



4521 19TH AVE NE

ADMINISTRATIVE DESIGN REVIEW 2

12 May 2021

SDCI Project # 3035394-EG



dArch LLC

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d/Arch Projects

Owner/Design Team

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1ST EDG COMMENTS

PRIORITIES & RECOMMENDATIONS	APPLICANT RESPONSE
1. Massing and Context A. All three design options portray building proposals that are generally bulkier, taller and closer to the street frontage than surrounding buildings. These options do not sufficiently address context and will likely result in a development that dominates the street frontage. Staff recommends the examination of three new design and massing options that includes strategies that provide a better transition between the building mass/site design and the existing nearby development. B. The revised design and massing options should include studies of the following strategies that may help the proposal better relate to context: 1) the use of street setback consistent with the prevailing setbacks of 25-30 feet for buildings on the block of 19th Avenue NE 2) The organization of the building mass around one or more common open spaces at the building frontage, to aid in the topographical transition from the façade to the street frontage. 3) The use of upper-level building step-back to reduce the perception of building mass along the street frontage. C. Staff appreciates the intent of the design options in the EDG packet to maintain a semblance of the existing rockery and sloped lawn frontage prevalent on the west block of 19th Ave NE. Revised design option should maintain the frontage and land forms that are consistent with context, to assist with transition from the building to the street frontage. D. Staff supports the intent for a single intrusion into the rockery frontage shown in each of the EDG options, which allows for a common building entrance and courtyard. E. .Ensure that private spaces at the basement level have adequate access to sunlight	1. Massing & Facade Composition A. Three new options studies are provided, which exploring with a series of masses that emphasize the relationship of mass design and open space location. Related to the different locations of the open space, building mass is broke into two, three, four proportions. Generous street-frontage setback is provided, which creates different location of open common spaces. Overall mass arranged around open space is broken into 2, 3 and 4 individual masses. B. i) 3 new options offer generous frontage setbacks with differing locations of open common space. For the existing context, older buildings tend to be smaller scaled, and their main facades have greater setbacks than the current zoning requirement. Meanwhile, with the rezone of the University District, the surrounding area has been experiencing a general trend of growth of larger scale and taller multifamily building replacing existing single family structures. The goal of the proposed project aims to draw inspirations from the neighborhood context, but also acknowledge its nature and respond to the city’s goals for the redevelopment of the neighborhood with its new height and bulk and (M) suffix. The project offers about a 20 feet setback in front of main entry instead of the zoning required 7 ft to provide a large frontage open space. The rest of mass is closer to the street-front to respond to expected future developments matching the zoning required setback. ii) The organization of the building mass around one or more common open spaces at the building frontage, aids in the topographical transition from the façade to the street frontage. Studies provided. See Site Plan Page 11,15, 19. iii) Three options are designed with “Base- Middle-Top” character to create planes for material changes while also reduce the perception scale. C. Frontage design parti is maintained. Street setbacks include retaining walls and tiered landscaping. D. With the exception of the north stair, there is only one intrusion into the streetfront. E. Windows and patio glass doors provide to ensure access to sunlight.

FROM EDG MEETING 03/09/2021



1ST EDG COMMENTS

PRIORITIES & RECOMMENDATIONS	APPLICANT RESPONSE
2. Open Space A. Related to the guidance above for using open space to address context (1.b) examine the inclusion of open space raised in a high bank condition along the street frontage. Open space in this location can serve as an organizing element for the project design, mediate the grade transition from the site to the street frontage, and provide a gathering space for residents. B. Staff supports the design of patio spaces along the street frontage to serve the dual intent of establishing a visual connection to the street frontage while also allowing for a significant raised planter to address contextual topography.	1. Massing & Facade Composition A. Proposed options provided different location of open common space raised from the street-level. Main residential lobby directly adjacent to the common outdoor space. Steps in front of the open space provides transition from public sidewalk to residential entrance while maintaining the surrounding context characteristics. B. Patios are maintained in the options. Raised street-front planters are provided to create transition to adjacent topography.
3. Materials A. Staff supports the use of brick as a primary exterior material, as shown on EDG packet page 36. Transitions to other secondary materials in the upper façade should coincide with legible changes in façade plane that are intended to reduce the building’s perceived mass or to express the design concept. B. Maintain a significant amount of glazing along the street façade.	3. Materials A. Materials have been incorporated into the design. The project continues using durable textural brick for the primary material, while fiber cement panel are used to provide transition of massing relationship. The overall material choice will contribute to the developing character of the neighborhood while retaining the existing context. B. Residential units are placed along the west street edge, large window/ patio door openings will be provided to maintain transparency of street façade.

FROM EDG MEETING 03/09/2021



1. MASSING AND CONTEXT

Priorities & Recommendations:

a. Staff recommends the examination of three new design and massing options that includes strategies that provide a better transition between the building mass/site design and the existing nearby development.

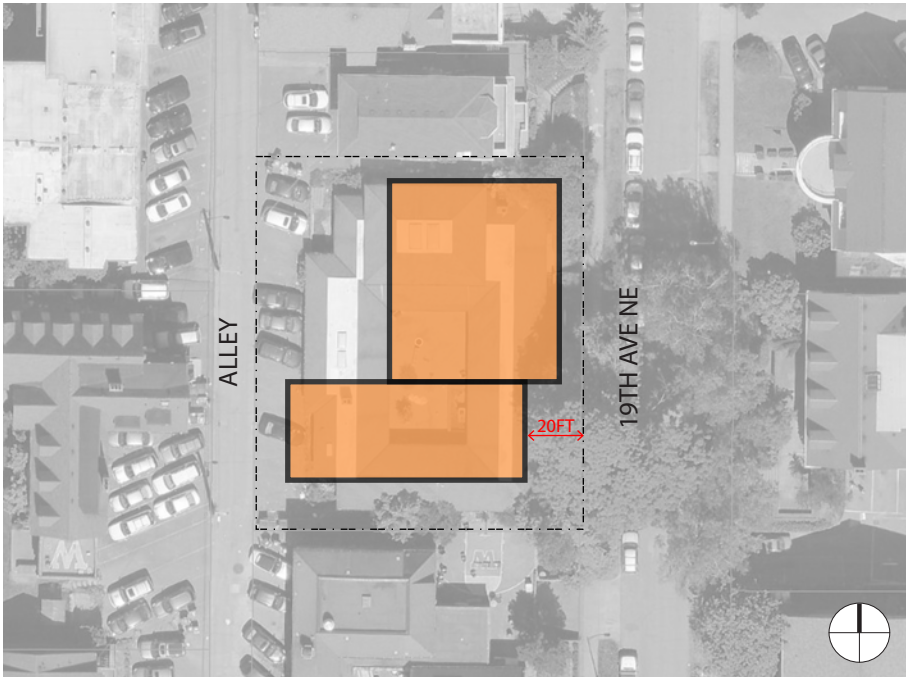
Applicant Responses:

Three new options studies are provided, which explore with a series of masses that emphasize the relationship of mass design and open space location. Related to the different locations of the open space, building mass is broke into two, three, or four elements

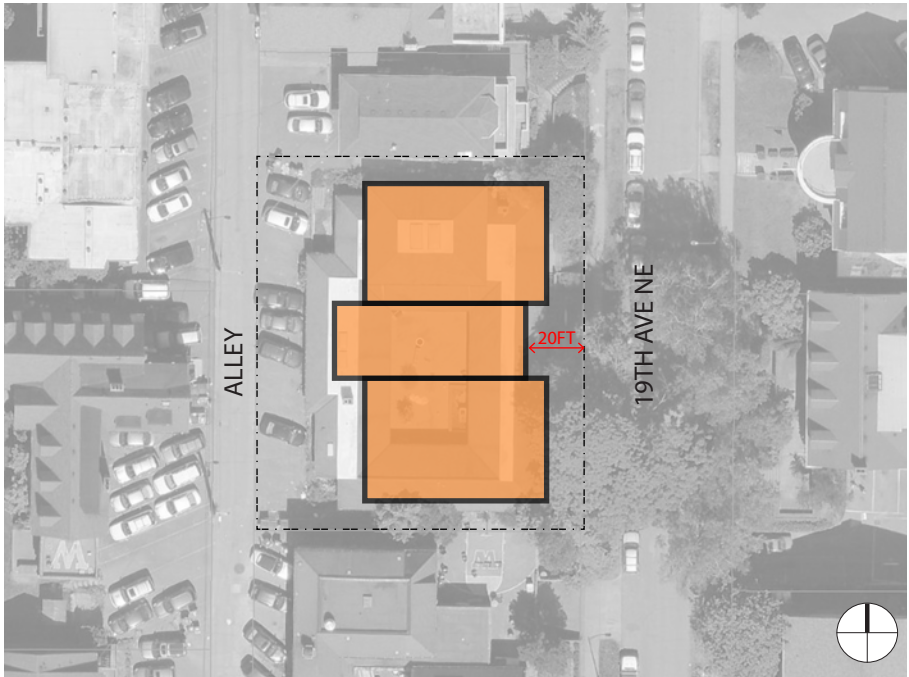
MASSING ANALYSIS

3 NEW OPTIONS

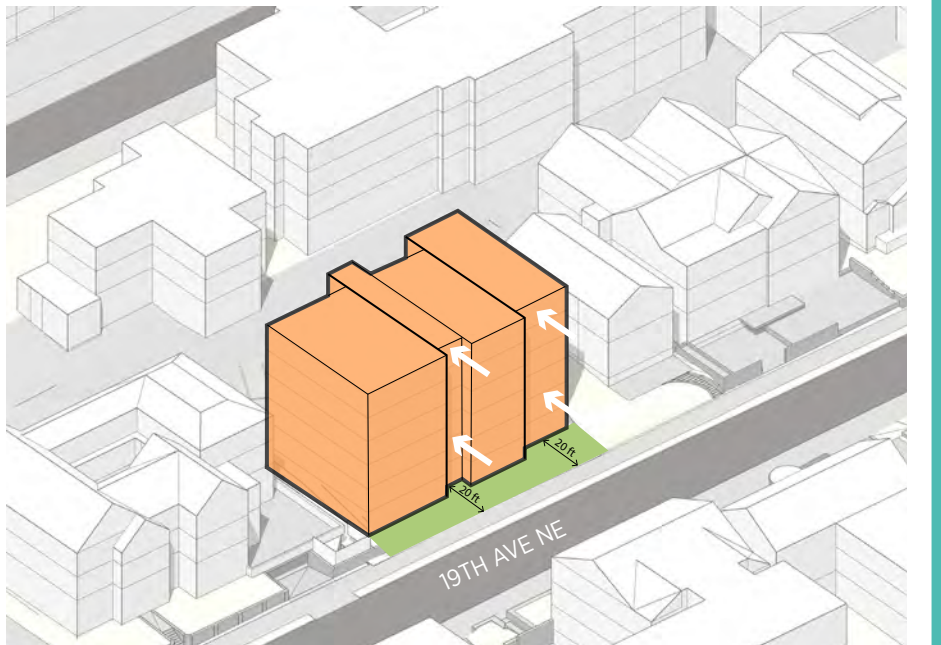
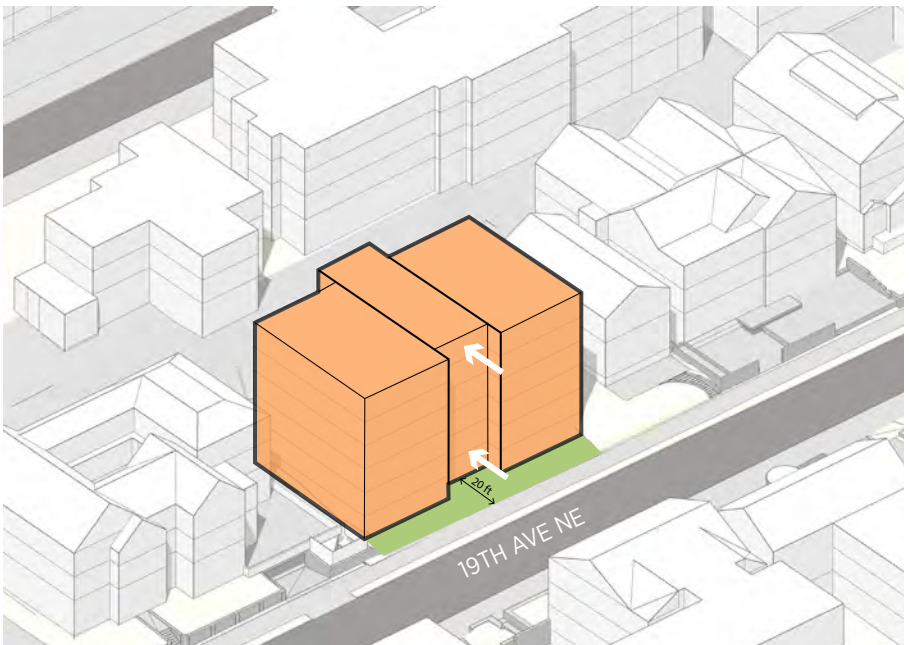
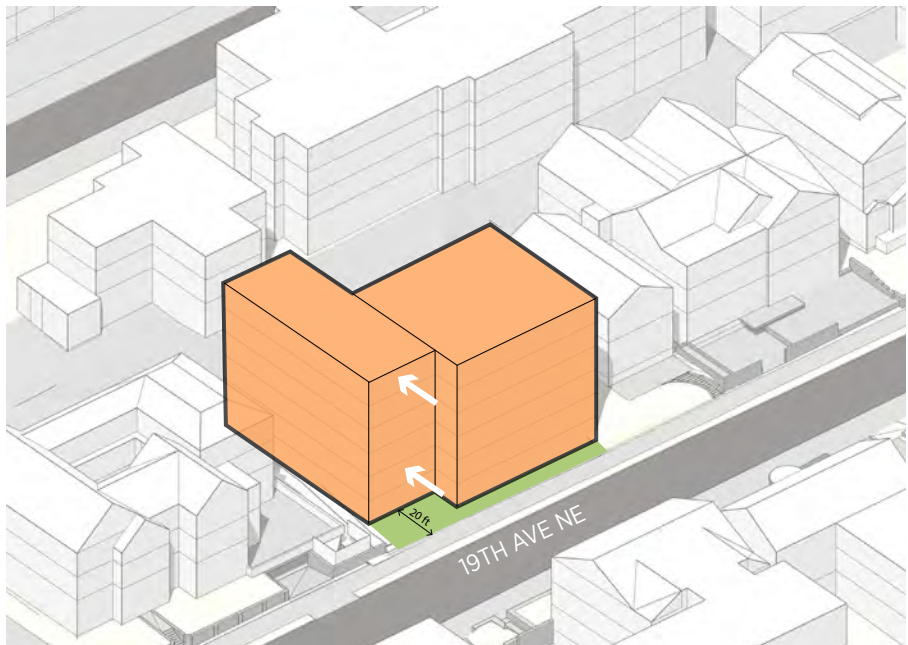
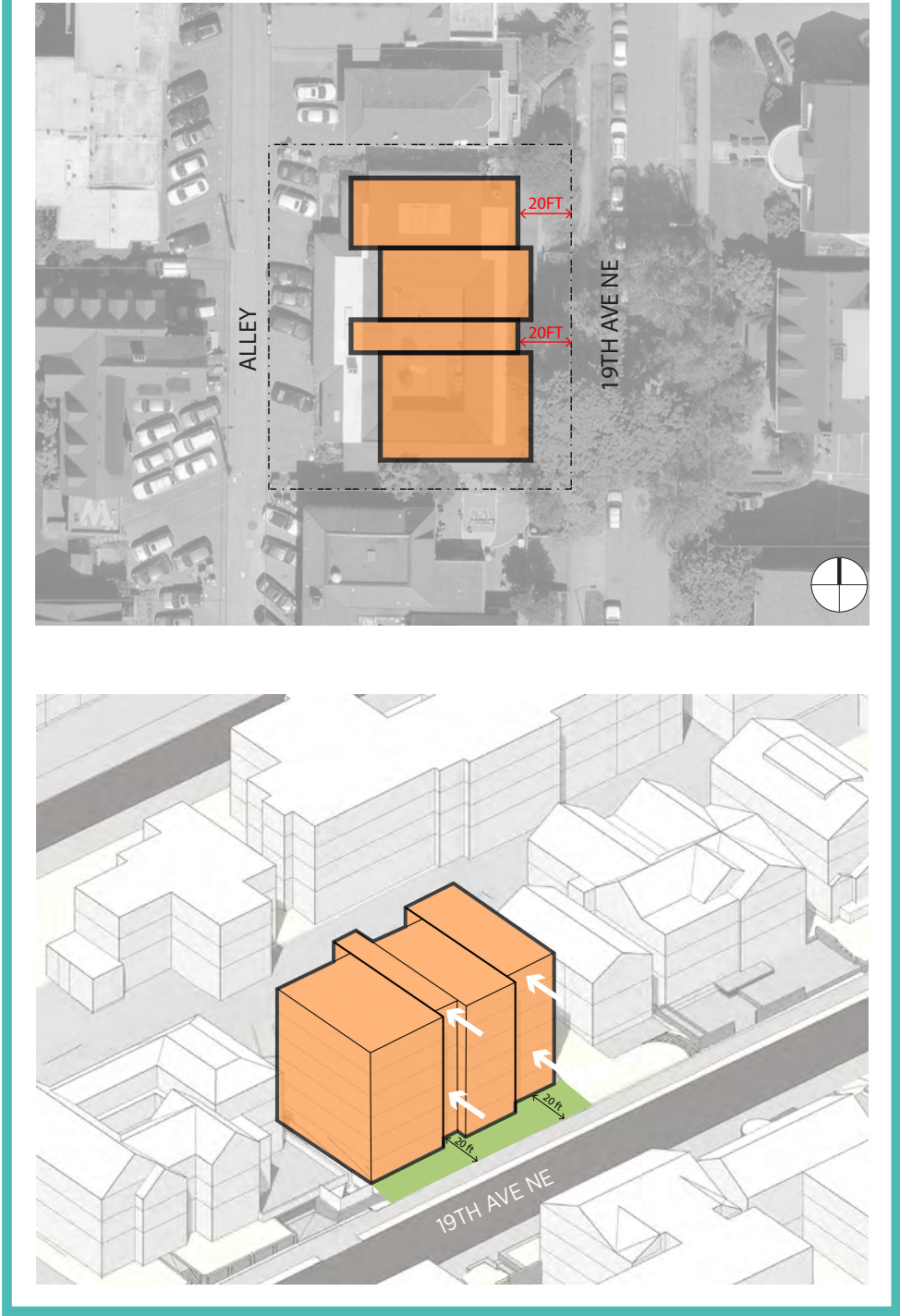
OPTION 01- L SHAPE



OPTION 02- CENTRAL PLAZA



OPTION 03- SHIFT



MASSING ANALYSIS

3 NEW OPTIONS



OPTION 01- L SHAPE

Pros

- 1) Generous setback provides raised open space and landscaping.
- 2) Simple massing with clean street-edge
- 3) Design opportunity for different material applications, in terms of texture and color.
- 4) No departure required

Cons

- 1) Residential units facing south property line, however this could be mitigated by the 15ft setback along south.
- 2) Overall mass is more boxy compared to Option 2 & 3.
- 3) Long south facade
- 4) Less parking provided

Departures

None



OPTION 02- CENTRAL PLAZA

Pros

- 1) Central open space location breaks the building into three masses.
- 2) Base-Middle-Top design provides articulated and balanced massing.
- 3) Modulation & massing changes reduce scale.
- 4) No departure required

Cons

- 1) Central location of open space provide less massing transition to surrounding context.

Departures

None



OPTION 03- SHIFT

Pros

- 1) The massing "shifts" back at North, transitioning to adjacent building frontage setback
- 2) Building massing is broke down into four slender proportions, which helps reduce bulk, reflects neighborhood vertical patterns.
- 3) Base-Middle-Top design.
- 4) No departure required

Cons

- 1) Less entry setback compared to Options 01 & 02.

Departures

None

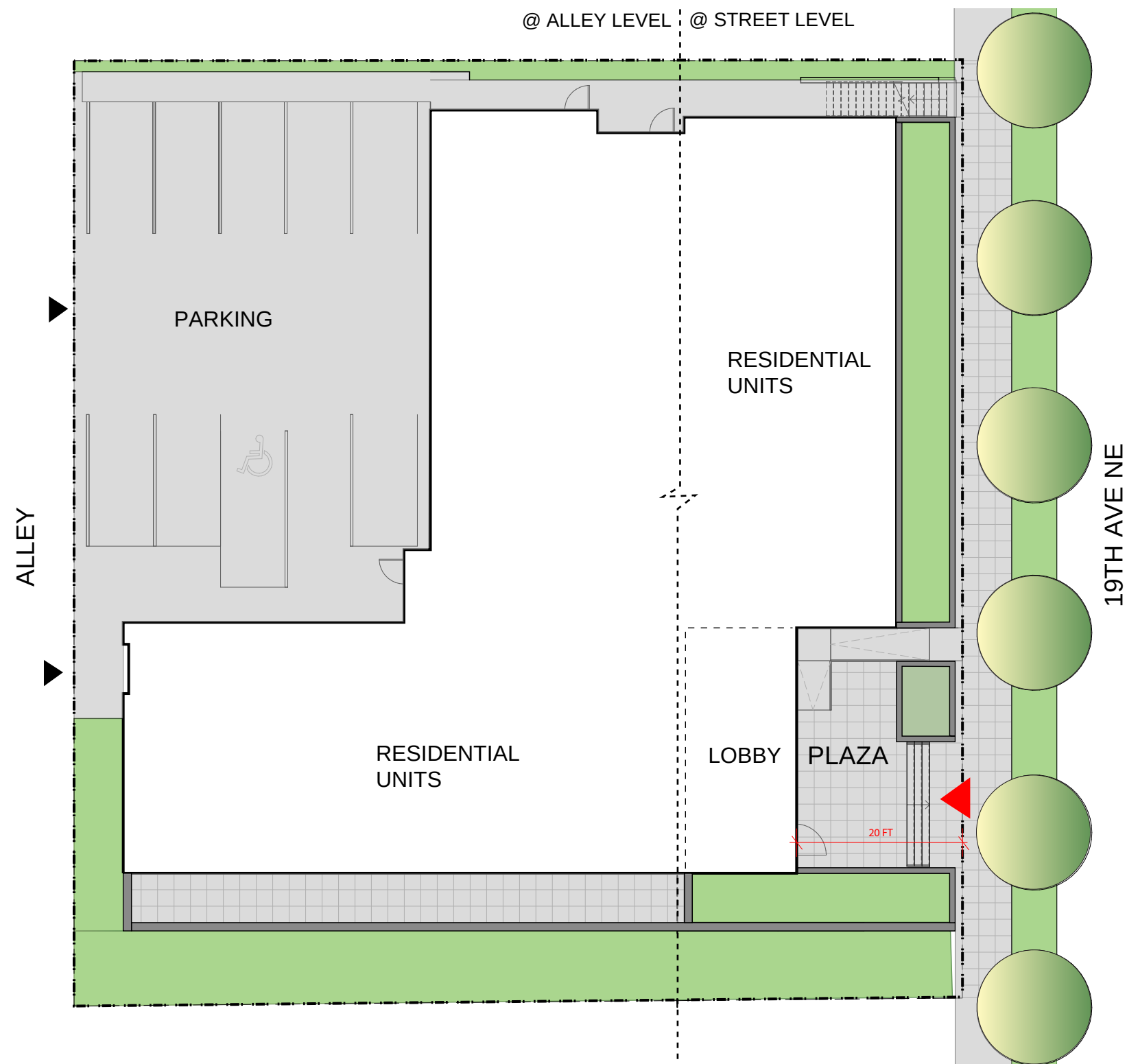
Priorities & Recommendations:

b. The revised design and massing options should include studies of the following strategies that may help the proposal better relate to context:

- 1) the use of street setback consistent with the prevailing setbacks of 25-30 feet for buildings on the block of 19th Avenue NE
- 2) The organization of the building mass around one or more common open spaces at the building frontage, to aid in the topographical transition from the façade to the street frontage
- 3) The use of upper-level building step-back to reduce the perception of building mass along the street frontage

Applicant Responses:

- i) Three new options offer generous frontage setbacks with different locations of open common space. For the existing context, older buildings tend to be smaller scaled, and their main facades have greater setbacks than the current zoning requirement. Meanwhile, with the re-zone of the University District, the surrounding area has been experiencing a general trend of growth of larger scale and taller multifamily building replacing existing single family structures. The goal of the proposed project aims to draw inspirations from the neighborhood context, but also acknowledge its nature and respond to the development of the neighborhood under the new zoning and (M) suffix. The project offers a 20 feet setback in front of main entry instead of the zoning required 7 ft to provide large frontage open space. The rest of mass designed to be closer to the street-front to respond to expected future development's street-scape matching the zoning required setback
- ii) Studies provided. See Site Plan Page 11,15, 19.
- iii) Three options are designed with "Base- Middle-Top" character to create planes for material changes while also reduce the perception scale.



Open Space

- 1. A 20 Feet setback along 19th Ave NE will provide approximately 600sf of residential plaza along the main entry. The location of open space break down the building into two masses, which creates opportunities for material variations.
- 2 The lobby and plaza is designed to be raised up from the sidewalk. Steps and a ramp will be provided to match the existing sidewalk,. The landscaped planting beds along the building edge, provide physical and visual connection between the project and existing context.
- 3 The continuation of raised planters in front of ground-level residential units provide transition to site topography.
- 4 Stairs will be provided from street to alley level.

MASSING

OPTION 01



Projecting horizontal roof eave provides secondary architectural features

The facade is organized by massing, articulation and materials into distinct layers.

"Base-Middle-Top" Design

South end open space provide transition between the building mass and south existing building.

Stair provides connection from street-level to alley level.

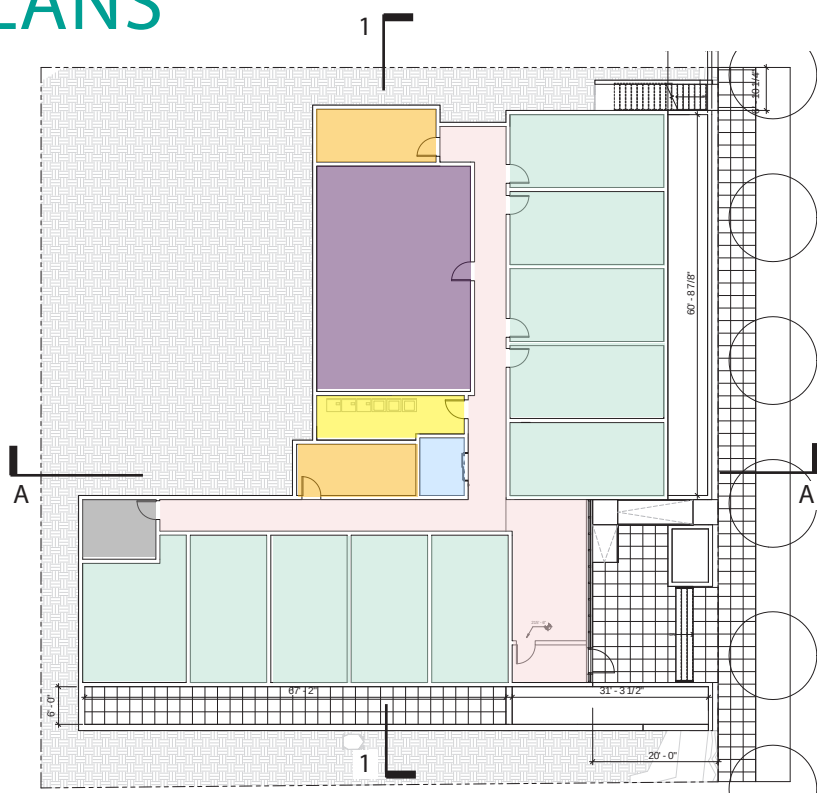


Large percentage of transparency along street facade.

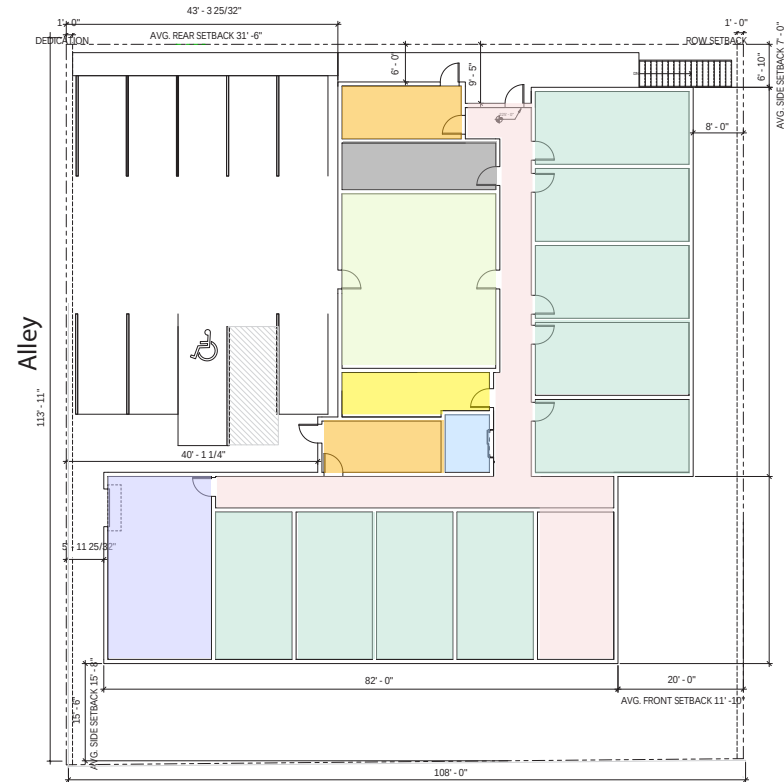
Raised planters matching surrounding topography characters.

PLANS

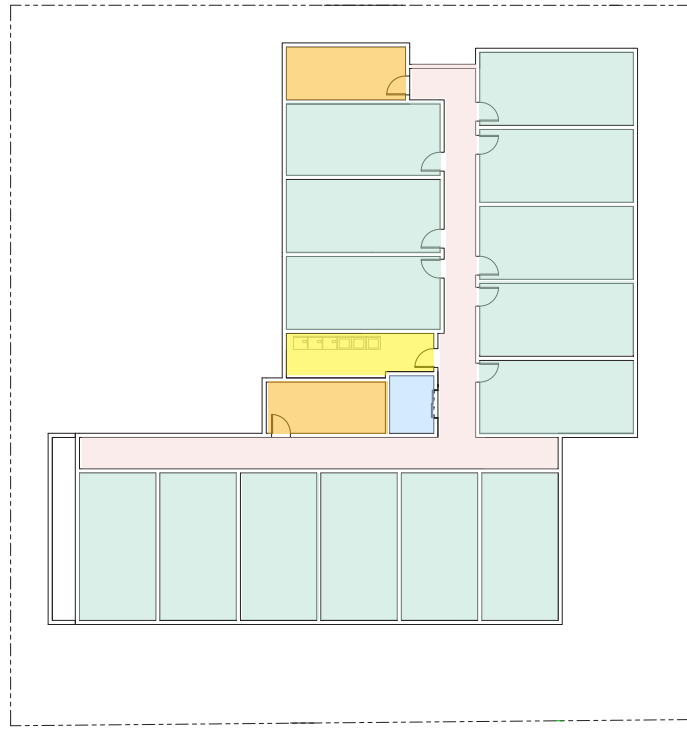
OPTION 01



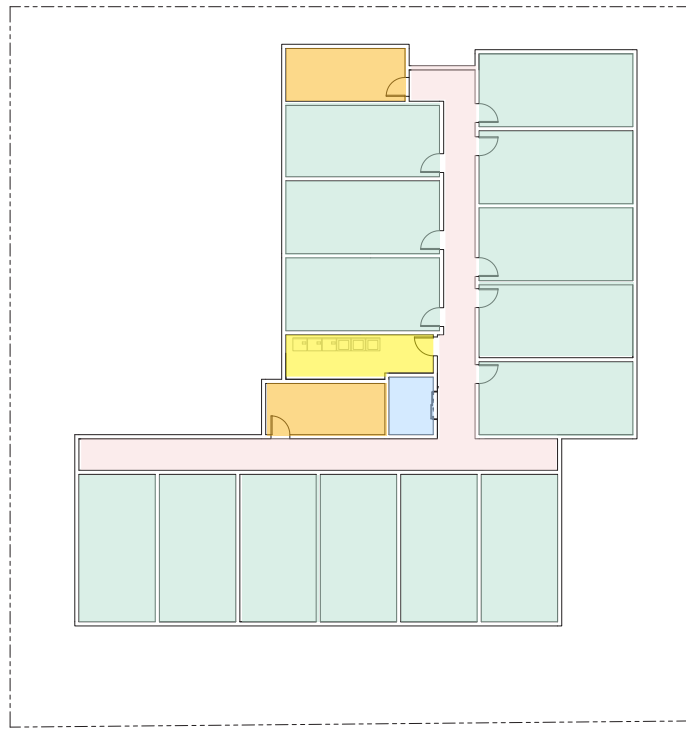
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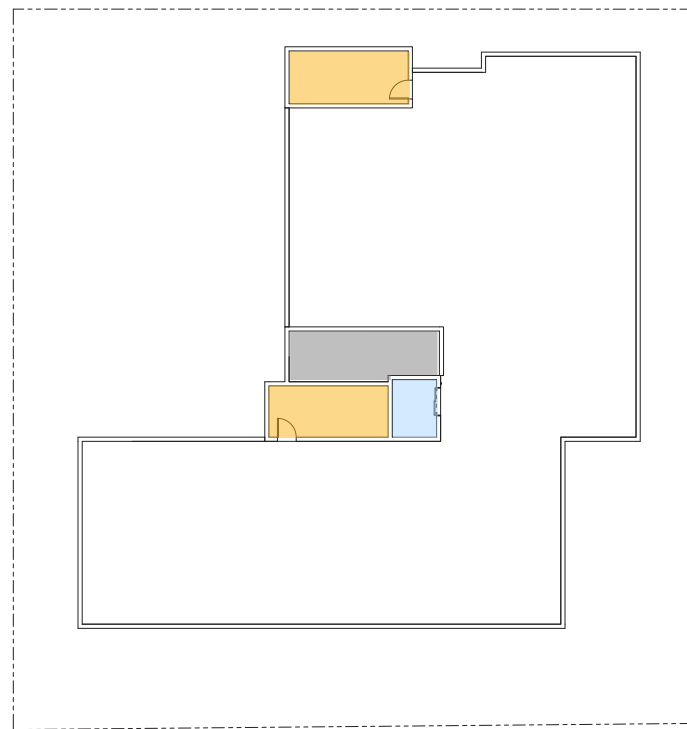
LEVEL 1



