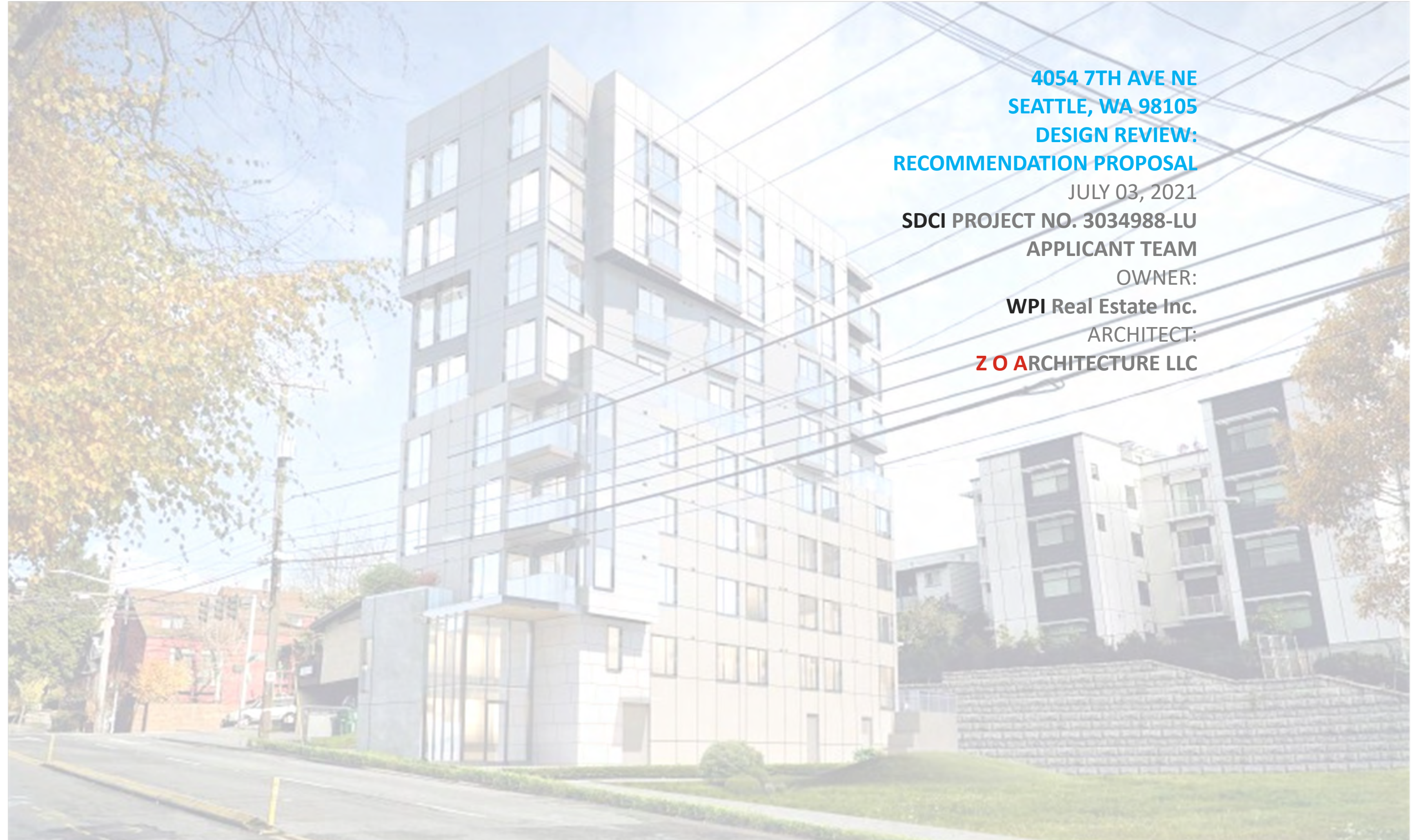




4054 7TH AVE NE
SEATTLE, WA 98105
DESIGN REVIEW:
RECOMMENDATION PROPOSAL
JULY 03, 2021
SDCI PROJECT NO. 3034988-LU
APPLICANT TEAM
OWNER:
WPI Real Estate Inc.
ARCHITECT:
Z O ARCHITECTURE LLC

PROJECT OVERVIEW

CONTENTS

PROJECT OVERVIEW

- 01. Cover
- 02. Project Overview

CONTEXT & ZONING ANALYSIS

- 03. Site Analysis-Location & Urban Context
- 04. Site Analysis-Zoning Map
- 05. Site Analysis-Opportunities & Challenges
- 06. Site Analysis-Cultural & Social Connections
- 07. Site Analysis-Public Transportation System
- 08. Site Analysis-Street Front Architectural Characters
- 09. Site Analysis– Urban Context in Large Area

DESIGN GUIDELINES

- 10. Design Meets the Intent of the Applicable Design Guidelines -1
- 11. Design Meets the Intent of the Applicable Design Guidelines -2
- 12. Design Meets the Intent of the Applicable Design Guidelines -3
- 13. Response to City’s Priorities & Recommendations for EDG -1
- 14. Architectural Massing Concepts
- 15. Response to City’s Priorities & Recommendations for EDG -2
- 16. Response to City’s Priorities & Recommendations for EDG -3
- 17. Shadow Study

SITE PLAN & LAND USE CODE

- 18. Code Compliance
- 19. Site Survey
- 20. Site Plan (with Surrounding Existing Conditions)
- 21. Site Plan (with Ground Floor Plan) -A2.00
- 22. Site Plan (with Level 2 Floor Plan)

LANDSCAPE DESIGN

- 23. Landscape Plan -1 -L1.0
- 24. Landscape Plan -2 -L2.0
- 25. Landscape Details - 1
- 26. Landscape Details - 2

BUILDING DESIGN

- 27. Colored Floor Plans -1
- 28. Colored Floor Plans -2
- 29. Floor Ratio & Area Calculations -A0.01
- 30. Project Data—A 0.00
- 31. Floor Plan - Level 1 -A2.01

- 32. Floor Plan - Level 2 -A2.02
- 33. Floor Plan - Level 3 -A2.03
- 34. Floor Plan - Level 4 -A2.04
- 35. Floor Plan - Level 5 -A2.05
- 36. Floor Plan - Level 6 -A2.06
- 37. Floor Plan - Level 7 -A2.07
- 38. Floor Plan - Level 8 -A2.08
- 39. Floor Plan - Level 9 -A2.09
- 40. Roof Plan - Roof Level - A2.10
- 41. Elevations –1 -A3.00
- 42. Elevations –2 -A3.01
- 43. Elevations –3 -A3.02
- 44. Elevations –4 -A3.03
- 45. Building Sections –1 –A4.00
- 46. Building Sections –2 –A4.01
- 47. Building Sections –3 –A4.02
- 48. Building Sections –4 –A4.03
- 49. Enlarged Partial Sections

BUILDING PERSPECTIVES & DESIGN DETAILS

- 50. Rendering –1 Street View from South
- 51. Rendering –2 Street View from North
- 52. Rendering –3 From Freeway I-5
- 53. Rendering - 4 Bird’s-Eye View
- 54. Building Elevations with Shadows –1
- 55. Building Elevations with Shadows –2
- 56. Privacy Elevations
- 57. Building Exterior Finish Materials
- 58. Building Exterior Finish Materials Sample Board
- 59. Building Signage
- 60. Lights and Glare Standards
- 61. Exterior Light Fixtures on Ground - A5.00
- 62. Exterior Light Fixtures on Roof Deck- A5.01
- 63. Bike Parking/Storage Details

DESIGN DEPARTURE

- 64. Development Standard Departures –1
- 65. Development Standard Departures –2
- 66. Development Standard Departures –3 -A0.04
- 67. Development Standard Departures –4
- 68. Development Standard Departures –5

SITE INFORMATION

PROJECT ADDRESS

4054 7TH AVE NE, SEATTLE, WA 98105

SDCI PROJECT NO. 3034988-LU

KING COUNTY PARCELS: 4092301850

LOT AREA: 4,500 FT

OVERLAY DESIGNATION: UNIVERSITY OF WASHINGTON

PARKING REQUIREMENT: NONE (NOT REQUIRED)

LEGAL DESCRIPTION : (PER STATUTORY WARRANTY DEED RE-
CORDING #2018010400671)
LOT 3 AND THE NORTH 20 FEET OF LOT 4, BLOCK 8 LAKE VIEW
ADDITON TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT
THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 34, IN KING
COUNTY, WASHINGTON
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON

DEVELOPMENT STATISTICS

ZONING

MR/M1, FAR: 4.5

(with a mandatory housing affordability)

BUILDING HEIGHT: 80 FEET

FLOOR AREA RATIO(FAR) : 4.5

ALLOWABLE FAR AREA: 20,181 SF

PROPOSED FAR AREA: 20,250 SF

RESIDENTIAL UNITS: 39 UNITS

AMENITY AREA PROVIDED: 1,481 SF

COMMERCIAL: NONE

LIVE WORK UNITS: NONE

PARKING STALLS: NONE

COMMERCIAL: NONE

LIVE WORK UNITS: NONE

BIKE PARKING STALLS: 30

(0.75 PER 1 SMALL EFFICENCY DWELLING UNIT)

BIKE PARKING STALLS PROVIDED: 40

PROJECT CONTACTS

OWNER

T.C. Wu

WPI Real Estate Inc.

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Seattle, WA 98115
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ARCHITECT

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SITE ANALYSIS –LOCATION & URBAN CONTEXT



Location

The 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. The site is located along 7th Ave NE. The site is within walking distance of the major shopping and entertainment centers; University Ave, University Village, and University of Washington campus. It is in the gateway zone of the U district.

NE 42nd St



- 1. John Stanford International school
- 2. University Friends Meeting

5th Ave NE

I-5 Express

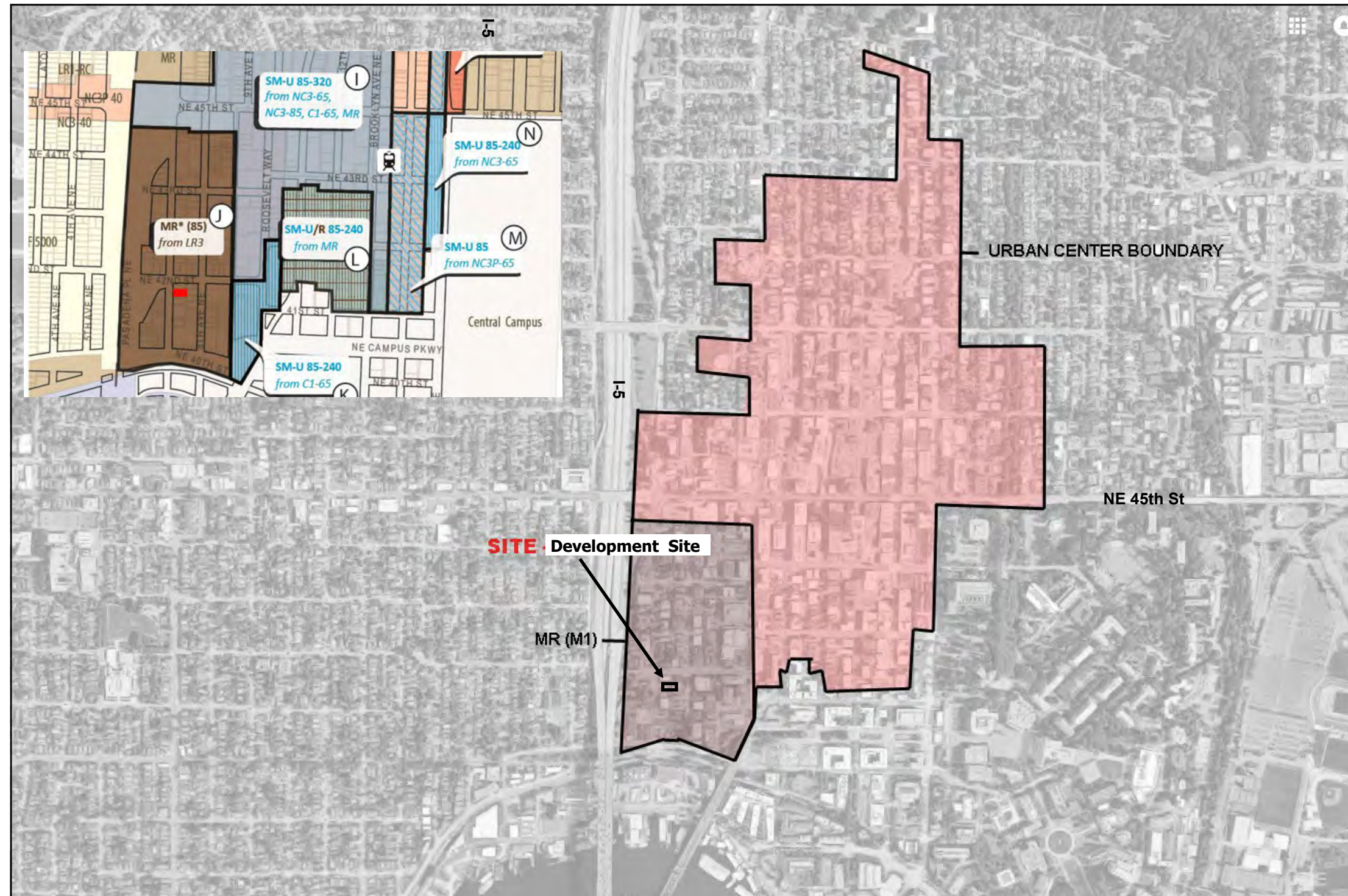
Pasadena Pl NE

7th Ave NE

8th Ave NE

9th Ave NE

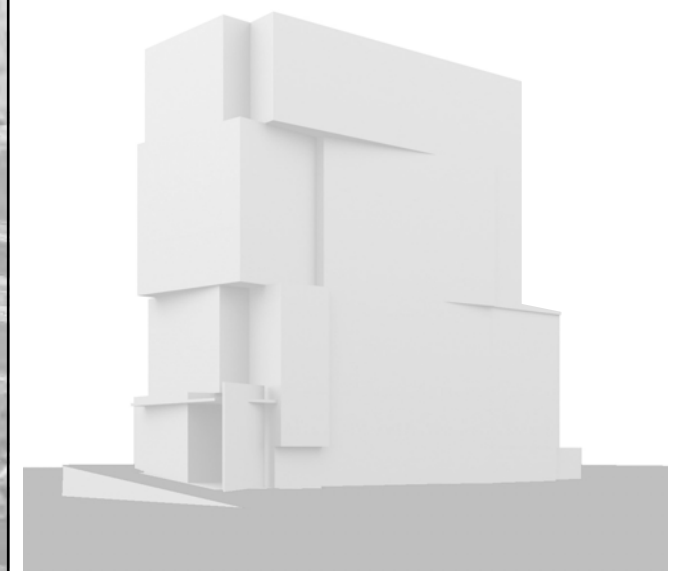
SITE ANALYSIS –ZONING MAP



VICINITY MAP

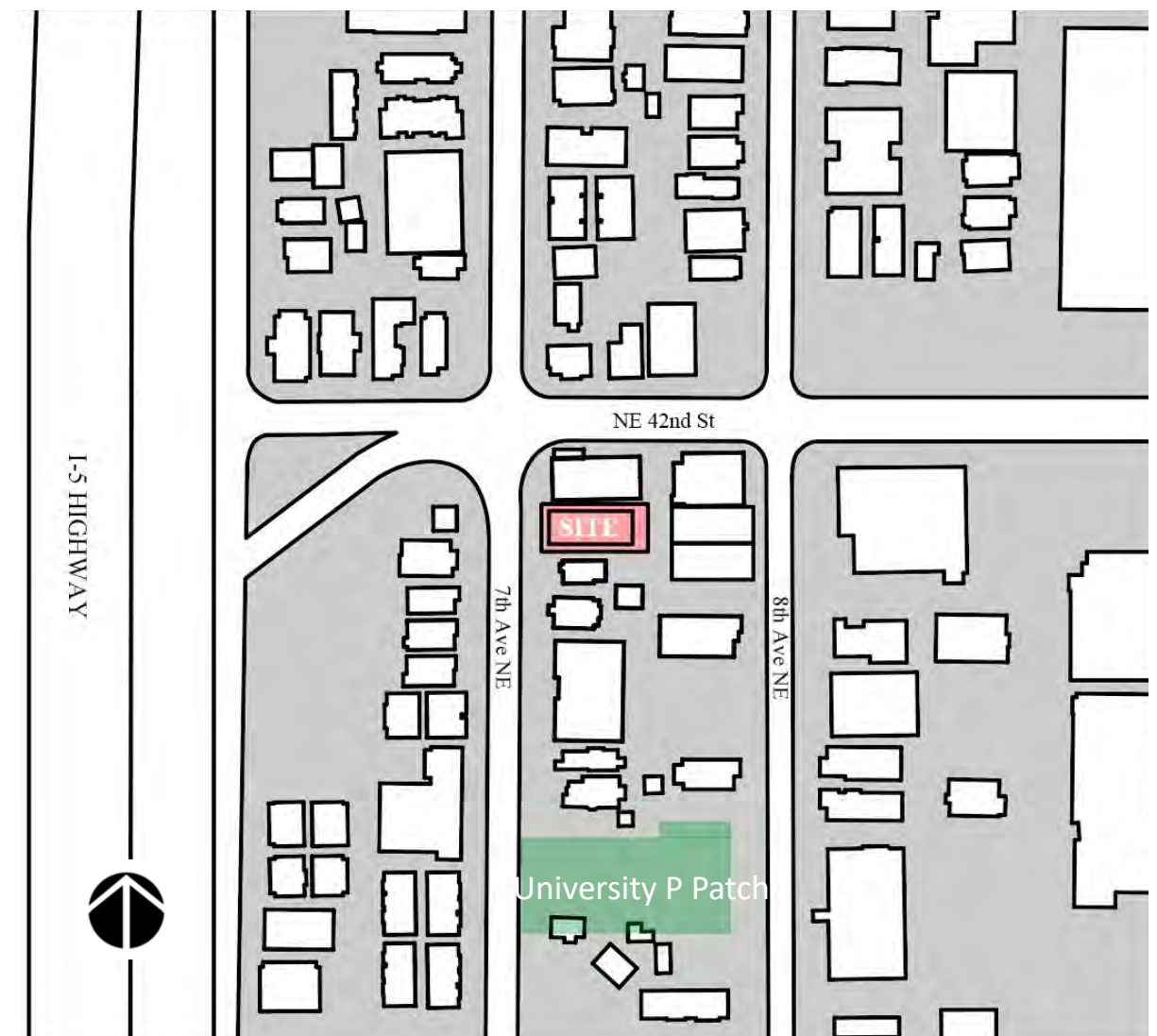
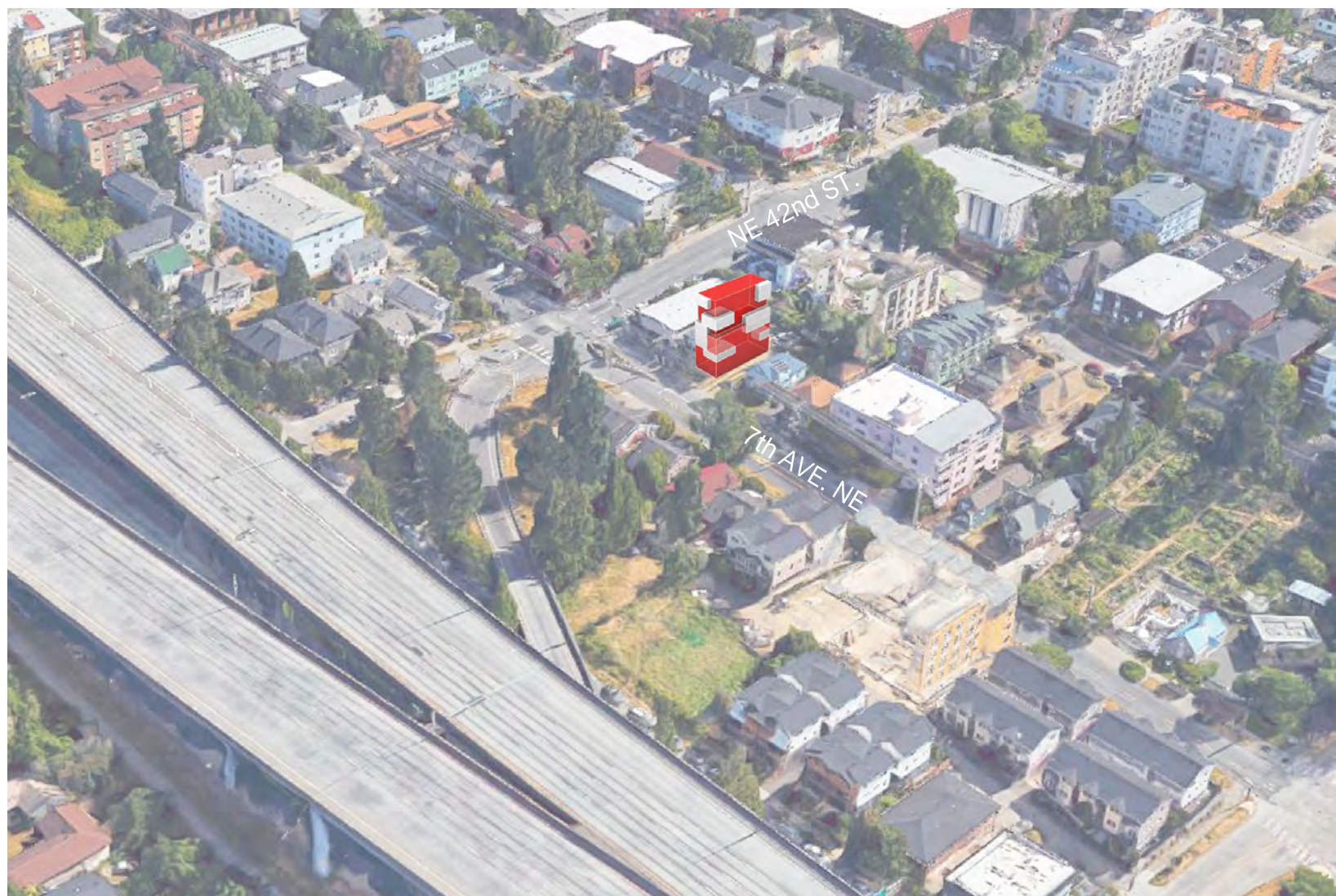


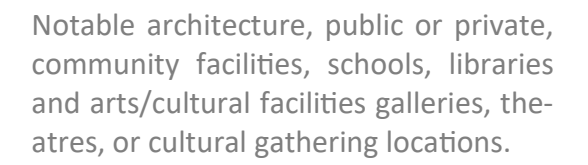
- Create richness in the quality and variety of elements that form the public realm
- Emphasize human-scaled design and generate pedestrian activity to foster an engaging public realm
- Contribute to a robust network of pedestrian-priority outdoor spaces that act as a “front yard” for the University District community
- Establish design excellence and U District Identity in taller buildings



SITE ANALYSIS - OPPORTUNITIES & CHALLENGES

- Close to busy street intersection (NE 42nd ST . & 7th Ave NE & Freeway Express Exit)
- Visual exposed to I-5
- Pedestrian-Priority outdoor spaces
- Street power line impact
- Street front landscape
- People living in smaller dwellings need high quality public and private outdoor spaces
- Close to University P Patch—the second oldest in the city
- Noise from I-5 busy traffic
- Open view to the west
- Tall retaining wall at East property line





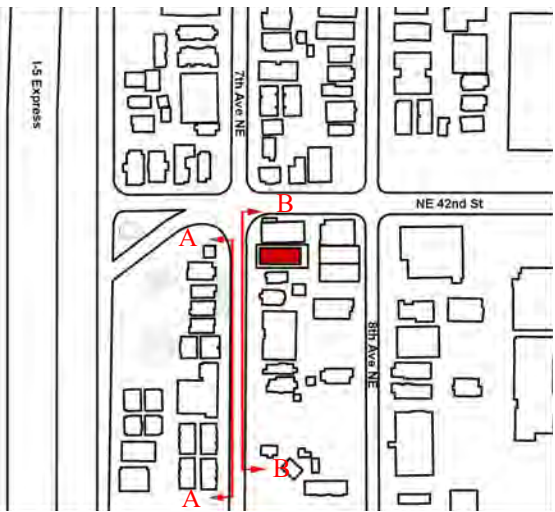
SITE ANALYSIS - PUBLIC TRANSPORTATION SYSTEM

Design In Related to the Early Community Outreach Comments

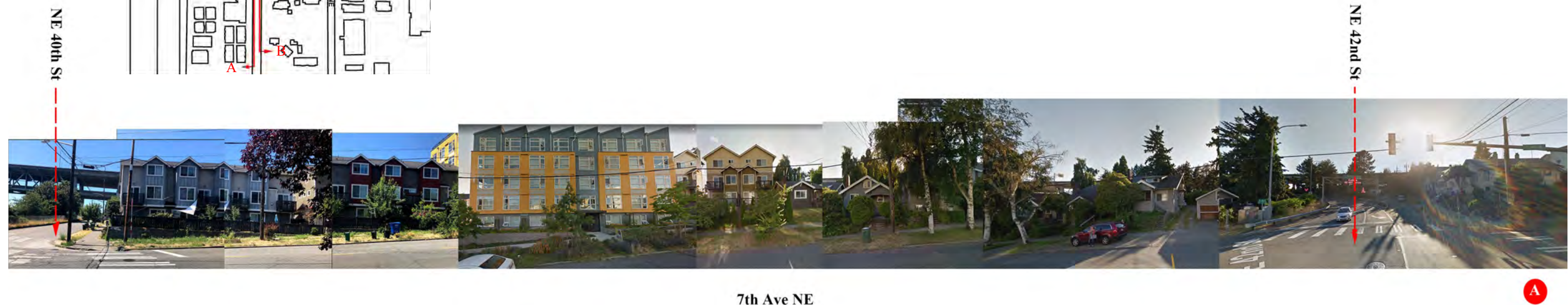
- People looking for unique and interesting new buildings.
We put a lot of effort in creating a unique building design within the affordable living budget.
- Design the building with environmental sustainability in mind, possible LEED standard.
The building envelope is the key design issue in this project meet all standard requirements.
- Good for pedestrians, walkability & pedestrian experience.
Lighting, “eyes on the street”, and other designs for safety
Open up entry front out-door space, further setback from the sidewalk, very nice landscape planters, and care fully lighting layout at ground level.
- The Burke Gilman trail is used by hundreds of residents and bike commuters daily. Acknowledgement of the P-Patch garden & the Burke Gilman Trail in the design elements
We are very close to P-Patch & the trail, pleasant visual connection and sidewalk experience to the trail are the key considerations in our design.
- Affordable living and convenience
Planned micro-unit apartment purposely makes low income people can afford, plus at the same time get good living quality with all nice architectural treatments.
- Secure garbage area
Garbage bins are located further back from the street front. Pick-up will be grouped with other neighbors with in 100’ distance to the site. Therefore it can eliminate more garbage pick-up stops interrupting with sidewalk pedestrians.
- Enough parking spaces
Will consider the temporary emergency & services vehicles parking at front street.



SITE ANALYSIS — STREET FRONT ARCHITECTURAL CHARACTERS

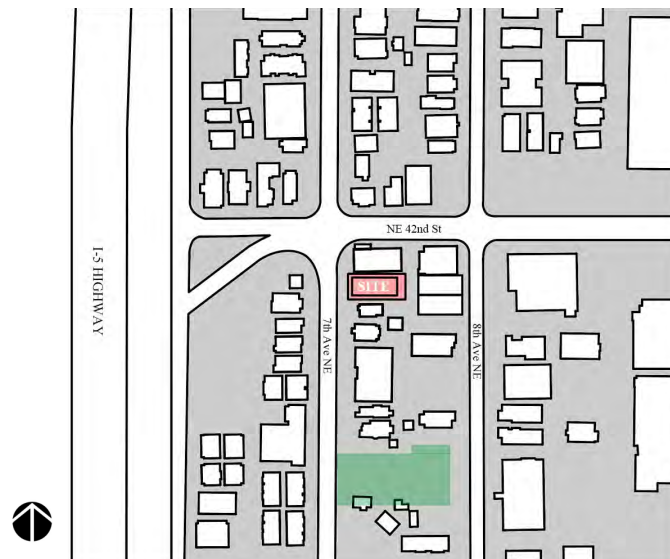


- Revised zoning allows for tall buildings that will be visible and substantially taller than the existing and surrounding context.
- New architectural forms fit into the U District, contribute to the streetscape and public realm, and express the quality of design and materials.
- A range of uses, colors, spatial variety, outdoor spaces, public art, and self-expression contributes to the variety and complexity that creates an eclectic, welcoming, and intimate neighborhood.
- The street level of a building; a building’s design and the uses within should be driven by the goal of creating a welcoming, walkable, pedestrian-oriented urban streetscape through the layering of details, textures, and visual interest that create an expectation of discovery and novelty.



SITE ANALYSIS — URBAN CONTEXT IN LARGE AREA

- The site is at a visual open spot from I-5 and allows this building to hold a large opening view corridor to the west.
- We will consider both short-term and long-term visual context to the surrounding neighborhood.



DESIGN MEETS THE INTENT OF THE APPLICABLE DESIGN GUIDELINES-1

UNIVERSITY DISTRICT

Neighborhood Design Guidelines:

CS2 - Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the surrounding areas. Incorporate balconies or terraces in buildings with residential uses to contribute to passive surveillance and visual interest.

CS3 - Architectural Context and Character: Contribute to the architectural character of the neighborhood. The project created a unique architectural form at a very narrow lot with strong characters to enrich urban living. As the area at Gateways corner getting in from I-5 to the U district neighborhood, the sense of arrival is the key to be the highest attention to design quality. It is the very important street front for entry to the U district from the I-5 freeway. To create compatibility between contemporary architecture and existing development of the code-allowable building envelope. Contribute to the architectural character of the neighborhood.

CITY OF SEATTLE

Design Guidelines:

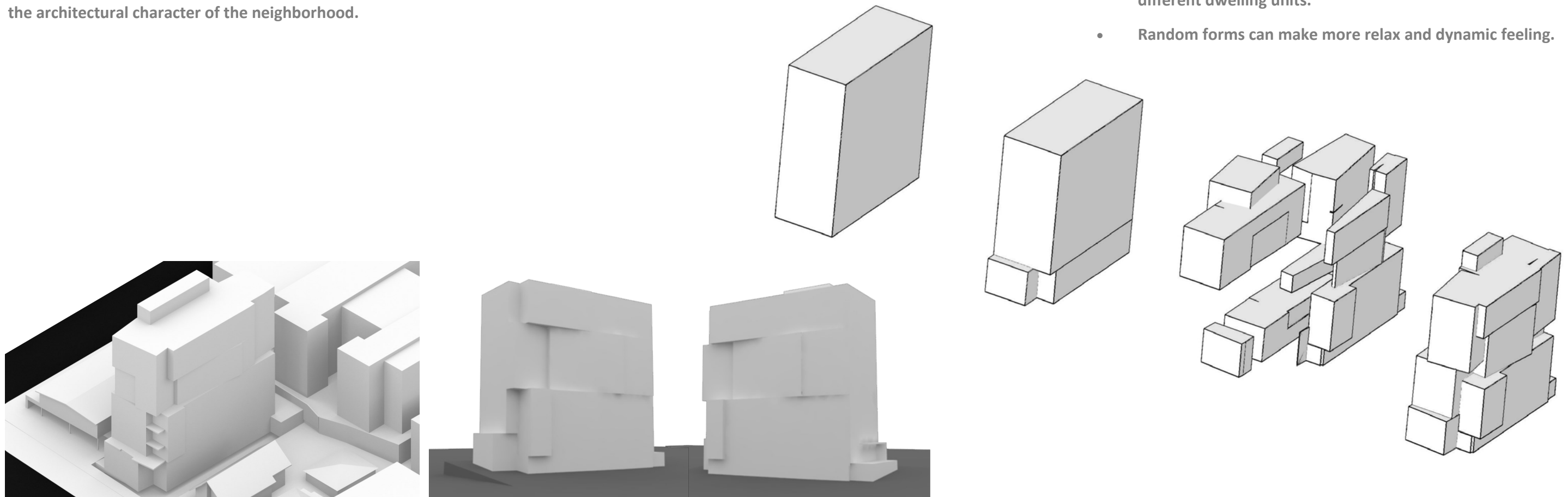
CS1 - Natural Systems and Site Features: The project preserves the roof deck area for the Use natural systems and features of the site and its surroundings as a starting point for the design.

A. Energy Use: The project uses a partial roof deck for solar collectors to reduce emissions. Use natural ventilation on-site to reduce the mechanical ventilation and heating where possible.

B. Sunlight and Natural Ventilation: Maximize the south exposed windows, daylight for interior with natural ventilation.

C. Topography: Project follows existing land slope from east to west to build up the east side as mechanical space underground and west side as the front main entry for the whole building.

