

ZENG'S UW APARTMENTS



4715 & 4719 21ST AVE NE
SDCI Project # 3039543-EG
3039616-LU

02/28/2024

DESIGN RECOMMENDATION PACKET

ARCHITECT
STUDIO 77LLC
P.O. BOX 50281
BELLEVUE, WA 98015
QIQI_686@MSN.COM
425-985-7817

OWNER
YOUJING INVESTMENTS LLC
CONTACT: JANE NIPUS
JANENIPIUS@GMAIL.COM
206-930-1146

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PROJECT INFORMATION

PROJECT DETAILS

ADDRESS: 4715 & 4719 21ST AVE NE
SDC/ PROJECT NUMBER: 3039543-EG
ZONING: LR3(M)
PARCEL #: 092504-9358
092504-9050

ZONING: LR3 (M)
NUMBER OF UNITS: 31
SITE AREA: 9,523 SF
STRUCTURE HEIGHT: 50 FT ALLOWED
PARKING STALLS: 31 BICYCLE

PROJECT SUMMARY:

THE PROPOSED SITE IS LOCATED WITHIN THE UNIVERSITY DISTRICT URBAN CENTER VILLAGE, WHICH IS LARGELY COMPRISED OF SINGLE-FAMILY HOMES, TOWNHOUSES, AND MID TO LARGE SIZED APARTMENT OR CONDOMINIUM BUILDINGS. THIS PROJECT IS LOCATED ALONG 21ST AVENUE NE, NORTH OF THE ARTERIAL NE 45TH STREET WHICH IS WITHIN WALKING DISTANCE OF THE MAJOR CULTURAL, SHOPPING, AND ENTERTAINMENT CENTERS INCLUDING; UNIVERSITY AVE TO THE WEST, UNIVERSITY VILLAGE TO THE EAST, AND THE UNIVERSITY OF WASHINGTON CAMPUS TO THE SOUTH.

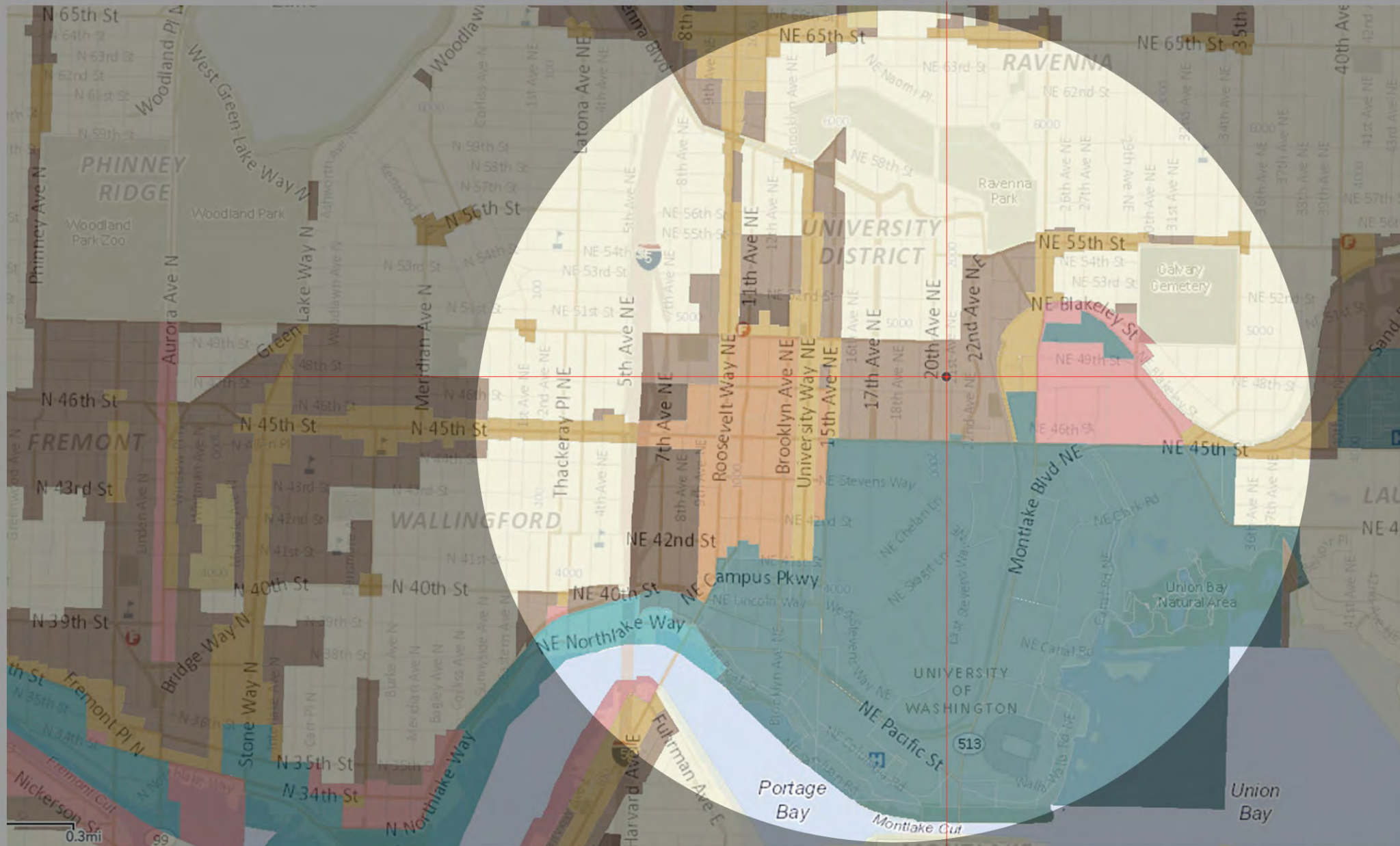
ADJACENCIES:

UNIVERSITY AVE, UNIVERSITY VILLAGE, BUSES TO DOWNTOWN SEATTLE, UNIVERSITY OF WASHINGTON, UNIVERSITY OF WASHINGTON IMA, AND GREENLAKE TO THE NORTHWEST.

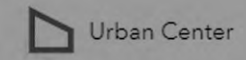
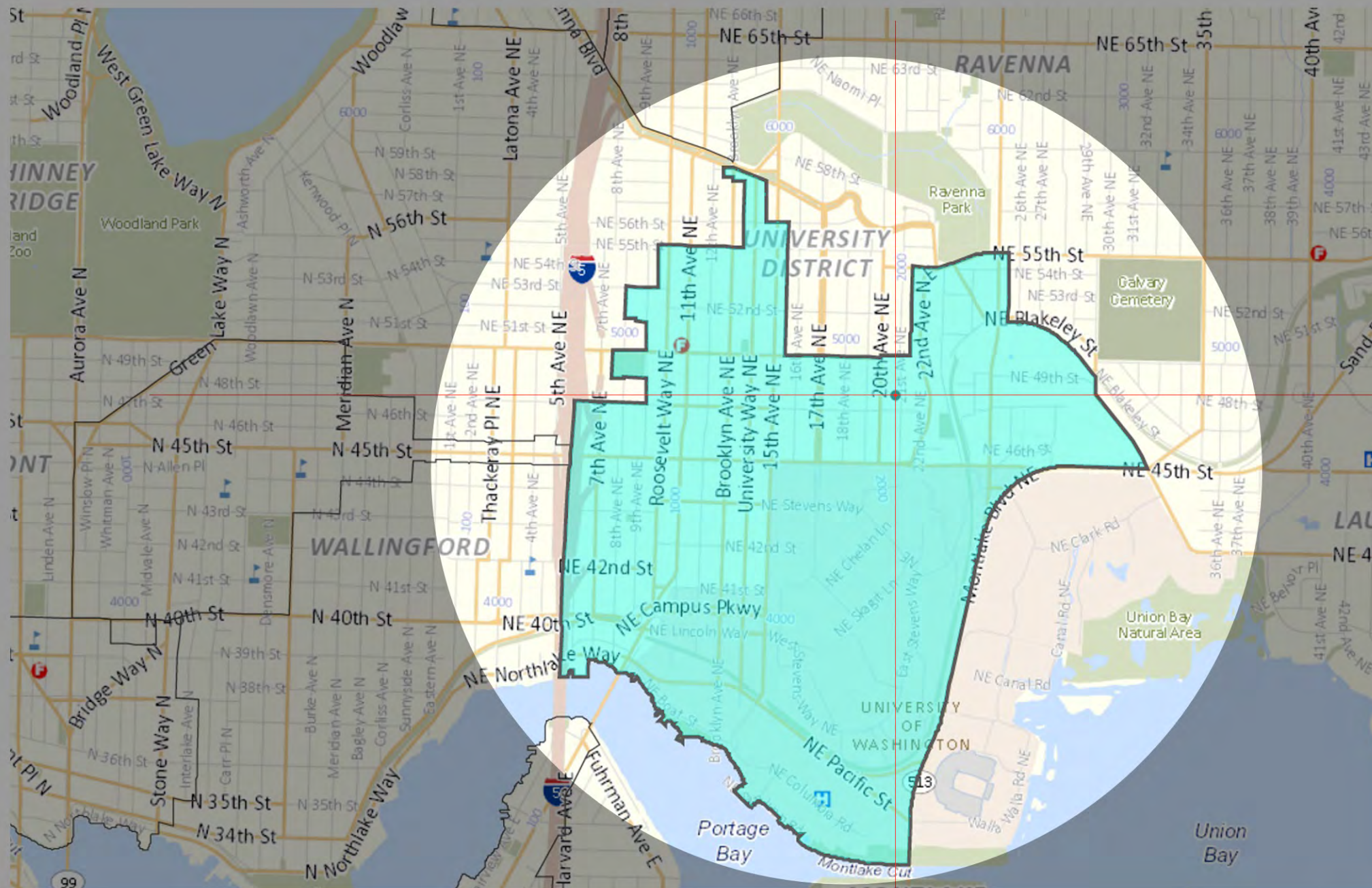
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425-985-7817

LANDSCAPE ARCHITECT
LOTUS LANDSCAPE DESIGN
4021 170TH AVE SE
BELLEVUE, WA 98008
425-753-3424



● COMMERCIAL
 ● SEATTLE MIXED
 ● NEIGHBORHOOD COMMERCIAL
 ● HIGH-DENSITY MULTI-FAMILY
 ● LOWRISE MULTI-FAMILY
 ● RESIDENTIAL SMALL LOT
 ● SINGLE FAMILY
 ● INSTITUTE



Urban Center

ZONING
SITE ZONED LR-3 (M)

SMC 23.45.005
PERMITTED AND PROHIBITED USES
RESIDENTIAL

SMC 23.45.524
LANDSCAPING AND SCREENING STANDARDS
STREET TREES REQUIRED

SMC 23.45.510
FLOOR AREA RATIO (FAR) MAXIMUM

SMC 23.45.527
STRUCTURE WIDTH AND FACADE LENGTH LIMITS IN LR ZONES

SINGLE-USE, MAXIMUM FAR=2.30 (INSIDE URBAN CENTER& WITH AND MHA SUFFIX);W/ AREAS
EXEMPT FROM FAR CALCULATION INCLUDE: UNDERGROUND STORIES, ROOF PORTIONS OF A STORY THAT
EXTEND NO MORE THAN 4' ABOVE EXISTING OR FINISHED GRADE AND BICYCLE PARKING

THE MAXIMUM COMBINED LENGTH OF ALL PORTIONS OF FACADES WITHIN 15 FEET OF A LOT LINE SHALL NO EXCEED 65
PERCENT OF THE LENGTH OF THAT LOT LINE.

SMC 23.45.514
STRUCTURE HEIGHT
50'-0";

SMC 23.45.536
PARKING LOCATION AND ACCESS

SURFACE PARKING- IF ACCESS IS TAKEN DIRECTLY FROM AN ALLEY, SURFACE PARKING MAY BE LOCATED ANYWHERE WITHIN
25 FEET FROM AN ALLEY LOT LINE PROVIDED IT IS NO CLOSER THAN 7 FEET TO ANY STREET LOT LINE;
ALLEY ACCESS IS REQUIRED.

STAIR PENTHOUSES, MECHANICAL EQUIPMENT AND COVERED AMENITY AREA CAN EXTEND UP TO
15 FEET ABOVE HEIGHT LIMIT. ELEVATOR PENTHOUSES CAN EXTEND UP TO 45 FEET ABOVE HEIGHT
LIMIT IF THE ELEVATOR PROVIDES ACCESS TO USABLE OPEN SPACE OR COMMON RECREATION AREA ON
ROOF. TOTAL COVERAGE OF ALL ROOFTOP FEATURES CAN BE UP TO 65% OF THE ROOFS AREA IF ALL MECHANICAL
EQUIPMENT IS SCREENED FROM SIGHT AND IF NO ROOFTOP FEATURES ARE CLOSER THAN 10 FEET TO ROOFS EDGE.

SMC 23.54.015
REQUIRED PARKING

SMC 23.45.518
SETBACKS REQUIREMENTS

NO PARKING REQUIRED IN URBAN CENTER

EAST- (21TH AVE NE), 5 FEET MINIMUM WITH A 1 FT DEDICATION
SOUTH- 5 FEET MINIMUM WITH A 7FT AVERAGE SETBACK
WEST(ALLEY)- 15 FEET SETBACK (WITHOUT ALLEY)
NORTH-5 FEET MINIMUM WITH A 7FT AVERAGE
AN UPPER-LEVEL SETBACK OF 12 FEET FROM THE FRONT LOT LINE IS REQUIRED FOR PORTIONS ABOVE 54 FEET
HEIGHT LIMIT OF 50 FEET

SMC 23.54.015
BICYCLE PARKING QUANTITY

BIKE PARKING STALLS PER TABLE D FOR FIRST 50 BIKE, ADDITIONAL SPACES ARE REQUIRED AT THREE-QUARTERS THE RATIO
SHOWN IN TABLE D.
LONG TERM 1/UNIT OR SEDU
SHORT TERM 1/20 UNITS

SMC 23.45.522
AMENITY AREA

SMC 23.54.040
SOLID WASTE & RECYCLING

AREA MUST BE 25% OF THE LOT AREA.
MINIMUM 50% OF THE AMENITY AREA SHALL BE PROVIDED AT GROUND LEVEL, EXCEPT THAT AMENITY AREA
PROVIDED ON THE ROOF OF A STRUCTURE THAT MEETS THE PROVISIONS OF SUBSECTION 23.45.510.D.5 MAY
BE COUNTED AS AMENITY AREA PROVIDED AT GROUND LEVEL.

FOR RESIDENTIAL 51-100 DWELLING UNITS- 375 SF PLUS 4 SF PER ADDITIONAL UNIT OVER 50.
12 FOOT MINIMUM HORIZONTAL DIMENSION.