LEVEL 2



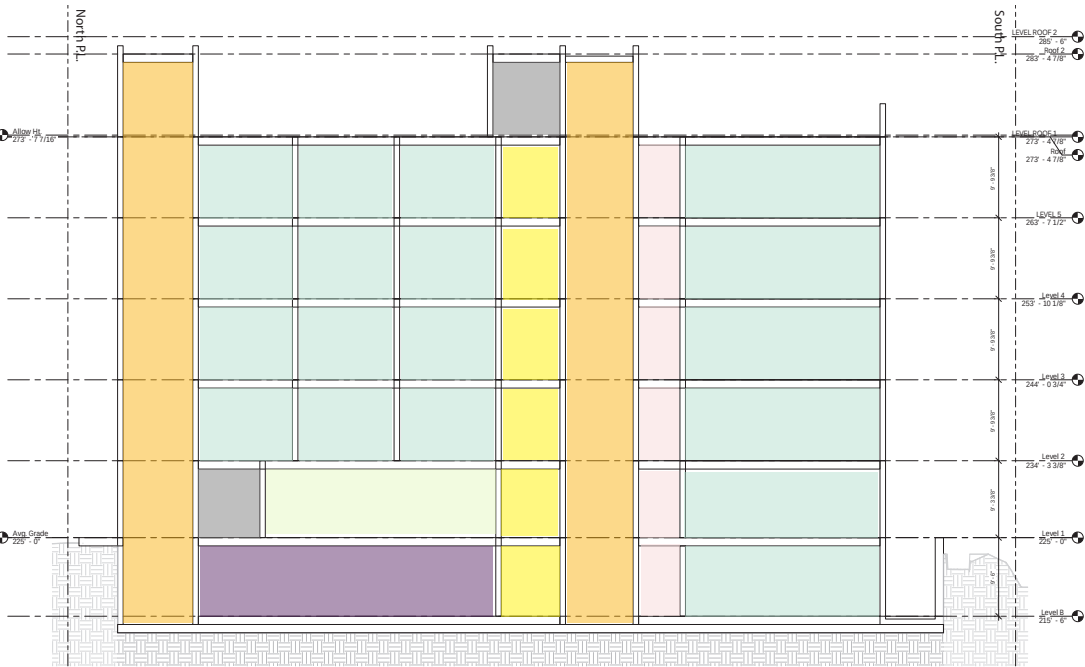
LEVEL 3-5



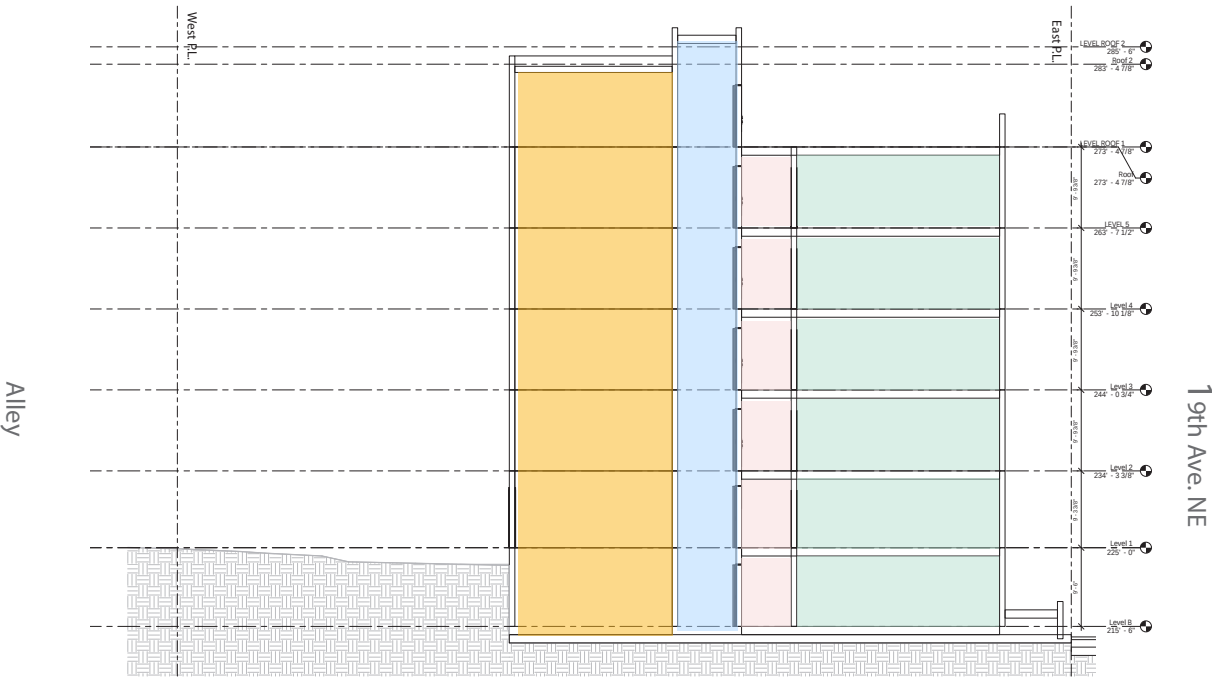
ROOF

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

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

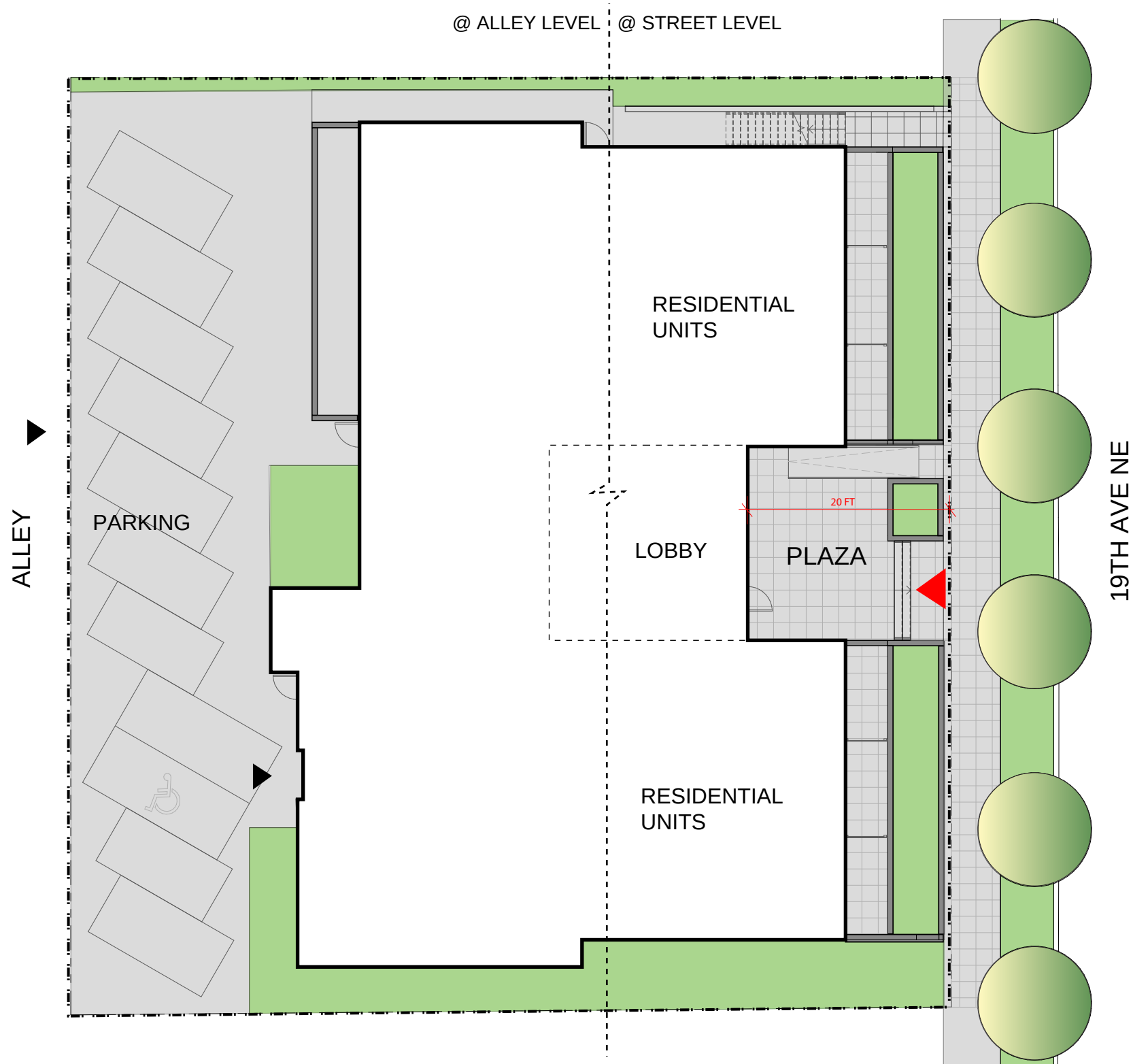


SECTION 1-1



SECTION A-A





Open Space

- 1. A 20 Feet setback along 19th Ave NE will provide approximately 600 sf of residential plaza along the main entry. The location of open space breaks down the building into three masses.
- 2 The lobby and plaza are designed to be raised up from the sidewalk. Steps and a ramp will be provided to match the existing sidewalk, as well as landscaped planting beds along the building edge, which provides physical and visual connection between the project and existing context.
- 3 The continuation of raised planters in front of ground-level residential units provide transition to site topography.
- 4 Stairs will be provided from street to alley level.

MASSING

OPTION 02



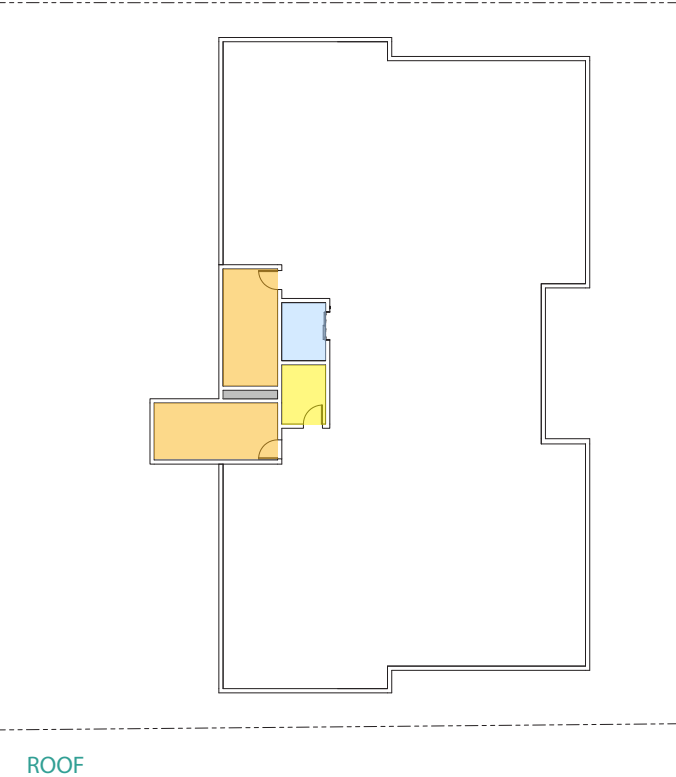
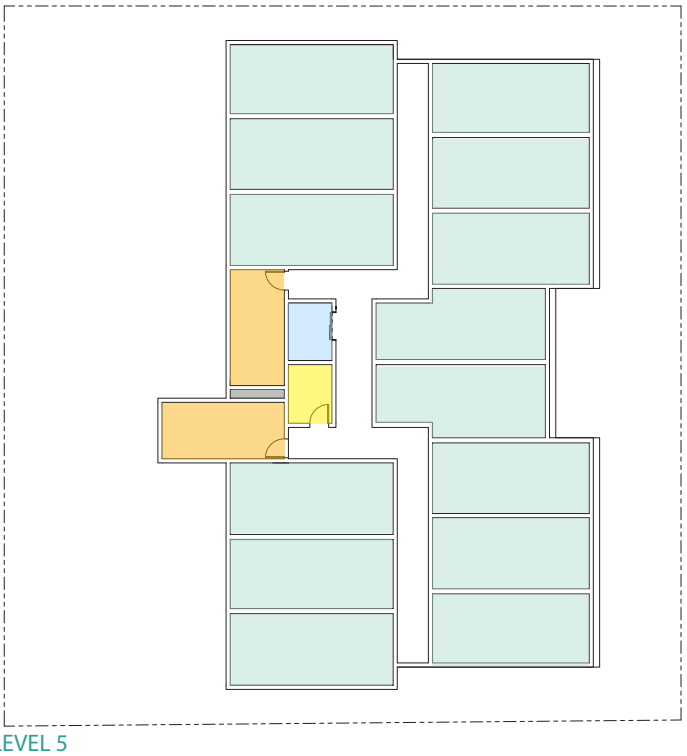
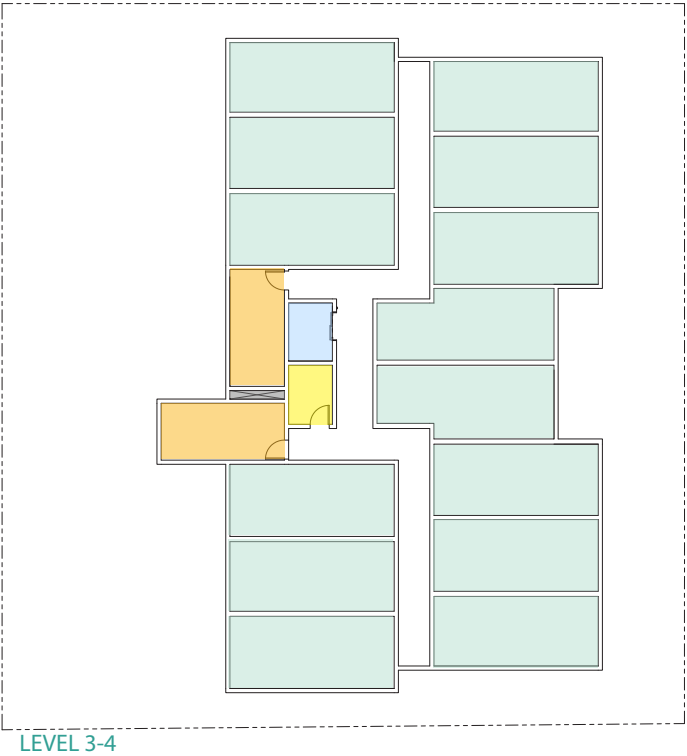
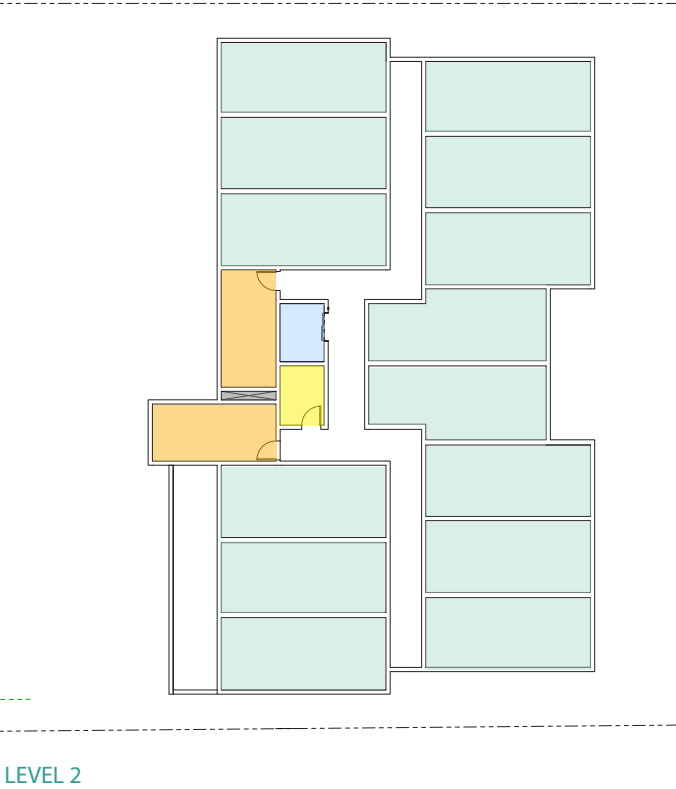
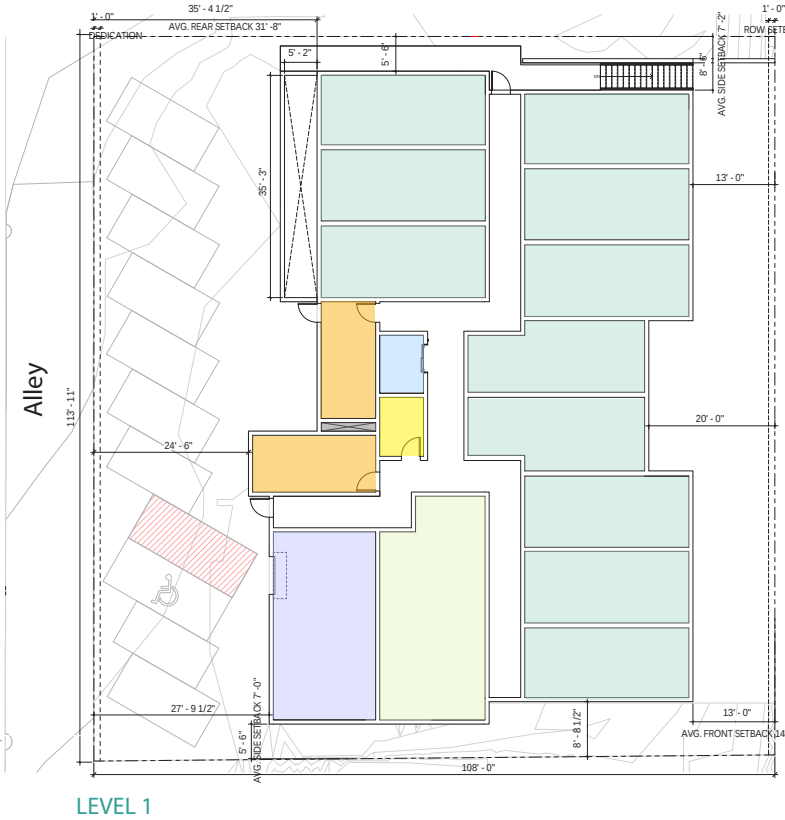
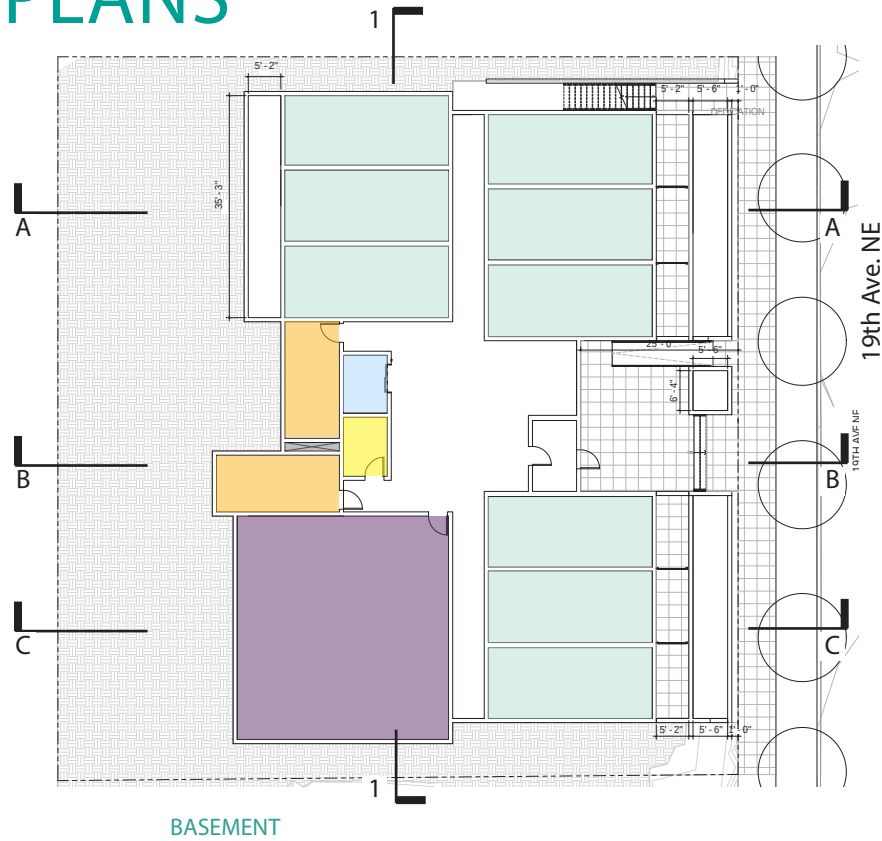
- Top-level setback to create planes for material changes;
- Symmetrical massing;
- "Base-Middle-Top" Design
- Bay windows projecting out from main facade; reinforce smaller scale vertical elements.
- Stair provides connection from street-level to alley level.



- Large percentage of transparency along street facade.
- Raised planters matching surrounding topography characters.

PLANS

OPTION 02

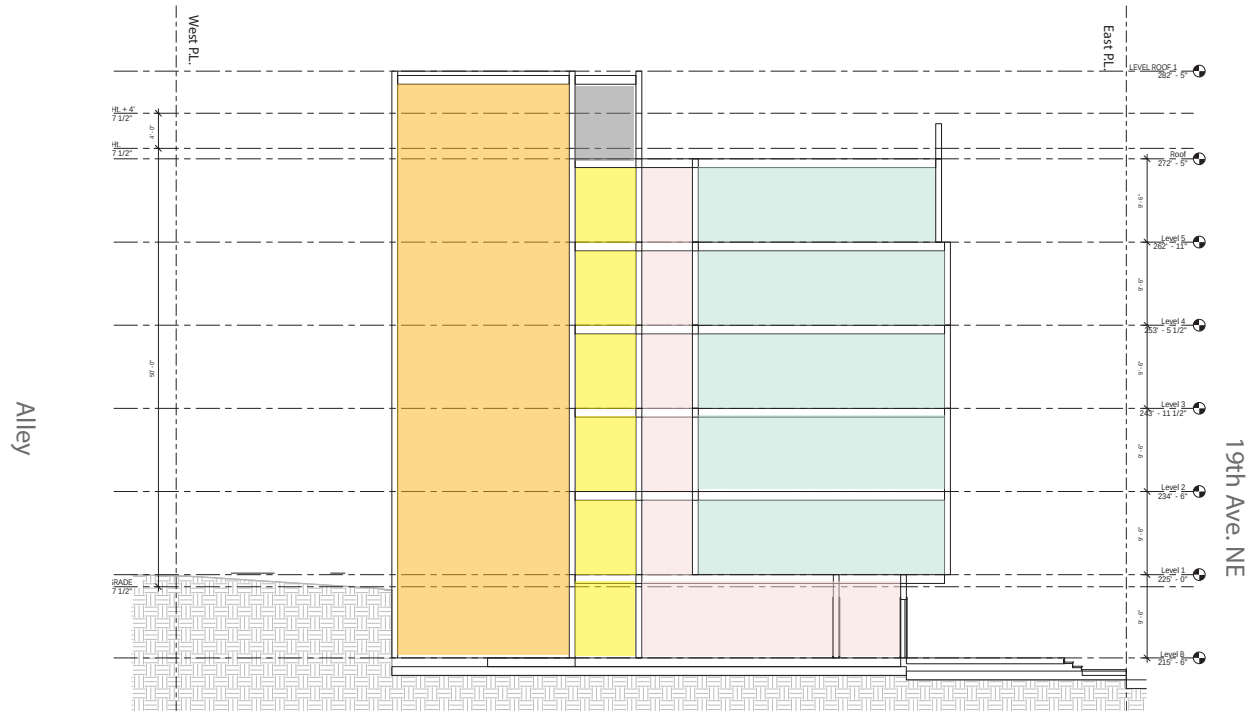


- Amenity
- Parking/Bicycle
- Elevator
- Garbage/Recycle
- Lobby/Corridor
- M/E
- Residential Unit
- Stairs
- Laundry
- Storage
- Office

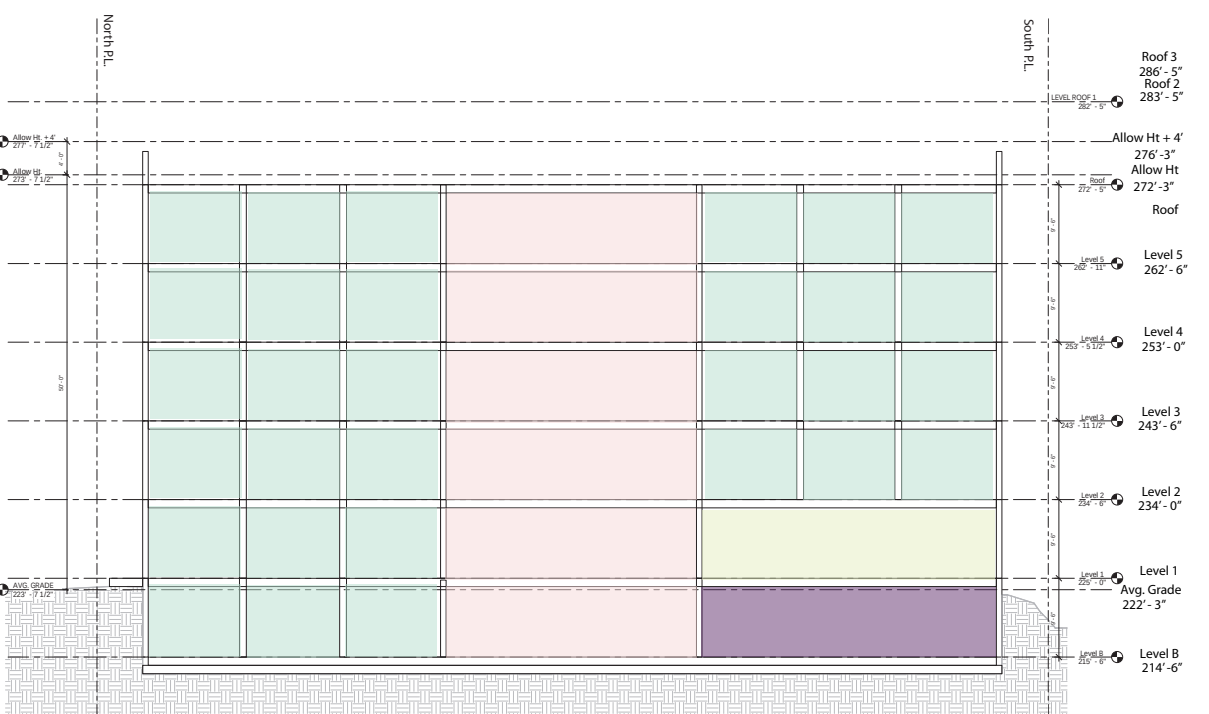
SECTIONS

OPTION 02

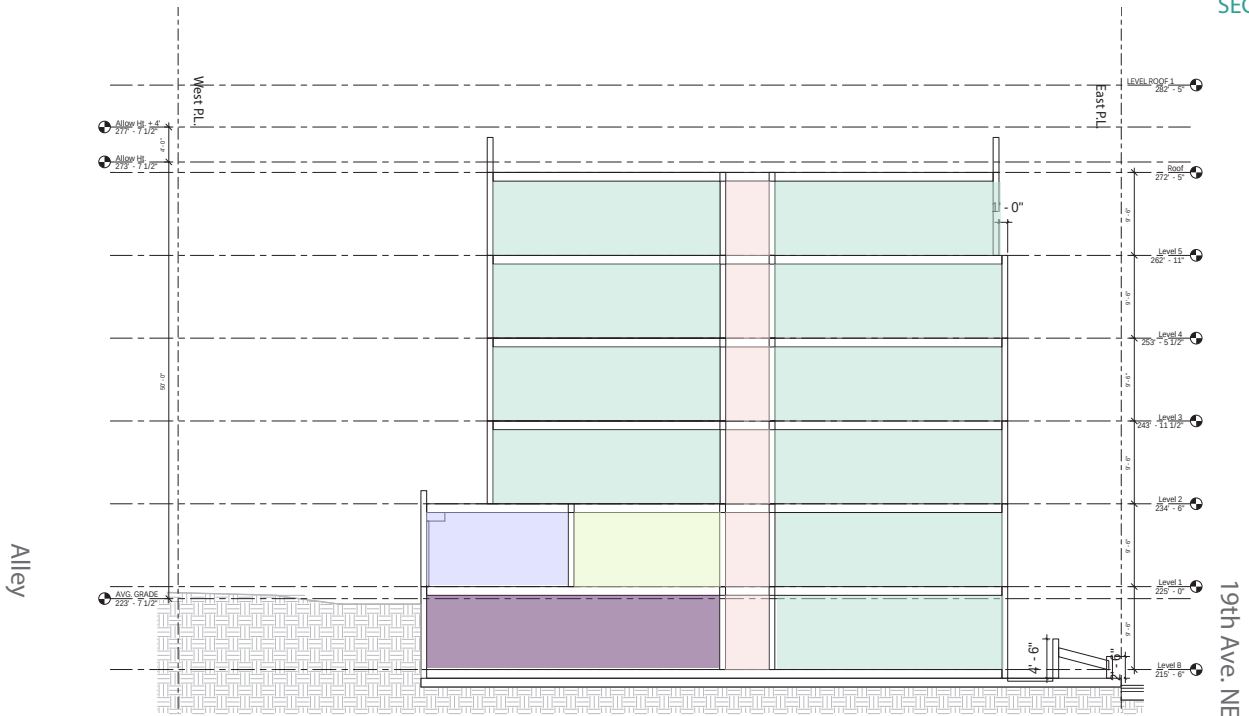
- Amenity
- Parking/Bicycle
- Elevator
- Garbage/Recycle
- Lobby/Corridor
- M/E
- Residential Unit
- Stairs
- Laundry
- Storage
- Office



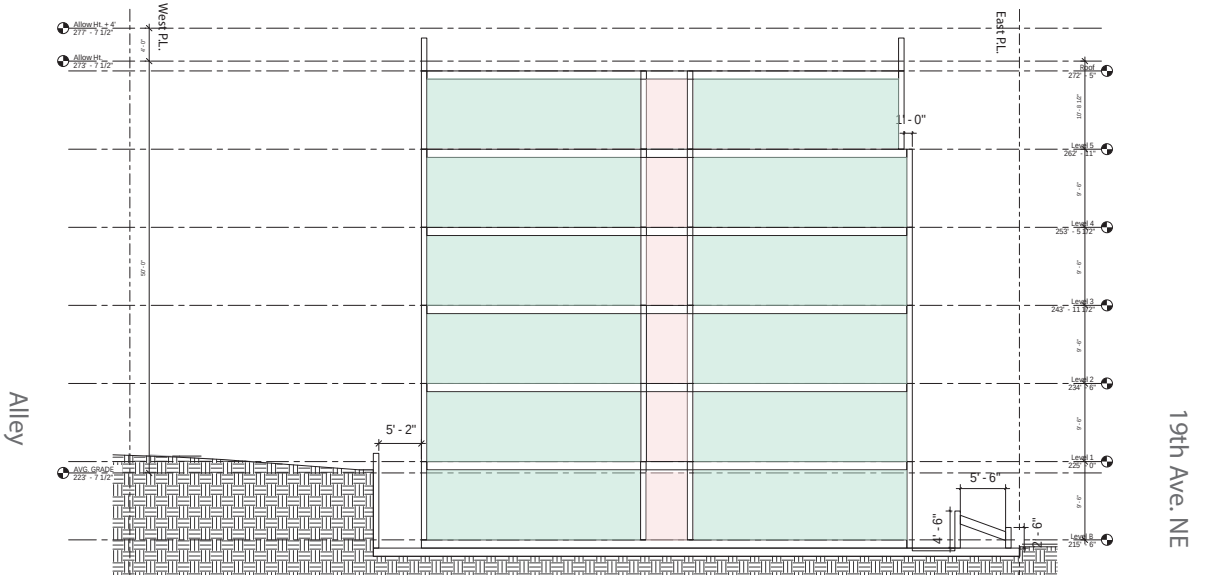
SECTION B-B



SECTION 1-1

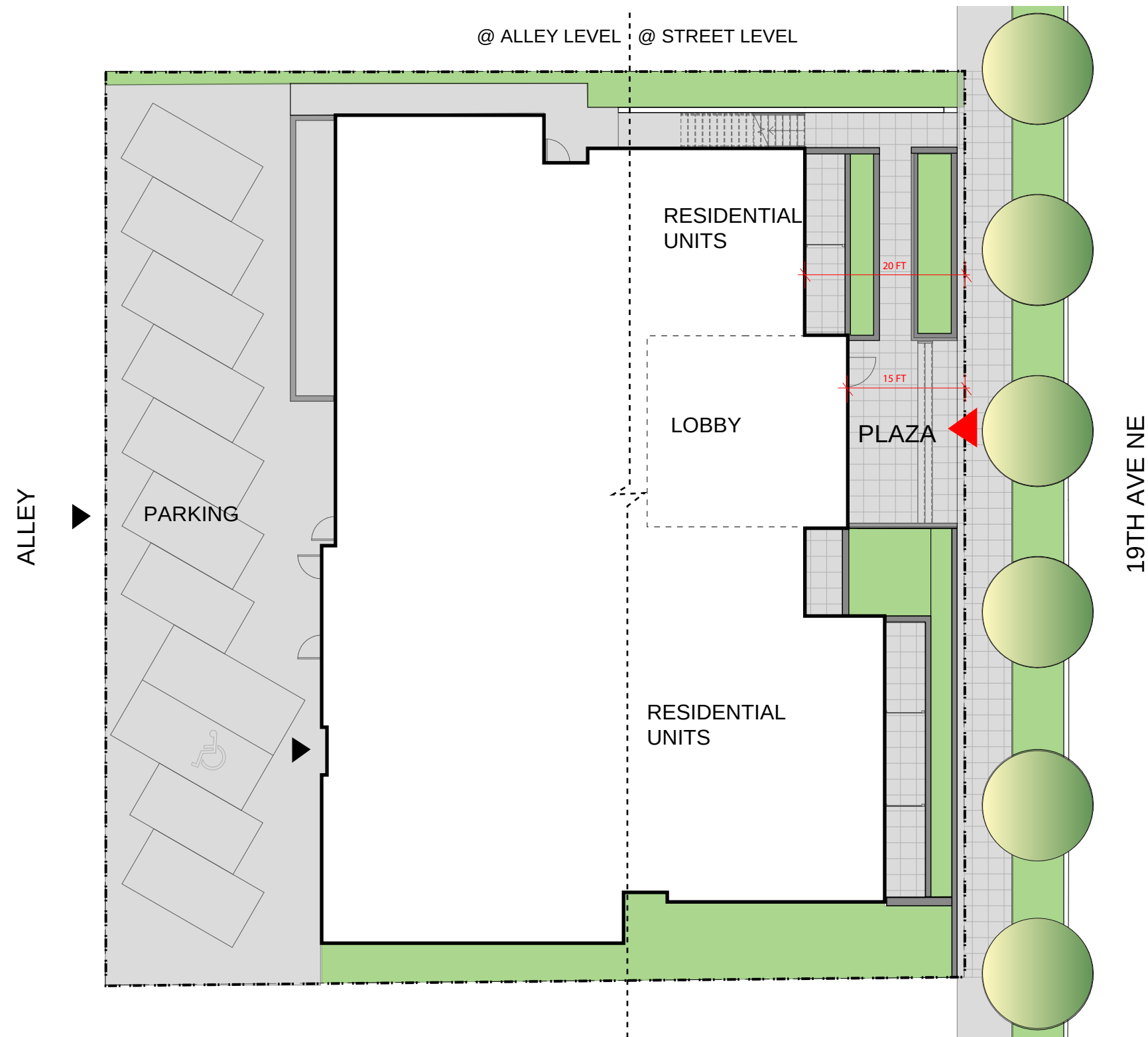


SECTION C-C



SECTION A-A





Open Space

- 1. A 15 Feet setback along 19th Ave NE will provide approximately 350sf of residential plaza along the main entry. A 20 Feet setback is provided at the north side of the building edge to provide transition to adjacent building setback. The location of open spaces break down the building into four masses with various facade lengths, which reduce the overall scale and resemble surrounding building proportions.
- 2 Lobby and plaza is designed to be raised up from the sidewalk. Steps and a ramp will be provided to match the existing sidewalk, as well as landscaped planting beds along the building edge, which provides physical and visual connection between the project and existing context.
- 3 The continuation of raised planters in front of ground-level residential units provide transition to site topography.
- 4 Stairs will be provided from street to alley level.

MASSING

OPTION 03- ALT 1



- Projecting horizontal roof eave provides secondary architectural features
- Projecting balconies create visual depth and interests
- “Base-Middle-Top” Design
- Building mass shift provides transition to the north adjacent buildings context.
- Stair provides connection from street-level to alley level.



- Recessed top level
- Material variation
- Large percentage of transparency along street facade.
- Raised planters matching surrounding topography characters.

