Streamlined Design Review (SDR)

125 15TH AVENUE

Project #: #3041260-EG

Applicant Team: Big 3 LLC
Developer

b9 architects
Architect

November 6, 2023

b9 architects

PAGE INTENTIONALLY LEFT BLANK

TABLE OF CONTENTS

OBJECTIVES

Construct a residential apartment structure with five stories above street level and one partially below-grade story. The structure will have (20) units. No parking is required or provided. Existing structure to be demolished.

Gross Floor Area	13, 610 sf
Number of Apartments	20
Number of SEDUs	0
Number of Parking Spaces	0
Number of Long-term Bike Parking Spaces	20
Number of Short-term Bike Parking Spaces	2

Sustainability

Design and construct a new five-story apartment structure to achieve the Green Building Standing using either Built Grreen 4-star or LEED Gold as a compliance pathway.

EARLY PUBLIC OUTREACH SUMMARY

As the applicant for a proposal at 125 15th Ave, b9 architects conducted and completed the Early Community Outreach requirements. Outreach included numerous posters placed throughout the neighborhood and on utility poles, an interactive project website and a site tour/walk. Members of the community provided input on the proposed development at the site tour/walk.

The comments and questions centered primarily on the general size and scope of the project, as well as the selection of the architect and that they are happy with the project moving forward.

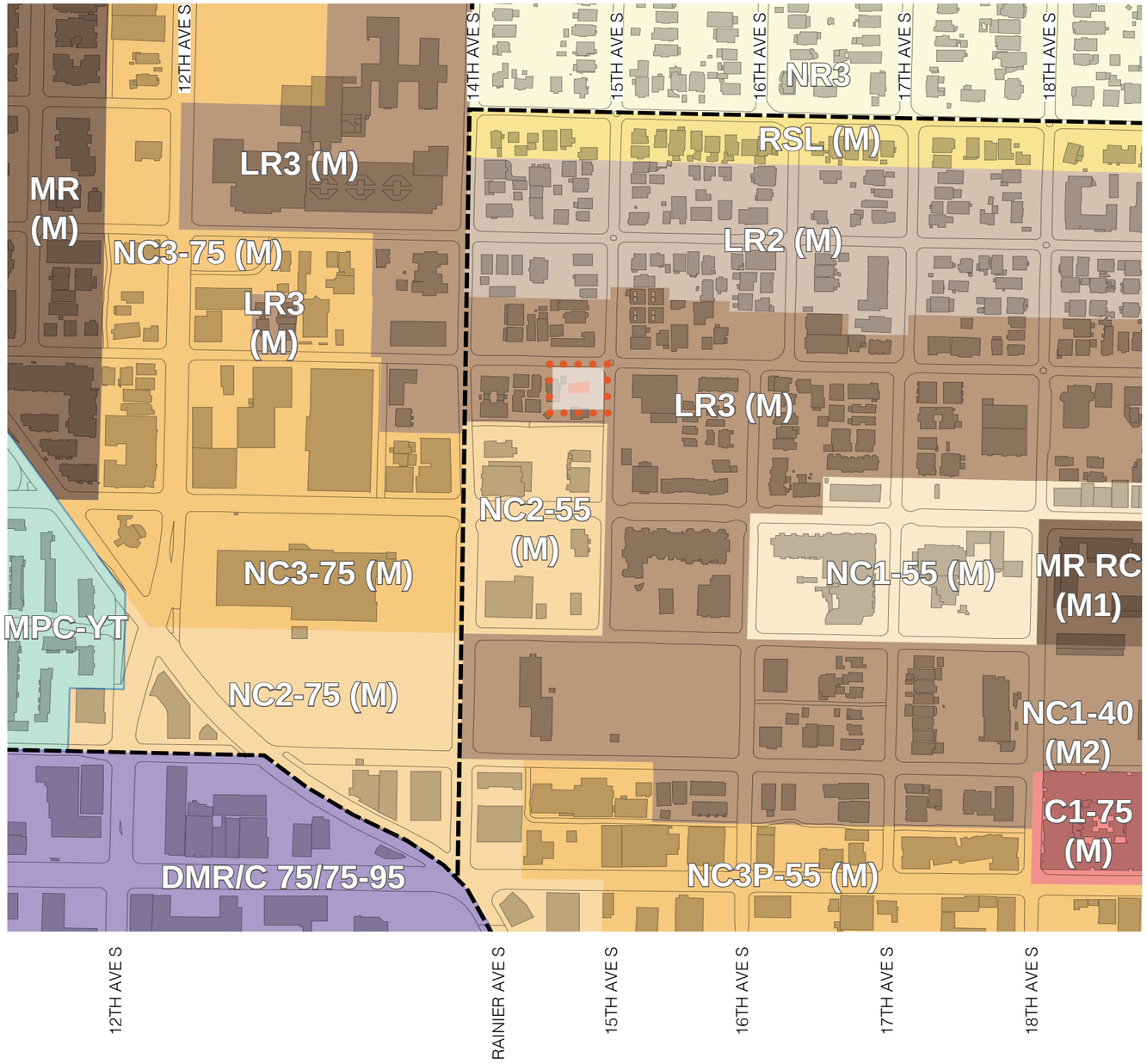
Per the SDCI Director's Rule 4-2018/DON Director's Rule 1-2018
VI.E.- Documentation: Early Design Guidance

> *Applicants shall include a summary of the design-related feedback they heard during their community outreach as part of their final EDG packet. While collaborative approach is encouraged between the applicant and the community, the applicant is not required to incorporate any specific community feedback into the project's design. Comments and discussion presented at the Design Review meetings should focus on compliance with the established design guidelines. Applicants may, at their discretion, respond directly to the community about any feedback that is not related to Design Review.*

	OUTREACH METHOD	DATE IMPLEMENTED	DESIGN-RELATED COMMENTS
1	Printed Outreach 14 posters placed in neighborhood landmarks, community and utility poles	September, 21st 2023	• N/A
2	Digital Outreach Interactive project webpage	September, 21st 2023	• No comment received
3	In-Person Outreach Hosted 1-hour community on-site walk	October 13th, 2023	• The community member indicated that they are pleased with the proposed project, and are glad that it is moving forward. • They commented that they were glad that b9 architects is the architect for this project. • The community member indicated that he liked that the project was an apartment and that the unit sizes were not SEDU's.

ZONING ANALYSIS

This site is located in an LR3 and does not directly abut any other zones. This project is in an Urban Village.



ZONING SUMMARY

23.45.504 PERMITTED USES:

- Residential use permitted outright

23.45.510 FLOOR AREA RATIO:

- 2.3, for zones with an MHA suffix and inside Urban Villages, Urban Centers, or Station Area Overlay Districts

23.45.512 DENSITY LIMITS:

- No density limits

23.45.514 STRUCTURE HEIGHT:

- 50'-0" base height limit for zones with an MHA suffix and inside Urban Villages, Urban Centers, or Station Area Overlay Districts
- For apartments in LR2 zones, and for all residential uses in LR3 zones, the applicable height limit is increased 4 feet above the height shown on Table A for 23.45.514 for a structure that includes a story that is partially below-grade, provided that:
- 1.This height exception does not apply to portions of lots that are within 50 feet of a neighborhood residential zone boundary line, unless the lot in the LR zone is separated from a neighborhood residential zoned lot by a street;
- 2.The number of stories above the partially below-grade story is limited to four stories for residential uses with a 40-foot height limit and to five stories for residential uses with a 50-foot height limit;
- 3.On the street-facing facade(s) of the structure, the story above the partially below-grade story is at least 18 inches above the elevation of the street, except that this requirement may be waived to accommodate units accessible to the disabled or elderly, consistent with the Seattle Residential Code, Chapter 3, or the Seattle Building Code, Chapter 11; and
- 4.The average height of the exterior walls of the portion of the story that is partially below-grade does not exceed 4 feet, measured from existing or finished grade, whichever is less.
- Open railings, planters, greenhouses not dedicated to food production, parapets, and firewalls on the roofs of principal structures may extend 4 feet above the maximum height limit
- For shed and butterfly roofs in LR zones:
  1. In LR zones, the high side(s) of a shed or butterfly roof may extend 3 feet above the height limits set in Table A for 23.45.514, provided that the low side(s) of the shed or butterfly roof are no higher than the height limit (see Exhibit A for 23.45.514) if the height limit exception in subsection 23.45.514.F is not used.
  2. The roof line of a shed or butterfly roof may be extended in order to accommodate eaves, provided that the highest point of the roof extension is no more than 4 feet above the height limit.
- In LR zones, stair penthouses may extend 10 feet above the height limit if the combined total coverage of all features does not exceed 15 percent of the roof area.

23.45.518 SETBACKS AND SEPARATIONS:

- Front- 5 feet minimum, 7 foot average
- Rear- 15 feet minimum with no alley
- Side less than 40 feet- 5 feet minimum
- Side more than 40 feet- 7 feet average; 5 feet minimum

23.45.522 AMENITY AREA:

- The required amenity area in LR zones for apartment developments is equal to 25 percent of the lot area.
- A minimum of 50% of the required amenity area shall be provided at ground level.
- All units shall have access to a common or private amenity area.
- For apartments, amenity area required at ground level shall be provided as common space.

23.45.524 LANDSCAPING STANDARDS:

- A Green Factor Score of 0.6 or greater is required on LR lots with more than one new dwelling unit.
- Street trees are required if any type of development is proposed.

23.45.527 STRUCTURE WIDTH AND FACADE LENGTH LIMITS:

- Maximum Structure Width: 150 feet for apartment developments in LR3 lots inside Urban Villages, Urban Centers, or Station Area Overlay Districts.
- Maximum Facade Length: 65% of lot line for portions of facade within 15 feet of lot line

23.45.534 LIGHT AND GLARE STANDARDS:

- Exterior lighting shall be shielded and directed away from adjacent properties.
- To prevent vehicle lights from affecting adjacent properties, driveways and parking areas for more than two vehicles shall be screened from abutting properties by a fence or wall between 5 feet and 6 feet in height, or a solid evergreen hedge or landscaped berm at least 5 feet in height. If the elevation of the lot line is different from the finished elevation of the driveway or parking surface, the difference in elevation may be measured as a portion of the required height of the screen so long as the screen itself is a minimum of 3 feet in height. The Director may waive the requirement for the screening if it is not needed due to changes in topography, agreements to maintain an existing fence, or the nature and location of adjacent uses.

