



UW 19th Ave, LLC

4726 + 4730 19th Avenue NE Seattle, WA

RECOMMENDATION MEETING
FEBRUARY 10, 2020
PROJECT #3034062-LU

DEVELOPMENT OBJECTIVES

PROJECT DESCRIPTION

Located on a block between 19th Ave NE & 20th Ave NE, the project will build upon existing urban fabric in the University District Northwest. 10 units of 4-story Townhome dwelling units and 3 Apartment dwelling units will include basements and outdoor amenities.

The project proposes to meet the Green Building Standard for sustainability and better building performance. The development objectives for this project are as follows (all values are approximate):

Number of Units: 13 (10 Townhomes & 3 Apartment units)
 Number of Rooms: 100
 Number of Parking Stalls: 0

PROJECT INFORMATION

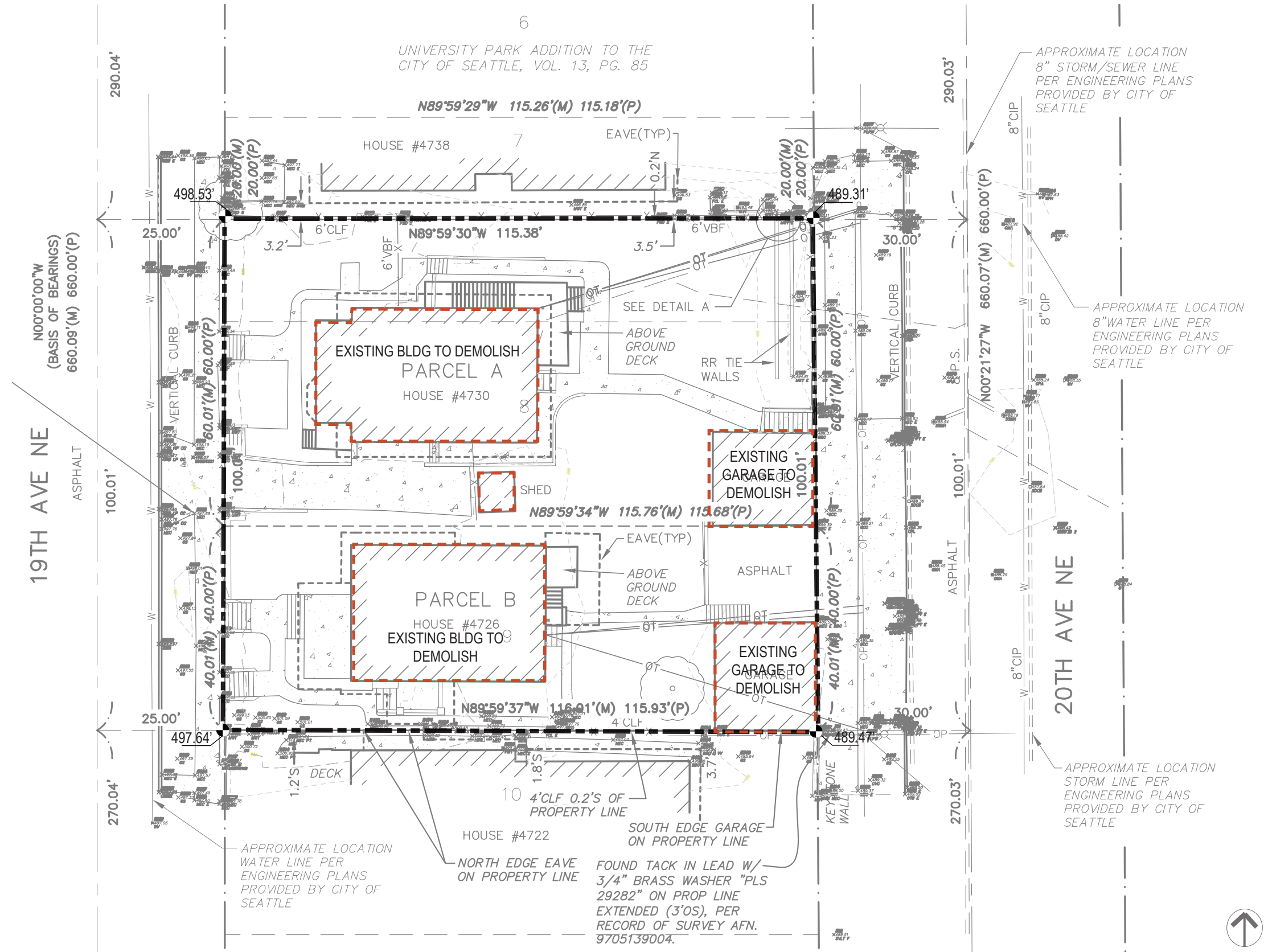
Zoning / Lot Size: LR3 /
 4,632 SF (4726) + 6,930 SF (4730) = 11,562 SF
 Overlay: University District Northwest (Urban Center Village)
 Pedestrian Zone: No
 Parking Flexibility Area: Yes
 Infiltration Evaluation not Req'd: Yes
 Major Pedestrian St: 19th Avenue NE
 Codes: Seattle Land Use Code (current edition)

PROJECT TEAM

Applicant: UW 19th Ave, LLC
 9675 SE 36th St, Ste 105
 Mercer Island WA 98040
 Architect: GROUPARCHITECT
 1735 Westlake Ave. N. Suite 200
 Seattle, WA 98109
 Landscape Architect: TRA - THOMAS RENGSTORF & ASSOCIATES
 Maritime Building, 911 Western Ave #202
 Seattle, WA 98104

LEGAL DESCRIPTION

UNIVERSITY PARK ADD (4726)
 UNIVERSITY PARK ADD S 1/2 OF 7 & ALL 8 (4730)



EXISTING SITE PLAN

UNIVERSITY DISTRICT CONTEXT

The site is located within the University District Northwest Area of the Urban Center Overlay District. University District is changing with new developments and the Brooklyn light rail station planned for NE 43rd and Brooklyn Ave NE. The site is within a 10 minute walk area from the Brooklyn light rail station, and a predominantly area is in congregate housing, primarily catering to students.

IMMEDIATE NEIGHBORHOOD CONTEXT

The predominate architecture of the neighborhood is 1-2 story single family housings and rooming homes that create fully residential streets. The Northeastern part of the University District Northwest Urban Village is creating a home of fraternity and sorority houses.

ADJACENT AND NEARBY STREETS

The site fronts on 19th Avenue NE and the back of the site is facing 20th Avenue NE. 19th Avenue NE is one-way road towards North, and 20th Avenue NE is two-way road with bike lanes. Bike lanes on 20th Avenue continues to University of Washington campus on South, and to Ravenna Park on North. A shared bike lane is marked in both directions. The major intersections of NE 45th Street and 20th Avenue NE is located approximately one and a half block to the South. Continuous sidewalks are present along both 19th Avenue NE & 20th Avenue NE.

VIEWS AND AMENITIES

Anticipated views will mostly be territorial to the North over a mature treed neighborhood with the possibility of views toward the Cascades on the uppermost residential levels. The University Village is located within 10 min walk distance, and Brooklyn Station is within half-mile distance as a major public transportation.

FUTURE PROJECTS

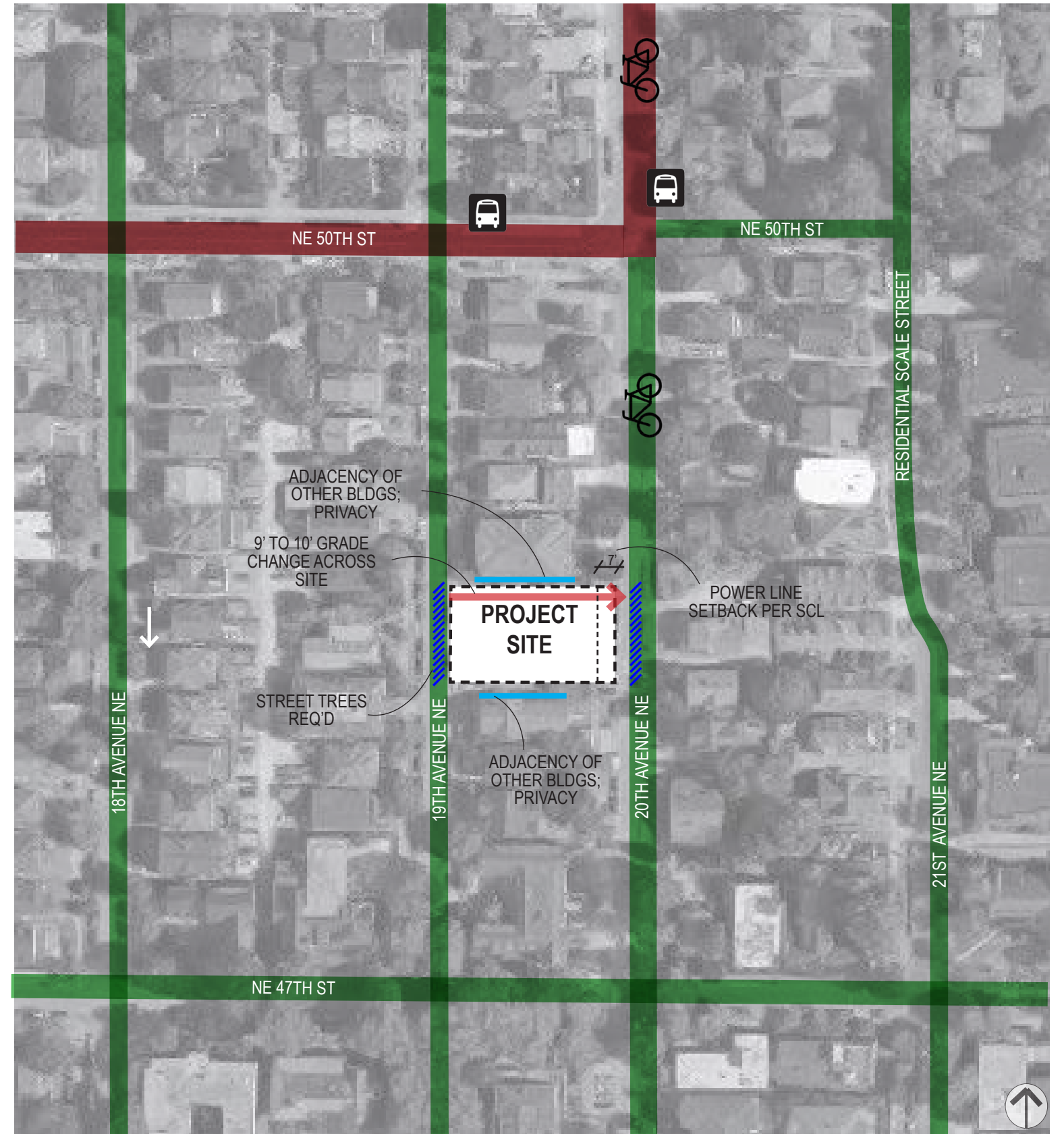
According to city records, the parcel to the Southeast of the site (4710 20th Avenue NE) is currently under construction with a multi-family structure containing 52 dwelling units. Many of the surrounding parcels are under developed by current land use code. The density in the neighborhood will increase as these parcels are developed.



UNIVERSITY DISTRICT NORTHWEST NEIGHBORHOOD



OPPORTUNITIES



CONSTRAINTS

A 19TH AVE FRONTAGE FROM SOUTH

Site frontage long 19th Avenue NE has buildings with recessed entry porches, walk up stoops and raised front yards adjacent to sidewalks.

B 19TH AVE FRONTAGE FROM NORTH

C NORTH PROPERTY & NEIGHBOR BUILDING ON NORTH

North property line is just south of adjacent apartment building with limited windows and blank wall areas facing project site. Ground level landscaping provides pedestrian-level privacy.

D SOUTH PROPERTY & NEIGHBOR BUILDING ON SOUTH

South property line is just north of adjacent boarding house in old SFR. Adjacency buildings on sites in prior SF zoning. No security fencing or ground level landscaping present to provide privacy between both properties.

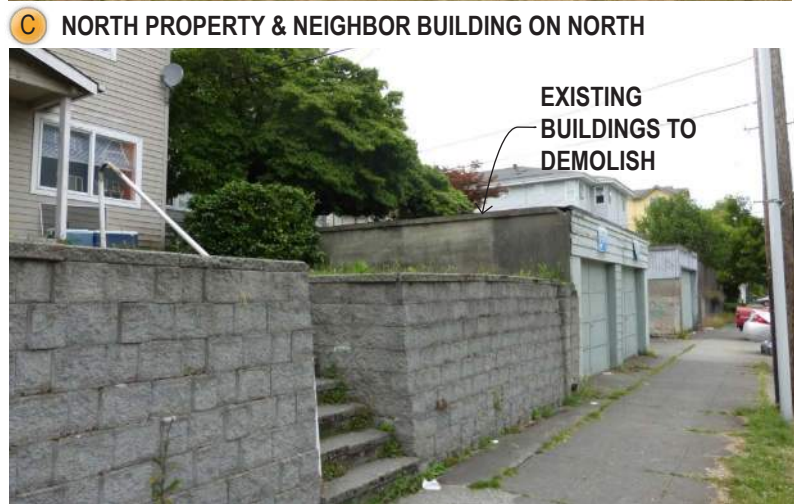
E LOOKING WEST FROM 20TH AVE NE

Street frontage along 20th Avenue NE is predominantly terrace garages and recessed driveways with elevated buildings and rear yards as well as refuse/recycling storage. Parking is provided in many locations both in garage as well as surface stalls. Mature trees in east yard of project site currently provides for property to south.

F NEIGHBOR BUILDING ON SOUTH FROM 20TH AVE

G ADJACENT PROPERTY FROM 20TH AVE NE

H NORTH PROPERTY LINE FROM 20TH AVE NE



F NEIGHBOR BUILDING ON SOUTH FROM 20TH AVE NE

G ADJACENT PROPERTY FROM 20TH AVE NE

H NORTH PROPERTY LINE FROM 20TH AVE NE

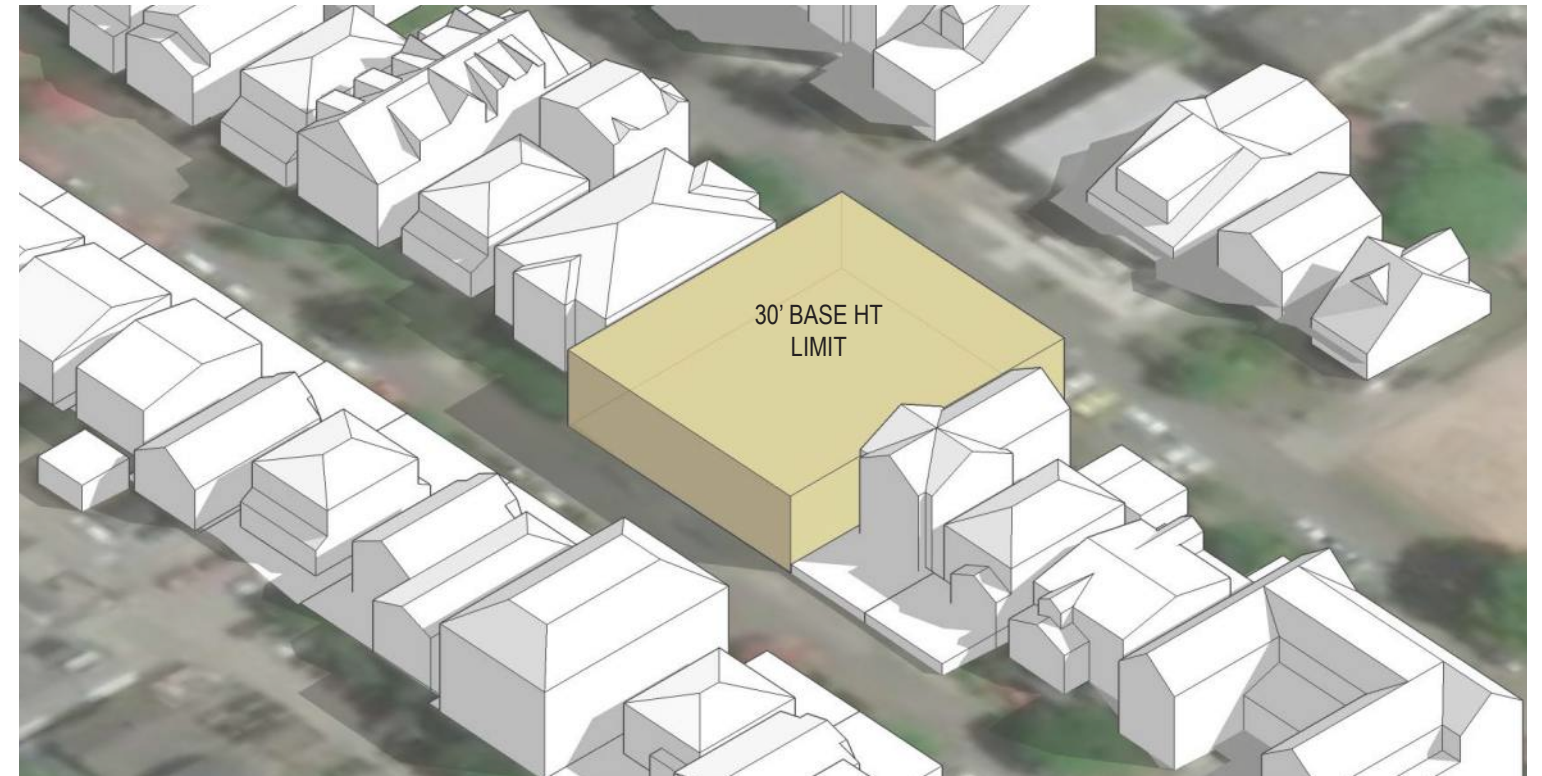
ZONING ANALYSIS: Seattle MULTIFAMILY (23.45) - LR3 ZONING

- 23.45.504 Uses Allowed - Residential Uses Allowed (Congregate residence prohibited, 9 bedrooms or more per structure)
- 23.45.510 FAR Limits - Townhomes, LR3 Zoning: 1.4 FAR Max**
- 23.45.510E Portions of Townhomes below grade or meeting exceptions are exempt from FAR calculations
- 23.45.512 Density - No limit for Townhomes in LR3 Zoning**
- 23.45.514 Structure Height - 40' Max (Inside urban center / Village) + allowable height exceptions under 23.45.514
- 23.45.517 Multifamily Zones With Mandatory Housing Affordability Suffix

** Max density requires both use of Green Building provisions under 23.45.510C and mandatory housing participation

Setbacks: Front - 5 ft min
Side - 5 ft min / 7 ft avg

Amenity Area: 11,562 X 25% = 2,890 sf min required (Min 50% at grade; 1445 sf)



ZONING ENVELOPE

REQUESTED DEPARTURES

DEPARTURE NUMBER	LAND USE CODE SECTION	ITEM	CODE REQUIREMENT	DEPARTURE REQUESTED	DESIGN RATIONALE
D1	SMC23.45.527.B.1	Max. Facade Length	The maximum combined length of all portions of façades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line.	Allowed structure width is 65% of the lot line, which is 75', and project proposes 102' facade length on both side lot lines. 1.1: North facade length proposed = 102' (max 65% allowed, 23.4% increase in allowable facade length proposed) 1.1: South facade length proposed = 102' (max 65% allowed, 23.4% of increase in allowable facade length proposed)	Central courtyard concept allows creation of maximum amount of centralized open space for residents which is a common architectural feature within this area (PL-2). Main open space facing 19th Ave NE creates central point of community which reinforces street level interaction (PL-3) as well as utilizing an entry portal as a symbolic transition from public to private space. The central courtyard provides buffer space between individual unit entries and the sidewalk and the courtyard utilizes benches and low walls / planters as well as furniture for resident use and overhead "festival lighting" to maximize usability of the courtyard for all occupants (PL-3, DC-1, DC-3). An additional pair of open spaces both at grade and elevated above sidewalk along 20th Ave NE provide similar benefits for residents and supports visual connection and surveillance but separated enough to maintain privacy (PL-3).
D2	SMC23.45.518.A	Setbacks and separations	The minimum required setback to be 5 feet and the average required setback to be 7 feet.	Project proposes 26.15' average setback on 19th avenue with 3' - 9 1/4" setback on 15' - 8" length of West facing facade (min 5' allowed).	Architectural feature of entry portal modulation requires minimal extension into front setback while still meeting the average setback on 19th Ave NE as a whole. Benches and landscaping flank these entryways creating individualized unit entry buffers (PL-3) while minimizing physical separation between sidewalk and unit.