MASSING

OPTION 03- ALT 2

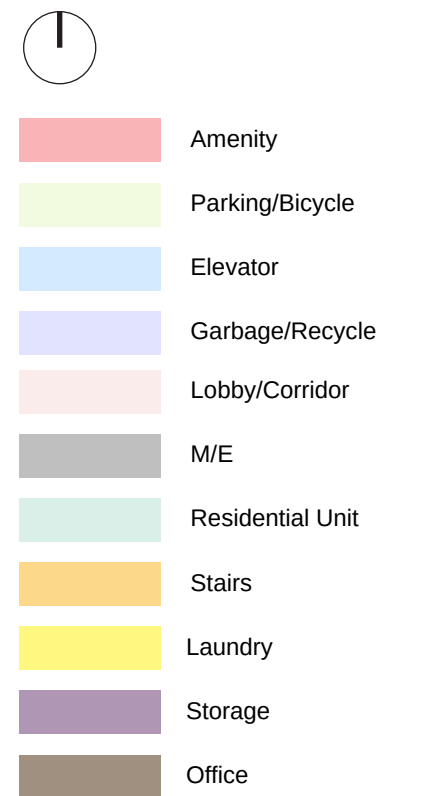
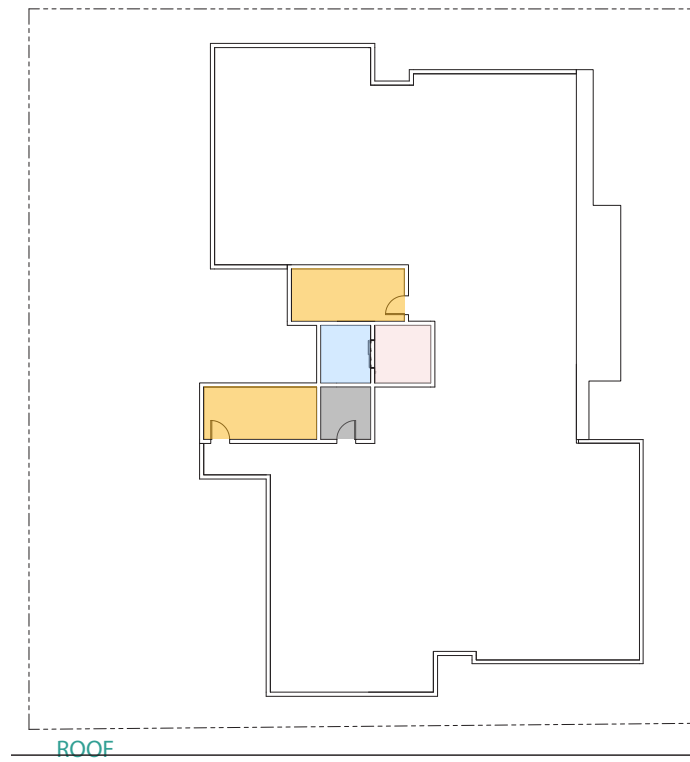
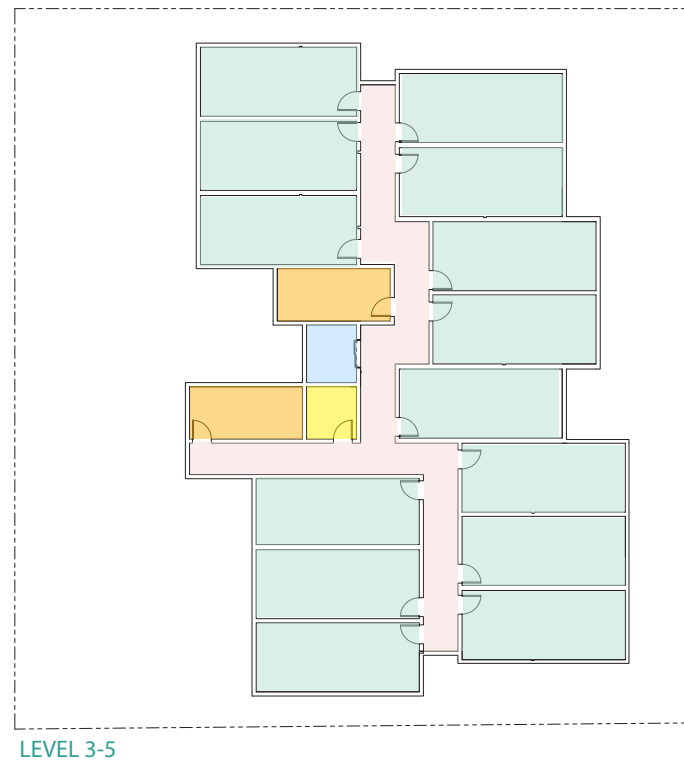
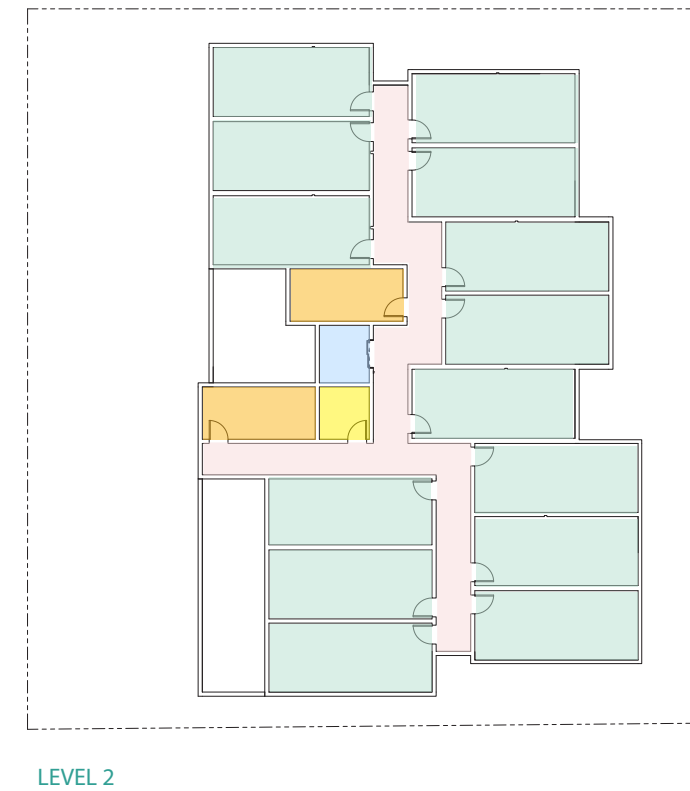
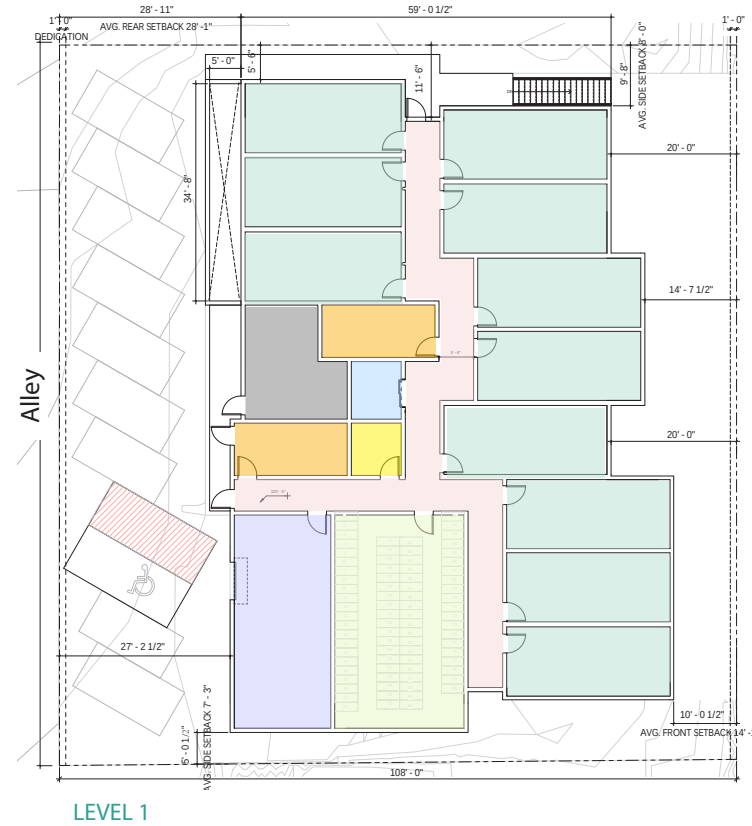
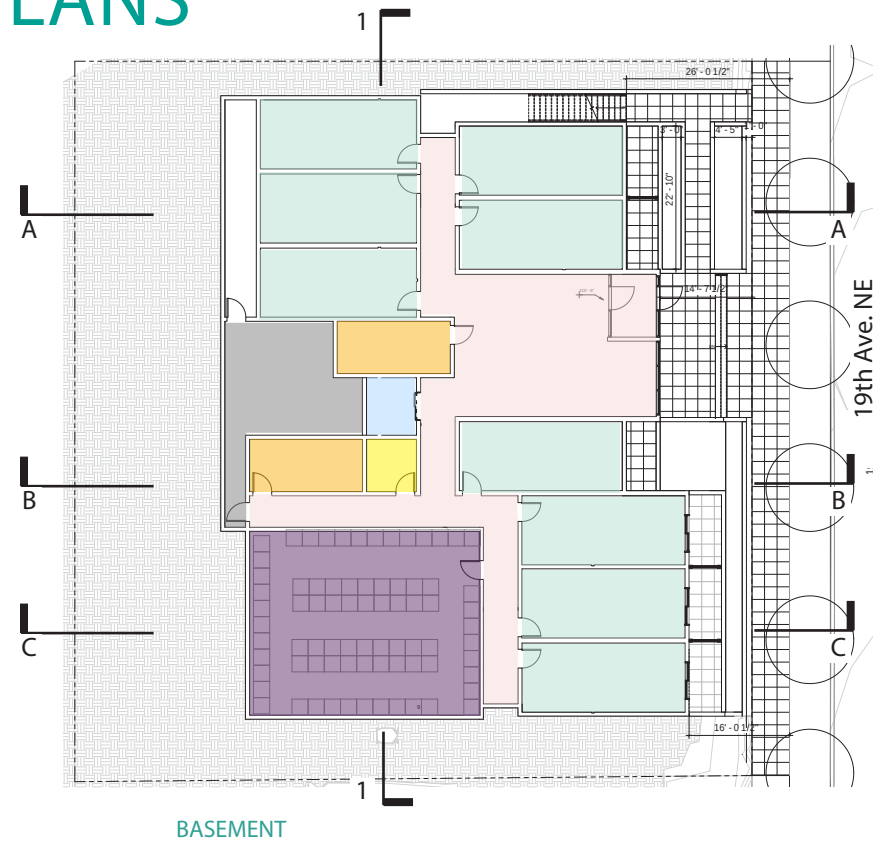


This provides an alternative facade design based on massing option03. Varied window arrangement and secondary infill accent panels create visual interest and depth.



PLANS

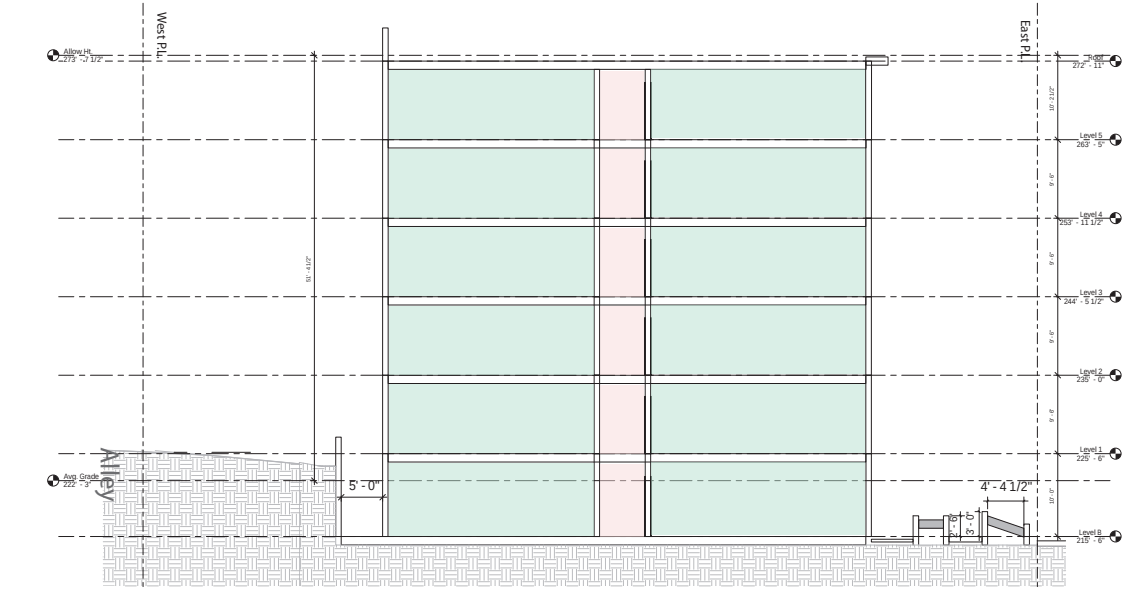
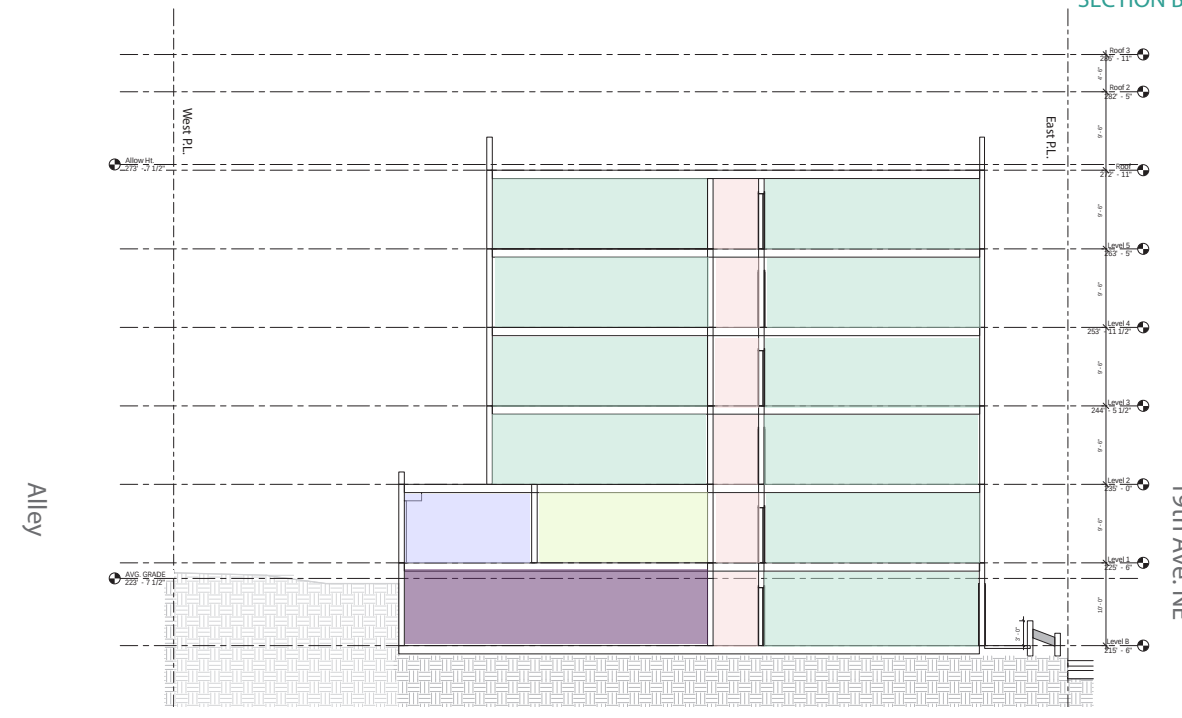
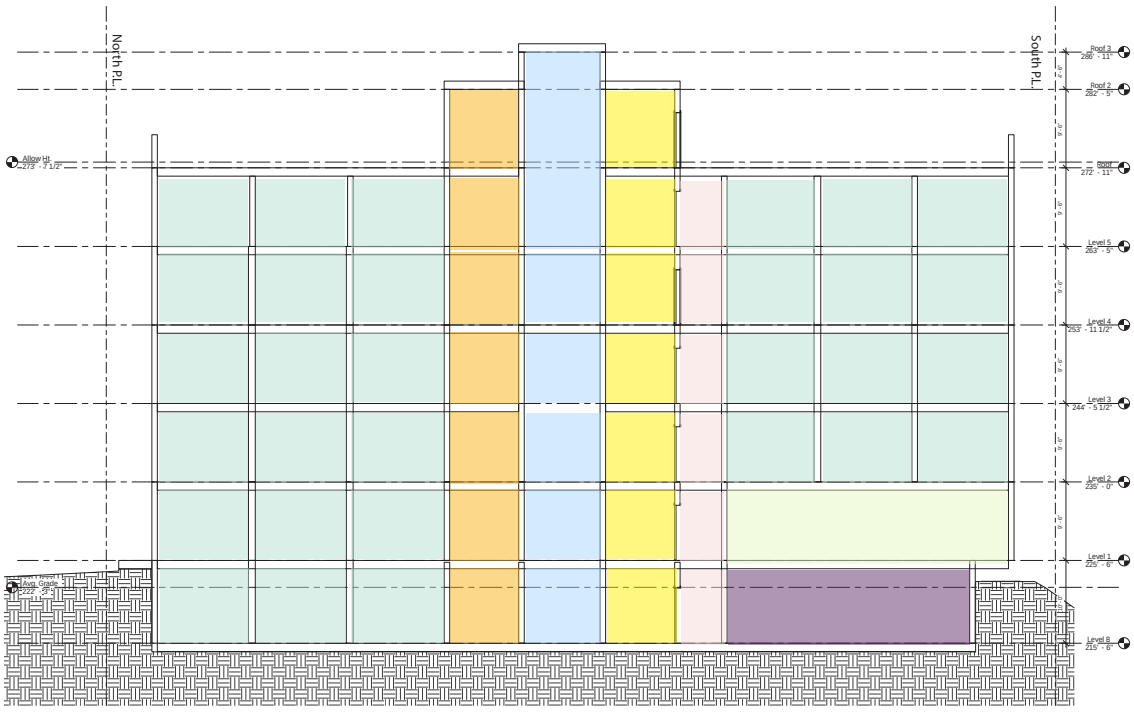
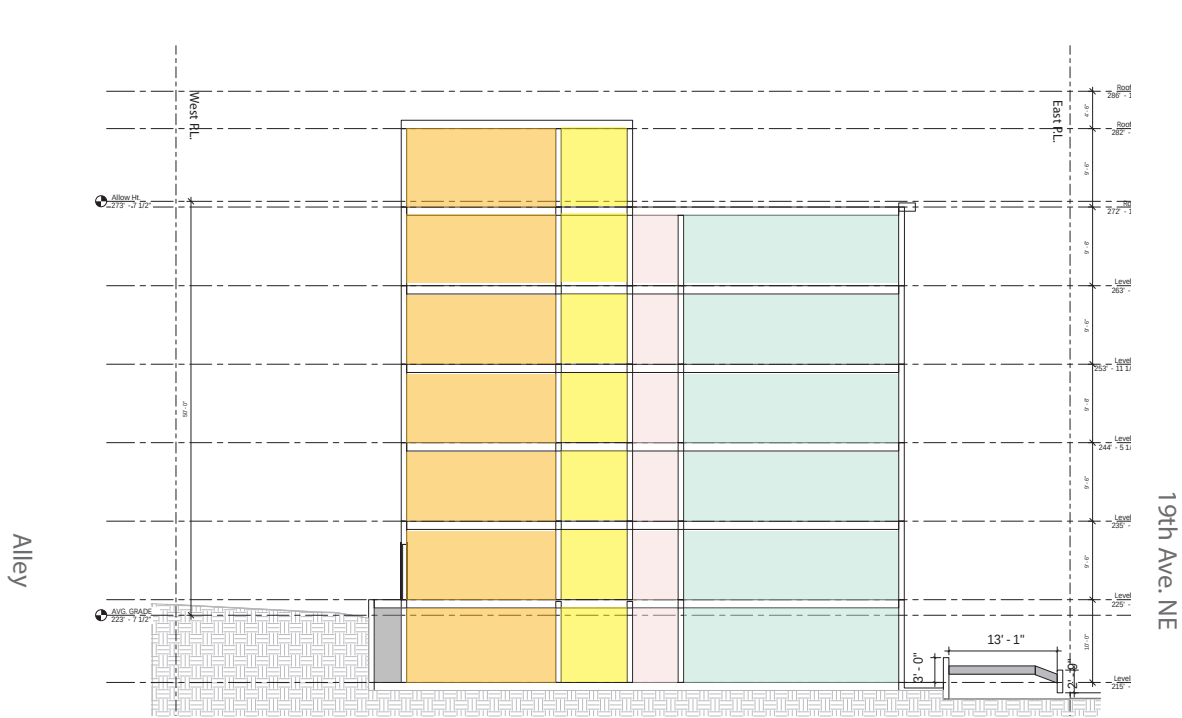
OPTION 03



SECTIONS

OPTION 03

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



Priorities & Recommendations:

- c. Staff appreciates the intent of the design options in the EDG packet to maintain a semblance of the existing rockery and sloped lawn frontage prevalent on the west block of 19th Ave NE. Revised design option should maintain the frontage and land forms that are consistent with context, to assist with transition from the building to the street frontage.
- d. Staff supports the intent for a single intrusion into the rockery frontage shown in each of the EDG options, which allows for a common building entrance and courtyard
- e. Ensure that private spaces at the basement level have sufficient access to sunlight.

Applicant Responses:

Three new options studies are provided, which exploring with a series of masses that emphasize the relationship of mass design and open space location. Related to the different locations of the open space, building mass is broke into two, three, four proportions

2. OPEN SPACE

Priorities & Recommendations:

- a. Related to the guidance above for using open space to address context (1.b) examine the inclusion of open space raised in a high bank condition along the street frontage. Open space in this location can serve as an organizing element for the project design, mediate the grade transition from the site to the street frontage, and provide a gathering space for residents.
- b. Staff supports the design of patio spaces along the street frontage to serve the dual intent of establishing a visual connection to the street frontage while also allowing for a significant raised planter to address contextual topography.

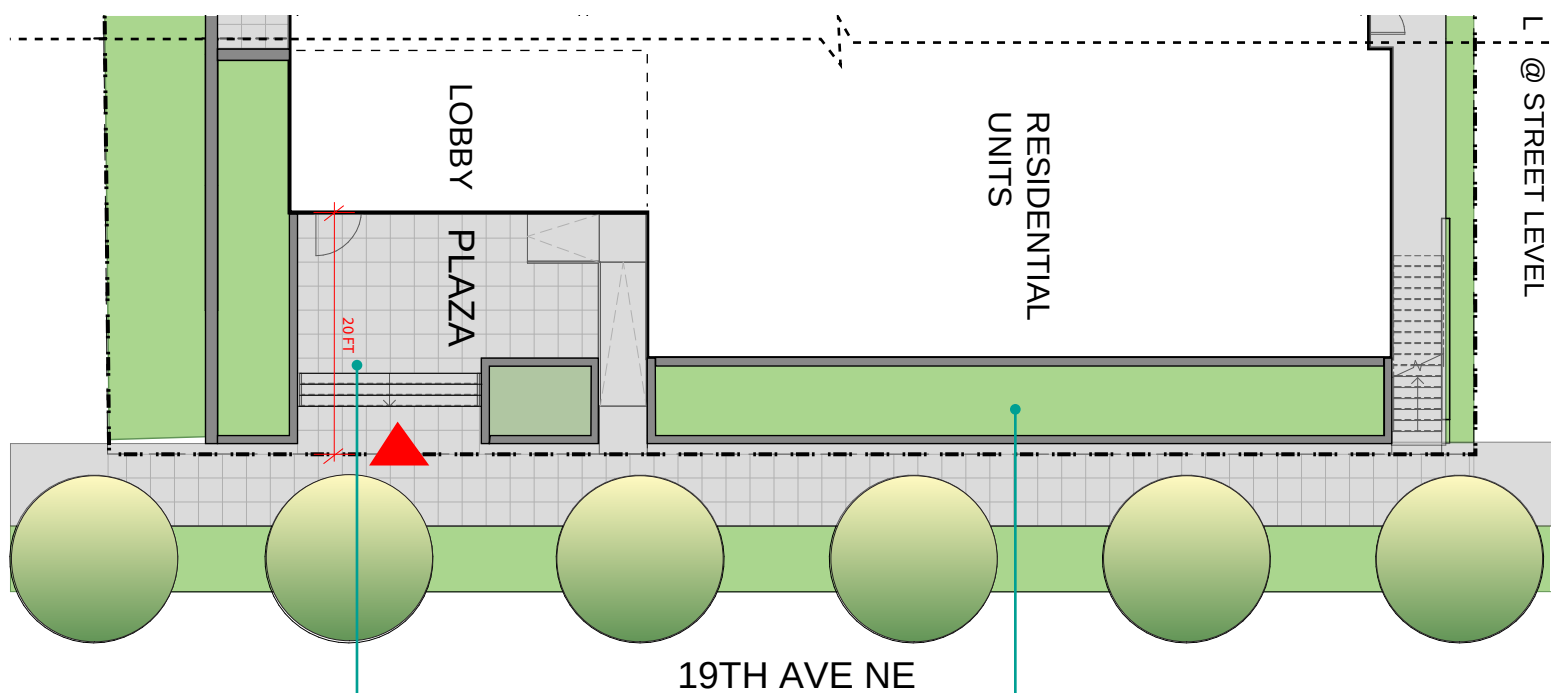
Applicant Responses:

- a. Three new options studies are provided, which explore with a series of masses that explore the relationship of mass design and open space location. Related to the different locations of the open space, building mass is broke into two, three, or four proportions.

An open space raised above the sidewalk in a high bank situation makes no sense for this type of project: 1. There is an extensive roof garden, 2. This is not a fraternal orgaization where people live, know and play with each other, 3. It's facing East, 4. It's inclusion would negatively impact the adjacent units

STREETSCAPE & OPEN SPACE

OPTION 01



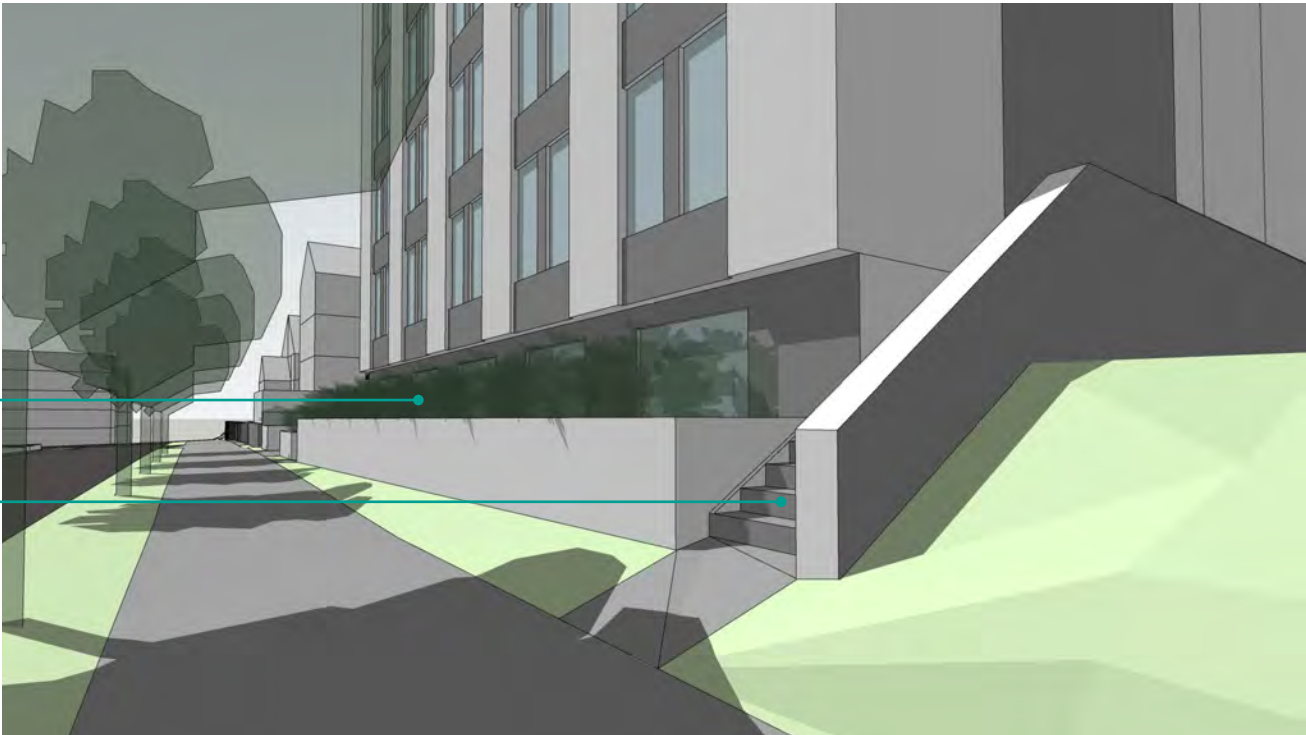
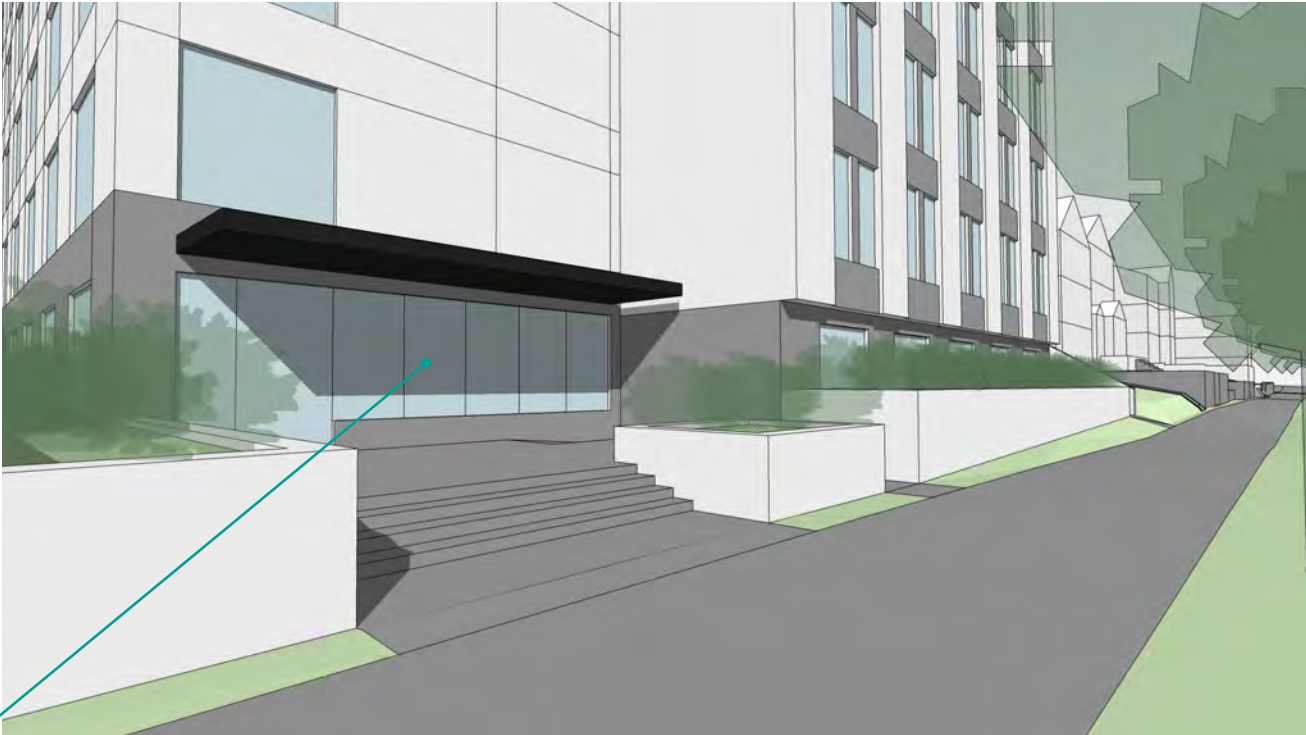
Main lobby 20 ft away from the property line provides open space

Continuation of streetscape enhance the pedestrian experience along the building frontage.

Highly transparent residential entry/ lobby provides eyes to the street and visual interactions.

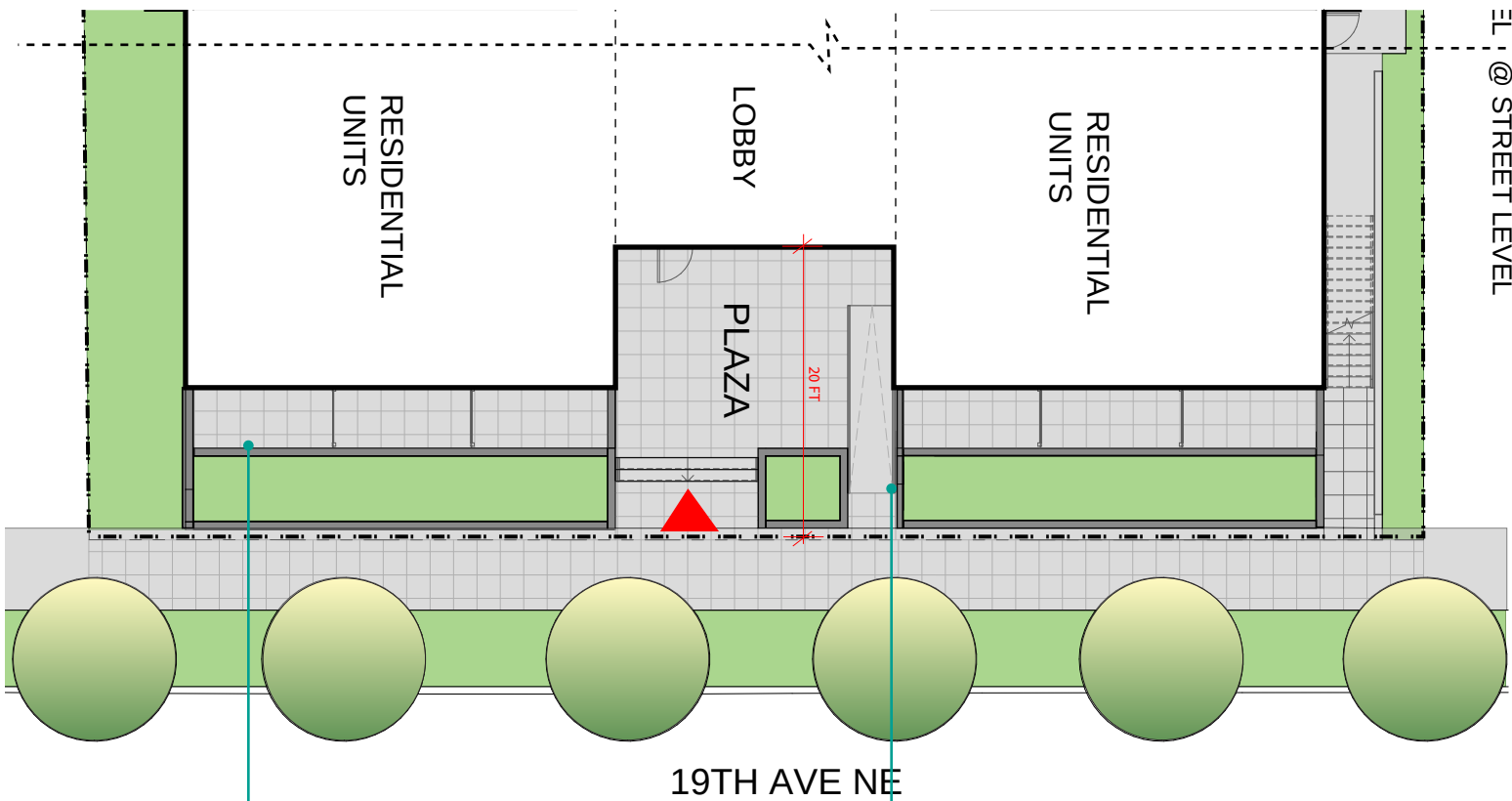
Raised planters provide transition to existing street-scape..

A stair is provided to connect street-level with upper alley level



STREETSCAPE & OPEN SPACE

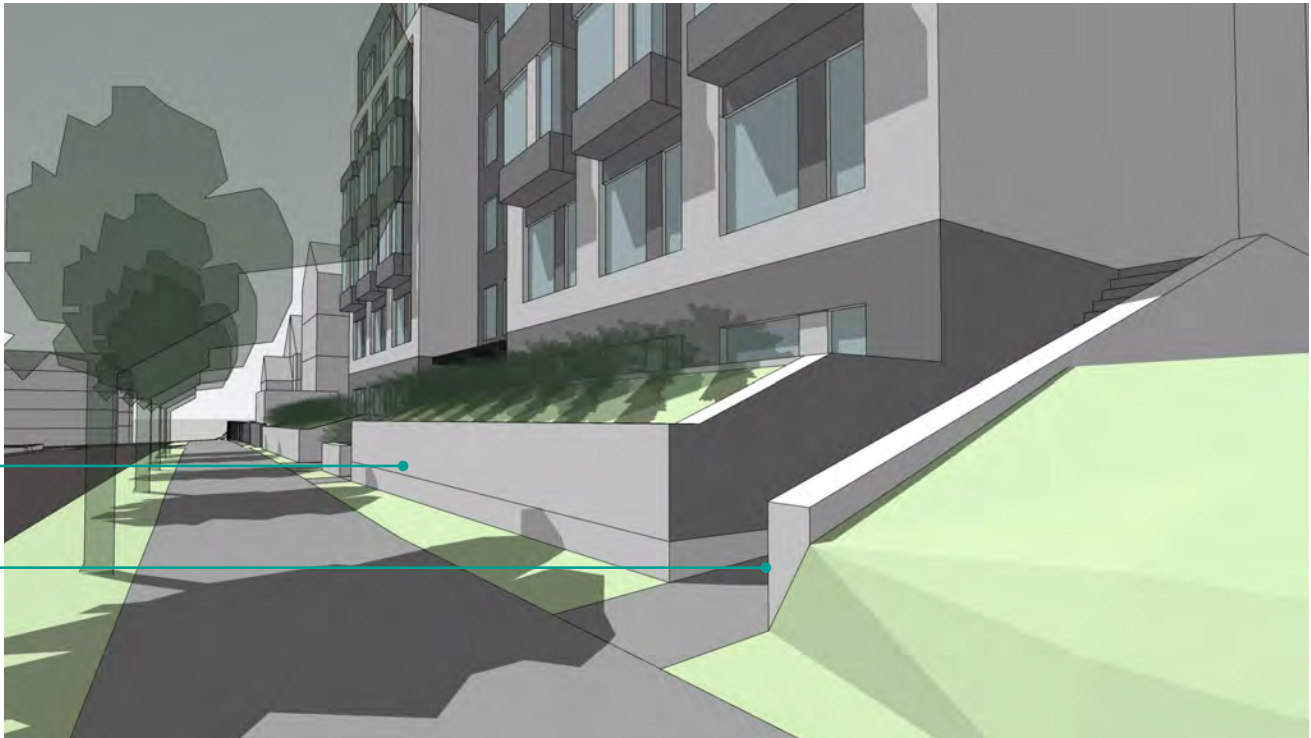
OPTION 02



Main lobby 20 ft away from the property line provides open space

Continuation of streetscape enhance the pedestrian experience along the building frontage.

Highly transparent residential entry/ lobby provides eyes to the street and visual interactions.

