

The Edric

9021 17th Avenue SW, Seattle, WA. 98116



Recommendation Design Guidance Package | DPD #3020808

AKA INVESTORS

Table of Contents

| | | | |
|--|------|-------------------------------------|----|
| Cover Sheet | i | Garage Level Floor Plans | 23 |
| Table of Contents | ii | Site Level Plan | 24 |
| Project Introduction | 1 | Level 2 Floor Plan | 25 |
| Priority Design Guidelines | 2-3 | Level 3 Floor Plan | 26 |
| Nine Block Grid Study | 4 | Level 4 Floor Plan | 27 |
| Vicinity Map – Zoning | 5 | Roof Plan | 28 |
| Axonometric – 3D Photograph | 6 | Garage Access Visibility Provisions | 29 |
| Site Images | 7 | ADA Ramp Details | 30 |
| Streetscape Montage | 8 | Building Section | 31 |
| Neighborhood Images | 9-10 | Materials Details Board | 32 |
| Site Plan | 11 | South Elevation Window Study | 33 |
| Distinguishing Factors | 12 | North Elevation Window Study | 34 |
| Alley Side Perspectives | 13 | Landscaping | 35 |
| Massing North Side | 14 | Landscaping Details | 36 |
| Massing South Side | 15 | | |
| North South Elevations | 16 | | |
| East West Elevations | 17 | | |
| 17 th Ave Street View Rendering | 18 | | |
| Shadow Study | 19 | | |
| Lighting Perspective | 20 | | |
| Lighting Plan | 21 | | |
| Signage Plan | 22 | | |



Project Introduction



Address: 9015-9021 17th Avenue SW
DPD Project #: 3020808

Owner: AKA Investors
911 N 76th Street
Seattle, WA. 98103

Applicant/Contact: Blue Architecture
Matt King
245 Fourth Street, Suite 508
Bremerton, WA. 98337

Development Objectives:

The project is a four story apartment building over a partially below grade parking level with approximately 32 one and two bedroom dwelling units. 32 parking stalls are provided, either below grade, or a combination of below grade and surface parking. All parking is accessed from the alley. The project anticipates BuiltGreen certification for an FAR increase and allowable height increase.

Zoning Summary:

Zone: LR-3 – Apartment Use
Overlay Urban Village (inside Growth Area)
Lot Area: 15,819.3 SF
Allowable FAR 1.5 = 23,728.95 SF Base

Allowable FAR 2.0 = 31,638.6 SF (using Built Green or LEED Silver increase)

Proposed Building Area: 28,191 SF to 31,350 SF (below grade parking exempt per 23.45.510.E)

Allowable Unit Density:
1/800 SF Base (19 units)
No Limit (using Built Green or LEED Silver increase)
Proposed Unit Count: 32 or 35

Allowable Height:
40' Base Height for Apartment Use in Urban Village
Height increase of 4' allowed for partially below grade floor
Height increase of 4' allowed for specific roof features.
Total Proposed Height: 44' (+4' max for roof features). Building is 4 stories above grade, plus a partially below grade parking level.
Garage or carport within setback maximum height is 12'

Setbacks:
Front: 5' minimum (cornices or eave may extend up to 4' from the building, to within 3' of property line at front and side)
Side: 5' if building less than 40' long, or 7' average with 5' minimum
Rear: 10' minimum with alley

Maximum Building Width: 150' inside of growth areas
Maximum Façade Length: 65% of lot depth for portions within 15' of a side lot line that is not a street or alley lot line.

Required Parking:
Base requirement: No parking required in Urban Villages for lots within ¼ mile of frequent transit service.
Parking provided: 1 space per unit

Access: Access from the alley is required if an alley is present.

Building Separation: 10' (exceptions apply)

Trash Enclosure: 350 SF required and provided

Amenity Area: 25% of lot area required to be amenity area, with 50% of that area provided at ground level minimum.

Lot Area: 15,819.3 SF

Required Amenity Area: 3,955 SF

Common Amenity Area Provided: 4,000 SF or greater per scheme

Existing Site:

The existing site is composed of two lots, with two derelict single family residences, which have since been demolished. The existing site grades are approximately 4 feet higher than the 17th Avenue Right of Way, sloping down to be nearly flush with the alley at the proposed garage entry.

The neighborhood is composed of structures of varying scales, with a mix of single family and multifamily housing.

Conceptual Response to Design Guidelines:

The project responds to the design guidelines in two key ways. The first is to take full advantage of the walkable nature of the community by increasing the density adjacent to the multiple transit options available. The project massing reflects several approaches to managing light and shadow, while providing one parking space per unit to reduce parking impacts to the neighborhood. Secondly, the design is articulated and dropped into the existing grade such that the apparent bulk of the building is mitigated, creating both visual interest and varied amenity space for the residents. Through the use of varied planes (as required by the design guidelines), and several materials and colors in each scheme, the building is broken down into smaller visual elements, allowing it to better relate to the remaining single family residences, while joining some of the larger developments in the neighborhood.

AKA INVESTORS

Priority Guidelines

Citywide Guidelines

CS1: NATURAL SYSTEMS AND SITE FEATURES

B. SUNLIGHT AND NATURAL VENTILATION

The proposed structure is oriented such that groupings of units face the street, the small courtyard spaces to the north and south, and to the rear of the site. The preferred scheme is set toward the north side of the site to maximize the solar access to the primary amenity courtyard to the south.

CS2: URBAN PATTERN AND FORM

A.2. ARCHITECTURAL PRESENCE:

The area surrounding the site has a variety of architectural styles and differing scales, ranging from single family to four story multifamily, similar to the proposed structure. The neighborhood is currently well under its zoning potential in terms of density. The proposed building is designed to meet the zoning potential for the LR-3 zone.

C.2. MID-BLOCK SITES:

The proposed structure will have a comparable frontage to the other larger projects on the block.

D.5. RESPECT FOR ADJACENT SITES:

By siting the structure away from the existing single family home to the south, and closer to the multi-family building to the north, providing a main entrance that addresses the street, and a transparent façade with abundant landscaping on the street side, the proposal demonstrates respect for the adjacent sites and neighborhood context.

CS3: ARCHITECTURAL CONTEXT AND CHARACTER

A.4. EVOLVING NEIGHBORHOODS:

Architectural Context: The area surrounding the site has a variety of architectural styles and scales. Extensive development has occurred in recent years, and the proposed structure continues the more contemporary design themes of other recent projects.

PL1: CONNECTIVITY

B.1. PEDESTRIAN INFRASTRUCTURE:

The building has been designed with its primary entrance specifically geared toward pedestrian use, with a wide stoop and steps from the sidewalk to facilitate an active street presence.

PL2: WALKABILITY

A.1. ACCESS FOR ALL:

Entrances will be accessible for pedestrians from the sidewalk, alley and garage, with short, direct access to transit. Wheelchair access is provided from both the sidewalk and the garage.

B.1. EYES ON THE STREET:

Eight units have their primary views onto the street and the main entrance, and additional units have views over the north and south courtyards as well as the alley.

B.3. STREET LEVEL TRANSPARENCY:

The primary street entrance and lobby utilize transparent materials, and are open to view for approaching residents.

C.1. WEATHER PROTECTION:

Overhead weather protection is integrated into the design at primary entrances. The enclosed garage and elevator provide fully weather protected access for residents arriving by automobile, motorcycle or bicycle.

PL3: STREET LEVEL INTERACTION

A.1. DESIGN OBJECTIVES:

Common entry is celebrated as a part of the façade, and is emphasized through the use of a wide approach, steps, and a recessed, an accent color and a covered entrance.

