

Streamlined Design Review (SDR)

4723 18TH AVE NE

Project #: #3039499-EG

Applicant Team: AGI LLC
Developer

b9 architects
Architect

Root of Design
Landscape Architect

July 19, 2022

b9 architects

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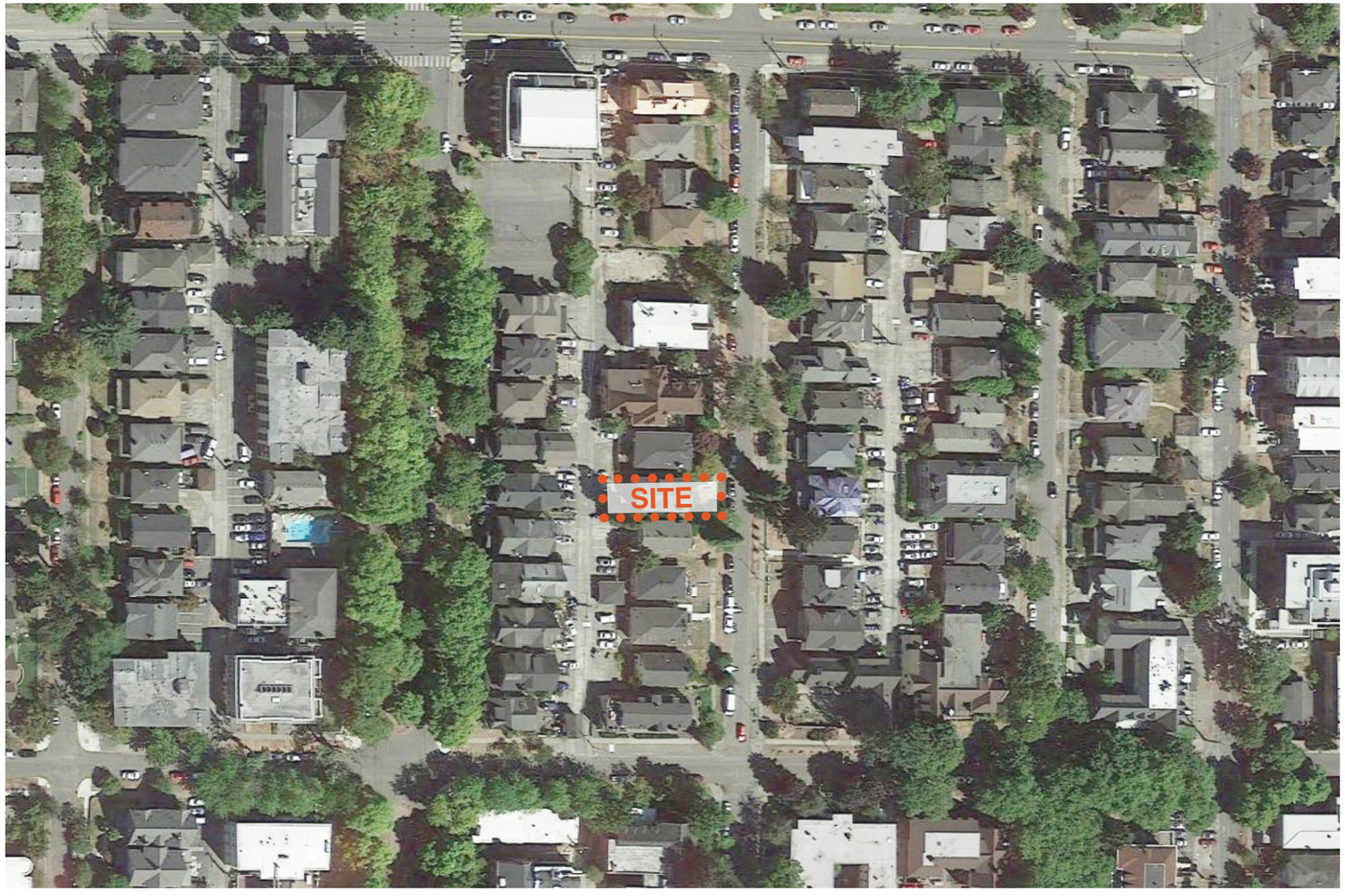
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OBJECTIVES

Construct a residential apartment structure with five stories above street level. The structure will have (31) units. No parking is required or provided. Existing structure to be demolished.

Gross Floor Area	11,970 sf
Number of SEDUs	31
Number of Parking Spaces	0
Number of Long-term Bike Parking Spaces	31
Number of Short-term Bike Parking Spaces	2

Sustainability

Design and construct new structure to achieve a 4-Star Built Green certification.

EARLY PUBLIC OUTREACH SUMMARY

As the applicant for a proposal at 4723 18th Ave NE, b9 architects conducted and completed the Early Community Outreach requirements. Outreach will include numerous posters placed throughout the neighborhood and on utility poles, an interactive project webpage and an online survey. Members of the community were able to provide input on the proposed development through an online survey.

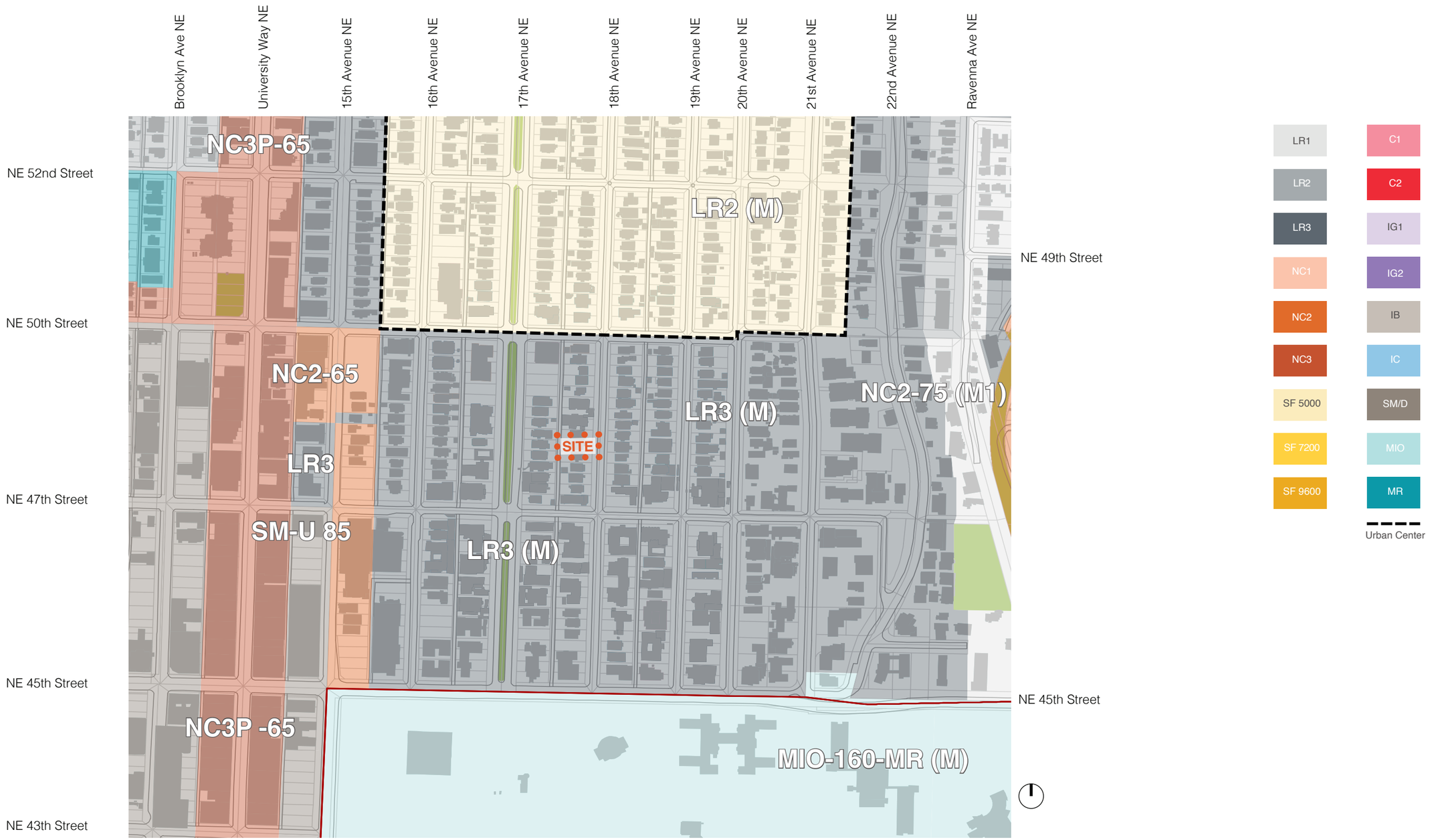
Per the SDCI Director's Rule 4-2018/DON Director's Rule 1-2018
VI.E.- Documentation: Early Design Guidance

> *Applicants shall include a summary of the design-related feedback they heard during their community outreach as part of their final EDG packet. While collaborative approach is encouraged between the applicant and the community, the applicant is not required to incorporate any specific community feedback into the project's design. Comments and discussion presented at the Design Review meetings should focus on compliance with the established design guidelines. Applicants may, at their discretion, respond directly to the community about any feedback that is not related to Design Review.*

	OUTREACH METHOD	DATE IMPLEMENTED	DESIGN-RELATED COMMENTS
1	Printed Outreach 10 posters placed in neighborhood landmarks, community and utility poles	6/1/2022	• None
2	Digital Outreach Interactive project webpage	5/31/2022	• None
3	Digital Outreach Internet survey	5/31/2022	• Important street level entries and public areas include • Pedestrian space • Sidewalk cafes/benches that allow residents and neighborhood to congregate • Concerns listed about the future project include: • Exterior aesthetic • Affordability • Specific Suggestions • The neighborhood makeup of University students should drive the project goals. • Future Proofing Suggestions • Design with longevity in mind for student tenants, and endurable materials should be chosen to maximize the life of the project.

ZONING ANALYSIS

This site is located in an LR3 (M) and does not directly abut any other zones.



ZONING SUMMARY

23.45.504 PERMITTED USES:

- Residential use permitted outright

23.45.510 FLOOR AREA RATIO:

- 2.3 with MHA Suffix
- The outdoor amenity area is located at ground level or within 4'-0" of finished grade

23.45.512 DENSITY LIMITS:

- No density limits

23.45.514 STRUCTURE HEIGHT:

- 50'-0" base height limit, for zones with an MHA suffix
- Elevators may extend 16' above the maximum height limit
- Open railings, planters, greenhouses not dedicated to food production, parapets, and firewalls on the roofs of principal structures may extend 4 feet above the maximum height limit

23.45.518 SETBACKS AND SEPARATIONS:

- Front- 5 feet minimum
- Rear- 10 feet minimum with alley, 1' for future dedication
- Side more than 40 feet- 7 feet average; 5 feet minimum
- Separations - 10 feet minimum separation between principal structures

23.45.522 AMENITY AREA:

- The required amenity area in LR zones for apartments is equal to 25 percent of the lot area.
- A minimum of 50% of the required amenity area shall be provided at ground level.
- All units shall have access to a common or private amenity area.
- In LR zones, an amenity area shall not be enclosed within a structure.
- For apartments, amenity area required at ground level shall be provided as common space.
- No common amenity area shall be less than 250 square feet in area, and common amenity areas shall have a minimum horizontal dimension of 10 feet.
- Common amenity areas shall be improved as follows:
- 1) At least 50 percent of a common amenity area provided at ground level shall be landscaped with grass, ground cover, bushes, bioretention facilities, and/or trees.
- 2) Elements that enhance the usability and livability of the space for residents, such as seating, outdoor lighting, weather protection, art, or other similar features, shall be provided.
- The common amenity area required at ground level for apartments shall be accessible to all apartment units.

23.45.524 LANDSCAPING STANDARDS:

- A Green Factor Score of 0.6 or greater is required on LR lots with more than one new dwelling unit.
- Street trees are required if any type of development is proposed.

23.45.527 STRUCTURE WIDTH AND FACADE LENGTH LIMITS:

- Maximum Structure Width: 150 feet for apartment developments in LR3 lots within urban centers.
- Maximum Facade Length: 65% of lot line for portions of facade within 15 feet of lot line.

