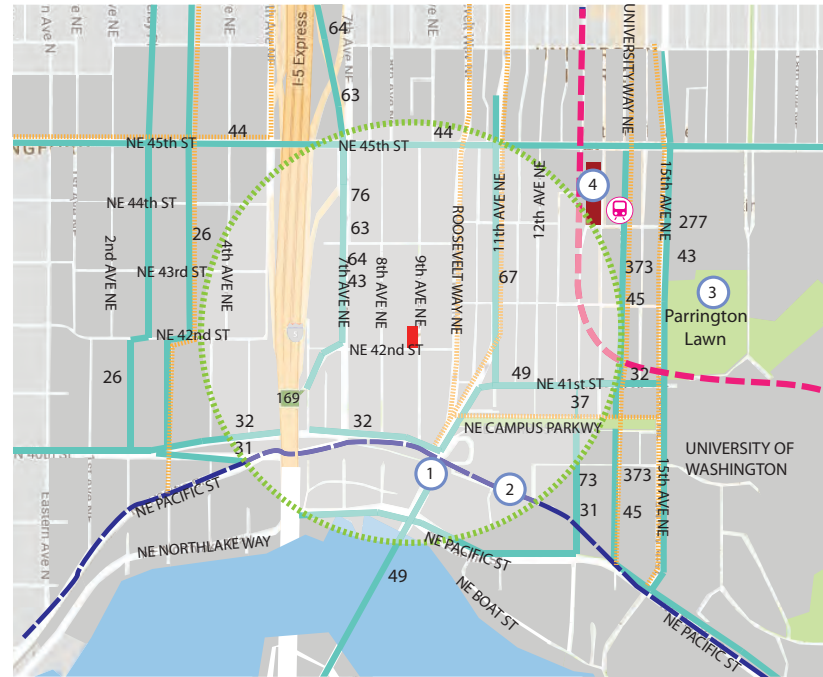


8 | 4300 15th Ave NE
 · Burk Museum (forthcoming)
 · Olson Kundig Architects

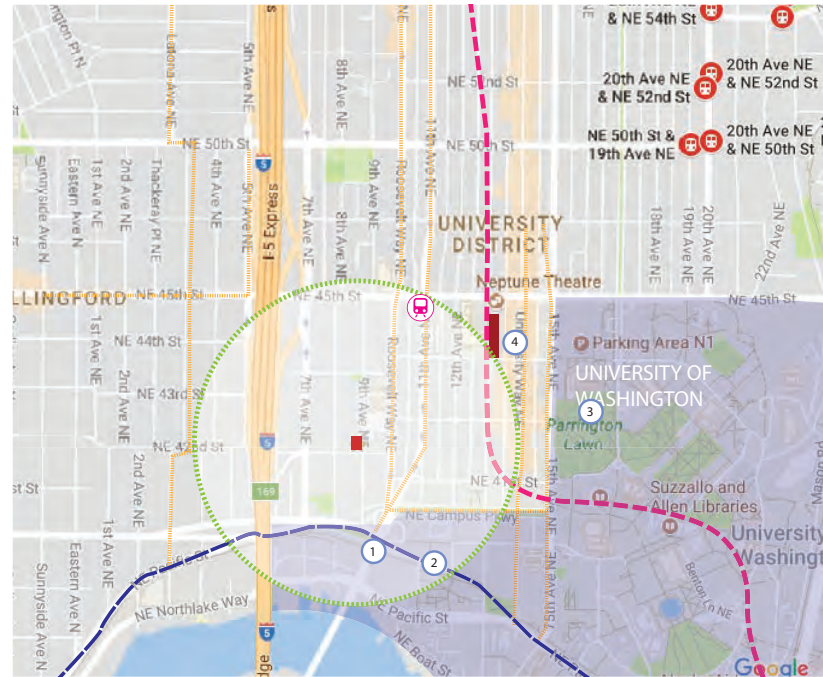
Analysis | Context & Urban Design

Transportation Options

The proposed development is located in close proximity to Seattle's forthcoming Link Light Rail Station, specifically the U-District Station. The new light rail station will be within walking distance, located a few blocks northeast of the project site. A number of bus stops and routes populate the immediate area around the project site. Bike lanes currently run North-South along Roosevelt Way NE and East-West along 12th Ave NE. The Burke Gilman Trail is also located directly South. The nearby Campus Parkway provides a natural, fully landscaped connection to the UW campus connecting NE 42nd St. to Parrington Lawn.



WALKING MAP



VICINITY MAP

VICINITY & WALKING MAP KEY

- Project Site
- Lightrail Station
- 1 The Wall of Death
- 2 Burke-Gilman Trail
- 3 Parrington Lawn
- 4 Future Lightrail Station
- 5' Walking Radius
- Future Lightrail Path
- Burke-Gilman
- Bus Routes
- Bike Lanes

Community Nodes / Landmarks:

Within walking distance of the site, directly connecting to adjacent Roosevelt Ave, a plethora of businesses, restaurants, and shops exist. Also within walking distance is the University of Washington, "The Ave", the Burke Gilman Trail, and The Wall of Death.



1 | The Wall of Death
credit: almostoneday.blogspot.com



2 | Burke Gilman Trail
credit: 4static.flickr.com



3 | Parrington Lawn @ UW
credit: jsk.stanford.edu



4 | Future light rail station
credit: mediad.publicbroadcasting.net

Neighborhood Design Cues

The surrounding buildings are comprised of a variety of low to mid rise, multi-family apartments of varying scale. Along Roosevelt Way we see a vibrant mix of commercial spaces flanked by single-family homes.



1 | Stepped, street-facing entries



2 | South facing, integrated balconies



3 | Warm, earth-toned materials

Past, present, & future

The University Districts "West Edge" is a mix of legacy single-family residences as well as multi-family dwellings. These developments have evolved out of converted homes and new 4-story apartment buildings.



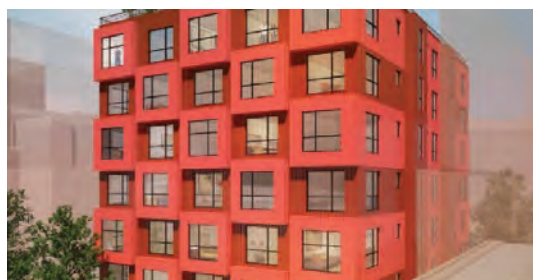
Nearby multi-family dwelling

Recently, the Seattle City Council unanimously voted to approve sweeping upzoning, as a direct response to region-wide housing pressures. In the West Edge this has more than doubled the available building height. This area moves from LR3 (+40') to MR-M1 (+85'), with some properties east of 9th Ave NE becoming SMU 85-240 (+240').

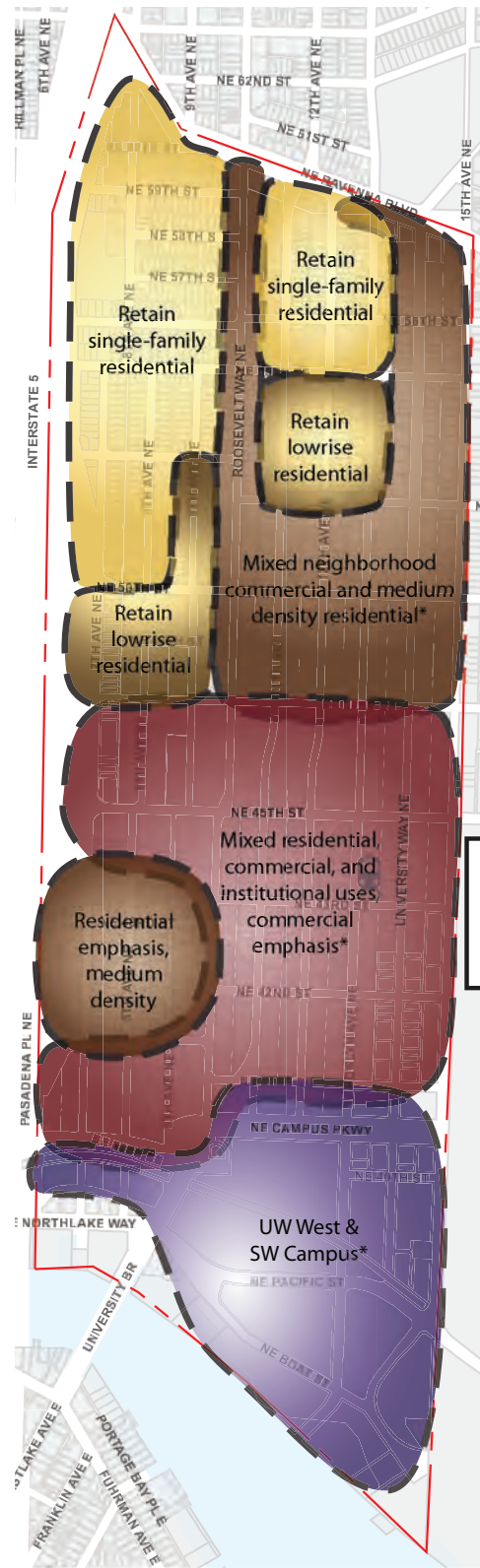
Imagine, for a moment, the immediate consequences of these decisions. A legacy existing 60-year old single-family residence will be a block away from a possible 240' mixed-use building. This scenario could happen directly across from this project site – this is an area in flux, and forms part of the story of this project.

As such, architectural forms and sitting patterns from existing housing stock can quickly lead to heavy-handed, misappropriated forms extruded +85' vertically but ultimately orphaned from their contextual origins.

To smooth this transition we must look to community initiatives, such as the *U-District Design Framework*. Through this, a diverse public opinion has emerged to shape the direction of the neighborhood, and more importantly, concurrent or newly built projects have provided a clear road map to tackle these issues.



Approach to massing by concurrent project



U- District land use character

An Evolving "West Edge"

The intention is to acknowledge the past while simultaneously meeting the expectations of the future - all while making space that is responsive to the needs of today.



1 | Legacy single-family residences along 8th Ave NE



2 | Existing multi-story, student centric dwellings to the North



3 | New construction increasing density to the South

Neighborhood Design Cues

The surrounding buildings comprise a variety of low to mid-rise multi-family apartments of varying scales. Mixed use developments line Roosevelt Way and includes businesses, restaurants, townhomes and single family houses. The surrounding neighborhood is vibrant and diverse in its vernacular.



4 | Multi-layered urban environment

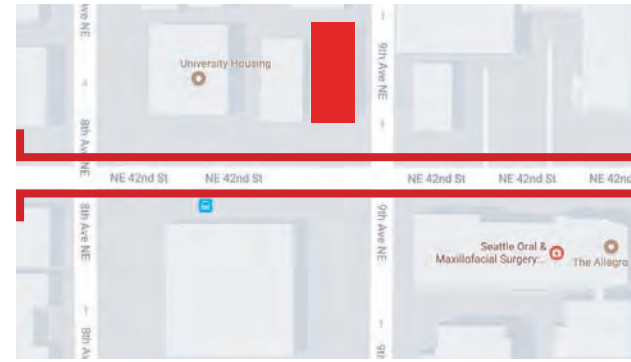


5 | Terraced outdoor decks; neighboring building



6 | Shifting massing; nearby future development

Site | Existing Conditions



NE 42nd st. (looking North)



Multi-Family
 · 3 stories
 · 26 units

Multi-Family
 · 3 stories
 · 6 units

Residential | single-family
 · 2 stories

Residential | single-family
 · 3 stories

NE 42nd st. (looking South)



Mixed- Use & Multi-Family
 · 5 stories
 · 110 units
 · Office space

Service center parking

Commercial | CenturyLink Service Center
 · 2 stories

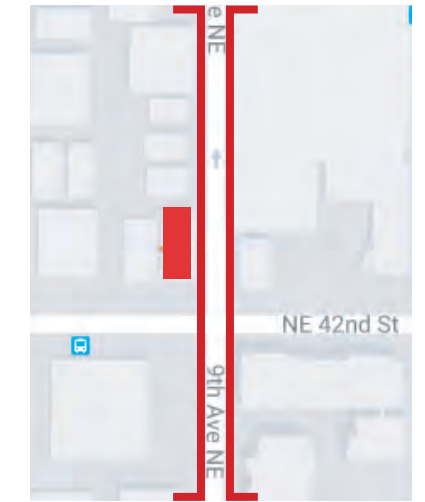
9th Ave NE (looking East)



Dermatology Clinic | UWMC Roosevelt
 · 2-4 stories
 · Commercial medical building



Residence | single-family
 · 3 stories



Mixed- Use & Multi-Family
 · 5 stories
 · 110 units
 · Office space

9th Ave NE (looking East)



Commercial | CenturyLink Service Center
 · 2 stories



Residence | single family
 · 2 stories



Apartments (3) | student housing
 · 4 stories
 · 8 units per story

Site | Existing Conditions

Opportunities / constraints

Opportunities & constraints often present themselves in complimentary pairs. The project site, located at the corner of NE 42nd St and 9th Ave NE, offers a variety of pairings.

1 | 42nd St. is designated as a Green Street within the U-District Green Street Concept Plan. Along with recent upzoning and other key points included in this packet create a fantastic and unique opportunity. The goal of this project is to contribute positively to the vibrant growth and strategic planning of the 42nd St. corridor between Roosevelt Way and the I-5 express lane exit.

2 | On the macro- scale, this western portion of the U-District has a gradual slope south, toward the canal and Lake Union. This provides for fantastic views of downtown Seattle, Lake Union, Mount Rainier, and an unparalleled overview of Seattle's urbanity.

3 | The site's proximity to Roosevelt Way provides clues as to how the neighborhood will grow in the future. Directly adjacent to the site we already observe more density, mixed use zoning (SMU 75-240), helping envision a future proximity to retail and local business.

4 | The most noticeable opportunity / constraint pairing is on the site itself. A gentle, but still significant slope runs south along 9th Street. This presents the opportunity to have a micro-plaza at the corner of 42nd and 9th. The plaza creates a semi-private third place condition, setting the building up for further integration into the city's Green Street initiative. The extensive use of glazing at the corner, and the fully illuminated entry lobby create a ground level beacon within the neighborhood that serves to enhance and stimulate life on the street.

Analysis Orientation

- Project Site
- ① Green Street plan
- ② Aerial Views
- ③ Arterial proximity
- ④ Slope



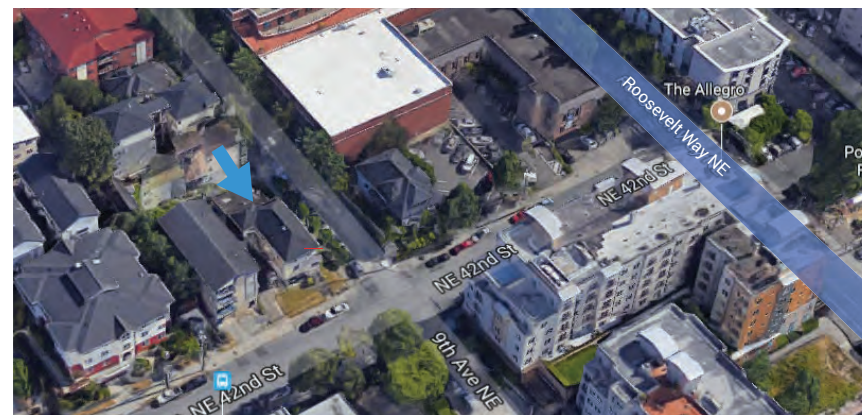
- ① Improve intersections, create bulb-outs and enhance landscaping.
- ② Introduce bulb-outs at bus stops.
- ③ Maintain on-street parking on both sides.



1 | U-District Green Streets concept plan & potential site integration



2 | Aerial view above project site. +60' above grade, looking South.



3 | Site proximity to major U- District arterial Roosevelt Way NE.