EDG 1: PREFERRED OPTION C MASSING



EDG 1 BOARD COMMENT SUMMARY - SEPTEMBER 24, 2018

The Board gave guidance that the massing should respond to the surrounding context giving attention to the singular expression for exterior facades that reflects surrounding multifamily developments. A large, singular building form was recommended with desirable open spaces that anticipates social interaction. The use of more cohesive expression of the material was encouraged to increase the scale of the building as opposed to highlighting individuality.

EDG 2: MEETING PROPOSAL



EDG 2 BOARD COMMENT SUMMARY - MARCH 25, 2019

The Board agreed that the Option D addressed the EDG1 guidance and the massing, attention to large central courtyard, and single expression of materiality was generally supported. The Board suggested to eliminate the central unit facing 19th Avenue NE to allow broad visibility into the courtyard. The Board also encouraged the treatment of the middle unit as a focal point.

PROPOSAL EVOLUTION SUMMARY

RECOMMENDATION MEETING PROPOSAL



SUMMARY OF RESPONSES

MASSING:

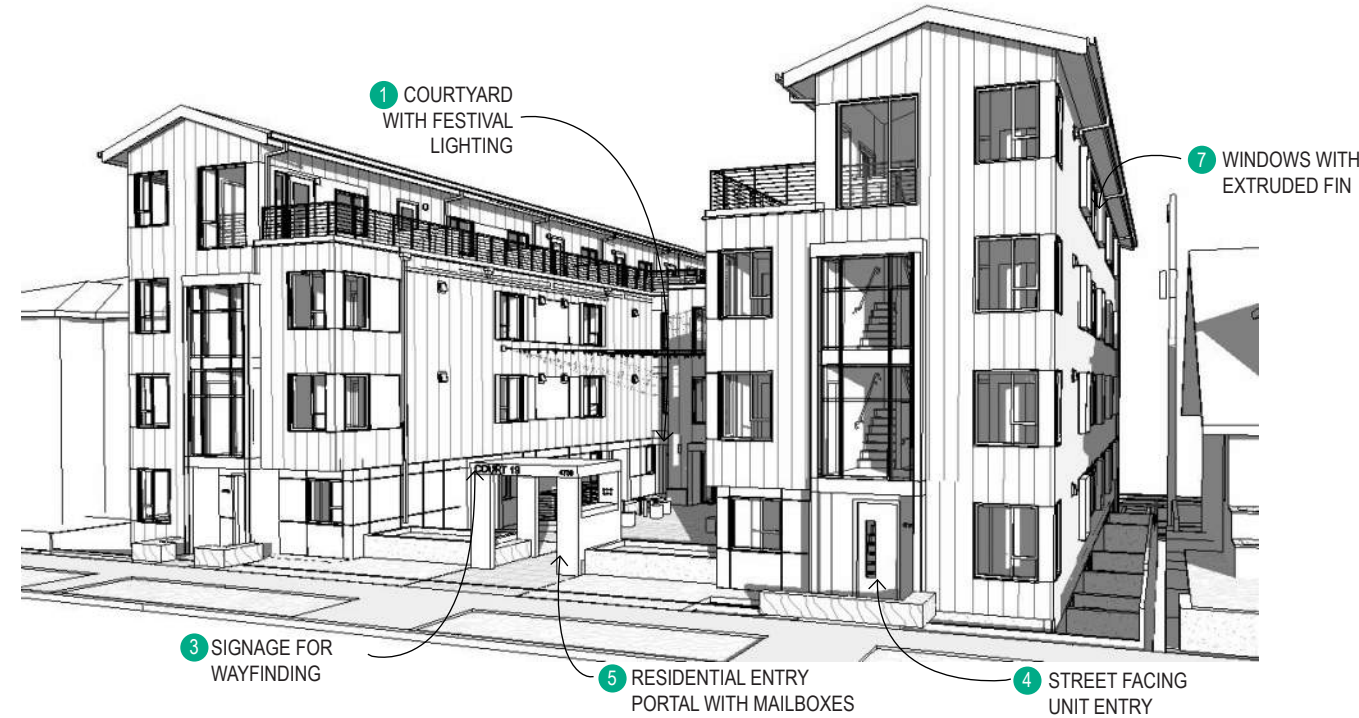
- The proposal refines the large central courtyard concept with a plan that encourages social interaction and visibility from streets.
- Middle unit massing was further refined to complement the open courtyard on 19th Avenue NE, and connects to outdoor deck and patios along 20th Avenue NE.

ARCHITECTURAL CONCEPT:

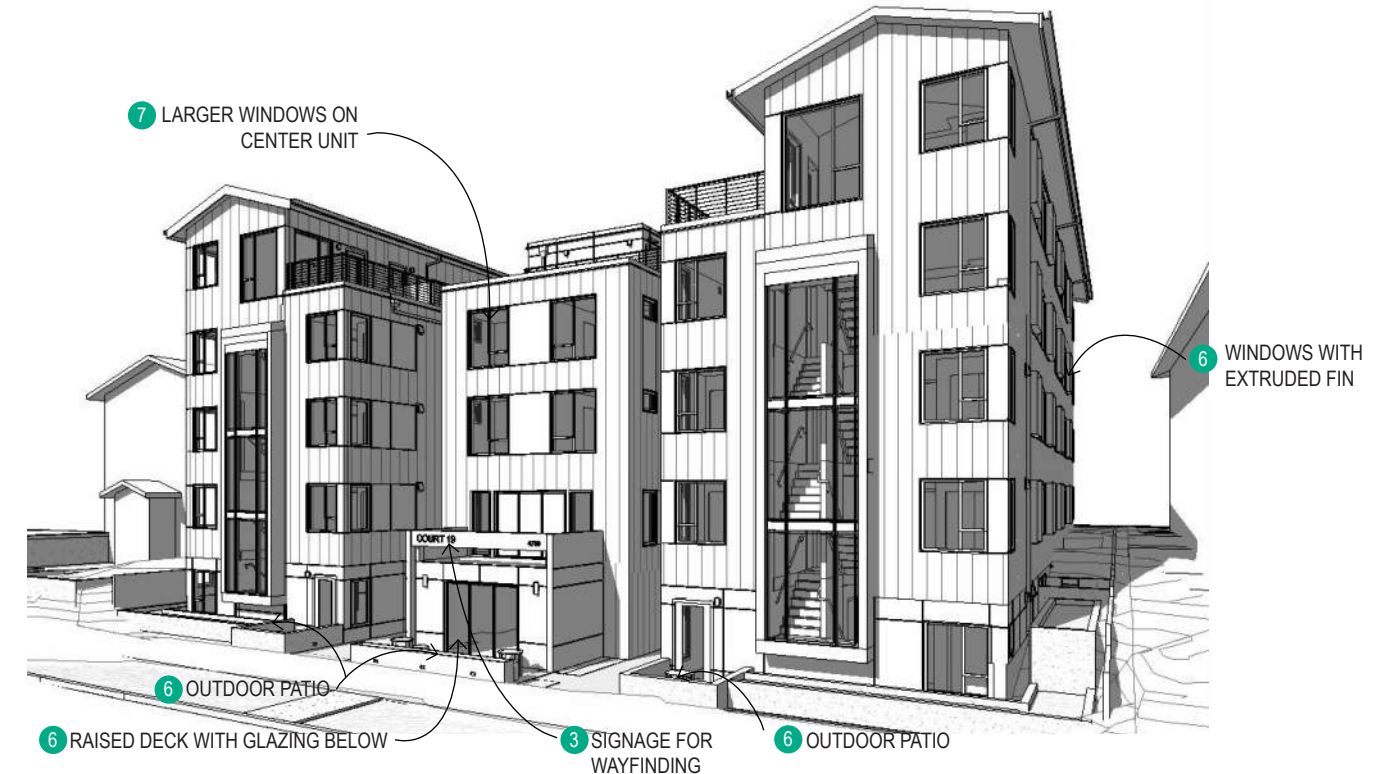
- Simplified expression of exterior material has been proposed with entry portal elements on each unit entry and amenity entry to emphasize points of entry.
- Lower floor massing modulations were proposed to provide open patio at the pedestrian level providing opportunities for grade level outdoor activities.
- Windows with extruded fins add modulation to the facade.

MATERIALS:

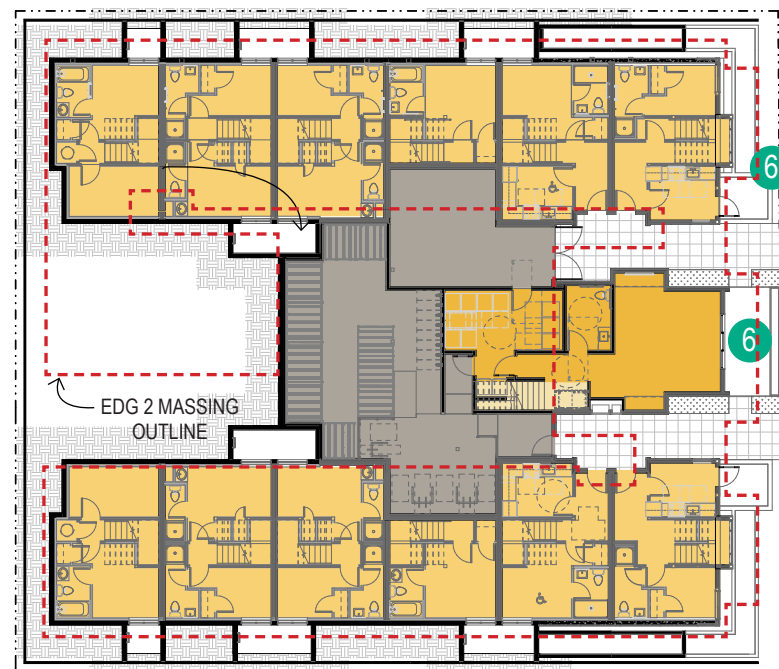
- The project has simplified the overall facade composition to create a cohesive design language by incorporating refinements such as: applying color consistently to masses, refining the color palette to create less variability, standardizing window configurations, and simplifying the middle unit massing.



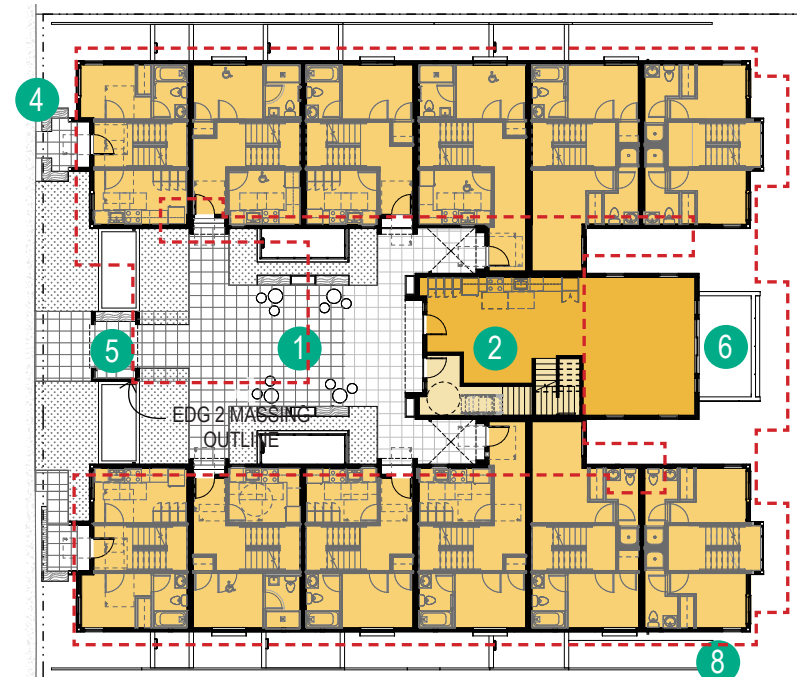
SOUTHWEST PERSPECTIVE (19th Avenue NE)



NORTHEAST PERSPECTIVE (20th Avenue NE)



LEVEL 1 PLAN



LEVEL 2 PLAN

SUMMARY OF PROPOSAL CHANGES

- 1 COURTYARD: The middle unit was removed along 19th Avenue to improve the visibility and human activation from the street and also to provide a flexible use of open space for residents. Movable tables and chairs were placed in the courtyard to allow variety of activities relevant to student life. Festival lighting was added to enhance the activities in the courtyard and increase times of operation. (See response 1A)
- 2 MIDDLE UNIT MASSING: The middle unit facing 19th Avenue was removed to open up the center courtyard. (See response 2A)
- 3 SIGNAGE: Wayfinding elements such as address signage on entry portal and unit signage at the pedestrian level have been added to the project to provide visual cues for each unit entrance. (See response 2A)
- 4 STREET FACING UNIT ENTRIES: Unit entries for two units facing 19th Avenue were reoriented for better connection to the street. Built-in benches and a porch at those street facing entries create spaces to activate the street.
- 5 ENTRY PORTAL: To both enhance the pedestrian experience along the sidewalk and provide wayfinding, the entry portal along the 19th Avenue has been added. (See response 2B)
- 6 RAISED DECK: Raised deck on middle unit along 20th Avenue was in-filled below with amenity space and to define the middle unit as a focal point. Raised decks on adjacent units were relocated to ground level patios for pedestrian level interactions/visual connection and to remove blank wall conditions. (See Response 2C)
- 7 WINDOW CONFIGURATIONS: Glazing and configuration has been simplified to provide consistent window type, and larger windows were added on the center unit to achieve 'focal point' effect. Windows with fin element were added to provide modulation. (See response 2D)
- 8 MASSING ON NORTH AND SOUTH PROPERTY LINES: The building mass has been pulled away from both side lot lines to achieve the minimum seven-foot average setback as code required. (See response 3)

DESIGN RESPONSE: MASSING & PEDESTRIAN CIRCULATION & EASEMENT

BOARD COMMENTS - MASSING:

1A The Board supported further development of Option D, which orients units around a large central courtyard. The Board stated that the success of this concept will require eliminating or significantly reducing the central unit facing 19th Avenue NE, allowing for broad visibility into the courtyard from the public right of way. (CS2-B-3, DC2-A-1)

RESPONSE: The massing of the proposed design has developed further from Option D massing option. The courtyard extends out to West by eliminating 19th Avenue facing unit massing per the Design review board's recommendation. To accommodate the visibility of courtyard, the courtyard opens up to be visible from the 19th Avenue, and a lower patio from Amenity space is also facing 20th Avenue to have visual connection to the street.

BOARD COMMENTS - ARCHITECTURAL CONCEPT:

2A The Board stated that the two units facing 19th Avenue NE need to better engage the public realm. Orient entries for these two units to the street and consider additional methods of activating this façade. (CS2-B-2)

RESPONSE: 19th Avenue facing unit entries are reoriented towards 19th Avenue to engage with the public space. The middle unit facing 19th Avenue from EDG meeting 2 massing option D was removed to open up the courtyard for better visibility and to activate the courtyard for variety of events for residents. Entry portal with address signage was added along 19th Avenue and an address signage on a railing at the raised deck along 20th Avenue for better wayfinding from the sidewalk on both 19th and 20th Avenue. Each unit entry has similar entry portal detailing to emphasize each unit entries as well.

2B The Board noted that the elimination or reduction of the center unit facing 19th Avenue NE will increase the prominence of the center unit on the east side of the site. This unit should be designed as an intentional focal point, using quality materials and an attractive architectural concept. (DC2-B-1, DC4-I-i)

RESPONSE: The center unit facing 19th Avenue was eliminated to increase the courtyard area. The entry portal on the middle unit was added to emphasize the center unit, and the program of the center unit was changed to amenity rooms on Level 1 and 2 to serve as a focal point programmatically. Instead of introducing new materials, the siding color/material at recessed area (adjacent to the middle units) has neutral color to accentuate the middle unit. Also, taller windows at middle unit were placed to increase the prominence of the center unit.

2C The Board supported the raised patios along the 20th Avenue NE frontage but noted that the proposed green screen was not an effective method of addressing the blank walls. Study alternative treatments for these blank walls, including the possibility of adding living space beneath the patios with glazing. (DC2-B-2)

RESPONSE: The green screens along 20th Avenue were eliminated, by lowering units down to sidewalk grade along 20th Avenue. Patio spaces facing 20th Avenue were added to engage the streetscape. The center unit amenity space on 20th Avenue was pulled away from the East property line to create an open space as patio at grade to complement the deck above.



RECOMMENDATION PROPOSAL: VIEW FROM 19TH AVENUE NE



RECOMMENDATION PROPOSAL - VIEW FROM 20TH AVENUE NE



EDG2 PRESENTATION - VIEW FROM 19TH AVENUE NE



EDG2 PRESENTATION - VIEW FROM 20TH AVENUE

DESIGN RESPONSE: MASSING & PEDESTRIAN CIRCULATION & EASEMENT

2D The Board asked that the fenestration pattern be simplified and that glazing be set back from the façade. (DC2-B-1, DC2-C-1)

RESPONSE: The window pattern was simplified to have consistency throughout the façade design. The project proposes a window fin extension instead of recessed to add more complexity and detail to the facades while avoiding the fussy envelope detailing required with recessed window.

BOARD COMMENTS - HEIGHT, BULK AND SCALE:

3 The Board observed that the proposed layout resulted in the building's mass placed too close to adjacent properties. Relocate the structures further away from the north and south side property lines, maintaining at minimum the code-required seven-foot average setback. (CS2-D-5)

RESPONSE: The project's massing was pulled approximately 2 ft away from each side property lines to meet the 7 ft min average.

BOARD COMMENTS - LANDSCAPING AND OPEN SPACE:

4A The Board stated that the proposed landscape plan feels too formal, especially given that college students are the anticipated residents of the project. Design the landscape plan with expected users in mind, creating an "outdoor common room" that facilitates activities relevant to student life. (DC3)

RESPONSE: The courtyard was opened up with more paved area to create an outdoor space that is more flexible for variety of event types for residents. Open space in front of the L2 amenity now allows for a variety activities to spill out to the courtyard including individual and group seating and recreations.