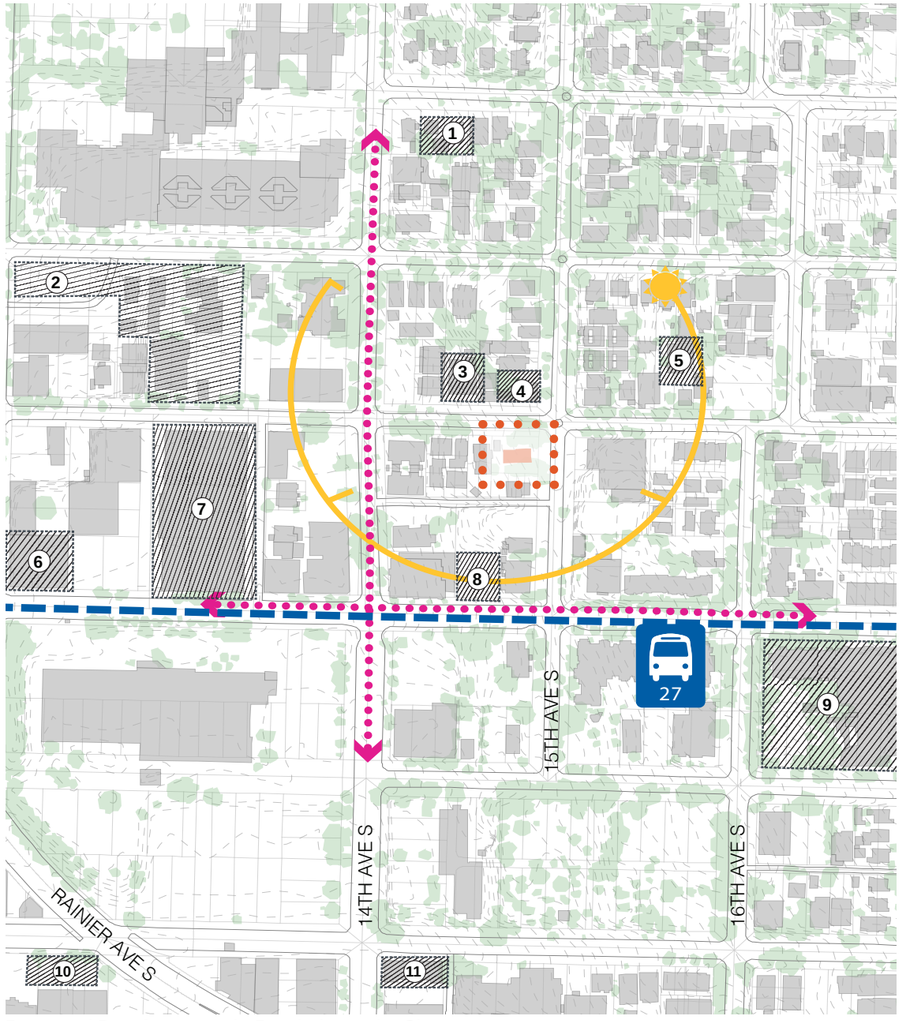
23.54.040 TRASH AND RECYCLING STORAGE:

- In RSL, downtown, multifamily, master planned community, and commercial zones, storage space for solid waste and recyclable materials containers shall be provided as shown in Table A for 23.54.040 for all new structures, and for existing structures to which two or more dwelling units are added.

23.54.015.K BICYCLE PARKING:

- . Long Term Parking Requirement : 1 Per Dwelling Unit
- Short Term Parking Requirement : 1 Per 20 Dwelling Units
- Long term bicycle parking shall be located where bicyclists are not required to carry bicycles on a stair to access the parking.
- Provide full weather protection for all required long-term bicycle parking.
- Rounding. For long-term bicycle parking, calculation of the minimum requirement shall round up the result to the nearest whole number. For short-term bicycle parking, calculation of the minimum requirement shall round up the result to the nearest whole even number.

SITE OPPORTUNITIES & CONSTRAINTS



Proposed Developments in Proximity to the Site

	Address	Proposal		Address	Proposal
1	1405 E Alder Street	2 Single - Family	7	1215 E Fir Street	6-Story Apartment Building
2	1225 E Spruce Street	9-Story Apartment Building	8	1414 E Yesler Way	4-Story Apartment Building
3	1414 E Fir Street	14 Residential Units	9	1601 E Yesler Way	6-7 Story Apartment Building
4	151 15th Avenue	9 4-Story Townhouses	10	1221 S Main Street	7-Story Apartment Building
5	1524 E Fir Street	2 Townhouses	11	300 14th Avenue	6-Story Apartment Building
6	104 12th Avenue	6-Story Apartment Building			

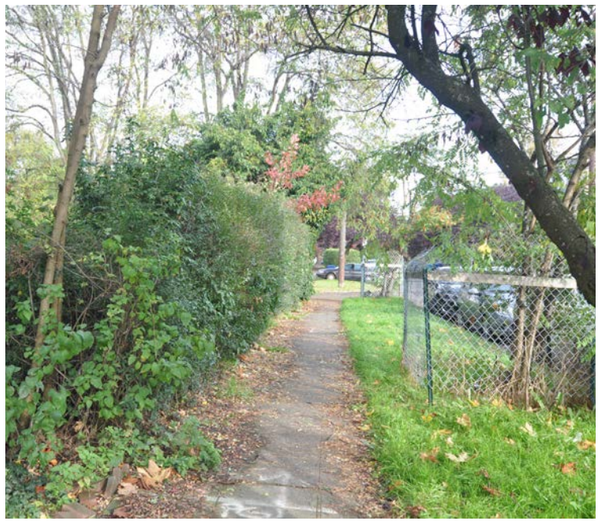
ADJACENT USES

EXISTING CONDITIONS

- 125 15th Avenue is a 5,494 square foot rectangular corner lot with approximate dimensions of 68'-6" feet north-south and 80 feet east-west. The lot is currently vacant. The immediate surroundings are a mix of townhouses, apartments, vacant lots, p-patch and institutional buildings like churches. The site is one block north of E Yesler Way, a minor arterial to the south and one block east of 14th Avenue, a collector arterial to the west.
- The site slopes down to the southwest with a roughly 10'-0" grade change. There is an existing concrete driveway at the northwest corner of the site.
- There are a few existing trees on the site, of various conditions and health. All onsite trees are listed as Tier 3 and Tier 4.
- The lot to the north, across E Fir Street, is currently under development, proposing 9 townhouse units. Other parcels across the street and a few doors down will be developed with townhouse units and flats. Other larger developments are proposed on this street and in the nearby vicinity.

1 View facing Southwest looking at corner

2 View facing Northwest along 15th



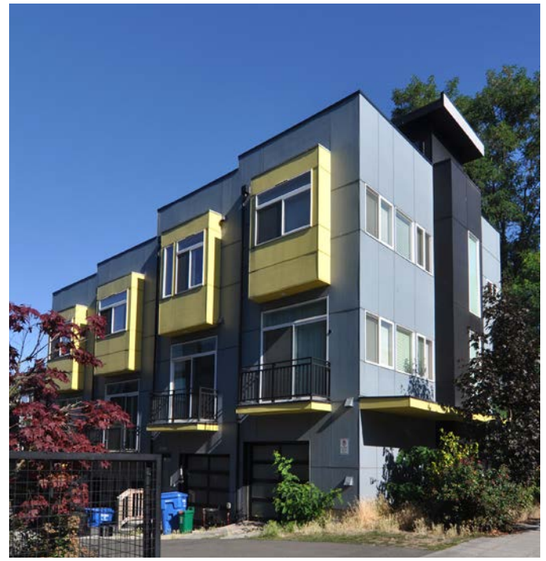
3 View facing Southwest looking at corner

4 View facing Southeast along Fir Street

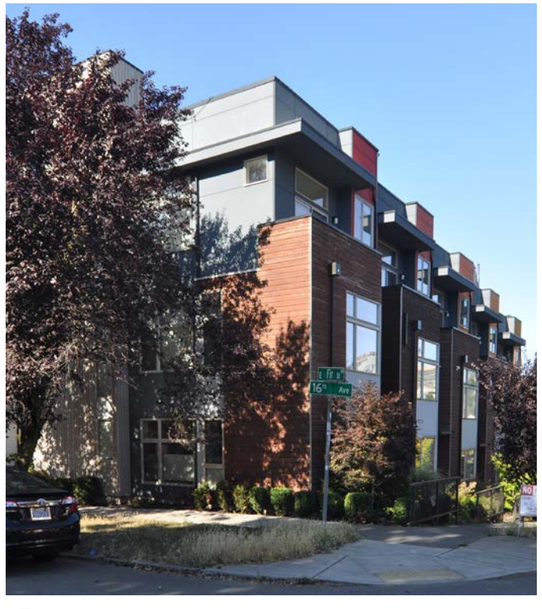
NEIGHBORHOOD ANALYSIS

- The parcel is located on the northeast corner of the block located at the intersection of E Fir Street and 15th Ave.
- The site is zoned LR3 and is surrounded by LR3 zoning to the north, east and west, with NC zoning to the south and further west.The site is surrounded by a mixture of townhouses, smaller apartment buildings, and institutional buildings.
- This site is served by a nearby bus line 27 and the Seattle Streetcar, facilitating travel to many Seattle neighborhoods including: Downtown, Belltown, Yesler Terrace, the Central District, Leschi, and Mount Baker.
- The intersection of Yesler Way, 12th Avenue, and Boren Avenue is located 4 blocks southwest of the site. 12th Avenue and Boren Avenue are major arterials that connect south from the International District to Capitol Hill. Yesler Way connects Downtown to Yesler Terrace, the Central District, and Leschi. This intersection has significant mixed-use development.

