

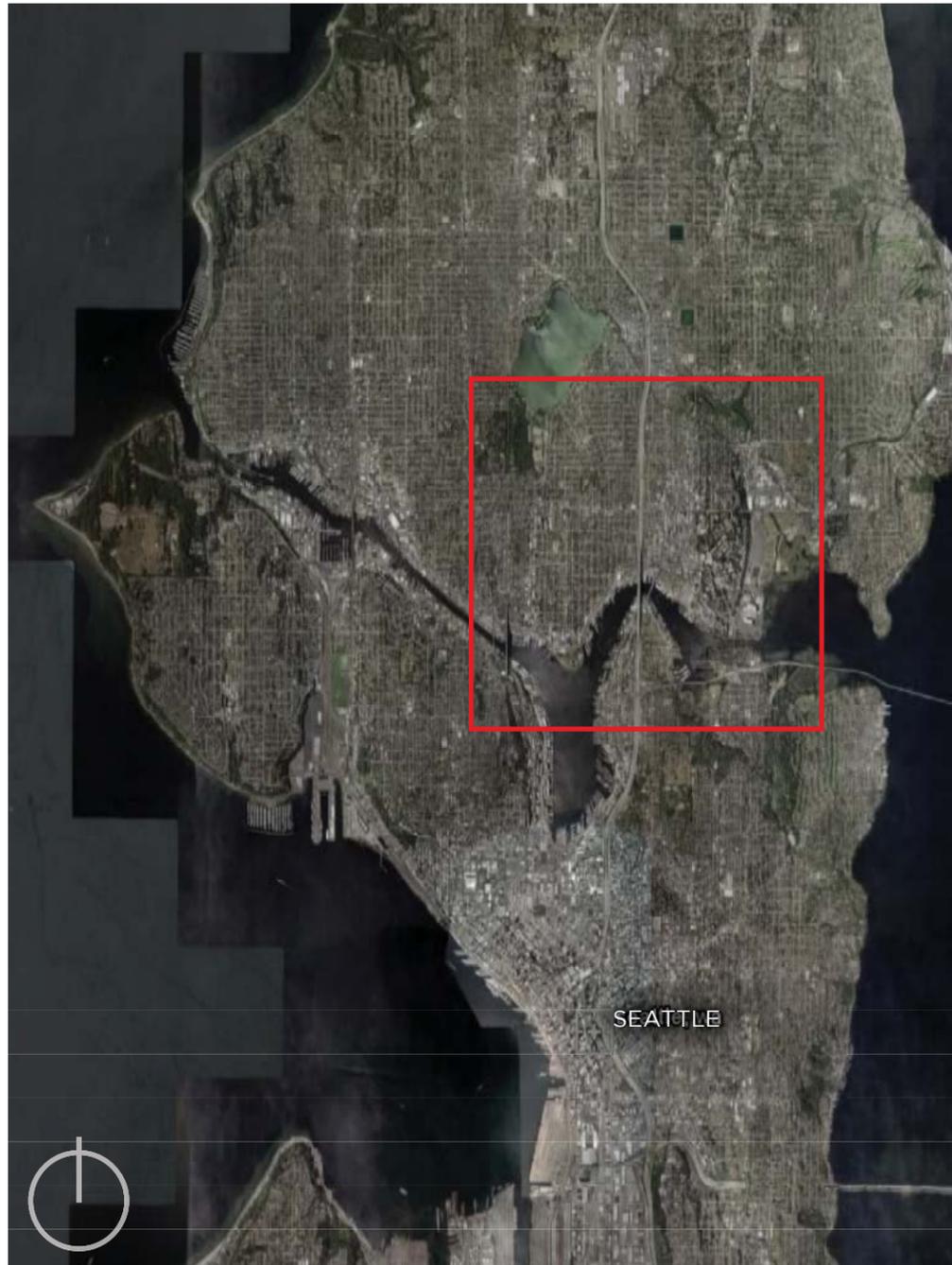
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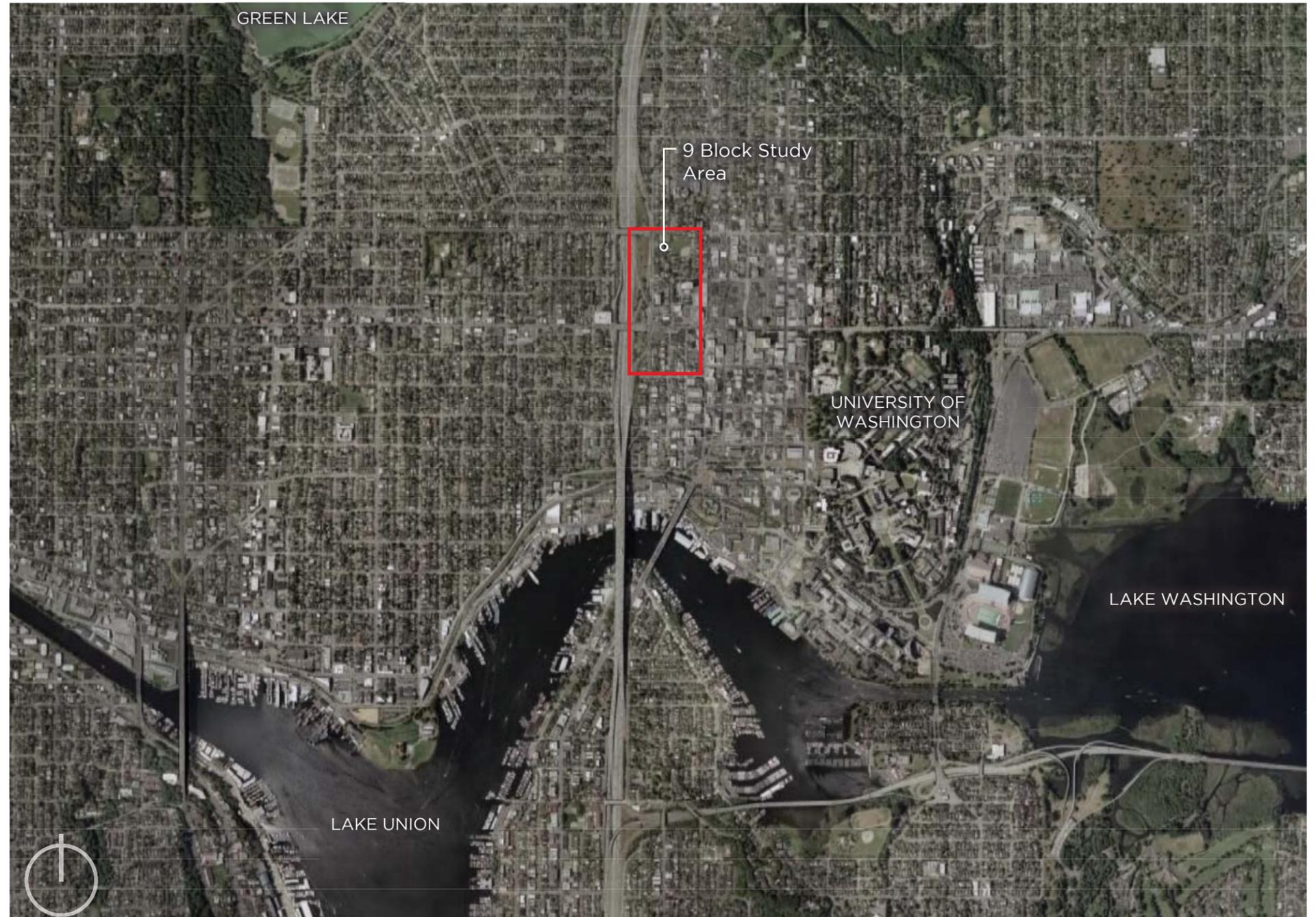
47th & 7th FLATS