4 | Project site slope



March 21



June 21



Dec 21

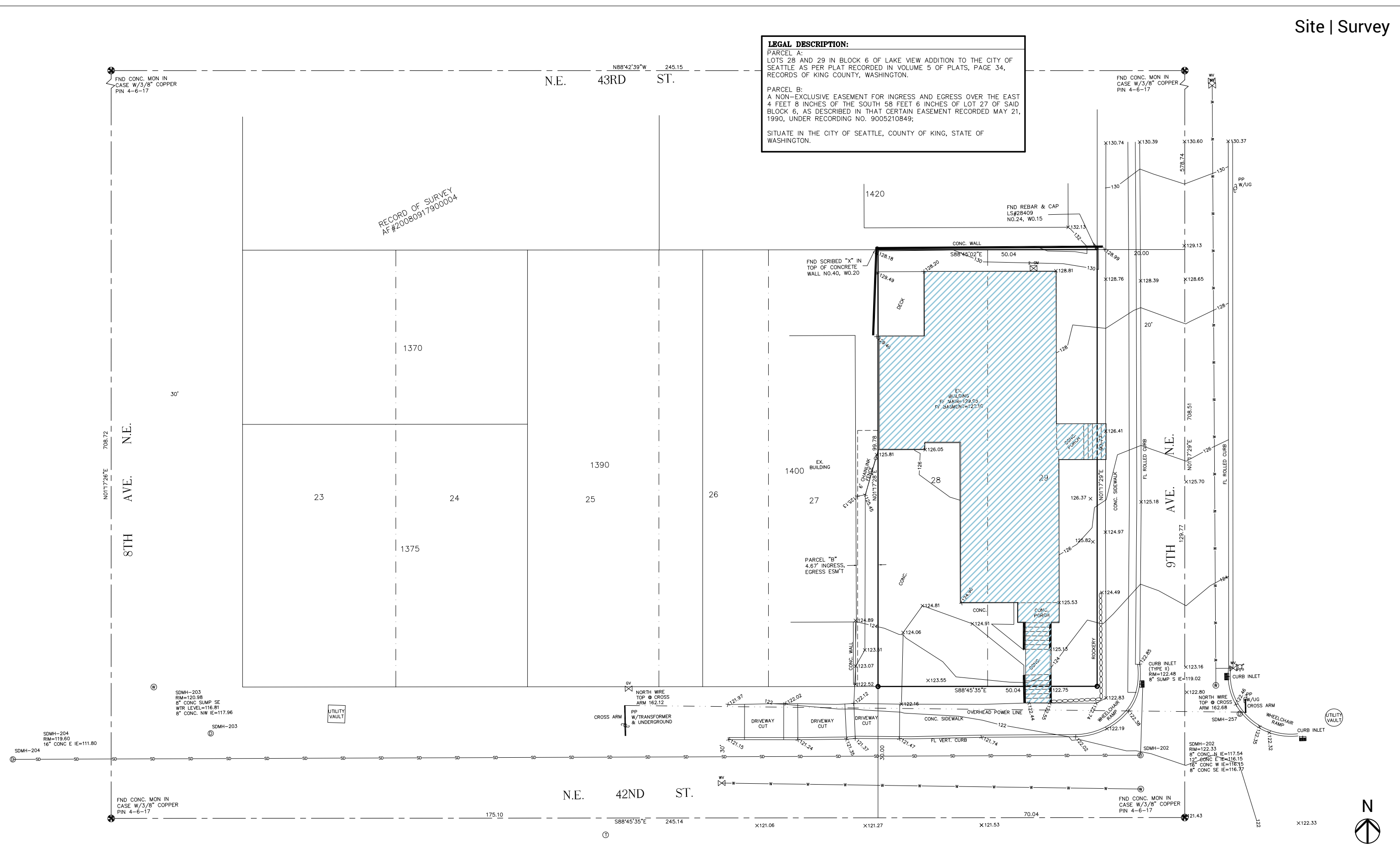


Site | Zoning

APPLICABLE ZONING	SMC SECTION	SUB-SECTION	REQUIREMENT	PROVIDED	PROPOSED
Permitted and Prohibited Uses	23.45.504	B, Table A, A	Residential use except as listed below – permitted.	Mid-rise multi-family residential use.	COMPLIANT
Floor area ratio (FAR) limits	23.45.510	E.1	The following floor area is exempt from FAR limits: All underground stories.	Lower Level is an underground story and, thus, exempt from FAR limits.	COMPLIANT
Floor area ratio (FAR) limits	23.45.510	E.4.c	Portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, excluding access in the following circumstances: All multifamily structures in MR and HR zones.	Lower Level is an underground story.	COMPLIANT
Structure height	23.45.514	H	Roofs enclosed by a parapet. Roof surfaces that are completely surrounded by a parapet may exceed the applicable height limit to allow for a slope, provided that the height of the highest elevation of the roof surface does not exceed 75 percent of the parapet height, and provided that the lowest elevation of the roof surface is no higher than the applicable height limit.	Noted.	COMPLIANT
Structure height	23.45.514	J.5	In MR and HR zones, the following rooftop features may extend 15 feet above the applicable height limit set in subsections if the combined total coverage of all features does not exceed 20 percent of the roof area, or 25 percent of the roof area if the total includes screened mechanical equipment: a. Stair penthouses; b. Mechanical equipment; f. Penthouse pavilions for the common use of residents;	Noted. All rooftop features shall comply with this requirement.	COMPLIANT
Structure height	23.45.514	J.6	Elevator penthouses may extend above the applicable height limit up to 16 feet...Stair penthouses may be the same height as an elevator penthouse if the elevator and stairs are co-located within a common penthouse structure.	Noted. Elevator penthouses and co-located stair penthouses shall comply with this requirement.	COMPLIANT
Multifamily zones with a mandatory housing affordability suffix	23.45.517	B.2	The maximum FAR limit for MR zones with a mandatory housing affordability suffix is 4.5.	Proposed area is at or under maximum square footage for FAR (5,000 sf lot X 4.5 FAR = 22,500 sf allowable area within FAR limit).	COMPLIANT
		D	Structure height. The maximum height limit for principal structures permitted in MR zones with a mandatory housing affordability suffix is 80 feet, subject to the additions and exceptions allowed as set forth in subsections 23.45.514.C, 23.45.514.H, 23.45.514.I, and 23.45.514.J.	Proposed structure height is at or under maximum height limit.	COMPLIANT
Setbacks and separations	23.45.518	B	MR zones. Minimum setbacks for the MR zone are shown in Table B: Front and side setback from street lot lines: 7 foot average setback; 5 foot minimum setback.	A departure has been requested to provide less than an average 7'-0" for a given floor and more than an average 7'-0" on another floor with no net gain, volumetrically, for the development – i.e. volumetrically each facade provides a minimum average 7'-0" setback just not on a per floor basis. A 5'-0" minimum setback has been maintained, per the code requirement.	DEPARTURE REQUESTED – see
Setbacks and separations	23.45.518	B	MR zones. Minimum setbacks for the MR zone are shown in Table B: Rear setback: 15 feet from a rear lot line that does not abut an alley; or 10 feet from a rear lot line abutting an alley.	A departure has been requested for Preferred Option #3 'Rift' for a 10'-0" rear setback with no net gain, volumetrically, for the development.	DEPARTURE REQUESTED – see
Setbacks and separations	23.45.518	B	MR zones. Minimum setbacks for the MR zone are shown in Table B: Side setback from interior lot line: For portions of a structure: 42 feet or less in height: 7 foot average setback; 5 foot minimum setback; Above 42 feet in height: 10 foot average setback; 7 foot minimum setback.	All options comply with the setback requirements for the portion of structure at or below 42'-0" in height. A departure has been requested for an average setback greater (>) than 10'-0" above 42'-0" in height. The 7'-0" minimum setback above 42'-0" complies with the existing requirement.	DEPARTURES REQUESTED – see
Setbacks and separations	23.45.518	H.3	Bay windows and other features that provide floor area may project a maximum of 2 feet into required setbacks and separations if they: a. are no closer than 5 feet to any lot line; b. are no more than 10 feet in width; and c. combined with garden windows and other features included in subsection 23.45.518.H.2, make up no more than 30 percent of the area of the facade.	Will comply.	COMPLIANT
Setbacks and separations	23.45.518	J.4	Structures in required setbacks or separations: Underground structures are permitted in any required setback or separation.	Parking structure in Lower Level is partially located underground. Only those portions of the structure underground shall be within any required setback.	COMPLIANT
Amenity area	23.45.522	C	The required amount of amenity area in MR and HR zones is equal to 5 percent of the total gross floor area of a structure in residential use.	Amenity area is located at the rooftop and will be common and accessible to all residents.	COMPLIANT
Landscaping standards	23.45.524	A.2.b	Landscaping that achieves a Green Factor score of 0.5 or greater is required for any lot within an MR or HR zone.	Project is committed to achieving the required Green Factor score.	COMPLIANT
Landscaping standards	23.45.524	B.1	Street trees are required if any type of development is proposed.	Street trees are provided as part of this new development.	COMPLIANT
Landscaping standards	23.45.524	B.3	If it is not feasible to plant street trees in a right-of-way planting strip, a 5 foot setback shall be planted with street trees along the street lot line, or landscaping other than trees shall be provided in the planting strip.	Noted.	COMPLIANT
Parking location, access, and screening	23.45.536	B.3	Parking may be located in a structure or under a structure, provided that no portion of a garage that is higher than 4 feet above existing or finished grade, whichever is lower, shall be closer to a street lot line than any part of the street-level, street-facing facade of the structure in which it is located;	Compliant.	COMPLIANT
Parking location, access, and screening	23.45.536	C.3	On corner lots, if street access is permitted pursuant to subsection 23.45.536.C.2, the applicant may determine the street from which access is taken, unless the use of the street chosen by the applicant would create a significant safety hazard.	For parking provided in Lower Level, the applicant has determined to provide street access on the SW corner of the lot located along NE 42nd St.	COMPLIANT
Required parking	23.54.015	Table B, II.L	All residential uses within urban centers or within the Station Area Overlay District. No minimum requirement.	Parcel is located within University District Northwest Urban Center Village area overlay, no parking proposed.	n/a
		Table D, D.2	Parking for Bicycles. Long-term: 1 per 4 dwelling units or 0.75 per small efficiency dwelling unit; Short-term: None.	Required bike parking stalls are provided per plans.	COMPLIANT
Solid waste and recyclable materials storage and access	23.54.040	Table A	Shared Storage Space for Solid Waste Containers. Residential development with 26-50 dwelling units shall have a minimum area for shared storage space of 375 square feet.	A trash area of ranging between 100–200 sf is provided per floor.	COMPLIANT

LEGAL DESCRIPTION:
 PARCEL A:
 LOTS 28 AND 29 IN BLOCK 6 OF LAKE VIEW ADDITION TO THE CITY OF SEATTLE AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 34, RECORDS OF KING COUNTY, WASHINGTON.
 PARCEL B:
 A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE EAST 4 FEET 8 INCHES OF THE SOUTH 58 FEET 6 INCHES OF LOT 27 OF SAID BLOCK 6, AS DESCRIBED IN THAT CERTAIN EASEMENT RECORDED MAY 21, 1990, UNDER RECORDING NO. 9005210849;
 SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.





RECORD OF SURVEY
 AF #20080917900004

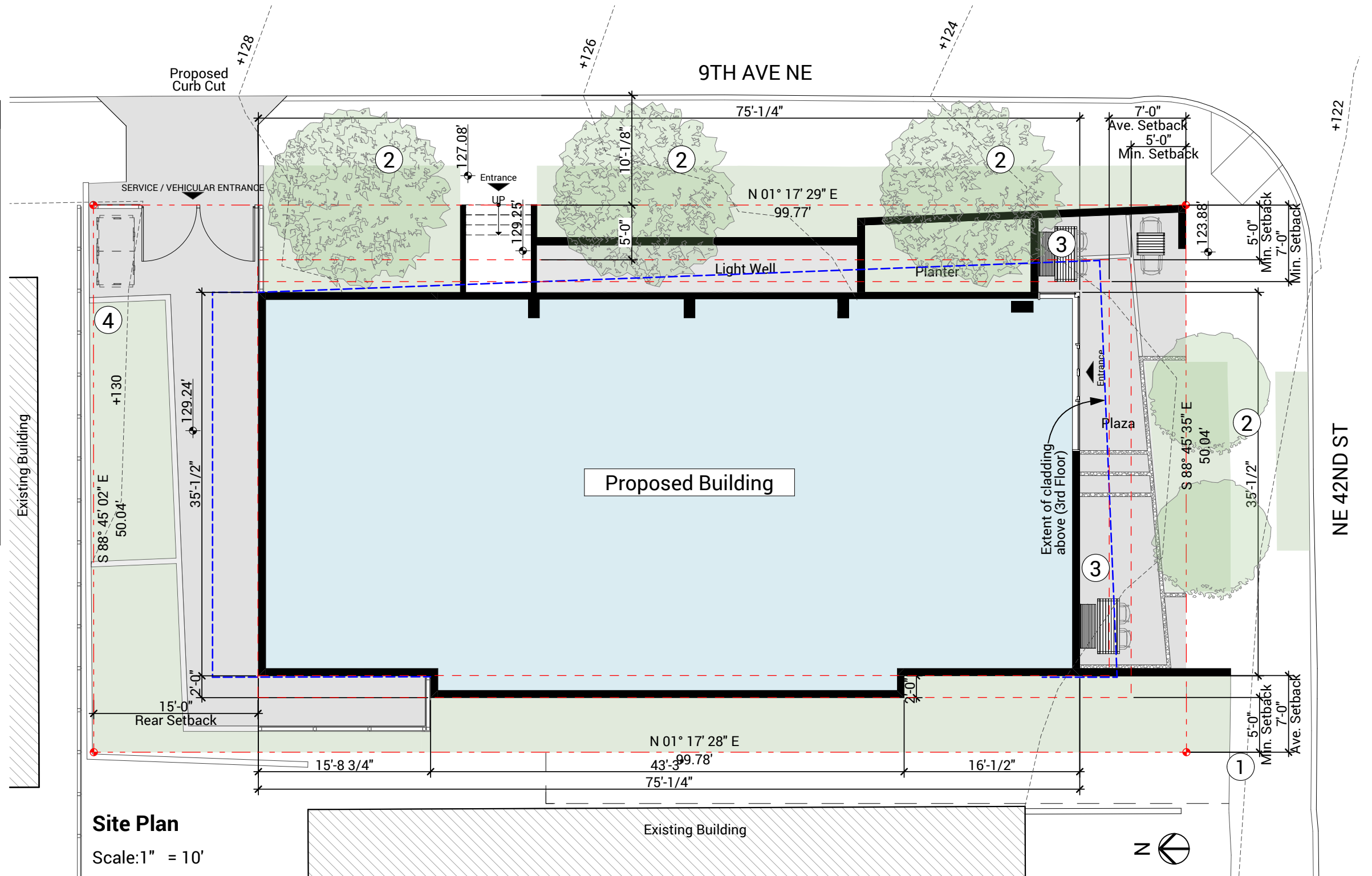


Site | Composite Plan

Site Plan Key

- ① Existing curb cut to be removed
- ② Street trees
- ③ Benches / seating
- ④ Staging area for bins (>50' from curb)

-  Rock beds w/ drainage
-  Concrete
-  Sidewalk
-  Grass



Site Plan
Scale: 1" = 10'