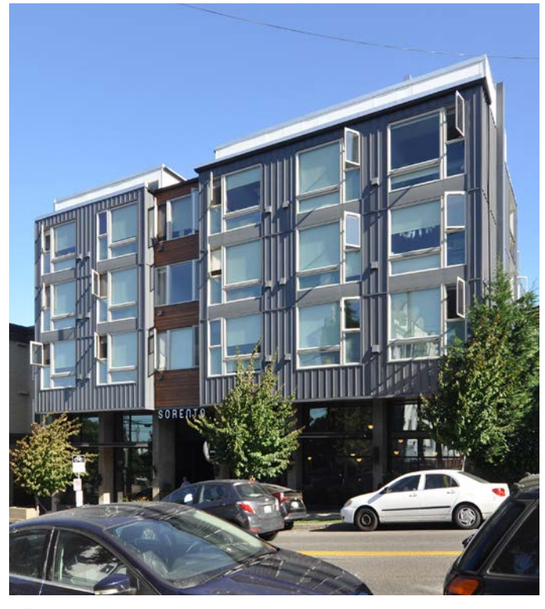
1 Townhouses at 1422 E Spruce Street



2 Townhouses at 121 15th Avenue



3 Townhouses at 1533 E Fir Street



4 Sorento Apartments at 1414 E Yesler Way

5 Pentecostal Temple at 150 16th Avenue

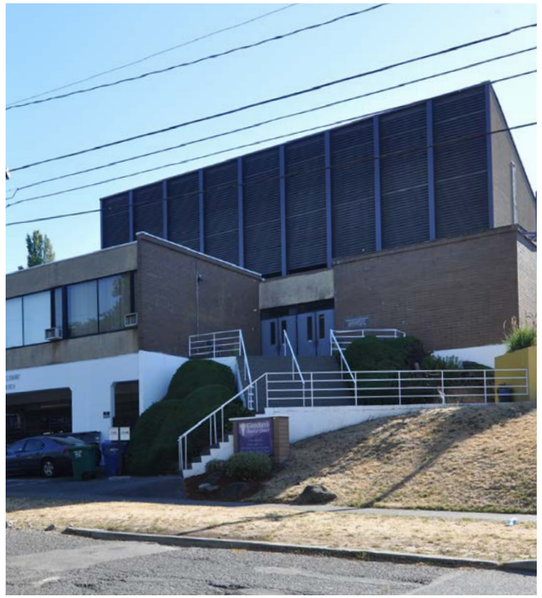
6 Squire Park P-Patch Community Gardens at 152 14th Avenue

7 Single Family House at 152 15th Avenue

8 Midori Condominiums at 1515 East Yesler Way

9 Commercial Building at 105 14th Ave

10 Washington Hall at 153 14th Ave



11 Baptist Church at 126 15th Avenue

12 The Baldwin Apartments, 1305 E Fir St

SITE SURVEY

ADDRESS

125 15th Avenue

PARCEL #

000760-0124

LEGAL DESCRIPTION

THAT PORTION OF HENRY L YESLER DONATION LAND CLAIM NUMBER 47, DESCRIBED AS FOLLOWS; BEGINNING AT THE SOUTHWEST CORNER OF 15th AVENUE AND FIR STREET; THENCE WEST 80 FEET; THENCE SOUTH 63 FEET; THENCE EAST 80 FEET; THENCE NORTH 80 FEET; TO THE POINT OF BEGINNING.

LOT SIZE

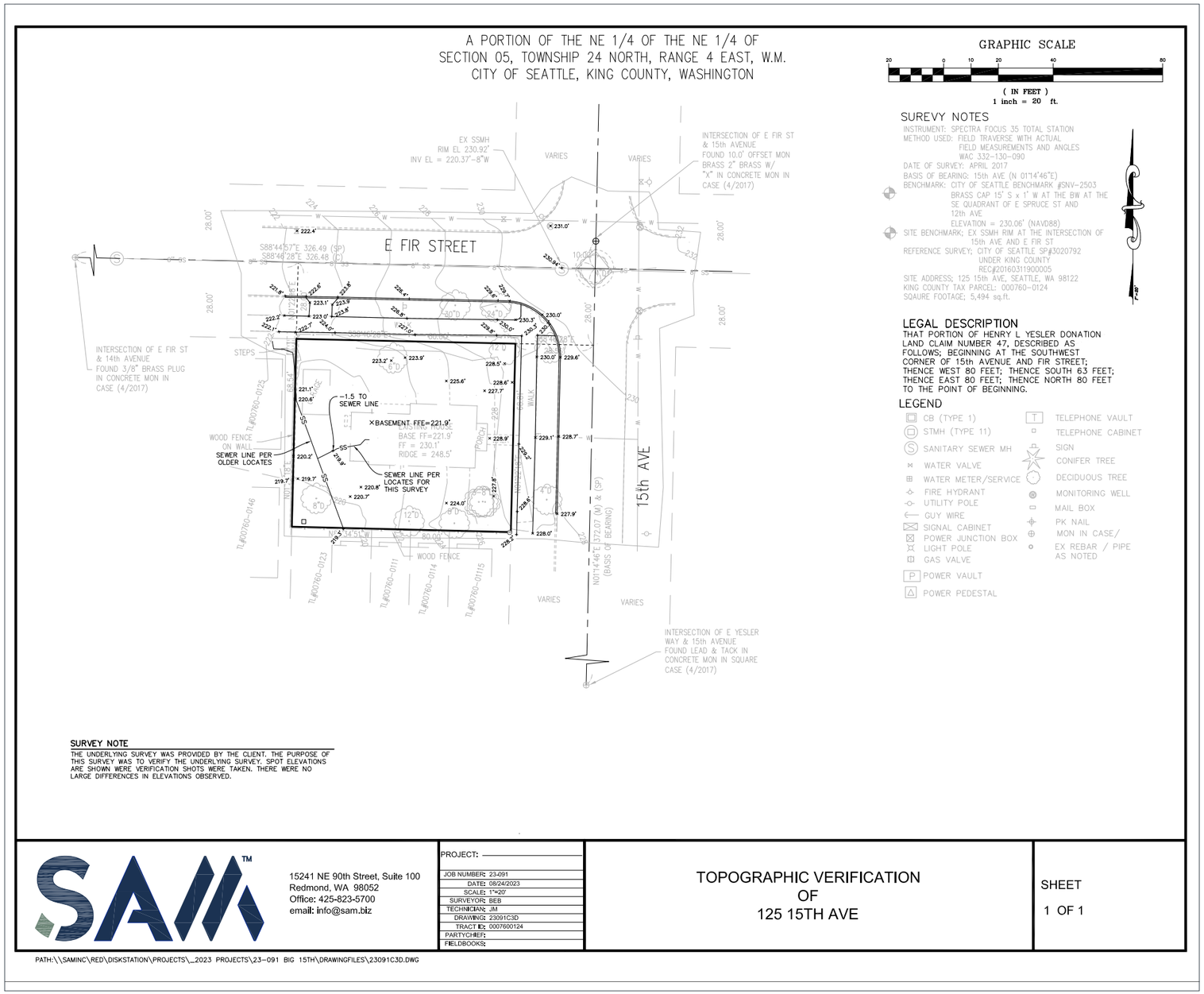
5,494 SF

ZONE

LR3 (M)

URBAN VILLAGE OVERLAY

23rd & Union-Jackson Residential Urban Village



Summary

There were seven trees large enough to count towards the City of Seattle's tree retention requirements on the property at 125 15th Ave. There another four on the abutting street right-of-ways along 15th Ave and E Fir St. Two of the trees were in poor condition and not suitable for retention. None of the trees met the City of Seattle definition for a Tier 2 tree.

Introduction

Background and History

I was contacted by Ellis Kao of BIG Management Inc. to provide a tree inventory and assessment for the property 125 15th Ave in Seattle. He explained to me that the existing house had been demolished and a new structure was being proposed. The lot was currently vacant, except for the building slab and foundation, and walkway out to the street. The lot was surrounded by a chainlink fence. There was shrubbery along the fence, screening the lot from the streets. As part of the permit process for this project, the City of Seattle was requiring an assessment and inventory of all the existing trees on the property.

Assignment

My assignment was to

- Complete the tree inventory, including counting, measuring, identifying and assessing all of the significant trees on the site.
- Provide a site map with the trees numbered according to the inventory.
- Provide an arborist report that notes the condition and viability of the trees. Note any trees that are in poor condition now that would be a hazard (high risk) to the proposed development or to neighboring properties.

Limits of the Assignment

I was not provided a site plan showing the limits of clearing and grading, the location of any proposed new structures or the location of utilities prior to visiting the site.

Methodology

I examined the trees using the standard visual tree assessment method, as outlined in the *Tree Risk Assessment Manual* published by the International Society of Arboriculture. This is considered a Level 2 Basic Tree Risk Assessment. All of my observations were made from ground level. I did not climb the trees, perform any invasive tests on them, or excavate any soil from around them.

The tree risk assessment methodology is based on three factors:

- How likely is the tree (or a tree part) to fail?
- How likely is the tree (or tree part) to hit a target of value when it fails?
- How likely is the tree (or tree part) to damage or injure the target if it hits it?

Tree structure, as well as health, plays a role in the risk determination. The proximity of a target of value is also considered. The presence of people and the duration of that presence (occupancy) is also factored it to the risk level determination.

Tree risk is categorized as Low, Moderate, High or Extreme. A normal healthy tree is generally considered low risk, because it is not likely to fail. It is the presence of defects in the tree that increases the likelihood of failure. If no one would be harmed or nothing of value would be damaged by the tree failure, it is also considered low risk. A tree that is likely to fail, but is unlikely to strike a target, is not a high risk tree.

