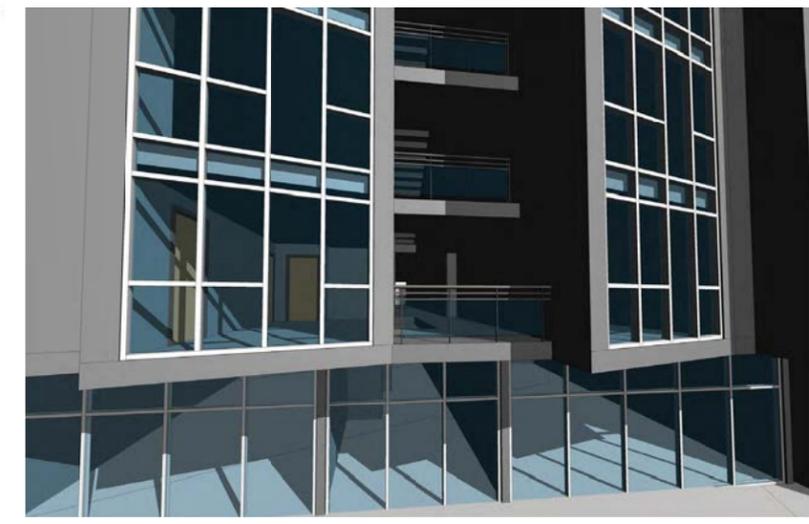


d/Arch Llc



4710 11th Ave NE
Seattle, WA 98103

Early Design Guidance
September 30, 2013
DPD #3015550

PROJECT TEAM

Architect

d/Arch Llc
1335 N Northlake Way, Ste 102
Seattle, WA 98103
p/ 206.547.1761
e/ mattd@darchllc.com
contact: Matt Driscoll, AIA

Developer

Money Grass, Inc.
3909 51st Ave NE
Seattle, WA 98105
p/ 206.523.4132
e/ lincca@aol.com
contact: Cheng-Nan Lin

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OBJECTIVES

Three options for the proposed development are provided in this EDG packet. Each proposal seeks to:

- Provide an attractive building that fits into the neighborhood and relates to the new buildings that are currently being constructed within the immediate vicinity in the future.
- Provide small, efficient, 2-bedroom units to match the local demographic which is oriented towards students and young professionals.
- Provide affordable housing through economies of scale, efficient design and construction, and the provision of minimal common amenity
- Discourage the use of automobiles as a means of transportation by not providing parking

PROJECT PROGRAM

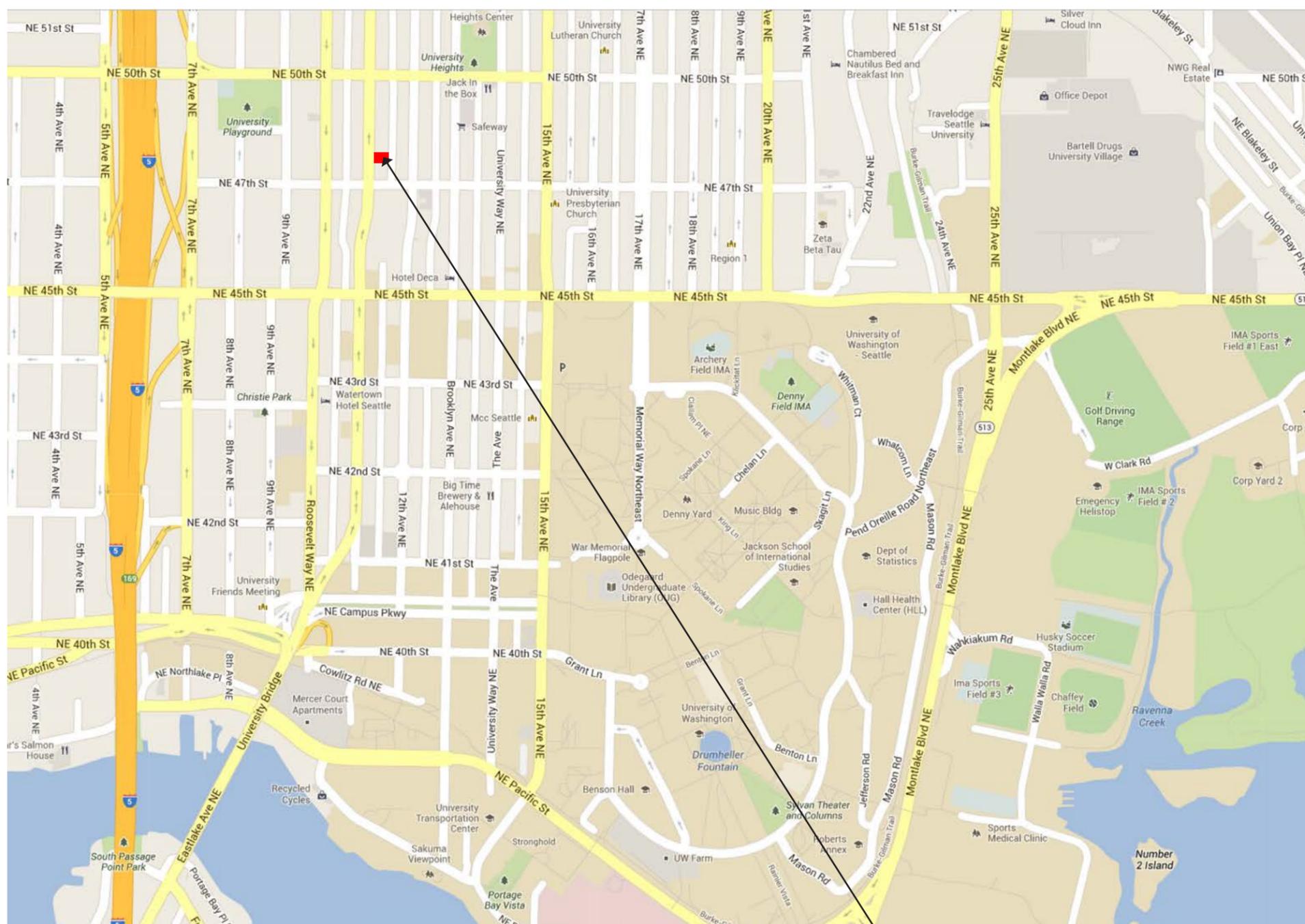
All three proposed alternatives have the following in common:

- Site area:** 6,000 sf (per survey)(3' dedication for R.O.W. at 11th Ave NE, 5' dedication at alley)
- Number of dwelling Units:** 32 one to two bedroom and 8 three to four bedroom units
- Number of parking stalls:** 4 – 5 accessed off alley
- Non-Residential space:** 1,700 +/- at ground floor on 11th Ave. NE
- Total Gross floor area:** 33,000 +/-
- Number of Stories:** 6 + mezzanine
- Building Height:** 65' + parapet and stair/elevator penthouses

CONTEXT:

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. The projects is located in between two major arterials, NE 45th Street one block to the South and NE 50th Street to the North Interstate 5, the main north-south transportation route/corridor through Washington State, is located four blocks 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.

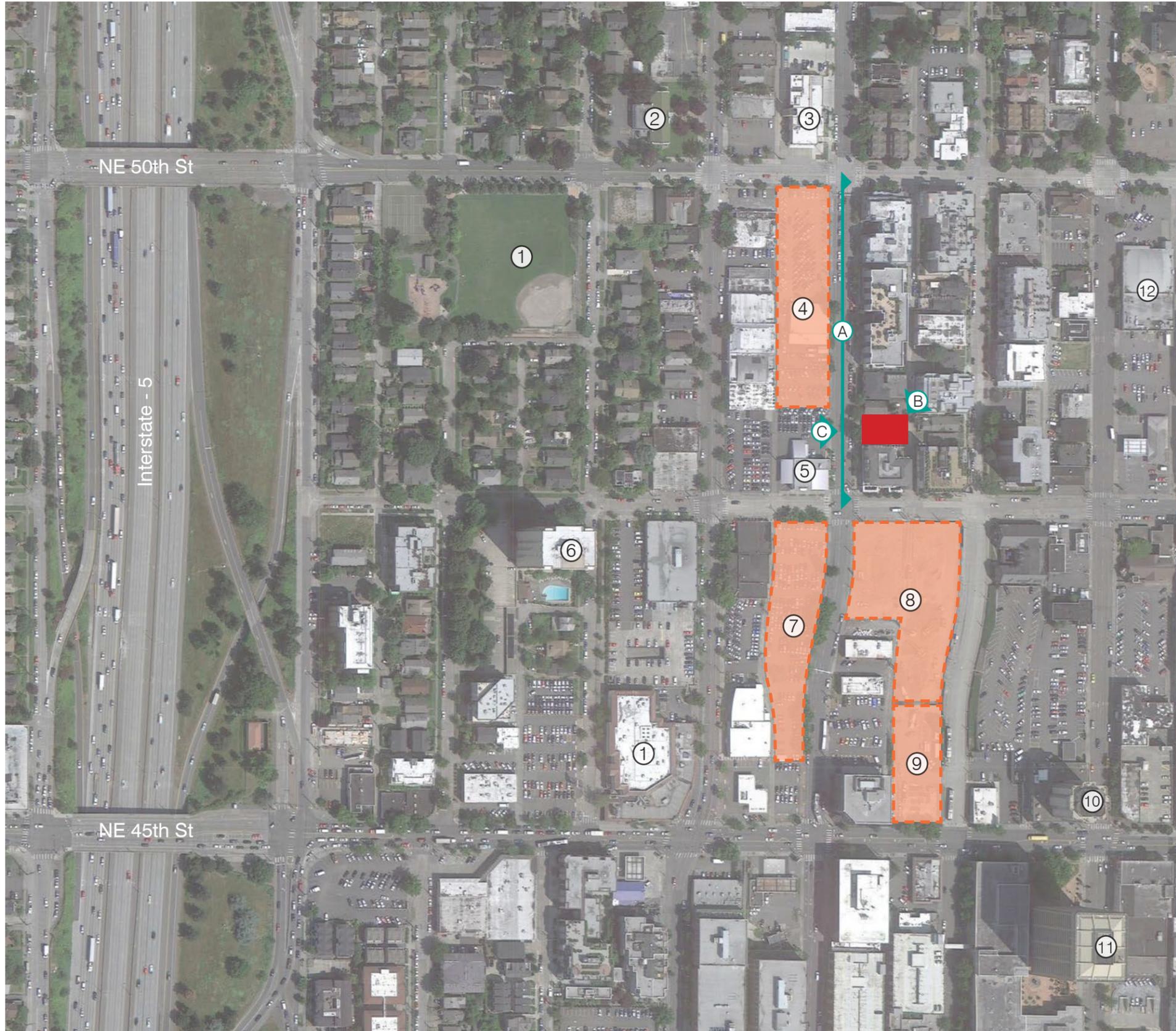
Several new projects are being constructed within the immediate vicinity. Two large residential projects are under construction on the blocks immediately to the South of the project. A large garage for an automobile dealer will be constructed across the street.



VICINITY MAP

Project Site





① University Playgrounds



② Seattle Public Library - University



③ Fire Station No. 17



④ University Audi Garage Addition



⑤ University Audi



⑥



⑦ The Curve



⑧ Avalon Bay



⑨ The Residence Inn by Marriot



⑩



⑪ UW Tower



⑫ Safeway



Site



Proposed Development / Under Construction

① see building images on right

Ⓐ see views on pg. 5



4710 11th Ave NE

DPD# 3015550



Ⓐ Looking East on 11th Ave NE



Ⓑ Looking SW from alley



Ⓒ Looking East on 11th Ave NE

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 60 feet wide by 100 feet deep.

The site currently contains 2 single-family residences. There is surface parking along the improved 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.

OPPORTUNITIES AND CONSTRAINTS:

This development has an opportunity to connect its occupants with the U of W, offices, and other businesses that surround this site. Pedestrian, bus, and bicycle routes link the site to the surrounding neighborhood and the rest of the City.

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. Burke-Gilman Bike trail access is a few blocks to the South.

The site is largely bound by major arterials. Major streets include Interstate-5 four blocks to the west, NE 45th Street to the South, NE 50th Street to the North, as well as 11th Ave NE in which the site is located on. Interstate 5 is the main north-south transportation corridor throughout Washington State and NE 45th Street and NE 50th Street provide direct access to both Interstate 5 and the University of Washington. 11th Ave NE is a major North-South bus route, with a bus stop located directly in front of this site.