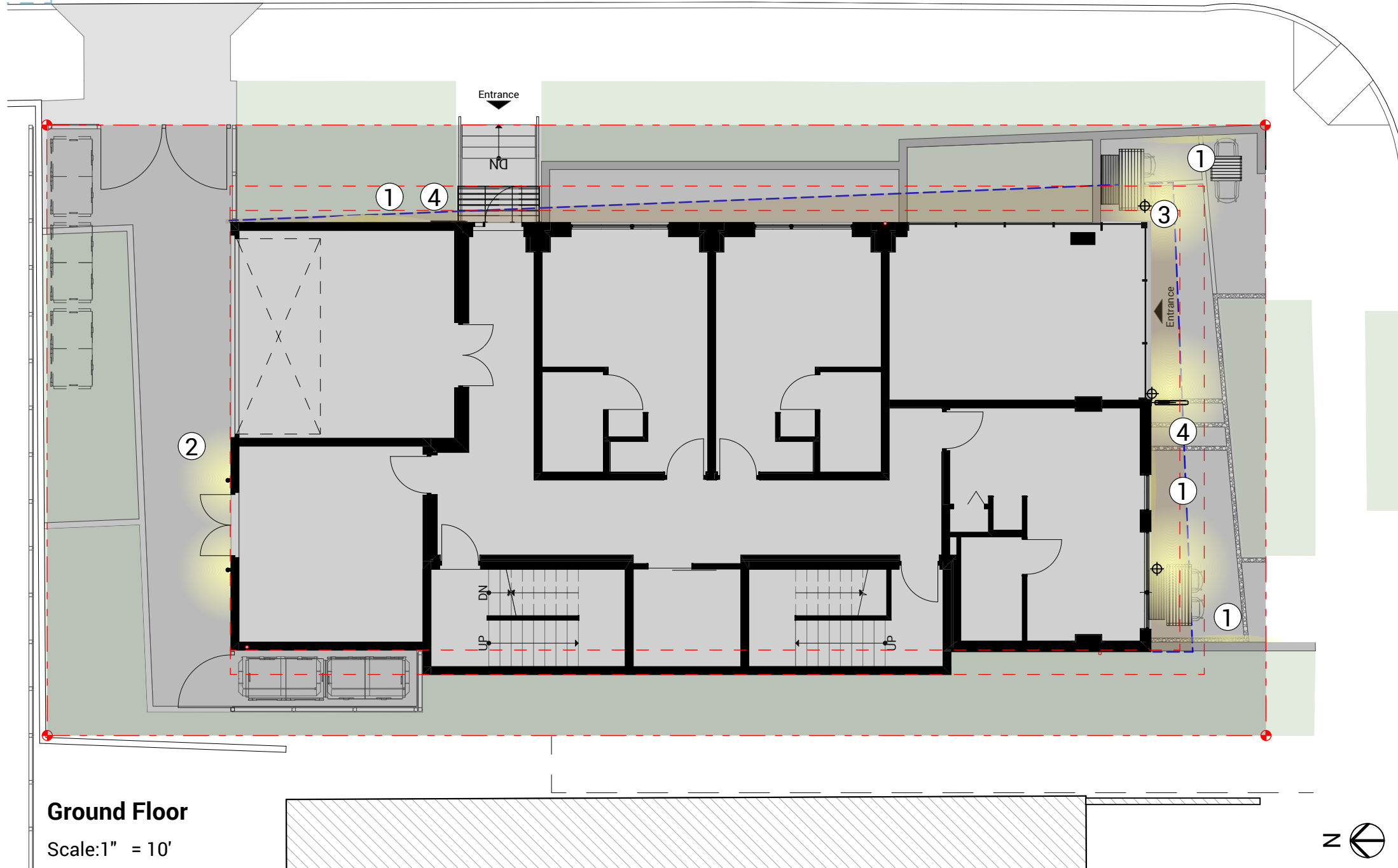
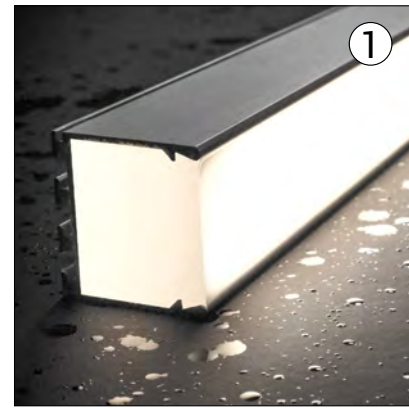
Lighting Key

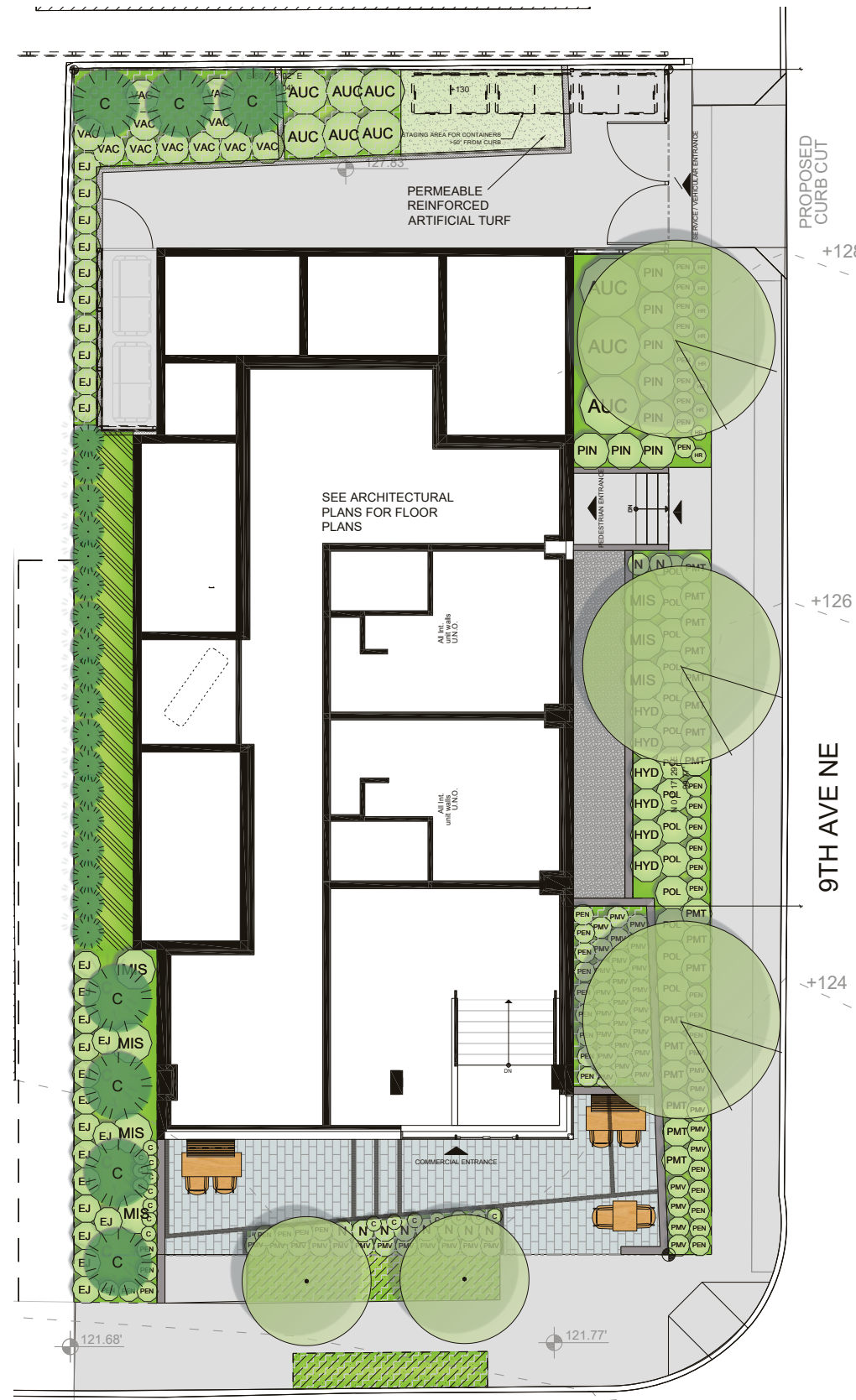
- ① LED strip lights
- ② Wall sconce
- ③ Soffit light
- ④ Building signage

■ Soffit above

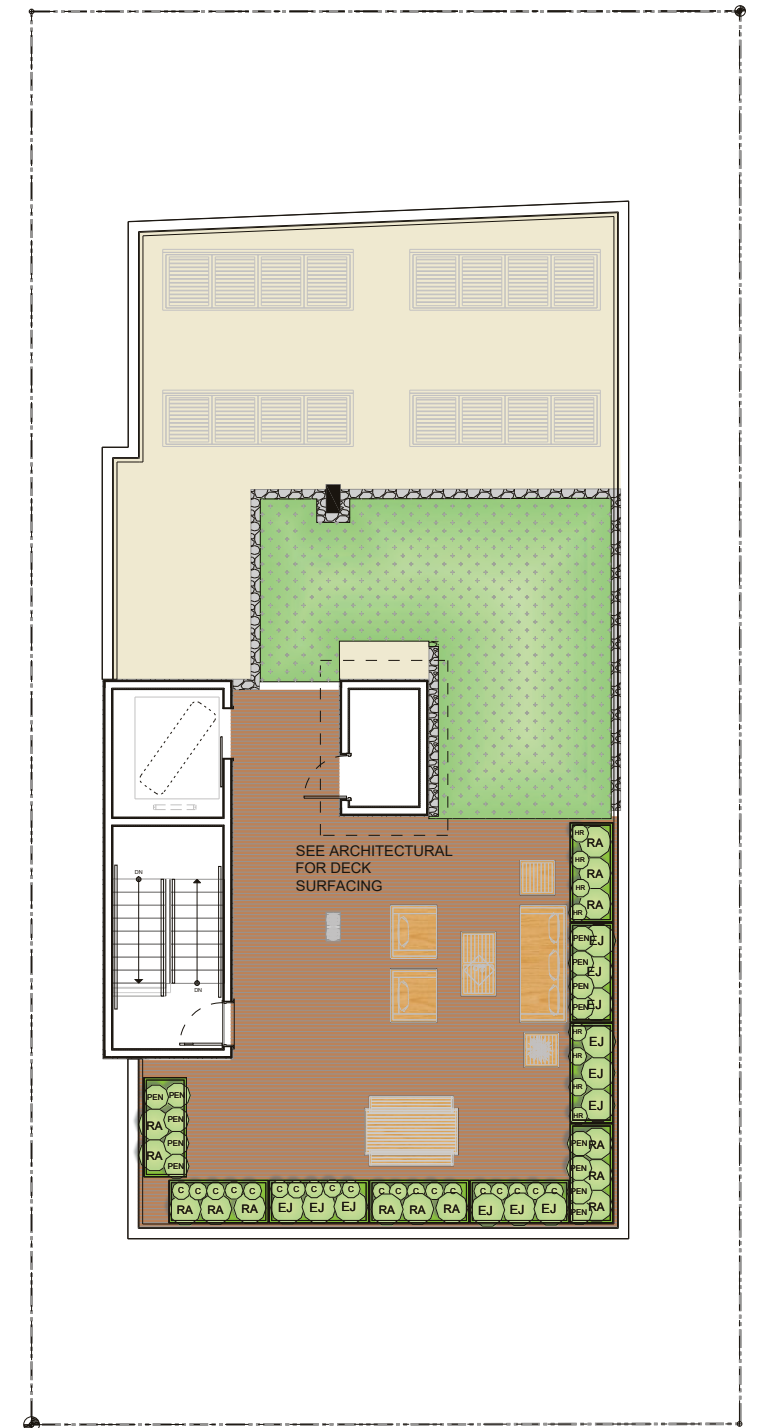
Note:

1. Per SMC 23.45.534, all lighting to be shielded and directed away from adjacent properties.
2. Egress lighting to be provided per SMC 1006.2 with emergency power backup.
3. All exterior lights to be dark night certified.

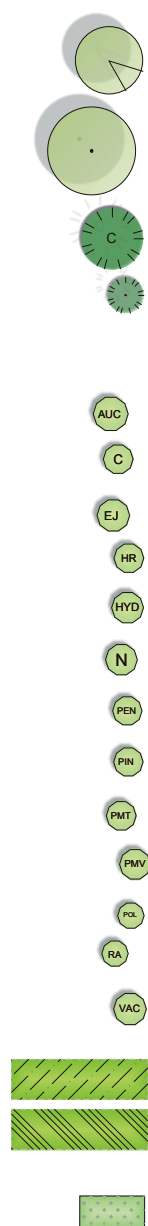




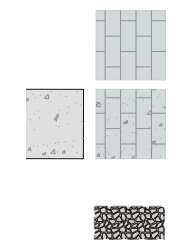
Planting Plan



PLANT SCHEDULE



QUANT	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
3	CORYLUS COLUMNNA STREET TREE FORM	TURKISH FILBERT	2" GAL	
2	PARROTIA PERSICA 'VANESSA' STREET TREE FORM	VANESSA PERSIAN IRONWOOD TREE	2" GAL	
7	CHAMAECYPARIS OBTUSA 'GRACILIS'	SLENDER HINOKI CYPRESS	6-7'	
* 18 #	THUJA OCCIDENTALIS 'SMARAGD' (COUNTED AS SHRUB FOR GREEN FACTOR)	EMERALD GREEN ARBORVITAE	6-7'	
* 9 #	ABUTUS UNEDO COMPACTA	COMPACT STRAWBERRY BUSH	5 GAL	
37 #	CAREX ICE DANCE	ICE DANCE SEDGE	1 GAL	
* 38 #	EUONYMUS JAPONICUS 'GREEN SPIRE'	'GREEN SPIRE' EUONYMUS	2 GAL	
17 #	HEMEROCALIS HAPPY RETURNS	DAY LILY HAPPY RETURNS	1 GAL	
* 6 #	HYDRANGEA QUERCIFOLIA PEE WEE	DWARF OAKLEAF HYDRANGEA	2 GAL	
* 10 #	NANDINA DOMESTICA 'MOON BAY'	MOONBAY COMPACT HEAVENLY BAMBOO	2 GAL	
* 54 #	PENNISETUM 'HAMELN'	DWARF FOUNTAIN GRASS	1 GAL	
* 8 #	PINUS MUGO PUMILLIO	DWARF MUGO PINE	5 GAL	
* 17 #	POTENTILLA MANGO TANGO	MANGO TANGO POTENTILLA	2 GAL	
46 #	PRUNUS 'MT VERNON'	MT VERNON LAUREL	1 GAL	
* 14 #	PRUNUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	2 GAL	
* 10 #	ROSEMARINUS 'ARP'	ARP ROSEMARY	2 GAL	
* 11 #	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	2 GAL	
32 #	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS'	KINNIKINNICK MASSACHUSETTS	1 GAL	24" O.C.
32 #	VINCA MINOR PURPLE	DWARF PERIWINKLE PURPLE	1 GAL	24" O.C.
GREEN ROOF TRAY PLANTING SYSTEM, TRAY SYSTEM WEIGHS UP TO 34 POUNDS PER SQUARE FOOT SATURATED WEIGHT MAXIMUM. 415 SQ FT APPROXIMATELY, FIELD VERIFY				



PERVIOUS PAVING, WITH A TOTAL OF OVER 24" OF GRAVEL AND SOIL BENEATH, MUST MEET SEATTLE PUBLIC UTILITIES DEFINITION OF PERMEABLE PAVING

CONCRETE PAVING OR PAVERS UNDER OVERHANG, NOT COUNTED IN GREEN FACTOR

AT GREEN ROOF, 4" DEEP OF 7/8" WASHED ROUNDED GRAVEL BOARDER, USE PERMALOC BOARDER SYSTEM.