Most trees are either Low Risk or Moderate Risk and are not considered Hazard Trees. However, a property owner's tolerance for risk may be low and a tree of Moderate Risk may be out of their comfort zone. In such cases, removal of the tree should be sought through other permitted means, not hazard tree removal. The definition of a Hazard Tree varies by jurisdiction.

Tree diameter measurements are taken at 4.5' above ground. This is known as Diameter at Breast Height – DBH. I used a diameter tape for this measurement.

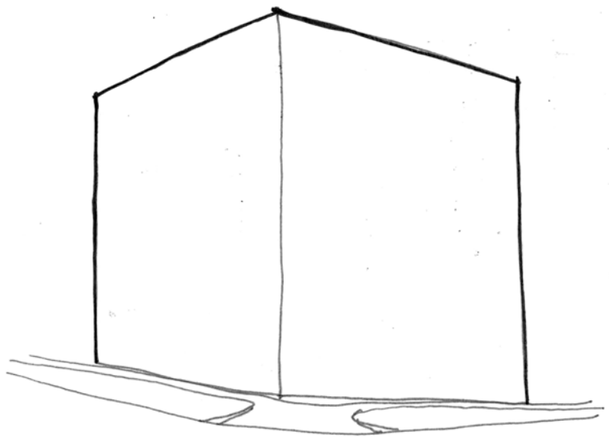
Purpose and Use of this Report

The purpose of this report is to provide the tree information I gathered from my site visit and inspection for the purposes of generating a report to meet the permit requirements of the City of Seattle. This report is for the sole use of my client and may not be reproduced, used in any way, or disseminated in any form, without prior consent of the client and Alan Haywood – Arborist & Horticulturist, LLC.

Appendix A: Tree Chart

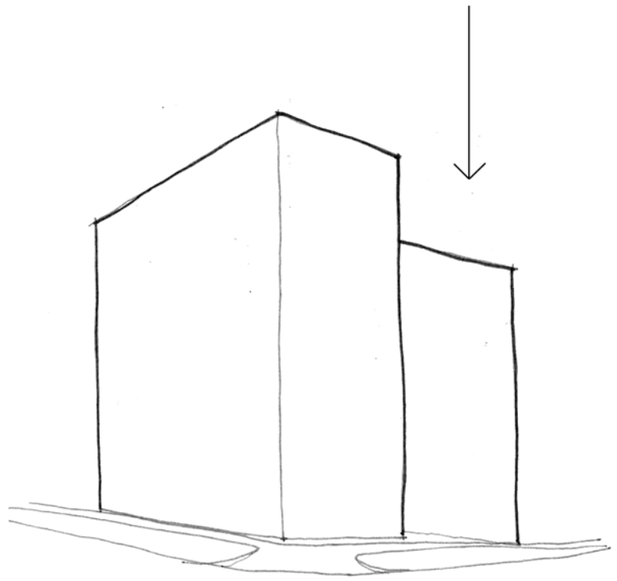
Tree #	Spec.	DBH "	Cndtn	Comments
1	Black Locust *Robinia Pseudoacacia*	9, 11, & 11	Good	Healthy and vigorous **Tier 3 Tree**
2	Black Locust *Robinia Pseudoacacia*	9	Good	Healthy and vigorous **Tier 4 Tree**
3	Black Locust *Robinia Pseudoacacia*	10	Fair	Significant wound on lower trunk with decay. Measures 2" x 5' and 3" deep. Good wound wood formation. **Tier 4 Tree**
4	Black Locust *Robinia Pseudoacacia*	12	Good	Healthy and vigorous with some English ivy on its trunk. **Tier 3 Tree**
5	Pear *Pyrus sp.*	8	Fair	Trellis rust present on much of the foliage. Overgrown by blackberries and in need of pruning. **Tier 4 Tree**
6	Oneseed Hawthorn *Crataegus monogyna*	3, 3, 4, 4 & 5	Fair	Trunk forks into 5 stems and form is poor. Hawthorn leafspot is present on most of the foliage **Tier 4 Tree**
7	Portugal Laurel *Prunus laurocerasus*	16	Fair	Low branched, looks more like a large shrub. Poor form with seam on trunk and decay present at pruning wounds. In need of pruning if retained. Located outside of fence. **Tier 3 Tree**
8	Black Locust *Robinia Pseudoacacia*	16, 18 & 26	Poor	Trunk has basal fork with extensive decay and is splitting. Previously topped under utility lines with regrown tops and decay. High Risk Tree. Located in street ROW. **Tier 2 Tree**
9	Black Locust *Robinia Pseudoacacia*	17 & 22	Fair	Trunk has basal fork. Previously topped under utility lines with regrown tops and decay at 10' and 12' on respective trunks. Large wound on 17" trunk. Moderate Risk Tree. Located in street ROW. **Tier 2 Tree**
10	Mountain Ash *Sorbus Aucuparia*	6 & 2	Poor	Trunk has basal fork and decay. Crown dieback indicating a tree in decline. Form is poor. In need of pruning. Located in street ROW. **Tier 4 Tree**
11	Mountain Ash *Sorbus Aucuparia*	4 & 3	Fair	Trunk has basal fork. Black locust seedlings are adjacent to it and growing into its crown. Located in street ROW. **Tier 4 Tree**

MASSING DEVELOPMENT



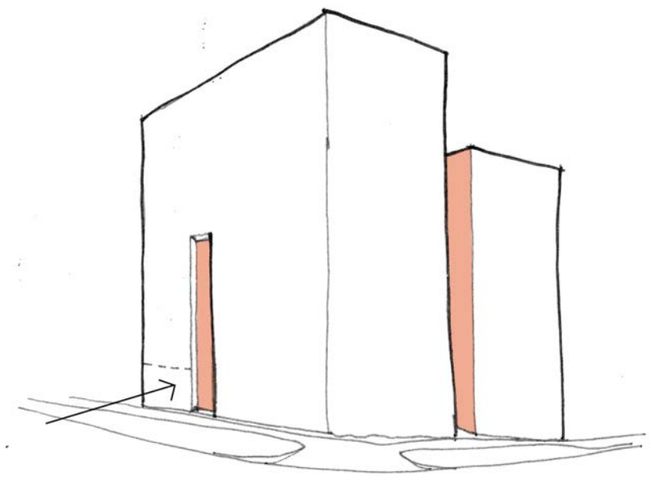
1. SOLID MASSING - VIEW FROM THE NORTHEAST FROM CORNER OF FIR AND 15TH

Massing shown is based on setback requirements and approximate allowable FAR

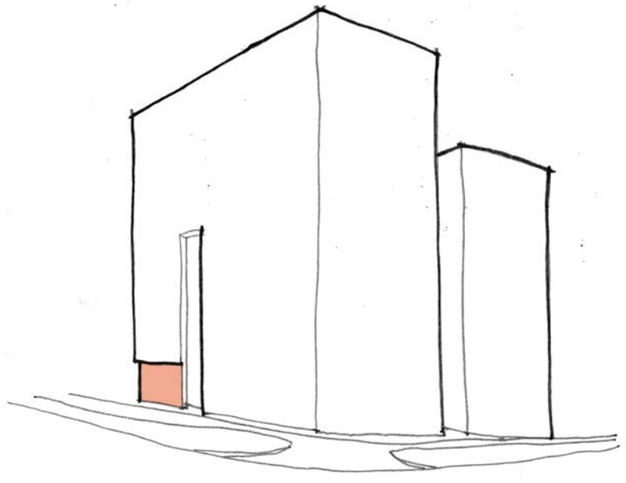


2. REDUCE SCALE

Reduce scale of the facades in two ways; create distinct volumes that relate to the scale of the neighborhood context; and step the massing down with the grade.

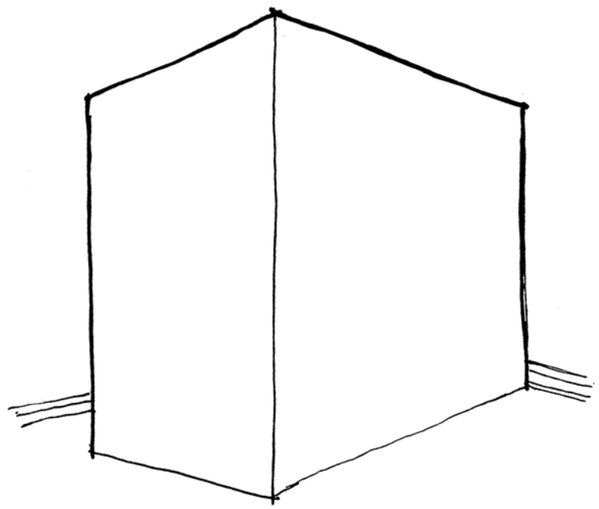


3. HIGHLIGHT PEDESTRIAN ENTRANCE AND EGRESS



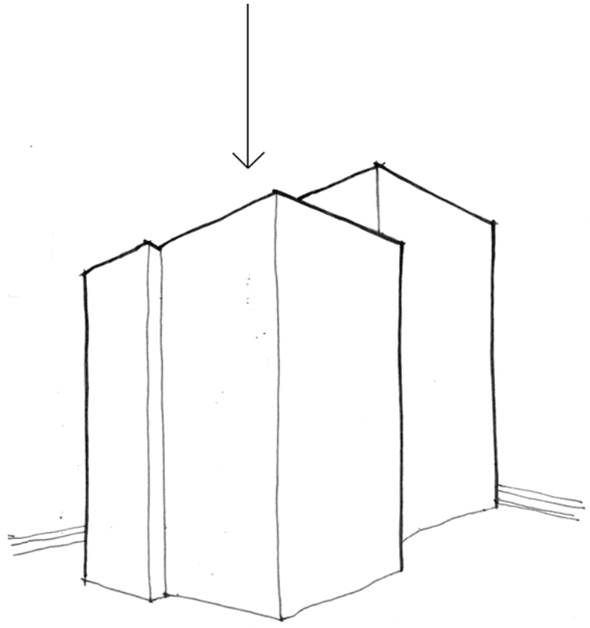
4. HIGHLIGHT PATH TO ENTRANCE

MASSING DEVELOPMENT



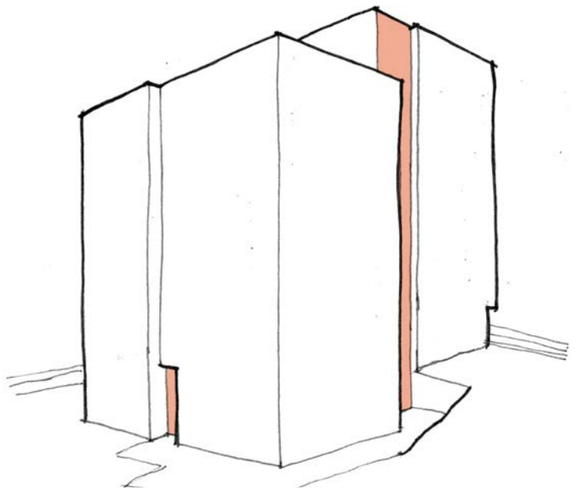
1. SOLID MASSING - SOUTHWEST VIEW

Massing shown is based on setback requirements and approximate allowable FAR



2. REDUCE SCALE

Reduce scale of the facades in two ways; create distinct volumes that relate to the scale of the neighborhood context; and step the massing down with the grade.



