

4030 7TH AVE NE
DESIGN RECOMMENDATION PACKET

March. 4th, 2022

SDCI Project: #3035259-LU

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



DESIGN RECOMMENDATION

PROJECT ADDRESS:
4030 7th Ave NE
Seattle, WA 98105

PROJECT TEAM:

Owner
Anson Lin
3909 51st Ave NE,
Seattle, WA98105
Contact: Anson Lin
e/ anson@astoraconstruction.com

Architect
d/Arch LLC
2412 Westlake Ave N, Ste 3
Seattle, WA 98109
Phone: 206.547.1761
Contact: Rui Bao, AIA
e/ ruib@darchllc.com

Landscape Architect
Lotus Landscape Design
4021 170th Ave SE,
Bellevue, WA 98008
Phone: 425.753.3424

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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 2 parcels under single ownership. Each parcel is occupied by one wood-framed single family residence. The combined lot measures approximately 75 feet wide by 100 feet deep. Drainage flows to SouthWest. There is a 6 foot grade change from the North to the South. All existing structures 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. The site also has good access to the Burke Gilman bike trail.

Project Details

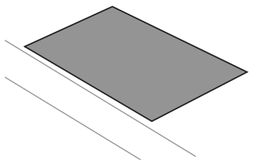
Address:	4030 7th Ave NE Seattle, WA 98105
SDCI Project #:	3035259-LU
Total GSF:	34,382 SF
Program:	40 residential units, 9 underground parking stalls

Project Details



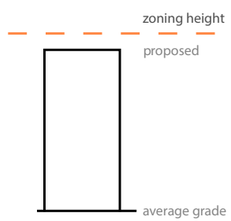
Number of Units:

- 19 two-bedroom units
- 21 one-bedroom units



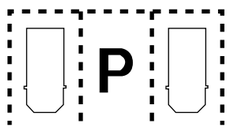
Site Area:

7,502 sf



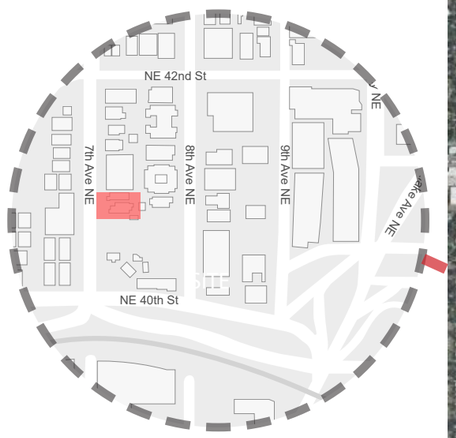
Structure Height:

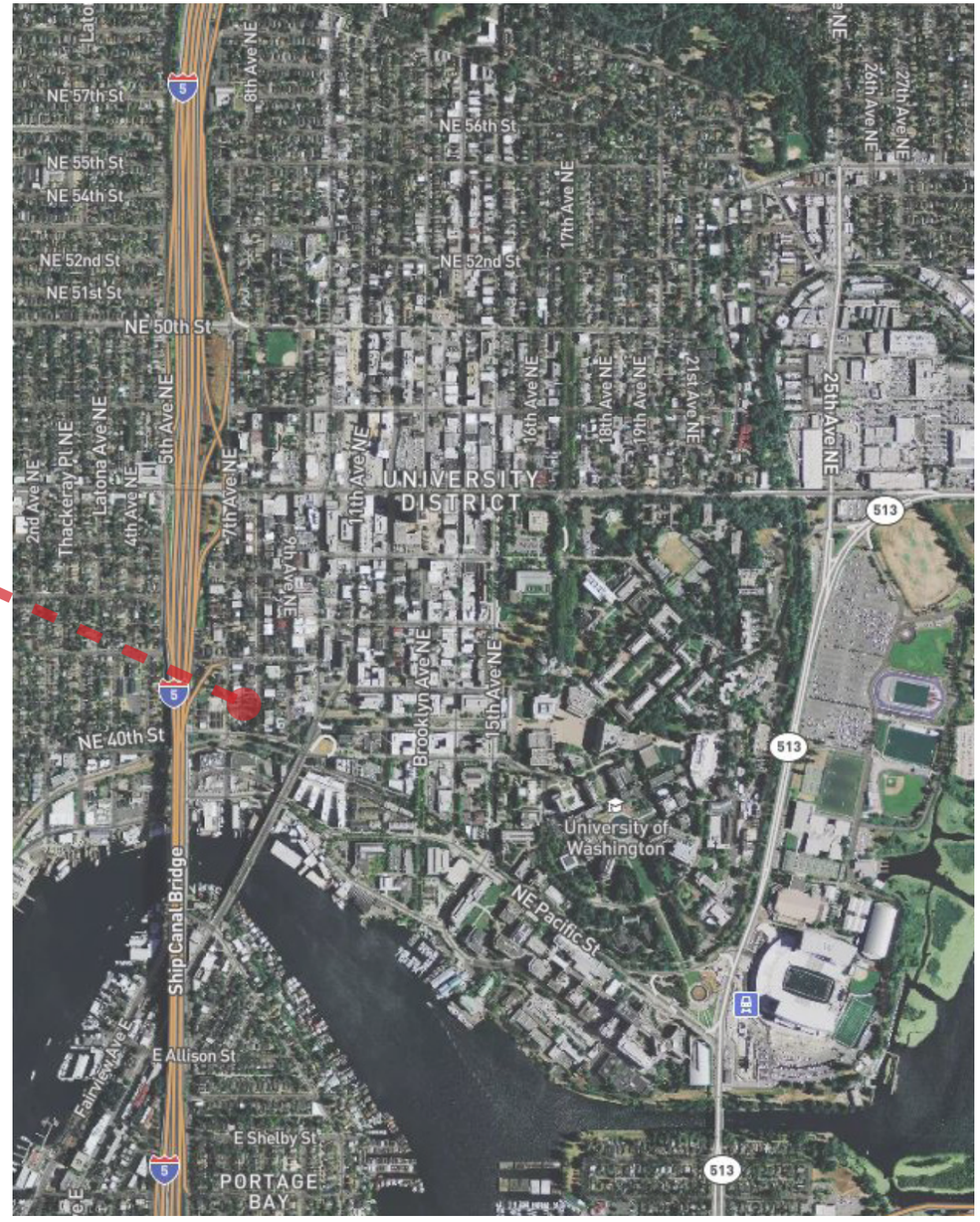
Zoning: 80 ft
Proposed: 69.75 ft



Parking Stalls:

9 Car Parking
40 B icycle racks





CONTEXT ANALYSIS

Neighborhood Zoning

Project Information

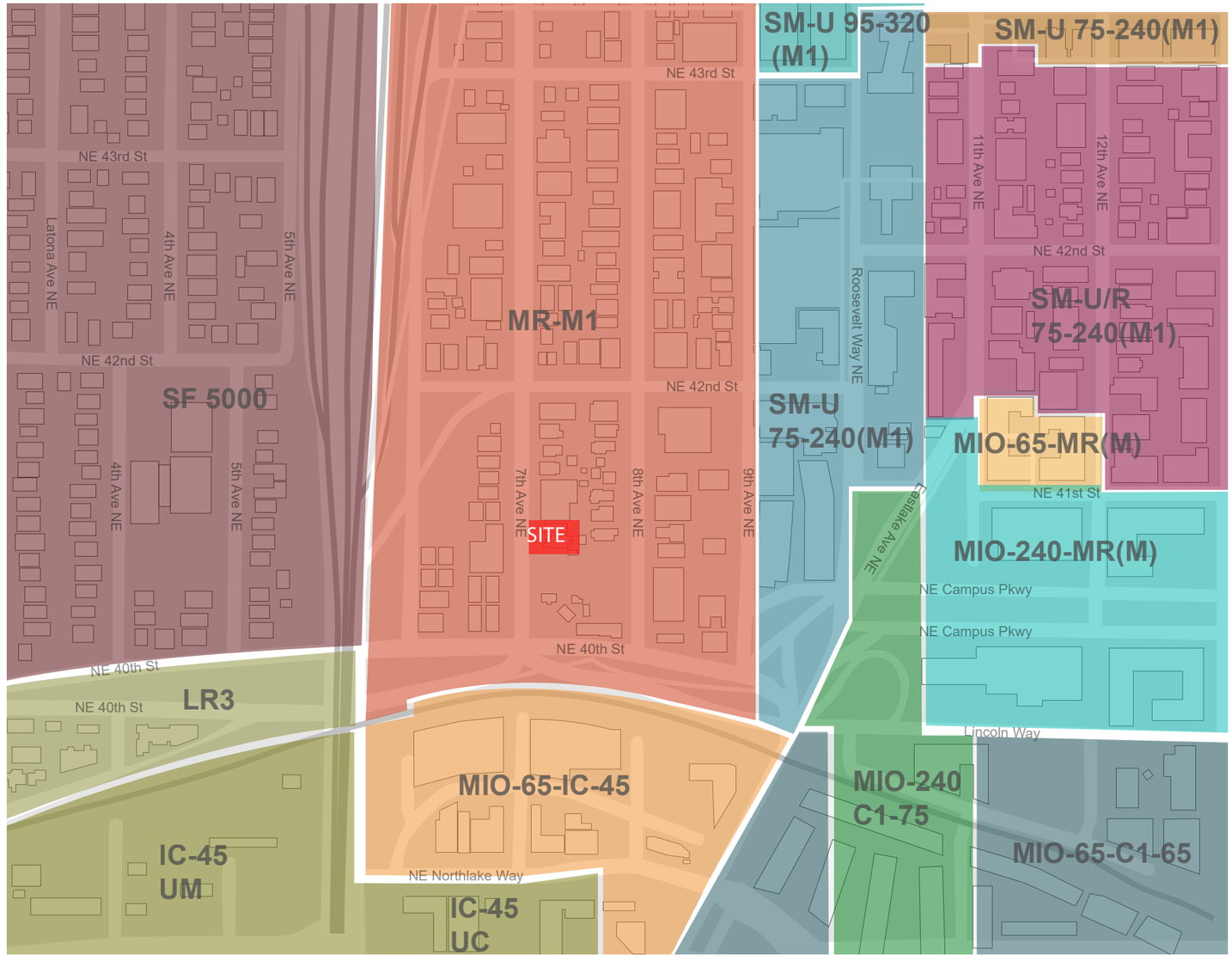
Parcel: 4092301855, 4092301860
Lot Area: 5,000 + 2,500 sqf
Zoning: MR (M1)

Overlay: University Urban Center

Street Classification: 7th Ave NE
(principal Arterial)

Frequent Transit: Yes

Roosevelt Way NE & NE 42nd St
NE 40th St & 7th Ave NE
NE 42nd St & 8th Ave NE
University Bridge & NE 40th St

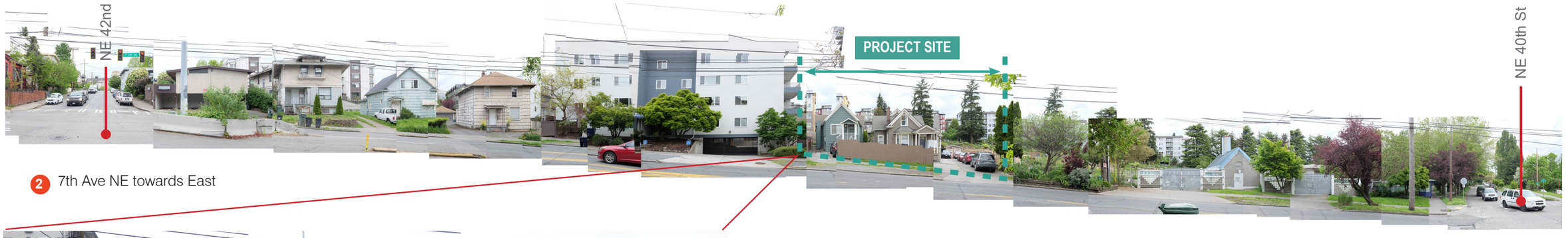


ZONING MAP

STREETSCAPE

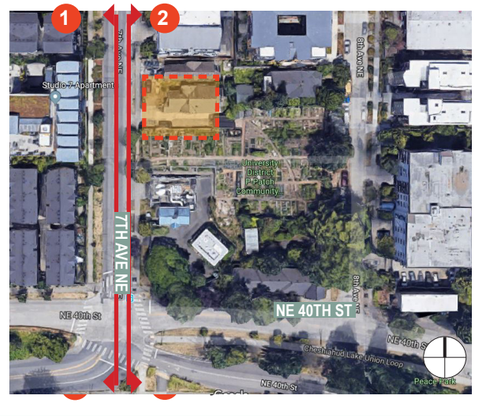


1 7th Ave NE towards West



2 7th Ave NE towards East





STREETSCAPE



3 42nd St towards North

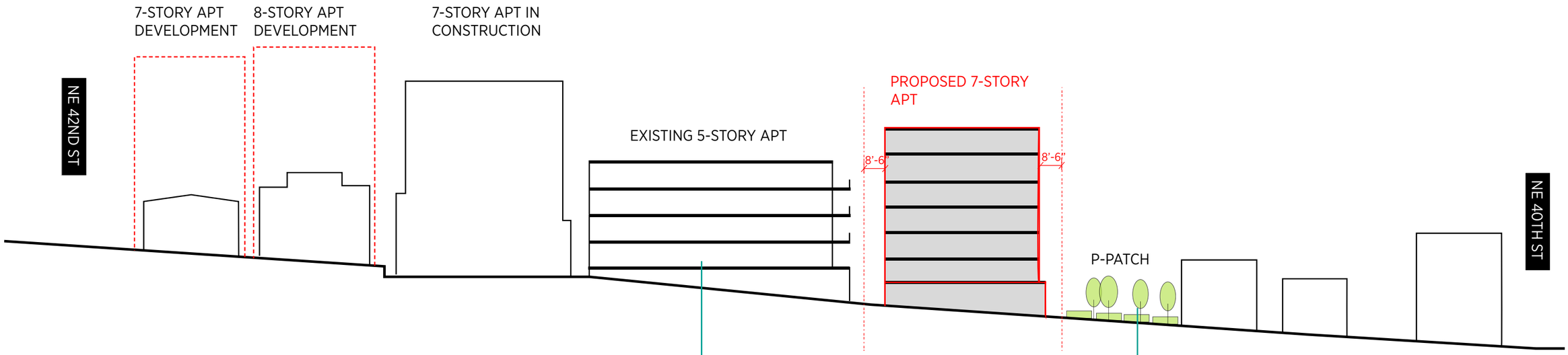


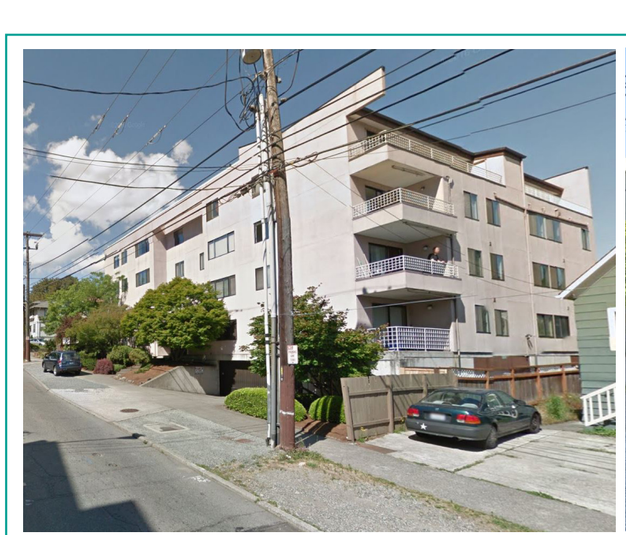
4 42nd St towards South

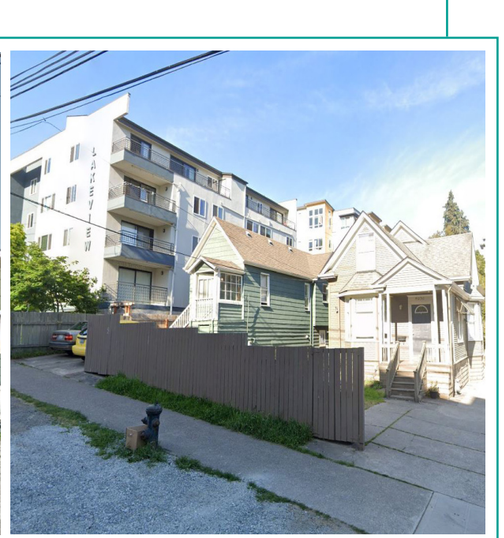


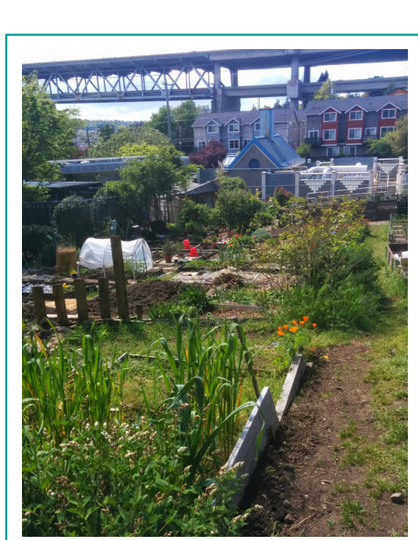
Key Plan

STREETSCAPE

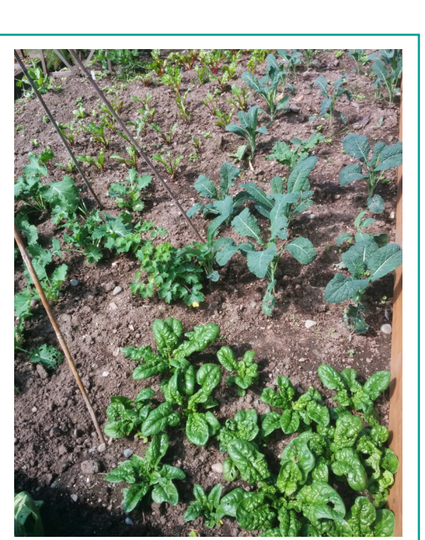






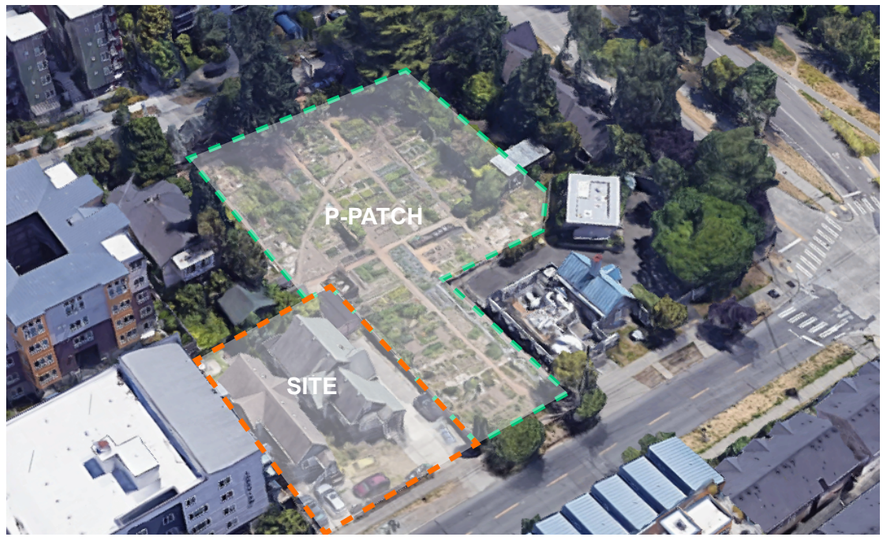




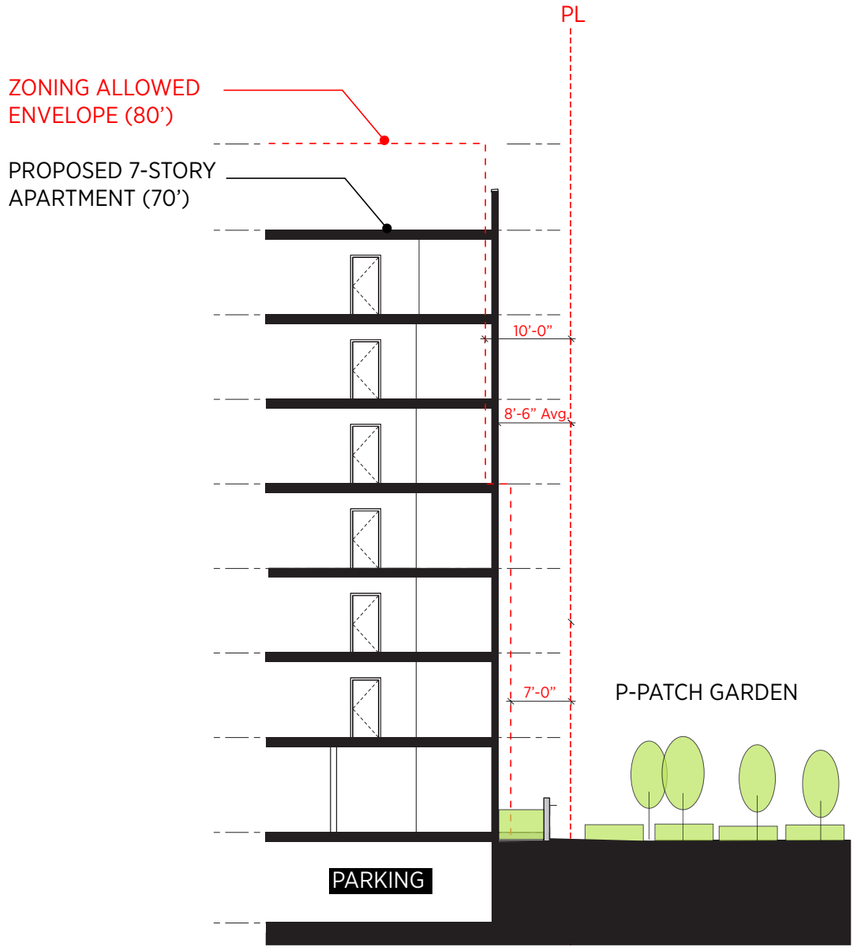


SITE STUDY





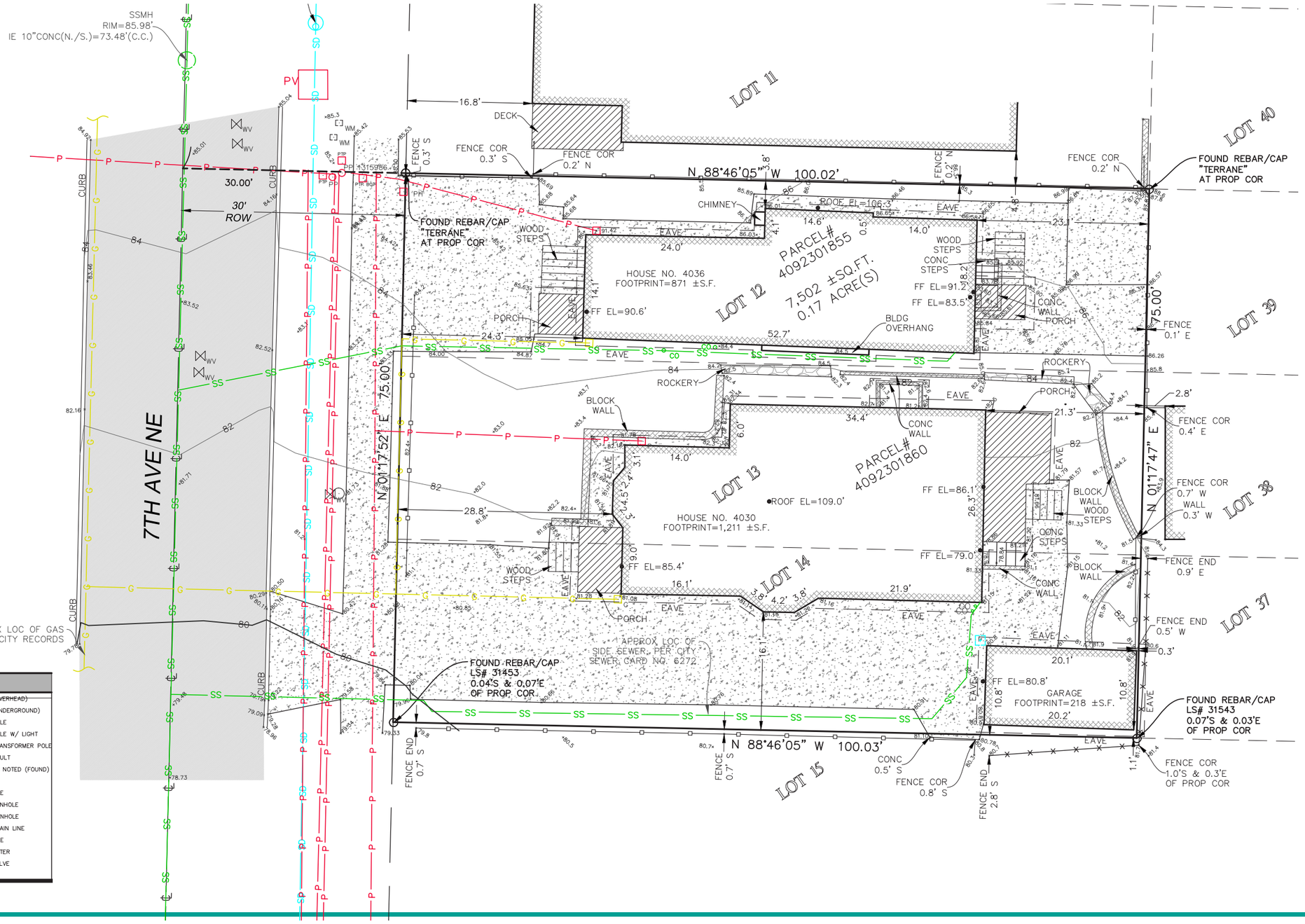
PROPOSED SITE & P-PATCH GARDEN



University P-patch Garden is located at the southern side of the proposed project site. The proposed building will have open views and plenty of sunlight access along southern facade. The project is located in mid-block of the street. With the existence of P-patch at the south, both Southern and Western facades will be directly visible from public views at the street-level or from Highway I-5.