FOR EACH HATCH AREA PROVIDE AMOUNT OF PLANTINGS LISTED ADJACENT TO HATCH

* SHRUB WITH A MATURE HEIGHT OF 24" OR GREATER, (FOR GREEN FACTOR CALCULATIONS)

PLANT SHRUBS AND GROUNDCOVERS A MINIMUM OF 18" FROM PAVED SURFACES

DROUGHT TOLERANT SHRUB OR GROUNDCOVER, ONCE ESTABLISHED, NOTE SOME SPECIES ARE DRAUGHT TOLERANT WHEN GROWN IN SHADE AS THEY ARE ON THIS PLAN

SEE ARCHITECTURAL PLANS FOR ALL RAILS AND RAILINGS

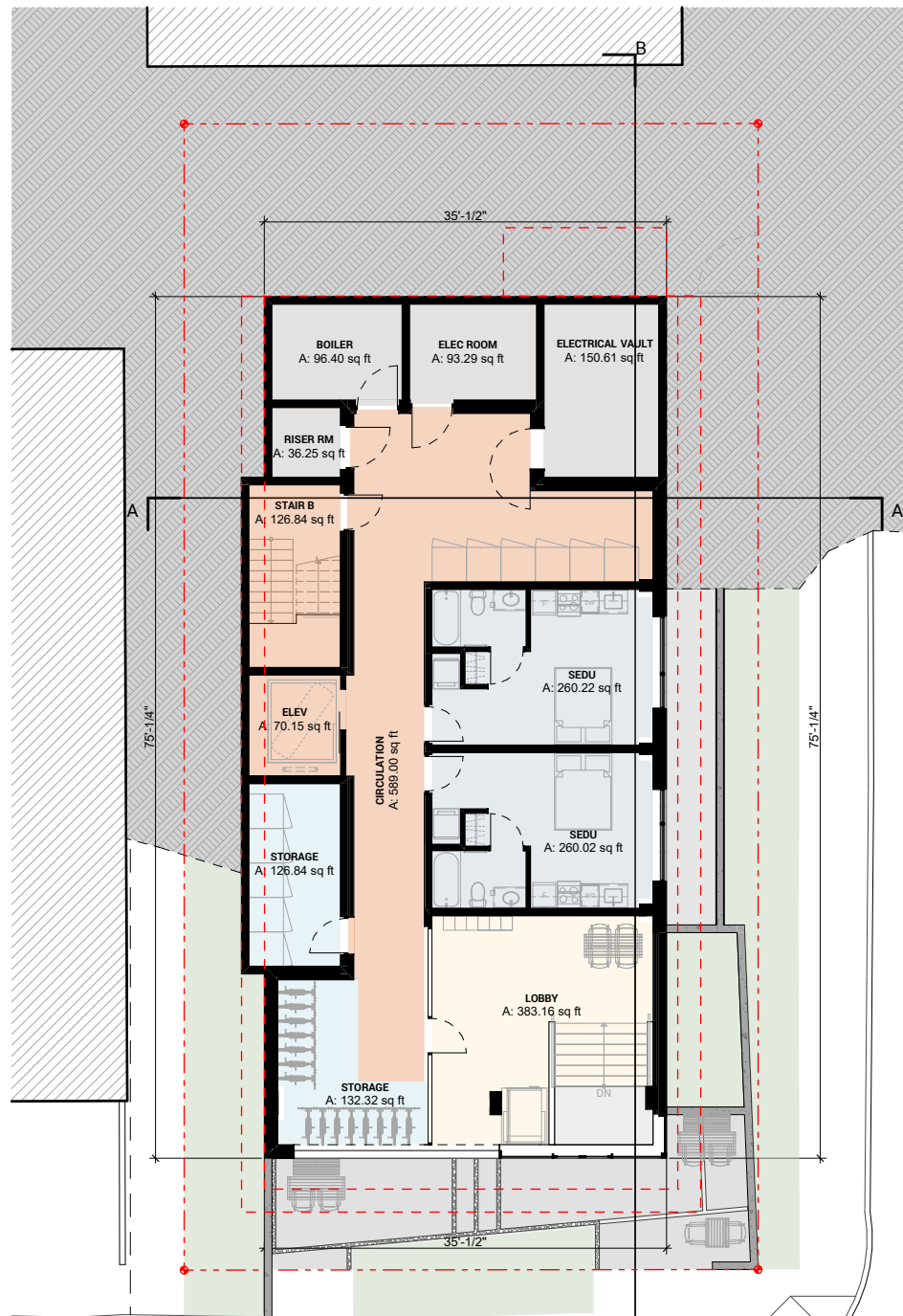
COORDINATE ALL WORK WITH ARCHITECTURAL AND CIVIL DRAWINGS.

COORDINATE TREE LOCATIONS WITH UTILITY PLANS, TREES MUST BE 5' MINIMUM HORIZONTAL DISTANCE FROM UNDERGROUND UTILITIES. COORDINATE WITH OWNER AND LANDSCAPE ARCHITECT IF TREES NEED TO BE LOCATED SUBSTANTIAL DIFFERENT FROM LOCATIONS AS SHOWN ON PLANS.

ALL PLANTINGS AND LANDSCAPE ELEMENTS REQUIRED AS PART OF THIS BUILDING PERMIT MUST BE MAINTAINED FOR THE LIFE OF THE PROJECT. IF ALTERATIONS OR FAILURES REDUCE LANDSCAPE FEATURES TO A LEVEL BELOW THE MINIMUM REQUIRED PLANTING AREA OR GREEN FACTOR SCORE, NEW FEATURES MUST BE ADDED TO COMPENSATE. THIS REQUIREMENT ALSO APPLIES TO LANDSCAPE IMPROVEMENTS IN THE RIGHT-OF-WAY.

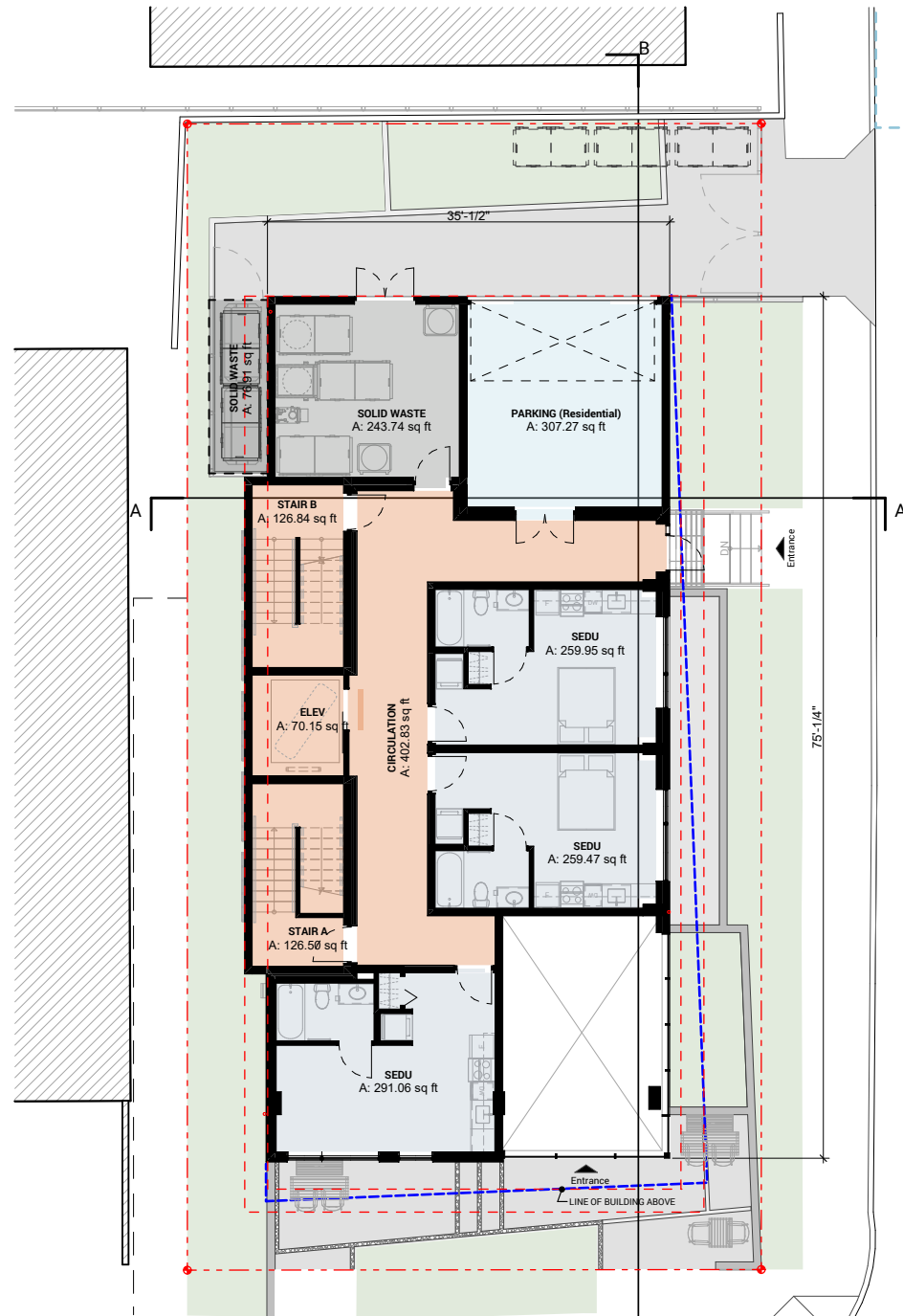
SEE ARCHITECTURAL PLANS FOR AMENITY SPACE CALCULATIONS

Design Proposal | Plans

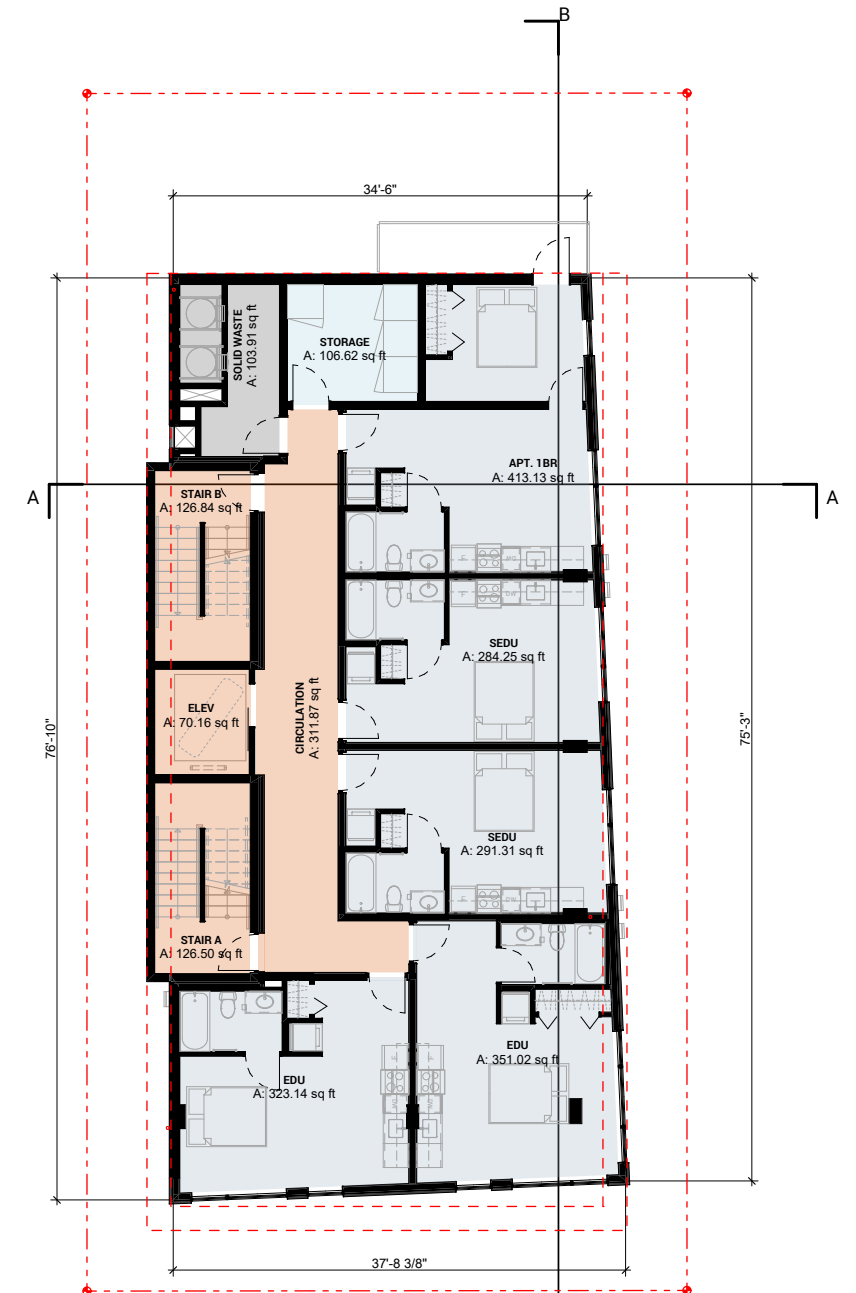


Lower Level

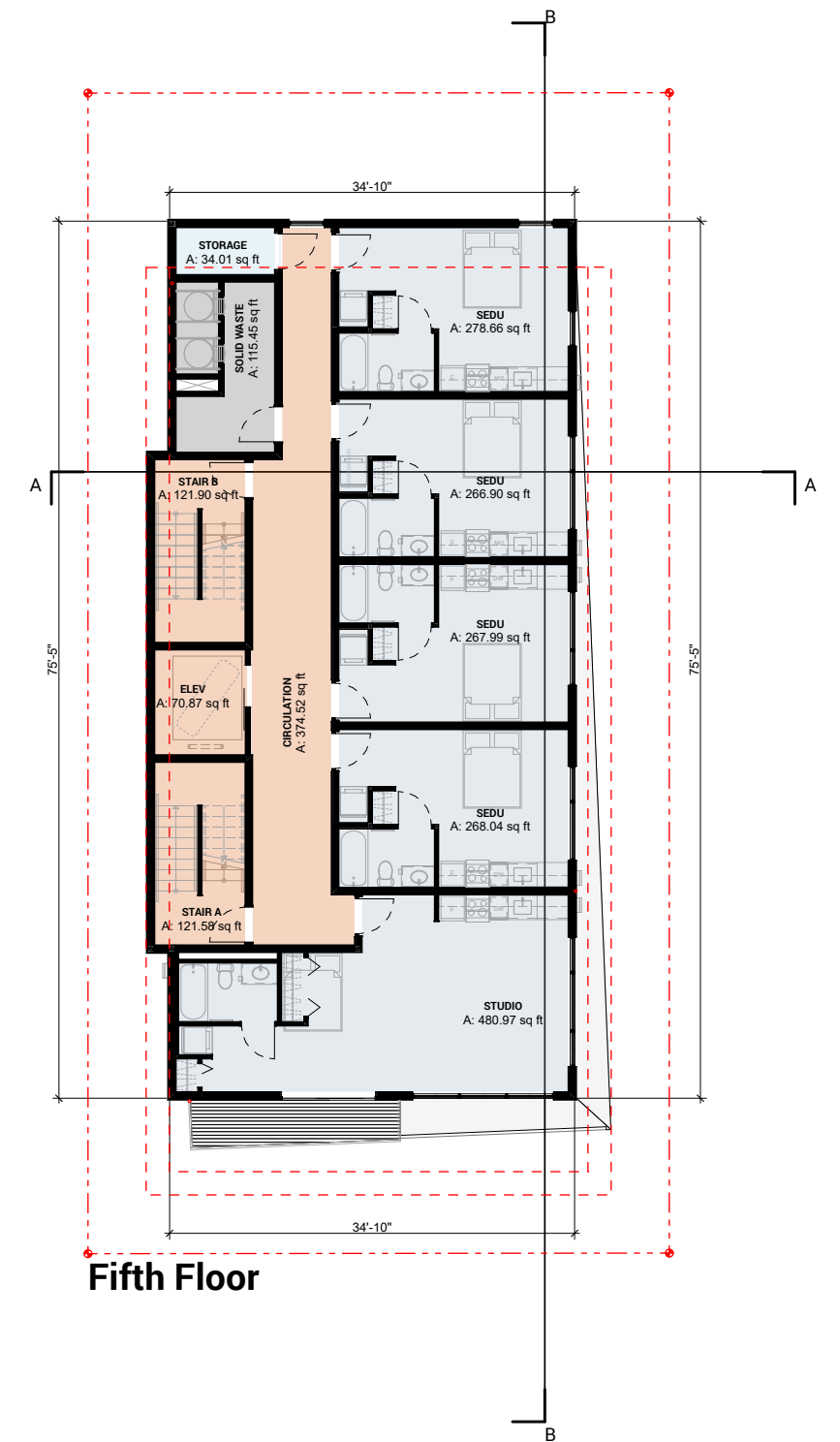
Scale: 1/16" = 1'-0"



