4751 21ST AVENUE NE

Project #: #3033685-EG, #3033686-LU

Administrative Design Review (ADR)
Recommendation Packet

Applicant Team: Wendy Gottesman
Developer

b9 architects
Architect

Root of Design
Landscape Design



DRAFT

b9 architects

PAGE INTENTIONALLY LEFT BLANK

TABLE OF CONTENTS

OBJECTIVES	**04**
EDG APPLICATION	05
CONTEXT ANALYSIS	**06**
ZONING SUMMARY	06
NEIGHBORHOOD CONTEXT	08
ARCHITECTURAL CONTEXT	10
ADJACENT USES	12
EARLY COMMUNITY OUTREACH	14
SITE ANALYSIS	**16**
SITE SURVEY	18
SITE CONDITIONS & CONSTRAINTS	19
ARBORIST REPORT	20
EXISTING CONDITIONS	22
DESIGN GUIDELINES	**24**
MASSING EVOLUTION	28
MASSING ALTERNATIVES	**30**
DESIGN ALTERNATIVES	31
ALTERNATIVE 1	32
ALTERNATIVE 2	34
ALTERNATIVE 3 (PREFERRED)	36
CONCEPT DEVELOPMENT	38
SHADOW STUDIES	40
LANDSCAPE	44
COMPLETED WORK	**46**



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.

Project Overview

The proposed building is compliant with all current zoning and land use regulations. The proposal includes strategies that enhance the courtyard spaces and the streetscape experience. The entry into the courtyard from the streetscape has been widened and the massing has been refined since EDG. The project has developed to provide architectural elements like balconies, planters, and window schemes that add interest to the facade.

Number of Units	54
Number of Parking Spaces	0
Number of Long-Term Bike Parking Spaces	27
Short-Term Bike Parking Spaces	4
Total Gross Floor Area	Approximately 17,250 sf

Sustainability
The project aspires to create a highly sustainable building. The design and construction of the new structure is set to achieve a 4-Star Built Green certification, primarily through envelope ratings and construction methods.

TEAM

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

ZONING MAP



ADDRESS

4751 21st Avenue NE

LOT SIZE

7,287 SF

ZONE

LR3

URBAN VILLAGE OVERLAY

University District Northwest (Urban Center Village)

- LR1
- LR2
- LR3
- MIO
- NC2
- C1
- SF 5000

PROJECT VESTED TO SEATTLE MUNICIPAL CODE ON MARCH 14TH, 2019 AND IS NOT SUBJECT TO MHA

3D VICINITY MAP



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 provided. Construction ompleted.

2. 6717980-CN: (1) 5-story apartment building with (80) small efficiency dwelling units (SEDU). No parking proposed. Existing buildings to be demolished. Early Design Guidance Review conducted under 3032082-EG. Construction completed.

3. Land Use Application under Project #3033261-EG to provide (1) four-story apartment structure with a total of (33) units. No parking is provided. Construction completed.

4. Land Use Appliation under Project #3039152-EG to provide 4-story, 5-unit townhouse building. In permitting under #6876787-CN

5. Master Use Permit under Project #3039516-LU to construcct one four story + basement apartment with 30 units. No parking is to be provided.