23.45.534 LIGHT AND GLARE STANDARDS:

- Exterior lighting shall be shielded and directed away from adjacent properties

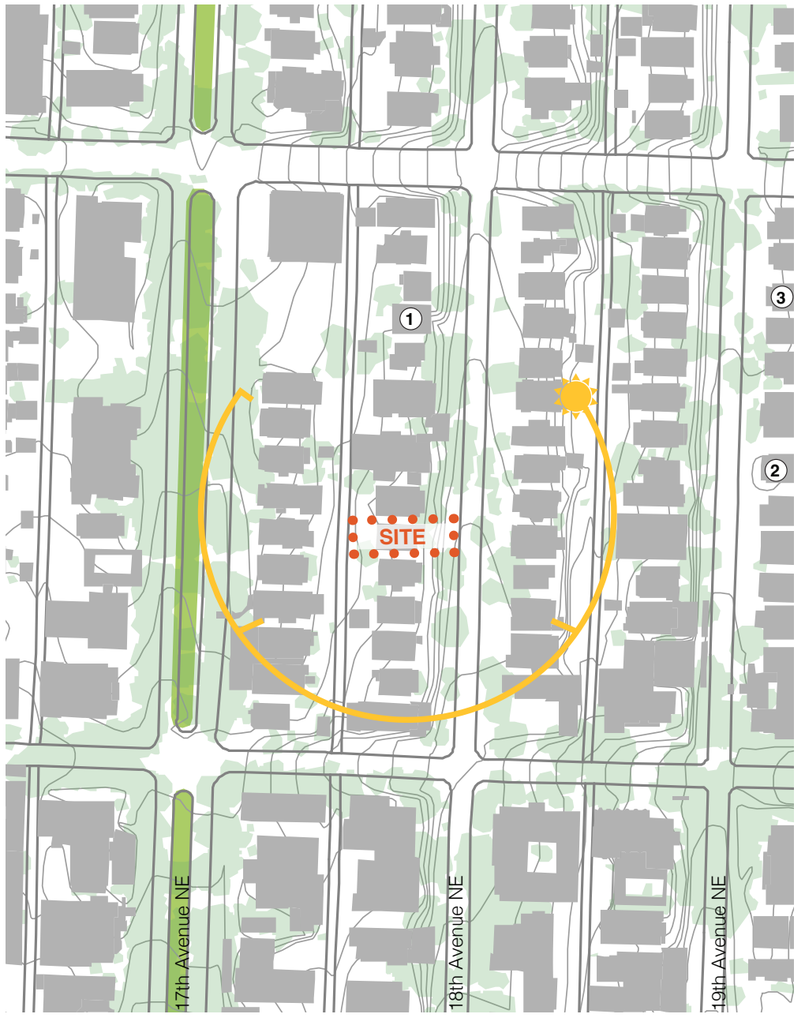
23.54.040 TRASH AND RECYCLING STORAGE:

- Residential units: 26-50 units =375 square feet minimum of shared storage area

23.54.015.K BICYCLE PARKING:

- Long Term Parking Requirement : 1 Per Dwelling Unit
- Short Term Parking Requirement : 1 Per 20 Dwelling Units.
- Long term bicycle parking shall be located where bicyclists are not required to carry bicycles on a stair to access the parking
- Provide full weather protection for all required long-term bicycle parking.
- Rounding. For long-term bicycle parking, calculation of the minimum requirement shall round up the result to the nearest whole number. For short-term bicycle parking, calculation of the minimum requirement shall round up the result to the nearest whole even number.

SITE OPPORTUNITIES & CONSTRAINTS



Proposed Developments in Proximity to the Site

	Address	Proposal
1	4741 18TH AVE NE	5 Townhouses
2	4730 19TH AVE NE	5-Story 80 Unit Apartment Building
3	4749 20TH AVE NE	Apartment Building

ADJACENT USES



EXISTING CONDITIONS

- 4723 18th Ave NE is a 4,319 square foot rectangular lot with approximate dimensions of 40 feet north-south and 108 feet east-west. The lot currently contains an existing rooming house built in 1912. The immediate surroundings are a mix of rooming houses, fraternity houses, sorority houses, apartments and single family homes.

- The site slopes down to the east with a roughly 11'-0" grade change. An alley provides access at the rear of the lot.
- A large Japanese Maple, noted as exceptional by the arborist report provided in this packet, is situated in the southeast corner of the adjacent lot to the north. A tree protection area has been identified.





1 View facing Southeast looking at site



2 View facing South looking at site



3 View facing Southwest looking at site



4 View facing West looking at site

NEIGHBORHOOD ANALYSIS

- The parcel is located midblock on the west side of 18th Avenue NE between NW 50th Street and NW 47th Street.
- Prior to and after the 2019 upzone through the city's Mandatory Housing Affordability legislation, the site's zone was LR3 with an "M" suffix after the upzone. Along 18th Avenue NE are predominantly rooming houses, fraternities, sororities, single family houses.
- This site is well served by the Link light rail, bus lines, including the #31, #32, #45, #48, #73, #79 facilitating travel to many Seattle neighborhoods including; Downtown, Wallingford, the U-District, Queen Anne, Greenwood, Magnolia. The site is less than 1 mile to the Burke-Gilman trail.
- University Way NE is located four blocks west of the site. University Way is a major arterial that connects Ravenna and the University District. The site is close to significant mixed-use developments along University Way NE.





1 Congregate Housing at 18th Ave NE and NE 50th St.



2 Every Nation Chruch Seattle at 17th Ave NE.



3 Campus Christian Ministry Center along 19th Ave NE between NE 47th St and NE 45th St.



4 Rooming House on 19th Ave. between NE 50th St and NE 47th St.



5 Tamarac Apartments on 17th Ave NE between NE 50th St and NE 47th St.



6 Alpha Delta Pi Soroity at 18th Ave NE and NE 47th St.



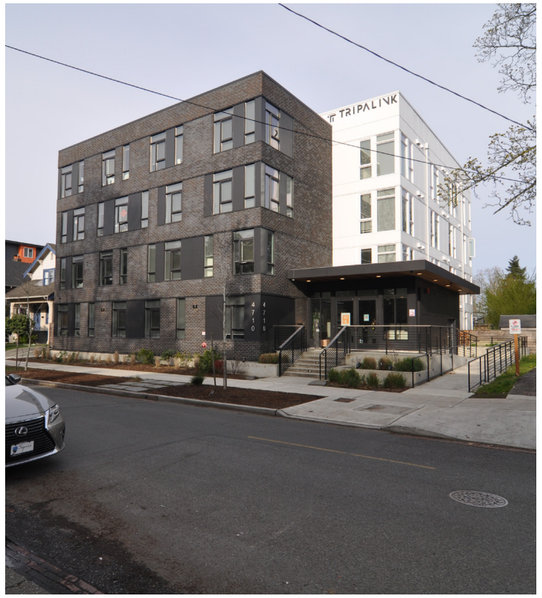
7 Lavender Apartments on 18th Ave NE between NE 47th Ave and NE 45th Ave.



8 Rooming House on 18th Ave NE between NE 47th Ave and NE 50th Ave.



9 Apartments under construction by b9 architects along 20th Ave NE between NE 50th and NE 47th St.



10 Apartments along 20th Ave NE between NE 50th and NE 47th St.



11 Congregate Housing along 21st Ave NE between NE 50th and NE 47th St.



12 Duplex on 18th Ave NE between NE 47th Ave and NE 50th Ave.

SITE SURVEY

ADDRESS

4723 18TH AVE NE

PARCEL #

882390-1765

LEGAL DESCRIPTION

LOT 10, BLOCK 13, UNIVERSITY PARK ADDITION TO THE CITY OF SEATTLE, AS PER PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE 85, RECORDS OF KING COUNTY AUDITOR; SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON

LOT SIZE

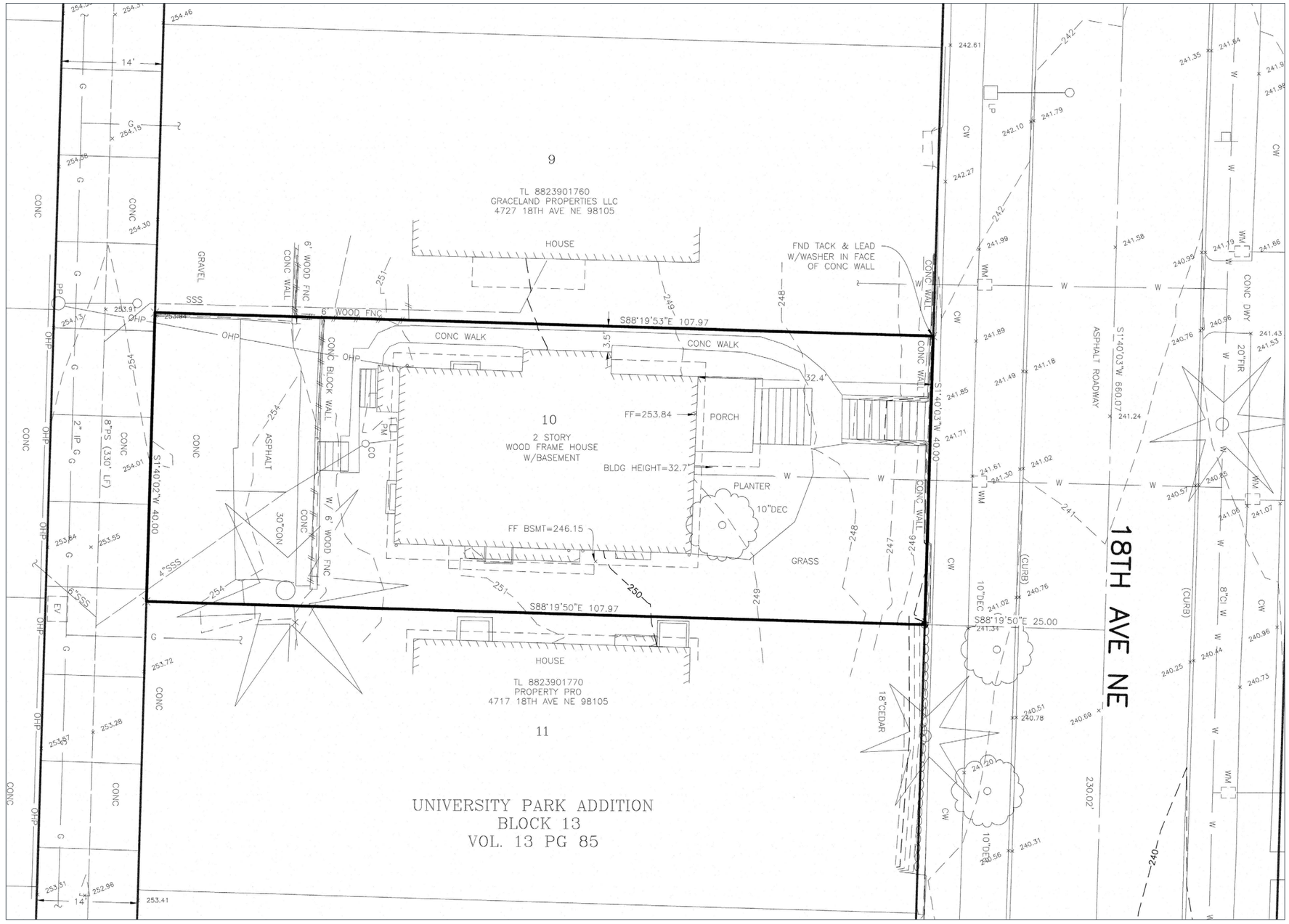
4,319 SF

ZONE

LR3 (M)

URBAN VILLAGE OVERLAY

University District (Urban Center)



ARBORIST REPORT

Andrew Lyon,
ISA Certified Arborist, PN-6446A
ISA Tree Risk Assessment Qualified

10016 Edmonds Way Ste C 227,
Edmonds WA 98020
206-734-0705

1/6/2023

Arborist Inventory Report for:
4723 18th Ave NE
Seattle WA

Scope- This report includes all trees 6" Diameter at Breast Height (DBH) or larger on or overhanging this lot. According to the Directors Rule 2008, there are no exceptional trees on this lot. There is one exceptional tree (# 4) overhanging this lot. There are no groves on or overhanging this lot. The trees are numbered and located according to the attached Tree Location Map and further described in the itemized section below. All tree protection measures follow current Best Management Practices and shall be in place before breaking ground on the project. All trees retained with the prescribed measures are expected to survive the project and continue growing normally.

Methods- Diameter at Breast Height, or DBH, was determined by measuring the tree's circumference at the narrowest point below 4.5' above grade, dividing by 3.14, and rounding off to the nearest inch. Multi-stemmed trees' total DBH was calculated by squaring the DBHs of the individual trunks, adding them together, taking the square root of the sum, and rounding to the nearest inch. Dripline is measured as the radius from the edge of the tree's trunk.