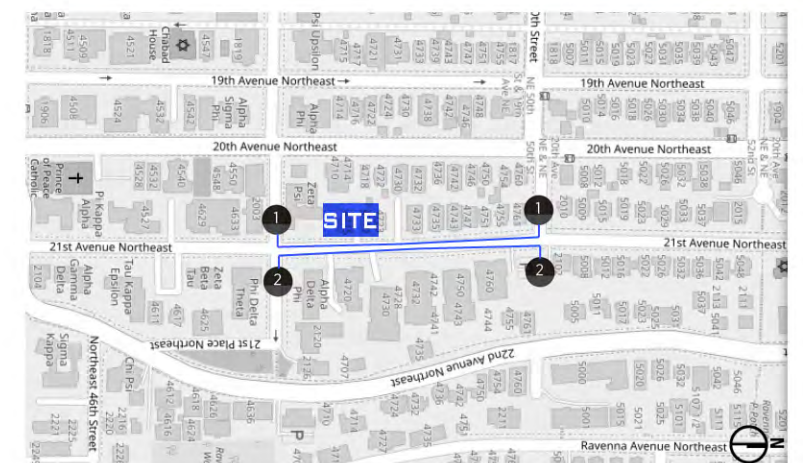


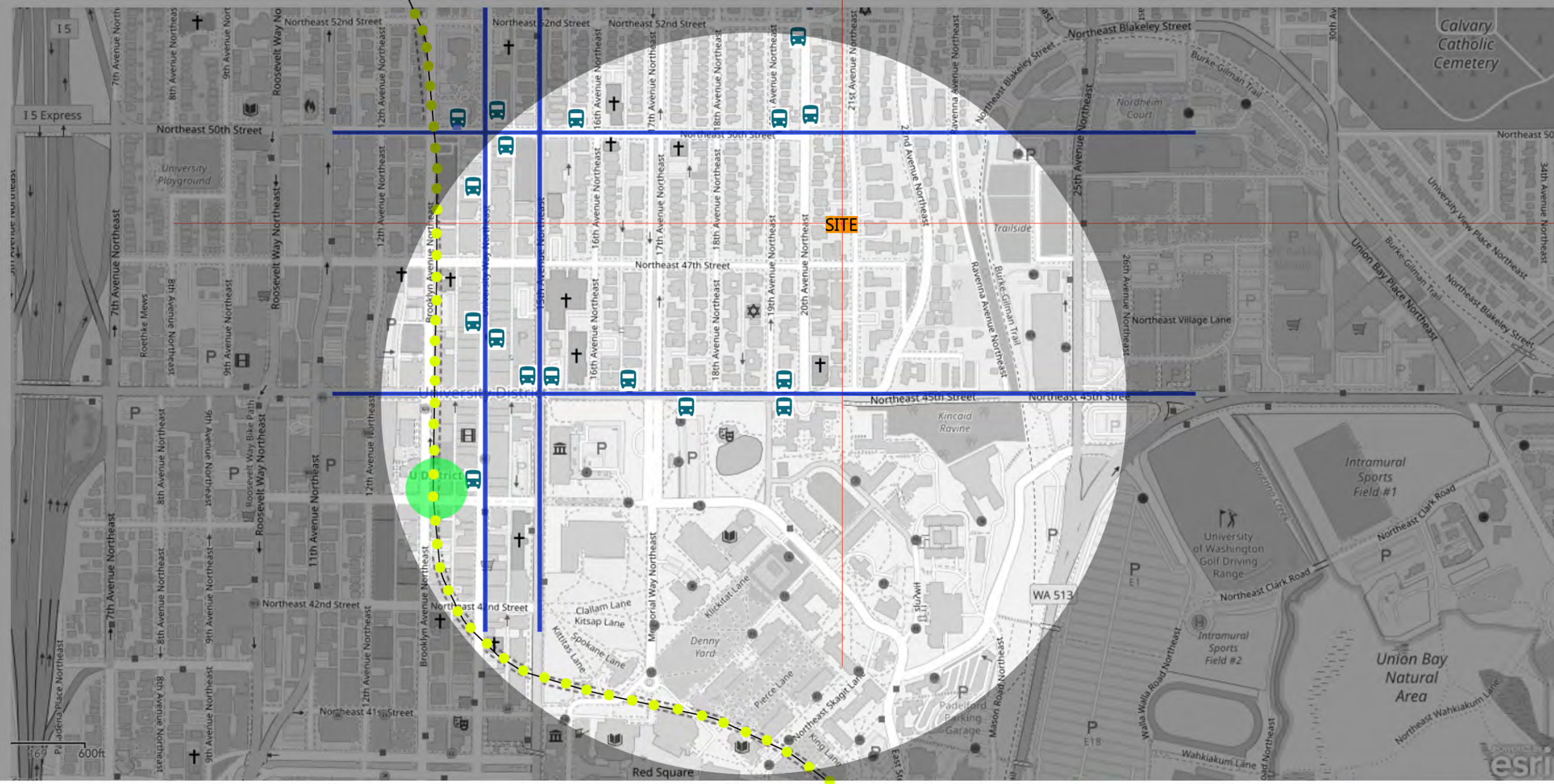
1 21ST AVE NE TOWARDS EAST



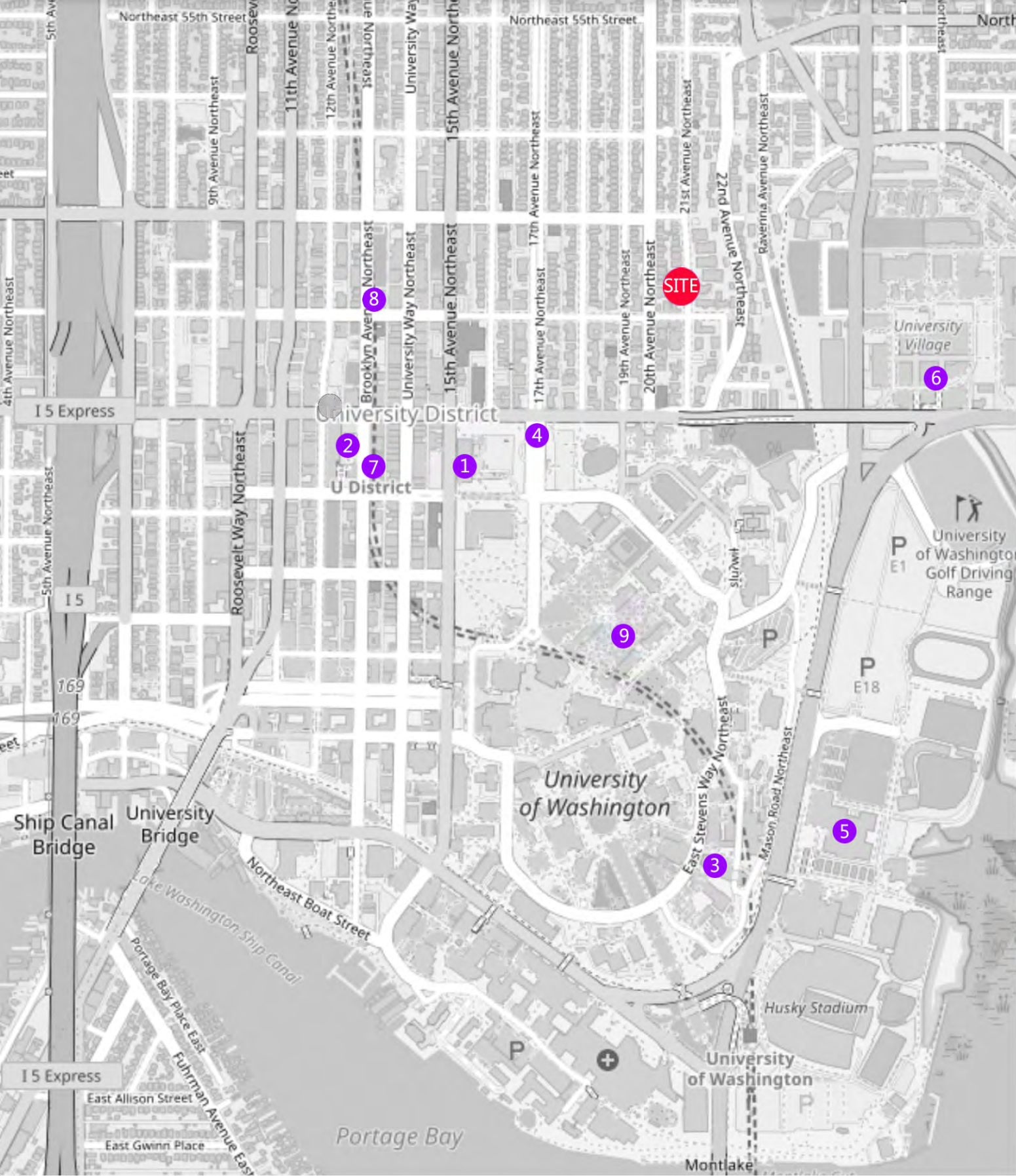
2 21ST AVE NE TOWARDS WEST

SITE IMAGES
09





THE SITE IS LOCATED BETWEEN PRINCIPAL ARTERIAL NE 45TH ST. AND NE 50TH ST WITH FRONTAGE ALONG 21TH AVE. NE. THIS SECONDARY STREET HAS A NEIGHBORHOOD CHARACTER AND SERVES MOSTLY UW STUDENTS AND SORORITIES/FRATERNITIES. 21TH SEEMS TO BE A POPULAR PEDESTRIAN ROUTE AS WELL WITH ITS LARGE TREES AND INTERESTING FACADES. SURROUNDING AREAS CONSISTS OF SINGLE FAMILY AND MIXED USE RESIDENTIAL BUILDINGS WITH A YOUTHFUL POPULATION. THE SITE ALSO HAS ACCESS TO SEVERAL BUS STOPS WHICH GRANTS ACCESS TO BUS ROUTES; 31, 43, 44, 48, 49, 70, 74, 75, 372, 542, AND 556. THE LIGHT RAIL STATION IS NEARBY.



1. Burke Museum of Natural History



2. UW TOWER



3. Bill & Melinda Gates Center for Computer Science



4. The W Memorial Way



5. UW IMA



6. University Village



7. Light Rail 43rd Station



8. The M



9. Parrington Lawn



1. 2249 NE 46TH ST



2. 4735 21ST AVE NE



3. 4726+4730 19TH AVE NE



4. 4710 20TH AVE NE



5. 4750 15TH AVE NE



6. 4544 20TH AVE NE



7. 4637 21ST AVE NE



8. 4536 20TH AVE NE



9. 4724 22ND AVE NE



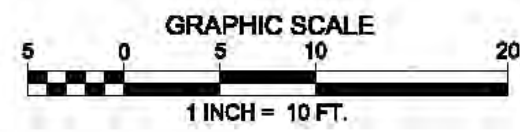
10. 4726 15TH AVE NE



11. 4746 20TH AVE NE



12. 4751 21ST AVE NE



	FOUND MONUMENT IN CASE		OVERHEAD POWER
	FOUND REBAR AS DESCRIBED		OVERHEAD UTILITIES
	TACK IN LEAD FOUND		OVERHEAD ELECTRICAL
	POWER METER		CHAINLINK FENCE
	UTILITY POLE		WOOD FENCE
	GAS METER		CONCRETE WALL
	GAS VALVE		ASPHALT SURFACE
	STORM DRAIN MANHOLE		CONCRETE SURFACE
	SANITARY SEWER MANHOLE		DECIDUOUS
	WATER VALVE		SPRUCE
	FIRE HYDRANT		* INDICATES MULTI-TRUNK
	WATER METER		
	APPROXIMATE LOCATION SANITARY SEWER LINE		
	APPROXIMATE LOCATION STORM DRAIN LINE		
	APPROXIMATE LOCATION UNDERGROUND WATER LINE		

PARCEL NO. 082504-9050:
THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF
SECTION 9, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON,
DESCRIBED AS FOLLOWS:
BEGINNING 420 FEET SOUTH AND 130 FEET EAST OF THE NORTHWEST CORNER OF SAID
SUBDIVISION WHICH POINT IS 90 FEET SOUTH AND 130 FEET EAST OF THE NORTHWEST
CORNER OF THE SOUTH HALF OF THE NORTH HALF OF SAID SUBDIVISION;
THENCE S 90° 00' 00" E 100 FEET;
THENCE EAST 100 FEET TO THE WEST LINE OF 21ST AVENUE NORTHEAST;
THENCE NORTH ALONG SAID WEST LINE 40 FEET;
THENCE WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 082504-9358:
THE NORTH 55.33 FEET OF THE SOUTH 181.33 FEET OF THE NORTH 641.33 FEET OF THE
EAST 100 FEET OF THE WEST 230 FEET OF THE SOUTHEAST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN
KING COUNTY, WASHINGTON.

SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON

RECORD OF SURVEY BY BASELINE LAND SURVEYING, LLC FOR JINBAO LLC, RECORDED
ON MARCH 15, 2021 IN VOLUME 442 OF SURVEYS, PAGES 231 AND 232, UNDER
RECORDING NO. 20210315900008, RECORDS OF KING COUNTY, WASHINGTON.

SURVEYOR:	SITE SURVEYING, INC. 21023 NE 11TH ST SAMMAMISH, WA 98074 PHONE: 425.298.4412
PROPERTY OWNER:	YOUNG INVESTMENTS, LLC 4331 38TH AVENUE NE SEATTLE, WA 98105
TAX PARCEL NUMBER:	082504-9050 & 082504-9358
PROJECT ADDRESS:	4710 & 4715 21ST AVENUE NE SEATTLE, WA 98105
ZONING:	LR3 (M)
JURISDICTION:	CITY OF SEATTLE
PARCEL ACREAGE:	-9050: 3.095 SF (0.092 ACRES) -9358: 5,527 SF (0.127 ACRES) AS SURVEYED

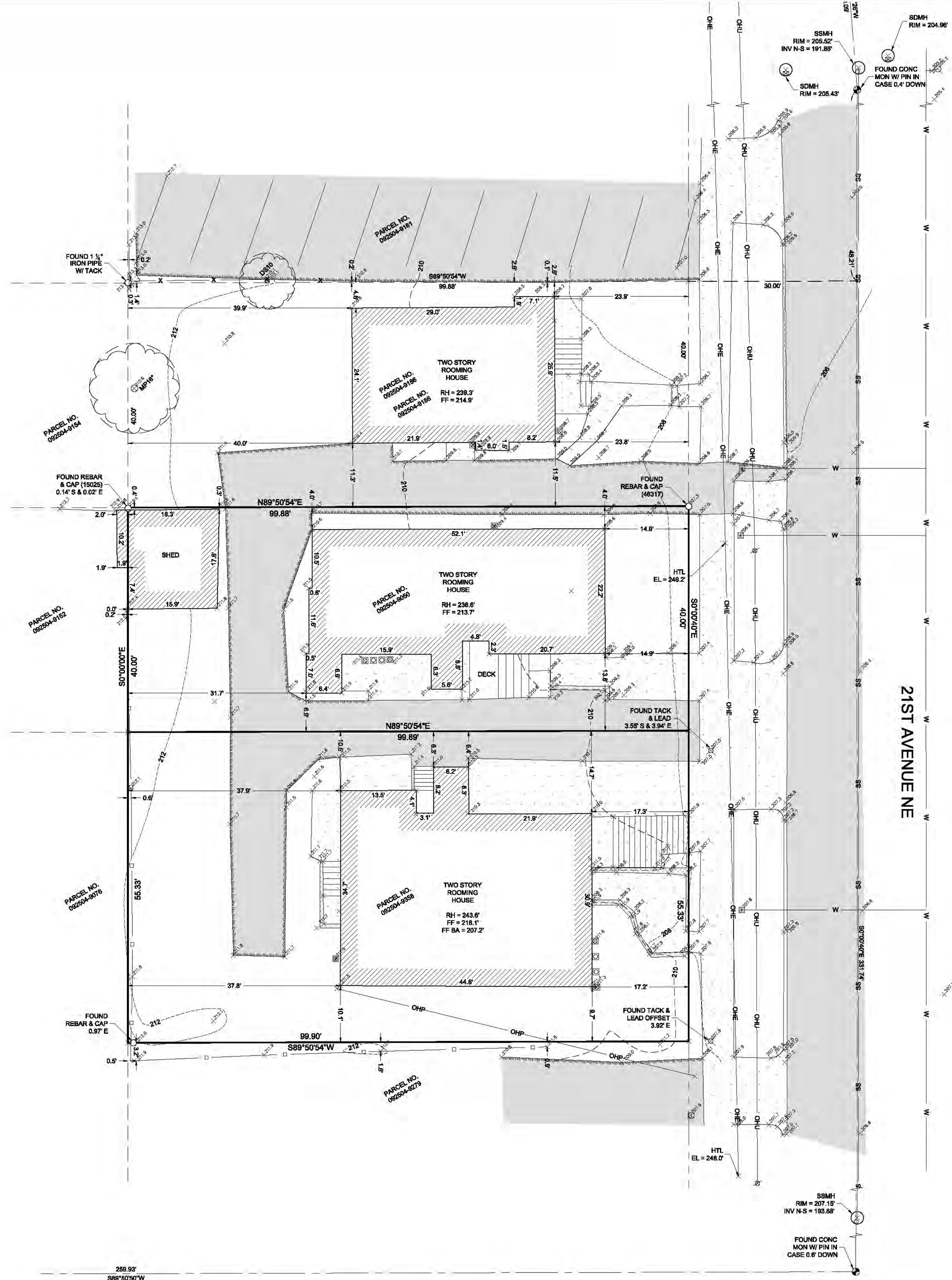
1. THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
2. INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND SPECTRAPRECISION FOCUS 36 TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.
3. THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN DECEMBER 2021 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
4. UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHEN AVAILABLE. ACTUAL LOCATIONS OF UNDEGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
5. ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM INFORMATION PROVIDED BY KING COUNTY GIS.

2.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR PLUS / MINUS 1.0' FOR THIS PROJECT.



VICINITY MAP
NTS



SE 1/4, SW 1/4, SEC 9, TWP 25N, RNG 4E, W.M.



