

4303 7TH AVE NE
DESIGN RECOMMENDATION PACKET
5/28/2021
SDCI Project: #3034482-EG

d/Arch LLC
2412 Westlake Ave. N, Suite 3 Seattle, WA98109
206.547.1761 | www.darchllc.com



Design Recommendation Packet
5/28/2021

PROJECT ADDRESS:
4303 7th Ave NE
Seattle, WA 98105

PROJECT TEAM:

Architect
d/Arch LLC
2412 Westlake Ave N, Ste 3
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Glenn Takagi Landscape Architect
18550 Firlands Way N. Ste #102
Shoreline, WA 98133
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Surveyor
Bush, Roed & Hitching, Inc.
2009 Minor Avenue East,
Seattle, WA 98102
Phone: 206.323.4144
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PROJECT INFORMATION

Location

The proposed site is located within the University District Northwest Urban Center Village, which is largely comprised of single-family homes, townhouses and mid-size to large apartment/condominium buildings. This project is located along 7th Ave NE. The site is within walking distance of the major shopping and entertainment centers; University Ave, University Village and the University of Washington campus all to the East.

Existing Uses & Structures

The project site is comprised of 1 parcel under single ownership. The current site is occupied by one wood-framed single family residence. The combined lot measures approximately 100 feet by 50 feet.

The existing structure and paved surfaces located on the project site are proposed to be demolished with the new project occupying the entirety of the site.

Adjacencies

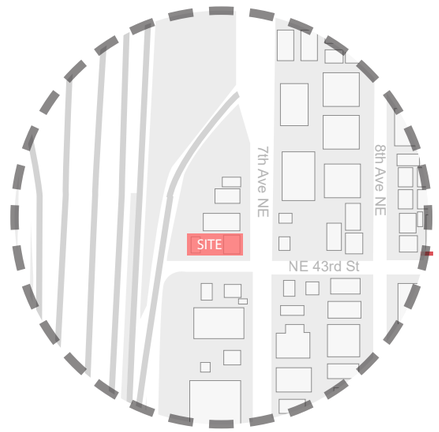
University Ave, University Village, buses to Downtown Seattle, University of Washington, University of Washington IMA, and Greenlake to the Northwest.

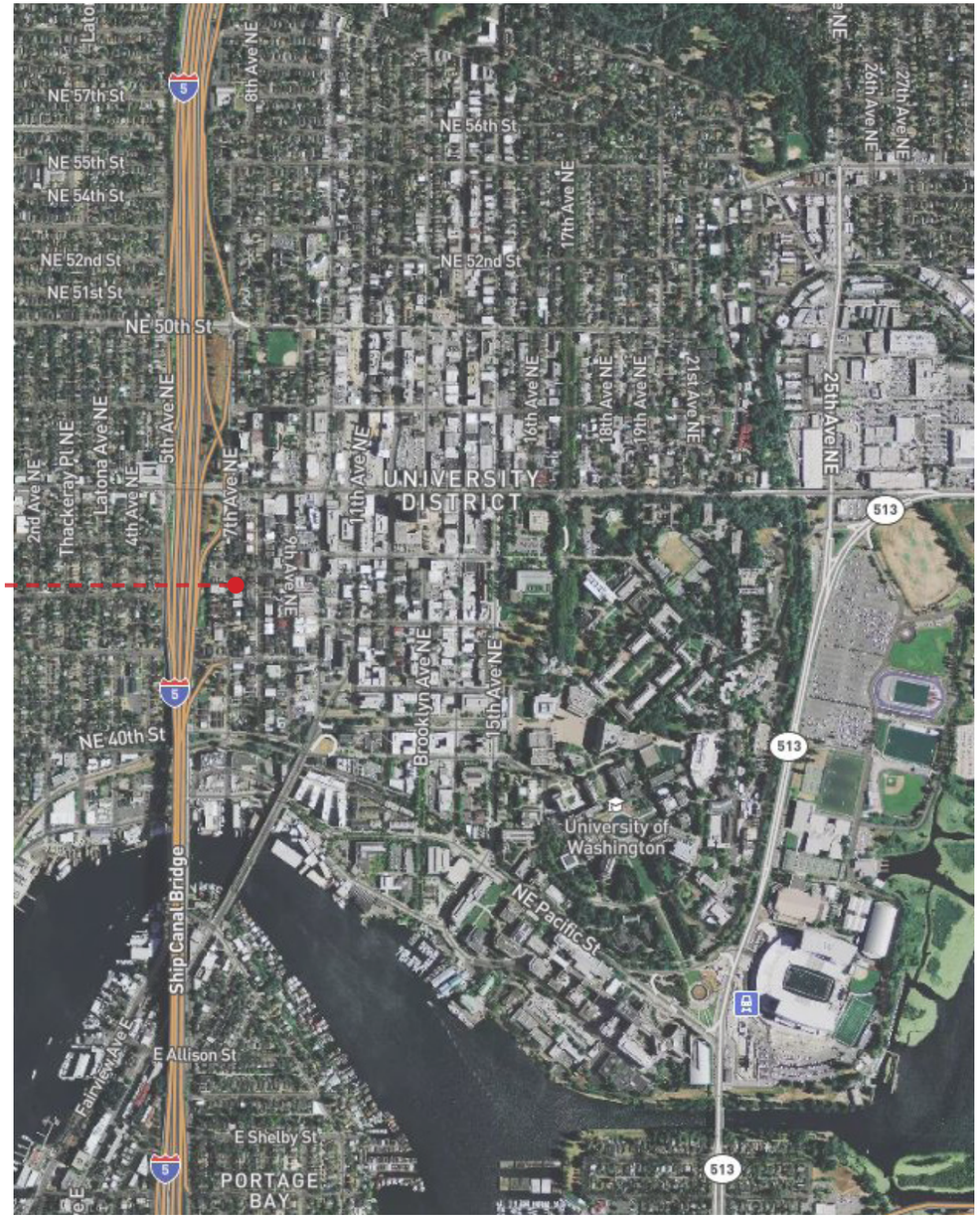
Program

- Small Efficient Dwelling Units
- No Parking

Project Details

Units:	46
Total GSF:	21,900 sq. ft





CONTEXT ANALYSIS

Neighborhood Zoning

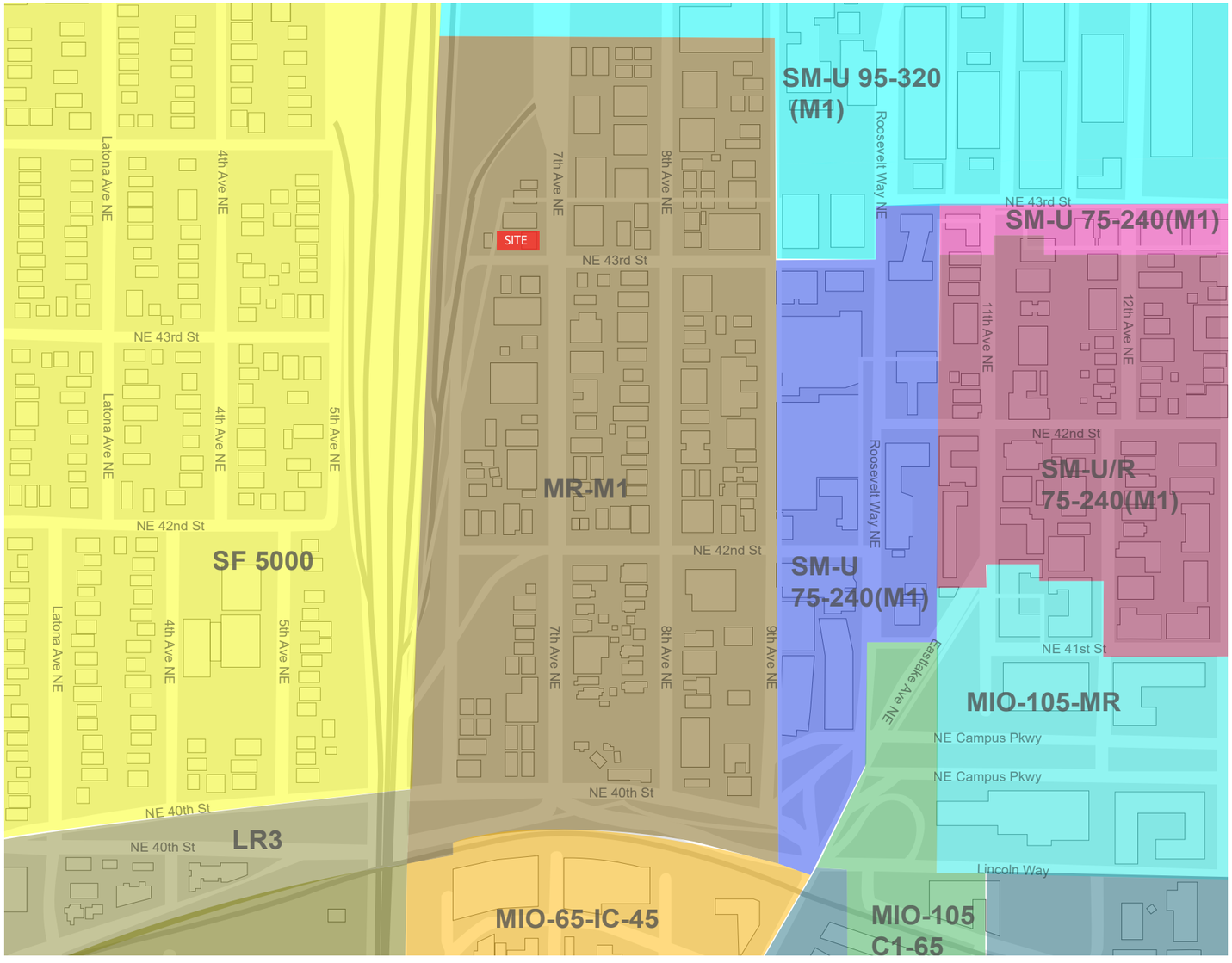
Project Information

Parcel: 409230-0720
Lot Area: 5,000 sf
Zoning: MR (M1)

Overlay: University Urban Center

Street Classification:7th Ave NE
(principal Arterial)

Frequent Transit: Yes
On Roosevelt Way NE



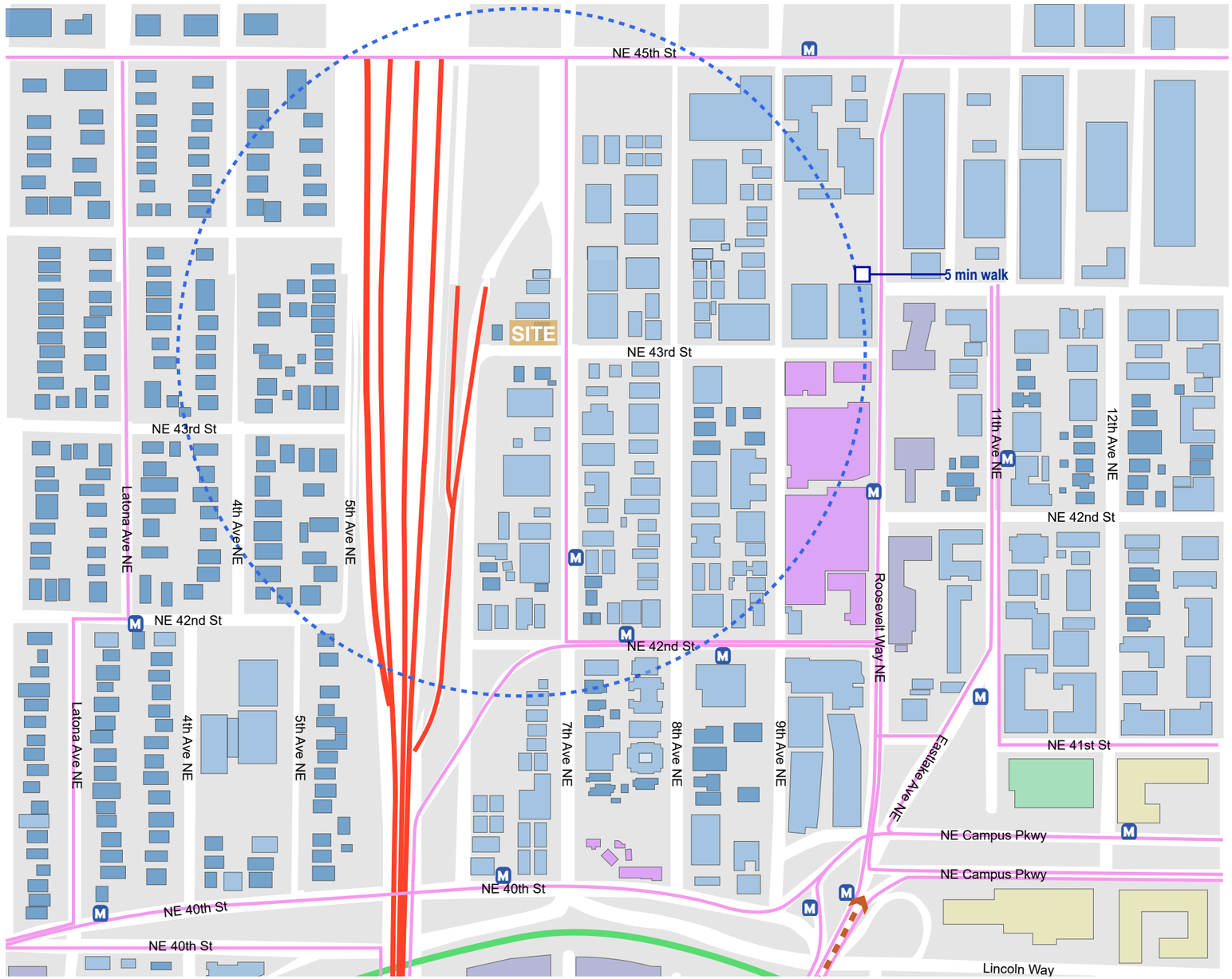
ZONING MAP

CONTEXT ANALYSIS

Land Use / Circulation

The site is located at 4303 7th Ave NE. The surrounding area mostly includes residential buildings for student housing, and some single family housing. Streets are easily walkable with access to Roosevelt Way N. & N. 45th St., with bus stops going North and South and East and West. The Burke Gilman Trail, accessing Fremont, Ballard, Downtown and the East Campus, is just to the south. University Ave N, a major area for dining and shopping, is to the east

The surrounding area has been experiencing a general trend of growth with multifamily buildings replacing existing single families.



LAND USE/TRANSPORTATION MAP

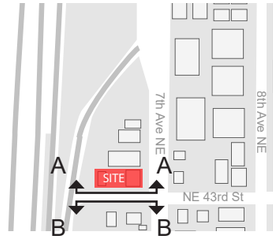
CONTEXT ANALYSIS-STREET ELEVATIONS



NE 43RD ST STREET ELEVATION A-A



NE 43RD ST STREET ELEVATION B-B



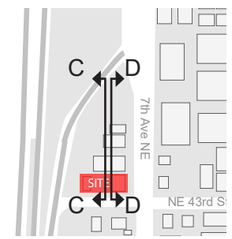
CONTEXT ANALYSIS-STREET ELEVATIONS



7TH AVE NE STREET ELEVATION C-C

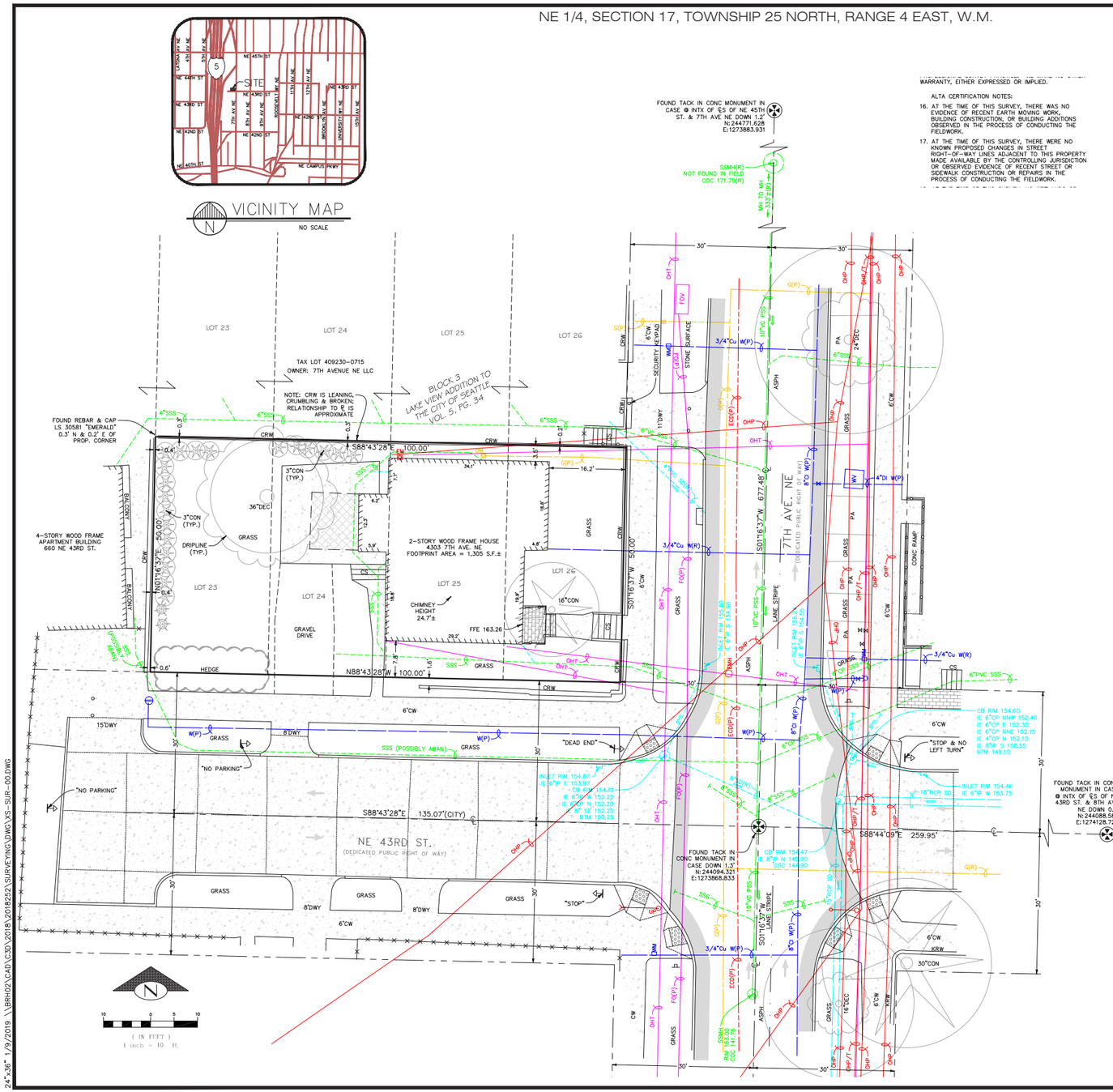


7TH AVE NE STREET ELEVATION D-D



SITE SURVEY

Existing (Survey)



WARRANTY, EITHER EXPRESSED OR IMPLIED.

ALTA CERTIFICATION NOTES:

16. AT THE TIME OF THIS SURVEY, THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
17. AT THE TIME OF THIS SURVEY, THERE WERE NO KNOWN PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES ADJACENT TO THIS PROPERTY MADE AVAILABLE BY THE CONTROLLING JURISDICTION OR OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS IN THE PROCESS OF CONDUCTING THE FIELDWORK.

LEGEND

ABAN/RET ABANDONED/RETIRED
ASPHALT (ASPH)
BOLLARD
BRICK SURFACE
BUILDING LINE
BC BUILDING CORNER
CANOPY
CONCRETE SURFACE
CI CAST IRON
CW/BW CONCRETE/BRICK WALK
CRW/KRW CONCRETE/KEYSTONE RETAINING WALL
CC/XC CONCRETE/EXTRUDED CURB
CP/IP CONCRETE/IRON PIPE
CHAIN LINK FENCE (CLF)
℄/M CENTERLINE/MONUMENT LINE
CS/WS CONCRETE/WOOD STAIRS
CON CONIFEROUS TREE
COC CENTER OF CHANNEL
Cu COPPER
DEC DECIDUOUS TREE
DWY DRIVEWAY
ECD ELECTRICAL CONDUIT
EMH ELECTRICAL MANHOLE
EM ELECTRICAL METER
EV/ET ELECTRICAL VAULT/TRANSFORMER
FOUND SURVEY MONUMENT (AS NOTED)
FH FIRE HYDRANT
FO FIBER OPTICS
FOV FIBER OPTICS VAULT
FFE FINISH FLOOR ELEVATION
G GAS LINE
GM GAS METER
GAS VALVE
GUY ANCHOR
HANDRAIL
IE INVERT ELEVATION
LIGHT POLE (WOOD)
LSCAPE/PA LANDSCAPE/PLANTER
MANHOLE
MW MONITOR WELL
OHP/OHT OVERHEAD POWER/TELEPHONE
℄ PROPERTY LINE (PL)
(P) PAINTED UTILITY LOCATION
PIPE FLOW DIRECTION
POLYETHYLENE
PS/PSS COMBINED/SANITARY SEWER
PSD STORM DRAIN
(R) RECORD DATA
RCP REINFORCED CONCRETE PIPE
SD SERVICE DRAIN (STORM)
SSS SANITARY SIDE SEWER (RECORD)
SIGN/STREET NAME SIGN
TEMPORARY BENCHMARK (TBM)
TRAFFIC FLOW DIRECTION
TOP TOP OF BANK
UP UTILITY POLE
VC VITRIFIED CLAY
WV WATER VAULT
W WATER MAIN
WM WATER METER
WATER VALVE
WATER GATE VALVE/CHAMBER

SITE NOTES

SITE ADDRESS:
4303 7TH AVENUE NE
SEATTLE, WA 98105

TAX ACCOUNT NO.:
409230-0720-04

ZONING:
MR (M1)

ZONING AGENCY:
CITY OF SEATTLE
SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS
700 5TH AVENUE, SUITE 2000
SEATTLE, WA 98104
(206) 684-8600

SETBACKS:
CURRENT SETBACK REQUIREMENTS SUBJECT TO SITE PLAN REVIEW. CURRENT SETBACKS MAY DIFFER FROM THOSE IN EFFECT DURING DESIGN/CONSTRUCTION OF EXISTING IMPROVEMENTS.

THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE GOVERNING JURISDICTION INDICATES THAT STRUCTURES ON THIS PROPERTY COMPLIED WITH MINIMUM SETBACK AND HEIGHT REQUIREMENTS FOLLOWING CONSTRUCTION.

FLOOD ZONE:
THIS SITE APPEARS ON NATIONAL FLOOD INSURANCE RATE MAP, DATED MAY 16, 1995, COMMUNITY PANEL NO. 530330340F, AND IS SITUATED IN ZONE "X". AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

HORIZONTAL DATUM:
NAD 83/91

VERTICAL DATUM:
NAVD 88

AREA:
SITE AS SHOWN CONTAINS 5,000 SQUARE FEET OR 0.1148 ACRES, MORE OR LESS.

PARKING SPACE COUNT:
PARKING SPACES TOTAL 0, INCLUDING 0 DISABLED PARKING SPACES.

SUBSTRUCTURES:
BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORDS MAPS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE BY FEATURES LOCATED IN THE FIELD. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY.

TELECOMMUNICATIONS/FIBER OPTIC DISCLAIMER:
RECORDS OF UNDERGROUND TELECOMMUNICATIONS AND/OR FIBER OPTIC LINES ARE NOT ALWAYS AVAILABLE TO THE PUBLIC. BRH HAS NOT CONTACTED EACH OF THE MANY COMPANIES, IN THE COURSE OF THIS SURVEY, WHICH COULD HAVE UNDERGROUND LINES WITHIN ADJACENT RIGHTS-OF-WAY. THEREFORE, BRH DOES NOT ACCEPT RESPONSIBILITY FOR THE EXISTENCE OF UNDERGROUND TELECOMMUNICATIONS/FIBER OPTIC LINES WHICH ARE NOT MADE PUBLIC RECORD WITH THE LOCAL JURISDICTION. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.

DESCRIPTION:

GEORGE I. KING, AS HIS SOLE AND SEPARATE PROPERTY THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KING, STATE OF WA, AND IS DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF LOTS 23 THROUGH 26, BLOCK 3, LAKE VIEW ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 34, RECORDS OF KING COUNTY, WASHINGTON.

TITLE REPORT REFERENCE:
THIS SURVEY WAS CONDUCTED ACCORDING TO THE DESCRIPTION SHOWN, FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 4244-3126421, DATED AUGUST 30, 2018. THE EASEMENTS SHOWN OR NOTED HEREON RELATE TO THIS COMMITMENT.

NOTE: EASEMENTS CREATED OR RESCINDED AFTER THIS DATE ARE NOT SHOWN OR NOTED HEREON.

TITLE REPORT SCHEDULE B EXCEPTIONS:

NONE NOTED OR SHOWN.

UTILITY PROVIDERS:

SANITARY SEWER AND STORM DRAINAGE:
SEATTLE PUBLIC UTILITIES
PROJECT MANAGEMENT AND ENGINEERING
700 5TH AVENUE
PO BOX 34018
SEATTLE, WA 98124-4018
(206) 233-7900

WATER:
SEATTLE PUBLIC UTILITIES
700 5TH AVENUE, SUITE 4900
PO BOX 34018
SEATTLE, WA 98124-4018
(206) 684-3000

POWER:
SEATTLE CITY LIGHT
700 5TH AVENUE, SUITE 3200
SEATTLE, WA 98124-4023
(206) 684-3000

NATURAL GAS:
PUGET SOUND ENERGY
10885 NE 4TH STREET, SUITE 1200
PO BOX 97034
BELLEVUE, WA 98009-9734
(425) 454-6363
(888) 225-5773

TELEPHONE:
CENTURY LINK
1600 7TH AVENUE
SEATTLE, WA 98191
(800) 244-1111

CERTIFICATION:

SURVEY IDENTIFICATION NO.: 2018252.00

REGISTERED LAND SURVEYOR NO.: 44646

SURVEYOR'S ADDRESS & COMPANY: BUSH, ROED & HITCHINGS, INC.
2009 MINOR AVENUE EAST
SEATTLE, WA 98102-3513

TELEPHONE: (206) 323-4144

TO GEORGE I. KING, XIN YANG, S & S CONSULTING GROUP AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6A, 7A, 7B1, 7C, 8, 9, 11, 13, 14, 16, 17, 18 AND 20. OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 5, 2019.

DATE OF PLAT OR MAP: 01/09/19

TAYLOR R. SCHULTE, P.L.S. NO. 44646

THE ABOVE CERTIFICATE IS BASED UPON WORK PREPARED IN ACCORDANCE WITH GENERALLY ACCEPTED PROFESSIONAL SURVEY PRACTICE. WE MAKE NO OTHER WARRANTY, EITHER EXPRESSED OR IMPLIED.

