

The 4302 7th Avenue NE site is located in the vibrant University District NW Urban Center Village. It is predominantly populated by students and faculty of the University of Washington. The project team seeks to design a 4 story above grade 47-unit multi-family apartment building with 13 below grade parking spaces.

CONTEXT

Our intent is to interpret the community, history and character of the site in order to create an appealing and lasting design. We want to offer a smart and efficient layout with a unit mix that will be attractive to new and existing student and faculty residents. Analyzing the existing surrounding developments will ensure a sensitive approach to building siting for both residents and neighbors.

CONNECT

One of the great attributes of the site is its "walkability" and proximity to the University and the NE 45th ST commercial zone. The project sits at the NE corner of 7th Ave NE and NE 43rd ST. NE 43rd ST provides a strong east-west pedestrian path to and from the University. 7th Ave NE is not only a pedestrian access to NE 45th ST, but it is a well used northbound vehicular avenue for residents and the surrounding community to access I-5 and the Wallingford community.

COMMUNITY

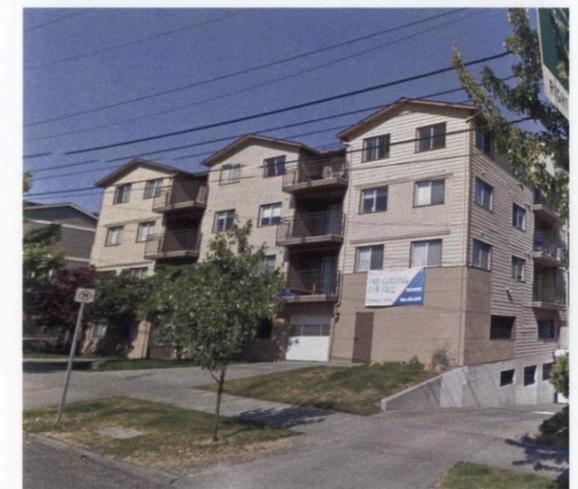
The project's demographic student users will direct the design to be economical, efficient and functional. The intent of the design is for the building to become a functional part of the community by providing street visibility, landscaped edges, and sensitive massing. By creating a strong corner presence the development will provide an anchor for NE 43rd ST and an active transition between vehicular and pedestrian traffic.



UNIVERSITY DISTRICT COMMUNITY



NEIGHBORING BUILDINGS



The University District has an eclectic mix of residential housing options from single family rentals to large scale mutli-family developments. A flurry of recent smaller in-fill and large UW housing construction mixes with a myriad of past design styles, materials and scales. A common aspect of many of the older developments includes smaller efficient units, little open space and inexpensive materials. There are minimal attempts to create a connection between the buildings and the adjacent outdoor spaces.

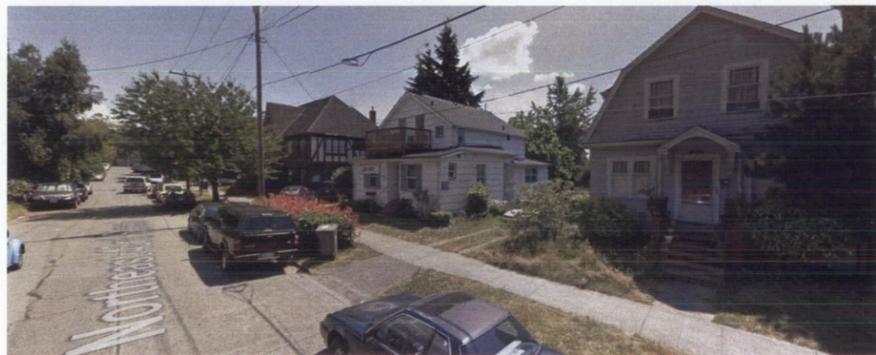
Newer developments have made positive strides in varying facades, materials and creating usable open spaces. There seems to be a new concerted effort to make the buildings an integral part of the community.

Other common community characteristics include:

- Eclectic mix of surrounding businesses
- Active pedestrian citizens
- Strong student community ties
- Connection to the University
- Minimal focus on vehicles
- Increasingly self-sustaining community
- Sustainable design practices
- Mature landscaping
- Minimal connection between the building and sidewalk.
- Minimal community space