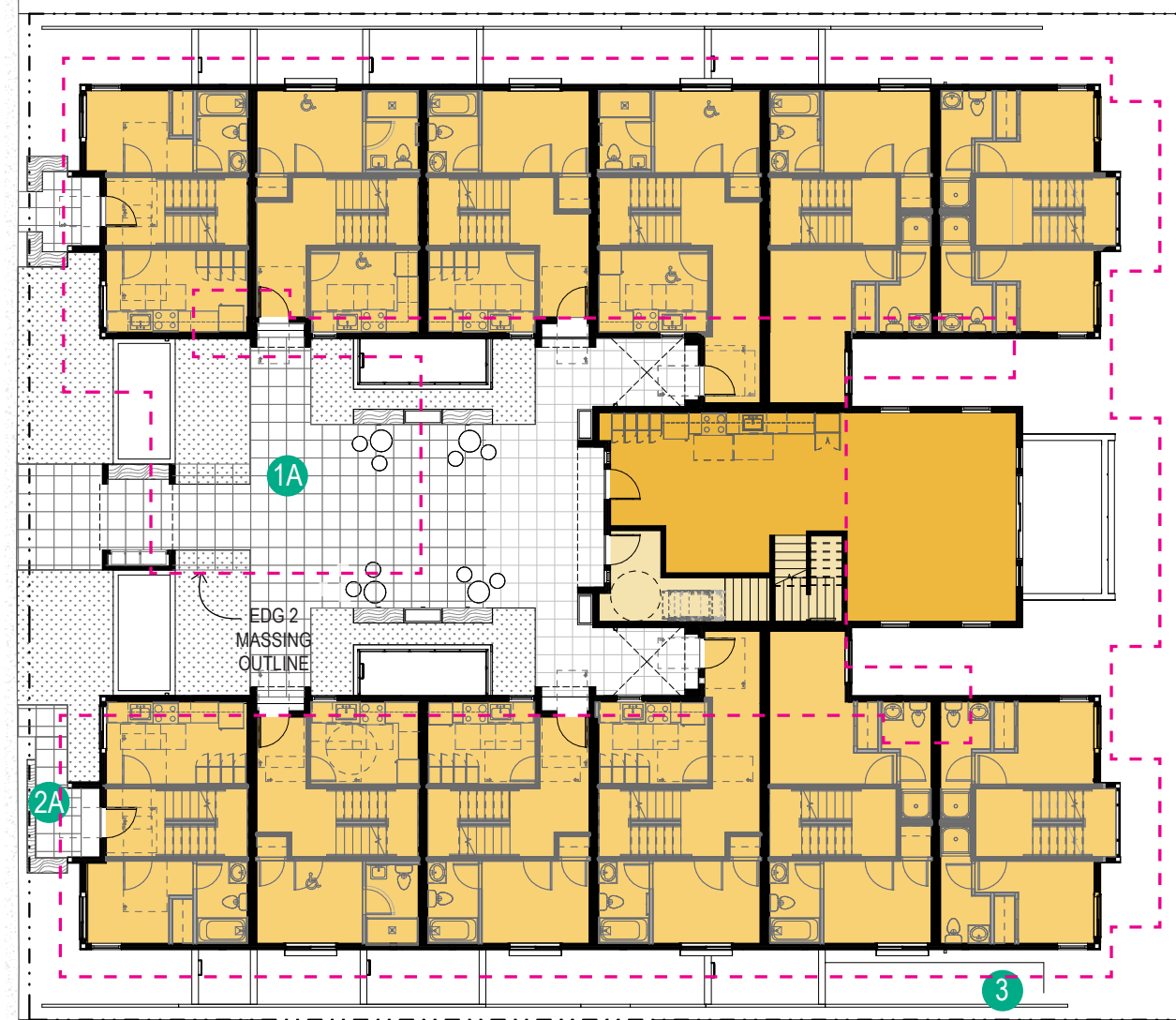
4B The Board recommended providing paved pedestrian paths across the planting strips on both 19th and 20th Avenues NE, to protect plant material from foot traffic. (DC3-C-3)

RESPONSE: Paved pedestrian paths were added along 19th and 20th Ave NE as recommended.

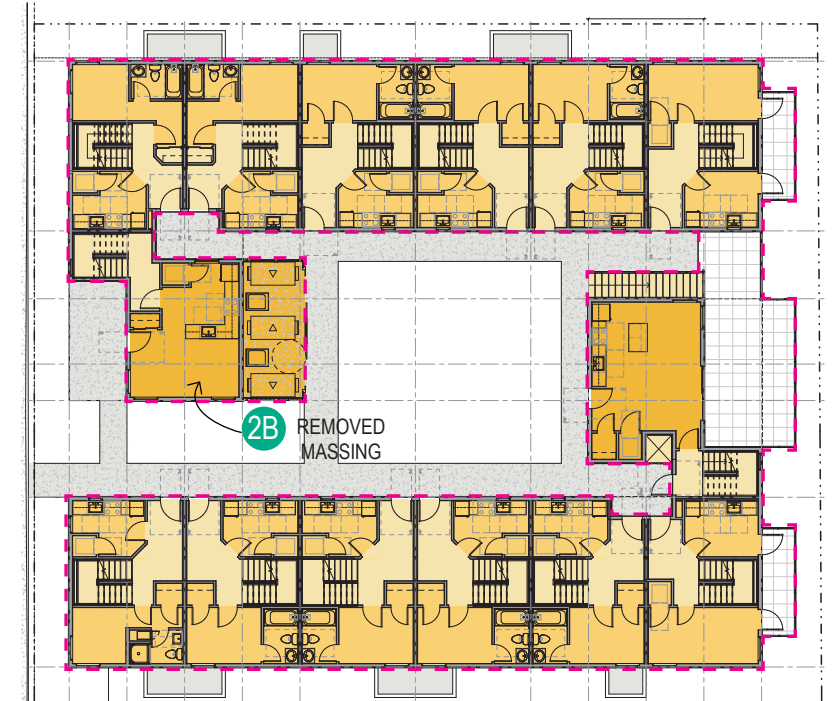
BOARD COMMENTS - MATERIALS:

5A The Board recommended using a simple, high quality material palette that takes inspiration from the neighborhood. (DC4-A-1, DC4-I-i)

RESPONSE: The wood grain painted cement board plank was introduced as a main façade material, which is durable and maintainable with attractive pattern and color as recommended. This material also references the long stand use of wood siding in the University district in buildings of residential use.



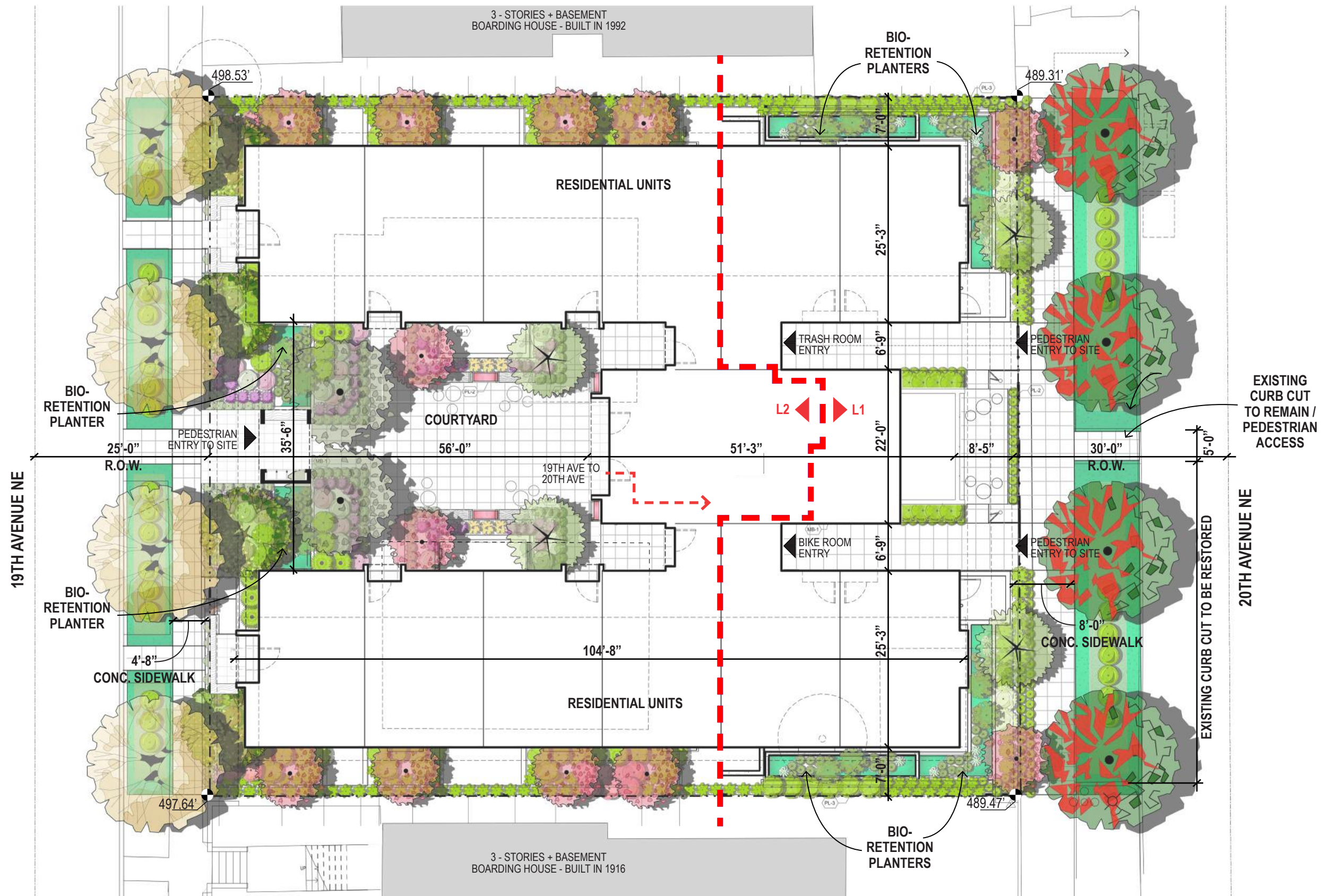
RECOMMENDATION PROPOSAL - LEVEL 2 PLAN



EDG2 PRESENTATION - LEVEL 2 PLAN



COMPOSITE SITE PLAN





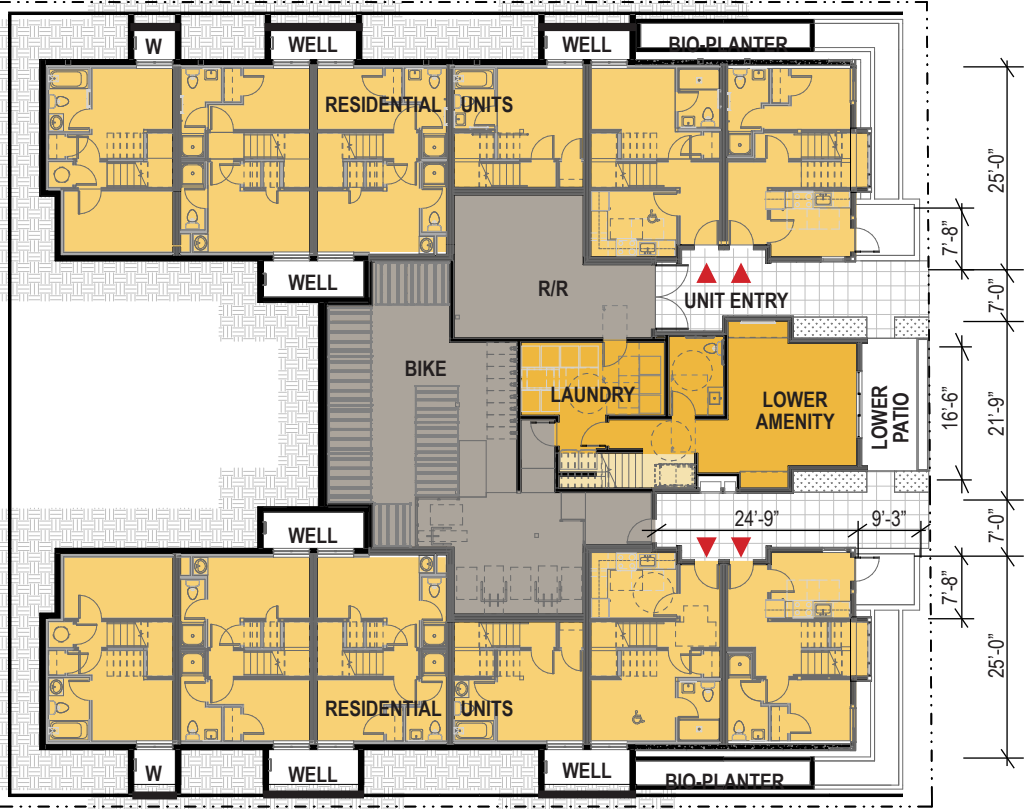
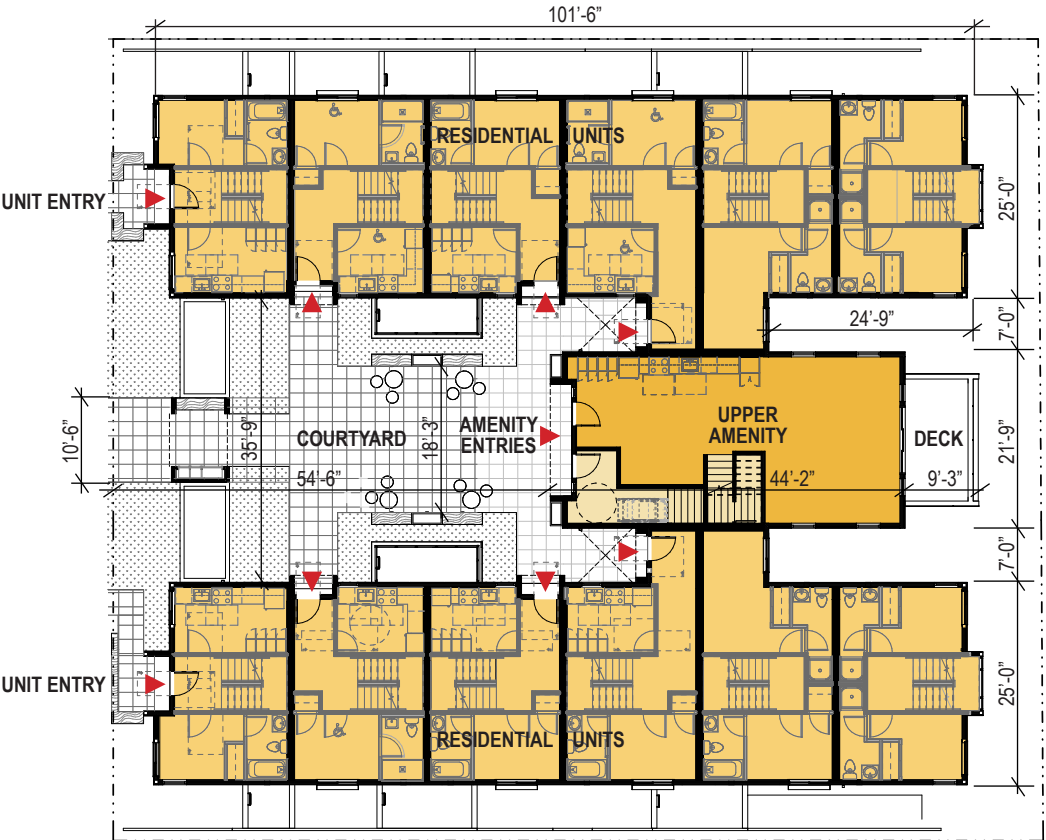
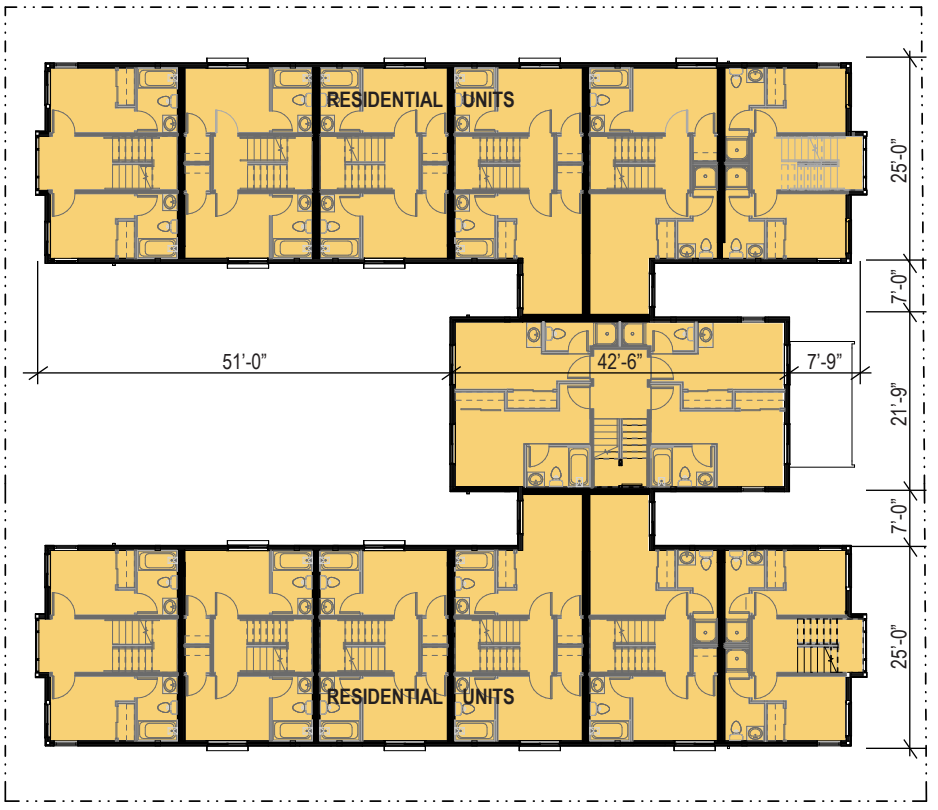
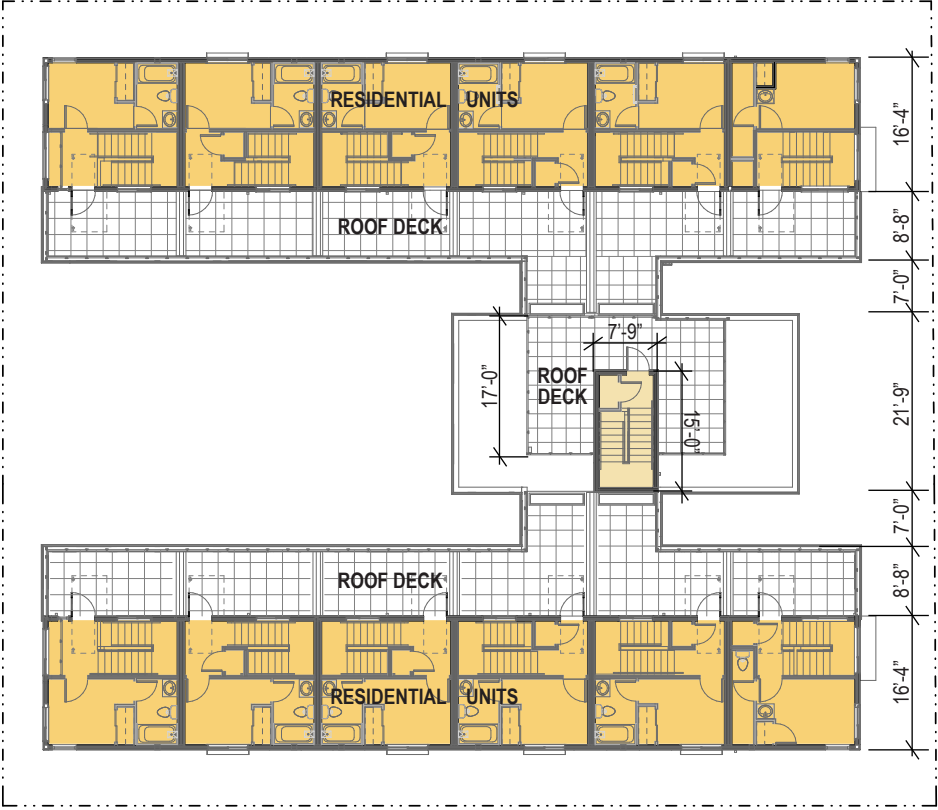


