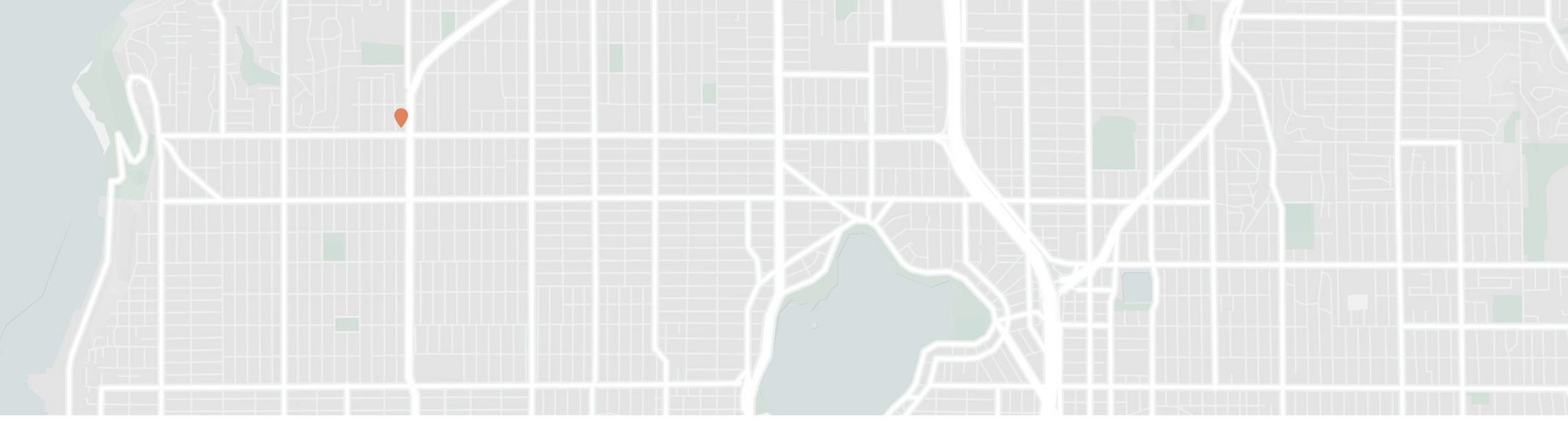


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BARNES

JULY 20, 2021

RECOMMENDATION PROPOSAL

8511 15TH AVE NW, SEATTLE, WA 98117

PROJECT #:3035869-LU

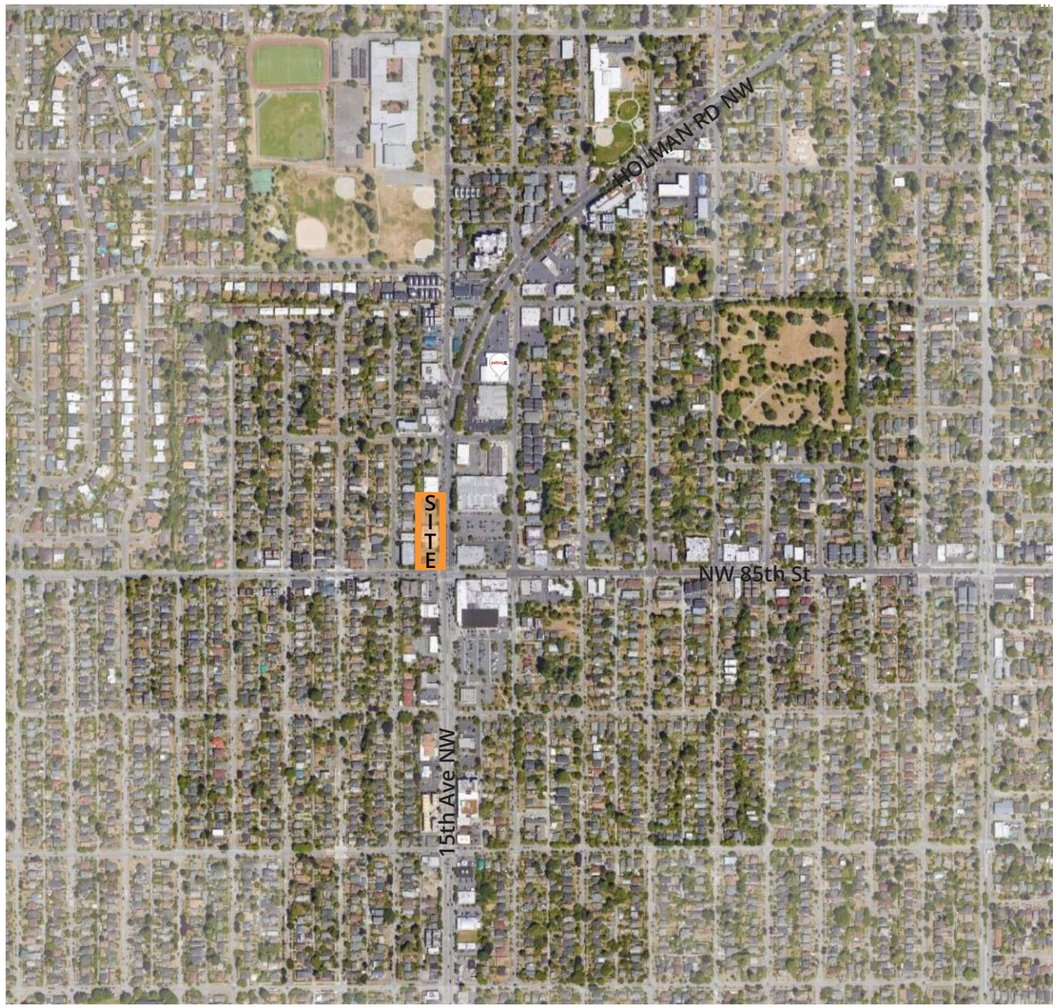
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PROPOSAL [3.0]

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PROJECT DESCRIPTION

The proposed multifamily development is located on the northwest corner of 15th Ave NW and NW 85th St. in the Crown Hill Neighborhood extending from 8501-8521 15th Ave NW, with 194 dwelling units and 92 parking spaces (82 of which are below grade). The proposed development fulfills a need for more varied housing opportunities in the Crown Hill neighborhood. The commercial spaces will help activate the pedestrian realm along 15th Ave NW. The proposed commercial spaces are scaled to satisfy feedback from the community. The preferred scheme includes a public plaza that both allows the community a place to come together while offering relief to the tight corner of 15th Ave NW and NW 85th St.

PROJECT INFORMATION

ADDRESS	8511 15th Ave NW, Seattle, WA 98117
ZONE	NC3P-75 (M1) (Neighborhood Commercial) Crown Hill Urban Village, Pedestrian Area, Frequent Transit
SITE AREA:	30,935 SF
GROSS AREA:	195,610 SF
FAR ALLOWED:	170,142 SF = 5.5
FAR PROPOSED:	167,997 SF = 5.43
UNITS:	194
PARKING STALLS:	92
COMMERCIAL:	10,002 SF

PROJECT TEAM

OWNER:
LENNAR MULTIFAMILY COMMUNITIES, LLC.
1325 Fourth Ave, Ste. 1300
Seattle, WA 98101

ARCHITECT:
CLARK | BARNES
1401 West Garfield St.
Seattle, WA 98119

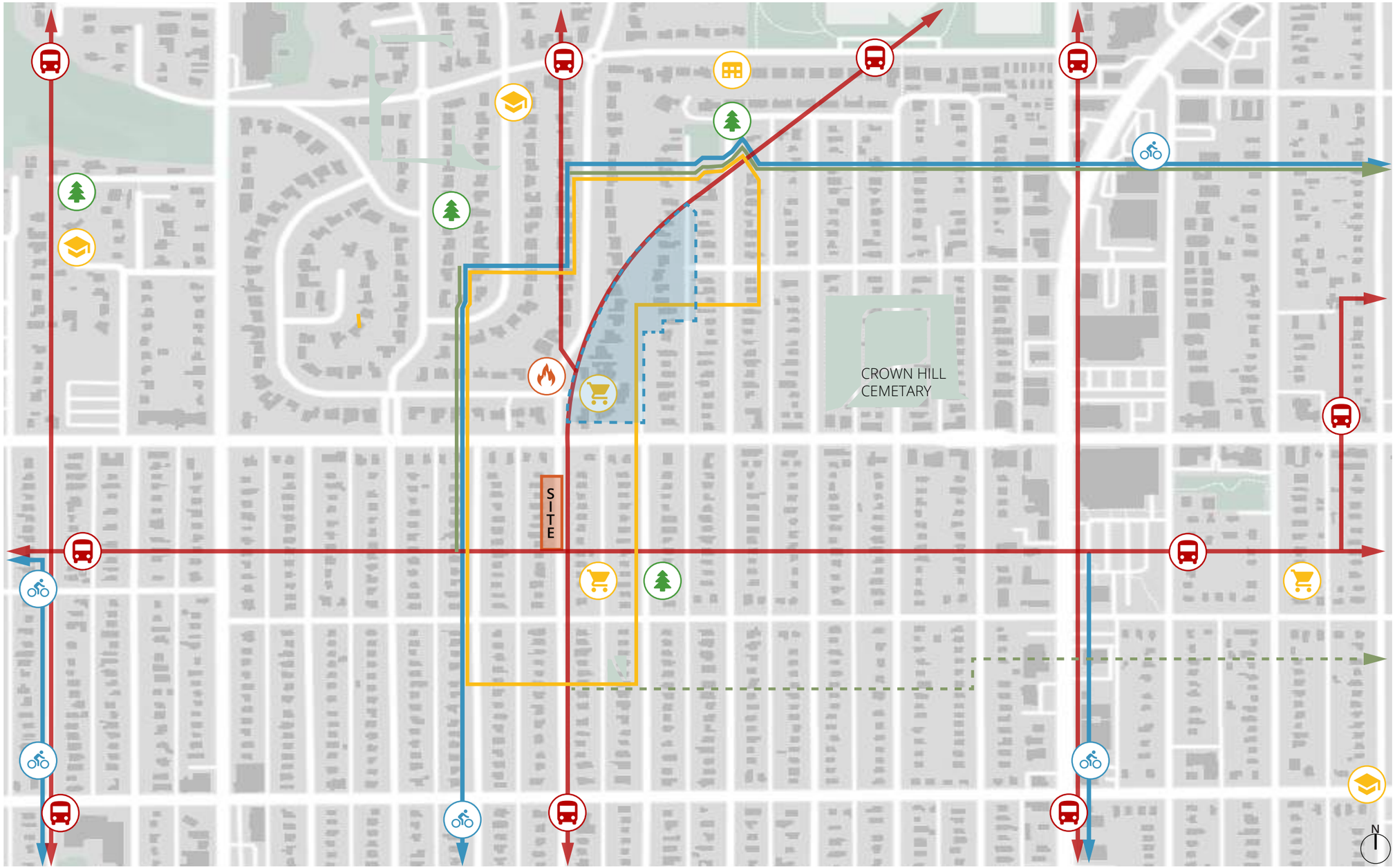
LANDSCAPE:
KAREN KIEST LANDSCAPE ARCHITECTS
111 West John Street, Ste. 306
Seattle, WA 98119

SUMMARY CONTEXT ANALYSIS: VICINITY MAP [4.2]

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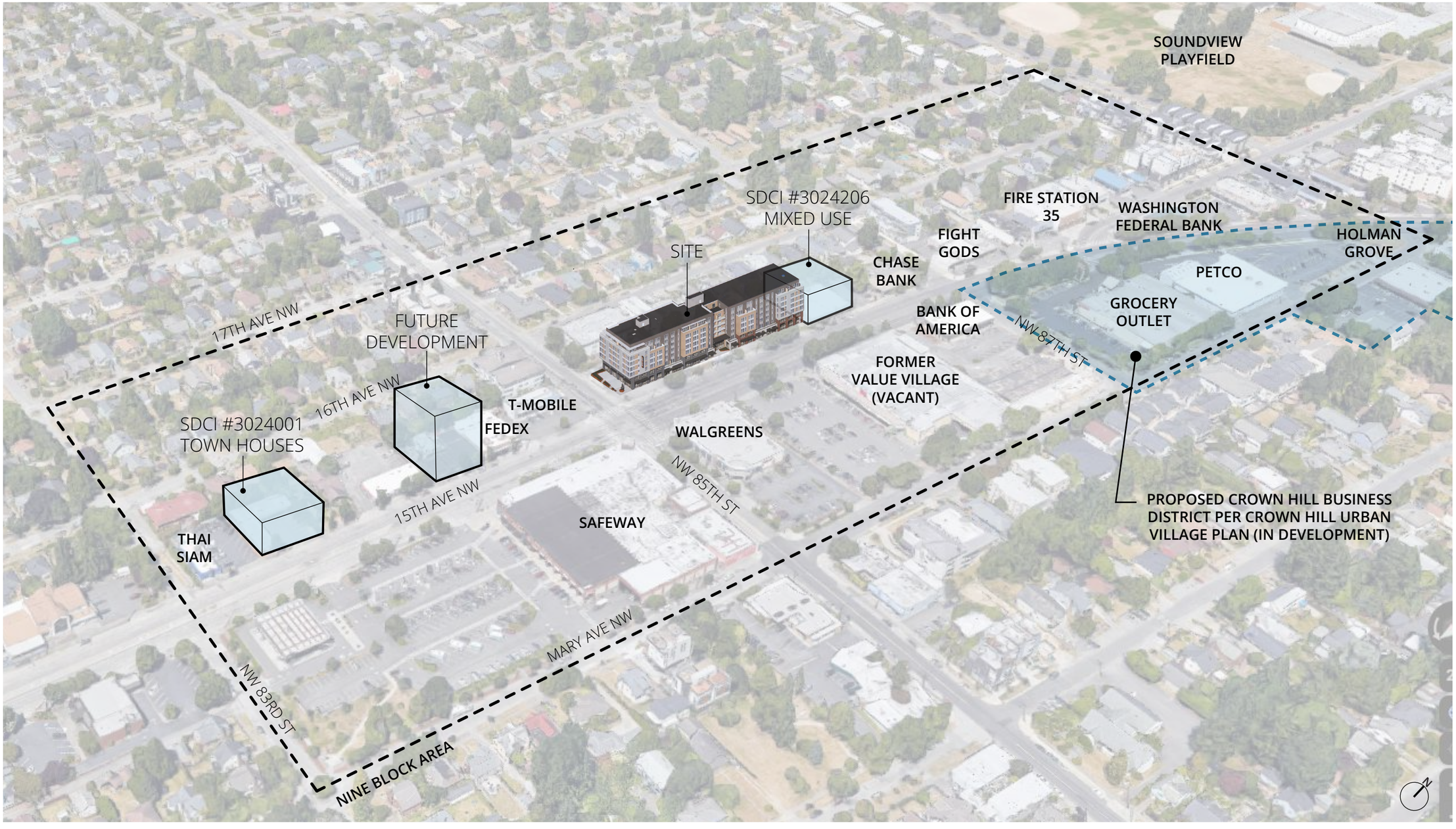
LEGEND

- SITE
- METRO
- BICYCLE
- NEIGHBORHOOD GREENWAY
- CROWN HILL LOOP WALK
- PROPOSED CROWN HILL BUSINESS DISTRICT
- SCHOOL
- COMMUNITY CENTER
- GROCERY STORE
- FIRE STATION
- PARK



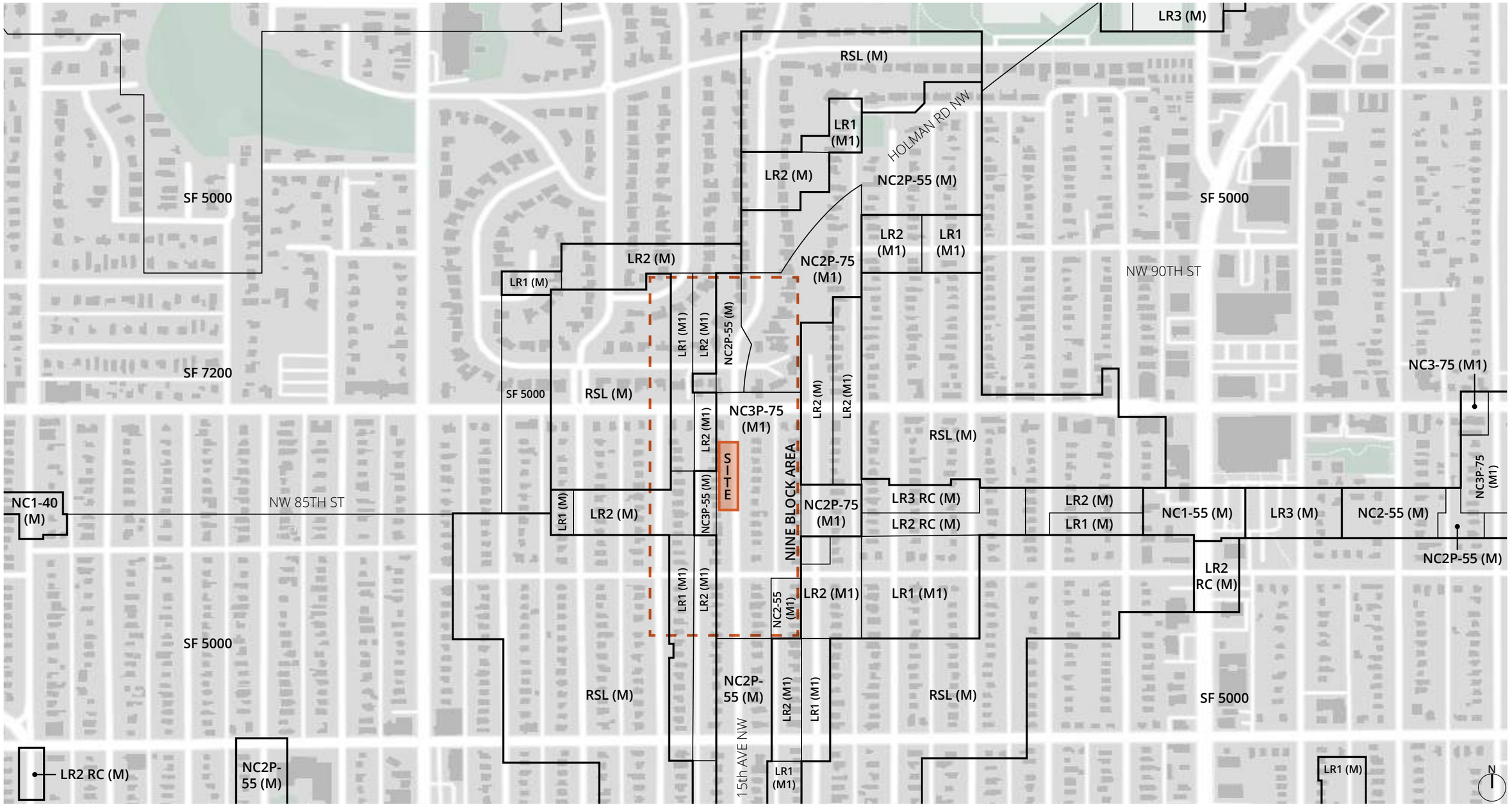
SUMMARY CONTEXT ANALYSIS: AXONOMETRIC [4.3]

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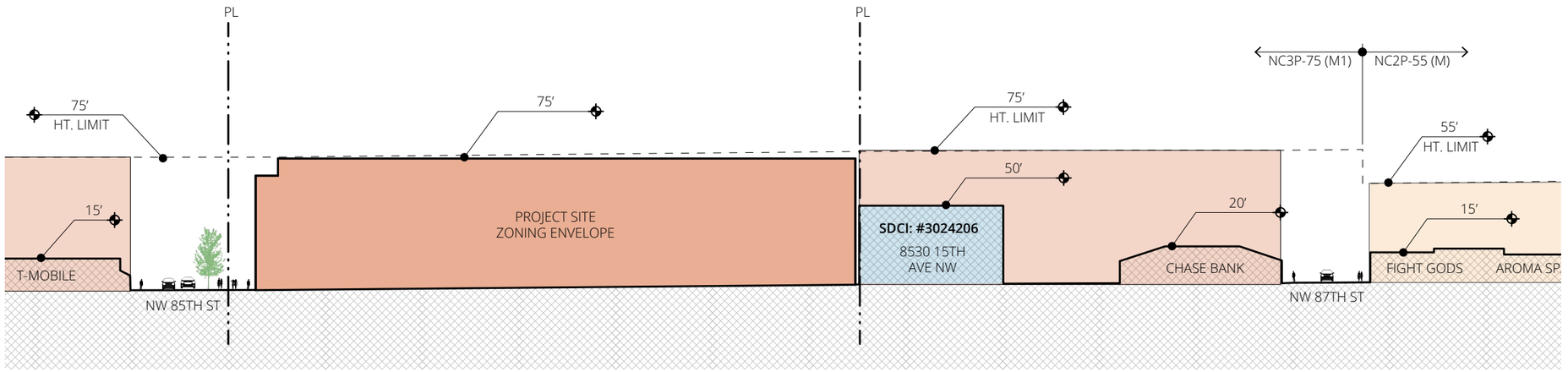
EXISTING SITE CONDITIONS: VICINITY MAP [5.0]

