



## 4700 Brooklyn Ave NE

MIXED-USE STUDENT HOUSING  
DESIGN REVIEW BOARD RECOMMENDATION MEETING

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DPD PROJECT NO.:  
3020236

MEETING DATE:  
March 14, 2016

APPLICANT CONTACT:  
Andrew Kluess, Project Manager  
Caron Architecture  
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206.367.1382  
2505 3rd Ave Suite 300C Seattle 98121

**CARON**

CARON REF #2015.013



AERIAL VIEW OF BUILDING

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## PROJECT TEAM

**OWNER**  
 Eran Fields  
 Fields Holdings, LLC.

**CARON ARCHITECTURE CONTACT**  
 Andrew Kluess, Project Manager  
 andrewkluess@caronarchitecture.com  
 206.367.1382  
 Caron Reference No.: 2015.013

## PROJECT HISTORY

**EDG 1**  
 06/04/2015

**EDG 2**  
 8/10/2015

## SITE INFORMATION

**ADDRESS:**  
 4700 Brooklyn Ave NE Seattle, WA 98105

**DPD PROJECT NO.:**  
 3020236

**PARCEL(S):**  
 881640-09085

**SITE AREA:**  
 16,462 SF

**OVERLAY DESIGNATION:**  
 Urban Center Village (University District Northwest), Light Rail Station Overlay

**PARKING REQUIREMENT:**  
 No parking required

**LEGAL DESCRIPTION:**  
 University Heights ADD

## DEVELOPMENT STATISTICS:

**ZONING:**  
 NC3-65

**BUILDING HEIGHT:**  
 65'

**FAR:**  
 5.75

**ALLOWABLE FAR:**  
 94,657 SF

**PROPOSED FAR:**  
 81,119 SF

**LOT SIZE:**  
 16,000 SF (after 3' alley dedication)

**RESIDENTIAL UNITS:**  
 72 units, 202 beds

**PARKING STALLS:**  
 37 residential stalls

# Project Introduction

## DEVELOPMENT OBJECTIVES

The proposed development will create a 6-story urban-infill apartment building with 72 dwelling units, 5,503 square feet of commercial space and one level of below grade parking. This project will help fulfill the growing housing needs in the University District. The site is located on a frequent transit corridor, so parking is not required; however, one level of parking will be provided with the garage entry accessed from the alley. The required bicycle storage space will be provided on the ground level on Brooklyn Ave, next to the main residential entry.

The street facade at the corner of Brooklyn Ave NE and 47th St. will primarily be glazing to activate pedestrian experience and create visibility where the retail spaces are located. The main residential entry will be located further north on Brooklyn Ave NE. A portion of the residential amenity spaces will be located at grade behind the resident lobby, while the remaining amenity spaces with a study room will be available for quiet gatherings on level 2. A fully accessible roof deck is available for entertaining, relaxing and viewing the vibrant neighborhood.

## DEVELOPMENT SUMMARY

LEVEL	GROSS SF	FAR SF	# UNIT	USE
Roof	845	767	0	Amenity (4073 sq ft)
6	13,759	13,461	15	Residential
5	13,759	13,461	15	Residential
4	13,759	13,461	15	Residential
3	13,759	13,461	15	Residential
2	13,759	13,461	12	Residential / Res. Amen
1	13,432	13,047	0	Comm / Res Amen. / Utilities
P1	15,364	-	0	Parking
<b>Total</b>	<b>98,437</b>	<b>81,119</b>	<b>72</b>	

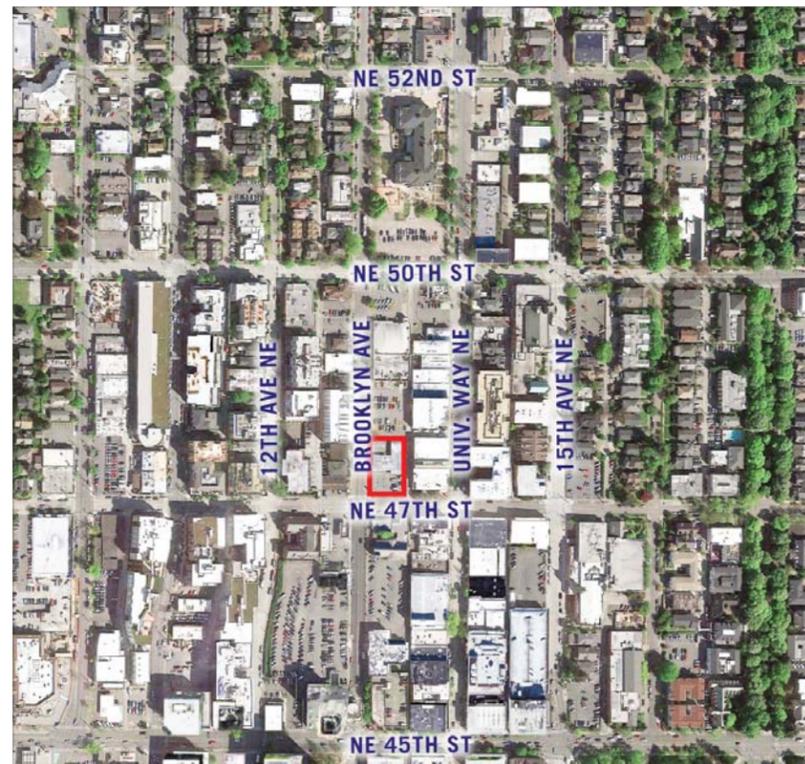
## SITE DESCRIPTION & ANALYSIS

The site is located at 4700 Brooklyn Avenue NE, one block west of University Way in the University District neighborhood of Seattle. It is zoned NC3-65 and is within the University District Urban Village. The site is within walking distance to the 'Ave.' with its various restaurants and shopping, the future Link Lightrail station and the University of Washington Campus. Brooklyn Avenue NE is a designated Green Street.

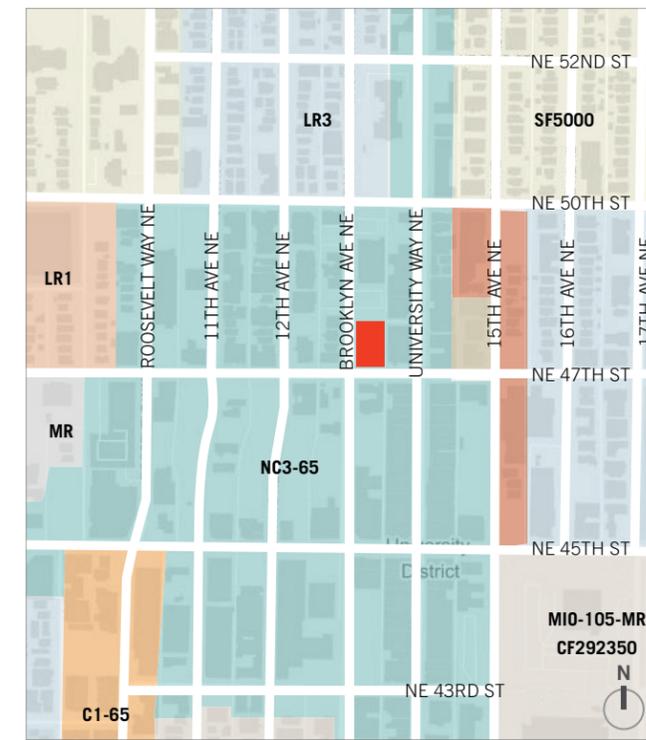
Surrounding buildings include a variety of two story businesses, restaurants, and mid to high-rise multi-family apartments, with townhomes and single-family houses in the neighborhood to the north. The site has potential views of Mount Rainier and downtown Seattle to the south. The Chevron gas station on the corner of the project site will be demolished. There is a two story Bank of America building to the east and the Safeway parking lot to the north. The project site is relatively flat with a slight slope of about 4' from the northwest corner to the southeast corner and there are no environmentally critical areas or other natural features. Most of the surrounding developments are one to two-story commercial buildings which will likely be redeveloped in the near future.



AXONOMETRIC MAP (GOOGLE EARTH)

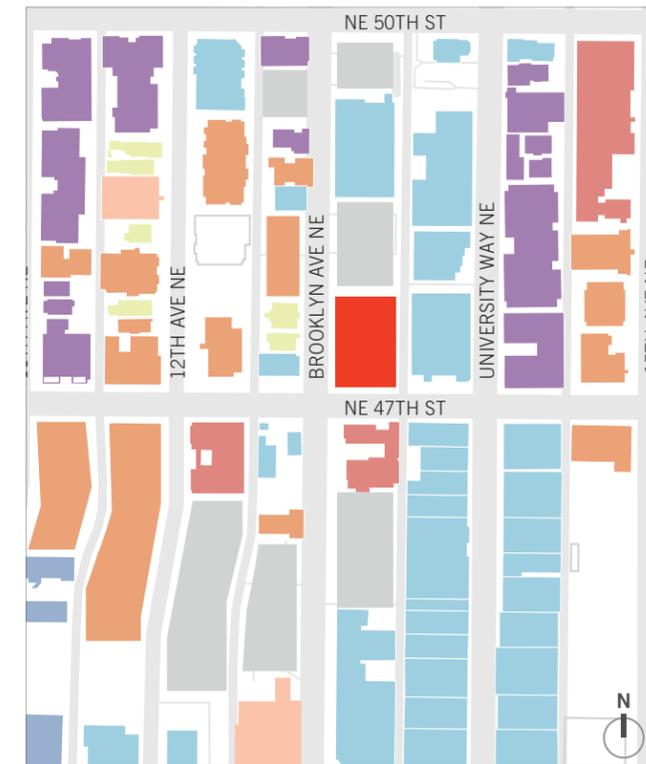


9-BLOCK AERIAL



### ZONING

- Project Site
- SF 5000
- LR1
- MR
- NC3-65
- LR3
- C1-65
- MIO-105-MR / CF292350

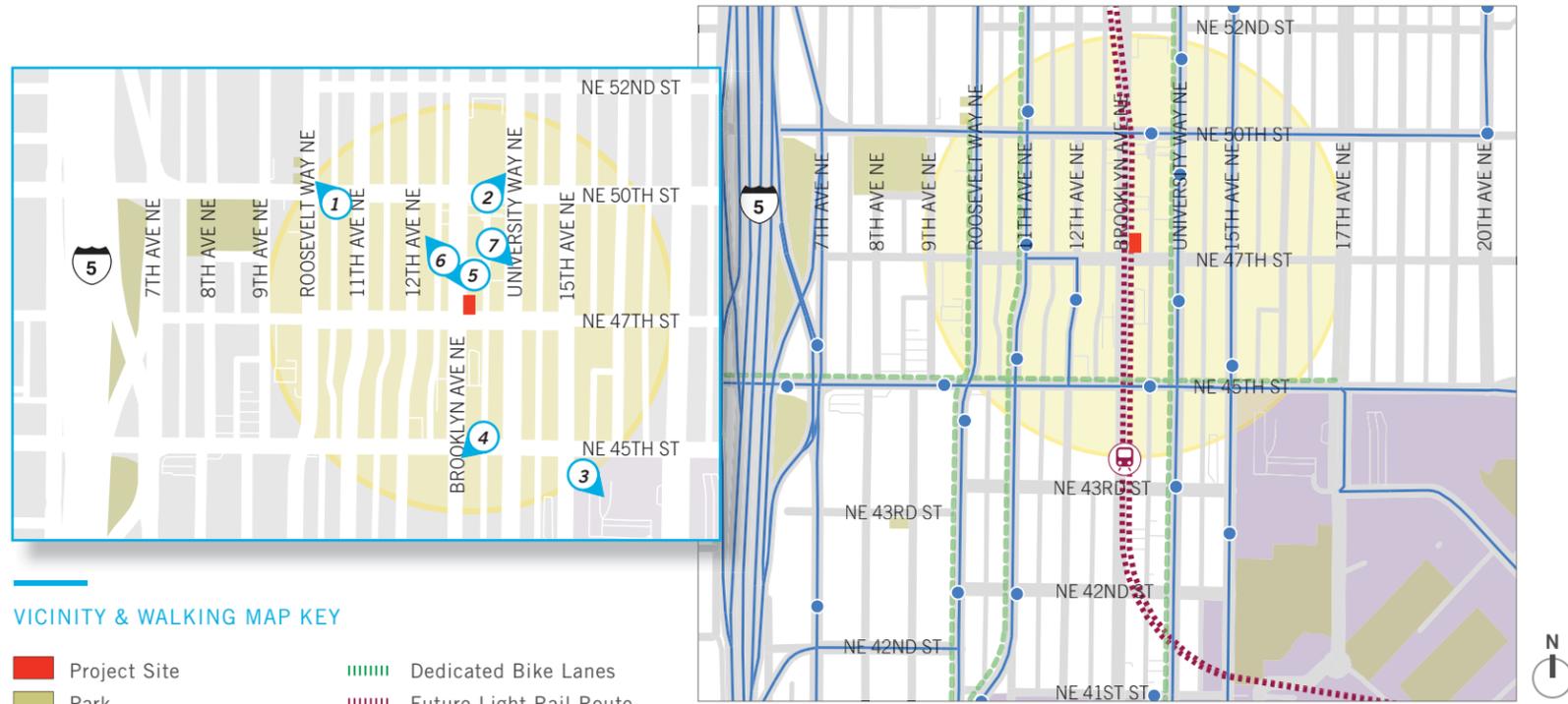


### SURROUNDING USES

- Project Site
- Mixed-Use
- Multi-Family
- Retail
- Service Building
- Office
- Parking
- Hotel
- Single Family

# Context & Urban Design Analysis

01  
02 CONTEXT ANALYSIS  
03  
04  
05  
06  
07  
08  
09



### COMMUNITY NODES/ LANDMARKS:

The site is located one block west of the University District neighborhood in Seattle and within walking distance to the "Ave" with its various restaurants and shopping.



**1 UNIVERSITY PUBLIC LIBRARY**  
5009 ROOSEVELT WAY NE



**2 U-DISTRICT FARMERS MARKET**  
EAST OF SITE



**3 UNIVERSITY OF WASHINGTON**  
SOUTH OF SITE



**4 NEPTUNE THEATRE**  
1303 NE 45TH ST

### FUTURE LIGHT RAIL STATION PROXIMITY

The proposed development is two blocks north of the U-District Link Light Rail Station, which will be located on Brooklyn Ave NE between NE 45th and NE 43rd Streets. The station will provide quick access to the southern portion of the University of Washington Campus as well as to Downtown Seattle and other metro neighborhoods, making this neighborhood not only appealing for students attending the University but also to commuting city dwellers. The U-District Link Light Rail Station is scheduled for completion in 2019, with service commencing in 2021.

**NEIGHBORHOOD DESIGN CUES:**  
Surrounding buildings include a variety of two story businesses, restaurants, and mid to high-rise multi-family apartments, with townhomes and single-family houses in the neighborhood.



**5 LIV BROOKLYN / 4717 BROOKLYN AVE**

A CONTEMPORARY BUILDING CONTINUES THE PATTERN OF A STRONG BASE WITH RETAIL CONNECTION AND RESIDENTIAL AMENITY.



**6 ELLIPSE APTS / 4751 12TH AVE NE**

THE DESIGN HAS A STRONG BASE WITH TWO-STORY LIVE/WORK UNITS AT GROUND LEVEL.

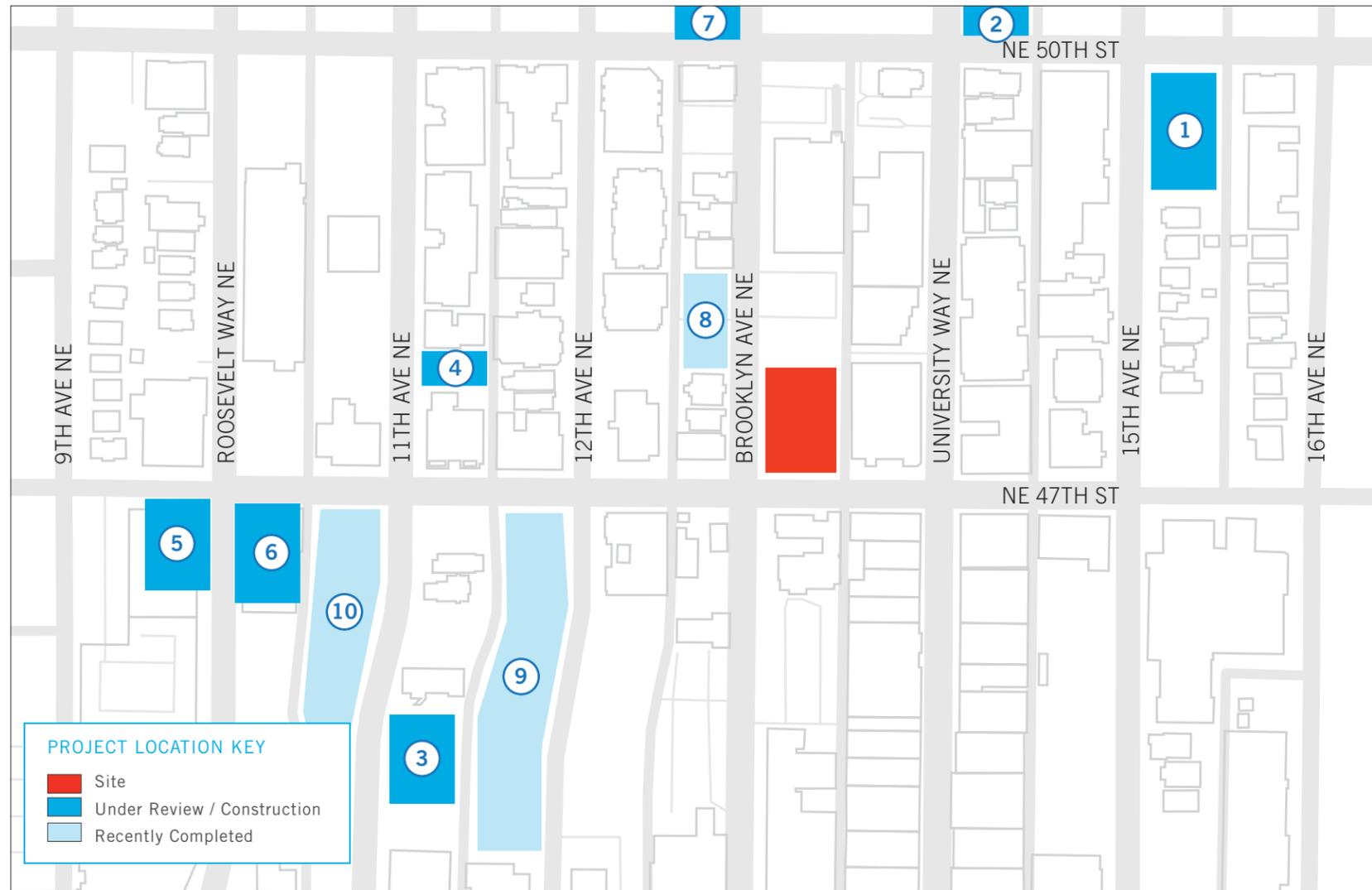


**7 WILSONIAN APTS / 4710 UNIVERSITY WAY NE**

"U-SHAPE" CORNER BUILDING, WITH A COURTYARD FACING THE STREET

# Projects Concurrently Under Design Review/Construction

UNIVERSITY DISTRICT, SEATTLE, WA



- 1** 4738 15TH AVE NE  
7-STORY STRUCTURE, 133 RESIDENTIAL UNITS
- 2** 5000 UNIVERSITY WAY NE  
7-STORY MIXED-USE DEVELOPMENT, 111 RESIDENTIAL UNITS
- 3** 4510 11TH AVE NE  
7-STORY BUILDING, 201 RESIDENTIAL UNITS
- 4** 4710 11TH AVE NE  
7-STORY MIXED-USE APARTMENTS, 40 RESIDENTIAL UNITS
- 5** 4555 ROOSEVELT WAY NE  
6-STORY, 168 RESIDENTIAL UNITS
- 6** 4750 ROOSEVELT WAY NE  
6-STORY MIXED-USE APARTMENTS, 60 RESIDENTIAL UNITS
- 7** 5001 BROOKLYN AVE NE  
7-STORY MIXED-USE APARTMENTS, 60 RESIDENTIAL UNITS AND 1,500 SF OF RETAIL SPACE

## Projects Recently Completed

**8** LIV BROOKLYN  
LUXURY STUDENT HOUSING / COMPLETED IN AUGUST 2015 (CARON ARCHITECTURE)



**9** AVA U-DISTRICT  
OPEN CONCEPT STUDIO, ONE & TWO BEDROOM APARTMENTS WITH ROOFTOP LOUNGE



**10** BRIDGES @ 11TH  
APARTMENT COMPLEX WITH THREE BUILDINGS - EIGHT, SEVEN AND FIVE STORIES- CONNECTED BY PASSAGEWAYS AND SKY-BRIDGES



# Site Photos

01  
02  
**03 EXISTING SITE**  
04  
05  
06  
07  
08  
09

## SITE ACCESS

The site is a corner lot located at 4700 Brooklyn Avenue NE directly east of Roosevelt Way NE and south of NE 50th St., both of which are major arterials with heavy traffic at rush hour and on weekends. There is also a significant amount of pedestrian traffic in the entire surrounding area due to the multiple transit options and close proximity to the University of Washington campus.