A.2. ENSEMBLE OF ELEMENTS:

Seat walls, landscaping, lighting and a strong transitional space from the sidewalk to the main entrance is employed.

B.1. RESIDENTIAL EDGES:

The landscaped low wall at the sidewalk establishes semi-private space leading to the main entry. Fencing at the building and property lines provide security for ground level units and amenity spaces away from the street. Units fronting semi-private space have entries within the building for security.

PL4: ACTIVE TRANSPORTATION

A.1. ENTRY LOCATIONS AND RELATIONSHIPS:

Main entry serves multiple modes of travel, with pedestrian access to transit, elevator access to the parking garage, and corridor access to bicycle storage. Garage and pedestrian entries off of the alley provide access to all units.

DC1: PROJECT USES AND ACTIVITIES

A.2. ARRANGEMENT OF INTERIOR USES:

While the site is compact, access to outdoor private and semi-private amenity spaces, views, daylight and physical connections are maximized through the use of multiple entries, and recessing the building sides to maximize usable outdoor space. Large windows in the public spaces and units maximize daylight within the building.

B.1. VEHICULAR ACCESS AND CIRCULATION:

All vehicular access and service is located off of the alley, allowing a clear and safe pedestrian entry free of potential vehicular conflicts at the street.

C.2. VISUAL IMPACTS:

Parking is located below the building and is completely screened from view. Service and trash access is fully screened by wood fencing, and located on the alley

Priority Guidelines

Citywide Guidelines – Continued

accessible to all residents via a hallway from the lobby. Semi-public open space is available at the sidewalk, with a seat wall integrated into the landscape design on the east side.

DC2: ARCHITECTURAL CONCEPT

A.1. MASSING:

Building massing is simplified due to the mid-block location of the project, with accents occurring only at the entry and corners. Under-building parking is completely below grade on the street side due to existing site grades, also reducing the visible mass of the building. Secondary architectural elements, including color and material changes, varying façade planes, and bay window elements with shed roofs reduce the apparent mass of the building as well.

B.1. ARCHITECTURAL AND FAÇADE COMPOSITION:

As the building is visible from all sides, facades are composed on all four sides, with blank walls minimized visually through the use of aligned, small windows. Limited use of building articulation and materials reduces the visual bulk of the building while maintaining a simple design that will blend with the neighborhood as it grows, rather than dominating it.

C.3. FIT WITH NEIGHBORING BUILDINGS:

Although some neighboring buildings are flat roofed, pitched roof elements are incorporated into the design to better relate to the residential character of the original neighborhood. Landscaping and trees will be used to relate to the mature trees elsewhere on the street. As the block develops, the use of a limited number of materials allows the building to blend with the fabric of the neighborhood.

DC3: OPEN SPACE CONCEPT

B.4. MULTIFAMILY OPEN SPACE:

The building massing supports shared open space through recessed areas of the façade to the north and south,

DC4: EXTERIOR FINISHES AND ELEMENTS

A.1. EXTERIOR FINISH MATERIALS:

Sustainable and low maintenance exterior finishes are proposed, with both a “wood-look” recycled siding at feature areas, and a simple cementitious panel system over the majority of the building. The panel system is sized to be consistent with the overall scale of the building, while the wood elements are at a smaller scale that relates to adjacent single family residences. The use of darker colored panels at the building base is intended to further reduce the apparent mass of the building, allowing it to better relate to the smaller buildings on the street as the neighborhood develops.

D.1. TREES, LANDSCAPE AND HARDSCAPE MATERIALS:

The landscaping is selected to provide rich texture and low maintenance to enhance the streetscape. The retaining wall at the sidewalk is pulled back from the paving to allow landscaping to soften the material. Trees of varying scales provide shade for pedestrians, and privacy for residents. Grass is used at the shared amenity area to the south to encourage activity, while more textured plantings are used elsewhere to reduce water use and maintenance. Hardscape materials and walls are selected for a clean appearance, shading of the shared amenity area and resident privacy.

Nine Block Grid

The current nine block grid is a microcosm of the White Center community at large. This nine block grid contains four different building and permitting zones SF-5000, LR-3, C1-40 and NC1-40 with all of the nine block grid being part of the Westwood Village-Highland Park Residential Urban Village. The subject Property is located at 9021 17th Ave SW in the Low Rise 3 zone. Just as the zoning would lead one to believe the population and commercial density increases traveling from North to South and two blocks to the South one enters unincorporated White Center. The three blocks to the South are almost exclusively single family residential. The three blocks that include the subject property have a solid mix of single family residential with a lean toward multifamily. The scope of the proposed project fits naturally into the surrounding three block area. Moving into the three blocks to the south of the project the neighborhood becomes a bit busier and features more businesses and higher traffic trip counts. We feel the propose project will be an asset to the immediate community and will materially improve many neighborhood concerns.



