PART I: CONTACT INFO
1. Property Address: 1249 5th Avenue North
2. Project Number: 3017573
4. Owner / Leasee Name: Kahala Apartments CC4R LLC
5. Owner Contact: Tamar Waln
   Kahala Apartments CC4R LLC
   10900 NE 8th Street, Suite 1000
   Bellevue, WA 98004
   206-922-7875
6. Applicant: John Trieger
   Relationship to Project: Architect
7. Design Professional: John Trieger, AIA
   JT Architecture
   4211 Meridian Ave N
   206-930-3933
   johnt@jtarchitecture.com
8. Applicant’s Signature: ______________________ Date ____________

PART II: DESIGN GUIDANCE PROPOSAL

PROPOSED PROJECT:
The applicant proposes three buildings of 3-4 stories each containing two town home units in each building. The three buildings will be constructed on a common podium structure containing a garage for 12 vehicles.

DEVELOPMENT OBJECTIVES:
The objectives are to provide a high quality town home development.

ZONING:
The site is zoned LR3 with a small portion at the west side of the site zone SF5000. The adjacent properties that surround the site to the north and south also have the zoning designation of LR3. Adjacent properties to the west are zoned SF 5000.

EXISTING CONDITIONS:
The site is located on 5th Avenue N. There is currently an older 5-unit apartment building on the site with structured parking along the street front.

CONTEXT:
The area is on the east slope of Queen Anne Hill. There is a mixture of mid-century apartment buildings and single family homes.

ADJUSTMENTS OR DEPARTURES:
An adjustment of the required side yard setback on the North side is requested to be 2’6” instead of 5’. The adjacent North property is 30’ of unimproved right of way for Lee street.
1249 5TH AVENUE NORTH IS A 6 UNIT TOWN HOME DEVELOPMENT ON THE EAST SLOPE OF QUEEN ANN.

THE IMMEDIATE NEIGHBORS ARE:
- NORTH - AN EIGHT STORY APARTMENT BUILDING ACROSS VACATED LEE STREET
- EAST - A THREE STORY APARTMENT BUILDING
- SOUTH - A THREE STORY APARTMENT BUILDING
- WEST - A THREE STORY SINGLE FAMILY RESIDENCE

THIS DESIGN RESPONDS TO THESE PRIMARY CONSIDERATIONS:
1. PROVIDE A PROJECT THAT FITS WITHIN THE CONTEXT OF EXISTING BUILDINGS AND NATURAL SITE CONDITIONS TO MAXIMIZE THE TOPOGRAPHIC OPPORTUNITIES.
2. PROVIDE A DESIGN THAT ENERGIZES THE STREETSCAPE OF THIS TIRED, RUN DOWN DEAD END STREET.
3. MAXIMIZE VIEW OPPORTUNITIES TO AND FROM THE SITE WITH DYNAMIC BUILDING MASSING, UNIQUE OPEN SPACES AND SENSITIVE USE OF MATERIALS.
EXISTING SITE AND CONTEXT PHOTOS

VIEW OF SITE LOOKING WEST

VIEW OF SITE LOOKING NORTHWEST

AERIAL PHOTO OF SITE

VIEW OF SITE LOOKING SOUTHWEST

1249 5TH AVENUE N

DPD PROJECT# 3017573- SDR

APRIL 2015
EXISTING SITE AND CONTEXT PHOTOS

VIEW FROM SITE LOOKING NORTHEAST

VIEW FROM SITE LOOKING EAST

VIEW FROM SITE LOOKING SOUTHEAST

VIEW OF 1231 5TH AVE N

VIEW OF 1243 5TH AVE N

VIEW OF UNIMPROVED LEE STREET R.O.W

VIEWS OF 1401 5TH AVE N

VIEW FROM SITE LOOKING SOUTH

VIEW FROM SITE LOOKING SOUTHWEST

VIEW FROM SITE LOOKING WEST

VIEW FROM SITE LOOKING NORTH
PEDESTRIAN TRAFFIC
REPLACE EXISTING DRIVEWAY
CUT WITH NEW SIDEWALK AND 20' WIDE CURB CUT

5th Avenue North
NON-ARTERIAL VEHICLE TRAFFIC

EXISTING STAIR
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
EXISTING BUILDING FOOTPRINT
BUILDING 2 FOOTPRINT
BUILDING 3 FOOTPRINT
BUILDING ENTRY, TYP.
PROPERTY LINE
NEW RETAINING WALLS
EXISTING RETAINING WALLS
NEW RETAINING WALLS
EXISTING POCKET PARK
EXISTING STAR
EXISTING BUILDING
FOOTPRINT
FOOTPRINT
FOOTPRINT
FOOTPRINT
GARAGE BUILDING
GARAGE FOOTPRINT
BELOW
GARAGE ENTRY
SITE ENTRY
BUILDING ENTRY, TYP.
PROPERTY LINE

1249 5TH AVENUE N
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Site Analysis SDR
3/32" = 1'-0"
**STREAMLINED DESIGN REVIEW: PRELIMINARY GUIDANCE**

**CONTEXT AND SITE**

**CS2 - Urban Pattern and Form**
- D. Height, Bulk and Scale
  - Where possible utilize existing topography to terrace building to minimize height, bulk and scale.
  - We have terrace the 6 unit townhomes into 3 separate buildings each pair of units will at one story below the adjacent building to the west. There will be 4 exterior terraced levels the west and south sides of building partially or fully buried into the hill minimizing the height and bulk. We also have ground level cut outs of each building mass which will also minimize the bulk. With the steep slope surrounding the project on 3 sides, the hillside naturally cuts the site minimizing the height, bulk and scale.