DATE	REVISION	DRN

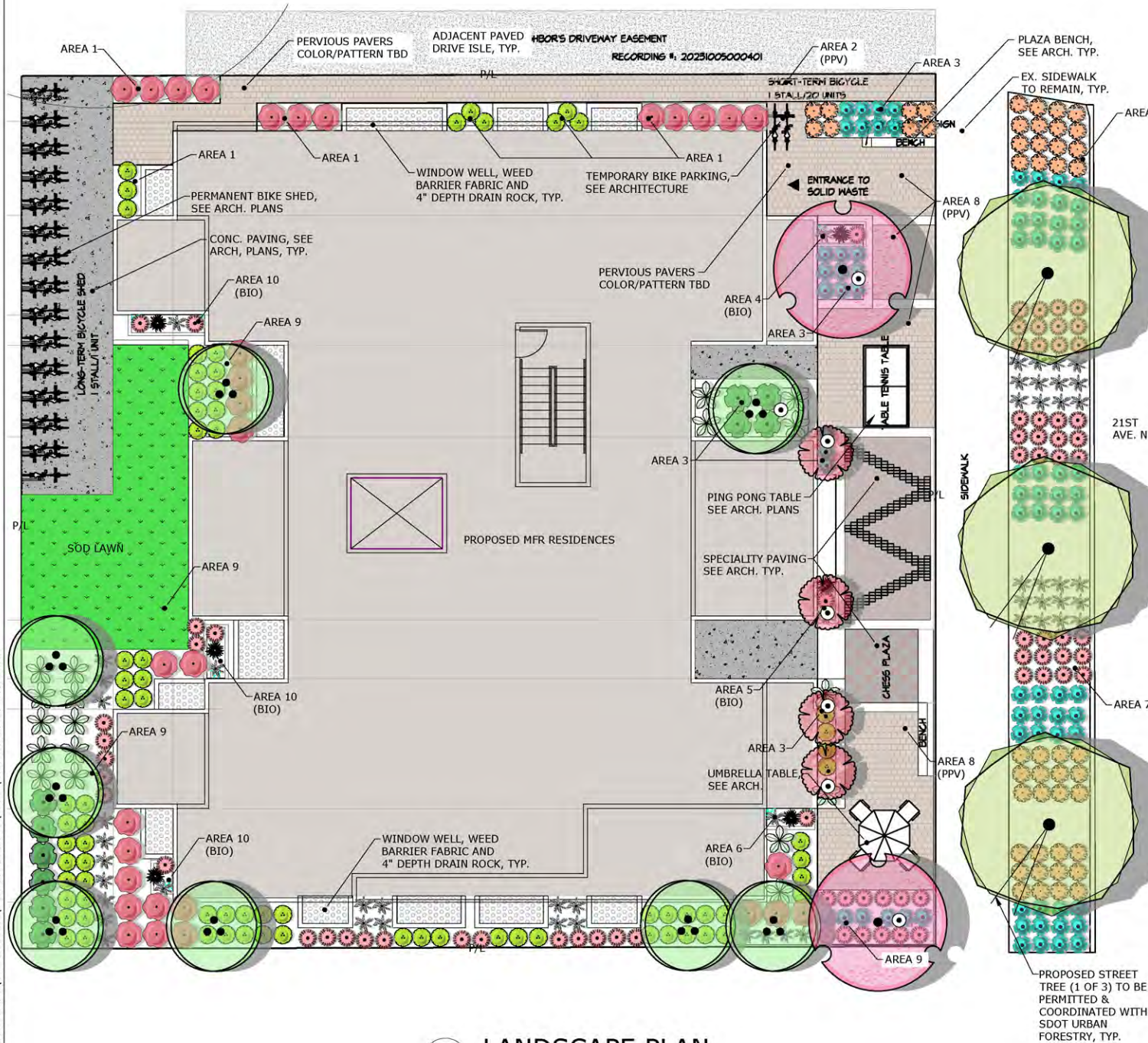
TOPOGRAPHIC SURVEY

JANE NIPUS
4723 21ST AVENUE NE
SEATTLE, WA 98105

PROJECT NO. 21-708-S

DRAWN BY: MTS
CHECKED BY: TNW
DATE: 12/13/2021
SHEET 1 OF 1

FILE: J:\17852 - 21ST AVE NE GREEN FACTOR LANDSCAPE\502 DRAWINGS\BASE\4715 21ST GF DRB.DWG



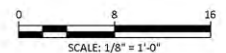
1 LANDSCAPE PLAN
SCALE: 1/8"=1'-0"

PLANT SCHEDULE SITE PLAN

SYMBOL	BOTANICAL / COMMON NAME	SIZE	CONTAINER
TREES			
	ACER CIRCINATUM / VINE MAPLE	1.5" CAL. B&B	
	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY	1.5" CAL. B&B	
	CAMELLIA JAPONICA 'BLACK MAGIC' / BLACK MAGIC CAMELLIA	5 GAL.	POT
	CORNUS NUTTALLII X FLORIDA 'EDDIE'S WHITE WONDER' / EDDIE'S WHITE WONDER DOGWOOD	2.5" CAL. B&B	
SHRUBS			
	AZALEA X 'HINO-CRIMSON' / HINO-CRIMSON KURUME AZALEA	2 GAL.	POT
	BLECHNUM SPICANT / DEER FERN	1 GAL.	POT
	CORNUS SERICEA 'KELSEY' / KELSEY'S DWARF RED TWIG DOGWOOD	2 GAL.	POT
	EUONYMUS JAPONICUS 'GREEN SPIRE' / GREEN SPIRE JAPANESE EUONYMUS	2 GAL.	POT
	ILEX CRENATA 'HELLER' / HELER JAPANESE HOLLY	5 GAL.	POT
	JUNCUS PATENS 'ELK BLUE' / SPREADING RUSH	1 GAL.	POT
	JUNIPERUS SQUAMATA 'BLUE STAR' / BLUE STAR JUNIPER	2 GAL.	POT
	MISCANTHUS SINENSIS 'MORNING LIGHT' / MORNING LIGHT EULALIA GRASS	2 GAL.	POT
	SPIRAEA X BUMALDA 'WALBUMA' / MAGIC CARPET SPIREA	2 GAL.	POT

LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	UNIQUE LIGHTING F200 ABS INJECTION-MOLDED WELL LIGHT, W/ INTERNAL GIMBAL FOR VERTICAL AND HORIZONTAL ADJUSTMENTS. 6.6IN. D X 8IN. H. ORDER CODE: F200, ABS INJECTION MOLDED, (BK) BLACK, DIRECT BURIAL LAMP: 13W-2700K-P, 13W/13.6VA, 2700K, BEAMSPREAD: DEFAULT BEAMSPREAD
	UNIQUE 60W LED TRANSFORMER



REVISIONS:	
JOB NO.:	17852
DATE:	MARCH 2024
SCALE:	1/8"=1'-0"
DESIGNED BY:	NTL
DRAWN BY:	NTL
CHECKED BY:	NTL

FILE: J:\17852 - 21ST AVE NE GREEN FACTOR LANDSCAPE\500 DESIGN\502 DRAWINGS\BASE\4715 21ST GF SITE PLAN EDG.DWG

PROPOSED TREES



CORNUS 'EDDIE'S WHITE WONDER'
EDDIE'S WHITE WONDER DOGWOOD



ACER CIRCINATUM
VINE MAPLE



AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'
AUTUMN BRILLIANCE SERVICEBERRY

PROPOSED SHRUBS



CORNUS SERICEA 'KELSEY'
KELSEY'S REDTWIG DOGWOOD



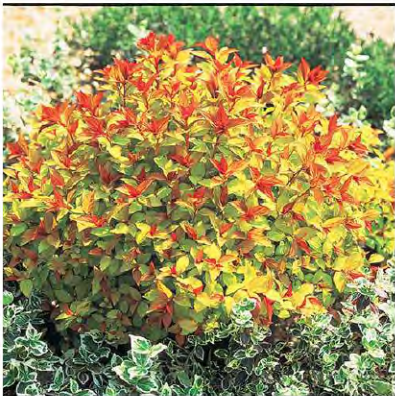
EUONYMUS JAPONICUS 'GREEN SPIRE'
GREEN SPIRE EUONYMUS



ILEX CRENATA 'HELLERI'
HELLERI HOLLY



AZALEA 'HINO CRIMSON'
HINO CRIMSON AZALEA



SPIRAEA JAPONICA 'WALBUMA'
MAGIC CARPET SPIREA



BLECHNUM SPICANT
DEER FERN

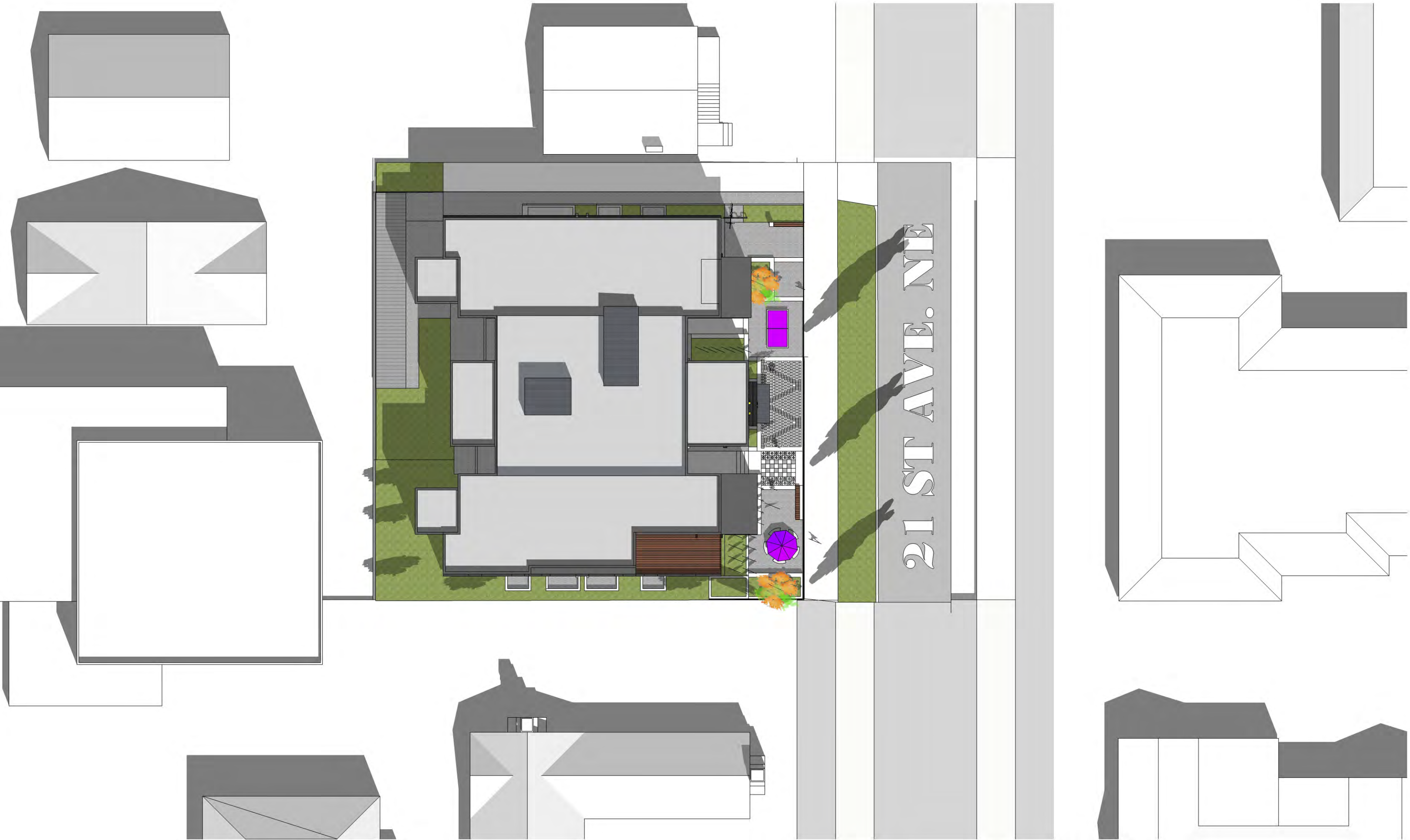


JUNIPERUS 'BLUE STAR'
BLUE STAR JUNIPER



MISCANTHUS SINENSIS 'MORNING LIGHT'
MORNING LIGHT MISCANTHUS

REVISIONS:	
JOB NO.:	17852
DATE:	JANUARY 2023
SCALE:	1/8"=1'-0"
DESIGNED BY:	NTL
DRAWN BY:	NTL
CHECKED BY:	NTL



NEIGHBOR'S DRIVEWAY EASEMENT
RECORDING #: 20231005000401

SHORT-TERM BICYCLE
1 STALL/20 UNITS

SIGN OF BICYCLE
BENCH

ENTRANCE TO
SOLID WASTE

TRASH ROOM
375 SF, 375 SF REQUIRED
PER 23.54.040

RAMP UP

EGRESS
206'-2"