SITE SURVEY

PARCEL #

092504-9179, 092504-9255

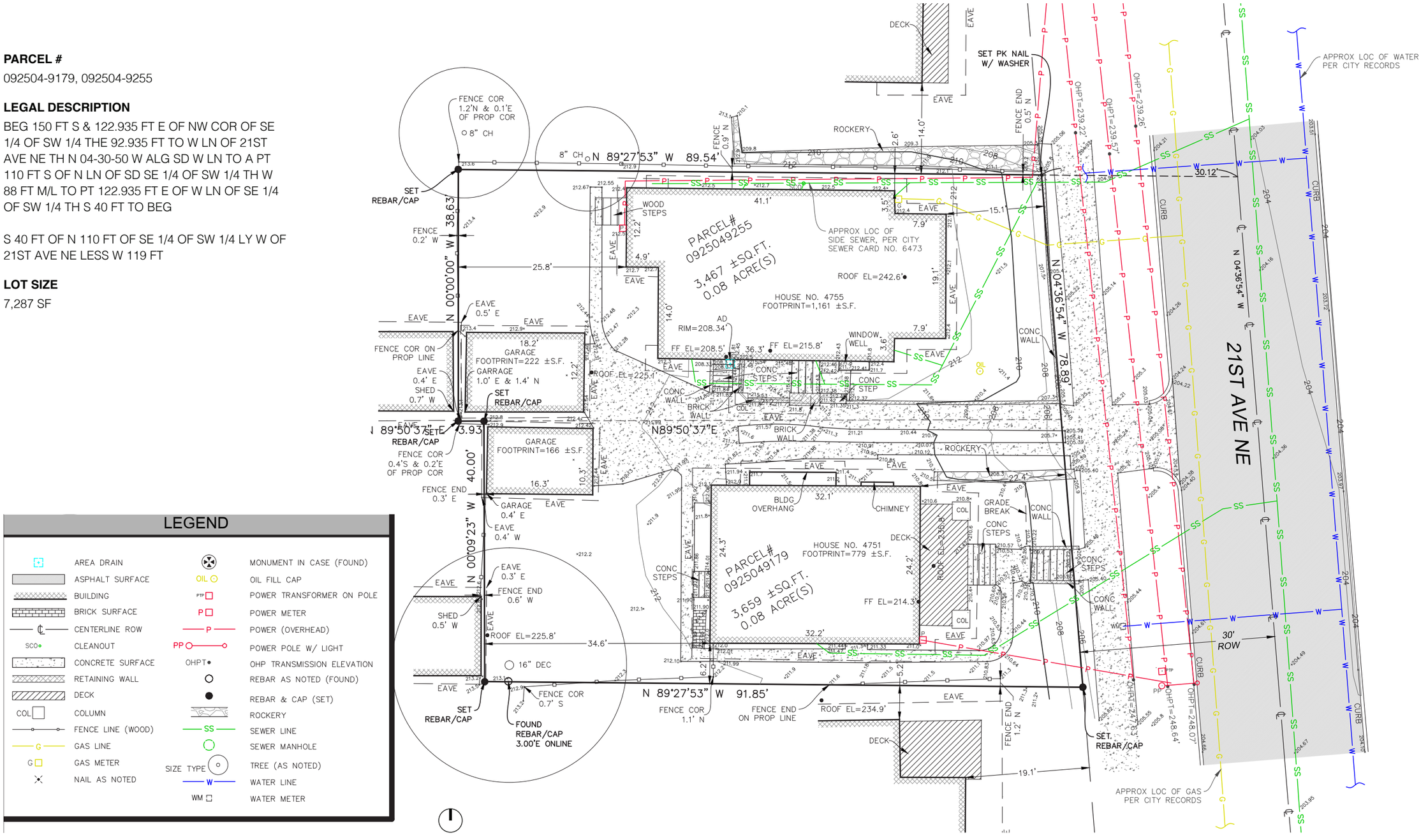
LEGAL DESCRIPTION

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



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



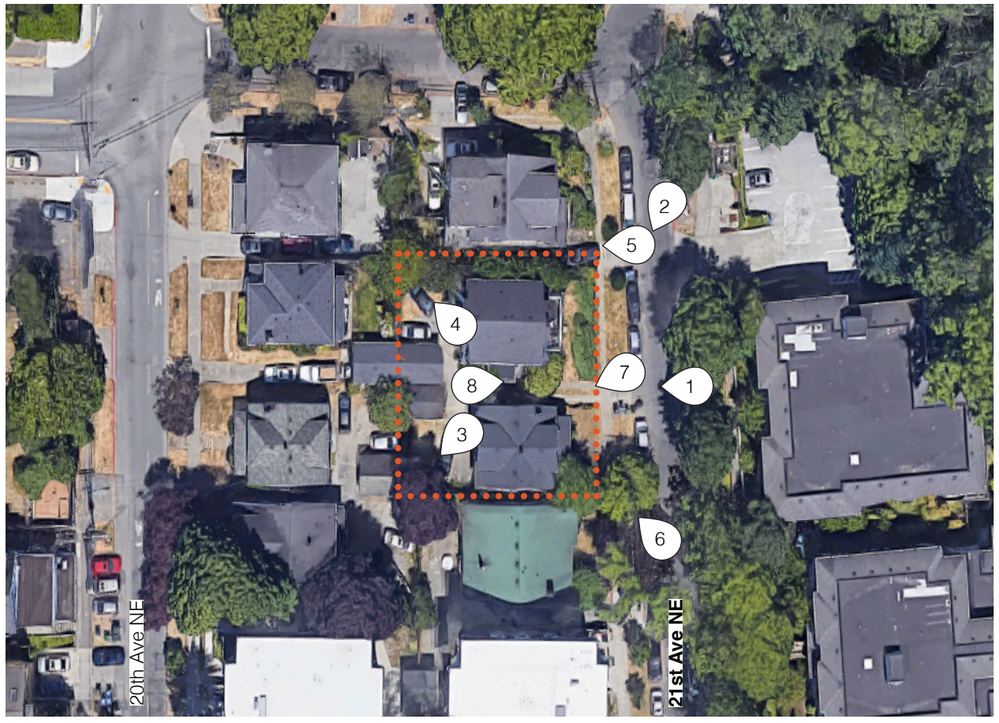
6 Duplex on 20th Avenue NE

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 21st Ave NE looking West



2 View of site looking Southwest on 21st Avenue NE



3 View on site looking Southwest 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

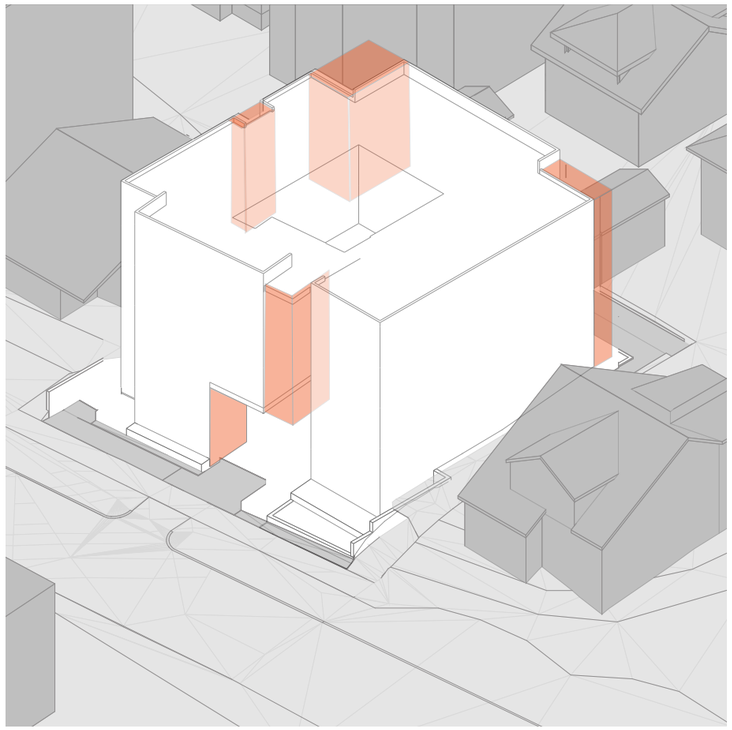


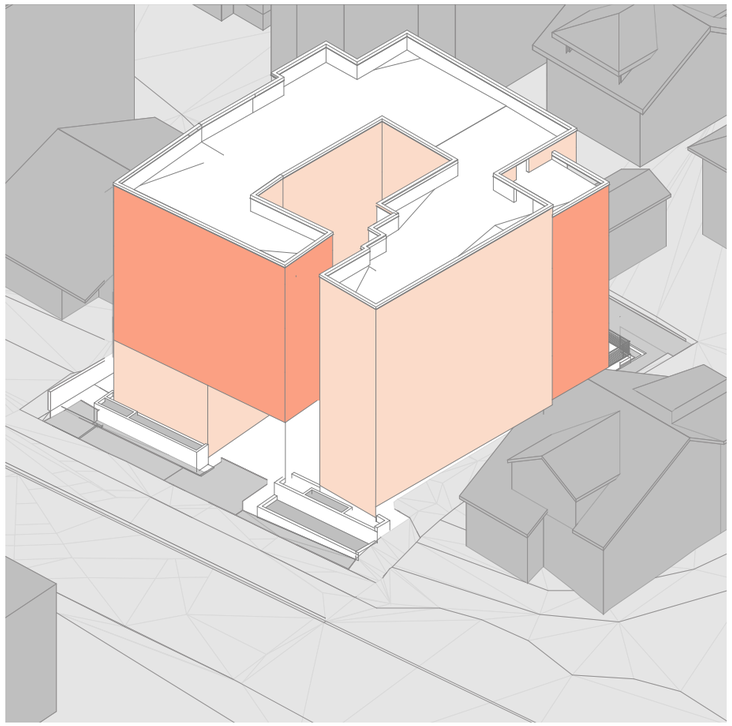
7 View of shared driveway looking Southwest



8 View at shared driveway looking East

MASSING EVOLUTION







PROPOSAL AT EDG

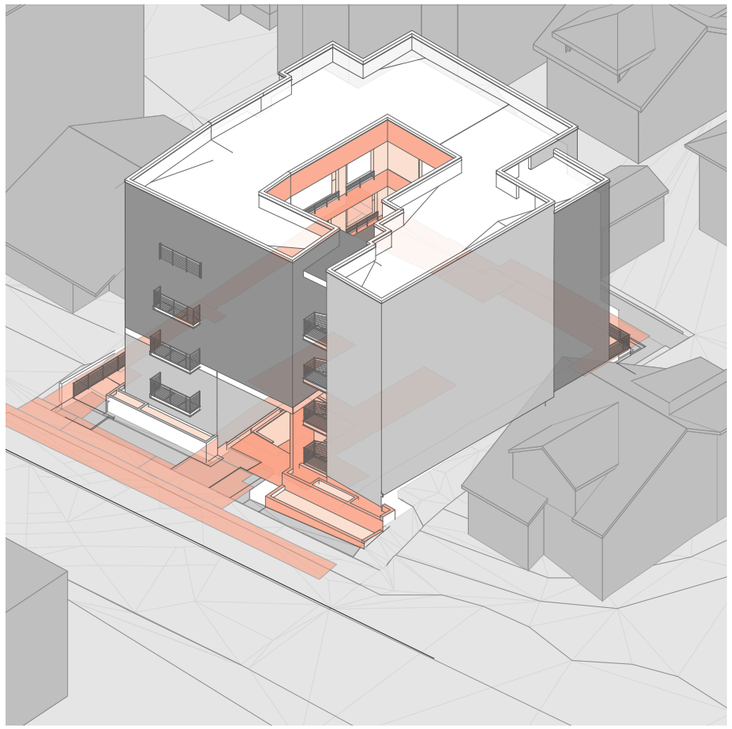
- The internal central courtyard visually and physically opens up to engage 21st Avenue NE and the streetscape through a double height entry portal and exterior stair.
- The internal central courtyard is activated by an exterior stair and segment of exterior walkway at all floors and a shared common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

MASSING ARTICULATION

- All facades, including the sides and rear feature modulation to reduce the overall height and bulk of the proposed massing.
- Smaller scaled volumes wrap the central courtyard.
- The double height entry portal is a feature, engaging the streetscape and connecting to the courtyard.
- No roof deck or stair/elevator access penthouses are proposed, further reducing the height and bulk.
- Material expression aligns with massing elements, with a natural finish high-quality integral colored cement board at the street facing volume.
- The inner courtyard volume (not pictured) is clad in dark stained wood siding, adding texture and visual interest through the entry portal.

AMENITY AREAS

- The site and massing strategies are responsive to the small double infill lot condition, with the center of the site carved out to create a central, semi-public amenity area for residents and visitors.
- The entry portal provides a direct connection to the central courtyard as well as a sheltered area for use all year round.
- Additional amenity area extend to the sidewalk and around the rear of the structure, creating a landscape buffer to the adjacent sites.





COURTYARD ARTICULATION

- All facades, including the sides and rear feature modulation to reduce the overall height and bulk of the proposed massing. The courtyard facade is designed to feature the exterior walkways surrounding the center space. Material modulation and openings create a dynamic relationship between the walkways and amenity spaces.
- Smaller scaled volumes wrap the central courtyard.
- The double height entry portal is a feature, engaging the streetscape and connecting to the courtyard.
- No roof deck or stair/elevator access penthouses are proposed, further reducing the height and bulk.

MUP RECOMMENDATION

- Proposed design incorporates massing elements and material expression consistently on all facades.

SUMMARY OF GUIDANCE

THEME - URBAN PATTERN AND FORM

a. Staff recommends using the applicant's preferred scheme (Alternative 3) as a starting point for a new massing option that better responds to context and the University District design guidelines. Staff is particularly concerned about the quality of the interior courtyard space and the streetscape experience, which are discussed in further detail below. (DC2-A-1, CS2-B-2, DC1-C-4, DC3-A-1)

RESPONSE: The proposal has updated the Early Design Guidance preferred scheme, Alternative 3, to create a massing approach that responds to the surrounding context and University Design Guidelines. The updated proposal incorporates courtyard and streetscape experience comments from the guidance report and an in-person meeting. Refer to guidance response 1.b for further detailed response to specific guidance. (DC2-A-1, CS2-B-2, DC1-C-4, DC3-A-1)

b. The proposed orientation around a central courtyard is appropriate, but the two- story void at the street does not serve as an adequate connection between the private and public realms and the additional bulk above the second floor reduces interior solar access. Further open the courtyard by removing all building mass above what is currently a two-story void, resulting in more of a 'C' building shape as opposed to an 'O'. (CS2-B-2, PL1-I-i)

RESPONSE: The updated proposal connects to the streetscape through an enlarged entry portal, exterior stairs, and partial exterior walkway. As reviewed during an in-person meeting with our planner, a modified "O-shaped" massing can provide a strong connection between the private and public realms while maintaining the mass above the entry portal. Specifically, the mass above the entry portal establishes a convincing and desirable entry condition to the site. This pedestrian-scaled "portal" frames the project entry. The two-story portal is positioned adjacent to the sidewalk and connects the proposed structure's courtyard and shared "living room" directly to the streetscape.The frame provides overhead weather protection for visitors and residents and is further defined by a boardwalk and landscape elements as features of the streetscape and the project's central courtyard.This composition interrupts the pattern of tall, slender congregate housing structures along the block front, and instead references a more established courtyard strategy as a way to create community within the project.

Furthermore, the two-story entry portal has widened by shifting the exterior stair further north in order to establish a stronger visual connection between the streetscape and the courtyard. This increased width supports the activities of the courtyard and interior shared "living room" amenity that can spill out into the portal and encourages residents to utilize the covered space. Massing around the interior courtyard has been carefully considered, as discussed during the in-person meeting with the planner. The proposal is shaped to allow late afternoon light to reach the central courtyard, by stepping the height of massing at the interior of the courtyard. (CS2-B-2, PL1-I-i)

c. The adjacent properties north and south of the project site feature residential structures built on a plinth approximately four feet above sidewalk grade. The proposal disregards this existing pattern, lowering the building down to sidewalk grade and flanking it with retaining walls on either side. Revise the proposal to better respond to the existing context through site planning, landscaping, and streetscape treatment. (CS1-C, CS2-C-2, CS2-D-2)

RESPONSE: The adjacent properties provide a pattern of older bungalow structures built on a raised grade. The proposed project recreates the existing grade condition, revised to provide stepped landscaping between the sidewalk and the building in order to better respond to this condition. At the north end of the site, stepped planters and landscaping continue the adjacent properties raised grade and grounds the proposed structure. Adjacent to the entry and rear access path, a similar stepped landscaping approach is provided, greatly reducing the retaining wall height.

This updated approach allows for a contextual transition that is respectful of adjacent sites and accommodates an accessible path, required by code, into the interior courtyard and supports the visual connection between the streetscape and interior courtyard. Refer to the landscape plan and exterior renderings on sheets L1 and DR1. (CS1-C, CS2-C-2, CS2-D-2)

ARCHITECTURAL CONCEPT

a. The ground level at the street is dominated by service uses (bicycle parking and waste storage), resulting in an inactive streetscape lacking in architectural interest and opportunities for engagement with the public realm. Bicycle parking areas are not amenity areas and should not be labeled as such on floor plans and diagrams. Redesign the ground level with a greater emphasis on active uses. An actual amenity area that opens (or is permanently open) to the right-of-way would better meet the intent of the University District design guidelines, which recommend covered porches in Lowrise zones, and would provide for a much more active street frontage than the bicycle parking area currently proposed. Emphasis should be on activation in addition to transparency. (PL1-I-i, DC1-C-4, DC2-I-ii)

RESPONSE: The ground level and overall project design prioritizes the relationship of the courtyard to the public realm as the activation internally to program elements within the project. The "living room" is the feature of the courtyard contained within it and remains visible from the sidewalk. A fitness room has been added to provide additional active program elements that will promote engagement within the courtyard. The exterior stair connects directly to the courtyard and is visible from the streetscape.

In order to eliminate the need to stage the trash dumpsters, the trash room has been located adjacent to the street to allow for easy collection directly from the room via a curb ramp approved by SPU and SDOT. The material expression and massing of the structure complements the organization of program uses.

