

4742 APARTMENTS

4742 17TH AVE NE, SEATTLE WA

SDCI Project #3039934-LU

Recommendation Meeting

Administrative Design Review

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PROJECT TEAM

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SITE INFORMATION

Project Location:
4742 17TH AVE NE
SEATTLE, WA 98105

Parcel #:
8823901850

Lot Size:
12,960 SF

FAR Allowed:
2.3

Unit Count:
89 Units

Base Zone:
LR3(M)

MHA Zone:
Yes (high areas)

Overlay Zones:
University District (Urban Center)

Design Guidelines:
University District Neighborhood Design Guidelines
Seattle Citywide Design Guidelines

Proposal Summary:

- Total Gross Floor Area: 34,780 SF
- Building Height: 49' - 6"
- Residential Units: 89 UNITS
- Bike Parking: 81 STALLS

Project Description:
Demo existing parking lot, new construction of a 5-story, 89-unit apartment building over 1-story basement.



ZONING SUMMARY ZONE LR3(M)

Floor Area Ration (FAR) Limits 23.45.510

- Zones with a MHA Suffix - 2.3

Density Limits - LR Zone 23.45.512

- No limit for apartment developments that meet the standards of subsection 23.45.510.C, located in LR2 and LR3 zones

Structure Height 23.45.514

- 50 feet base height
- Fall all residential uses in LR3 zones, the applicable height limits is increased 4 ft above the height shown on Table A for 23.45.514 for a structure that includes a story that is partially below-grade
- Open railings, planters, greenhouses not dedicated to food production, parapets, and firewalls on the roads of principal structures may extend 4 ft above the maximum height limit

Setbacks and Separations 23.45.517

- Front: 5 feet minimum
- Rear: 10 feet minimum from the abutting alley
- Side more than 40 feet: 5 ft minimum; 7ft average

Amenity Areas 23.45.522

- The required amenity area in LR3 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

Landscaping and Screening Standards 23.45.524

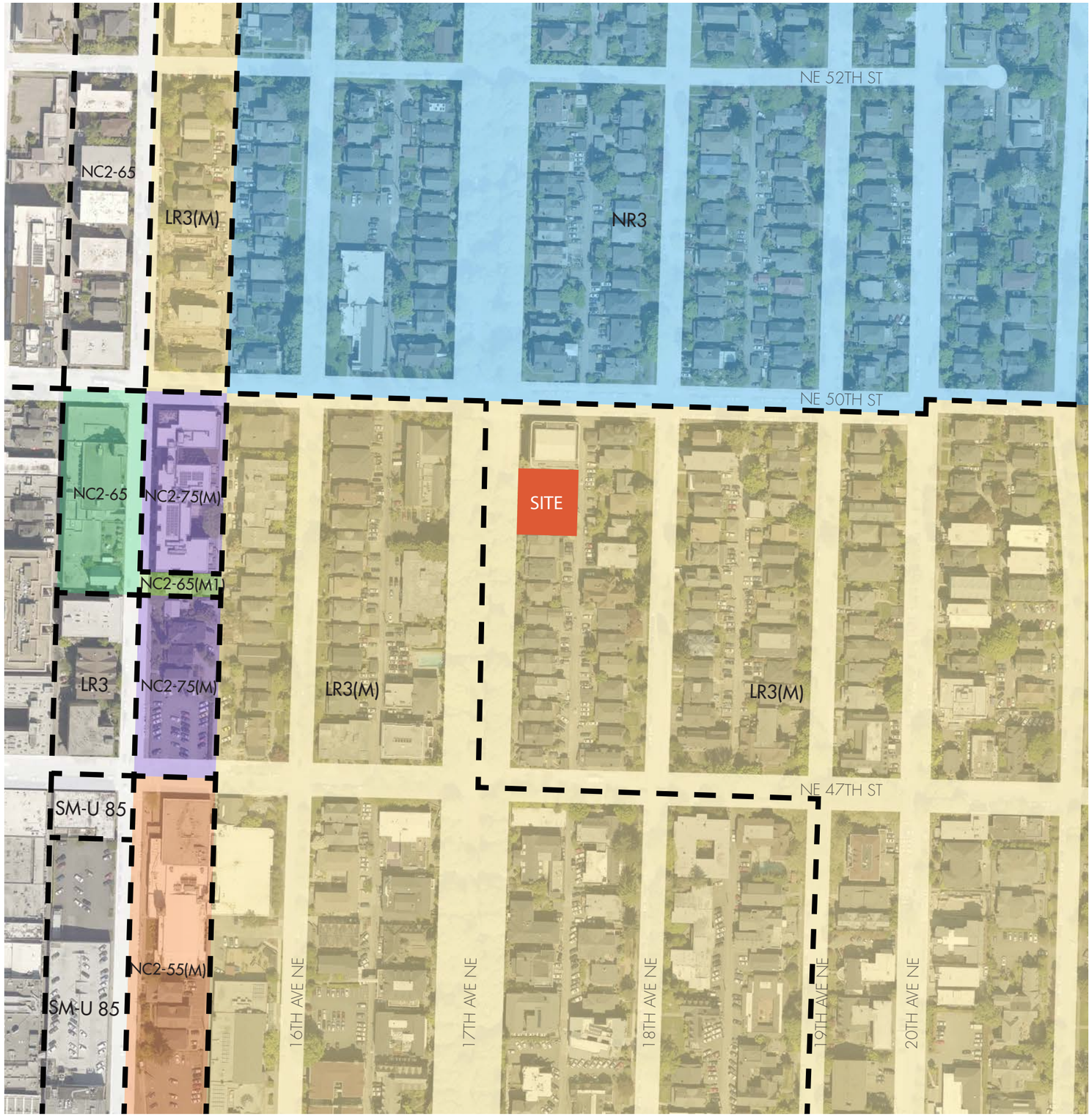
- A green factor score of 0.6 or greater is required on LR lots with more than one new dwelling unit.
- Street trees are required if any type of development is proposed. Existing street trees shall be retained unless the Director of the Seattle Department of Transportation approves their removal.

Structure Width and Facade Length Limits in LR Zones 23.45.527

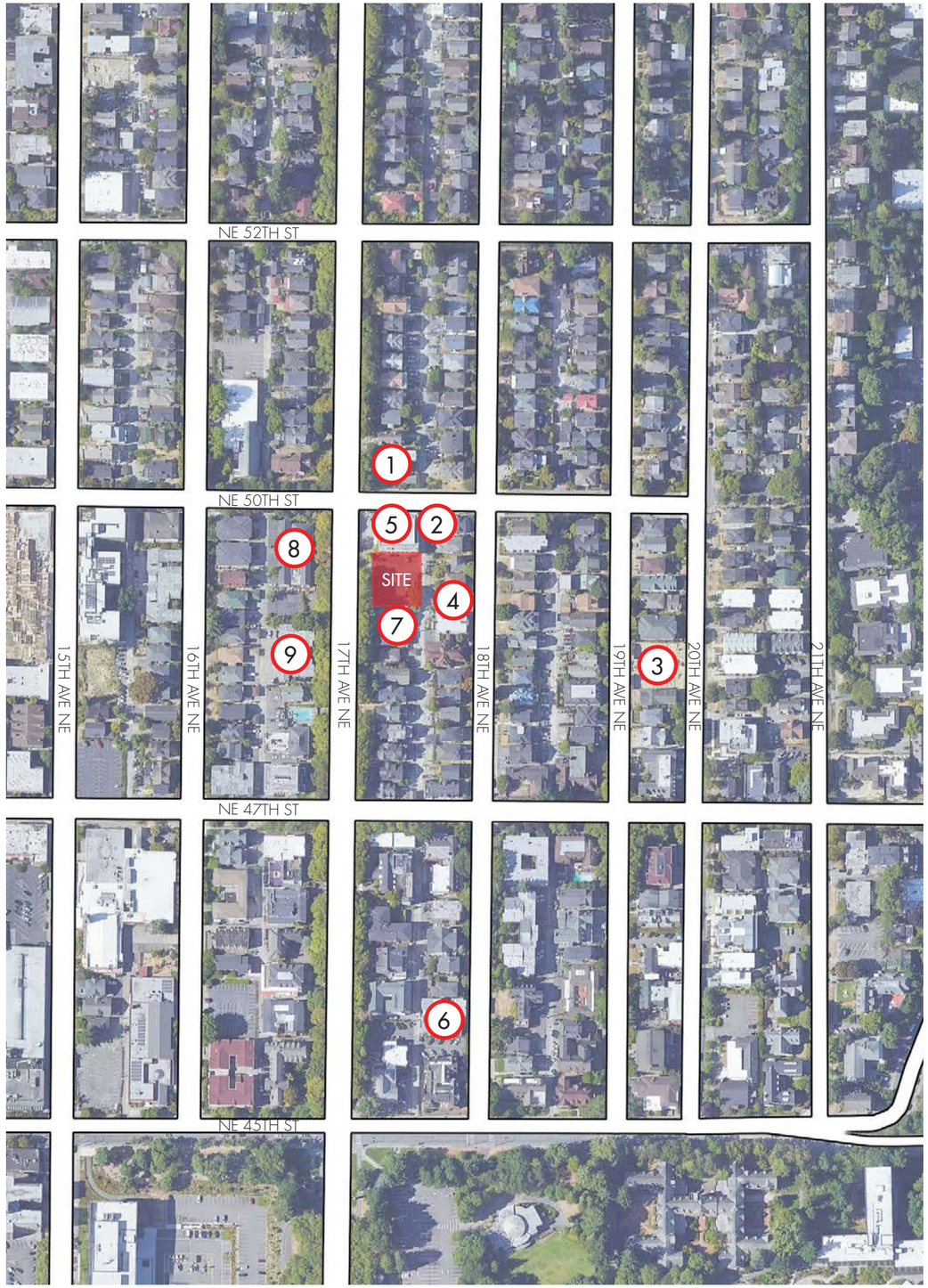
- Maximum Structure Width: 150 feet for apartment developments in LR3 lots inside Urban Villages and Centers.
- Maximum Facade Length: 65% of the lot line portions of facade within 15 feet of the lot line.

Bicycle Parking 23.54.105

- Long Term Parking Requirement: 1 per dwelling unit.
- Short Term Parking Requirement: 1 per 20 dwelling units.
- For residential uses, additional spaces after the first 50 spaces for bicycles are required at ratio of three-quarter.



SITE ANALYSIS SURROUNDING BUILDINGS



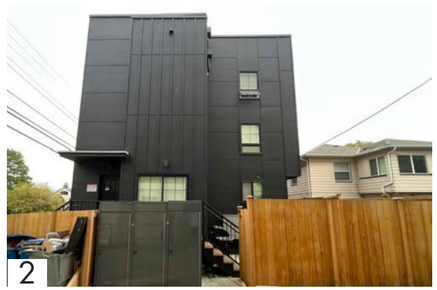


1

17TH AVE HOUSE

5004 17TH AVENUE NE | ROOMING HOUSE

The rooming house, constructed in 1914, spans three stories and features primarily brick exteriors.



2

4757 18TH AVE NE

4757 18TH AVENUE NE | APARTMENTS

The 4-story apartments, recently renovated and expanded, is situated northeast of the project site, directly across the alley. It predominantly utilizes fiber cement panels for its exterior finish.



3

CLARA APARTMENTS

4730 19TH AVE NE | APARTMENTS

The 4-story apartments is situated east of the project site, consisting of 78 units, and features wood-finished fiber cement siding as its main exterior finish.



4

UW 3.0 18TH AVE

4741 18TH AVENUE NE | APARTMENTS

There are 2 identical 4-story apartment buildings currently under construction, each featuring a private deck on the top floor, consisting of 36 units. These buildings primarily utilize hardie panel, brick, and wood for their exterior finishes.

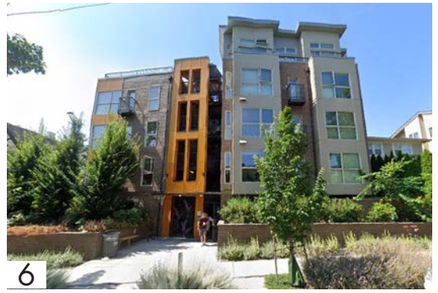


5

EVERY NATION CHURCH SEATTLE

4740 17TH AVENUE NE | CHURCH

The church building, erected in 1920, stands 2-story tall and is situated to the north, adjacent to the project site. It predominantly features brick exteriors.



6

LAVENDER APARTMENTS

4519 18TH AVE NE | APARTMENTS

The 5-story apartments, located south to the project site, consisting of 28 units, utilizes fiber cement panel and brick veneer predominantly for its exterior finishes.



7

4738 17TH AVE NE HOUSE

4738 17TH AVE NE | ROOMING HOUSE

The rooming house, constructed in 1909, spans two stories and features primarily fiber cement sidings.



8

HILLEL AT THE UW: CENTER FOR JEWISH LIFE

4745 17TH AVENUE NE | COMMUNITY CENTER

The 2-story community center, situated west of the project site across 17th Ave NE, features concrete and wood as its main materials for exterior finishes.



9

TAMARAC APARTMENTS

4733 17TH AVENUE NE | APARTMENTS

The 4-story apartment building is situated southwest of the project site, consisting of 22 units. The building predominantly employs concrete and wood for its exterior finishes.

DESIGN CUES DESIGN INSPIRATIONS AND MATERIALS



MASSING HIERARCHY U DISTRICT



ENTRY PLAZA/ PEDESTRIAN EXPERIENCE



BRICK MASSING SEATTLE



GLASS / FIBER CEMENT PANEL U DISTRICT

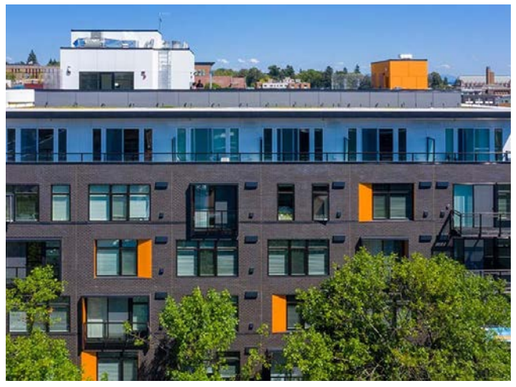
The design draws inspiration from successful architectural patterns observed in Seattle's University District, using key contextual elements to guide material choices, massing, and pedestrian engagement. The following strategies respond to neighborhood character while establishing a distinct identity for the project.

Massing and Urban Form
The proposed massing reflects the varied building forms seen throughout the U District, using step-backs and volume shifts to create visual interest and relate to adjacent structures. This strategy helps reduce perceived bulk and supports a more approachable scale at the pedestrian level.

Materiality and Facade Expression
The design incorporates a mix of brick, large portion of glass and fiber cement paneling, referencing common material palettes in the U District. Brick anchors the main massing of the building, providing texture and a sense of permanence, while large windows and fiber cement panels offer contrast and a contemporary urban aesthetic.

Entry Plaza and Street-Level Activation
An open and welcoming entry plaza enhances the building›s connection to the street. Influenced by recent developments in the U District, this space includes integrated landscaping, seating, and direct access to the building lobby, creating a comfortable transition between public and private space.

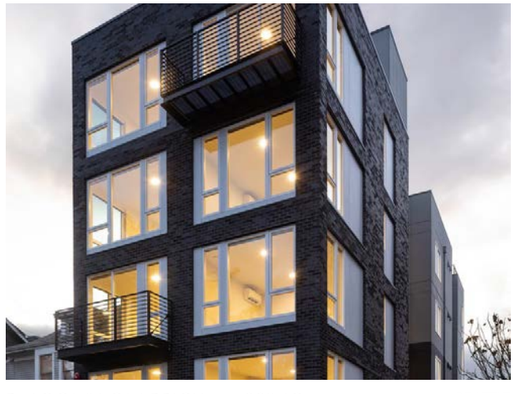
Use of Accent Color
Strategic use of bold, pop of color highlights key architectural elements, such as entryways or upper-level façade shifts. This approach reflects a design trend common in the U District, adding visual energy and helping to distinguish the project within the neighborhood fabric.



