

4751 21st Avenue NE

Administrative Design Review (ADR) Packet | Project #3033685-EG | March 12, 2019

b9 architects

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OBJECTIVES

Construct a residential apartment structure with four stories above street level and one partially below-grade story. The structure will have (54) units. No parking is required or is to be provided. Existing structures are proposed to be demolished.

Number of Units	Approximately 54
Number of Parking Spaces	0
Number of Bike Parking Spaces	Approximately 58
Gross Floor Area	Approximately 17,250 sf

Sustainability
Design and construct new structure to achieve a 4-Star Built Green certification..

TEAM

ARCHITECT	b9 architects
DEVELOPER	Wendy Gottesman
STRUCTURAL	TBD
GEOTECHNICAL	Pangeo
LANDSCAPE	Root of Design

EDG APPLICATION

PART I: Contact Information

1. Property address — 4751 21st Avenue NE
2. Project number — #3033685-EG
3. Additional related project number(s) — #3032790-LU
4. Owner Name — Wendy Gottesman
5. Contact Person Name — Bradley Khouri

Firm	b9 architects
Mailing Address	610 2nd Avenue
City, State Zip	Seattle, WA 98104
Phone	206.297.1284
Email Address	office@b9architects.com

6. Applicant's Name — Bradley Khouri

Relationship to Project	Architect

7. Design Professional's Name — Bradley Khouri

Email Address	bgk@b9architects.com
Address	610 2nd Avenue
Phone	206.297.1284

PART II: Site and Development Information

1. Please describe the existing site, including location, existing uses and/or structures, topographical or other physical features, etc.

   The existing site is comprised of two parcels located mid-block along 21st Avenue NE between NE 47th Street and NE 50th Street in the University District. The site is elevated approximately 6 feet above the right-of-way.Currently a landscaped slope located along the east property line mitigates the elevation change. The remaining site's topography is fairly flat with a slight slope up towards the west. Each parcel currently contains one single family structure and detached garage. All structures will be demolished.

2. Please indicate the site's zoning and any other overlay designations, including applicable Neighborhood Specific Guidelines.

   The lot is zoned LR3 and is located within the University District Urban Center . The site is subject to the Citywide Design Guidelines and University District Design Guidelines.

3. Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.

   The immediate neighborhood is primarily residential student housing and consists of a mixture of single family, duplexes, rooming houses, fraternities/sororities and apartments. Immediately to the east of the site are the Ivy Ridge Apartments which span the majority of the block between NE 47th Street and NE 50th Street and consist of five wood apartment structures, each providing 150 units. Directly west of the site are two craftsman-style single family structures and to the south is a single family structure, all constructed in 1922. To the north is a single family structure that has been converted to a fraternity house.

   The University of Washington campus is located two blocks south along NE 45th Street. University Village is located three blocks to the east, with access via the NE 45th Street and University Way NE is within walking distance to the west.

4. Please describe the applicant's development objectives, indicating types of desired uses, structure height (approx), number of residential units (approx), amount of commercial square footage (approx), and number of parking stalls (approx). Please also include potential requests for departure from development standards.

   The development proposal consists of one 4-story Small Efficiency Dwelling Unit apartment structure with a partially below-grade story, providing a total of 54 units. Approximate structure height is 44 feet per SMC 23.45.514.A. No parking is required per SMC 23.54.015 Table B.L as the proposed residential use is located within an Urban Center. The proposal provides no parking.

ZONING SUMMARY

23.45.510 - FLOOR AREA RATIO (FAR) LIMITS:
- 1.5
- 2.0 if the project meets the standards of subsection 23.45.510.C.

23.45.512 - DENSITY LIMITS—LR ZONES:
- 1/800
- No Limit for apartment developments that meet the standards of subsection 23.45.510.C, located in LR2 and LR3 zones

23.45.514 - STRUCTURE HEIGHT:
- 40 Feet base height
- For all residential uses in LR3 zones, the applicable height limit is increased 4 feet above the height shown on Table A for 23.45.514 for a structure that includes a story that is partially below-grade.
- Open railings, planters, greenhouses not dedicated to food production,parapets, and firewalls on the roofs of principal structures may extend 4 feet above the maximum height limit.

23.45.517 - MULTIFAMILY ZONES WITH A MANDATORY HOUSING AFFORDABILITY SUFFIX:
- No MHA requirements inside urban centers and villages in LR3 zones.

23.45.518 - SETBACKS AND SEPARATIONS:
Apartments:
- Front- 5 feet minimum
- Rear- 15 feet minimum if no alley
- Side less than 40 feet- 5 minimum
- Side more than 40 feet- 7 average; 5 minimum

23.45.522 - AMENITY AREA:
- The required amenity area in LR3 zones for apartments is equal to 25 percent of the lot area.
- A min of 50% of the required amenity area shall be provided at ground level.
- For apartments, amenity area at ground level shall be provided as common space and shall be accessible to all apartment units.
- All units shall have access to a common or private amenity area.

23.45.524 - LANDSCAPING STANDARDS:
- A Green Factor Score of 0.6 or greater is required on LR lots with more than one new dwelling unit.
- Street trees are required if any type of development is proposed. Existing street trees shall be retained unless the Director of the Seattle Department of Transportation approves their removal.

23.45.527 - STRUCTURE WIDTH AND FACADE LENGTH LIMITS IN LR ZONES:
- Maximum Structure Width: 150 feet for apartment developments in LR3 lots inside Urban Villages and Centers.
- Maximum Facade Length: 65% of the lot line for portions of facade within 15 feet of the lot line.

23.45.534 - LIGHT AND GLARE STANDARDS:
- Exterior lighting shall be shielded and directed away from adjacent properties.

23.54.015.K - BICYCLE PARKING:
- LONG TERM PARKING REQUIREMENT : 1 Per dwelling unit
- SHORT TERM PARKING REQUIREMENT : 1 Per 20 dwelling units.
- Long term bicycle parking shall be located where bicyclists are not required to carry bicycles on a stair to access the parking
- Provide full weather protection for all required long-term bicycle parking.

23.54.040 - TRASH AND RECYCLING STORAGE:
- 391 square feet of shared storage space [375 sf + (4 x 4 sf)]



ADDRESS

4751 21st Avenue NE

PARCEL #

092504-9179, 092504-9255

LEGAL DESCRIPTION

BEG 150 FT S & 122.935 FT E OF NW COR OF SE 1/4 OF SW 1/4 THE 92.935 FT TO W LN OF 21ST AVE NE TH N 04-30-50 W ALG SD W LN TO A PT 110 FT S OF N LN OF SD SE 1/4 OF SW 1/4 TH W 88 FT M/L TO PT 122.935 FT E OF W LN OF SE 1/4 OF SW 1/4 TH S 40 FT TO BEG

S 40 FT OF N 110 FT OF SE 1/4 OF SW 1/4 LY W OF 21ST AVE NE LESS W 119 FT

LOT SIZE

7,287 SF

ZONE

LR3

URBAN VILLAGE OVERLAY

University District Northwest (Urban Center Village)

NEIGHBORHOOD CONTEXT



LEGEND:

- SITE
- NEW DEVELOPMENT

1. Construction Permit under Project #6578273-CN to provide (1) four-story apartment structure with a total of (52) units. No parking is to be provided.
2. Land Use Application under Project #3032082-EG to provide (2) three-story townhouse structures with a total of (14) units. No parking is to be provided.
3. Land Use Application under Project #3033261-EG to provide (1) four-story apartment structure with a total of (33) units. No parking is to be provided.

TRANSIT & ACCESS



The site is well served by several bus lines, including the #45, #70, #71, #73, #74, #372 and #373 within a ½ mile walking distance, facilitating travel to many Seattle neighborhoods, including Roosevelt, Green Lake, Greenwood, Crown Hill, Loyal Heights, Ravenna, View Ridge, Wedgwood, Maple Leaf, Jackson Park, Eastlake, Downtown and beyond Seattle to Lake Forest Park, Kenmore and Bothell. The University of Washington Light Rail Station is 1.2 miles south of the project site.

The Burke-Gilman bicycle route is easily accessible to the east, connecting northeast to Woodinville and southwest to Ballard. In addition to this, many roads with dedicated bike lanes are within close proximity to the site.

5 MINUTES

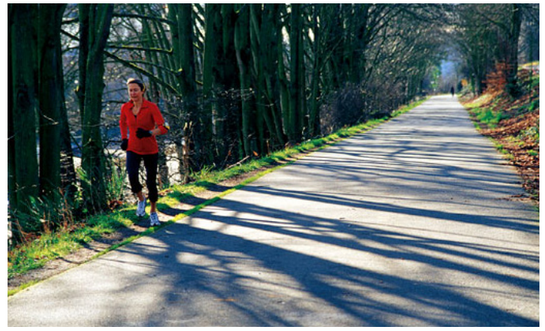
Burke-Gilman Trail, University Lutheran Church, University of Washington Hillel, Churchome University District, Ravenna Woods

10 MINUTES

University of Washington, University Village, University Way NE Commercial Area, Ravenna Park, Burke Museum, Safeway

Bike Route

Bus Stop & Route



1 Burke-Gilman Bike Trail

PHOTO: WWW.WASHINTON.EDU



2 King County Metro Bus Stop

PHOTO: GOOGLE EARTH



3 University of Washington Light Rail Station, a 23 minute walk from project site

PHOTO: ARCHITECTMAGAZINE.COM

ARCHITECTURAL CONTEXT



1 Catholic Newman Center
4502 20th Avenue NE
Built: 2001



2 Phi Delta Theta House
2111 NE 47th Street
Built: 1921



3 Single Family House
4720 20th Avenue NE
Built: 1912



4 Duplex
5002 20th Ave NE
Built: 1914





5 U20 Boarding House
4536 20th Avenue NE
Built: 2018, 64 SEDUs



6 University of Washington Hillel
4735 21st Avenue NE
Built: 2014, 40 Congregate Housing Units



7 University of Washington Hillel
4745 17th Avenue NE
Built: 2004



8 Hansee Hall
4000 15th Avenue NE
Built: 1936

The architectural context around the project site is an eclectic mix of residential and institutional uses. The immediate neighborhood is dense with student housing provided in converted single family structures, rooming houses, fraternities/sororities and apartments of varying architectural character. The context also includes a number of churches close by and commercial cores to the east and west; University Village and University Way NE, respectively. The University of Washington campus to the south has a large impact on the character and uses of the surrounding context.

The single family homes are predominantly traditional craftsman-style homes with defined gable roofs, entry porches and include painted, accented trim details.

The fraternity and sorority buildings are large scale structures that employ tudor-style details such as symmetry, gable roofs, brick siding, painted trim accents as secondary patterns within siding masses and neutral material tones in bold, contrasting patterns.

Common features in the contemporary developments are four-story masses with shed or gable roof expressions and bold volumes of bright colors employed on a mix of horizontal shiplap and panel siding. These structures also provide regular glazing patterns and generally do not provide decks.

The institutional buildings provide the most varied character styles within the neighborhood with a mix of classical, tudor, contemporary and modern details in a variety of materials.

ADJACENT USES





1 Low-rise apartment building on 22nd Avenue NE



2 Fraternity house on 20th Avenue NE



3 New congregate housing on 20th Avenue NE



4 Ivy Ridge low-rise apartment complex on 21st Avenue NE



5 Rooming House and Single Family Residence on 20th Avenue NE



6 Duplex on 20th Avenue NE

EARLY COMMUNITY OUTREACH

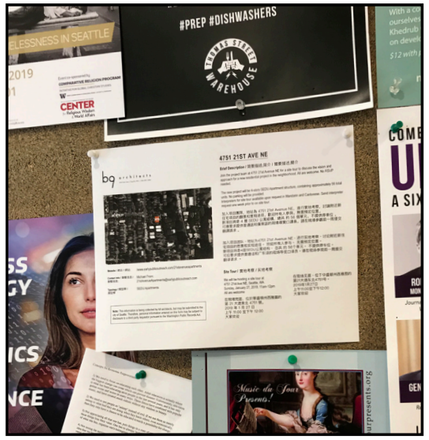
b9 architects conducted and completed the required Early Community Outreach for this proposal. Outreach included information posters distributed throughout the neighborhood, an interactive project website and a site tour/walk.

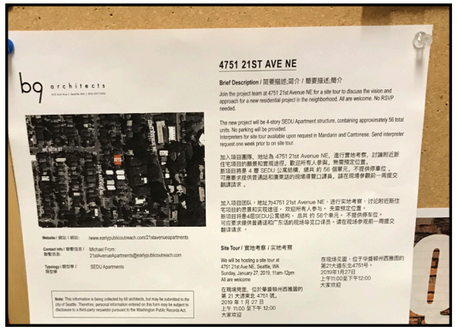
The project team received one comment/question during the community outreach process. A resident of one of the existing structures on the development site asked during the site tour/walk when the project would start construction and when the permit would be issued.

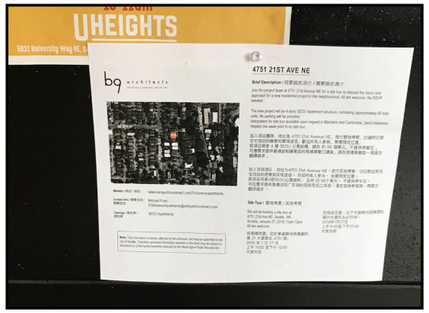
Per the SDCI Director's Rule 4-2018/DON Director's Rule 1-2018 VI.E.- Documentation: Early Design Guidance

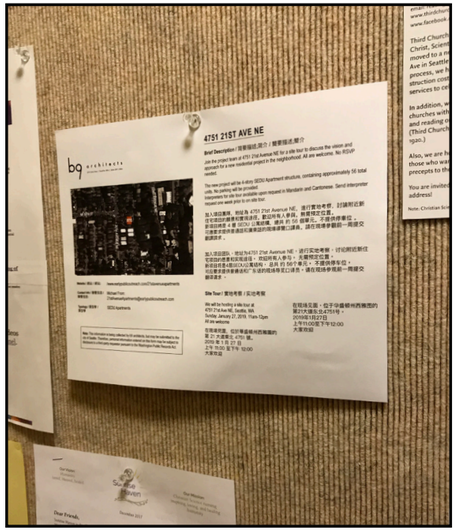
Applicants shall include a summary of the design-related feedback they heard during their community outreach as part of their final EDG packet. While collaborative approach is encouraged between the applicant and the community, the applicant is not required to incorporate any specific community feedback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

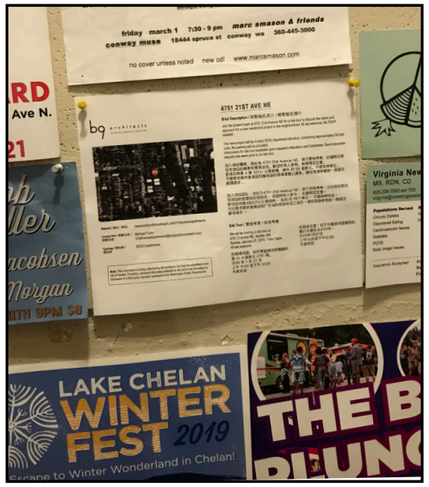
	OUTREACH METHOD	DATE IMPLEMENTED	DESIGN-RELATED COMMENTS
1	Printed Outreach Posters hung in minimum of 10 local businesses, community centers, or other publicly-accessible venues, located within approximately a half mile from the proposed site. At least half of the posters must be visible form the sidewalk	January 11, 2019	None received
2	Digital Outreach Interactive project webpage	January 11, 2019	None received
3	In-Person Outreach Guided Site Tour	January 27, 2019	None received

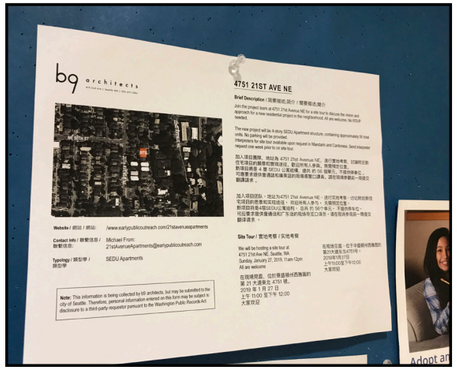












1 Posters hung in minimum of 10 local, publicly-accessible venues

4751 21ST AVE NE

PROJECT SUMMARY / 項目總結 / 项目总结

Join the project team at 4751 21st Avenue NE for a site tour to discuss the vision and approach for a new residential project in the neighborhood. All are welcome. No RSVP needed. The new project will be 4-story SEDU Apartment structure, containing approximately 56 total units. No parking will be provided. Interpreters for site tour available upon request in Mandarin and Cantonese. Send interpreter request one week prior to on site tour.