Ground Floor



Second Floor

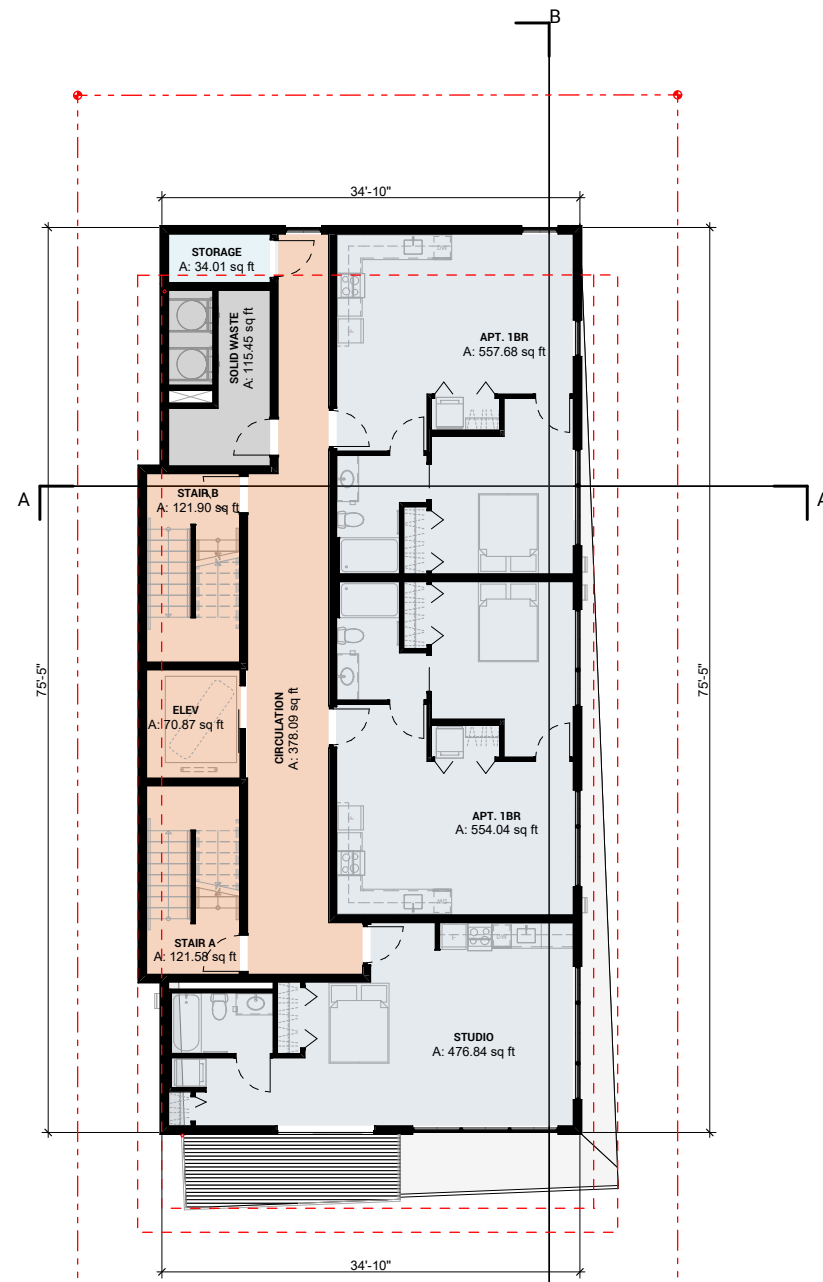


Design Proposal | Plans

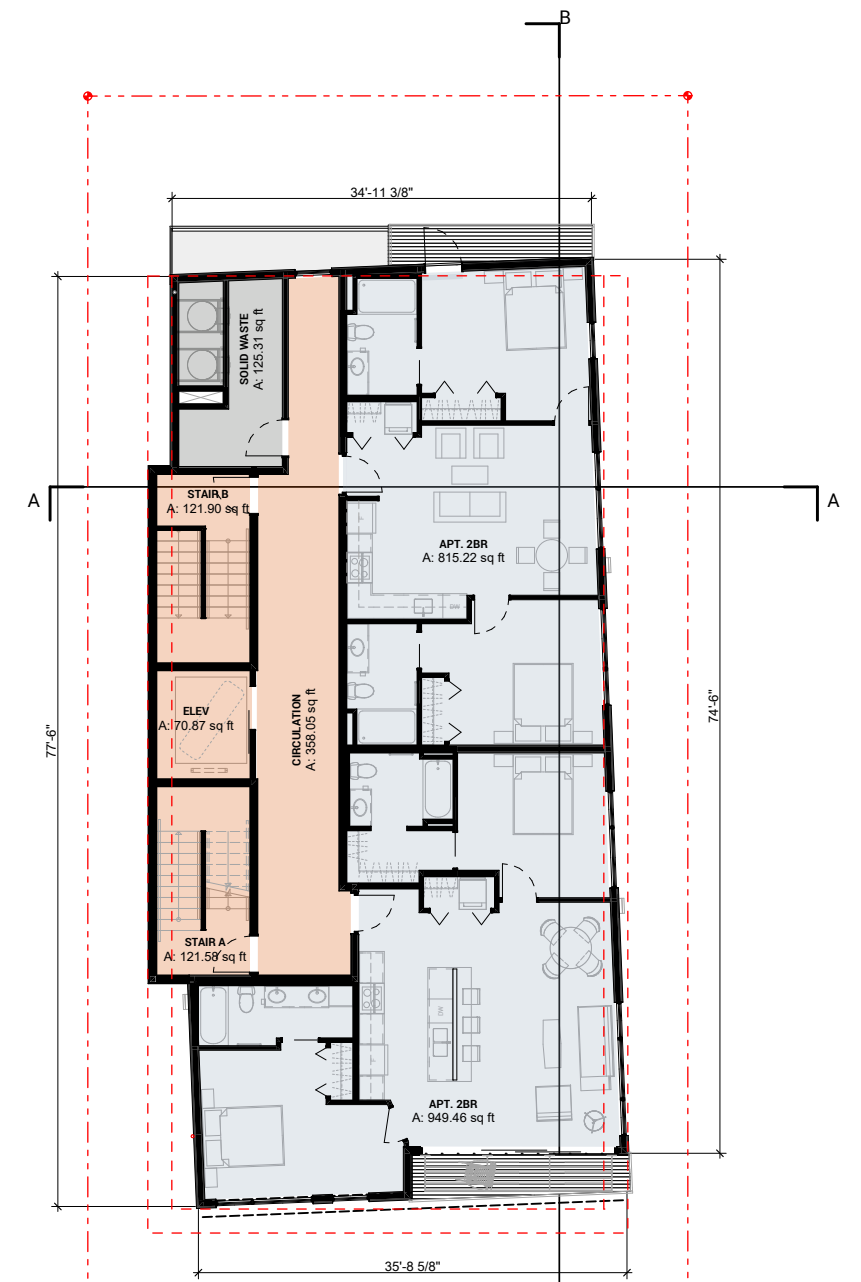


Sixth Floor

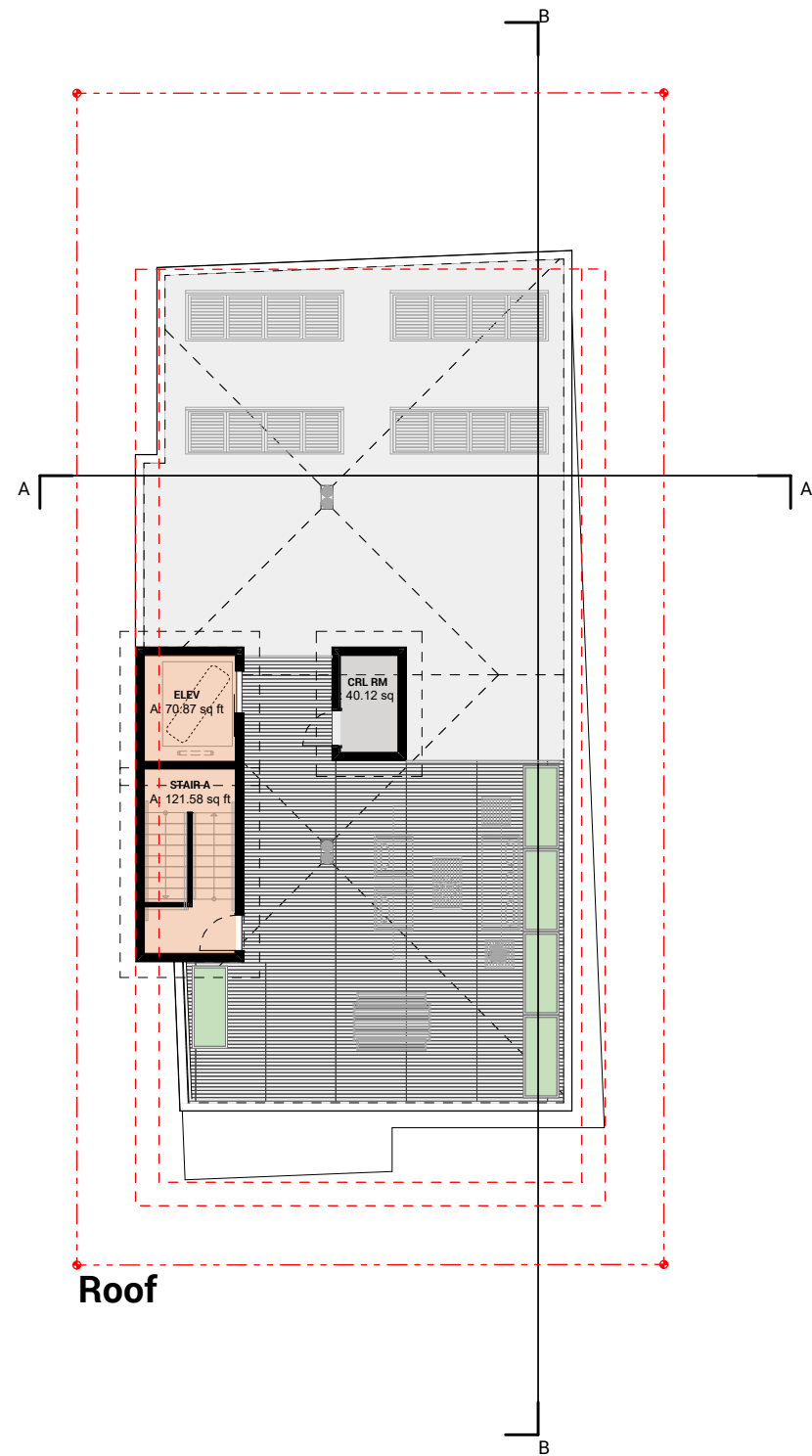
Scale: 1/16" = 1'-0"



Seventh Floor



Eighth Floor



2 bedroom, eighth floor corner unit interior



Typical SEDU unit interior

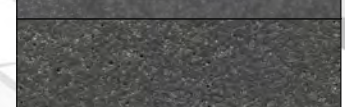
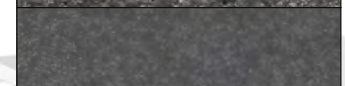




Key



(A) Öko concrete skin
Silver Grey



(B) Öko skin
Anthracite (3 texture mix)



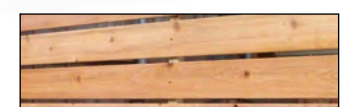
(C) Soffit | wood plank
Golden Oak



(D) Exposed concrete
board form



(E) Aluminum window
Bronze Anodized



(G) Horizontal wood
slat gate



(H) Powder coated
guardrails



Design Proposal | Elevations



North Elevation

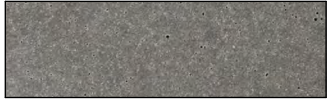






Scale: 1/16" = 1'-0"



East Elevation

Scale: 1/16" = 1'-0"

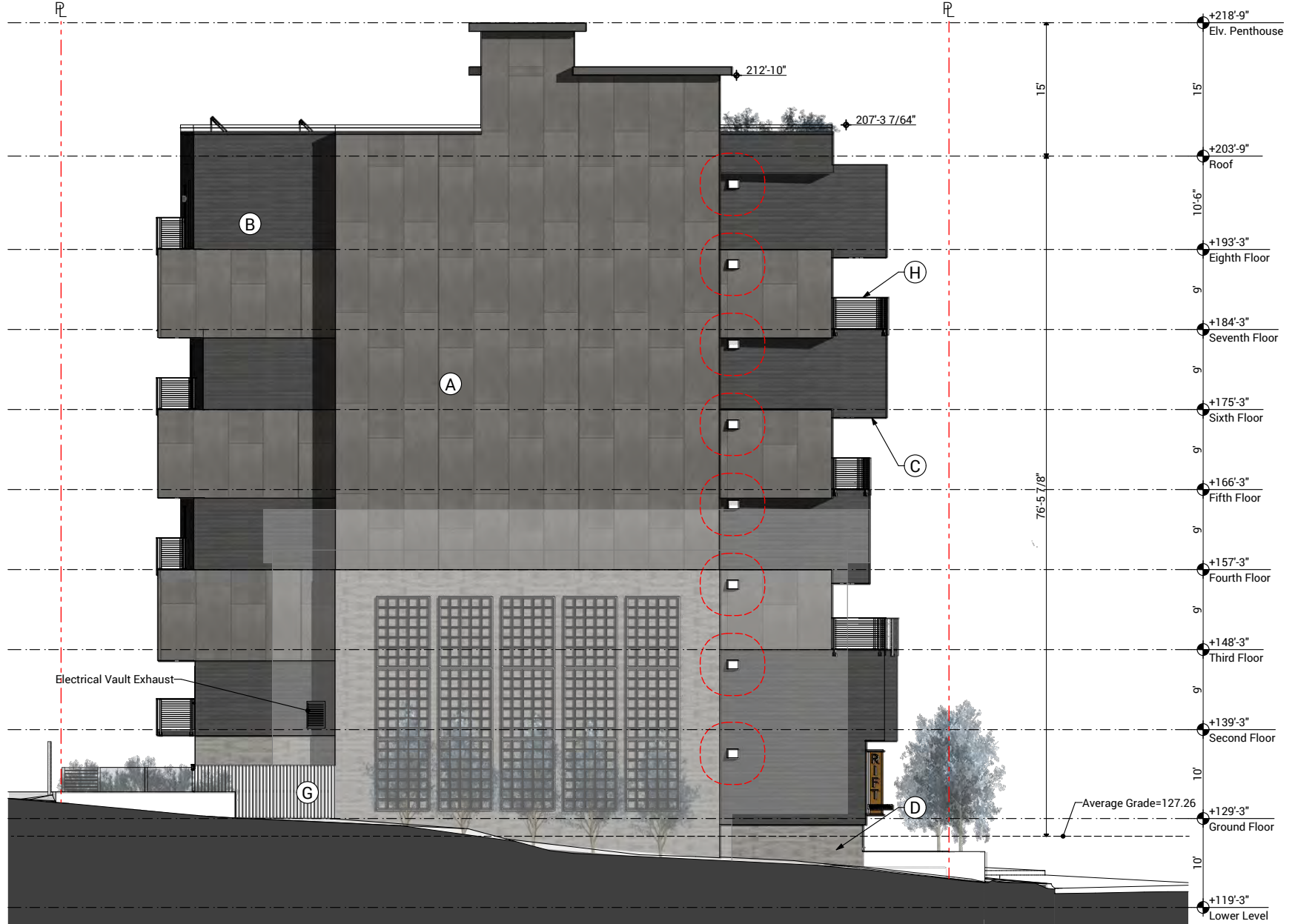
Key

		
(A) Öko concrete skin Silver Grey	(B) Öko skin Anthracite (3 texture mix)	(C) Soffit wood plank Golden Oak
		
(D) Exposed concrete board form	(E) Aluminum window Bronze Anodized	(G) Horizontal wood slat gate
		
		(H) Powder coated guardrails



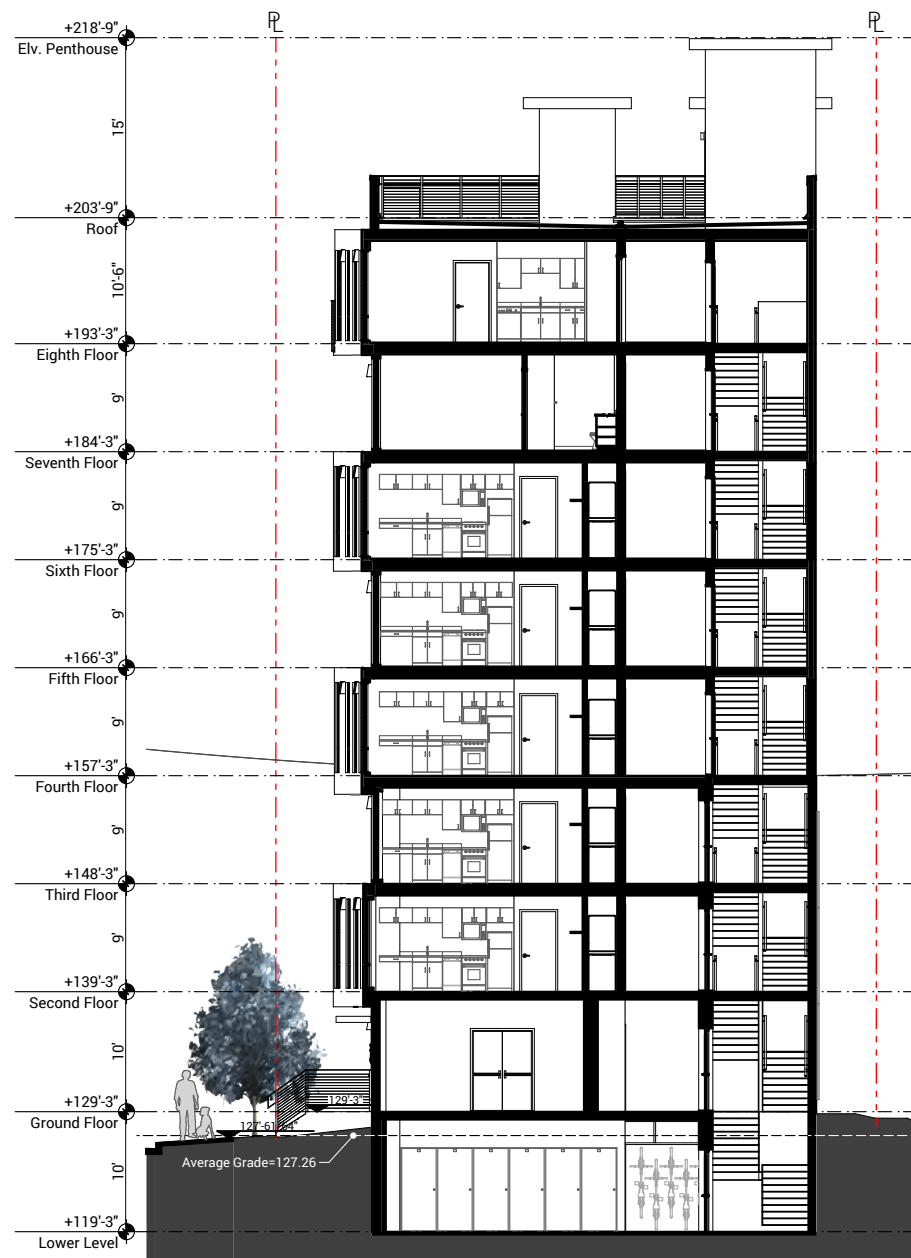
South Elevation

Scale: 1/16" = 1'-0"