A VIEW FROM SITE WEST ACROSS 7TH AVE NE



B VIEW FROM SITE SOUTH ACROSS NE 43RD ST



C SW CORNER OF 7TH AVE NE & NE 43RD



C NW CORNER OF 7TH AVE NE & NE 43RD





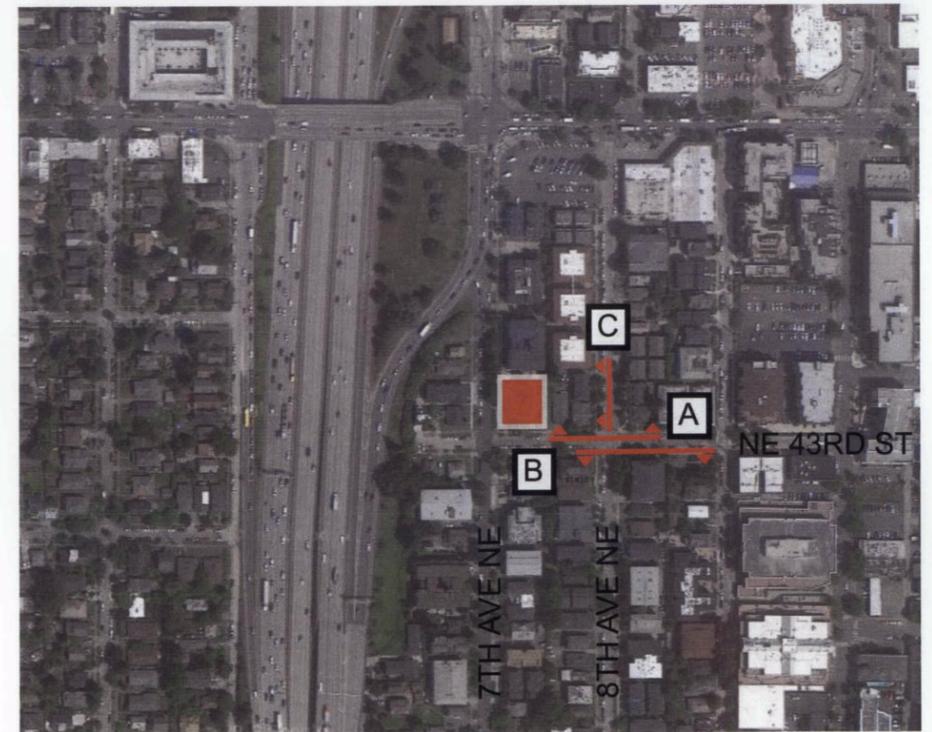
A VIEW NORTH ACROSS NE 43RD ST



B VIEW SOUTH ACROSS NE 43RD ST



C VIEW WEST ACROSS 8TH AVE NE





A VIEW EAST ACROSS 7TH AVE NE



B VIEW WEST ACROSS 8TH AVE NE

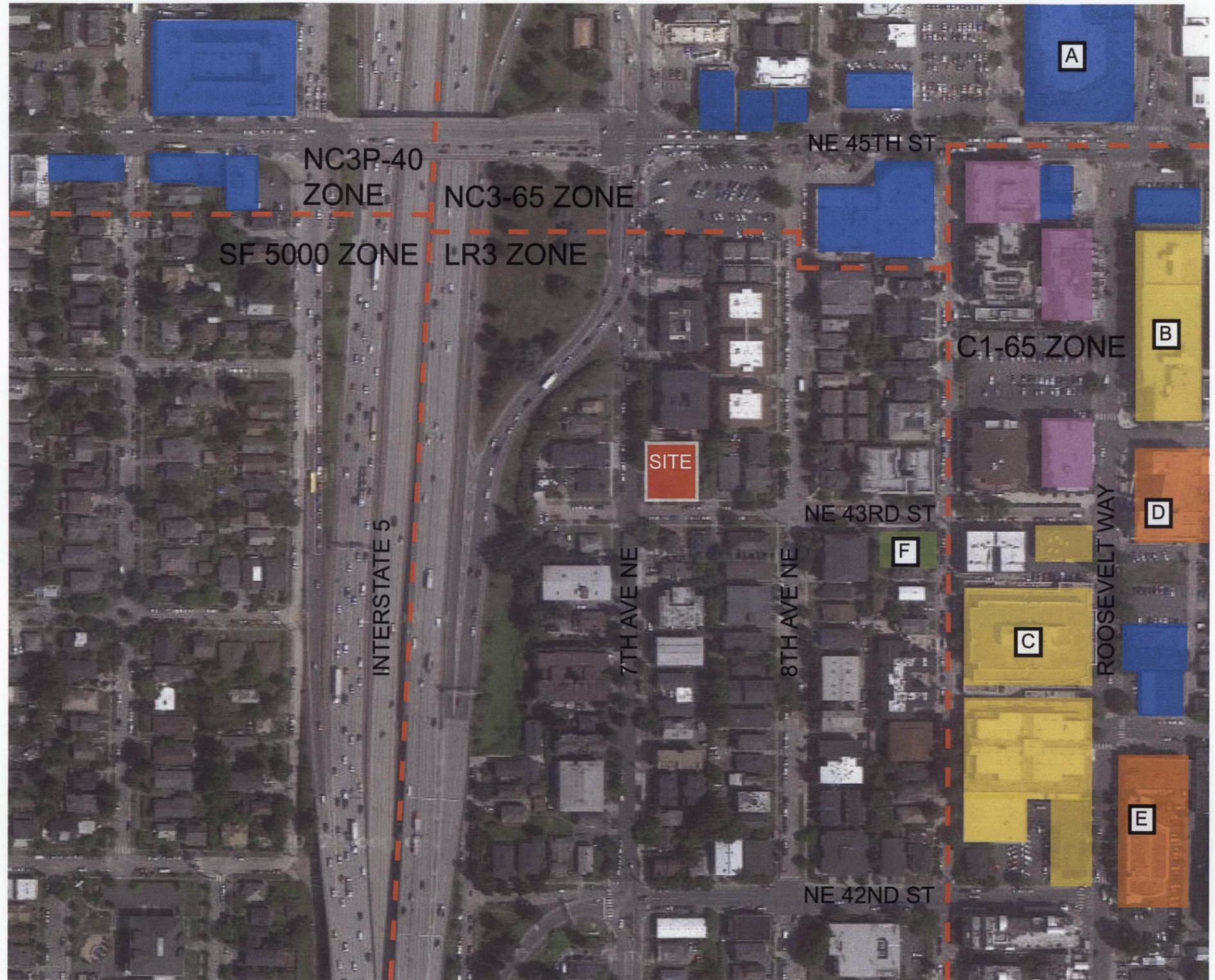


SURROUNDING USES OTHER THAN SINGLE AND MULTIFAMILY RESIDENTIAL

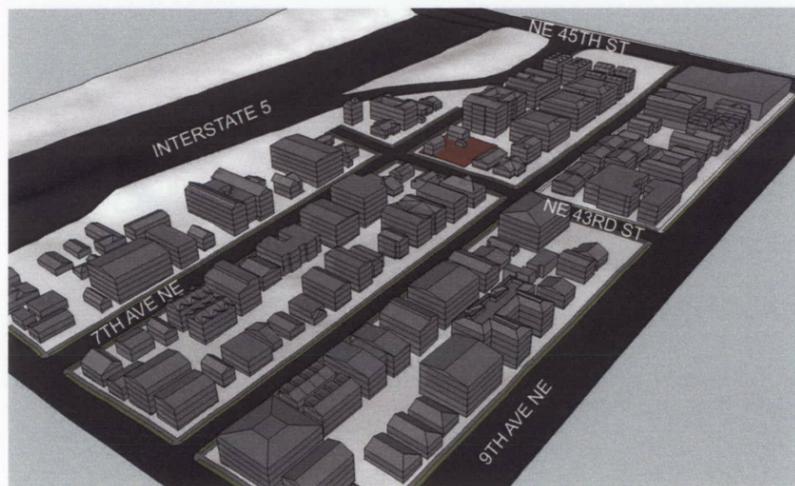
- RETAIL USE
- PARK
- MIXED-USE RESIDENTIAL
- COMMERCIAL
- HOTEL / INNS

SIGNIFICANT SPACES

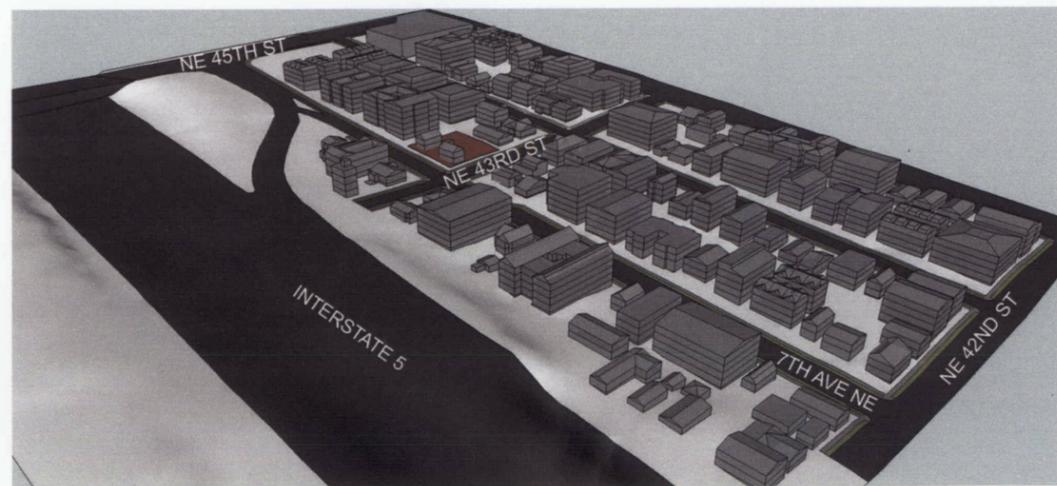
- A METRO CINEMA & SHOPS
- B CHILDRENS HOSPITAL
- C UW HEALTHCARE
- D WATERTOWN HOTEL
- E UNIVERSITY INN
- F CHRISTIE PARK



