

# AvalonBay Communities UNIVERSITY DISTRICT APARTMENTS

EARLY DESIGN GUIDANCE  
May 2, 2011 EDG Meeting

MUP #: 3011958 (East Parcel)  
MUP #: 3011959 (West Parcel)

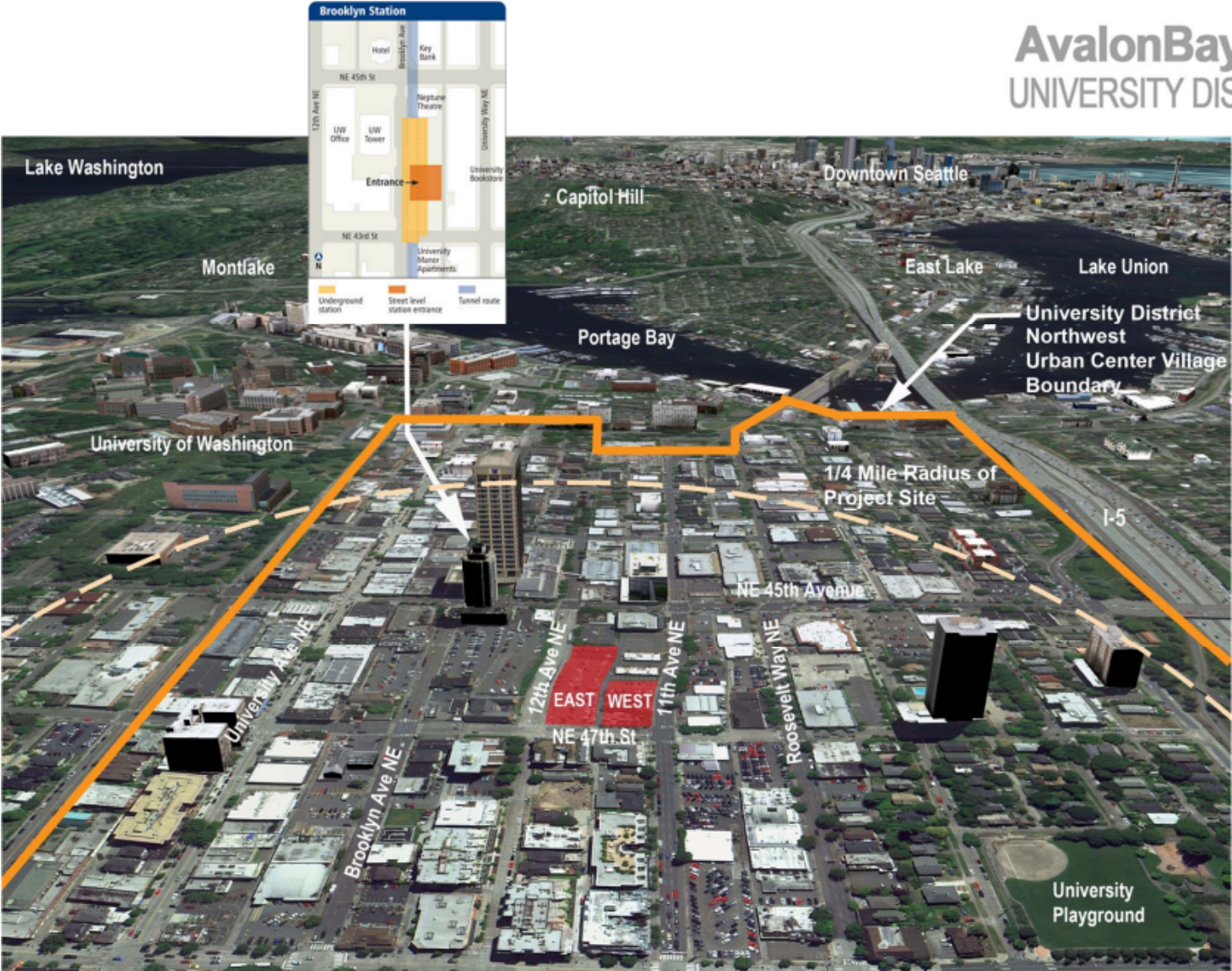


Brumbaugh & Associates  
Landscape Architecture

architecture | interior design | landscape architecture | planning & urban design



# AvalonBay Communities UNIVERSITY DISTRICT APARTMENTS



## Mixed-use Development

- Approximately 374 apartments
- Approximately 12,000 square feet of commercial space
- Approximately 400 total structured parking spaces (all below grade)
- This will be a LEED project



Context Analysis – Height, Bulk & Scale

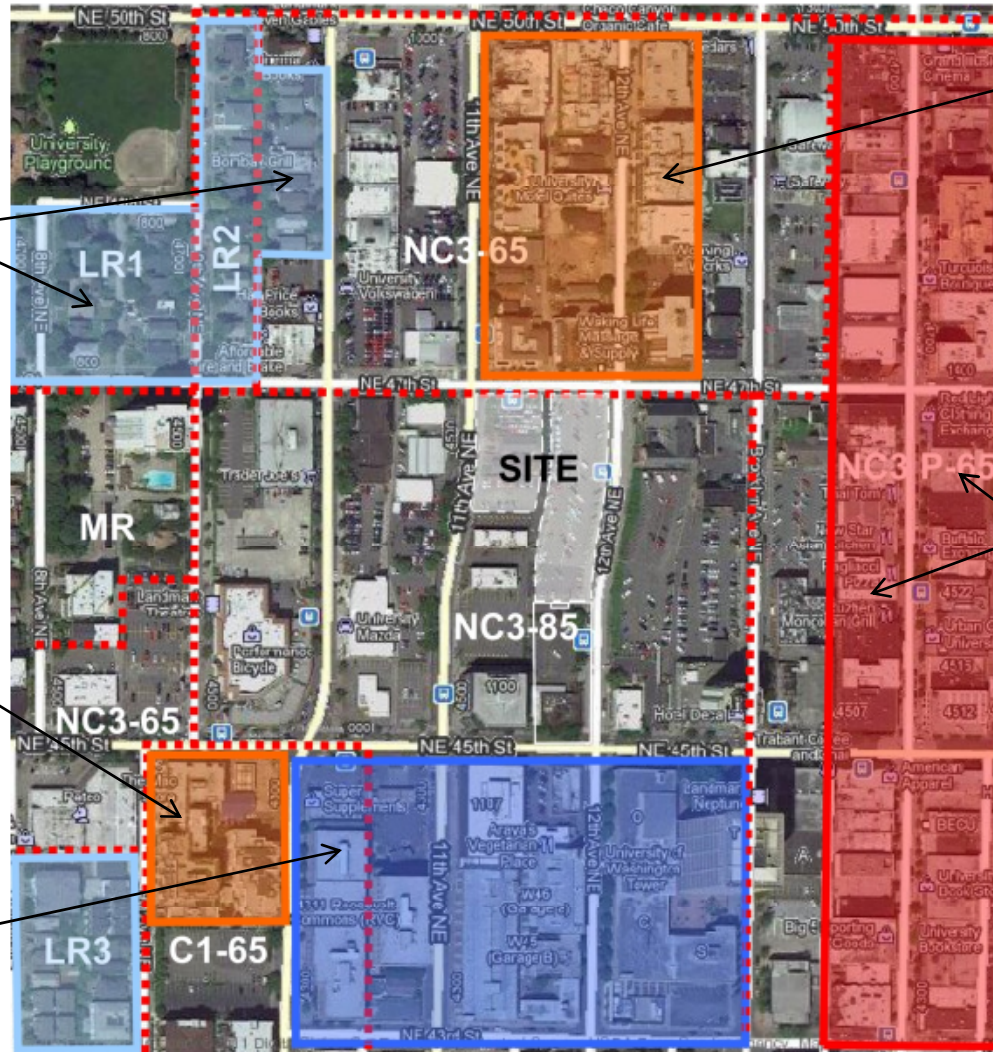
1-2 story residential buildings w/ 35-40 ft. facades