1. Moss Sawara Cypress, *Chamaecyparis pisifera* 'squarrosa'29" DBH, 50' tall, and has a 9' drip line. According to Director's Rule 16 from 2008, this tree is considered a significant tree in Seattle but is not an exceptional tree since it is not yet over 30" DBH and has not reached 75% of the largest Squarrosa listed in Arthur Lee Jacobson's second edition of Trees of Seattle (pg 134). This tree is to be removed.
2. Rhododendron *Rhododendron* 9" DBH, 10' tall, with a 7' drip line. This tree is in fair health and condition and is to be removed.
3. **Japanese Maple *Acer palmatum* 14" DBH, 22' tall, with a 15' drip line.** This exceptional tree is in good health and good condition and is to be retained and protected. It is located off-site on a neighboring lot to the north and is healthy enough to withstand a 1/3rd encroachment into the area of its outer root zone. A protection area shall be created by fencing the following unpaved area on the lot. Starting at the point on the north property line that is 10' west of the NE property corner, it will be run 2' to the south.
   - Here it will turn 90° to the west and run for 22'.
   - Here it will turn 90° to the north and run for 2'.
   - Here it will turn 90° to the east and run for 22'.

Andrew Lyon,
ISA Certified Arborist, PN-6446A
ISA Tree Risk Assessment Qualified

10016 Edmonds Way Ste C 227,
Edmonds WA 98020
206-734-0705

Fencing shall be a minimum of 6' chain link and posted with SDCI tree protection signs. There shall be no site disturbance, traffic, storage of materials, or washing of materials within the fenced area during the time the project is under permit for development. Any excavation done within 2' of the fence shall be done by hand, with shovels, with care taken to cleanly cut or prune any encountered roots and not rip or tear them.

4. Midland Hawthorn *Crataegus Laveigata* 10" DBH, 15' tall, with a 12' drip line. This SDOT Street Tree is in good health and condition and is to be retained and protected in accordance with he Seattle DOT Street Tree Manual.

5. Western Red Cedar *Thuja plicata* 23" DBH, 55' tall, with a 9' drip line. This tree is in good health and condition and is to be retained. It is located on the neighboring lot to the north and only overhangs the subject lot by 2'. Any excavation done within 3' of the SE property corner shall be done by hand, with shovels, with care taken to cleanly cut or prune any encountered roots and not rip or tear them.

If you have any questions about these trees, please feel free to contact me. This report was prepared by:

Andrew Lyon

Andrew Lyon
ISA Certified Arborist PN-6446A
Tree Risk Assessment Qualified CTRA #512

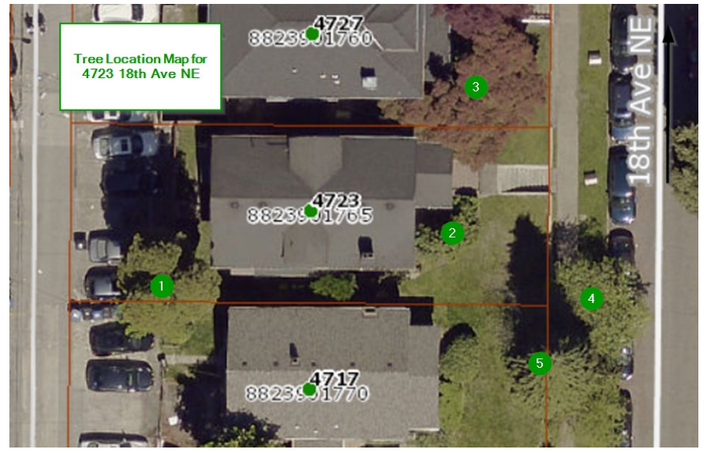
Map and list below.

Andrew Lyon,
ISA Certified Arborist, PN-6446A
ISA Tree Risk Assessment Qualified

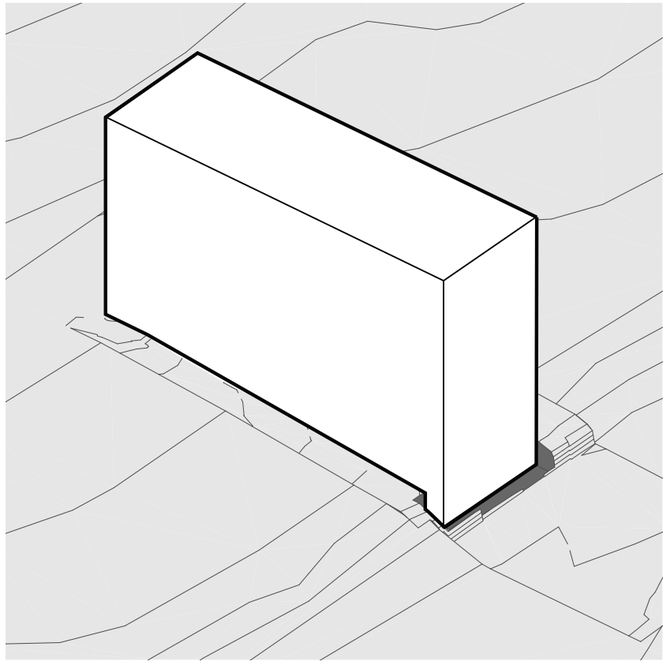
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206-734-0705

Tree Chart for 4723 18th Ave NE Seattle WA

Tree #	Tree Type	DBH in inches	Height in Ft	Drip Line in Ft	Health and Condition	Onsite?	Exceptional?	Retain or Remove
1	Sawara Cypress 'plumosa'	29	50	9	Good	Yes	No	Remove
2	Rhododendron	9	10	7	Fair	Yes	No	Remove
3	**Japanese Maple**	**14**	**22**	**15**	**Good**	**No**	**Yes**	**Retain and protect**
4	Midland Hawthorn	10	15	12	Good	ROW	No	Retain and protect
5	Western Red Cedar	23	55	9	Good	No	No	Retain and protect

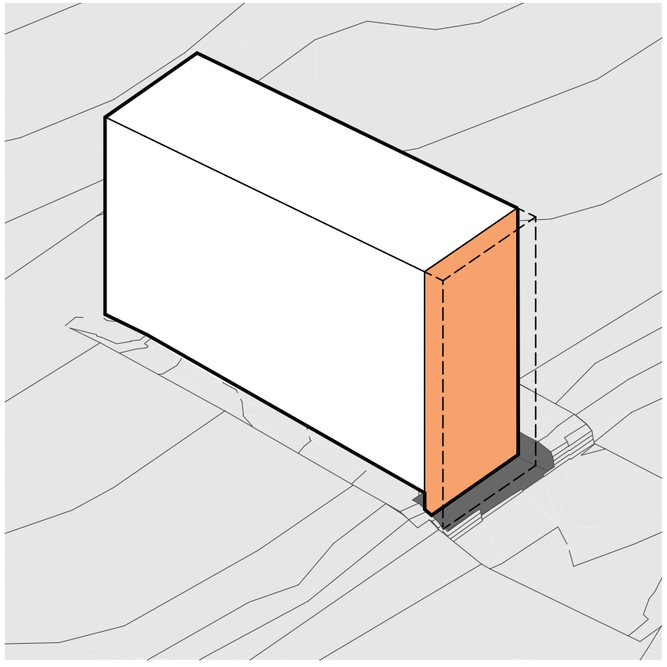


MASSING DEVELOPMENT



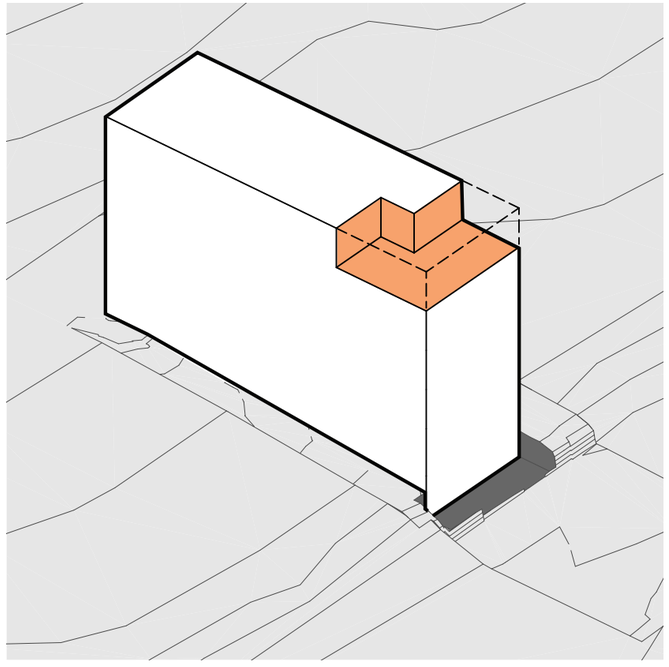
1. ZONING ENVELOPE

Massing shown is based on setback requirements and allowable height.



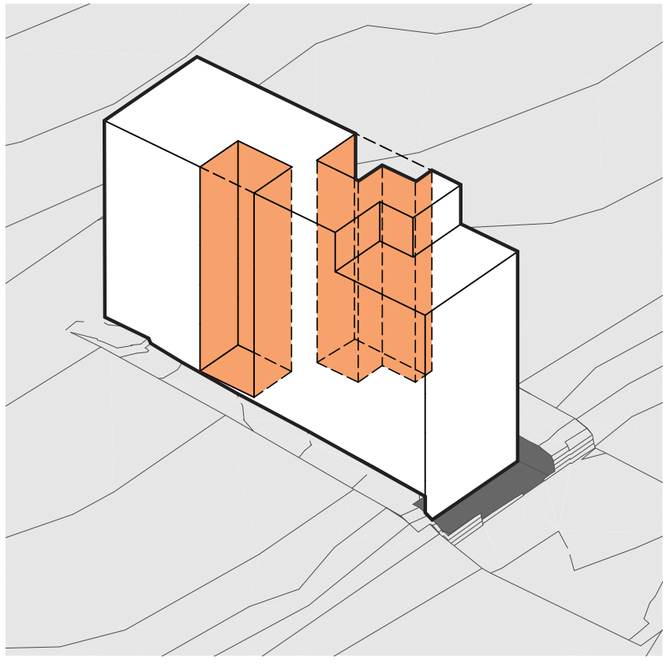
2. INCREASING FRONT SETBACK

Creating amenity area space in front of building and providing front setback transition to existing adjacent uses.



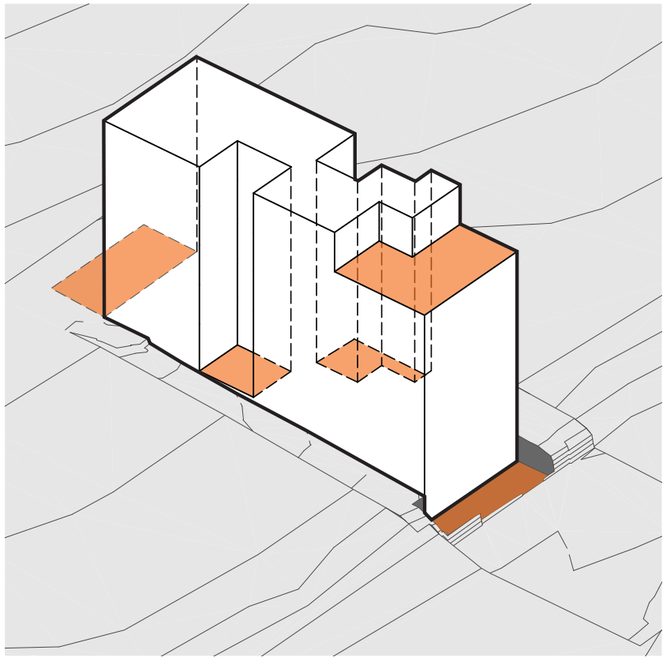
3. HEIGHT REDUCTION

Reduce height and massing along residential street in response to site's topography.



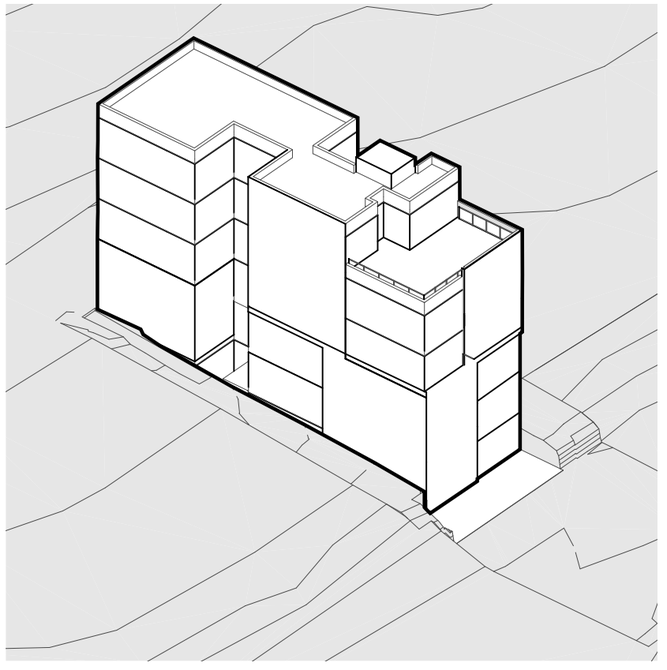
4. SCULPTED MASS THROUGH SUBTRACTION

Massing along the side facades is reduced in response to adjacent sides. These will serve as lightwells for the proposed units and support privacy to adjacent sites.



