

4715 & 4719 21ST AVE NE

SDCI Project # 3039543-EG

01/06/2023

EARLY DESIGN GUIDANCE REVIEW PACKET

ARCHITECT
STUDIO 77LLC
P.O. BOX 50281
BELLEVUE, WA 98015
QIQI_686@MSN.COM
425-985-7817

OWNER
YOUJING INVESTMENTS LLC
CONTACT: JANE NIPIUS
JANENIPIUS@GMAIL.COM
206-930-1146

TABLE OF CONTENTS

3 Table of Contents
4 Project Information
5 Vicinity Map
6 NEIGHBORHOOD ZONING
7 SITE ZONING
8 ZONING SUMMARY
9 SITE IMAGES
10 TRANSPORTATION ANALYSIS
11 Context Analysis: Local Map of Recently Built/Proposed Designs
12 Context Analysis: Local Map of Recently Built/Proposed Designs
13 Context Analysis: Local Map of Recently Built/Proposed Designs
14 SITE SURVEY
15 Design Guideline Priorities: Guidelines and Design Response
16 Design Guideline Priorities: Guidelines and Design Response
17 OPTION 1-1 MASSING
18 OPTION 1-2 MASSING
19 OPTION 1-3 SITE PLAN
20 OPTION 1-4 BASEMENT FLOOR PLAN
21 OPTION 1-5 1ST FLOOR PLAN
22 OPTION 1-6 2ND-4TH FLOOR PLAN
23 OPTION 1-7 SECTION
24 OPTION 2-1 MASSING
25 OPTION 2-2 MASSING
26 OPTION 2-3 SITE PLAN
27 OPTION 2-4 BASEMENT FLOOR PLAN
28 OPTION 2-5 1ST FLOOR PLAN
29 OPTION 2-6 2ND-4TH FLOOR PLAN
30 OPTION 2-7 SECTION
31 OPTION 3-1 MASSING
32 OPTION 3-2 MASSING
33 OPTION 3-3 SITE PLAN
34 OPTION 3-4 BASEMENT FLOOR PLAN
35 OPTION 3-5 1ST FLOOR PLAN
36 OPTION 3-6 2ND-4TH FLOOR PLAN
37 OPTION 3-7 SECTION
38 OPTION 3-7 SECTIONS FOR SUNKEN COURTYARDS
39 THREE OPTION ANALYSIS
40 RESPONSES TO EDG PRE-SUBMITTAL MEETING COMMENTS
41 MASSING ANALYSIS OF PREFERRED DESIGN (OPTION 3)
42 DEPARTURES
43 SOLAR ANALYSIS
44 MASSING OF OPTION 3 WITH MATERIALS
45 PROJECTS(COMPLETED AND UNDER CONSTRUCTION) OF STUDIO 77 IN LR3 ZONING IN UW AREA
46 Colored Landscape Plan
47 Plant Portraits
48 COMMUNITY OUTREACH
49 EDG COMMENT RESPONSES

PROJECT INFORMATION

PROJECT DETAILS

ADDRESS:	4715 & 4719 21ST AVE NE
SDCI PROJECT NUMBER:	3039543-EG
ZONING:	LR3(M)
PARCEL #:	092504-9358
	092504-9050
ZONING:	LR3 (M)
NUMBER OF UNITS:	31
SITE AREA:	9,523 SF
STRUCTURE HEIGHT:	50 FT ALLOWED
PARKING STALLS:	31 BICYCLE

PROJECT SUMMARY:

The proposed site is located within the University District Urban Center Village, which is largely comprised of single-family homes, townhouses, and mid to large sized apartment or condominium buildings. This project is located along 21ST Avenue NE, north of the arterial NE 45th Street which is within walking distance of the major cultural, shopping, and entertainment centers including; University Ave to the west, University Village to the east, and the University of Washington campus to the south.

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

OWNER
YOUJING INVESTMENTS LLC
Contact: Jane Nipius
janenipius@gmail.com
206-930-1146

ARCHITECT
Studio 77LLC
P.O. BOX 50281
Bellevue, WA 98015
qiqi_686@msn.com
425-985-7817

LANDSCAPE ARCHITECT
Lotus Landscape Design
4021 170th Ave SE
Bellevue,WA 98008
425-753-3424



N

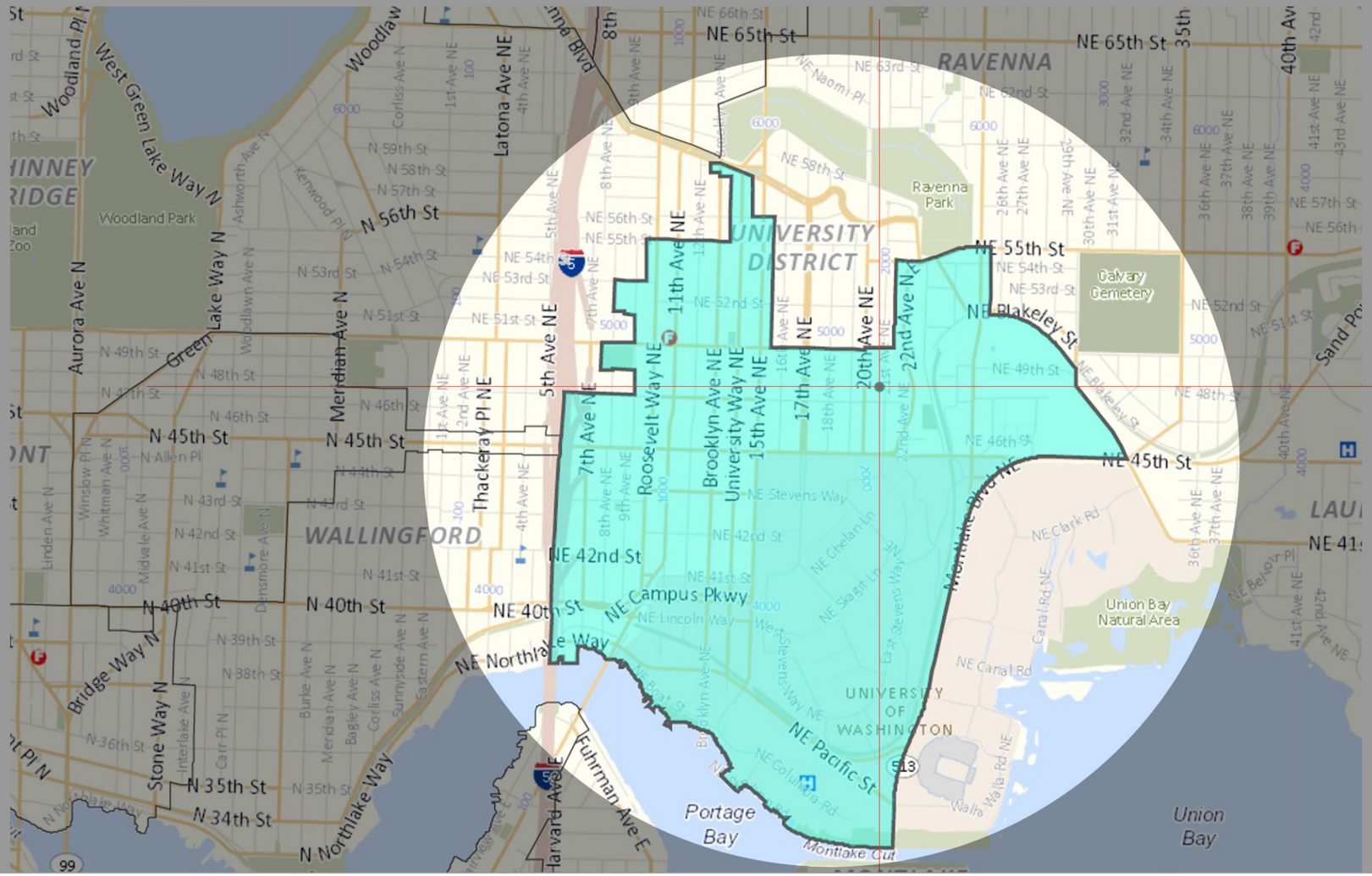
VICINITY MAP

05



Commercial · Seattle Mixed · Neighborhood Commercial · High-density Multi-Family · Lowrise Multi-Family · Residential Small Lot · Single Family · Institute

ZONING
06


Urban Center
UNIVERSITY DISTRICT
RAVENNA
WALLINGFORD
Ravenna Park
Calvary Cemetery
Woodland Park
Union Bay Natural Area
UNIVERSITY OF WASHINGTON
Portage Bay
Union Bay
Montlake Cut
NE 65th St
NE 55th St
NE Blakeley St
NE 45th St
NE 42nd St
NE 40th St
NE Campus Pkwy
NE Northlake Way
NE Pacific St
N 56th St
N 45th St
N 40th St
N 35th St
N 34th St
N Northlake Way
5th Ave NE
7th Ave NE
11th Ave NE
15th Ave NE
17th Ave NE
20th Ave NE
22nd Ave NE
Roosevelt Way NE
Brooklyn Ave NE
University Way NE
Meridian Ave N
Aurora Ave N
Green Lake Way N
West Green Lake Way N
Woodland Park Zoo
Latona Ave NE
Thackeray Pl NE
Stone Way N
Bridge Way N
Fuhrman Ave E
Harvard Ave E
Montlake Blvd NE
NE Stevens Way
NE Clark Rd
NE Canal Rd
Walla Walla Rd NE
Sand Point

ZONING
07

ZONING
Site Zoned LR-3 (M)

SMC 23.45.005
PERMITTED AND PROHIBITED USES
Residential

SMC 23.45.510
FLOOR AREA RATIO (FAR) MAXIMUM

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

SMC 23.45.514
STRUCTURE HEIGHT
50'-0";

Stair penthouses, mechanical equipment and covered amenity area can extend up to 15 feet above height limit. Elevator penthouses can extend up to 45 feet above height limit if the elevator provides access to usable open space or common recreation area on roof. Total coverage of all rooftop features can be up to 65% of the roofs area if all mechanical equipment is screened from sight and if no rooftop features are closer than 10 feet to roofs edge.

SMC 23.45.518
SETBACKS REQUIREMENTS

East- (21th Ave NE), 5 feet minimum with a 1 ft dedication
South- 5 feet minimum with a 7ft average setback
West(Alley)- 15 feet setback (without alley)
North-5 feet minimum with a 7ft average
An upper-level setback of 12 feet from the front lot line is required for portions above 54 feet
Height limit of 50 feet

SMC 23.45.522
AMENITY AREA

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

SMC 23.45.524
LANDSCAPING AND SCREENING STANDARDS
Street trees required

SMC 23.45.527
STRUCRTURE WIDTH AND FACADE LENGTH LIMITS IN LR ZONES

The maximum combined length of all portions of facades within 15 feet of a lot line shall no exceed 65 percent of the length of that lot line.

SMC 23.45.536
PARKING LOCATION AND ACCESS

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

SMC 23.54.015
REQUIRED PARKING

No parking required in Urban Center

SMC 23.54.015
BICYCLE PARKING QUANTITY

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

SMC 23.54.040
SOLID WASTE & RECYCLING

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

OPPOSING SITE

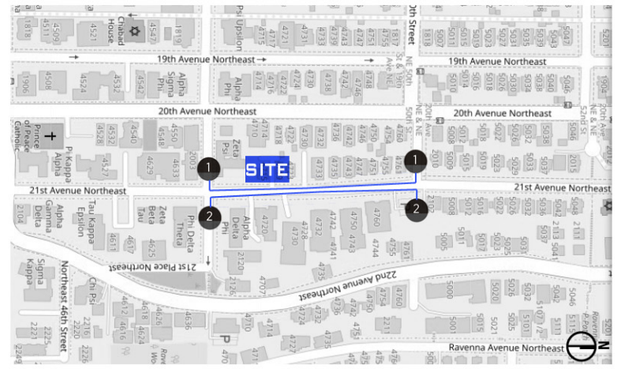


1 21ST AVE NE TOWWARDS EAST

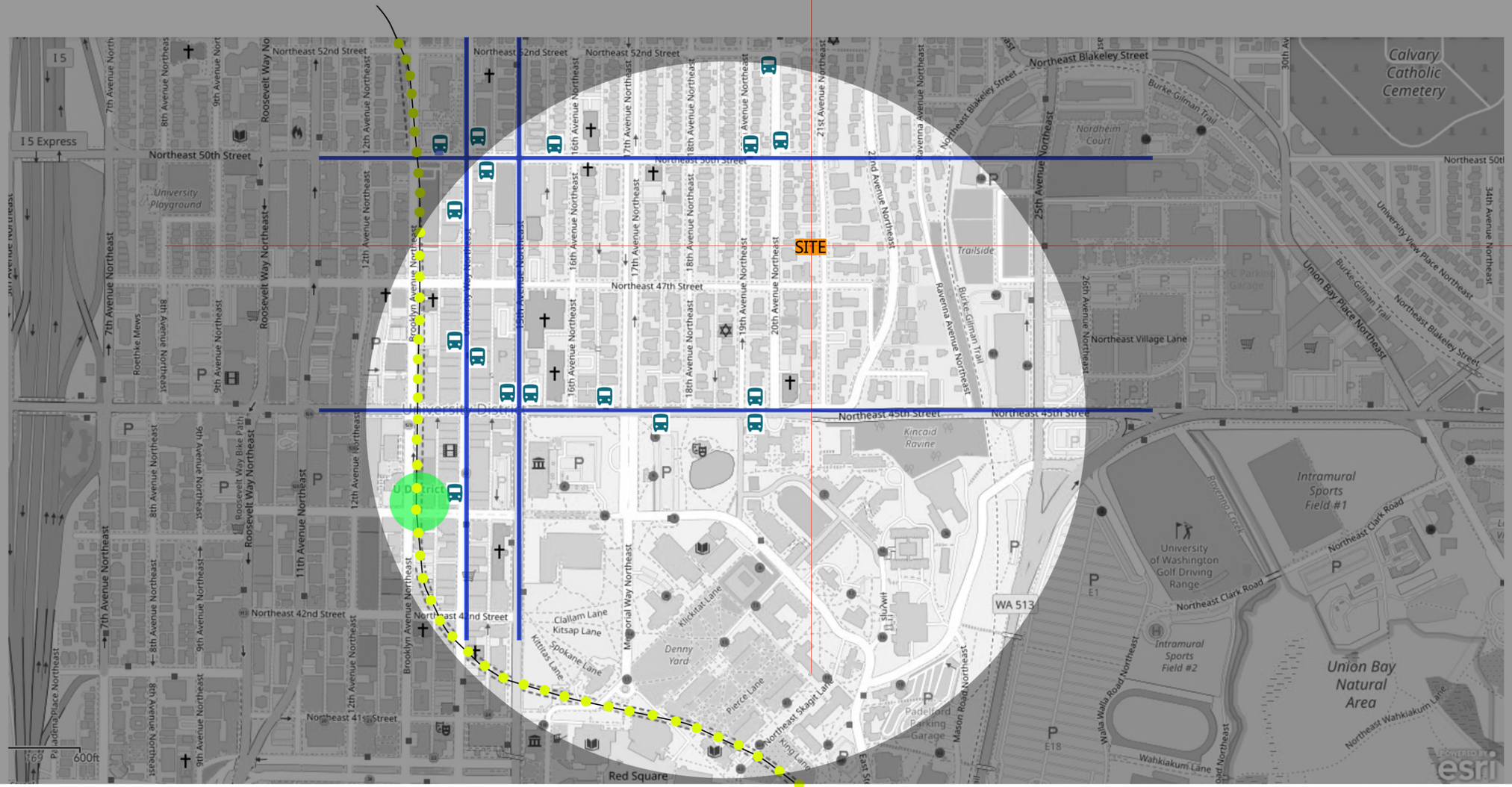
SITE



2 21ST AVE NE TOWWARDS WEST



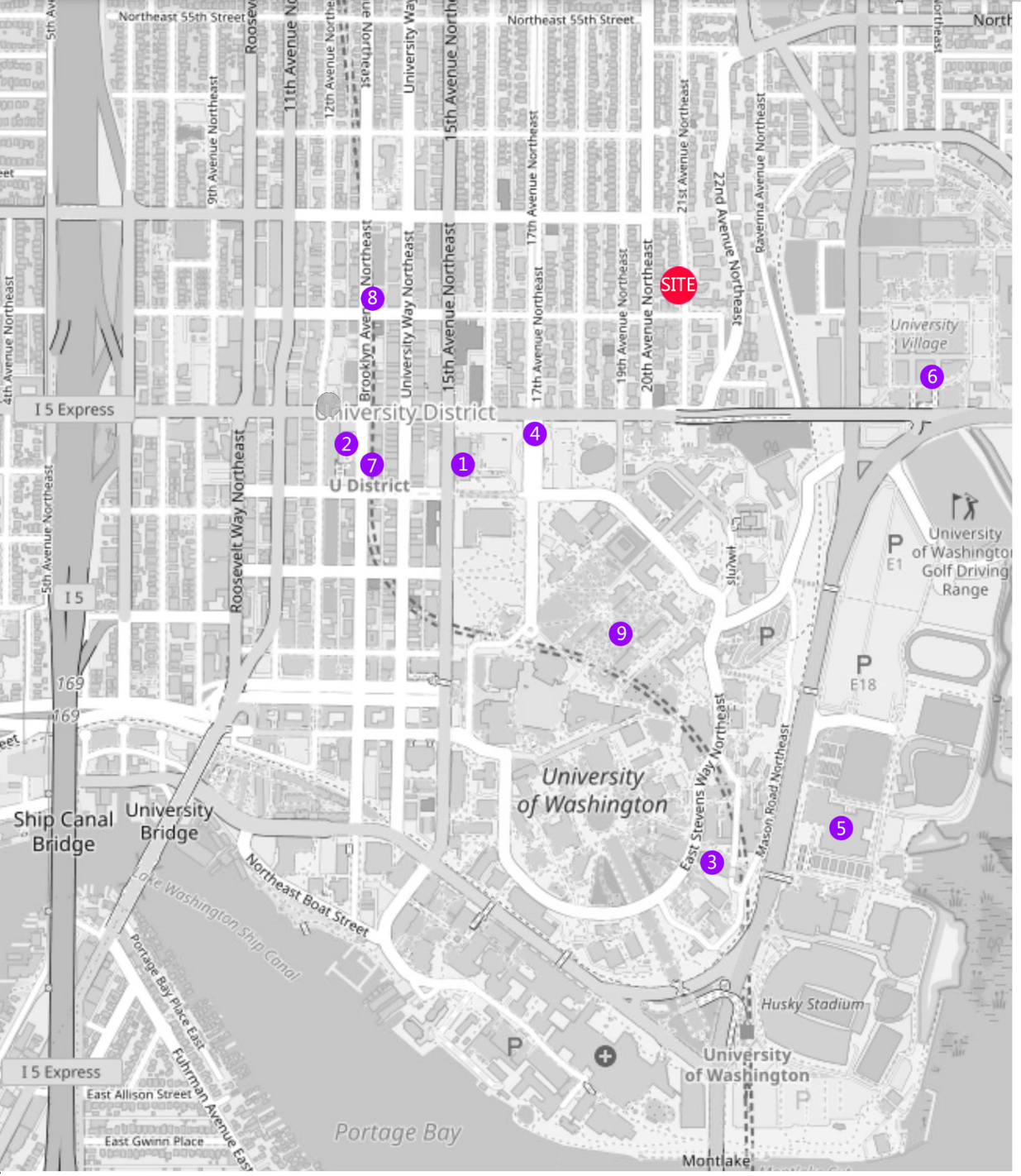
SITE IMAGES
09



BUS STOP MAIN TRAFFIC ROUTE LIGHT RAIL STATION LIGHT RAIL ROUTE

The site is located between principal arterial NE 45th St. and NE 50th St with frontage along 21th Ave. NE. This secondary street has a neighborhood character and serves mostly UW students and Sororities/Fraternities. 21th seems to be a popular pedestrian route as well with its large trees and interesting facades. Surrounding areas consists of single family and mixed use residential buildings with a youthful population. The site also has access to several bus stops which grants access to bus routes; 31, 43, 44, 48, 49, 70, 74, 75, 372, 542, and 556. The light rail station is nearby.

N





1.Burke Museum of Natural History


2.UW TOWER


3.Bill & Melinda Gates Center for Computer Science


4.The W Memorial Way


5.UW IMA


6.University Village


7. Light Rail 43rd Station


8.The M


9.Parrington Lawn


SITE
1
2
3
4
5
6
7
8
9
10
11
12
Northeast 50th Street
Northeast 47th Street
Northeast 46th Street
Northeast 45th Street
15th Avenue Northeast
16th Avenue Northeast
17th Avenue Northeast
18th Avenue Northeast
19th Avenue Northeast
20th Avenue Northeast
21st Avenue Northeast
22nd Avenue Northeast
University Lutheran Church
Churchome
University Presbyterian Church
Chabad House
Prince of Peace Catholic Newman Center
Hansee Hall
McCarty Hall
Kincaid Ravine
Trailside
Ravenna Woods
Lothlorien Apartments
Wilsonian Apartments
Phi Kappa Sigma
Sigma Nu
Phi Kappa Tau
Psi Upsilon
Alpha Phi
Zeta Psi
Alpha Delta Phi
Phi Delta Thet
Zeta Beta Tau
Alpha Sigma Phi
Pi Beta Phi
Alpha Chi Omega
Theta Chi
Phi Mu
Pi Kappa Phi
Kappa Sigma
Delta Zeta
Kappa Alpha Theta
Fiji
Sigma Alpha Epsilon
Sigma Chi
Alpha Delta Pi
Theta Xi
Kappa Kappa Gamma
Tau Kappa Epsilon
Pi Kappa Alpha
Alpha Gamma Delta
Sigma Kappa
Chi Psi
Arkara
The Stax
Helix & Eclipse
TraVigne
Gossett Place
NOLAN
The M
Bank of America
Cross & Crown Church
Bridges @ 11th
Seattle Fire Station No. 17
Ten Kicks Gym
Hub U District
UW Neighborhood Ravenna Clinic
Trailside Dentist
Northeast Blood Burke-Gilman
Ravenna Avenue
24th Avenue Northeast
Burke-Gilman Trail
Pend Oreille Place Northeast
Brooklyn Avenue Northeast
11th Avenue Northeast
12th Avenue Northeast
NE 50th St & 16th Ave NE
NE 50th St & 19th Ave NE
20th Ave NE & NE 50th St
NE 45th St & 17th Ave NE
NE 45th St & Memorial Way NE
NE 45th St & 19th Ave NE
PLUMA
Shell
32 Good Reasons
WSECU
University of Washington Tower
Neptune Theatre
Alumni House
Malloy Apartments
Chase
300ft
esri



1. 2249 NE 46TH ST



2. 4735 21ST AVE NE



3. 4726+4730 19TH AVE NE



4. 4710 20TH AVE NE



5. 4750 15TH AVE NE



6. 4544 20TH AVE NE



7. 4637 21ST AVE NE



8. 4536 20TH AVE NE



9. 4724 22ND AVE NE



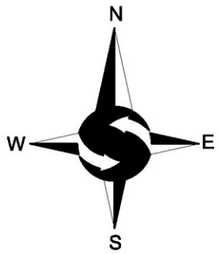
10. 4726 15TH AVE NE



11. 4746 20TH AVE NE



12. 4751 21ST AVE NE





VICINITY MAP

NTS

LEGEND

- FOUND MONUMENT IN CASE
- FOUND REBAR AS DESCRIBED
- TACK IN LEAD FOUND
- POWER METER
- UTILITY POLE
- GAS METER
- GAS VALVE
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- —SS— APPROXIMATE LOCATION SANITARY SEWER LINE
- —SD— APPROXIMATE LOCATION STORM DRAIN LINE
- — W — APPROXIMATE LOCATION UNDERGROUND WATER LINE
- —OHP— OVERHEAD POWER
- —OHU— OVERHEAD UTILITIES
- —OHE— OVERHEAD ELECTRICAL
- —X— CHAINLINK FENCE
- WOOD FENCE
- CONCRETE WALL
- ASPHALT SURFACE
- CONCRETE SURFACE
- DS DECIDUOUS
- SP SPRUCE
- * INDICATES MULTI-TRUNK

LEGAL DESCRIPTION

PARCEL NO. 092504-9050:
THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING 420 FEET SOUTH AND 130 FEET EAST OF THE NORTHWEST CORNER OF SAID SUBDIVISION WHICH POINT IS 90 FEET SOUTH AND 130 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTH HALF OF SAID SUBDIVISION;
THENCE SOUTH 40 FEET;
THENCE EAST 100 FEET TO THE WEST LINE OF 21ST AVENUE NORTHEAST;
THENCE NORTH ALONG SAID WEST LINE 40 FEET;
THENCE WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 092504-9358:
THE NORTH 55.33 FEET OF THE SOUTH 181.33 FEET OF THE NORTH 641.33 FEET OF THE EAST 100 FEET OF THE WEST 230 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON.

SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

RECORD OF SURVEY BY BASELINE LAND SURVEYING, LLC FOR JINBAO LLC, RECORDED ON MARCH 15, 2021 IN VOLUME 442 OF SURVEYS, PAGES 231 AND 232, UNDER RECORDING NO. 20210315900008, RECORDS OF KING COUNTY, WASHINGTON.

PROJECT INFORMATION

SURVEYOR:	SITE SURVEYING, INC. 21823 NE 11TH ST SAMMAMISH, WA 98074 PHONE: 425.298.4412
PROPERTY OWNER:	YOUJING INVESTMENTS, LLC 4531 38TH AVENUE NE SEATTLE, WA 98105
TAX PARCEL NUMBER:	092504-9050 & 092504-9358
PROJECT ADDRESS:	4719 & 4715 21ST AVENUE NE SEATTLE, WA 98105
ZONING:	LR3 (M)
JURISDICTION:	CITY OF SEATTLE
PARCEL ACREAGE:	-9050: 3,995 SF (0.092 ACRES) -9358: 5,527 SF (0.127 ACRES) AS SURVEYED

GENERAL NOTES

1. THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.

2. INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND SPECTRAPRECISION FOCUS 35 TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.

3. THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN DECEMBER 2021 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.

4. UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.

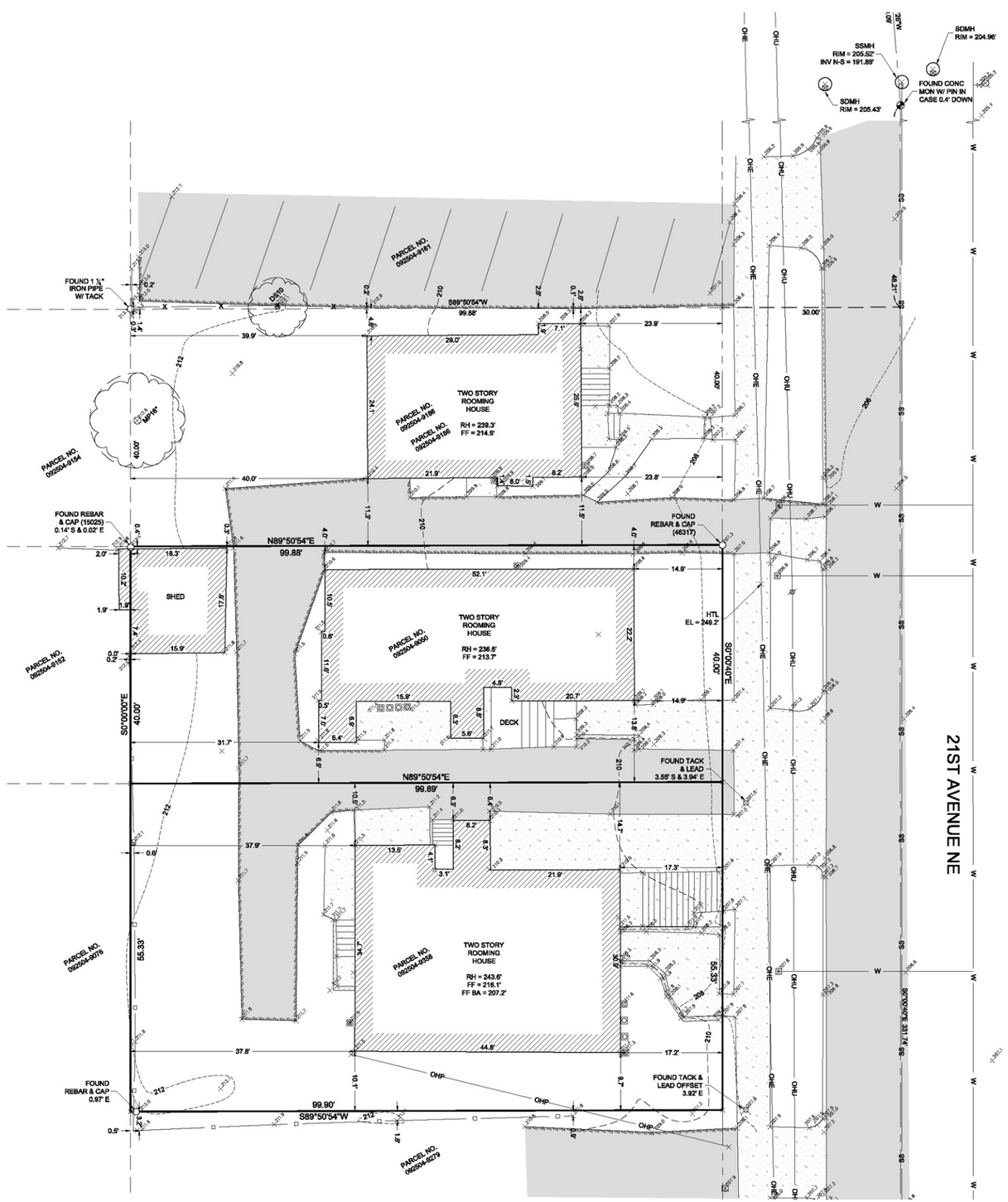
5. ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

VERTICAL DATUM & CONTOUR INTERVAL

DATUM

ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM INFORMATION PROVIDED BY KING COUNTY GIS.

2.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR PLUS / MINUS 1.0' FOR THIS PROJECT.



DESIGN GUIDELINE PRIORITIES AND ARCHITECTURAL CONCEPT

Guidelines and Design Response

CONTEXT AND SITE

CS-1: NATURAL SYSTEMS AND SITE FEATURES:
CITYWIDE GUIDELINE:
Use natural systems and features of the site and its surroundings as a starting point for project design.
UNIVERSITY DISTRICT SUPPLEMENTAL GUIDANCE:
1. Plan for Daylight & Trees

RESPONSE:
Sunlight and Natural Ventilation:
The proposed building design provides sunlight to all units by arranging building massing and maximizing the building "skin".
For the units located below grade, courtyards and lighting wells have been created to provide direct access to daylight and air.

Topography:
Site topography slopes up from 21st Ave towards the west.
The street elevation is at 207', the projects' basement level is set at 205'-5" to provide easier ADA access into the building, which also enables direct access to Solid Waste Room.
Bicycle area is proposed under covered shed in the backyard, accessed via easement which is shared with the northern property.

CS-2: URBAN PATTERN AND FORM:
CITYWIDE GUIDELINE:
Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area
UNIVERSITY DISTRICT SUPPLEMENTAL GUIDANCE:
1. Character Areas & Corridor Character Areas
2. Neighborhood Context

RESPONSE:
Sense of Place:
The site is within University Park South & 17th Ave Blvd Area. To enhance the quality of place in the surrounding area, 5' min. 12' average generous front setbacks are proposed to occupiable amenity space; which will be incorporated into front setbacks with areas for landscaping and seating.

The design responds to the surrounding environment with its variety of architectural styles and scales. Implementation of contemporary massing and facade design will emphasize the building entrance. Vertical window proportions relate to the character of the surrounding and historical building.

Connection to the Street:
The proposals include appropriate setback from the street to reinforce the existing pattern of generous front setbacks.
This setback strategy provides for a green area in front of the main entry and serves as a buffer zone for residents against the public space. On a site with heavy student foot traffic landscape, paving, as well as the outdoor space is designed to improve the quality of the pedestrian experience and surrounding open areas.

CS-3: ARCHITECTURAL CONTEXT AND CHARACTER:
CITYWIDE GUIDELINE:
Contribute to the architectural character of the neighborhood.
UNIVERSITY DISTRICT SUPPLEMENTAL GUIDANCE:
1. University District Architectural Character

RESPONSE:
Contemporary Design:
The surrounding area is a mix of newly built and existing multifamily projects. Many single family homes (fraternity, sorority, and apartment use) still exist. The predominant styles of the newly built are contemporary with James Hardie cement board with bold/ high contrast colors.

The design fosters the eclectic mix of architectural styles and forms. The massing strategy breaks the building into vertical portions to make a transition from single family into low-rise. The project will feature large vertical windows and have modular facade materials such as wood and panel siding.

PUBLIC LIFE

PL-1: CONNECTIVITY:
CITYWIDE GUIDELINE:
Complement and contribute to the network of open spaces around the site and the connections among them.
UNIVERSITY DISTRICT SUPPLEMENTAL GUIDANCE:
1. Networks & Connections to Community Open Space

RESPONSE:
Ground level open space along 21st Ave NE physically and visually engage the public realm. Bicycle proposed on the west will activate the shared use of the easement with northern neighor.

PL-2: WALKABILITY:
CITYWIDE GUIDELINE:
Encourage human interaction and activity at the street-level with clear connections among them.

RESPONSE:
Street-Level Transparency:
The main entrance is designed as a lighting box, which will be highly visible from the street to provide a clear entry for residents. The street level will be sufficiently lighted to provide a safe environment for the residents and other pedestrians. The planting along the building will provide a pleasant pedestrian environment.

PL-3: STREET LEVEL INTERACTION:
CITYWIDE GUIDELINE:
Encourage human interaction and activity at the street-level with clear connections to building entries and edges.
UNIVERSITY DISTRICT SUPPLEMENTAL GUIDANCE:
1. Entries
2. Ground-level Residential Design

RESPONSE:
Entries:
The entry is emphasized by accenting materials such as bold-color lighting strip and glazing entrances. The identifiable entrance will provide welcoming experience for visitors and users while defining the buildings unique character.
Ground-level Residential Design:
A generous main entry with occupiable shared space has been proposed to create a "front porch" for residents. Ample spaces have been provided for bicycles, seating and planters.

PL-4: ACTIVE TRANSPORTATION:
CITYWIDE GUIDELINE:
Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.
UNIVERSITY DISTRICT SUPPLEMENTAL GUIDANCE:
1. Bicycle Circulation & Parking

RESPONSE:
Planning Ahead for Bicyclists:
Bicycle parking provided for residents. A bicycle shed is proposed on the northwest side of the building. Sufficient short-term bike stalls are located outside the structure footprint at property's northeast corner**.**

DESIGN CONCEPT

DC-1: PROJECT USES AND ACTIVITIES:
CITYWIDE GUIDELINE:
Optimize the arrangement of uses and activities on site.
UNIVERSITY DISTRICT SUPPLEMENTAL GUIDANCE:
1. Activating Uses
2. Visual and Safety Impacts
3. Shared Open Spaces

RESPONSE:
The proposed design minimizes the amount of frontage dedicated to lobby and leasing spaces, maximize active resident uses along frontage.
Solid waste/recycle and bicycle storage is obscured from residential units, with access from the easement at the side of the building. This will optimize and activate the necessary functions of the structure.

DC-2: ARCHITECTURAL CONCEPT:
CITYWIDE GUIDELINE:
Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.
UNIVERSITY DISTRICT SUPPLEMENTAL GUIDANCE:
1. Massing & Reducing Bulk and Scale
2. Architectural Concept & Facade Composition
3. Pedestrian-Scaled Streetscape Design

RESPONSE:
Reducing Perceived Mass:
To reduce the perceived mass, the large building massing is broken down by employing modulation: One main massing+ three lower bump-outs; one little box inserted into the middle bump-out function as lobby.

Architectural and Facade Composition:
The design concept will be consistent on all sides of the building.
The three bump-outs looks like being inserted into main massing from the front, and sticking out at the back.
High quality cement board are proposed for cladding. This language will be carried throughout all facades to create a unified design that speaks of the street context and neighboring structures-unifying the design into its nearby context.

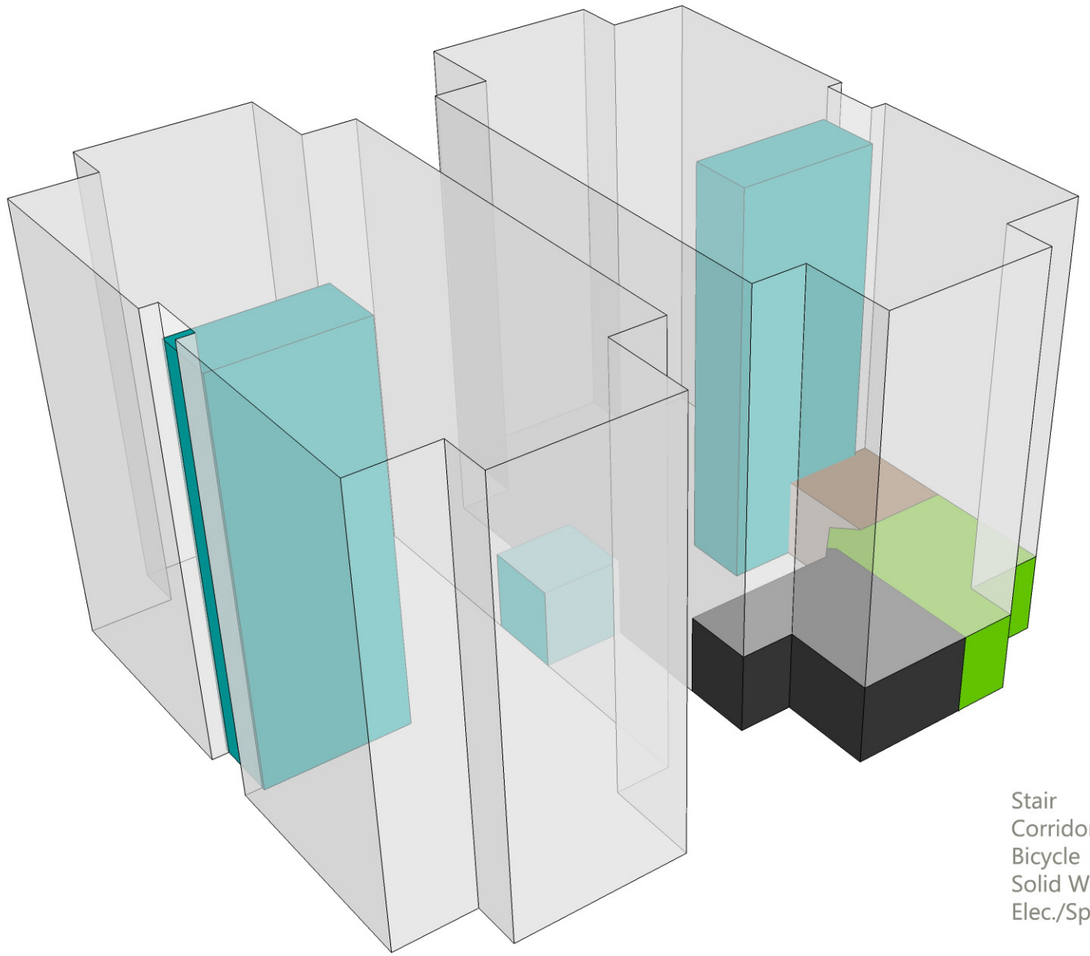
Stained cedar pattern is able to form an interesting contrast on the building's skin along the street facade.
Human Scale:
The Main entrance on the west side will emphasize human scale with the landscaping features.

DC-3: OPEN SPACE CONCEPT:
CITYWIDE GUIDELINE:
Integrate open space design with the design of the building so that each complements the other.
UNIVERSITY DISTRICT SUPPLEMENTAL GUIDANCE:
1. Open Space Organization & Site Layout
2. Residential Open Space

RESPONSE:
Multifamily Open Space:
Multiple façade jagged edges provide more amenity space along the street, increasing activity and passive surveillance. There will be a roof garden provided as an additional amenity space for the residents.

DC-4: EXTERIOR MATERIALS AND FINISHES:
CITYWIDE GUIDELINE:
Use appropriate and high-quality elements and finishes for the building and its open spaces.
UNIVERSITY DISTRICT SUPPLEMENTAL GUIDANCE:
1. Durable, High-Quality Exterior Materials
2. Hardscaping & Landscaping

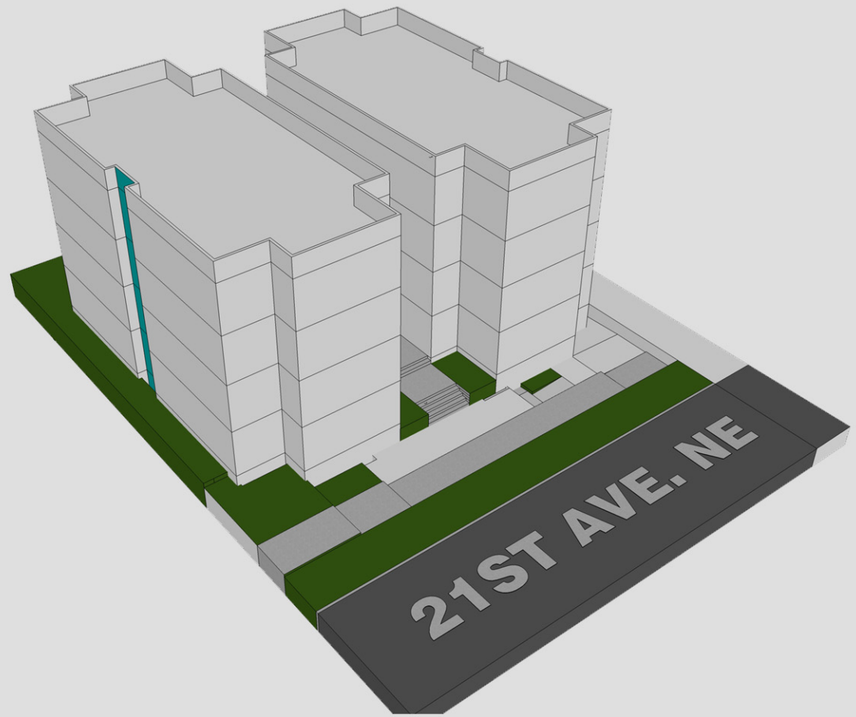
RESPONSE:
Building Materials:
The project will be constructed with durable and attractive material. Color, texture, and pattern will be consistent with the intended design.
Trees, Landscaping and Hardscape Materials:
Landscaping will be responsive to climate, existing context, and intended use; designed to provide texture, protection and privacy.



Stair
Corridor/Lobby
Bicycle
Solid Waste
Elec./Sprinkler RM

3D MASSING

OPTION 1-1



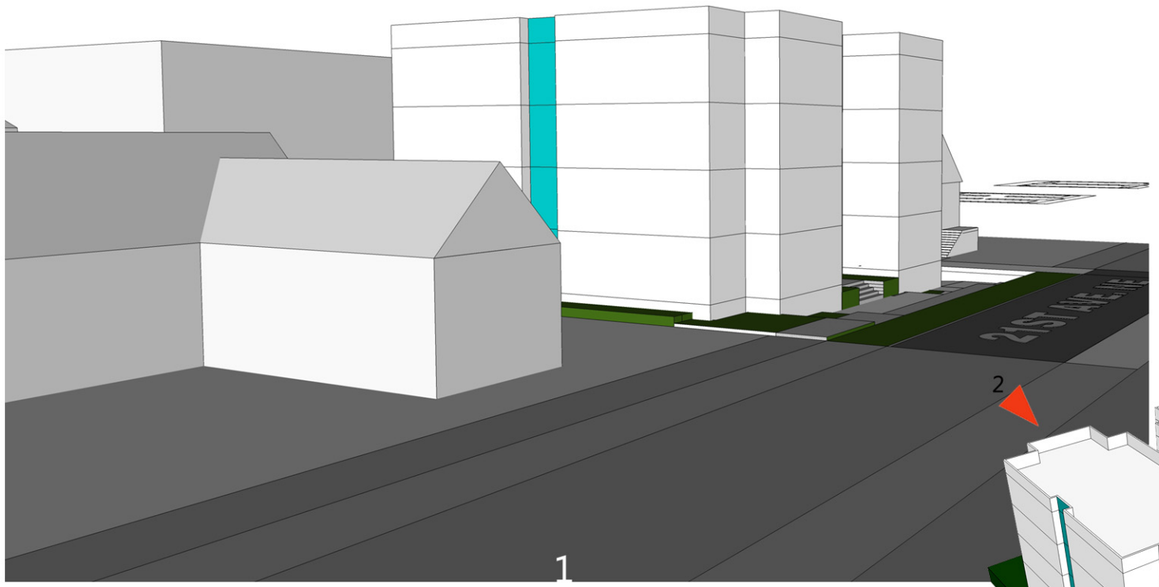
OPTION 1

Total Floor Area: 20,419 SF
Stories: 4+ basement
Elevator: No
Units Count: 39
Room Count: 115
FAR: 2.14
Code Compliant: Yes
Amenity on ground: 2,770 SF > 2381 SF required; all amenity provided is common amenity

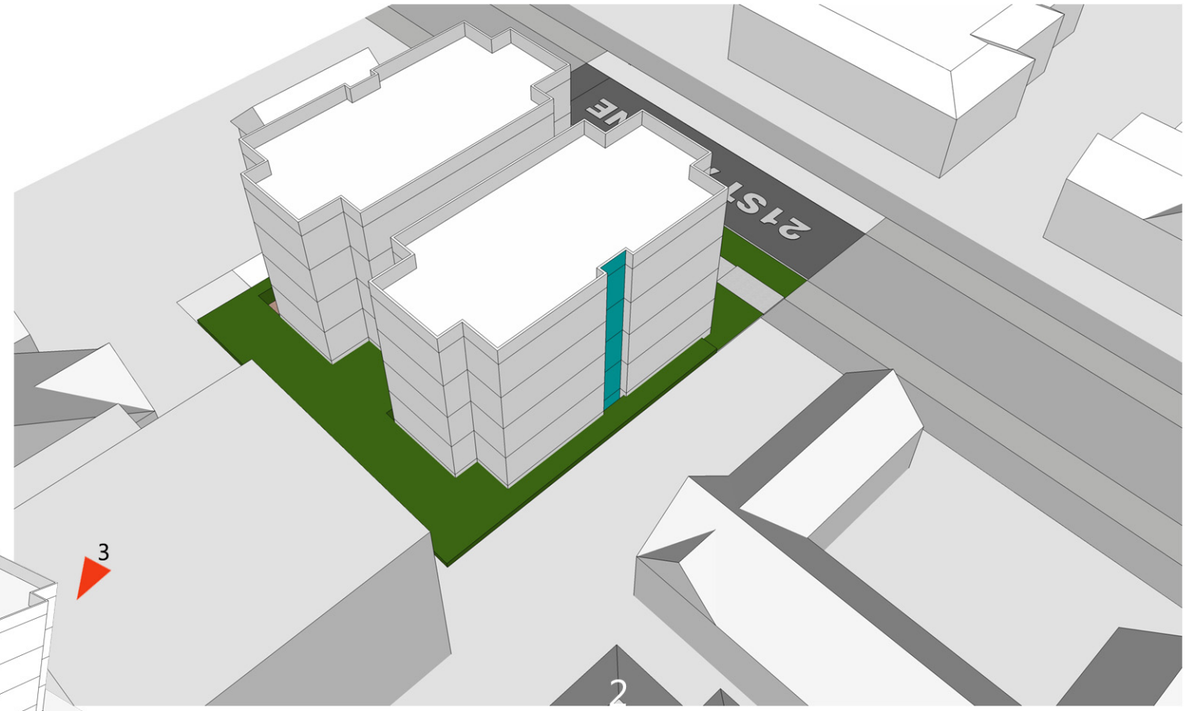
Design Concepts: Twin buildings shared with common lobby on ground floor.