DISTANCE FROM SOUTH P-PATCH: The zoning required setback is below 42 feet, 7ft average,, above 42 feet, 10ft avg. The proposed building setback is 8'-6" avg. from ground level to roof, which provides more spacing buffer at the lower levels,.

SURVEY


SSMH
RIM=85.98'
IE 10"CONC(N./S.)=73.48'(C.C.)
7TH AVE NE
30.00'
30' ROW
CURB
16.8'
DECK
LOT 11
FENCE COR 0.3' S
FENCE COR 0.2' N
N 88°46'05" W 100.02'
FENCE 0.2' N
FENCE COR 0.2' N
FOUND REBAR/CAP "TERRANE" AT PROP COR
LOT 40
CHIMNEY
ROOF EL=106.3
EAVE
WOOD STEPS
FOUND REBAR/CAP "TERRANE" AT PROP COR
PARCEL# 4092301855
7,502 ±SQ.FT.
0.17 ACRE(S)
LOT 12
HOUSE NO. 4036
FOOTPRINT=871 ±S.F.
FF EL=90.6'
FF EL=91.2
FF EL=83.5
CONC STEPS
CONC WALL
PORCH
BLDG OVERHANG
FENCE 0.1' E
LOT 39
ROCKERY
BLOCK WALL
CONC WALL
PARCEL# 4092301860
LOT 13
ROOF EL=109.0'
HOUSE NO. 4030
FOOTPRINT=1,211 ±S.F.
FF EL=85.4'
FF EL=86.1'
FF EL=79.0
BLOCK WALL
WOOD STEPS
CONC STEPS
CONC WALL
FENCE COR 0.7' W
WALL 0.3' W
FENCE END 0.9' E
FENCE END 0.5' W
LOT 38
LOT 37
LOT 14
APPROX LOC OF GAS PER CITY RECORDS
APPROX LOC OF SIDE SEWER, PER CITY SEWER CARD NO. 6272
FOUND REBAR/CAP LS# 31453 0.04'S & 0.07'E OF PROP COR
FF EL=80.8'
GARAGE FOOTPRINT=218 ±S.F.
FOUND REBAR/CAP LS# 31543 0.07'S & 0.03'E OF PROP COR
N 88°46'05" W 100.03'
FENCE END 0.7' S
FENCE 0.7' S
CONC 0.5' S
FENCE COR 0.8' S
FENCE END 2.8' S
FENCE COR 1.0'S & 0.3'E OF PROP COR
LOT 15
N 01°17'52" E 75.00'
N 01°17'47" E
FENCE COR 0.4' E
LEGEND
AREA DRAIN
ASPHALT SURFACE
BUILDING
CENTERLINE ROW
CLEANOUT
CONCRETE SURFACE
RETAINING WALL
DECK
FENCE LINE (CHAIN LINK)
FENCE LINE (WOOD)
FIRE HYDRANT
GAS LINE
GAS METER
CLEANOUT
POWER HANDHOLE
POWER METER
POWER (OVERHEAD)
POWER (UNDERGROUND)
POWER POLE
POWER POLE W/ LIGHT
POWER TRANSFORMER POLE
POWER VAULT
REBAR AS NOTED (FOUND)
ROCKERY
SEWER LINE
SEWER MANHOLE
STORM MANHOLE
STORM DRAIN LINE
WATER LINE
WATER METER
WATER VALVE

ZONING ANALYSIS

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

SMC 23.45.504.B.A
PERMITTED USES

- Residential Use Permitted Outright.

SMC 23.45.510
FLOOR AREA RATIO

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

Proposed FAR 4.05

SMC 23.45.514.B
HEIGHT

- Base height limit of 80' 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.

Proposed Building height 70ft;

SMC 23.45.518.B (Setbacks)
SETBACKS

- FRONT/SIDE FROM STREET LOT LINES: 7 Feet Average and 5 Feet Min.

Proposed front setback 8' avg.

- REAR: 15 Feet from a rear lot that with no alley.

Proposed rear setback 15'.

- SIDE FROM INTERIOR LOT LINE: ≤42 ft 7 Feet Average and 5 Feet Min.
  >42 ft 10 Feet Average and 7 Feet Min.

Proposed South side setback 8'-6" avg; departure request see Page 46;
Proposed North side setback 8'-6" avg; departure request see Page 45;

SMC 23.45.522
AMENITY AREA

- 5% of total gross floor area of structure in residential use shall be provided as amenity area.
- Common Amenity Area: min. 250 sf and 10 Feet min. dimension; Accessible to all units..

1510 sf Amenity required, provided at roof level.

SMC 23.45.524
LANDSCAPING

- Green Area Factor of 0.5 or greater for more than one dwelling unit.
- Proposed green factor greater than 0.5.

SMC 23.45.529
DESIGN STANDARDS

- Facade Openings: 20% shall consist of windows / doors

More than 20% windows/doors opening will be provided.

SMC 23.45.534
LIGHT AND GLARE STANDARDS

- Directed away from adjacent properties. Minimizing Glare.

Glare will be minimized.

SMC 23.45.536
PARKING LOCATION, ACCESS, AND SCREENING

- Off-street parking per Chapter 23.54.
- Street access required, access to parking shall be from the street if the lot does not abut an alley.

Parking garage access from 7th Ave NE.

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

9 Parking stalls provided.

- Bicycle Parking:

Long-term 1 per dwelling unit;
Short-term 1 per 20 units

40 Long-term bikes provided.

2 Short-term bikes provided.

SMC 23.54.040
SOLID WASTE & RECYCLE

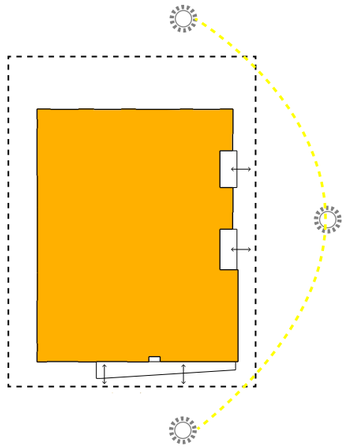
- Residential: 51-100 dwelling units - 375 sf plus 4 sf for each additional unit over 50.
- 26-50 units require 375 sq ft.
- 12 Feet min. horizontal dimension screened from public.

40 units required, Min. 375 sf solid waste area required;

475 sf proposed in Option 3.

DESIGN GUIDELINES

CITYWIDE & UNIVERSITY DISTRICT SUPPLEMENTAL GUIDELINES



CS-1: NATURE SYSTEMS AND SITE FEATURES

Use natural systems and features of the site and its surroundings as a starting point for project design.

B.1,2 Sunlight and Natural Ventilation

The proposed building design takes advantage of the open east, south and west facades by locating the majority of the units along these sides of the building, providing the most sunlight.

C.1,2 Topography

The topography slopes up from south to the north generating a difference in height. This allows for a lower level entry for garage on the south, with a higher level entry for the garbage/recycle pick up and main residential lobby. Planting, paving,provided to separate different uses.



CS-2: URBAN PATTERN AND FORM

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

A-1. Sense of Place:

The design will take cues from the context, breaking massing into individual planes to emphasis the verticalness and modulations referencing the existing context. Floor plan will be articulated and scale broken down.

C-2. Mid-Block Sites:

The setback and height respond to the surrounding building design.

D. Height, Bulk, Scale

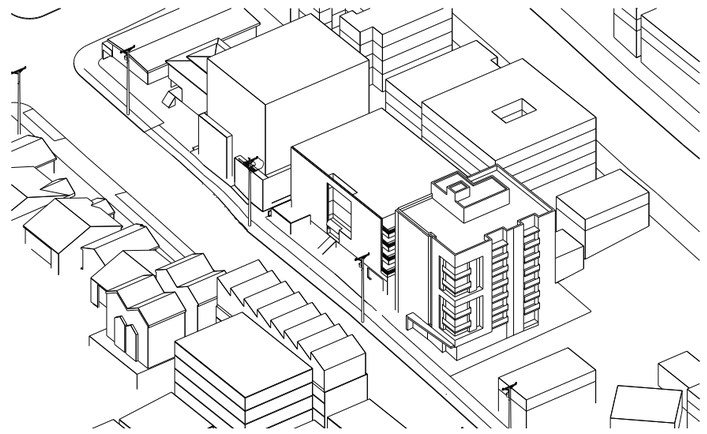
The design proposal emphasis the vertical volumes or planes.

University District Supplemental Guidance

2. Neighborhood Context

c. Activate parks & Open space

Floor plan will be arranged and provide a row of units facing toward south open space (P-patch).



CS-3: Architectural Context & Character

Contribute to the architectural character of the neighborhood.

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. The massing strategy of the preferred option breaks the building into vertical elements to reference surrounding building characters, while emphasizing the building entrance with a setback and canopy design that incorporated into overall massing.

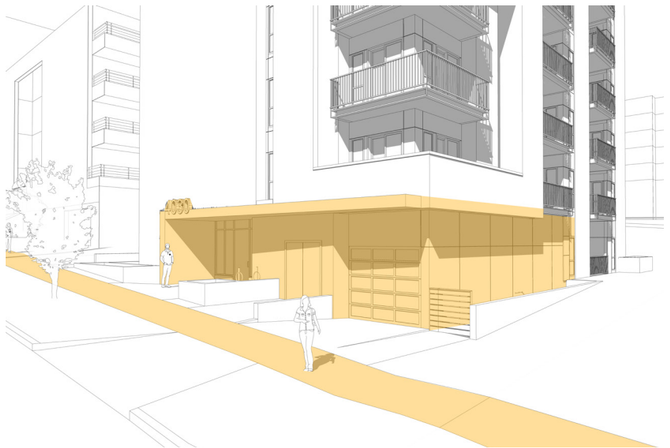
University District Supplemental Guidance

1.d. Respond to nearby predominant horizontal and vertical patterns.

The design will take cues from surrounding design elements, break up the facade to emphasis the vertical expression and also take advantages of southwest water view.

DESIGN GUIDELINES

CITYWIDE & UNIVERSITY DISTRICT SUPPLEMENTAL GUIDELINES



PL-3: Street-level Interaction

Use natural systems and features of the site and its surroundings as a starting point for project design.

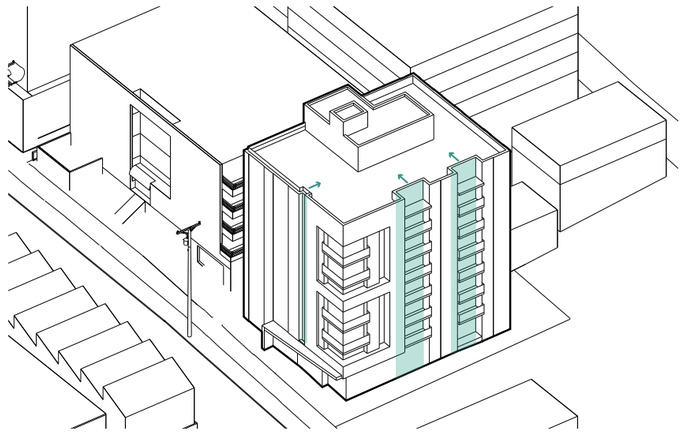
A. Entries

Projecting solid frame around ground level, emphasis the building main entries, create visual depth and interest and create a solid ground base. This building will be similar in bulk and size to the neighboring building to the north and will respond to the datum lines and rhythm of the building.

University District Supplemental Guidance

2.c. Provide adequate buffer space as a transition from sidewalk to residential uses.

Floor plan will be arranged and provide a row of units facing toward south open space (P-patch). Raised planters provided in front of the street-facing unit.



DC-2: ARCHITECTURAL CONCEPT

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

A-2. Reducing Perceived Mass:

The bays break down the overall massing into smaller scale. Design is consistent South and West on scale. Materials with vary in texture.

B. Architectural and Facade Composition:

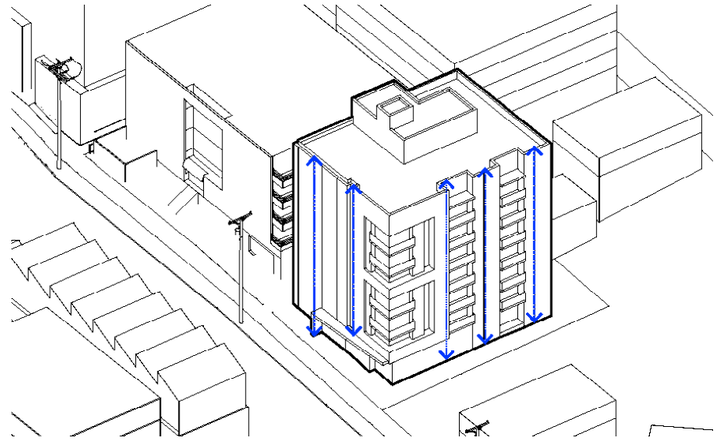
The facades are organized by massing, articulation and materials into distinct elements. The bays establish vertical expression while providing views towards the Southwest (Portage Bay). The location of P-Patch community garden provide large open space at the south, which opens up the south facade to be visible from the street. Emphasis the Southwest corner of the project will give it prominence in the streetscape, while providing a transition point to the South and West facade.

University District Supplemental Guidance

1.a. Design building massing and form to express an intentional and original response

1.c. Design the building base to crate a solid and "grounded" form

Floor plan will be arranged and provide a row of units facing toward south open space (P-patch).



DC-2: Architectural Concept

1.e. Locate vertical stair and elevator cores internally to minimize height impacts to the street.

Proposed stair/elevator core is located away from street and south open space to minimized the perception of blank facade.

2.a. Embrace contemporary design through distinctive, elegant forms.

2.c. Reinforce the massing and design concept with a deliberate palette.

2.f. Provide architectural interest with legible roof lines or the top of the structure.

The top of the building is designed to further emphasize the southwest corner and the verticality of building elements. The southwest corner is capped by a flat roof at the roof level and the rest of the parapet is extruded upwards in order to differentiate the corner element.

ADR RECOMMENDATION RESPONSE

PRIORITIES & STAFF RECOMMENDATIONS

1. Massing and Design Concept

A. Staff supports the use of angled vertical forms of Massing Option 3 as a legible expression that reduces the perceived building mass and mimics surrounding residential forms. Staff encourages additional refinement of the concept expression to improve its relationship to topography and strategic connections to important ground-level elements like the primary residential entry. Staff notes that the southwest corner of the building shows some intent to express a corner massing height shift, however more-significant massing shifts should be implemented for this type of expression beyond just the minor roof height change and roof shade (CS1-A. Topography, PL2-D-1. Design as Wayfinding, DC2-A-2. Reducing Perceived Mass).
B. Staff does not support the conceptual base designs shown within the design alternatives and requests additional study of base massing design at the Recommendation phase. The base expression of Alternatives 1 and 2 appear too tall to form a human-scaled relationship at the street-level. The base expression of Alternative 3 does not appear to establish a relationship to context or to the conceptual design of the overall building. This additional study should explore various base heights and their relationships to context including the street frontage and P-Patch, the expression of topography within the base design, strategies for increasing the residential entry legibility, relationship to human scale, and reduction of service use visibility (CS1-A. Topography, University DC2-1-c. Building Base, DC2-D-1. Human Scale, DC2-E-1. Legibility and Flexibility).

2. Response to Context

A.With the presence of the P-Patch and other utility uses immediately to the south of the site, the south building façade will be highly visible along with the street-facing west façade. Ensure that the strength of the south façade concept expression of vertical masses supported by a complementary arrangement of apertures and secondary architectural features is equal in its expression to that of the street-facing façade. (University PL1-2-c. Activate Second "Fronts", University DC2-1-b. Large Buildings, DC2-B Architectural and Facade Composition).
B. Additionally, given the public nature of the P-Patch, the building should provide a legible human-scaled transition to the P-Patch at the ground level (CS1-D-2. Off-Site Features, CS2-A-2. Architectural Presence, CS2-B-3. Character of Open Space, University CS2-2-c. Activate Parks & Open Space, PL1-A-1. Enhancing Open Space).
C. Incorporate passive surveillance and activation of the adjacent P-Patch in the building design through the use of a regular window pattern consistent with the street-facing façade and usable outdoor spaces such as patios, balconies, and terraces within the south façade design (University CS2-2-c. Activate Parks & Open Space University DC1-1-c. Passive Surveillance, DC2-B-1. Façade Composition, University DC3-2-a. Private Amenity Spaces).
D. None of the design alternatives show a compelling response to the north-south site slope. Refine the project design to legibly complement this existing topography, particularly in the design of the base and roofline (CS1-A. Topography, CS2-D-2. Existing Site Features).
E. Maximize privacy to the adjacent building to the north through window placement that avoids visibility to adjacent balconies and windows. Provide an updated window privacy study at the Recommendation phase (CS2-D-5. Respect for Adjacent Sites).

APPLICANT RESPONSE

1. Massing and Design Concept

A. The proposed design has been further developed into a more cohesive concept, which creates a focal point at the building's SW corner, ground to roof vertical articulation, and a distinct and clearly visible residential entry.
Secondary architectural features have been integrated into the overall massing strategy of the building to reinforce the building concept, provide depth and an identity for the building. A modulating facade, projecting balconies and unique material pattern on the SW corner provides visually distinct open spaces for residential use. A mixture of decks, Juliette balconies along East/ South/ West facades also help to distinguish the massing elements through materiality, rhythm, and allow for eyes on the open space and street to increase the safety of these spaces.
The profile at roofline is highlighted using a raised corner on the east facade, and lower parapet height at the west facade, which further emphasizes the distinctive corner.
Design changes: after further developing of the massing, the proposed design changed the angled bay elements proposed at the EDG into clean orthogonal vertical forms which utilize vertical metal siding and window patterning to retain the similar vertical expression of the previous design. The revised design helps us to emphasize the SW corner design further, while creating more usable spaces for the residential units. This change also allows for the building's design to be more cohesive and less busy as a whole.
B. The project focuses on responding to the open space at the south and on the street-façade to the west. The design concept consists of two major massing elements, with the major mass stretching from the ground level to roof level and an elevated mass at the southwest corner. The base of the building is designed to link these two elements together, with a solid frame wrapping at the second floor and wrapping to vertically meet the ground.
As stated in response #2.d (Response to context), the site's grade slope from the south of the building to the north end is around 6-7%, which is relatively flat considering a 75 ft site width. Instead of providing a large building-scaled base elements responding to the 6- 7% grade change, the project intends to focus on the west street-level perimeter through human scale design. Canopies, signage, landscaping, and storefront system add scale, interest, and texture to the street level.
The proposed building does not maximize the 80-feet zoning envelope, but rather measures approximately 70 feet above average grade plane.

1. Response to Context

A. The proposed design takes the location of P-Patch community garden into consideration; the SW corner will be prominent and highly visible from the streetscape. The overall massing creates a focal point at the southwest corner, which also acts as a transition point to the rest of facades. Design parti is consistent at South and West facades, with modulations and color/texture of materials changes establish strong vertical expression. Vertical rhythm of inset decks provides visual relief to the façade along the south open P-Patch Garden.

B. Instead of 7'-0" frontage setback, the proposed design provides 11'-5" setback from ground level to roof-level. This provides clearance from the street powerline; the additional setback allows the building to widen the public sidewalk and provide more planted buffer zone. The primary building entrance door is setback a generous 14'-3", which provides ample space for pedestrian traffic and standing room. The inviting canopy, recessed condition, glazed lobby, and warm wood accent panels are also designed to enhance the pedestrian sidewalk experience.

C. Decks along south façade help distinguish the massing elements through materiality, provide rhythm, and add eyes overlook the P-Patch gardens in order to provide for natural surveillance. Patio doors and window openings create repeated patterns on both South and west facades and are designed to represent consistent cohesive facade languages.

D. The slope along 7th Ave NE, from south to north end is around 6-7%, which is relatively flat with a site frontage of 75 feet. Instead of providing a large building-scaled base elements responding to the 6- 7% grade difference, the project is designed to focus on the west street-level perimeter design. Building entries are organized to match sidewalk elevations to provide accessible routes. A landscape buffer and vertical separation due to the site topography will provide security to the residential use at the street level. Planting boxes step up along the sidewalk from South to North to provide enough soil depth for planters and pedestrian interest and responding to the site grade changes at a human-scale.