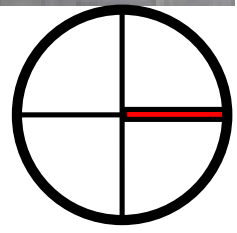
Business Apartments

2-4 Plex

Condos/Townhomes

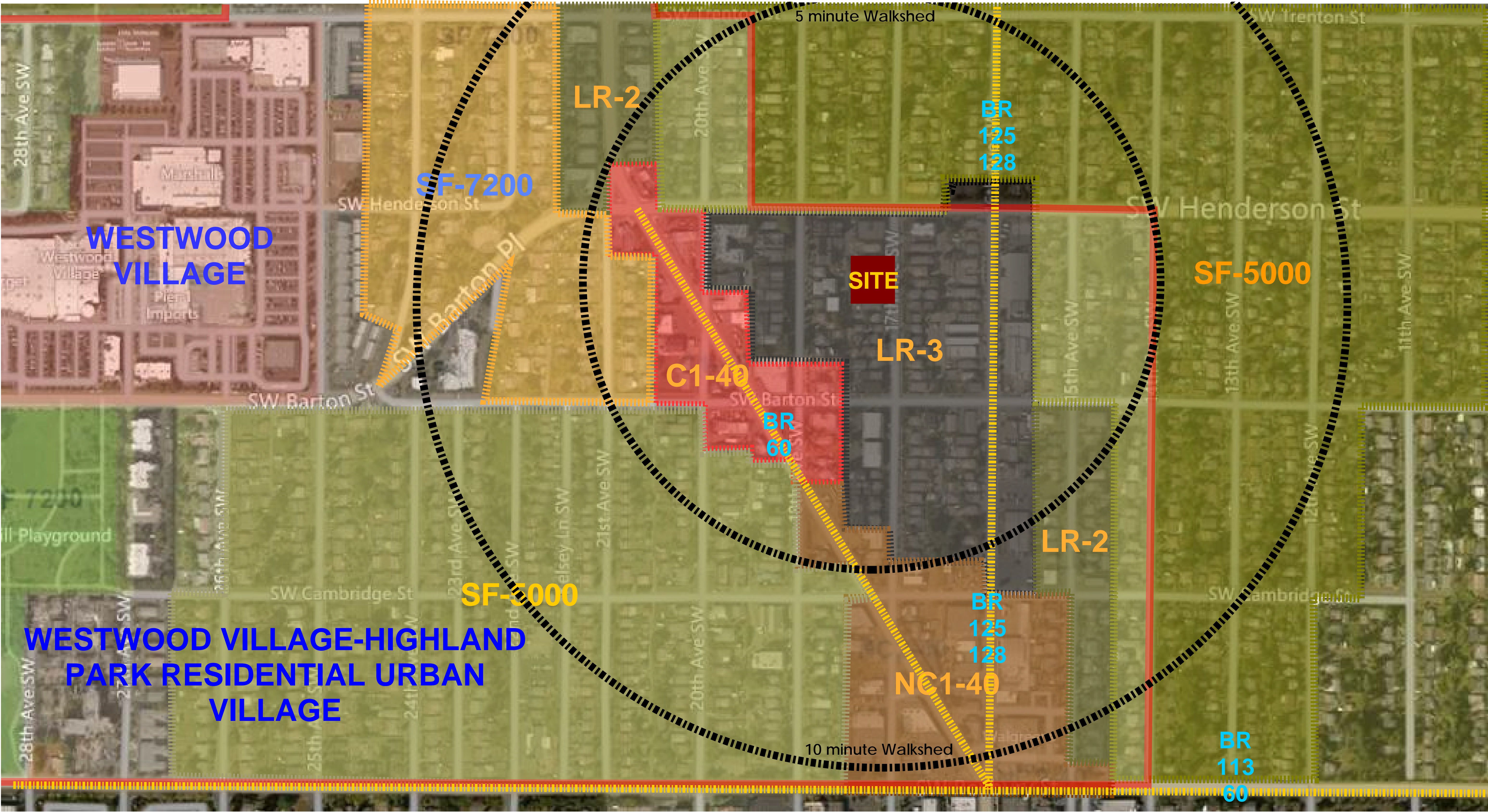
House of Worship

X Number of Units

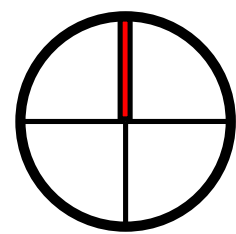


Vicinity Map - Zoning

The zoning and vicinity map illustrates the dynamic and varied nature of the neighborhood. Directly adjacent to and including the block the subject property is on there are six separate zoning types that that make for a lively and varied area of the City of Seattle. The area includes zones LR-2, LR-3, SF-7200, SF-5000, C1-40, and NC1-40. Most of the neighborhood including the site of this new, proposed project is overlaid by the Westwood Village-Highland Park Residential Urban Village. The community is well served currently by the King County Transit and service is expected to be increased in the near future. The site for the proposed project is within a 10 minute walk of a Frequent Transit Center. The project as currently proposing two more parking stalls than number of units. The surrounding neighborhood features many thriving businesses, churches and a large Salvation Army Community Center. Based on the City's current zoning and the current nature and expected growth and revitalization of the neighborhood. We imagine that this proposed multifamily apartment building will be a asset both functionally and aesthetically to the local community.

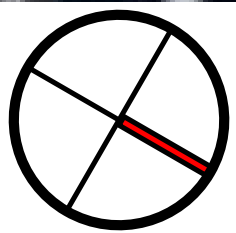


- Bus Route
- Urban Village Border
- Walkshed



Axonometric - Three Dimensional Photograph

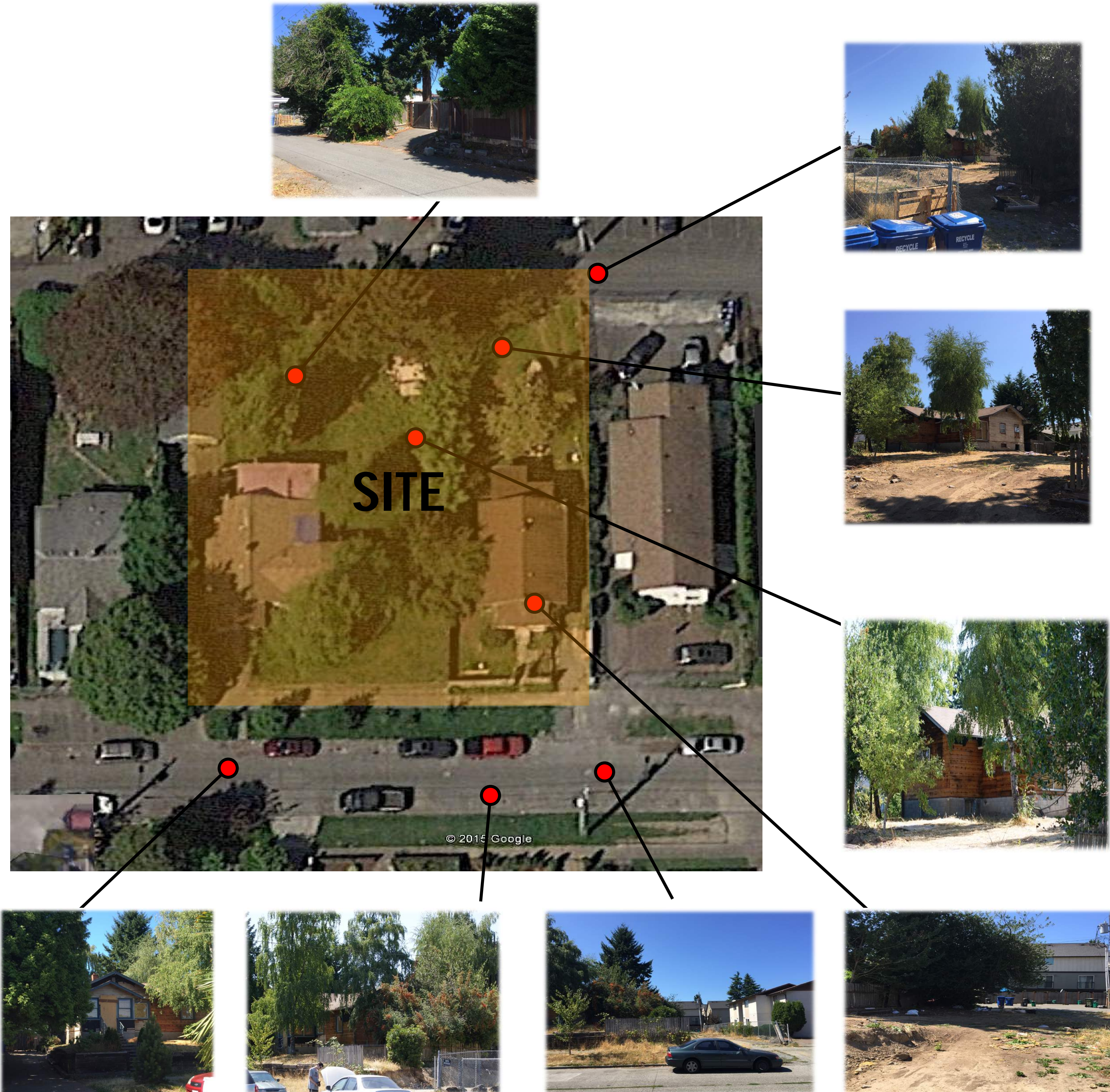
This image illustrates the general scale of the buildings in the neighborhood. The the proposed development project will not only fit nicely into the scale of the surrounding buildings but, in style and character augment the general neighborhood aesthetic and provide a safe and welcoming property for current and future residents. The image also shows the future proposed development for the neighborhood and the Salvation Army Community Center for context.



Site Images

The current site is a combination of two existing sites that will be combined into one with the address 9021 17th Ave SW. The house that was was one the old address 9015 17th Ave SW has been demolished and the existing house on 9021 17th Ave SW will be demolished in the coming days/weeks. The houses as they sat were attracting people into the houses where the existing properties were being vandalized and materially damaged. Trash was being thrown or left on the site. It is the owner's intent to enclose the entire lot with a tall fence after the second house is demolished until construction can begin on the new proposed multifamily building.

The owner performed an arborist's study on the site that is included with this submittal. The study, that has been reviewed by DPD confirms that there are no exceptional trees on the lot. These pictures of the lot illustrate the unkept blighted conditions that exist on the lot. Conditions that we hope to greatly improve with the development of this new project.