Pros
1) Two separate building design allows phasing construction
2)100% of common amenity space was provided on ground floor

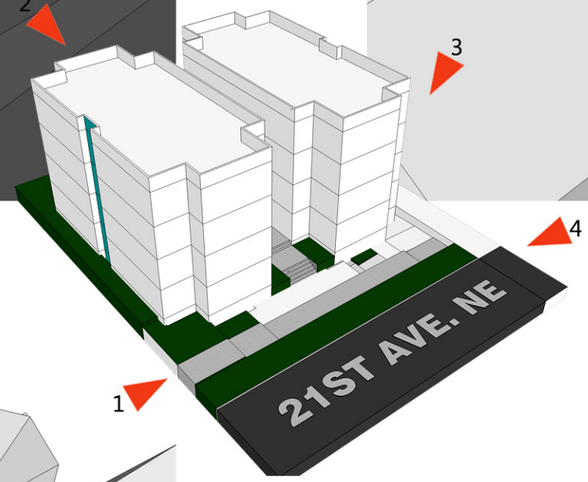
Cons
1) No elevator
2) Two buildings are isolated with each other, which will minimize the opportunity for social interaction.
3) No rooftop amenity is allowed due to accessible reason.

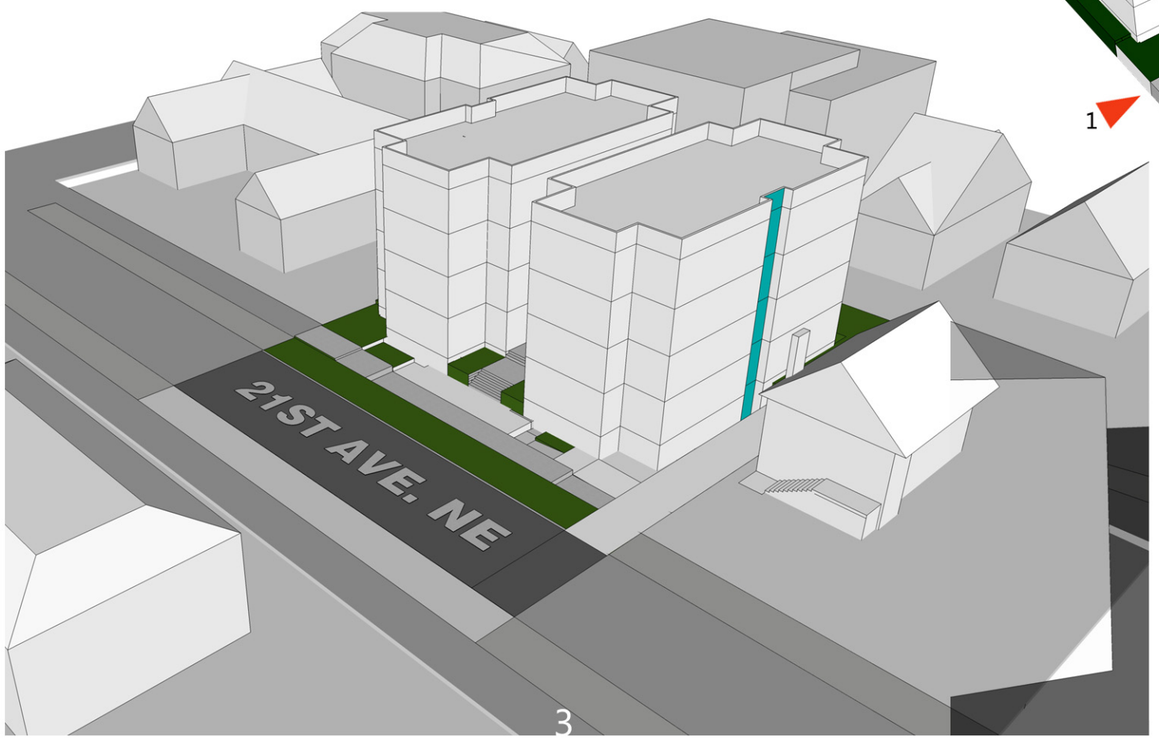


1



2

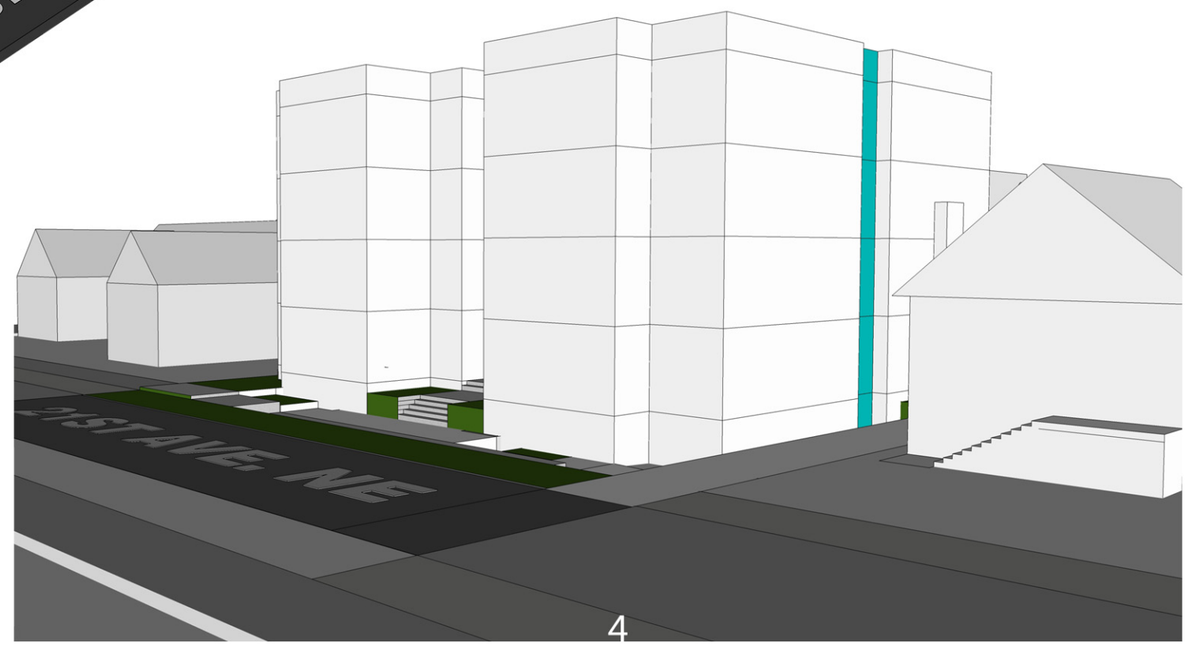




3

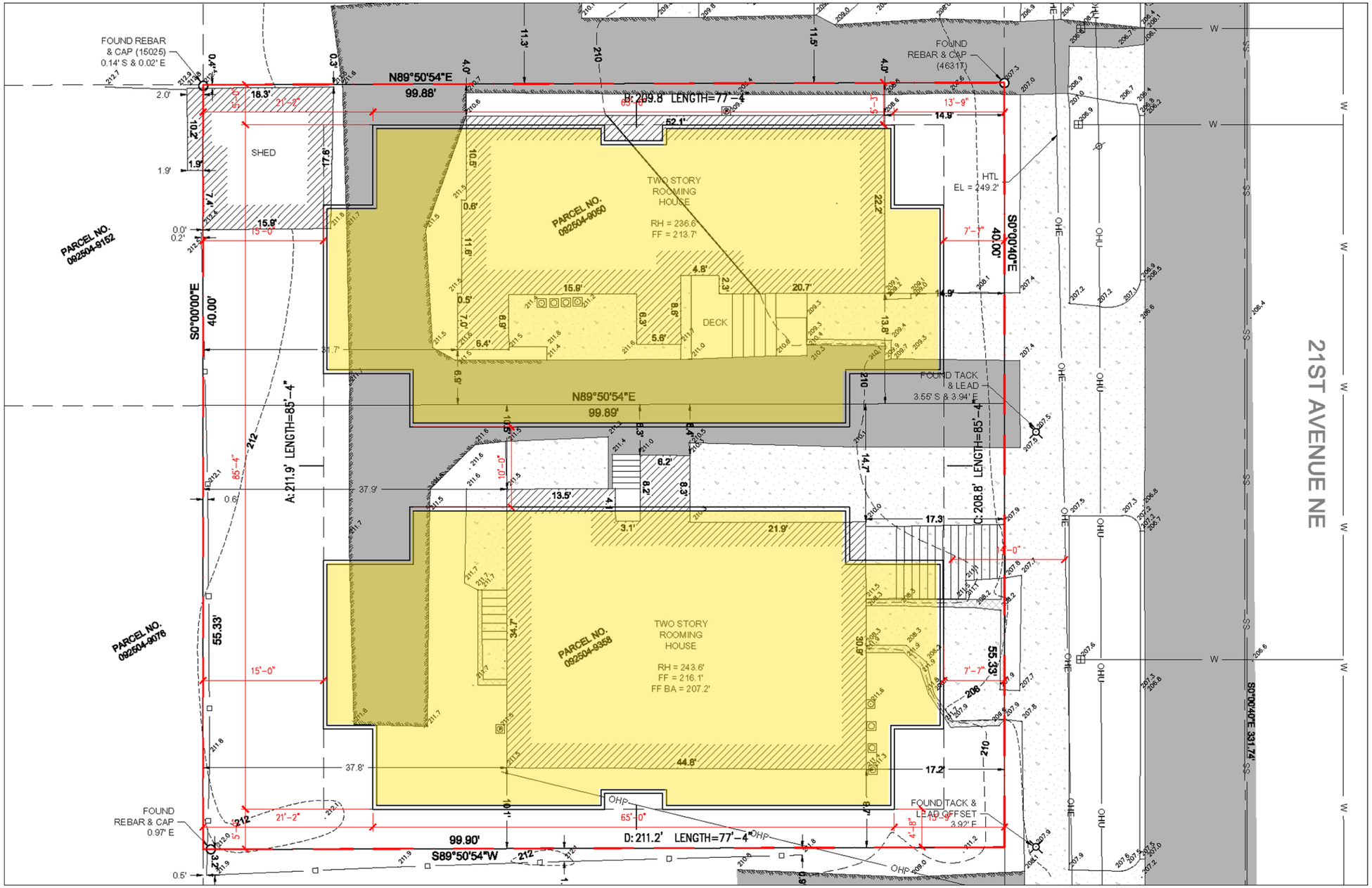
3D MASSING

OPTION 1-2



4

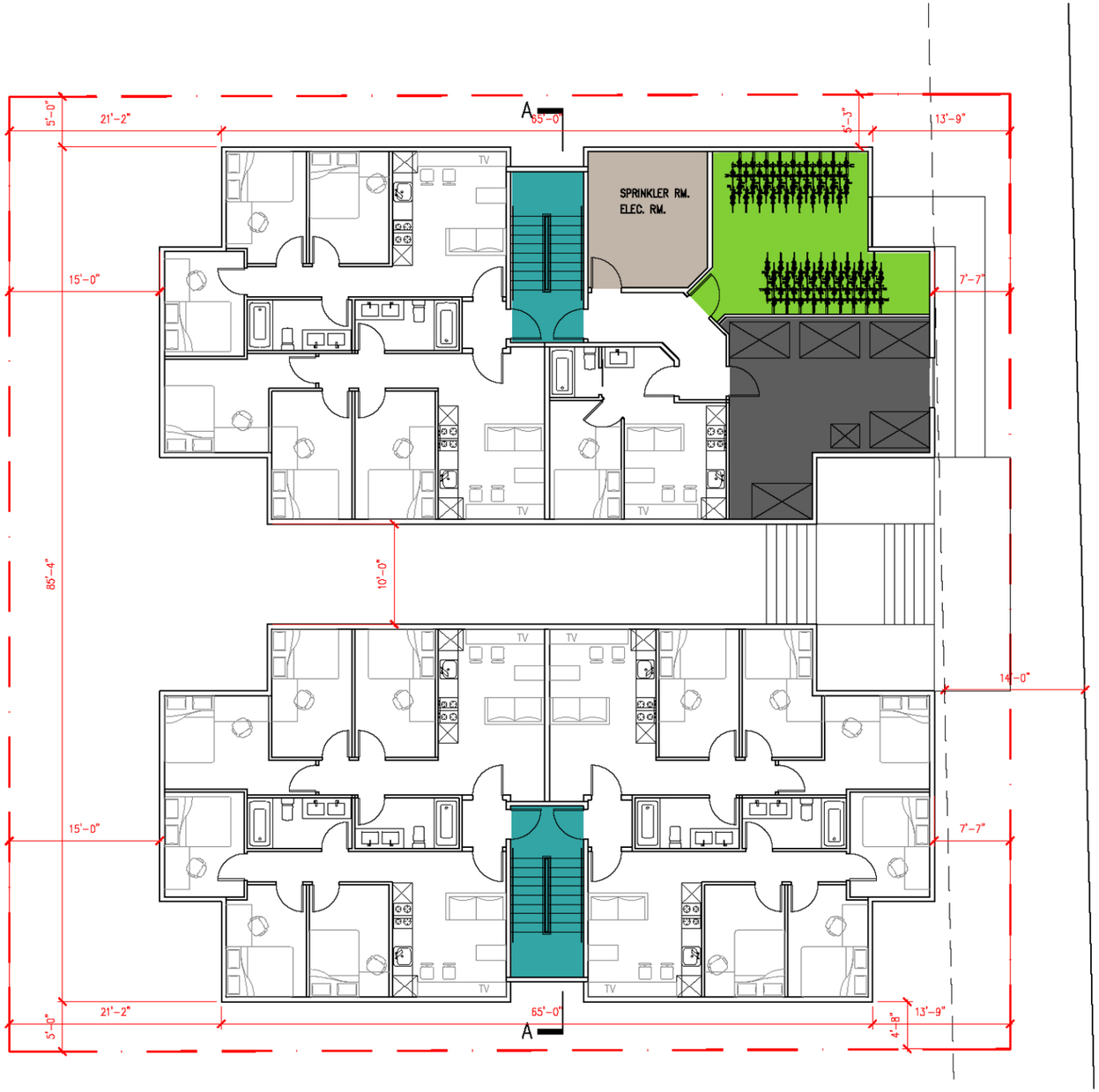
OPTION 1



SITE PLAN

N

OPTION 1-3



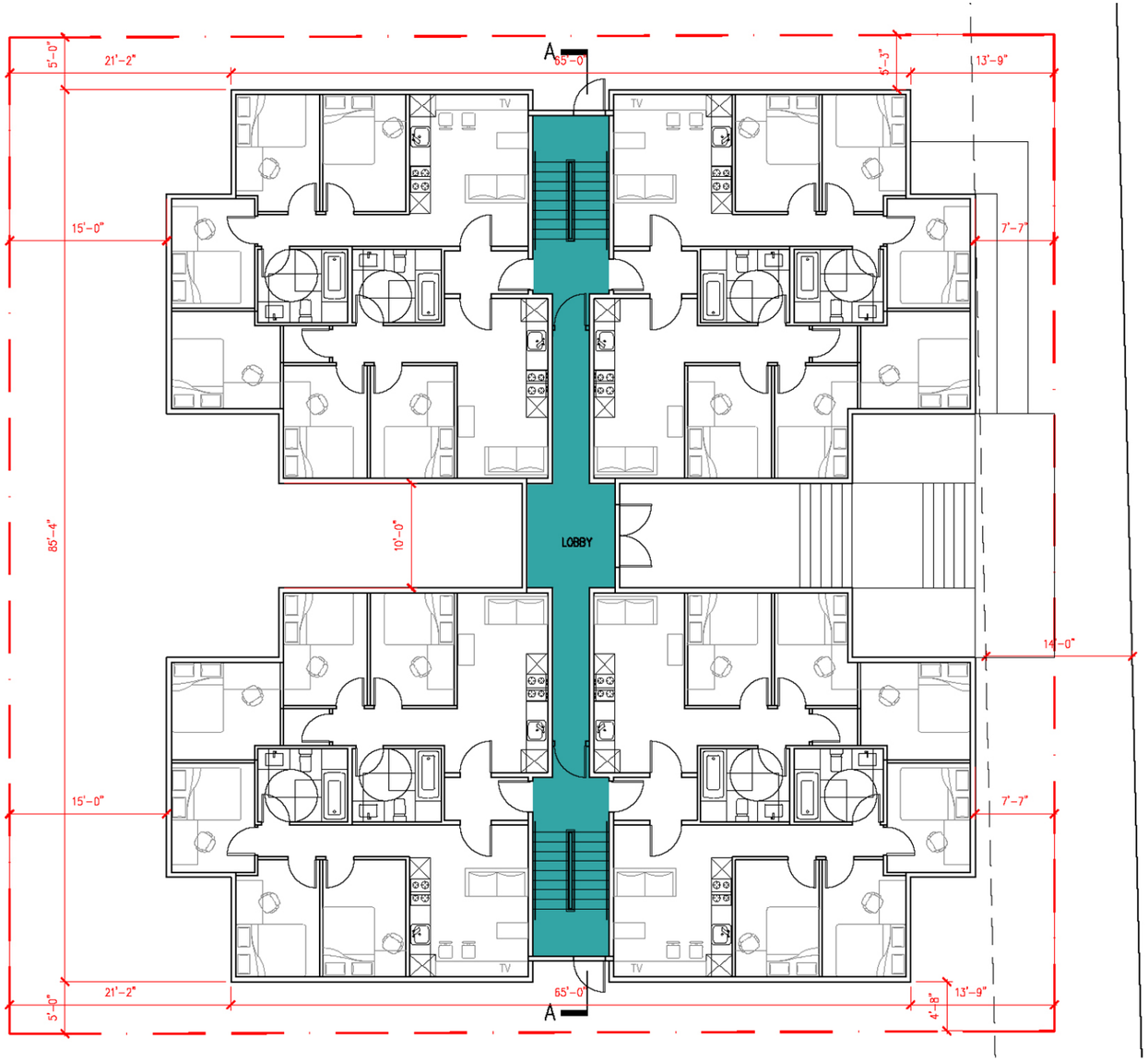
OPTION 1

BASEMENT FLOOR PLAN

FLOOR PLAN

N

OPTION 1-4



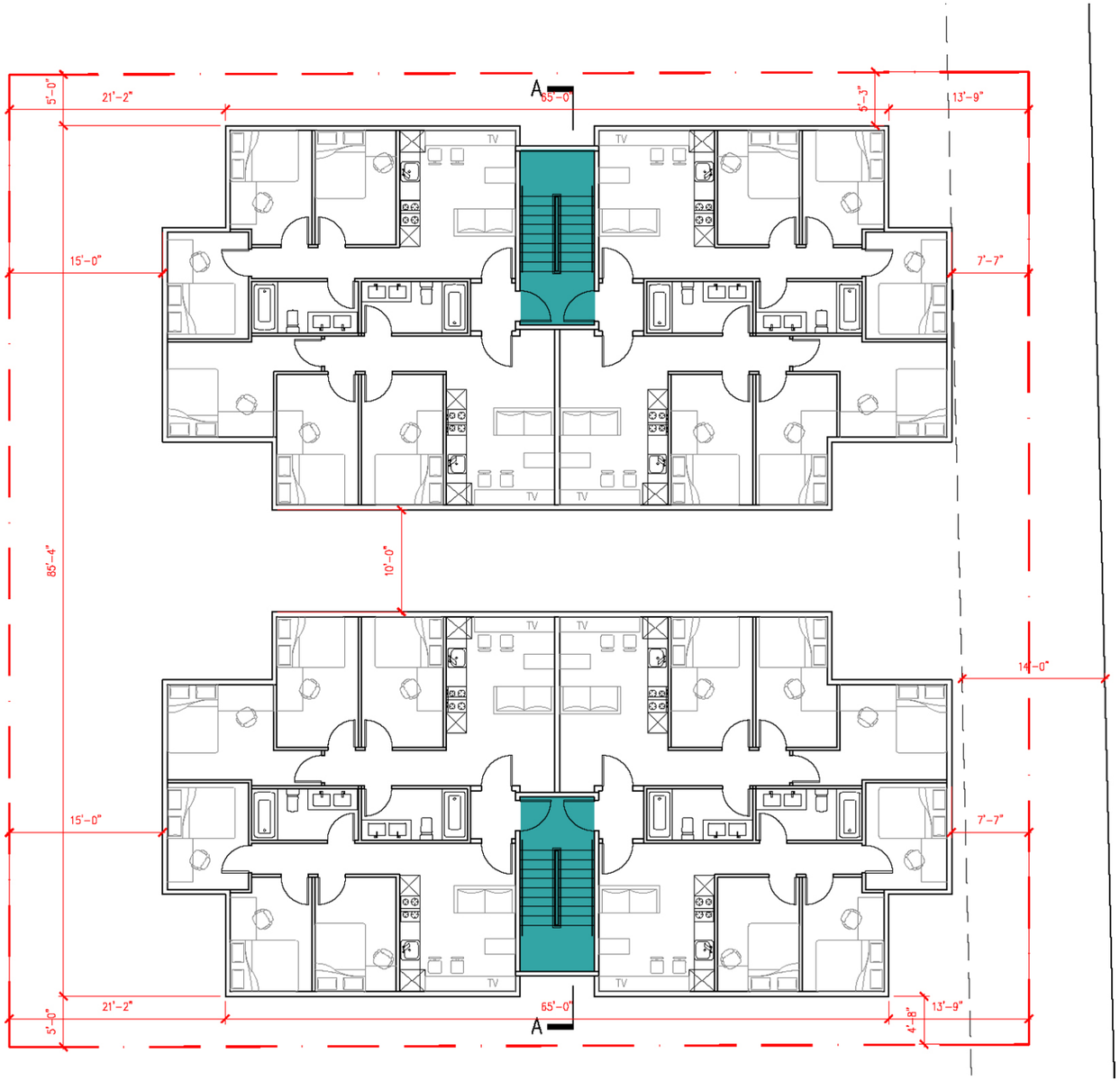
OPTION 1

1ST FLOOR PLAN

FLOOR PLAN

N

OPTION 1-5



OPTION 1

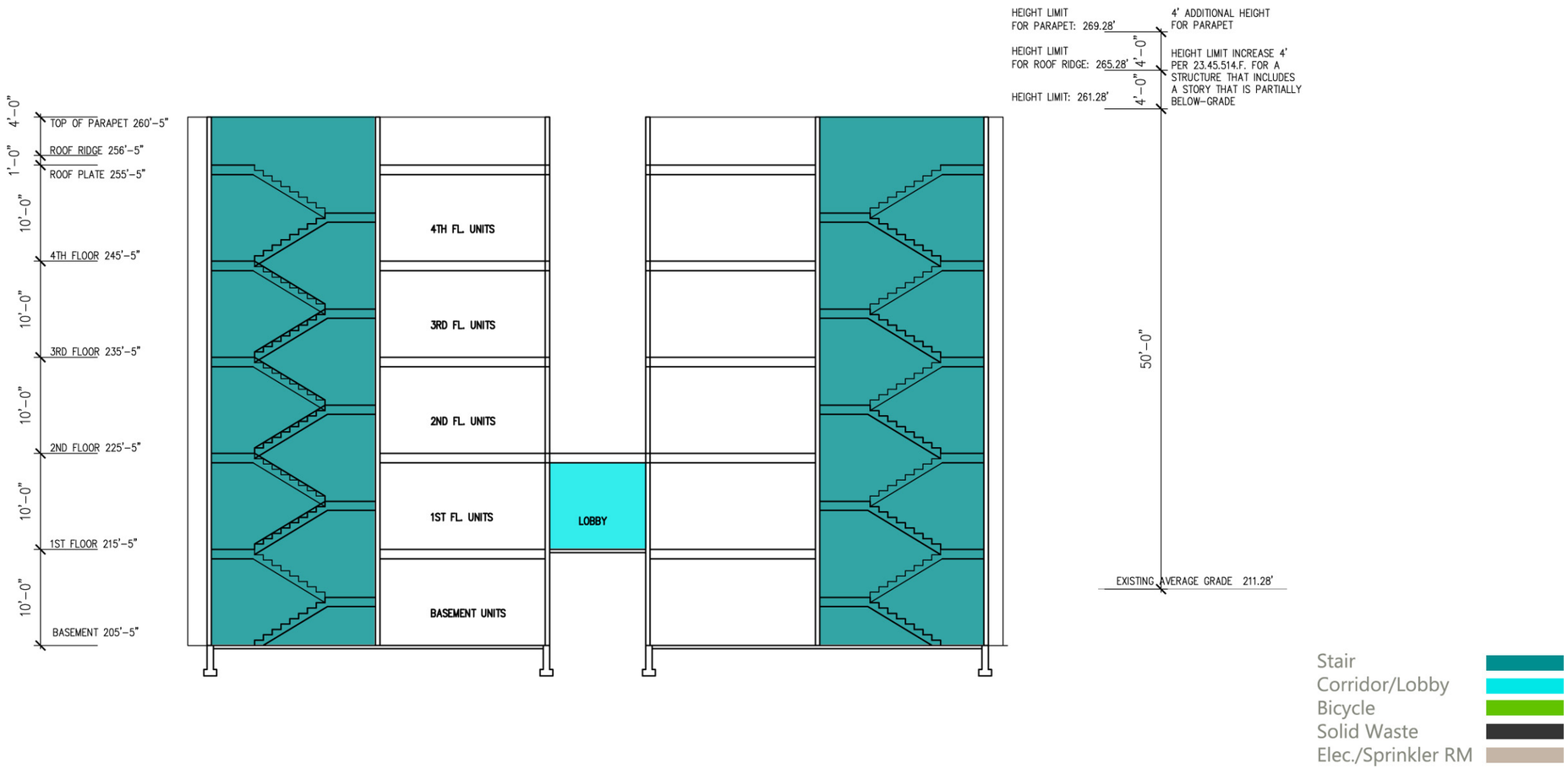
2ND-4TH FLOOR PLAN

FLOOR PLAN

N

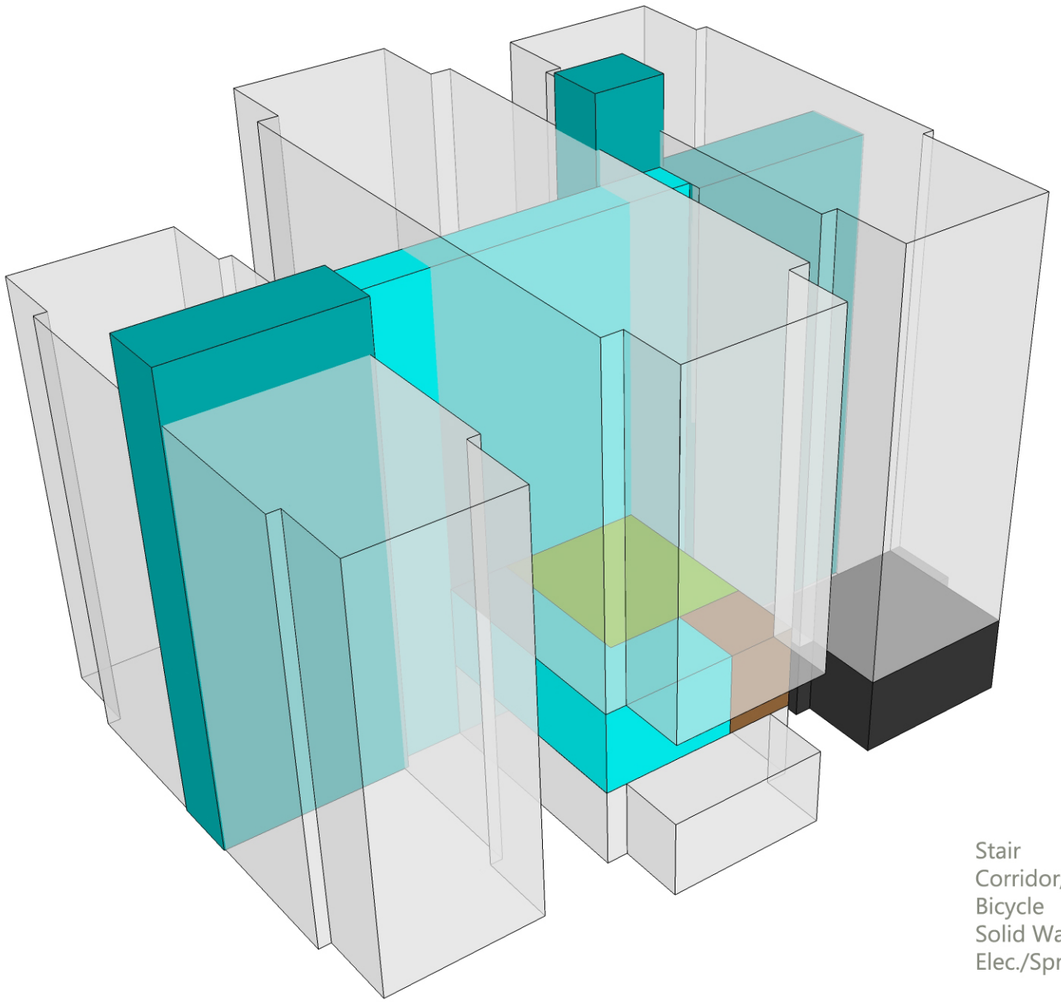
OPTION 1-6

OPTION 1



SECTION

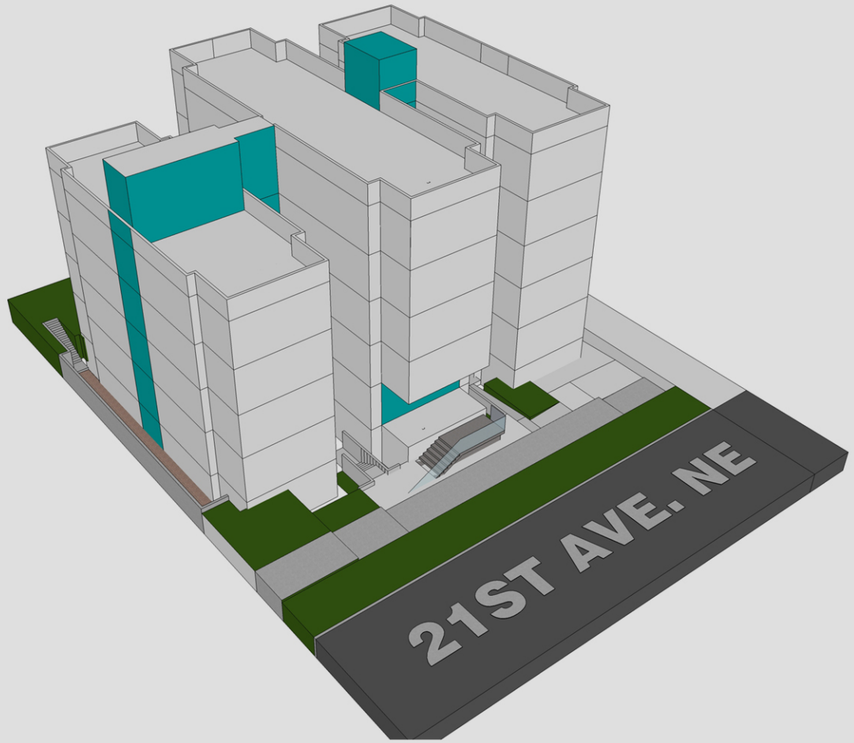
