

12TH AVENUE APARTMENTS

4119 & 4123 12TH AVENUE NE



EARLY DESIGN GUIDANCE

DPD #3013026

4302 SW ALASKA STREET
SEATTLE, WA 98116
206.933.1150
www.nkarch.com



PROJECT DESCRIPTION



SITE LOCATION

ADDRESS: 4119 & 4123 12th Avenue NE
DPD PROJECT #: 3013026
OWNER: Triad
APPLICANT: Nicholson Kovalchick Architects
CONTACT: Michael Godfried

DEVELOPMENT OBJECTIVES

The property owner's objective is to construct a new 7-story apartment building and basement with approximately 103 units. The project incorporates sustainable design strategies to achieve a LEED Silver rating. Consistent with the green density goals of an Urban Village Center, the project eliminates parking and encourages bicycle use. The site layout seeks to preserve significant trees while concentrating open space at the front of the project where it is both most usable and attractive.

The project provides needed student housing within a 5 minute walk from the heart of campus and is immediately adjacent to multiple new dormitory buildings being constructed by the University of Washington. This building will be a positive addition to a student housing hub that is developing right next to campus.

PROJECT PROGRAM

Number of Residential Units:	Approximately 101-103
Number of Parking Stalls:	None
Area of Residential Levels:	Approximately 38,000-39,000 sf
Area of Bike Parking	Approximately 800-1000 sf
Total Area:	Approximately 39,000-41,000 sf

EXISTING SITE

The site is composed of 2 tax parcels located mid-block on 12th Avenue NE, between NE 41th and NE 42nd Streets. The parcel is rectangular and measures 80 feet wide by 103 feet deep with an alley to the rear. The site slopes towards the south with a change in grade of approximately 5 feet.

The site currently contains 2 single-family residences with 2 detached garages. There is a large London Plane street tree in front of the property in the right of way and a Locust street tree to the south of the property in the right of way.

ZONING AND OVERLAY DESIGNATION

The parcels are within the University District Northwest Urban Center Village. The parcels are on the southern edge of an MR Zone that extends several blocks north, east and west and is flanked by zones designated NC3-65 and CI-65. A zone designated MIO-105 starts directly to the south of the property and includes all the new dormitory development along NE Campus Parkway.

NEIGHBORING DEVELOPMENT

The proposed site is located within the University District, which is largely comprised of mid-size to large apartment/condominium buildings, dormitory buildings and other University of Washington institutional developments as well as townhomes and single family homes. Additionally, there are several commercial pockets and streets located north and east of the project. University Way NE, which is located two blocks east of the project, is a major arterial with a variety of shops and eateries, and NE Campus Parkway is located only one block to the south of the project. Interstate-5, the main north-south transportation corridor through Washington State, is located several blocks to the west. The site is within walking distance of the University of Washington.

The project site is directly adjacent to a large dormitory building recently completed by the University of Washington that is part of a larger complex of dormitory buildings that are still under construction. The area to the south and east of the project comprises many tall dormitory and institutional buildings associated with the campus. This area is near the primary neighborhood intersection of Campus Parkway NE and University Way NE; a major connection/entry point to campus. The site is at the transition between the new dormitory construction and a variety of low-rise apartment buildings from various eras and a scattering of single family homes. Directly to the west, the site is flanked by the convergence of two major arterials, Eastlake Avenue NE and Roosevelt Avenue. This neighborhood is bounded and bisected by many major arterials.

PARCEL #: 1142001670, 1142001675
 ZONING: MR
 OVERLAYS: University District Northwest Urban Center Village
 LOT AREA: 8,240 sf

23.45.504 PERMITTED USES

Permitted outright: Residential

23.45.510 FLOOR AREA RATIO

Base FAR: 3.2
 Maximum FAR: 4.25
 Maximum FAR per sustainable design and affordability incentives (SMC 23.45.516, SMC 23.45.526, SMC 23.58A.014)

23.45.514 STRUCTURE HEIGHT

Allowed Maximum Structure Height:

- Base Height: 60'-0"
- Maximum bonus height per incentives: 75'-0"
- 4' additional allowed for parapets: 79'-0"
- 15' additional allowed for stair penthouse: 90'-0"
- 16' additional allowed for elevator penthouse: 91'-0"

23.86.006 STRUCTURE HEIGHT MEASUREMENT

The height of a structure is the difference between the elevation of the highest point of the structure not excepted from applicable height limits and the average grade level ('average grade level' means the average of the elevation of existing lot grades at the midpoints, measured horizontally, of each exterior wall of the structure or at the midpoint of each side of the smallest rectangle that can be drawn to enclose the structure)

23.45.518 SETBACK REQUIREMENTS

Front setback:

- 7' average, 5' minimum
- No setback required if a courtyard abuts street, and the courtyard is minimum 30% width of abutting street frontage or 20' whichever is greater; and minimum 20' deep measured from street

Rear setback:

- 10' if abutting an alley

Side setback from interior lot line:

- For portions 42' high or less, 7' average setback and 5' minimum setback
- For portions higher than 42', 10' average setback and 7' minimum setback

Additional setbacks:

- Cornices, eaves, gutters, roofs and other forms of weather protection may project into required setbacks and separations a maximum of 4 feet if they are no closer than 3 feet to any lot line.

23.45.522 AMENITY AREA

Required: 5% of gross floor area in residential use
 Option 1: 5% X 41,360 sf = 2,068 sf required
 Option 2: 5% X 41,140 sf = 2,057 sf required
 Option 3: 5% X 41,870 sf = 2,094 sf required

General requirements:

- All units shall have access to private or common amenity area
- No more than 50% of the amenity area may be enclosed, and this enclosed area shall be provided as common amenity area
- No minimum horizontal dimension for private amenity areas, except 10' at non-street side lot lines

Requirements for apartments, rowhouses, and townhouses:

- No common amenity area shall be less than 250 sf in area, and common amenity areas shall have a minimum horizontal dimension of 10'
- Min. 50% of common amenity area at ground level shall be landscaped
- Seating, lighting, outdoor protection, art, et al. shall be provided
- Common amenity area req'd at ground level will be accessible to all units

23.45.524 LANDSCAPING REQUIREMENTS

Green Factor score minimum 0.5 required

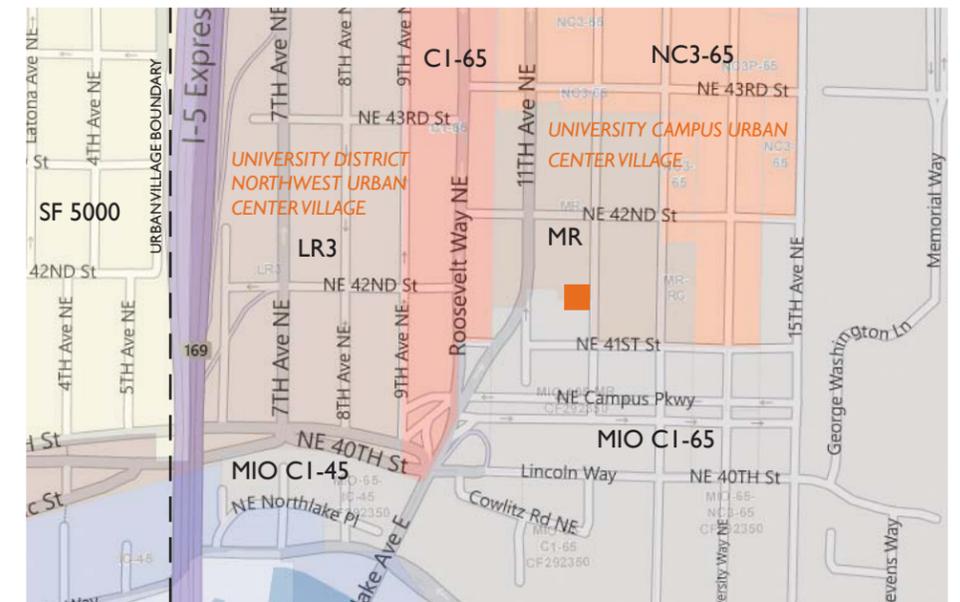
23.54.015 REQUIRED PARKING

No parking is required for uses in multi-family zones located in urban centers
 Bicycle long-term parking: 1 per 4 units.

23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS

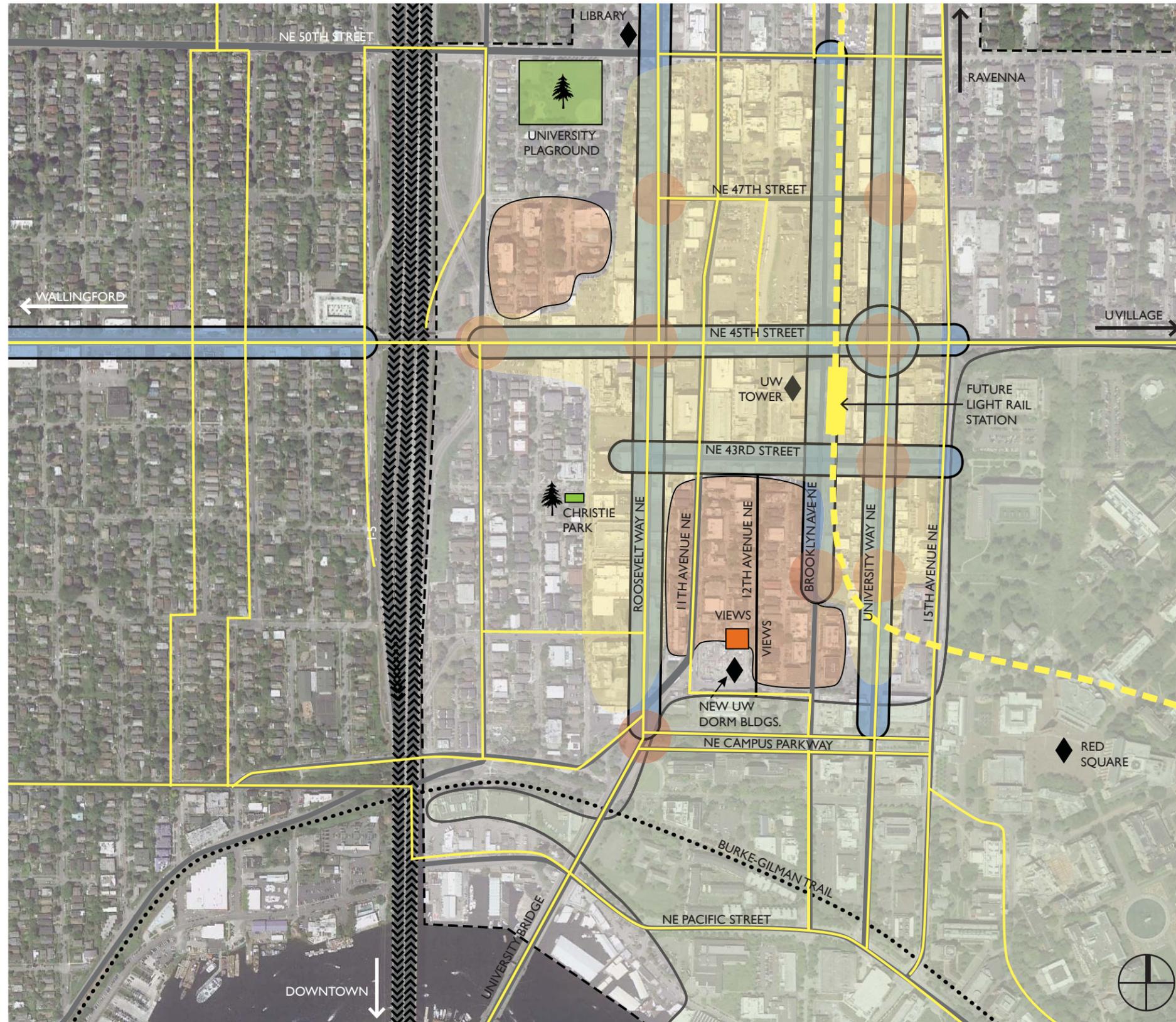
More than 100 units:

- 575 SF, plus 4 SF for each additional unit above 100
- Min. storage area may be reduced 15% if min. horizontal dimension is 20'



DPD ZONING MAP

REQUESTED DEPARTURE	OPTION 1	OPTION 2	OPTION 3
#1 REAR SETBACK		X	X
#2 SIDE SETBACKS		X	X
#3 CANOPY		X	
#4 TRASH ROOM		X	X



OPPORTUNITIES & CONSTRAINTS

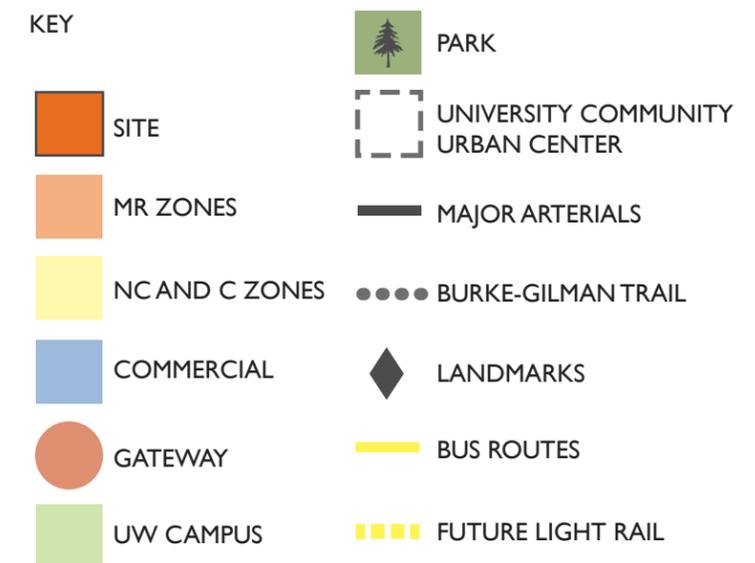
The site is located in the MR zone in the University District Northwest Urban Center Village, one of the two primary urban villages represented within the University Community Urban Center (UCUC). The University Community Guidelines acknowledge the diversity of the University District, from the architecture, to the building typology.

The site is located amongst several of the tallest buildings in the vicinity. At the south property line of the site is located the new University of Washington Dormitory, Cedar Apartments East, part of a collection of new dormitory buildings currently under construction. Across the street from Cedar Apartments East is the tall concrete University of Washington Building, Condon Hall. Just to the west, is the 10-story College Place Apartment building.

The site is located within close walking distance of the University of Washington, as well as numerous commercial districts and two movie theatres. The neighborhood is very pedestrian friendly and is a major transportation hub with numerous bus routes connecting the region. A future light rail station is planned just to the east.

The site is largely bound by major arterials that include NE Campus Parkway, University Way NE, Roosevelt Way NE and NE 43rd Street. The site is also within close proximity of Interstate-5 and NE 45th Street.

The site benefits from the open space provided by the University of Washington Campus, NE Campus Parkway and the Burke-Gilman Trail and associated water frontage on Porgage Bay. Views waterfront, Ship Canal Bridge and downtown can be seen looking southwest from the project site.



IMMEDIATE SITE CONTEXT



① CEDAR DORMITORY EAST (UW)



② LOCKE APARTMENTS



③ CAMPUS APARTMENTS



④ DEL CAPRI APARTMENTS



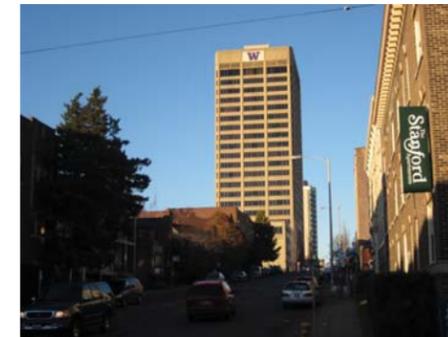
⑤ CASA DEL REY APARTMENTS



⑥ CONDON HALL (UW)



⑦ COLLEGE PLACE APARTMENTS



⑧ UW TOWER



⑨ CAMPUS PARKWAY



⑩ VILLA CAMINI APARTMENTS



⑪ VINEYARD CHRISTIAN FELLOWSHIP



⑫ EL MONTEREY CONDOMINIUMS

VIEWS SOUTHWARD FROM ⑧ UNIVERSITY OF WASHINGTON TOWER (FORMER SAFECO TOWER) AT 45TH & BROOKLYN

EXISTING SITE PLAN



RELEVANT DESIGN GUIDELINE PRIORITIES

* Denotes Relevant 'University Community Design Guideline' Priorities

- A-2* Streetscape Compatibility
 - Re-inforcing pedestrian streetscape
- A-3* Entrances Visible from the Street
 - Building entrances visible from the street encouraging pedestrian interaction.
 - Residential entries promote visual access and security.
 - Courtyard will have at least one entry from the street.
- A-7* Residential Open Spaces
 - The preferred project proposal provides an exterior landscaped area at grade fronting the street that offers light, air, and sustainable landscape elements to the units and amenity spaces providing comfort, health and recreation of residents.
 - Ground-level open space will increase privacy and reduce visual impacts to neighboring properties.
 - Ground-level open space will provide a landscaped front yard, providing a transition between public and private realms.
 - Rooftop decks will integrate sustainable landscape design elements.
- B-1* Height, Bulk, and Scale Compatibility
 - The midsize scale of project provides a transition from the massive dormitory buildings to the south and the lowrise buildings to the north.
 - To protect significant trees, the building has a larger front setback than required by code. This setback combined with the large trees diminish and soften the scale of the building.
- C-4* Exterior Finish Materials
 - Project materials will be durable and attractive.
- D-1* Pedestrian Open Spaces and Entrances
 - Pedestrian entryways will link the building to the sidewalk and will provide personal safety.
 - Ground level open space provided will improve the quality of the pedestrian environment.
- E-2 Landscaping to Enhance the Building and/or Site
 - Landscape design will enhance the character of the building and link the project to the neighborhood.
- E-3* Landscape Design to Address Special Site Conditions
 - Retaining existing large tree at front of site.