Bicycle storage has been redistributed throughout the site, in locations that are safe and convenient to residents and visitors. The majority of the bicycle storage locations are in the courtyard and contribute to the communal activities of the space. These locations allow for access while encouraging activation of the courtyard and entry portal. All residential units located on the ground floor have been moved to be at the rear of the proposed project allowing the entry lobby to be located along the streetscape.(PL1-I-i, DC1-C-4, DC2-I-ii)

ARCHITECTURAL CONCEPT

b. The external staircase at the street-facing façade has the potential to be a visually interesting architectural focal point. It is vital that this stair be thoughtfully designed and composed of high quality, visually interesting materials. Lighting, color choice, landscaping, and artwork should all be studied as possible contributors to this focal point as well. (CS2-A-2, CS3-A-2, DC4-A-1, DC4-I-i)

RESPONSE: The proposed exterior stair has been developed to be a focal point of the project's design concept. Its location along the street-facing facade allows the exterior staircase to serve as a textured and active "gasket" between the two street-facing masses.

The staircase is composed of high-quality durable materials including powder coated black steel structure that matches the street-facing planters, canopies, and structural columns and precast concrete treads. The landings are proposed to be open metal grating. The proposed material and color of the linear elements create a singular expression around the entry portal.

Furthermore the exterior stair extends into the entry portal and courtyard at street level, and connects to exterior walkways for access to all units at the upper floors, providing increased access to light and air. (CS2-A-2, CS3-A-2, DC4-A-1, DC4-I-i)

OPEN SPACE

a. The proposed courtyard is surrounded on all sides by five floors of building mass, including overhead projections at upper levels that further encroach into this space. Additionally, the courtyard area is largely dedicated to circulation, consisting primarily of paved surfaces surrounding a single tree. The result is a space that feels like something to pass through rather than to stop and enjoy. The limited size of SEDUs results in a greater need for quality open spaces for residents to enjoy. The proposal should seek to create a high-quality open space that maximizes access to light and air, incorporates abundant landscaping, and evokes a feeling of spaciousness. Develop a strong open space concept and allow that concept to inform the building mass around it. (DC3-A-1, DC3-C-2, DC4-D)

RESPONSE: The proposed project has been developed to provide residents an open central courtyard, unique to SEDU apartments and the evolving neighborhood context. The proposed 23-foot by 35-foot central open space informs building mass, program, materials and landscape. To maximize access to light and air, the west courtyard mass steps down into the courtyard, reducing height, bulk and scale to the courtyard and allowing afternoon daylight to reach the central courtyard. Along the east courtyard elevation, exterior stairs and a segment of exterior walkway eliminate overhead massing projections while activating the courtyard and allowing increased access to light and air. In addition, open walkways at all floors provide a direct connection from unit entries to the courtyard below and the other units throughout the project.

As noted in Guidance response 1.b, the entry portal width has been increased, further reducing the mass in the proposed central courtyard and increasing the space for residents to occupy at ground level. High-quality integral-colored cement board paneling and light colored painted panels define the walls of the courtyard. The underside of the entry portal, ceiling above the exterior walkways at all floors and the 3-story volume featured in the courtyard are all clad in dark stained cedar siding. These materials provide a textured, well-scaled composition and reduce the perception of the proposed massing and support a bright and vibrant space.

The entry portal, central courtyard, and exterior stairs are organized to encourage an active space that engages with the streetscape. As noted in the response to Guidance 2.a, the ground level program has been reorganized to provide a shared "living room" amenity area that connects to the entry portal, creating a space for residents to occupy. All of these changes create a high-quality courtyard space for all residents.

To provide additional access to light, courtyard landscape has been updated to provide abundant low to medium height plantings. Site furnishing, a boardwalk, benches and planters around the entry portal and interior amenity space provide exterior areas for residents to enjoy. (DC3-A-1, DC3-C-2, DC4-D)

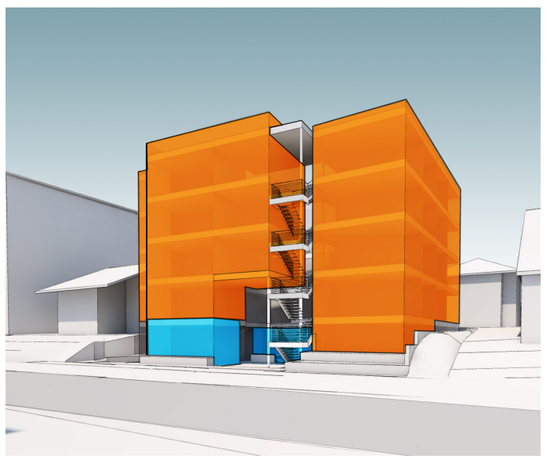
URBAN PATTERN AND FORM

RESPONSE TO GUIDANCE

The proposal has updated the Early Design Guidance preferred scheme, Alternative 3, to create a massing approach that responds to the surrounding context and University Design Guidelines. The updated proposal incorporates courtyard and streetscape experience comments from the guidance report and an in-person meeting. Refer to guidance response 1.b for further detailed response to specific guidance.

SUPPORTED GUIDELINES

DC2-A-1, CS2-B-2, DC1-C-4, DC3-A-1

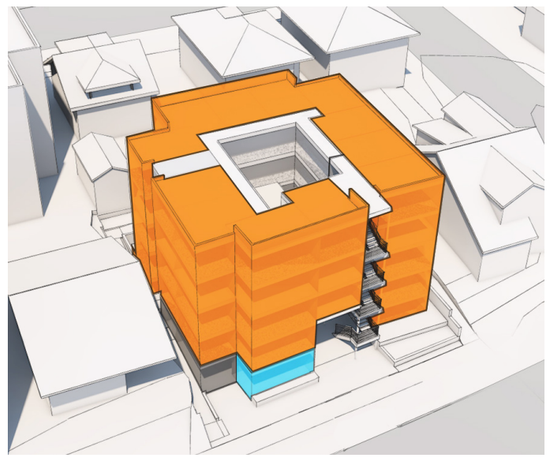


Street View looking Southwest at EDG



1 Street View looking Southwest





2 Aerial View looking Northwest

URBAN PATTERN AND FORM

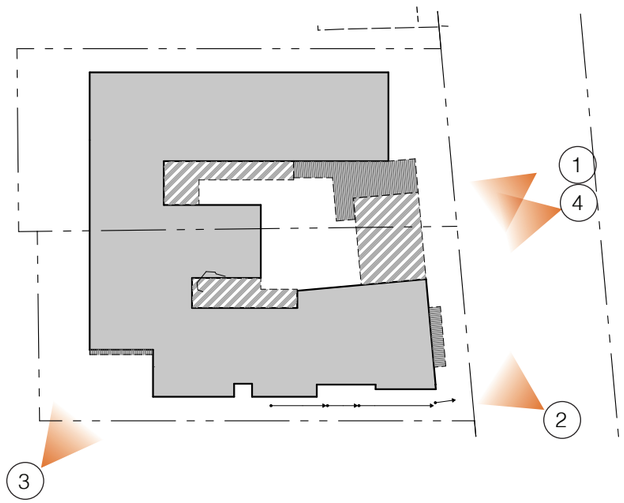
RESPONSE TO GUIDANCE

The adjacent properties provide a pattern of older bungalow structures built on a raised grade. The proposed project recreates the existing grade condition, revised to provide stepped landscaping between the sidewalk and the building in order to better respond to this condition. At the north end of the site, stepped planters and landscaping continue the adjacent properties raised grade and grounds the proposed structure. Adjacent to the entry and rear access path, a similar stepped landscaping approach is provided, greatly reducing the retaining wall height.

This updated approach allows for a contextual transition that is respectful of adjacent sites and accommodates an accessible path, required by code, into the interior courtyard and supports the visual connection between the streetscape and interior courtyard. Refer to the landscape plan and exterior renderings on sheets L1 and DR1.

SUPPORTED GUIDELINES

(CS1-C, CS2-C-2, CS2-D-2)





3 View looking Southeast



4 Street View looking West with Adjacent Properties

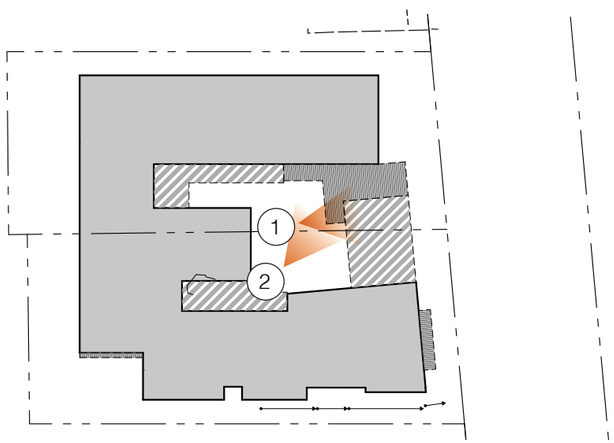
COURTYARD/OPEN SPACE

RESPONSE TO GUIDANCE

The updated proposal connects to the streetscape through an enlarged entry portal, exterior stairs, and partial exterior walkway. As reviewed during an in-person meeting with our planner, a modified “O-shaped” massing can provide a strong connection between the private and public realms while maintaining the mass above the entry portal. Specifically, the mass above the entry portal establishes a convincing and desirable entry condition to the site. This pedestrian-scaled “portal” frames the project entry. The two-story portal is positioned adjacent to the sidewalk and connects the proposed structure’s courtyard and shared “living room” directly to the streetscape.The frame provides overhead weather protection for visitors and residents and is further defined by a boardwalk and landscape elements as features of the streetscape and the project’s central courtyard.This composition interrupts the pattern of tall, slender congregate housing structures along the block front, and instead references a more established courtyard strategy as a way to create community within the project.