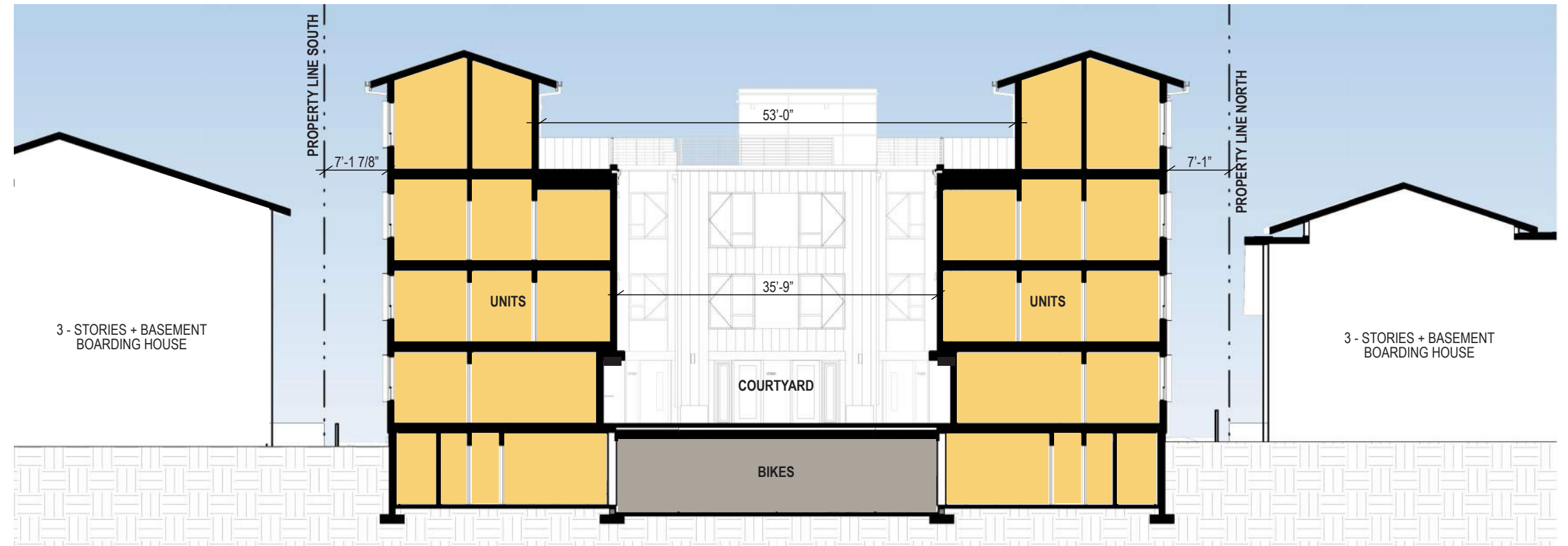




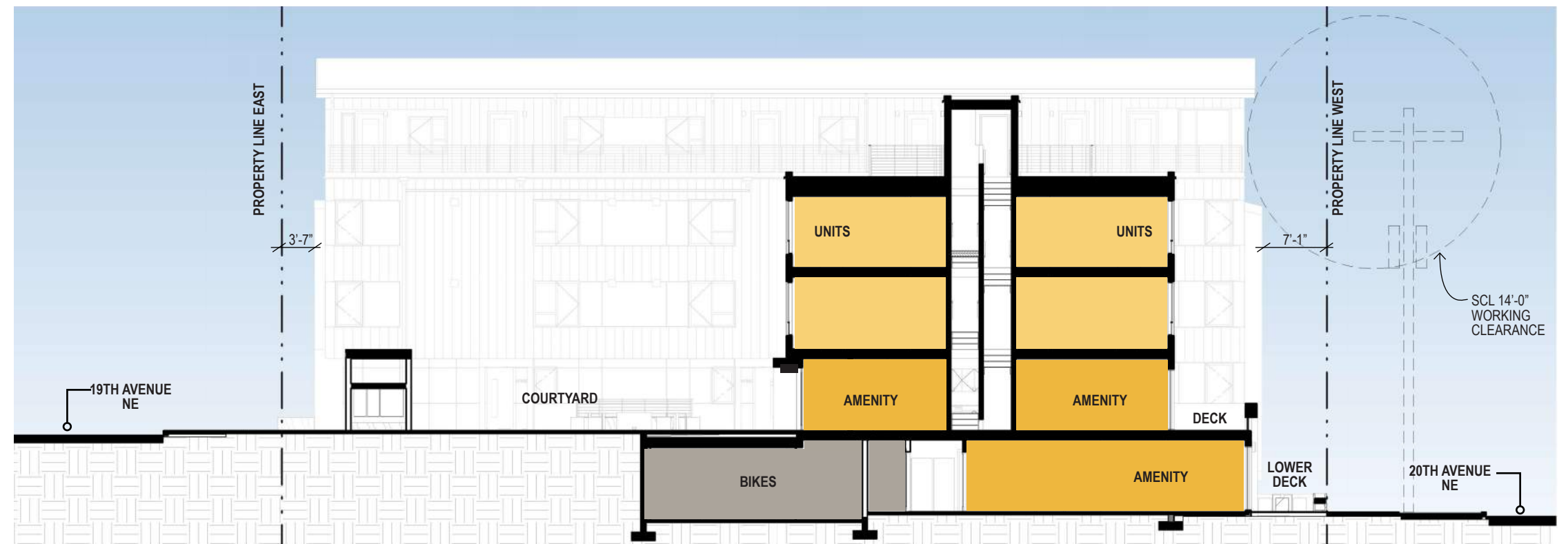
PLANS: LEVEL 1 (PARTIAL BELOW GRADE)

- LEGEND
- AMENITY
 - RESIDENTIAL
 - CIRCULATION
 - COMMERCIAL
 - UTILITY





SECTION A



SECTION B

LANDSCAPE PLAN AND CONCEPT

PLANT SCHEDULE


















TREES

BOTANICAL / COMMON NAME

-  ACER CIRCINATUM
VINE MAPLE
-  ACER GRISEUM
PAPEFBARK MAPLE
APPROVED BY
LANDSCAPE ARCHITECT
-  GLEDITSIA TRIACANTHOS 'DRAVES'
HONEY LOCUST
-  GYMNOCLADUS DIOICA
KENTUCKY COFFEE TREE
-  KOELREUTERIA PANICULATA 'JFS-SUNLEAF'
SUMMERBURST GOLDENRAIN TREE
-  NYSSA SYLVATICA 'BLACK TUPELO'
SOUR GUM

SHRUBS

BOTANICAL / COMMON NAME

-  AZALEA KURUME HYBRID 'CORAL BELLS'
KURUME AZALEA
-  AZALEA X 'EVEREST'
EVEREST AZALEA
-  CLEMATIS ARMANDII
EVERGREEN CLEMATIS
-  HELICTOTRICHON SEMPERVIRENS
BLUE OAT GRASS
-  HYDRANGEA QUERCIFOLIA 66'SNOW QUEENSM
SNOW QUEEN OAKLEAF HYDRANGEA
-  LAVANDULA STOECHAS
SPANISH LAVENDER
-  LIRIOPE SPICATA 'BIG BLUE'
CREEPING LILY TURF
-  LONICERA JAPONICA 'HALL'S PROLIFIC'
HALL'S PROLIFIC HONEYSUCKLE
-  NANDINA DOMESTICA
HEAVENLY BAMBOO
-  PENNISETUM ALOPECUROIDES 'KARLAY ROSE'
FOUNTAIN GRASS
-  PHORMIUM TENAX 'JACK SPRATT'
NEW ZEALAND FLAX
-  POLYSTICHUM MUNITUM
WESTERN SWORD FERN
-  SKIMMIA JAPONICA
SKIMMIA
-  SPIRAEA JAPONICA 'MAGIC CARPET'
MAGIC CARPET SPIREA
-  TAXUS X MEDIA 'DENSIFORMIS'
DENSE YEW
-  VIBURNUM DAVIDII
DAVID VIBURNUM
-  VIBURNUM Plicatum tomentosum 'Mariesii'
MARIESII DOUBLE FILE VIBURNUM

GRASSES

BOTANICAL / COMMON NAME

-  CAREX MORROWII 'ICE DANCE'
ICE DANCE JAPANESE SEDGE

ANNUALS/PERENNIALS

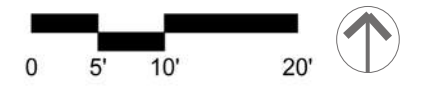
BOTANICAL / COMMON NAME

-  EUPHORBIA CHARACIAS WULFENII
EVERGREEN SPURGE

GROUND COVERS

BOTANICAL / COMMON NAME

-  ERICA CARNEA
HEATHER
-  FRAGARIA CHILOENSIS
BEACH STRAWBERRY
DT/N



EXISTING SITE PLAN

PLANT & AMENITY CHARACTER IMAGES



KURUME AZALEA



EVEREST AZALEA



EVERGREEN CLEMATIS



COAST STRAWBERRY



DOUBLEFILE VIBURNUM



VINE MAPLE



PAPERBARK MAPLE



HONEY LOCUST



KENTUCKY COFFEE TREE



SUMMERBURST GOLD-ENRAIN TREE



BLACK TUPELO



BLUE OAT GRASS



SNOW QUEEN OAKLEAF HYDRAN-GEA



SPANISH LAVENDER



CREEPING LILY TURF



DAVID VIBURNUM



HALL'S PROLIFIC HONEY-SUCKLE



HEAVENLY BAMBOO



WESTERN SWORD FERN



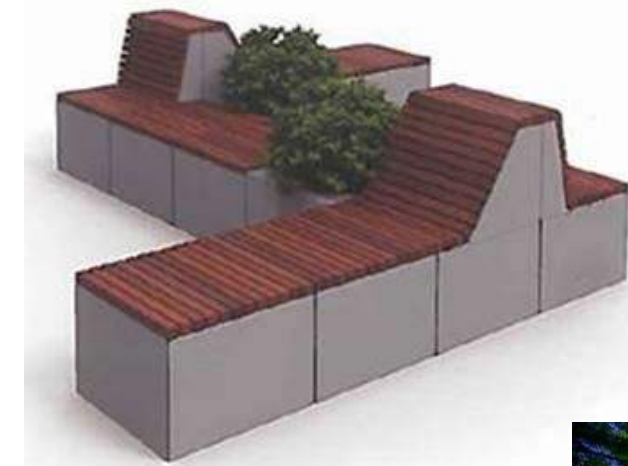
RED FLOWERING CUR-RANT



MAGIC CARPET SPIREA

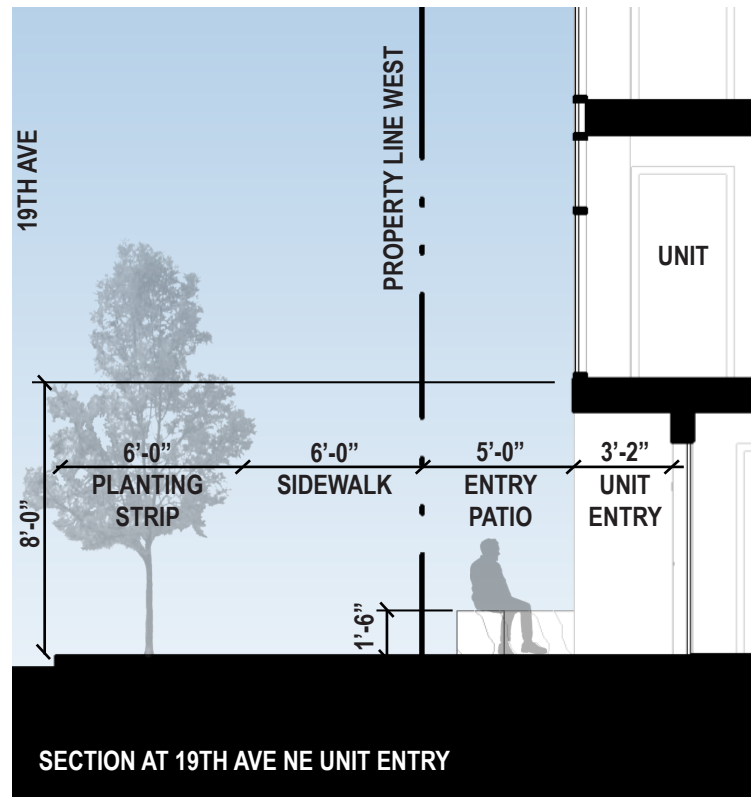


SKIMMIA



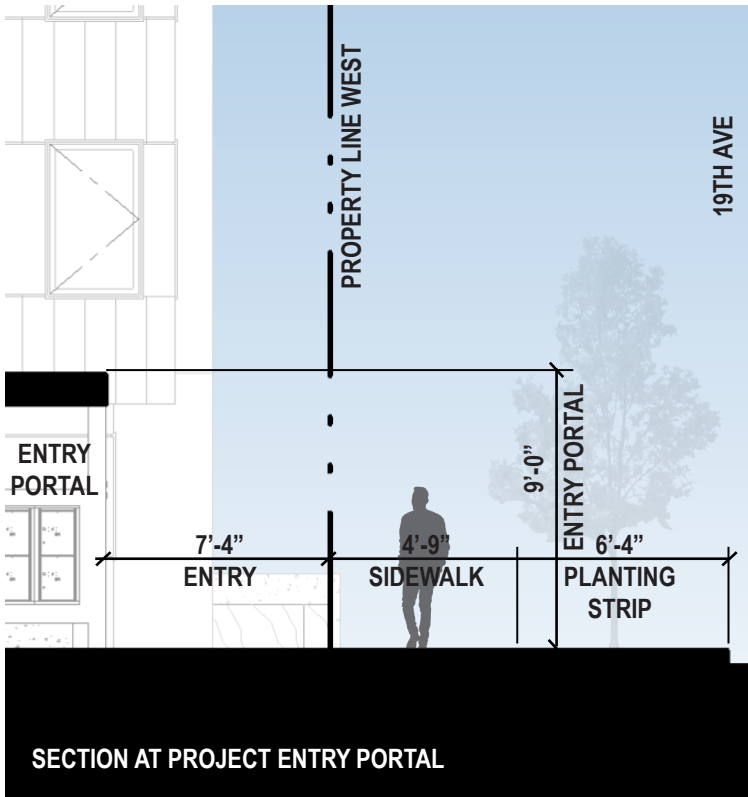


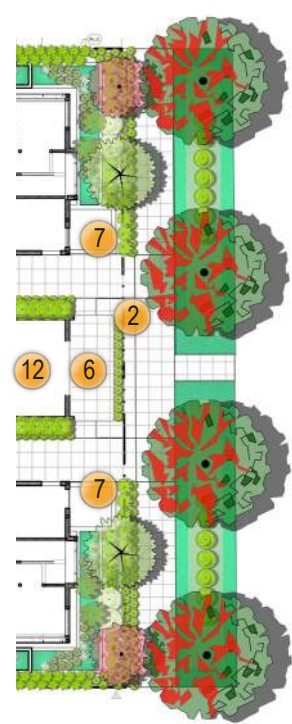
- 1 PEDESTRIAN PATHWAY
- 2 PATHWAY PLANTERS
- 3 UNIT ENTRY
- 4 COURTYARD
- 5 SEATING BENCH
- 6 LOWER DECK
- 7 UNIT PATIO
- 8 PROJECT ENTRY PORTAL
- 9 MAILBOXES
- 10 BIKE STORAGE
- 11 REFUSE/RECYCLE
- 12 AMENITY AREA
- 13 AREA WELL



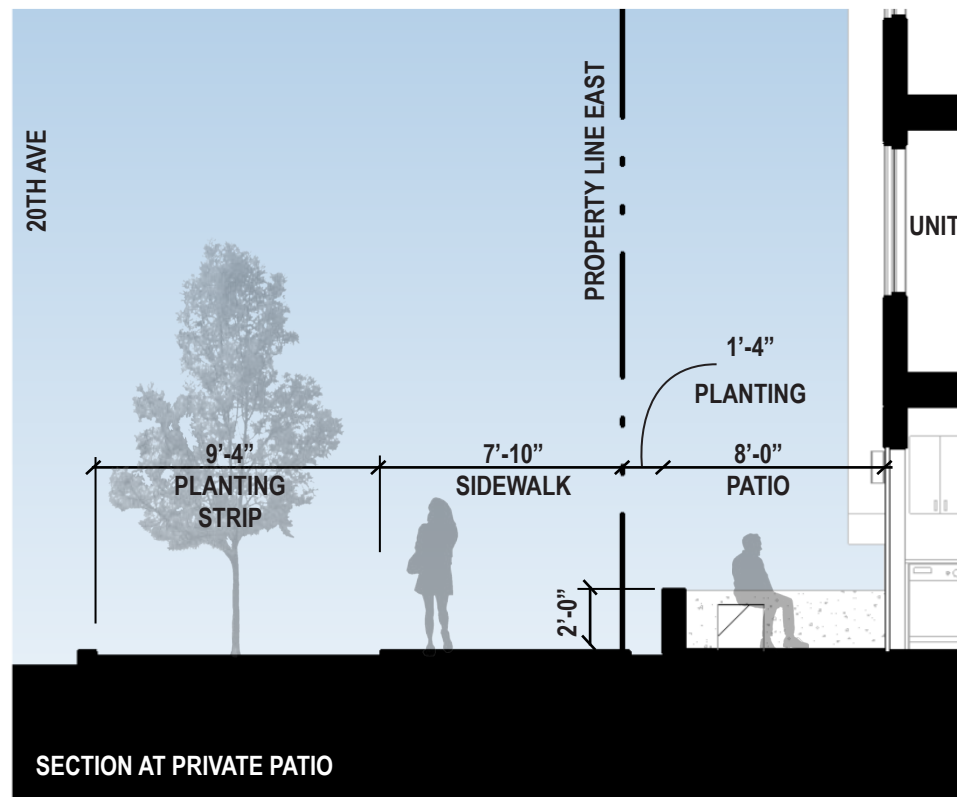


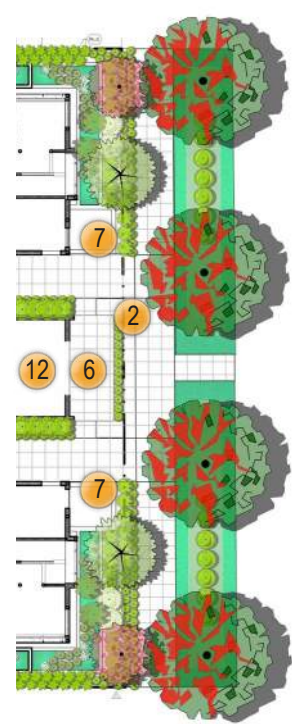
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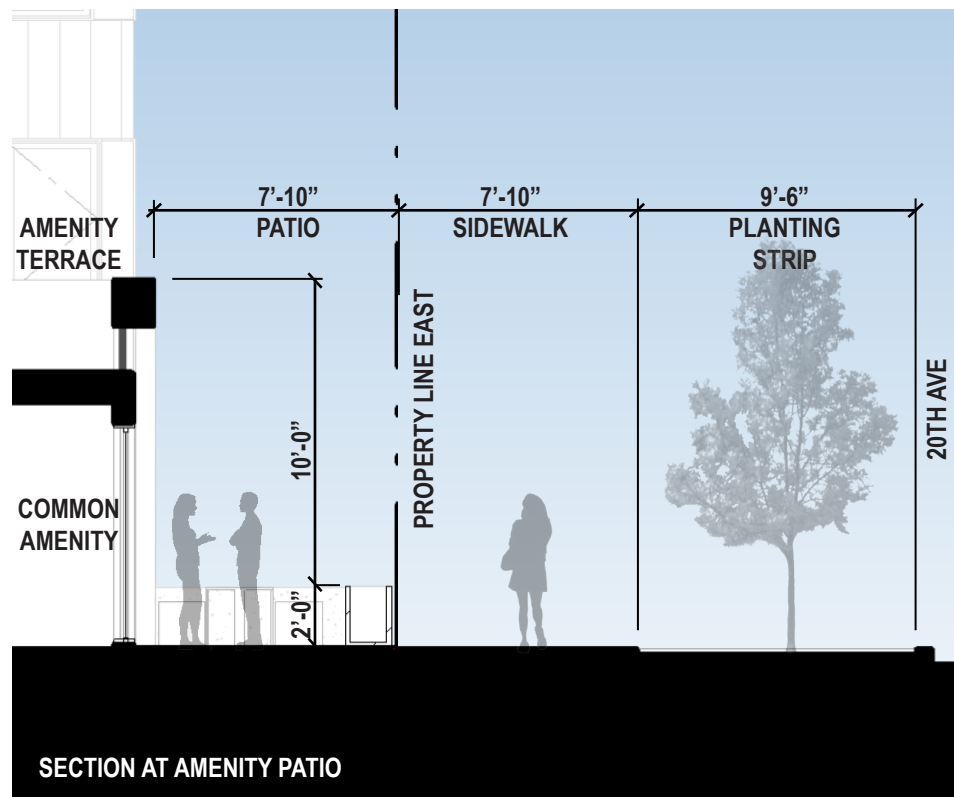