OPTION 1-7



Stair
Corridor/Lobby
Bicycle
Solid Waste
Elec./Sprinkler RM

3D MASSING

OPTION 2-1



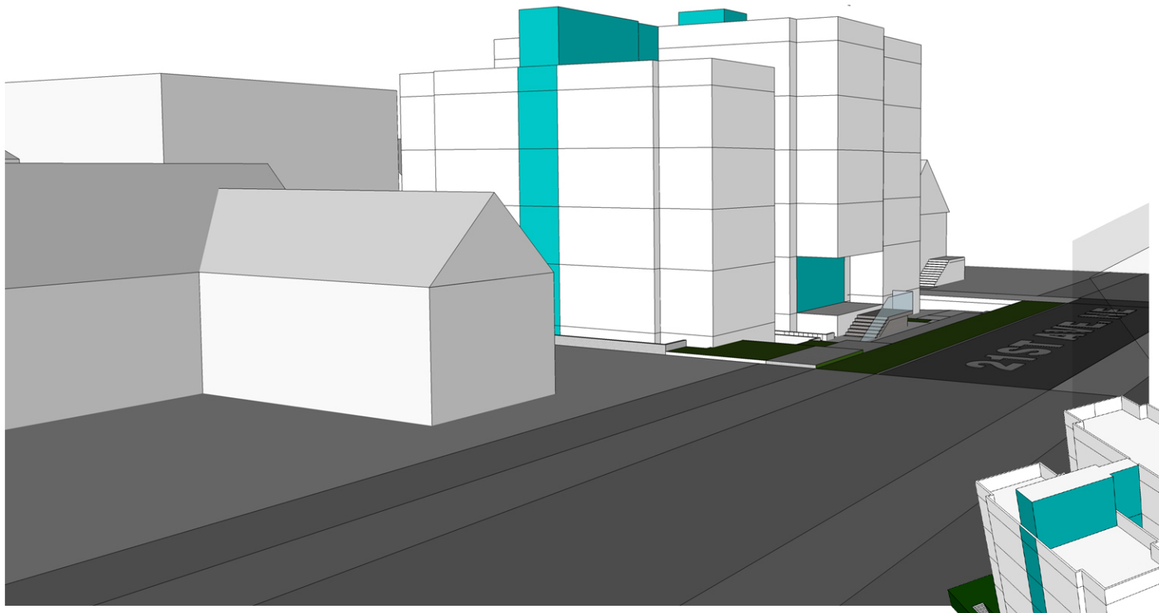
OPTION 2

Total Floor Area: 21,115 SF
Stories: 5+ basement
Elevator: Yes
Units Count: 32
Room Count: 105
FAR: 2.22
Code Compliant: No, FAR exceeds 0.04 point
Amenity on ground: 3,011 SF > 2381 SF required; all amenity provided is common amenity

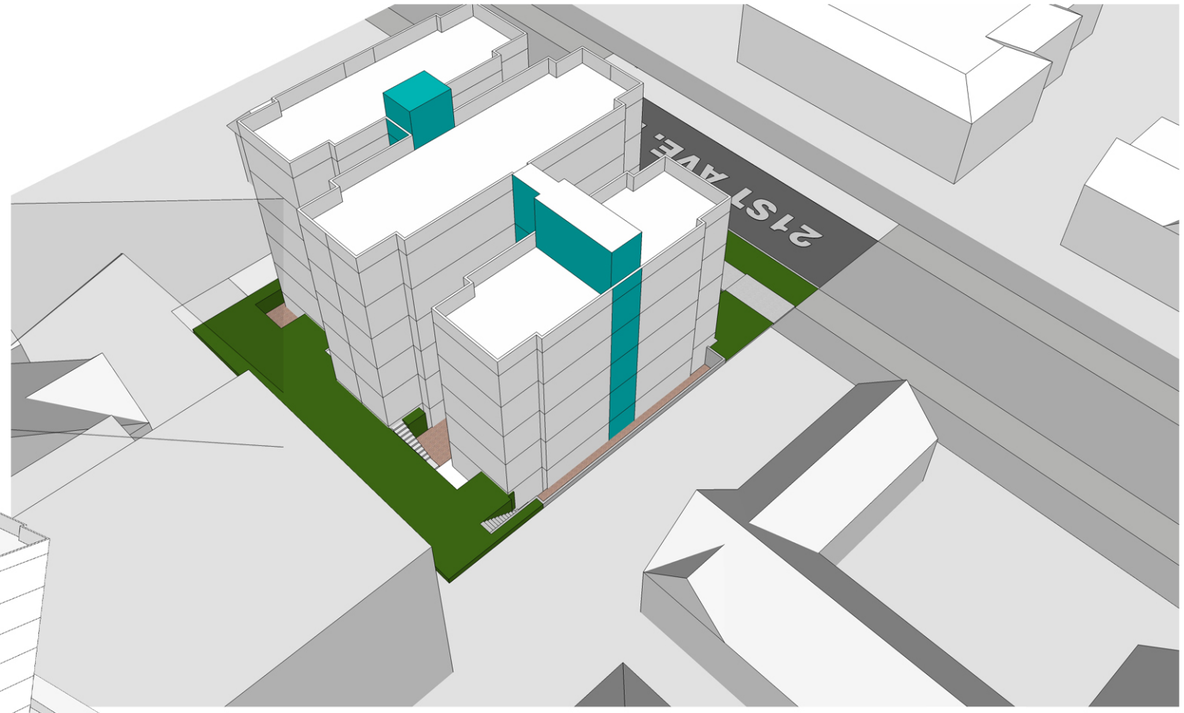
Design Concepts: three serial buildings connected by common corridors

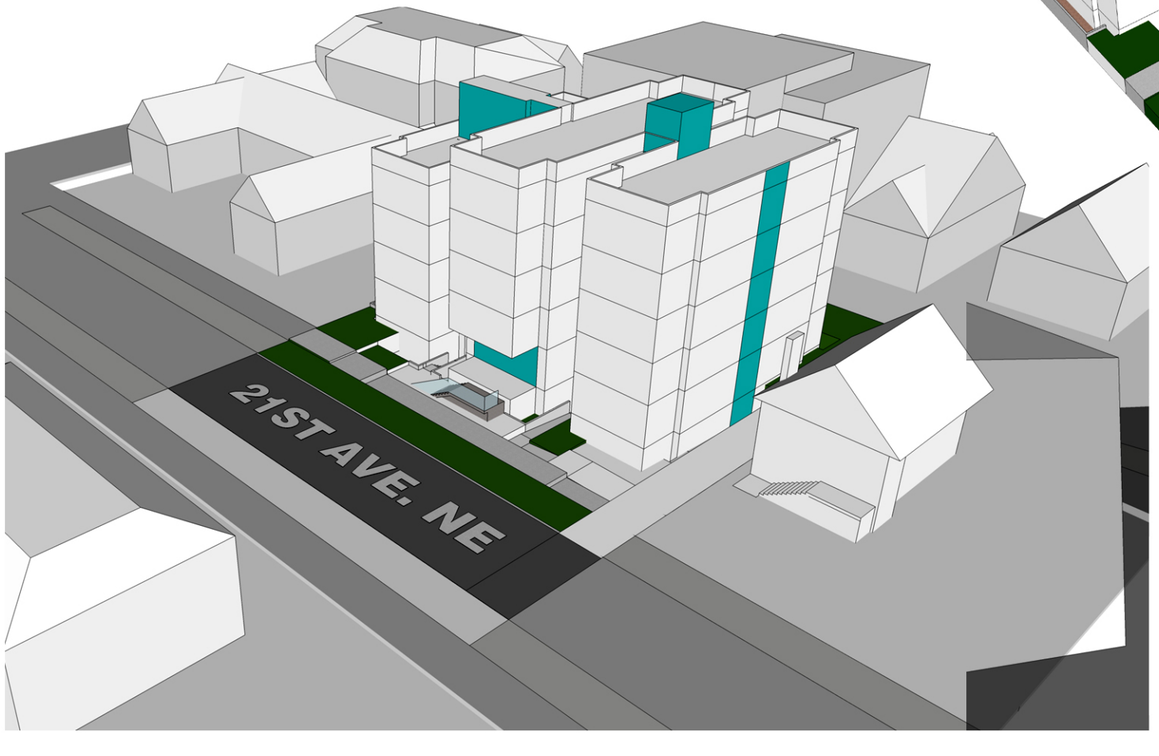
Pros
1) Has elevator
2) Smaller building footprints allows more ground floor green space
3) Reduced massing of south portion of the building relates better to the fraternity building on the south.

Cons
1) Building is one more story higher than Option 1 & Option 3, which does not blend into the neighborhood quite well.
2) Exposed Corridor design is not energy efficient
3) Bicycle room is near main lobby, bicycle traffic will conflict with residential use.