SECONDARY ENTRANCE

SPRINKLER ROOM

RAMP DN

RAMP DN

STORAGE

MECHANICAL ROOM

WATER HEATER ROOM

MAILBOX

LAUNDRY

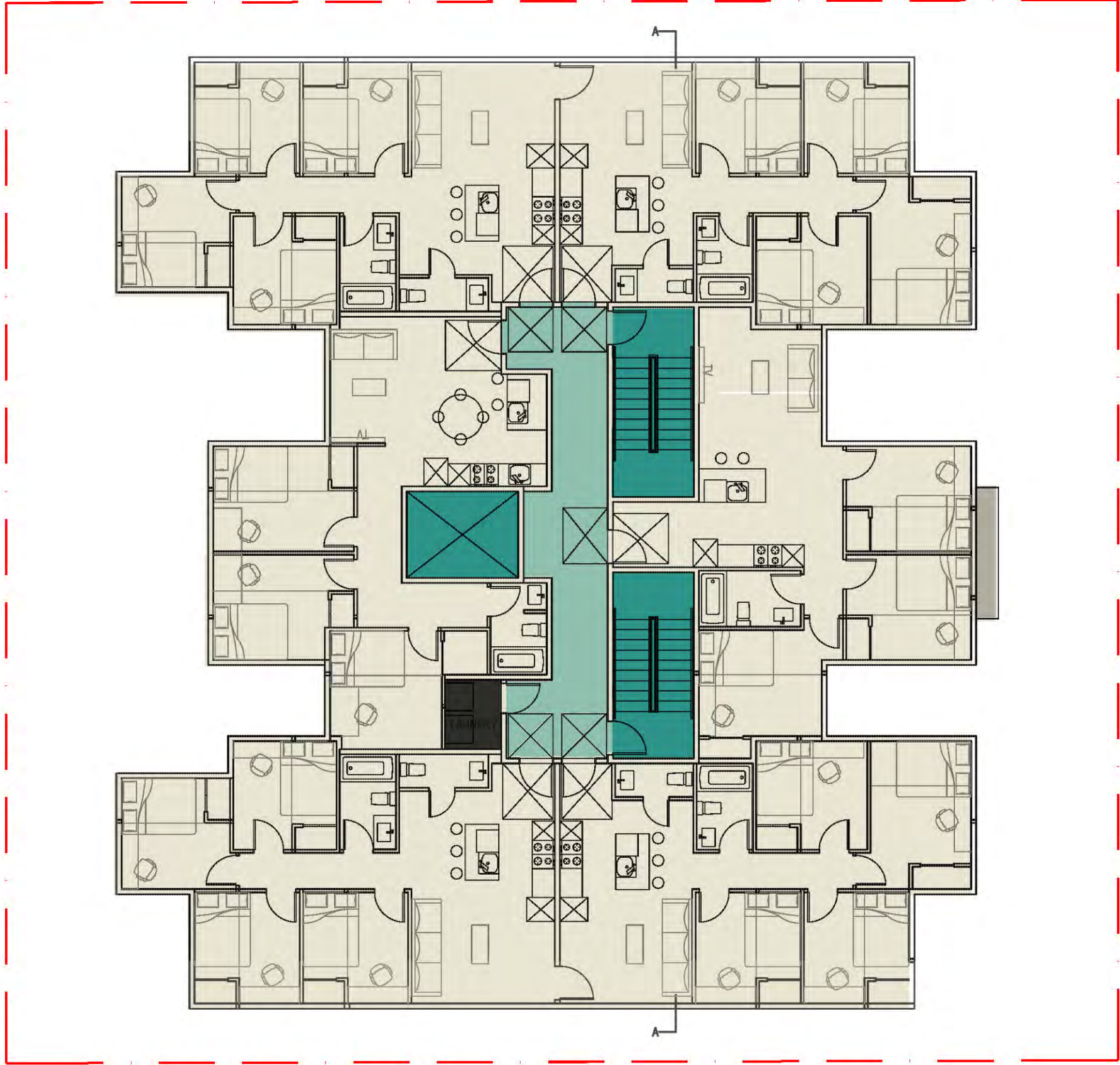
TABLE TENNIS TABLE

SIDEWALK

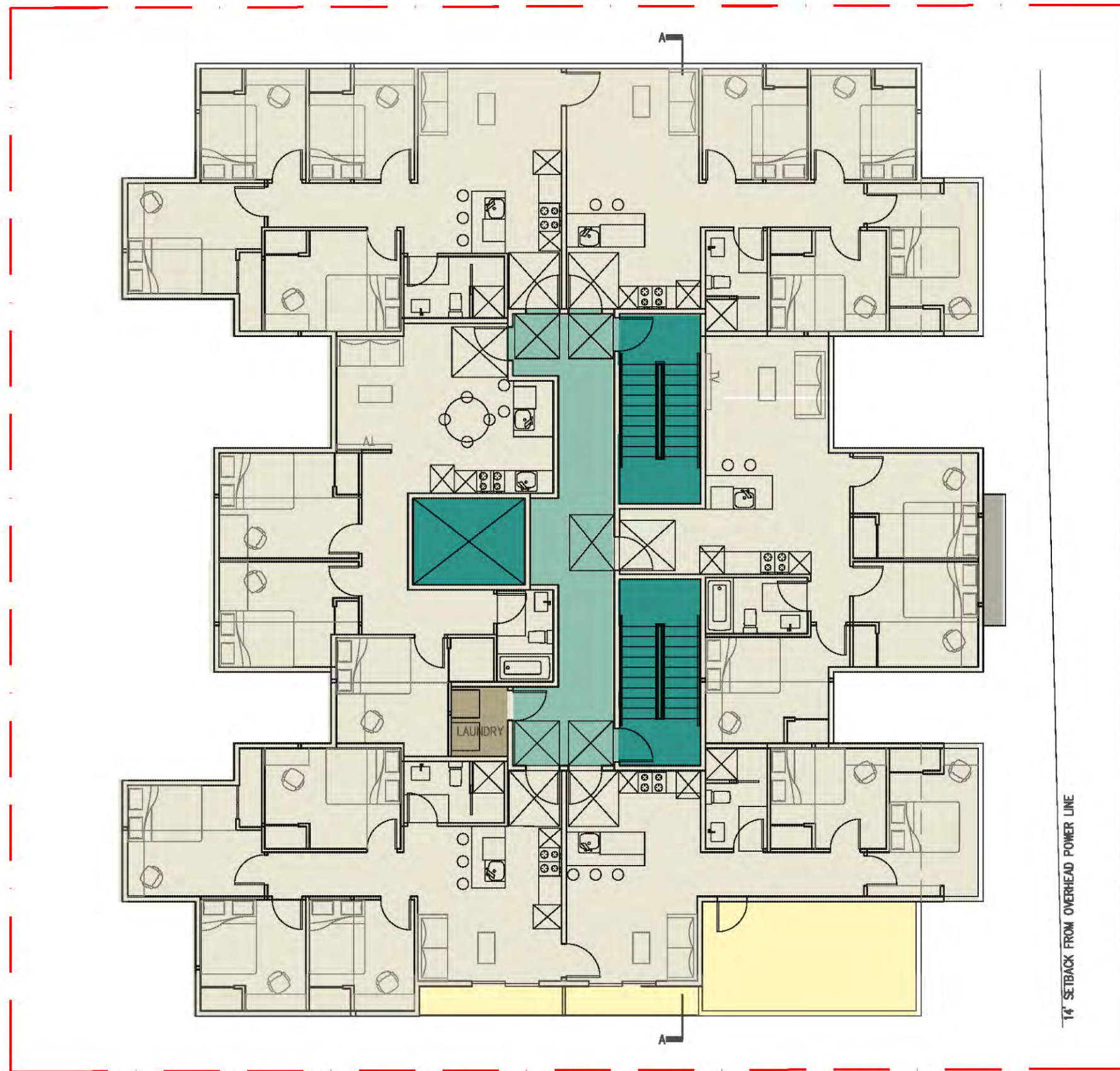
OUTSTAY AREA

BENCH

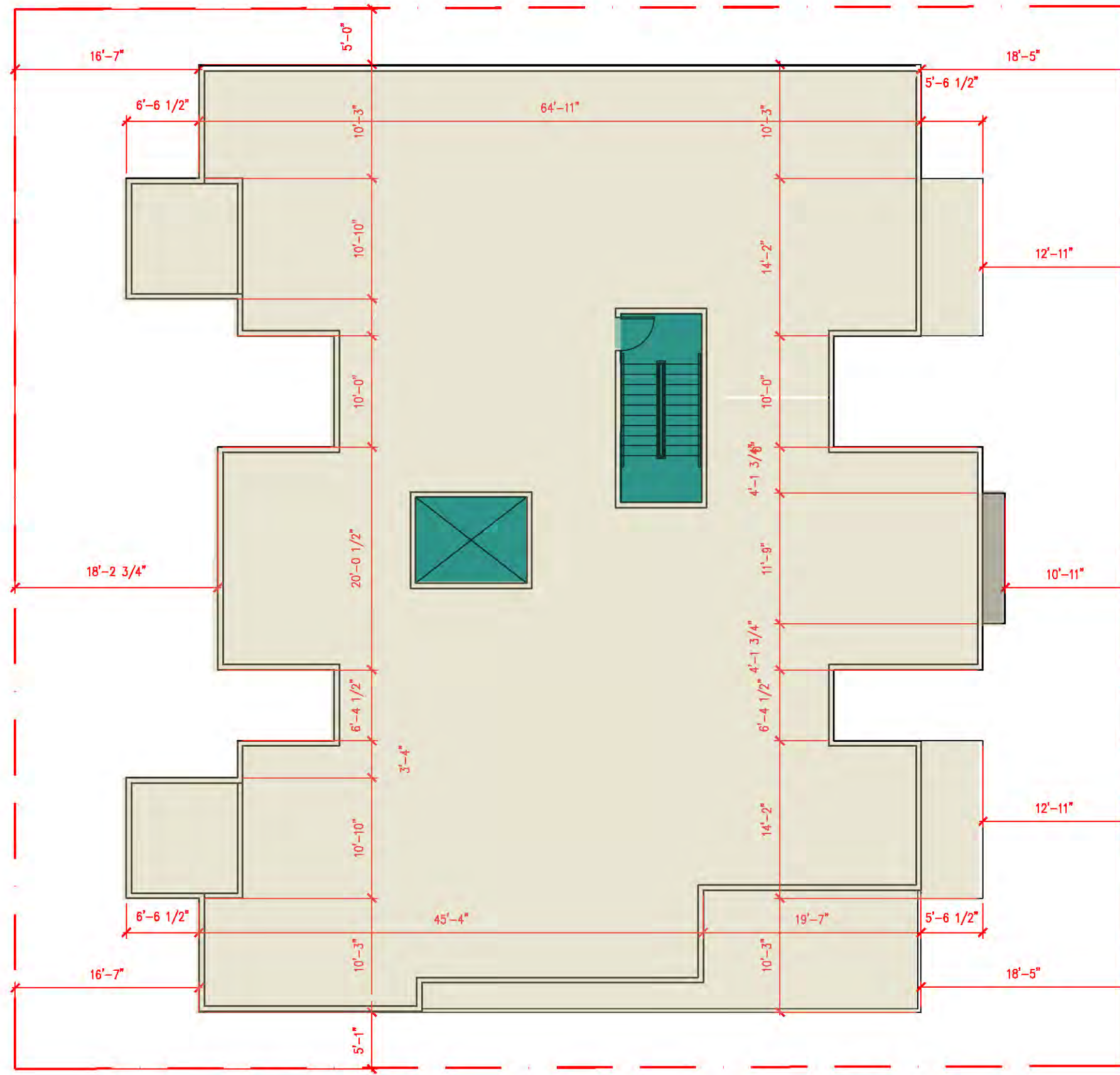
BASEMENT FLOOR PLAN



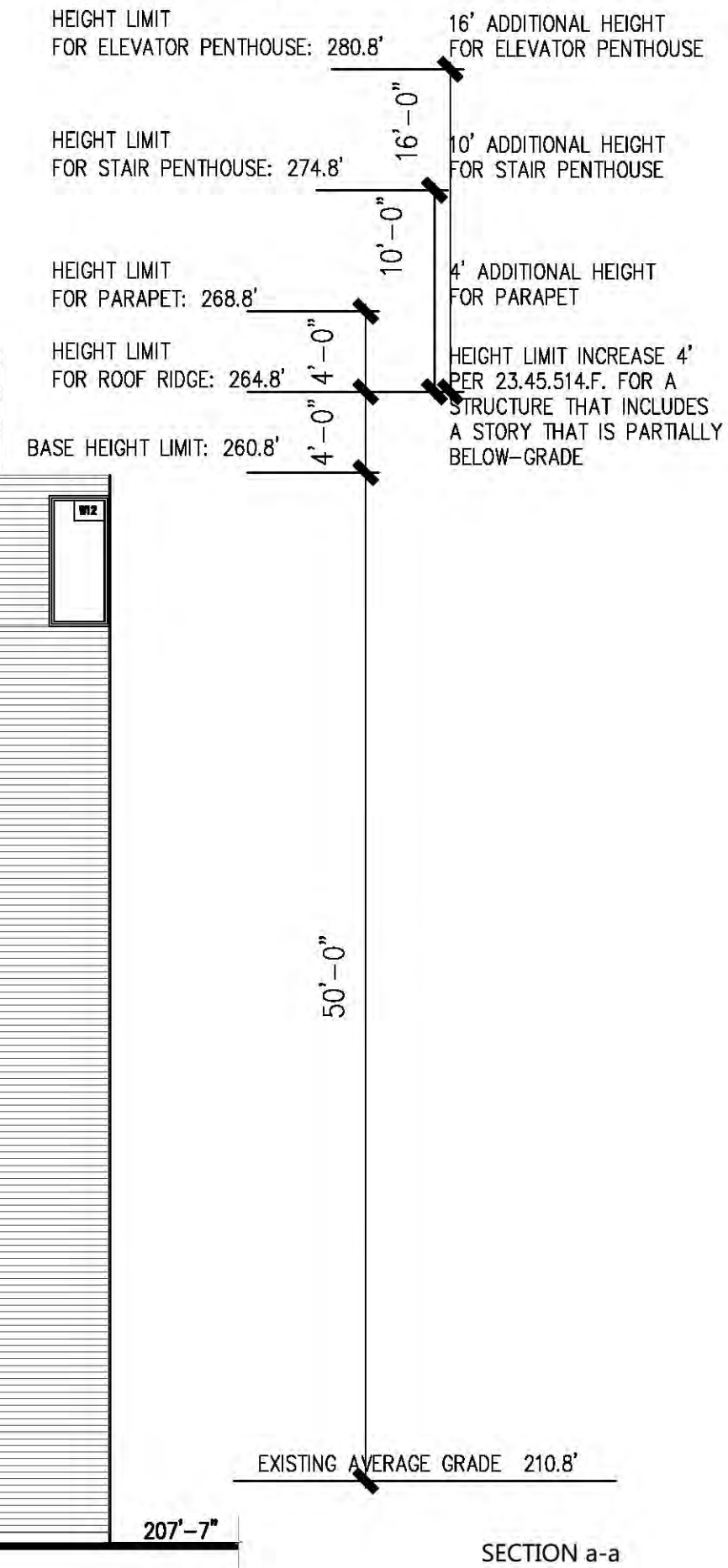
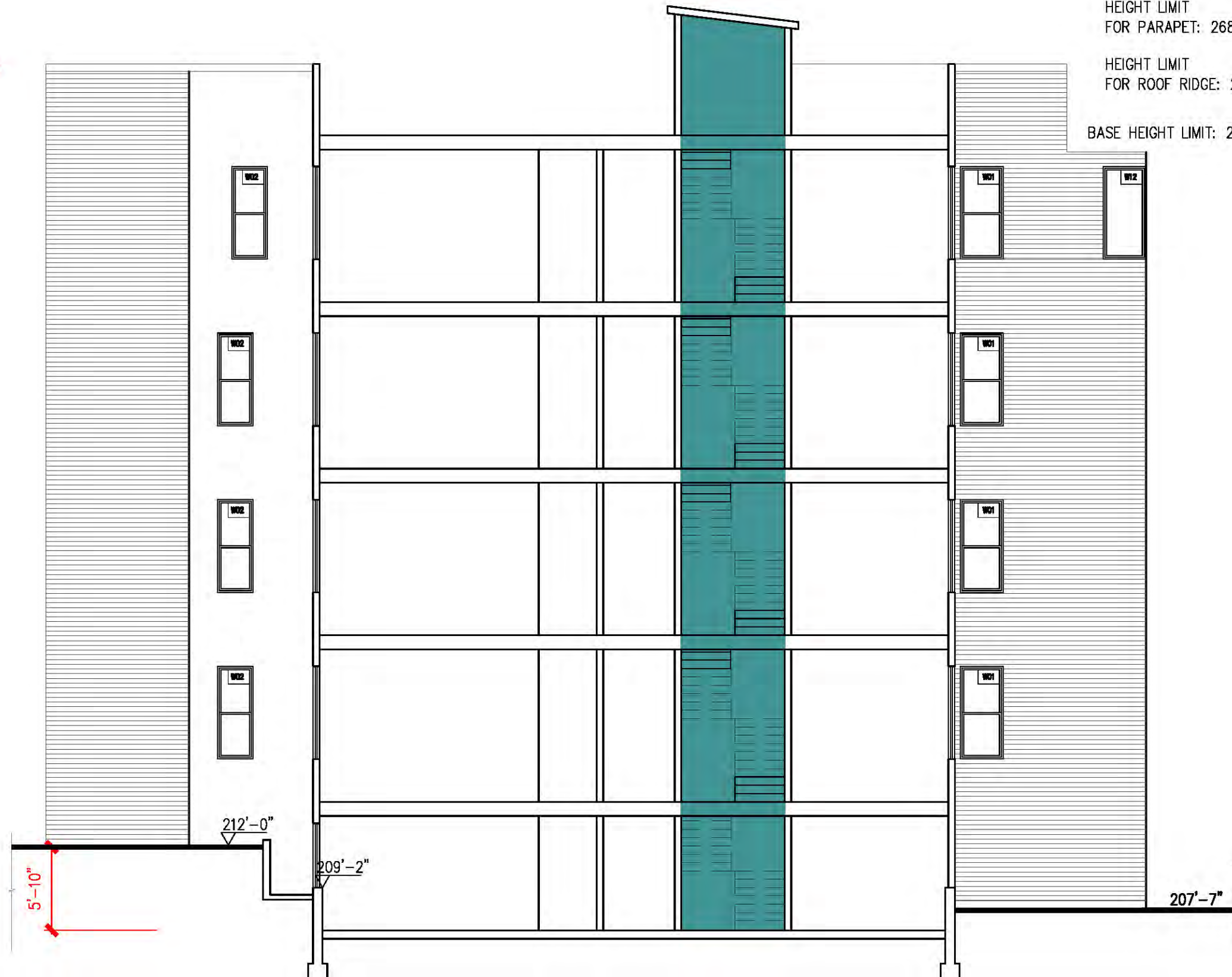
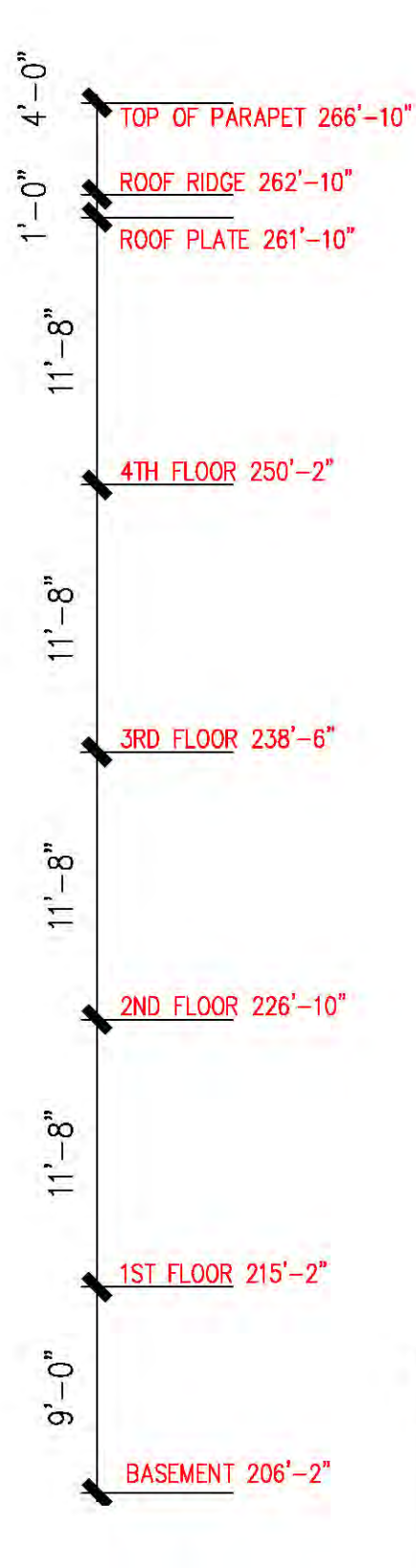
1ST-3RD FLOOR PLAN



4TH FLOOR PLAN



DIMENSION PLAN



1'-0" 4'-0"
TOP OF PARAPET 266'-10"
ROOF RIDGE 262'-10"
ROOF PLATE 261'-10"
11'-8"
4TH FLOOR 250'-2"
11'-8"
3RD FLOOR 238'-6"
11'-8"
2ND FLOOR 226'-10"
11'-8"
1ST FLOOR 215'-2"
9'-0"
BASEMENT 206'-2"



HEIGHT LIMIT
FOR ELEVATOR PENTHOUSE: 280.8'
16'-0"
16' ADDITIONAL HEIGHT
FOR ELEVATOR PENTHOUSE
HEIGHT LIMIT
FOR STAIR PENTHOUSE: 274.8'
10'-0"
10' ADDITIONAL HEIGHT
FOR STAIR PENTHOUSE
HEIGHT LIMIT
FOR PARAPET: 268.8'
4'-0"
4' ADDITIONAL HEIGHT
FOR PARAPET
HEIGHT LIMIT INCREASE 4'
PER 23.45.514.F. FOR A
STRUCTURE THAT INCLUDES
A STORY THAT IS PARTIALLY
BELOW-GRADE
HEIGHT LIMIT
FOR ROOF RIDGE: 264.8'
4'-0"
BASE HEIGHT LIMIT: 260.8'

50'-0"
EXISTING AVERAGE GRADE 210.8'

SECTION b-b

1'-0" 4'-0"
TOP OF PARAPET 266'-10"
1'-0" 4'-0"
ROOF RIDGE 262'-10"
ROOF PLATE 261'-10"
11'-8"
4TH FLOOR 250'-2"
11'-8"
3RD FLOOR 238'-6"
11'-8"
2ND FLOOR 226'-10"
11'-8"
1ST FLOOR 215'-2"
9'-0"
BASEMENT 206'-2"