● Viewpoint

Streetscape Montage

These images provide a fair and current depiction of the streetscapes on both sides of the 900 block of 17th Ave SW. The street is made up mostly of 1970s era single family houses and apartment buildings, condos and townhouses. The notable exceptions are two very nice new projects on the far South end of the block that are not depicted very well in these streetscape images but are show in other images in this submittal.



East Side of 17th Ave SW Adjacent to the subject property on the West side of 17th



East Side of 17th Ave SW



Church 16th Ave SW



Salvation Army
Community Center



Condominiums South End
of Block



Condominiums South End
of Block



God's Body Shop:
Thrift & Gifts



Grocery Store &
Fried Chicken



Mount of Transfiguration
Church



Westwood Christian
Community Church

Neighborhood

These pictures represent the neighborhood around the AKA Investors building site. There are four zoning areas within this area: Single Family 5,000, LR3, Commercial 140 and NC 140. The entirety of the area is within the Westwood Village - Highland Park Residential Urban Village and includes a patchwork of architecture styles as diverse as the community this Urban Village serves.



Townhomes on 18th Ave SW



Townhomes on 18th Ave SW



Apartments



Apartments



Condominiums South End
of Block



Apartments



Apartments

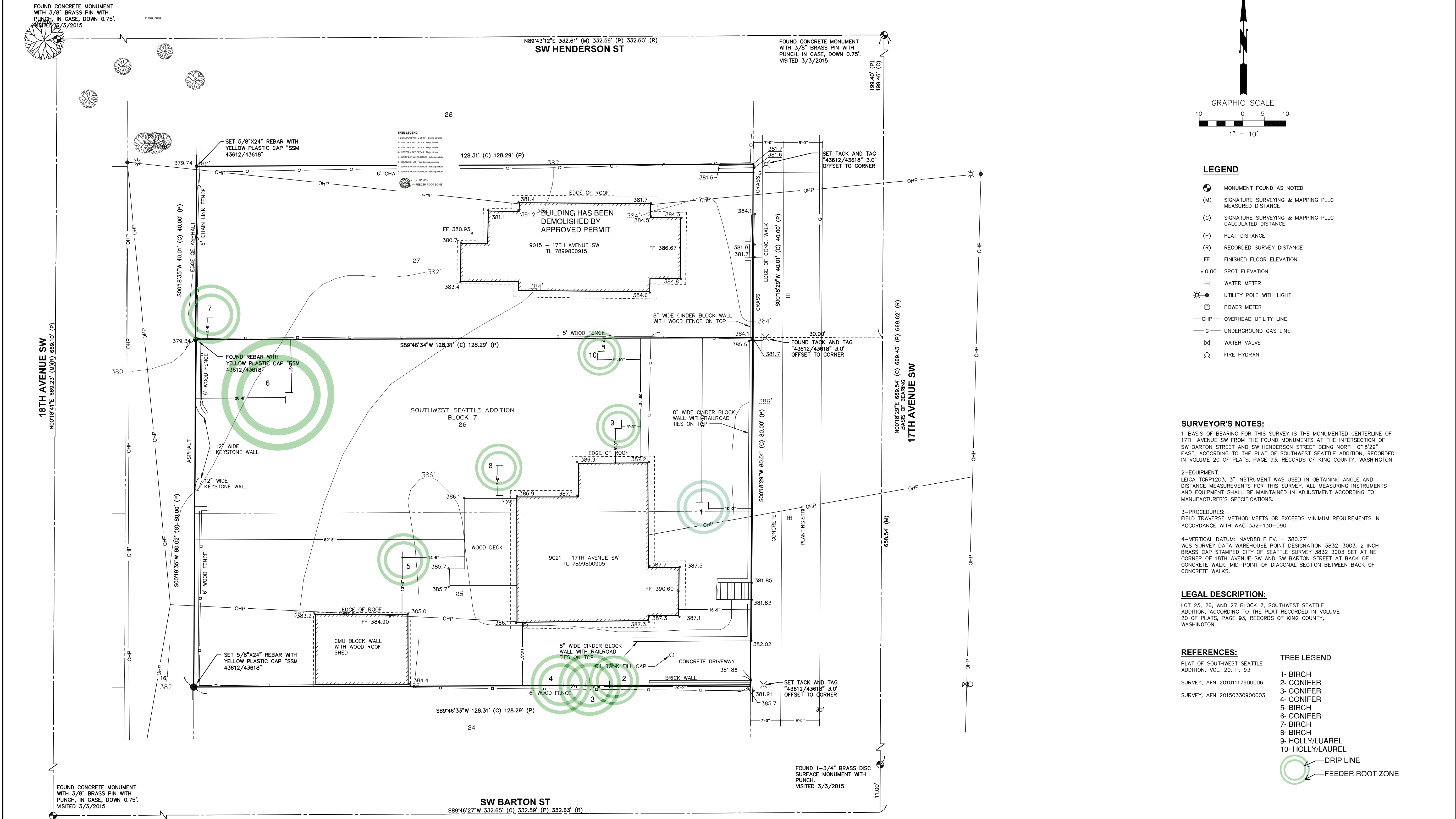


Townhomes on 18th Ave SW

Neighborhood

The neighborhood context does not yield any specific design cues based on history, or a unique local style. The buildings have appeared and been remodeled over a number of years, and are very eclectic stylistically. Rather than try to match the existing context, our goal was to upgrade the neighborhood in a manner consistent with the goals of the current zoning. As the LR-3 zone seeks to add greater density, we did so by maximizing the available zoning envelope, but with a high quality project that replaces two blighted single family residences with a quality affordable multi-family building that will take advantage of the nearby mass transit options. By making use of pitched roofs on key elements (in the preferred option) the project responds to the single family homes on the street, while relating strongly to other multi-family projects in the larger neighborhood.

PTN. OF: NE 1/4, SE 1/4, SEC. 36, TWP. 24 N., RGE. 3 E., W.M.
KING COUNTY, WASHINGTON

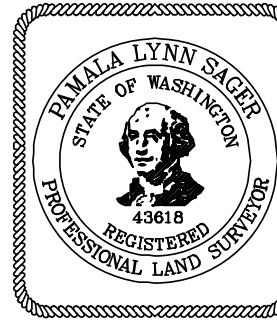


| NO. | DATE | REVISION | BY |
|-----|------|----------|----|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

BOUNDARY & LIMITED TOPO SURVEY
FOR
ALICIA ARSENE
9021 - 17TH AVENUE SW
SEATTLE, WASHINGTON

Signature
**Surveying &
Mapping, PLLC**

P.O. Box 55487
Shoreline, WA 98155
Tel. (206) 947-4975
Fax (206) 364-3032



| | | | |
|-------------|----------|------------|--------|
| DRAWN BY: | DPH | JOB NUMBER | 15015 |
| CHECKED BY: | PLS | PAGE | 1 OF 1 |
| SCALE: | 1" = 10' | | |
| DATE: | 5/7/15 | | |
| FIELD BOOK: | 57 & 60 | | |

