
UNIVERSITY
MOTEL
SUITES

SITE INFORMATION
4727 12th Avenue NE
APN: 674670-1970
Zoning: SM-U 75-240 (M1)
Overlay: University District NW Urban Center Village
Lot Area: 4500 sf
Current Use: Single Family Residential

DEVELOPMENT GOALS
59 SEDUs + 7 EDUs (66 Total Units)
No Live/Work Units
No Commercial Space
No Parking

TABLE OF CONTENTS

PROJECT TEAM

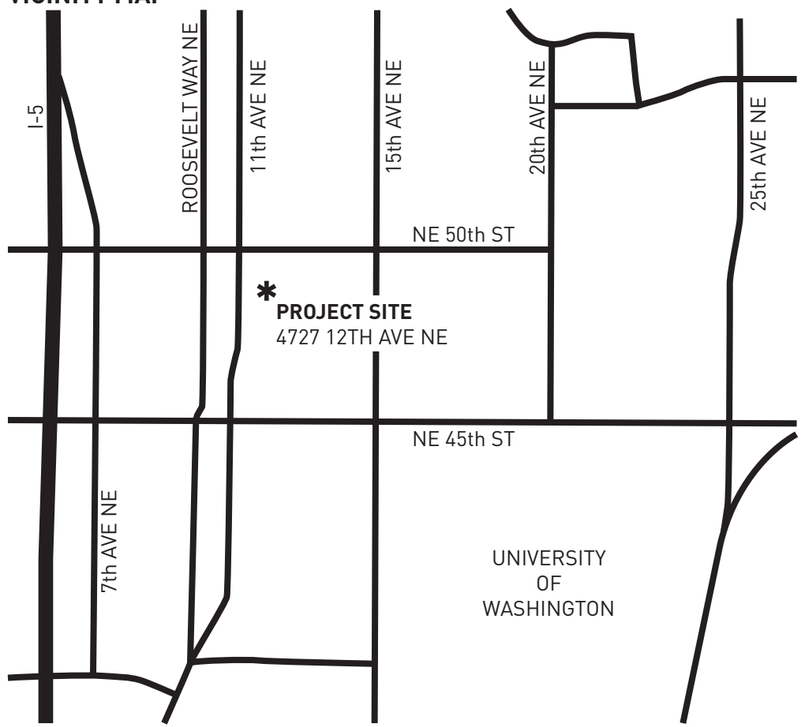
DEVELOPER
David Sadis
9906 SE 5th Street
Bellevue, WA 98104

ARCHITECT + APPLICANT
Citizen Design
46 Etruria Street #201
Seattle, WA 98109
Contact: Jacob Young
E: jyoung@collaborativeco.com
T: 206.535.7908

DESIGNER
Randall Spaan
333 Lakeside Avenue S
Seattle, WA 98144

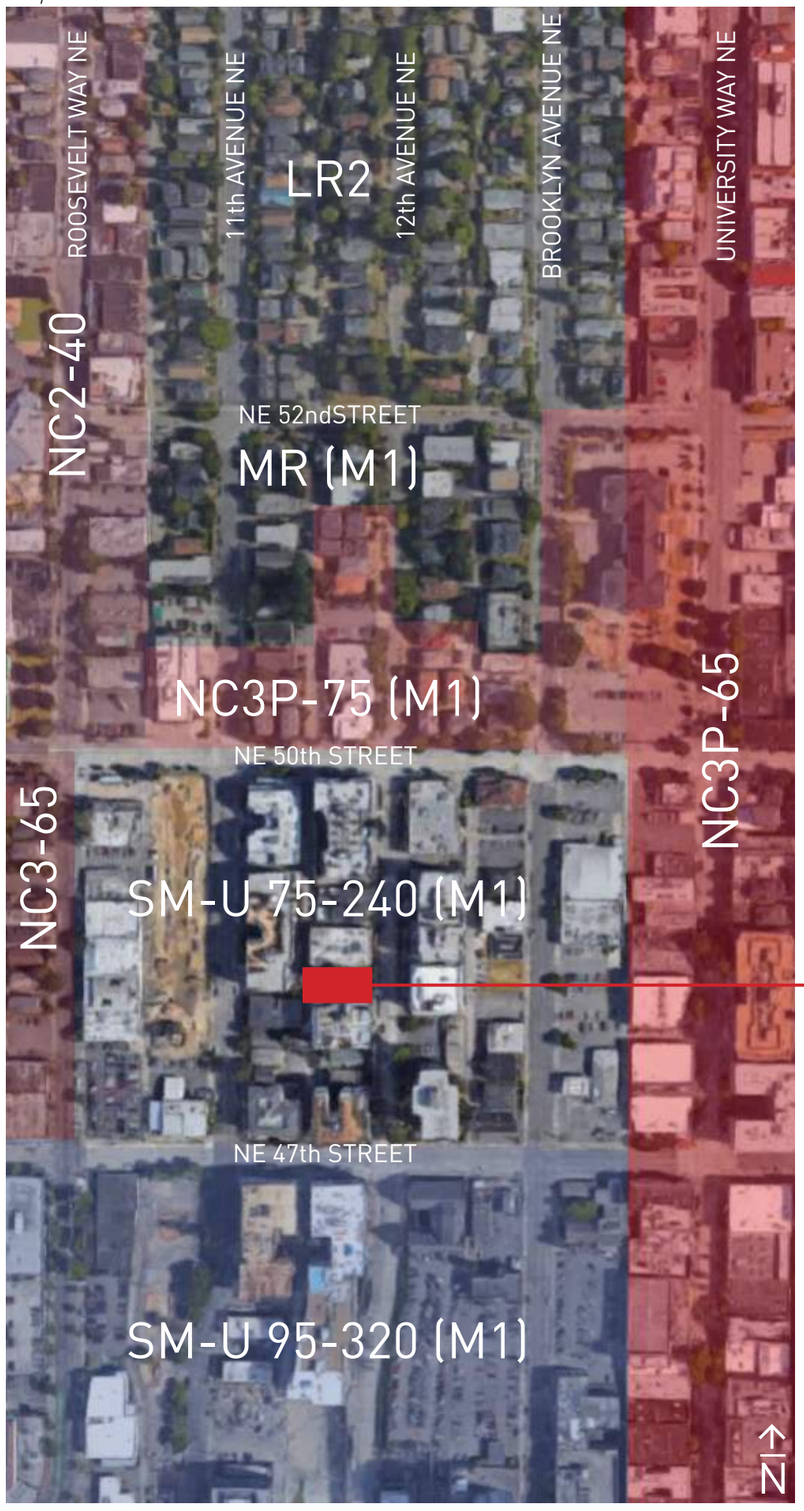
ARBORIST
Steve Cushing
ISA No.: PN-7629A
37463 18th Avenue S
Federal Way, WA 98003

VICINITY MAP



ZONING MAP

Map is 1/3 mile north-to-south and 1/4 mile east-to-west



TRANSIT + ACCESS

University Way NE: Routes 45, 71, 73 + 373
Access to Loyal Heights, Greenwood, Wedgewood, Ravenna, etc.
NE 50th Street: Routes 67, 70, 74 + 355
Access to Northgate, Sand Point, Downtown Seattle + Capitol Hill
Future RapidRide: 11th Avenue NE + Roosevelt Way NE
Service to start in 2020

Bicycle lanes on Roosevelt Way, 11th Ave, 12th Ave + University Way

PROJECT SITE EXTENTS
4727 12TH AVENUE NE

TRANSIT + ACCESS MAP

Map is 1/3 mile north-to-south and 1/4 mile east-to-west

IN-STREET BIKE LANES (BOTH WAYS)
University Way NE

NEIGHBORHOOD GREENWAY
12th Avenue NE

BUS STOP
UNIVERSITY WAY NE + NE 50th ST
ROUTES 45, 71, 73 + 373

BUS STOP
BROOKLYN AVE NE + NE 50th ST
ROUTE 70

BUS STOP
11th AVE NE + NE 50th ST
ROUTE 67

BUS STOP
ROOSEVELT WAY NE + NE 50th ST
ROUTES 67, 74 + 355

PROTECTED BIKE LANE (SOUTHBOUND)
Roosevelt Way NE

BUS STOP
11th AVE NE + NE 47th ST
ROUTES 67 + 74

IN-STREET BIKE LANE (NORTHBOUND)
11th Avenue NE

BUS STOP
12th AVE NE + NE 47th ST
ROUTES 49 + 70

BUS STOP
UNIVERSITY WAY NE + NE 45th ST
ROUTES 45, 71, 73 + 373

NEIGHBORING LAND USES

LAND USE SUMMARY

- Dominant land uses in vicinity are multifamily residential and commercial
- Some townhomes located north of 12th Avenue NE
- Some detached houses remaining from early 20th Century development
- Vicinity also includes a church, a fire station and a YMCA

PROJECT SITE EXTENTS
4727 12TH AVENUE NE

KEY

SINGLE FAMILY RESIDENTIAL
MULTI FAMILY RESIDENTIAL
COMMERCIAL
OTHER
(CHURCH, FIRE STATION + YMCA)

NINE BLOCK AXONOMETRIC + LOCAL AMENITIES

AMC THEATER
+ PERFORMANCE BICYCLE

UNIVERSITY PLAYGROUND

HOTEL DECA

UNIVERSITY LIBRARY

AUDI SEATTLE DEALERSHIP

CROSS & CROWN CHURCH

PROJECT SITE
4727 12TH AVENUE NE

SCARECROW VIDEO

YMCA

"THE AVE"

UNIVERSITY HEIGHTS
CENTER

SANCTUARY
ART CENTER

17th AVENUE NE
CENTERSTRIP

N

REFER TO SHEET 6 FOR
KEYNOTED IMAGES A-E

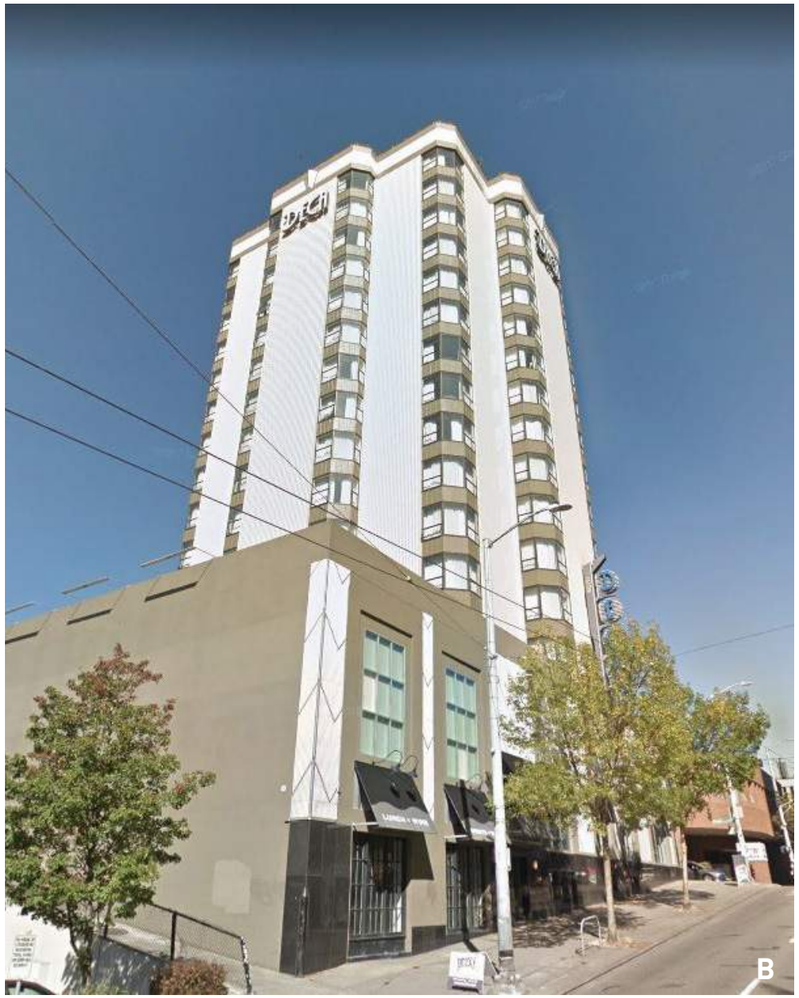
NEIGHBORHOOD VICINITY PHOTOS

U DISTRICT PUBLIC LIBRARY
NORTHWEST OF SITE

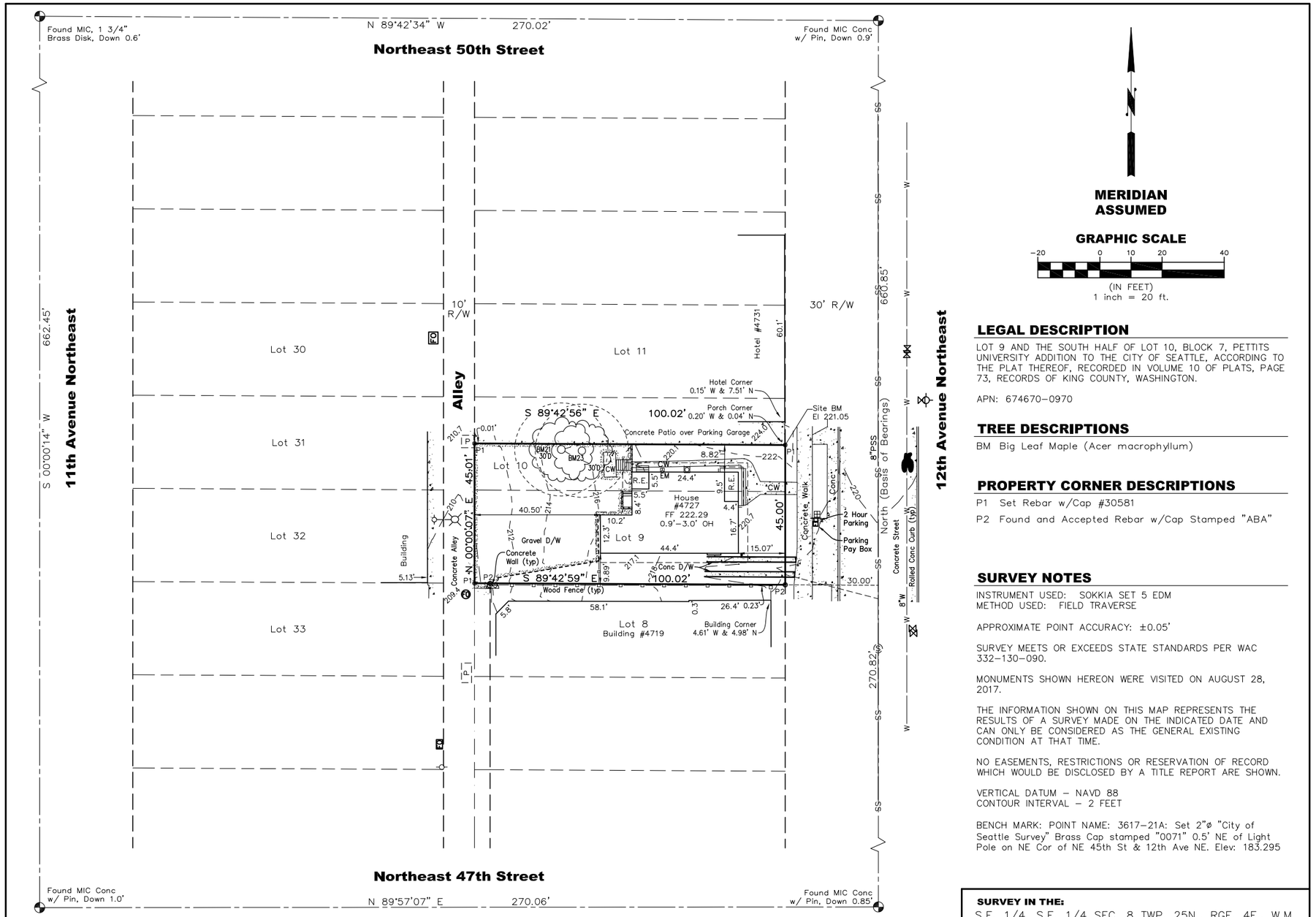
THE AVE
EAST OF SITE

CORNER OF 12th + 47th
SOUTH OF SITE

HOTEL DECA
SOUTHEAST OF SITE



CORNER OF 12th + 50th
NORTH OF SITE



MERIDIAN ASSUMED

GRAPHIC SCALE

−20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

LEGAL DESCRIPTION

LOT 9 AND THE SOUTH HALF OF LOT 10, BLOCK 7, PETTITS UNIVERSITY ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 10 OF PLATS, PAGE 73, RECORDS OF KING COUNTY, WASHINGTON.

APN: 674670−0970

TREE DESCRIPTIONS

BM Big Leaf Maple (Acer macrophyllum)

PROPERTY CORNER DESCRIPTIONS

P1 Set Rebar w/Cap #30581

P2 Found and Accepted Rebar w/Cap Stamped "ABA"

SURVEY NOTES

INSTRUMENT USED: SOKKIA SET 5 EDM
METHOD USED: FIELD TRAVERSE

APPROXIMATE POINT ACCURACY: ±0.05'

SURVEY MEETS OR EXCEEDS STATE STANDARDS PER WAC 332−130−090.

MONUMENTS SHOWN HEREON WERE VISITED ON AUGUST 28, 2017.

THE INFORMATION SHOWN ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE INDICATED DATE AND CAN ONLY BE CONSIDERED AS THE GENERAL EXISTING CONDITION AT THAT TIME.

NO EASEMENTS, RESTRICTIONS OR RESERVATION OF RECORD WHICH WOULD BE DISCLOSED BY A TITLE REPORT ARE SHOWN.

VERTICAL DATUM − NAVD 88
CONTOUR INTERVAL − 2 FEET

BENCH MARK: POINT NAME: 3617−21A: Set 2"ø "City of Seattle Survey" Brass Cap stamped "0071" 0.5' NE of Light Pole on NE Cor of NE 45th St & 12th Ave NE. Elev: 183.295

SURVEY IN THE:
S.E. 1/4, S.E. 1/4 SEC. 8 TWP. 25N., RGE. 4E., W.M.

BRENT L. EBLE STATE OF WASHINGTON 30581 REGISTERED PROFESSIONAL LAND SURVEYOR

TOPOGRAPHIC SURVEY

David Sadis
4727 12th Avenue Northeast
Seattle, WA

EMERALD LAND SURVEYING, INC.
PO BOX 13694 MILL CREEK, WA 98082 PH. (425) 359-7198

DRAWN BY: HMM
CHECKED: BLE
PROJECT: 17409
DATE: 1/16/18

SHEET 1 **OF** 1

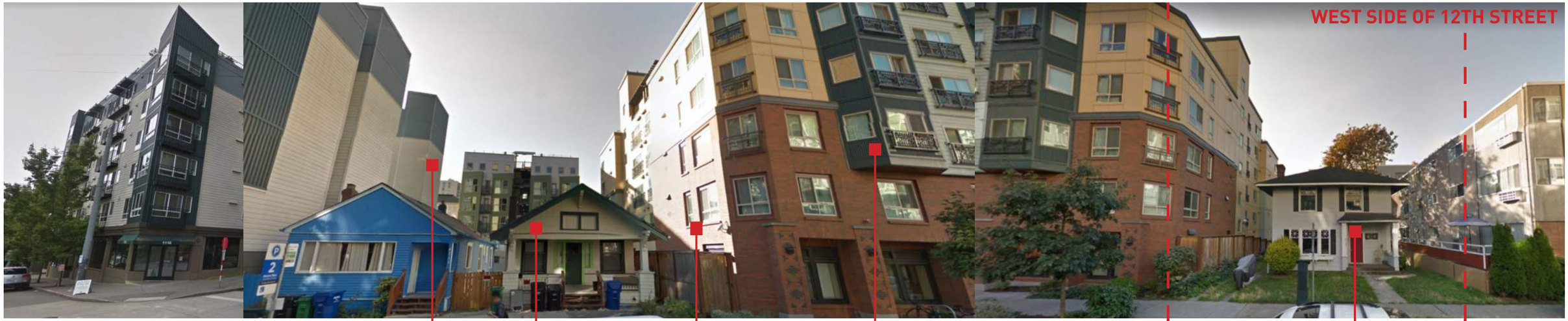
TREE SUMMARY

Per Director's Rule 16-2008, the following diameter thresholds apply for tree species located on the project site:

Big Leaf Maple (Acer macrophyllum): 30"

All existing trees fall below this threshold and therefore are not exceptional. Please refer to the arborist's report of 01/16/2018 for details.