01/09/19

TAYLOR R. SCHULTE — CERTIFICATE NO. 44646 — REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF WASHINGTON

BUSH, ROED & HITCHINGS, INC.
LAND SURVEYORS & CIVIL ENGINEERS
2009 MINOR AVE. EAST
SEATTLE, Washington
98102-3513
(206) 323-4144
1-800-935-0508
FAX# (206) 323-7135

NO	REVISION	DATE

ALTA/NSPS LAND TITLE SURVEY
XIN YANG and S & S CONSULTING GROUP
4303 7TH AVENUE NE
SEATTLE KING COUNTY WASHINGTON

drawn by	checked by
FWH	TRS
scale	date
1" = 10'	1/09/19
job no.	
2018252.00	
sheet 1 of 1	

24"x36" 1/9/2019 \\BRH02\CAD\C3D\2018\2018252\SURVEY\NG\DWG\XS-SUR-00.DWG

ADR RECOMMENDATIONS

Design Guidelines	A. Urban Pattern and Form	d/Arch Response	DRB page #
CS2-D-1, CS3-A-1	1. Staff supports the applicant's preferred scheme, Option 3. The expression of the building as two volumes provides an interesting form and helps the proposal relate to the smaller scale buildings common within the immediate context.	1. Option 3 (preferred) has been further developed with more details in the MUP Set. The overall massing design intends to find a subtle language that responding to the existing context.	1. pg. 39-43
DC2-A, DC2-B-1	2. However, the change in depth between the two volumes is too subtle to effectively express the concept on the front and rear facades. Increase the degree of modulation to improve the legibility of this form.	2. In order to provide more legible modulation, we increase the change in depth at front and rear facades from 10" to 2'. This establishes the horizontal datum line at 40 feet responding to existing 4-stories buildings' height. The greater depth difference is achieved by requested departure #2 & #3, proposed portion of structure intruding into required setback 2 feet, which are offset by voluntary increased setback at south side.	2. pg. 24, 49 & 50
DC2-D, DC3-A, DC3-C-2	3. The ground level units on the NE 43rd Street façade appear to have sliding doors leading to a patio that is slightly above grade. Staff supports this inclusion as an effective street activating measure. However, this space as depicted in the more developed renderings lacks a sense of comfort and intimacy, instead reading as harsh and overexposed. Continue developing this space to create a comfortable, semi-private space that encourages year-round activity. Use lighting, landscaping, materials, and other elements to soften this space.	3. We have further studied this patio space. This patio space is remained in the design for following reason: 1) this unit's exterior wall is 8 feet from the sidewalk, sufficient planter strips are provided to ensure the privacy; 2) the semi-private space identify the residential edge and provide active use at street level, which encourage eyes to the street and promote safe environment.	3. pg. 15 & 40
	B. Architectural Concept and Materials		
PL3-A	1. The corner entry is logically placed and is well marked by the overhead canopy, floor-to-ceiling glazing, and slight recess from the primary façade. Retain this entry expression in the MUP plan set.	1. In order to better understand the relationship with the North neighbor (existing 4-story apartment building), we studied the footprint of the building in relating our new proposed building. (Please see CS06 in the Plan set) Based on our study, the north neighbor provides varied setbacks along their south property line, with our proposed building distance, the separation between these two buildings varies from 15'-3" (min.) to 24'-3" (max.), which similar to the building distance along an alley. Two building's privacy will be ensured. Large landscape buffer and paving is provided along the property line mitigates the impact to the north neighbor. To mitigate impacts of the blank façade of circulation enclosure, the proposed project will be designed with horizontal bans to break down the overall scales and with varies width metal sidings to create visual interests. More perspectives will be shown in Design Recommendation Packet. Requested departure #1 will provide 8'-6" building setback from L1 to L4 in stead of zoning requirement (7'-0"), which provide greater distance to the north neighbor building.	1. pg. 39, 48

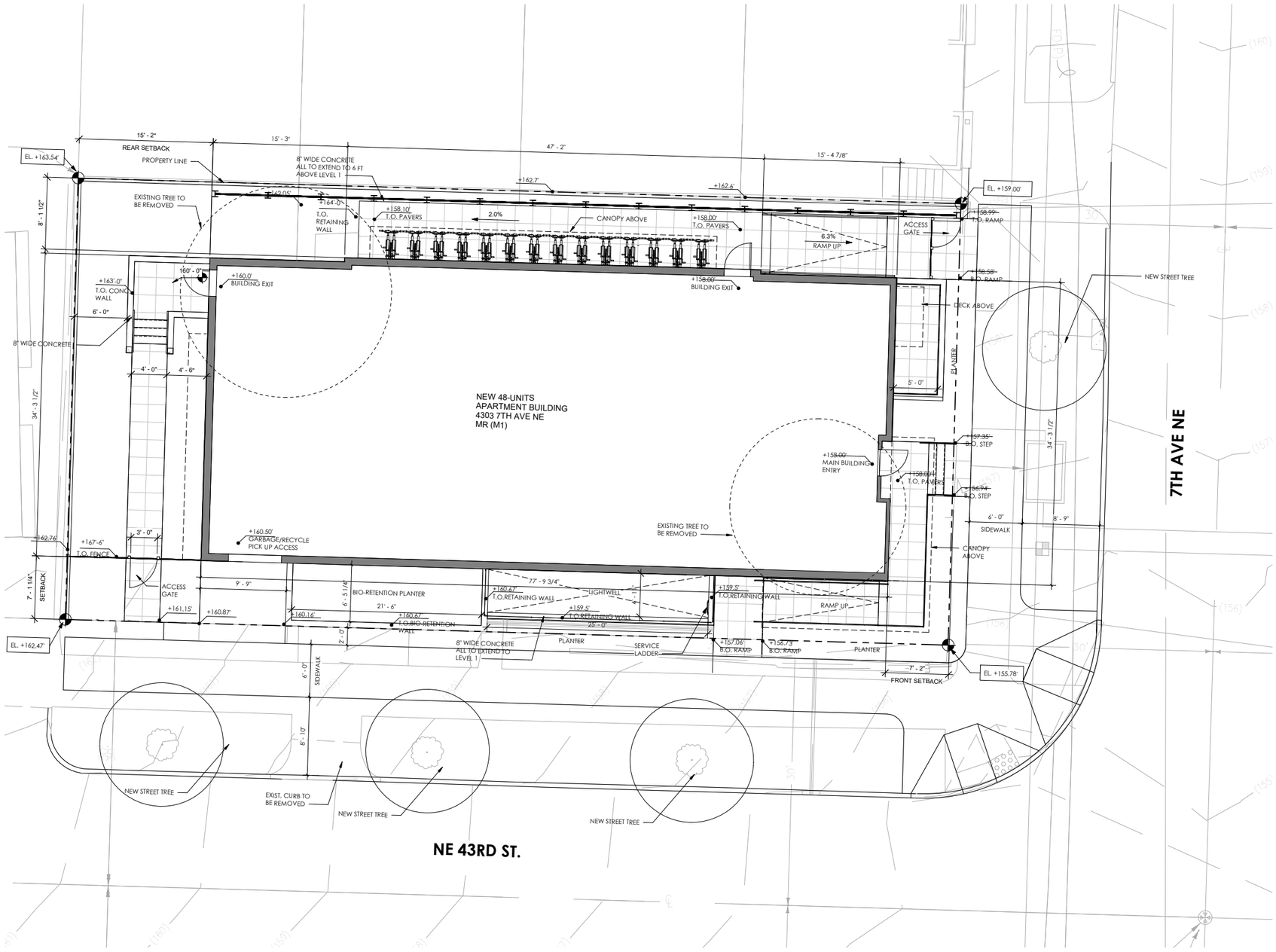
ADR RECOMMENDATIONS

Design Guidelines	B. Architectural Concept and Materials (cont.)	d/Arch Response	DRB page #
CS2-D, CS3-A-1, DC2-B-2, DC2-C-3	2. The north side façade is largely a blank wall, in part due to the location of the building's circulation core. Staff supports the location of the circulation core and recognizes that this façade will not be particularly visible from the public right-of-way; however, the scale of the proposal and its proximity to the building immediately north warrants some consideration. The building to the north includes many windows and balconies oriented towards the proposal which will be boxed in by the building's seven story height. A lack of glazing on the northern façade assists with the privacy relationship between the two buildings but leaves the residents of the building to the north with a view of towering blank wall. More effort is needed on this façade to provide some relief and visual interest. Use landscaping, materials, color, modulation, and/or other design elements to provide some relief for the adjacent property to the north. Consider consulting with residents of this building to identify preferred techniques.	2. In order to better understand the relationship with the North neighbor (existing 4-story apartment building), we studied the footprint of the building in relating our new proposed building. (Please see CS06 in the Plan set) Based on our study, the north neighbor provides varied setbacks along their south property line, with our proposed building distance, the separation between these two buildings varies from 15'-0" (min.) to 21'-6" (max.), which similar to the building distance along an alley. Two building's privacy will be ensured. Large landscape buffer and paving is provided along the property line mitigates the impact to the north neighbor. To mitigate impacts of the blank façade of circulation enclosure, the proposed project will be designed with horizontal bans to break down the overall scales and with varies width metal sidings to create visual interests. More perspectives will be shown in Design Recommendation Packet. Requested departure #1 will provide 8'-6" building setback from L1 to L4 in stead of zoning requirement (7'-0"), which provide greater distance to the north neighbor building.	2. pg. 28, 40, &48
DC2-A-2, DC2-C-1	3. The renderings provided appear to show glazing set back from the primary façade, adding depth and visual interest to the proposal. This is an effective technique given the narrowness of the lot which limits the proposal's ability to provide more substantial building massing modulation. Retain this approach to glazing, utilizing a depth of at least three inches.	3. Recessed window details will be provided in design recommendation packet.	3. pg. 31,32
DC4-A, DC4-I	4. Given the simple form of the building and its high levels of visibility, material choices are particularly important. The renderings provided do not show panel joint lines, indicating that the intended materials will not be panelized. Staff is supportive of this material application and encourages the applicant to select materials that further the two-volume concept.	4. Panel joints are provided in the Plan set. The design intention is to provide two different materials in terms of texture and color to differentiate the two massing. Large transparent storefront is provided at the lobby and residential entrances to emphasize the corner; dense and textured brick veneer is provided wrapping at the lower base; white smooth fiber cement panels are provided at upper levels. Those primary exterior material will contribute to the developing character of the neighborhood and in keeping with the modern design of the project.	4. pg. 27-29, 47
DC2-C	5. The stacked balconies on the 7th Avenue NE façade add depth to the façade and relate well to the other open spaces throughout the proposal. Retain these balconies in the MUP plan set.	5. Balconies area retained in the design.	5. pg. 35, 40

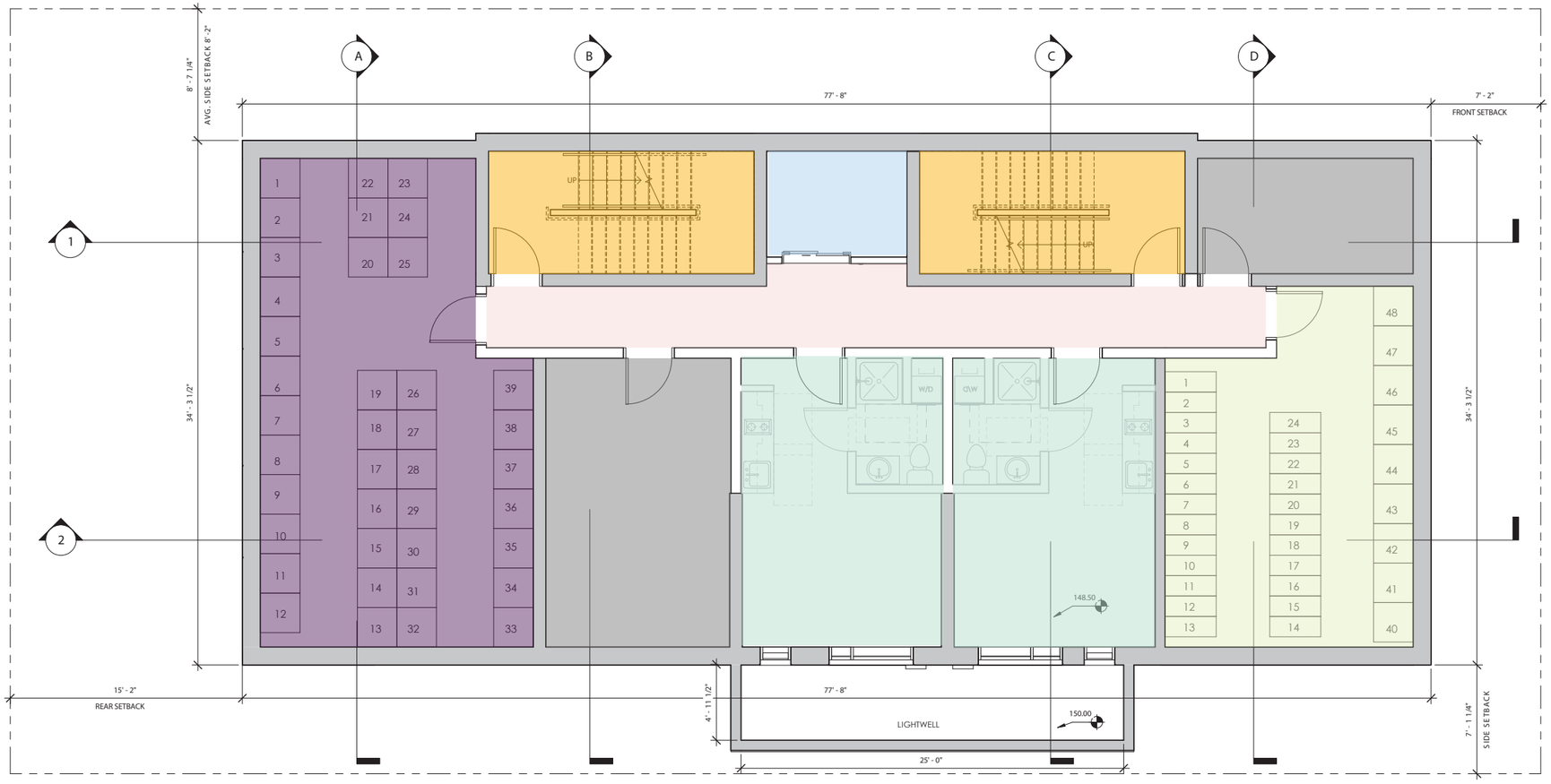
EDG BOARD RECOMMENDATIONS

Design Guidelines	C. Open Space	d/Arch Response	DRB page #
DC3-B	1. The proposal includes numerous outdoor amenities for residents, including balconies, patios, and a rooftop deck. Abundant outdoor amenities are generally a positive; however, it is worth noting the proposal's proximity to Interstate 5 and the air quality and noise impacts associated with that, which may impact their desirability and effectiveness as amenity spaces. Staff encourages the applicant to develop interior amenity space as an alternative gathering place for residents. At outdoor amenity areas, use vegetation and other techniques to reduce noise	1. For building landscape, large planter strip buffers are planned along the rear side and along both streets. On the roof level, amenity space is planned along the SE corner to access to sunlight and open views. Large green roof area buffers the activity area from the rear side to minimize impacts from I-5. At ground level, corner lobby provides indoor amenity space.	1. pg. 15, 22
DC3-C-2, DC4-D	2. The landscape plan shows a substantial buffer on the west side of the property consisting of a variety of plants and trees. Staff supports the inclusion of this landscape buffer as it improves the privacy relationship between the proposal and the adjacent property to the west and helps to reduce the perceived scale of the proposal. Prioritize tall and dense plant species to increase the desired screening effects.	2. Various types of trees are provided along west side. Please see landscape plans.	2. pg. 36-37
	Development Standard Departures		
	1. Side Setback (SMC 23.45.518). The code requires a side setback with an average of at least 10 feet for portions of the building extending above 42 feet in height. The applicant proposes a side setback of eight-and-a-half feet. Staff indicated that the simple form of the proposal is an asset but raised concerns about the scale of the blank wall condition on this façade and the increased impacts on the adjacent property to the north that would result from the requested departure. Staff suggested that thoughtful façade treatment could mitigate the impacts associated with the reduced setback requested. Therefore, staff is supportive of the requested departure upon successful integration of the guidance from this report regarding the blank wall and its impacts on the adjacent property to the north.	1. Considering the north 4 story apartment building, this departure provides proposed building with 8'-6" for the first 4-stories, instead of code required 7 feet, which increase the distance and improve the privacy for both buildings. Rationale mentioned 2.b, we studied the north neighbor's building footprint to understand our proposed building's relationship with the north neighbor. With in-between distance varies from 15'-0" to 21'-6", the privacy could be ensured. To mitigate impacts of the blank façade of circulation enclosure, the proposed project will be designed with horizontal bans to break down the overall scales and with varies width metal sidings to create visual interests. More perspectives will be shown in Design Recommendation Packet.	1. pg. 48
		2. Front Setback: In order to provide articulation of the facade, propose portion of structure (25'-7" with; 30 feet height) projections 2 feet into front setback requirement, which is offset by the additional recessed volume along south side upper levels (81'-5" width; 30 feet height). Front intrusion volume highlighted in red, which is 5'-0" from the property line(1,527 cubic feet in volume); voluntary additional south setback highlighted in green (3515 cubic feet in volume).	2. pg. 49
		3. Rear Setback: In order to provide articulation of the facade, propose portion of structure (25'-7" with; 30 feet height) projections into front setback, which is offset by the additional recessed volume along south side (81'-5" width; 30 feet height) upper levels. Rear intrusion volume highlighted in red ((1,527 cubic feet in volume), which is 13'-0" from the property line; additional south setback highlighted in green (3515 cubic feet in volume) .	3. pg. 50

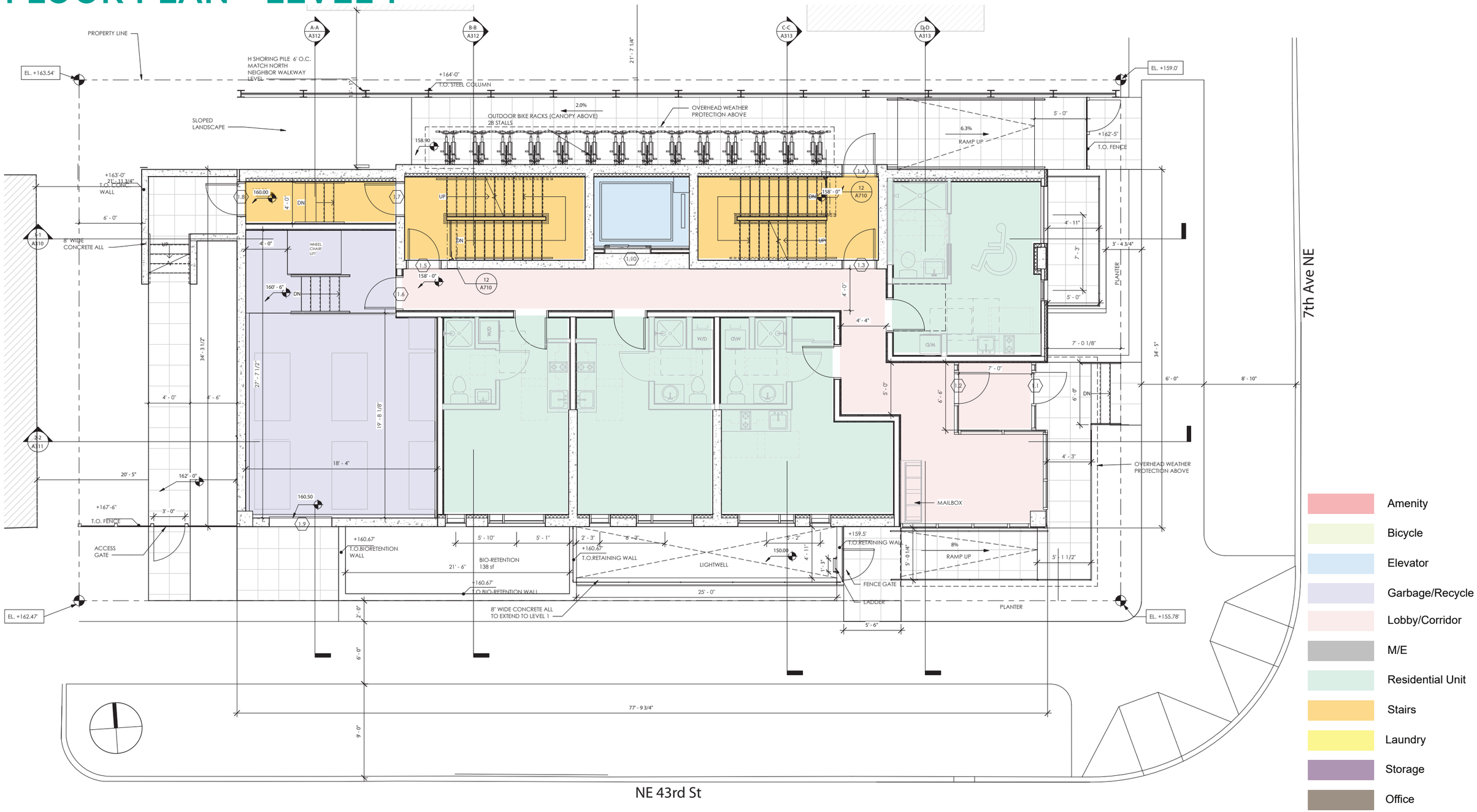
SITE PLAN


15' - 2"
REAR SETBACK
PROPERTY LINE
15' - 3"
47' - 2"
15' - 4 7/8"
EL. +163.54'
EL. +159.00'
8' WIDE CONCRETE ALL TO EXTEND TO 6 FT ABOVE LEVEL 1
EXISTING TREE TO BE REMOVED
+162.7'
+162.6'
+164.0'
T.O. RETAINING WALL
+158.10' T.O. PAVERS
2.0%
CANOPY ABOVE
+158.00' T.O. PAVERS
6.3% RAMP UP
ACCESS GATE
+158.99' B.O. RAMP
+158.58' B.O. RAMP
NEW STREET TREE
8' - 1 1/2"
+163'-0" T.O. CONC. WALL
160' - 0"
+160.0' BUILDING EXIT
+158.00' BUILDING EXIT
DECK ABOVE
6' - 0"
8' WIDE CONCRETE
4' - 0"
4' - 6"
NEW 48-UNITS
APARTMENT BUILDING
4303 7TH AVE NE
MR (M1)
PLANTER
5' - 0"
34' - 3 1/2"
+158.00' MAIN BUILDING ENTRY
+158.00' T.O. PAVERS
+157.95' B.O. STEP
+156.94' B.O. STEP
34' - 3 1/2"
7TH AVE NE
EXISTING TREE TO BE REMOVED
6' - 0"
SIDEWALK
8' - 9"
CANOPY ABOVE
+160.50' GARBAGE/RECYCLE PICK UP ACCESS
+162.76'
+167'-6" T.O. FENCE
3' - 0"
7' - 1 1/4"
SETBACK
ACCESS GATE
9' - 9"
BIO-RETENTION PLANTER
21' - 6"
6' - 5 1/4"
77' - 9 3/4"
+160.67' T.O.RETAINING WALL
LIGHTWELL
+159.5' T.O.RETAINING WALL
+159.5' T.O.RETAINING WALL
RAMP UP
+161.15'
+160.87'
+160.16'
+160.67' T.O.BIO-RETENTION WALL
2' - 0"
25' - 0"
EL. +162.47'
8" WIDE CONCRETE ALL TO EXTEND TO LEVEL 1
PLANTER
SERVICE LADDER
+157.06' B.O. RAMP
+158.73' B.O. RAMP
PLANTER
7' - 2"
FRONT SETBACK
EL. +155.78'
6' - 0"
SIDEWALK
8' - 10"
NEW STREET TREE
EXIST. CURB TO BE REMOVED
NEW STREET TREE
NEW STREET TREE
NE 43RD ST.