Land Use Regulations

Seattle Municipal Code, Land Use Regulations:

(The following are applicable to all three alternative schemes)

Chapter 23.41 Early Project Implementation

012.B Development Standard Departures

- Departures may be granted from any Land Use Code standard or requirement, except for the following: resid. density limits, Floor Area Ratios, max. size of use, structure height, storage of solid waste containers, noise and odor stds., reqs. For streets, alleys, and easements per Chapt. 23.53, definitions, and measurements. *NO DEPARTURES REQUESTED.*

Chapter 23.47A Commercial

004 Permitted and Prohibited Uses

- Residential uses in mixed use development permitted outright
UPPER FLOOR RESIDENTIAL AND GROUND FLOOR NON-RESIDENTIAL (11TH AVE. NE) PROPOSED

005 Street Level Uses

- C.2. Residential Uses may not occupy more than 20% of the street-level street facing facades when facing an arterial
NO RESIDENTIAL USES AT GROUND FLOOR

008 Street-Level Development Standards

- A.1. Applies to structures that contain residential uses in C zones.
- A.2.b. Blank segments of the street-facing façade between 2' & 8' above the sidewalk may not exceed 20' wide
NO BLANK FACADES
- A.2.c. The total blank façade segments may not exceed 40% of the width of the façade of the structure along the street
- A.3 Street-level facing facades must be located within 10' of the property line, unless as otherwise approved
STREET-LEVEL FACING FAÇADE IS 6' BACK FROM STREET LOT LINE
- B.2 60% of the street facing façade between 2' & 8' shall be transparent ; view into space, or in live work units into 30" deep display windows
CONTINUOUS STOREFRONT, EXCEPT AT STAIR, APPROX. 80-85% TRANSPARENT
- B.3 Nonresidential uses must extend an average of at least 30' and a minimum of 15' except if the depth requirements would result in a space greater than 50% of the structures footprint
30' AVERAGE AND 15' MINIMUM PROVIDED
- B.3.b Street level non residential uses shall have a floor to floor height of at least 13'
13' FLR TO FLR PROPOSED
- D.1 At least one residential use shall have a visually prominent pedestrian entry
MAIN RESIDENTIAL ENTRY IS VISUALLY PROMINENT

012 Structure Height:

- A.1 The maximum height is 65' per Land Use Map
- C.2 ...open railings, parapets, and fire walls may extend up to 4'-0" above the maximum height.
PARAPETS PROPOSED TO EXTEND ABOVE MAX. HEIGHT
- C.4 Rooftop features including elevator and stair penthouses & mechanical equipment may not exceed 25% of the roof area.

- C.4.F Rooftop features including elevator and stair penthouses & mechanical equipment may extend up to 16' above applicable height limit

013 Floor Area Ratio

- A.3 Above grade parking within or covered by a structure must be included in FAR calculations.
- C. Maximum FAR within SAOD: Mixed-use residential and non-residential structure: 5.75
3.75 – 4.25 FAR PROPOSED
- D. Gross floor area below grade not counted against FAR

014 Setbacks:

NONE REQUIRED

016 Landscaping and Screening Standards

- A.2 Landscaping must achieve a Green Factor of .30 for any new structure over 4 units
- B.1 Street trees are required per SDOT, existing trees count toward the requirement

018 Noise Standards:

NOT APPLICABLE

020 Odor Standards:

- A. Venting of odors, vapors, smoke, etc. shall be 10'-0" above the finished sidewalk grade, and shall be directed away to the extent possible from residential uses within 50'-0".

022 Light and Glare Standards:

- A. Exterior lighting shall be shielded from adjacent uses.
- B. Interior lighting in parking garages shall be shielded.

024 Amenity Areas

- A. Residential amenity areas of 5% of the total gross residential floor area including, but not limited to, decks, balconies, terraces, roof gardens, plazas, courtyards, play areas, or sports courts
- B.1 All residents must have access to at least one amenity space
- B.2 Amenity spaces may not be enclosed
- B.4 Common amenity areas must have a minimum horizontal dimension of 10' and be a minimum of 250 sq. Ft.
- B.6 Private balconies must have a minimum horizontal dimension of 6' and be a minimum of 60 sq. ft.
ALL COMMON AMENITY AREA PROVIDED AT ROOF TERRACE: 1,000 TO 1,150 SF REQUIRED; SOME PVT. PATIO AREAS PROVIDED ON L2

030 Required Parking and Loading

- A. Parking required per 23.54.015
- B. Loading berths may be required per 23.54.035

032 Parking Location and Access

- A. Access to parking
PARKING ACCESSED FROM ALLEY
- 033 Transportation Concurrency
- All uses shall meet the transportation concurrency level-of-service per chapter 23.52

Chapter 23.53 Requirements for Streets, Alleys, and Easements

015 Improvement Requirements for Existing Streets in Residential and Commercial Zones

- Street improvements required per SDOT standards

015 Alley Improvements in all zones

- Alley improvements required per SDOT standards
2' DEDICATION PROVIDED AT ALLEY

035 Structural Building Overhangs

- A.1 8' vertical from sidewalk min.
- A.2 1' horiz, 2'-6" ht., projection for architectural , or decorative features – eaves, etc.
- A.4 window bays/balconies – 8' above sidewalk, max. 3' horiz. Projection, 50% open area, 15' max. length, 2' separation (see additional specific requirements)
STRUCTURAL BUILDING OVERHANGS PROPOSED ON 11TH AVE. NE AND AT ALLEY

Chapter 23.54 Quantity and Design Standards for Off Street Parking

015 Required Parking

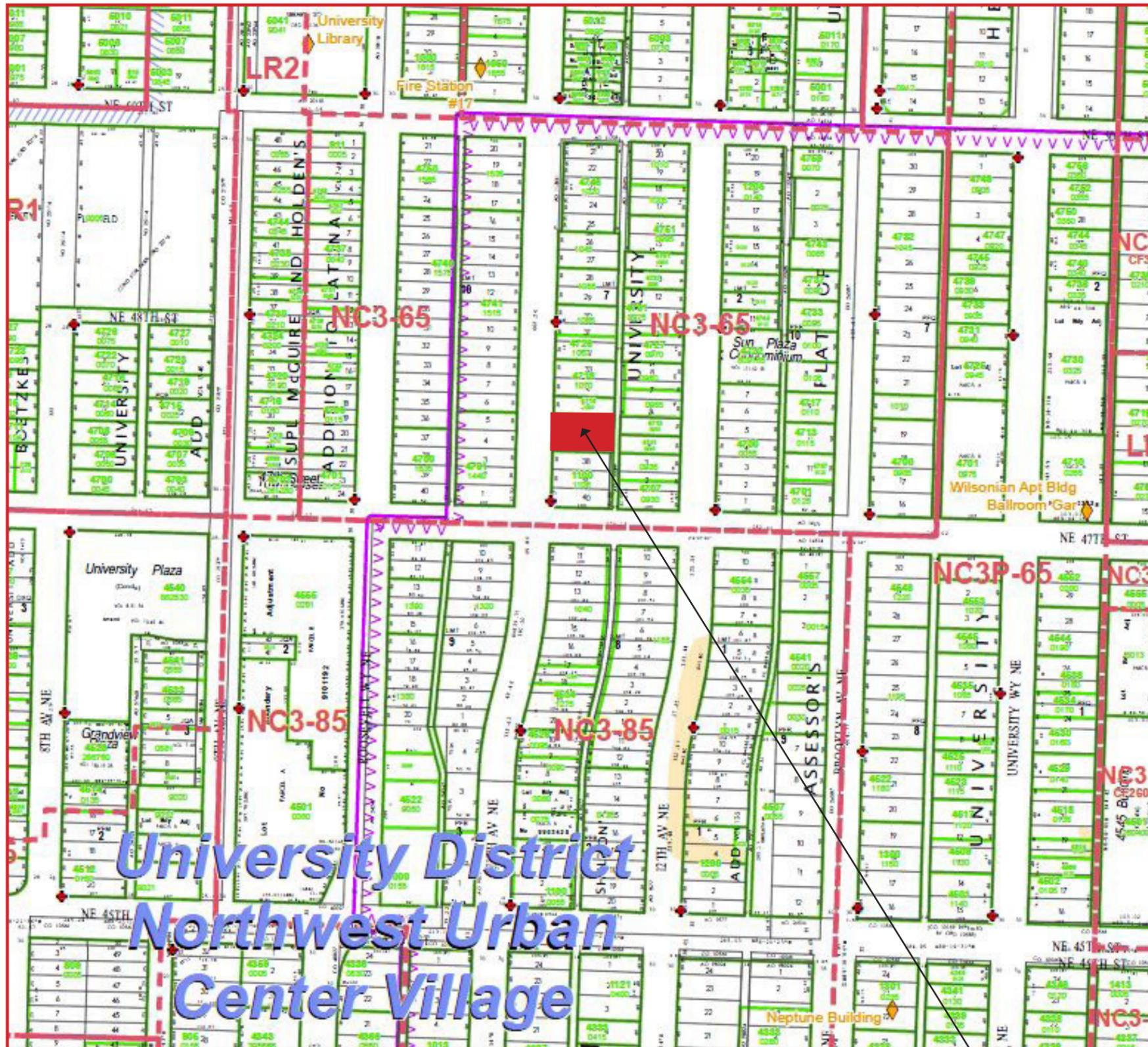
- A. Min. parking per SLUC 23.54.015,, Tables A and B, except as modified in this section
- K. Bicycle parking required at 1 stall per 4 units for multi-family structures'
- Table A, PARKING FOR NONRESIDENTIAL USES:
NONE REQUIRED IN SAOD
- Table B, PARKING FOR RESIDENTIAL USES:
NONE REQUIRED IN SAOD
- Table E, PARKING FOR BICYCLES:
- General Sales and Services and Eating and Drinking Establishments – 1/12,000 sf long term, 1 /4,000 sf short term; Multi-family – 1 /4 units

030 Parking Space Standards

- B.1A minimum medium stalls for residential use (<5 stalls provided))
- B.2 75% large stalls for nonresidential (<10 stalls provided)

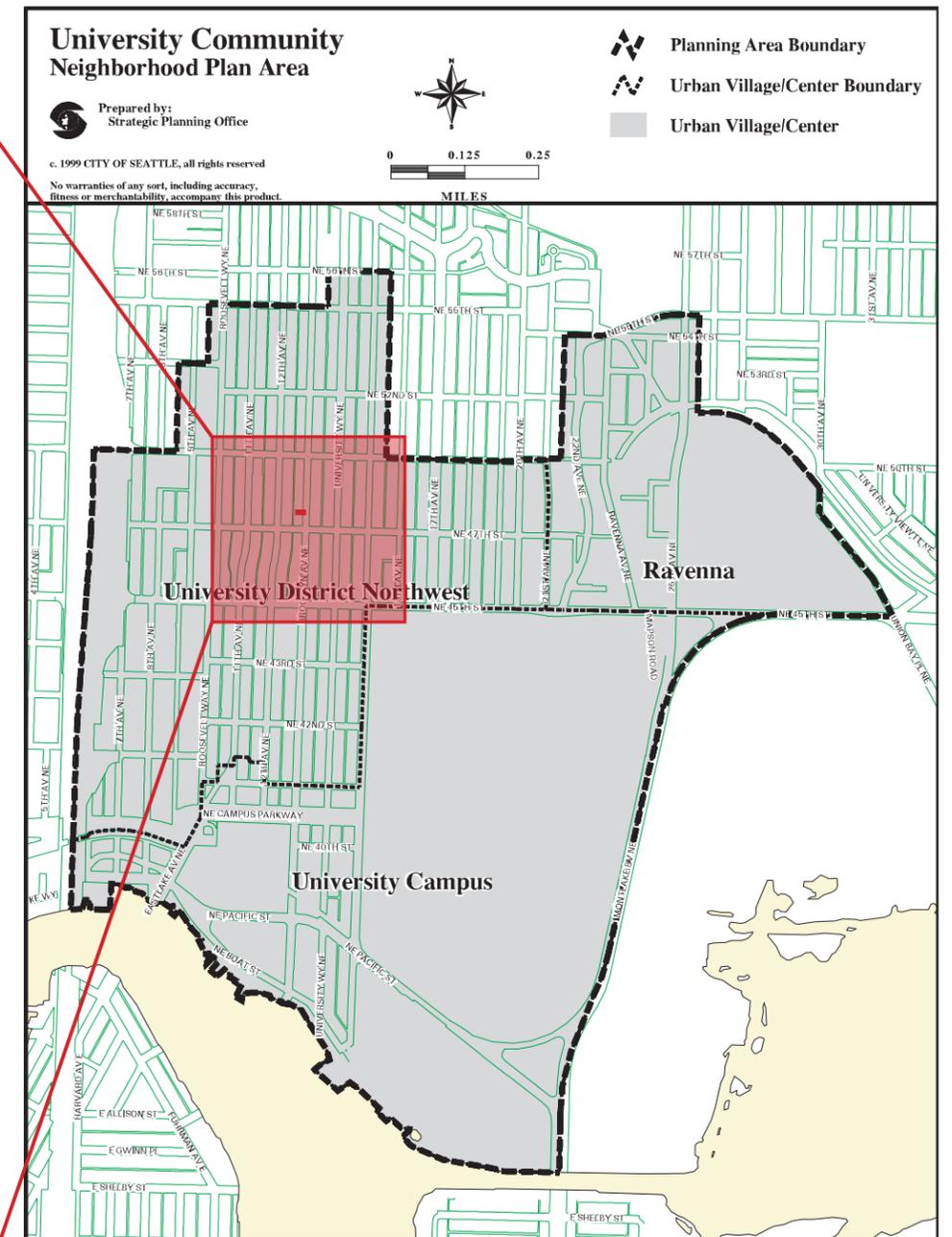
040 Solid waste and recyclable materials storage and access

- Table A – 26-50 units - 375 square feet; 0-5,000 sf non-residential – 82 sf
40 RESIDENTIAL UNITS PROPOSED PLUS < 5,000 SF OF NON-RESIDENTIAL USE – 457 SF PROVIDED



