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UNIVERSITY APT

4302 7TH AVENUE NE, SEATTLE, WA

PROJECT DESCRIPTION

The proposed development is four storeys with 47 units of apartment housing and 19 below grade parking stalls.

EARLY DESIGN GUIDANCE

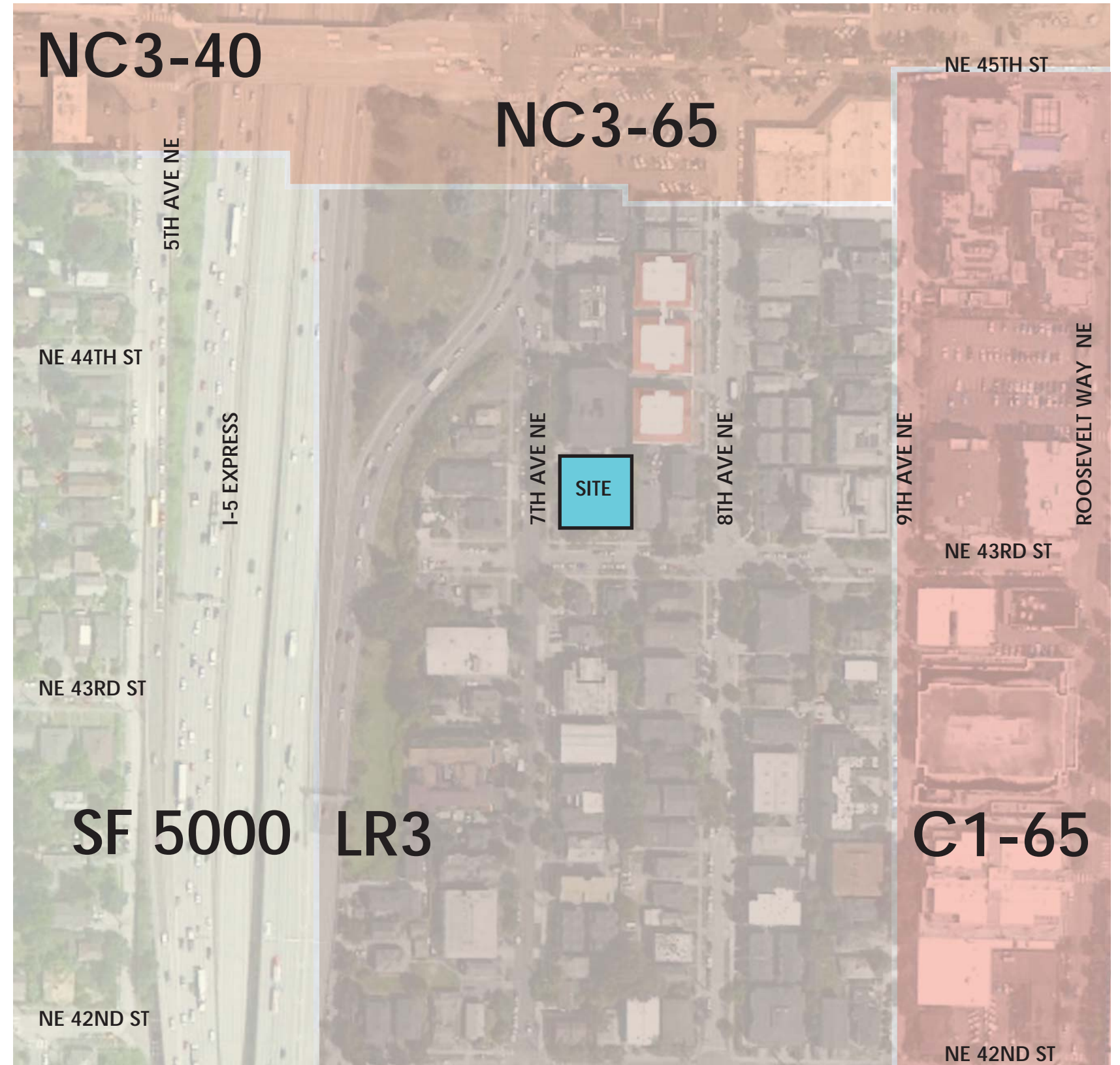
JUNE 17, 2013
DPD # 3014789

OWNER
RONG YING WU
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PHONE: 408-216-3791

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Seattle, WA 98104
206-466-1225
htian@studio19architects.com

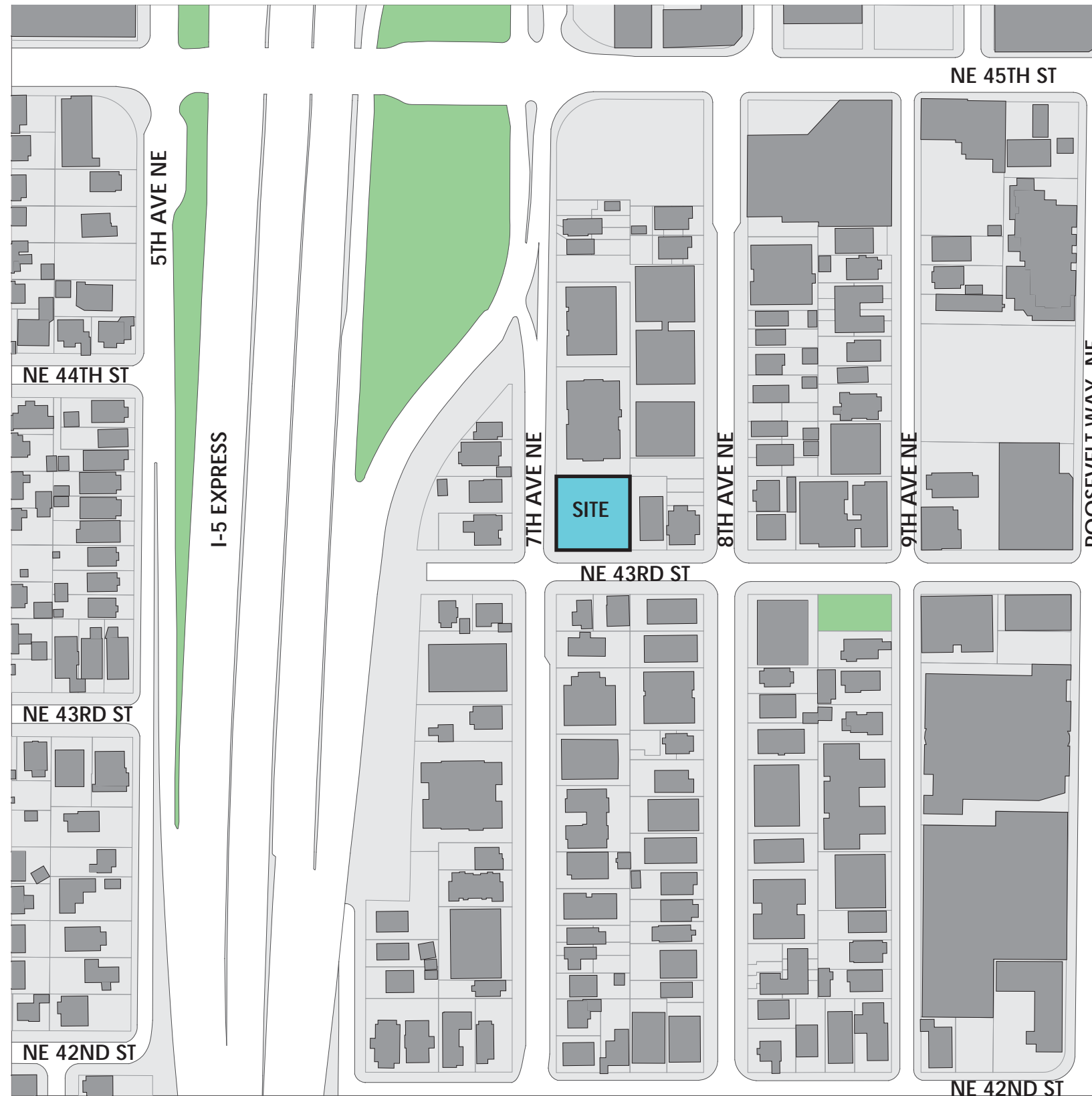
PROJECT INFORMATION

PROPERTY ADDRESS	4302 7TH AVENUE NE Seattle, WA 98105
PARCEL NUMBER	4092300425, 4092300405 and 4092300410.
ZONE	LR3
URBAN VILLAGE OVERLAY	University District Northwest (Urban Center Village)
PEDESTRIAN ZONE	No
MAPPED ECA	None
LOT AREA	10,000.57 SF
APPLICABLE DESIGN GUIDELINES	City of Seattle Design Guidelines University Community Design Guidelines
GREEN FACTOR	60%
AMENITY AREA REQUIRMENTS	25% (of lot area, with min 50% at ground level)
PARKING REQUIREMENTS	None (lot is within 1/4 miles of frequent transit service)
NUMBER OF RESIDENTIAL UNITS	47
NUMBER OF PARKING STALLS	19
FAR	1.5 or 2.0 with incentives Incentives = LEED silver or 4 star Built Green
BUILDING HEIGHT	40 FEET (+5 FT with 6:12 roof pitch; or +4' for partially below-grade floor)
TOTAL BUILDABLE AREA	20,000 SF
DEPARTURES	None



AERIAL VICINITY AND ZONING MAP

EXISTING SITE CONDITIONS



LOCATION

The proposed project is located on a corner site in the University District Northwest Neighborhood. The site is situated between 7th Avenue NE on the west, and 8th Avenue NE on the east; and bounded by NE 42nd Street on the South.

EXISTING USES & STRUCTURES

The project site is comprised of three parcels under singular ownership. The northern lot is occupied by a wood framed, single family residence, with driveway curb cut on 7th Avenue NE. The southeast corner lot is also occupied by a wood framed single family residence, with driveway curb cut on NE 43rd street. The parcel situated east of the project site is vacant, with concrete foundation on site; with driveway curb cut on NE 43rd street.

Existing structures and pavement located on site are proposed to be demolished.