加入項目團隊，地址為 4751 21st Avenue NE，進行實地考察，討論附近新住宅項目的願景和實現途徑。歡迎所有人參與。無需預定位置。 新項目將是 4 層 SEDU 公寓結構，總共 約 56 個單元。不提供停車位 。 可應要求提供普通話和廣東話的現場導覽口譯員。請在現場參觀前一周提交翻譯請求 。

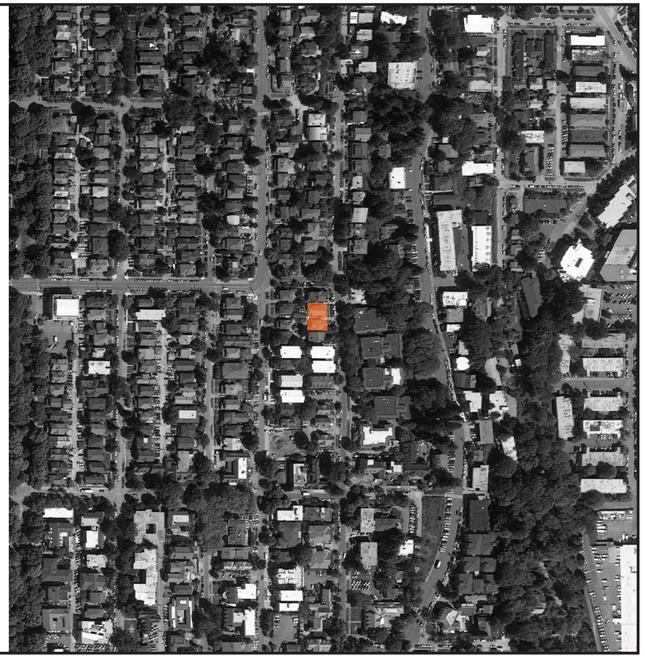
加入项目团队，地址为4751 21st Avenue NE，进行实地考察，讨论附近新住宅项目的愿景和实现途径。 欢迎所有人参与。 无需预定位置。 新项目将是4层SEDU公寓结构， 总共 约 56个单元。 不提供停车位。 可应要求提供普通话和广东话的现场导览口译员。请在现场参观前一周提交翻译请求 。

SITE TOUR / 實地考察 / 实地考察

We will be hosting a site tour at 4751 21st Ave NE
Sunday, January 27, 2019, 11am - 12pm
All are welcome

加入項目團隊，地址為 4751 21st Avenue NE
2019 年 1 月 27 日 上午 11:00 至下午 12:00
歡迎所有人參與

加入项目团队，地址为4751 21st Avenue NE
2019年1月27日 上午11:00至下午12:00
欢迎所有人参与



2 Interactive project webpage - www.earlypublicoutreach.com/21stavenueapartments





3 Hosted 1-hour community on-site walk with the neighbors of surrounding buildings

STREET PANORAMAS

SF 5000 — LR3

Duplex | Apartment Building | Apartment Building | Apartment Building | Apartment Building



1 South side of NW 65th St

LR3

Fraternity House | Fraternity House | Rooming House | Rooming House | Rooming House | Rooming House | Parking | Rooming House | Congregate Housing



NE 47th Street | NE 47th Street

2 North side of NW 65th St

Apartment Building

Fraternity House

Fraternity House



NE 47th Street

NE 47th Street

SF 5000

Congregate Housing

Single Family

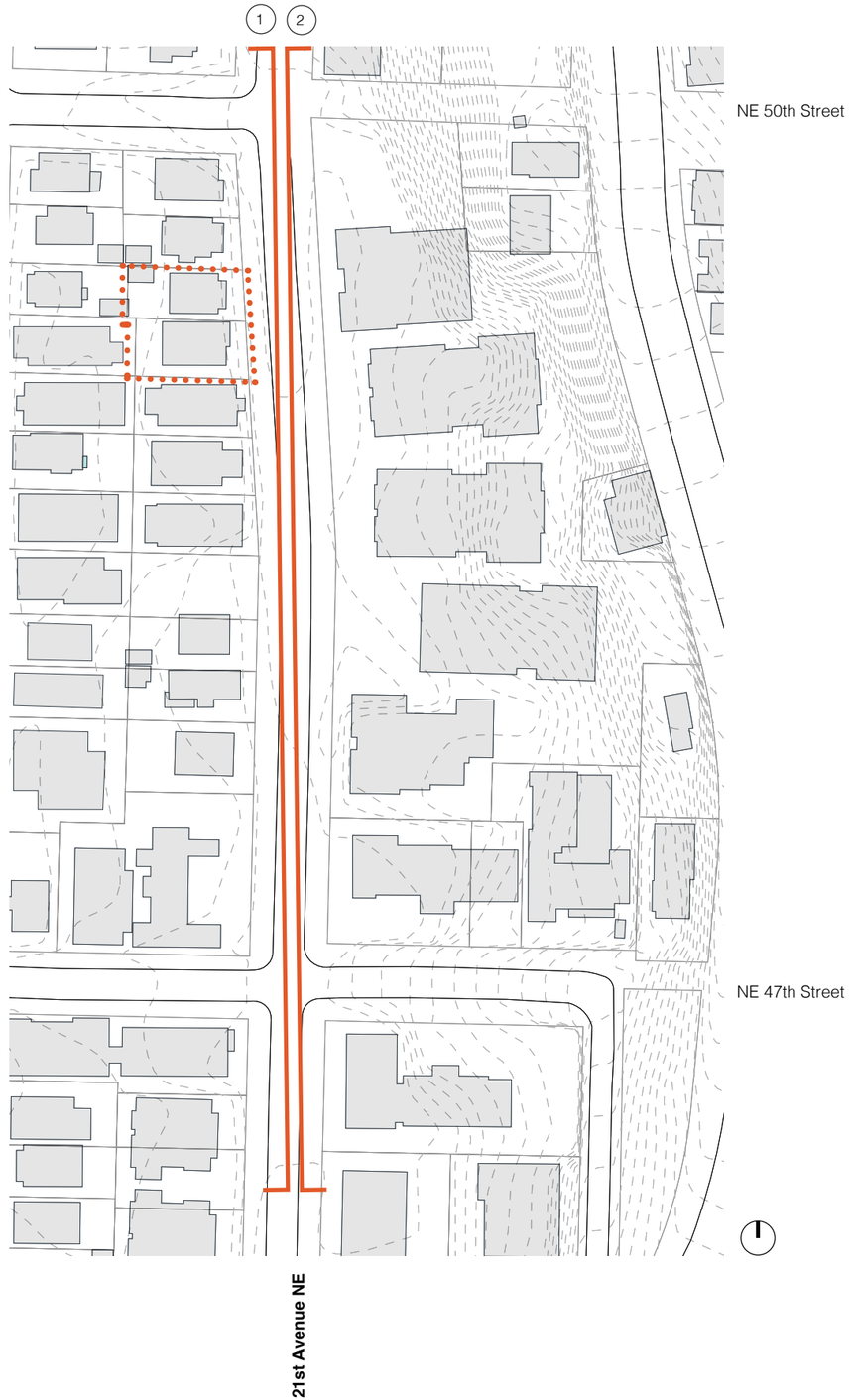
Single Family

Single Family

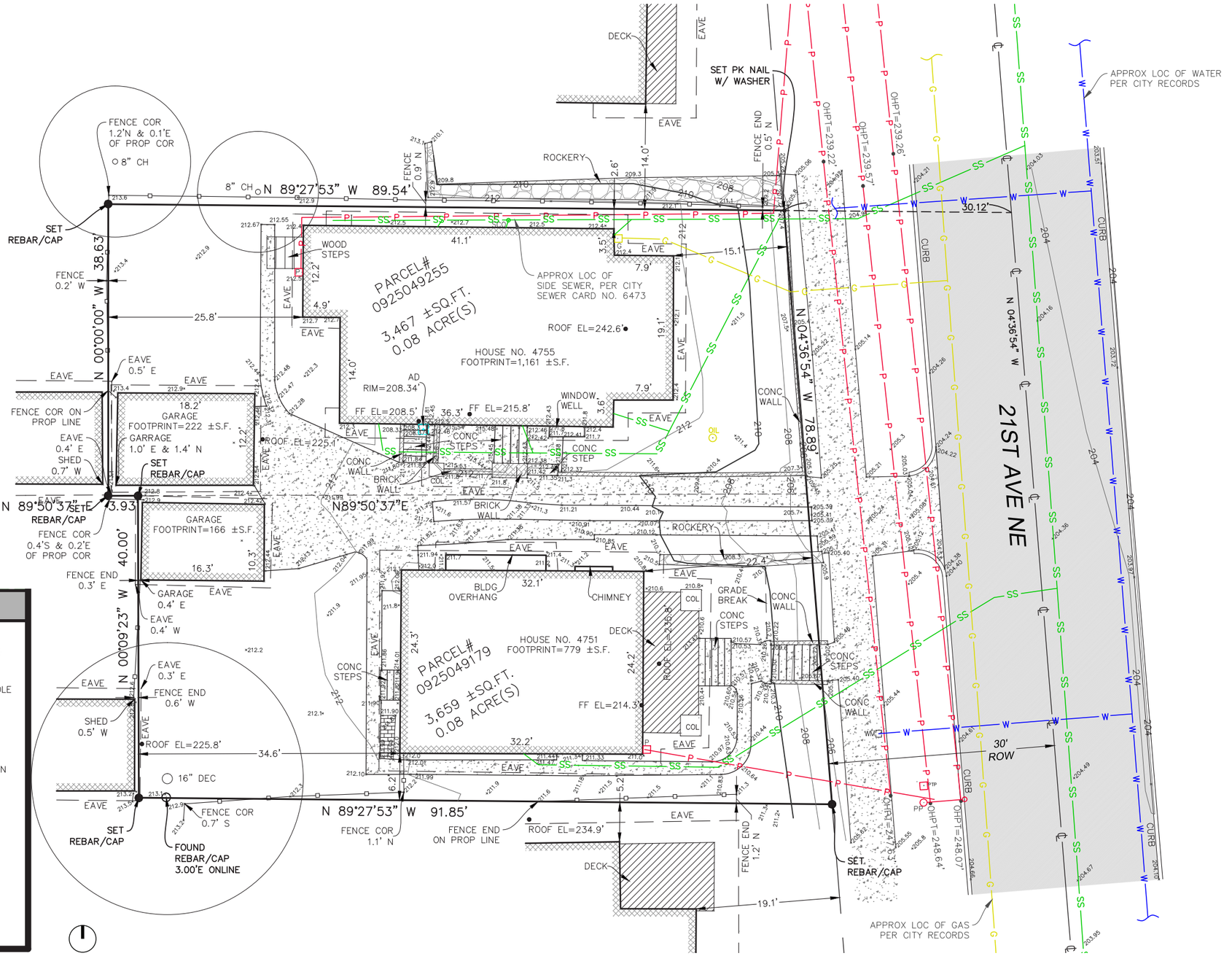


SITE

NE 50th Street



SITE SURVEY



LEGEND

	AREA DRAIN		MONUMENT IN CASE (FOUND)
	ASPHALT SURFACE	OIL	OIL FILL CAP
	BUILDING	PTP	POWER TRANSFORMER ON POLE
	BRICK SURFACE	P	POWER METER
	CENTERLINE ROW	P	POWER (OVERHEAD)
SCO	CLEANOUT	PP	POWER POLE W/ LIGHT
	CONCRETE SURFACE	OHPT	OHP TRANSMISSION ELEVATION
	RETAINING WALL		REBAR AS NOTED (FOUND)
	DECK		REBAR & CAP (SET)
COL	COLUMN		ROCKERY
	FENCE LINE (WOOD)	SS	SEWER LINE
G	GAS LINE		SEWER MANHOLE
G	GAS METER	SIZE TYPE	TREE (AS NOTED)
	NAIL AS NOTED	W	WATER LINE
		WM	WATER METER

SITE CONDITIONS & CONSTRAINTS



CONSTRAINTS

- There are many recently developed cohousing and SEDU projects in the immediate vicinity that are primarily located on single lots. The massing of these development projects is extremely vertical and many of the buildings are iterations of the same design.
- The site is comprised of two lots, 4751 21st Avenue NE and 4755 21st Avenue NE, and the preferred design takes advantage of this proportion in siting the building to have a more balanced relationship of horizontal to vertical massing along the street facade.
- The site is located mid-block along 21st Avenue NE between NE 47th Street and NE 50th Street. The preferred alternative is designed with a generous central courtyard that engages the streetscape along 21st Avenue NE and provides ample light and air to the entire project within the given constraints.
- The site is elevated from the street by approximately 6 feet. The design approach uses this topography change to provide a partially below grade basement. This minimizes the impacts of site utilities on the project and providing day-lit garden-style basement units at the rear of the site.
- There is no alley access. All access is to be taken from 21st Avenue NE

ARBORIST REPORT

Andrew Lyon
ISA certified arborist, PN-6446A
ISA Tree Risk Assessment Qualified

8109 240th St SW
Edmonds WA 98026
206-734-0705

2/1/2019

Arborist Inventory Report for:

4751 & 4755 21st Ave NE

Seattle WA 98105

This report includes all trees at least 6" in diameter at breast height (DBH) on or within 5' of this lot. All measurements were made by taking the circumference of the trunk and dividing by 3.14. In cases where the tree has multiple trunks the total DBH was found by taking the square root of the sum of the squares of each of the trunk's DBHs. The trees are numbered and located according to the attached tree map.

According to the guidelines in the Director's Rule 2008, there are no groves on or overhanging these lots. There are no Exceptional Trees on or overhanging these lots.

1. Flowering Plumb *Prunus cerasifera* DBH 17”, 28’ tall with a 15’ drip line. This tree is in fair condition and is to be removed.

2. Sweet Cherry *Prunus avium* DBH 8”, 25’ tall with a 9’ drip line. This tree is to be retained and protected. A tree protection area shall be created by fencing the unpaved area on the lot within 7’ of the tree with 4’ orange construction fencing and there shall be no site disturbance, excavation, grade change, traffic, storage of materials or washing of materials within the fenced area throughout the development project.

3. Sweet Cherry *Prunus avium* DBH 7”, 25’ tall with a 5’ drip line. This tree is to be retained and protected. A tree protection area shall be created by fencing the unpaved area on the lot within 4’ of the tree with 4’ orange construction fencing and there shall be no site disturbance, excavation, grade change, traffic, storage of materials or washing of materials within the fenced area throughout the development project.

4. Camellia *Camellia japonica* DBH 6”, 8’ tall with a 7’ drip line. This tree is to be removed.

5. Camellia *Camellia japonica* DBH 7”, 8’ tall with a 5’ drip line. This tree is to be removed.

6. Portugal Laurel *Prunus lusitanica* DBH 8", 16' tall with a 10' drip line and 5’ Critical Root Zone. This tree has several trunks. It is growing as a street tree surrounding a Seattle City Light power pole. This street tree is to be retained and protected. A tree protection area shall be created by fencing the unpaved area within 10’ of the tree with 5-

Trees teach us that it's important to have roots, grow where you're planted, and be flexible. If you really believe in something, don't be afraid to go out on a limb ☺

Andrew Lyon
ISA certified arborist, PN-6446A
ISA Tree Risk Assessment Qualified

8109 240th St SW
Edmonds WA 98026
206-734-0705

6’ chain link fencing. SDOT’s tree protection sign shall be posted on the fencing and there shall be no site disturbance, excavation, grade change, traffic, storage of materials or washing of materials within the fenced area throughout the development project.