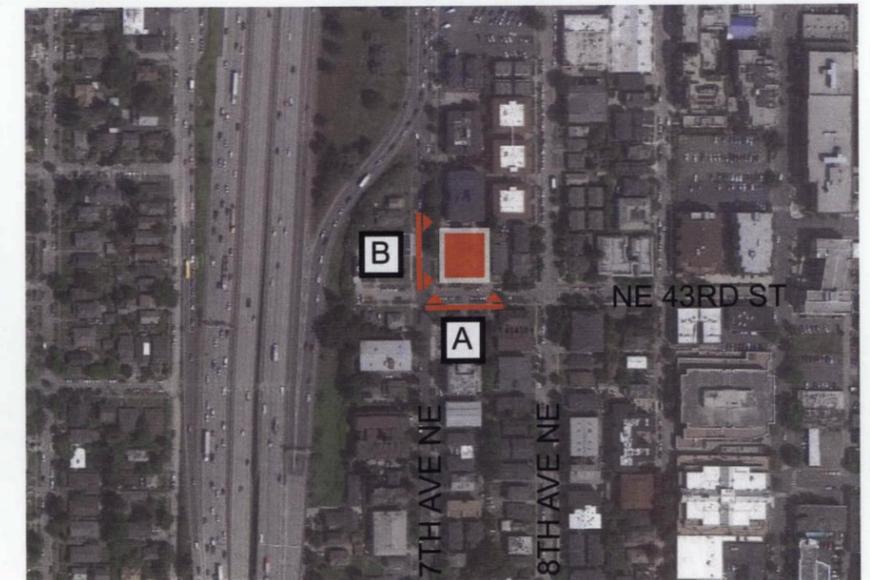
EXISTING SITE CONDITIONS



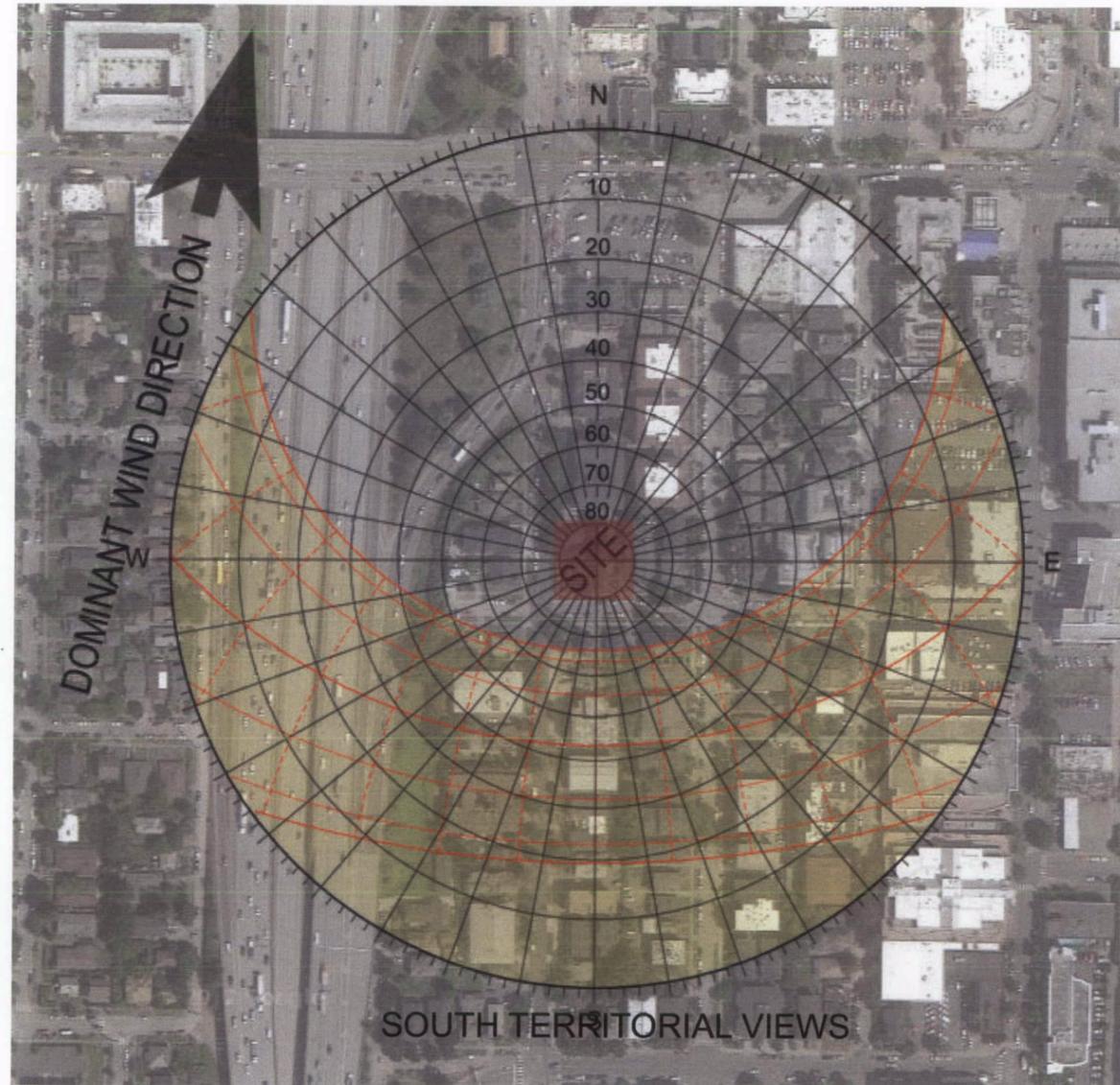
AXON LOOKING NW



AXON LOOKING NE



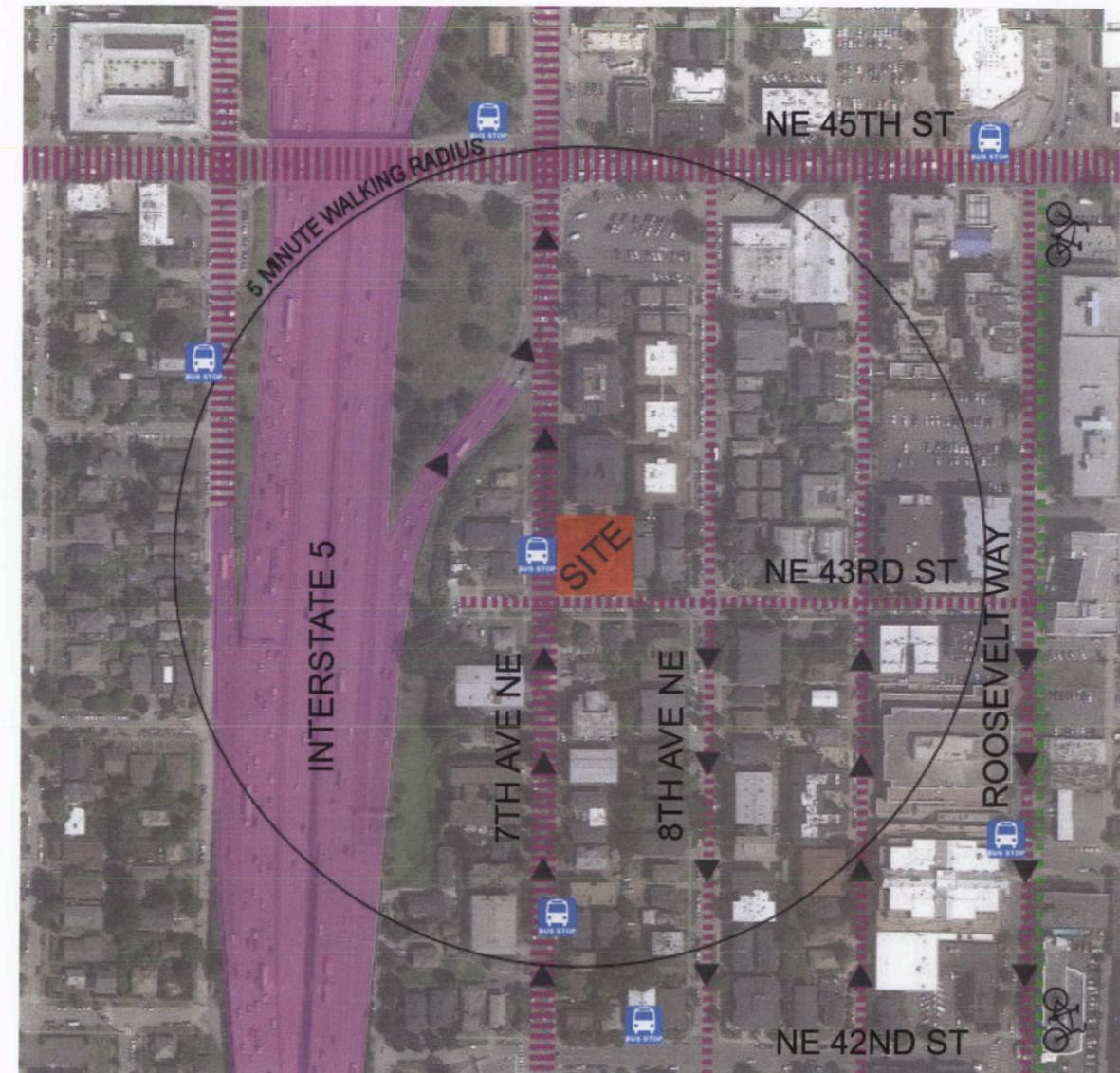
SOLAR ACCESS AND VIEWS



Best solar access is currently from the south, west and east due to the single and two story neighboring structures. The 5 story structure to the north will have little affect on sunlight. All floors should benefit from direct sunlight most of the year during midday hours.

Views will be blocked by the same buildings on the lower floors . There is a potential for good territorial views south, east and west on the upper floors. North views will be blocked by the 5 story structure.