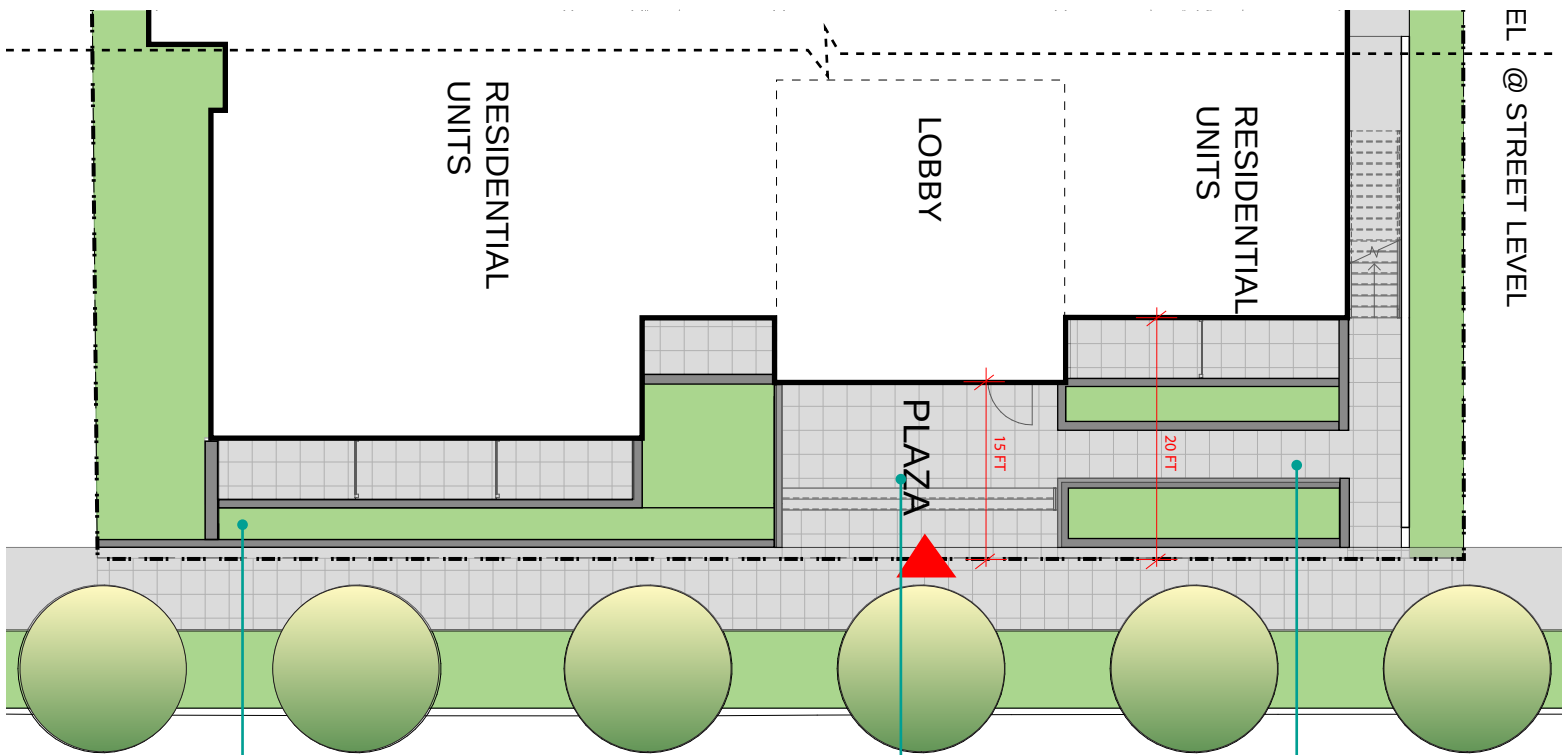


Raised planters provide transition to existing street-scape..

A stair is provided to connect street-level with upper alley level

STREETSCAPE & OPEN SPACE

OPTION 03



19TH AVE NE

Main lobby 20 ft away from the property line provides open space

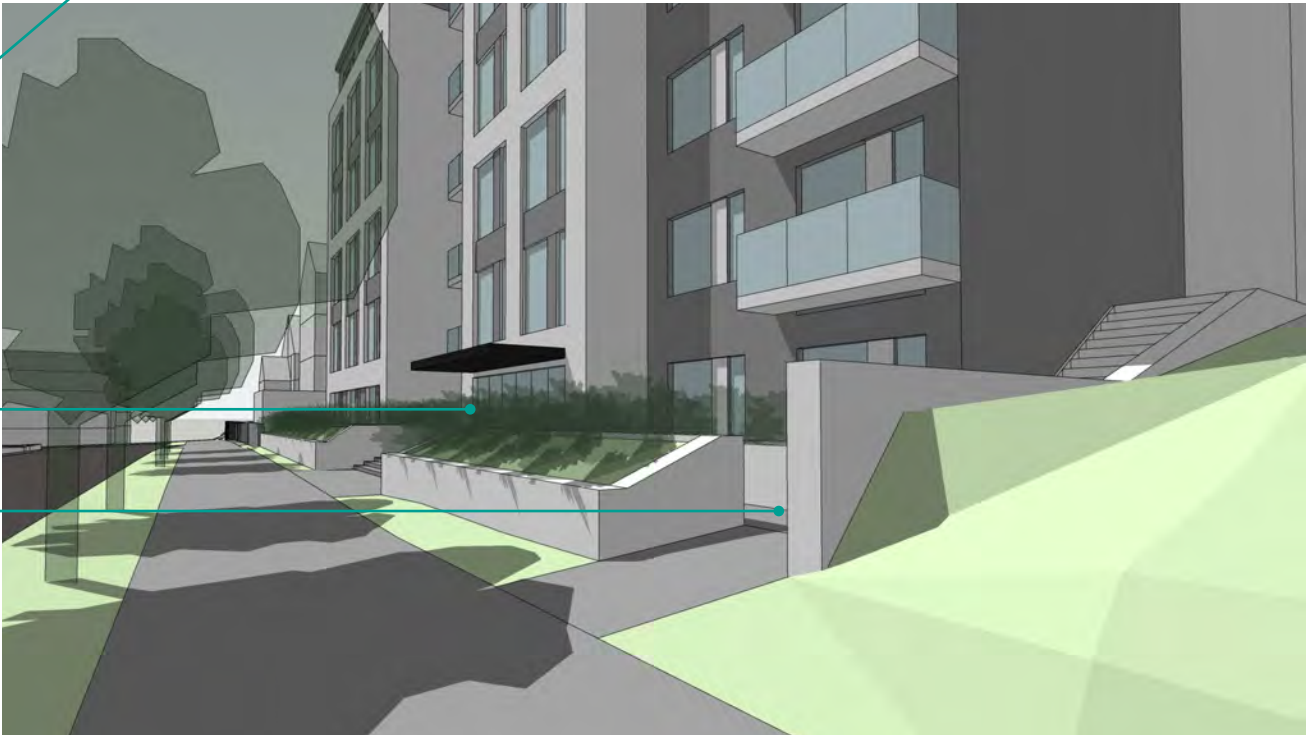
Continuation of streetscape enhance the pedestrian experience along the building frontage.

Path provides connection from residential plaza to stair connecting from street-level to alley level.

Highly transparent residential entry/ lobby provides eyes to the street and visual interactions.

Raised planters provide transition to existing street-scape..

A stair is provided to connect street-level with upper alley level



3. MATERIALS

Priorities & Recommendations:

A. Staff supports the use of brick as a primary exterior material, as shown on EDG packet page 36. Transitions to other secondary materials in the upper façade should coincide with legible changes in façade plane that are intended to reduce the building's perceived mass or to express the design concept.

B. Maintain a significant amount of glazing along the street façade.

Applicant Responses:

A. Materials have been incorporated into the design. The project continues using durable textural brick for the primary material, while fiber cement panel are used to provide transition of massing relationship. The overall material choice will contribute to the developing character of the neighborhood while retaining the existing context.

B. Residential units are placed along the west street edge, large window/ patio door openings will be provided to maintain transparency of street façade.

MATERIALS & INSPIRATION IMAGES



EDG 1

PROJECT INFORMATION

Proposal Summary

The proposed site is located within the University District Urban Center Village, which is largely comprised of single-family homes, townhouses, and mid to large sized apartment or condominium buildings. This project is located along 19th Avenue NE, north of the arterial NE 45th Street which is within walking distance of the major cultural, shopping, and entertainment centers including; University Ave to the west, University Village to the east, and the University of Washington campus to the south.

Existing Uses & Structures

The projects site is occupied by one masonry church club house. Vehicle access is proposed to be parking on grade in alley between 18th and 19th Ave. NE. The lot measures approximately 115 feet wide by 108 feet deep.

All existing structure and paved surfaces located on the project site are proposed to be demolished.

Physical Features

The site drops approximately 13 ft. from the high NW corner to the lowest SE corner. The bank along 19th Ave. NE accounts for about 2 ft. of the elevation change.

Adjacencies

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

Project Details

Address: 4521 19th Ave NE
Seattle, WA 98105

SDCI Project #: 3035394-EG

Total GSF: 34,963 SF

Number of Units:

76 SEDU

Site Area:

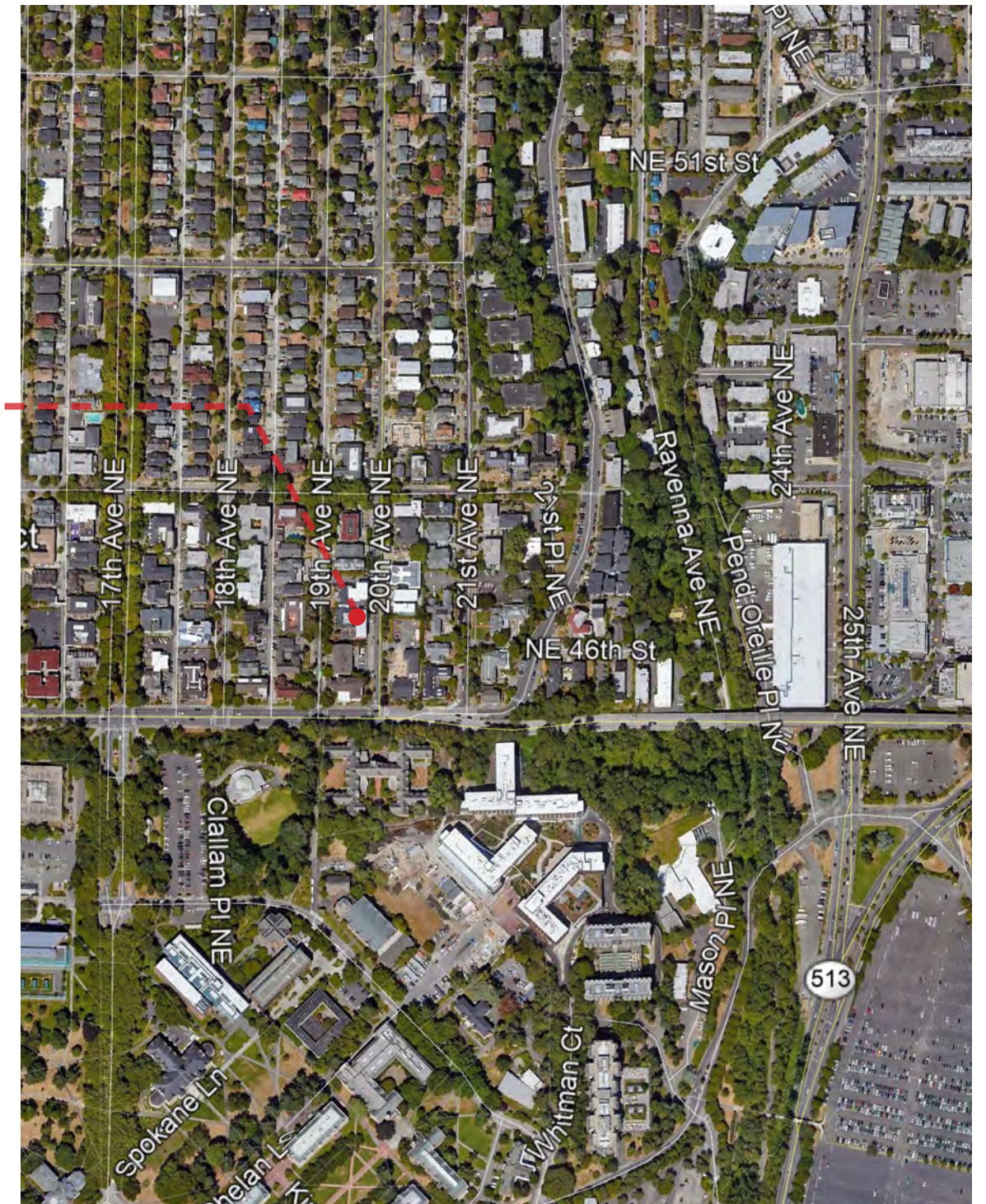
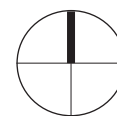
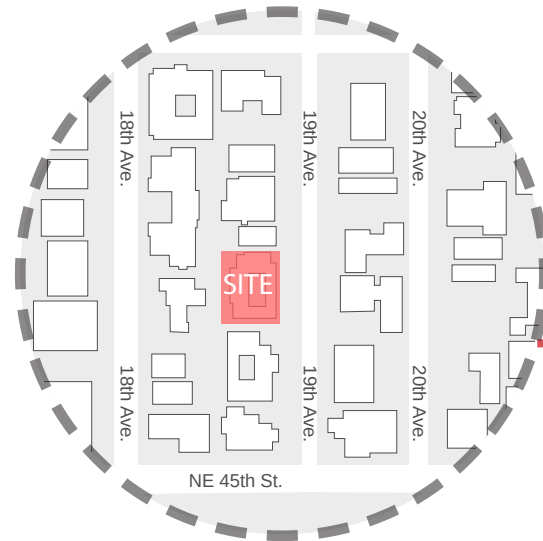
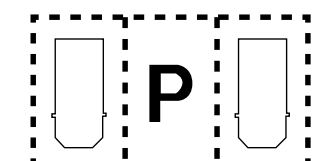
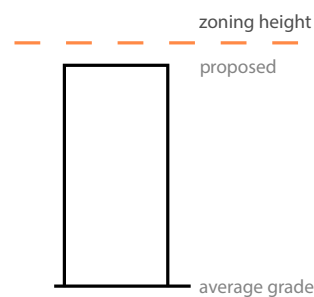
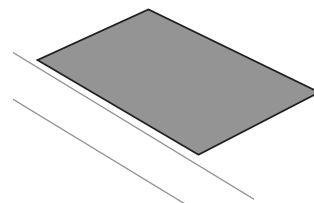
12,556 sf

Structure Height:

Zoning: 50 ft
Proposed: <50 ft

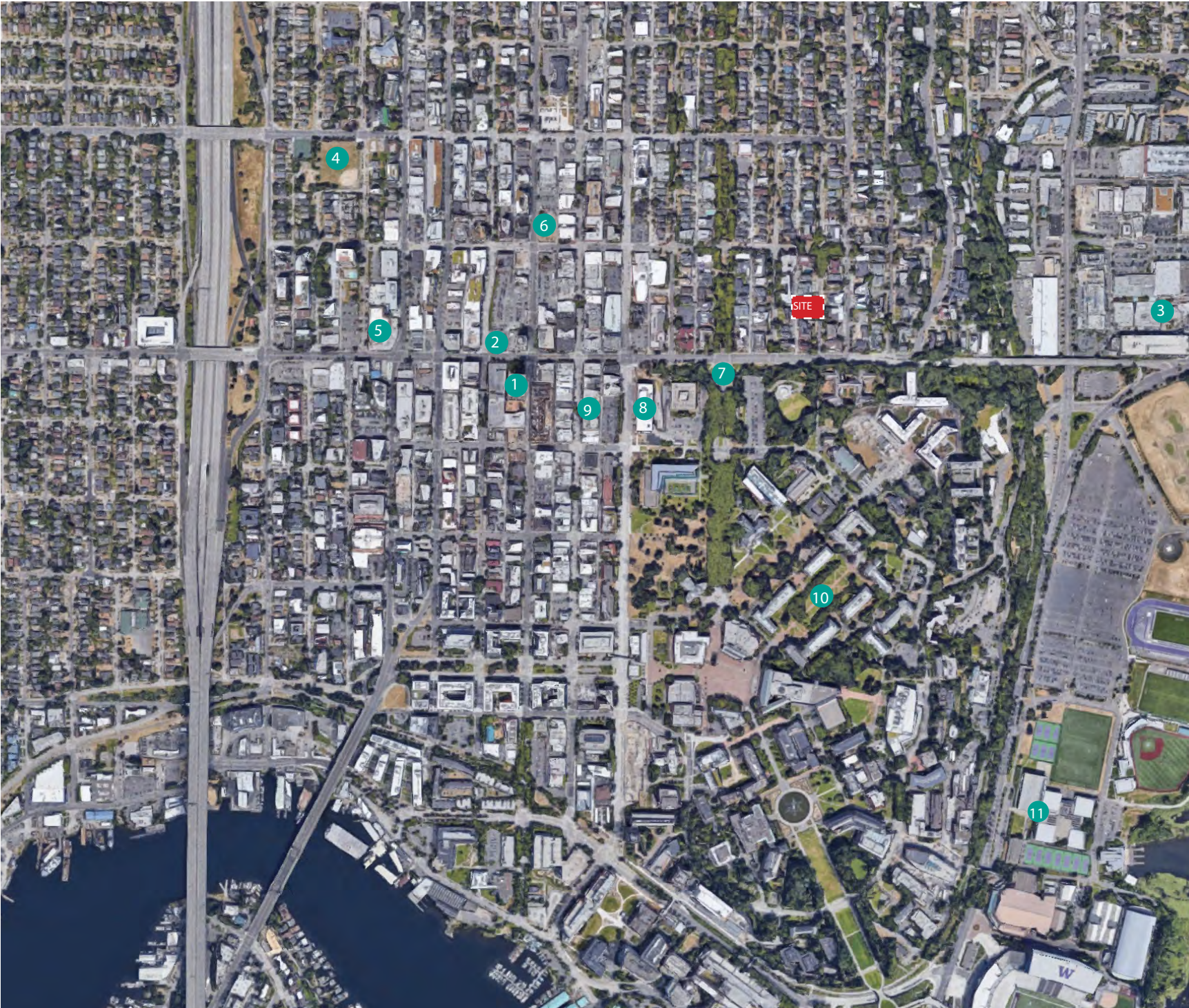
Parking Stalls
(Approx):

Vehicle:	10
Bicycle:	84



CONTEXT ANALYSIS

Vicinity Map



1 UW TOWER



2 Hotel Decca



3 University Village



4 University Playground



5 AMC Seattle 10



6 The M



7 The W Memorial Way



8 Burke Museum of Natural History



9 University Bookstore



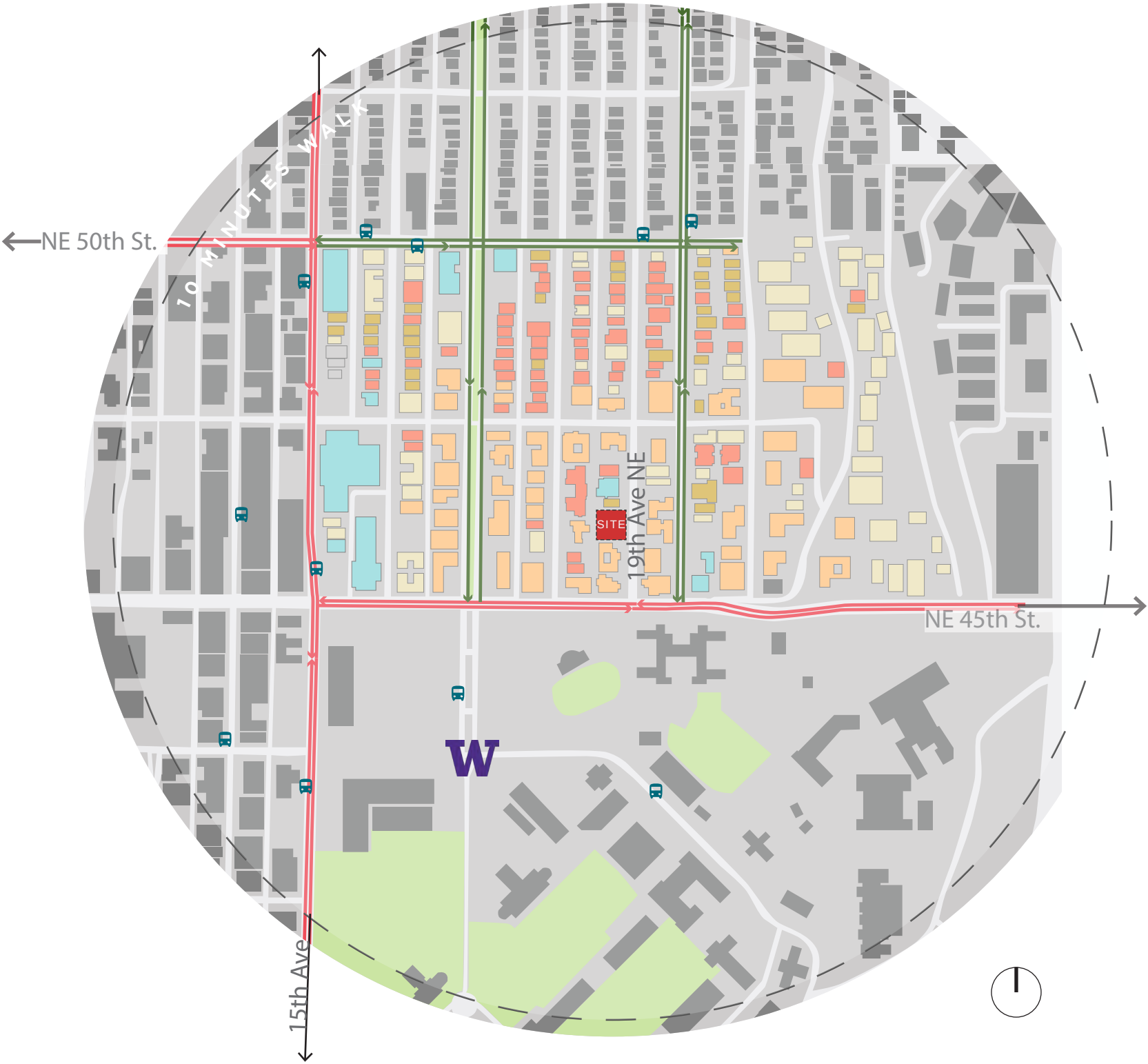
10 Parrington Lawn



11 UW IMA

CONTEXT ANALYSIS

Local Occupancy Types



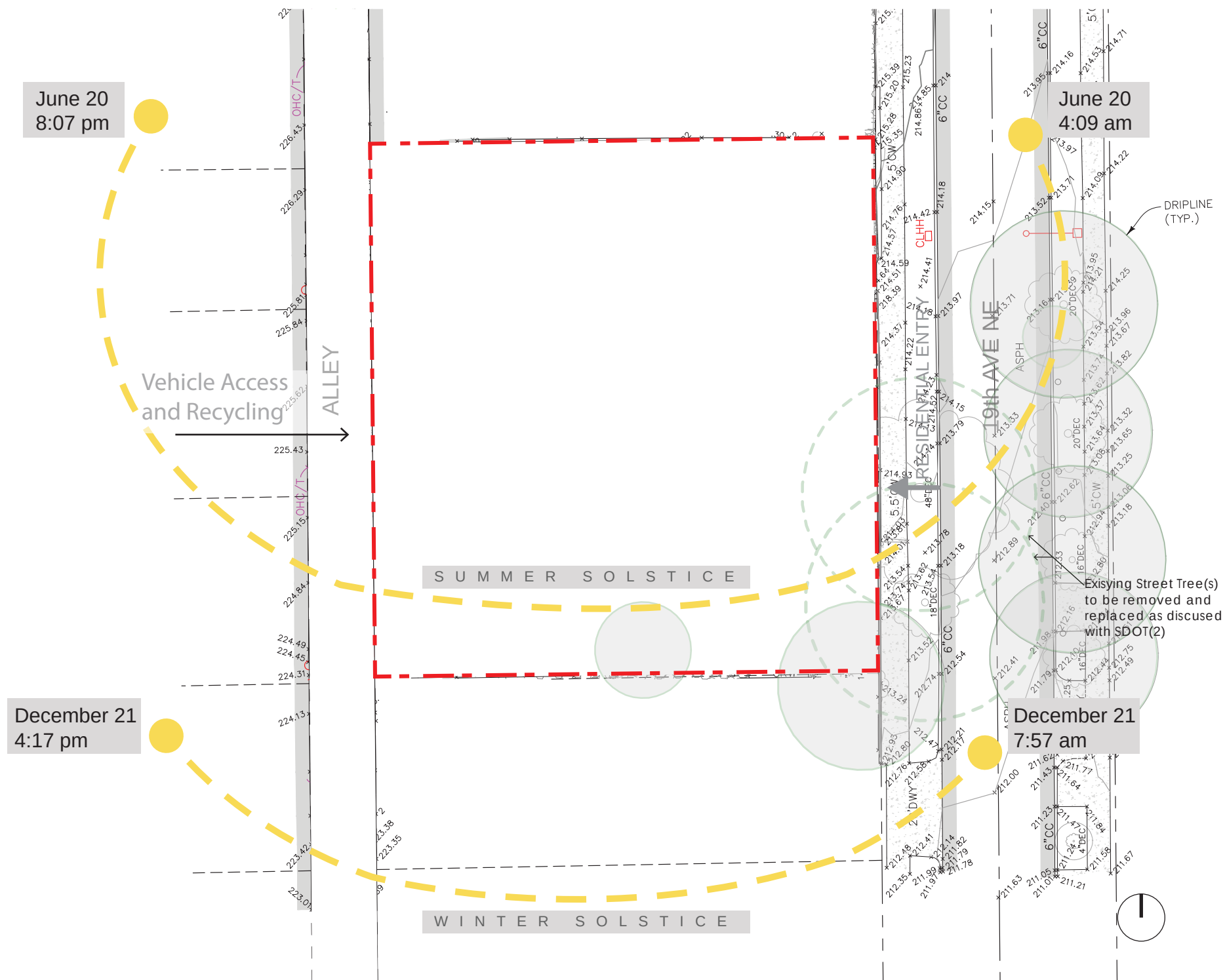
Land Use and Transportation

The site is located just off of a principal arterial NE 45th St. with frontage along 19th Ave. NE. This secondary street has a neighborhood character and serves mostly UW students and Sororities/Fraternities. 19th seems to be a popular pedestrian route as well with its large trees and interesting facades. Surrounding areas consists of single family and mixed use residential buildings with a youthful population. The site also has access to several bus stops within a 10 minute walk which grants access to bus routes; 31, 43, 44, 48, 49, 70, 74, 75, 372, 542, and 556.



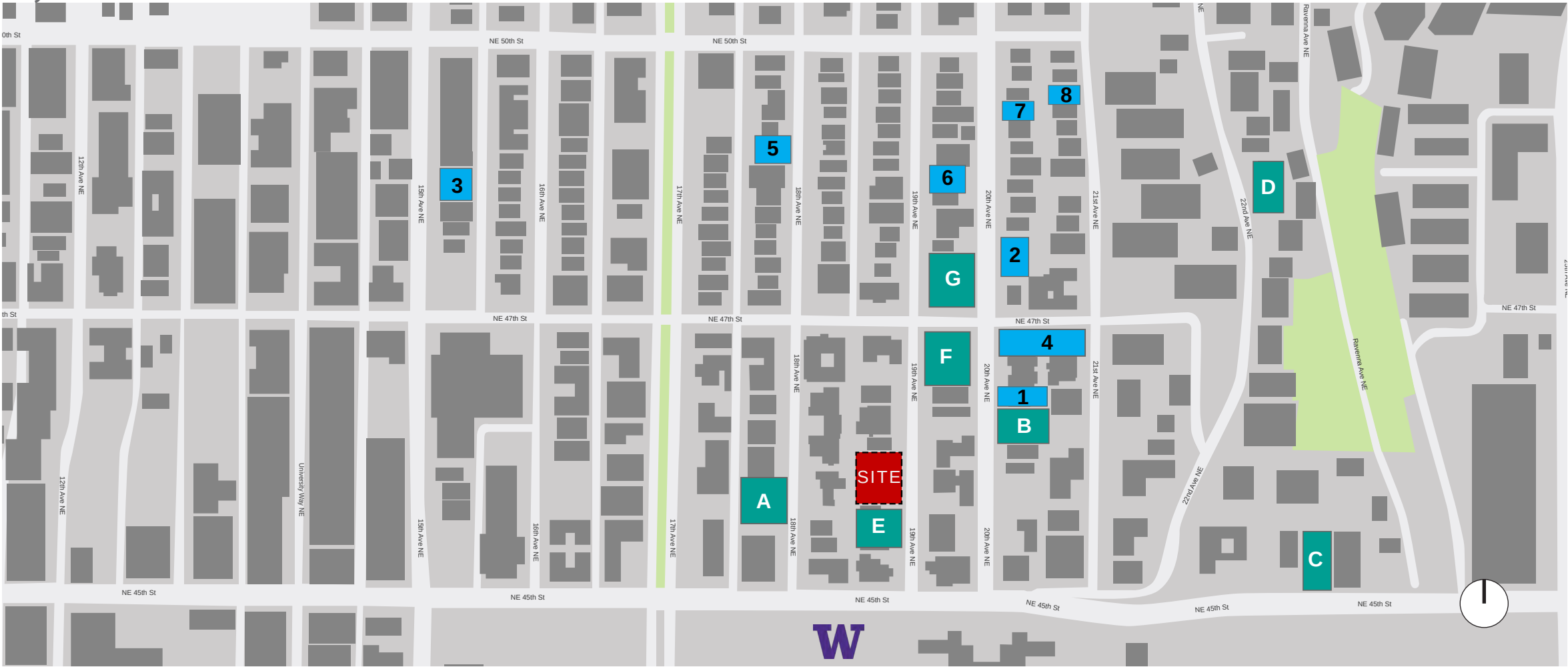
CONTEXT ANALYSIS

Sun Path, Topography, and Existing Trees



CONTEXT ANALYSIS

Vicinity



LAMBDA CHI ALPHA
4509 19th Ave NE
3-Story
Fraternity



ALPHA SIGMA PHI
4554 19th Ave NE
3-Story
Fraternity

BUILT PROJECTS



LAVENDER APARTMENTS
4519 18th Ave NE
4-story
Residential



U20 APARTMENT
4536 20th Ave NE
4-story
Residential



BAY VIEW WEST APARTMENTS
2249 NE 46th Street
4-Story
Residential



VARSITY TREE-HOUSE
4724 22nd Ave NE
4-Story
Residential



ALPHA PHI
4710 19th Ave NE
3-Story
Fraternity

CONTEXT ANALYSIS

Proposed Local Projects

PROPOSED PROJECTS



4544 20TH AVE NE
4544 20th Ave NE
4-story
Residential



UW 3.0 18TH AVE NE
4741 18th Ave NE
3-Story
Town House



4710 20TH AVE NE
4710 20th Ave NE
4-story
Residential



UW 19TH AVE, LLC
4730 +4726 19th Ave NE
5-Story
Residential



4726 15TH AVE APT.
4726 15th Ave NE
7-story
Mixed Use



4746 20TH AVE NE
4746 20th Ave NE
4-Story
Residential



4637 21ST AVE NE
4637 21st Ave NE
3-Story
Residential



21ST AVE NE APARTMENT
4751 21st Ave NE
4-Story
Residential

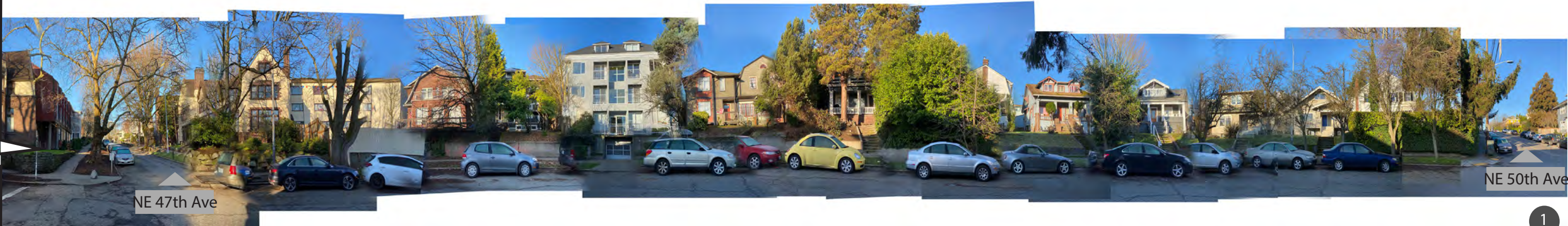
CONTEXT ANALYSIS

Streetscapes

SITE



1 19th Ave towards the West



19th Ave towards the West



CONTEXT ANALYSIS

Streetscapes



2 19th Ave towards the East



19th Ave towards the East

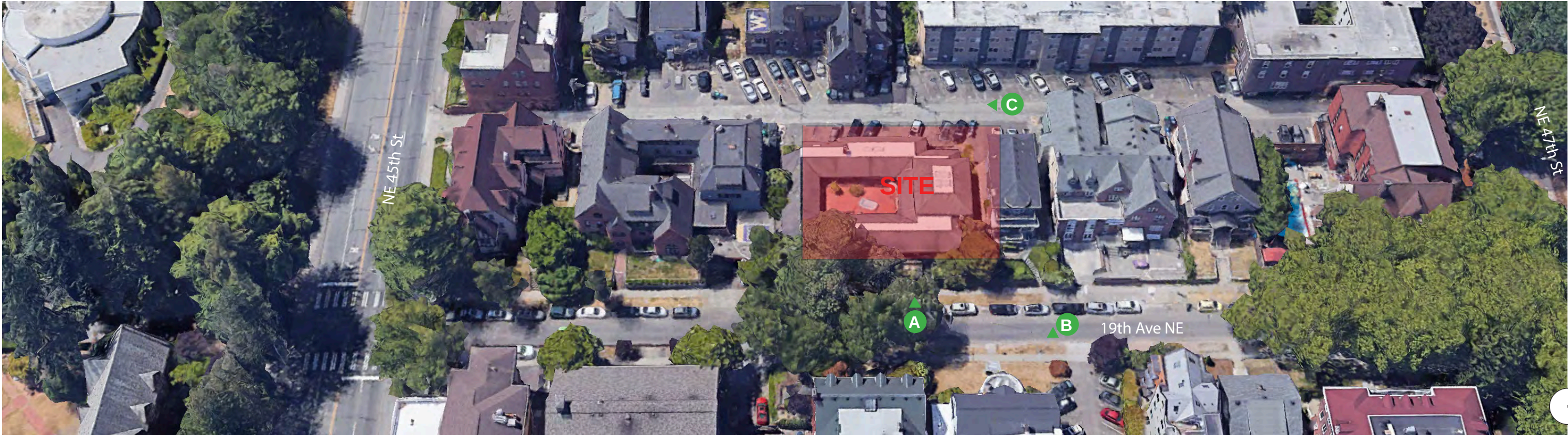
OPPOSING OF SITE



2



CONTEXT ANALYSIS-SITE



AERIAL VIEW ALONG 19TH AVE NE. (LOOKING WEST)



A Street view looking towards west along 19th Ave NE

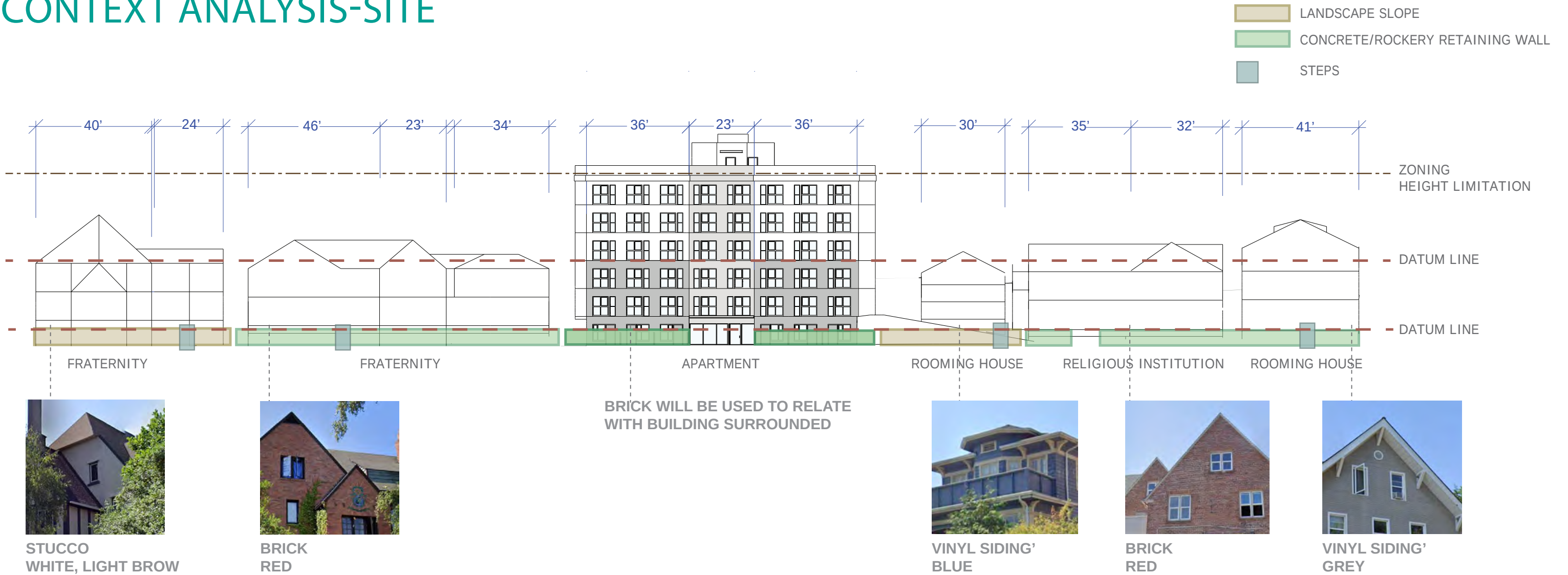


B Street view looking towards southeast along 19th Ave NE



C Key view looking towards south

CONTEXT ANALYSIS-SITE



HOW DEVELOPMENT OPTIONS RELATE TO THE IMMEDIATELY-SURROUNDING CONTEXT

1. RETAINING WALL

Retaining walls are added to strengthen streetscape continuity. There are steps and open spaces in between those retaining walls to provide an exit. For the new development, an open area is provided to connect ROW and the main entrance.

