

4740 17TH AVE NE APARTMENTS

4740 17TH AVE NE, SEATTLE WA

SDCI Project #3040037-EG

EARLY DESIGN GUIDANCE

Administrative Design Review

. THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK .

TABLE OF CONTENTS

SITE INFORMATION 4

ZONING SUMMARY 5

 · zone LR3(M)

SITE ANALYSIS 6

 · context massing / uses

 · context diagrams

 · surrounding buildings

 · community outreach

DESIGN CUES 10

 · design precedents

 · design inspirations and materials

SITE SURVEY 12

SITE CONTEXT 13

 · streetscape | 17th Ave NE

 · streetscape | alley

DESIGN GUIDELINES 15

DESIGN PROPOSAL 21

 · concept 1

 · concept 2

 · concept 3 | preferred

DESIGN PROPOSAL 37

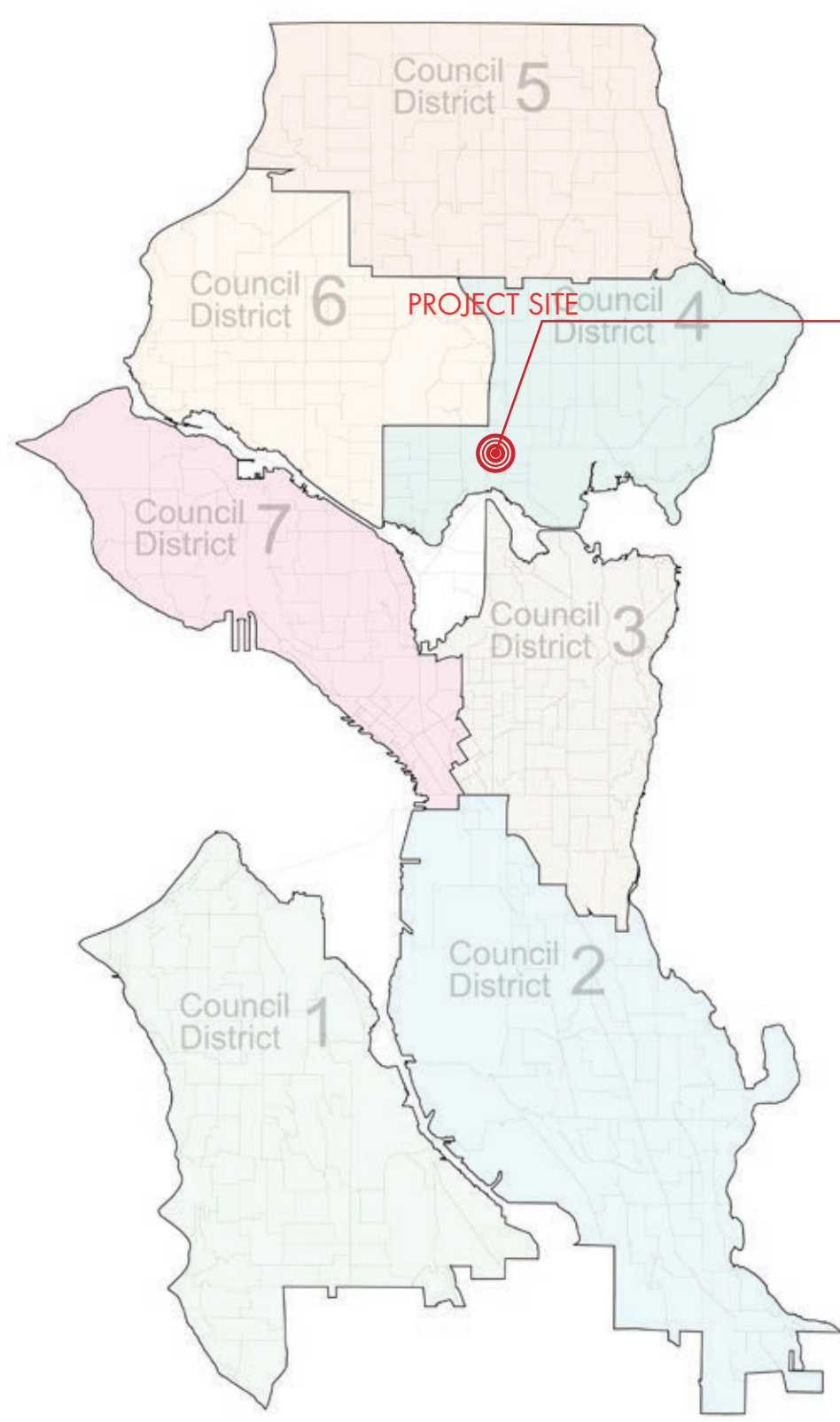
 · options comparison

DESIGN DEPARTURE 38

SEASONAL SHADOW ANALYSIS 41

DESIGN PROPOSAL 43

 · landscape



PROJECT TEAM

OWNER
UW 17th Ave LLC.

ARCHITECT
Studio19 Architects
2071/2 1st Ave S. Suite 300
Seattle, WA 98104
206.466.1225

LANDSCAPE ARCHITECT
Root of Design
7104 265th St NW
Stanwood, WA 98298
206.491.9545

SITE INFORMATION

Project Location:
4740 17TH AVE NE
SEATTLE, WA 98105

Parcel #:
8823901850

Lot Size:
12,960 SF

Max FAR Allowed:
2.3

Applicable Code:
Seattle Municipal Code

Base Zone:
LR3(M)

Overlay Zones:
University District (Urban Center)

Adjacent Zones:
West: LR3 (M)
North: LR3 (M)
South: LR3 (M)
East: LR3 (M)

Street Frontage:
17th Ave NE
Alley

Design Guidelines:
University District Neighborhood Design Guidelines
Seattle Citywid Design Guidelines



ZONING SUMMARY ZONE LR3(M)

Floor Area Ratio (FAR) Limits 23.45.510

- Zones with a MHA Suffix - 2.3
- Zones without a MHA Suffix - 1.2, except 1.5 for apartments

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 roofs of principal structures may extend 4 ft above the maximum height limit

Setbacks and Separations 23.45.517

- Front: 5 feet minimum
- Rear: 15 feet minimum
- Side less than 40 feet: 5 ft minimum
- Side more than 40 feet: 5 ft minimum; 7ft average

Upper-Level Setback 23.45.518

- An upper level setback of 12 ft from front lot line is required for all portions of structure above the following height
 - 1) 44 ft for zones with a height limit of 40 ft, and
 - 2) 54 ft for zones with a height limit of 50 ft.
- An upper level setback of 12 ft from each side or rear lot line that abuts a lot zoned single-family is required for all portions of the structure above 34 ft.
- Projections allowed in subsection 23.45.518.H are allowed in upper-level setbacks.
- Structure allowed in subsection 23.45.518.J are not allowed in upper level setbacks.
- Rooftop features are not allowed in upper-level setback except as follows:
 - 1) A pitch roof, other than a shed roof or butterfly roof is allowed in the upper level setback if all parts of the roof are pitched at a rate of not less than 6:12 and not more than 12:12
 - 2) Open railings may extend 4 ft above the height at which the setback begins.
 - 3) Parapets may extend up to 2 ft above the height at which the setback begins.

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

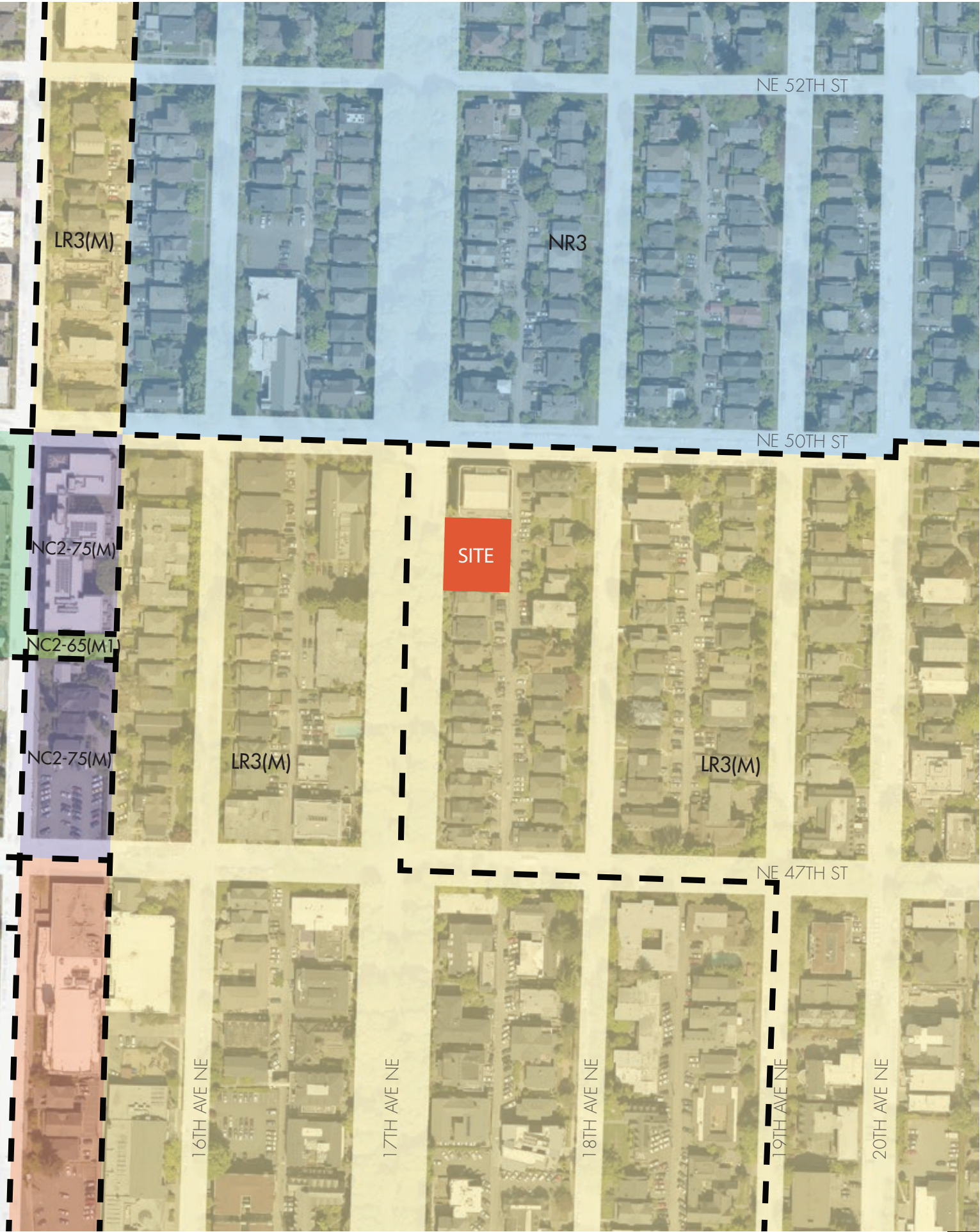
- A green factor score of 0.6 or greater is required on LR lots with more than one new dwelling unit.
- Street trees are required if any type of development is proposed. Existing street trees shall be retained unless the Director of the Seattle Department of Transportation approves their removal.

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



SITE ANALYSIS CONTEXT MASSING/USES

Typologies

Neighborhood are residential usage primarily, apartments, rooming houses, and sorority houses with the mixture of university facilities and churches. There are many residential building undergoing construction or proposed in the areas adjacent to the site.

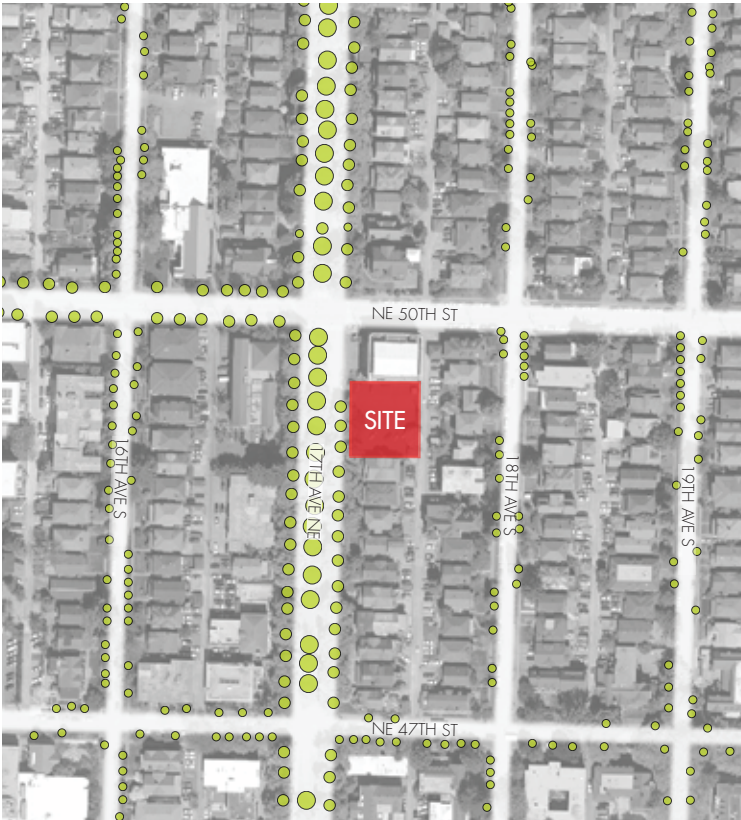


- Site
- Apartment
- Rooming House
- Sorority House
- Future Development
- Office Building
- Single Family
- Duplex
- Triplex
- Congregate
- Church/Welfare/Relig Svc

SITE ANALYSIS DIAGRAM

TREES

There are a couple existing trees along the alley that will be removed and none in the rest of the site, as it is currently a parking lot. There are also three trees along the 17th Ave street front that will be retained.



- TREES LEGEND
- Site
 - Park
 - Trees



SIGNIFICANT VIEWS

Limited amount of immediate ground level views due to the location of the site, which is surrounded by other buildings. The upper floors and the building's rooftop will have unobstructed views of the surrounding neighborhood since no other tall buildings exist nearby.

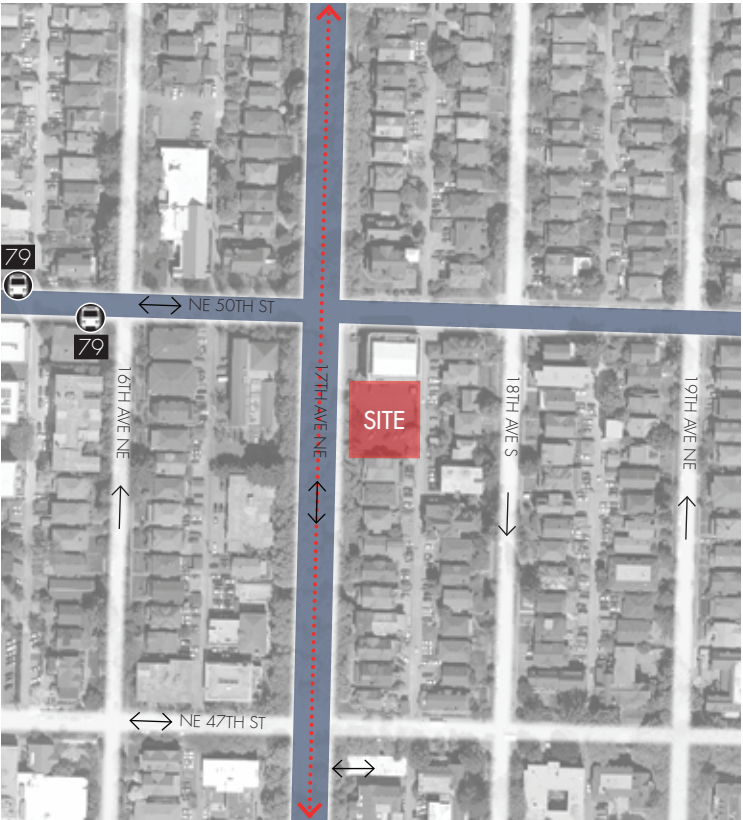


- VIEWS LEGEND
- Site
 - Neighborhoods and Structures
 - Natural Surroundings



ACCESS OPPORTUNITIES + CONSTRAINTS

17th AVE NE is a two way street that runs north to south. There are 2 nearby bus stops serving a bus routes, the bus stops are one block away from our site, located on the NE 50th St. The route is bike friendly due to the low density traffic on 17th AVE NE. Pedestrian access to the site occurs from 17th AVE NE and NE 50th St. The frontage of the site is perpendicular to the W Wheeler St. This condition would consider its visual connection to the site.



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



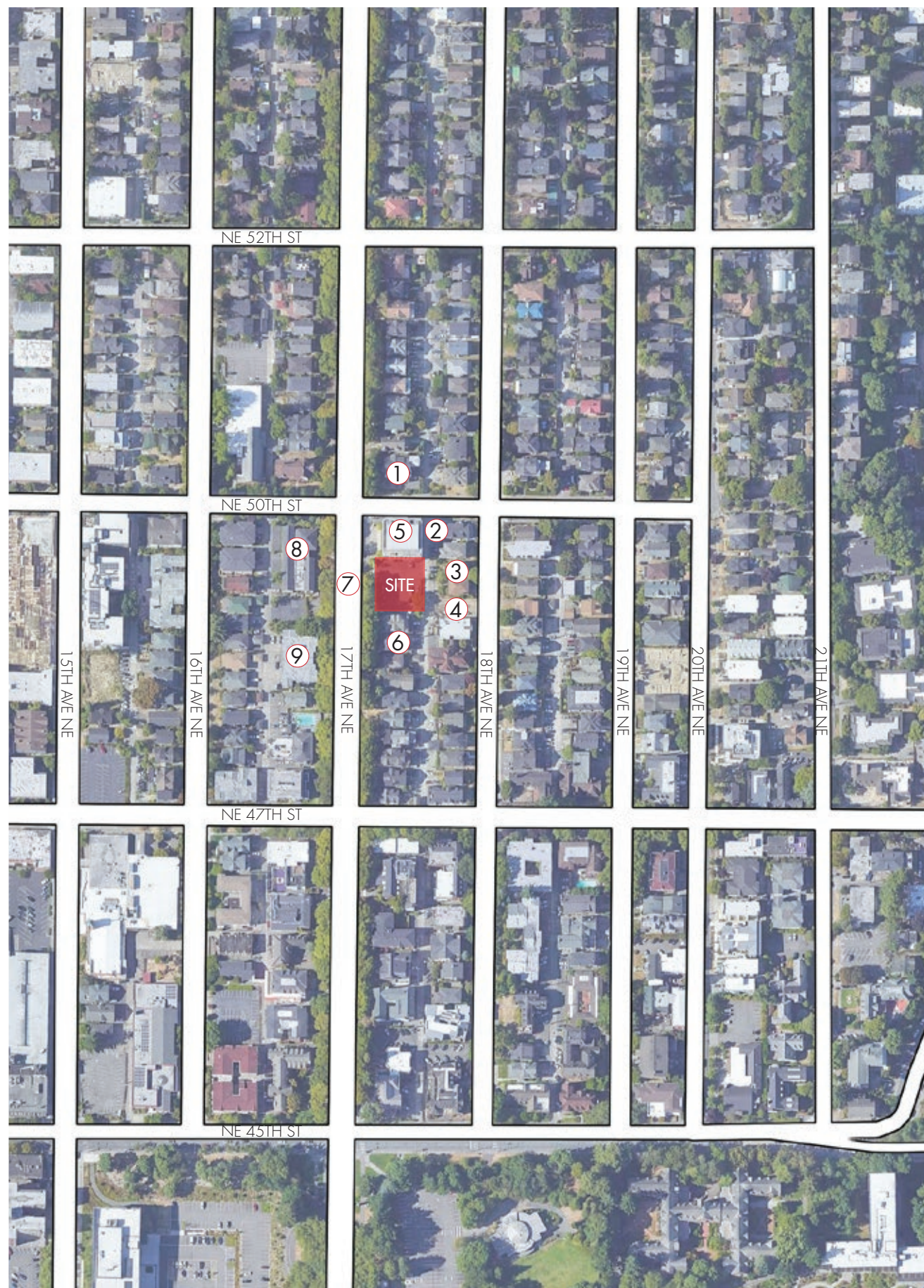
SOLAR EXPOSURE + PREVAILING WINDS

The site is bordered by low-rise buildings on the north and south. Due to the surrounding building's heights, the proposed design will receive an adequate amount of sun and wind exposure on all facades, except for at the ground levels.



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





1
17TH AVE HOUSE
 5004 17TH AVENUE NE | ROOMING HOUSE
 3 stories rooming house built in the year of 1914. Primarily uses brick for exterior finishes.



2
4757 18TH AVE NE
 4757 18TH AVENUE NE | ROOMING HOUSE
 4 stories rooming house, currently refurbished and expanded, located north east from the project site right across the alley. Primarily uses fiber cement panel for exterior finishes.



3
4753 18TH AVE NE
 4753 18TH AVENUE NE | ROOMING HOUSE
 2 stories rooming house located east from the project site right across the alley. Primarily uses hardie panel for exterior finishes.



4
UW 3.0 18TH AVE
 4741 18TH AVENUE NE | APARTMENT
 2 identical apartment buildings that each have 4 stories, each with a private deck on top floor. Currently under construction. Primarily uses hardie panel, brick and wood for exterior finishes.



5
EVERY NATION CHURCH SEATTLE
 4740 17TH AVENUE NE | CHURCH
 2 stories church building constructed in 1920, located north, right next to the project site. Primarily used brick for exterior finishes.