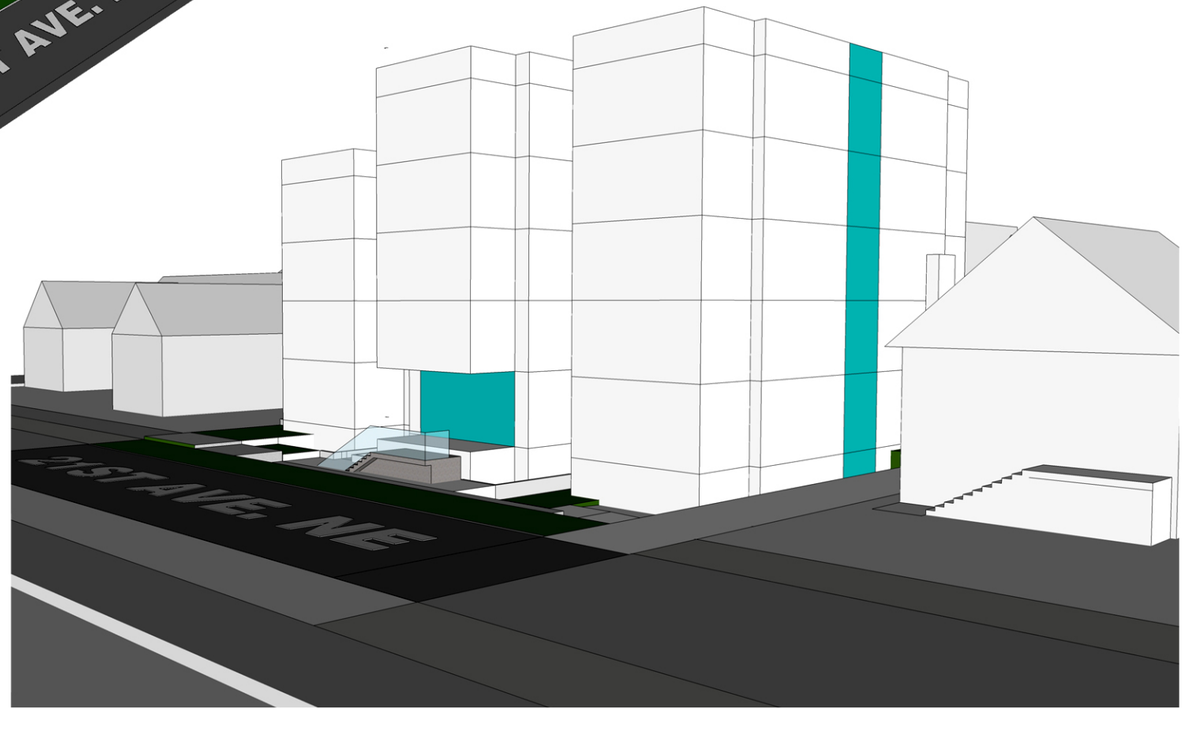




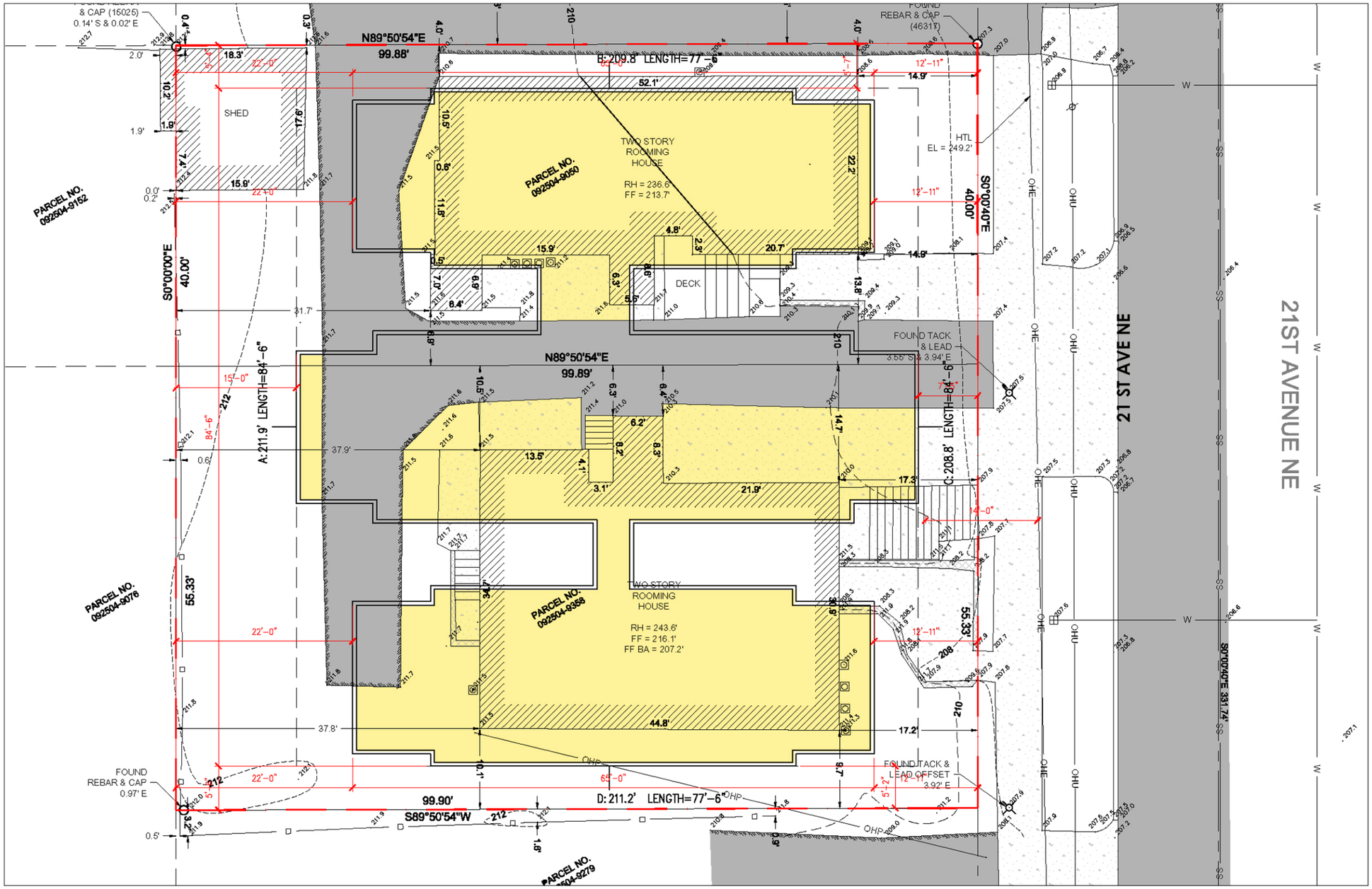


3D MASSING

OPTION 2-2



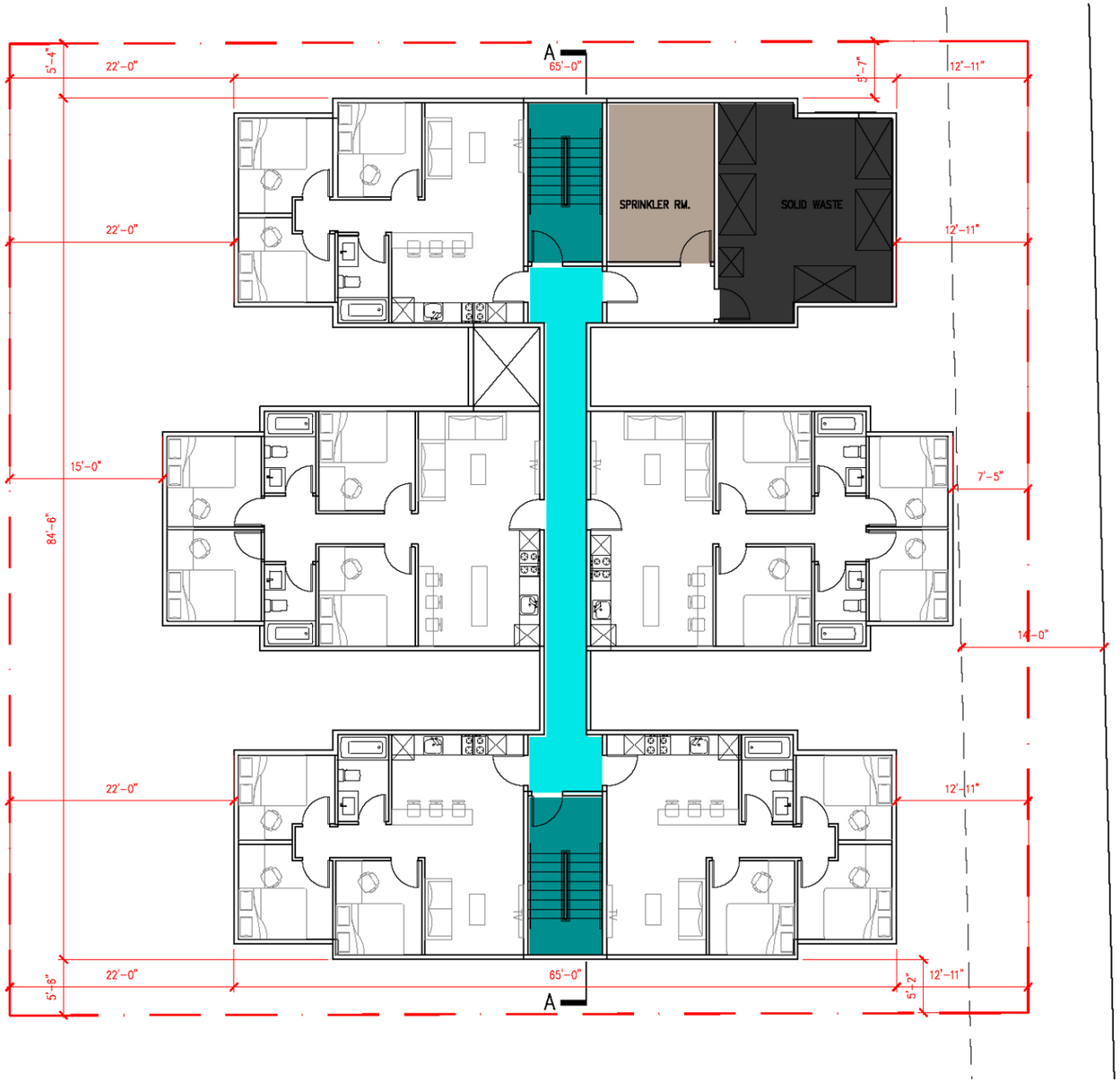
OPTION 2



SITE PLAN

N

OPTION 2-3



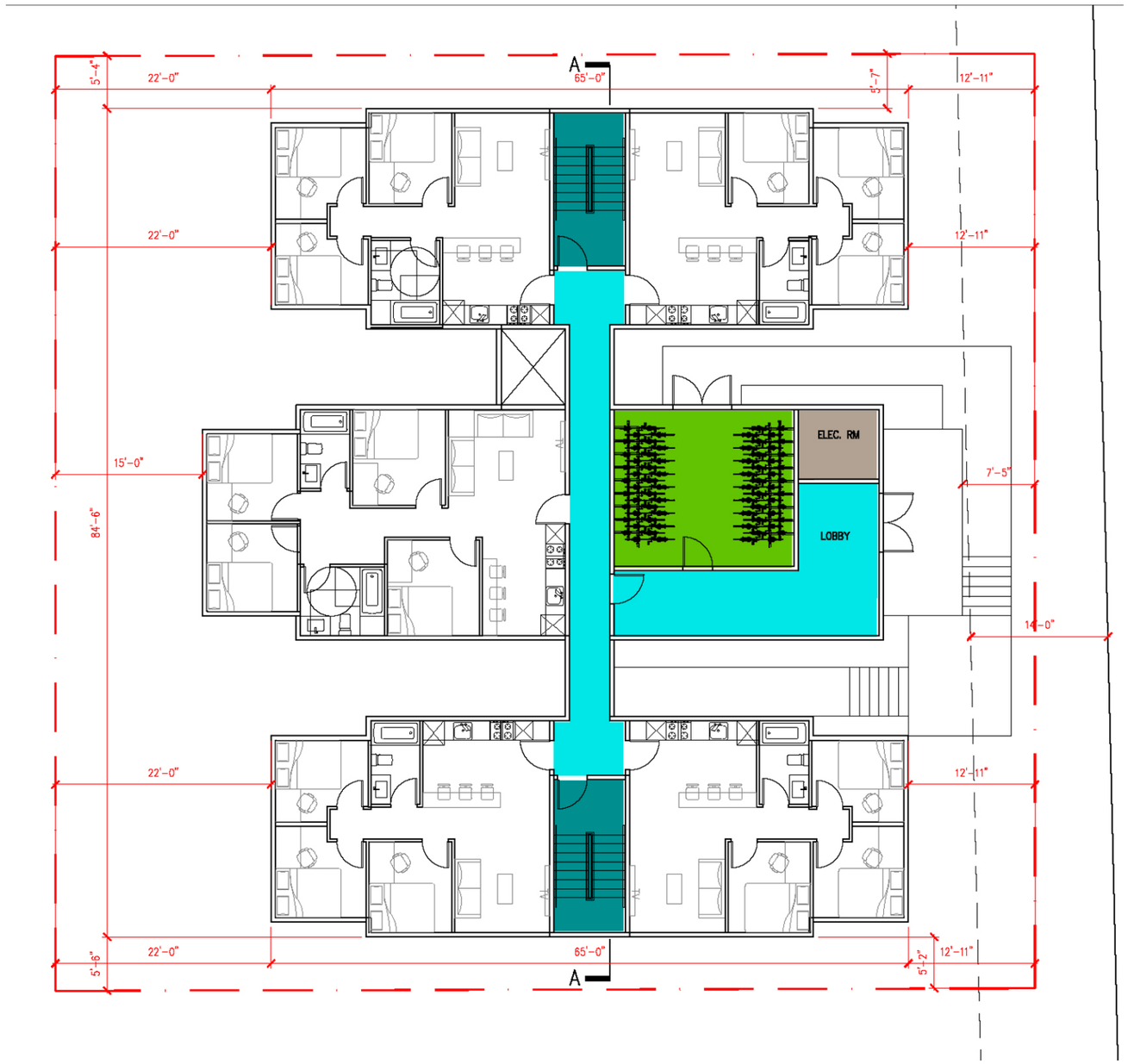
OPTION 2

BASEMENT FLOOR PLAN

FLOOR PLAN

N

OPTION 2-4



FLOOR PLAN

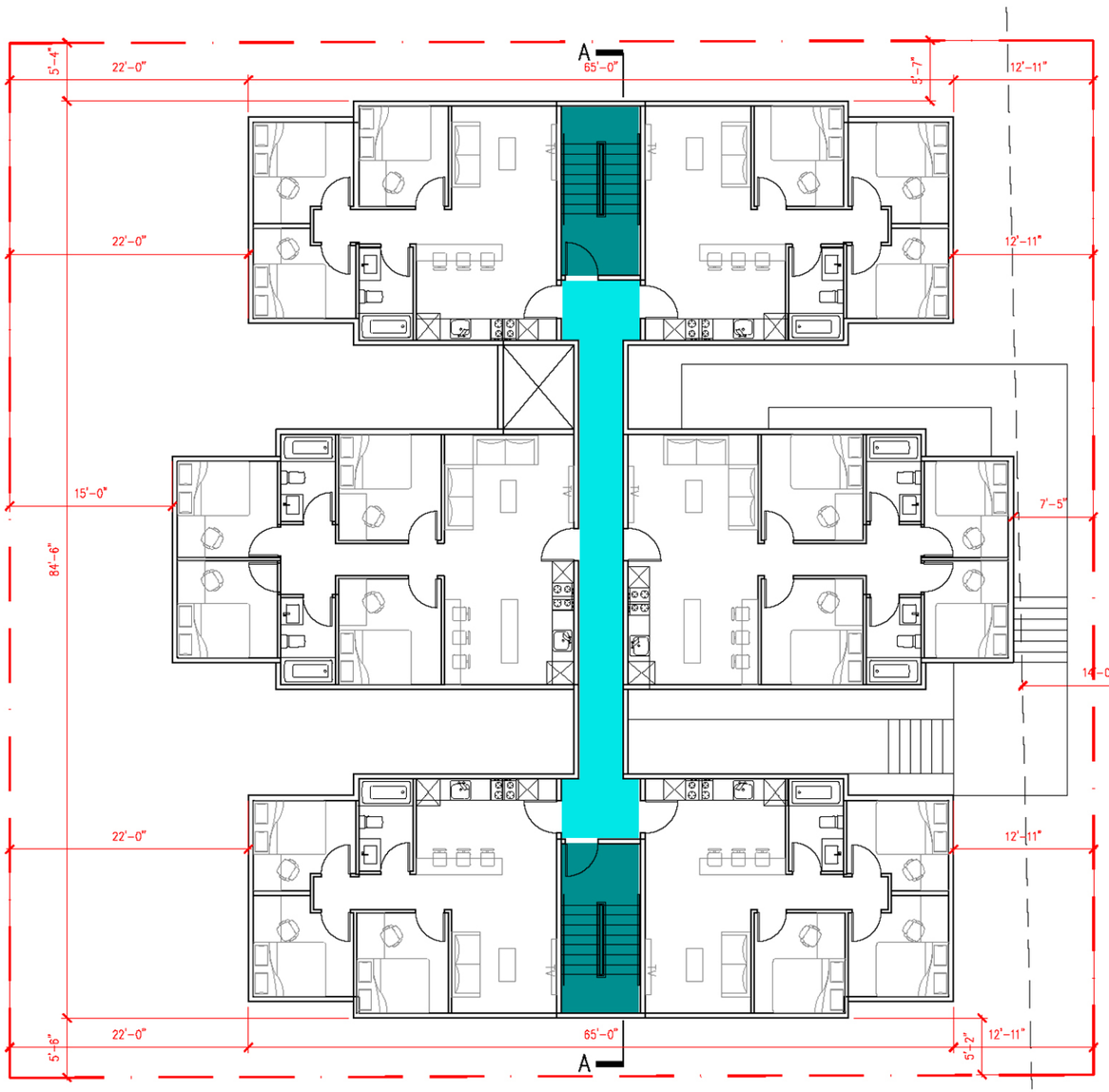
N

OPTION 2-5

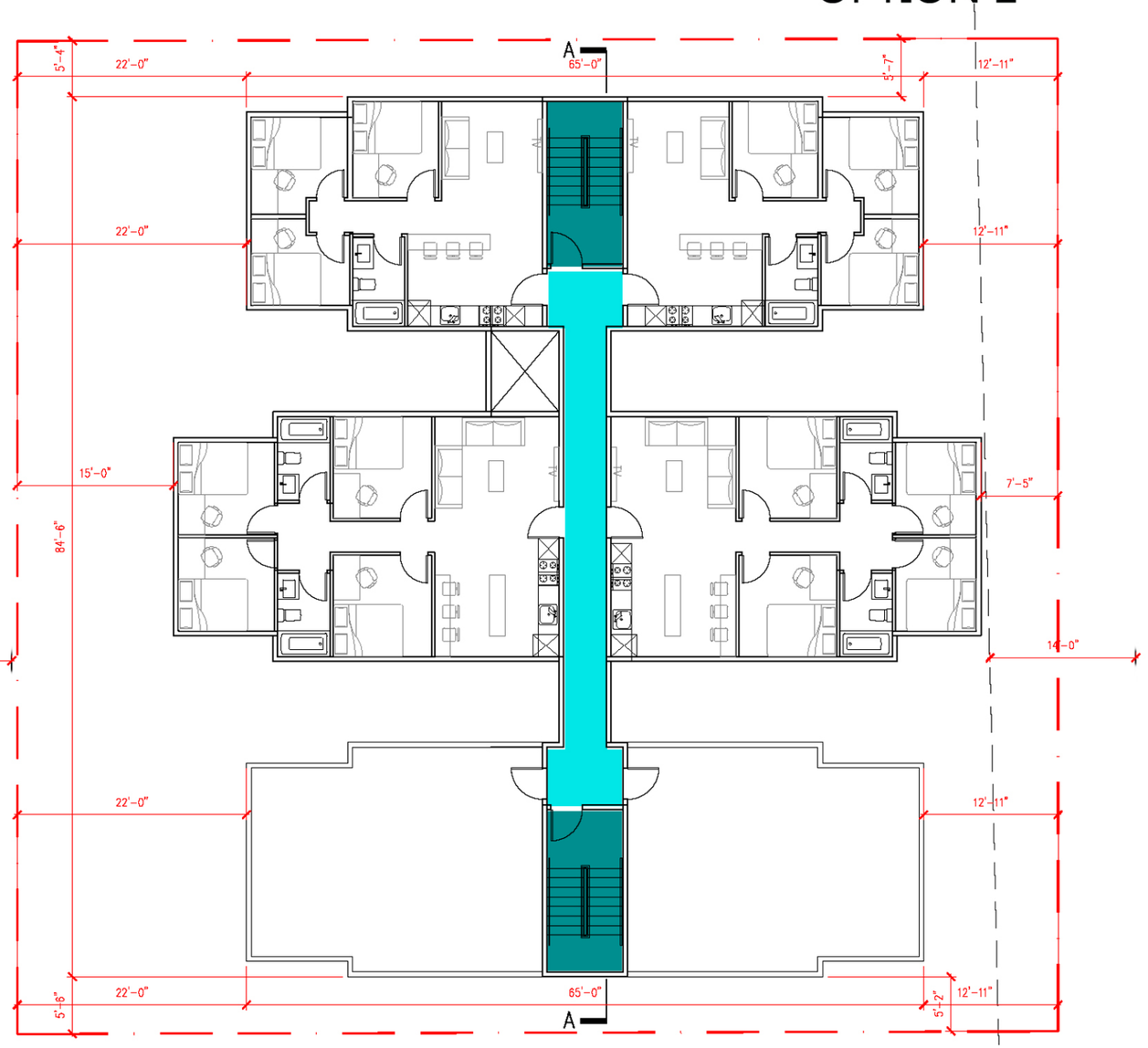
OPTION 2

1ST FLOOR PLAN

OPTION 2



2ND-4TH FLOOR PLAN



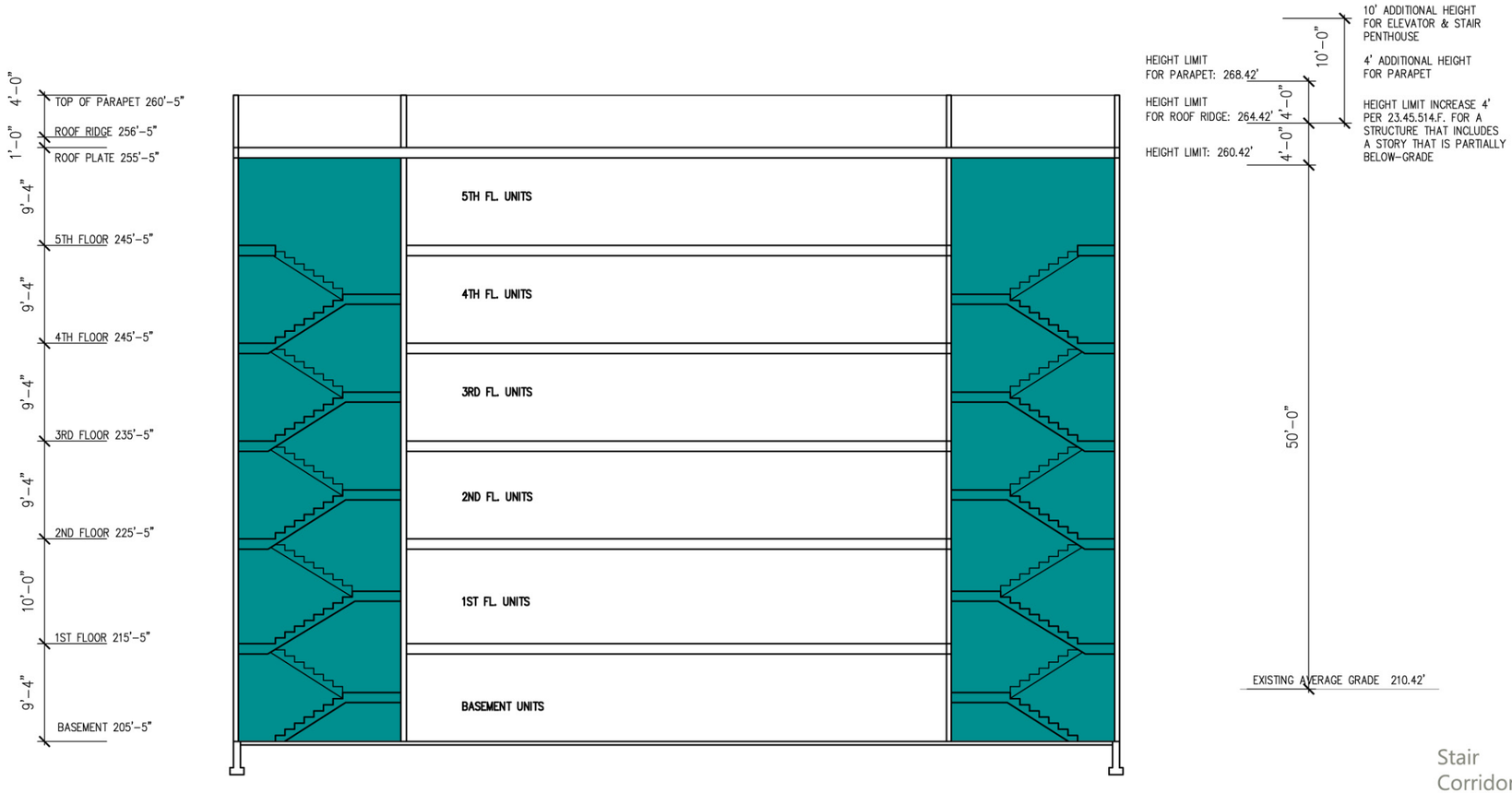
5TH FLOOR PLAN

FLOOR PLAN

N

OPTION 2-6

OPTION 2

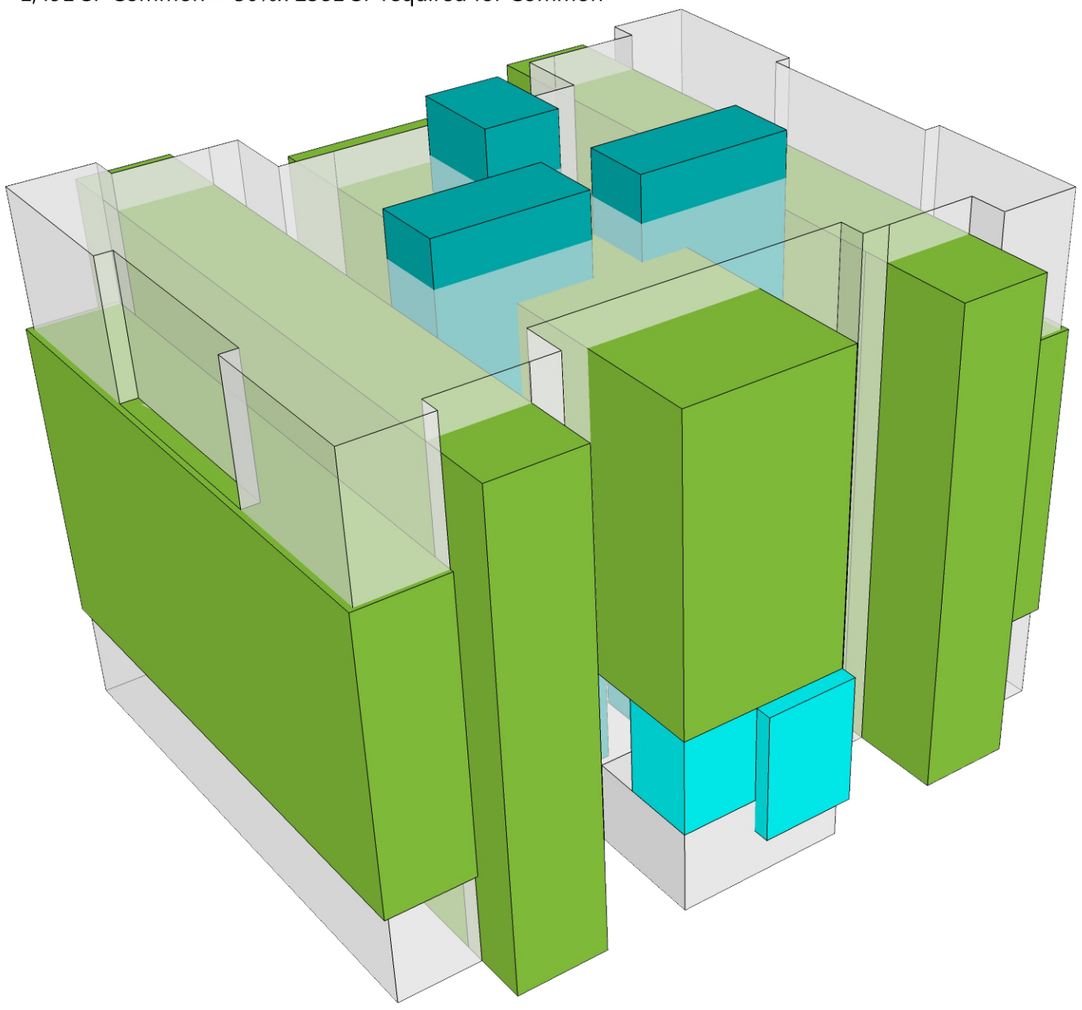


SECTION

OPTION 2-7

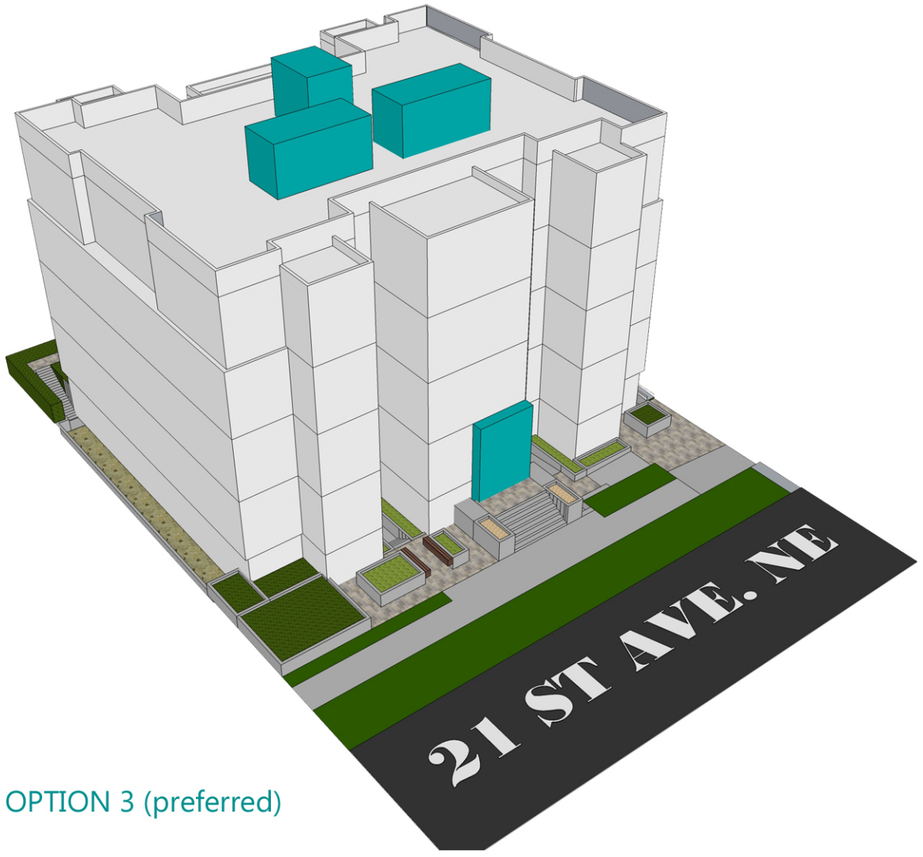
OPTION 3 (preferred)

