



ACADEMIA COURT

EARLY DESIGN GUIDANCE
DPD # 3013403

CONTACT INFORMATION

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OWNERS:

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CITY:

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Seattle, WA
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SITE INFORMATION

ADDRESS: 4039 8TH Ave NE.
Seattle, WA 90105

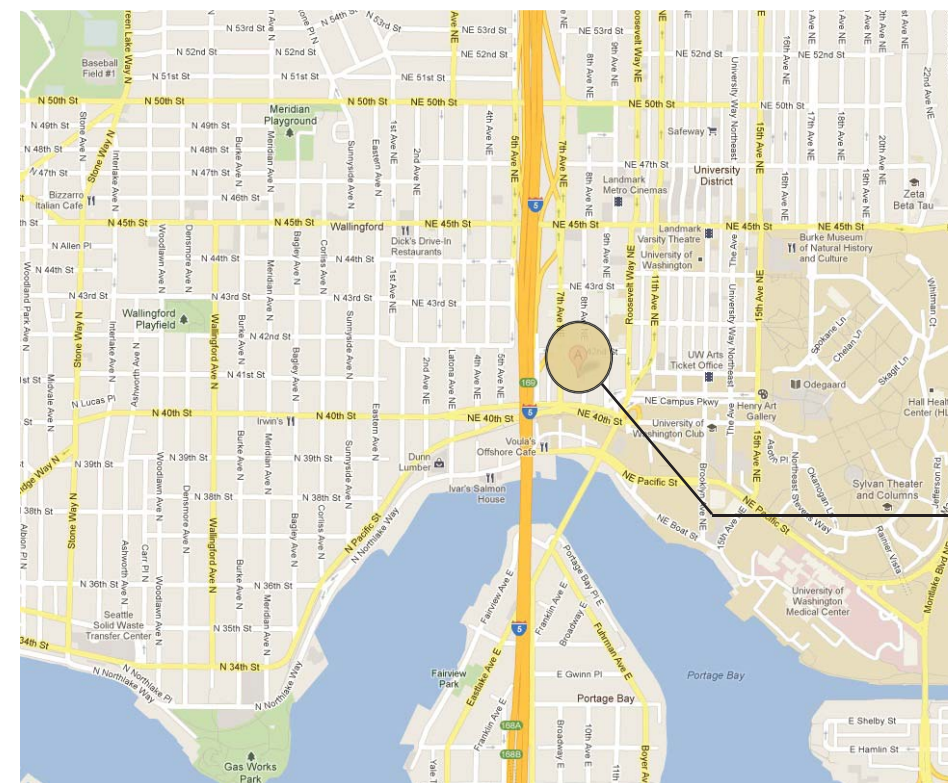
SITE AREA: 8,501 SF (per survey)

ZONING: LR3 (Proposed zoning) (University District Northwest Urban Center Village)

BUILDING CODE: 2009 IBC

PROPOSED USE: Multi-Family

VICINITY MAP:



PROJECT LOCATION

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OBJECTIVES:

The proposed project is to construct a new 5-story apartment building with approximately 62 units. The project intent is to provide small studios to match the local demographic which is oriented towards students and young professionals. Three options for the proposed development are provided in this EDG packet. Each proposal seeks to:

- Provide an attractive building that upgrades the neighborhood anticipates the future Development of the neighborhoods
- Provide affordable housing for the regional student and young professional population.
- Discourage the use of automobiles as a means of transportation by not providing parking
- Provide a design that reduces the impact of the adjacent freeway on residents
- Incorporate green design.

PROJECT PROGRAM:

Site area: 8,501 s.f. (per survey)
Site topography: Approximate 16' elevation difference between the highest NE corner to lowest SW corner
Building height: Approximate 40' with four above grade stories and a basement

Number of dwelling Units: Approximately 62 units

Gross floor area: 16,502 S.F.

Legal Description:

409230-1985: Lot 42 and the north half of lot 41, block 8, lake view addition to the city of Seattle, according to the plat thereof recorded in volume 5 of plats, page 34, in King County, Washington

409230-1970: The north 10 feet of lot 39, all of lot 40 and the south half of lot 41, block 8, lake view addition to the city of Seattle, according to the plat thereof recorded in volume 5 of plats, page 34, in King County, Washington.

EXISTING SITE:

The site is composed of 2 tax parcels located mid block along 8th Avenue NE, between NE 40th Street and NE 42nd Street. The parcel is rectangular and measures approximately 85 feet wide by 100 feet deep.

The site currently contains 2 single-family residences there is surface parking along the alley serving the residences.

The site slopes from the highest point on the northwest corner to the lowest point on the southwest corner with a diagonal difference of approximately 16'. Existing landscape is consistent with single family structures.

One and half blocks to the west of the site is Interstate 5.

ZONING AND OVERLAY DESIGNATION:

The parcel is zoned LR3 (low-rise 3) and is in the University District Northwest Urban Center Village. The surrounding area is zoned MIO to the South and CI-65 to the East and SF-5000 to the North and West beyond Interstate 5.

NEIGHBORING DEVELOPMENT:

The proposed site is located within the University District, which is largely comprised of single-family homes, townhouses and mid-size to large apartment/condominium buildings. Additionally, there are several commercial pockets and streets located throughout the district. NE 45th Street, which is located five blocks of the project, is a major arterial. Interstate 5, the main north-south transportation route/corridor through Washington State, is located less than a block to the west of the project site. The project site is within walking distance of the University of Washington, and is in a pedestrian friendly neighborhood.

The University District is a diverse neighborhood. In the immediate vicinity of the proposed project there are single-family houses, town homes, and 3 to 5 story apartments, with a telephone utility building across the street and a U. district p-patch community garden. Beyond the immediate area are more residential structures of various sizes including some high-rise structures, plus there are numerous commercial buildings and service-oriented businesses along 45th Avenue towards the north. The western edge of the University of Washington is located 2 blocks to the east with the main campus occurring approximately a quarter mile to the east.

Two new projects are proposed in the immediate vicinity of the project (see p.6). The first is located on the same block to the north. It is a 60-65 unit apartment with 8-12 parking stalls. The second is located 4029 & 4033 7th Ave NE to the west of proposed site. This is a 70 unit apartment building with 7 parking stalls. The building heights are all similar.

KING COUNTY PARCEL NUMBER PARCEL #: 409230-1985; 409230-1970

23.45.504 PERMITTED USES AND PROHIBITED USES:

Residential permitted

23.45.508 GENERAL:

B. Parking per 23.54.015

23.45.510 FLOOR AREA RATIOS:

- B. Permitted LR3 FAR: 1.5 or 2.0; 2.0 FAR Permitted per 23.45.510.C
- C. "Green building performance standard" - LEED Silver or Built Green 4-Star
- E. Exempt from FAR limits:
 1. All underground stories
 4. Portions of a story that extend no more than 4' above existing or finished grade, whichever is lower
 5. Exemption for partially below grade with no stories above

23.45.512 DENSITY LIMITS:

- A. 40' max. (30' if within 50' of SF Lot)
- D. Additional 5' to ridge of pitched roof unless exception per F applied
- E. 3' extra for shed and butterfly roofs
- F. Additional 4' for projects with partially below grade story with 4- stories max. above lower floor with other conditions
- I. Structures with green roofs (50%) min. may exceed height by 2'
- J. Rooftop features 4' + for open railing; dormers with conditions; 10' for stair; 16' for elevators: etc.

23.45.518 SETBACK REQUIREMENTS:

- A. Front setback: 5' minimum.
Rear setback: 10' minimum + 1' Alley dedication.
Side setback: 7' avg. and 5' min > 40' length
 1. Portions of structures complying with FAR Exemption 23.45.510.E5 don't count in facade width
- H. Projections permitted in all required setbacks
 1. Roof eaves, etc. - max 4' with min. 3' to property line
 3. Bay windows 10' in width, 2' depth, min. 5' to property line
 5. Unenclosed porches extend to within 4' of property line
- I. Unenclosed decks and balconies may extend max. 4' max. 20' width, min. 5' to property line; separation required
- J.2 Structures- barrier free ramps may be in required setbacks
 7. Fences- max. 6' high
 8. Retaining wall- max. 6' high

23.45.522 AMENITY AREA:

- A.1 25% of lot area required as amenity area
 2. 50% of amenity area to be provided at grade unless roof amenity meeting stds, of 23.45.510.E.513
 4. Amenity area at ground floor to be common area
- D. All units shall have access to common or private amenity area
 - 4.a No min. dimension for pvy. amenity area
 5. Common amenity area- 250 sf and 10' min. dimension

23.45.524 LANDSCAPE REQUIREMENTS:

- A.2 Green Area Factor of 0.6 or greater
- B.1 Street trees required

23.45.526 LEEDS BUILT GREEN & EVERGREEN SUSTAINABLE DEVELOPMENT STANDARDS

- A. Required of developments gaining extra residential floor area- LEED Silver or Built Green 4-Star

23.45.527 STRUCTURAL WIDTH AND FAÇADE LENGTH LIMITS:

- A. 150'; max. width
- B. 65% lot depth mx. length

23.45.534 LIGHT AND GLARE STANDARDS

- A. Directed away from adjacent properties

23.53.015 REQUIREMENTS FOR STREETS

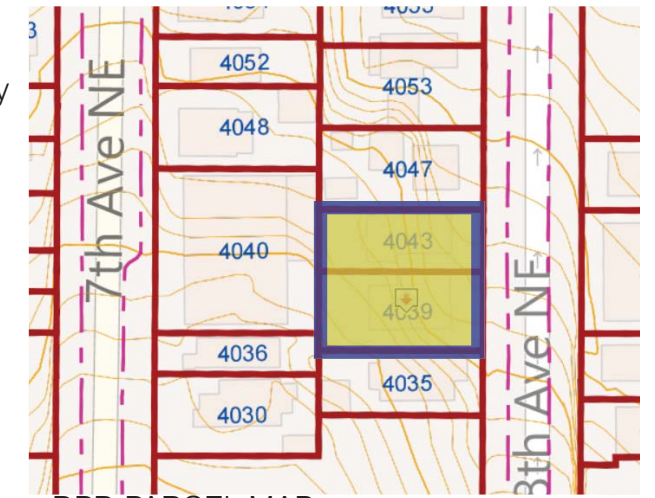
- 015. Street improvements required

23.54 QUANTITY & DESIGN STDS. FOR ACCESS, OFF-STREET PARKING, & SOLID WASTE STORAGE:

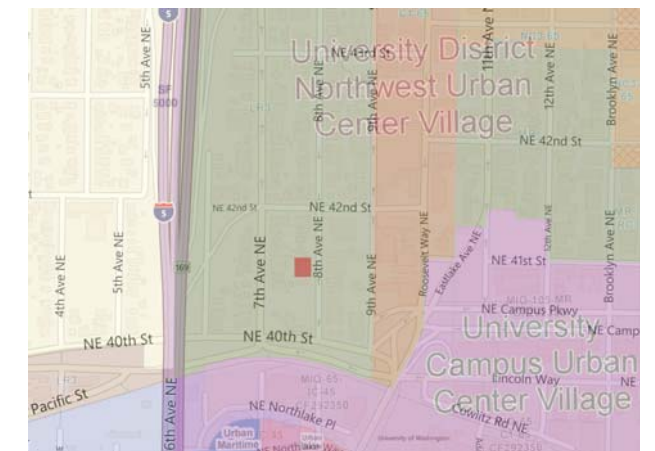
- 015. Required Parking
 - a. Table B. No parking required for multifamily uses in "urban centers"