7. Portugal Laurel *Prunus lusitanica* DBH 6", 20' tall with an 8' drip line. This tree has several trunks. It is growing on the neighboring lot to the north. This tree is to be retained and protected. A tree protection area shall be created by fencing the unpaved area on the lot within 4’ of the tree with 4’ orange construction fencing. There shall be no site disturbance, excavation, grade change, traffic, storage of materials or washing of materials within the fenced area throughout the development project.

If you have any questions about these trees, please feel free to contact me. This report was prepared by:

Andrew Lyon

Andrew Lyon

ISA PN-6446A

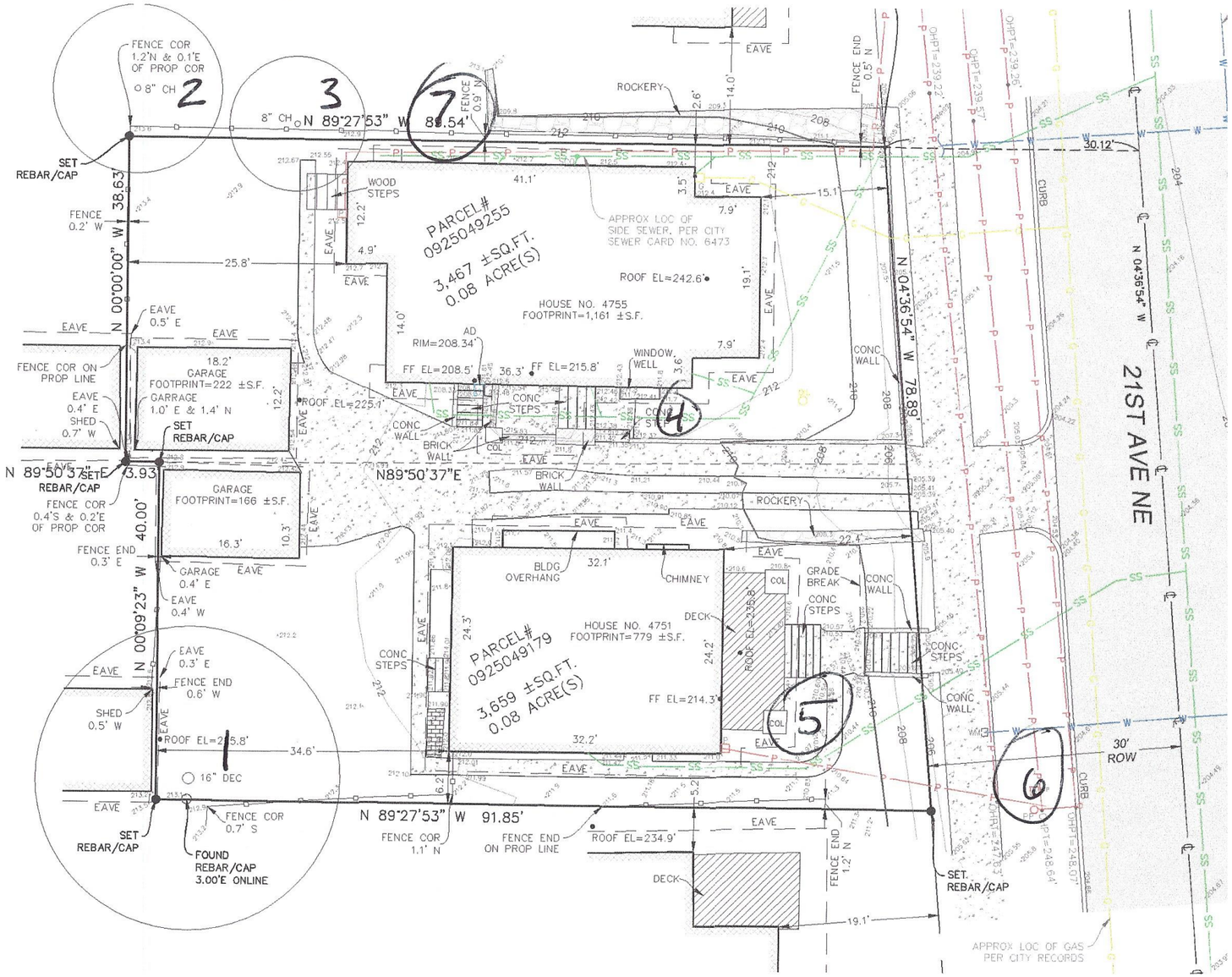
Tree Risk Assessment Qualified CTRA #512

4751 & 4755 21st Ave NE Tree Chart

Tree Number	Common Name	Total DBH inches	Exceptional?	On Property	Remove or Retain
1	Flowering Plumb	17	No	Yes	Remove
2	Sweet Cherry	8	No	Yes	Remove
3	Sweet Cherry	7	No	Yes	Remove
4	Camellia	6	No	Yes	Remove
5	Camellia	7	No	Yes	Remove
6	Portugal Laurel	8	No	ROW	Retain and protect
7	Portugal Laurel	6	No	No	Retain and protect

Trees teach us that it's important to have roots, grow where you're planted, and be flexible. If you really believe in something, don't be afraid to go out on a limb ☺

Tree Location Map

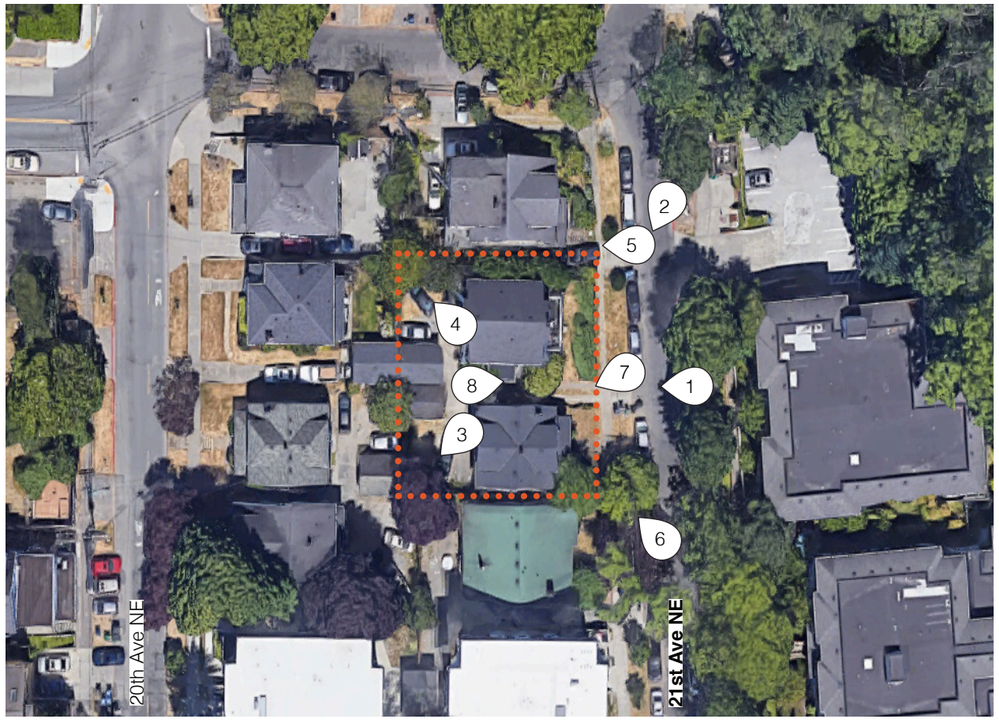


EXISTING CONDITIONS

The infill site dimensions are approximately 80 feet north-south by 92.9 feet east-west. It currently contains (2) 2-story single family structures with basements and (2) one-story detached garage structures, served by a shared driveway from of 21st Avenue NE. The existing structures and associated driveway is proposed to be removed.

Single family and multifamily structures surround the immediate site with student housing as the predominant use in the neighborhood context. East of the site, across 21st Avenue NE, is the Ivy Ridge Apartments. It spans the majority of the block between NE 47th Street and NE 50th Street and consists of five wood apartment structures, each providing 150 units. Directly west of the site are two craftsman-style single family structures and to the south is a single family structure, all constructed in 1922. To the north is a single family structure that has been converted to a fraternity house. Two parcels to the south are “twin” four-story congregate housing structures, similar in scale to the proposal for this site. The site’s topography is generally flat with a slope located along the east property line, mitigating the approximate 6 foot difference between the primary site elevation and the lower right-of-way elevation.

The site is located mid-block and has potential views towards the Cascades to the east. The site has excellent access to both the University Way NE commercial corridor to the west and University Village to the east. The University of Washington Campus is two blocks to the south of the site and Ravenna Park is three blocks to the north of the site.





1 View at rear setback looking Southwest



2 View of site looking Southwest on 21st Avenue NE



3 View of site looking West on 21st Avenue NE



4 View at rear setback looking Northwest



5 View at 21st Avenue NE looking at north property line



6 View of site looking Northwest on 21st Avenue NE



7 View of shared driveway looking Southwest



8 View at shared driveway looking East

DESIGN GUIDELINES

CONTEXT AND SITE

CS2 URBAN PATTERN AND FORM

B - Adjacent Sites, Street and Open Spaces

The proposed design of Alternative 3 provides a strong connection to the streetscape along 21st Avenue NE through a simple approach to massing design. A two-story exterior entry portal provides physical and visual connection between the street and the large internal courtyard.

In addition to the entry, an external stair, partially exterior corridor, shared common “living room”, and courtyard furnishings activate the connection between the street and the large internal courtyard.

The project proposes an increased front setback ranging between 7’-6” to 16’-4”. This increased setback allows for seating, hardscape and planting areas and is responsive to existing adjacent structures.

C. - Relationship to the Block

The site is zoned LR3 and is located close to a zone transition, one block north of the proposed development at NE 50th Street. The site is located two blocks north of the University of Washington campus which is zoned Major Institutional.

The neighborhood context is evolving, as indicated by the recently completed apartment and congregate housing developments that serve to meet the demand for off campus housing. Structures in the area range from one story single family homes to five story residential buildings with the majority of them housing students.

The proposal acknowledges this condition and in response provides larger than compliant setbacks, a large internal courtyard, and amenity areas that provide substantial open space.

The proposed 4-story structure is consistent with the surrounding context and patterns of recent development.

The proposal combines two infill lots to create a proposal that is complementary and sensitive to adjacent uses, recent developments, and the surrounding zoning.

CS2 URBAN PATTERN & FORM

D - Height, Bulk, and Scale

The proposal is consistent with recent surrounding development. The three alternatives demonstrate a progression in response to height, bulk and scale, with alternative 3, the preferred alternative creating a better-scaled proposal.with smaller massing elements.

An exterior, street facing stair and exterior entry portal reduces the height, bulk and scale facing the street. This creates a visual connection between the internal courtyard and the streetscape while creating relief and modulation.

Generous setbacks are provided to neighboring structures along the rear of the site. Modulation at the building corners minimize the overall bulk and scale and increase setbacks,. Allowing increased access for light and air to adjacent structures and the proposed large rear amenity area.

Architectural modulation and material expression will further reduce the height, bulk and scale of the proposal. Detailed design efforts will include large windows and door openings, to provide depth and transparency.

By combining the two parcels and locating the courtyard at the center, the project is able to control and limit the impact that this central space will have on adjacent properties while engaging the streetscape.

CS3 ARCHITECTURAL CONTEXT AND CHARACTER

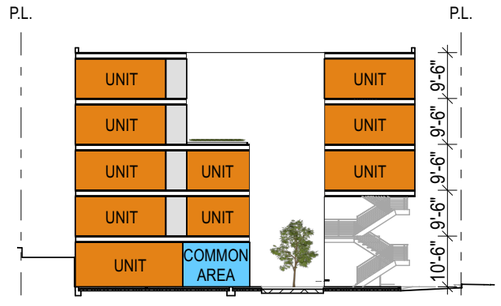
A. - Emphasizing Positive Neighborhood Attributes University District Supplemental Guidance CS3.1.a : Foster the eclectic mix of architectural styles and forms.

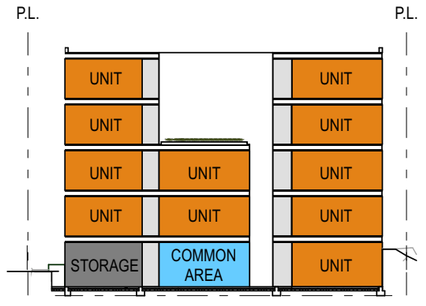
The proposed structure responds to the current demand for off campus housing. It utilizes the existing zoning and contributes to the positive evolution of the neighborhood from predominantly single-story structures to four-story structures.

The majority of recent developments occur on single lots which yields tall and slender project proposals with a partially below grade story. These homogenous designs are repeated throughout the immediate surroundings.

The proposed structure, consistent with the scale of recent development, seeks to improve upon the repetitive and vertical building forms. Larger setbacks, internalized services and a large central courtyard that engages the streetscape enhance the typology and can serve as an example for future development in the neighborhood.

The project proposes a grounded massing and large open central space visually connected to the street that can help establish a positive and desirable context for the neighborhood.





PUBLIC LIFE

PL1 CONNECTIVITY

C - Outdoor Uses and Activities

The proposed project focuses activity at three areas: the internal central courtyard, the entry amenity area, and the rear amenity area. Each of these activity areas are located to address access to light, views across spaces, or pedestrian routes.

The courtyard is located centrally within the project, allowing views through it from the streetscape, exterior stairway, exterior corridor, ground level units and common “living room”.

An amenity area is provided adjacent to the sidewalk and supports the entry sequence into the structure. An increased setback along 21st Avenue NE allows sun exposure to the proposed seating and planting areas.

A primarily transparent shared bicycle storage area helps activate the entry amenity area, the courtyard and further connects the streetscape to the proposal.

Generous setbacks are provided to neighboring structures along the rear of the site. Modulation at the building corners minimize the overall bulk and scale and increase setbacks, allowing inVcreased access for light and air to adjacent structures and the proposed large rear amenity area.

PL2 WALKABILITY

A - Accessibility

The exterior entry portal provides access for all residents and visitors to the common interior space, trash and bicycle storage, common “living room” and ground level units.

Access from the streetscape to the internal courtyard and amenity areas is designed to allow access to be the same for all.

PL3 STREET LEVEL INTERACTION

A - Entries
University District Supplemental Guidance PL3.1.a : Design prominent, accommodating entries.

The building entry is defined through a welcoming two story exterior entry portal and amenity area that visually connects the streetscape to the internal central courtyard.

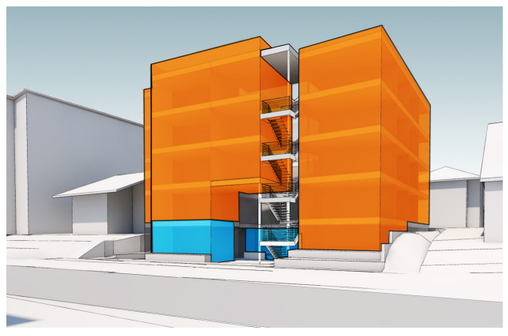
Landscape, planters, small scale hardscape pavers, exterior seating, along with an increased front setback, contribute to a positive streetscape and provide an appropriate buffer transition. In addition, these elements provide a buffer to thethe ground level street-facing residential unit. The landscape elements create a more private garden experience, shielded from the sidewalk.