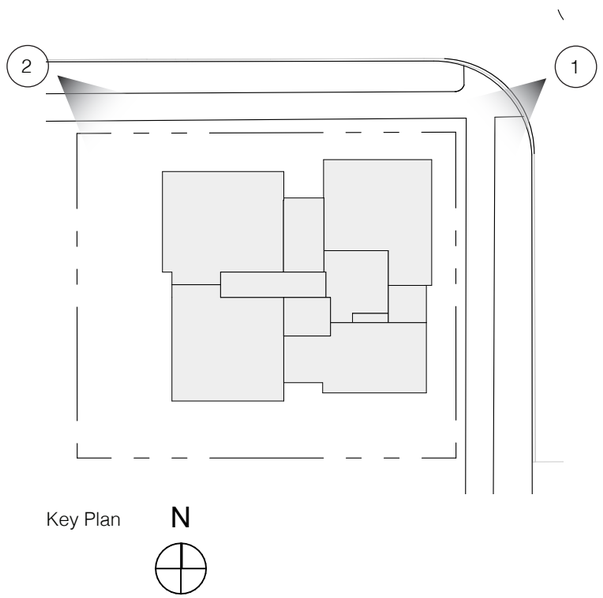
3. HIGHLIGHT SECONDARY ENTRANCES

DESIGN CONCEPT STATEMENT:

This project embraces the corner of 15th Avenue and E Fir Street with simple vertical and horizontal forms that provide a cohesive and holistic design solution that is scaled to the neighborhood. The massing is conceptually divided vertically and horizontally, with high quality materials contributing to the project's response to the immediate neighborhood context. This design features a straightforward implementation of two shades of material to divide the project's massing vertically and horizontally. This creates movement and pattern within the site and allows the project to achieve a refined facade design at all edges of the site. The two tones of brick create texture and interest at the streetscape to enhance the neighborhood. Carved recesses at each plane in the facade are utilized to break up the massing further, adding vertical movement oriented to the building entries and circulation exit points.