5. AMENITY AREAS

Amenity areas distributed throughout site and building including a front “porch” entry court, a rear court, private patios and a shared roof deck at the lower roof only.



6. TEXTURE AND SCALE

Smaller two to three story “shells” wrap around the building alluding to the scale of the existing residential buildings.

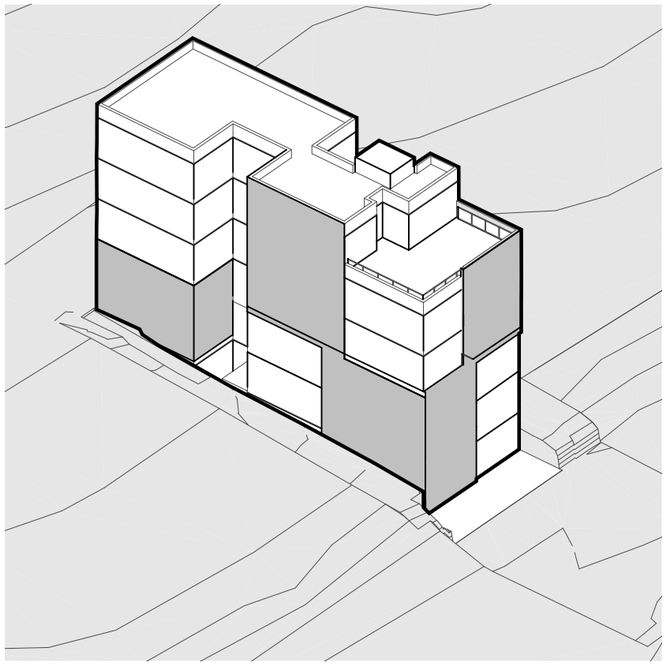
CONCEPT DEVELOPMENT

The design concept of the small-scale infill apartment structure envisions this project as a series of interlocking, shifted and stacked elements that are of a similar scale to the existing residences along the street.

Two inner courts are carved away from the center of the building, creating access to light and air for both the proposed building and for the adjacent existing buildings. These recesses cause the mass of the building to be perceived as two separate masses. These two masses overlap and interlock with each other only slightly at the center of the site.

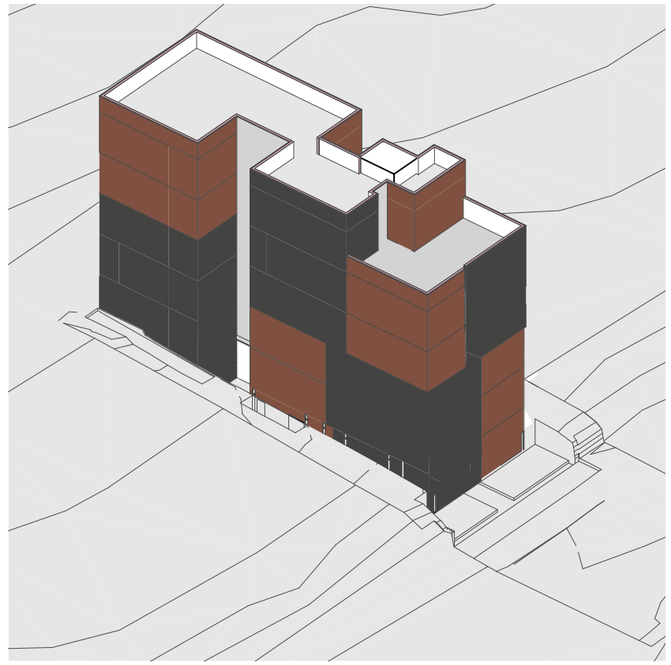
The proposed massing steps down towards the street, following the sloping topography in order to be more responsive to the existing context. The series of interlocking and stacked elements are expressed as a collection of smaller “shells.” The shells wrap around the mass, creating material changes and strong horizontal lines that are at a scale of two to three stories, similar to the scale of the existing residential on the street. The shells also reinforce the interlocking expression of the massing, as they wrap around the walls and toward the mass of the other half of the building.

The project references the neighborhood in other ways. Along the primary facades, each of the “shells” is punctuated by references to “front porches” in the immediate context, either as a balcony or an at-grade amenity area that is an inviting extension of the living space. These outdoor spaces will activate the facades and bring residents to the project edges, enhancing safety and security. The project also works with the topography to create opportunities for amenity areas and to further reduce the scale of the building. The massing of the building moves down with the grade, which makes the six-story structure appear to be only five stories along both 18th Ave NE and along the alley. This step creates an opportunity for a roof deck that is protected from the west and oriented towards the east, where there are opportunities for views to the Cascade Mountains.



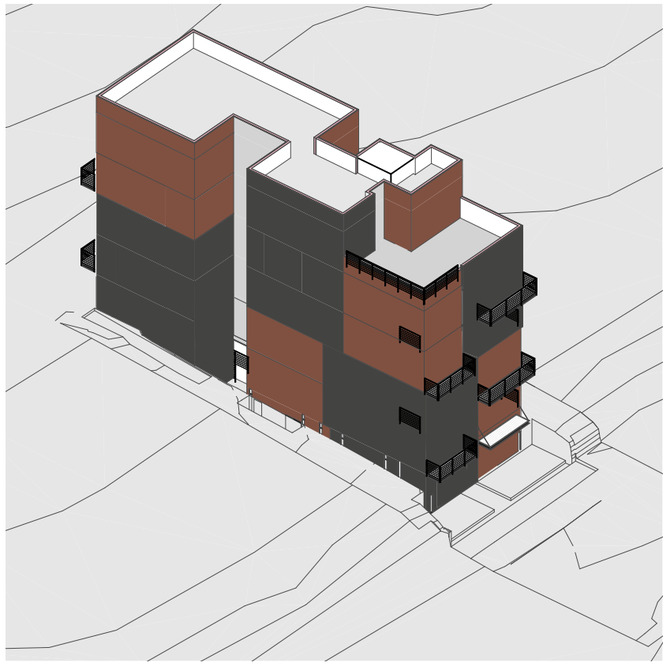
1. HIERARCHY

The “shells” are prioritized to create a sense of contrast from the striated core.



2. ALTERNATING MATERIAL

All the facades are treated consistently, the darkrer shells alternate with the horizontally striated core.



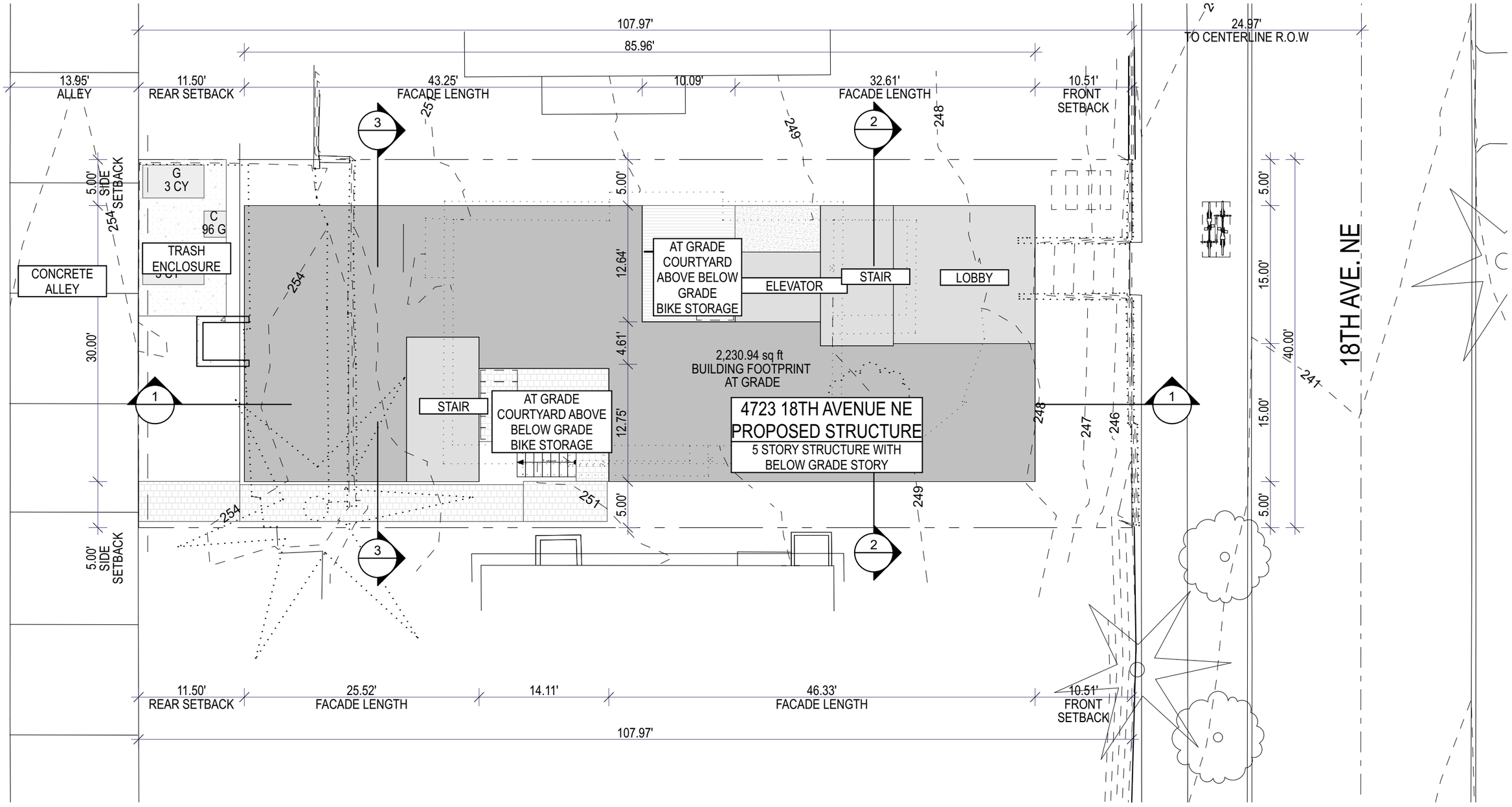


3. SECONDARY ARCHITECTURAL FEATURES

From the ground floor to the roof deck, projecting balconies alternate along the front and back facades consistant with the structures in the immediate vicinity.

5. FINAL DESIGN CONCEPT

A holistic solution is further developed to feature a pattern of openings with them focused on the east and west facades to limit privacy concerns. Accent infill panels contribute to the facade articulation within the “shell” elements, enhancing the texture of the facade.



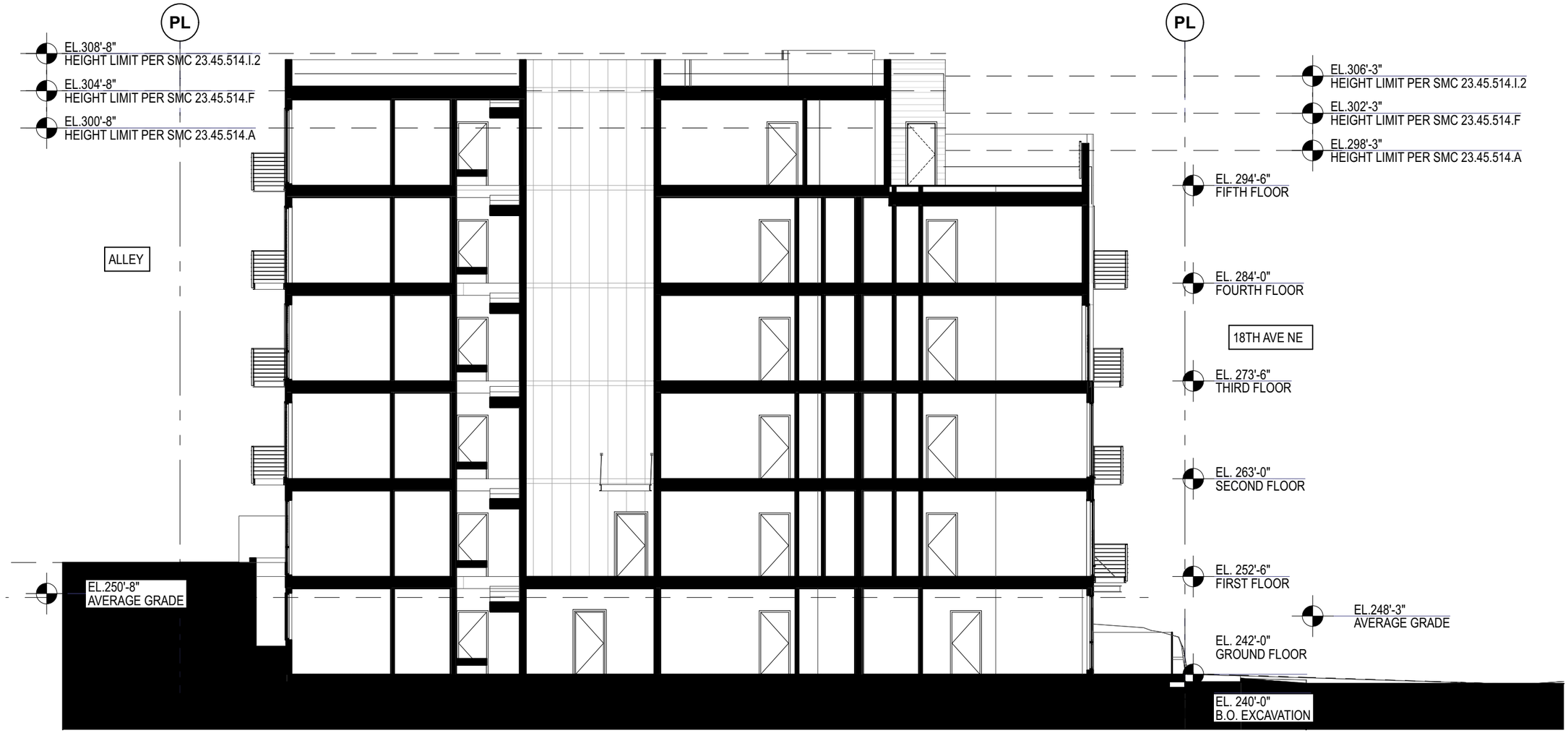
1 PLOT PLAN

SCALE: 3/32" = 1'-0"