HEIGHT LIMIT
FOR ELEVATOR PENTHOUSE: 280.8'
16'-0"
16'-0"
10'-0"
10'-0"
4'-0"
4'-0"
4'-0"
4'-0"
HEIGHT LIMIT
FOR STAIR PENTHOUSE: 274.8'
HEIGHT LIMIT
FOR PARAPET: 268.8'
HEIGHT LIMIT
FOR ROOF RIDGE: 264.8'
BASE HEIGHT LIMIT: 260.8'
16'-0"
10'-0"
4'-0"
HEIGHT LIMIT INCREASE 4'
PER 23.45.514.F. FOR A
STRUCTURE THAT INCLUDES
A STORY THAT IS PARTIALLY
BELOW-GRADE

212'-0"

209'-2"

EXISTING AVERAGE GRADE 210.8'

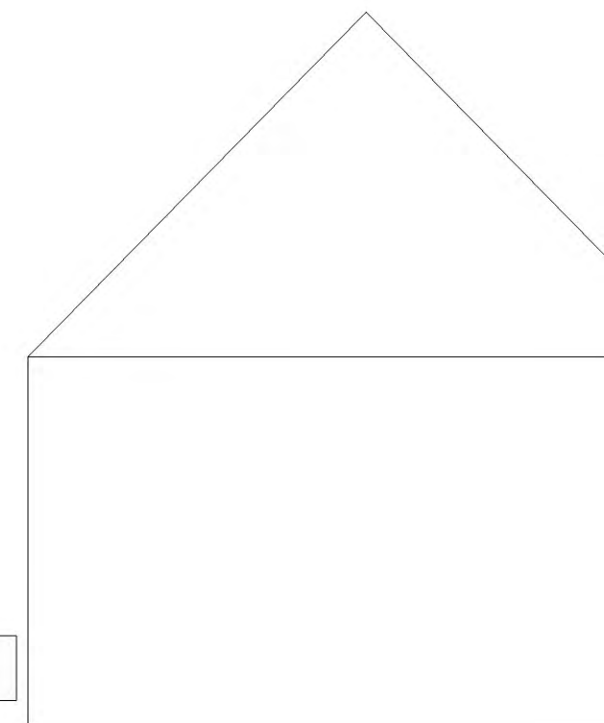
208'-2"

50'-0"





EAST ELEVATION





WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

























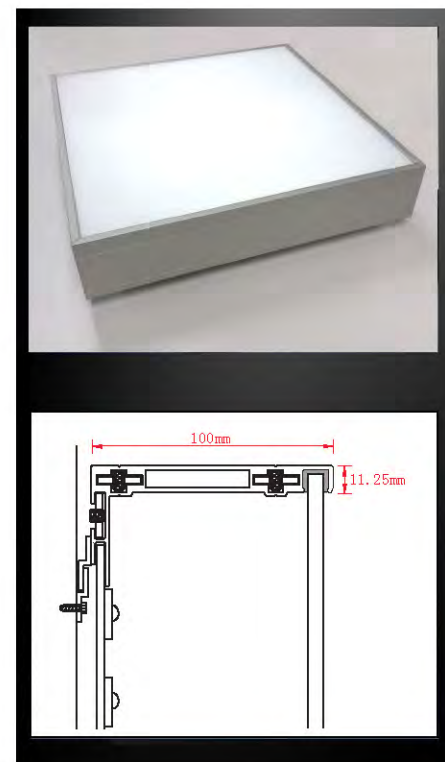
We propose to add LED light frame around where the lighting box meets the main building, which helps to enhance the idea of "lighting box inserting into the big massing", especially when it is lit up by lighting during nights.

Specifications of LED light frame

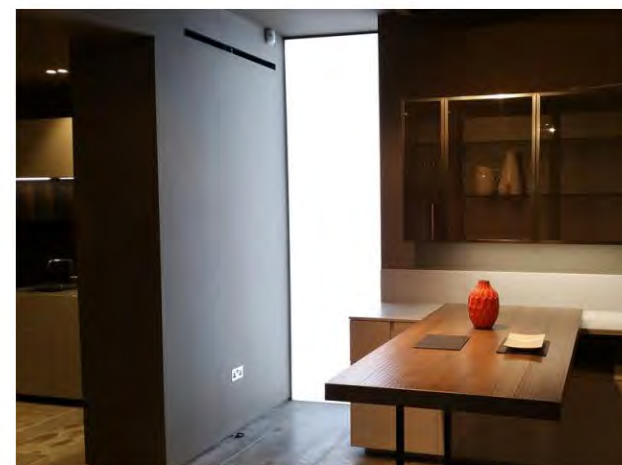
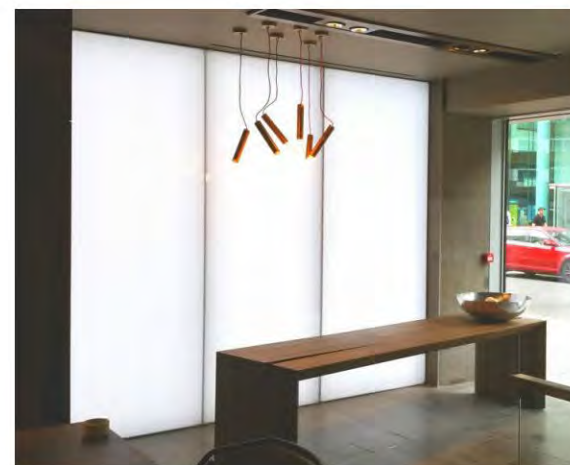
LED Light Frame

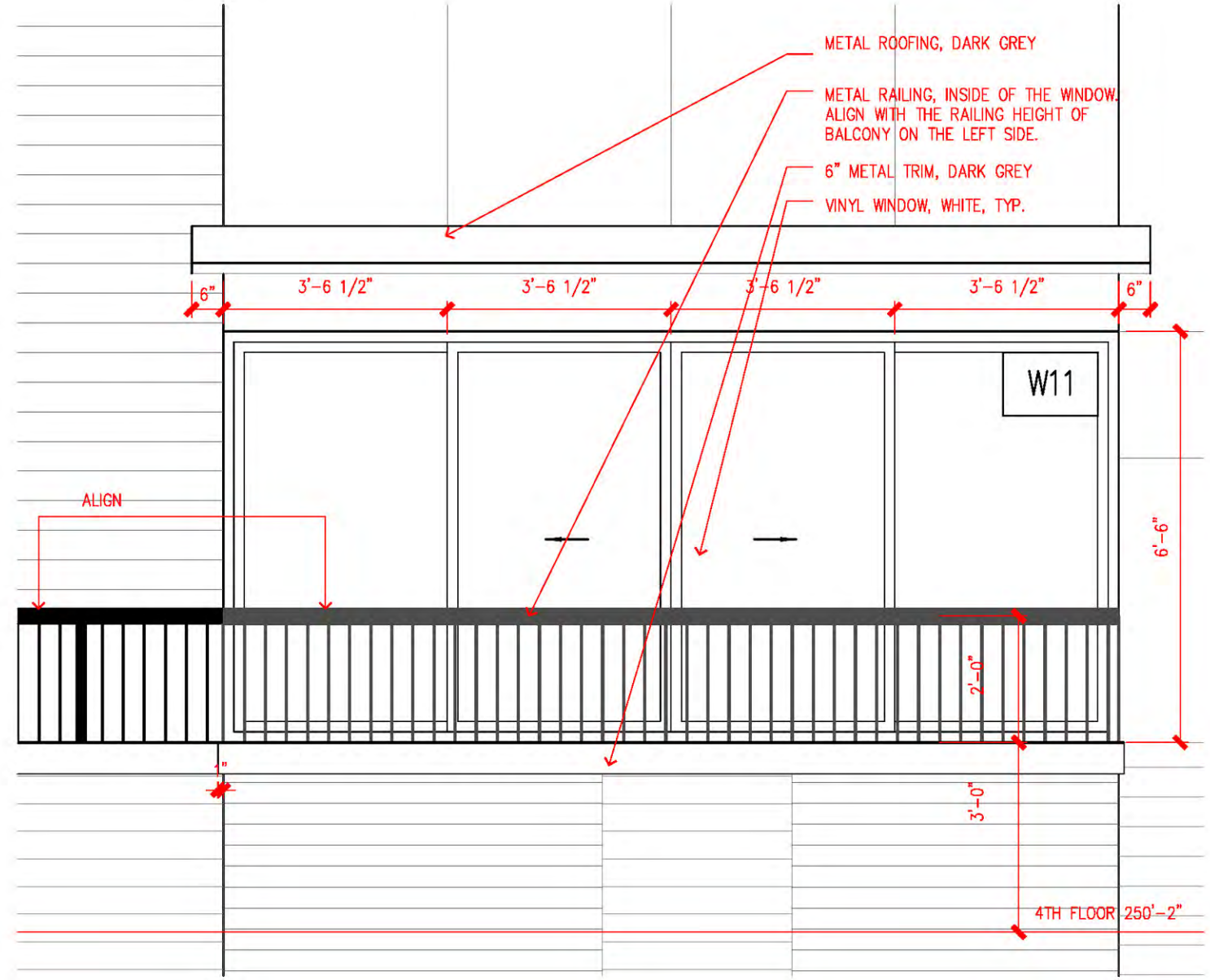
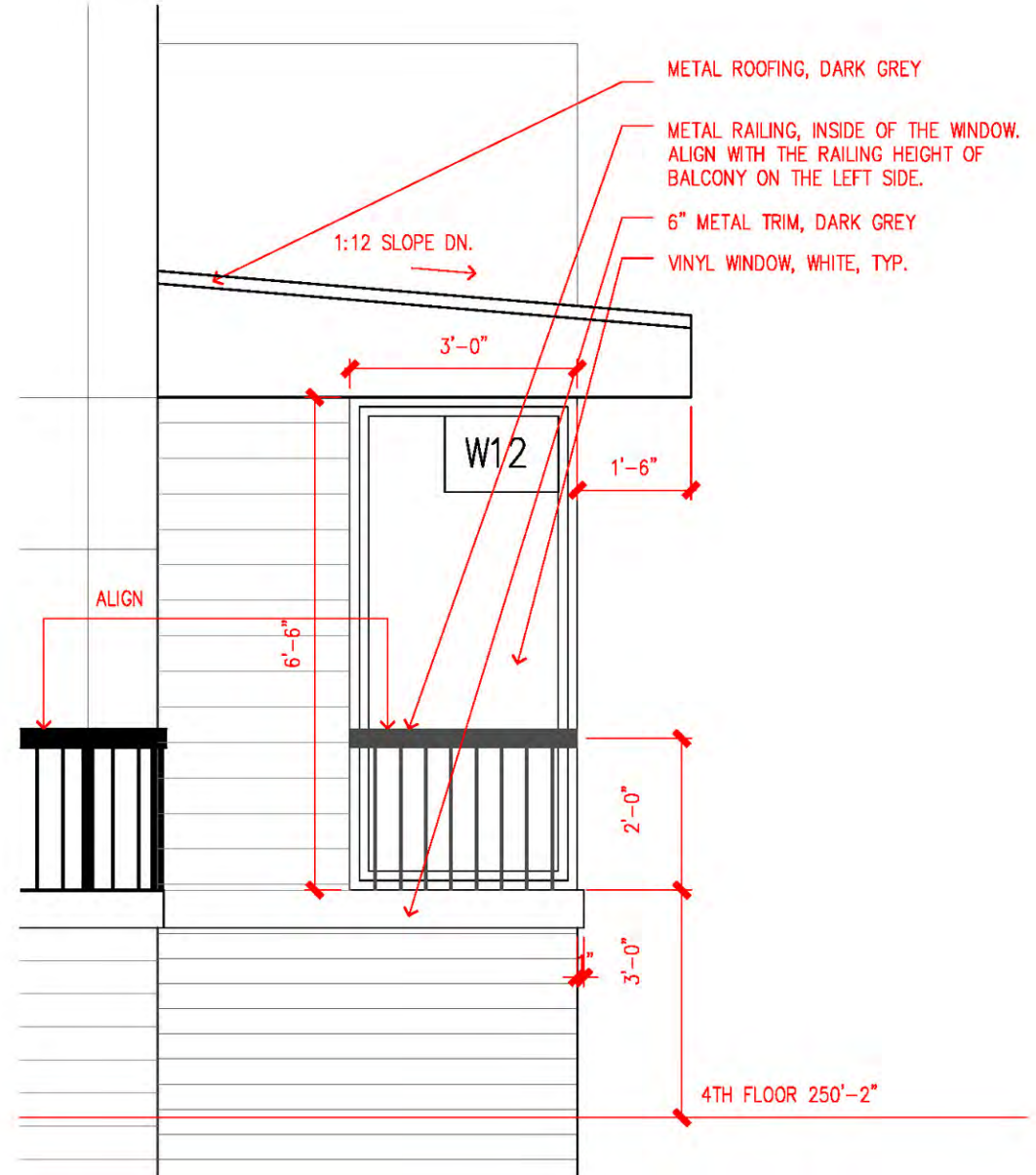
The 'LED Light Frame' is a refined proprietary design from NES Lightline. 6-8mm toughened low iron glass is clamped on all 4 sides within a single piece, extruded aluminium profile. The glass is supported with a white plastic kada. This both cushions and isolates the glass. On the internal face of the glass a diffused vinyl layer provides diffusion for the LED illumination. In the back of the Light Box unit a Matrix LED Light Panels is fitted. This features tensed LED backlighting modules in a linear array. The evenness of illumination is calibrated for the depth of the unit within a measured tolerance.

Luminaire Specification:
 LED: Osram Duris 2835 SMD chip
 180 degree tenses
 Expected lifetime: 50,000 hours (at 70% brightness)
 Colour temperature: 4,00 kelvin
 Chromaticity control standard: "3-Step MacAdam ellipses"
 Efficacy: 111 Lumens per watt (pre diffusion)
 CRI: 80+
 Estimated Lumens per sq. m: 18,000 Lumens (pre-diffusion).



Examples of LED light frame





MASSING ANALYSIS

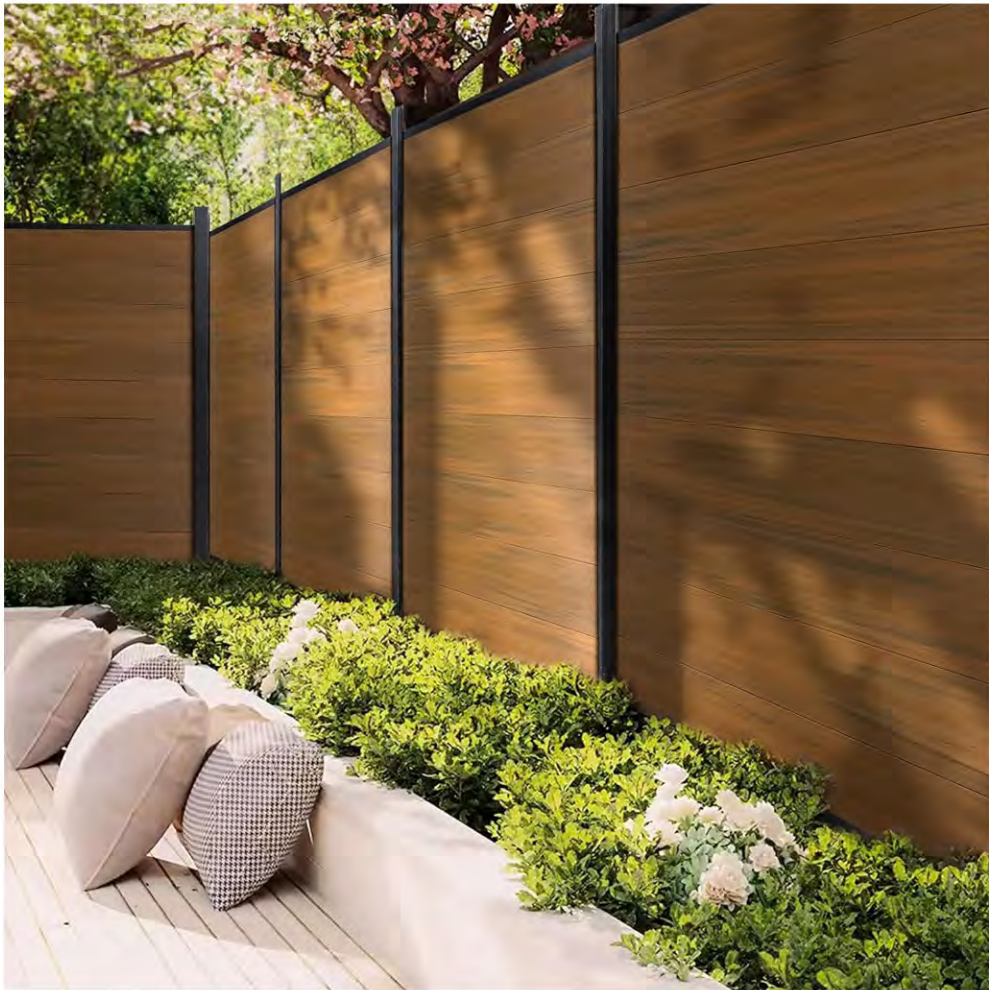


The preferred design (Option 3) ③ wants to echo with the shorter historical brick Fraternity building (4703 21st Ave NE) ① on the south, at the same time also wants to continue the simplicity and clean aesthetic the new modern tall buildings (such as 4710 20th Ave NE building ② on the west) have established during the recent developments.