The Edric

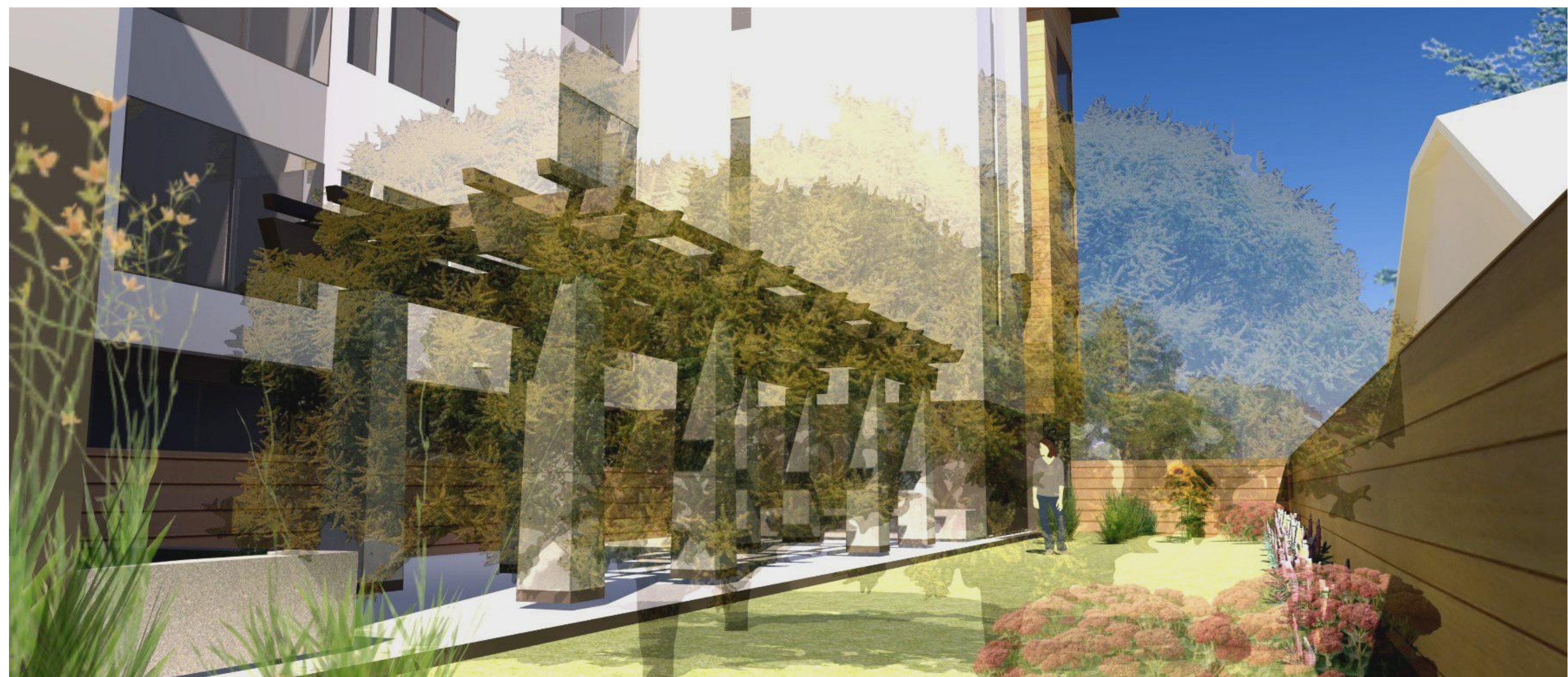
Distinguishing Factors:

Unit Count: 32 Units
Parking Provided: 32 Spaces

- Code Compliant (No Requested Departures)
- Large yard on south side allows for more amenity space on the sunny side of the property.
- Amenity spaces both on grade and on the top floor deck.
- Additional clearance from neighboring properties to the south



Alley Side Perspectives - Common Amenity Space



Massing North Side
- Relationship to
Neighbors at the
North and West



Massing South Side
- Relationship to
Neighbors at the
South and West



North South Elevations

SW DOVETAIL
PAINTED
METAL FACIA
SW BUTTERSCOTCH
PAINTED
LAP SIDING

VINYL
WINDOW

PAINTED
CEMENTITIOUS
PANEL
SW NUANCE

SW NUANCE
PAINTED
CEMENTITIOUS
PANEL

JAVA TEAK
RESYSTA
SIDING

CHARCOAL
METAL TRIM

South Elevation

3/32" = 1'-0"

PAINTED PERGOLA SW BURNT BURGUNDY
CONCRETE COLUMN

JAVA TEAK
RESYSTA
SIDING

SW NUANCE
PAINTED
CEMENTITIOUS
PANEL
SIDING

SW BLACK FOX
PAINTED
CEMENTITIOUS
PANEL SIDING

CHARCOAL
PAINTED METAL
FACIA AND
SOFFIT

VINYL
WINDOW

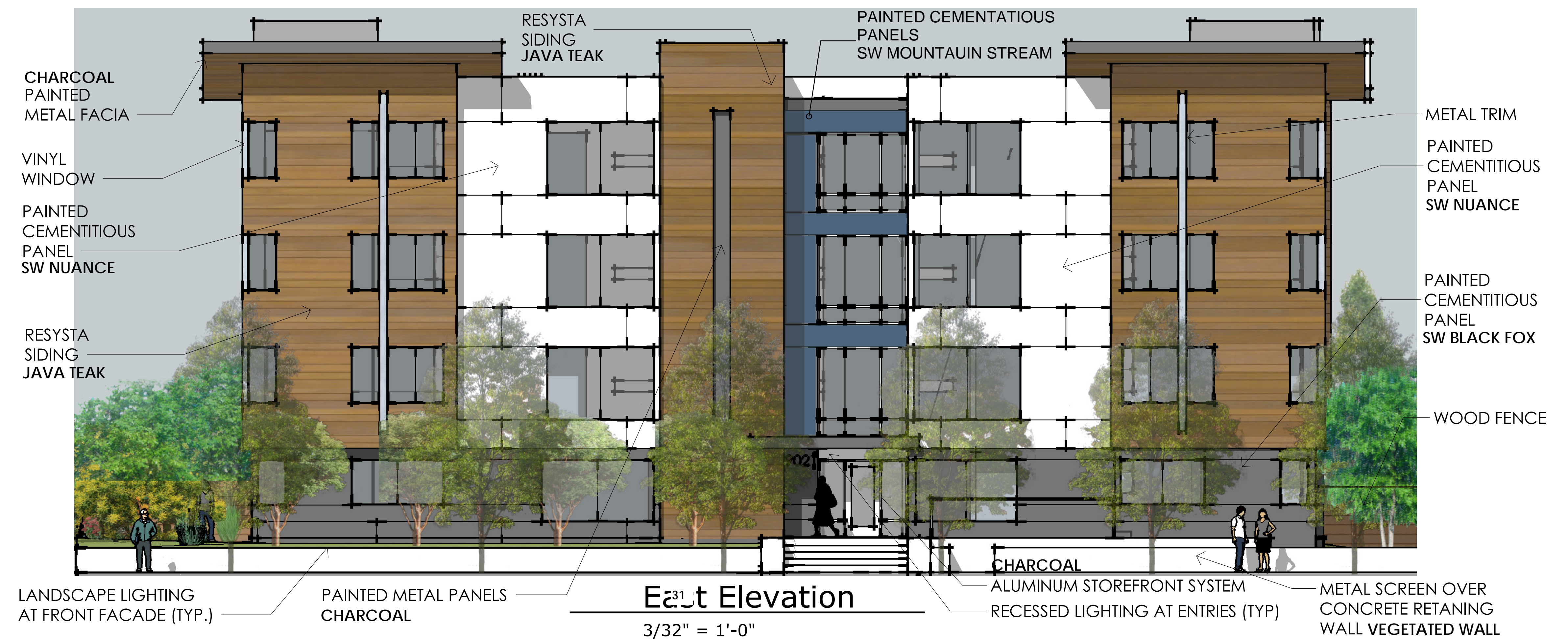
SW BUTTERSCOTCH
PAINTED LAP
SIDING

SW BLACK FOX
PAINTED
CEMENTITIOUS
PANEL

North Elevation

3/32" = 1'-0"