N

0 8' 16' 24'

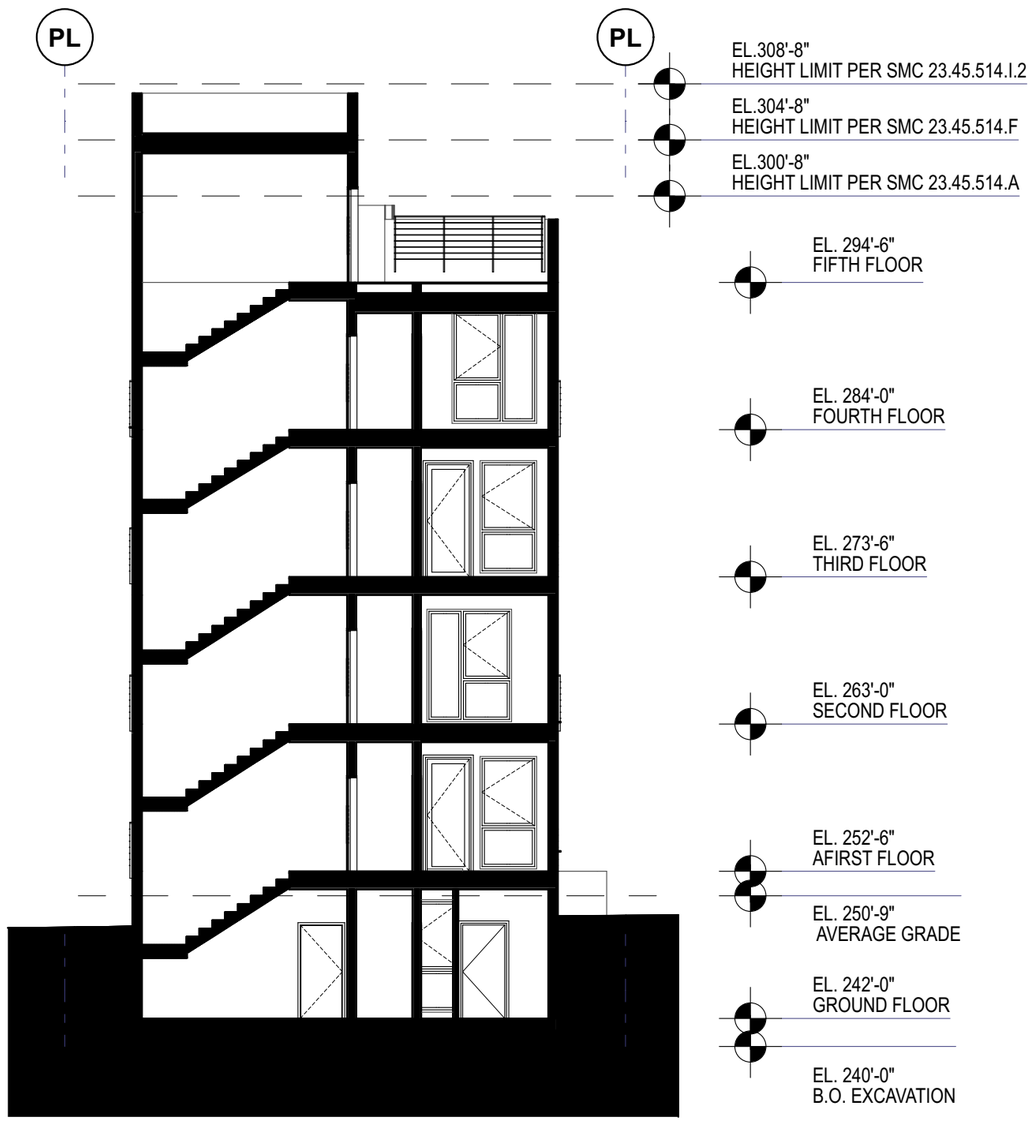
SITE PLANS AND SECTION



1 SECTION 1

SCALE: 3/32" = 1'-0"

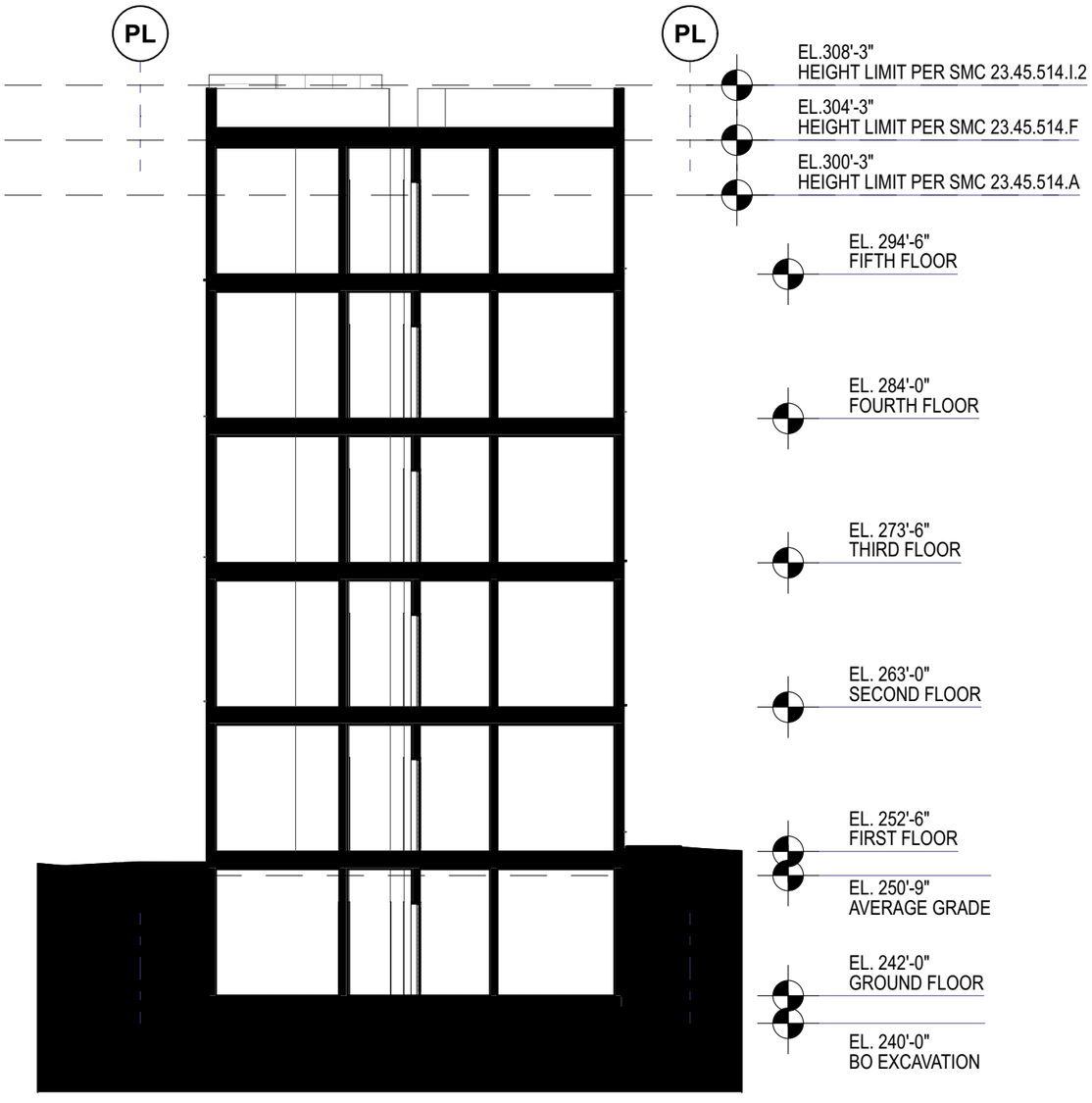
0 8' 16' 24'



2 SECTION 2

SCALE: 3/32" = 1'-0"

0 8' 16' 24'

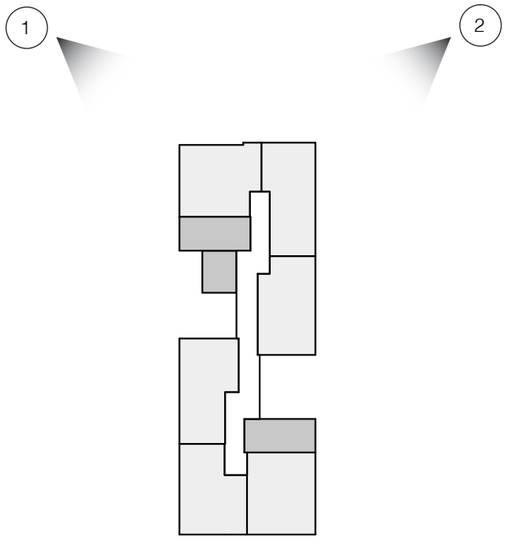


3 SECTION 3

SCALE: 3/32" = 1'-0"

0 8' 16' 24'