2. MASSING BREAK

Massing breaks into three portions to be more similar to the surrounded low-rise buildings.

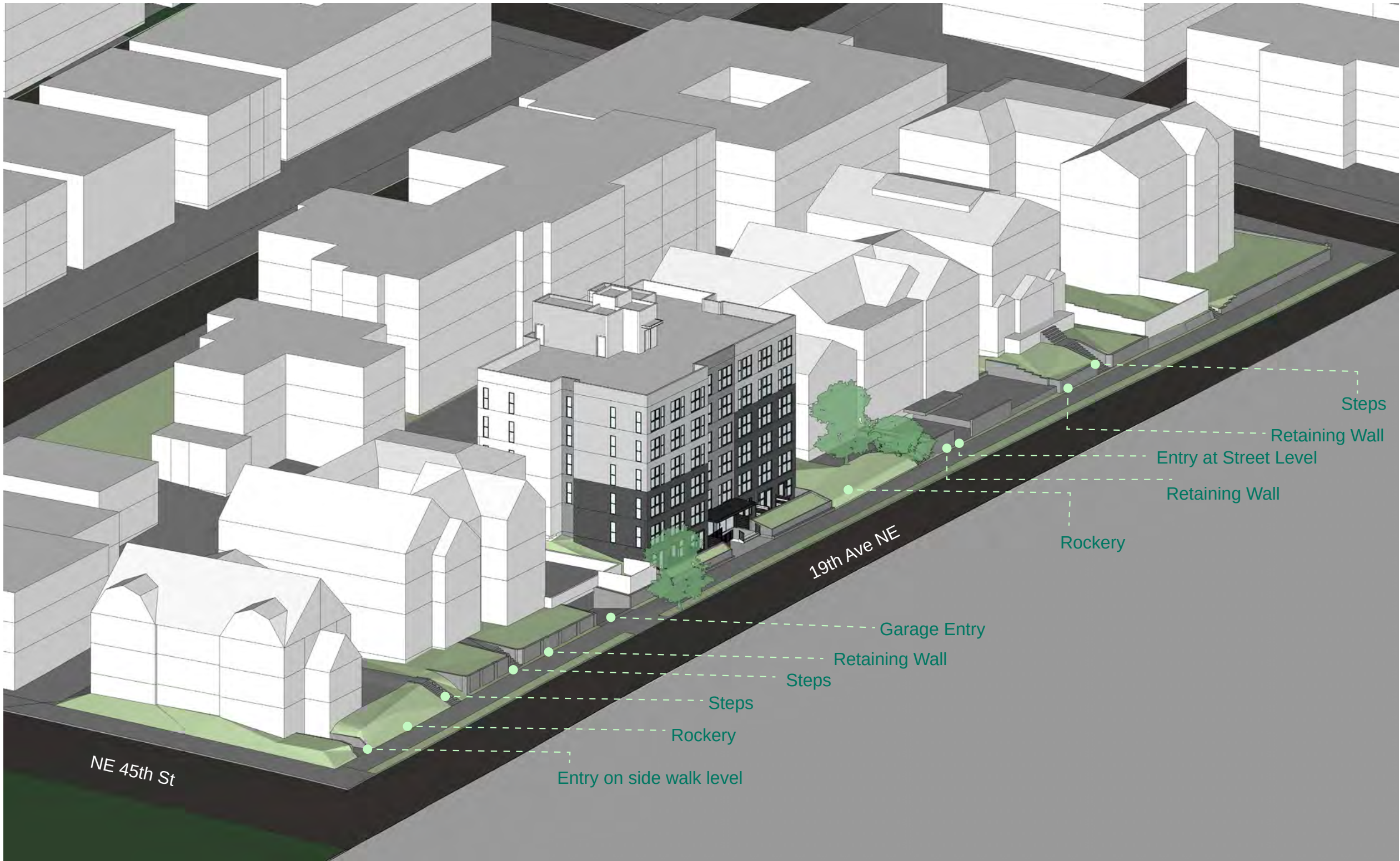
3. DATUM LINE

Retaining walls and material transition would be applied to fit with the datum Even with the upgraded zoning, fraternities or sororities are likely to be retained in the future.

4. MATERIAL

Brick will be used

CONTEXT ANALYSIS-SITE



Neighborhood Zoning: LR3(M)

ZONING

Site Zoned LR-3 (M)

KING COUNTY PARCEL# 88023902715

SMC 23.45.005

PERMITTED AND PROHIBITED USES

- Residential

SMC 23.45.510

FLOOR AREA RATIO (FAR) MAXIMUM

- Single-use, Maximum FAR=2.30 (inside urban center& with and MHA suffix);
Areas exempt from FAR Calculation include: underground stories, roof portions of a story that extend no more than 4’ above existing or finished grade.

SMC 23.45.514

STRUCTURE HEIGHT

- 50’-0”;
- Stair penthouses, mechanical equipment and covered amenity area can extend up to 10 feet above height limit. Elevator penthouses can extend up to 16 feet above height limit if the elevator provides access to usable open space or common recreation area on roof. Total coverage of all rooftop features can be up to 65% of the roofs area if all mechanical equipment is screened from sight and if no rooftop features are closer than 10 feet to roofs edge.

SMC 23.45.518

SETBACKS REQUIREMENTS

- East- (19th Ave NE), 5 feet minimum with a 1 ft dedication
- South- 5 feet minimum with a 7ft average setback
- West(Alley)- 10 feet setback (with alley) and 1 ft dedication
- North-5 feet minimum with a 7ft average
- An upper-level setback of 12 feet from the front lot line is required for portions above 54 feet
- Height limit of 50 feet

SMC 23.45.522

AMENITY AREA

- Area must be 25% of the lot area.
- Minimum 50% of the amenity area shall be provided at ground level, except that amenity area provided on the roof of a structure that meets the provisions of subsection 23.45.510.D.5 may be counted as amenity area provided at ground level.

SMC 23.45.524

LANDSCAPING AND SCREENING STANDARDS

- Street trees required

SMC 23.45.527

STRUCTURE WIDTH AND FACADE LENGTH LIMITS IN LR ZONES

- The maximum combined length of all portions of facades within 15 feet of a lot line shall not exceed 65 percent of the length of that lot line.

SMC 23.45.536

PARKING LOCATION AND ACCESS

- Surface parking- if access is taken directly from an alley, surface parking may be located anywhere within 25 feet from an alley lot line provided it is no closer than 7 feet to any street lot line;
- Alley access is required.

SMC 23.54.015

REQUIRED PARKING

- No parking required in Urban Center

SMC 23.54.015

BICYCLE PARKING QUANTITY

- Bike parking stalls per Table D for first 50 bike, additional spaces are required at three-quarters the ratio shown in Table D.
- Long term 1/unit or SEDU
- Short term 1/20 units

SMC 23.54.040

SOLID WASTE & RECYCLING

- For residential 51-100 dwelling units- 375 sf plus 4 sf per additional unit over 50.
- 12 foot minimum horizontal dimension.

DESIGN GUIDELINE PRIORITIES AND ARCHITECTURAL CONCEPT

Guidelines and Design Response

CONTEXT AND SITE

CS-1: NATURAL SYSTEMS AND SITE FEATURES:

CITYWIDE GUIDELINE:

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

UNIVERSITY DISTRICT SUPPLEMENTAL GUIDANCE:

1. Plan for Daylight & Trees

RESPONSE:

Sunlight and Natural Ventilation:

The proposed building design takes advantage of the site to provide sunlight to all units. Providing direct access to daylight and air to units located below grade by removing earth on th east side and providing a light well on the west side.

Topography:

Site topography slopes up from 19th Ave towards the west. The projects ground level is aligned at 214'-6" to provide direct access to the main lobby. Additionally the proposals 1st level is located matching elevation 224'- 6" which enables direct access to parking area, Recycling pick up, and alley to the west.

CS-2: URBAN PATTERN AND FORM:

CITYWIDE GUIDELINE:

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

UNIVERSITY DISTRICT SUPPLEMENTAL GUIDANCE:

1. Character Areas & Corridor Character Areas
2. Neighborhood Context

RESPONSE:

Sense of Place:

The site is within University Park South & 17th Ave Blvd Area. To enhance the quality of place in the surrounding area, 10' of generous front setbacks are proposed to occupiable amenity space; which will be incorporated into front setbacks. The design responds to the surrounding environment with its variety of architectural styles and scales. Implementation of contemporary massing and facade design will emphasize the building entrance. The interesting window pattern relates with interior spaces and provides a unique identity.

Connection to the Street:

The proposals includes setbacks greater than the code minimums to help maintain an existing street edge established by the adjacent buildings. This setback strategy provides for a green area in front of the main entry and serves as a buffer zone for residents against the public space. Also, retaining wall retains streetscape continuity. On a site with heavy student foot traffic landscape, paving, as well as the outdoor space is designed to improve the quality of the pedestrian experience and surrounding open areas.

Height, Bulk, Scale:

The surrounding area is a mix of newly built and existing multifamily projects. Many single family homes (fraternity, sorority, and apartment use) still exist. The recent up-zone of the area will see more multistory-multifamily building designs in the future. The design proposal breaks up the vertical and horizontal volumes and planes of the massing to create visual interest.

CS-3: ARCHITECTURAL CONTEXT AND CHARACTER:

CITYWIDE GUIDELINE:

Contribute to the architectural character of the neighborhood.

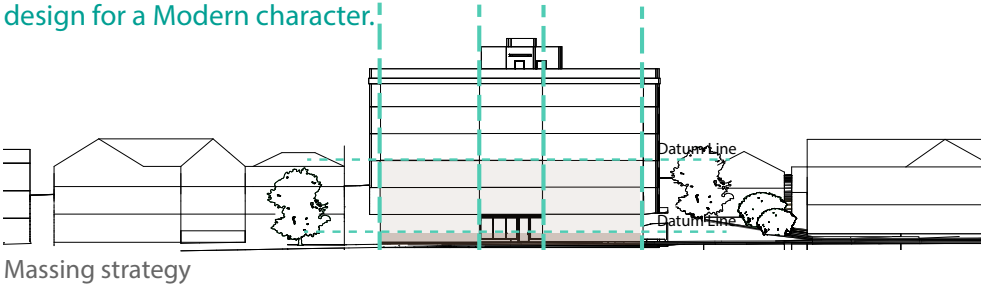
UNIVERSITY DISTRICT SUPPLEMENTAL GUIDANCE:

1. University District Architectural Character

RESPONSE:

Contemporary Design:

The design fosters the eclectic mix of architectural styles and forms. The design simplicity in color and form are an appropriate approach to a contemporary design aesthetic. In keeping with the trends of Seattle and U-district residential architecture, the project will feature large windows and have modular facade materials such as brick, wood and panel siding. The massing strategy breaks the building into vertical and horizontal portions to make a transition from low-rise into mid-rise. Contemporary vertical expression is implemented to the elevation design for a Modern character.



PUBLIC LIFE

PL-1: CONNECTIVITY:

CITYWIDE GUIDELINE:

Complement and contribute to the network of open spaces around the site and the connections among them.

UNIVERSITY DISTRICT SUPPLEMENTAL GUIDANCE:

1. Networks & Connections to Community Open Space

RESPONSE:

Pedestrian Amenities:

Ground level patios along 19th Ave are physically separate from the public realm. Parking lots and landscape proposed on the west will activate the shared use alley as well as facilitate utilitarian functions of the proposal.

PL-2: WALKABILITY:

CITYWIDE GUIDELINE:

Encourage human interaction and activity at the street-level with clear connections among them.

RESPONSE:

Street-Level Transparency:

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

Weather Protection:

Weather protection amenity is proposed at the street level (residential entrance) by implementing an overhead canopy.

PL-3: STREET LEVEL INTERACTION:

CITYWIDE GUIDELINE:

Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

UNIVERSITY DISTRICT SUPPLEMENTAL GUIDANCE:

1. Entries
2. Ground-level Residential Design



DESIGN GUIDELINE PRIORITIES AND ARCHITECTURAL CONCEPT

RESPONSE:

Entries:

The entry is emphasized by accenting materials as well as a protective weather canopy. The identifiable entrance will provide a welcoming experience for visitors and users while defining the building's unique character.

Ground-level Residential Design:

Patios are proposed to be provided to ground-level units located along 19th Ave. The 10' to 15' front setback creates sufficient buffer space as a transition from the sidewalk to residential space. This strategy can supply visual connection and enable monitoring of the public space for passive security.

PL-4: ACTIVE TRANSPORTATION:

CITYWIDE GUIDELINE:

Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

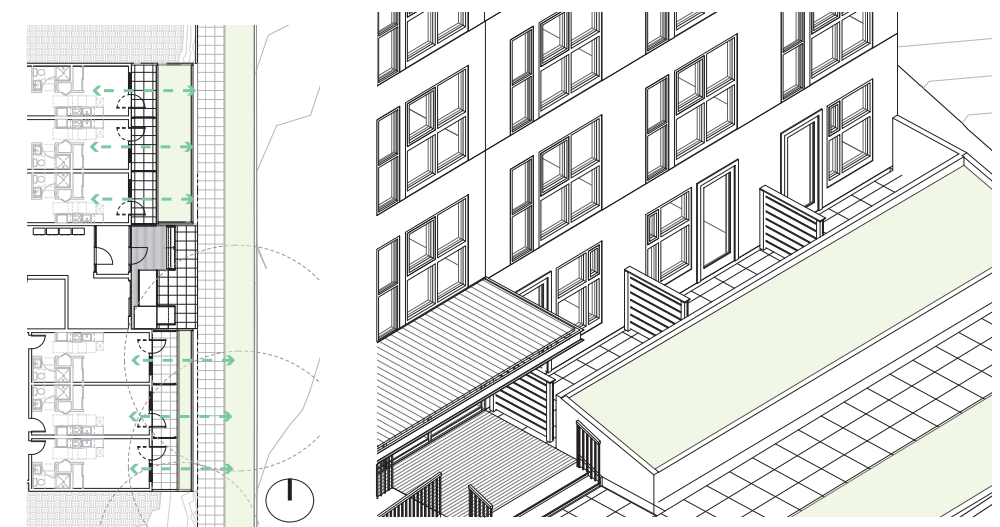
UNIVERSITY DISTRICT SUPPLEMENTAL GUIDANCE:

1. Bicycle Circulation & Parking

RESPONSE:

Planning Ahead for Bicyclists:

Bicycle parking provided for residents. A bicycle room is proposed on the southwest side of the building. Sufficient short-term bike stalls are located outside the structures footprint in weather protected area.



Ground level patios along 19th Ave physically and visually engage the public realm.

DESIGN CONCEPT

DC-1: PROJECT USES AND ACTIVITIES:

CITYWIDE GUIDELINE:

Optimize the arrangement of uses and activities on site.

UNIVERSITY DISTRICT SUPPLEMENTAL GUIDANCE:

1. Activating Uses
2. Visual and Safety Impacts
3. Shared Open Spaces

RESPONSE:

Visibility:

The buildings entrance will be clearly delineated and visible to pedestrians. Solid waste/recycle and bicycle storage are obscured from major elevations, with access from the alley. This will optimize and activate the necessary functions of the structure.

DC-2: ARCHITECTURAL CONCEPT:

CITYWIDE GUIDELINE:

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

UNIVERSITY DISTRICT SUPPLEMENTAL GUIDANCE:

1. Massing & Reducing Bulk and Scale
2. Architectural Concept & Facade Composition
3. Pedestrian-Scaled Streetscape Design

RESPONSE:

Reducing Perceived Mass:

The building design carries through a compatible architectural expression by using brick similar to nearby older buildings. To reduce the perceived mass, the facade is augmented by material composition, window patterns, and accentuated building entries.

Architectural and Facade Composition: The design concept will be consistent on all sides of the building. High quality and honest materials are proposed for cladding. Different textures are able to form an interesting contrast on the building's skin. This language will be carried throughout all facades to create a unified design that speaks of the streets context and neighboring structures- unifying the design into its nearby context.

Human Scale:

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

DC-3: OPEN SPACE CONCEPT:

CITYWIDE GUIDELINE:

Integrate open space design with the design of the building so that each complements the other.

UNIVERSITY DISTRICT SUPPLEMENTAL GUIDANCE:

1. Open Space Organization & Site Layout
2. Residential Open Space

RESPONSE:

Multifamily Open Space:

The residential building entry will be recessed to accentuate the entry area. There will be a roof garden provided as an additional amenity space for the residents.

DC-4: EXTERIOR MATERIALS AND FINISHES:

CITYWIDE GUIDELINE:

Use appropriate and high-quality elements and finishes for the building and its open spaces.

UNIVERSITY DISTRICT SUPPLEMENTAL GUIDANCE:

1. Durable, High-Quality Exterior Materials
2. Hardscaping & Landscaping

RESPONSE:

Building Materials:

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

Trees, Landscaping and Hardscape Materials:

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

COMMUNITY OUTREACH PLAN AND COMMENTS

1. Project Description:

Project Address:	4521 19th Ave. NE, Seattle, WA 98105
Description:	New construction of a multi family building with 60 dwelling units within 4 stories; providing parking for 13 cars and 60 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 October 7
<https://newconstdarch.wixsite.com/4521ne19thave>

- b. Email to distribution list that includes community organizations identified by DON. Emails were sent August 23rd (15 days before site walk), 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 |
| - U District Conversation on Homelessness | jsehlin@grlg.net |
| - U District Community Council | encanta5@comcast.net |
| - University District Food Bank | udistrictcouncil@hotmail.com |
| - University District Service Providers Alliance | joe@udistrictfoodbank.org |
| - University District Resident Council | udsp.spt@gmail.com |
| - University of Washington City University Community Advisory Committee | andy.chan@seattlehousing.org |
| | 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:

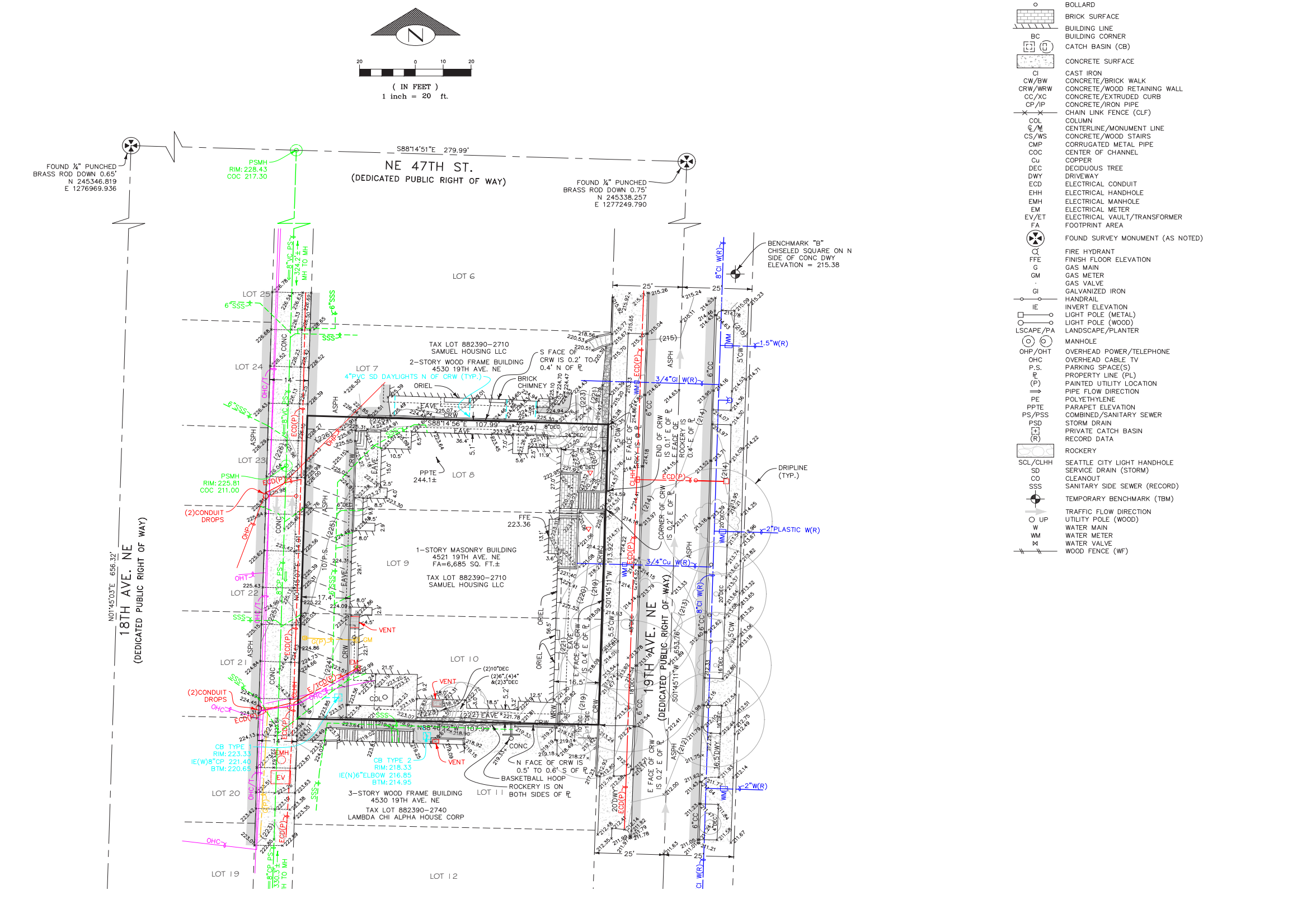
- No feedback was provided from the community.

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

- No feedback was provided from the community.

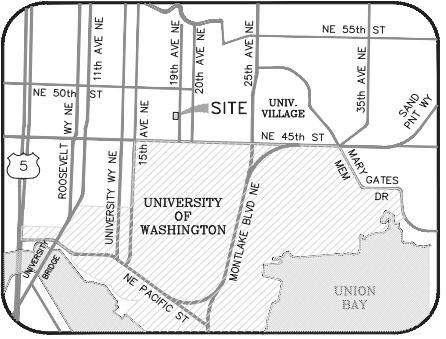


SITE SURVEY



LEGEND

- ASPHALT (ASPH)
- BOLLARD
- BRICK SURFACE
- BUILDING LINE
- BUILDING CORNER
- CATCH BASIN (CB)
- CONCRETE SURFACE
- CAST IRON
- CONCRETE/BRICK WALK
- CONCRETE/WOOD RETAINING WALL
- CONCRETE/EXTRUDED CURB
- CONCRETE/IRON PIPE
- CHAIN LINK FENCE (CLF)
- COLUMN
- CENTERLINE/MONUMENT LINE
- CONCRETE/WOOD STAIRS
- CORRUGATED METAL PIPE
- CENTER OF CHANNEL
- COPPER
- DECIDUOUS TREE
- DRIVEWAY
- ELECTRICAL CONDUIT
- ELECTRICAL HANDHOLE
- ELECTRICAL MANHOLE
- ELECTRICAL METER
- ELECTRICAL VAULT/TRANSFORMER
- FOOTPRINT AREA
- FOUND SURVEY MONUMENT (AS NOTED)
- FIRE HYDRANT
- FINISH FLOOR ELEVATION
- GAS MAIN
- GAS METER
- GAS VALVE
- GALVANIZED IRON
- HANDRAIL
- INVERT ELEVATION
- LIGHT POLE (METAL)
- LIGHT POLE (WOOD)
- LANDSCAPE/PLANTER
- MANHOLE
- OVERHEAD POWER/TELEPHONE
- OVERHEAD CABLE TV
- PARKING SPACE(S)
- PROPERTY LINE (PL)
- PAINTED UTILITY LOCATION
- PIPE FLOW DIRECTION
- POLYETHYLENE
- PARAPET ELEVATION
- COMBINED/SANITARY SEWER
- STORM DRAIN
- PRIVATE CATCH BASIN
- RECORD DATA
- ROCKERY
- SEATTLE CITY LIGHT HANDHOLE
- SERVICE DRAIN (STORM)
- CLEANOUT
- SANITARY SIDE SEWER (RECORD)
- TEMPORARY BENCHMARK (TBM)
- TRAFFIC FLOW DIRECTION
- UTILITY POLE (WOOD)
- WATER MAIN
- WATER METER
- WATER VALVE
- WOOD FENCE (WF)



SITE NOTES

SITE ADDRESS:
4521 19TH AVENUE NE
SEATTLE, WA 98105

TAX ACCOUNT NO.:
8823902710

ZONING:
LR3 (M)

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

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

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

FLOOD ZONE:
THIS SITE APPEARS ON NATIONAL FLOOD INSURANCE RATE MAP, DATED SEPTEMBER 29, 1989 COMMUNITY PANEL NO. 53033C0345F, AND IS SITUATED IN ZONE "X", AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

HORIZONTAL DATUM:
NAD 83/2011 (EPOCH 2010)

VERTICAL DATUM:
NAVD 88

AREA:
SITE AS SHOWN CONTAINS 12,355 SQUARE FEET OR 0.2836 ACRES, MORE OR LESS.

PARKING SPACE COUNT:
PARKING SPACES TOTAL 10, INCLUDING 0 DISABLED PARKING SPACES.

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

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

UTILITY PROVIDERS:

SANITARY SEWER AND STORM DRAINAGE: SEATTLE PUBLIC UTILITIES PROJECT MANAGEMENT AND ENGINEERING 700 5TH AVENUE PO BOX 34018 SEATTLE, WA 98124-4018 (206) 233-7900	NATURAL GAS: PUGET SOUND ENERGY 10885 NE 4TH STREET, SUITE 1200 PO BOX 97034 BELLEVUE, WA 98009-9734 (425) 454-6363 (888) 225-5773
WATER: SEATTLE PUBLIC UTILITIES 700 5TH AVENUE, SUITE 4900 PO BOX 34018 SEATTLE, WA 98124-4018 (206) 684-3000	TELEPHONE: CENTURY LINK 1600 7TH AVENUE SEATTLE, WA 98191 (800) 244-1111

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

DESCRIPTION:
THE SOUTH 5 FEET OF LOT 7, ALL OF LOTS 8, 9, AND 10, BLOCK 19, UNIVERSITY PARK ADDITION TO THE CITY OF SEATTLE, ACCORDING TO PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE 85, IN KING COUNTY, WASHINGTON.

TITLE REPORT REFERENCE:
THIS SURVEY WAS CONDUCTED ACCORDING TO THE DESCRIPTION SHOWN, FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-839029-WA1, DATED FEBRUARY 28, 2017. THE EASEMENTS SHOWN OR NOTED HEREON RELATE TO THIS COMMITMENT.

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

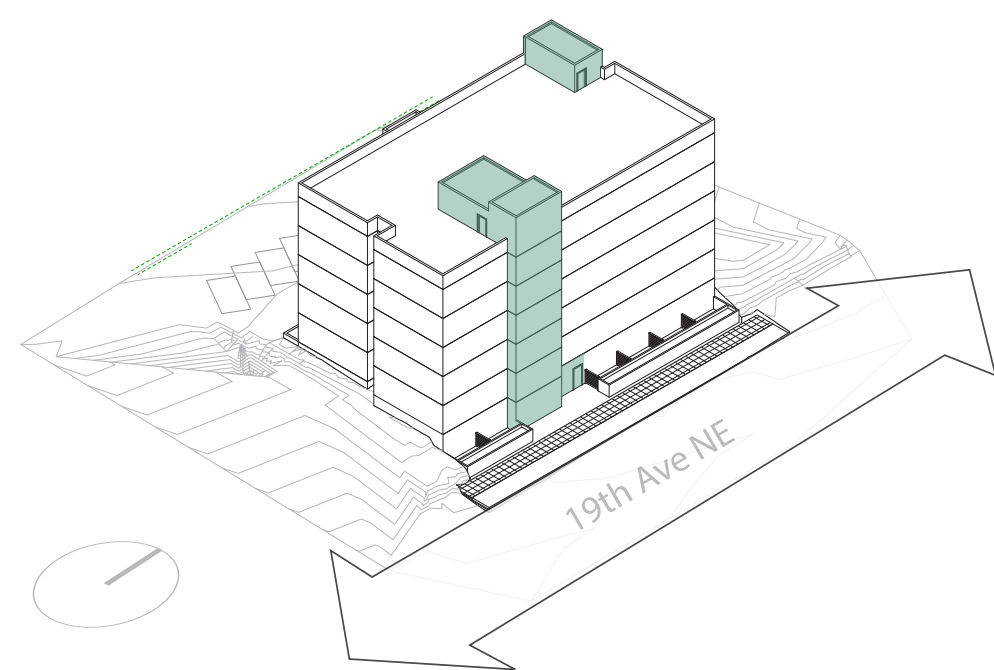
TITLE REPORT SCHEDULE B EXCEPTIONS:
ITEMS CIRCLED ARE SHOWN ON MAP.

5. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: 5846684
FOR: FOUNDATION FOOTING CONSTRUCTION AND MAINTENANCE
AFFECTS: AS DESCRIBED THEREIN

SURVEYOR'S NOTE: EASEMENT NOT LOCATED AS DOCUMENT WAS NOT PROVIDED TO SURVEYOR.



DESIGN OPTION SUMMARY



Option - 01

Total Floor Area	32,677 SF
Total Residential Area	24,356SF
Units Count	76
FAR	2.29
Code Compliant	Yes

Pros

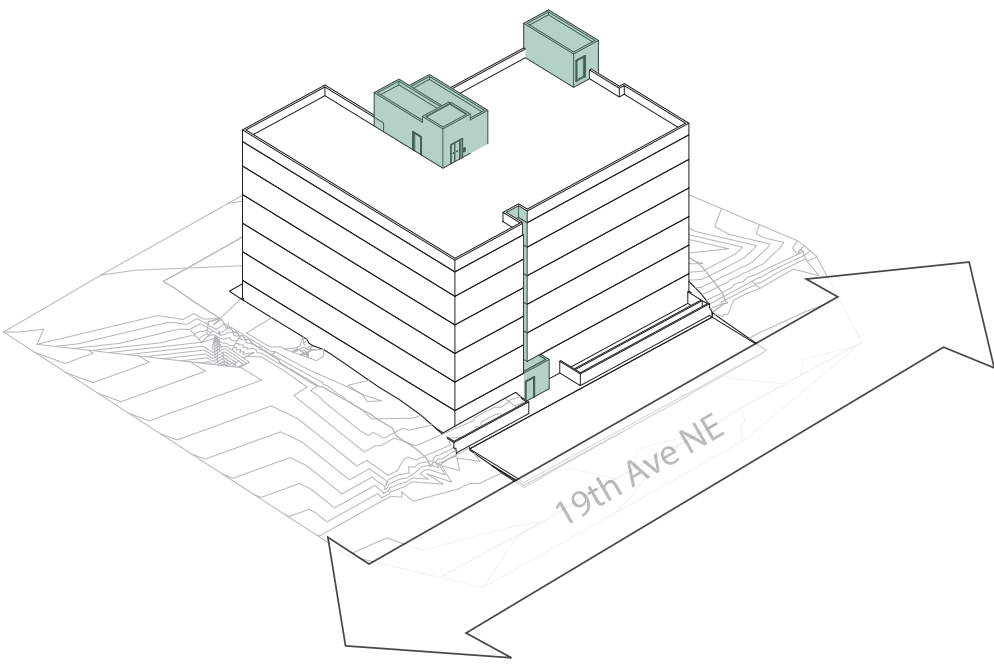
- 1) The elevator located on the west facade provides vertical expression and visual interest along 19th Ave NE.
- 2)50% of common amenity space was provided on ground floor

Cons

- 1) Entry is less emphasized compared to Opt 3
- 2) Bicycle room was is divided into two parts, one in the basement and one on the ground floor
- 3) 4 fewer parking stalls are provided compare to Opt 3

Departures

None



Option - 02

Total Floor Area	34,992 SF
Total Residential Area	25,515 SF
Units Count	81
FAR	2.25
Code Compliant	Yes

Pros

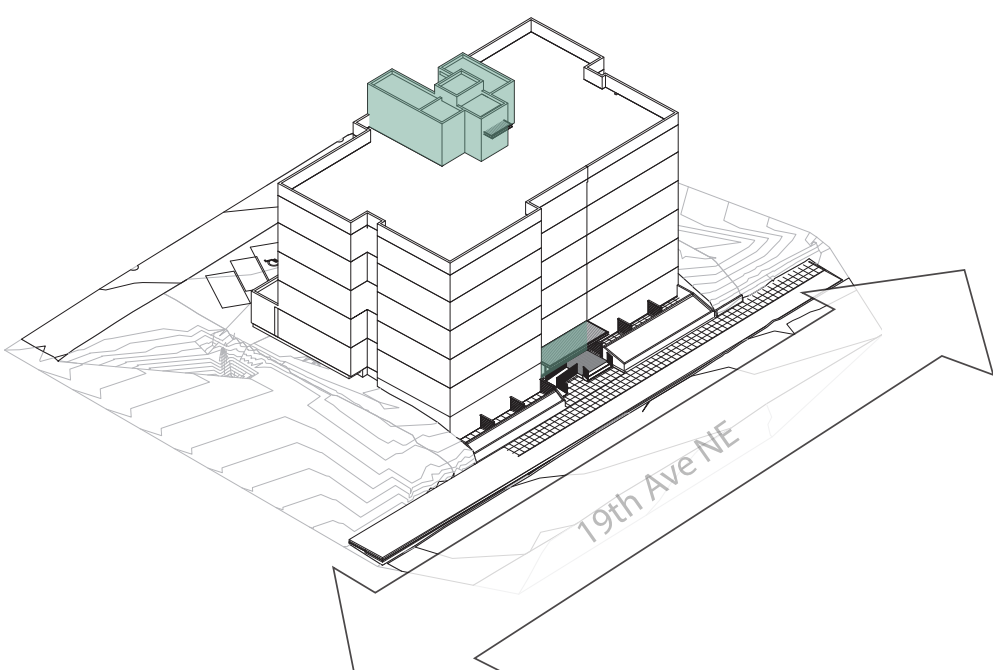
- 1) Compared to Option 1, the entry is emphasized to create a welcoming experience for users and visitors.