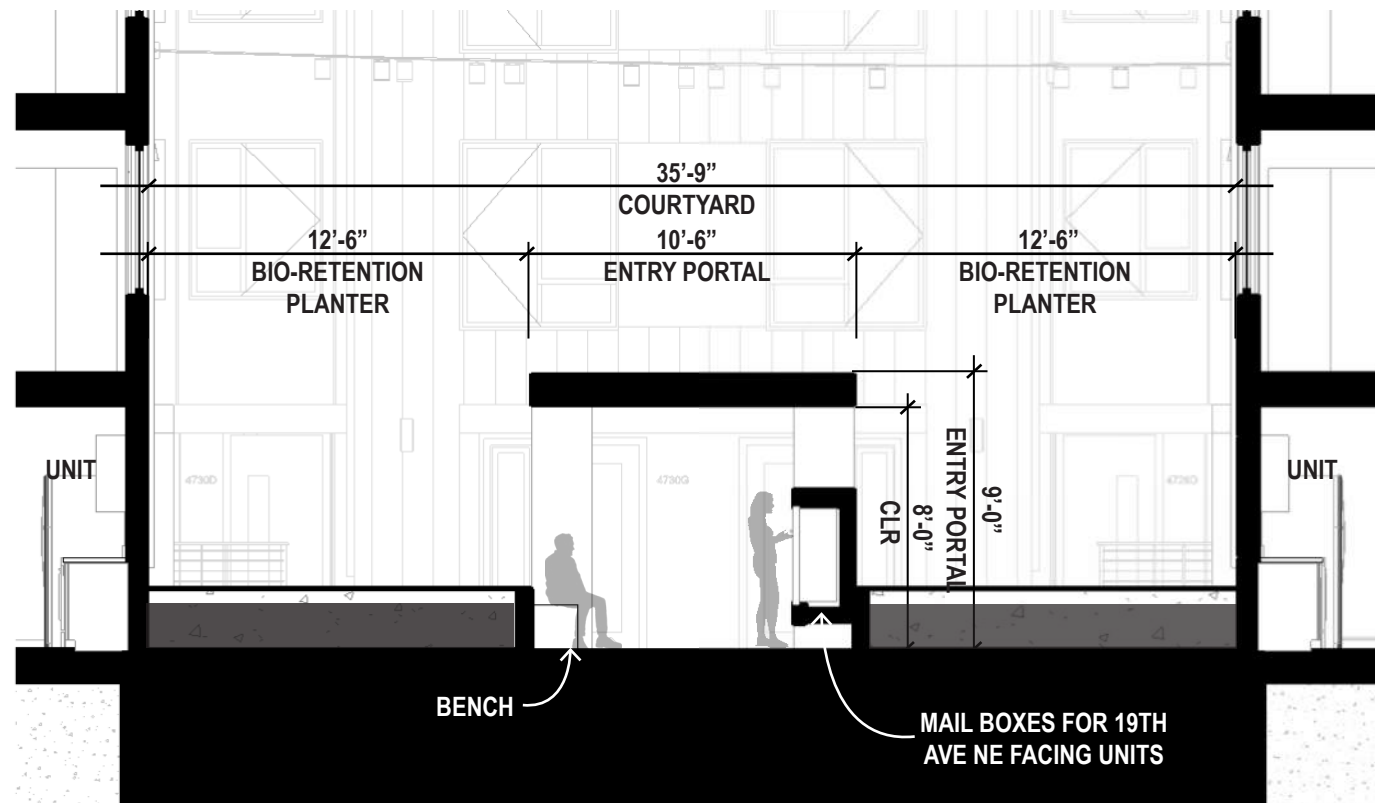
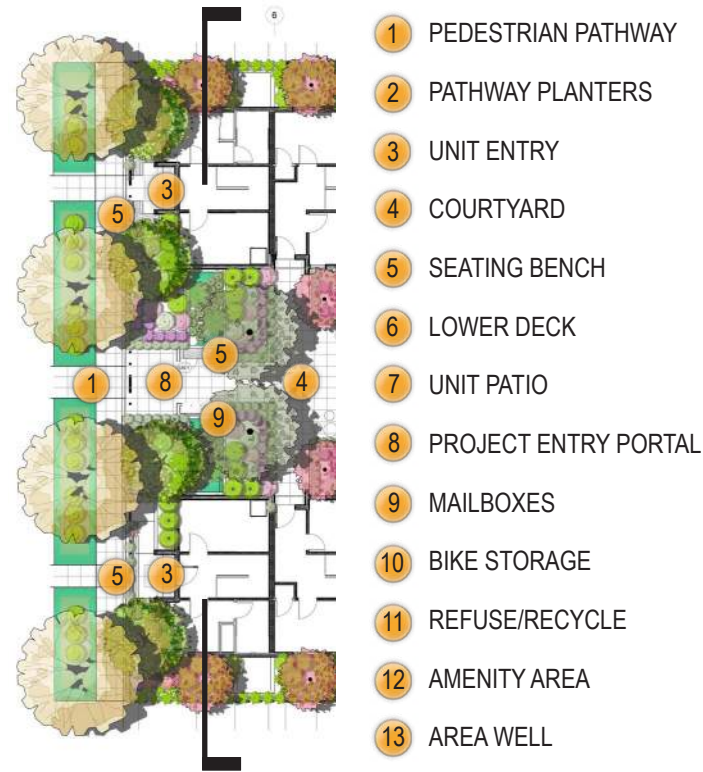
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- 12 AMENITY AREA
- 13 AREA WELL

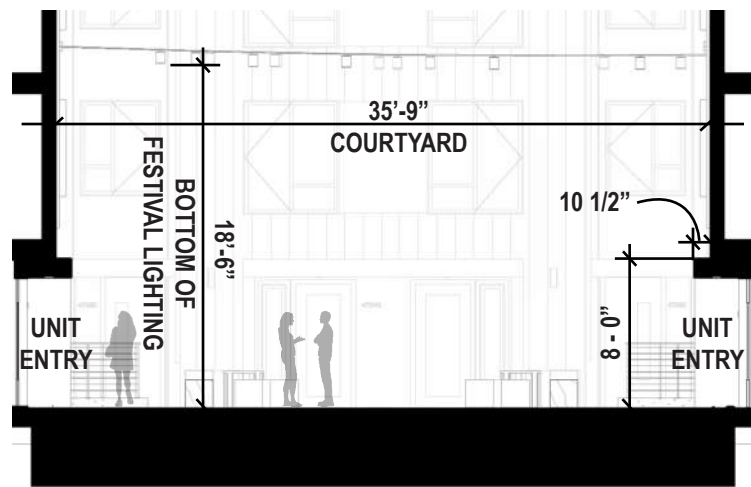




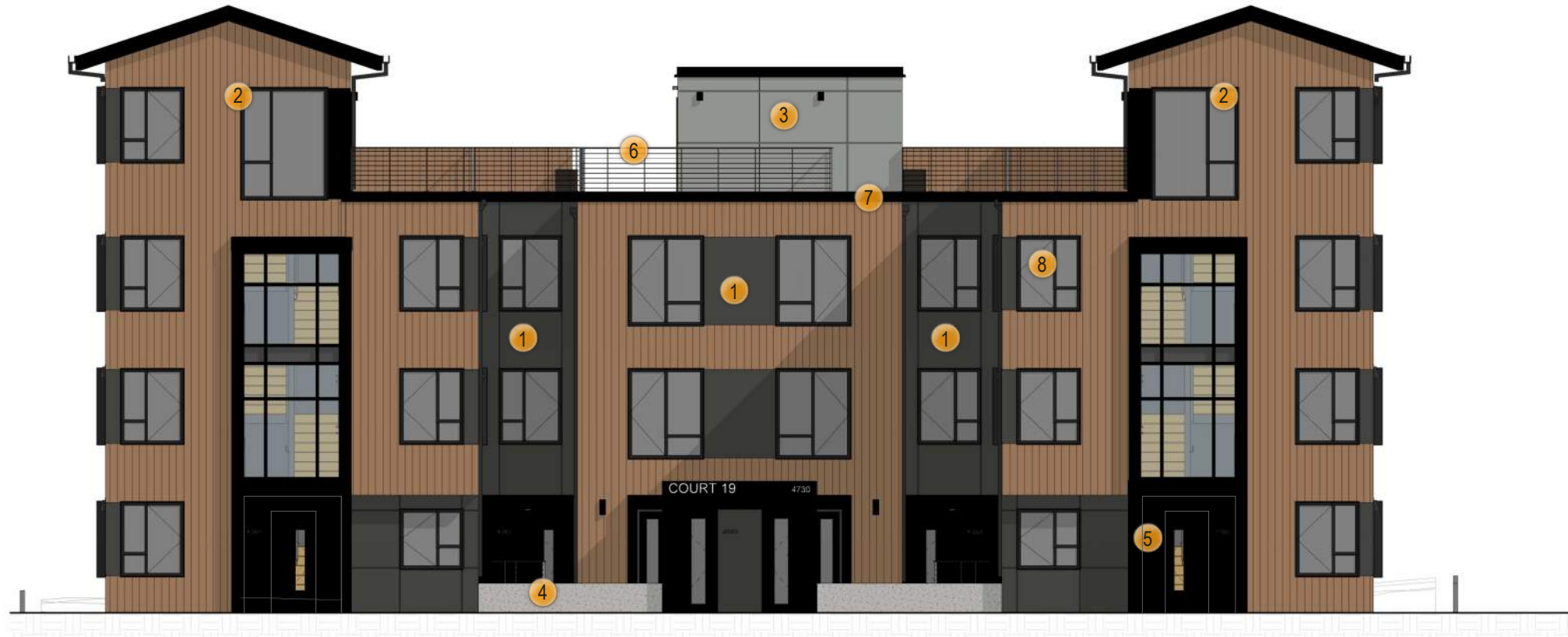
- 1 PEDESTRIAN PATHWAY
- 2 PATHWAY PLANTERS
- 3 UNIT ENTRY
- 4 COURTYARD
- 5 SEATING BENCH
- 6 LOWER DECK
- 7 UNIT PATIO
- 8 PROJECT ENTRY PORTAL
- 9 MAILBOXES
- 10 BIKE STORAGE
- 11 REFUSE/RECYCLE
- 12 AMENITY AREA
- 13 AREA WELL







WEST ELEVATION & MATERIALS



WEST ELEVATION



PRECEDENCE IMAGE: ENTRY PORTAL

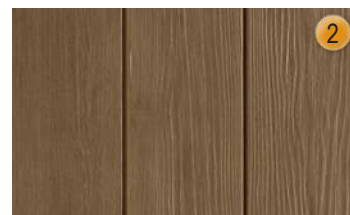


PRECEDENCE IMAGE: MATERIAL CHANGES TO EMPHASIZE ENTRIES

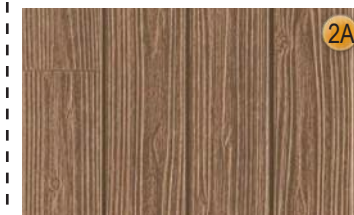
MATERIALS



CEMENT PANEL SIDING "IRON ORE" AT ACCENT PANEL
Cement board panel siding with prefabricated flashing reveals painted to match wall and a closed-joint rain screen system. Sherwin Williams Iron Ore SW 7069.



CEMENT PANEL SIDING "NICHHA VINTAGE WOOD CEDAR" AT MASS
Cement board panel siding with prefabricated flashing reveals painted to match wall and a closed-joint rain screen system. Nichiha Vintage Wood in Cedar.



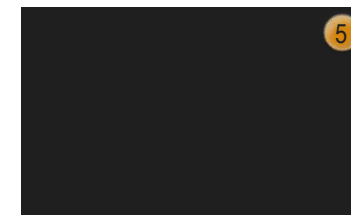
ALTERNATE CEMENT PANEL SIDING - CERACLAD RUSTIC WOOD CARAMEL" AT MASS
Cement board panel siding with prefabricated flashing reveals painted to match wall and a closed-joint rain screen system. Ceraclad Rustic Wood in Caramel.



CEMENT PANEL SIDING "TIN LIZZIE" ACCENT
Cement board panel siding. Sherwin Williams Tin Lizzie SW 9163.



CONCRETE - POURED
Architectural concrete walls with cast reveal joints.



CEMENT PANEL SIDING "CAVIAR" AT ENTRIES
Cement board panel siding. Sherwin Williams Caviar SW 6990.



METAL
Cool Matte Black at Railings



METAL
Dark Bronze at Parapets



VINYL WINDOWS
Black

NORTH ELEVATION & MATERIALS



NORTH ELEVATION



PRECEDENCE IMAGE: WINDOW PROJECTION

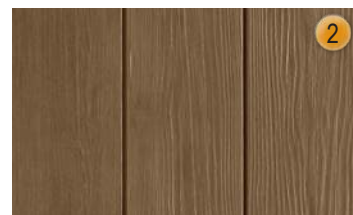


PRECEDENCE IMAGE: WINDOW FINIS

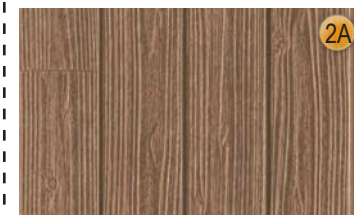
MATERIALS



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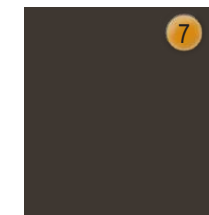
CONCRETE - POURED
Architectural concrete walls with cast reveal joints.



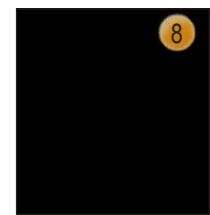
CEMENT PANEL SIDING "CAVIAR" AT ENTRIES
Cement board panel siding. Sherwin Williams Caviar SW 6990.



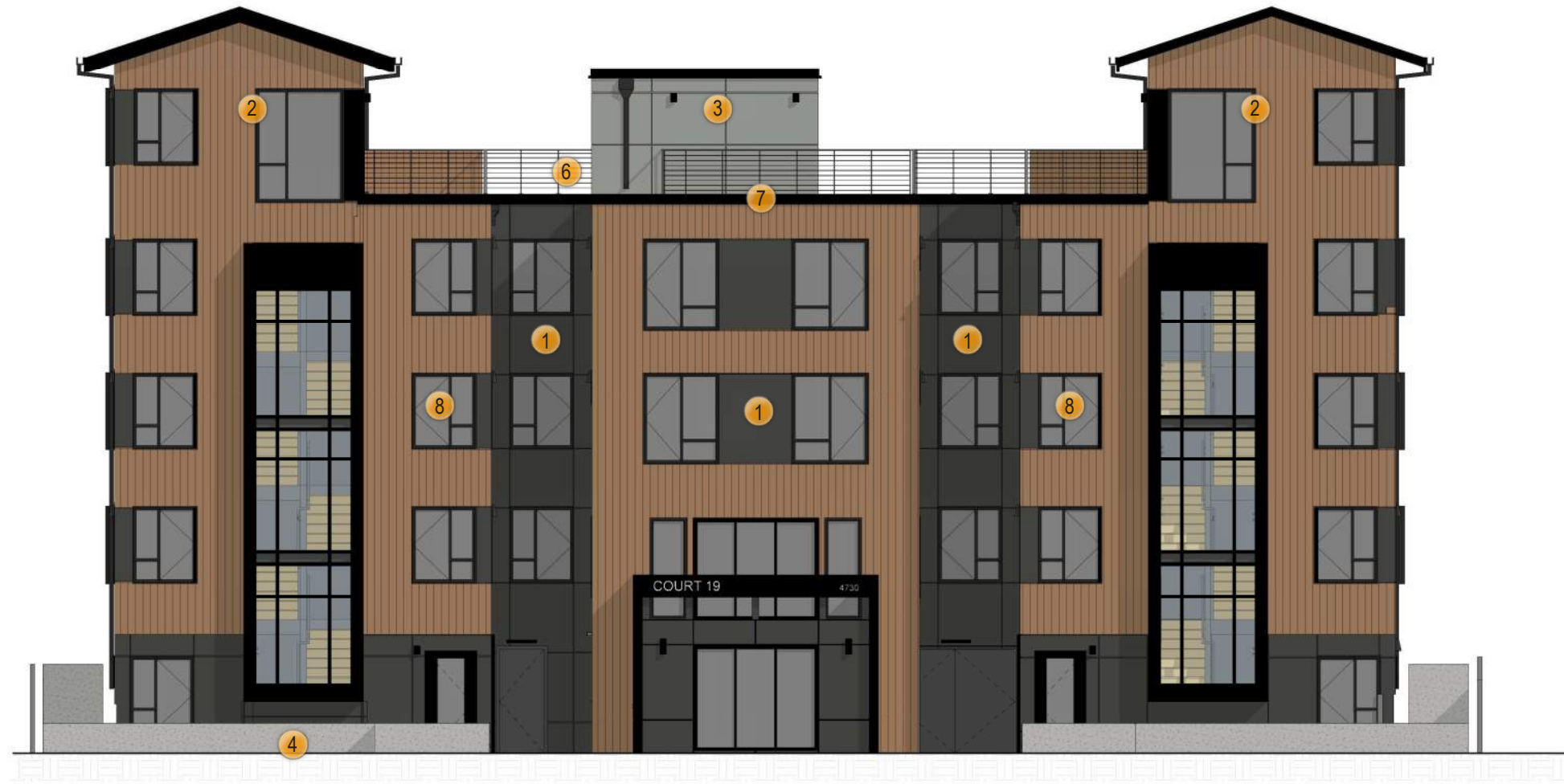
METAL
Cool Matte Black at Railings



METAL
Dark Bronze at Parapets



VINYL WINDOWS
Black



EAST ELEVATION

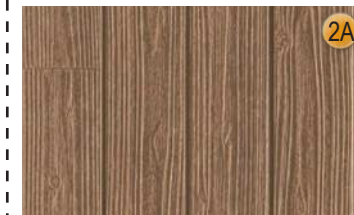
MATERIALS



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"NICHIBA VINTAGE WOOD CEDAR" AT MASS**
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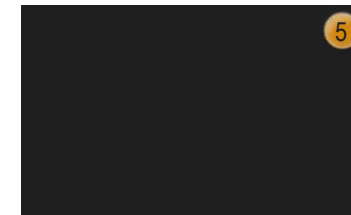
ALTERNATE CEMENT PANEL SIDING - CERACLAD RUSTIC WOOD CARAMEL" AT MASS
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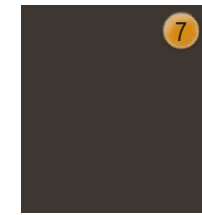
CONCRETE - Poured
Architectural concrete walls with cast reveal joints.