To blend into the recent modern tall developments around us, we use the same kind of white James-Hardie boards as 4710 ② for the main body of the south façade; To reduce the perception of building height, upper floor setback from the 21st Ave NE & horizontal massing modulation has been embedded on south facade. Brown-stained western red cedar is chosen to break down the large masses and express the horizontal massing, which is taking cues from the color and feel of brick façade of the 4703 ① building.





FENCE



CHESS PLAZA



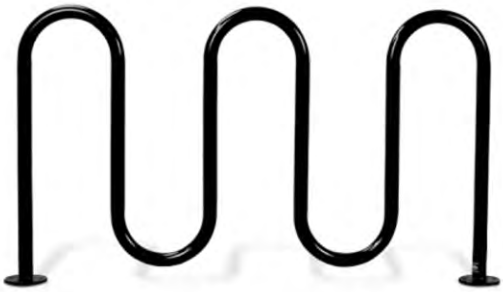
CONCRETE PLANTER



PING-PONG TABLE



CEDAR BENCH



BICYCLE RACK



OPTION 2



OPTION 3



OPTION 1



OPTION 2



OPTION 3



OPTION 5

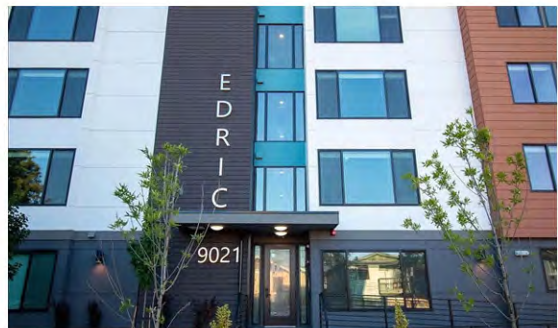
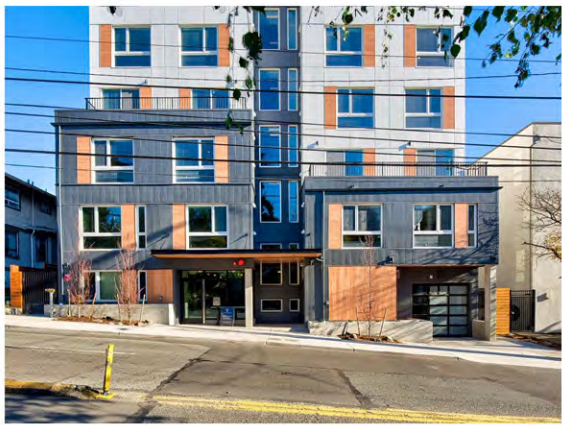
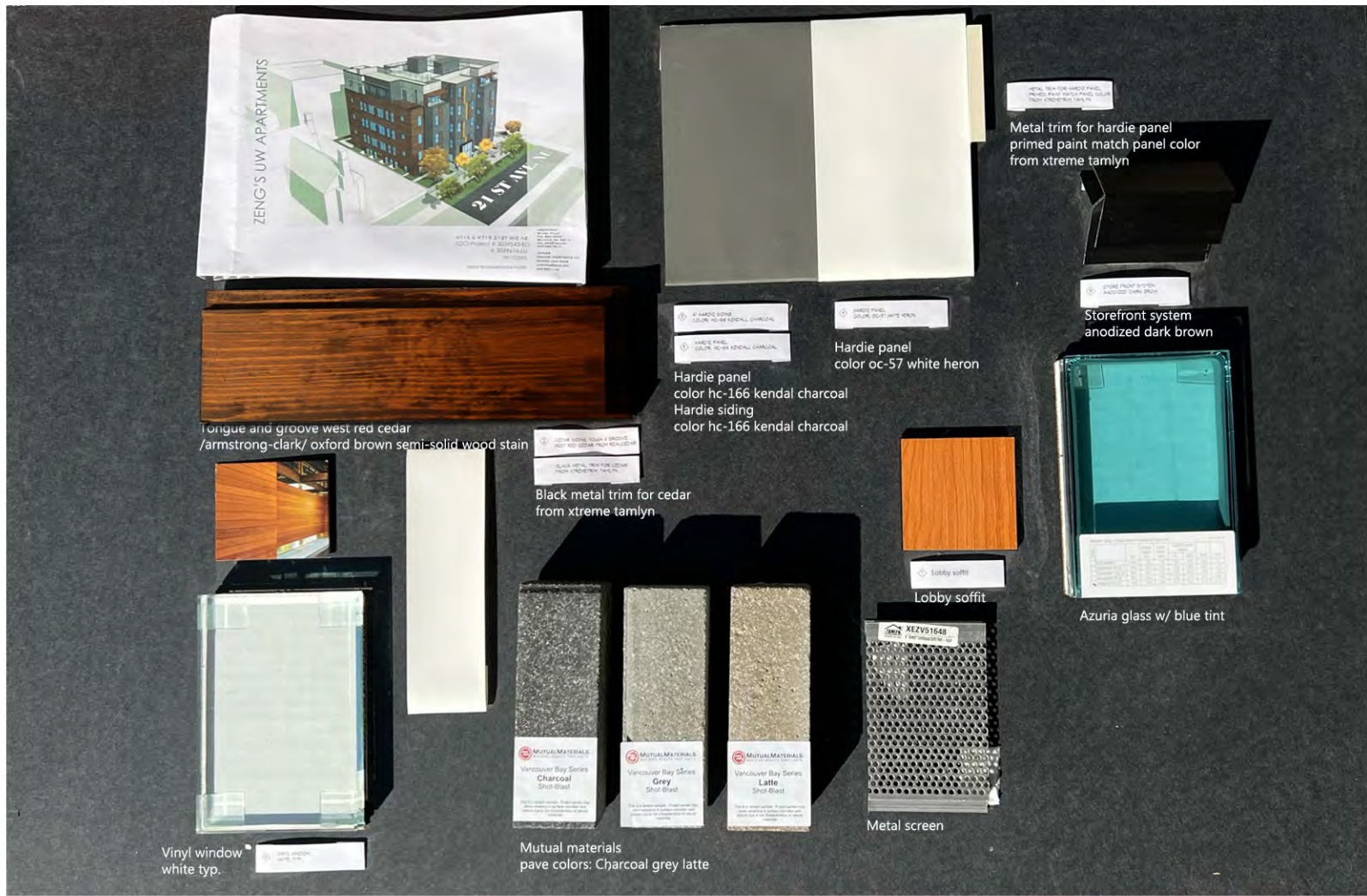


OPTION 8



OPTION 8

PAVEMENT OPTIONS REFERENCE PICTURES

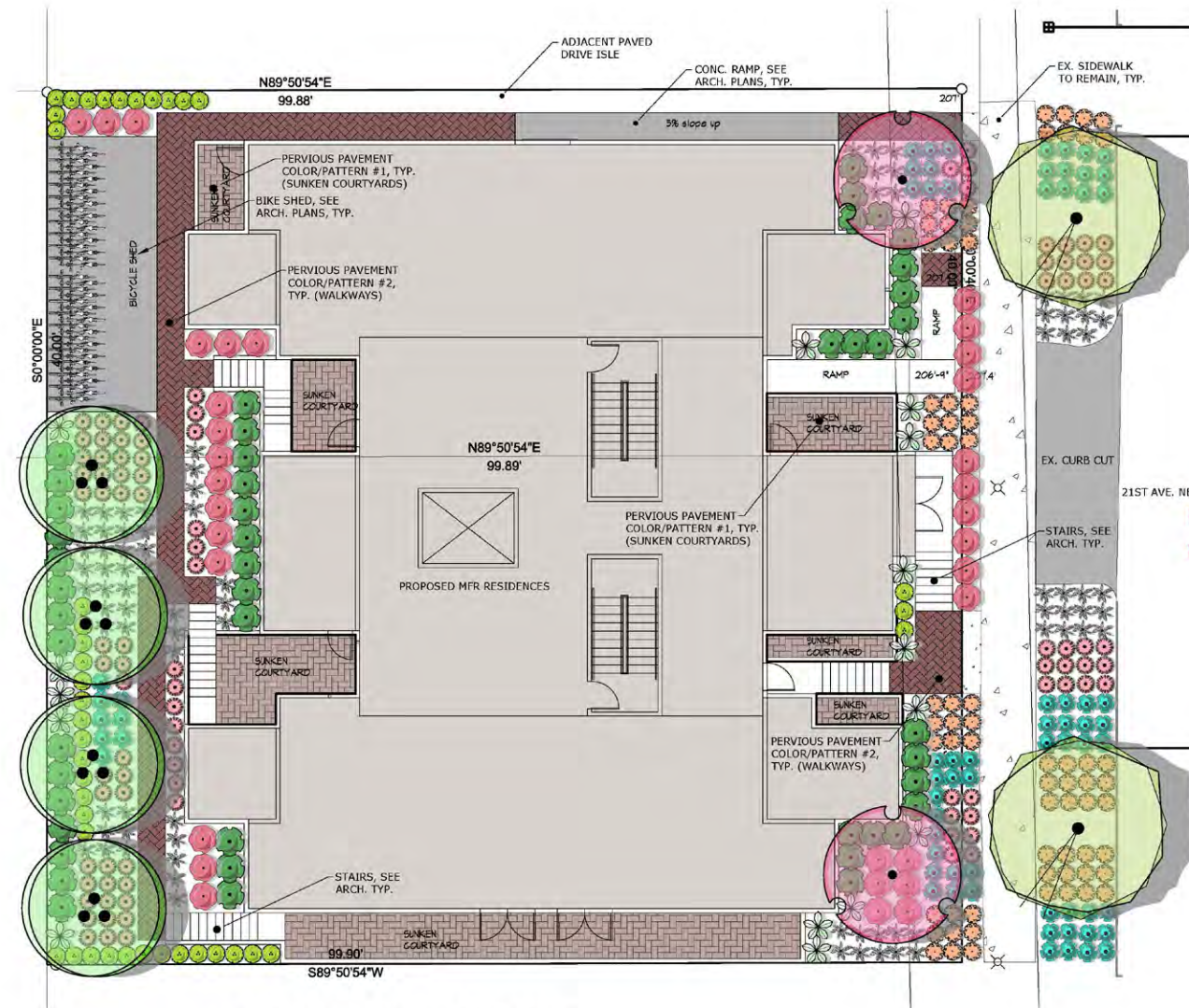


DEPARTURES

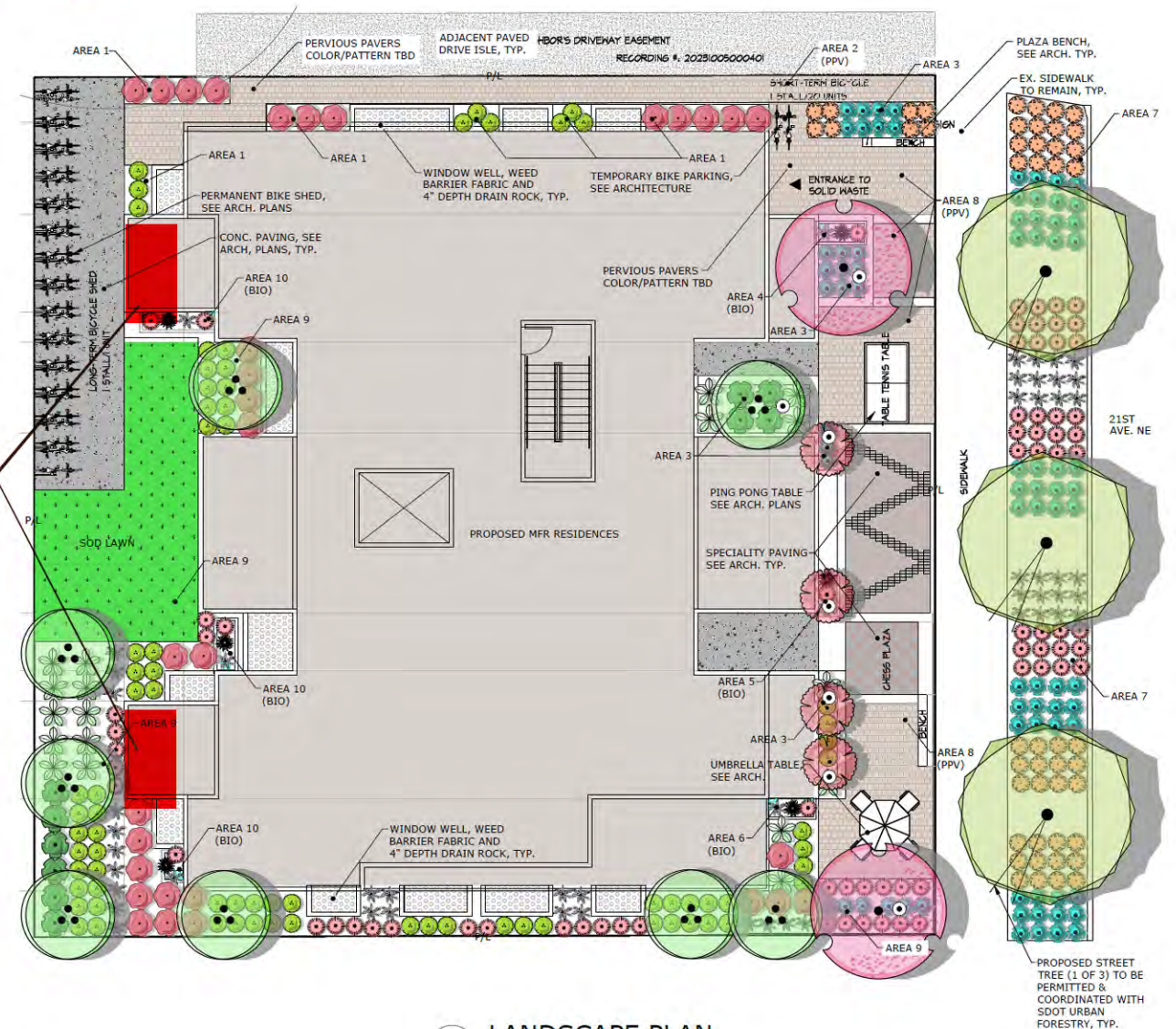
Response:

Departure Name SMC 23.45.518. Rear Setbacks (Table A for 23.45.518).

- a) The Code requires a minimum rear setback of 15 feet for apartments within the LR3 (M) zone.
- b) The applicant proposes a minimum rear setback of 10 feet along the site's west property line.
- c) This will help the project better meet the intent of Design Guideline University CS2-1-b. University Park South, DC1-A-2. Gathering Places, University DC3-1-A: Open Space Organization & Site Layout, and University DC3-3: Street-level Open Space (PL1-1, PL3-2, DC1-1, DC3-3)
- d) The required rear setback is 15', the proposed min. rear setback is 10', average rear setback is 17.88'. Amount of requested departure for rear setback is 5'. The required front setback is 5'. The proposed min. front setback is 10'-10 1/2", average front setback is 17.49'. The design focuses the shifting massing volume from the street façade towards the rear. The enlarged front setback allows more landscape to soften the street edge, provide adequate buffer space as a transition from the sidewalk to residential use and physically & visually engages the public realm. Please see the below for the comparison between code compliance site plan and site plan with requested departure---the generous front yards could maximize active uses along street frontages.



Code CCompliance Site Plan



1 LANDSCAPE PLAN

SOLAR ANALYSIS
(Based on Option 3)

WINTER
SOLSTICE

EQUINOX

SUMMER
SOLSTICE



9 AM



12 PM



3 PM



DESIGN GUIDELINE PRIORITIES AND ARCHITECTURAL CONCEPT

GUIDELINES AND DESIGN RESPONSE

CONTEXT AND SITE

CS-1: NATURAL SYSTEMS AND SITE FEATURES:

CITYWIDE GUIDELINE:

Use natural systems and features of the site and its surroundings as a starting point for project design.

UNIVERSITY DISTRICT SUPPLEMENTAL GUIDANCE:

1. Plan for Daylight & Trees

RESPONSE:

Sunlight and Natural Ventilation:

The proposed building design provides sunlight to all units by arranging building massing and maximizing the building "skin".

For the units located below grade, courtyards and lighting wells have been created to provide direct access to daylight and air.

Topography:

Site topography slopes up from 21st Ave towards the west.

The street elevation is at 207', the projects' basement level is set at 205'-5" to provide easier ADA access into the building, which also enables direct access to Solid Waste Room.

Bicycle area is proposed under covered shed in the backyard, accessed via easement which is shared with the northern property.

CS-2: URBAN PATTERN AND FORM:

CITYWIDE GUIDELINE:

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area

UNIVERSITY DISTRICT SUPPLEMENTAL GUIDANCE:

1. Character Areas & Corridor Character Areas
2. Neighborhood Context

RESPONSE:

Sense of Place:

The site is within University Park South & 17th Ave Blvd Area. To enhance the quality of place in the surrounding area, 5' min. 12' average generous front setbacks are proposed to occupiable amenity space; which will be incorporated into front setbacks with areas for landscaping and seating.