12TH AVE NE MONTAGE



KEY PLAN

GRAYSCALE COLOR PALETTE

SINGLE AND MULTI-FAMILY RESIDENTIAL WITH A MIX OF FLAT AND PITCHED ROOFS

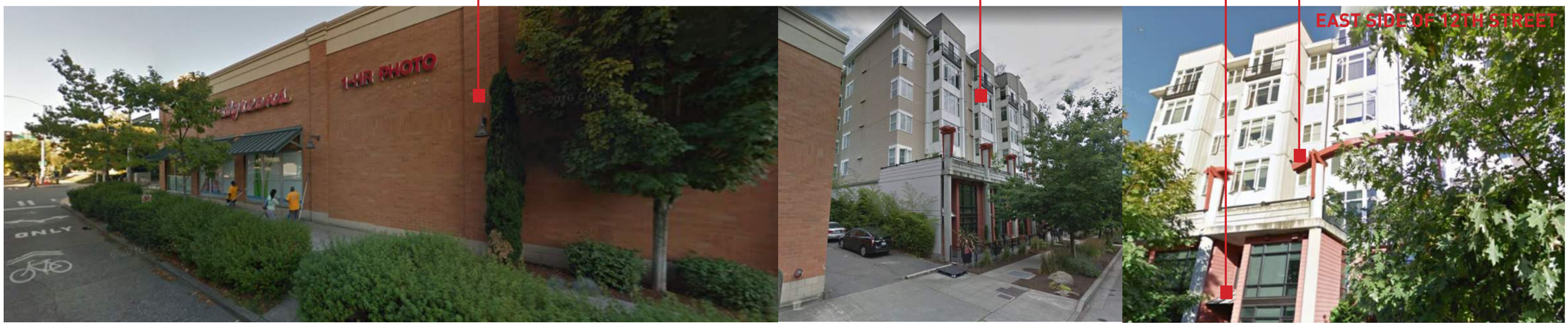
BAY WINDOWS

BRICK PILASTERS FOR RHYTHM

NEUTRAL COLOR PALETTE + SECOND-STORY STEPBACK

CENTRALIZED PEDESTRIAN ENTRY

EXAGGERATED DETAILS



OBSERVED PATTERNS:

- Narrow (or no) structure setbacks for newer structures
- Facade articulation is common, including window bays.
- Varied material and color palettes
- Step-backs and material changes at second floor
- Flat roofs
- Repeated vertical elements for rhythm

OTHER OBSERVATIONS:

- No dominant architectural style
- Wide variety of materials and colors
- Red brick is a common material
- Other materials include cement panel, lap siding, concrete + metal
- Wide variety of detailing, from the exaggerated timber arch at the Ellipse Apartments to the essentially flat walls at the Walgreens

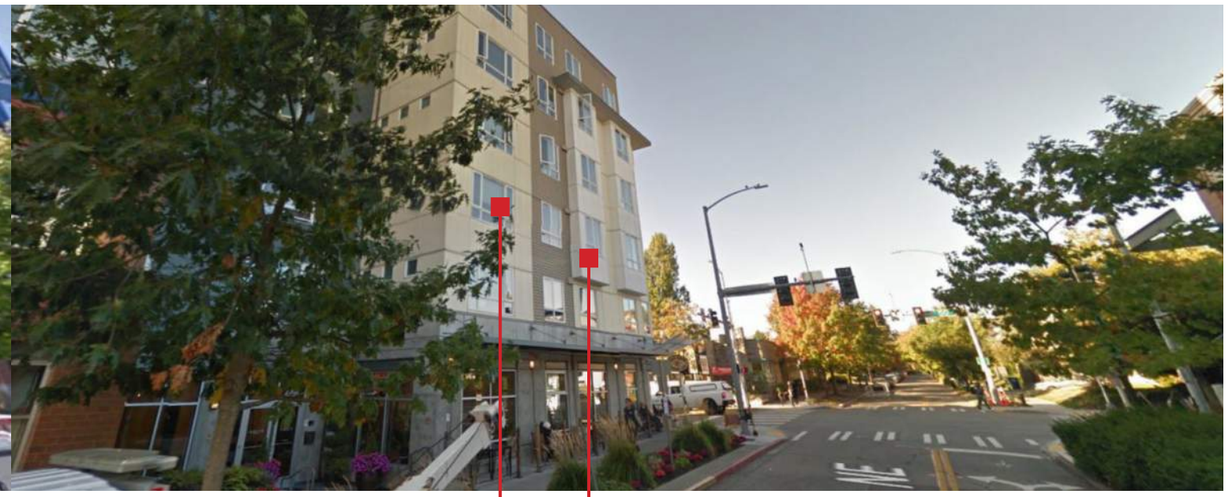
Existing development on 12th Avenue NE indicates that the block is undergoing a transition from the historic norm of single-family, detached houses to mid- and high-rise, mixed-use structures. The north and south ends of the subject parcel's frontage fall into the latter category, and several seven-story buildings are found on the block. The middle of the frontage is still representative of previous eras, including a number of early 20th Century houses and a mid-century motel.

WEST SIDE OF 12TH STREET

FLAT ROOF

2-3 STORY OLD BUILDING HEIGHTS

6-7 STORY NEW BUILDING HEIGHTS



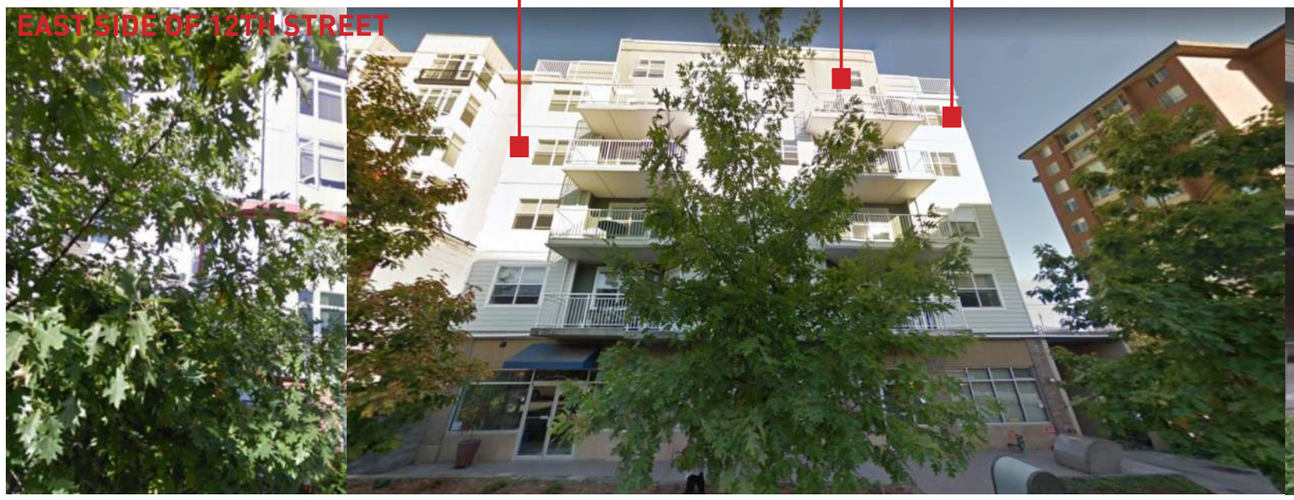
MULTIFAMILY RESIDENTIAL WITH COMMERCIAL BELOW

FACADE ARTICULATION

MONOCHROMATIC MATERIAL PALETTE

RECTILINEAR FACADE ARTICULATION WITH BALCONIES

EAST SIDE OF 12TH STREET



RED BRICK CONSTRUCTION

UNUSUALLY WIDE FRONT SETBACK

EXISTING SITE PLAN + SITE SECTION (NOT TO SCALE)

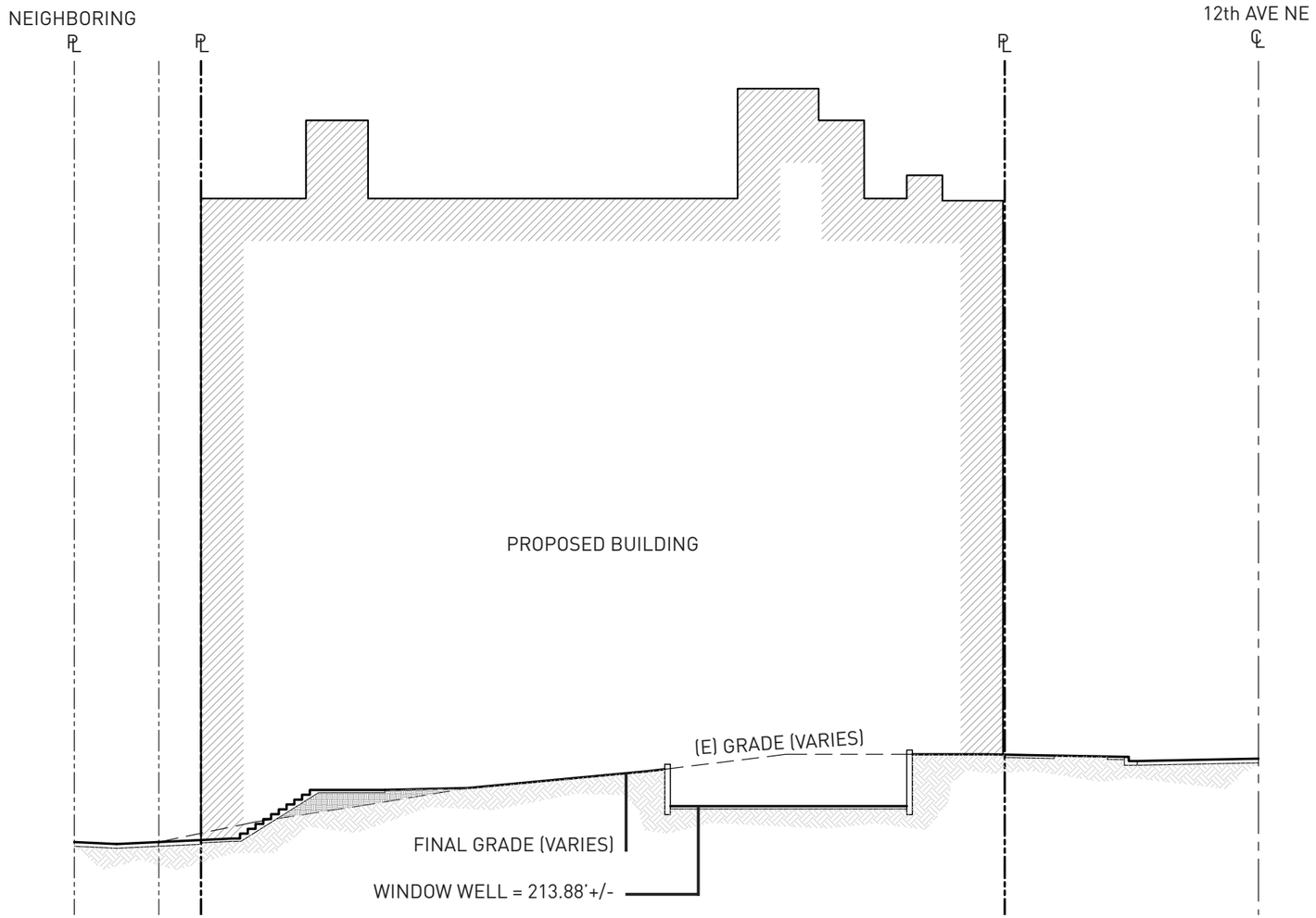
EXISTING DEVELOPMENT SUMMARY:

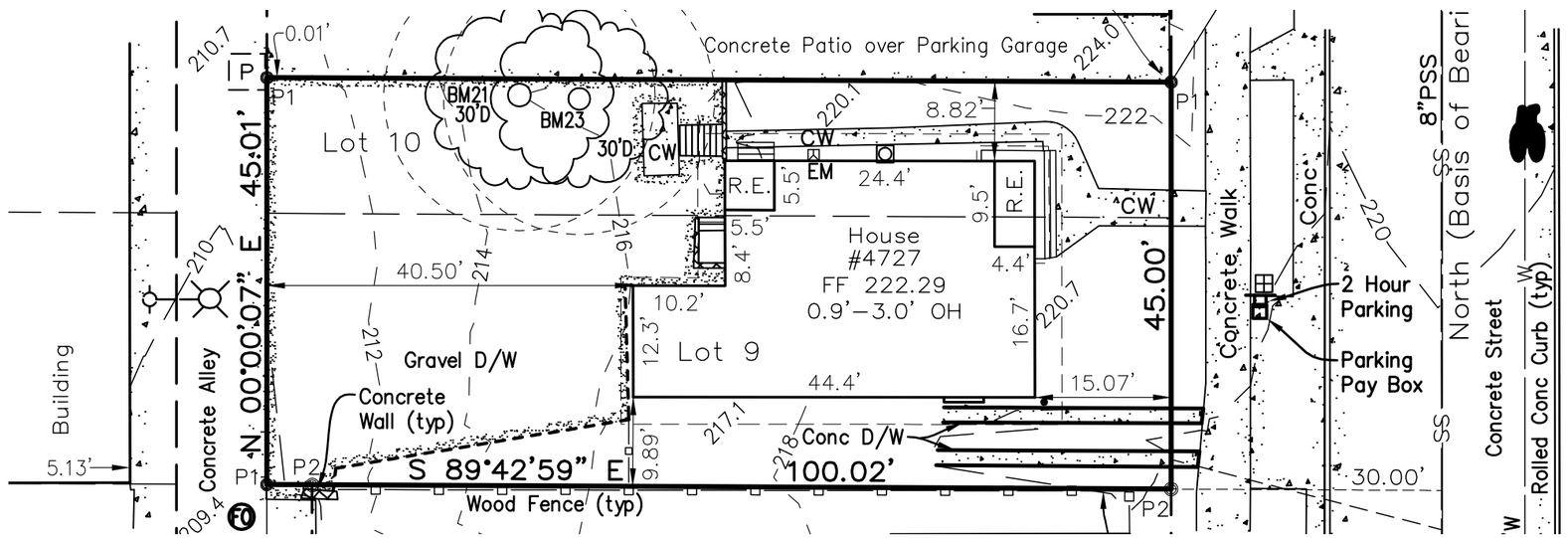
ONSITE IMPROVEMENTS

Existing triplex constructed in 1907
Gravel parking lot accessed from alley
Concrete walkways + porch
Two trees (not exceptional per Director's Rule)

FRONTAGE IMPROVEMENTS

Concrete walk-off strip + sidewalk
Planter strip
Parking meter





SITE FROM 12th AVENUE NE

SITE FROM ALLEY

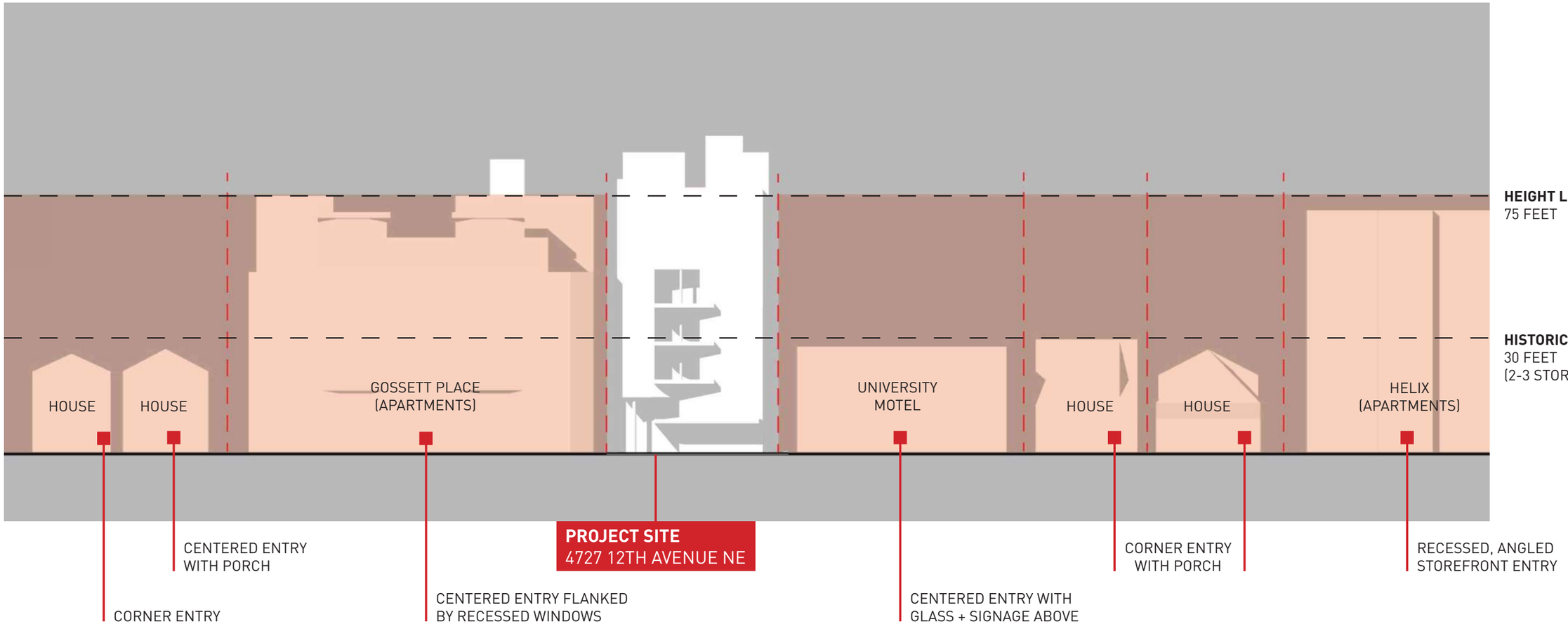
The subject parcel is presently developed with a single-family residence originally constructed in 1907. The structure contains approximately 1760 sf finished and 810 sf unfinished floor area, and the parcel itself contains 4500 sf (0.10 acres).

No evidence of Environmentally Critical Areas (ECAs) has been found. The subject contains several Big Leaf Maple (Acer macrophyllum) trees. Per the project arborist, these trees are not Exceptional Trees per Director's Rule DR 16-2008. Please refer to the arborist's report of 1/16/2018 for details.

The street frontage has been improved with sidewalk, planter strip, and curb and gutter. No street trees are currently present. Access to the existing parking area to the south of the house is provided by a section of rolled curb. Finally, SDOT has installed a digital parking meter within the right-of-way fronting the subject.