040. SOLID WASTE & RECYCLABLE MATERIALS STORAGE & ACCESS

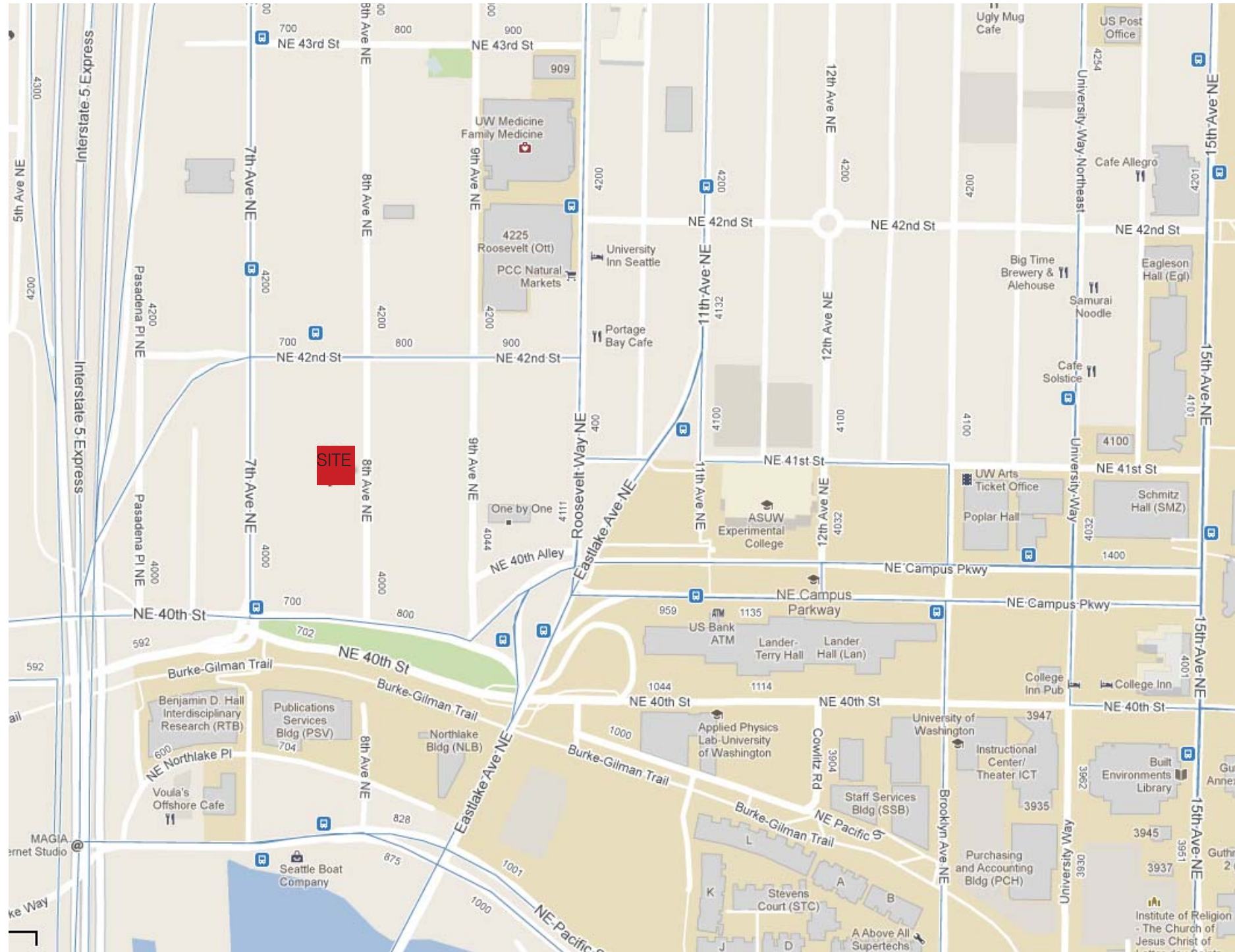
- A. 375 square feet plus 4 square feet for each additional unit above 50



DPD PARCEL MAP



DPD ZONING MAP



OPPORTUNITIES AND CONSTRAINTS

The site is located in the LR3 zone in the University District Northwest Urban Center Village. The University Community Guidelines acknowledge the diversity of the University District. The development is a mixture of single family residences and multi-family apartment buildings.

The site is located within walking distance of the University of Washington, as well as numerous commercial districts, parks and trails. The University District is a pedestrian friendly neighborhood., the Burke-Gilman trail access is a couple block away.

The site is largely bound by major arterials. Major streets include Interstate 5 two blocks to the west and NE 45th Street to the north. Interstate 5 is the main north-south transportation corridor through Washington State and NE 45th Street provides direct access to both Interstate 5 and the University of Washington.

Views can be seen from southwest of project site.



(*) DESIGNATES PROPOSED PROJECTS

* REFERENCE MAP ON PAGE 6



A 42ND STREET NE LOOKING NORTH



B 42ND STREET NE LOOKING SOUTH

PROJECT SITE



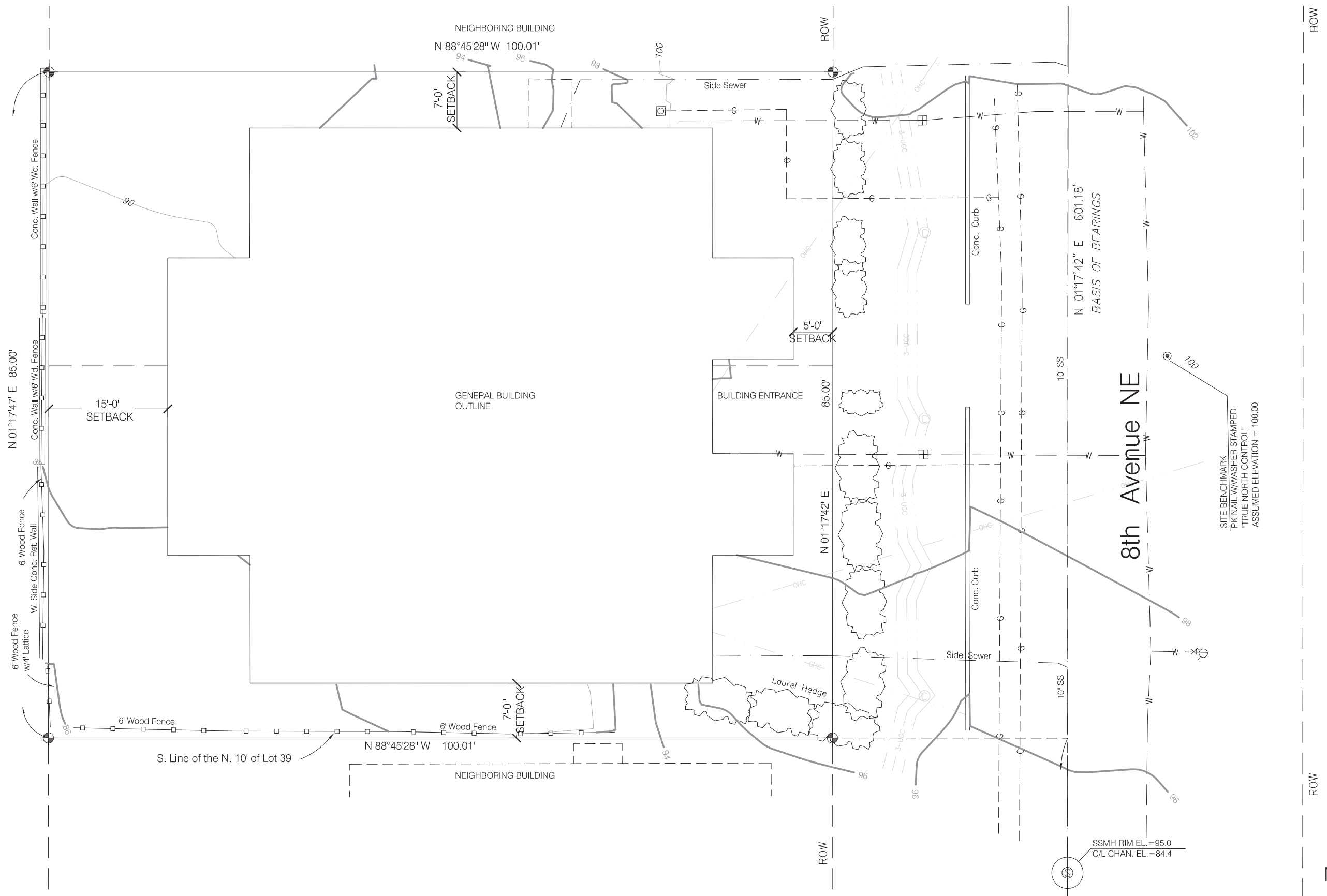
C 8 TH AVENUE NE LOOKING WEST



D 8 TH AVENUE NE LOOKING WEST



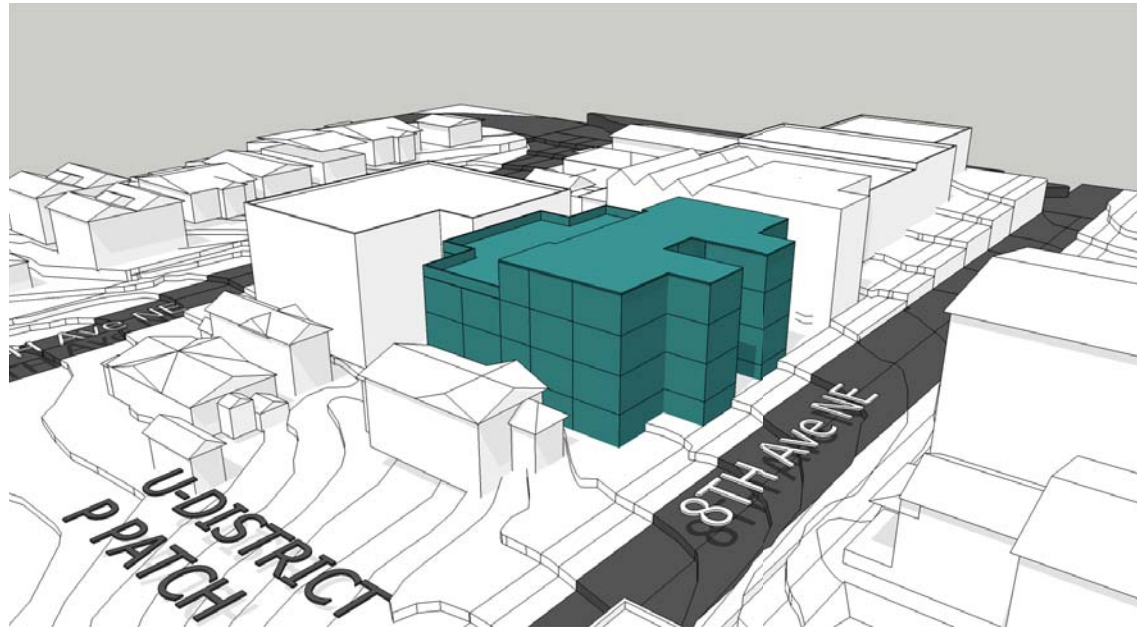
E 40TH STREET NE LOOKING NORTH



SITE BENCHMARK
PK NAIL W/WASHER STAMPED
"TRUE NORTH CONTROL"
ASSUMED ELEVATION = 100.00

SSMH RIM EL. = 95.0
C/L CHAN. EL. = 84.4

N.T.S.