5-6 story MF buildings w/ 50-150 ft. wide facades

6 story MF buildings w/ 110-120 foot facades

1-3 story buildings w/ 40-80 ft. façade modulation typical on 'The Ave'

UW buildings: 5-22 stories w/ 140-280 foot facades



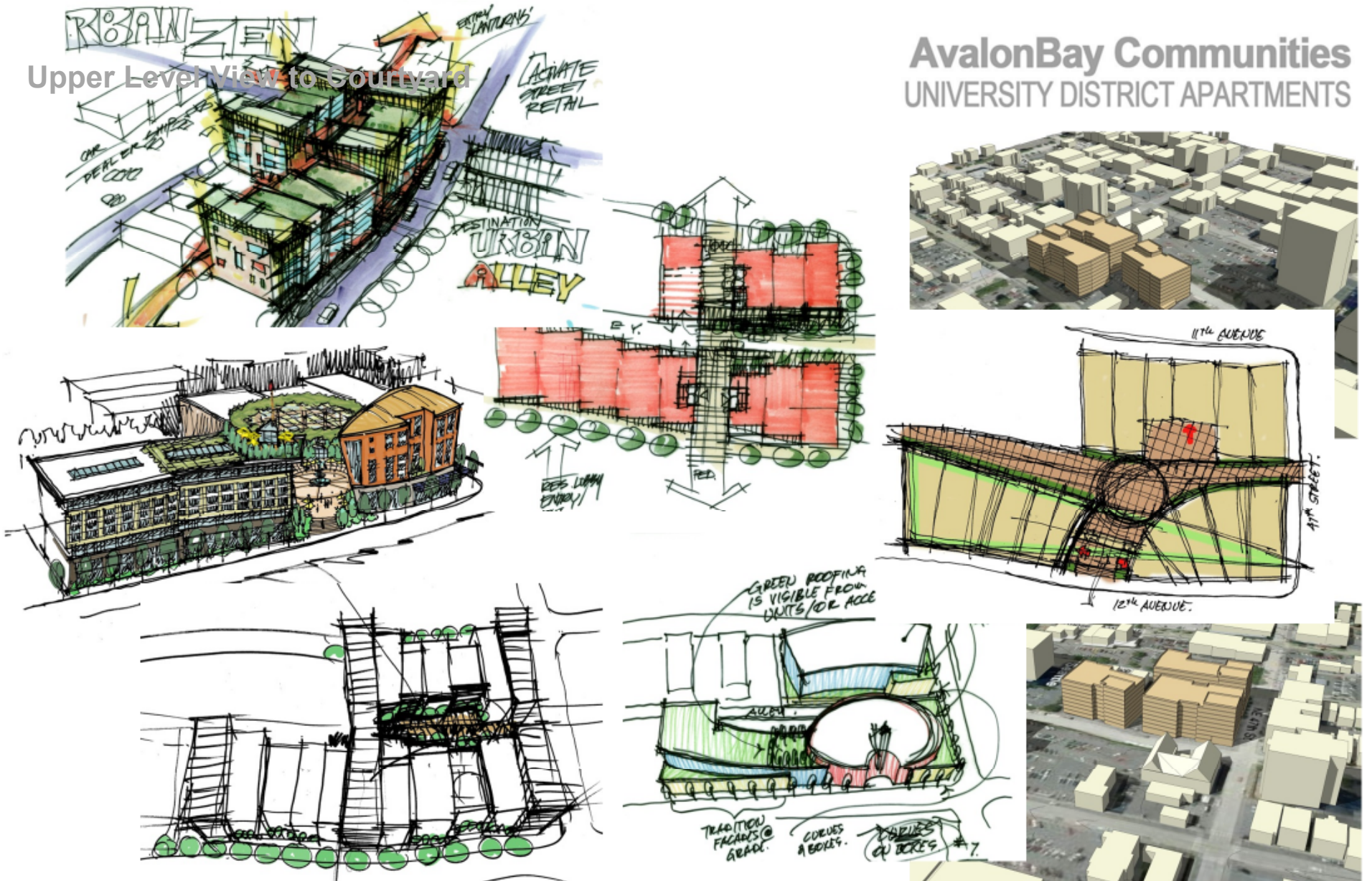
Context Analysis – Height, Bulk & Scale

**AvalonBay Communities**  
UNIVERSITY DISTRICT APARTMENTS



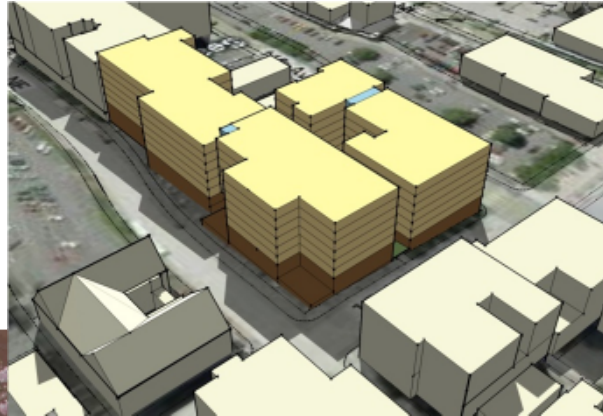
# Upper Level View to Courtyard

# AvalonBay Communities UNIVERSITY DISTRICT APARTMENTS



# Massing Studies – Open