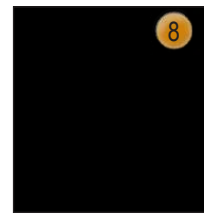
**CEMENT PANEL SIDING
"CAVIAR" AT ENTRIES**
Cement board panel siding. Sherwin Williams Caviar SW 6990.



METAL
Cool Matte Black at Railings

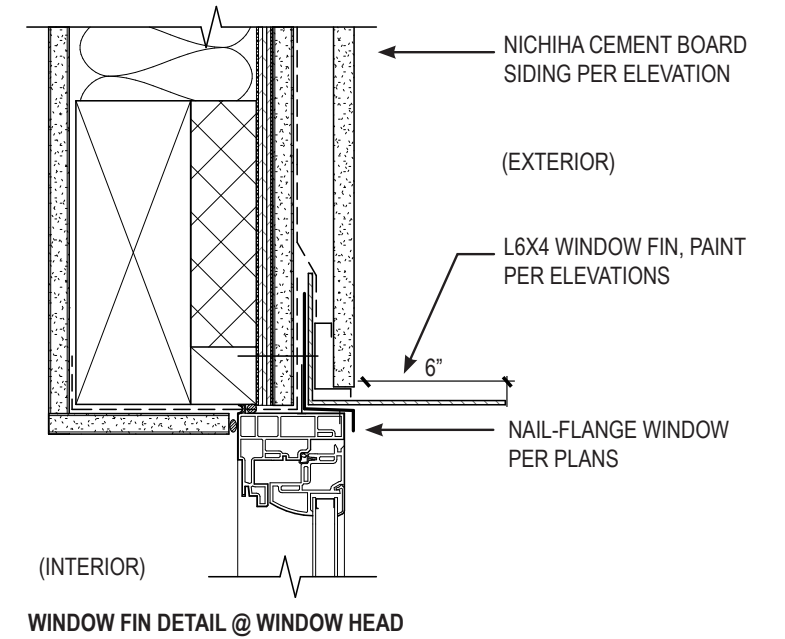


METAL
Dark Bronze at Parapets



VINYL WINDOWS
Black

SOUTH ELEVATION & MATERIALS

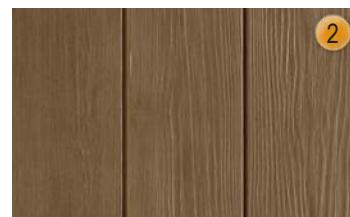


WINDOW FIN
L6X4 WINDOW FIN

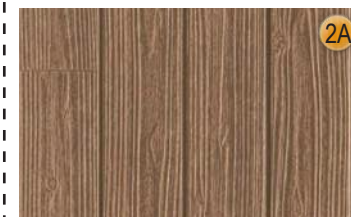
MATERIALS



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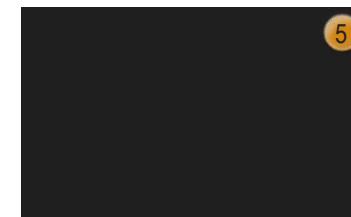
ALTERNATE CEMENT PANEL SIDING - CERACLAD RUSTIC WOOD CARAMEL" AT MASS
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CONCRETE - POURED
Architectural concrete walls with cast reveal joints.



CEMENT PANEL SIDING "CAVIAR" AT ENTRIES
Cement board panel siding. Sherwin Williams Caviar SW 6990.



METAL
Cool Matte Black at Railings



METAL
Dark Bronze at Parapets



VINYL WINDOWS
Black



COURTYARD NORTH ELEVATION

MATERIALS



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CONCRETE - Poured
Architectural concrete walls with cast reveal joints.



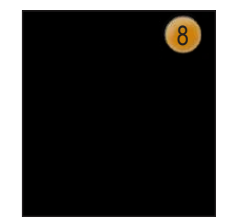
**CEMENT PANEL SIDING
"CAVIAR" AT ENTRIES**
Cement board panel siding. Sherwin Williams Caviar SW 6990.



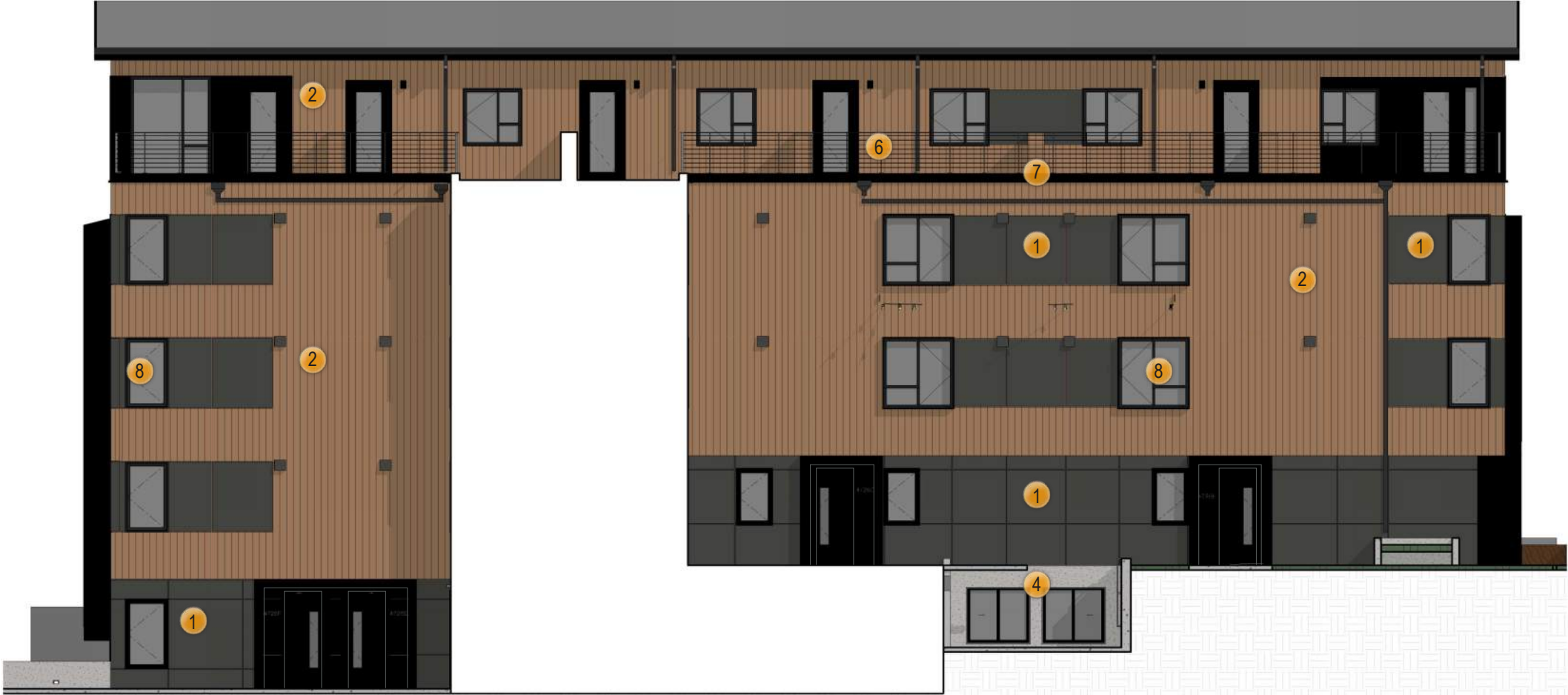
METAL
Cool Matte Black at Railings



METAL
Dark Bronze at Parapets



VINYL WINDOWS
Black



COURTYARD SOUTH ELEVATION

MATERIALS



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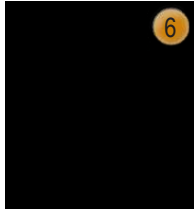
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Cement board panel siding. Sherwin Williams Tin Lizzie SW 9163.



CONCRETE - Poured
Architectural concrete walls with cast reveal joints.



**CEMENT PANEL SIDING
"CAVIAR" AT ENTRIES**
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METAL
Cool Matte Black at Railings



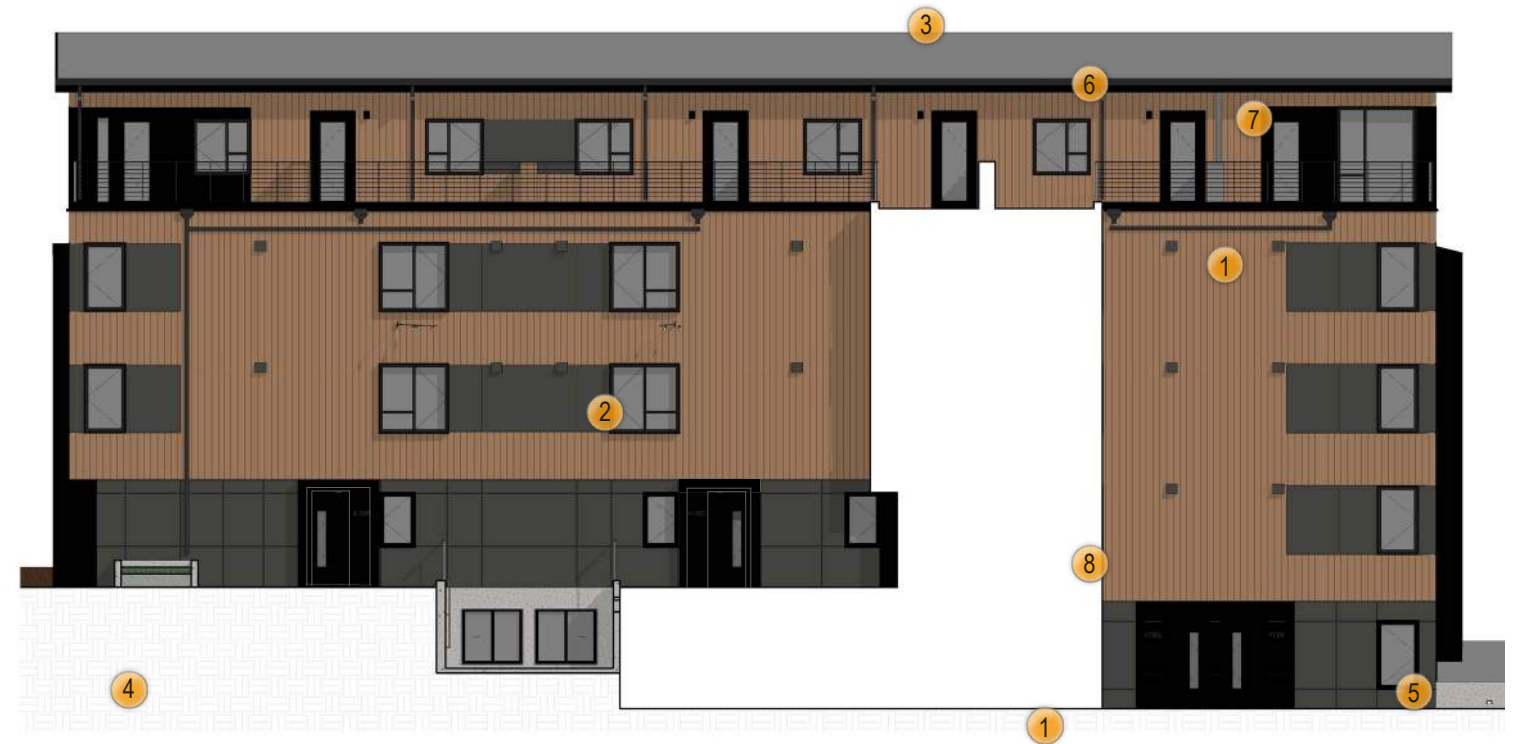
METAL
Dark Bronze at Parapets



VINYL WINDOWS
Black



UNIT D NORTH ELEVATION

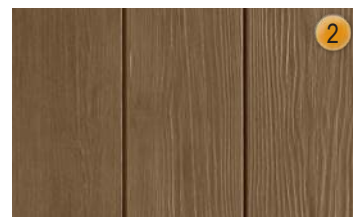


UNIT D SOUTH ELEVATION

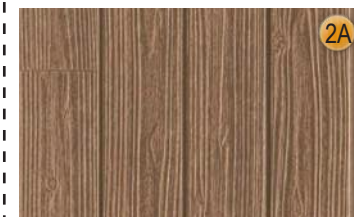
MATERIALS



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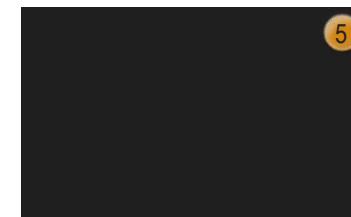
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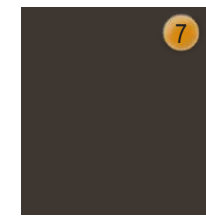
CONCRETE - POURED
Architectural concrete walls with cast reveal joints.



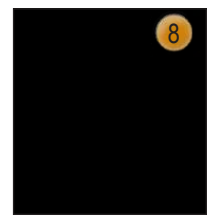
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"CAVIAR" AT ENTRIES**
Cement board panel siding. Sherwin Williams Caviar SW 6990.



METAL
Cool Matte Black at Railings



METAL
Dark Bronze at Parapets



VINYL WINDOWS
Black



1 EXIT DOOR SCONCE



2 EXTERIOR SCONCE



3 PATIO AND ROOF DECK SCONCE AT UNIT DOORS



4 SOFFIT LIGHTING



5 STEP LIGHTING

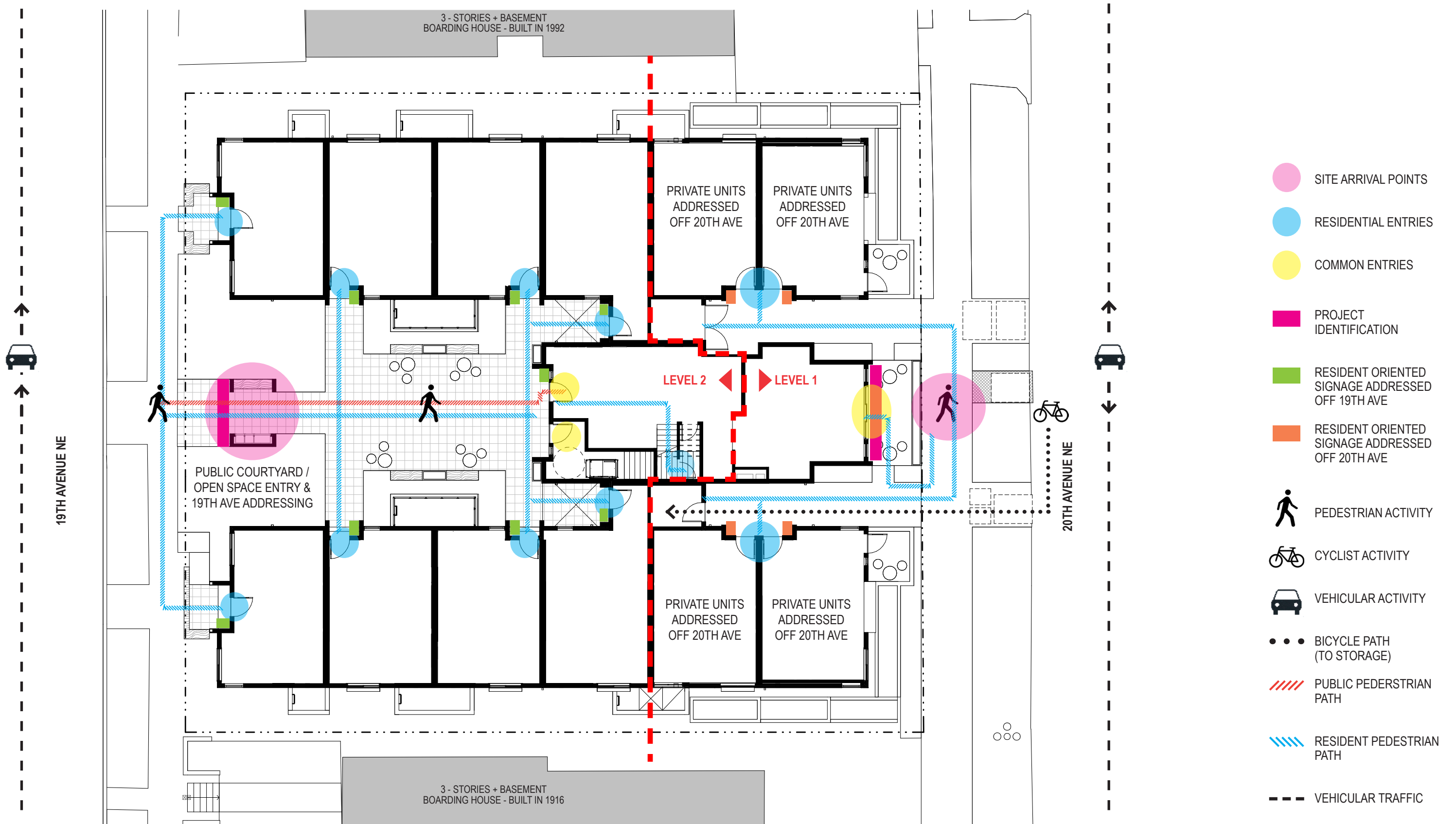


6 LANDSCAPING UP-LIGHTING



7 FESTIVAL LIGHTING

WAYFINDING PLAN





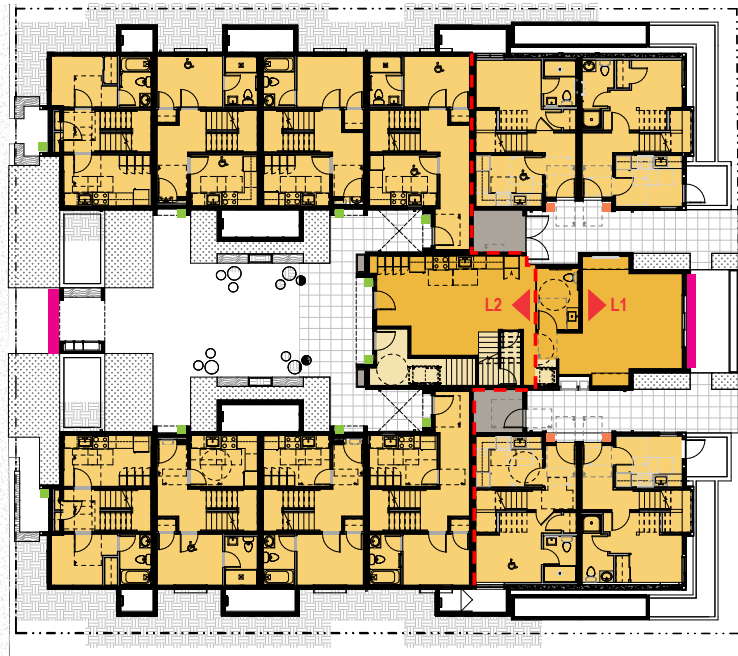
19TH AVENUE NE BUILDING SIGNAGE: PEDESTRIAN LEVEL BUILDING IDENTIFICATION AND ADDRESSING