E. Window study will be updated in DRB package.

ADR RECOMMENDATION RESPONSE

PRIORITIES & STAFF RECOMMENDATIONS	APPLICANT RESPONSE
3. Landscaping A. Utilize landscaping along the street frontage and along the south façade to create a visual link between the project design and the P-Patch. Consider using visible landscaping at upper levels to enhance this visual connection (CS2-B-3. Character of Open Space, PL1-A-1. Enhancing Open Space, University PL1-2-d. People-Friendly Spaces). B. Use landscaping along the street frontage to reduce the prominence of the solid waste and parking entrances along the street frontages and to enhance the legibility of the pedestrian entrance (University PL3-1-a. Prominent Design, PL3-A. Entries).	**3. Landscaping** A/B. See landscape plan. (Page xx)
4. Parking and Service Uses A. Alternative 3 shows a massing and conceptual materials response that appears to emphasize appearance of the parking and service uses along the street frontage. Utilize the study of the base design that will be required at the Recommendation phase to examine strategies that reduce the prominence of these uses/entrances in favor of stronger pedestrian entry visibility. Utilize materials for service and overhead doors that blend with the base materials and express architectural detail as described in the text on EDG packet page 44 (University DC1-2-b. High-Quality Materials, DC1-C-4. Service Uses). B. The zoning table within the packet shows a bicycle parking requirement of 40 spaces. The conceptual plans do not identify a dedicated location for bicycle parking. Ensure that bicycle parking spaces are located in a place with a convenient and direct route to the street frontage (University PL4-1-c. Convenient Location).	**4. Parking and Service Uses** A. At ground level, the service use accesses are incorporated into the frontage design. Projected frame canopy around the building entries emphasis the main residential entry and creates visual depth with a solid base meeting the ground. Exterior trash enclosure and accessed door will be painted to match the wood accent panels in order to blend this element into the language of the lobby design, which also serves to make the door less legible from the sidewalk. The garage entry is further recessed from the street-level edge to reduce the impacts from entering vehicles on pedestrians. (See page xx) B. Temporary bike racks are provided at the main residential entry and covered by a canopy, which provides ease of use. Long-term bike storage is provided within the building at basement level and located near the elevator core. This location maintains building security.
5. Materials A.Utilize building base materials that promote permanence and ground the base into the site (University DC2-1-c. Building Base, University DC2-2-d. Base Materials). B. Utilize durable upper-floor exterior materials that complement the vertically oriented massing expression, such as a corrugated or textured metal similar to the existing building to the west of the site (University DC2-2-c. Cohesive Design, University DC4-1-a. Durable & Permanent, University DC4-1-c. Texture & Complexity).	**5.Materials** A. The project will use metal siding as a primary exterior material to establish the vertical expression. Dark Cementitious panels are used as the gasket element. Wood accent panels and higher-grade cementitious panels with unique patterns will be used to define the SW corner. The material proposed for the ground floor is highly transparent aluminum storefront at the residential entry to provide eyes on the streets for entering residents. These primary exterior materials will contribute to the developing character of the neighborhood while retaining the project's modern design. B. Metal siding is proposed to emphasis the vertical expression of the building.

ADR RECOMMENDATION RESPONSE

DEPARTURES	REQUEST
DEPARTURE 1: NORTH SIDE SETBACK SMC 23.45.518 TABLE B SIDE SETBACK FROM INTERIOR LOT LINE Side- 42 Feet or less in height: 7 feet average; 5 feet minimum; Above 42 Feet in height; 10 feet average, 7 feet minimum.	REQUEST: Along North interior lot line, average 8'-6" proposed structural setback from the ground level to roof level. JUSTIFICATION: The proposed setback above 42 feet is average 8'-6" instead of required 10'-0" which is offset by the increased setback below 42 feet, 8'-6" instead of 7'-0". This results in a different profile but provides the same building square footage required by Zoning Code. The requested departure better meets design guidelines CS 2-II Respect for adjacent sites, CS2-D-1 Existing development and Zoning, CS2-D4. Height, Bulk and Scale-Massing Choices . The existing north neighbor is a 5-story apartment building, the greater side setback from the lower levels provides more space buffer, which allowing more sunlight and air, and large ground space for landscaping buffer. The requested departure also provides a building massing with simplified bulk and scale.
DEPARTURE 2: SOUTH SIDE SETBACK SMC 23.45.518 TABLE B SIDE SETBACK FROM INTERIOR LOT LINE Side- 42 Feet or less in height: 7 feet average; 5 feet minimum; Above 42 Feet in height; 10 feet average, 7 feet minimum.	REQUEST: Along South lot line, average 8'-6" average proposed setback for structure from the level 2 to roof level. JUSTIFICATION: The proposed project is located at a mid-block site, with the presence of P-patch Garden providing open space at the south. The proposed setback above 42 feet is average 8'-6" instead of required 10'-0" which is offset by the increased setback below feet, 8'-6" instead of 7'-0". This results in a different profile but provides the same building total square footage by Zoning Code. The requested departure better meets design guidelines CS 2-B-1 (Site Characteristics), CS2-D-4 (Height, Bulk and Scale-Massing Choices). To set the lower floors exterior facade further way from the property line would create more distance buffer. The angled bays orient views not directly towards activities in P-patch, taking advantage of afternoon sunlight, while maintain the integrity of the building characters.
DEPARTURE 3: SOUTH REAR SETBACK SMC 23.45.518 TABLE B SIDE SETBACK FROM INTERIOR LOT LINE Rear - 15 Feet from a rear lot that does not abut an alley. REQUEST: Proposed rear setback reduced from 15"-0" to 12'-0".	REQUEST: Proposed rear setback reduced from 15"-0" to 12'-0". JUSTIFICATION: The design proposes intrusions of the east facade into 15ft rear setback for total of 180 sf of intrusion per floor. The requested departure would allow the whole building to be shifted away from the sidewalk, which allows the building to provide a consistent front setback with the neighboring developments. With the building shifted towards rear side it allows the project to widen the public sidewalk and provide a larger planting buffer zone, allowing for a better transition into the south open space. This allows for the building to better match the streetscape created by the new developments adjacent to the proposed building. Secondary design elements such as; an inviting canopy, recessed lobby, warm wood accent panels have been included in the design of this facade to further enhance the pedestrian sidewalk experience.
DEPARTURE 4: DRIVEWAY SLOPE PERCENTAGE SMC 23.54.030.D.3 PARKING SPACE STANDARDS - DRIVEWAY SLOPE The maximum 15 percent slope shall apply in relation to both the current grade of the right-of-way to which the driveway connects, and to the proposed finished grade of the right-of-way if it is different from the current grade.	REQUEST: Proposed driveway to have a maximum slope of 19%. JUSTIFICATION: With the project has located the parking garage at the lowest topographic location, and located 14ft away from the property line instead of code-required 7ft, the small footprint of the site required increasing driveway slope. The increase front setback at the garage entrance provides drivers' with wide visible range and ensure the pedestrian safety. The requested increased percentage will allow a reasonable floor to floor height, accommodate appropriate crest and sac, 22ft distance at the bottle for vehicle clearance, and 8'-2" overhead hight clearance for the ADA van stall.

EDG VS. RECOMMENDATION SCHEME

ANGLED BAY MASSING





DESIGN CHANGES

1. Angle Bay Study Massing

A. Angled bays are equally distributed along the main facade, which can tie the building design together, however, there is less hierarchy established among building proportions.

B. The Southwest corner is prominent., Equal two sides vertical angled bays result in the corner reading as a transition point rather than a focus point.

RECOMMENDATION SCHEME





2. Recommendation Phase Massing

A. Simplified bulk and scale, with recessed ground levels and human-scaled decking spaces.

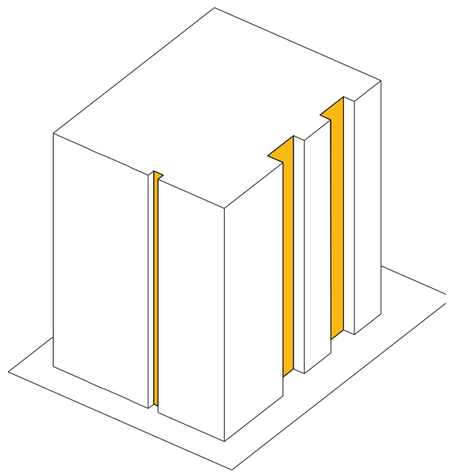
B. SW corner is further emphasized with large deckings and prominent modulations and material changes.

C. The proposed design changed the angled bay elements proposed at the ADR into clean orthogonal vertical forms which utilize vertical metal siding and window patterning to retain the similar vertical expression of the previous design.

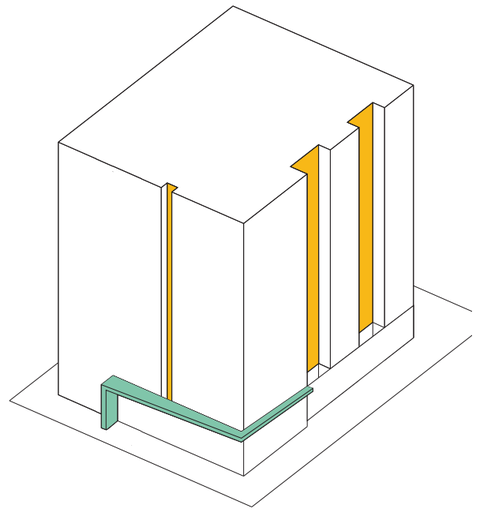
MASSING DEVELOPMENT



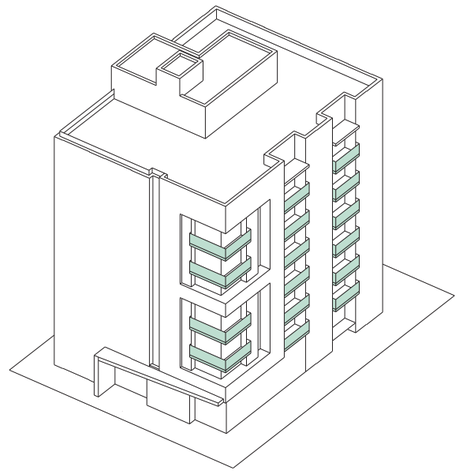
EDG MASSING



ORTHOGONAL VERTICAL FORM



MAIN ENTRANCE



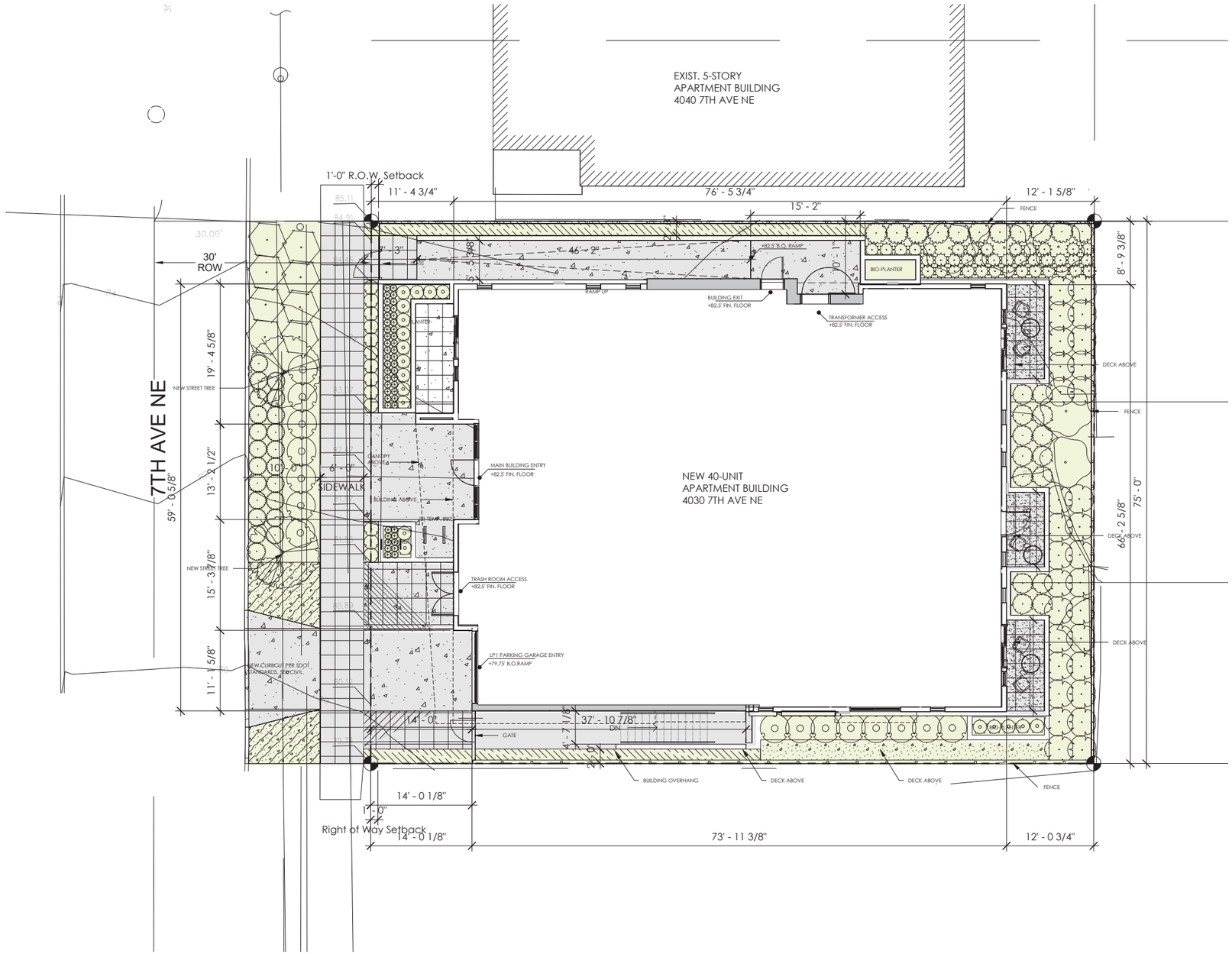
RECOMMENDATION MASSING

A. Transfer angled bay elements into simplified and clean orthogonal vertical mass.

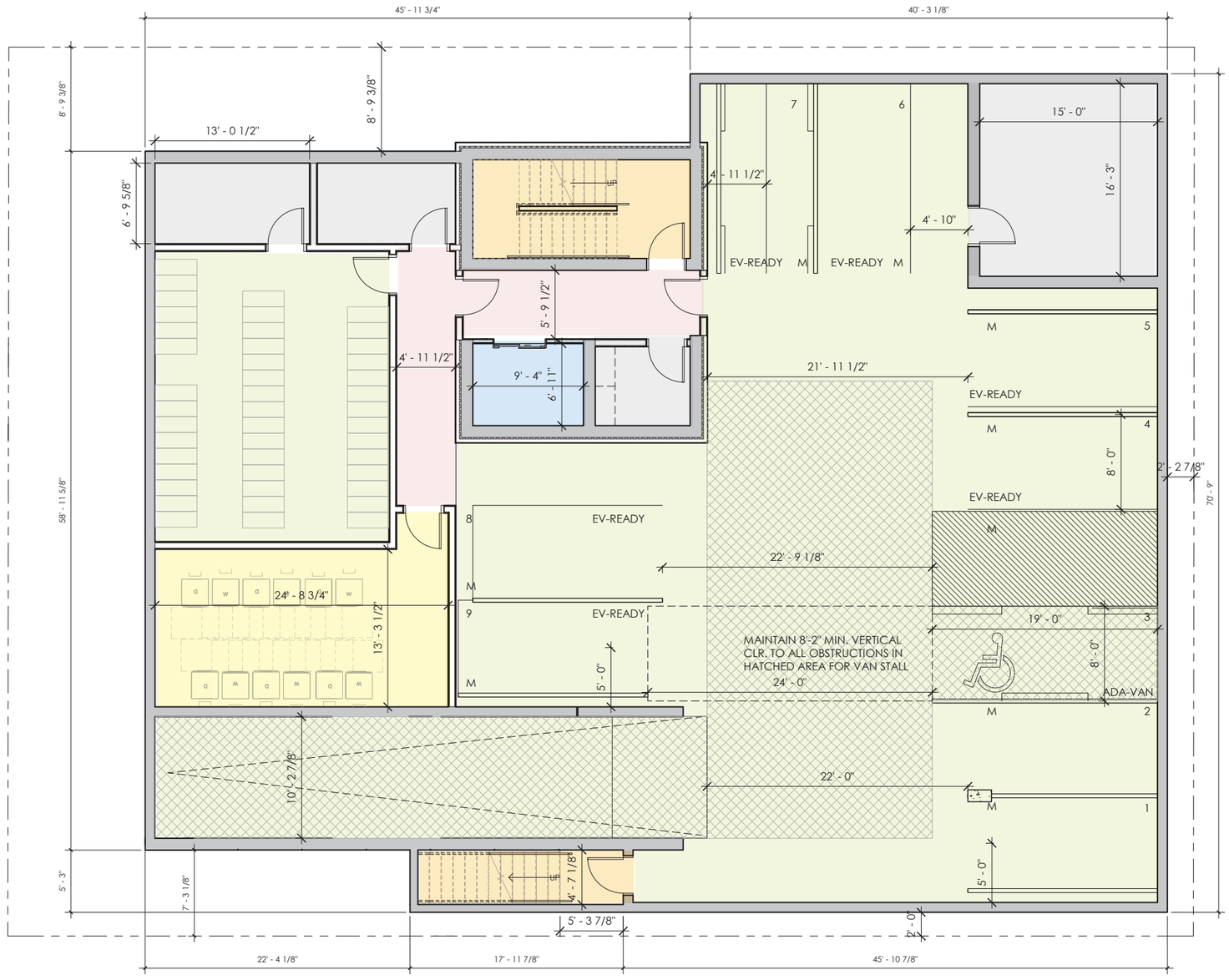
B. SW corner is further emphasized with large deckings and prominent modulations and material changes.

C. The proposed design changed the angled bay elements proposed at the ADR into clean orthogonal vertical forms which utilize vertical metal siding and window patterning to retain the similar vertical expression of the previous design.

SITE PLAN

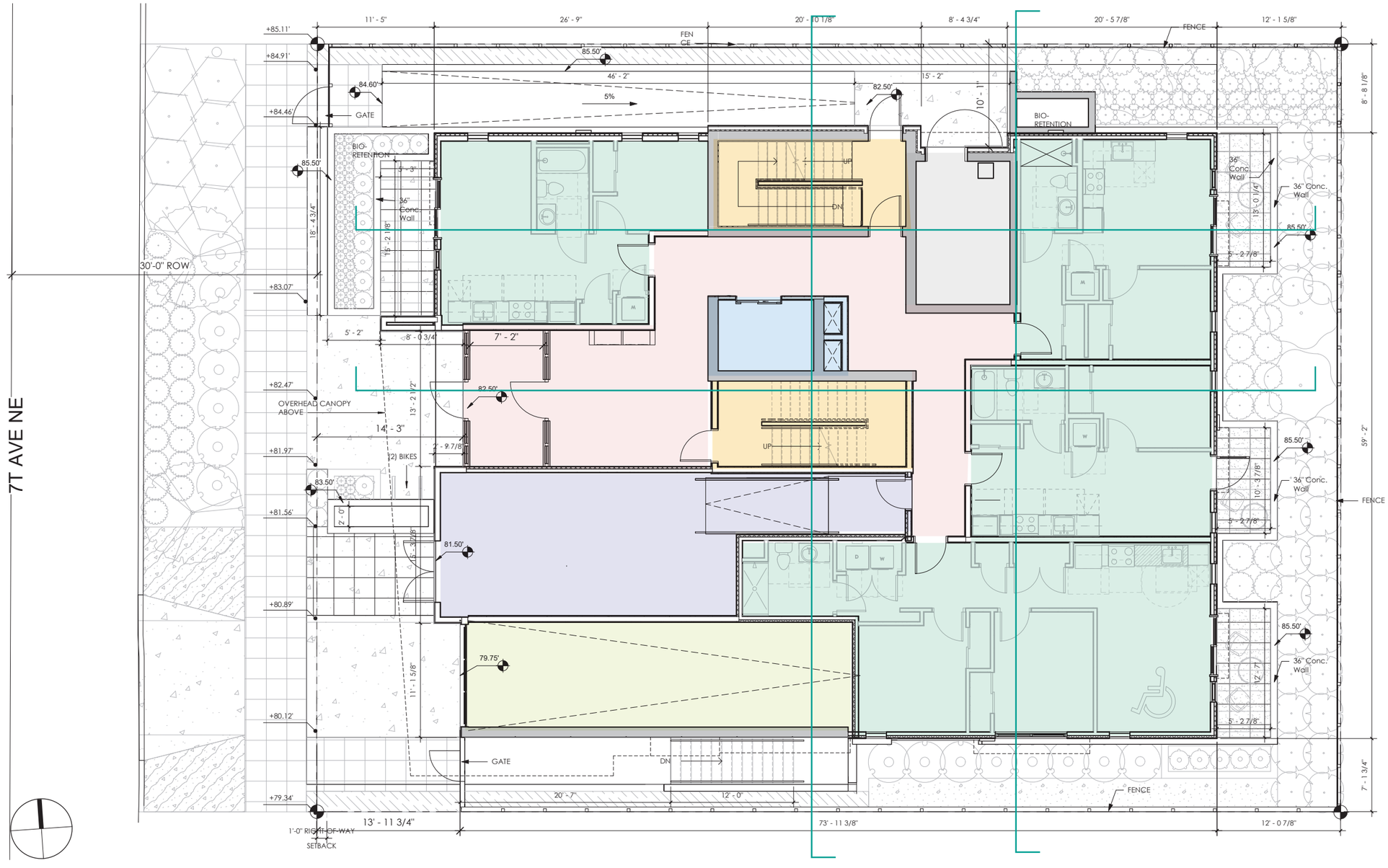

EXIST. 5-STORY
APARTMENT BUILDING
4040 7TH AVE NE
NEW 40-UNIT
APARTMENT BUILDING
4030 7TH AVE NE
7TH AVE NE
1'-0" R.O.W. Setback
Right of Way Setback
30' ROW
11' - 4 3/4"
76' - 5 3/4"
15' - 2"
12' - 1 5/8"
8' - 9 3/8"
75' - 0"
66' - 2 5/8"
59' - 0 5/8"
19' - 4 5/8"
13' - 2 1/2"
15' - 3 3/8"
11' - 3 5/8"
10' - 0"
6' - 0"
SIDEWALK
46' - 2"
37' - 10 7/8"
14' - 0"
14' - 0 1/8"
1' - 0"
14' - 0 1/8"
73' - 11 3/8"
12' - 0 3/4"
+82.5' B.O. RAMP
BIO-PLANTER
BUILDING EXIT
+82.5' FIN. FLOOR
TRANSFORMER ACCESS
+82.5' FIN. FLOOR
DECK ABOVE
FENCE
MAIN BUILDING ENTRY
+82.5' FIN. FLOOR
CANOPY ABOVE
BUILDING ABOVE
TRASH ROOM ACCESS
+82.5' FIN. FLOOR
LP.1 PARKING GARAGE ENTRY
+79.75' B.O.RAMP
NEW STREET TREE
NEW CURB CUT PER SDOT STANDARDS, IF ANY/IF CIVIL
GATE
BUILDING OVERHANG
NORTH