PHYSICAL FEATURES

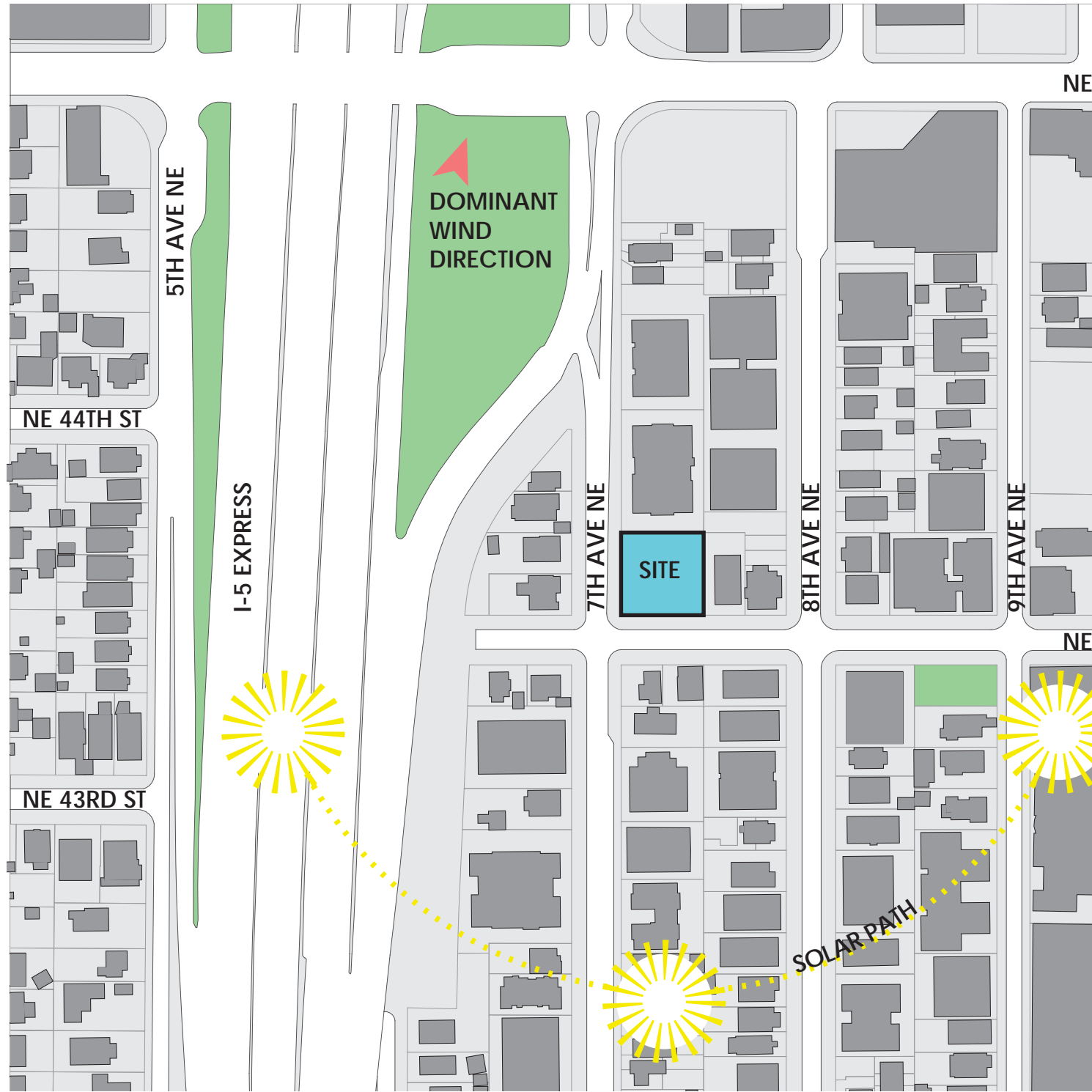
The site is sloped from the north to the east of 7th avenue NE.

ADJACENCIES

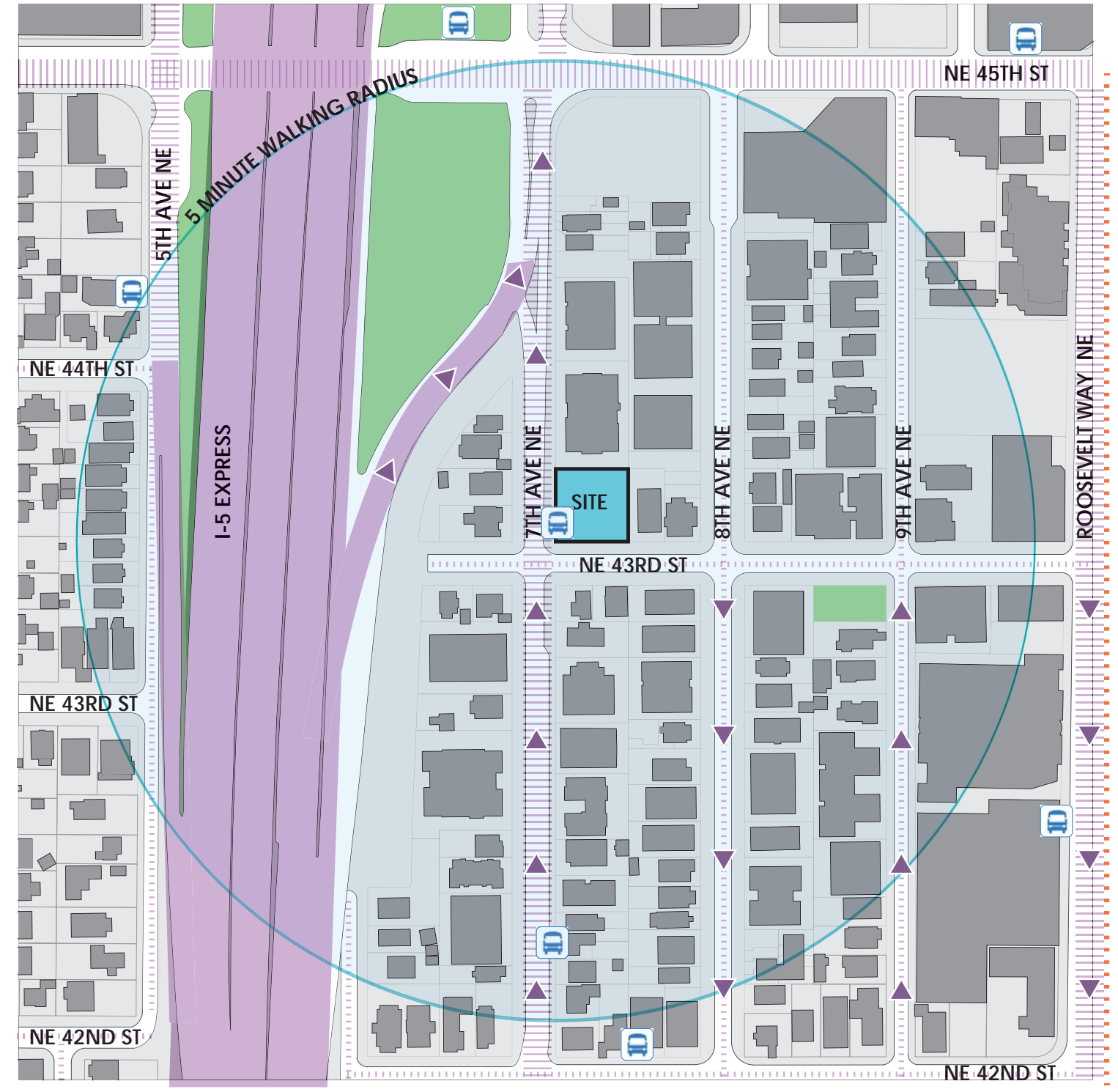
Interstate 5 Express, Metro Public Transit, Christie Park, and several University of Washington buildings.



EXISTING SITE CONDITIONS



SOLAR EXPOSURE



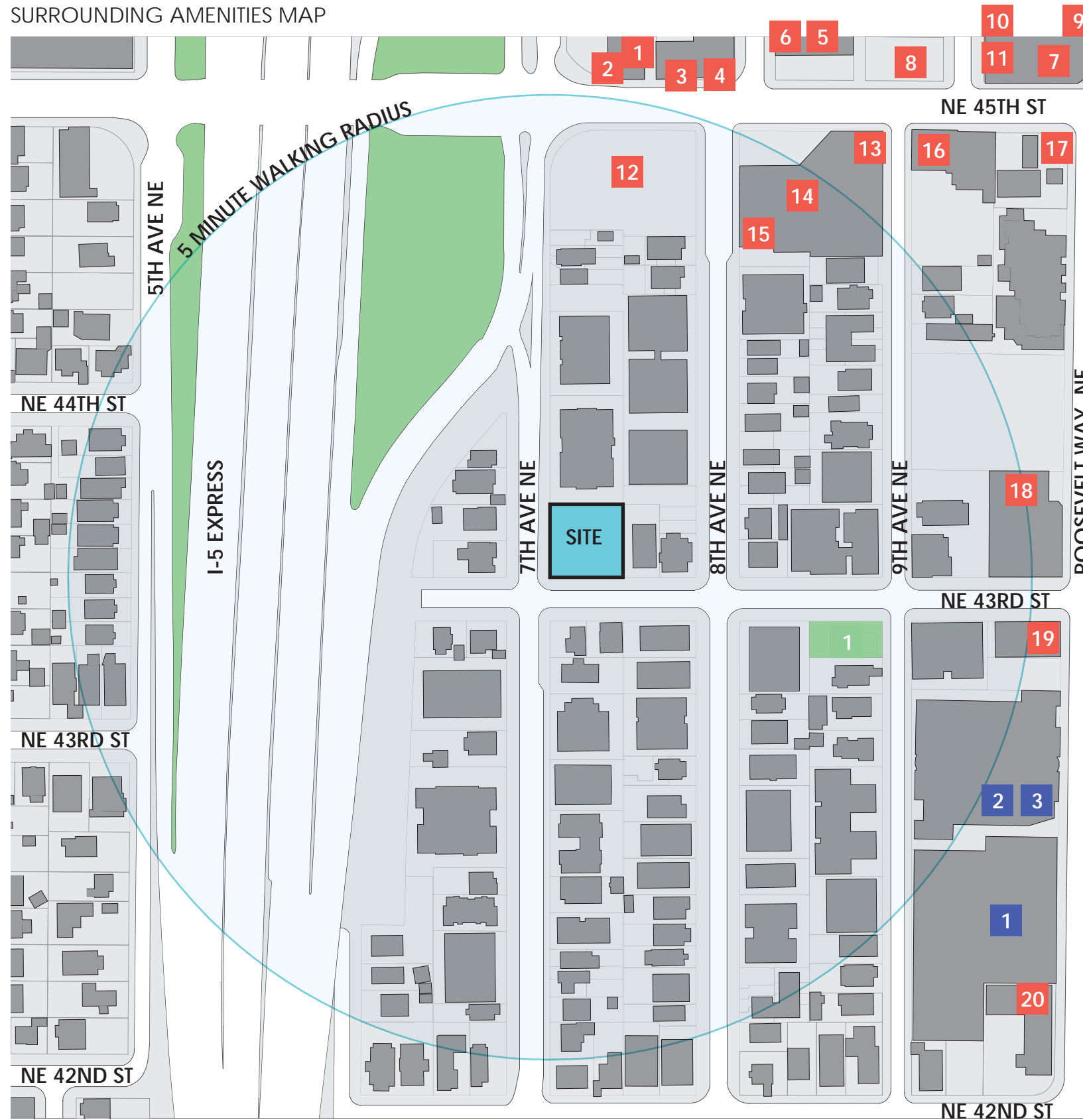
-  INTERSTATE HIGHWAY
-  MAJOR ARTERIAL
-  MINOR ARTERIAL
-  PUBLIC TRANSIT STOPS
-  DESIGNATED BIKE ROUTE

-  ONE-WAY STREETS



EXISTING SITE CONDITIONS

SURROUNDING AMENITIES MAP



SITE

PUBLIC

- 1. University of Washington Building
- 2. University of Washington Department Orthopaedics
- 3. University of Washington Medical Center