RENDERINGS



Key Plan



1. Street View looking Northwest.

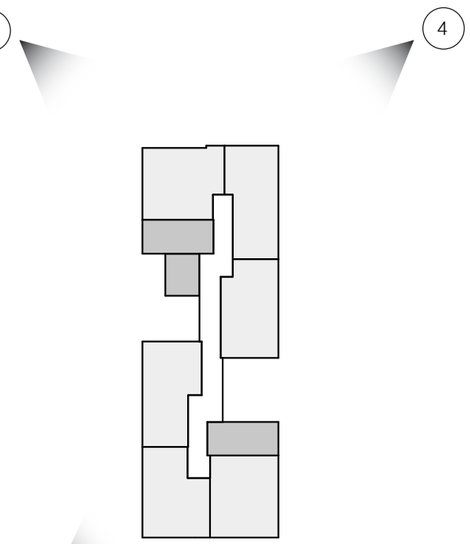


2. Street View looking Southwest.

RENDERINGS



3. View of rear looking Southeast.



Key Plan

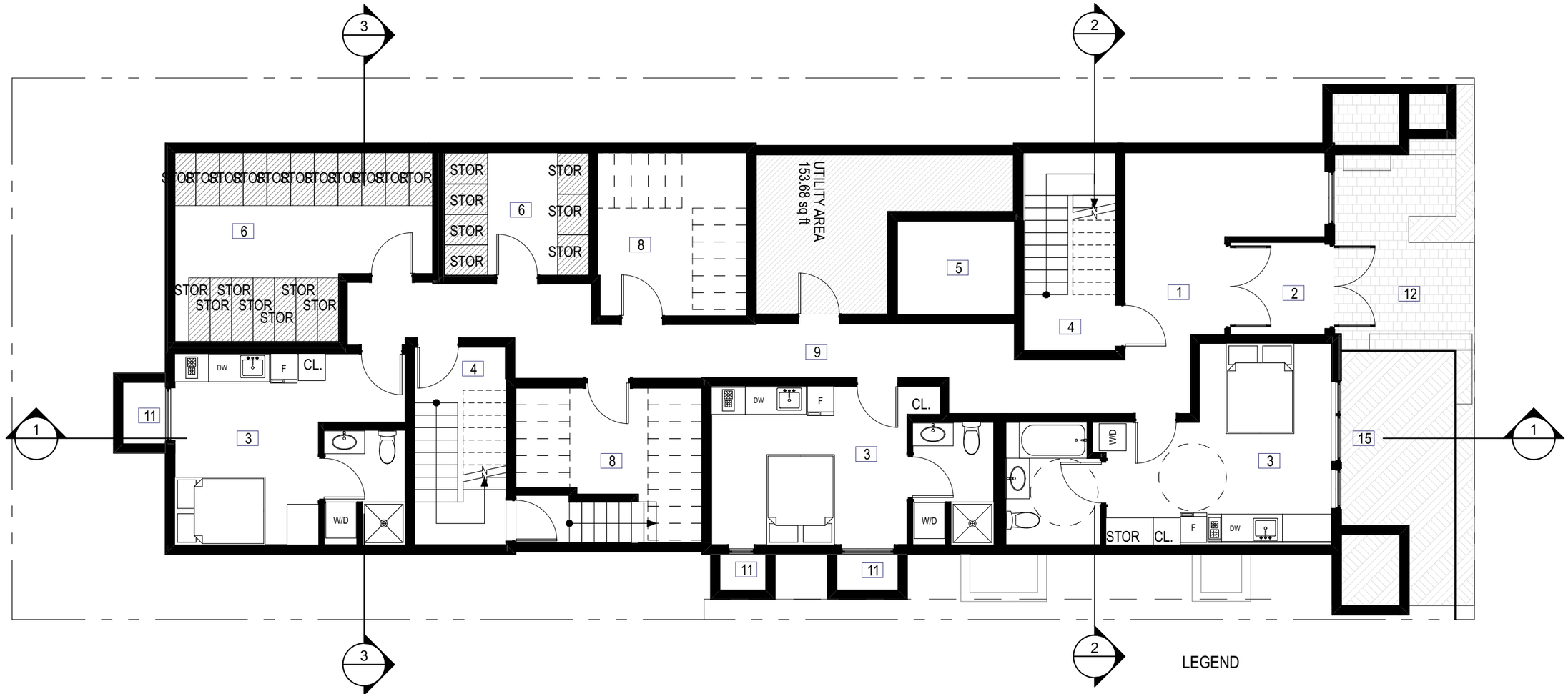


4. Aerial View looking Southwest.



5. Aerial View looking Northwest.

FLOOR PLANS



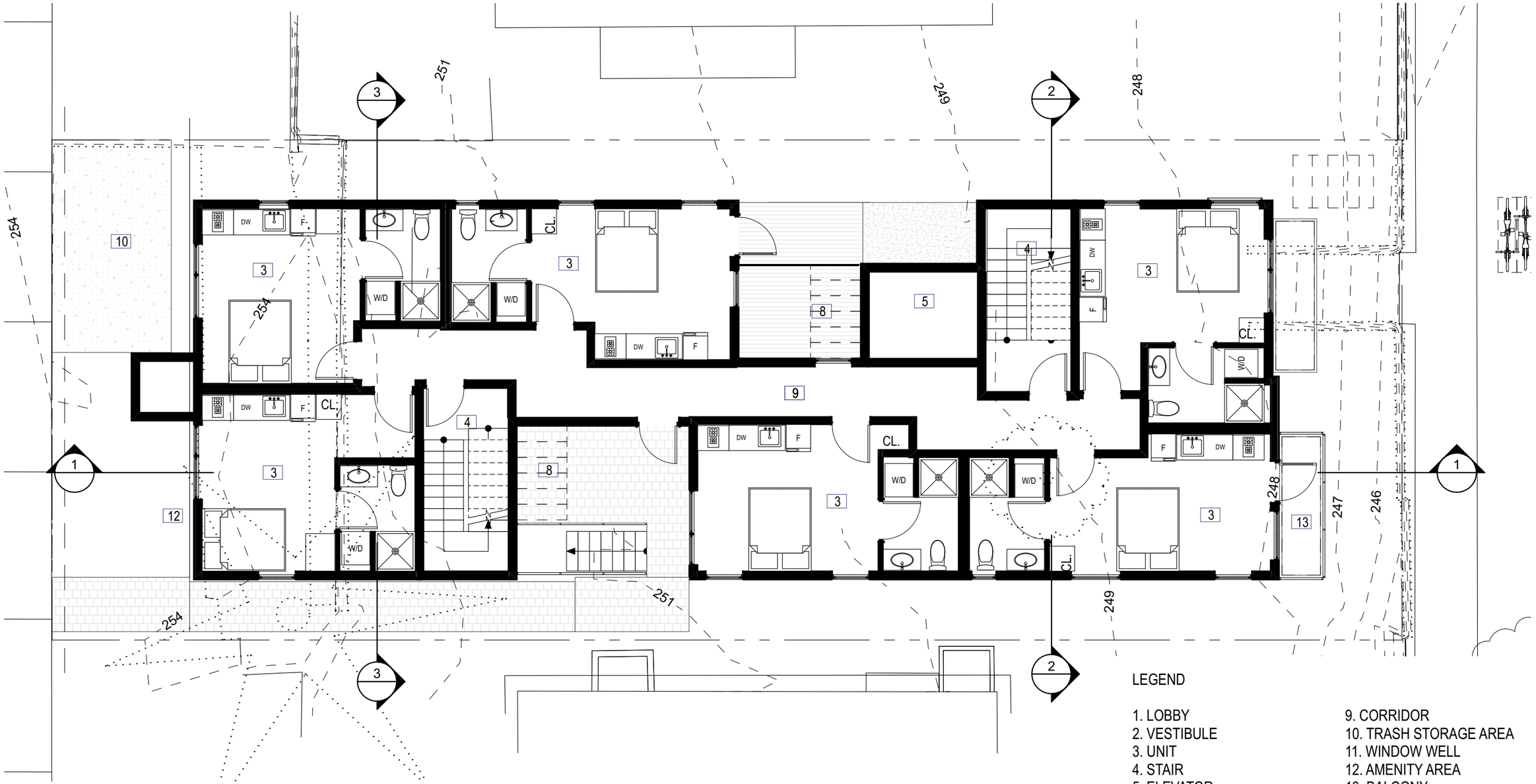
LEGEND

1. LOBBY
2. VESTIBULE
3. UNIT
4. STAIR
5. ELEVATOR
6. SEDU STORAGE ROOM
7.UTILITY ROOM
8. BIKE STORAGE PARKING
9. CORRIDOR
10. TRASH STORAGE AREA
11. WINDOW WELL
12. AMENITY AREA
13. BALCONY
14. ROOF DECK
15. PATIO

1 GROUND FLOOR PLAN

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

N 0 4' 8' 16'



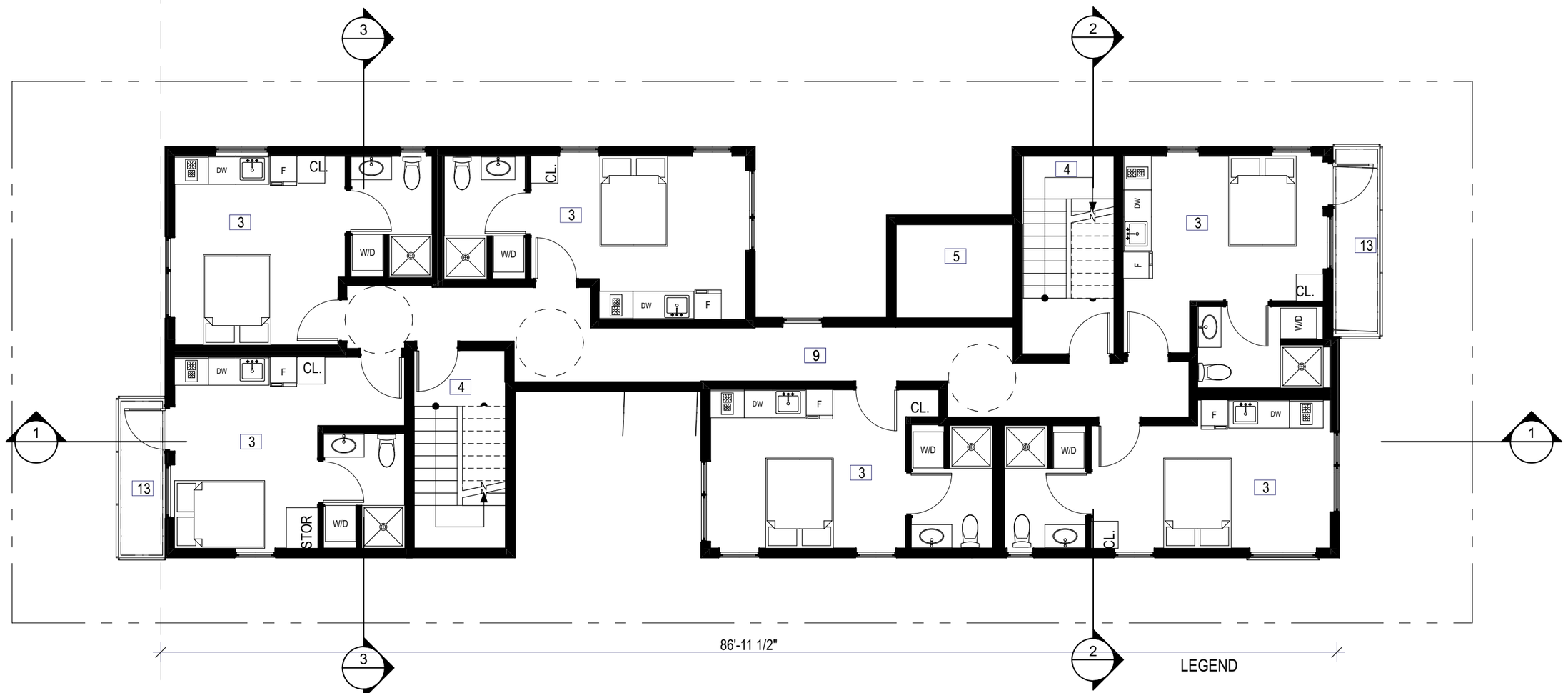
LEGEND

1. LOBBY
2. VESTIBULE
3. UNIT
4. STAIR
5. ELEVATOR
6. SEDU STORAGE ROOM
7.UTILITY ROOM
8. BIKE STORAGE PARKING
9. CORRIDOR
10. TRASH STORAGE AREA
11. WINDOW WELL
12. AMENITY AREA
13. BALCONY
14. ROOF DECK
15. PATIO

1 FIRST FLOOR PLAN

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

N 0 4' 8' 16'



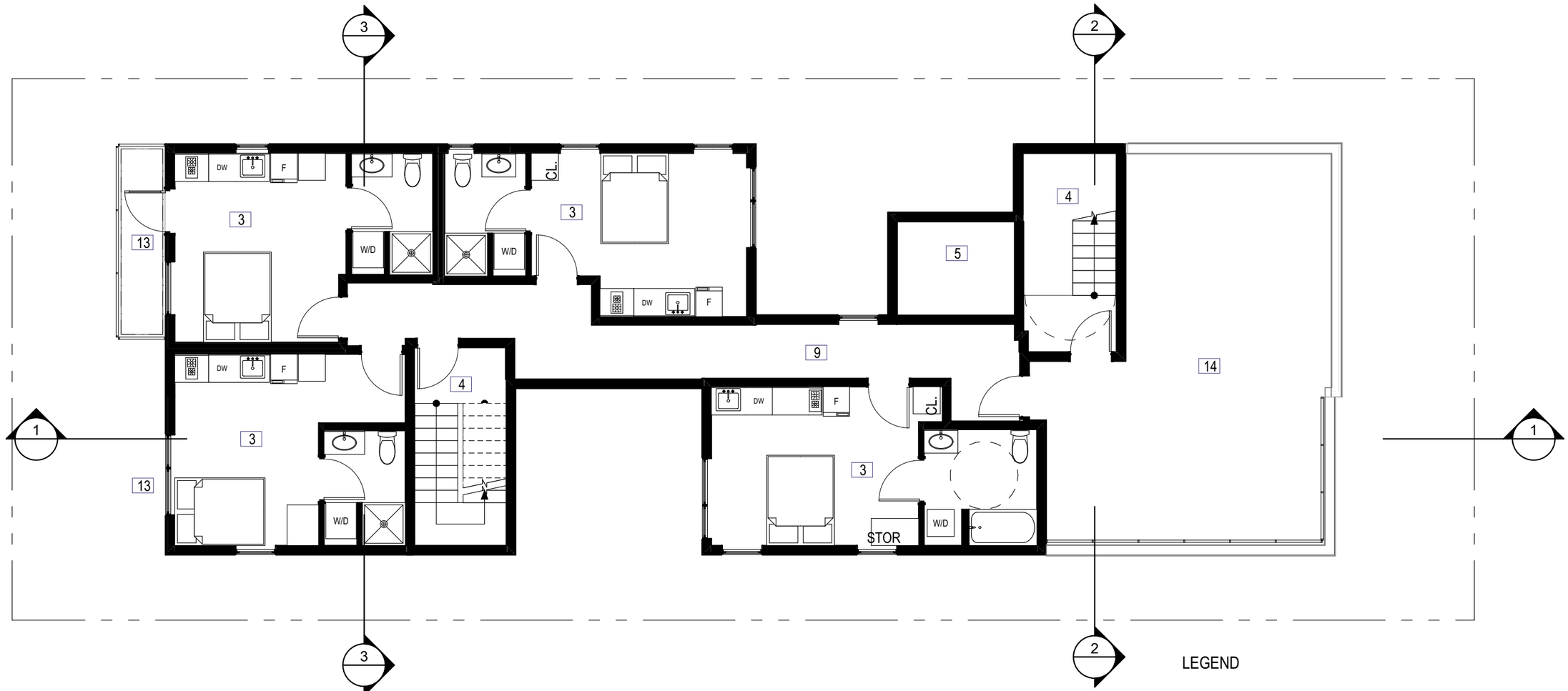
LEGEND

1. LOBBY
2. VESTIBULE
3. UNIT
4. STAIR
5. ELEVATOR
6. SEDU STORAGE ROOM
7.UTILITY ROOM
8. BIKE STORAGE PARKING
9. CORRIDOR
10. TRASH STORAGE AREA
11. WINDOW WELL
12. AMENITY AREA
13. BALCONY
14. ROOF DECK
15. PATIO