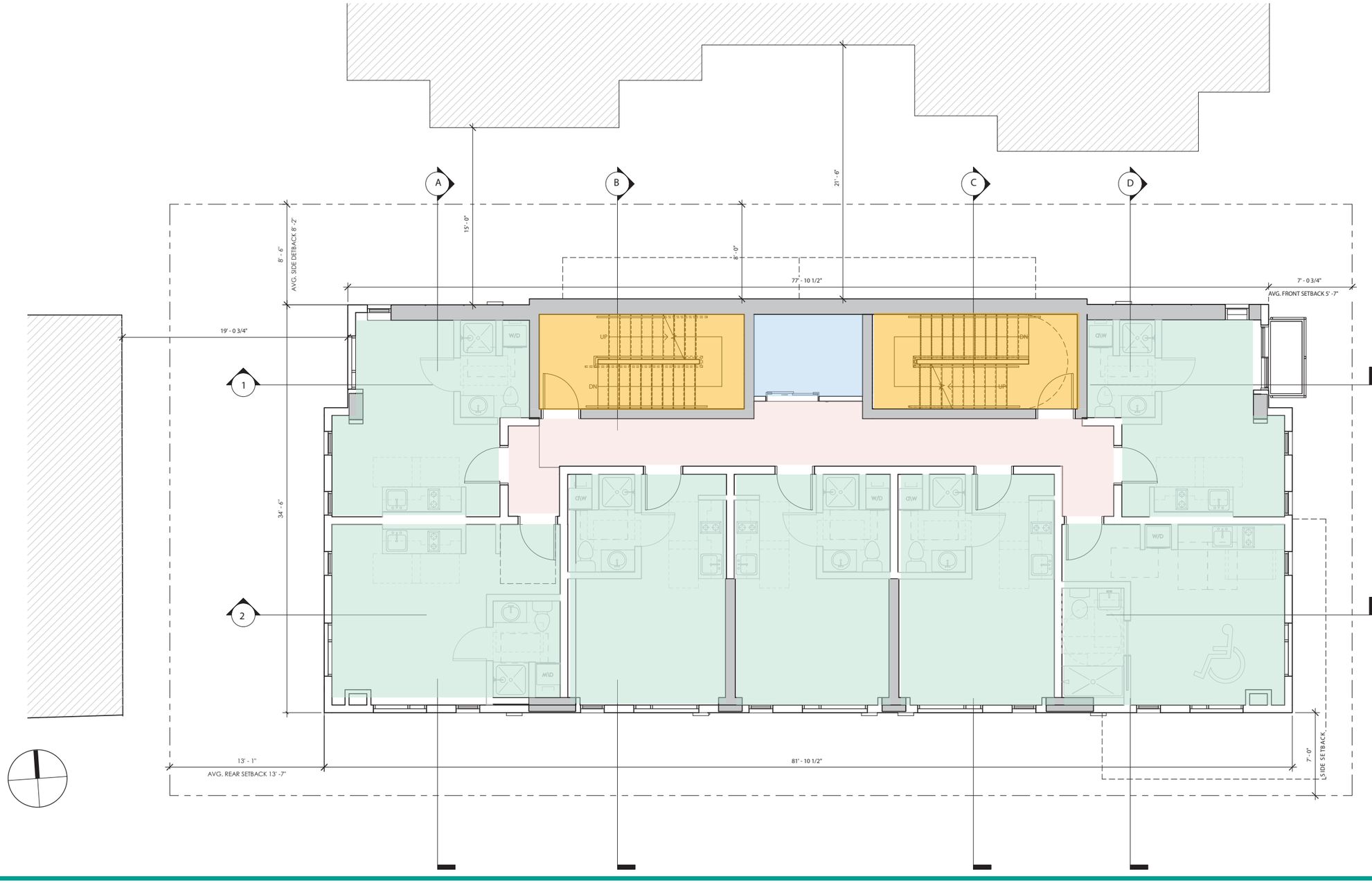
FLOOR PLAN - BASEMENT LEVEL



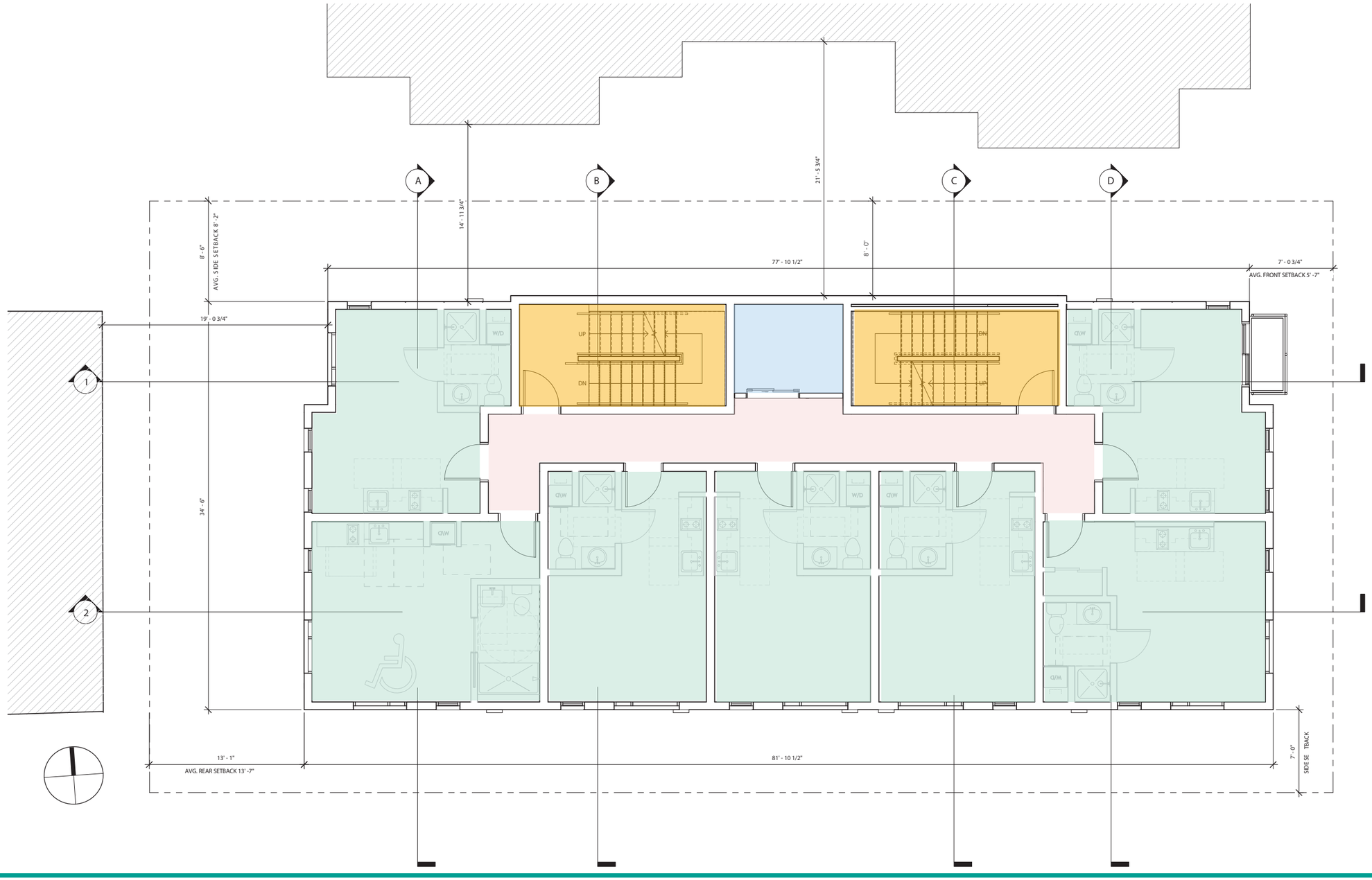
FLOOR PLAN - LEVEL 1



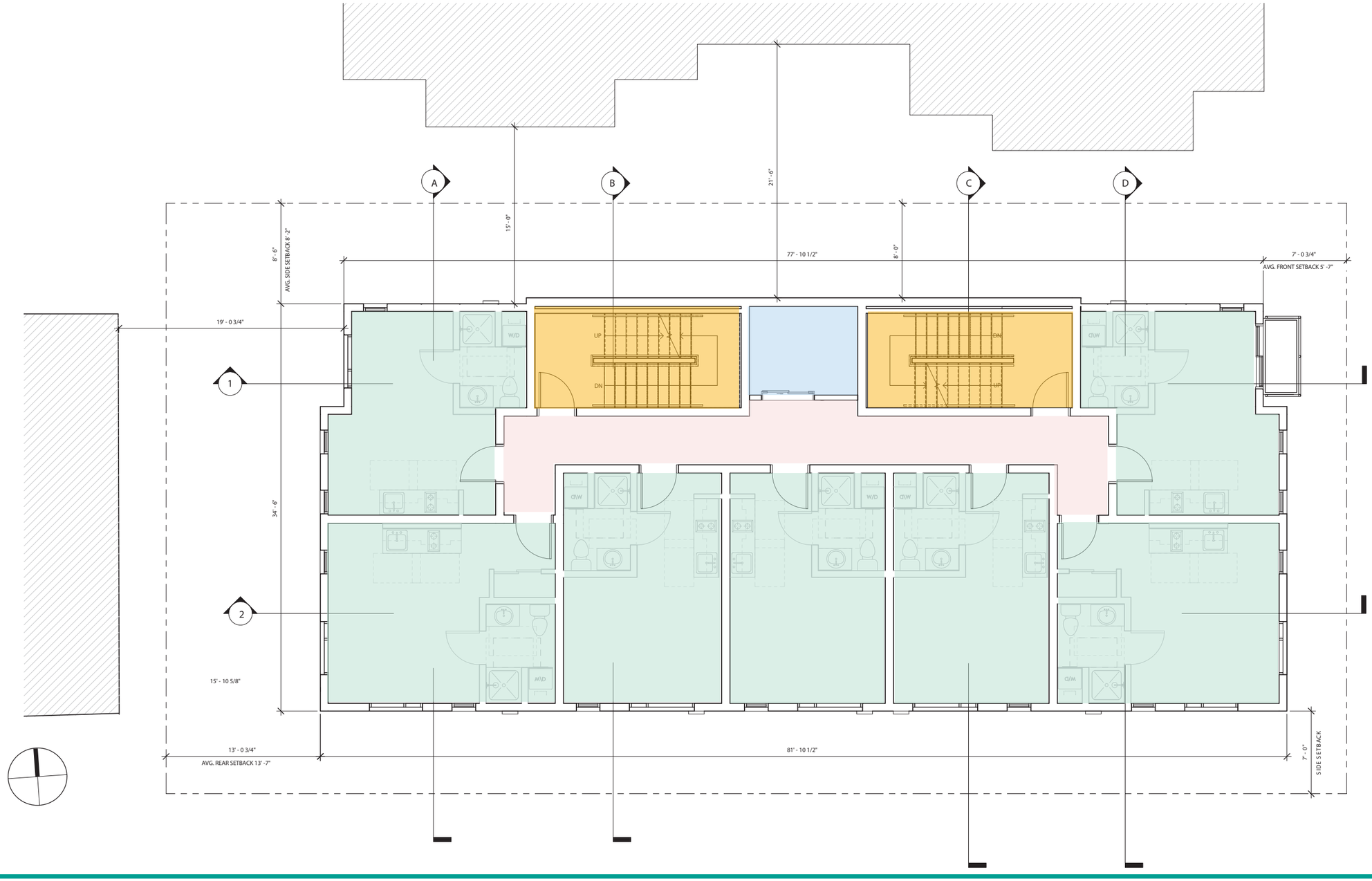
FLOOR PLAN - LEVEL 2



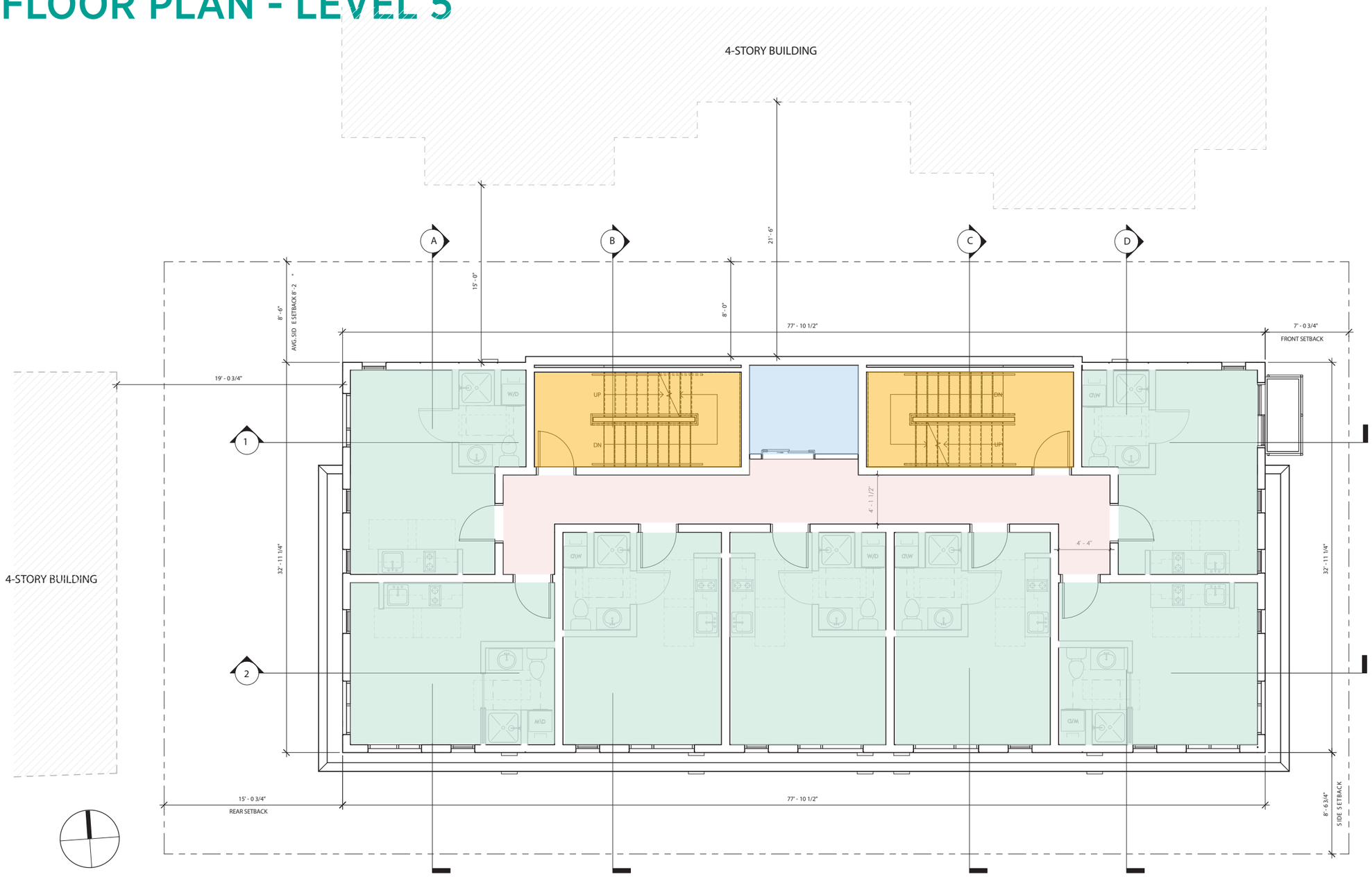
FLOOR PLAN - LEVEL 3



FLOOR PLAN - LEVEL 4

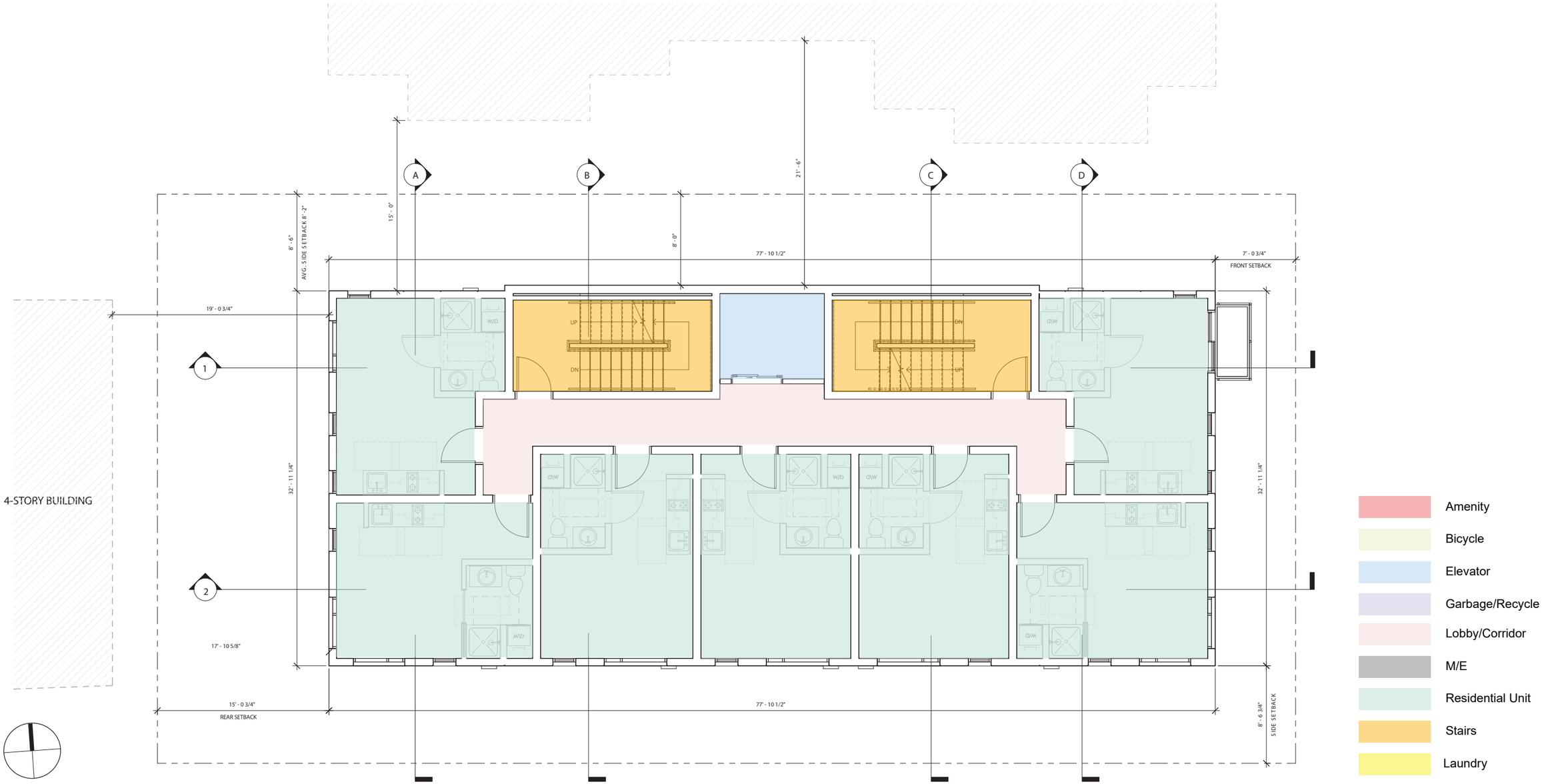


FLOOR PLAN - LEVEL 5

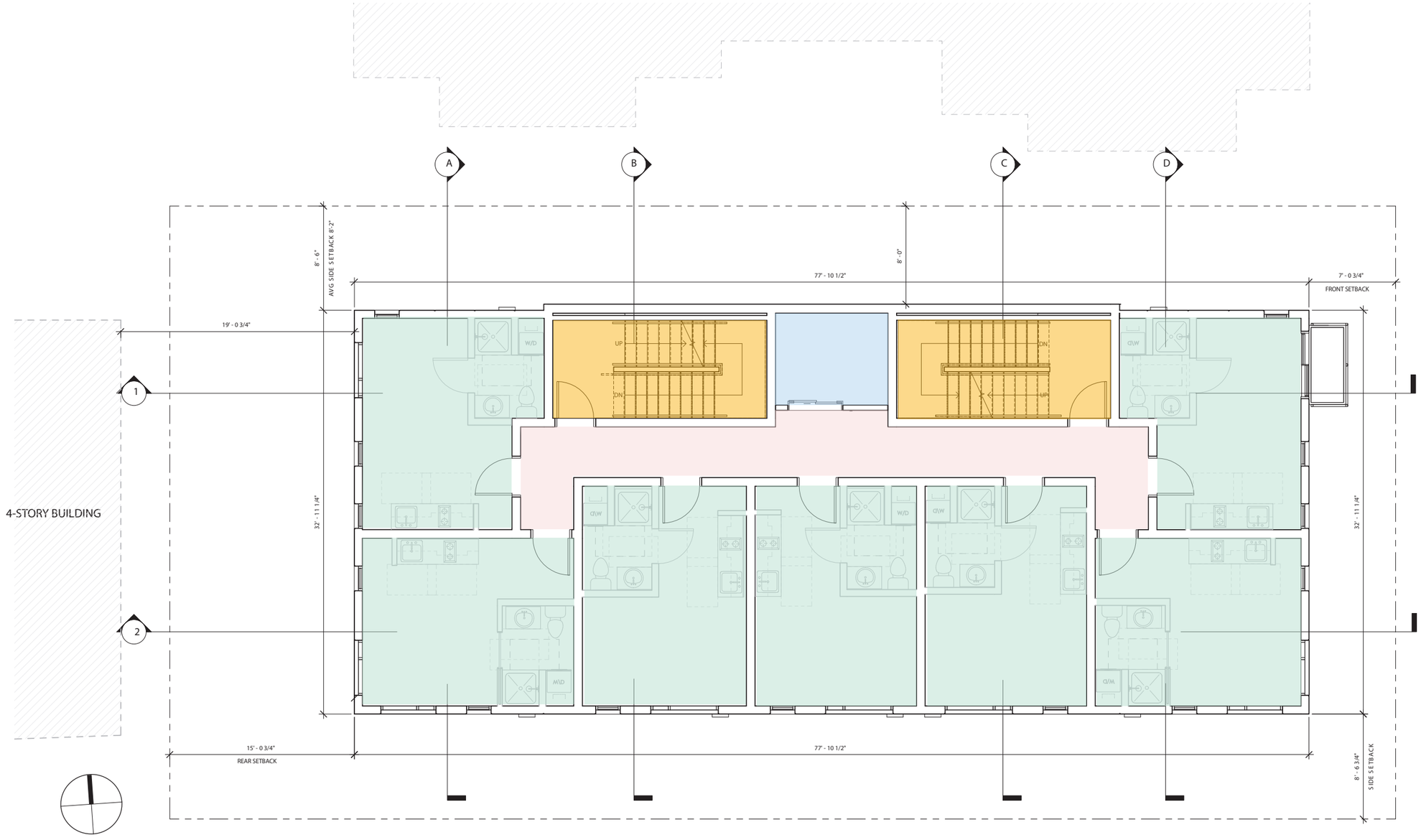


- Amenity
- Bicycle
- Elevator
- Garbage/Recycle
- Lobby/Corridor
- M/E
- Residential Unit
- Stairs
- Laundry
- Storage
- Office