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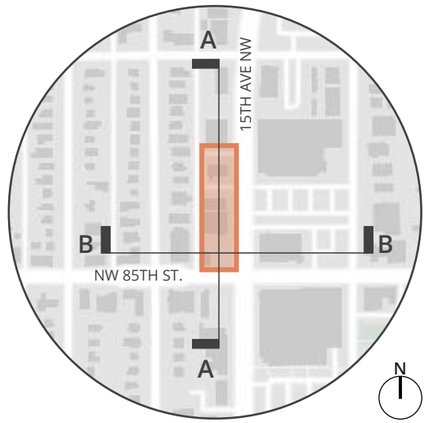


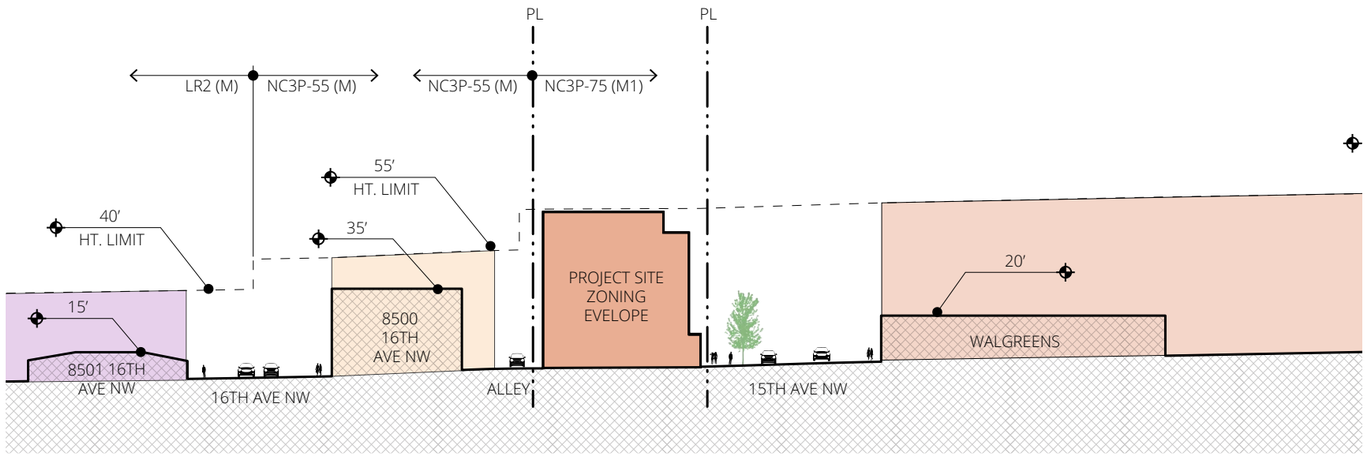
EXISTING SITE CONDITIONS ZONING: ZONING [5.1]

CLARK BARNES

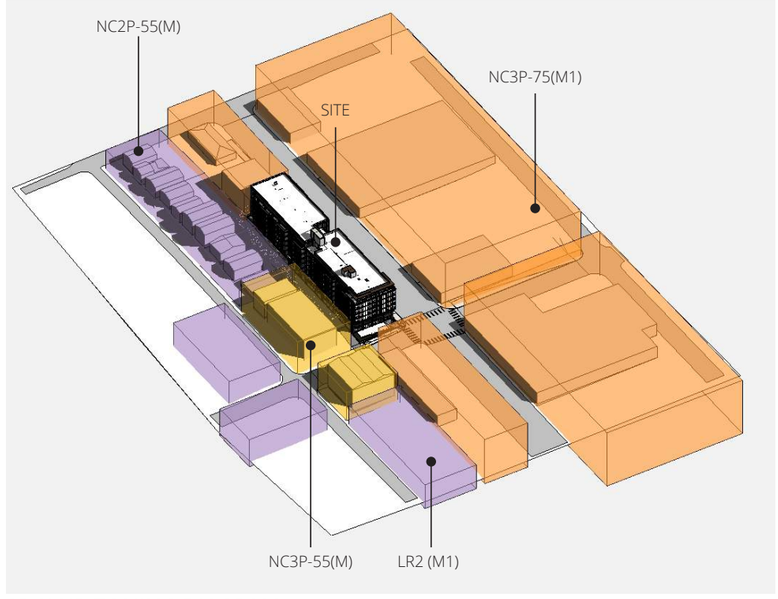


SITE SECTION A





SITE SECTION B



SDCI UP-ZONING DIAGRAM

ZONING DATA [6.0]

CLARK BARNES

ZONE
NC3P-75 (M1) (Neighborhood Commercial)
Crown Hill Urban Village, Pedestrian Area, Frequent Transit

ADDRESS
8511 15th Avenue NW Seattle, WA

PERMITTED USES
Residential, Commercial (23.47A.004)

MANDATORY HOUSING AFFORDABILITY (23.47A.017)
"Medium" MHA payment or performance required
- Performance = 9.0% set-aside per total number of units to be developed in each structure
- Payment = $20.00 per total gross floor area of project excluding underground parking

Proposal complies with MHA requirements

FLOOR AREA RATIO (23.47A.013)
Min. FAR = 2 x 30,935 SF (lot area) = 61,870 SF Min. (23.47A.013.E)
Max. FAR = 5.5 x 30,935 SF (lot area) = 170,142 SF Max.

Proposed FAR complies

STRUCTURE HEIGHT (23.47A.012)
Max. Height = 75 '
Additional 16'-0" of height allowed for stair and elevator penthouse.

Proposal complies with structure height requirements

FACADE MODULATION (23.47A.014.D)
For structures with a width of more than 250', at least one portion of the structure 30' or greater in width must be set back a minimum of 15' from the front property line.

Proposal complies with facade modulation

UPPER LEVEL SETBACKS (23.47A.014.A.2.B) (23.47A.014.C.1)
For rear and side lot lines abutting LR zones, a 10' setback is required for portions of structures above 13' up to 65'. For portions of structures above 65', an additional setback of 1' for every 10' in height is required. For street-facing facades, portions of structure above 65' must be set back from the front lot line by an average depth of 8'.

Proposal complies with setbacks

LENGTH OF BUILDINGS IN "P" ZONES (23.47A.008.C.5)
In a pedestrian zone, structures are limited to 250' in length. Only underground connections are allowed as long as they do not extend more than 4' above the sidewalk level.

Project requesting departure for total building length.

PARKING ACCESS (23.47A.032)
Access to parking shall be from Alley in NC zones.

Proposed parking access from Alley

STREET LEVEL USE REQUIREMENTS (23.47A.005.D)
Along designated principal pedestrian streets, uses per 23.47A.005.D.1 are required along 80 percent of the street-level, street-facing facade in accordance with the standards provided in subsection 23.47A.008.C.

Proposal complies with street level use requirements.

AMENITY AREA (23.47A.024)
Required Amenity area: 5% total gross SF
- Gross floor area excludes areas for mechanical equipment and accessory parking
- Bioretention facilities qualify as amenity areas

Amenity area proposed exceeds requirement

OVERHEAD WEATHER PROTECTION (23.47A.008.C.4)
60% min. of the street frontage of a structure on a principal pedestrian street shall have a min. overhead weather protection of 6' over the sidewalk or over a walking area within 10' immediately adjacent to the sidewalk. The lower edge of the overhead weather projection shall be a min. of 8' and a maximum of 12' above the sidewalk

Proposal provides compliant overhead weather protection

SOLID WASTE AND RECYCLABLE STORAGE (23.54.040)
More than 100 residential units = 575 SF plus 4 SF for each unit above 100.
5,001-15,000 SF non-residential = 125 SF
Garbage area may be shared but recycling must be separate between uses

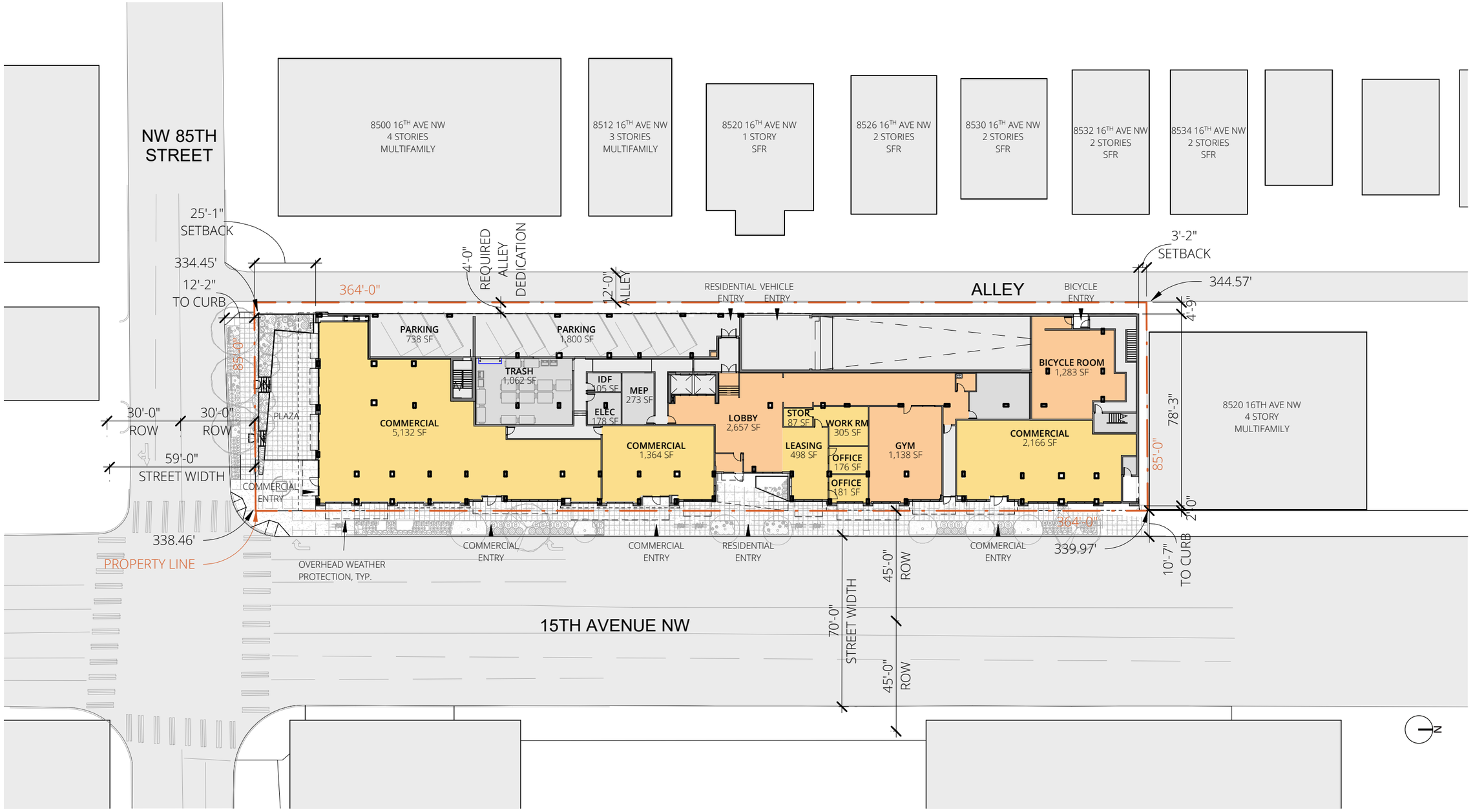
Proposed waste and recyclable storage complies

PARKING QUANTITY EXCEPTIONS (23.54.015)
All residential uses in commercial and multifamily zones within urban villages that are not within urban center or the station area overlay district, if the residential use is located within 1,320' of a street with frequent transit service area: No minimum requirement.

Provided parking stalls exceeds minimum requirement

COMPOSITE SITE PLAN: LEVEL 1 [7.0]

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NEIGHBORHOOD INPUT - CROWN HILL URBAN VILLAGE

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The proposed development responds directly to the project goals of the Crown Hill Community Action Plan and is in alignment with the anticipated design guidelines of the Crown Hill Urban Village.

Over the last several years the Office of Planning and Community Development has worked closely with the Crown Hill neighborhood to develop an action plan that will eventually lead to the implementation of new design guidelines specific to this evolving neighborhood. While the COVID-19 global health crisis has temporarily delayed additional community engagement, the proposed design responds directly to the previously collected neighborhood feedback in the following ways;

- Activation of the urban edge along 15th Avenue by improving the pedestrian experience with larger setbacks and green spaces
- Creation of vibrant local retail spaces that will serve the community's needs
- Development of plazas at corners with public seating
- Need for sidewalks, small businesses, and open space for the public
- Enhancement to the identity of districts and nodes within the urban village
- Creation of iconic places for social interaction, celebrating local people, and supporting a vibrant public life

NOTES ARE BASED ON COMMUNITY FEEDBACK COLLECTED DURING THE DEVELOPMENT OF THE CROWN HILL URBAN VILLAGE DESIGN GUIDELINES (2018-2019) (WORKSHOP #1 10/31/18) (WORKSHOP #2 3/3/19) (WORKSHOP #3 06/23/19) (WORKSHOP #4 12/8/19)



PLAZA PERSPECTIVE 1



PLAZA PERSPECTIVE 2



PLAZA PERSPECTIVE 3

EDG RESPONSE [8.0] - EDG MASSING SUMMARY

CLARK BARNES



OPTION A - TWO SEPARATE BUILDINGS



OPTION B - COMBINED PODIUM



OPTION C - COMMUNITY PLAZA (PREFERRED)

The initial EDG proposal included three (3) optional massing schemes

Option A: proposed two separate buildings, with prominent massing elements at the North and South ends of the site. This scheme also included a two-story podium concept with masonry extending to the second level and distinctive finishes on the two individual buildings.

Option B: proposed a combined podium concept where two separate building masses would be connected by a recessed entry located between the two dominant building masses. Option B included a single-story masonry podium and a unified, neutral color palette.

Option C: combined the two building masses, but pushed the combined building North away from NW 85th Street creating a public plaza and a prominent gateway corner for the Crown Hill neighborhood. The building masses are complemented by a recessed entry near the center of the building.

EDG Guidance: Staff recognized positive qualities in all three options and supported the development of a hybrid design concept that incorporates a combination of the positive aspects of all three schemes. (CS2-D, DC2, DC2-A).

- **Staff supports the scale mitigation provided by the articulation of a two-story base for portions of the 15th Ave facade.**
- **Staff supports the development of a recognizable corner element marking the important gateway at the intersection of 15th Ave NW and NW 85th St.**
- **Staff supports both changes in material and plane to clearly delineate modulation elements.**
- **Staff supports scale mitigation provided by upper level setbacks.**
- **Staff supports the distinct corner expression at NW 85th St and 15th Ave NW.**



EDG OPTION C - COMMUNITY PLAZA (PREFERRED) - PREVIOUS MASSING CONCEPT



HYBRID DESIGN CONCEPT - DESIGN REVIEW - CURRENT MASSING CONCEPT

EDG RESPONSE [8.0] - SCALE, COMPOSITION, AND CONTEXT

CLARK BARNES

URBAN PATTERN & FORM: HEIGHT, BULK AND SCALE (CS2-D)

ARCHITECTURAL CONCEPT (DC2)

ARCHITECTURAL CONTEXT: EVOLVING NEIGHBORHOODS (CS3-A-4)

The major/minor hierarchy of principal massing elements is visible but requires strengthening to become clearly legible and effectively mitigate the scale of this 360-foot project.

The overall scale of the building is broken down by a strong, two-part massing scheme as well as the development of primary, secondary, and tertiary massing elements throughout.

The recessed entry element mitigates the overall scale of the project and distinguishes the two larger masses as separate building elements. This is done by providing a sharp contrast in materiality, horizontal projection and vertical dimension.

MAJOR MASSING ELEMENTS

A. Two part bar building (North & South)
B. Various parapet heights

SECONDARY MASSING ELEMENTS

C. Two story masonry expression
D. Recessed two-story entry
E. Unique corner expression (Materiality and glazing)
F. Horizontal projecting massing elements clad with high quality materials

TERTIARY MASSING ELEMENTS

G. Overhead canopies
H. Distinctive entry canopy
J. Residential and amenity terraces located on multiple levels.
K. Single story concrete massing



EAST ELEVATION ALONG 15TH AVE NW



EDG OPTION C - COMMUNITY PLAZA (PREFERRED) - PREVIOUS MASSING CONCEPT

EDG RESPONSE [8.0] - SCALE, COMPOSITION, AND CONTEXT

CLARK BARNES

Design Development and Scale Mitigation (Correction Notice #4 - July 9, 2021)
Clear guidance was provided at EDG and in subsequent corrections that the scale of this project, and particularly its great length, required mitigation to better fit with existing context. The intent to do so with a two-part massing scheme has been supported throughout, with specific guidance to strengthen its legibility through the development of related but recognizably different expressions. For this approach to be successful it is essential that the two masses be differentiated enough that they read as two different, smaller masses that together make the whole. In the current design (as with the previous iterations), it is the lack of differentiation between the two masses that limits the scale mitigating effect of this approach. CS2-D, DC2-A, CS3, DC2-B).

RESPONSE: At each phase of the design review process changes have been made in response to guidance to mitigate the size, bulk, and scale of the project as well as differentiate the two large building masses. This has created two distinct but conceptually connected architectural expressions.

In response to Correction Notice #4 (July 9, 2021) the window articulation on one of the larger masses along 15th Ave NW has been revised to create a unique composition. Additionally, the exterior finish scheme has been modified to provide clear distinction between the two individual masses. Note: a complete list of revisions made in response to guidance related to scale mitigation, composition, and context has been included for reference.