POP OF COLOR U DISTRICT



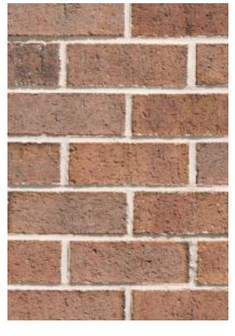
ROOF DECK SEATTLE



BALCONY ON BRICK MASSING SEATTLE

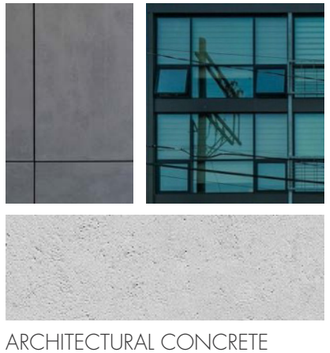
PRIMARY

BRICK



SECONDARY

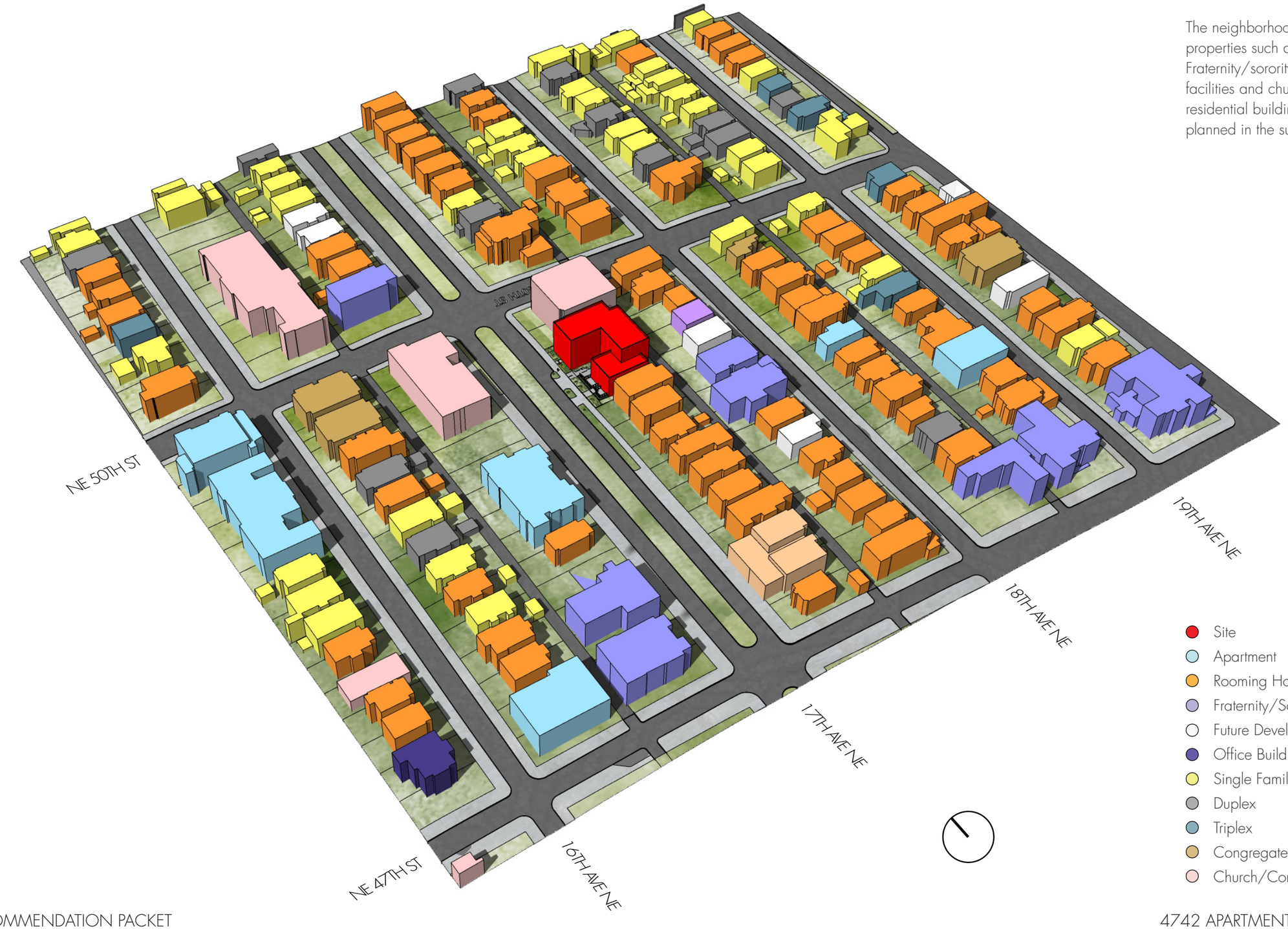
FIBER CEMENT PANEL GLASS



ARCHITECTURAL CONCRETE

ACCENT COLOR

SITE ANALYSIS CONTEXT MASSING / USE



Typologies

The neighborhood consists predominantly of residential properties such as apartments, rooming houses, and Fraternity/sorority houses, interspersed with university facilities and churches. Currently, there are numerous residential buildings either under construction or planned in the surrounding areas near the site.

EDG SUMMARY MASSING OPTIONS



OPTION 1

PROS:
- Clearly articulated residential entrance
- Central mass recess and hierarchy to break down the massing
- Larger entry plaza
- Building setback along street front and alley

CONS:
- No upper level setbacks
- No roof deck
- Entry is less visible from the street

DEPARTURE:
- None

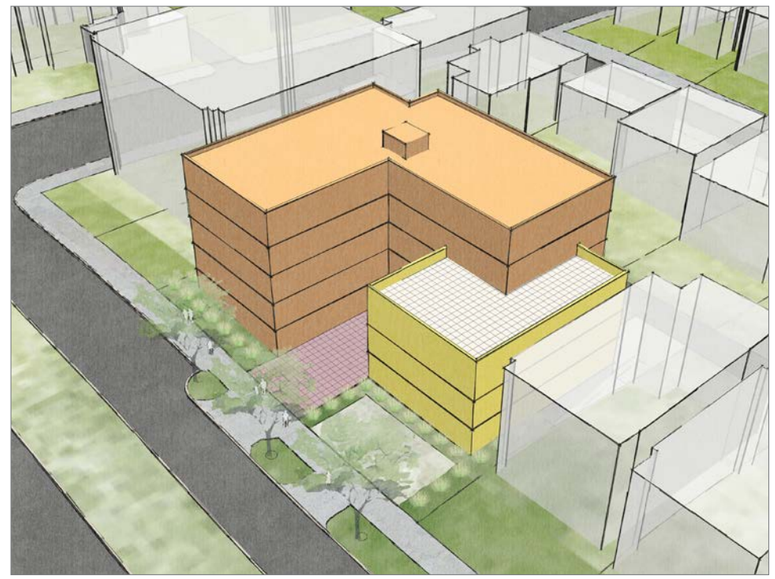


OPTION 2

PROS:
- Clearly articulated residential entrance
- Upper level setback along street front to break down the massing
- Amenity deck at upper level
- Private courtyard for residents
- Building setback back along street front and alley

CONS:
- Larger massing along the street front
- Smaller courtyard space along street front

DEPARTURE:
- 23.45.527 Maximum Facade Length: 65% of the lot line portions of facade within 15 feet of the lot line.



OPTION 3 (PREFERRED)

PROS:
- Clearly articulated residential entrance
- Recessed residential courtyard at entry
- Upper level setback to reduce the massing
- Large amenity deck on fourth level
- Lower scale massing allows more light into the courtyard and units
- Building is stepped with tree lines
- Building setback along alley

CONS:
- Recessed entry is less visible from street
- Courtyard is more narrow than other options

DEPARTURE:
- 23.45.527 Maximum Facade Length: 65% of the lot line portions of facade within 15 feet of the lot line.

EDG RESPONSE

BOARD RECOMMENDATIONS & RESPONSES:

1. ARCHITECTURE-MASSING

a. Option 2: Staff appreciates how the massing interacts with both the street and the alley way. 17th Ave – through an open amenity/entry area, lowered massing volume, and balcony programming at the deck facing the street. Alley way – with a larger amenity area and open stairwell concept that may act as an informal open-air space overlooking the courtyard and alley. Additionally, the small respectful notch in the massing adjacent to the northern building, helps with the massing transition from existing datum lines to proposed project. (CS2-D-4, CS3-A-1).

b. Option 3 – Preferred: Staff appreciates the greater response to the smaller existing residential building stock to the southern parcels of the project site and how the 3-level volume influences the project to become a better transitionary conduit to the existing building to the north. Though the desire to create a smaller open space amenity notch at the rear of the north-eastern corner is admirable, Staff believes the space would be better utilized in emulating a similar approach to Option 2 in providing a more respectful alignment with the existing building to the north. Please study/explore this massing exchange along with other modulation techniques at the alley-facing façade. Please provide additional architectural diagrams to help explain the resulting design approach. (CS2-1-b, CS3-1-d).

RESPONSE:

Following further consultations with City Staff, the building design has been refined to achieve a distinct architectural expression. The northern portion of the structure is articulated with a brick massing, while the southern portion utilizes a fiber cement cladding, establishing a dynamic contrast that highlights the prominence of the brick mass. This arrangement creates a harmonious balance between materiality and scale across the site.

A central courtyard, positioned between the two primary masses, establishes a welcoming, pedestrian-oriented space that invites both residents and passersby to engage with the site. This landscaped area is seamlessly integrated into the public realm along the street frontage, promoting both connectivity and a sense of community.

RESPONSE:

The third mass, which serves as a transitional connector, is positioned at the rear of the courtyard and defines the building's main entrance. Here, expansive windows and a prominent entrance canopy create a transparent, inviting threshold, linking the two masses through the courtyard. This central volume also defines the alley façade, where large windows are strategically placed to maximize natural light and offer expansive views from within.

To further enhance the building's interaction with the surrounding context, balconies are incorporated along the alley-facing façades, providing residents with access to private outdoor spaces and fostering a strong connection to the urban environment.

At the ground level, public open space is introduced along the alley, fostering pedestrian circulation and enriching the streetscape. The alley-facing façade maintains a proportional relationship with the building to the north, stepping back at the corner to create an appropriate visual separation and allow for increased natural light to penetrate the adjacent building.

Secondary massing elements along the alley façade—positioned to the north and south—serve to scale down the overall volume and create a more nuanced and human-scale rhythm. Additionally, the upper-level roof deck is visible from the south side of the alley façade, offering residents an elevated outdoor amenity space while reinforcing the connection between the building's upper levels and the public realm below.



MASSING MODULATION
USE A 5-STORY MASSING ON THE NORTH SIDE OF THE SITE TO RESPOND TO THE CHURCH LOCATED NORTH OF THE SITE.

ROOFTOP DECK
PROPOSE AN OUTDOOR AMENITY SPACE ON LEVEL 4, SURROUNDED BY PLANTERS TO SERVE AS A BUFFER TO THE NORTHERN PARCEL.

MASSING MODULATION
PROPOSE A 3-STORY MASSING ON THE SOUTH OF THE SITE TO PROVIDE A BETTER TRANSITION TO THE SOUTHERN PARCEL.

ENTRY COURTYARD
PROPOSE AN ENTRY COURTYARD FACING 17TH AVE NE, PROVIDING A LARGE AMENITY SPACE FOR THE RESIDENTS.

PRIVATE PATIO
PROVIDE A PRIVATE PATIO ON THE GROUND LEVEL, INCORPORATING LANDSCAPING TO CREATE A SMOOTH TRANSITION FROM PUBLIC TO PRIVATE SPACE.



GREEN WALL
A GREEN WALL IS PROVIDED TO AVOID A BLANK CONCRETE WALL, SERVING AS A BUFFER BETWEEN THE PRIVATE PATIO AND THE PUBLIC SPACE.

PUBLIC OPEN SPACE
PROVIDE A PUBLIC OPEN SPACE ON THE GROUND LEVEL FACING THE ALLEY, FEATURING A GREEN WALL TO ENHANCE AND ACTIVATE THE ALLEY.

EDG RESPONSE

BOARD RECOMMENDATIONS & RESPONSES:

2. FAÇADE DESIGN AND MATERIAL TREATMENT

a. Because this project is along 17th Ave, study and ensure the inclusion of context-rooted primary & secondary architectural elements for an enhanced residential character across all public-facing/visible facades. Be inspired by the variety of historic buildings and their high degree of detailing along this Corridor Character Area. (CS2-1-b).

i. Provide thoughtful attention to the material treatment on the alley-facing façade and avoid a blank wall condition as the massing/ modulation variation is not as prominent. (PL1-1-d, DC2-2-g)

RESPONSE:

Following further coordination with City Staff, the brick façade has been relocated to the northern massing, now representing the larger volume of the project, which better aligns with the architectural character of surrounding buildings. Additionally, balconies have been incorporated into the brick façade in response to discussions with City Staff. The middle and lower volumes are enhanced with secondary architectural elements, including varied balconies, color accents, window treatments, canopies, and green screen features, all contributing to the visual complexity and scale. At the ground level, landscaping, benches, paving materials, and fencing introduce a rich layer of design that engages the pedestrian scale along the frontage.

The alley façade is defined by the primary volume, which features balconies, color accents, and expansive windows to capitalize on the views from this side of the property. The lower massing along the south is set back, creating an opportunity for communal gathering spaces. To enhance privacy, the lower residential floor is elevated above the alley, while a green wall and public open space are introduced to soften the building's edge and activate this area as a functional, accessible space for residents and the community.

PRIMARY MATERIAL

BRICK VENEER



SECONDARY MATERIALS

BALCONY



POP OF COLOR

GREEN SCREEN







POP IN COLOR
WOOD FINISH FIBER CEMENT PANEL TO ADD ANOTHER LAYER OF MATERIAL MODULATION

BALCONY
THE BALCONIES ADD ANOTHER LAYER OF DEPTH TO THE FACADE

PRIVATE PATIO
GROUND FLOOR'S PRIVATE PATIO ACTS AS A FORM OF MASSING MODULATION

GREEN WALL
GREEN WALL ALONG THE ALLEY OPEN SPACE TO BRING VITALITY AND APPEAL

EDG RESPONSE

BOARD RECOMMENDATIONS & RESPONSES:

2. FAÇADE DESIGN AND MATERIAL TREATMENT

b. University District Supplemental Guidelines (UDSG) emphasize the prioritization of high-quality and inherently textured materials with integration of artful treatments and detailing to reinforce the neighborhood character and visual interest from the street. (DC4-1-c)

i. Staff supports the use of brick and points to the (UDSG) DC4-1-b to strongly encourage brick or other masonry materials to be the preferred material for the project.

ii. Staff is not supportive of using large fiber cement panels as the primary siding material as the neighborhood guidelines discourages thin materials that age poorly in Seattle's climate including materials that deform and require paint as a finish. (DC4-1-a, DC2-2-g)

RESPONSE:

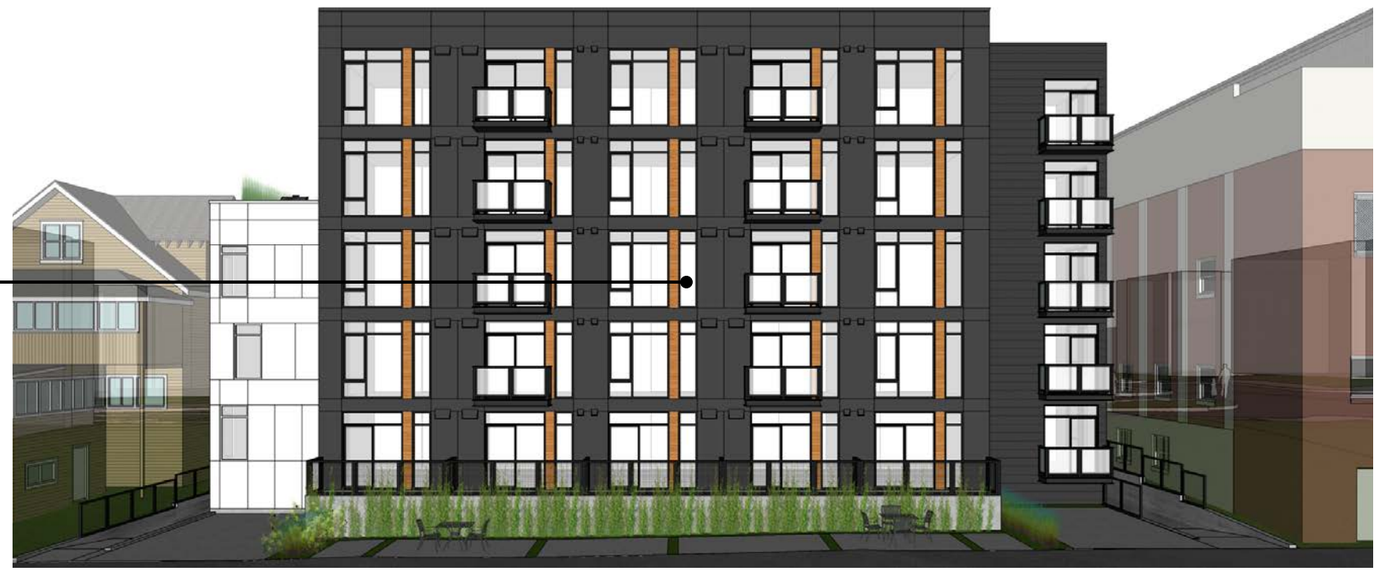
As a result of further discussions with City Staff, the building's massing has been refined to feature a more substantial brick volume on the north and a more compact fiber cement volume on the south. The central volume is predominantly glazed, with expansive windows and minimal fiber cement infill, creating a visually light and transparent transition between the two primary masses.