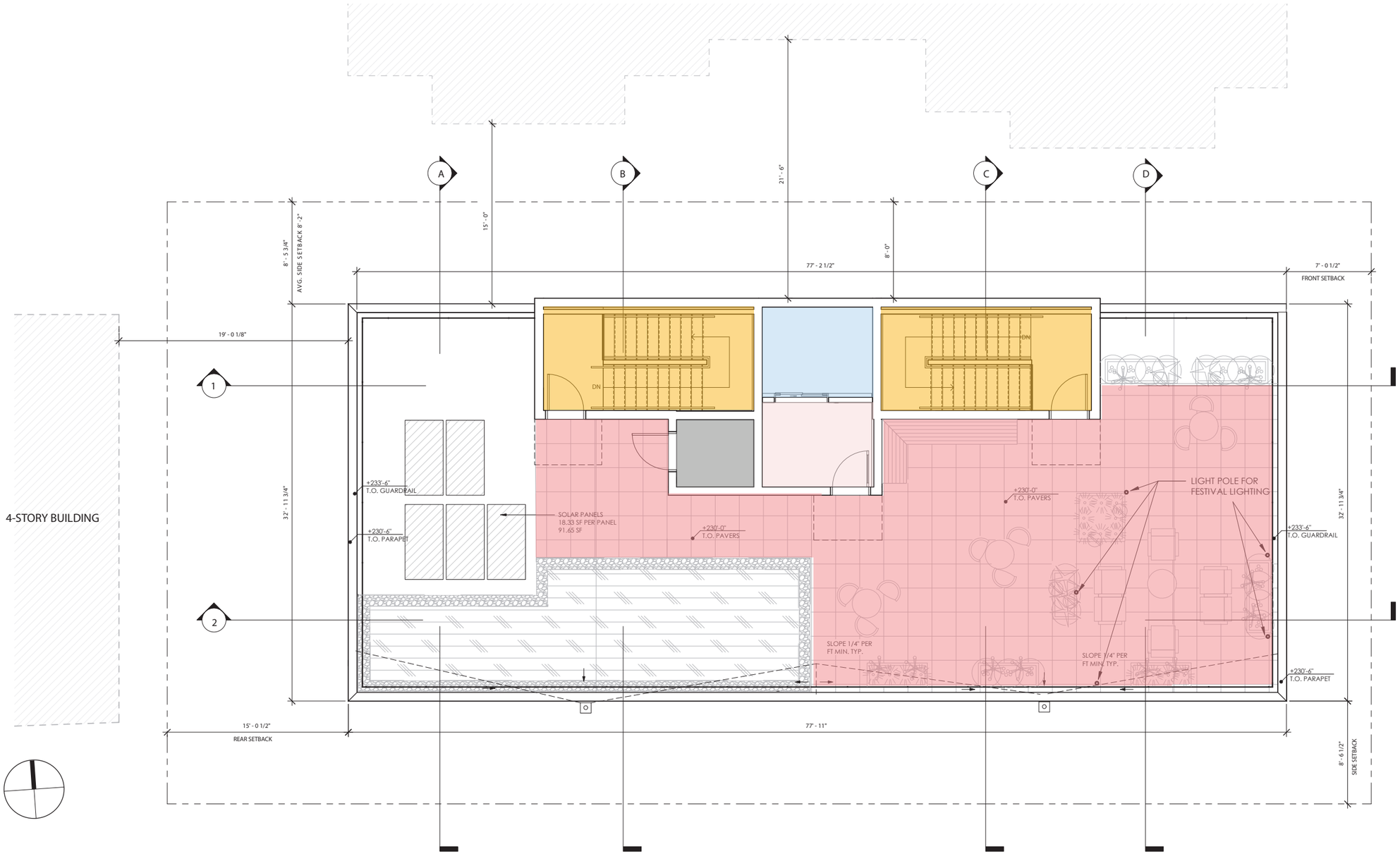
FLOOR PLAN - LEVEL 6



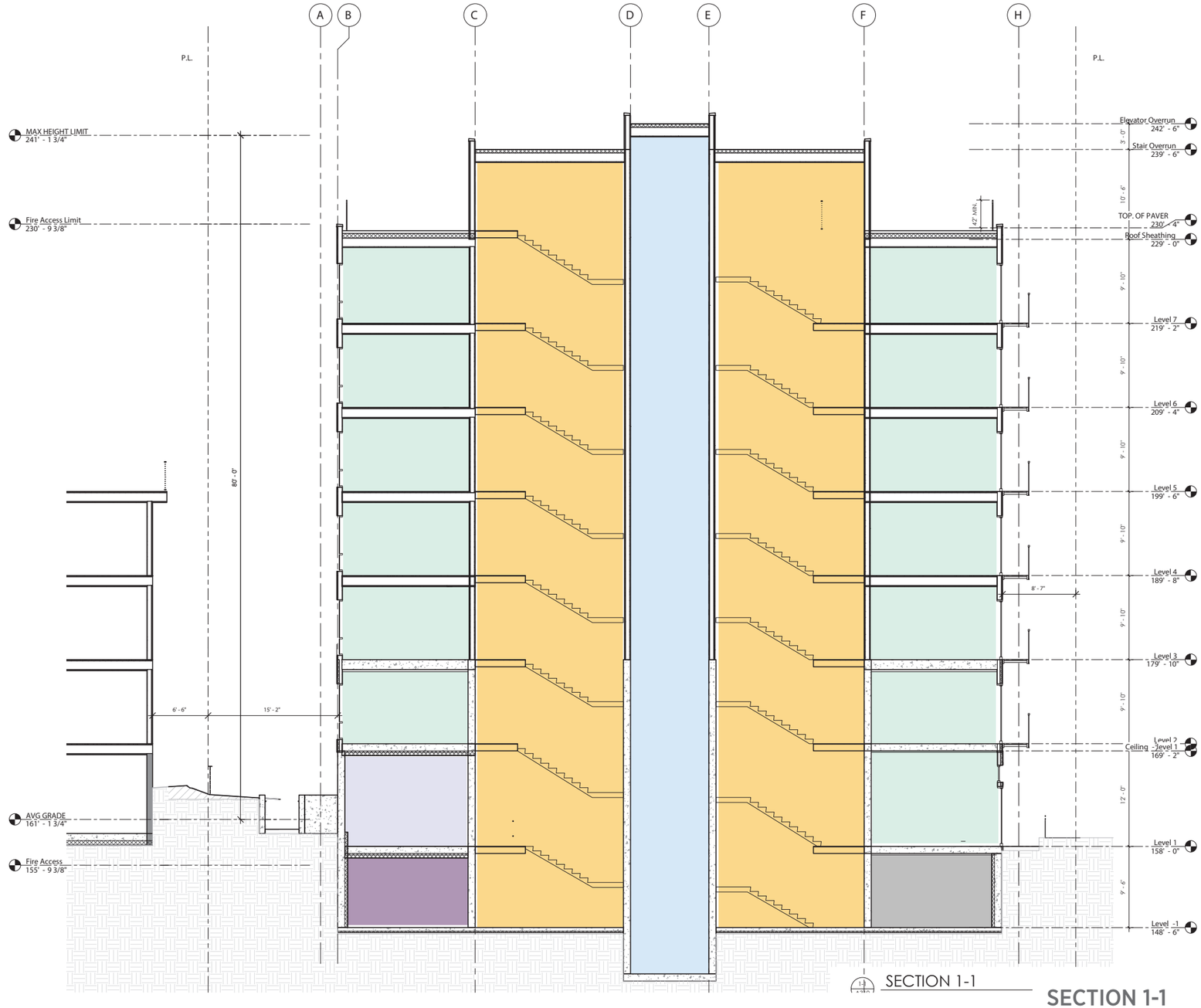
FLOOR PLAN - LEVEL 7



FLOOR PLAN - ROOF LEVEL



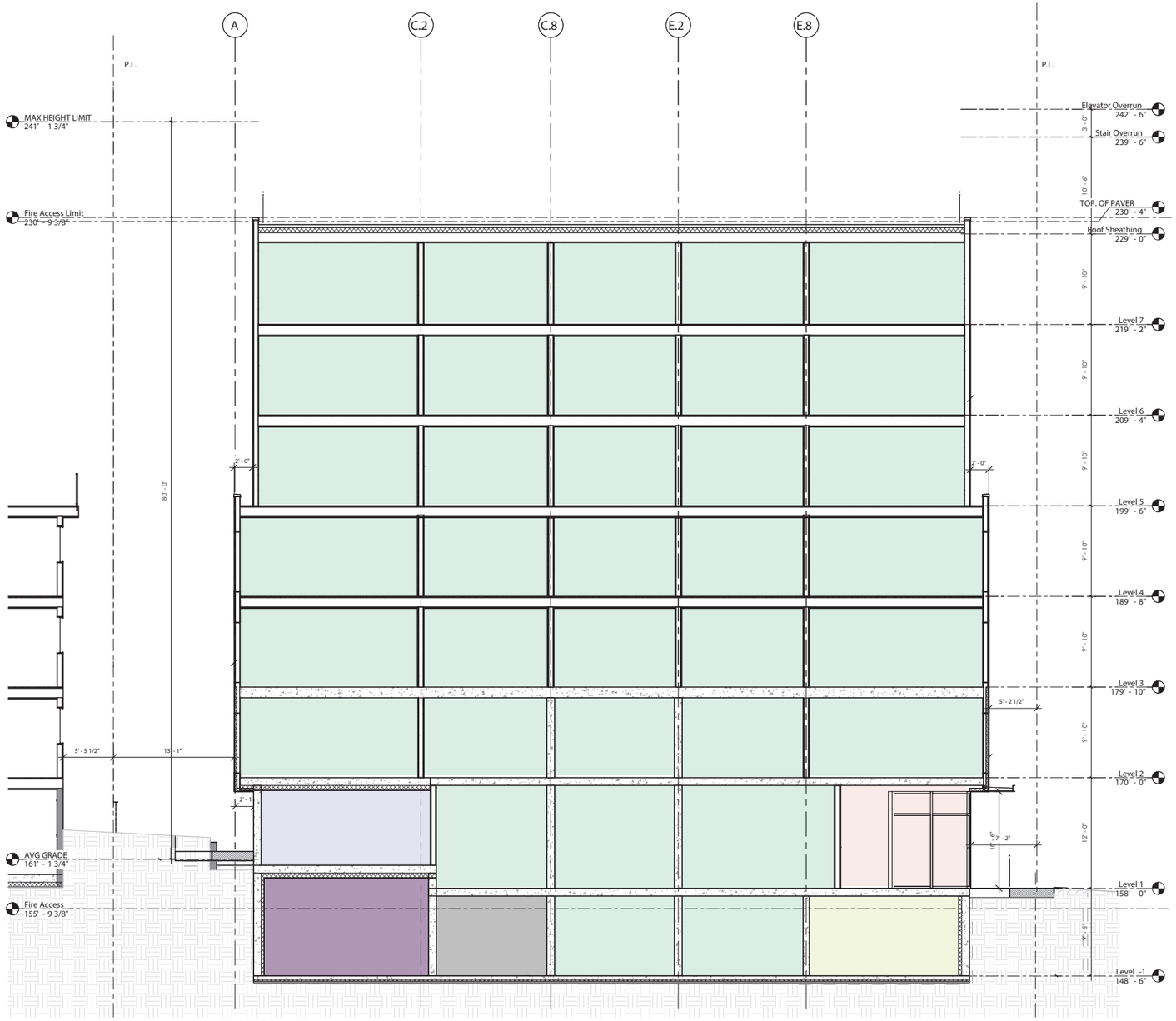
SECTIONS



SECTION 1-1

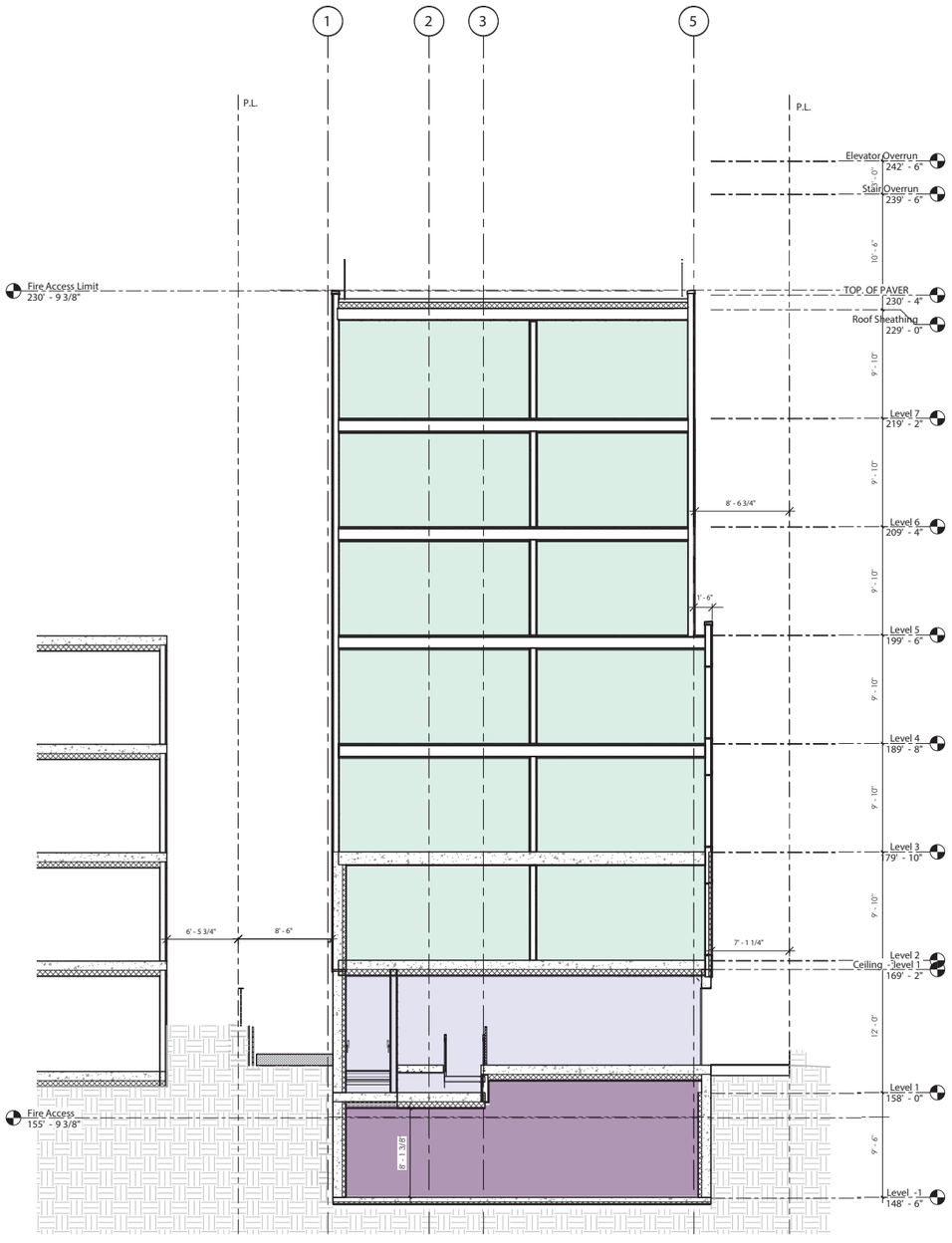
SECTION 1-1

SECTIONS

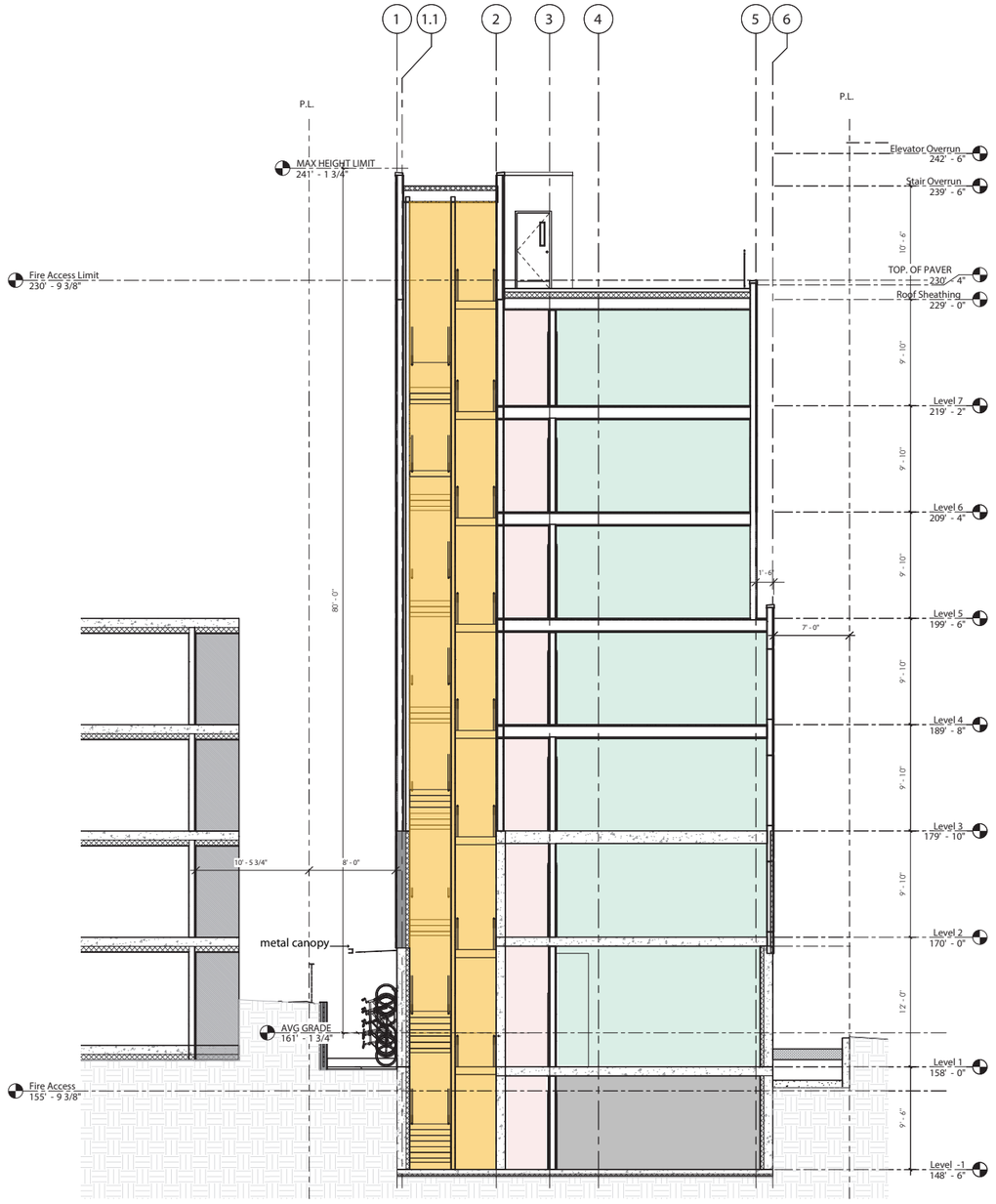


SECTION 2-2

SECTIONS

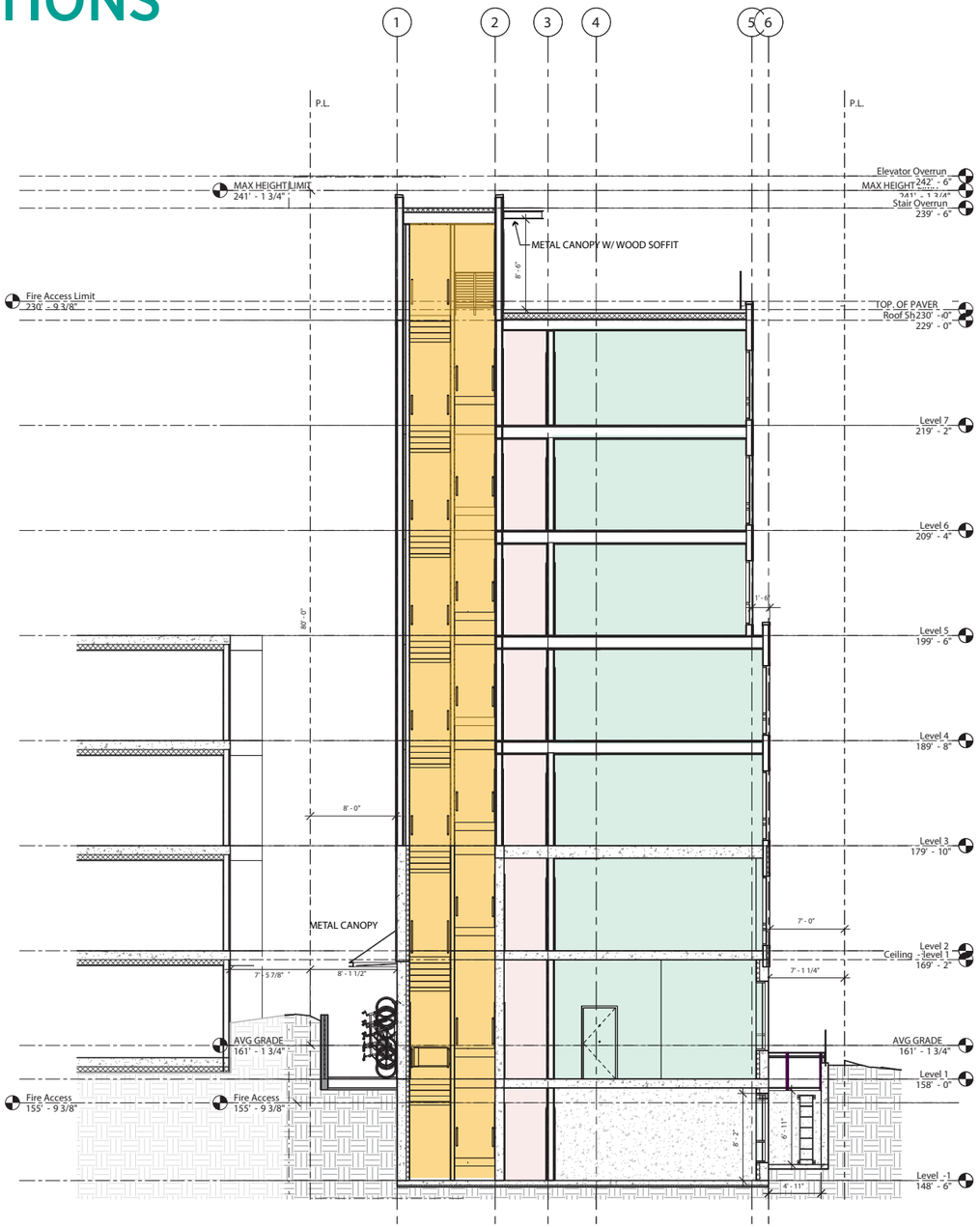


SECTION A-A

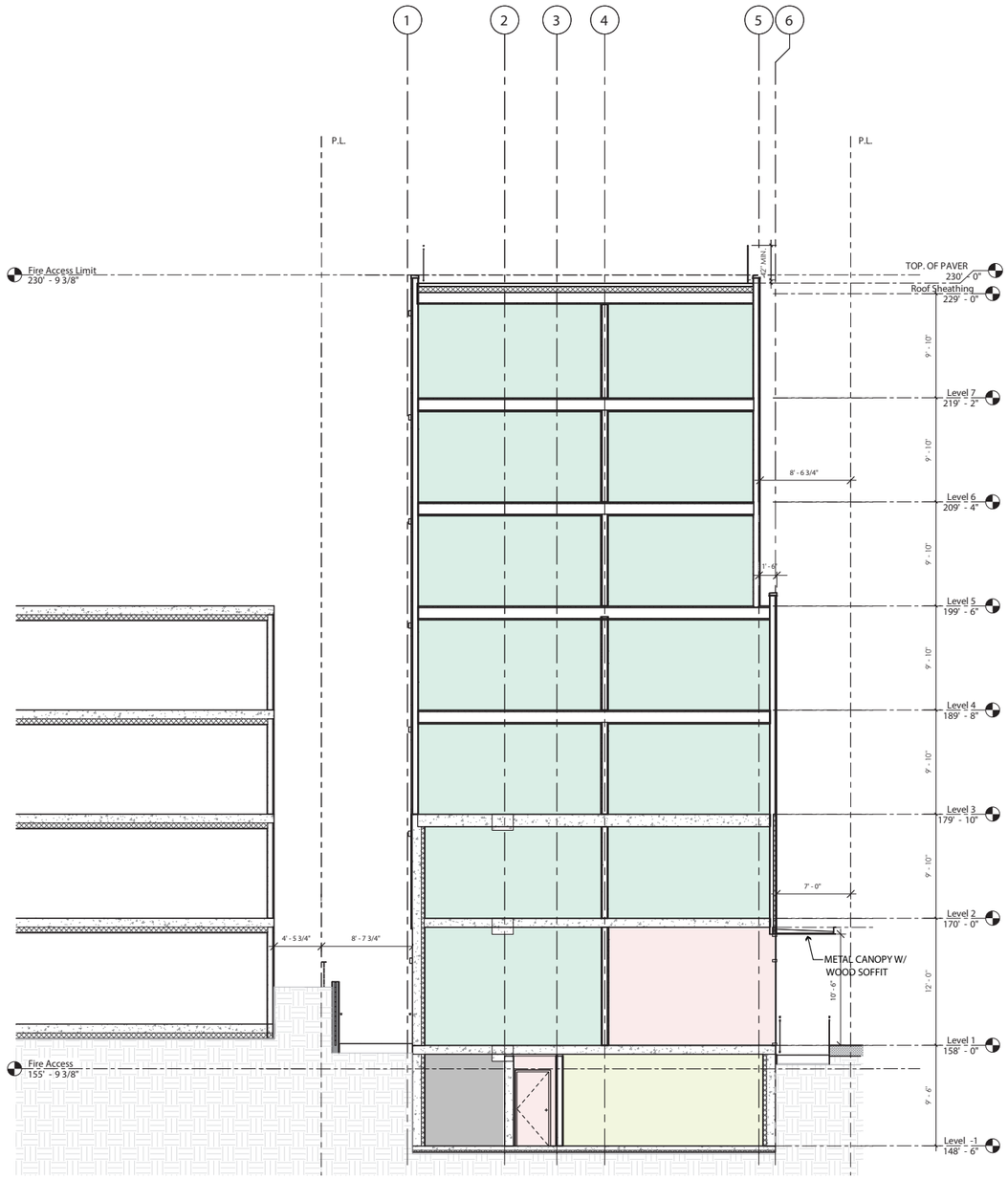


SECTION B-B

SECTIONS



SECTION C-C



SECTION D-D

ELEVATIONS - SOUTH

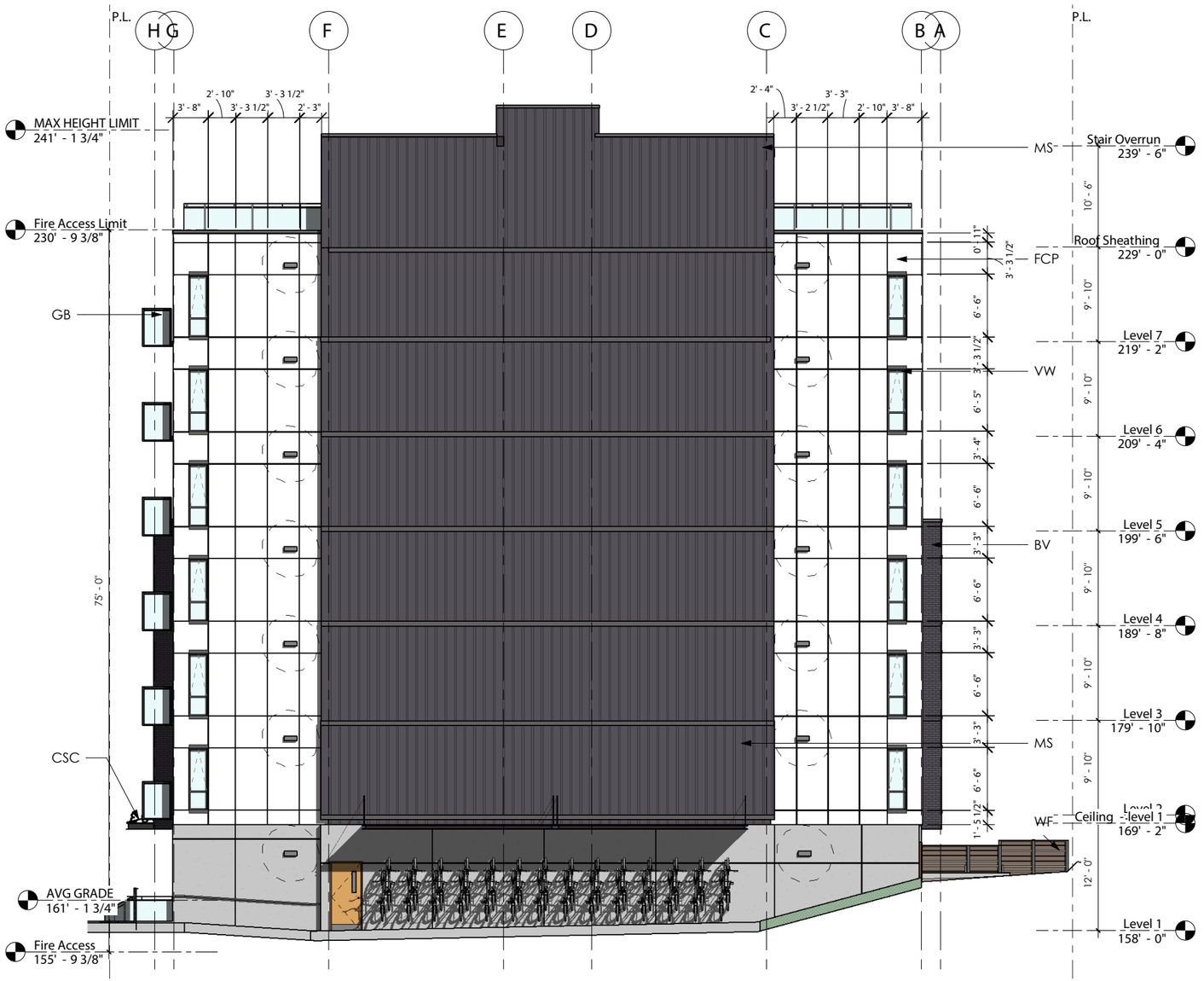


SOUTH ELEVATION

Exterior Material Legend

Brick Veneer	BV
Fiber Cement Panel (White)	FCP
Metal Siding	MS
Architectural Concrete	AC
Storefront Entry	SE
Vinyl Windows	VW
Sliding Glass Door	SGD
Glass/Metal Balcony	GMB
Glass/Metal Railing	GR
Wood Fence with Metal Posts	WF
Canopy - Steel Channel	CSC

ELEVATIONS - NORTH



NORTH ELEVATION

Exterior Material Legend

Brick Veneer	BV
Fiber Cement Panel (White)	FCP
Metal Siding	MS
Architectural Concrete	AC
Storefront Entry	SE
Vinyl Windows	VW
Sliding Glass Door	SGD
Glass/Metal Balcony	GMB
Glass/Metal Railing	GR
Wood Fence with Metal Posts	WF
Canopy - Steel Channel	CSC

ELEVATIONS - EAST & WEST



WEST ELEVATION

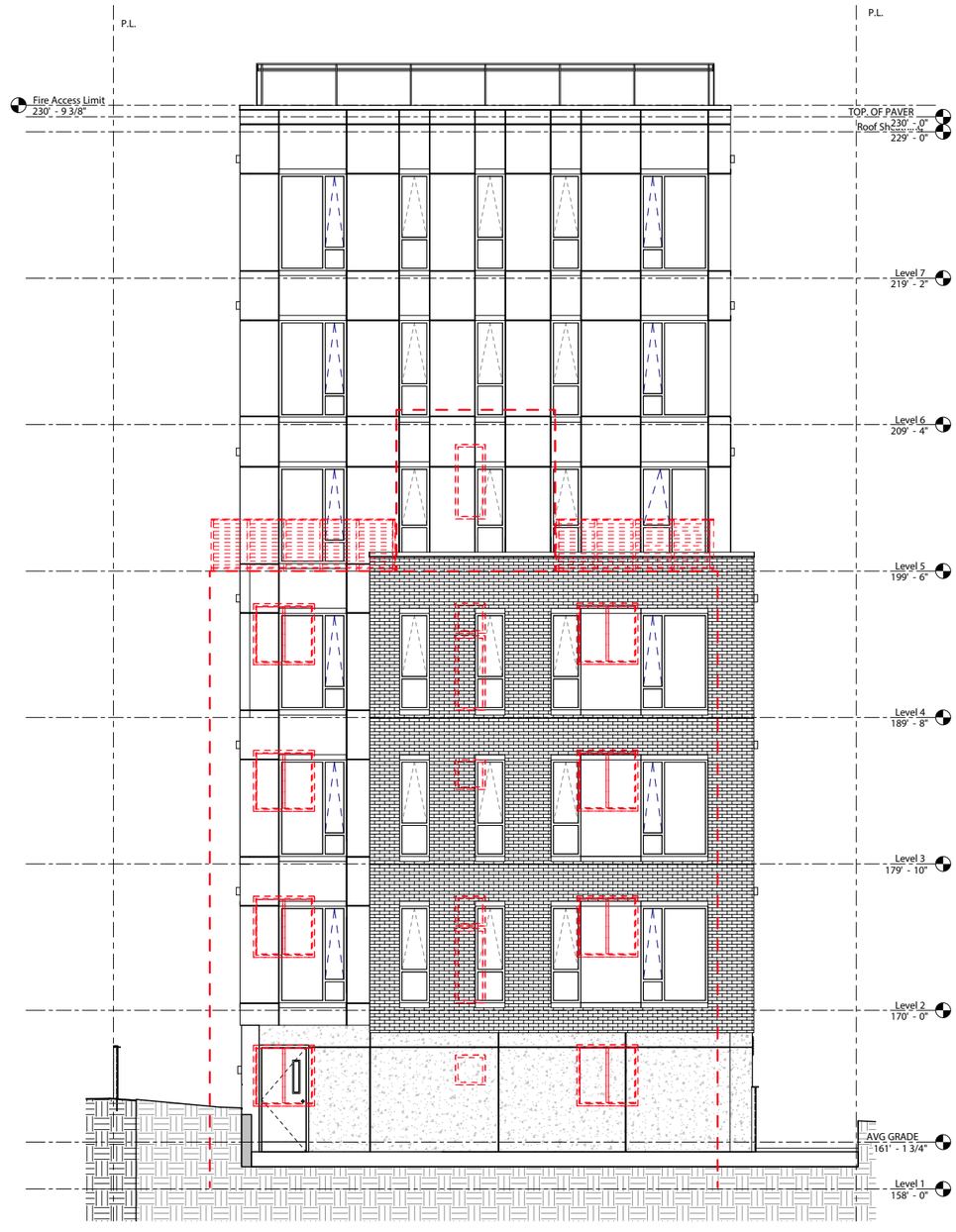


EAST ELEVATION

Exterior Material Legend

Brick Veneer	BV
Fiber Cement Panel (White)	FCP
Metal Siding	MS
Architectural Concrete	AC
Storefront Entry	SE
Vinyl Windows	VW
Sliding Glass Door	SGD
Glass/Metal Balcony	GMB
Glass/Metal Railing	GR
Wood Fence with Metal Posts	WF
Canopy - Steel Channel	CSC