1 TYPICAL FLOOR PLAN

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

N 0 4' 8' 16'



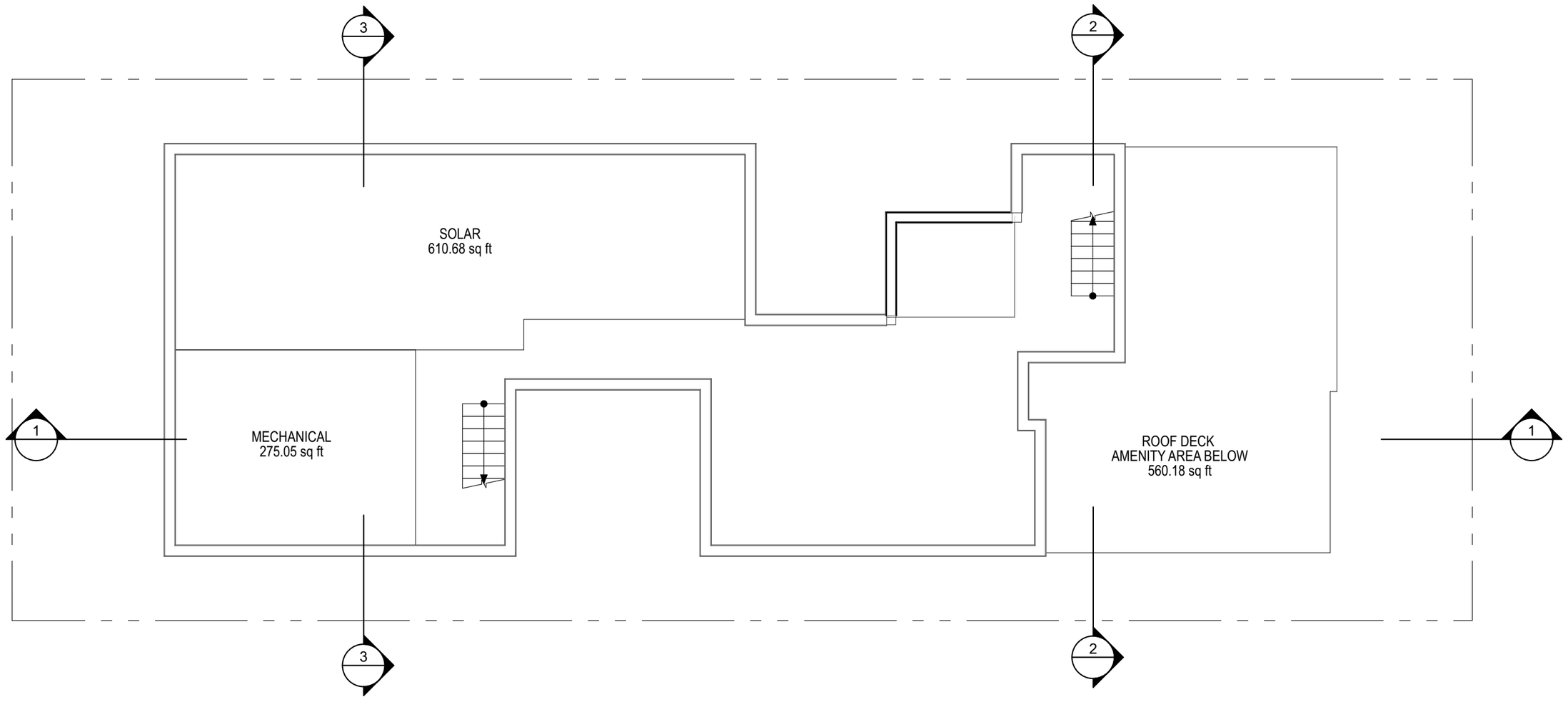
LEGEND

1. LOBBY
2. VESTIBULE
3. UNIT
4. STAIR
5. ELEVATOR
6. SEDU STORAGE ROOM
7.UTILITY ROOM
8. BIKE STORAGE PARKING
9. CORRIDOR
10. TRASH STORAGE AREA
11. WINDOW WELL
12. AMENITY AREA
13. BALCONY
14. ROOF DECK
15. PATIO

1 FIFTH FLOOR

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

N 0 4' 8' 16'



1 ROOF

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

N

0 4' 8' 16'

LANDSCAPE PLAN



NORTH

RENDERED LANDSCAPE PLAN

SCALE: NTS







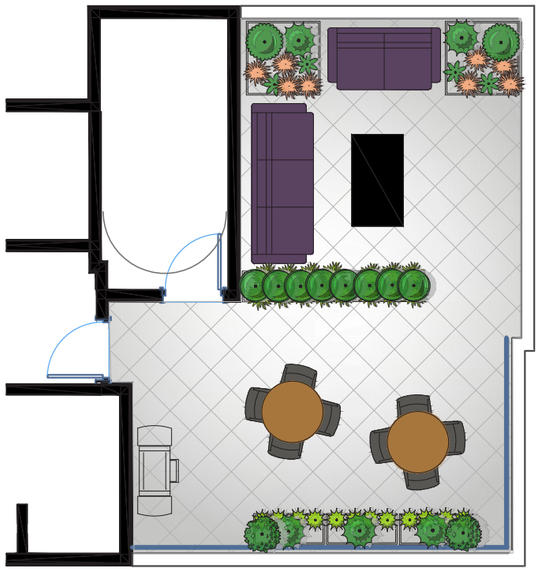


PLANT SCHEDULE STREET LEVEL

TREES	BOTANICAL / COMMON NAME	SIZE
	Acer circinatum / Vine Maple	3 stem min, 6' Ht
	Acer palmatum 'Bloodgood' / Bloodgood Japanese Maple	1.5" Cal
	Zelkova serrata 'Greenvase' / Green Vase Zelkova Street Tree - Single leader	2"-2.5" Cal B&B
GROUNDCOVERS	**BOTANICAL / COMMON NAME**	**SIZE**
	Pachysandra terminalis / Japanese Spurge	4"pot
	Thymus pseudolanuginosus / Woolly Thyme	4"pot
	Vinca minor 'Bowles Blue' / Dwarf Periwinkle	4"pot
SITE	BOTANICAL / COMMON NAME	SIZE
	5/8 (-) Crushed Rock	N/A

PLANT SCHEDULE STREET LEVEL

SHRUBS	BOTANICAL / COMMON NAME	SIZE
	Bergenia cordifolia 'Winterglut' / Winterglow Bergenia	1 gal
	Carex oshimensis 'Everillo' / Everillo Japanese Sedge	1 gal
	Hosta x 'Brim Cup' / Brim Cup Hosta	1 gal
	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	20" Ht min
	Juniperus virginiana 'Blue Arrow' / Blue Arrow Juniper	5'-6' Ht
	Liriope muscari 'Big Blue' / Big Blue Lilyturf	1 gal
	Mahonia eurybracteata 'Soft Caress' / Mahonia Soft Caress	2 gal
	Nandina domestica 'Sienna Sunrise' / Heavenly Bamboo	5 gal
	Pennisetum orientale / Oriental Fountain Grass	1 gal
	Polystichum munitum / Western Sword Fern	1 gal
	Prunus laurocerasus 'Mount Vernon' / Mount Vernon Laurel	2 gal
	Sarcococca ruscifolia / Fragrant Sarcococca	2 gal
	Spiraea japonica 'Firelight' / Firelight Spirea	2 gal
BIORETENTION	**BOTANICAL / COMMON NAME**	**SIZE**
	Acorus gramineus 'Ogon' / Golden Variegated Sweetflag	1 gal
	Cornus alba 'Gouchaultii' / Goldenleaf Dogwood	5 gal
	Juncus patens 'Elk Blue' / Spreading Rush	1 gal



NORTH

RENDERED ROOF LANDSCAPE PLAN

SCALE: NTS

PLANT SCHEDULE ROOF TOP

SHRUBS	BOTANICAL / COMMON NAME	SIZE
	Acorus gramineus 'Ogon' / Golden Variegated Sweetflag	1 gal
	Bergenia cordifolia 'Winterglut' / Winterglow Bergenia	1 gal
	Carex oshimensis 'Everillo' / Everillo Japanese Sedge	1 gal
	Carex testacea / Orange Sedge	1 gal
	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	20" Ht min
	Nandina domestica 'Gulf Stream' TM / Heavenly Bamboo	2 gal
	Phormium tenax 'Rubrum' / New Zealand Flax	2 gal
	Rosmarinus officinalis 'Prostratus' / Creeping Rosemary	1 gal

1. **10' x 2' FIBER CEMENT PANEL**
COLOR: IRON ORE

2. **10' x 8" TRESPA**
COLOR: Tropical Ipe

3. **FIBER CEMENT PANEL**
COLOR: WINE RED

4. **BLACK METAL FEATURES**
MATTE BLACK

5. **CORTEN STEEL**



1 EAST RENDERED ELEVATION

SCALE: 1/16" = 1'-0"

0 8' 16' 32'



2 WEST RENDERED ELEVATION

SCALE: 1/16" = 1'-0"

0 8' 16' 32'

1. **10' x 2' FIBER CEMENT PANEL**
COLOR: IRON ORE

2. **10' x 8" TRESPA**
COLOR: Tropical Ipe

3. **FIBER CEMENT PANEL**
COLOR: WINE RED

4. **BLACK METAL FEATURES**
MATTE BLACK

5. **CORTEN STEEL**



1 NORTH RENDERED ELEVATION

SCALE: 1/16" = 1'-0"

0 8' 16' 32'



2 SOUTH RENDERED ELEVATION

SCALE: 1/16" = 1'-0"

0 8' 16' 32'

DESIGN GUIDELINES

CONTEXT AND SITE

CS1 NATURAL SYSTEMS & SITE FEATURES

CS1.C.2 Topography
CS1.1.a Plan for Daylight and Trees (University District Guideline)

The project responds to the topography of the site by stepping down with the grade. This allows the project to only have five visible stories from the elevation along 18th Avenue NE and the elevation along the alley, making the project more mindful of the smaller scale of the existing buildings in the immediate vicinity. Additionally, it creates the opportunity for a partial roof deck which is oriented towards the downward slope of the topography, towards potential views.

CS2 URBAN PATTERN AND FORM

CS2.C.2 Relationship to the Block
CS2.D.1,54 Height, Bulk, and Scale
CS2.2 Neighborhood Context (University District Guideline)

In order to relate to the scale of the existing projects on the block, the project does not utilize its full allowable height limit along 18th Avenue NE.

The project proposes two primary distinct materials. These materials are expressed in volumetric “shells,” two- and three-story elements that wrap around the structure at all facades. The shells produce scale and texture that is consistent with the existing context along the block.

CS3 ARCHITECTURAL CONTEXT AND CHARACTER

CS3.A Emphasizing Positive Neighborhood Attributes
CS3.1 University District Architectural Character (University District Guideline)

This neighborhood has many precedents of front porches that look to engage the streetscape and add depth to facades. These front porches can be seen in the single-family houses, the houses converted to rooming-houses, and the fraternity and sorority houses. In order to continue to accommodate activity at front “porches” that border the street, the project has more than doubled the front setback requirement in order to create a space that is consistent with the front porch amenities in the context. Due to accessibility requirements for the proposed multi-story multi-family structure this space is level with the sidewalk and textured with landscape and benches and connects directly to the building’s lobby. Additionally, broad and inviting balconies along 18th Avenue NE and along the alley further activate the facades.