University District Northwest Urban Center Village

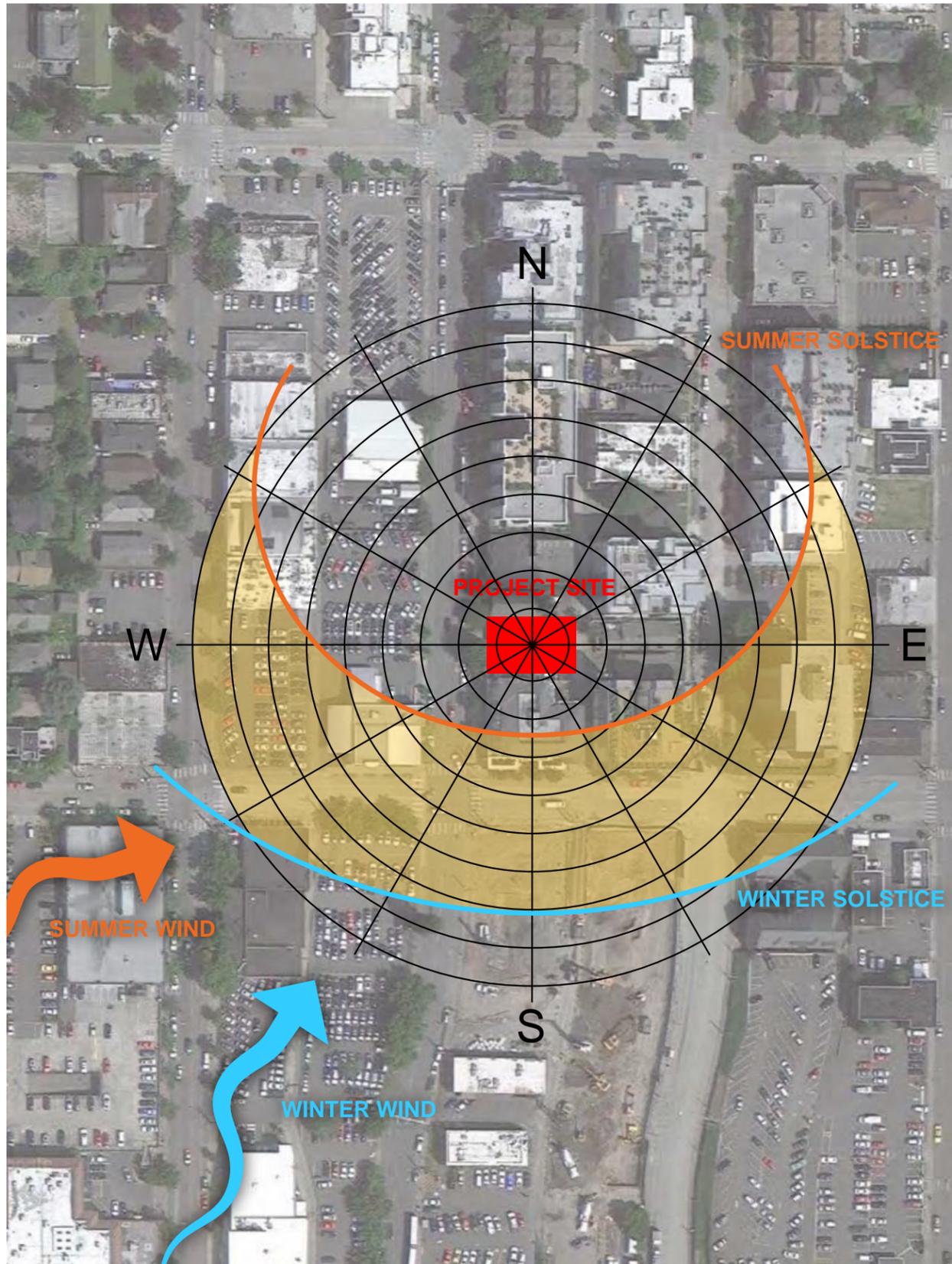
Project Site



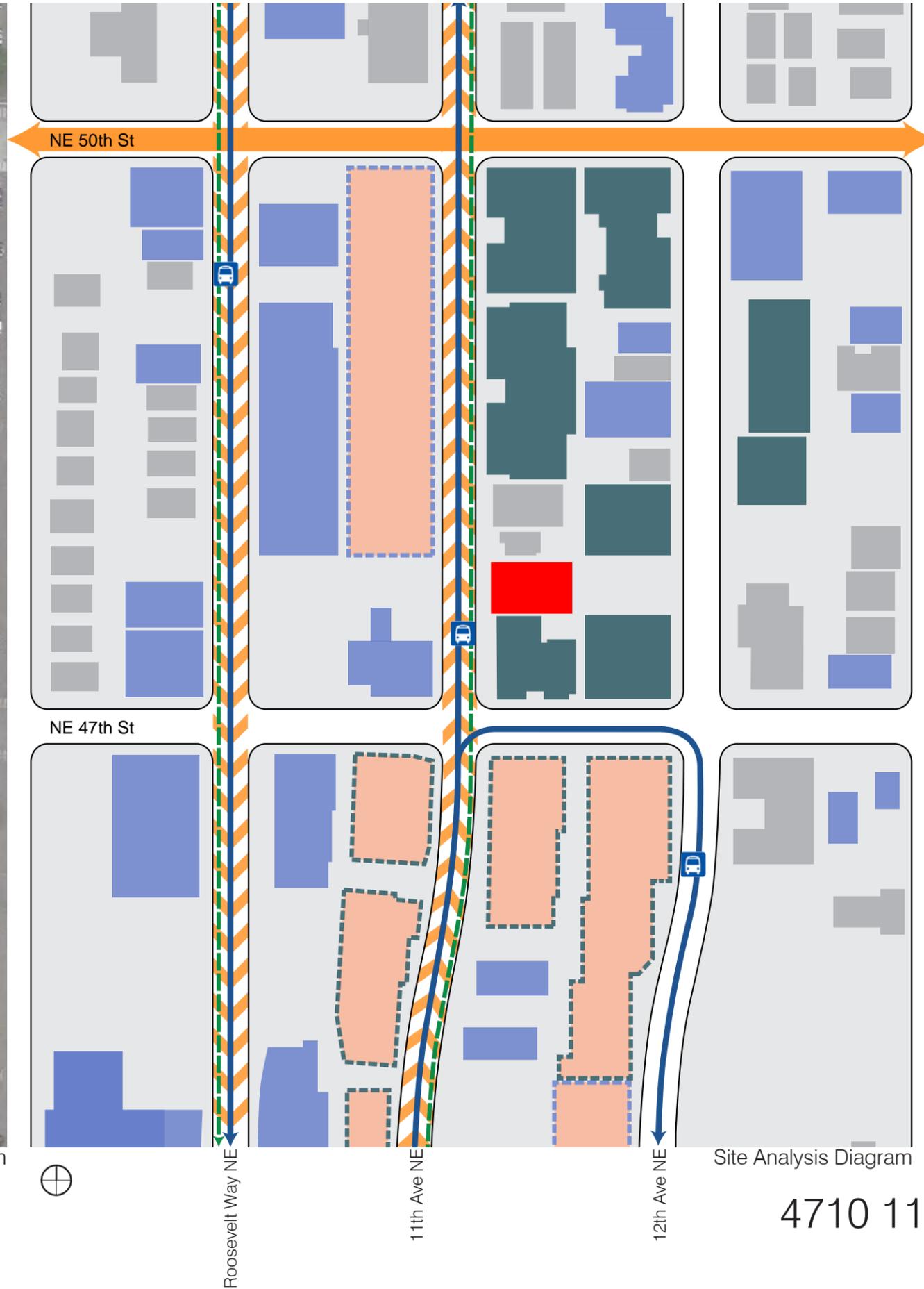
UNIVERSITY DISTRICT PLAN

The project is in the University Gardens Mixed Use core area of the Neighborhood Plan. It's designed to be supportive and responsive to the Neighborhood Plan goals for this site.

- Provide housing to serve a broad spectrum of life styles and affordability levels
- Provide more intensive, pedestrian-oriented, mixed use complexes
- Upgrade sidewalks and street tree
- Consolidate under-utilized sites for new residential development
- Ensure attractive, high quality housing that is compatible with neighborhood conditions



Solar / Wind Diagram



Site Analysis Diagram

- Transit Route
- Bicycle Lane
- Major Arterial (One Way)
- Major Arterial
- Residential
- Mixed-Use
- Commercial
- Under Construction (Mixed-Use)
- Under Construction (Commercial)
- Project Site
- Transit Stop

4710 11th Ave NE

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A-1: Responding to Site Characteristics

- There is very little slope on the site (2' down from N to S at 11th; 3' up from W to E). L1 is accessed at the SW at grade and with steps at the NW to accommodate the slight slope.

A-2: Streetscape Compatibility

- The project is designed to fit into the existing neighborhood, and relate to the new projects currently being built. Small, street level non-residential space is provided for uses that complement the increased residential coming to the neighborhood. Street trees, overhead weather protection, new paving, and sidewalk lighting will provide a link the project with its neighbors in the improving streetscape.

A-3: Entrances Visible from the Street

- The main building entry is marked by the break in the building facade created by the stair and the break in the storefront created by the open entry.

A-4: Human Activity

- The commercial space and building entry will increase pedestrian activity at this location adjacent to a bus stop. The open stair and corridor design projects, and ties, the buildings circulation activity to the street.

A-5: Respect for Adjacent Sites

- Residential windows face E and W at the street and alley. They look away from the immediately adjacent lots. At the interior courtyards, about 50% of the windows face N and S towards the adjacent lots. Windows, at the interior courtyards, looking towards the adjacent lots are set back 8' from the property line.

A-6: Transition Between Residence and Street

- The open stair and corridor, access through a gated entrance is designed to soften the transition from the street into the building. There isn't a hard wall demarcation between outside and inside.

A-7: Residential Open space

- Common residential open space is provided at a roof deck accessible by stair and elevator. Landscaping, areas for seating, and a barbecue area will be provided. Landscaped interior courtyards at the North and South sides of the building will be accessible from 2nd Floor units and viewable from upper floor units.

A-8: Parking and Vehicle Access

- The parking garage is accessed off the alley. A 5' property dedication widens the alley at the building to facilitate alley parking and service use.

A-9: Location of Parking on Commercial Street Fronts

- Parking is accessed from the alley and does not impact the commercial frontage on 11th Ave. NE.

A-10: Corner Lots

- The project is not located on a corner lot.

B-1: Height, Bulk and Scale Compatibility

- The project is designed to be compatible with the scale of development anticipated by the applicable land use policies. The site is not adjacent to any less intensive zones. At present, there are a small single family house and a two story apartment to the North of the site. The modulation created by the blank walls and courtyards will soften the project's impact on those sites, a bit. Also, planting at the L2 level of the courtyards will be designed to grow down the face of the wall below the courtyard opening.

C-1: Architectural Context

- With the exception of the two smaller buildings, to the North, the immediate context is, or will be larger mixed-use buildings, similar in height to this project. Another exception is the current University Audi showroom and the proposed University Audi garage across the street.

C-2: Architectural Concept and Consistency

- The building is designed as an infill project with no property line setbacks, except at the 2nd Floor interior courtyards. Strongly geometric modulation and a simple organization of non-residential base, vertical circulation and residential blocks organize the façades. Metal/glass window wall, mesh decklets, and fiber cement panels reinforce this parti.

C-3: Human Scale

- The open, gated, residential entry at street level; the upper floor residential bays and decklets; and the open stair will provide a sense of human dimension and activity

C-4: Exterior Finish Materials

- The colors and exterior finish materials will be deliberately simple, in keeping with building's minimalist parti. High quality and durable products will be used.

C-5: Structured Parking Entrances

- All of the parking provided will be within the building and accessed off the alley.

D-1: Pedestrian Open Space and Entrances

- There will be a 3' property dedication on 11th Ave. NE to widen the R.O.W. and allow for street trees, a planting strip, and a wider sidewalk. Additionally, there will be a 6' deep "arcade" adjacent to the storefront and residential entry. Overhead weather protection will be provided.

D-2 : Blank Walls and Retaining Walls

- There are no blank walls or retaining walls facing the street.

D-4: Design of Parking Lots Near Sidewalks

- There are no parking lots adjacent to the sidewalk proposed.

D-5: Visual Impacts of Parking Structures

- The parking area is within the building and not visible from the street.

D-6: Screening of Dumpsters, Utilities and Service Areas

- Garbage/recycle, utility and service areas are all located within the building and are accessed off the alley. None of these are visible from the street.

D-7: Personal Safety and Security

- Building entrances at the street and alley will be locked and well lit. The building entry is fenced and gated on the the 11th Ave. facade. Open stairs and interior corridors provide visible and aural connections to the outside. This openness, and clear line of sight, we believe, enhances the resident's security. There are no "hiding places" at the front or rear of the building

D-8: Treatment of Alleys

- The project is not located at the street entrance to the alley

D-9: Commercial Signage

- The commercial and building identification signage will be in keeping with the simple "modern" parti.

D-10: Commercial Lighting:

- Lighting will be used to identify the building and commercial entries on 11th and enhance safety at both 11th and the alley. We intend to use lighting at the open stairs to create a distinctive vertical element the identifies the building and the entry.

D-11: Commercial Transparency

- The storefronts on 11th will be almost 100% transparent to enliven the street and create a visual connection.

D-12: Residential Entries and Transitions

- The ROW dedication would allow a 5' planting strip, 6' sidewalk and a 2' planting strip adjacent to the building. The landscaping next to the building would be low, framing the entries, without obscuring the storefronts. The slight change of grade between the sidewalk and the main entry would create additional transition between the sidewalk and the open exterior entry court. Paving patterns will enhance the transition and mark the entry.