SUPPORTED GUIDELINES

CS2-B-2, PL1-I-i

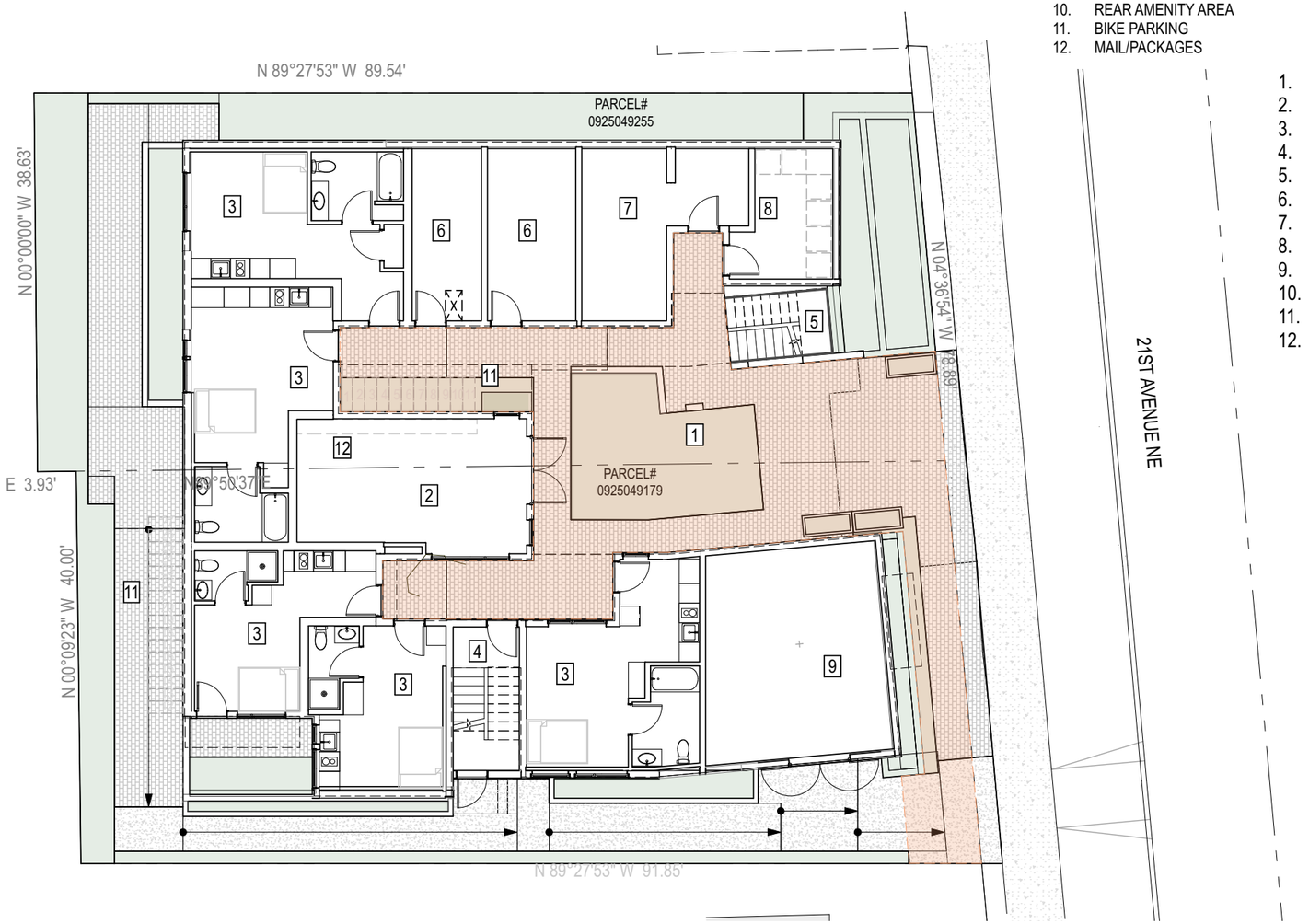




1 View Looking East through Courtyard



2 View Looking Northeast through Courtyard



3 Ground Floor Plan - Courtyard and Amenity Areas

LEGEND

1. CENTRAL COURTYARD
2. AMENITY ROOM
3. UNIT
4. INTERIOR STAIR
5. EXTERIOR STAIR
6. UTILITY ROOM
7. FITNESS ROOM
8. LAUNDRY ROOM
9. TRASH STORAGE ROOM
10. REAR AMENITY AREA
11. BIKE PARKING
12. MAIL/PACKAGES

STREETSCAPE/ARCHITECTURAL CONCEPT

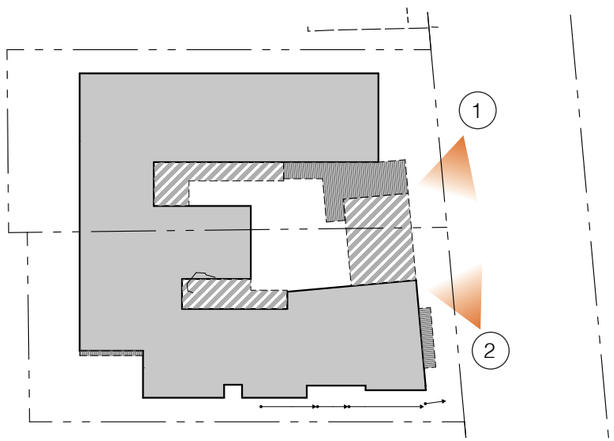
RESPONSE TO GUIDANCE

The ground level and overall project design prioritizes the relationship of the courtyard to the public realm as the activation internally to program elements within the project. The “living room” is the feature of the courtyard contained within it and remains visible from the sidewalk. A fitness room has been added to provide additional active program elements that will promote engagement within the courtyard. The exterior stair connects directly to the courtyard and is visible from the streetscape.

In order to eliminate the need to stage the trash dumpsters, the trash room has been located adjacent to the street to allow for easy collection directly from the room via a curb ramp approved by SPU and SDOT. The material expression and massing of the structure complements the organization of program uses.

SUPPORTED GUIDELINES

(PL1-I-i, DC1-C-4, DC2-I-ii)





1 Street View looking Southwest



2 Street View looking Northwest

RESPONSE TO GUIDANCE

The proposed exterior stair has been developed to be a focal point of the project's design concept. Its location along the street-facing facade allows the exterior staircase to serve as a textured and active "gasket" between the two street-facing masses.

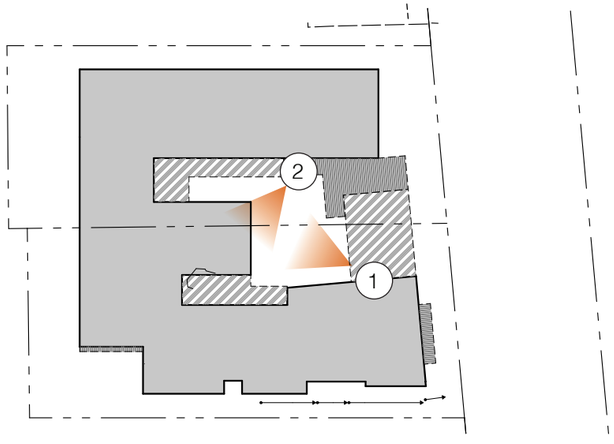
The staircase is composed of high-quality durable materials including powder coated black steel structure that matches the street-facing planters, canopies, and structural columns and precast concrete treads. The landings are proposed to be open metal grating. The proposed material and color of the linear elements create a singular expression around the entry portal.

Furthermore the exterior stair extends into the entry portal and courtyard at street level, and connects to exterior walkways for access to all units at the upper floors, providing increased access to light and air.

SUPPORTED GUIDELINES

(CS2-A-2, CS3-A-2, DC4-A-1, DC4-I-i)

COURTYARD CONCEPT AND MATERIAL SCHEME





1 View from Second Floor looking South into Courtyard



1 View from Second Floor looking South into Courtyard

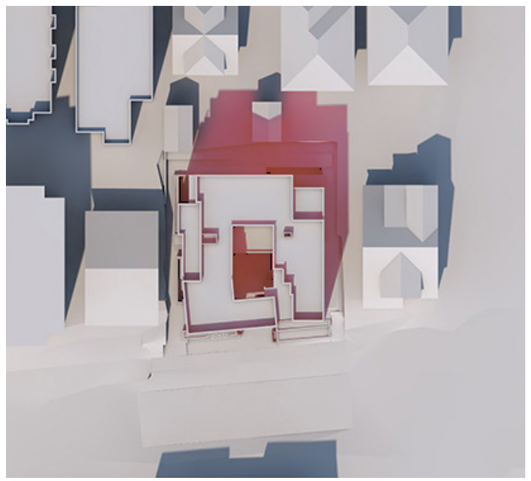
COURTYARD

RESPONSE TO GUIDANCE

Massing around the interior courtyard has been carefully considered, as discussed during the in-person meeting with the planner. The proposal is shaped to allow late afternoon light to reach the central courtyard, by stepping the height of massing at the interior of the courtyard