FLOOR PLAN - PARKING LEVEL



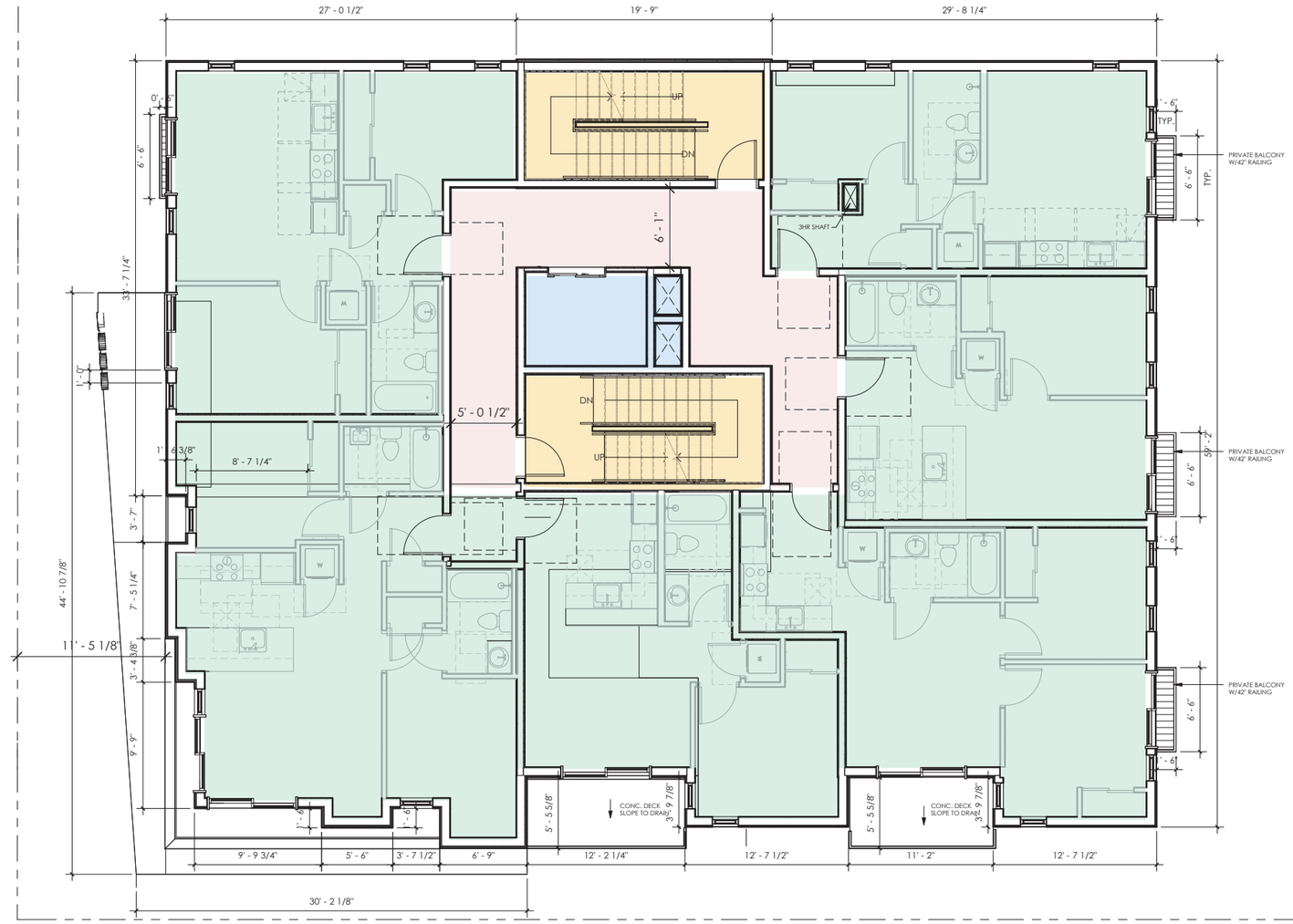
- Amenity
- Bicycle/ Parking
- Elevator
- Garbage/Recycle
- Lobby/Corridor
- M/E
- Residential Unit
- Stairs
- Laundry
- Storage
- Office

FLOOR PLAN - LEVEL 1



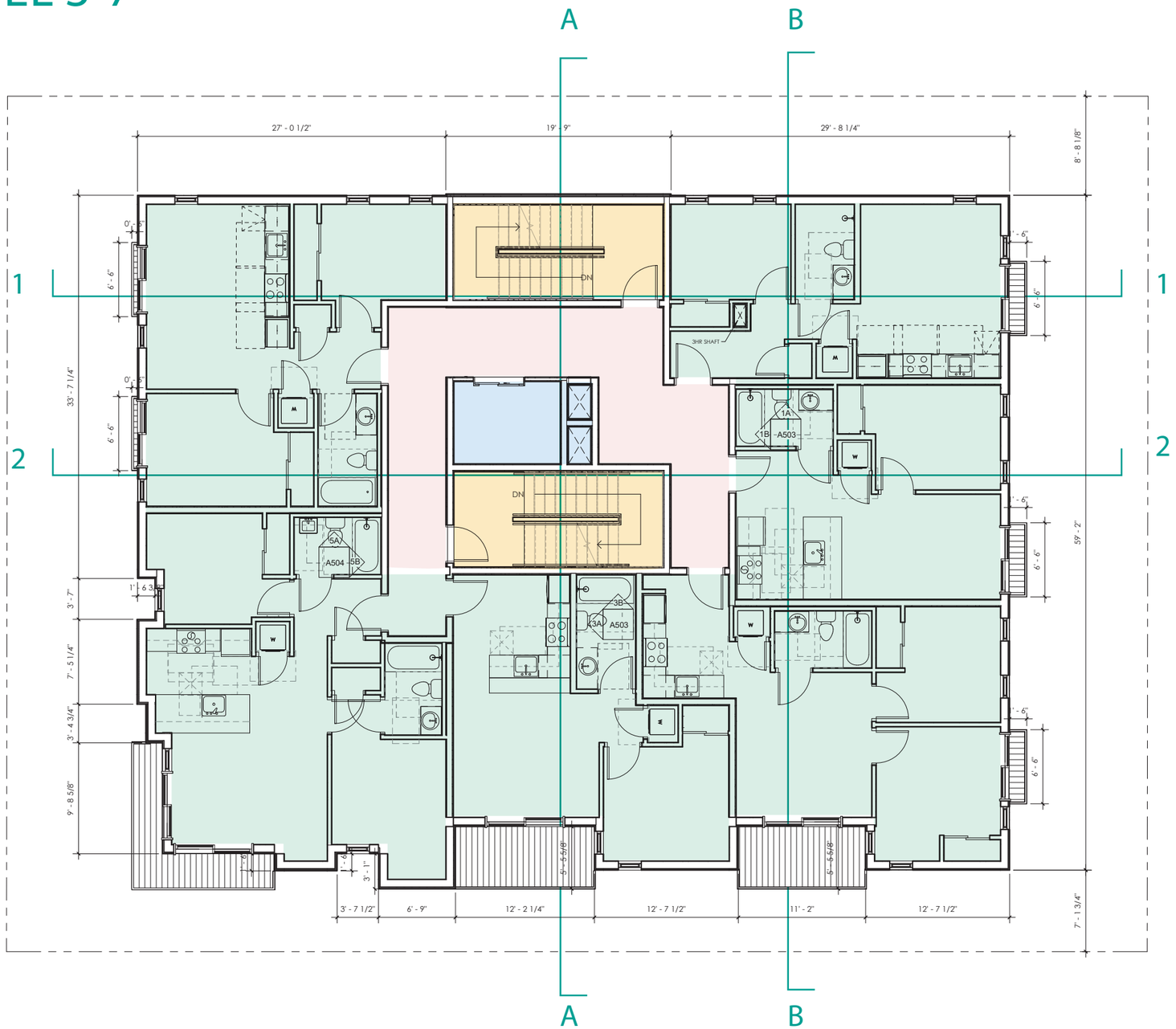
- Amenity
- Bicycle/ Parking
- Elevator
- Garbage/Recycle
- Lobby/Corridor
- M/E
- Residential Unit
- Stairs
- Laundry
- Storage
- Office

FLOOR PLAN - LEVEL 2

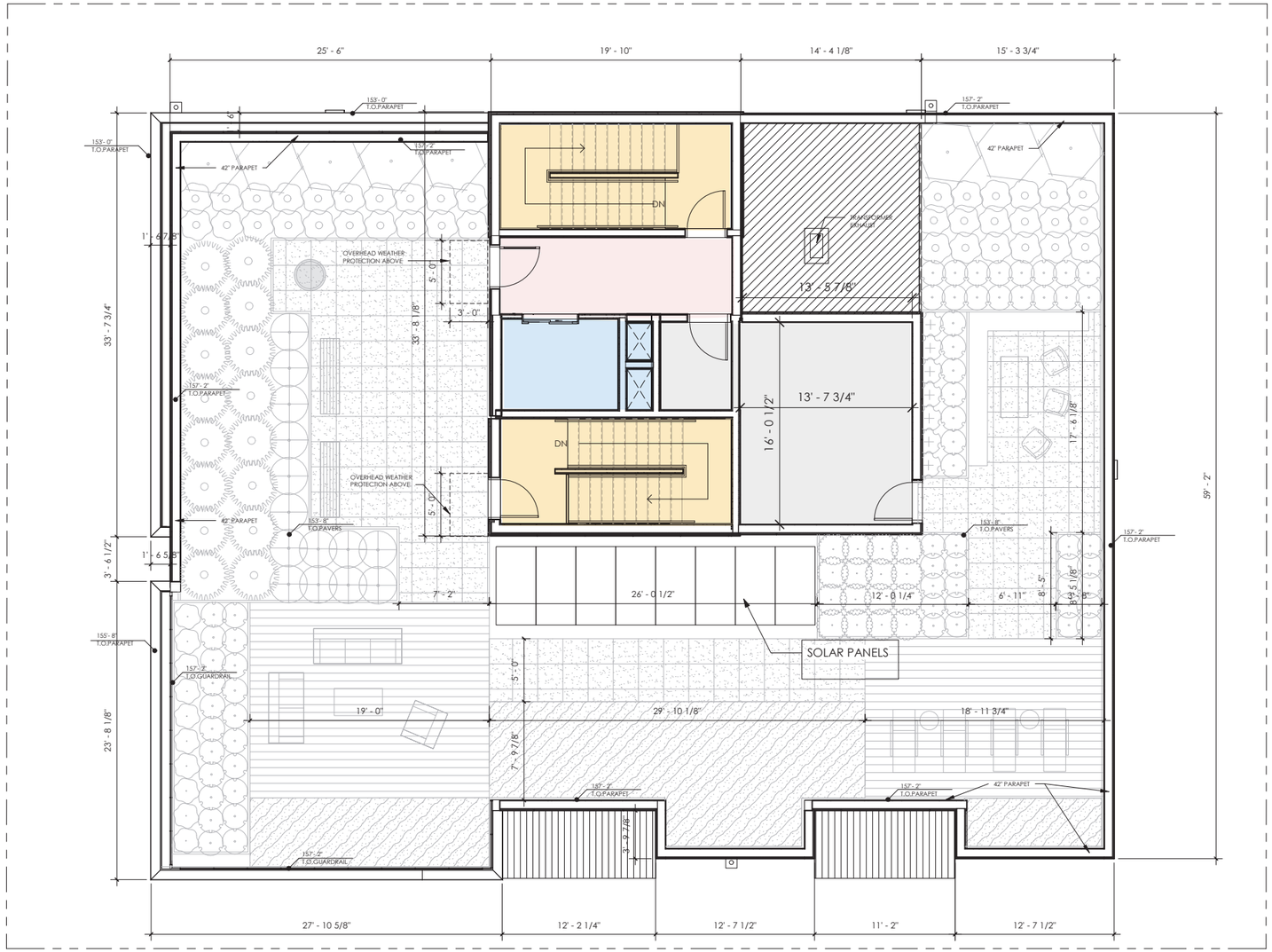


- Amenity
- Bicycle/ Parking
- Elevator
- Garbage/Recycle
- Lobby/Corridor
- M/E
- Residential Unit
- Stairs
- Laundry
- Storage
- Office

FLOOR PLAN - LEVEL 3-7



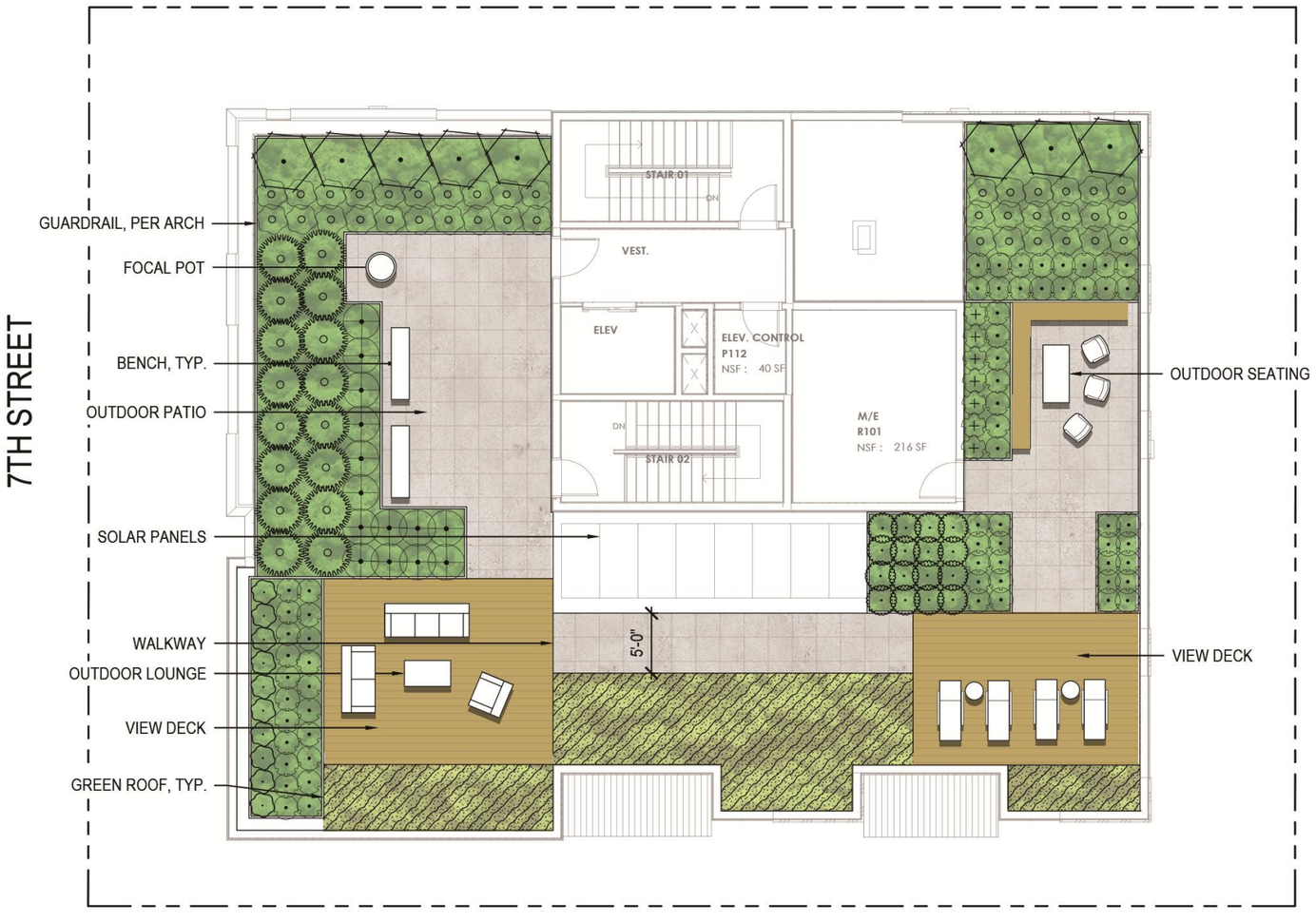
FLOOR PLAN - ROOF



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

LANDSCAPE PLAN

ROOF LEVEL



TREES	CODE	BOTANICAL / COMMON NAME	SIZ
	LS	Liquidambar styraciflua 'Slender Silhouette' / Slender Silhouette Sweet Gum	1.5
	LF	Liriodendron tulipifera 'Fastigiata' / Columnar Tulip Poplar	2"

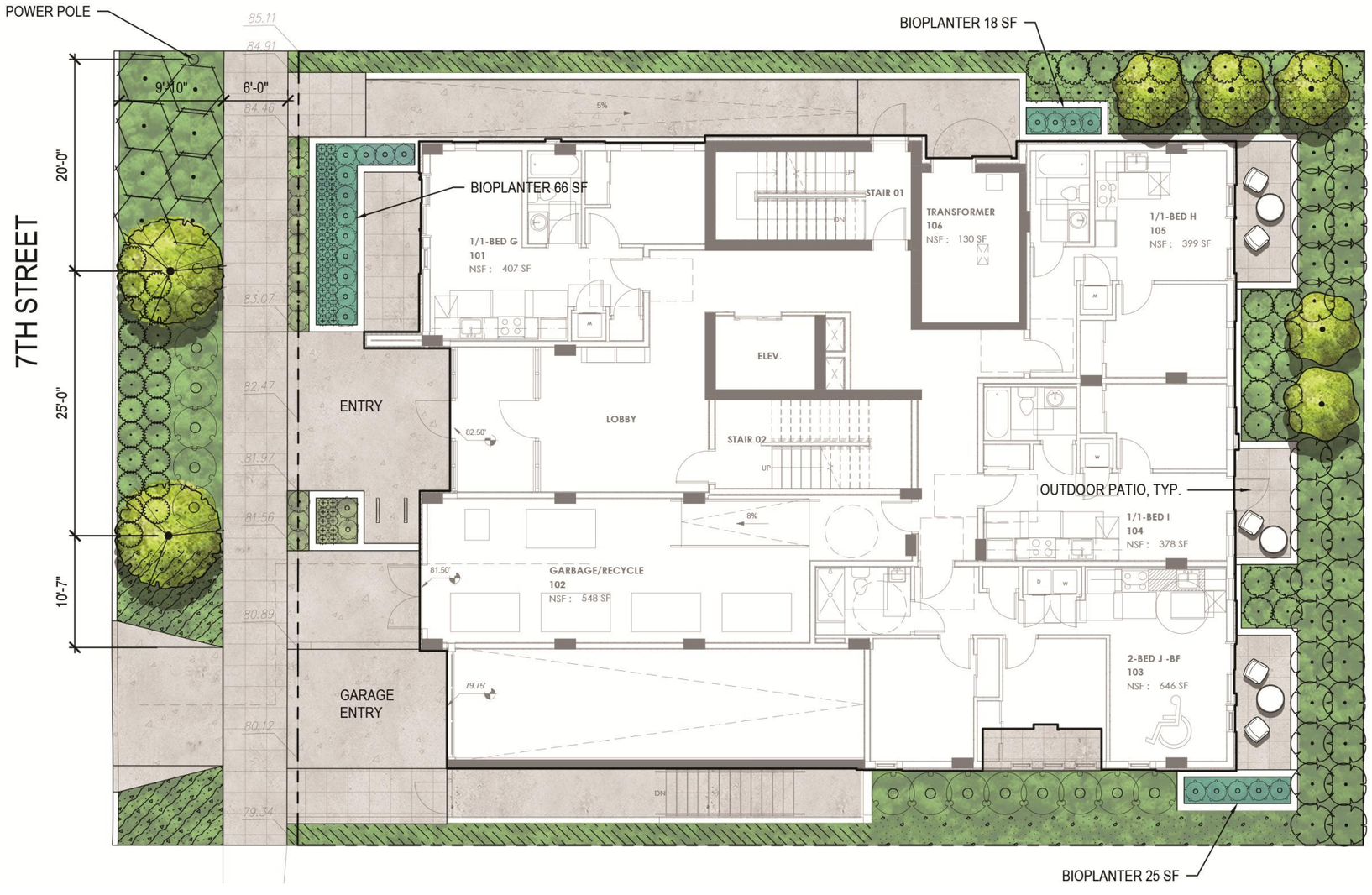
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZ
	CK	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	5 g
	CP	Carex testacea `Prairie Fire` / Prairie Fire Sedge	1 g
	CK4	Cistus x Hybrid / White Rock Rose	5 g
	CK3	Cornus sericea `Kelseyi` / Kelseyi Dogwood	5 g
	DA	Daphne odora `Aureomarginata` / Winter Daphne	5 g
	HM	Hakonechloa macra / Japanese Forest Grass	2 g
	HS2	Hebe x `Silver Dollar` / Hebe	2 g
	HL3	Hydrangea paniculata `Little Lime` / Little Lime Hydrangea	5 g
	LA	Lavandula angustifolia / Lavender	2 g
	LP2	Lonicera pileata / Privet Honeysuckle	5 g
	PB	Philadelphus x 'Belle Etoile' / Mock Orange	1 g
	RF	Rhaphiolepis umbellata 'Minor' / Dwarf Yedda Hawthorn	2 g
	RS3	Rosmarinus officinalis `Salem` / Rosemary	1 g
	ST	Spiraea betulifolia 'Tor' / Tor Birchleaf Spirea	1 g
	VD	Viburnum davidii / David Viburnum	5 g

GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZ
	AU	Arctostaphylos uva-ursi / Kinnikinnick	4"
	LV2	Liriope muscari `Variegata` / Variegated Lily Turf	1 g
	RC	Rubus calycinoides / Creeping Taiwan Bramble	1 g

GREEN ROOF	CODE	BOTANICAL / COMMON NAME	SIZ
	PMS	Pregrown Sedum Mat / Standard Mix Sedum Mat	1-2

LANDSCAPE PLAN

GROUND LEVEL



TREES	CODE	BOTANICAL / COMMON NAME	SIZ
	LS	Liquidambar styraciflua 'Slender Silhouette' / Slender Silhouette Sweet Gum	1.5
	LF	Liriodendron tulipifera 'Fastigiata' / Columnar Tulip Poplar	2"

SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZ
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	DA	Daphne odora `Aureomarginata` / Winter Daphne	5 g
	HM	Hakonechloa macra / Japanese Forest Grass	2 g
	HS2	Hebe x `Silver Dollar` / Hebe	2 g
	HL3	Hydrangea paniculata `Little Lime` / Little Lime Hydrangea	5 g
	LA	Lavandula angustifolia / Lavender	2 g
	LP2	Lonicera pileata / Privet Honeysuckle	5 g
	PB	Philadelphus x 'Belle Etoile' / Mock Orange	1 g
	RF	Rhaphiolepis umbellata 'Minor' / Dwarf Yedda Hawthorn	2 g
	RS3	Rosmarinus officinalis `Salem` / Rosemary	1 g
	ST	Spiraea betulifolia 'Tor' / Tor Birchleaf Spirea	1 g
	VD	Viburnum davidii / David Viburnum	5 g

GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZ
	AU	Arctostaphylos uva-ursi / Kinnikinnick	4"
	LV2	Liriope muscari `Variegata` / Variegated Lily Turf	1 g
	RC	Rubus calycinoides / Creeping Taiwan Bramble	1 g

GREEN ROOF	CODE	BOTANICAL / COMMON NAME	SIZ
	PMS	Pregrown Sedum Mat / Standard Mix Sedum Mat	1-2

LANDSCAPE CONCEPT

ROOF LEVEL







ELEVATIONS/ MATERIALS

WEST/SOUTH ELEVATION



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



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

FCP 1



Fiber Cement Panel
(Painted Dark Grey/ HARDIE REVEAL)

FCP 2



Fiber Cement Panel

WSC



Wood Soffit Canopy Entryway

GD



Sectional Panel Garage Door

AC



Architectural Concrete

MS



Metal Siding (Silver)

WP



Wood Panelling

EXTERIOR MATERIAL LEGEND:

Architectural Concrete	AC
Wood Soffit Canopy Entryway	WSC
Garage Door	GD
Fiber Cement Panel 1	FCP 1
Fiber Cement Panel 2	FCP 2
Metal Siding	MS
Metal Railing	MR
Glass Railing	GR
Storefront Entry	SE
Sliding Glass Door	SGD
Vinyl Windows	VW
Wood Panelling	WP

ELEVATIONS/ MATERIALS

EAST/NORTH ELEVATION



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



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

FCP 1



Fiber Cement Panel (Painted Dark Grey/ HARDIE REVEAL)

FCP 2



Fiber Cement Panel

WSC



Wood Soffit Canopy Entryway

GD



Sectional Panel Garage Door

AC



Architectural Concrete

MS



Metal Siding (Silver)

WP



Wood Panelling

EXTERIOR MATERIAL LEGEND:

Architectural Concrete	AC
Wood Soffit Canopy Entryway	WSC
Garage Door	GD
Fiber Cement Panel 1	FCP 1
Fiber Cement Panel 2	FCP 2
Metal Siding	MS
Metal Railing	MR
Glass Railing	GR
Storefront Entry	SE
Sliding Glass Door	SGD
Vinyl Windows	VW
Wood Panelling	WP