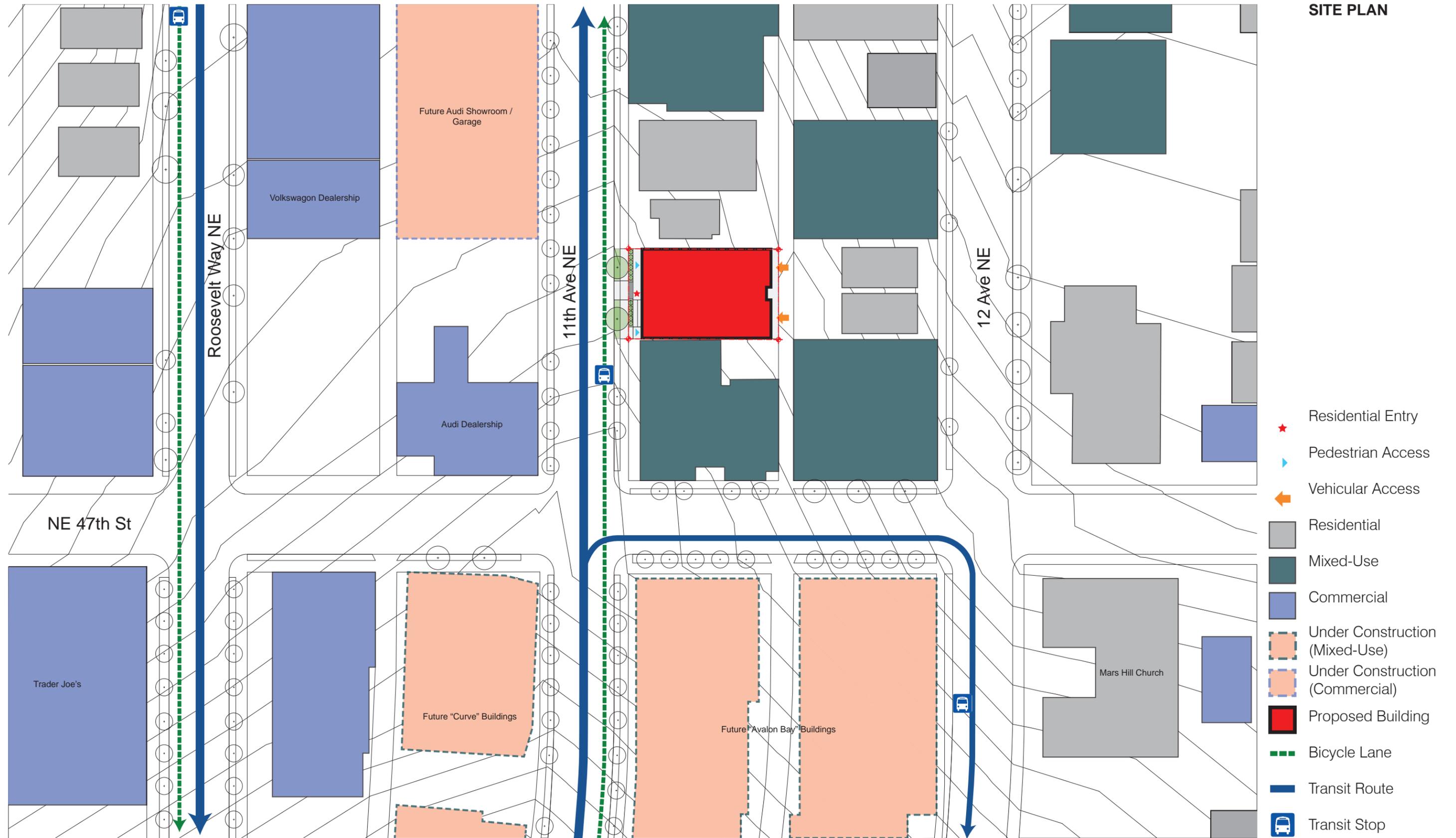
E-1: Landscaping to Reinforce Design Continuity with Adjacent Sites

- The ROW dedication, as noted above, would allow street trees in a 5' planting strip, 6' sidewalk and a 2' planting strip adjacent to the building. This would match similar new construction up and down the block.

E-2: Landscaping to Enhance the Building and/or Site

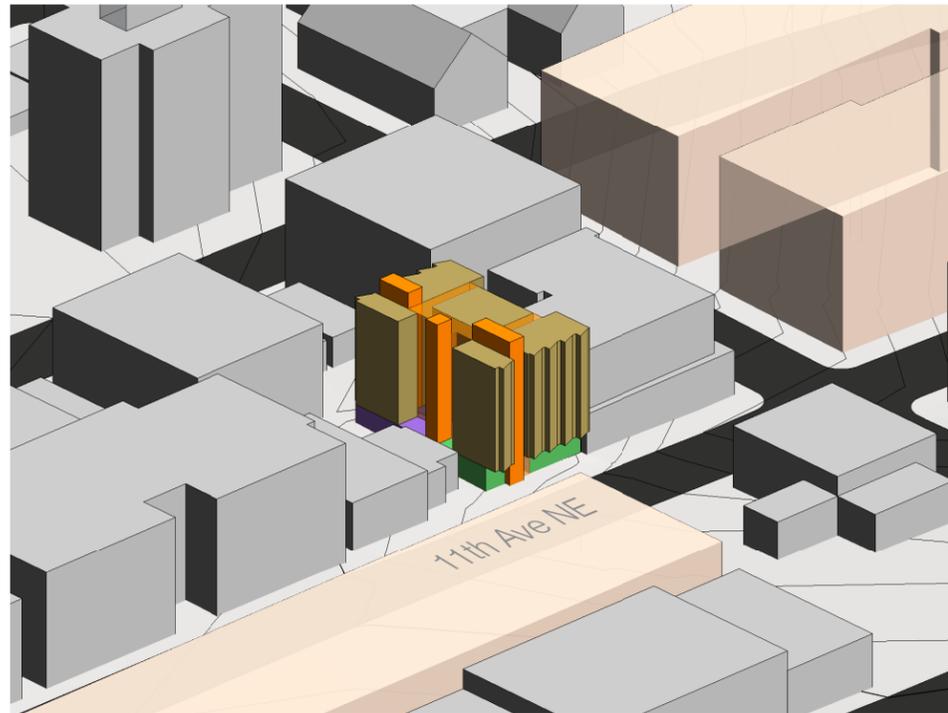
- In addition to the landscaping at the front of the building on 11th, we're looking at ways to use landscaping to enhance the building and provide amenity for the residents. Taller landscaping/green screens at property line facades in the courtyards will increase the residents privacy and provide visual softening on the building. This landscaping would spill down the blank L1 walls

Summary of Massing Options



4710 11th Ave NE

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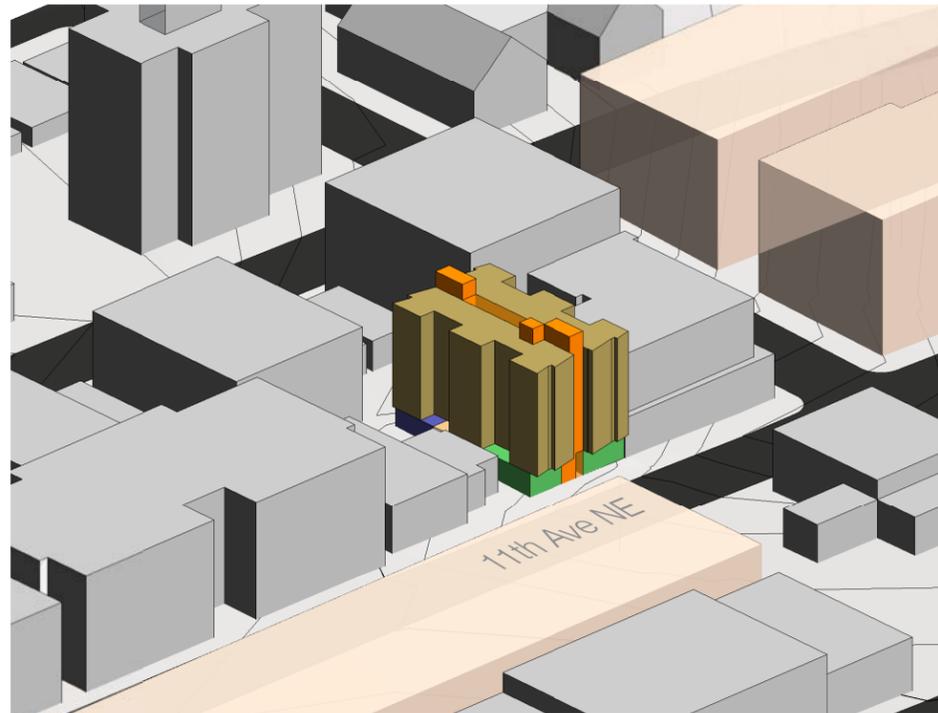
OPTION 1: "MID - C"

PROS

- (2) Commercial spaces offered
- Minimal blank wall at North facade
- Multiple (usable) courtyards created
- Circulation corridor offers natural light and ventilation

CONS

- Least efficient use of infill site
- Interior circulation excessive
- Relies heavily on bedroom windows opening to circulation corridor for light and air
- 2nd bedrooms at interior rely on borrowed light from circulation corridor/hallway
- Commercial spaces split, removing flexibility of larger combined space



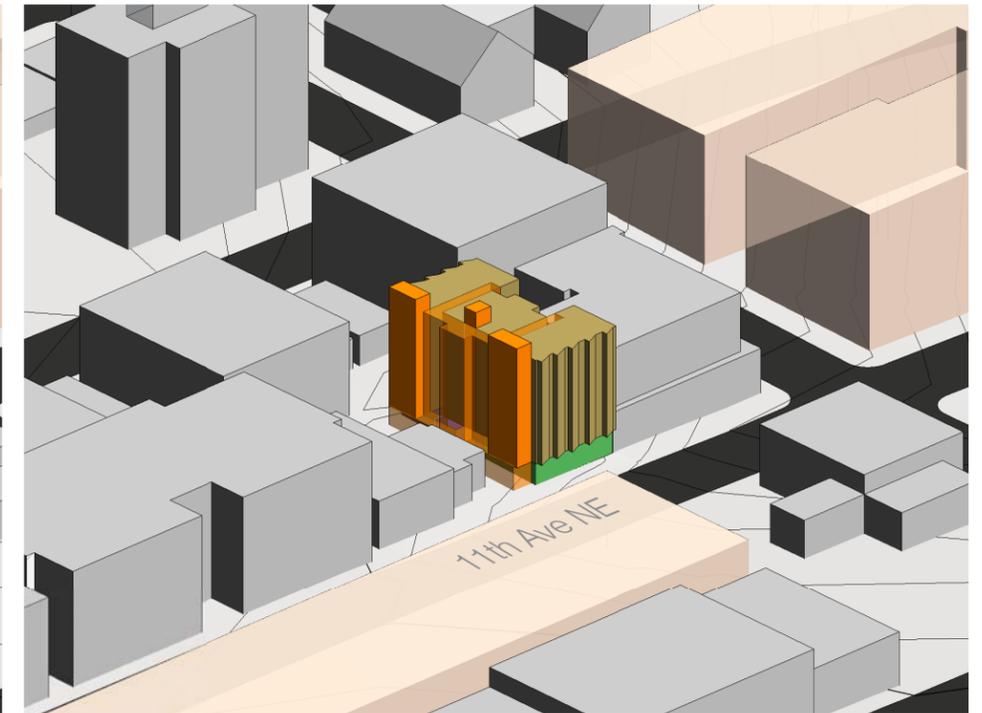
OPTION 2: "SPLIT"

PROS

- (2) Commercial spaces offered
- Most efficient use of infill site
- Efficient circulation with open corridor
- All bedrooms offer windows directly into courtyard or out to street and alley
- Less blank wall at North facade
- Symmetrical massing of facade on 11th Ave NE
- Most courtyards offered

CONS

- Interior units more complex
- Commercial spaces split, removing flexibility of larger combined space
- Courtyards are not usable by residents



OPTION 3: "FULL - C"

PROS

- (2) Commercial spaces offered
- Minimal blank wall at North facade
- Multiple (usable) courtyards created
- Circulation corridor offers natural light and ventilation

CONS

- Less efficient use of infill site
- Interior circulation excessive
- Relies heavily on bedroom windows opening to circulation corridor for light and air
- Commercial space can potentially be combined for larger commercial tenant