**PUBLIC LIFE**

**PL2 - Walkability**
- A. Accessibility
  - Consider how building meets street, how pedestrian will identify units from the street and access units.
  - We will have a street level entry door and canopy cover with Key pad and intercom for primary owner and guest street level access to elevators.
- D. Wayfinding
  - Wayfinding to units at street will be provided with a street directory listing address and a small map showing non elevator access to units above. Each unit shall be accessible above grade at 1st floor of each unit from open space between buildings. Please see site analysis plan on page 6.

**DESIGN CONCEPT**

**DC1 - Project Uses and Activities**
- B. Vehicular Access and Circulation
  - Minimize presence of parking access and parking location at street level.
  - The parking access will be setbacks 8’ from the sidewalk stepping behind a 2’ wall jog that recesses the metal and glass garage door. We will have raised planters with dense planting and building facade hiding the parking. The parking garage face will be integrated into the main building masses with similar materials and color to provide a base with windows openings filled with decorative metal grills.

**DC2 - Architectural Concept**
- A. Massing
  - Each of the 3 buildings contains 2 units, with the East street facade staggered sitting over the parking level which acts as a base. Each unit has a cut out open space at the 1st level with large corner view bay windows above the cut out creating modulation to breakdown massing.
- B. Architectural and facade composition
  - We are using 3 primary building surfaces to break down and compose the building in a clean contemporary style with the building garage as a base element. The primary building feature is a large 15’ wide corner bay with all glass framing the view counter posing a 1st floor cut out providing an interest in juxtaposition.
- C. Secondary Architectural features
  - We are using a blue tone accent glass to provide compositional counterpoint movement at the facade with Steel frame exposed and highlighted.
  - D. Scale and Texture
    - The Scale is broken down with the corner volumes sitting over the cut out open spaces below each unit. The Scale is further broken up and composed with horizontal texture metal siding creating a vertical movement and L shape component on every other building.
  - E. Form and function
    - Our primary design form follows the function maximizing diagonal views into and out of the site by providing corner bay windows providing a distinct style and upper and mid level views for each unit. Units also feature roof top decks that take advantage of unparalleled views while adding to the signature form of the bay window elements.

**DC3 - Open Space Concept**
- A. Building-Open Space Relationship
  - Locate Open space to maximize views to Lake:
  - We have located our primary featured open space at the roof top deck to maximize both views to Lake Union, to Downtown, Space Needle and partial view of Elliott Bay. We also have lower cut outs and courtyards providing integral open space design with diagonal views out of and into the site. These lower cut outs help define the building mass.

**DC4 - Exterior Elements and Finishes**
- A. Exterior Elements and Finishes
  - Exterior elements and finishes: We are using 3 primary materials to compose the building, Concrete, Glass and Metal panel, metal structure.
  - B. Signage
    - We will have a directory and address at street level with individual unit numbers at each 1st floor door. We will also have directory in the garage for elevators and unit correlation.
  - C. Lighting
    - Lighting will be used both as an accent to highlight building features as well as provide safe site lighting.
  - D. Tree, Landscape and Hardscape Materials
    - We will use trees and landscape to soften court areas between building as well as in front building facade. Hardscape materials will be Concrete pavers, cast in place concrete flatwork and benches.

**SITE RECONNAISANCE CHECKLIST**

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<thead>
<tr>
<th>Site Reconnaisance</th>
<th>RESPONSE</th>
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<tr>
<td>1 Curb, gutter and sidewalks</td>
<td>Design right-of-way between property line and sidewalk to enhance public right-of-way transition. Special care has gone into the design of the public right-of-way between sidewalk and property line. The area is highly landscaped with ground level and raised planters.</td>
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<tr>
<td>2 Trees (large and significant trees, grove)</td>
<td>Please document the size, genus and species for all existing trees on site to verify if they are exceptional per SMC 25.11 and OR-16-008. A tree inventory and analysis has been conducted by a licensed arborist. That report shall be part of the SEPA submittal package.</td>
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MASSING - HEIGHT, BULK AND SCALE

1. VIEW FROM NORTHEAST

2. SDR - Aerial View from NW

3. VIEW FROM SOUTHEAST

4. VIEW FROM SOUTHWEST