4558 7th Avenue NE Seattle, Washington
EARLY DESIGN GUIDANCE - June 2, 2008
DPD#3008906



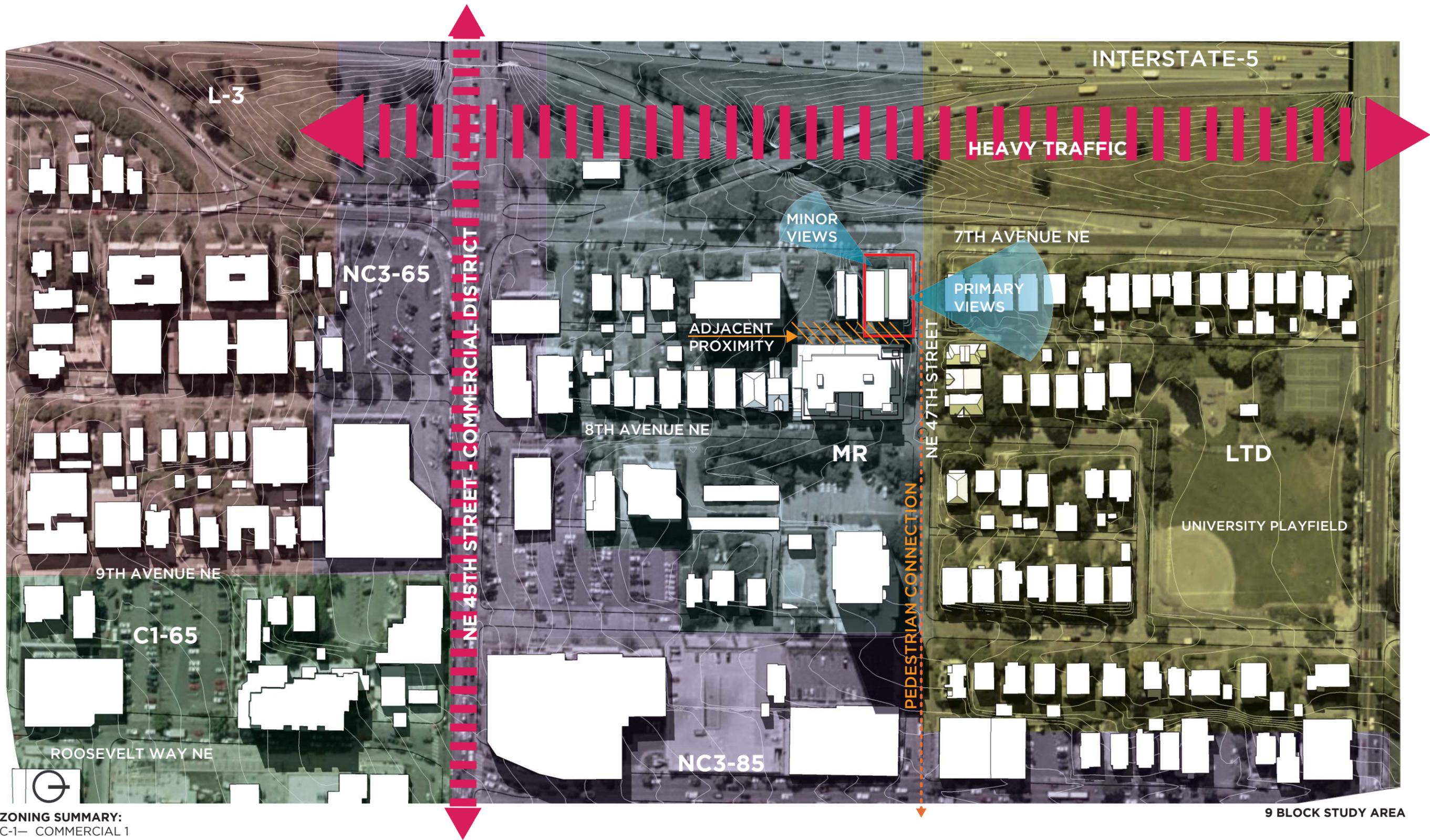
PROGRAM SUMMARY:

Number of Residential Units = 24(approximately)
 Amount of Commercial Space = NA
 Number of Parking Stalls = 24 (approximately)