BRICK
MATCHING MATERIAL WITH THE EXISTING BUILDING TO THE NORTH, EMPHASIZING THE TRANSITION IN HEIGHT

METAL PANEL
INCORPORATING HIGH-QUALITY METAL PANELS ALONG THE BUILDING'S EDGE ADDS AN ADDITIONAL LAYER OF REFINED DETAILING



WINDOWS WITH BALCONIES
THE MAJORITY OF THE FACADE FEATURES TRANSPARENCY, WITH A MINIMAL PORTION CLAD IN FIBER CEMENT PANELS.



EDG RESPONSE

BOARD RECOMMENDATIONS & RESPONSES:

2. FAÇADE DESIGN AND MATERIAL TREATMENT

c. Staff supports the prominence and depth of the entryway area. Continue working out a design that is detailed with various hierarchical elements that come together at various scales for a welcoming entry experience. Use high quality materials at the ground floor and the surrounding façade walls. (PL3-1-a)

RESPONSE:

The design has been further refined to elevate the entry experience into the building lobby. The pathway from the sidewalk guides residents and visitors through a thoughtfully designed courtyard, paved with concrete pavers and enhanced with accent wayfinding elements along one side. The space is activated with strategic landscaping and seating areas, encouraging interaction and providing residents with a place to relax and engage with the environment.

Residential patios are integrated along the pathway, and balconies above foster a seamless connection between indoor and outdoor spaces. Landscaping elements also serve as a privacy buffer for the ground-floor residential units, creating a sense of separation while maintaining visual appeal.

At the terminus of the courtyard, a carefully designed entry canopy marks the threshold to the lobby, drawing attention to the building's main entrance. One side of the courtyard features a brick cladding, while the opposing side utilizes fiber cement panels, creating a dynamic contrast. The majority of the entry façade is composed of glass, complemented by a pop of color that aligns with the vibrant entry canopy, adding both visual interest and a welcoming gesture to the overall design.



EDG RESPONSE

BOARD RECOMMENDATIONS & RESPONSES:

2. FAÇADE DESIGN AND MATERIAL TREATMENT

d. Glazing/Windows:

i. Explore window styles to help enhance facade fenestration, depth, cohesiveness to the massing concept, and daylight to interior spaces. Provide renderings to help illustrate the choice of window styles. (DC2-B-1, DC2-C-1).

ii. Strongly consider providing projecting/ recessed balconies for a variety of private amenity spaces, increased activation/connection to 17th Ave & the alleyway and added fenestration to facades. (DC3-2-a, CS2-B-2).

RESPONSE:

A variety of window types have been thoughtfully integrated into the facades of the project to enhance both the architectural expression and functionality. The brick mass features punched openings for windows and doors, maintaining a solid, structured appearance. In contrast, the taller central volume incorporates expansive window openings, allowing for generous natural light and a visual connection to the surrounding environment. The smaller mass on the south side is characterized by medium-sized window openings, proportionate to its scale, creating a harmonious balance within the overall composition.

Balconies are strategically placed across all three volumes, extending across all four property lines. These balconies vary in depth and color, creating a dynamic rhythm along the facades. This diversity in design not only adds visual interest but also reinforces the architectural cohesion across the building's different masses.





EDG RESPONSE

BOARD RECOMMENDATIONS & RESPONSES:

2. FAÇADE DESIGN AND MATERIAL TREATMENT

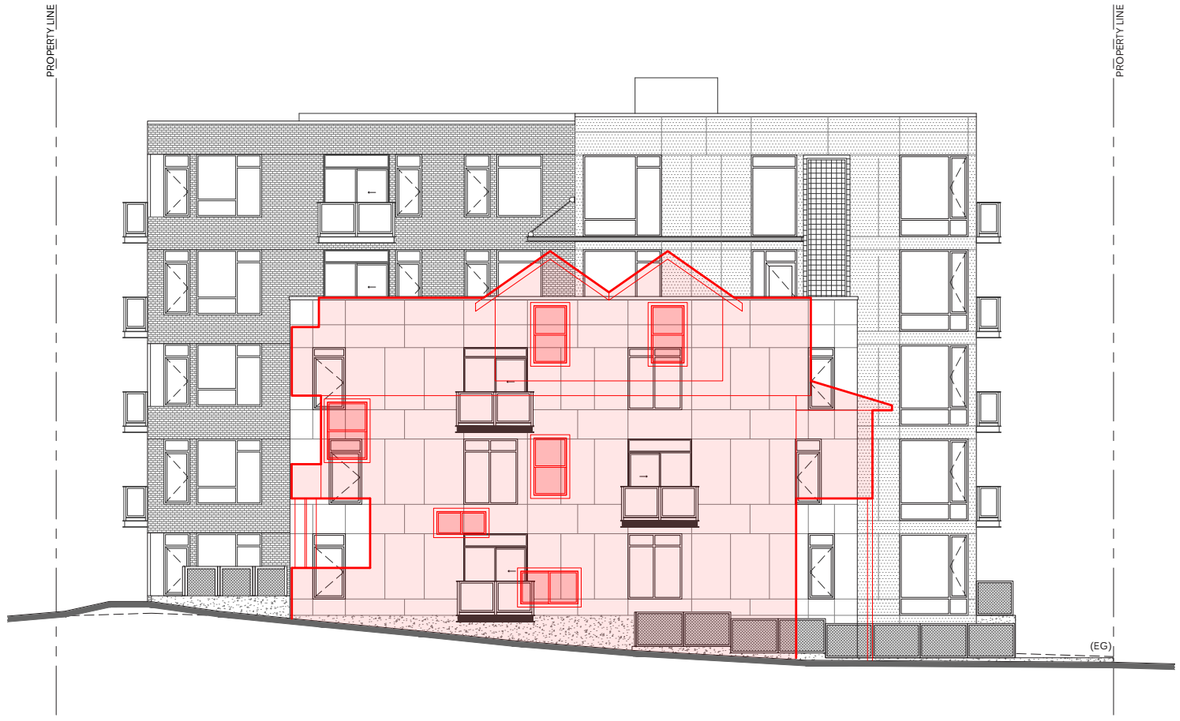
d. Glazing/Windows:

iii. Ensure window placement is staggered and intentionally sized/styled so that living spaces have very limited/no direct line of sight into another unit. Analyze and coordinate with neighboring development sites to find a successful window arrangement plan that works for all units on and off-site. Provide this study in the Recommendation Packet. (CS2-D-5).

RESPONSE:

The window design has been carefully considered to ensure privacy and minimize visual impact on neighboring properties. Strategically placed, the windows are arranged in a way that eliminates direct lines of sight between the building and the adjacent structures to the north and south, fostering a sense of privacy for both the residents and the neighboring buildings. This thoughtful approach enhances the overall experience of the building while respecting the surrounding context.





EDG RESPONSE

BOARD RECOMMENDATIONS & RESPONSES:

2. FAÇADE DESIGN AND MATERIAL TREATMENT

e. Staff encourages exploring various parapet treatments around the roof deck amenity areas for added texture and fine detailed elements. Consider the use of a more transparent railing to help mitigate the bulk of the building to nearby uses (CS2-D-1, DC2-A-2, DC2-D).

RESPONSE:

After exploring multiple options for the roof deck parapet heights, we determined that a uniform parapet height with a solid design best defines the building's massing and integrates more cohesively with the overall architectural composition. In response to staff feedback, we have incorporated planters along the south property line for screening, as well as additional plantings to create more intimate, defined living spaces on the roof deck, which we believe enhances the user experience.

The design includes planters along both the south and west parapets, where a solid wall configuration offers an optimal condition for the planters while maintaining a clean and cohesive appearance. The consistent 42" parapet height eliminates the need for additional railings around the amenity spaces, maximizing usable area for residents. The solid parapet also ensures privacy, both for the residents of the building and for the neighboring structures, further enhancing the sense of seclusion and tranquility on the roof deck.

BOARD RECOMMENDATIONS & RESPONSES:

2. FAÇADE DESIGN AND MATERIAL TREATMENT

f. Design the downspouts to coordinate with the architectural concept of the building and landscape design (DC2-C, PL2-C-2).

RESPONSE:

All roof downspouts have been carefully integrated within the building's perimeter, ensuring they remain concealed from the exterior. This approach maintains the clean, uninterrupted lines of the building's facade, enhancing its overall aesthetic while also minimizing any visual clutter.



EDG RESPONSE

BOARD RECOMMENDATIONS & RESPONSES:

3. SITE PLANNING, GROUND FLOOR, STREET EDGES, AND AMENITY SPACE

a. Entry Plaza Area & Lawn:

i. Staff is confused with the lawn area and how it fits within the overall open space concept of the project. The single opened edge of the lawn is facing the public right-of-way and no connection is encouraged to the entry/plaza area. The public-facing one-sided layout of the area creates an exhibition-like quality to the space, which may activation. At Recommendation, clarify the open space concept and study whether redefining, shifting, and/or adding porosity to the landscaped edges can better encourage activation of and in-between both spaces. (PL3-2-c)

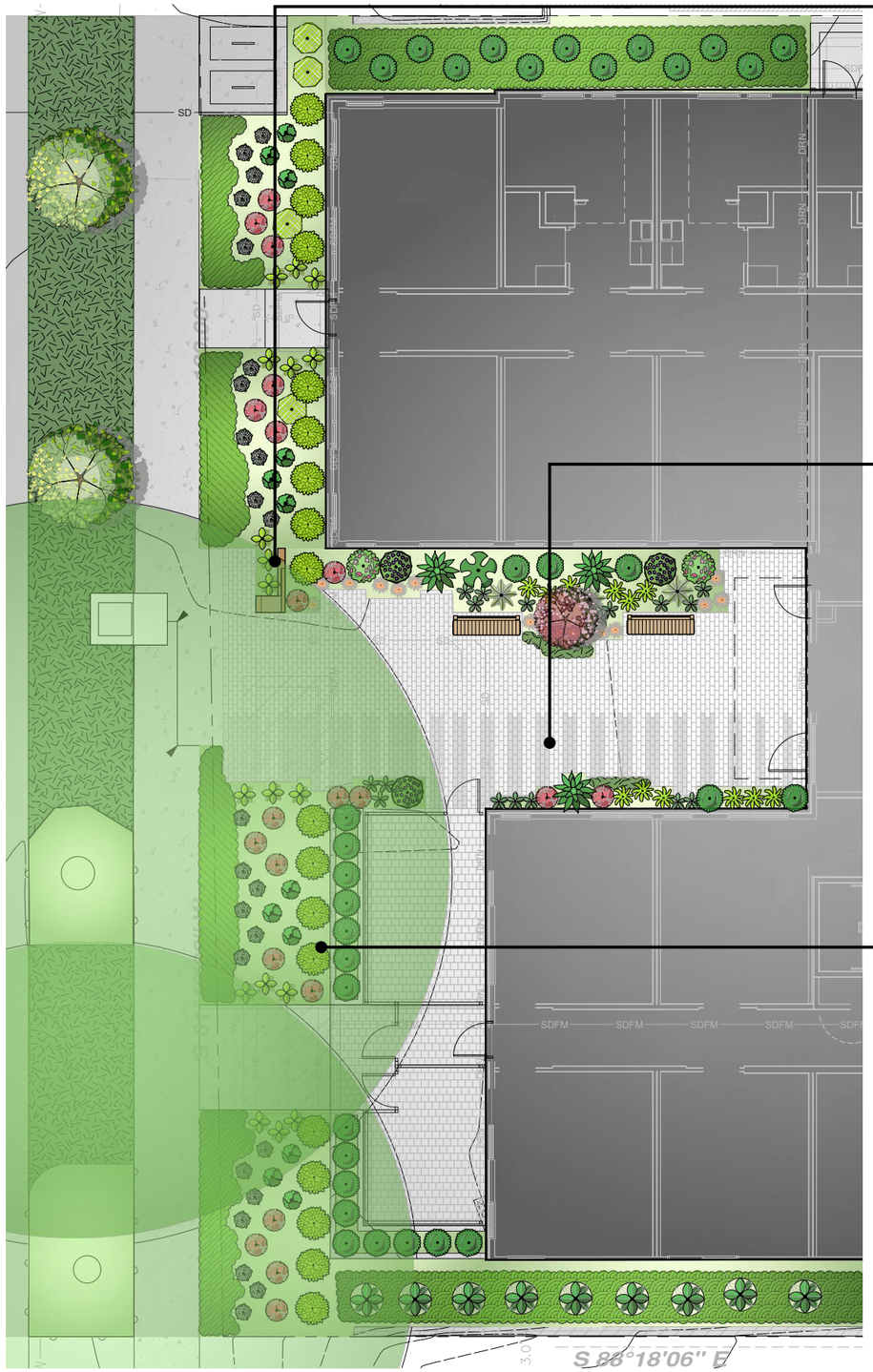
ii. Staff is very concerned with a presence of a fence that closes off the entry plaza area and will require additional exploration and reasoning of how it will bring about a more successful open space concept. Strongly consider using extruded planter boxes, vertical plantings, trees, and other tiered/hierarchical remedies to approach the desired effect of a fence without its installation. (DC3-3-a, DC3-2-c).

iii. Use durable paving materials that add color, texture, and a unique pattern to enhance the entryway experience. (DC4-D-2, DC4-2).

RESPONSE:

The design has been thoughtfully developed to feature a clear, central courtyard that directly connects to the sidewalk at the center of the project. On either side of this connection, landscaping serves as a natural buffer between the public sidewalk and the ground-level residential units, enhancing both privacy and visual appeal. Private residential patios, slightly elevated from the street level, are strategically positioned to help activate the street edge, encouraging interaction between residents and the public realm. These patios are further complemented by landscaping, which provides both privacy and aesthetic cohesion.

In response to the desire for greater openness and connectivity, the fence previously proposed has been removed. This allows the courtyard space to better integrate with the sidewalk, creating a more seamless interaction between residents and pedestrians while fostering a sense of community and engagement with the surrounding environment.



THE MONUMENTAL SIGN INTEGRATES WITH THE LANDSCAPE

THE MONUMENTAL SIGN SEAMLESSLY INTEGRATES WITH THE SURROUNDING LANDSCAPE, CREATING A COHESIVE DESIGN ELEMENT THAT ENHANCES CONNECTION BETWEEN THE BUILT ENVIRONMENT AND NATURAL ELEMENTS.



ENTRY PLAZA

THE LANDSCAPE IN FRONT OF THE BUILDING ACTS AS A NATURAL BUFFER, PROVIDING PRIVACY AND REDUCING NOISE WHILE ENHANCING THE ENTRY EXPERIENCE. THE WAY-FINDING PAVEMENT PROVIDES A BETTER ENTRYWAY EXPERIENCE.



PRIVATE PATIO & LANDSCAPE BUFFER

THE LANDSCAPE AREA PROVIDES A BUFFER BETWEEN THE PUBLIC SIDEWALK AND PRIVATE PATIO, OFFERING PRIVACY AND A SMOOTHER TRANSITION. THIS GREEN SPACE ALSO ENHANCES THE STREET, CREATING A WELCOMING ENVIRONMENT THAT ENCOURAGES PEDESTRIAN ACTIVITY.