ELEVATIONS

WEST/SOUTH ELEVATION



WEST ELEVATION



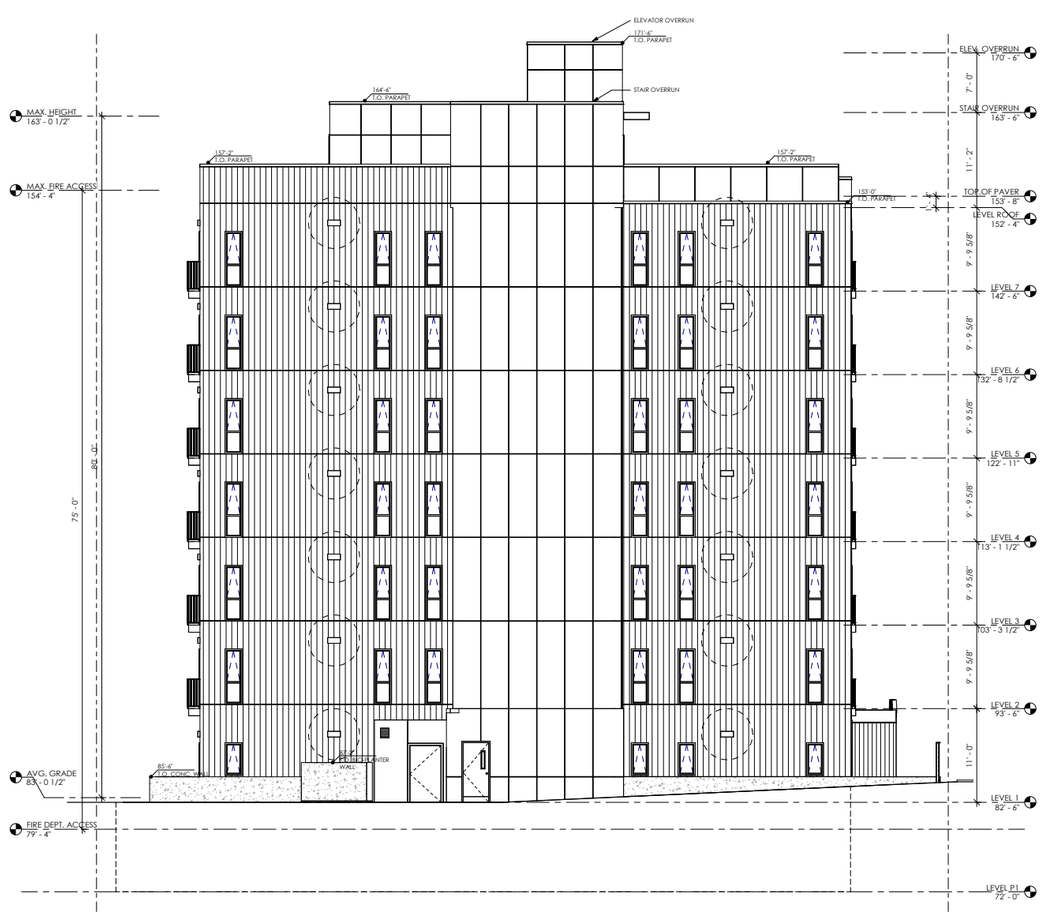
SOUTH ELEVATION

ELEVATIONS

EAST/NORTH ELEVATION

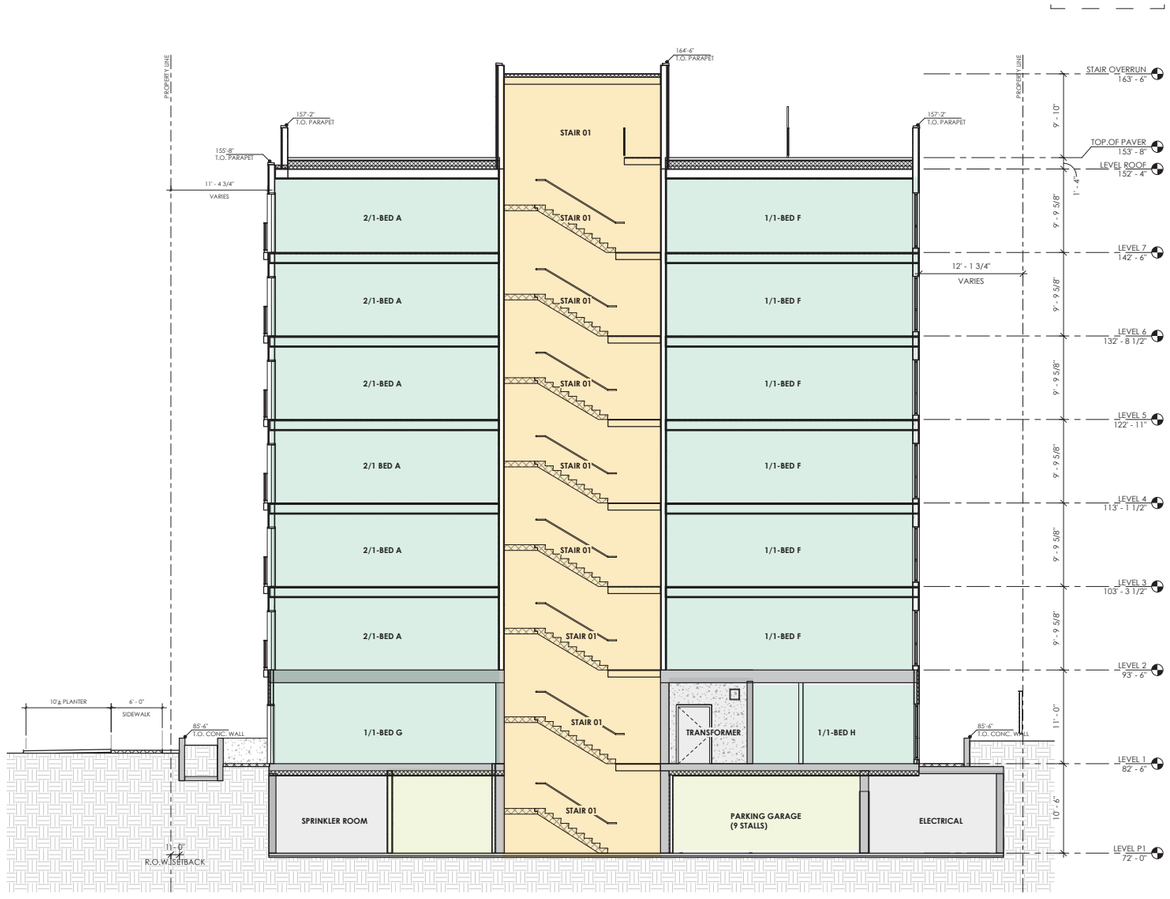


EAST ELEVATION

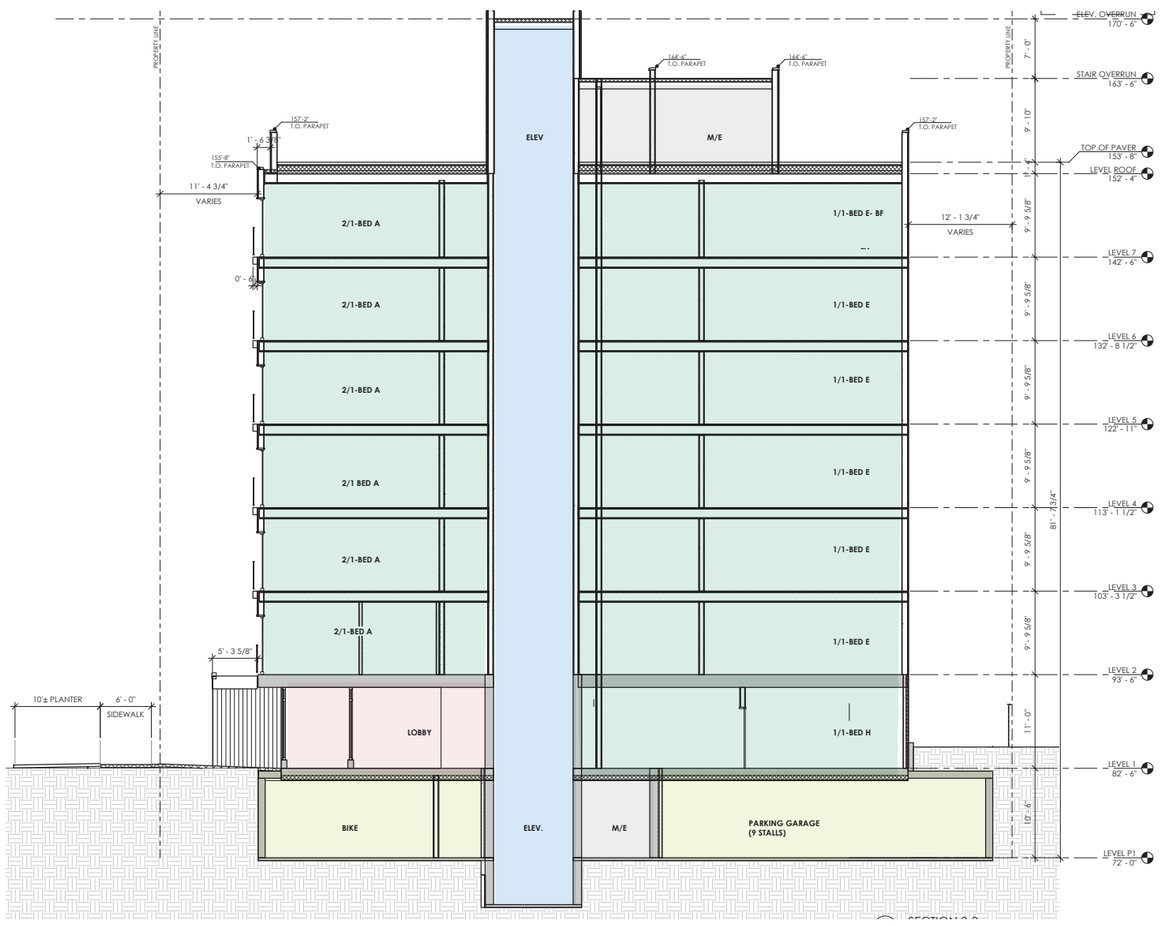


NORTH ELEVATION

SECTIONS

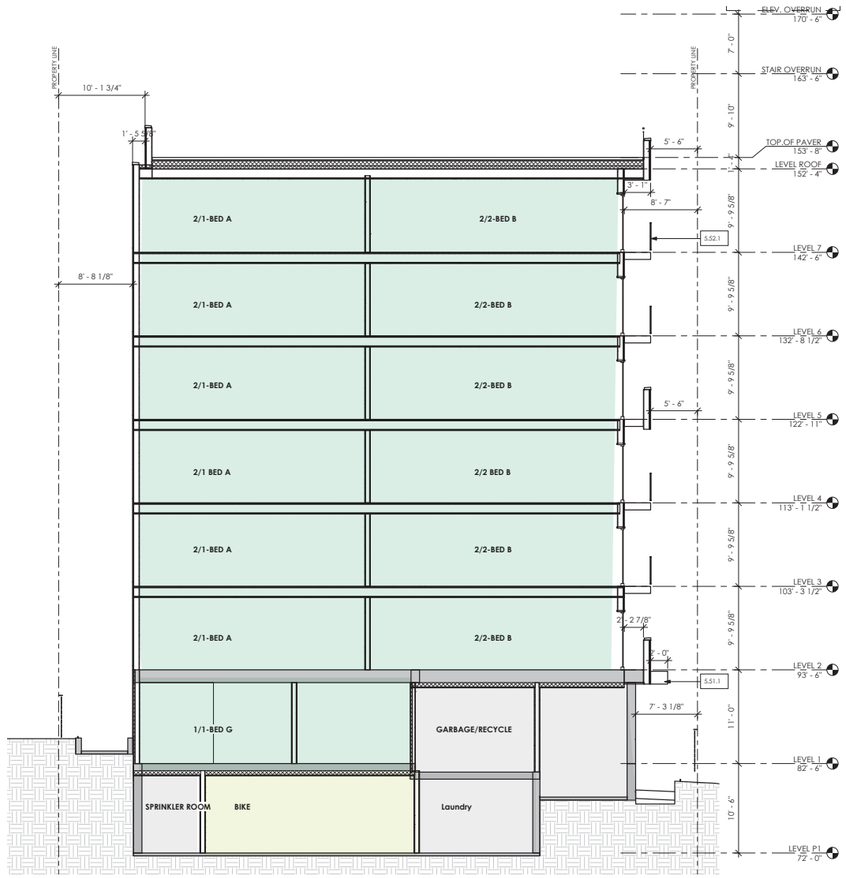


SECTION 1-1

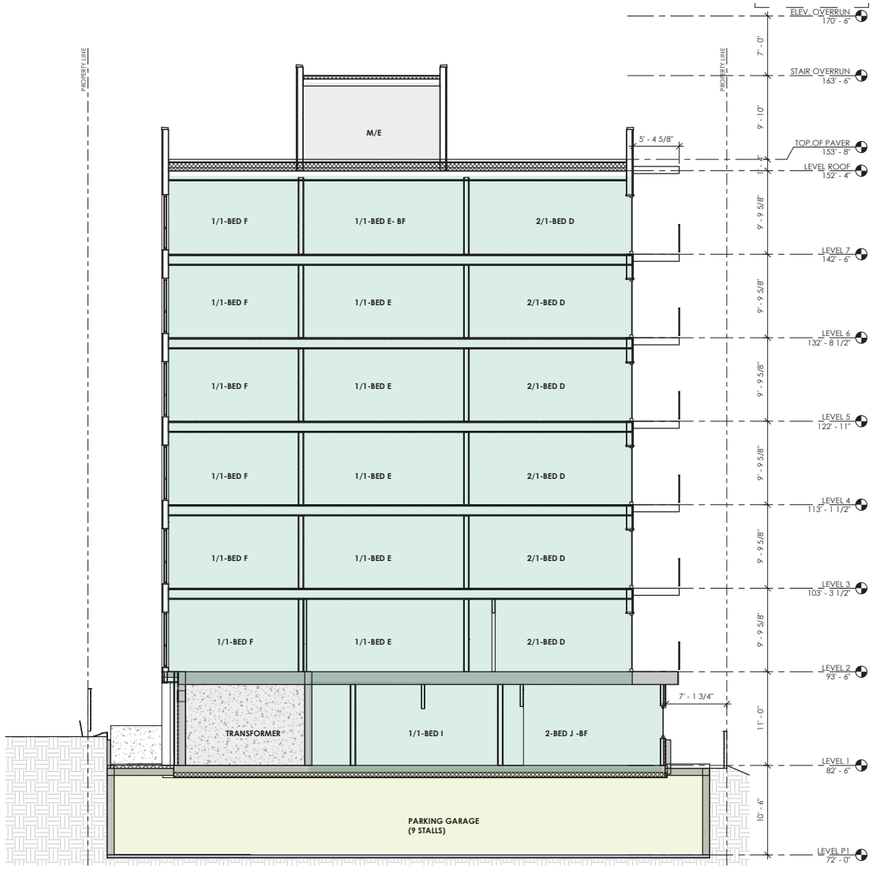


SECTION 2-2

SECTIONS



SECTION A-A



SECTION B-B

PERSPECTIVES



STREET PERSPECTIVE LOOKING FROM NW CORNER TO SOUTH





STREET PERSPECTIVE LOOKING FROM SW CORNER TO NORTH



MASSING & DESIGN CONCEPT

D/ARCH RESPONSE

A. The proposed design has been further developed into a more cohesive concept, which creates a focal point at the building's SW corner, ground to roof vertical articulation, and a distinct and clearly visible residential entry.

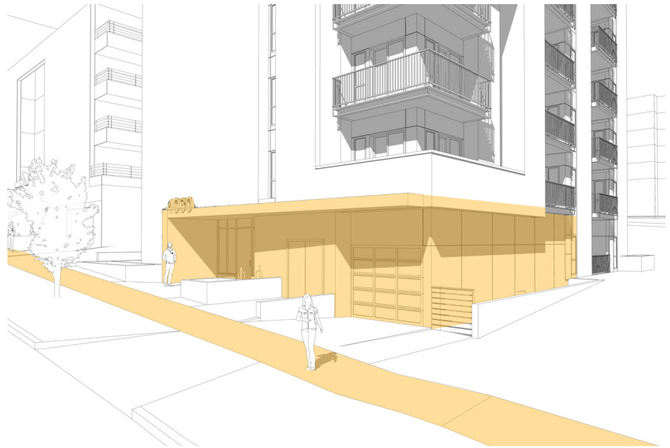
Secondary architectural features have been integrated into the overall massing strategy of the building to reinforce the building concept, provide depth and an identity for the building. A modulating facade, projecting balconies and unique material pattern on the SW corner provides visually distinct open spaces for residential use. A mixture of decks, Juliette balconies along East/ South/ West facades also help to distinguish the massing elements through materiality, rhythm, and allow for eyes on the open space and street to increase the safety of these spaces.

The profile at roofline is highlighted using a raised corner on the east facade, and lower parapet height at the west facade, which further emphasizes the distinctive corner. Design changes: after further developing of the massing, the proposed design changed the angled bay elements proposed at the EDG into clean orthogonal vertical forms which utilize vertical metal siding and window patterning to retain the similar vertical expression of the previous design. The revised design helps us to emphasize the SW corner design further, while creating more usable spaces for the residential units. This change also allows for the building's design to be more cohesive and less busy as a whole.

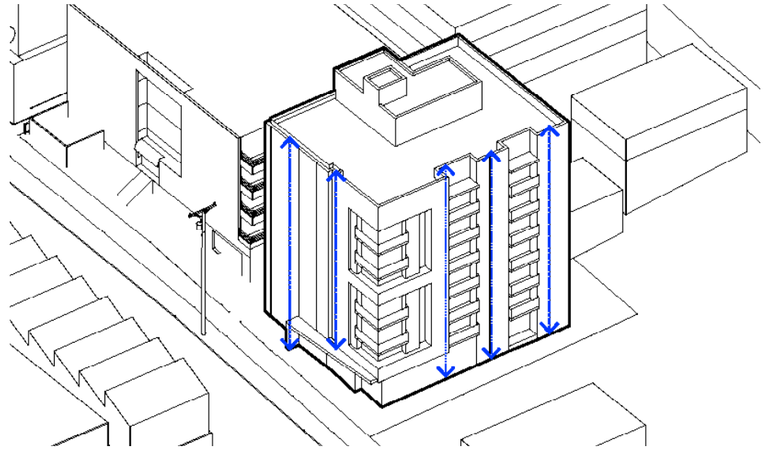
B. The project focuses on responding to the open space at the south and on the street-façade to the west. The design concept consists of two major massing elements, with the major mass stretching from the ground level to roof level and an elevated mass at the southwest corner. The base of the building is designed to link these two elements together, with a solid frame wrapping at the second floor and wrapping to vertically meet the ground.

As stated in response #2.d (Response to context), the site's grade slope from the south of the building to the north end is around 6-7%, which is relatively flat considering a 75 ft site width. Instead of providing a large building-scaled base elements responding to the 6- 7% grade change, the project intends to focus on the west street-level perimeter through human scale design. Canopies, signage, landscaping, and storefront system add scale, interest, and texture to the street level.

The proposed building does not maximize the 80-feet zoning envelope, but rather measures approximately 70 feet above average grade plane.



BUILDING BASE & PEDESTRIAN REALM



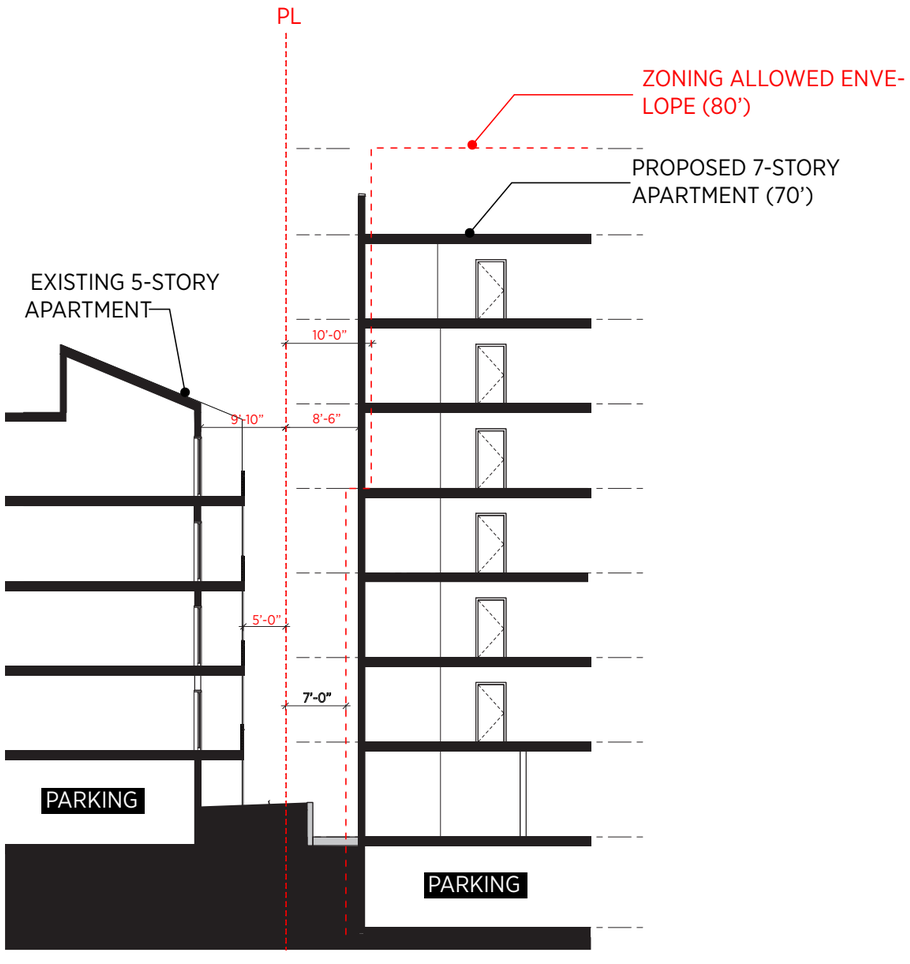
VERTICAL EXPRESSION



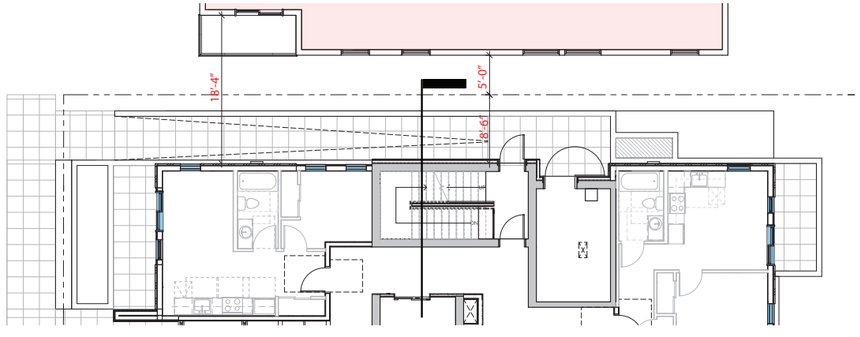
RESPONSE TO CONTEXT

WINDOW STUDY

DISTANCE FROM THE NEIGHBOR: The zoning required setback is below 42 feet, 7ft average,, above 42 feet, 10ft avg. The proposed building setback is 8'-6" avg. from ground level to roof, which provides more spacing buffer to the existing 5-story building.
WINDOW OPENING: Floor layout is arranged with stair core facing North, and the two corner units can have most window openings toward East/West, with less window facing towards North Neighbor's balcony or their windows.