Cons

- 1) Fewer vehicle parking stall are provided compare to opt 3
- 2) Smaller Mechanical and Electronic space are provided

Departures

None



Option - 03 (Preferred)

Total Floor Area	34,963 SF
Total Residential Area	23,940 SF
Units Count	76
FAR	2.27
Code Compliant	Yes

Pros

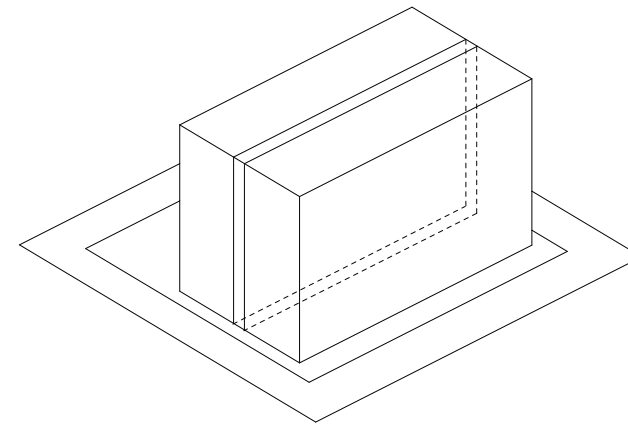
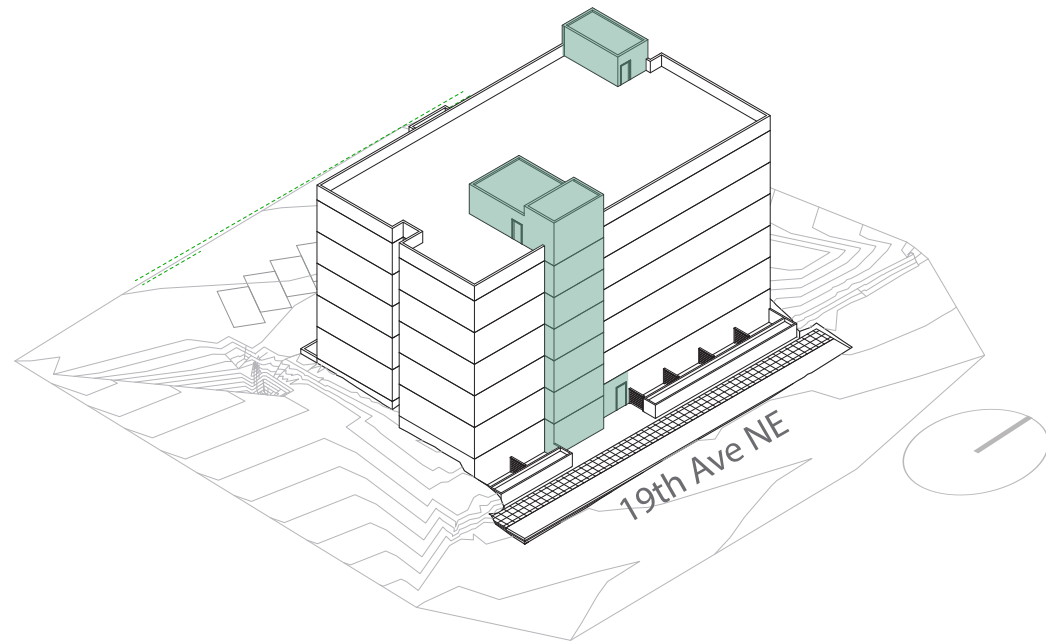
- 1) This design can be better integrated with the surrounding neighborhood.
- 2) Circulation core located on the east facade minimize blank facade along 19th Ave.
- 3) This massing strategy breaks the building into vertical and horizontal portions to make a transition from low-rise into mid-rise.
- 4) With hight transparency, the lobby will provide a pleasant pedestrian environment.
- 5) A leasing office is provided near lobby

Cons

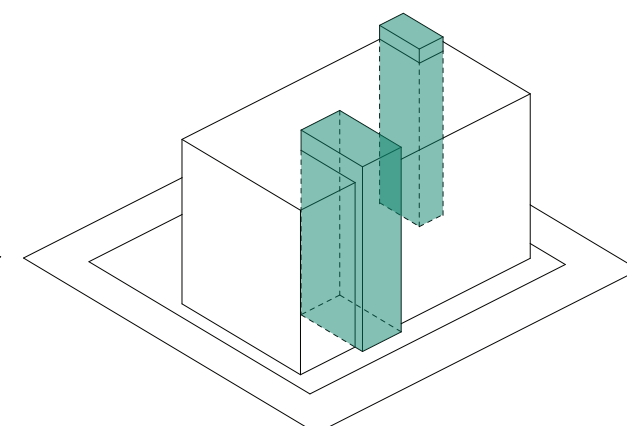
Departures

None

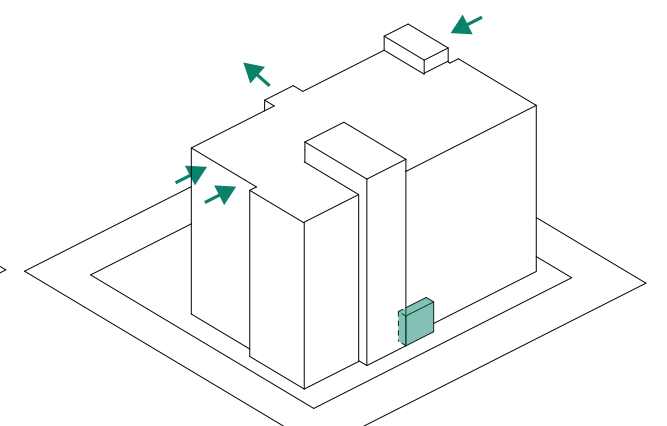
OPTION 1



1) The massing is divided into two parts by a north-south corridor



2) Circulation cores are located along 19th Ave NE and on the northwest corner.



3) Lobby is located along 19th Ave NE. Massing is adjusted according to function.

Option - 01 (Code Compliant)

Total Floor Area	32,677 SF
Total Residential Area	24,356SF
Units Count	76
FAR	2.29
Code Compliant	Yes

Pros

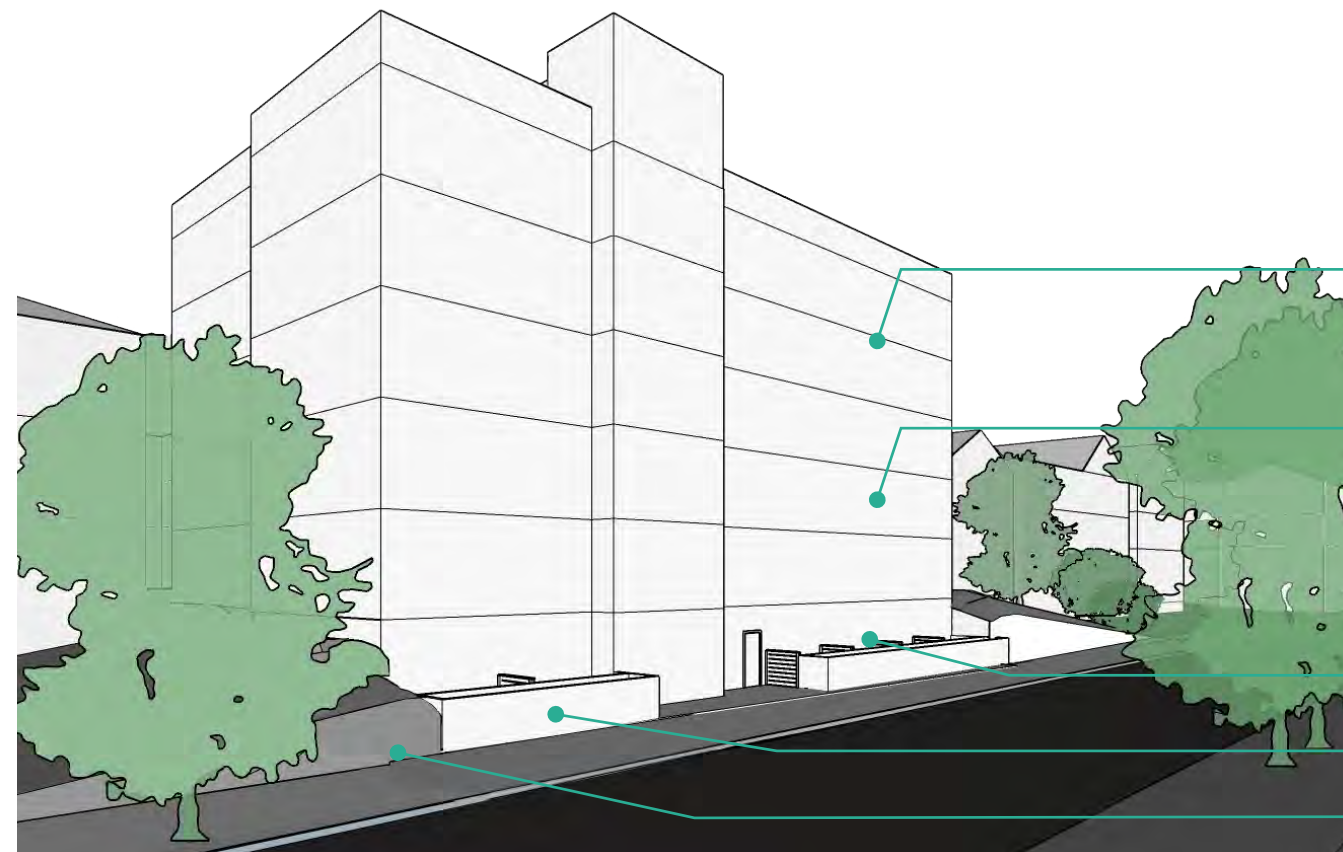
- 1) The elevator located on the west facade provides vertical expression and visual interest along 19th Ave NE.
- 2) 50% of common amenity space was provided on ground floor

Cons

- 1) Entry is less emphasized compared to Opt 3
- 2) Bicycle room was divided into two parts, one in the basement and one on the ground floor
- 3) 4 fewer parking stalls were provided compare to Opt 3

Departures

None



DC-2 Massing breaks to fit well within the surroundings.

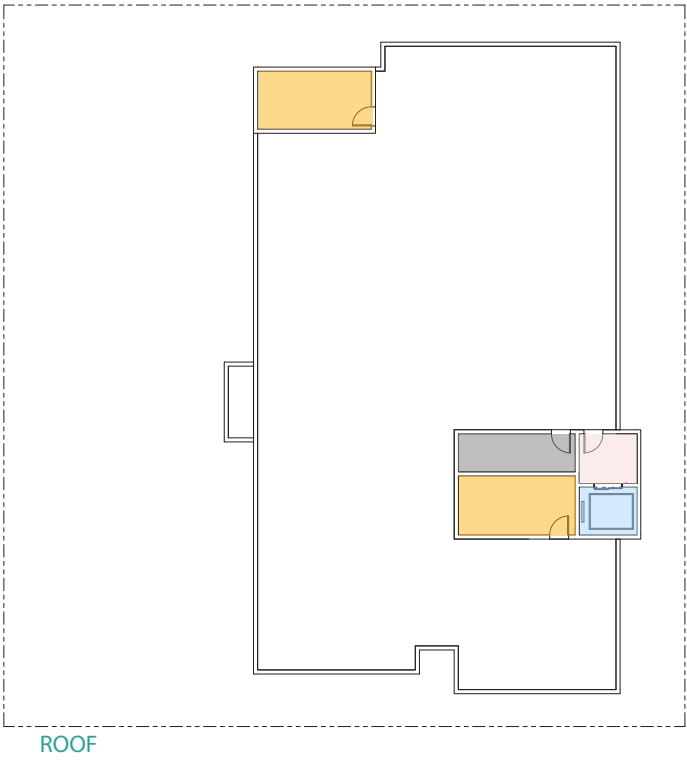
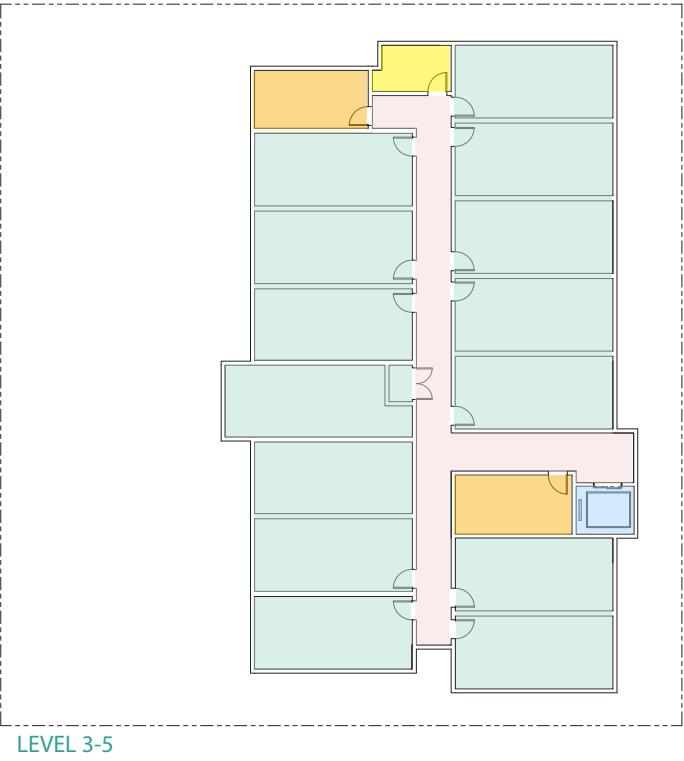
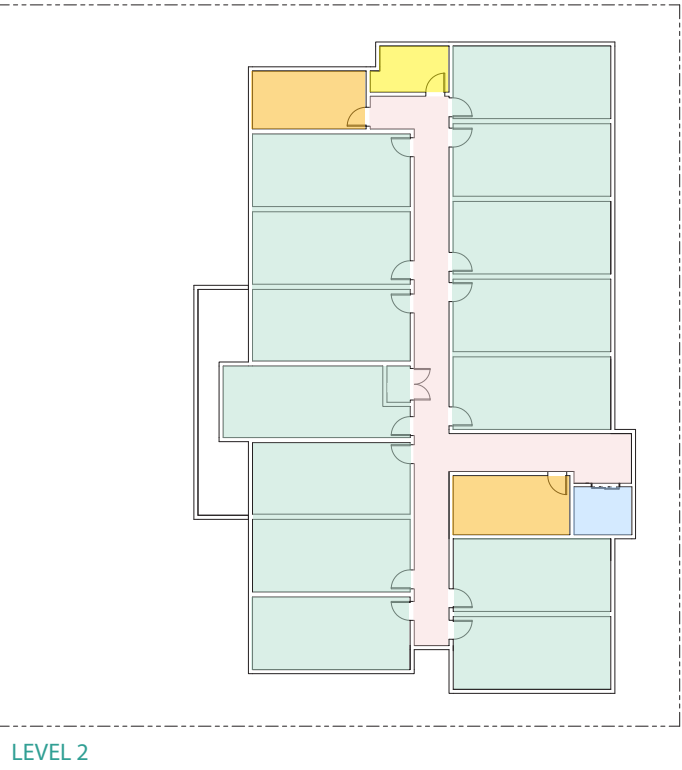
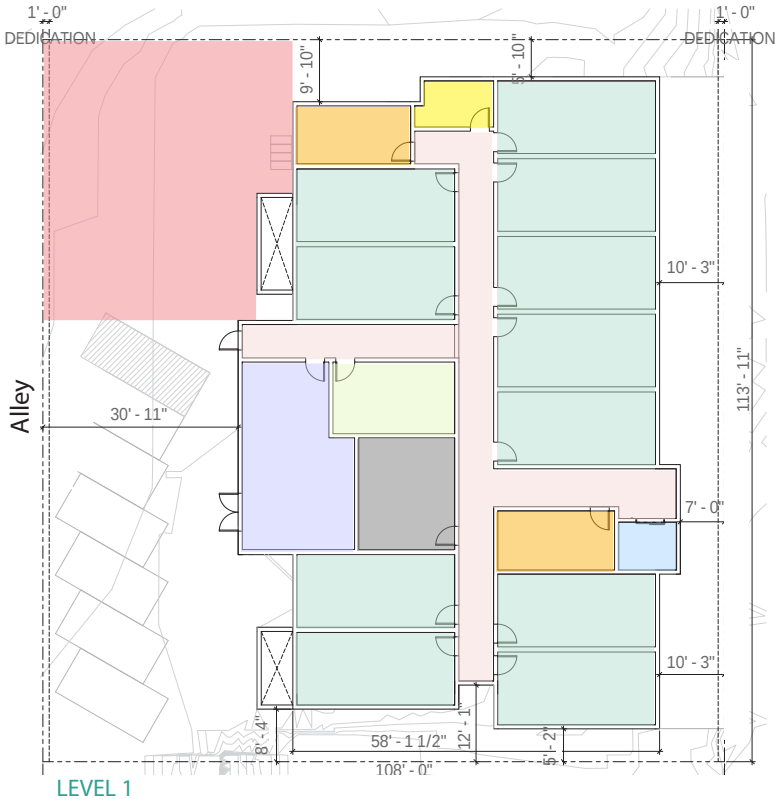
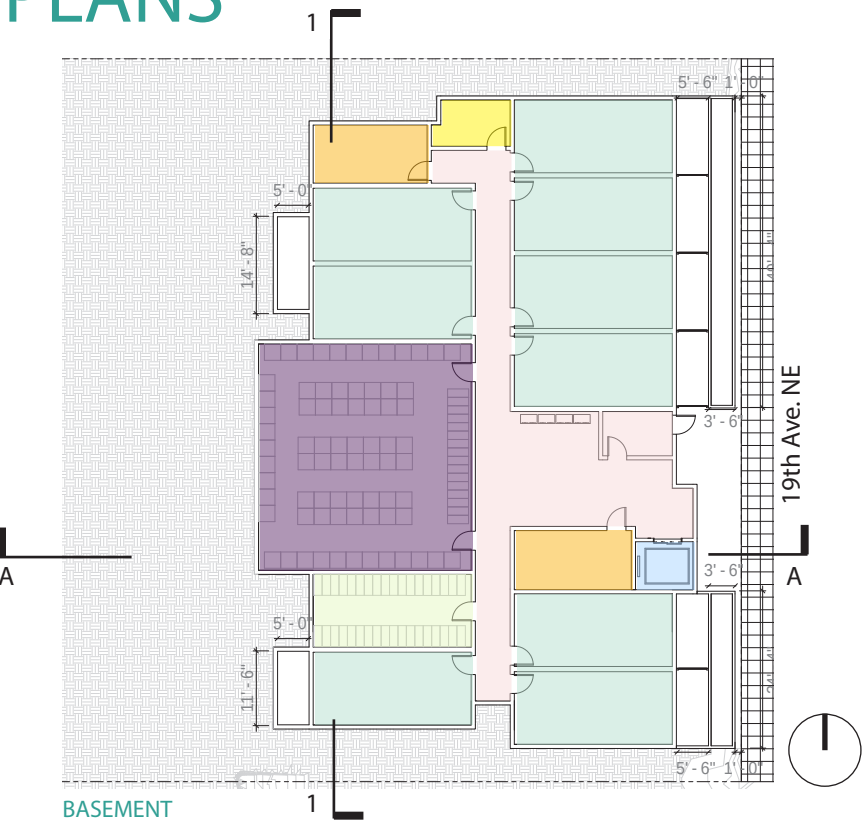
DC-4 Facade composition carries through a similar architectural expression by using brick to surroundings.

PL-3 Patios and open space encourage human interaction and activity at the street-level.

CS-2 Retaining wall improve streetscape continuity.

CS-1 By making use of site topo, exits are located on different floors and match outdoor elevations

PLANS

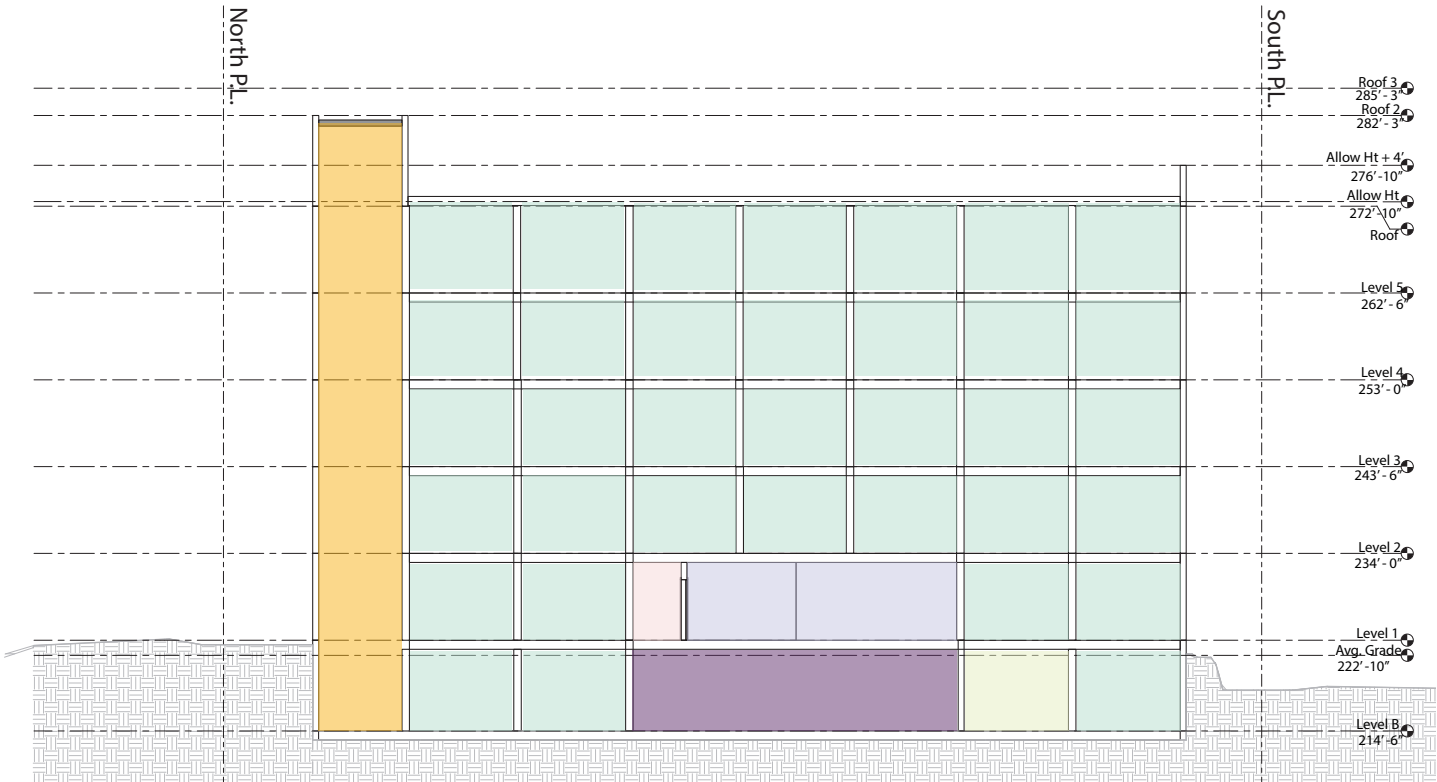


OPTION 1

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

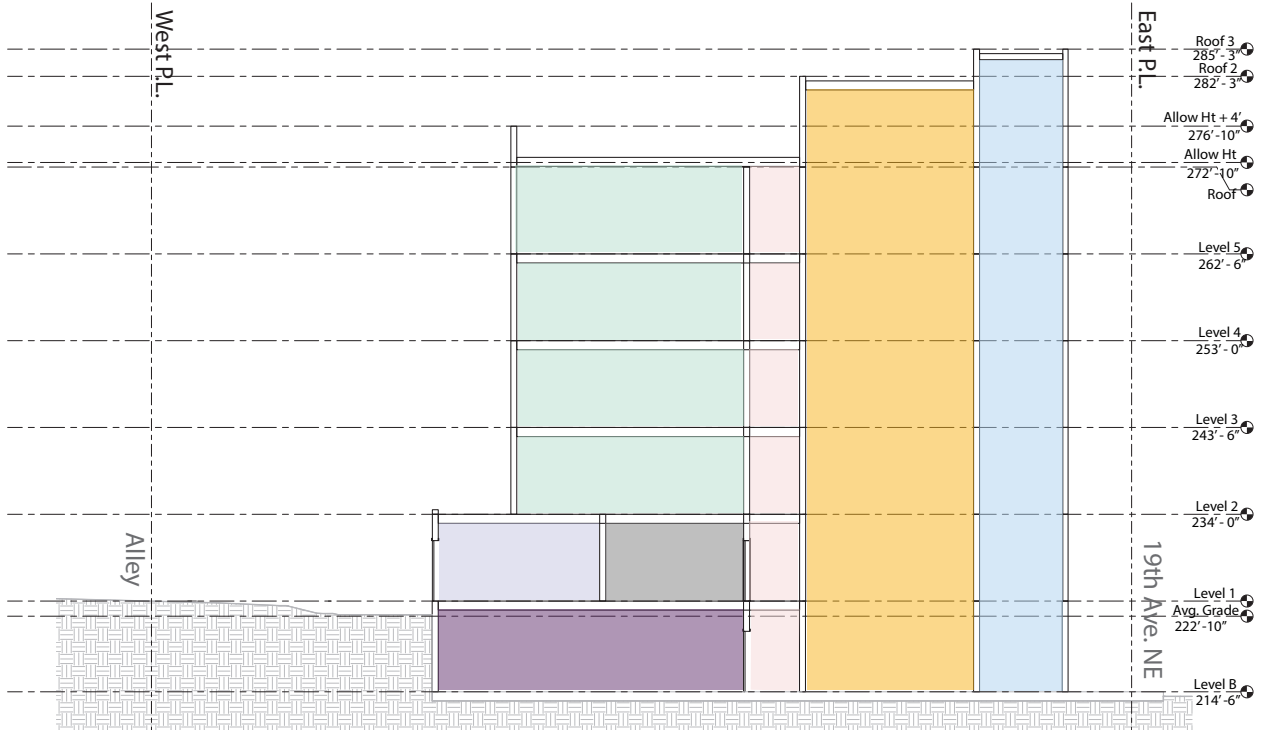
SECTIONS

OPTION 1



SECTION 1-1

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



SECTION A-A

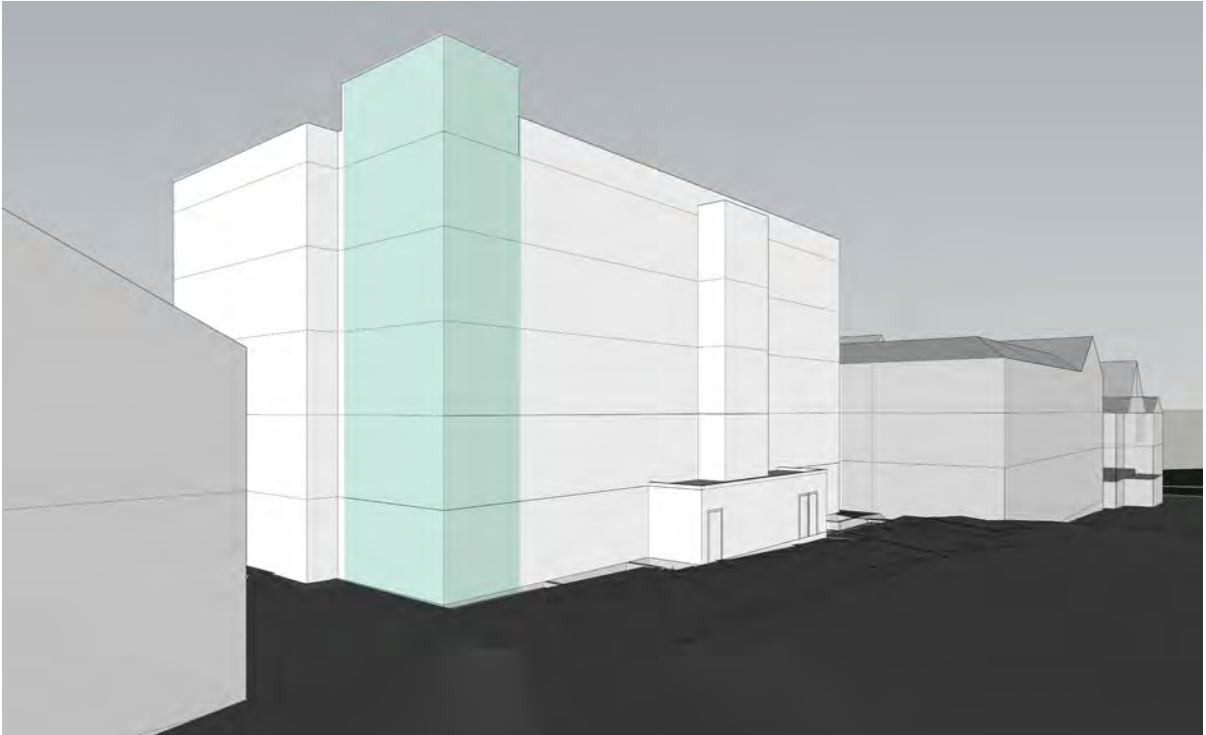


PERSPECTIVES

OPTION 1



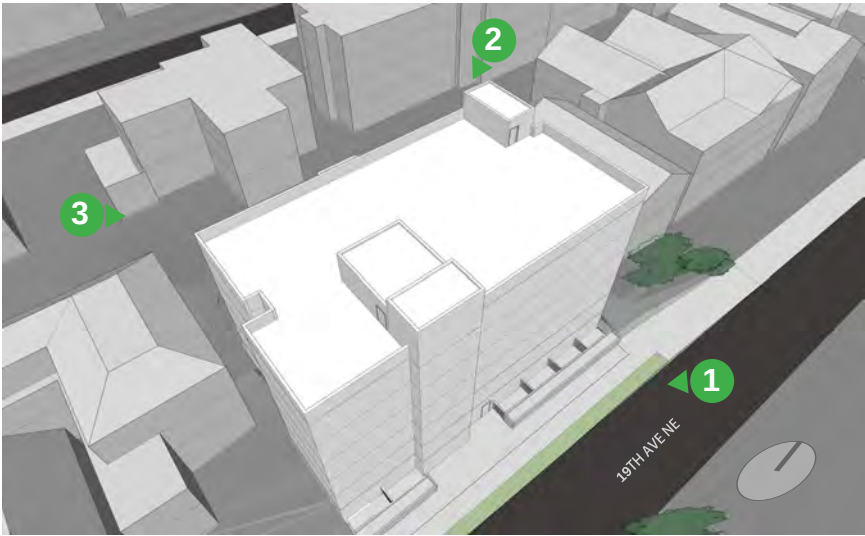
1. PERSPECTIVE LOOKING AT NORTHEAST CORNER FROM 19TH AVE NE



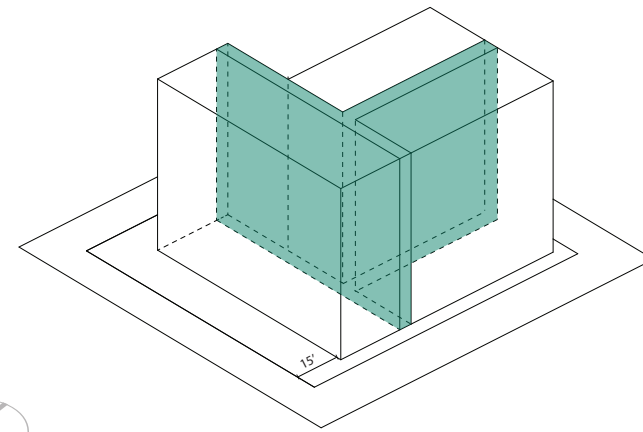
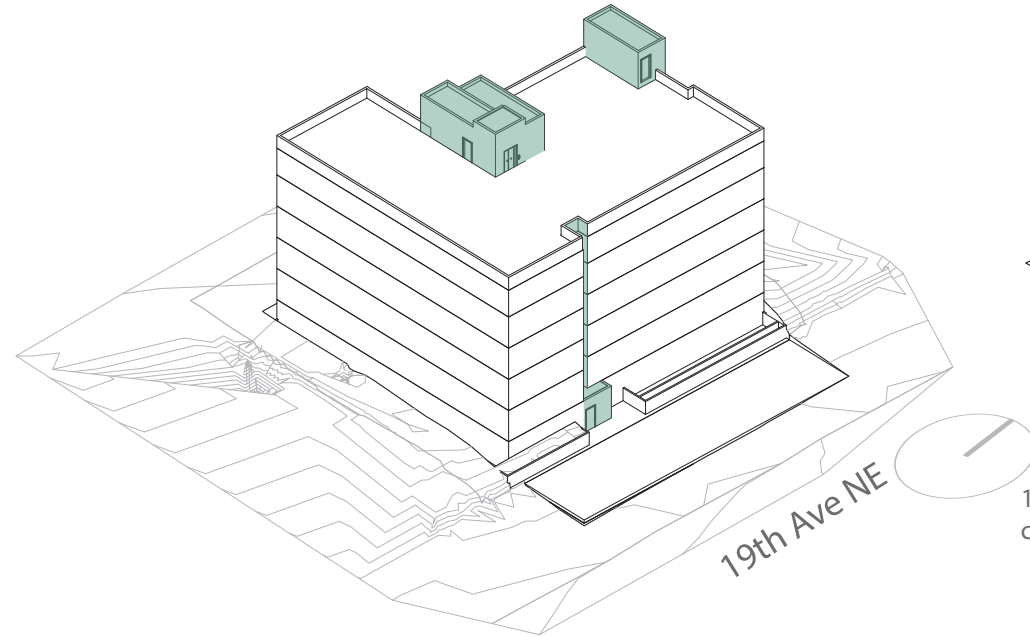
2. PERSPECTIVE LOOKING AT NORTHWEST CORNER FROM ALLEY



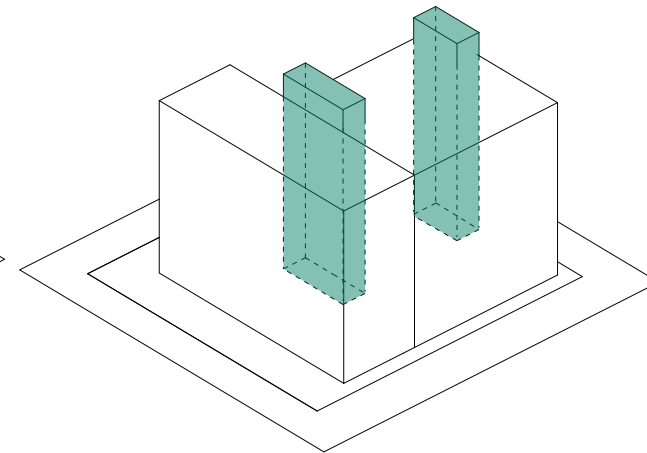
3. PERSPECTIVE LOOKING AT SOUTHWEST CORNER FROM ALLEY



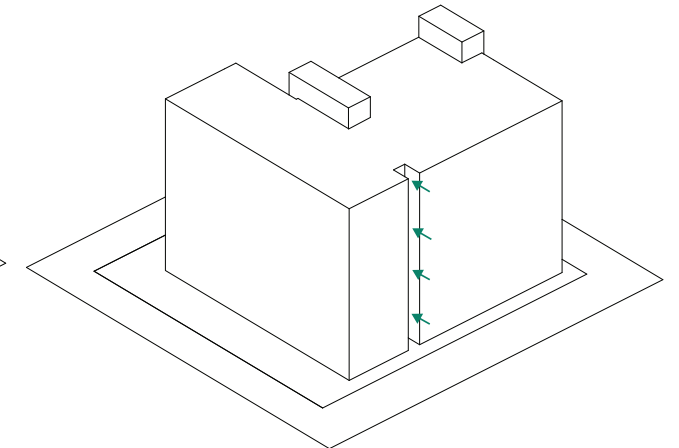
OPTION 2



1) The massing is divided into three parts by a T shape corridor



2) Circulation cores are located on west side



3) A recession on the west facade.

Option - 02

Total Floor Area	34,992 SF
Total Residential Area	25,515 SF
Units Count	81
FAR	2.25
Code Compliant	Yes

Pros

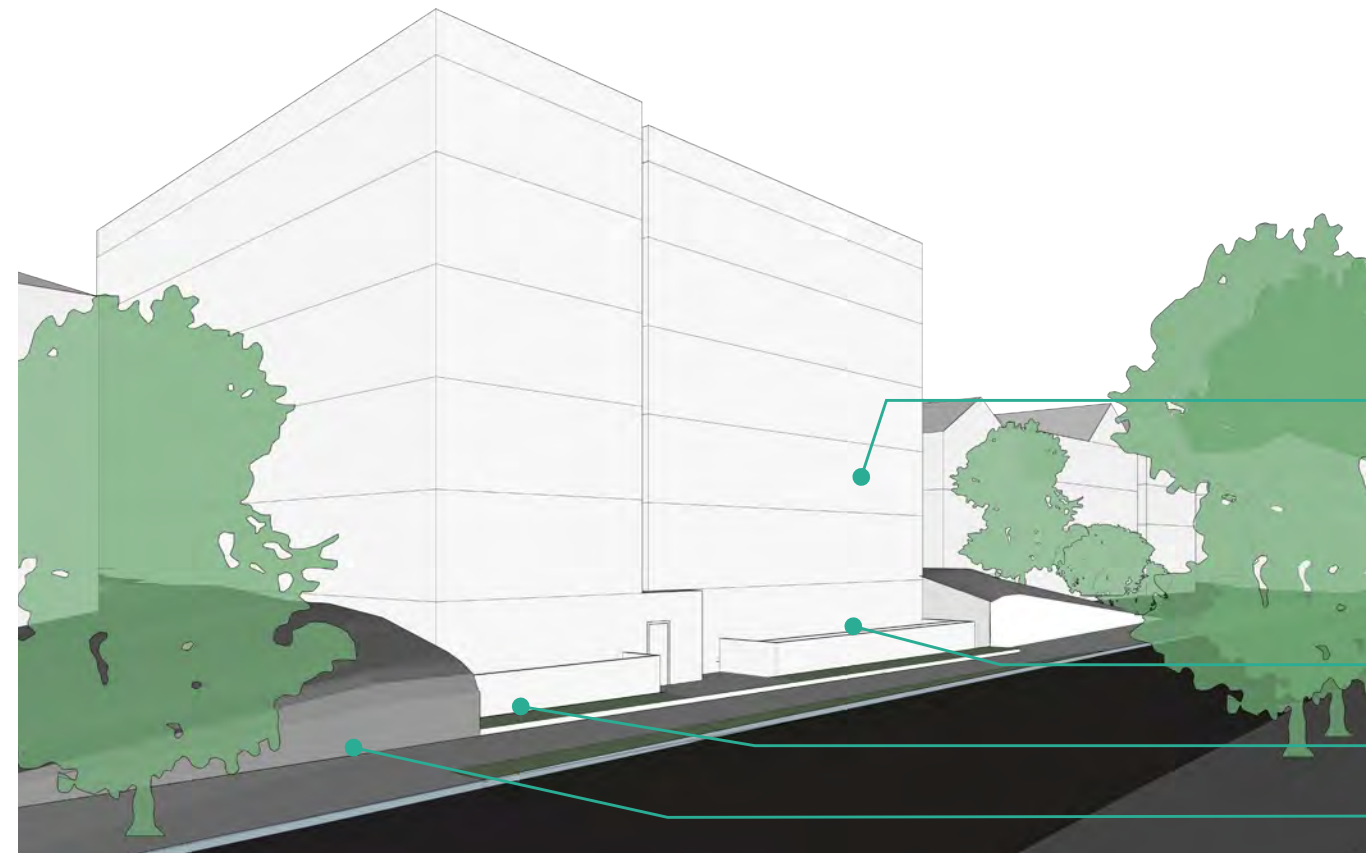
1) Compared to Option 1, the entry is emphasized to create a welcoming experience for users and visitors.