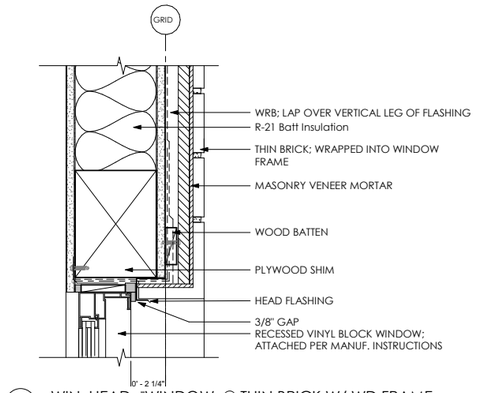
FENESTRATION COMPARISON TO ADJACENT BUILDING



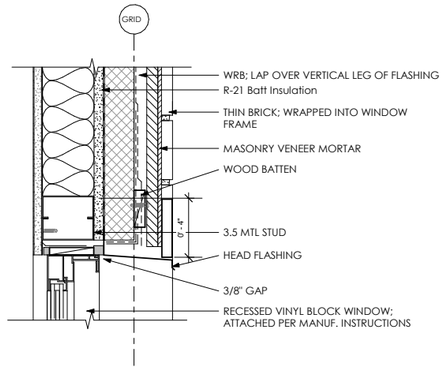
PROPOSED BUILDING

EXIST BUILDING TO THE WEST

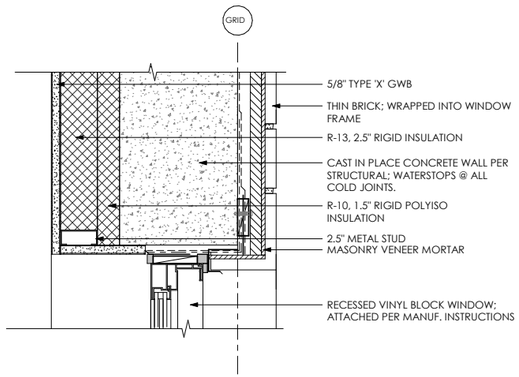
RECESSED WINDOW - DETAILS



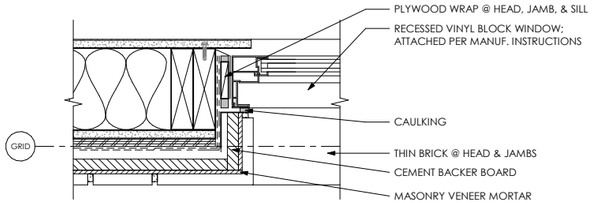
9 WIN. HEAD -"WINDOW @ THIN BRICK W/ WD FRAME
SCALE: 3" = 1'-0"



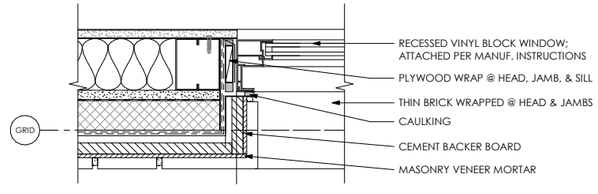
6 WIN. HEAD - WINDOW @THIN BRICKW/ MTL. FRAME
SCALE: 3" = 1'-0"



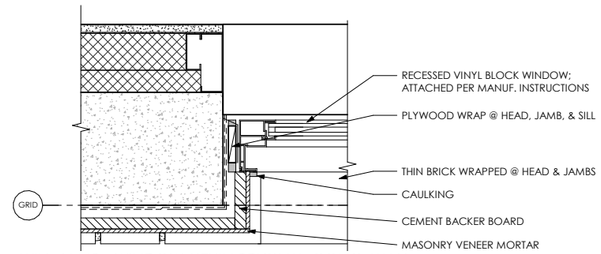
3 WIN. HEAD - WINDOW @THIN BRICK W/ CONC. WALL
SCALE: 3" = 1'-0"



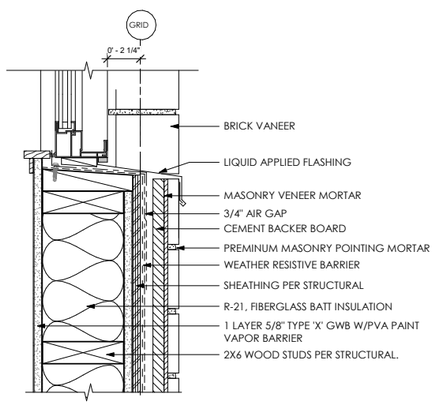
8 WIN. JAMB - WINDOW @ THIN BRICK W/ WD FRAME
SCALE: 3" = 1'-0"



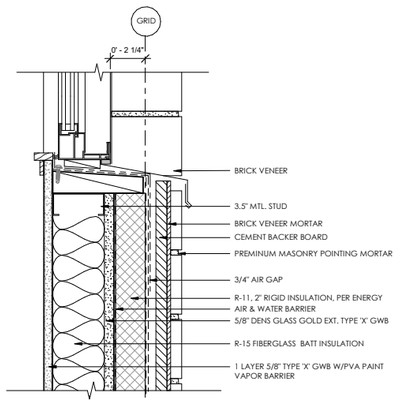
5 WIN. JAMB - WINDOW @ THIN BRICK W/ MTL. FRAME
SCALE: 3" = 1'-0"



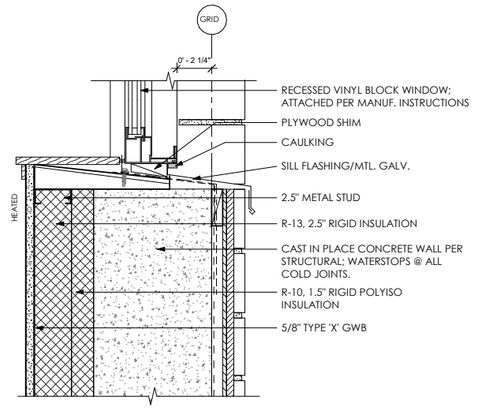
2 WIN. JAMB - WINDOW @THIN BRICK W/ CONC. WALL
SCALE: 3" = 1'-0"



7 WIN. SILL - WINDOW @ THIN BRICK W/ WD FRAME
SCALE: 3" = 1'-0"

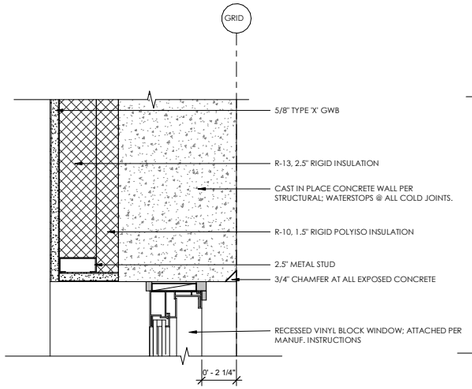


4 WIN. SILL - WINDOW @ THIN BRICK W/ MTL FRAME
SCALE: 3" = 1'-0"

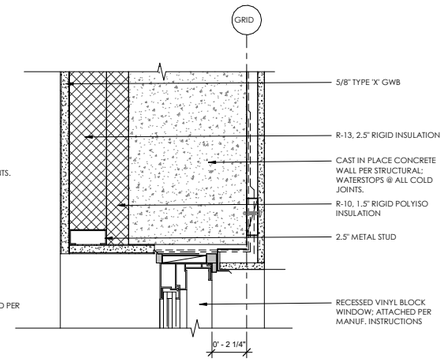


1 WIN. SILL - WINDOW @ THIN BRICK W/ CONC. WALL
SCALE: 3" = 1'-0"

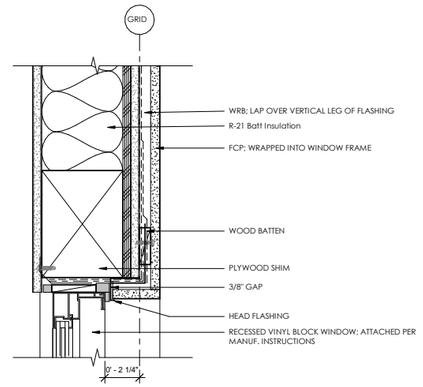
RECESSED WINDOW - DETAILS



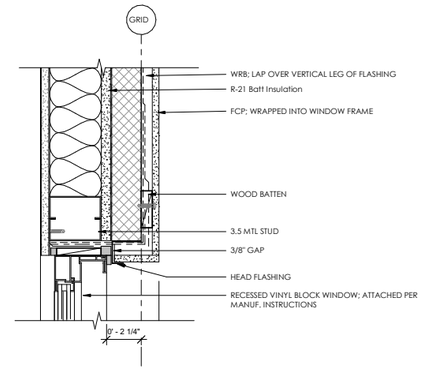
12 WIN. HEAD - WINDOW @ CONC. WALL
SCALE: 3" = 1'-0"



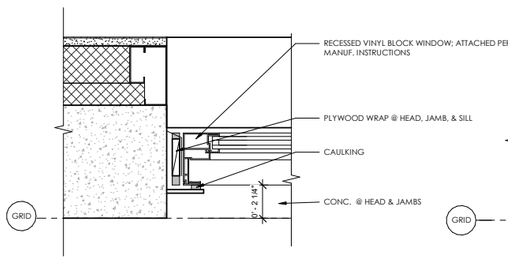
9 WIN. HEAD - WINDOW @FCP W/ CONC. WALL
SCALE: 3" = 1'-0"



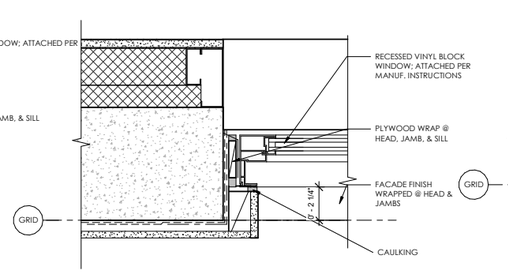
6 WIN. HEAD - WINDOW @ FCP W/ WD FRAME
SCALE: 3" = 1'-0"



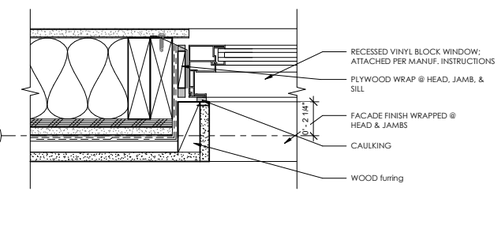
3 WIN. HEAD - WINDOW @ FCP W/ MTL. FRAME
SCALE: 3" = 1'-0"



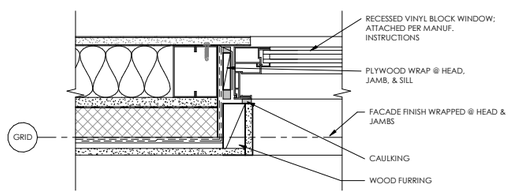
11 WIN. JAMB - WINDOW @CONC. WALL
SCALE: 3" = 1'-0"



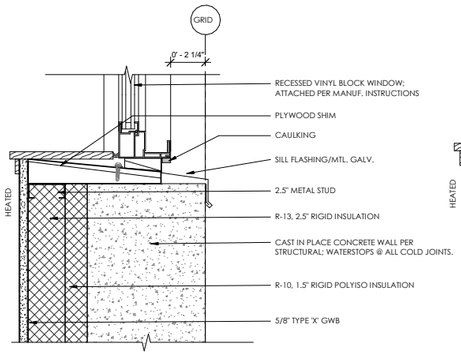
8 WIN. JAMB - WINDOW @FCP W/ CONC. WALL
SCALE: 3" = 1'-0"



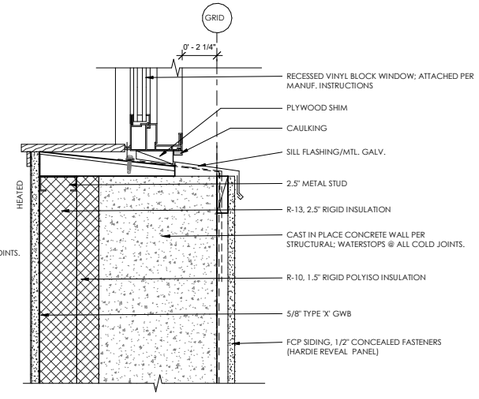
5 WIN. JAMB - WINDOW @ FCP W/ WD FRAME
SCALE: 3" = 1'-0"



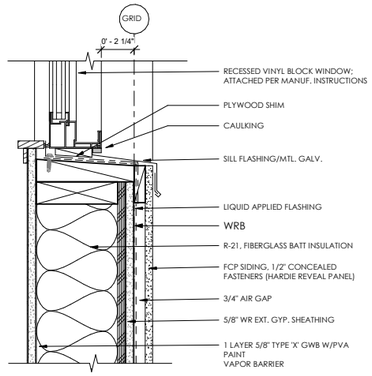
2 WIN. JAMB - WINDOW @ FCP W/ MTL. FRAME
SCALE: 3" = 1'-0"



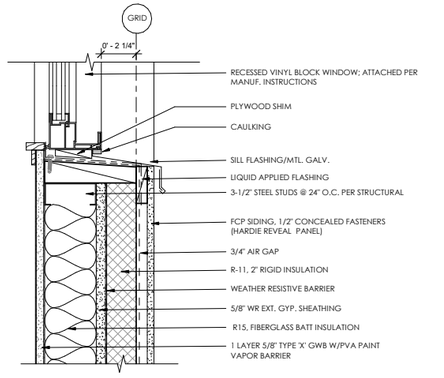
10 WIN. SILL - WINDOW @CONC. WALL
SCALE: 3" = 1'-0"



7 WIN. SILL - WINDOW @ FCP W/ CONC. WALL
SCALE: 3" = 1'-0"

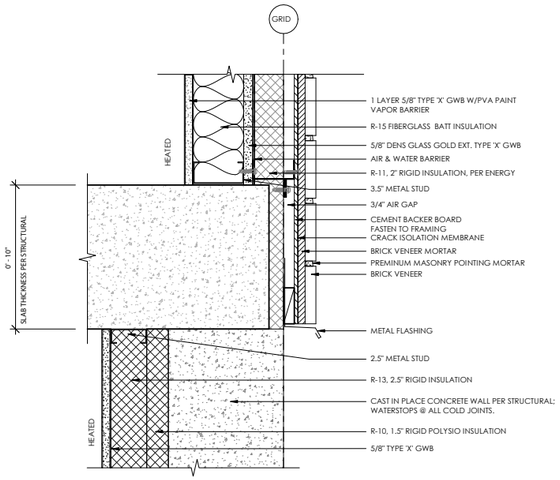


4 WIN. SILL - WINDOW @ FCP W/ WD FRAME
SCALE: 3" = 1'-0"



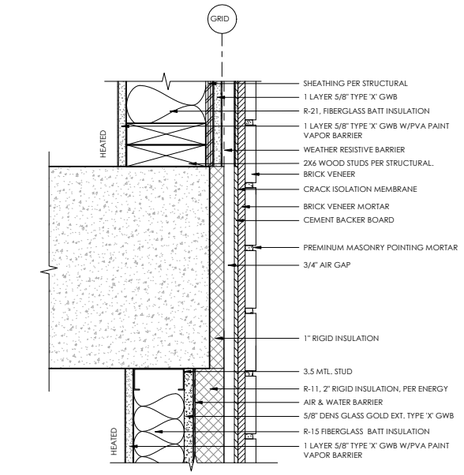
1 WIN. SILL - WINDOW @ FCP W/ MTL. FRAME
SCALE: 3" = 1'-0"

WALL TRANSITIONS



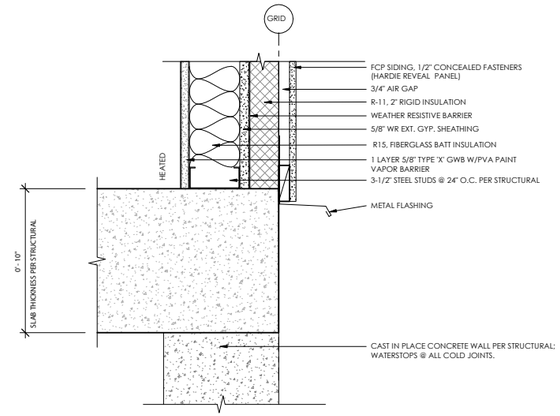
1 A801 WALL TRANSITION BTW MTL. WALL (@THIN BRICK) & CONCRETE

SCALE: 3" = 1'-0"



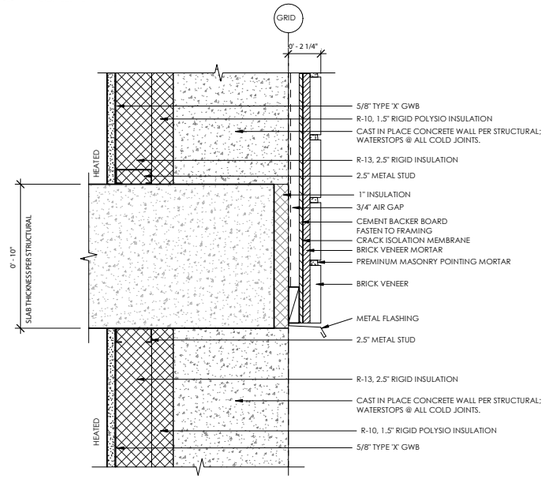
3 A801 WALL TRANSITION BTW WD WALL(@THIN BRICK) & MTL. WALL (@THIN BRICK)

SCALE: 3" = 1'-0"



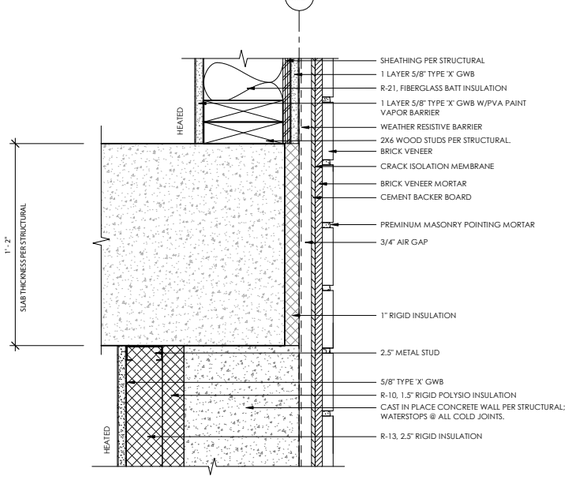
5 A801 WALL TRANSITION BTW MTL. WALL(@FCP) & CONC. WALL

SCALE: 3" = 1'-0"



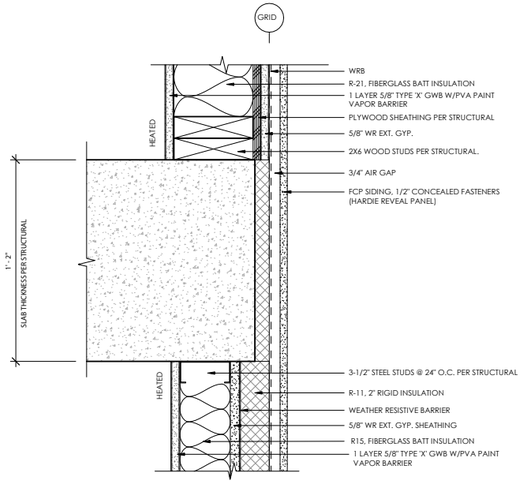
2 A801 WALL TRANSITION BTW CONC. WALL (@THIN BRICK) & CONC. WALL

SCALE: 3" = 1'-0"



4 A801 WALL TRANSITION BTW WD WALL(@THIN BRICK) & CONC. WALL (@THIN BRICK)

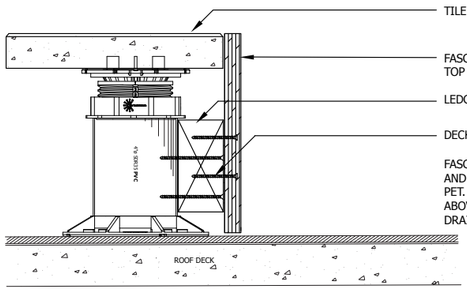
SCALE: 3" = 1'-0"



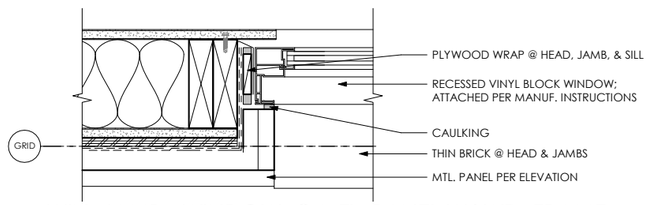
6 A801 WALL TRANSITION BTW WD. WALL(@FCP) & MTL. WALL(@FCP)

SCALE: 3" = 1'-0"

TRANSITIONS

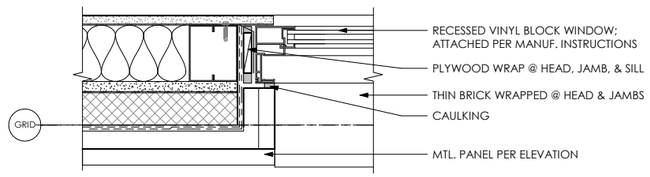


TRANSITION @ EDGE OF ROOF PAGER



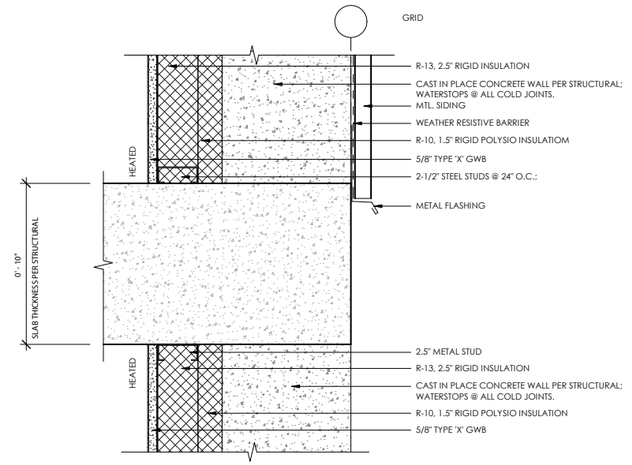
5 / A800 WIN. JAMB - WINDOW @ MTL. PANEL W/ WD. FRAME

SCALE: 3" = 1'-0"



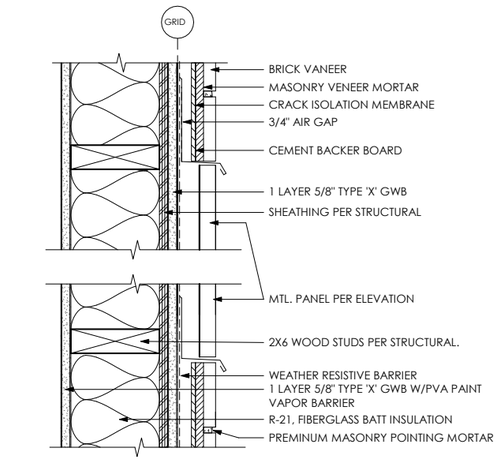
6 / A800 WIN. JAMB - WINDOW @ MTL PANEL W/ MTL FRAME

SCALE: 3" = 1'-0"



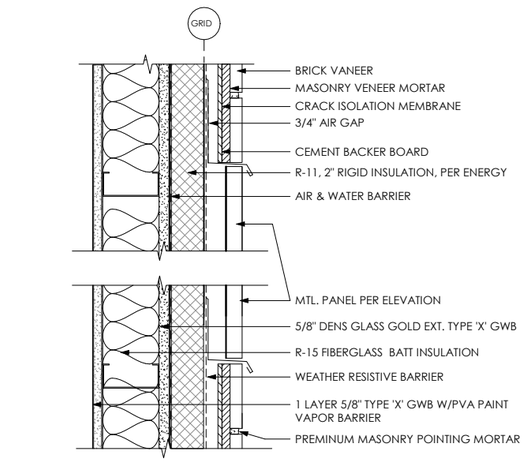
4 / A800 WALL TRANSITION BTW CONC. WALL (@MTL. PANEL) & CONCRETE

SCALE: 3" = 1'-0"



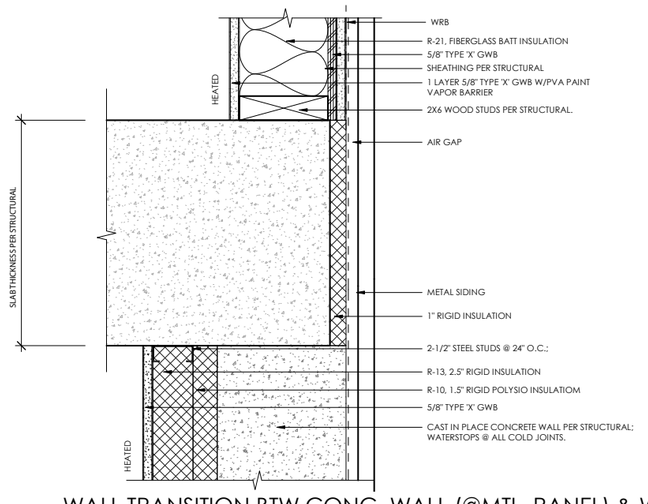
8 / A800 MTL PANEL@ THIN BRICK W/ WD.FRAME

SCALE: 3" = 1'-0"



7 / A800 MTL PANEL @ THIN BRICK W/ MTL. FRAME

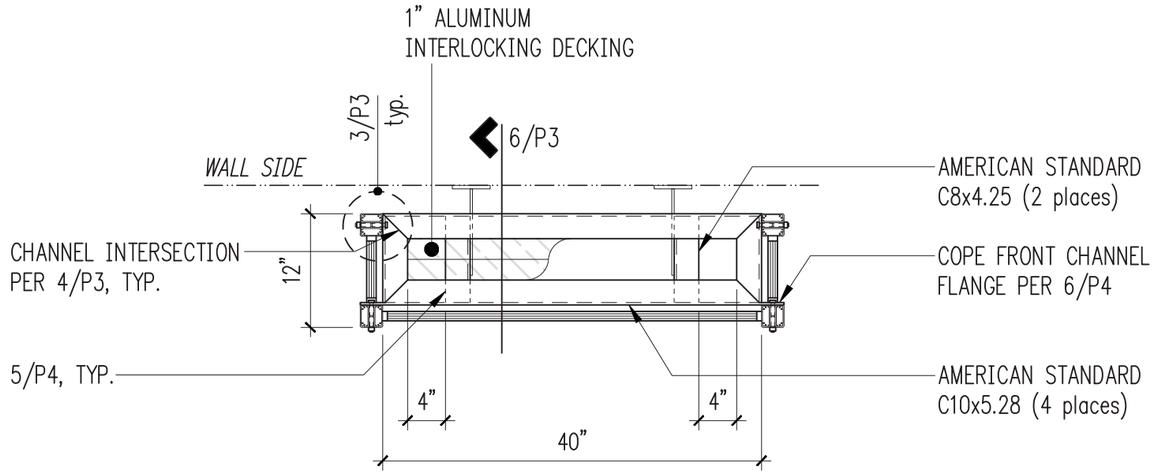
SCALE: 3" = 1'-0"