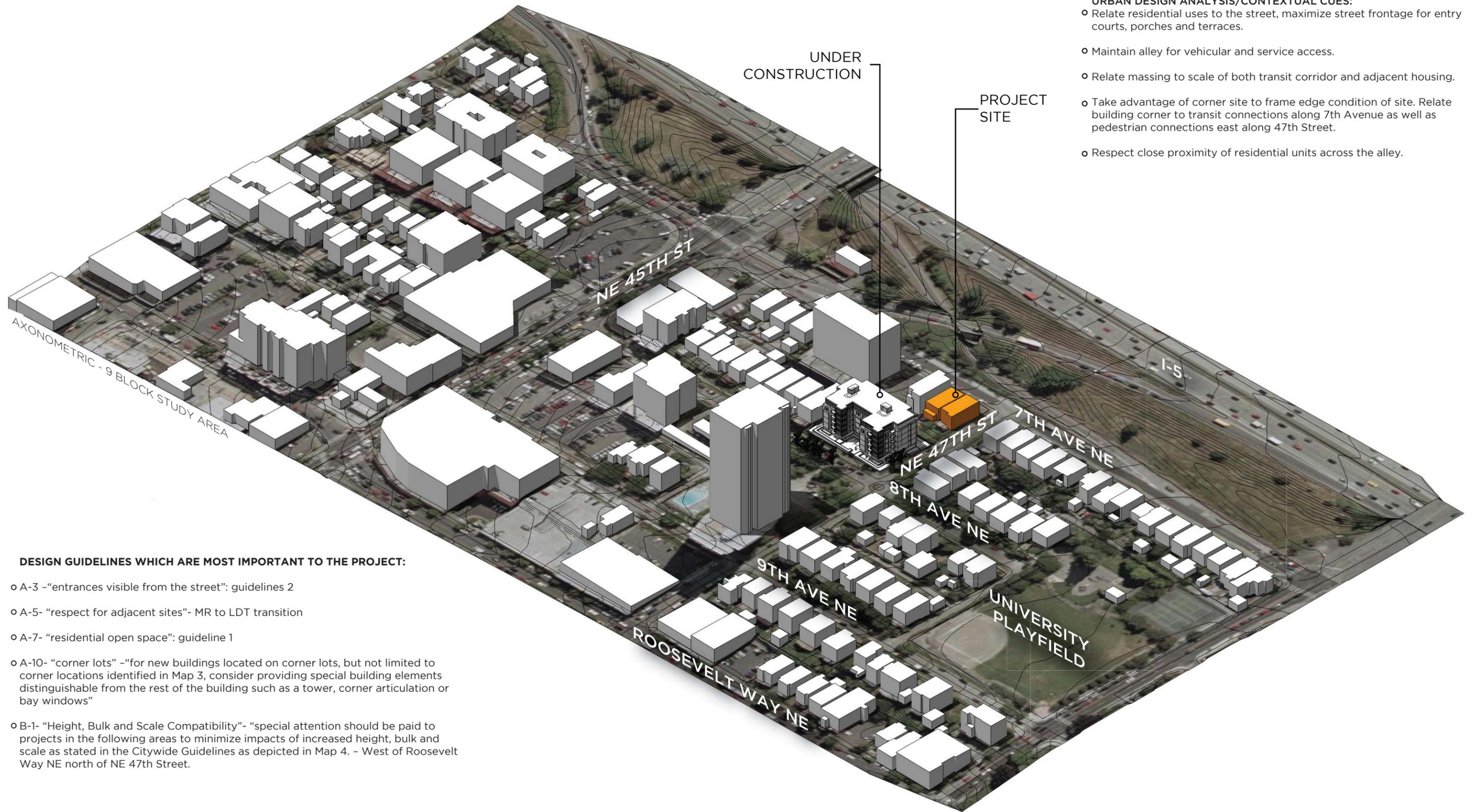


DESIGN OBJECTIVES:

The 47th & 7th Flats development objectives are as follows:
 -to strive to achieve a viable, sustainable, and livable experience through siting, massing, and thoughtful design.
 -acknowledge the edge condition of the neighborhood and the Interstate as well as the transition between the MR zone and the LTD zone
 -to serve as a case study for well designed, small lot development with an urban density



ZONING SUMMARY:
 C-1— COMMERCIAL 1
 L-1—LOWRISE 1
 L-3—LOWRISE 3
 LTD— LOWRISE DUPLEX/TRIPLEX
 MR—MIDRISE
 NC3-65—NEIGHBORHOOD COMMERCIAL 65' HEIGHT LIMIT
 NC3-85—NEIGHBORHOOD COMMERCIAL 85' HEIGHT LIMIT



- URBAN DESIGN ANALYSIS/CONTEXTUAL CUES:**
- Relate residential uses to the street, maximize street frontage for entry courts, porches and terraces.
 - Maintain alley for vehicular and service access.
 - Relate massing to scale of both transit corridor and adjacent housing.
 - Take advantage of corner site to frame edge condition of site. Relate building corner to transit connections along 7th Avenue as well as pedestrian connections east along 47th Street.
 - Respect close proximity of residential units across the alley.

DESIGN GUIDELINES WHICH ARE MOST IMPORTANT TO THE PROJECT:

- A-3 -“entrances visible from the street”: guidelines 2
- A-5- “respect for adjacent sites”- MR to LDT transition
- A-7- “residential open space”: guideline 1
- A-10- “corner lots” -“for new buildings located on corner lots, but not limited to corner locations identified in Map 3, consider providing special building elements distinguishable from the rest of the building such as a tower, corner articulation or bay windows”
- B-1- “Height, Bulk and Scale Compatibility”- “special attention should be paid to projects in the following areas to minimize impacts of increased height, bulk and scale as stated in the Citywide Guidelines as depicted in Map 4. - West of Roosevelt Way NE north of NE 47th Street.