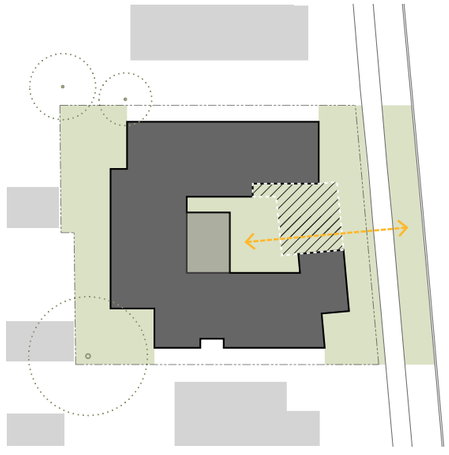
PL4 ACTIVE TRANSPORTATION

B - Planning Ahead for Bicyclists :

Enclosed bicycle parking is provided for all units at ground level.

A street-facing, primarily transparent bicycle storage area is located to be accessible, convenient, and prominent. It connects to the internal central courtyard and the streetscape with bicycle parking for all residents. It provides a shared use that activates the central courtyard.





DESIGN GUIDELINES

DESIGN CONCEPT

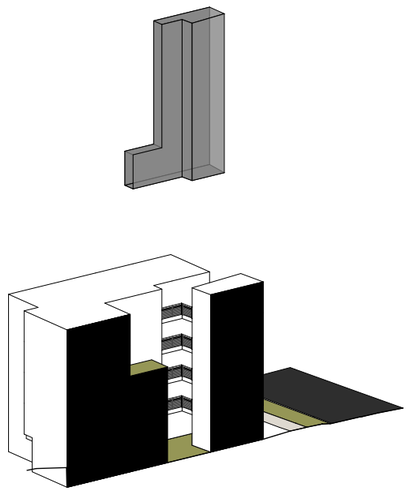
DC1 PROJECT USES & ACTIVITIES

C - Parking and Service Uses
University District Supplemental Guidance DC1.2.a : Locate services within the building

Building service spaces are primarily located at the rear of the site, away from pedestrian activity areas, to limit their impact and reduce areas of blank walls.

To minimize the impact of the solid waste areas to pedestrians and the streetscape, yet provide them in a convenient location for pick-up,, an enclosed solid waste room is provided that is recessed from the sidewalk nearly 16 feet.

A street-facing, primarily transparent bicycle storage area will become a design feature, connecting the streetscape and the internal central courtyard visually and through active circulation.



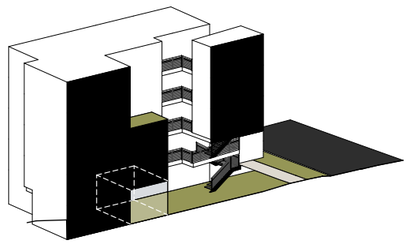
DC2 ARCHITECTURAL CONCEPT

A - Massing
University District Supplemental Guidance DC2.1.b : Reduce bulk and scale of large buildings

The design concept embraces the dimensions and proportions of the double infill lot and proposes a simple grounded volumetric expression around a large central internal courtyard.

In contrast to similar structures in the area, the design features an internal central courtyard that visually connects to the streetscape through an exterior entry portal and amenity area.

Multiple strategies including an exterior entry portal, exterior street-facing stairway, exterior corridors, and a central interior common space reduce the proposed mass to the streetscape. In combination with articulated secondary architecture features, the development activates the pedestrian with a series of wayfinding elements, creating a welcoming experience throughout the project.



DC3 OPEN SPACE CONCEPT

A - Building-Open Space Relationship

The design alternatives present different strategies for incorporating open space into the development.

Alternative one provides open space, primarily, along interior lot lines. Alternative two provides open space at the rear of the site, combining the rear setback with an interior courtyard. Alternative three, the preferred alternative, provides a central courtyard that connects to the streetscape through an entry portal and amenity area.

A central common interior space directly opens to the large internal courtyard and landscaped seating area.

An external stair, partially exterior corridor, and corridor windows along the courtyard activate the internal central courtyard.

C - Design
University District Supplemental Guidance DC3.1.a : Design outdoor amenity areas, open space, and pedestrian pathways to be a focal point and organizing element within the development

As previously noted in Design Concept Interior/Exterior fit, the preferred alternative proposes a central courtyard that connects to the streetscape through an entry portal and entry amenity area.

The proposal incorporates program, seating, and landscape strategies to shape and activate the internal central courtyard, exterior entry portal, and entry amenity area.

The program around the central courtyard is organized to minimize the impact of service spaces on the amenity areas.



DC4 MATERIALS

D - Exterior Elements and Finishes

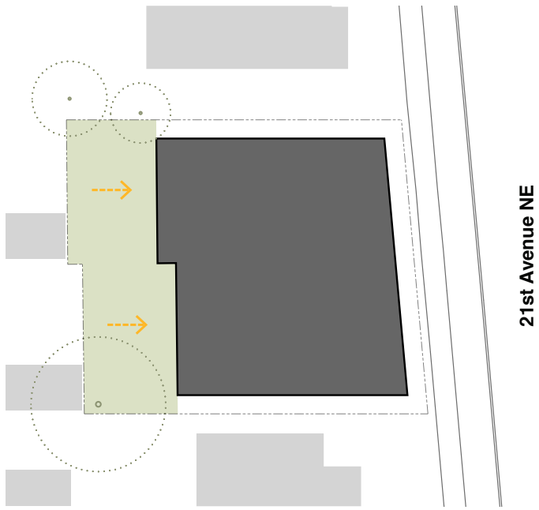
The internal central courtyard is defined by a central landscape area that features a prominent tree.

Surrounding this landscape area are a combination of landscape planters, hardscape, and seating that add visual interest and sponsors activity through the exterior spaces on the site. These extend from the internal central courtyard to the streetscape through the proposed exterior entry portal and entry amenity area.

The proposal preserves an existing non-exceptional mature tree at the rear of the site and incorporates it into the rear amenity area landscape design.

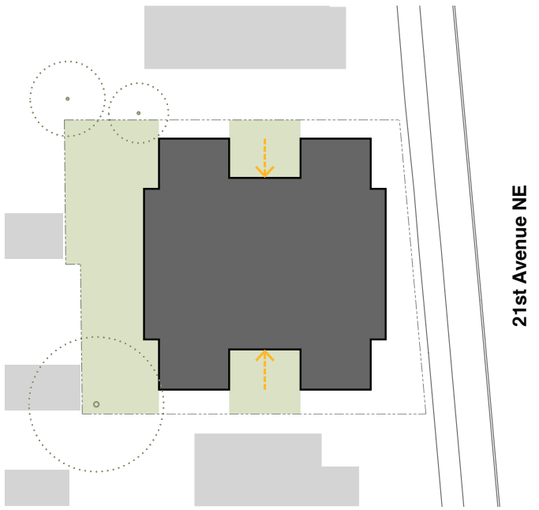
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MASSING EVOLUTION



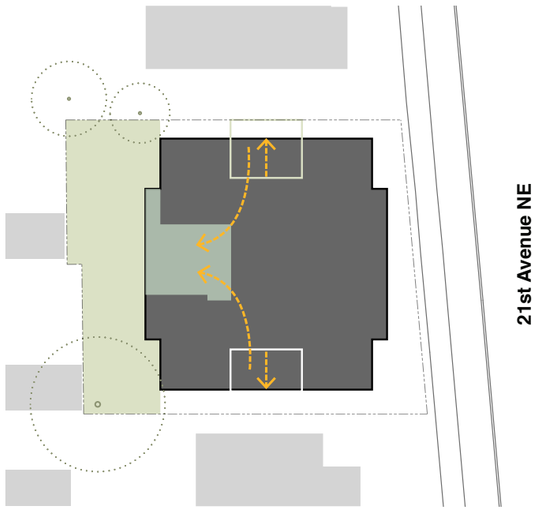
RESPONSE TO SITE CHARACTERISTICS

- Solid Massing per Zoning Envelope
- Common amenity area is located at the rear of the site in response to the existing tree at the southwest corner of the site, which is to remain



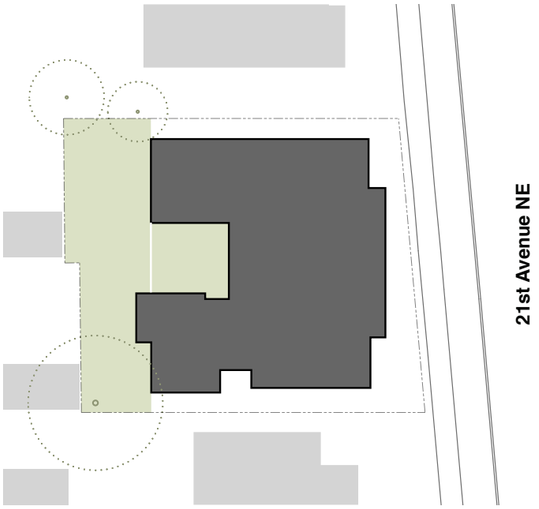
ALTERNATIVE 1

- Mass is carved away along the north and south sides to reduce bulk and scale
- Modulation allows access to light and air to units and adjacent neighbors
- Common amenity area is separated into three areas



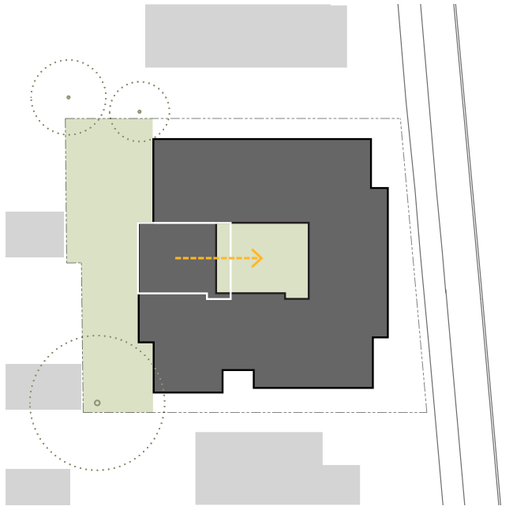
CONSOLIDATION OF AMENITY AREA

- Secondary exterior spaces are moved to combine with rear amenity area
- Street facing exterior space is primarily for access and circulation



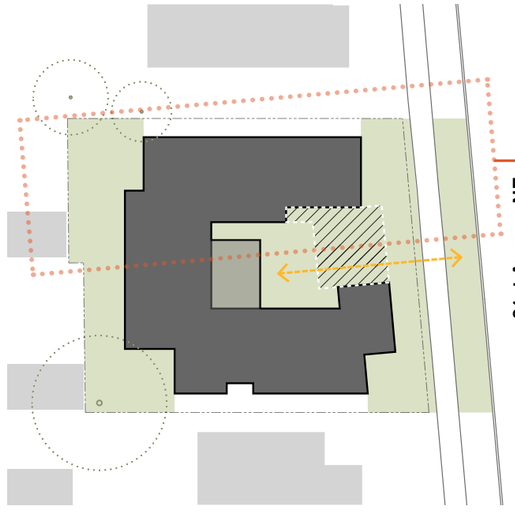
ALTERNATIVE 2

- A courtyard is provided at an elevation that engages the ground level units and connects to a rear common amenity area.
- Reduced modulation provided to neighbors along the north and south



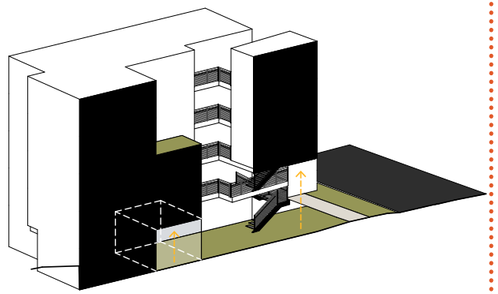
INTERNAL COURTYARD

- Courtyard shifts to the center of the structure to provide increased privacy to adjacent structures.
- Creates two distinct common amenity areas, one at rear as buffer to adjacent sites and one internal to structure for residents.

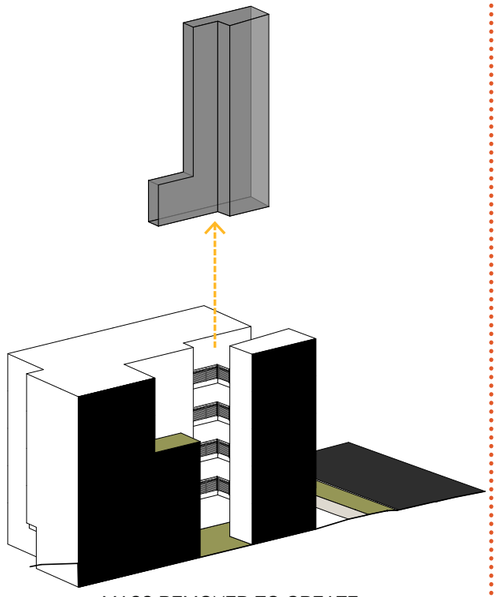


ALTERNATIVE 3 (preferred)

- The internal central courtyard visually and physically opens up to engage 21st Avenue NE and the streetscape through a double height entry portal and exterior stair.
- The internal central courtyard is activated by an exterior stair and segment of exterior walkway at all floors and a shared common interior “living room”
- Increased front setback provided to allow buffer between streetscape and street level residential use



MASS REMOVED TO CREATE
DOUBLE-HEIGHT OPEN ENTRY PORTAL AND
SHARED COMMON INTERIOR “LIVING ROOM”



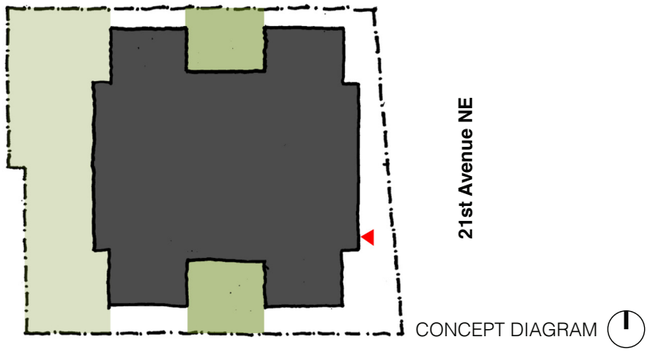
MASS REMOVED TO CREATE
EXTERIOR CORRIDOR
AND EXTERIOR STAIRWAY
ADJACENT TO COURTYARD

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DESIGN ALTERNATIVES

ALTERNATIVE 1

Gross Floor Area 18,030 sf

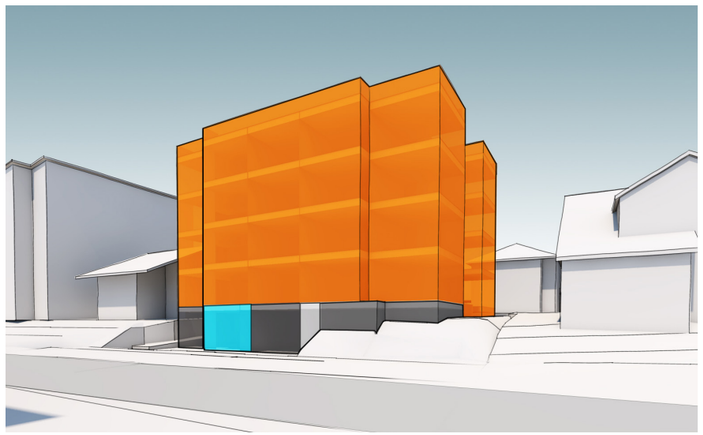


Advantages:

- Code compliant scheme
- Building circulation core is located interior to the building mass, reducing its impact on the exterior and adjacent neighbors

Disadvantages

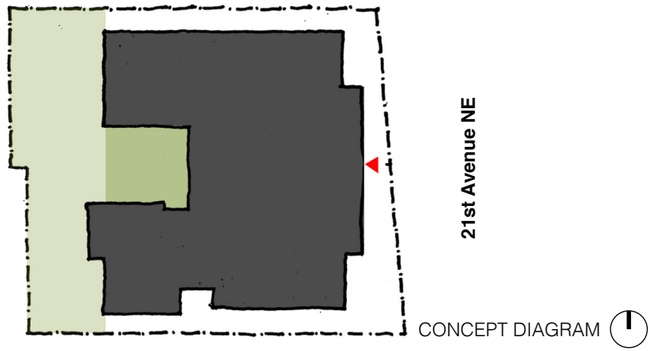
- Lack of connection between project open space and street
- Exterior amenity areas have little relationship to structure design
- Substantial Height Bulk and Scale at the street facing facade
- Units only have access to one exterior wall, limiting access to light and air
- Service spaces are provided at the ground level street facing facade



View looking Southwest from 21st Avenue Northeast

ALTERNATIVE 2

Gross Floor Area 17,894 sf

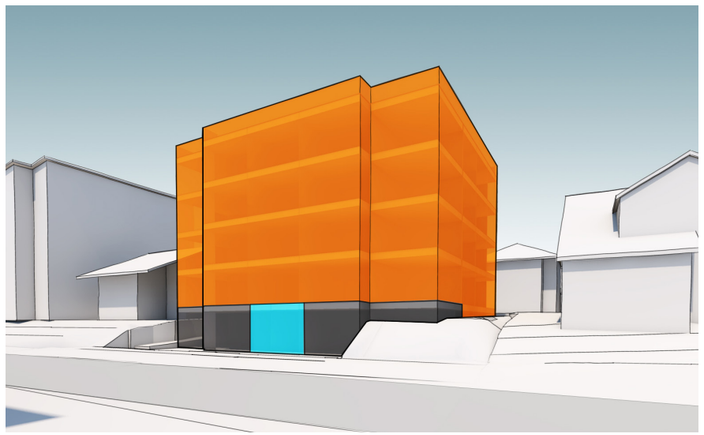


Advantages:

- Code compliant scheme
- One building circulation core is interior to the mass, reducing its impact on the exterior and adjacent neighbors.
- Rear amenity area connects to an internal central courtyard.