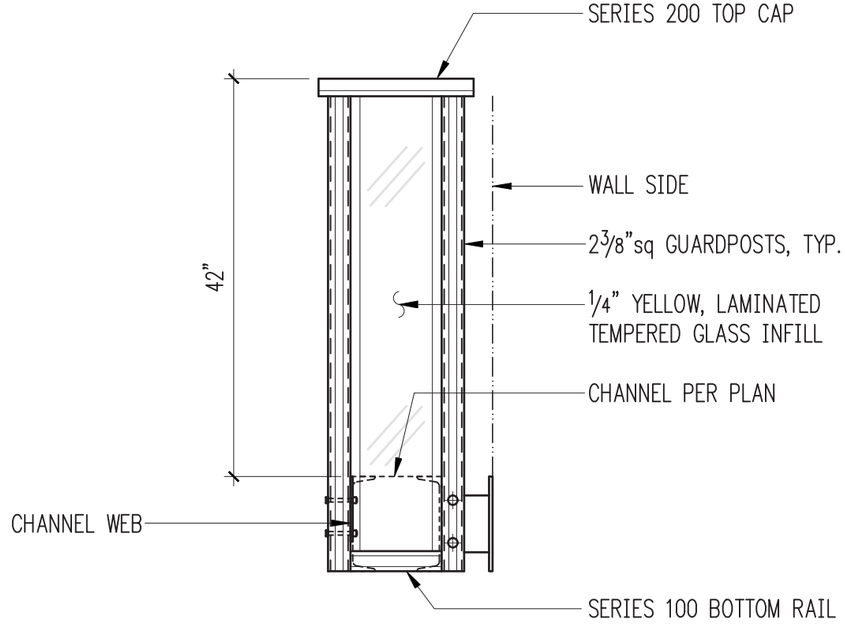
3 / A800 WALL TRANSITION BTW CONC. WALL (@MTL. PANEL) & WD WALL (@MTL. PANEL)

SCALE: 3" = 1'-0"

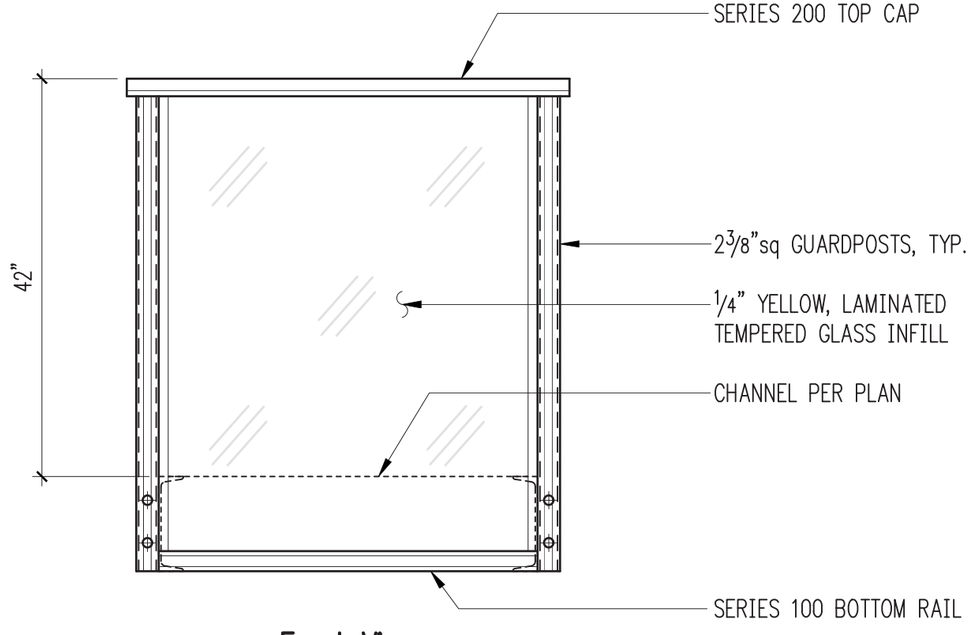
METAL BALCONY



Plan View



Side View



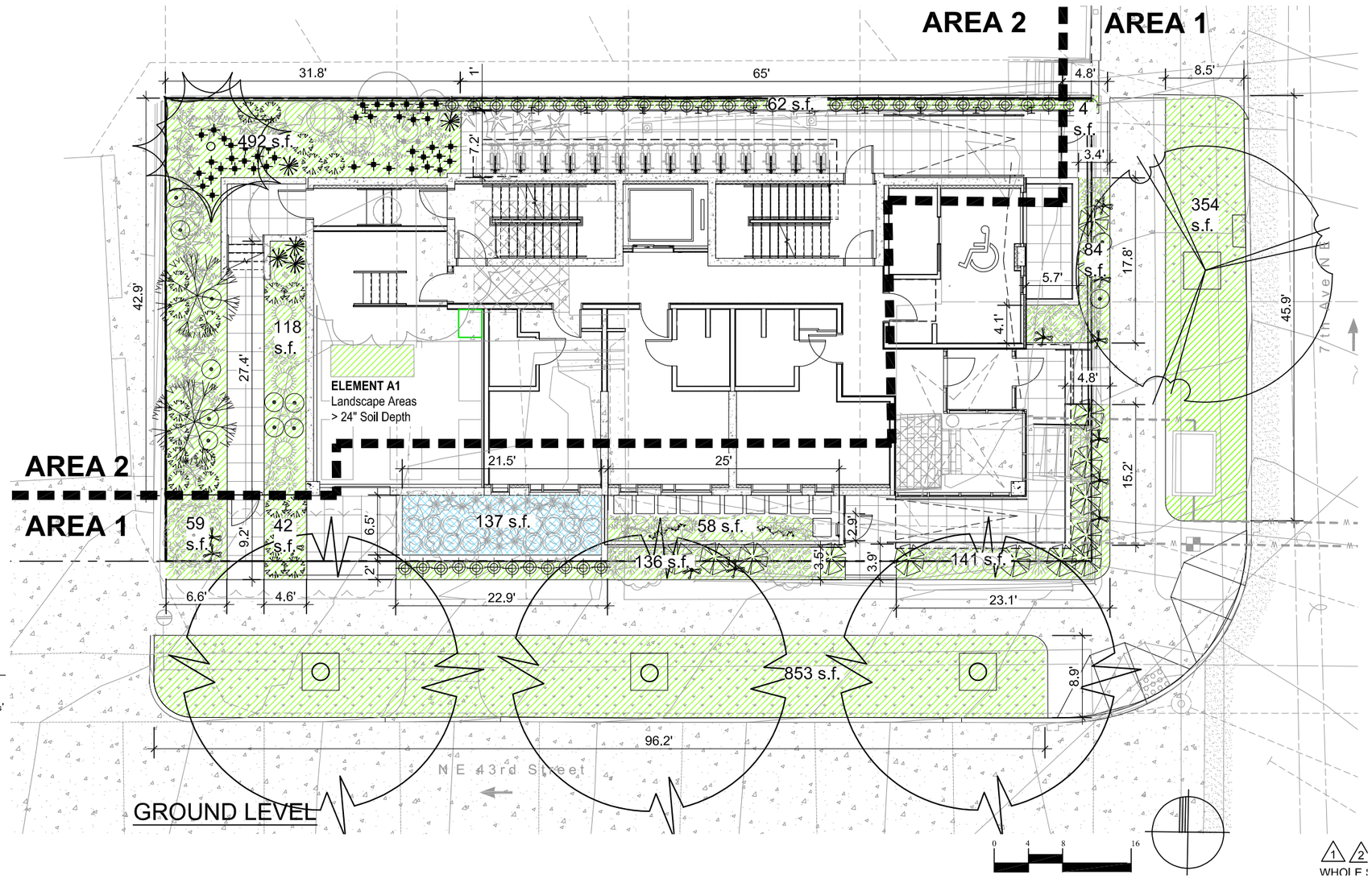
Front View

LANDSCAPING - GROUND LEVEL

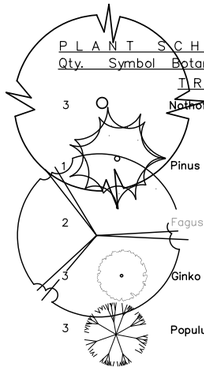
PLANT SCHEDULE

Qty.	Symbol	Botanical/ Common Name	Size/ Remarks
		TREES:	
3		Nothofagus antarctica/ ANTARCTIC BEECH ('LARGE' TREE)	min. 2" cal., street tree form
1		Pinus d. 'Umbraculifera'/ TANYOSHO PINE ('MEDIUM SMALL' TREE)	min. 4' hgt. & spr. Provide photo for approval
2		Fagus s. 'Rohanii'/ PURPLE OAK LEAF BEECH ('MEDIUM LARGE' TREE)	min. 2" cal., street tree form
1		Ginko b. 'Sky Tower'/ DWARF GINKO ('SMALL' TREE)	min. 8'-0" hgt.
3		Populus t. 'Erecta'/ SWEEDISH COLUMNAR ASPEN ('MEDIUM SMALL' TREE)	min. 2" cal.
		SHRUBS/PERENNIALS:	
13		Buxus s. 'Suffruiticosa'/ DWARF BOXWOOD	min. 12" spr., 15" hgt.
1		Chosiya t. 'Sundance'/ MEXICAN ORANGE	min. 24" hgt., spr.
18		*Epimedium x versicolor 'Sulphureum' / NCN*	1 gal.
6		*Euphorbia polychroma/ SPURGE*	1 gal.
8		*Hakonechloa m. 'Aureola'/ JAPAN. FOREST GRASS*	1 gal.
21		*Helianthemum n. 'Wisley Pink'/ SUN ROSE*	1 gal.
5		Ilex c. 'Convexa'/ JAPAN. BOXLEAF HOLLY	min. 18" hgt., spr.
2		Kalmia l. 'Little Linda'/ MTN. LAUREL	min. 21" spr.
25		*Lonicera p. 'Moss Green'/ BOXLEAF HONEYSUCKLE*	min. 21" spr.
53		*Liriope spicata/ LILYTURF*	4" pots
72		*Mahonia repens/ CREEPING MAHONIA*	1 gal.
2		Miscanthus s. 'Morning Light'/ MAIDENGRASS	5 gal.
6		Myrica californica/ PACIFIC WAX MYRTLE	min. 48" hgt., tree form
9		Nandina d. 'Compacta'/ HEAVENLY BAMBOO	min. 24" hgt.
69		Pennisetum a. 'Hamelyn'/ DWARF FOUNTAIN GRASS	1 gal.
1		Pittosporum tobira/ PITTOSPORUM	min. 48" hgt., tree form
18		Polystichum munitum / SWORD FERN	min. 5 fronds @ 12" o.c.
39		*Prunus l. 'Mt. Vernon'/ DWARF LAUREL*	2 gal. can
4		Ribes s. 'King Ed. VII'/ FLWG. CURRANT	min. 30" hgt.
18		Sedum 'Autumn Joy'/ SEDUM	one gal. can
		GROUNDCOVERS:	
		Lawn (non-net sod)	No. 1 Sod, pre- punched and non-netted.
		'LIVE ROOF' Standard Modular Tray System (4-1/4" Soil Depth)	Pre-planted w/ GreenFeathers' 'Skyline' Sedum Mix at 95% Module coverage.

* PLANT SIZES ARE SPECIFIED PER THE AMERICAN STANDARD FOR NURSERY STOCK, PUBLICATION- MAY 2, 1986 SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
* IF PLANT QUANTITY SHOWN ON SCHEDULE CONFLICTS WITH WHAT IS REPRESENTED BY SYMBOL ON PLAN, THE QUANTITY REPRESENTED BY SYMBOL SHALL BE USED.
* PLANT NAMES SHOWN IN 'BOLD' ARE CONSIDERED NATIVE/ DROUGHT TOLERANT- PACIFIC NORTHWEST ADAPTIVE.
* PLANTS SHOWN IN *ITALICS* GROW TO LESS THAN 2'-0" TALL.
* PRIOR TO ANY STREET TREE- ROW PLANTING, COORDINATE WITH SDOT URBAN FORESTER (206.684.5693) SOIL PREPARATION INSPECTION AND EXACT PLACEMENT OF TREES.



LANDSCAPING - ROOF



PLANT SCHEDULE

Qty.	Symbol	Botanical/ Common Name	Size/ Remarks
		TREES:	
3		Nothofagus antarctica/ ANTARCTIC BEECH ('LARGE' TREE)	min. 2" cal., street tree form
1		Pinus d. 'Umbraculifera'/ TANYOSHO PINE ('MEDIUM SMALL' TREE)	min. 4' hgt. & spr. Provide photo for approval
2		Fagus s. 'Rohanii'/ PURPLE OAK LEAF BEECH ('MEDIUM LARGE' TREE)	min. 2" cal., street tree form
3		Ginko b. 'Sky Tower'/ DWARF GINKO ('SMALL' TREE)	min. 8'–0" hgt.
3		Populus t. 'Erecta'/ SWEEDISH COLUMNAR ASPEN ('MEDIUM SMALL' TREE)	min. 2" cal.
		SHRUBS/PERENNIALS:	
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18		*Epimedium x versicolor 'Sulphureum' / NCN*	1 gal.
6		*Euphorbia polychroma/ SPURGE*	1 gal.
8		*Hakonechloa m. 'Aureola'/ JAPAN. FOREST GRASS*	1 gal.
21		*Helianthemum n. 'Wisley Pink'/ SUN ROSE*	1 gal.
5		Ilex c. 'Convexa'/ JAPAN. BOXLEAF HOLLY	min. 18" hgt., spr.
2		Kalmia l. 'Little Linda'/ MTN. LAUREL	min. 21" spr.
25		*Lonicera p. 'Moss Green'/ BOXLEAF HONEYSUCKLE*	min. 21" spr.
53		*Liriope spicata/ LILYTURF*	4" pots
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18		Sedum 'Autumn Joy'/ SEDUM	one gal. can
		GROUNDCOVERS:	
		Lawn (non–net sod)	No. 1 Sod, pre– punched and non–netted.
		'LIVE ROOF' Standard Modular Tray System (4–1/4" Soil Depth)	Pre–planted w/ GreenFeathers' 'Skyline' Sedum Mix at 95% Module coverage.

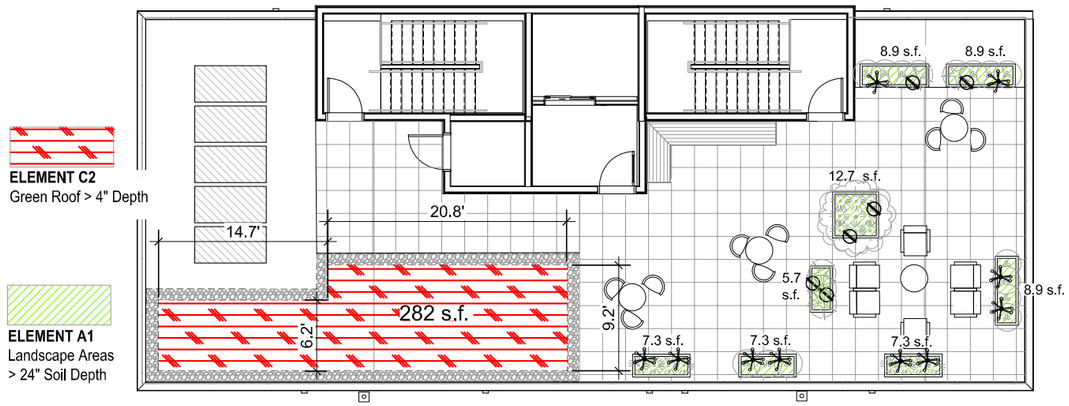
* PLANT SIZES ARE SPECIFIED PER THE AMERICAN STANDARD FOR NURSERY STOCK, PUBLICATION– MAY 2, 1986 SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.

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LANDSCAPING - PLANT PORTRAITS