STREETSCAPE - SOUTH SIDE OF 47TH STREET BETWEEN 7TH & 8TH AVENUE



STREETSCAPE - NORTH SIDE OF 47TH STREET BETWEEN 7TH & 8TH AVENUE



PROJECT SITE

SITE PHOTO: CORNER OF 47TH STREET & 7TH AVENUE



SITE PHOTO: ADJACENT BUILDING TO THE SOUTH OF SITE



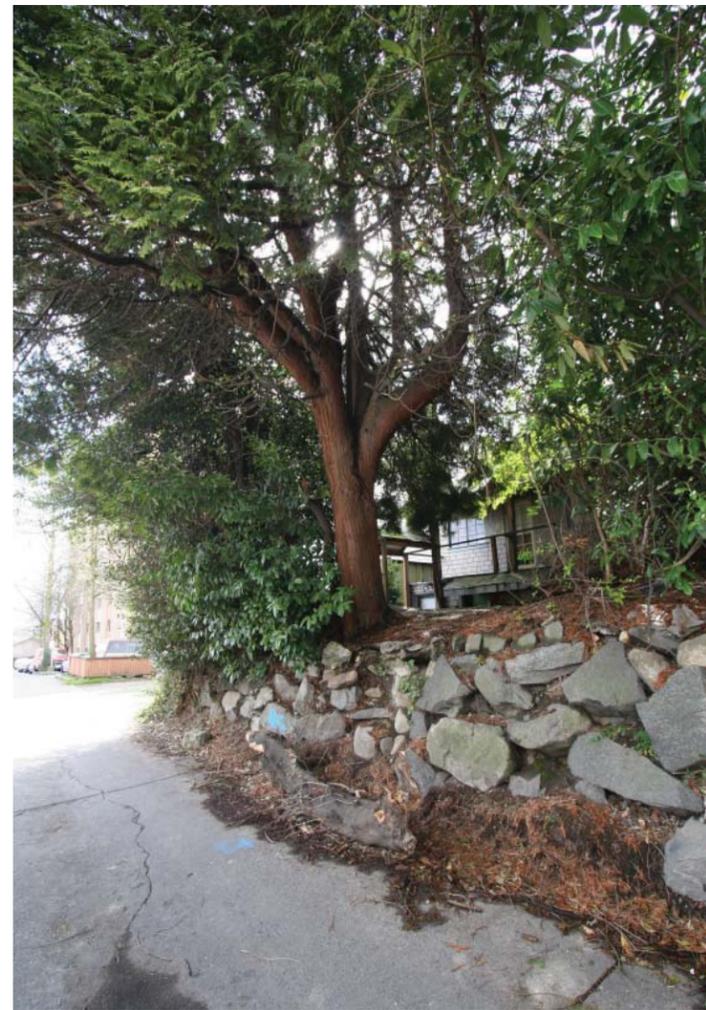
SITE PHOTO: VIEW FROM ACROSS I-5



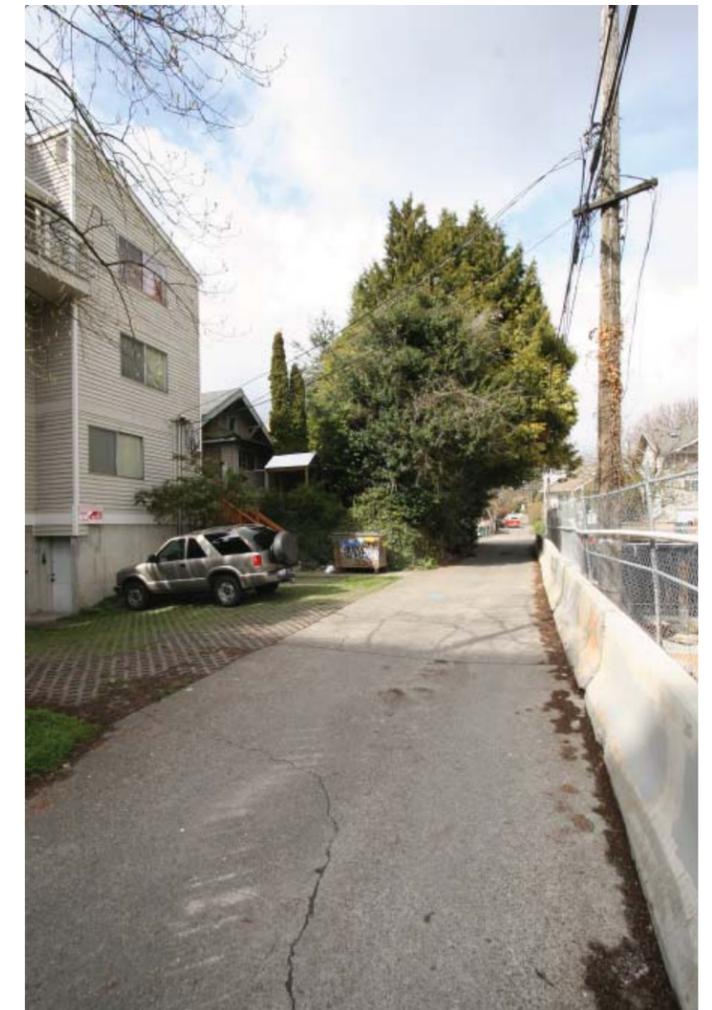
SITE PHOTO: VIEW FROM 45TH STREET LOOKING UP 7TH



SITE PHOTO: VIEW OF ADJACENT SITE UNDER CONSTRUCTION & ALLEY



SITE PHOTO: SITE TREE AT ALLEY



SITE PHOTO: NORTH VIEW UP ALLEY

MR ZONE LAND USE SUMMARY:

LOT AREA = 6,420 SF

MAX STRUCTURE DEPTH (65% OF LOT) = 39'

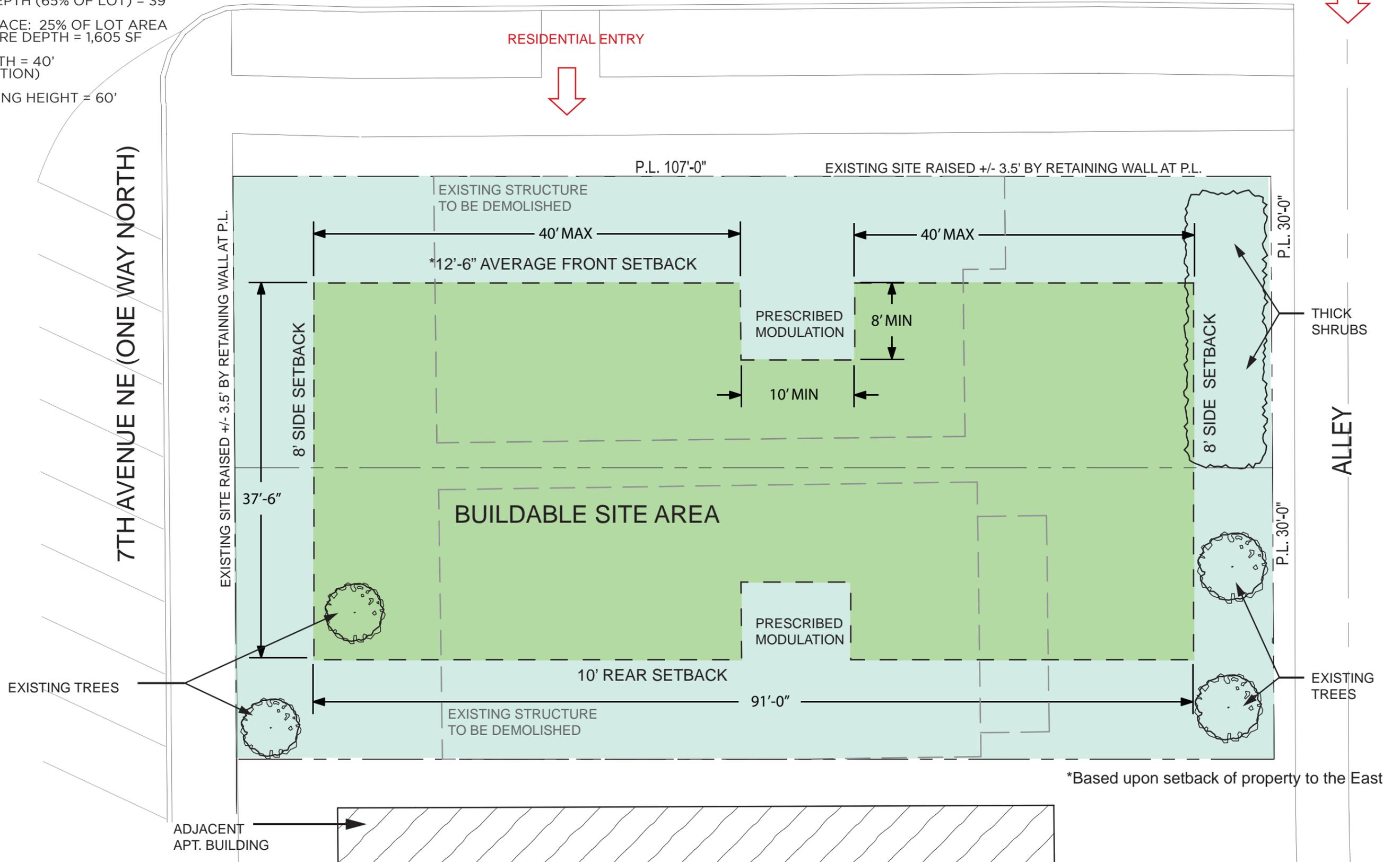
REQUIRED OPEN SPACE: 25% OF LOT AREA WITH 65% STRUCTURE DEPTH = 1,605 SF

MAX FACADE LENGTH = 40' (WITHOUT MODULATION)

ALLOWABLE BUILDING HEIGHT = 60'