Issues

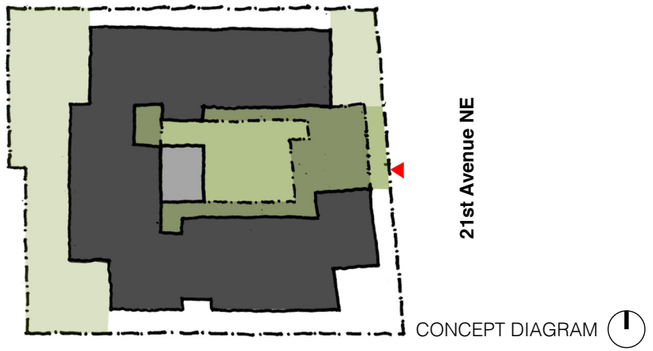
- Lack of connection between project open space and street
- Substantial Height Bulk and Scale at the street facing facade
- Service spaces are provided at the ground level street facing facade



View looking Southwest from 21st Avenue Northeast

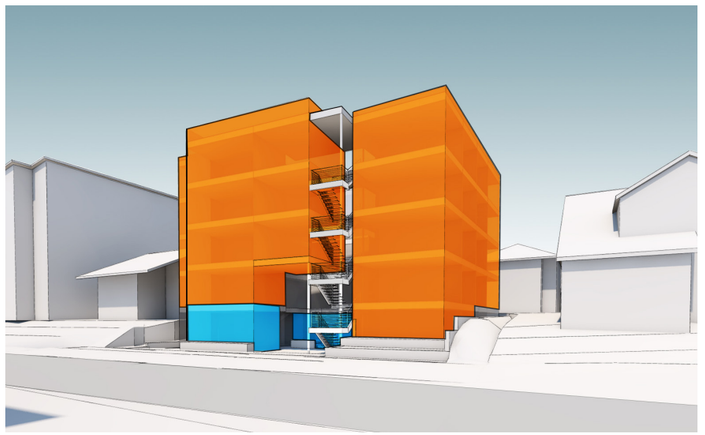
ALTERNATIVE 3 (PREFERRED)

Gross Floor Area 17,250 sf



Advantages:

- Code compliant scheme
- Internal central courtyard provided that visually connects to the street through a open entry portal.
- Exterior Stair provides visual connection between internal courtyard and 21st Avenue NE
- Courtyard is activated by a section of exterior Walkway that connects the exterior stair to the courtyard and by a small community “living room” at ground level.
- Majority of proposed service spaces are located at the interior of the project, limiting blank walls along 21st Avenue NE.
- Provides a generous front setback that responds to existing adjacent structures



View looking Southwest from 21st Avenue Northeast

ALTERNATIVE 1

Alternative 1 is a code compliant scheme with approximately 54 SEDU units.

This alternative proposes a new 4-story residential apartment structure with amenity areas located at grade along the rear and sides of the site. The units stack on all floors with an internal corridor providing access to all units and a stair core at the center of the scheme.

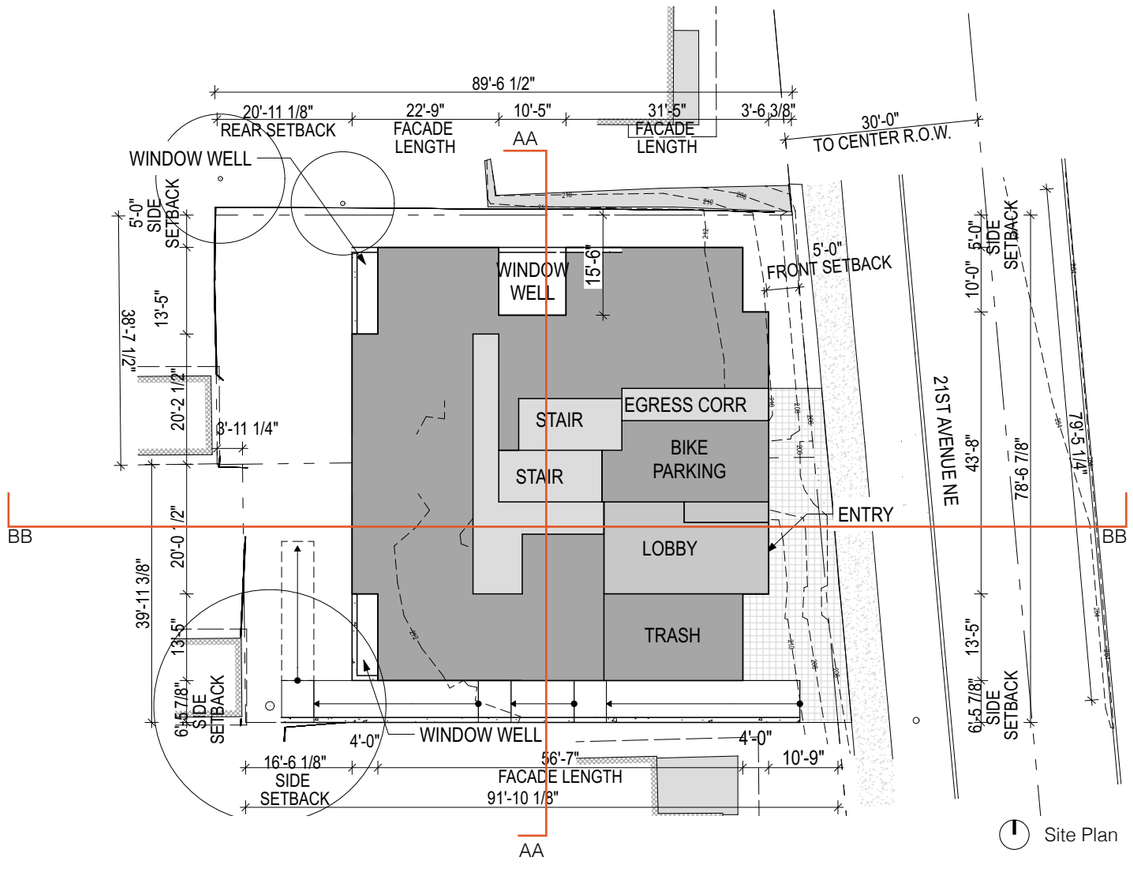
of Units - 54
of Parking Stalls - 0
of Bicycle Parking Stalls - 58
Gross Area - 18,030

Advantages:

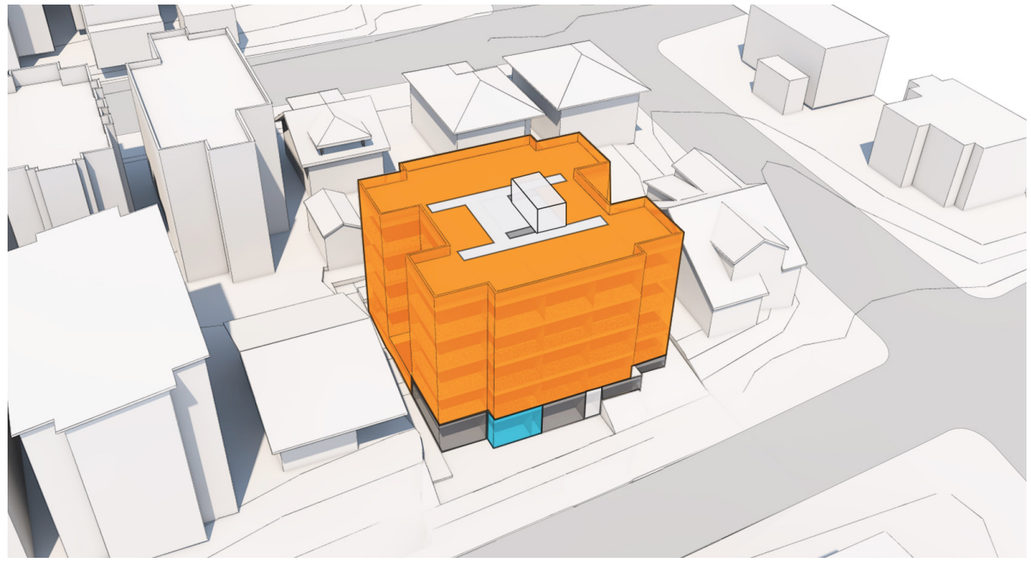
- Code compliant scheme
- Building circulation core is located interior to the building mass, reducing its impact on the exterior and adjacent neighbors

Disadvantages

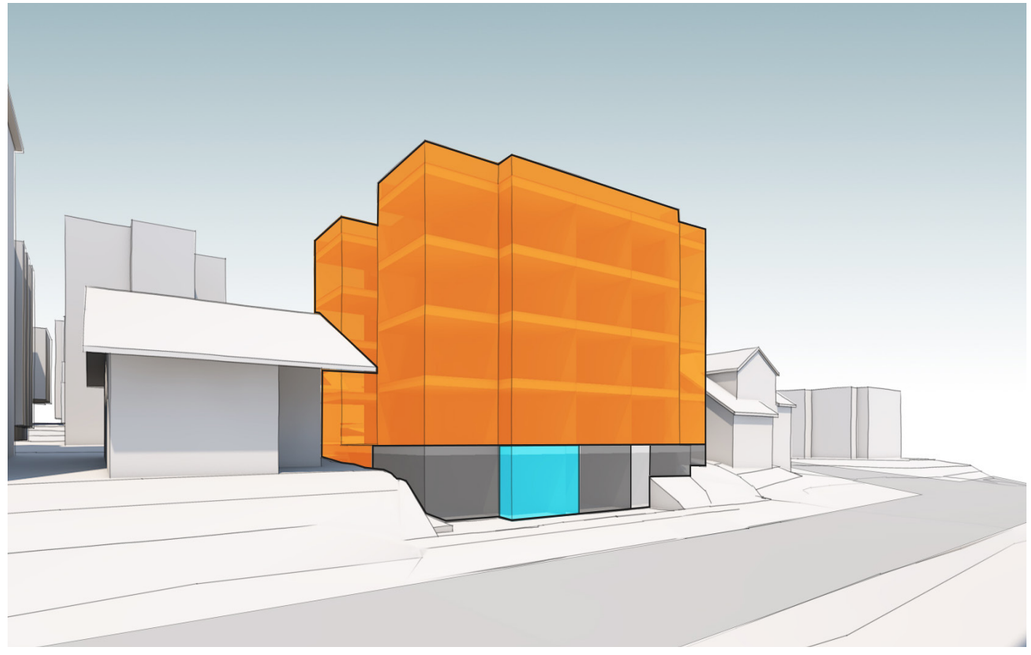
- Lack of connection between project open space and street
- Exterior amenity areas have little relationship to structure design
- Substantial Height Bulk and Scale at the street facing facade
- Units only have access to one exterior wall, limiting access to light and air.
- Service spaces are provided at the ground level street facing facade