COMMERCIAL

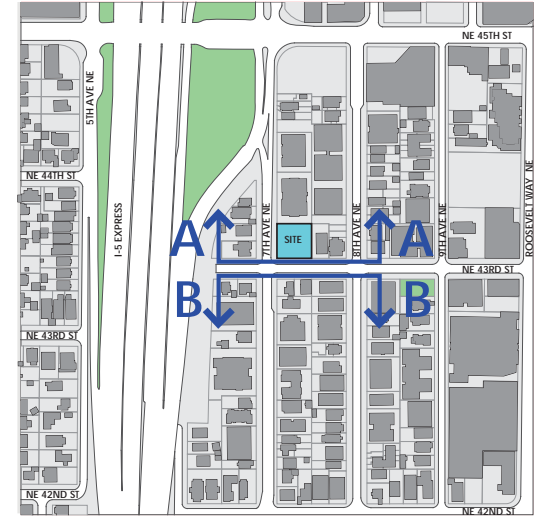
- 1. Companion Pet Clinic
- 2. Seattle Go Centre
- 3. Blue Moon Tavern
- 4. Fusion Ultra Lounge
- 5. FedEx Office Print + Ship Center
- 6. Signma Law Group
- 7. Performance Bicycle
- 8. Diamond Parking
- 9. Yoga to the People
- 10. University Center Chiropractic
- 11. Landmark Metro Cinemas
- 12. Pacific Parking
- 13. The Mac Store
- 14. Petco Animal Supplies
- 15. Artist + Craftsman Supply
- 16. Seattle Naturopathic Center / Walla Chiropractic / Terrance P. Cliney General Family Dentistry / Apartments
- 17. Stadium Market / 76 Gas Station
- 18. Trinity Market / Apartments
- 19. 911 Media Arts Center
- 20. PCC Co-Op Office

GREEN SPACE

- 1. Christie Park



SITE ANALYSIS
STREETSCAPE



I-5 EXPRESS

7TH AVE NE

8TH AVE NE

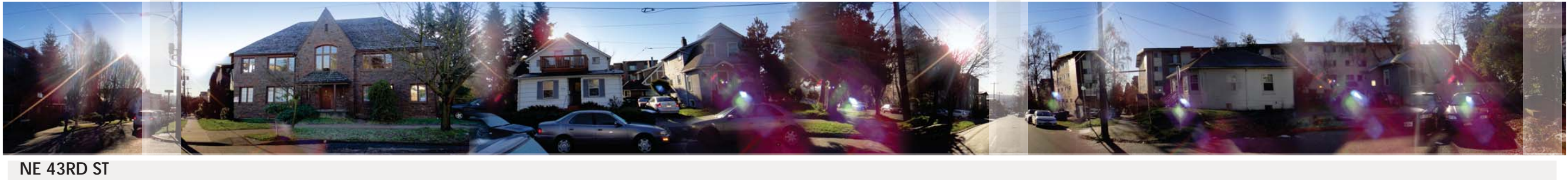


A COMPOSITE ELEVATION LOOKING NORTH

8TH AVE NE

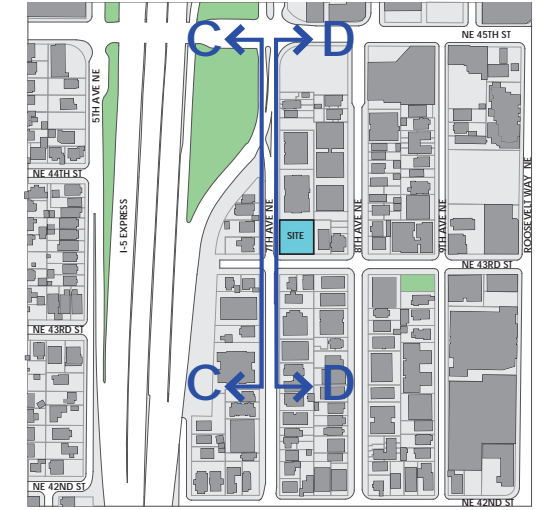
7TH AVE NE

I-5 EXPRESS



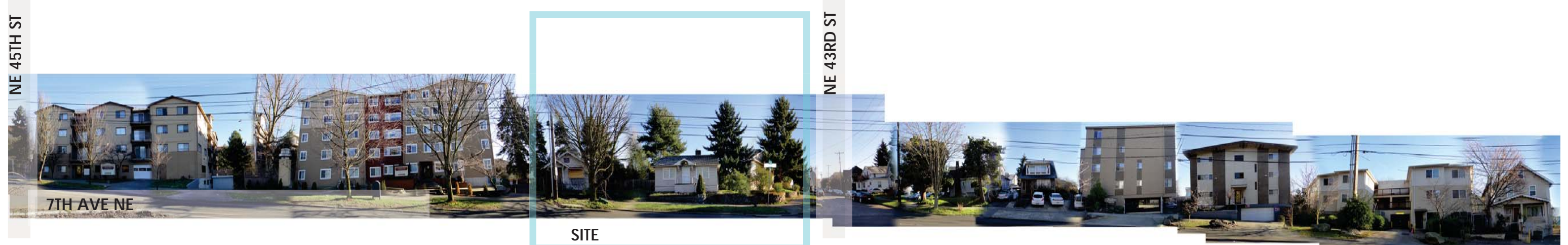
B COMPOSITE ELEVATION LOOKING NORTH

SITE ANALYSIS
STREETSCAPE



7TH AVE NE

C COMPOSITE ELEVATION LOOKING WEST

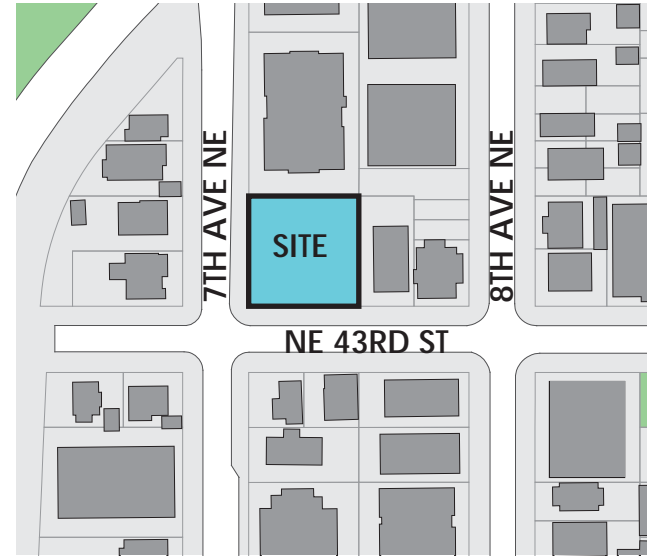
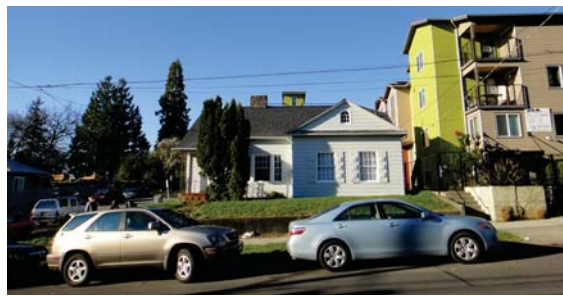
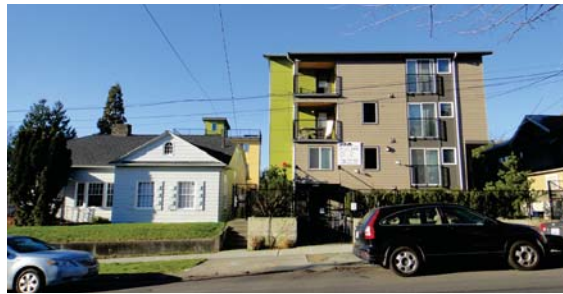


7TH AVE NE

SITE

D COMPOSITE ELEVATION LOOKING EAST

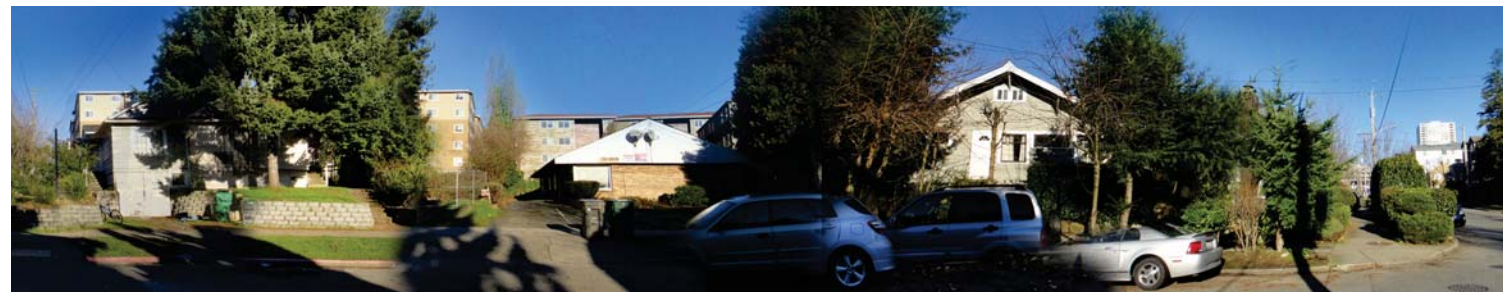
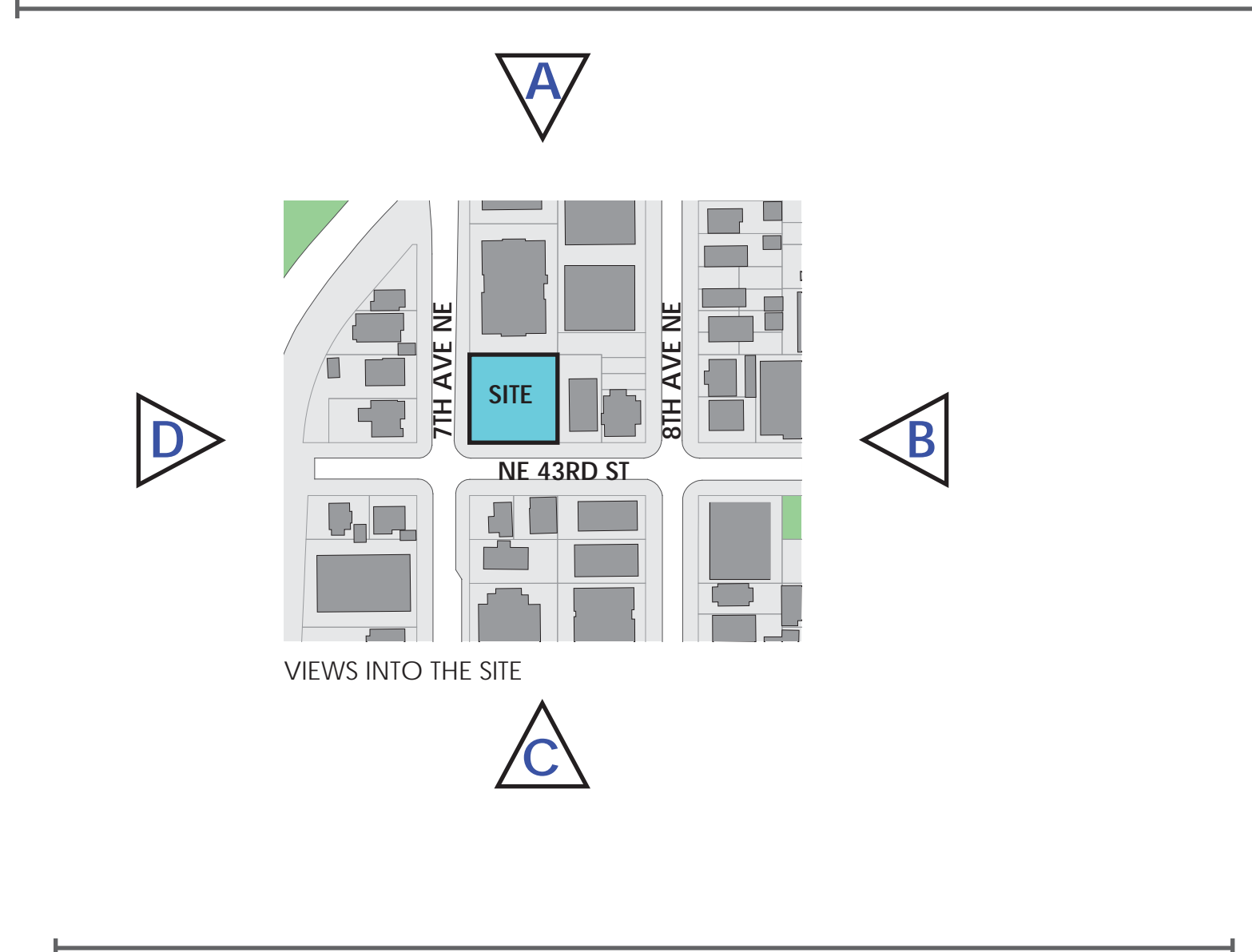
SITE ANALYSIS
SITE PHOTOS