SCALE MITIGATION, COMPOSITION, AND CONTEXT
EDG SUPPLEMENT:
- **Implementation of two story masonry podium**
- **Massing change on south end to create larger setback and overhang**
- **Massing change in center of building to emphasize two-part massing scheme**
- **Implementation of high contrast materials**
- **Larger massing added at corners to anchor composition**

MUP:
- **Addition of secondary architectural features including; outdoor terraces at various levels, glazed railings, and overhead canopies in specific locations**
- **Additional refinement of finish selections**
- **Change of plane in SE corner to mitigate scale and differentiate corner expression**
- **Addition of horizontal banding to break-down two story masonry (later removed in response to guidance)**

Design REC (DRAFT):
- **Dark storefront utilized on level 1 and 2**
- **Change to uniform glazing expression at street level**
- **Development of large scale residential entry**
- **Additional refinement of finish selections**
- **Change in parapet height to accentuate two-part massing strategy**

Design REC (Debrief):
- **Massing change to three projecting masses along 15th Ave NW**
- **Refinement of large scale entry expression**
- **Restoration of "punched openings" in two story masonry in response to guidance**
- **Simplification of finish materials in response to guidance**

Design REC (Submittal #2):
- **Enlargement of a significant percentage of glazing on both principal street facing facades**
- **Added masonry headers to all level 2 storefront in response to guidance**
- **Glazing in SE and SW corner shifted to reinforce fully glazed corner element**
- **Additional refinement in finish selections**

Design REC (Submittal #3):
- **Multiple changes of plane integrated into large mass on South. Massing changes occur at finish transitions and include recessed glazing units**

Design REC (Submittal #4):
- **Window composition, and finish materials revised on predominate massing element to further distinguish the two building masses**
- **Exterior finish scheme modified to provide clear distinction between the north and the south mass**

EDG RESPONSE [8.0] - SCALE, COMPOSITION, AND CONTEXT

CLARK BARNES

URBAN PATTERN & FORM: HEIGHT, BULK AND SCALE (CS2-D)

ARCHITECTURAL CONCEPT (DC2)

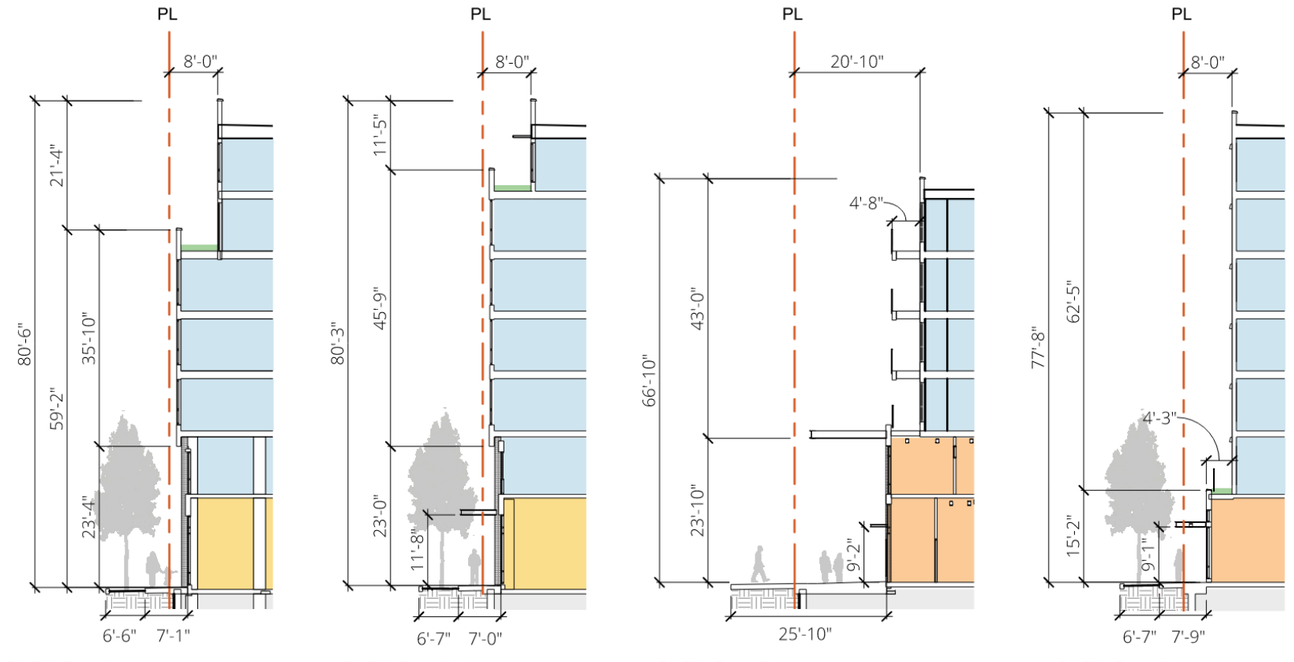
ARCHITECTURAL CONTEXT: EVOLVING NEIGHBORHOODS (CS3-A-4)

Staff supports the exploration of a two-story base expression for one of both of the elements and the development of differently scaled and uniquely expressed components throughout.

The revised design includes the evolution of a two story masonry base along the both street facing facades. The massing and material variation along the length of both elevations further mitigates the overall scale of the project by creating unique architectural moments which are responsive to the scale and context of the existing neighborhood.



EAST ELEVATION ALONG 15TH AVE NW



SECTION 'A' **SECTION 'B'** **SECTION 'C'** **SECTION 'D'**

EDG RESPONSE [8.0] - SCALE, COMPOSITION, AND CONTEXT

CLARK BARNES

Composition and Scale Mitigation at South (Correction Notice #4 - July 9, 2021)
The development of depth in the upper massing helps differentiate this element and strengthens composition and scale mitigation, particularly on the east elevation. At the South elevation this continues to creates depth and texture (DC2-C, DC2-D) but the static horizontality of this facade emphasizes rather than mitigates project scale and requires refinement. Introduction of a differently scaled element that breaks up that horizontality could provide mitigation and help the project better fit existing context. (DC2-B, CS2-D)

RESPONSE: The scale of the south elevation and tangentially the scale of the southeast corner has evolved throughout the design review process. Several large massing changes along with smaller detailed compositional revisions have all been made in response to guidance related to the composition and scale of the facade.

Vertically the south elevation is divided into three distinct zones. The lower zone consists of the two story masonry podium which includes large punched openings of storefront glazing and overhead canopies along the full extent of the south facade. The upper section is setback from the dominant facade creating functional outdoor amenity space which is accented with continuous upper level canopies. The middle section of the facade includes several horizontal changes in plane which adds depth to the mass and creates a unique corner expression. Recessed windows and distinct material transitions including large vertical sections of corrugated metal panels create additional articulation in the composition which is reflective of the existing built environment while simultaneously creating an appropriate precedent for future development in this evolving neighborhood.



SOUTH ELEVATION ALONG NW 85TH ST



EDG RESPONSE [8.0] - SCALE TRANSITION

CLARK BARNES

URBAN PATTERN & FORM: HEIGHT, BULK AND SCALE (CS2-D)

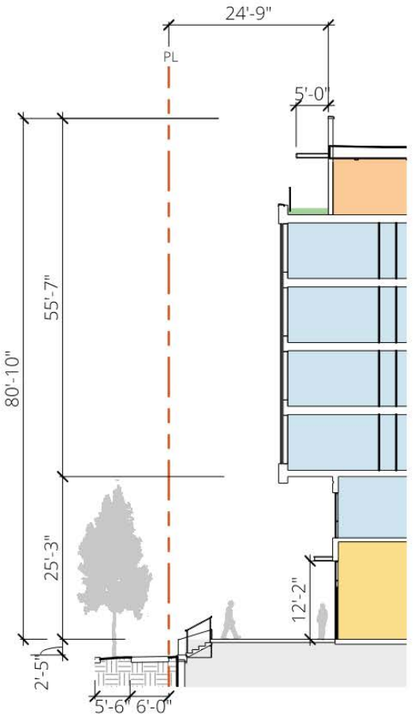
ARCHITECTURAL CONCEPT (DC2)

ARCHITECTURAL CONTEXT: EVOLVING NEIGHBORHOODS (CS3-A-4)

Although the zoning designation of this site is NC3P-75, existing development in the area is at a much lower scale and the guidelines clearly indicate that an appropriate transition to this smaller context is needed. (CS2-D-1)

On the south, the building is set back significantly from NW 85th St, creating a transitional space at the confluence of two major arterials in Northwest Seattle. The space will be activated at a pedestrian scale by the adjacent commercial occupancy in conjunction with a dynamic publicly accessible plaza. The plaza space will provide a buffer zone, connecting the adjoining public and private spaces while simultaneously creating a natural transition in scale between the existing neighborhood and the proposed development.

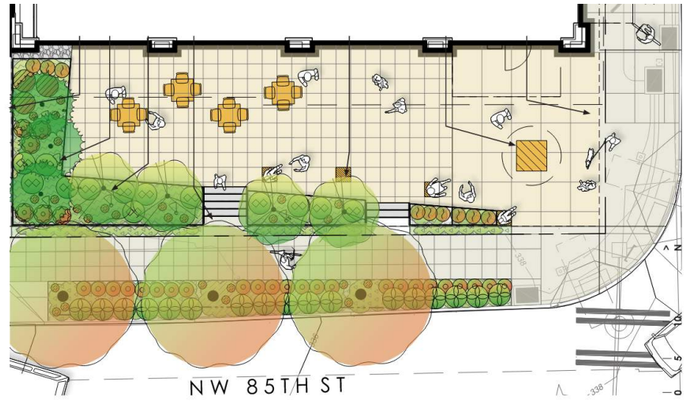
Architecturally, the glazing dimensions and material composition along the south elevation combined with fully glazed corners, upper level terraces with glazed guardrails, and canopies along the entire length of the plaza level create an appropriately scaled expression along NW 85th St.



SECTION 'E'



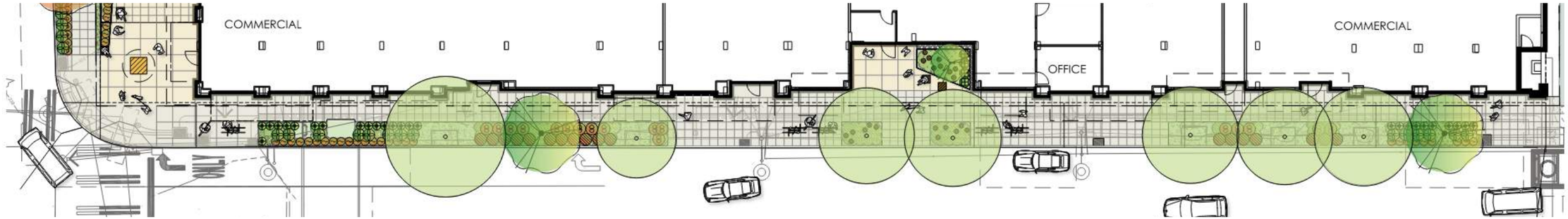
SOUTH ELEVATION



PLAZA PLAN

EDG RESPONSE [8.0] - SCALE TRANSITION

CLARK BARNES





URBAN PATTERN & FORM: EXISTING DEVELOPMENT AND ZONING (CS2-D-1)

ARCHITECTURAL CONCEPT (DC2)

ARCHITECTURAL CONTEXT: EVOLVING NEIGHBORHOODS (CS3-A-4)

Staff recognizes the design challenges for this project created by the great length of the site and by the much smaller built environment on 15th Ave NW.

Staff suggests the development of a wider variety of heights (or perceived heights) for the massing elements, noting that the proposal of a uniform structure height for 360 ft of street frontage at this location would create difficulty for the proposal to meet the Design Guideline criteria.

Along both street frontages, the building is broken up by high contrast material transitions at the pedestrian level, distinctive massing articulation along the entire length of the facade, horizontal setbacks which create impaction outdoor amenity spaces on multiple levels, and modulating canopies at the street level which result in a dynamic pedestrian experience.

The horizontal modulations and detail elements implemented at various locations help to break down the overall length of the facade resulting in a perceived scale that is responsive to the existing built environment.



PUBLIC PLAZA - CORNER OF NW 85TH AND 15TH AVE NW

TWO STORY MASONRY BELOW PROJECTING MASS ABOVE



15TH AVE NW LOOKING NORTH

TWO STORY MASONRY WITH PEDESTRIAN SCALE CANOPY



15TH AVE NW AT MAIN ENTRY

DISTINCTIVE ENTRY CANOPY, LANDSCAPING, AND UNIQUE FACADE MATERIALS

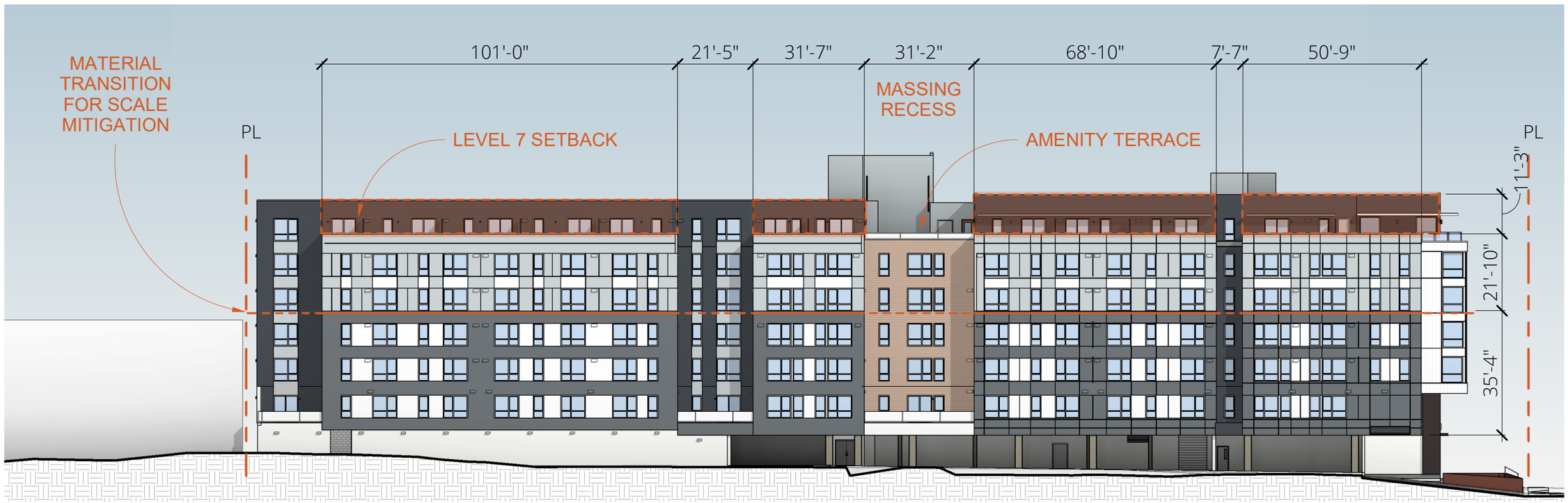


15TH AVE NW LOOKING SOUTH

SINGLE STORY CONCRETE, LOWERED CANOPY, AND VISIBLE RETAIL ENTRIES

EDG RESPONSE [8.0] - SCALE TRANSITION

CLARK BARNES



URBAN PATTERN & FORM: HEIGHT, BULK AND SCALE (CS2-D)

ARCHITECTURAL CONCEPT (DC2)

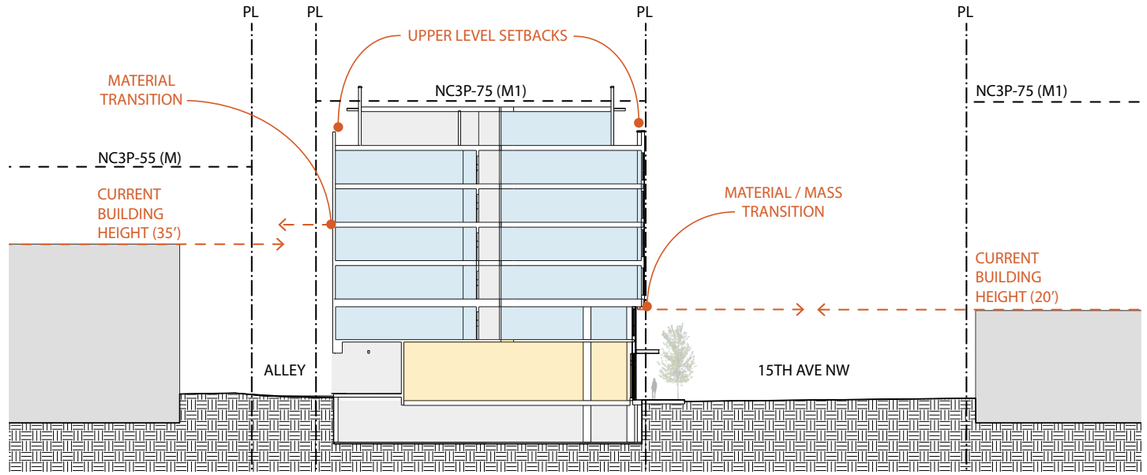
ARCHITECTURAL CONTEXT: EVOLVING NEIGHBORHOODS (CS3-A-4)

Staff notes the zone transition to a less intensive zone at the West property line. A step in perceived height, bulk and scale will be necessary between the anticipated development potential of the adjacent zone and the proposed development.

The West elevation is broken down utilizing a similar two-part massing strategy which is implemented on the east elevation. The distinctive north and south masses are broken up by a large recessed massing element near the center of the building. This area is unique in material composition, and vertical dimension and is set back significantly from the dominate face of the building creating outdoor amenity terraces on both the 2nd and 7th levels.

Additionally, a deliberate and unmistakable transition of horizontal materiality along a significant portion of the West elevation creates a perception of varying heights which mimic the anticipated development potential of the abutting sites.

The change in materiality along with deliberate upper level setbacks work in conjunction to break down the overall bulk of the building and create an appropriate transition from the adjacent zoning.



SECTION 'F'

EDG RESPONSE [8.0] - OPEN SPACE

CLARK BARNES

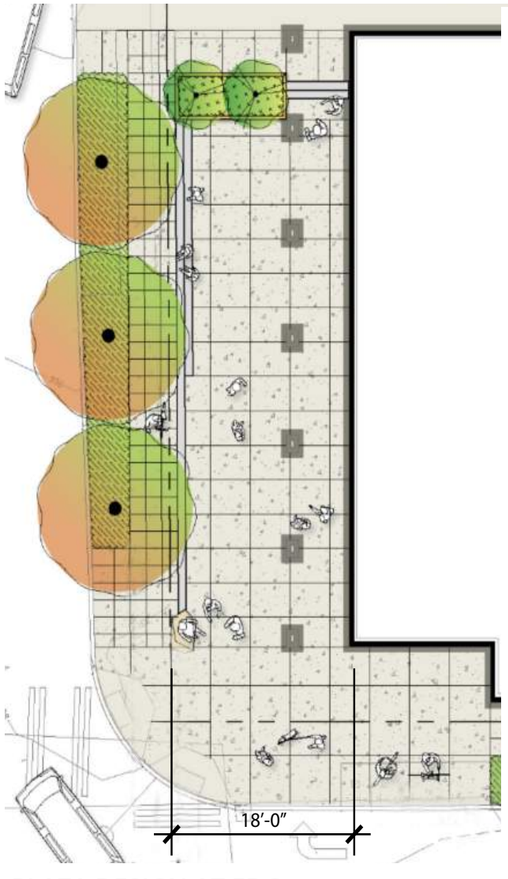
CONNECTIVITY: NETWORK OF OPEN SPACES (PL1-A-1)

Staff supports the idea of open space at the corner of 15th Ave NW and NW 85th Street, with guidance to articulate this area as a recognizable "place" available for public use and create a design that invites and encourages public activity.

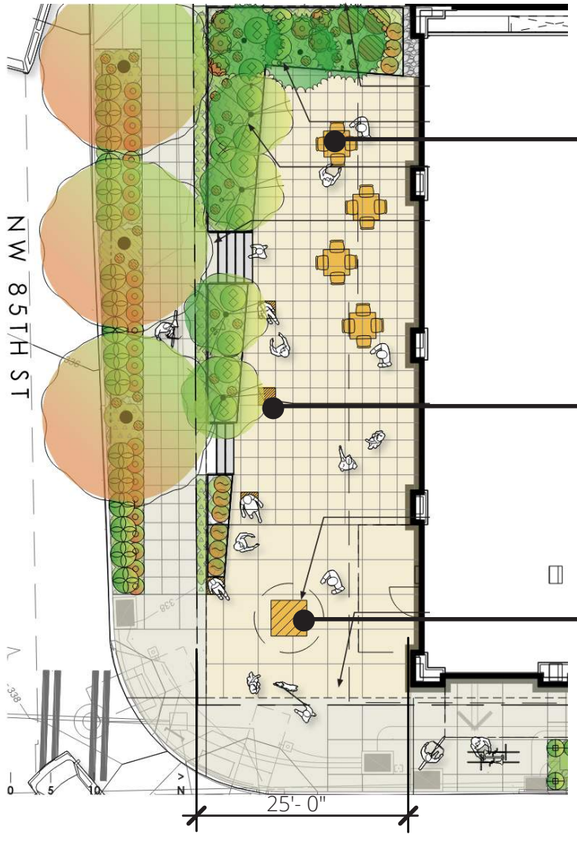
The plaza proposed at the corner of 15th Ave NW and 85th Street will become a gateway to the evolving Crown Hill neighborhood. The plaza will be a natural opportunity for outdoor dining and other commercial activities but function as a landmark and gathering place for residents of the building and the surrounding community as well.

The plaza has been widened to facilitate a wider range of both public and private uses. Greenery is hosted in raised planters which frame the plaza on two sides. This arrangement creates a recognizable sense of place. The angle of the planters anchor the welcoming plaza entry, while two large exterior stairs provide multiple points of pedestrian access along NW 85th Street and create an open circulation corridor for the neighborhood.

Distinctive pavers, outdoor furnishings, accent lighting, and a landmark sculptural art piece, all reinforce the uniqueness of the space and contribute to a dynamic public plaza that will become a functional amenity for the project and an distinguishable improvement to the larger neighborhood.



PLAZA DESIGN AT EDG



CURRENT PLAZA DESIGN



INDOOR / OUTDOOR DINING



DYNAMIC OUTDOOR SEATING



LANDMARK SCULPTURE

PLAZA DESIGN INSPIRATION

EDG RESPONSE [8.0] - ENTRY EXPRESSION

CLARK BARNES

STREET-LEVEL INTERACTION: ENTRIES (PL3-A)

STREET-LEVEL INTERACTION: RESIDENTIAL EDGES (PL3-B)

Staff supports the indication of a unique and large-scale expression for the principal residential entry which should be developed to create an entry that is obvious, identifiable, and distinctive with clear lines of site to the lobby from the street and that is welcoming and identifiable to visitors.