SOUTHEAST AERIAL

DESIGN OPTION 1 – DISTINGUISHING FEATURES:

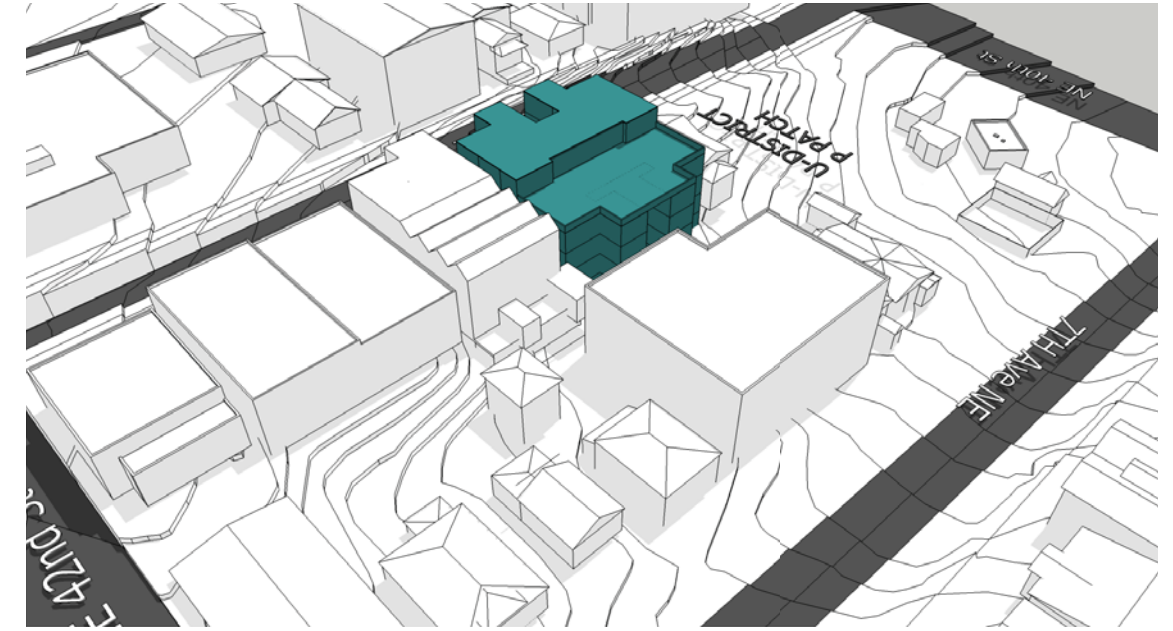
- 5-story building with units and rooftop amenity area
- “H-shaped” building outline

ADVANTAGES:

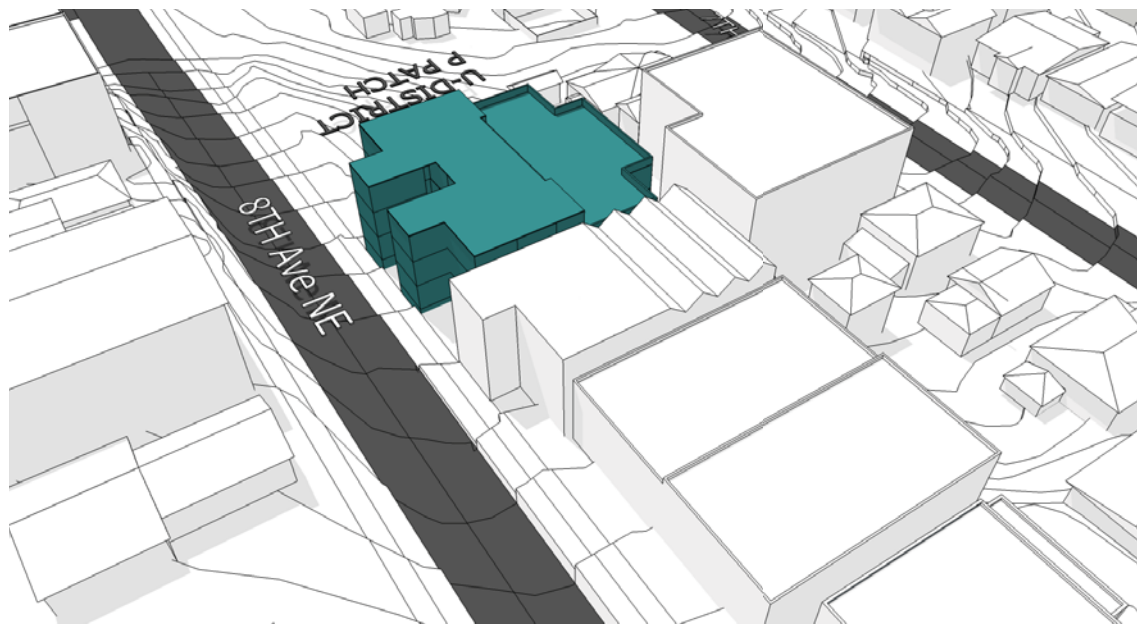
- Scheme at maximum building size
- Amenity area divided through out building
- Rooftop deck provides good view

DRAWBACKS:

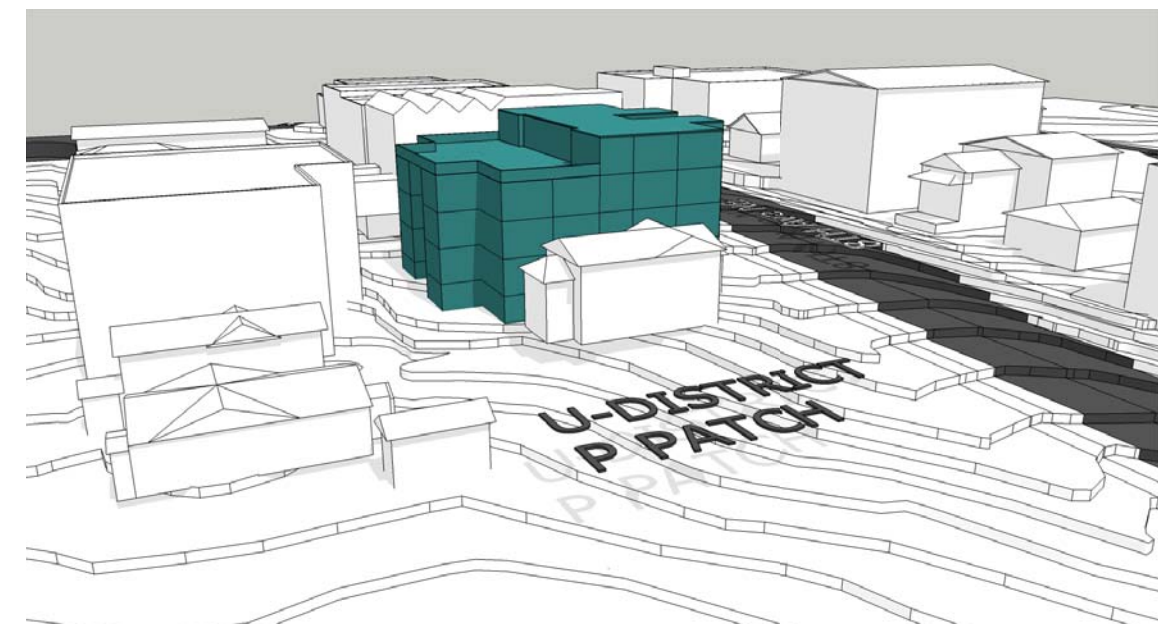
- Half of the residential units face the noise of the freeway.
- Landscaped outdoor amenity space limited