VIEWS FROM THE SITE



SITE ANALYSIS
SITE PHOTOS



DESIGN GUIDELINES

CITY OF SEATTLE AND UNIVERSITY COMMUNITY DESIGN GUIDELINE PRIORITIES:

A. SITE PLANNING

A-2 STREETScape COMPATIBILITY

- Reinforce pedestrian streetscape and protect public view corridors

A-4 HUMAN ACTIVITY

- New development should be sited and designed to encourage human activity on the street.
- Entrances, porches, balconies, decks, seating and other elements can promote use of the street front and provide places for neighborly interaction.



A-5: RESPECT FOR ADJACENT SITES

- Reduce the number of windows and decks on the proposed building overlooking the neighbors.
- Take advantage of site design which might reduce impacts, for example by using adjacent ground floor area for an entry court.
- Minimize windows to living spaces which might infringe on the privacy of adjacent residents, but consider comfort of residents in the new building.
- Stagger windows to not align with adjacent windows.

A-6 TRANSITION BETWEEN RESIDENCE AND STREET

- The space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.

A-7 RESIDENTIAL OPEN SPACE

- Providing ground-level open space that:
 - Reinforces positive streetscape qualities by providing a landscaped front yard, adhering to common setback dimensions of neighboring properties, and providing a transition between public and private realms.
 - Provides for the comfort, health, and recreation of residents.
 - Increases privacy and reduce visual impacts to all neighboring properties.
- Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space



A-8 PARKING AND VEHICLE ACCESS

- Locate parking in lower level or less visible portions of site.
- Locate driveways so they are visually less dominant.

A-10 CORNER LOTS

- Buildings on corner lots to orient to the corner and adjacent street fronts
- Parking and automobile access should be located away from corners.

B. HEIGHT, BULK AND SCALE

B-1 HEIGHT, BULK AND SCALE COMPATIBILITY

- Creative use of architectural style, details, landscaping or other screening.
- Articulating the building's facades vertically or horizontally in intervals that conform to existing structures or platting pattern.
- Increasing building setbacks from the zone edge at ground level
- Limiting the length of, or otherwise modifying, facades



C. ARCHITECTURAL ELEMENTS AND MATERIALS

C-2 ARCHITECTURAL CONCEPT AND CONSISTENCY

- Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept.
- Buildings should exhibit form and features identifying the functions within the building.

C-3 HUMAN SCALE

- Corner entrance designed to encourage better pedestrian circulation and to achieve a good human scale
- Better human scale can be achieved with these measures:
 - pedestrian-oriented open space, bay windows, group window units separated by moldings or jambs, window patterns, windows with small multiple panes of glass, upper story setbacks, a porch or covered entry, and visible chimneys

D. PEDESTRIAN ENVIRONMENT

D-1 PEDESTRIAN OPEN SPACES AND ENTRANCES

- Convenient and attractive access to the building's entry should be provided.



E. LANDSCAPING

E-2 LANDSCAPING TO ENHANCE THE BUILDING AND/OR SITE

- Soften the form of the building by screening blank walls, terracing retaining walls, etc.
- Increase privacy and security through screening and/or sharing.
- Provide a framework such as a trellis or arbor for plants to grow on.
- Incorporate a planter guard or low planter wall as part of the architecture.
- Distinctively landscape open areas created by building modulation.
- Incorporate upper story planter boxes or roof planters.
- Include a special feature such as a courtyard, fountain or pool.
- Emphasize entries with special planting in conjunction with decorative paving and/or lighting.
- Screen a building from view by its neighbors, or an existing use from the new building.

URBAN DESIGN ANALYSIS

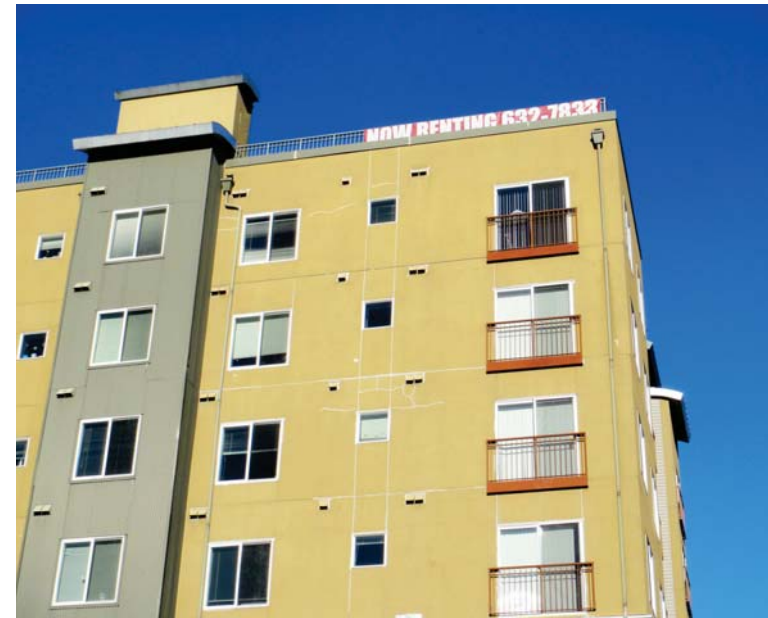
NEIGHBORHOOD DESIGN CUES

The site is located in the University District on the corner of 7th avenue and NE 43rd street. Here, the design cues are: community-focused pedestrian street thoroughfare and residential living.

The site's close proximity to the University Campus and its student demographics, informs the building design to cater towards an economical built, playful, and youthful presence on the neighborhood block. Straddled by two major arterials, 7th avenue NE and NE 45th street, and its close adjacency to the Interstate 5 Express traffic, the project will attempt to create a public space within its site.

The design language of the project is inspired by the surrounding built landscape in and around the University of Washington campus. In addition, the main commercial street, University Way NE, hosts a wide range of businesses including retail, restaurants, cafes, and services.

Our design intent is to respond with a building design that continues to capitalize on opportunities and mitigate the site difficulties with architectural elements that help maintain and revitalize community security and visibility, and foster a pedestrian friendly and neighborly environment.



MATERIALS, TEXTURES, VERTICAL ELEMENTS, COLORS, COURTYARD, WINDOW TREATMENTS

ZONING CODE SUMMARY

REQUIREMENTS FOR LR3 ZONES

PERMITTED USES 23.45.504

Residential

FLOOR AREA RATIO 23.45.510

Table A 1.5 or 2.0

C.1 In LR zones, in order to qualify for the higher FAR limit shown in Table A, the following standards shall be met: LEED silver rating or Built Green 4-star rating

C.3b parking may be totally enclosed within the same structure

C.4c If access cannot be provided from an alley, access shall be from a street if the following conditions are met:

1) on corner lots, the driveway shall abut and run parallel to the rear lot line of the lot or aside lot line that is not a street lot line.

E. The following floor area is exempt from FAR limits:

E.4 Portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower.

DENSITY LIMITS IN LOWRISE ZONES 23.45.512 (Table A)

1/800 sf or unlimited

footnote(3) For apartments that meet the standards of subsection 23.25.510C, there is no density limit.

STRUCTURE HEIGHT 23.45.514

Table A Maximum Height = 40'

F.2 The number of stories above the partially below-grade story is limited to four stories for residential uses with a 40 foot height limit

F.4 The average height of the exterior facades of the portion of the story that is partially below-grade does not exceed 4 feet, measured from existing or finished grade, whichever is less.

SETBACKS AND SEPARATIONS 23.45.518

Table A Front = 5' min Side = 7' avg. 5' min Rear = 15' min if no alley

AMENITY AREA 23.45.522

A.1 The required amount of amenity area for apartments is equal to 25% of the lot area.

A.2 A minimum of 50% of the required amenity area shall be provided at ground level, except that amenity area provided on the roof of a structure that meets the provisions of subsection 23.45.510 E.5 may be counted as amenity area provided at ground level.

A.4 Amenity area required at ground level may be provided as common space.

D.1 All units shall have access to common area

D.2.a An amenity area shall not be enclosed within a structure

D.5.a No common amenity area shall be less than 250 sf in area, and common amenity areas shall have a minimum horizontal distance of 10'.

D.5.b.1 At least 50% of common amenity area provided at ground level shall be landscaped with grass, groundcover, bushes and/or trees.

D.5.b.2 Elements that enhance the usability of the space for residents shall be provided