- Break up larger building mass into smaller pieces with human scale and dynamic random characters.
- Give the impression of multiple, smaller-scale buildings by employing different facade treatments at intervals that complement the context by articulating the building at regular intervals.
- Employ purposeful modulation that is meaningful to the overall composition and building proportion, or that expresses individual units or modules. Avoid over-modulation.
- Distinctive and sculptural forms are visible from higher viewpoints on nearby the I-5.
- Create multi-levels of outdoor green spaces randomly for different dwelling units.
- Random forms can make more relax and dynamic feeling.



MASSING STUDY BUILDING FORM FITS IN THE NEIGHBORHOOD

DESIGN MEETS THE INTENT OF THE APPLICABLE DESIGN GUIDELINES-2

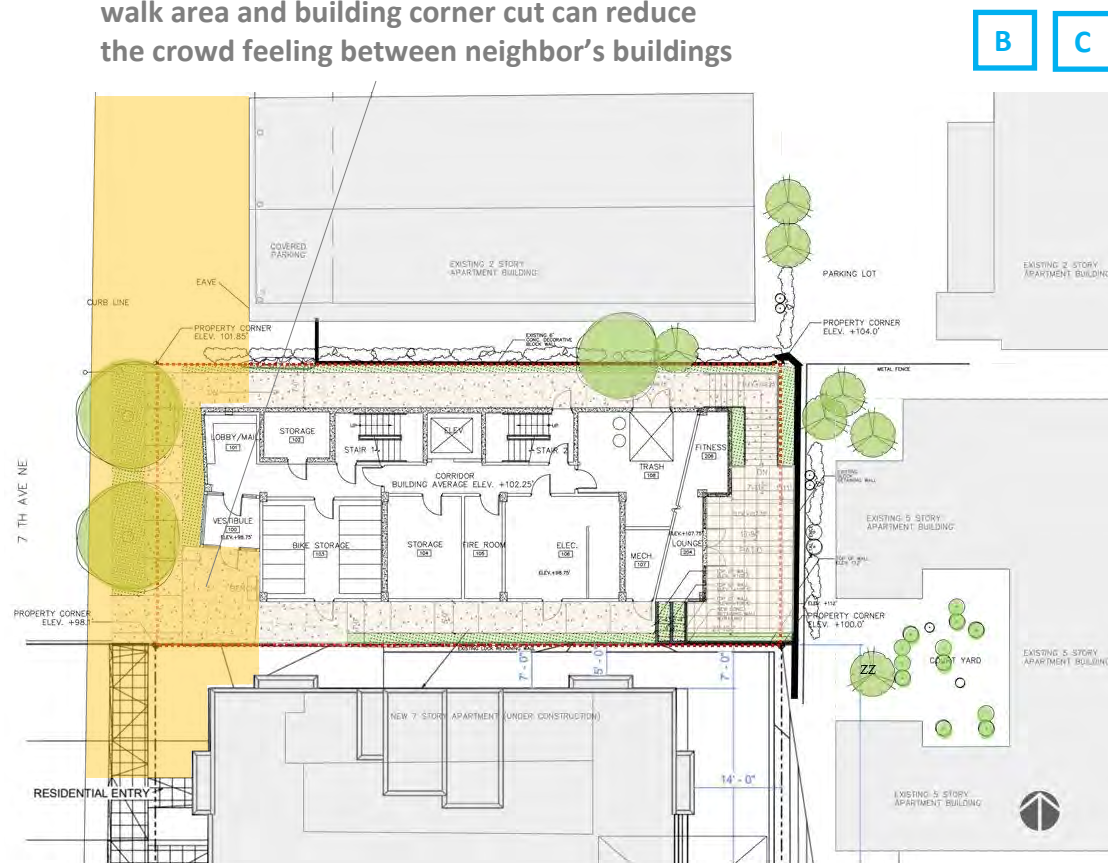
CITY OF SEATTLE

Design Guidelines:

CS2 - Urban Pattern and Form:

- A. Location in the City and Neighborhood:** A sense of place gateway entry of the U District neighborhood. This is a very high visibility site from I-5 the first exit to the U District neighborhood. The design will significantly present an individual identity in all directions.
- B. Adjacent Sites, Streets, and Open Spaces:** The project makes a strong connection to the street and carefully consider sidewalk connections
- C. Relationship to the block:** Massing & using different building materials can scale down and break up to human scale is very friendly to surrounding existing buildings where some of them are small scale residential buildings. Concerning adjacent neighbors by layout the windows to protect the privacy for each other.
- D. Height, Bulk, and Scale:** Lower 2 levels match the massing of south development along 7th Ave NE.

Increase the street front space, give more room between building and public pedestrian sidewalk area and building corner cut can reduce the crowd feeling between neighbor's buildings



SITE PLAN & SUROUNDING

UNIVERSITY DISTRICT / CITY OF SEATTLE

Neighborhood Design Guidelines:

PL1 - Connectivity

The small entry street front with a nice bench and well-maintained landscaping area to welcome the visitors. Install wayfinding elements on street facades to highlight entrance and ground pavement pattern changes at the same time create usable, safe, people-friendly spaces. Complement and contribute to the network of open spaces around the site and the connections among them. Including walkways and outdoor activities.

PL3 - Street-Level Interaction

Encourage human interaction and activity at the street level, including entries and edges. Different materials and different details to the identifiable entrance and welcoming experience for visitors and users. Minimize the size of the residential lobbies with nice transparent high-quality material transfer from outside to inside.

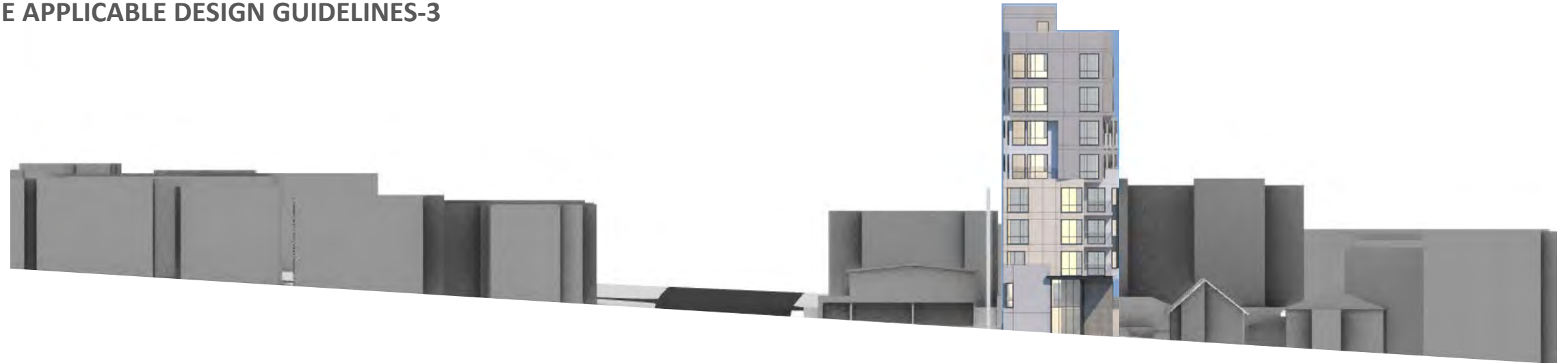
PL4 - Active Transportation

Incorporate features that facilitate active transport such as walking, bicycling, and transit use. Outdoor bike parking layout right at front entry area and close to in-door bike parking storage. Create a unique outdoor bike parking rack treat as artwork to identify the project.



MESSING STUDY

DESIGN MEETS THE INTENT OF THE APPLICABLE DESIGN GUIDELINES-3



STREET VIEW MESSING STUDY

UNIVERSITY DISTRICT / CITY OF SEATTLE

Neighborhood Design Guidelines:

DC1 - Project Uses and Activities

This project developed architectural massing concepts that fit well on the site and within its surroundings. Human scale and variety of building materials textures (see elevations)

DC2 - Architectural Concept

This project developed architectural massing concepts that fit well on the site and within its surroundings. Human scale and variety of building materials textures (see elevations)

DC3 - Open Space Concept

DC4 - Exterior Elements and Finishes

Use appropriate and high-quality durable metal siding and concrete as the major exterior materials with partial Hardie board façade tied with neighbor's architectural finishes.

A. Building Materials, Project Assembly, and Lifespan Using the materials such as metal, glass, steel, wood can be deconstructed at the end of their useful lifetime. Even concrete could be recycled as future other usages.

B. Signage: Project signage will be put on the building visible can be seen from distance.

C. Lighting: On-site lighting will be put without glare. trees and planting, and seating area.

D. Trees, Landscape, and Hardscape Materials, hardscape use durable material at the front entry seating area. Use distinctive and durable paving materials that create texture, pattern, and color difference.



RESPONSE TO CITY'S PRIORITIES & RECOMMENDATIONS for EDG -1

Response to City's EDG Comments

a) Staff agrees that the applicant's preferred option is the strongest proposal. The building will be much larger than most around it. For this reason, it is important that the building have visual interest on all sides. Overall, the plane shifts presented in option one does the best job of creating a building that has visual interest expressed on its sides as well as its front. (CS2, CS3, and DC2)

CS2-1-e

The design creates random balconies and terraces spaces for each unit and full height windows at upper levels with railing protection. The project uses lush and layered landscaping at street level to create a welcome frontage and a landscape buffer to the pedestrian.

Privacy Requirements for Adjacent Neighborhood

The project will follow the privacy requirements when designing balconies and other outdoor areas and windows in habitable rooms including bedrooms. The design will take into consideration not lining up the windows to the neighbor's building (see page 38 privacy elevations).

b) While the rest of the massing has the potential to provide a cohesive design concept, the lower plane shifts of the preferred option seem arbitrary. This area should be refined or further defined in the Recommendation Packet. (DC1 and DC2)

DC1-A-1 Visibility

After giving more space to the street front the current design carefully shapes the massing at the side and rear yard to make better relationships with both surrounding existing buildings and the apartment building under construction on the south side. Massing concepts (see page 18)

DC1-A-2. Gathering Places

Further setback and open-up at the entry area create a small exterior people gathering place under the canopy with rain protection. The lower level at the rear yard building with an existing retaining wall formed a small cozy space for private gathering use (see page 16, 53, 55, 56).

DC1-A-4. Views and Connections

The two-story volume of entry space is very visible from street level with the appealing entry experience. Nice landscaping, bench, outdoor bike parking, etc. are all very convenient and friendly for people (see page 16, 54).

3D MODEL SHOWS THE SOUTH FAÇADE FACING THE NEIGHBOR'S APARTMENT BUILDING (UNDER CONSTRUCTION)



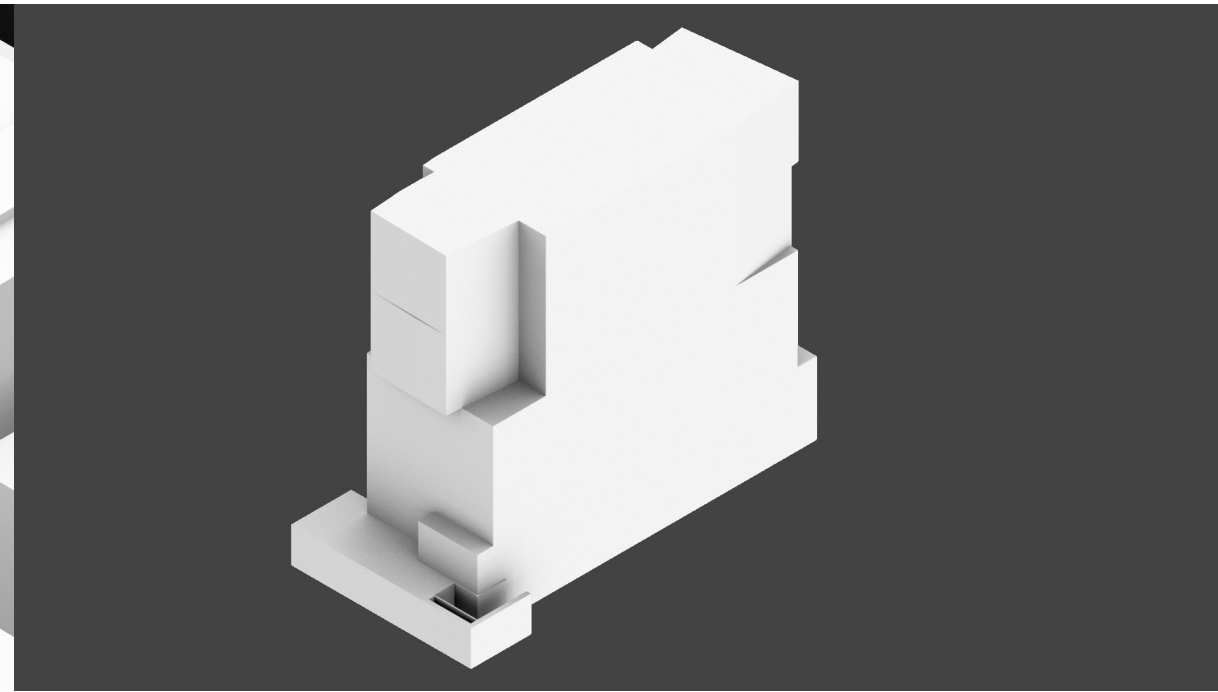
ARCHITECTURAL MASSING CONCEPTS

Logic of

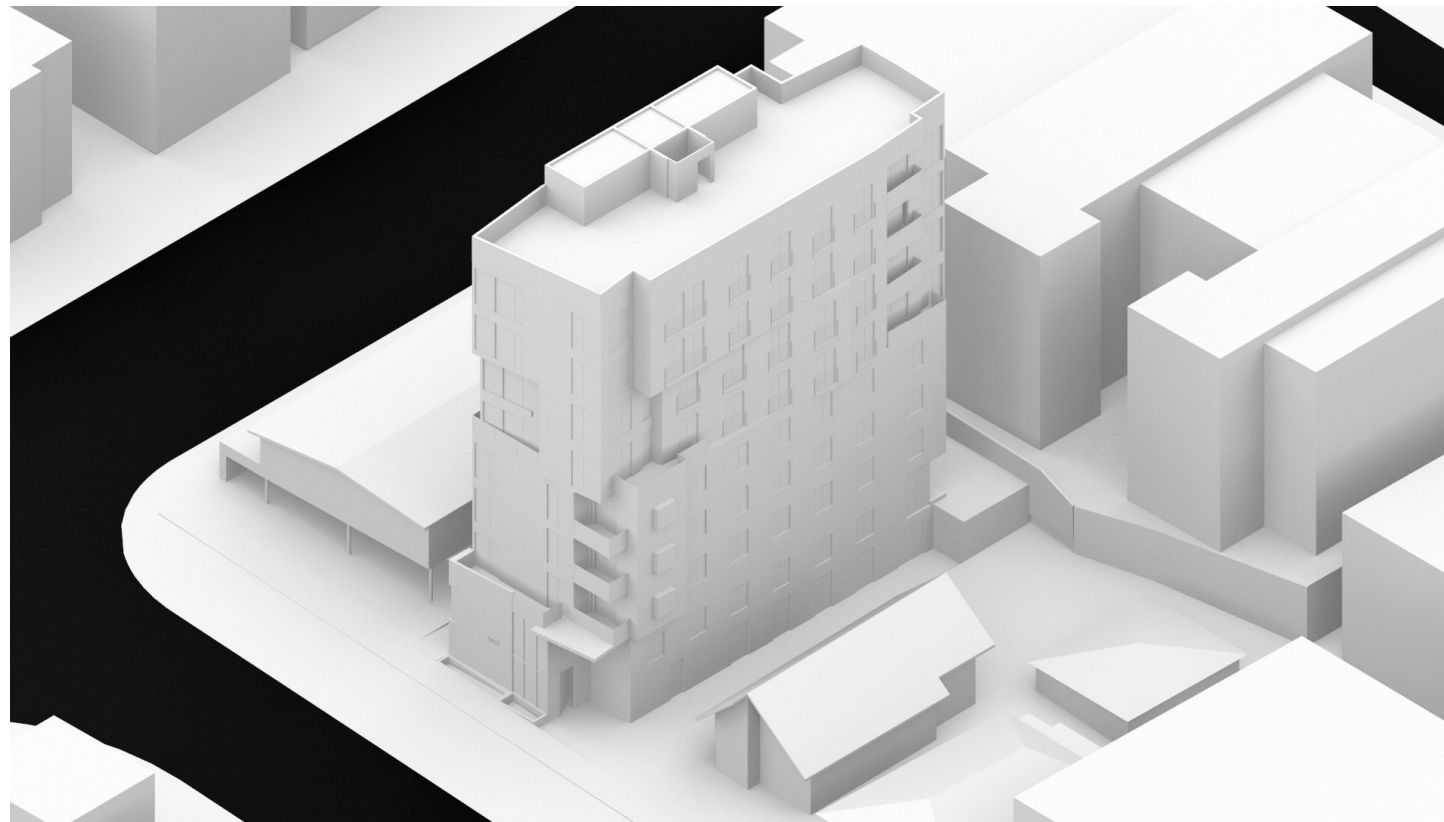
VIEW FROM SOUTHWEST



VIEW FROM NORTHEAST



- On the ground level there is a huge retaining wall on the property line with an east neighbor. The ground refill at the rear yard occupied urban vacant unusable gaps create a nicer outdoor entertainment patio space with the designed landscape to protect the privacy of the surrounding neighbors.



VIEW FROM SOUTHWEST WITH WINDOWS

- The building angled pop-out in and out massing will break the south side back alley-like parallel gap space. It will make more interesting urban space instead of the back alley narrow passage between buildings.
- The south façade angled shape can let people view the west and east where more visual distance and avoid the direct visual connections between two buildings. With carefully layout the windows (see privacy elevations page 38) to protect the privacy for both buildings
- Massing in and out creates random terrace spaces and overhanging canopy.
- Building Massing cuts off both ends corner to short the long linear gap space.
- At rear yard building mass creates more out-door volumes at the ground as patio space and cantilever building above in the air where no neighbor's building above 4 stories at the east side. And apply the same logic on the south side upper 2 levels pushing the massing back a little bit where no building above 7 stories at the south side.

RESPONSE TO CITY'S PRIORITIES & RECOMMENDATIONS for EDG –2

Response to City's EDG Comments

c) Further refinement is needed of how the building meets the sky. Future submittals should demonstrate how the materials and volumes of the roof successfully transition from building mass to sky. (DC1 and DC2)

DC2-3-b. Layout

When the building meets the sky we will have a nice roof garden with a great specular view of the surrounding. Some architectural canopy and landscape elements will be defined the space at the human scale on the roof deck (see page 55,56).

The reference images provided by the applicant utilize significant plane shifts of several feet, deeply punched windows, and a strong sense of irregularity expressed through highly contrasting quality materials. These features will be required for the project to meet design guidelines about the architectural concept, detailing, and materials. (DC2, DC4, and DC4-1-c. Texture & Complexity) DC2-6-e. Shape & Design All Sides

The design intentionally shapes the building in different forms using a variety of materials (vatical metal sidings), textures, and deeper window trims to enrich the appearance at the U District gateway narrow (45') lot. The metal material itself sensitives to light, it will create a dynamic looking at this location (see the reference images on Page 45,46).

e) The proposal includes large plane shifts. Soffit details will be required to assess the success of the mass at the recommendation phase. These shifts should be detailed to read cleanly, with carefully designed soffits. (DC2 and DC4)

DC2-1-a. Response to Context

Designing building forms to express an original response to the context to the south, east, and north sides of neighbor's buildings. The project is in a very crowded urban environment, very visible from all the levels and all the directions. All the details and materials' use and transfer connections will be defined (see pages 45,46).

DC2-2-h. Detailing

Building details are carefully designed on a human scale by using different materials and textures with elegant details to define and enrich the façade. See Renderings and Materials Board (see page 45,46,53,-56).



MASSING WITH SOUTH NEIGHBOR'S FUTURE BUILDING

RESPONSE TO CITY'S PRIORITIES & RECOMMENDATIONS for EDG-3

Entry, street face and landscape

a) To meet the guidelines, the proposal should be designed with a strong connection to the street. The easiest way to achieve this is to create a direct connection with a door that faces the street. For the south-facing door to meet design guidelines, the walkway to the door must create an inviting space with visual layers, seating, and other forms of activation. It is also critical that vibrant landscaping that is tolerant to site conditions and pedestrian activity is placed in the area between the building and the street to create a positive experience for pedestrians. (PL1-1-a. Engage the Public Realm, PL1, and PL3)

The design rotates the south-facing entry door slightly west towards the front street creating a more welcoming entry front space with seating at the doorway surrounding with a nice landscape. Create the natural landscape buffer by planting bamboo close to the property line to the south neighbor's building (see pages 11-13, 34,-37).

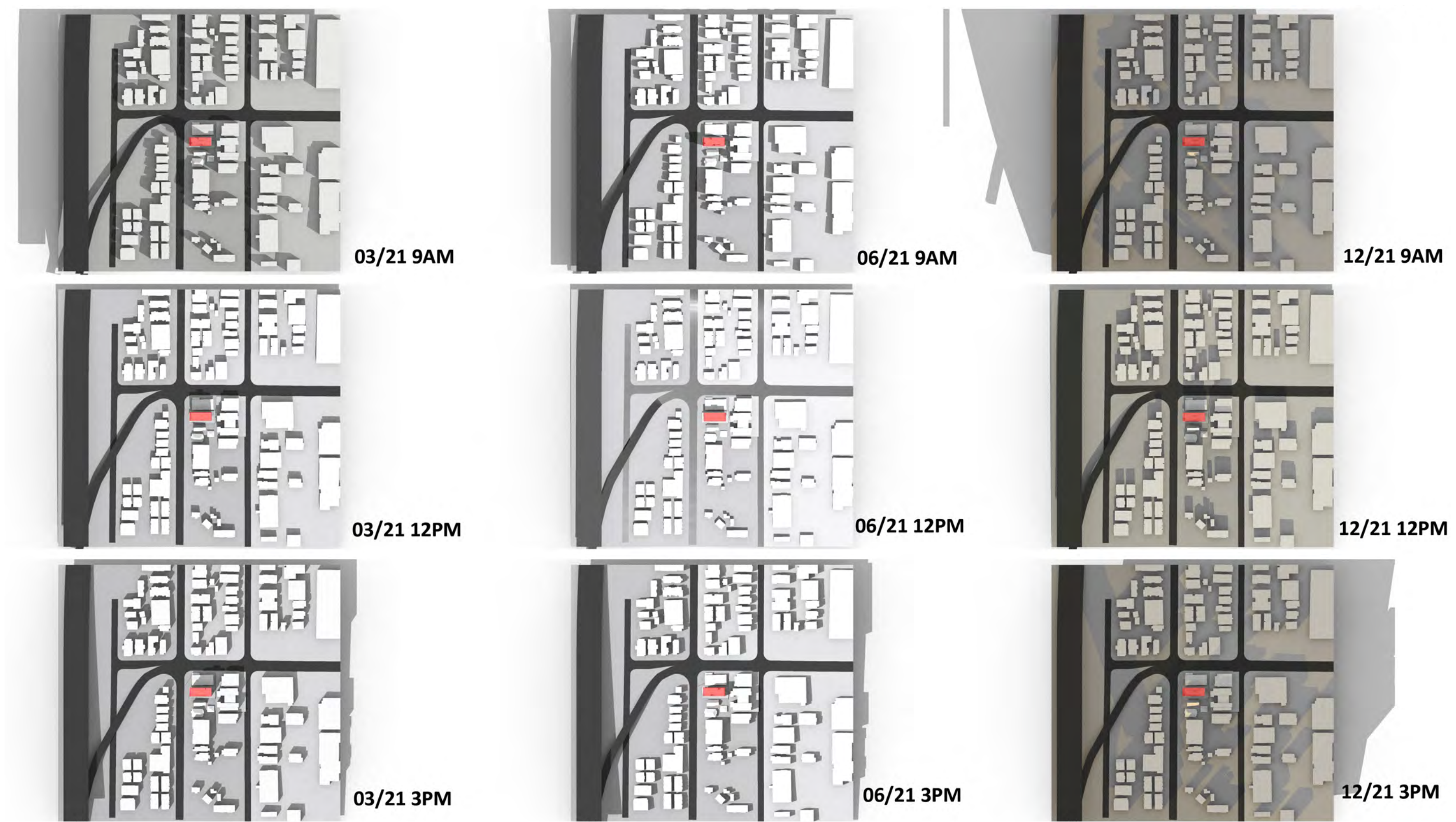
b) The entry volume in the preferred option is much larger than the surrounding context. Explore lowering the height of this volume or study how the volume relates to the surrounding context. (PL3-1-a. Prominent Design, PL3, and DC2)

The taller 2 story entry volume is designed based on propositions to fit this 9 story building. The stone wall carries the same materials from outside to inside with a very visible welcoming lobby from the street. It also fits very well propositionally with the north neighbor's 2 story apartment and the south neighbor's new apartment building (see pages 16, 11, 53, 54).

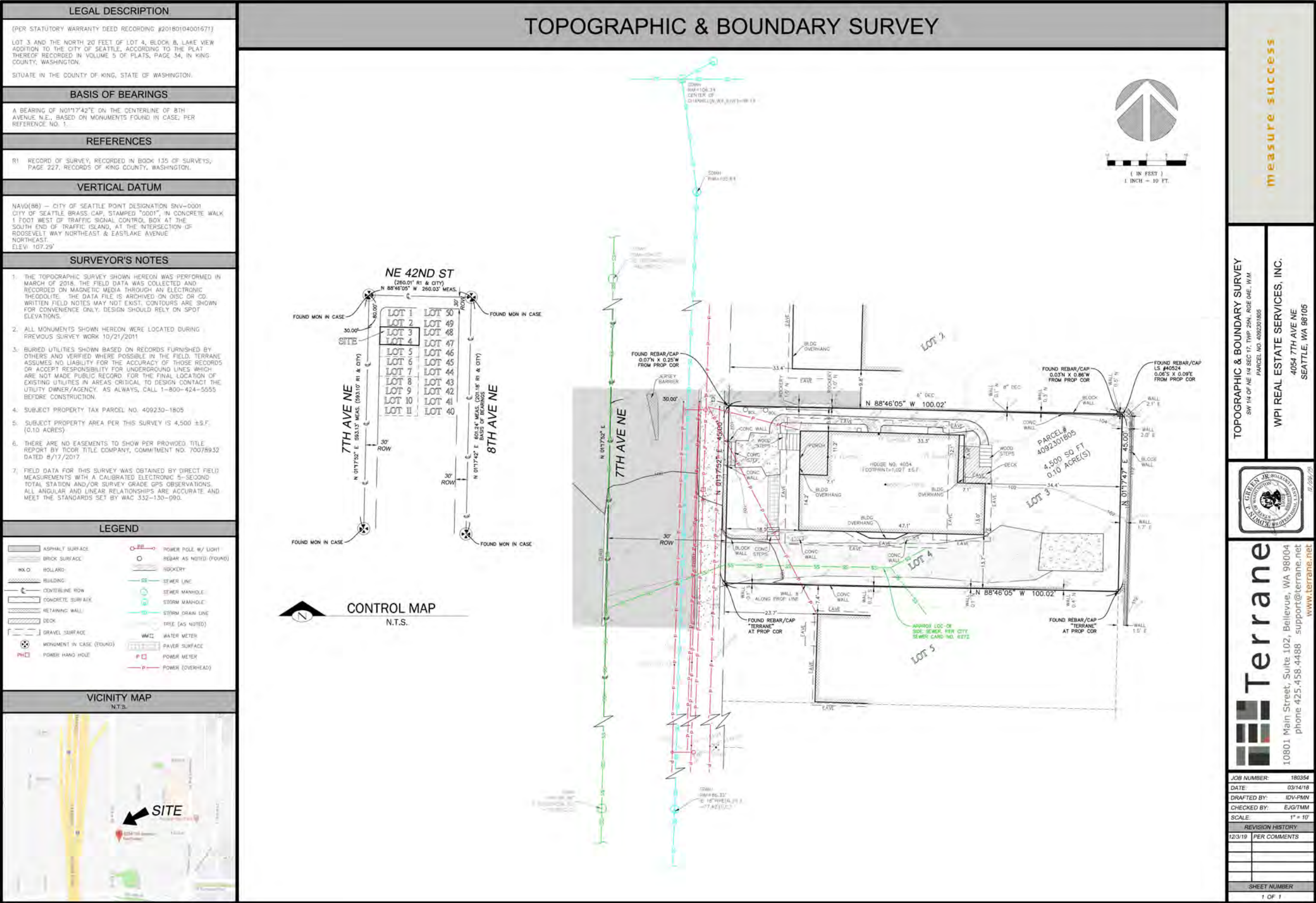
c) The EDG packet includes lush landscaping references with human-sized places and high-quality pavers, seating, and natural fencing. This should be included in the recommendation proposal. (PL1-1-a. Engage the Public Realm, DC4-2-b. Fine-Grained Texture, PL1, PL3, and D3)

The design will use high-quality durable pavers for the front entry with the landscape surrounding the seating area (see pages 16, 11, 53, 54).