Space at Corner

# AvalonBay Communities UNIVERSITY DISTRICT APARTMENTS



## Massing Studies

# AvalonBay Communities

## UNIVERSITY DISTRICT APARTMENTS



Massing Alternative 4

## Massing Studies

# AvalonBay Communities

## UNIVERSITY DISTRICT APARTMENTS

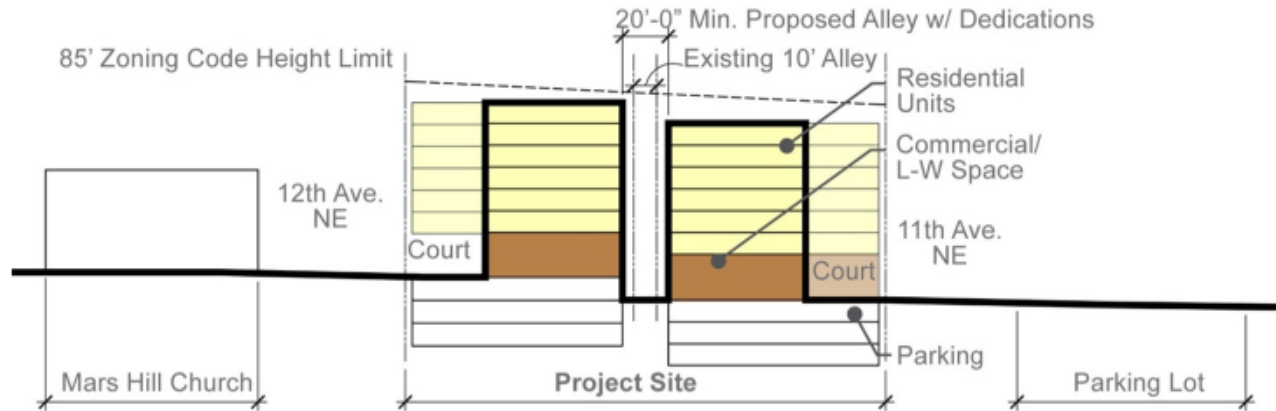


Massing Alternative 4

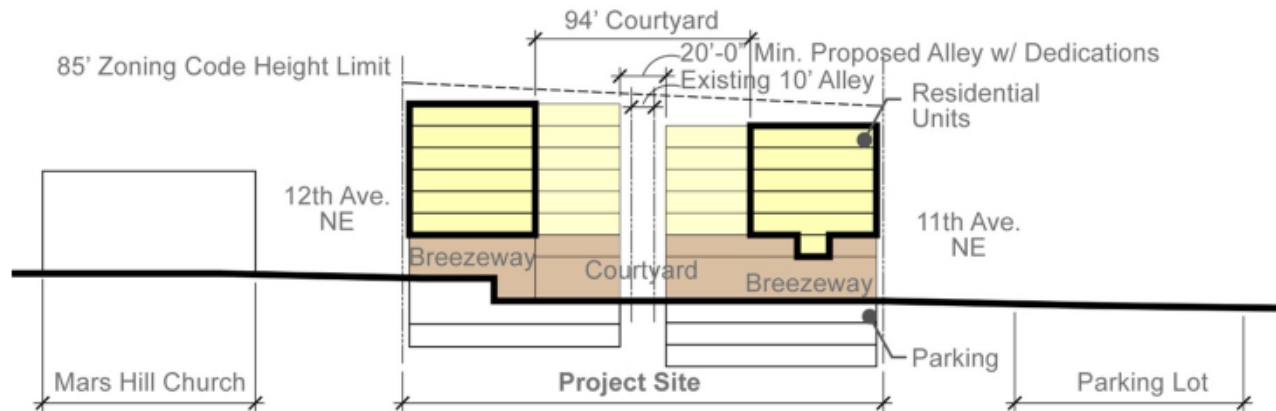


Massing Alternative 5 (Preferred)

# Section Studies



Section Alternative 4



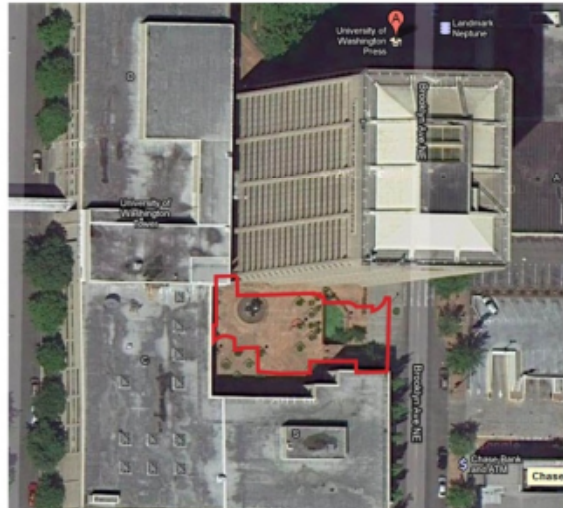
Section Alternative 5 (Preferred)