STREET FACADE ANALYSIS - WEST SIDE OF 12th AVENUE NE

CENTER OF BLOCK SHOWN



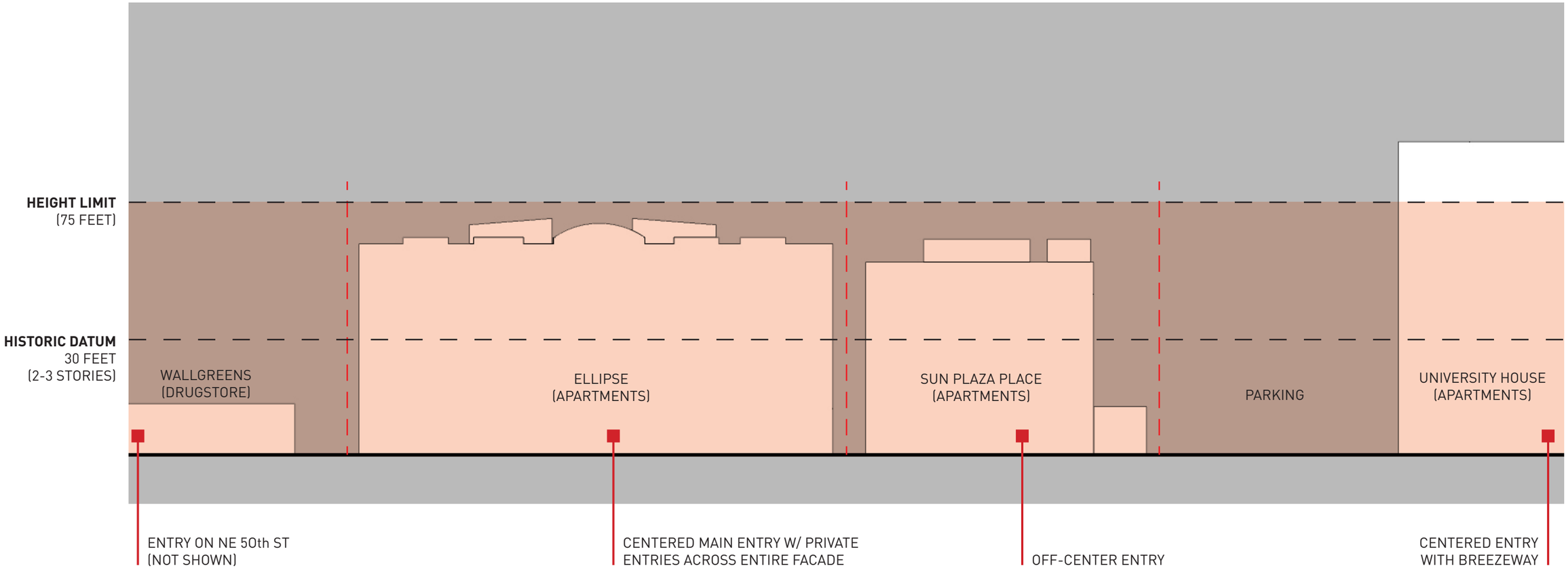
At present, the structures on the subject's block frontage are either 2-3 or 6-7 stories tall. This results in two horizontal datums, one at approximately 30 feet and the other at approximately 75 feet above grade.

Historically, this block was developed with single-family houses on 30-foot-wide lots. This pattern has been re-expressed in current development by dividing the larger structures into vertical segments, giving the impression of a row of buildings.

Entries are found both on corners and centered. They are typically accompanied by glazing, porches and similar features.

STREET FACADE ANALYSIS - EAST SIDE OF 12th AVENUE NE

CENTER OF BLOCK SHOWN



The block frontage opposite the subject is presently developed with a handful of large apartment buildings, a parking lot and a drugstore. The neighborhood's historic datum no longer exists on this side of the street. The 75-foot datum observed on the subject's frontage is also less distinct on this side.

Main entries are typically centered, and one of the apartment buildings has numerous private entries as well. Entries are often accented with glazing, breezeways and similar features (see right).

ZONING STANDARDS + DESIGN GUIDELINES RESPONSE

STANDARD	PROPOSED
FLOOR AREA RATIO *(SMC 23.48.020 + 620)* FAR Multiplier: 4.75 FAR Limit = 21,380 sf	21,149 sf Gross Floor Area (GFA) proposed
STRUCTURE HEIGHT *(SMC 23.48.025 + 615)* Avg. Existing Grade = 217.70' 75 ft Height Limit = 292.70' Rooftop Features Limit: 25%	Proposed Top of Wall El. = 293.72' Proposed Parapet El. = 285.72' Stair Penthouse El. = 294.99' (1'-3" above limit) Elevator Penthouse El. = 298.75' (6'-0 1/2" above limit) Rooftop Features Coverage = 10.3% (Stair, Elevator, etc.)
MANDATORY AFFORDABLE HOUSING *(SMC 23.48.621)*	Pursuant to SMC 23.58C.040, the payment option is proposed.
SETBACKS & SEPARATIONS *(SMC 23.48.640-646)* Front: 0-65', No requirement. Above 65', 10' average required. Rear: 5 ft (for sub-standard alley) Sides: None required	Front: 0-65', None. Above 65', 13.2' average provided. Rear: 5 ft setback provided Sides: 5 ft typical, 3.5 ft minimum setbacks provided
AMENITY AREA *(SMC 23.48.045)* 5% Of Residential GFA	5% of 21,916 = 1096 sf required 1223 sf common amenity prov'd
LANDSCAPING STANDARDS *(SMC 23.48.055)* 0.5 GreenFactor Required Street Trees Required	Landscaping to meet requirements of GreenFactor 0.81. Green roof proposed as part of GreenFactor compliance. Street trees to be provided per SDOT.
LIGHT & GLARE *(SMC 23.48.075)*	Exterior lighting to be shielded and directed away from adjacent properties. Restrictions on vehicle lighting do not apply (no parking provided).
OFF-STREET PARKING AND SOLID WASTE STORAGE *(SMC 23.48.080)*	No car parking req'd or provided. 12 ft setback provided from alley centerline to loading berth. 62 bicycle spaces req'd and 63 provided. 7 cy garbage, 8 cy recycling + 3 cy food waste storage req'd and provided (66 units).

CS2: URBAN PATTERNS AND FORM
Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

- Entry court provides covered transition from public to private
- Project responds to anticipated future scale
- Project reinterprets elements of neighboring buildings and historic patterns

The residential mid-rise tower is connected to the street by an expanded covered outdoor volume- a transition from the public street to the private interior of the residential building and connected to the overhead weather protection canopy. A dedicated landscape area ties into the entryway and entry coloumn, highlighting the pedestrian entry near the center of the building. This project continues the density and intensity of this redeveloping district, responding in scale to the anticipated future growth while introducing elements and datums that relate to adjacent structures and established patterns. (CS2.B.2, CS2.D.1)

CS3: ARCHITECTURAL CONTEXT AND CHARACTER
Contribute to the architectural character of the neighborhood.

- Provides human scale through vertical windows, individual decks, roof overhangs, integrated signage and varied materials.
- Responds to the eclectic mix of styles, materials and shapes found in the vicinity.

The existing architectural context is reinterpreted and employed in this mid-rise tower project, part of the ongoing maturation of the block. Attending to this increase in building size and density, human scale is maintained through the use of individual residential balconies, overhanging roofs, vertically proportioned windows, integrated signage, and varied materials. These elements are drawn from the eclectic surroundings, with staggered or offset rectangular massing established as the primary design strategy in new mid-rise design and found among the taller, older structures. (CS3.A.1, CS3.I.i)

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.

- Material changes, offsets, balcony projections and other strategies reduce the apparent size of each part of the facade.
- Main entry emphasized through covered entry court, materials and building facade inflection.

For taller buildings, an articulated facade is a key strategy for breaking up the visual mass. This is accomplished through material changes at massing offsets and relevant datums, along with recessed planes and contrasting balcony outcroppings. (DC2.A.2) The main entry is specifically highlighted using warm and fine scale accent materials, ample fenestration and architecturally integrated signage. To ensure that all sides of the building are articulated the project employs patterned materials and window arrangements (DC2.B.1).

DC3: OPEN SPACE CONCEPT
Integrate open space design with the design of the building so that each complements the other.

- Provides balconies, roof deck and green roof.
- Provides covered entry way, transitioning to the interior lobby.

The project provides a variety of outdoor spaces including covered entryway, private balconies, and a roof deck, bordered by a green roof. (DC3.C.2)

DC4: EXTERIOR ELEMENTS AND FINISHES
Use appropriate and high quality elements and finishes for the building and its open spaces.

- Provides varied materials including metal, fiber-cement panels, wood composite, concrete and glass.

The primary building facade is composed of standing seam metal siding (with matte finish or dulled color), wood composite siding, and painted Hardie-panel that all serve to highlight the changes in project massing. The composite wood siding extends upward from the protected area of the building entry, concrete is used as a strong base material while accent signage, large windows, and landscape enliven the streetscape. (DC4.A.1, DC4.I)

PL1: OPEN SPACE CONNECTIVITY + PL3:STREET-LEVEL INTERACTION
Complement and contribute to the network of open spaces around the site and the connections among them. Encourage human activity and interaction at street level.

- Exaggerated entry court creates interest for passersby.
- Landscaping areas provides definition of public to private transition and helps create defensible space.
- At-grade transition from sidewalk to structure avoids unnecessary steps or walls.

The main entrance to the building is an exaggerated two-story volume visible from the street, accessed directly from the sidewalk, anchored by the landscape strip and highlighted by architecturally integrated signage, an overhead canopy, and built-in site furniture. (PL1.B.3, PL1.I.i) This creates defensible space for visibility and security paired with an at-grade pedestrian experience transitioning from public to private space and use. (PL3.I)

NO CODE DEPARTURES REQUESTED

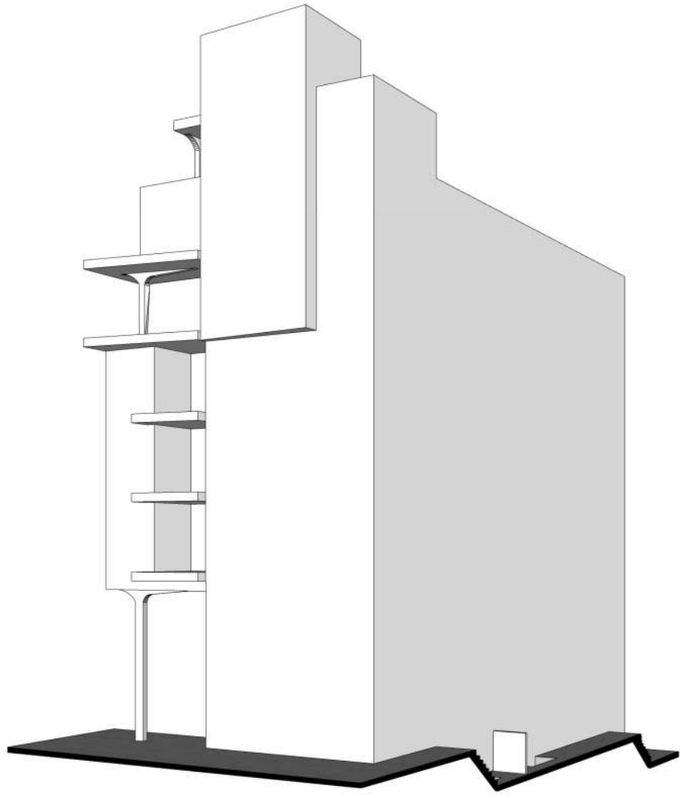
DREC RESPONSE

1. ARCHITECTURAL CONCEPT & RESPONSE TO GUIDANCE

The Board suggested that while the design retained the major elements from original EDG design, they also felt that there might still be too many individual elements on the street facing facade. They also thought that while the overall organization of the design is still on the right track, they also felt that composition hadn't changed much since EDG. Of primary note is the elevator core placed prominently at the street edge and the large amount of blank wall created as a result. Board members suggested that placing the elevator and resulting blank wall so prominently along the street does not set the right design precedent for street facing facades in the neighborhood, as described in Initial Recommendation item #2.

RESPONSE

Following the feedback provided at the initial design recommendation meeting the design was reevaluated with an eye on consistency and simplicity, while maintaining the playful parti of the staggered massing. Coupled with the relocation of the elevator away from the front façade, the development of the design results in a simplified but dynamic composition, provides greater transparency, and emphasizes ground level interaction.



APPROVED EDG MASSING 18.0124
STAGGERED RECTANGULAR MASSING
TWO-STORY RECESSED ENTRY
UNIQUE DESIGN ELEMENTS

PROPOSED DREC 18.1001
EMPHASIZE MASSING BY MATERIAL
EXTEND FORMS OUT AND UP
DEVELOP HUMAN SCALE DETAILS

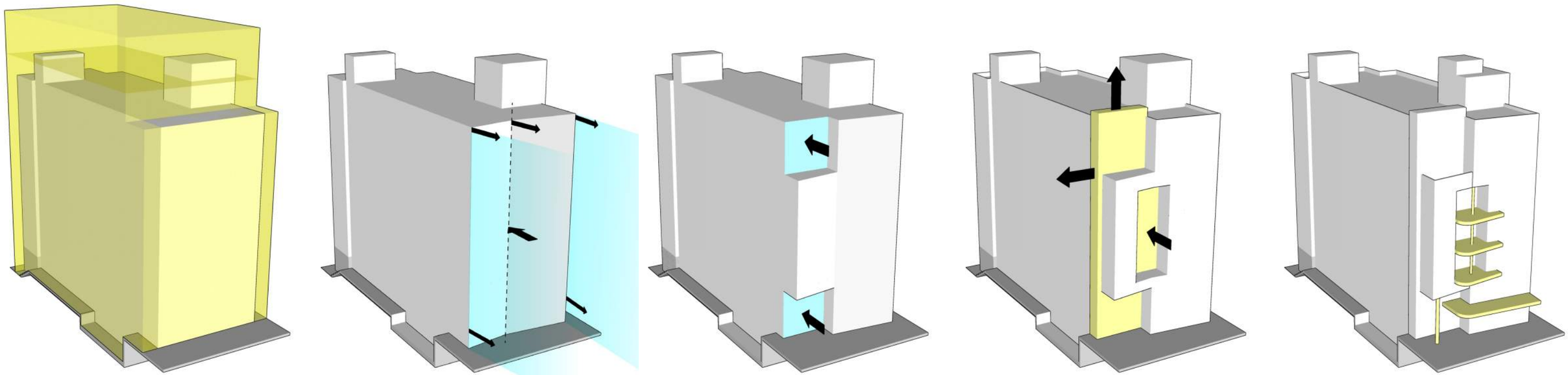
PROPOSED DREC 18.1210
SET BACK ELEVATOR
SIMPLIFY FACADE
EMPHASIZE ENTRY AND GROUND LEVEL INTERACTION

1. ARCHITECTURAL CONCEPT & RESPONSE TO GUIDANCE (CONTINUED)

The Board acknowledged that at EDG they recognized the fun and playful aspects of the different elements on the street facing façade which included the entry and front canopy, the balconies, the wood accent, the framed box, and the various angled elements. The Board supported the three-story groupings of balconies and windows, the column element and the two-story entryway. They also supported the different façade depths that the balconies and other elements helped to shape. However, the Board struggled to see how of these elements work together to create one nicely composed façade. The Board suggested that if the design language centered on columns or groupings of three, then those elements could be deployed across the whole of the design as one approach. Finally, the Board disagreed with the Design Team's assessment that the long skinny site was a detriment but rather a rare situation in which unique things could be done to create visual interest.

RESPONSE

The diagrams below show the major gestures and underpinning of the developed design. Starting broadly with the allowable zoning envelope, the primary façade is pressed in at a near-center hinge point, engaging the streetscape and drawing activity inward. Eroding two-story volumes at the entry and near the top of the building reduces visual mass and creates vital outdoor spaces. Articulated material application enhances and focuses the façade, while smaller scale elements enrich the street and residential experience.



ENVELOPE
0' SIDE YARD SETBACKS ALLOWED
5' SIDE YARD SETBACKS PROVIDED
75' HEIGHT LIMIT ALLOWED + 15' PENTHOUSE
66' BUILDING HEIGHT PROPOSED + 14' PENTHOUSE

ENGAGE
INFLECT FACADE AWAY FROM STREET TO DRAW RESIDENTS IN
ENHANCE VIEWS UP + DOWN THE STREET
CREATE VISUAL INTEREST
DRAW USERS TO CENTER ENTRY

ERODE
ESTABLISH ENTRY SEQUENCE
REDUCE UPPER VISUAL MASS

ENHANCE
PROVIDE MATERIAL HIERARCHY
ADD DEPTH TO FACADE
CREATE FOCAL POINT

ENRICH
PROVIDE EYES ON STREET
CREATE PRIVATE OUTDOOR SPACE
PROVIDE WEATHER PROTECTION
REINFORCE ENTRY SEQUENCE

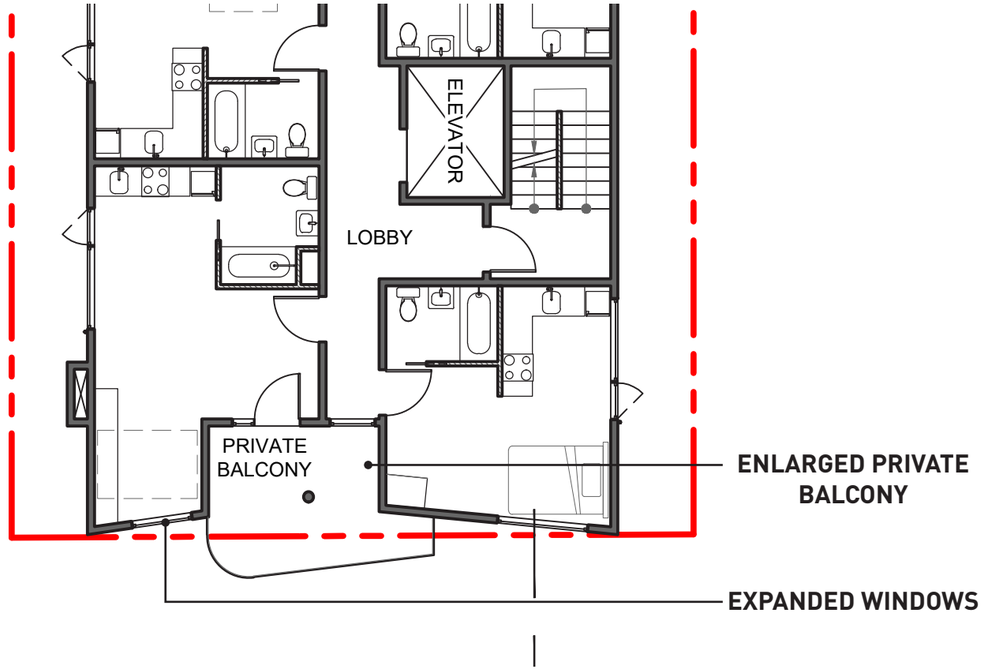
DREC RESPONSE

1. ARCHITECTURAL CONCEPT & RESPONSE TO GUIDANCE

a. The Board noted that the communal balconies on the lower floors are too small and probably would not be used. Due to their small size, they do not assist in creating a relationship between the building and street edge. As such the Board suggested that the balconies would be more usable as additional living space for the living units, possibly glazed to make them more transparent and engaging with the street. (PL2-B-1, PL2-B-3. DC2-B-2, DC1-A- 4)

RESPONSE

The balconies were retained to maintain the façade depth and interplay with the larger building masses. The balconies were expanded to be more usable and assigned to the street facing dwelling units. Transparency was increased in southeast corner units by reconfiguring the interior layout to allow for larger windows. Additionally, each deck is served by a glazed single-lite door and an adjacent window that provides light into the interior corridor.