20TH AVENUE NE BUILDING SIGNAGE: BUILDING IDENTIFICATION AND ADDRESSING



UNIT ENTRY SIGNAGE: UNIT IDENTIFICATION NEXT TO ENTRY DOOR



- PROJECT IDENTIFICATION
- RESIDENT ORIENTED SIGNAGE



PRECEDENCE IMAGE: PEDESTRIAN LEVEL BUILDING IDENTIFICATION AND ADDRESSING

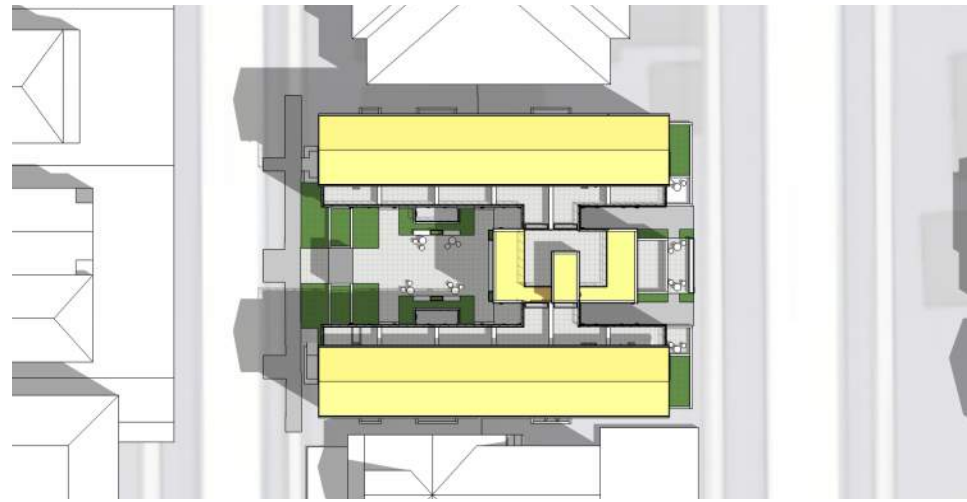


PRECEDENCE IMAGE: WALL SIGNAGE

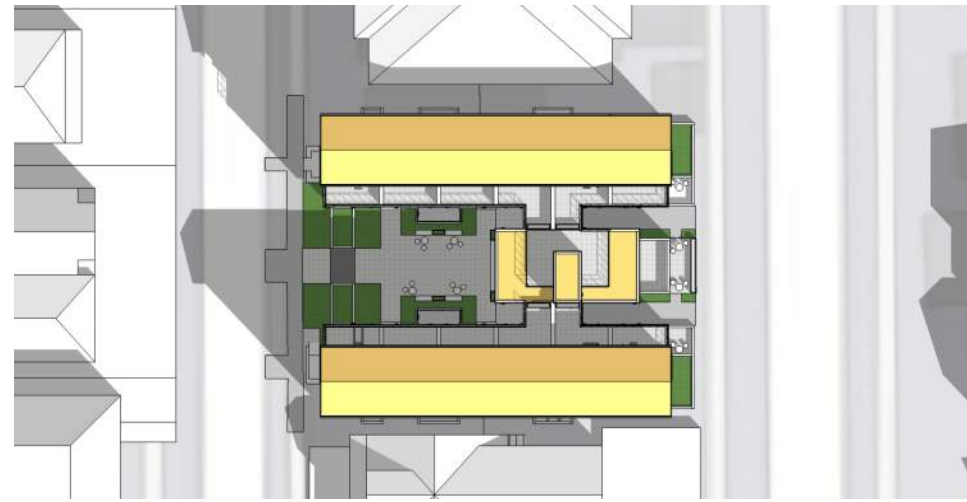


PRECEDENCE IMAGE: WALL MOUNTED UNIT SIGNAGE

KEY PLAN



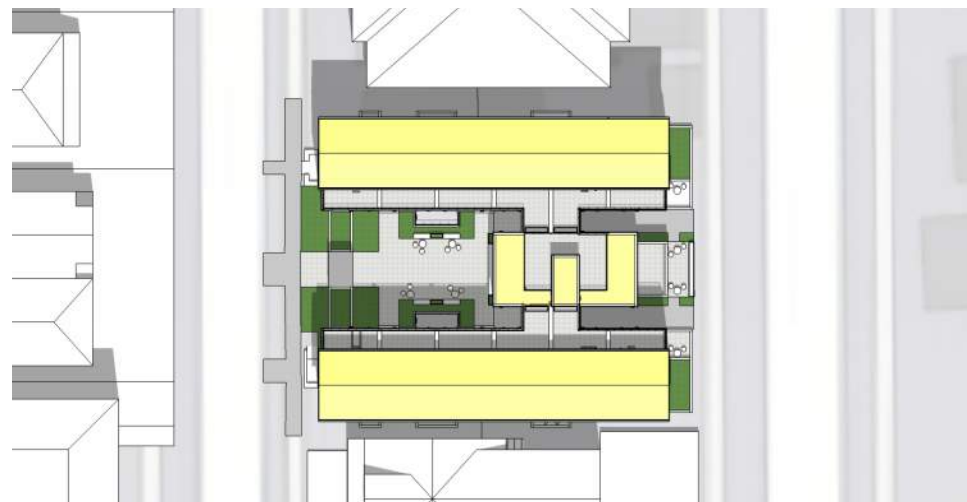
10AM - SUMMER SOLSTICE



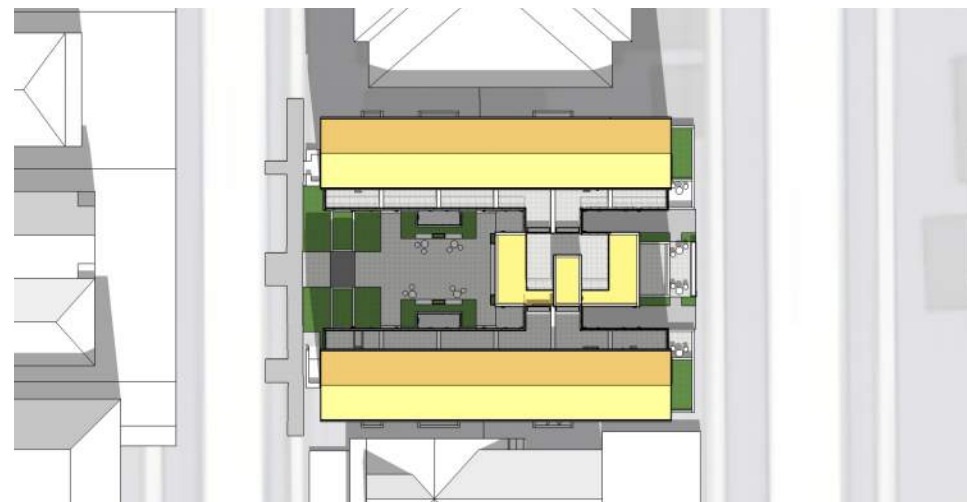
10AM - EQUINOX



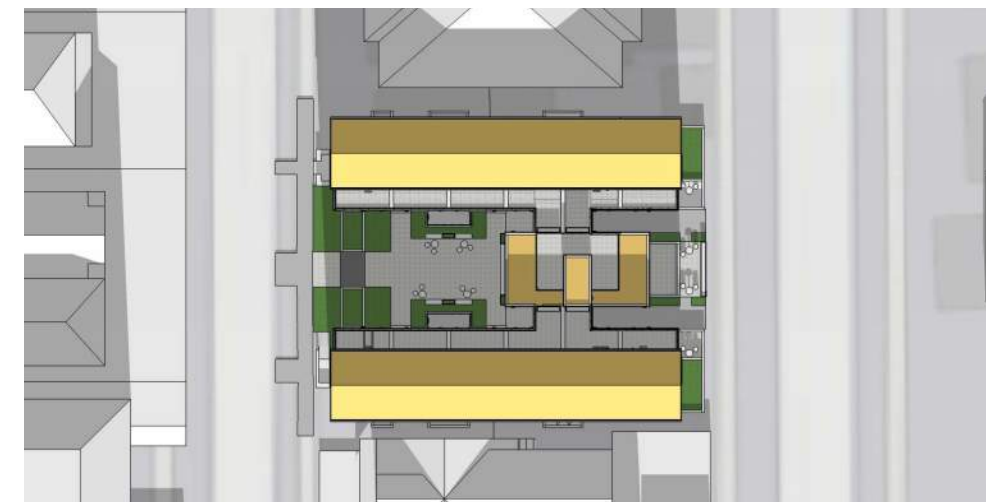
10AM - WINTER SOLSTICE



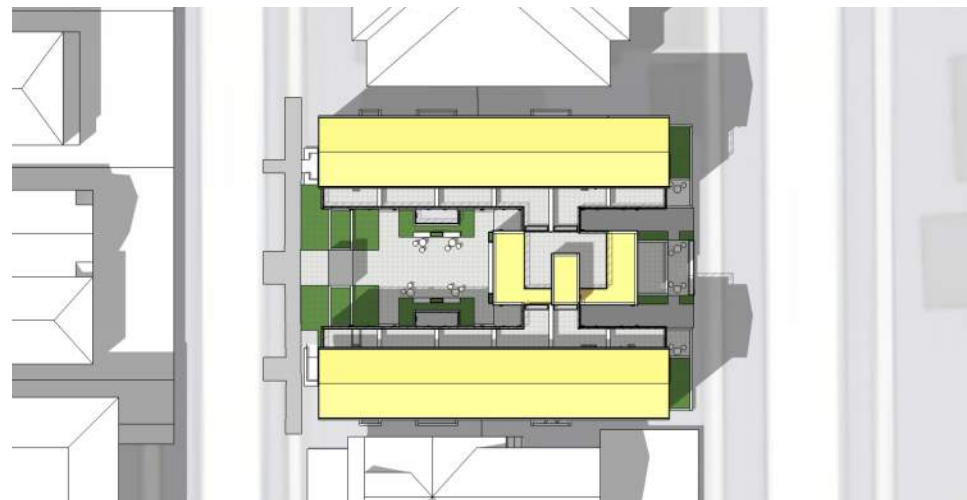
NOON - SUMMER SOLSTICE



NOON - EQUINOX



NOON - WINTER SOLSTICE



2PM - SUMMER SOLSTICE

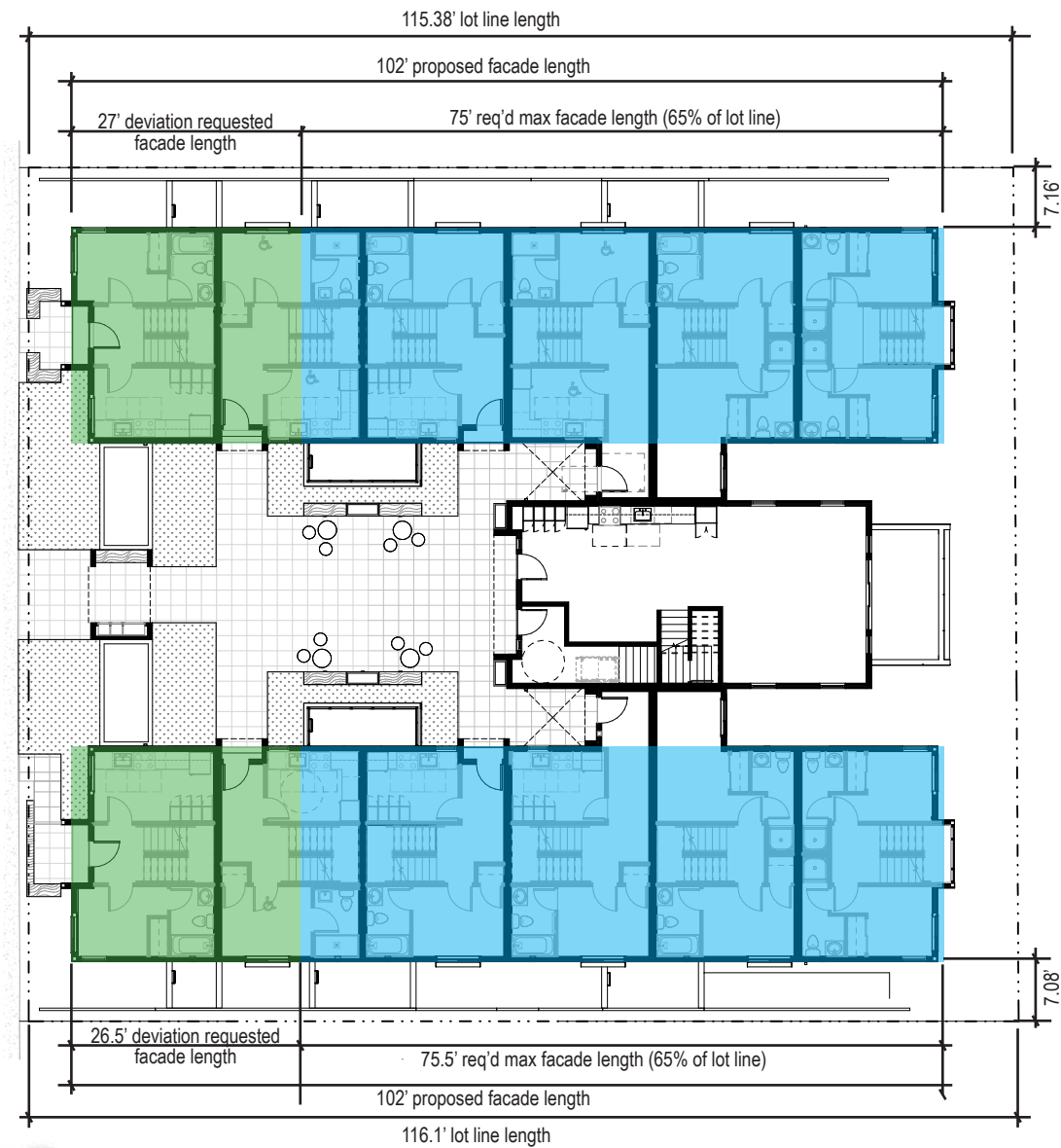


2PM - EQUINOX

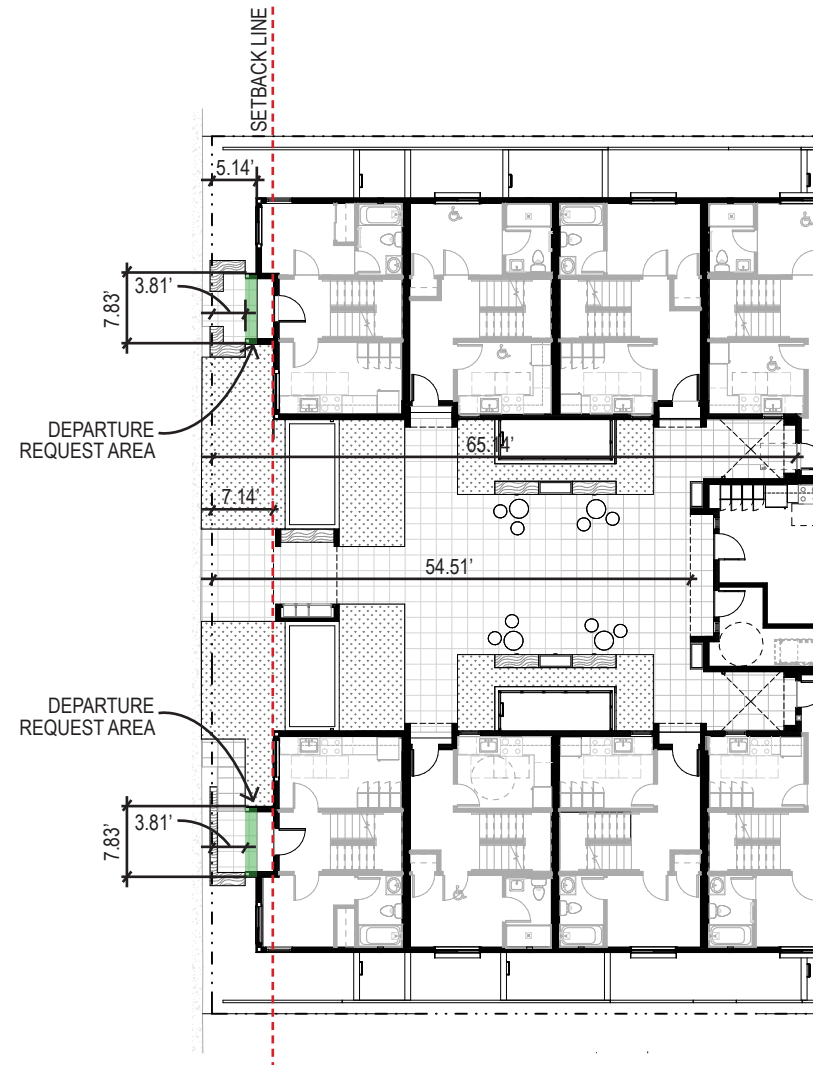


2PM - WINTER SOLSTICE

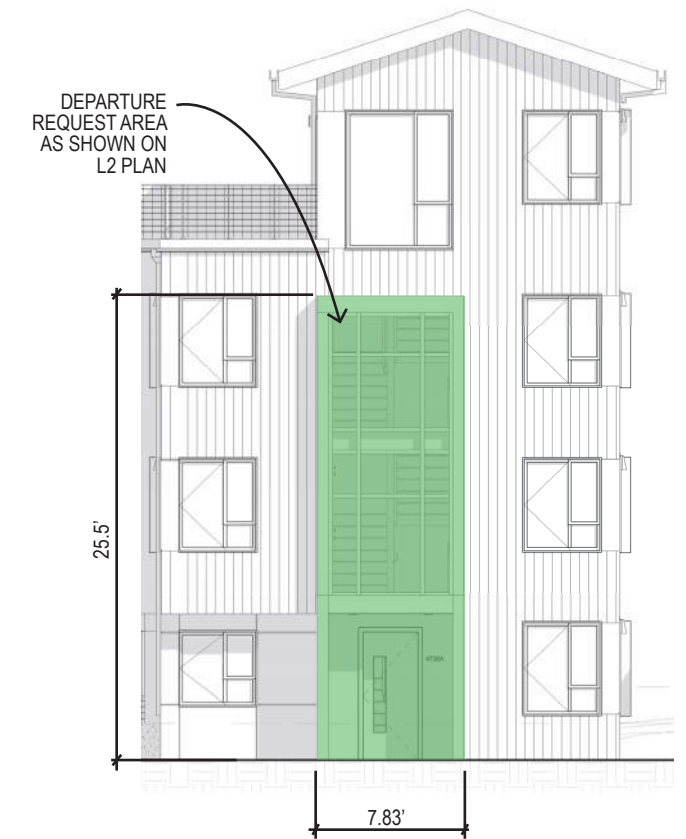
DEPARTURE REQUESTS



D1 L2 PLAN - FACADE LENGTH



D2 L2 PLAN - SETBACKS

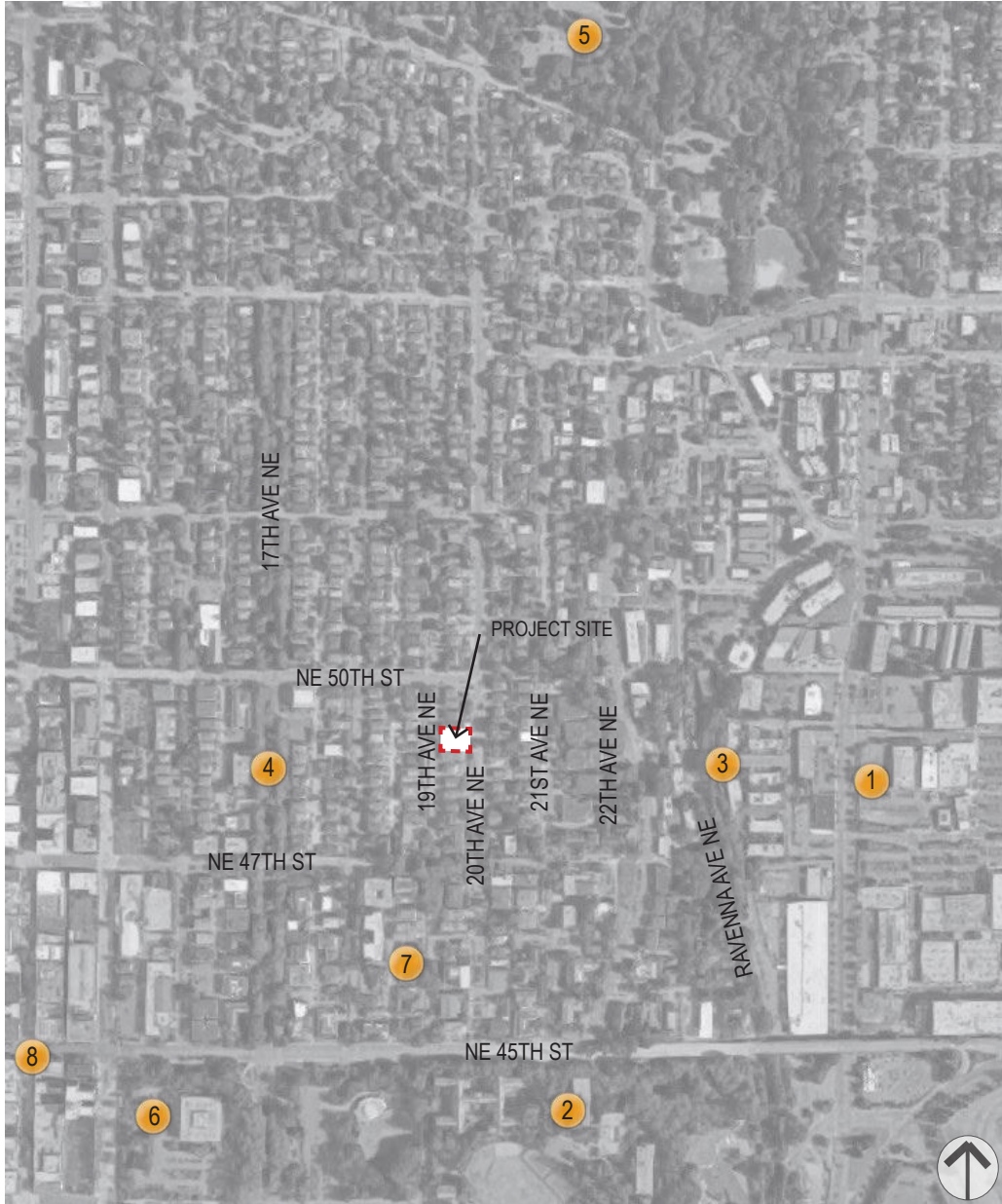


D2 PARTIAL ELEVATION - SETBACKS

DEPARTURE NUMBER	LAND USE CODE SECTION	ITEM	CODE REQUIREMENT	DEPARTURE REQUESTED	DESIGN RATIONALE
D1	SMC23.45.527.B.1	Max. Facade Length	The maximum combined length of all portions of façades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line.	Allowed structure width is 65% of the lot line, which is 75', and project proposes 102' facade length on both side lot lines. 1.1: North facade length proposed = 102' (max 65% allowed, 23.4% increase in allowable facade length proposed) 1.1: South facade length proposed = 102' (max 65% allowed, 23.4% of increase in allowable facade length proposed)	Central courtyard concept allows creation of maximum amount of centralized open space for residents which is a common architectural feature within this area (PL-2). Main open space facing 19th Ave NE creates central point of community which reinforces street level interaction (PL-3) as well as utilizing an entry portal as a symbolic transition from public to private space. The central courtyard provides buffer space between individual unit entries and the sidewalk and the courtyard utilizes benches and low walls / planters as well as furniture for resident use and overhead "festival lighting" to maximize usability of the courtyard for all occupants (PL-3, DC-1, DC-3). An additional pair of open spaces both at grade and elevated above sidewalk along 20th Ave NE provide similar benefits for residents and supports visual connection and surveillance but separated enough to maintain privacy (PL-3).
D2	SMC23.45.518.A	Setbacks and separations	The minimum required setback to be 5 feet and the average required setback to be 7 feet.	Project proposes 26.15' average setback on 19th avenue with 3' - 9 1/4" setback on 15' - 8" length of West facing facade (min 5' allowed).	Architectural feature of entry portal modulation requires minimal extension into front setback while still meeting the average setback on 19th Ave NE as a whole. Benches and landscaping flank these entryways creating individualized unit entry buffers (PL-3) while minimizing physical separation between sidewalk and unit. The portal engages the unit entry to the public realm as well as the streetscape.

APPENDIX

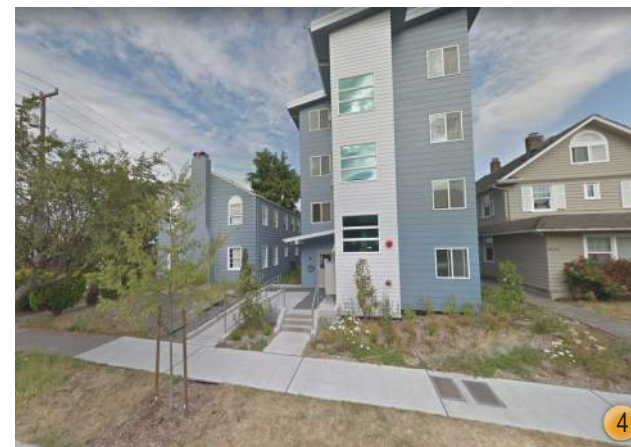
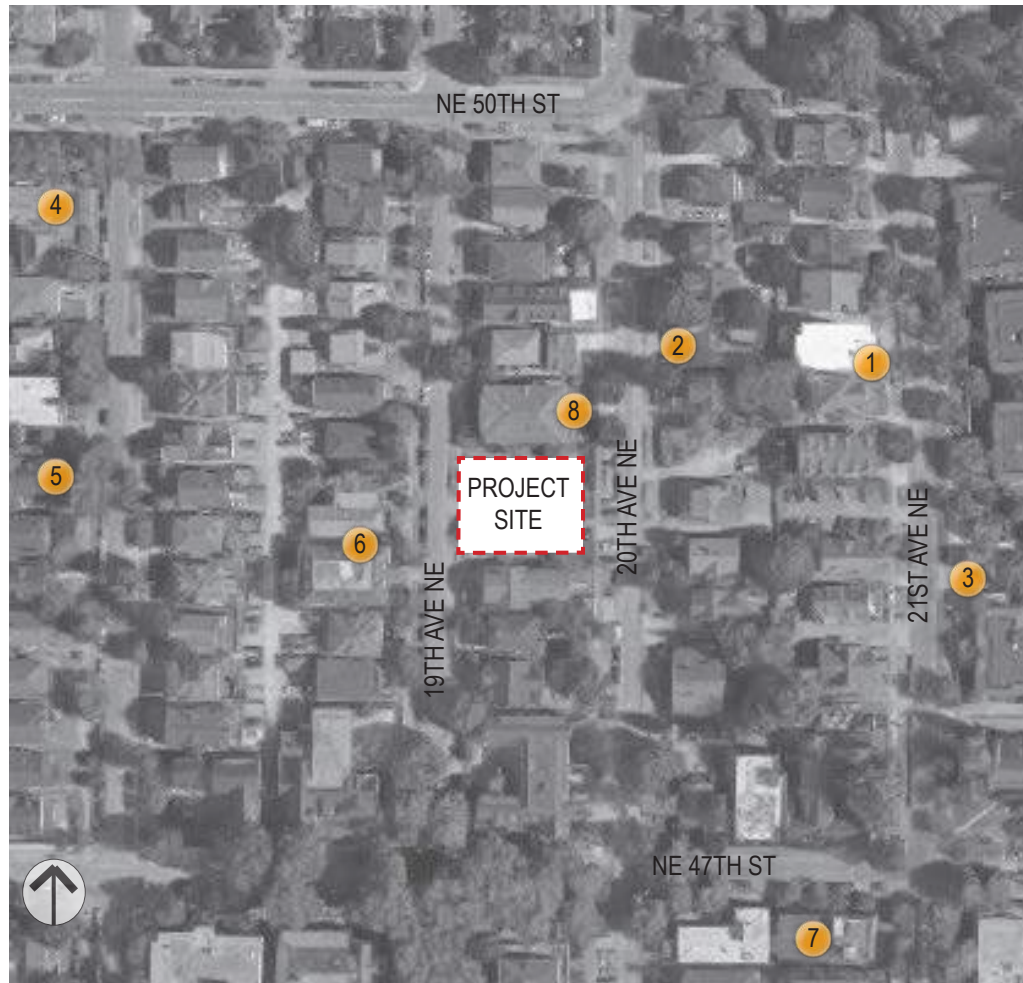
CONTEXT ANALYSIS: COMMUNITY NODES & POINTS OF INTEREST



POINTS OF INTEREST

- 1. University Village
- 2. University of Washington
- 3. Burke Gilman Trail
- 4. 17th Ave NE Centerstrip
- 5. Ravenna Park
- 6. Burke Museum
- 7. UW Greek Row
- 8. University way (The Ave)

URBAN DESIGN ANALYSIS: EXISTING NOTABLE ARCHITECTURAL & ENTRY PATTERNS



EXISTING PATTERN LOCATIONS

1. 4743 & 4735 21st Ave NE - Mid rise residential streetscape
2. 4740 20th Ave NE - Mid rise residential streetscape
3. 4730 21th Ave NE - Mid rise residential streetscape
4. 4754 18th Avenue NE - Mid rise residential entry / accessible way
5. 4731 18th Ave NE - Student housing entry / accessible way
6. 4721 19th Ave NE - Leasing office entry along access road
7. 4537 NE 47th St - Flat roof with Roof deck
8. 4738 19th Ave NE - Stepped Platers with grade change

DESIGN CUES

- Residential scale emphasized with street setbacks
- Human scale residential covered entries