NORTHWEST AERIAL

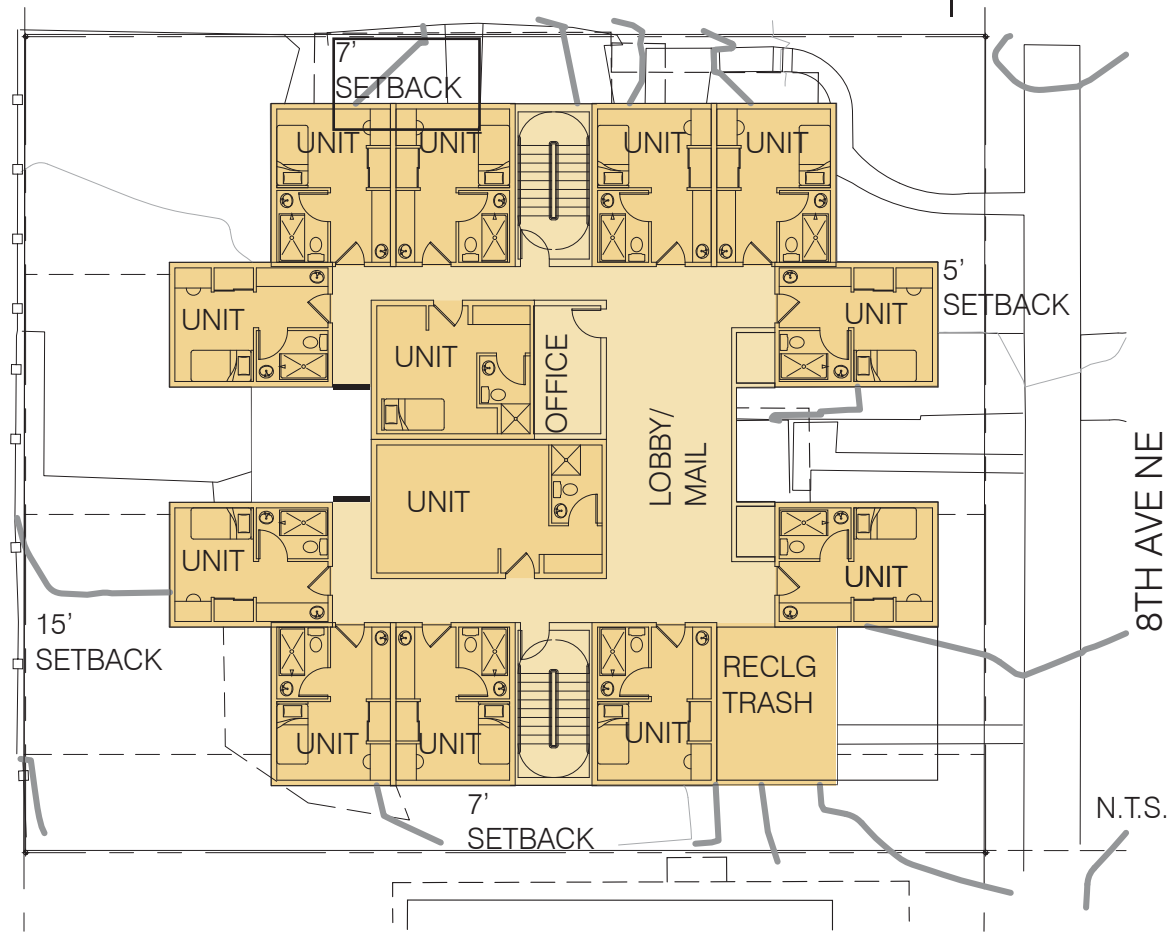


NORTHEAST AERIAL

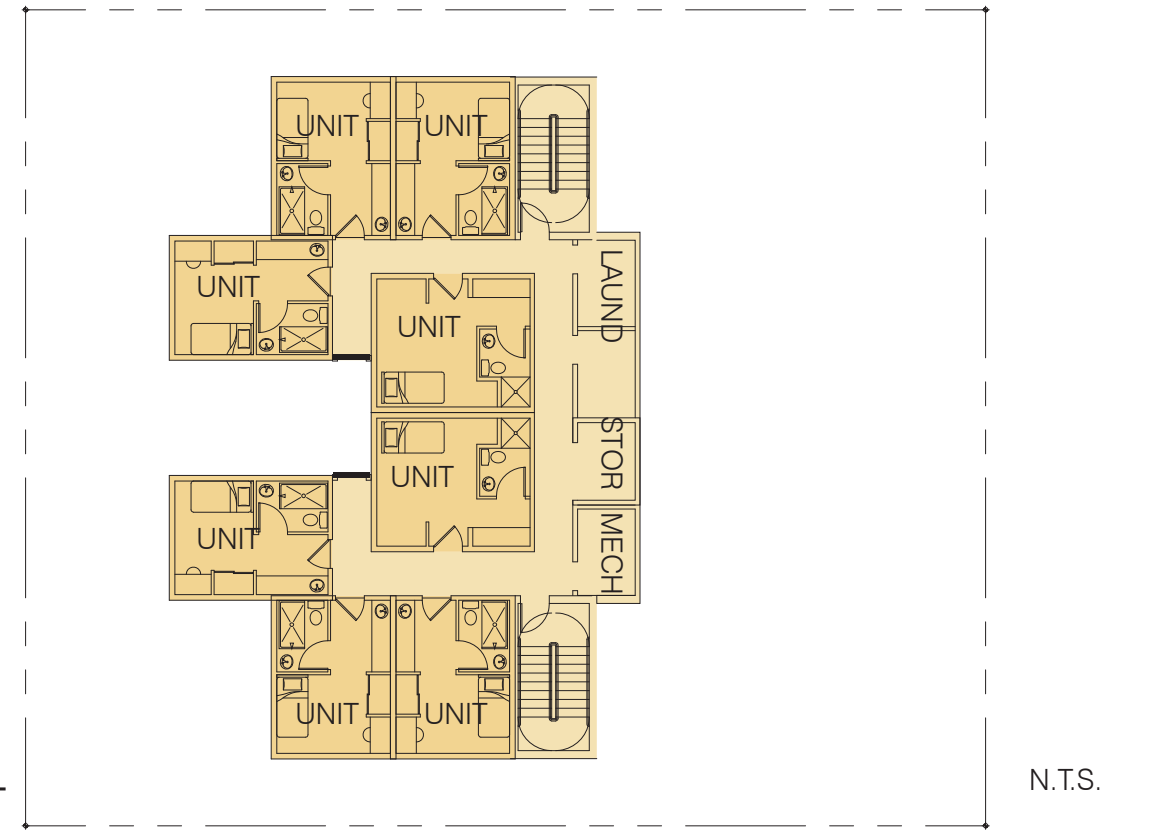


SOUTHWEST AERIAL

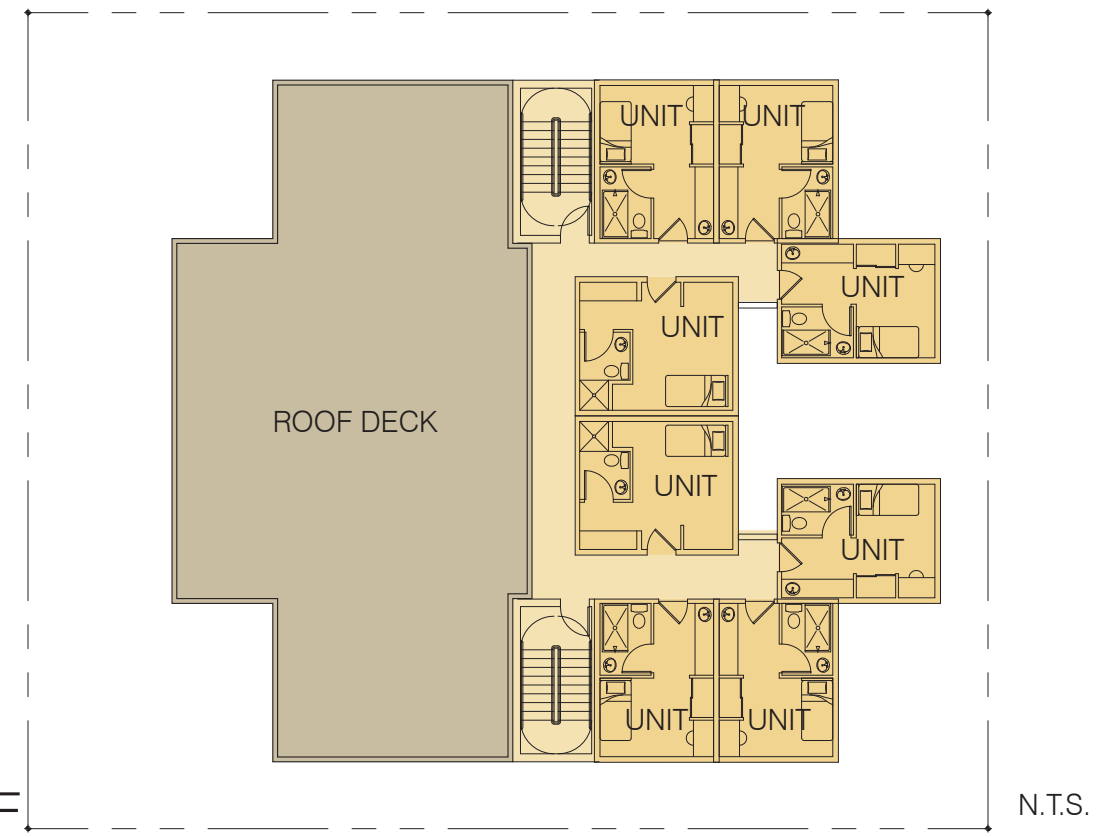
LEVEL 1



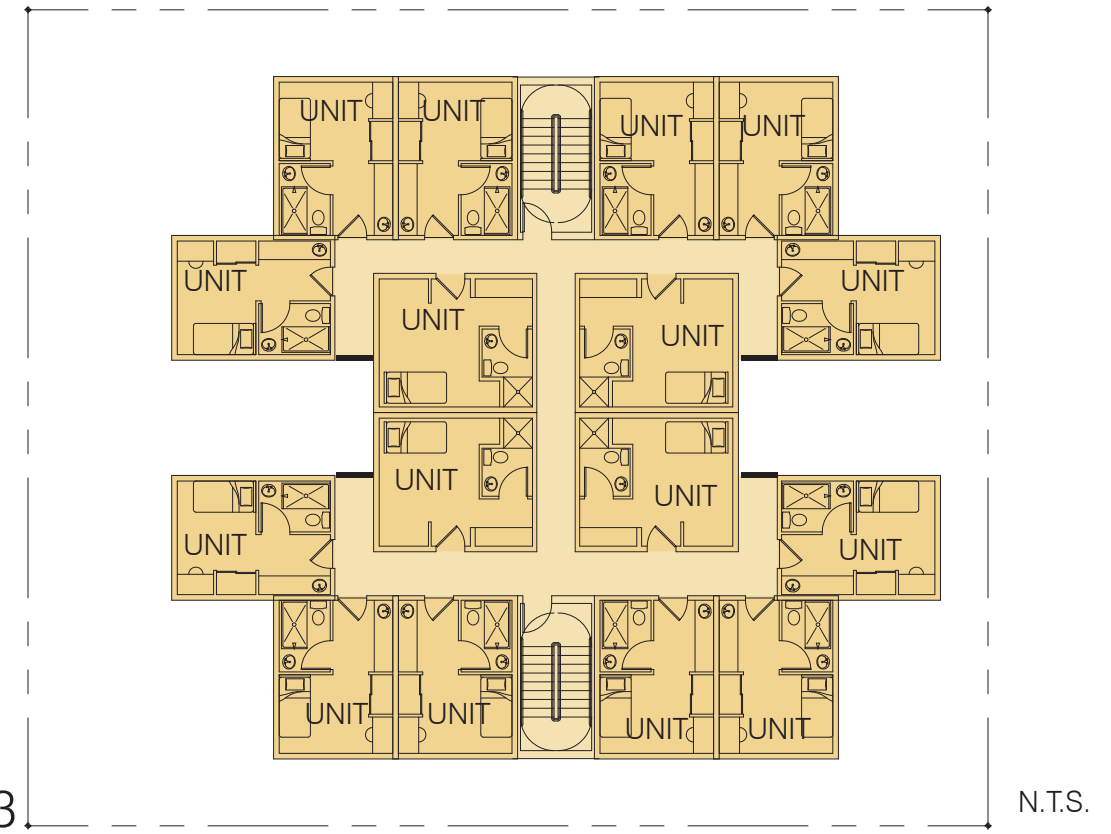
BASEMENT

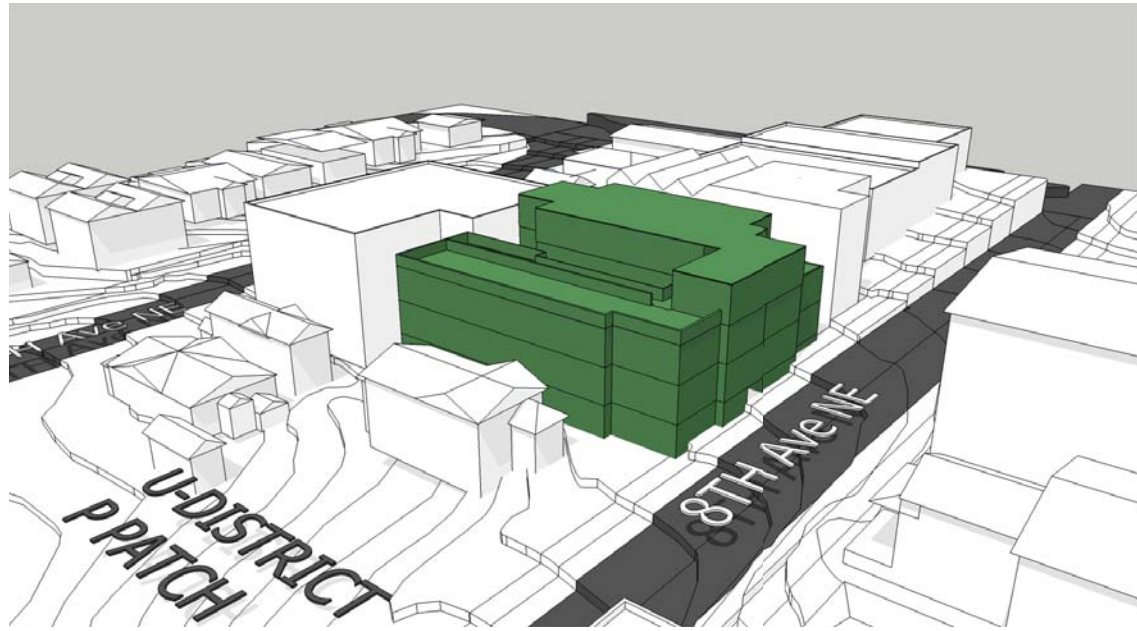


ROOF



LEVELS 2, 3





SOUTHEAST AERIAL

DESIGN OPTION 2 – DISTINGUISHING FEATURES:

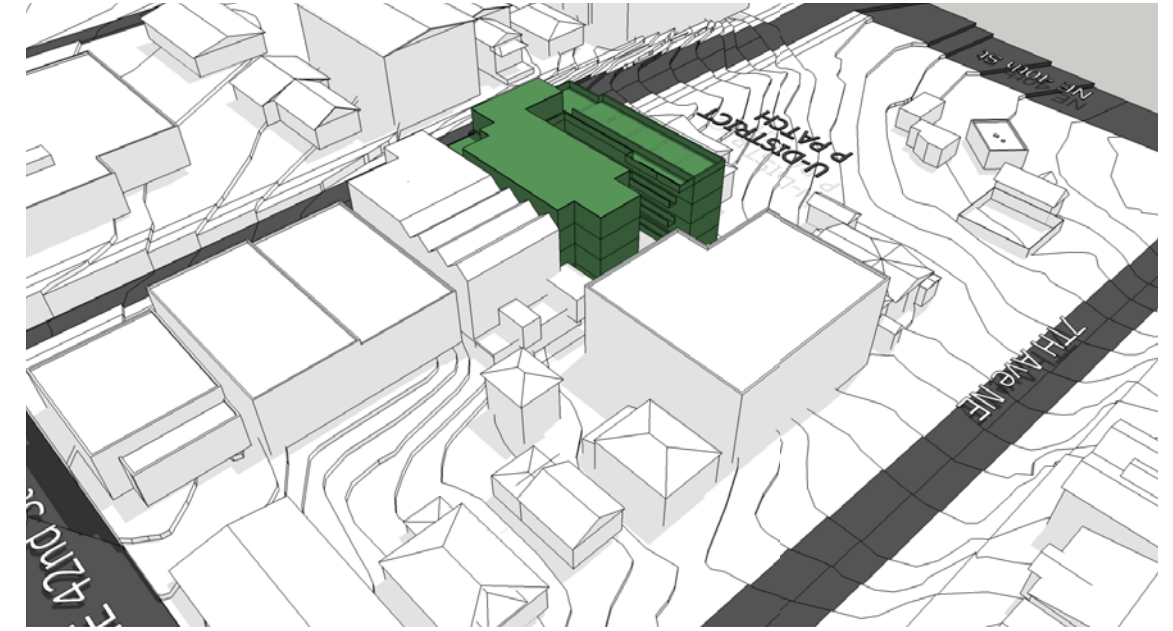
- 5-story building with units and rooftop amenity area
- “U-shaped” building outline

ADVANTAGES:

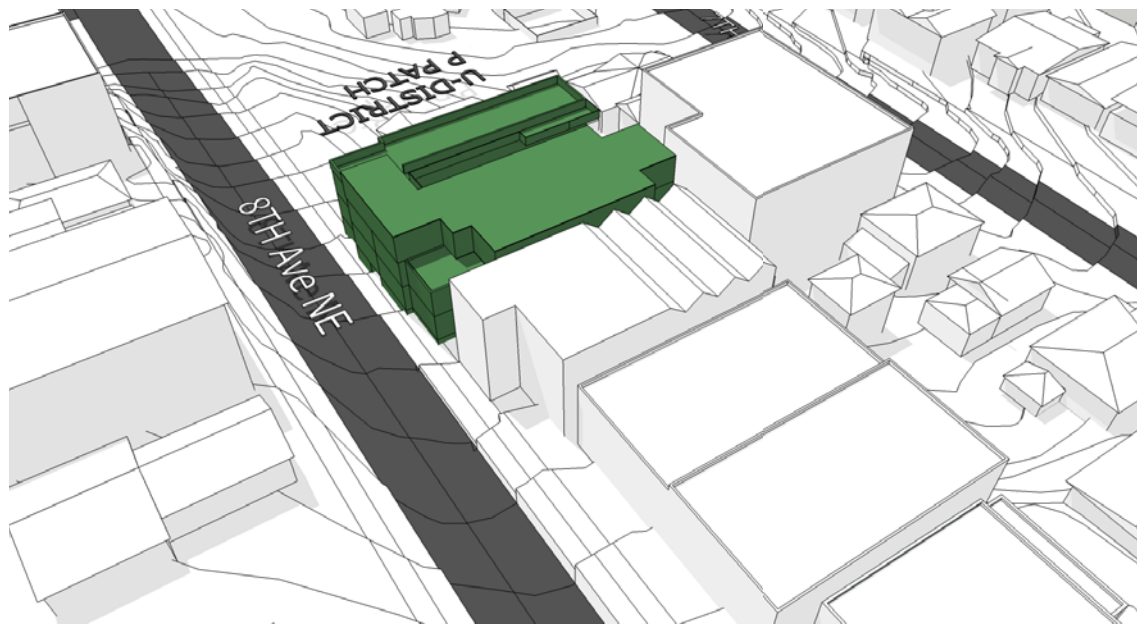
- Scheme allows access to open courtyard
- Scheme lets north units gain sun exposure with step building
- Rooftop deck provides good view

DRAWBACKS:

- Scheme has large street facade wall.
- Exposed corridors not suited for rainy weather