EDG RESPONSE

BOARD RECOMMENDATIONS & RESPONSES:

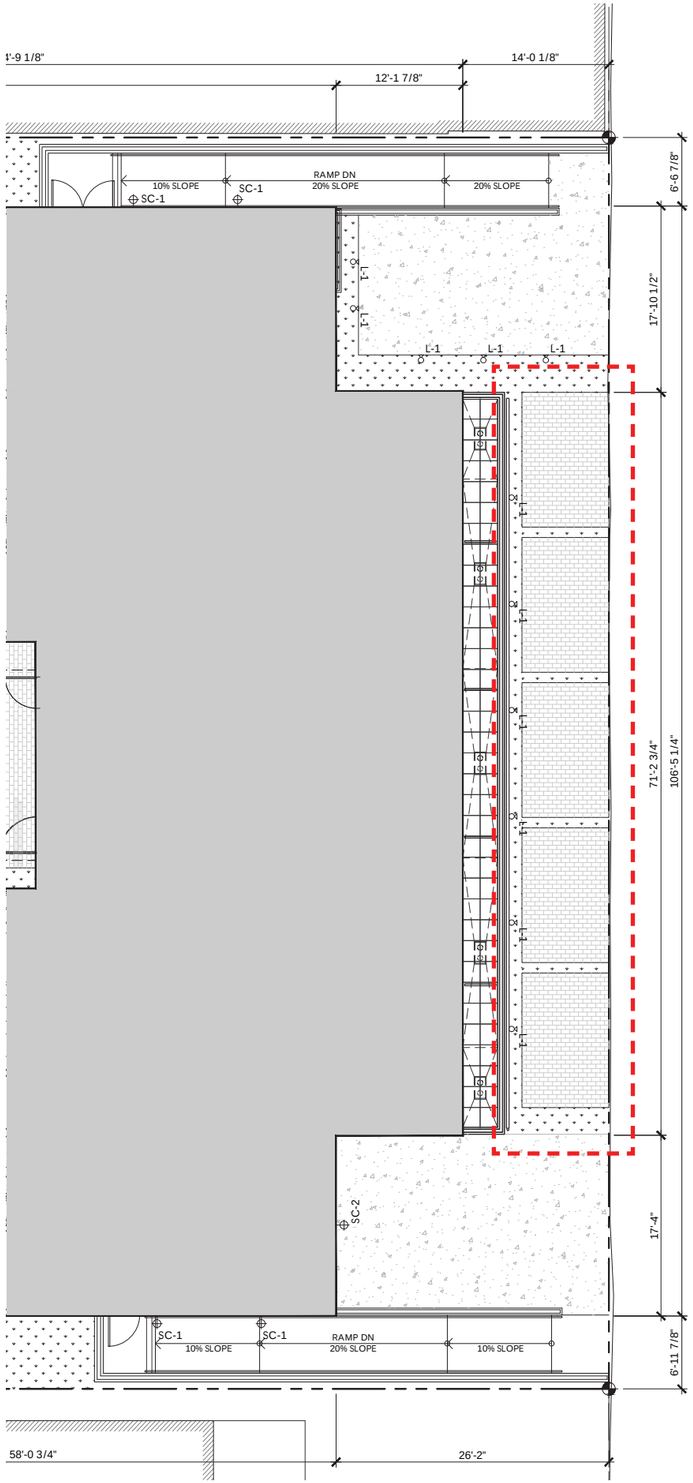
3. SITE PLANNING, GROUND FLOOR, STREET EDGES, AND AMENITY SPACE

b. Rear yard: Staff appreciates the effort in creating a texturized/patterned paving area along the ground level rear setback area. Moving forward, study various soft-scaping, landscaping, and additional paving options with the goal of providing greenery along the length of the eastern site and not just at the corners of the site. Work at the visual and experiential juxtaposition of private and public amenity spaces at the rear ground unit decks to alley. (DC4-2-c, PL3-B-1).

RESPONSE:

The design incorporates a green wall along the building, adjacent to the raised residential decks, to create a natural buffer and soften the building's edge. This feature enhances both the aesthetic quality and privacy for residents.

Two options have been proposed for the treatment of the ground area. The first option includes a lawn area, providing a soft, inviting buffer between the building and the alley, which can be used by residents for relaxation and informal gatherings. The second option features a series of paved areas interspersed with strips of lawn and landscaping, offering a more dynamic space. This configuration not only separates the paved surfaces but also creates areas for seating and social interaction, fostering a sense of community among residents while maintaining a green, landscaped environment.





OPTION A: LAWN



OPTION B: PERMEABLE PAVEMENT (PREFERRED)

EDG RESPONSE

BOARD RECOMMENDATIONS & RESPONSES:

3. SITE PLANNING, GROUND FLOOR, STREET EDGES, AND AMENITY SPACE

c. Roof deck:

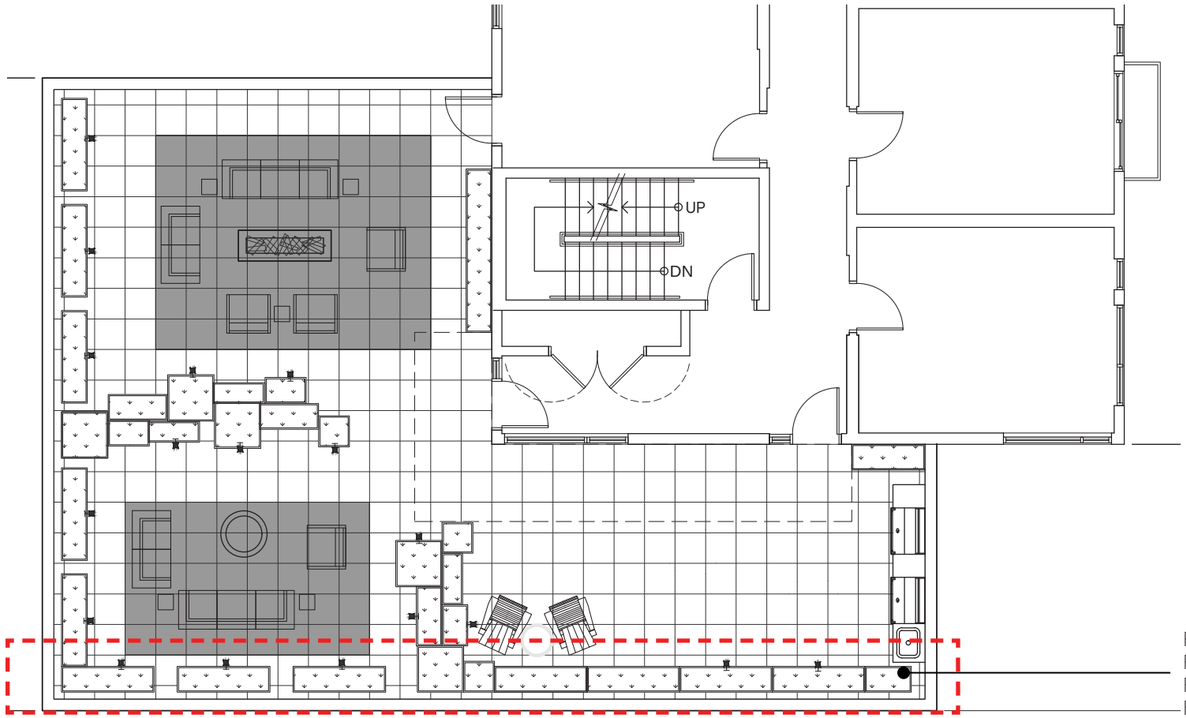
i. In the recommendation packet, please prioritize the southern neighbor's privacy from the roof deck amenity area. Explore providing planter boxes/ a planting area along that southern roof-deck edge. (PL3-B-1)

ii. Study greenifying the roof deck areas with small-medium size trees and other vertical plantings and seating areas to create exterior room-like spaces to encourage activation of the amenity space. (DC4-D-1).

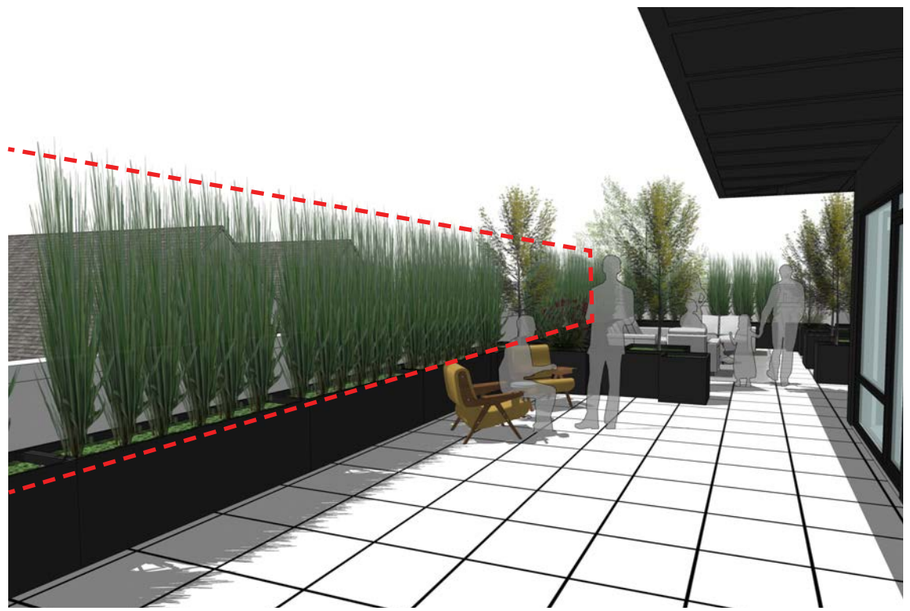
RESPONSE:

Planters have been strategically incorporated along both the south and west property lines to ensure privacy for the building's residents while also respecting the privacy of neighboring structures. These green buffers not only enhance the overall aesthetic but also help to create a more intimate and secluded environment.

Additional plantings have been thoughtfully placed throughout the roof deck to establish multiple, smaller-scaled living areas, offering residents a variety of spaces to relax and socialize. These lush, landscaped zones contribute to a more inviting and functional rooftop experience. In addition, a designated cooking area has been included at the rear of the roof deck, further enhancing the space's usability and fostering a communal atmosphere for residents to enjoy.



PLANTERS STRATEGICALLY POSITIONED ALONG THE PARAPET, DIRECTED TOWARDS THE NEIGHBORING ROOMING HOUSE, IN ORDER TO IMPROVE PRIVACY FOR RESIDENTS IN BOTH STRUCTURES.





EDG RESPONSE

BOARD RECOMMENDATIONS & RESPONSES:

3. SITE PLANNING, GROUND FLOOR, STREET EDGES, AND AMENITY SPACE

d. Staff strongly encourages overhead weather protection near uses that have pedestrian activity such as entries, bike amenities, and trash storage areas (PL2-C, PL4-B-2).

RESPONSE:

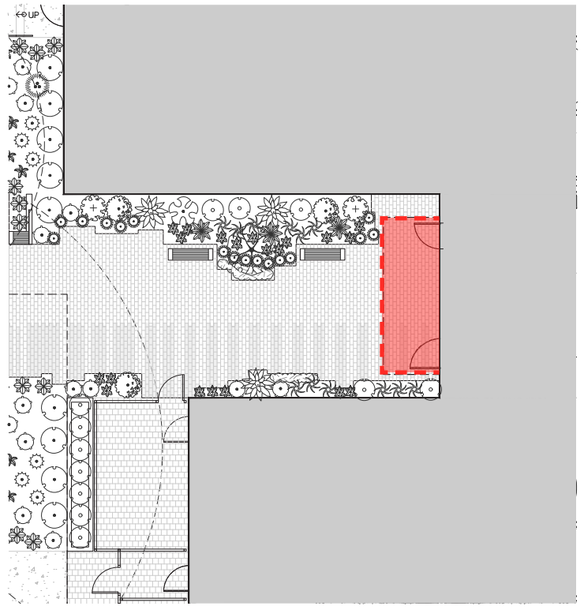
Canopies have been strategically incorporated at key areas to enhance both functionality and comfort. A prominent canopy has been added at the main entry of the building, providing shelter and a welcoming threshold for residents and visitors. Additionally, an L-shaped canopy has been designed at the upper-level roof deck, ensuring that residents can continue to enjoy the space during rainy seasons. These canopies not only offer protection from the elements but also contribute to the architectural expression of the building, creating inviting, usable outdoor spaces throughout.

MAIN ENTRY CANOPY & ROOFTOP DECK CANOPY

WE PROVIDE COMPREHENSIVE WEATHER PROTECTION WITH A CANOPY AT THE MAIN ENTRANCE ON LEVEL 1 AND AN ADDITIONAL CANOPY AT THE ROOFTOP DECK AMENITY ENTRANCE.

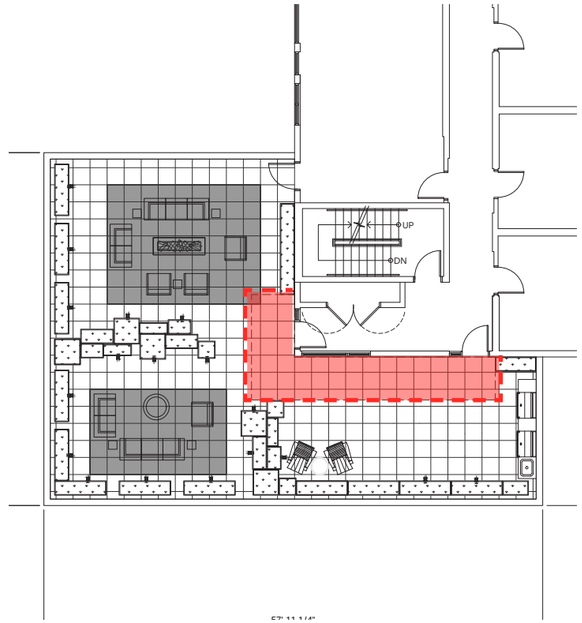


MAIN ENTRANCE - WEST ENTRY





AMENITY ENTRANCE - ROOFTOP ENTRY



SIDE ENTRY CANOPIES

DUE TO SAFETY CONCERNS, IT IS BETTER NOT TO ADD THE CANOPY FOR THE SIDE ENTRIES DESIGNATED FOR TRASH PICKUP AND BIKE STORAGE.



TRASH PICK UP - NORTH ENTRY



BIKE STORAGE - SOUTH ENTRY

EDG RESPONSE

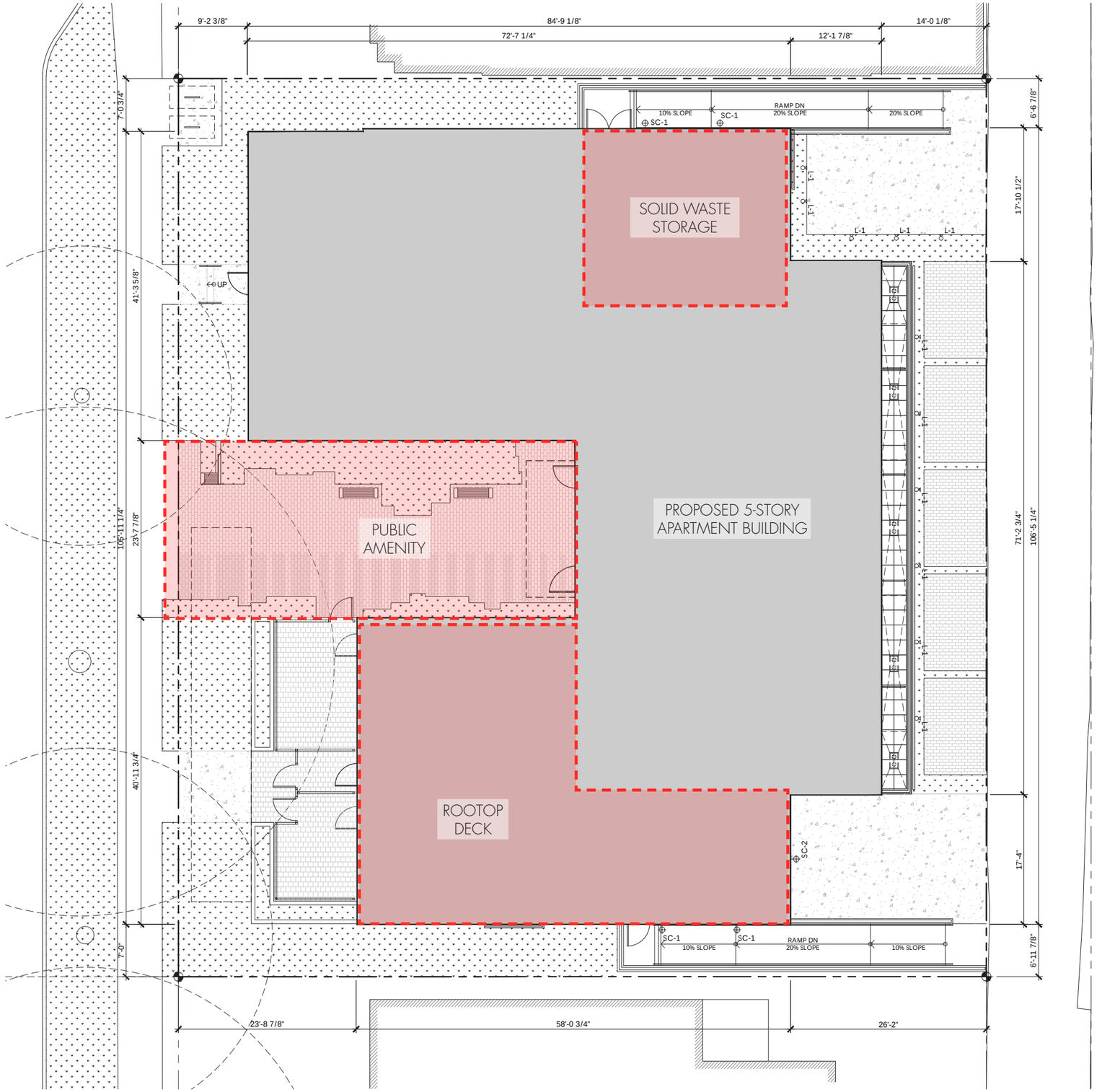
BOARD RECOMMENDATIONS & RESPONSES:

3. SITE PLANNING, GROUND FLOOR, STREET EDGES, AND AMENITY SPACE

e. Continually evolve the solid waste storage programming with Seattle Public Utilities and ensure that trash storage is sufficiently distanced from the public amenity areas, pedestrian pathways, and unit entries and windows. (DC1-C-4, PL1-B-3, PL2-A).

RESPONSE:

The solid waste room and staging area have been approved by the Seattle Public Utilities (SPU) and are thoughtfully located away from the residential spaces. This placement ensures that the waste management functions are discreetly positioned, with adequate buffering, to minimize any impact on the residents' living environment. This design consideration enhances both the functionality and the overall comfort of the building's occupants.