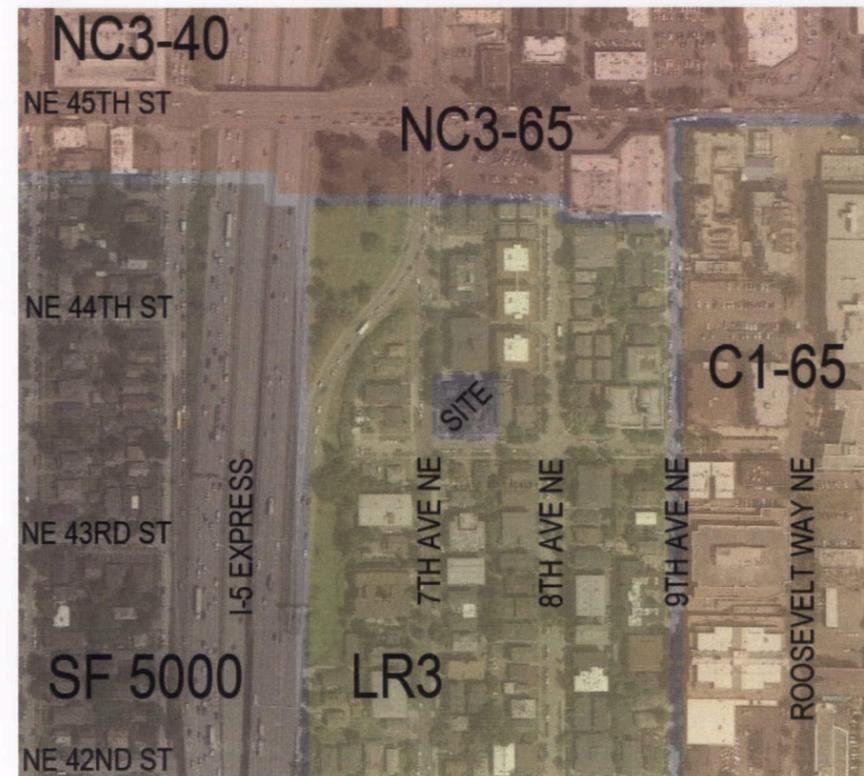
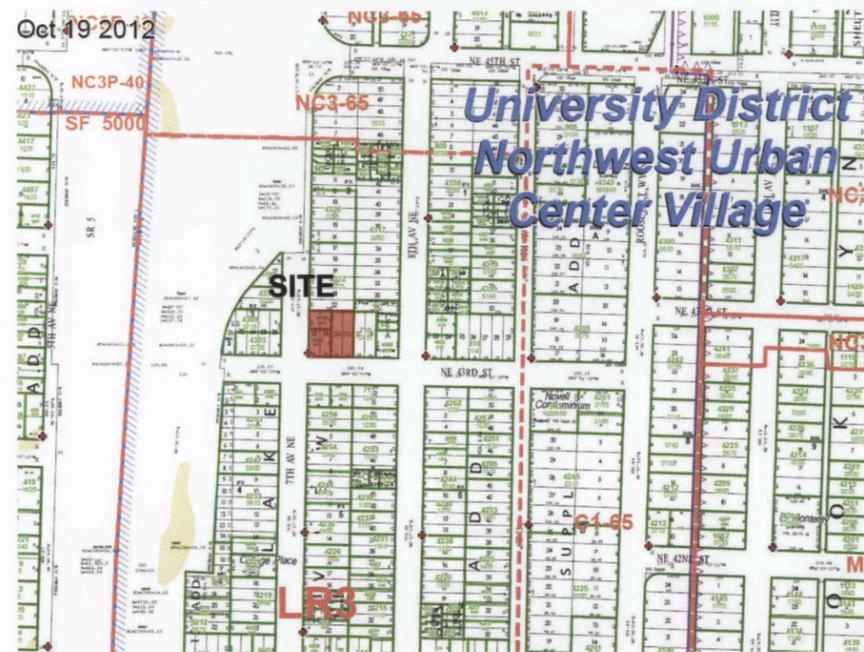
TRAFFIC / PEDESTRIAN PATTERNS



Most pedestrian and bicycle access will occur along the south of the site on NE 43rd ST to and from the University Campus. Due to the long N/S blocks and I-5 to the west, 7th Ave NE is not a very friendly bicycle or pedestrian path. Roosevelt Way provides dedicated bike lanes N/S.

Vehicles will travel mostly north bound on 7th Ave NE. It is a main route for residents from the south to access NE 45th ST and on ramps to I-5 south and north. NE 45th also is also a vehicle friendly commercial street and leads to the UW campus to the east and the Wallingford community to the west. Since there is no alley adjacent to the site, NE 43rd ST is the best option for entry to the site. Traffic is slower and it gives the driver the option of going any direction as opposed to a right turn only off of 7th Ave NE. A bus stop is conveniently located right in front of the property on 7th Ave NE.





Land Use Code Summary

- 23.45 Multi-Family
- 23.45.502 Lowrise 3 (LR3) Residential
- 23.45.504 Permitted and prohibited uses.
Table A Residential use is permitted outright subject to provisions of this title.
The proposal complies with this section of the Land Use Code.
- 23.45.508 General Provisions.
- 23.54.015 Parking Table B Section II., L. Residential Uses within Urban Centers. No minimum requirement.
The proposal complies with this section of the Land Use Code.
- 23.45.510 Floor area (FAR) limits.
Table A LR3, Inside Urban Village, Apartments 1.5 or 2.0* If LEED Silver or BuiltGreen 4 Star and meets parking standards (parking inside building and/or one row in Alley) (If parking is provided.) and Alley improvements.
The proposal complies with this section of the Land Use Code.
- 23.45.510 Exemptions from FAR Limits.
E.1. Floors below grade.
E.4. Partial below grade floor (first floor above is no more than 4 feet above grade.)
The proposal complies with this section of the Land Use Code.
- 23.45.512 Density limits. Table A LR3, Apartments 1/800 or no limit*
* same as 23.45.510.C
The proposal complies with this section of the Land Use Code.
- 23.45.514 Structure height.
Table A LR3, Inside Urban Village 40 feet (2)
(2) 30 feet if within 50 feet of a SF zone, unless separated by a street (right-of-way).
The proposal complies with this section of the Land Use Code.
- 23.45.514 Structure height.
E.1. Butterfly roofs (some shed roof conditions) in LR zones.
Add 3'-0" to allowable height at wall.
Add 4'-0" to allowable height at overhang.
Exhibit B Additional height allowed for sloped roof concealed by parapet.
Exhibit C Add 2'-0" to allowable height for Green Roof if over 50% of roof.
F. 1-4. Add 4'-0" to allowable height for partially below grade floor if all conditions are met.
J.2. Roof top features. Add 4'-0" for parapets, open railings, planters, etc.
J.4. Roof top features. Add 10'-0" for stair towers, elevators, etc.
The proposal complies with this section of the Land Use Code.
- 23.45.518 Setbacks and separations.

- Table A Apartments
Front 5'-0" minimum
Rear 10'-0" minimum if alley. 15'-0" minimum if no alley.
Side 5'-0" minimum if less than 40'-0" long 7'-0" average
5'-0" minimum if greater than 40'-0" long.
The proposal complies with this section of the Land Use Code.
- 23.45.522 Amenity area.
A.1. 25% of lot area (Apartments).
2. 50% of required amenity area at ground level (Apartments) except rooftop can be used if it meets 23.510.E.5.
4. Amenity space must be common space when provided at grade.
The proposal complies with this section of the Land Use Code.
- 23.45.522 Landscaping standards.
A.2.a. Green Factor of 0.6 or greater required.
B.1. Street trees required.
The proposal complies with this section of the Land Use Code.
- 23.45.526 LEED, BuiltGreen and Evergreen sustainable development standards.
A.2.a. LEED Silver, BuiltGreen 4-Star, or Evergreen standards are required for the higher FAR limit. (Table A, 25.45.510)
The proposal complies with this section of the Land Use Code.
- 23.45.527 Structure width and façade length in LR zones.
A. Width (Table A) LR, Inside Urban Village, Apartments. 150'-0" maximum.
B.1. Length Within 15'-0" of side lot line Less than 65% of side lot line length.
B.2. Within 15'-0" of side lot line, if adjacent to SF zone. 40'-0" maximum.
The proposal complies with this section of the Land Use Code.
- 23.45.529 Design Standards. Measurement standards.(Exhibit A)
2.b. Façade articulation. If greater than 750 SF then division into separate façade planes is required.
2.c. Minimum façade plane = 150 SF
Maximum façade plane = 500 SF
Less than 65% of side lot line length.
2.e. Exemptions are allowed by Director.
The proposal complies with this section of the Land Use Code.
- 23.45.536 Parking location, access and screening.
Typical provisions. Read section for detailed requirements.
- 23.54.510 Required parking.
Table B., Section II., Line L. Inside Urban Village Center. No minimum requirement.
The proposal complies with this section of the Land Use Code.



Description:

This scheme uses an efficient double loaded corridor plan with a 13 vehicle below grade garage accessed from 7th Ave NE on the south end of the lot. The design will use the code allowable 4' increase for below grade parking to maintain a majority of the main level above grade.

The entry lobby will be located along 7th Ave NE. It will become a design element that helps create a transition between the building and the sidewalk.

No code alternates/departures are requested or required.

Pros

- Efficient and cost effective design that maximizes FAR.
- Almost half of the units will get south sun exposure and territorial views on the upper levels.
- Units will face NE 43rd St activating the pedestrian path.