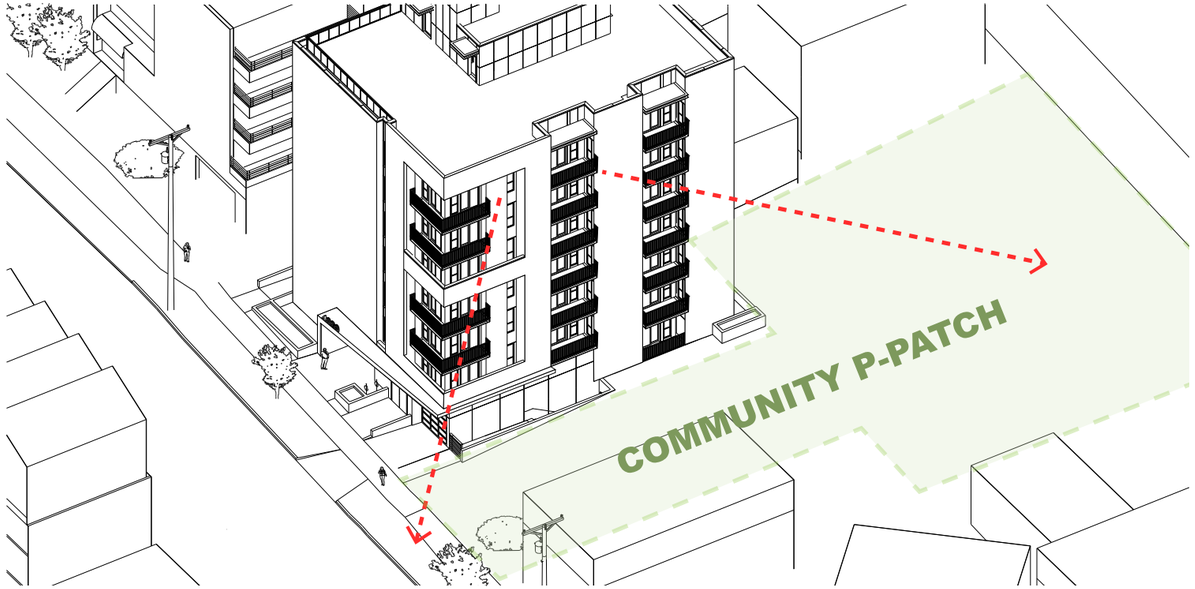
PROPOSED BUILDING
EXISTING ADJACENT BUILDING

RESPONSE TO CONTEXT

D/ARCH RESPONSE

A. The proposed design takes the location of P-Patch community garden into consideration; the SW corner will be prominent and highly visible from the streetscape. The overall massing creates a focal point at the southwest corner, which also acts as a transition point to the rest of facades. Design parti is consistent at South and West facades, with modulations and color/texture of materials changes establish strong vertical expression. Vertical rhythm of inset decks provides visual relief to the façade along the south open P-Patch Garden.

C. Decks along south façade help distinguish the massing elements through materiality, provide rhythm, and add eyes overlook the P-Patch gardens in order to provide for natural surveillance. Patio doors and window openings create repeated patterns on both South and west facades and are designed to represent consistent cohesive facade languages.

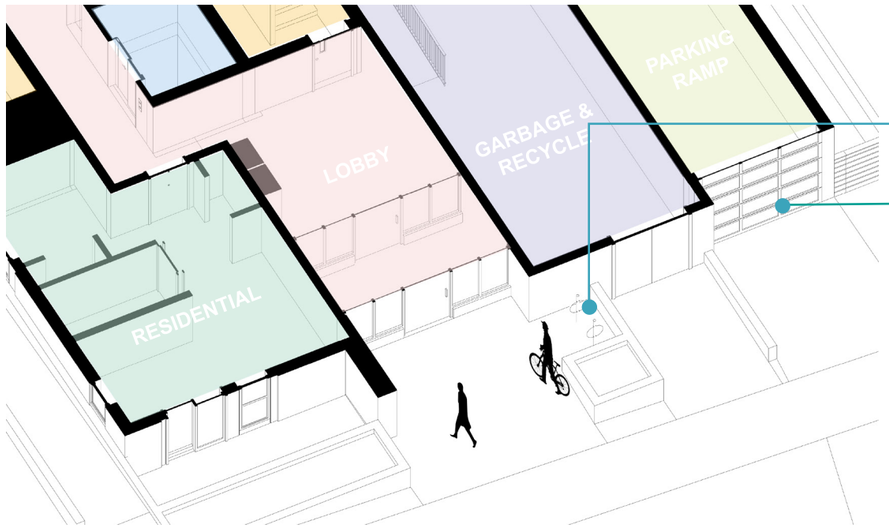


RELATIONSHIP TO P-PATCH





PARKING AND SERVICE USES



D. The garage entry is further recessed from the street-level edge to reduce the impacts from entering vehicles on pedestrians.

E. Temporary bike racks are provided at the main residential entry and covered by a canopy, which provides ease of use. Long-term bike storage is provided within the building at basement level and located near the elevator core. This location maintains building security.



Parking and Service Uses

A. At ground level, the service use accesses are incorporated into the frontage design.

B. Projected frame canopy around the building entries emphasis the main residential entry and creates visual depth with a solid base meeting the ground.

C. Exterior trash enclosure and accessed door will be painted to match the wood accent panels in order to blend this element into the language of the lobby design, which also serves to make the door less legible from the sidewalk.

MATERIALS

D/ARCH RESPONSE

A. The project will use metal siding as a primary exterior material to establish the vertical expression. Dark Cementitious panels are used as the gasket element. Wood accent panels and higher-grade cementitious panels with unique patterns will be used to define the SW corner.

The material proposed for the ground floor is highly transparent aluminum storefront at the residential entry to provide eyes on the streets for entering residents.

These primary exterior materials will contribute to the developing character of the neighborhood while retaining the project's modern design.

B. Metal siding is proposed to emphasis the vertical expression of the building.



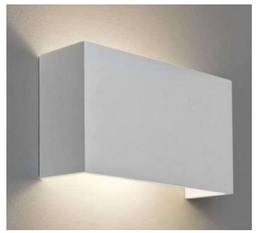
EXTERIOR LIGHTING

LANDSCAPE LIGHTING - ROOF LEVEL





1 FESTIVAL LIGHTING (LED)



2 WALL LIGHTING (LED)



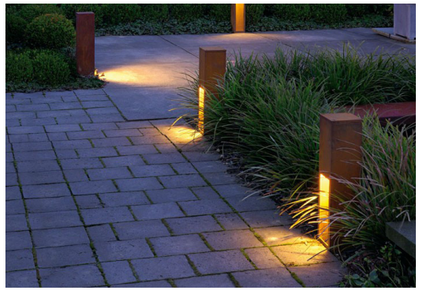
3 PATHWAY & PLANTER LIGHTING (LED)

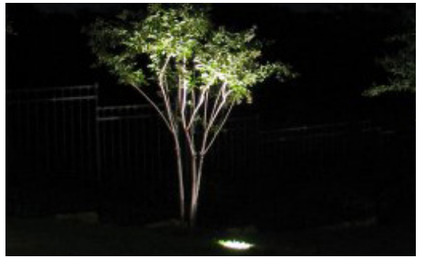


4 LANDSCAPE LIGHTING (LED)



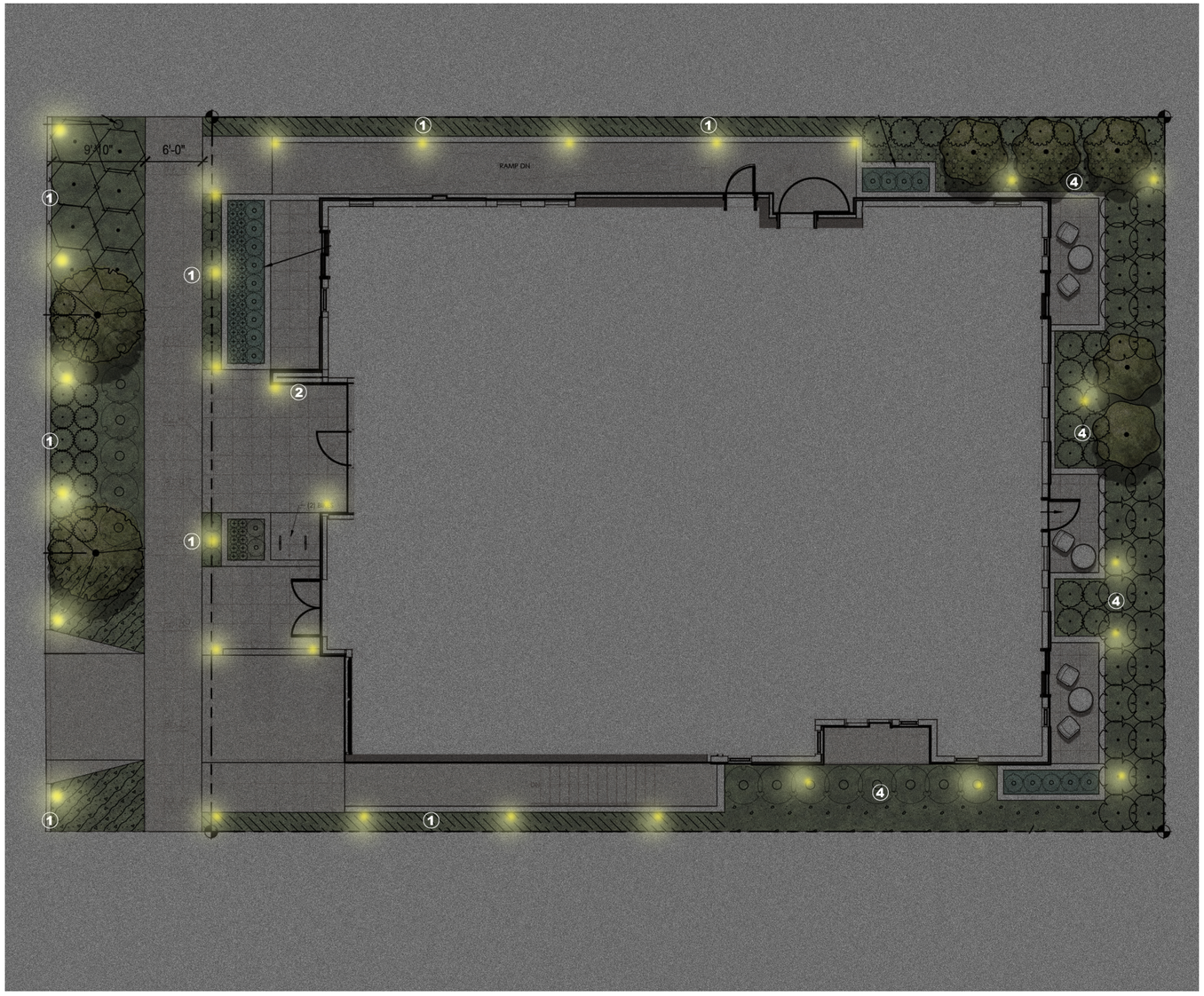






EXTERIOR LIGHTING

LANDSCAPE LIGHTING - GROUND LEVEL





1 RECESSED PATHWAY LIGHTING (LED)



2 LED WALL PACKS



3 WALL WASHER (RESIDENTIAL & COMMERCIAL ENTRIES)



4 OUTDOOR SCONCE

BUILDING SIGNAGE

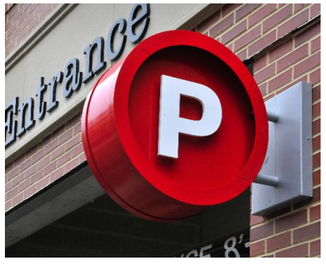


1



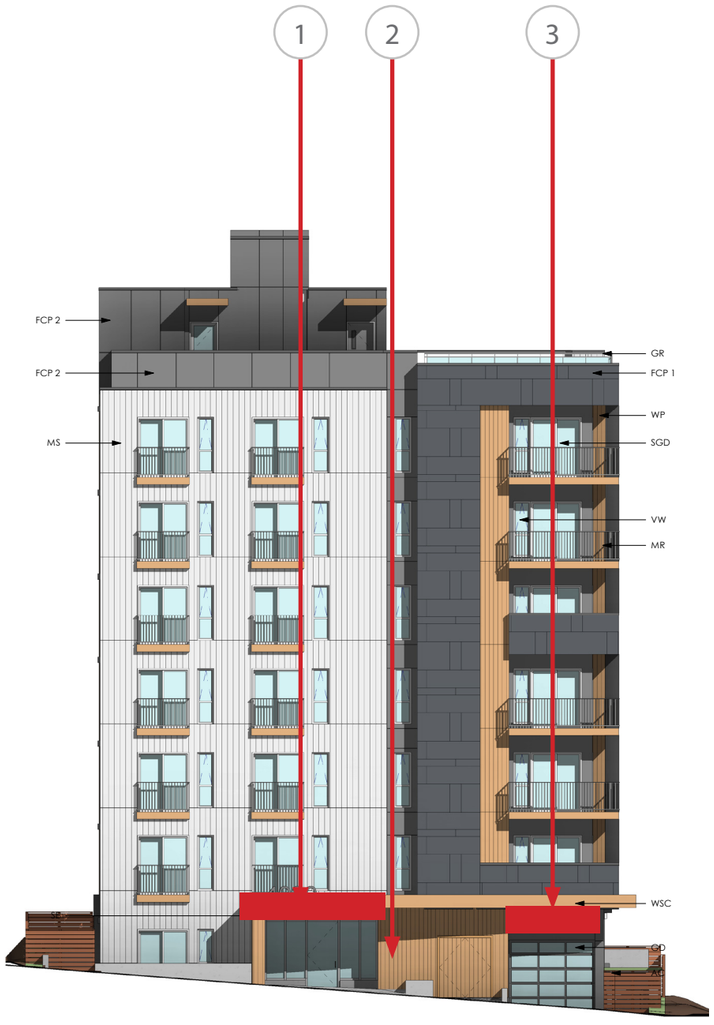
2







3



1 COLORED ELEVATION - WEST

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

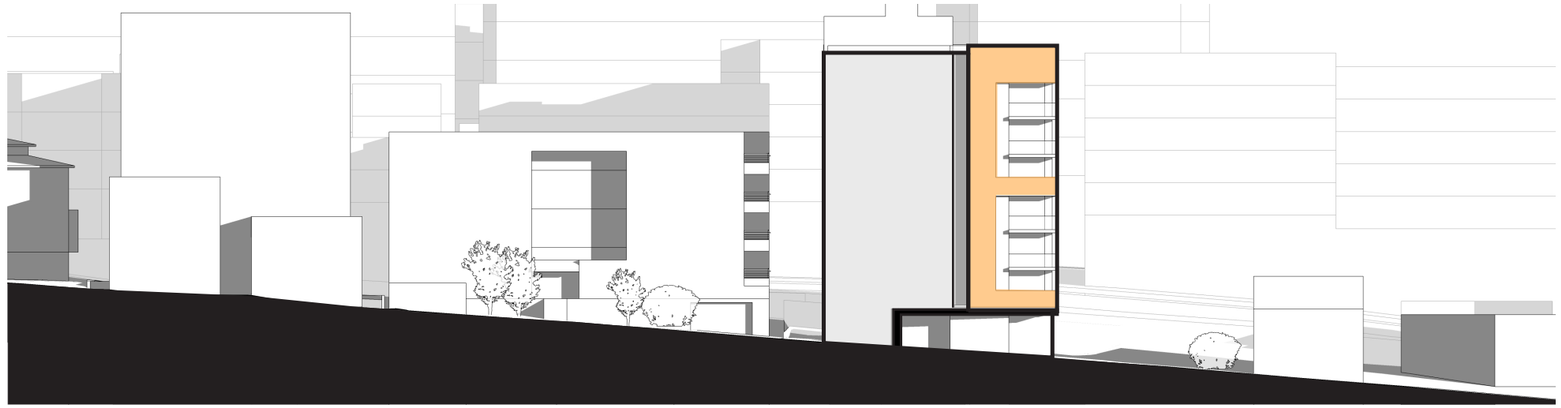


2 COLORED ELEVATION - SOUTH

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

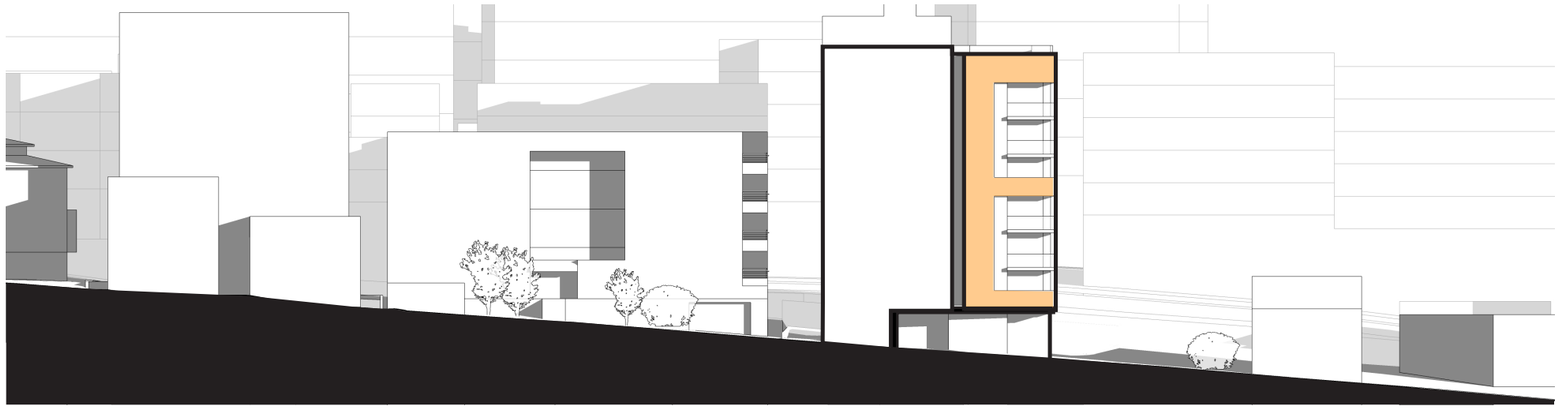
FACADE/ ROOF LINE STUDY

WEST FACADE



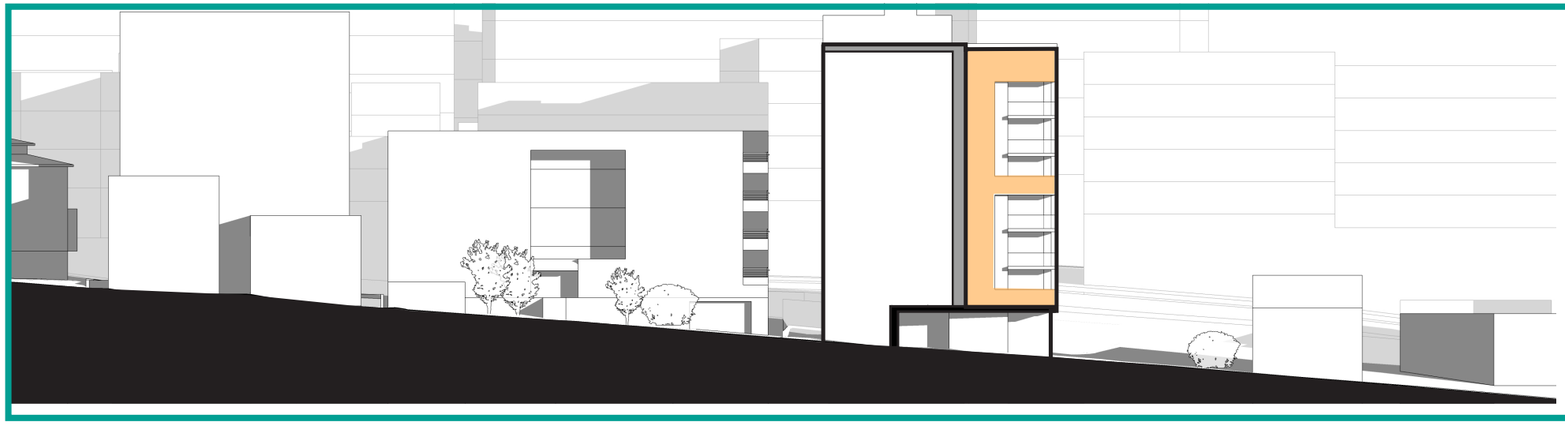
STUDY 1 (BEFORE REVISED)

Raised major corner facade parapet height and drop the rest facade parapet. This option creates higher corner mass and further emphasis the corner, but it doesn't respond well to the site feature.



STUDY 2

Drop down the corner parapet height and add railing, and extend the rest of facade to full parapet height. This option creates roof line stepping up from south to north which responding to the street-level grade change.



STUDY 3 - PREFERRED

Extend the recessed portion to full parapet height. This option creates roofline stepping up from south to north which responding to the street-level grade change. Lowering corner mass parapet height further distinct the corner language, while recessed portion emphasis the transition point, resemble the south facade relationship.

DEPARTURE #1

DEPARTURE 1 : NORTH SIDE SETBACK

REQUIREMENT:
SMC 23.45.518 TABLE B SIDE SETBACK FROM INTERIOR LOT LINE

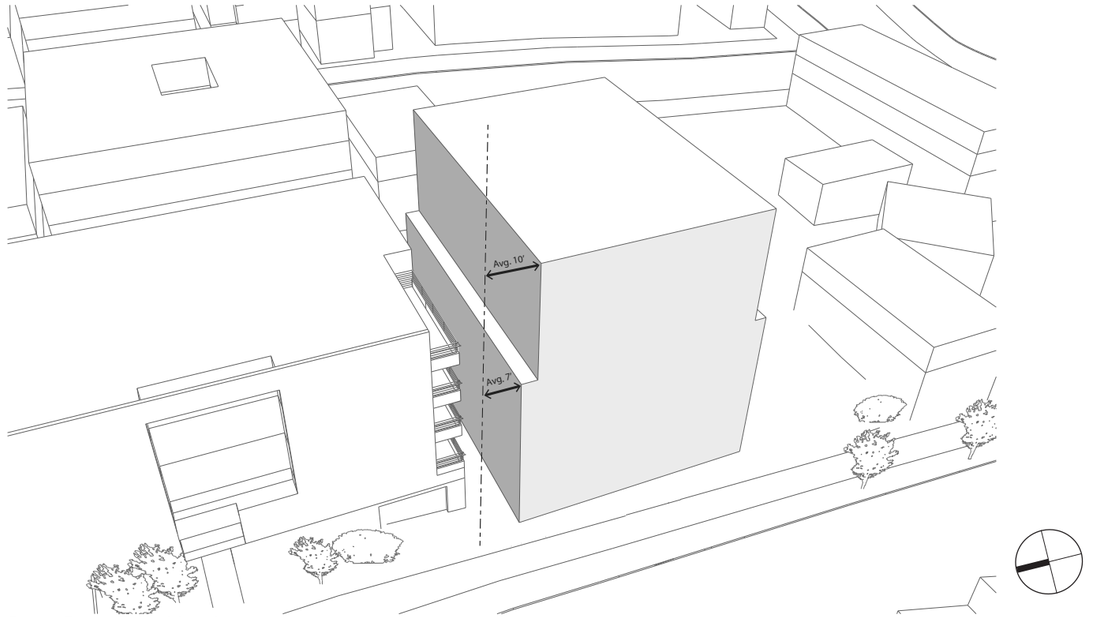
Side- 42 Feet or less in height: 7 feet average; 5 feet minimum;

- Above 42 Feet in height; 10 feet average, 7 feet minimum.

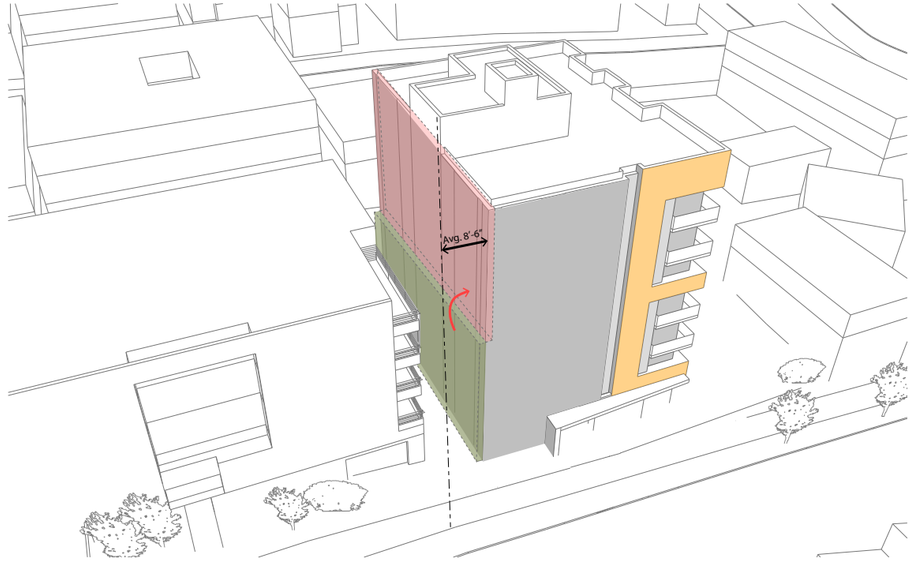
REQUEST:
Along North interior lot line, average 8'-6" proposed structural setback from the ground level to roof level.