East West Elevations





Shadow Studies

Preferred Option



June 21 – 10 AM



June 21 – 12 PM



June 21 – 2 PM



Vernal Equinox – 10 AM



Vernal Equinox – 12 PM



Vernal Equinox – 2 PM



December 21 – 10 AM



December 21 – 12 PM



December 21 – 2 PM



17th Ave SW



Alley

Lighting Plan

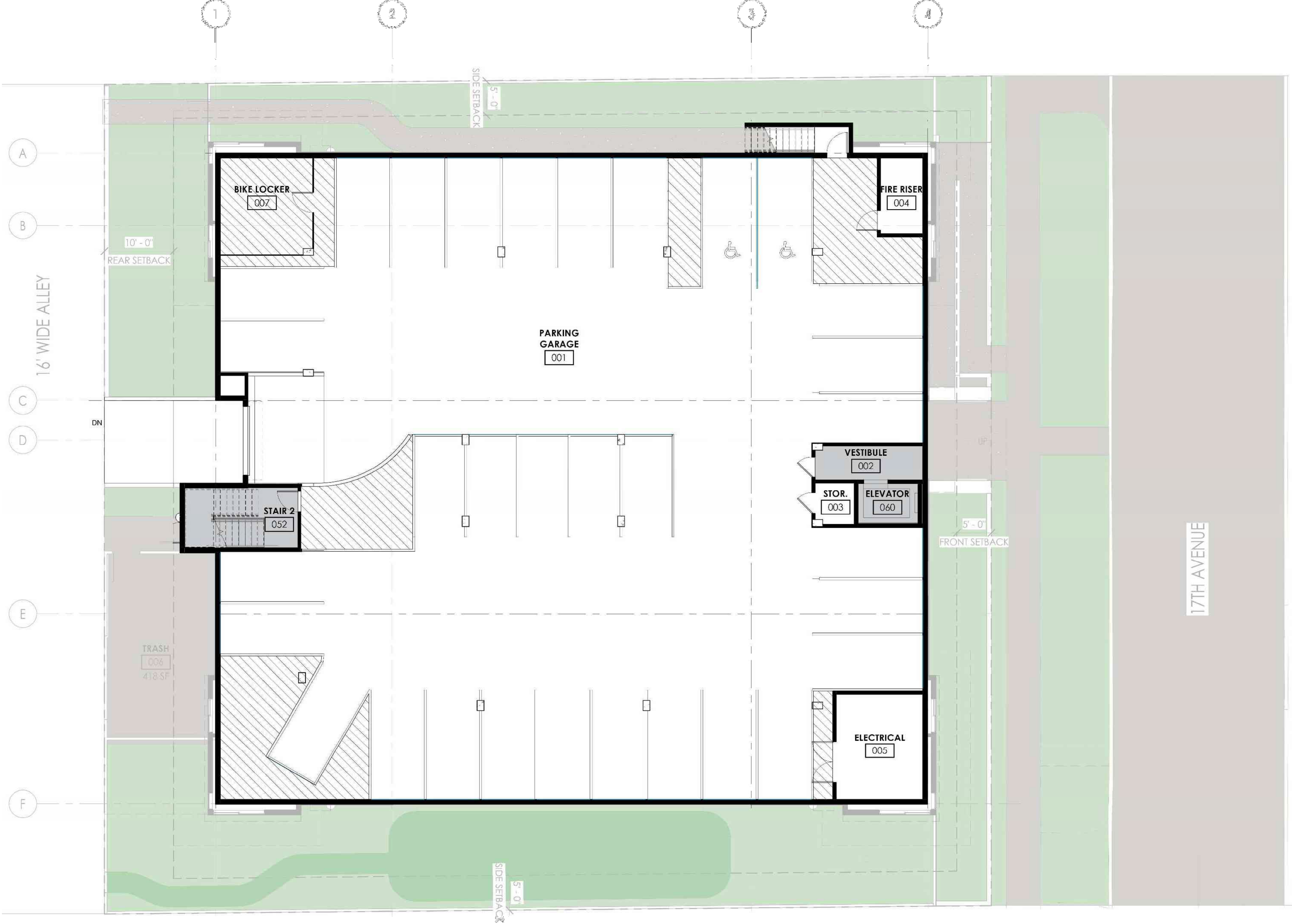




Entry



Alley



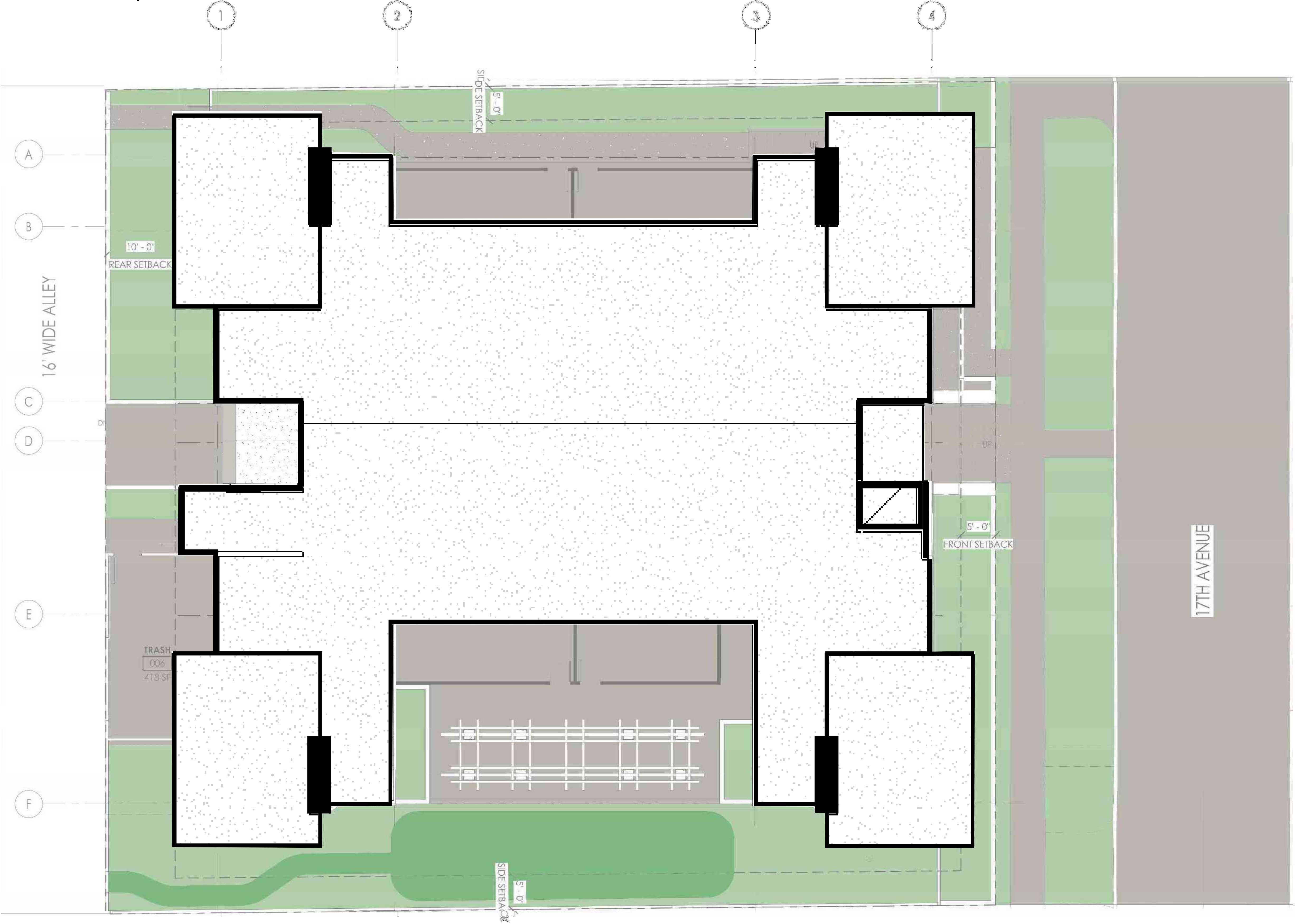
Site Level

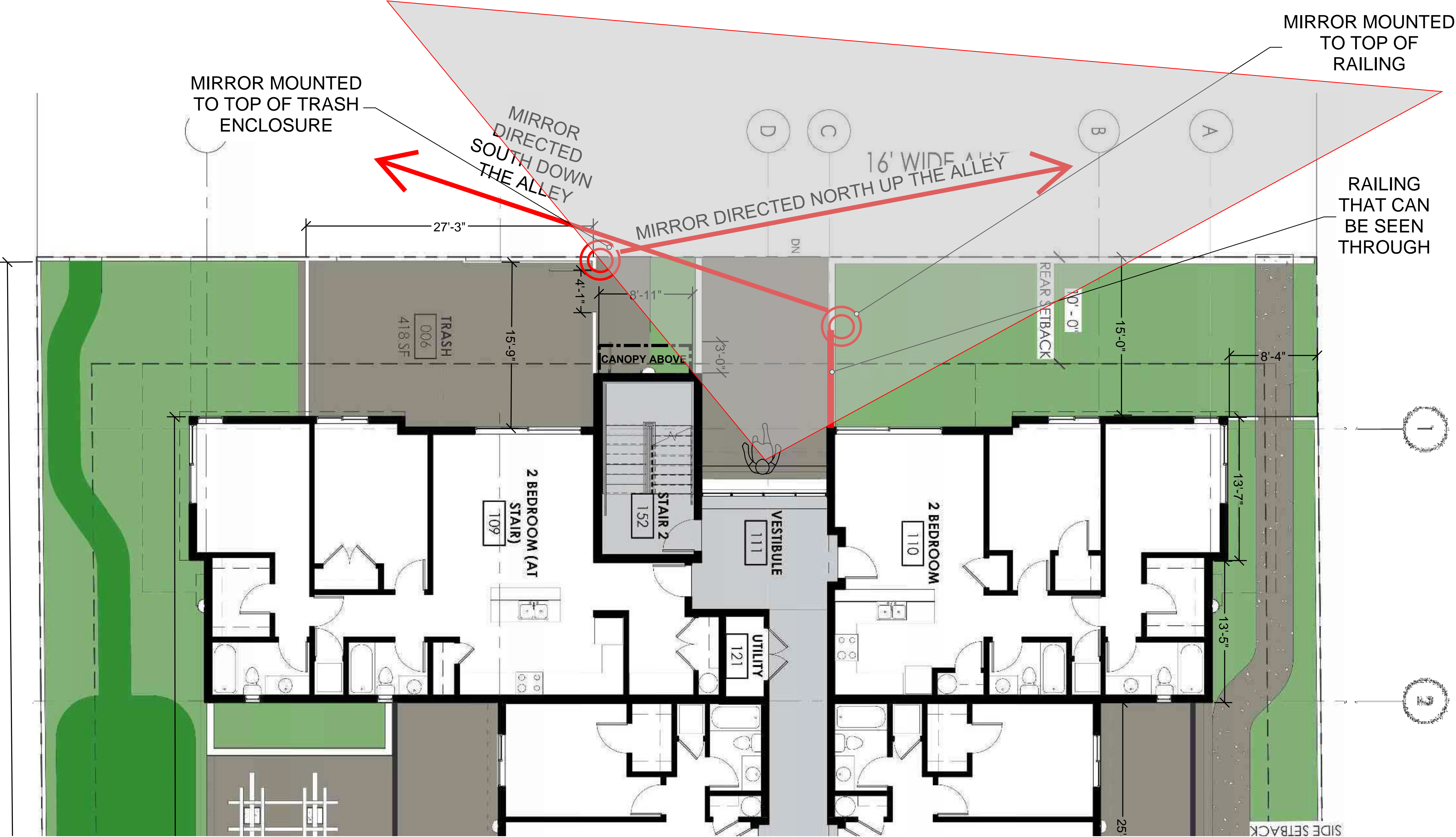


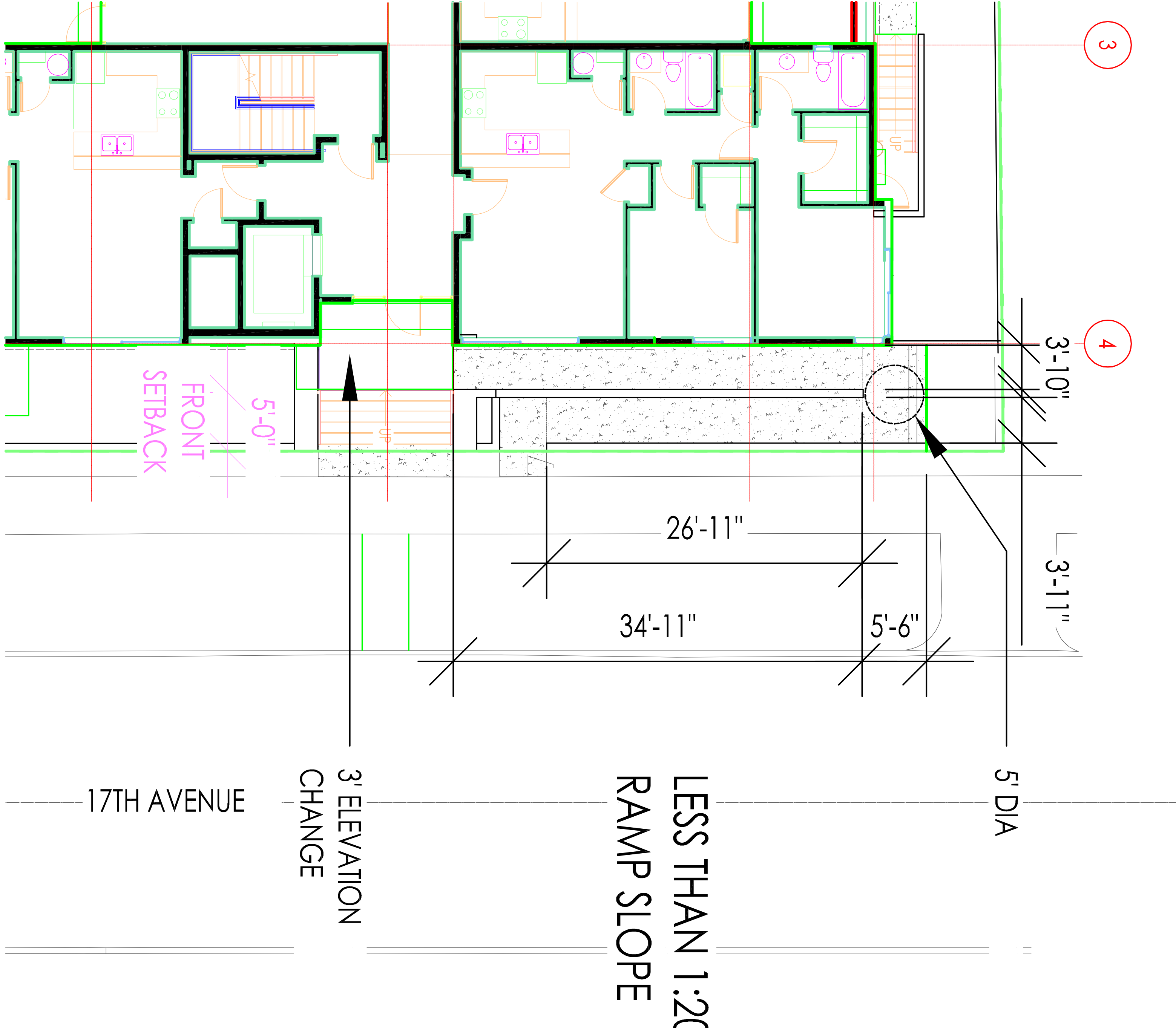












East West Section



Materials & Details

Images and Products



Hardie Panel Window Detail



Window Trim at Cementitious Panels



Window Trim at Resysta Siding



Garage Entry Grill



Typical Exterior Wood Fence



Exterior Wall Vent



Shots Taken at
Eye Level directly
Facing The Edric



Adjacent North
Facing Window 1

Adjacent North
Facing Window 2

Adjacent North
Facing Window 3

Adjacent North
Facing Window 4

South Elevation Window Study



Shots Taken at
Eye Level directly
Facing The Edric

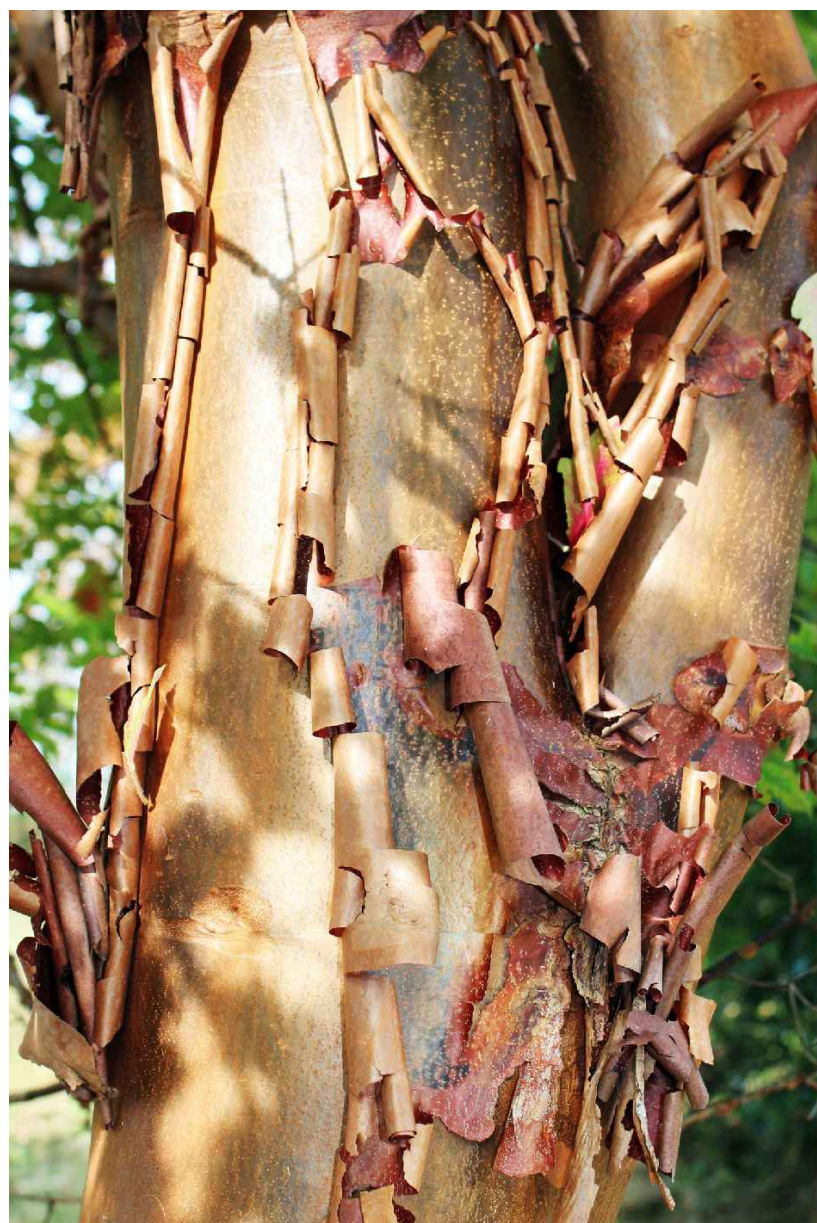
Landscaping Plan



Landscaping Details