PUBLIC LIFE

PL2 WALKABILITY

PL2.B Safety and Security
PL2.D Wayfining

The lobby for the project connects directly to 18th Avenue NE. This creates clear wayfinding for residents and visitors as well as potential activation of the front amenity area. Additionally, it allows for increased safety and security as residents can access the building from a well-lit area adjacent to the street, instead of walking along one of the sides of the building in order to access an entrance.

PL3 STREET-LEVEL INTERACTION

PL3.1 Entries
PL3.2 Ground Level Residential Design (University District Guideline)

The project has a generous entry area directly adjacent to the street. It has an amenity area that serves as an obvious entry into the building. The amenity area is subdivided with landscaping, benches and screening to make areas that are more tailored to the residents, including a private patio for the unit that is directly adjacent to 18th Avenue NE.

DESIGN CONCEPT

DC2 ARCHITECTURAL CONCEPT

DC2.A Massing
DC2.2 Architectural and Facade Composition
DC2.1 Massing and Reducing Bulk and Scale (University District Guideline)
DC2.2 Architectural Concept and Facade Composition (University District Guideline)

The exterior design concept seeks to reduce the perceived bulk and scale of the building. The project uses two distinct materials that are each expressed to two- and three-story elements at all sides of the building. This cladding strategy consists of “shells,” which extend to all sides of the building and into the two courts. The two courts also serve to reduce the mass of the building, as they create more access to light and air for the two houses to the north and to the south. Balconies, glazing and infill panels create additional depth and texture to the facade elements.

DC3 OPEN SPACE CONCEPT

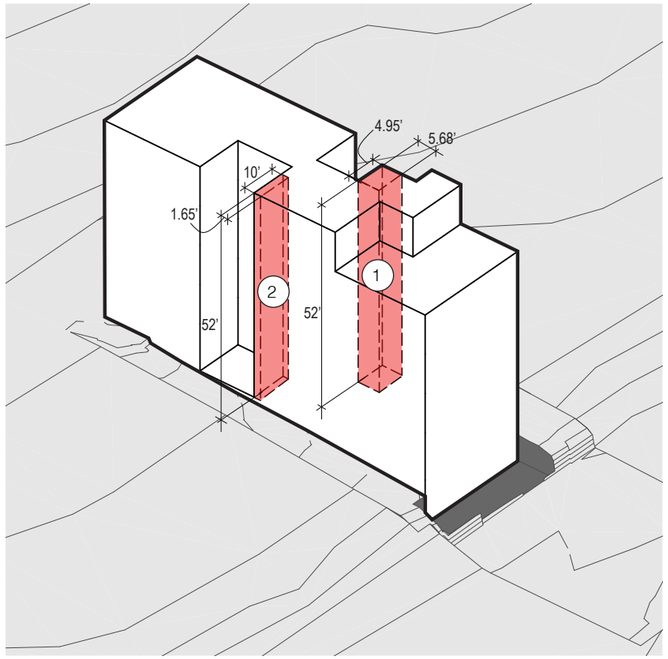
DC3.1 Open Space Organization and Site Layout (University District Guideline)
DC3.2 Residential Open Space (University District Guideline)
DC3.3 Street-level Open Space (University District Guideline)

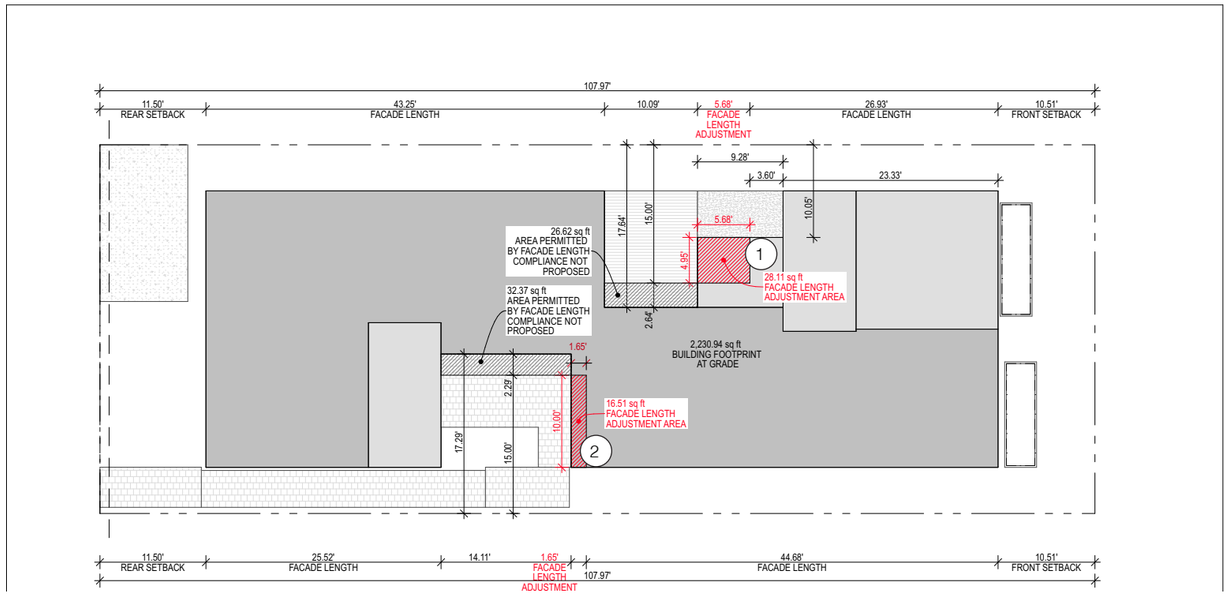
The various open spaces in this project serve different purposes. The open space along 18th Avenue NE provides an inviting and welcoming entrance to the building, consistent with a “front porch.” Two smaller courts along the sides of the building create small open spaces for individual units adjacent to one egress and secondary entrance for the building. The at grade open spaces are complemented by unit balconies on the east and west facades as well as a shared east-facing roof deck at the top floor.

DC4 EXTERIOR ELEMENTS AND FINISHES

DC4.A Building Materials
DC4.1 Durable, High-Quality Exterior Materials (University District Guideline)
DC4.D Trees, Landscape and Hardscape Materials
DC4.2 Hardscaping and Landscaping (University District Guideline)

The design will incorporate exterior materials that are durable and require little maintenance. As noted above the two primary distinct materials will add to the overall texture and complexity of the project’s facades. The project will also maintain a common motif of the neighborhood: broad front porches. The “front porch” of this project incorporates hardscape and landscape textures that contribute to delineating uses and connect the entry path to the lobb, and a private porch for the ground floor residential apartment. These areas relate to the sidewalk and are differentiated from the sidewalk with landscape transitions and material changes.





1

ADJUSTMENT PLAN
SCALE: 1/16" = 1'-0"

0 8' 16' 32'

N

	CODE SECTION	CODE REQUIREMENT	PROPOSED	JUSTIFICATION	DESIGN GUIDELINES
1	**SMC 23.45.527** NORTH FACADE LENGTH LIMITS	MAXIMUM COMBINED LENGTH SHALL NOT EXCEED 65% OF THE LENGTH OF THE LOT LINE (70'-2 1/8" MAXIMUM ALONG NORTH LOT LINE)	FACADE LENGTH ALONG THE NORTH LOT LINE IS EQUAL TO 70.26% AT 75'-10 3/8" (EXCEEDS MAXIMUM BY 5' - 8 1/4")	THE FACADE LENGTH ADJUSTMENT REQUEST RESULTS FROM TWO MASSING STRATEGIES: 1) REDUCED HEIGHT AND BULK ALONG 18TH AVENUE NE AND 2) A MORE MODULATED NORTH FACADE DESIGN. WHILE THE ZONING AT THIS SITE ALLOWS FOR A SIX STORIES ALONG 18TH AVENUE NE, THIS STRATEGY REDUCES THE SCALE ALONG THE STREET FRONTAGE TO RESPOND TO THE EXISTING RESIDENTIAL CONTEXT. ADDITIONALLY, BY REDUCING THE NUMBER OF STORIES ALONG THE EAST FACADE, IT CREATES THE OPPORTUNITY FOR AN INTIMATE ROOF DECK AT THE TOP FLOOR OF THE STRUCTURE INSTEAD OF ON TOP OF THE ENTIRE STRUCTURE. THIS FURTHER REDUCES THE OVERALL HEIGHT AND BULK OF THE PROPOSAL. THE ROOF DECK IS ORIENTED TOWARD THE DOWNWARD SLOPE OF THE TOPOGRAPHY AND THE CASCADE MOUNTAINS, THE SITE'S MOST PROMISING VIEW. THE MASSING STRATEGYALSO RESPONDS TO THE SITE'S SLOPING TOPOGRAPHY. IN ADDITION, THE FACADE IS MODULATED FURTHER ALONG THE NORTH PROPERTY LINE, WITH ONLY 66.58 FEET, WHICH IS EQUAL TO 61.7% FACADE LENGTH, AT THE MINIMUM 5-FOOT SIDE SETBACK. THE ADDITIONAL FACADE LENGTH THAT RESULTS IN THE ADJUSTMENT REQUEST IS LOCATED 10 FEET FROM THE NORTH PROPERTY LINE. ADDITIONAL FACADE IS LOCATED 17.64 FEET FROM THE NORTH PROPERTY LINE, FARTHER THAN THE 15-FOOT MINIMUM TO BE EXEMPT FROM FACADE LENGTH MEASUREMENT. OVERALL THE MASSING ALONG THE NORTH PROPERTY LINE MEETS THE INTENT OF THE FACADE LENGTH WITH MORE MODULATION AND DEPTH DUE TO THE ADJUSTMENT REQUEST.	**CS1.C.2.** TOPOGRAPHY: ELEVATION CHANGES **CS2.D.1.** HEIGHT, BULK, AND SCALE: EXISTING DEVELOPMENT AND ZONING **DC2.A.2.** MASSING: REDUCING PERCEIVED MASS
2	**SMC 23.45.527** SOUTH FACADE LENGTH LIMITS	MAXIMUM COMBINED LENGTH SHALL NOT EXCEED 65% OF THE LENGTH OF THE LOT LINE (70'-2 1/8" MAXIMUM ALONG SOUTH LOT LINE)	FACADE LENGTH ALONG THE SOUTH LOT LINE IS EQUAL TO 66.55% AT 72'-4" (EXCEEDS MAXIMUM BY 2' - 1 7/8")	THE FACADE LENGTH ADJUSTMENT REQUEST RESULTS IN REDUCED HEIGHT AND BULK ALONG 18TH AVENUE NE. WHILE THE ZONING AT THIS SITE ALLOWS FOR A SIX STORIES ALONG 18TH AVENUE NE, THIS STRATEGY REDUCES THE SCALE ALONG THE STREET FRONTAGE TO RESPOND TO THE EXISTING RESIDENTIAL CONTEXT. ADDITIONALLY, BY REDUCING THE NUMBER OF STORIES ALONG THE EAST FACADE, IT CREATES THE OPPORTUNITY FOR AN INTIMATE ROOF DECK AT THE TOP FLOOR OF THE STRUCTURE INSTEAD OF ON TOP OF THE ENTIRE STRUCTURE. THIS FURTHER REDUCES THE OVERALL HEIGHT AND BULK OF THE PROPOSAL. THE ROOF DECK IS ORIENTED TOWARD THE DOWNWARD SLOPE OF THE TOPOGRAPHY AND THE CASCADE MOUNTAINS, THE SITE'S MOST PROMISING VIEW. THE MASSING STRATEGY ALSO RESPONDS TO THE SITE'S SLOPING TOPOGRAPHY. ADDITIONAL FACADE IS LOCATED 17.29 FEET FROM THE SOUTH PROPERTY LINE, FARTHER THAN THE 15-FOOT MINIMUM TO BE EXEMPT FROM FACADE LENGTH MEASUREMENT. OVERALL THE MASSING ALONG THE NORTH PROPERTY LINE MEETS THE INTENT OF THE FACADE LENGTH WITH MORE AND DEPTH DUE TO THE ADJUSTMENT REQUEST.	**CS1.C.2.** TOPOGRAPHY: ELEVATION CHANGES **CS2.D.1.** HEIGHT, BULK, AND SCALE: EXISTING DEVELOPMENT AND ZONING **DC2.A.2.** MASSING: REDUCING PERCEIVED MASS

COMPLETED WORK b9 ARCHITECTS









Ship Street Apartments (1427 NW 65th Street) in Ballard by b9 architects

WORK IN PROGRESS b9 ARCHITECTS







Apartments in Ballard (1439 NW 60th Street)