EDG RESPONSE

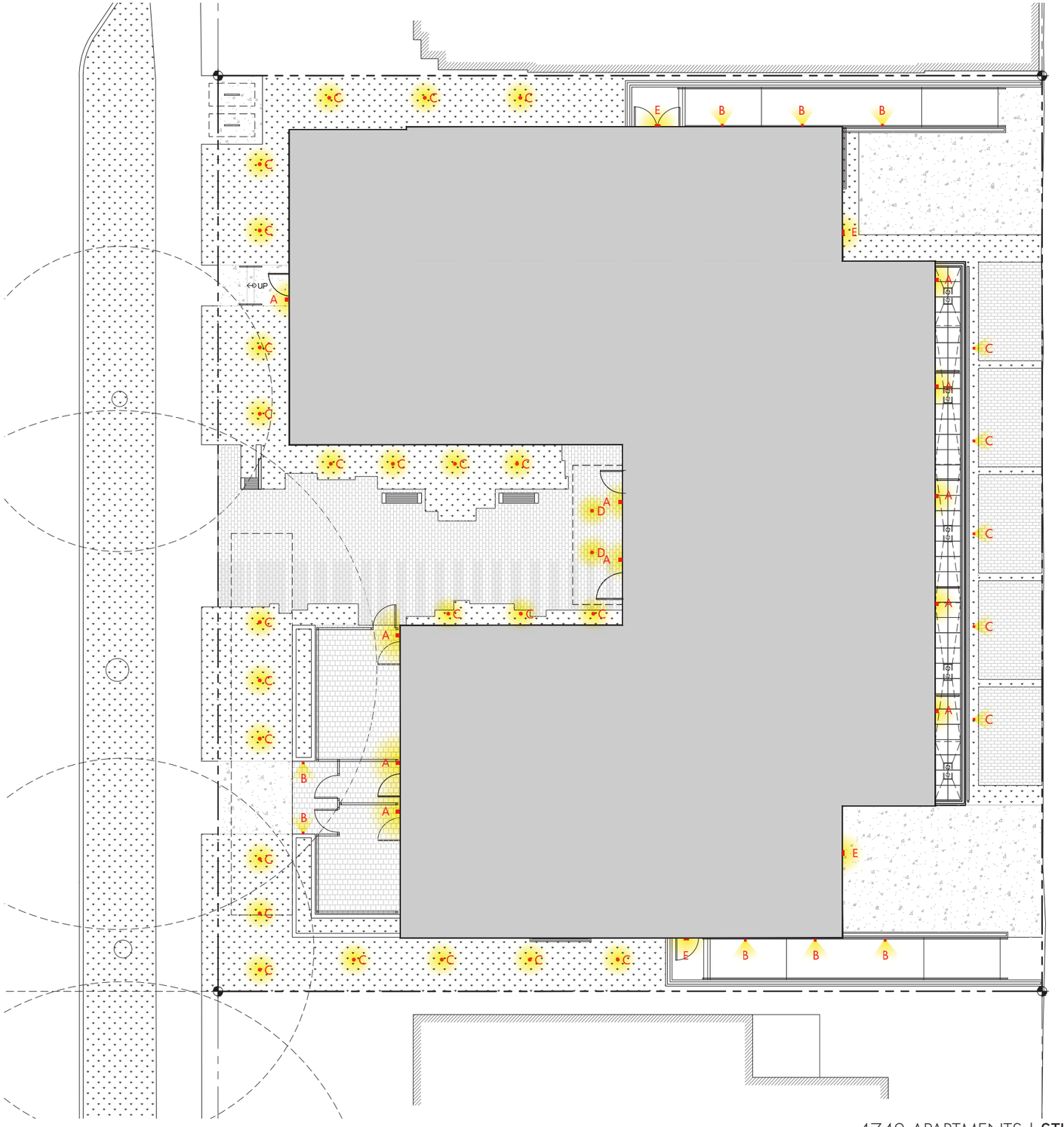
BOARD RECOMMENDATIONS & RESPONSES:

3. SITE PLANNING, GROUND FLOOR, STREET EDGES, AND AMENITY SPACE

f. Provide lighting that sufficiently illuminates pathways, entries, courtyards, drive aisles, and other architectural/landscape features for a safer, more attractive, and intimate environment (PL2-B-2, DC4-C).

RESPONSE:

In response to staff recommendations, lighting has been thoughtfully integrated throughout the site to ensure a safe and well-lit environment for residents and visitors. Additionally, lighting has been proposed for the roof deck, enhancing the usability and safety of the space, particularly during evening hours. These lighting elements not only improve security but also contribute to the overall ambiance and experience of the building's outdoor areas.



MUP RESPONSE

MUP COMMENTS & RESPONSES:

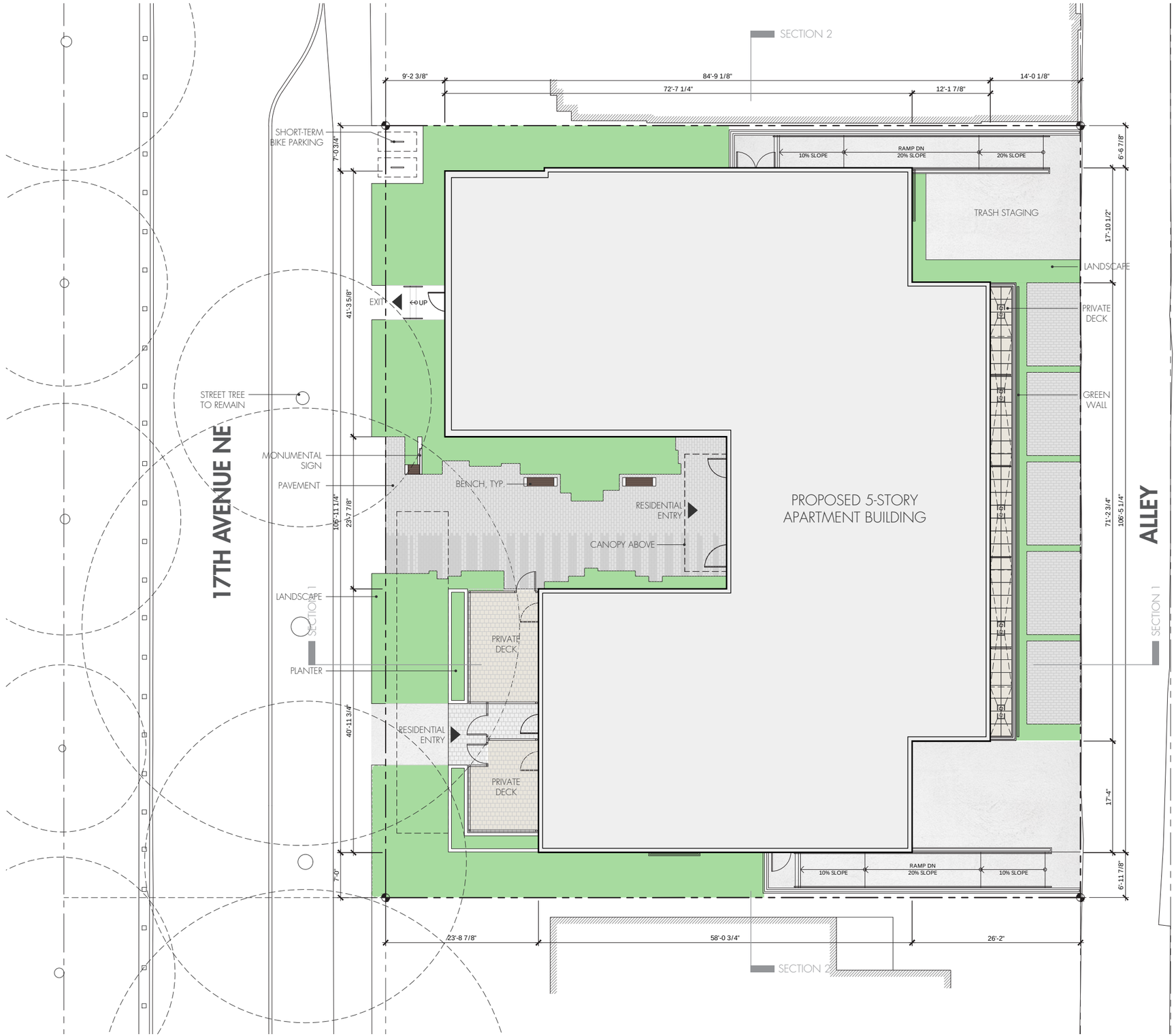
The EDG Guidance called for a more successful realignment of existing datum lines set forth by the neighboring building to the north (as done successfully with the building to the south). Please provide they massing study in the Recommendation Packet of how the updated massing approach better aligns itself to the north building.

RESPONSE:

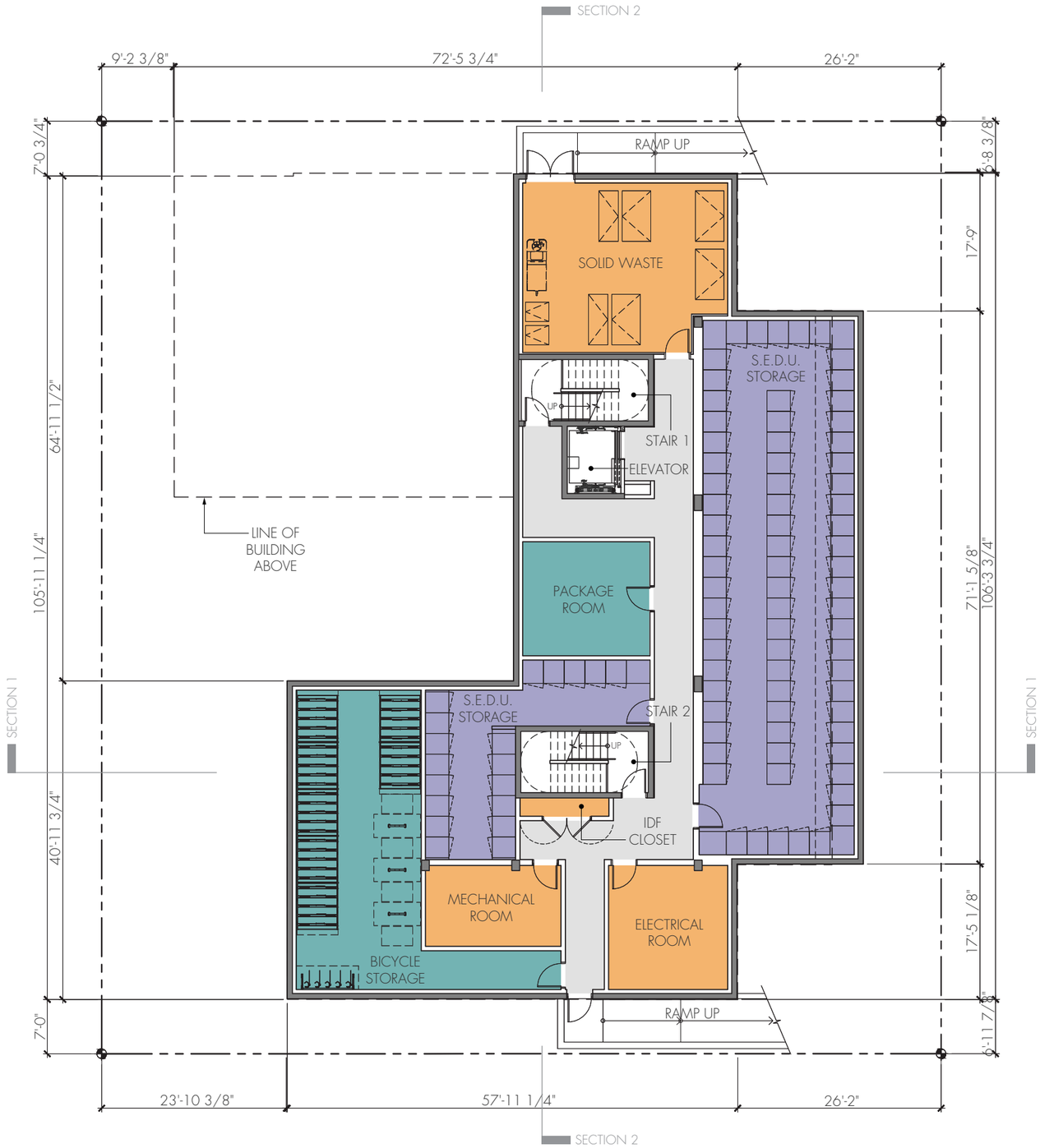
The building has been conceptualized to align in height with the neighboring structures to both the north and south, in accordance with staff recommendations. The design is articulated through massing diagrams that depict a uniform height corresponding to the building to the north, which then gradually steps down to harmonize with the scale and proportions of the building to the south.



SITE PLAN


SECTION 2
9'-2 3/8"
84'-9 1/8"
14'-0 1/8"
72'-7 1/4"
12'-1 7/8"
SHORT-TERM BIKE PARKING
7'-0 3/4"
RAMP DN
10% SLOPE
20% SLOPE
20% SLOPE
6'-6 7/8"
TRASH STAGING
17'-10 1/2"
LANDSCAPE
PRIVATE DECK
GREEN WALL
41'-3 5/8"
EXIT
UP
STREET TREE TO REMAIN
MONUMENTAL SIGN
PAVEMENT
BENCH, TYP.
RESIDENTIAL ENTRY
CANOPY ABOVE
PROPOSED 5-STORY APARTMENT BUILDING
106'-11 1/4"
23'-7 7/8"
71'-2 3/4"
106'-5 1/4"
17TH AVENUE NE
ALLEY
SECTION 1
LANDSCAPE
PRIVATE DECK
PLANTER
40'-11 3/4"
RESIDENTIAL ENTRY
PRIVATE DECK
17'-4"
7'-0"
RAMP DN
10% SLOPE
20% SLOPE
10% SLOPE
6'-11 7/8"
SECTION 1
23'-8 7/8"
58'-0 3/4"
26'-2"
SECTION 2