West Elevation

Scale: 1/16" = 1'-0"



East - West Section

Scale: 1/16" = 1'-0"



North - South Section

Scale: 1/16" = 1'-0"

Privacy Study

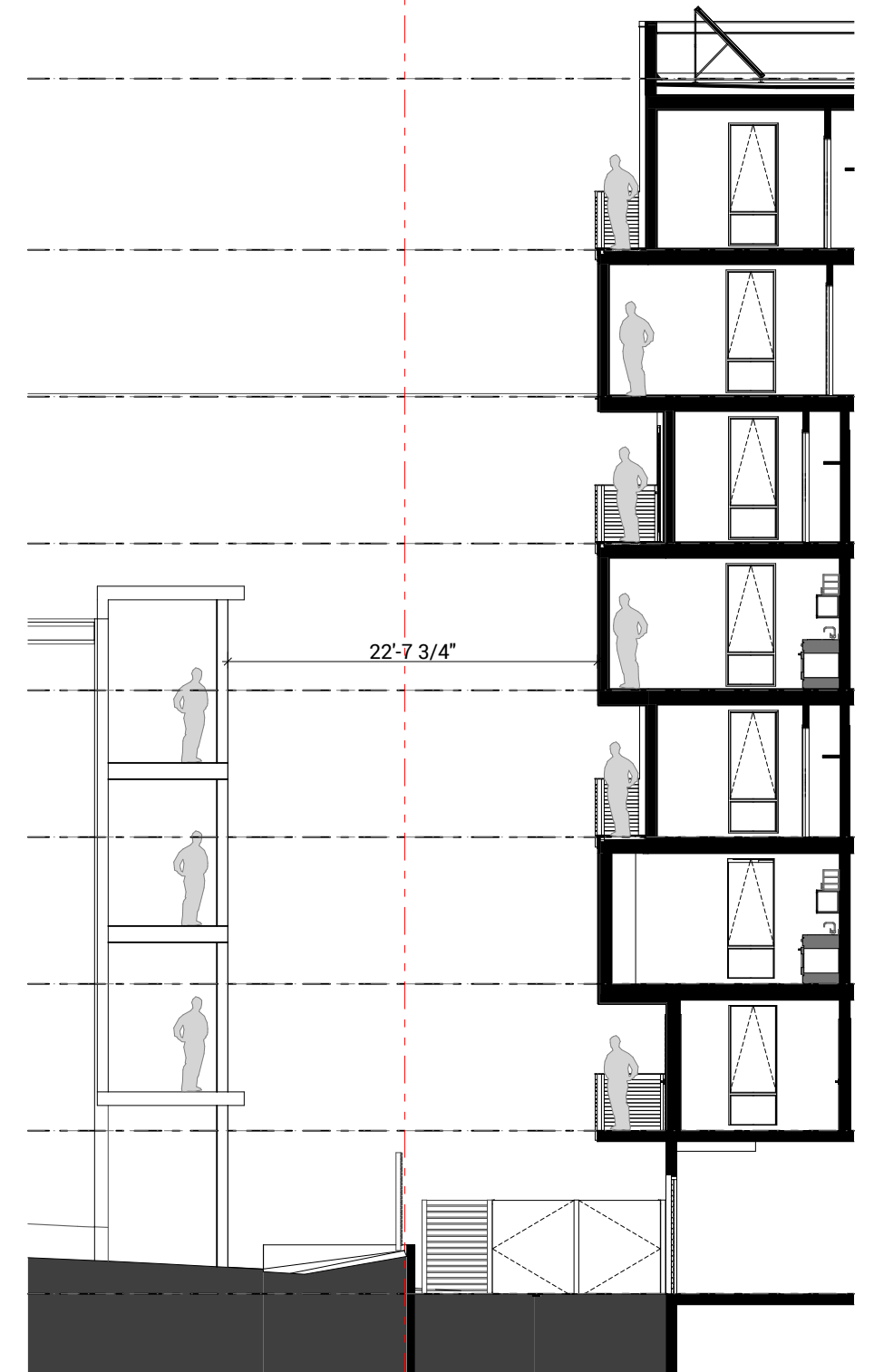
Due to the southern exposure of the neighboring building to the north, window openings are minimal with the exception of 3 stories of corner windows. Units at the north-west corner are oriented to take advantage of eastern views and do not have primary views facing the neighbor to the north. There are no units or openings facing the neighbor to the west.



Northern neighbor; street view



Elevation



Section

b
Massing & concept | deck modulation



Massing & Architectural Concept

a | The Board raised concerns regarding the SDOT memo as it appears the proposal does not currently meet the setback requirements. The Board advised the applicant to consult with SDOT and SDCI as needed to confirm that right-of-way setbacks and/or dedications are fully accounted for and reflected in the design. (CS2-B-1)

b | The Board observed that the majority of balconies are tucked into the building form, with the exception of the top floor where the balcony projects forward and appears to be “applied” to the façade. The Board found this inconsistency to be disruptive and directed the applicant to remove or redesign the top floor balcony to be more consistent with the balconies on lower floors. (DC2-B-1)

c | The Board stated that the “rift” concept is better expressed as a single volume that is twisting and pulling apart, as opposed to “stacked boxes” highlighting individual floors. The Board directed the applicant to simplify the material palette and application and fenestration pattern, as further described in the “Materials” section of this report. Significantly reduce the contrast between levels and allow the dramatic building shape to speak for itself. (DC2-2)

d | The Board supported the use of a contrasting soffit material as a method of emphasizing the rift in a subtler, more refined way. The Board noted the success of the blue Oko Skin cladding against the bronze fiber cement soffit, as shown. (DC2-2)

e | The Board noted the visibility of the west façade and was concerned about this large and highly visible blank wall. The Board recommended introducing glazing on this façade to help reduce the perceived mass and add visual interest. If privacy is a concern, use window geometry and/or glazing opacity to reduce impacts. (DC2-B-2, DC2-5)

Response:

a | The design team is working with SDOT to confirm we are in compliance with the right-of-way setbacks and dedications. Along 42nd street there is no impact on the building. Along 9th ave the team is working to confirm and then mitigate any impact from the setbacks.

b | The top floor balcony has been revised to sink back into the building and not stick out.

c | The material palette has been simplified per the board's request. Setback volumes are now clad in a Oko Skin panel system, while protruding volumes remain Oko skin slats.

d | Noted.

e | Introduction of glazing along the west facade, specifically where the board encouraged, is not feasible due to the egress nature of the interior spaces at that location. As the cladding wraps around the building, the design has been simplified in relation to the west facade. Per the board recommendation, the vertical circulation core has moved west and created modulation so that the west facade is no longer coplanar. Metal mesh for vine growth has been added to the lower levels over the board formed concrete to add interest at the ground level.

Materials

a | The Board discussed the high levels of contrast between floors and directed the applicant to simplify the color and material palette. The Board asked to see several material studies at the next Recommendation meeting and indicated that the alternate material study on pages 36 and 37, which used a single material type in two similar but distinct shades, is more in line with what they would like to see. The Board stated that some subtle variation between levels may be appropriate, such as changing panel size or orientation, or subtle changes in color. (DC2-2)

b | The Board supported the applicant's choice of using Oko Skin, a high-quality material that is known to be durable, resistant to warping, and visually interesting. Retain this material choice or propose a material with similar qualities at the next Recommendation meeting. (DC4-1)

c | The Board was concerned about how the various materials meet on the west façade, which does not feature the same

found on the other facades. Simplifying the material palette, as described in item "a", will assist with this, but concerns remain related to how material transitions, which are tied to dramatic moves on other facades, will come together when coplanar. (DC2-B-1, DC2-2)

Response:

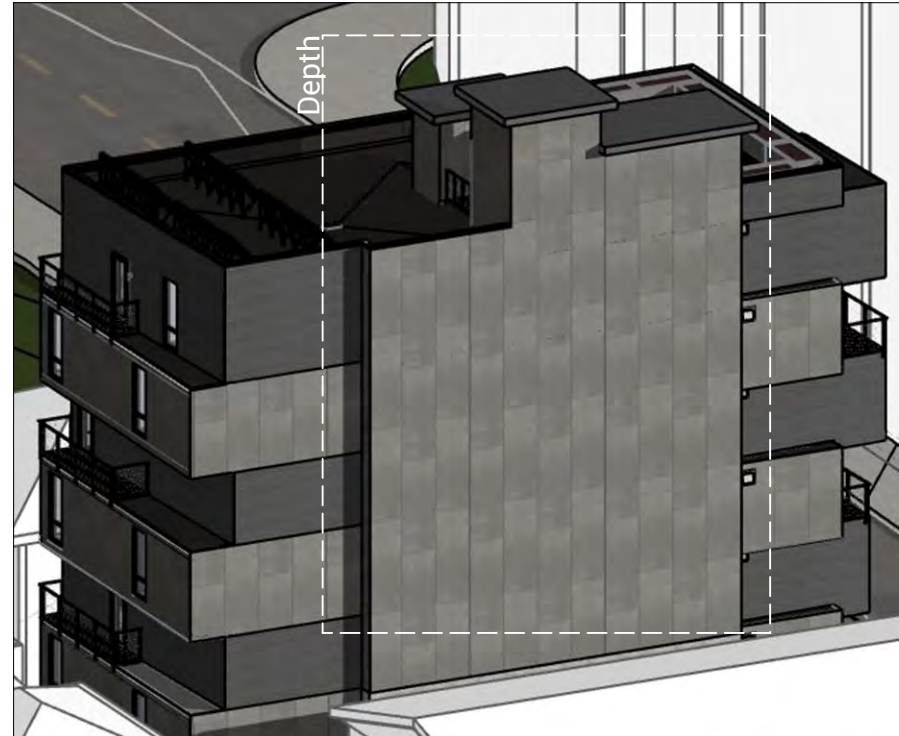
a | The material palette has been simplified with contrast being retained, but at a reduced strength. The board was presented with an adequate amount of material studies in the last recommendation meeting, see excerpts below. Changes in panel size and orientation have been implemented.

b | Noted.

c | The west facade has been modulated per the board recommendation and is no longer coplanar. See response to Massing & Architectural concept item "e".



West facade | EDG + DRB 1



West facade with increased modulation



Öko Skin anthracite + corrugated metal (DRB1 version shown)



Öko Skin polar white + off white



Öko Skin timber + sahara

e Massing & concept



a Material studies



Entry | West approach **b**

Relocated building signage



Entry | East approach **b**

Street level entry plaza corner

Elevated plaza



Recessed deck

Sub-grade units



Street grade entry; sunken entry lobby

Entry

a | The Board did not support the sunken entry and directed the applicant to raise the building as needed to provide an at-grade entry on NE 42nd Street. (PL3-A, PL3-1)

b | The Board discussed the existing and future conditions at the intersection of NE 42nd Street and 9th Avenue NE and stated the importance of providing a strong, activated ground level at this location. This project will set the tone for future development and should maximize engagement with the street as well as with nearby commercial activity. (PL3-3-e, DC1-1-a)

Response

a | The entry plaza has been raised to provide a strong at grade entry to the building from 42nd st.

b | At ground level, the entry provides rearrangeable seating and configurable congregation areas that can evolve over the lifetime of the building. Implementation of storefront at the corner creates an illuminated and inviting entry. The building is setting a pro- green street, pro- social gathering space tone for future development along both streets.

Signage & Lighting

a | The Board stated that signage should be designed to support and anchor the entry, serving as a clear wayfinding element. (DC4-B)

b | The Board asked for additional lighting details at the next Recommendation meeting. Specifically, the Board wants to know who will have control of lighting (e.g.residents or building management) to get a sense of how lighting may or may not vary and the timing of any automated lighting systems. (DC4-C)

Response

a | With the removal of the commercial space, the building sign has been moved to be along 42nd St. to anchor it to the main entrance to the building. The building's secondary entrance on 9th Ave. has its own simplified building sign to anchor it.

b | Exterior soffit lighting outside balconies is controlled by the occupants. Soffit lighting on the ground level and LED strip lighting is management controlled and on timers to illuminate at appropriate times.

DRB 1 | Itemized Response

Landscaping

a | The Board asked for planting areas to be made more substantial. Size, shape, arrangement, and plant material choices can all contribute to a more substantial landscape. (DC4-D)

b | The Board noted that future right-of-way expansion along NE 42nd Street will change the relationship between the building and the public realm. The applicant was directed to take this future condition into consideration as the front landscaping is further developed, creating a space that works with both the current and future alignment. (DC1-A-3)

Response

a | Plantings and bio-retention on the plaza level have been expanded. Removal of the redundant ADA ramp at the 9th Street secondary entrance has provided expanded landscape area.