There is currently a one story Chevron gas station on the site as well as a few parking stalls. The project site is relatively flat with a slight slope of about 4' from the northwest corner to the southeast corner of the site and there are no environmentally critical areas or other natural features.



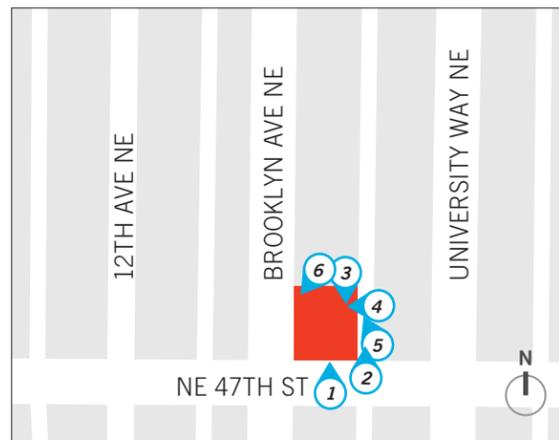
1 NE 47TH ST, LOOKING NORTH AT PROJECT SITE



2 BACK ALLEY



3 LOOKING SOUTH AT PROJECT SITE



### MAP KEY

- Site
- 📍 View



4 EAST PROPERTY LINE, LOOKING WEST



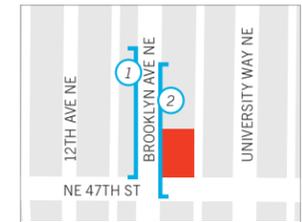
5 BACK ALLEY



6 NORTH PROPERTY LINE

# Site Streetscapes

## 1 BROOKLYN AVE NE, LOOKING WEST



01  
02  
**03 EXISTING SITE**  
04  
05  
06  
07  
08  
09

- 2-Story Apartments**
- Lap siding
  - Setback
  - Raised from sidewalk

- LIV Seattle Apartments**
- 7-story mixed-use apartment; metal and fiber cement siding, brick and storefront with continued canopy at streetscape
  - Caron Architecture Project
  - Completed in Aug. 2015

- 1-Story Retail**
- Wood siding with large glazing at streetscape

- 3-Story Apartment**
- Brick with accented entry

- 1-Story Retail**
- Stucco

- Parking Lot**
- Approx. 24 stalls

## 2 BROOKLYN AVE NE, LOOKING EAST



- Safeway | Full-Service Grocery**
- 1-story on a commercial block
  - Lap siding
  - Minimal glazing at street
  - Continuous canopy

- Parking Lot**
- Approx. 45 stalls

# Site Streetscapes

01  
02  
03 EXISTING SITE  
04  
05  
06  
07  
08  
09

## 3 NE 47TH ST, LOOKING SOUTH



**4-Story Mixed-Use Building**

- Brick with small, irregular window pattern

**1-Story Building**

- Concrete brick, fully glazed streetscape
- Brick at corner with recessed entry

**76 Gas Station**

- Single story business



## 4 NE 47TH ST, LOOKING NORTH



**Vacant 2-Story Retail**

- Stucco
- Lap siding
- Parking all street front

**1-Story Bank of America**

- Brick
- Glazed pedestrian streetscape

# Survey

## PROPERTY DESCRIPTION:

Lots 16, 17, 18 and 19, block 7, university heights addition, according to the plat thereof recorded in volume 9 of plats, page 41, records of King County, WA.

## NOTES:

1. Contour interval = 1 ft.
2. Parcel area = 16,462 sq. Ft.
3. Underground utility information as shown hereon is approximate only and is based upon city of seattle sewer card no. 3563, Per ties to above ground structures and to paint marks by applied professional services.
4. Tax parcel no. 8816400985

## ARBORIST REPORT:

(Full report to be included in MUP set)

Tree #A: 20.5" DBH, American Sweetgum tree, Liquidambar styraciflua, Fair/ poor condition, Non-exceptional tree. Report done Ryan Ringe of Arbor Options Tree Consultants (1/13/16)

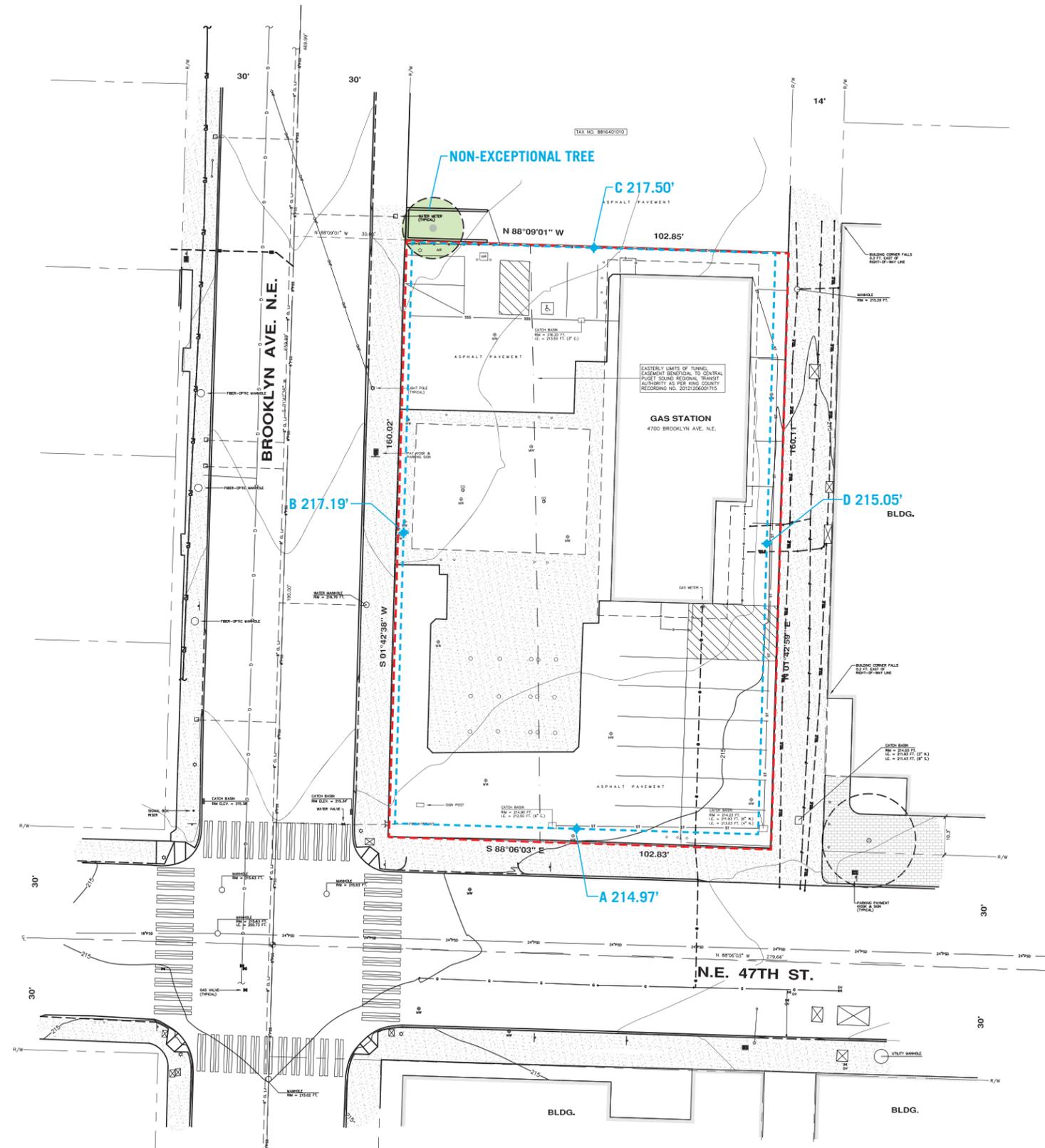
## AVERAGE GRADE CALCULATION (FORMULA 2)

$$\frac{(A \times a) + (B \times b) + (C \times c) + (D \times d)}{a + b + c + d}$$

$$\frac{(214.97 \times 99.17) + (217.19 \times 159.10) + (217.50 \times 99.17) + (215.05 \times 159.10)}{99.17 + 159.10 + 99.17 + 159.10}$$

$$\frac{21,318.57 + 34,554.93 + 21,569.48 + 34,214.46}{516.54}$$

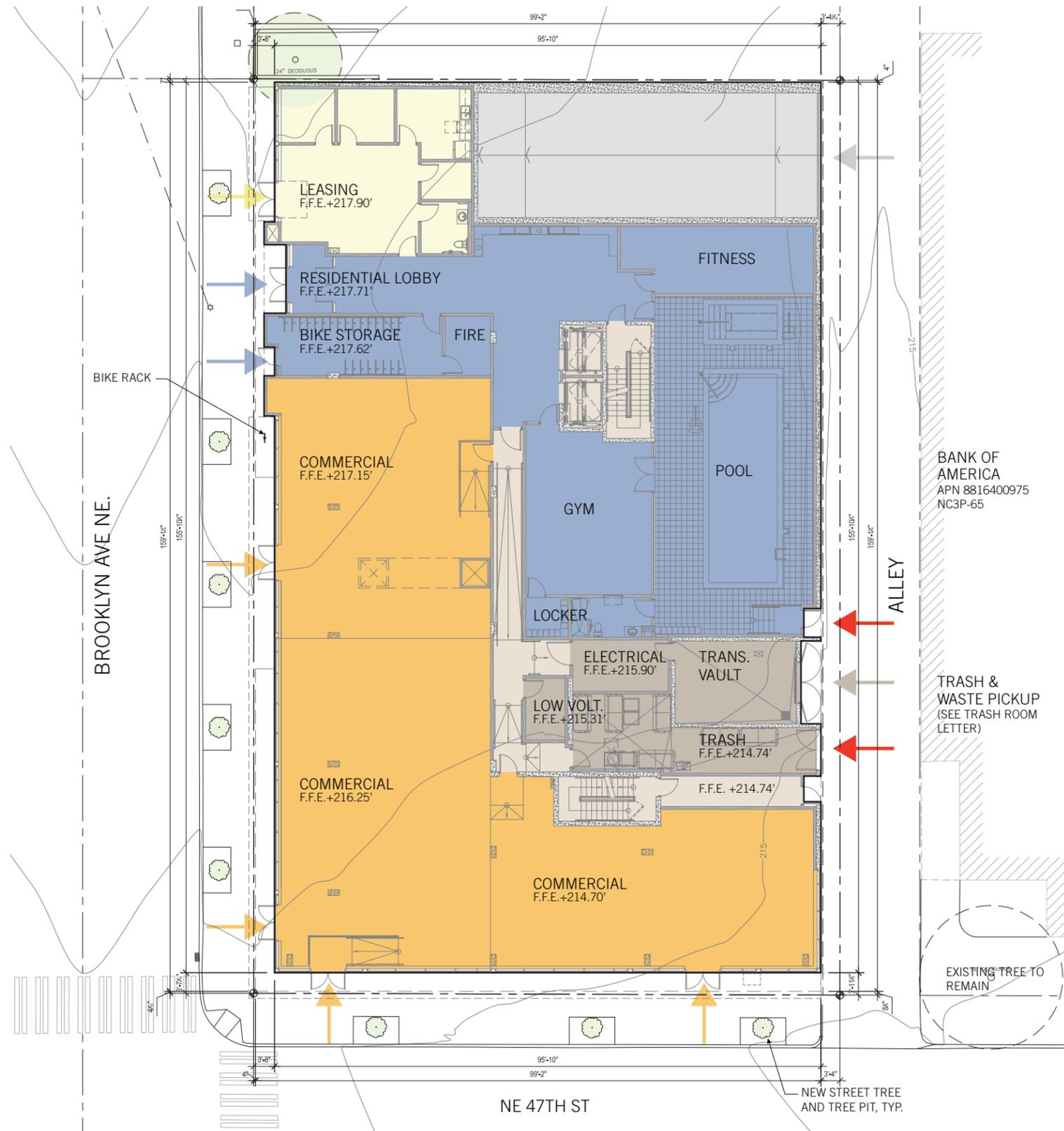
$$\text{Average Grade} = 216.16'$$



# Site Plan

01  
02  
03  
**04 SITE PLAN**  
05  
06  
07  
08  
09

- KEY**
- Commercial
  - Utility/BOH
  - Circulation
  - Residential Amenity
  - Leasing Office
  - Parking Entry
  - Residential Entry
  - Leasing Entry
  - Bike / Storage Entry
  - Commercial Entry
  - Emergency Exit
  - Trash & Waste Pickup



## TRASH ROOM APPROVAL LETTER:

January 14, 2016

Liz Kain, SW Contract Administration  
Seattle Public Utilities  
Utility Systems Management  
P.O. Box 34018  
Seattle, WA. 98124-4018

This Project #3020236 at address 4700 Brooklyn Ave NE has been reviewed and the space has been found adequate for storage of residential and commercial garbage and recycling containers and is approved by SPU/Solid Waste Management. The customer will move the compactor garbage containers to the alley for collection. The contractor will move the apartment recycling containers to the alley for collection.

Liz Kain

Date: 01/14/16

Office: (206) 684-4166  
Fax: (206) 684-0206  
Email: liz.kain@seattle.gov

# Summary of Code Compliance

APPLICABLE ZONING	SMC-SECTION	SUB-SECTION	REQUIREMENT	DESIGN OPTION
Permitted and Prohibited Uses	23.47A.004	Table A	Residential and commercial uses permitted per Table A	√
Street Level Development Standards	23.47A.008 23.47A.008.B3 23.47A.008.B.3.b		Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width. The total of all blank facade segments may not exceed 40% of the width of the facade of the structure along the street. 60% of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent. Non-residential uses shall extend an average depth of at least 30 feet and a min. depth of 15 feet from the street-level street-facing facade.  Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet.	√
Structure Height	23.47A.012.A 23.47A.012.C.2 23.47A.012.C.4.f		Height limit is 65 feet (NC3-65) Open railings, planters, skylights, clerestories, greenhouses, solariums, parapets and firewalls may extend as high as the highest ridge of a pitched roof permitted by subsection 23.47A.012.B or up to 4 feet above the otherwise applicable height limit, whichever is higher. Stair and elevator penthouses may extend above the applicable height limit up to 16 feet.	√
FAR (Floor Area Ratio)	23.47A.013.C 23.47A.013.D.1	Table B	Maximum FAR allowed in NC zones or C zones within the Station Area Overlay District: Maximum FAR for 65' height limit = 5.75 The following gross floor area is not counted toward maximum FAR: All gross floor area underground.	√
Setback Requirements	23.47A.014		No front, side, or rear setbacks required. 3'-0" alley dedication required	√
Landscaping and Screening Standards	23.47A.016		Green factor 0.30 required for any development containing more than four new dwelling units. Street trees required on both Brooklyn Ave NE and NE 47th Street.	√ See Landscape Plans, Page 27-29
Light and Glare Standards	23.47A.022		A. Exterior lighting must be shielded and directed away from adjacent uses. B. Interior lighting in parking garages must be shielded to minimize nighttime glare affecting nearby uses.	√ See Lighting Plan, Page 43-46
Amenity Area	23.47A.024.A 23.47A.024.B	Table B	Amenity areas are required in an amount equal to 5 percent of the total gross floor area in residential use, except as otherwise specifically provided in this Chapter 23.47A. Required amenity areas shall meet the following standards, as applicable: 2. Amenity areas shall not be enclosed; 4. Common amenity areas shall have a minimum horizontal dimension of 10 feet, and no common amenity area shall be less than 250 square feet in size; 5. Private balconies and decks shall have a minimum area of 60 square feet, and no horizontal dimension shall be less than 6 feet.	√
Bicycle Parking	23.54.015.K	Table E	For Multifamily Structures, long term bike parking requirement is 1 per 4 dwelling units or 0.75 per small efficiency dwelling unit. No short-term required. For Commercial Uses- 1 per 12,000 SF long-term, 1 per 4,000 SF short term bike parking required.	√ No Automobile Required
Parking Location and Access	23.47A.032.A		Access to parking shall be from the alley if the lot abuts an alley	√
Parking Space Requirements	23.54.030.B.1.b		When more than five parking spaces are provided, a minimum of 60% of the parking spaces shall be striped for medium vehicles. 40% of the parking spaces may be striped for any size, provided that when parking spaces are striped for large vehicles, the minimum required aisle width shall be as shown for medium vehicles.	√
	23.54.030.D.3		No portion of the driveway shall exceed a slope of 15%, except as provided in the subsection, 23.54.030.D.3.	<b>TYPE 1 DECISION REQUEST SEE PAGE. 52</b>
Solid Waste and Recyclable Materials, Storage and Access	23.54.040 23.54.040.B	Table A	Residential developments with 51-100 dwelling units = 375 SF plus 4 SF for each additional unit above 50 Non-residential development with 5,001-15,000 square feet = 125 SF minimum shared storage space Mixed use development that contains both residential and non-residential uses shall meet the storage space requirements shown in Table A for 23.54.040 for residential development, plus 50 percent of the requirement for non-residential development. In mixed use developments, storage space for garbage may be shared between residential and non-residential uses, but separate spaces for recycling shall be provided.	√ Liz Kain Approval Letter. Page 10