# Courtyard Comparison

# AvalonBay Communities UNIVERSITY DISTRICT APARTMENTS



4550 11TH AVE NE & 4535 12TH AVE NE



UNIVERSITY OF WASHINGTON TOWER



2200 WESTLAKE - SOUTH LAKE UNION



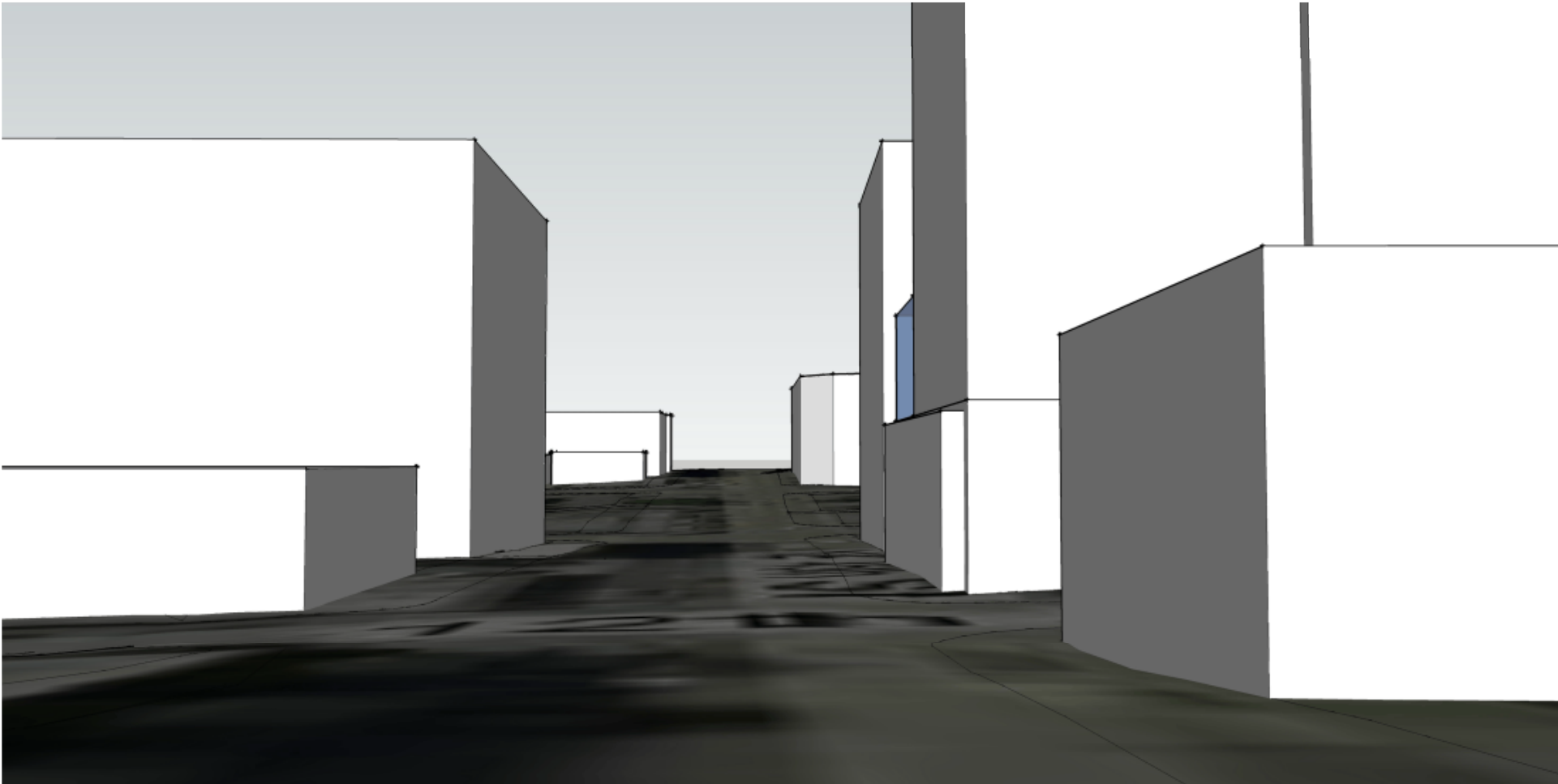
PIKE PLACE MARKET



THORNTON PLACE - NORTHGATE

# AvalonBay Communities

UNIVERSITY DISTRICT APARTMENTS



Brumbaugh & Associates  
Landscape Architecture

architecture | interior design | landscape architecture | planning & urban design



East Parcel Breezeway

AvalonBay Communities  
UNIVERSITY DISTRICT APARTMENTS



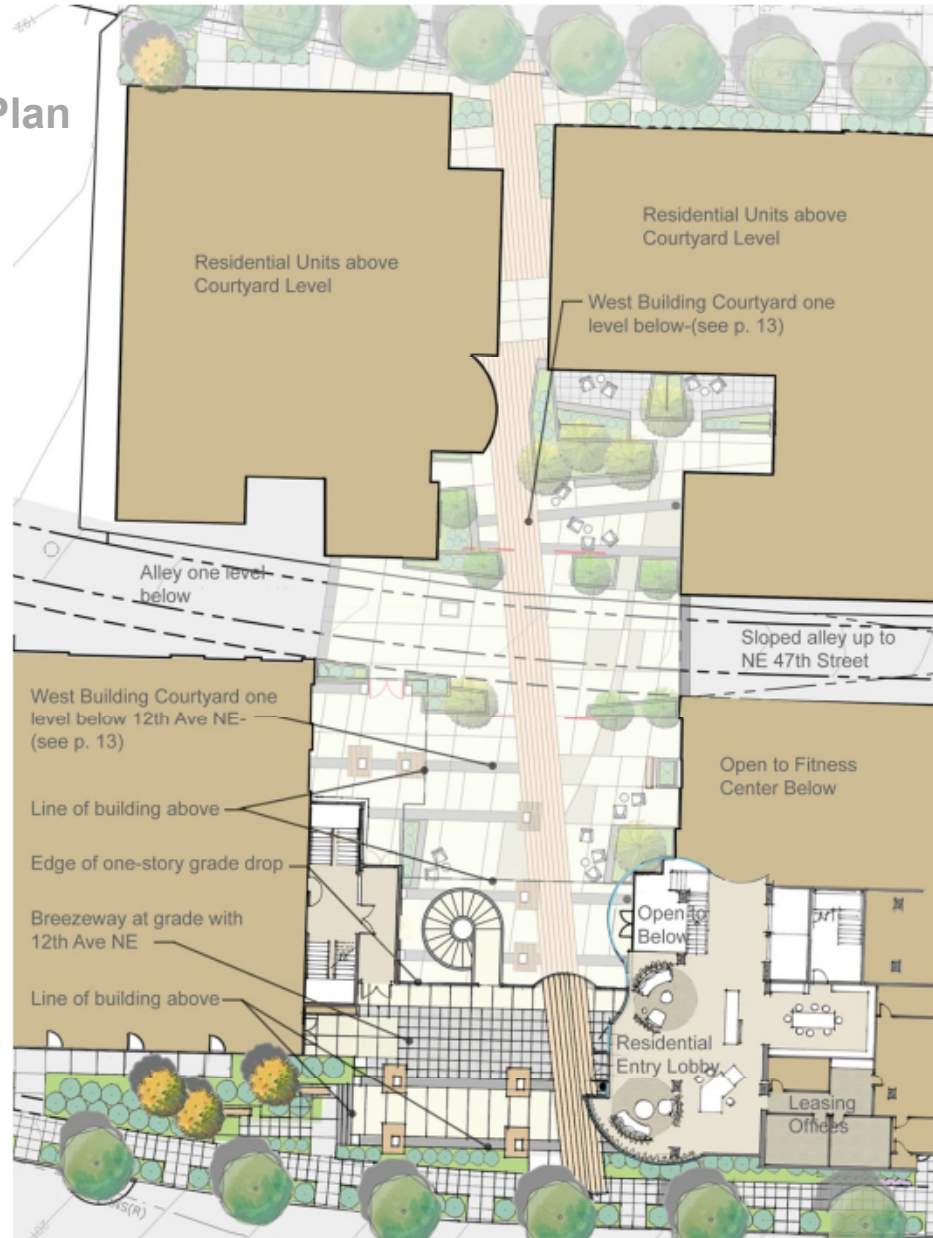
Brumbaugh & Associates  
Landscape Architecture

architecture | interior design | landscape architecture | planning & urban design