1A

b. The Board recommended that there should be a consistent design language or hierarchy established for the exterior building façade. (DC4-A, DC4-l)

RESPONSE

The street facing façade composition was simplified into three primary elements -the charcoal anchor, the wood composite background wall, and the staggered white box- all supported by smaller scale elements from grade level to the roof. While groupings of three define some of the design elements, the patterning and rhythm around the building is not mathematically regular, rather it is gestural and derived from the conceptual staggered composition of the front façade.

1A, 1B

GROUND'S-EYE VIEW OF FACADE

1. ARCHITECTURAL CONCEPT & RESPONSE TO GUIDANCE (CONTINUED)

c. The Board suggested that the design team embrace the 45-foot wide site as an opportunity rather than a constraint by using the narrow dimensions to emphasize and expand the fun elements that they have already brought into the design. (CS2-I, CS2-II, CS3-A-2)

RESPONSE

Reevaluating the narrow site for additional opportunities in building design and street engagement, a simple near-center inflection point activates the entire composition.

d. The Board requested further information demonstrating the design the top of the building and how the top strengthens the overall design concept. (CS3-A- 2, DC2-B-1, DC4-A-1, DC4-I-i)

RESPONSE

With the elevator shifting away from the street the top of the building at the frontage reduced approximately 10'. The two uppermost volumes stagger in height and depth, emphasized through material change. And while traditional cornices and other building "tops" were considered for the project, we found the strength of the vertical elements best served by deliberate detailing at the terminus rather than adding elements at the transition to the sky.

e. The Board stated that while the rear building façade is located on an alley and is less active, the rear façade should be designed to be consistent with the other facades. (CS2-II, CS3-A-2, DC2-B-1, DC2-B-1)

RESPONSE

Following the revisions to the updated longitudinal elevations, the rear building facade facing the alley shares the same material palette and a transposed patterning of charcoal gray Hardie-panel and wood composite siding. This maintains consistency but speaks the to the simplicity of the form and the relationship to the alley.

DREC RESPONSE

2. ELEVATOR TOWER

The Board asked if the design team considered placing the elevator core back away from the street, possibly swapping it with one of the living units. The Board stated that in its current form they did not support the design of the elevator tower and recommended that it could either be relocated allowing for the placement units along the street edge for greater transparency and street engagement, or redesigned in a manner that would allow the elevator core to engage directly with the street itself. One possibility could be the use of a transparent elevator or an intervening amenity space such as a lounge between the street and the elevator.

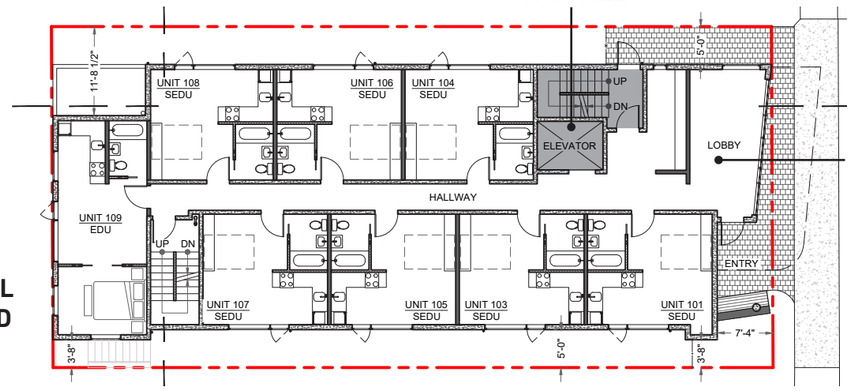
a. The Board requested that the applicant develop an alternative location or design for the elevator tower that better aids in activating the street. (PL2-B-1, PL2-B-3)

RESPONSE

The elevator was relocated, setback approximately 20' from its previous location. From the 2nd floor up, dwelling units take the place of the vertical circulation core and overlook the street, maintaining transparency and adding daily activity. At the ground floor a lobby is introduced as a transitional space from the street to the core of the building. Broad sections of glass generate substantial transparency and link the building interior with the dynamics of a busy pedestrian street.

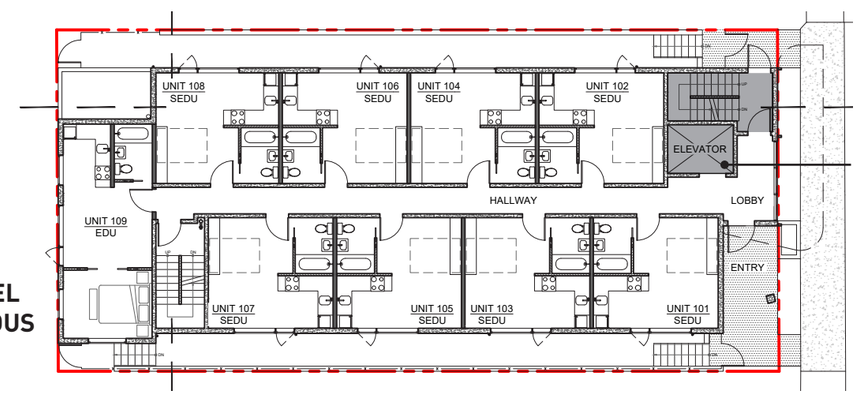
2A

ELEVATOR CORE SET BACK
FROM STREET



GROUND LEVEL PLAN, REVISED

LOBBY TRANSITION AT BUILDING FRONT



GROUND LEVEL PLAN, PREVIOUS

CORE AT BUILDING FRONT

2. ELEVATOR TOWER (CONTINUED)

b. The Board voiced that they would support not placing or having a street facing residential unit at grade in between the elevator and the street, if it aided in resolving their issue with the current location of the elevator tower. The Board suggested that the space could be redesigned to accommodate a lobby, bike storage or other use. (PL2-B-3, DC1-A-4, DC1-A-2)

RESPONSE

By moving the elevator back there was an opportunity to open up and activate the relationship between the building entry and the street. A lobby greets residents and transitions to the vertical circulation core while incorporating a mail and package room.

VIEW OF12TH AVE NE FACADE + STREETSCAPE

DREC RESPONSE

3. MATERIALS

The Board supported the choice of materials especially the wood composite material.

a. The Board stated that the vertical wood element reaching upward from the communal balcony is successful and should be retained. (DC4-A, DC4-I, DC2- B-1)

RESPONSE

The material palette for the project has been modified slightly to accommodate the increased consistency of design. The vertical application of the composite wood remains, tying the covered entry space to the top of the building. It is also used as a patterned element on the various elevations to provide smaller scale texture. Instead of a full elevation application of vertical metal siding, it is reserved for the primary north-east corner mass fronting 12th Avenue. The north, south, and west elevations are composed of Hardie-panel with reglet detailing in charcoal gray to accompany the vertical metal siding. The metal siding has been switched from a smooth panel with reveal joint to a standing seam application to express the depth of the metal section in contrast to the smooth fiber cement and wood composite surfaces.

3A

NORTH ELEVATION WITH MATERIALS

4. SIDE YARD AND LANDSCAPING

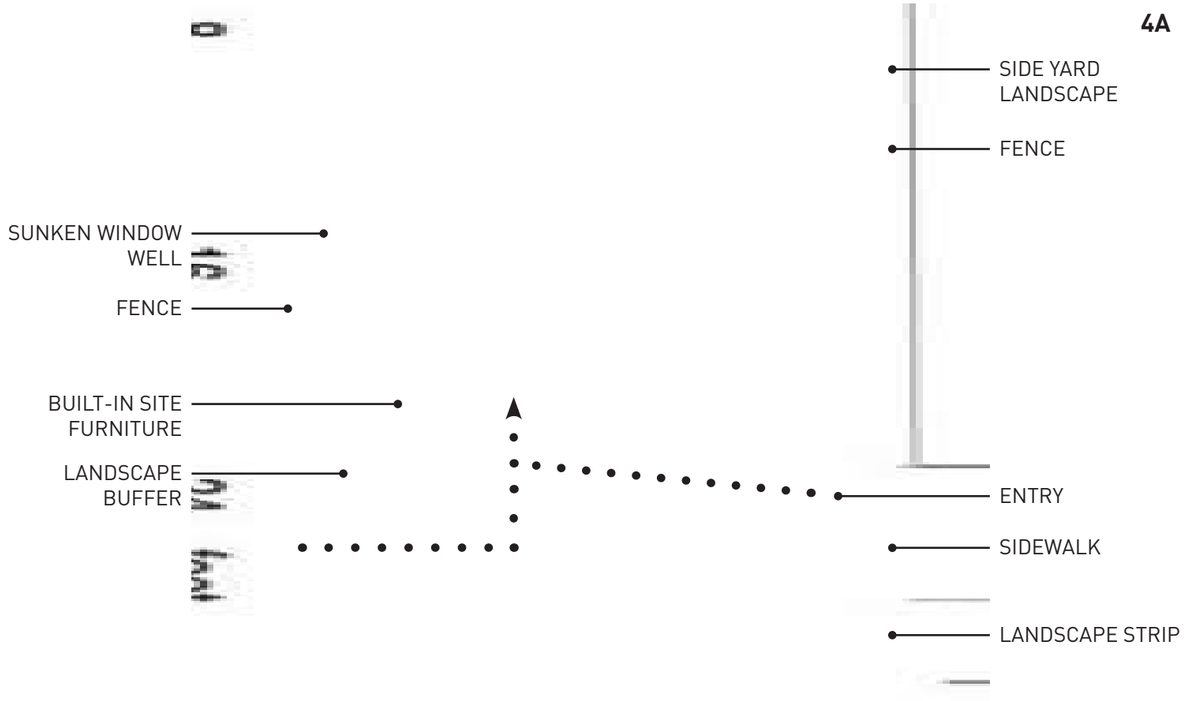
The Board questioned the two continuous sunken walkways outside of the basement units, which appear to be paved and landscaped consistent with the primary entry. The Board felt that in their current configuration the sunken walks with the four different gateways would present a degree of confusion as to where the primary entryway is located. The Board noted that the walkways as seen directly from the street incorrectly emphasizes the spaces as the primary pedestrian access points. The also stated that the gates should not be the defining visual queue for the front entry transition.

a. The Board directed the applicant to resolve the entry transition so that there is more deliberate entry sequence and visual cues for where the lobby entry is located. (PL2-B-1, DC1-A-1, DC2-E-1)

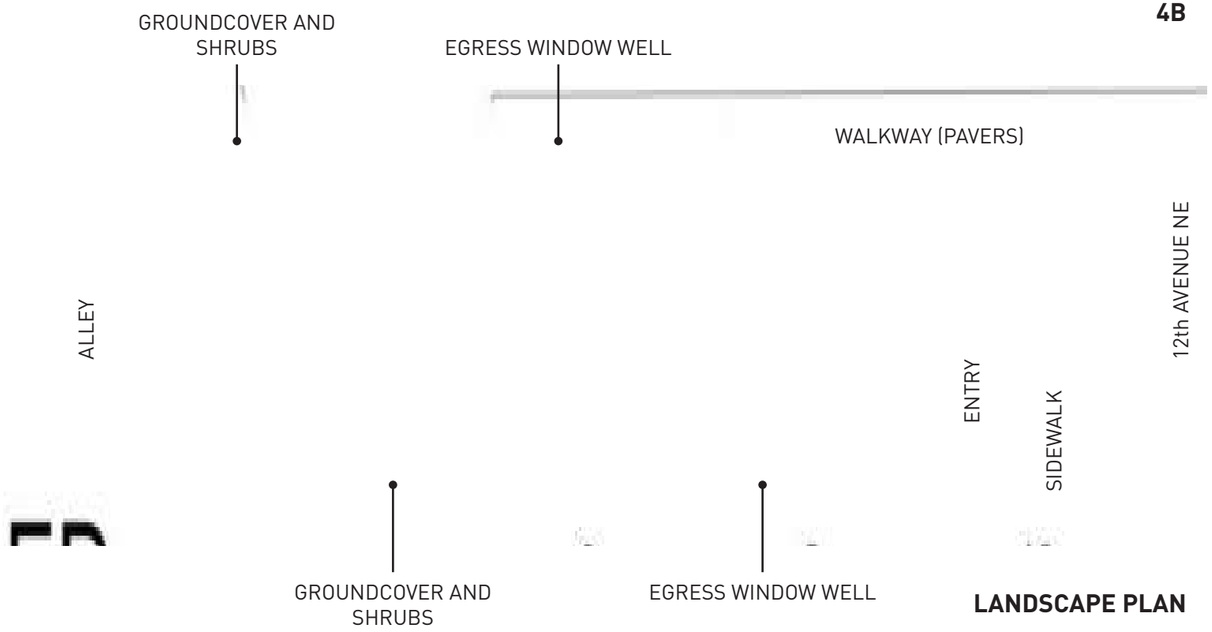
RESPONSE

The inflection of the building façade guides pedestrians to the recessed covered entry area, reinforced by the overhead weather protection canopy that echoes the design of the balconies above. The entry is now clearly identifiable at the nexus of the overhead canopy, the two-story recess, and the structural column. Changes in the paving surface also reinforce the path to entry. The side yard areas are separated from the right-of-way by tall fences, allowing some visibility while clearly communicating they are not for passage.

4A



PARTIAL SITE PLAN



LANDSCAPE PLAN

4. SIDE YARD AND LANDSCAPING (CONTINUED)

b. The Board directed the applicant to reduce the amount of paving within two continuous sunken walkways and introduce more unique landscaping elements, such a variety of vegetation. They suggested that the treatment could also include some form of vegetative screening for the adjacent properties as well as provide visual interest to the basement units. (CS2-II, DC4-I, DC4-I-v)

RESPONSE

The wide multi-unit sunken window wells are limited to approximately 3' in width from building face to retaining wall face. The spaces in between dwelling unit windows is now landscaped with shade tolerant plantings and trellises for crawling vines are designed into the face of the retaining walls. Due to the depth of the window wells and adjacent building to the south, screening in between the buildings was believed to be too limiting to access to daylight.

CLIMBING HYDRANGEA

DWARF PERIWINKLE

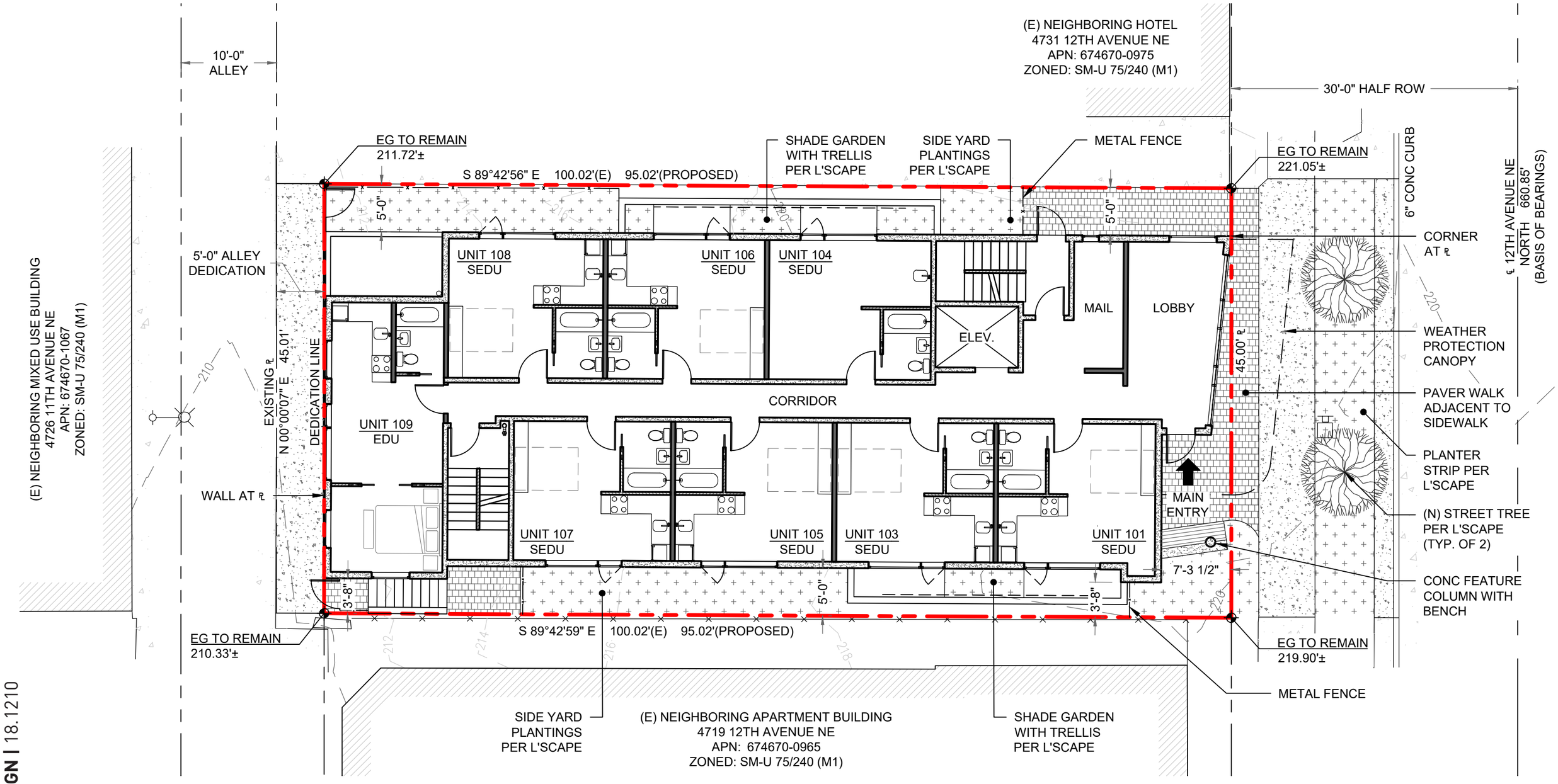
5. PLANT PALETTE

The Board supported the proposed plant palette and stated that it has good deal of variety not typically seen, which makes it fun and visually interesting. (DC2-B-2.b, DC2-B-2.f)