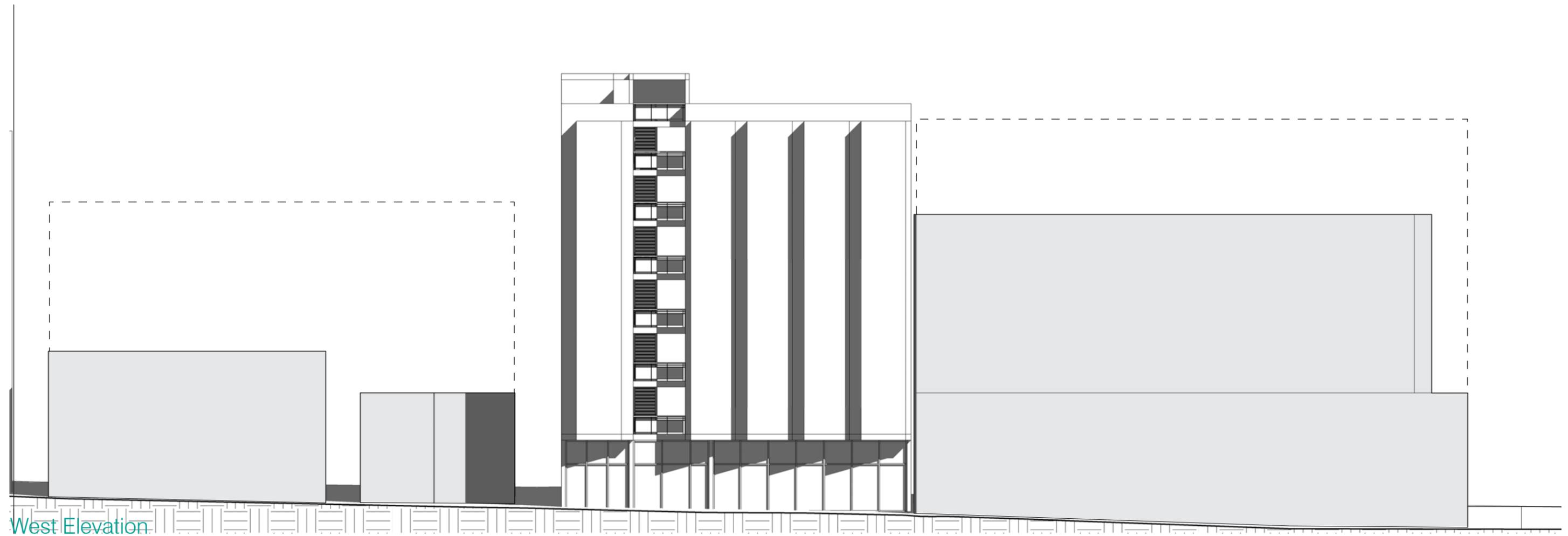
Design Option 1 - "Mid - C"

PROS

- (2) Commercial spaces offered
- Minimal blank wall at North facade
- Multiple (usable) courtyards created
- Circulation corridor offers natural light and ventilation

CONS

- Least efficient use of infill site
- Interior circulation excessive
- Relies heavily on bedroom windows opening to circulation corridor for light and air
- 2nd bedrooms at interior rely on borrowed light from circulation corridor/hallway
- Commercial spaces split, removing flexibility of larger combined space



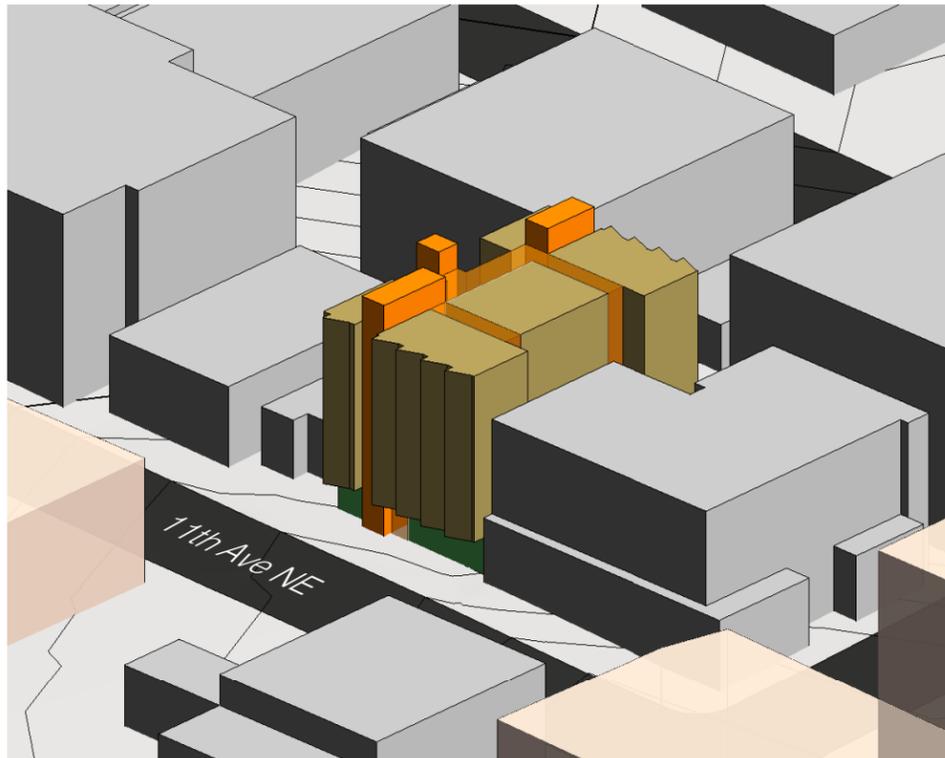
West Elevation



Project Site

4710 11th Ave NE

DPD# 3015550



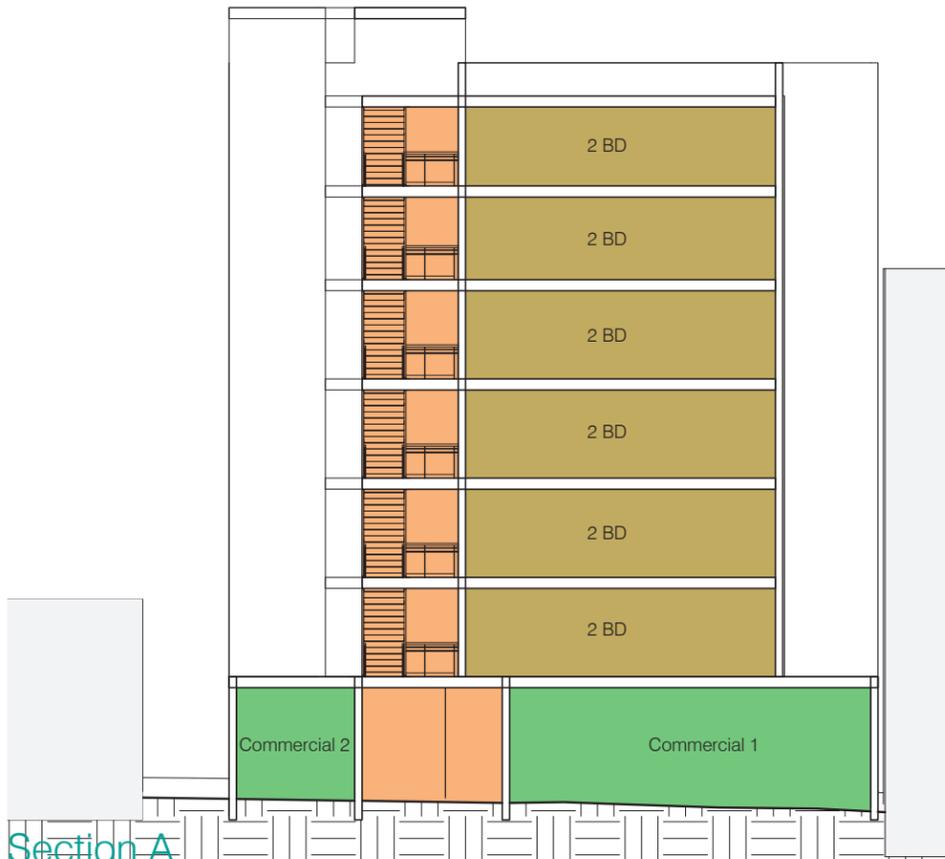
SW Axon



NW Axon

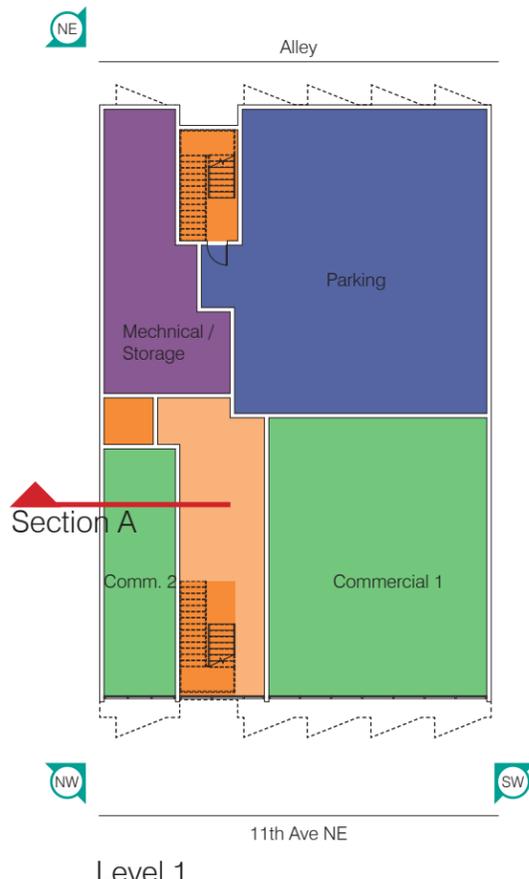


NE Axon



Section A

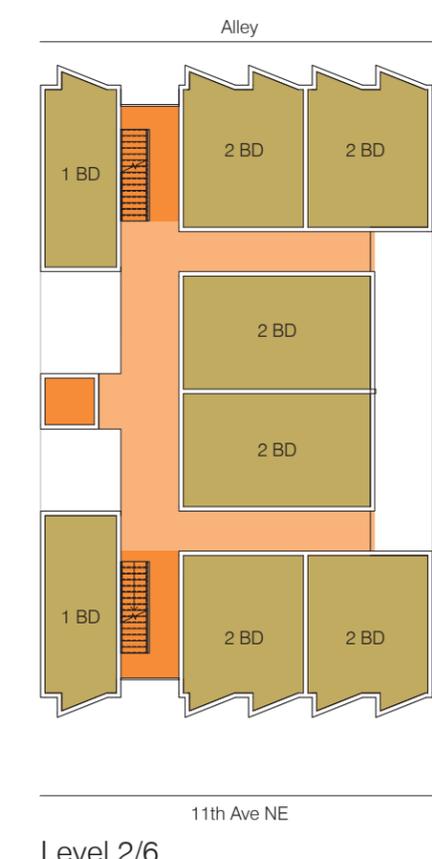
- Mechanical | Storage
- Parking
- Commercial Retail
- Residential
- Circulation



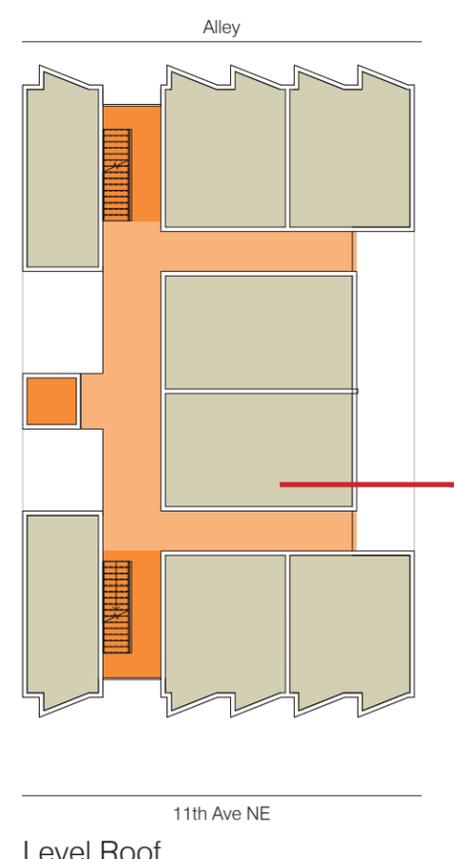
NW

SW

Level 1



Level 2/6



Level Roof



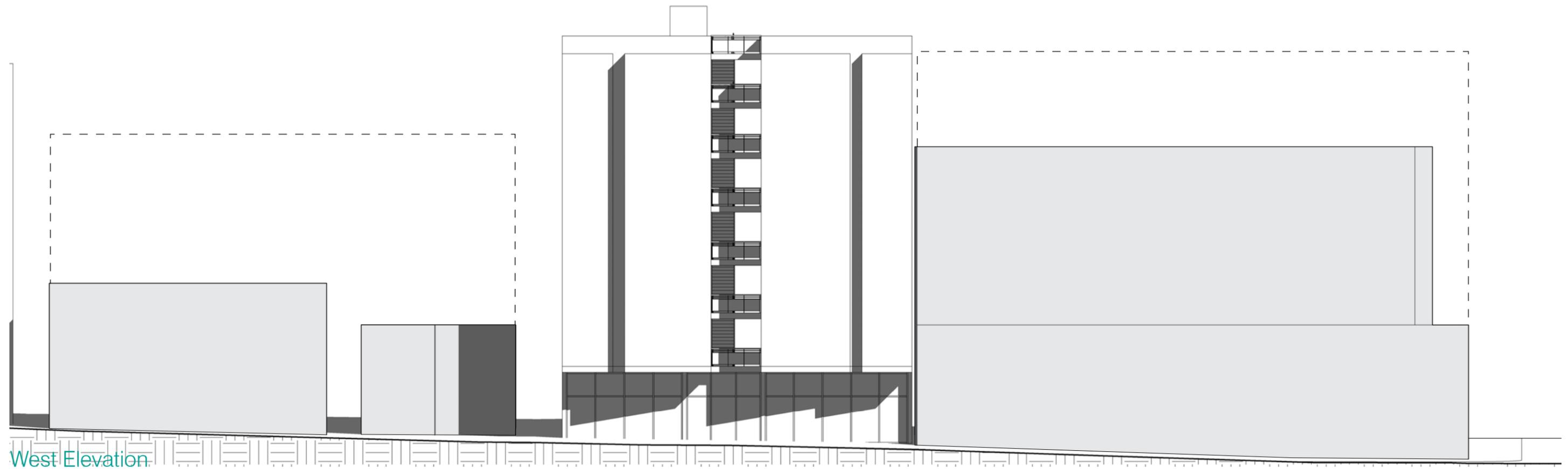
Design Option 2 - "Split" (preferred scheme)