PURPLE OAK LEAF BEECH



ANTARCTIC BEECH



TANYOSHO PINE



CRAPE MYRTLE



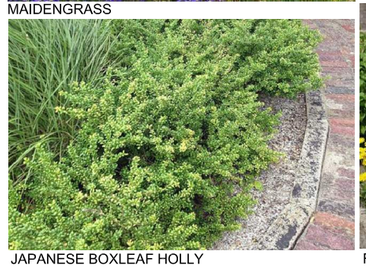
GINKO IVORY TOWER



WESTERN SWORDFERN



MAIDENGRASS



JAPANESE BOXLEAF HOLLY



PACIFIC WAX LEAF MYRTLE



FLOWERING CURRANT



MTN. LAUREL



DWARF FOUNTAIN GRASS



ROOFTOP PLANTER



BOXLEAF HONEYSUCKLE



SUNROSE



CREEPING MAHONIA



LILY TURF



MT. VERNON LAUREL



BISHOPS CAP



SARCOCACCA



JAPANESE FOREST GRASS



ROOF GARDEN SEDUMS

PERSPECTIVES







PERSPECTIVES







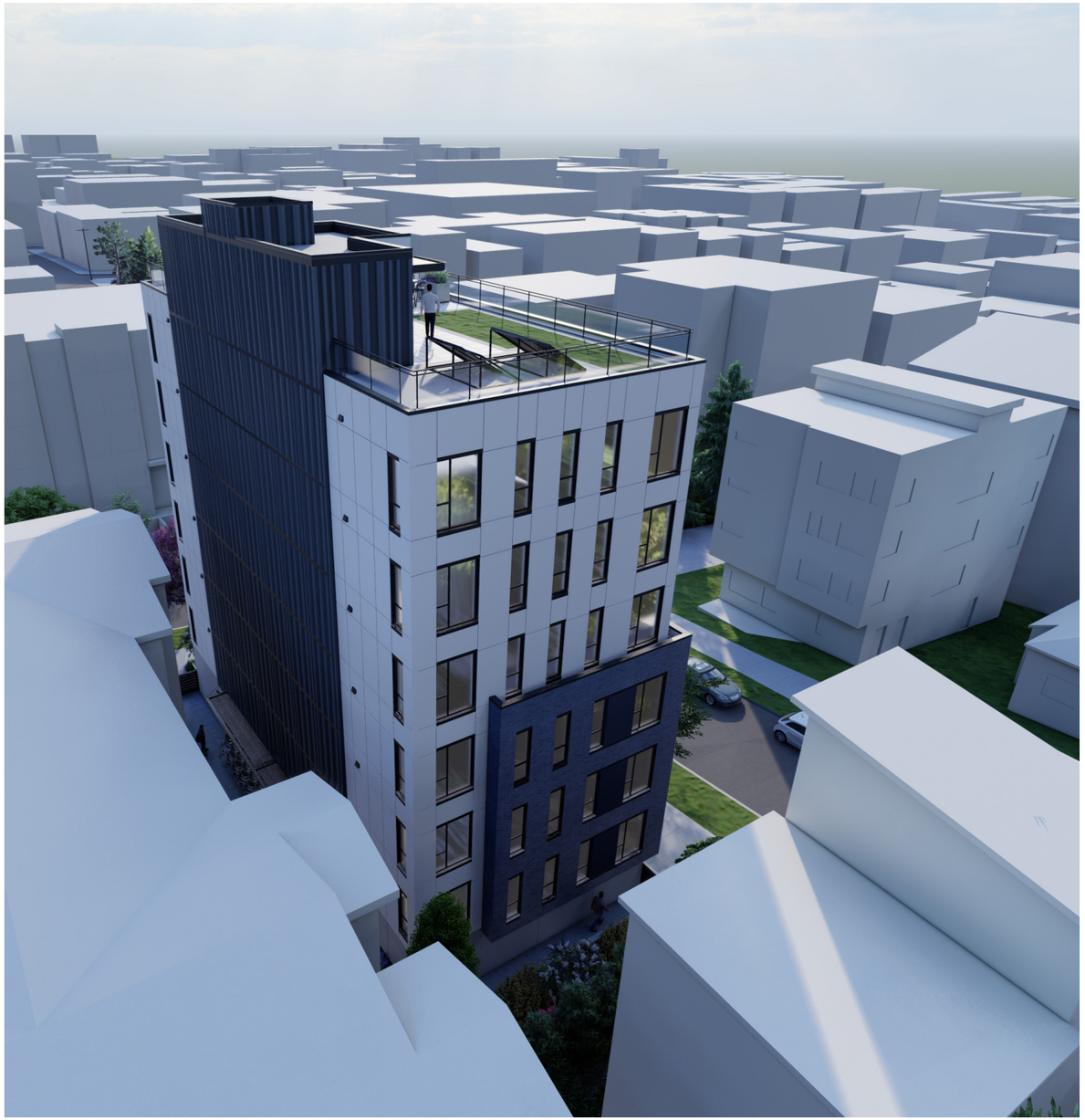
PERSPECTIVES







PERSPECTIVES







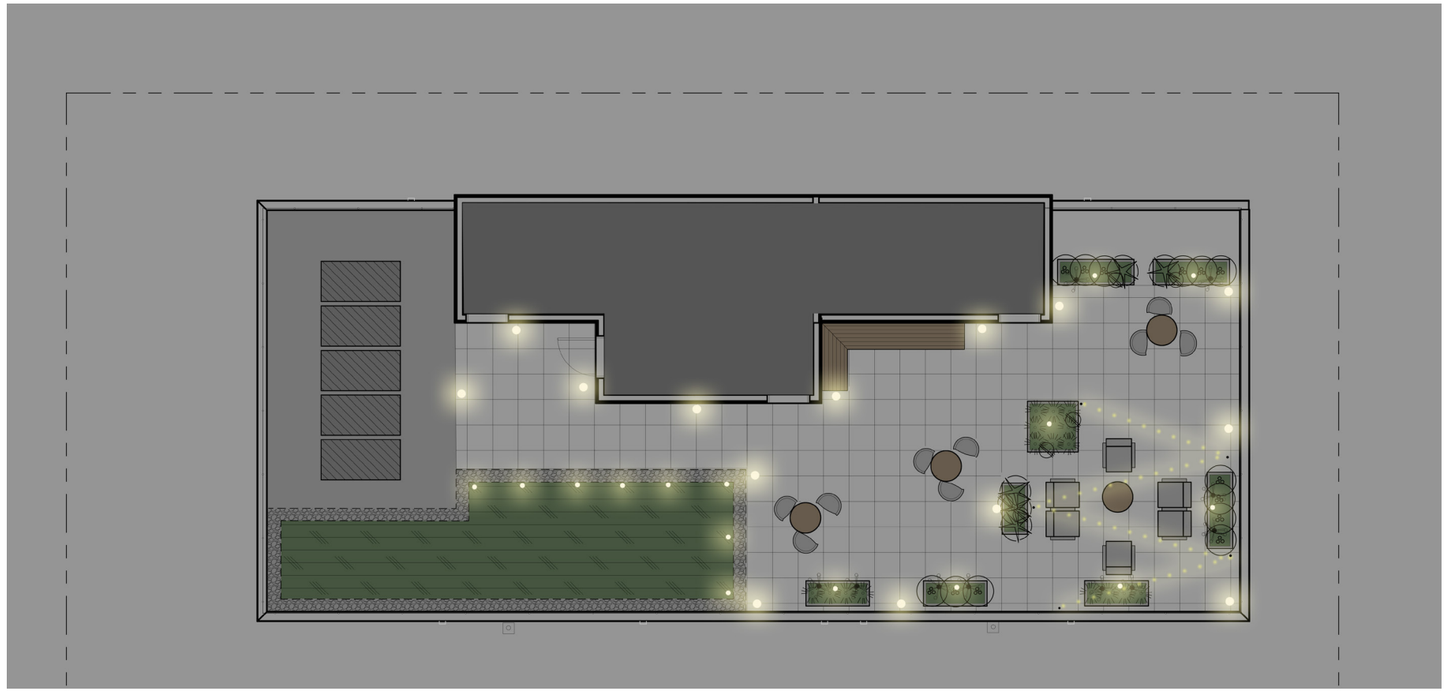
PERSPECTIVES





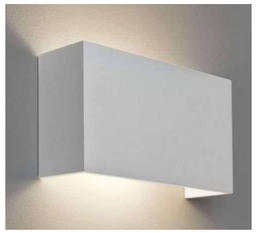


LIGHTING PLANS - ROOF





1 FESTIVAL LIGHTING (LED)



2 WALL LIGHTING (LED)



3 PATHWAY & PLANTER LIGHTING (LED)



4 LANDSCAPE LIGHTING (LED)

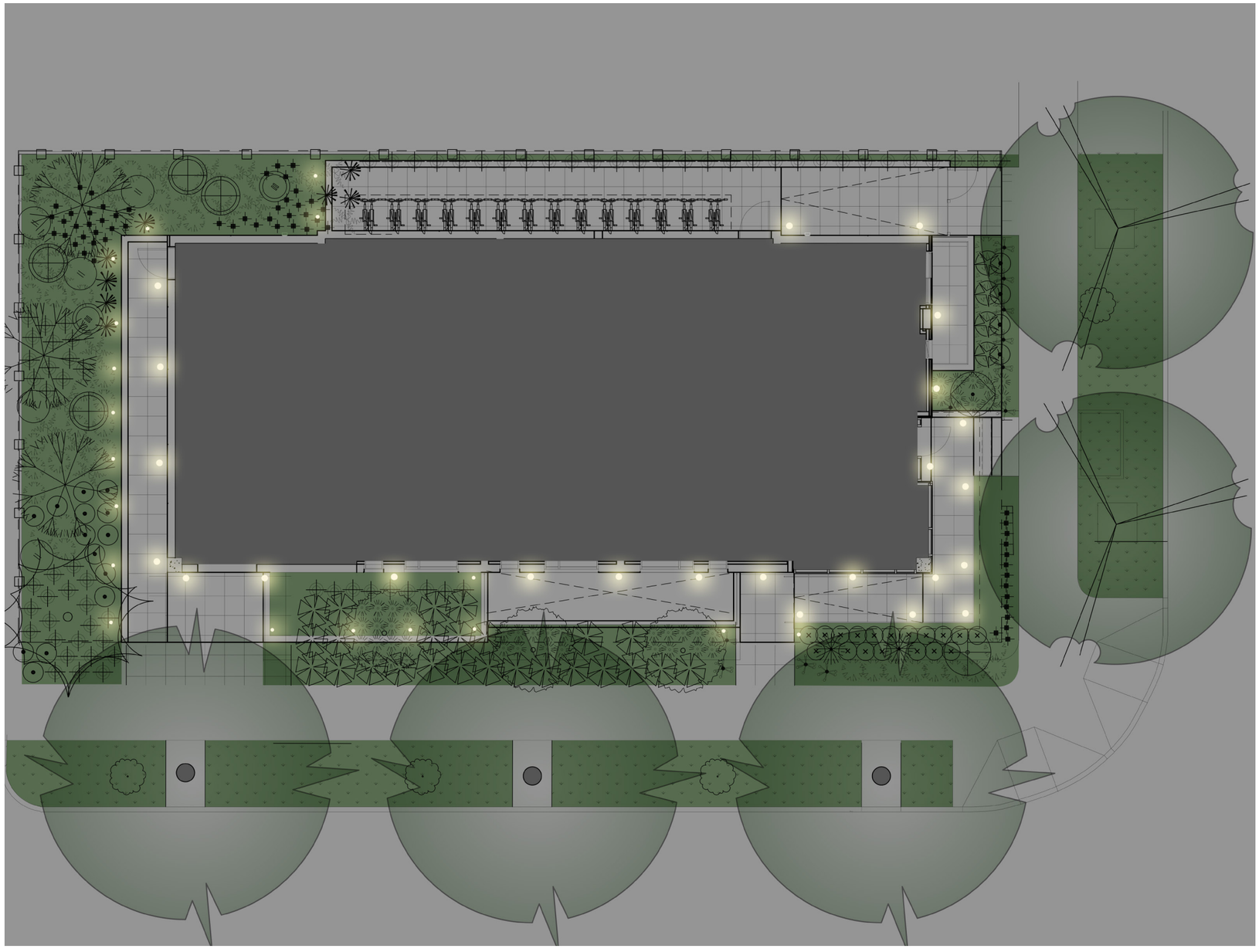








LIGHTING PLANS - GROUND FLOOR





1 RECESSED PATHWAY LIGHTING (LED)



2 LED WALL PACKS



3 WALL WASHER (RESIDENTIAL & COMMERCIAL ENTRIES)



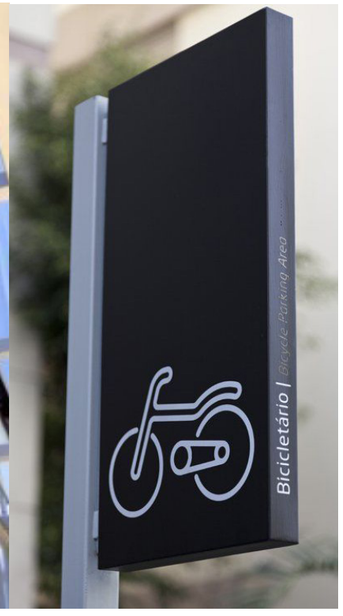
4 OUTDOOR SCONCE

BUILDING SIGNAGE









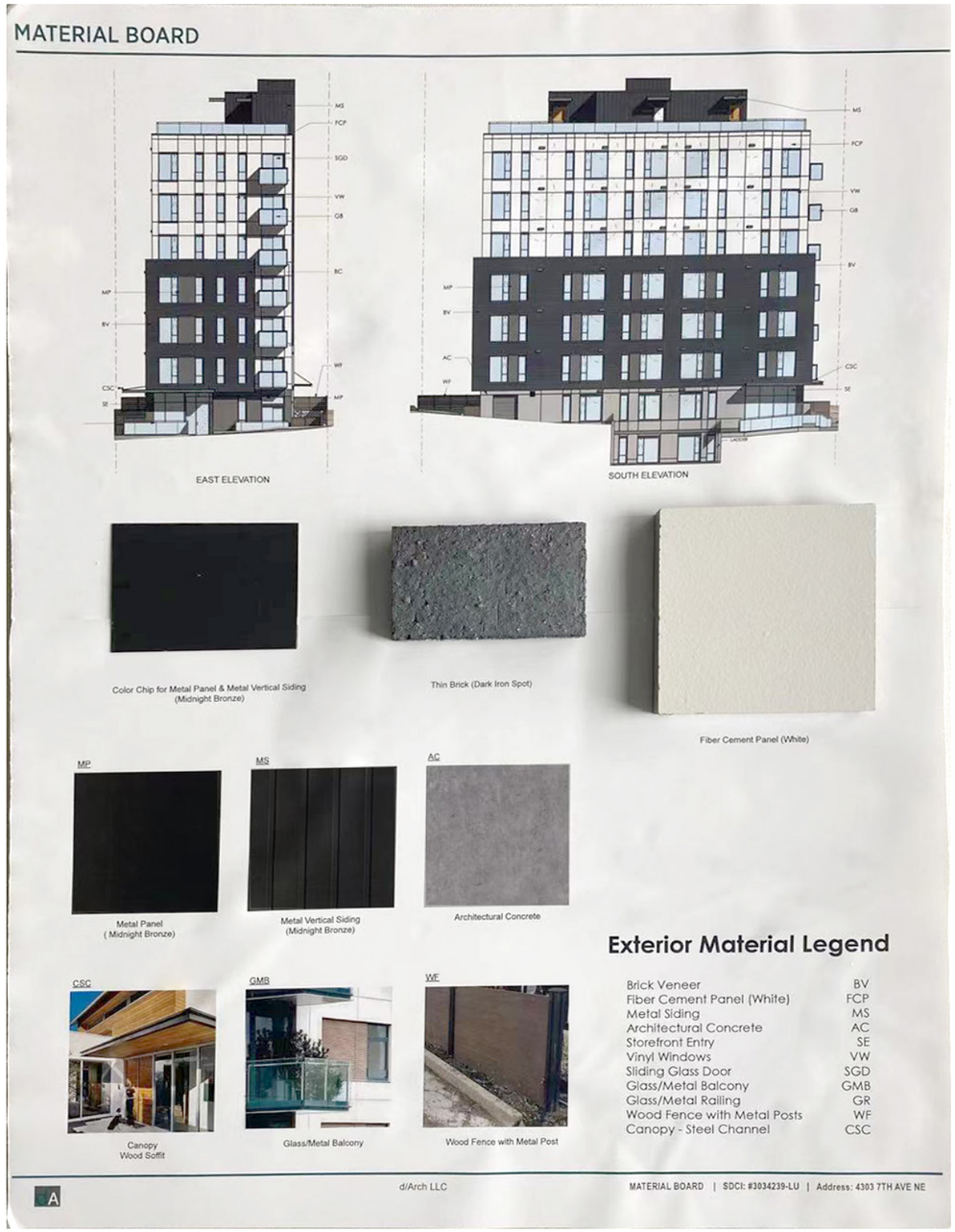


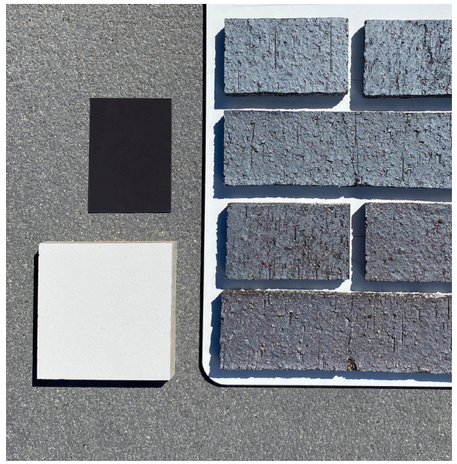
1 RESIDENTIAL ENTRY SIGNAGE :
CANOPY MOUNTED PROJECT NAME AND/OR ADDRESS SIGNAGE

2 BIKE ENTRY SIGNAGE :
WALL MOUNTED BLADE SIGNAGE

3 PARKING SIGNAGE:
WALL MOUNTED PARKING SIGNAGE ALONG 15TH AVE NE

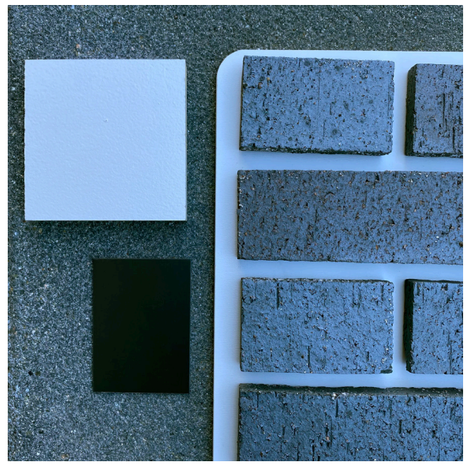
MATERIAL BOARD







MATERIAL PHOTOS TAKEN IN SUNLIGHT





MATERIAL PHOTOS TAKEN IN SHADOW

MATERIAL WEB PAGE

FIBER CEMENT PANEL: https://www.nichiha.com/product/stock-illumination
METAL VERTICAL SIDING: https://www.aepspan.com/category/products/wall/?&cat=wall&pa_panel-attachment=concealed-fastener&paged=1
THIN BRICK: https://pacificclay.com/product/modular-thin-brick-dark-iron-spot/

DEPARTURE #1

DEPARTURE 1 : INTERIOR LOT LINE SIDE SETBACK

REQUIREMENTS:

SMC 23.45.518 TABLE B SIDE SETBACK FROM INTERIOR LOT LINE

Side - 42 feet or less in height: 7 foot average; 5 foot minimum.
-Above 42 feet in height: 10 foot average; 7 foot minimum..

REQUEST:

Along North interior lot line, proposed setback for structure above 42 feet is avg. 8'-3" instead of 10'-0"; proposed setback below 42 feet is avg. 8'-3" in stead of 7'-0"

RATIONALE:

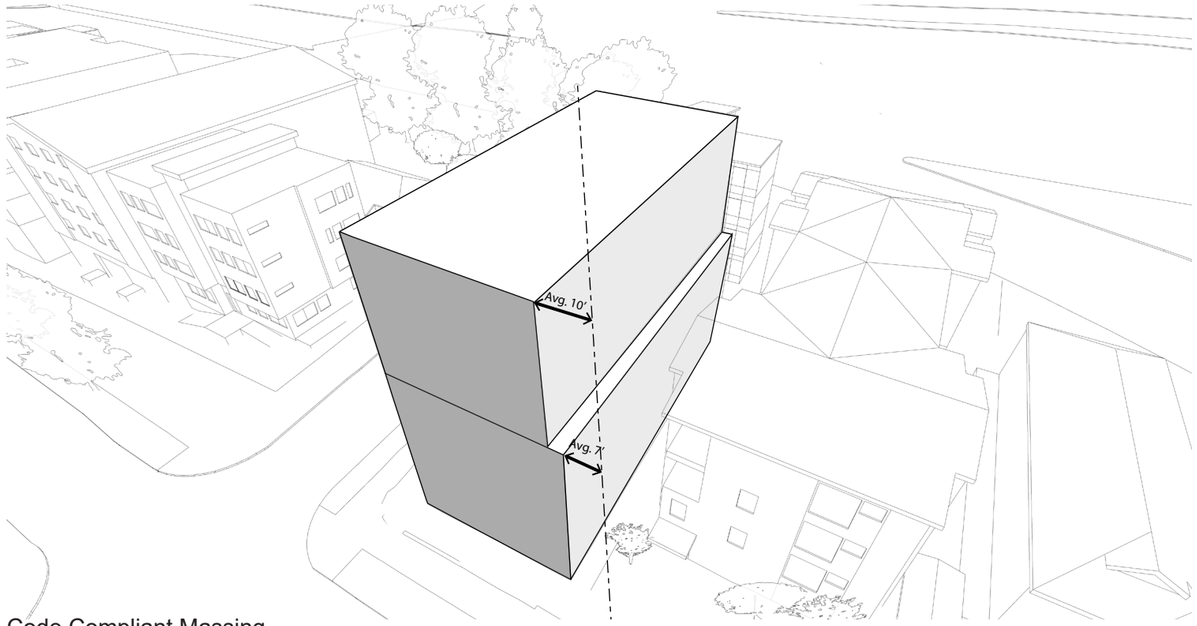
The proposed setback depth above 42 feet is average 8'-3" instead of required 10'-0" is offset by the increased setback below 42 feet, increased from average 7'-0" to 8'-3". This results in a different profile but the similar square footage of setback as required by code. This departure better meetings design guidelines CS 2-II Respect for adjacent sites. Considering the existing north neighbor is a 4-story apartment building, the greater side setback from lower levels allowing more sunlight and view relief. The departure also provides a simple building modulation relationship in concert with the overall design.

To mitigate impacts of the blank facade of circulation enclosure, the stair/elevator core is designed with 6" offset from the rest of facade, horizontal bans to break down the overall scales and with varies width metal sidings to create visual interests. More perspectives will be shown in Design Recommendation Packet.

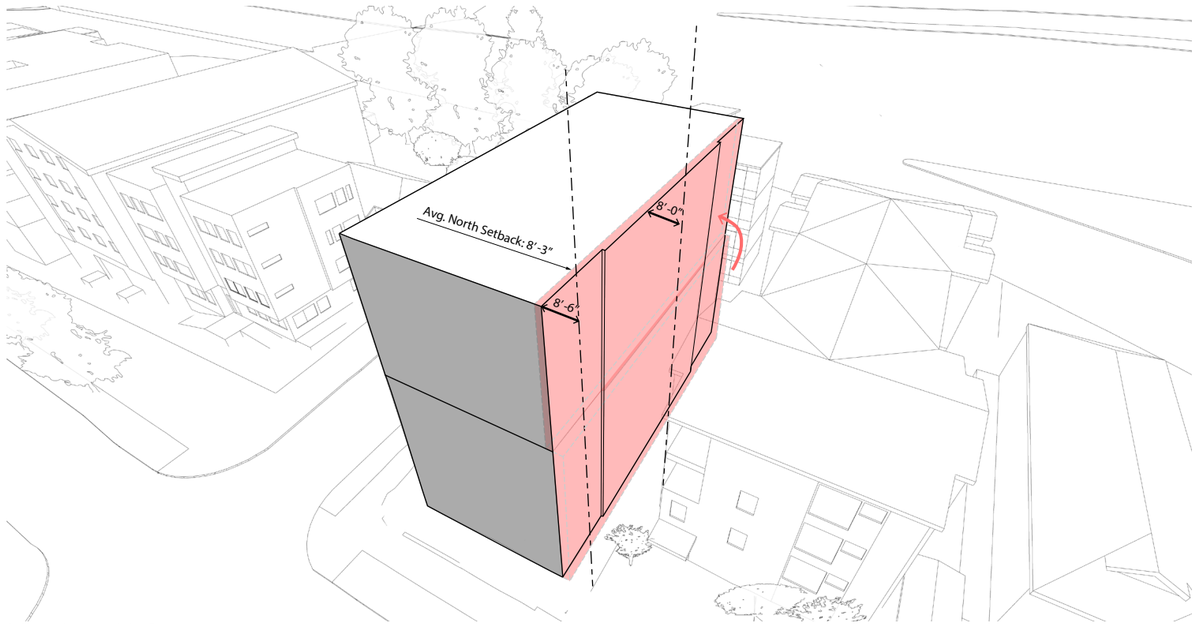
Guideline:

CS2-C-I Corner Site
CS 2-II Respect for adjacent site;

CS2-D-I Existing development and zoning



Code Compliant Massing



Massing with Departure

DEPARTURE #2

DEPARTURE: FRONT SETBACK

REQUIREMENTS:

SMC 23.45.518 TABLE B SIDE SETBACK FROM INTERIOR LOT LINE

Front - 7 foot average; 5 foot minimum.

REQUEST:

In order to provide articulation of the facade, propose portion of structure (25'-7" with; 30 feet height) projections 2 feet into front setback requirement, which is offset by the additional recessed volume along south side upper levels (81'-5" width; 30 feet height). Front intrusion volume highlighted in red, which is 5'-0" from the property line(1,527 cubic feet in volume); voluntary additional south setback highlighted in green (3515 cubic feet in volume).

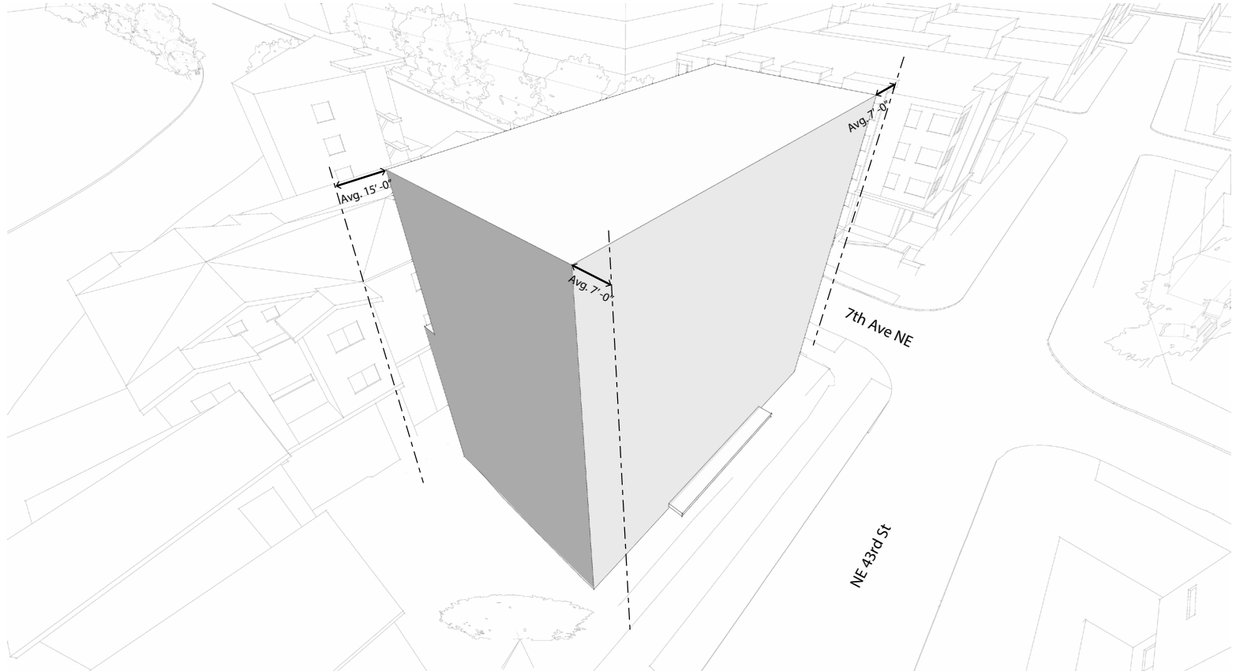
RATIONALE:

The proposed departure provides articulation to the building massing that responding to the existing context in terms of building height and forms. This depth difference at front/south/rear side establishes the horizontal datum line at 40 feet responding to existing 4-stories buildings' height. Comparing to the code complaint massing, which is monotonous, the proposed departure better responds to the corner site character and break down the building scale.

Guideline:

CS2-C-I Corner Site

CS2-D-I Existing development and zoning



DEPARTURE #3

DEPARTURE: REAR SETBACK

REQUIREMENTS:

SMC 23.45.518 TABLE B SIDE SETBACK FROM INTERIOR LOT LINE

Rear setback - 15 from a rear lot line that does not abut an alley.

REQUEST:

In order to provide articulation of the facade, propose portion of structure (25'-7" with; 30 feet height) projections into front setback, which is offset by the additional recessed volume along south side (81'-5" width; 30 feet height) upper levels. Rear intrusion volume highlighted in red ((1,527 cubic feet in volume), which is 13'-0" from the property line; additional south setback highlighted in green (3515 cubic feet in volume) .

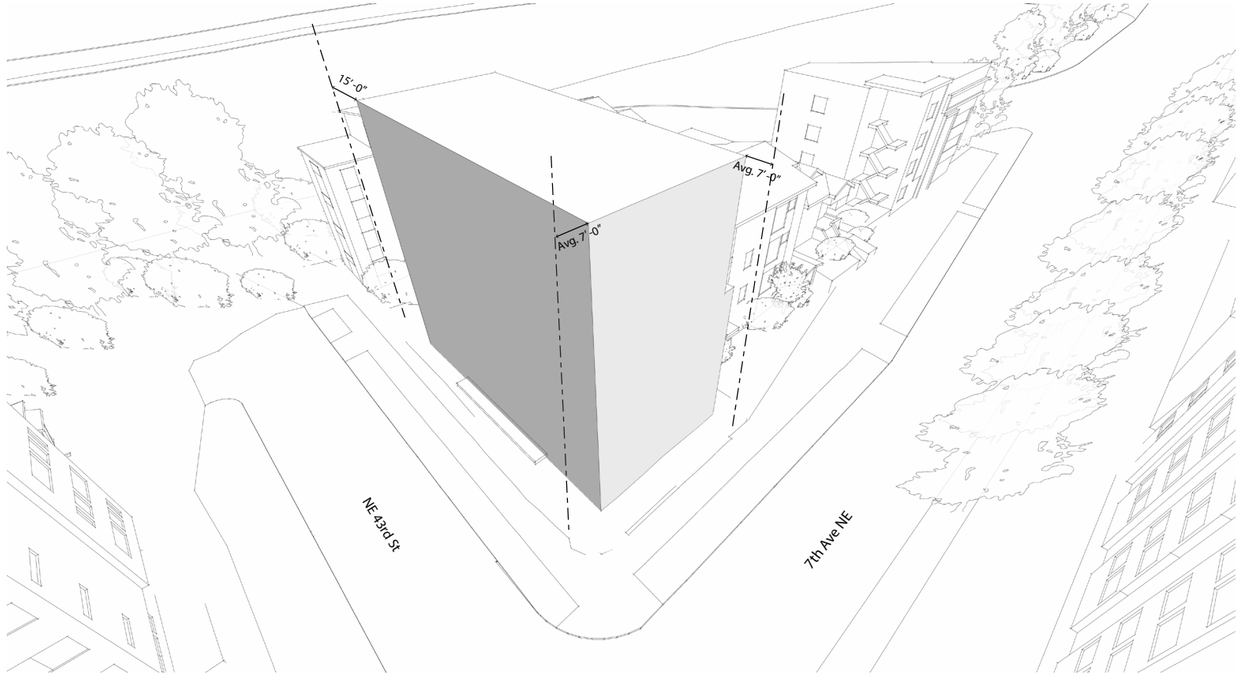
RATIONALE:

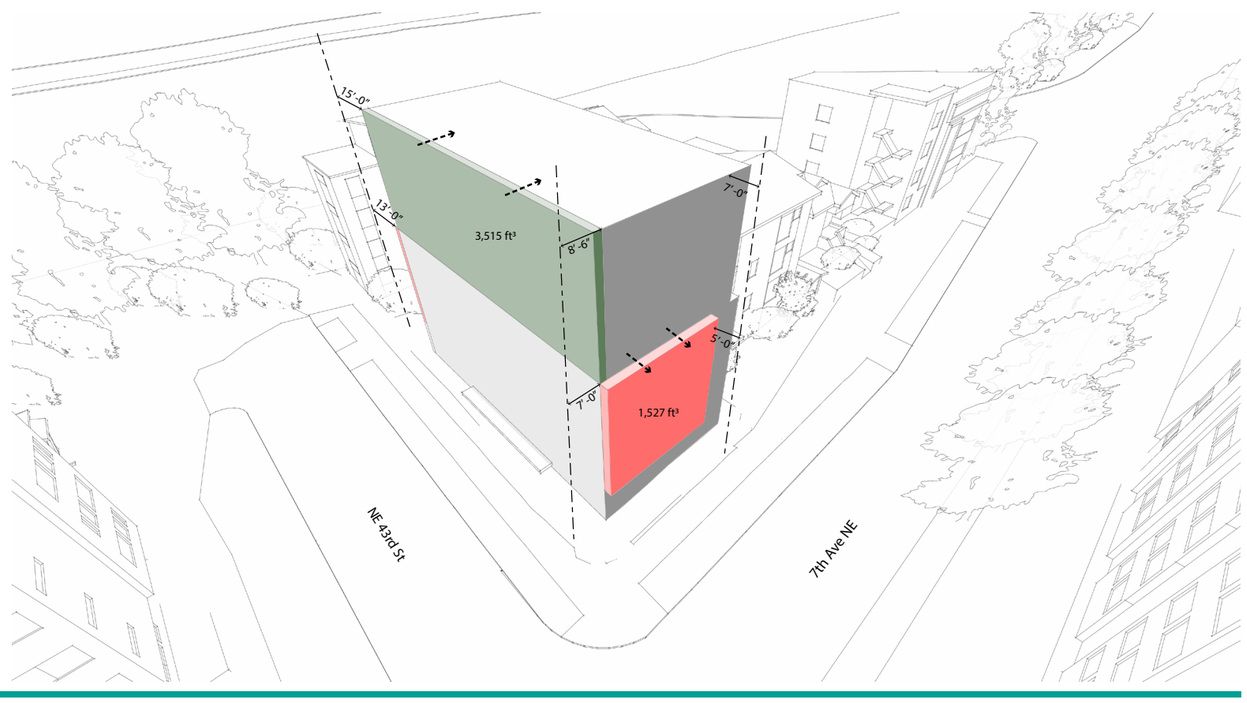
The proposed departure provides articulation to the building massing that responding to the existing context in terms of building height and forms. This depth difference at front/south/rear side establishes the horizontal datum line at 40 feet responding to existing 4-stories buildings' height. Comparing to the code complaint massing, which is monotonous, the proposed departure better responds to the corner site character and break down the building scale.

Guideline:

CS2-C-I Corner Site

CS2-D-I Existing development and zoning





APPENDIX

CODE ANALYSIS

ZONING: MR(M1) WITH A MANDATORY HOUSING AFFORDABILITY SUFFIX

(The following are applicable to all three alternative schemes)

SMC 23.45.517.B.2

PERMITTED USES

- Residential Use Permitted Outright.

SMC 23.45.510

FLOOR AREA RATIO

- The maxium FAR limit for MR zones with a mandatory housing affordability suffix is ***4.5***.

SMC 23.45.514.B

HEIGHT

- Base height limit of 60’ above average grade.
- Parapets / Railings / Clerestories / Skylights may extend 4 feet above the allowed height limit.
- Stair penthouses may extend 15 Feet above allowed height limit.
- Elevator penthouses may extend 16 Feet above allowed height limit.
- Extra height limit up tp max. 80 Feet per SMC 23.45.514

SMC 23.45.518

SETBACKS

- FRONT: 7 Feet Average and 5 Feet Min.
- REAR: 15 Feet from a rear lot that does not abut an ally.
- SIDE: 42 Feet or less in height: 7 Feet Avg. and 5 Feet Min;

  Above 42 feet in height: 10 Feet Avg. and 7 Feet Min.

SMC 23.45.522

AMENITY AREA

- 5% of total gross floor area of structure in residential use shall be provided as amenity area.
- No min. dimension for private amenity area; Except 10 Feet at side property line.
- Common Amenity Area: min. 250 sf and 10 Feet min. dimension; Accessible to all units.
- 50% ground amenity area landscaped.

SMC 23.45.524

LANDSCAPING

- Green Area Factor of 0.5 or greater.

SMC 23.45.529

DESIGN STANDARDS

- Facade Openings: 20% of each street-facing facade shall consist of windows / doors
- Facade Articulation: If street-facing facade of a structure exceeds 750 sf, division of facade is required; Separate facade plane shall have a minimum of 150 sf and max. of 500 Feet.

SMC 23.45.534

LIGHT AND GLARE STANDARDS

- Directed away from adjacent properties.

SMC 23.54.015

REQUIRED PARKING

- No min. vehicular parking requirement for all residential uses with urban centers or with the Station Area Overlay District
- Bicycle Parking: 1 per 1 dwelling unit.

SMC 23.54.040

SOLID WASTE & RECYCLE

- Residential: 26-50 dwelling units - 375 sf.
- 12 Feet min. horizontal dimension.

DESIGN GUIDELINE PRIORITIES

CS-1: NATURAL SYSTEMS AND SITE FEATURES:

B.1,2 Sunlight and Natural Ventilation

The proposed building design takes advantage of the corner site to provide the sunlight to all the units.

C.1,2 Topography

The topography slopes up from the corner toward north and west. The project ground level is located matching the grade 147'-6" to provide direct access to those service rooms and main lobby.

CS-2: URBAN PATTERN AND FORM:

A-1. Sense of Place:

The design responds to the surrounding environment with it's variety of architectural styles and scales. The proposal picks up on that variety and provides a strong sense of place for students and young professionals. Contemporary massing and facade design, emphasizing the building entrance and interesting window pattern associating with indoor space design provides a unique identity.

B-2. Connection to the Street:

The building has an appropriate setback from the street to maintain the existing street edge established by adjacent buildings, This setback design provides for a green area in front of main entry and serves as a buffer zone for residents from the public, The residential connection to the street is emphasized with the parking entrance lower and subordinated to it. Planting, paving, and the outdoor space,is designed to improve the quality of the sidewalk experience.

C-2. Mid-Block Sites:

The setback and height respond to the zoning envelope.