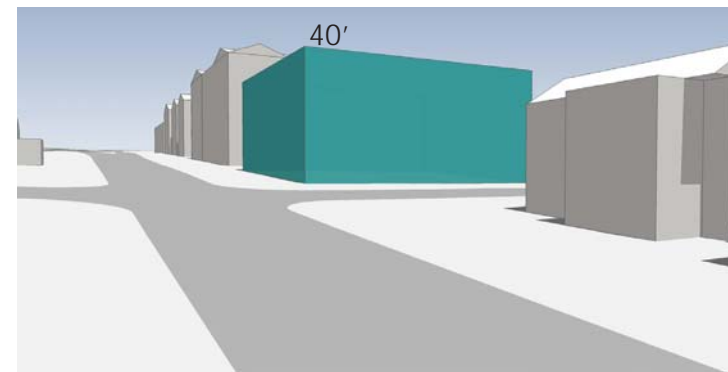
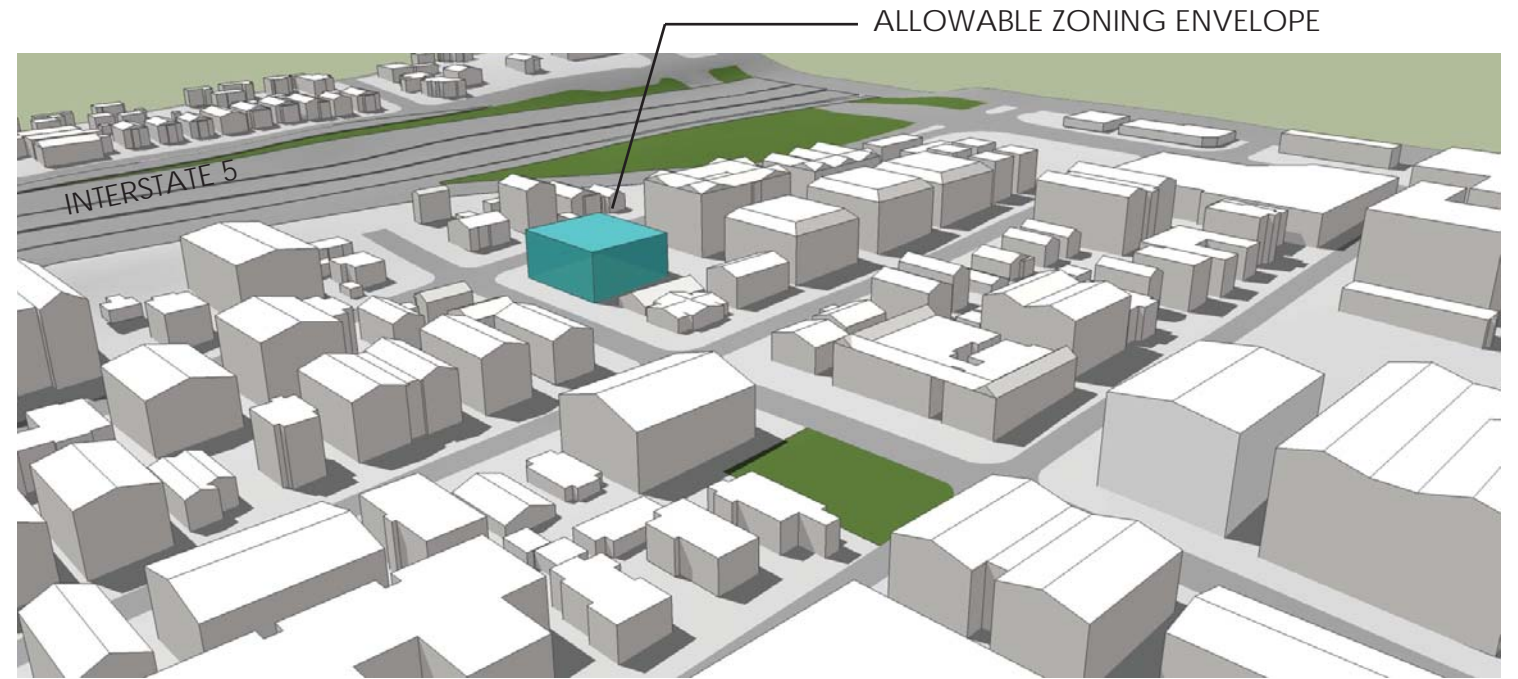
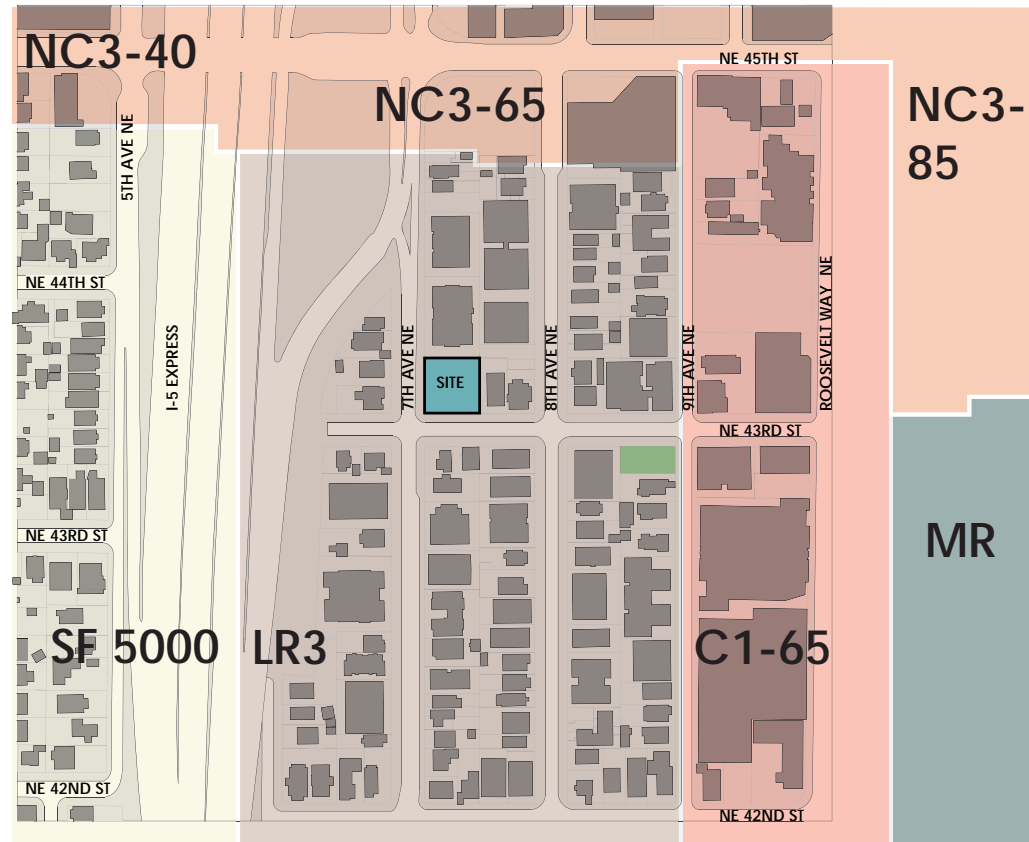
D.5.c The common amenity area at ground level shall be accessible to all residents.

STRUCTURE WIDTH AND FACADE LIMITS 23.45.527

Table A Maximum Width = 150'

B.1 The maximum combined length of all portions of facades within 15' of lot line that is neither a rear lot line or alley lot line shall not exceed 65% of the length of that lot line, except as specified in subsection 23.45.527.B.2.

ZONING ANALYSIS



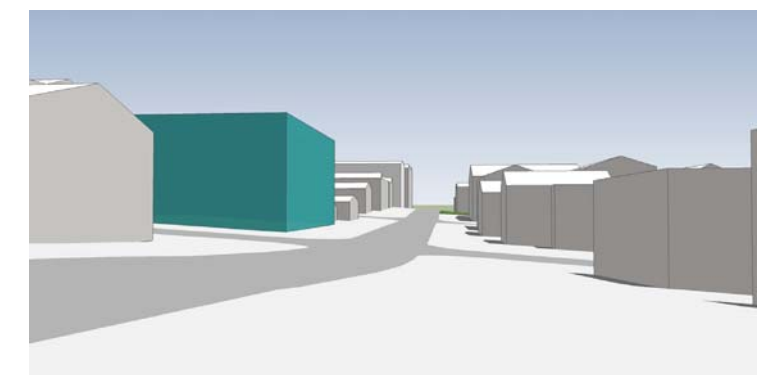
ALLOWABLE ZONING ENVELOPE LOOKING NORTH



ALLOWABLE ZONING ENVELOPE LOOKING WEST



ALLOWABLE ZONING ENVELOPE LOOKING SOUTH



ALLOWABLE ZONING ENVELOPE LOOKING EAST



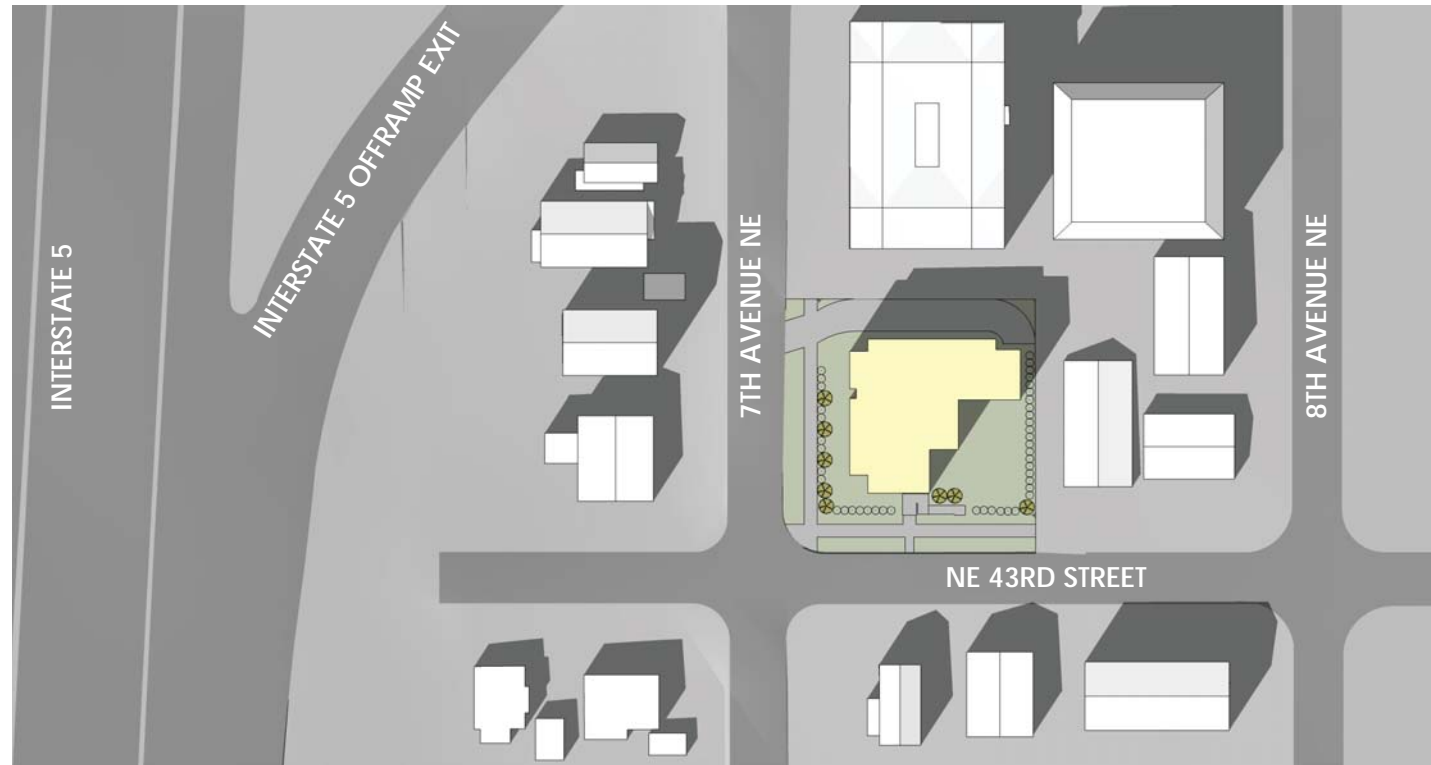
DESIGN SCHEME: ALTERNATE 1

PROS:

- the primary residential lobby entry is conveniently located to provide easy access
- parking access is located in the rear lot, away from the corner