The main residential entry is located at the base of the large recess that separates the two larger building masses. This setback from the street frontage creates a natural transitional space that is distinct and immediately identifiable to residents and visitors.

This can be accomplished with a combination of elements overhead and in the ground plane, unique doors, transitional space, porches, seating walls or areas, as well as with lighting, landscaping, signage and expressive architectural detailing. (PL3-A, PL3-B)

A distinctive wood entry door, oversized address numbers, and a large angled canopy structure over a two-story glazed facade highlight the residential entry. Large areas of glazing on all three sides of the provide clear lines of site to the lobby and adjacent commercial spaces.

Distinctive landscaping, landscape lighting, and integrated outdoor seating elements help to create a cohesive and unmistakable entry expression that is visually striking, while remaining secure and providing a buffer of semi-private space between the residential entry and the street.





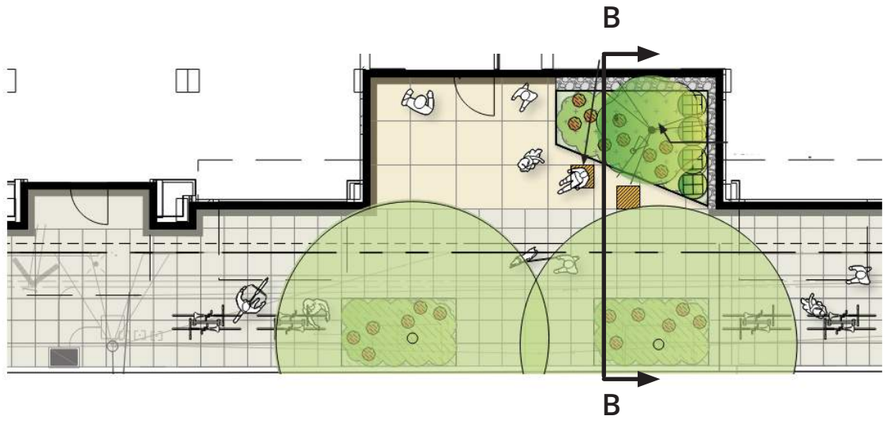
DISTINCTIVE ANGLED CANOPY WITH WOOD SOFFIT



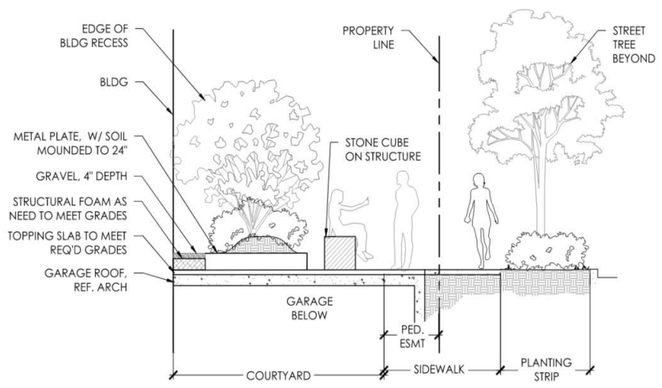
HIGH QUALITY WOOD-TONED CLADDING



ACCENT LANDSCAPING AND LANDSCAPE LIGHTING



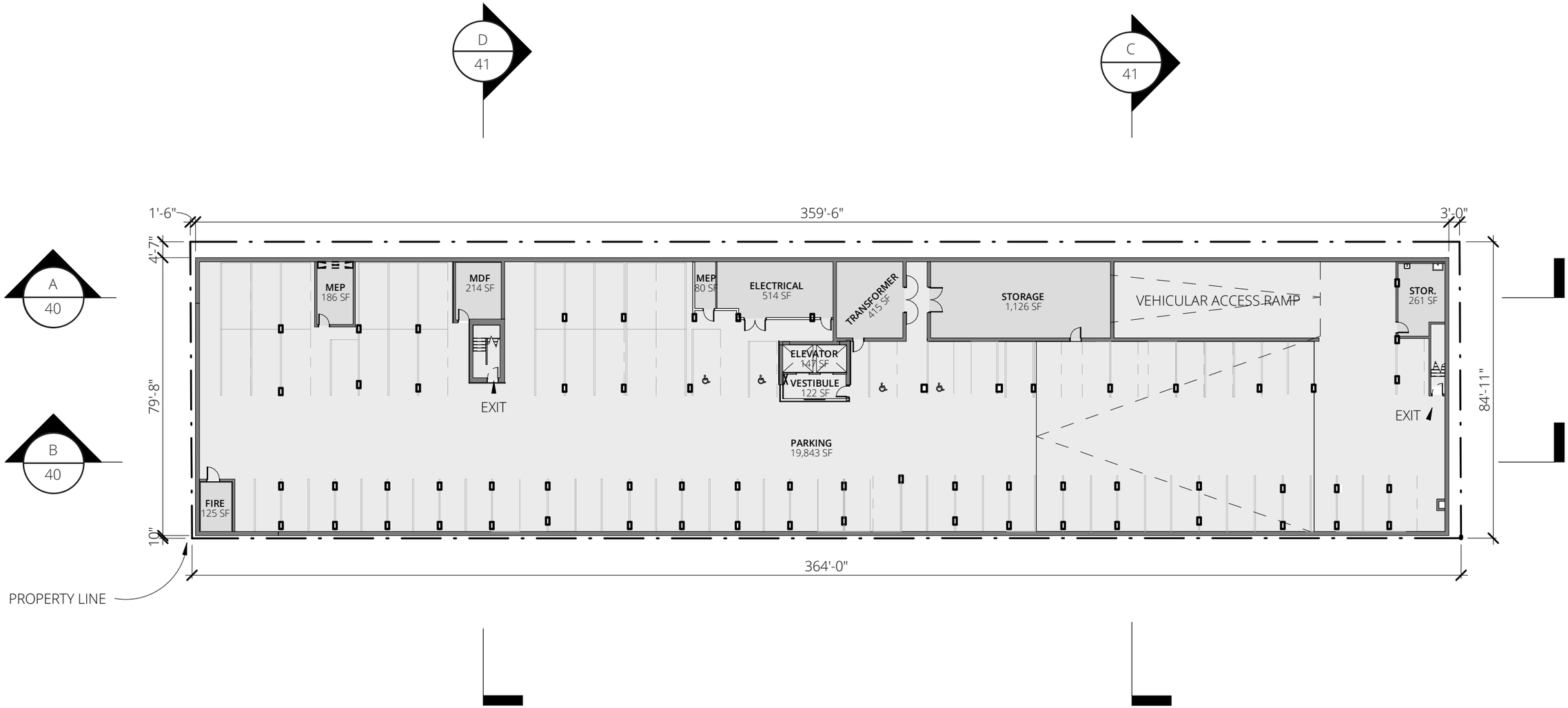
MAIN ENTRY INSPIRATION



SECTION 'B'

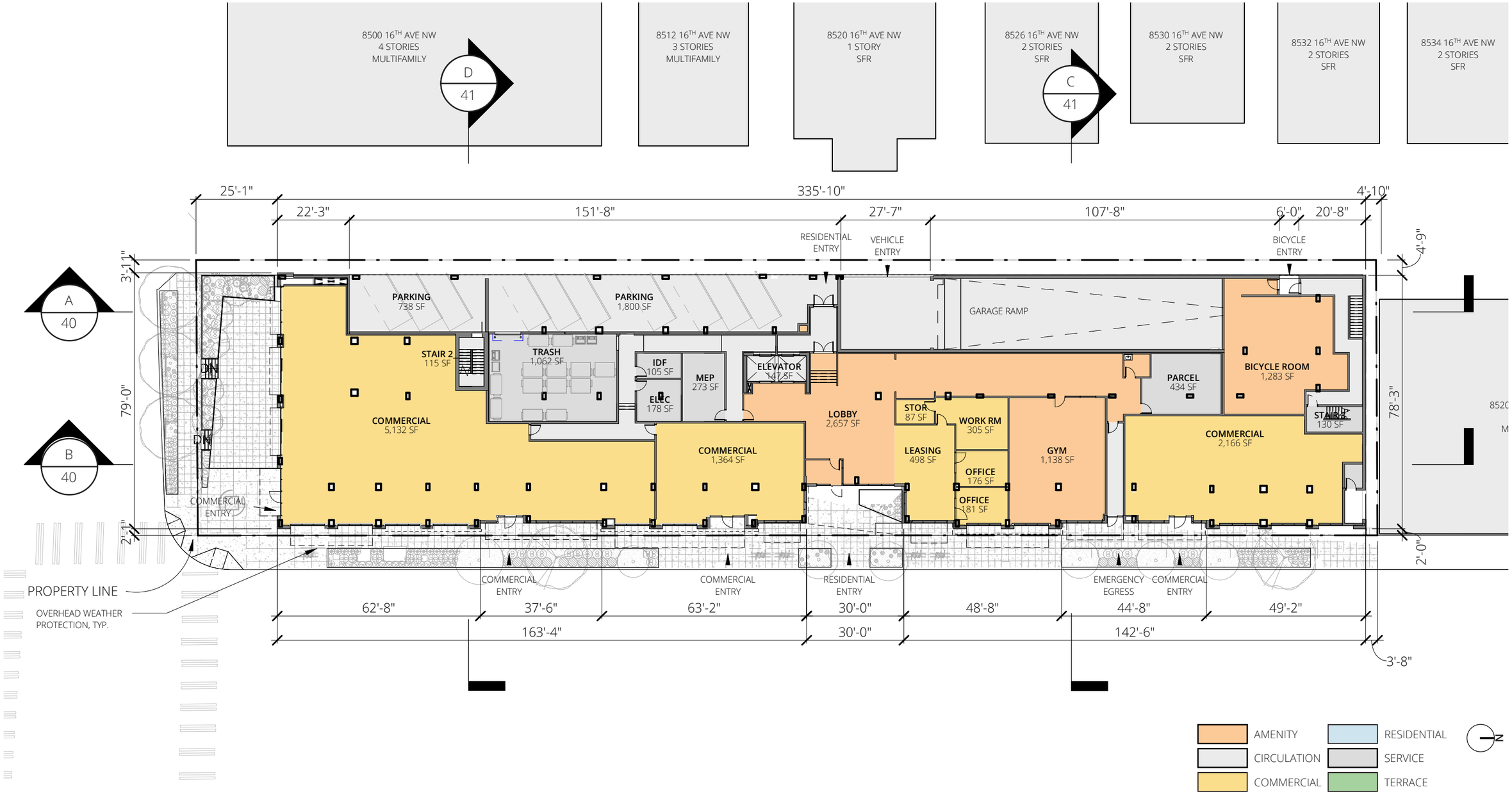
FLOOR PLANS [9.0] - PARKING LEVEL (P-1)