FLOOR PLAN LEVEL B1

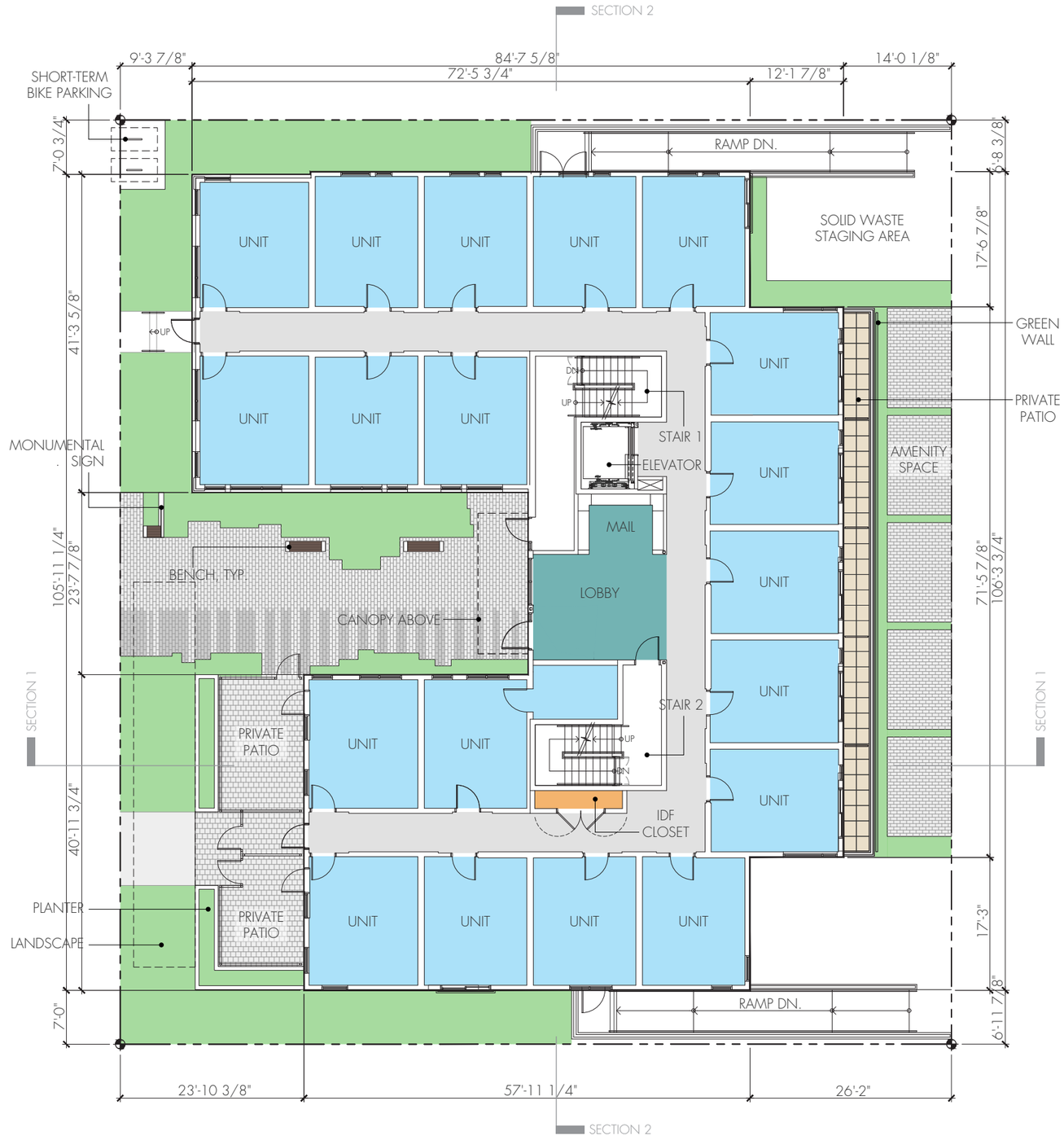


KEY

N

- VERTICAL CIRCULATION
- APARTMENT
- CORRIDOR
- UTILITY
- AMENITY
- STORAGE
- OUTDOOR AMENITY
- VEGETATION

FLOOR PLAN LEVEL 1



KEY

N

- VERTICAL CIRCULATION
- APARTMENT
- CORRIDOR
- UTILITY
- AMENITY
- STORAGE
- OUTDOOR AMENITY
- VEGETATION

FLOOR PLAN LEVEL 2



KEY

N

- VERTICAL CIRCULATION
- APARTMENT
- CORRIDOR
- UTILITY
- AMENITY
- STORAGE
- OUTDOOR AMENITY
- VEGETATION

FLOOR PLAN LEVEL 3



KEY

N

- VERTICAL CIRCULATION
- APARTMENT
- CORRIDOR
- UTILITY
- AMENITY
- STORAGE
- OUTDOOR AMENITY
- VEGETATION

FLOOR PLAN LEVEL 4



KEY

N

- VERTICAL CIRCULATION
- APARTMENT
- CORRIDOR
- UTILITY
- AMENITY
- STORAGE
- OUTDOOR AMENITY
- VEGETATION

FLOOR PLAN LEVEL 5

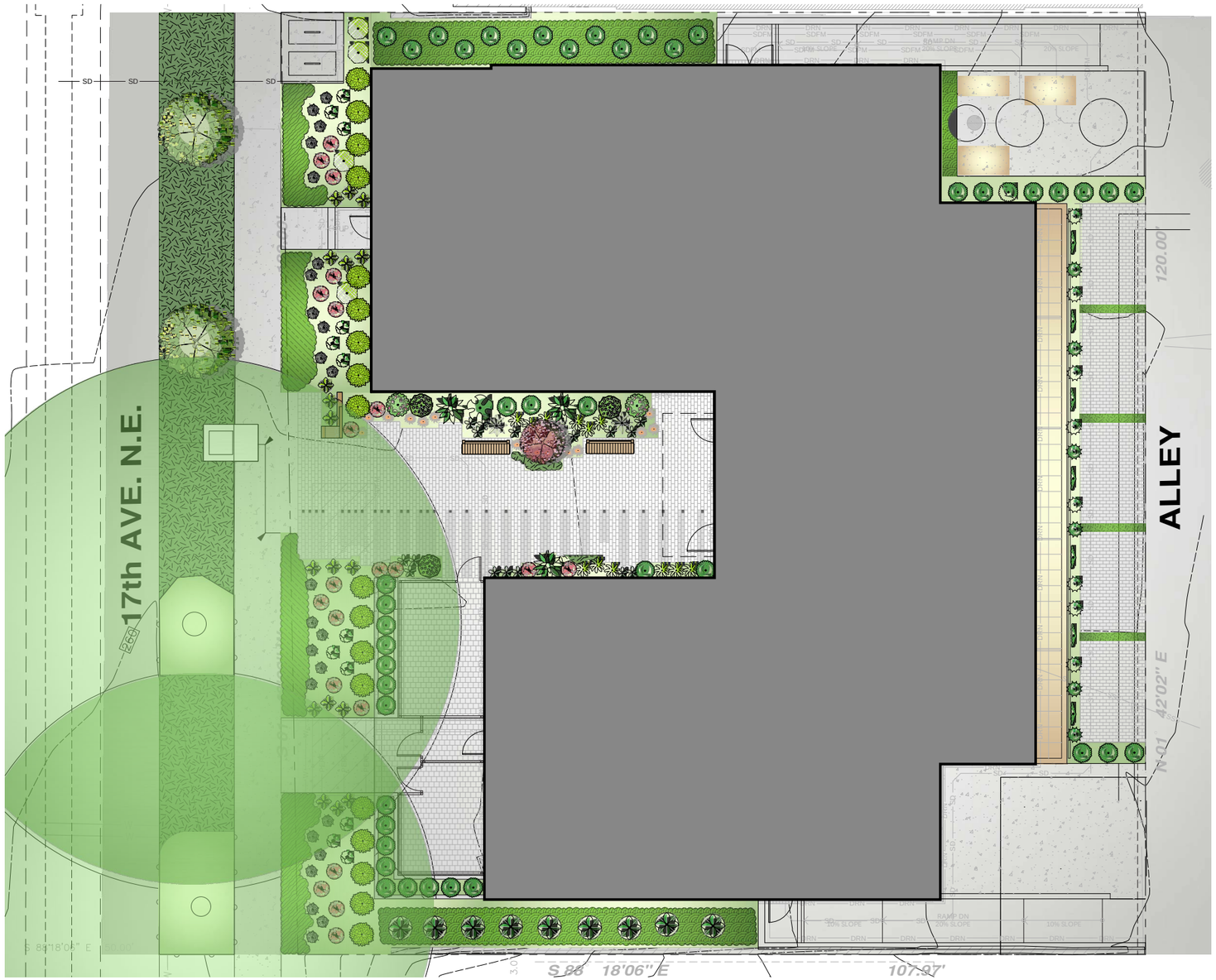


KEY

N

- VERTICAL CIRCULATION
- APARTMENT
- CORRIDOR
- UTILITY
- AMENITY
- STORAGE
- OUTDOOR AMENITY
- VEGETATION

LANDSCAPE SITE PLAN

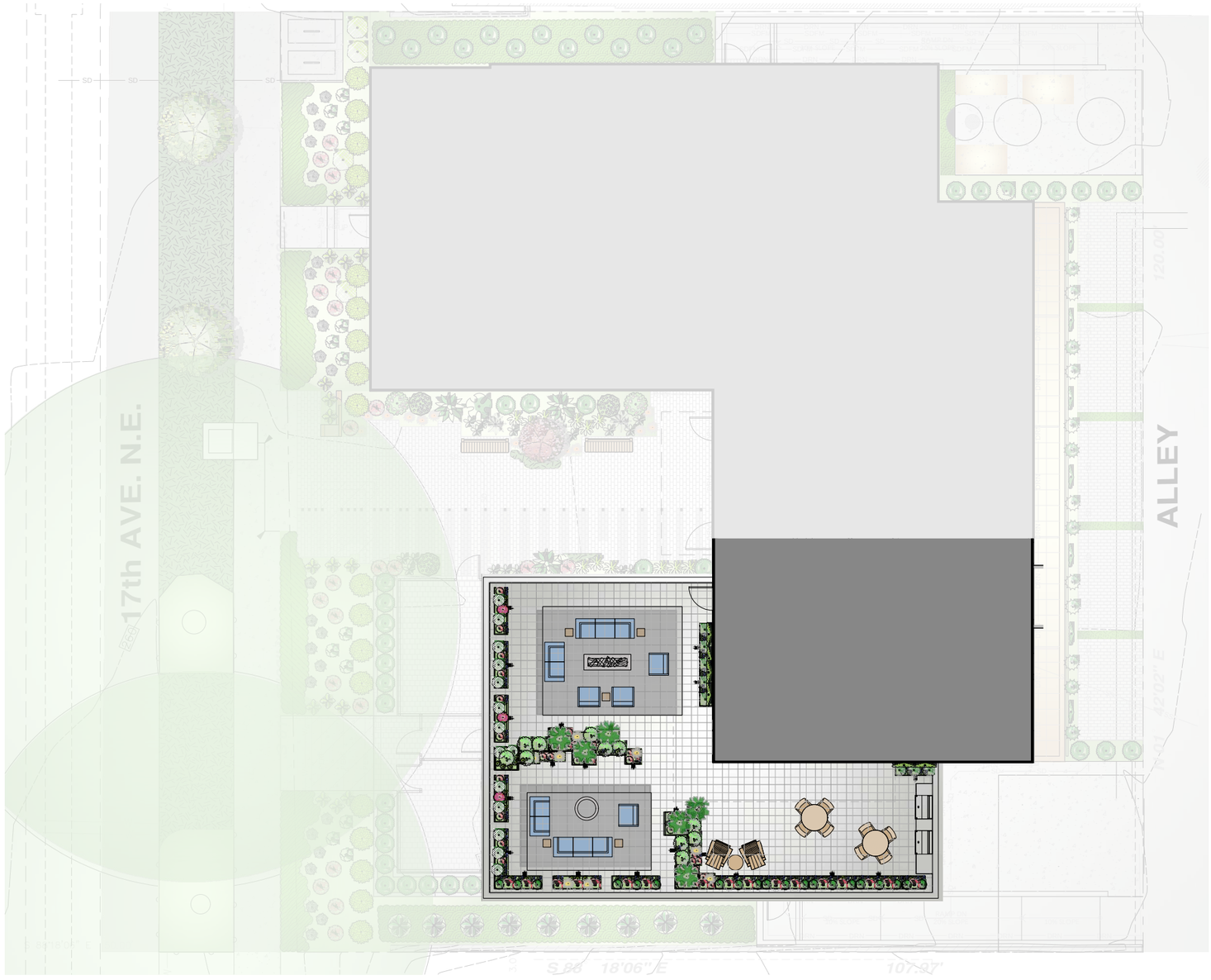


PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	QTY
TREES					
	Acer griseum / Paperbark Maple	1.5" Cal	No	No	1
	Acer nigrum 'Green Column' / Green Column Black Sugar Maple Street Tree- Single Leader	2"-2.5" Cal B&B	No	No	2
SHRUBS					
	Carex testacea / Orange Sedge	1 gal	Yes	No	16
	Cornus sericea 'Kelseyi' / Kelseyi Dogwood	3 gal	Yes	No	21
	Cyrtomium fortunei / Japanese Holly Fern	1 gal	Yes	No	12
	Fatsia japonica / Japanese Fatsia	5 gal	Yes	No	1
	Hakonechloa macra 'Aureola' / Golden Variegated Hakonechloa	1 gal	Yes	No	12
	Helleborus niger 'HGC Jacob' / Christmas Rose	1 gal	Yes	No	24
	Hosta x 'Brim Cup' / Brim Cup Hosta	1 gal	Yes	No	18
	Hydrangea paniculata 'Limelight' / Limelight Hydrangea	5 gal	Yes	No	18
	Hydrangea quercifolia / Oakleaf Hydrangea	3 gal	Yes	No	2
	Mahonia eurybracteata 'Soft Caress' / Mahonia Soft Caress	2 gal	Yes	No	3
	Mahonia x media 'Charity' / Mahonia	5 gal	Yes	No	9
	Miscanthus sinensis 'Strictus' / Porcupine Grass	1 gal	Yes	No	4
	Nandina domestica 'Fire Power' TM / Heavenly Bamboo	2 gal	Yes	No	14
	Pieris japonica 'Brouner's Beauty' / Lily of the Valley Bush	3 gal	Yes	No	3
	Polystichum munitum / Western Sword Fern	1 gal	Yes	Yes	20
	Rhododendron x 'Ramapo' / Ramapo Rhododendron	3 gal	Yes	No	3
	Sarcococca ruscifolia / Fragrant Sarcococca	2 gal	Yes	No	45
PLANTERS					
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	Yes	No	8
	Carex oshimensis 'Everillo' / Everillo Japanese Sedge	4" pot	Yes	No	35
	Euonymus japonicus 'Microphyllus' / Boxleaf Eunonymus	20" Ht min	Yes	No	14
	Fargesia robusta / Fountain Bamboo	4'-6' Ht	Yes	No	6
	Fuchsia magellanica 'David' / David Hardy Fuchsia	1 Gal. 12" Ht. Min.	Yes	No	3
	Hebe x 'Red Edge' / Hebe	1 Gal. 12" Ht. Min.	Yes	No	37
	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	3 Gal. 24" Ht. Min.	Yes	No	20
	Nandina domestica 'Sienna Sunrise' / Heavenly Bamboo	2 gal	Yes	No	11
	Ophiopogon planiscapus 'Nigrescens' / Black Mondo Grass	4" pot	Yes	No	99
	Pennisetum orientale 'Karley Rose' / Karley Rose Fountain Grass	1 gal	Yes	No	8
	Pieris japonica 'Cavatine' / Cavatine Japanese Pieris	3 Gal. 24" Ht. Min.		No	17
VINES					
	Clematis armandii 'Snowdrift' / Evergreen Clematis	1 gal	Yes	No	6
	Hydrangea anomala petiolaris 'Miranda' / Climbing Hydrangea Plant 10' O.C.	1 gal	Yes	No	7

SYMBOL	BOTANICAL / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	SPACING	QTY
GROUND COVERS						
	Epimedium x rubrum / Red Barrenwort	1 gal	Yes	No	18" o.c.	64
	Pachysandra terminalis / Japanese Spurge	4"pot	Yes	No	18" o.c.	165
	Rubus calycinoides 'Emerald Carpet' / Creeping Raspberry	4"pot	Yes	No	24" o.c.	33
	Sagina subulata / Irish Moss	4"pot	Yes	No	18" o.c.	16
	Vinca minor 'Alba' / White Dwarf Periwinkle	4"pot	Yes	No	24" o.c.	224

LANDSCAPE LEVEL 4



PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY
PLANTERS			
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	8
	Carex oshimensis 'Everillo' / Everillo Japanese Sedge	4" pot	35
	Euonymus japonicus 'Microphyllus' / Boxleaf Eunonymus	20" Ht min	14
	Fargesia robusta / Fountain Bamboo	4'-6' Ht	6
	Fuchsia magellanica 'David' / David Hardy Fuchsia	1 Gal. 12" Ht. Min.	3
	Hebe x 'Red Edge' / Hebe	1 Gal. 12" Ht. Min.	37
	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	3 Gal. 24" Ht. Min.	20
44	Nandina domestica 'Sienna Sunrise' / Heavenly Bamboo	2 gal	11
	Ophiopogon planiscapus 'Nigrescens' / Black Mondo Grass	4" pot	99
	Pennisetum orientale 'Karley Rose' / Karley Rose Fountain Grass	1 gal	8
	Pieris japonica 'Cavatine' / Cavatine Japanese Pieris	3 Gal. 24" Ht. Min.	17
VINES			
	Clematis armandii 'Snowdrift' / Evergreen Clematis	1 gal	6

ELEVATION WEST



01 VINYL WINDOW & DOOR - WHITE

02 ALUMINUM STOREFRONT WINDOW AND DOOR - DARK BRONZE ANODIZED

03 FIBER CEMENT PANEL - WHITE

04 FIBER CEMENT PANEL - DARK GRAY

05 FIBER CEMENT PANEL - COLOR: MATCH LEGEND 09

06 FIBER CEMENT SIDING - DARK GRAY

07 FIBER CEMENT SIDING - WOOD FINISH

08 METAL PANEL - BLACK

09 METAL CANOPY WITH GLASS INFILL - CARDINAL INTERNATIONAL ORANGE

10 VINYL WINDOW & DOOR - BLACK

11 CONCRETE WALL

12 METAL FENCE / GUARDRAIL WITH METAL MESH INFILL - COLOR: BLACK

13 BRICK VENEER

14 GREEN WALL

15 METAL CANOPY - BLACK

16 METAL BALCONY - CARDINAL INTERNATIONAL ORANGE

17 METAL BALCONY - BLACK

18 HAND RAILING WITH GLASS INFILL - BLACK

19 HAND RAILING WITH GLASS INFILL - WHITE

ELEVATION SOUTH



01 VINYL WINDOW & DOOR - WHITE	02 ALUMINUM STOREFRONT WINDOW AND DOOR - DARK BRONZE ANODIZED	03 FIBER CEMENT PANEL - WHITE	04 FIBER CEMENT PANEL - DARK GRAY	05 FIBER CEMENT PANEL - COLOR: MATCH LEGEND 09
06 FIBER CEMENT SIDING - DARK GRAY	07 FIBER CEMENT SIDING - WOOD FINISH	08 METAL PANEL - BLACK	09 METAL CANOPY WITH GLASS INFILL - CARDINAL INTERNATIONAL ORANGE	10 VINYL WINDOW & DOOR - BLACK
11 CONCRETE WALL	12 METAL FENCE / GUARDRAIL WITH METAL MESH INFILL - COLOR: BLACK	13 BRICK VENEER	14 GREEN WALL	15 METAL CANOPY - BLACK
16 METAL BALCONY - CARDINAL INTERNATIONAL ORANGE	17 METAL BALCONY - BLACK	18 HAND RAILING WITH GLASS INFILL - BLACK	19 HAND RAILING WITH GLASS INFILL - WHITE	