Vine Maple



Paperbark Maple



Chinese Red Birch



Coastal Strawberry

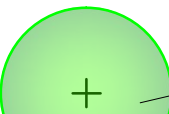

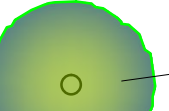
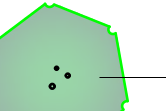















Golden Raintree



Vegetated Wall - Vine on Wall Grid

PLANT SCHEDULE

| | Botanical Name | Common Name | Qty | Spacing | Size | Green Factor Classification |
|---|--|-------------------------|-----|----------|----------|-----------------------------|
| TREES | | | | | | |
|  | Acer griseum | Paperbark Maple | 15 | as shown | 2" B&B | Lrg |
|  | Betula albosinensis var. septentrionalis | Chinese Red Birch | 11 | as shown | 2" B&B | Med/Lrg |
|  | Koelreuteria paniculata | Golden Raintree | 9 | as shown | 2" B&B | Lrg |
| SIDEWALK TREES | | | | | | |
|  | Acer saccharum 'Bonfire' | Bonfire Sugar Maple | 6 | as shown | 2.5" B&B | Lrg |
| SHRUBS | | | | | | |
|  | Symphotrichum chilense | Pacific Aster | 14 | 3' o.c. | 4" pot | >2' |
|  | Lavendula angustifolium | English Lavender | 37 | 3' o.c. | 1 gal. | >2' |
|  | Sedum spathulifolium | Broadleaf Sedum | 8 | 3' o.c. | 1 gal. | >2' |