CLARK BARNES



FLOOR PLANS [9.0] - LEVEL 1

CLARK BARNES



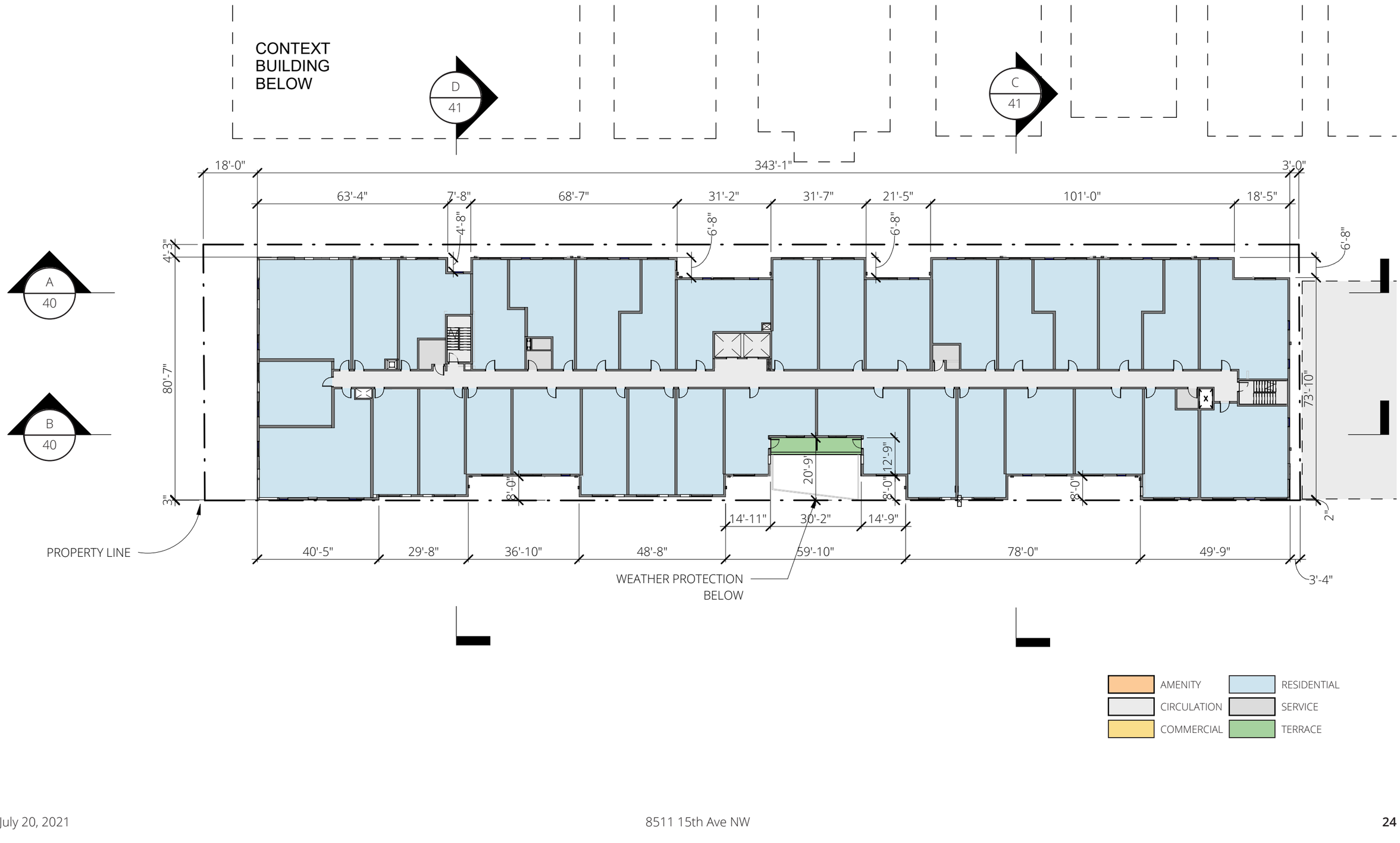
FLOOR PLANS [9.0] - LEVEL 2

CLARK
BARNES



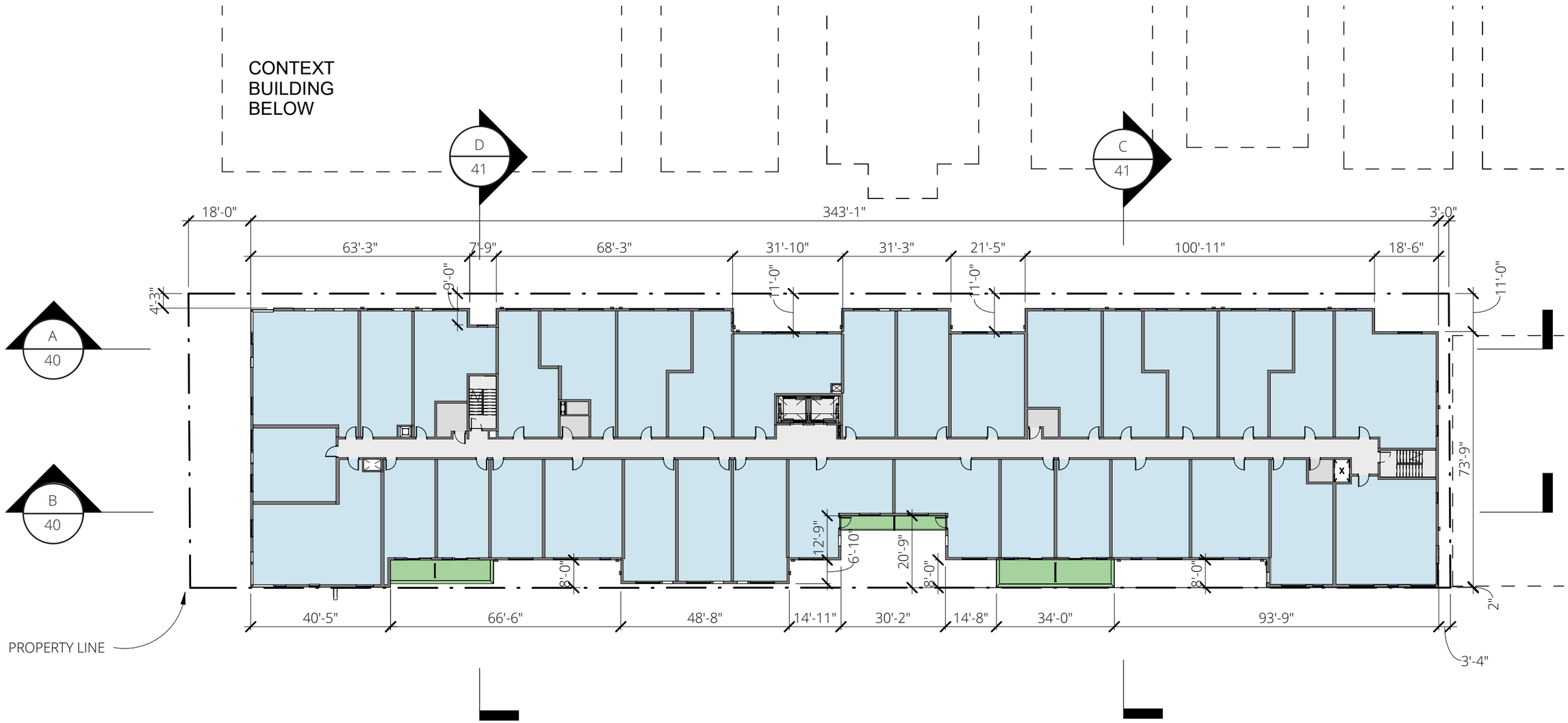
FLOOR PLANS [9.0] - LEVELS 3 - 5

CLARK BARNES



FLOOR PLANS [9.0] - LEVEL 6

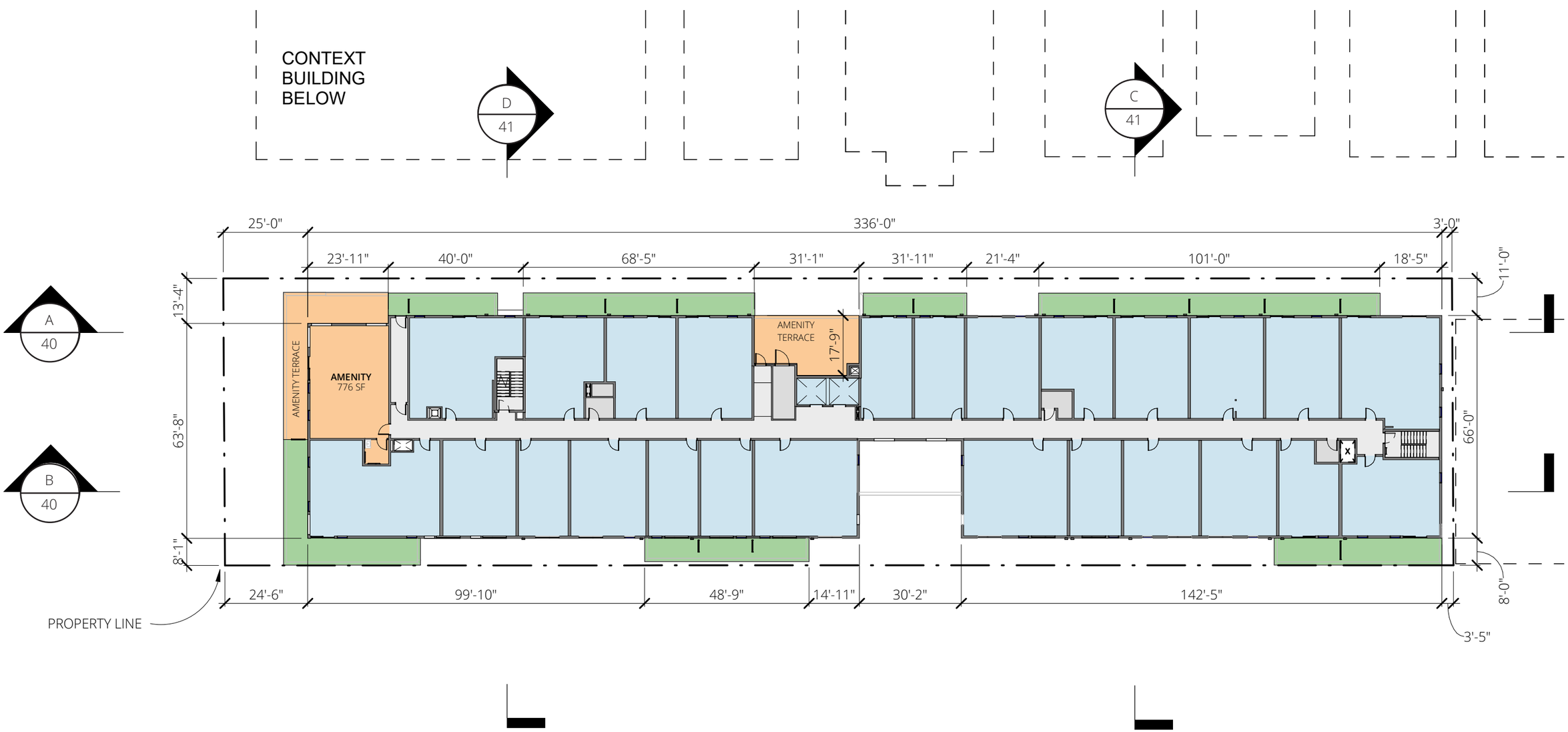
CLARK
BARNES



AMENITY
CIRCULATION
COMMERCIAL
RESIDENTIAL
SERVICE
TERRACE

FLOOR PLANS [9.0] - LEVEL 7

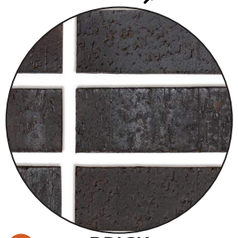
CLARK BARNES



ELEVATIONS [11.0] - EAST ELEVATION

CLARK
BARNES

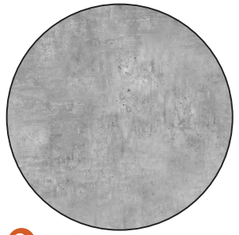




1 BRICK



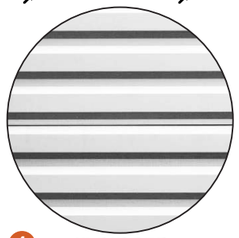
1 BRICK



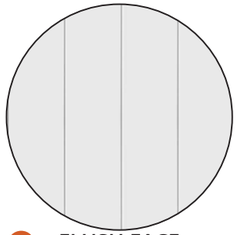
2 CONCRETE



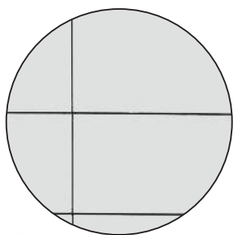
3 WOOD TONED TEXTURED SIDING



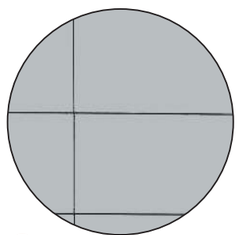
4 4" RIBBED METAL PANEL



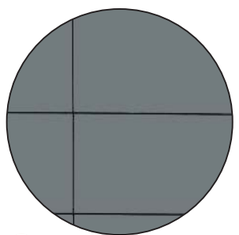
5 FLUSH FACE METAL PANEL



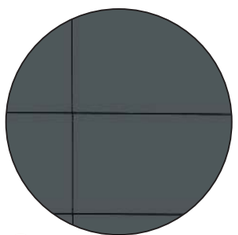
6 FIBER CEMENT PANEL SIDING



6 FIBER CEMENT PANEL SIDING



6 FIBER CEMENT PANEL SIDING



6 FIBER CEMENT PANEL SIDING



7 FIBER CEMENT LAP SIDING

The proposed material specifications and material application reinforce the massing hierarchy of the two-part scheme.

The materials on the two halves of the building are related but distinct, particularity on the ground floor where a mix of materials brings vibrancy and variety to the street level. Above, warm wood tones are combined with white metal panels in several unique ways.

The massing hierarchy is reinforced by cladding choices. The prominent and projecting masses are wrapped higher quality materials such as brick, metal panel, and textured wood-tone siding while the base building masses are clad in planked fiber cement lap siding with contrasting horizontal flat panels between the windows.

ELEVATIONS [11.0] - WEST ELEVATION

CLARK
BARNES

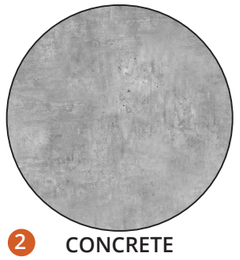




1 BRICK



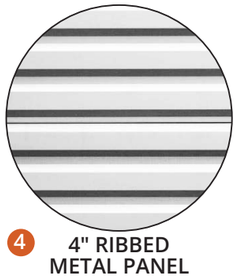
1 BRICK



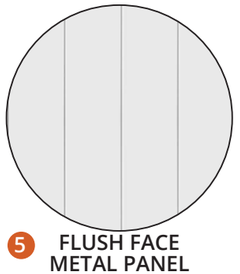
2 CONCRETE



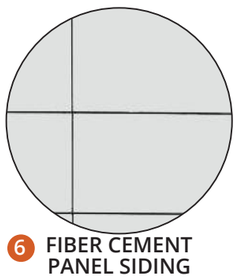
3 WOOD TONED TEXTURED SIDING



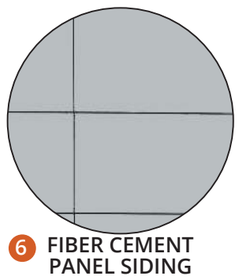
4 4" RIBBED METAL PANEL



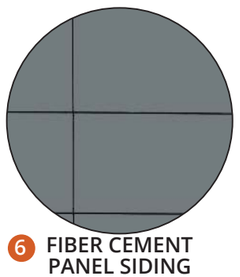
5 FLUSH FACE METAL PANEL



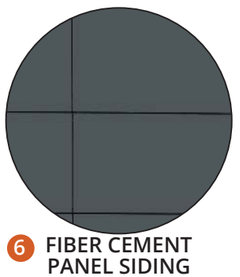
6 FIBER CEMENT PANEL SIDING



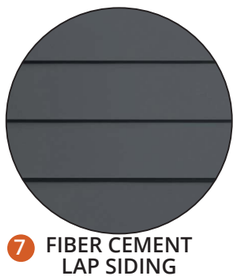
6 FIBER CEMENT PANEL SIDING



6 FIBER CEMENT PANEL SIDING



6 FIBER CEMENT PANEL SIDING



7 FIBER CEMENT LAP SIDING

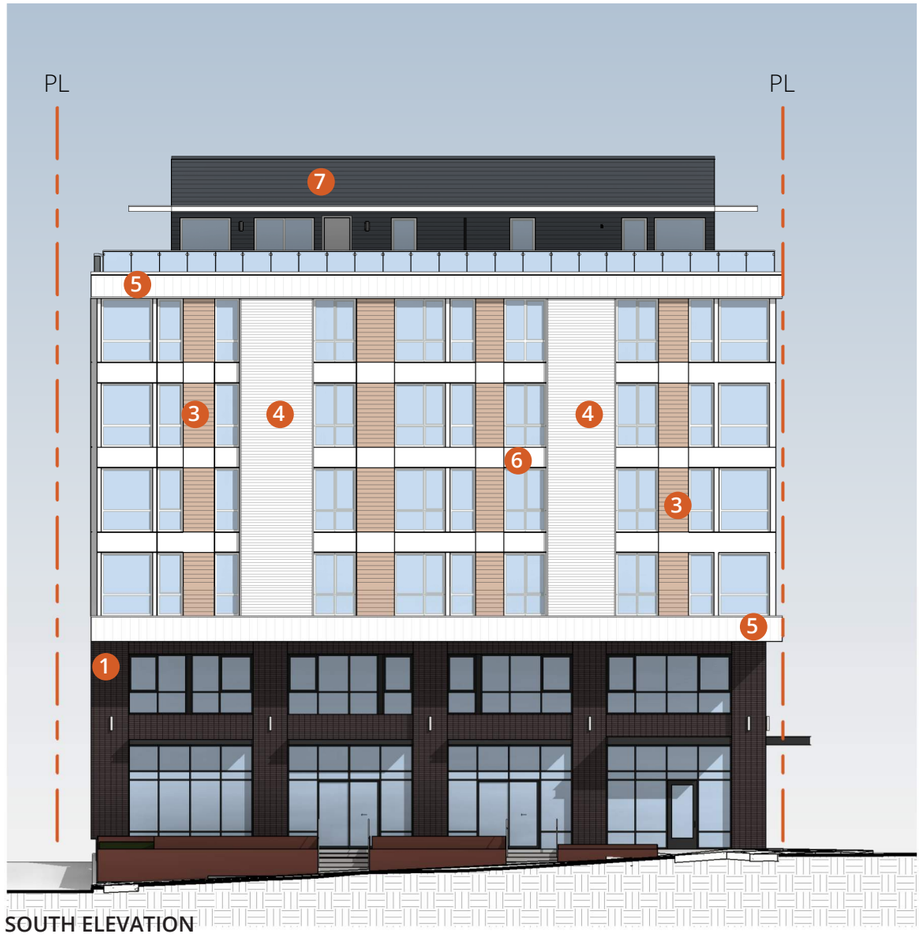
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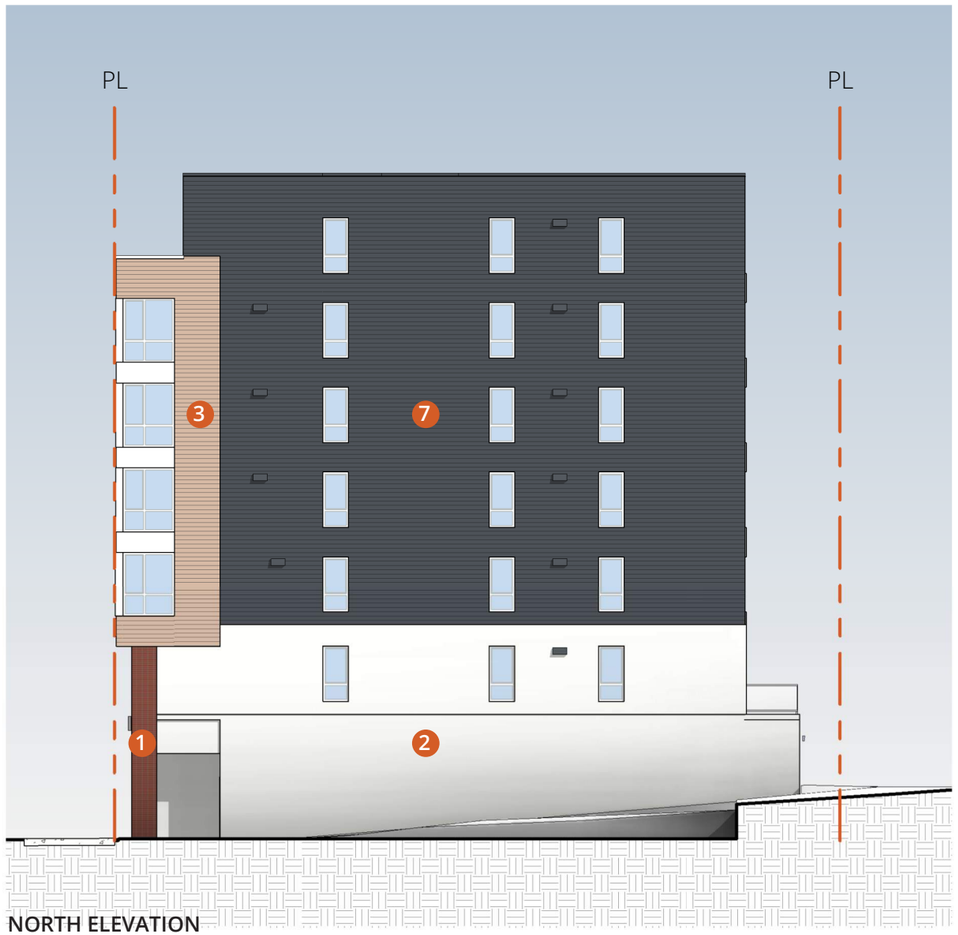
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ELEVATIONS [11.0] - NORTH / SOUTH ELEVATION

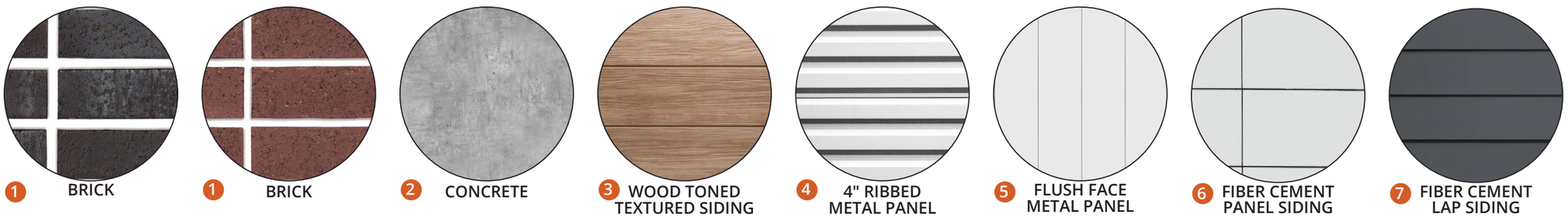
CLARK BARNES



SOUTH ELEVATION



NORTH ELEVATION



1 BRICK

1 BRICK

2 CONCRETE

3 WOOD TONED TEXTURED SIDING

4 4" RIBBED METAL PANEL

5 FLUSH FACE METAL PANEL

6 FIBER CEMENT PANEL SIDING

7 FIBER CEMENT LAP SIDING

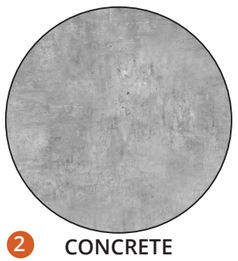
ELEVATIONS [11.0] - EAST ELEVATION, SOUTH HALF