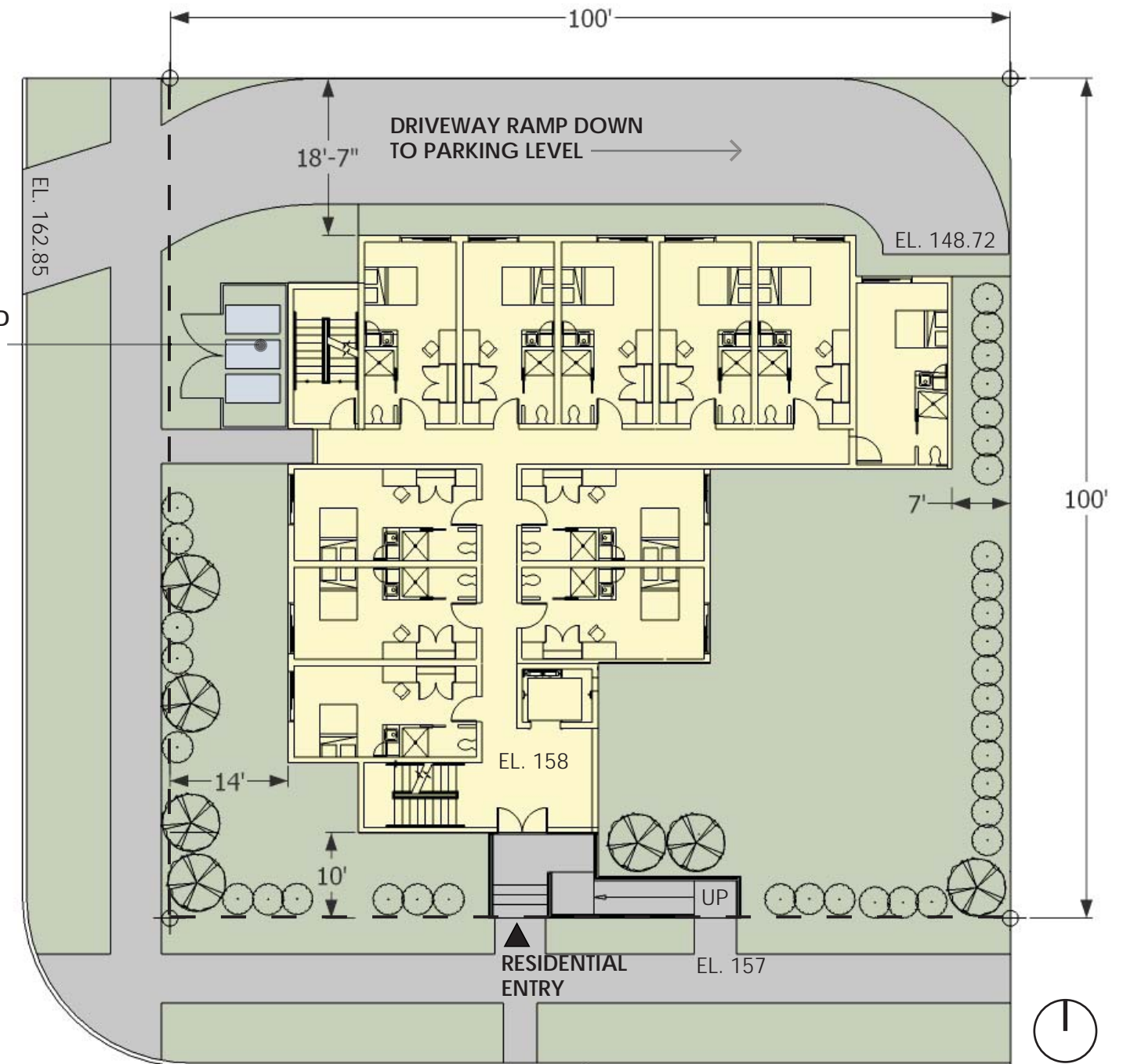
CONS:

- building setbacks from NE 43rd and 7th Ave Ne are minimal
- majority of units are oriented towards I-5 and solar gain is not optimized.
- building massing at corner is bulky.

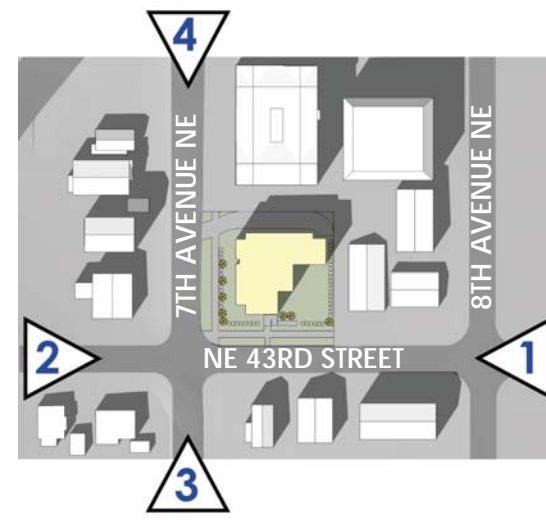


SITE PLAN WITH SHADOWS (MARCH 21 @ 2:00PM)

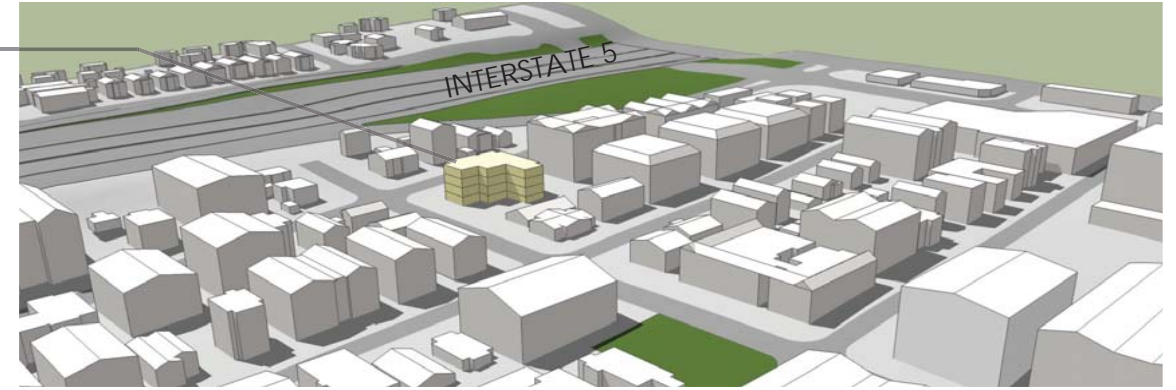
SOLID WASTE
ACCESS AREA.
STORAGE LOCATED
AT PARKING LEVEL



DESIGN SCHEME: ALTERNATE 1
STREET VIEW PERSPECTIVES



PROJECT SITE



1. VIEW FROM 8TH AVE NE AND NE 43RD LOOKING WEST



2. VIEW FROM I-5 AND NE 43RD LOOKING EAST



3. VIEW FROM 7TH AVE NE LOOKING NORTH

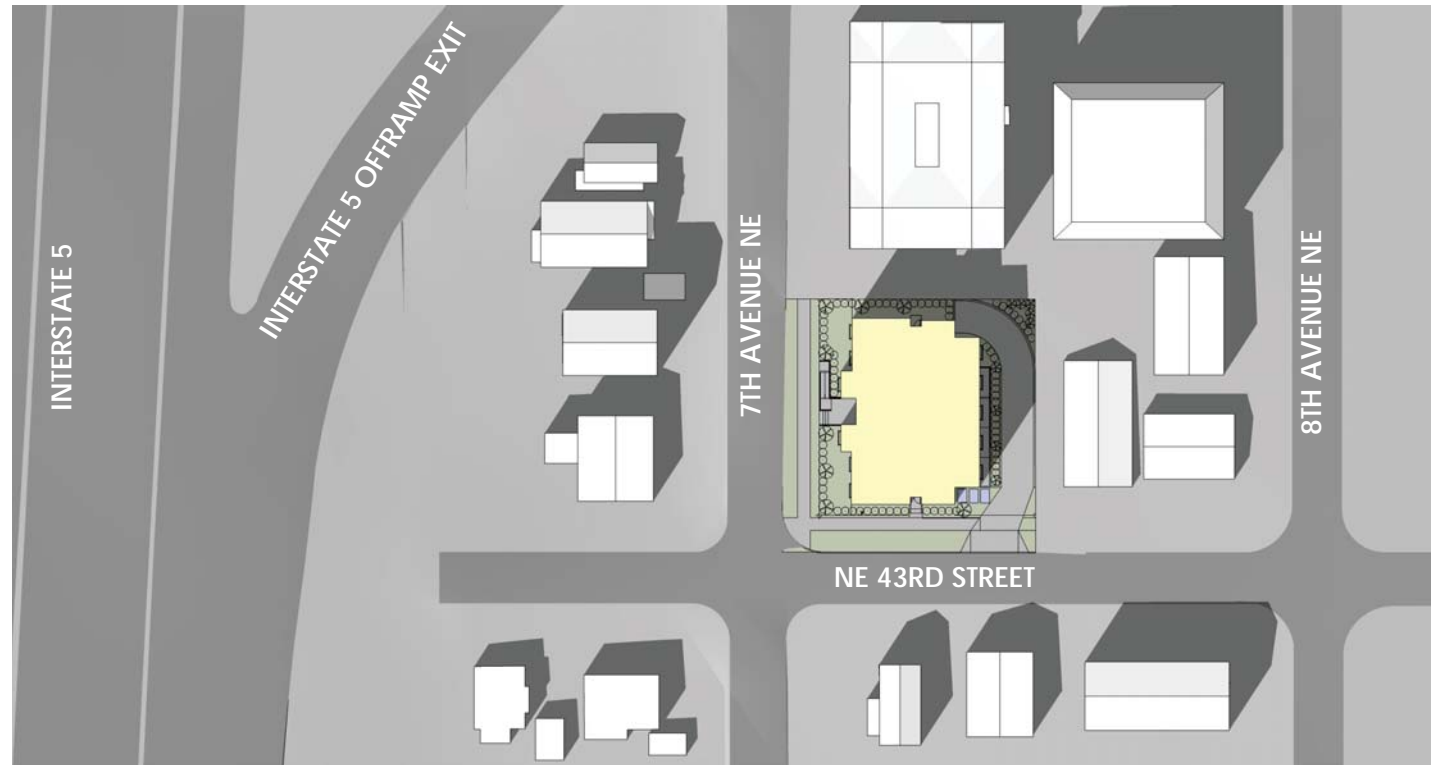


4. VIEW FROM 7TH AVE NE LOOKING SOUTH

DESIGN SCHEME: ALTERNATE 2

CONS:

- the primary residential entry is inconveniently located off of 7th Ave Ne
- the ground level open space and a majority of units are oriented towards I-5 and solar gain is not optimized.
- parking access is located off NE 43rd

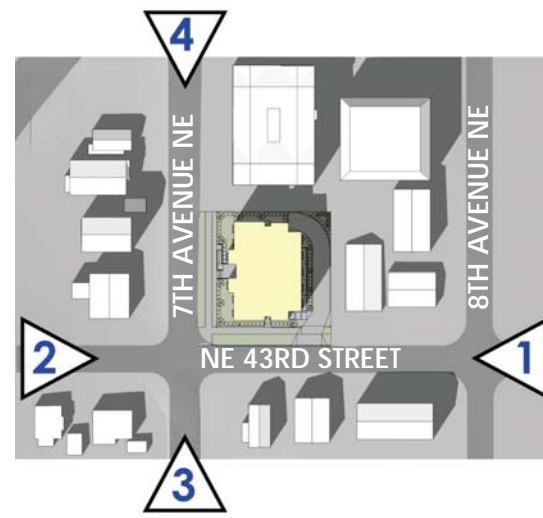


SITE PLAN WITH SHADOWS (MARCH 21 @ 2:00PM)