Cons

- Location of power pole and street tree make the parking entry off 7th Ave NE on the north corner implausible. Instead parking entry is located near the south corner of the site adjacent to the intersection of 7th Ave NE and NE 43rd St.
- Instead of reinforcing the corner with the main entry located near the intersection, the parking garage entrance occupies this most prominent location on the site.
- Residential units along north end will have little privacy, sunlight and views due to the orientation and adjacent 5 story structure.
- The building will be only an average of 7 feet west of the property line of the adjacent single story residential structure that has its entries facing west.
- The main amenity area will be on the north end of the site in between two tall structures, minimizing natural light and privacy.
- Minimal transition area between the building and the sidewalk.

Project Data:

Total Units: 47 (mix of studios and Open 1BR)
 Proposed FAR Building Area = 19,990 sf
 Below Grade parking: 13 Vehicles

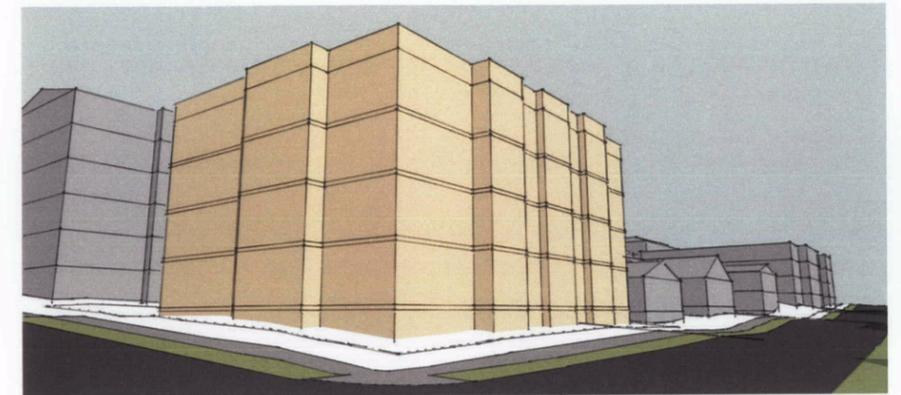


GROUND FLOOR PLAN

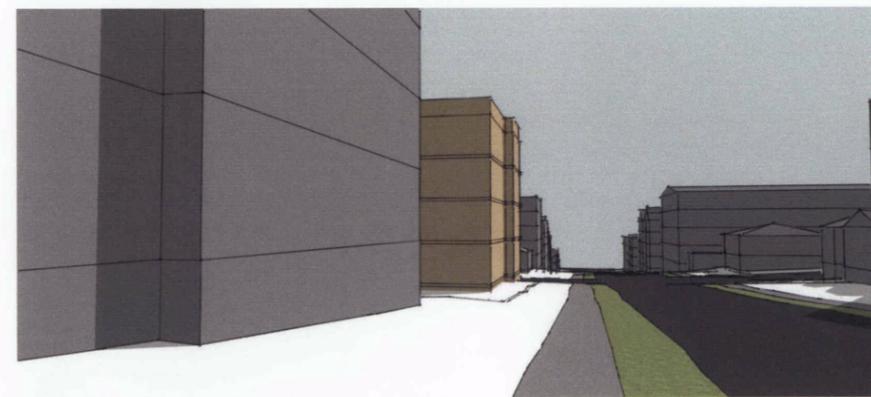




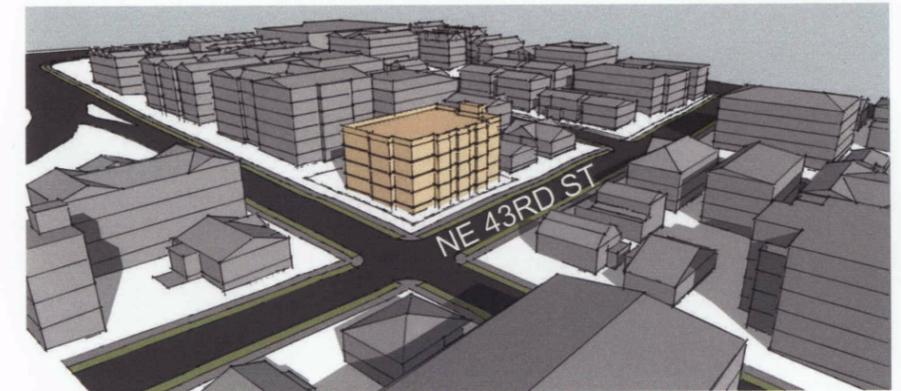
D VIEW WEST



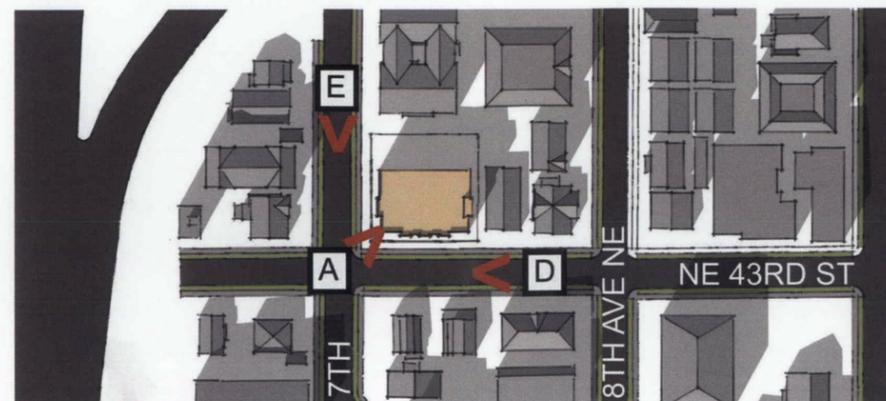
A CORNER STREET VIEW



E VIEW SOUTH



B VIEW NORTH EAST



B

C



C VIEW NORTH WEST

Description:

The main purpose of this scheme is to attempt to preserve the exceptional white pine in the center of the project.

The project will require significant setback departures:

- North: side setback 0' instead of required 7' average**
- South: side setback 0' instead of required 7' average**
- East: rear setback 7' instead of 15' if no alley.**

Pros

- Most units will get sun exposure during parts of the day and will have territorial views on the upper levels.
- Minimum exposure to the large 5 story structure to the north.
- Large courtyard amenity space.

Cons

- No garage due to root concerns. Increases street parking.
- Inefficient construction with zero lot line walls requiring no openings on the north wall.
- Long west facade with little or no modulation.
- Minimal transition area between the building and the sidewalk.
- Tree visibility to public will be limited.
- Tree will most likely die due to disruption and age regardless of preservation measures.
- Cannot maximize FAR due to root and canopy areas.

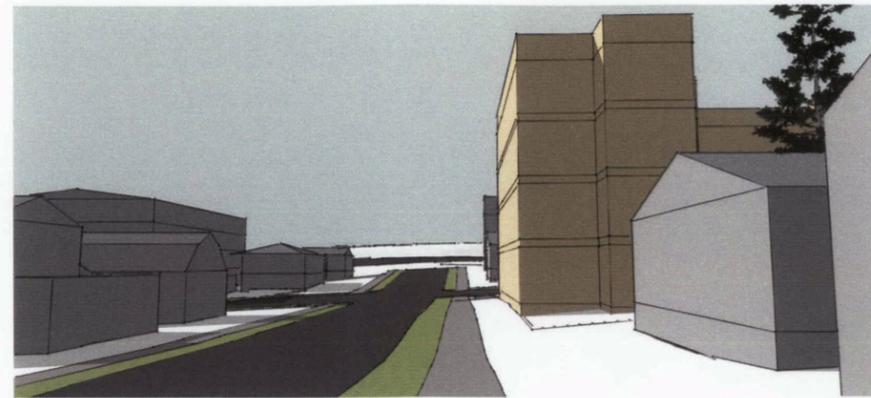
Project Data:

Total Units: 47 (only studios)
 Proposed FAR Building Area = 19,760 sf
 Below Grade parking: None