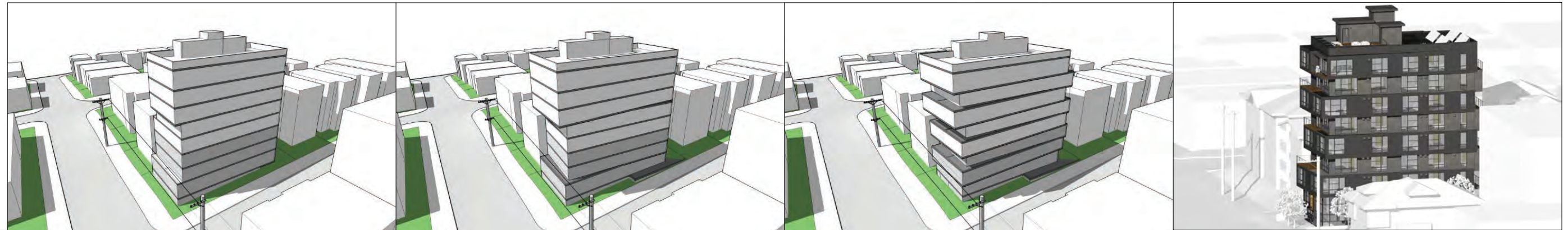
b | Peripheral landscaping can be encroached upon should the need arise due to street right-of-way expansion. While the city encourages designers to still use the set back area for landscaping and other site coverage elements, the team has limited elements in the right-of-way to minimize future impact should the city exercise its right to expand either street. As of this time an exception has been requested to the ROW requirements through SDOT based on neighboring new construction not conforming the expanded ROW requirements.

a Landscape | Street scape along 9th Ave.



b Landscape | Rendered Site Plan





Option 1 "Block"

Option 2 "Twist"

Preferred Option 3 "Rift"

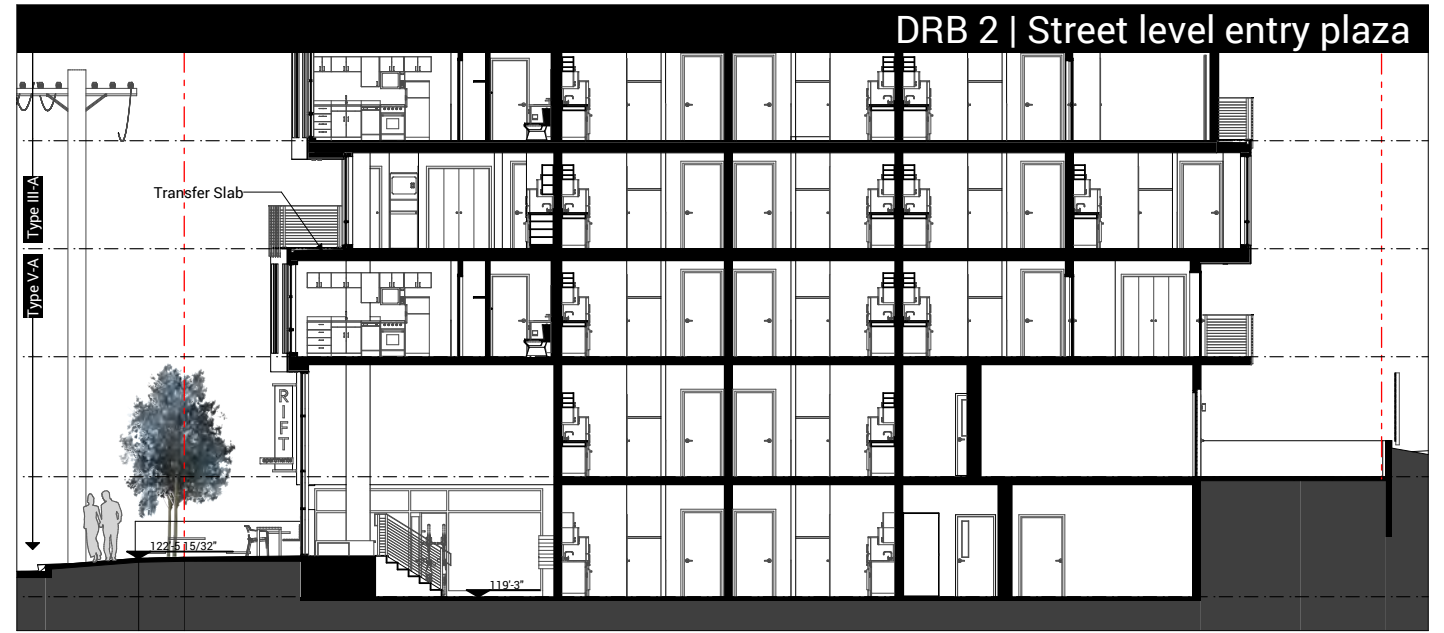
Preferred Option 3 "Rift" | Developed

CONCEPT	A design most functionally responsive to both physical site considerations – view, orientation, adjacent utilities, grade – and policy driven cultural aspects – land use, spacing, prescribed form, and public health / safety. A skeleton used as a design basis for other massing options.	The center portion is rotated to take advantage of the 180 degree views and variation in lighting qualities a south / east facing site offers. Use of setback averaging is employed to twist the structure into two distinct orientations – an advantageous shift to capture a mix of view, lighting quality, and, ultimately, providing more variety to the interior residential spaces.	Multiple orientations are created to expand views and daylighting. Rifted terracing provides a variety of diverse and unique spaces to both the private residents and public passersby, interior and exterior to the development. Stepped massing takes advantage of the verticality where instances of outdoor green spaces and private exterior decks can emerge – all without staking claim to addition volume (and thus floor area)	Exterior development continued with the addition of fenestration and materiality. Street level entrances refined and commercial space added. Private decks and roof top green space has emerged.
# UNITS	31 Units	30 Units	33 Units	35 Units
# LIVE / WORK UNITS	None	None	None	None
RESIDENTIAL AREA	13,020 SF	12,750 SF	12,770 SF	12,805 SF
COMMERCIAL AREA	None	None	None	None
PARKING STALLS	Not required; None	Not required; 5 medium stalls + 1 van accessible	Not required; 5 medium stalls + 1 van accessible	Not required; private garage provided for penthouse unit
BIKE STALLS	Required; 1 per 4 dwelling units	Required; 1 per 4 dwelling units	Required; 1 per 4 dwelling units	Required; 1 per 4 dwelling units
GROSS FLOOR AREA	25,730 SF	28,590 SF	28,300 SF	23,880 SF
FAR AREA	21,320 SF	22,310 SF	22,330 SF	20,094 SF
RESIDENTIAL FAR	11,740 SF	12,750 SF	12,770 SF	12,805 SF
OPPORTUNITIES	<ul style="list-style-type: none"> Street-level street-facing residential units with stoops and landscaping for a more activated public corridor. Most efficient use of space. 	<ul style="list-style-type: none"> Provides more types of daylighting, views, unit diversity, and materials. A balance of efficient use of space and form. Breakup of the "box" – more architecturally responsive and urban. 	<ul style="list-style-type: none"> Urban corridor is reinforced at base of building as structure terraces slightly above street level. Expands widely on: daylighting, views, unit diversity, and materials. Breakup of the "box" – more architecturally responsive and urban. 	<ul style="list-style-type: none"> Strong base through modulation and materiality continues to reinforce the urban corridor at street level
CONSTRAINTS	<ul style="list-style-type: none"> Limited exploration of architectural form. Very planar facade most likely to rely on standard architectural tropes such as bay windows, material changes, and vertical stepping. Odd spaces at rear of building at lower levels. 	<ul style="list-style-type: none"> Heavy top set of floors. More difficult to construct. Relies on a few departures to allow the movement of massing. 	<ul style="list-style-type: none"> Least "efficient" use of space. More difficult to construct. Relies on a few departures to allow the movement. 	<ul style="list-style-type: none"> Least "efficient" use of space. More difficult to construct. Relies on a few departures to allow the movement.
CODE COMPLIANCE	Compliant	Non-compliant; Departures #4 and #5 (pg. 60–63)	Non-compliant; Departures #1, #2, and #3 (pg. 54–59)	Non-compliant; Departures #1, #2, and #3





DRB 1 | Sunken plaza



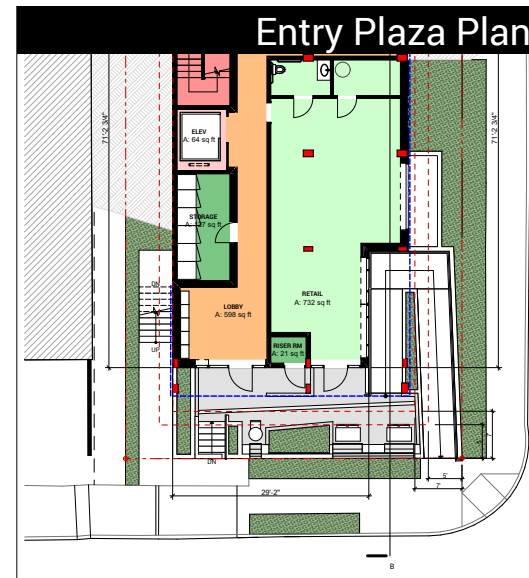
DRB 2 | Street level entry plaza



Eighth floor balcony



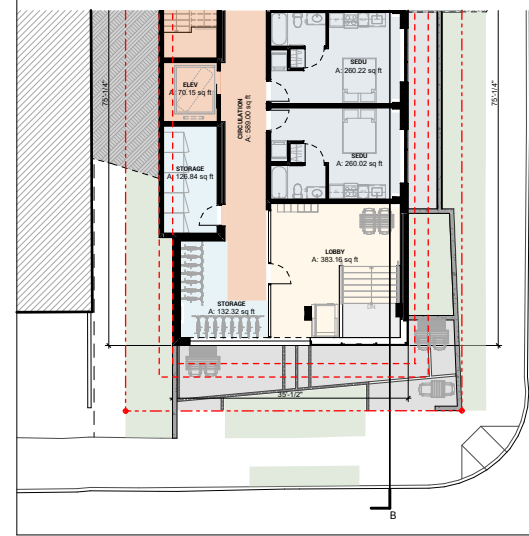
Corner condition



Entry Plaza Plan



Pedestrian entry along 9th Ave.



DRB 1 | 7 22 2019

DRB 2 | 10 28 2019

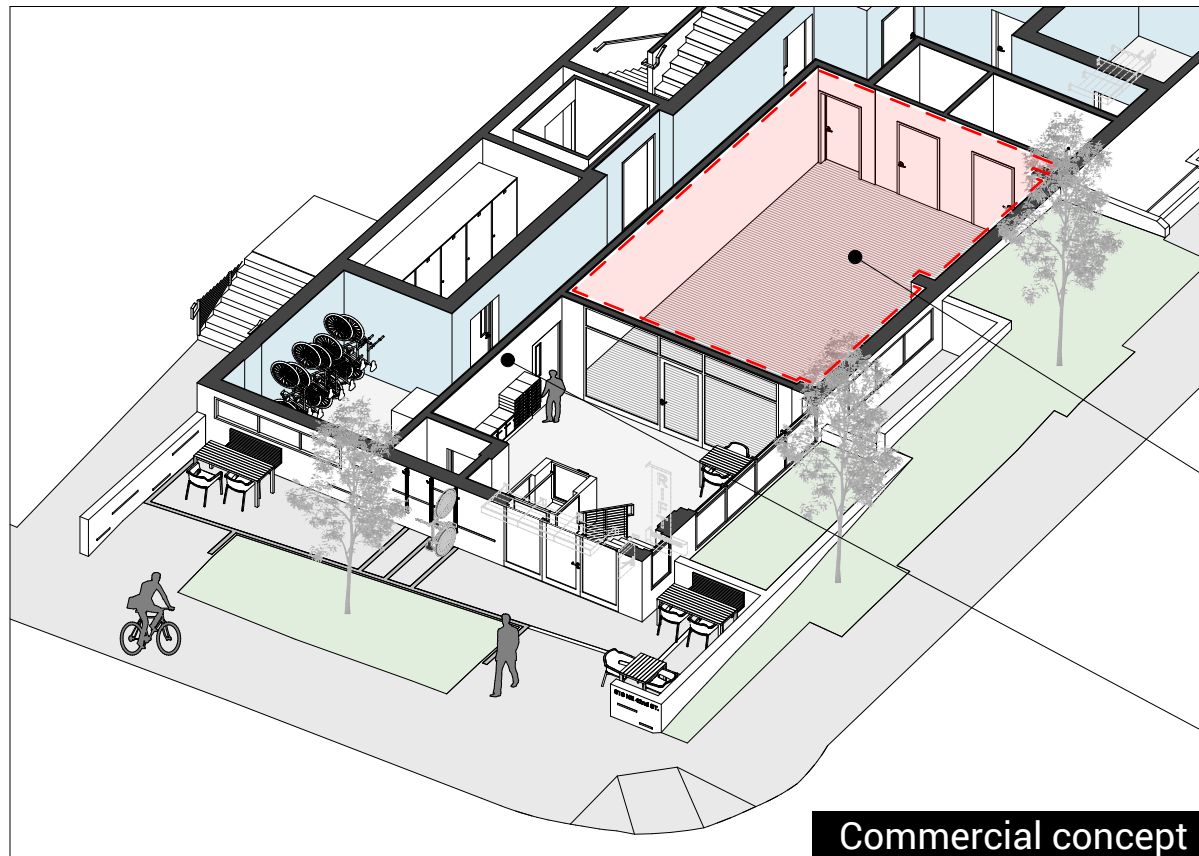
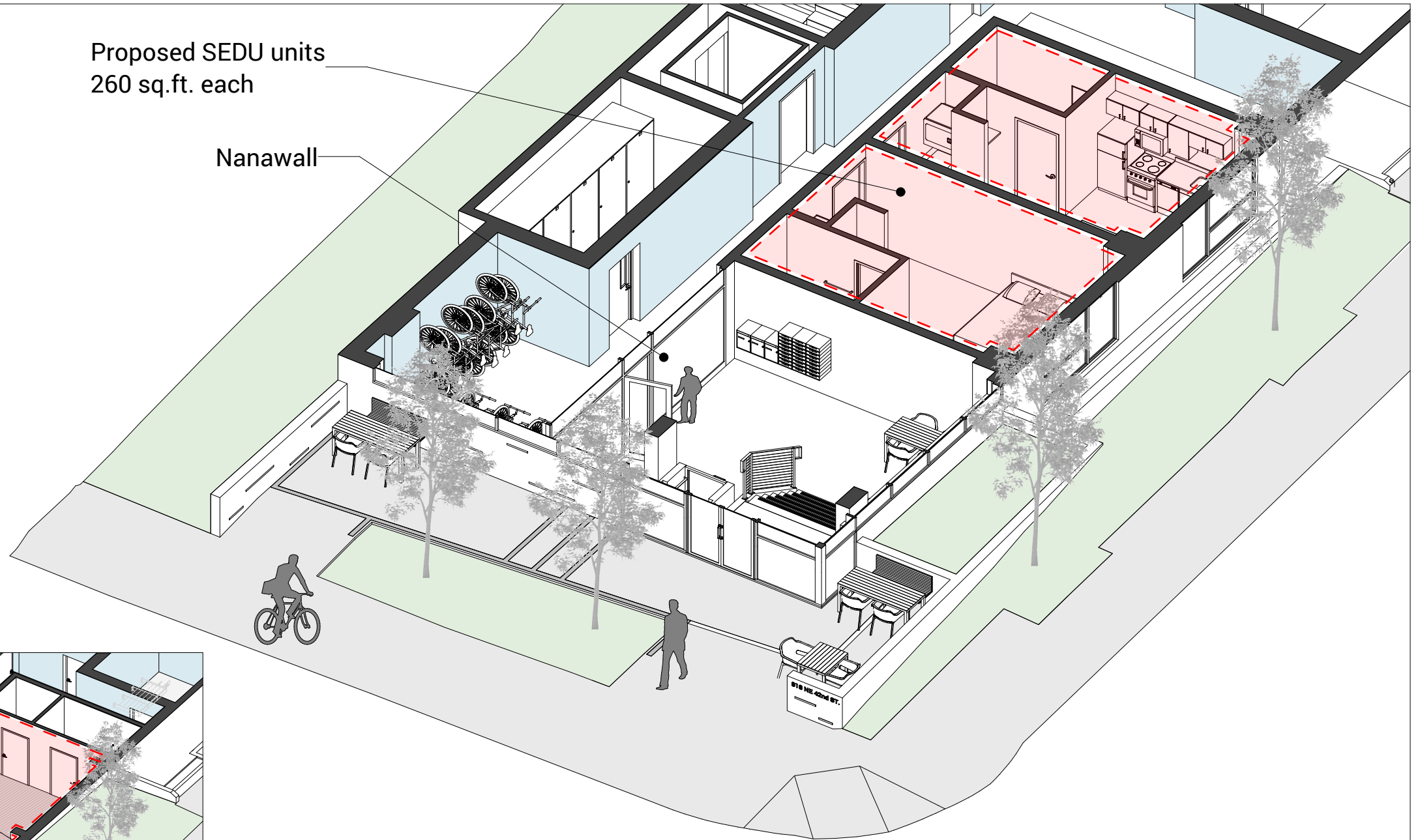
Proposed SEDU units
260 sq.ft. each

Nanawall

Rationale

- 1| No commercial visibility from the street.
- 2| Complicated wayfinding for both residential and commercial users.
- 3| Unable to provide daylight penetration into the commercial space adequately.
- 4| The final available space was too small to accommodate a commercial user.

The addition of two SEDU units on the lower level is a better use of the space available.



Commercial space
532 sq.ft.

Solid wall for mailboxes

Commercial concept

Development Standard Departures

Early Design Guidance. August 28, 2017

1. Rear Setback (SMC 23.45.518)

The Code requires a 15' setback from a rear lot line that does not abut an alley. The applicant proposes a 9'-9" rear setback and noted the proposed departure would enhance the massing and modulation without adding floor area.

The Board indicated initial support of the departure request, provided the preferred massing option is well executed in response to the guidance, as the proposed design results in an interesting massing form with modulated facades. The resulting design better meets DC2-B-1 Façade Composition.

2. Front Setback (SMC 23.45.518.B): The Code requires a 7' average and 5' minimum front setback. The applicant proposes less than a 7' average front setback.