6
4738 17TH AVE NE
 4738 17TH AVENUE NE | ROOMING HOUSE
 2 stories rooming house located south, right next to the project site. Primarily used hardie panel for exterior finishes.



7
17TH AVE NE
 17TH AVE NE | LANDSCAPE
 Street adjacent to the project site, with a neighborhood median strip separates the opposing lanes.



8
CENTER FOR JEWISH LIFE
 4745 17TH AVENUE NE | SOCIAL SERVICES
 2 stories social services building located west from the project right across 17th ave NE. Primarily uses concrete and wood for exterior finishes



9
TAMARAC APARTMENT
 4733 17TH AVENUE NE | APARTMENT
 4 stories apartment building located south west from the project site. Primarily uses concrete and wood for exterior finishes

PROJECT FLYER

Opportuniy to Provide Online Input on the 4740 17th Ave NE Project

ABOUT THE PROJECT

This project proposes new construction of a five-story, 90-unit apartment building located on the empty lot south of the church.

What: Let us know what you think! Visit our website at www.474017thAveNEProject.com to learn more about this new project, including the team's proposed vision and approach.

Survey: Take our online survey to share your thoughts about the project site and components, (Survey located on the project website.)

Survey: Provide additional comments via our comment form or by email at 474017thAveNEProject@earlyDToutreach.com



ADDITIONAL PROJECT DETAILS

Project Address: 4740 17th Ave NE, Seattle, WA 98105	Additional Project Information on Seattle Services Portal via the Project Number: 3040037-EG	Project Email: 474017thAveNEProject@earlyDRoutreach.com
Contact: Natalie Quick		Note that emails are generally returned within 2-3 business days and are subject to City of Seattle publicdisclosure laws.
Applicant: UW 17th Ave, LLC		

This effort is part of the City of Seattle’s required outreach process, in advance of Design Review.

OUTREACH METHODS

- **Printed Outreach - Direct Mailing:** Posters were designed with QR code links to website and survey, translated into Chinese, Spanish, Vietnamese and Korean, and mailed to 374 residences and businesses and shared with 11 neighborhood community groups and 53 ethnic media outlets outlined by the Department of Neighborhoods. Poster, details on distribution and list of community groups who received the poster via email are in Appendix A.
- **Electronic/Digital Outreach - Project Website:** Project website established and publicized via poster. Monitored daily for comments from the Website. Developed an interactive project website with project information and a public commenting function. Website included in Appendix A.
- **Electronic/Digital Outreach - Survey:** Online survey established and publicized via poster with link to survey featured on project website. Survey text and results included in Appendix A.

DESIGN-RELATED COMMENTS

- **Design & Character:** When asked what is most important about the design of a new building on this property, 67 percent of survey respondents said parking; 56 percent said relationship to neighborhood character; and 11 percent said environmentally friendly features. One respondent encouraged maintaining the character of the neighborhood in terms of design, and another noted that keeping the charm, joy and spirit of the area is key.
- **Exterior:** When asked what the most important consideration is for the exterior space on this property, 83 percent of survey respondents said seating options and places to congregate; 67 percent said lighting and safety features; 17 percent said landscaping; and 17 percent said bike parking.

NON-DESIGN-RELATED COMMENTS

- **Retail:** When asked what retail components respondents are most interested in for this location, 71 percent said new places for coffee or breakfast; 43 percent said new restaurants or bars; and 14 percent said new stores for shopping. When visiting a building, office, restaurant or retailer, 67 percent of respondents said a sense of openness and natural light most inspires them to return; 50 percent said thoughtful design that is open and welcoming; 33 percent said local businesses/small businesses; 33 percent said great people and service; and 17 percent said bustling, exciting energy. Several respondents encouraged first floor retail such as an Italian restaurant or coffee shop with good pastries.
- **Impacts:** Numerous respondents encouraged maintaining reasonable working hours and being quiet during construction, as well as prohibiting loud noise between 10:00 p.m. and 7:00 a.m. in general.
- **Parking:** Numerous respondents encouraged providing more parking in the area and a few expressed concerns that the project will make traffic worse.
- **Density:** Several respondents encouraged building as many units as possible as the area needs an increased supply of housing.
- **Affordable:** Several respondents encouraged providing affordable housing.
- **Location:** A few respondents noted that the location is college-centered with lots of young people, and it is a very good area for this project.

MISCELLANEOUS COMMENTS

- **Oppose:** A few respondents noted that they dislike this project and are against it.
- **Support:** A couple of respondents noted this project is in a good area and will be successful.

DESIGN CUES DESIGN PRECEDENTS



ENTRY PLAZA – THEORY U DISTRICT APARTMENT



STREETSCAPE – THEORY U DISTRICT APARTMENT



ROOF DECK



MASSING MODULATION – FIFTY-TWO APARTMENT



MASSING MODULATION – UNIVERSITY 4727

We drew inspiration from other apartment and mixed-use buildings and spaces to help us design the pedestrian zones in the project. Facade composition, street transparency, pedestrian experience, and outdoor open space were concepts we focused on and strives to capture in all three of our concepts.

DESIGN CUES DESIGN INSPIRATIONS AND MATERIALS



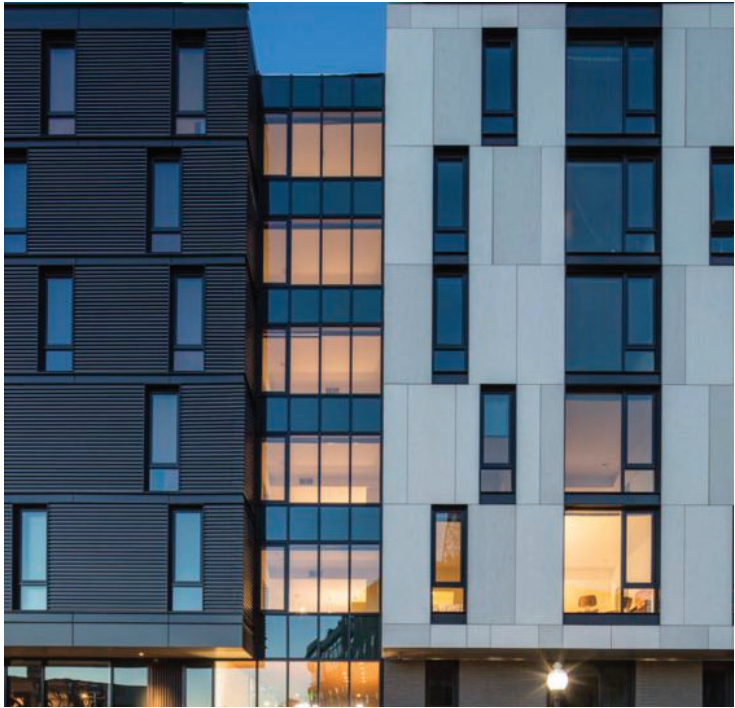
MASSING MODULATION



MASSING HIERARCHY



ENTRY PLAZA/ PEDESTRIAN EXPERIENCE



FACADE MODULATION & MATERIALS

Our design concepts are centered around three priorities:

- Treatment of the ground plane at the street level
- Creation of outdoor space and residential interaction
- Modulation of the building facade to reduce perceived mass

We studied precedents of other well-designed building entries and plazas. We also investigated outdoor green space options, both at the ground level and at the roof level and the pros and cons of both of these locations. The following three options explore multiple options for outdoor green space both at lower floor levels and on the roof.

Our proposed material palette consists of fiber cement panel as the primary material, with accents of wood, corrugated & perforated metals. Pops of bright color and sculptural architectural elements will add vibrancy to the massing and modulation.

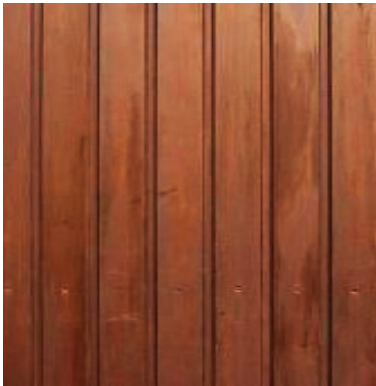
PRIMARY

FIBER CEMENT PANEL

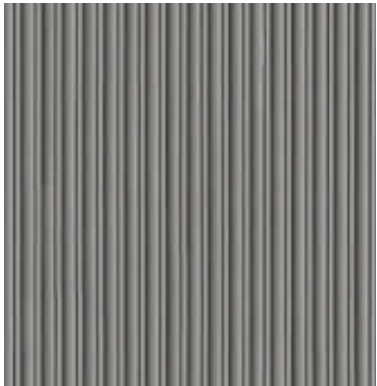


ACCENT

WOOD



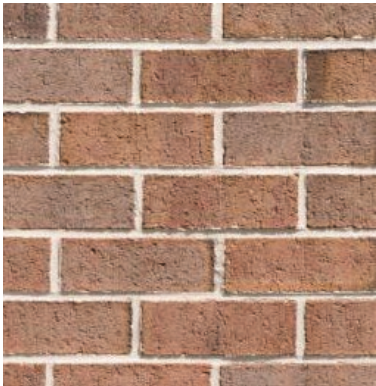
CORRUGATED METAL



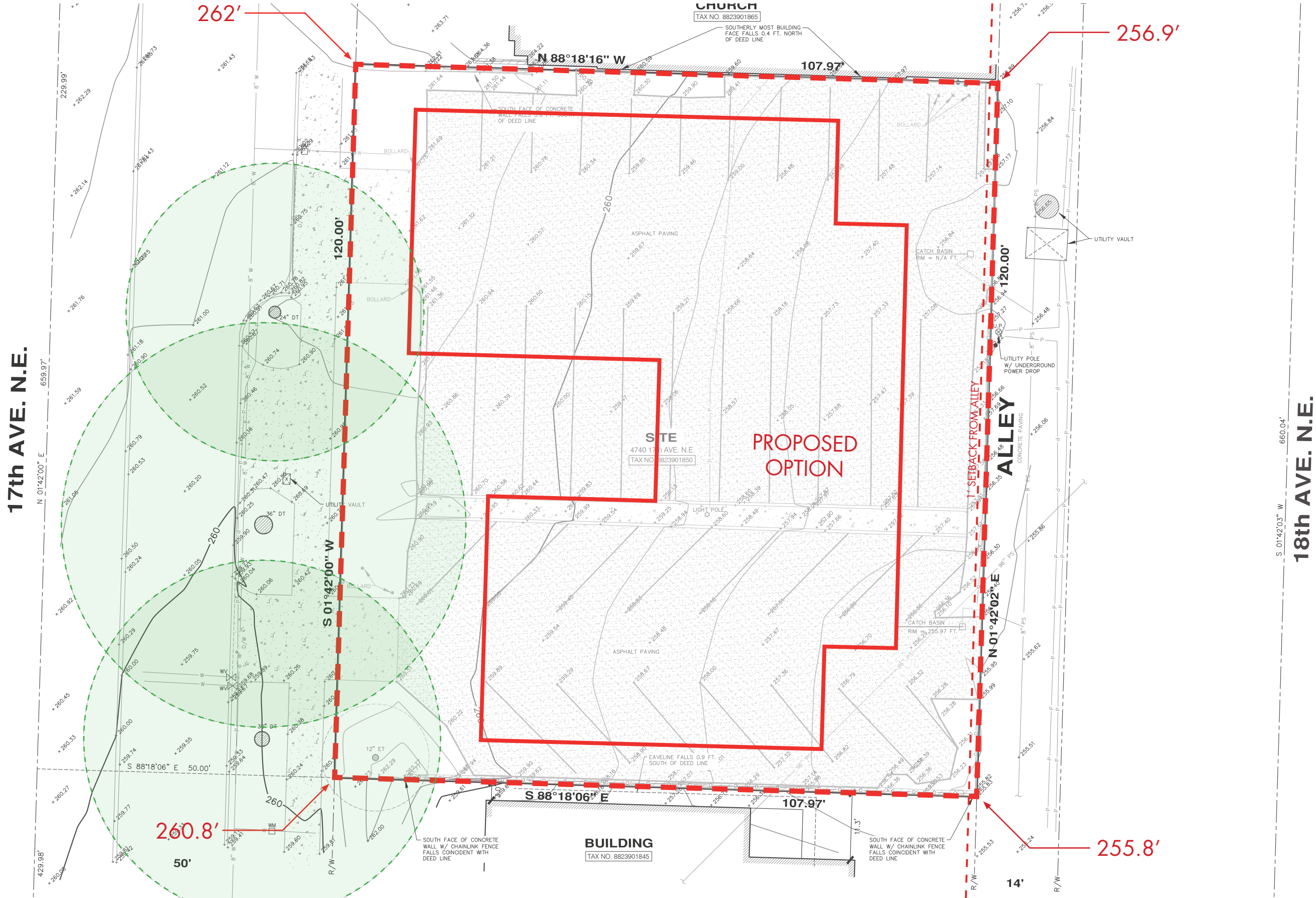
ARCHITECTURAL CONCRETE



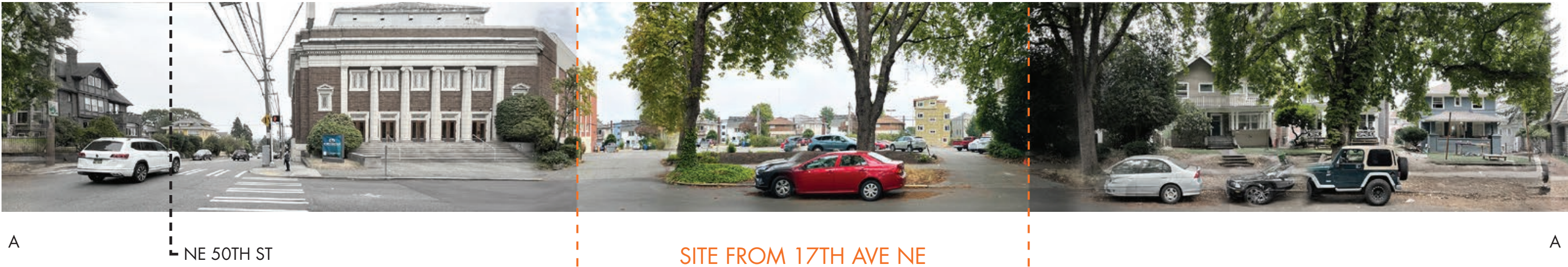
BRICK



SITE SURVEY



SITE CONTEXT STREETSCAPE



SITE CONTEXT STREETSCAPE



RESPONSE TO DESIGN GUIDELINES



CS3.1 ARCHITECTURAL ELEMENTS & MATERIALS



PL3.1 ENTRIES

CS1 NATURAL SYSTEM AND SITE FEATURES

1. PLAN FOR DAYLIGHT & TREES

- a. Arrange building massing and use upper-level step-backs to increase solar access into ground floors, shared amenity spaces, streets, and the public realm, especially on narrow rights-of-way such as University Way NE. Use two-story or mezzanine layouts for residential or live-work units at or below-grade to increase daylight access to those units.
- b. Avoid recessed or sunken living space, and minimize the distance that units are located below grade to provide direct access to daylight and air from above-grade windows for each unit.
- c. Incorporate new & existing trees. Site the buildings and design building massing to preserve and incorporate existing mature trees, especially on slopes; this is especially relevant in the Ravenna Springs character area (see Map A). Where removal is unavoidable, configure open space to accommodate large canopy trees that replace those removed.

RESPONSE:

All options have a central courtyard space that allows for additional solar access to the units, as well as the lobby and amenity spaces. In the preferred option this space is also linked to the street frontage. There are no units below grade and just a few that are at grade in the front of the building. The rest of the ground level units are raised up above grade. The project is set back from the existing trees along the frontage and will incorporate additional new trees in multiple areas as part of the landscape design

CS2 URBAN PATTERN AND FORM

1. CHARACTER AREAS & CORRIDOR CHARACTER AREAS

- b. University Park South & 17th AVE Boulevard: Reinforce the existing pattern of generous front setbacks. Incorporate occupied amenity space into front setback with areas for large shade trees and landscaping. Take cues from the design, scale, and character of historic buildings, including: grand entries; sloped roofs; the use of brick, masonry, and wood; vertical window proportions; and a high degree of landscaping and pedestrian amenities.

RESPONSE:

All options show the building setback from the street frontage in order to respond to the existing context around the site. Amenity spaces are provided in the front of the building along the 17th Ave Boulevard, which allows the retention of the three street trees along that frontage. Additional trees and landscaping will be provided in the amenity spaces along the ground level. The materiality of the building will take cues from other projects in the context.

CS2 URBAN PATTERN AND FORM

2. NEIGHBORHOOD CONTEXT

- a. Contribute to community character: To enhance the eclectic character of the University District, plan and include elements that are easily customizable for tenants and businesses to individualize storefronts, kickplates, and streetscapes through paint colors, materials, lighting, signage, awning design, seating, or other pedestrian amenities. Use these features to express 20-40 foot storefront modules
- c. Activate parks & open space: In development adjacent to open space and parks, activate the building edges by incorporating active uses, small public plazas or seating areas for ground-floor uses, as well as balconies or terraces at upper floors. Design adjacent projects to act as a deferential backdrop, with refined building facades that help frame the open space, or incorporate artistic features that complement the function of the open space and create an "outdoor room."

RESPONSE:

This project does not include any commercial spaces, but the lobby entrance will be designed in keeping with design cues from the neighborhood context. Open space is provided in the front of all options and a residential roof deck amenity space is also provided that will activate different areas around the building.

CS3 ARCHITECTURAL CONTEXT & CHARACTER

1. UNIVERSITY DISTRICT ARCHITECTURAL CHARACTER

- a. Foster the eclectic mix of architectural styles and forms on the block and throughout the neighborhood while maintaining articulated base designs that are pedestrian-oriented. Repetition of architectural forms and character, whether visually adjacent or within the U District, is strongly discouraged.
- b. Complement and continue predominant styles or materials when the immediate context of a site is comprised of buildings or a collection of buildings with local significance or identifiable architectural styles or similar materials
- c. Articulate building forms and facades to respond to historic platting patterns to create compatibility between contemporary architecture and existing development.
- d. Respond to nearby predominant horizontal and vertical patterns and datum lines, and take cues from design elements in older structures such as campus gothic style, punched windows, texture-rich materials, and thoughtful detailing.

RESPONSE:

The project will be designed to incorporate the eclectic styles of the neighborhood into the massing, facades and details of the building, with an emphasis on the base and pedestrian oriented facades. The courtyard spaces will also be an area where the design will reflect on the U-District culture and can incorporate elements into the features in that area including the hardscape and landscape. The preferred option relates to the existing datum lines of the buildings to the north and south and plays off their scale to create the interlocking form.

PL1 CONNECTIVITY

1. NETWORKS & CONNECTIONS TO COMMUNITY OPEN SPACE

- a. Include open space at grade that physically or visually engages the public realm: Options include plazas, public courtyards, play areas, gardens, and ground level patios.
- b. Projects located on Green Streets (as designated on SDOT maps) and within the U District Green Spines (See Map B): Include multiple types of publicly-accessible open spaces and private amenity spaces that address the public realm including: balconies and unit patios, pocket plazas, strategic setbacks at grade for seating areas and play areas, and upper-level setbacks with terraces or patios.
- c. Connect to the Burke-Gilman Trail: For projects adjacent to the Burke-Gilman Trail, provide physical and visual connections for pedestrians and cyclists. Design trail-facing facades with active uses, including retail, amenity space, and unit stoops or patios.
- d. Treat all alleyways as potential pedestrian routes: Incorporate windows, entries, art, lighting, and active uses on alley-facing facades to activate and improve safety in alleys.

RESPONSE:

All options include a generous plaza space on the street frontage that can be visually seen by the public as well as smaller plaza spaces that can be accessed by the public. These areas will have seating, landscaping and pedestrian amenities. The alley façade also has open space areas as the building is set back from the property line to soften the edge and allow for residential patio spaces along this façade that are raised up above the open space at the edge of the alley.

PL3 STREET-LEVEL INTERACTION

1. ENTRIES

- a. Design prominent, accommodating entries with vertical emphasis and intricate architectural interest at a variety of scales. Use highquality materials and detailing to create an identifiable entrance and welcoming experience for visitors and users.
- c. Courtyard entries should be physically and visually accessible from the street. Units facing the courtyard should have a porch, stoop, or deck associated with the dwelling unit to support community interaction. Any fences or gates should be set back from the sidewalk to incorporate a semi-public transitional space

RESPONSE:

In all options the building entry is designed with a vertical emphasis as they are all located in a volume that rises above the lobby level and gives prominence to the entrance. The lobby is also located adjacent to the main courtyard space that connects the lobby to the right of way. The preferred option has a large central courtyard that connects the lobby to the street front and also has areas for unit patios and residential amenity spaces. The private courtyard will be set back from the street to allow for semi-pubic smaller plaza areas that act as a transition from the sidewalk to the courtyard area.