CLARK BARNES





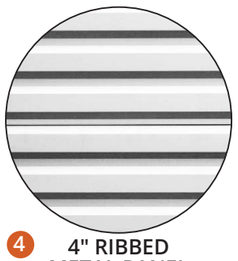
1 BRICK



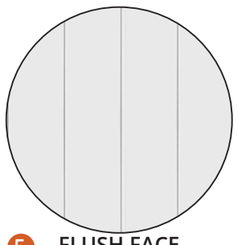
2 CONCRETE



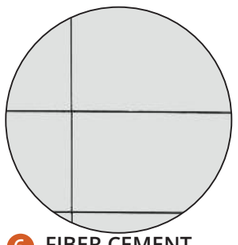
3 WOOD TONED TEXTURED SIDING



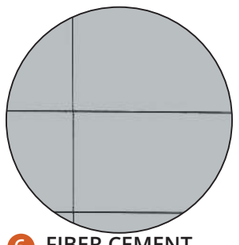
4 4" RIBBED METAL PANEL



5 FLUSH FACE METAL PANEL



6 FIBER CEMENT PANEL SIDING



6 FIBER CEMENT PANEL SIDING

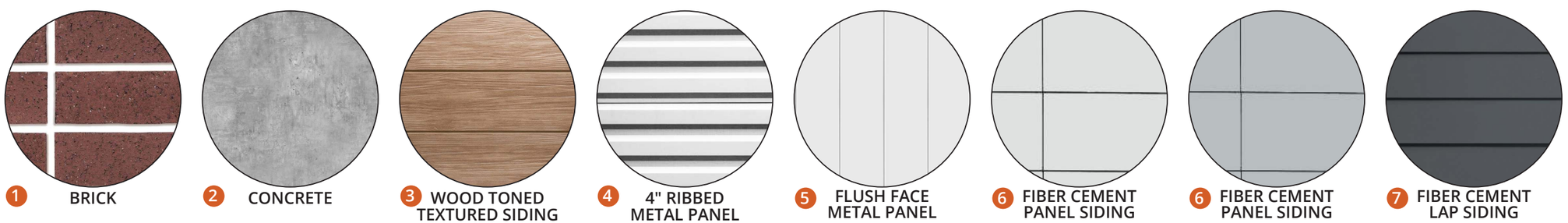


7 FIBER CEMENT LAP SIDING

ELEVATIONS [11.0] - EAST ELEVATION, NORTH HALF

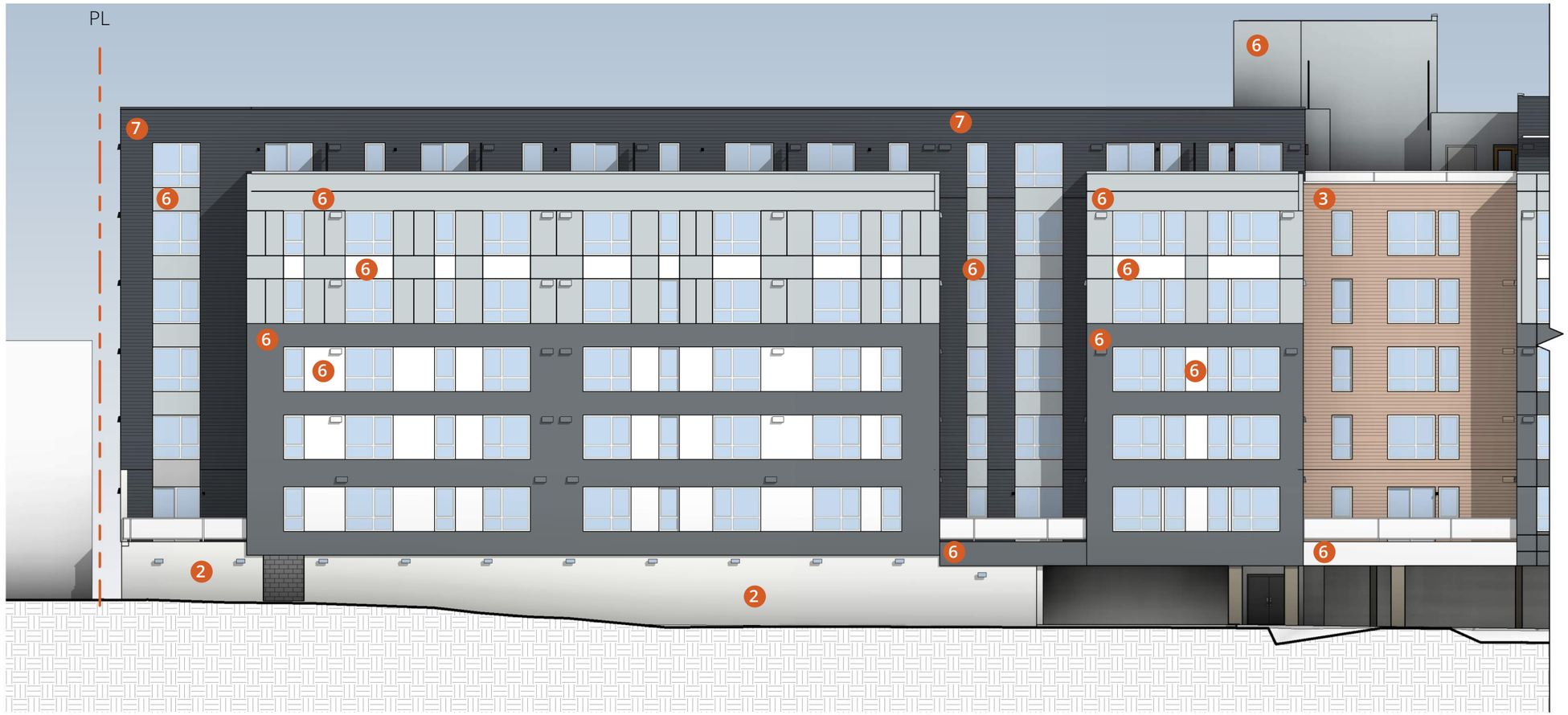
CLARK
BARNES

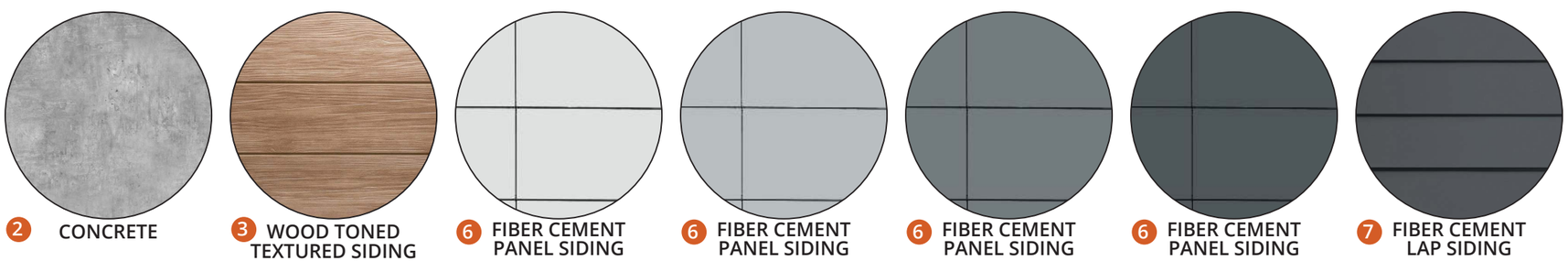




ELEVATIONS [11.0] - WEST ELEVATION, NORTH HALF

CLARK BARNES

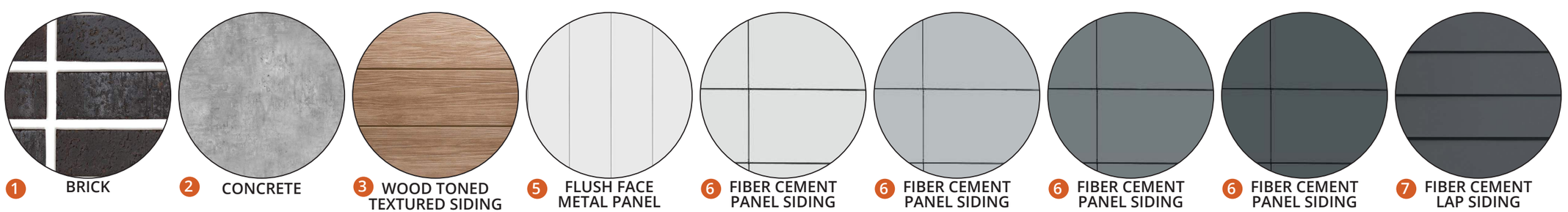




ELEVATIONS [11.0] - WEST ELEVATION, SOUTH HALF

CLARK BARNES



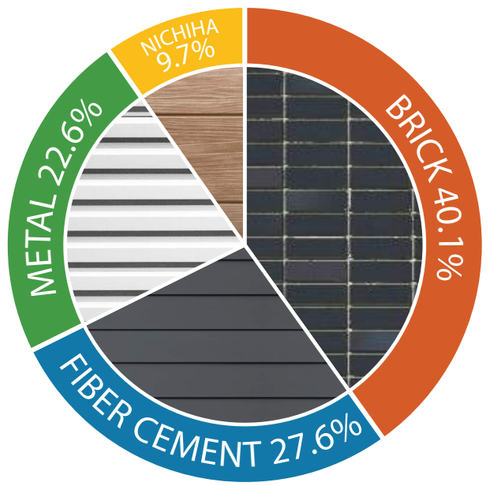


MATERIAL & COLOR PALETTE [12.0] - MATERIAL PROPORTIONS

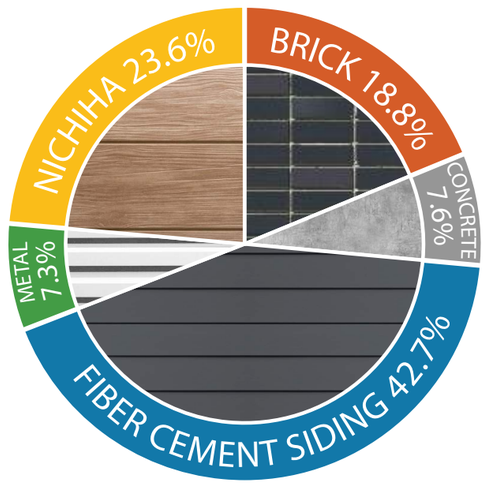
CLARK BARNES



SOUTH ELEVATION ALONG NW 85TH ST



MATERIAL PROPORTIONS - NW 85TH STREET



MATERIAL PROPORTIONS - 15TH AVE NW

Exterior Materials (Correction Notice #4 - July 9, 2021)
The Design Guidelines call for the use of high-quality exterior materials that lend themselves to a high level of detailing, have texture, pattern, or integral color, are attractive when viewed up close, have sufficient thickness to prevent warping or deformations, do not depend on paint for a finish and demonstrably age well in Seattle's climate. (CS3, DC4-A.1, DC4-A2, DC4-1.c, DC4)

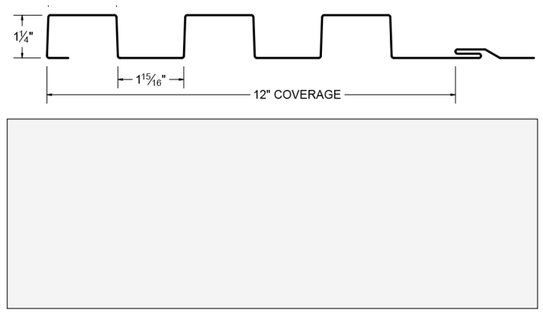
RESPONSE: High quality exterior materials are proposed extensively on the two principal street facing facades. Specifically the lower street level elevations are exposed concrete or clad in integrally colored masonry. The projecting masses are clad in wood toned or metal panels of varying texture which will be specified in an appropriate thickness to prevent warping and deformation. Fiber cement siding is specified only on recessed portions of both principal facades and is applied predominately as a lapped plank product. This application will provide texture and minimize potential for deformations or distortions over time. The siding is specifically engineered for regional climatic conditions in the Northern US and Canada. The product resists shrinking, swelling and cracking and has been installed successfully on a multitude of projects within Seattle of a comparable type and scale.



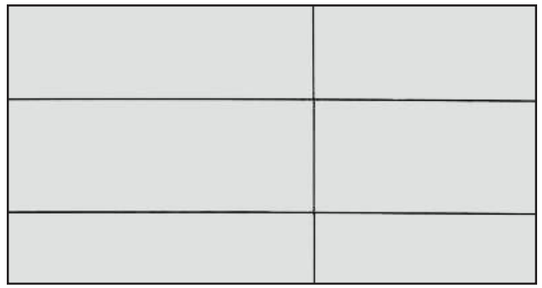
EAST ELEVATION ALONG 15TH AVE NW

MATERIAL & COLOR PALETTE [12.0]

CLARK BARNES



TAYLOR METALS - CONTOUR SERIES - 1 1/4" - 24 GA.
GLACIER WHITE
HTTPS://TAYLORMETAL.COM/COMMERCIAL/CONTOUR/



HARDIEPANEL VERTICAL SIDING - SMOOTH 5/16"
(EXPOSED FASTENERS TYP.)
COLORS VARY
HTTPS://WWW.JAMESHARDIE.COM/PRODUCTS/HARDIEPANEL-VERTICAL-SIDING



PAINTED HARDIE FIBER CEMENT
"SITE WHITE" SW 7070

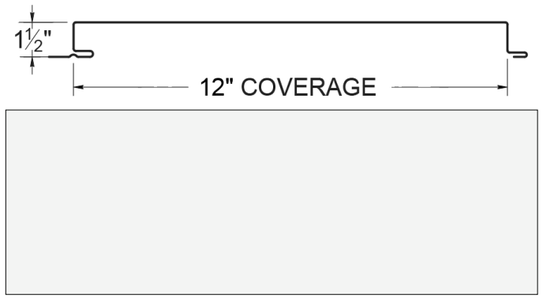


DRUTEX
STOREFRONT
BLACK



DRUTEX
VINYL WINDOW
WHITE

HTTPS://WWW.DRUTEX.EU/EN/



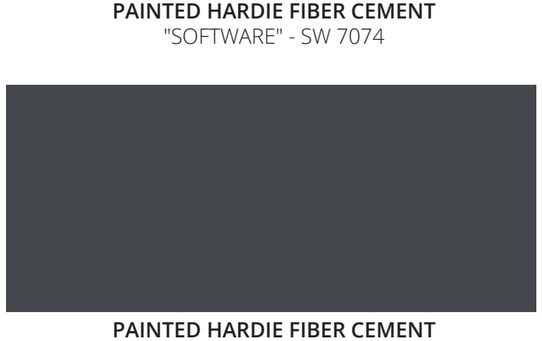
TAYLOR METALS - SMOOTH-WALL - 1 1/2" - 24 GA.
GLACIER WHITE
HTTPS://TAYLORMETAL.COM/COMMERCIAL/SMOOTHWALL/



HARDIEPLANK LAP SIDING 6.25"
(EXPOSED FASTENERS TYP.)
"CYBER SPACE" - SW 7076
HTTPS://WWW.JAMESHARDIE.COM/PRODUCTS/HARDIEPLANK-LAP-SIDING



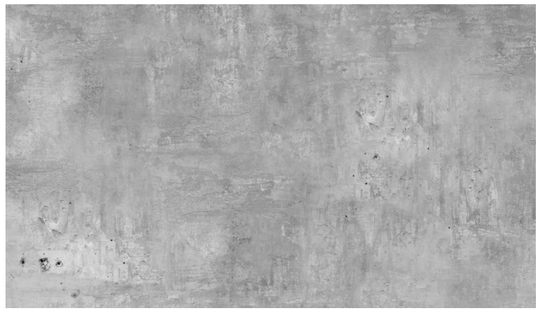
PAINTED HARDIE FIBER CEMENT
"ONLINE" SW 7072



PAINTED HARDIE FIBER CEMENT
"SOFTWARE" - SW 7074



MUTUAL MATERIALS FACE BRICK
"BURGUNDY" MISSION FINISH
HTTPS://WWW.MUTUALMATERIALS.COM/PRODUCTS/FACEBRICK/



CONCRETE



NICHIHA VINTAGE WOOD
"SPRUCE"
HTTPS://WWW.NICHIHA.COM/PRODUCT/VINTAGEWOOD

PAINTED HARDIE FIBER CEMENT
"CYBERSPACE" - SW 7076



MUTUAL MATERIALS FACE BRICK
"COAL CREEK" MISSION FINISH
HTTPS://WWW.MUTUALMATERIALS.COM/PRODUCTS/FACEBRICK/

MATERIAL & COLOR PALETTE [12.0] MATERIAL BOARD

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BARNES



MATERIAL & COLOR PALETTE [12.0] MATERIAL APPLICATION

CLARK BARNES

ADELL APARTMENTS
1701 NW 56th St,
Seattle, WA 98107

CLARK | BARNES
Completed: 2019

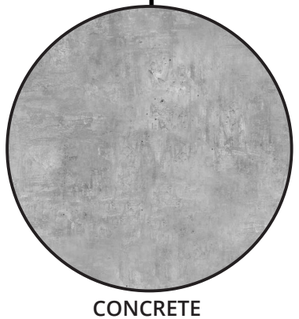


MASONRY



VALDOK APARTMENTS
1701 NW 56th St,
Seattle, WA 98107

CLARK | BARNES
Completed: 2018



CONCRETE

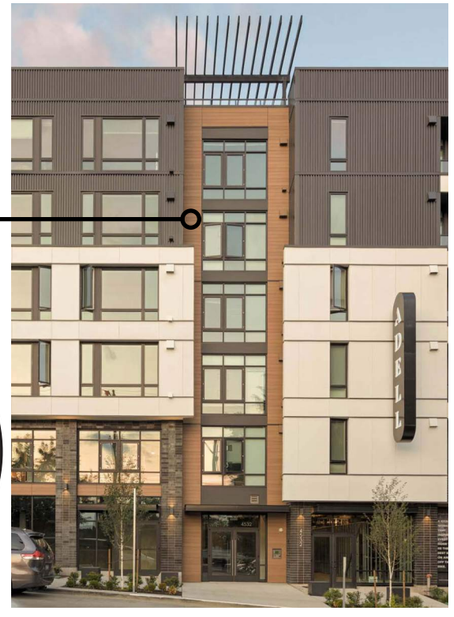


ADELL APARTMENTS
1701 NW 56th St,
Seattle, WA 98107

CLARK | BARNES
Completed: 2018

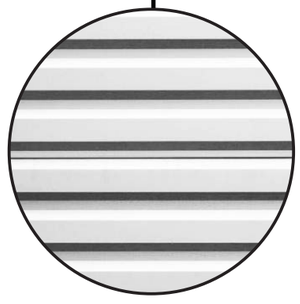


WOOD TONE SIDING

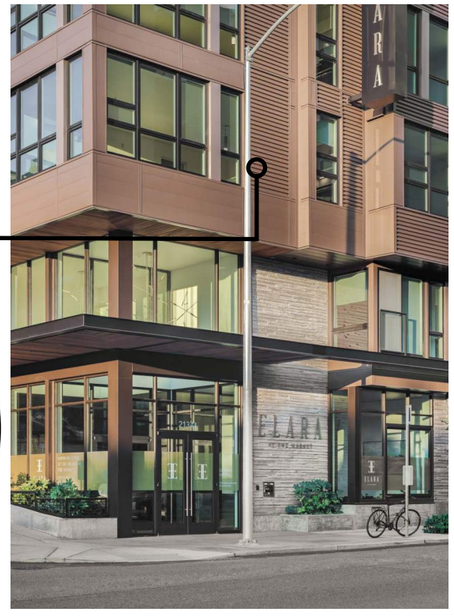


ELARA APARTMENTS
2134 Western Ave,
Seattle, WA 98121

CLARK | BARNES
Completed: 2018

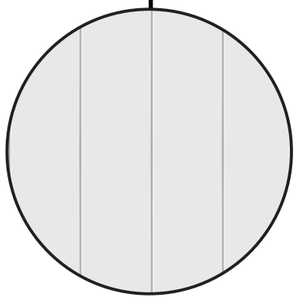


METAL PANEL - CONTOUR

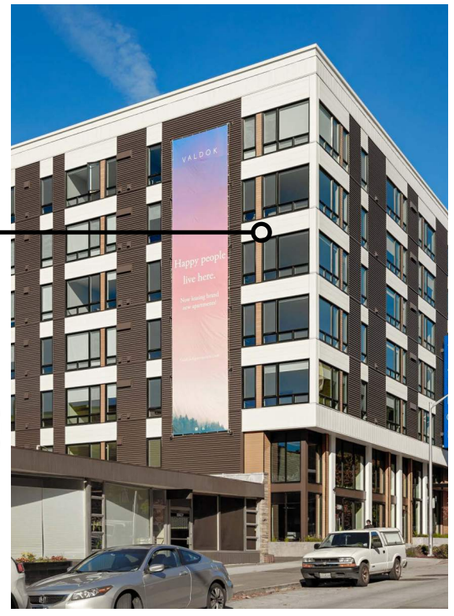


VALDOK APARTMENTS
1701 NW 56th St,
Seattle, WA 98107

CLARK | BARNES
Completed: 2018

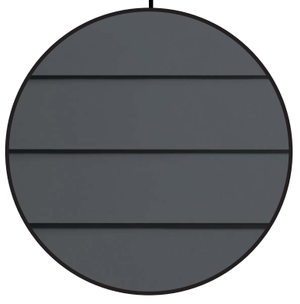


METAL PANEL - SMOOTH

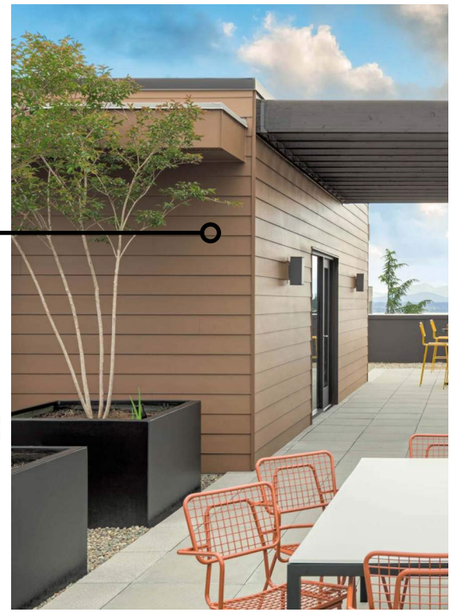


ADELL APARTMENTS
1701 NW 56th St,
Seattle, WA 98107

CLARK | BARNES
Completed: 2018



LAP SIDING



RENDERINGS [13.0]

CLARK
BARNES



RENDERINGS [13.0]

CLARK
BARNES



RENDERINGS [13.0]

CLARK
BARNES



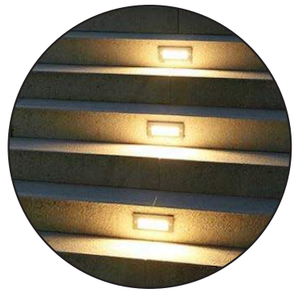
EXTERIOR LIGHTING PLAN [14.0] - STREET LEVEL