JUSTIFICATION:
The proposed setback above 42 feet is average 8'-6" instead of required 10'-0" which is offset by the increased setback below 42 feet, 8'-6" instead of 7'-0". This results in a different profile but provides the same building square footage required by Zoning Code. The requested departure better meets design guidelines CS 2-II Respect for adjacent sites, CS2-D-1 Existing development and Zoning, CS2-D4. Height, Bulk and Scale-Massing Choices . The existing north neighbor is a 5-story apartment building, the greater side setback from the lower levels provides more space buffer, which allowing more sunlight and air, and large ground space for landscaping buffer. The requested departure also provides a building massing with simplified bulk and scale.

SUPPORTED DESIGN GUIDANCE:
CS2-II. Respect for adjacent site
CS2-D-1 Existing development and Zoning.
CS2-D4. Height, Bulk and Scale-Massing Choices



Code Compliant Massing



Massing with Departure

DEPARTURE #2

DEPARTURE 2 : SOUTH SIDE SETBACK

REQUIREMENT:
SMC 23.45.518 TABLE B SIDE SETBACK FROM INTERIOR LOT LINE

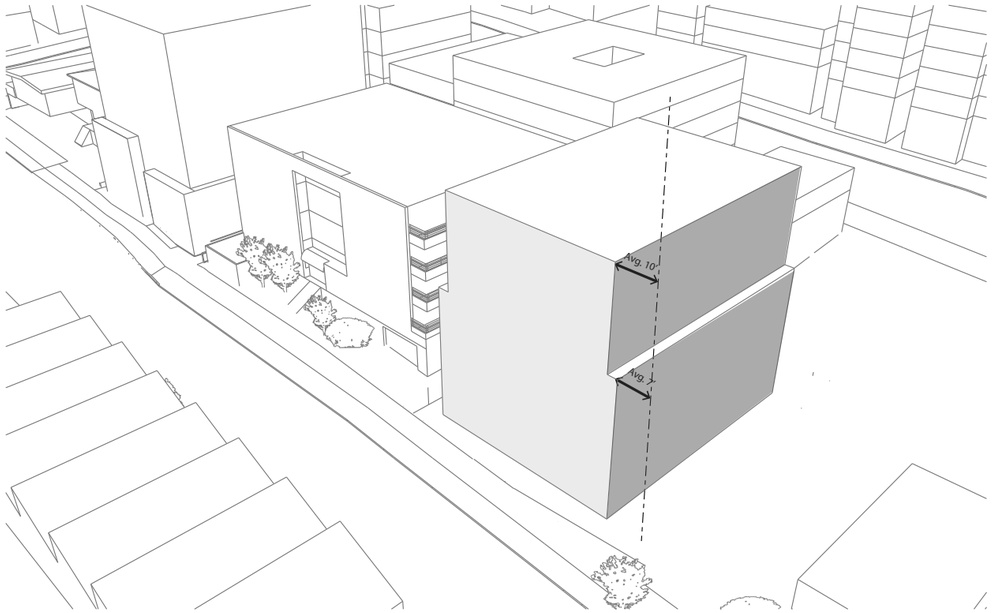
Side- 42 Feet or less in height: 7 feet average; 5 feet minimum;

- Above 42 Feet in height; 10 feet average, 7 feet minimum.

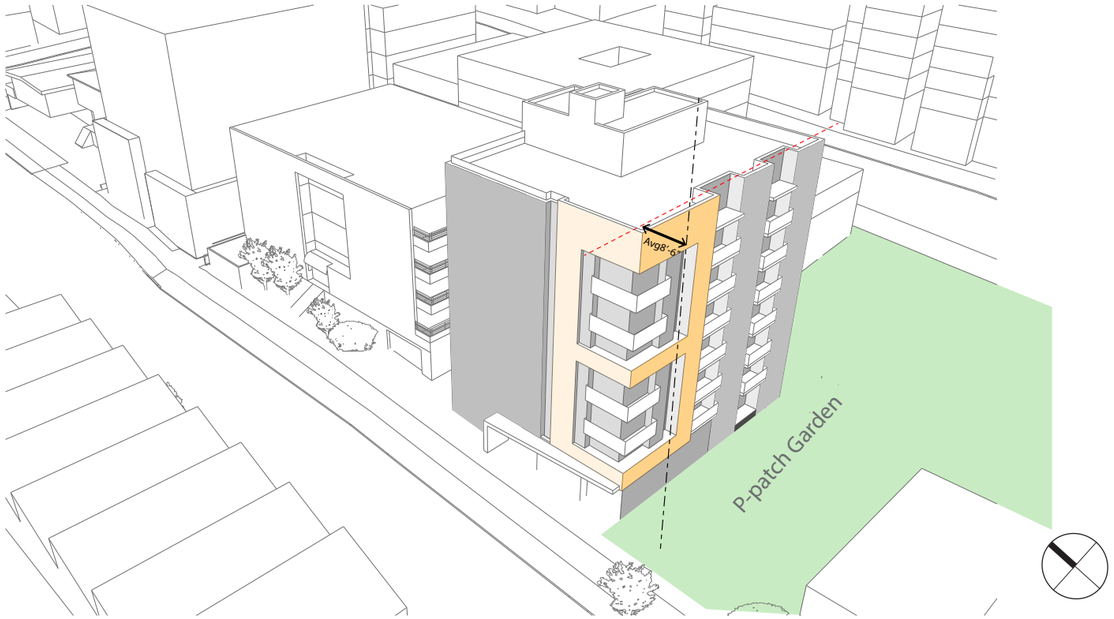
REQUEST:
Along South lot line, average 8'-6" average proposed setback for structure from the level 2 to roof level.

JUSTIFICATION:
The proposed project is located at a mid-block site, with the presence of P-patch Garden providing open space at the south.
The proposed setback above 42 feet is average 8'-6" instead of required 10'-0" which is offset by the increased setback below feet, 8'-6" instead of 7'-0". This results in a different profile but provides the same building total square footage by Zoning Code. The requested departure better meets design guidelines CS 2-B-1 (Site Characteristics), CS2-D-4 (Height, Bulk and Scale-Massing Choices). To set the lower floors exterior facade further way from the property line would create more distance buffer. The angled bays orient views not directly towards activities in P-patch, taking advantage of afternoon sunlight, while maintain the integrity of the building characters.

SUPPORTED DESIGN GUIDANCE:
CS2-B-1. Site Characteristics
CS2-D-4. Height, Bulk and Scale-Massing Choices



Code Compliant Massing



Massing with Departure

DEPARTURE #3

DEPARTURE 3 : EAST SIDE SETBACK

REQUIREMENT:
SMC 23.45.518 TABLE B SIDE SETBACK FROM INTERIOR LOT LINE

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

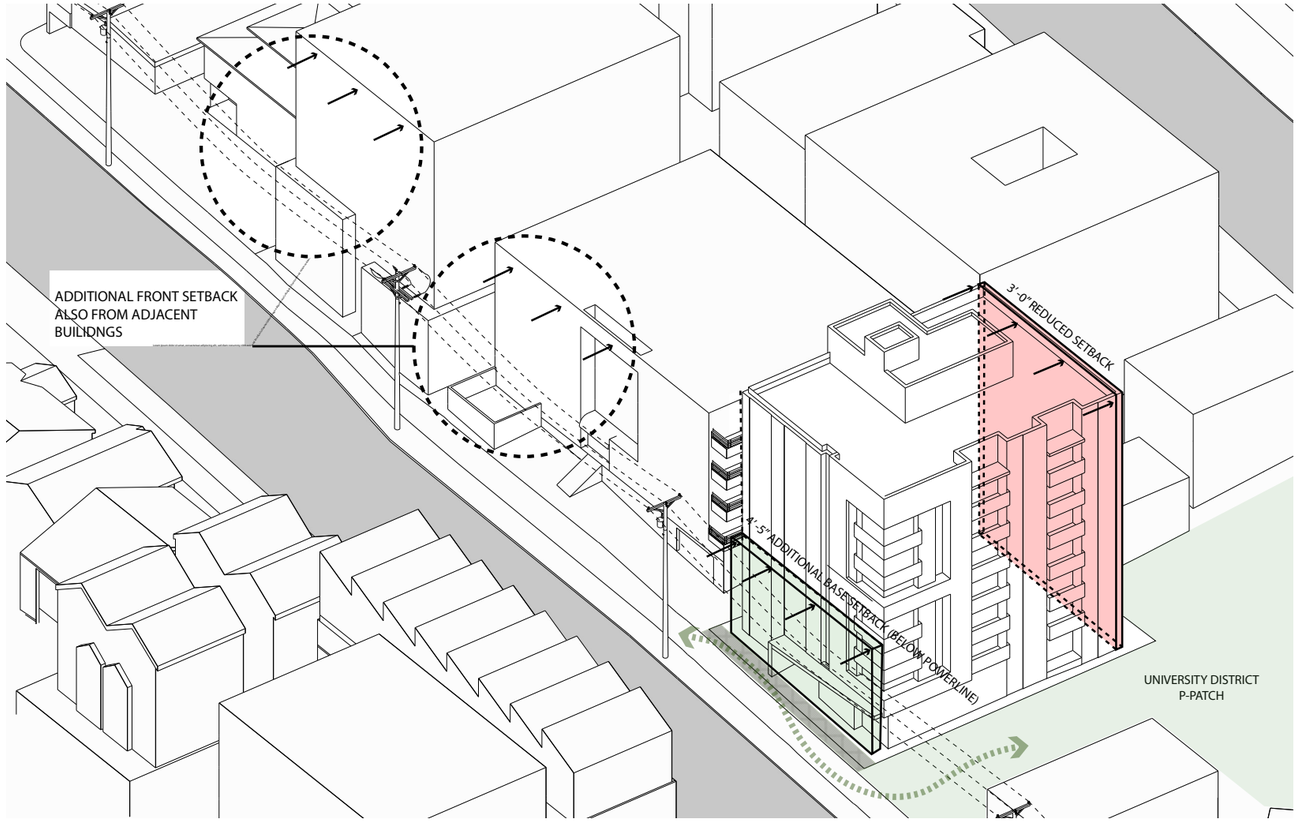
REQUEST:

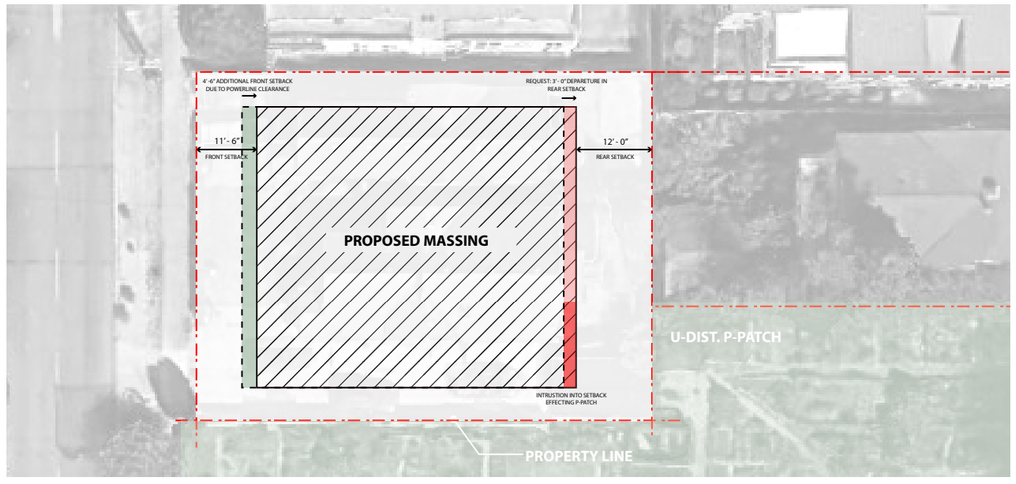
Proposed rear setback reduced from 15”-0” to 12’-0”.

JUSTIFICATION:
The design proposes intrusions of the east facade into 15ft rear setback for total of 180 sf of intrusion per floor.
The requested departure would allow the whole building to be shifted away from the sidewalk, which allows the building to provide a consistent front setback with the neighboring developments. With the building shifted towards rear side it allows the project to widen the public sidewalk and provide a larger planting buffer zone, allowing for a better transition into the south open space. This allows for the building to better match the streetscape created by the new developments adjacent to the proposed building. Secondary design elements such as; an inviting canopy, recessed lobby, warm wood accent panels have been included in the design of this facade to further enhance the pedestrian sidewalk experience.
This requested departure has minimal impacts on adjacent property. Along east property line, the width of p-patch is 25ft, only 2/3 of the building length will face the east neighbor. The east facade is not directly visible from the public view, the materials application is consistent with the rest of the building facade. Instead of using large overhanging building like south, smaller depth of balconies is provided to ensure less overhang towards the east neighbor.

(Note: Project current in construction to the north of proposed site (4048 7th Ave NE, 3027989-LU) requested rear departure reduced from 15ft to 10ft was supported by design review board and approved.)

SUPPORTED DESIGN GUIDANCE:
CS2-D-I Existing development and zoning
CS2-D-4 Height, Bulk and Scale-Massing Choices
PL1-1.a Include open space at grade that physically or visually engages the public realm (University District Supplemental Guidance)





Site Plan with Departure

DEPARTURE #4

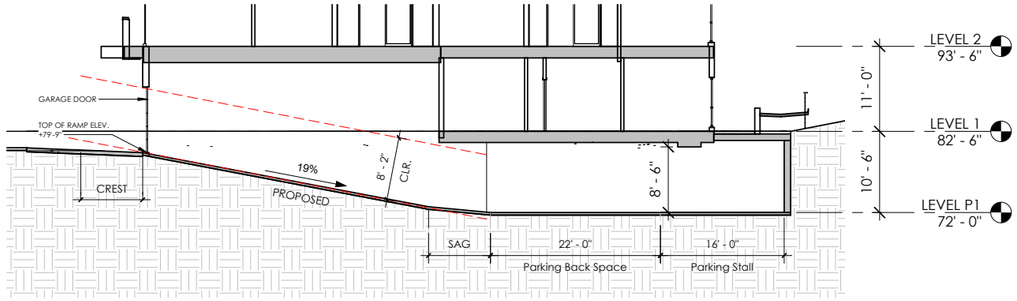
DEPARTURE 4 : Garage Ramp Slope

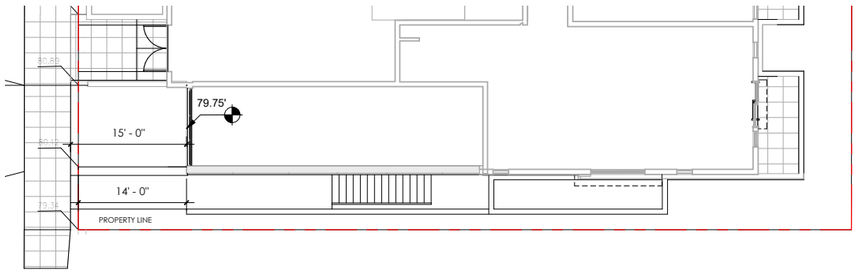
REQUIREMENT:
SMC 23.54.030.D.3 PARKING SPACE STANDARDS - DRIVEWAY SLOPE

- The maximum 15 percent slope shall apply in relation to both the current grade of the right-of-way to which the driveway connects, and to the proposed finished grade of the right-of-way if it is different from the current grade.

REQUEST:
Proposed driveway to have a maximum slope of 19%.

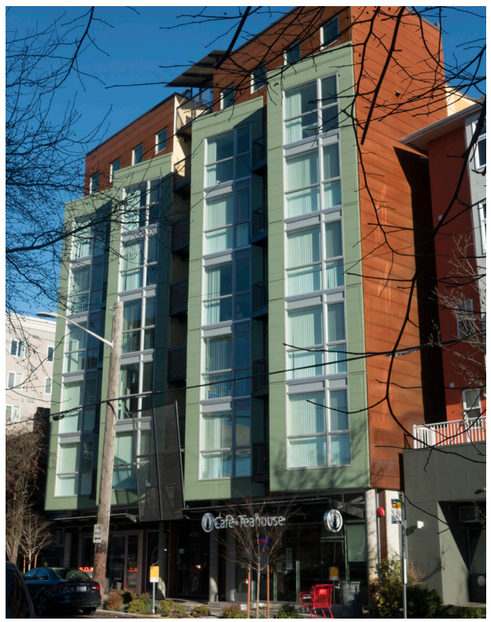
JUSTIFICATION:
With the project has located the parking garage at the lowest topographic location, and located 14ft away from the property line instead of code-required 7ft, the small footprint of the site required increasing driveway slope. The increase front setback at the garage entrance provides drivers' with wide visible range and ensure the pedestrian safety.
The requested increased percentage will allow a reasonable floor to floor height, accommodate appropriate crest and sac, 22ft distance at the bottle for vehicle clearance, and 8'-2" overhead hight clearance for the ADA van stall.





D/ARCH PROJECTS













APPENDIX: ADR SUBMITTAL CONTEXT ANALYSIS

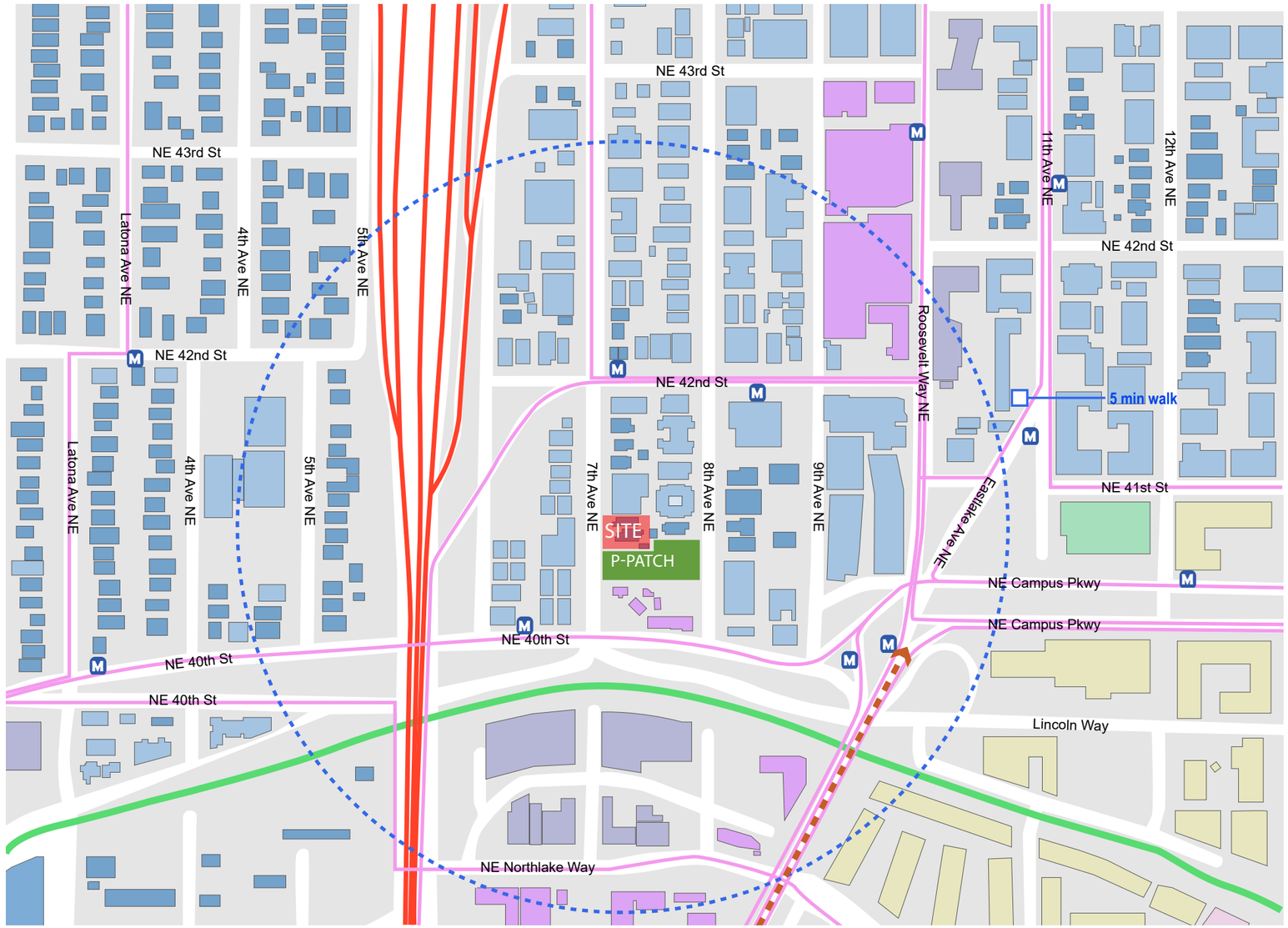
CONTEXT ANALYSIS

LAND USE / CIRCULATION

Land Use / Circulation

The site is located at 4030 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. Site is in a walkable range to UW campus.

The surrounding area has been experiencing a general trend of growth with multifamily buildings replacing existing single families. Many of the structures designed for single family use have been converted to meet the need of the expanding student population.