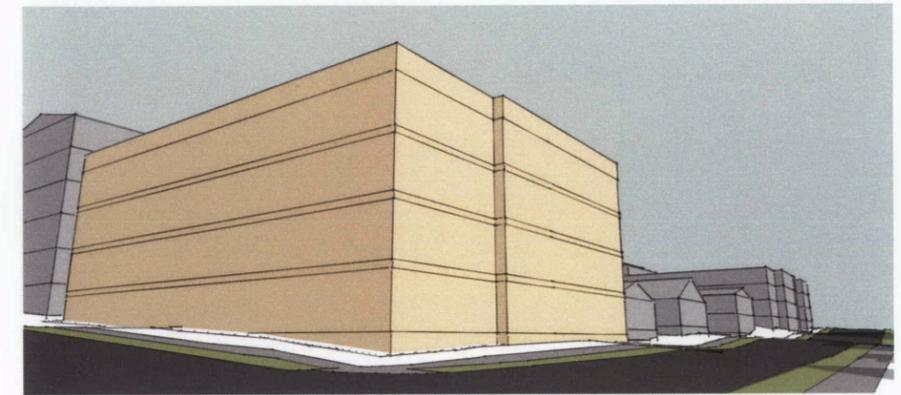


GROUND FLOOR PLAN





D VIEW WEST



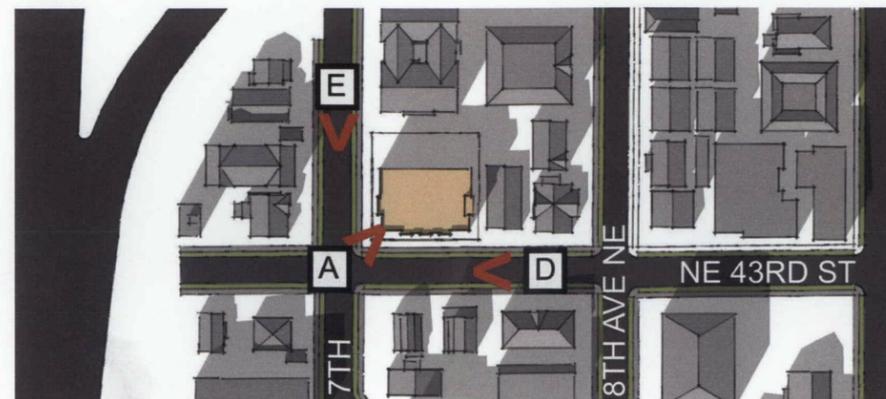
A CORNER STREET VIEW



E VIEW SOUTH



B VIEW NORTH EAST

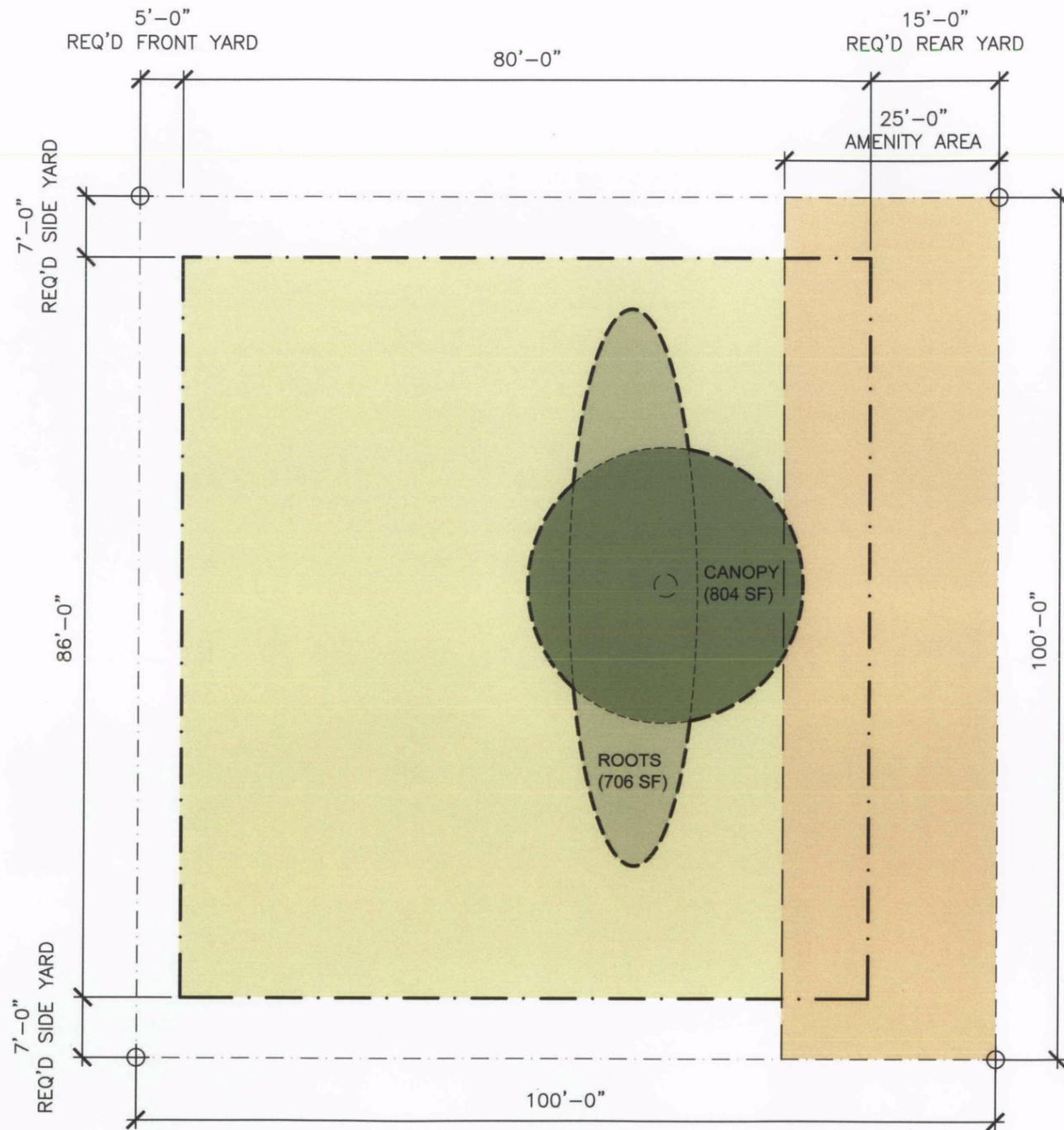


B

C

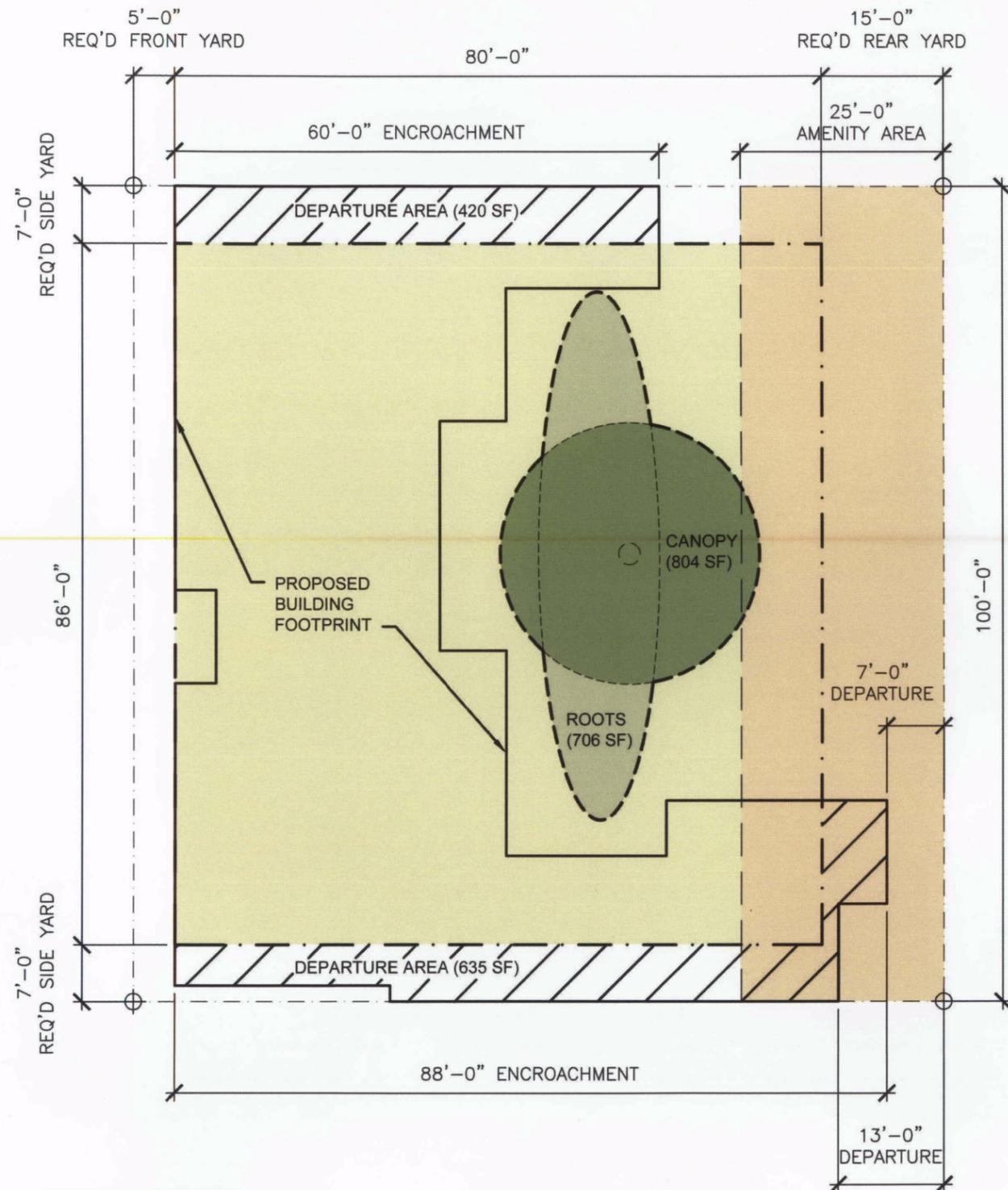


C VIEW NORTH WEST



ANALYSIS OF REMAINING DEVELOPABLE AREA WITH TREE PRESERVATION

ITEM	AREA	COLOR LEGEND	GRAPHIC LEGEND
SITE AREA:	10,000 SF		----
AMENITY AREA REQ'D:	2,500 SF		----
REMAINING SETBACK AREA:	1,480 SF		----
DEVELOPABLE AREA:	6,020 SF		-----
UNDEVELOPABLE AREA OF TREE (ROOTS/CANOPY TOTAL):	1,079 SF		-----
REDUCED DEVELOPABLE AREA:	4,941 SF		
REDUCED DEVELOPABLE POTENTIAL: (BASED ON MAINTAINING TREE AND NO DEPARTURES)	17.9%		



DEPARTURES REQUIRED TO DEVELOP A COMPARABLE BUILDING AREA

ITEM	AREA	COLOR LEGEND	GRAPHIC LEGEND
SITE AREA:	10,000 SF		---
AMENITY AREA REQ'D:	2,500 SF		---
REMAINING SETBACK AREA:	1,480SF		---
DEVELOPABLE AREA:	6,020 SF		---
UNDEVELOPABLE AREA OF TREE (ROOTS/CANOPY TOTAL):	1,079 SF		---
REDUCED DEVELOPABLE AREA:	4,941 SF		---
REDUCED DEVELOPABLE POTENTIAL: (BASED ON MAINTAINING TREE ONLY)	17.9%		---
REDUCED DEVELOPABLE POTENTIAL: (BASED ON REASONABLE BUILDING SHAPE INCLUDING DEPARTURE AREA (4,955 SF))	17.0%		

CODE REQUIREMENT	PROPOSED DEPARTURE	GUIDELINE DESIGNATION
Table A. LR zones required setbacks	FRONT: 0'-0" min. REAR: 7'-0" and 13'-0" SIDE: 5'-0" min.	A-1: RESPONDING TO SITE CHARACTERISTIC: the siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features. No additional pertinent guidelines.
FRONT: 5'-0" min. REAR: 15'-0" if no alley SIDE: 7'-0" ave. 5'-0" min.	JUSTIFICATION	E-2: LANDSCAPING TO ENHANCE BUILDING/SITE: landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture and similar features should be appropriately incorporated into the design to enhance the project. Retain existing large trees wherever possible. The Board is encouraged to consider design departures that allow retention of significant trees. Replacement min. size of 4' height for evergreen trees.
SMC 23.45.518 Setbacks and Separations	The departure will allow development of the site while maintaining the significant tree	E-3: LANDSCAPE DESIGN TO ADDRESS SPECIAL SITE CONDITIONS: the landscape design should take advantage of special on-site conditions such as high-bank front yards, steep slopes, view corridors, or existing significant trees and off-site conditions such as greenbelts, ravines, natural areas, and boulevards.