SUPPORTED GUIDELINES

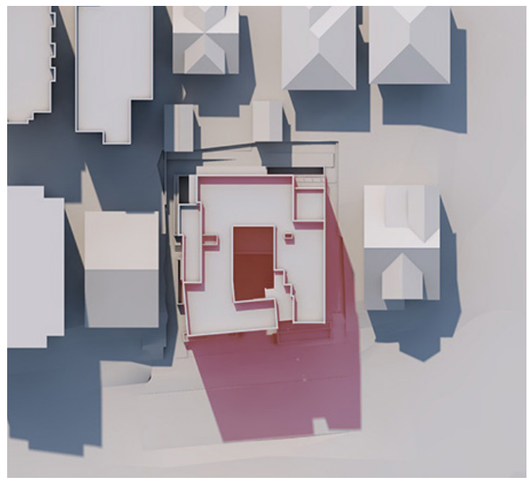
CS2-B-2, PL1-I-i



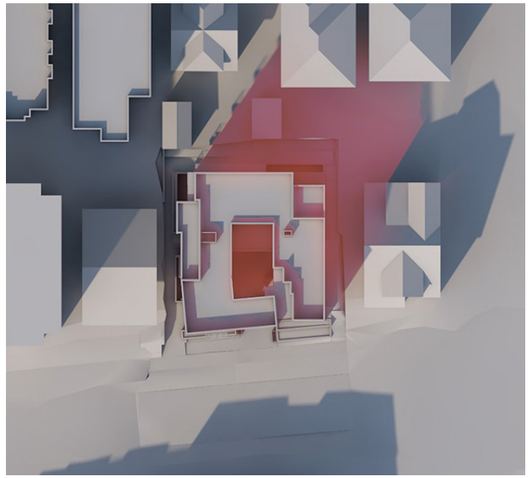
June 21st, 9 AM



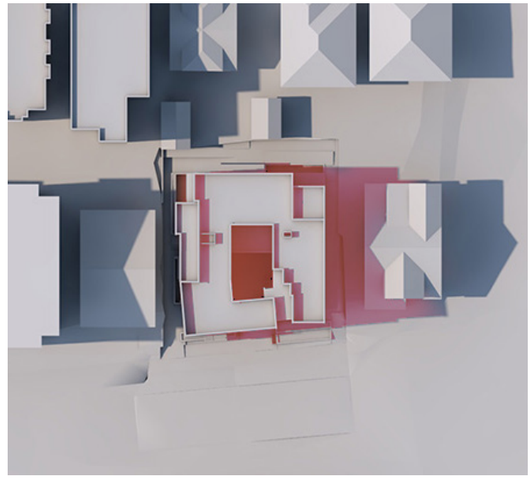
June 21st, 12 PM



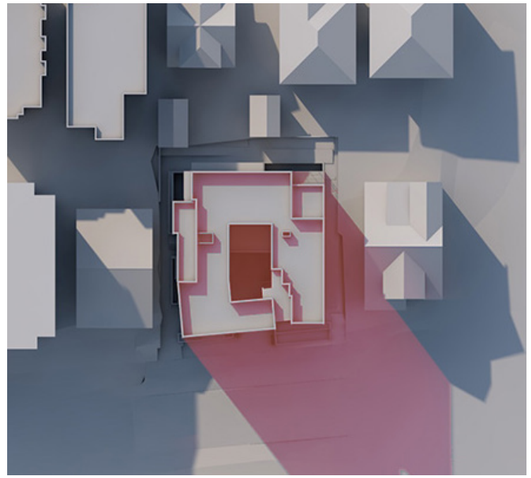
June 21st, 3 PM



March 21st, 9 AM



March 21st, 12 PM



March 21st, 3 PM

PAGE INTENTIONALLY LEFT BLANK

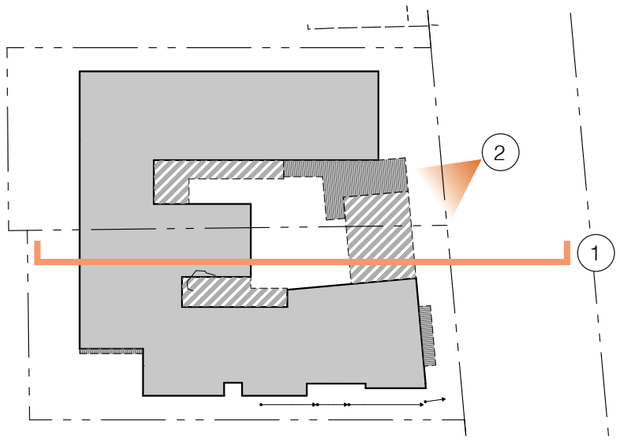
COURTYARD TO STREETSCAPE CONNECTION

RESPONSE TO GUIDANCE

The updated proposal connects to the streetscape through an enlarged entry portal, exterior stairs, and partial exterior walkway. As reviewed during an in-person meeting with our planner, a modified “O-shaped” massing can provide a strong connection between the private and public realms while maintaining the mass above the entry portal. Specifically, the mass above the entry portal establishes a convincing and desirable entry condition to the site. This pedestrian-scaled “portal” frames the project entry. The two-story portal is positioned adjacent to the sidewalk and connects the proposed structure’s courtyard and shared “living room” directly to the streetscape.The frame provides overhead weather protection for visitors and residents and is further defined by a boardwalk and landscape elements as features of the streetscape and the project’s central courtyard.This composition interrupts the pattern of tall, slender congregate housing structures along the block front, and instead references a more established courtyard strategy as a way to create community within the project.

SUPPORTED GUIDELINES

CS2-B-2, PL1-I-i



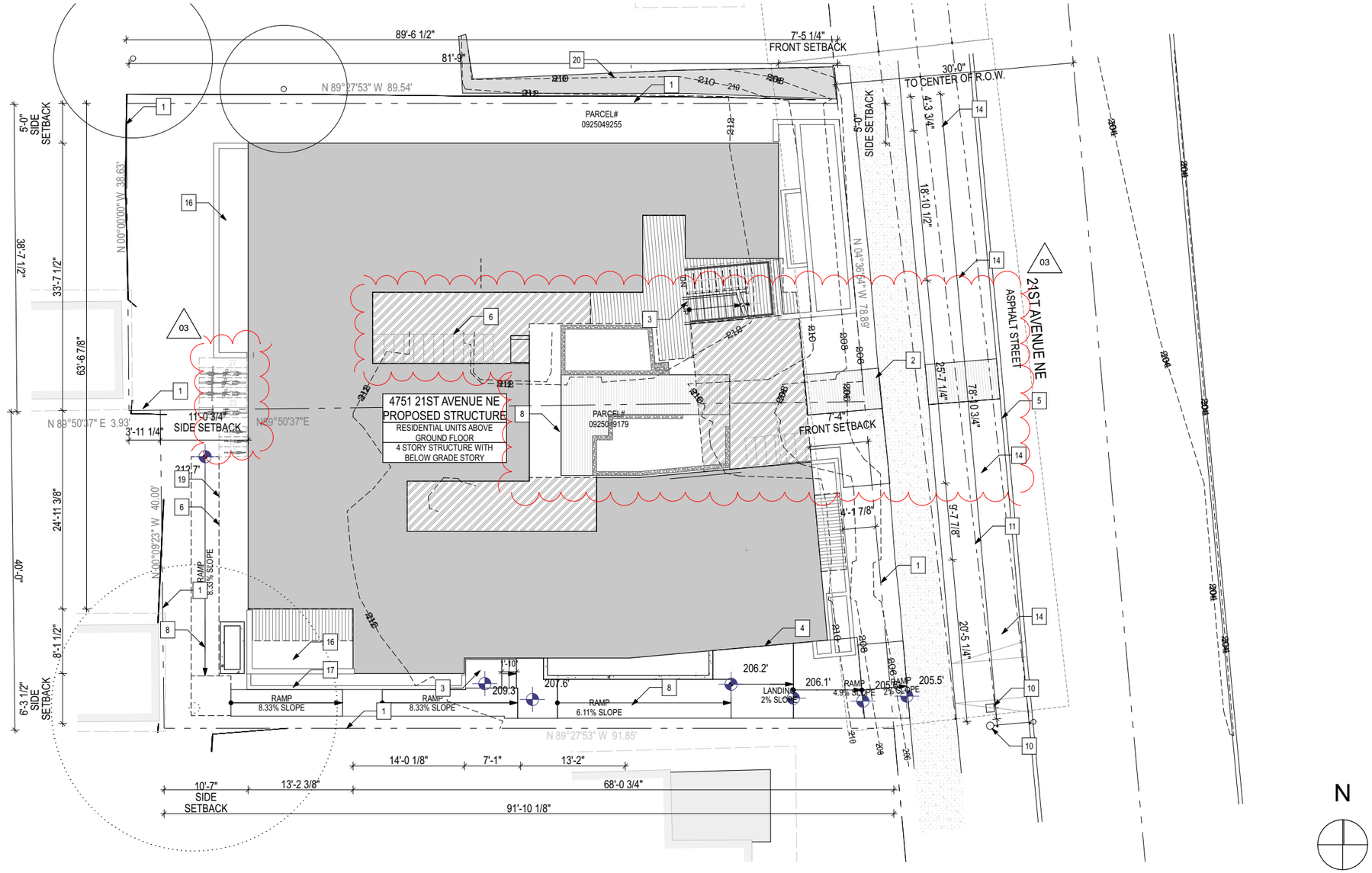


1 Section Cutting through Courtyard Looking North



1 Street View looking Southwest

SITE PLAN

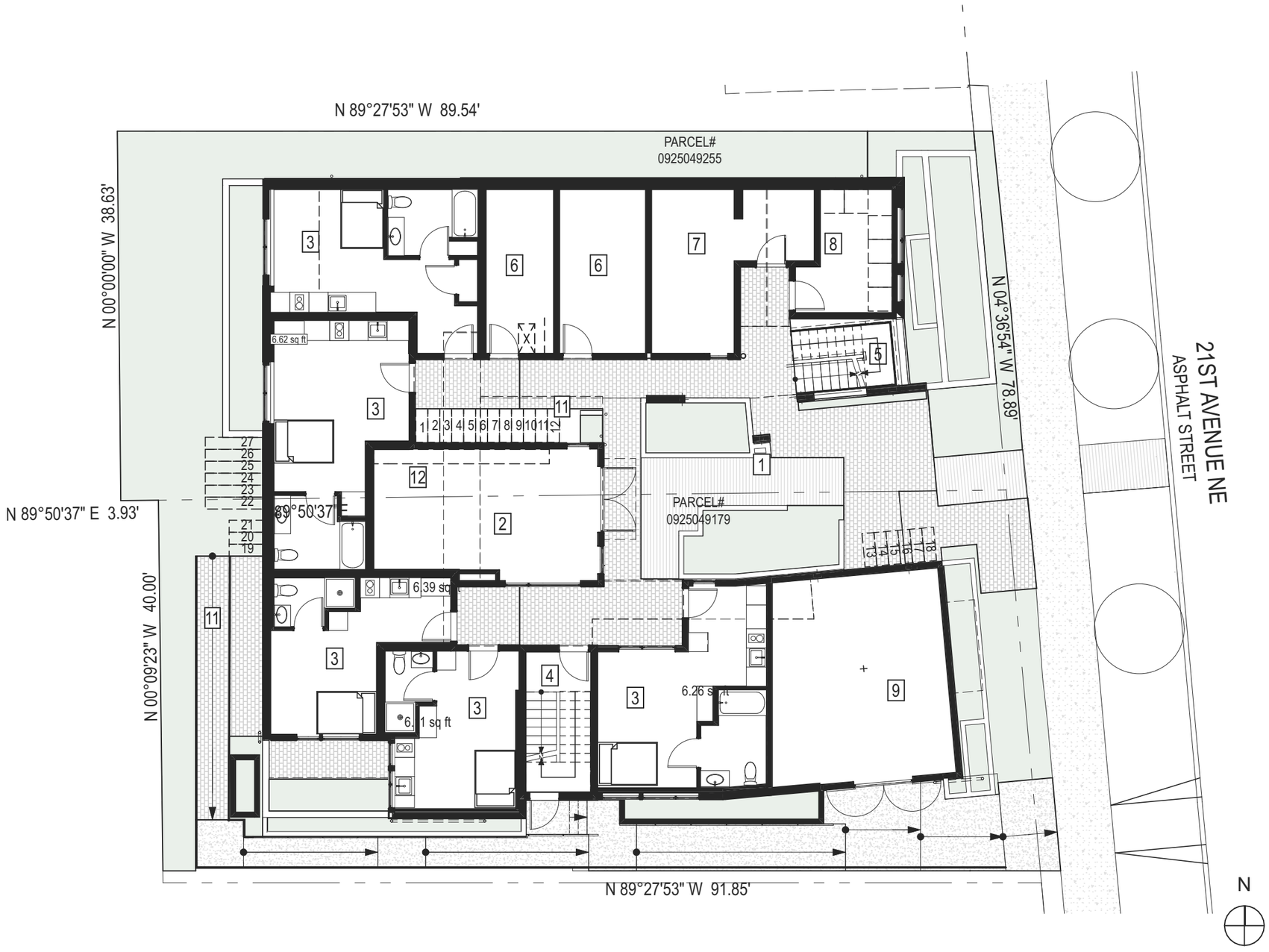


PLOT PLAN

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

0 4' 8' 16'

PROPOSED PLANS - GROUND FLOOR PLAN



LEGEND

1. CENTRAL COURTYARD
2. AMENITY ROOM
3. UNIT
4. INTERIOR STAIR
5. EXTERIOR STAIR
6. UTILITY ROOM
7. FITNESS ROOM
8. LAUNDRY ROOM
9. TRASH STORAGE ROOM
10. REAR AMENITY AREA
11. BIKE PARKING
12. MAIL/PACKAGES