Total Floor Area: 21,895 SF
Stories: 4+ basement
Elevator: Yes
Units Count: 31
Room Count: 102
FAR: 2.3
Code Compliant: Yes
Amenity on ground: 1,491 SF common+273 SF private
Amenity on roof: 700 SF; Total 2,464 SF > 2381 SF required;
1,491 SF Common > 50%x 2381 SF required for Common



3D MASSING

OPTION 3-1

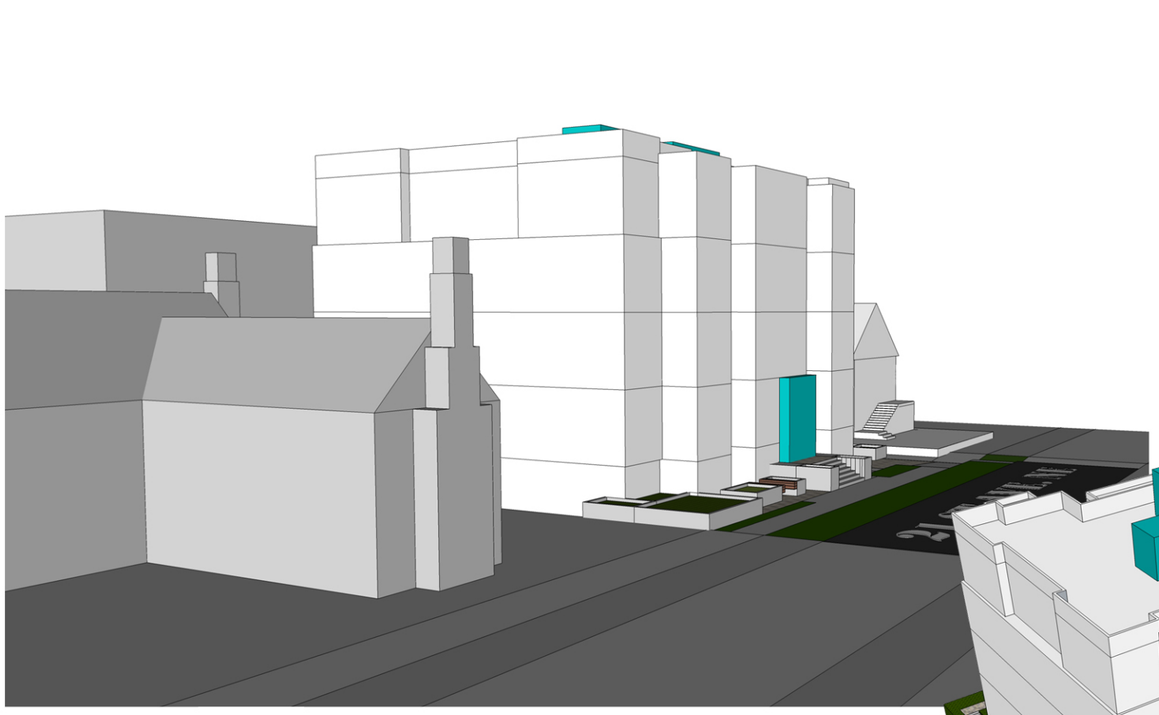


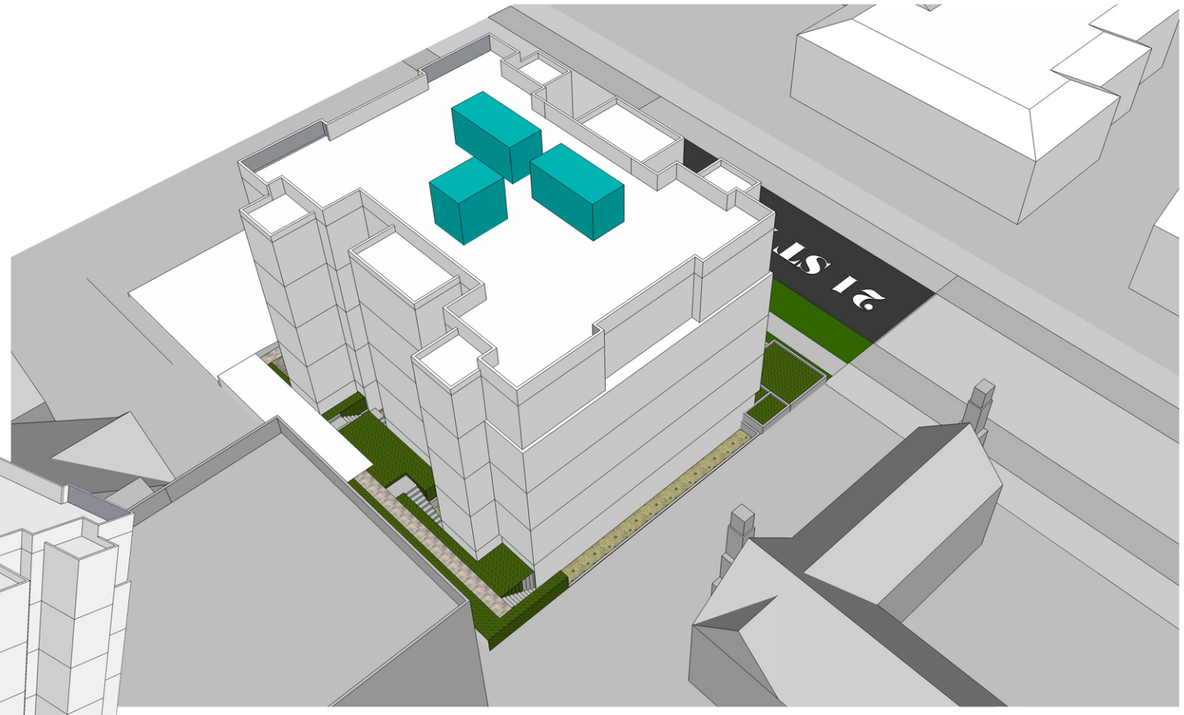
OPTION 3 (preferred)

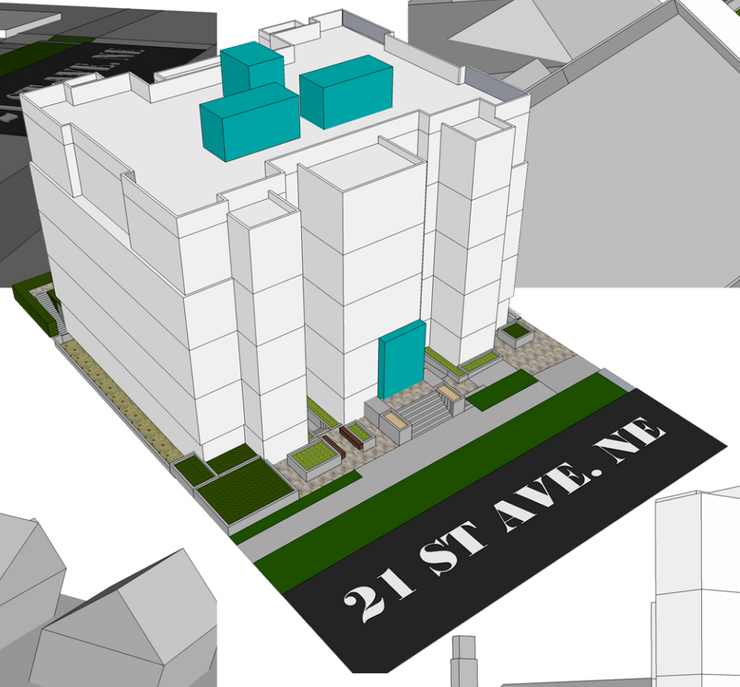
Design Concepts: evolution from Option 2, Symmetrical building
The large building is broken down by employing modulation: One main massing+ three lower bump-outs; one little box inserted into the middle bump-out function as lobby.

Pros
1) Enlarged front yard setback allows more landscape to soften the street edge, provide adequate buffer space as a transition from the sidewalk to residential use and physically & visually engages the public realm; enlarged front setback allows more landscape to soften the street edge, provide adequate buffer space as a transition from the sidewalk to residential use and physically & visually engages the public realm.
2) Upper floor setbacks along the 21st Ave NE and horizontal massing expression on the south facade reduce the perception of building height.
3) Has elevator, allows for public amenity on rooftop.
4) Multiple façade jagged edges improve natural cross ventilation and provide more amenity space along the street, increasing activity and passive surveillance
5) Circulation core hidden inside the building, which will leave the exterior façade opportunities for residential unit and optimize the number of apartments receiving sunlight to habitable rooms, primary windows and private open space
6) Roof deck provide opportunities for social interaction.

Cons
No.





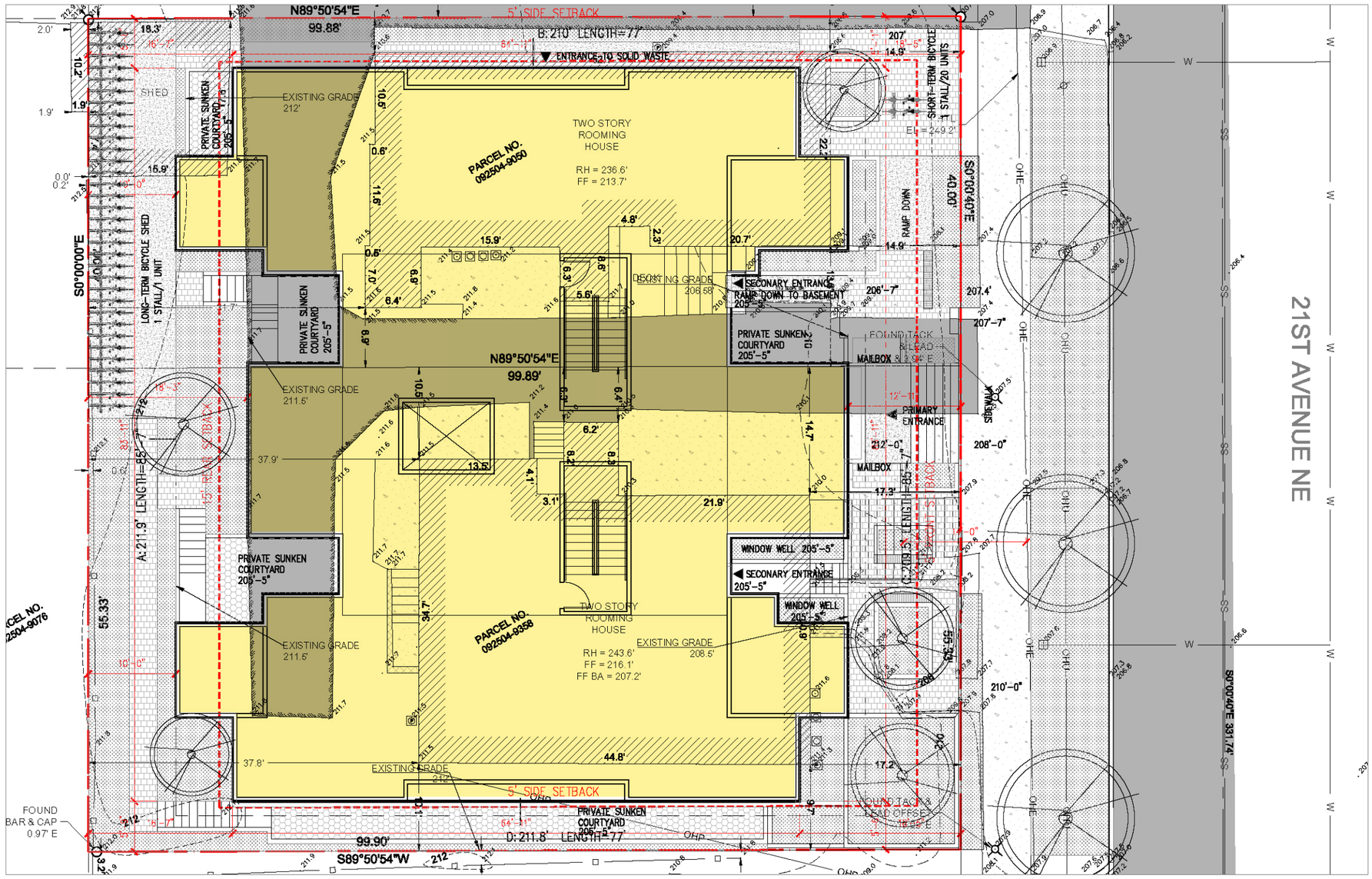






3D MASSING

OPTION 3-2



SITE PLAN

N

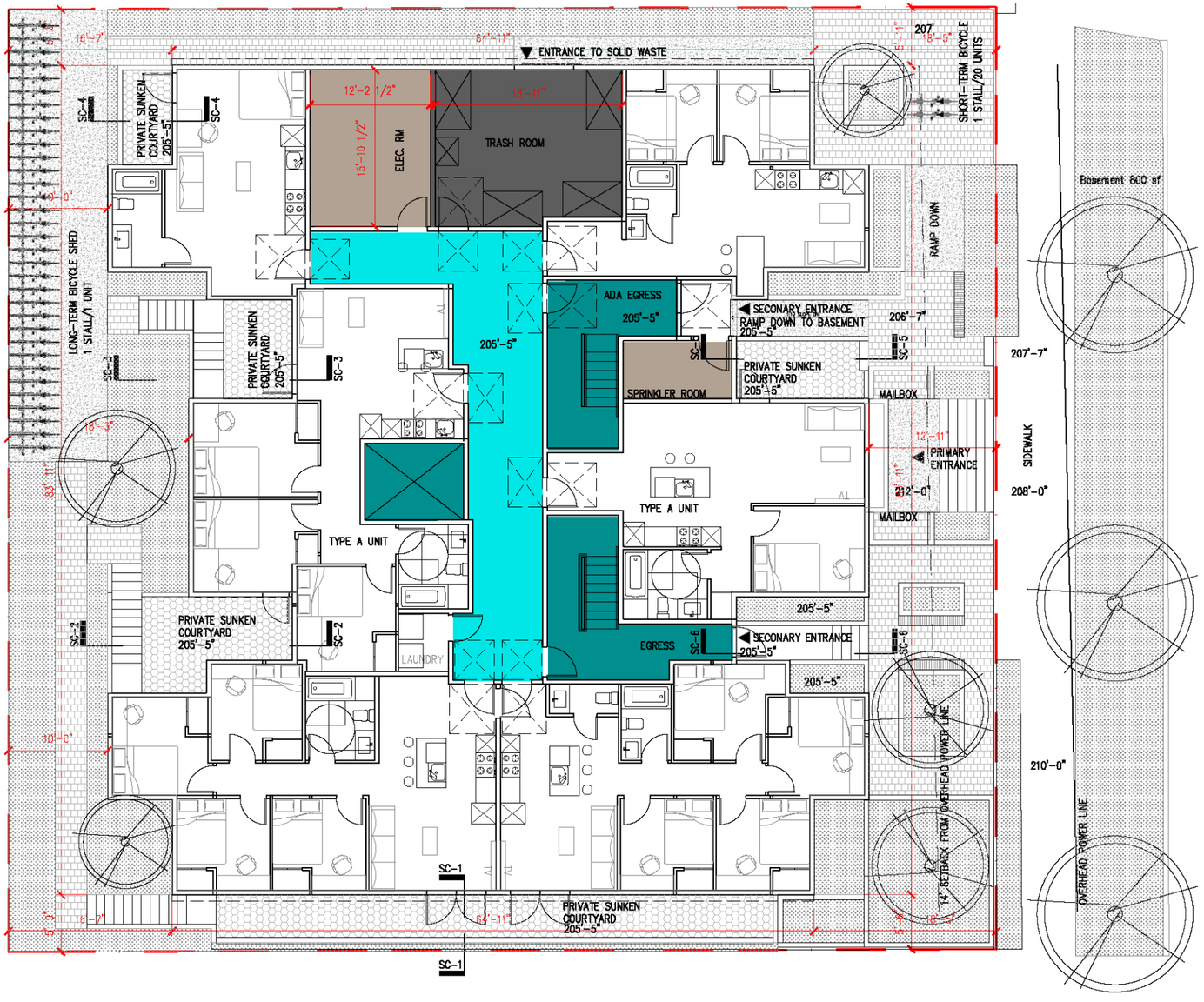
OPTION 3

AVERAGE GRADE LEVEL CALC
FORMULA 2: ENCL. RECTANGLE

MARK	LENGTH (L)	ELEV. (E)	LXE
A	85.58	211.9	18134.4
B	77	210	16170
C	85.58	209.5	17929
D	77	211.8	16308.6
	325.16		68542

68542/325.16=210.8 AVG. GRADE LEVEL
AVERAGE GRADE LEVEL: 210.8
BASE HEIGHT LIMIT: 210.83+50=260.8
4' BONUS FOR PARTIALLY BELOW GRADE STORY: 260.8+4=264.8
PARAPET HEIGHT LIMIT: 264.8+4=268.8
STAIR PENTHOUSE HEIGHT: 264.8+10=274.8