RENDERINGS

1. Street View looking Southwest

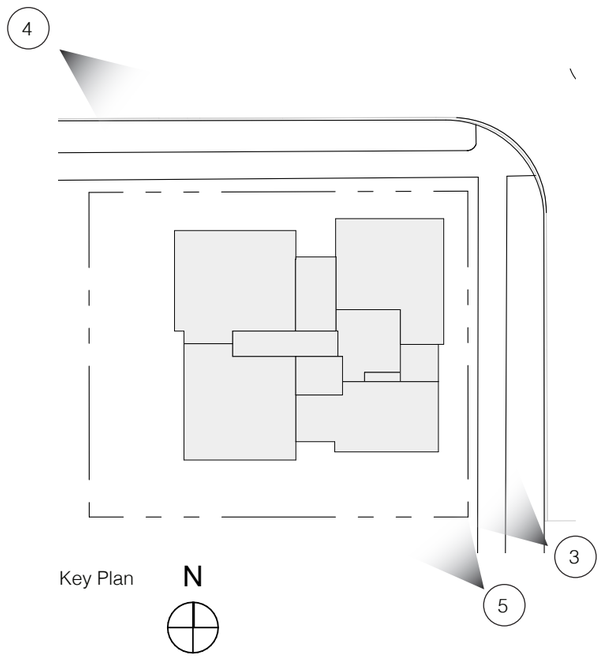


RENDERINGS

2. Street View looking Southeast

RENDERINGS

3. Street View looking Northwest



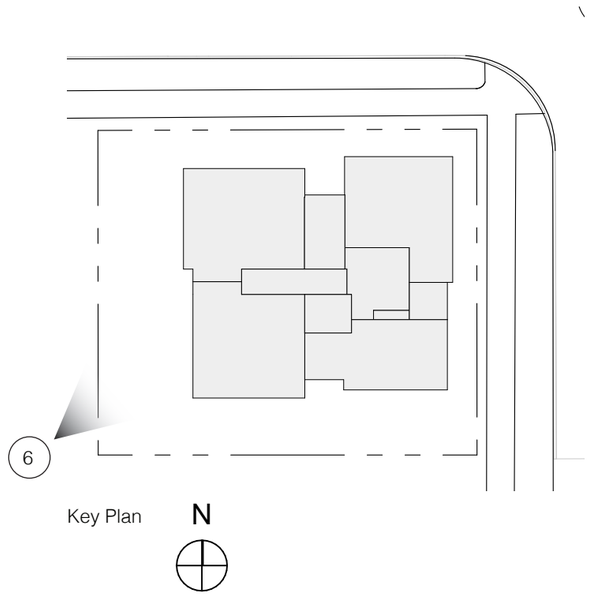
RENDERINGS

4. Aerial View from Northwest

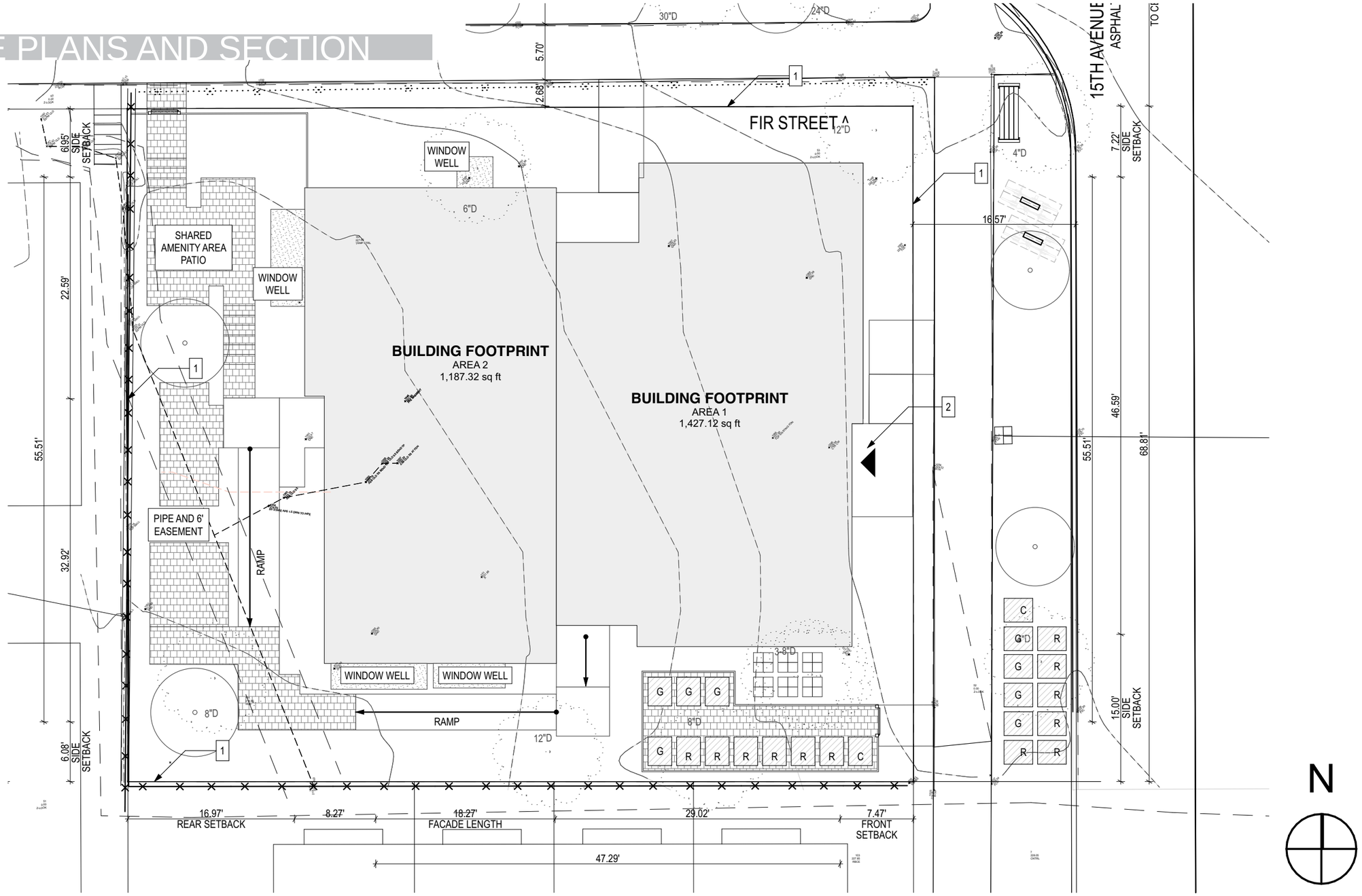
5. Aerial View from Southeast

RENDERINGS

6. View looking Northeast



SITE PLANS AND SECTION

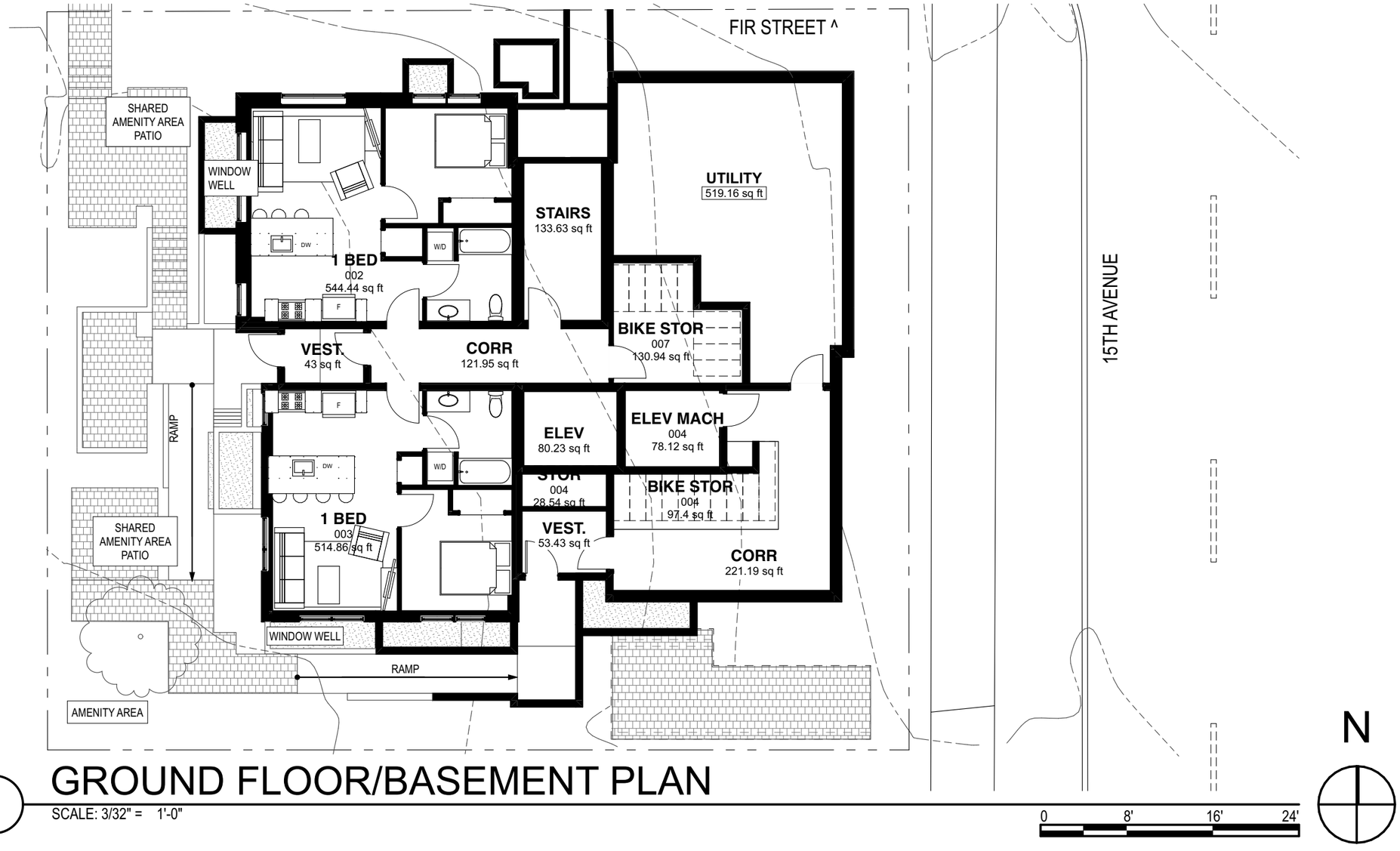


1 PLOT PLAN

SCALE: 3/32" = 1'-0"

0 8' 16' 24'

FLOOR PLANS



1 GROUND FLOOR/BASEMENT PLAN

SCALE: 3/32" = 1'-0"

FLOOR PLANS

1 FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"

FLOOR PLANS

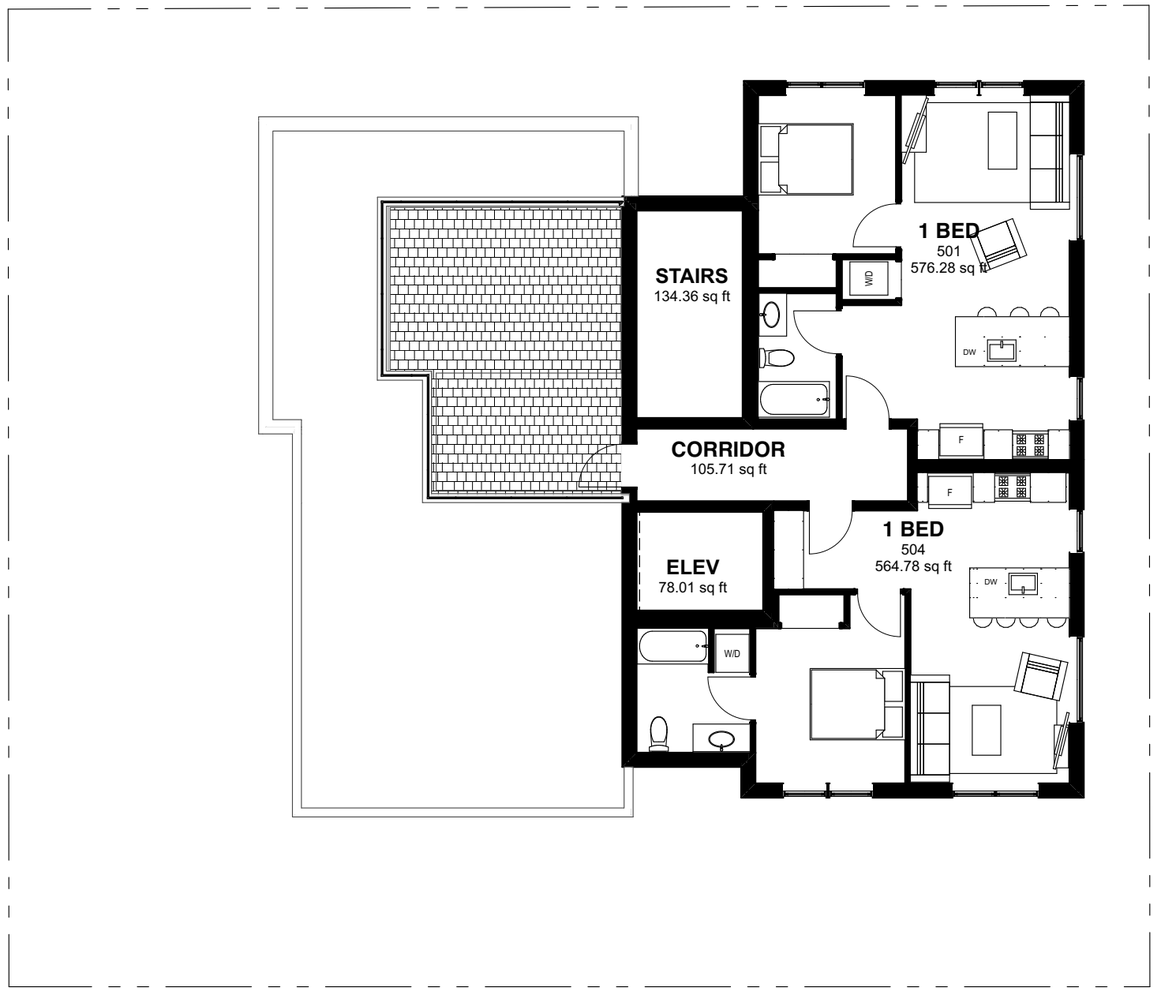
1 TYPICAL FLOOR PLAN

SCALE: 3/32" = 1'-0"

N

0 8' 16' 24'

FLOOR PLANS



1 FIFTH FLOOR PLAN

SCALE: 3/32" = 1'-0"

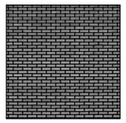
N

0 8' 16' 24'

ELEVATIONS

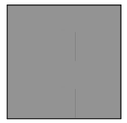
MATERIAL LEGEND

1. MASONRY - DARK BRICK



2. MASONRY - LIGHT BRICK

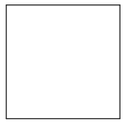
3. VERTICAL ACCENT MATERIAL: COMPOSITE WOOD, INTEGRAL PANELING, OR SIM.