PLANNERS COMMENT	DESIGN TEAM RESPONSE	REFERENCE
<p>Overall</p> <ul style="list-style-type: none"> <li>Based on staff's experience with the DRB, there is a likelihood that they will want to see all of the options refined to better enhance the pedestrian environment and respond to the unique location of the site. All of the alternatives could better achieve this by revising the massing to respond to the prominent corner, internalizing the parking, establishing a stronger relationship between the primary entries and the street, and further modulating the building to respond to internal programming.</li> </ul>	<p>Overall</p> <ul style="list-style-type: none"> <li>With the intention of providing the majority of the first floor streetscape as glazed storefront, we are finding it difficult to provide further articulation at this area until we get direction from the board on which general massing form is preferred. The parking entrance is compliant on all schemes, in that it is accessed from the alley and all parking is being provided below grade. In the preferred scheme, we made the residential entry area step back for the height of the building so that it is a prominent recess at the streetscape as well as a marker when looking at the building from down the block. The design intent is to have an elegant and timeless form in which the preferred design provides a slight step in the main facades and at the corner with the intention that we will utilize changes in material to help accentuate these modulations.</li> </ul>	<p>See Renderings, Page 35-42</p>
<p>Context Analysis</p> <ul style="list-style-type: none"> <li>As presented, the urban analysis does not adequately demonstrate how the urban context is informing the project. Provide a more thorough urban analysis of what design cues from the surrounding context informed the design concept. Incorporate an analysis and discussion of the urban form and context (not just photos) – please include diagrams, figure/grounds, common materials, and/or datum lines. Please add captions/narrative of the design cues from the images that are informing the project design. Indicate notable architectural and siting patterns; provide bullets and/or call outs on the photos to indicate what contextual features are informing the design concepts.</li> <li>Include call outs or diagrammatic elements on the streetscape montages to strengthen the urban analysis. Consider datum lines, voids, solid streetwalls, fenestration patterns, rhythm of modules, etc.</li> <li>Please include a note that Brooklyn is a designated green street.</li> </ul>	<p>Context Analysis</p> <ul style="list-style-type: none"> <li>The site analysis pages have been updated as requested.</li> <li>As part of our exploration to further develop our site analysis, the information provided clearly shows that the surrounding site and neighborhood is truly in the midst of a large transition from old to new providing us with a great opportunity to make a statement for upcoming developments to come. With this in mind, our streetscape montages became more about identifying this evolving street rather than documenting the existing patterns.</li> <li>See site plan for added note</li> <li>See diagrams (pg. 18-20)</li> </ul>	<p>See Context Analysis, Page 3-5</p>
<p>Site Plan</p> <ul style="list-style-type: none"> <li>Please color code the composite site plan to indicate proposed uses.</li> <li>Include open spaces, street trees, and any landscaping areas.</li> </ul>	<p>Site Plan</p> <ul style="list-style-type: none"> <li>The site plan has been updated to show the proposed uses and is color coded to match the areas represented in the packet on the plan sets (pages 22-25). Also, the landscaped areas and street trees are being shown on this site plan as well as new pages (27-29) showing the landscape design of the ground, level 2 courtyard and roof deck.</li> </ul>	<p>See Site Plan, Page 10</p>
<p>Massing Alternatives &amp; Architectural Concept</p> <ul style="list-style-type: none"> <li>Provide street-level perspectives.</li> <li>Indicate pedestrian and vehicular entries (arrows).</li> <li>Include three-dimensional sketches/studies at street level to demonstrate the intended character.</li> <li>Include images that will inform the design development as it progresses. Clearly identify and note each reference. (roof types, fenestration patterns, trim, corner elements, etc.)</li> </ul>	<p>Massing Alternatives &amp; Architectural Concept</p> <ul style="list-style-type: none"> <li>Images of street level perspectives for the preferred scheme have been added after the plan sets in the packet.</li> <li>Entry arrows at all residential, commercial and vehicular access points on the ground level are on site plan (pg. 10)</li> </ul>	<p>See Renderings, Page 35-42</p>
<p>Departures</p> <ul style="list-style-type: none"> <li>Are there any identified departures? If so, include these with each massing alternative, and provide a summary table that includes the code citation, code requirement, proposed departure, and rationale explaining how the departure results in a project which better meets the intent of the design guidelines.</li> </ul>	<p>No departures</p> <ul style="list-style-type: none"> <li>A Type 1 Decision is required for parking ramp approval.</li> </ul>	<p>See Type 1 Decision, Page 52</p>
<p>Massing, Composition, and Context Response</p> <ul style="list-style-type: none"> <li>Continue to develop the massing schemes to further refine your design concepts and intent. Use diagrams, arrows, etc. on the massing diagrams to help illustrate intent, if desired.</li> <li>It is likely the Board would like to see more exploration of massing modulation and the corner treatment. Consider exploring options for horizontal and vertical modulation that strengthen the design concept and complement other buildings in the neighborhood, or using recessed balconies at key locations to provide emphasis. Use modulation to differentiate the major planes of the building more significantly and strengthen the overall composition.</li> <li>Demonstrate how the massing relates to an overall design concept in regards to facade treatment and design language. I recommend adding a diagram which indicates the intended architectural composition.</li> <li>Bike storage should be convenient; consider the likely pathways and amount of doors necessary to go through.</li> </ul>	<p>Massing, Composition, and Context Response</p> <ul style="list-style-type: none"> <li>See the renderings provided on the option comparison page for massing design concepts. Each scheme explores the solid/void relationship of the volume and how it relates to the surrounding neighborhood.</li> </ul> <p>Diagrams</p> <ul style="list-style-type: none"> <li>Show development of facade composition in relation to internal programming, response to Wilsonian Apartment building, relationship to adjacent LIV project on Brooklyn Ave.</li> </ul>	<p>See Renderings, Page 21</p>

# Architectural Design Response

## CS1. Natural Systems & Site Features

### B. SUNLIGHT & NATURAL VENTILATION

B.2 Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on site.

[ARCHITECT RESPONSE:](#)

The project attempts to maximize natural daylight to the private and common interior spaces by providing large floor to ceiling windows in all rooms. Common areas within each unit have glass sliders behind juliets with glass guardrail and panels to allow more light into the interior space. Solar gain and prevailing winds have been factored into the architectural design. By placing the elevated courtyard on the west side along Brooklyn Ave NE, more light and views are available to the courtyard facing units.

## CS2. Urban Pattern & Form

### A. LOCATION IN THE CITY & NEIGHBORHOOD

A.1 Sense of Place: Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

[ARCHITECT RESPONSE:](#)

The glazed commercial storefront along the majority of Brooklyn Ave and NE 47th St. provides brand opportunity for future tenants. The composite wood cladding at the residential entry creates a strong sense of place for the tenants.

### B. ADJACENT SITES, STREETS, & OPEN SPACES

B.1 Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

[ARCHITECT RESPONSE:](#)

N/A

B.2 Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

[ARCHITECT RESPONSE:](#)

The project creates a strong connection to the street by establishing a highly transparent retail base along Brooklyn Ave and NE 47th St. The structural column grid along Brooklyn Ave is set back from the exterior storefront by 8'-8", creating an uninterrupted transparent facade.

### C. RELATIONSHIP TO THE BLOCK

C.1 Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.

[ARCHITECT RESPONSE:](#)

Per the review boards direction, the corner has been detailed in such a way that is cohesive with the project design language with no dramatic response to the corner location. As discussed, the major massing move is to create a "u"-shaped design with a courtyard facing Brooklyn Ave. The corner is anchored by a glazed, highly transparent base that eliminates blind corners providing a continuous pedestrian experience from Brooklyn Ave to NE 47th St.

### D. HEIGHT, BULK, & SCALE

D.1 Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

[ARCHITECT RESPONSE:](#)

Review board agreed with the proposed height, bulk, and scale of the project.

D.2 Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.

[ARCHITECT RESPONSE:](#)

No major changes in topography, trees, nor vegetation currently exist on the site.

## CS2. University Supplemental Guidelines

### III. CORNER LOTS

III.i Special Site Features: For new buildings located on a corner, including, but not limited to the corner locations identified in Map 3 of the full Guidelines, consider providing special building elements distinguishable from the rest of the building such as a tower, corner articulation or bay windows. Consider a special site feature such as diagonal orientation and entry, a sculpture, a courtyard, or other device. Corner entries should be set back to allow pedestrian flow and good visibility at the intersection.

[ARCHITECT RESPONSE:](#)

Per the review boards direction, the corner has been detailed in such a way that is cohesive with the project design language with no dramatic response to the corner location.

## CS3. Architectural Context & Character

### A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

A.1 Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

[ARCHITECT RESPONSE:](#)

The proposed design takes into account the existing building as well as the potential of the surrounding sites. With this in mind, the proposed design is a simple elegant box with a strong urban edge while speaking to the older buildings such as the Wilsonian (University Ave) by having the west facing courtyard on the Brooklyn Ave elevation.

A.2 Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

[ARCHITECT RESPONSE:](#)

The project pushes for a more contemporary aesthetic by employing simple, white panelized facade accented by composite wood panels. The landscaped courtyard at the Brooklyn Ave elevation will also be utilized as a colorful accent against the white backdrop. Glazed guardrails along the courtyard provide increased sight lines to this planted area from Brooklyn Ave, further emphasizing it as a central visual element.

# Architectural Design Response

01 | 02 | 03 | 04 | 05 | **06 DESIGN GUIDELINES** | 07 | 08 | 09

A.3 Established Neighborhoods: In existing neighborhoods with a well-defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.

**ARCHITECT RESPONSE:**

The simplicity in color and form are attempts to be a good neighbor to the existing character of the neighborhood while creating an appealing contemporary aesthetic.

A.4 Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

**ARCHITECT RESPONSE:**

Contemporary aesthetic and language speaks to the evolving nature of the area and establishes a blueprint for future developments. It respects its context while recognizing the energy and youthful spirit of campus life.

## PL1. Connectivity

### B. WALKWAYS & CONNECTIONS

B.1 Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

**ARCHITECT RESPONSE:**

The project builds on the established and growing pedestrian infrastructure of the neighborhood. It is in close proximity to bustling University Ave, and establishes another commercial node to encourage pedestrian traffic to and from this area.

B.2 Pedestrian Volumes: Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.

**ARCHITECT RESPONSE:**

N/A

B.3 Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

**ARCHITECT RESPONSE:**

The ground level has been set back 3'-8" to accommodate increased pedestrian traffic and to provide a more comfortable pedestrian experience. The added space creates potential areas for cafe tables and outdoor seating to further activate the street. Fritted glass canopies provide weather protection and allow natural light penetration to the sidewalk, enhancing pedestrian experience with LED lights to illuminate as needed. The column grid along Brooklyn Ave is recessed 8'-8" from the facade of the commercial storefront and provides a continuous and uninterrupted connection to people walking by.

## PL2 Walkability

### B. SAFETY & SECURITY

B.1 Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.

**ARCHITECT RESPONSE:**

Special consideration is paid to security concerns at the alley. Exterior down lighting fixtures run along the length of the alley facade. Recessed soffit lights are placed where door recesses are required. Clerestory windows were added at the pool area to create a greater sense of transparency and light. The glazed storefront wraps the corner of NE 47th St. into the alley (and extends 18 feet in length), creating a visual connection and eyes on the street and alley.

B.2 Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

**ARCHITECT RESPONSE:**

The continuous canopy utilizes intermittent LED down lighting for a well-lit sidewalk.

B.3 Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

**ARCHITECT RESPONSE:**

The length of both Brooklyn Ave and NE 47th St. are glazed for easy views on the street and within commercial spaces.

### C. WEATHER PROTECTION

C.1 Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.

**ARCHITECT RESPONSE:**

Continuous overhead weather protection is proposed along the length of commercial spaces on Brooklyn Ave and NE 47th St. There is a break and change in material at the residential entry to provide a sense of place for the building tenants.

C.2 Design Integration: Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.

**ARCHITECT RESPONSE:**

Roof drainage is routed through interior walls and is not exposed.

C.3 People-Friendly Spaces: Create an artful and people-friendly space beneath building.

**ARCHITECT RESPONSE:**

Building overhangs have composite wood soffits, creating a warmth of material and a more visually appealing element from the sidewalk. The storefront has been recessed 3'-8" in order to allow for more street-level activities.

## PL3 Street Level Interaction

### A. ENTRIES

- A.1 Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

[ARCHITECT RESPONSE:](#)

The main residential entry is wrapped in composite wood panels to help create a sense of arrival for the residential building tenants. The composite wood panels are continued on the upper stories, creating a continuity of material and a visual distinction between the private and public spaces. Two commercial entries are proposed along Brooklyn Ave, and two along NE 47th St.

- A.2 Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

[ARCHITECT RESPONSE:](#)

Composite wood panels and a break in the overhead weather protection add to the sense of place at the residential entry. Residential signage is located on the wood paneling adjacent to the residential entry.

- A.4 Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

### C. RETAIL EDGES

- C.1 Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

[ARCHITECT RESPONSE:](#)

The commercial space floor elevations step along the length of both Brooklyn Ave and NE 47th St. to allow for the space to be broken into multiple smaller commercial spaces and move access points along the streets.

- C.2 Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.

[ARCHITECT RESPONSE:](#)

N.A

- C.3 Ancillary Activities: Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.

[ARCHITECT RESPONSE:](#)

The column grid along Brooklyn Ave is recessed 8'-8" from the facade of the commercial storefront. This pushes programmatic elements and merchandise displays to the forefront of the retail spaces providing a continuous and uninterrupted connection to pedestrians. The storefront is pushed back 3'-8" from the property line for potential space for additional pedestrian space and outdoor seating and tables.

## PL3. University Supplemental Guidelines

### I ENTRANCES VISIBLE FROM THE STREET

- I.i Entrance Orientation: On Mixed Use Corridors, primary business and residential entrances should be oriented to the commercial street. Secondary and service entries should be located off the alley, side street or parking lots.

[ARCHITECT RESPONSE:](#)

The two primary streets only have commercial and residential entries. Trash, transformer doors, and parking garage entry are located at the alley.

- I.ii Walkways Serving Entrances: In residential projects, except townhouses, it is generally preferable to have one walkway from the street that can serve several building entrances. At least one building entrance, preferably the main one, should be prominently visible from the street. To increase security, it is desirable that other entries also be visible from the street; however, the configuration of existing buildings may preclude this.

[ARCHITECT RESPONSE:](#)

N.A

- I.iii Courtyard Entries: When a courtyard is proposed for a residential project, the courtyard should have at least one entry from the street. Units facing the courtyard should have a porch, stoop, deck or seating area associated with the dwelling unit.

[ARCHITECT RESPONSE:](#)

N.A

### PL3-II HUMAN ACTIVITY

- II.i Recessed Entries: On Mixed Use Corridors, where narrow sidewalks exist (less than 15' wide), consider recessing entries to provide small open spaces for sitting, street musicians, bus waiting, or other pedestrian activities. Recessed entries should promote pedestrian movement and avoid blind corners.

[ARCHITECT RESPONSE:](#)

The storefront is pushed back 3'-8" from the property line to accommodate for increased pedestrian traffic. The corners of Brooklyn Ave and 47th St., as well as NE 47th St. are completely glazed to eliminate blind corners.

## DC2. Design Concept

### A. MASSING

- A.1 Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

[ARCHITECT RESPONSE:](#)

The proposed design takes up the entirety of the site to capitalize on the available space for tenants and to create a strong urban edge which will be important as the surrounding area develops.

# Architectural Design Response

A.2 Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

**ARCHITECT RESPONSE:**

The two main elevations (Brooklyn Ave NE and NE 47th St) are both less than the required 100' lengths and a large west facing courtyard at the Brooklyn elevation help create an elegant break in what would be a large expanse of building area. The perception of building height is reduced by using a glass guardrail system mounted to an 18" roof parapet.

## B. ARCHITECTURAL & FACADE COMPOSITION

B.1 Facade Composition: Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

**ARCHITECT RESPONSE:**

The simple massing of the proposed design is elegantly accentuated with composite wood paneling and glass Juliette balconies adding depth and texture to the facade. The north facade has a set back area to provide windows and a courtyard with planters to break up the expanse of blank wall. The courtyard walls continue the fenestration of the other facades.

B.2 Blank Walls: Avoid large blank walls along visible facades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

**ARCHITECT RESPONSE:**

The upper level walls facing the alley have a similar glazing pattern to the street facades. Alley walls will be detailed with architectural concrete. The North elevation blank walls have been minimized.

## C. SECONDARY ARCHITECTURAL FEATURES

C.1 Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the facade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

**ARCHITECT RESPONSE:**

Composite wood paneling and glass Juliette balconies are used to add texture and depth to the massing. The street level is almost entirely glazed, creating the perception of a light, floating mass above. The massing is interrupted by an exterior courtyard with a large planting area of trees and vegetation. A transparent railing at the courtyard allows increased visibility into the courtyard to enhance visual interest. Wood soffit creates further interest at the street level. The expanse of the storefront glazing is broken down visually by rhythmic use of vertical infill panels and panes of fritted glass.

C.2 Dual Purpose Elements: Consider architectural features that can be dual purpose— adding depth, texture, and scale as well as serving other project functions.

**ARCHITECT RESPONSE:**

The storefront at the ground level has been recessed 3'-8" in order to allow for a better pedestrian experience as well as a visual break to the above massing. Louvers for potential venting runs in a continuous horizontal band to emphasize a break between upper and lower stories, while maximizing functionality and flexibility for future commercial tenants.

C.3 Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors.

**ARCHITECT RESPONSE:**

The simplicity and elegance of the proposed design respects the established character of the neighborhood while still creating its own statement and a potential blueprint for future projects. It establishes a strong urban edge for future developments.

## DC2. University Supplemental Guidelines

### I. ARCHITECTURAL ELEMENTS & MATERIALS

I.i Modulate Facade Widths: On Mixed Use Corridors, consider breaking up the facade into modules of not more than 50 feet (measured horizontally parallel to the street) on University Way and 100 feet on other corridors, corresponding to traditional platting and building construction. (Note: This should not be interpreted as a prescriptive requirement. Larger parcels may characterize some areas of the University Community, such as lower Roosevelt.)

**ARCHITECT RESPONSE:**

The two main elevations (Brooklyn Ave NE and NE 47th St.) are both less than the required 100' lengths and a large courtyard at the Brooklyn elevation help to create an elegant break in what would be a large expanse of building area.

## DC3. Open Space Concept

### A. BUILDING-OPEN SPACE RELATIONSHIP

A.1 Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

**ARCHITECT RESPONSE:**

The open space concept of the green roof is focused on providing most of the resident deck area at the southwest corner, where the best views of Mount Rainier, the campus and the downtown skyline can be observed.

## DC4. Exterior Elements & Finishes

### D. TREES, LANDSCAPE & HARDSCAPE MATERIALS

D.1 Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

**ARCHITECT RESPONSE:**

The proposed landscape will be designed to help reinforce the open courtyard design concept (see plans pg. 27-29).

# Architectural Design Response

D.2 Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

[ARCHITECT RESPONSE:](#)

The second floor residential courtyard faces and overlooks Brooklyn Ave NE. It will help to enliven and enrich the pedestrian experience by providing visual interest and creating a break in the massing. The roof area will use pavers and ipe wood decking tiles for hardscape, and will feature large areas of green roof and a large planted area for trees to create different activity zones and to use as a buffer to less desirable areas.

D.3 Long Range Planning: Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.

[ARCHITECT RESPONSE:](#)

Refer to landscape plan for plant selection.

D.4 Place Making: Create a landscape design that helps define spaces with significant elements such as trees.

[ARCHITECT RESPONSE:](#)

New street trees will be added along Brooklyn and NE 47th St with species per SDOT Recommendation (Bill Ames). Uplighting will be provided at the planters on the roof level and main courtyard to accentuate the featured landscape areas.