RESPONSE TO DESIGN GUIDELINES



PL3.1 GROUND-LEVEL RESIDENTIAL DESIGN



DC1.3 SHARDE OPEN SPACE

PL3 STREET-LEVEL INTERACTION

1. GROUND-LEVEL RESIDENTIAL DESIGN

- a. Articulate individual dwelling units and provide usable stoops or patios for street-facing residential units. Include architectural detailing that expresses a residential use, such as contrasting trim, hardware, awnings, mailboxes, address numbers, and appropriately scaled materials. Provide opportunities for personalization.
- b. Use rowhouse-style units at the base of residential structures to transition to the pedestrian sidewalk and street; they provide large windows, entries, patios and other activating features.
- c. Provide adequate buffer space as a transition from the sidewalk to residential uses for visual connection and passive surveillance of the public realm. Raise units slightly above grade or provide an adequate setback. Use buffers of low walls, planters, and layered landscaping; avoid tall fences and patios below grade.
- 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. Provide ample space for bicycles, seating, furniture, and planters.

RESPONSE:

In the preferred option there are very few residential units at the ground level facing the street, as most of the ground level units are in the courtyard area or they are raised above grade to provide additional levels of safety and security. The units that are ground level street facing will have larger window and have the feeling of loft style units. The other units around the perimeter will also have large windows in order to bring more light into the spaces. All ground floor units facing the street and alley are set back considerably in order to provide a transition between the unit and the right of way.

PL4 ACTIVE TRANSPORTATION

1. BICYCLE CIRCULATION & PARKING

- a. Design bicycle parking for efficiency and security. Bicycle use and parking should be encouraged to promote a healthy and active neighborhood and to support local businesses. Bicycle racks should be plentiful, and either be from the Seattle Department of Transportation’s bike parking program of similar “inverted U” or “staple style”
- b. Integrate design features into bicycle facilities that enhance placemaking, such as having a uniform color for bike racks within the U District or having distinctive place-names designed into the racks
- c. Locate bicycle parking and bicycle racks in convenient locations for residents and temporary users with easy access, weather protection, and minimal grade changes. Provide direct routes from bicycle lanes to bicycle parking in garages or bicycle racks, and provide signage that directs bicyclists to these facilities. When bicycle parking is located indoors, minimize obstructions, and consider using sliding or automatic doors

RESPONSE:

Residential bicycle storage is located in the basement and accessed either from the elevators or a side door that will link the bicycle room to the alley. The bicycle room is conveniently located inside to provide weather protection and is easy accessible once inside the building, which will be convenient for the bicyclists in the building. Short term bike storage will be provided along the street frontage adjacent to the sidewalk for residents and users of the semi-public spaces in front of the building as well as other neighbors in the area.

DC1 PROJECT USES & ACTIVITIES

2. VISUAL AND SAFETY IMPACTS

- a. Locate service entries and trash receptacles within the building, mid-block along shared alleys (see Map B) and away from pedestrian crossings or gathering spots at mid-block connections.
- b. Use high quality materials and finishes for all service screening and garage doors with artful treatments and architectural detailing that reinforces the design concept and contributes to visual interest at street level.
- c. Wrap any above grade parking with active uses to minimize ‘dead facades’. Design any above-grade parking with a high degree of architectural detailing consistent with the non-vehicle design, possibly integrating changing displays or community artwork.

RESPONSE:

The trash room, bicycle and storage rooms will be located in the basement and along the alley façade and will be clad with high quality materials. There are no other back of house areas in the project.

DC1 PROJECT USES & ACTIVITIES

3. SHARED OPEN SPACES

- a. If access drives are provided on site, design them as shared space for pedestrians, cyclists, and vehicles to move slowly and safely. Include entries, windows, landscaping, and opportunities for personalization. Curbless drive aisles are desirable.

RESPONSE:

The preferred option has shared open space as the center piece of the project, as well as on the fourth level amenity roof deck. Both areas will be accessed by all residents and will include landscaping, pedestrian amenities, lighting features and various paving treatments. There are also semi-public plaza areas in the front of the building that will have similar features.

RESPONSE TO DESIGN GUIDELINES



DC2.1 MASSING & REDUCING BULK AND SCALE



DC2.2 ARCHITECTURAL CONCEPT & FACADE COMPOSITION

DC2 ARCHITECTURAL CONCEPT

I. MASSING & REDUCING BULK AND SCALE

- a. Design building massing and form to express an intentional and original response to the context, streetscape and all guidelines, not merely a reflection of the code-allowable building envelope.
- b. Reduce the bulk and scale of large buildings: A large building should be legible as a series of discrete forms at multiple scales to reduce perceived bulk, create interest, and help users understand how the building is occupied.
 - 1. Break up larger development into multiple buildings and smaller masses with pass-throughs and pathways.
 - 2. Alternatively, give the impression of multiple, smaller-scale buildings by employing different facade treatments at intervals that complement the context by articulating the building at regular intervals.
 - 3. Employ purposeful modulation that is meaningful to the overall composition and building proportion, or that expresses individual units or modules. Avoid over-modulation. Changes in color and material should typically be accompanied by a legible change in plane and/or design language.
 - 4. Opt for distinctive and sculptural forms and elements, especially in highly visible locations or corners (see Map A).
- c. Design the building base to create a solid and “grounded” form that transitions to a human-scale at the street. The height of the base/podium should be proportional to and substantial enough to “anchor” the upper massing.
- d. Use upper-level step-backs to maintain a human scale along the street and respond to historic datums.
- e. Ensure that building massing does not dominate the public realm: Setbacks along the sidewalk should be open to the sky. Where overhangs create usable open space at grade, provide an adequate ceiling height—generally at least two stories—with lighting and design detail to create a welcoming space.
- f. Locate vertical stair and elevator cores internally to minimize height impacts to the street. Stair cores visible to the street should be designed as a prominent feature with a high degree of transparency.

DC2 ARCHITECTURAL CONCEPT

I. MASSING & REDUCING BULK AND SCALE

RESPONSE:

The preferred option is designed by interlocking an L-shaped mass with a smaller scaled massing volume that brings down the scale of the building, relates to the adjacent context and creates a central courtyard for the residents that connects with the pedestrian walkway along the street frontage and takes advantage of the existing street trees for shade and comfort. The L-shaped volume is positioned on the north side of the site and will be similar in height to the adjacent building. The small mass is placed on the south side of the site and relates to the height of the building adjacent to that side of the building. This move allows the project to fit into the context of the site and create an interlocking overall massing for the project. Between the massing volumes along the frontage will be the centralized courtyard, which will include seating, landscaping and pedestrian amenities. The residential lobby is located in the back of the courtyard, which will allow for spill-out space for the residents. The alley side of the building is modulated as well and the lower mass wraps around the corner to bring down the scale of the building from the alley façade. A residential roof deck amenity space is provided on level 4 and will link this space to the courtyard as well as the street frontage and alley, which will provide views in all directions. The overall building mass is pushed back from the street front on the north and more generously on the south so that the smaller mass will relate the context of the existing building to the south. The building also steps with the existing street trees along the street frontage.

CS3 ARCHITECTURAL CONTEXT & CHARACTER

1. UNIVERSITY DISTRICT ARCHITECTURAL CHARACTER

- a. Foster the eclectic mix of architectural styles and forms on the block and throughout the neighborhood while maintaining articulated base designs that are pedestrian-oriented. Repetition of architectural forms and character, whether visually adjacent or within the U District, is strongly discouraged.
- b. Complement and continue predominant styles or materials when the immediate context of a site is comprised of buildings or a collection of buildings with local significance or identifiable architectural styles or similar materials
- c. Articulate building forms and facades to respond to historic platting patterns to create compatibility between contemporary architecture and existing development.
- d. Respond to nearby predominant horizontal and vertical patterns and datum lines, and take cues from design elements in older structures such as campus gothic style, punched windows, texture-rich materials, and thoughtful detailing.

RESPONSE:

The project will be designed to incorporate the eclectic styles of the neighborhood into the massing, facades and details of the building, with an emphasis on the base and pedestrian oriented facades. The courtyard spaces will also be an area where the design will reflect on the U-District culture and can incorporate elements into the features in that area including the hardscape and landscape. The preferred option relates to the existing datum lines of the buildings to the north and south and plays off their scale to create the interlocking form.

DC2 ARCHITECTURAL CONCEPT

2. ARCHITECTURAL CONCEPT & FACADE COMPOSITION

- a. Embrace contemporary design through distinctive, elegant forms that demonstrate a context-sensitive approach to massing and facade design.
- b. Create a finely-grained mix of complementary buildings and architectural styles on a block, taking cues from established patterns such as frequent entries, the use of brick and other highly-articulated materials.
- c. Reinforce the massing and design concept with a deliberate palette that limits the number of materials, colors, and fenestration patterns to achieve design cohesion.
- d. Use brick, stone or other high-quality, durable, and nonmonolithic materials as the predominant base material to reinforce a strong base massing.
- e. Employ a restrained and purposeful application of bold or high-contrast colors and moments of whimsy to contribute to the eclectic character of the University District, without overwhelming the streetscape.
- f. Provide architectural interest with legible roof lines or the top of the structure that is clearly distinguishable from the facade walls.
- g. Avoid expanses of large panels with minimal detailing, and do not rely on the use of colored cladding alone to provide visual interest: Break down large masses or facades by 1) using quality materials that provide relief and interest through shadow lines, depth of fenestration, and detailing, and 2) delineating a base, middle, and top with architectural detailing and massing.
- h. Intentionally detail joints, reveals, and fasteners to articulate and reinforce the design concept.
- i. Incorporate depth into building facades, especially those with minimal modulation and boxy massing. Integrate facade depth and shadow casting detail, including projecting elements, setbacks and expression of window reveals, to give visual richness and interest. Recessed windows of 6-8 inches are preferable to window trims or fins applied to flush windows.

RESPONSE:

The preferred option is designed to break up the façade composition into two main volumes, which will allow the façades to be differentiated with materials, textures and colors that will respond to the context of the site.

RESPONSE TO DESIGN GUIDELINES



DC2.3 PEDESTRIAN-SCALE STREETSCAPE DESIGN

DC2 ARCHITECTURAL CONCEPT

3. PEDESTRIAN-SCALE STREETSCAPE DESIGN

- a. Design facades to a human-scaled rhythm and proportion and avoid monotonous repetition of the storefront or module by providing points of interest every 15-30 feet. Layer a hierarchical arrangement of articulation and detailing at a variety of scales to express a high degree of quality and visual interest by including features such as articulated mullions, setbacks, patios, intricate architectural detailing, art, light fixtures, entries, planters, and window groupings.
- b. Limit the height and use of retaining walls along streets, open spaces, and in other areas of the public realm. Use stepped terraces as a preferred solution to resolve grade differences.

RESPONSE:

The building is designed to maintain a pedestrian scale along the street front. In the preferred option the building is pushed back to create a buffer between the building and the sidewalk and also has smaller scaled pedestrian plaza spaces in the frontage. The building also has a centralized courtyard space splitting the massing up and reducing the scale of the building facing the street. The massing along the south is also stepped down in order to bring the scale of the building to a more pedestrian friendly size.



DC3.2 RESIDENTIAL OPEN SPACE

DC2 ARCHITECTURAL CONCEPT

4. SERVICE & MECHANICAL ELEMENTS

- b. Integrate building service elements, such as drainage pipes, grilles, screens, vents, louvres, and garage entry doors into the overall facade design, and use these features as opportunities to provide artful or unique applications.

RESPONSE:

All elements will be designed to be integrated into the building façade design.

DC2 ARCHITECTURAL CONCEPT

5. BLANK WALLS

- a. Finish visible walls and rooftops with quality materials or artistic expressions that reinforce the design concept, avoiding simplistic treatments of cladding with only color changes.
- b. On party walls visible from streets, provide visual scale and interest with murals or other legible artistic or architectural expressions, including joint patterns, plane changes, and/or proportions that break down the scale of large walls.

RESPONSE:

There will be no bank walls in the project.

DC3 OPEN SPACE CONCEPT

1. OPEN SPACE ORGANIZATION & SITE LAYOUT

- a. Design outdoor amenity areas, open space, and pedestrian pathways to be a focal point and organizing element within the development, break up large sites, and foster permeability. Arrange buildings on site to consolidate open space areas into designed, usable shared spaces or places for large trees instead of “leftover” spaces or drive lanes.
- b. Extend pedestrian routes from entry courtyards or forecourts all the way through a project site to improve pedestrian walkability.
- c. Arrange residential development, especially townhouse and rowhouses, to orient units towards the street. Where units are oriented towards internal pathways or access drives, design these shared pathways that prioritize the pedestrian experience with paving, landscaping, lighting, stoops, and human-scaled design features.

RESPONSE:

All options have open space provided at the ground level. The preferred option has a centralized courtyard in the middle of the building that links the street front to the lobby and allows units to be adjacent to the plaza and open up onto the plaza. The preferred option also has a fourth level residential amenity space that links visually to the courtyard space as well as to the street front and alley. The area between the courtyard and street front includes semi-public areas for gathering. All outdoor open spaces will include seating, landscaping and pedestrian amenities.

DC3 OPEN SPACE CONCEPT

2. RESIDENTIAL OPEN SPACE

- a. Provide a variety of types of outdoor private amenity space instead of only locating private amenity space on rooftops. Include usable patios, terraces, and balconies; opt for usable projecting or recessed balconies instead of flush railings.
- b. Design shared play areas for children with sightlines to units.
- c. Design courtyards to incorporate layered planting and trees that provide privacy to units surrounding the courtyard as well as users.

RESPONSE:

The preferred option includes a centralized courtyard space in the middle of the building, semi-public plaza areas between the street front and courtyard space, open space along the alley, landscaped areas along the side lot lines and a roof top amenity deck on level four that links visually to all of the other open space areas as well as the street front and alley. All open space areas will include seating, landscaping and pedestrian amenity spaces. The design also includes residential decks along the alley façade and in the central courtyard space for the ground level units. Upper level decks will also be included for some of the units.

DC3 OPEN SPACE CONCEPT

3. STREET-LEVEL OPEN SPACE

- a. Design open spaces at street-level to be welcoming: Semi-public spaces such as forecourts should engage the street and act as a “front porch” for residents. Minimize the use of gates, or visual and physical barriers, especially those adjacent to the street. Any necessary fences or gates should be set far back from the street to create a semi-public transitional space.
- b. Open space design and location should support lively community interaction rather than passive space within a development, as well as the larger University District community.

RESPONSE:

The preferred option has a central courtyard located at street level and semi-public plaza areas will be provided in the transition between the sidewalk and the courtyard.

RESPONSE TO DESIGN GUIDELINES



DC4.1 DURABLE, HIGH-QUALITY SUPPLEMENTAL MATERIALS

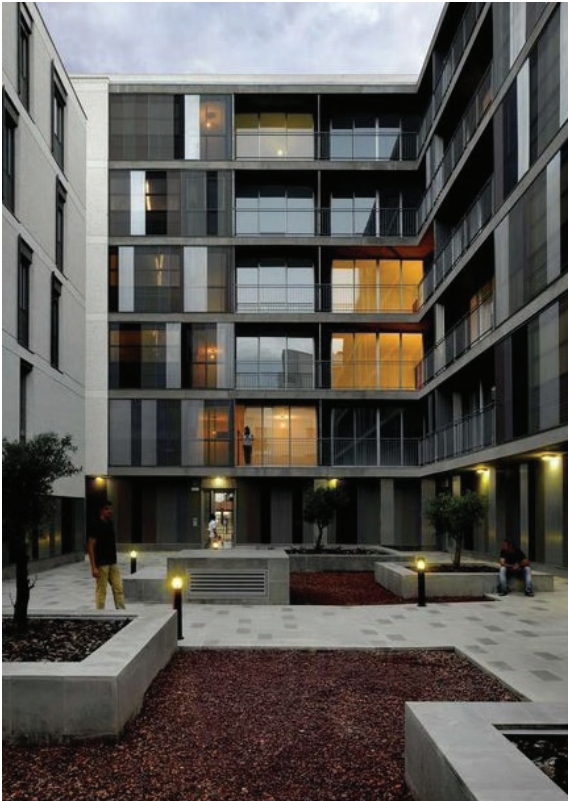
DC4 EXTERIOR ELEMENTS & FINISHES

1. DURABLE, HIGH-QUALITY SUPPLEMENTAL MATERIALS

- a. Use materials that provide and evoke durability and permanence: Avoid thin materials that do not age well in Seattle’s climate, including those that deform or warp, weather quickly, or require paint as a finish. Use materials in locations that have a durability appropriate for an urban application, especially near grade.
- b. Brick or other masonry units are the preferred materials, especially for podiums and the first 30-50 feet from grade.
- c. Use materials with inherent texture and complexity: Limit the use of large panels or materials that require few joints, reveals, or minimal detailing. Use materials that provide purposeful transitions and reinforce the design concept and building proportions.
- d. Utilize emerging technology and innovative materials that inspire inventive forms, applications, and design concepts.
- e. Consider the life cycle impacts of materials, and choose those that are renewable, recyclable, reusable, responsibly sourced, and have minimal impacts to human and environmental health.

RESPONSE:

High quality materials will be used on all facades of the building, with an emphasis on the ground level and lobby entrance areas.



DC4.2 HARDSCAPING & LANDSCAPING

DC4 EXTERIOR ELEMENTS & FINISHES

2. HARDSCAPING & LANDSCAPING

- a. Incorporate artistic, historical, and U District-unique elements into landscape materials to define spaces and contribute to placemaking, including mosaics, wayfinding elements, reused materials, and lighting.
- b. Use hardscape materials that contribute a fine-grained texture through joint patterns, scoring, or inherent material qualities. Avoid areas with minimal texture, especially in areas with pedestrian traffic.
- c. Use pavers and ground treatments to delineate uses, including building entries and seating areas within the public right of way.
- d. Green Walls: Integrate purposeful green walls into the construction and design of the building and landscape to avoid appearing “tacked on” as an afterthought. To maximize plant survival and potential for success, provide permanent irrigation and choose locations with appropriate growth conditions.

RESPONSE:

All options have a courtyard spaces and smaller plaza space along the building frontage and will include materials for the hardscaping and landscaping elements that pay tribute to the existing neighborhood context and U-District eclectic feel in the area.

. THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK .

DESIGN PROPOSAL MASSING CONCEPT 1

CONCEPT 1

- Unit Count: 92 units
- Total Area: 34,960 SF
- Max FAR: 29,808 SF
- FAR Proposed: 29,806 SF

Concept 1 is designed with a central courtyard facing 17th Ave NE and is an expanded open space along that frontage. The massing is then broken down into 3 main masses where the middle mass becomes the entrance to the apartments and is lowered from the opposing volumes on each side. The residential entry is located in the central mass of the building with a further recess on the ground level to open up the central plaza at that location and provide overhead weather protection. The recess also provides an opportunity for changes in materials, textures and colors. An exterior stair is added to the courtyard and will have a full screen installation along all sides. The plaza will include seating, landscaping and pedestrian amenities. The building is pushed back from the street to be in a similar site line with the surrounding buildings to the north and south as well as provide additional landscaping opportunities along the frontage and setback from the street trees along 17th Ave NE. The back of the building is also pushed back from the alley to allow for additional light to be brought to the units along that frontage. The building is also modulated along the alley to break down the scale of the building and decks are provided along the lower level.