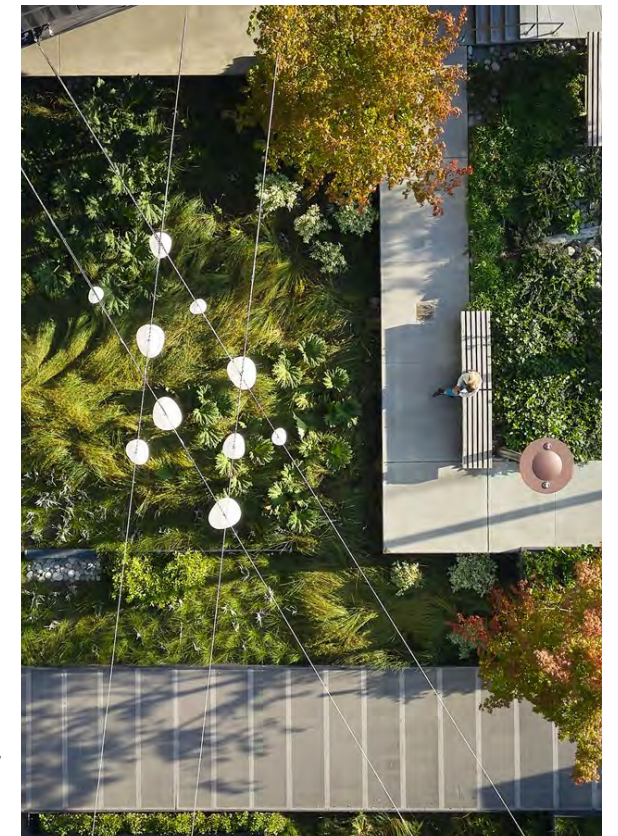
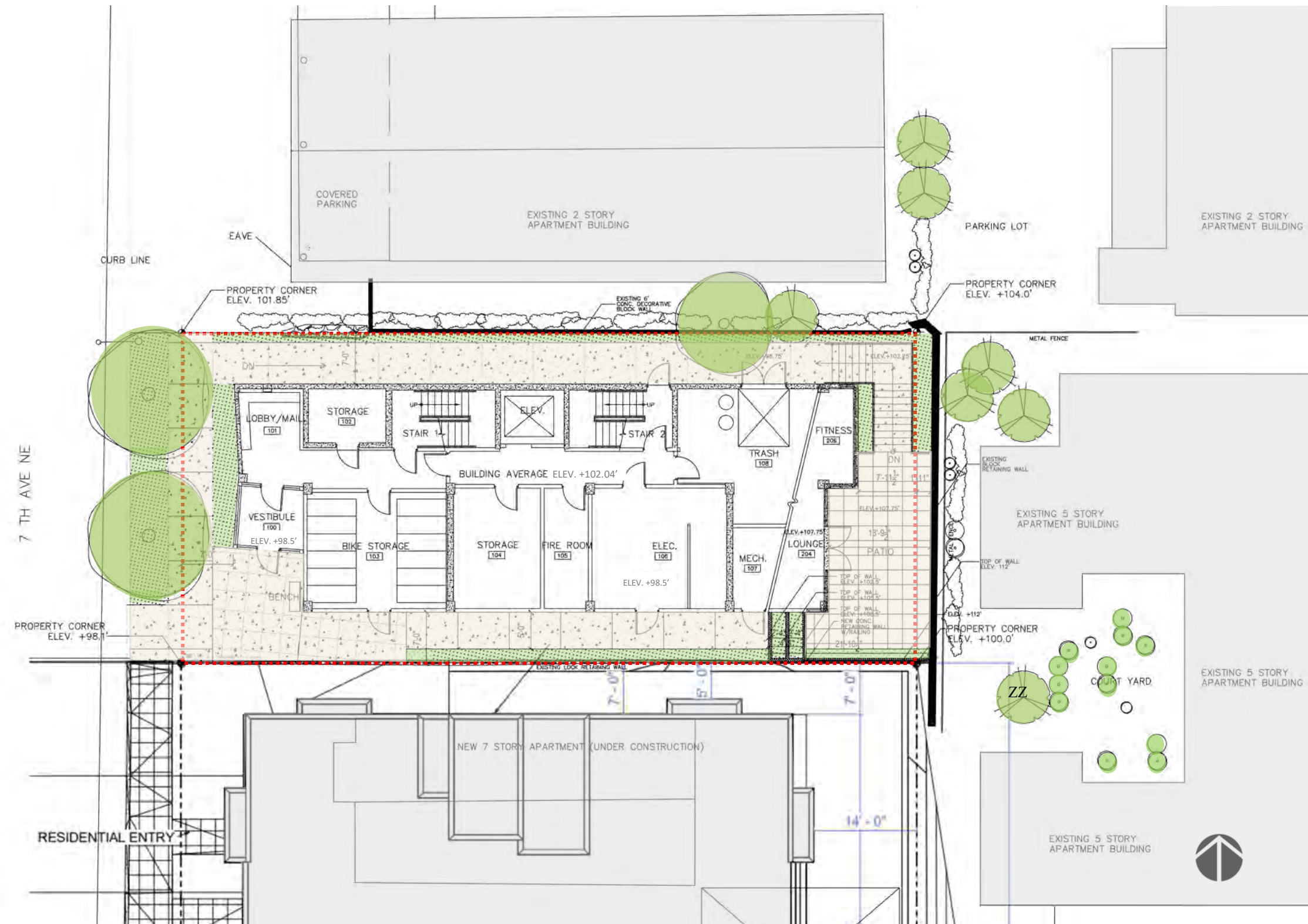


APPLICABLE ZONING	SMC SECTION	REQUIREMENT	
Permitted Uses	23.45.517 B.2	Residential use permitted Outright.	COMPLIANT
Floor area ratio (FAR) limits	23.45.517	the maximum FAR limit for MR zones with a mandatory housing affordability suffix is 4.5	COMPLIANT
Structure height	23.45.517 D2	The height limit for principal structures permitted in MR zones with a mandatory housing affordability suffix is 80 feet.	COMPLIANT
Structure height	25.45.514 B	Parapets / Railings / Clerestories / Skylights may extent 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;	COMPLIANT
Setbacks	23.45.518	Front: 7 feet average and 5 feet min; Rear: 15 feet from a rear lot that does not about 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.	DEPARTURE A departure has been requested for all 3 options with reduced set back overall on option #1 (preferred) and no net gain volumetrically on option #2 & #3. In general we maintain min. setback 5'-0" blow 42' and 7'-0" above 42' reduced side setback and got further set back at front of the building at both ground and lower levels.
Amenity area	23.45.522	5% of total gross floor area of structure in residential use shall be provide 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.	COMPLIANT In order to get FAR 4.5 we will provide 5% of gross floor area as affordable rental units.
Landscaping standards	23.45.524	Green area factor of 0.5 or greater	COMPLIANT
Design standards	23.45.529	Façade openings: 20% shall consist of windows/ doors; Façade articulation: if street-facing façade a structure exceeds 750 sf, division of façade is required; Separate façade plane shall have a minimum of 150 sf and max. Of 500 feet.	COMPLIANT
Light and glare standards	23.45.534	Directed away from adjacent properties.	COMPLIANT
Parking location, access, and screening	23.45.536	Off-street parking per chapter 23.54; Street access required, access to paring shall be from the street if the lot does not about an alley; Screening of parking: screening by garage doors.	COMPLIANT
Required parking	23.54.015	No min. vehicular parking requirement for all residential uses with urban centers or with the station area overlay district; Bicycle parking: 0.75 space per 1 efficiency dwelling unit;	COMPLIANT
Solid waste & Recycle	23.54.040	Residential: 51- 100 dwelling units – 375 sf plus 4 sf for each additional unit over 50; 12 feet min. horizontal dimension. Access ramps to the storage space shall not exceed a grade of 6 per-cent. Containers to be manually pulled shall be placed no more than 50 feet from a curb cut or collection location.	COMPLIANT



SITE PLAN (With Surrounding Existing Conditions) - A2.00

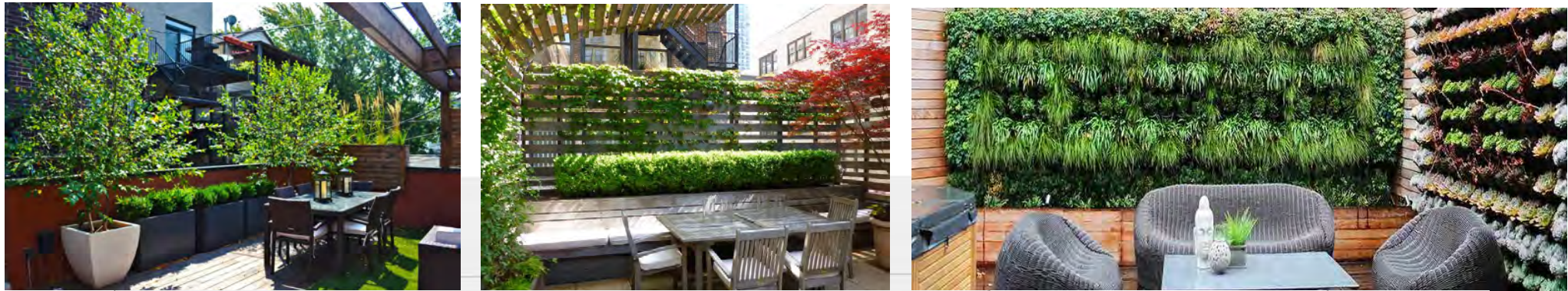
REFERENCE IMAGES: OUT-DOOR GREEN SPACES





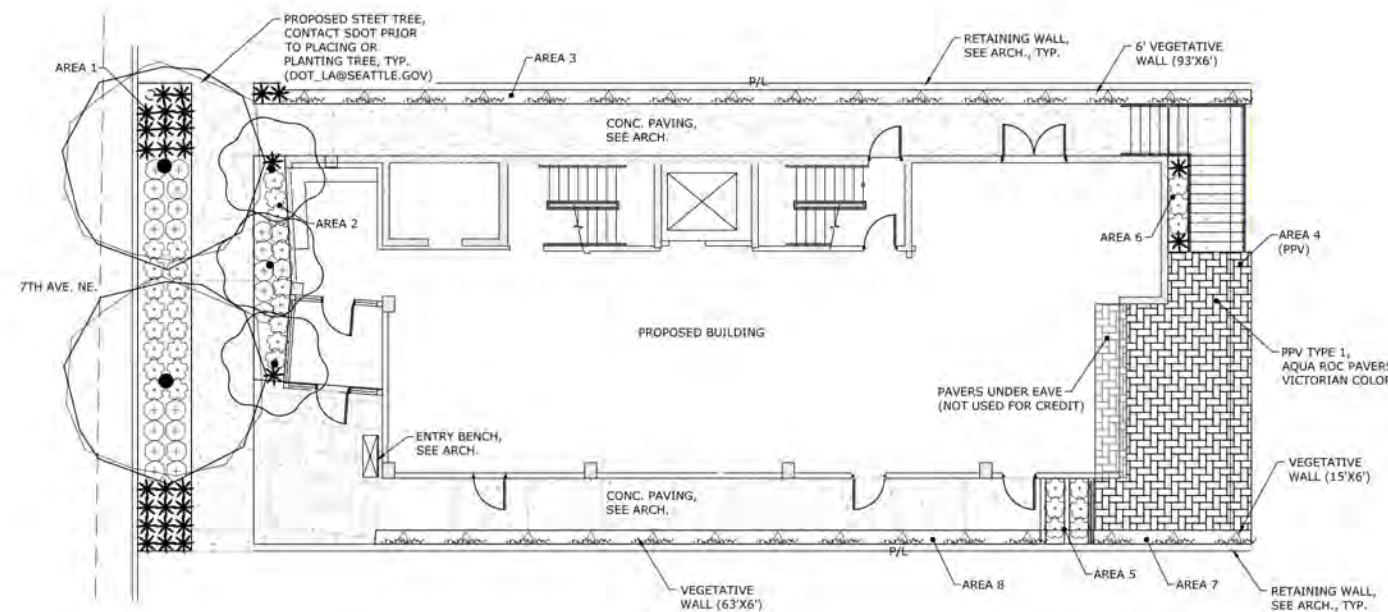
SITE PLAN (with Level 2 Floor Plan)

Reference Images for outdoor deck space in the backyard

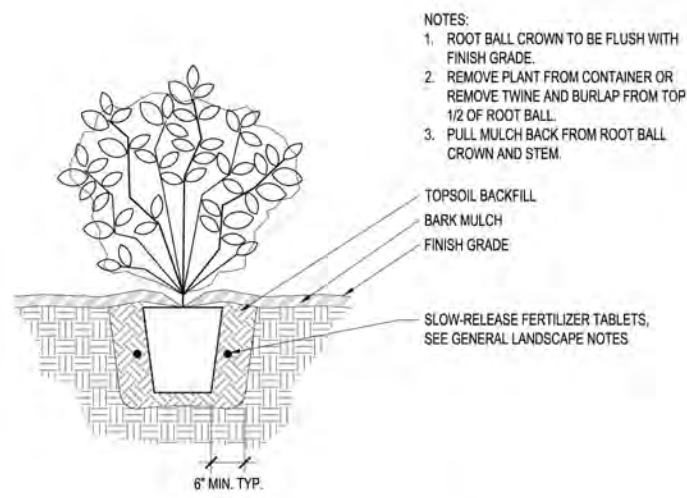


7TH AVE. NE





1 LANDSCAPE PLAN
Scale: 1/8" = 1'-0" (24x36" Sheet Size)
0 8 16 24'



2 SHRUB PLANTING
NTS

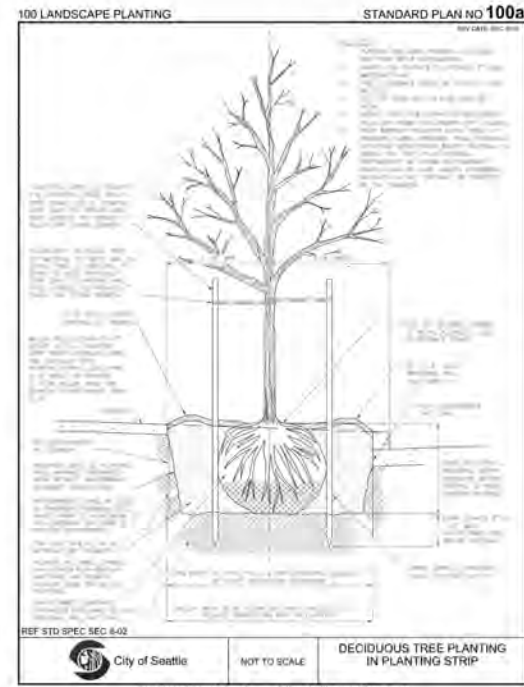
PLANT SCHEDULE *PNW NATIVE TREES AND SHRUBS PROVIDED DUE TO POTENTIAL SLIDE ECA DESIGNATION.

TREES	BOTANICAL / COMMON NAME	SIZE
	ACER CIRCINATUM / VINE MAPLE	1.5" CAL B&B
	CORNUS NUTTALLII X FLORIDA 'EDDIE'S WHITE WONDER' / EDDIE'S WHITE WONDER DOGWOOD	2.5" CAL B&B

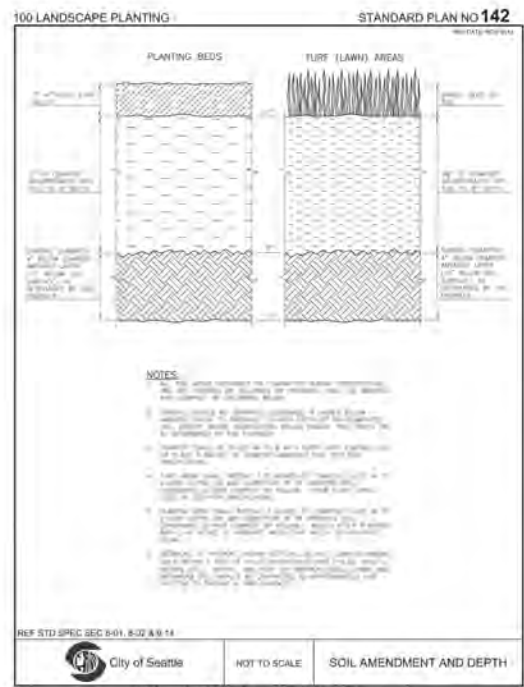
SHRUBS	BOTANICAL / COMMON NAME	SIZE
	AZALEA X 'HINO CRIMSON' / HINO CRIMSON AZALEA	2 GAL
	BLECHNUM SPICANT / DEER FERN	2 GAL
	CORNUS SERICEA 'KELSEY' / KELSEY DOGWOOD	2 GAL
	PARTHENOCISSUS QUINQUEFOLIA / VIRGINIA CREEPER	1 GAL

3 PLANT LEGEND
NTS

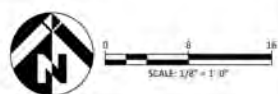
LANDSCAPE NOTES:
- PROVIDE ITEMS LISTED OR APPROVED EQUALS, COORDINATE CHANGES WITH OWNER OR LANDSCAPE ARCHITECT FOR APPROVAL.
- IMPORT TOPSOIL AND AMENDMENT PER COS DETAIL #142 THIS SHEET.
- CONCRETE WALKS AND DRIVES TO BE INSTALLED PER COS STANDARD DETAIL #420. SEE ARCHITECTURAL OR ENGINEERING PLANS FOR MORE INFORMATION.
- STREET AND OTHER TREES TO BE INSTALLED PER COS DETAIL #100a THIS SHEET. CONTACT SDOT 206-684-TREE/DOT_LA@SEATTLE.GOV PRIOR TO LOCATING OR PLANTING STREET TREES.
- PROTECT ALL EXISTING TREES TO REMAIN PER COS STANDARD PLAN #132. CONTACT SDOT PRIOR TO CONSTRUCTION AT 206-684-TREE/DOT_LA@SEATTLE.GOV FOR R.O.W. TREES.
- ALL PLANT MATERIAL TO CONFORM TO THE LATEST ISSUE OF THE ANLA MANUAL FOR AMERICAN STANDARD OF NURSERY STOCK. IF IRRIGATION IS INSTALLED CONTRACTOR TO WARRANTY PLANTINGS FOR A PERIOD OF ONE YEAR FROM PROJECT COMPLETION. WARRANTY ALL OTHER LANDSCAPE/IRRIGATION/HARDSCAPE FEATURES FOR A PERIOD OF ONE YEAR FROM PROJECT COMPLETION. CONTRACTOR TO PROVIDE OWNER WITH A BIDDER DESIGNED AUTOMATIC IRRIGATION SYSTEM PROPOSAL.
- LOCATE AND PROTECT UTILITIES DURING CONSTRUCTION. COORDINATE UTILITY ISSUES WITH SITE SUPERINTENDENT AND PROJECT OWNER (CALL 811 FOR LOCATES).
- SLOPE PLANTING & HARDSCAPE AREAS TO ACHIEVE POSITIVE DRAINAGE THROUGHOUT. COORDINATE DRAINAGE ISSUES WITH SUPERINTENDENT AND/OR PROJECT OWNER.
- FINISH PLANTING GRADES SHALL BE 1/2" BELOW ADJACENT HARDSCAPE SURFACES. SEE ARCHITECTURAL/ENGINEERING PLANS FOR BIO-RETENTION PLANTER DETAILS.
- HATCH SYMBOLS ARE DIAGRAMMATIC FOR HARDSCAPES & PLANTINGS. HARDSCAPE AREAS, GROUNDCOVER & OTHER AREAS ARE GRAPHICALLY REPRESENTED ONLY.



4 TREE PLANTING
NOT TO SCALE
DECIDUOUS TREE PLANTING IN PLANTING STRIP
2011 Edition City of Seattle Standard Plans for Municipal Construction



5 SOIL PROFILE
NOT TO SCALE
SOIL AMENDMENT AND DEPTH
2014 Edition City of Seattle Standard Plans for Municipal Construction



MacKay Sposito
ENERGY PUBLIC WORKS LAND DEVELOPMENT
www.mackaysposito.com



7TH AVE. NE APARTMENTS
4045 4TH AVE. NE Seattle, WA 98119
LANDSCAPE PLAN

REVISIONS:

NO.	DESCRIPTION	DATE

JOB NO.:	17250
DATE:	NOVEMBER 2020
SCALE:	1/8"=1'-0"
DESIGNED BY:	NTL
DRAWN BY:	NTL
CHECKED BY:	NTL

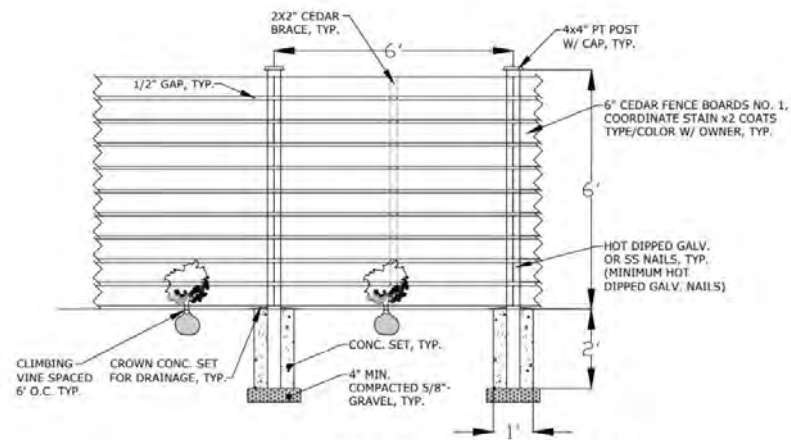
PERMIT
SUBMITTAL

L1.0

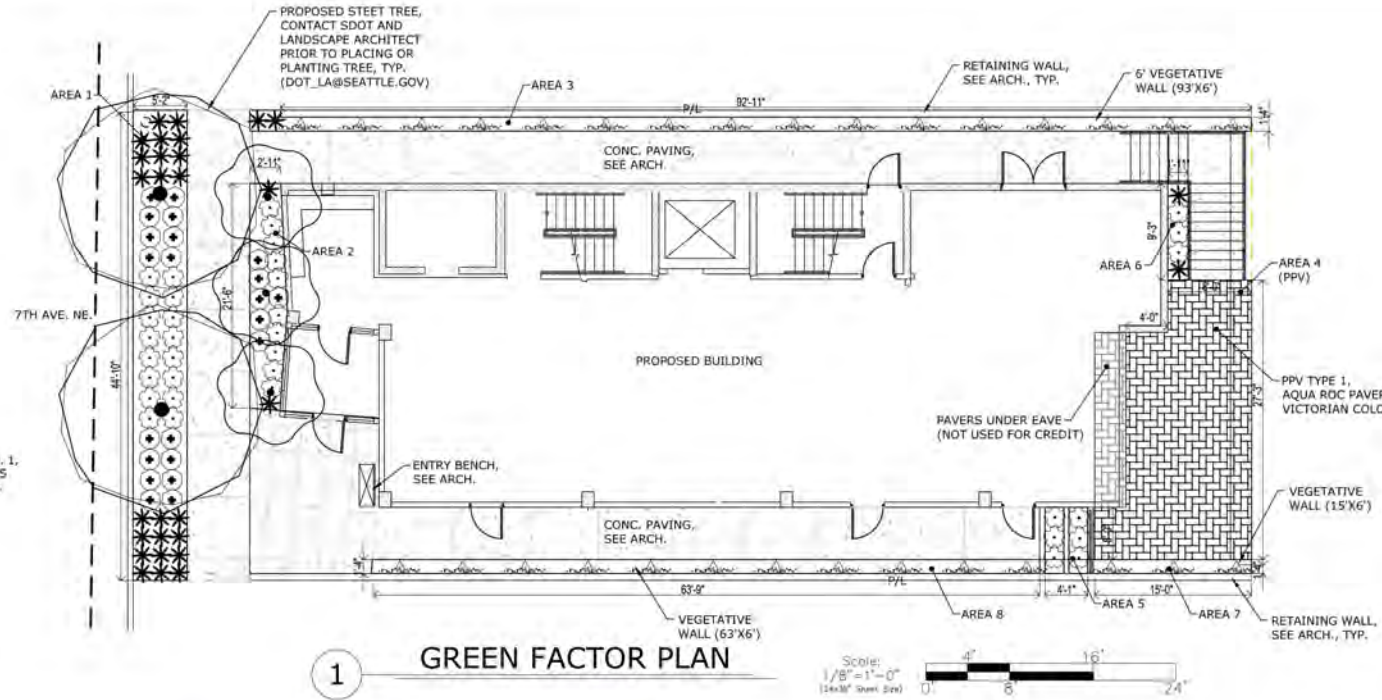
LANDSCAPE PLAN-2 - L2.0

Note:

The street tree use permit for street tree conceptual approval has been filed, the record [#SDOTTREE0001977](#) in the resubmittal.



4 VEGETATIVE WALL DETAIL
SCALE: 1/2"=1'-0"



1 GREEN FACTOR PLAN
Scale: 1/8"=1'-0"
(1/4"=8\"/>

Green Factor Score Sheet			SEATTLE		
Project Site:		enter sq ft of parcel	4,500		
Parcel size (enter this value if any)		Total from GF worksheet		SCORE	
				0.615	
Landscape Elements**		Total from GF worksheet		Factor	Total
A. Landscaped areas (select one of the following for each area):					
1. Landscaped areas with a soil depth of less than 24"	enter sq ft	0	0.1		
2. Landscaped areas with a soil depth of 24" or greater	enter sq ft	551	0.6		330.6
3. Stormwater facilities	enter sq ft	0	1.0		
B. Plantings (credit for plants in landscaped areas from Section A):					
1. Mulch, ground covers, or other plants less than 2' tall at maturity	enter sq ft	551	0.1		55.1
2. Shrubs or perennials 2' to 4' in maturity - calculated at 12 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants	115	0.3		41.4
3. Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree	enter number of plants	2	0.3		0.6
4. Tree canopy for "small-medium trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree	enter number of plants	0	0.3		
5. Tree canopy for "medium-large trees" or equivalent (canopy spread of 21' to 25') - calculated at 250 sq ft per tree	enter number of plants	2	0.4		200.0
6. Tree canopy for "large trees" or equivalent (canopy spread of 26' to 30') - calculated at 300 sq ft per tree	enter number of plants	0	0.4		
7. Tree canopy for preservation of large existing trees with trunk 6" or in diameter - calculated at 20 sq ft per inch diameter	enter inches DBH	0	0.8		
C. Green roofs					
1. Over at least 2" and less than 4" of growth medium	enter sq ft	0	0.4		
2. Over at least 4" of growth medium	enter sq ft	0	0.7		
D. Vegetated walls					
1. Vegetated walls	enter sq ft	1026	0.7		718.2
E. Approved water features					
1. Approved water features	enter sq ft	0	0.7		
F. Permeable paving					
1. Permeable paving over at least 8" and less than 24" of soil or gravel	enter sq ft	0	0.2		
2. Permeable paving over at least 24" of soil or gravel	enter sq ft	317	0.5		158.5
G. Structural soil systems					
1. Structural soil systems	enter sq ft	0	0.2		
H. Biomimicry					
1. Drought-tolerant or native plant species	enter sq ft	2105	0.1		210.5
2. Landscaped areas where at least 50% of annual irrigation needs are met through the use of handwatered systems	enter sq ft	0	0.2		
3. Landscaping visible to passersby from adjacent public right of way or public open spaces	enter sq ft	1,009	0.1		100.9
4. Landscaping in food cultivation	enter sq ft	0	0.1		
* Do not count public right-of-way in parcel size calculation.		Green Factor score sheet			
** You may count landscape improvements in right-of-way contiguous with the parcel. All landscaping on private and public property must comply with the Landscape Standards Director's Rule (DR 6-2009)		214			

2 GREEN FACTOR SCORESHEET

Green Factor Worksheet*									
		Planting Area							
		1	2	3	4	5	6	7	8
A1	square feet								
A2	square feet	233	70	130		25	18	20	85
A3	square feet								
B1	square feet	233	70	130		25	18	20	85
B2	# of plants	55	17	18		6	5	3	11
B3	# of trees		3						
B4	# of trees								
B5	# of trees	2							
B6	# of trees								
B7	# of trees								
C1	square feet								
C2	square feet								
D	square feet			558				90	378
E	square feet								
F1	square feet								
F2	square feet				317				
G	square feet								
H1	square feet	1160	429	216		72	80	36	132
H2	square feet								
H3	square feet	1160	429						
H4	square feet								

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

3 GREEN FACTOR WORKSHEET

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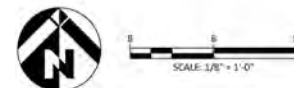
4TH AVE. W. TOWNHOMES
3020 4TH AVE. W. Seattle, WA 98119
GREEN FACTOR PLAN

REVISIONS:

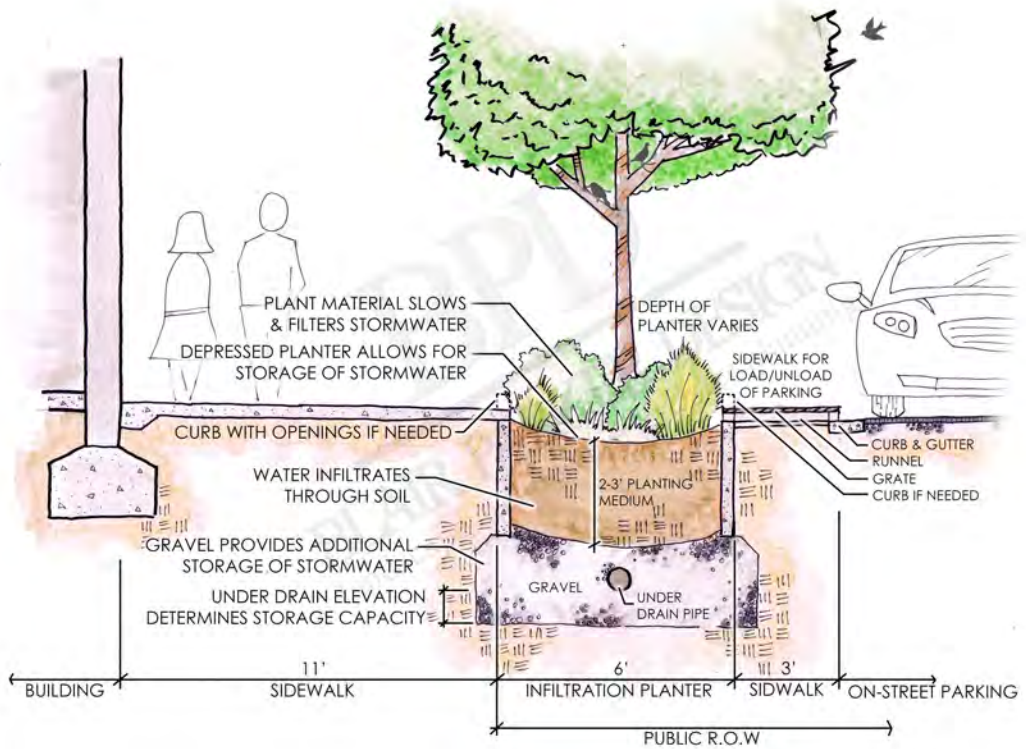
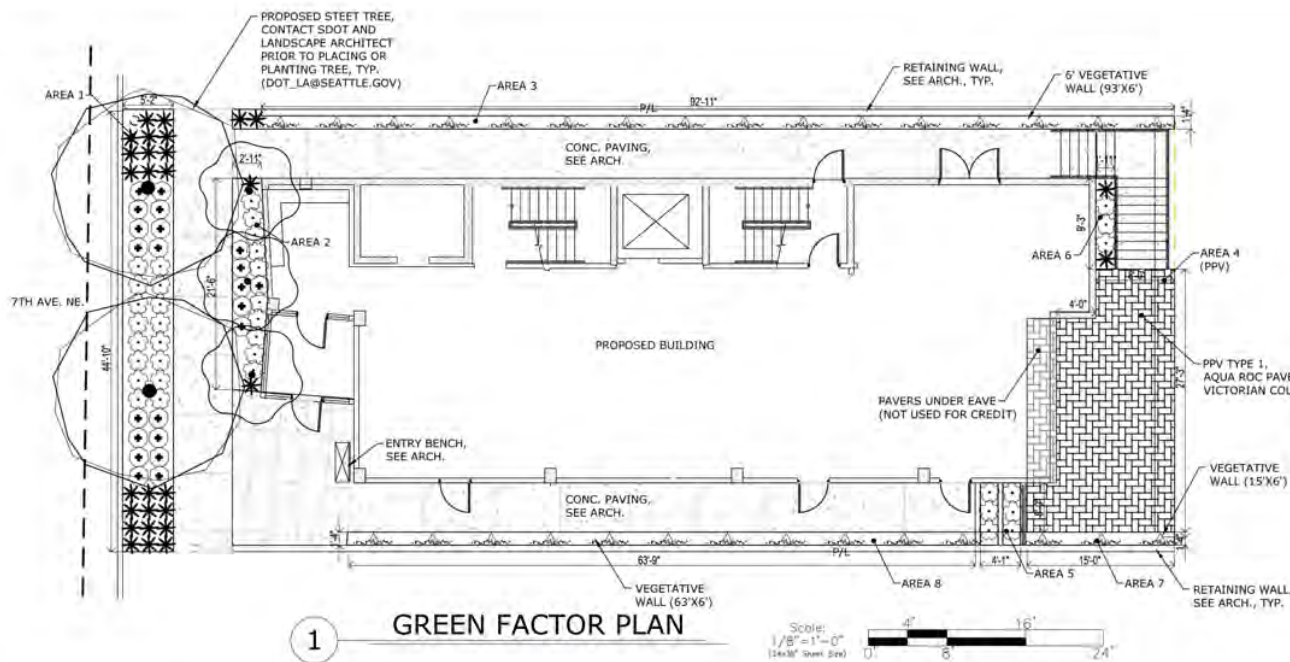
JOB NO.: 17249
DATE: NOVEMBER 2020
SCALE: 1/8"=1'-0"
DESIGNED BY: NTL
DRAWN BY: NTL
CHECKED BY: NTL

PERMIT SET

L2.0



LANDSCAPE DETAILS-1



STREET SIDEWALK LANDSCAPE SECTION REFERENCE IMAGES



ROOFTOP DECK WITH CONTAINER GARDEN PLANTERS



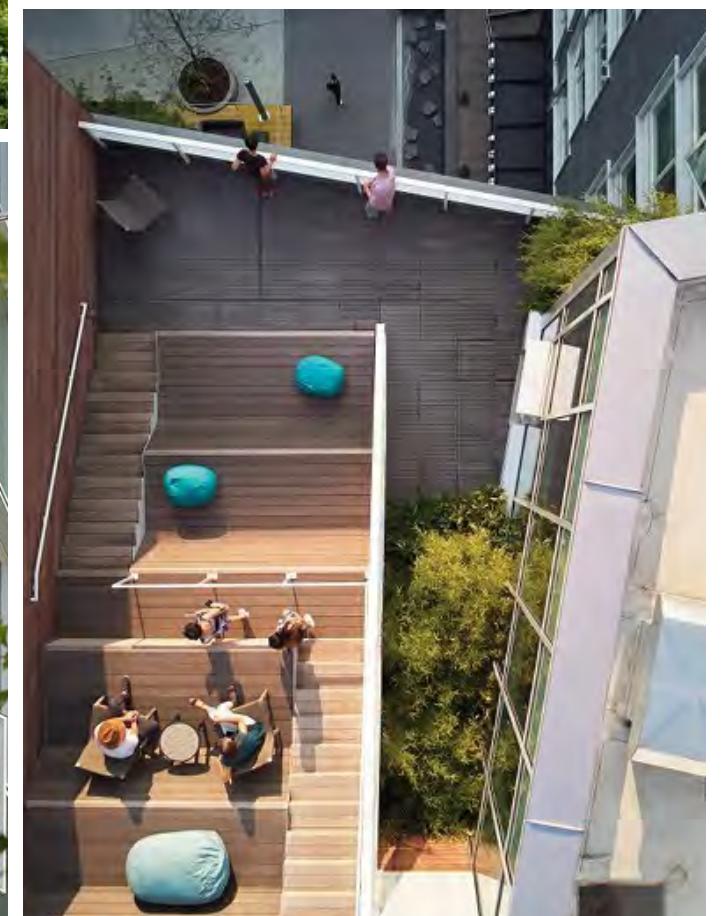
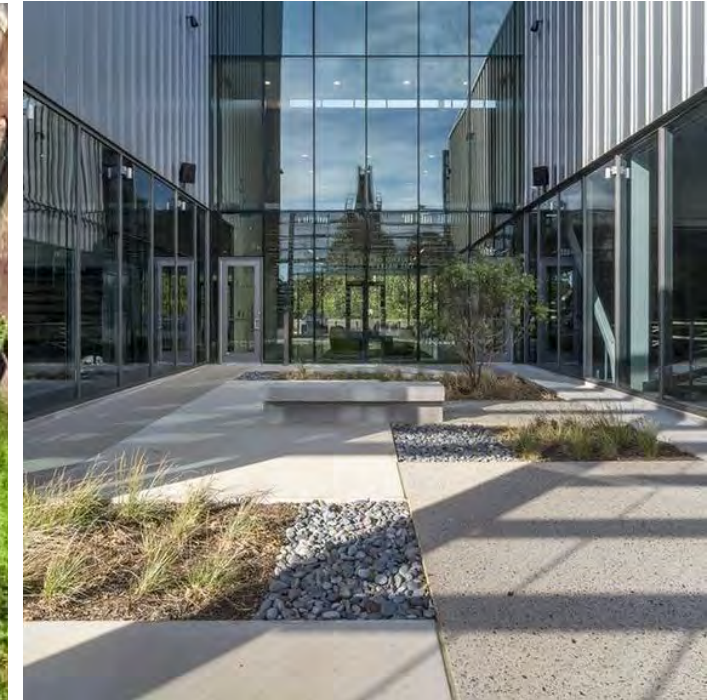
ROOF TOP DECK REFERENCE IMAGES

LANDSCAPE DETAILS –2

Meet the Privacy Requirements for putting screening planters in between the Adjacent Neighbors

The project will follow the privacy requirements using vertical planters carefully located at certain areas necessary for screening to protect the privacy.