## DC4. University Supplemental Guidelines

### I. EXTERIOR FINISH MATERIALS

I.i Desired Materials: See full Guidelines for list of desired materials.

[ARCHITECT RESPONSE:](#)

The project will primarily be clad in white fiber cement panels with a light wood paneling accent on all facades. The composite wood paneling on the upper residential floors is carried over to the composite wood paneling at the residential entry, creating a continuity between material and program.

I.ii Relate to Campus/Art Deco Architecture: Sculptural cast stone and decorative tile are particularly appropriate because they relate to campus architecture and Art Deco buildings. Wood and cast stone are appropriate for moldings and trim.

[ARCHITECT RESPONSE:](#)

The facade uses composite wood panels as accents on the white cement board. This project responds to the character of the neighborhood, and specifically to the Wilsonian apartment building in terms of massing. The project aims to define and create an evolved aesthetic and to become a blueprint for similar future developments in the area.

I.iv Anodized Metal: Where anodized metal is used for window and door trim, then care should be given to the proportion and breakup of glazing to reinforce the building concept and proportions.

[ARCHITECT RESPONSE:](#)

The design concept of a clean floating box has been emphasized with a uniform aluminum storefront system wrapping the majority of the ground levels spaces. The expanse of glazing is subdivided by vertical infill panels and panes of fritted glass to break down the length and create a rhythm of elements for the pedestrian experience.

I.vi Awnings: Awnings made of translucent material may be backlit, but should not overpower neighboring light schemes. Lights, which direct light downward, mounted from the awning frame are acceptable. Lights that shine from the exterior down on the awning are acceptable.

[ARCHITECT RESPONSE:](#)

The proposed canopy overhangs 4'-6" beyond the face of the storefront and uses a fritted glass panel for weather protection that allows light penetration to create a comfortable pedestrian experience. We are proposing LED lights mounted to canopy beams to project downward light onto the sidewalk, which will provide even and continuous lighting at all hours

I.vii Light Standards: Light standards should be compatible with other site design and building elements.

[ARCHITECT RESPONSE:](#)

All exterior lights will be down lights and shielded to not disturb the surrounding neighbors. Bollard lights on the roof will be directional and face inward and downward toward the pathways and courtyard.

# Architectural Design Response | Comparison Diagrams

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FIGURE 1: ELEVATION DIAGRAMS



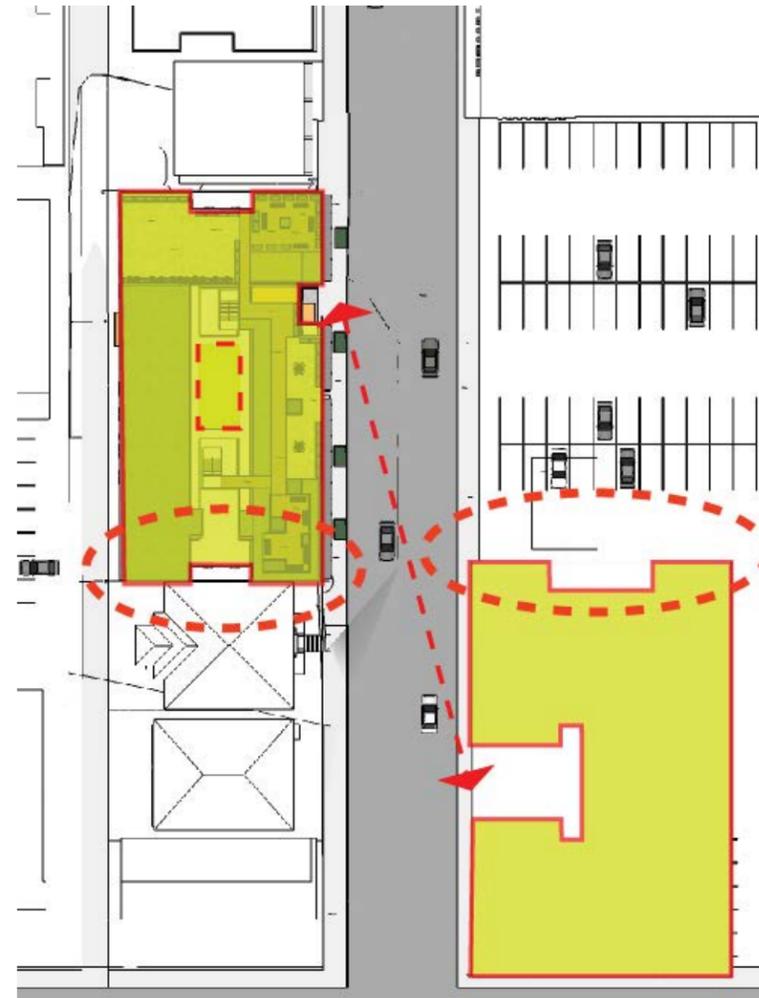
**ELEVATION DESIGN RESPONSE:**

The dotted lines illustrate the location of the interior demising walls. The project repeats the fenestration in panel-patterns but it doesn't connect to the base, as shown on the LIV project, separating the upper residential use from the lower retail use creates a different and more continuous pedestrian experience. The Main facade utilizes the same solid and void pattern "A-B-A" with exaggeration, because this project has a simpler color scheme.

**TWIN EFFECT DESIGN RESPONSE:**

The project accentuates and mirrors some of the design elements on the LIV Brooklyn project across the avenue.

FIGURE 2: PLAN AND SITE DIAGRAM



**PLAN AND SITE DESIGN RESPONSE:**

The dotted ellipses illustrate the location of the blank walls on each project. This is a 'flip and slide' effect to show the two projects are related. The Main recessed area as shown on in pattern 'B' on Elevation Diagrams are illustrated here by the arrow. The recessed area takes on a new role on this project. It is exaggerated in depth to create a different visual connection from the street by the activities and green plantings in lieu of the color accent panels on LIV Brooklyn.

FIGURE 3: PERSPECTIVE DIAGRAMS



PERSPECTIVE LOOKING NORTH ON BROOKLYN AVE



PERSPECTIVE LOOKING FROM POINT A

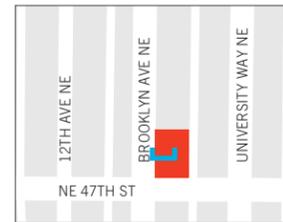
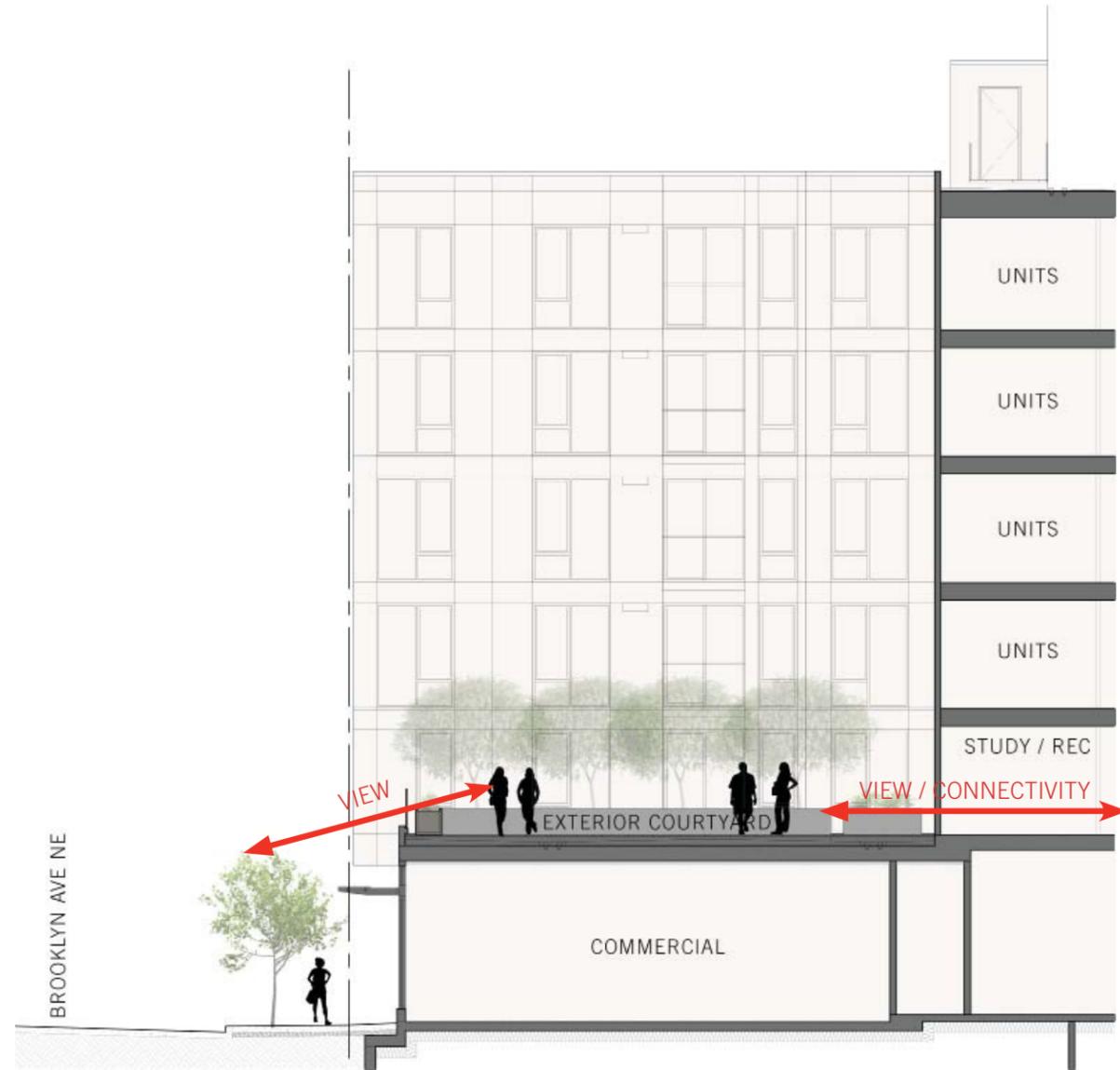
PERSPECTIVE LOOKING FROM POINT B

**PERSPECTIVE DESIGN RESPONSE:**

The following perspectives illustrate the two projects from pedestrian and aerial views, showing the similarity yet each with distinctive identity.

# Architectural Design Response | Courtyard Design

FIGURE 4: COURTYARD DIAGRAM



COURTYARD PERSPECTIVE

**COURTYARD DESIGN RESPONSE:**

The upper level courtyard provides opportunity for view and connectivity from both the shared use area and private units.

# Design Comparison

## DRB Option 1

This option uses the wood accent as architectural expression to delineate residential uses: living units above street level and residential entry at street level. It is also a detail accent expressing the interior function on the facade, where the verticality draws the eyes upward and separates the interior functions by the varied widths. We take design cues from the brick pillars between the window openings on the Wilsonian Apartment building nearby. The cons of this option is that the rhythmic pattern feels robotic and stagnate.



WEST ELEVATION



SOUTH ELEVATION



WILSONIAN APARTMENTS

## DRB Option 2

This option uses the wood accent as architectural expression to delineate residential uses: living units above street level and residential entry at street level. It is also a detail accent expressing the interior function on the facade. Taking a cue from the strong horizontal lintel detail and continuous cornice from the Wilsonian Apartment building nearby, the wood accent of this design option is expressed horizontally. The cons of this option is that the horizontal expression made this building feel wider and more massive.



WEST ELEVATION



SOUTH ELEVATION



WILSONIAN APARTMENTS

## Preferred Option

This option uses the wood accent as architectural expression to delineate residential uses, living units above street level and residential entry at street level. It is also a detail accent expressing the interior function on the facade, where the verticality draws the eyes upward and separates the interior functions by the varied width. We take design cues from the brick pillars between the window openings on the Wilsonian Apartment building nearby. The less robotic and more aesthetically located wood accent animates the facade, making it more inviting and attractive at the same time.



WEST ELEVATION

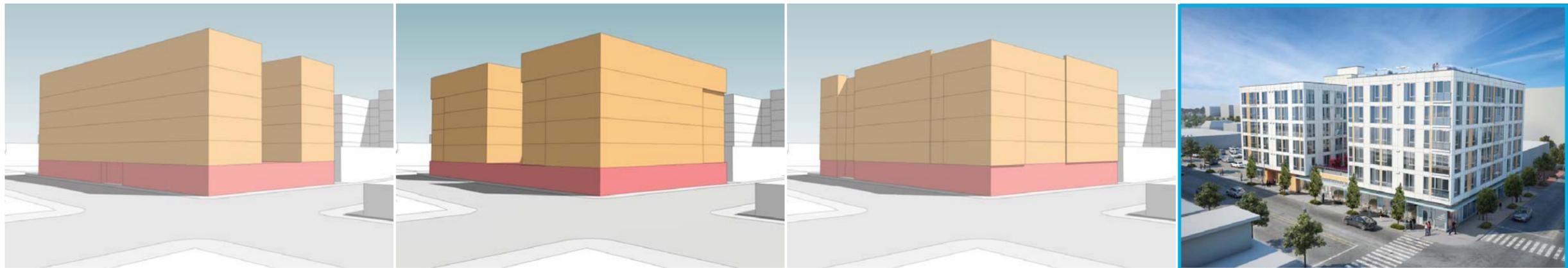


SOUTH ELEVATION



WILSONIAN APARTMENTS

# Project Design History



	EDG 2: Option 1	EDG 2: Option 2 - Board Approved	EDG 2 : Option 3	DRB (Option 2 - Developed)
# UNITS:	90	90	89	72
AMENITY AREA SF	3,500 SF	3,400 SF	74	4,073 SF Common Amenity
COMMERCIAL RETAIL SF:	7,500 SF	6,320 SF	6,100 SF	5,053 SF
PARKING STALLS:	75	88	88	37
BIKE STALLS:	25	25	25	24
FAR SF:	86,400 SF	84,500 SF	85,950 SF	81,119 SF
OPPORTUNITIES:	<ul style="list-style-type: none"> <li>Strong corner with continuous street edge at Brooklyn Ave. NE</li> <li>Southern exposure to small courtyard</li> <li>Publicly visible landscape of second floor courtyard</li> </ul>	<ul style="list-style-type: none"> <li>Courtyard at Brooklyn Ave NE provides for more units to be facing the street</li> <li>Residential entry pulled off main corner for better commercial presence</li> <li>Publicly visible landscaping of second floor courtyards</li> </ul>	<ul style="list-style-type: none"> <li>Strong corner with continuous street edge at both major arterials</li> <li>Residential entry pulled off main corner for better commercial presence</li> <li>Residential entry recessed at street level to encourage pedestrian use and movement</li> <li>Shape provides relief at alley with less units facing</li> <li>Greater area provided at alley courtyard</li> </ul>	<ul style="list-style-type: none"> <li>Courtyard at Brooklyn Ave NE provides for more units to be facing the street</li> <li>Residential entry pulled off main corner for better commercial presence</li> <li>Publicly visible landscaping of second floor courtyards</li> </ul>
CONSTRAINTS:	<ul style="list-style-type: none"> <li>Smaller indoor residential amenity at ground level</li> <li>Residential entry location cuts off flow of commercial spaces at ground level</li> <li>Reduced courtyard space</li> </ul>	<ul style="list-style-type: none"> <li>Corner weakened by deep courtyard recess along main elevation</li> <li>Roof deck amenity area broken up by Level 2 courtyard</li> <li>Small northern courtyard</li> </ul>	<ul style="list-style-type: none"> <li>Small northern courtyard</li> <li>Requires departure due to larger residential entry and lobby area at northwest corner of the project</li> </ul>	<ul style="list-style-type: none"> <li>Corner weakened by deep courtyard recess along main elevation</li> <li>Roof deck amenity area broken up by Level 2 courtyard</li> <li>Small northern courtyard</li> </ul>
CODE COMPLIANCE:	Yes, code compliant	Yes, code compliant	Not compliant	Not compliant at drive ramp, Type 1 Decision requested (see pg. 52)