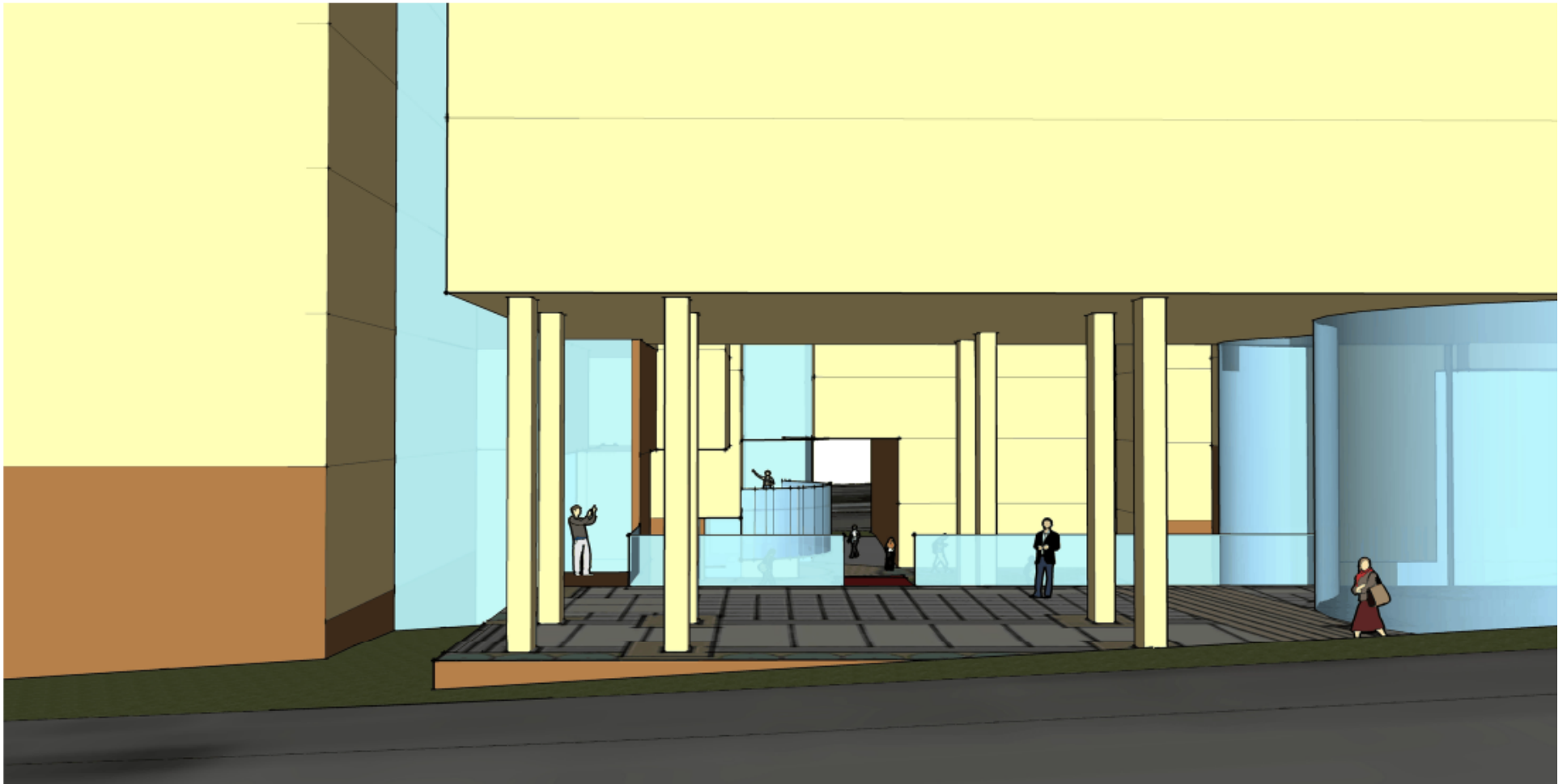
# Street Level Plan

# AvalonBay Communities UNIVERSITY DISTRICT APARTMENTS



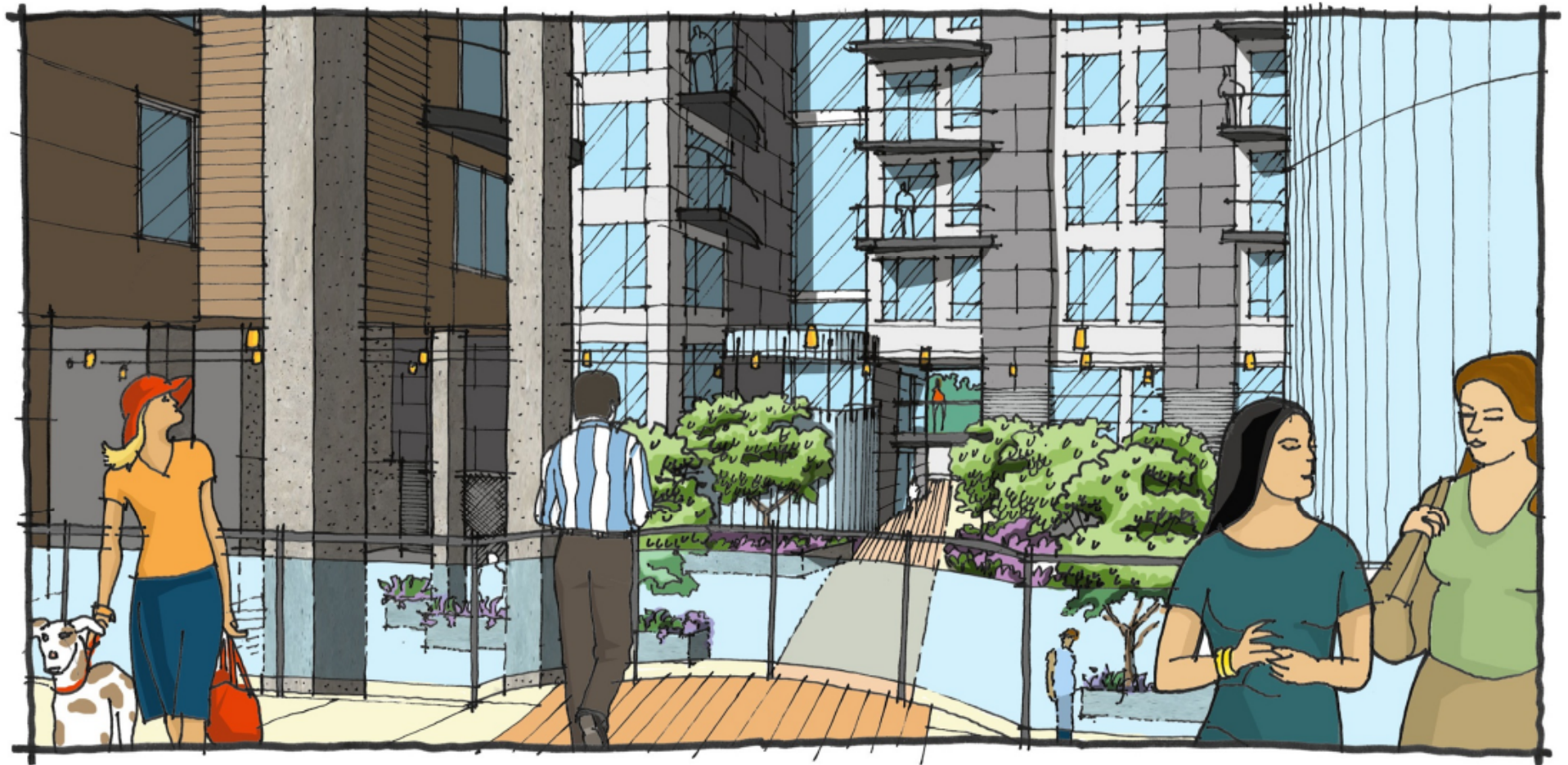
# AvalonBay Communities

## UNIVERSITY DISTRICT APARTMENTS



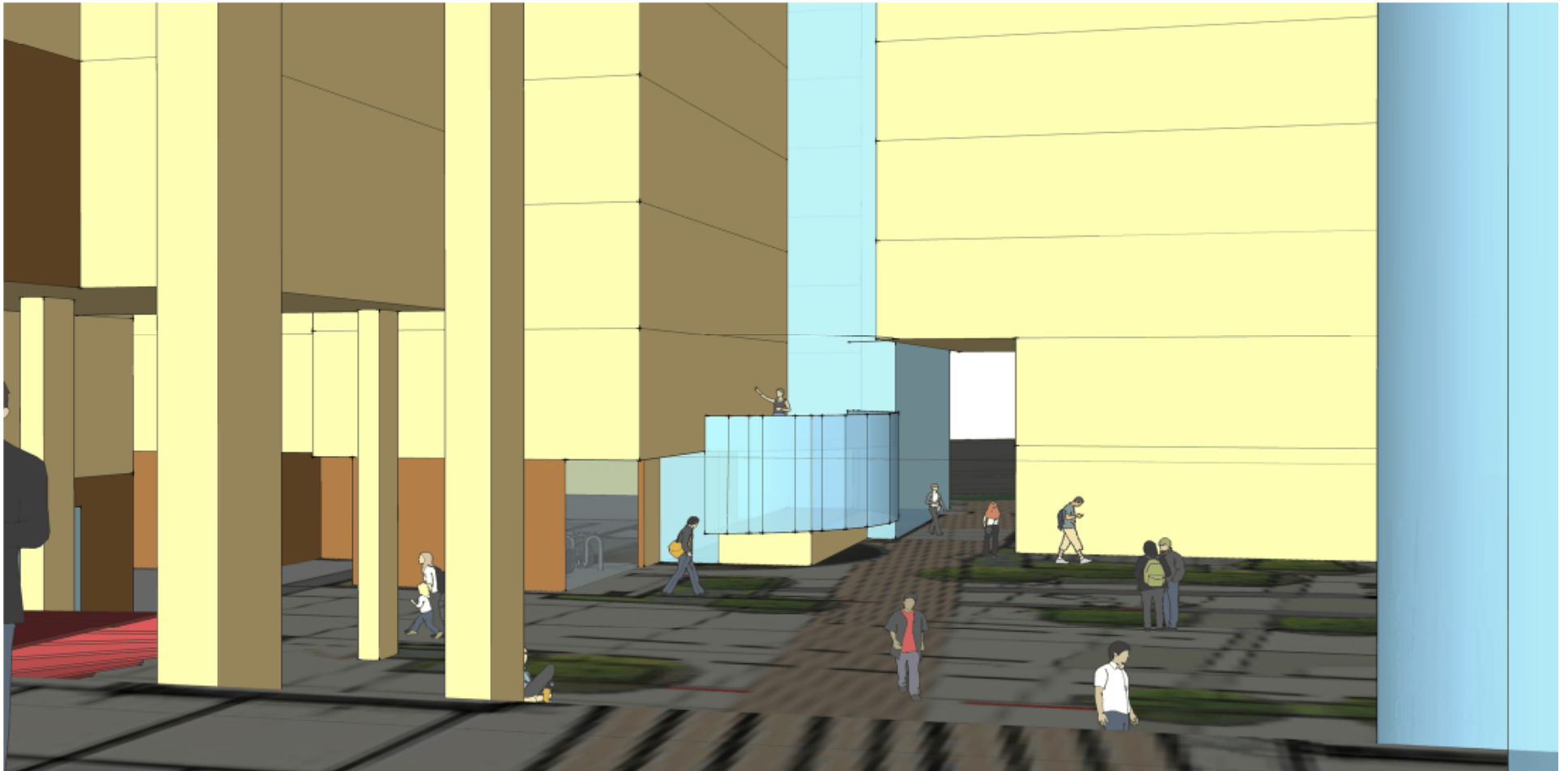
Upper Level View to Courtyard

AvalonBay Communities  
UNIVERSITY DISTRICT APARTMENTS



# AvalonBay Communities

## UNIVERSITY DISTRICT APARTMENTS



Brumbaugh & Associates  