PROS

- (2) Commercial spaces offered
- Most efficient use of infill site
- Efficient circulation with open corridor
- All bedrooms offer windows directly into courtyard or out to street and alley
- Less blank wall at North facade
- Symmetrical massing of facade on 11th Ave NE
- Most courtyards offered

CONS

- Interior units more complex
- Commercial spaces split, removing flexibility of larger combined space
- Courtyards are not usable by residents



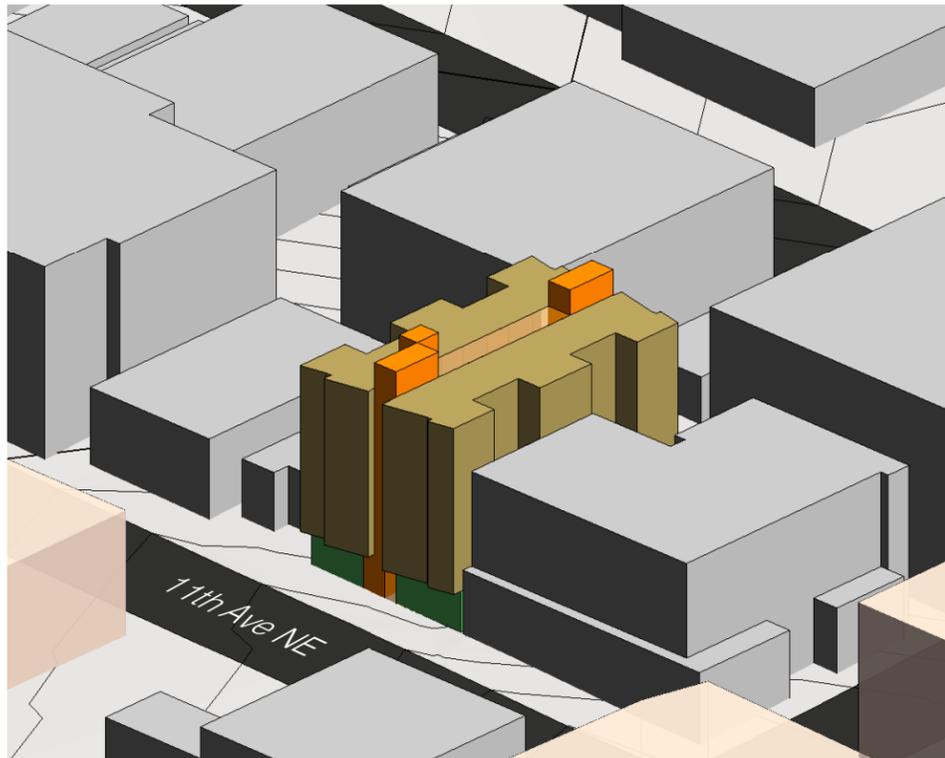
West Elevation



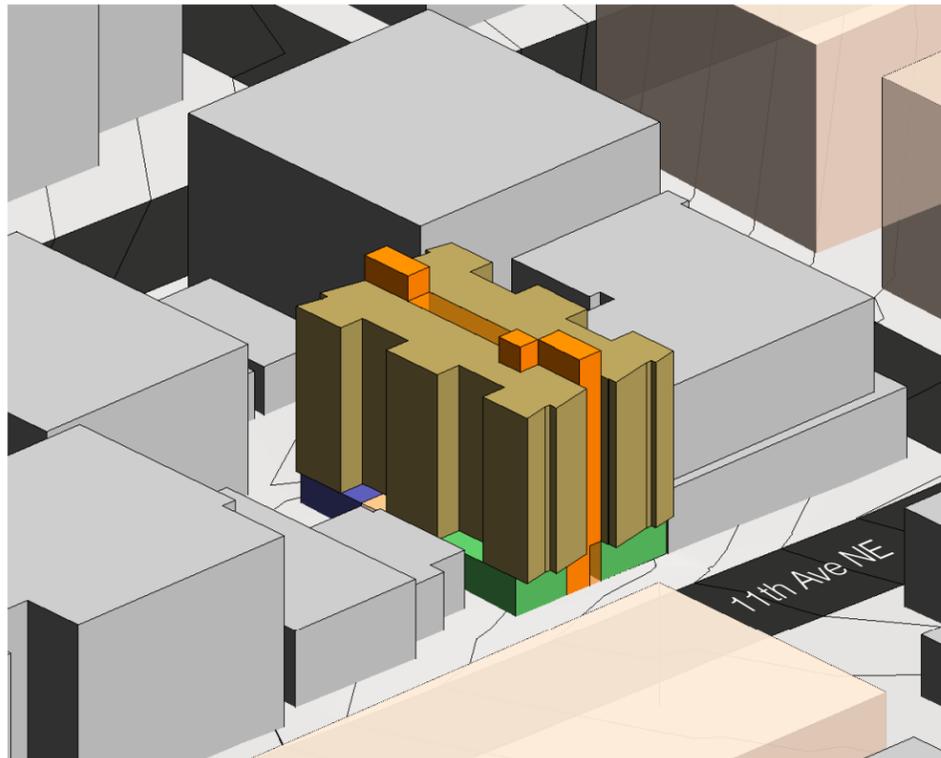
Project Site

4710 11th Ave NE

DPD# 3015550



SW Axon



NW Axon

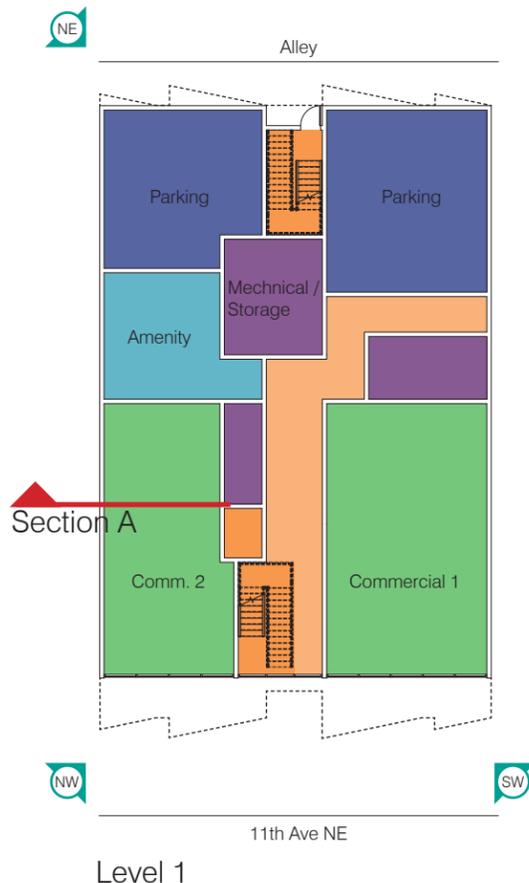


NE Axon



Section A

- Mechanical | Storage
- Parking
- Commercial Retail
- Residential
- Circulation
- Amenity

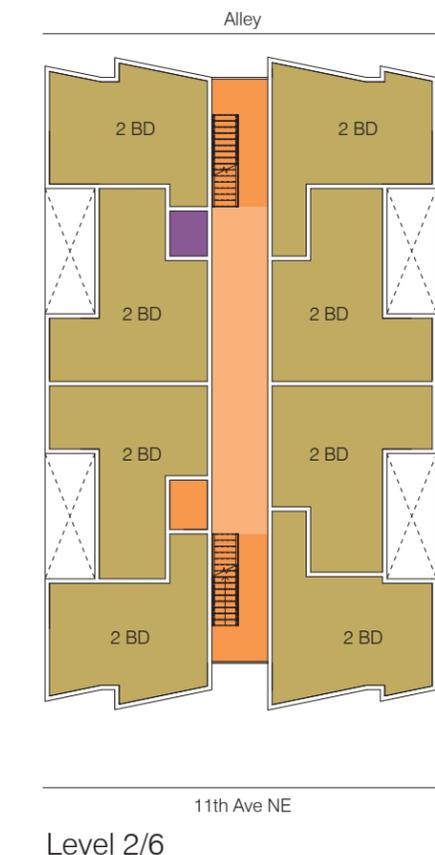


NE

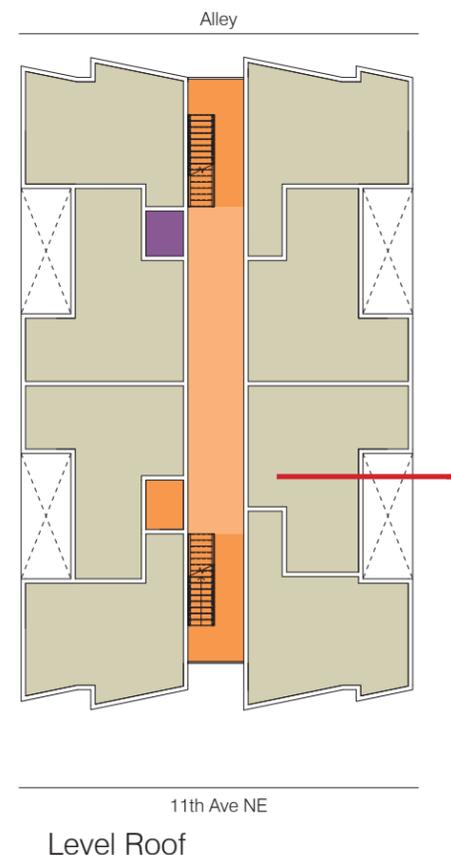
NW

SW

Level 1



Level 2/6



Level Roof



Design Option 3 - "Full - C"

PROS

- (2) Commercial spaces offered
- Minimal blank wall at North facade
- Multiple (usable) courtyards created
- Circulation corridor offers natural light and ventilation

CONS

- Less efficient use of infill site
- Interior circulation excessive
- Relies heavily on bedroom windows opening to circulation corridor for light and air
- Commercial space can potentially be combined for larger commercial tenant