- Open plaza areas at street intersections
- Stairs / ramps for grading changes at entry

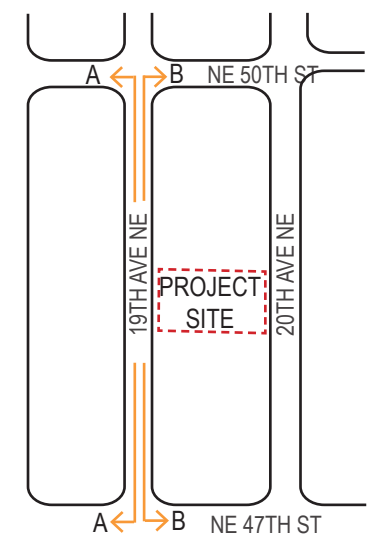


URBAN DESIGN ANALYSIS: STREET ELEVATIONS

ANALYSIS OF 19TH AVE STREET ELEVATIONS :

Existing architectural context of 19th Avenue is composed of single family housing / boarding houses with multi-family structures interspersed between them. Many of the single family structures are elevated from sidewalk level with planting areas and stoop entries and porches, but single family structures level to the sidewalk are intermittently observed. Traditional gable or hip roof on both single family and multi-family buildings occur as well as dormers from gable roofs are present on single family structures to maximize interior space and daylight. Primary entries to housings are along 19th Ave on both sides of the street. Single family structures are mostly 2-stories, and multi-family structures are 3-stories on top of a parking/basement podium. Due to single family structures elevated above ground and multi family structures sunken from ground level, the height of structures on street is consistent. Front yard setbacks from 19th Avenue range from 8' to 12', wider than required minimum setback (5'), and often have entry stoop and entry porch. Bike storage nor trash enclosure is not visible from 19th Ave. Predominant building material is brick and lap siding, and brick is often used as an accent material on base/porch. Neutral color finish is predominant with some accent colors.

STREET ELEVATION DIAGRAM



1 Wider front setback with planting area and stoop entries on elevated ground level at single family homes



2 Sunken multi-family housing, instead of elevated from ground level to maximize density while reducing perceived massing



3 Planting area flat to the sidewalk with entry porch at single family homes



4 Gable or hip roof with dormer at upper floor at single family homes



5 Elevated deck facing street



6 Access to residential lobby with stairs from street



STREET ELEVATION B: 19TH AVE LOOKING EAST



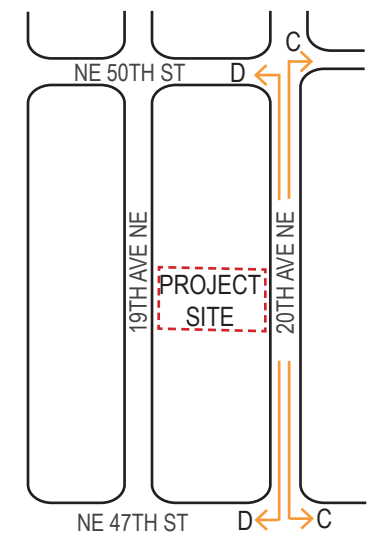
STREET ELEVATION A: 19TH AVE LOOKING WEST

URBAN DESIGN ANALYSIS: STREET ELEVATIONS

ANALYSIS OF 20TH AVE STREET ELEVATIONS :

Unlike from 19th Avenue, 20th Avenue shows different scales and characters on recently-built multi-family structures to the East with introducing contemporary materials, shed roofs and bold finish colors. The west side of the street has strong transportation connections with garages/on grade parking and bike lane. Most lots have a detached terraced garages with roof top open space on west side of street. Setback line on 20th Avenue west is not as distinctive as on 19th avenue, and detached garages are commonly positioned at the edge of the property line of each parcel, providing shortest distance from the street to the garage entry. On 20th Avenue east, front setback varies from 5' to 12'. Recently built multi-family housings have 10'~12' setback with ramps, trash enclosure/ open space/mailboxes for tenants from 20th Avenue. Width of each residential structures are fairly consistent except for congregate housings along NE 47th Avenue, and a few multi-family structures. There are multi-family structures with 4-stories and a basement on 20th Avenue, showing various building heights. Brick and stone material is visible on 20th Avenue on East at main entries and porches, but concrete base for garages are commonly found on 20th Avenue West. Cement board panels and lap sidings with saturated and bold colors were used on recently built multi family structures.

STREET ELEVATION DIAGRAM



1 Garage access from street, patio on top of garage



2 Stepped planters with stair to residential level at a multi-family housing



3 Shed roof at multi-family housings



4 Outdoor space with benches trellis



5 Sunken massing with window wells



6 Detached garages along 20th Ave on West with parking strip



STREET ELEVATION D: 20TH AVE LOOKING WEST



STREET ELEVATION C: 20TH STREET LOOKING EAST



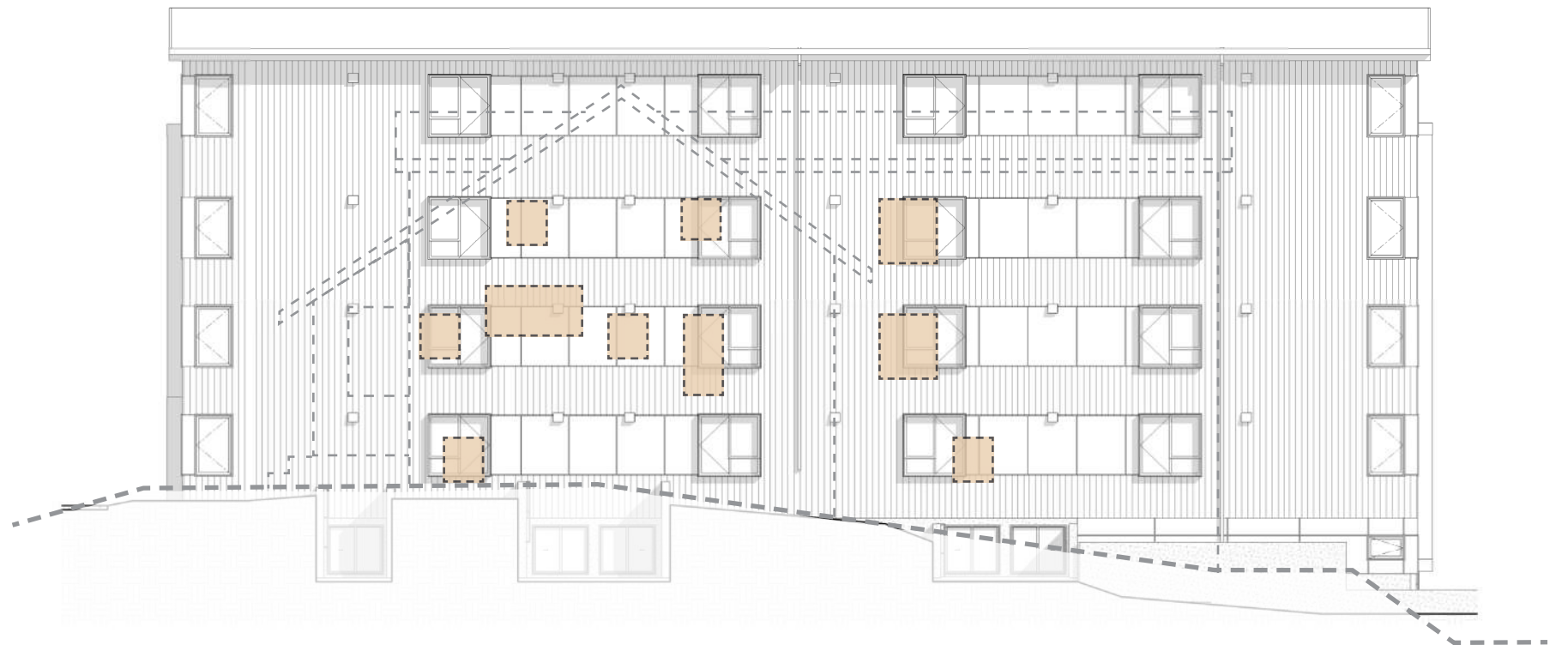
ADJACENT PROPERTY TO THE NORTH



NORTH ELEVATION: WINDOW LOCATION OVERLAY WITH ADJACENT STRUCTURE



ADJACENT PROPERTY TO THE SOUTH



SOUTH ELEVATION: WINDOW LOCATION OVERLAY WITH ADJACENT STRUCTURE