NORTHWEST AERIAL

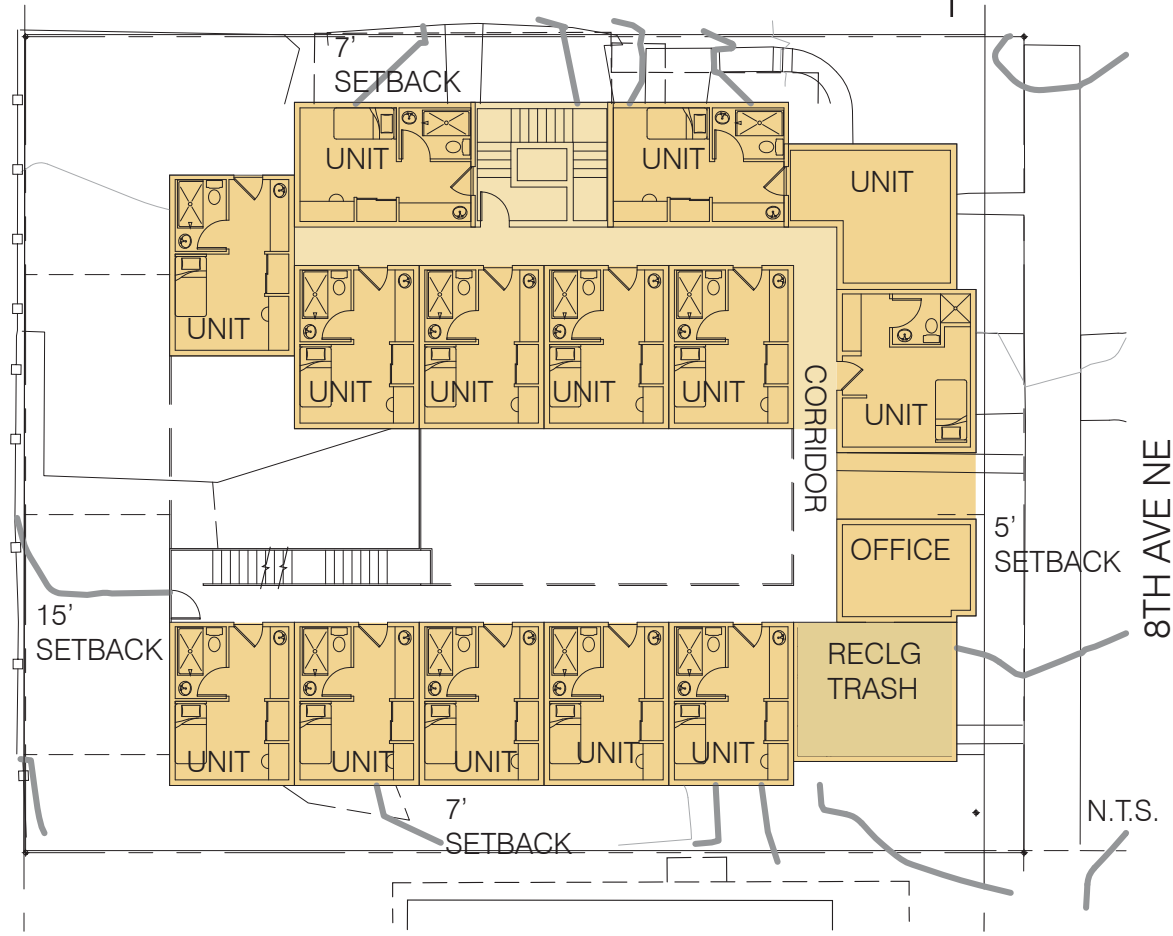


NORTHEAST AERIAL

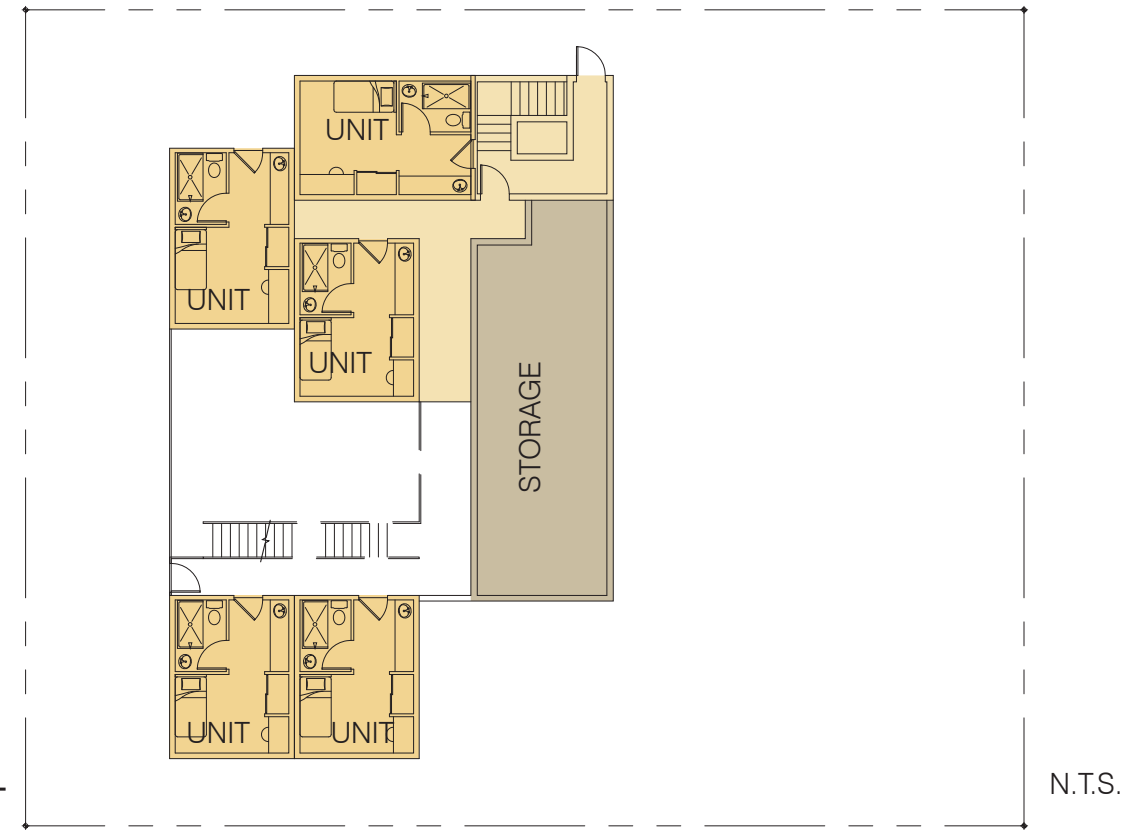


SOUTHWEST AERIAL

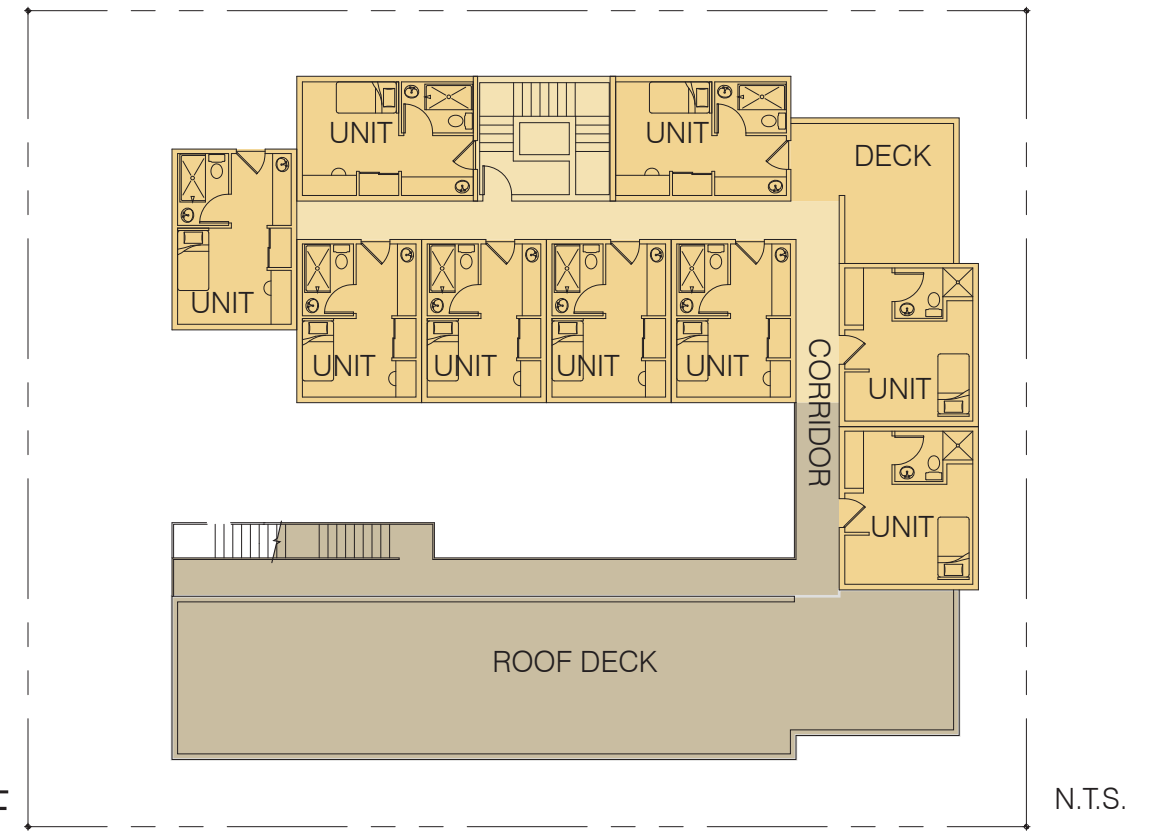
LEVEL 1



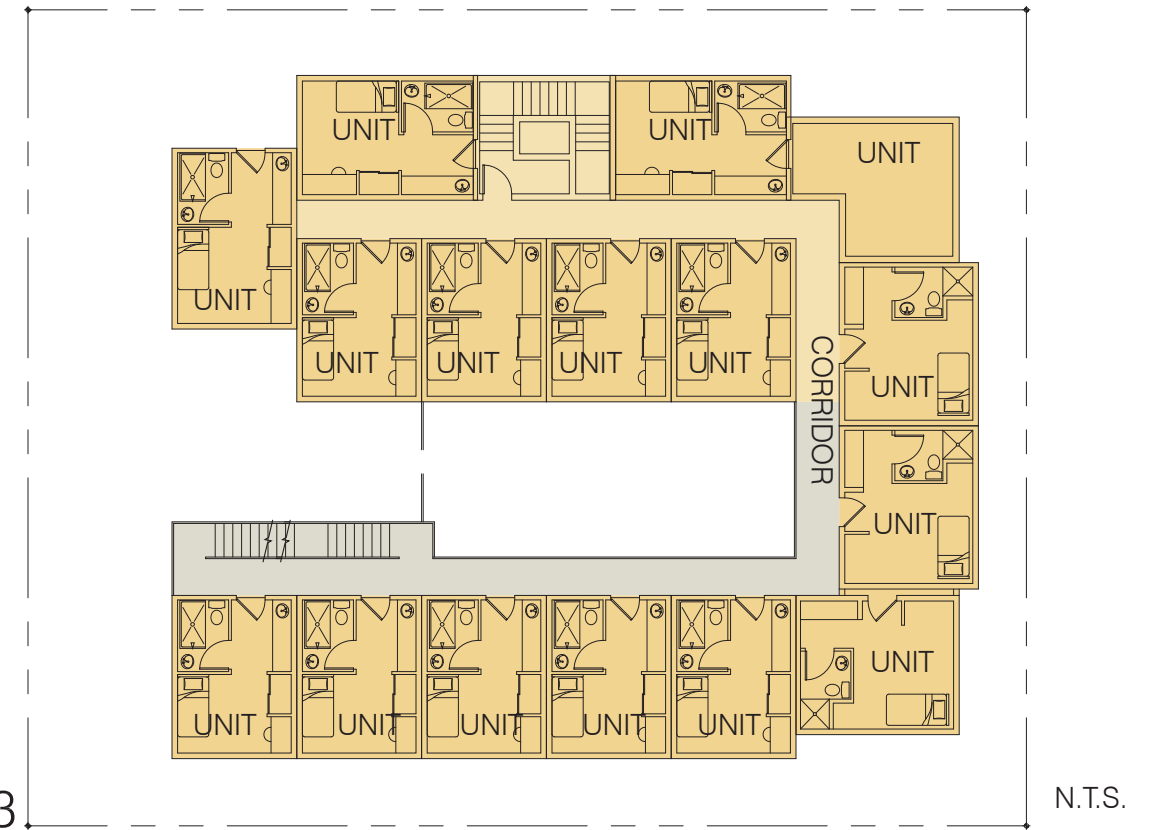
BASEMENT

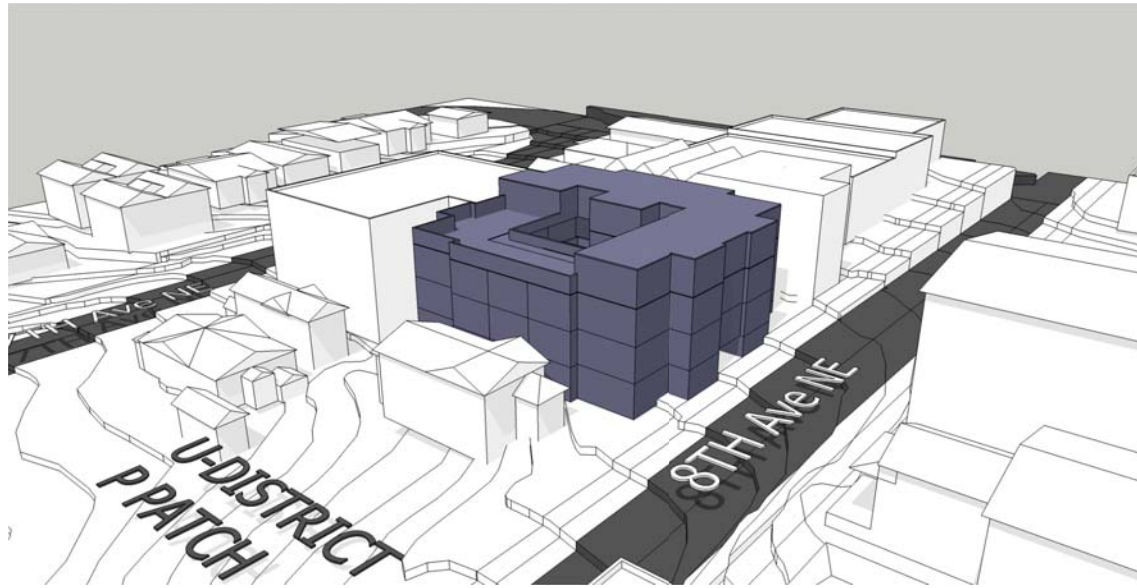


ROOF



LEVELS 2, 3





SOUTHEAST AERIAL

DESIGN OPTION 3 – DISTINGUISHING FEATURES:

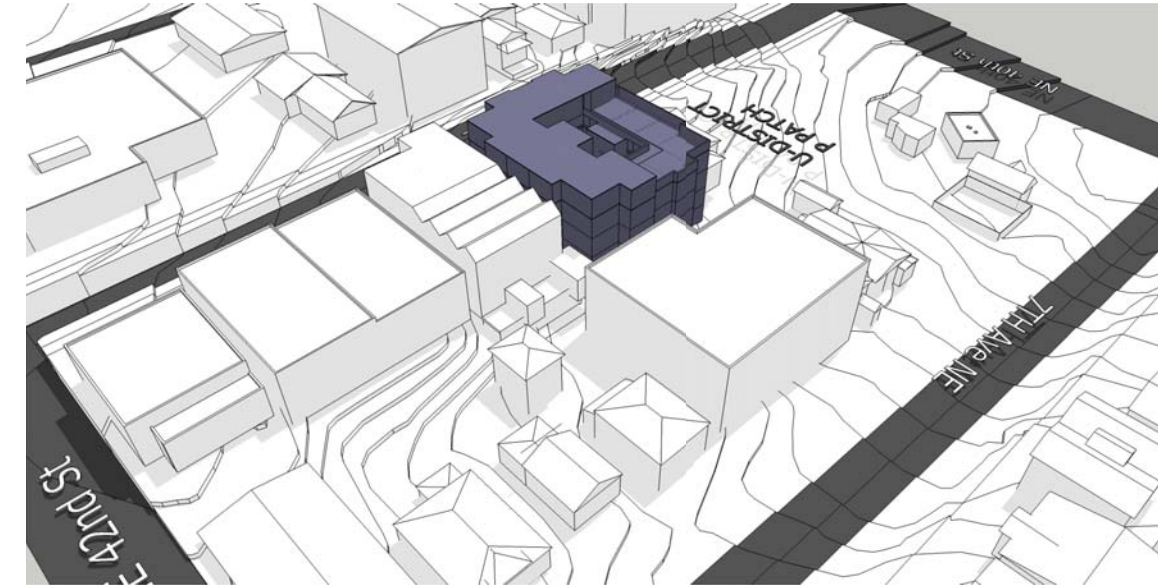
- 5-story building with units and rooftop amenity area
- “O-shaped” building outline

ADVANTAGES:

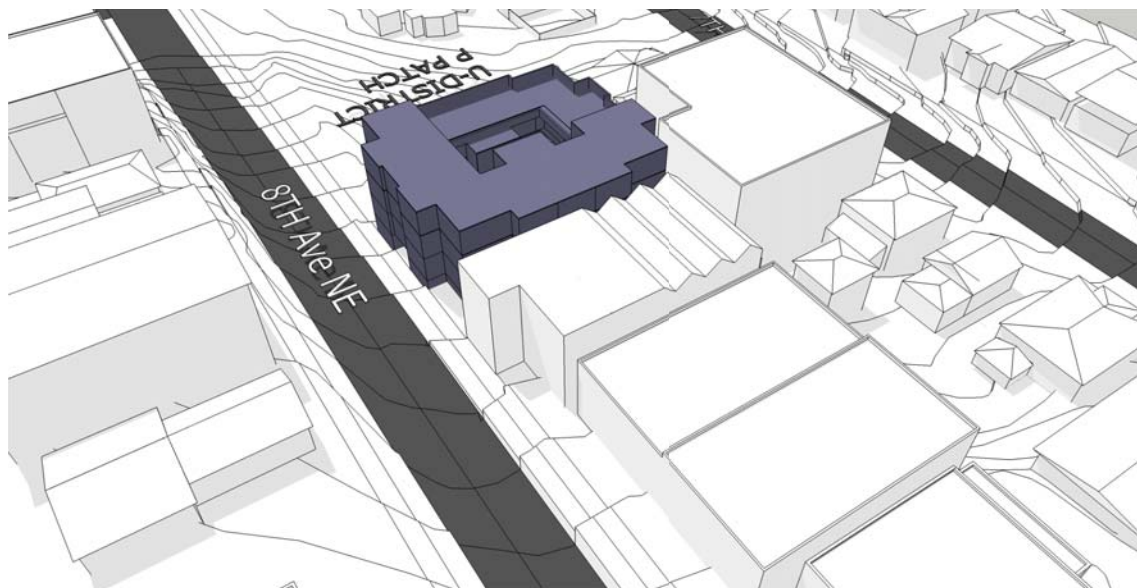
- Scheme provides secure central meeting area
- Scheme lets north units gain sun exposure with step building

DRAWBACKS:

- Courtyard does not get a lot of natural light
- Minimum front and rear yard
- Large facade walls throughout design