Landscape Architecture

architecture | interior design | landscape architecture | planning & urban design



# AvalonBay Communities UNIVERSITY DISTRICT APARTMENTS

## Courtyard Plan



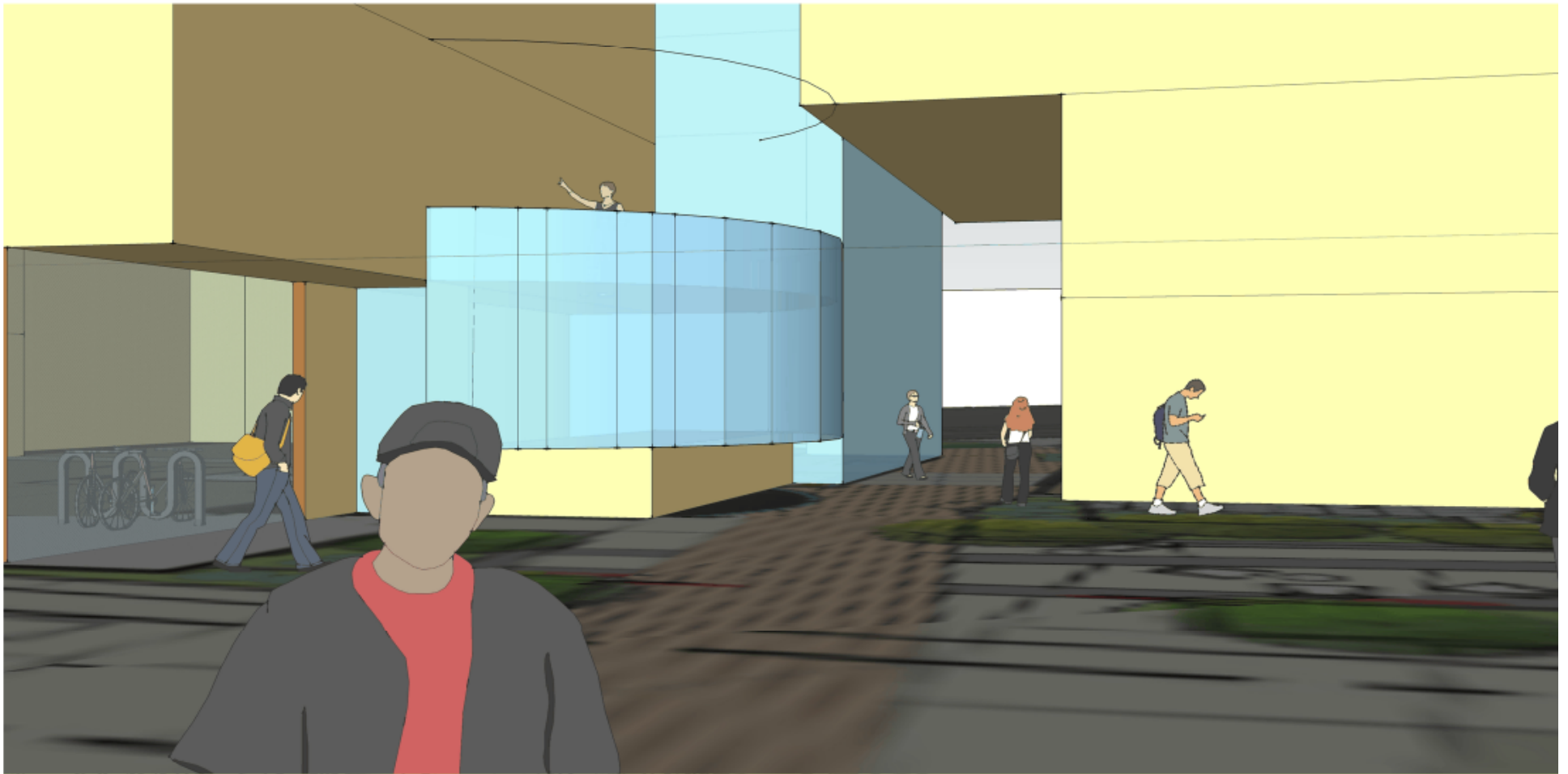
### Flex Space Options

- Do-it-yourself Workshop
- Dog Wash
- Art Studio
- Music Lab / Rehearsal Space
- Bicycle Repair / Storage Center
- Outdoor Equipment Storage / Repair Center