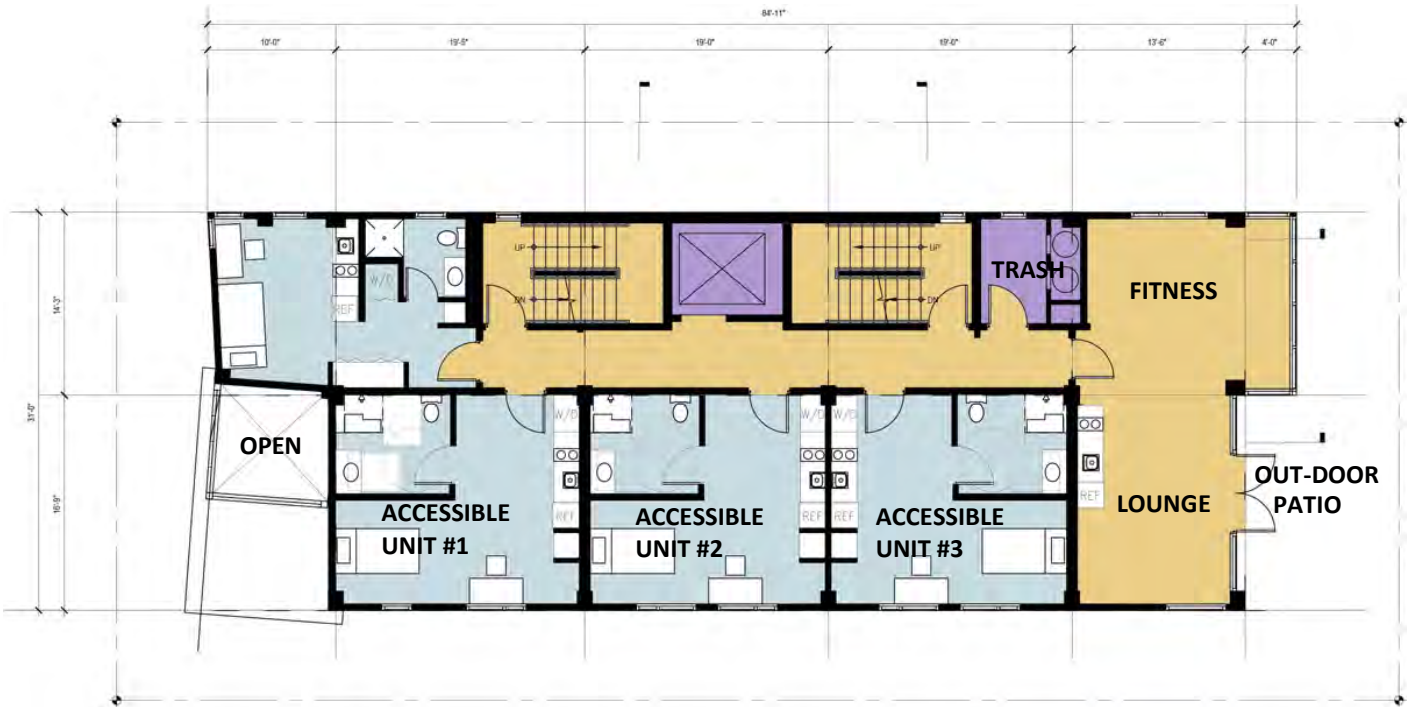
- Use materials that provide and evoke durability and permanence: Use concrete and natural stone materials at the locations that have durability appropriate for an urban application, especially at ground level for all the hardscape materials.
- More opening full height glass window at ground level front entry with nice low maintained landscape planters.
- Design courtyards to incorporate layered planting and trees that provide privacy to units nearby neighbor's courtyard as well as users
- Carefully layout the landscape & pedestrian lightings to create safety and comfortable outdoor garden feeling landscape environment.



COLORED FLOOR PLANS -1



G.F



F 02

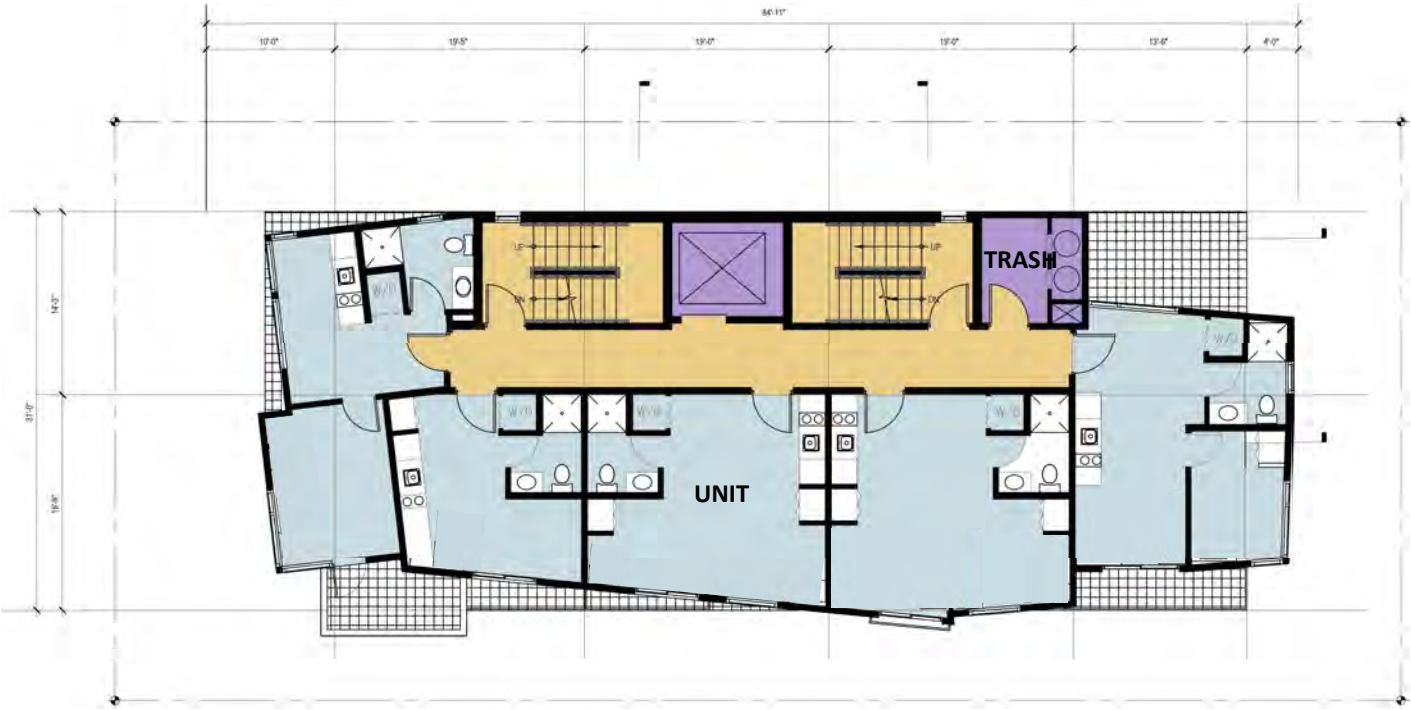


F 03

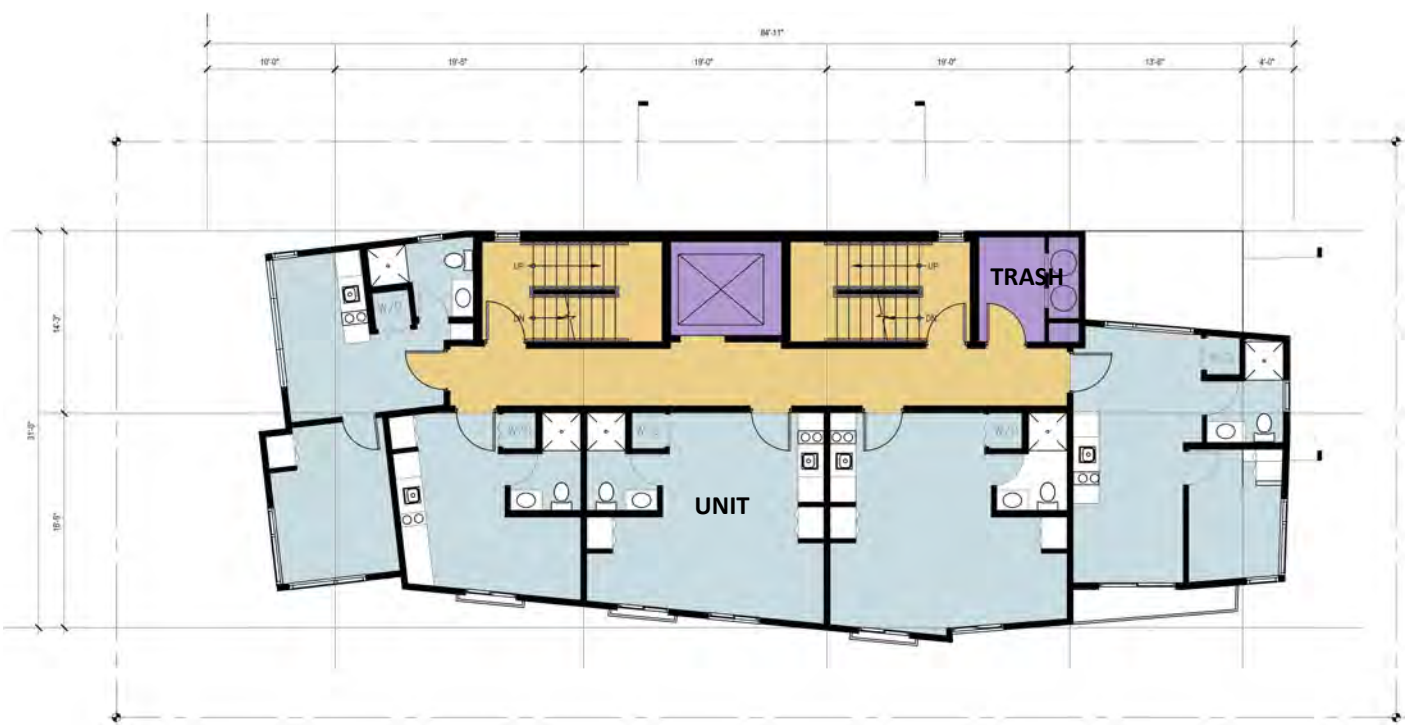


F 04, 05

COLORED FLOOR PLANS -2



F 06

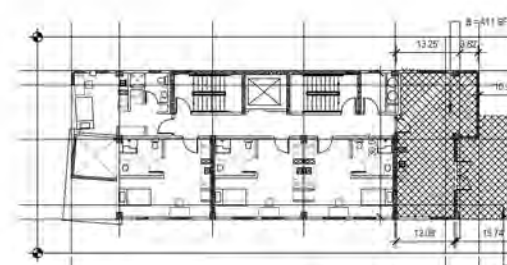
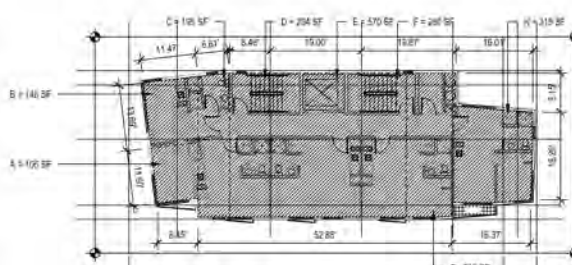
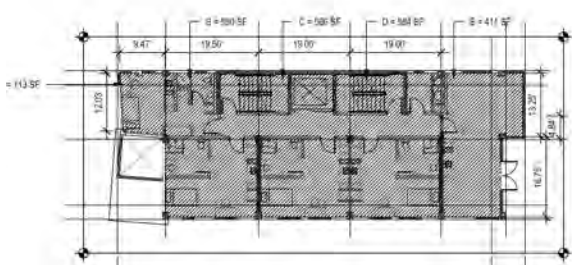
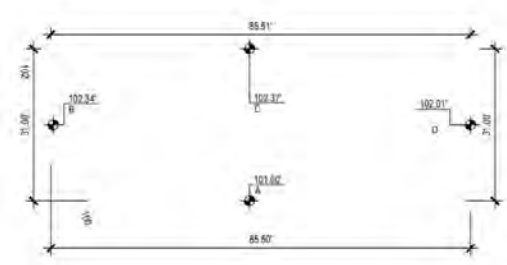
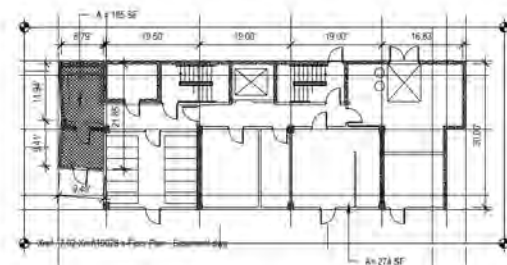
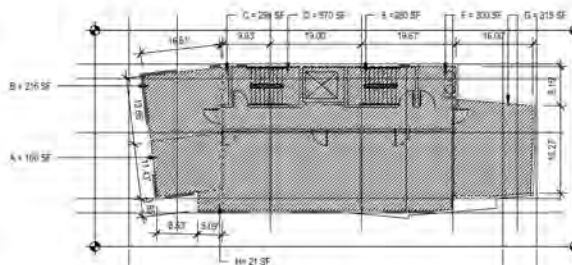
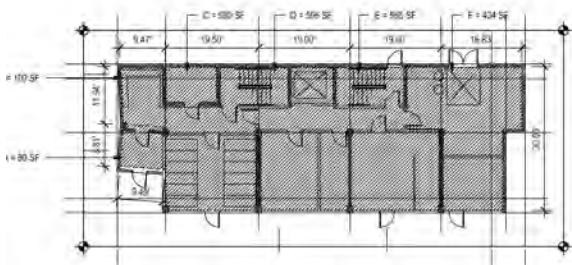


F 07



F 08, F09

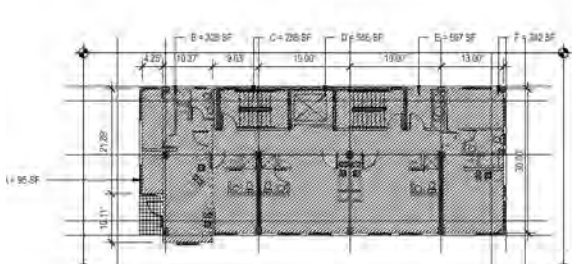
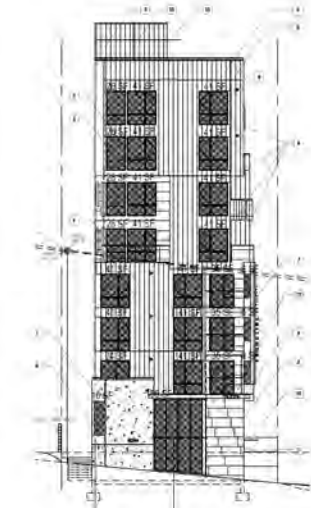
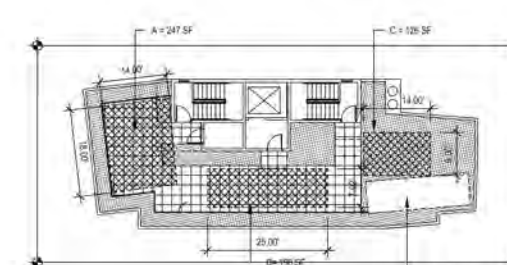
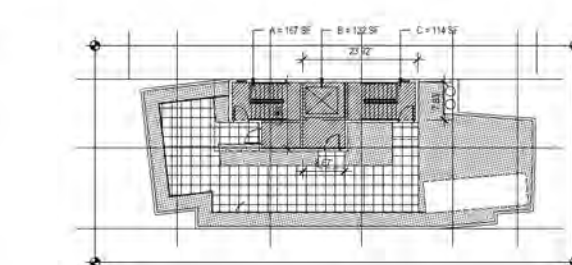
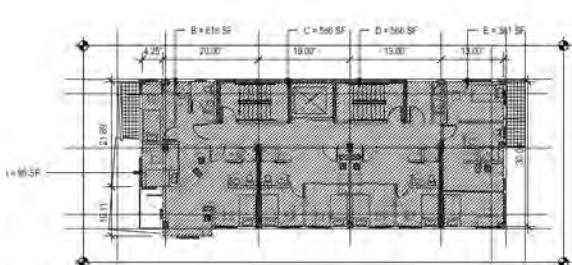
FLOOR RATIO & AREA CALCULATIONS - A0.01



AVERAGE GRADE CALCULATION

$$\frac{(A \times a) + (B \times b) + (C \times c) + (D \times d)}{a + b + c + d}$$
$$\frac{(101.5' \times 85.50') + (102.34' \times 31.00') + (102.37' \times 85.50') + (102.01' \times 31.00')}{85.50' + 31.00' + 85.50' + 31.00'}$$
$$\frac{(8,686.80') + (3,172.54') + (8,752.84') + (3,162.31')}{233.00'}$$
$$102.04' \text{ AVERAGE GRADE}$$

182.04' HEIGHT LIMIT



FAR CALCULATION

SITE AREA	=	4,500 SF
ALLOWABLE FAR PER 23.45.510		
RESIDENTIAL = 4.5 (4.5 X 4,500) =		20,250 SF
LEVEL 1	=	2,334 SF
LEVEL 2	=	2,254 SF
LEVEL 3	=	2,224 SF
LEVEL 4	=	2,228 SF
LEVEL 5	=	2,228 SF
LEVEL 6	=	2,090 SF
LEVEL 7	=	2,090 SF
LEVEL 8	=	2,166 SF
LEVEL 9	=	2,169 SF
ROOF LEVEL	=	403 SF
TOTAL	=	20,181 SF < 20,250 SF COMPLIANT

AMENITY AREA CALCULATION

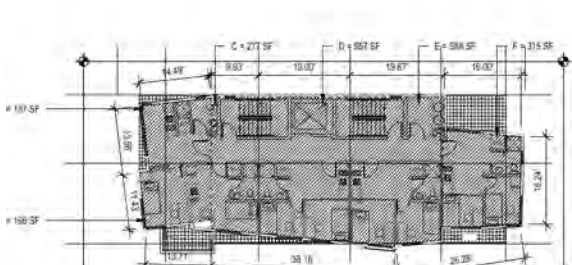
REQUIRED		
AMENITY AREA PER 23.45.522 = 5%		
= (19,908 SF X 0.05) =		995.4 SF
PROVIDED		
ENCLOSED		
A	=	186 SF
B	=	411 SF
OUTDOOR		
C	=	314 SF
D	=	571 SF
TOTAL	=	1,481 SF > 995.4 SF COMPLIANT

ROOF AREA CALCULATION

REQUIRED		
ROOF AREA PER 23.45.514 I.S. = 20% (TOTAL COVERAGE INCLUDING ALL FEATURES DOES NOT EXCEED 20%)		
= (2,298 SF X 0.20) =		459 SF
PROVIDED		
TOTAL	=	(167 SF + 236 SF) = 403 SF < 459 SF
ROOF AREA PER 23.45.514 I.S. = 25% (TOTAL INCLUDING SCREENED MECHANICAL EQUIPMENT DOES NOT EXCEED 25%)		
= (2,298 SF X 0.25) =		575 SF
TOTAL	=	(403 SF + 140 SF) = 543 SF < 575 SF COMPLIANT
ROOF SOLAR-READY ZONE		140 SF
ROOF DECK AREA		571 SF

FACADE TRANSPARENCY CALCULATION

REQUIRED		
STREET-FACING FACADE OPENING PER 23.45.529 = 20%		
= (2,616 SF X 0.20) =		533 SF
PROVIDED		
155 SF * 1	=	155 SF
8 SF * 3	=	18 SF
16 SF * 1	=	16 SF
24 SF * 1	=	24 SF
28 SF * 4	=	112 SF
35 SF * 3	=	105 SF
41 SF * 13	=	533 SF
TOTAL	=	963 SF > 533 SF COMPLIANT



SHARD SOLID WASTE STORAGE SPACE CALCULATION

REQUIRED, MIN. AREA PER 23.54.040		
26-50 DWELLING UNITS =		375 SF
PROVIDED		
ENCLOSED	=	376 SF
TOTAL	=	376 SF > 375 SF COMPLIANT

BICYCLE PARKING

REQUIRED, MIN. PER 23.54.015 TABLE D		
0.75 PER PER 1 SMALL EFFICIENCY DWELLING UNIT = (39 X 0.75) =		30
PROVIDED		
TOTAL	=	40 > 30 COMPLIANT

FACADE COMPOSED OF CLEAR OR TINTED GLASS

BUILDING FACADE COMPOSED GLASS PER 23.47A.022 E = 30%		
= (2,616 SF X 0.30) =		785 SF
TOTAL	=	(36.8%) 963 SF > 785 SF
SOUTH FACING FACADE = (6,965 SF X 0.30) =		2,090 SF
TOTAL = (29.3%) 2,044 SF < 2,090 SF COMPLIANT		
EAST FACING FACADE = (1,964 SF X 0.30) =		589 SF
TOTAL = (38.1%) 748 SF > 589 SF		
NORTH FACING FACADE = (7,252 SF X 0.30) =		2,176 SF
TOTAL = (10.9%) 793 SF < 2,176 SF COMPLIANT		
SOUTH & NORTH FACADE GLARE DIAGRAM COMPLIANT		
EAST & WEST FACADE GLARE DIAGRAMS ARE REQUIRED.		

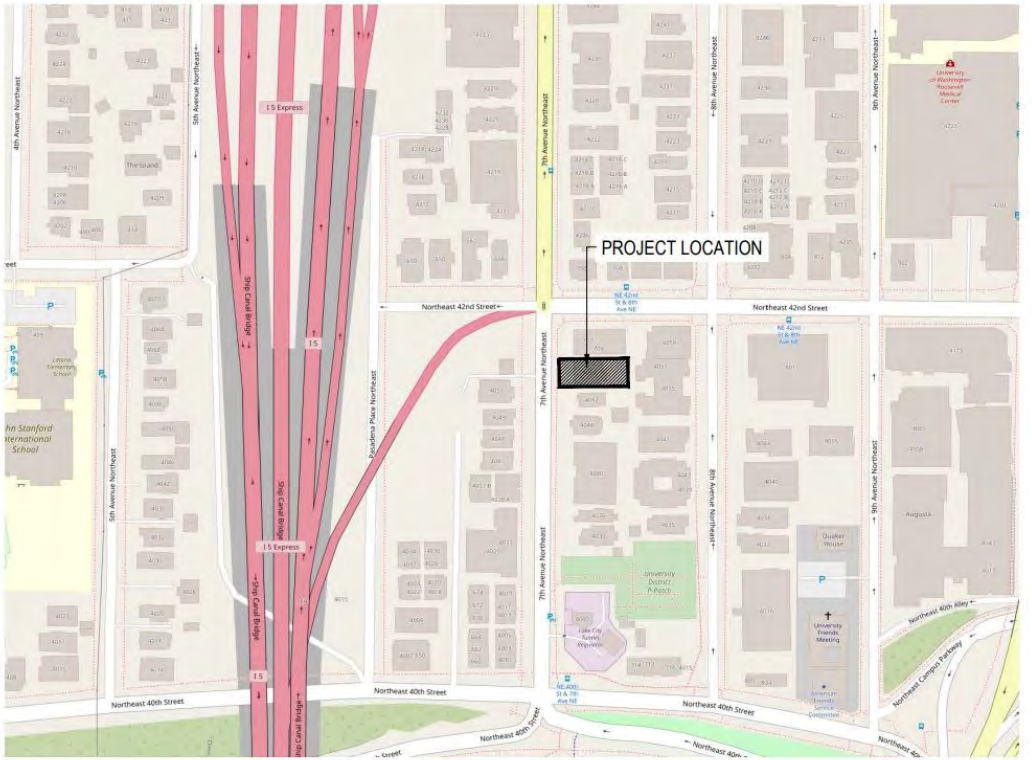
PROJECT DATA & VINCITY MAP - A0.00

FLOOR	NUMBER	QTY.	SF
LEVEL 1			
	100	1	70
	101	1	102
	102	1	77
	103	1	300
	104	1	193
	105	1	97
	106	1	300
	107	1	137
	108	1	376
LEVEL 2			
	200	1	255
	201	1	309
	202	1	299
	203	1	299
	204	1	193
	205	1	42
	206	1	217
LEVEL 3			
	300	1	305
	301	1	261
	302	1	299
	303	1	299
	304	1	369
	305	1	42
LEVEL 4			
	400	1	305
	401	1	261
	402	1	299
	403	1	299
	404	1	369
	405	1	42

FLOOR	NUMBER	QTY.	SF
LEVEL 5			
	500	1	305
	501	1	261
	502	1	299
	503	1	299
	504	1	369
	505	1	42
LEVEL 6			
	600	1	295
	601	1	199
	602	1	289
	603	1	310
	604	1	314
	605	1	42
LEVEL 7			
	700	1	295
	701	1	199
	702	1	289
	703	1	310
	704	1	314
	705	1	42
LEVEL 8			
	800	1	318
	801	1	240
	802	1	302
	803	1	302
	804	1	324
	805	1	42
LEVEL 9			
	900	1	318
	901	1	240
	902	1	302
	903	1	302
	904	1	324
	905	1	42

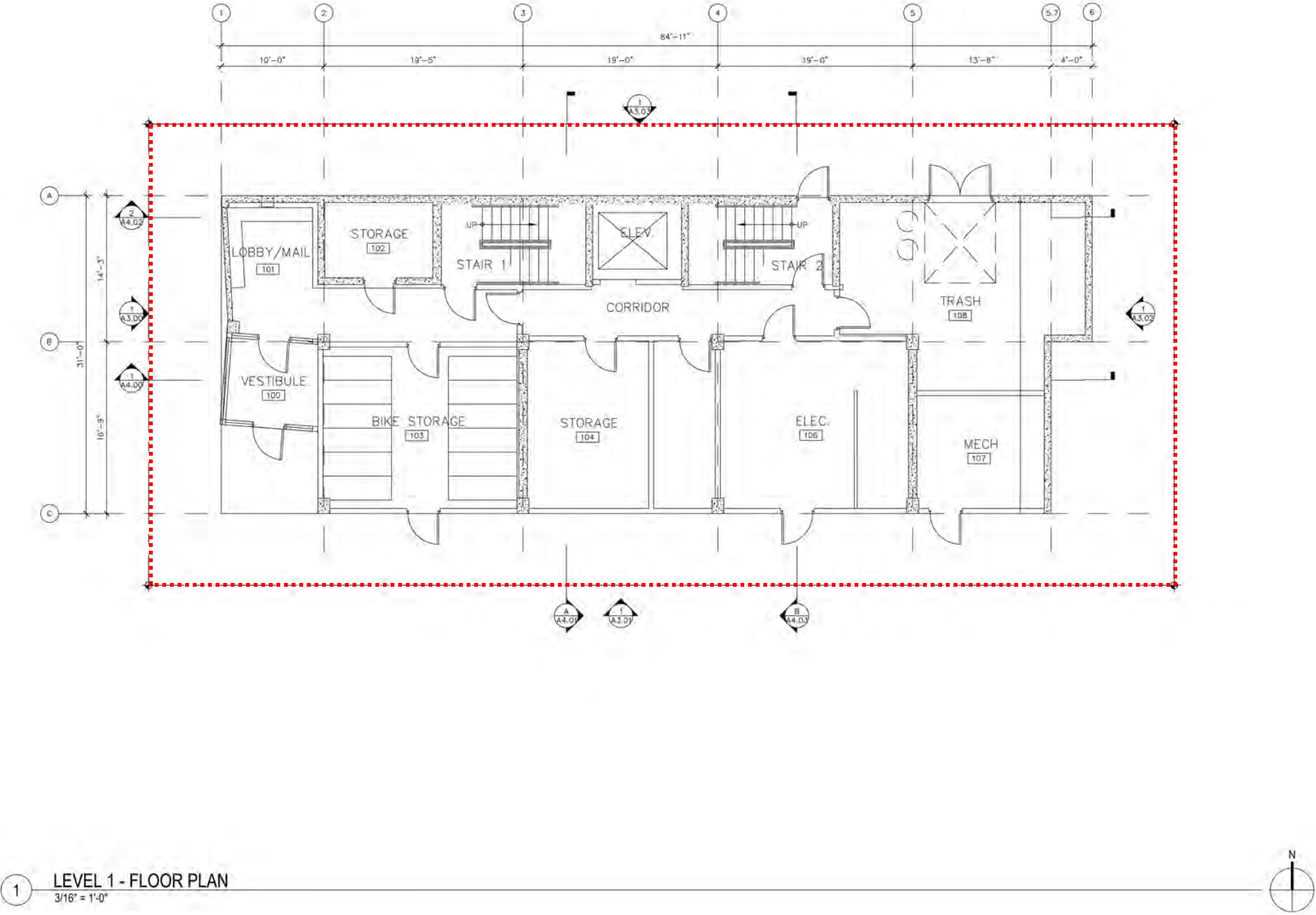
FLOOR	GROSS AEA (SF)	LOBBY (SF)	CORRIDORS (SF)	TOTAL RESIDENTIAL (SF)	AMENITY INTERIOR (SF)	AMENITY EXTERIOR (SF)	BIKE STORAGE (SF)	TOTAL RENTABLE (SF)	MEP/ TRASH (SF)	TOTAL NUMBER OF UNITS (SF)
L1	2,334	102	436	0	185		300	570	376	0
L2	2,254		515	1,162	411	314		1,162	42	4
L3	2,224		515	1,533				1,533	42	5
L4	2,228		515	1,533				1,533	42	5
L5	2,226		515	1,533				1,533	42	5
L6	2,090		515	1,407				1,407	42	5
L7	2,090		515	1,407				1,407	42	5
L8	2,166		515	1,476				1,476	42	5
L9	2,166		515	1,476				1,476	42	5
ROOF	403		299			517				
					596	831				
TOTAL	20,181	102	4855	11,527	1,427		300	12,097	712	39