Description:

This scheme uses an efficient double loaded corridor plan with a 13 vehicle below grade garage accessed from NE 43rd St on the south end of the lot. The design will use the code allowable 4' increase for below grade parking to maintain a majority of the main level above grade.

The entry lobby will be located at the prominent corner allowing for maximum visibility and easy wayfinding. It can also become a design element that helps create a transition between the building and the sidewalk. The corner location will also activate both facades and increase activity and security on both street fronts.

No code alternates/departures are requested or required.

Pros

- Efficient and cost effective design that maximizes FAR.
- All units will get sun exposure during parts of the day and will have territorial views on the upper levels.
- Minimum exposure to the large 5 story structure to the north.
- Corner entry location and easy pedestrian access to NE 43rd St.
- South staircase can be an active access point for residents heading towards the University.
- Units will face 7th Ave NE activating the pedestrian path. There will also be an increased +10' setback to soften the transition through amenity space.
- Garage drive at the SW corner is at the lowest point on the site minimizing retaining. Provides access to two-way NE 43rd St.

Cons

- Residential units along east side will face the 3 unit residential structure. The 28' setback and a fence will mitigate the privacy and adjacency issues.
- Drive intersects main pedestrian path, but will work well for cyclists who store their bikes in the garage storage area and their access to NE 43rd St. and minimize traffic impact directly on 7th.

Project Data:

Total Units: 47 (mix of studios and Open 1BR)
 Proposed FAR Building Area = 19,998 sf
 Below Grade parking: 13 Vehicles

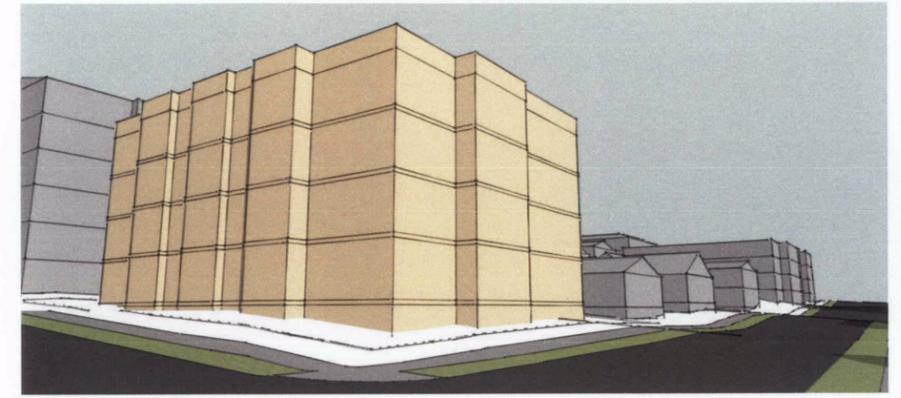


GROUND FLOOR PLAN





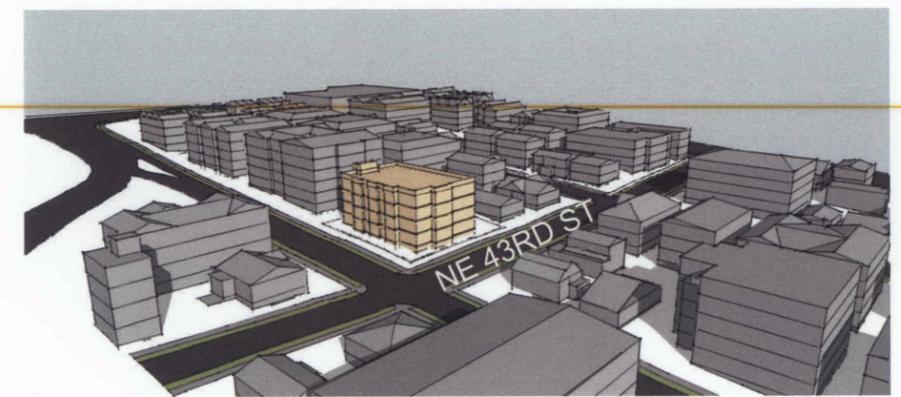
D VIEW WEST



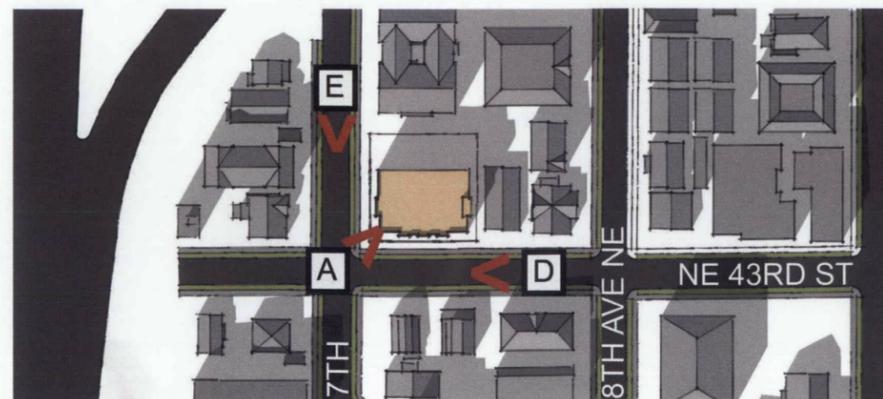
A CORNER STREET VIEW



E VIEW SOUTH



B VIEW NORTH EAST



B

C



C VIEW NORTH WEST

A-1: RESPONDING TO SITE CHARACTERISTICS

the siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features.