- 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

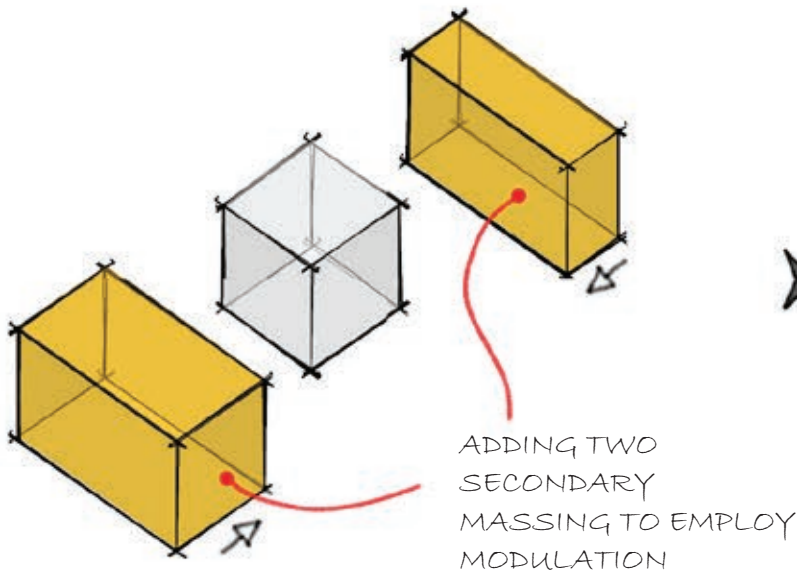
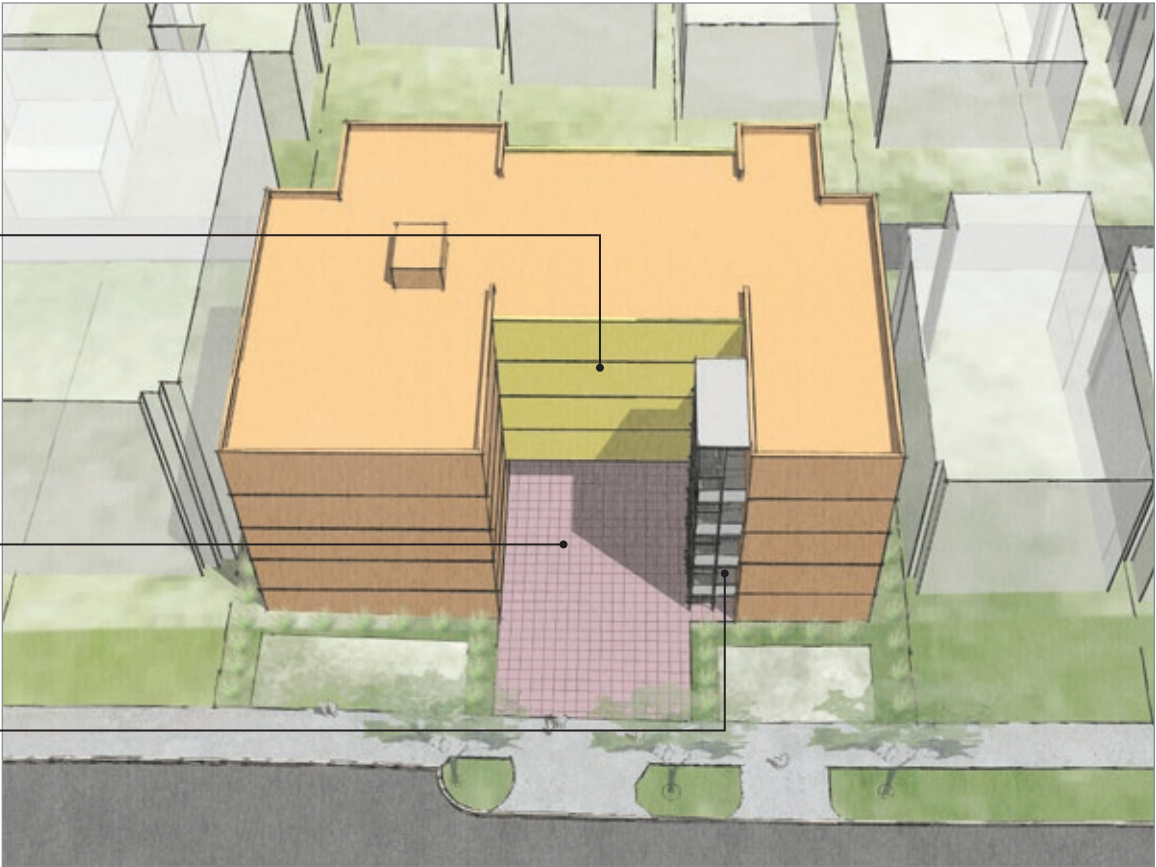
- CONS:
- No upper level setbacks
 - No roof deck
 - Entry is less visible from the street

- DEPARTURE:
- None

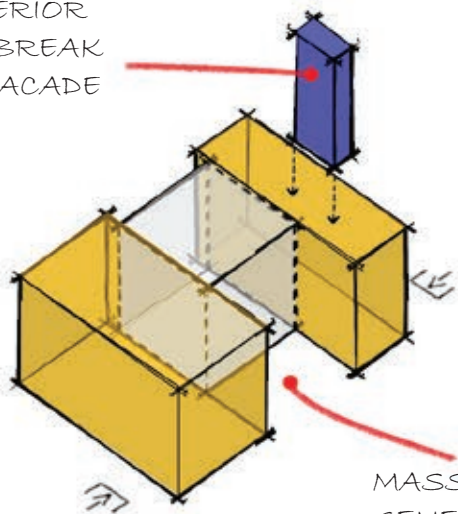
MASSING WITH ACCENT MATERIAL PALETTE TO ADD MODULATION AND BREAK DOWN THE FACADE