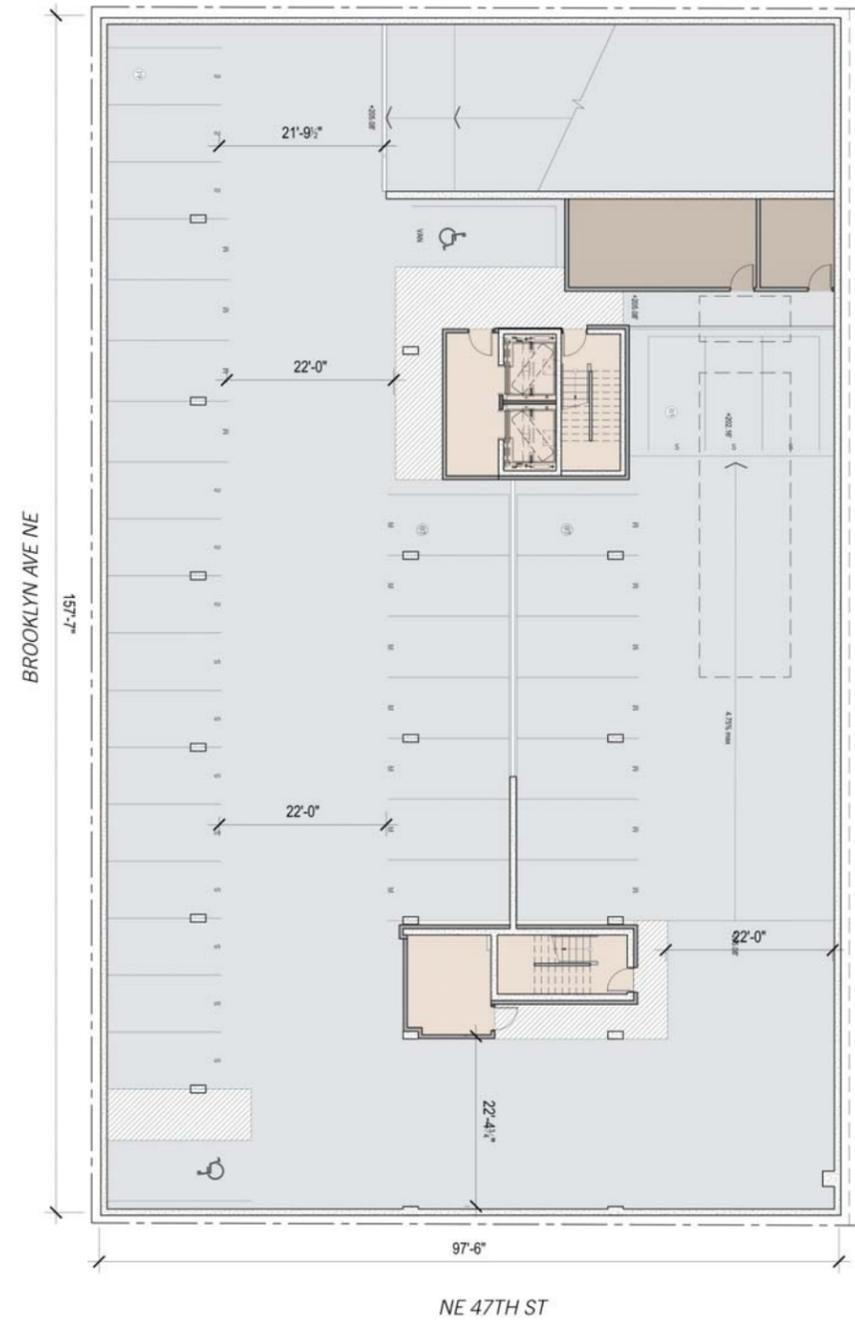
# Floor Plans

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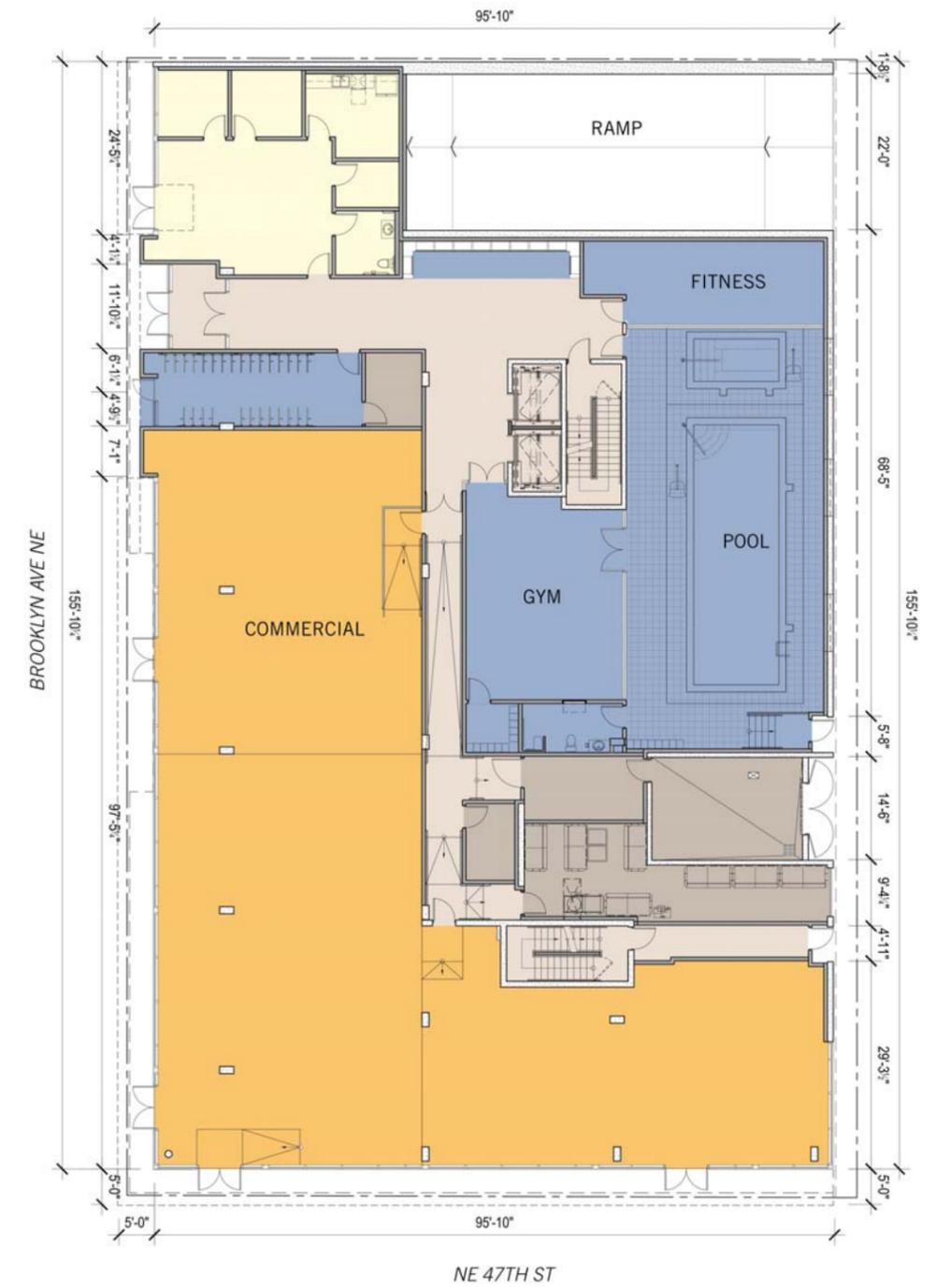
## KEY

- Commercial
- Units
- Utility/BOH
- Circulation
- Planting Strip
- Residential Amenity
- Parking/Garage
- Leasing Office

### LEVEL P1



### LEVEL 1

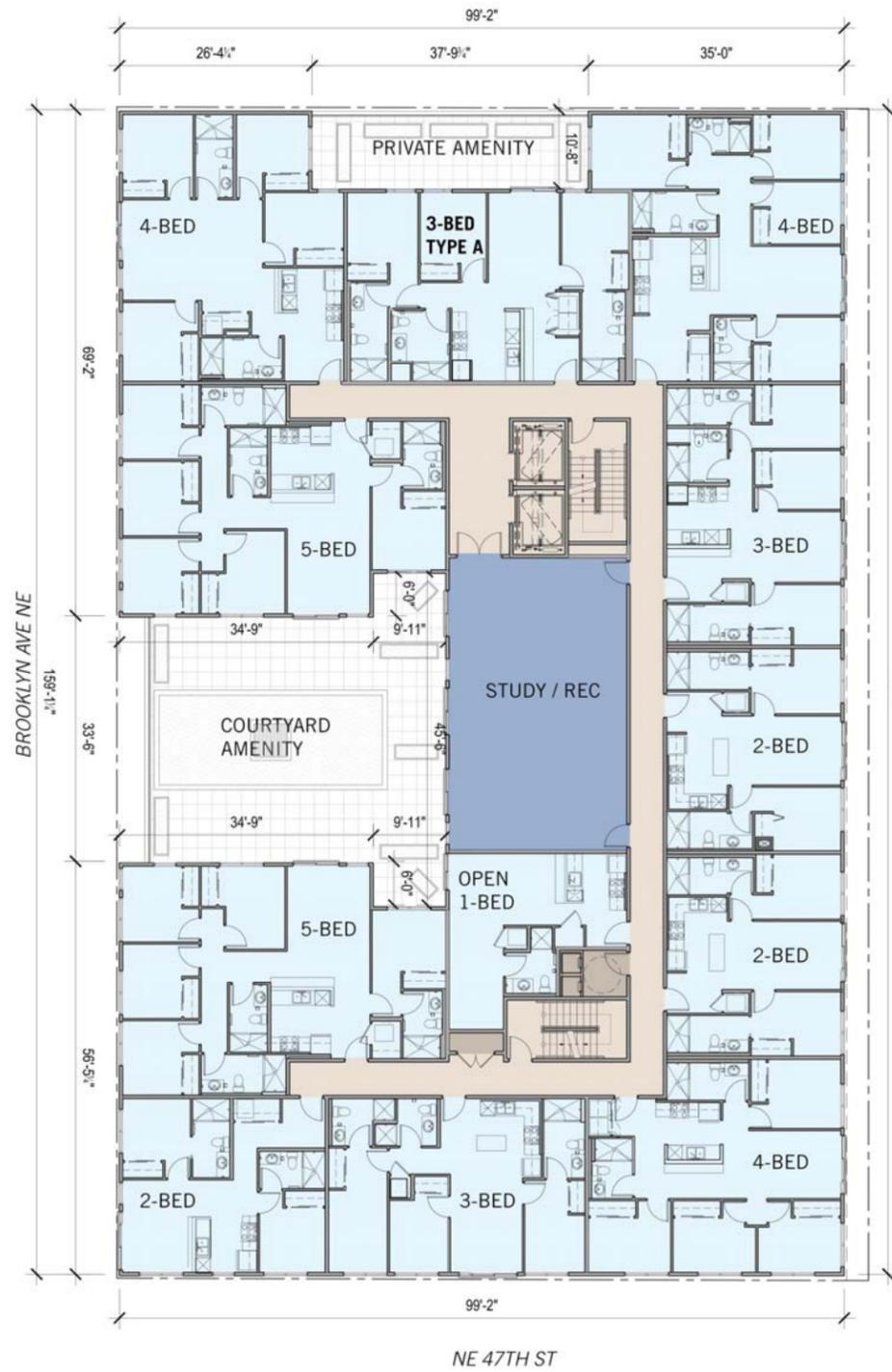


# Floor Plans

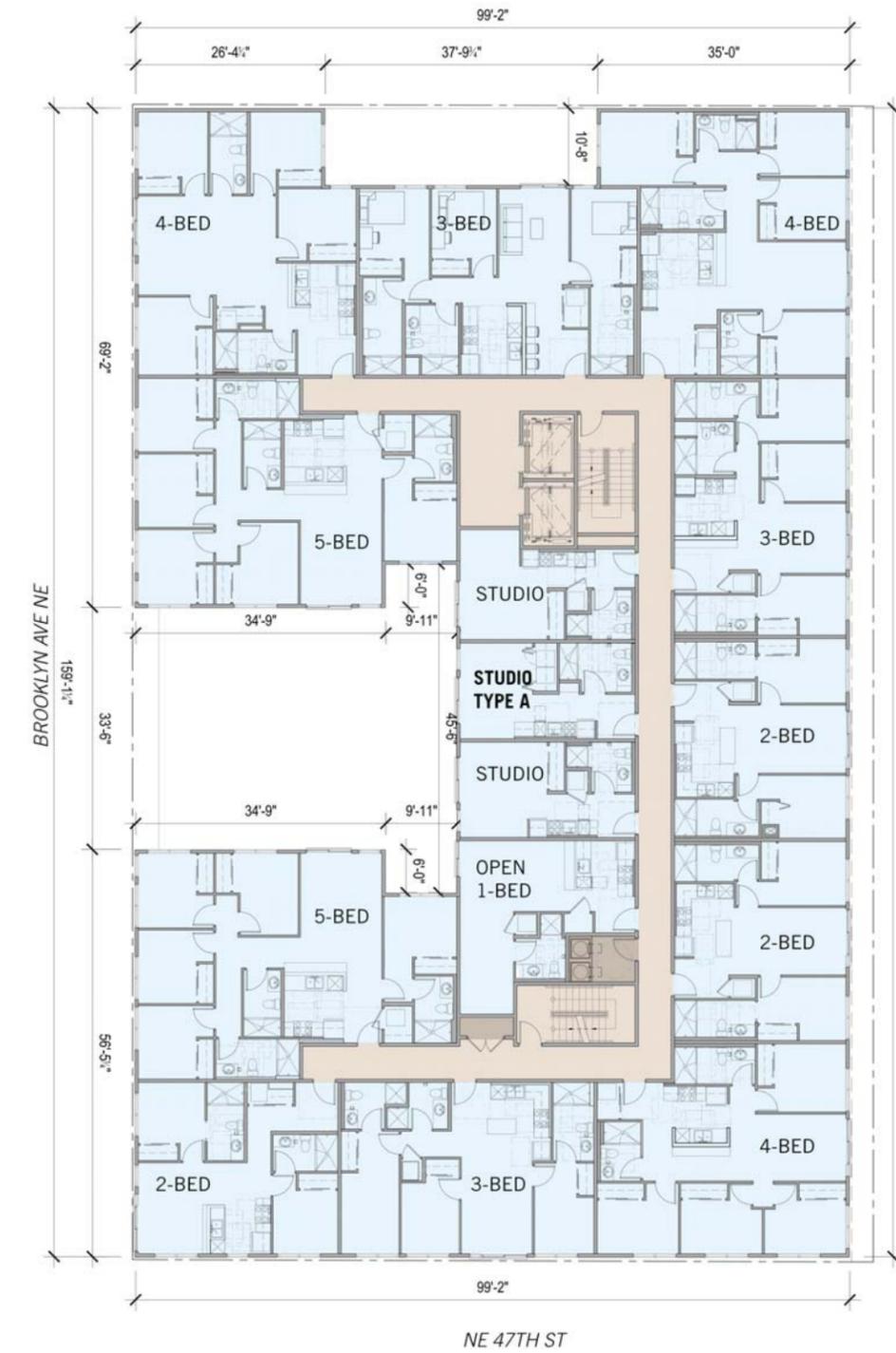
## KEY

- Commercial
- Units
- Utility/BOH
- Circulation
- Planting Strip
- Residential Amenity
- Parking/Garage
- Leasing Office

### LEVEL 2



### LEVEL 3

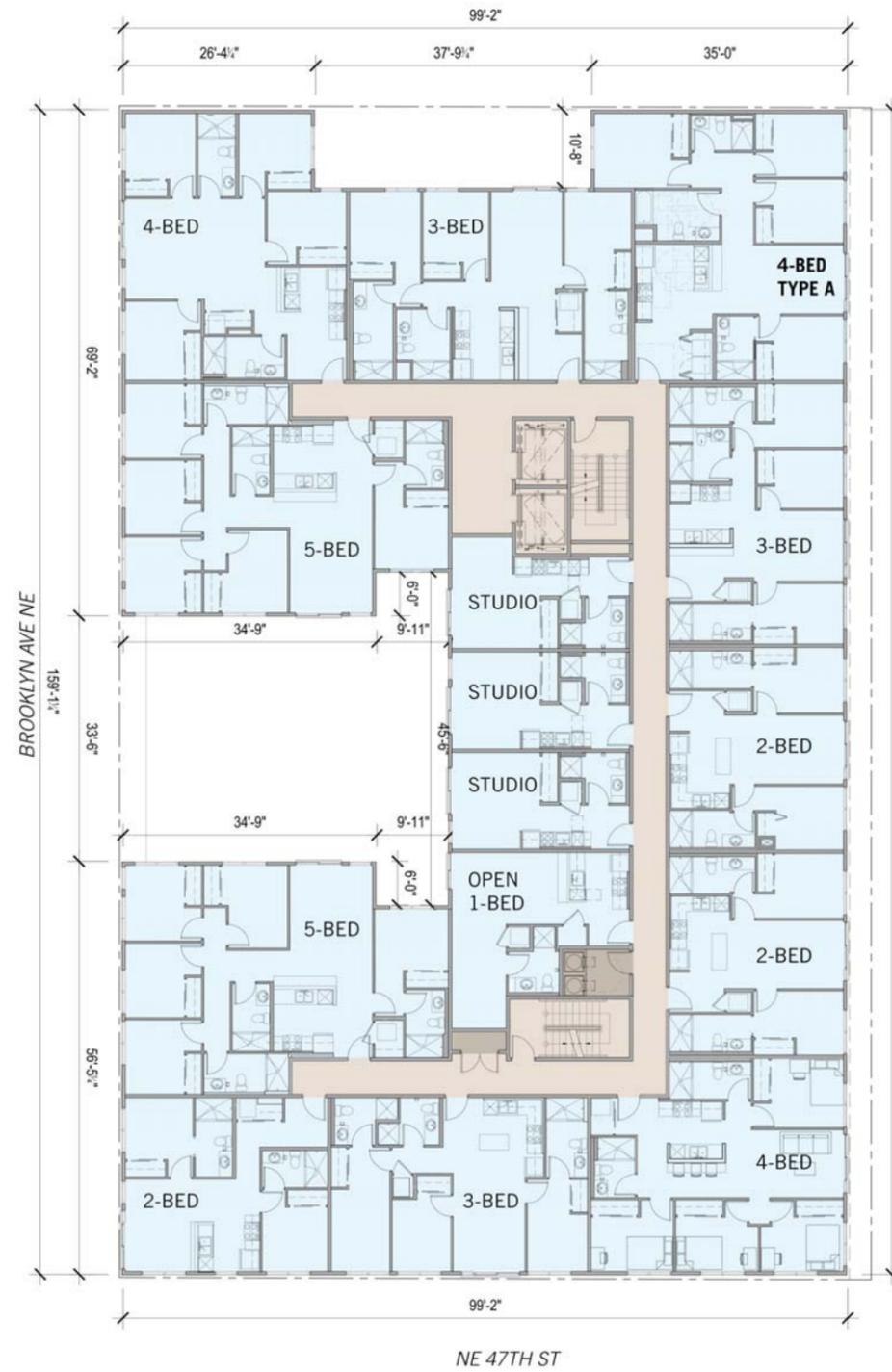


# Floor Plans

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**08 DESIGN PROPOSAL**  
09

- KEY**
- Commercial
  - Units
  - Utility/BOH
  - Circulation
  - Planting Strip
  - Residential Amenity
  - Parking/Garage
  - Leasing Office