PROPOSED PLANS - FIRST FLOOR PLAN



LEGEND

1. CENTRAL COURTYARD
2. AMENITY ROOM
3. UNIT
4. INTERIOR STAIR
5. EXTERIOR STAIR
6. UTILITY ROOM
7. FITNESS ROOM
8. LAUNDRY ROOM
9. TRASH STORAGE ROOM
10. REAR AMENITY AREA
11. BIKE PARKING
12. MAIL/PACKAGES

N

PROPOSED PLANS - SECOND FLOOR PLAN



LEGEND

1. CENTRAL COURTYARD
2. AMENITY ROOM
3. UNIT
4. INTERIOR STAIR
5. EXTERIOR STAIR
6. UTILITY ROOM
7. FITNESS ROOM
8. LAUNDRY ROOM
9. TRASH STORAGE ROOM
10. REAR AMENITY AREA
11. BIKE PARKING
12. MAIL/PACKAGES

N

PROPOSED PLANS - FOURTH FLOOR PLAN



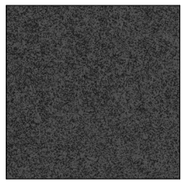
LEGEND

1. CENTRAL COURTYARD
2. AMENITY ROOM
3. UNIT
4. INTERIOR STAIR
5. EXTERIOR STAIR
6. UTILITY ROOM
7. FITNESS ROOM
8. LAUNDRY ROOM
9. TRASH STORAGE ROOM
10. REAR AMENITY AREA
11. BIKE PARKING
12. MAIL/PACKAGES

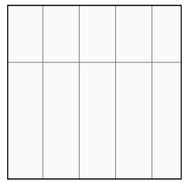
N

RENDERED ELEVATIONS

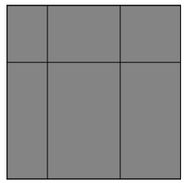
RENDERED ELEVATION NOTES



SIDING 01



SIDING 02



SIDING 03



SIDING 04



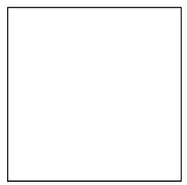
SIDING 05



SIDING 06



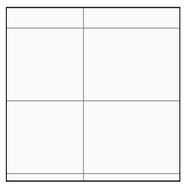
SIDING 07



SIDING-WINDOW 08



SIDING-WINDOW 09



SIDING 10

RENDERED ELEVATION NOTES

1. CEMBRIT FIBER CEMENT PANEL
   INTEGRAL COLOR
2. FIBER CEMENT PANEL 2' X 10'
   COLOR: SW # NEBULOUS WHITE OR SIM
3. FIBER CEMENT PANEL 4' X 10'
   COLOR: SW # GRIZZLE GRAY OR SIM.
4. CEDAR SIDING - DARK SLATE SEMI-TRANSPARENT
   STAIN, 2 COATS
5. POWDER COATED METAL FEATURES
   COLOR: SW #7069 IRON ORE OR SIM.
6. HORIZONTAL PANELLING - WHITE
7. FIBER CEMENT PANEL - ACCENTS
   COLOR: SW #7069 IRON ORE OR SIM.
8. WHITE VINYL WINDOW
9. BLACK VINYL WINDOW
10. FIBER CEMENT PANEL 4' X 10'
    COLOR: SW # NEBULOUS WHITE OR SIM



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

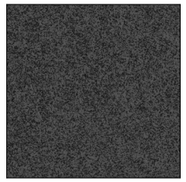


1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

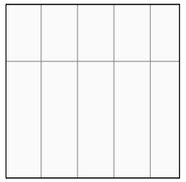
0 4' 8' 16'

RENDERED ELEVATIONS

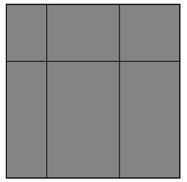
RENDERED ELEVATION NOTES



SIDING 01



SIDING 02



SIDING 03



SIDING 04



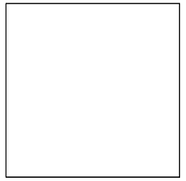
SIDING 05



SIDING 06



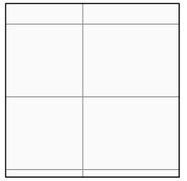
SIDING 07



SIDING-WINDOW 08



SIDING-WINDOW 09



SIDING 10

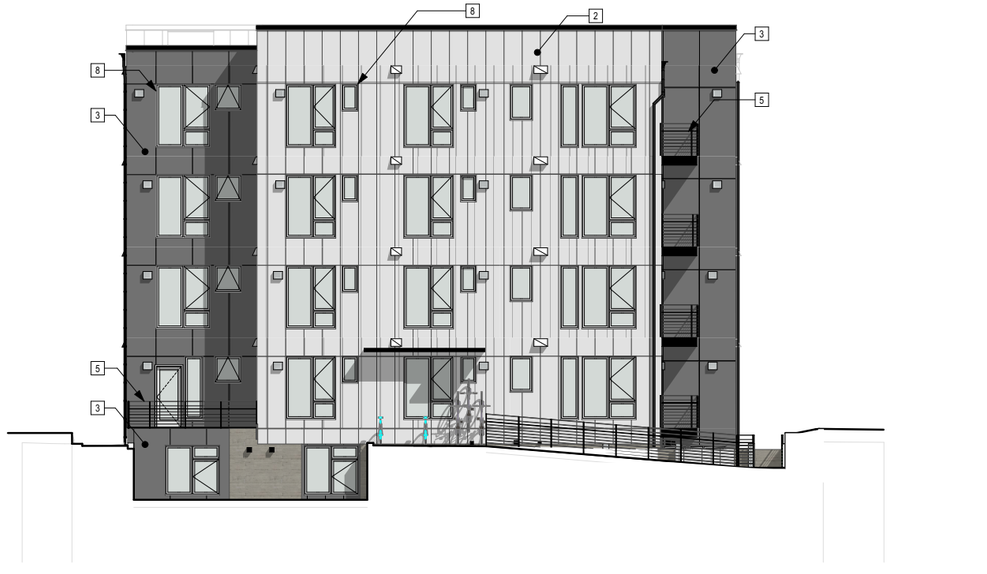
RENDERED ELEVATION NOTES

1. CEMBRIT FIBER CEMENT PANEL INTEGRAL COLOR
2. FIBER CEMENT PANEL 2' X 10' COLOR: SW # NEBULOUS WHITE OR SIM
3. FIBER CEMENT PANEL 4' X 10' COLOR: SW # GRIZZLE GRAY OR SIM.
4. CEDAR SIDING - DARK SLATE SEMI-TRANSPARENT STAIN, 2 COATS
5. POWDER COATED METAL FEATURES COLOR: SW #7069 IRON ORE OR SIM.
6. HORIZONTAL PANELLING - WHITE
7. FIBER CEMENT PANEL - ACCENTS COLOR: SW #7069 IRON ORE OR SIM.
8. WHITE VINYL WINDOW
9. BLACK VINYL WINDOW
10. FIBER CEMENT PANEL 4' X 10' COLOR: SW # NEBULOUS WHITE OR SIM



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

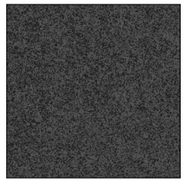


1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

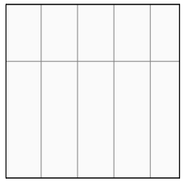
0 4' 8' 16'