D. Height, Bulk, Scale

The surrounding area is a mix of newly built and existing multifamily projects. Some single family homes (used as apartments) still exist. The recent up-zone of the area will see more multistory multifamily buildings built. The design proposal breaks up the vertical and horizontal volumes or planes.

CS-3: ARCHITECTURAL CONTEXT AND CHARACTER:

A-2. Contemporary Design:

The design simplicity in color and form are an appropriate approach to a contemporary design aesthetic. In keeping with the trends of Seattle and U-district residential architecture, the project will feature large windows and have modular facade materials such as wood siding and panel siding. The massing strategy of the preferred option breaks the building into horizontal portions to make a transition from low-rise into mid-rise, while emphasizing the building entrance with a setback and different material.

PL-1: CONNECTIVITY:

A.2 Pedestrain Amenities:

The project builds on the established and pedestrian infrastructure of the neighborhood. There is not any particularly significant pedestrian activity currently on this block. But, with new developments there is potential for re activating this block to reinforce the live and vibrant culture of this neighborhood.

PL-2: WALKABILITY:

B-3. Street-Level Transparency:

The street level will be sufficiently lighted to provide a safe environment for the residents and other pedestrians. The Planting along the building will provide a pleasant pedestrian environment.

C. Weather Protection

Weather protection will be provided at the street level residential entrance by installing an overhead canopy.

PL-3: STREET LEVEL INTERACTION:

A. Entries

The preferred option is designed with a corner entry with high transparency and weather protection canopy.

B-2. Ground-level Residential:

Two dwelling units are located on ground level on 7th Ave NE. The front setback allows for a buffer between the units and the sidewalk. Several others are located at grade on the East and South facades with adjacent open space. The majority of the residential units are located above grade.

PL-4: ACTIVE TRANSPORTATION:

A. Entry Locations and Relationships

The main entrance to the building will be located off 7th Ave. NE. The entrance will be set back from the property edge for safety and design purposes.

B. Planning Ahead for Bicyclists

Bicycle parking will be provided for the residents. A bicycle room will be located on the south side of the building next to the parking garage. Ramping is provided connecting 7th Ave NE to bicycle room.

DC-1: PROJECT USES AND ACTIVITIES:

A.1 Visibility

The building entrance will be clearly identified and visible to pedestrians. Solid waste/recycle and bicycle storage are facing the sides, with separate access from the sidewalk.

DC-2: ARCHITECTURAL CONCEPT:

A-2. Reducing Perceived Mass:

The building design carries through a similar architectural expression to some of the nearby buildings. To reduce the perceived mass, the preferred building design option uses material composition, window patterns, recessed elements, and highlighted building entries.

B. Architectural and Facade Composition:

The design concept will be consistent on all sides of the building. The blank wall along 7th Ave NE at the solid waste storage will be screened with landscaping.

D-1. Human Scale:

The Main entrance on the west side will emphasize human scale with the set back from the street, landscaping features., and the canopy.

DC-3: OPEN SPACE CONCEPT:

B.4. Multifamily Open Space:

The residential building entry will be slightly recessed to accentuate the entry area. There will be roof garden provided as an additional amenity for the residents. Some ground floor units will have access to side yards.

DC-4: EXTERIOR MATERIALS AND FINISHES:

A. Building Materials:

The project will be constructed with durable and attractive material. Color, texture, and pattern will be consistent with the intended design.

D. Trees, Landscaping and Hardscape Materials:

Landscaping will be responsive to climate, existing context, and intended use. It will be designed to provide texture, protection and privacy.

COMMUNITY OUTREACH COMMENTS

1. PUBLIC COMMUNITY OUTREACH METHODS:

1) In-Person Outreach: 1-hour community site walk tour: 06/08/2019, 10:00AM - 11:00 AM
2) Digital Outreach: a. Basic Project Web page
b. Email to distribution list that includes neighborhood community organizations
3) Printed Outreach: 10 posters (8.5x11 inches) hung in the locations within ½ mile of the project

2. PUBLIC COMMENTS ARE SUMMARIZED THE FOLLOWING

Public comments are summarized the following which were received during the site tour:

1) One attendee expressed safety/ security concerns relating to the existing vacant structure, on-going break-in happening around the site and in the neighborhood. The attendee inquired about the demolition and construction schedule.

2) One attendee mentioned there are bike thieves in the neighborhood, several bikes and motorcycles were stolen or destroyed. The attendee expressed supports for the project provide enclosed bikes inside the building.

3) Two attendees inquired whether any parking spaces would be provided; and one attendee asked if it's feasible to provide some parking on the first level.

4) One attendee pointed out the project would be the first 7-stories in the block.

5) One attendee pointed out the project site within walking distance to several public transportation services, grocery stores, and close to Burke-Gilman trail; and expressed supports to the project provide enough bike spaces for the tenants.

6) One attendee mentioned the current neighborhood parking situation, most people parking along the streets which are restricted during weekdays, or some parking spaces are restricted next to construction site, and there is a paid-parking lot at the corner of 45th st and 7th Ave, which is around $300 per month.

7) One attendee lived in the next-door building, and mentioned their apartment (4 stories) has roof deck space, and the SW corner has good open view. The attendee mentioned that the proposed project is 7 stories, the SE corner might provide view to Mount Rainier, and the SW corner might provide view to the city.

8) One attendee lives in an apartment two blocks away from the proposed site, and expressed the concerns to the noise coming from I-5, and suggested the proposed project should mitigate the noise impact.

9) One attendee asked whether there will be manager office in the building, and inquired about whether the project will provide package room or package lockers.

10) One attendee asked if there will be additional curb cut for the garbage recycle room for wheeling out the dumpster.

11) One attendee inquired about the project unit types.

No comments were received via the project email.
(Please note: Any comments or questions received after this report will be summarized into ADR Package.)

CONTEXT ANALYSIS : VICINITY

Vicinity





1 UW TOWER



2 Hotel Decca



3 The Neptune Theatre



4 University Playground



5 Sundance Cinema



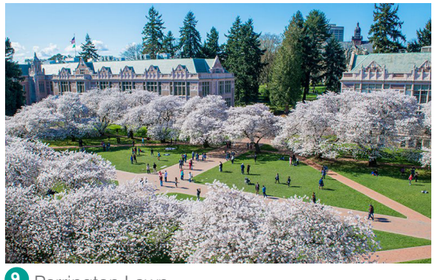
6 The 'W' Memorial Way



7 Burke Museum of Natural History



8 University Bookstore



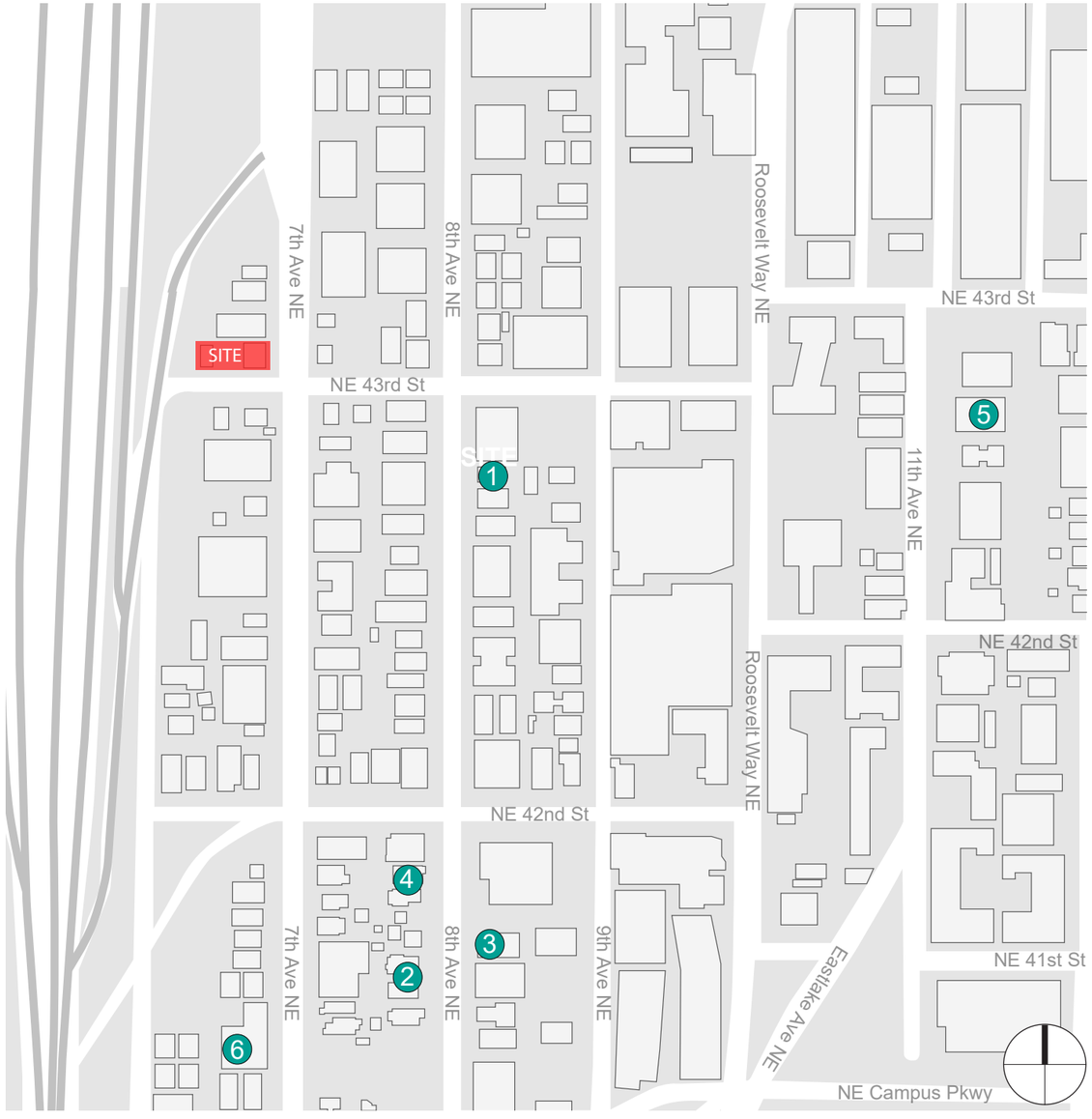
9 Parrington Lawn



10 UW IMA

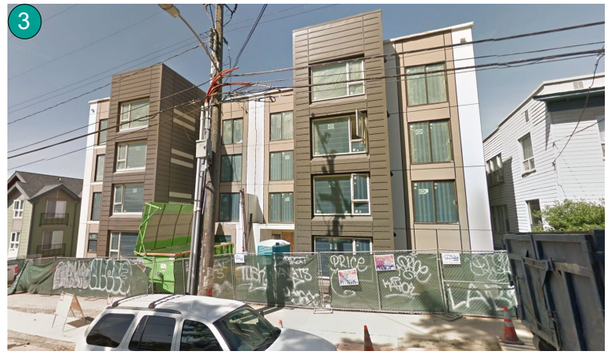
CONTEXT ANALYSIS: NEIGHBORHOOD

Recently Proposed & Built Projects









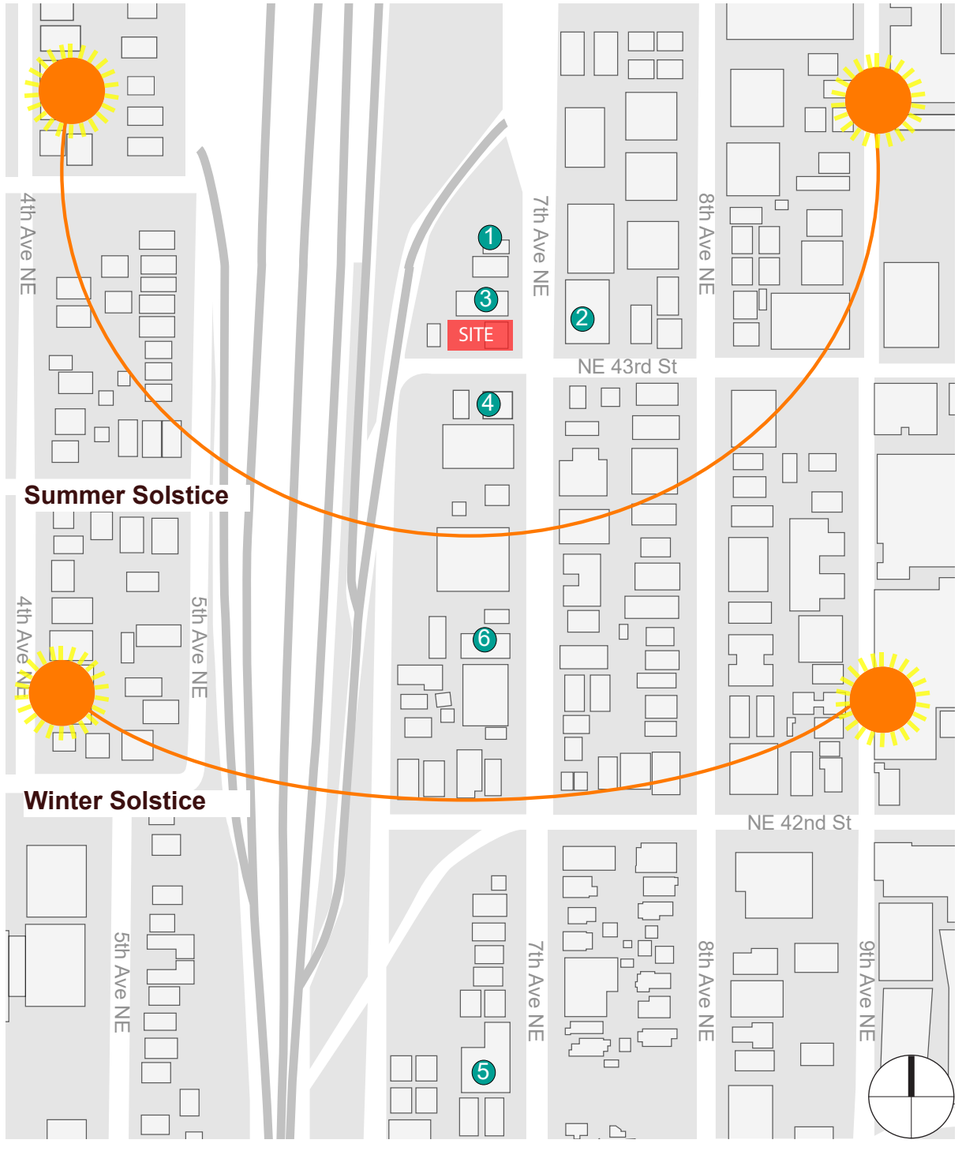






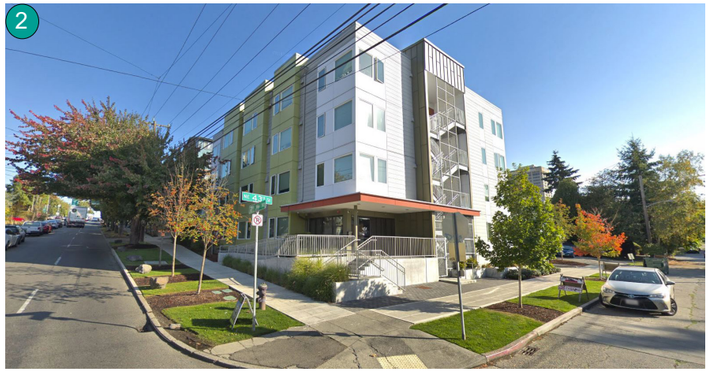
CONTEXT ANALYSIS

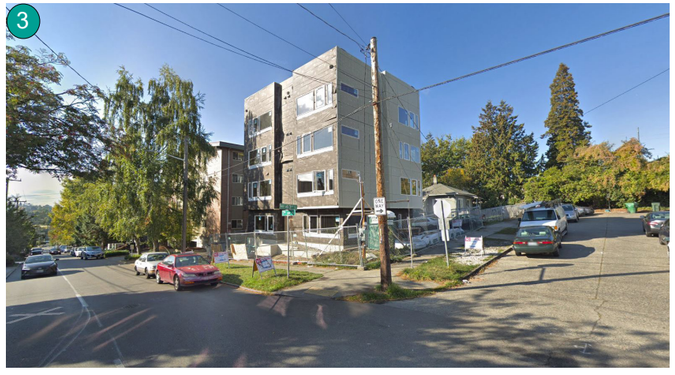
Sun Path Analysis

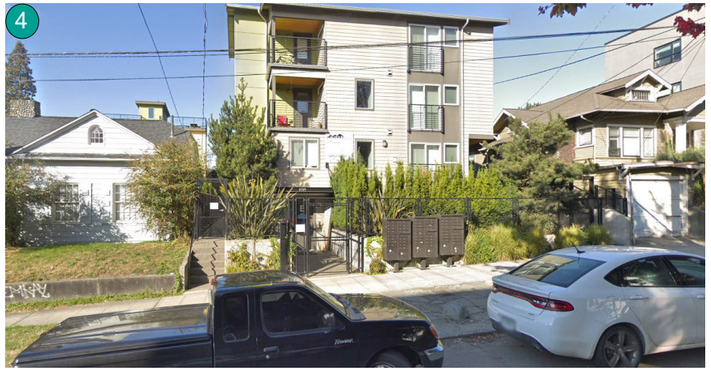


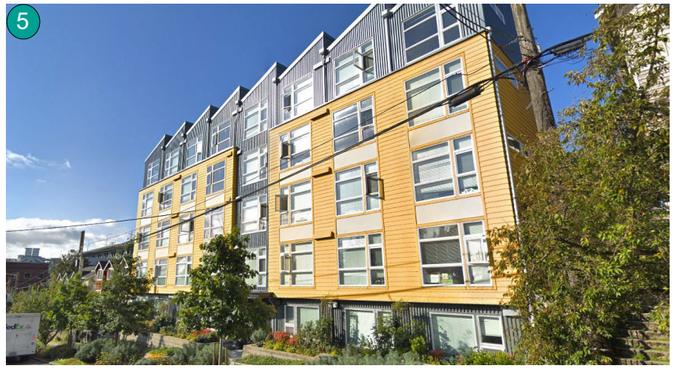
Adjacent Existing Buildings













CONTEXT ANALYSIS



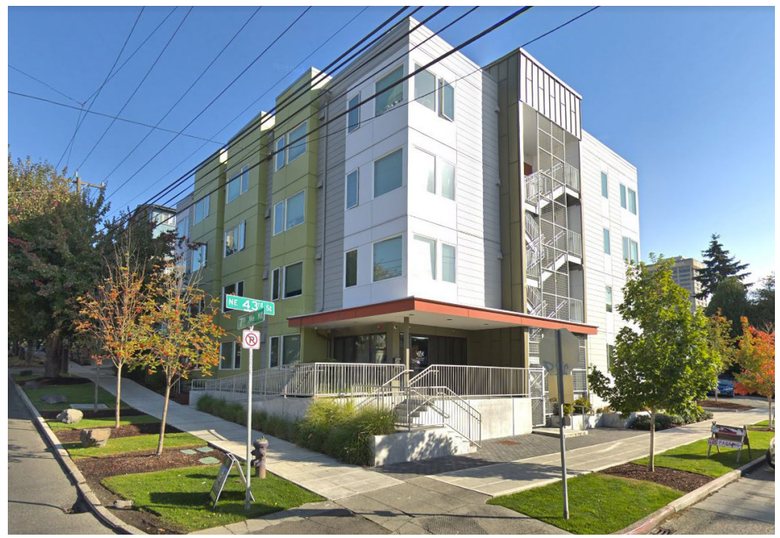
AERIAL VIEW ALONG NE 43RD ST.



A Street view looking toward intersection of 7TH AVE and 43RD ST.



B Street view looking toward west.



C Street view looking toward NE along 7TH AVE NE

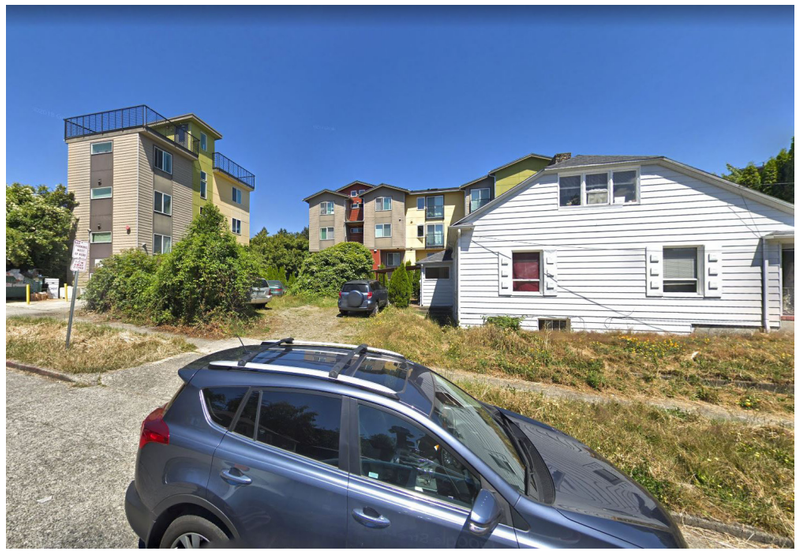
CONTEXT ANALYSIS



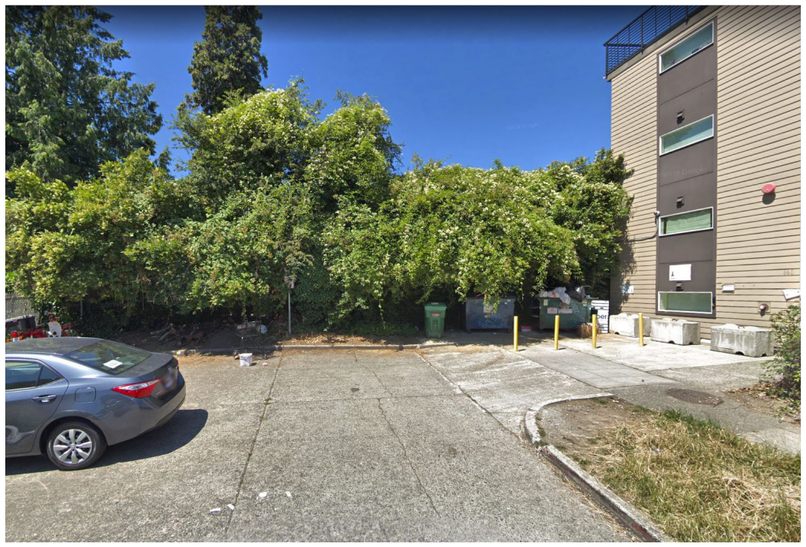
AERIAL VIEW ALONG 7TH AVE NE



A Street view looking toward the opposite corner of the site.



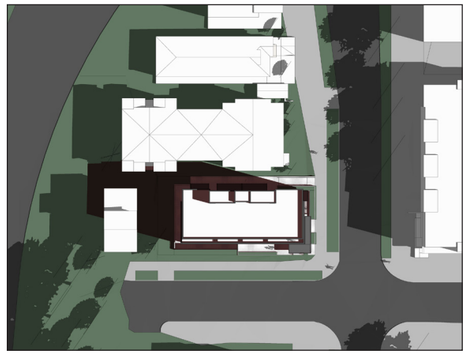
C Street view looking toward project site and the adjacent west building.



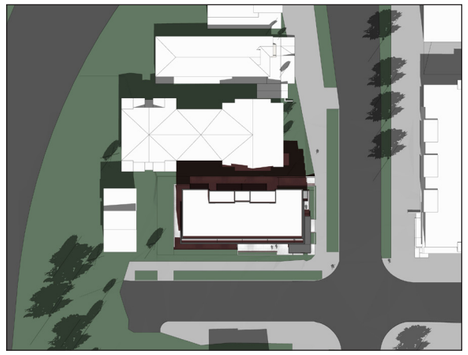
B Street view looking toward dead end street NE 43rd St.

SHADOW STUDY

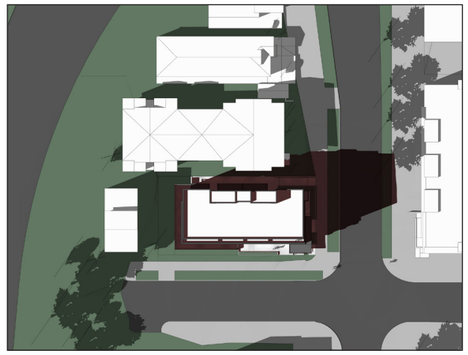
Summer Solstice - June 21 at 9am



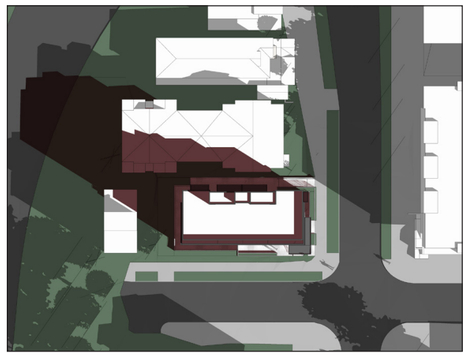
Summer Solstice - June 21 at12pm



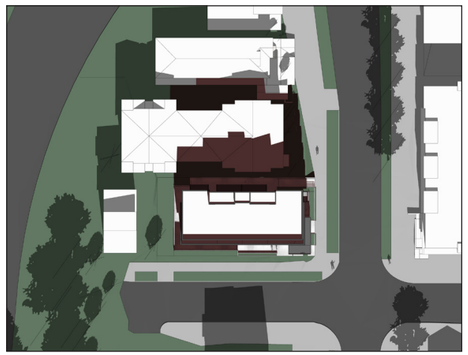
Summer Solstice - June 21 at 3pm



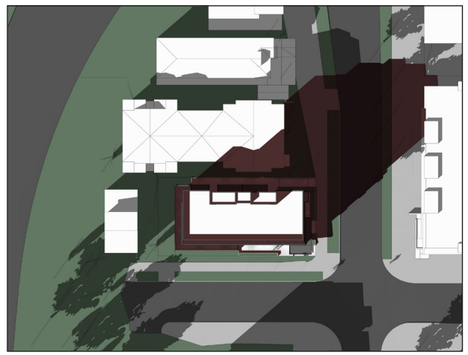
Equinox - March/September 21 at 9am



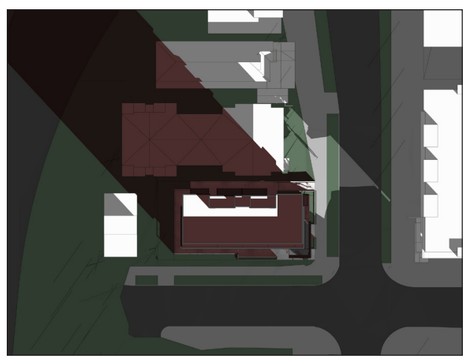
Equinox - March/September 21 at 12pm



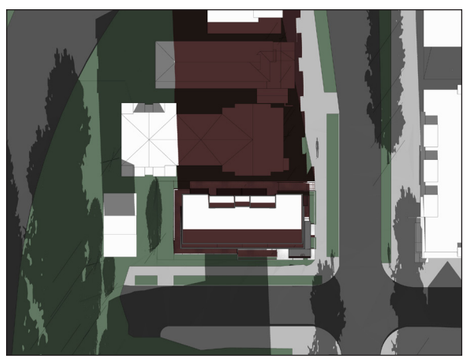
Equinox - March/September 21 at 3pm



Winter Solstice - December 21 at 9am



Winter Solstice - December 21 at 12pm



Winter Solstice - December 21 at 3pm