ENTRY PLAZA

EXTERNAL EGRESS

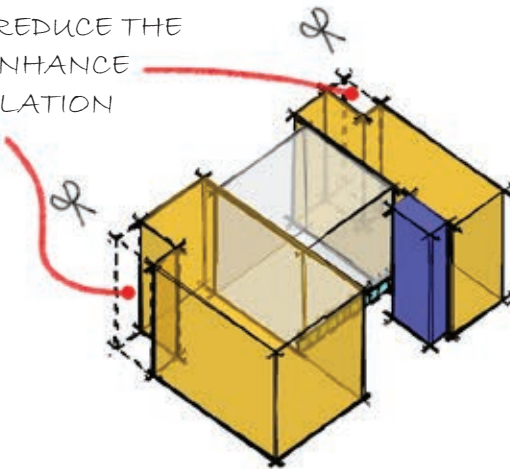


ADDING EXTERIOR EGRESS TO BREAK DOWN THE FACADE

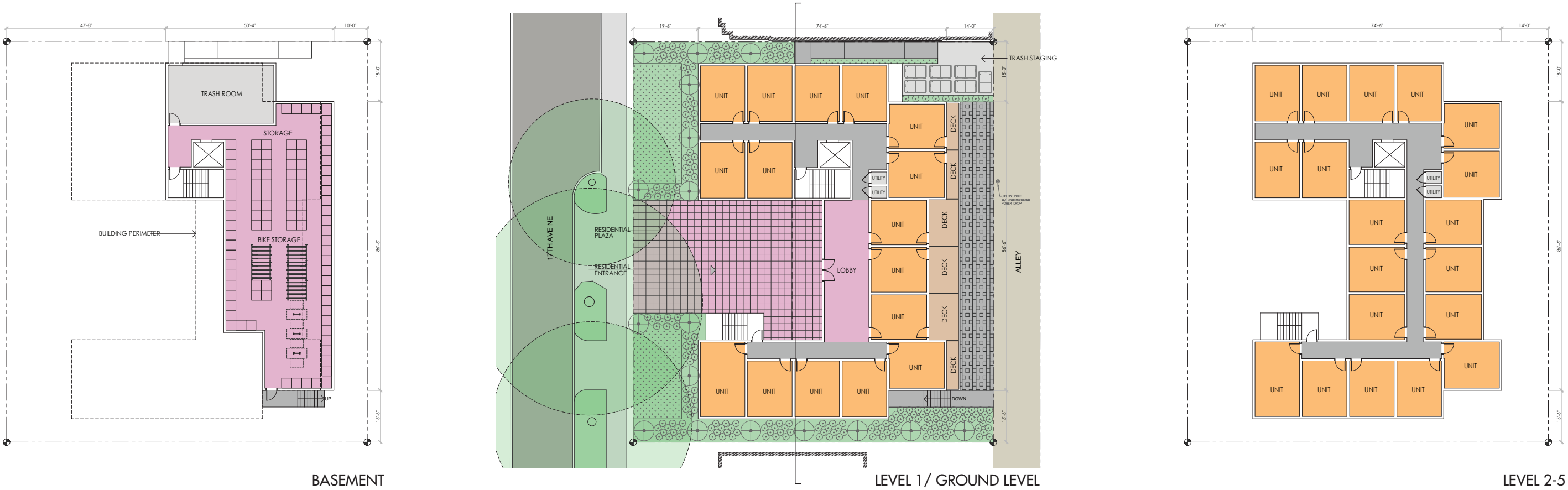


MASSING MODULATION GENERATES POTENTIAL AMENITY SPACE

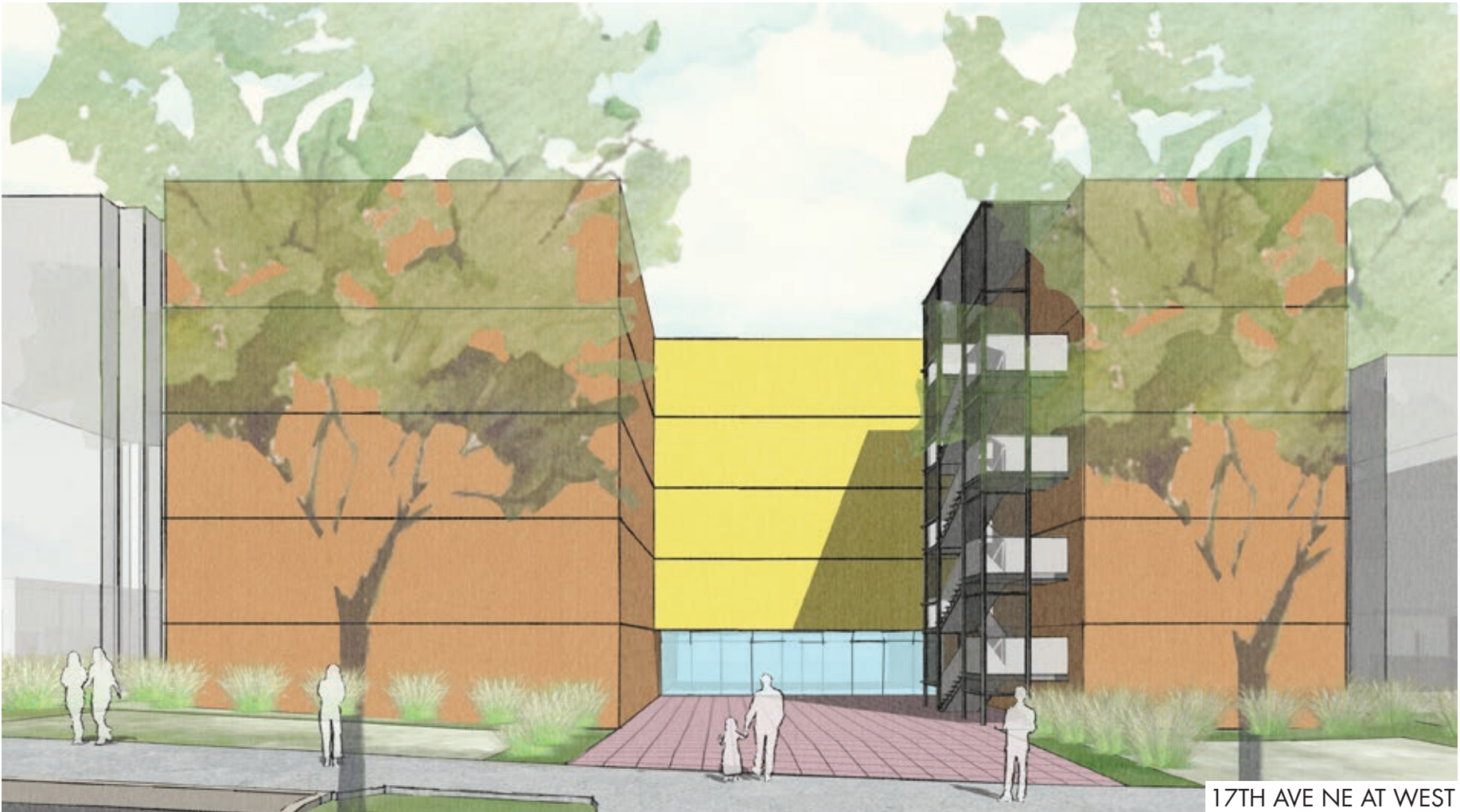
CARVE OUT ADDITIONAL VOLUMES TO REDUCE THE BULKINESS, ENHANCE FACADE MODULATION



DESIGN PROPOSAL MASSING CONCEPT 1



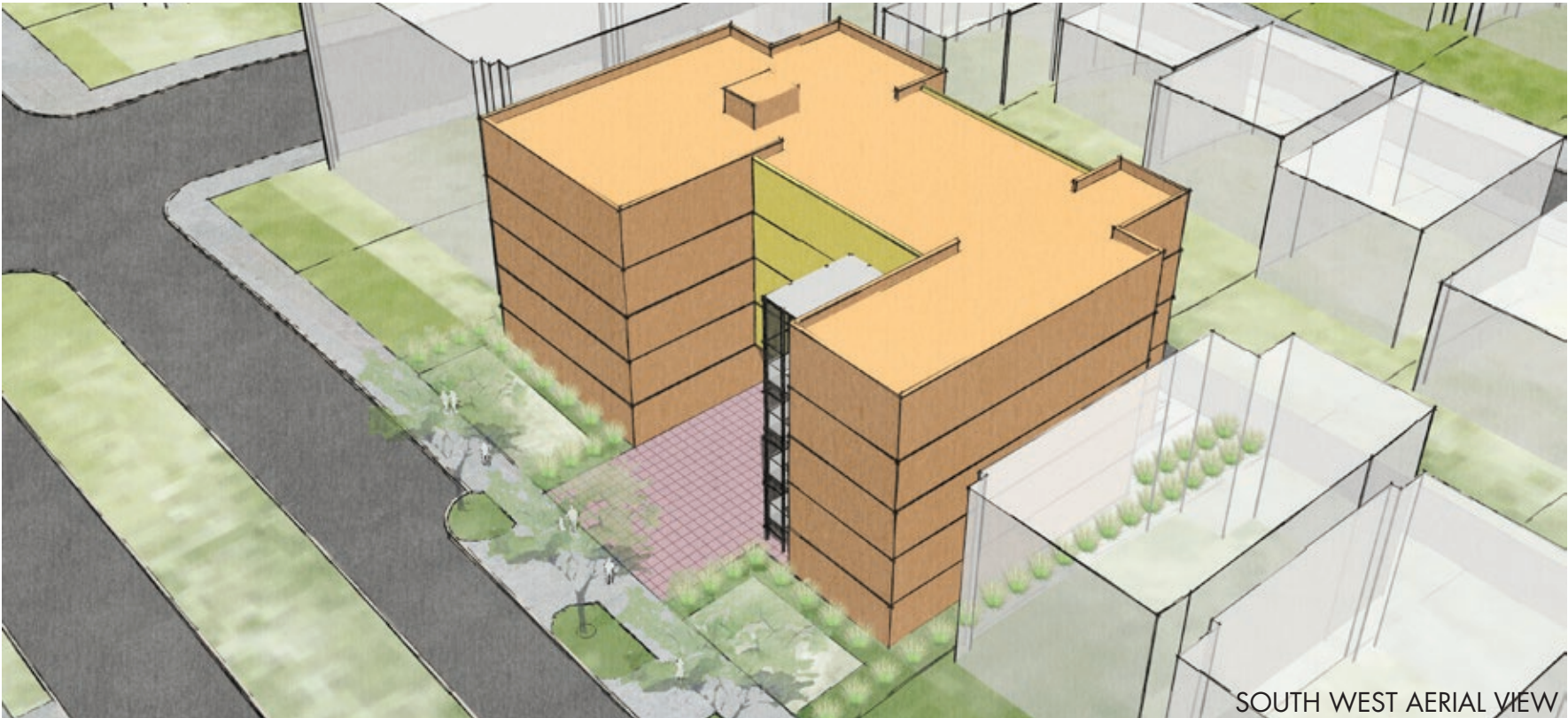
DESIGN PROPOSAL MASSING CONCEPT 1



DESIGN PROPOSAL MASSING CONCEPT 1



NORTH EAST AERIAL VIEW



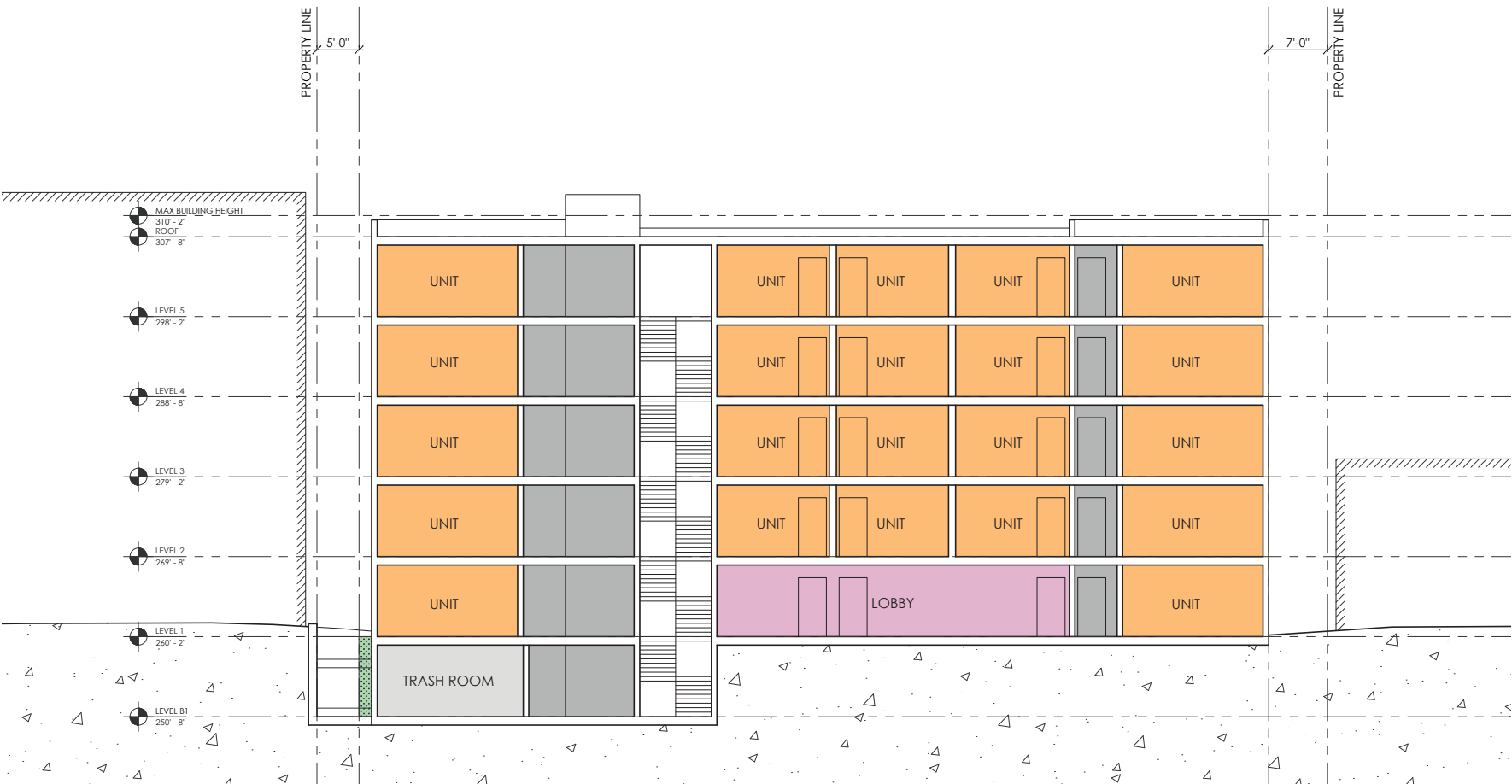
SOUTH WEST AERIAL VIEW



NORTH WEST AERIAL VIEW

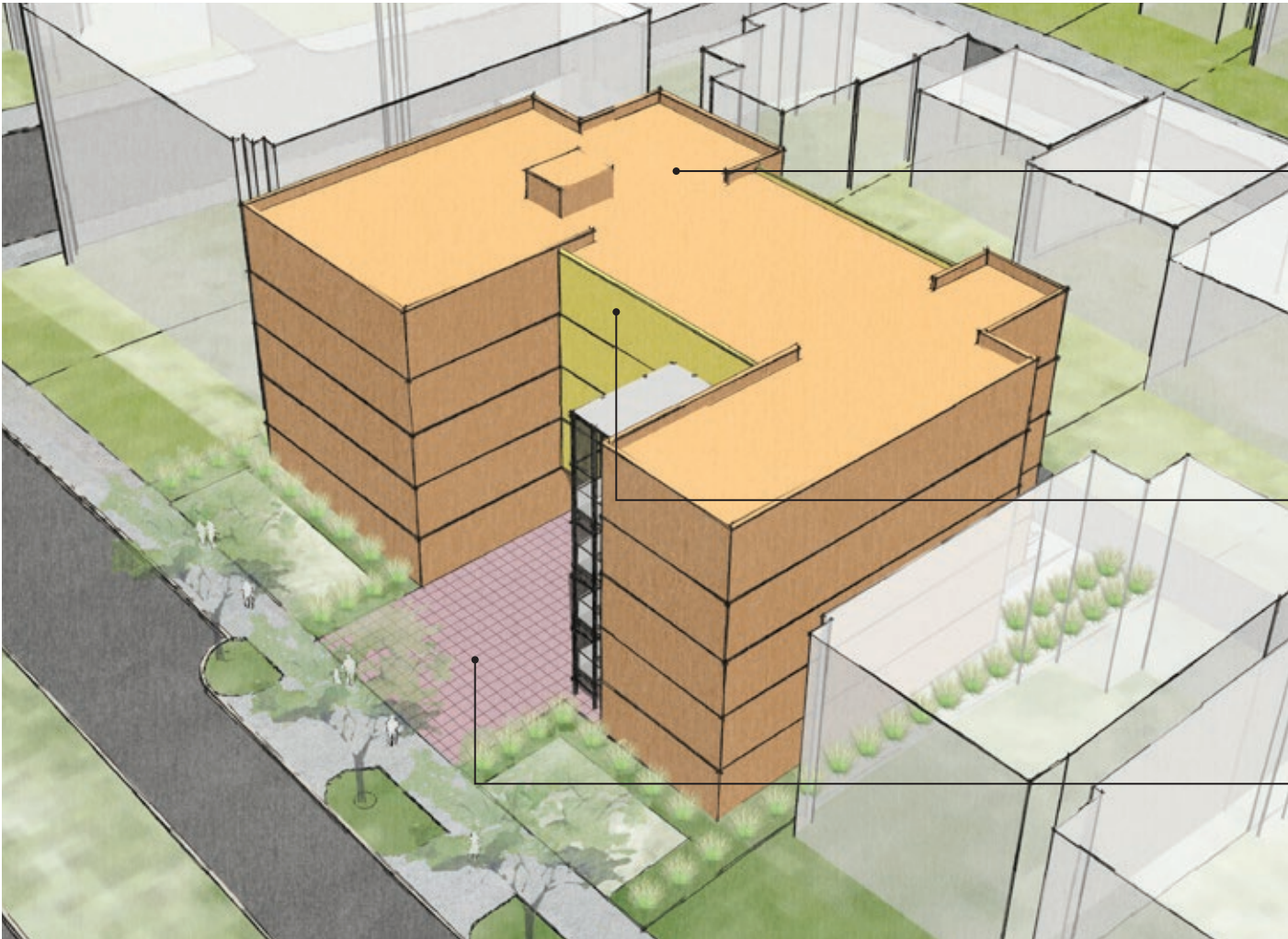


SOUTH EAST AERIAL VIEW



CROSS SECTION
EARLY DESIGN GUIDANCE

DESIGN PROPOSAL MASSING CONCEPT 1



17TH AVE NE AT WEST

PRECEDENT IMAGE



Massing modulation



Entry plaza



Cantilevered weather protection



Recessed volume



Exterior circulation

DESIGN PROPOSAL MASSING CONCEPT 2

CONCEPT 2

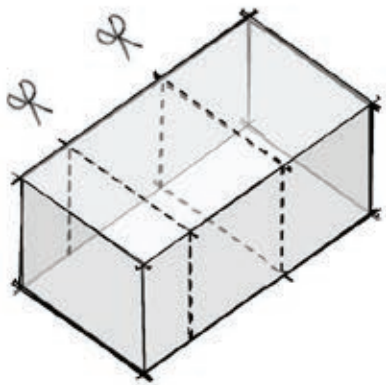
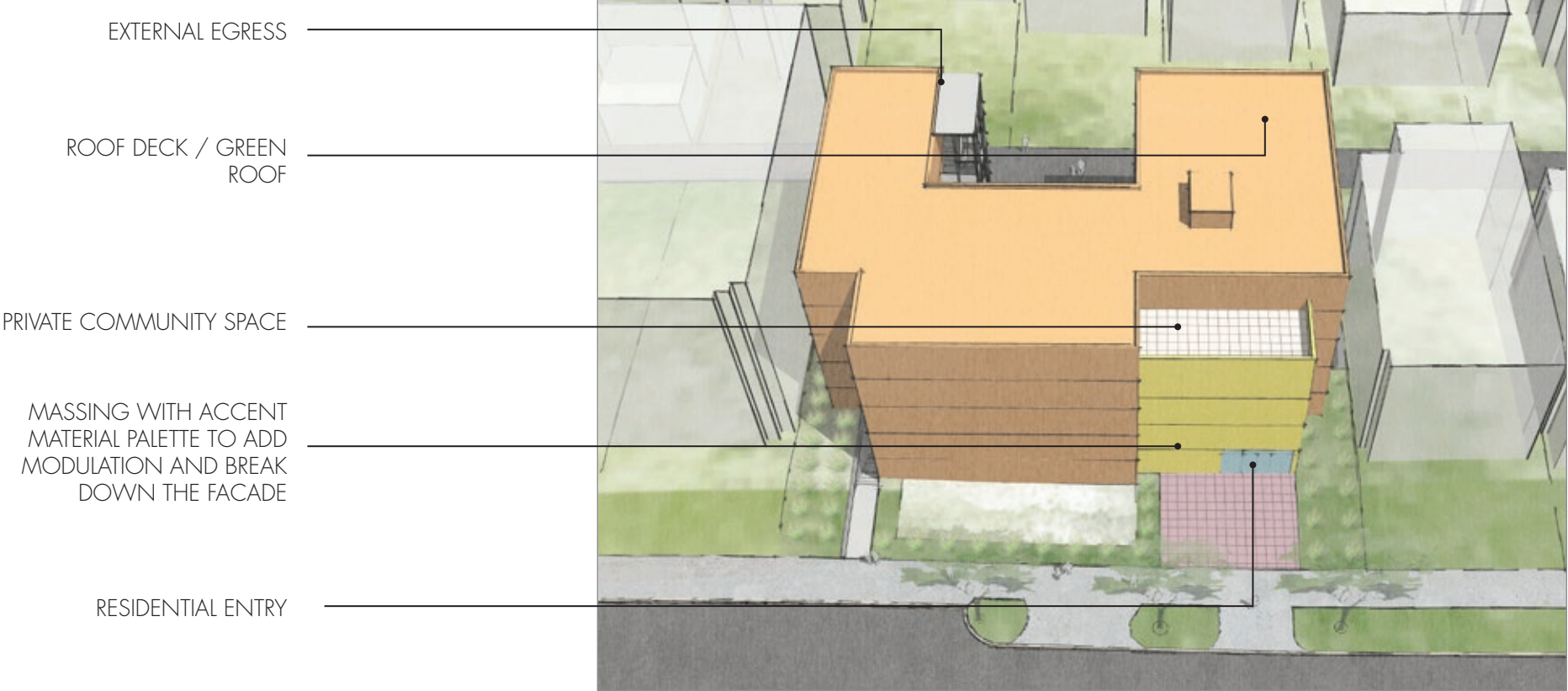
- Unit Count: 91 units
- Total Area: 34,870 SF
- Max FAR: 29,808 SF
- FAR Proposed: 29,590 SF

Concept 2 is designed around the idea of having a private central courtyard that would be raised up from grade and along the alley façade. This would allow access for all of the residents to be in a more private and safer courtyard. The front of the building would be modulated into multiple masses to bring down the scale of the building and the residential entry would be pushed back to allow additional relief in this area and allow the plaza to expand in front of the entry. The entry massing would also be lowered by one level to give prominence to this location of the building and allow for the mass to have contrasting materials, texture and colors. On top of the residential entry mass would also be the residential outdoor amenity space, which will connect users with the entry courtyard and the pedestrian along the street front as well. The massing along the alley will have a central private courtyard with two masses on either side and an exterior feature stair in the courtyard. The courtyard will have landscaping, seating and residential amenities. The overall building mass is also pushed back from the street front so that it relates to the adjacent building to the north and south and is set back considerably from the street trees.

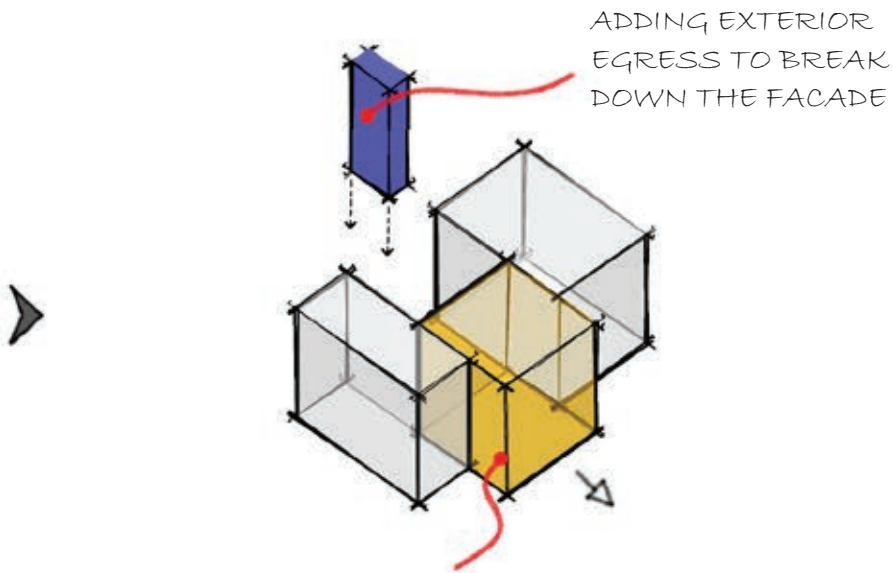
- PROS:**
- Clearly articulated residential entrance
 - Upper level setback along street front to break down the massing
 - Amenity deck at upper level
 - Private courtyard for residents
 - Building setback back along street front and alley

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

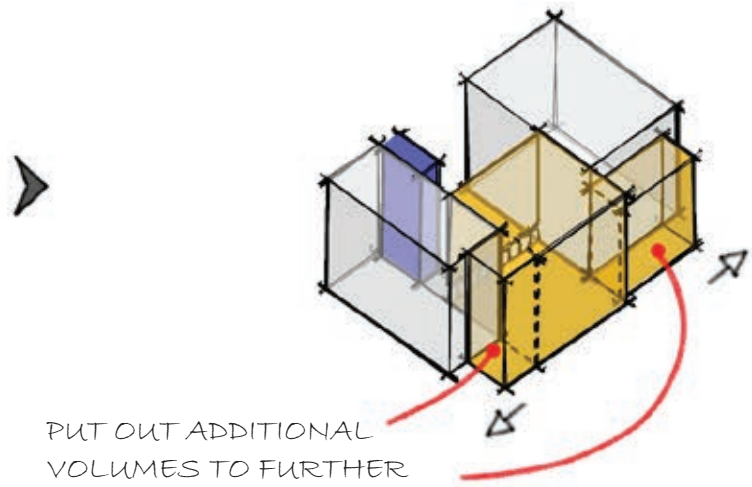
- DEPARTURE:**
- 23.45.527 Maximum Facade Length: 65% of the lot line portions of facade within 15 feet of the lot line.