RENDERED ELEVATIONS

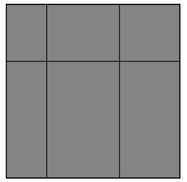
RENDERED ELEVATION NOTES



SIDING 01



SIDING 02



SIDING 03



SIDING 04



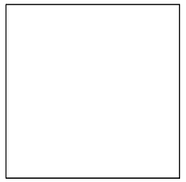
SIDING 05



SIDING 06



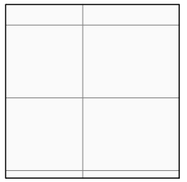
SIDING 07



SIDING-WINDOW 08



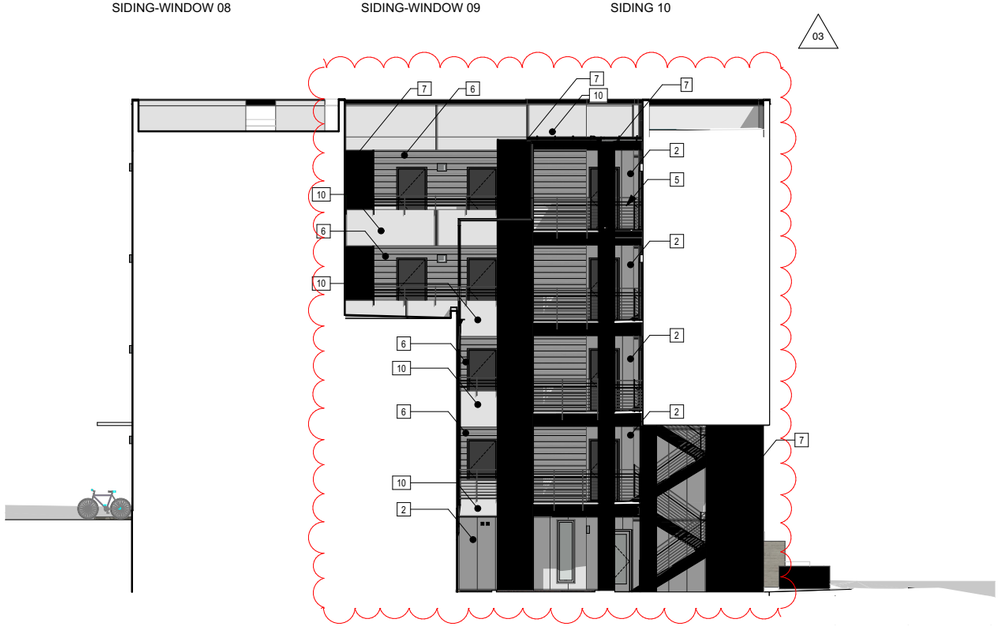
SIDING-WINDOW 09



SIDING 10

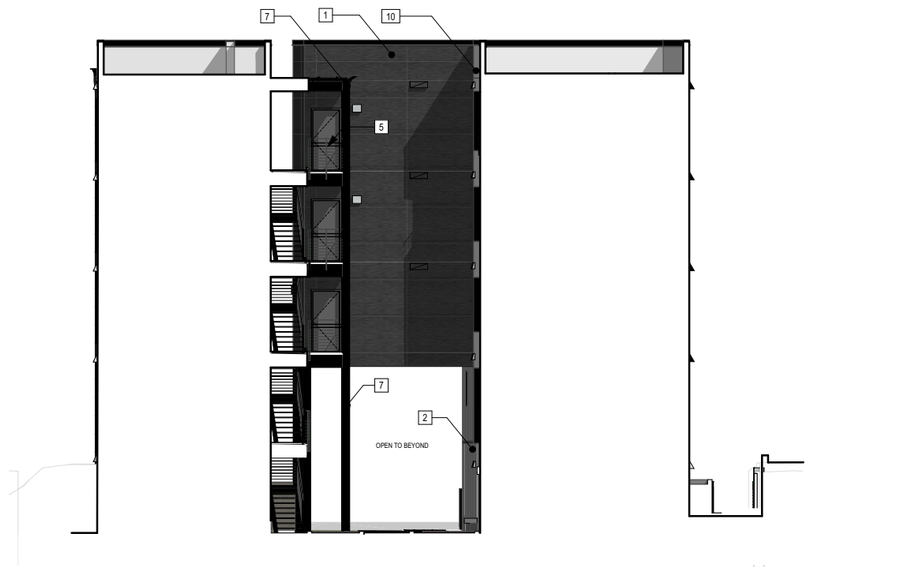
RENDERED ELEVATION NOTES

1. CEMBRIT FIBER CEMENT PANEL
   INTEGRAL COLOR
2. FIBER CEMENT PANEL 2' X 10'
   COLOR: SW # NEBULOUS WHITE OR SIM
3. FIBER CEMENT PANEL 4' X 10'
   COLOR: SW # GRIZZLE GRAY OR SIM.
4. CEDAR SIDING - DARK SLATE SEMI-TRANSPARENT
   STAIN, 2 COATS
5. POWDER COATED METAL FEATURES
   COLOR: SW #7069 IRON ORE OR SIM.
6. HORIZONTAL PANELLING - WHITE
7. FIBER CEMENT PANEL - ACCENTS
   COLOR: SW #7069 IRON ORE OR SIM.
8. WHITE VINYL WINDOW
9. BLACK VINYL WINDOW
10. FIBER CEMENT PANEL 4' X 10'
    COLOR: SW # NEBULOUS WHITE OR SIM



2 COURTYARD NORTH ELEVATION
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

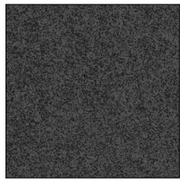


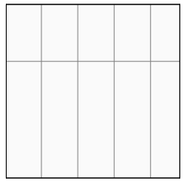
1 COURTYARD EAST ELEVATION
SCALE: 1/8" = 1'-0"

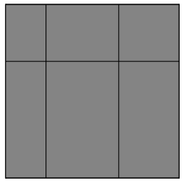
0 4' 8' 16'

RENDERED ELEVATIONS

RENDERED ELEVATION NOTES


SIDING 01


SIDING 02

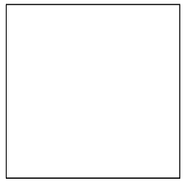

SIDING 03


SIDING 04

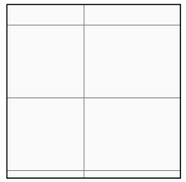

SIDING 05


SIDING 06


SIDING 07

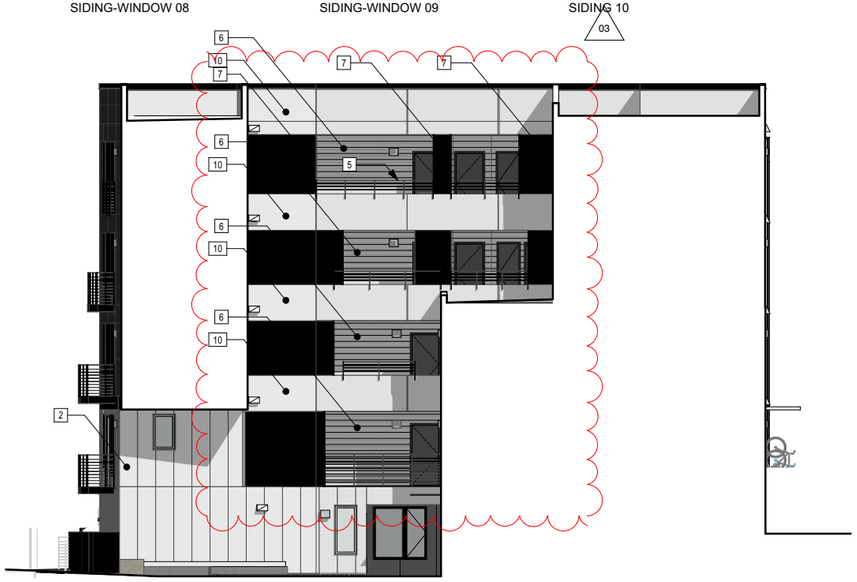

SIDING-WINDOW 08


SIDING-WINDOW 09


SIDING 10

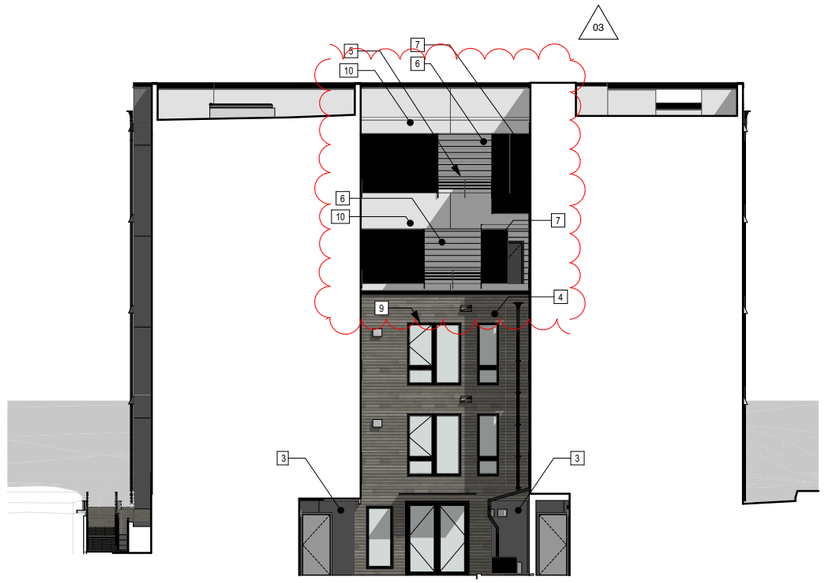
RENDERED ELEVATION NOTES

1. CEMBRIT FIBER CEMENT PANEL
   INTEGRAL COLOR
2. FIBER CEMENT PANEL 2' X 10'
   COLOR: SW # NEBULOUS WHITE OR SIM
3. FIBER CEMENT PANEL 4' X 10'
   COLOR: SW # GRIZZLE GRAY OR SIM.
4. CEDAR SIDING - DARK SLATE SEMI-TRANSPARENT
   STAIN, 2 COATS
5. POWDER COATED METAL FEATURES
   COLOR: SW #7069 IRON ORE OR SIM.
6. HORIZONTAL PANELLING - WHITE
7. FIBER CEMENT PANEL - ACCENTS
   COLOR: SW #7069 IRON ORE OR SIM.
8. WHITE VINYL WINDOW
9. BLACK VINYL WINDOW
10. FIBER CEMENT PANEL 4' X 10'
    COLOR: SW # NEBULOUS WHITE OR SIM



2 COURTYARD SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

0 4' 8' 16'



1 COURTYARD WEST ELEVATION
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

BUILDING SECTIONS



2 E/W SITE COURTYARD SECTION PRESENTATION

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

0 4' 8' 16'

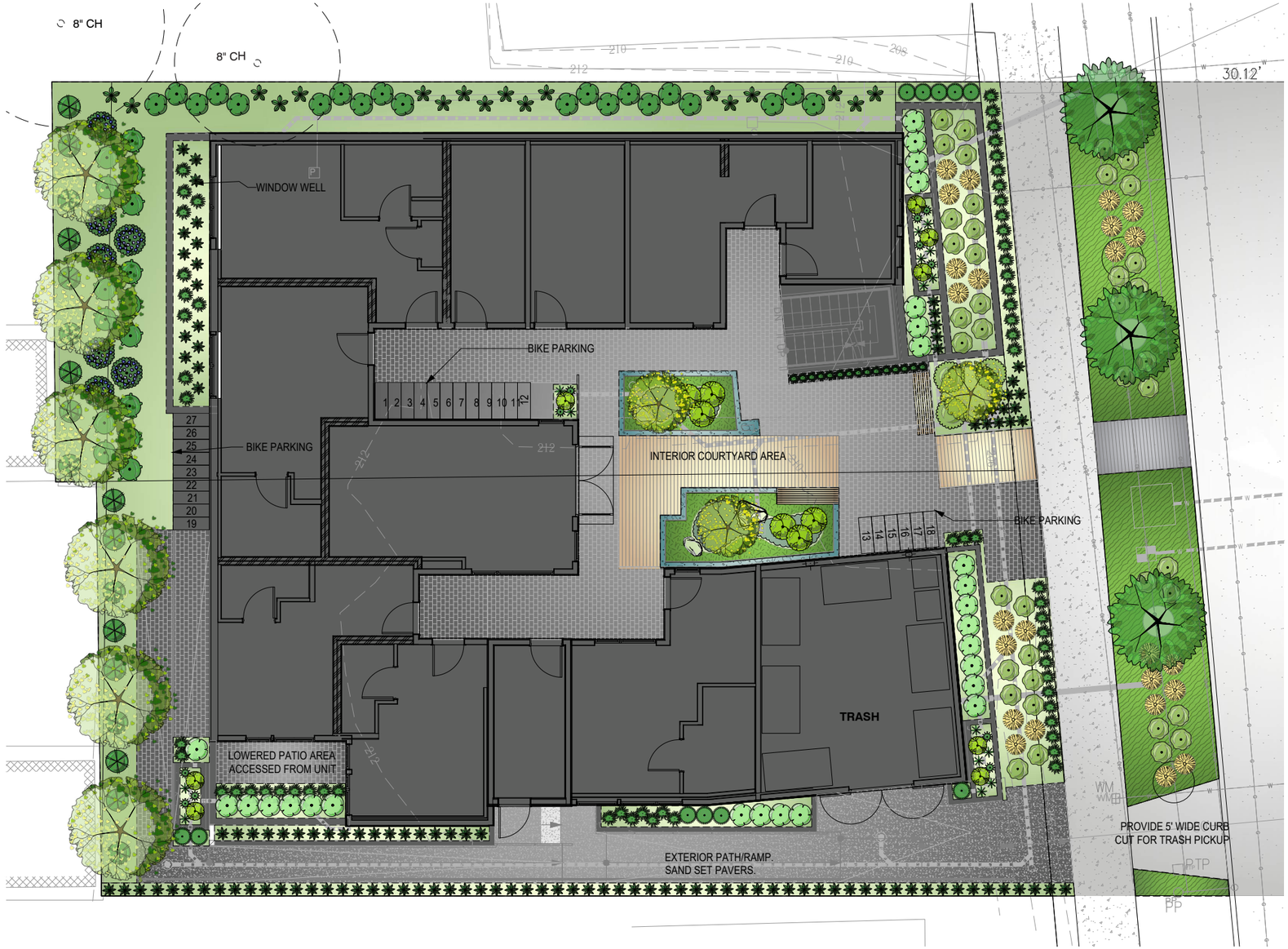


1 N/S SITE SECTION PRESENTATION

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

0 4' 8' 16'

LANDSCAPE



NORTH

RENDERED LANDSCAPE PLAN

SCALE: 3/ 16" = 1'-0"

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

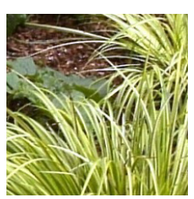
PLANT SCHEDULE

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.