NORTHWEST AERIAL

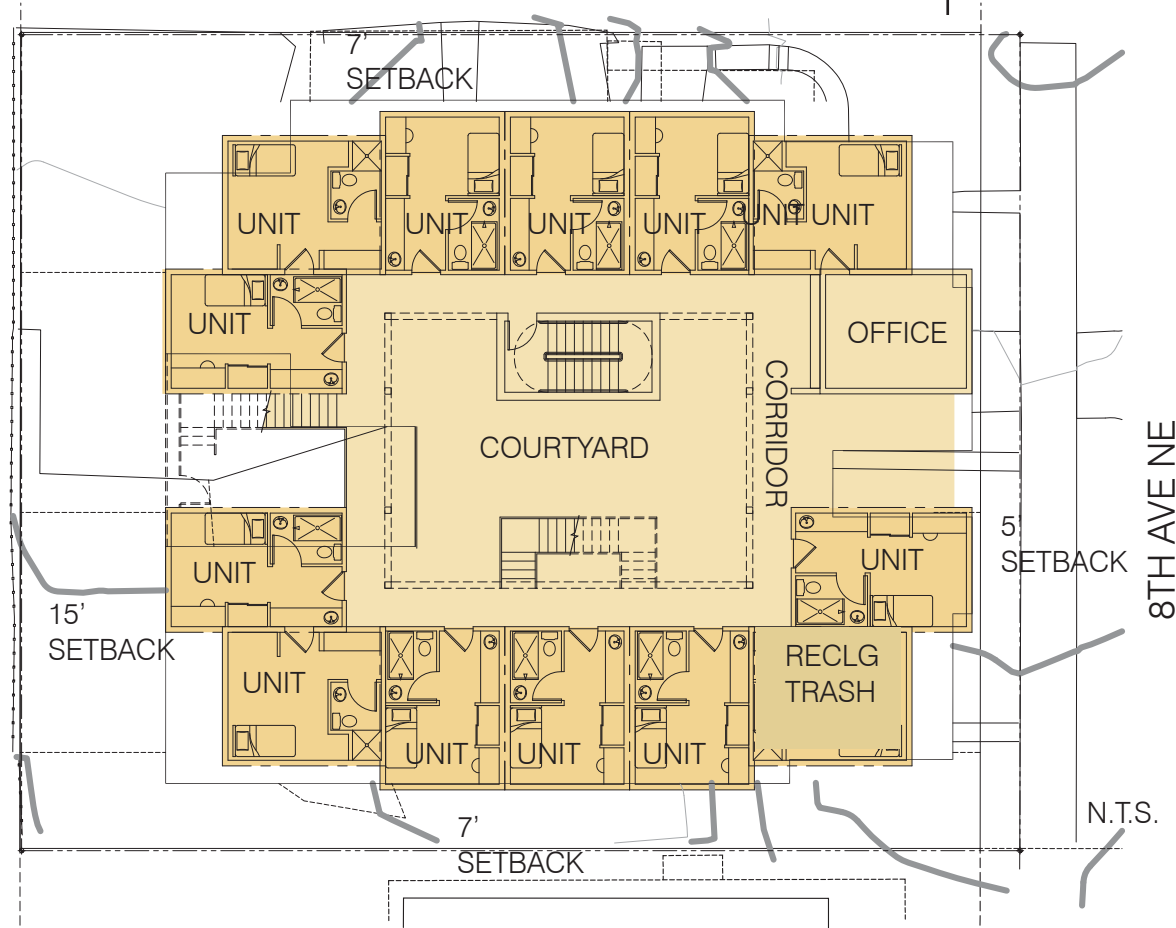


NORTHEAST AERIAL

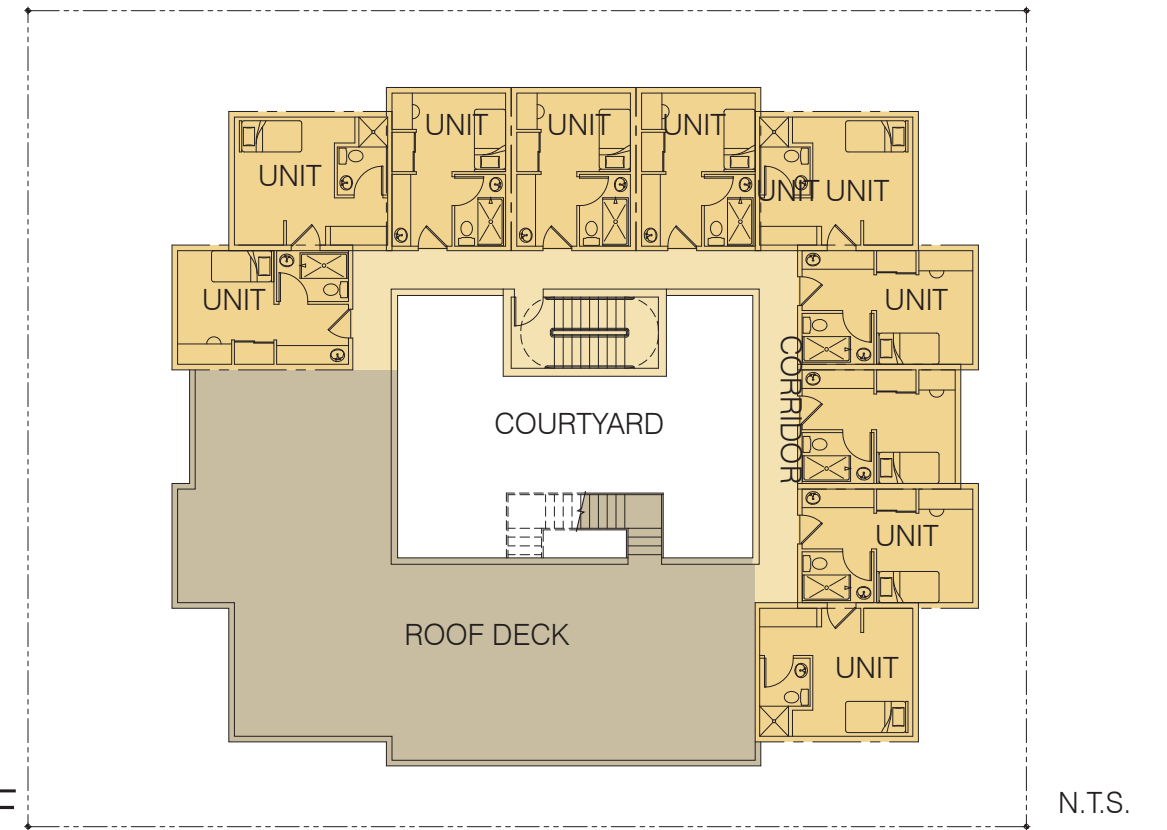


SOUTHWEST AERIAL

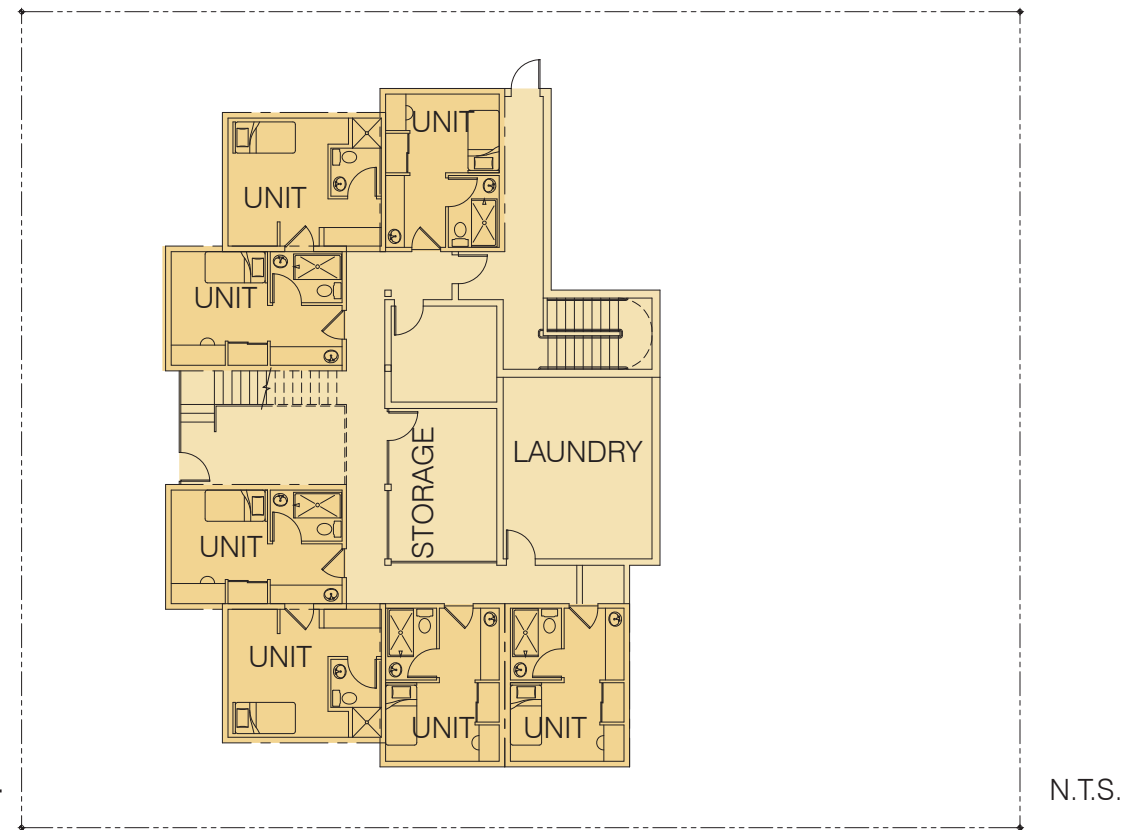
LEVEL 1



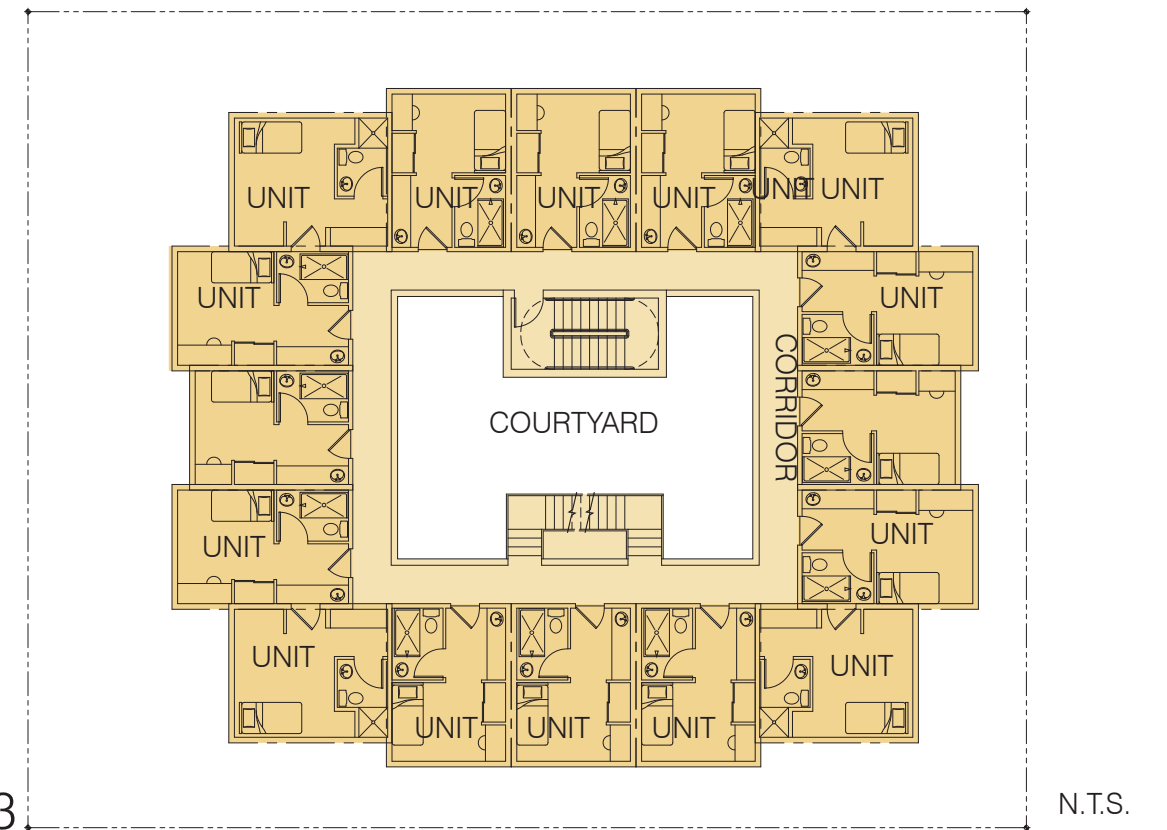
ROOF



BASEMENT



LEVELS 2, 3

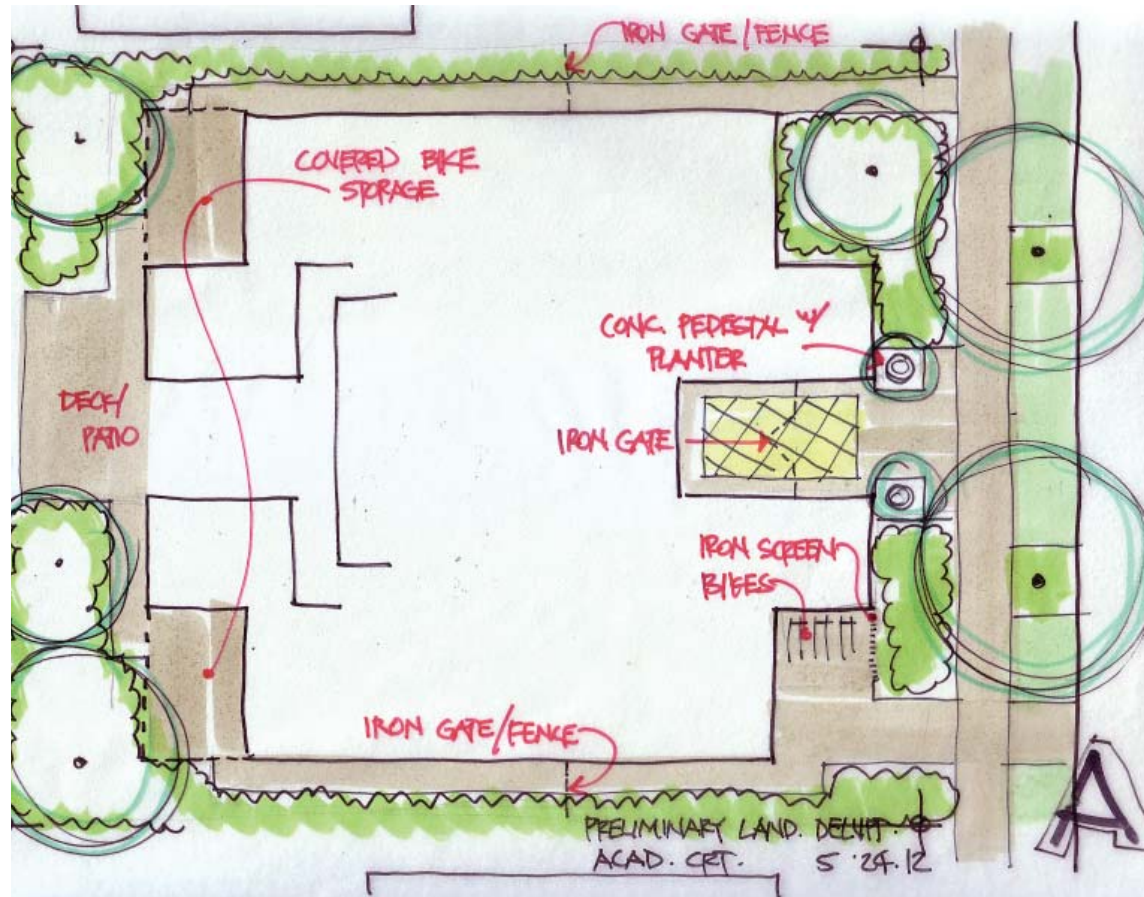


LANDSCAPE DESIGN STRATEGY

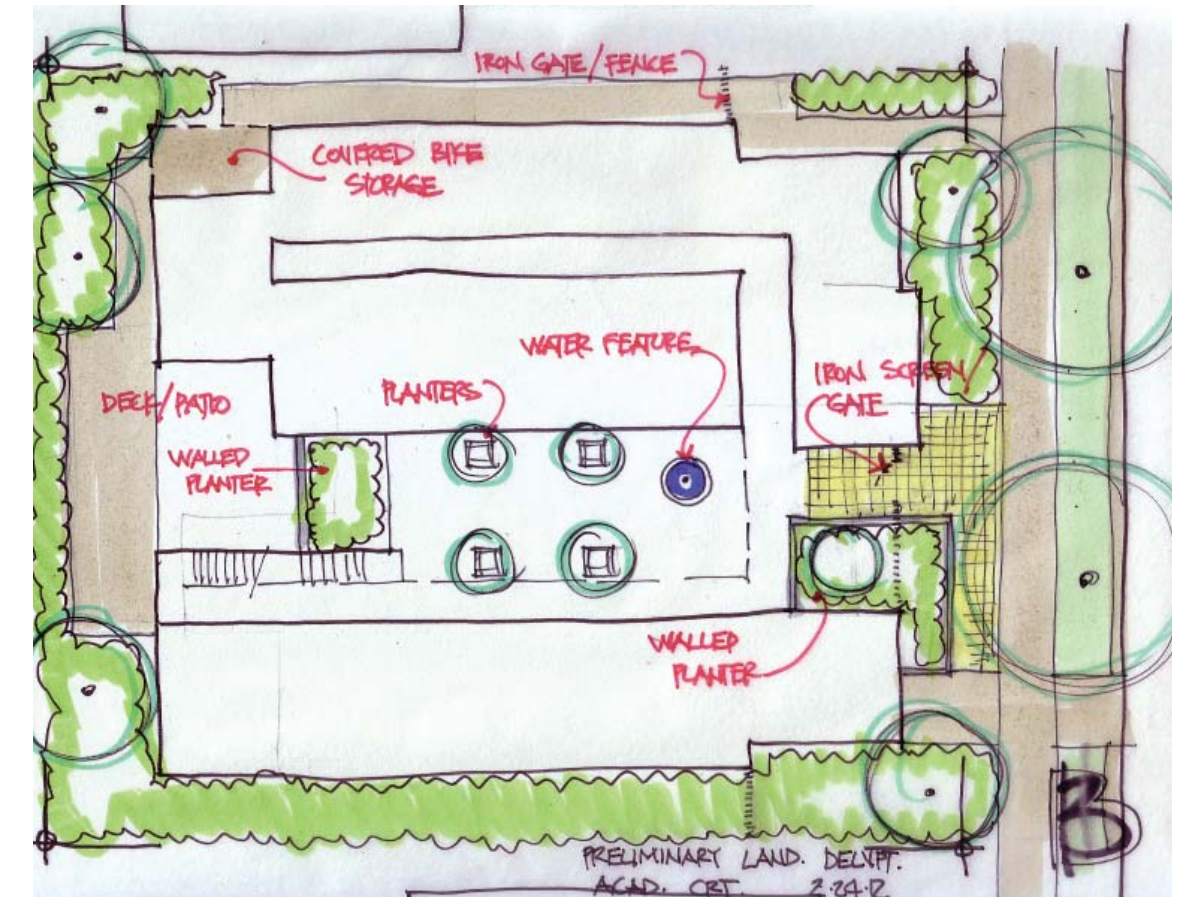
Landscape scheme displayed show a variety of layout arrangements per design options

The arrangements consists of traditional native and ornamental species. This is to provide