ELEVATION EAST



01 VINYL WINDOW & DOOR - WHITE	02 ALUMINUM STOREFRONT WINDOW AND DOOR - DARK BRONZE ANODIZED	03 FIBER CEMENT PANEL - WHITE	04 FIBER CEMENT PANEL - DARK GRAY
05 FIBER CEMENT PANEL - COLOR: MATCH LEGEND 09	06 FIBER CEMENT SIDING - DARK GRAY	07 FIBER CEMENT SIDING - WOOD FINISH	08 METAL PANEL - BLACK
09 METAL CANOPY WITH GLASS INFILL - CARDINAL INTERNATIONAL ORANGE	10 VINYL WINDOW & DOOR - BLACK	11 CONCRETE WALL	12 METAL FENCE / GUARDRAIL WITH METAL MESH INFILL - COLOR: BLACK
13 BRICK VENEER	14 GREEN WALL	15 METAL CANOPY - BLACK	16 METAL BALCONY - CARDINAL INTERNATIONAL ORANGE
17 METAL BALCONY - BLACK	18 HAND RAILING WITH GLASS INFILL - BLACK	19 HAND RAILING WITH GLASS INFILL - WHITE	

ELEVATION NORTH



01 VINYL WINDOW & DOOR - WHITE	02 ALUMINUM STOREFRONT WINDOW AND DOOR - DARK BRONZE ANODIZED	03 FIBER CEMENT PANEL - WHITE	04 FIBER CEMENT PANEL - DARK GRAY
05 FIBER CEMENT PANEL - COLOR: MATCH LEGEND 09	06 FIBER CEMENT SIDING - DARK GRAY	07 FIBER CEMENT SIDING - WOOD FINISH	08 METAL PANEL - BLACK
09 METAL CANOPY WITH GLASS INFILL - CARDINAL INTERNATIONAL ORANGE	10 VINYL WINDOW & DOOR - BLACK	11 CONCRETE WALL	12 METAL FENCE / GUARDRAIL WITH METAL MESH INFILL - COLOR: BLACK
13 BRICK VENEER	14 GREEN WALL	15 METAL CANOPY - BLACK	16 METAL BALCONY - CARDINAL INTERNATIONAL ORANGE
17 METAL BALCONY - BLACK	18 HAND RAILING WITH GLASS INFILL - BLACK	19 HAND RAILING WITH GLASS INFILL - WHITE	

ELEVATION COURTYARD

NORTH - COURTYARD

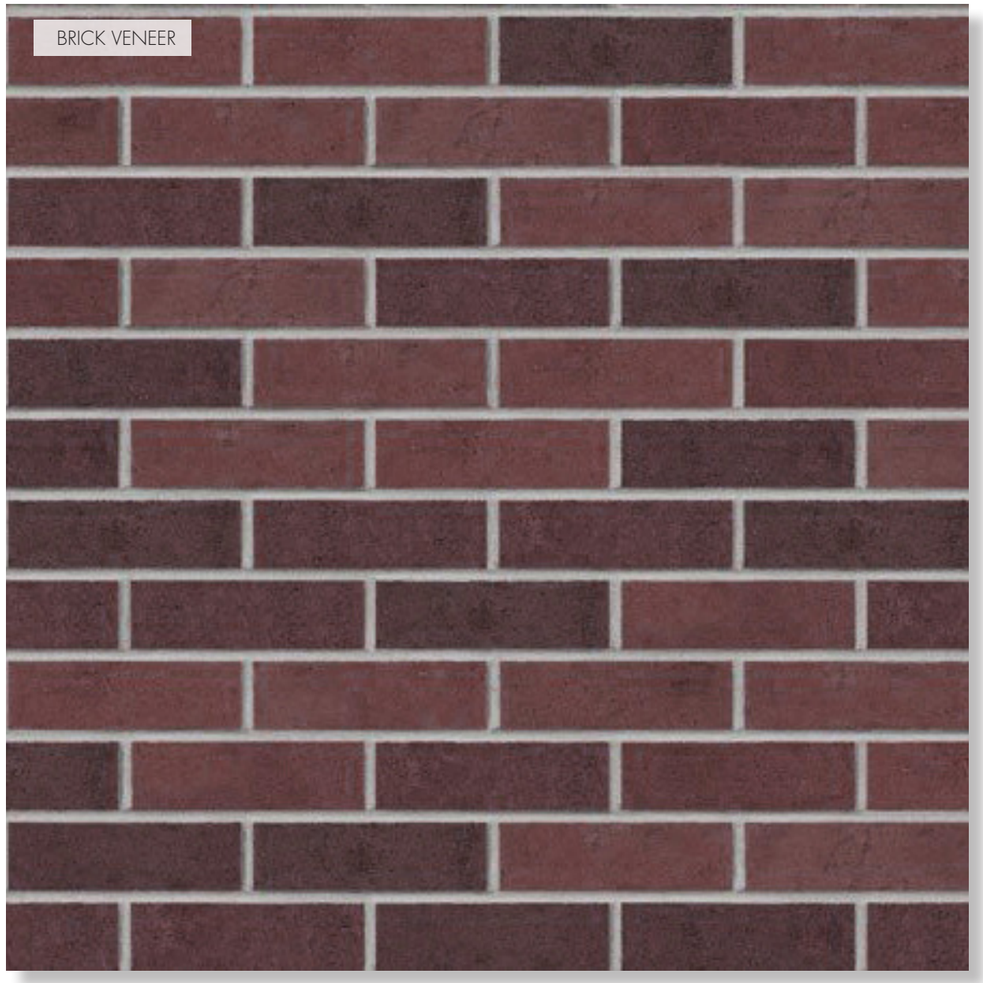


SOUTH - COURTYARD



01 VINYL WINDOW & DOOR - WHITE	02 ALUMINUM STOREFRONT WINDOW AND DOOR - DARK BRONZE ANODIZED	03 FIBER CEMENT PANEL - WHITE	04 FIBER CEMENT PANEL - DARK GRAY
05 FIBER CEMENT PANEL - COLOR: MATCH LEGEND 09	06 FIBER CEMENT SIDING - DARK GRAY	07 FIBER CEMENT SIDING - WOOD FINISH	08 METAL PANEL - BLACK
09 METAL CANOPY WITH GLASS INFILL - CARDINAL INTERNATIONAL ORANGE	10 VINYL WINDOW & DOOR - BLACK	11 CONCRETE WALL	12 METAL FENCE / GUARDRAIL WITH METAL MESH INFILL - COLOR: BLACK
13 BRICK VENEER	14 GREEN WALL	15 METAL CANOPY - BLACK	16 METAL BALCONY - CARDINAL INTERNATIONAL ORANGE
17 METAL BALCONY - BLACK	18 HAND RAILING WITH GLASS INFILL - BLACK	19 HAND RAILING WITH GLASS INFILL - WHITE	

MATERIALS & COLOR

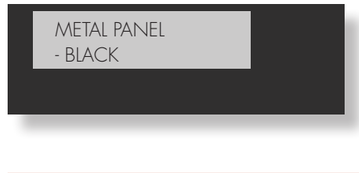








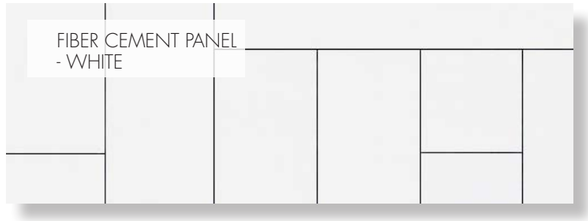






















PERSPECTIVE VIEWS SOUTHWEST CORNER



PERSPECTIVE VIEWS EAST FACADE



LIGHTING GROUND PLAN



A. WALL MOUNTED SCONCES



B. STEP LIGHT



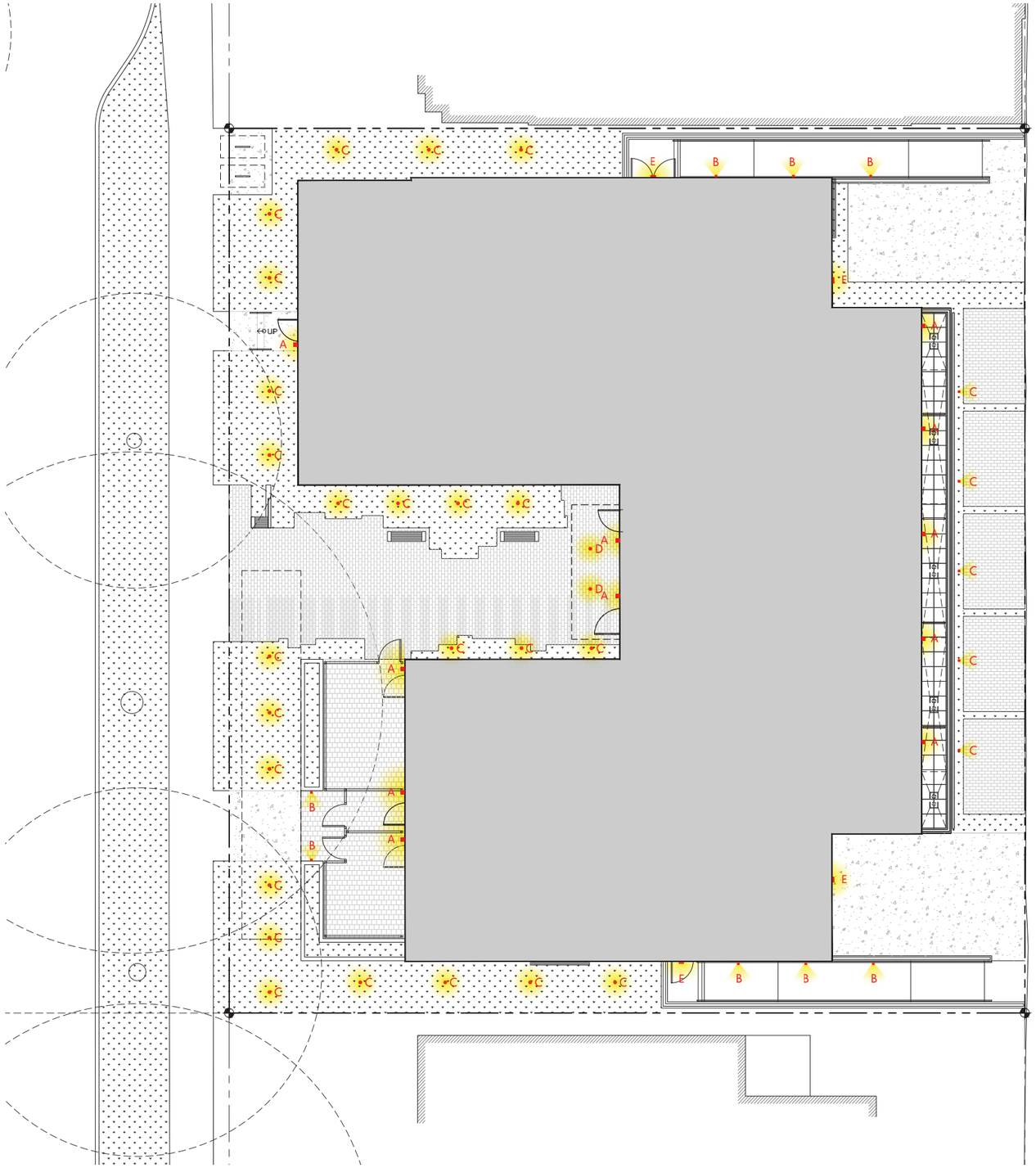
C. LANDSCAPE IN-GROUND LIGHT FIXTURE



D. CEILING FLUSHMOUNT LIGHT



E. WALL MOUNTED LIGHT



LIGHTING ROOF PLAN



A. WALL MOUNTED SCONCES



B. STEP LIGHT



C. LANDSCAPE IN-GROUND LIGHT FIXTURE



D. CEILING FLUSHMOUNT LIGHT



E. WALL MOUNTED LIGHT



LIGHTING WEST ELEVATION



A. WALL MOUNTED SCONCES



B. STEP LIGHT



C. LANDSCAPE IN-GROUND LIGHT FIXTURE



D. CEILING FLUSHMOUNT LIGHT



E. WALL MOUNTED LIGHT



LIGHTING NORTH ELEVATION



A. WALL MOUNTED SCONCES



B. STEP LIGHT



C. LANDSCAPE IN-GROUND LIGHT FIXTURE



D. CEILING FLUSHMOUNT LIGHT



E. WALL MOUNTED LIGHT



LIGHTING EAST ELEVATION



A. WALL MOUNTED SCONCES



B. STEP LIGHT



C. LANDSCAPE IN-GROUND LIGHT FIXTURE



D. CEILING FLUSHMOUNT LIGHT



E. WALL MOUNTED LIGHT



LIGHTING SOUTH ELEVATION



A. WALL MOUNTED SCONCES



B. STEP LIGHT



C. LANDSCAPE IN-GROUND LIGHT FIXTURE



D. CEILING FLUSHMOUNT LIGHT



E. WALL MOUNTED LIGHT



LIGHTING COURTYARD ELEVATION



A. WALL MOUNTED SCONCES



B. STEP LIGHT



C. LANDSCAPE IN-GROUND LIGHT FIXTURE



D. CEILING FLUSHMOUNT LIGHT



E. WALL MOUNTED LIGHT



LIGHTING COURTYARD ELEVATION



A. WALL MOUNTED SCONCES



B. STEP LIGHT



C. LANDSCAPE IN-GROUND LIGHT FIXTURE



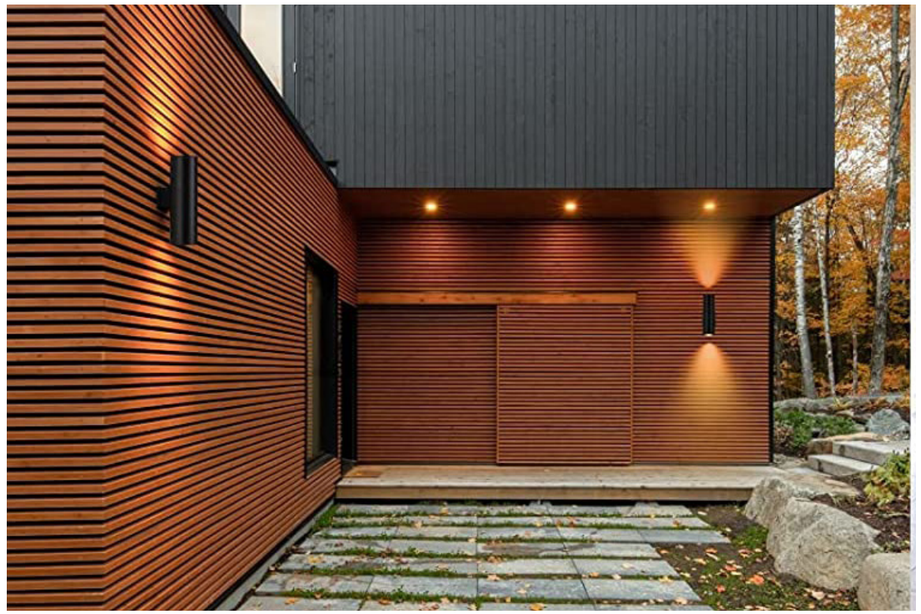
D. CEILING FLUSHMOUNT LIGHT



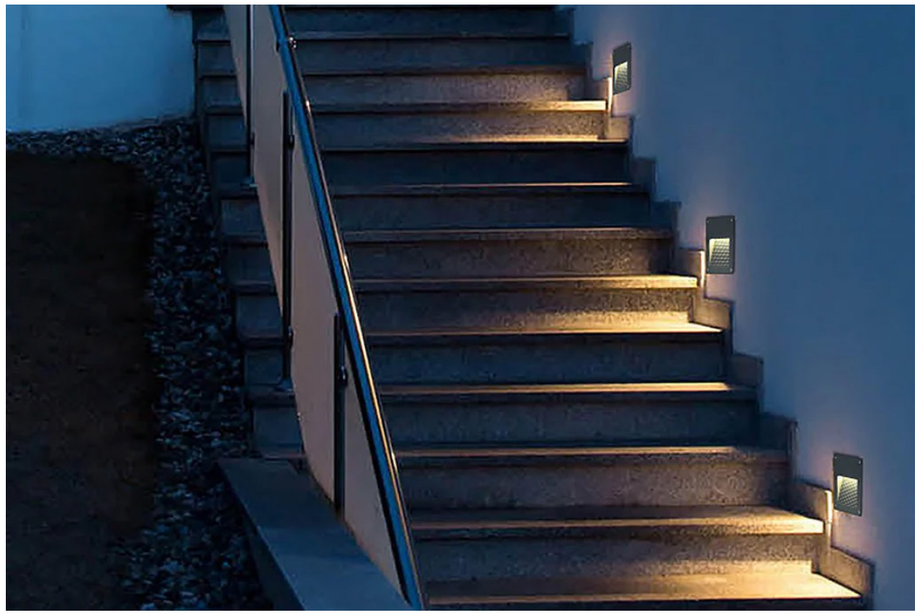
E. WALL MOUNTED LIGHT



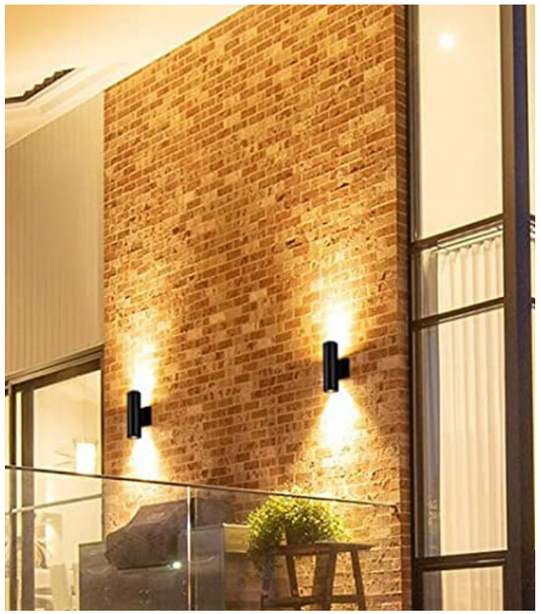
LIGHTING VISUAL CONCEPTS



PRODUCT RENDERING
WALL MOUNTED SCONCE (A)