OPTION 3-3



OPTION 3

BASEMENT FLOOR PLAN

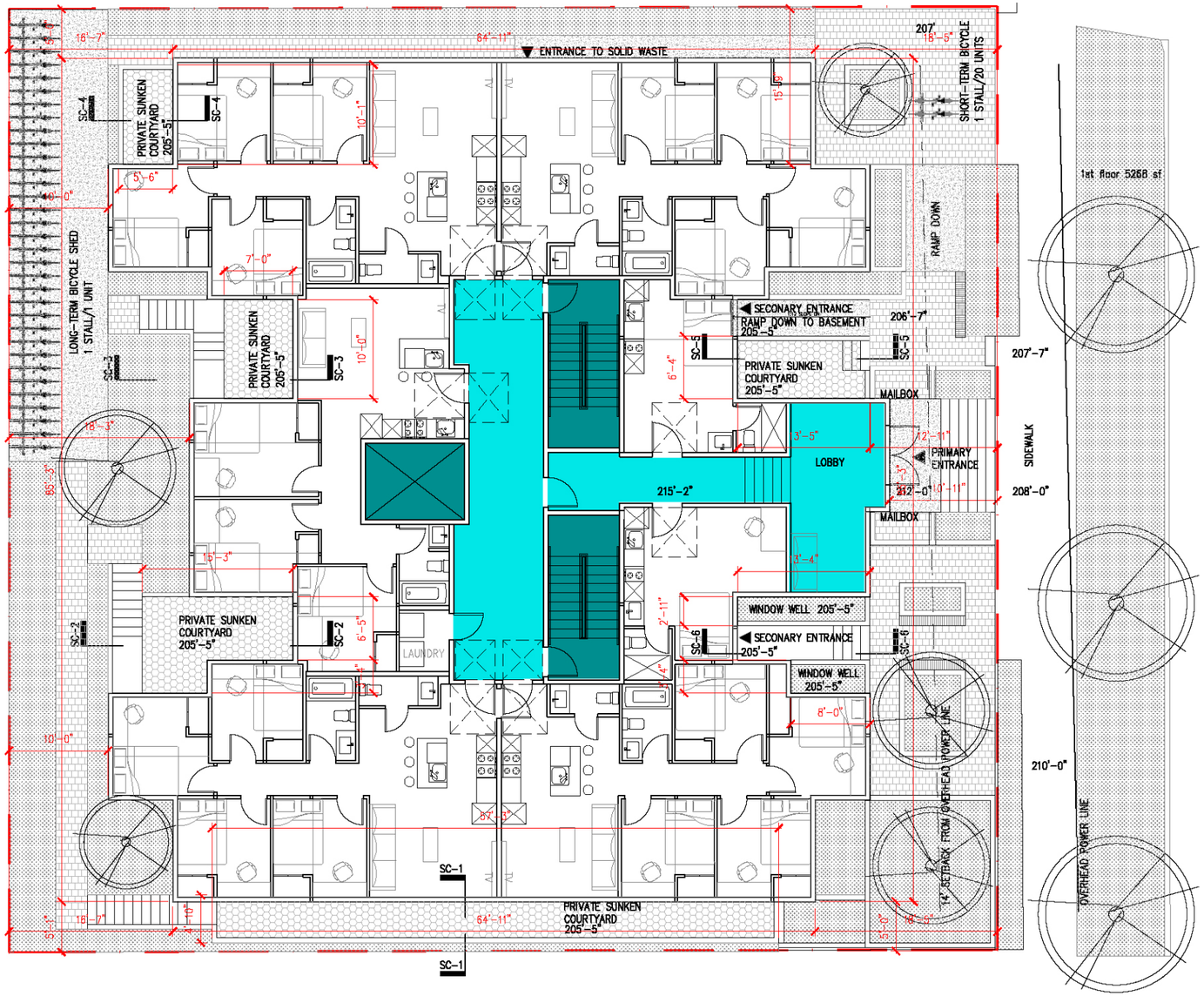
FLOOR PLAN

N

OPTION 3-4

OPTION 3

1ST FLOOR PLAN

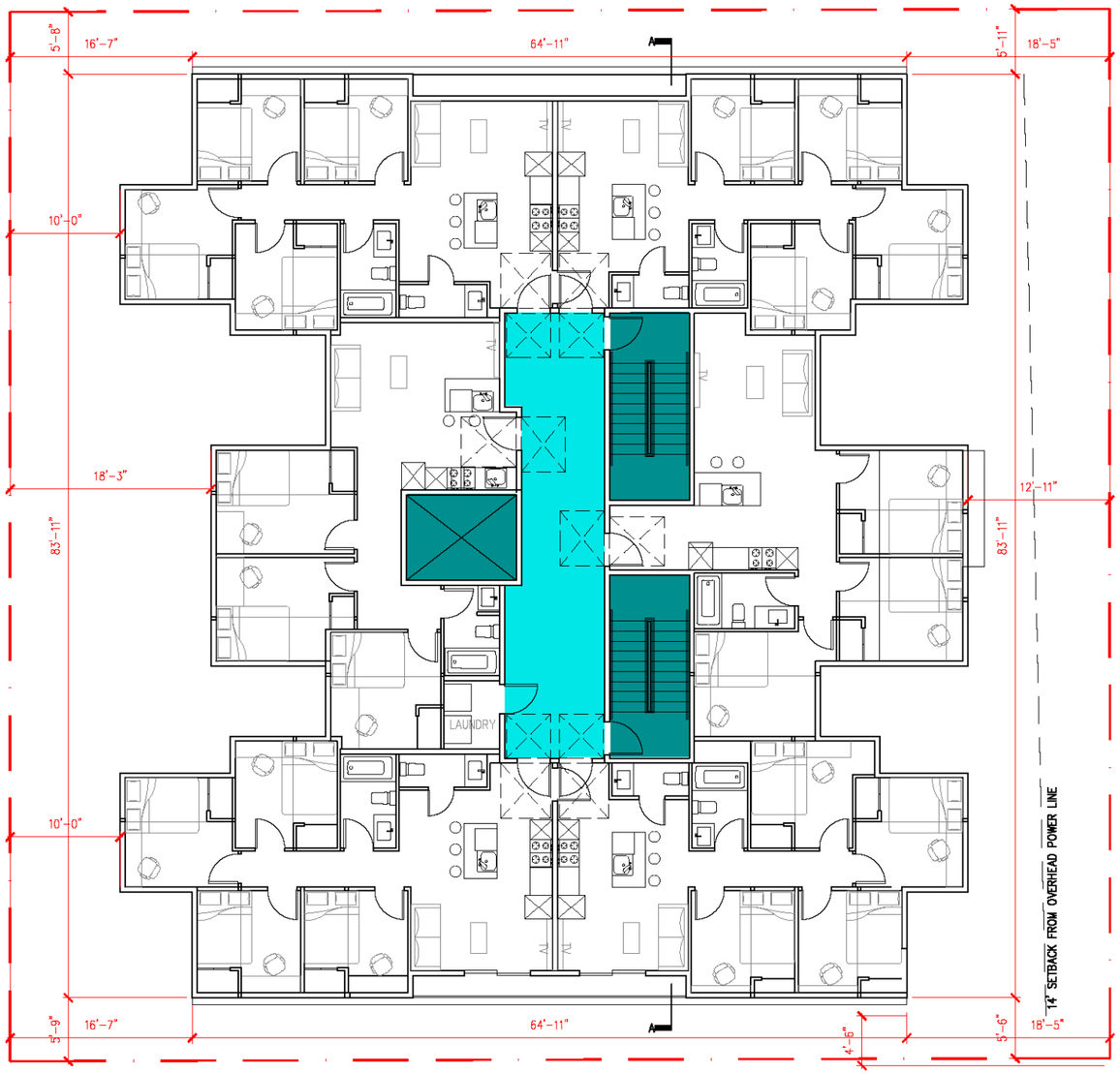


FLOOR PLAN

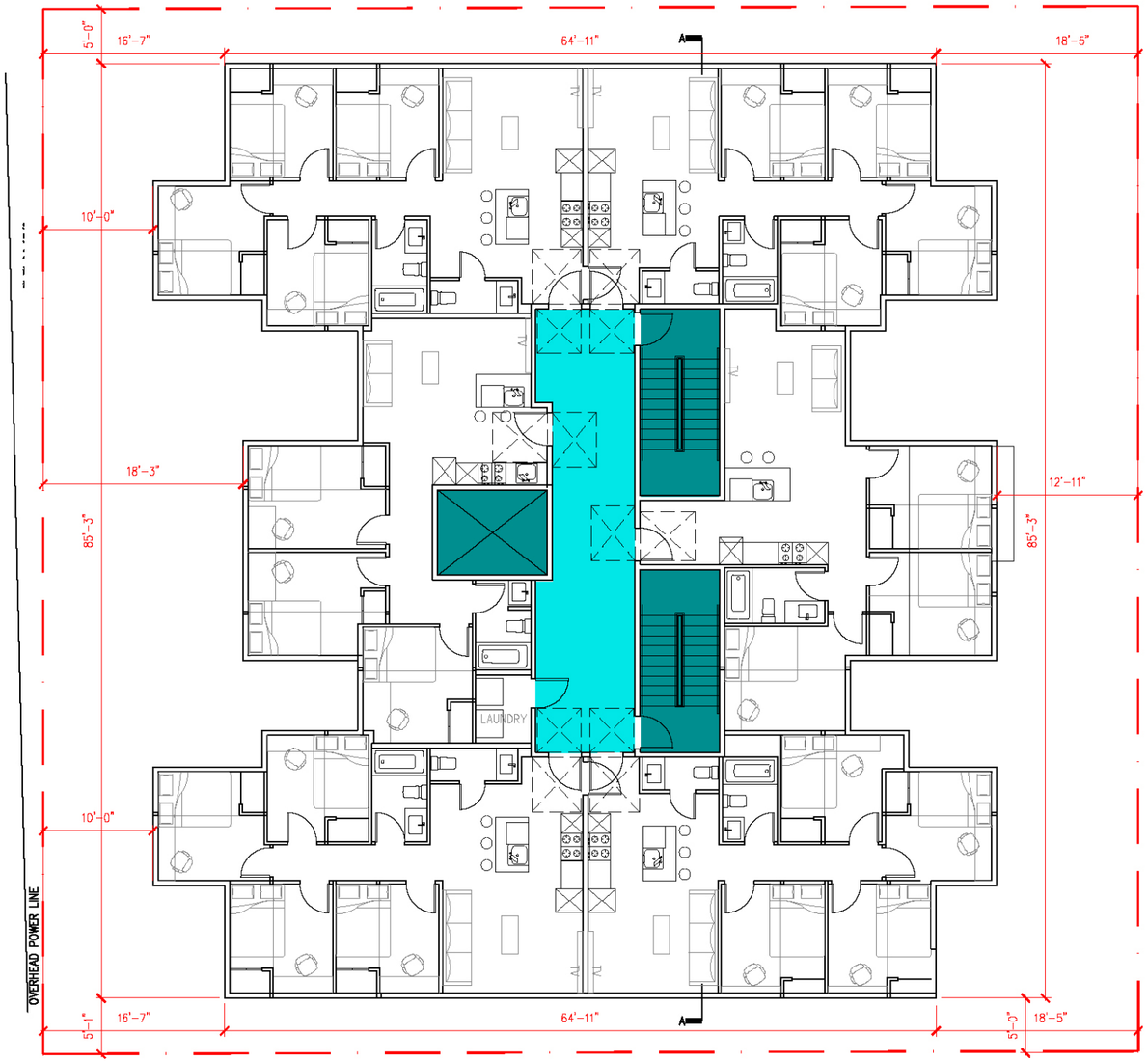
N

OPTION 3-5

OPTION 3



4TH FLOOR PLAN



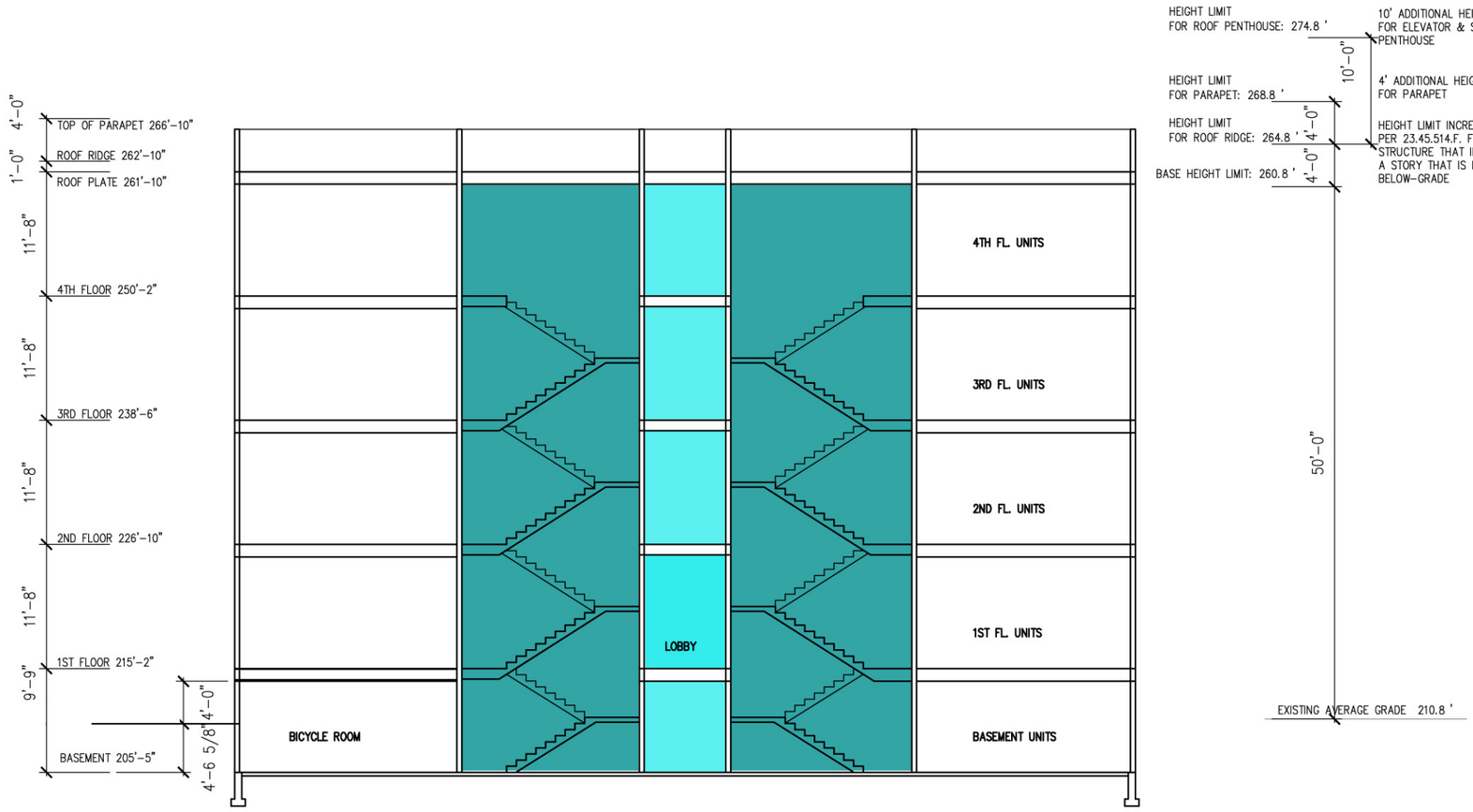
2ND-3RD FLOOR PLAN

FLOOR PLAN

N

OPTION 3-6

OPTION 3

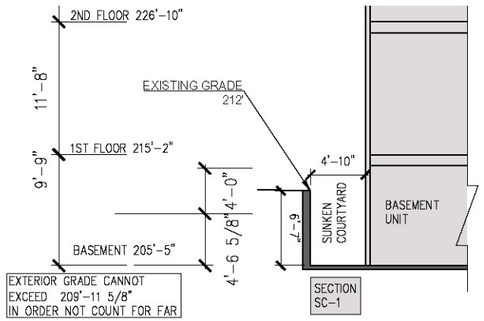


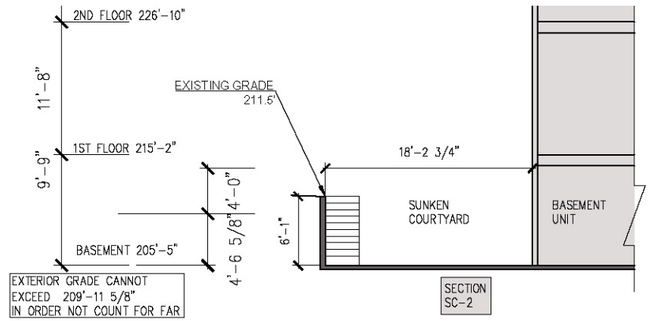
SECTION

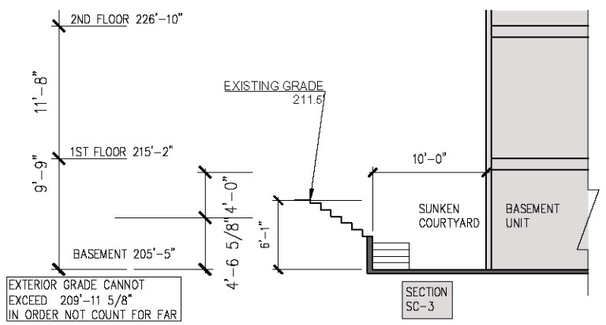
OPTION 3-7

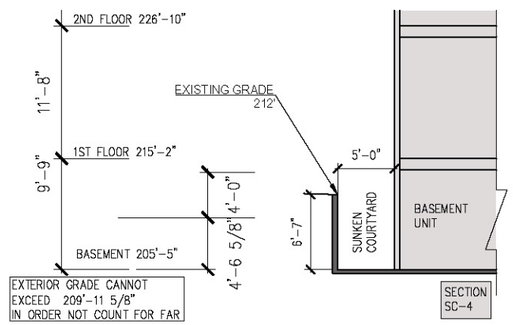
OPTION 3

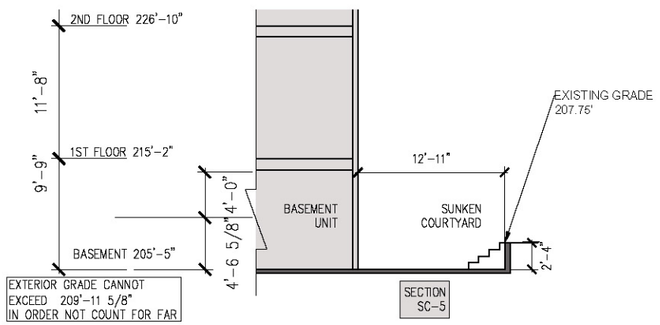
SECTIONS OF SUNKEN COURTYARD

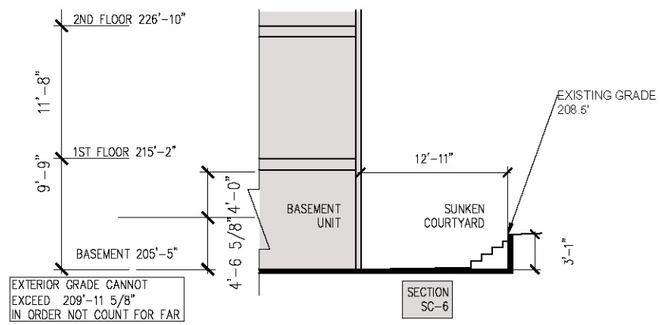












SECTION

OPTION 3-8

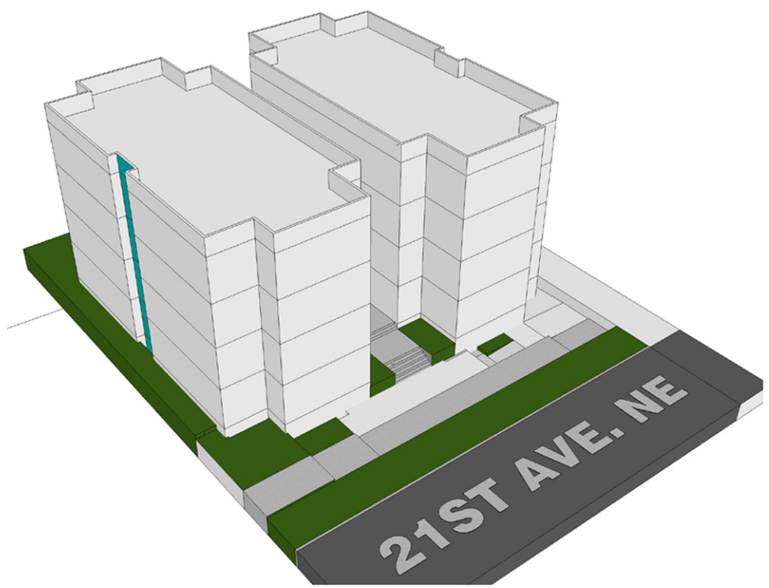
OPTION 1

Total Floor Area: 20,419 SF
Stories: 4+ basement
Elevator: No
Units Count: 39
Room Count: 115
FAR: 2.14
Code Compliant: Yes
Amenity on ground: 2,770 SF > 2381 SF required; all amenity provided is common amenity

Design Concepts: Twin buildings shared with common lobby on ground floor.

Pros
1) Two separate building design allows phasing construction
2)100% of common amenity space was provided on ground floor

Cons
1) No elevator
2) Two buildings are isolated with each other, which will minimize the opportunity for social interaction.
3) No rooftop amenity is allowed due to accessible reason.



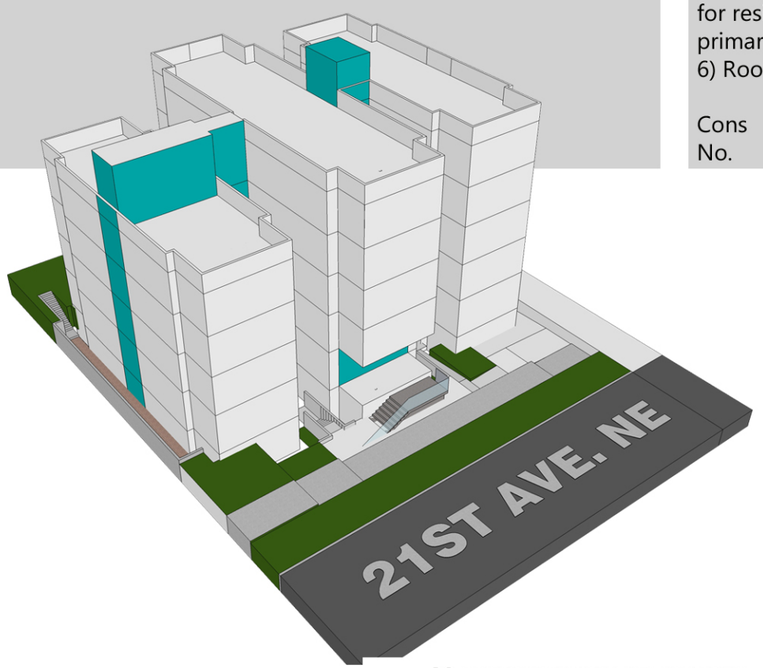
OPTION 2

Total Floor Area: 21,115 SF
Stories: 5+ basement
Elevator: Yes
Units Count: 32
Room Count: 105
FAR: 2.22
Code Compliant: No, FAR exceeds 0.04 point
Amenity on ground: 3,011 SF > 2381 SF required; all amenity provided is common amenity

Design Concepts: three serial buildings connected by common corridors

Pros
1) Has elevator
2) Smaller building footprints allows more ground floor green space

Cons
1) Building is one more story higher than Option 1 & Option 3, which does not blend into the neighborhood
quite well.
2) Exposed Corridor design is not energy efficient
3) Bicycle room is near main lobby, bicycle traffic will conflict with residential use.



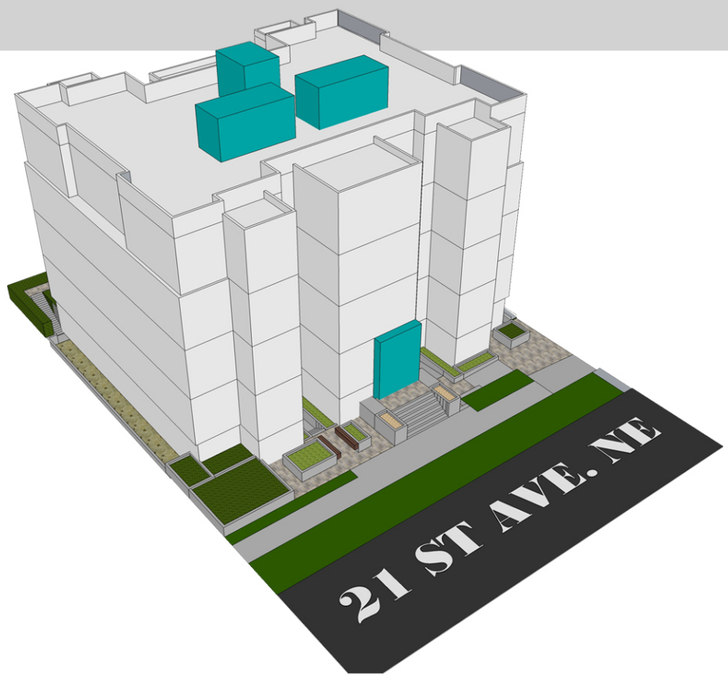
OPTON 3 (preferred option)

Total Floor Area: 21,895 SF
Stories: 4+ basement
Elevator: Yes
Units Count: 31
Room Count: 102
FAR: 2.3
Code Compliant: Yes
Amenity on ground: 1,491 SF common+273 SF private
Amenity on roof: 700 SF; Total 2,464 SF > 2381 SF required;
1,491 SF Common > 50%x 2381 SF required for Common

Design Concepts: evolution from Option 2, Symmetrical building
The large building is broken down by employing modulation:
One main massing+ three lower bump-outs;
one little box inserted into the middle bump-out function as lobby.

Pros
1) Enlarged front yard setback allows more landscape to soften the street edge, provide adequate buffer space as a transition from the sidewalk to residential use and physically & visually engages the public realm. The generous front setback allows more landscape to soften the street edge, provide adequate buffer space as a transition from the sidewalk to residential use and physically & visually engages the public realm.
2) Upper floor setbacks along the 21st Ave NE and horizontal massing expression on the south facade reduce the perception of building height.
3) Has elevator, allows for public amenity on rooftop.
4) Multiple façade jagged edges improve natural cross ventilation and provide more amenity space along the street, increasing activity and passive surveillance
5) Circulation core hidden inside the building, which will leave the exterior façade opportunities for residential unit and optimize the number of units receiving sunlight to habitable rooms, primary windows and private open space.
6) Roof deck provide opportunities for social interaction.

Cons
No.



RESPONSES to EDG PRE-SUBMITTAL MEETING COMMENTS

Responses to Land use comments for the DRAFT EDG package:

1. Overall, need more dimensions for the site plans, floor plans and sections to show the building setbacks, heights. Etc.
Dimensions have been added.

2. Applicants shall prepare a community outreach. The methods and feedbacks of Community outreach should be included in EDG package.
Please see Page 49 for details of Community Outreach.

3. Page 13, need show the addresses and locations of the adjacent buildings.
The addresses and locations have been shown.

4. The University District Design Guidelines discuss the need for street-frontage open space/amenities and street-level interaction (CS1-1, PL1-1, PL3-2, DC1-1, DC3-3) The project could request departures to reduce rear setback requirements (for example, a departure from 15' to 10' could be requested) that allows for a larger front setback.
A rationale should be provided to show that the departures are consistent with the University District and Citywide Design Guidelines and the departures would result in a better development. For example, the rationale could show that better street frontage open space, recommended by guidelines, could be provided with the departure request, or that the proposal better responds to context with shorter rear setbacks (reference project 3035394-EG).

The preferred design (Option 3) focuses the shifting massing volume from the street façade towards the rear. The enlarged front setback allows more landscape to soften the street edge, provide adequate buffer space as a transition from the sidewalk to residential use and physically & visually engages the public realm. Please see the Page 42 for the comparison between code compliance site plan and site plan with requested departure ---the generous front yards could maximize active uses along street frontages (PL1-1, PL3-2, DC1-1, DC3-3)

The required rear setback is 15'.
The proposed min. rear setback is 10', average rear setback is 17.88'.
Amount of requested departure for rear setback is 5'.

The required front setback is 5'.
The propose min. front setback is 10'-10 ½", average front setback is 17.49'

5. The proposed building is based on MHA upzone. The upzoned building height limit increased from 40' to 50', for this reason the proposed building is higher than most of the current neighbors. The north neighbor is going to redevelop with the same height limit (50'). All three massing options presented at the presub conference were relatively tall along the side lot lines with vertical orientations. These elements limited the ability of the massing options to relate to the shorter heights of surrounding contextual development. One or more massing options should examine height-mitigating moves like upper floor setbacks and horizontal massing expression to reduce the perception of building height. The proposed design already has upper floor setback in the street-facing façade. SDCI would like to see more horizontal modulation on south façade, since the south neighbor is a fraternity housing, which could potentially stay there longer.
If the massing proposal will treat adjacent development to the north and south differently, an explanation of the reasons should be included in the packet.

South façade of preferred design (Option 3).
We want to echo with the shorter historical brick Fraternity building (4703 21st Ave NE) on the south, at the same time also want to continue the simplicity and clean aesthetic the new modern tall buildings (such as 4710 20th Ave NE building on the west) have established during the recent developments.

To blend into the recent modern tall developments around us, we use the same kind of white James-Hardie boards as 4710 for the main body of the south façade; To reduce the perception of building height, upper floor setback from the 21st Ave NE & horizontal massing modulation has been embedded on south facade. Brown-stained western red cedar is chosen to break down the large masses and express the horizontal massing, which is taking cues from the color and feel of brick façade of the 4703 building.

Please see Page 41 for massing analysis.

North façade of preferred design (Option 3):
The north neighbor is going to redevelop with the same height limit (50'), to relate to the same heights of the surrounding contextual development, horizontal massing seems redundant on the north façade-- a quiet simple north façade might be more appropriate along better with future development.

Responses to Zoning comments for the DRAFT EDG package:
Sunken courtyards are proposed, some of them are counted towards amenity area. SDCI would need more info (sizes and depths) from the architect to decide how to calculate the finish grade of the sunken courtyards.

Please see Page Option 3-8 for sections of sunken courtyard. Thank you very much for your help!

MASSING ANALYSIS OF PREFERRED DESIGN (OPTION 3)





The preferred design (Option 3) (3) wants to echo with the shorter historical brick Fraternity building (4703 21st Ave NE) (1) on the south, at the same time also wants to continue the simplicity and clean aesthetic the new modern tall buildings (such as 4710 20th Ave NE building (2) on the west) have established during the recent developments.

To blend into the recent modern tall developments around us, we use the same kind of white James-Hardie boards as 4710 (2) for the main body of the south façade; To reduce the perception of building height, upper floor setback from the 21st Ave NE & horizontal massing modulation has been embedded on south facade. Brown-stained western red cedar is chosen to break down the large masses and express the horizontal massing, which is taking cues from the color and feel of brick façade of the 4703 (1) building.