Cons

1) Fewer vehicle parking stall are provided compare to opt 3
2) Compared to the other two options, Mechanical and Electronic space are smaller

Departures

None



DC-4 Facade composition carries through a similar architectural expression by using brick to surroundings.

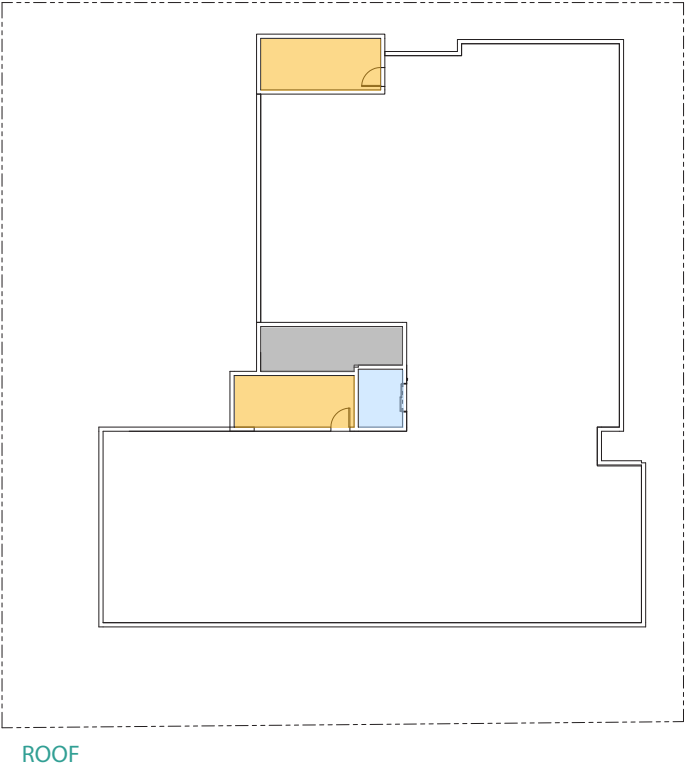
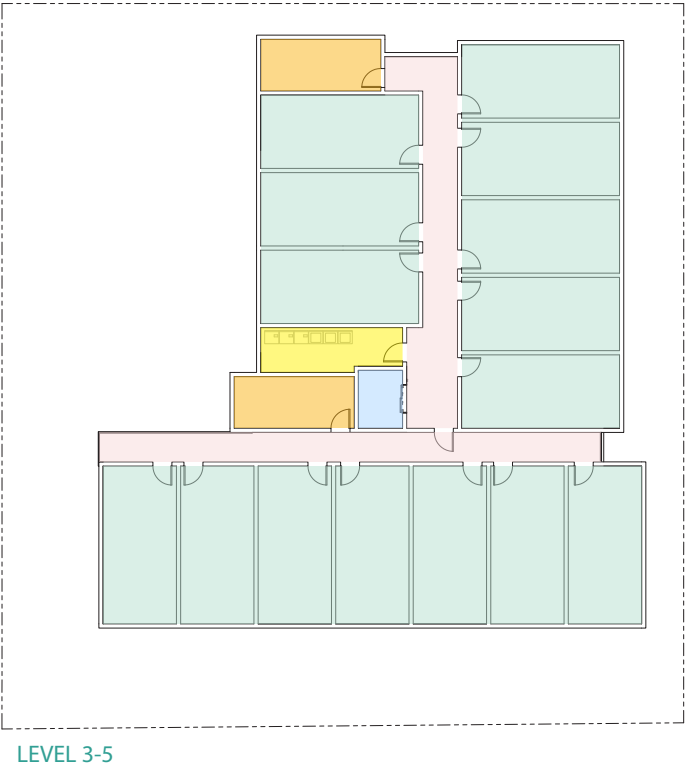
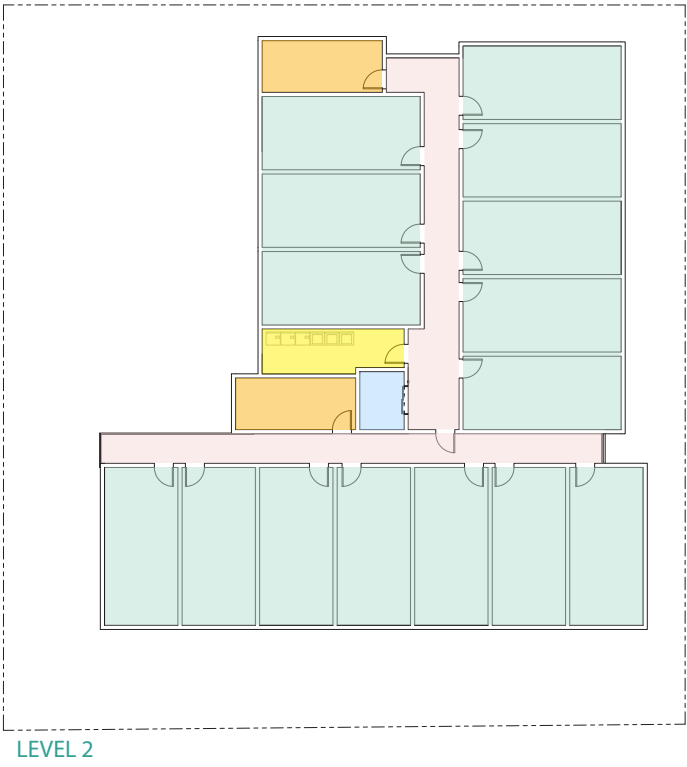
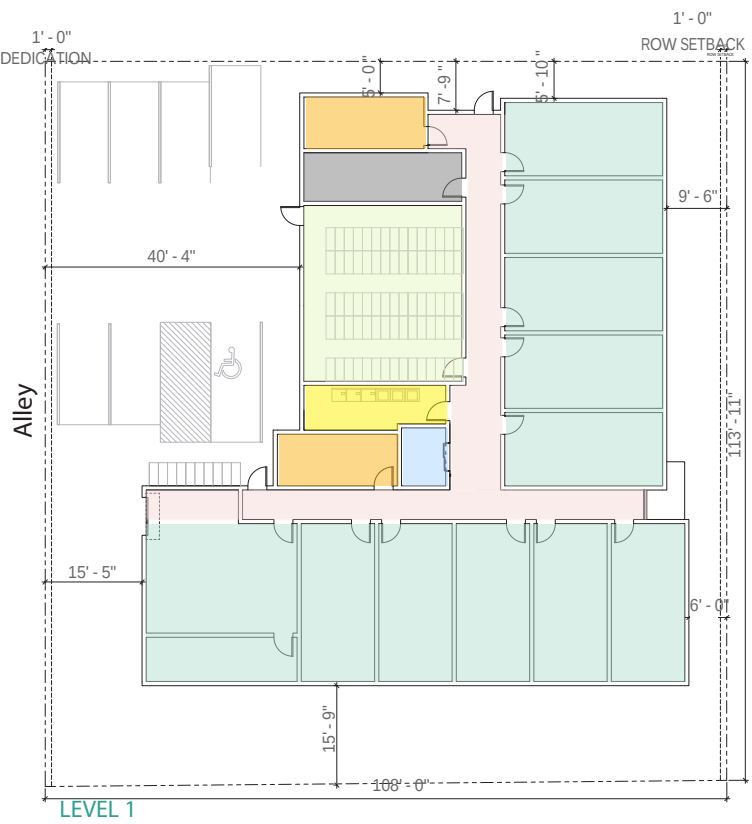
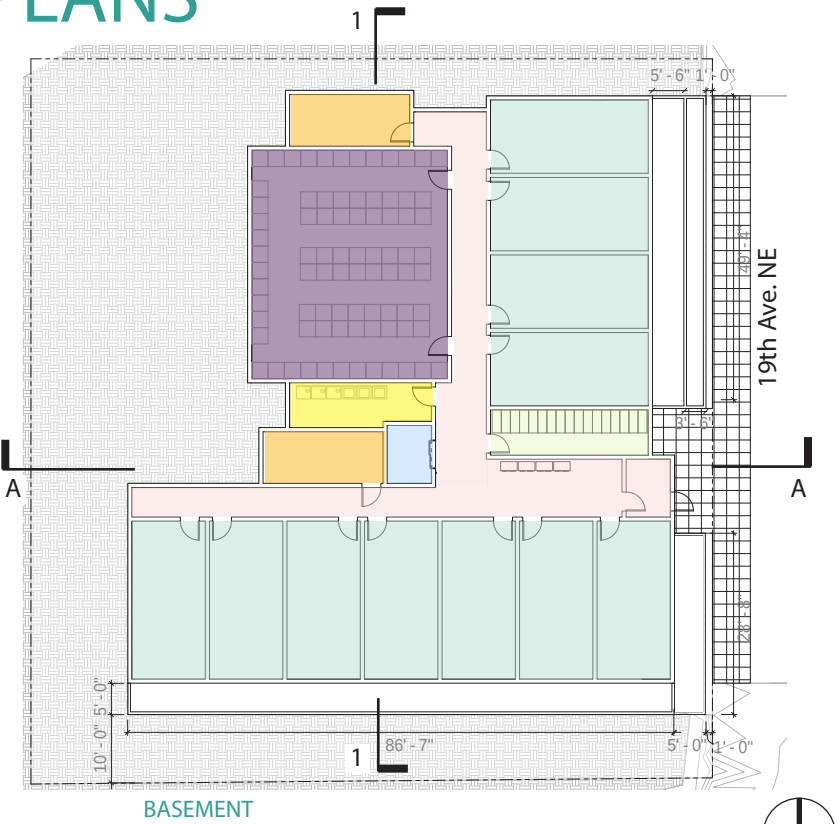
PL-3 Patios and open space encourage human interaction and activity at the street-level.

CS-2 Retaining wall improves streetscape continuity.

CS-1 By making use of site topo, exits are located on different floors and match outdoor elevations

PLANS

OPTION 2

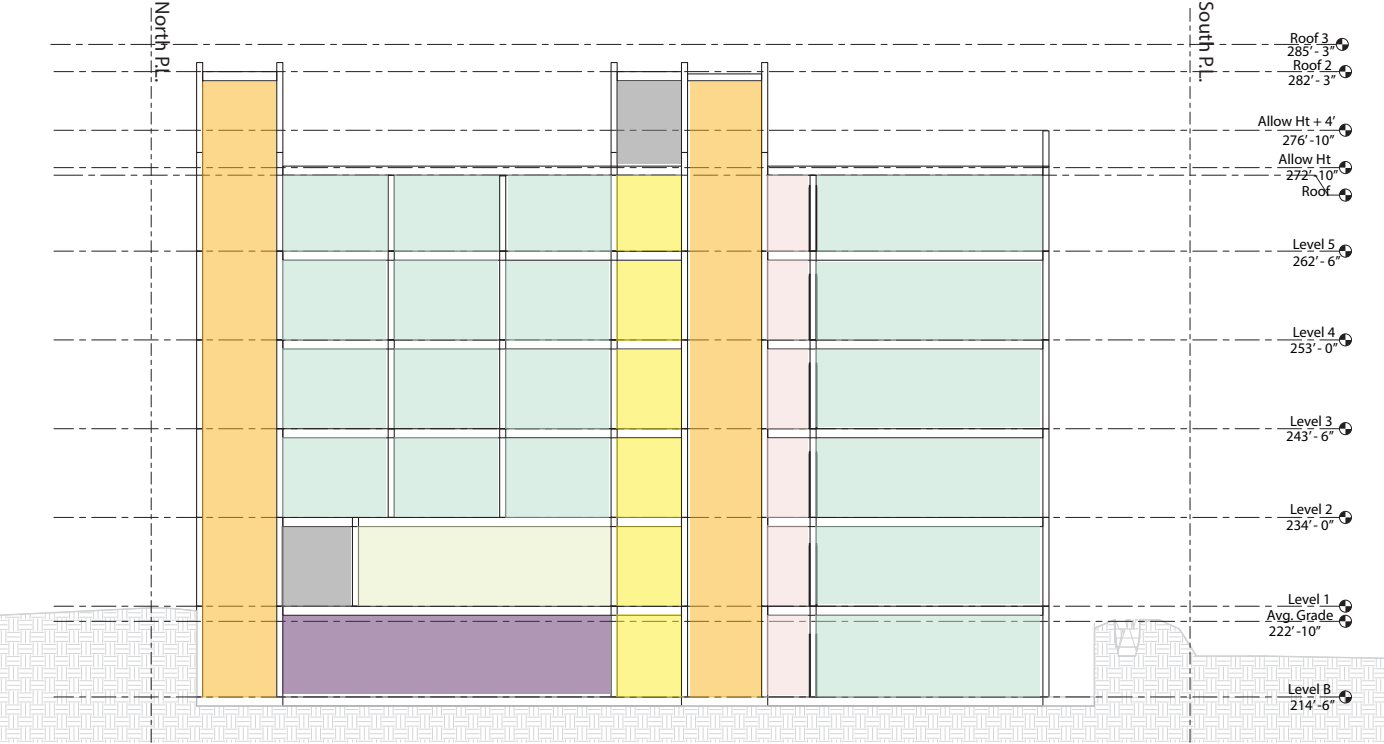


- Amenity
- Parking/Bicycle
- Elevator
- Garbage/Recycle
- Lobby/Corridor
- M/E
- Residential Unit
- Stairs
- Laundry
- Storage
- Office

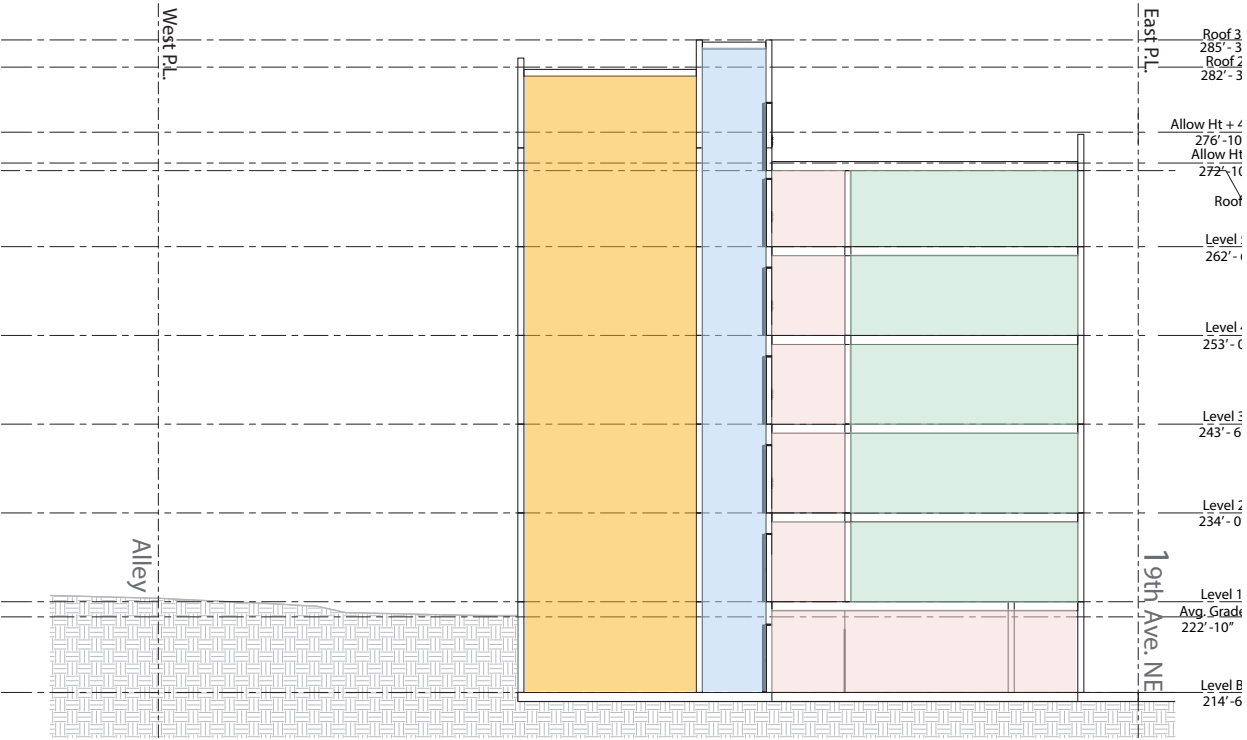
SECTIONS

OPTION 2

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



SECTION 1-1



SECTION A-A



PERSPECTIVES

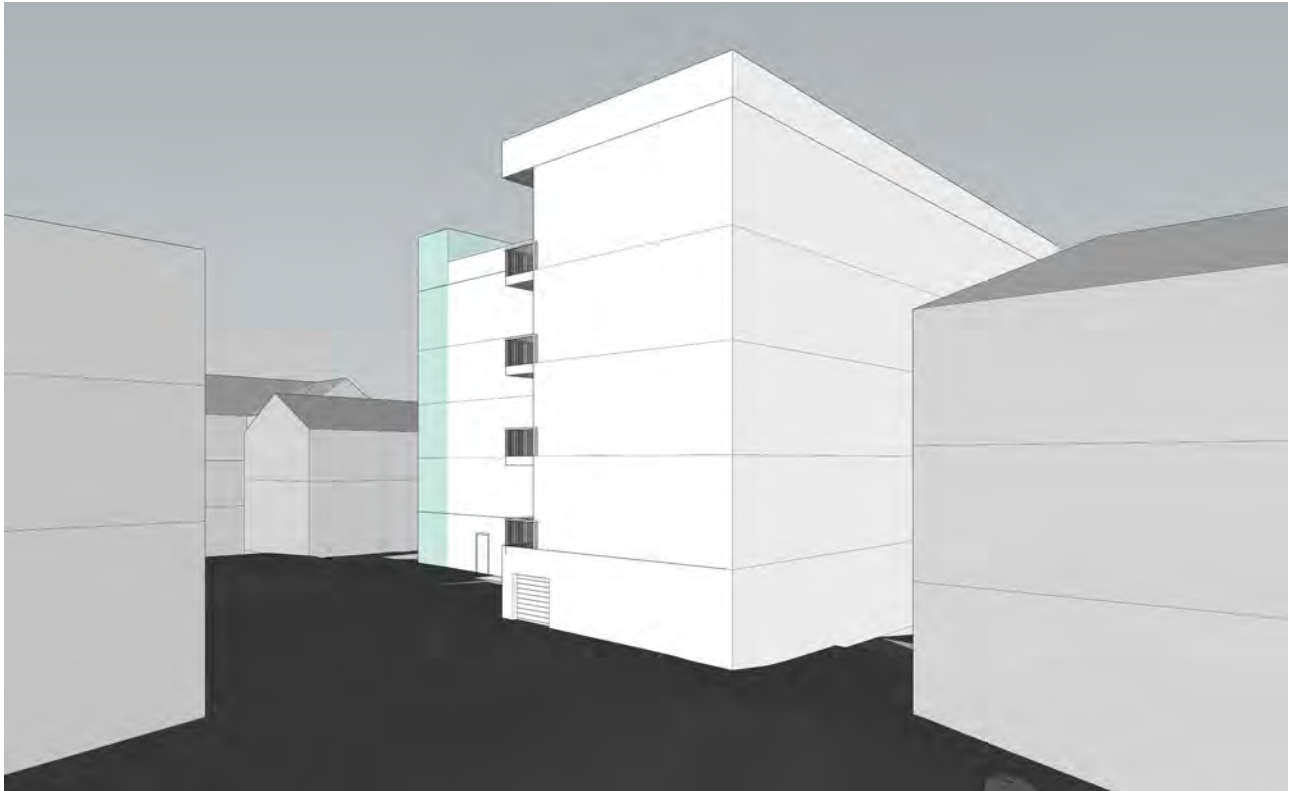
OPTION 2



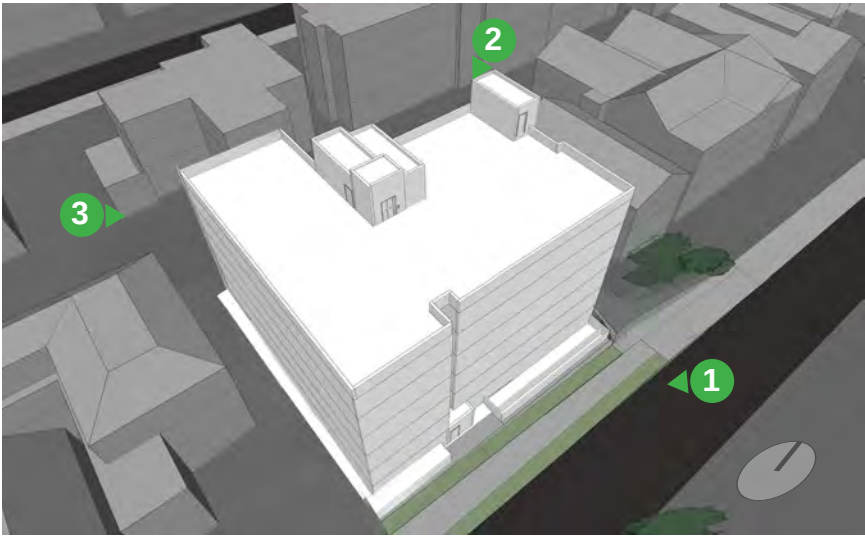
1. PERSPECTIVE LOOKING AT NORTHEAST CORNER FROM 19TH AVE NE



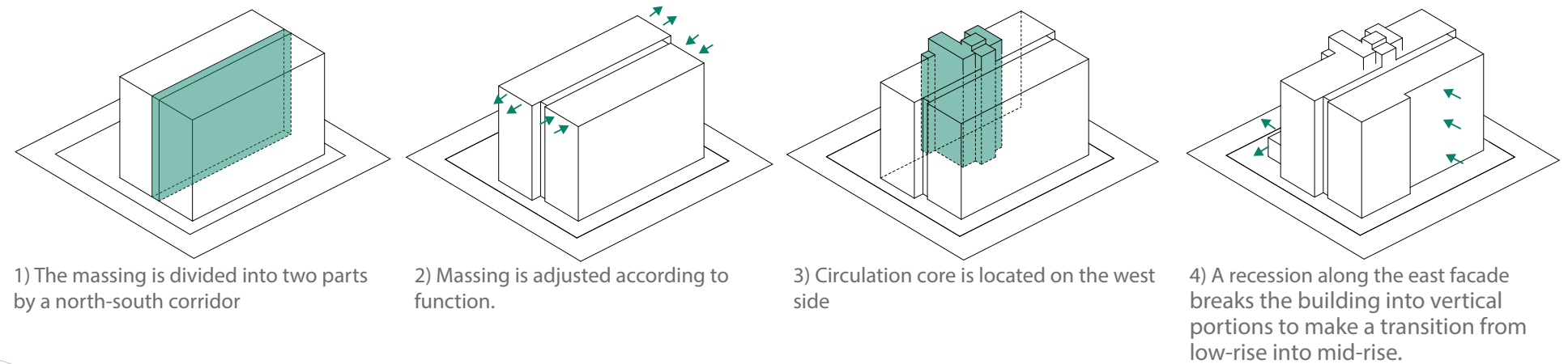
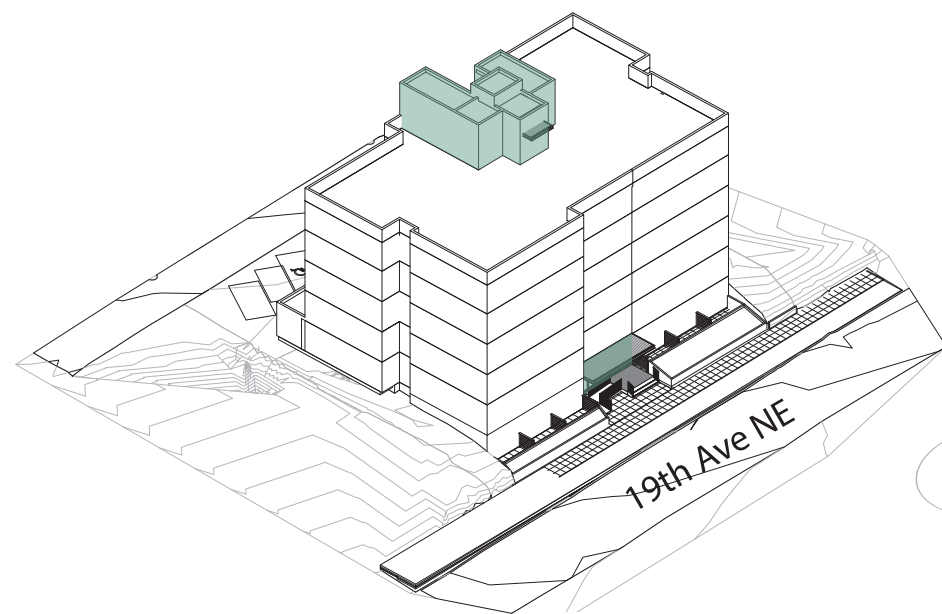
2. PERSPECTIVE LOOKING AT NORTHWEST CORNER FROM ALLEY



3. PERSPECTIVE LOOKING AT SOUTHWEST CORNER FROM ALLEY



OPTION 3 - PREFERRED



Option - 03 (Preferred)

Total Floor Area	34,963 SF
Total Residential Area	23,940 SF
Units Count	76
FAR	2.27
Code Compliant	Yes

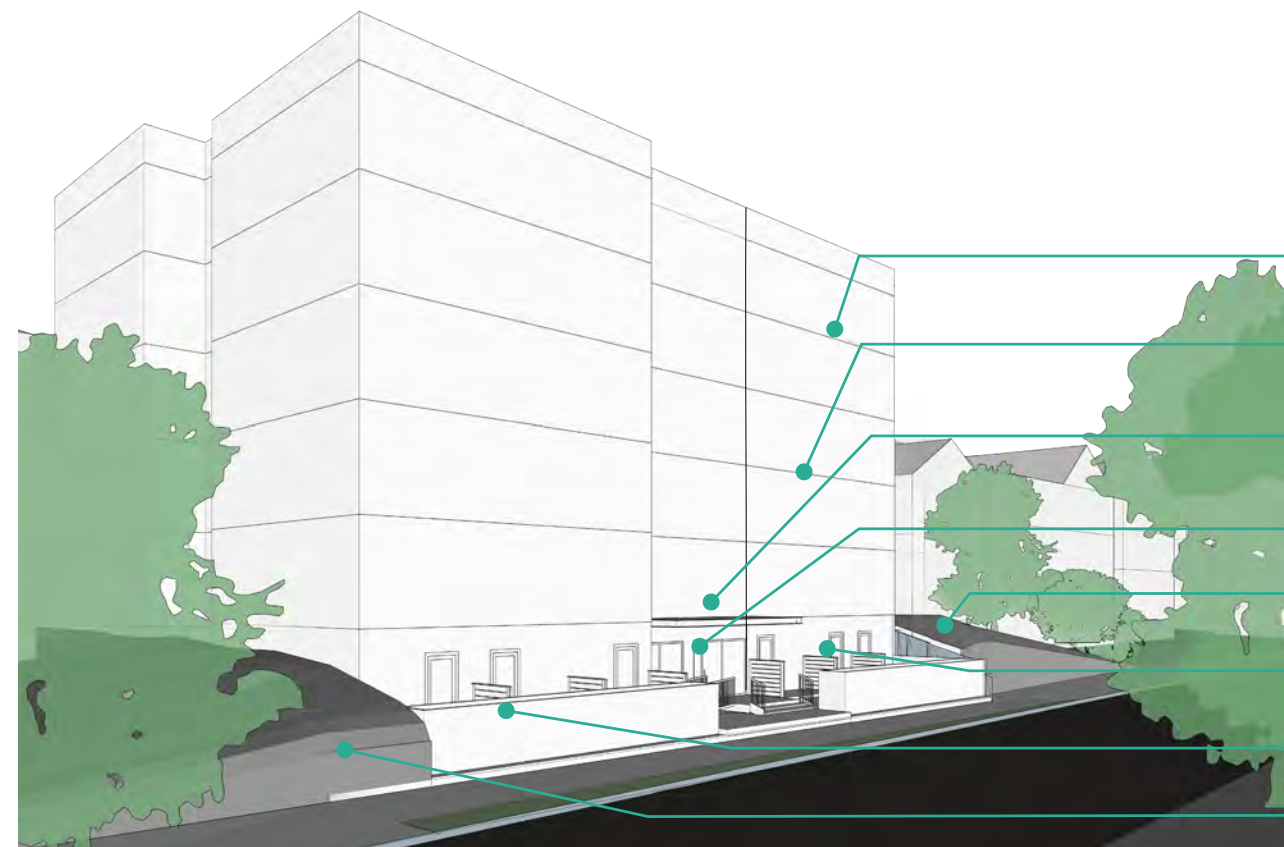
Pros

- 1) This design can be better integrated with the surrounding neighborhood.
- 2) Circulation core located on the east facade minimize blank facade along 19th Ave.
- 3) This massing strategy breaks the building into vertical and horizontal portions to make a transition from low-rise into mid-rise.
- 4) With high transparency, the lobby will provide a pleasant pedestrian environment.
- 5) A leasing office is provided near lobby

Cons

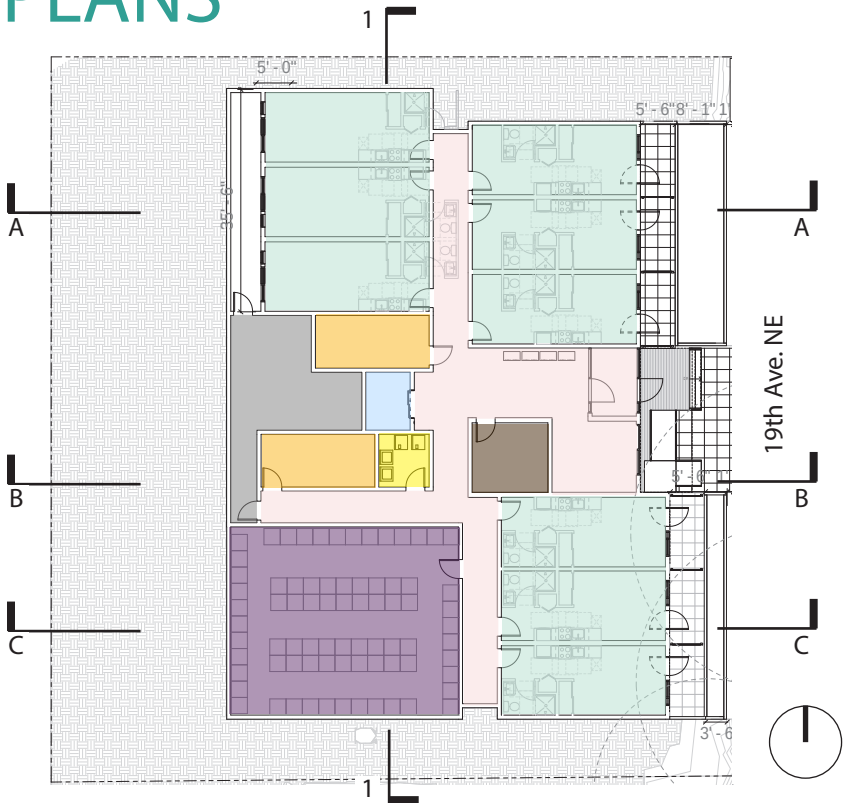
Departures

None

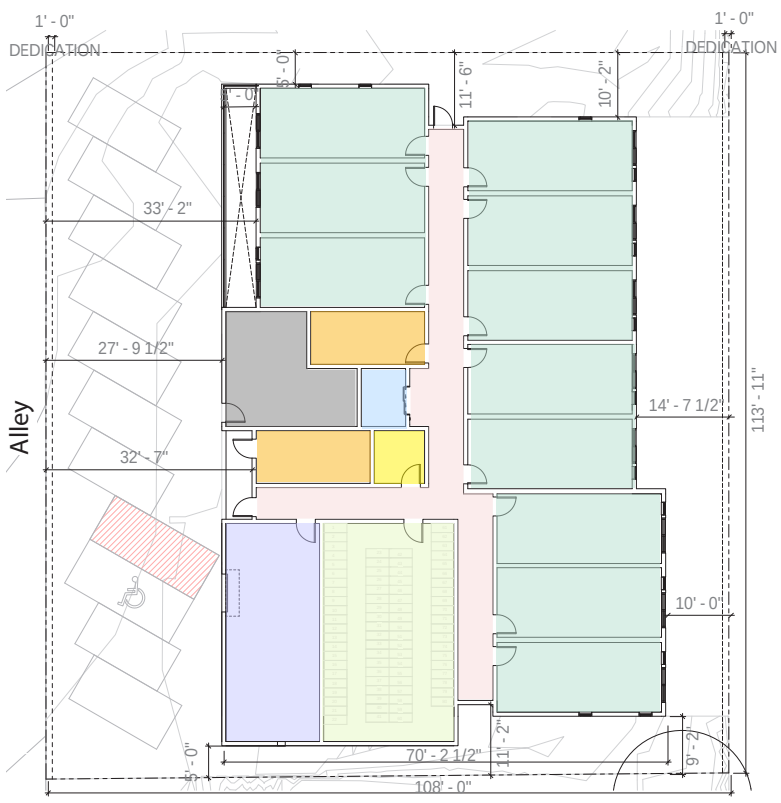


- DC-2 Massing breaks to fit well with the surroundings.
- DC-4 Facade composition carries through a similar architectural expression by using brick to surroundings.
- PL-2 Weather protection provided.
- DC-1 Entries with high transparency provide welcoming experience for users and visible to pedestrians.
- PL-1 Path connects open spaces on the site.
- PL-3 Patios and open space encourage human interaction and activity at the street-level.
- CS-2 Retaining wall improves streetscape continuity.
- CS-1 By making use of site topo, exits are located on different floors and match outdoor elevations