|  | Iris tenax | Oregon Iris | 12 | 2' o.c. | 4" pot | >2' |
|  | Eriophyllum lanatum | Common Woolly Sunflower | 13 | 2' o.c. | 1 gal. | 2'+ |
|  | Festuca glauca 'Elijah Blue' | Blue Sheep fescue | 10 | 3' o.c. | 1 gal. | >2' |
|  | Lupinus polyphyllus | Large-leaved Lupine | 21 | 2' o.c. | 1 gal. | >2' |
|  | Sedum oreganum | Oregon Stonecrop | 9 | 3' o.c. | 1 gal. | >2' |
|  | Vaccinium ovatum | Evergreen Huckleberry | 2 | 4' o.c. | 1 gal. | 2'+ |
| GROUND COVERS | | | | | | |
|  | Lawn | | | | | |
|  | Fragaria chiloensis | Coastal Strawberry | x | 2' o.c. | 1 gal. | >2' |
| VEGETATED WALLS | | | | | | |
|  | Clematis chiisanensis 'Lemon Bells' | Lemon Bells Clematis | x | 2' o.c. | 1 gal. | Veg Wall |
| PLANTERS | | | | | | |
|  | Perennial varieties | | 10 | 2' o.c. | 1 gal. | >2' |

MUP Calculations - Screening and Landscaping

GREEN FACTOR SCORE: .626

SOIL MIX
Topsoil: Pacific Topsoils Winter/Supreme Mix Topsoil (or equal)

NUMBER OF STREET TREES: 6

SOIL DEPTH: All landscape areas to have soil depth of 24" or greater.
No landscape areas over structure.