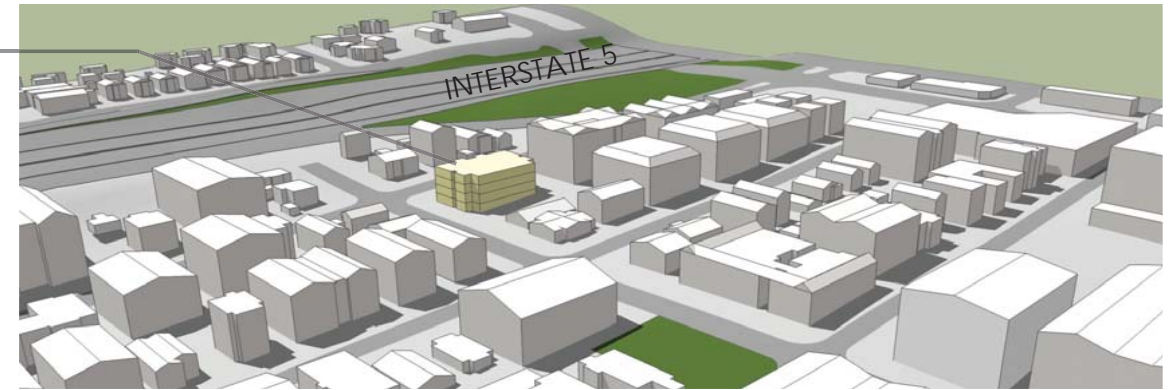


SOLID WASTE
ACCESS AREA.
STORAGE LOCATED
AT PARKING LEVEL

DESIGN SCHEME: ALTERNATE 2
STREET VIEW PERSPECTIVES



PROJECT SITE



1. VIEW FROM 8TH AVE NE AND NE 43RD LOOKING WEST



2. VIEW FROM I-5 AND NE 43RD LOOKING EAST



3. VIEW FROM 7TH AVE NE LOOKING NORTH

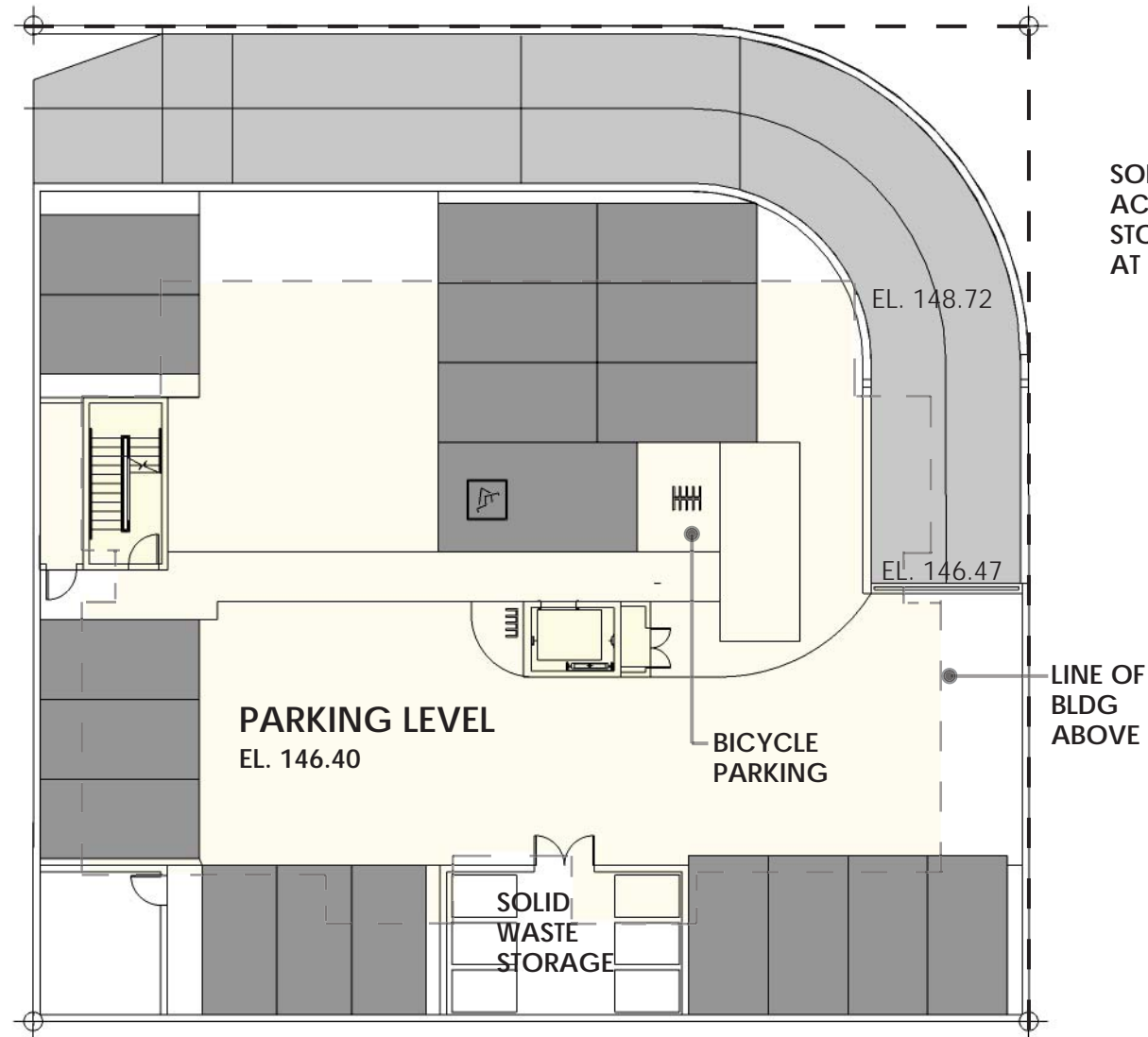
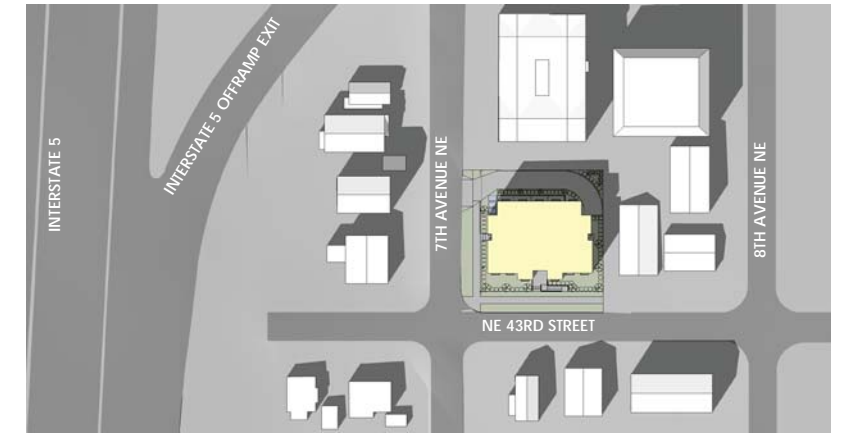


4. VIEW FROM 7TH AVE NE LOOKING SOUTH

DESIGN SCHEME: ALTERNATE 3 (PREFERRED)

PROS:

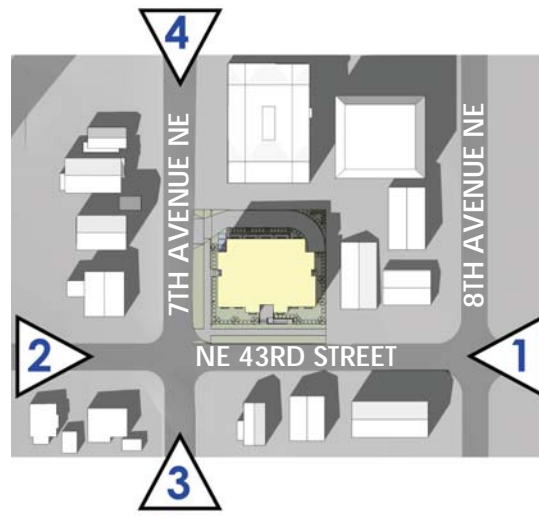
- the setback from NE 43rd provides ground floor open space that encourages human activity and neighborly interaction, creating a safe transition between the street and building.
- the primary residential lobby entry is highly visible and conveniently located to provide easy access to the neighborhood
- unit layout is efficient and optimizes solar orientation
- parking access is located in the rear lot, away from the corner



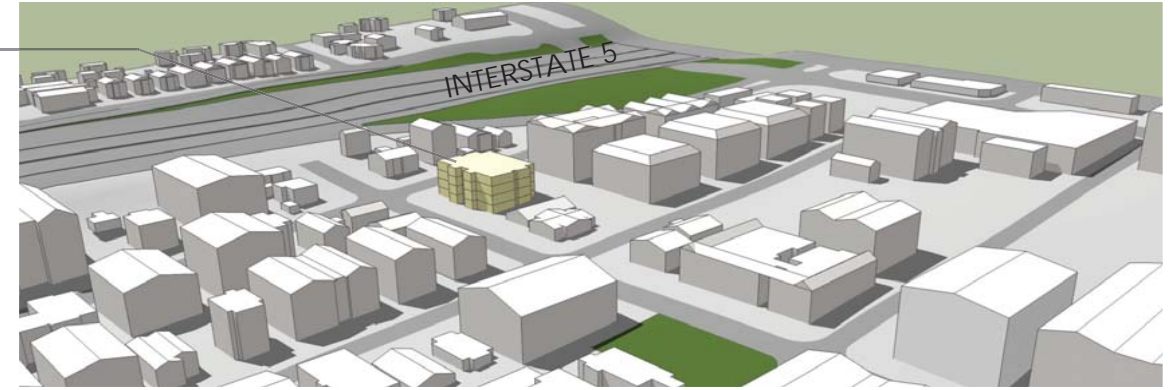
SOLID WASTE ACCESS AREA. STORAGE LOCATED AT PARKING LEVEL



DESIGN SCHEME: ALTERNATE 3 (PREFERRED)
STREET VIEW PERSPECTIVES



PROJECT SITE



1. VIEW FROM 8TH AVE NE AND NE 43RD LOOKING WEST



2. VIEW FROM I-5 AND NE 43RD LOOKING EAST






3. VIEW FROM 7TH AVE NE LOOKING NORTH



4. VIEW FROM 7TH AVE NE LOOKING SOUTH

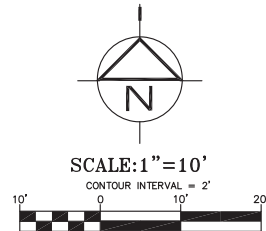
LANDSCAPE AND LEED INSPIRATION



Potential OSB Products	Potential Treated Wood Products	Potential Spruce Products	Potential Ground Products
Shelving, Pallet Parts, Stair Treads and Risers	Finger-Jointed Lumber, Landscaping, Porch Swings, Trash Bins, etc...	Finger-Jointed Structural Lumber and Molding	Mulch, Biofuels
 OSB Subfloor	 Treated Lumber Deck Construction	 Spruce Structural Lumber	 Spruce and OSB not Usable in Solid Products
 Post-Construction OSB Waste Material	 Post-Construction Treated Lumber Waste Material	 Post-Construction Spruce Structural Lumber Waste	 On-Site Gravel
 Board Products Made from Waste OSB	 Finger-Jointed Lumber	 Finger-Jointed Structural Lumber	 Wood Mulch