# AvalonBay Communities

## UNIVERSITY DISTRICT APARTMENTS



Brumbaugh & Associates  
Landscape Architecture

architecture | interior design | landscape architecture | planning & urban design



Section Looking South

AvalonBay Communities  
UNIVERSITY DISTRICT APARTMENTS



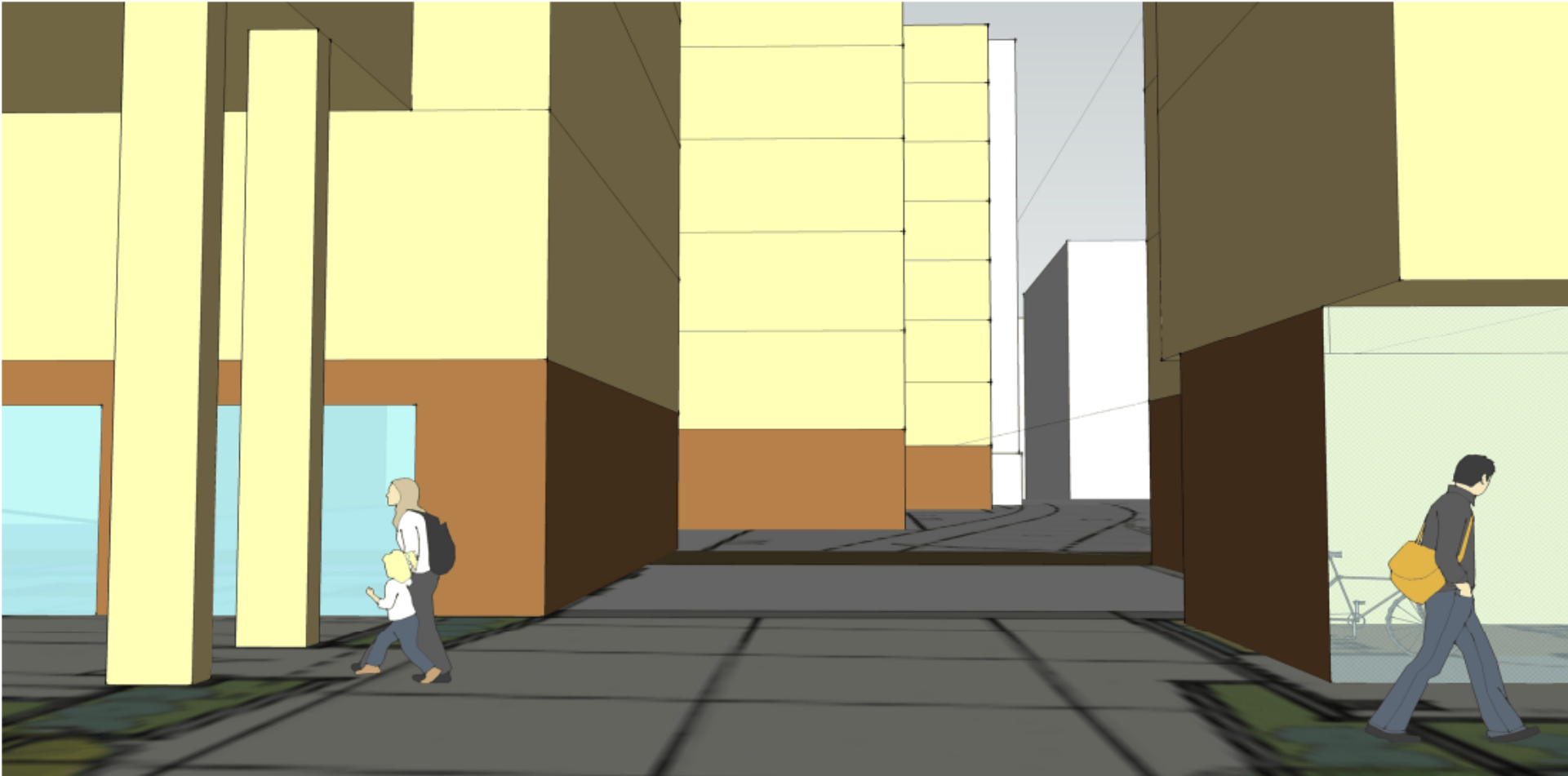
12th

Alley

11th



# AvalonBay Communities UNIVERSITY DISTRICT APARTMENTS



Brumbaugh & Associates  
Landscape Architecture

architecture | interior design | landscape architecture | planning & urban design