VICINITY MAP

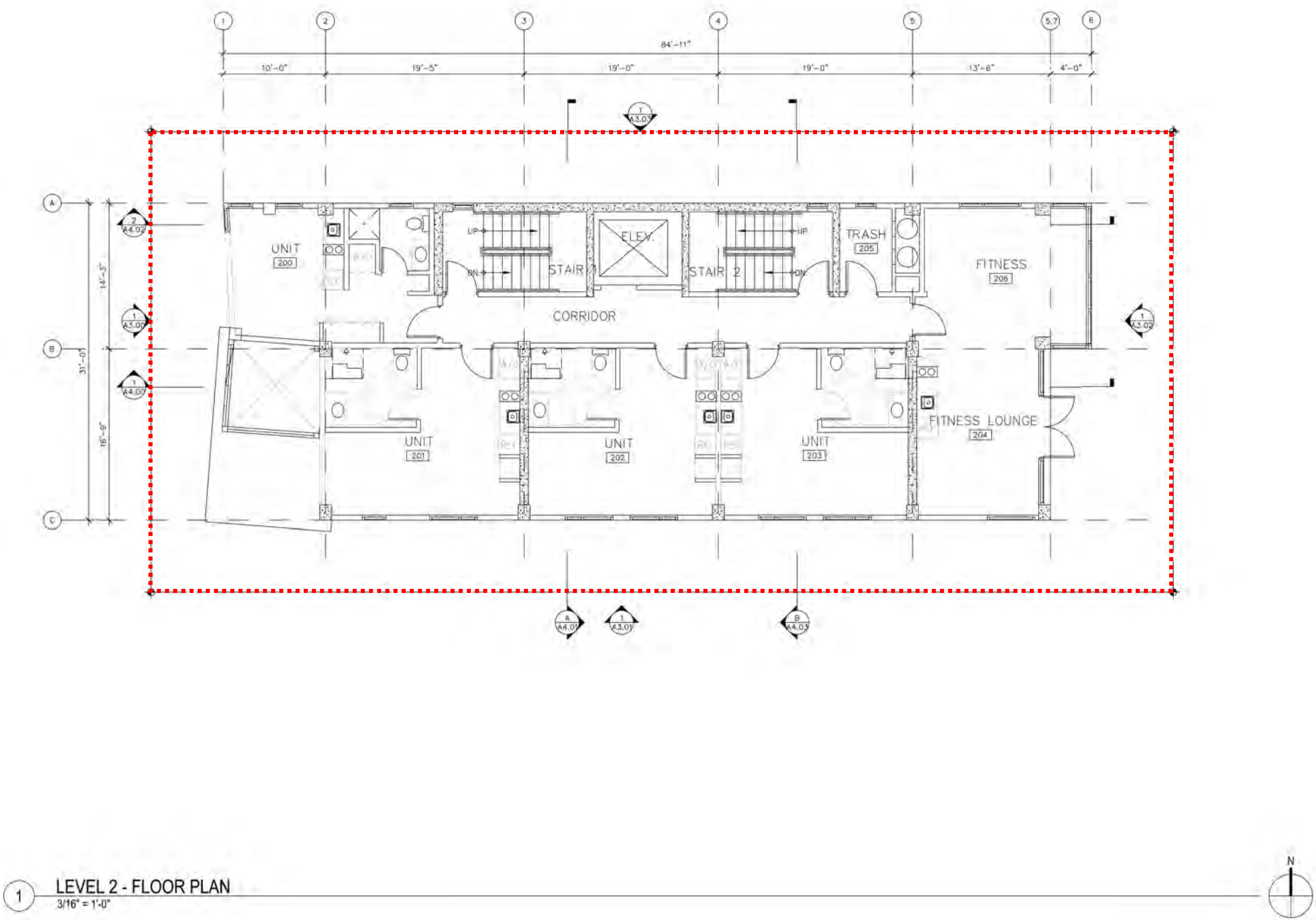


BIKE PARKING		
TOTAL REQUIRED	0.75 PER UNIT	30
TOTAL PROVIDED		40

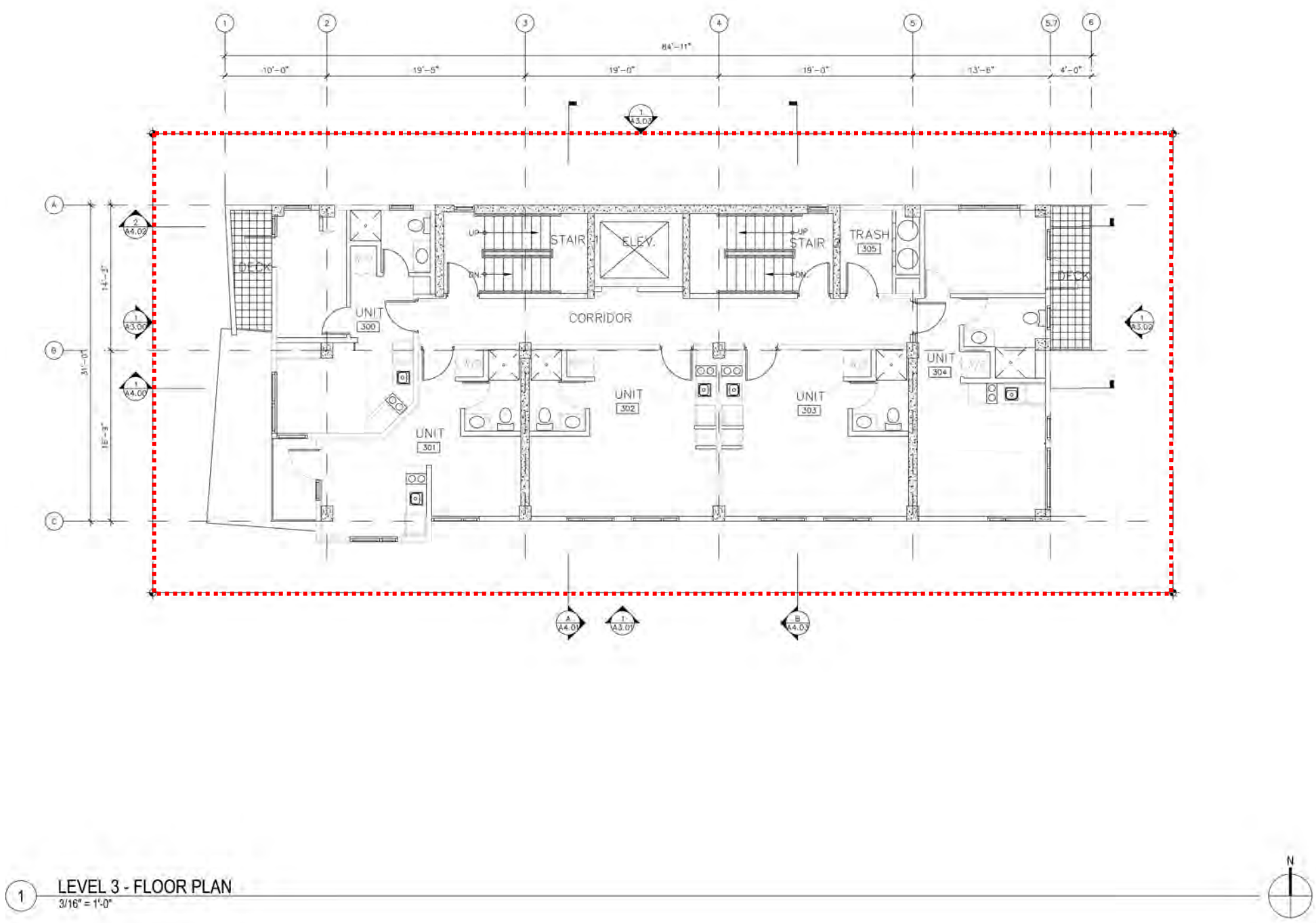
FLOOR PLAN - LEVEL 1 - A 2.01



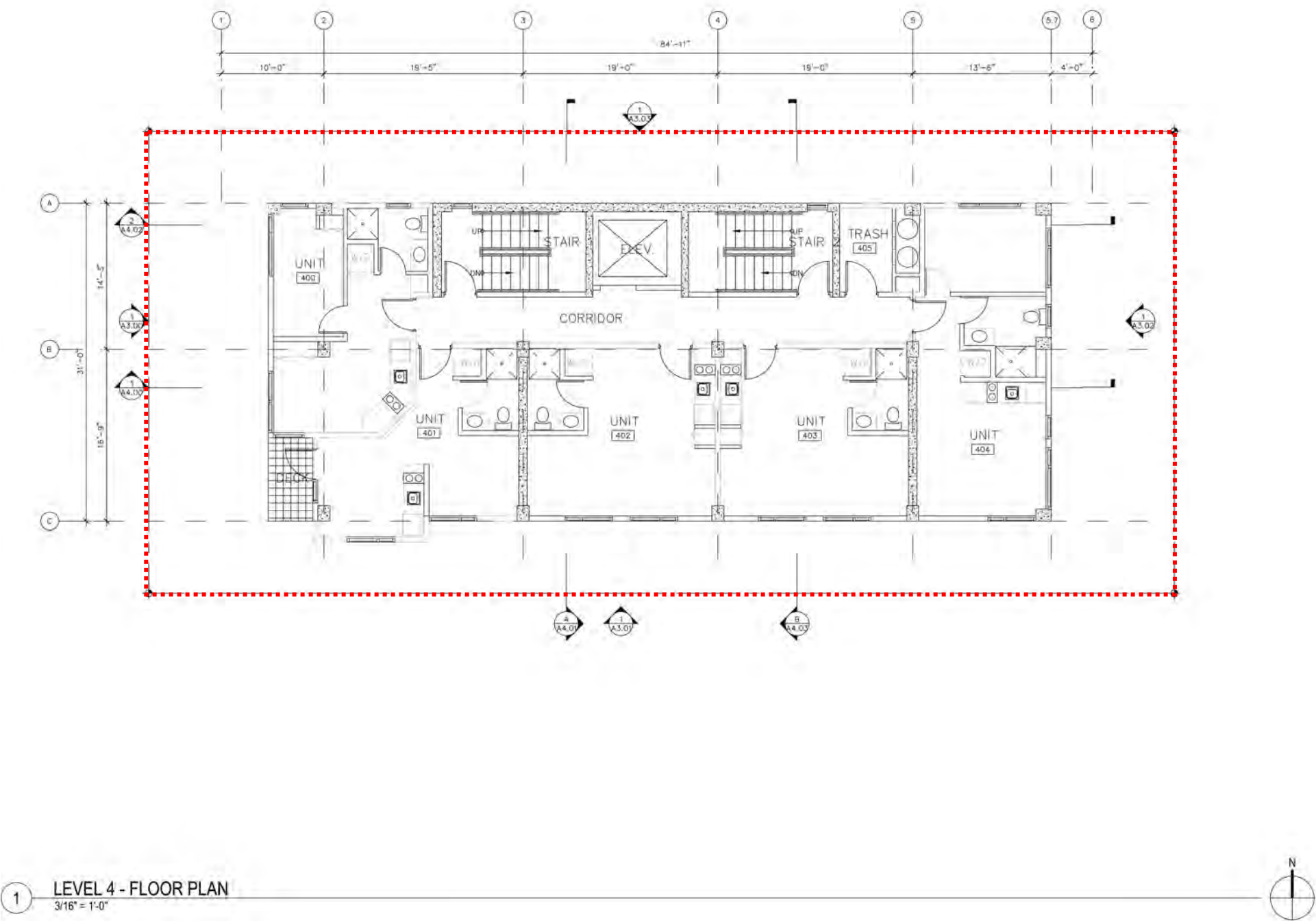
FLOOR PLAN - LEVEL 2 - A 2.02



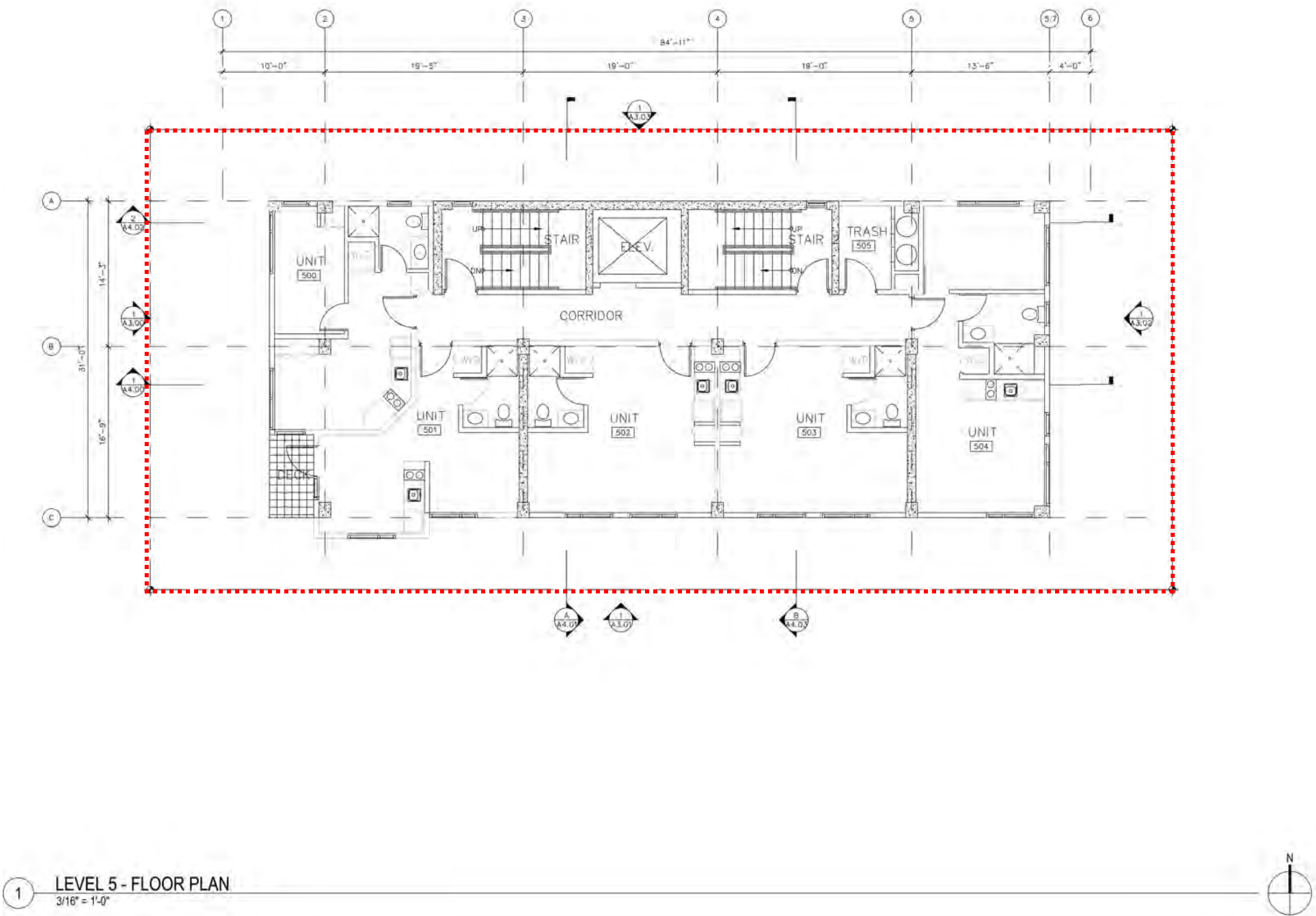
FLOOR PLAN - LEVEL 3 - A 2.03



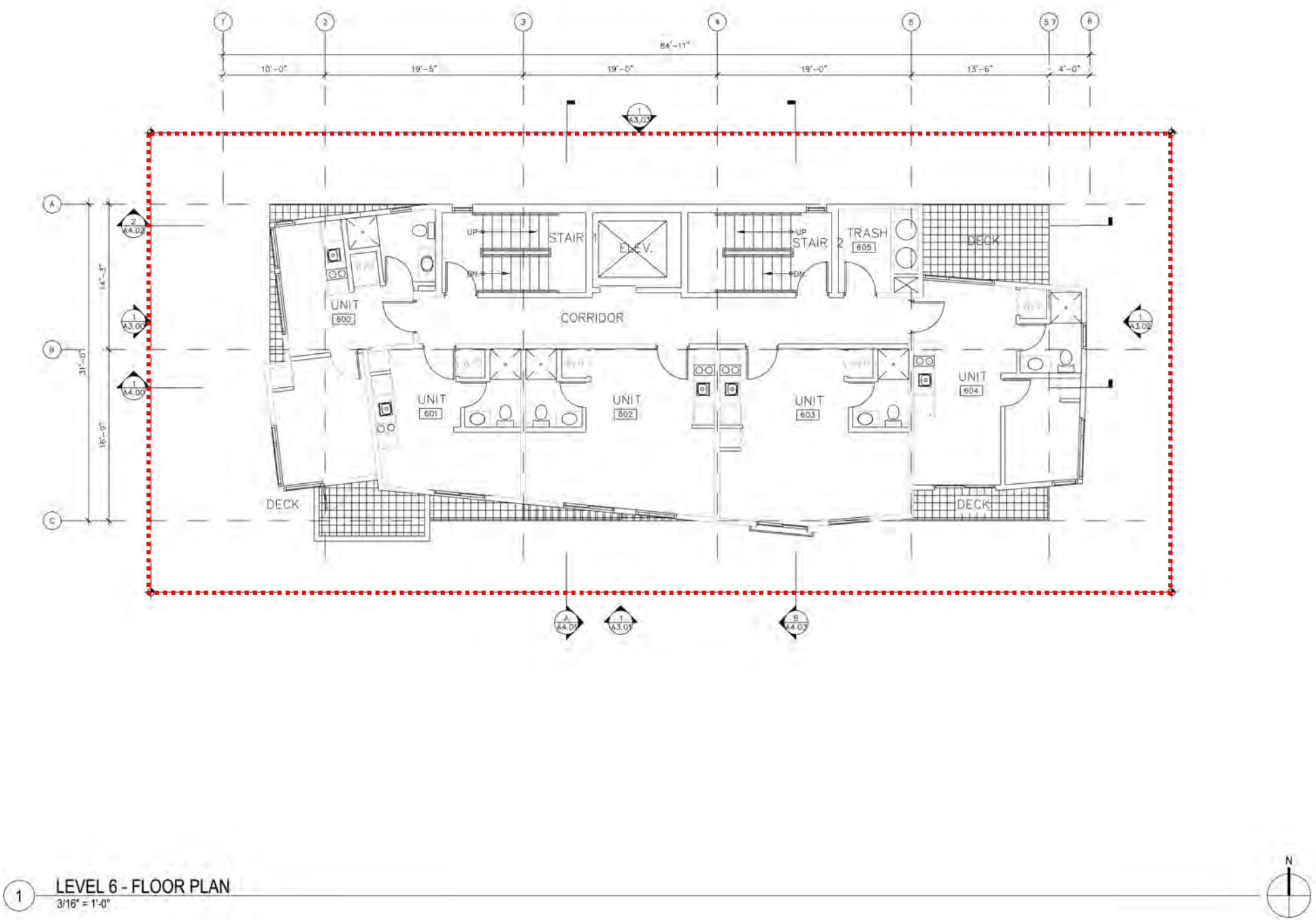
FLOOR PLAN - LEVEL 4 - A 2.04



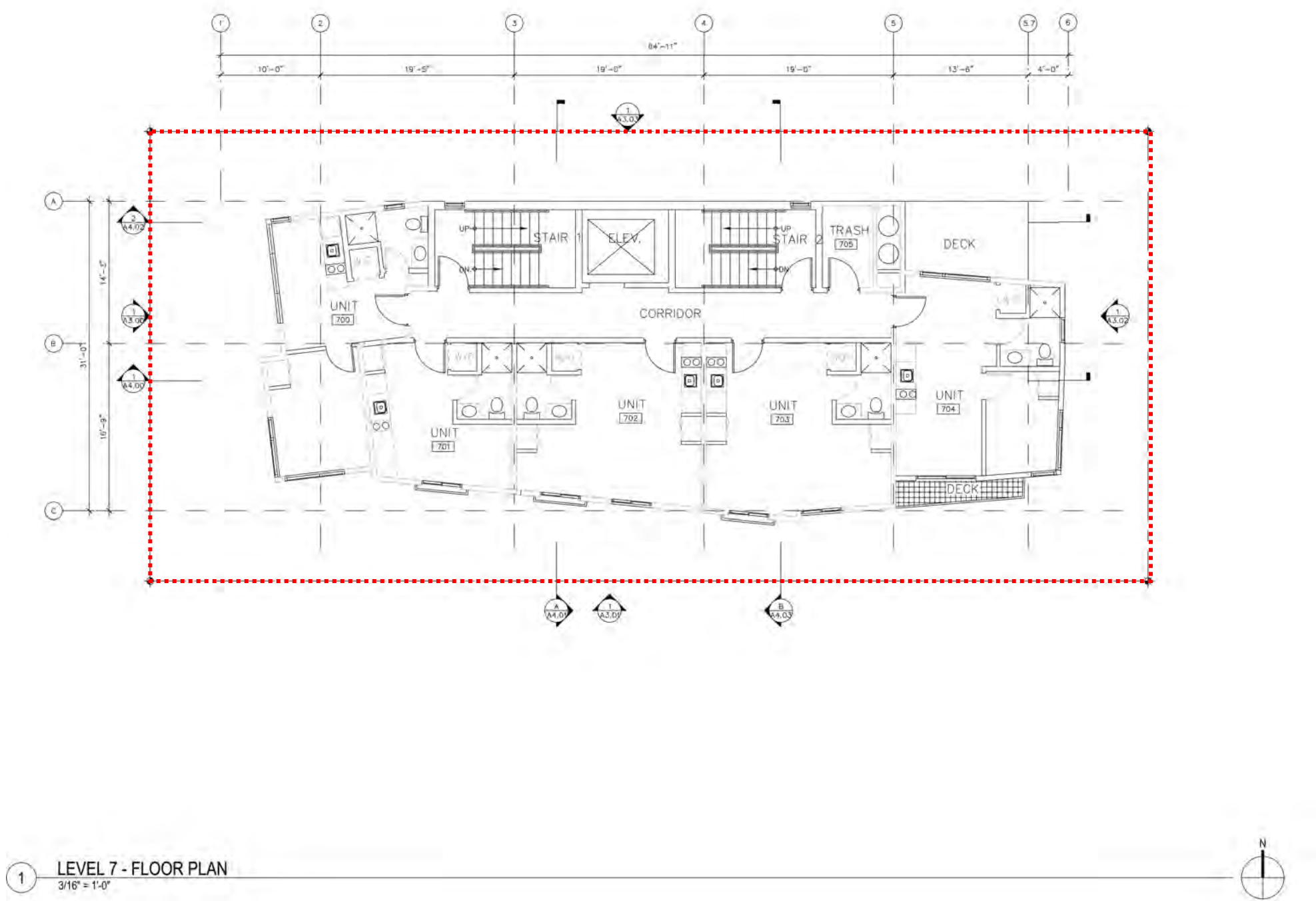
FLOOR PLAN - LEVEL 5 - A 2.05



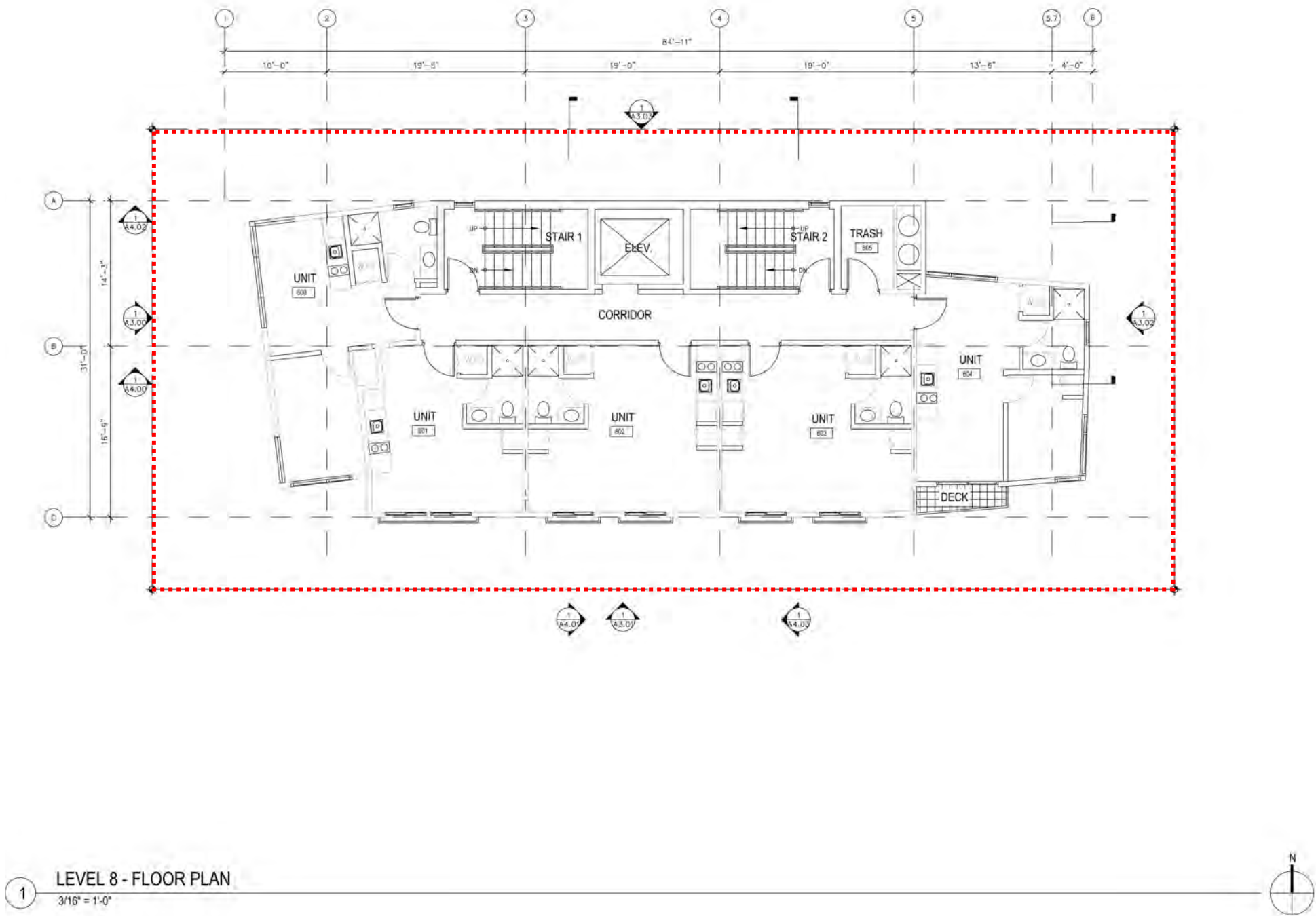
FLOOR PLAN - LEVEL 6 - A 2.06



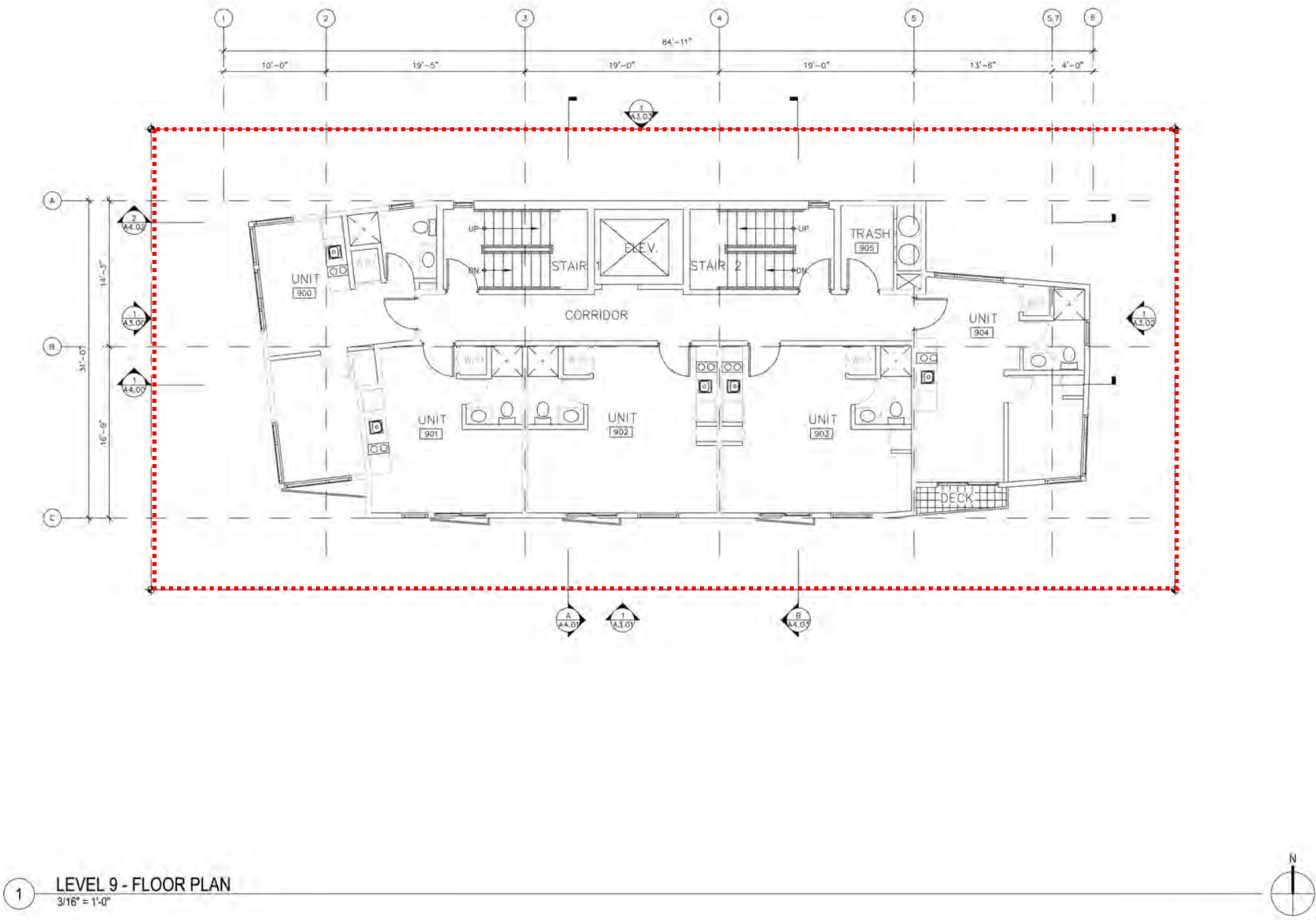
FLOOR PLAN - LEVEL 7 - A 2.07



FLOOR PLAN - LEVEL 8 - A 2.08

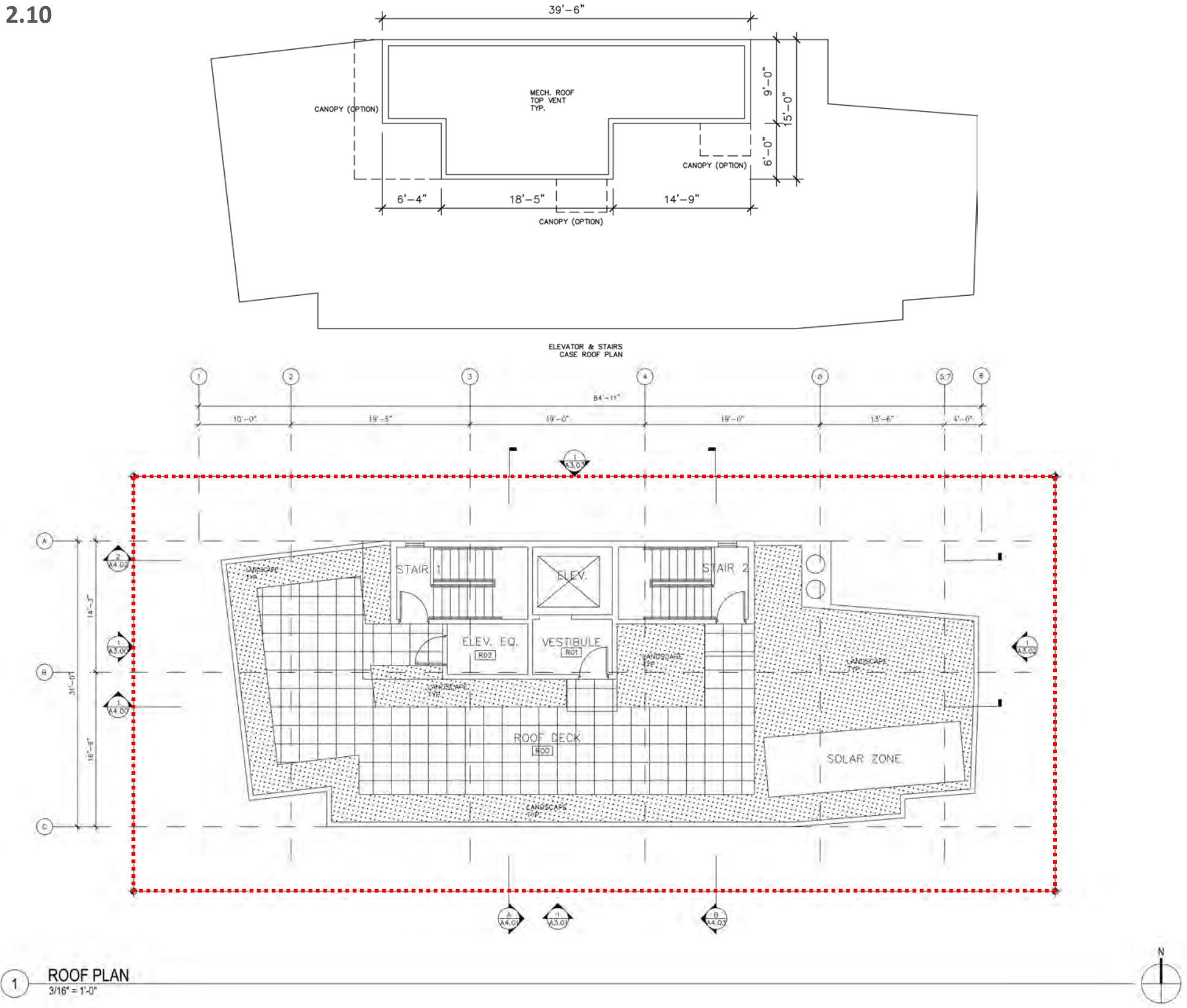


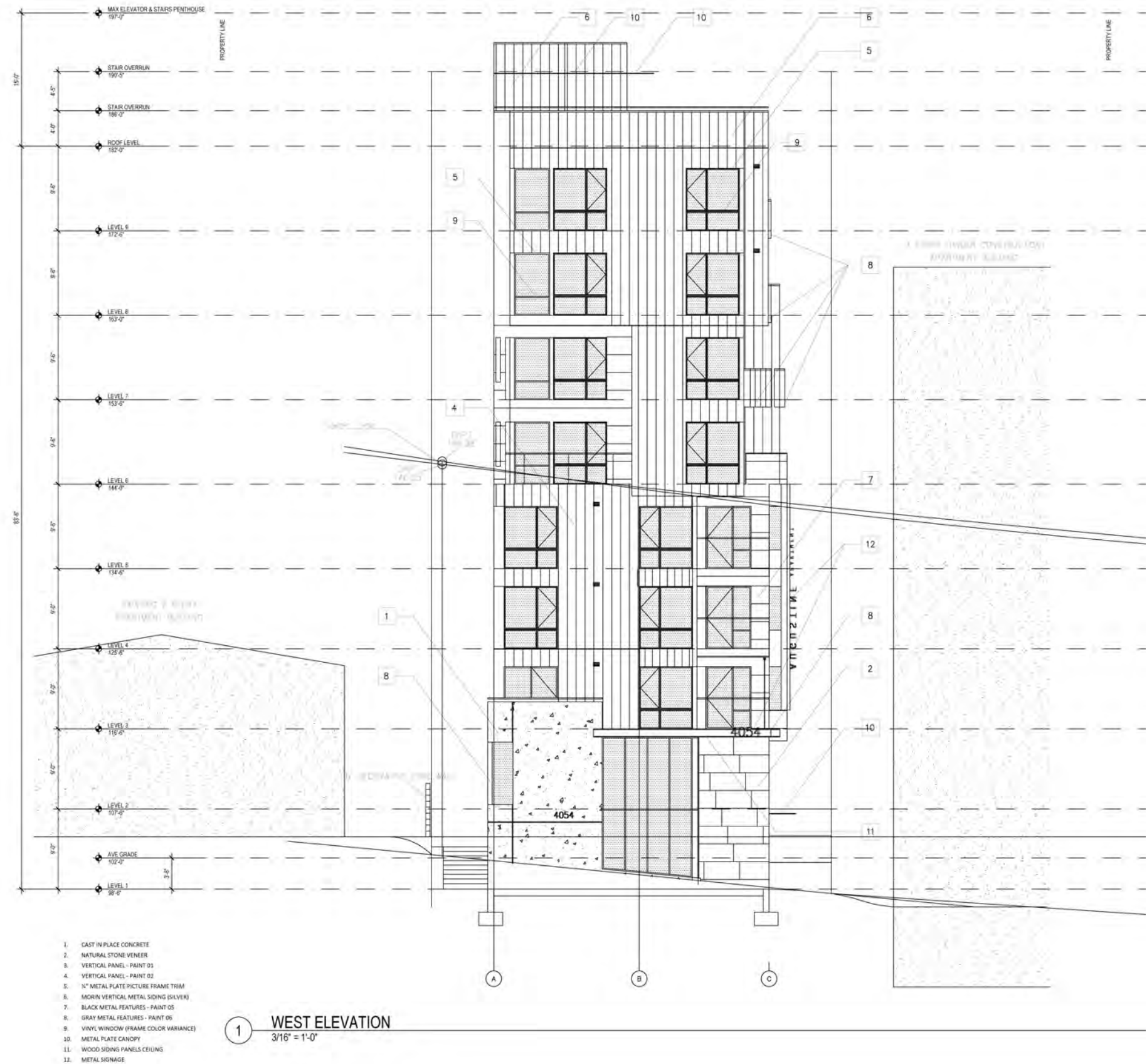
FLOOR PLAN - LEVEL 9 - A 2.09



ROOF PLAN - ROOF LEVEL - A 2.10

ROOF TOP COVERAGE OF ALL
FEATURES 459 SF OUT OFF
2,297 SF THE COVERAGE IS
20%





REFERENCE IMAGES

ELEVATIONS - 2 - 3.01

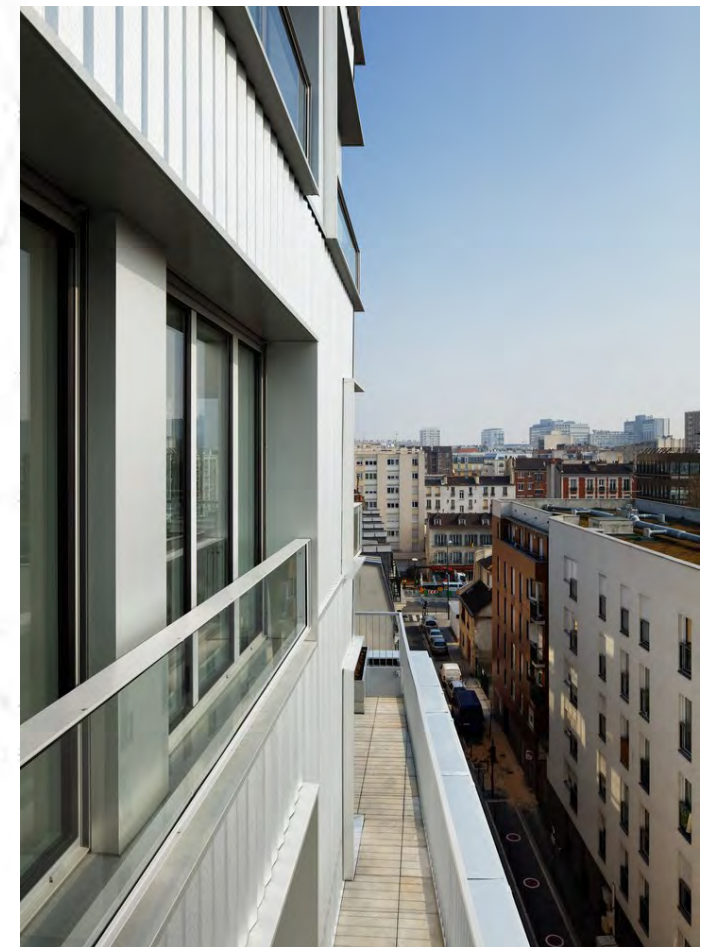


BUILDING STREET FRONT MESSING

- 1. CAST IN PLACE CONCRETE
- 2. NATURAL STONE VENEER
- 3. VERTICAL PANEL - PAINT 01
- 4. VERTICAL PANEL - PAINT 02
- 5. 1/4" METAL PLATE PICTURE FRAME TRIM
- 6. MORIN VERTICAL METAL SIDING (SILVER)
- 7. BLACK METAL FEATURES - PAINT 05
- 8. GRAY METAL FEATURES - PAINT 06
- 9. VINYL WINDOW (FRAME COLOR VARIANCE)
- 10. METAL PLATE CANOPY
- 11. WOOD SIDING PANELS CEILING
- 12. METAL SIGNAGE



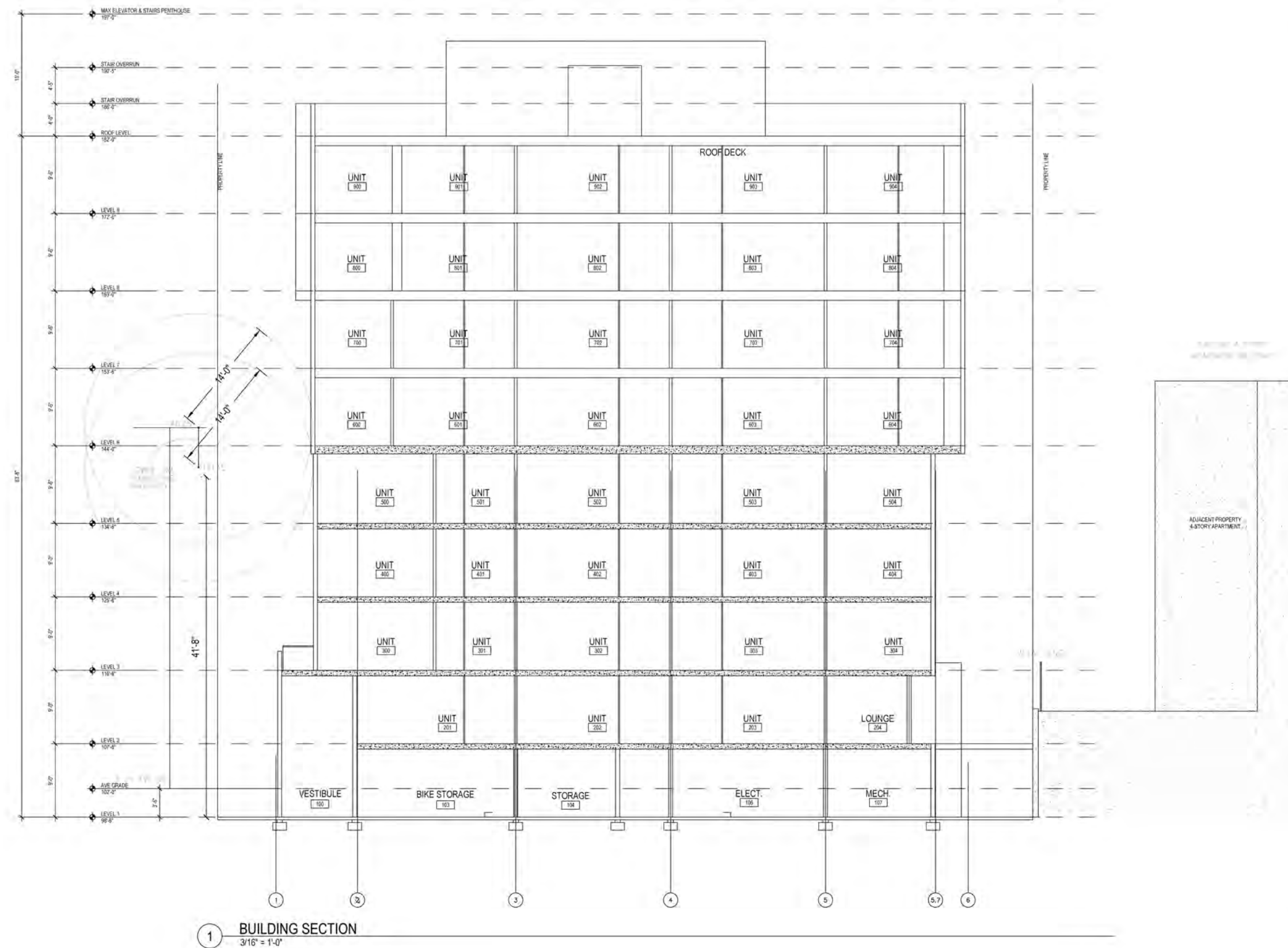
REFERENCE IMAGE



REFERENCE IMAGE



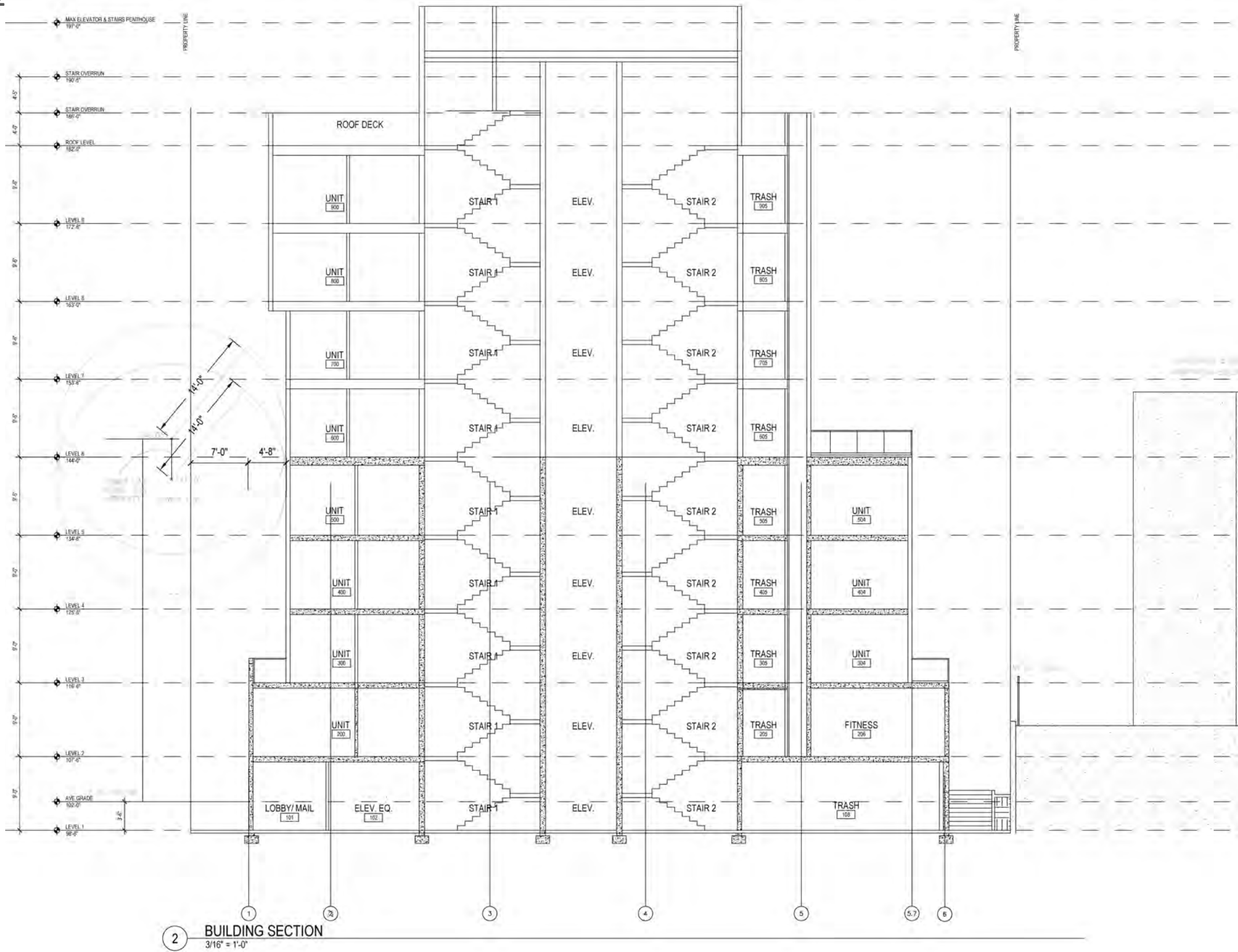
BUILDING SECTIONS – 1 - A4.00



1 BUILDING SECTION
3/16" = 1'-0"



BUILDING SECTIONS –3 - A4.02

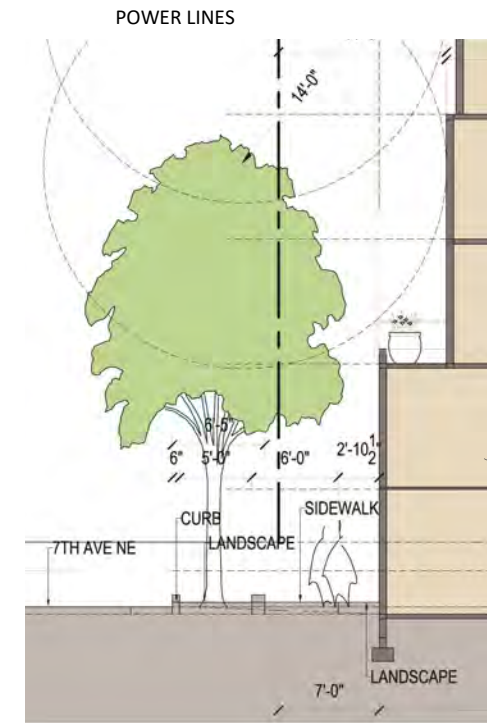




ZO ARCHITECTURE
ENLARGED PARTIAL SECTIONS

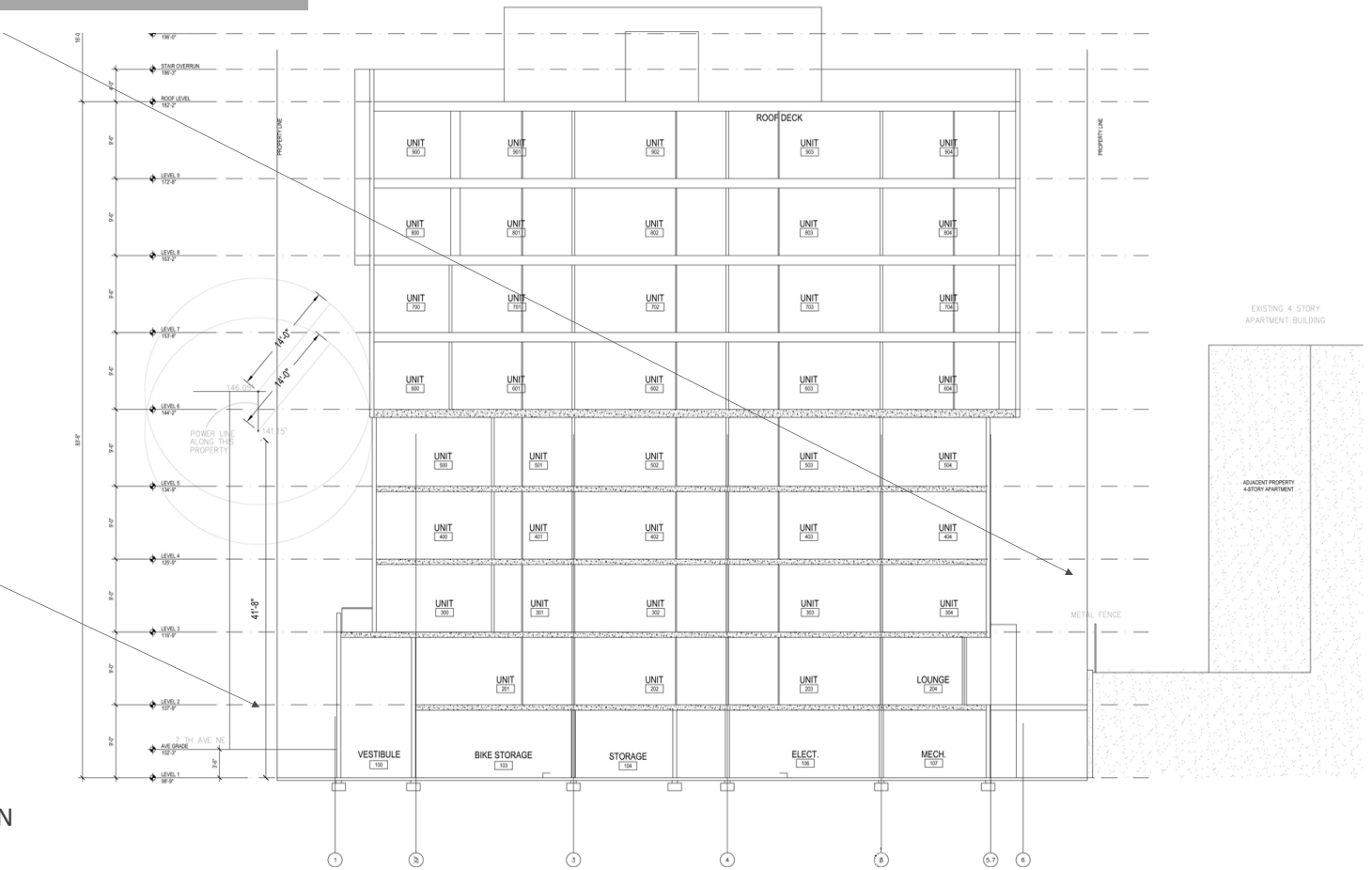


BACK YARD PARTIAL BUILDING SECTION



STREET SIDEWALK & PARTIAL BUILDING SECTION

REFERENCE IMAGES



RENDERING-1 STREET VIEW FROM SOUTH