The Board indicated initial support of the departure request, provided the preferred massing option is well executed in response to the guidance, as the proposed design results in an interesting massing form with modulated facades. The resulting design better meets DC2-B-1 Façade Composition.

Rationale: The proposed design modulates between the Front and Rear Setbacks. Without gaining floor area, pushing the floor into the Rear Setback creates additional space behind the Front Setback. This is shown by comparing the Volume of Unused Allowable Envelope to the Volume of Requested Departure. In comparing the volumes relative to the Setbacks, the modulation utilizes two departures to achieve a greater volumetric setback.

Note: Departures not Required for Floors 1, 2, 6, & 8



Third Floor

Fourth Floor

Fifth Floor

Seventh Floor

Key

N

Area / Volume Less Than Average Setback

Area / Volume Greater Than Average Setback

Floor	Volume of Requested Departure (cu ft)	Volume of Unused Allowable Envelope (cu ft)
8	0	0
7	1,304	2,328
6	0	0
5	1,304	2,328
4	286	1,105
3	1,304	2,328
2	0	0
1	0	0
Total	4,198	8,089



Section Diagram

Departure Diagrams | Request #2

Development Standard Departures

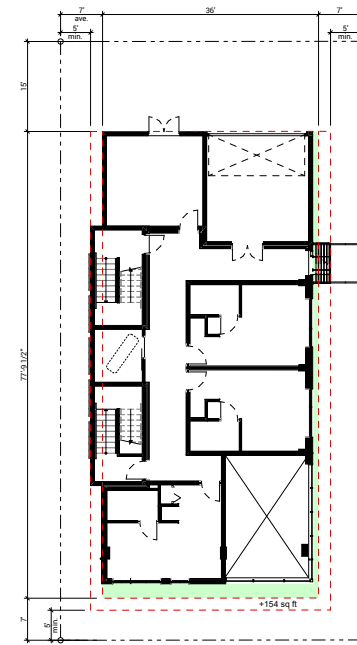
Early Design Guidance. August 28, 2017

1. Side Setback from Street Lot Lines (SMC 23.45.518.B)

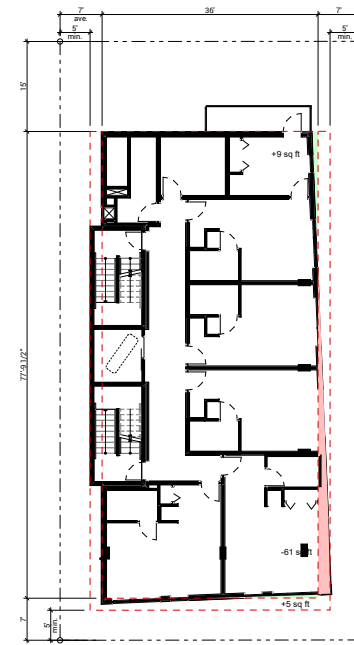
The Code requires a 7' average and 5' minimum side setback from street lot lines. The applicant proposes less than a 5' minimum setback.

The Board indicated initial support of the departure request, provided the preferred massing option is well executed in response to the guidance, as the proposed design results in an interesting massing form with modulated facades. The resulting design better meets DC2-B-1 Façade Composition.

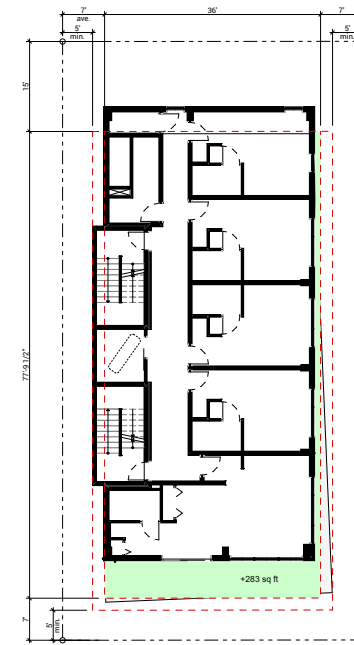
Rationale: Alternating floor plates rotate into the Side Setback without adding floor area. The rotation briefly encroach on the required 7ft average Side Setback for Street Lot Lines while never encroaching on the minimum 5ft setback. By comparing the volume of Unused Allowable Envelope to the Volume requested in the Side Setback Departure, the modulation allows the building to achieve a much greater setback volume than the allowable envelope area.



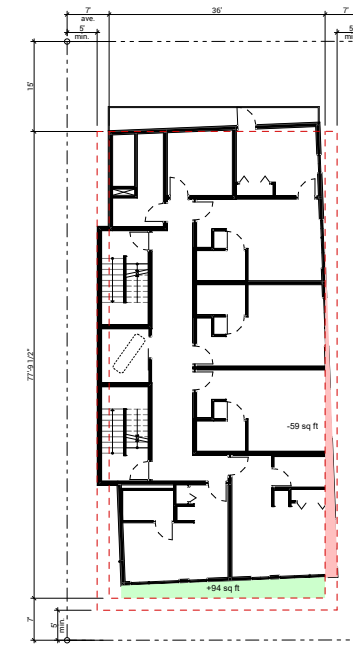
First Floor



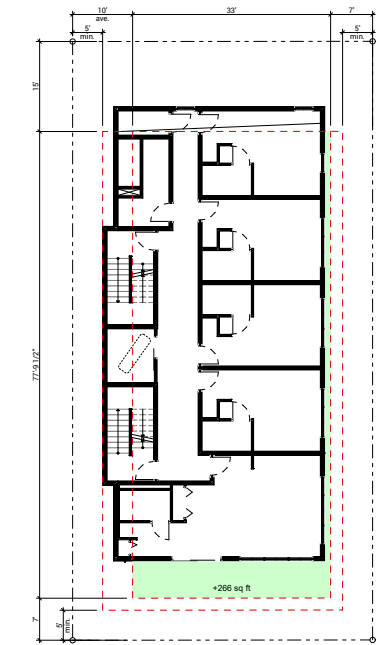
Second Floor



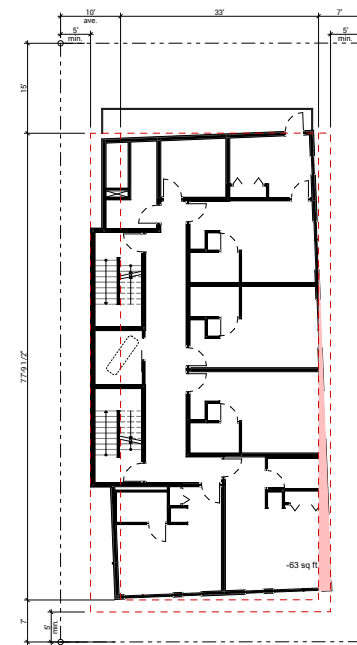
Third Floor



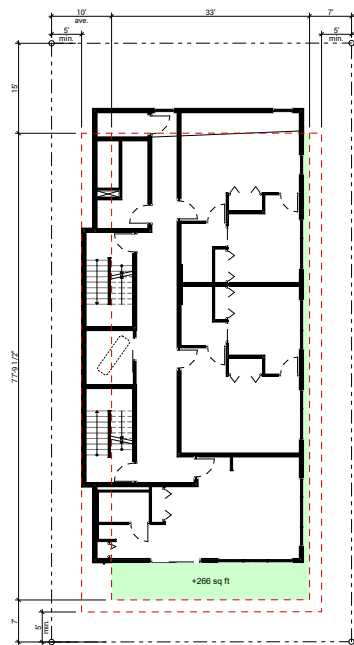
Fourth Floor



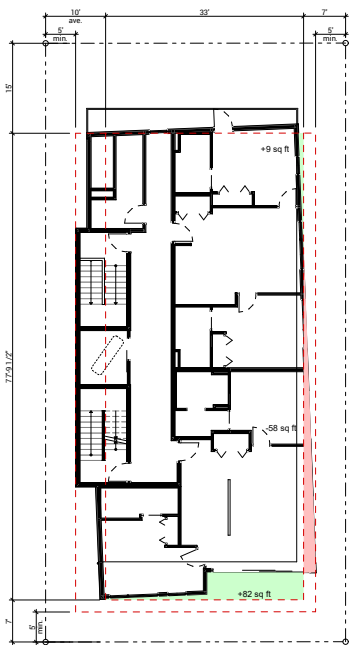
Fifth Floor



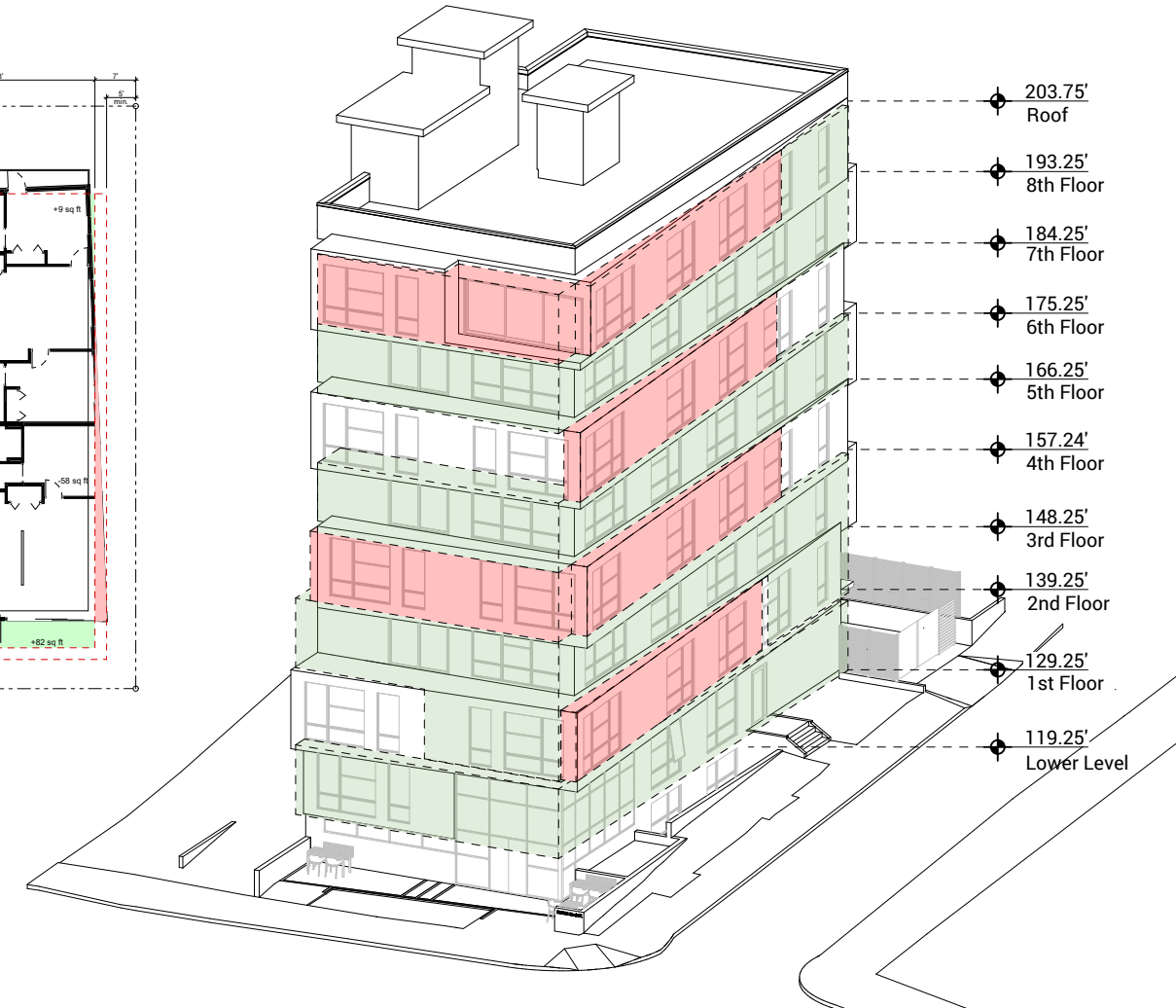
Sixth Floor



Seventh Floor



Eighth Floor



Key

N

Area / Volume Less Than Average Setback

Area / Volume Greater Than Average Setback

Floor	Volume of Requested Departure (cu ft)	Volume of Unused Allowable Envelope (cu ft)
8	622	498
7	0	2,658
6	631	0
5	0	2,658
4	592	940
3	0	2,831
2	607	142
1	0	1,542
Total	2,452	11,269

Development Standard Departures

Early Design Guidance. August 28, 2017

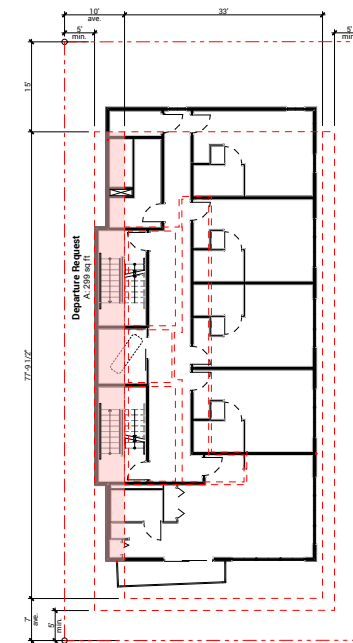
1. Side Setback from Interior Lot Lines (SMC 23.45.518.B)

The Code requires a 10' average and 7' minimum side setback above 42' feet in height from interior lot lines. The applicant proposes a 7' average setback above 42'.

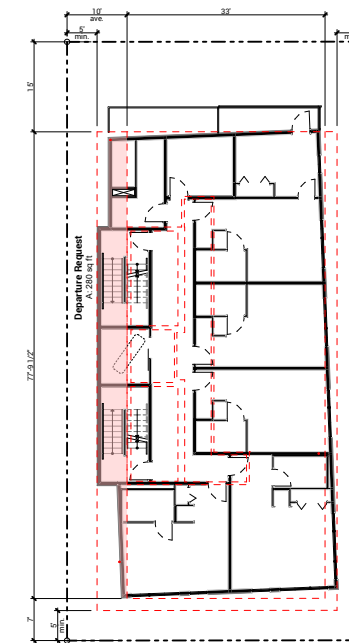
The Board indicated initial support of the departure request, provided the preferred massing option is well executed in response to the guidance, as the proposed design results in an interesting massing form with modulated facades. The resulting design better meets DC2-B-1 Façade Composition.

During the first DRB meeting the board encouraged modulation of the circulation core to provide a more dramatic facade along the west. This departure request has been amended to include that modulated area.

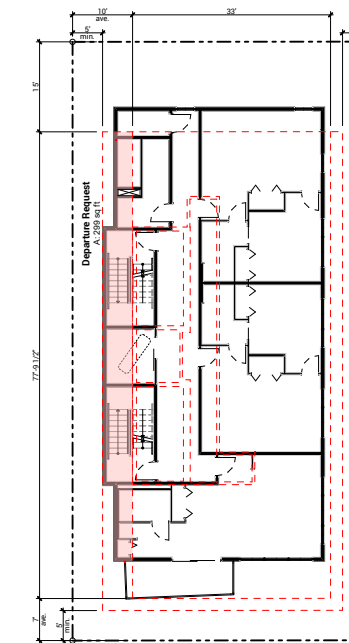
Rationale: Due to the narrowness of the site, providing an elevator core that meets the required setback at +42ft would make it impossible to modulate the building as proposed. The diagrams demonstrate that complying with this setback would disrupt the facade composition and visual impact of the design.



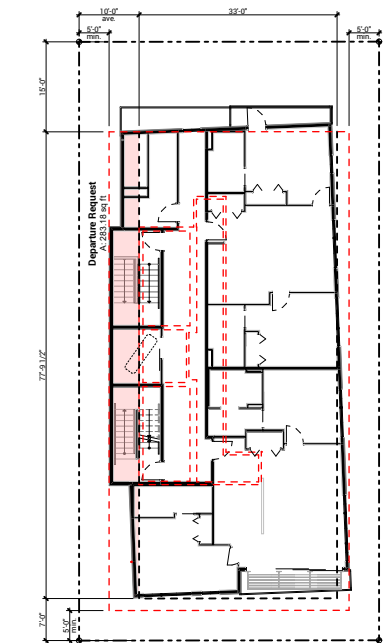
Fifth Floor



Sixth Floor



Seventh Floor



Eighth Floor

Key

N

Area / Volume Less Than Average Setback

Area / Volume Greater Than Average Setback