KEY: Urban Context

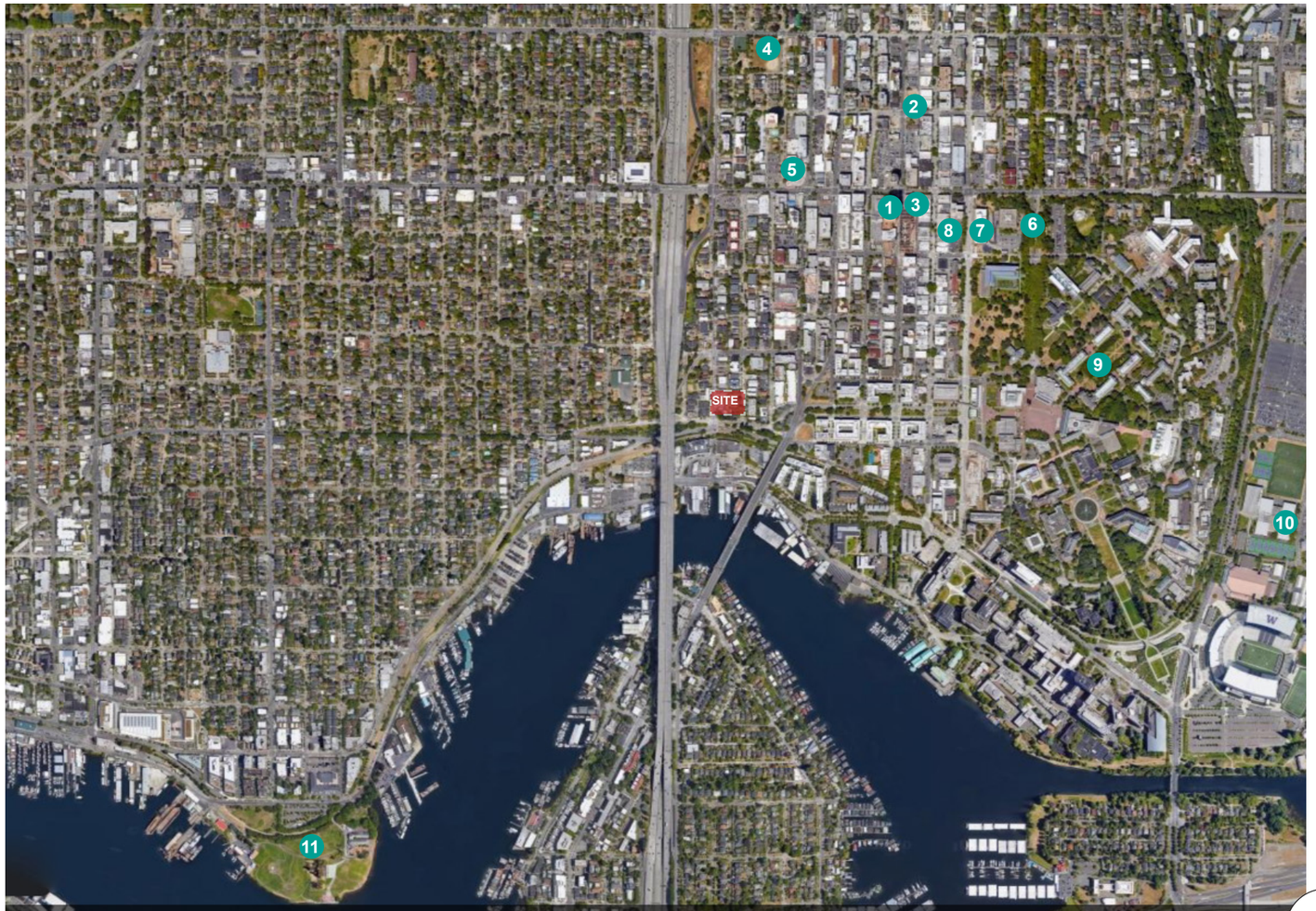
- Single Family Residence
- Multi Family Apartments
- Commercial / Retail
- Educational
- On-campus Student Housing
- Other

KEY: SDOT Classification

- Bus Stop
- Site
- I-5 Highway
- Bus Route
- Burke Gilman Trail
- University Bridge Gateway

LAND USE/TRANSPORTATION MAP

CONTEXT ANALYSIS



VICINITY



1 UW TOWER



2 Hotel Decca



3 The Neptune Theatre



4 University Playground



5 AMC Cinema



6 The ‘W’ Memorial Way



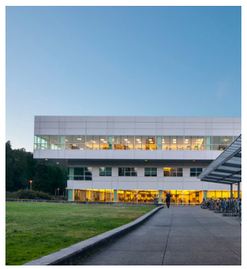
7 Burke Museum of Natural History



8 University Bookstore



9 Parrington Lawn



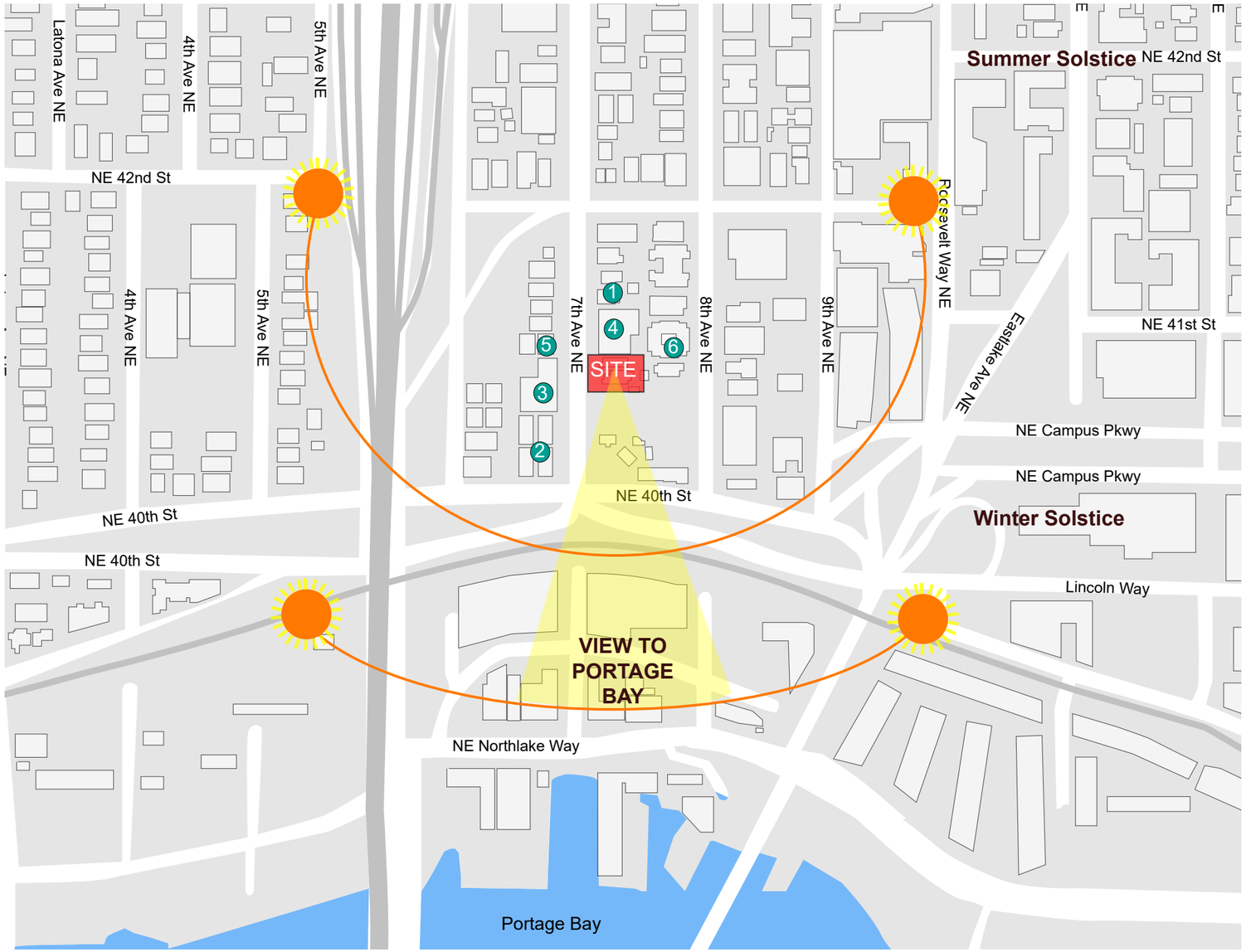
10 UW IMA



10 Gas Works Park

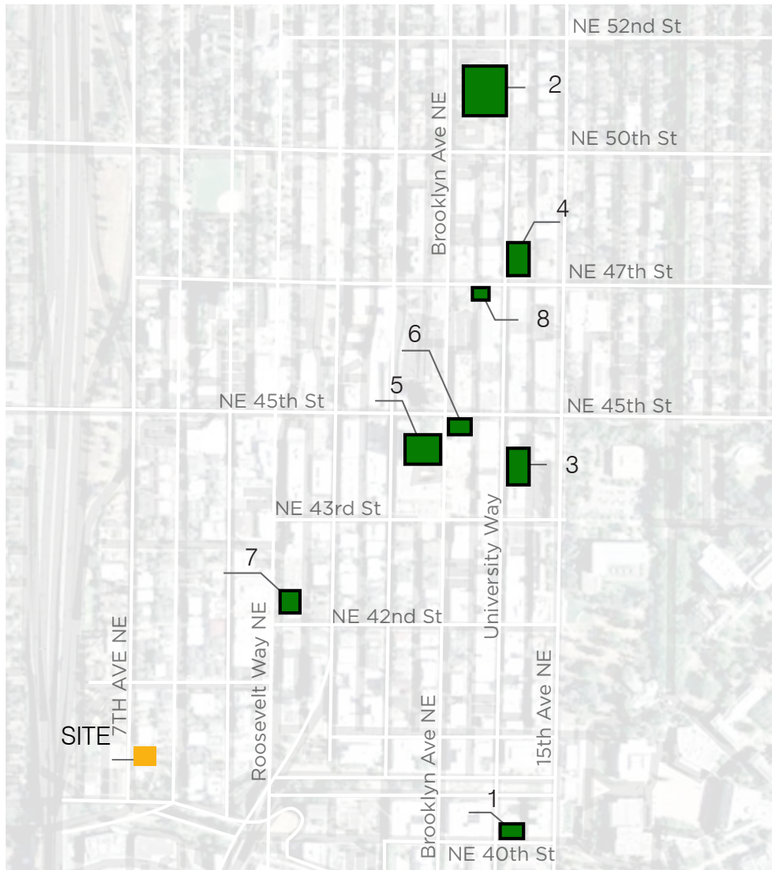
CONTEXT ANALYSIS

Sun Path Analysis



U District Context Analysis

U District Architectural Character





1. College Inn



2. University Heights Center



5. UW Tower



3. University Book Store



4. U District Square Apts



6. Neptune Theatre



7. Hardwick & Sons, Inc.



8. University Seafood & Poultry Co.

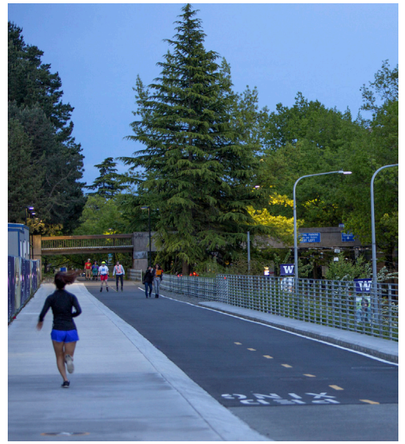
U District Context Analysis

U District Public Realms





1. University of Washington Campus



2. Burke Gilman Trail



3. Husky Stadium



4. Farmers Market



5. University Bridge



6. West Campus



7. The Ave



8. Fraternities and Sororities



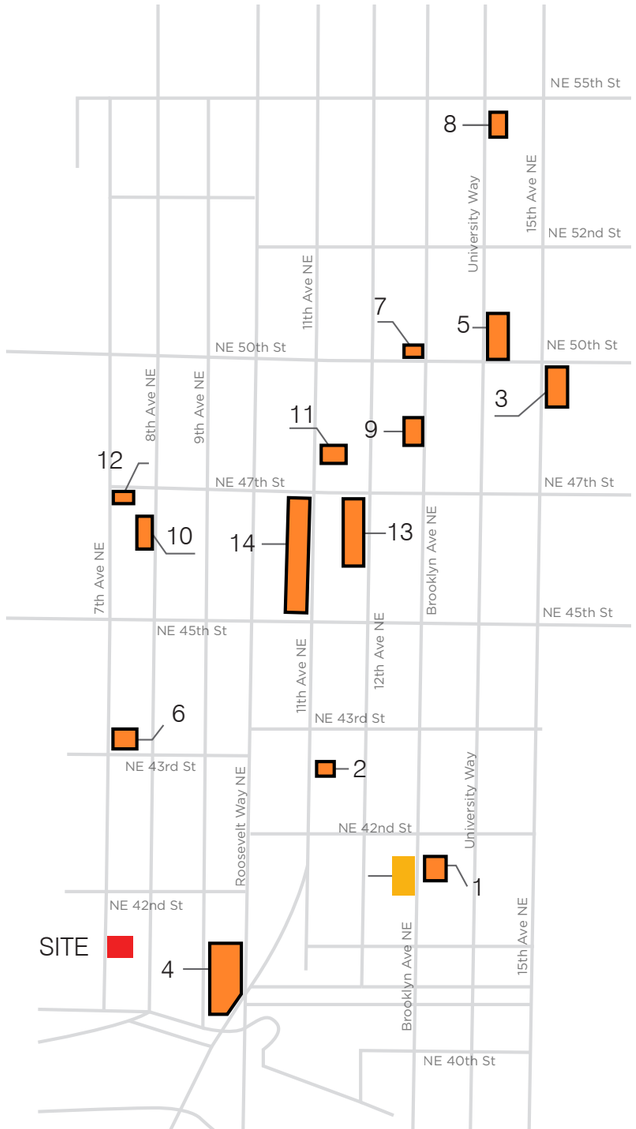
9. Link Light Rail UW Station

2. Husky Football Game

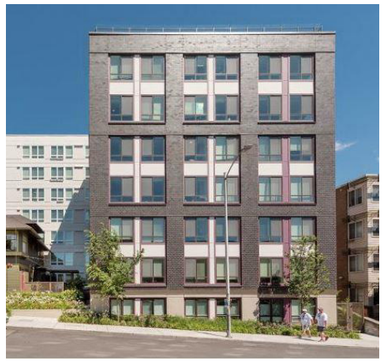
U District Development

U District Development: Built

There are a number of new developments to the west of the site especially on NE 47th St, 11th Ave , 12th Ave and Brooklyn Ave, There are a few major recently completed developments such as AVA residents , LIV Apartments, ACACIA Court and Bridges. Housing developers have been building new vibrant, texturally interesting, and modern projects in the University District.



1.
The Parsonage
4138 BROOKLYN AVE NE
7 Stories
84 Residential Units



2.
DXU Apartments
4230 11TH AVE NE
7 Stories
98 Residential Units



3.
Arbora Court Apartments
4750 15TH AVE NE
7 Stories
133 Residential Units



4.
Augusta Apartments
4041 ROOSEVELT WAY NE
7 Stories
214 Residential Units



5.
Hub U District
5000 UNIVERSITY WAY
7 Stories
111 Residential Units



6.
Verve Flats
4302 7TH AVE NE
4 Stories
47 Residential Units



U District Development

1. The Parsonage
2. DXU Apartments
3. Arbora Court Apartments
4. Augusta Apartments
5. Hub U District
6. Verve Flats
7. The Stax
8. Ori on the Ave
9. NOLAN Apartments
10. Lightbox Apartments
11. Savanna
12. 47+7 Apartments
13. TWELVE at U District
14. Bridges@11th

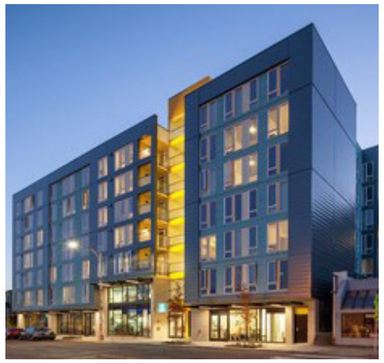
7.
The Stax
5001 BROOKLYN AVE NE
7 Stories
60 Residential Units



8.
Ori on the Ave
5260 UNIVERSITY WAY NE
7 Stories
69 Residential Units



9.
NOLAN Apartments
4717 BROOKLYN AVE NE
7 Stories
56 Residential Units



10.
Lightbox Apartments
4545 8TH AVE NE
7 Stories
162 Residential Units



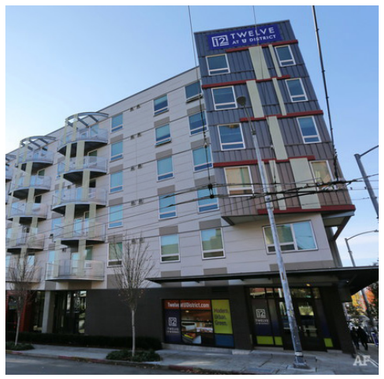
11.
Savanna
4710 11TH AVE NE
6 Stories
40 Residential Units



12.
47+7 Apartments
4558 7TH AVE NE
6 Stories
24 Residential Units



13.
TWELVE at U District
4535 12TH AVE NE
7 Stories
283 Residential Units



14.
Bridges@11th
4557 11TH AVE NE
7 Stories
184 Residential Units



COMMUNITY OUTREACH PLAN AND COMMENTS

1. Project Description:

Project Address:	4030 7th Ave. NE, Seattle, WA 98105
Description:	New construction of a multi family building with 40 dwelling units within 7 stories; providing parking for 9 cars and 42 bikes. Existing structure to be demolished.
Applicant:	d/Arch LLC
Contact Person:	Sam Bjorklund or Matt Driscoll
Contact Information:	SBjorklund@dArchllc.com or Mattd@darchllc.com
Type of building:	Multifamily
Neighborhood:	University District
In Equity Area:	Yes

2. Outreach Plans:

- Printed Outreach:

High-Impact Method

b. Posters hung in a minimum of 10 local businesses, community centers, or other publicly-accessible venues, located within approximately a half mile from the proposed site. At least half of the posters must be visible from the sidewalk.

10 posters were hung at University District.

The locations were selected from the "Spaces To Gather" list on the U District Neighborhood Snapshot. All posters were hung outside near gathering spaces and major intersections.

- Electronic/Digital Outreach

Multi-Pronged Methods

a. Basic Project Web page

The basic web page was published
https://newconstdarch.wixsite.com/40307thavene

b. Email to distribution list that includes community organizations identified by DON.
Emails were sent, and include:

- North of 45 Committee	cssc@u.washington.edu
- Northeast District Council	– Through Website
- Northeast Seattle	– Through Website
- Seattle Northeast Rotary	joelcalvert@allstate.com jsehlin@grlg.net
- U District Conversation on Homelessness	encanta5@comcast.net
- U District Community Council	udistrictcouncil@hotmail.com
- University District Food Bank	joe@udistrictfoodbank.org
- University District Service Providers Alliance	udsp.spt@gmail.com
- University District Resident Council	andy.chan@seattlehousing.org
- University of Washington City University Community Advisory Committee	maureen.sheehan@seattle.gov
- University Park Community Club	risler@u.washington.edu
- University District Business Improvement Area	phillip.sit@seattle.gov
- University District Farmers Market	– Through Website
- University District Partnership	– Through Website
- University Village Merchants Association	info@uvillage.com
- University District Greenways	info@seattlegreenways.org
- North Precinct Advisory Committee	spd.npac@gmail.com
- Emergency Hubs & Block Watches	CindiLBarker@gmail.com

- In-Person Outreach

High-Impact Method

b. Guided tour or site walk

A 1-hour community site walk was held Saturday, Nov. 9th from 2:00 - 3:00 p.m.
The site walk was advertised on DON's Early Outreach for Design Review Calendar on August 21st (17 days before the event).
There was an interpreter on site - a Chinese member of our design team with firsthand knowledge of the project.

3. Community Feedback:

- No feedback was provided from the community.

NOTE: Any comments or questions received after this report will be summarized in the ADR Packet.

- No feedback was provided from the community.

DESIGN DEVELOPMENT

The shadow studies are based on Alternative 3. The site has ample sun exposure throughout the year, there's a slight exception in the winter, primarily due to the empty adjacent lot. The shadows cast by the proposed building do not appear to impact surrounding properties significantly.

10:00 AM

12:00 PM

2:00 PM

SUMMER SOLSTICE







SPRING / FALL EQUINOX



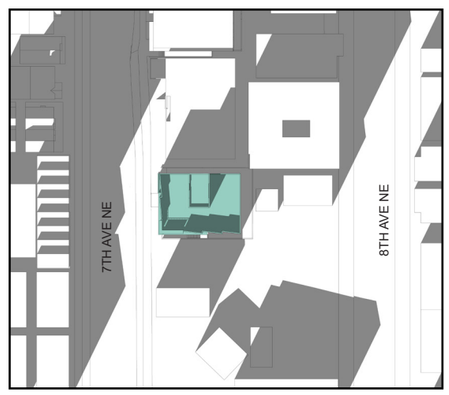




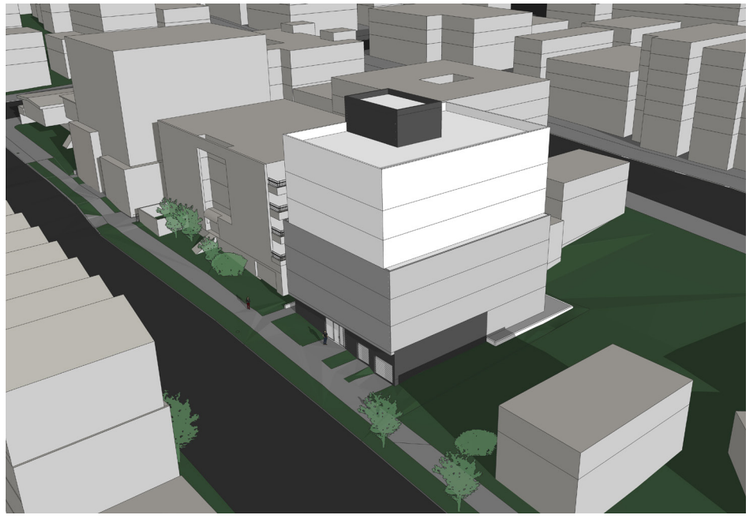
WINTER SOLSTICE







ADR MASSING SUMMARY



Alternative 1

7 Stories, Ground-level & Roof Amenity

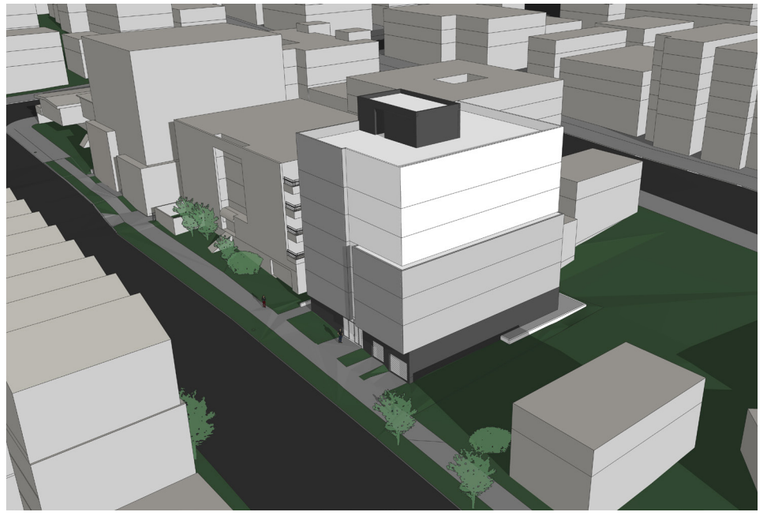
Unit Count	40
Total Floor Area	32,240 gsf
FAR Proposed	4.04

Pros:

- Overall massing maximum development on the site
- Simple form
- No circulation, blank facade from building street visible sides.
- Code compliant

Cons:

- Abrupt transition at level 5
- Square massing, lack of street-facade massing expression



Alternative 2

7 Stories, Ground-level & Roof Amenity

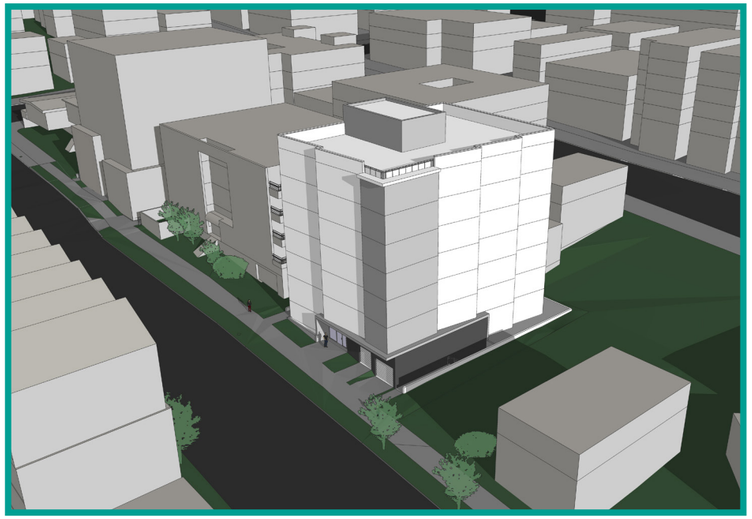
Unit Count	40
Total Floor Area	32,813 gsf
FAR Proposed	4.02

Pros:

-
- Articulated and balanced massing.
- Defined base provides more integrity of massing transition

Cons:

- Required departure at North Facade



Alternative 3 - Preferred

7 Stories, Ground-level & Roof Amenity

Unit Count	40
Total Floor Area	30,417 gsf
FAR Proposed	4.03

Pros:

- Distinct vertical expression of massing, responding to neighborhood established pattern.
- Bread down the main facade, reduced perception scale and mass
- West facade emphasizes the building entrance to be recognizable and apparent.
- Create more distance at lower level than code-required, which distancing more from existing North project, and provide more landscape buffer at ground level.
- Layout of the units taking advantage of the street, rear south open space, providing increased interior daylight

Cons:

- Departure required at North Facade
- Departure required at South Facade