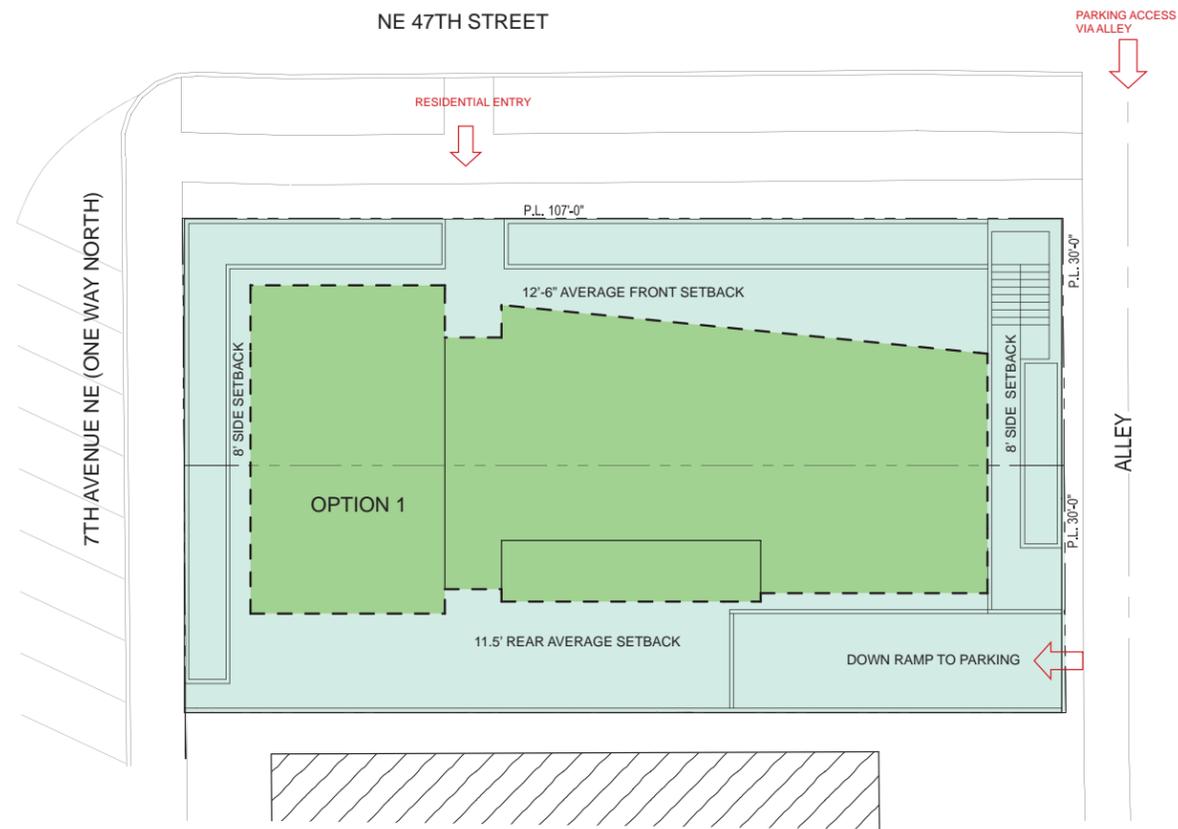
NE 47TH STREET

PARKING ACCESS VIA ALLEY

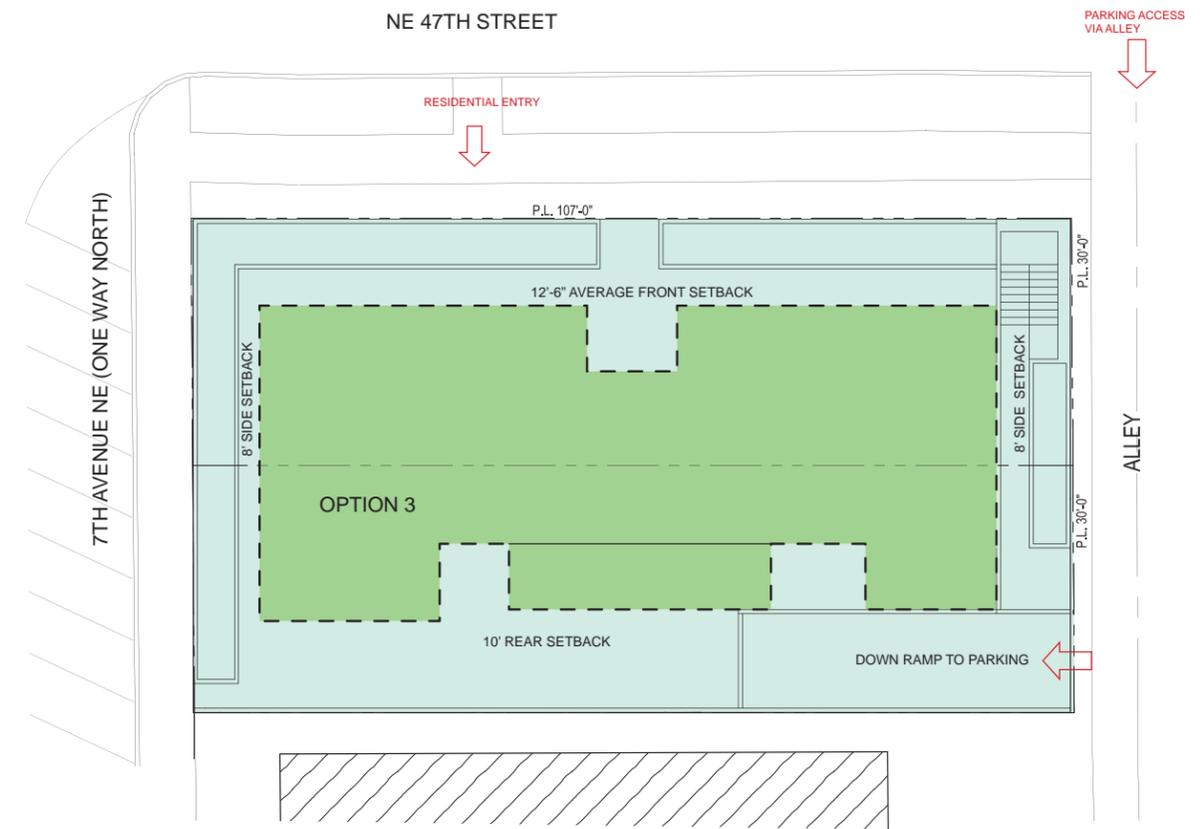


*Based upon setback of property to the East

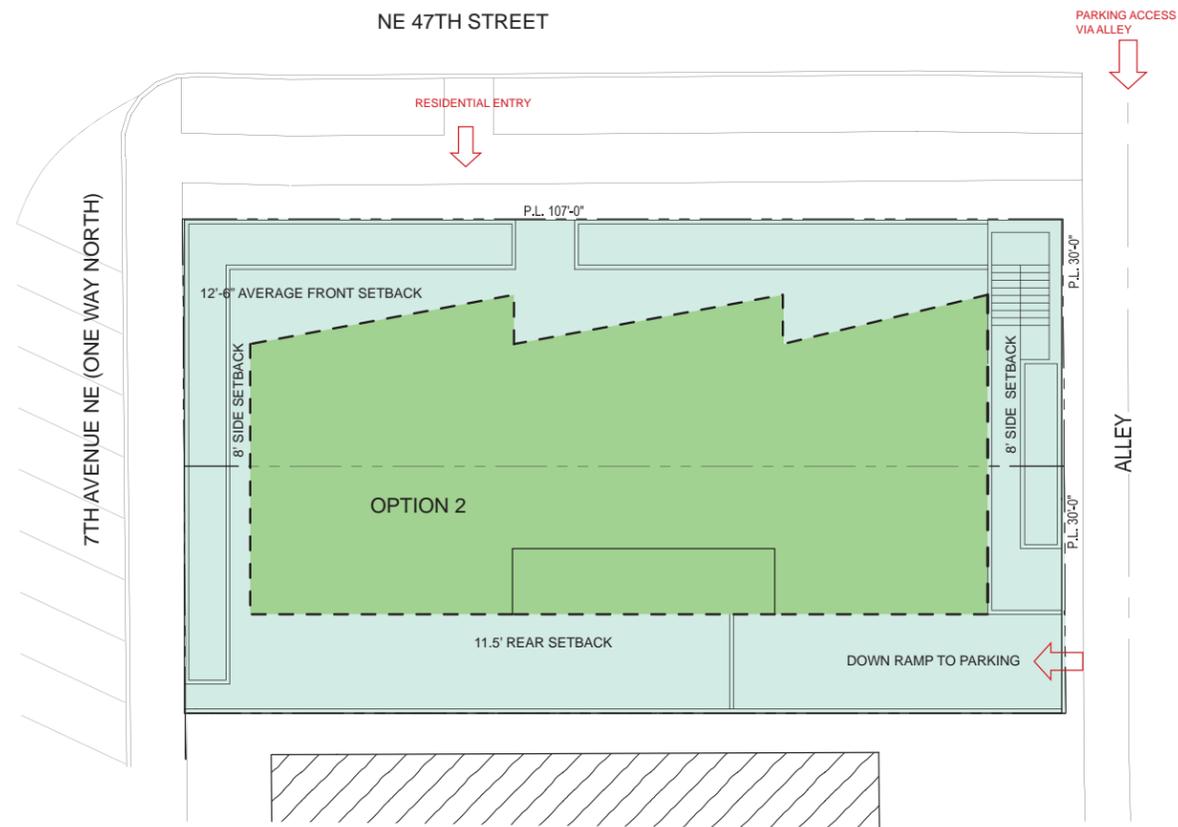




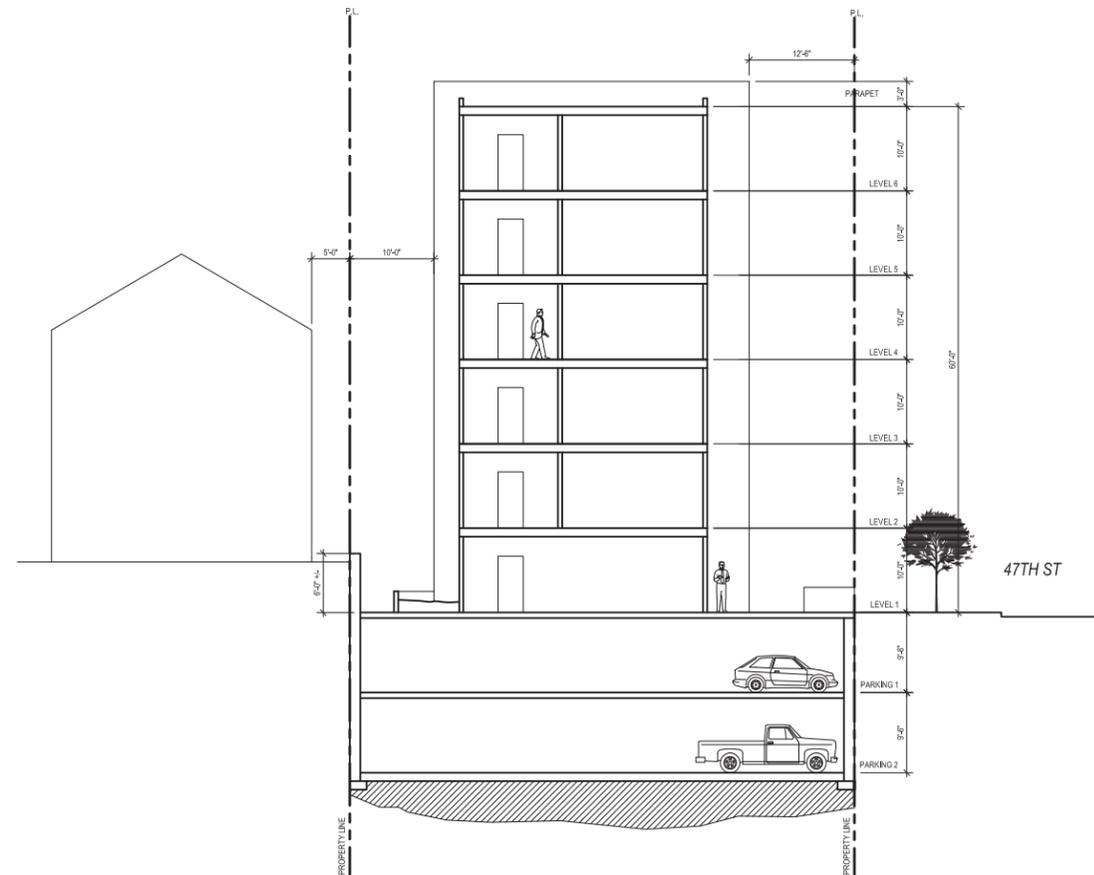
OPTION 1 PLAN



OPTION 3 PLAN



OPTION 2 PLAN



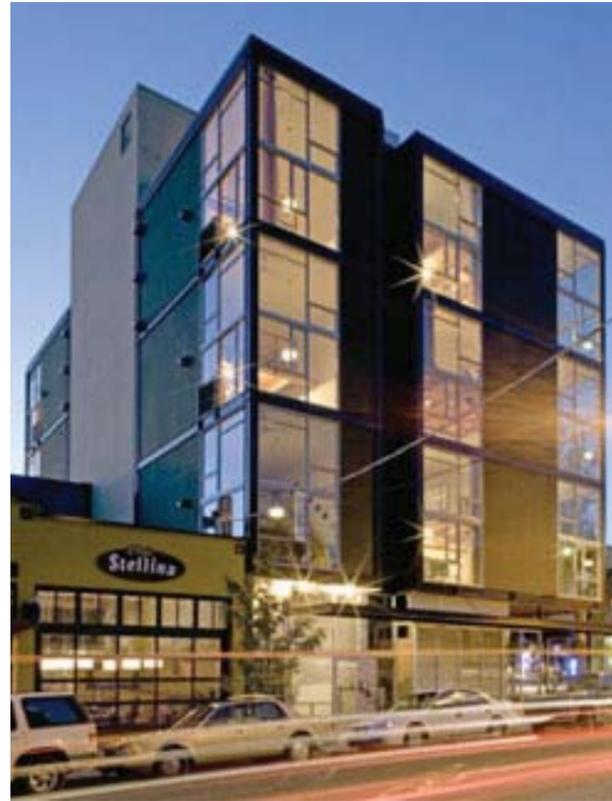
DIAGRAMATIC NORTH/SOUTH SITE SECTION

The design precedents we have chosen illustrate a modern, rational approach to the exterior using simple, well detailed volumes, areas of large glazing, especially on the north façade. A dark color on the panels may be explored as way to contrast with the illuminated areas of glazing. The interior examples illustrate a modern industrial aesthetic where structure is exposed and sets the stage for clean, open flats.