year-round assortment of types and colors to highlight building structure and soften overall site.

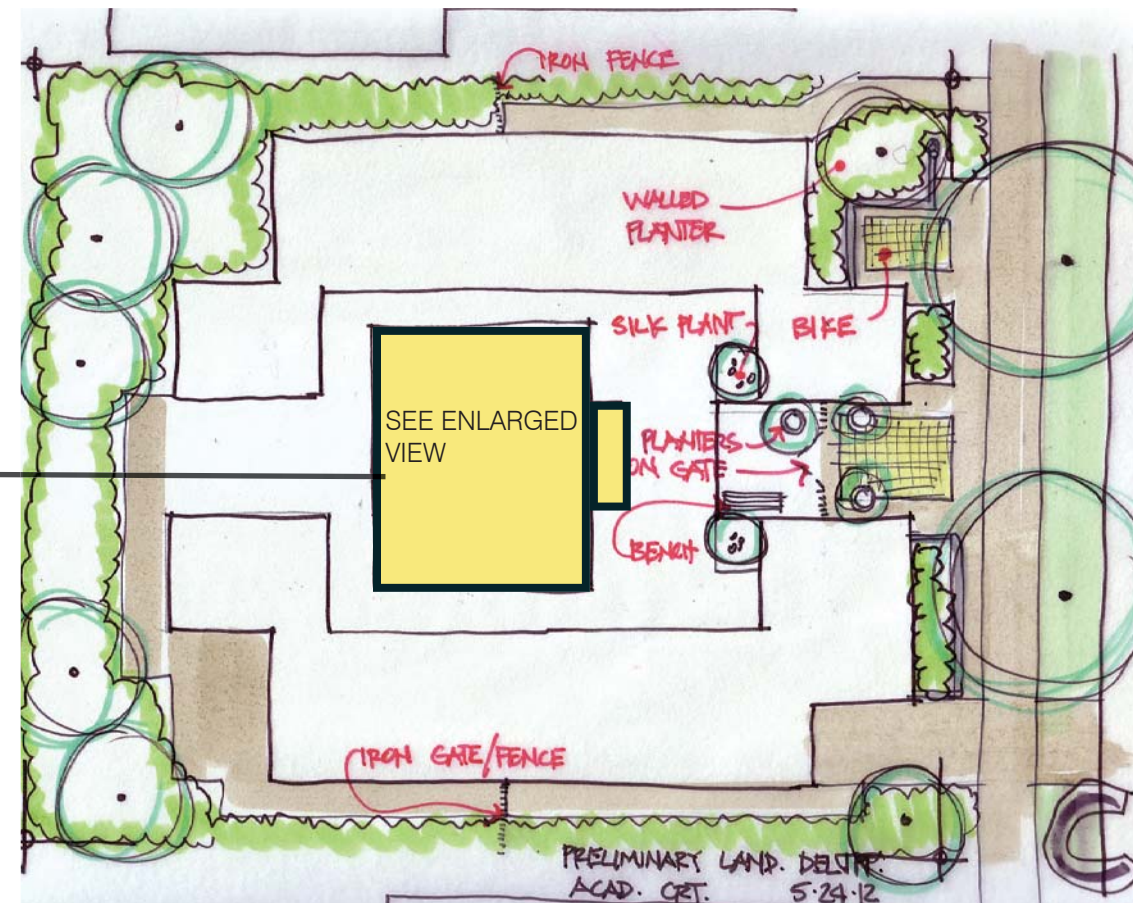
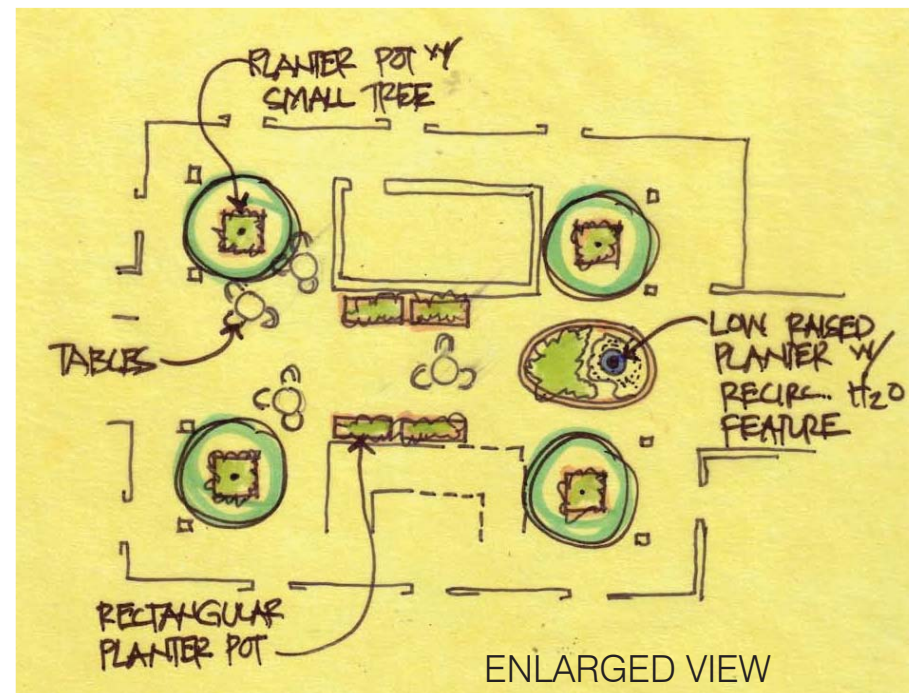
Landscape is design around green factor requirements.



DESIGN OPTION 1



DESIGN OPTION 2



DESIGN OPTION 3



LIBERTY GATEWAY: SALT LAKE CITY, UT



TRADITIONS: WALLA WALLA, WA



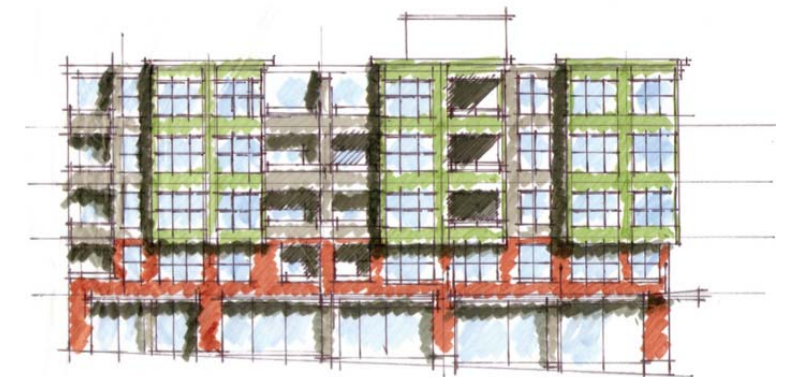
MULLAN RANCH APTS.: MISSOULA, MT



HOLMAN ROAD MIXED USE: SEATTLE, WA



BAILEY FARM APTS.: SNOHOMISH COUNTY, WA



221 W. REPUBLICAN APTS.: SEATTLE, WA