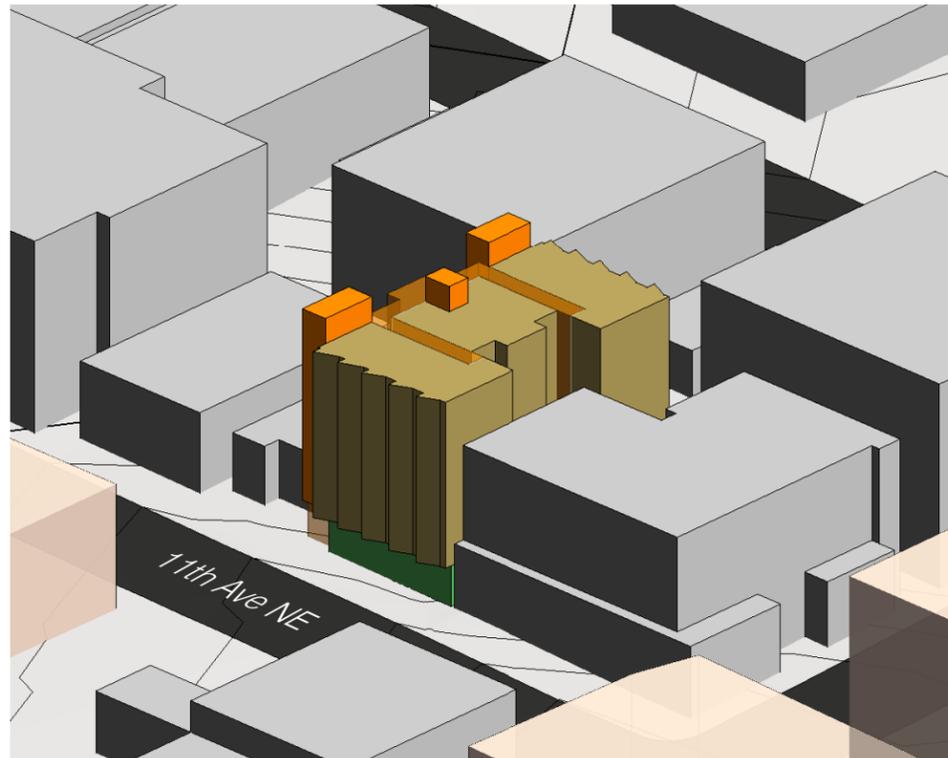
West Elevation



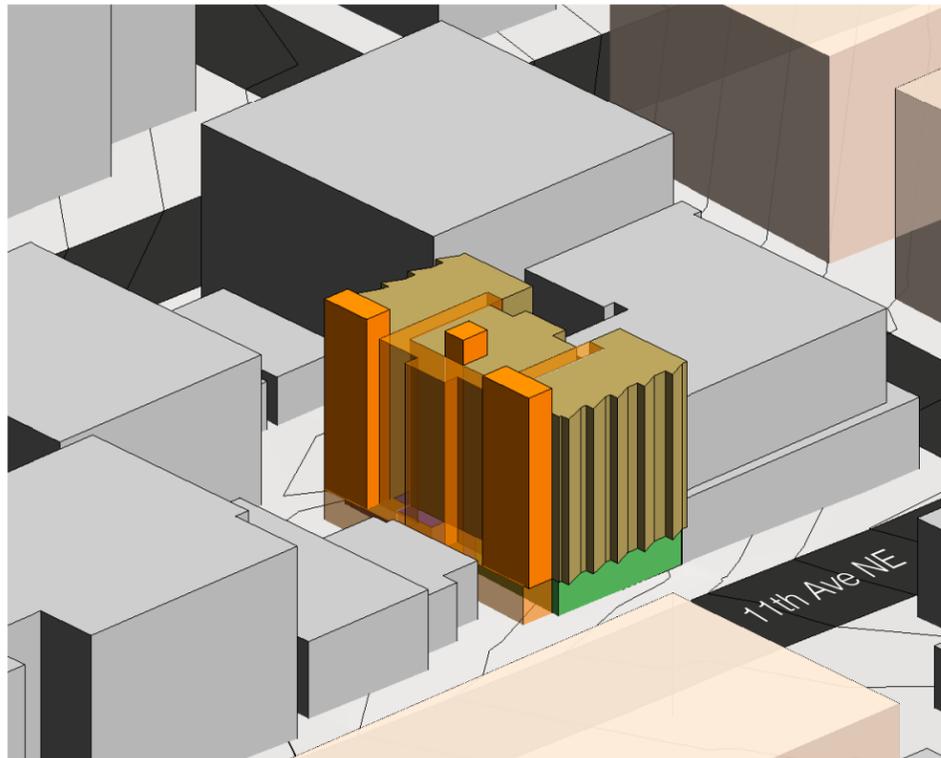
Project Site

4710 11th Ave NE

DPD# 3015550



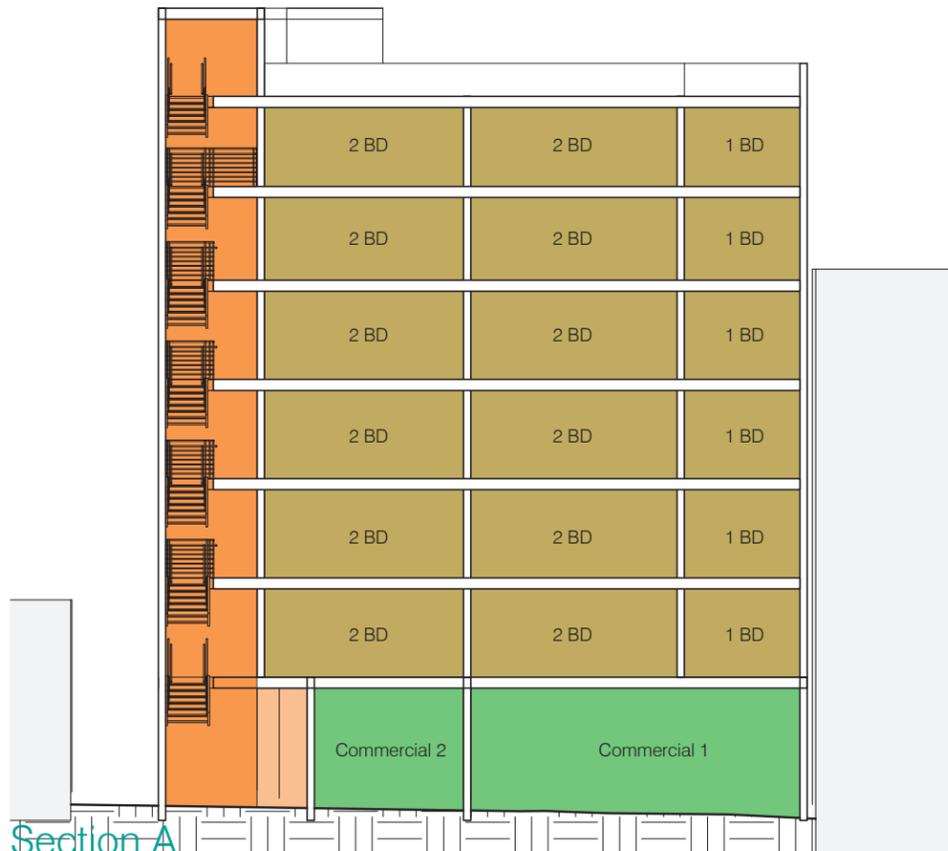
SW Axon



NW Axon

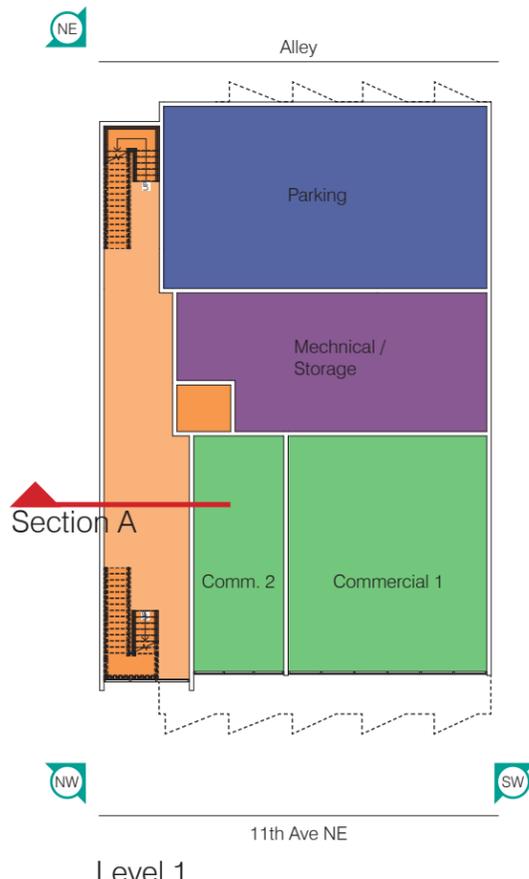


NE Axon

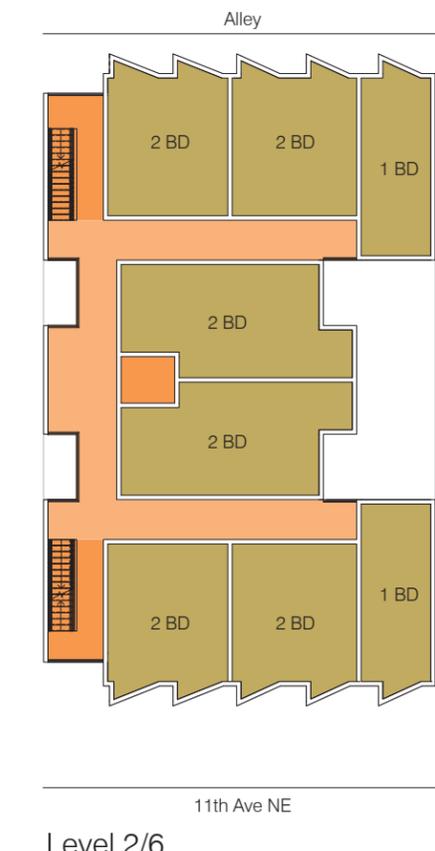


Section A

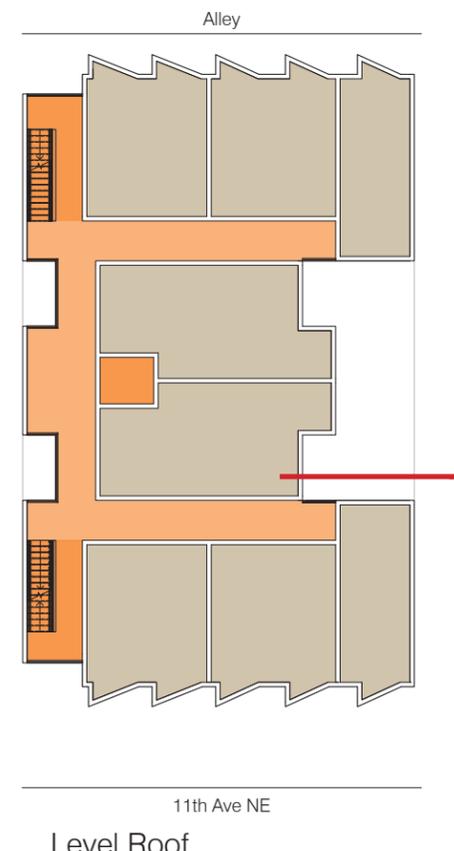
- Mechanical | Storage
- Parking
- Commercial Retail
- Residential
- Circulation



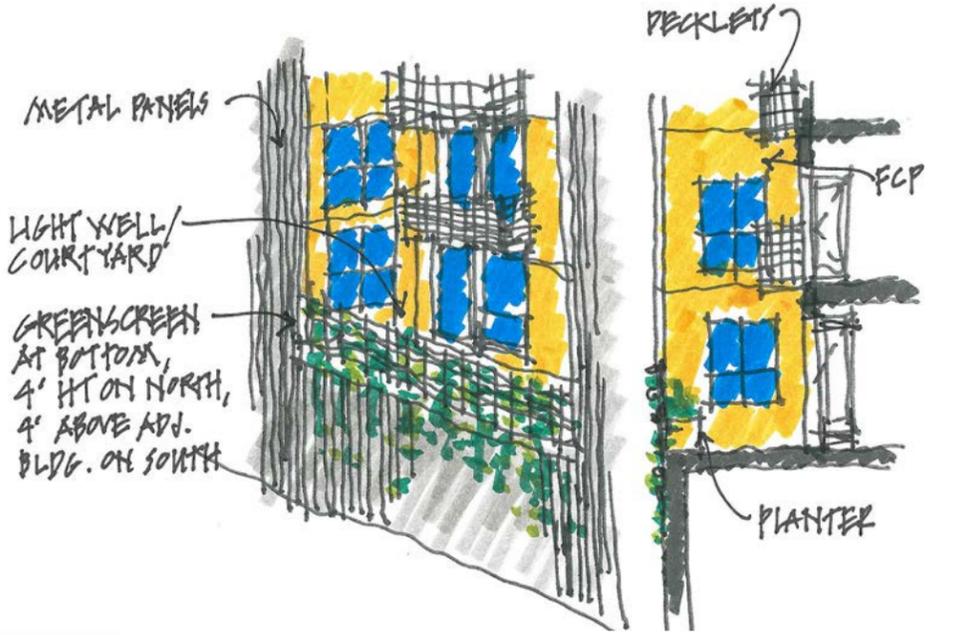
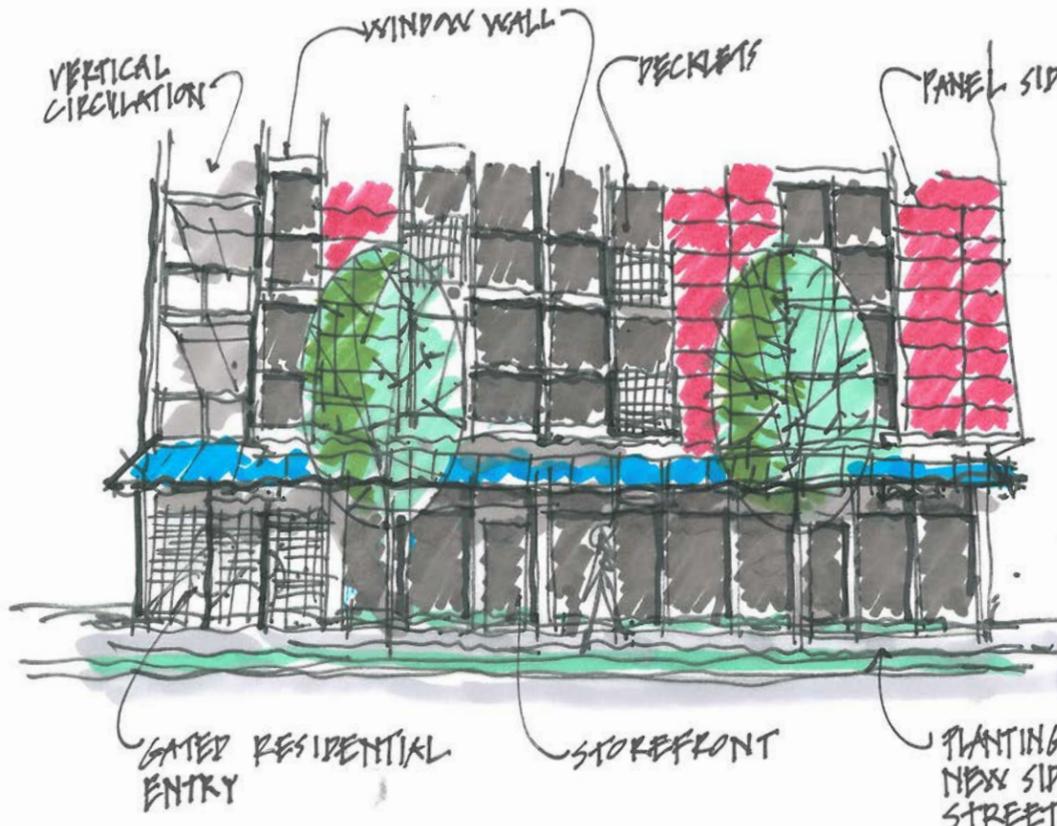
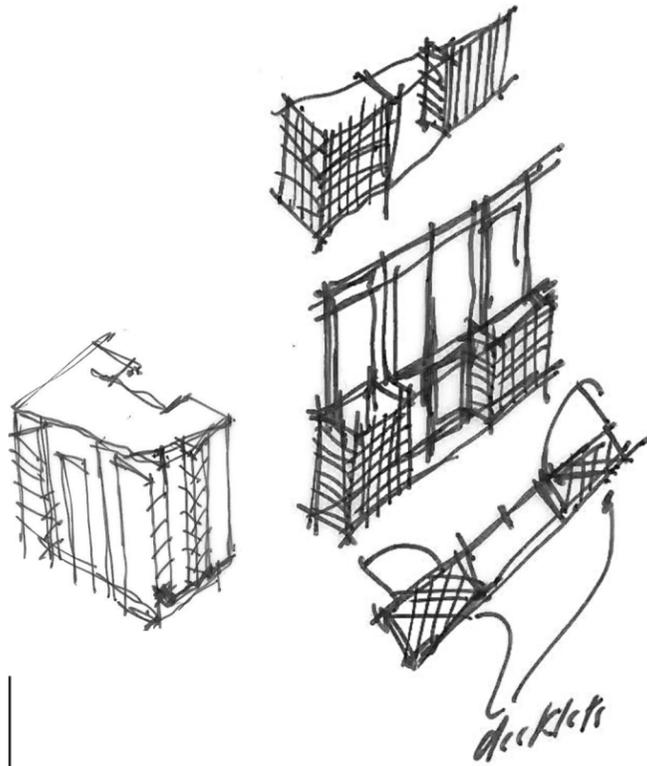
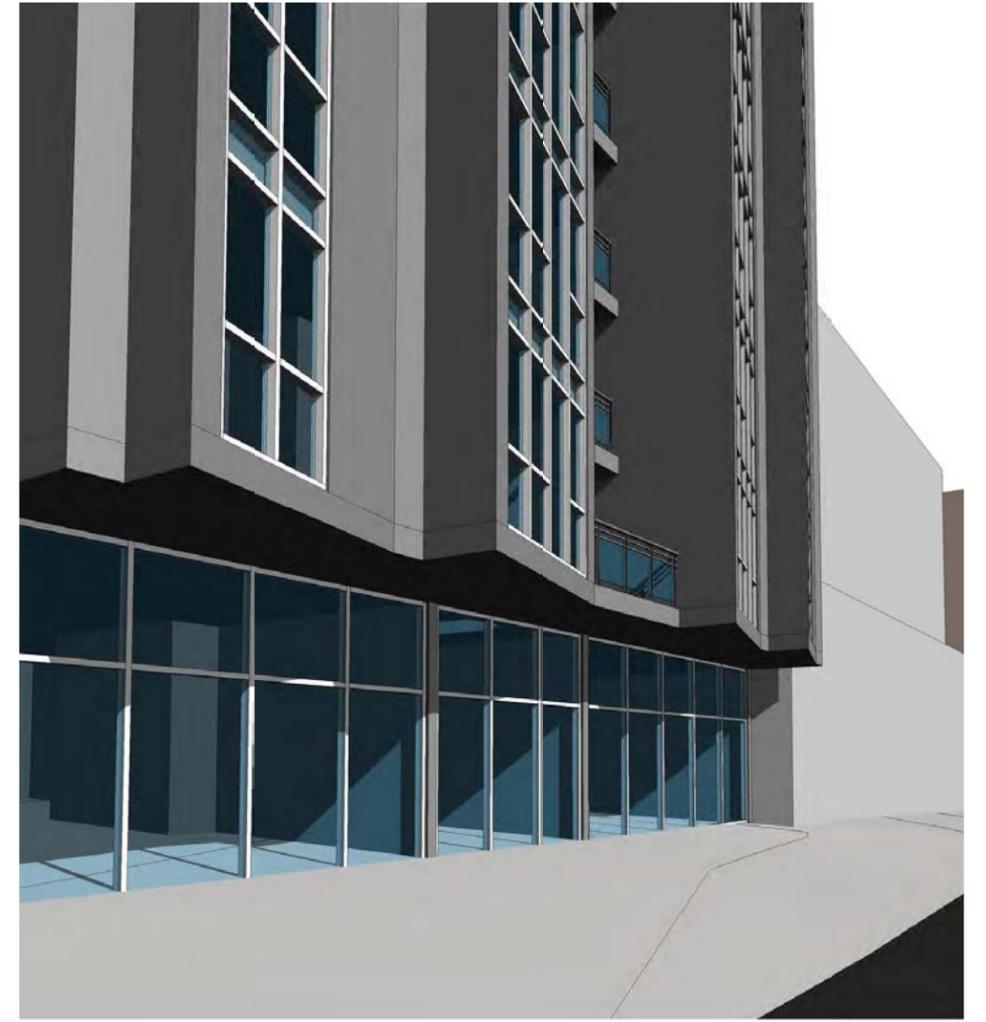
Level 1