The design responds to the surrounding environment with its variety of architectural styles and scales. Implementation of contemporary massing and facade design will emphasize the building entrance. Vertical window proportions relate to the character of the surrounding and historical building.

Connection to the Street:

The proposals include appropriate setback from the street to reinforce the existing pattern of generous front setbacks.

This setback strategy provides for a green area in front of the main entry and serves as a buffer zone for residents against the public space. On a site with heavy student foot traffic landscape, paving, as well as the outdoor space is designed to improve the quality of the pedestrian experience and surrounding open areas.

CS-3: ARCHITECTURAL CONTEXT AND CHARACTER:

CITYWIDE GUIDELINE:

Contribute to the architectural character of the neighborhood.

UNIVERSITY DISTRICT SUPPLEMENTAL GUIDANCE:

1. University District Architectural Character

RESPONSE:

Contemporary Design:

The surrounding area is a mix of newly built and existing multifamily projects. Many single family homes (fraternity, sorority, and apartment use) still exist. The predominant styles of the newly built are contemporary with James Hardie cement board with bold/ high contrast colors.

The design fosters the eclectic mix of architectural styles and forms. The massing strategy breaks the building into vertical portions to make a transition from single family into low-rise. The project will feature large vertical windows and have modular facade materials such as wood and panel siding.

PUBLIC LIFE

PL-1: CONNECTIVITY:

CITYWIDE GUIDELINE:

Complement and contribute to the network of open spaces around the site and the connections among them.

UNIVERSITY DISTRICT SUPPLEMENTAL GUIDANCE:

1. Networks & Connections to Community Open Space

RESPONSE:

Ground level open space along 21st Ave NE physically and visually engage the public realm. Bicycle proposed on the west will activate the shared use of the easement with northern neighbor.

PL-2: WALKABILITY:

CITYWIDE GUIDELINE:

Encourage human interaction and activity at the street-level with clear connections among them.

RESPONSE:

Street-Level Transparency:

The main entrance is designed as a lighting box, which will be highly visible from the street to provide a clear entry for residents. The street level will be sufficiently lighted to provide a safe environment for the residents and other pedestrians. The planting along the building will provide a pleasant pedestrian environment.

PL-3: STREET LEVEL INTERACTION:

CITYWIDE GUIDELINE:

Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

UNIVERSITY DISTRICT SUPPLEMENTAL GUIDANCE:

1. Entries
2. Ground-level Residential Design

DESIGN GUIDELINE PRIORITIES AND ARCHITECTURAL CONCEPT

GUIDELINES AND DESIGN RESPONSE

RESPONSE:

Entries:

The entry is emphasized by accenting materials such as bold-color lighting strip and glazing entrances. The identifiable entrance will provide welcoming experience for visitors and users while defining the buildings unique character.

Ground-level Residential Design:

A generous main entry with occupiable shared space has been proposed to create a "front porch" for residents. Ample spaces have been provided for bicycles, seating and planters.

PL-4: ACTIVE TRANSPORTATION:

CITYWIDE GUIDELINE:

Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

UNIVERSITY DISTRICT SUPPLEMENTAL GUIDANCE:

1. Bicycle Circulation & Parking

RESPONSE:

Planning Ahead for Bicyclists:

Bicycle parking provided for residents. A bicycle shed is proposed on the northwest side of the building. Sufficient short-term bike stalls are located outside the structure footprint at property's northeast corner.

DESIGN CONCEPT

DC-1: PROJECT USES AND ACTIVITIES:

CITYWIDE GUIDELINE:

Optimize the arrangement of uses and activities on site.

UNIVERSITY DISTRICT SUPPLEMENTAL GUIDANCE:

1. Activating Uses
2. Visual and Safety Impacts
3. Shared Open Spaces

RESPONSE:

The proposed design minimizes the amount of frontage dedicated to lobby and leasing spaces, maximize active resident uses along frontage.

Solid waste/recycle and bicycle storage is obscured from residential units, with access from the easement at the side of the building. This will optimize and activate the necessary functions of the structure.

DC-2: ARCHITECTURAL CONCEPT:

CITYWIDE GUIDELINE:

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

UNIVERSITY DISTRICT SUPPLEMENTAL GUIDANCE:

1. Massing & Reducing Bulk and Scale
2. Architectural Concept & Facade Composition
3. Pedestrian-Scaled Streetscape Design

RESPONSE:

Reducing Perceived Mass:

To reduce the perceived mass, the large building massing is broken down by employing modulation: One main massing+ three lower bump-outs; one little box inserted into the middle bump-out function as lobby.

Architectural and Facade Composition:

The design concept will be consistent on all sides of the building.

The three bump-outs looks like being inserted into main massing from the front, and sticking out at the back. High quality cement board are proposed for cladding. This language will be carried throughout all facades to create a unified design that speaks of the street context and neighboring structures-unifying the design into its nearby context.

Stained cedar pattern is able to form an interesting contrast on the building's skin along the street facade.

Human Scale:

The Main entrance on the west side will emphasize human scale with the landscaping features.

DC-3: OPEN SPACE CONCEPT:

CITYWIDE GUIDELINE:

Integrate open space design with the design of the building so that each complements the other.

UNIVERSITY DISTRICT SUPPLEMENTAL GUIDANCE:

1. Open Space Organization & Site Layout
2. Residential Open Space

RESPONSE:

Multifamily Open Space:

Multiple façade jagged edges provide more amenity space along the street, increasing activity and passive surveillance. There will be a roof garden provided as an additional amenity space for the residents.

DC-4: EXTERIOR MATERIALS AND FINISHES:

CITYWIDE GUIDELINE:

Use appropriate and high-quality elements and finishes for the building and its open spaces.

UNIVERSITY DISTRICT SUPPLEMENTAL GUIDANCE:

1. Durable, High-Quality Exterior Materials
2. Hardscaping & Landscaping

RESPONSE:

Building Materials:

The project will be constructed with durable and attractive material. Color, texture, and pattern will be consistent with the intended design.

Trees, Landscaping and Hardscape Materials:

Landscaping will be responsive to climate, existing context, and intended use; designed to provide texture, protection and privacy.

RESPONSES to EDG PRE-SUBMITTAL MEETING COMMENTS

Responses to Land use comments for the DRAFT EDG package:

1. Overall, need more dimensions for the site plans, floor plans and sections to show the building setbacks, heights. Etc.
[Dimensions have been added.](#)
2. Applicants shall prepare a community outreach. The methods and feedbacks of Community outreach should be included in EDG package.
[Please see Page 49 for details of Community Outreach.](#)
3. Page 13, need show the addresses and locations of the adjacent buildings.
[The addresses and locations have been shown.](#)
4. The University District Design Guidelines discuss the need for street-frontage open space/amenities and street-level interaction (CS1-1, PL1-1, PL3-2, DC1-1, DC3-3) The project could request departures to reduce rear setback requirements (for example, a departure from 15' to 10' could be requested) that allows for a larger front setback.
A rationale should be provided to show that the departures are consistent with the University District and Citywide Design Guidelines and the departures would result in a better development. For example, the rationale could show that better street frontage open space, recommended by guidelines, could be provided with the departure request, or that the proposal better responds to context with shorter rear setbacks (reference project 3035394-EG).

[The preferred design \(Option 3\) focuses the shifting massing volume from the street façade towards the rear. The enlarged front setback allows more landscape to soften the street edge, provide adequate buffer space as a transition from the sidewalk to residential use and physically & visually engages the public realm. Please see the Page 42 for the comparison between code compliance site plan and site plan with requested departure ---the generous front yards could maximize active uses along street frontages \(PL1-1, PL3-2, DC1-1, DC3-3\)](#)

The required rear setback is 15'.
The proposed min. rear setback is 10', average rear setback is 17.88'.
Amount of requested departure for rear setback is 5'.

The required front setback is 5'.
The propose min. front setback is 10'-10 ½", average front setback is 17.49'

5. The proposed building is based on MHA upzone. The upzoned building height limit increased from 40' to 50', for this reason the proposed building is higher than most of the current neighbors. The north neighbor is going to redevelop with the same height limit (50'). All three massing options presented at the presub conference were relatively tall along the side lot lines with vertical orientations. These elements limited the ability of the massing options to relate to the shorter heights of surrounding contextual development. One or more massing options should examine height-mitigating moves like upper floor setbacks and horizontal massing expression to reduce the perception of building height. The proposed design already has upper floor setback in the street-facing façade. SDCI would like to see more horizontal modulation on south façade, since the south neighbor is a fraternity housing, which could potentially stay there longer. If the massing proposal will treat adjacent development to the north and south differently, an explanation of the reasons should be included in the packet.

[South façade of preferred design \(Option 3\).](#)
[We want to echo with the shorter historical brick Fraternity building \(4703 21st Ave NE\) on the south, at the same time also want to continue the simplicity and clean aesthetic the new modern tall buildings \(such as 4710 20th Ave NE building on the west\) have established during the recent developments.](#)

[To blend into the recent modern tall developments around us, we use the same kind of white James-Hardie boards as 4710 for the main body of the south façade; To reduce the perception of building height, upper floor setback from the 21st Ave NE & horizontal massing modulation has been embedded on south facade. Brown-stained western red cedar is chosen to break down the large masses and express the horizontal massing, which is taking cues from the color and feel of brick façade of the 4703 building.](#)

[Please see Page 41 for massing analysis.](#)

[North façade of preferred design \(Option 3\):](#)
[The north neighbor is going to redevelop with the same height limit \(50'\), to relate to the same heights of the surrounding contextual development, horizontal massing seems redundant on the north façade-- a quiet simple north façade might be more appropriate along better with future development.](#)

Responses to Zoning comments for the DRAFT EDG package:
Sunken courtyards are proposed, some of them are counted towards amenity area. SDCI would need more info (sizes and depths) from the architect to decide how to calculate the finish grade of the sunken courtyards.

[Please see Page Option 3-8 for sections of sunken courtyard. Thank you very much for your help!](#)

EDG REVIEW COMMENTS & RESPONSES

Review comment #1:

Addressing the adjacent development to the south using massing. All three design options appear to have similar massing relationships to the fraternity building to the south. All three have relatively tall vertical walls next to it with vertically-oriented massing elements. Although the preferred Option 3 shows a change of material on the building’s lower level in an attempt to relate to the shorter height of the fraternity, the material change appears superficial and doesn’t have a strong relationship to the adjacent shorter development. Because of this superficiality, the preferred option isn’t much different from the other two options. My suggestion is that you use the three design options to examine stronger, more legible ways of relating to the fraternity building. Option 3 uses a deeper front yard setback. You may use Options 1 and 2 to examine other possibilities like upper-level massing shifts or an arrangement of massing elements that gives the project design a stronger horizontal orientation. The vertical massing forms in all of the options seem to work against attempts to relate to the shorter horizontal massing orientation of the adjacent building. Here are some design guidelines that you should consider as you refine the massing related to the fraternity building:

CS2-A-2. Architectural Presence

CS2-D-1. Existing Development and Zoning

University DC2-1-a. Response to Context

University DC2-1-d. Use upper-level step-backs to maintain a human scale along the street and respond to historic datums.

Response:

Option 3:

We propose to setback the bottom and top floor along with material change on south facade. For the upper floor, we would setback the middle section further more to reduce the massing. The setback area would be private amenity for the top floor units.

Option 2:

This option has 6-stories (The other two options have 5-stories), we propose to reduce one floor on the south portion of the building to reduce the massing and better work with the fraternity building to the south.

Review comment #2:

Addressing the street. In the draft packet, the preferred Option 3 is the only option that shows the intended placement of outdoor amenity spaces at the ground-level. Although the packet states that these spaces will help to connect to the street frontage, the depth of these spaces below grade and their significant setbacks from the street frontage seem to detract from the intent to connect to the street. The packet would ideally examine and propose amenity spaces, either individual or shared, that have stronger relationships to the street frontage.
University CS1-1-b. “Avoid Recessed or Sunken Living Space”

University CS2-1-b. University Park South and 17th Avenue Boulevard: “Incorporate occupiable amenity spaces into front setbacks with areas for large shade trees and landscaping.”

University CS3-1-d. Respond to Nearby Predominant Horizontal and Vertical Patterns.

University PL1-1-a. Include Open Space at grade that physically or visually engages the public realm.

University PL3-2-c. Provide adequate buffer space as a transition from the sidewalk to residential uses for visual connection and passive surveillance of the public realm. “avoid tall fences and patios below grade.”

University PL3-2-d. Where direct-unit entries are challenging due to a site’s physical constraints, include a generous main entry with occupiable shared space or forecourt to create a “front porch” for residents.

Response:

Option 3:

We propose three plazas permeable to the 21st Ave NE: north, central and south plaza. The north plaza has short-term bicycle racks, raised planter area, leading to the ramp down to the north secondary entrance (ADA entrance); the central plaza is symmetrical hardscaped and landscaped, with steps up to the main lobby; the south plaza has two seating area facing each other for little gathering places, couple steps down to another secondary entrance to the building. All the three plazas can be accessible from the sidewalk directly.

1st Round MUP REVIEW COMMENTS & RESPONSES

For the Master Use Permit (MUP)/Recommendation phase, all exterior materials must be specifically identified, by either manufacturer and product name or with a complete specification that includes material composition, dimensions, thickness, gauge (for metal), grade, color, etc. In order to best convey the material and color palette information at the Recommendation (REC) phase of Design Review, please adhere to the following:

- Provide high-quality photos of the actual materials board (not clipped photos of materials) in the REC packet.
- Photos should be taken outside so that materials can be seen in natural daylight which more accurately conveys the material quality on a building.
- Photos taken in various angles, sunlight, and weather conditions are encouraged.
- Examples of the exact materials/colors installed on other completed projects with similar context are encouraged. Identify projects which the Board may be familiar with or able to visit.
- Supplement the materials page of the REC proposal with links to the materials webpage on the manufacturer's website.
- Provide specifications, scale elements, and specific product colors for materials so the Board can get a sense for what the material is like.
- For less common materials or when the Board has previously given specific direction about the "character" of a material, the applicant may be required to provide physical samples mailed (via USPS or FedEx) to the SMT, attention to the planner. The planner can provide input about the material as needed during the REC meeting.

Response:

Window: Milgard's Style Line V250 Series, 6110, SV, 1 3/8" Setback, Ext White / Int White, U-Factor: .28, SHGC: .22, VT: .53
<https://www.milgard.com>

Cedar: Tongue and Groove Siding For Dry (Seasoned) Siding

Nominal Width (in.)	Dressed Width (in.)	Exposed Face Width (in.)	Linear Feet Factor	Board Feet Factor
4	3-3/8	3	4.00	1.33
6	5-3/8	5	2.40	1.20

<https://www.realcedar.com/siding/profiles/tongue-groove/>

Hardie panel: HARDIE® PANEL VERTICAL SIDING PRIMED FOR PAINT
<https://www.jameshardie.com/products/hardiepanel-vertical-siding>
Hardie Siding: HARDIE® PLANK LAP SIDING PRIMED FOR PAINT
<https://www.jameshardie.com/products/hardieplank-lap-siding>

Metal trim:
<https://www.tamlyn.com/XT/index.html>

Mechanical screen:
<https://awv.com/product/louvers/le-27>

Storefront system:
https://www.prlglass.com/series_400

Led lighting strip
<https://www.environmentallights.com/18810-wp-green-2835pl-112-10-5m.html>

Pavers
<https://www.mutualmaterials.com/products/eco-priora-permeable-pavers/>

1. Revise Design & Schedule a Meeting with Planner Before you Resubmit. Before submitting your responses to correction letters, please contact me to schedule a meeting for us to discuss the project design and response to guidance. Please bring to the meeting a draft Recommendation packet and be prepared to discuss those items identified in this correction letter.
2. Scheduling your Recommendation Meeting (if applicable). After you re-submit your corrected plans and draft Design Review packet with the revised design to fully respond to the Early Design Guidance (EDG) guidance, a Design Review Recommendation meeting may be scheduled. Once you have submitted all required materials, please email to alert me of the re-submittal and I will initiate scheduling the Recommendation meeting at the earliest available date (a minimum of six weeks). It is SDCI's expectation that you will continue to work with SDCI to further develop and refine the design in response to Board and staff reviews. If it is determined that the packet or design has not been responsive to guidance, it may result in postponement of the Recommendation meeting.
3. Please note that it is your responsibility to clarify any code departure requests with SDCI before the Recommendation meeting/phase that have been identified by the zoning reviewer during the initial review (IP) of your proposal or after IP review has occurred.

You are responsible for working with the assigned Planner to develop and refine the packet in preparation for the Recommendation meeting/phase.