CLARK
BARNES





SPECIALTY LIGHTING FOR SCULPTURE



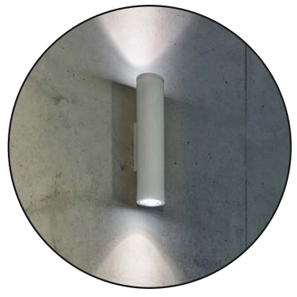
1 STAIR TREAD



2 LANDSCAPE UPLIGHT



3 DOWN LIGHT



4 SCONCE



5 ALLEY LIGHT

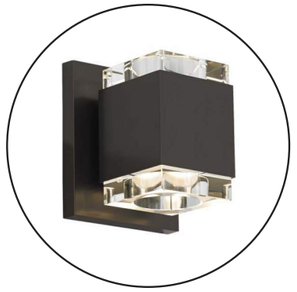


6 CATENARY LIGHT

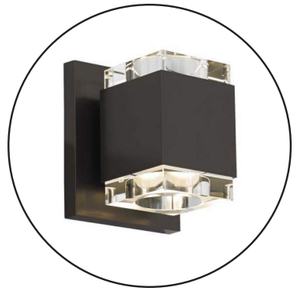
EXTERIOR LIGHTING PLAN [14.0] - LEVEL 7

CLARK
BARNES

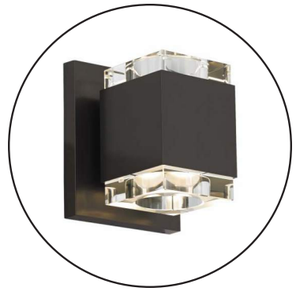




6 SCONCE
UP & DOWN



7 SCONCE
DOWN ONLY
(LEVEL 2)



8 SCONCE
DOWN ONLY
(LEVEL 6)



9 SCONCE



10 SCONCE

SIGNAGE PLAN PROPOSAL

CLARK BARNES



1 COMMERCIAL ENTRY CANOPY



2 COMMERCIAL CANOPY BLADE SIGN



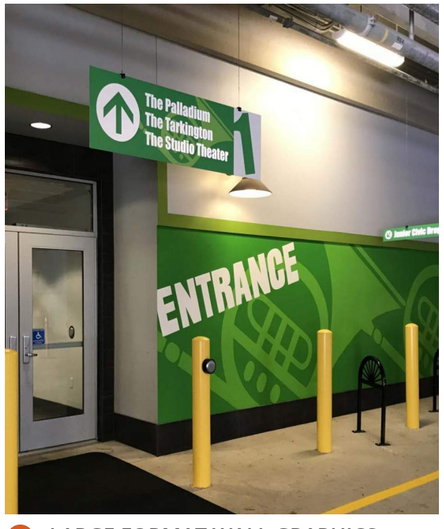
3 RESIDENTIAL ENTRY SIGNAGE



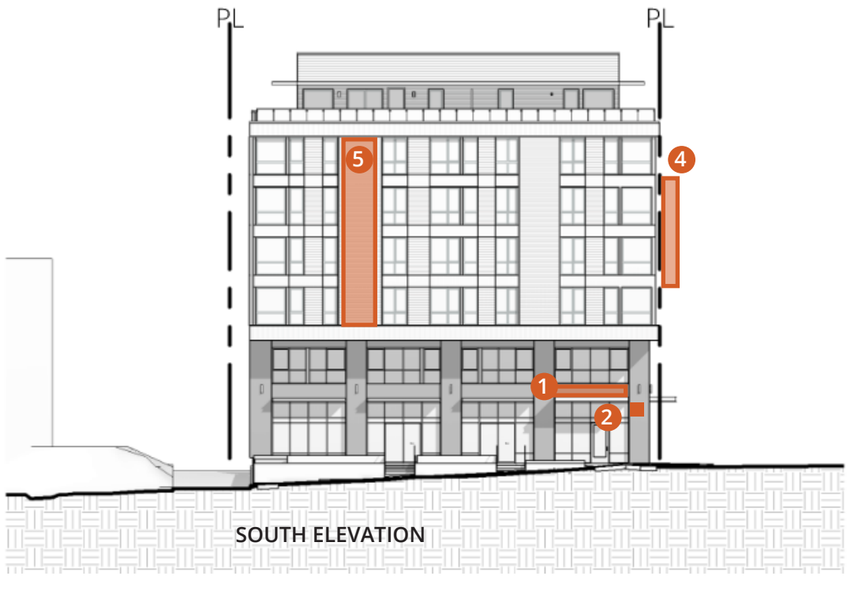
4 MAIN BUILDING BLADE SIGN



5 BUILDING WALL SIGN / BANNER



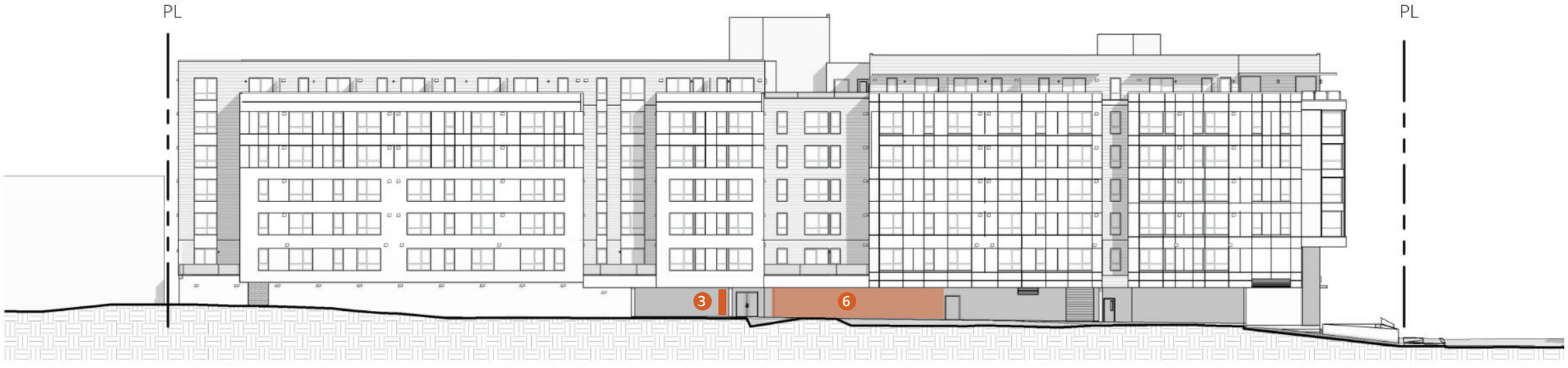
6 LARGE FORMAT WALL GRAPHICS



SOUTH ELEVATION

SIGNAGE PLAN PROPOSAL

CLARK BARNES



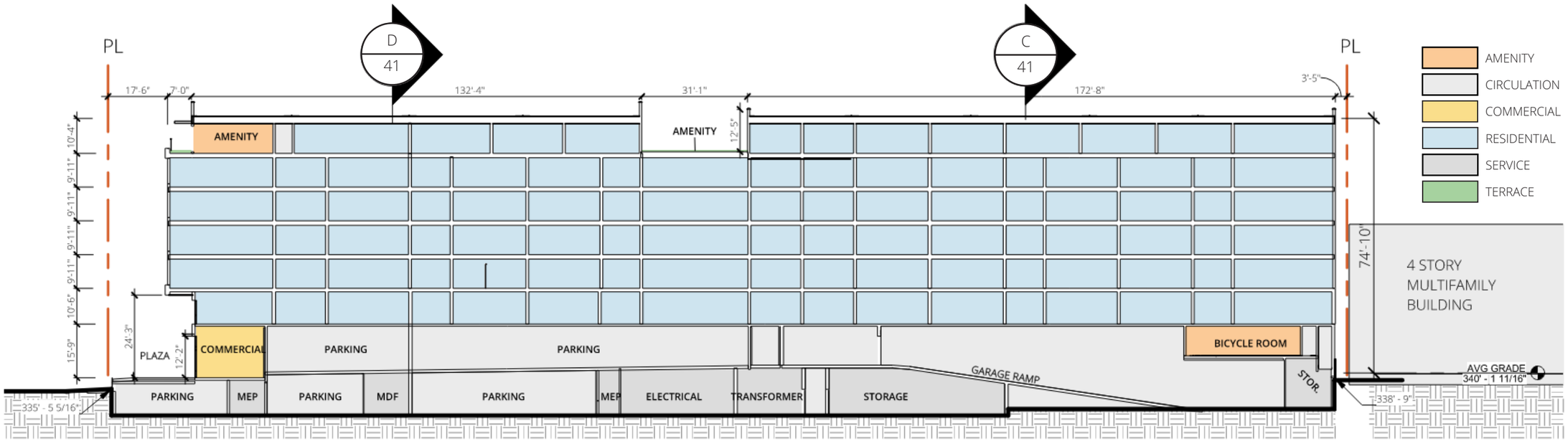
WEST ELEVATION



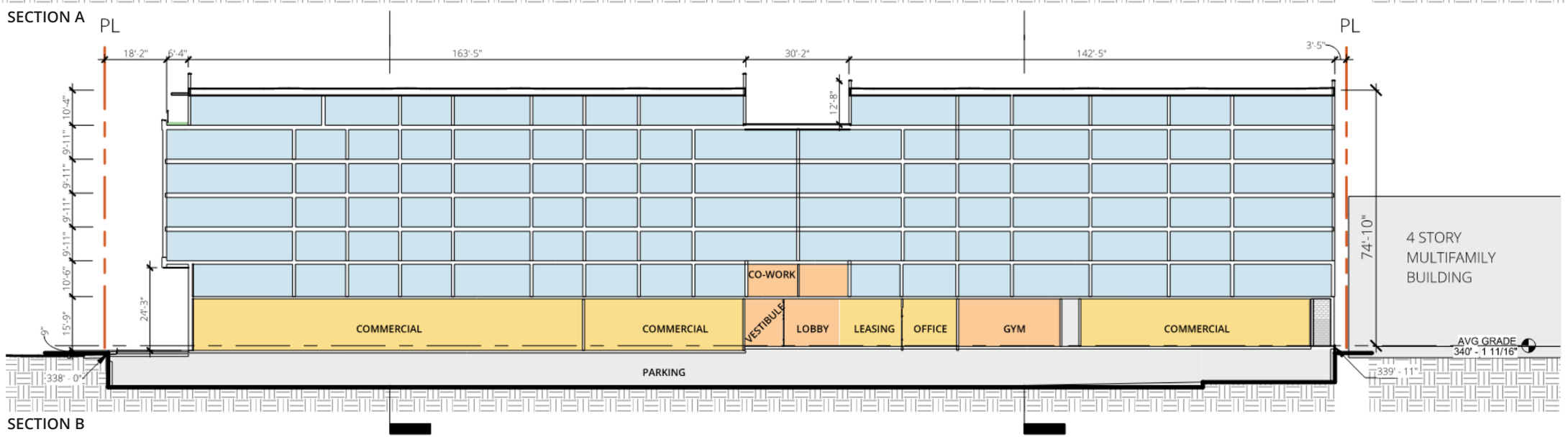
EAST ELEVATION

BUILDING SECTIONS [16.0]

CLARK BARNES



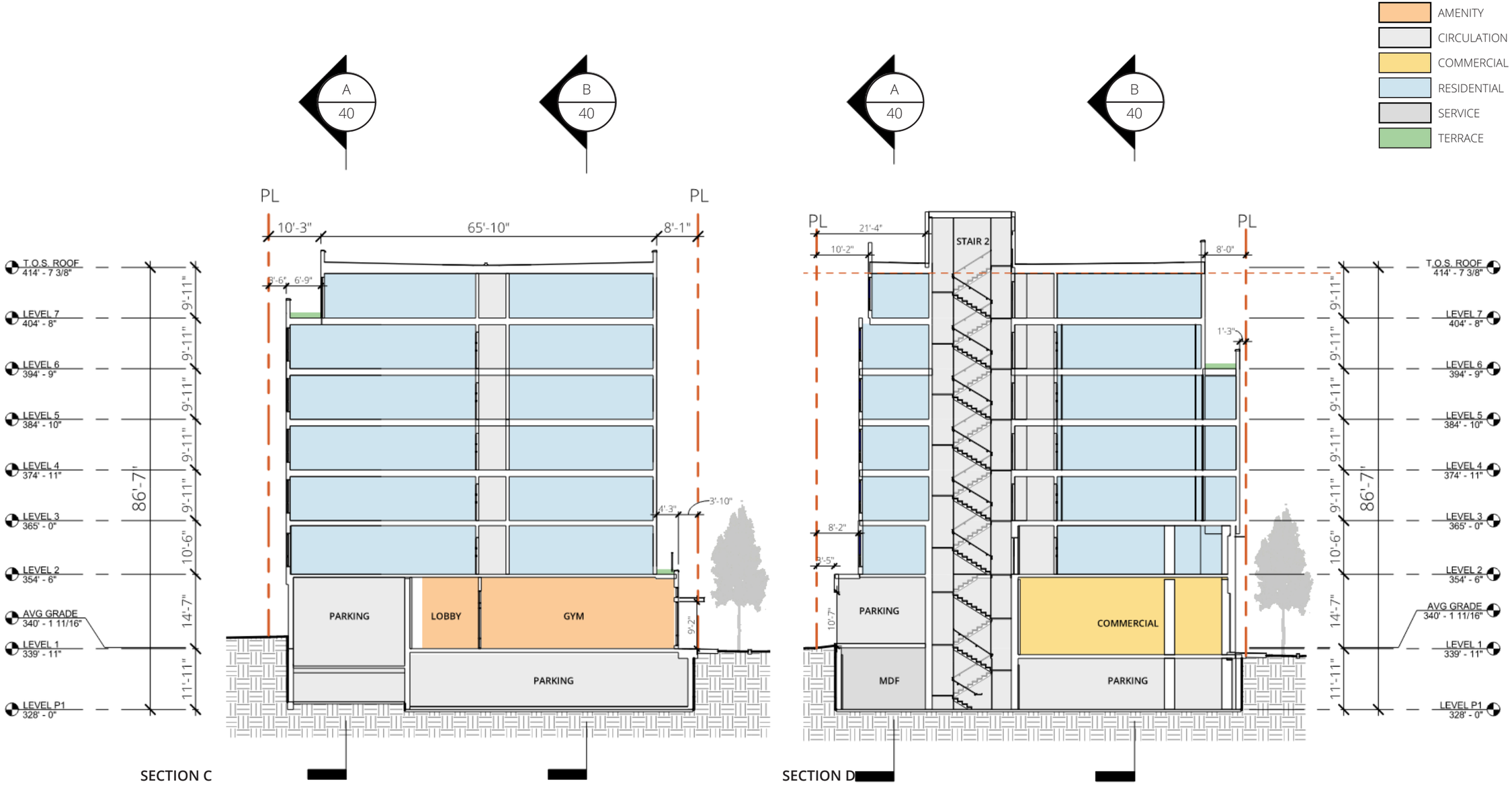
SECTION A



SECTION B

BUILDING SECTIONS [16.0]

CLARK BARNES



LANDSCAPE PLAN

CLARK
BARNES

CONCRETE PAVING
PER COS STD. PLAN 420 W/ THE FOLLOWING EXCEPTIONS:
-SAND COATED EXPANSION JOINTS
-SAW CUT CONTROL JOINTS
-SCORE PER PLAN

T — **THROUGH JOINT**

BIKE RACK
TOFINO NO SCRATCH SURFACE MOUNT RACK, BY SPORTWORKS, INSTALL PER MFG. RECOMMENDATIONS

TREE PROTECTION
PER COS STANDARD DETAILS 132 & 133

CONCRETE PAVERS
SIZE: 2'X2', COLOR: TBD

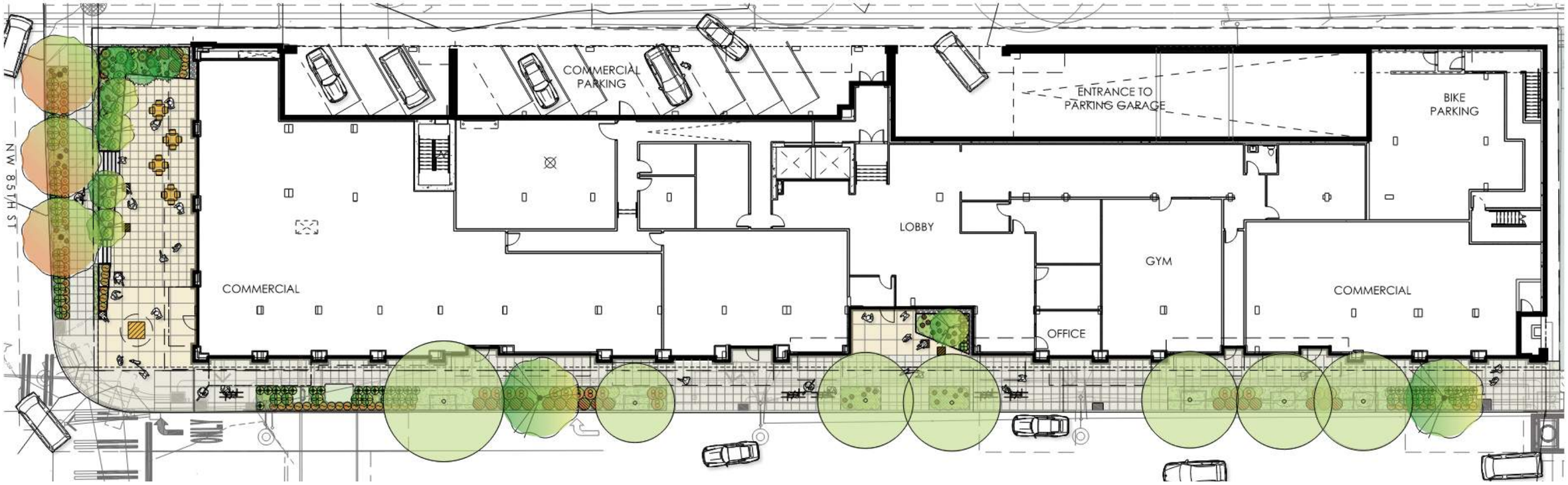
ROOT BARRIER
BIO BARRIER, MFG. BY TYPAR, 4'W X 7' L, 16" BELOW ROOT BALL. INSTALL BETWEEN EX. SANITARY SEWER LINE AND ROOT BALL.

METAL EDGE
SOIL DEPTH: MOUND TO 24"
REF: L1.4 / DET. 6

STONE SLAB
2'W X18" HT. @ FIN GRADE,
SEE PLAN FOR LENGTHS,
SALT & PEPPER GRANITE W/SAWN TOP, SPLIT FACE
REF: L1.4 / DET. 4 & 5