4. FIBER CEMENT PANELING - LIGHT GRAY

5. FIBER CEMENT PANELING - DARK GRAY

6. BLACK METAL FEATURE



7. WHITE VINYL WINDOWS

8. BLACK VINYL WINDOWS

1 NORTH RENDERED ELEVATION

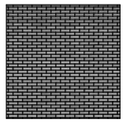
SCALE: 3/32" = 1'-0"

0 8' 16' 24'

ELEVATIONS

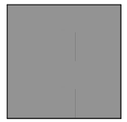
MATERIAL LEGEND

1. MASONRY - DARK BRICK

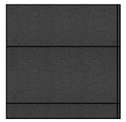


2. MASONRY - LIGHT BRICK

3. VERTICAL ACCENT MATERIAL: COMPOSITE WOOD, INTEGRAL PANELING, OR SIM.

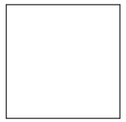


4. FIBER CEMENT PANELING - LIGHT GRAY



5. FIBER CEMENT PANELING - DARK GRAY

6. BLACK METAL FEATURE



7. WHITE VINYL WINDOWS

8. BLACK VINYL WINDOWS

4 WEST RENDERED ELEVATION

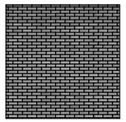
SCALE: 3/32" = 1'-0"

0 8' 16' 24'

ELEVATIONS

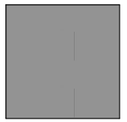
MATERIAL LEGEND

1. MASONRY - DARK BRICK

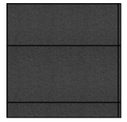


2. MASONRY - LIGHT BRICK

3. VERTICAL ACCENT MATERIAL: COMPOSITE WOOD, INTEGRAL PANELING, OR SIM.

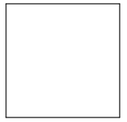


4. FIBER CEMENT PANELING - LIGHT GRAY



5. FIBER CEMENT PANELING - DARK GRAY

6. BLACK METAL FEATURE



7. WHITE VINYL WINDOWS

8. BLACK VINYL WINDOWS

2 EAST RENDERED ELEVATION

SCALE: 3/32" = 1'-0"

0 8' 16' 24'

ELEVATIONS

MATERIAL LEGEND

1. MASONRY - DARK BRICK

2. MASONRY - LIGHT BRICK

3. VERTICAL ACCENT MATERIAL: COMPOSITE WOOD, INTEGRAL PANELING, OR SIM.

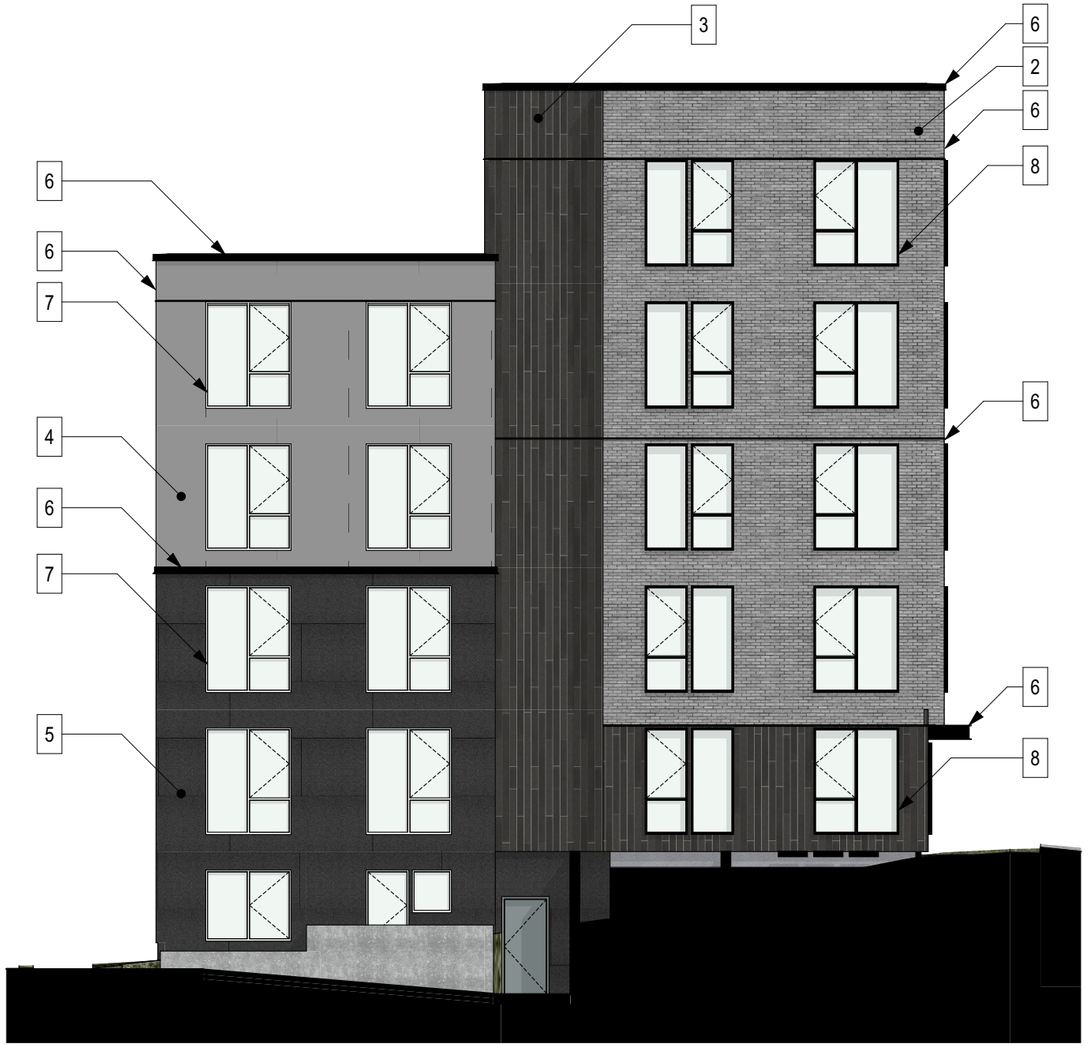
4. FIBER CEMENT PANELING - LIGHT GRAY

5. FIBER CEMENT PANELING - DARK GRAY

6. BLACK METAL FEATURE

7. WHITE VINYL WINDOWS

8. BLACK VINYL WINDOWS

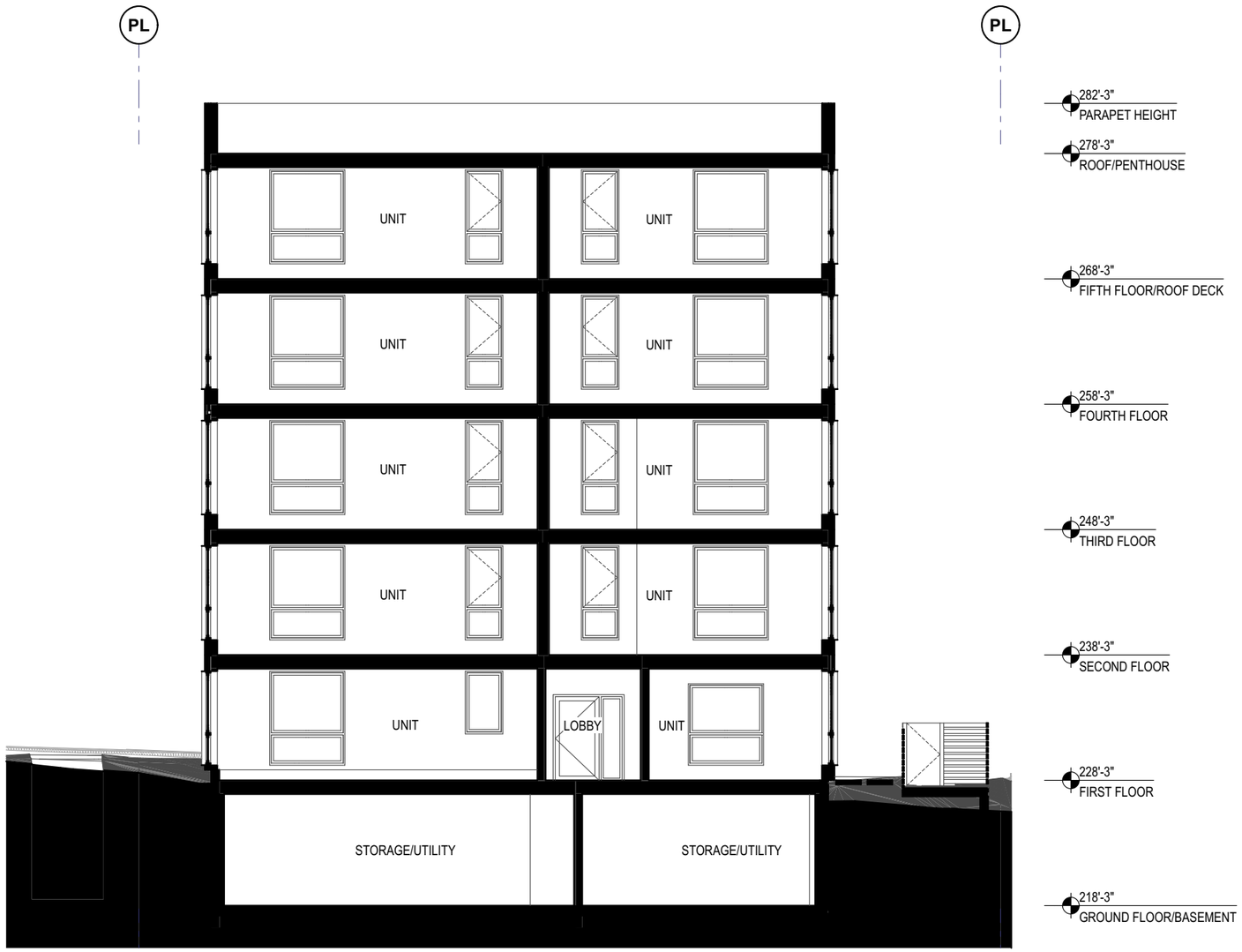


3 SOUTH RENDERED ELEVATION

SCALE: 3/32" = 1'-0"

0 8' 16' 24'

SECTIONS



1 TRANSVERSE SECTION

SCALE: 3/32" = 1'-0"

0 8' 16' 24'

SECTIONS

1 LONGITUDINAL SECTION

SCALE: 3/32" = 1'-0"

0 8' 16' 24'

LANDSCAPE PLAN

Pyramidal Hornbeam

Katsura Tree

Sky Pencil Japanese Holly

Moss Green Honeysuckle

Golden Sweetflag

Deer Fern

Sierra Bamboo

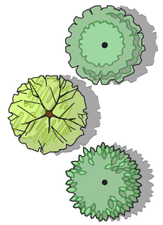
Emerald Green Arborvitae

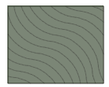
NORTH

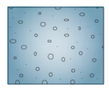
RENDERED LANDSCAPE PLAN

SCALE: NTS

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
	Carpinus betulus 'Fastigiata' / Pyramidal European Hornbeam
	Cercidiphyllum japonicum / Katsura Tree
	Zelkova serrata 'Village Green' / Village Green Zelkova