RENDERING-2 STREET VIEW FROM NORTH



RENDERING-3 FROM FREEWAY I-5



RENDERING –4 BIRD’S-EYE VIEW



BUILDING ELEVATIONS WITH SHADOWS –1



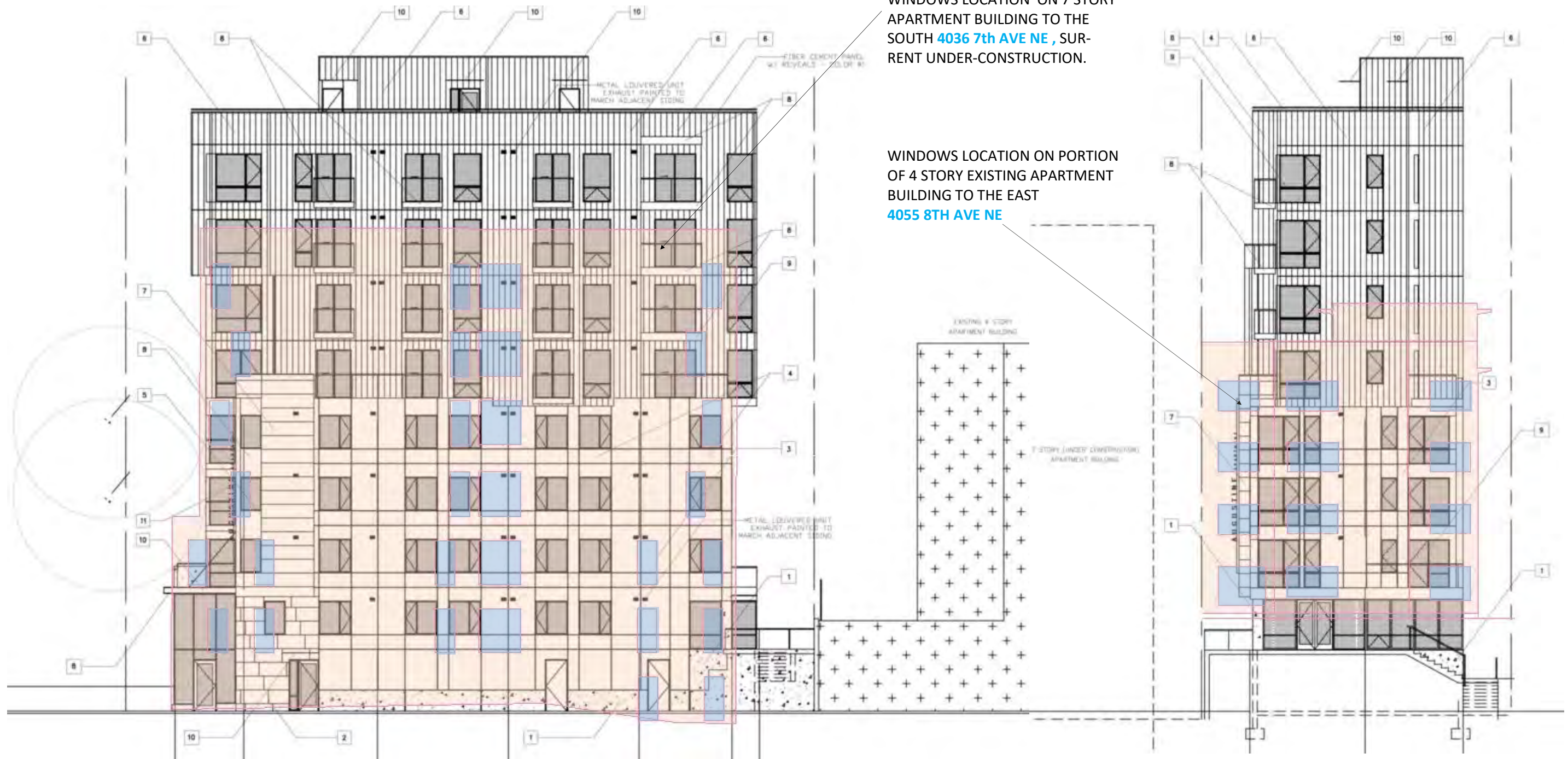
BUILDING ELEVATIONS WITH SHADOWS -2



PRIVACY ELEVATIONS

WINDOWS LOCATION ON 7 STORY
APARTMENT BUILDING TO THE
SOUTH **4036 7th AVE NE**, SUR-
RENT UNDER-CONSTRUCTION.

WINDOWS LOCATION ON PORTION
OF 4 STORY EXISTING APARTMENT
BUILDING TO THE EAST
4055 8TH AVE NE



SOUTH PRIVACY ELEVATION

SOUTH ELEVATION FACING THE NORTH WALL WITH WINDOW
OPENING OF THE NEIGHBOR'S **4036 7TH AVE NE** APARTMENT
BUILDING.

EAST PRIVACY ELEVATION

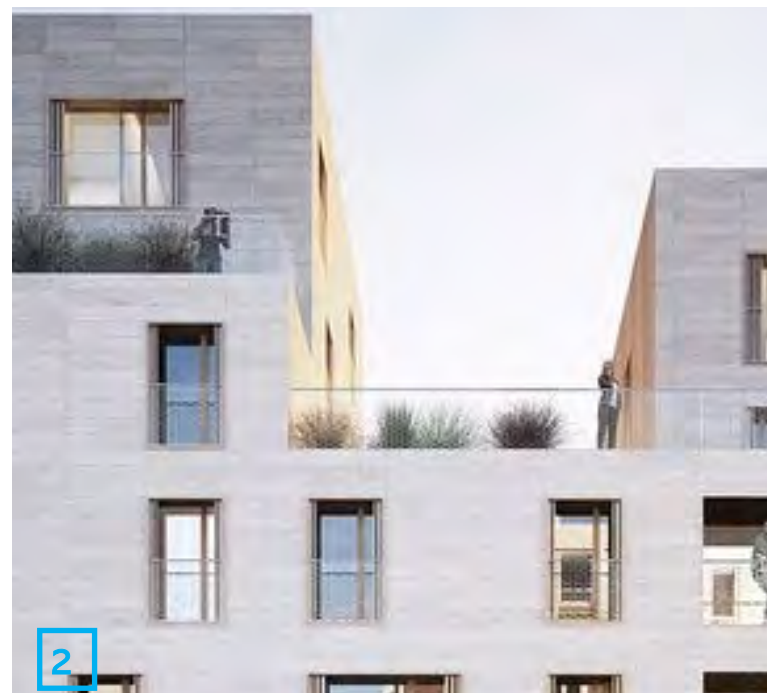
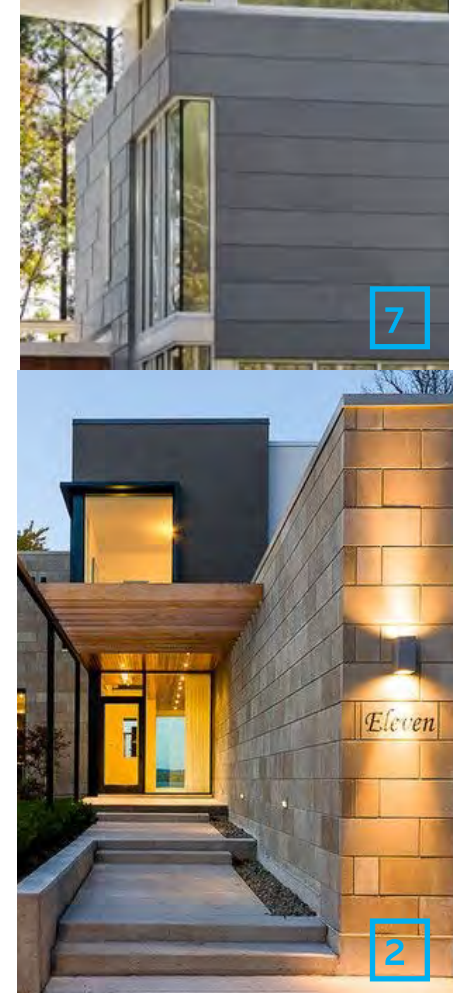
EAST ELEVATION FACING THE WEST WALL WITH WINDOW
OPENING OF THE NEIGHBOR'S **4055 8TH AVE NE**
APARTMENT BUILDING

BUILDING EXTERIOR FINISH MATERIALS

1. CAST IN PLACE CONCRETE
2. NATURAL STONE VENEER
3. VERTICAL PANEL - PAINT 01
4. VERTICAL PANEL - PAINT 02
5. ¼" METAL PLATE WINDOW PICTURE TRIM
6. MORIN VERTICAL METAL SIDING (SILVER)
7. BLACK METAL FEATURES - PAINT 05
8. GRAY METAL FEATURES - PAINT 06
9. VINYL WINDOW (FRAME COLOR VARIANCE)
10. METAL PLATE CANOPY
11. WOOD SIDING PANELS CEILING
12. METAL SIGNAGE



REFERENCE IMAGES FOR EXTERIOR & FINISH MATERIALS



BUILDING EXTERIOR FINISHS MATERIALS SAMPLE BOARD



METAL PANEL



GLASS RAILING



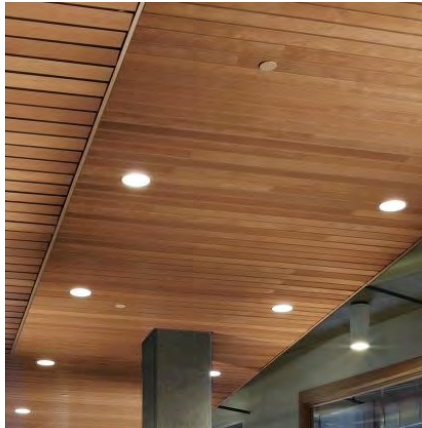
TERRACE PAVERS



VINYL WINDOW



MORIN VERTICAL METAL
SIDING (SILVER COLOR)



WOOD PANEL CEILING



METAL SIGNAGE



ALUMINUM STOREFRONT



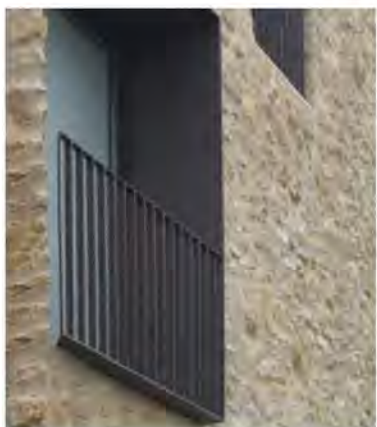
METAL PANEL



FIBER CEMENT BOARD



CONCRETE



METAL RAILING



STONE TILE

BUILDING SIGNAGE

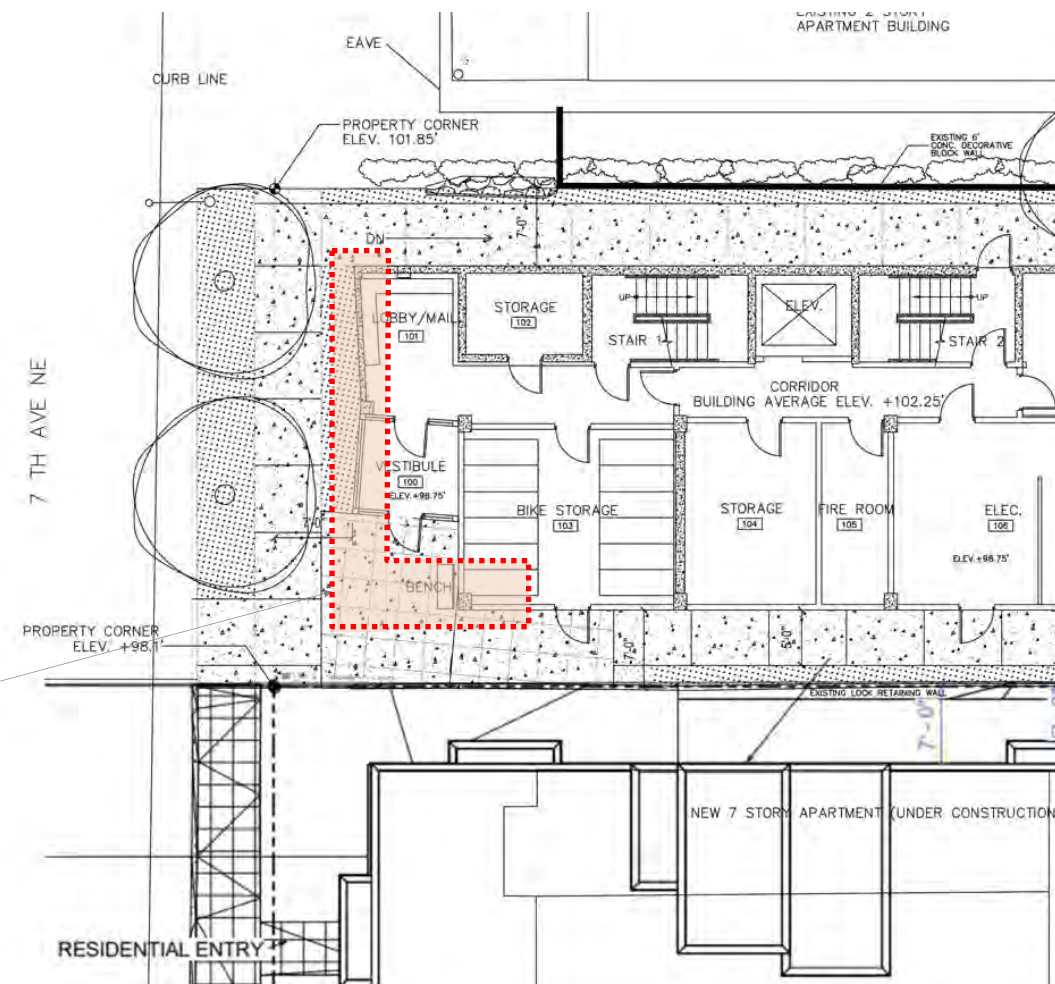
Building Management Signage Plan Outlining Requirement

The project will use more durable materials for the outdoor signage design and putting simple elegant modern signs inside the building.