RESPONSE

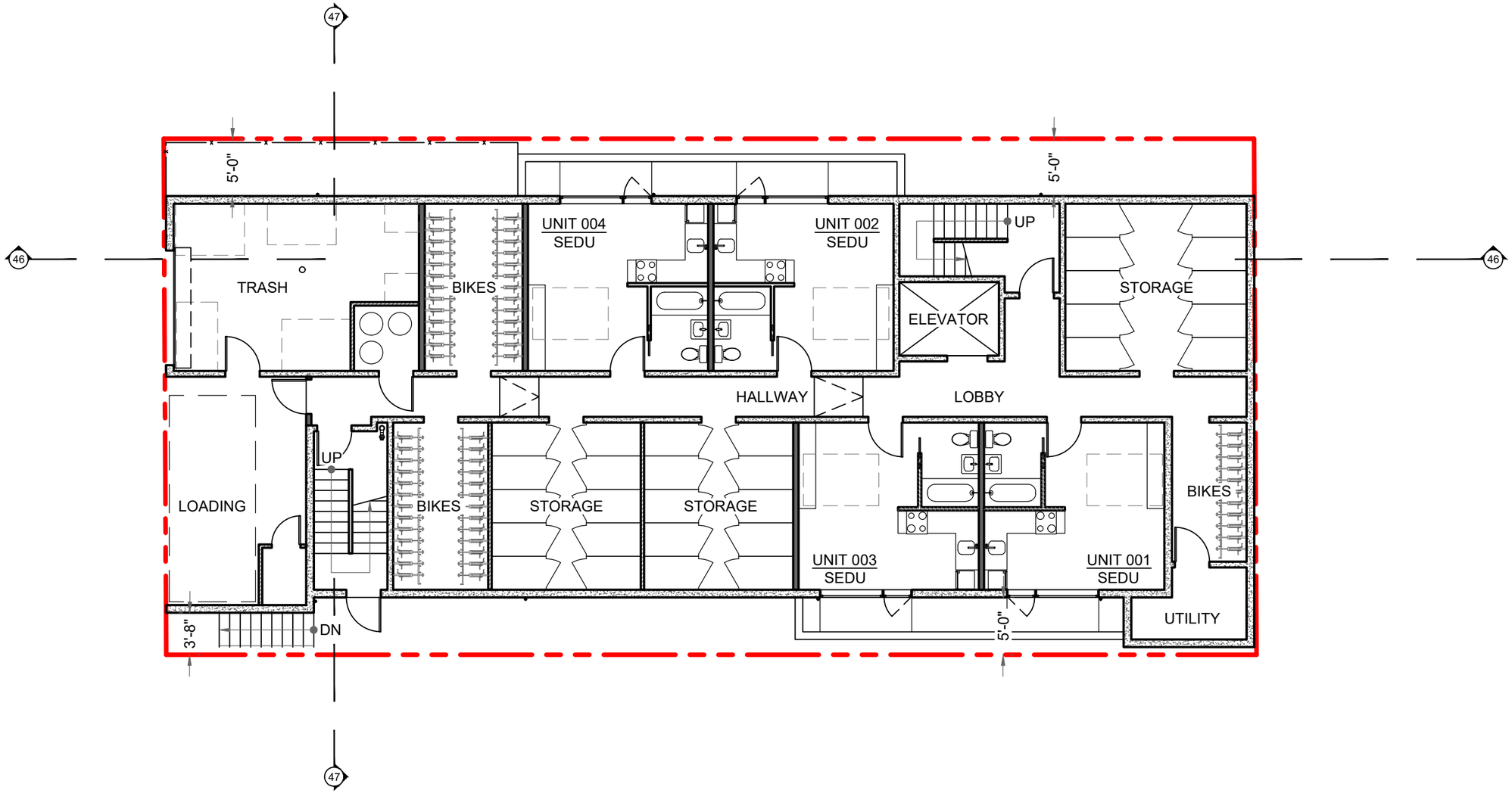
The plant palette remains from the previous submittal and features additional species for planting in the shaded side yard areas including groundcover and climbing vines on the surrounding walls.

COMPOSITE SITE PLAN



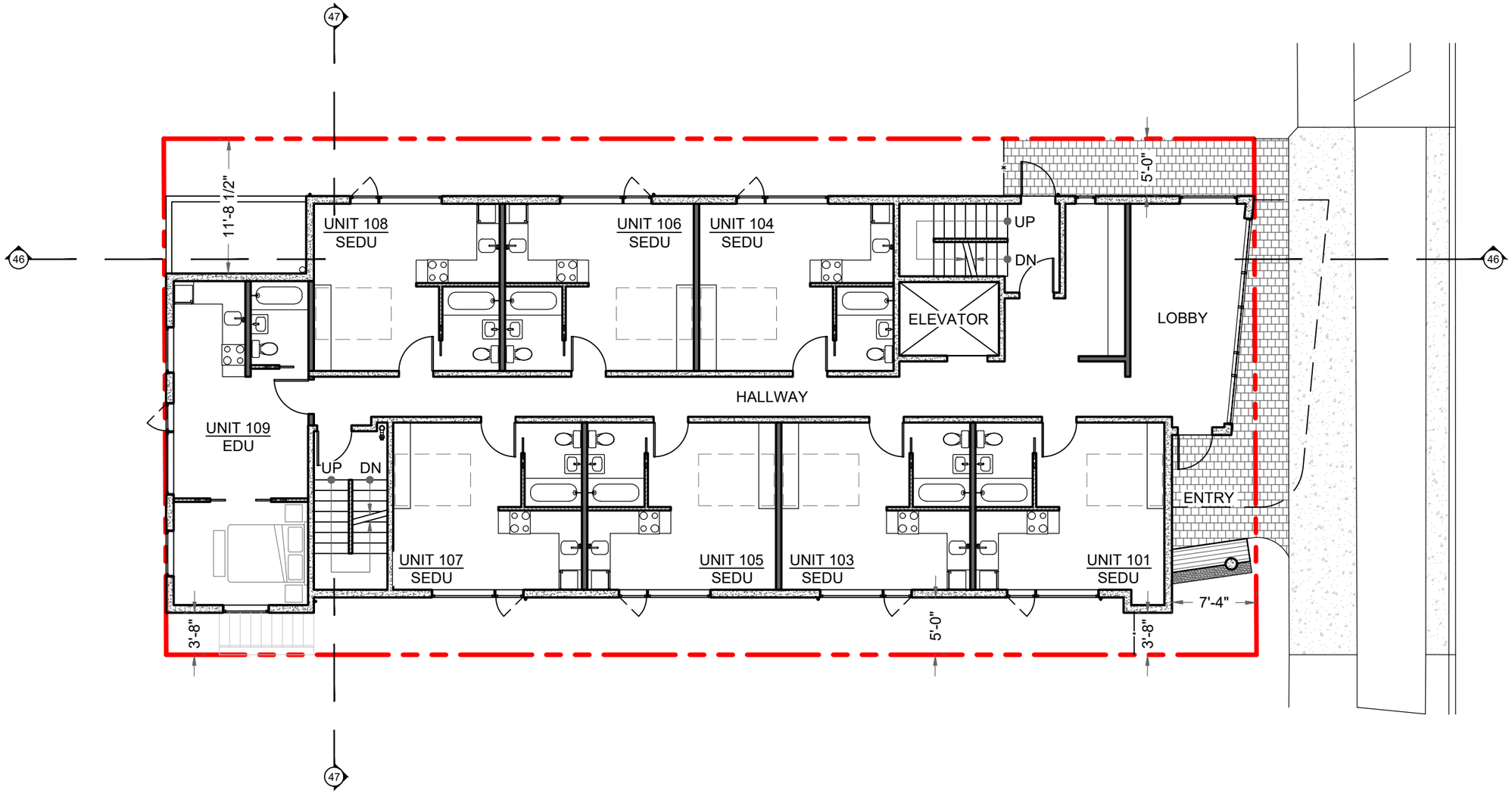
N

SITE PLAN


47
46
46
5'-0"
5'-0"
TRASH
BIKES
UNIT 004
SEDU
UNIT 002
SEDU
UP
ELEVATOR
STORAGE
HALLWAY
LOBBY
LOADING
UP
BIKES
STORAGE
STORAGE
UNIT 003
SEDU
UNIT 001
SEDU
BIKES
UTILITY
3'-8"
DN
5'-0"
47