SPLIT THE MASSING VERTICALLY INTO THREE PIECE

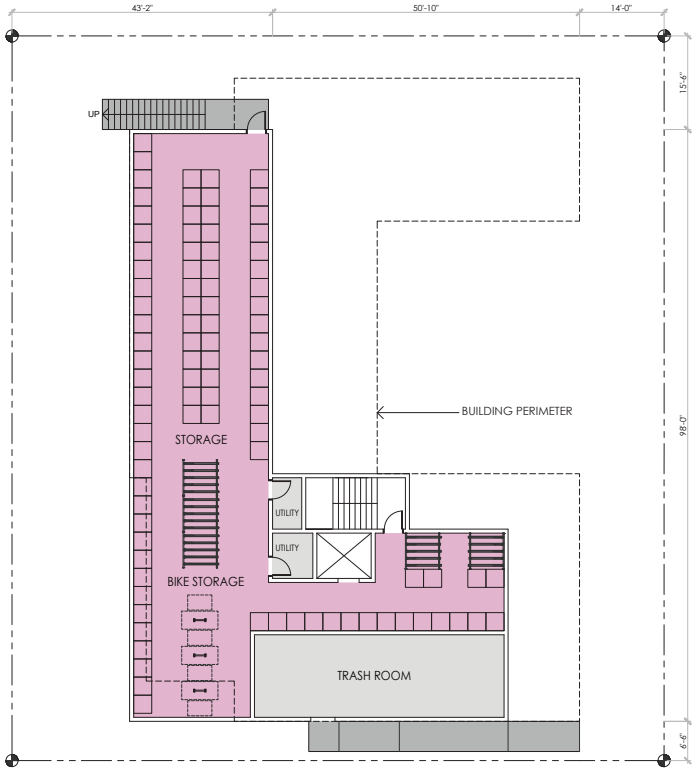


PUT OUT THE CENTRAL MASSING TO EMPHASIZE THE ENTRANCE AND THE RESIDENTIAL PLAZA



PUT OUT ADDITIONAL VOLUMES TO FURTHER BREAK DOWN THE FACADE

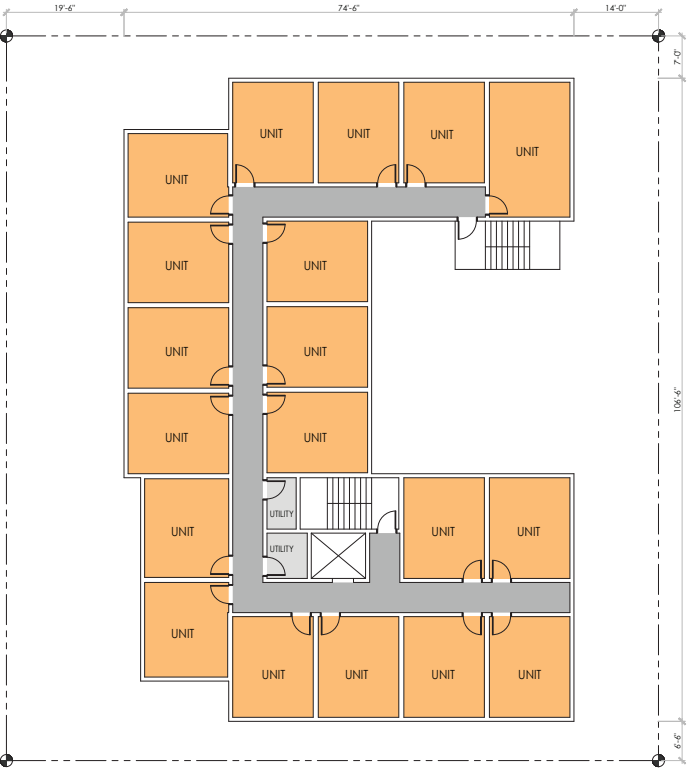
DESIGN PROPOSAL MASSING CONCEPT 2



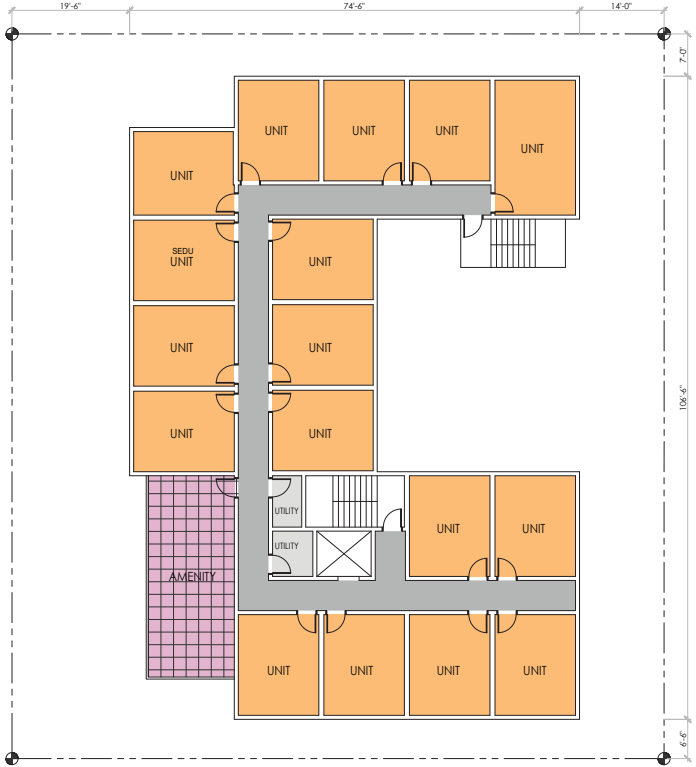
BASEMENT



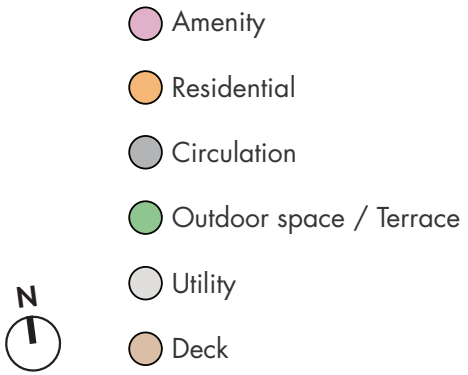
LEVEL 1/ GROUND LEVEL



LEVEL 2-4



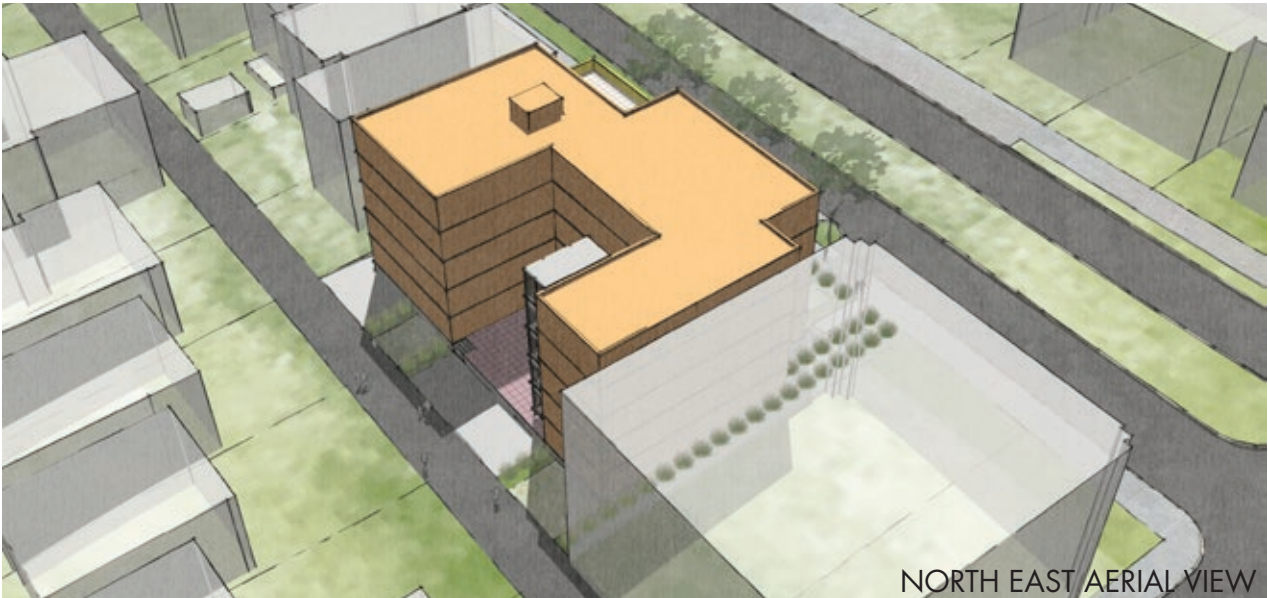
LEVEL 5



DESIGN PROPOSAL MASSING CONCEPT 2



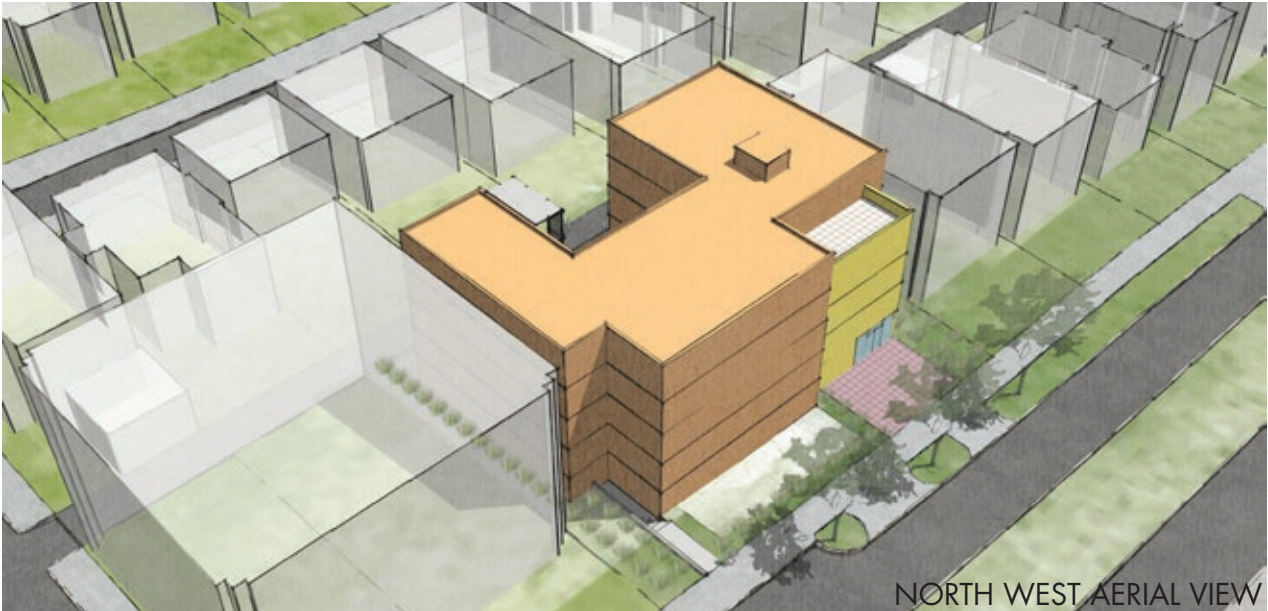
DESIGN PROPOSAL MASSING CONCEPT 2



NORTH EAST AERIAL VIEW



SOUTH WEST AERIAL VIEW

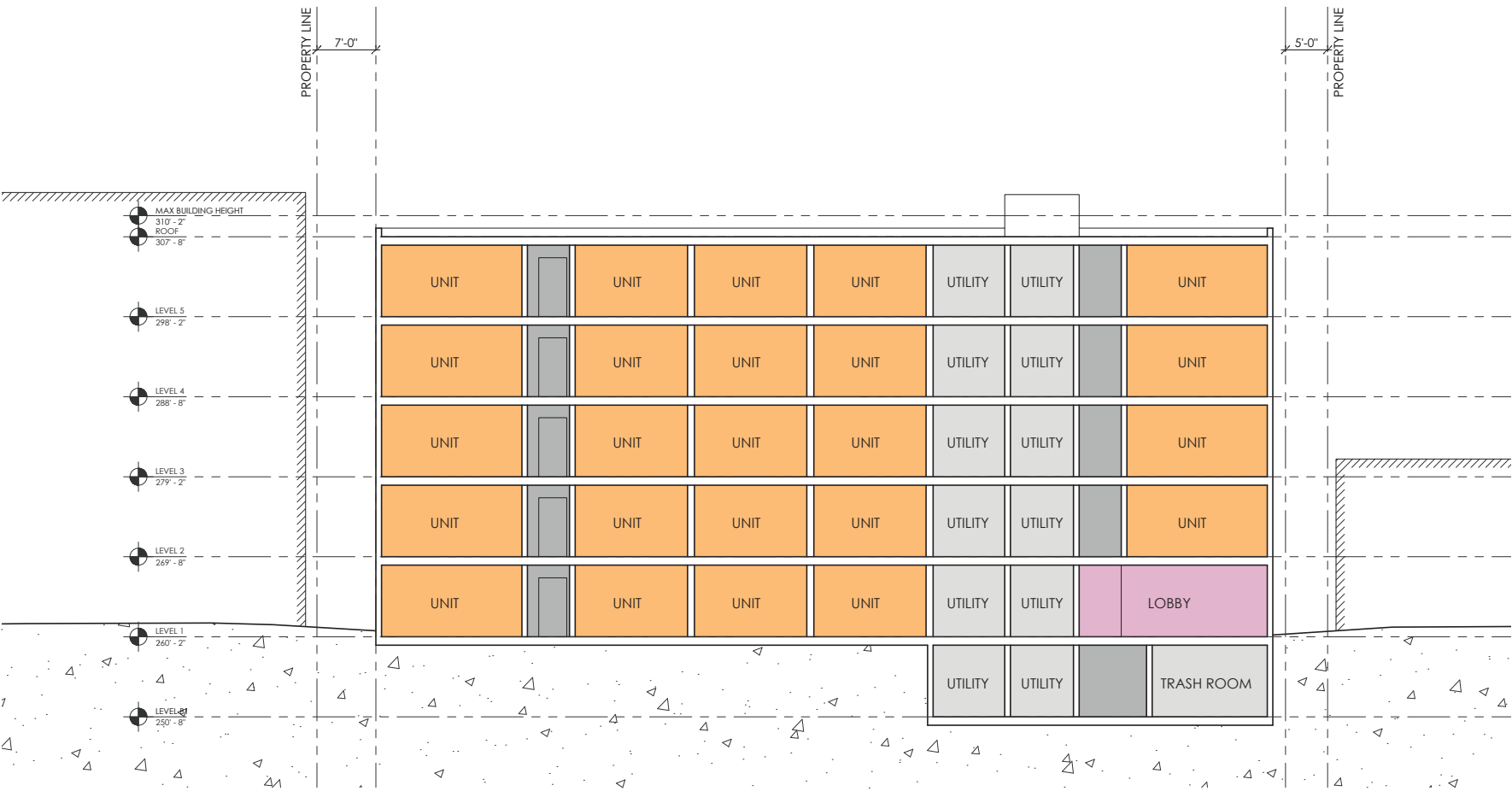


NORTH WEST AERIAL VIEW



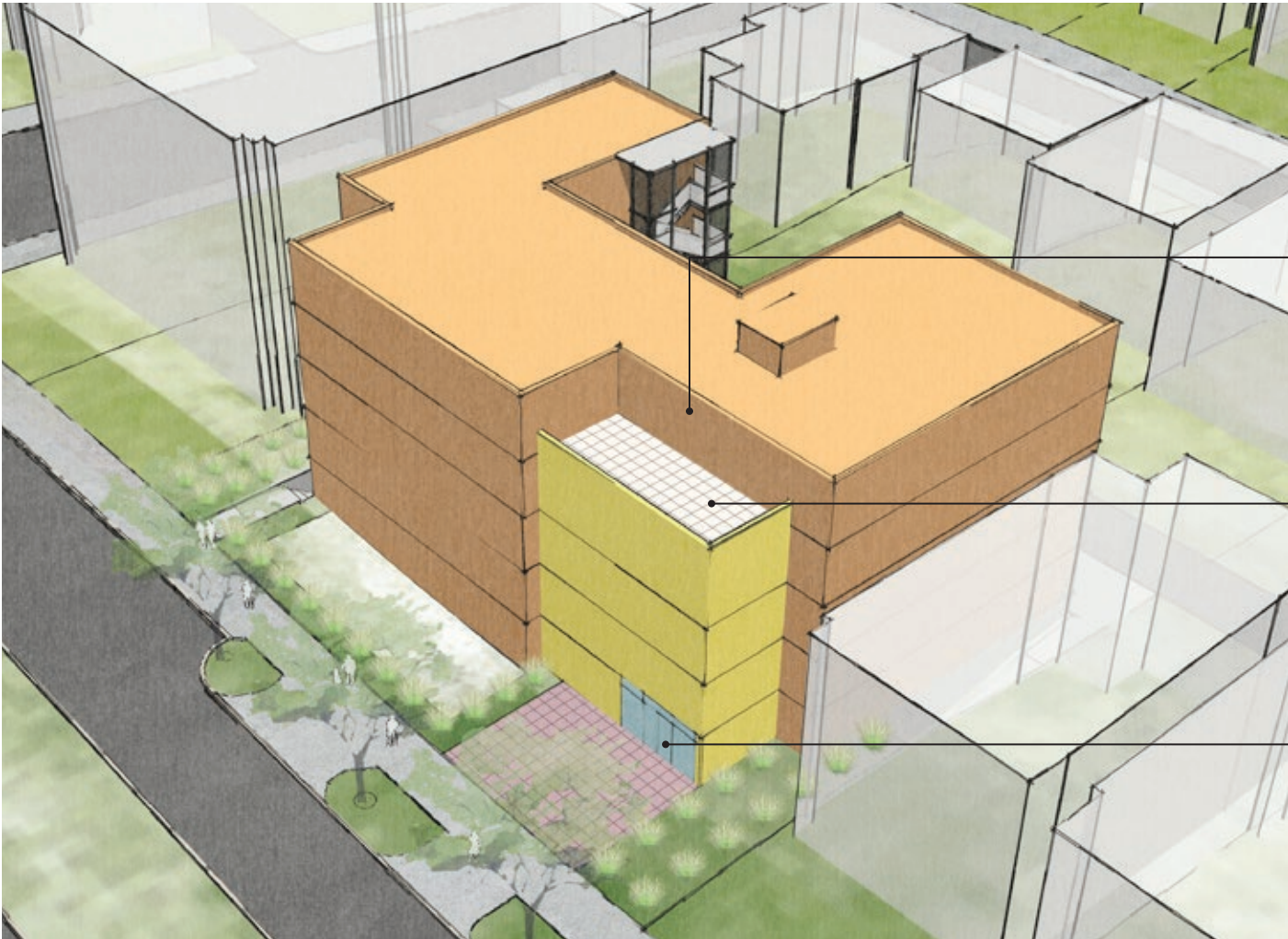
SOUTH EAST AERIAL VIEW

EARLY DESIGN GUIDANCE



CROSS SECTION

DESIGN PROPOSAL MASSING CONCEPT 2



ALLEY AT EAST

PRECEDENT IMAGE



Facade modulation



Outdoor amenity space



Canopied entrance



Exterior circulation



Semi-public amenity space

DESIGN PROPOSAL MASSING CONCEPT 3 (PREFERRED)

CONCEPT 3

- Unit Count: 91 units
- Total Area: 34,560 SF
- Max FAR: 29,808 SF
- FAR Proposed: 29,560 SF

Concept 3 is designed by interlocking an L-shaped mass with a smaller scaled massing volume that brings down the scale of the building, relates to the adjacent context and creates a central courtyard for the residents that connects with the pedestrian walkway along the street frontage and takes advantage of the existing street trees for shade and comfort. The L-shaped volume is positioned on the north side of the site and will be similar in height to the adjacent building. The small mass is placed on the south side of the site and relates to the height of the building adjacent to that side of the building. This move allows the project to fit into the context of the site and create an interlocking overall massing for the project. Between the massing volumes along the frontage will be the centralized courtyard, which will include seating, landscaping and pedestrian amenities. The residential lobby is located in the back of the courtyard, which will allow for spill-out space for the residents. The alley side of the building is modulated as well and the lower mass wraps around the corner to bring down the scale of the building from the alley façade. A residential roof deck amenity space is provided on level 4 and will link this space to the courtyard as well as the street frontage and alley, which will provide views in all directions. The overall building mass is pushed back from the street front on the north and more generously on the south so that the smaller mass will relate the context of the existing building to the south. The building also steps with the existing street trees along the street frontage.

- 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

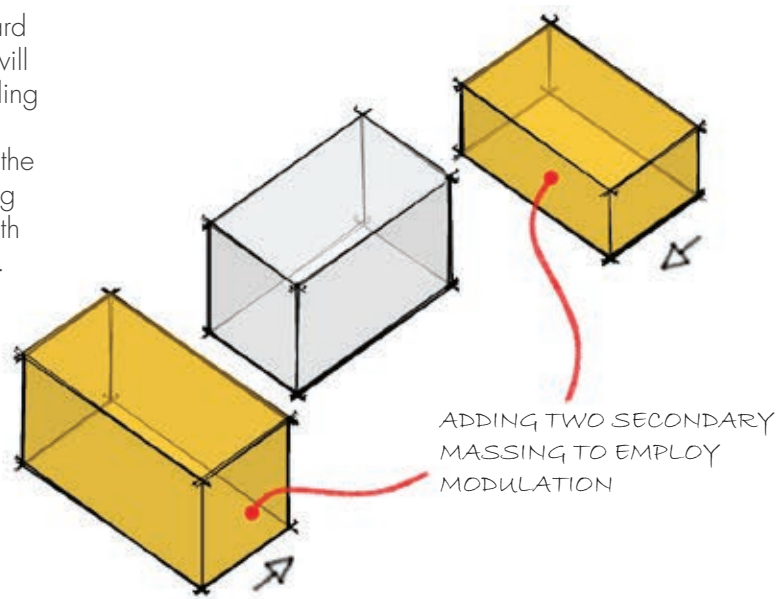
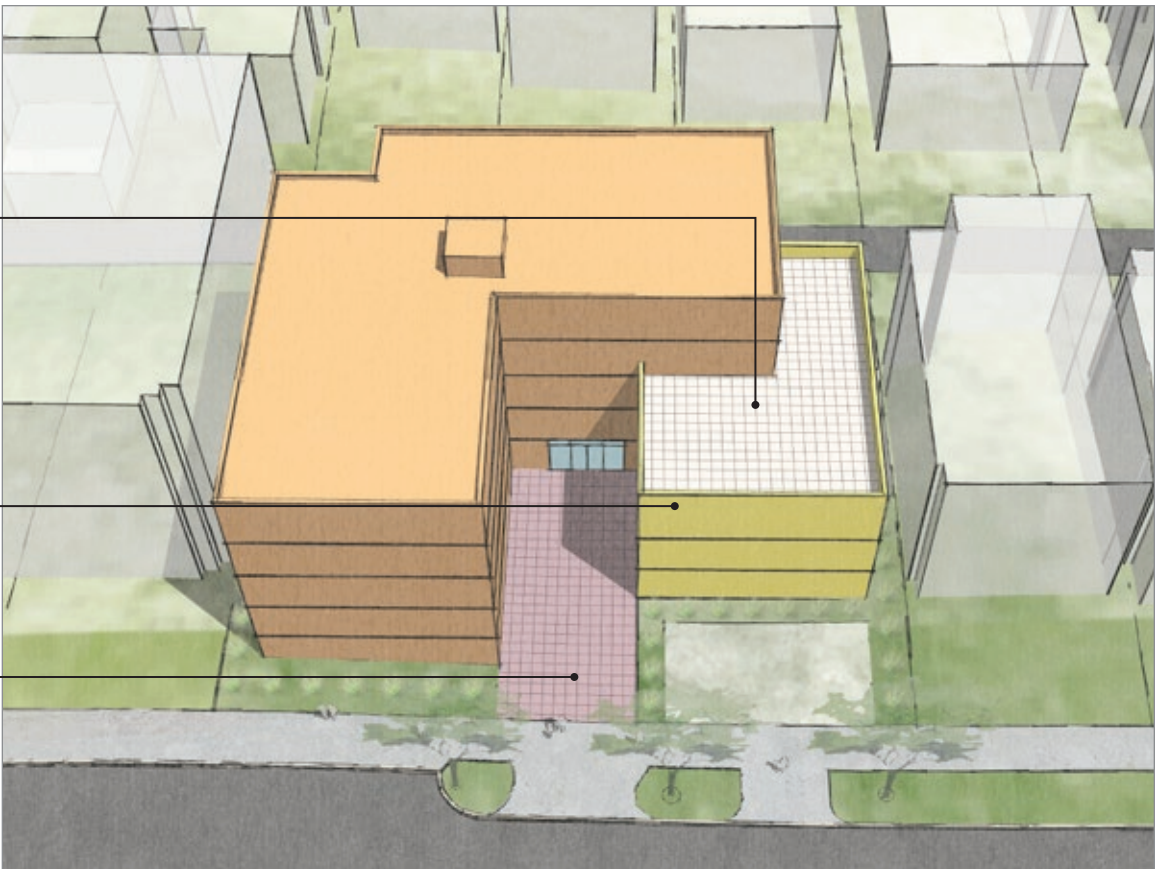
- CONS:
- Recessed entry is less visible from street
 - Courtyard is more narrow than other options

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

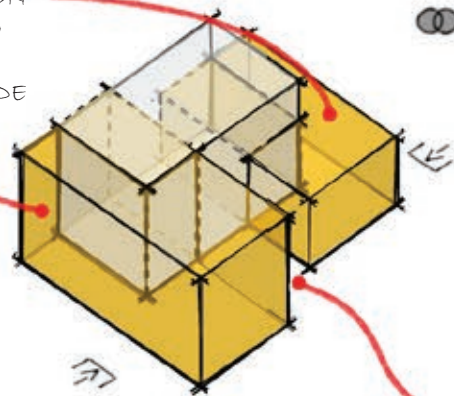
PRIVATE COMMUNITY SPACE

MASSING WITH ACCENT MATERIAL PALETTE TO ADD MODULATION AND BREAK DOWN THE FACADE

ENTRY PLAZA

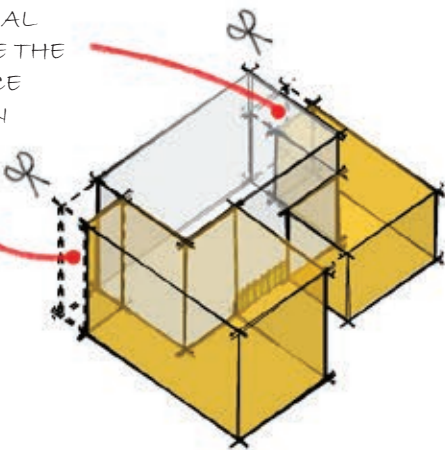


SECONDARY MASSINGS
CREATE MODULATION
AND HIERARCHY TO
ENHANCE VISUAL
INTEREST ON FACADE

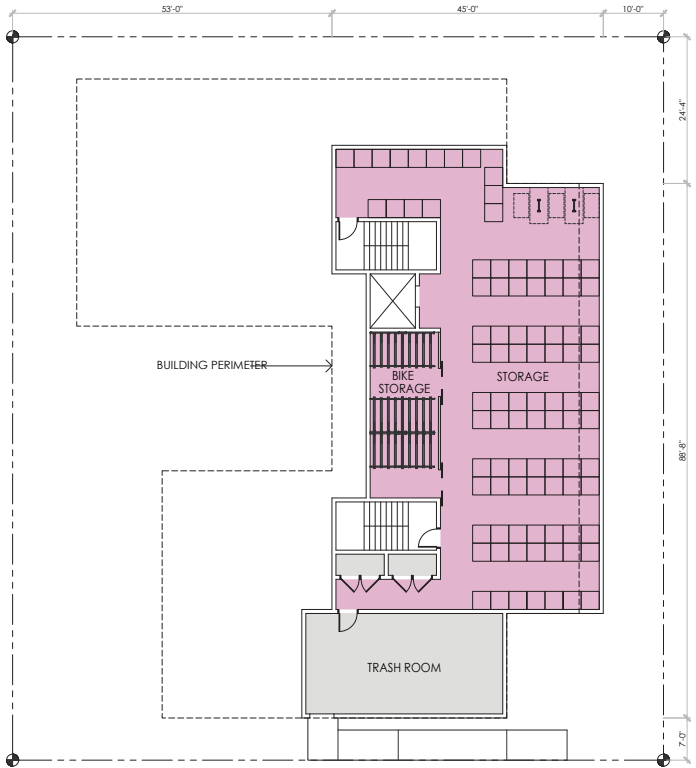


PRIMARY MASSING EMPHASIZE THE
ENTRANCE AND THE RESIDENTIAL
PLAZA

CARVE OUT ADDITIONAL
VOLUMES TO REDUCE THE
BULKINESS, ENHANCE
FACADE MODULATION



DESIGN PROPOSAL MASSING CONCEPT 3 (PREFERRED)



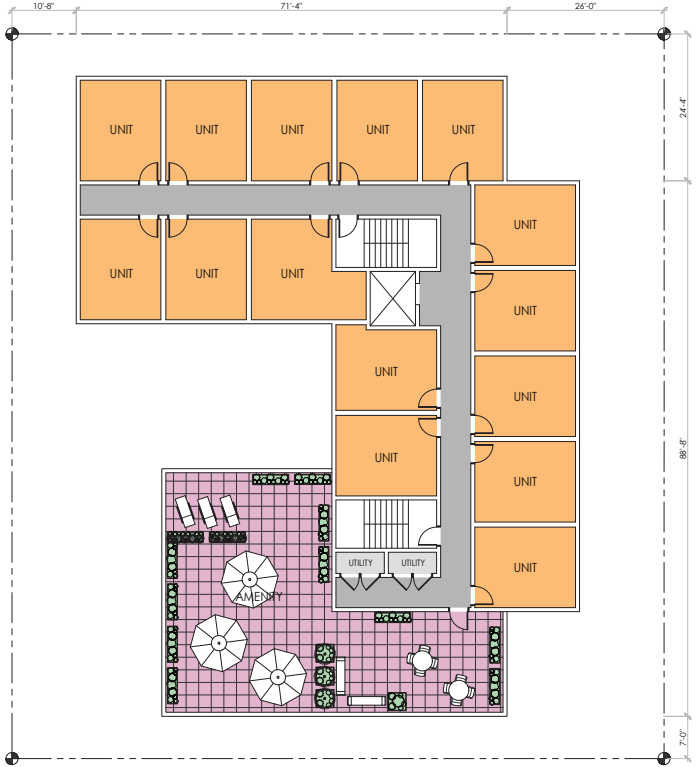
BASEMENT



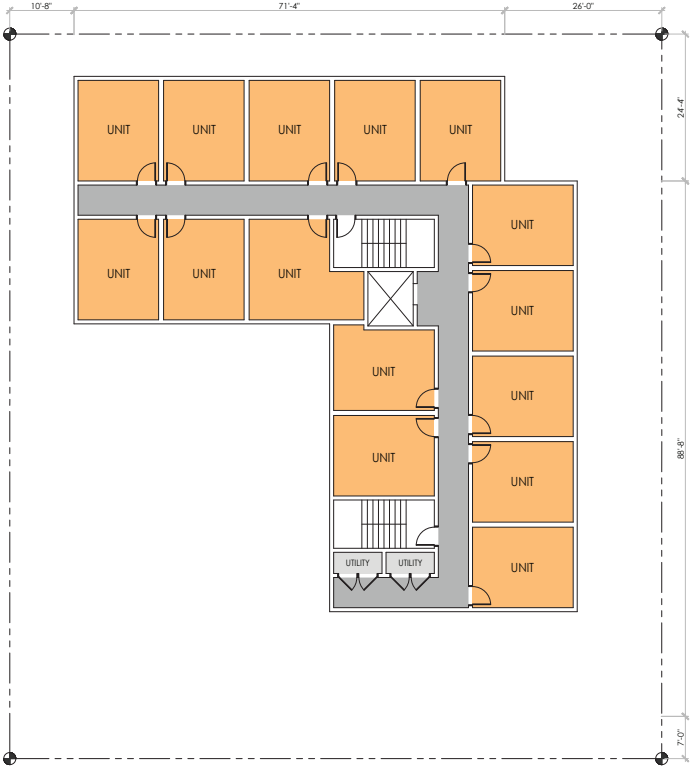
LEVEL 1/ GROUND LEVEL



LEVEL 2-3



LEVEL 4



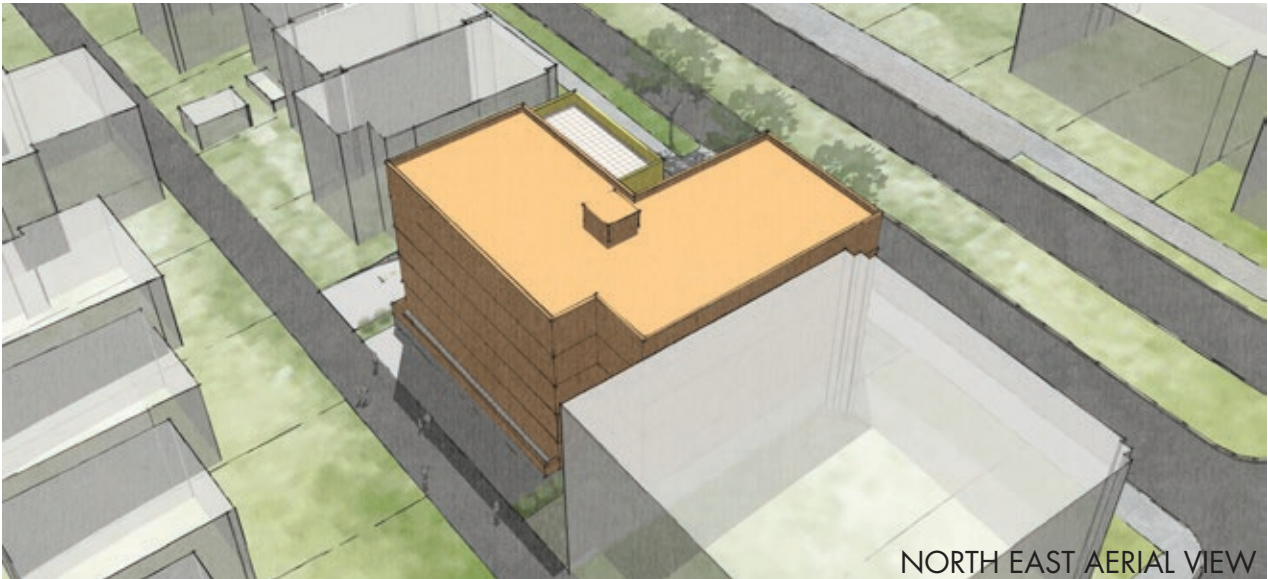
LEVEL 5

- Amenity
 - Residential
 - Circulation
 - Outdoor space / Terrace
 - Utility
 - Deck
- N