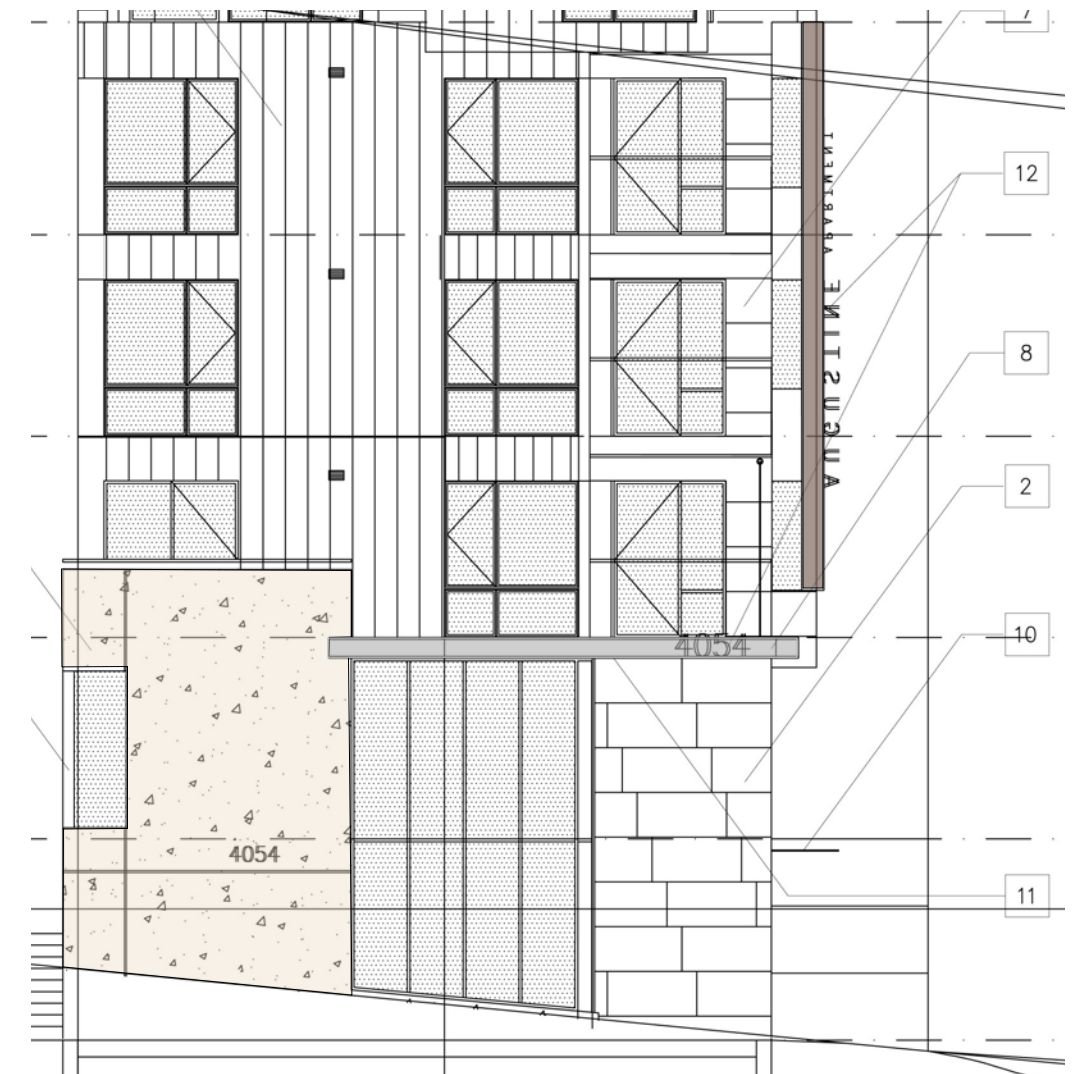
Exterior project sign will be strong eye-catch both at pedestrian level and from the distance people driving on street.

Exterior signages will be lighted up at nighttime by LED lightings.

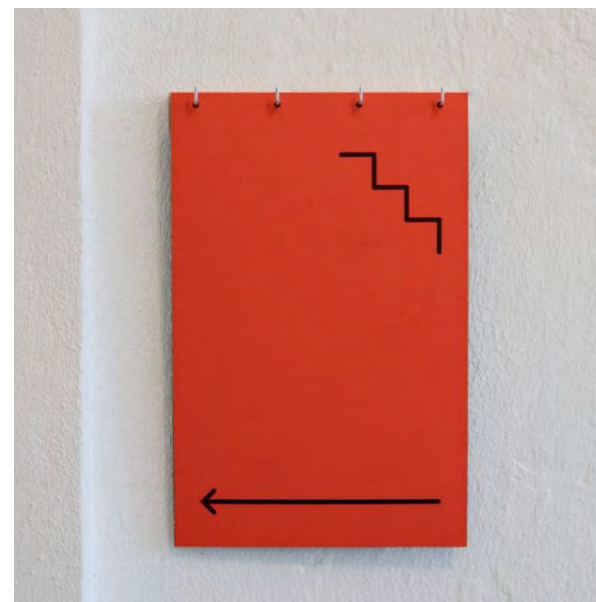
SIGNAEG LOCATION



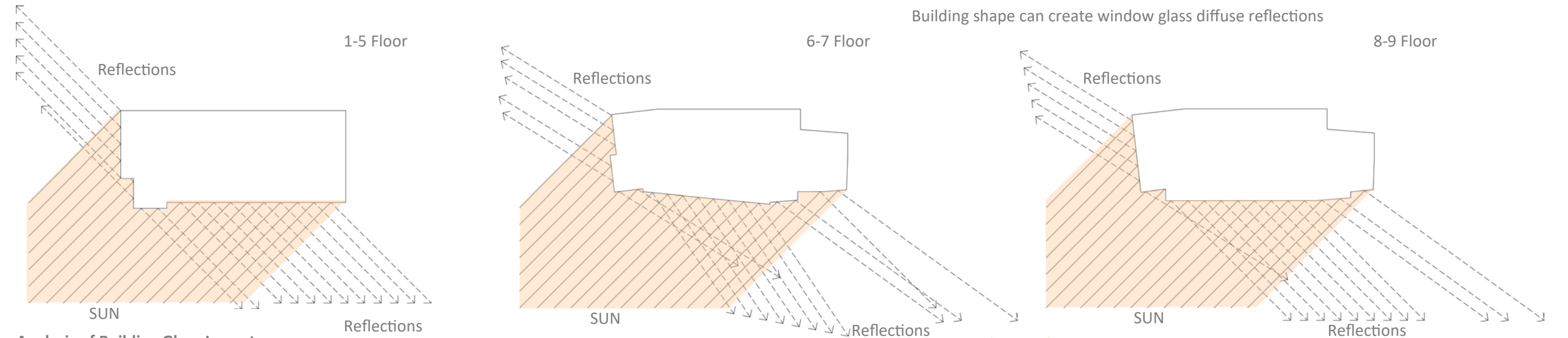
SIGNAEG LOCATION SITE PLAN & PARTIAL ELEVATION



SIGNAEG REFERENCE IMAGES

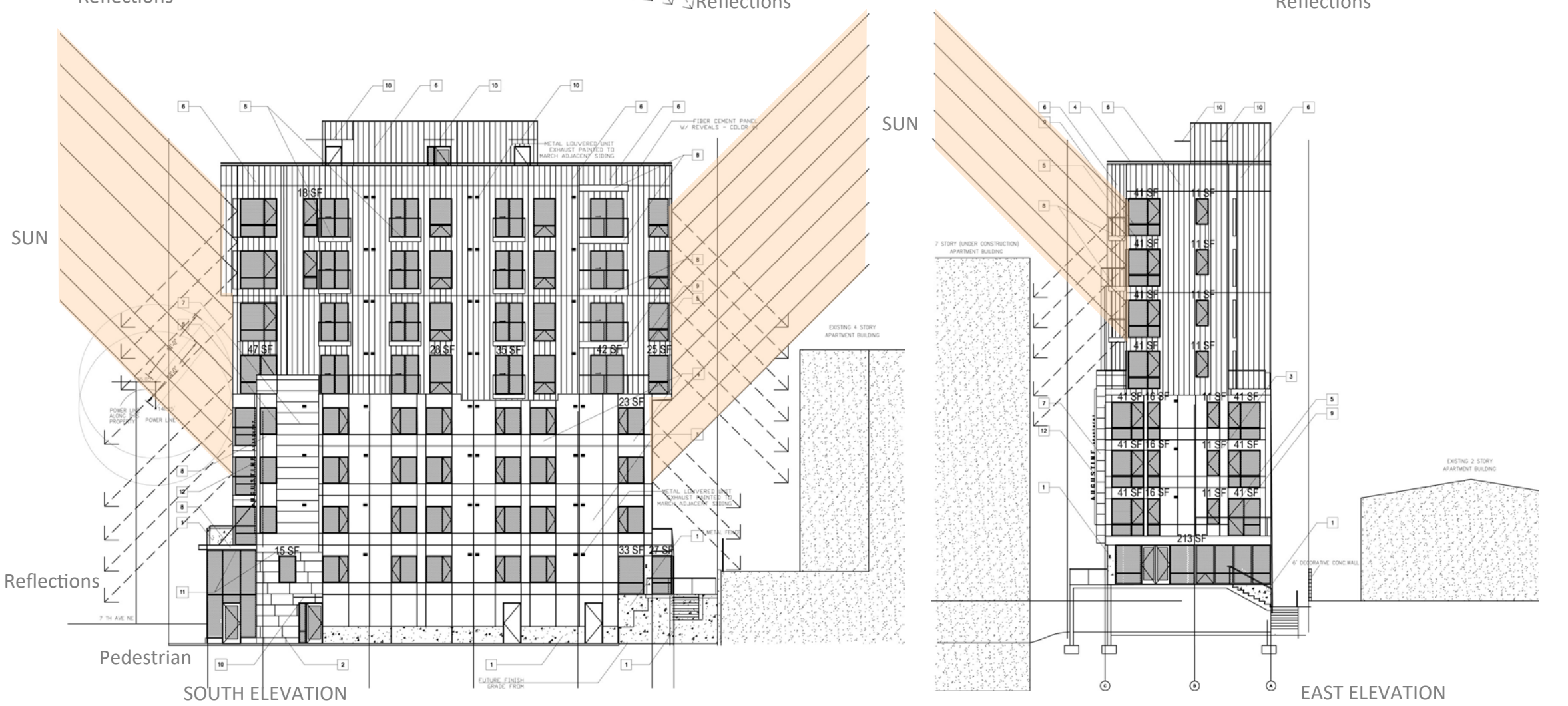


LIGHTS AND GLARE STANDARDS



Analysis of Building Glare Impacts

- Building shape (folding, in and out surfaces) at upper levels (6-9 Floors) can help façade create the diffuse reflections.
- The west façade breaks down to different pieces of massing in and out plus angled can help to create the diffuse reflections
- The building at lower levels (1-5 Floors) has fewer chances lower angel sun lights can hit on those areas, especially on the south façade because the new neighbor’s building is very close to us.
- Building exterior material at upper levels using the folding metal panel can create the diffuse reflections.



LOCATION OF EXTERIOR LIGHT FIXTURES ON GROUND

STEP 8 3/4" BRUSHED LOUVER NICKEL OUTDOOR LED STEP LIGHT



Bruck Lighting's Step outdoor energy-efficient LED horizontal louver step light offers a functional way to light up planters. The brushed nickel finish goes seamlessly with any decor style. The light is softly diffused to provide unobtrusive illumination without glare.

KICHLER FUNDAMENTALS 3 1/4"W BLACK 3000K LED DECK LIGHT



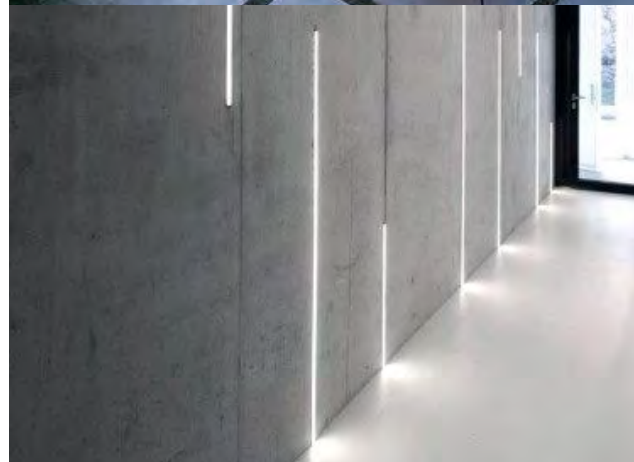
The simple design of this energy-efficient textured black deck light features a rounded half-cone roof made of weather-resistant aluminum, with a look that will fit most any home. It washes the wall below with a beautiful pure white light produced by its long-lasting 3000K color temperature LED that consumes a fraction of the electricity of a standard outdoor fixture. A stylish green energy accent from the Fundamentals collection by Kichler that will work with your existing low voltage landscape lighting system.

Key Notes:

Exterior lighting must be shielded and directed away from adjacent uses.

All light source and reflector so selected that acting together the light beam is controlled and not directed across any bounding property line above a height of three feet. Any use shall be operated so as not to produce obnoxious and intense glare or direct illumination across the bounding property line from a visible source of illumination of such intensity as to create a nuisance or detract from the use or enjoyment of adjacent property.

The wall mount pedestrian lights will not have any glare to the public, there is no light poles on site, only down can light and some LED landscape lighting no glare for the public all balcony and terrace spaces will have ceiling can light and ground level pedestrian lights.



REFERENCE IMAGES FOR OUT
DOOR LIGHTING

MIKAH 8 3/4" HIGH STAINLESS STEEL LANDSCAPE SPOT LIGHT



This contemporary cylinder spot light is lustrous and stylish. The gleaming heavy-duty stainless steel construction shines bright even in adverse conditions. The included 18/2 (18 AWG, 2 conductor) wire and ABS ground spike make it easy for you to install.

ELCO LIGHTING: 4" DIE-CAST ADJUSTABLE
SPOT TRIM -CAST ADJUSTABLE SPOT TRIM,
CEILING MOUNT,

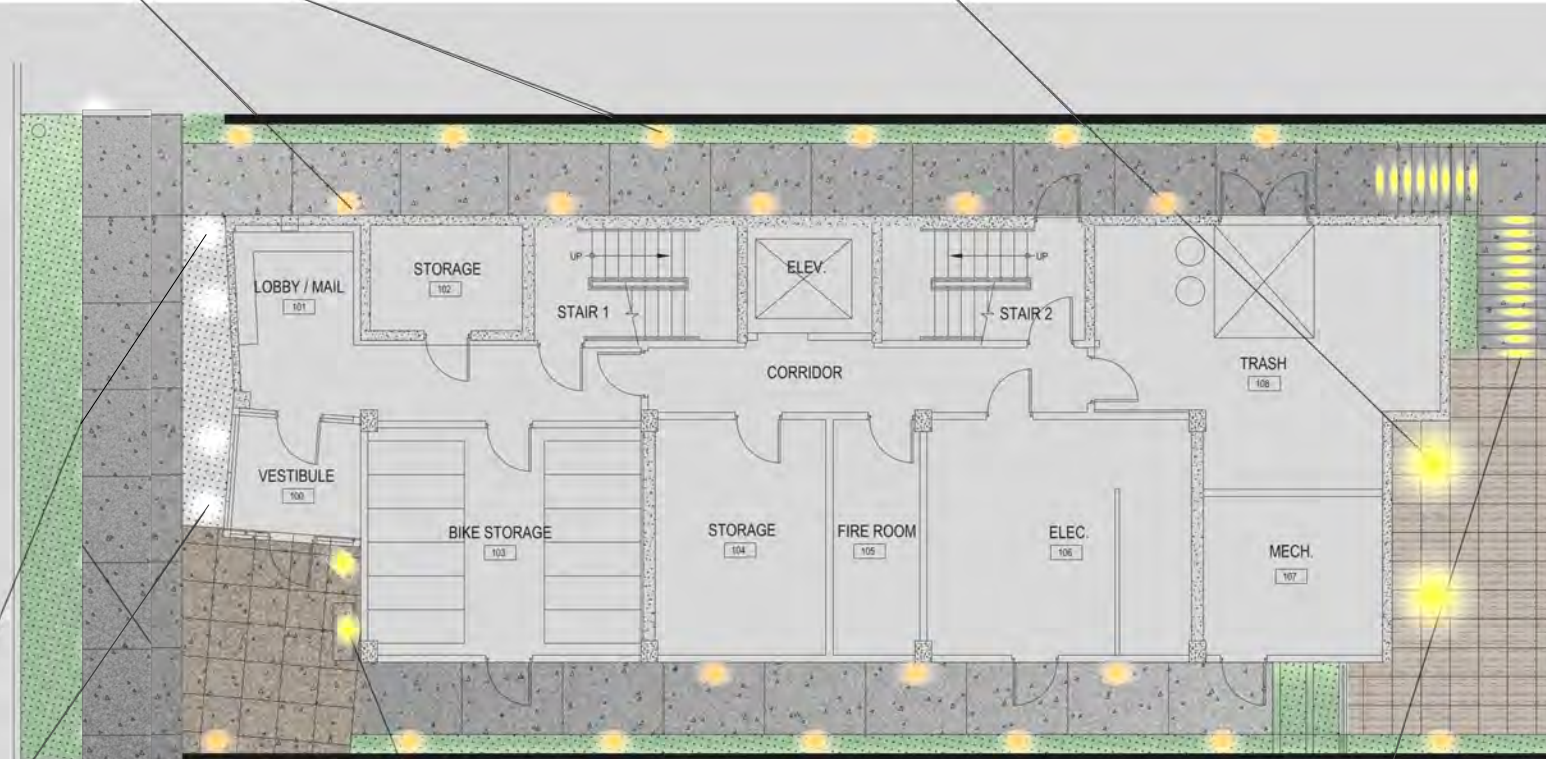


Accent lighting: Stone wall washing

KICHLER BRONZE 6-LED HARDSCAPE DECK STEP LIGHT



Deck lights provide safety around steps or balcony areas and add a warm and welcoming glow to a space. This 6-LED light model from Kichler comes in a weather-resistant architectural bronze finish and is easy to install. It works with existing low voltage landscape lighting systems.



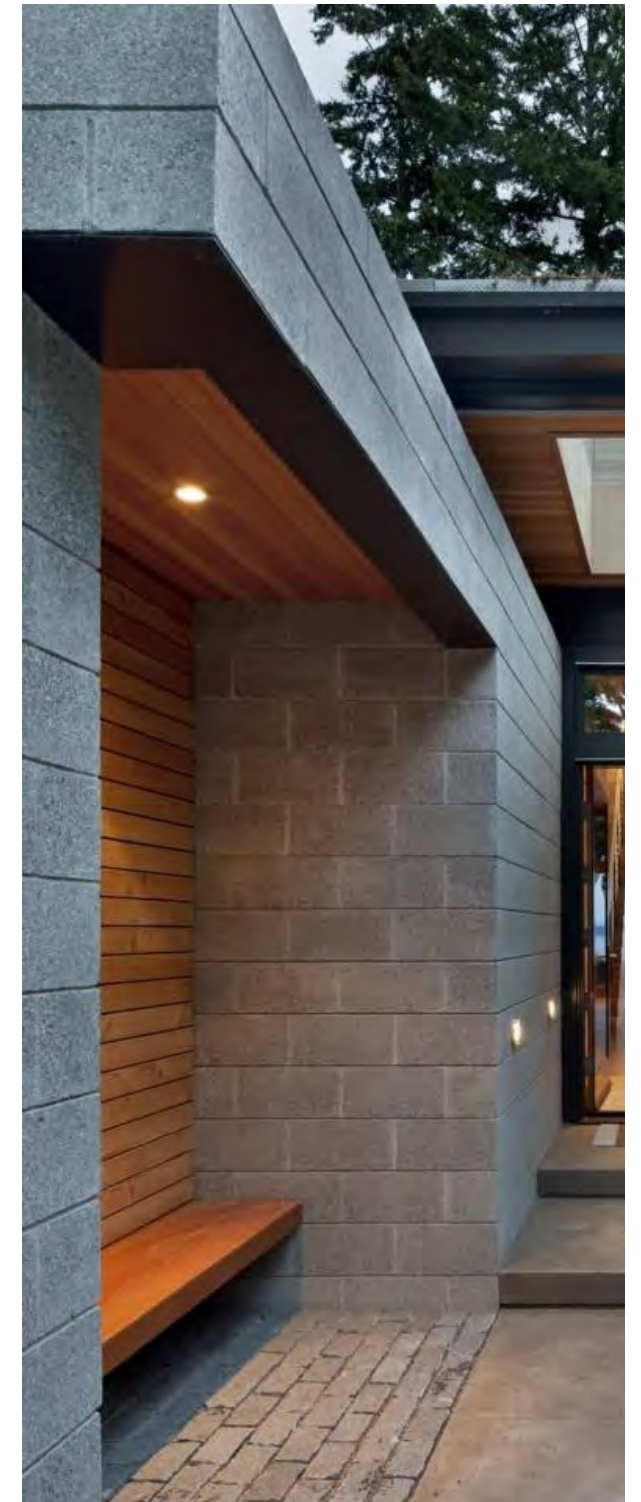
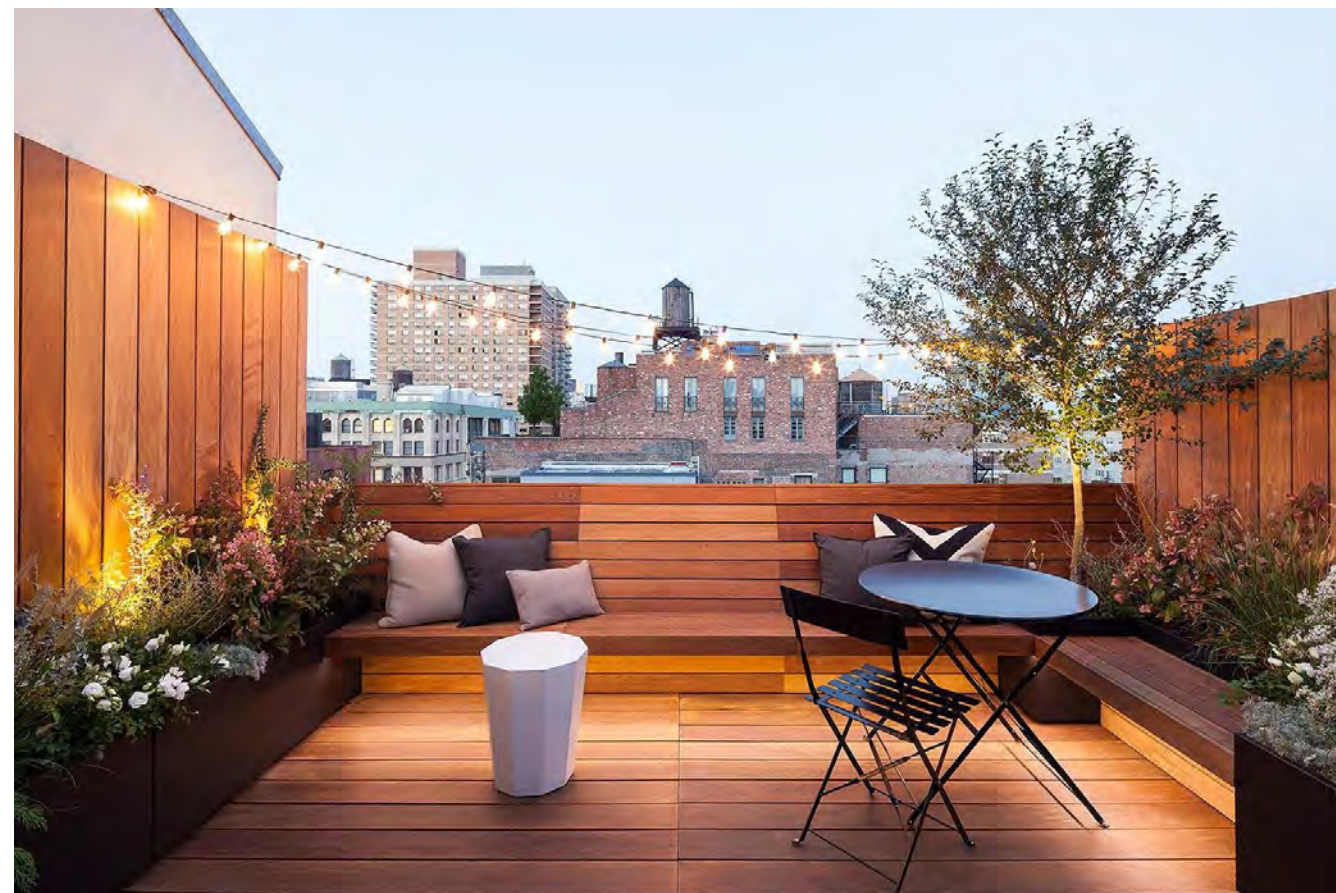
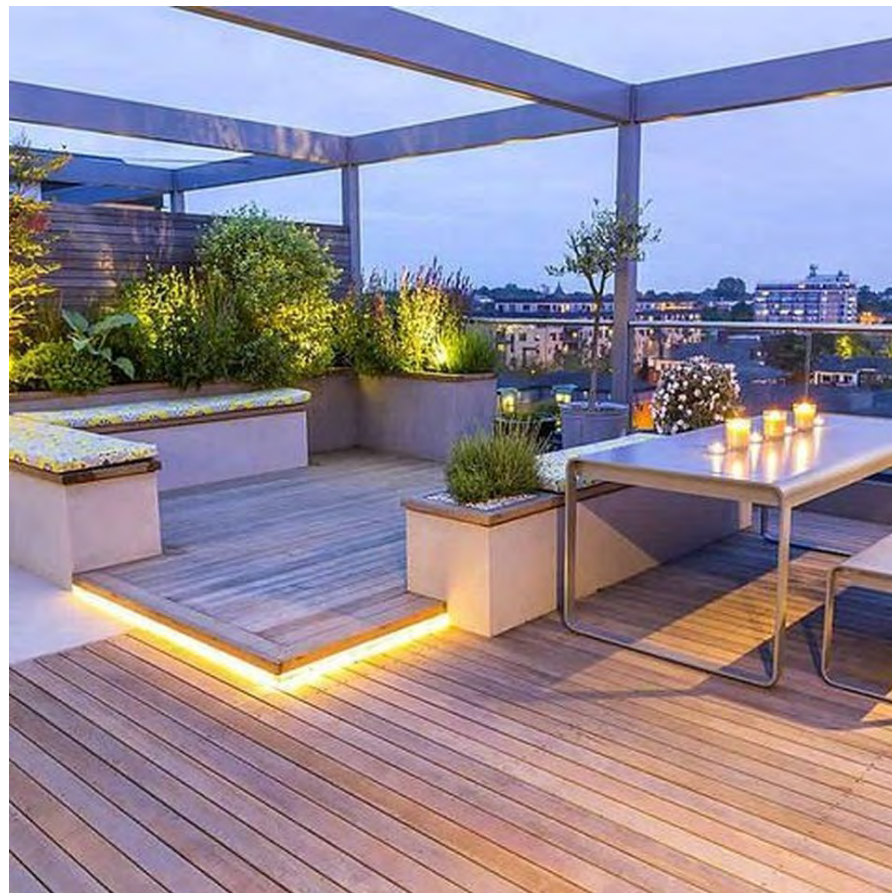
LOCATION OF EXTERIOR LIGHT FIXTURES ON ROOF DECK



SOLAR-POWERED LED LIGHTING ON THE ROOF DECK

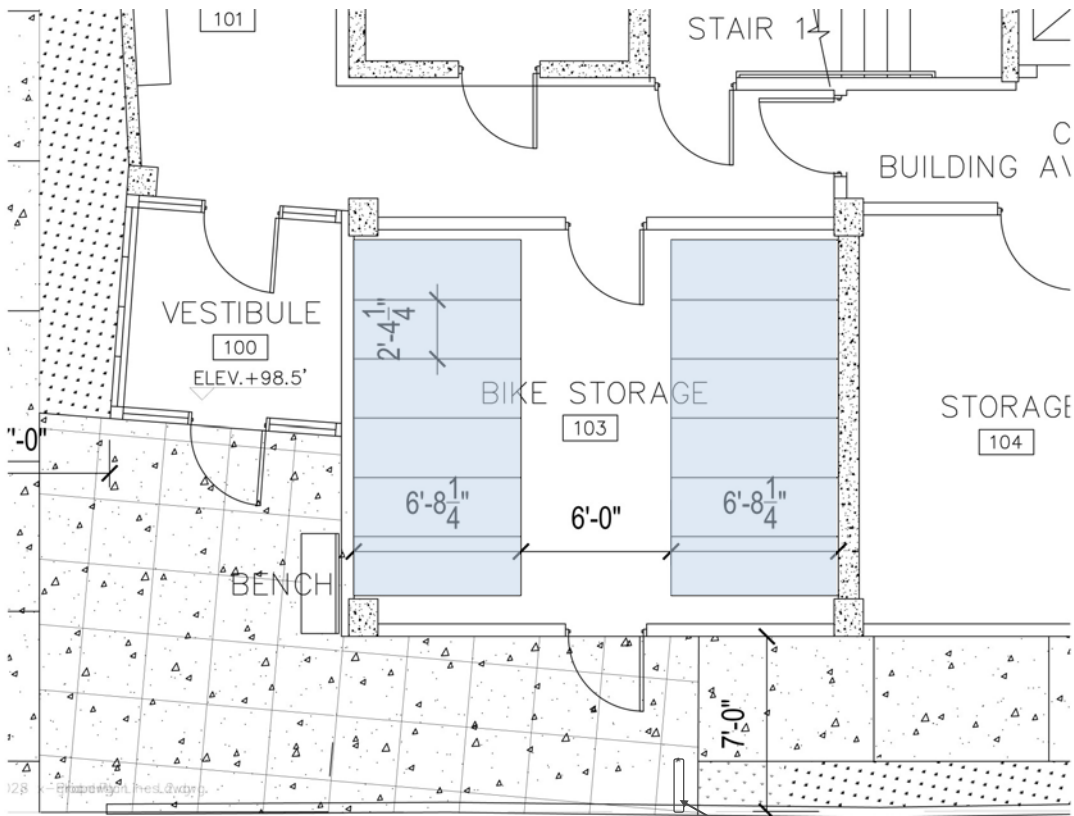
Solar-powered LED lighting downlights up all the human activities areas and certain landscape areas on the roof deck without any light glares for the surrounding neighbors.

Light sources shall be of a down-light type, indirect, diffused, or shielded type luminaries and/or so installed as to reduce glare effect and consequent interference with use of adjacent properties *and* boundary streets.



ROOFTOP DECK LIGHTING REFERENCE IMAGES

BIKE PARKING/STORAGE DETAILS

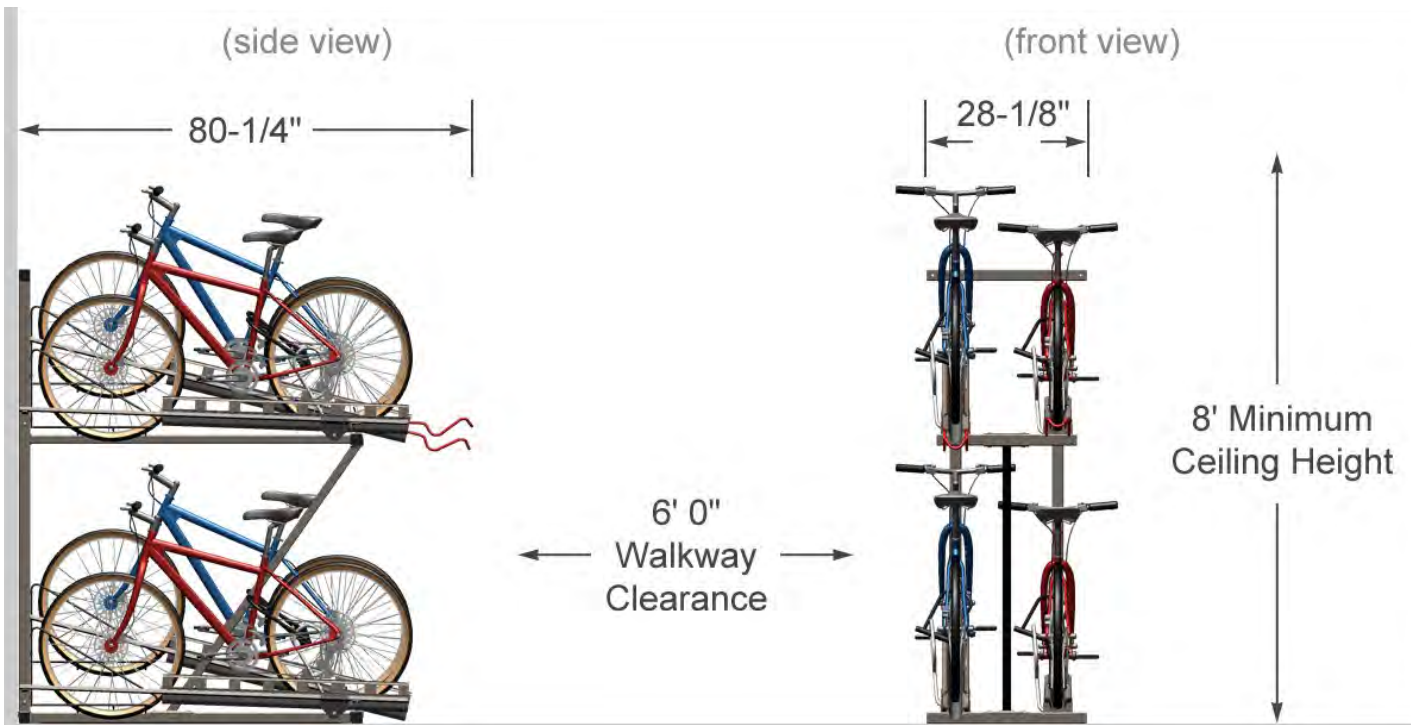


Bike parking plan and detail dimensions
Total: 48 stalls (Max.)