**LEVEL 4**



**LEVEL 5**

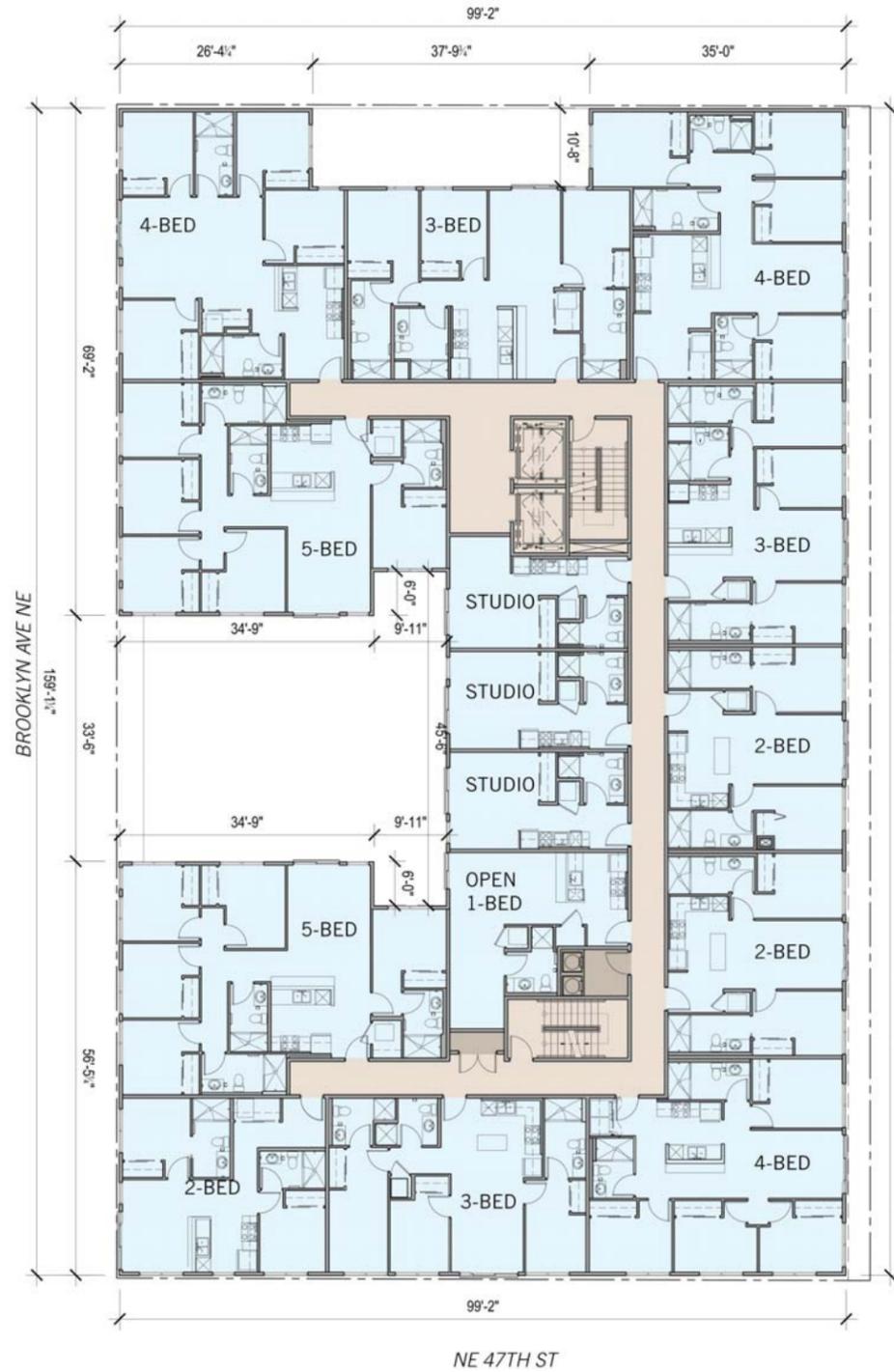


# Floor Plans

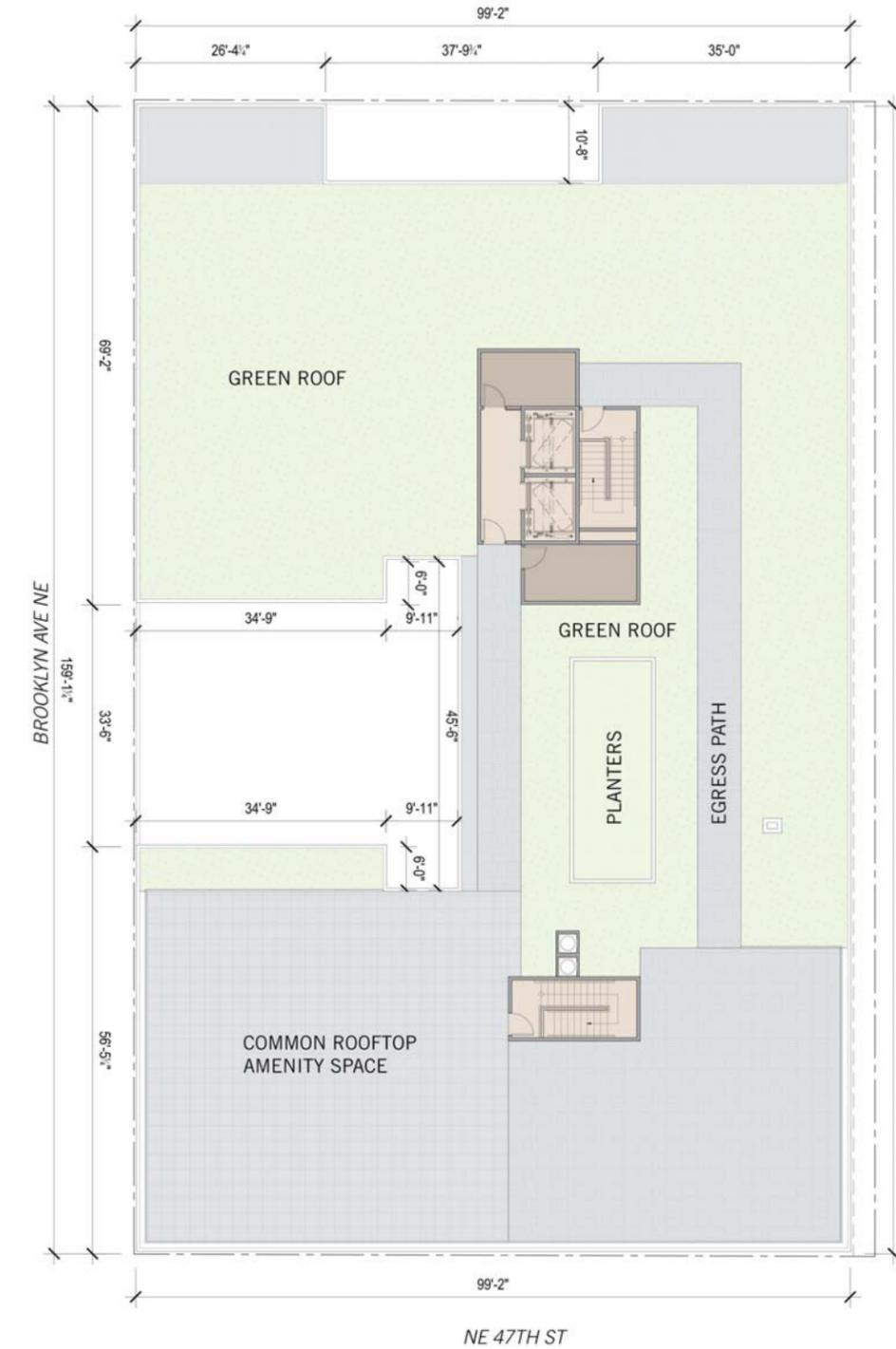
## KEY

- Commercial
- Units
- Utility/BOH
- Circulation
- Planting Strip
- Residential Amenity
- Parking/Garage
- Leasing Office

### LEVEL 6



### ROOF LEVEL

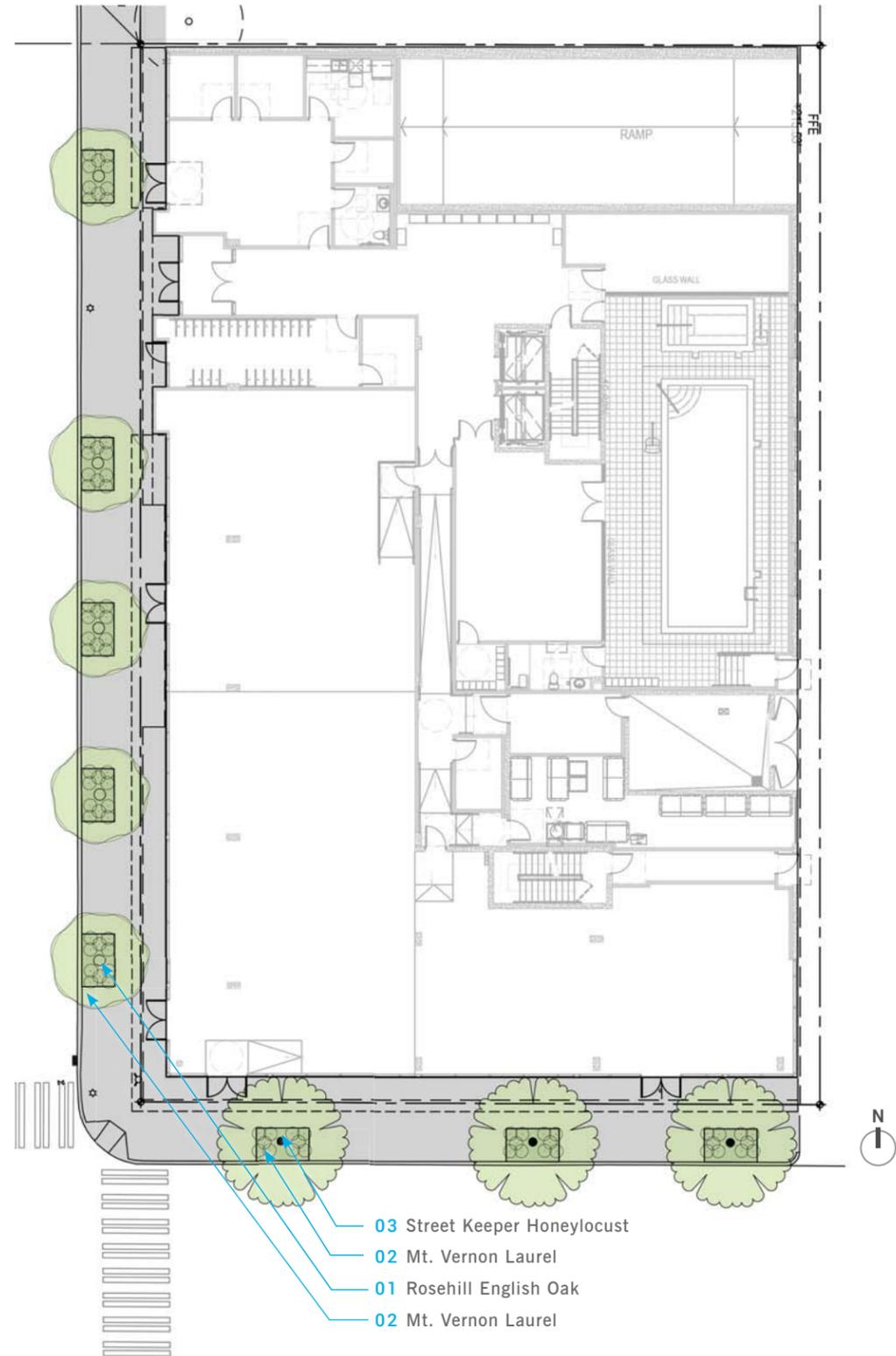


# Shadow Study

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# Landscape Planting Plan | Street Level



- 03 Street Keeper Honeylocust
- 02 Mt. Vernon Laurel
- 01 Rosehill English Oak
- 02 Mt. Vernon Laurel

## SPECIFIED PLANTS



01 Rosehill English Oak



02 Mt. Vernon Laurel



03 Street Keeper Honeylocust

## GREEN FACTOR SCORE SHEET

B3: 4 , C1: 4,324, C2: 330, H1: 4,652

Green Factor Score Sheet		SEATTLE <i>green factor</i>	
Project title:		enter sq ft of parcel	SCORE
Parcel size (enter this value first)		16,462	8,309
<b>Landscape Elements**</b>		Totals from GF worksheet	Factor Total
<b>A Landscaped areas (select one of the following for each area)</b>			
1	Landscaped areas with a soil depth of less than 24"	enter sq ft 0	0.1 -
2	Landscaped areas with a soil depth of 24" or greater	enter sq ft 320	0.6 192.0
3	Bioretention facilities	enter sq ft 0	1.0 -
<b>B Plantings (credit for plants in landscaped areas from Section A)</b>		enter number of plants	
1	Mulch, ground covers, or other plants less than 2' tall at maturity	320	0.1 32
2	Shrubs or perennials 2'-6" at maturity - calculated at 12 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants 145	1740 0.3 522
3	Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree	enter number of plants 6	500 0.3 180
4	Tree canopy for "small/medium trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree	enter number of plants 0	0 0.3 -
5	Tree canopy for "medium/large trees" or equivalent (canopy spread of 21' to 25') - calculated at 250 sq ft per tree	enter number of plants 8	2000 0.4 800.0
6	Tree canopy for "large trees" or equivalent (canopy spread of 26' to 30') - calculated at 350 sq ft per tree	enter number of plants 0	0 0.4 -
7	Tree canopy for preservation of large existing trees with trunks 6" or more in diameter - calculated at 20 sq ft per inch diameter	enter inches DBH 0	0 0.8 -
<b>C Green roots</b>		enter sq ft	
1	Over at least 2" and less than 4" of growth medium	4324	0.4 1,729.6
2	Over at least 4" of growth medium	857	0.7 599.9
<b>D Vegetated walls</b>		enter sq ft	
<b>E Approved water features</b>		enter sq ft	
<b>F Permeable paving</b>		enter sq ft	
1	Permeable paving over at least 6" and less than 24" of soil or gravel	0	0.2 -
2	Permeable paving over at least 24" of soil or gravel	0	0.5 -
<b>G Structural soil systems</b>		enter sq ft	
<b>H Bonuses</b>		sub-total of sq ft = 70,161	
1	Drought-tolerant or native plant species	enter sq ft 5499	0.1 549.9
2	Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater	enter sq ft 0	0.2 -
3	Landscaping visible to passersby from adjacent public right of way or public open spaces	enter sq ft 3,280	0.1 328
4	Landscaping in food cultivation	enter sq ft 0	0.1 -
		Green Factor numerator =	4,933

Green Factor Worksheet*		SEATTLE <i>green factor</i>				
		Planting Area				TOTAL**
		SITE	LEVEL 2	ROOF	keep adding columns as needed	
A1	square feet					0
A2	square feet	320				320
A3	square feet					0
B1	square feet	320				320
B2	# of trees	80	65			145
B3	# of trees		4	4		8
B4	# of trees					0
B5	# of trees	8				8
B6	# of trees					0
B7	# of trees					0
C1	square feet			4324		1324
C2	square feet		527	330		857
D	square feet					0
E	square feet					0
F1	square feet					0
F2	square feet					0
G	square feet					0
H1	square feet	320	527	4652		5499
H2	square feet					0
H3	square feet	3280				3280
H4	square feet					0

\* See Green Factor score sheet for category definitions  
 \*\* Enter totals on the Green Factor score sheet



# Landscape Planting Plan | Roof Level

## SPECIFIED PLANTS



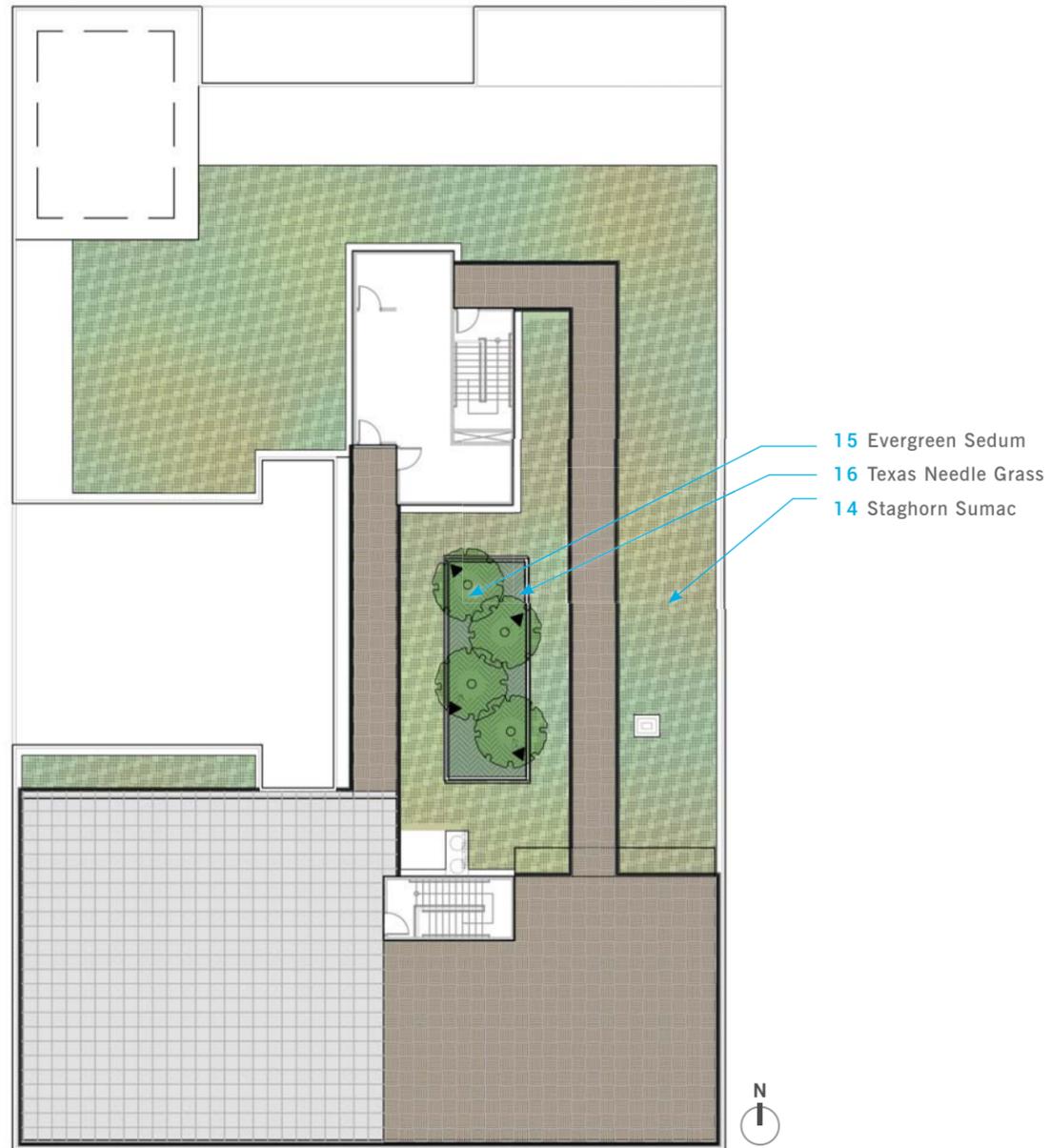
14 Staghorn Sumac



15 Evergreen Sedum



16 Texas Needle Grass

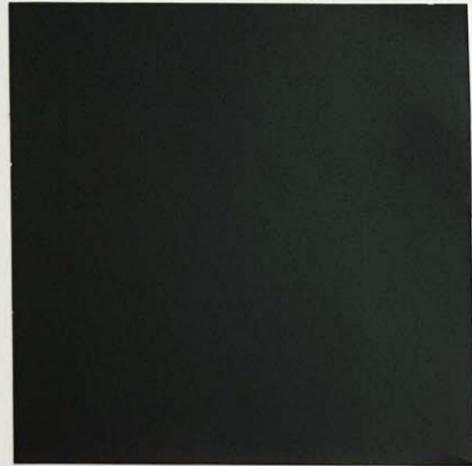


# Material Board

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08 DESIGN PROPOSAL  
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**PT1** Painted Fiber Cement Panel  
SHERWIN WILLIAMS  
SNOWBOUND | SW 7004  
USE: BODY PANELS