SITE ANALYSIS SURVEY



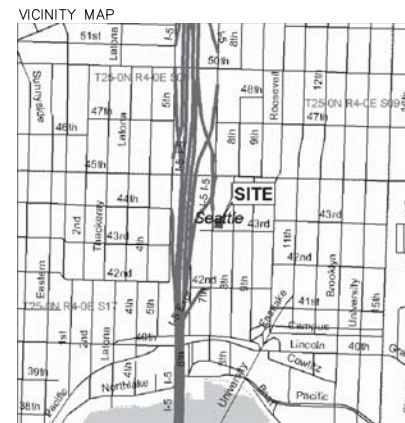
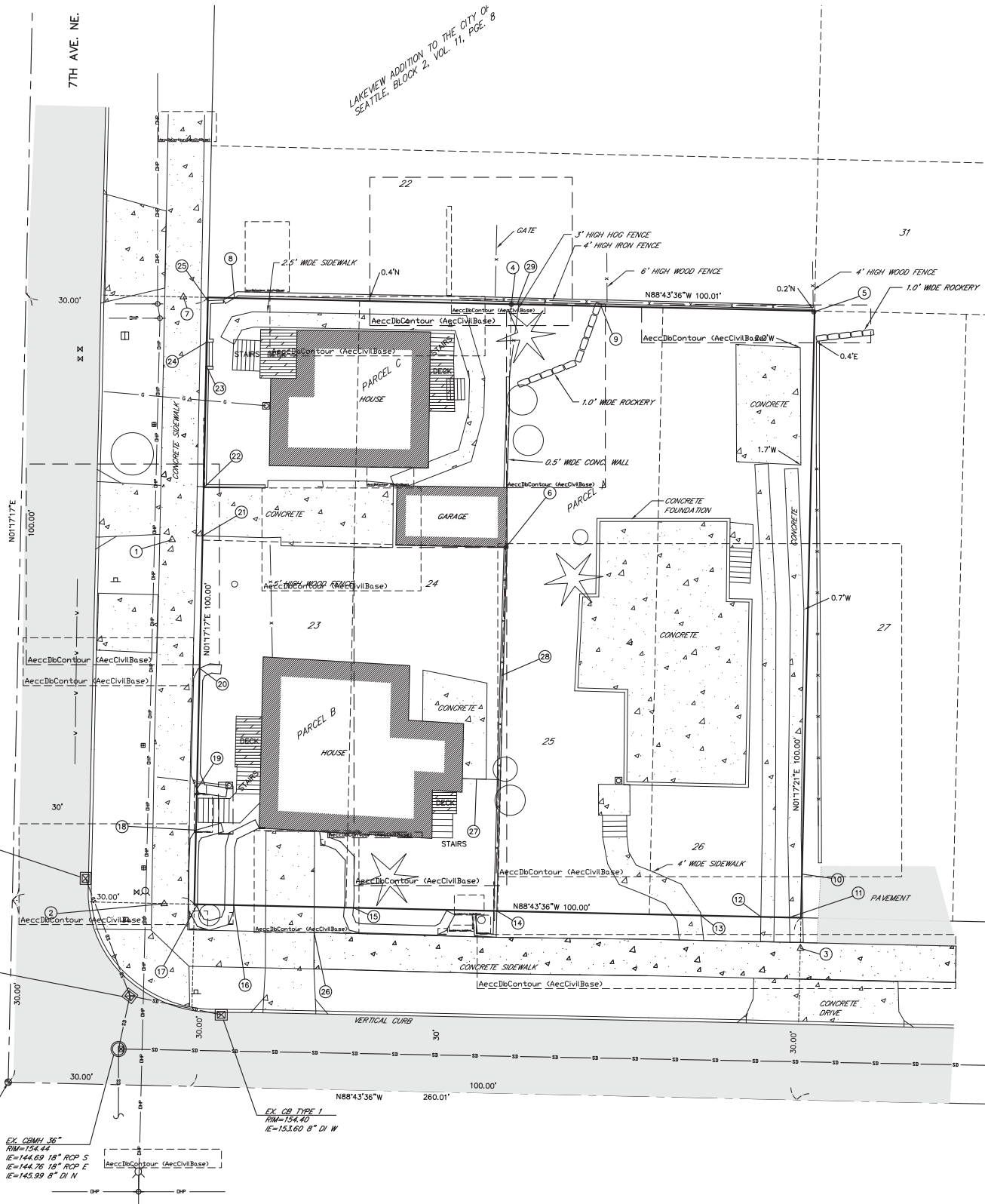
INSTRUMENT DATA: LEICA TCR 703 AUTO (1" DIRECT READING THEODOLITE WITH E.D.M.)

PRECISION OF CONTROL TRAVERSE IS AT HIGHER LEVEL THAN MINIMUM STANDARDS REQUIRED BY WAC, 332-130-090.

THIS MAP IS A REPRESENTATION OF THE CONDITIONS AT THE TIME THE FIELD SURVEY WAS PERFORMED.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. ANY EASEMENTS, RESTRICTIONS OR BENEFITS ARE NOT SHOWN HEREON.

- LEGEND**
- ⊗ GAS METER
 - ⊕ WATER METER
 - ⊖ FIRE HYDRANT
 - ⊗ WATER VALVE
 - UTILITY POLE
 - JUNCTION BOX
 - ▣ STREET SIGN
 - SD- STORM LINE
 - W- WATER LINE PAINT STRIPE
 - G- GAS LINE PAINT STRIPE
 - OHP- OVER HEAD POWER
 - ⊗ EXISTING CB, TYPE 1
 - ⊗ EXISTING CB, TYPE 2
 - ⊗ FOUND CONC. MON. IN CASE
 - ⊗ FOUND REBAR AS NOTED
 - ⊗ FOUND TACK WITH SHINER
 - ⊗ EXISTING LIGHT POLE



SCALE: 1"=1000'

DATUM: NAVD 88
 BENCH: CITY OF SEATTLE CONTROL POINT NUMBER 0017, 2" BRASS DISC 0.5' NE OF LIGHT POLE AT THE NORTHEAST QUADRANT OF THE INTX OF NE 45TH ST. AND 12TH AVE NE. ELEVATION=183.30

SITE BENCH: CITY OF SEATTLE CONTROL POINT NUMBER 0002, 2" BRASS DISC 15' NORTH OF THE INTERSECTION OF BACK OF CONCRETE WALK, 4" WEST OF BACK OF CONCRETE WALK AT THE NORTHEAST QUAD. OF NE 45TH ST. AND 12TH AVE NE INTERSECTION. ELEVATION=183.57

BASIS OF BEARINGS:
 FROM THE MON. IN CASE AT THE INTX OF 7TH AVE NE AND NE 43RD ST. TO THE MON. IN CASE AT THE INTX OF 8TH AVE NE AND NE 43RD ST.
 BEARING = N88°43'36"W
 PER ROS AF. NO. 20070919900003

LEGAL DESCRIPTION:
 PARCEL A:
 LOTS 25 AND 26, BLOCK 2, LAKE VIEW ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 34, RECORDS OF COUNTY AUDITOR, SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON

PARCEL B:
 TOGETHER WITH THE SOUTH 60 FEET OF LOTS 23 AND 24 IN BLOCK 2 OF LAKEVIEW ADDITION, AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 34, RECORDS OF COUNTY AUDITOR, SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

PARCEL C:
 TOGETHER WITH THE NORTH 40 FEET OF LOTS 23 AND 24 IN BLOCK 2 OF LAKEVIEW ADDITION, AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 34, RECORDS OF COUNTY AUDITOR, SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

TAX PARCEL NO. 4092300425, 4092300405 AND 4092300410.

- 1 FND. TACK W/ SHINER PLS 37534 5.01'W X 0.03'S OF PROP. CORNER 5/8/11
- 2 FND. TACK W/ SHINER PLS 37534 4.96'W X 0.03'S OF PROP. CORNER 5/8/11
- 3 FND. TACK W/ SHINER PLS 37534 0.04'E X 5.05'S OF PROP. CORNER 5/8/11
- 4 FND. 5/8" REBAR W/ CAP BT SURVEYOR LS 87534 0.12'W X 0.15'S OF PROP. CORNER 5/8/11
- 5 FND. 5/8" REBAR W/ CAP BT SURVEYOR LS 87534 0.12'W X 0.15'S OF PROP. CORNER 5/8/11
- 6 FND. 5/8" REBAR W/ CAP BT SURVEYOR LS 87534 0.04'E X 0.04'S OF PROP. CORNER 5/8/11
- 7 FND. 4.0' OFFSET TACK W/ LEAD
- 8 0.5' WIDE CONC. WALL CROSSES N. PROP. LINE 4.4' E. OF NW PROP. CORNER
- 9 1.0' WIDE ROCKERY CROSSES W. PROP. LINE 18.2' W OF NE PROP. CORNER
- 10 2.2' WIDE CONC. CROSSES E. PROP. LINE 2.2' N OF SE PROP. CORNER
- 11 2.2' WIDE CONC. CROSSES S. PROP. LINE 1.9' W OF SE PROP. CORNER
- 12 2.2' WIDE CONC. CROSSES S. PROP. LINE 6.6' W OF SE PROP. CORNER
- 13 4' WIDE CONC. WALKWAY CROSSES S. PROP. LINE 16.5' W OF SE PROP. CORNER
- 14 0.5' WIDE CONC. WALL CROSSES S. PROP. LINE 49.9' E. OF SW PROP. CORNER
- 15 1.5' WIDE CONC. WALL CROSSES S. PROP. LINE 26.2' E. OF SW PROP. CORNER
- 16 1.5' WIDE CONC. WALL CROSSES S. PROP. LINE 6.5' E. OF SW PROP. CORNER
- 17 1.5' WIDE CONC. WALL IS SITUATED ON SW PROP. CORNER
- 18 1.5' WIDE CONC. WALL CROSSES W. PROP. LINE 12.2' N. OF SW PROP. CORNER
- 19 1.5' WIDE CONC. WALL CROSSES W. PROP. LINE 19.0' N. OF SW PROP. CORNER
- 20 1.5' WIDE CONC. WALL CROSSES W. PROP. LINE 38.9' N. OF SW PROP. CORNER
- 21 CONC. DRIVEWAY CROSSES W. PROP. LINE 30.3' S. OF NW PROP. CORNER
- 22 CONC. DRIVEWAY AND 0.5' WIDE CONC. WALL CROSSES W. PROP. LINE 31.4' S. OF NW PROP. CORNER
- 23 0.5' WIDE CONC. WALL CORNER AND 4.0' WIDE STAIRS ARE ON THE W. PROP. LINE WHICH IS 11.3' S. OF NW PROP. CORNER
- 24 0.5' WIDE CONC. WALL CORNER AND 4.0' WIDE STAIRS ARE ON THE W. PROP. LINE WHICH IS 7.4' S. OF NW PROP. CORNER
- 25 0.5' WIDE CONC. WALL CORNER IS ON THE W. PROP. LINE 0.6' S. OF NW PROP. CORNER
- 26 8' WIDE CONC. DRIVE CROSSES S. PROP. LINE 11.8' AND 19.8' E. OF SW PROP. CORNER
- 27 6' WOOD FENCE W/ GATE ATTACHED TO HOUSE
- 28 3' HOG FENCE ON TOP OF CONC. WALL
- 29 3' HOG FENCE CROSSES N. PROP. LINE 49.0' W OF NE PROP. CORNER

BY	DATE	REVISION	NO.

BOUNDARY MAP
 PAPER BOUNDARY COMPUTED
 FINAL BOUNDARY COMPUTED
 CORNERS SET

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 Land Use Planning | Biological Sciences
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TOPOGRAPHIC SURVEY FOR
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