Section Looking East

**AvalonBay Communities**  
UNIVERSITY DISTRICT APARTMENTS

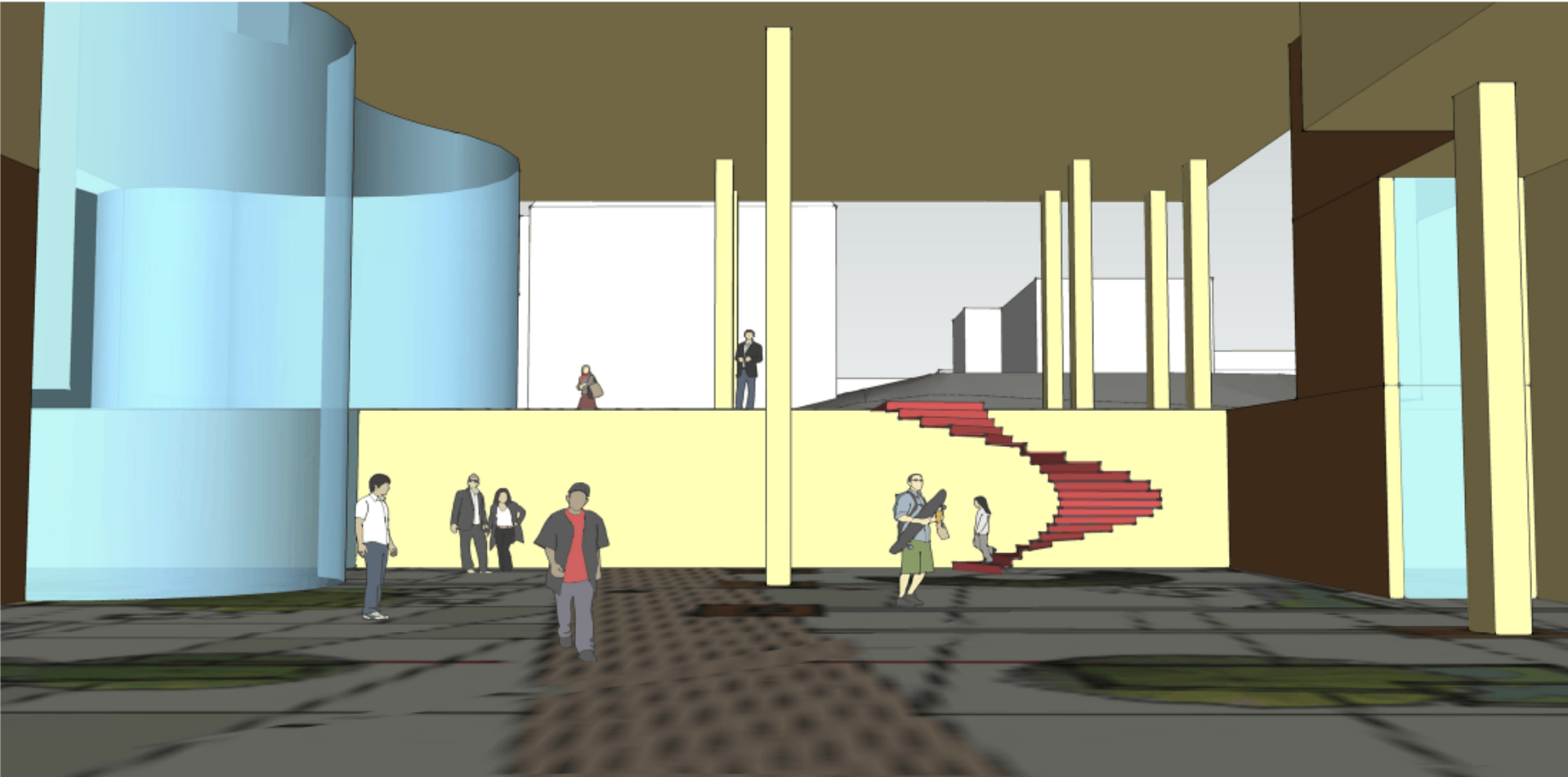


47th



# AvalonBay Communities

## UNIVERSITY DISTRICT APARTMENTS



Section Looking North

AvalonBay Communities  
UNIVERSITY DISTRICT APARTMENTS



11th

Alley

12th



# AvalonBay Communities

## UNIVERSITY DISTRICT APARTMENTS



Brumbaugh & Associates  
Landscape Architecture

architecture | interior design | landscape architecture | planning & urban design



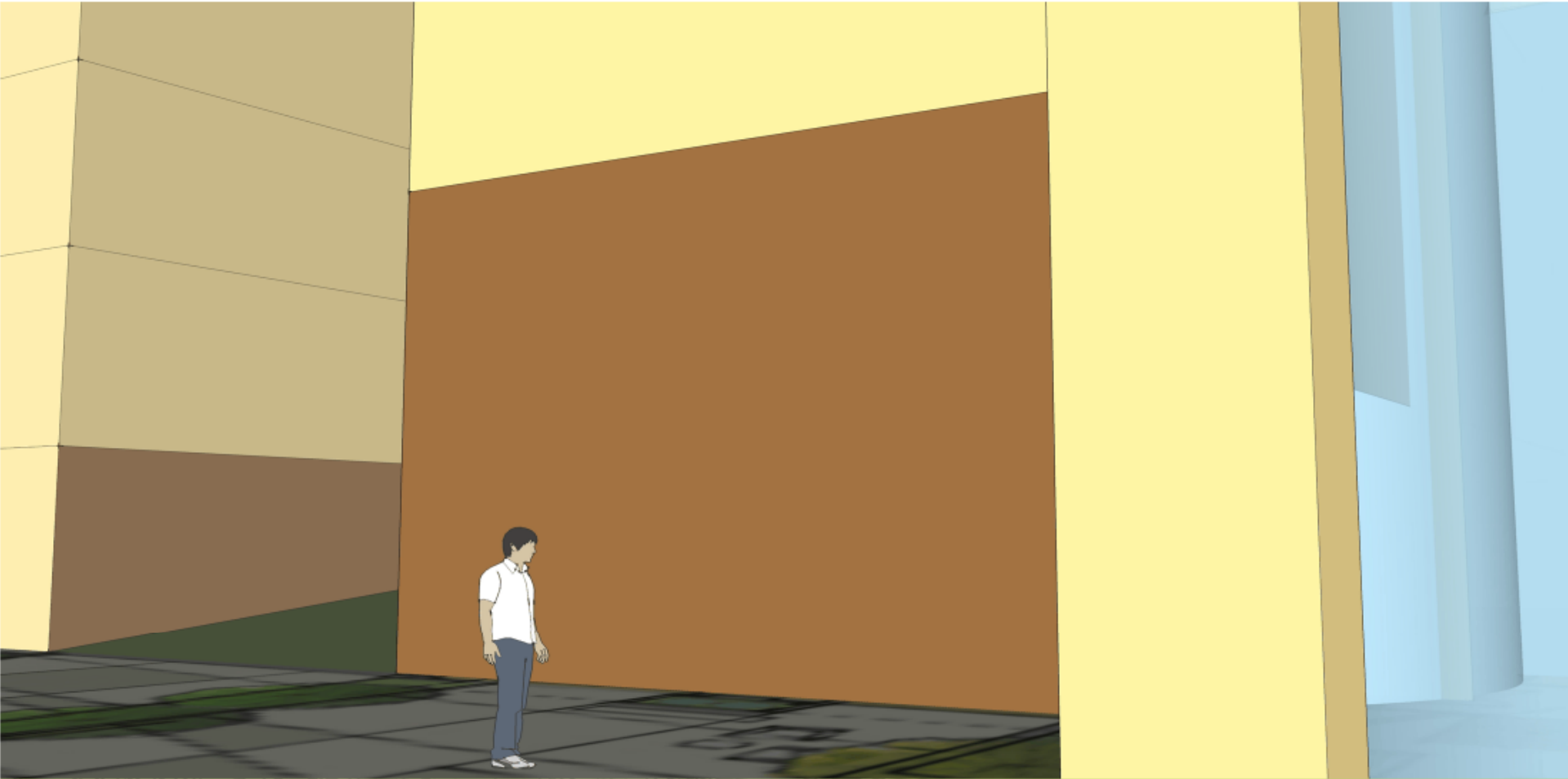
Courtyard View to Fitness Center

AvalonBay Communities  
UNIVERSITY DISTRICT APARTMENTS



# AvalonBay Communities

## UNIVERSITY DISTRICT APARTMENTS



Brumbaugh & Associates  
Landscape Architecture

architecture | interior design | landscape architecture | planning & urban design



Roof Deck View to Courtyard

AvalonBay Communities  
UNIVERSITY DISTRICT APARTMENTS



# Shadow Study

# AvalonBay Communities UNIVERSITY DISTRICT APARTMENTS



# AvalonBay Communities

## UNIVERSITY DISTRICT APARTMENTS



11<sup>th</sup> Avenue View to Entry

AvalonBay Communities  
UNIVERSITY DISTRICT APARTMENTS



# Site Plan

# AvalonBay Communities UNIVERSITY DISTRICT APARTMENTS



# Inspirational Images

# AvalonBay Communities UNIVERSITY DISTRICT APARTMENTS