**PT2** Painted Parapet Flashing  
SHERWIN WILLIAMS  
ROYCROFT PEWTER | SW 2848  
USE: JULIETTE/PARAPET CAP



**WD1** Wood Composite Panel  
MEG WALL PANELS  
#758 CS | SEI FINISH  
USE: FIELD ACCENT/ENTRY/SOFFIT



**A1** Aluminum Storefront  
KAWNEER  
PERMACOAT POWER COATING | BONE WHITE  
USE: STOREFRONT



**VN1** Vinyl Window  
VPI  
WHITE MIKRON BLEND  
USE: RES. WINDOW FRAME



**GL1** Vision Glass  
VIRACON  
VE1-2M, INSULATED, CLEAR  
USE: RETAIL/ENTRY GLASS



**GL2** Fritted Glass  
VIRACON  
VE1-2, 20% DOT 5065  
USE: RETAIL



**GL3** Canopy/Juliette Glass  
VIRACON  
V7-8, NON-INSULATED, AZURIA  
USE: CANOPY/JULIETTE

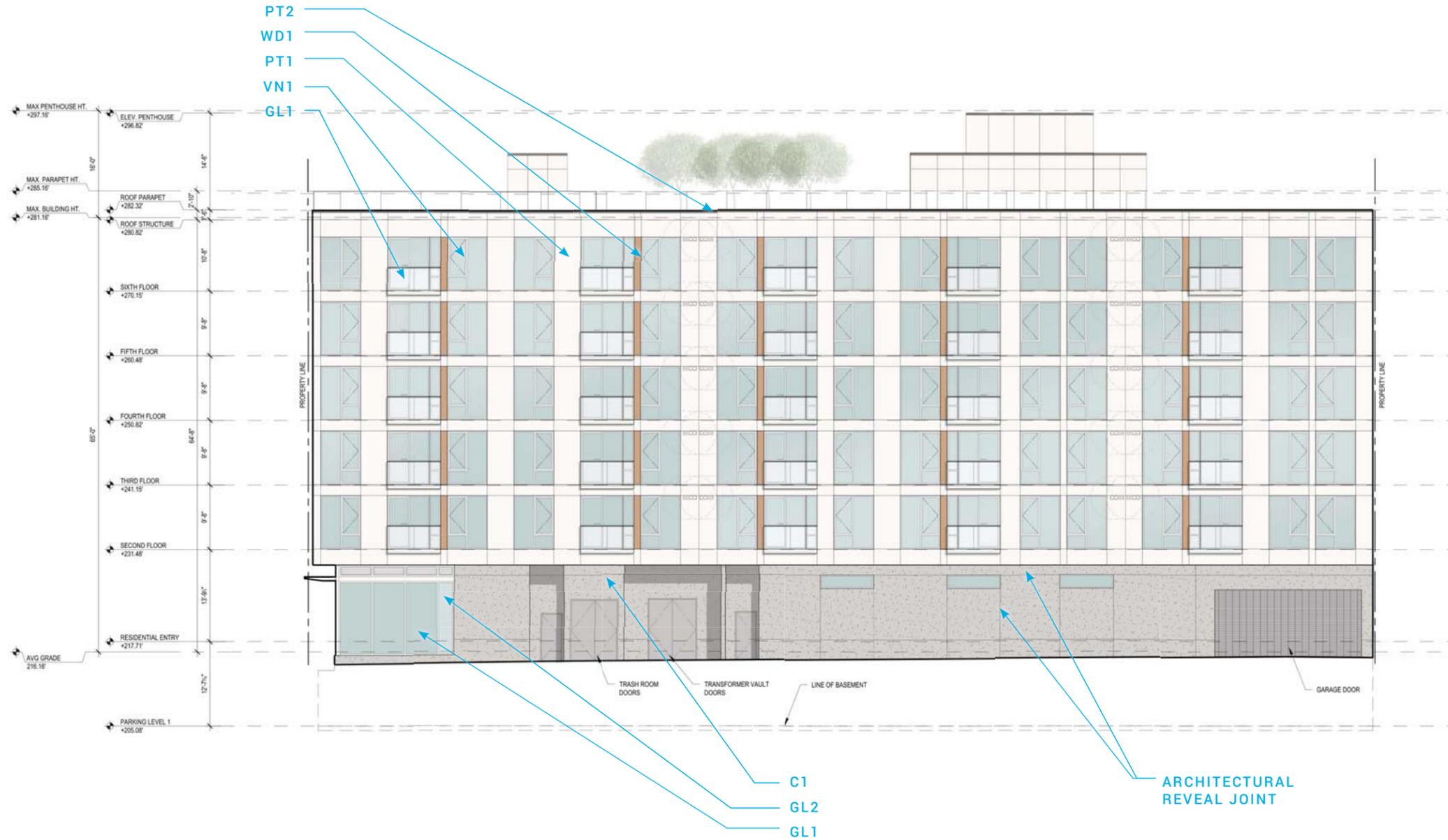
# North & South Elevation | Materials

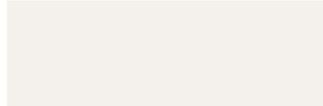
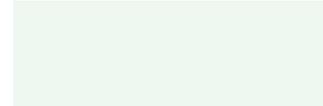
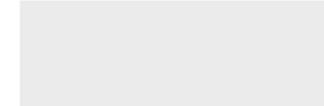


<b>PT1</b> Painted Fiber Cement Panel SHERWIN WILLIAMS SNOWBOUND   SW 7004 USE: BODY PANELS	<b>WD1</b> Wood Composite Panel MEG WALL PANELS #758 CS   SEI FINISH USE: FIELD ACCENT/ENTRY/SOFFIT	<b>GL1</b> Vision Glass VIRACON VE1-2M, INSULATED, CLEAR USE: RETAIL/ENTRY GLASS	<b>VN1</b> Vinyl Window VPI WHITE MIKRON BLEND USE: RES. WINDOW FRAME	<b>A1</b> Aluminum Storefront KAWNEER POWDER COAT FINISH   BONE WHITE USE: STOREFRONT	<b>C1</b> Concrete NATURAL FINISH POURED CONCRETE USE: L1 EXTERIOR WALLS	<b>GL2</b> Fritted Glass VIRACON VE1-2, 20% DOT 5065 USE: RETAIL	<b>PT2</b> Painted Fiber Cement Panel SHERWIN WILLIAMS ROYCROFT PEWTER   SW 2848 USE: JULIETTE/PARAPET CAP

# East Elevation | Materials

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<b>PT1</b> Painted Fiber Cement Panel SHERWIN WILLIAMS SNOWBOUND   SW 7004 USE: BODY PANELS	<b>WD1</b> Wood Composite Panel MEG WALL PANELS #758 CS   SEI FINISH USE: FIELD ACCENT/ENTRY/SOFFIT	<b>GL1</b> Vision Glass VIRACON VE1-2M, INSULATED, CLEAR USE: RETAIL/ENTRY GLASS	<b>VN1</b> Vinyl Window VPI WHITE MIKRON BLEND USE: RES. WINDOW FRAME	<b>A1</b> Aluminum Storefront KAWNEER POWDER COAT FINISH   BONE WHITE USE: STOREFRONT	<b>C1</b> Concrete NATURAL FINISH POURED CONCRETE USE: L1 EXTERIOR WALLS	<b>GL2</b> Fritted Glass VIRACON VE1-2, 20% DOT 5065 USE: RETAIL	<b>PT2</b> Painted Fiber Cement Panel SHERWIN WILLIAMS ROYCROFT PEWTER   SW 2848 USE: JULIETTE/PARAPET CAP

# West Elevation | Materials



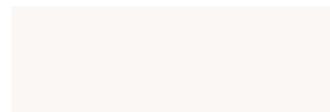
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 SHERWIN WILLIAMS  
 SNOWBOUND | SW 7004  
 USE: BODY PANELS



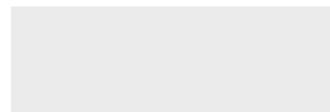
**WD1** Wood Composite Panel  
 MEG WALL PANELS  
 #758 CS | SEI FINISH  
 USE: FIELD ACCENT/ENTRY/SOFFIT



**GL1** Vision Glass  
 VIRACON  
 VE1-2M, INSULATED, CLEAR  
 USE: RETAIL/ENTRY GLASS



**VN1** Vinyl Window  
 VPI  
 WHITE MIKRON BLEND  
 USE: RES. WINDOW FRAME



**A1** Aluminum Storefront  
 KAWNEER  
 POWDER COAT FINISH | BONE WHITE  
 USE: STOREFRONT



**C1** Concrete  
 NATURAL FINISH  
 Poured CONCRETE  
 USE: L1 EXTERIOR WALLS



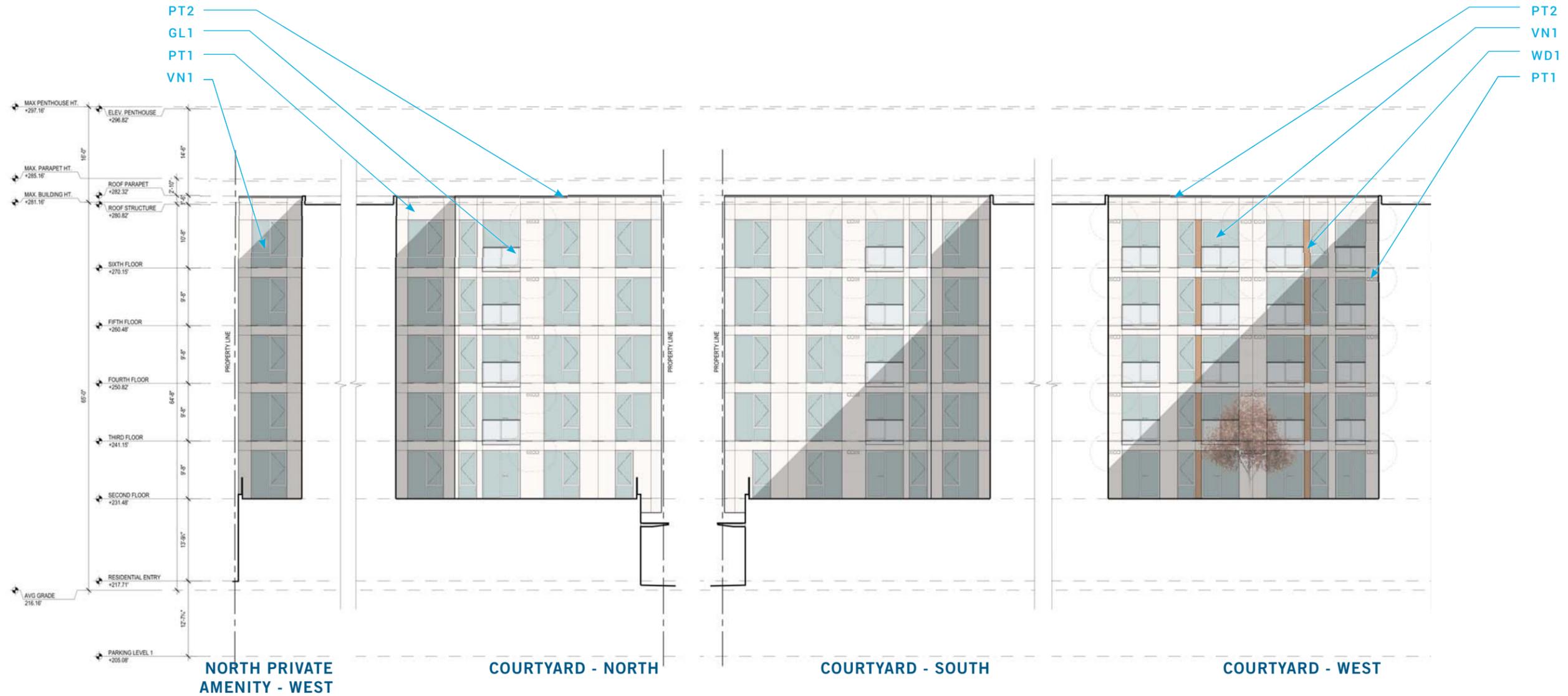
**GL2** Fritted Glass  
 VIRACON  
 VE1-2, 20% DOT 5065  
 USE: RETAIL

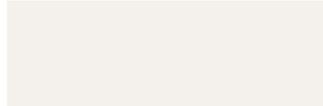
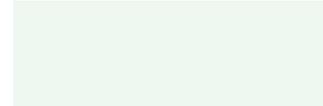
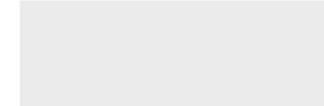


**PT2** Painted Fiber Cement Panel  
 SHERWIN WILLIAMS  
 ROYCROFT PEWTER | SW 2848  
 USE: JULIETTE/PARAPET CAP

# Courtyard Elevations | Materials

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<b>PT1</b> Painted Fiber Cement Panel SHERWIN WILLIAMS SNOWBOUND   SW 7004 USE: BODY PANELS	<b>WD1</b> Wood Composite Panel MEG WALL PANELS #758 CS   SEI FINISH USE: FIELD ACCENT/ENTRY/SOFFIT	<b>GL1</b> Vision Glass VIRACON VE1-2M, INSULATED, CLEAR USE: RETAIL/ENTRY GLASS	<b>VN1</b> Vinyl Window VPI WHITE MIKRON BLEND USE: RES. WINDOW FRAME	<b>A1</b> Aluminum Storefront KAWNEER POWDER COAT FINISH   BONE WHITE USE: STOREFRONT	<b>C1</b> Concrete NATURAL FINISH POURED CONCRETE USE: L1 EXTERIOR WALLS	<b>GL2</b> Fritted Glass VIRACON VE1-2, 20% DOT 5065 USE: RETAIL	<b>PT2</b> Painted Fiber Cement Panel SHERWIN WILLIAMS ROYCROFT PEWTER   SW 2848 USE: JULIETTE/PARAPET CAP

Rendering



CORNER OF BROOKLYN AVE & 47TH

Rendering

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08 DESIGN PROPOSAL  
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LOOKING EAST ON NE 47TH ST

Rendering



LOOKING NORTH ON BROOKLYN AVE



LOOKING SOUTH ON BROOKLYN AVE



ENTRY & SIGNAGE AT BROOKLYN AVE



ALLEY

Rendering

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LOOKING NORTH ON BROOKLYN AVE

Rendering



CORNER OF BROOKLYN AVE & NE 47TH ST

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ROOFTOP AMENITY SPACE

Rendering



NORTHWEST CORNER

Rendering

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LEVEL 2 COURTYARD



NORTH PRIVATE AMENITY SPACE



SOUTHEAST CORNER



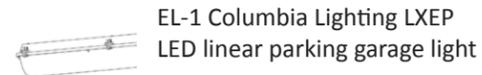
NORTHEAST CORNER

# Exterior Lighting Schedule & Plan

## LIGHTING DESIGN

The exterior lighting is designed to coordinate with the building facade design, providing light where it is needed and minimized glare sources for neighbors. Ground level illumination is focused on walking surfaces, utilizing linear lighting integrated into the structure of the canopy to illuminate the sidewalk without calling attention to the light fixture itself. Down light scones illuminate the alley to provide a safe-feeling environment. Scones and bollard with opaque housings focus lighting on the ground of upper courtyards and the roof garden, minimizing light trespass.

Note: Exterior lighting wattage and controls will be provided per 2012 Seattle Energy Code.



EL-1 Columbia Lighting LXEP  
LED linear parking garage light



EL-2 Exitronics VEX-WP  
Weatherproof LED exit sign



EL-3A V2 Lighting CORE 400 SX 950 lm  
EL-3B V2 Lighting CORE 400 SX 3000 lm  
LED exterior wall sconce



EL-4 Luminiii Kilo GW  
Sidemounted LED linear illumination system -  
Medium output



EL-5 Lightolier S5R  
Slim surface LED downlight



EL-6 SLV Quadrasy SL 75  
LED Bollard



EL-7 SLV Nautilus Spike  
LED stake mounted adjustable floodlight



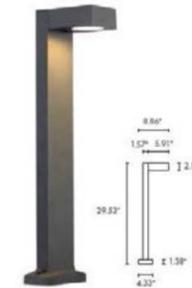
EL-8 Vision 3 Sign SL1  
LED sign light with extension arm



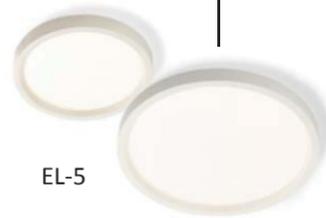
EL-3A



EL-7



EL-6



EL-5



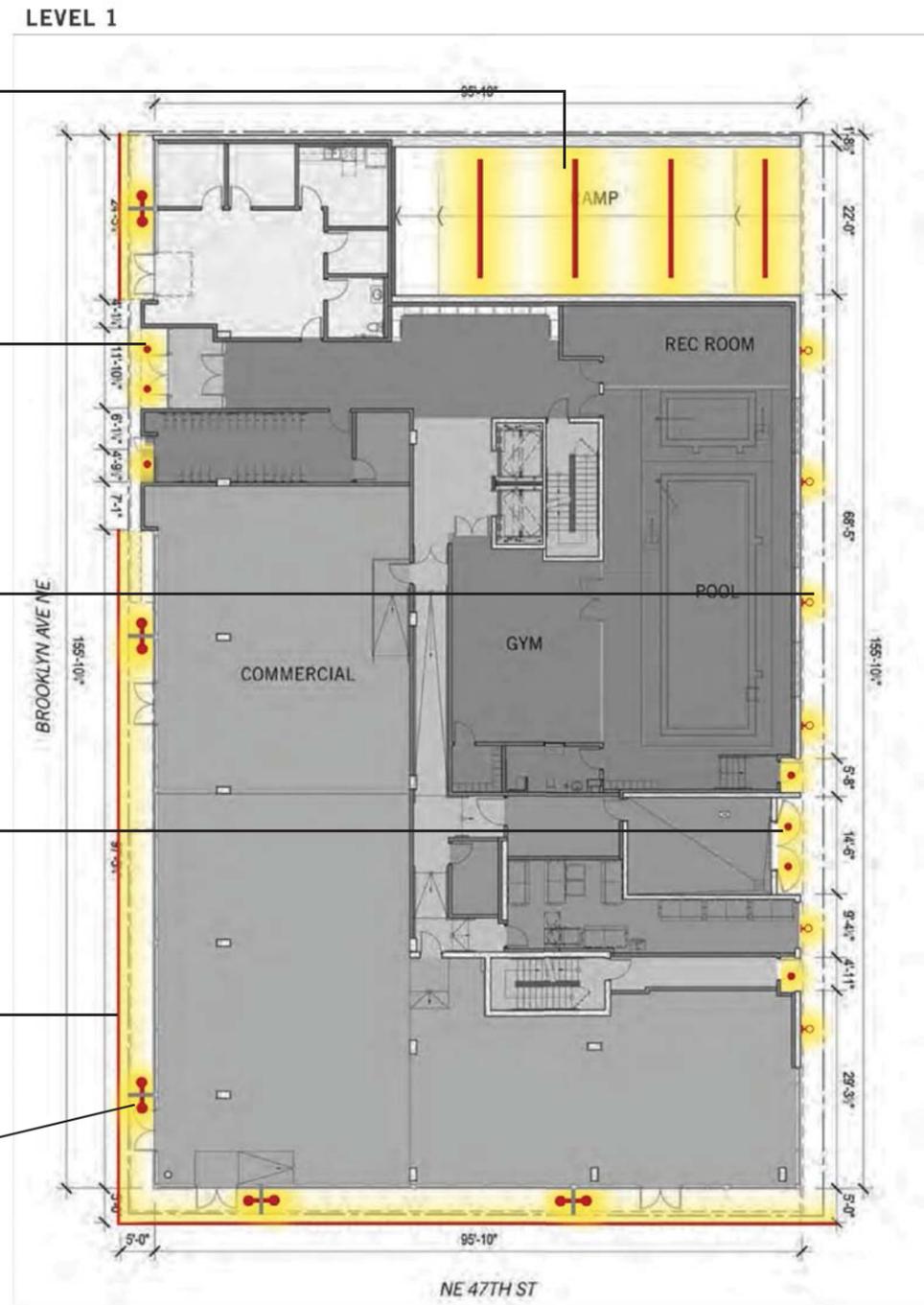
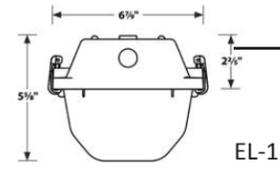
EL-8



EL-4

# Exterior Lighting Schedule & Plan

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08 DESIGN PROPOSAL  
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# Exterior Lighting Schedule & Plan