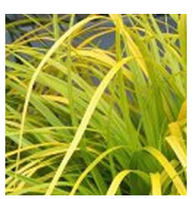

Hedge Maple

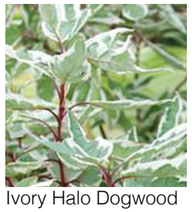

Karpick Maple


Golden Varigated


Sun King Aralia


Golden Pillar


Everillo Japanese


Ivory Halo Dogwood


Japanese Holly Fern


Autum Fern


Greenspire Upright Euonymus


Nikko Blue Hydrangea

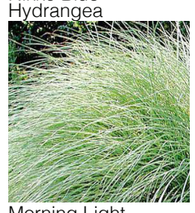

Oakleaf Hydrangea


Skypencil Japanese Holly


Hidcote Blue Lavender


Rainbow Leucothoe

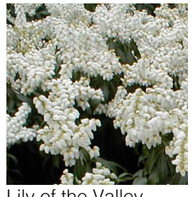

Compact Oregon Grape

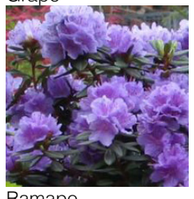

Morning Light Maiden Grass


Heavenly Bamboo

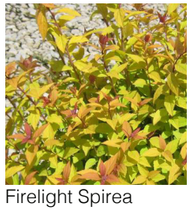

Oriental Fountain Grass


Ninebark


Lily of the Valley Bush


Ramapo Rhododendron

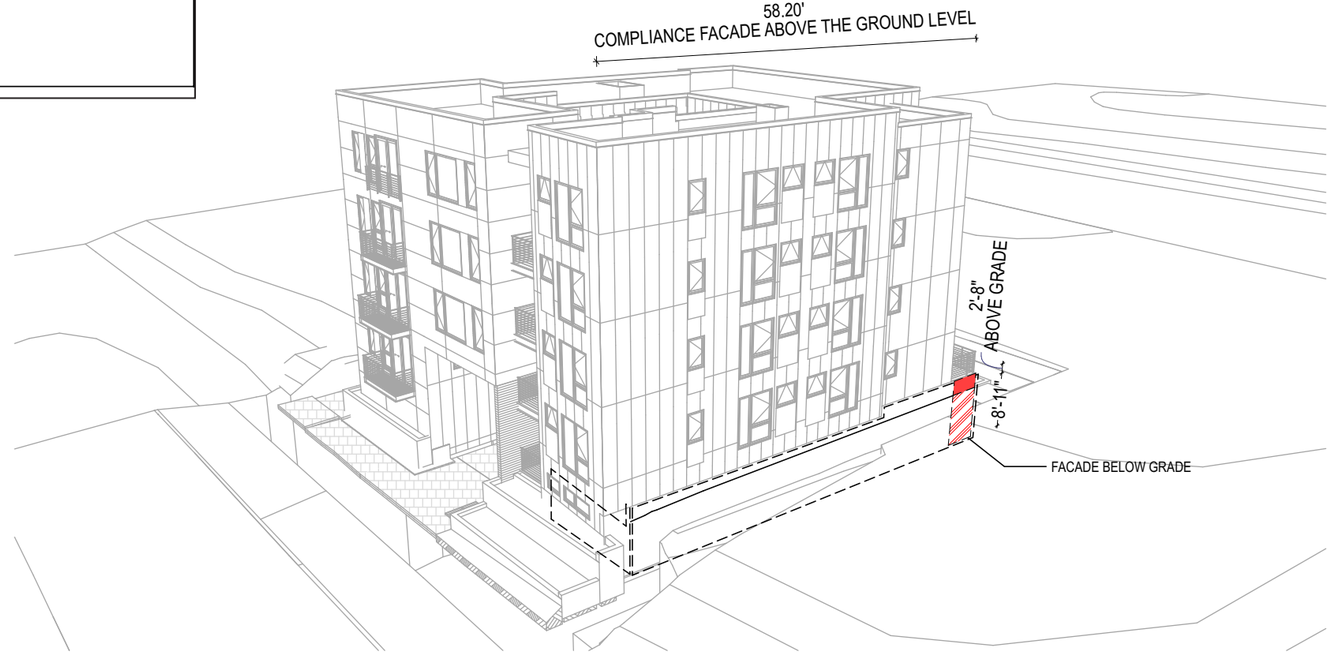

Dwarf Sweet Box


Firelight Spirea

DEPARTURES

DEPARTURE MATRIX

ITEM	CODE SECTION	REQUIRED	PROVIDED	JUSTIFICATION	SUPPORTED DESIGN GUIDELINES
1	**ALLOWABLE FAÇADE LENGTH** SMC 23.45.527.B.1	MAXIMUM COMBINED LENGTH WITHIN 15 FEET OF A LOT LINE SHALL NOT EXCEED **65 PERCENT** OF THE LENGTH OF THAT LOT LINE. 65% X 89.54'= **58.20'**	**68.7 PERCENT** **61.52'**	A departure increasing the allowable facade length along the north facade is requested to allow a increased connection between the courtyard and the streetscape. This results from a modulated design on all four facades and the inclusion of a large central courtyard that is open to the street. In addition, the rear setback above the first floor is over 20 feet, significantly greater than the code requirement. The development proposes a wide double-height open entry portal that direclty connects the central courtyard to the street. This courtyard is activated at street level by its immediate connection to the sidewalk as well as a fitness room, laundry room and indoor amenity room that opens up to the courtyard and covered Entry Portal. This creates a strong visual and physical connection between the interior courtyard and the streetscape. In order to provide larger entry portal, courtyard and streetscape connection, the structure's massing has been shifted outward, reducing their presence in the courtyard and resulting in the 3.7 percent (3.32') of additional facade length on the north side.	PL1-1-a: INCLUDE OPEN SPACE AT GRADE THAT PHYSICALLY OR VISUALLY ENGAGES THE PUBLIC REALM; PL3-1-a: DESIGN PROMINENT, ACCOMMODATING ENTRIES; PL3-1-c: COURTYARD ENTRIES SHOULD BE PHYSICALLY AND VISUALLY ACCESSIBLE FROM THE STREET; PL3-2-c: PROVIDE ADEQUATE BUFFER SPACE AS A TRANSITION; DC2-1-a: DESIGN BUILDING MASSING AND FORM TO EXPRESS AN INTENTIONAL AND ORIGINAL RESPONSE; DC2-1-e: ENSURE BUILDING MASSING DOES NOT DOMINATE THE PUBLIC REALM; DC2-2: ARCHITECTURAL FACADE AND COMPOSITION; DC3-1: OPEN SPACE ORGANIZATION AND SITE LAYOUT; DC3-2 RESIDENTIAL OPEN SPACE DC3-3 STREET-LEVEL OPEN SPACE
2	**PARKING FOR BICYCLES** TABLE D FOR SMC 23.54.015 D2. MULTIFAMILY STRUCTURES	LONG TERM: 1 PER DWELLING UNIT	**50 PERCENT** **27 BICYCLE PARKING STALLS**	A departure reducing the amount of bicycle parking stalls is requested in support of three project A departure reducing the amount of bicycle parking stalls is requested in support of three project goals: 1) acknowledging the pattern observed when reviewing multiple adjacent student housing buildings, that bicycle parking is severely under utilized in this immediate neighborhood due to the close proximity to the University of Washington campus, located two blocks north of the campus entry on N 45th Street, student residents will walk to campus; 2) organizing the site around a large central courtyard that serves as the primary amenity area/front porch for the project which occupies a large percentage of space at street level; and 3) provide a fitness room/gym for residents as an indoor amenity that connects directly to the central courtyard. These goals support the belief that students will interact on site and will walk when traveling within the University District. The development proposes a large central courtyard that is connected via a wide double-height entry portal / covered porch at street level, that directly connects the soul of the project to the public realm and fosters permeability of the site. The courtyard provides a central space for all residents and visitors at street level, which pushes all program to the edges of the site. This encourages human interaction and activity at street level with a clear connection to the building entry. The project provides this courtyard as the primary outdoor amenity space, accessible to all residents and visitors, as there is no roof deck proposed. Due to the site's topography, the street level becomes a nearly fully below grade basement at the rear of the project, resulting in a limitation of further below grade stories/program. The proposed bicycle parking is ample in number at one half of the required long term amount. It is secure and covered from the weather, and conveniently located inside the courtyard and at the rear of the site behind the structure. A portion of the bicycle parking is screened from direct view from the street, with approximately one-third of them visible from the street and under the large entry portal. The bicycle parking is easy to use and the residents benefit from the proposed fitness room that would otherwise be an empty interior space when no bicycles would be parked there.	PL1-1-a: INCLUDE OPEN SPACE AT GRADE THAT PHYSICALLY OR VISUALLY ENGAGES THE PUBLIC REALM; PL3-1-a: DESIGN PROMINENT, ACCOMMODATING ENTRIES; PL3-1-c: COURTYARD ENTRIES SHOULD BE PHYSICALLY AND VISUALLY ACCESSIBLE FROM THE STREET; PL4-1-a: DESIGN BICYCLE PARKING FOR EFFICIENCY AND SECURITY; PL4-1-c: LOCATE BICYCLE PARKING AND BICYCLE RACKS IN CONVENIENT LOCATIONS; DC3-1-a OPEN SPACE ORGANIZATION AND SITE LAYOUT; DC3-2-a RESIDENTIAL OPEN SPACE; DC3-3-a STREET-LEVEL OPEN SPACE



4 DEPARTURE REQUEST DIAGRAM

NOT TO SCALE

PAGE INTENTIONALLY LEFT BLANK

COMPLETED WORK b9 ARCHITECTS



Fremont Portal Apartments



748 11th Avenue E Apartments



121-123 12th Avenue E Apartments



1427 NW 65th Street Apartments