Precedents showing a more irregular system of glazed openings may be used as a way to address the larger scale, noise and solar issues of the I-5 frontage. The more minimal, sculptural expression will provide an interesting contrast to the more conventional portion of the building facing the neighborhood.



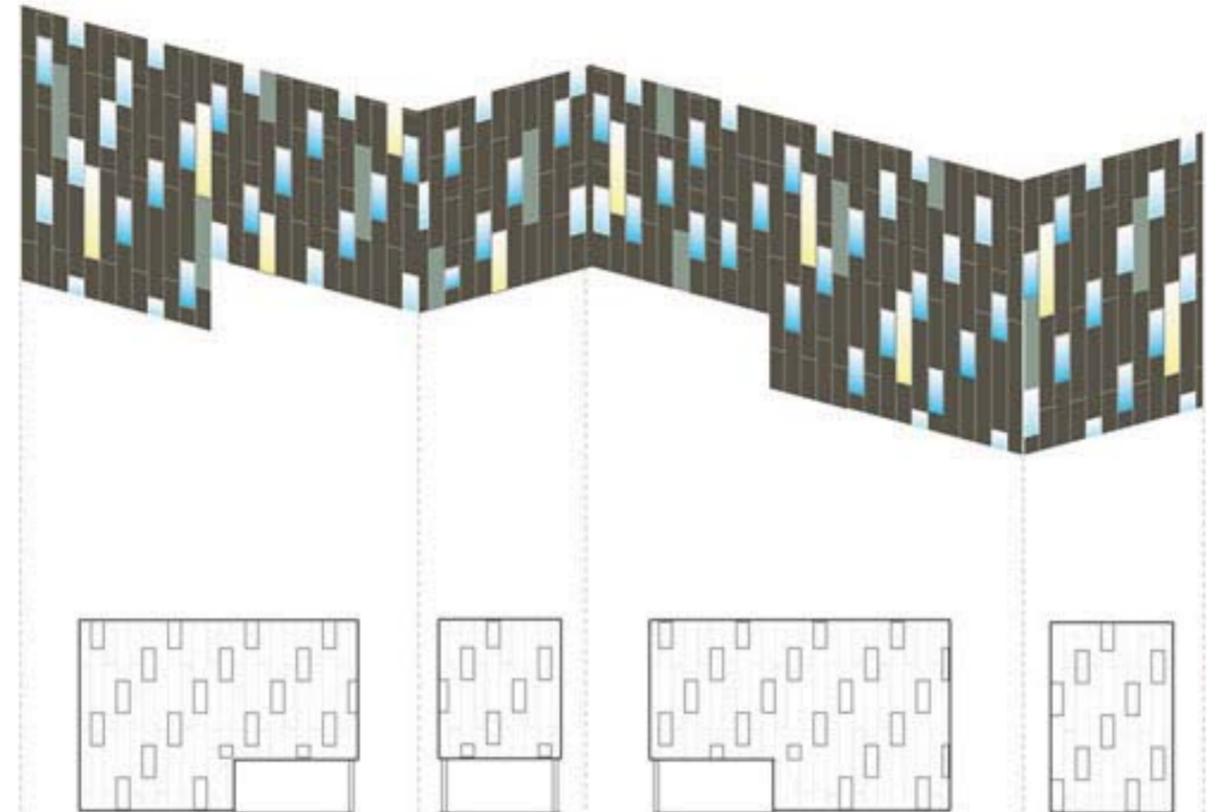
1310 UNION LOFTS, Seattle, WA
Architects - Miller Hull Partnership



AGNES LOFTS, Seattle, WA
Architects - Weinstein A+U

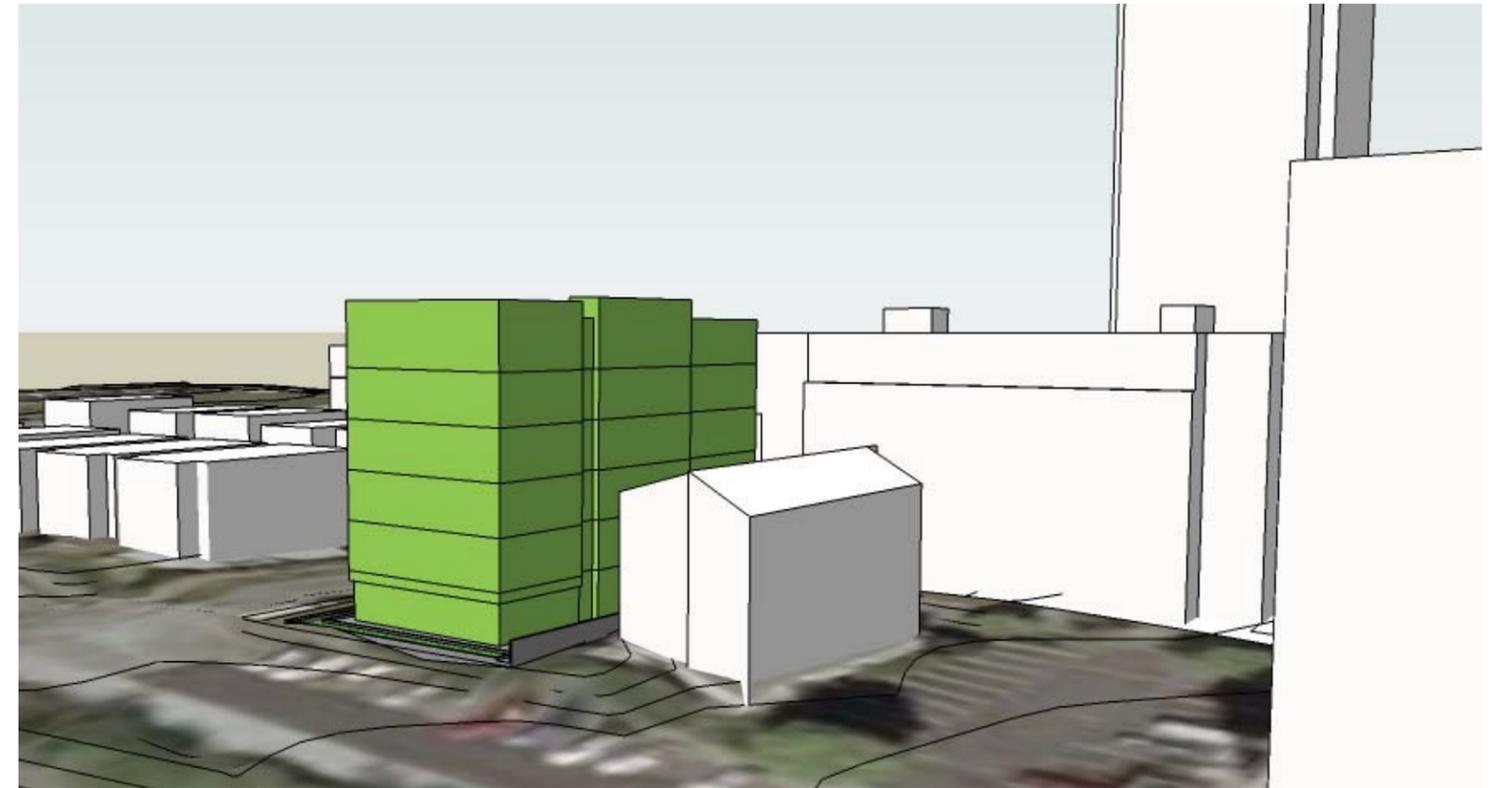


VERTICAL HOUSE, Venice, CA
Architects-Lorcan O’Heirly Architects





Northwest Perspective



Southwest Perspective



Aerial Perspective



DESIGN OPTION 1: (Preferred Option)