① SOUTHEAST CORNER OF SITE



② VIEW OF SITE SOUTH ALONG 12TH AVENUE NE



③ VIEW OF SITE SOUTH ALONG ALLEY

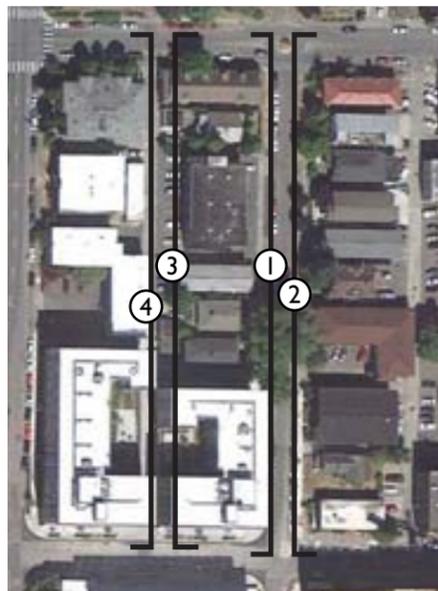


PROJECT SITE

① 12TH AVENUE LOOKING WEST



② 12TH AVENUE LOOKING EAST



MONTAGE KEY MAP

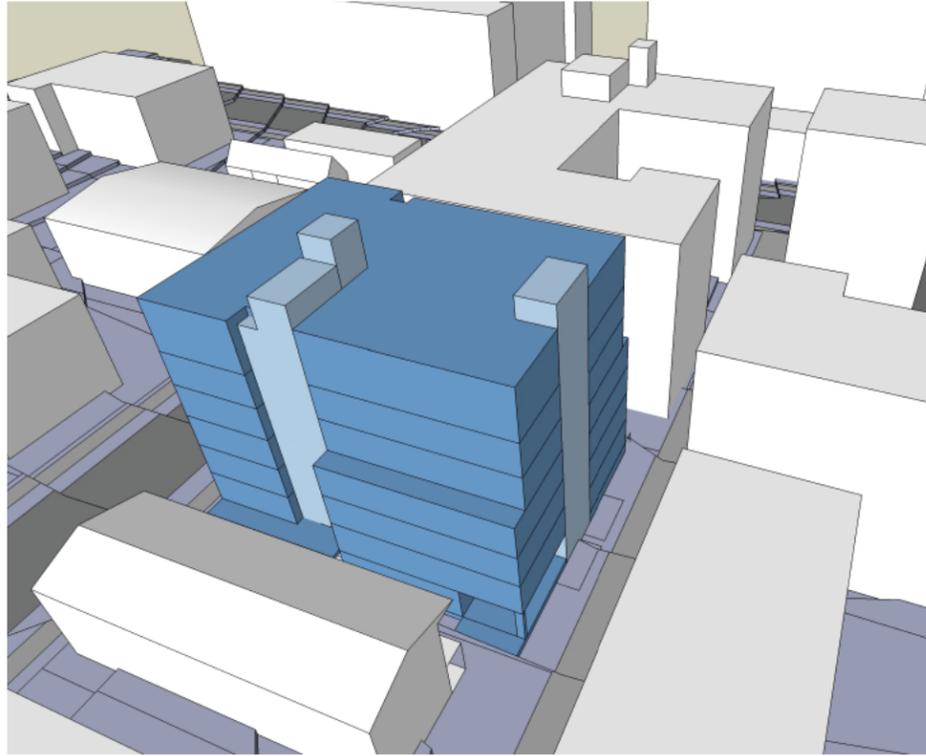


③ ALLEY LOOKING EAST

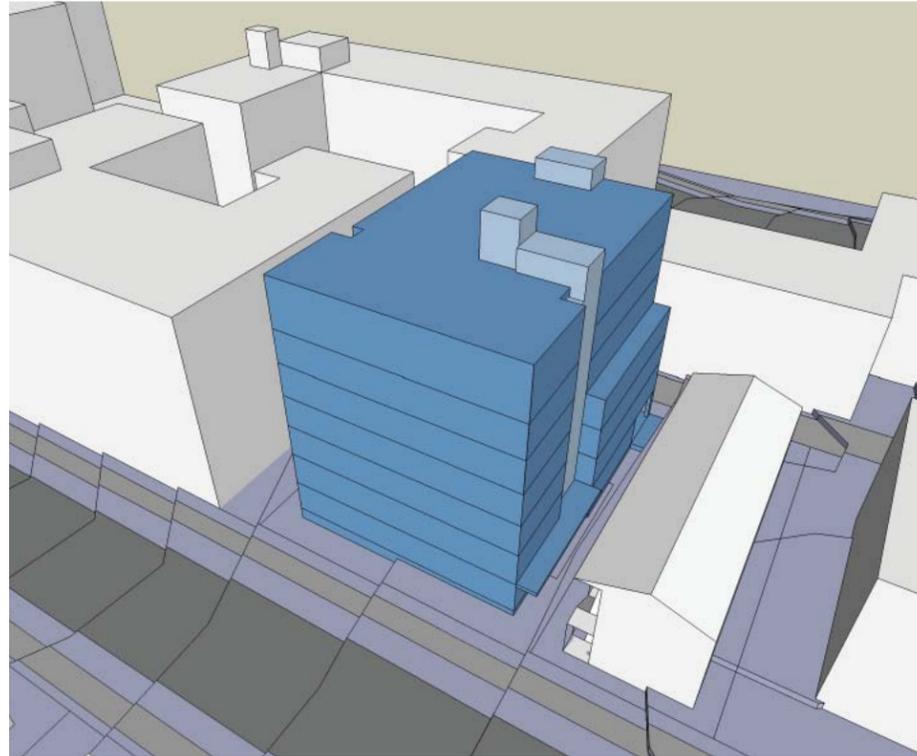


④ ALLEY LOOKING WEST

OPTION I (ZONING COMPLIANT)



AERIAL VIEW: LOOKING SOUTHEAST FROM ABOVE SITE



AERIAL VIEW: LOOKING NORTHWEST FROM ABOVE SITE

DISTINGUISHING FEATURES

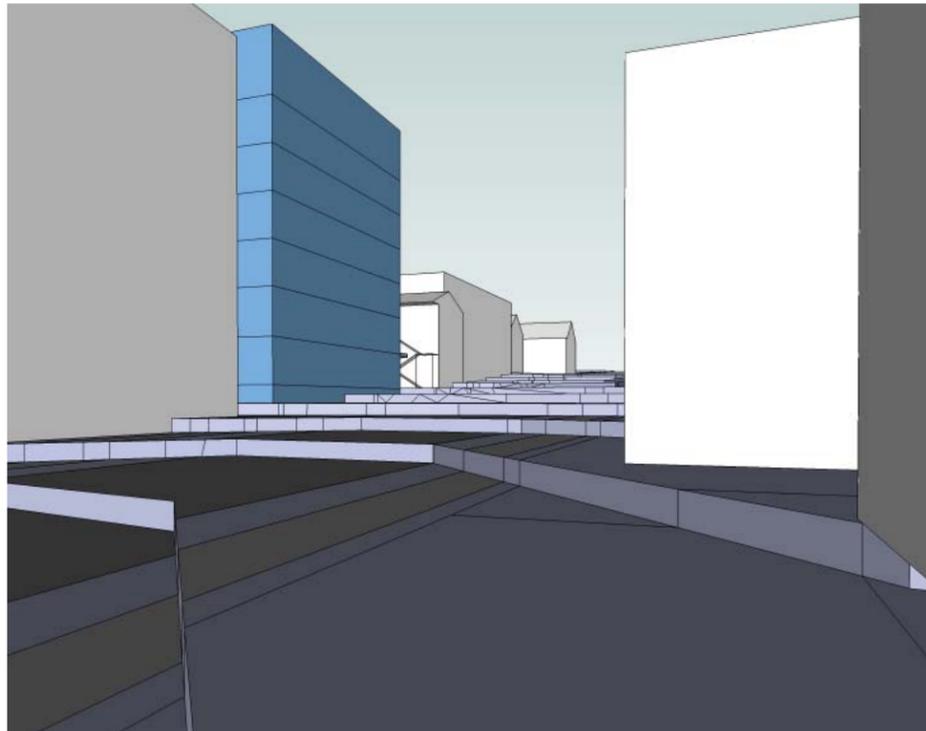
- Utilizes FAR and height bonus in MR zones by meeting LEED Silver (or equivalent) performance standards and low income housing standards.
- 103 units
- 3 bars of units oriented north, south and east
- All studios, ideal for student housing
- 6 partly below grade units with light wells and small patios
- Bike parking in basement
- Roof top deck provided for amenity space

PROS

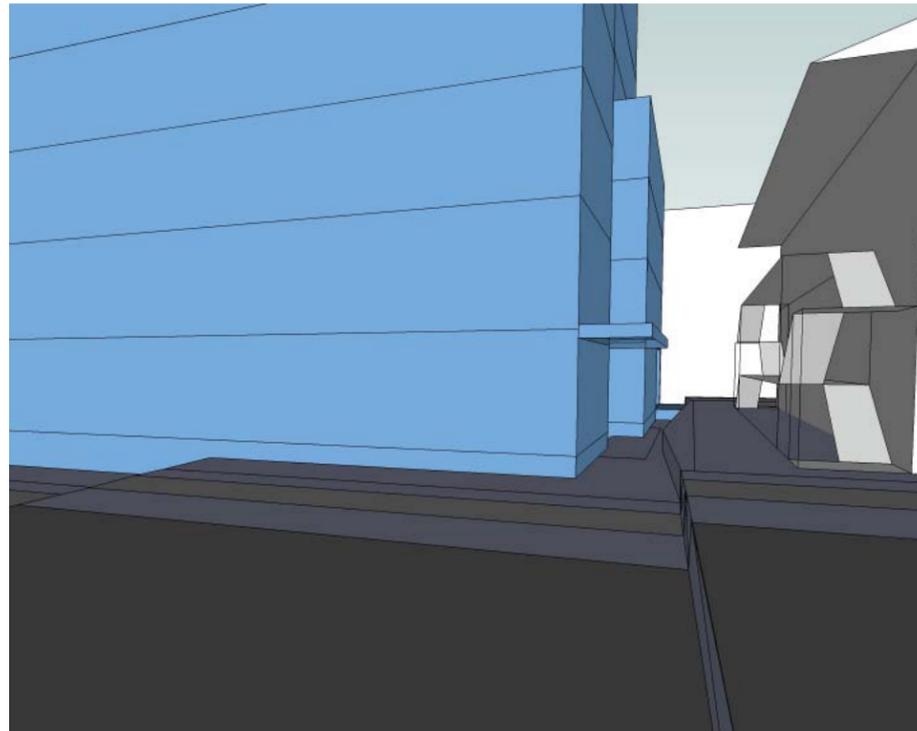
- Parti orients a significant number of units towards street
- Repeated unit module at building front offers interesting opportunities for facade design
- Views from roof deck towards Portage Bay

CONS

- Scheme does not preserve trees
- Building surrounded by narrow strips of unusable open space
- Awkward side setback step at upper levels
- Narrow side setbacks at adjacent properties
- Left over strip of land between building and alley
- Trash room is mostly covered but not fully enclosed



STREET VIEW: FROM CORNER LOOKING NORTHWEST TOWARDS SITE



STREET VIEW: LOOKING WEST ALONG NORTH PROPERTY LINE

Please see Departure Matrix and Diagrams on pages 14-16 for a full explanation of Departures.