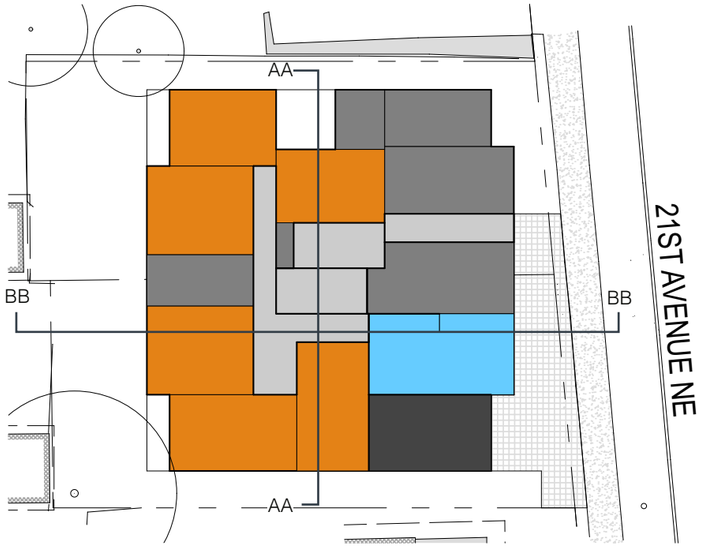
Site Plan



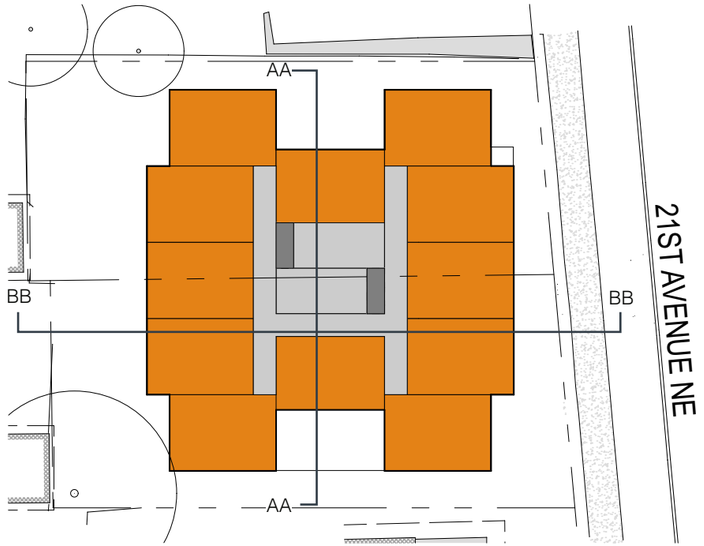
2 Aerial View from Southeast



1 View looking Northwest from 21st Avenue North



Ground Floor Plan



Typical Floor Plan

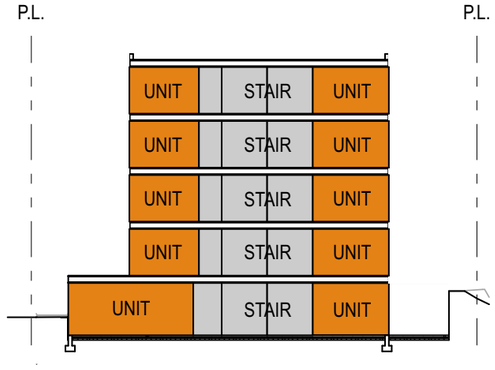
Apartment Unit

Interior Circulation

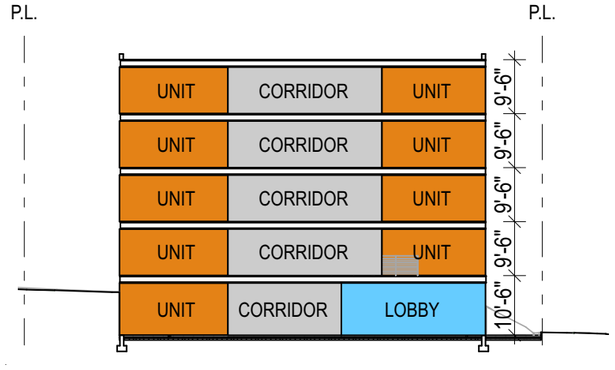
Transparent Bike Parking/
Common Area

Storage/Utility

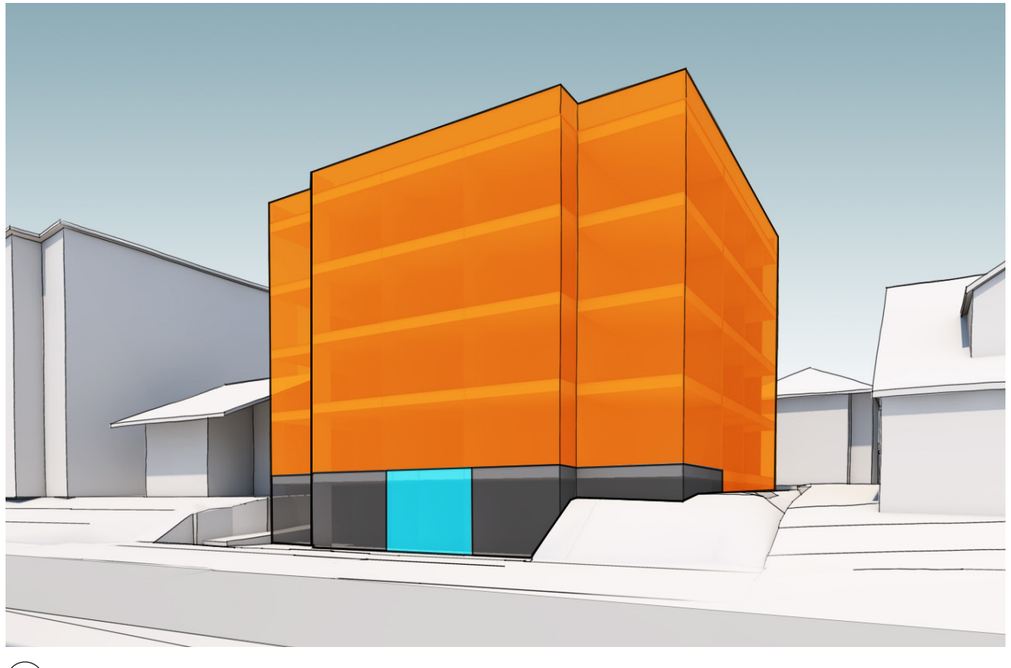
Solid Waste Storage



AA. Transverse Section looking E



BB. Longitudinal section looking N



3 View looking Southwest from 21st Avenue Northeast

ALTERNATIVE 2

Alternative 2 is a code compliant scheme with approximately 54 SEDU units.

This alternative proposes a new 4-story residential apartment structure with an amenity area located at grade along the rear of the site that connects to an internal courtyard. The units stack on all floor with an internal corridor providing access to all units. Two building stair cores are provided, one internal to the building and one along the south property line.

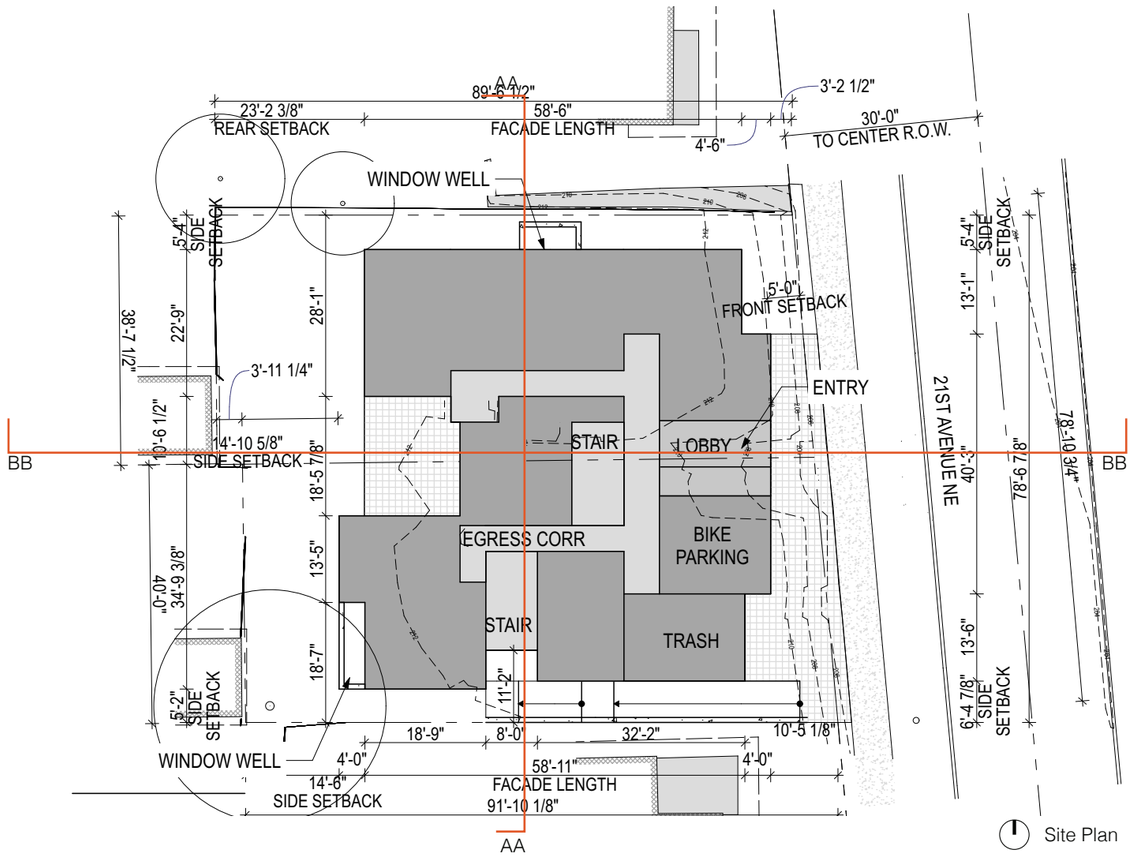
of Units - 54
of Parking Stalls - 0
of Bicycle Parking Stalls - 58
Gross Area - 17,894

Advantages:

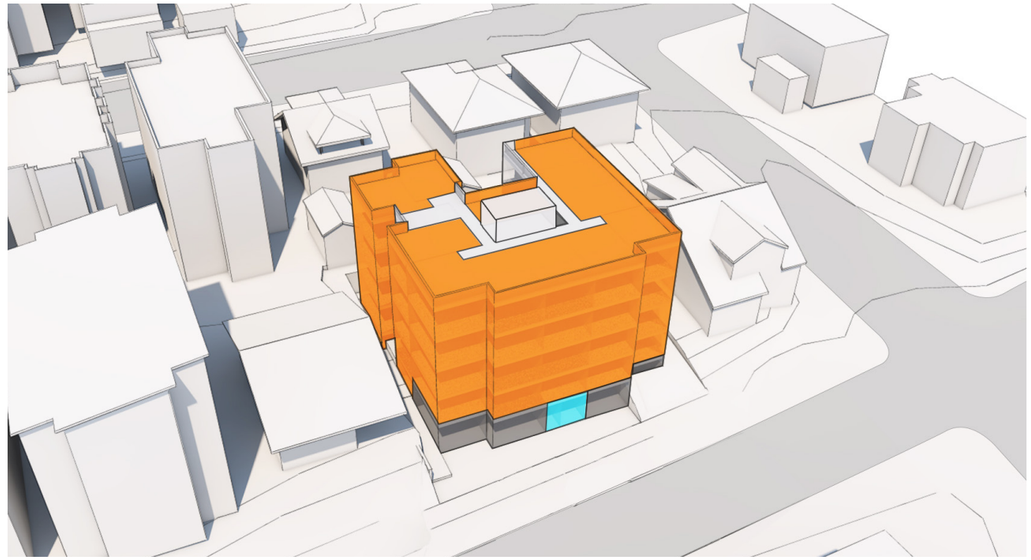
- Code compliant scheme
- One building circulation core is interior to the mass, reducing its impact on the exterior and adjacent neighbors.
- Rear amenity area connects to an internal central courtyard.

Issues

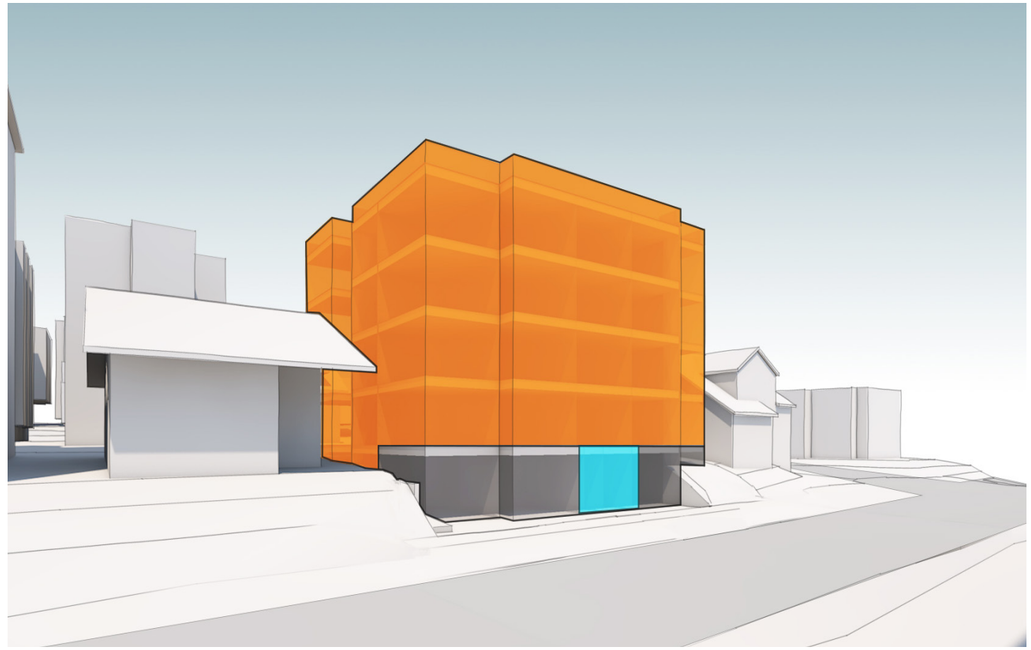
- Lack of connection between project open space and street
- Substantial Height Bulk and Scale at the street facing facade
- Service spaces are provided at the ground level street facing facade



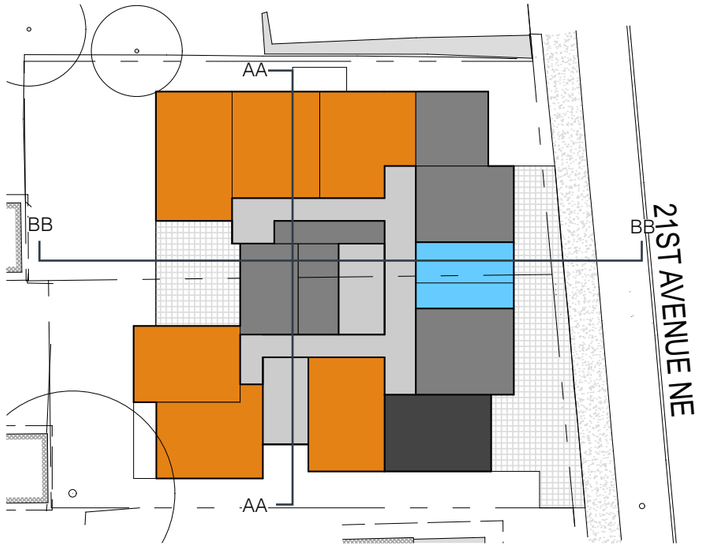
Site Plan



2 Aerial View from Southeast



1 View looking Northwest from 21st Avenue Northeast



Ground Floor Plan



Typical Floor Plan

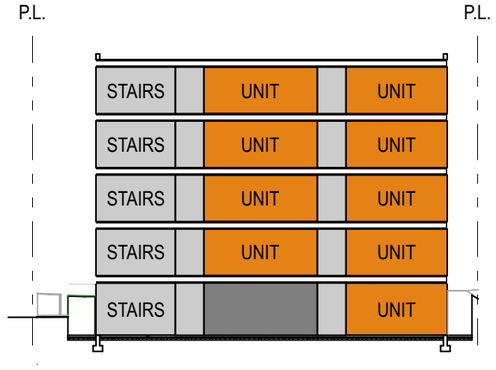
Apartment Unit

Interior Circulation

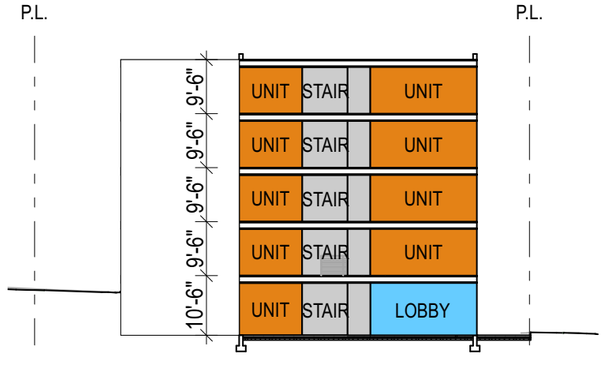
Transparent Bike Parking/
Common Area

Storage/Utility

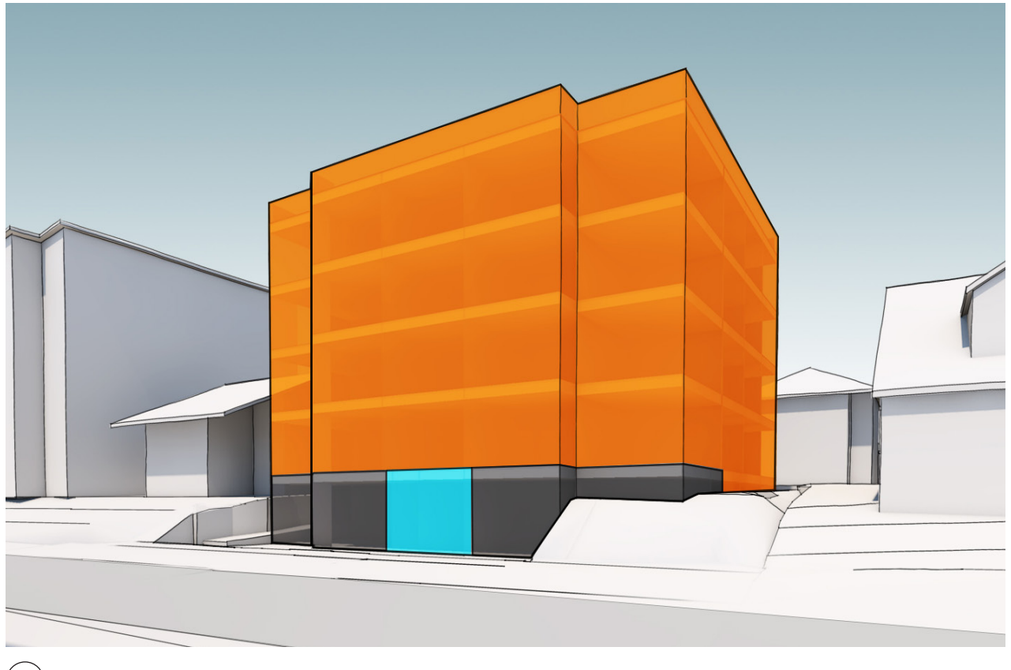
Solid Waste Storage



AA. Transverse Section looking E



BB. Longitudinal section looking N



3 View looking Southwest from 21st Avenue Northeast

ALTERNATIVE 3 (PREFERRED)