DEPARTURES

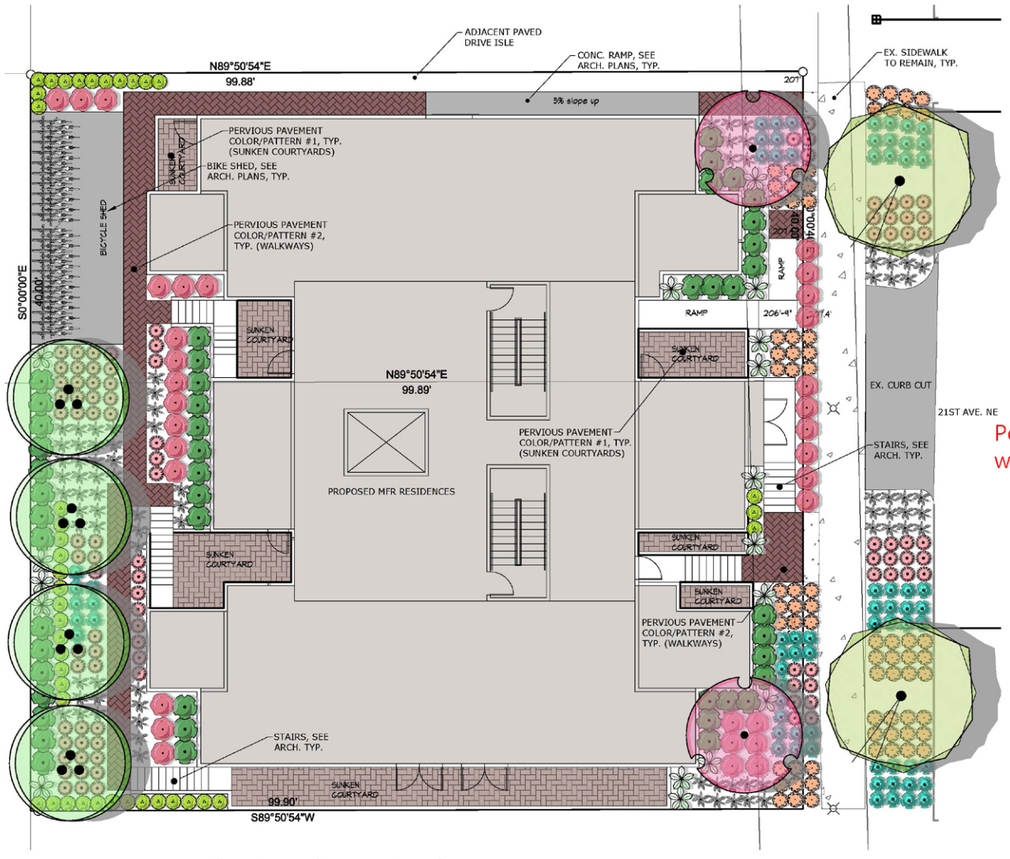
Departure requested: reduce min. rear setback from 15′ to 10′.

Rationale:

The preferred design (Option 3) focuses the shifting massing volume from the street façade towards the rear. The enlarged front setback allows more landscape to soften the street edge, provide adequate buffer space as a transition from the sidewalk to residential use and physically & visually engages the public realm. Please see the below for the comparison between code compliance site plan and site plan with requested departure
---the generous front yards could maximize active uses along street frontages (PL1-1, PL3-2, DC1-1, DC3-3)

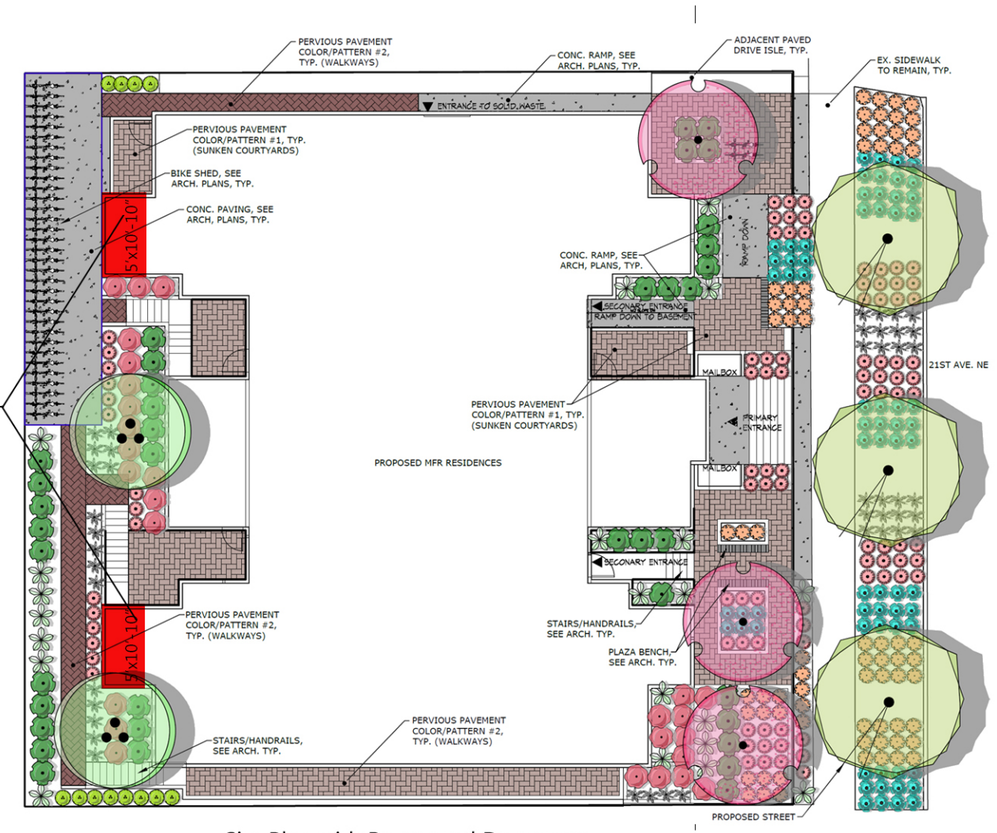
The required rear setback is 15′.
The proposed min. rear setback is 10′, average rear setback is 17.88′.
Amount of requested departure for rear setback is 5′.

The required front setback is 5′.
The propose min. front setback is 10′-10 ½″, average front setback is 17.49′



Code CCompliance Site Plan

Portions of building that would need the departure



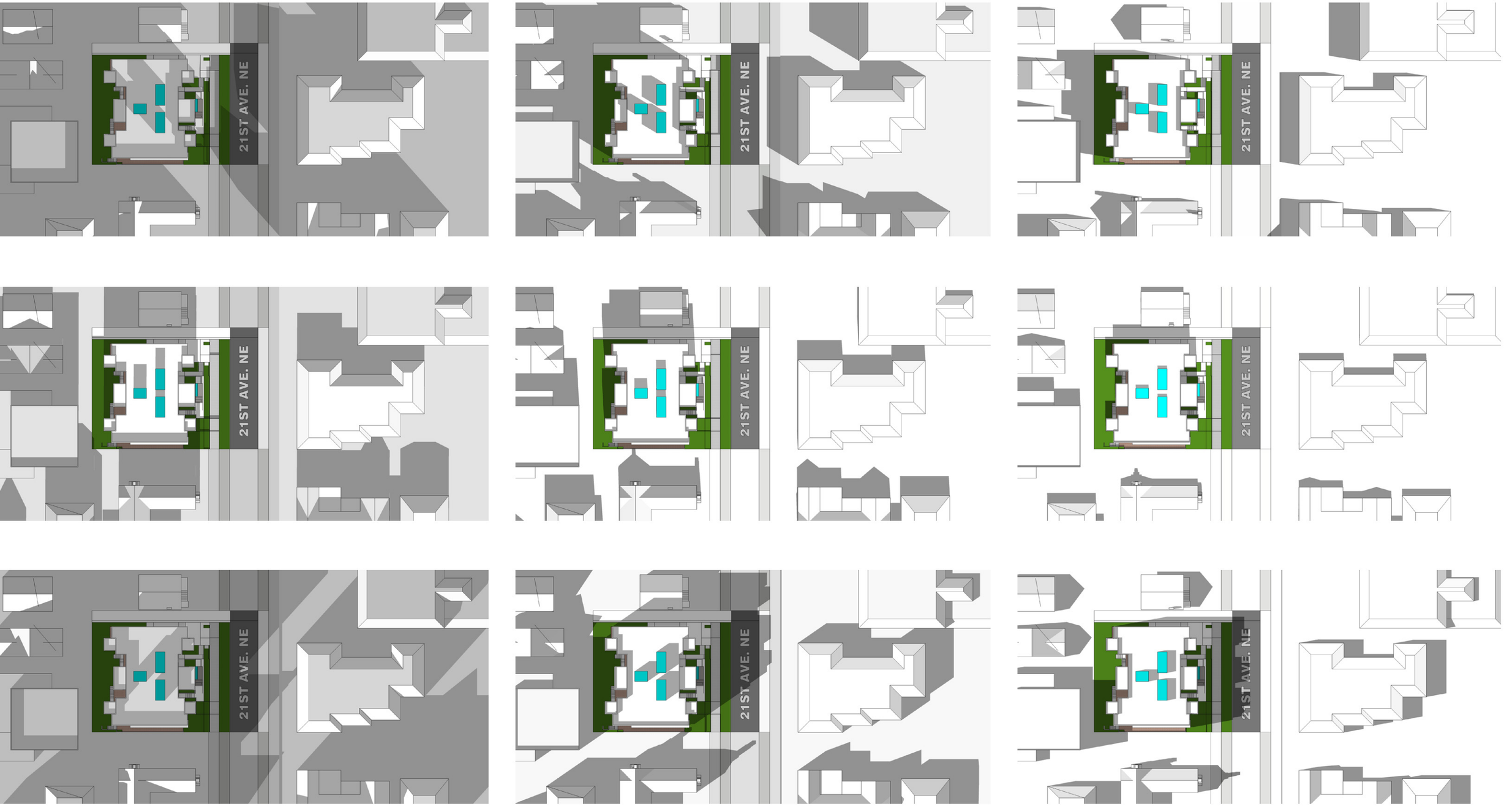
Site Plan with Requested Departure

SOLAR ANALYSIS
(Based on Option 3)

WINTER SOLSTICE

EQUINOX

SUMMER SOLSTICE



9 AM

12 PM

3 PM



44 MASSING OF OPTION 3 W/ MATERIALS


5020


NOW LEASING
206·525·5625


NOW LEASING
206·525·5625

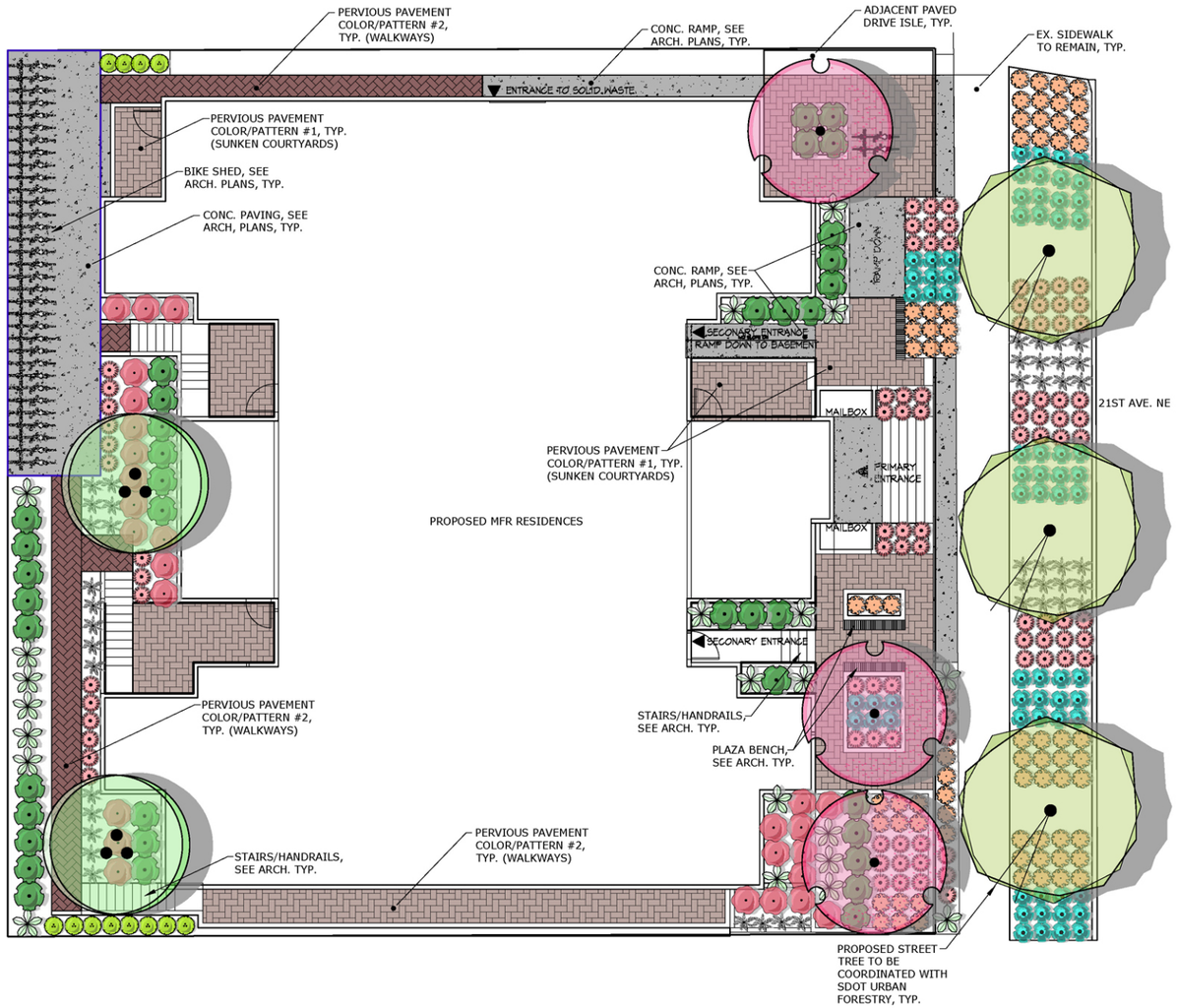












1 LANDSCAPE PLAN
SCALE: 1/8"=1'-0"

PLANT SCHEDULE SITE PLAN

TREES	BOTANICAL / COMMON NAME	SIZE
	ACER CIRCINATUM / VINE MAPLE	1.5" CAL. B&B
	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY	1.5" CAL. B&B
	CORNUS NUTTALII X FLORIDA 'EDDIE'S WHITE WONDER' / EDDIE'S WHITE WONDER DOGWOOD	2.5" CAL. B&B
SHRUBS	**BOTANICAL / COMMON NAME**	**SIZE**
	AZALEA X 'HINO-CRIMSON' / HINO-CRIMSON KURUME AZALEA	2 GAL.
	BLECHNUM SPICANT / DEER FERN	1 GAL.
	CORNUS SERICEA 'KELSEYI' / KELSEY'S DWARF RED TWIG DOGWOOD	2 GAL.
	EUONYMUS JAPONICUS 'GREEN SPIRE' / GREEN SPIRE JAPANESE EUONYMUS	2 GAL.
	ILEX CRENATA 'HELLERI' / HELER JAPANESE HOLLY	5 GAL.
	JUNIPERUS SQUAMATA 'BLUE STAR' / BLUE STAR JUNIPER	2 GAL.
	MISCANTHUS SINENSIS 'MORNING LIGHT' / MORNING LIGHT EULALIA GRASS	2 GAL.
	SPIRAEA X BUMALDA 'WALBUMA' / MAGIC CARPET SPIREA	2 GAL.

0 8 16
SCALE: 1/8" = 1'-0"

811 Know what's below. Call before you dig.

FILE: J:\17852 - 21ST AVE NE GREEN FACTOR LANDSCAPE\500 DESIGN\502 DRAWINGS\BASE\4715 21ST GF SITE PLAN EDG.DWG

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

STATE OF WASHINGTON
NATHANIEL T. LOWRY
LANDSCAPE ARCHITECT

4715 - 4719 21ST AVE NE
SEATTLE, WA 98105

GREEN FACTOR LANDSCAPE PLAN

REVISIONS:

JOB NO.:	17852
DATE:	JANUARY 2023
SCALE:	1/8"=1'-0"
DESIGNED BY:	NTL
DRAWN BY:	NTL
CHECKED BY:	NTL

EDG
RE-SUBMITTAL

L-1.0

NO. 1 OF 2

PROPOSED TREES



CORNUS 'EDDIE'S WHITE WONDER'
EDDIE'S WHITE WONDER DOGWOOD



ACER CIRCINATUM
VINE MAPLE



AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'
AUTUMN BRILLIANCE SERVICEBERRY

PROPOSED SHRUBS



CORNUS SERICEA 'KELSEYI'
KELSEY'S REDTWIG DOGWOOD



EUONYMUS JAPONICUS 'GREEN SPIRE'
GREEN SPIRE EUONYMUS



ILEX CRENATA 'HELLERI'
HELLERI HOLLY



AZALEA 'HINO CRIMSON'
HINO CRIMSON AZALEA



SPIRAEA JAPONICA 'WALBUMA'
MAGIC CARPET SPIREA



BLECHNUM SPICANT
DEER FERN



JUNIPERUS 'BLUE STAR'
BLUE STAR JUNIPER



MISCANTHUS SINENSIS 'MORNING LIGHT'
MORNING LIGHT MISCANTHUS

FILE: J:\17852 - 21ST AVE NE GREEN FACTOR LANDSCAPE\500 DESIGN\502 DRAWINGS\BASE\4715 21ST GF SITE PLAN EDG.DWG

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

STATE OF WASHINGTON
NATHANIEL T. LOWRY
No. 1911 EXP. 7/19/2023
LICENSED LANDSCAPE ARCHITECT

4715 - 4719 21ST AVE NE
SEATTLE, WA 98105

GREEN FACTOR LANDSCAPE PLAN

REVISIONS:

JOB NO.:	17852
DATE:	JANUARY 2023
SCALE:	1/8"=1'-0"
DESIGNED BY:	NTL
DRAWN BY:	NTL
CHECKED BY:	NTL

EDG SUBMITTAL

L-2.0

NO. 2 OF 2

COMMUNITY OUTREACH PLAN AND COMMENTS

Community Outreach Plan and Comments

1. Project Description:

Project Address: 4715 21st Ave NE

Seattle, WA 98105

Description: New construction of a multi Family building with 31 dwelling units with 4 stories plus basement; providing parking for 31 bikes. 2 existing rooming houses to be demolished.

Applicant: Zeng's UW Housing LLC

Contact Person: Jane Nipius

Contact Information: janenipius@gmail.com

Type of building: Multifamily

Neighborhood: University district

In Equity Area: Yes

2. Outreach Plans:

I. Printed Outreach:

High-Impact Method

Posters hung in a minimum of 10 businesses, community centers, or other publicly accessible venues, located within approximately a half mile from the proposed site.

At least half of the posters must be visible from the sidewalk.

The Community Center is located at NE 50th and would be a good place to post the Flyers.

II. Electronic/Digital Outreach

Multi-Pronged Methods

a. Basic Project Webpage

The website is www.Zeng'sUWHousing.com

The website was published on May 17th, 2022.

b. Email to distribution list that includes community organizations identified by DON.

Will send the proposed plans to at least 20 neighborhood organizations listed by DON.

III. In-Person Outreach:

High-Impact Method

In-person outreach during the pandemic
There is a temporary rule that states developers need to substitute an additional high impact digital method in lieu of in-person outreach.
Therefor the "In-person outreach" will be replaced with Electronic/digital outreach High Impact Method

a. Online Survey (Added to the Interactive project website.)
https://www.zengsuwhousing.com/

3. Community Feedback

Administrative Design Review SDCI # 3039543-EG 4715 21st Ave NE

Comments from DON_DREarlyOutreach <DREarlyOutreach@seattle.gov>
Nelson Pesigan
Strategic Advisor
Major Institutions & Schools / Early Outreach Design Review Program
Office: 206.684.0209
Fax: 206.233.5142
seattle.gov/neighborhoods

Your project has been posted to the blog:
https://designreviewoutreach.seattle.gov/2022/05/4715-21st-ave-ne/

Your draft plan is approved. Please be sure to document and incorporate the feedback into your final outreach plan and return to me for final approval.

Feedback or comments received during the community outreach process.
From:
https://cosaccela.seattle.gov/portal/Cap/CapDetail.aspx?Module=COSPubComments&capID1=22CAP&capID2=00000&capID3=02BZC&agencyCode=SEATTLE&IsToShowInspection=

Anonymous
Looks fine. Please approve. Nice usage of massing and appropriate size. I don't think design review should exist. Thank you.
Comment submitted on: Fri Jul 08 2022 05:52:58 GMT-0700 (PDT)

From:
https://www.zengsuwhousing.com/
Thank you for letting our community learn about your project !-Maya
Maya 7 months ago
Wonderful website, I like it :)
Tania Robinson 8 months ago

EDG REVIEW COMMENTS & RESPONSES

Review comment #1:

Addressing the adjacent development to the south using massing. All three design options appear to have similar massing relationships to the fraternity building to the south. All three have relatively tall vertical walls next to it with vertically-oriented massing elements. Although the preferred Option 3 shows a change of material on the building's lower level in an attempt to relate to the shorter height of the fraternity, the material change appears superficial and doesn't have a strong relationship to the adjacent shorter development. Because of this superficiality, the preferred option isn't much different from the other two options. My suggestion is that you use the three design options to examine stronger, more legible ways of relating to the fraternity building. Option 3 uses a deeper front yard setback. You may use Options 1 and 2 to examine other possibilities like upper-level massing shifts or an arrangement of massing elements that gives the project design a stronger horizontal orientation. The vertical massing forms in all of the options seem to work against attempts to relate to the shorter horizontal massing orientation of the adjacent building. Here are some design guidelines that you should consider as you refine the massing related to the fraternity building:

CS2-A-2. Architectural Presence

CS2-D-1. Existing Development and Zoning

University DC2-1-a. Response to Context

University DC2-1-d. Use upper-level step-backs to maintain a human scale along the street and respond to historic datums.

Response:

Option 3:
We propose to setback the bottom and top floor along with material change on south facade. For the upper floor, we would setback the middle section further more to reduce the massing. The setback area would be private amenity for the top floor units.

Option 2:
This option has 6-stories (The other two options have 5-stories), we propose to reduce one floor on the south portion of the building to reduce the massing and better work with the fraternity building to the south.

Review comment #2:

Addressing the street. In the draft packet, the preferred Option 3 is the only option that shows the intended placement of outdoor amenity spaces at the ground-level. Although the packet states that these spaces will help to connect to the street frontage, the depth of these spaces below grade and their significant setbacks from the street frontage seem to detract from the intent to connect to the street. The packet would ideally examine and propose amenity spaces, either individual or shared, that have stronger relationships to the street frontage.
University CS1-1-b. "Avoid Recessed or Sunken Living Space"

University CS2-1-b. University Park South and 17th Avenue Boulevard: "Incorporate occupiable amenity spaces into front setbacks with areas for large shade trees and landscaping."

University CS3-1-d. Respond to Nearby Predominant Horizontal and Vertical Patterns.

University PL1-1-a. Include Open Space at grade that physically or visually engages the public realm.

University PL3-2-c. Provide adequate buffer space as a transition from the sidewalk to residential uses for visual connection and passive surveillance of the public realm. "avoid tall fences and patios below grade."

University PL3-2-d. Where direct-unit entries are challenging due to a site's physical constraints, include a generous main entry with occupiable shared space or forecourt to create a "front porch" for residents.

Response:

Option 3:
We propose three plazas permeable to the 21st Ave NE: north, central and south plaza. The north plaza has short-term bicycle racks, raised planter area, leading to the ramp down to the north secondary entrance (ADA entrance); the central plaza is symmetrical hardscaped and landscaped, with steps up to the main lobby; the south plaza has two seating area facing each other for little gathering places, couple steps down to another secondary entrance to the building. All the three plazas can be accessible from the sidewalk directly.