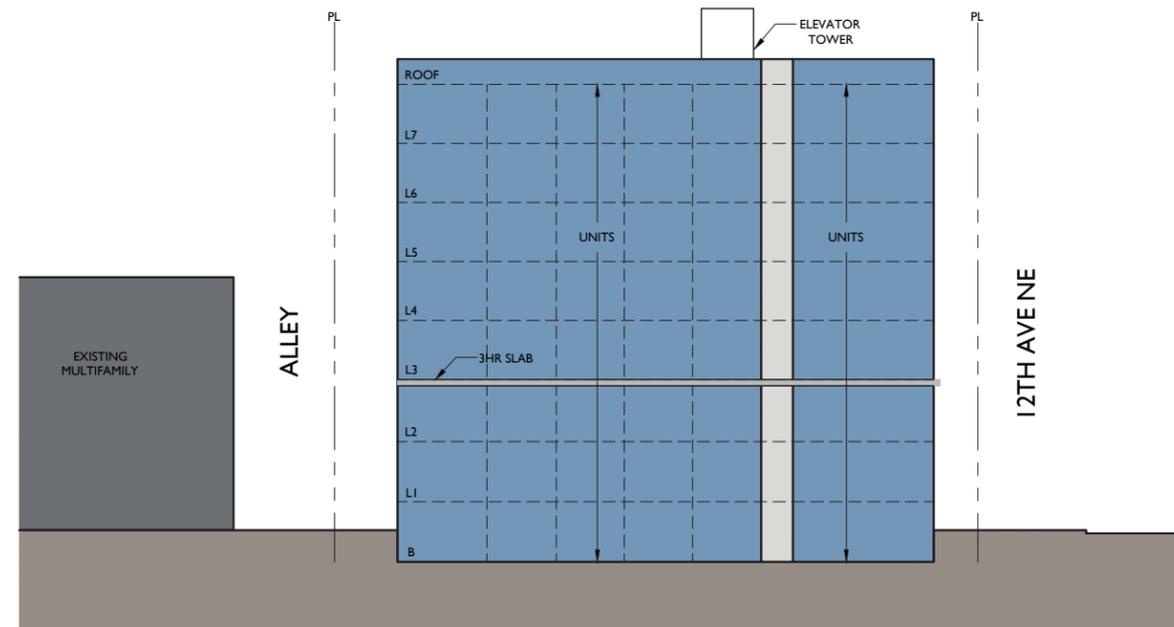


BASEMENT LEVEL

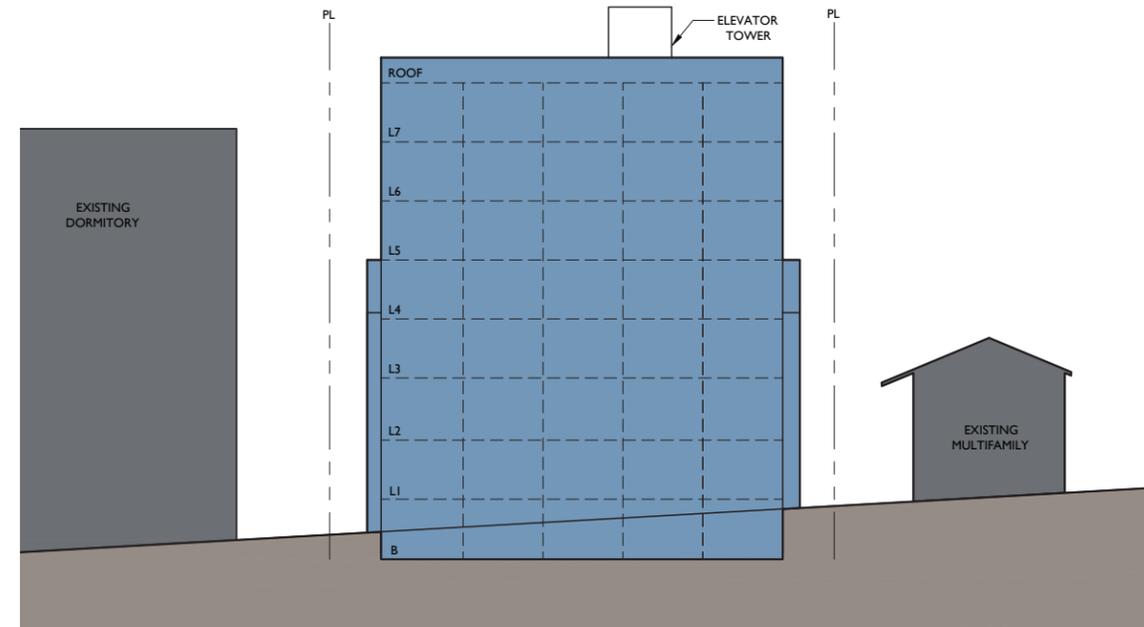
LEVEL I

LEVELS 2-4

LEVELS 5-7

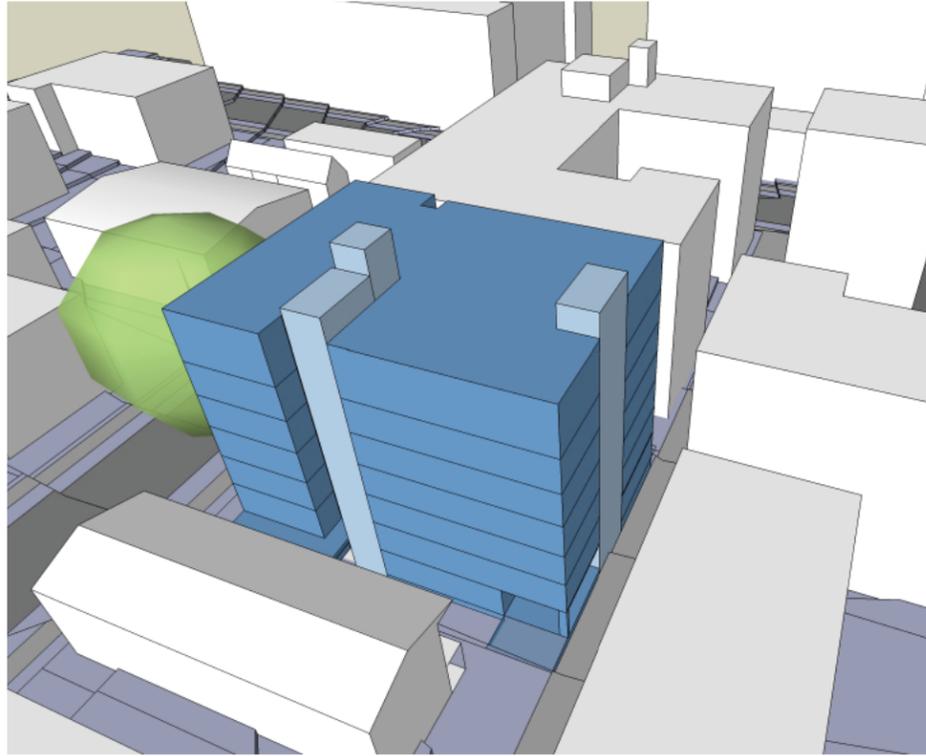


SECTION A

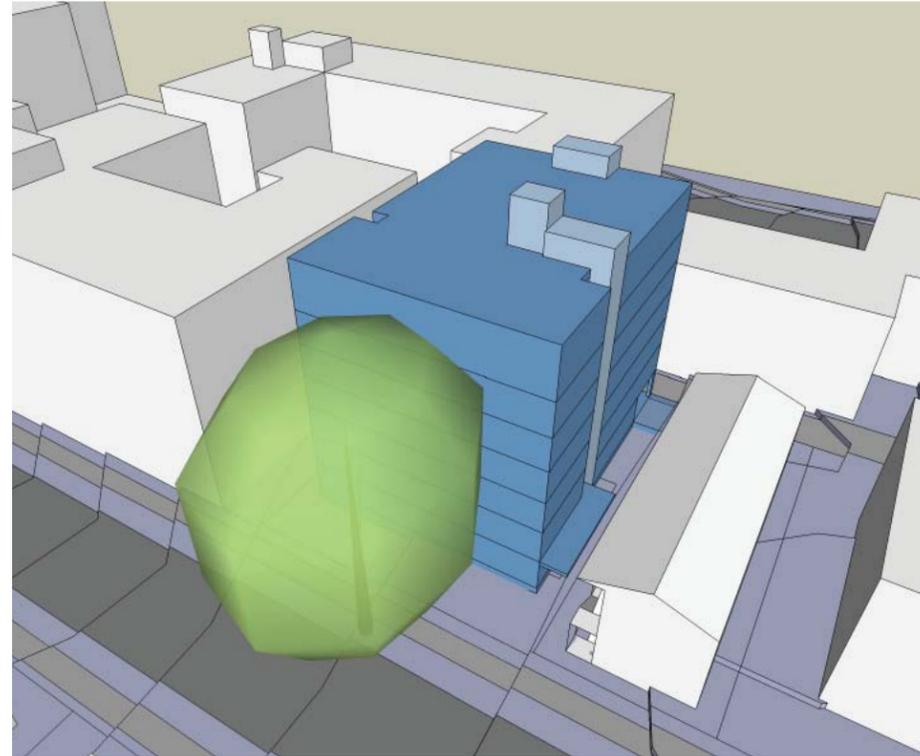


EAST ELEVATION

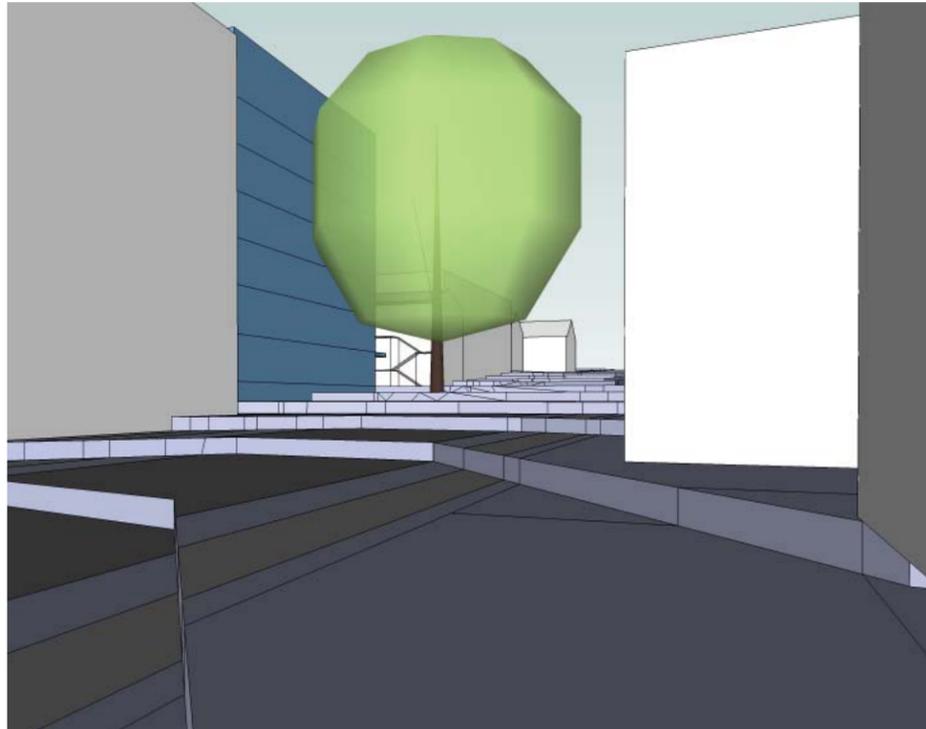
OPTION 2 (PREFERRED)



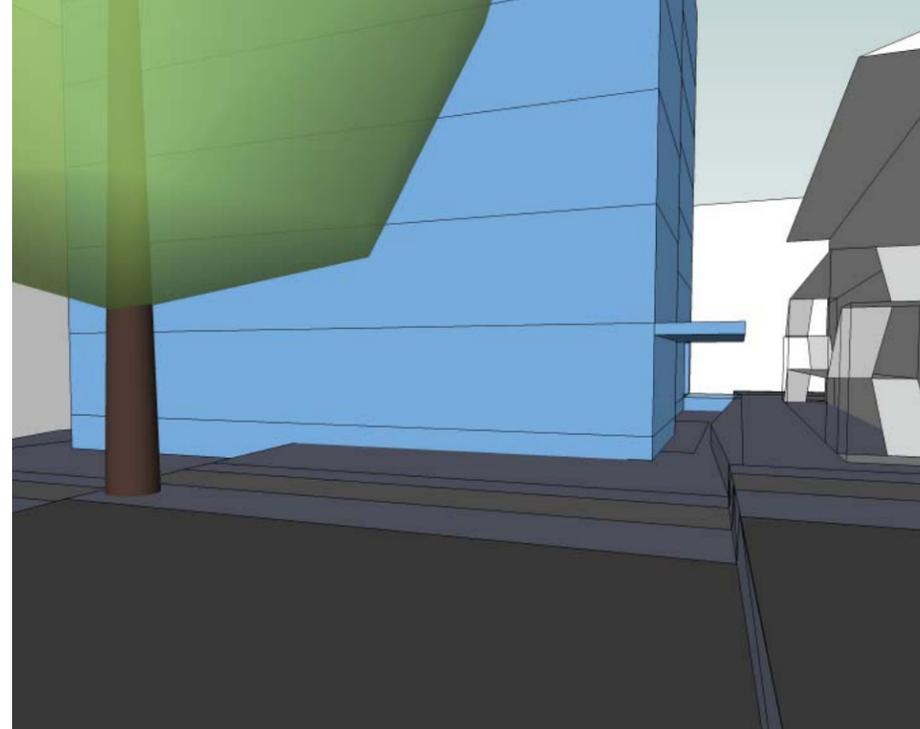
AERIAL VIEW: LOOKING SOUTHEAST FROM ABOVE SITE



AERIAL VIEW: LOOKING NORTHWEST FROM ABOVE SITE



STREET VIEW: FROM CORNER LOOKING NORTHWEST TOWARDS SITE



STREET VIEW: LOOKING WEST ALONG NORTH PROPERTY LINE

DISTINGUISHING FEATURES

- Utilizes FAR and height bonus in MR zones by meeting LEED Silver (or equivalent) performance standards and low income housing standards.
- 103 units
- 3 bars of units oriented north, south and east
- All studios, ideal for student housing
- 6 partly below grade units with light wells and small patios
- Bike parking in basement
- Roof top deck provided for amenity space