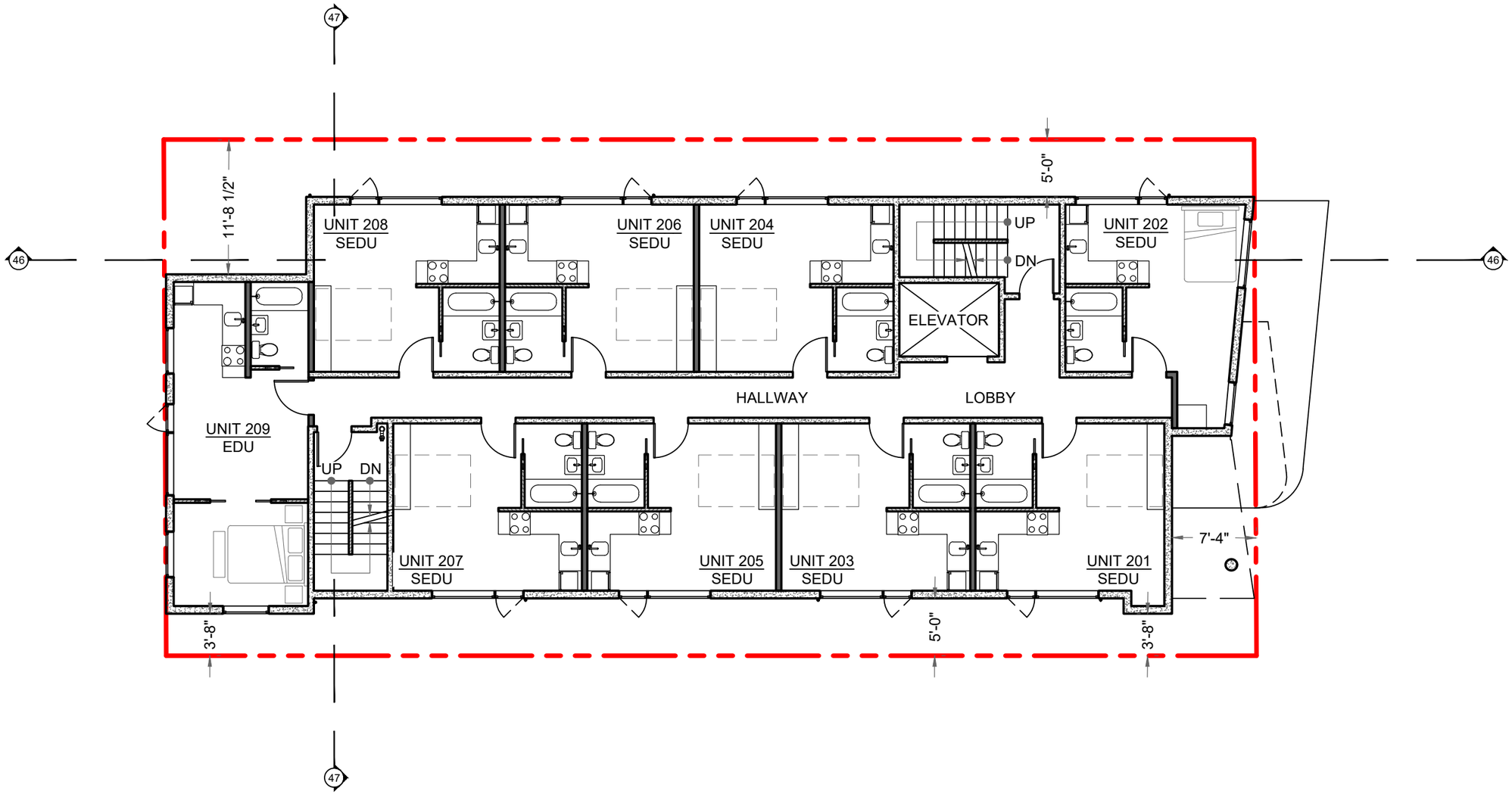
BASEMENT

N



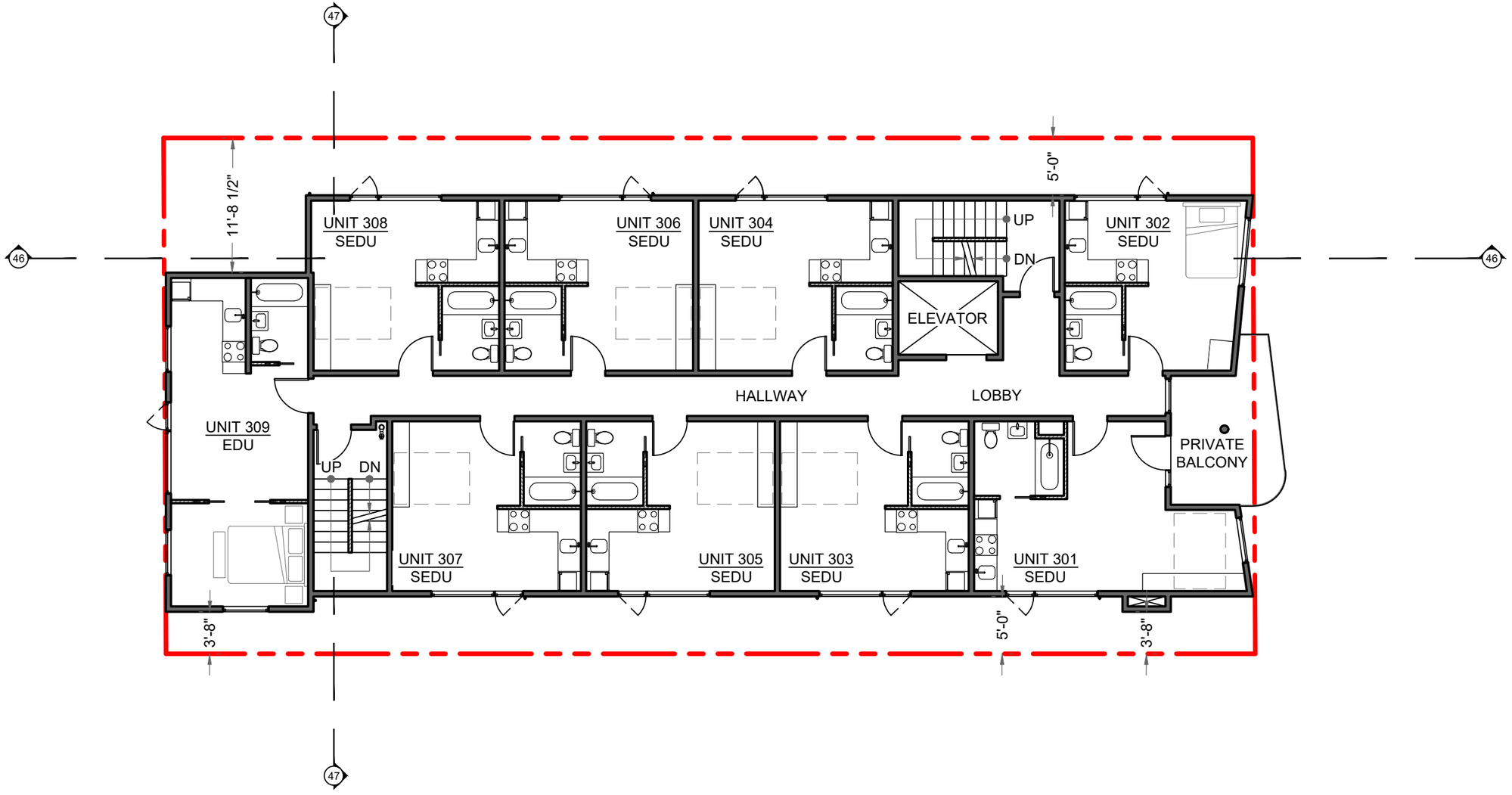
N

FIRST FLOOR



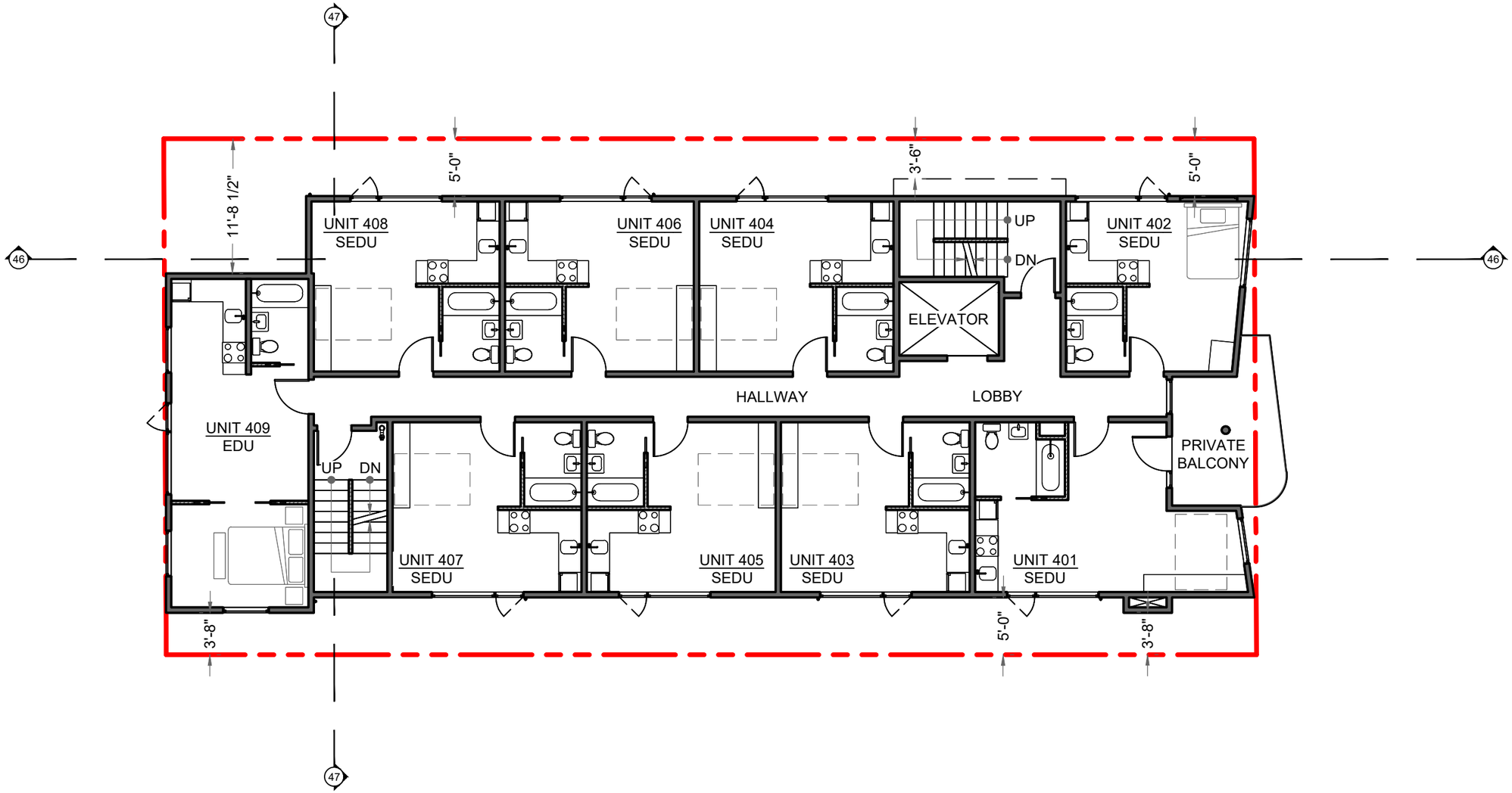
SECOND FLOOR

N



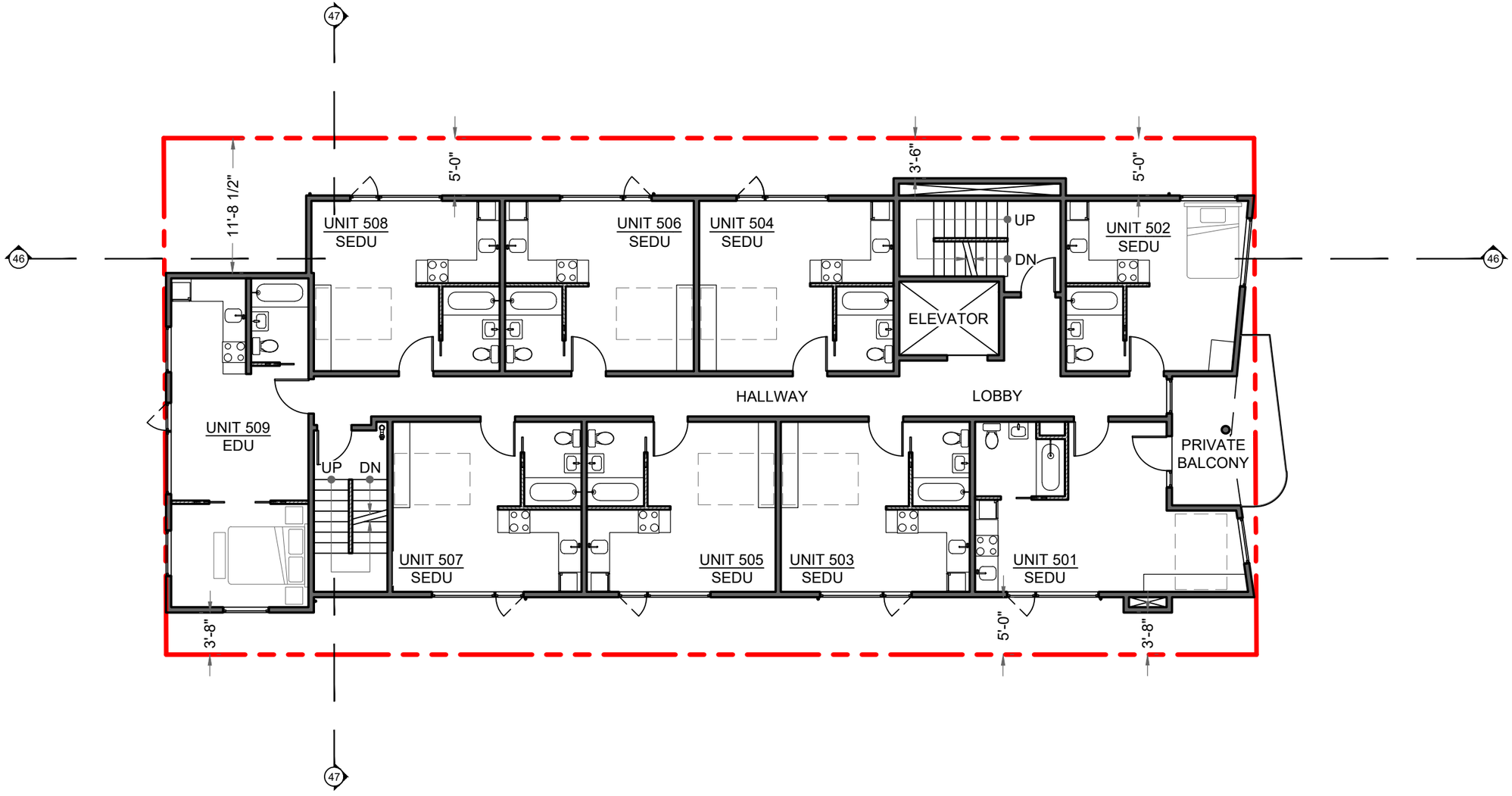
N

THIRD FLOOR



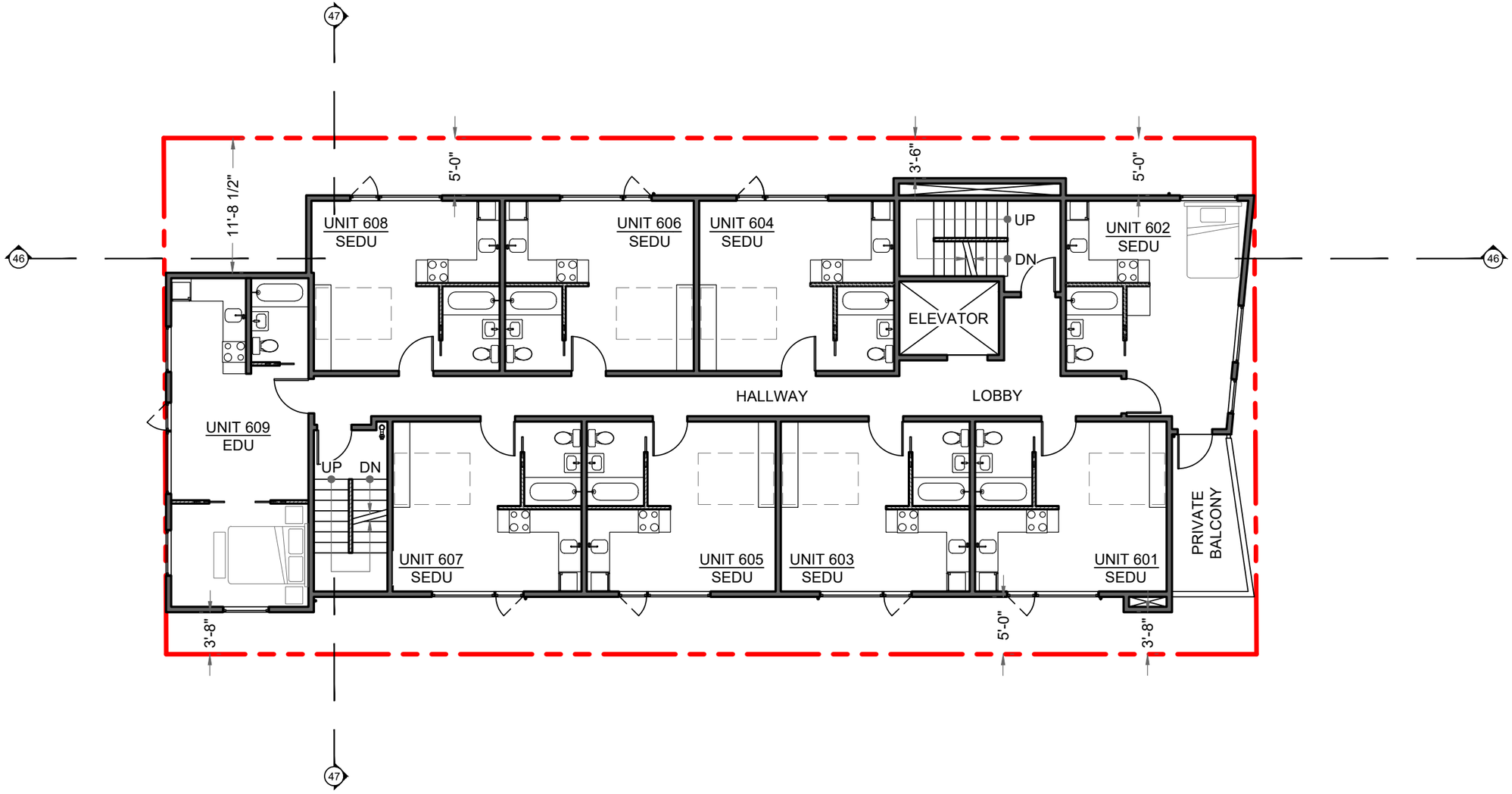
FOURTH FLOOR

N



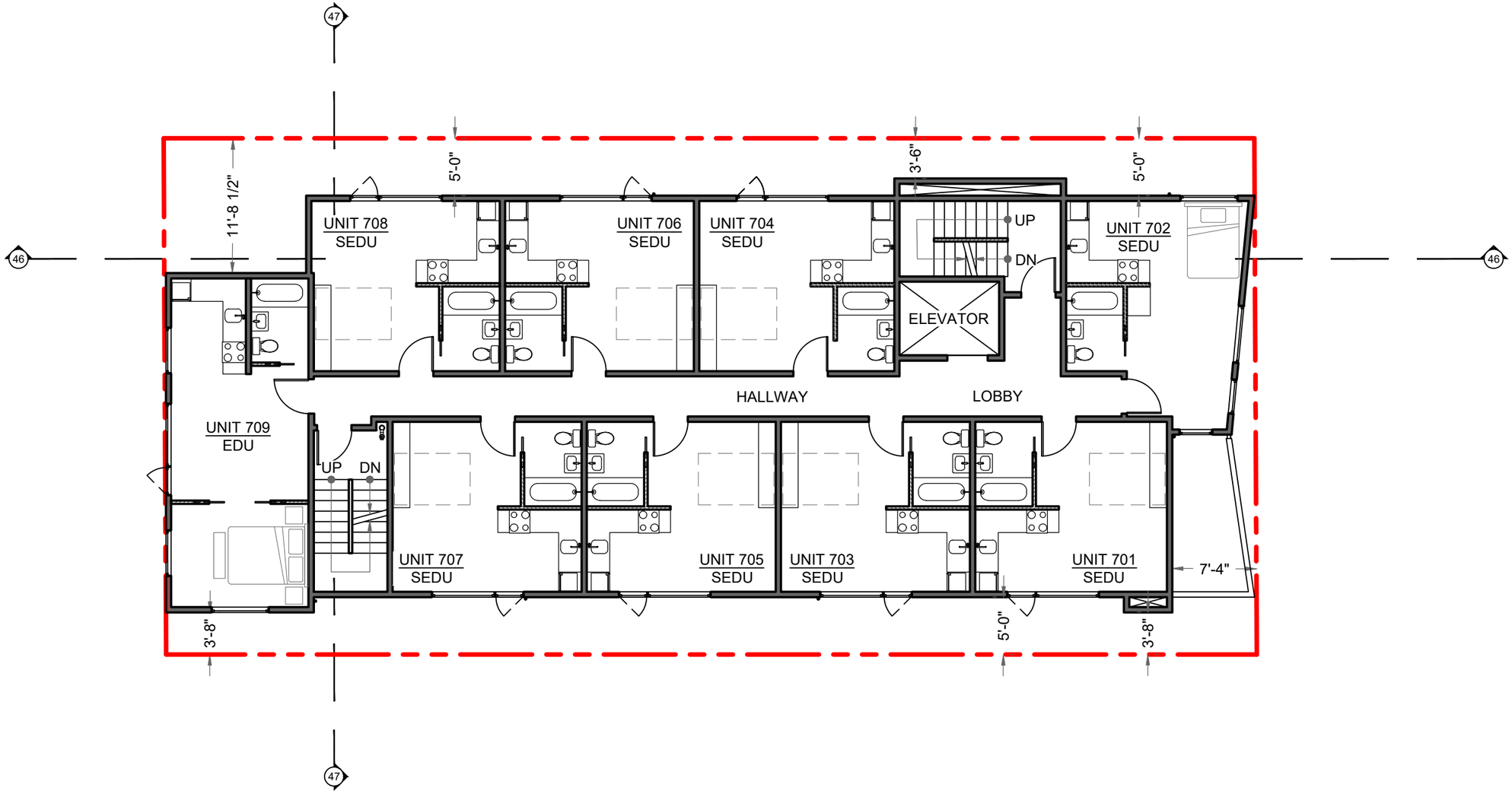
N

FIFTH FLOOR



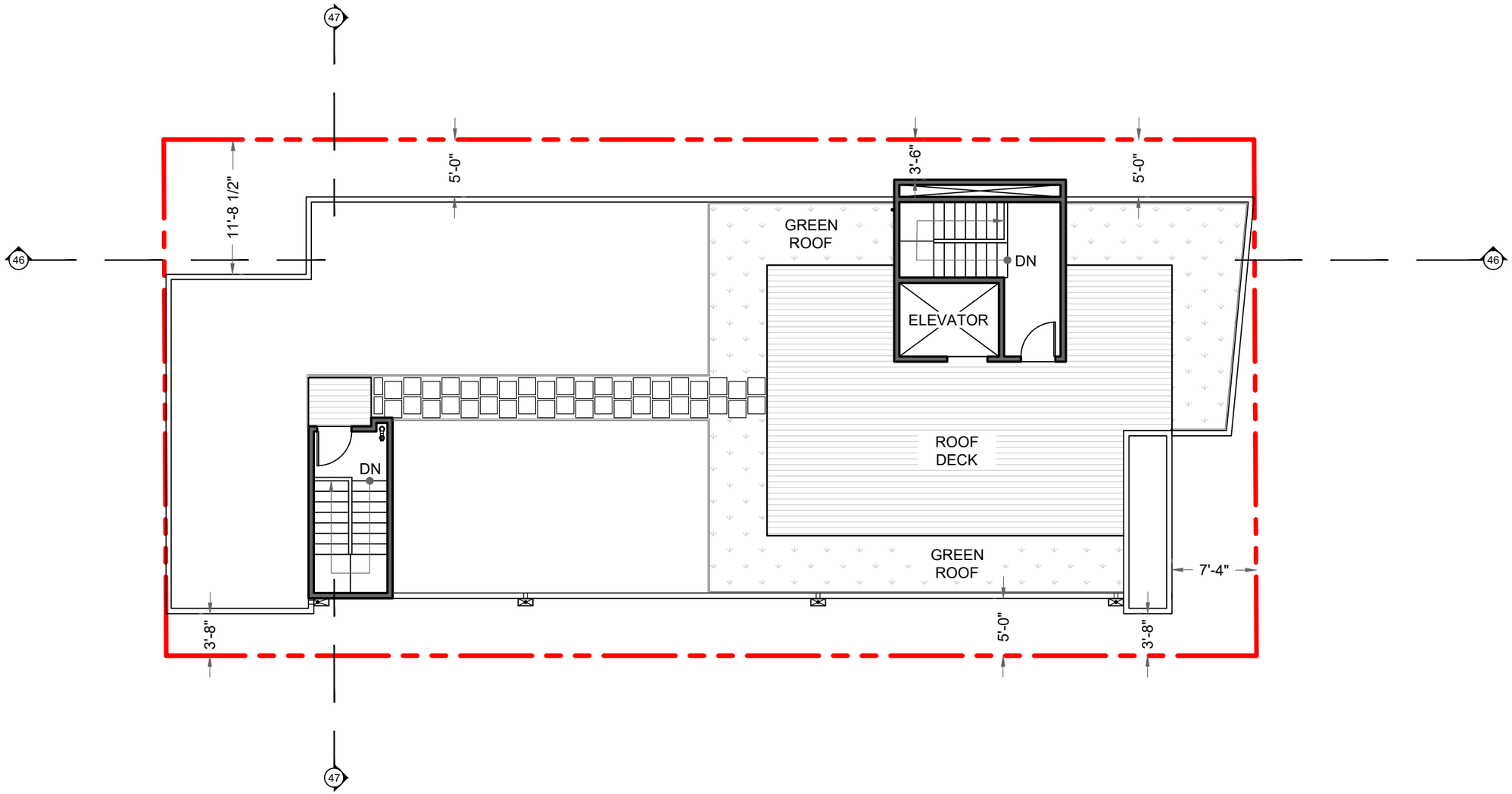
N

SIXTH FLOOR



N

SEVENTH FLOOR



ROOF + COMMON DECK

N

LANDSCAPE PLANS

1 PAVERS - PARALLEL PLANTERS
FRONT ENTRY

2 BENCHES + PLANTERS
ROOF DECK

3 ORANGEOLA JAPANESE MAPLE
ACER PALMATIUM "ORANGEOLA"
36" HT. MIN.

4 SEIRYU JAPANESE MAPLE
ACER PALMATIUM "SEIRYU"
4' HT. MIN

5 TUPELO STREET TREE
NYSSA SYLVATICA
2" CAL

6 HORSETAIL REED GRASS
EQUISETUM HYMALE
1 GAL

7 BLUE OAT GRASS
HELIOTRICHON SEMPERVIRENS
1 GAL

8 BEARDTONGUE
PENSTEMON HETEROPHULLUS
'ELECTRIC BLUE'
1 GAL

9 WICKWAR FLAME HEATHER
CALLUNA VULGARIS
1 GAL

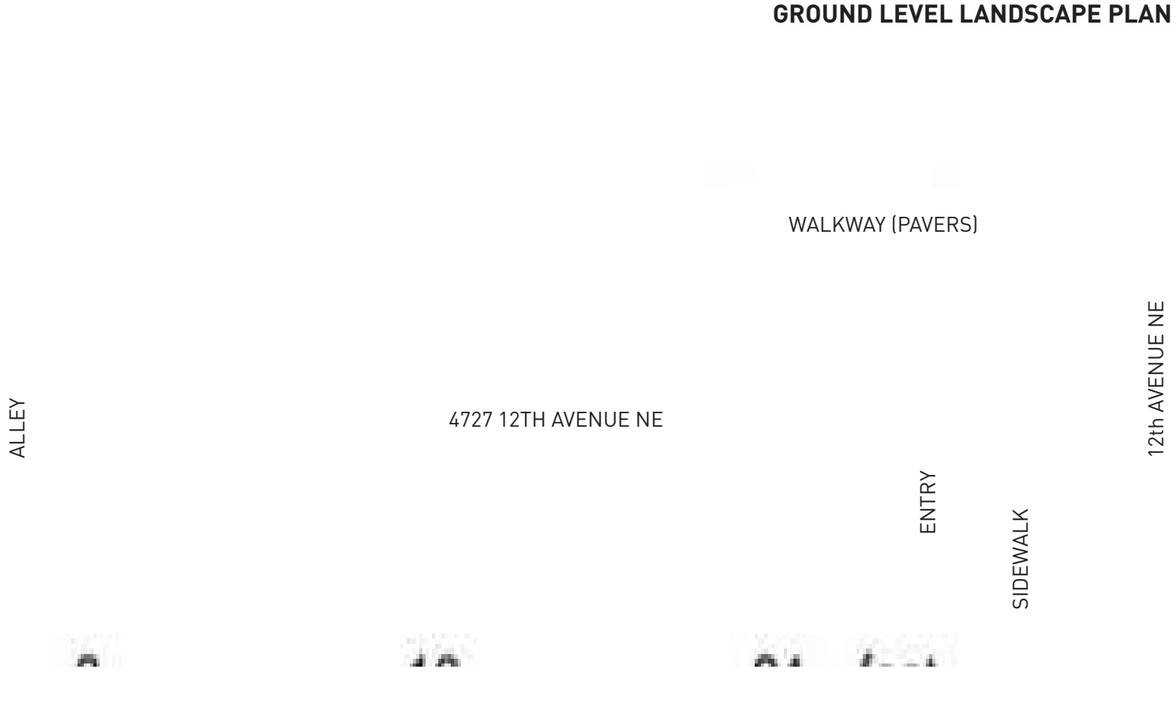
10 EVERILLO JAPANESE SEDGE
CAREX OSHIMENSIS
1 GAL

11 PINK SPRING HEATHER
ERICA CARNEA
1 GAL

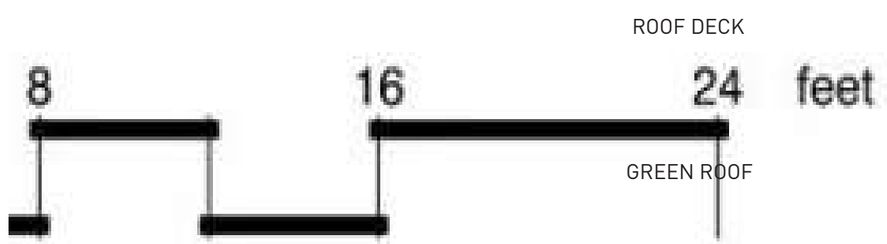
12 ILLUMINATION DWARF PERIWINKLE
VINCA MINOR 'ILLUMINATION' TM
4" POT