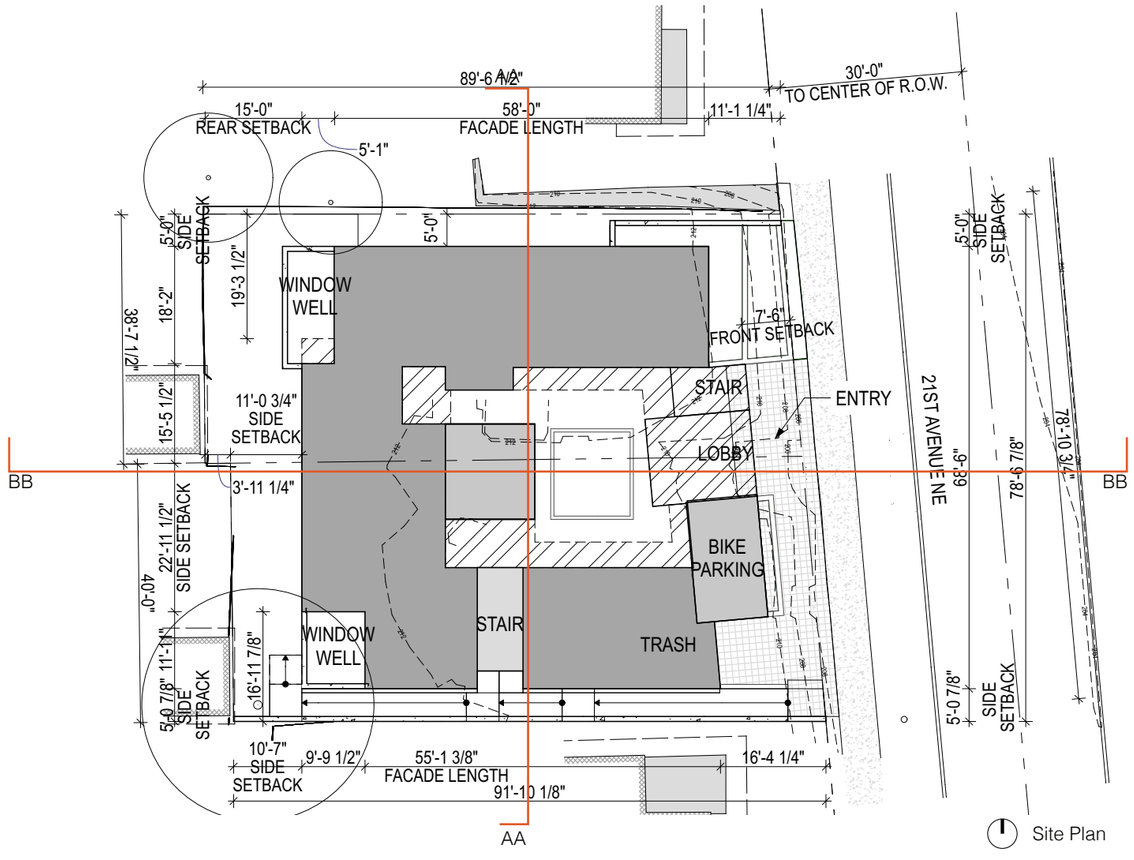
Alternative 3 is a code compliant scheme with approximately 54 SEDU units.

This alternative proposed creating a new 4 story residential apartment structure with amenity area located at grade along the rear of the site that connects to a building courtyard. The units stack on all floor with an internal corridor providing access to all units. Two building stair cores are provided, one internal to the building and one along the south property line.

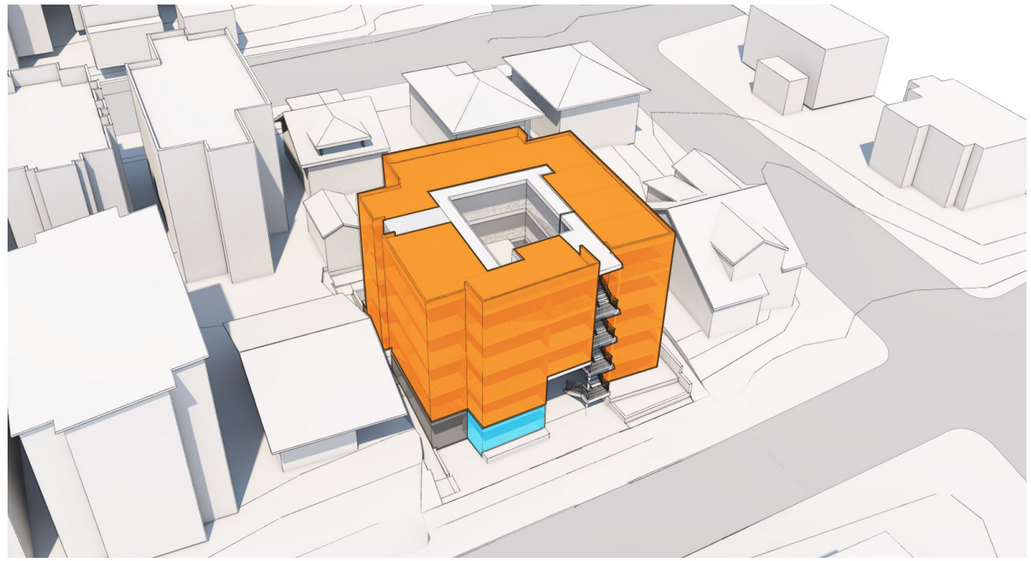
of Units - 54
of Parking Stalls - 0
of Bicycle Parking Stalls - 58
Gross Area - 17,250

Advantages:

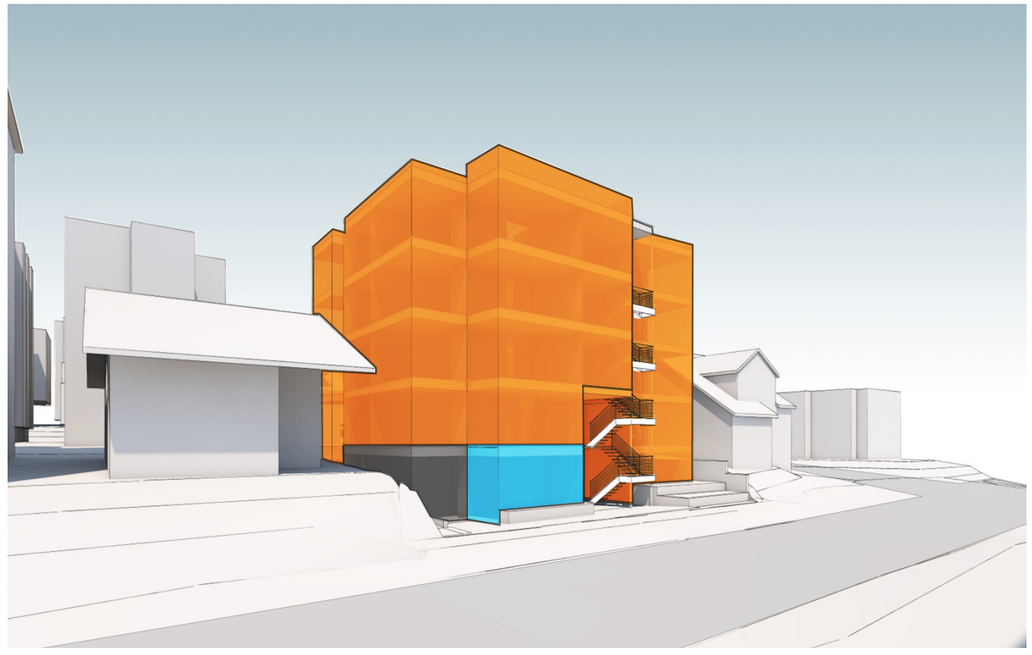
- Code compliant scheme
- Internal central courtyard provided that visually connects to the street through an exterior entry portal.
- Exterior Stair provides visual connection between internal courtyard and 21st Avenue NE
- Courtyard is activated by a section of exterior Walkway that connects the exterior stair to the courtyard and by a small community “living room” at ground level.
- Majority of proposed service spaces are located at the interior of the project, limiting blank walls along 21st Avenue NE.
- Provides a generous front setback that responds to existing adjacent structures



Site Plan



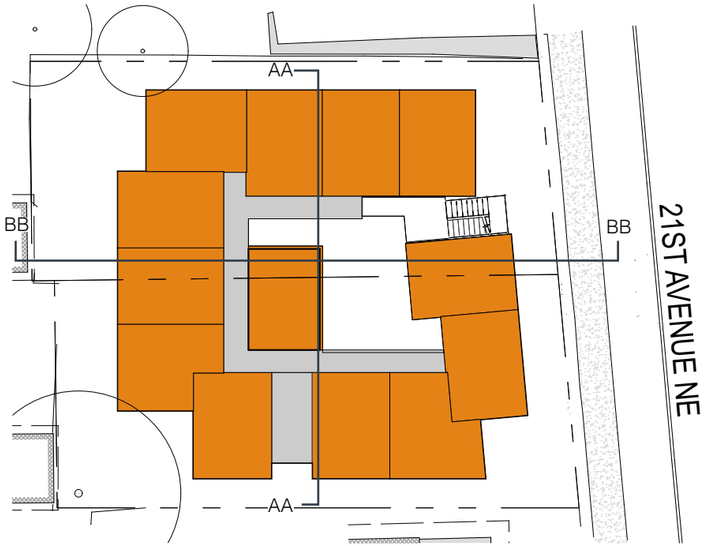
2 Aerial View from Southeast



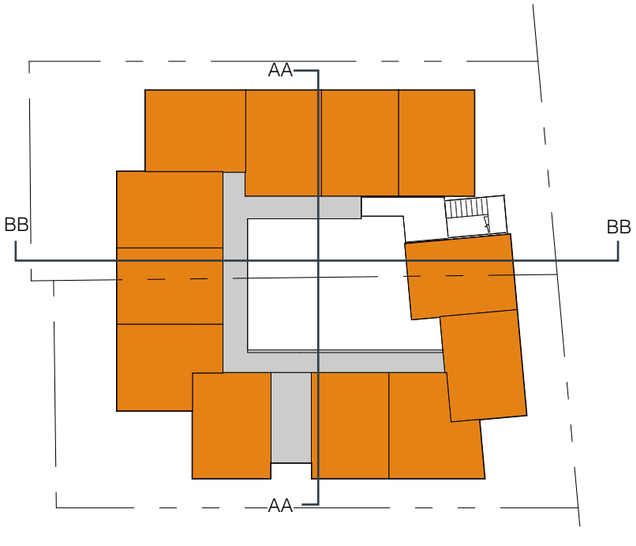
1 View looking Northwest from 21st Avenue Northeast



Ground Floor Plan



Second Floor Plan



Typical 3-4 Floor Plan

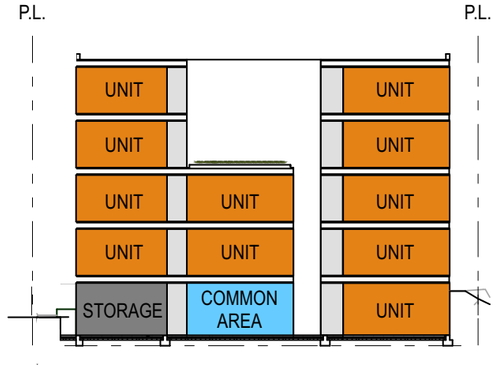
Apartment Unit

Interior Circulation

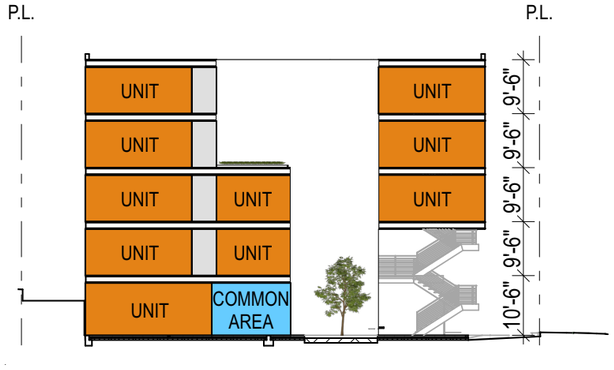
Transparent Bike Parking/
Common Area

Storage/Utility

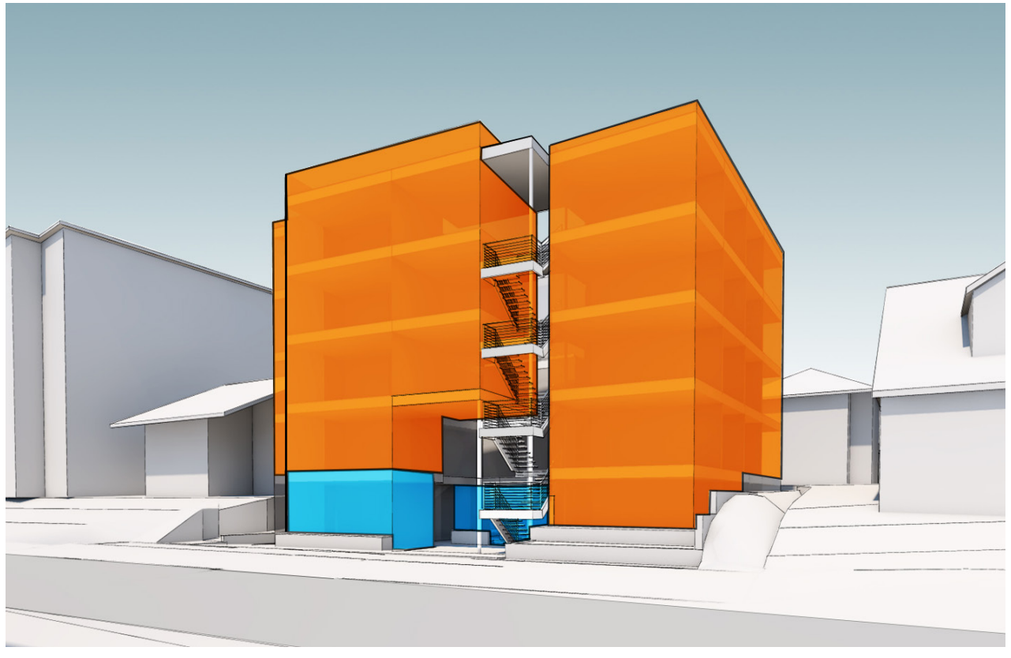
Solid Waste Storage



AA. Transverse Section looking E



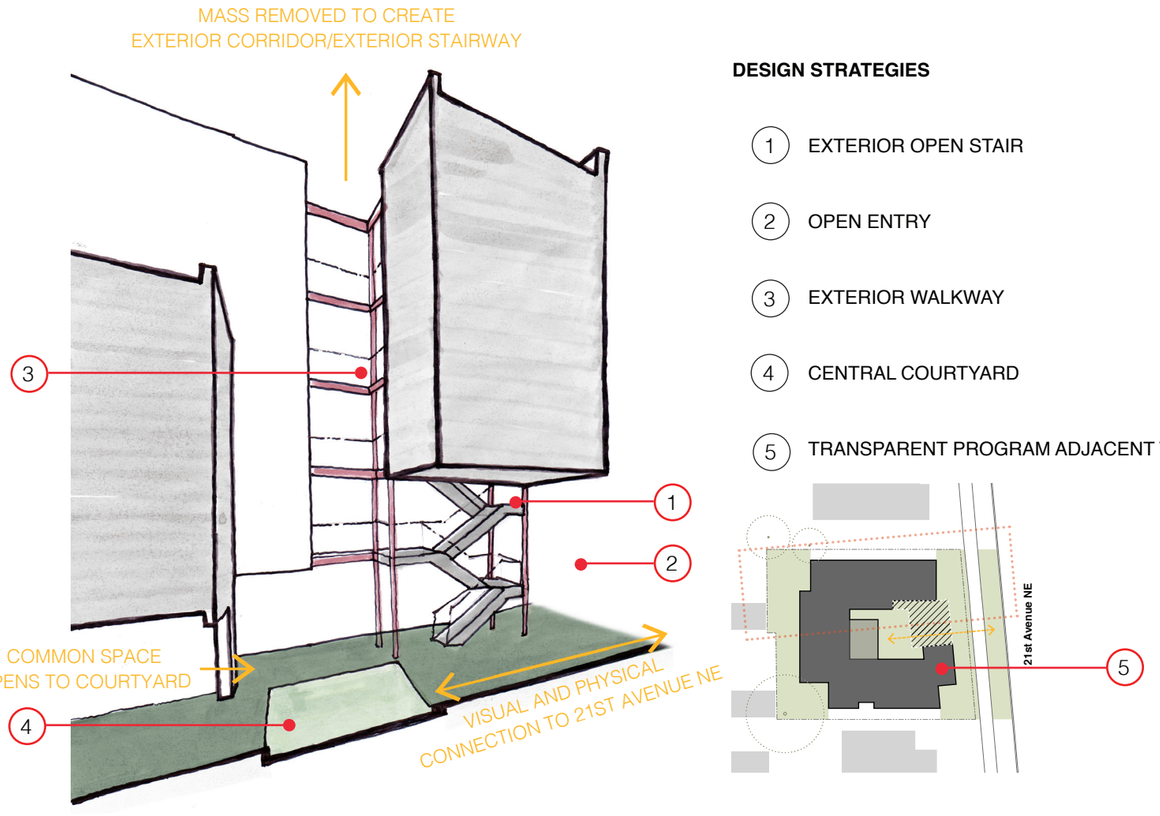
BB. Longitudinal section looking N



3 View looking Southwest from 21st Avenue Northeast

CONCEPT DEVELOPMENT

The design team did an analysis of projects which provided exterior and interior open spaces. These examples show the articulation of these architectural spaces.