PROS

- Preserves significant trees
- Concentrates open space at front of property where it is both most usable and attractive
- Provides generous 9 feet wide side setbacks at all floors for side yard facing units (provides larger average setback than required by code)
- Removes side setback step above 42 feet in elevation and matches condition of adjacent dormitory buildings to the south
- Scheme orients a significant portion of units to streets
- Repeated unit module at building front offers interesting opportunities for facade design
- Views from roof deck towards Portage Bay

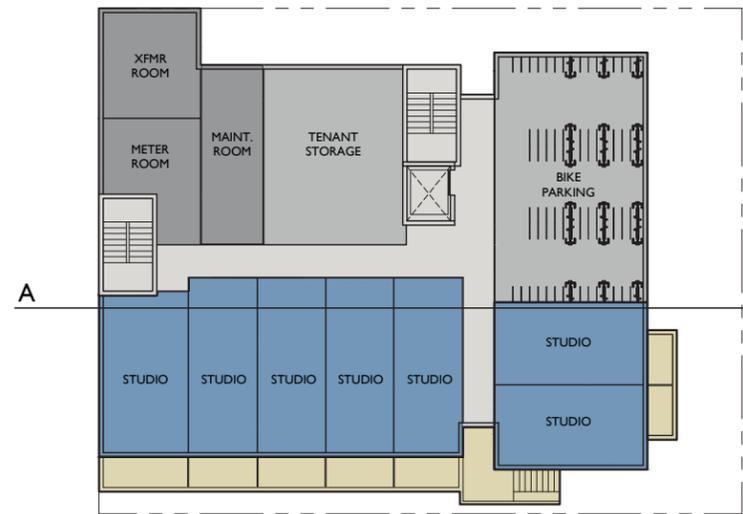
CONS

- 6 units are partly below grade
- Trash room is mostly covered but not fully enclosed

REQUESTED DEPARTURES

- Rear Yard Setback
- Side Yard Setbacks
- Trash Room Size
- Canopy Projection into Side Yard

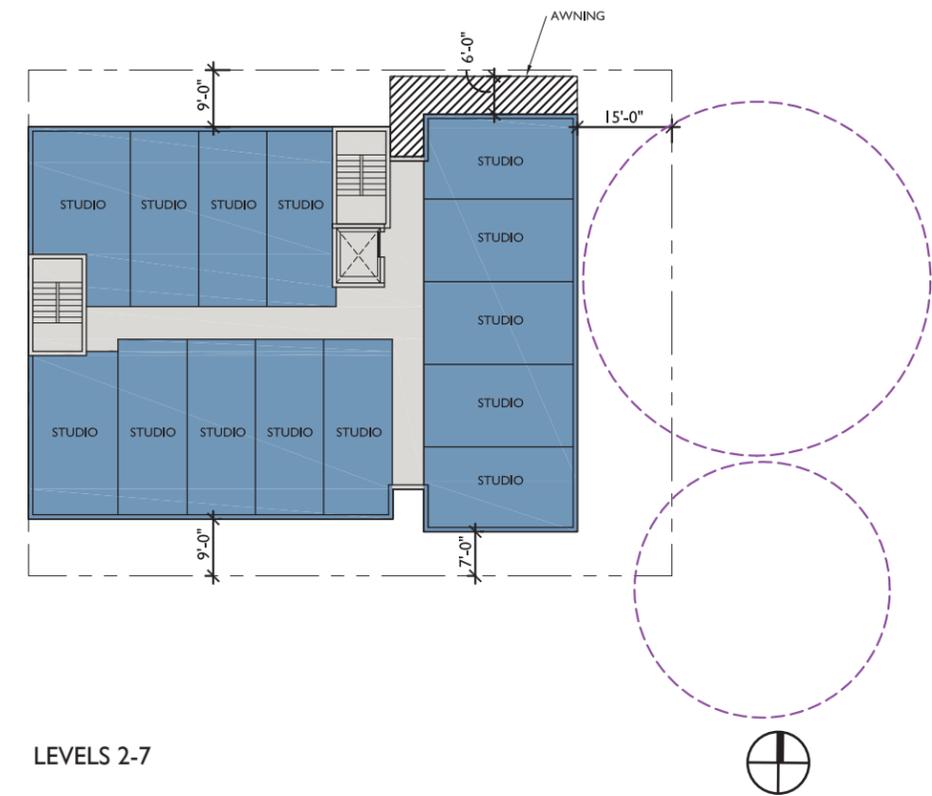
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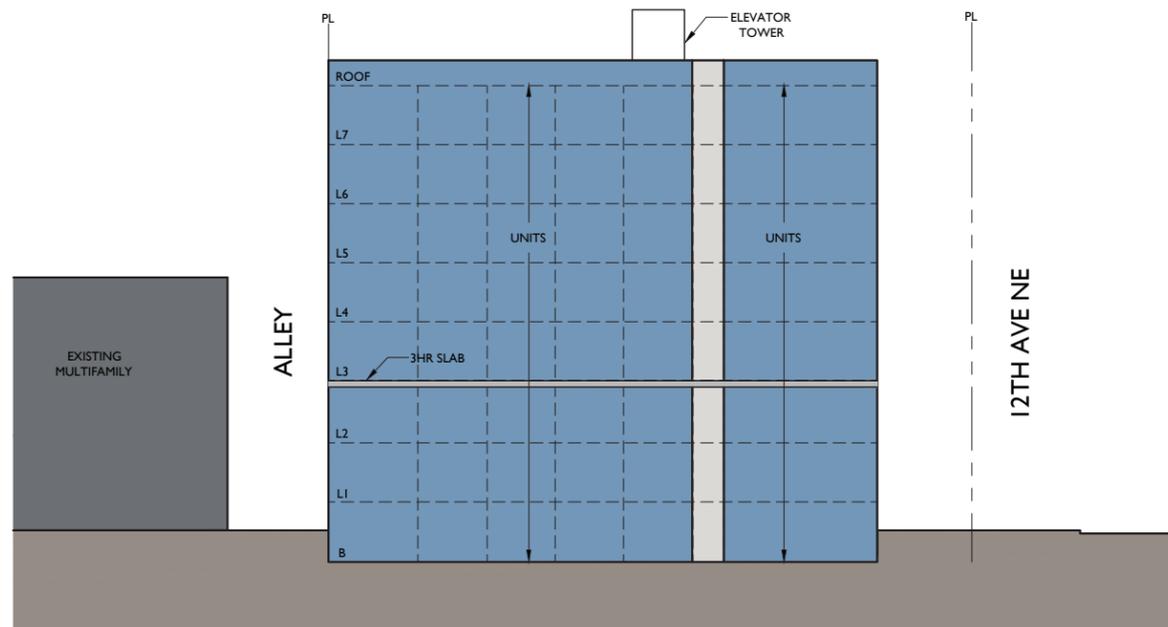
BASEMENT LEVEL