13 CLIMBING HYDRANGEA
HYDRANGEA ANOMALA
PETIOLARIS 'MIRANDA' 1 GAL

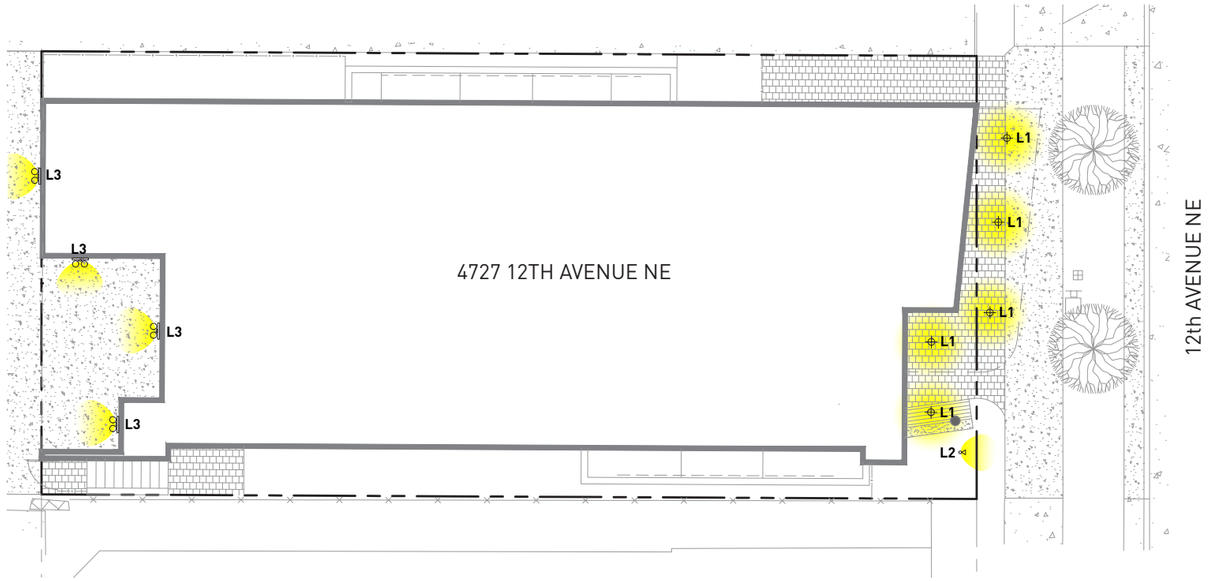
GROUND LEVEL LANDSCAPE PLAN



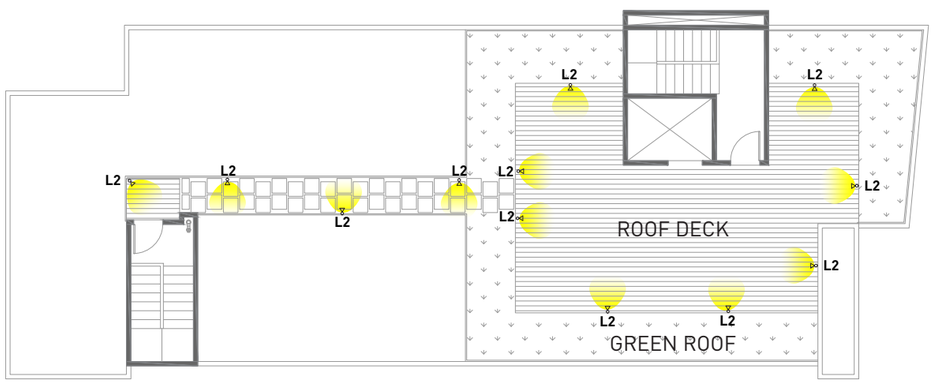
ROOF LEVEL LANDSCAPE PLAN



GROUND LEVEL EXTERIOR LIGHTING PLAN



ROOF LEVEL EXTERIOR LIGHTING PLAN



L1: RECESSED CANOPY LIGHTS

L2: LANDSCAPE LIGHTS

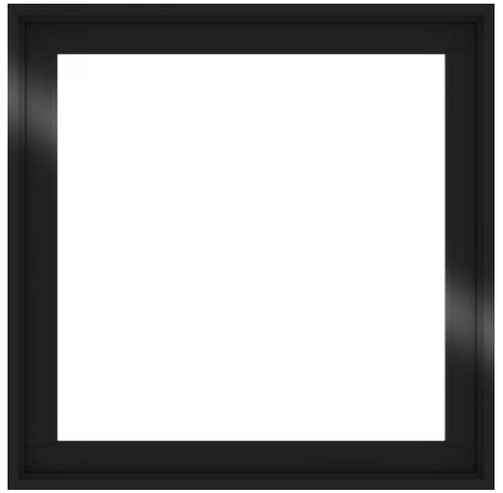
L3: SECURITY LIGHTS

A - METAL SIDING
MCELROY 12" STANDING SEAM
METAL SIDING - CHARCOAL
GREY, LOW-LUSTRE

B - HARDIE PANEL SIDING
JAMES HARDIE
HARDIE PANEL SIDING
SHERWIN WILLIAMS
"EIDER WHITE" SW 7014

C - COMPOSITE WOOD SIDING
WOODTONE COMPOSITE WOOD
SIDING "ASPEN RIDGE" -OR-
NICHIHA FIBER CEMENT
VINTAGEWOOD "CEDAR"

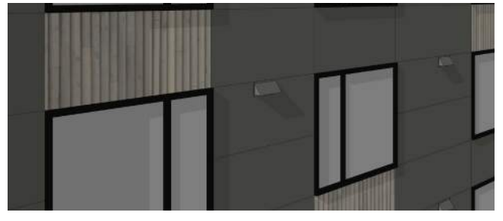
VINYL WINDOW
ANDERSEN 100 SERIES
VINYL WINDOW - BLACK



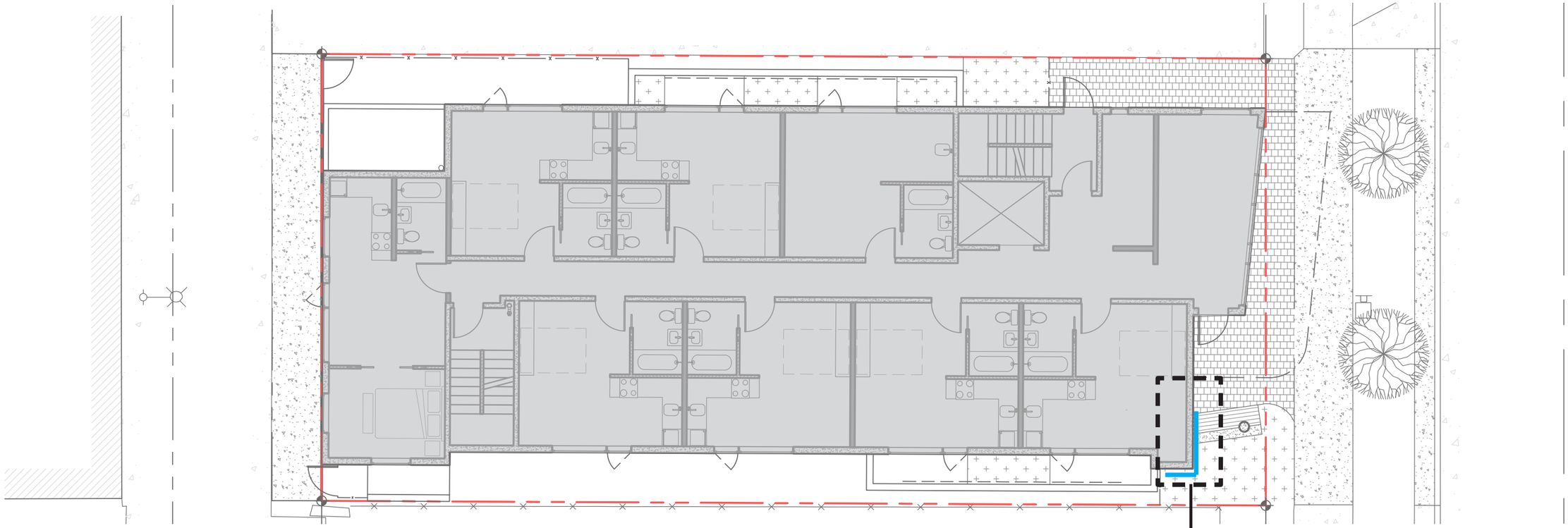
D - CAST CONCRETE
POURED CONCRETE BASEMENT
AND FOUNDATION,
ENTRY LEVEL COLUMN

E - HARDIE PANEL SIDING
JAMES HARDIE
HARDI PANEL SIDING
SHERWIN WILLIAMS
"PEPPERCORN" SW 7674

F - SHEET METAL VENT
SHEET METAL VENT COVER
COLOR MATCHED TO
SIDING

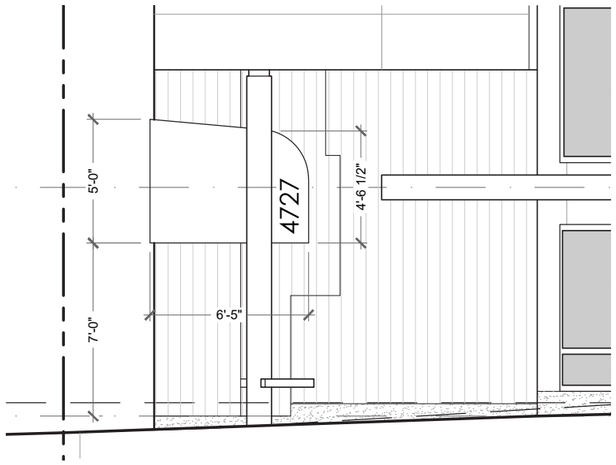


G - METAL SIGNAGE
PAINTED METAL
SHERWIN WILLIAMS
"BRACING BLUE"
SW 6242



ENTRY SIGNAGE LOCATION

RENDERED ENTRY SIGNAGE



ENTRY SIGNAGE ELEVATION

ENTRY SIGNAGE SHALL CONTAIN PROJECT ADDRESS NUMBERS AND SHALL BE LOCATED AT PROJECT ENTRANCE OFF OF SIDEWALK. THE SIGN SHALL BE MADE OF BENT SHEET METAL AND ATTACHED DIRECTLY TO THE WALL. THE METAL WILL BE PAINTED SHERWIN WILLIAMS 6242 "BRACING BLUE" OR EQUAL.

TO ADD FURTHER INTEREST TO THE AREA AROUND THE SIGN, A PORTION OF THE WALL HAS BEEN RECESSED (SEE ELEVATION, LEFT). THE MEANDERING LINE OF THIS INSET WAS INSPIRED BY THE PARTI OF THE BUILDING'S FRONT ELEVATION.

12th AVENUE NE RENDERING LOOKING SOUTH


4727
MOTEL

ENTRY RENDERING

MOTEL
8'-2" CLEARANCE

EXTERIOR ELEVATIONS

SEE SHEET 34 FOR MATERIAL SAMPLE COLORS AND SPECIFICATIONS

A - GREY METAL SIDING
B - WHITE HARDIE-PANEL
C - COMPOSITE WOOD
D - CAST CONCRETE
E - GREY HARDIE-PANEL
F - COLOR MATCHED SHEET METAL VENT COVER
G - METAL SIGNAGE

SEE SHEETS 46+47 FOR BUILDING HEIGHTS

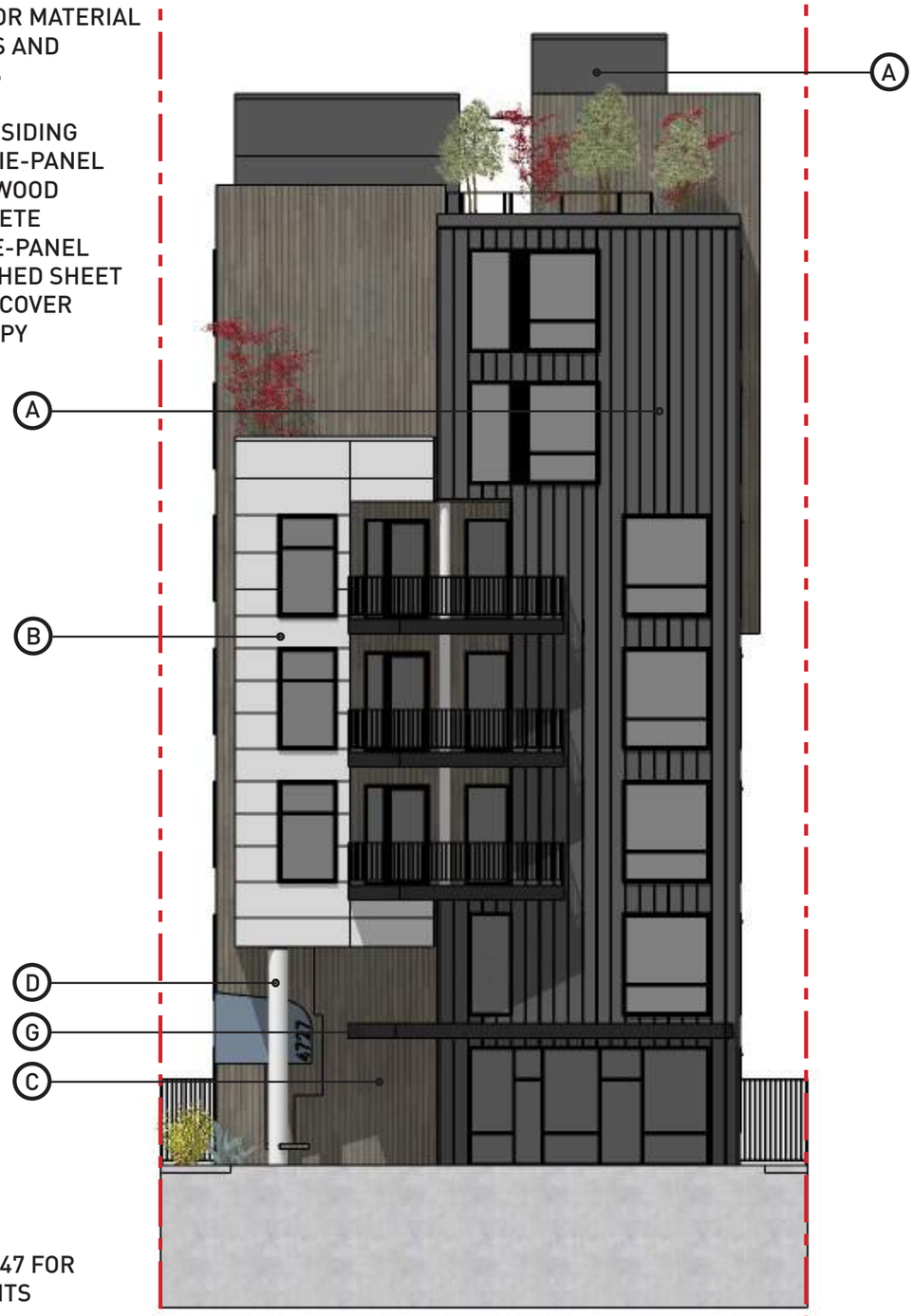
SOUTH

NORTH

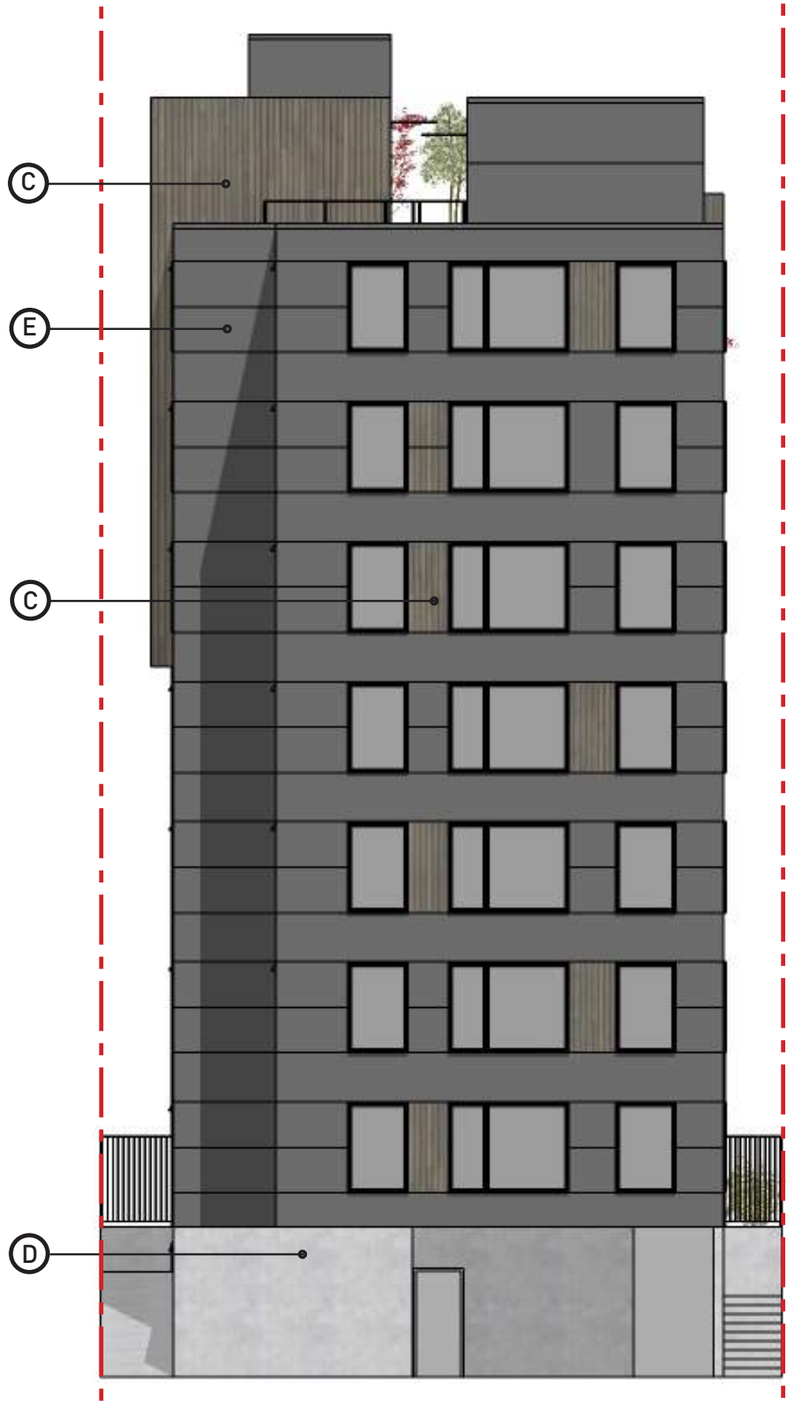
EXTERIOR ELEVATIONS

SEE SHEET 34 FOR MATERIAL SAMPLE COLORS AND SPECIFICATIONS

A - GREY METAL SIDING
B - WHITE HARDIE-PANEL
C - COMPOSITE WOOD
D - CAST CONCRETE
E - GREY HARDIE-PANEL
F - COLOR MATCHED SHEET METAL VENT COVER
G - METAL CANOPY