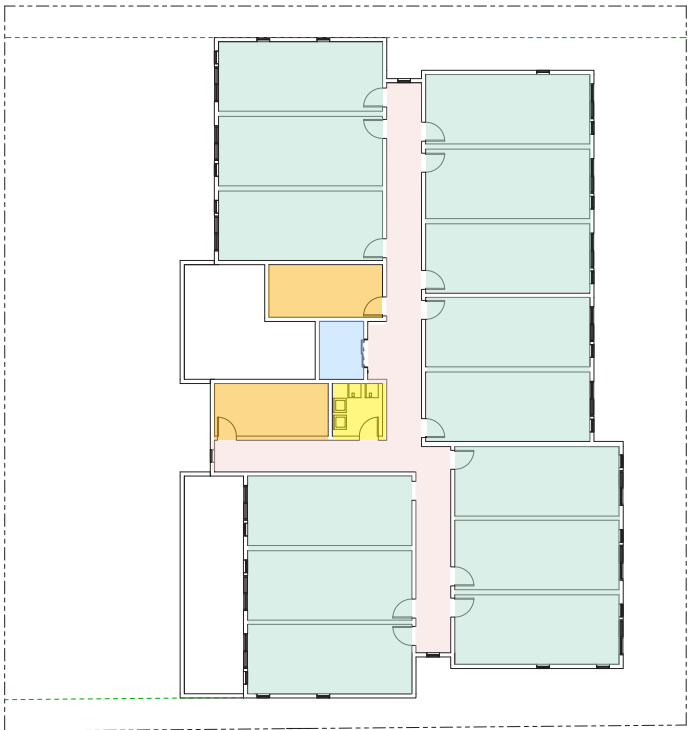
PLANS



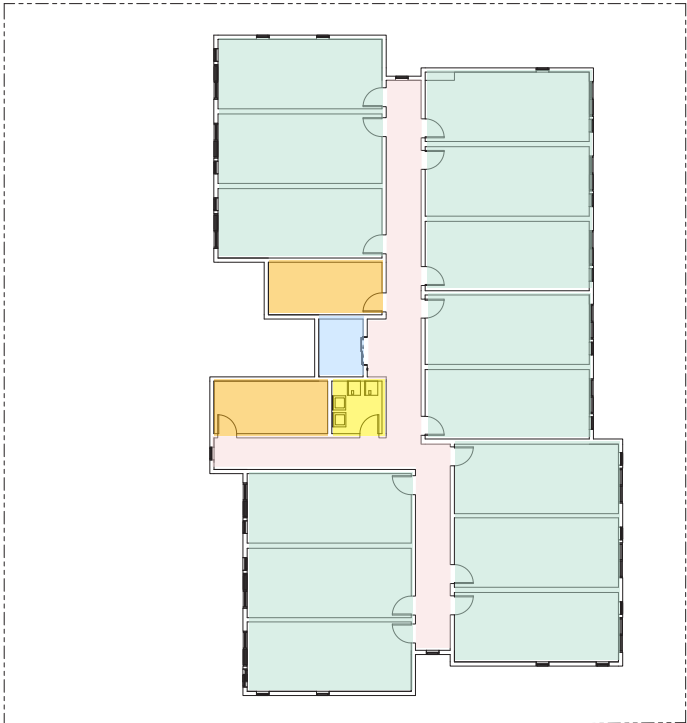
BASEMENT



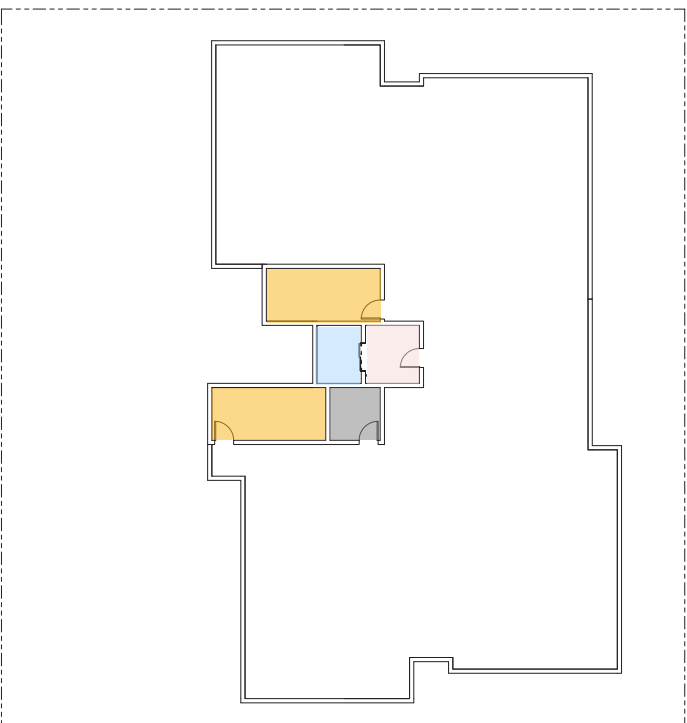
LEVEL 1



LEVEL 2



LEVEL 3-5



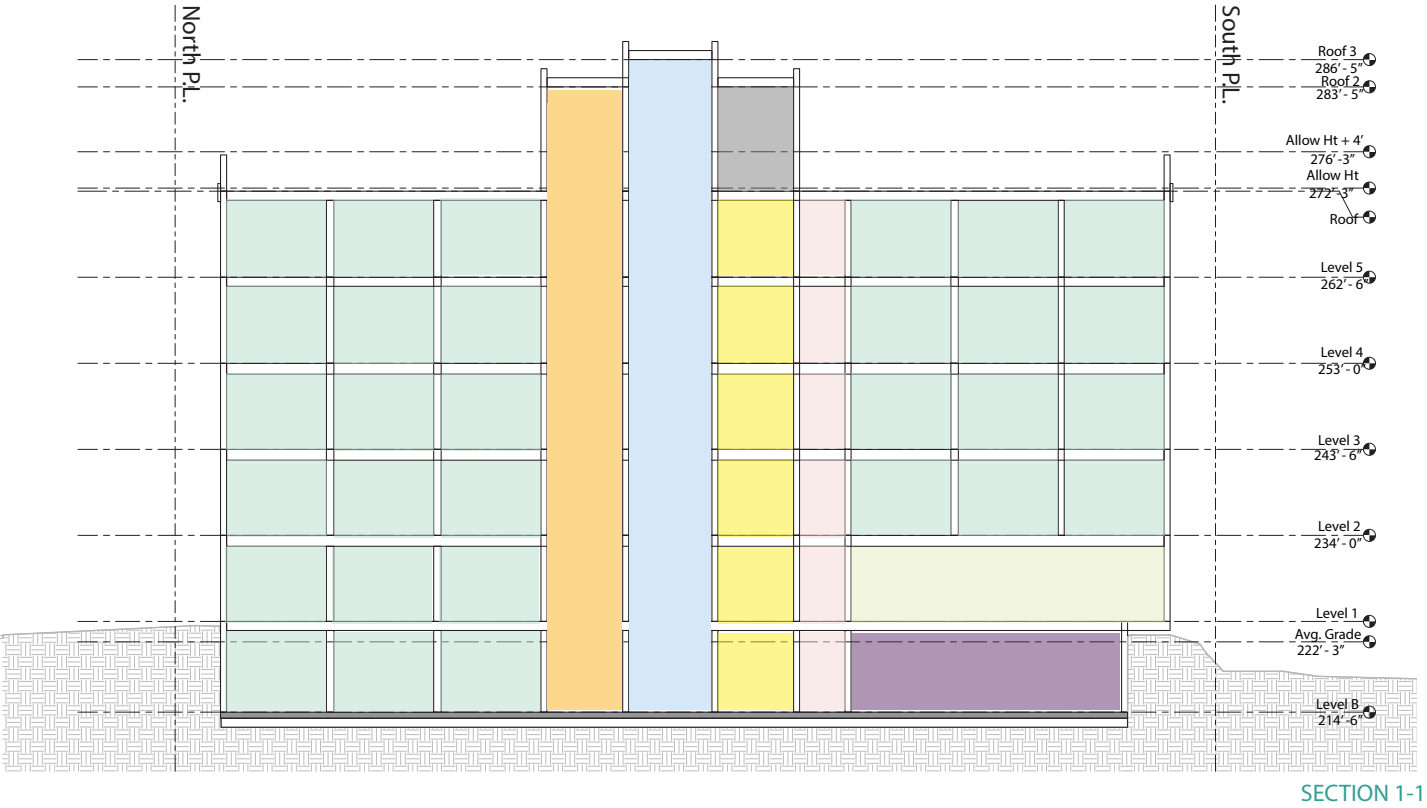
ROOF

OPTION 3 - PREFERRED

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

SECTIONS

OPTION 3 - PREFERRED

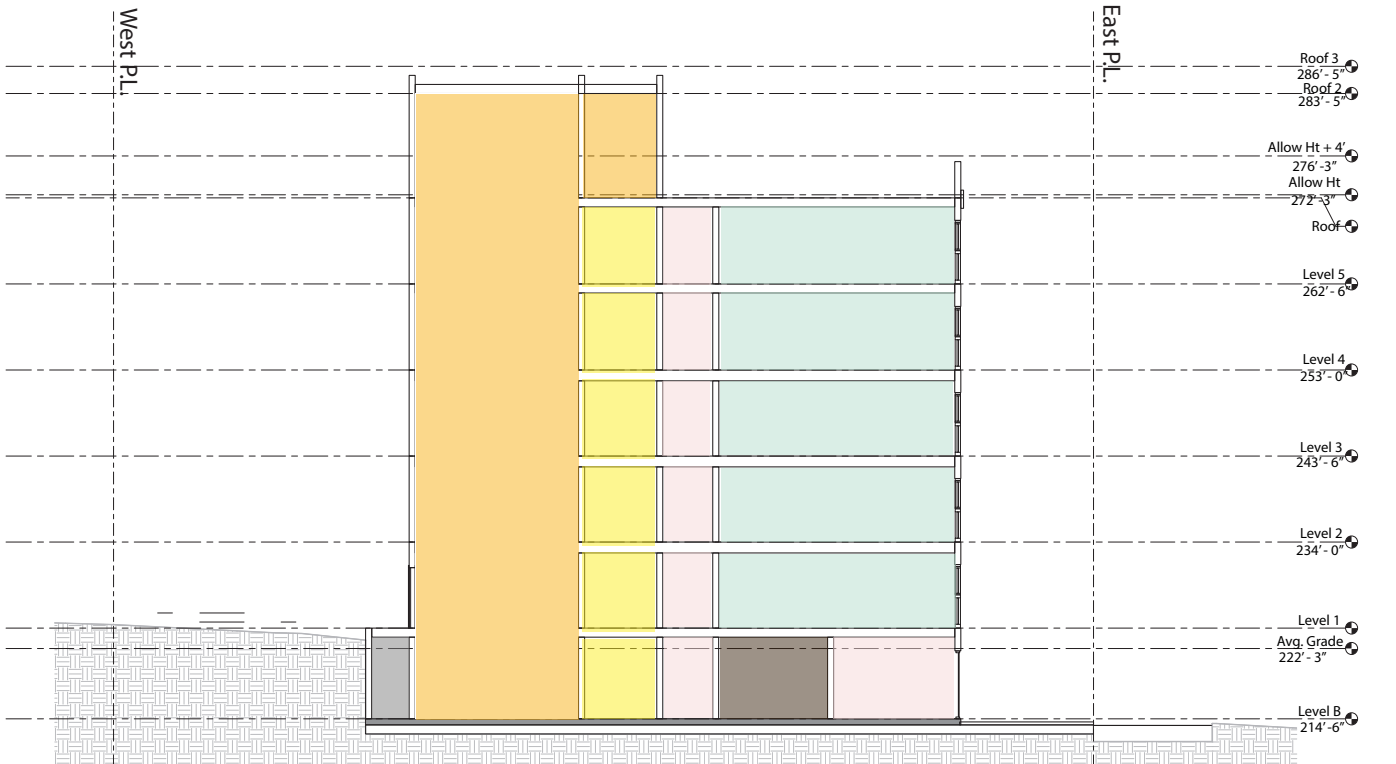


- Amenity
- Parking/Bicycle
- Elevator
- Garbage/Recycle
- Lobby/Corridor
- M/E
- Residential Unit
- Stairs
- Laundry
- Storage
- Office

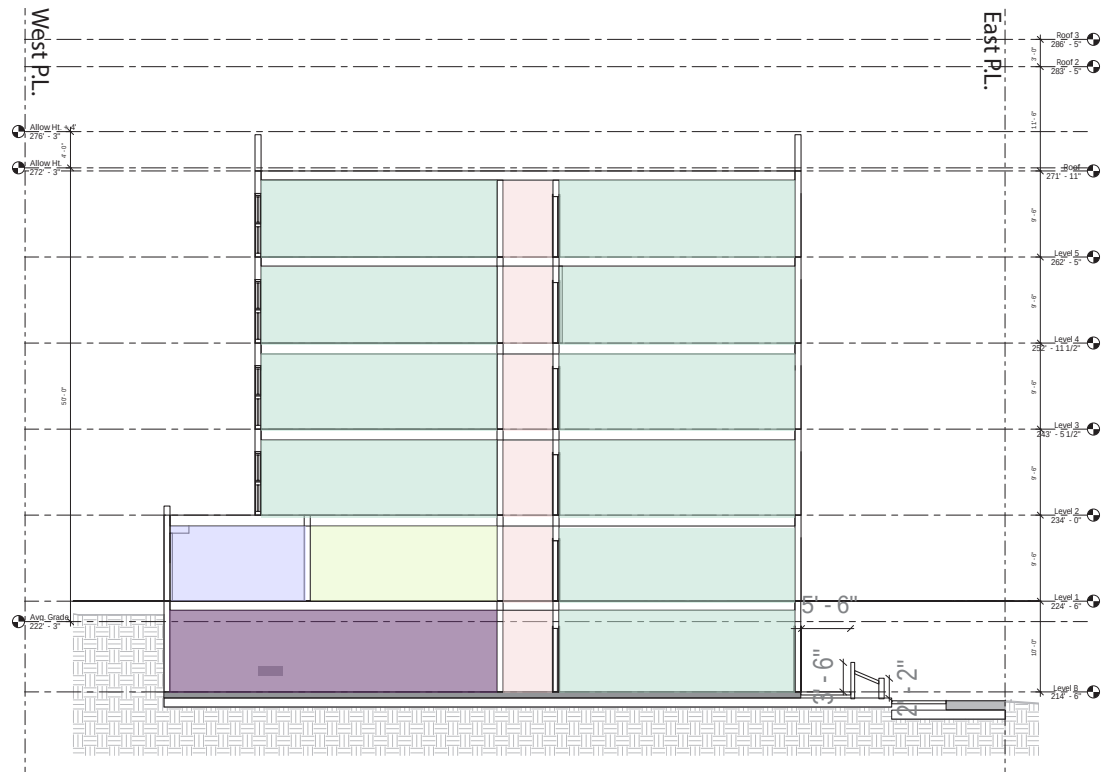


SECTIONS

OPTION 3 - PREFERRED



SECTION B-B



SECTION C-C

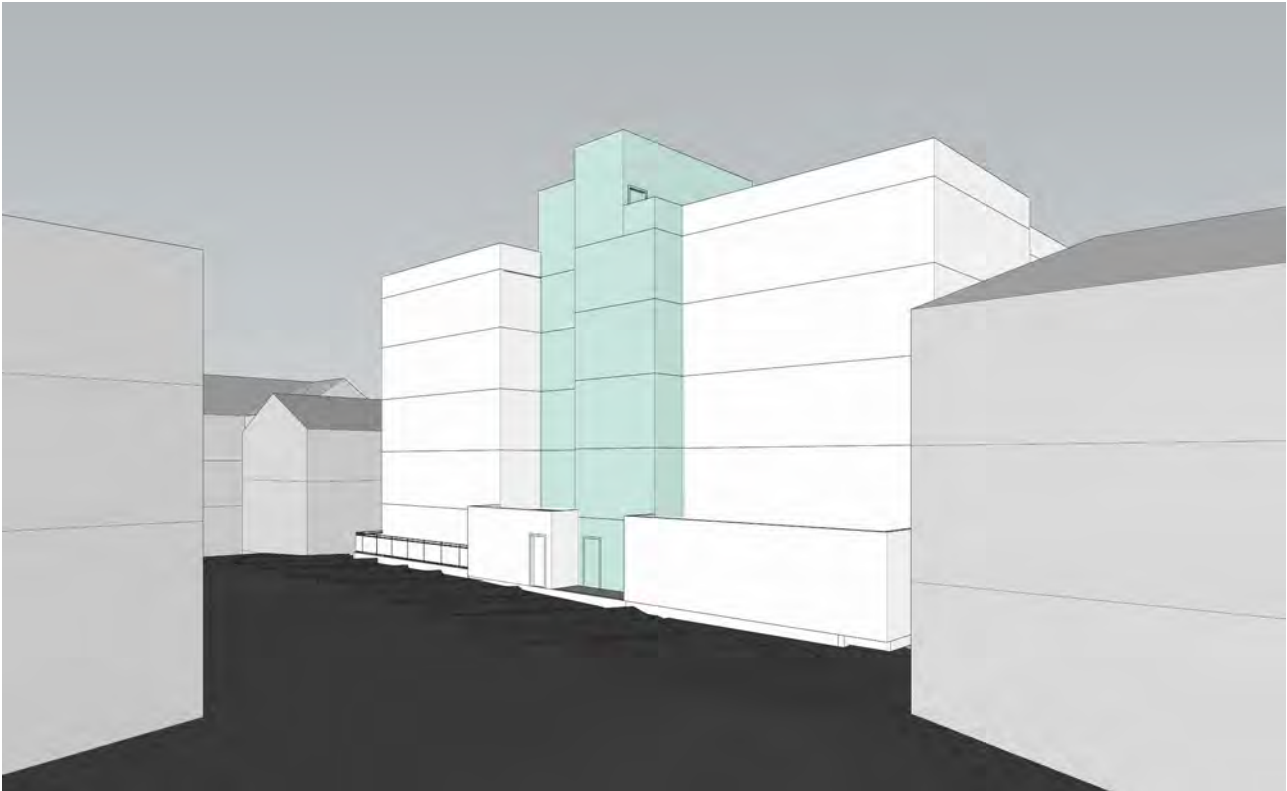
- Amenity
- Parking/Bicycle
- Elevator
- Garbage/Recycle
- Lobby/Corridor
- M/E
- Residential Unit
- Stairs
- Laundry
- Storage
- Office



PERSPECTIVES

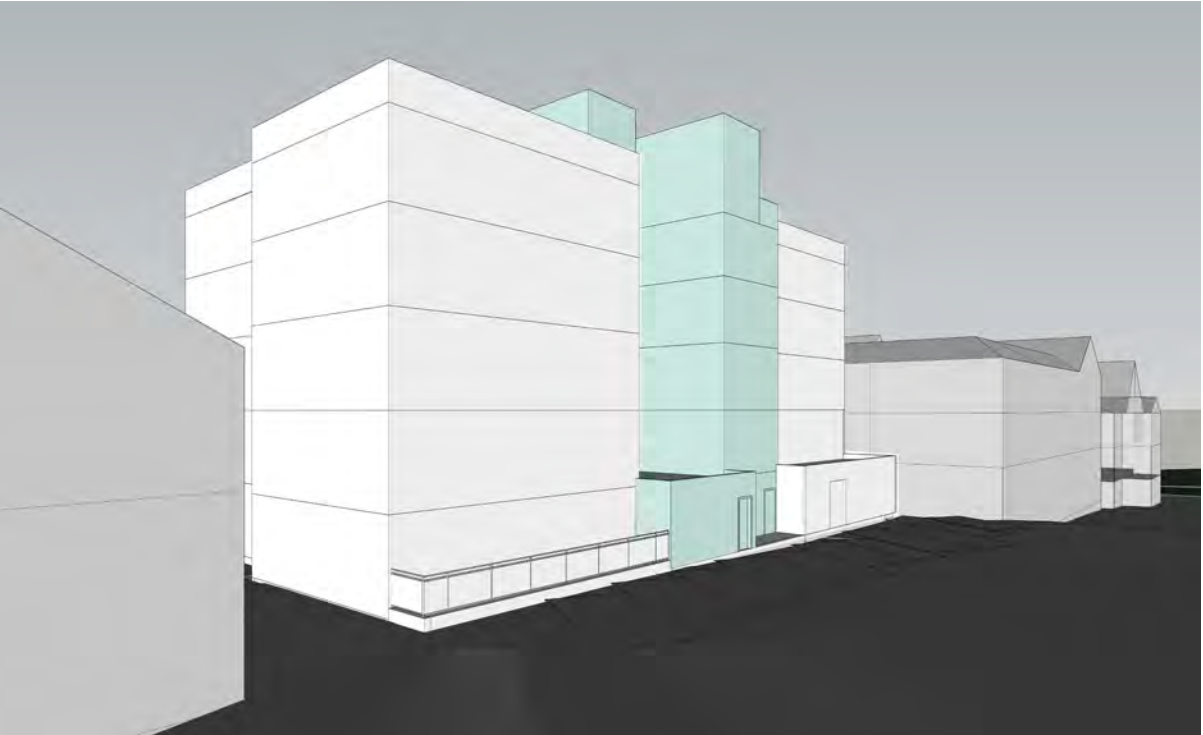


1. PERSPECTIVE LOOKING AT NORTHEAST CORNER FROM 19TH AVE NE

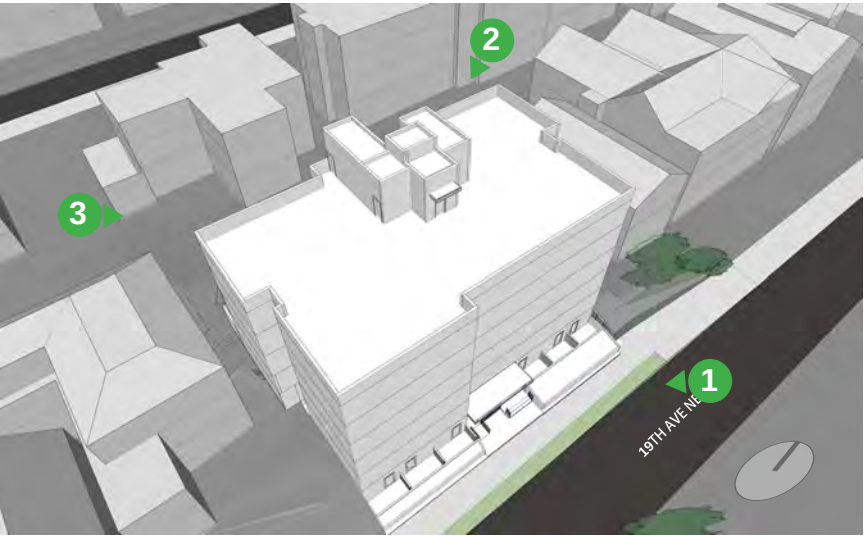


3. PERSPECTIVE LOOKING AT SOUTHWEST CORNER FROM ALLEY

OPTION 3 - PREFERRED



2. PERSPECTIVE LOOKING AT NORTHWEST CORNER FROM ALLEY





1. PERSPECTIVE LOOKING AT NORTHEAST CORNER FROM 19TH AVE NE

DESIGN DEVELOPMENT - STREET PERSPECTIVES

OPTION 3 - PREFERRED



2. PERSPECTIVE LOOKING AT NORTHWEST CORNER FROM ALLEY



3. PERSPECTIVE LOOKING AT SOUTHWEST CORNER FROM ALLEY

LANDSCAPE PLAN

PLANT SCHEDULE

Qty.	Symbol	Botanical/ Common Name	Size/ Remarks
TREES:			
		Acer c. 'Pacific Fire' VINE MAPLE (Small Tree)	min. 2" cal.
		Ginkgo biloba 'Sky Tower' SLENDER GINKO	
		Magnolia g. 'Little Gem' EVERGREEN MAGNOLIA	
		Pyrus c. 'Cambridge' HYBRID PEAR (Med.-Small Tree)	min. 2" cal.
		Parrotia p. 'Vanessa' HYBRID PARROTIA	
		Quercus bicolor/ SWAMP WHITE OAK (Large Tree)	min. 2-1/2" cal., street tree form
		Ulmus 'Colonial Spirit' HYBRID ELM	
SHRUBS / PERENNIALS / GROUNDCOVERS:			
		Choisya t. 'Sundance' MEXICAN ORANGE	min. 24" hgt., spr.
		Epimedium x versicolor 'Sulphureum' / NCN	1 gal.
		Helleborus orientalis/ LENTEN ROSE	1 gal.
		Hemerocallis 'Hyperion' DAYLILY	1 gal.
		Ilex c. 'Soft Touch' HYBRID JAPAN, BOXLEAF HOLLY	min. 15" spr., compact



Kalmia l. 'Little Linda' MTN. LAUREL	min. 21" spr.
Liriope m. 'Big Blue' LILY TURF	1 gal.
Miscanthus s. 'Morning Light' MAIDENGRASS	5 gal. pot
Myrica californica/ PACIFIC WAX MYRTLE	min. 36" hgt., tree form
Nandina d. 'Compacta' HEAVENLY BAMBOO	min. 24" hgt.
Nandina d. 'Lemon Lime' HEAVENLY BAMBOO	min. 24" hgt.
Pennisetum 'Hamlyn' DWARF FOUNTAIN GRASS	1 gal.
Pittosporum t. 'Wheeler's Dwarf' PITTOSPORUM	min. 18" spr.
Pittosporum tobira/ PITTOSPORUM	min. 30" hgt.
Polystichum munitum / SWORD FERN	min. 5 fronds @ 12" ea.
Prunus l. 'Mt. Vernon' DWARF LAUREL	min. 12 spr.
Ribes s. 'King Ed. VII' FLWG. CURRANT	min. 30" hgt.
Sarcococca humilis/ FRAGRANT SARCOCOCCA	min. 10" spr.
Vaccinium ovatum/ EVERGREEN HUCKLEBERRY	min. 24" hgt.

	'Live Roof' Standard Modular Tray System (4-1/4" depth)	Pre-planted w/ 'Greenfeathers' Ever-Greenfeathers Sedum Mix @ 95% Module Coverage.
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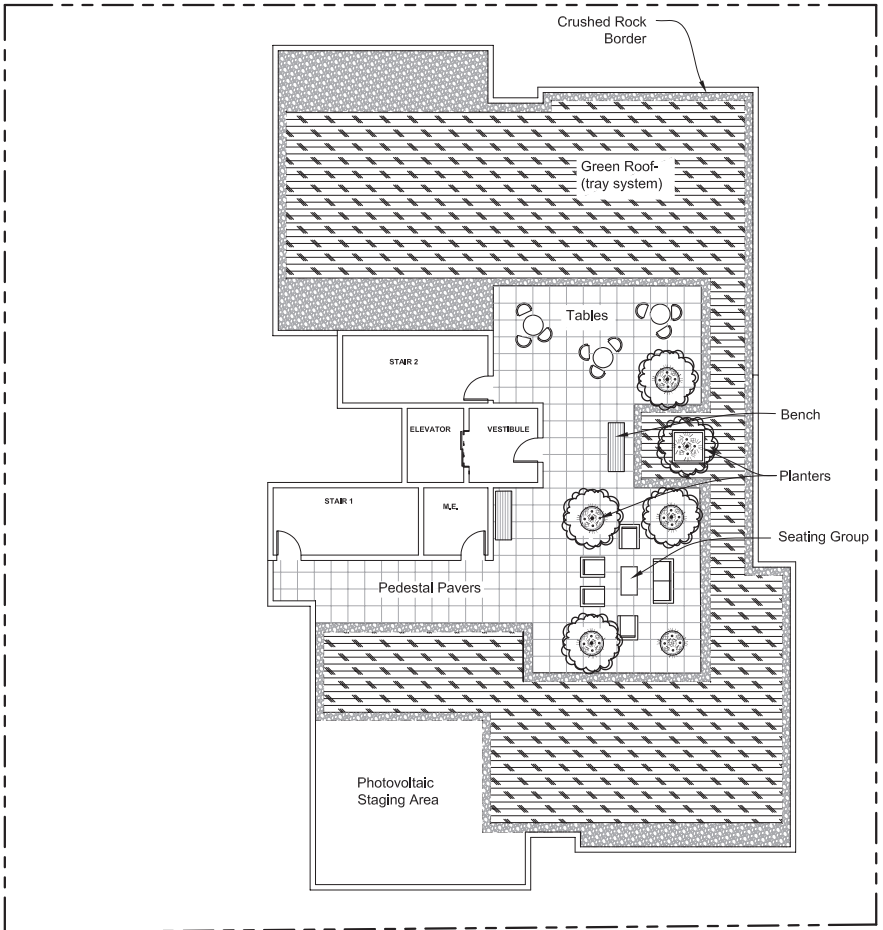
VINE PLANTING

	Fatsyhedera lizei 'Annemike' GOLD. VARI. FATSHEDERA	5 gal.
	Trachelospermum jasminoides/ STAR JASMINE	5 gal.

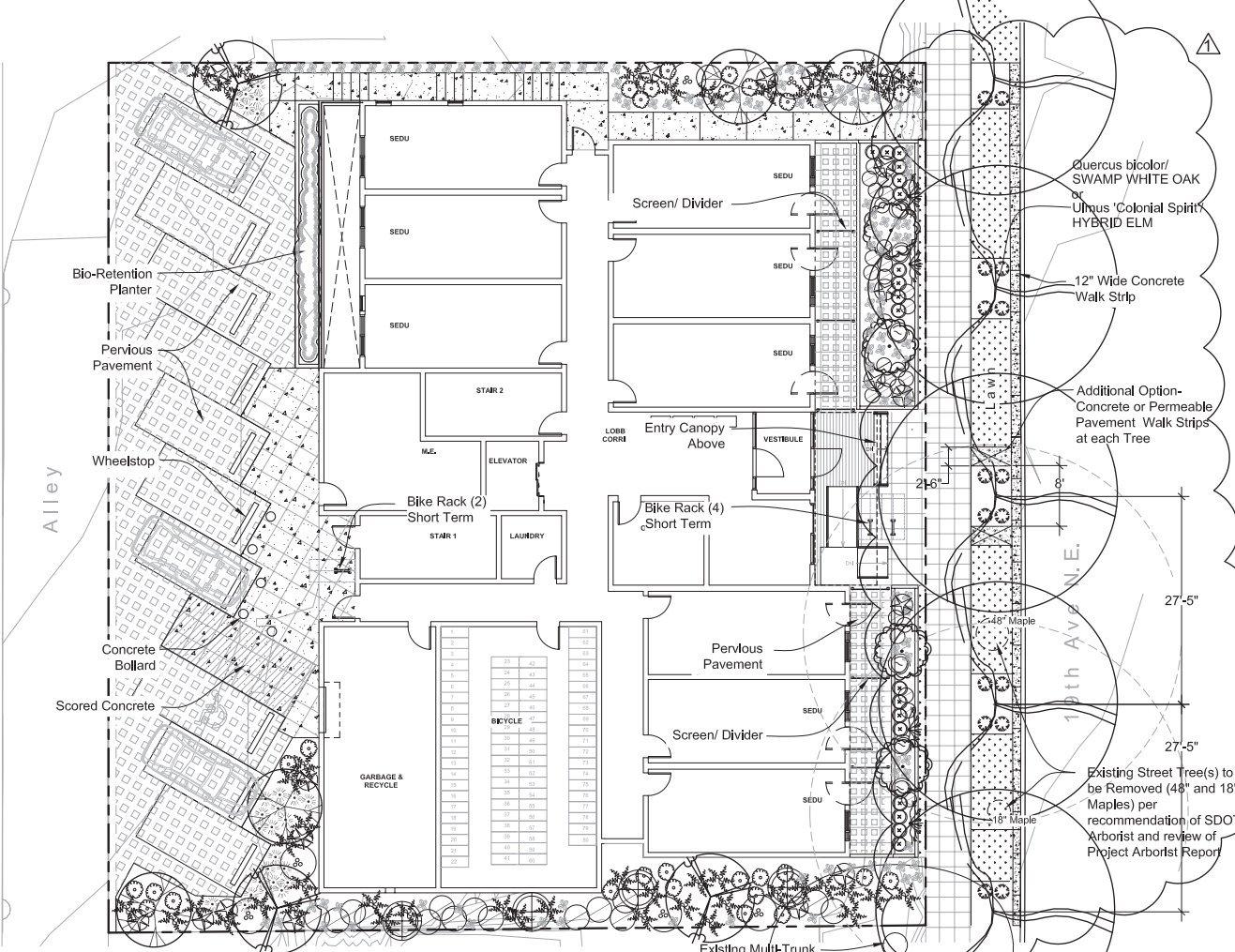
BIO-RETENTION PLANTING

	Carex e. 'Aurea' SEDGE	1 gal.
	Equisetum hyemale/ HOERSETAIL	1 gal.
	Itea v. 'Henry's Garnet' SWEETSPIRE	1 gal.
	Juncus inflex 'Elk's Blue' GREY RUSH	1 gal.

- PLANT NAMES SHOWN IN 'DARK TYPE' ARE NATIVE/ DROUGHT TOLERANT- PACIFIC NORTHWEST ADAPTIVE SPECIES.
- Plant sizes are specified per the American Standard for Nursery Stock, Publication- May 2, 1986 sponsored by the American Association of Nurserymen, Inc.



Roof Level



Grade Level

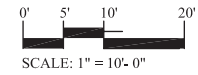
4521 19th Ave N.E.
Seattle, WA 98105



Glenn Takagi
Landscape Architect
18550 Firlands Way N.
Suite #102
Shoreline, WA 98133
(206) 542-6100
FAX: (206) 546-1128

Planting Plan

Project No.:	
Drawn:	GT
Checked:	GT
Drawing Issue:	
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01.09.21 ADR3	
Revisions:	
11.2.20 ADR2	
01.09.21 ADR3	



WHOLE SHEET

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1 of 3

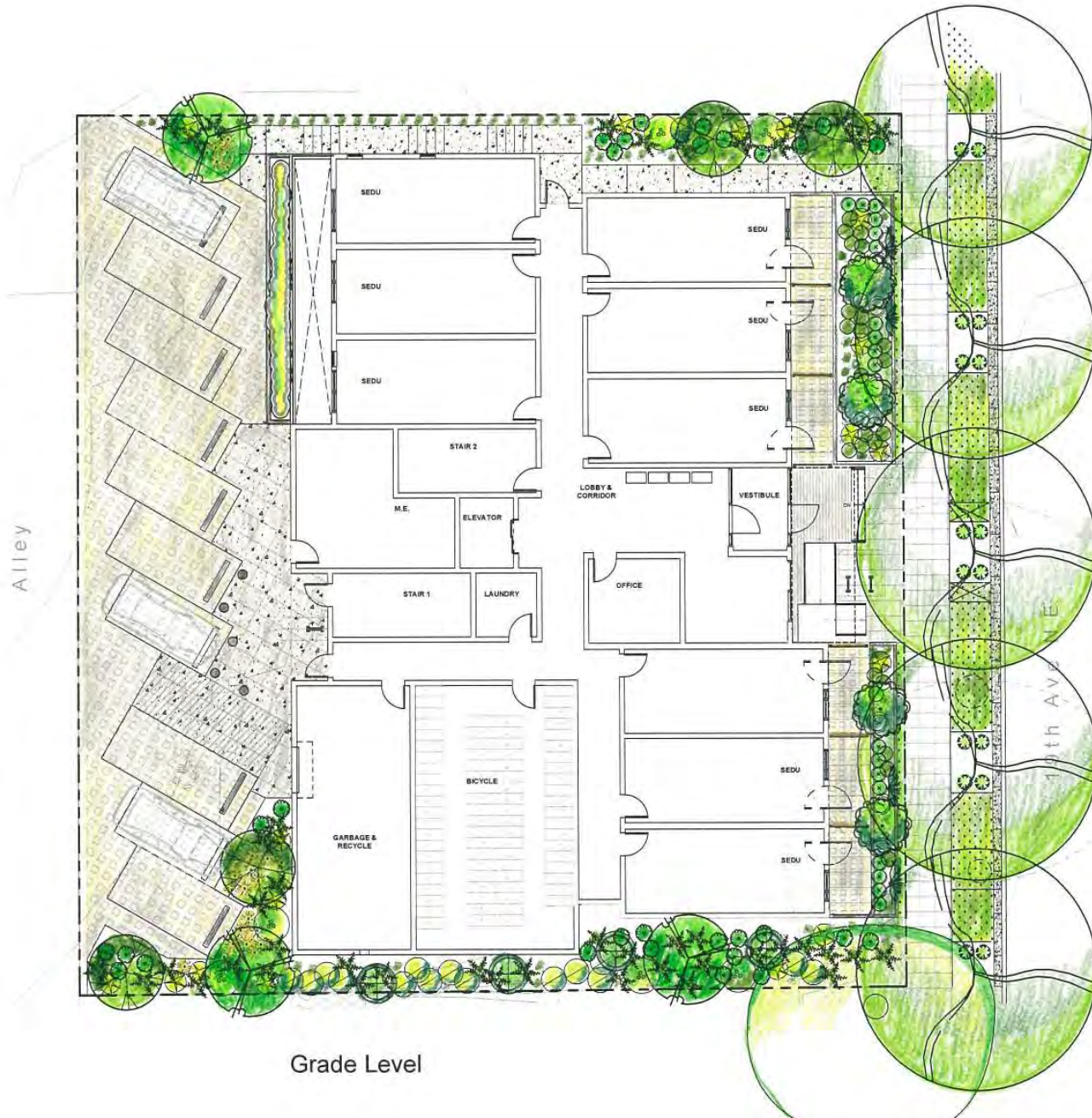
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Roof Level



Grade Level



4521 19th Ave N.E.
 Seattle, WA 98105



STATE OF
 WASHINGTON
 LANDSCAPE ARCHITECT
 GLENN L. TAKAGI
 CERTIFICATE NO. 23

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 18550 Firlands Way N.
 Suite #102
 Shoreline, WA 98133
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Colored Landscape Plan

Project No.: _____
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 09.02.20 ADR
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 01.09.21 ADR3
 Revisions:

Sheet
 L2
 2 of 3



GINKGO



HYBRID ELM



PARROTIA



PACIFIC FIRE VINE MAPLE



MYRICA- PACIFIC WAX MYRTLE



POLYSTICHUM- SWORDFERN



RIBES- FLOWERING CURRANT



MISCANTHUS- MAIDEN GRASS



SKY PENCIL JAPANESE HOLLY



HYBRID BOXWOOD



VACCINIUM- EVERGREEN HUCKLEBERRY



NANDINA- HEAVENLY BAMBOO



PENNISETUM- FOUNTAIN GRASS



KALMIA

TREE PLANTINGS



JAPANESE FOREST GRASS



LIRIOPE- LILY TYRF



DWARF LAUREL



EPIEDIUM



MAHONIA- CREEPING

GROUNDCOVER PLANTINGS



CAREX- SEDGE



HORSETAIL

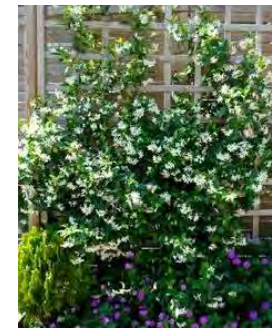


JUNCUS- RUSH

BIO-RETENTION PLANTINGS



GREEN ROOF- SEDUM MIX



STAR JASMINE



FATSHEDERA

VINES (Draping)

4521 19th Ave N.E.
Seattle, WA 98105



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Plant Portraits

Project No.: _____
Drawn: GT
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Revisions:

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L 3
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APPENDIX

d/Arch PROJECTS