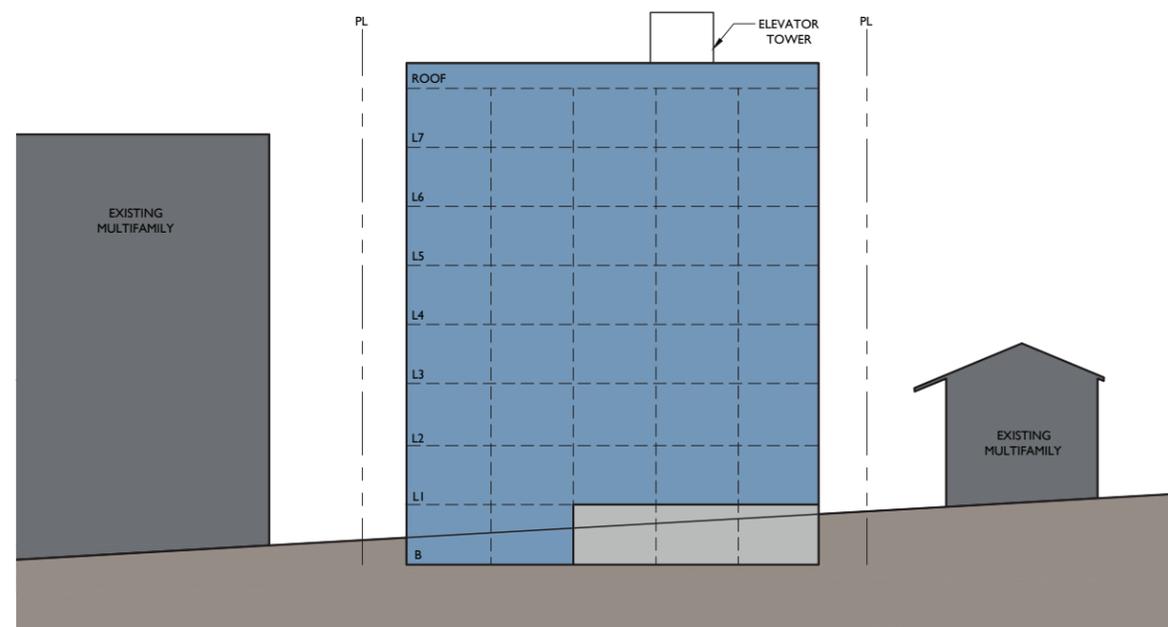
LEVEL I



LEVELS 2-7

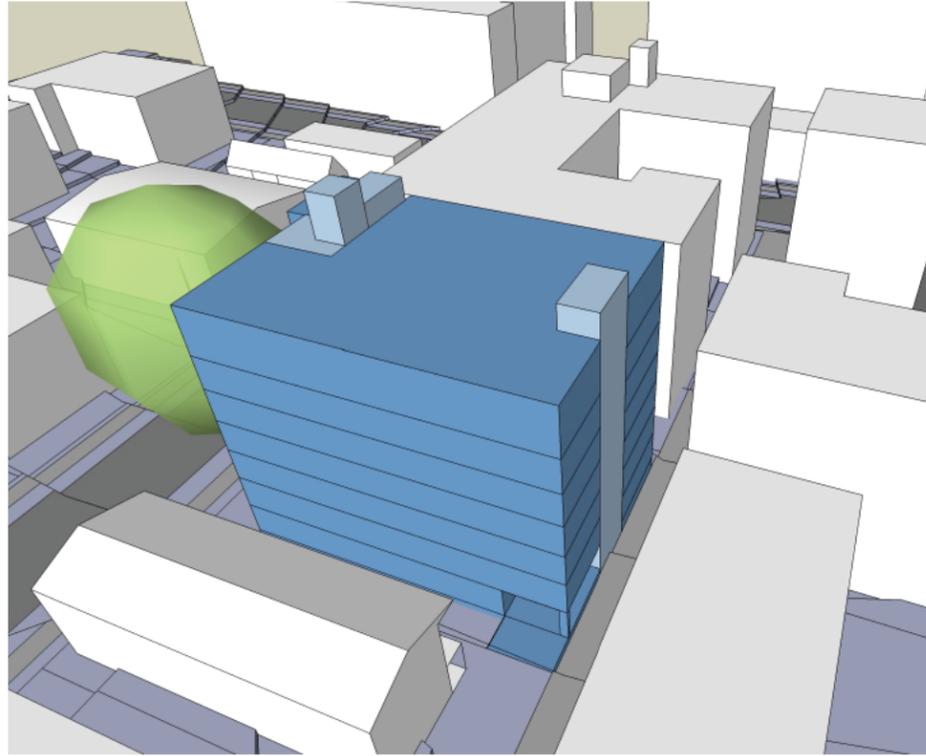


SECTION A

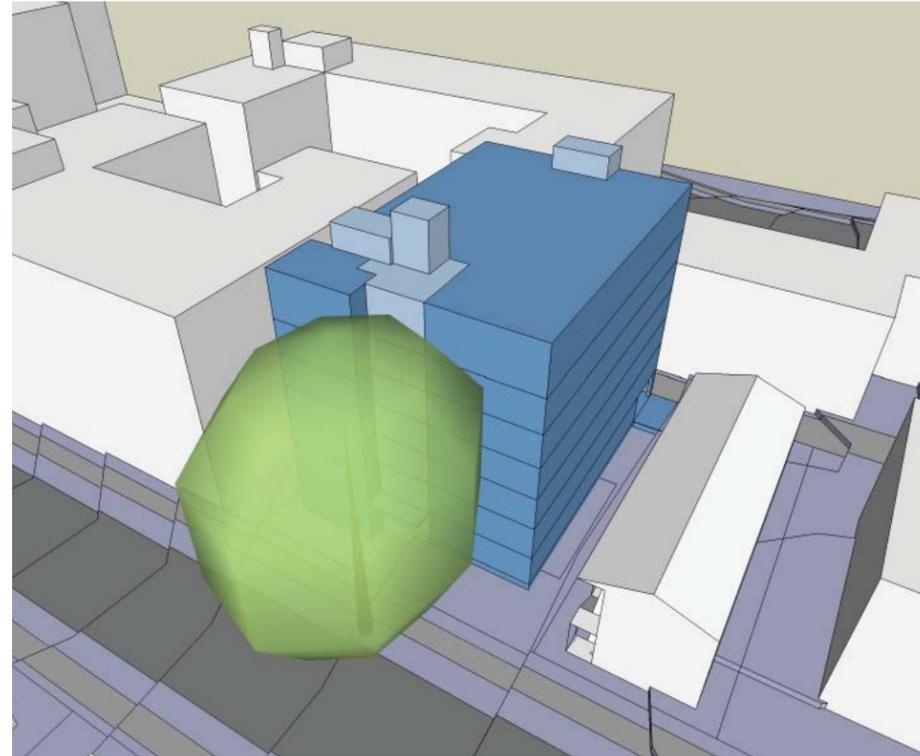


EAST ELEVATION

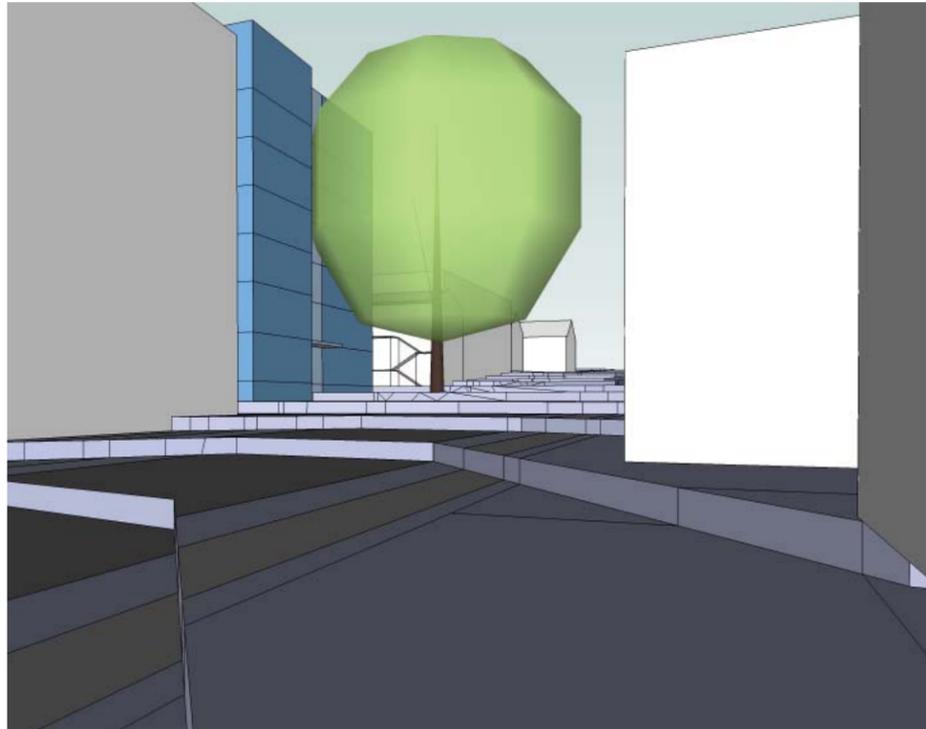
OPTION 3 (2 BAR PARTI)



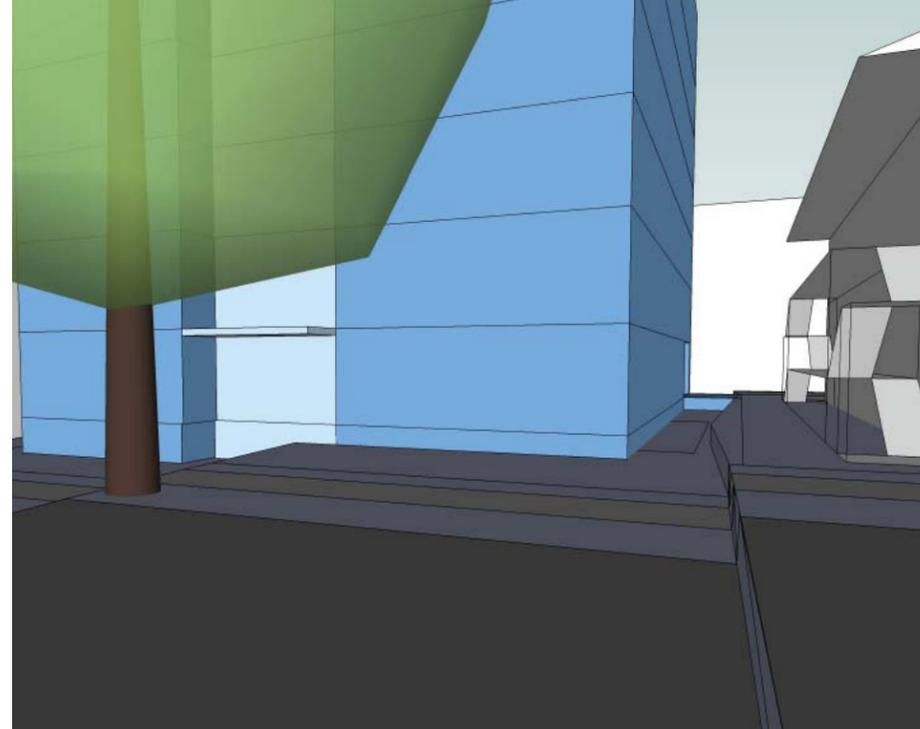
AERIAL VIEW: LOOKING SOUTHEAST FROM ABOVE SITE



AERIAL VIEW: LOOKING NORTHWEST FROM ABOVE SITE



STREET VIEW: FROM CORNER LOOKING NORTHWEST TOWARDS SITE



STREET VIEW: LOOKING WEST ALONG NORTH PROPERTY LINE

DISTINGUISHING FEATURES

- Utilizes FAR and height bonus in MR zones by meeting LEED Silver (or equivalent) performance standards and low income housing standards.
- 101 units
- 2 bars of units oriented north and south
- All studios, ideal for student housing
- 6 partly below grade units with light wells and small patios
- Bike parking in basement
- Roof top deck provided for amenity space

PROS

- Preserves both significant trees in the right-of-way
- Concentrates open space at front of property where it is both most usable and attractive
- Provides generous 9 feet wide side setbacks at all floors for side yard facing units (provides larger average setback than required by code)
- Removes side setback step above 42 feet in elevation and matches condition of adjacent dormitory buildings to the south
- Scheme results in large glazed elevator lobby facing the street at every floor
- Views from roof deck across Portage Bay

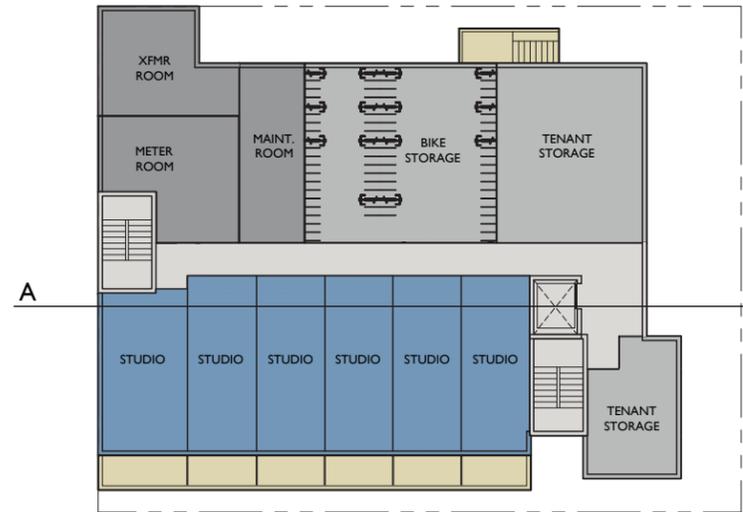
CONS

- Only a small portion of units are oriented towards street
- Most units are oriented towards side property lines
- Most units have identical layout
- Location of front entry negatively impacts dripline of heritage tree
- Trash room is mostly covered but not fully enclosed