EAST



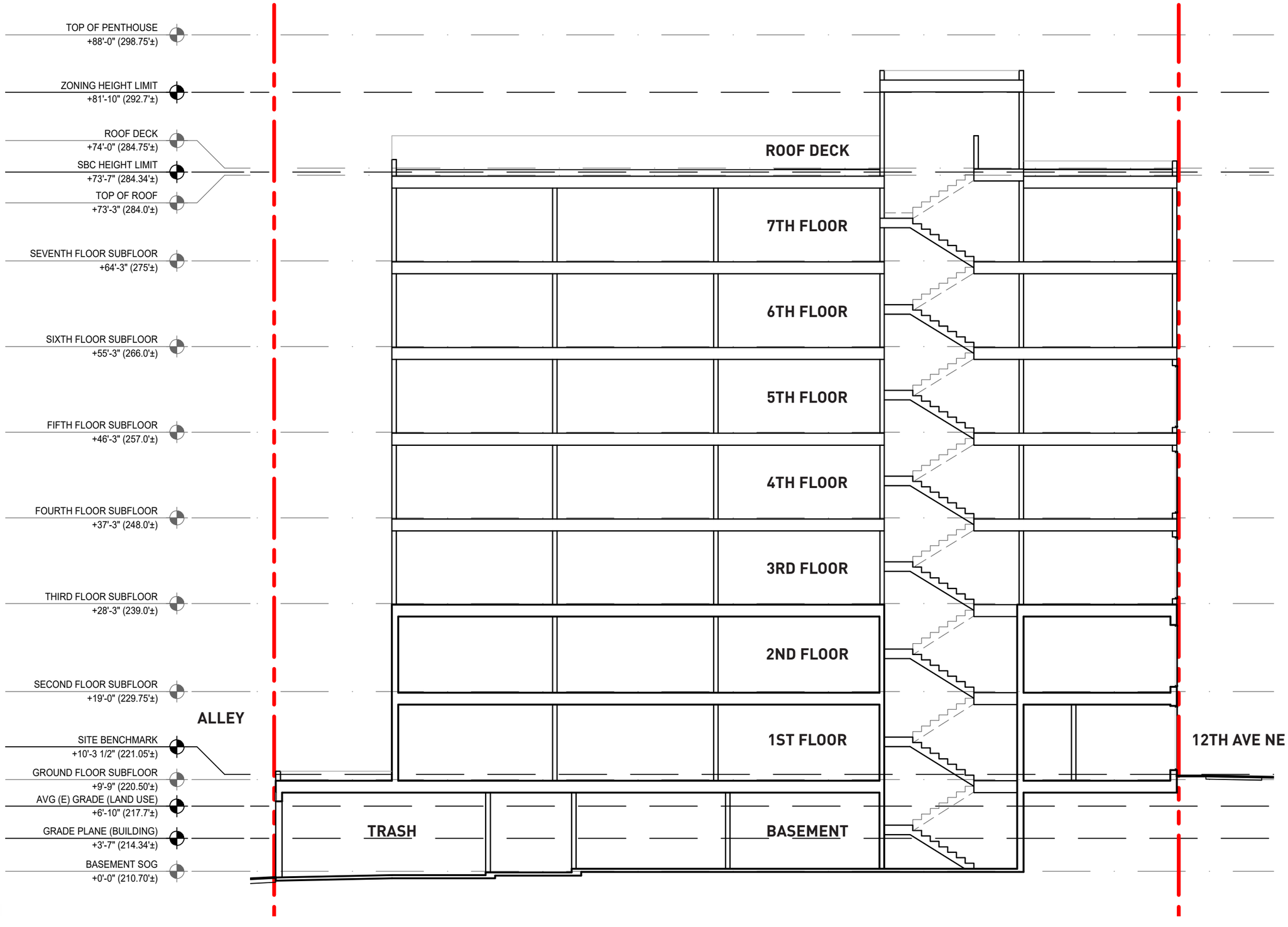
WEST

SEE SHEETS 46+47 FOR BUILDING HEIGHTS

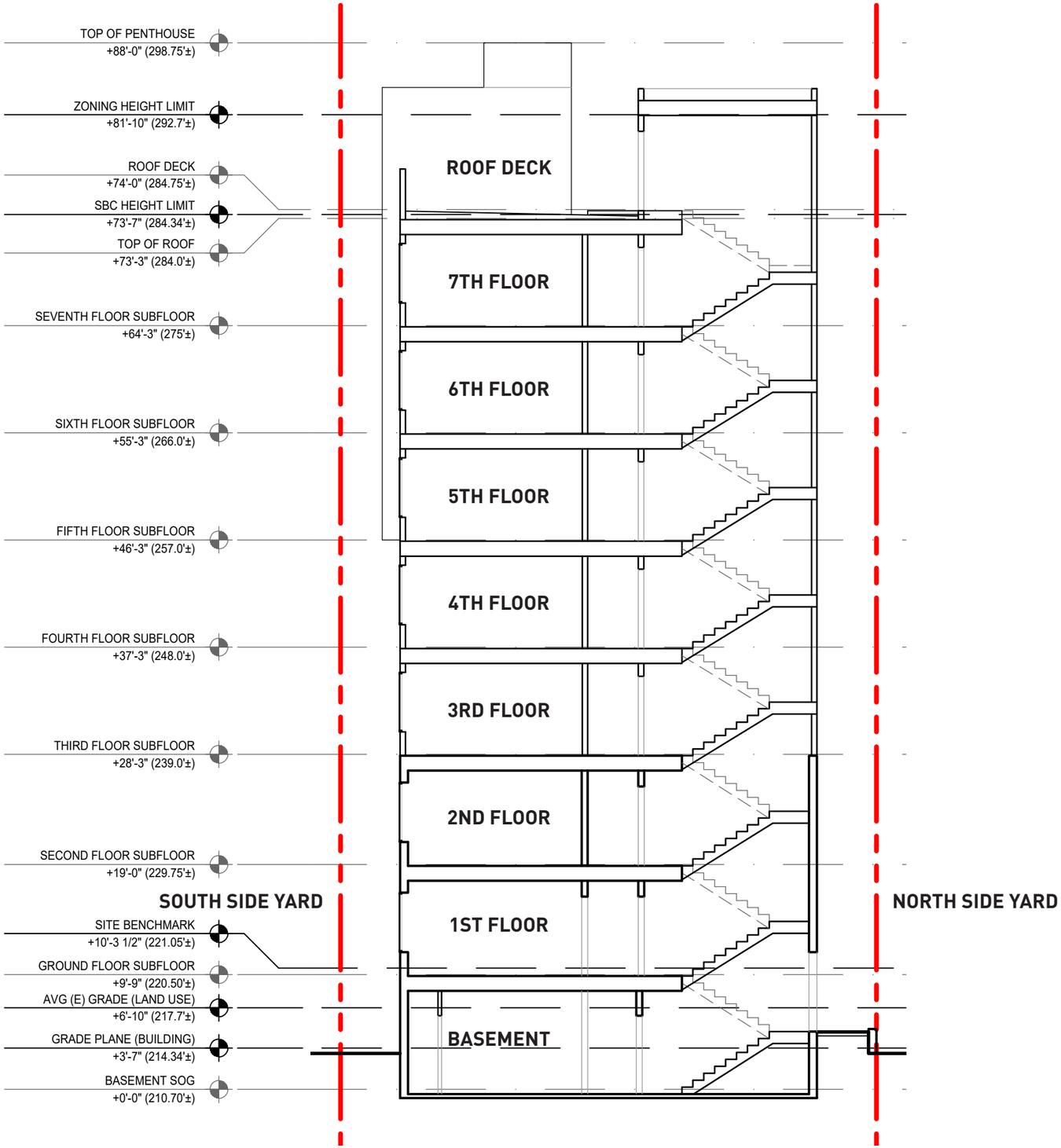
SOUTH ADJACENCY DIAGRAM

NORTH ADJACENCY DIAGRAM

BUILDING SECTIONS



LONGITUDINAL SECTION



TRANSVERSE SECTION

NEIGHBORHOOD AERIAL VIEW SOUTHEAST


HOTEL

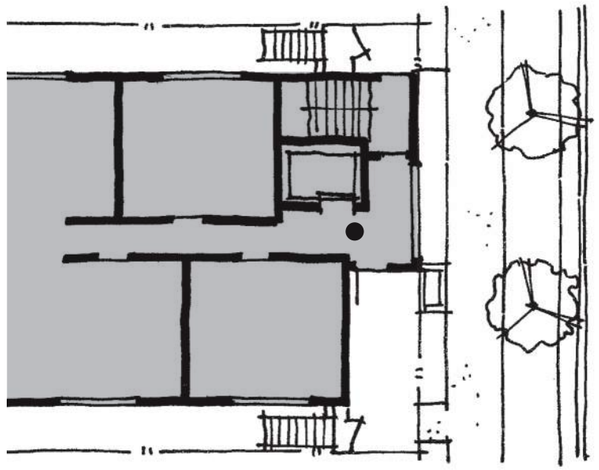
EDG RESPONSE (FOR REFERENCE)

1. MASSING OPTIONS

While the Board did support the preferred alternative, Option A, they did ask several questions related to the placement of the elevator tower. The Board questioned why the elevator tower was placed in the same location for all three massing options. The Board would have liked to see an alternative that considered a massing with residential units that face the street and place the elevator tower in an alternative location. The Board noted that this design approach will set a precedent for the future in the context of an evolving neighborhood. (CS3-A, DC1-A, DC2-E)

RESPONSE

All massing options placed the elevator tower at the front northeast corner of the site as a response to the narrow lot size, as there is more floor area available at the project's entry to share as an elevator and stair lobby. By holding the elevator shaft back from the street facing façade we provide transparency from the street to the active portion of the interior circulation and support both eyes on the street (PL2-B-1) and transparency objectives (PL2-B-3). For a small site such as this the area in front of the building must serve several functions and placing a residential unit with direct visual access to the entry sequence undermines both the privacy of the unit and the public nature of the exterior space. Upper level balconies activate the street facing façade above the multi-story entry volume and connect resident activity with pedestrian movement. In the evening the elevator lobby at each floor remains illuminated and active, creating a lantern effect from grade level to the roof.




EVENING VIEW LOOKING NORTH ON 12TH AVE NE

VIEW LOOKING SOUTH ON 12TH AVE NE

2. ARCHITECTURAL CONCEPT

The Board recognized the applicant's attempt in creating a unique design concept with the use of bold angles and differing façade depths. The Board enjoyed the images located at the rear of the packet depicting the inspirational imagery for this innovative design approach. The Board also appreciated the two-story expression of the singular column which helped give the design proposal its uniqueness. However, the Board also felt that there might be too many different concepts being brought together in one design and debated that it might be more beneficial to be more grandiose and impactful with just one concept. Still other suggestions were to be more unique and more creative by bringing more differentiation and changes to the building form and making the column more massive or reducing or eliminating the use of color all together. While the Board like the same column form duplicated at the roof deck, they noted that the covered roof deck may not be allowed per building code requirements. If that is the case, the same column form could be maintained by simply creating an un-covered vertical framed element using the same design language.

a. The Board felt that the overall design is a unique concept and supported the creative direction the project has taken to date. The Board wanted to see more rhythm and composition, and an explanation and justification for the parti being represented in the architectural forms. (DC2-B, DC2-E. DC3-A, DC4-A, DC3-I)

RESPONSE

The parti is a vertical collection of offset rectangles that are expressed in different masses, voids, and materials. This underlying idea translates to the rear and side elevations in window and material patterning. Rhythm and composition are expressed throughout via dynamic balancing of three primary building materials: vertical concealed fastener sheet metal panels, vertical wood composite siding, and fiber cement panels patterned to support the building's massing and fenestration. The unique column at the 2-story entry volume repeats as a support element for the sidewalk level pedestrian canopy. The covered roof deck was removed in part due to building code requirements, but also to simplify the building's overall expression. A small canopy now shelters the elevator at the roof deck level, echoing the form of the pedestrian canopy below.

b. The Board was concerned with the amount of blank façade facing the street especially at the upper levels and double-floor height at the street. The Board observed that the precedent images gave some idea of the possible use of wood slats and lighting but did not give specific direction other than demonstrate that there are a multitude of ways to address this condition. (DC4-A, DC4-I)

RESPONSE

The areas of blank façade at the entry are intentional to offer a vital exterior public "landing" adjacent to the interior lobby of the building. The opaque façade is enlivened with vertical wood siding, a rich, pedestrian scale material that suggests entry. This is balanced with the dynamic address sign; whose shape reflects the subtle angled architectural expression in the building massing above. The other portion of the blank façade is the street facing portion of the stair tower. This tower serves an important circulation and structural purpose and architecturally anchors the porous and dynamic façade. It is considered a key element in the overall composition. To prevent it from feeling too massive or unbroken, the exterior cladding is scaled to a relatable panel size 2' in width.

c. The Board asked for further details of the building expression and its relationship to the placement of the elevator – public space and lobby as seen from the street. (DC1-A, DC4-A, DC4-I)

RESPONSE

See responses 1 and 2b, above.

EDG RESPONSE (FOR REFERENCE)

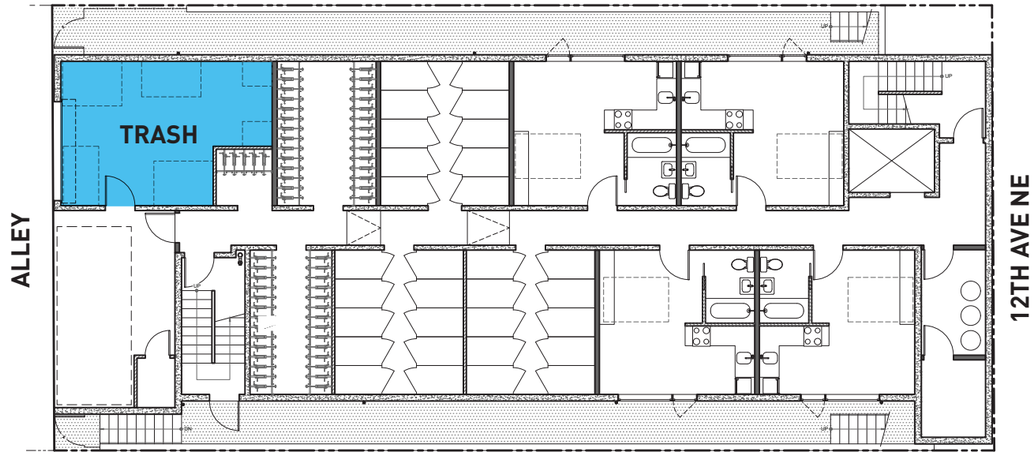
3. TRASH

The Board discussed at length the public request to relocate the trash from the northern property line to southern property line away from the Motel establishment. In their discussion the Board noted that while the proposed trash would be located immediately adjacent to the motel, it would be located next to a 14 foot vertical retaining wall and not in close proximity to unit windows. The Board felt that there would be more of an impact if the trash were to be placed along the southern property line close to the window of the adjacent apartment complex. However, the Board did agree that the impacts from trash collection would be the same on either side of the property in terms of the odors being emitted and suggested that the trash could either be placed in the interior of the building or totally enclosed at either side of the property.

a. The Board directed the applicant to create an enclosed trash room within the building footprint or within the footprint of where it is currently indicated on page 29 of the EDG packet. The Board was also supportive of either relocating the trash room to the area of the mechanical room or placing it in a more centralized location making it easier to install a trash shoot as a viable alternatives. (CS2-II).

RESPONSE

The trash room is now enclosed within the building footprint, accessed for pick-up through a large coil-up door. This minimizes impacts to adjacent properties. A centralized location proves to be impossible to service adequately, again due to the narrow width of the site. The location at the alley keeps trash out of the core of the building and provides easy access for pick-up. While we recognize the convenience that is offered by a trash chute it is not a requirement and is not provided. We worked with Seattle Public Utilities on the configuration and size of the trash room to satisfy their requirements for access and pick-up and have secured their approval of the layout.



BASEMENT LEVEL PLAN SHOWING INTERNAL TRASH ROOM

4. RESPECT FOR ADJACENT SITES

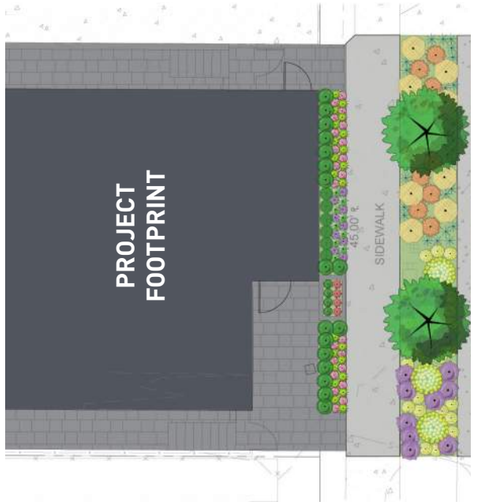
The Board observed that the design proposal did not meaningfully respond to the close proximity of the elevator corridor of the building to the south. The Board thought the units on the south facing façade might be too close to the adjacent building and suggested further review of the floor layout and possible relief to the stack of units that would look out directly onto the adjacent elevator core. The Board agreed with the public comment that the 'sunken' walkways located along the north and south of the building could be used as throughways and loitering spaces for transients as they have direct access to the alley. Board members discussed how the spaces could possibly be broken up with a combination of hardscapes, softscapes, or terraced landscaping instead of stairs in order to make the spaces less of an attractive area but decline to make this a specific directive.

a. The Board stated that they would like to see gates installed to discourage any unauthorized use of those walkway spaces. (PL2-B, CS2-II)

RESPONSE

The elevation diagrams show the direct relationships between fenestration on the project façade and the adjacent buildings. Window spacing was modified to reduce overlap at the elevator tower and the patio doors of the adjacent building. Gates have been added to limit and discourage access to the sunken side yard spaces. We are maintaining the stairs from the window wells to maximize ease of egress in case of emergency.

SOUTH ELEVATION WINDOW ADJACENCY DIAGRAM



SIDEWALK IMPROVEMENT PLAN

NORTH ELEVATION WINDOW ADJACENCY DIAGRAM

5. SIDEWALK IMPROVEMENTS

The Board agreed with SDOT's recommendations and strongly encouraged the installation of a 6' planting strip on the frontage of the site and upgrade the existing sidewalk to the minimum standard width of six feet as 12th Ave NE is a designated neighborhood greenway. (CS3-A)

RESPONSE

The project follows SDOT's recommendations and includes the 6' planting strip on the frontage of the site and upgrade to the minimum standard sidewalk width of 6'. The planting strip is densely planted with a mix of drought tolerant shrubs and is home to two street trees. Additionally, the project provides an approximately 3' wide planting strip to separate the sidewalk from the building façade, including a structured planter at the recessed entry to further emphasize this defensible space.

PUBLIC COMMENT

At the EDG meeting, the following comments were provided:

- Asked if trash could be moved to the opposite side of the building.
- Expressed concern that the 'sunken' walkways located along the north and south of the building designed as emergency egress for basement units will become throughways and loitering spaces for transients as they are connected directly to the alley. As such the commenter requested that gates be installed to discourage any unauthorized use of those walkway spaces.
- The owner of the hotel expressed concerns about view impacts into their units and asked if floor level heights of the proposed structure would be the same as the motel.
- Concerned that the building of 67 residential units without parking would be an impact and suggested that a building manager would even have a car – thus needing a place to park.

RESPONSE

While public concerns about the project not providing parking are not addressable, we have addressed the following items:

- The trash room was relocated to an interior enclosed room.
- The sunken walkways will be outfitted with gates for security.
- View impacts to adjacent buildings have been analyzed via fenestration diagrams and have been adjusted, where possible, to minimize overlap with neighboring doors and windows.