1. The SDCI website includes a design recommendation packet checklist <http://www.seattle.gov/documents/Departments/SDCI/Permits/RecommendationPacketRequirements.pdf> that explains in detail the items that should be included in the draft design packet submitted to SDCI. I generally utilize this checklist to verify completeness of the Design Review (DR) Recommendation packet submitted to SDCI.
2. Along with your corrected plan set, please upload the Draft Recommendation Packet and Digital Project Image to your portal and upload to Hightail for posting on the Design Review website via the Digital Submissions Instructions <http://www.seattle.gov/Documents/Departments/SDCI/About/HowUploadDesignReviewPacket.pdf>.
3. [The Final Recommendation packets are due on the Monday of the week two weeks prior to the scheduled Recommendation meeting date for all FULL Design Review Board \(DRB\) projects.](#) (Note if Monday is a holiday, we will bump the deadline to Tuesday). Please submit your final packets per the instructions below:
 - a) For all DRB and ADR projects, upload the final Recommendation packet to your portal and also to Hightail for posting on the Design Review website via the Digital Submissions Instructions <http://www.seattle.gov/Documents/Departments/SDCI/About/HowUploadDesignReviewPacket.pdf>
 - b) For all FULL DRB projects, please mail us 8 hard copies of your final packet with guaranteed arrival at SMT before/on the date specified above.
For USPS deliveries, please use the following address:
ATTN: Brinn Campaz, Design Review Program
Seattle Dept of Construction & Inspections
PO Box 34019
Seattle, WA 98104-4019
For FedEx deliveries, please use the following address:
ATTN: Brinn Campaz, Design Review Program
Mail and Distribution Services
700 5th Ave, Suite 304
Seattle, WA 98104-4019
For courier/in-person drop offs, please address your packets to the first address listed above and bring them to the following location at Seattle Municipal Tower (700 5th Ave):
 - Finance & Administrative Services (FAS) - Distribution Services, Suite 304 (from the 4th floor lobby, take escalator or stairs down to 3rd floor)
 - Use the telephone next to the FAS Distribution Services room sign to call the FAS Mailroom (using the programmed button) and request to have the packet picked up
 - Hours: 7:30 AM to 3:00 PM

The design of the paved space within the front setback does not sufficiently address EDG comment 2b, which discusses the need for shared amenity spaces along the street frontage to serve as organizing elements within the development that act as a “front porch” for residents, and support community interaction. Although the southern space appears to have a strengthened connection to the primary entry, both the northern and southern spaces lack design elements such as organized seating or other spaces that would promote community interaction and promote activity along the street frontage. Strengthen design of the site frontage to address this EDG guidance.
PL2-A-1. Access for All, DC1-A-2. Gathering Places, University DC3-1-A: Open Space Organization & Site Layout, and University DC3-3: Street-level Open Space, DC3-B-4. Multi-Family Open Space.

Response:

The design of the front setback has been changed to be more permeable both to the street and the primary entry. Organized seating has been integrated with planters, symmetrically arranged in front of the primary entry, these spaces will promote community interaction and promote activity along the street frontage.

Please add important dimensions to the site plan and floor plans, including setbacks to property lines, dimensions of outdoor spaces, dimensions of modulations in the building facade, etc.

Response:

The dimensions have been added.

Please note that although guidance is provided for requested departures at the EDG phase of review, recommendations on departures occur at the Recommendation phase of review. Please update the departure information on this page, as necessary, to reflect the current departure request.

SMC 23.41.012.A states: "Departures may be allowed if an applicant demonstrates that departures from Land Use Code requirements would result in a development that better meets the intent of adopted design guidelines."

For each departure request, please clearly demonstrate (with diagrams, drawings and text) how the proposed design helps the project better meet particular criteria in the Design Guidelines. To facilitate the review process, for each departure request, we recommend following this format:

Departure Name (SMC 23.45.0XX):

- a)The Code requires... (insert language)
- b)The applicant proposes... (insert language)
- c)This will help the project better meet the intent of Design Guideline... (insert guideline(s))
- d)By doing (describe how) and provide graphics, as needed, to clearly explain the departure(s) showing code compliant dimension/area and the requested departure with dimensions/sq. ft./percentage of difference.

Departure Name (SMC 23.45.0XX):

- a)The Code requires... (insert language)
- b)The applicant proposes... (insert language)
- c)This will help the project better meet the intent of Design Guideline... (insert guideline(s))
- d)By doing (describe how) and provide graphics, as needed, to clearly explain the departure(s) showing code compliant dimension/area and the requested departure with dimensions/sq. ft./percentage of difference.

Response:

Departure Name SMC 23.45.518. Rear Setbacks (Table A for 23.45.518).

- a) The Code requires a minimum rear setback of 15 feet for apartments within the LR3 (M) zone.
- b) The applicant proposes a minimum rear setback of 10 feet along the site's west property line.
- c) This will help the project better meet the intent of Design Guideline University CS2-1-b. University Park South, DC1-A-2.Gathering Places, University DC3-1-A: Open Space Organization & Site Layout, and University DC3-3: Street-level Open Space (PL1-1, PL3-2, DC1-1, DC3-3)
- d) The required rear setback is 15', the proposed min. rear setback is 10', average rear setback is 17.88'. Amount of requested departure for rear setback is 5'.The required front setback is 5'.The propose min. front setback is 10'-10 ½", average front setback is 17.49. The design focuses the shifting massing volume from the street façade towards the rear. The enlarged front setback allows more landscape to soften the street edge, provide adequate buffer space as a transition from the sidewalk to residential use and physically & visually engages the public realm. Please see the below for the comparison between code compliance site plan and site plan with requested departure---the generous front yards could maximize active uses along street frontages.

The expression of the horizontal cedar siding would appear to be strengthened if it continued to grade on visible facades. Extending this material to grade would ground the building in the site and also add a textured material at grade.
(CS2-D-5. Respect for Adjacent Sites, University DC2-2. Architectural Concept & Façade Composition, University DC4-1. Durable High-Quality Exterior Materials, DC4-A. Building Materials).

Response:

The horizontal cedar siding has been continued to grade on visible facades. Extending this material to grade has ground the building in the site and also adds a textured material at grade.

Addressing EDG comment 1c to reduce the vertical building proportions to better relate to context would likely be strengthened by continuing the wood material from the edges through the recessed spaces on the front facade.

Response:

The wood material has been continued from the edges through the recessed spaces on the front façade.

Staff supported the primary residential entry design at EDG (comment 2c) due to the prominent and legible entry design that was located above grade. The sunken entry now appears to be significantly less legible and prominent and has a weakened relationship to the design guidelines (PL1-A-2. Adding to Public Life, PL1-B-3. Pedestrian Amenities, University PL3-1-a. Prominent Design, PL3-A. Entries). Due to the now-sunken entry, this portion of the facade is less legible from the street frontage compared to the design shown at EDG. Please revise the design of the entry and surrounding facade to strengthen its relationship to the guidelines. Reverting to a raised entry would seem to be the the most straightforward way to address this. If a sunken entry is desired, you can use the Recommendation packet to study ways to improve the legibility and prominence of the entry through the building design.

Response:

The primary residential entry has been redesigned to be flush with the grade and sidewalk, by doing that ADA access be at the primary residential entry.
It would be better addressing the review comments below about ADA access.
“d. Staff is concerned about the proposed ADA access for Option 3, which appears to utilize a secondary entry that enters onto a separate floor than the primary entry. Staff emphasizes the need to incorporate the ADA access into the primary entry design (PL2-A-1. Access for All).”

The primary residential entry has been relocated to the middle of the building to improve legibility and prominence.

Due to the contrasting material and offset placement of the the glazed entry element on the facade, this element appears to have a weak relationship to the surrounding facade. Please revise the design of this facade to strengthen the entry legibility and also to strengthen the integration of the entry design into the surrounding facade. Consider actions like centering the entry glazing within the facade or aligning it with other facade elements and datums.
(PL1-A-2. Adding to Public Life, PL1-B-3. Pedestrian Amenities, University PL3-1-a. Prominent Design, PL3-A. Entries, DC2-B-1. Facade Composition)

Response:

The entry glazing has been centered to improve legibility.

The response to guidance document states that bay widths have been widened to address comment 1c from the EDG report. The change in bay widths isn't clear from the drawings. Please use the Recommendation packet to show how the bay widths have changed.

Response:

The relatively narrow projecting bays on the north and south sides of the east façade have been increased from 10'-10" to 14'-2" wide, which is 130% increase.
It would be better addressing the review comments below.
“Option 3 has a strong vertical massing emphasis with its relatively narrow projecting bays on the north and south sides of the east façade, which appear incongruent to contextual development along the street frontage surrounding the site. At the Recommendation phase of review, Staff directs further study of bay widths and proportions as it relates to the overall mass, and application of exterior materials along the front façade to achieve a massing expression compatible with the surrounding street frontage (University CS3-1. University District Architectural Character, DC2-B-1. Façade Composition).”

The change in this portion of the facade from interior space to balcony space has a positive effect on addressing the vertical nature of the facade. However, this effect should be strengthened through the use of exterior materials that will allow the balcony to visually recede into the top floor.

Response:

The exterior materials (side posts and roof) of the balcony have been changed to cedar, which clearly differentiate the facade below. (hardie panel)

The proposed design does not appear to address comment 1b from the EDG report. The building design appears to minimally respond to the shorter height of the adjacent fraternity building to the south. A legible top-floor massing shift away from the south lot line seems to be the most straightforward way to address guidance. The current proposal for a change in material at the top floor does little to visually reduce the bulk of the building. Please address comment 1b in the project design. If you still intend to proceed without a top-floor massing shift, you should study the use of a more dramatic change in materials, such as the addition of significantly more glazing at the top floor and the reduction of the parapet height.

Response:

A 10'-3 ½" top-floor massing shift away from the southeast corner has been proposed, it does look like much better responding to the short height of the adjacent fraternity building to the south.

Please update the plans to indicate the arrangement/location of all proposed mechanical equipment, screening and (if applicable) identify mechanical venting, grilles and other elements (i.e., downspouts, vents, etc.) on the building exterior that may be visible to pedestrians or residents in common amenity areas. (Design Guidelines DC2-B, DC2-C)

Response:

Mechanical screen has been shown on roof, mechanical venting/vents and downspouts have been labeled on the 3D model and elevations.

2nd Round MUP REVIEW COMMENTS & RESPONSES

The Recommendation packet does not appear to include a response to early design guidance from 3039543-EG. Please include a response to each piece of guidance as required by the Recommendation packet checklist:
<https://www.seattle.gov/documents/Departments/SDCI/Permits/RecommendationPacketRequirements.pdf>

Response: The response to EDG comments has been added.

Include an exterior lighting plan consistent with the requirements of the Recommendation packet checklist:
<https://www.seattle.gov/documents/Departments/SDCI/Permits/RecommendationPacketRequirements.pdf>
Response: The exterior lighting plan has been added in the set.

Label window wells and provide width and depth dimensions for proposed window wells to show that sufficient light will be provided to below-grade units.

Response:

Window wells have been labeled with dimensions.

Include spot elevations at various locations within the front setback. Areas intended for amenities should be flat.

Response:

Spot elevations have been shown within the front setback area. The areas intended for amenities are matching the elevations of the sidewalk, which has a very gentle slope.

Repeat Comment: The design of the paved space within the front setback does not sufficiently address EDG comment 2b, which discusses the need for shared amenity spaces along the street frontage to serve as organizing elements within the development that act as a “front porch” for residents, and support community interaction. Although the southern space appears to have a strengthened connection to the primary entry, both the northern and southern spaces lack design elements such as organized seating or other spaces that would promote community interaction and promote activity along the street frontage. Strengthen design of the site frontage to address this EDG guidance.
PL2-A-1. Access for All, DC1-A-2. Gathering Places, University DC3-1-A: Open Space Organization & Site Layout, and University DC3-3: Street-level Open Space, DC3-B-4. Multi-Family Open Space.
Update for Recommendation packet: Staff still has concerns about the design of the front setback related to the initial MUP comment above. If you would like, we can set up a meeting to discuss this element.

Response:

1. We eliminated the two planters in front of the main lobby, and placed a chess plaza on the left and a ping-pong table on the right to embrace various activities.
2. We placed a bench and a circular seating south to the chess plaza area to gather people.
3. We relocated the other two planters against the building facade to soften the building edge and reduce the massing height, which also helps to enlarge the common front yard area. The northern planter is bigger in size, which also functions as a barrier between the solid waste area and main entrance.

4. We placed a bench (with a sign) in front of the short-term bicycle parking. The sign has the phrase " Bicycle Shed on the back" on it.

Include any weather protection that is proposed to cover entries or other gathering areas along the street frontage.

Response:

Weather protection at the lobby entrance door has been shown.

Include materials descriptions for paving and other hardscape elements, fences, site furniture, etc. Include concept design of unique site elements.

Response:

Materials descriptions have been added.

The guideline response within this packet discusses the intent for a roof garden. Include a roof garden design on this plan if one is proposed.

Response:

There is no roof garden anymore.

Related to the comment above about the dimensions of window wells, this page could help to demonstrate the relationships of basement units to grade.

Response:

The dimension of the window wells has been added.

Label materials on elevations drawings. It would be helpful to include the images of the materials board on a page adjacent to these elevations.

Response:

Materials have been labeled on elevations.

What are the yellow stripes on the elevation?

Response:

It is 6" wide aluminum channel with yellow reflective paint.

Here is the specs of the material and the paint:

Material: 6" X 2.50" X .170 CHANNEL 6061-T6 ALUMINUM ASSOC. ASTM B221 (fastmetals.com)

aint: Rust-Oleum Professional 1 gal. Flat Yellow Exterior Traffic Striping Paint 2548402 - The Home Depot

he paint will absorb light and reflects it as visible light rays. These strips will enhance the building visibility especially during nighttime.

The design of these windows will be important to the expression of the design concept. Please provide additional information about these windows related to their transparency, depth within the facade, and mullion pattern.

Response:

The details of the windows have been added.

Provide information in the packet and plan set for the construction/materials of the bike parking shed.

Response:

The details of the bicycle shed have been provided.

The guideline response within this packet describes the entry as a "lighting box." Please include a lighting plan in the Recommendation packet to show how site/building lighting will help to achieve this intent.

Response:

1. We propose to add LED light frame around where the lighting box meets the main building, which helps to enhance the idea of "lighting box inserting into the big massing", especially when it is lit up by lighting during nights. Please see attached for Specifications of LED light frame.
2. A metal canopy has been added in the middle of the glass box, which would provide weather protection for the pedestrians; building address signs have been added on the center of the lighting box, which will help in way-finding.
3. Letter "W" has been Integrated in the pavement in front of the lobby, which will create a sense of place for this special location.

COMMUNITY OUTREACH PLAN AND COMMENTS

Community Outreach Plan and Comments

1. Project Description:

Project Address: 4715 21st Ave NE

Seattle, WA 98105

Description: New construction of a multi Family building with 31 dwelling units with 4 stories plus basement; providing parking for 31 bikes. 2 existing rooming houses to be demolished.

Applicant: Zeng's UW Housing LLC

Contact Person: Jane Nipius

Contact Information: janenipius@gmail.com

Type of building: Multifamily

Neighborhood: University district

In Equity Area: Yes

2. Outreach Plans:

I. Printed Outreach:

High-Impact Method

Posters hung in a minimum of 10 businesses, community centers, or other publicly accessible venues, located within approximately a half mile from the proposed site.

At least half of the posters must be visible from the sidewalk.

The Community Center is located at NE 50th and would be a good place to post the Flyers.

II. Electronic/Digital Outreach

Multi-Pronged Methods

a. Basic Project Webpage

The website is www.Zeng'sUWHousing.com

The website was published on May 17th, 2022.

b. Email to distribution list that includes community organizations identified by DON.

Will send the proposed plans to at least 20 neighborhood organizations listed by DON.

III. In-Person Outreach:

High-Impact Method

In-person outreach during the pandemic

There is a temporary rule that states developers need to substitute an additional high impact digital method in lieu of in-person outreach. Therefor the "In-person outreach" will be replaced with Electronic/digital outreach High Impact Method

a. Online Survey (Added to the Interactive project website.)
<https://www.zengsuwhousing.com/>

3. Community Feedback

Administrative Design Review SDCI # 3039543-EG 4715 21st Ave NE

Comments from DON_DREarlyOutreach <DREarlyOutreach@seattle.gov>

Nelson Pesigan

Strategic Advisor

Major Institutions & Schools / Early Outreach Design Review Program

Office: 206.684.0209

Fax: 206.233.5142

seattle.gov/neighborhoods

Your project has been posted to the blog:

<https://designreviewoutreach.seattle.gov/2022/05/4715-21st-ave-ne/>

Your draft plan is approved. Please be sure to document and incorporate the feedback into your final outreach plan and return to me for final approval.

Feedback or comments received during the community outreach process.

From:

<https://cosaccela.seattle.gov/portal/Cap/CapDetail.aspx?Module=COSPubComments&capID1=22CAP&capID2=00000&capID3=02BZC&agencyCode=SEATTLE&IsToShowInspection=>

Anonymous

Looks fine. Please approve. Nice usage of massing and appropriate size. I don't think design review should exist. Thank you.

Comment submitted on: Fri Jul 08 2022 05:52:58 GMT-0700 (PDT)

From:

<https://www.zengsuwhousing.com/>

Thank you for letting our community learn about your project !-Maya

Maya 7 months ago

Wonderful website, I like it :)

Tania Robinson 8 months ago