REQUESTED DEPARTURES

- Rear Yard Setback
- Side Yard Setbacks
- Trash Room Size

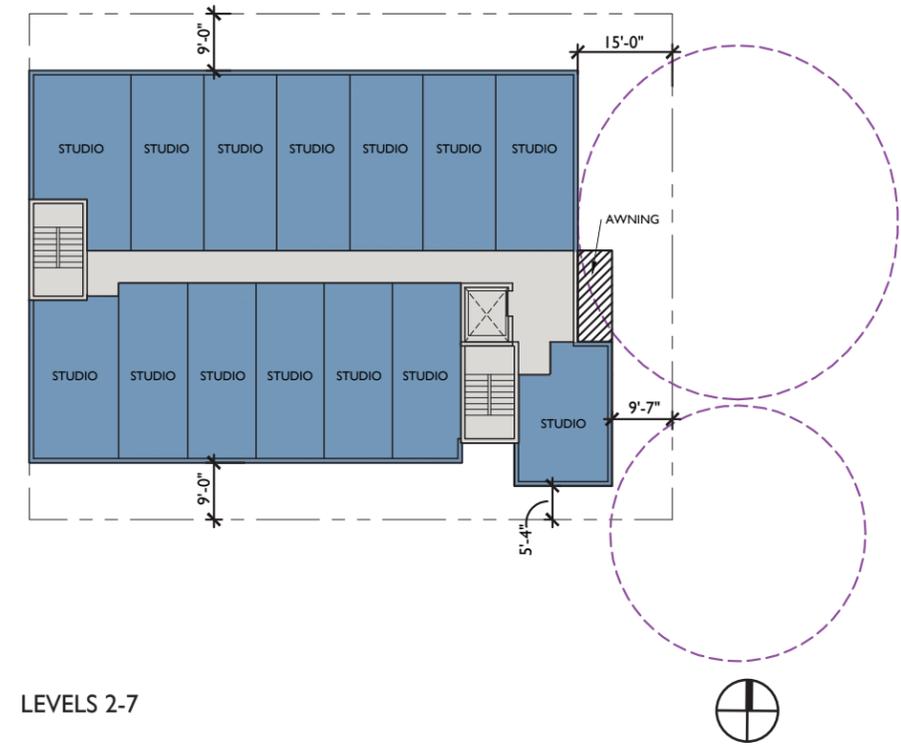
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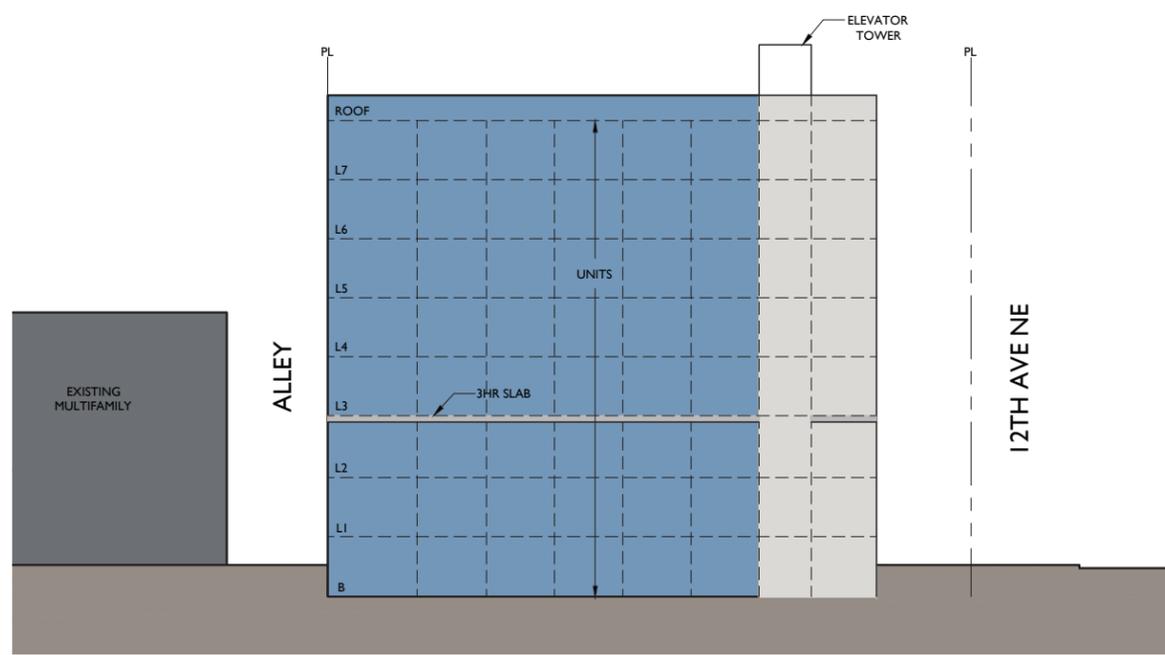
BASEMENT LEVEL