INSPIRATION IMAGE
WALL MOUNTED LIGHT (B)



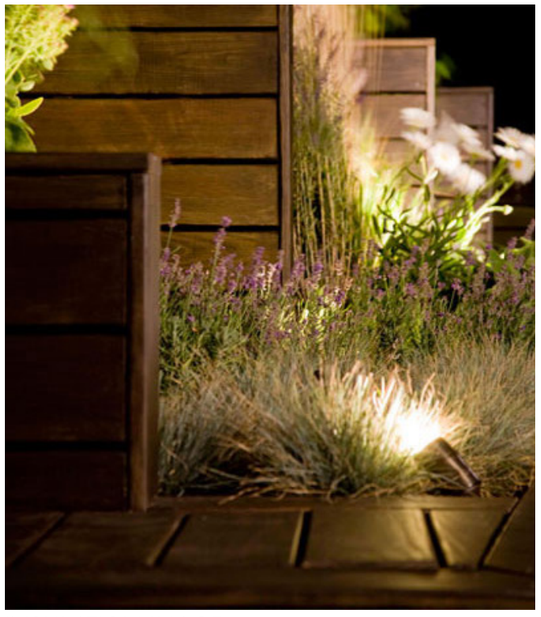
PRODUCT RENDERING
DOUBLE-SIDED VERTICAL WALL MOUNTED SCONCE (C)



INSPIRATION IMAGE
RECESSED CEILING MOUNTED LIGHT (D)



INSPIRATION IMAGE
RECESSED STRIP LIGHT (E)



INSPIRATION IMAGE
IN-PLANTER LIGHTING (F)

SIGNAGE CONCEPT



RESIDENTIAL CANOPY SIGNAGE



RESIDENTIAL ENTRY SIGNAGE



CANOPY MOUNTED RESIDENTIAL SIGN



WALL MOUNTED RESIDENTIAL SIGN

SECTIONS SECTION 1



KEY

- VERTICAL CIRCULATION
- APARTMENT
- CORRIDOR
- AMENITY
- UTILITY
- STORAGE

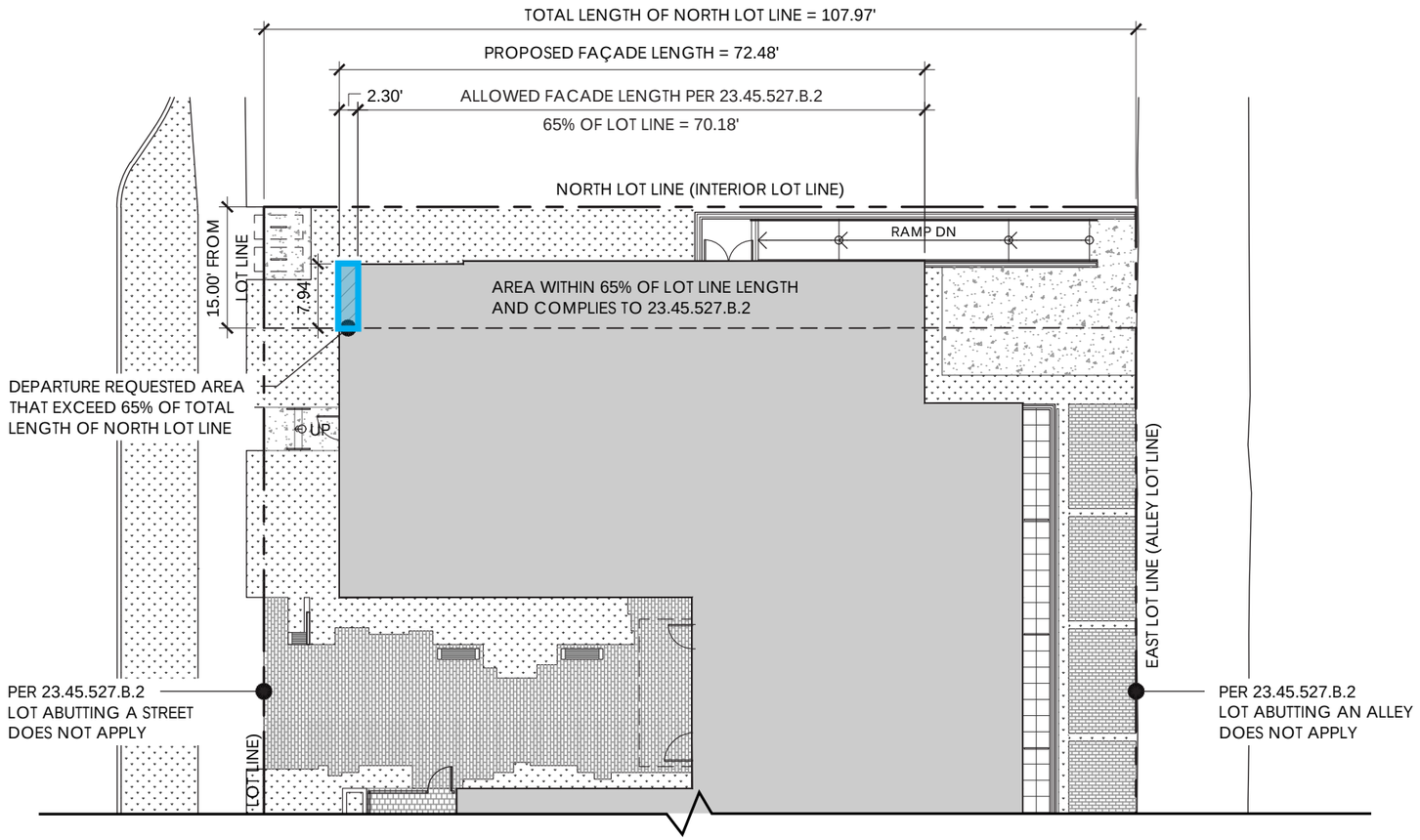
SECTIONS SECTION 2



KEY

- VERTICAL CIRCULATION
- APARTMENT
- CORRIDOR
- AMENITY
- UTILITY
- STORAGE

DEPARTURE REQUEST



DEPARTURE NUMBER	REQUIRED	REQUEST	JUSTIFICATION
D1	23.45.527: The maximum combined length of all portions of facades within 15ft of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65% of the length of that lot line.	Requesting An Extension Of Required Façade Length Limit Per 23.45.527.B.1: Requesting A 2.13% Increase Of T He North Building Facade Length, From 65% To 67.13% Of The Length Of The Lot Line.	The Proposed Design Is Composed Of 89 Sedu Units. The Requested Departure Area, Located Adjacent To The Church, Is Essential For The Spatial Functionality Of The Units Along The North Facade. The Building Massing Is Intended To Respond To The Surrounding Context. By Situating The Larger Mass Adjacent To The Church The Proposed Residential Units Will Have Less Impact On Its Occupants. In Addition, The North Facade Is Stepped To Break Up The Perceived Bulkiness Of The Facade. In Contrast, The Mass Adjacent To The Residential Uses To The South Has Been Reduced With Strategically Located Windows Being Proposed. This Configuration Maintains The Neighboring Residents Privacy, Views, Access To Sunlight, And Fresh Air. The Proposed Massing Also Increases The Distance To Existing Street Trees, Which Increases The Viability Of Tree Protection During Construction. This Departure Allows For The Proposed Building Mass To Respond Respectfully To The Neighboring Properties And Existing Flora, While Providing A Cohesive Design For Future Residents.

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SITE ANALYSIS CONTEXT DIAGRAMS

TREES

Three trees along the 17th Ave street front will be preserved. There are no trees present on the site.

SIGNIFICANT VIEWS

Immediate ground-level views are restricted by the site's positioning, surrounded by neighboring buildings. However, the upper floors and rooftop of the building will enjoy clear vistas of the surrounding neighborhood, benefiting from the absence of tall structures in close proximity.

ACCESS OPPORTUNITIES + CONSTRAINTS

17th Avenue NE is a bi-directional street running north to south.

Two bus stops serving multiple routes are conveniently located one block from our site on NE 50th Street.

The area is conducive to biking due to light traffic on 17th Avenue NE. Pedestrian access to the site is accessible from both 17th Avenue NE and NE 50th Street.

The site's frontage is oriented perpendicularly to W Wheeler Street, which influences its visual integration with the surrounding area.

SOLAR EXPOSURE + PREVAILING WINDS

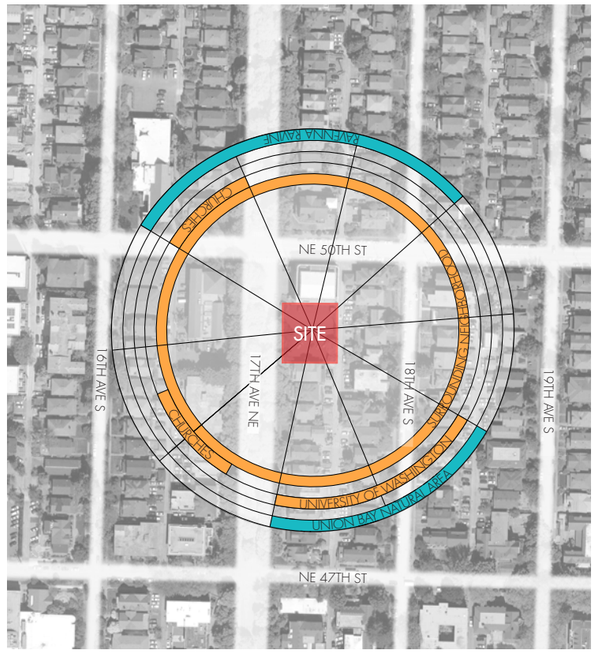
The site is flanked by low-rise buildings to the north and south.

Given the heights of the surrounding buildings, the proposed design will receive sufficient sunlight and wind exposure on all sides, except at ground level.



TREES LEGEND
- Site
- Park
- Trees

N



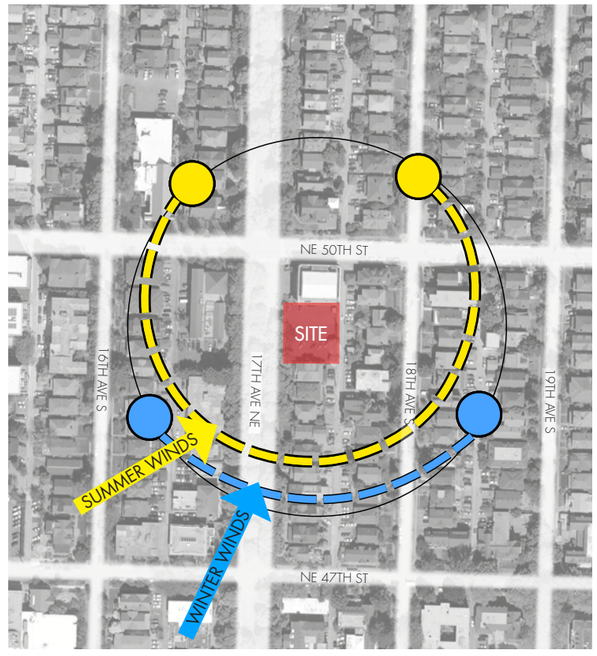
VIEWS LEGEND
- Site
- Neighborhoods and Structures
- Natural Surroundings

N



ACCESS/CIRCULATION LEGEND
- Site
- Direction of Traffic
- Arterial Streets (Neighborhood Corridor)
- Designated Pedestrian Area
- Bike Routes
- Bus Stops

N



SOLAR / WINDS LEGEND
- Site
- Summer Sun and Winds
- Winter Sun and Winds

N

SHADOW STUDY SEASONAL SHADOW ANALYSIS



10 AM | SPRING EQUINOX
March 20, 2022



12 PM | SPRING EQUINOX
March 20, 2022



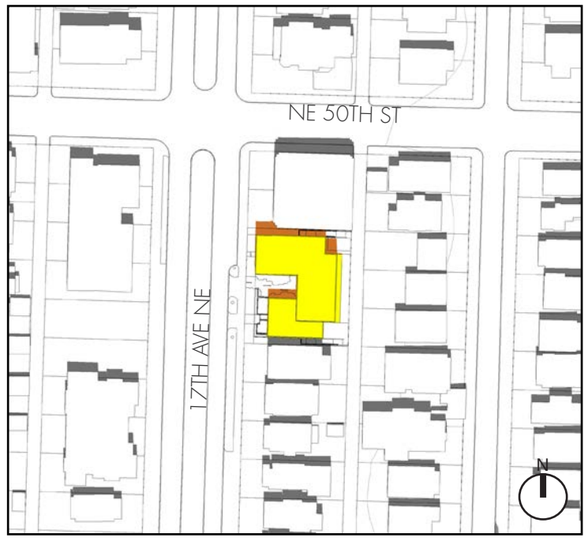
2 PM | SPRING EQUINOX
March 20, 2022



4 PM | SPRING EQUINOX
March 20, 2022



10 AM | SUMMER SOLSTICE
June 21st, 2022



12 PM | SUMMER SOLSTICE
June 21st, 2022

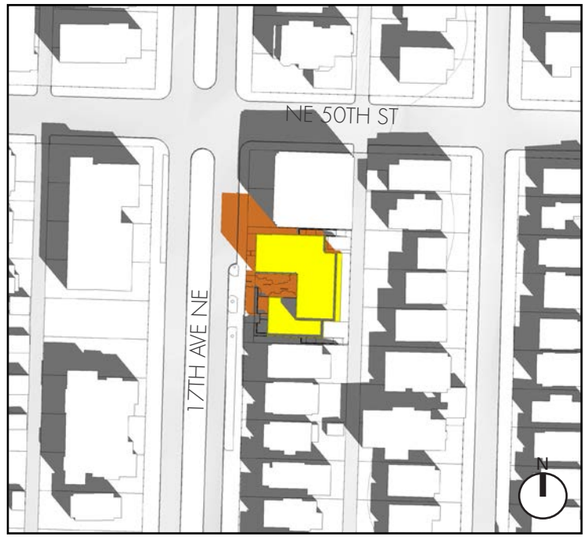


2 PM | SUMMER SOLSTICE
June 21st, 2022



4 PM | SUMMER SOLSTICE
June 21st, 2022

SHADOW STUDY SEASONAL SHADOW ANALYSIS



10 AM | AUTUMN EQUINOX
September 23, 2022



12 PM | AUTUMN EQUINOX
September 23, 2022



2 PM | AUTUMN EQUINOX
September 23, 2022



4 PM | AUTUMN EQUINOX
September 23, 2022



10 AM | WINTER SOLSTICE
December 21st, 2022



12 PM | WINTER SOLSTICE
December 21st, 2022



2 PM | WINTER SOLSTICE
December 21st, 2022



4 PM | WINTER SOLSTICE
December 21st, 2022

ADJACENT CONTEXT STREETSCAPE | 32ND AVE



A

NE 50TH ST

SITE FROM 17TH AVE NE

A



B

ACROSS FROM SITE

NE 50TH ST

B



ADJACENT CONTEXT STREETSCAPE | ALLEY



A

SITE FROM ALLEY

NE 50TH ST A



B NE 50TH ST

ACROSS FROM SITE

B