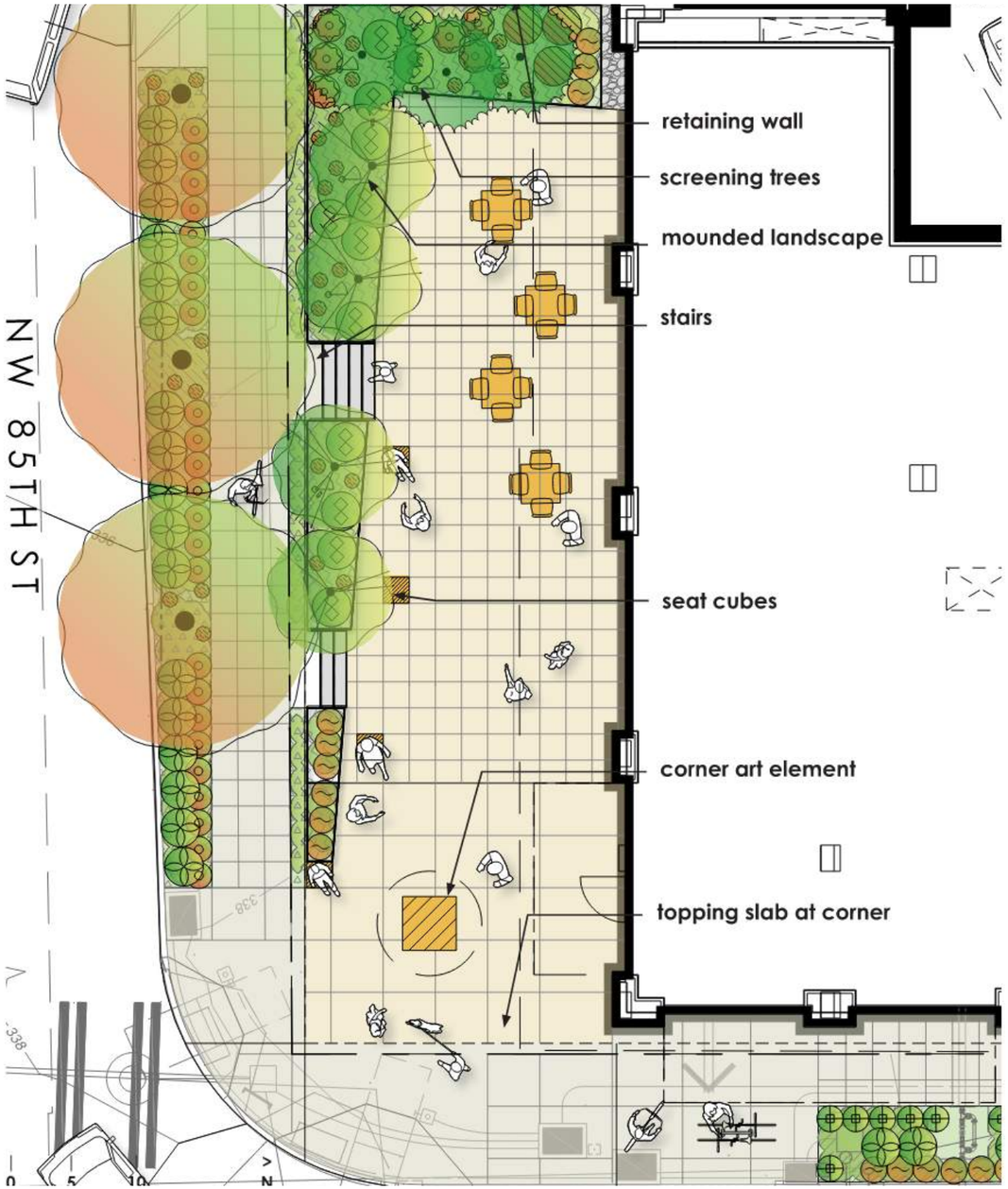
MULCH
4" DEPTH

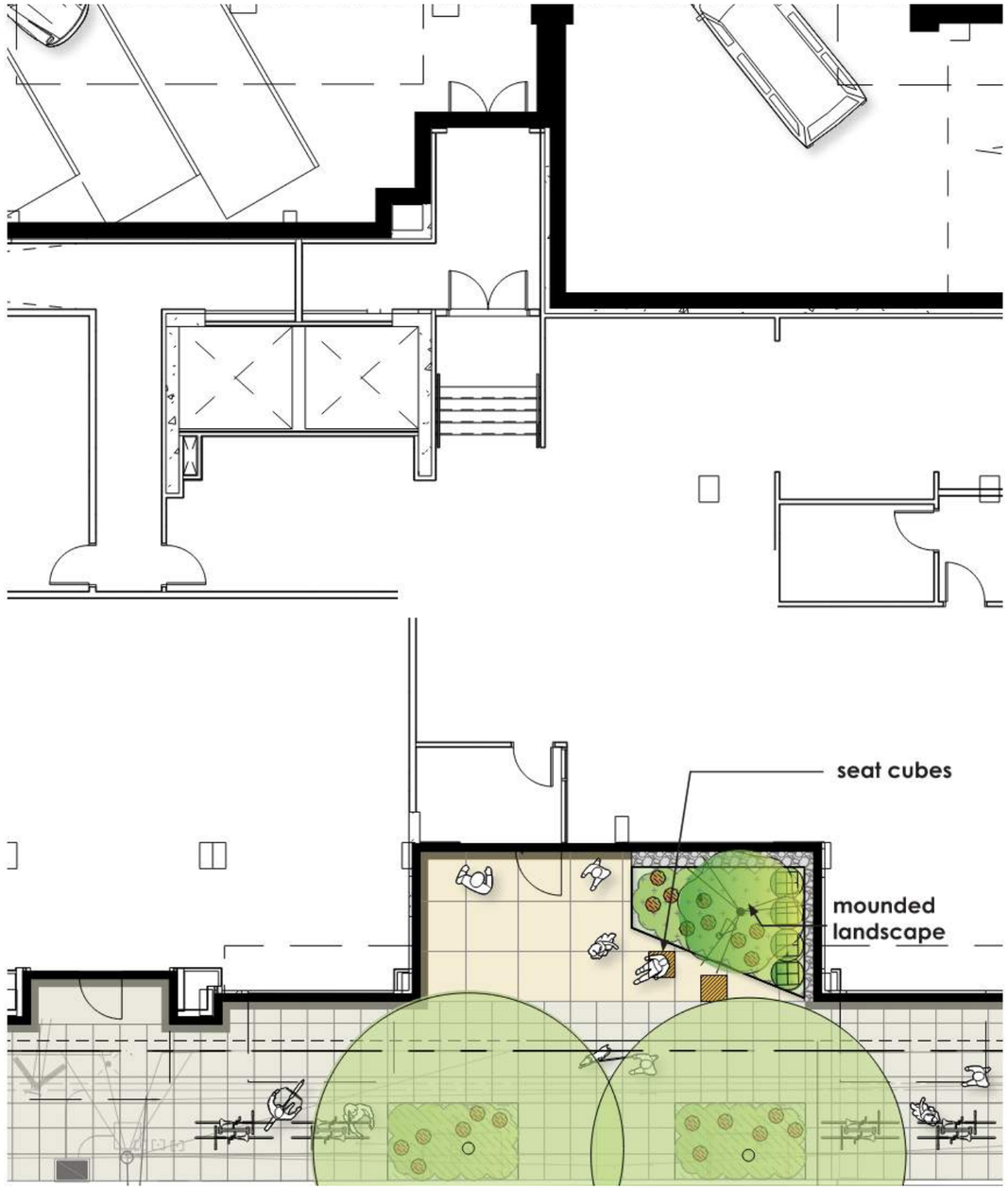
AL — **ALIGN**



LANDSCAPE PLAZA PLAN

CLARK
BARNES





LANDSCAPE INSPIRATION IMAGES

CLARK BARNES



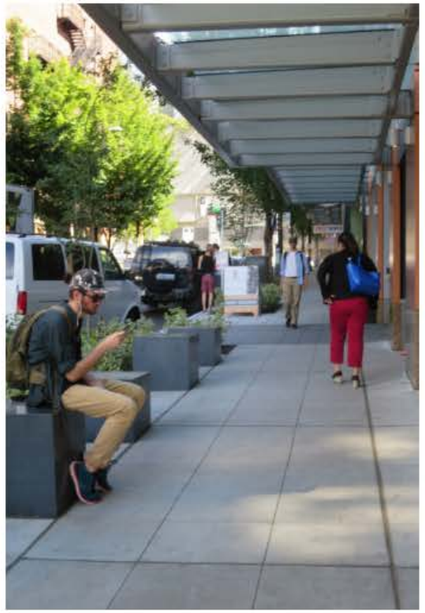
indoor outdoor plaza retail



south facing plaza



looking up at terrace from sidewalk, with retaining wall at alley



seat cubes

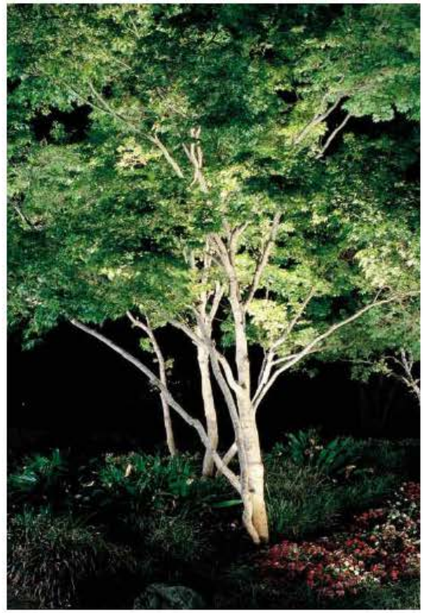


with art



mounded landscape on structure

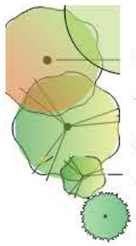




tree uplights

LANDSCAPE SCHEDULE

CLARK BARNES



NYSSA SYLVATICA	TUPELO
ACER SACCHARUM 'LEGACY' **	'LEGACY' SUGAR MAPLE
ON-SITE TREES	
ACER PALMATUM (GREEN)	JAPANESE MAPLE
CHAMAECYPARIS OBTUSA 'GRACILIS'	SLENDER HINOKI FALSE CYPRESS
SHRUBS	
CORNUS STOLONIFERA 'KELSEYI' *	'KELSEYI' RED TWIG DOGWOOD
LONICERA PILEATA **	BOX-LEAF HONEYSUCKLE
NANDINA DOMESTICA 'MOON BAY' **	MOON BAY NANDINA
VIBURNUM DAVIDII **	DAVID'S VIBURNUM
PIERIS JAPONICA 'CAVATINE'	DWARF LILY OF THE VALLEY SHRUB
ILEX CRENATA 'CONVEXA' **	CONVEX-LEAF JAPANESE HOLLY
SPIRAEA X BUMALDA 'DENISTAR' *	'DENISTAR' SPIRAEA
ROSA 'AMBER FLOWER CARPET'	'AMBER FLOWER CARPET' ROSE
BUXUS MICROPHYLLA 'COMPACTA' *	LITTLE-LEAF BOXWOOD
ACCENT PERENNIALS (PLACED IN FIELD BY LA)	
HELLEBORUS ORIENTALIS *	HELLEBORE (PINK AND WHITE)
HEMEROCALLIS X HYBRID 'STELLA D'ORO'	'STELLA D'ORO' DAYLILY
RUDBECKIA FULGIDA 'GOLDSTURM'	'GOLDSTURM' BLACK EYED SUSAN
GROUNDCOVERS	
70% LIRIOPE SPICATA 30% POLYSTICHUM MUNITUM	70% CREEPING LILYTURF 30% SWORD FERN
50% EPIMEDIUM X PERRALCHICUM ** 25% ASTILBE X ARENDSII 'PEACH BLOSSOM' 25% POLYSTICHUM SETIFERUM	50% HYBRID EPIMEDIUM 25% PEACH BLOSSOM ASTILBE 25% SOFT SHIELD FERN
70% LIRIOPE SPICATA 30% POLYSTICHUM MUNITUM	70% CREEPING LILYTURF 30% SWORD FERN
70% OPHIOPOGON PLANISCAPUS 'NIGRESCENS' 30% POLYSTICHUM SETIFERUM	70% BLACK MONDO GRASS 30% SOFT SHIELD FERN

TREES



Nyssa sylvatica
Tupelo



Carpinus japonica
Japanese Hornbeam



Acer palmatum
Japanese Maple



Magnolia virginiana 'Jim Wilson'
Sweet Bay Magnolia

SHRUBS



Cornus kelseyii
Kelsey Redtwig Dogwood



Lonicera pileata
Boxleaf Honeysuckle



Nandina 'Gulf Stream'
'Gulf Stream' Heavenly Bamboo



Viburnum davidii
David's Viburnum



Rhododendron 'Hino Crimson'
'Hino Crimson' Azalea



Ilex crenata 'Convexa'
Convex-leafed Japanese Holly



Spiraea x bumalda 'Denistar'
Superstar Spirea



Rosa 'Amber Flower Carpet'
'Amber Flower Carpet' Rose

ACCENTS



Helleborus orientalis
Lenten Rose



Hemerocallis x 'Stella de Oro'
Stella de Oro Dwarf Daylily



Rudbeckia Goldsturm'
Black-Eyed Susan



Polystichum setiferum
Soft Shield Fern

DEPARTURE 1 [9.0]

CLARK BARNES

STREET-LEVEL DEVELOPMENT STANDARDS 23.47A.008.C.5.A

The code states that, "The maximum width and depth of a structure, or of a portion of the structure for which the limit is calculated separately according to subsection 23.47A.008.C.5.b, is 250 feet, except as otherwise provided in subsection 23.47A.008.C.5.c".

Departure Requested

Please note that based on the current version of SMC (4/16/21) the proposed departure would no longer be required. Per 23.47A.008.C.5.a, "Structure width may exceed 250 feet if the structure complies with the modulation standards in subsection 23.47A.014.D". The current design meets the modulation standards as detailed in subsection 23.47A.014D, "at least one portion of the structure 30 feet or greater in width must be setback a minimum of 15 feet from the front property line."

PROPOSAL

The applicant proposes that a single structure exceeding 250 feet in length mitigated by a substantial modulation at the main entry and set back significantly from the property line (along NW 85th) meets the design criteria more effectively than separating the project into two separate masses and implementing the minimum code compliant setbacks.

Note that the proposed mass is shorter in total length than the previously proposed EDG massing (Option A) which meets all code requirements related to building width and setbacks.

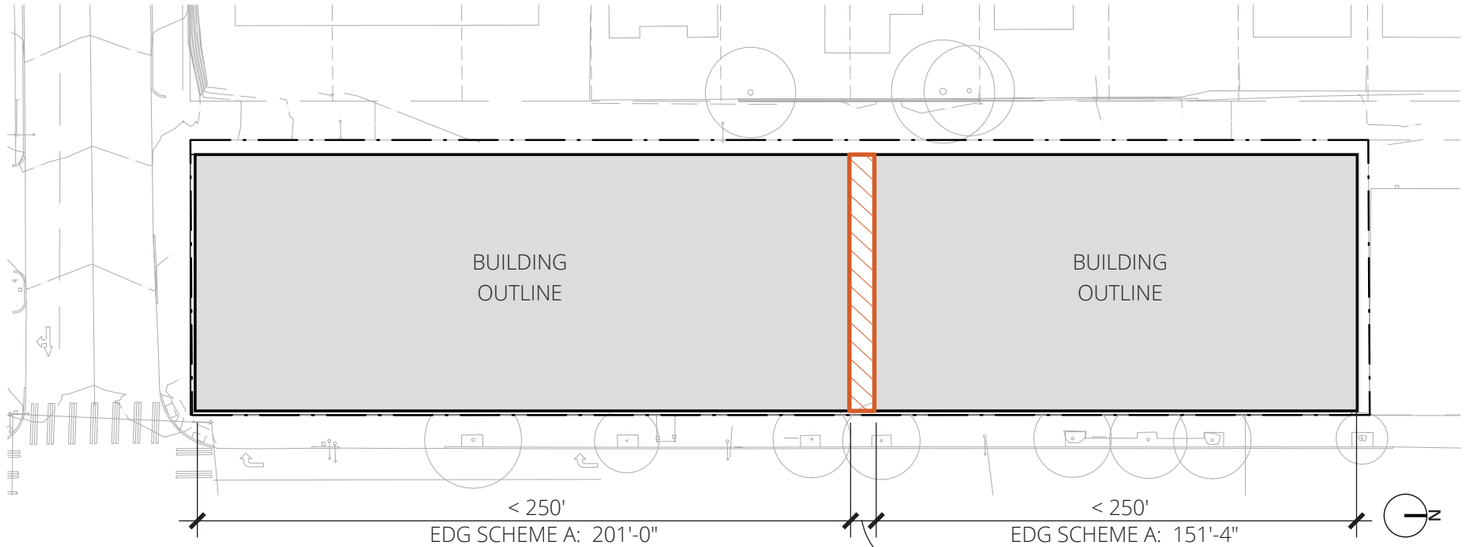
DEPARTURE RATIONALE

The proposed departure will help the project more successfully meet the intent of the following design guidelines.

CS2-A-1 Sense of Place: The proposed setback along 85th creates a new public outdoor plaza which will create a strong identity for the project and help to establish a distinctive sense of place for this evolving neighborhood. The plaza will incorporate robust landscaping, integrated outdoor seating, a distinctive paving pattern, specialty lighting and a featured sculptural piece which all support and reinforce the uniqueness of the plaza as a new neighborhood destination.

CS2-C-1 Corner Sites: The proposed departure helps reinforce this corner site as a gateway and focal point in the area. The use of high quality materials (masonry, wood, metal panel) along with exterior lighting and upper level setbacks around this corner along with the implementation of the aforementioned public plaza all highlight the site as an important part of the evolving neighborhood.

PL1-A-2 Network of Open Spaces / Adding to Public Life: The departure will create a new open space that will add to the public life of the Crown Hill community. The public plaza will include community seating and multiple entry/exit locations which will foster human-interaction and strengthen the sense of community.



CODE COMPLIANT DIAGRAM

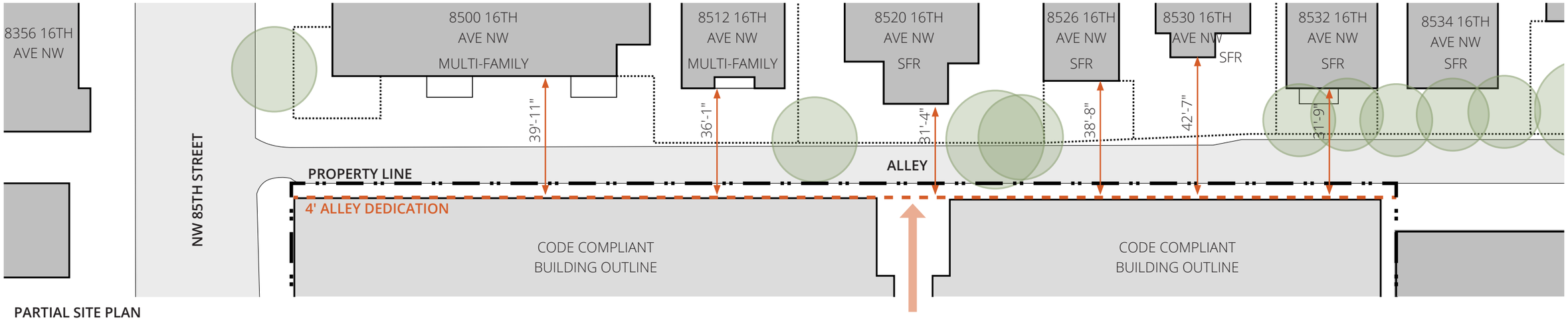


CURRENT SCHEME

336'-0" CURRENT BUILDING WIDTH AT STREET LEVEL
352'-4" COMBINED CODE COMPLIANT BUILDING WIDTH (EDG SCHEME A)

DEPARTURE 1 CONTINUED [9.0] URBAN DESIGN ANALYSIS

CLARK BARNES



PARTIAL SITE PLAN

PL2-B-1 Safety and Security: Create a safe environment by providing lines of sight and encouraging natural surveillance

PL3-B-1 Security and Privacy: Provide security and privacy for residential buildings trough the use of a buffer or semi-private space between the development and the street or neighboring buildings.

A code compliant massing scheme (two separate masses) would create a narrow corridor between the buildings which is perceived as unsafe. However, a single building mass setback significantly along NW 85th Street as proposed in this departure creates an open and inviting connection to the surrounding neighborhood. This also creates wider lines of site and encourages natural surveillance.

Per the Crown Hill Community Workshop #4 Summary, "Enclosed courtyards do not seem as safe".



Combining the building masses into a single structure also creates a single principal residential entry along 15th Ave NW. Having a single entry provides additional security and privacy for the residents. The integration of landscaping, seating elements, and lighting in conjunction with a significant setback at the entry creates an effective buffer between the building and the adjacent street.

Per EDG Guidance staff supports the indication of a unique and large-scale expression for the principal residential entry.



ADJACENT WINDOW ELEVATION

ALLEY

DEPARTURE 1 CONTINUED [9.0] - URBAN DESIGN ANALYSIS

CLARK BARNES

INCREASED VISIBILITY, SAFETY, AND PUBLIC SPACE AT CORNER



RECESSED MASS AT ENTRY PLAZA MEETS INTENT OF SMC 23.47A.014.D

AERIAL PERSPECTIVE LOOKING WEST

CODE PERMITTED BUILD-TO VOLUME



CORNER PERSPECTIVE LOOKING NORTHEAST



CORNER PERSPECTIVE LOOKING SOUTHWEST

DEPARTURE 1 CONTINUED [9.0] - CROWN HILL URBAN VILLAGE

CLARK BARNES

CROWN HILL COMMUNITY PRIORITIES
CURRENTLY IN DEVELOPMENT

The intersection of 15th Ave NW and NW 85th Street has been identified by the developing Crown Hill Urban Village Community Planning committee as a "gateway hub" which should utilize plazas, unique architecture, and space for pedestrians to move." It has also been identified as an "opportunity space for growing a transit hub and supporting public spaces."
- Crown Hill Community Village Community Planning Work Party - December 2019

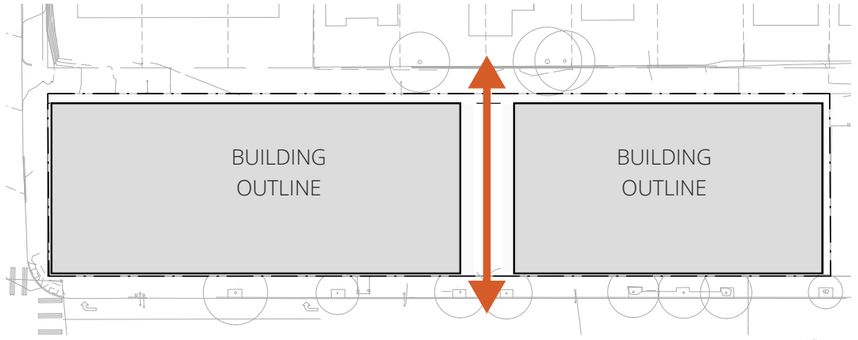
While this project is not required to meet the Crown Hill Urban Village design guidelines the proposed departure creates a public plaza and emphasizes the site as a "gateway hub". The resulting open space abuts the public ROW along 85th Ave NW and will encourage the public to actively engage with the site.

The proposed departure aligns with community goals in the following ways:

- Activate the urban edge along NW 15th Avenue by improving the pedestrian experience with larger setbacks and green spaces
- Create vibrate local retail spaces that serves the community's needs
- Plazas at corners with public seating
- Need sidewalks, small businesses, and open space for the public
- Enhance the identity of districts and nodes within the urban village
- Create iconic places for social interaction, celebrate local people and cultures, and support a vibrant public life

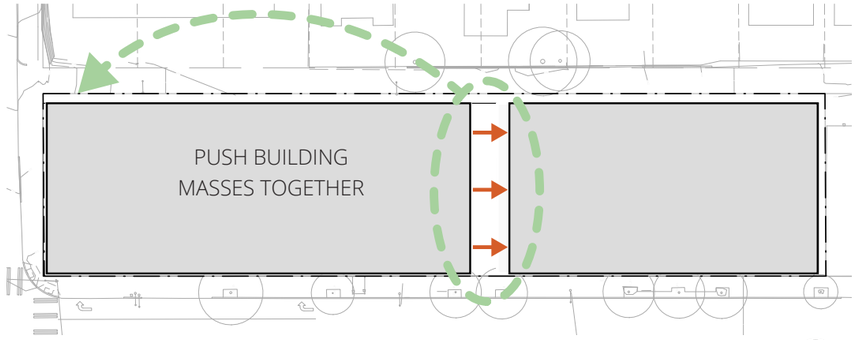
Notes are based on community feedback collected during the development of the Crown Hill Urban Village Design Guidelines (2018-2019)

DIRECT CONNECTION FROM STREET EDGE TO SINGLE FAMILY RESIDENCES



CODE COMPLIANT DIAGRAM

RELOCATE SPACE BETWEEN BUILDINGS TO INTERSECTION



SCHEME A - SITE DIAGRAM



PUBLIC PLAZA - LOOKING NW



PUBLIC PLAZA - LOOKING NE