Pros:

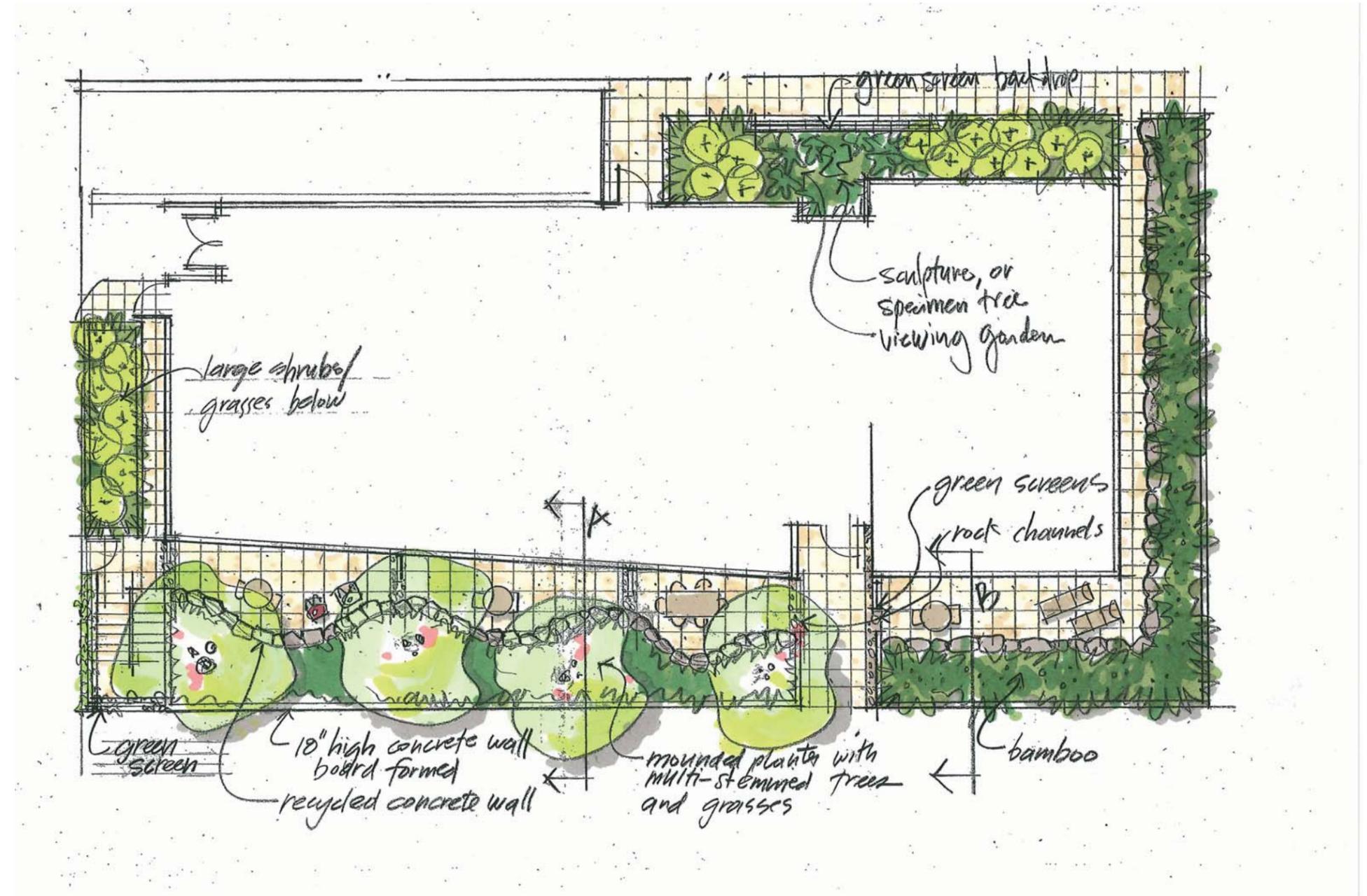
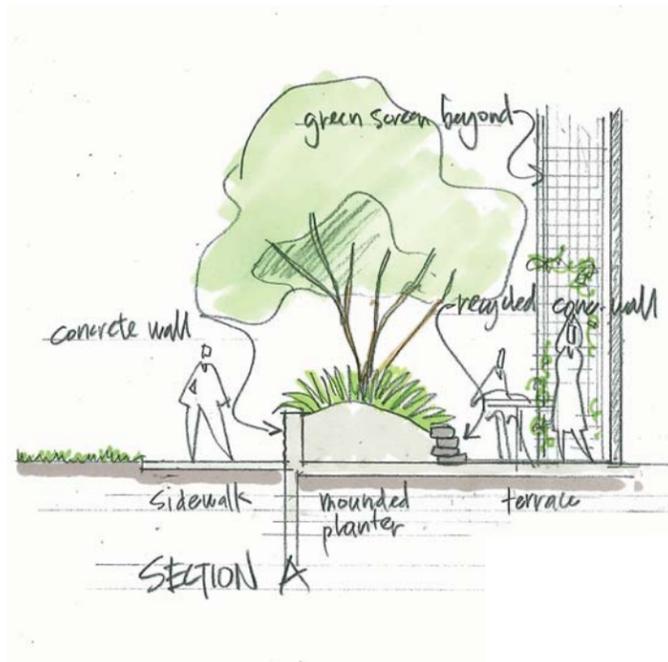
- Creates a hard edge along 7th Ave, addressing heavy traffic
- Defines a soft edge along 47th respecting the smaller scale neighborhood
- Minimizes facade at alley to respect light and views of adjacent property
- North views preserved
- Creates opportunity for landscaped area at NE corner

Cons:

- South views minimized
- More expensive structure

Departures:

- Prescribed modulation on North and South facades



OPTION 1: Landscape Sections

OPTION 1: Landscape Plan



Northwest Perspective



Southwest Perspective



Aerial Perspective



DESIGN OPTION 2:

Pros:

- Allows for more North to East views
- Proportionally modulates North facade

Cons:

- South views minimized
- Wider facade at alley with views into adjacent property
- Most complex floor plan

Departures:

- Prescribed modulation on North and South facades



Northwest Perspective



Southwest Perspective



Aerial Perspective



DESIGN OPTION 3:

Pros:

- Complies with modulation design guidelines
- Defined front entry

Cons:

- Increased envelope perimeter, decreased energy efficiency
- Modulation minimizes efficiency and economy of unit layout
- Does not differentiate between varied site contexts
- Decreased area for substantial planting

Departures:

- None