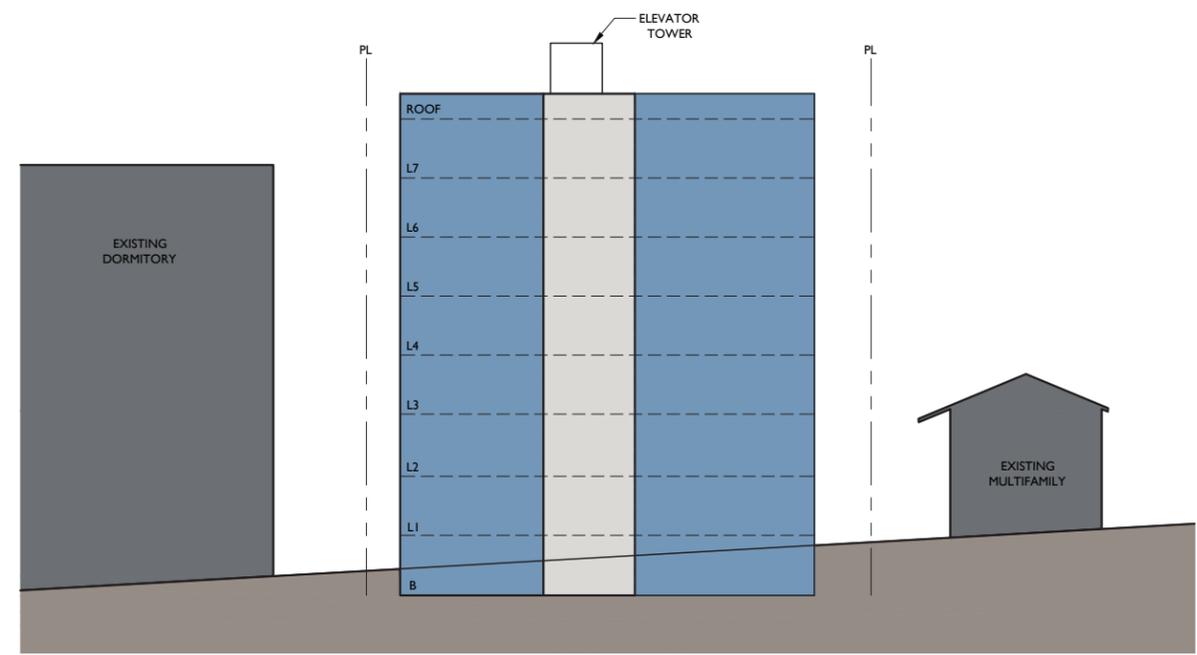
LEVEL I



LEVELS 2-7



SECTION A

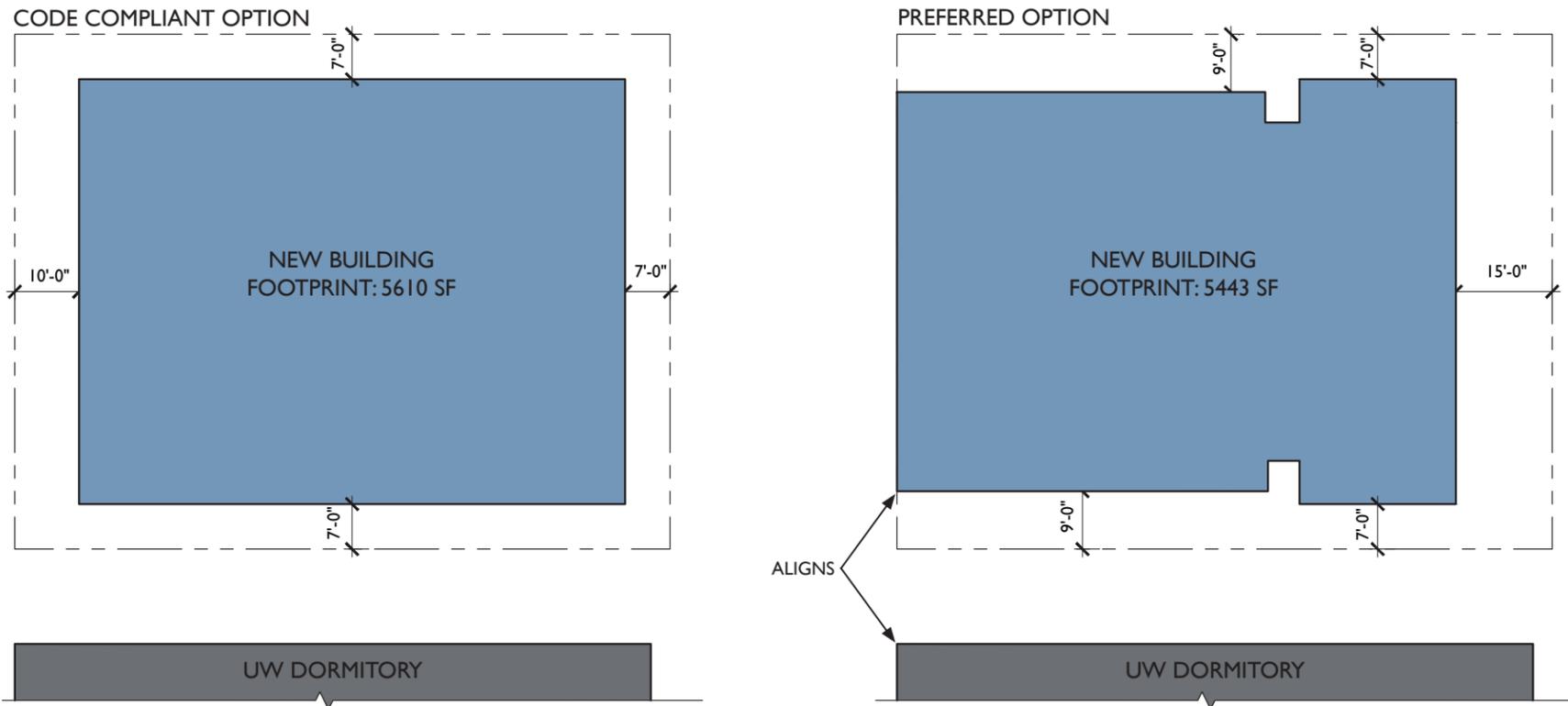


EAST ELEVATION

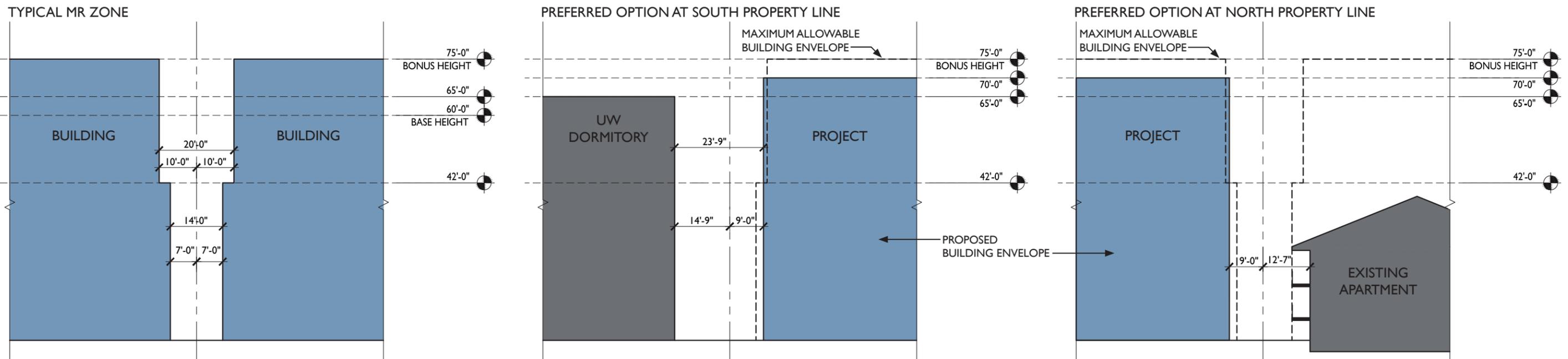
DEPARTURE MATRIX

MR ZONING CODE	REQUIREMENT	PROPOSED	DEPARTURE AMOUNT	REASON FOR DEPARTURE	DESIGN REVIEW GUIDELINES
#1 REAR SETBACK SMC 23.45.518	10'-0" min. from rear alley property line	OPTION 2: 0'-0" OPTION 3: 0'-0"	OPTION 2: 10'-0" OPTION 3: 10'-0"	To protect two significant trees at the front of the property, the building has been located 15 feet off the front property line when the code requirement is a 7 feet average minimum. As a result, the volume of the project has been shifted to align with the edge of the alley as is consistent with the dormitory buildings on the adjacent parcels to the south. The building volume is massed to provide the best site layout configuration and unit plans. This is accomplished by utilizing the entire rear setback of the building while not maximizing either the side or front setbacks. This site layout also allows the building to concentrate open space at the front of the site where it is most attractive and usable.	A-2 Streetscape A-7 Open Space B-1 Hght, Bulk, Scale D-1 Pedestrian Space E-2 Landscaping E-3 Special Site Conditions
#2 SIDE SETBACKS SMC 23.45.518	7'-0" avg / 5'-0" min. below 42'-0" 10'-0"avg / 7'-0" min. above 42'-0"	OPTION 2: 8'-8" setback avg at both north and south property lines above 42'-0" OPTION 3: 9'-0" setback avg at north property line above 42'-0" 8'-7" setback avg at south property line above 42'-0" 5'-4" side setback for a 15'-6" portion at the south property line	OPTION 2: 1'-4" less avg side setbacks both north and south OPTION 3: 1'-0" less avg side setback for north side above 42'-0" 1'-5" less avg side setback for south side above 42'-0" 1'-8" less min side setback at portion of south property line	The code compliant side setbacks result in narrow side yards and an awkward step in the volume above the 42 feet height limit that is in contrast to the flat, unstepped façade of the adjacent dormitory building. The alternatives schemes requiring departures both provide more generous side setbacks than the code compliant alternative. This serves to provide greater separation between adjacent buildings and reduces the bulk of the project on the site. As with the rear setback, the project objective is to make the best use of the site and the building configuration by shaping the building in such a way that responds to site conditions and adjacent properties.	A-2 Streetscape A-7 Open Space B-1 Hght, Bulk, Scale
#3 CANOPY AT SIDE PROPERTY LINE SMC 23.45.518	Weather protection can protrude a maximum of 4'-0" into required setbacks and can be no closer than 3'-0" to adjacent property line	OPTION 2: Canopy stops at 1'-0" from north property line	OPTION 2: 2'-0" reduction in required distance from north property line	The entry canopy in the preferred option can create a unique architectural statement when combined with lighting and landscape design to accent the main entrance into the building. Providing a easily recognizable and attractive entry is one of the goals of the University Design Guidelines. Allowing the canopy to extend into the side setback provides maximum weather protection and is a narrow element that will not impact the adjacent property to the north.	A-3 Entrances C-4 Finish Materials E-2 Landscaping
#4 TRASH ROOM SMC 23.54.040	575sf for 100 units 4sf for each additional unit over 100 units 15% reduction in size when there is a minimum horizontal dimension of 20ft (all schemes meet this criteria)	OPTION 2: 103 units $575sf + 3(4sf) = 587sf \times .85\% = 499sf$ (required) Proposed: 411sf OPTION 3: 101 units $575sf + 1(4sf) = 579sf \times .85\% = 492sf$ (required) Proposed: 411sf	OPTION 2: 91sf OPTION 3: 84 sf	Unlike typical 100+ unit buildings that have a mix of units ranging from studios to 2 bedrooms, this building is exclusively studios and will have a significantly lower occupant count than the standard building described by the code. Students also tend to spend most of their time on campus and eat many of their meals in the dining hall or at campus restaurants so the amount of trash generated is significantly reduced. Therefore, it is a reasonable to seek a reduction in the trash area requirement.	D-6 Screening of Dumpsters

DEPARTURE #1: REAR SETBACK Departure request does not create larger footprint than allowed by the code. Aligns rear of building with the adjacent dormitory building.



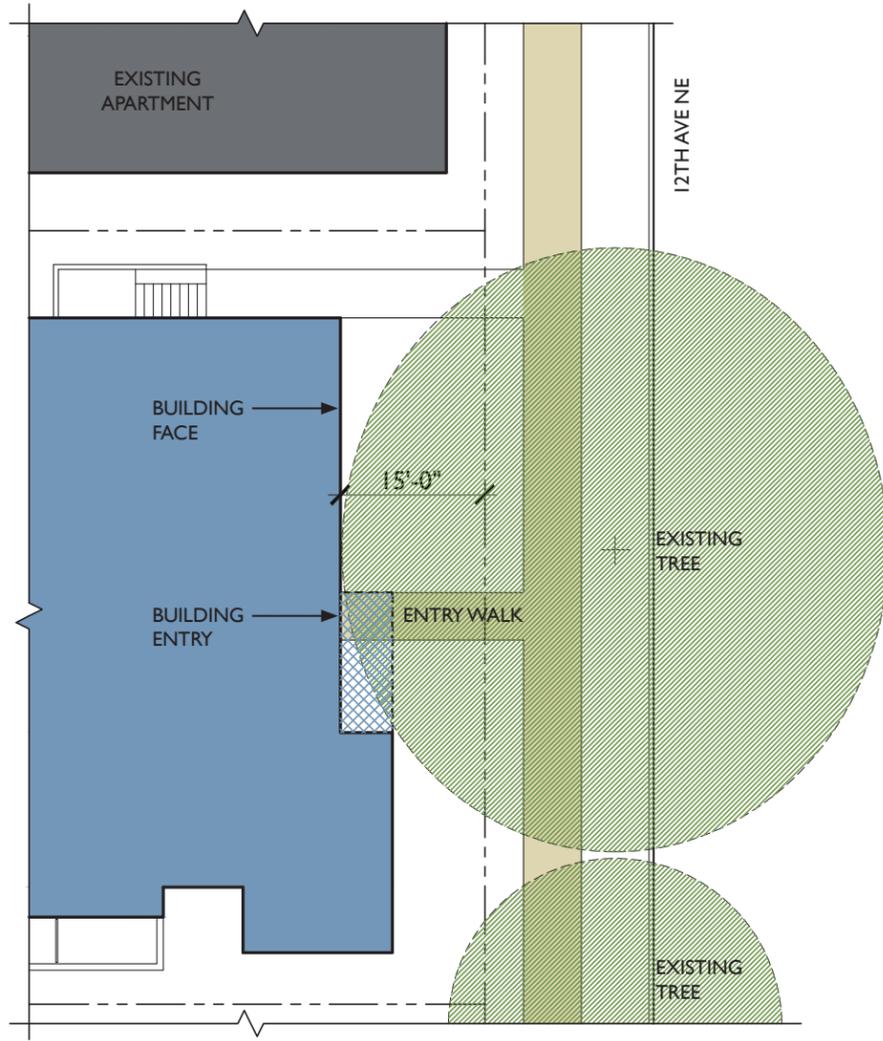
DEPARTURE #2: SIDE SETBACK Departure request creates a greater average building setback separation than what is allowable by code.



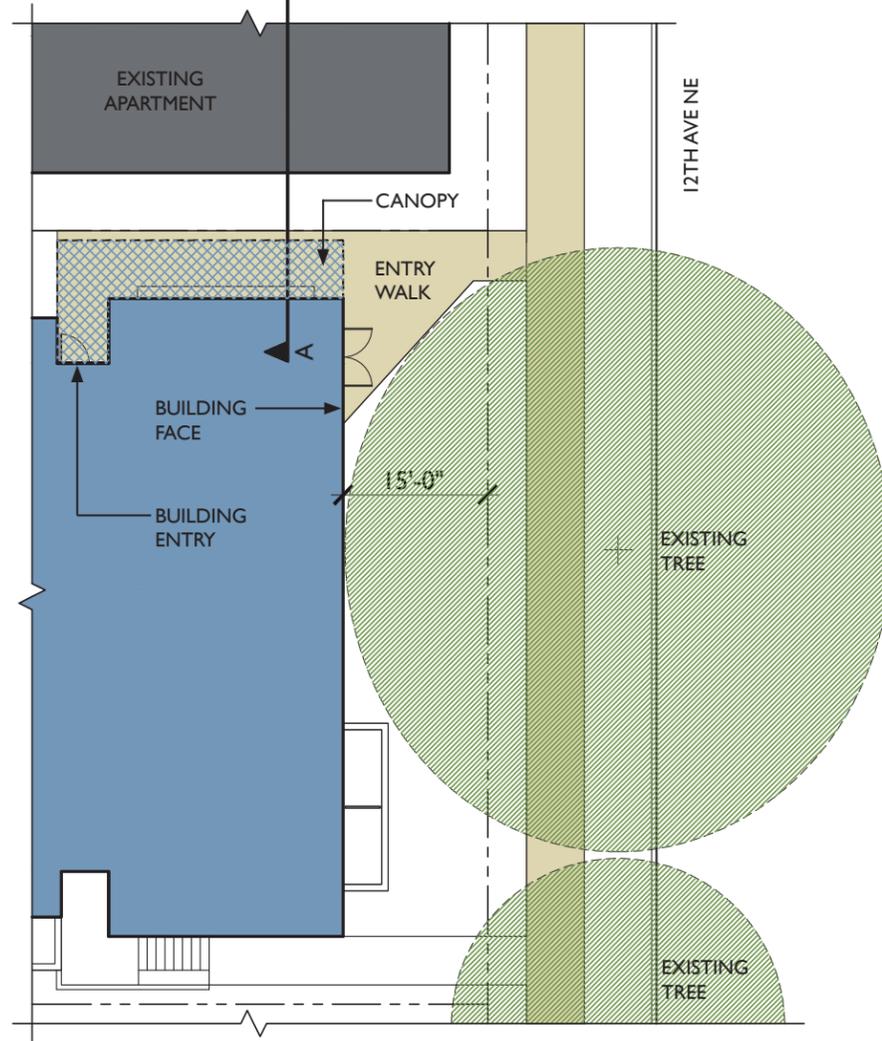
DEPARTURE DIAGRAMS

DEPARTURE #3: CANOPY AT SIDE PROPERTY LINE Departure request provides overhead weather protection at side entry. Providing a side entry keeps hardscape out of the dripline and protects a significant heritage tree.

DOUBLE BAR OPTION



PREFERRED OPTION



SECTION A