Stainless Steel U Bike Rack - Surface Mount



Stainless Steel Out-door U Bike Rack



In-door bike parking rack

DEVELOPMENT STANDARD DEPARTURES –1

Standard	Departure Request	DEVELOPMENT STANDARD DEPARTURES SDCI—EDG REPORT	Rationale for Departure Request
CODE: SMC 23.45.518: MR Zones. Front and side setback from street lot lines: 7’ average setback; 5’ minimum setback. Rear setback: 15’ from a rear lot line that does not abut an alley; or 10’ from a rear lot line abutting an alley. Side setback from interior lot line: For portions of a structure: 42 feet or less in height: 7’ average setback; 5’ minimum setback; Above 42’ in height: 10’ average setback; 7’ minimum setback.	1. We propose a portion of the structure encroach into the required side setback.	1. Side Setback from Interior Lot Line (South) (SMC 45.518.B): The Code requires a minimum of 10’ average setback from the lot line above a height of 42 feet above grade. The applicant proposes a reduction to the north setback to an average of 8’8” above a height of 43’ above grade. Staff preliminarily supports this request. The departure allows for a dynamic sculpted shape that helps to mitigate the height of the building and provides visual interest at all sides.	Due to the small size (4,500 SF) interior lot approximately 46% of the land is within the setback requirements on ground levels. Plus under the current FAR (20,250 SF total) and a height limit (80’-0”), a full build-out to maximum volume results in a building under the allowed FAR floor are. Compliance with setback requirements will end up with very skinny buildings and very uncomfortable not efficient floor layouts. Project located at gateway location of U district, therefore architectural visual interest is very important. Making dynamic unique architectural forms (see page 18) to contribute to the U district neighborhood is the high priority for this project. Setback increasing and reducing are relatively balanced and keep average at 8’8”. Plus cut all four corners can short linear shape space in a crowded urban environment and not merely a reflection of the code-allowable building envelope (see page 18, 59).
CODE: SMC 23.45.518: MR Zones. Front and side setback from street lot lines: 7’ average setback; 5’ minimum setback. Rear setback: 15’ from a rear lot line that does not abut an alley; or 10’ from a rear lot line abutting an alley. Side setback from interior lot line: For portions of a structure: 42 feet or less in height: 7’ average setback; 5’ minimum setback; Above 42’ in height: 10’ average setback; 7’ minimum setback.	2. We propose a portion of the structure encroach into the required rear setback.	2. Rear Setback from Interior Lot Line (south) (SMC 45.518.B): The Code requires a minimum of 15 feet rear setback on lots that do not abut an alley. The applicant proposes an 8 feet setback in this area. Staff preliminary supports this departure as it allows the building to shift its mass back and allow for an inviting landscape space facing the public realm. SDCI’s recommendation on the requested departure (s) will be based on the departure’s potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departure (s). SDCI’s recommendation will be reserved until Recommendation.	At rear yard building mass creates more out-door volumes at the ground as patio space and cantilever building above in the air where no neighbor’s building above 4 stories at the east side. And apply the same logic on the south side upper 2 levels pushing the massing back a little bit where no building above 7 stories at the south side. The purposed design creates a dynamic architectural massing that breaks the cookie-cutter forms following the code requirements. It also takes maintain good relationships with neighbor’s buildings, creates architectural interest forms, more appealing image in the neighborhood and at the U District gateway zone (see pages 18, 38, 59).

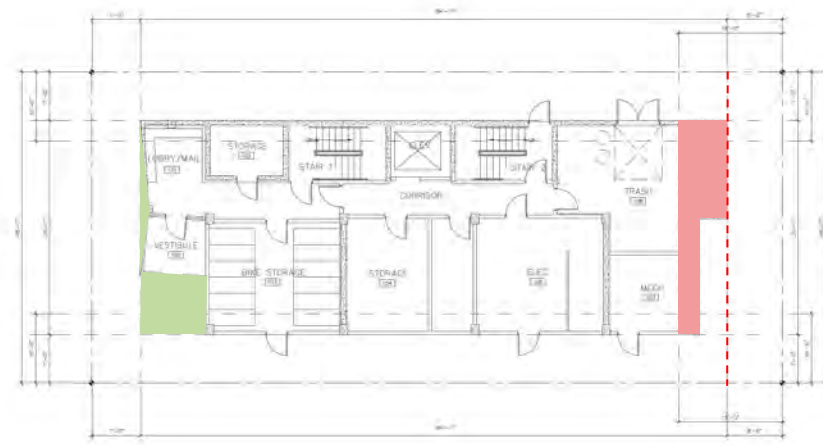
MASSING CONCEPT

The table shows we are within the average 8’8” setback line following the EDG report DEPARTURES allowing average setback 8’8”

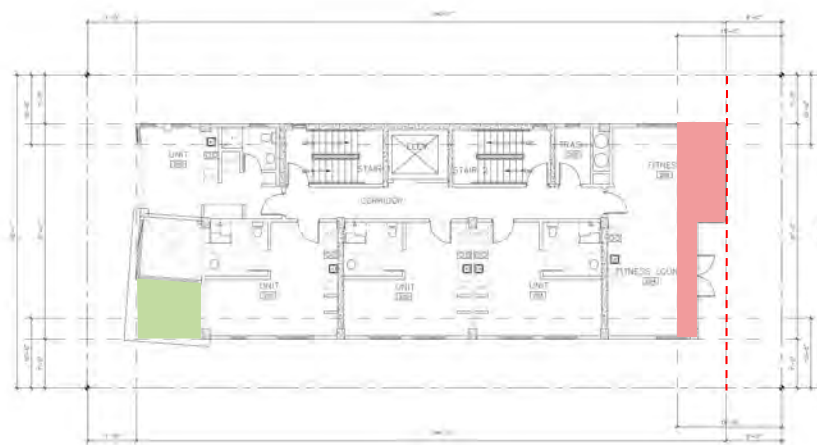
FLOOR ABOVE 42’0”	UNUSED AREA (SQ. FT.) WITH 8’8” SIDE SETBACK	USED AREA (SQ. FT.) EXCEED 8’8” SIDE SETBACK
FLOOR 6	231.3	151.6
FLOOR 7	231.3	151.6
FLOOR 8	190.5	182
FLOOR 9	190.5	182
TOTAL	843.6	667.2

Area of Requested Departure:

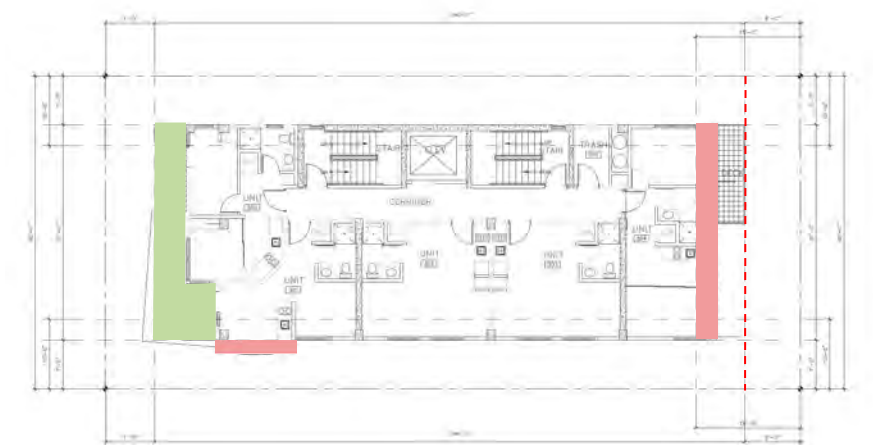
Unused Allowable Area:



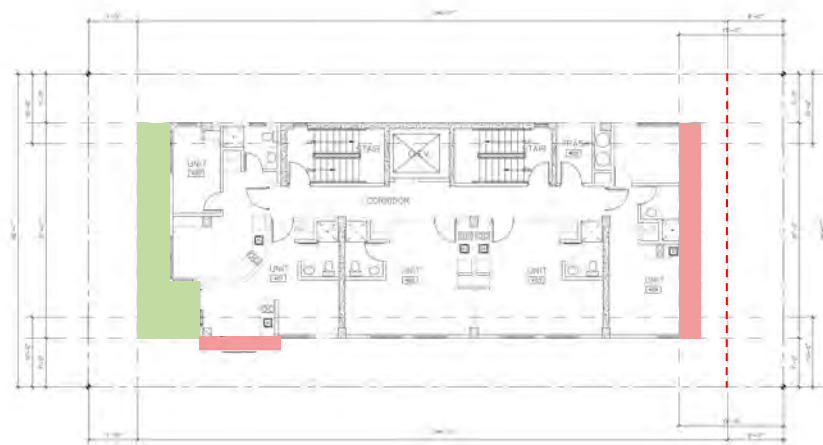
GF



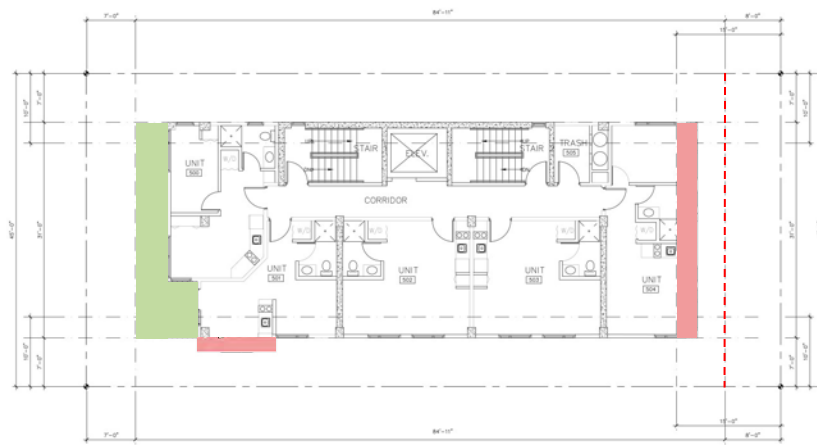
2 FL



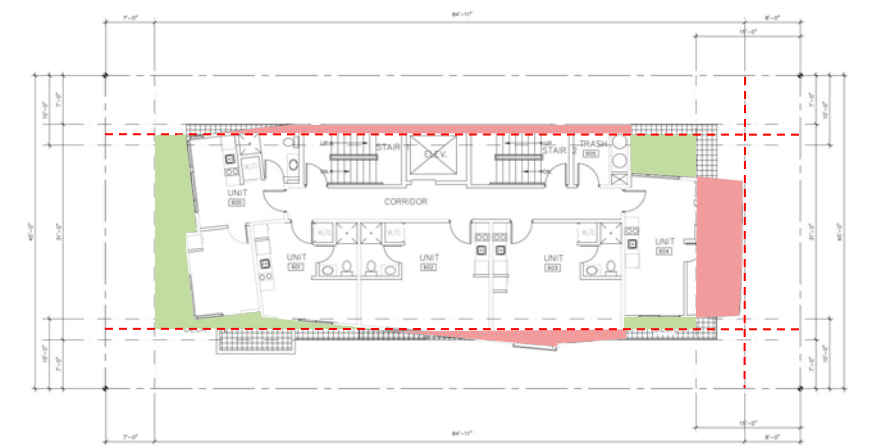
3 FL



4 FL



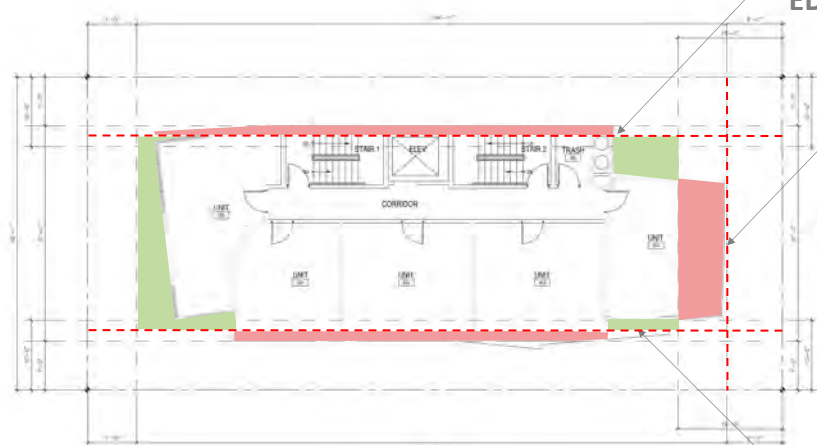
5 FL



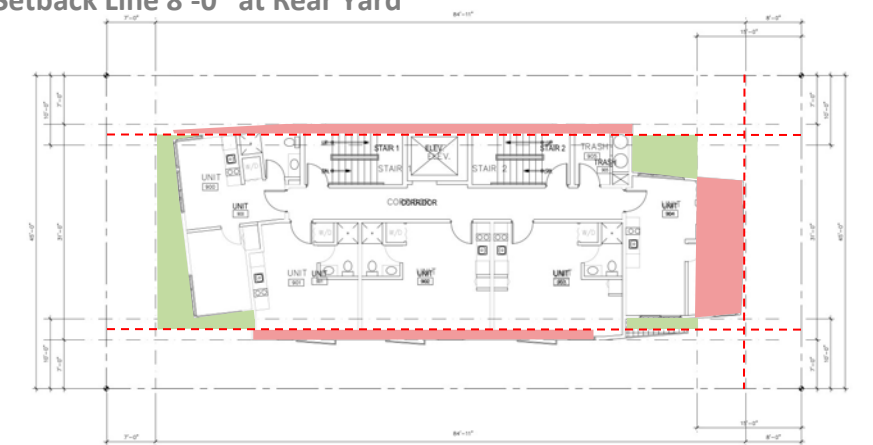
6 FL



7 FL



8 FL



9 FL

EDG Report: Average Setback Lines at 8'-8"

EDG Report: Setback Line 8'-0" at Rear Yard

EDG Report: Average Setback Lines at 8'-8"

DEVELOPMENT STANDARD DEPARTURES –2 - A0.04

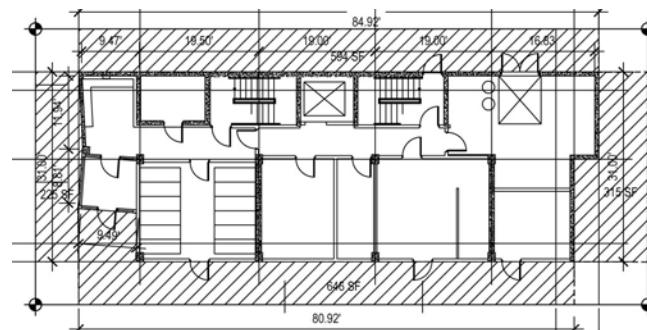
Average Building Setbacks Calculation

LEVEL 1-5 (Below 43' height)

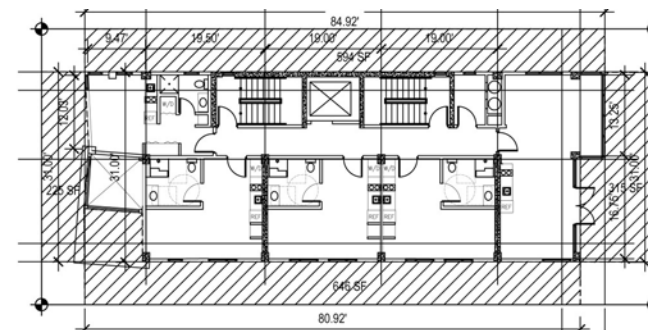
WEST AVERAGE SETBACK: 9'-11.3"
 EAST AVERAGE SETBACK: 11'-4.8"
 SOUTH AVERAGE SETBACK: 7'-6.2"
 NORTH AVERAGE SETBACK: 7'-0"

LEVEL 6-9 (Above 43' height)

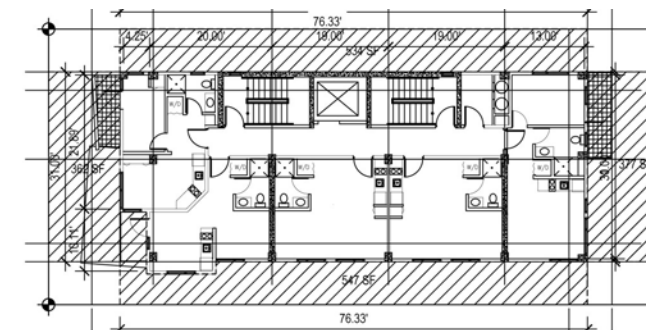
WEST AVERAGE SETBACK: 10'-3.6"
 EAST AVERAGE SETBACK: 8'-6"
 SOUTH AVERAGE SETBACK: 8'-8.4"
 NORTH AVERAGE SETBACK: 8'-9.6"



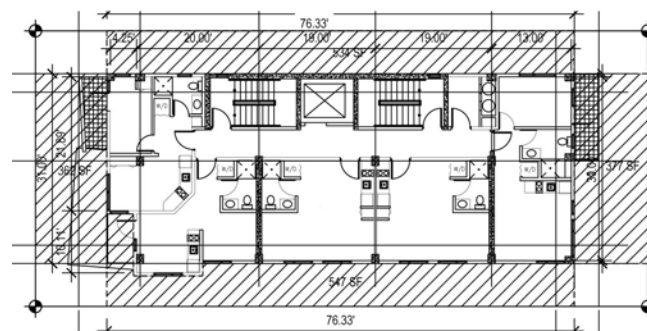
LEVEL 1



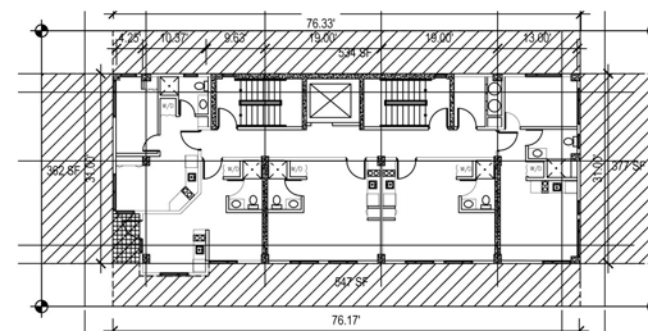
LEVEL 1



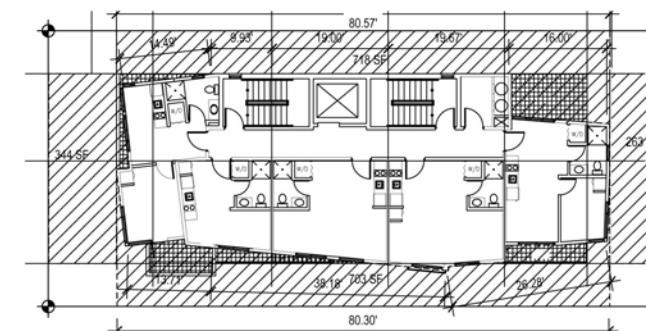
LEVEL 3



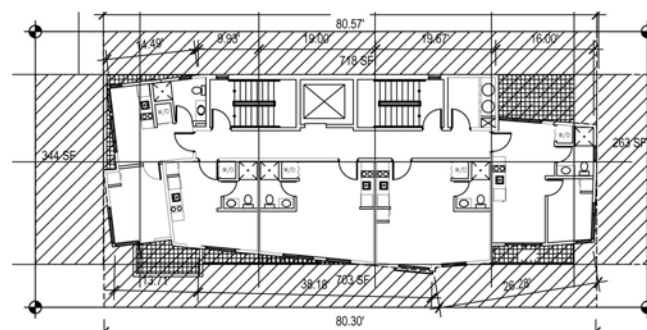
LEVEL 4



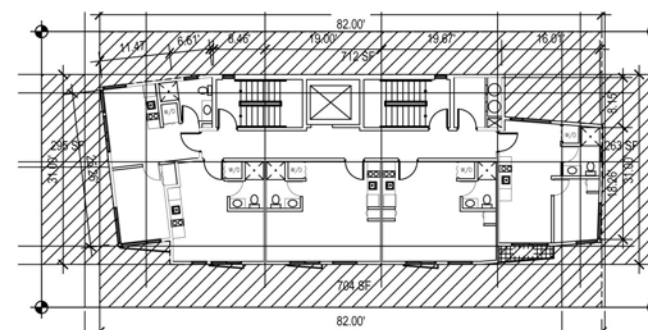
LEVEL 5



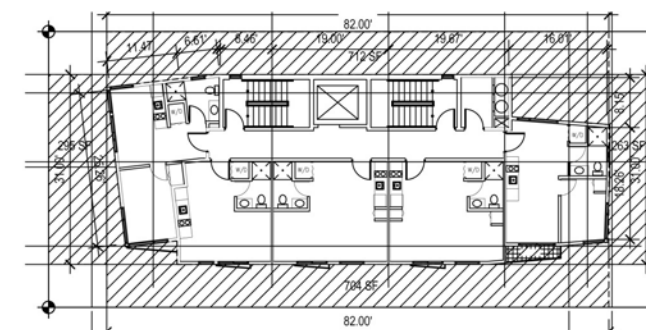
LEVEL 6



LEVEL 7



LEVEL 8



LEVEL 9

DEVELOPMENT STANDARD DEPARTURES

Based on the City's EDG report: Side Setback from Interior Lot Line (South) (SMC 45.518.B): The Code requires a minimum of 10' average setback from the lot line above a height of 42 feet above grade. The applicant proposes a reduction to the north setback to an average of 8'-8" above a height of 43' above grade. **Staff preliminarily supports this request. The departure allows for a dynamic sculpted shape that helps to mitigate the height of the building and provides visual interest at all sides.** The current design creates more sculpted shape than EDG phase, provides dynamic massing and forms at all directions, especially above 43' building height. The average side setback is 8'-8" on both sides setback above 43' height.

Rear Setback from Interior Lot Line (south) (SMC 45.518.B): The Code requires a minimum of 15 feet rear setback on lots that do not about an alley. The applicant proposes an 8 feet setback in this area. **Staff preliminary supports this departure as it allows the building to shift its mass back and allow for an inviting landscape space facing the public realm.**

In order to create an inviting landscape current design average front (west side) setback is 9'-11.3" below 43' height and 10'-3.6" above 43' height. All are more than city required 7'-0" setback at front. Average rear setback is 11'-4.8" below 43' and 8'-6" above 43', more than the EDG allowed development standard departure 8' rear setback. Average south setback 7'-6.2" below 43' and 8'-8.4" above 43'. Average north setback 7'-0" below 43' and 8'-9.6" above 43'.

DEVELOPMENT STANDARD DEPARTURES –4

DEVELOPMENT STANDARD DEPARTURES

Rationale for Departure Request

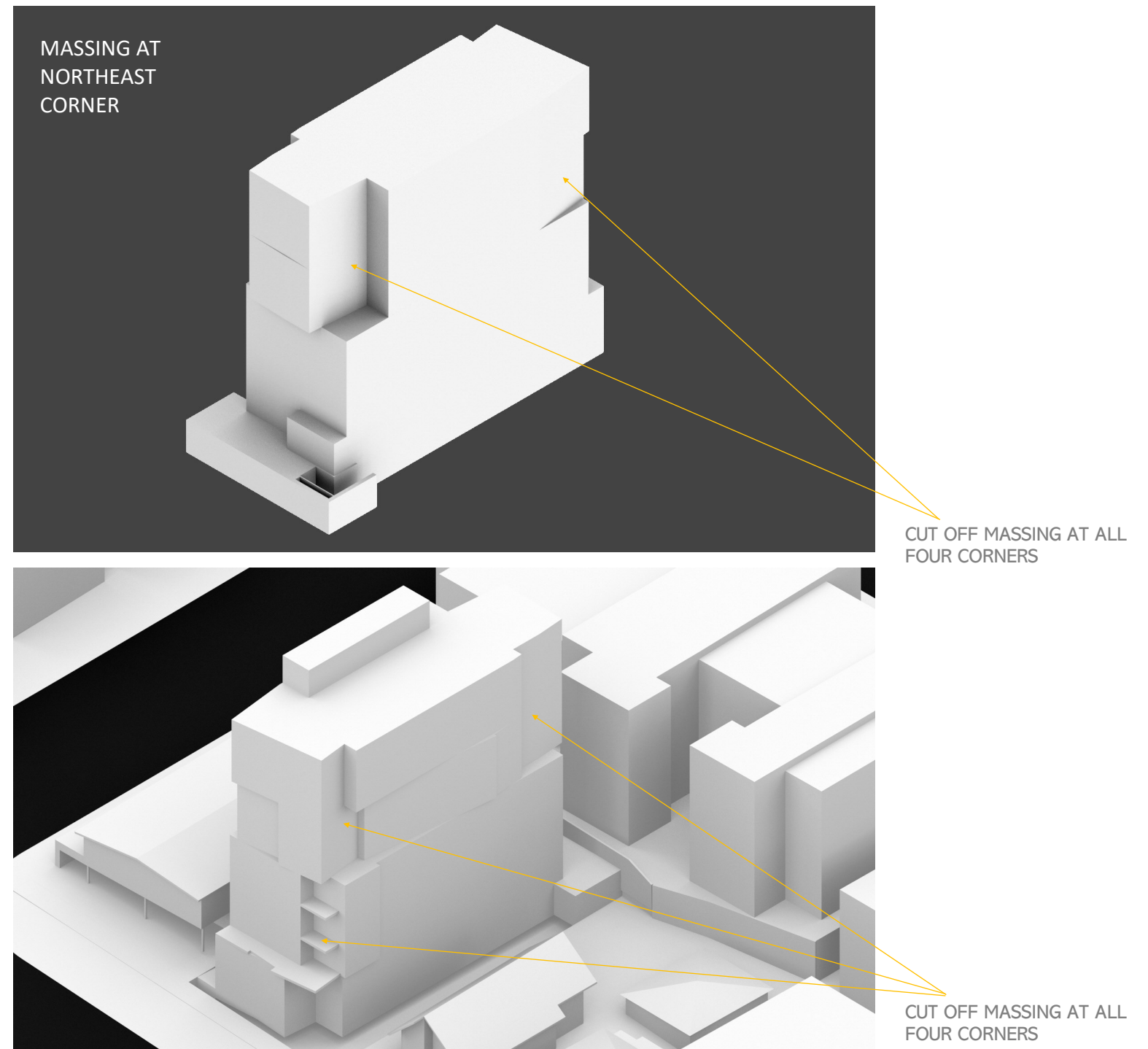
1. Side Setback from Interior Lot Line (South) (SMC 45.518.B): The Code requires a minimum of 10' average setback from the lot line above a height of 42 feet above grade. The applicant proposes a reduction to the north setback to an average of 8'8" above a height of 43' above grade.

Staff preliminarily supports this request. The departure allows for a dynamic sculpted shape that helps to mitigate the height of the building and provides visual interest at all sides.

The current design creates a more sculpted shape with and dynamic massing viewing from all directions, especially above 42' building height. Plus, further cut off the massing at both ending corners short the long leaner shape of alley-like space between two buildings instead of holding one long setback line. The design can maintain the average side setback at 8'8" on both south and north sides.

Rationale for Departure Request

- The in and out angled building massing will break the south side back alley-like parallel gap space. It will make a more interesting urban space instead of the back alley narrow passage between the two buildings.
- The south façade angled shape can let people view the west and east where more visual distance and avoid the direct visual connections between two buildings. With carefully layout the windows (see privacy elevations page 38) to protect the privacy for both buildings
- Massing in and out creates random terrace spaces and overhanging canopy.
- Building Massing cuts off both ends corner to short the long linear gap space.
- At rear yard building mass creates more out-door volumes at the ground as patio space and cantilever building above in the air where no neighbor's building above 4 stories at the east side. And apply the same logic on the south side upper 2 levels pushing the massing back a little bit where no building above 7 stories at the south side



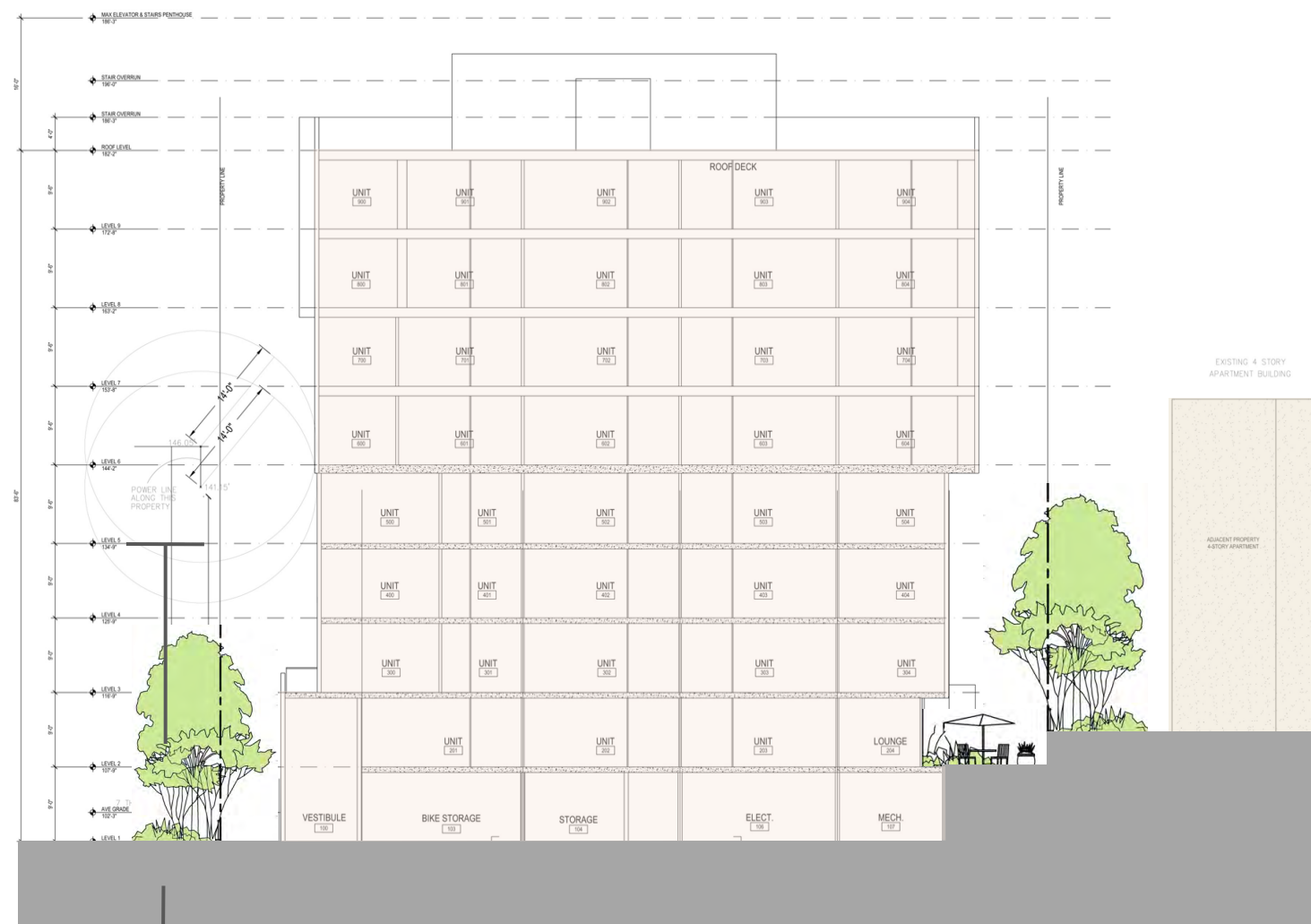
DEVELOPMENT STANDARD DEPARTURES –5

DEVELOPMENT STANDARD DEPARTURES

2. Rear Setback from Interior Lot Line (south) (SMC 45.518.B): The Code requires a minimum of 15 feet rear setback on lots that do not abut an alley. The applicant proposes an 8 feet setback in this area.

Staff preliminary supports this departure as it allows the building to shift its mass back and allow for an inviting landscape space facing the public realm.

The design maintaining 8 feet setback at the rear of the ground to the top of the building. More setback at rear patio level and more between 6 and 9 stories which will have less impact on the East 4 story building.

MODEL VIEW
FROM SOUTHWESTMODEL VIEW
FROM SOUTHEAST