Proposed Alternative 3

DESIGN STRATEGIES

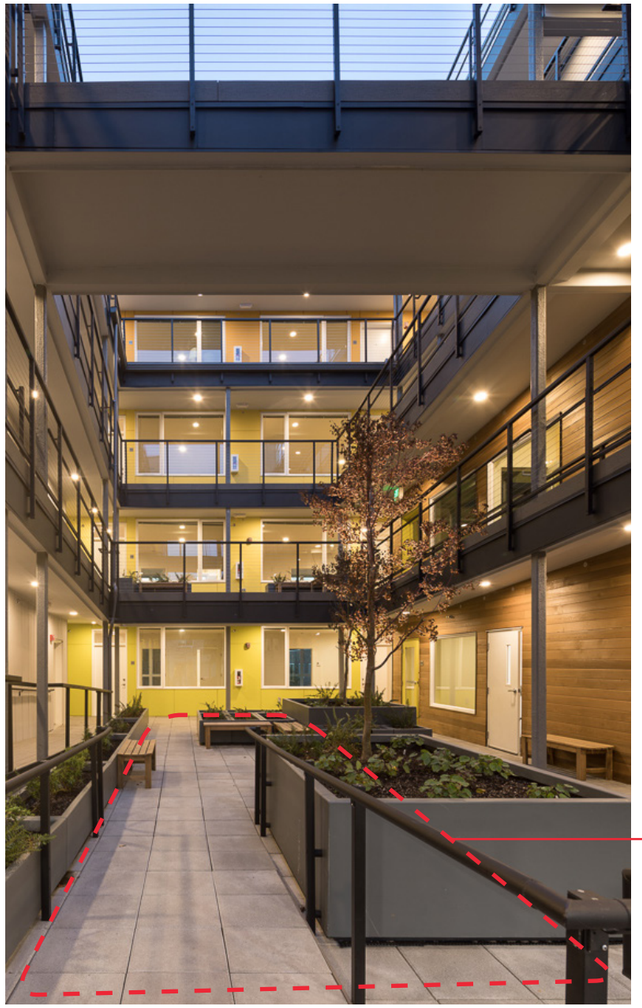
1. EXTERIOR OPEN STAIR
2. OPEN ENTRY
3. EXTERIOR WALKWAY
4. CENTRAL COURTYARD
5. TRANSPARENT PROGRAM ADJACENT TO ENTRY



Apartments at 1427 NW 65th Street
b9 Architects



1600 East John Street
Public 47 Architects



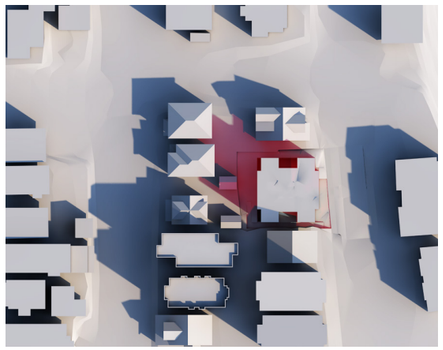
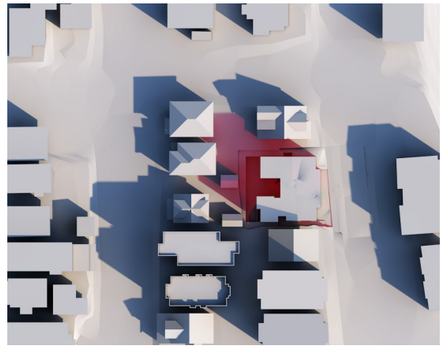
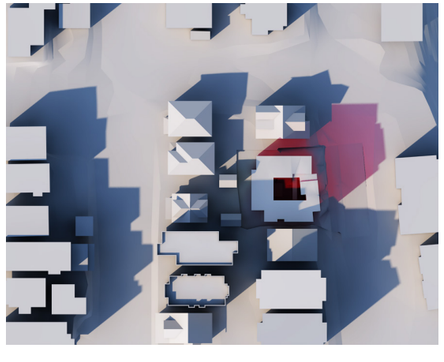
Apartments at 121 12th Avenue East
b9 Architects



Greggs Cycles, Bellevue
Weinstein A|U

SHADOW STUDIES

MARCH COMPARISON

	ALTERNATIVE 1	ALTERNATIVE 2	ALTERNATIVE 3
9 am			
12 pm			
3 pm			

ALTERNATIVE 1

ALTERNATIVE 2

ALTERNATIVE 3

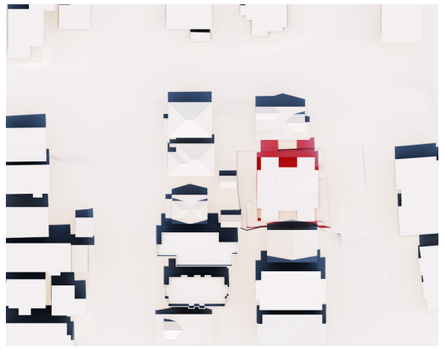
9 am

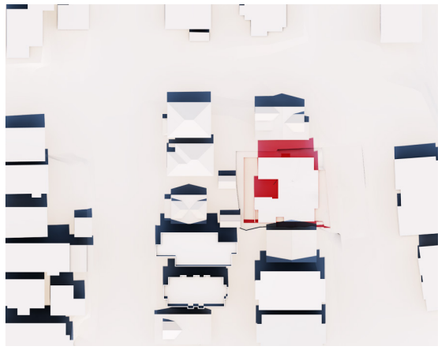


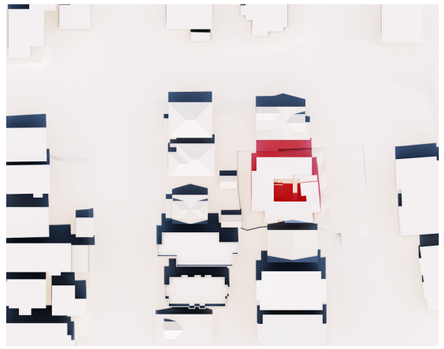




12 pm







3 pm







JUNE COMPARISON

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SHADOW STUDIES

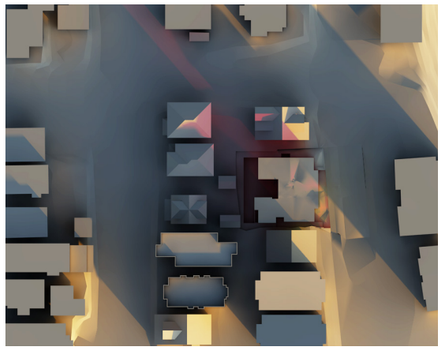
ALTERNATIVE 1

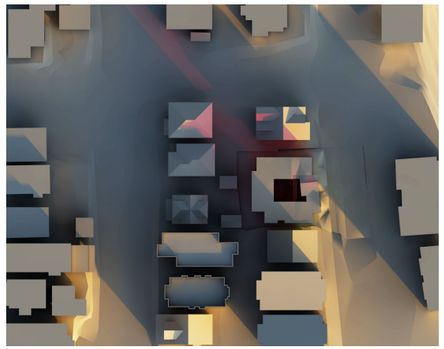
ALTERNATIVE 2

ALTERNATIVE 3

9 am



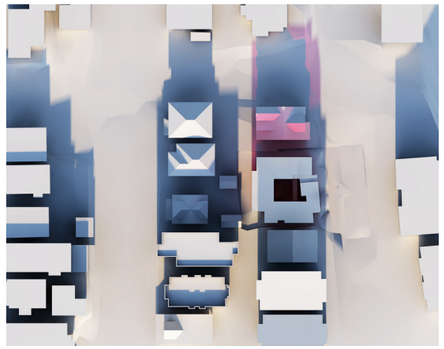




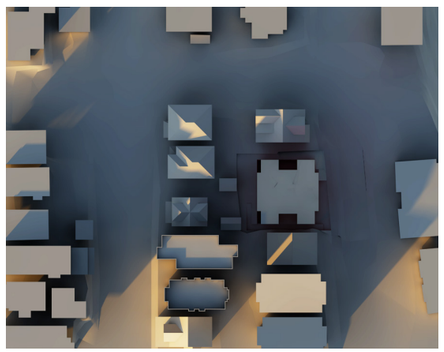
12 pm

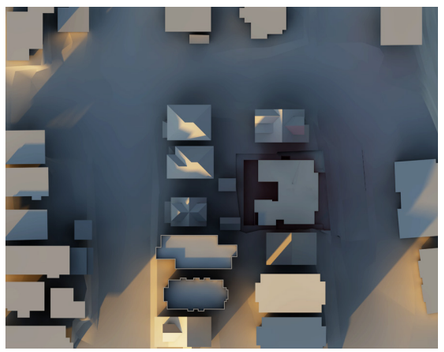


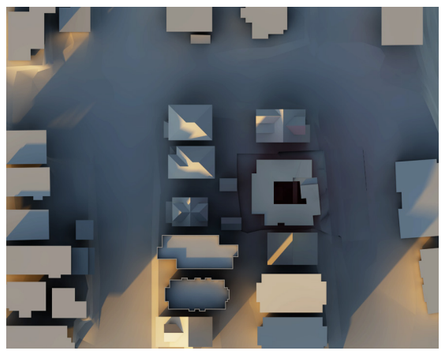




3 pm







DECEMBER COMPARISON

LANDSCAPE



RENDERED LANDSCAPE PLAN
SCALE: NTS

PLANT SCHEDULE

SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE
	Acorus gramineus 'Ogon' / Golden Variegated Sweetflag	1 gal
	Aralia cordata 'Sun King' / Sun King Aralia	2 gal
	Berberis thunbergii 'Golden Rocket' / Golden Pillar Barberry	2 gal
	Carex oshimensis 'Everillo' / Everillo Japanese Sedge	1 gal
	Cornus alba 'Bailhalo' TM / Ivory Halo Dogwood	1 gal
	Cyrtomium fortunei / Japanese Holly Fern	1 gal
	Dryopteris erythrosora / Autumn Fern	1 gal
	Euonymus japonicus 'Greenspire' / Greenspire Upright Euonymus	20" Ht min
	Hydrangea macrophylla 'Nikko Blue' / Nikko Blue Hydrangea	5 gal
	Hydrangea quercifolia / Oakleaf Hydrangea	3 gal
	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	20" Ht min
	Lavandula angustifolia 'Hidcote Blue' / Hidcote Blue Lavender	1 gal
	Leucothoe fontanesiana 'Rainbow' / Rainbow Leucothoe	2 gal
	Mahonia aquifolium 'Compacta' / Compact Oregon Grape	3 gal
	Miscanthus sinensis 'Morning Light' / Morning Light Maiden Grass	1 gal
	Nandina domestica 'Gulf Stream' TM / Heavenly Bamboo	2 gal
	Nandina domestica 'Sienna Sunrise' / Heavenly Bamboo	5 gal
	Pennisetum orientale / Oriental Fountain Grass	1 gal
	Physocarpus opulifolius / Ninebark	5 gal
	Pieris japonica 'Cavatine' / Lily of the Valley Bush	3 gal
	Rhododendron x 'Ramapo' / Ramapo Rhododendron	3 gal
	Sarcococca hookeriana humilis / Dwarf Sweet Box	1 gal
	Spiraea japonica 'Firelight' / Firelight Spirea	2 gal
	Spiraea x bumalda 'Limemound' TM / Limeound Spirea	2 gal
	Vaccinium ovatum / Evergreen Huckleberry	1 gal

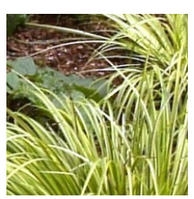
PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	SIZE
	Acer campestre / Hedge Maple	1.5"Cal
	Acer grandidentatum 'Schmidt' / Rocky Mt. Glow Maple	1.5"Cal
	Acer rubrum 'Karpick' / Karpick Maple	1.5"Cal

GROUND COVERS	BOTANICAL NAME / COMMON NAME	SIZE	SPACING
	Epimedium x rubrum / Red Barrenwort	1 gal	18" o.c.
	Rubus calycinoides 'Emerald Carpet' / Creeping Raspberry	4"pot	24" o.c.
	Vinca minor 'Illumination' TM / Illumination Dwarf Periwinkle	4"pot	24" o.c.


Hedge Maple

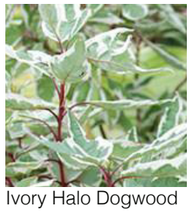

Karpick Maple


Golden Varigated


Sun King Aralia


Golden Pillar


Everillo Japanese


Ivory Halo Dogwood


Japanese Holly Fern


Autum Fern


Greenspire Upright Euonymus


Nikko Blue Hydrangea

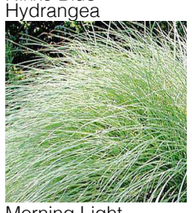

Oakleaf Hydrangea


Skypencil Japanese Holly


Hidcote Blue Lavender


Rainbow Leucothoe

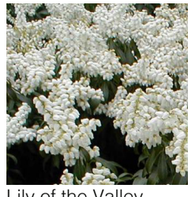

Compact Oregon Grape

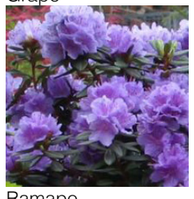

Morning Light Maiden Grass


Heavenly Bamboo

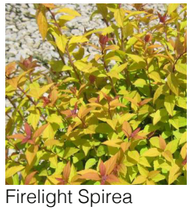

Oriental Fountain Grass


Ninebark


Lily of the Valley Bush


Ramapo Rhododendron


Dwarf Sweet Box


Firelight Spirea

COMPLETED WORK b9 ARCHITECTS



1601 N 45th Street Apartments (Under Construction)



748 11th Avenue E Apartments



121-123 12th Avenue E Apartments



1427 NW 65th Street Apartments