EL-3A



EL-7

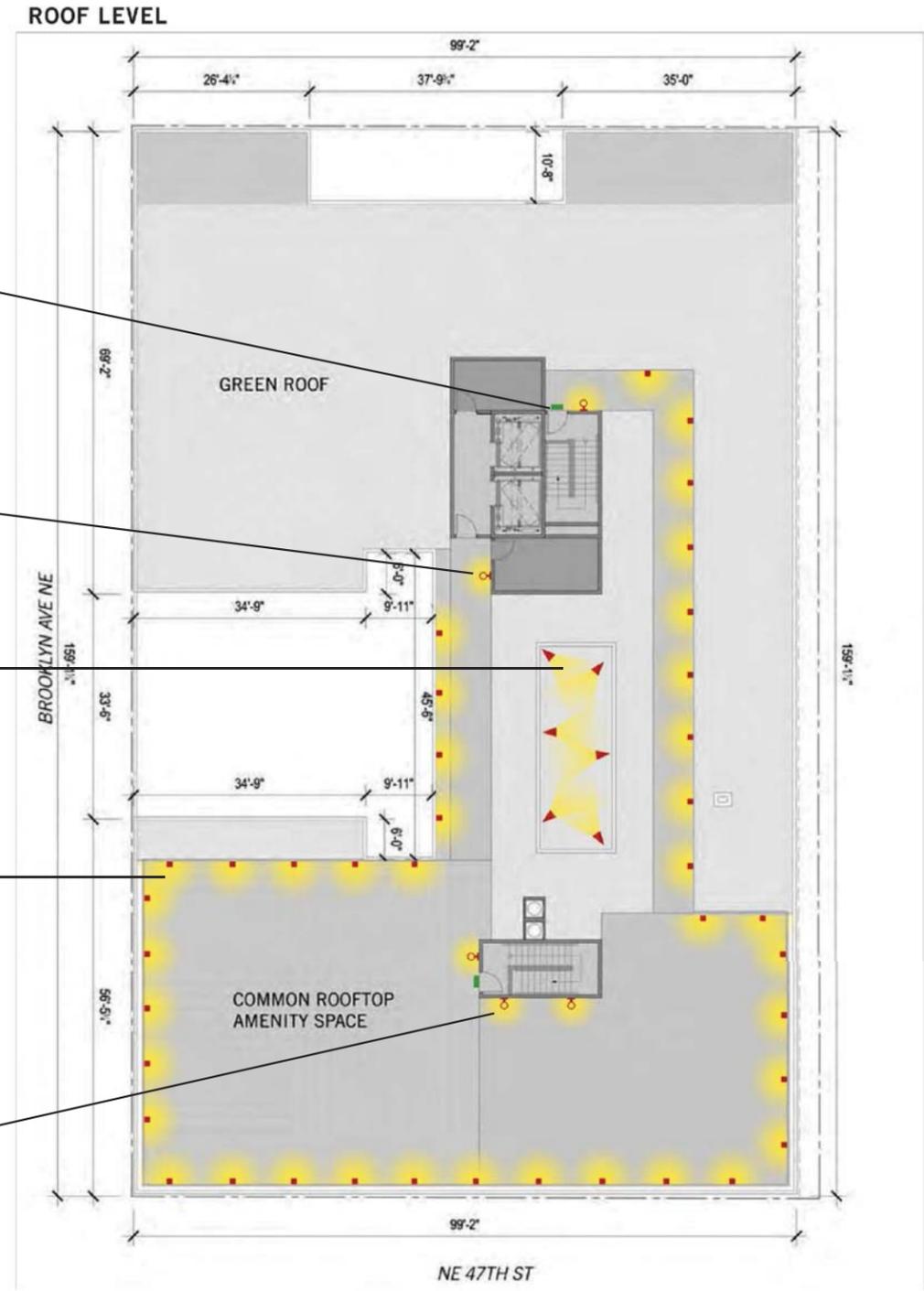


EL-3A



# Exterior Lighting Schedule & Plan

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08 DESIGN PROPOSAL  
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SIGNAGE ON FRONT OF BUILDING

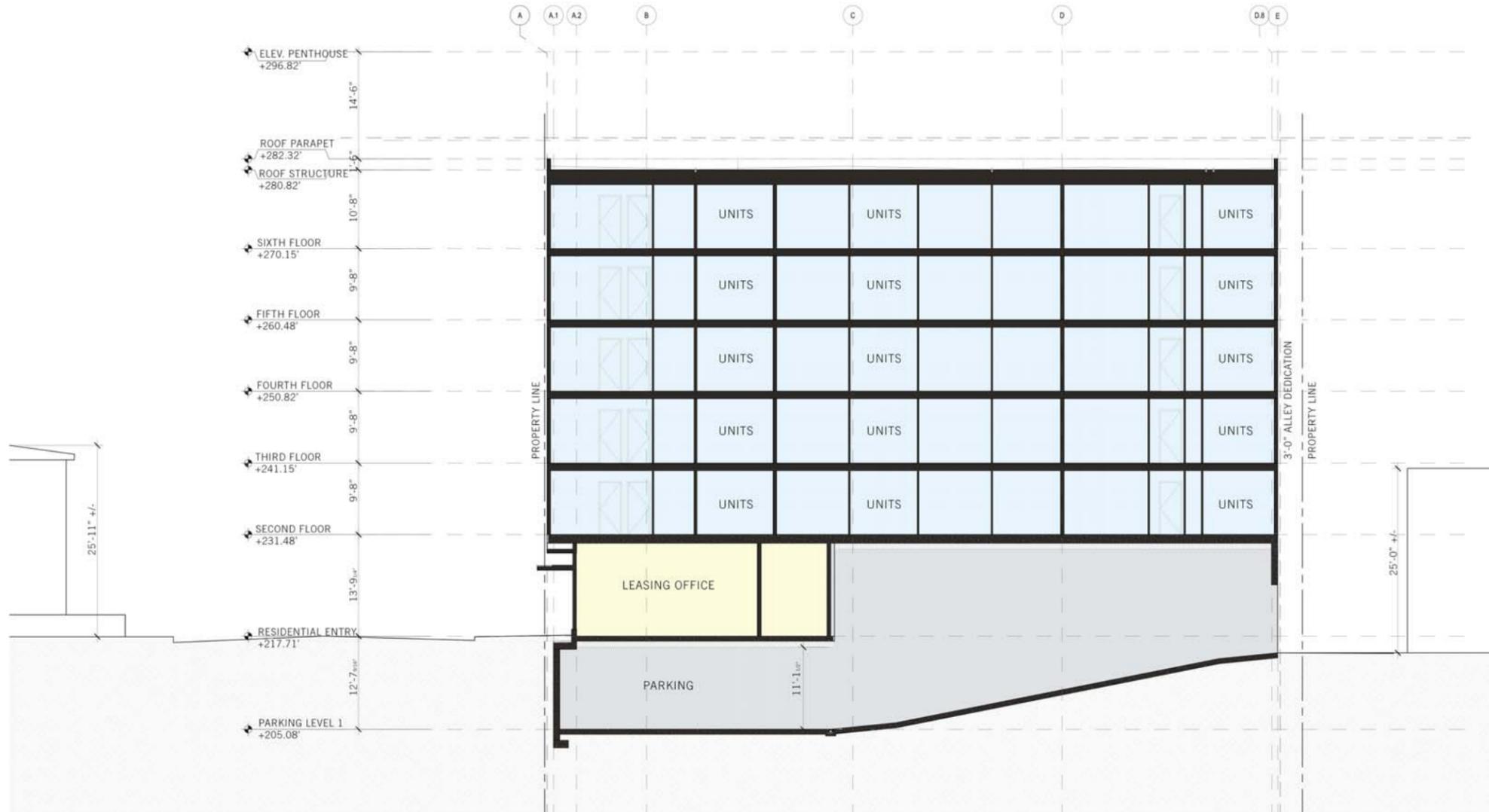
SPECIAL FEATURES:

SIGNAGE DETAIL



# Building Section

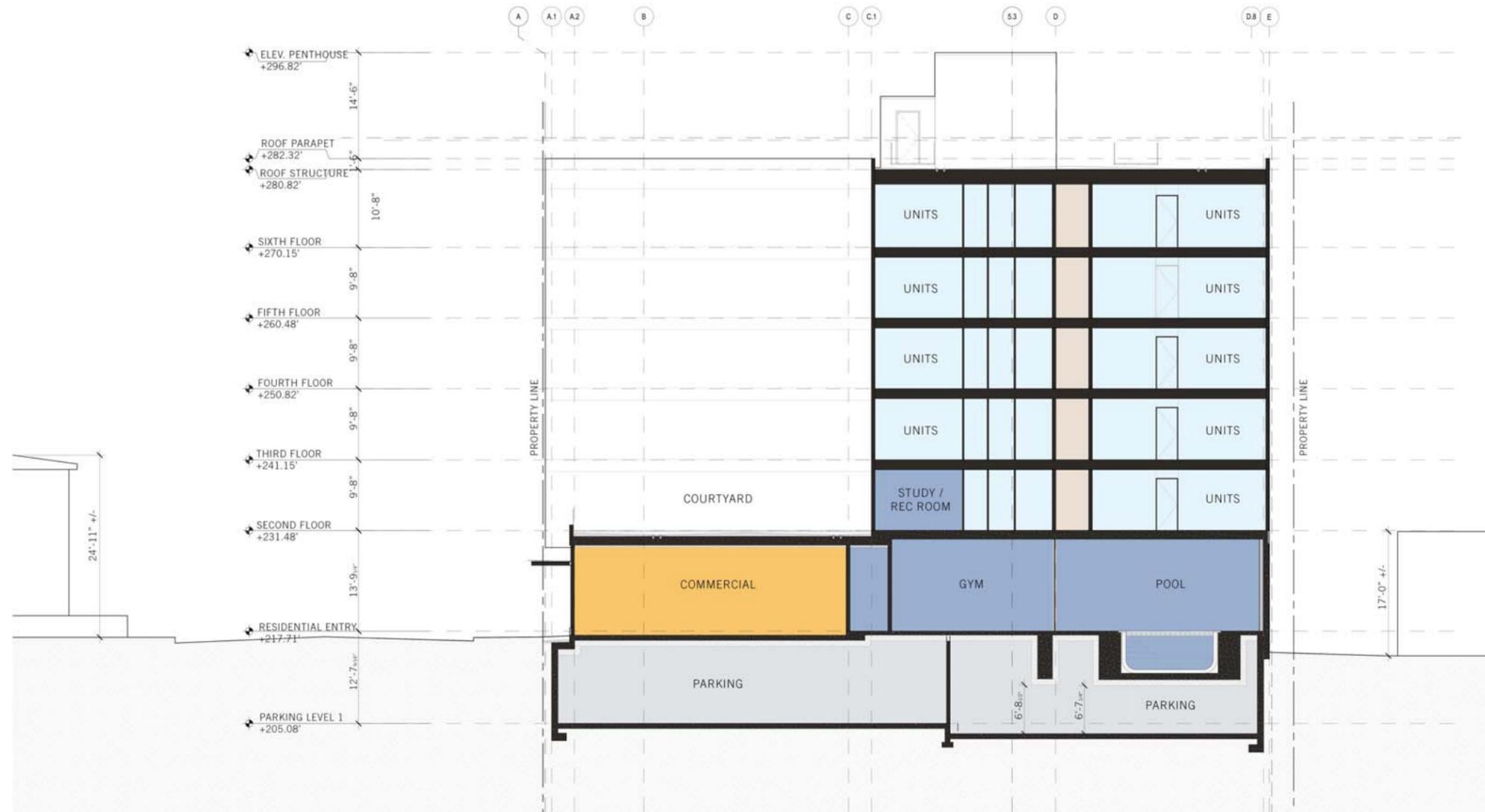
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**08 DESIGN PROPOSAL**  
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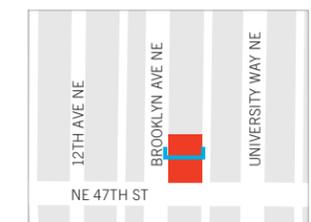
- KEY**
- Units
  - Utility/BOH
  - Residential Amenity
  - Parking/Garage
  - Leasing Office



# Building Section

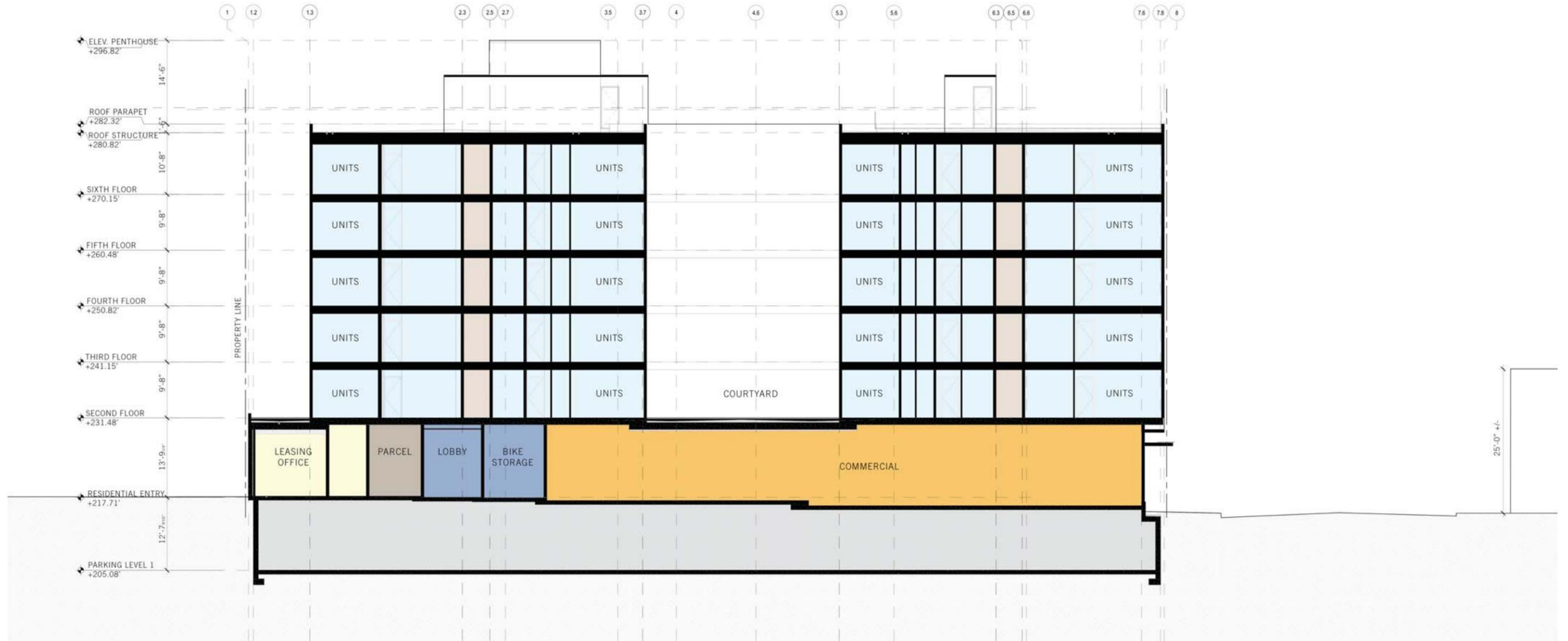


- KEY**
- Commercial
  - Units
  - Circulation
  - Residential Amenity
  - Parking/Garage



# Building Section

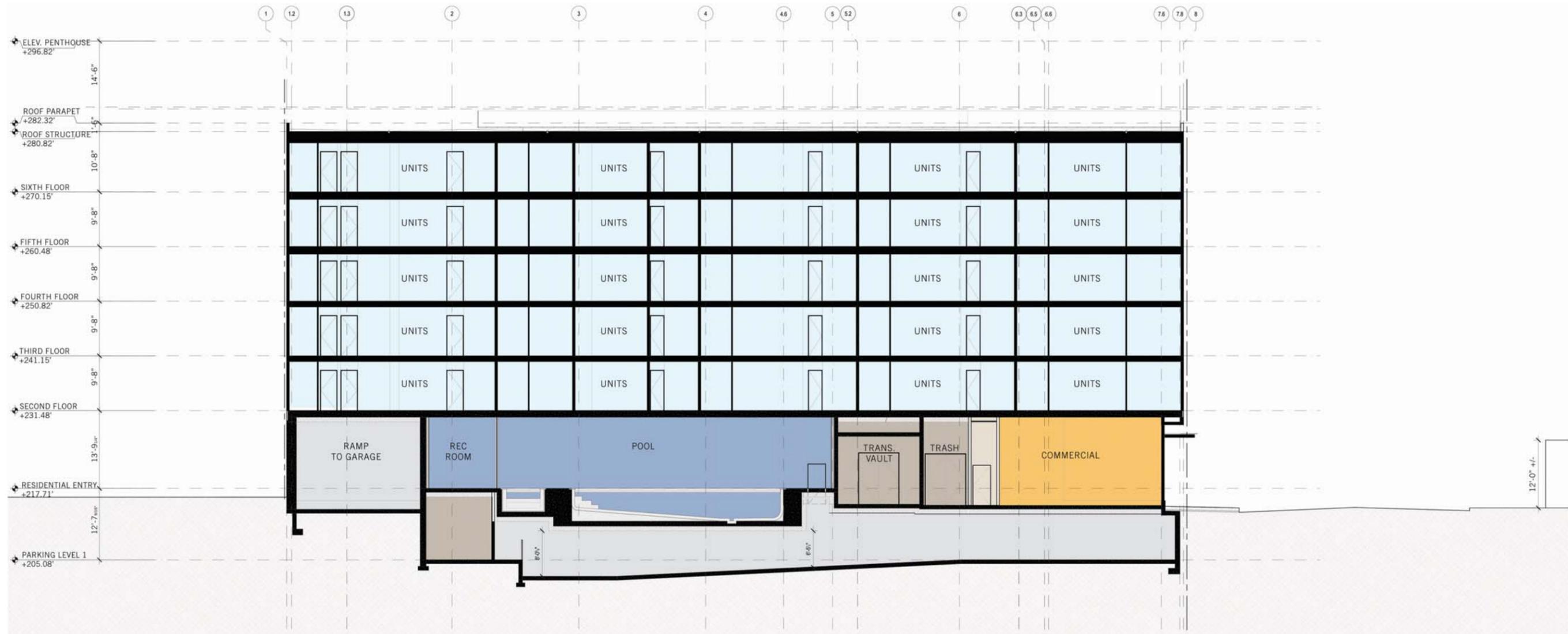
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08 DESIGN PROPOSAL  
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- KEY**
- Commercial
  - Units
  - Utility/BOH
  - Circulation
  - Residential Amenity
  - Parking/Garage
  - Leasing Office



# Building Section



- KEY**
- Commercial
  - Units
  - Utility/BOH
  - Circulation
  - Residential Amenity
  - Parking/Garage



# Type 1 Decision Request

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09 TYPE 1 DECISION

CODE CITATION:	23.54.030.D.3
PROPOSED:	We are requesting a Type I Decision to allow a 20% maximum driveway slope with 10% crest and sag (see diagram below)
CODE REQUIREMENT:	No portion of the driveway shall exceed a slope of 15%, except as provided in the subsection, 23.54.030.D.3.
CODE	(3) Driveway slope for all uses. No portion of a driveway, whether located on a lot or on a right-of-way, shall exceed a slope of 15 percent, except as provided in this subsection 23.54.030.D.3. The maximum 15 percent slope shall apply in relation to both the current grade of the right-of-way to which the driveway connects, and to the proposed finished grade of the right-of-way if it is different from the current grade. The ends of a driveway shall be adjusted to accommodate an appropriate crest and sag. The Director may permit a driveway slope of more than 15 percent if it is found that:

**REQUIREMENT:**

- a. The topography or other special characteristic of the lot makes a 15 percent maximum driveway slope infeasible
- b. The additional amount of slope permitted is the least amount necessary to accommodate the conditions of the lot.
- c. The driveway is still usable as access to the lot.

**ARCHITECT RESPONSE:**

- a. The steeper ramp allows for the ground floor leasing space to be a minimum of 30' deep for a more functional use of space and allows for another row of parking at the west side of the drive aisle.
- b. The ramp length is determined by the accommodation of 15'-0" stall length and required backing distance.
- c. The driveway is accessible from the alley per code.

FIGURE 1: Allow a 20% max driveway slope with a 10% crest and sag.