GROUND COVERS	BOTANICAL / COMMON NAME
	Cotoneaster dammeri 'Lowfast' / Lowfast Bearberry Cotoneaster
	Leptinella squalida 'Platt's Black' / New Zealand Brass Buttons
	Ophiopogon japonicus 'Nanus' / Dwarf Mondo Grass
	Vinca minor 'Bowles Blue' / Dwarf Periwinkle

SITE	BOTANICAL / COMMON NAME
	5/8 (-) Crushed Rock
	Synthetic Turf

BIORETENTION	BOTANICAL / COMMON NAME
	Acorus gramineus 'Ogon' / Golden Variegated Sweetflag
	Cornus sericea 'Kelseyi' / Kelseyi Dogwood
	Juncus patens 'Elk Blue' / Spreading Rush

PLANT SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME
	Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Barberry
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass
	Carex oshimensis 'Everillo' / Everillo Japanese Sedge
	Hakonechloa macra 'Aureola' / Golden Variegated Hakonechloa
	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly
	Lonicera pileata 'Moss Green' / Moss Green Honeysuckle
	Nandina domestica 'Gulf Stream' TM / Heavenly Bamboo
	Nandina domestica 'Sienna Sunrise' / Heavenly Bamboo
	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass
	Pennisetum orientale / Oriental Fountain Grass
	Pieris japonica 'Brouwer's Beauty' / Lily of the Valley Bush
	Pieris japonica 'Cavatine' / Lily of the Valley Bush
	Prunus laurocerasus 'Mount Vernon' / Mount Vernon Laurel
	Rhododendron x 'Ramapo' / Ramapo Rhododendron
	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae
	Blechnum spicant / Deer Fern
	Polystichum munitum / Western Sword Fern

VINES	BOTANICAL / COMMON NAME
	Hydrangea anomala petiolaris 'Miranda' / Climbing Hydrangea

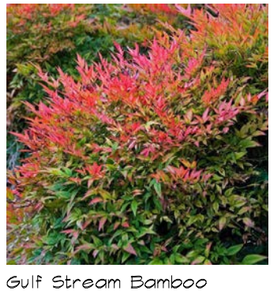
LANDSCAPE IMAGES


Village Green Zelkova


Crimson Pygmy Barberry


Feather Reed Grass


Everillo Japanese Sedge


Gulf Stream Bamboo


Lily of the Valley Bush


Hameln Fountain Grass


Ramapo Rhododendron


Dwarf Mondo Grass


Dwarf Periwinkle


Western Sword Fern


Bearberry Cotoneaster


Golden Var. Hakonechloa


Oriental Fountain Grass


Kelseyi Dogwood


Climbing Hydrangea

DESIGN GUIDELINES

CONTEXT AND SITE

CS2-B-2: Connection to the Street
CS2-C-1: Corner Sites

This project engages both streets at the intersection of 15th Avenue and E Fir Street. The entry faces 15th Avenue where the site is primarily flat. The amenity area is located at the west and south edges of the site and provides a buffer to the adjacent sites. High quality materials and landscaping contribute to the interaction between the building massing and the sidewalk at both streets. Landscaping, fencing and retaining walls provide privacy and screening. Street trees and landscaping extend the design across the sidewalk. Fencing will screen trash storage from the public realm.

Central Area: CS3-1-a: Neighborhood Context, Positive Attributes
CS3-A-4: Evolving Neighborhoods

To retain existing neighborhood character and provide a positive addition, this project proposes an elegant design strategy with high quality materials and strong massing concept that engages the corner of 15th Avenue and E Fir Street.The building follows the existing topography and steps down along the E Fir Street frontage to fit better with the existing residential context.

PUBLIC LIFE

Central Area: PL2-1-g, h: Frontages, Residential Entries
PL2-2-i, j: Streetscape Treatment, Entries/Stoops
PL3-A-1-c: Entries, Design Objectives
PL3-B-2: Residential Edges, Ground-Level Residential

The main entry to the building faces 15th Avenue, where the grade is mostly flat, allowing for an accessible entrance. The building responds to the sloping topography and screens ground level units with landscaping, fencing and retaining walls.Clear signage and lighting articulate the recessed entry location to support wayfinding and the design concept.

DC2-D-1, 2: Scale and Texture
Central Area: DC2-1-a through f: Building Layout and Massing

The project responds to the neighborhood context by stepping the massing to follow the sloping topography on E Fir Street. This move splits the project into two vertical masses, which is then further broken into smaller elements through recesses where circulation and entries occur. This reduces the height and the bulk of the building and creates a restrained visual movement across the site. The coordinating shifts in massing reflect material changes that further develop the character of the design concept and the streetscape.

DC4-A-1, 2: Building Materials
Central Area: DC4-2 a, b, c: Building Materials

The project features high quality, textured materials, including brick, at all facades with the greatest concentration of masonry at the two street facing facades. In addition material accents occur at recessed planes to add depth and contrast at visual breaks in the massing. A simple material color scheme supports the variation in massing.

DESIGN CONCEPT

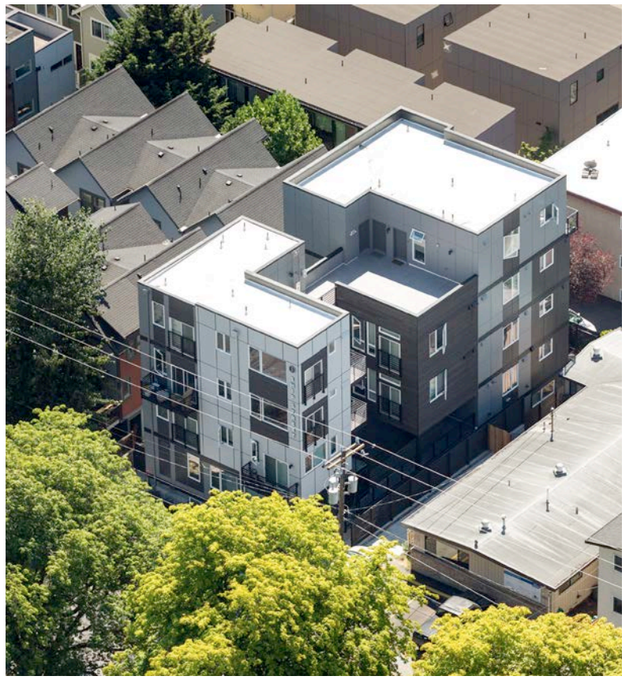
DC2-B-1. Façade Composition
DC2-C. Secondary Architectural Features
DC4-3-a through d: Building Details and Elements

The project design features a regular window pattern, an entry canopy and black metal trim elements that create texture and pattern as well as secondary architectural features at material transitions and at significant building openings.

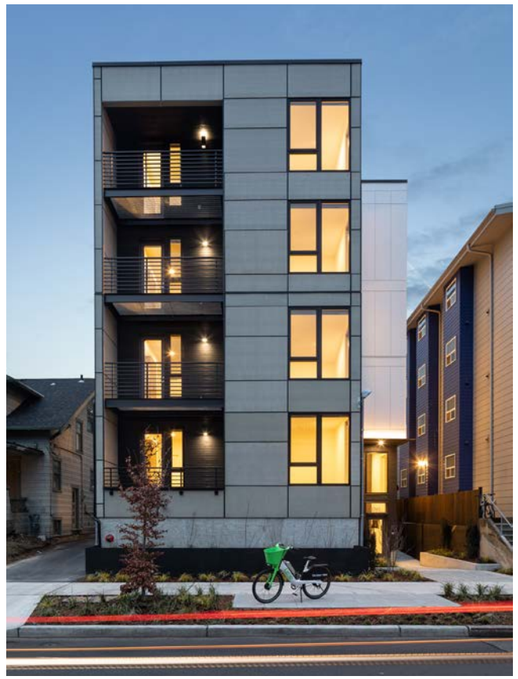
DC4-D-4: Place Making-specifically in the context of landscaping and trees

The project’s site design works to create vivid plant life and landscaping around the building in all setbacks. The project’s amenity area to the west of the building will provide varied seating and gathering areas that will be interspersed with trees, shrubs and groundcover. At the street, the landscape will create a buffer between the sidewalk and building which provides privacy and interest to the units that face the street. The streetscape redesign will also prioritize the planting of healthy street trees that will add to the long term neighborhood character and urban tree canopy.

COMPLETED WORK b9 ARCHITECTS

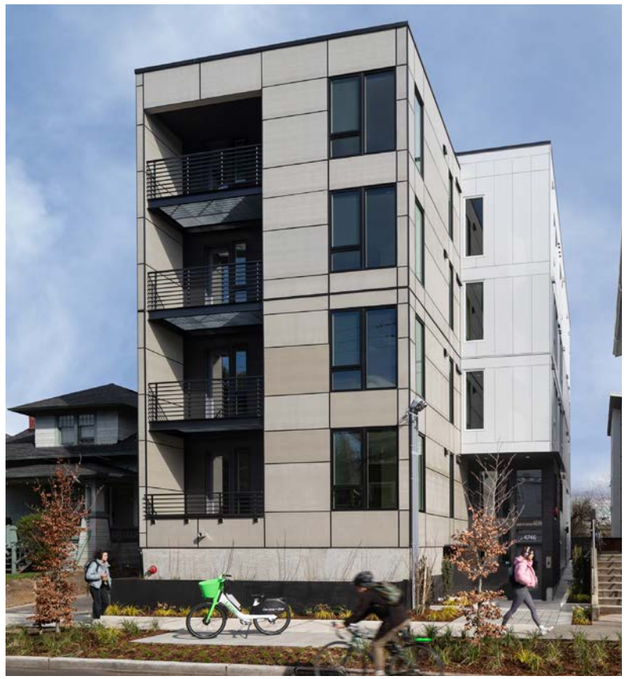


Ship Street Apartments (1427 NW 65th Street) in Ballard by b9 architects



Greta Apartments (4746 20th Ave NE) in the University District by b9 architects

COMPLETED WORK b9 ARCHITECTS



Greta Apartments (4746 20th Ave NE)

Apartments in Capitol Hill (1821 13th Avenue) Designed by b9 architects