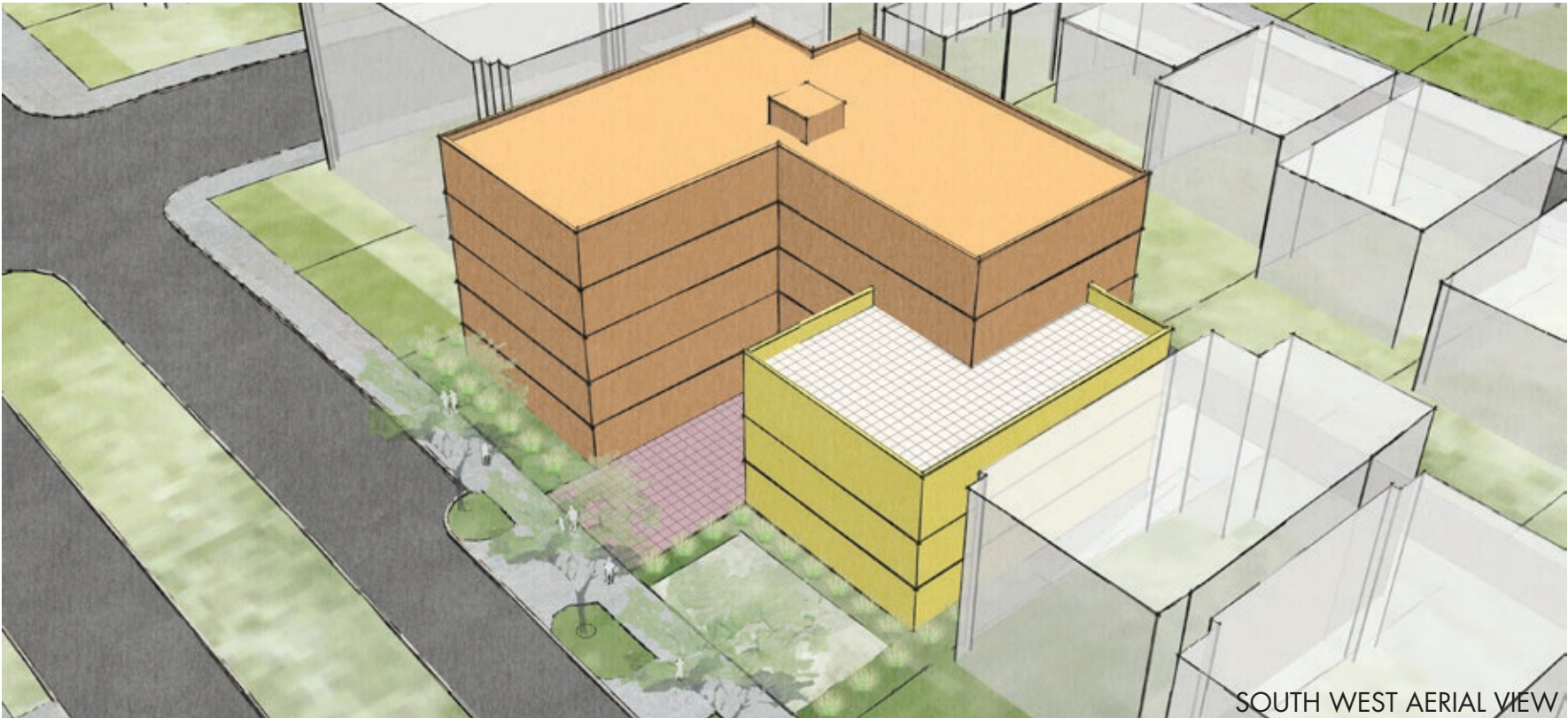
DESIGN PROPOSAL MASSING CONCEPT 3



DESIGN PROPOSAL MASSING CONCEPT 3



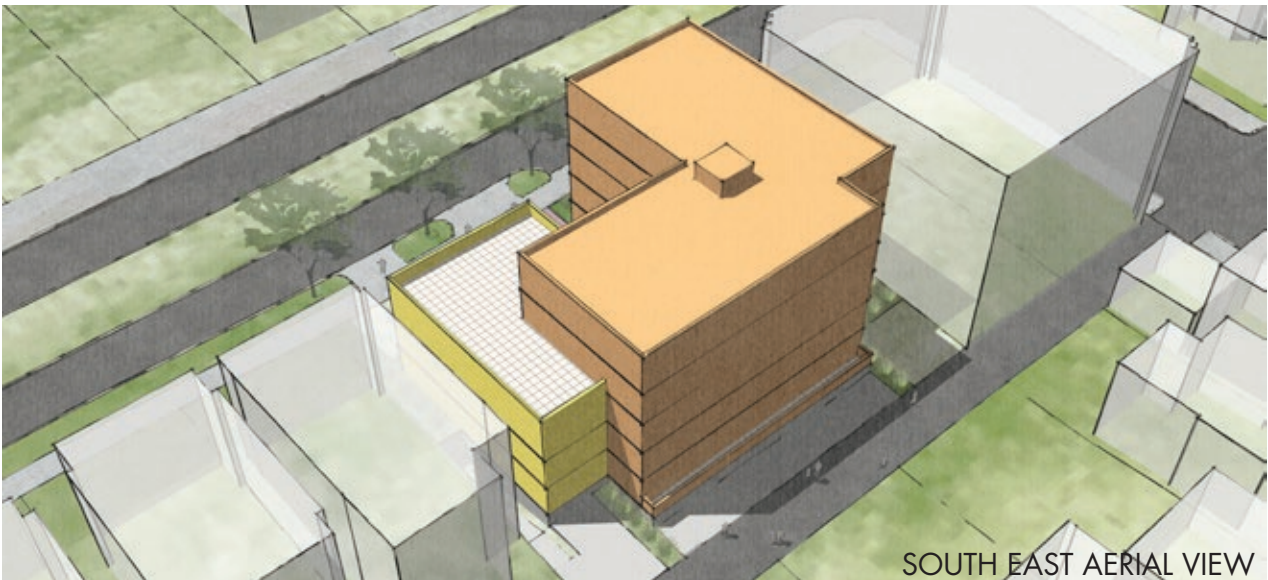
NORTH EAST AERIAL VIEW



SOUTH WEST AERIAL VIEW



NORTH WEST AERIAL VIEW

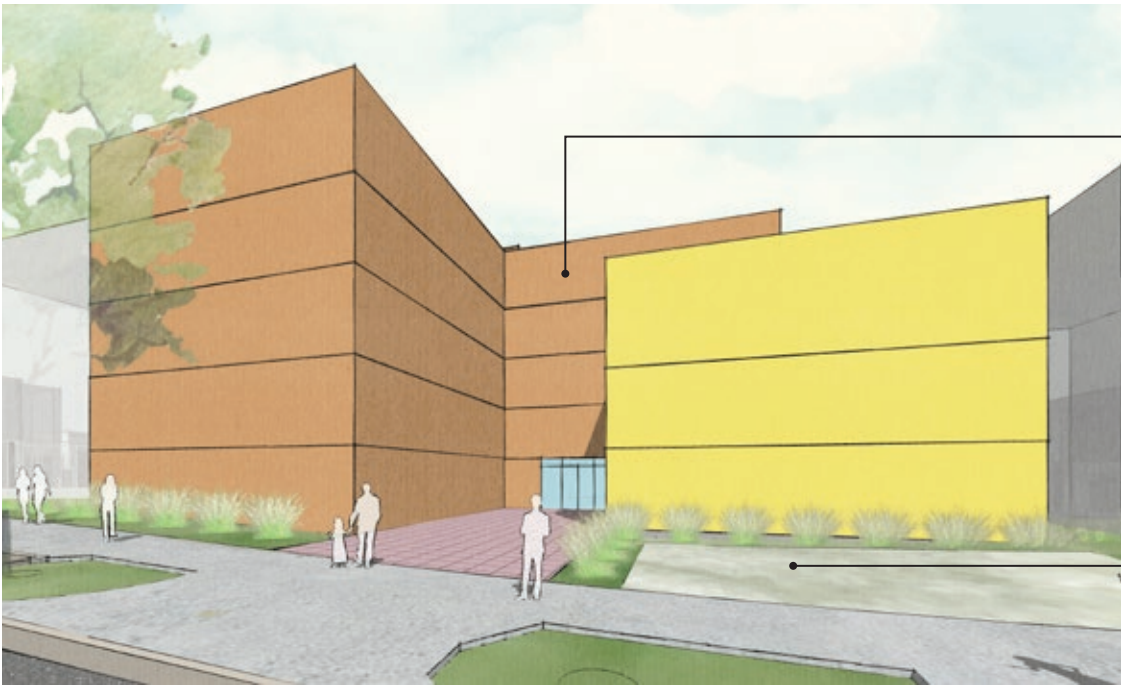
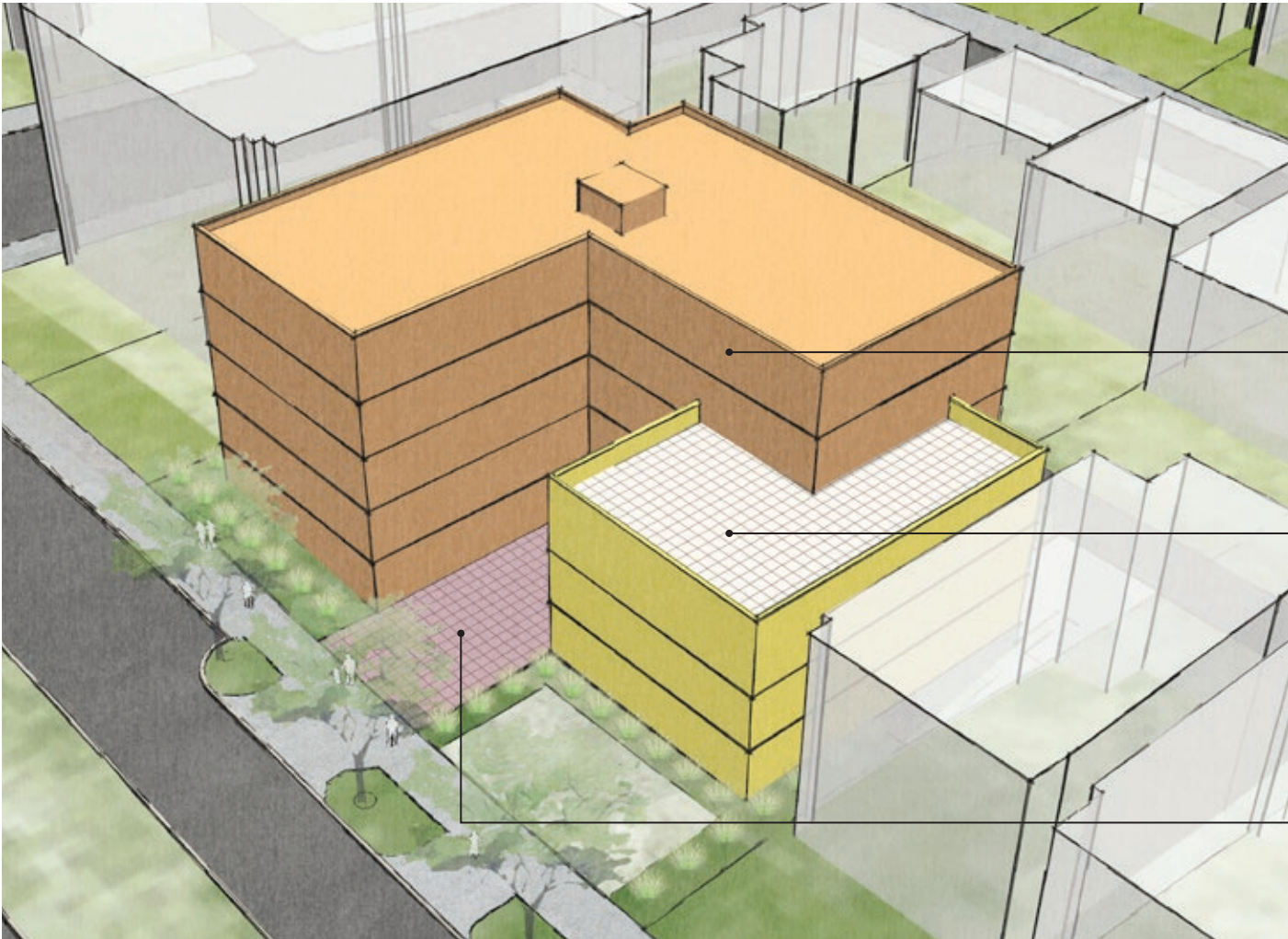


SOUTH EAST AERIAL VIEW



CROSS SECTION
EARLY DESIGN GUIDANCE

DESIGN PROPOSAL MASSING CONCEPT 3



17TH AVE NE AT NORTH

PRECEDENT IMAGE



Massing Modulation



Outdoor amenity space



Entry Plaza



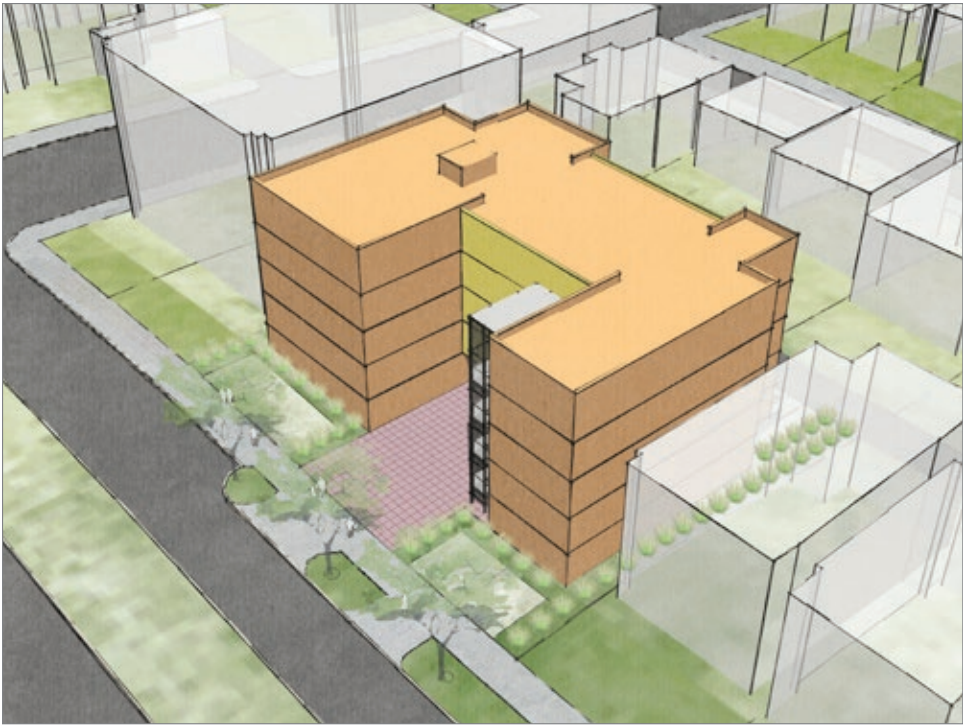
Facade modulation



Pedestrian experience

. THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK .

DESIGN PROPOSAL MASSING OPTIONS



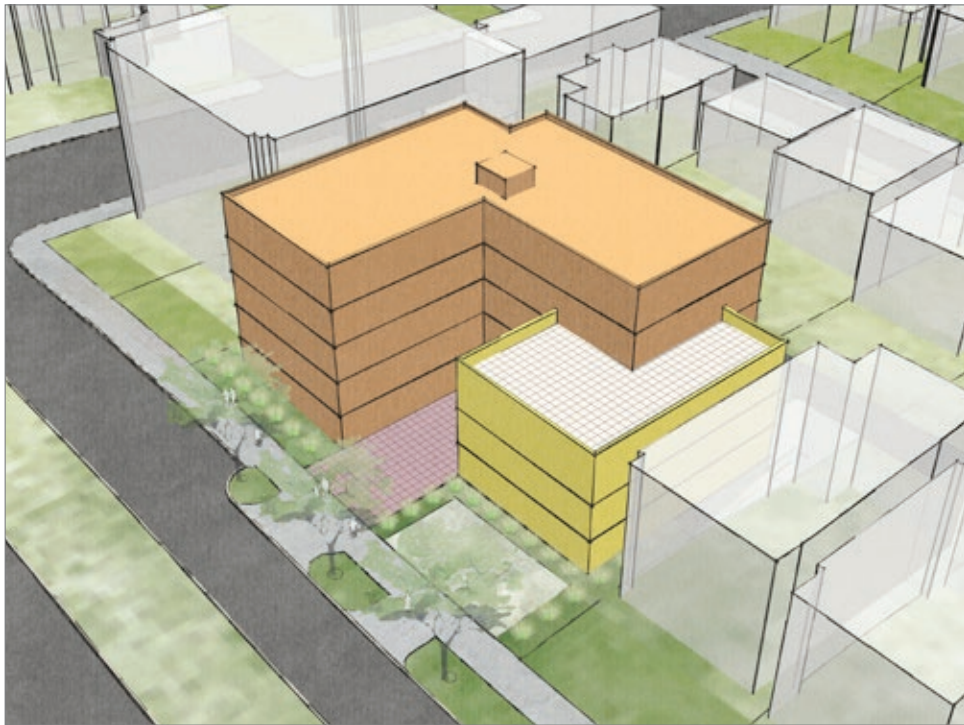
OPTION 1

- 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.