A-2: STREETScape COMPATIBILITY

the siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.

A-3: ENTRANCES VISIBLE TO THE STREET

entries should be clearly identifiable and visible from the street.

A-4: HUMAN ACTIVITY

new development should be sited and designed to encourage human activity on the street.

A-5 RESPECT FOR ADJACENT SITES

buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.

A-7: RESIDENTIAL OPEN SPACE

residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

A-8: PARKING AND VEHICLE ACCESS

siting should minimize the impact of auto. parking and driveways on the pedestrian environment, adjacent properties and ped. safety.

A-10 CORNER LOTS

building on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from corners.

C-1: ARCHITECTURAL CONTEXT

new buildings proposed for existing neighborhoods ... should be compatible with or complement the architectural character and sitting pattern of neighboring buildings.

C-3: HUMAN SCALE

the design of new buildings should incorporate architectural features, elements and details to achieve a good human scale.

D-1: PED. OPEN SPACES & ENTRANCES

convenient and attractive access to the building's entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.

D-12: RESIDENTIAL ENTRIES & TRANSITIONS

for residential projects in commercial zones, the space between the residential entry and the sidewalk should provide security and privacy for residents and be visually interesting for pedestrians. Residential building should enhance the character of the streetscape with small gardens, stoops, and other elements that work to create a transition between the public sidewalk and private entry.

E-2: LANDSCAPING TO ENHANCE BUILDING/SITE

landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture and similar features should be appropriately incorporated into the design to enhance the project.

E-3: LANDSCAPING DESIGN TO ADDRESS SPECIAL SITE CONDITIONS

the landscape design should take advantage of special on-site conditions such as high-bank front yards, steep slopes, view corridors, or existing significant trees and off-site conditions such as greenbelts, ravines, natural areas, and boulevards.



C-3



A-1



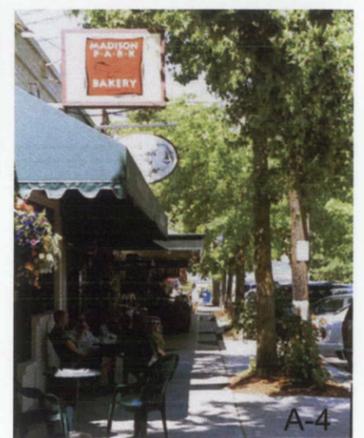
D-12



A-10



E-2



A-4





REGARDING REMOVAL OF WETERN HEMLOCK:



July 5, 2013

Studio 19
Attn: Lori Hammersmith
705 Second Ave. Suite 505, Seattle, WA 98104

Re: Arborist's Assessment of Trees on Guanghui Liu Project
4302 7th Avenue NE, Seattle, WA

This Arborist's Report provides data on all trees over six inches in diameter located on the above property. The following conclusions and findings are based upon a July 3 site visit, current arboricultural best management practices, and my education and professional knowledge gained during 33 years of tree and landscape management in the Puget Sound area.

Methodology

Trees were identified and given numbers but not tagged on the site. Numbers and tree information are placed in the table below and on Comment blocks on a pdf of the property survey which accompanies this report. Because English ivy is growing up the trunks of all trees on site, it was impossible to determine trunk and bark health. Condition ratings were based upon observable characteristics, such as foliage color and density and percentage of dead wood in canopy.

General Observations

All trees appear to be healthy except for Tree 1, Western Hemlock, which is dying and has a high risk of failure. English ivy should be removed from any tree to remain. Two trees meet the size and condition requirements to be considered Exceptional. The white pine could adapt to new construction if building design takes into account the existing close retaining wall. Tree roots have adapted to existing site conditions in which no roots are growing east of the tree.

Risk Assessment of Western Hemlock

The assessment uses a standard for Tree Risk Assessment established by the International Society of Arboriculture. It includes visual inspection of the root zone, root crown, trunk, scaffold branches, twigs, foliage, and overall canopy health and vigor. The tree was evaluated based on the following factors:

- What is the potential for this tree to fail
- Size of the part of the tree most likely to fail, such as a limb, trunk, or entire tree
- "Target" or object most likely to be damaged or injured by the failure, such as a building or person or both

Risk Rating for the Western Hemlock:

- Probability of Failure = 5 (whole tree is dying. Major leaders are dead)
- Size of Defective Part = 3 (whole-tree failure)
- Target Area = 4 (residences close by)
- Risk Rating = 12 out of 12

REGARDING REMOVAL OF WETERN WHITE PINE:



September 24, 2013

Studio 19
Attn: Lori Hammersmith
705 Second Ave. Suite 505, Seattle, WA 98104

Re: Exceptional White Pine on Guanghui Liu Project
4302 7th Avenue NE, Seattle, WA

This Arborist's Report documents an assessment of the 32" diameter White Pine located on the above property. This tree is currently in good health. ~~***However, this tree is not a good candidate for preservation for the following reasons:~~

- An existing basement retaining wall has severely restricted its root zone to the east. An existing above-ground retaining wall has restricted its root zone to the west. Construction to build an underground parking garage, plus changes in grade to build housing, will probably kill it even with the best intentions.
- White pines between 60 and 80 years of age frequently die from white pine blister rust and blue stain disease, even with no added stresses. There is no guarantee that this tree will not die from these causes in the next few years anyway.

The Critical Root Zone (CRZ) is usually determined either by 1) establishing the Drip Line Radius as the tree protection zone or 2) by using the Diameter at Breast Height (4.5 feet above grade) and multiplying that figure by one foot of distance for every inch diameter. These methods assume that the root system is fairly symmetrical around the circumference of the trunk and relates in some way to the visible canopy.

However, in the case of this white pine, the root zone has been severely constricted by a retaining wall that lines a hole approximately six feet deep on its east side roughly 54 inches from the center of the trunk. The wall takes a jog to the west at a point 30 inches from the trunk to the south. Its root system is therefore extremely constricted to the east. On the tree's west side there is a four foot high concrete retaining wall, 12 feet to the west, which further restricts the root system of this tree.

It is therefore assumed that the majority of roots run north and south within this twelve-foot wide zone. Therefore, the CRZ is estimated to be 32 feet north and 32 feet south of the trunk, and within the twelve-foot space from the west edge of the basement retaining wall to the above-ground wall to the west.

Arborist's Report for Guanghui Liu project at 4302 7th Avenue NE, Seattle

Tree Data

Tree #	Species	DBH ¹	DLR ²	Condition ³	Comments
4	Pinus monticola Western White Pine	32"	E-22' N-19' W-18' S-21'	Good	Exceptional Retaining wall is 4'6" east of mid trunk & 2'6" southeast of mid trunk.

Recommendation

It is my opinion that the 32 inch White Pine is not a good candidate for preservation, given the goal to develop this property as multi-family housing. Please take the tree out, build the new buildings and underground parking garage, and then plant a new landscape better adapted to the future.

Assumptions & Limiting Conditions

1. Field examinations of the site were made on July 3, 2013. Observations and conclusions are as of that date.
2. This inspection is limited to visual examination of the subject trees without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the subject trees may not arise in the future. All trees possess the risk of failure. Trees can fail at any time, with or without obvious defects, and with or without applied stress.

This report submitted by,

ISA Certified Arborist #PN 5979A
ISA Tree Risk Assessment Qualified

¹ DBH = Diameter at Breast Height, 4.5 feet above grade

² DLR = Drip Line Radius

³ Condition is rated from Excellent, Good, Fair, and Poor