DESIGN PROPOSAL DEPARTURES

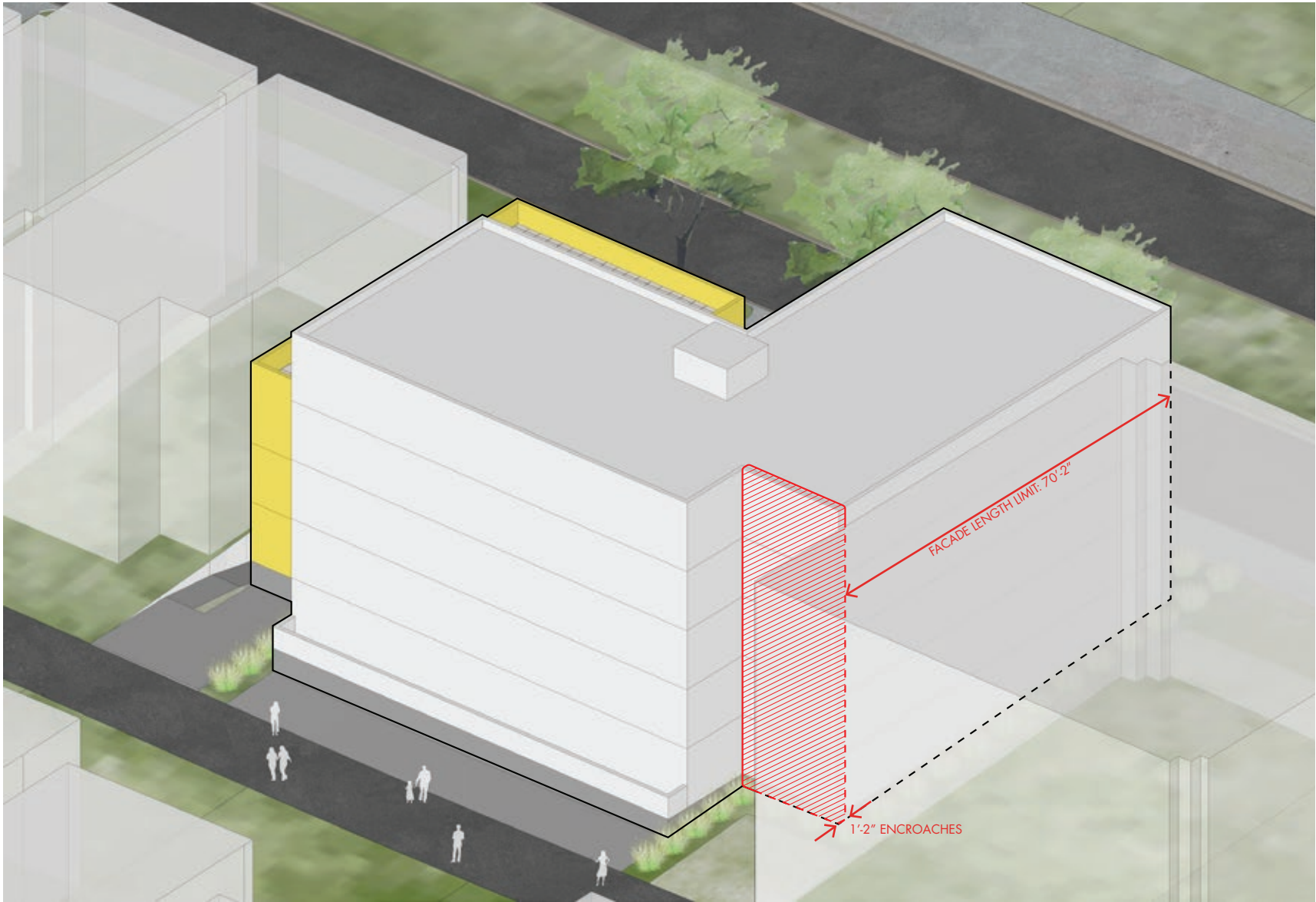
OPTION NUMBER	REQUIRED	REQUEST	JUSTIFICATION
1	NONE	N/A	N/A
2	23.45.527 Maximum Facade Length: 65% of the lot line portions of facade within 15 feet of the lot line.	Requesting an extension of required façade length limit per 23.45.527.B.1: a 1'-7" wide by 38'-0" high portion of the level 1-4 encroaches 1'-10" into the 15' setback on the South lot line that counts into the façade length limit.	We are requesting a reduction in the setback for a very small portion of the building so that we can have adequate modulation and setbacks on the front and back facade to break up the building horizontally and vertically. This will enhance the pedestrian experience and allow it to be more aesthetically pleasing for the neighboring developments. The departure request would only be for the South side façade and an extension of the facade length limit from 65% of the length of that lot line to 66.4%.
3	23.45.527 Maximum Facade Length: 65% of the lot line portions of facade within 15 feet of the lot line.	Requesting an extension of required façade length limit per 23.45.527.B.1: a 1'-2" wide by 47'-6" high portion of the level 1-5 encroaches 8' into the 15' setback on the North lot line that counts into the façade length limit.	We are requesting an increase in the facade length limit for a very small portion of the building so that we can have adequate modulation and setbacks on the front and back facade to break up the building horizontally and vertically. This will enhance the pedestrian experience and allow it to be more aesthetically pleasing for the neighboring developments. The departure request would only be for the North side façade and an extension of the facade length limit from 65% of the length of that lot line to 66%.

DESIGN PROPOSAL DEPARTURES



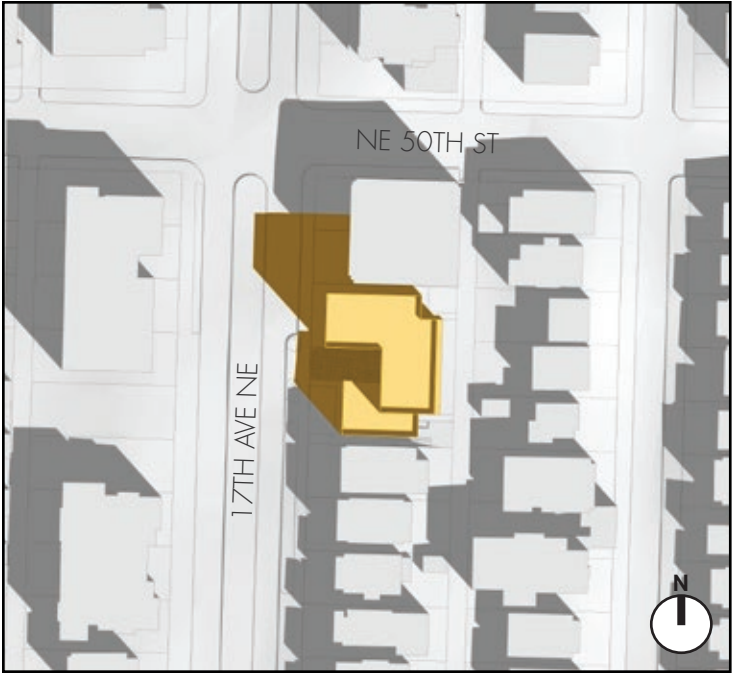
OPTION NUMBER	REQUIRED	REQUEST	JUSTIFICATION
2	23.45.527 Maximum Facade Length: 65% of the lot line portions of facade within 15 feet of the lot line.	Requesting an extension of required façade length limit per 23.45.527.B.1: a 1'-7" wide by 38'-0" high portion of the level 1-4 encroaches 1'-10" into the 15' setback on the South lot line that counts into the façade length limit.	We are requesting a reduction in the setback for a very small portion of the building so that we can have adequate modulation and setbacks on the front and back facade to break up the building horizontally and vertically. This will enhance the pedestrian experience and allow it to be more aesthetically pleasing for the neighboring developments. The departure request would only be for the South side façade and an extension of the facade length limit from 65% of the length of that lot line to 66.4%.

DESIGN PROPOSAL DEPARTURES



OPTION NUMBER	REQUIRED	REQUEST	JUSTIFICATION
3	23.45.527 Maximum Facade Length: 65% of the lot line portions of facade within 15 feet of the lot line.	Requesting an extension of required façade length limit per 23.45.527.B.1: a 1'-2" wide by 47'-6" high portion of the level 1-5 encroaches 8' into the 15' setback on the North lot line that counts into the façade length limit.	We are requesting an increase in the facade length limit for a very small portion of the building so that we can have adequate modulation and setbacks on the front and back facade to break up the building horizontally and vertically. This will enhance the pedestrian experience and allow it to be more aesthetically pleasing for the neighboring developments. The departure request would only be for the North side façade and an extension of the facade length limit from 65% of the length of that lot line to 66%.

SEASONAL SHADOW ANALYSIS



10 AM | SPRING EQUINOX
March 20, 2022



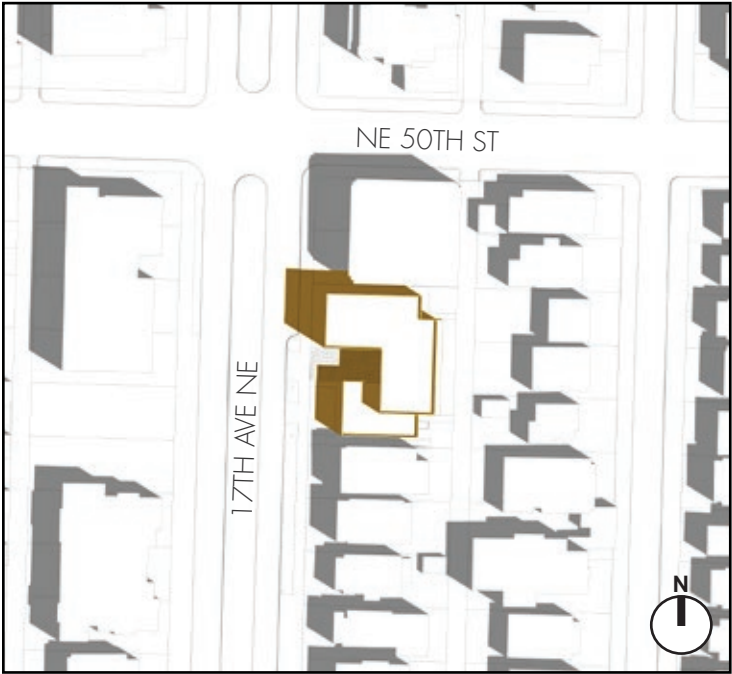
12 PM | SPRING EQUINOX
March 20, 2022



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

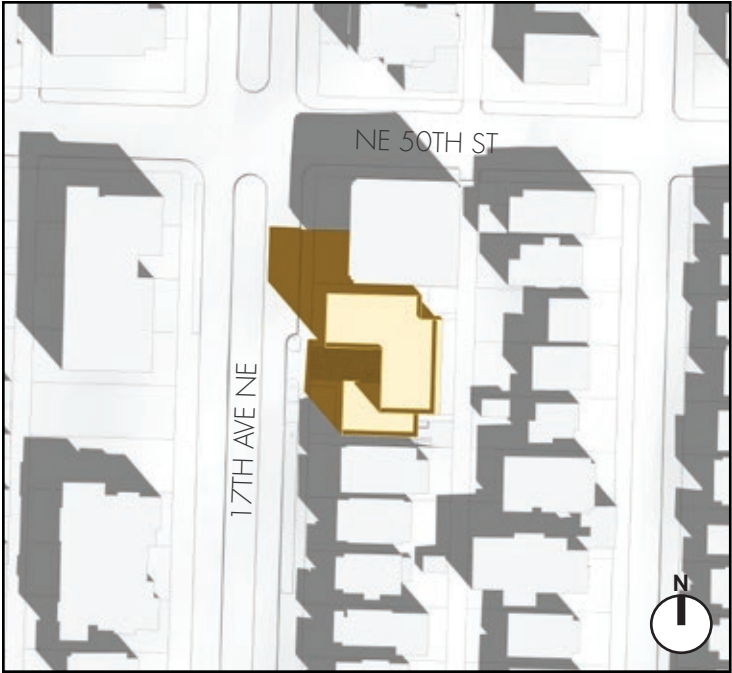


2 PM | SUMMER SOLSTICE
June 21st, 2022



4 PM | SUMMER SOLSTICE
June 21st, 2022

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



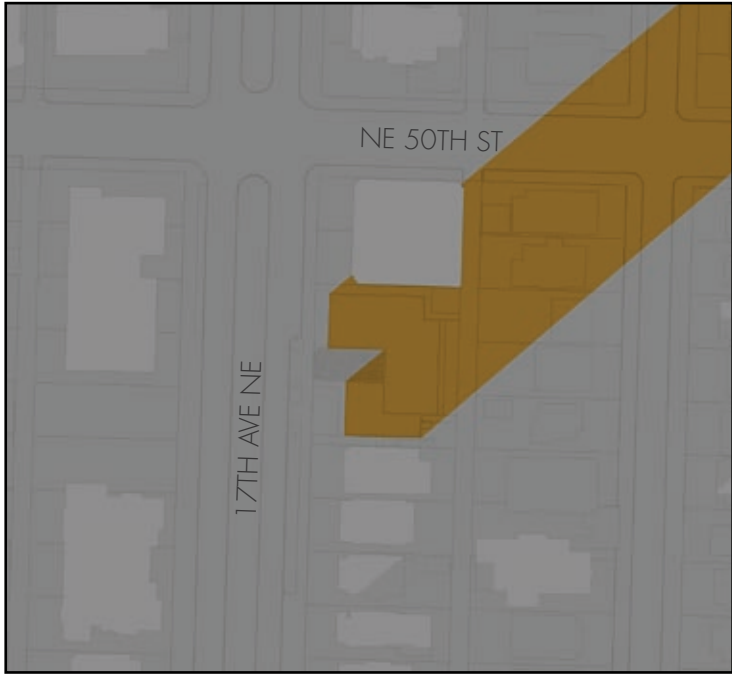
10 AM | WINTER SOLSTICE
December 21st, 2022



12 PM | WINTER SOLSTICE
December 21st, 2022

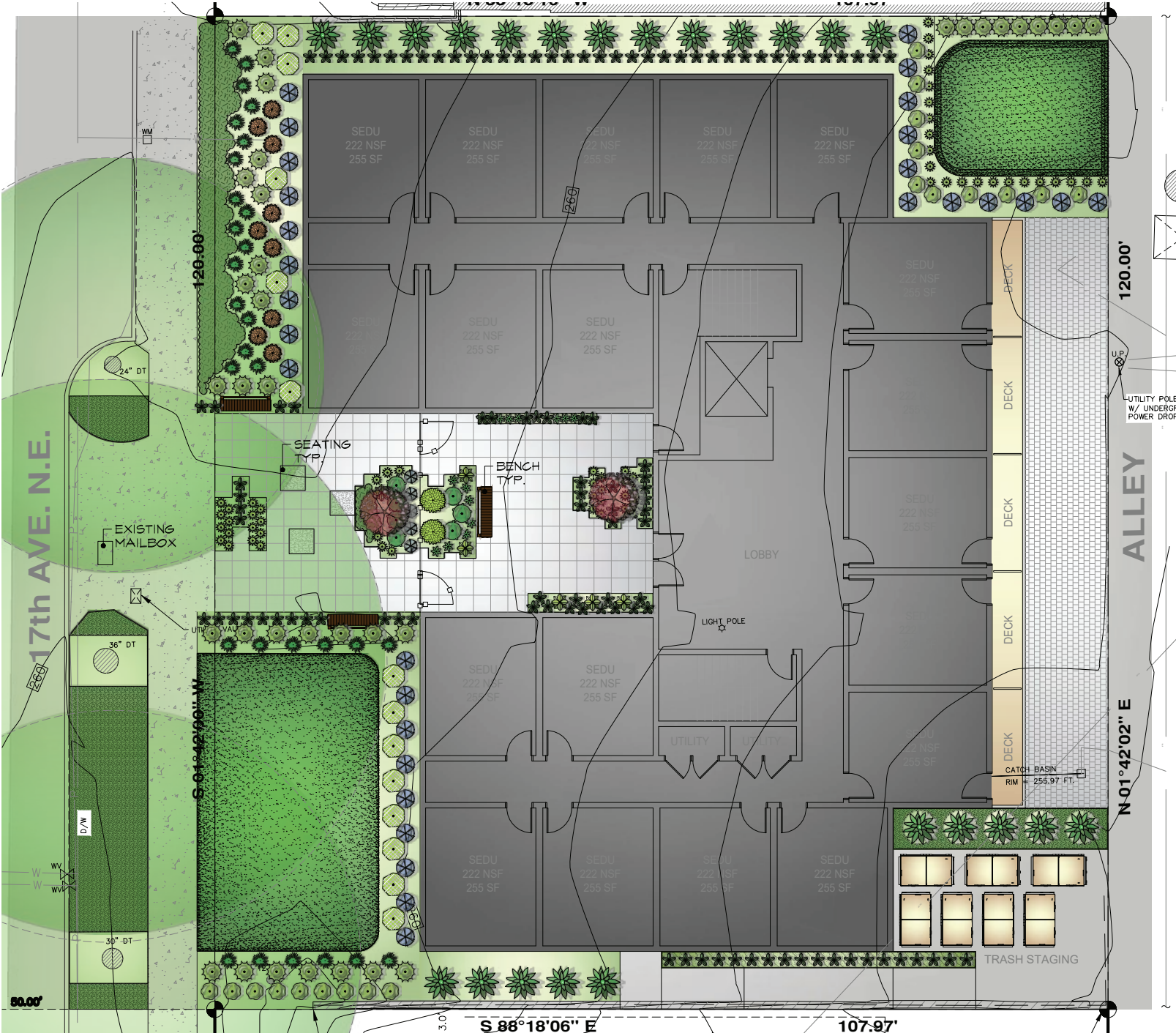


2 PM | WINTER SOLSTICE
December 21st, 2022



4 PM | WINTER SOLSTICE
December 21st, 2022

DESIGN PROPOSAL MASSING CONCEPT 3 (PREFERRED) - LANDSCAPE GROUND FLOOR

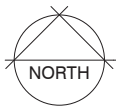
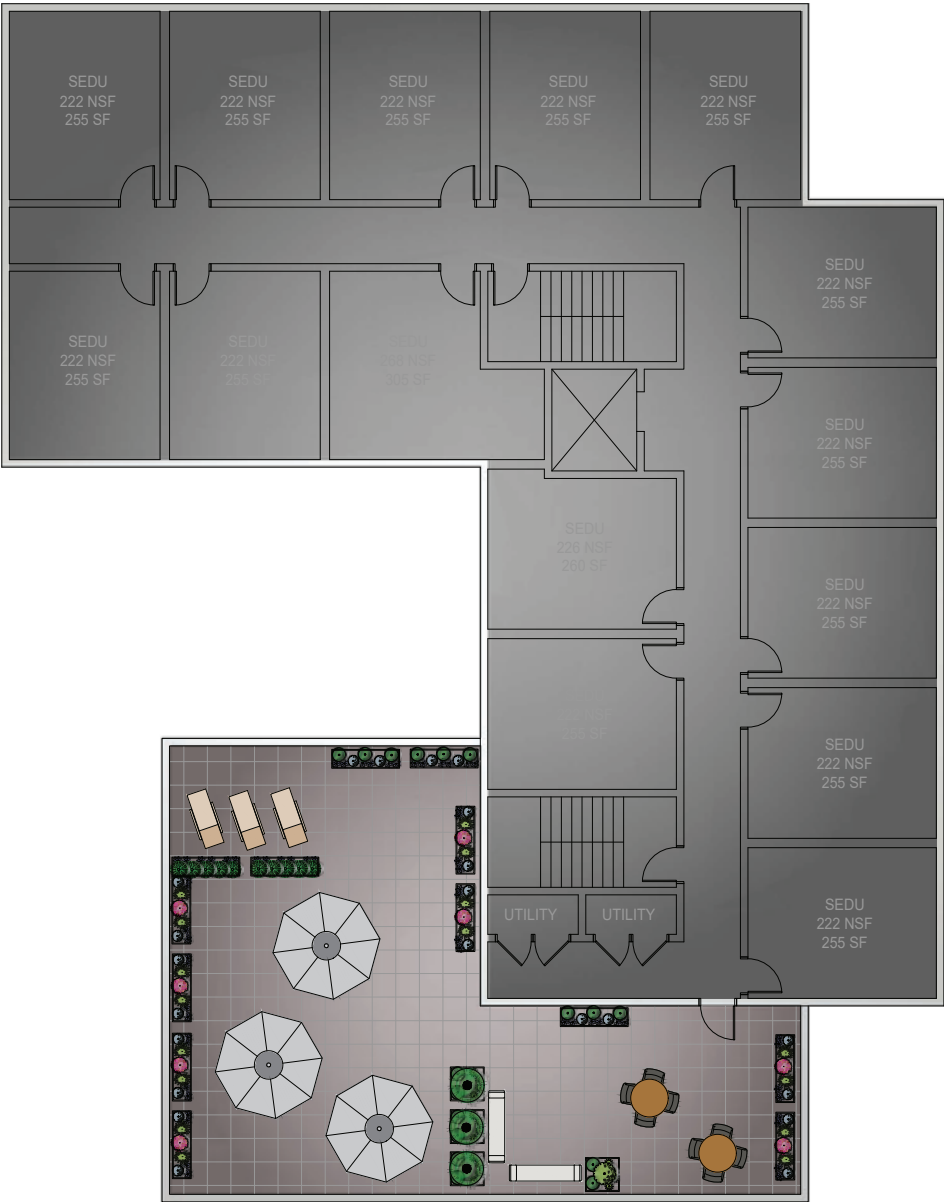


RENDERED
LANDSCAPE PLAN



The landscape design will preserve and protect the existing Horse chestnut street trees along 17th Ave W. The courtyard will be inviting, lush with a mix of natives, drought tolerant, and specimen trees. The 4-level private community space will have a variety of different areas for gather and sitting.

DESIGN PROPOSAL MASSING CONCEPT 3 (PREFERRED) - LANDSCAPE LEVEL 4

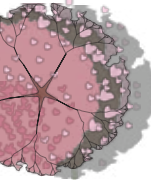


RENDERED LEVEL 4
DECK PLAN

PLANT SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME
	Berberis thunbergii 'Orange Rocket' / Orange Rocket Barberry
	Bergenia cordifolia 'Winterglut' / Winterglow Bergenia
	Carex oshimensis 'Everillo' / Everillo Japanese Sedge
	Hosta x 'Brim Cup' / Brim Cup Hosta
	Hydrangea paniculata 'Limelight' / Limelight Hydrangea
	Juniperus virginiana 'Blue Arrow' / Blue Arrow Juniper
	Juniperus virginiana 'Skyrocket' / Skyrocket Juniper
	Lonicera pileata 'Moss Green' / Moss Green Honeysuckle
	Miscanthus sinensis 'Strictus' / Porcupine Grass
	Nandina domestica 'Sienna Sunrise' / Heavenly Bamboo
	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass
	Pieris japonica 'Brouwer's Beauty' / Lily of the Valley Bush
	Polystichum munitum / Western Sword Fern
	Prunus laurocerasus 'Mount Vernon' / Mount Vernon Laurel
PLANTERS	BOTANICAL / COMMON NAME
	Carex oshimensis 'Everillo' / Everillo Japanese Sedge
	Fuchsia magellanica 'David' / David Hardy Fuchsia
	Hebe x 'Red Edge' / Hebe
	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly
	Nandina domestica 'Sienna Sunrise' / Heavenly Bamboo
	Ophiopogon planiscapus 'Nigrescens' / Black Mondo Grass
	Pennisetum orientale 'Karley Rose' / Karley Rose Fountain Grass

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
	Acer palmatum 'Bloodgood' / Bloodgood Japanese Maple
GROUND COVERS	BOTANICAL / COMMON NAME
	Pachysandra terminalis / Japanese Spurge
	Thymus pseudolanuginosus / Woolly Thyme
	Vinca minor 'Alba' / White Dwarf Periwinkle
SITE	BOTANICAL / COMMON NAME
	Synthetic Turf