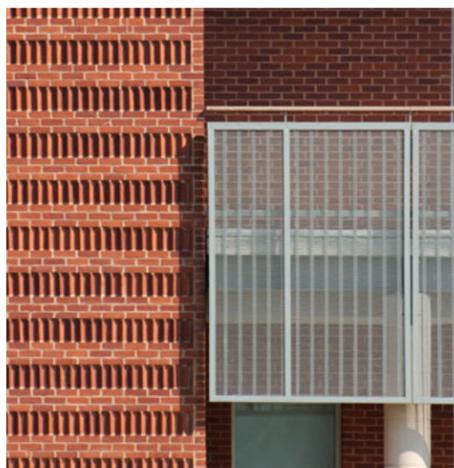
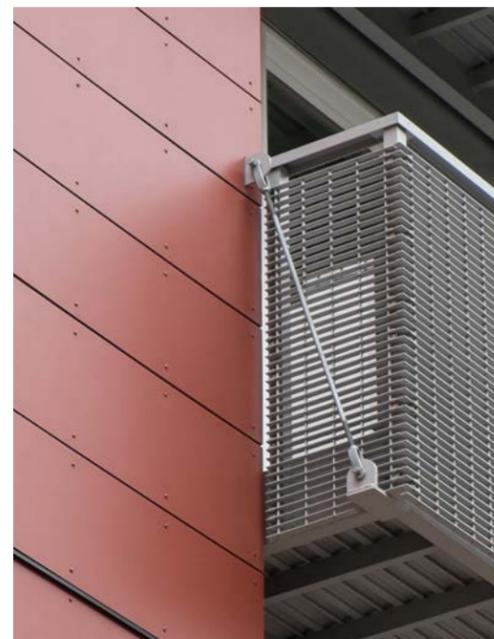
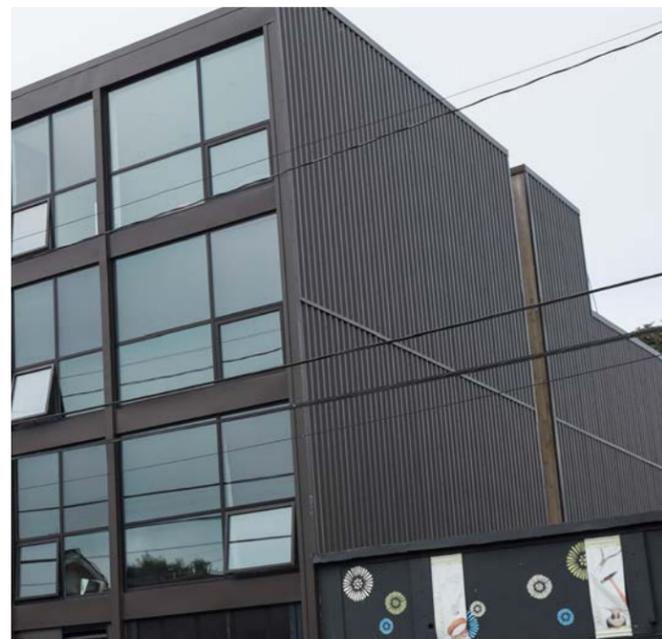
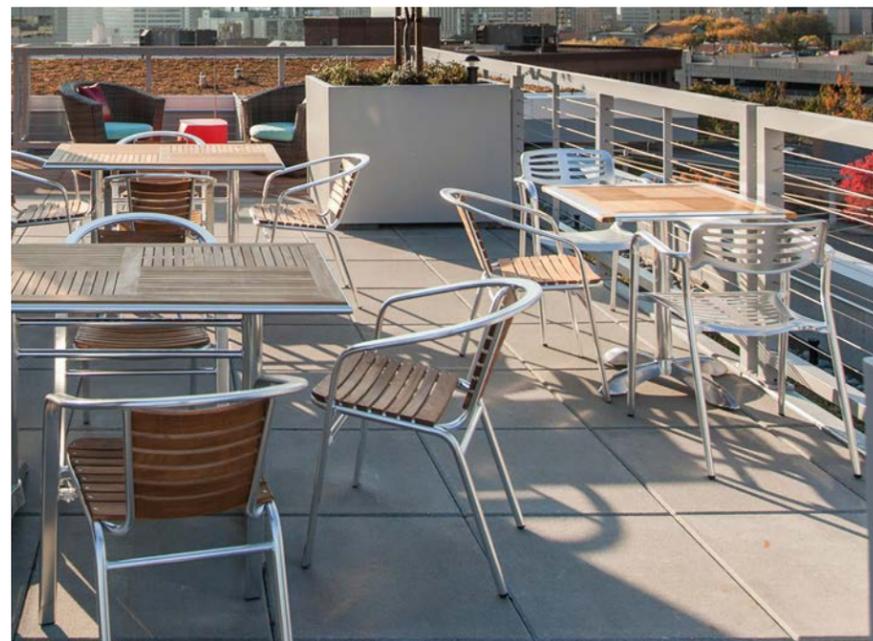
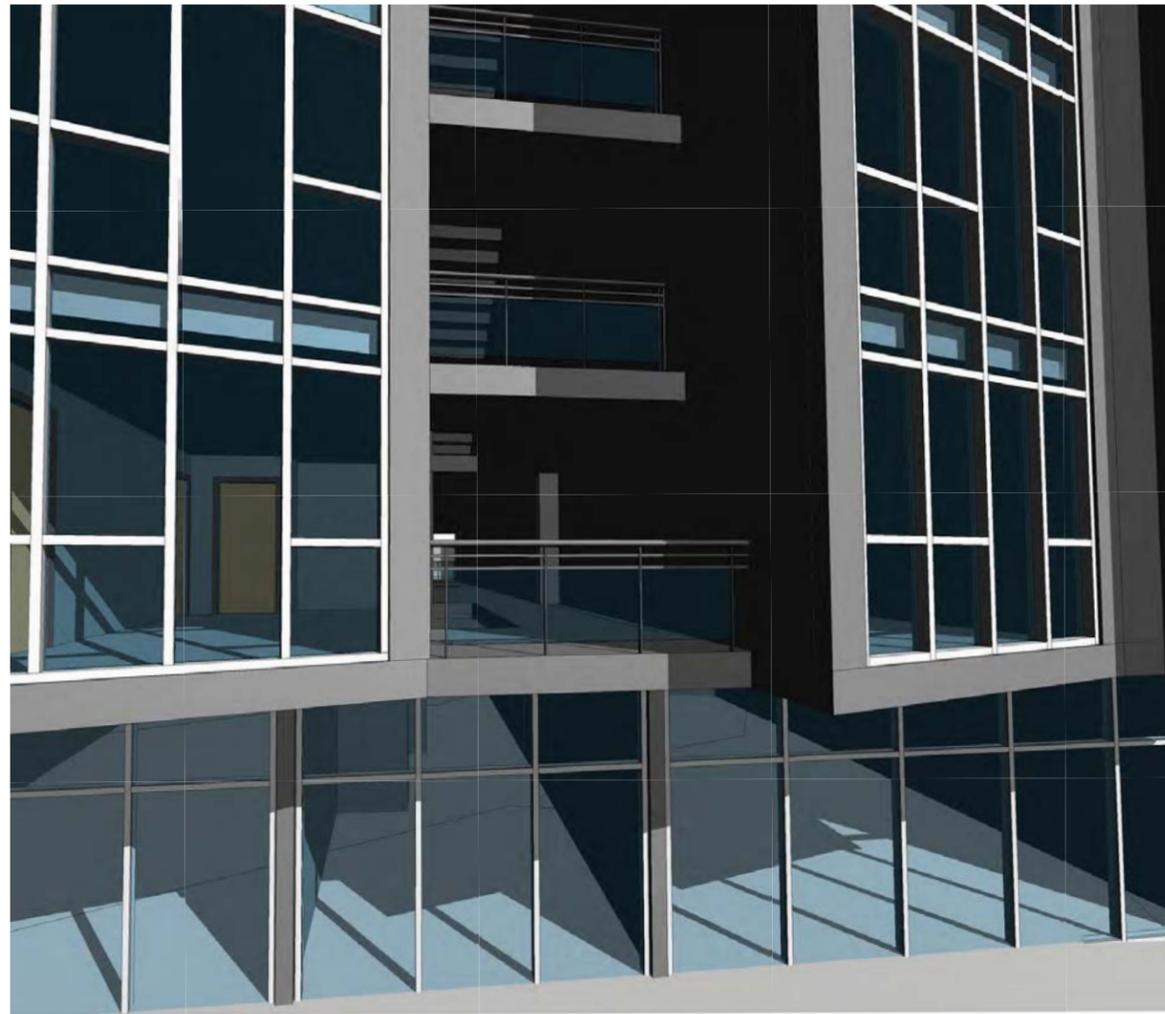


Level 2/6



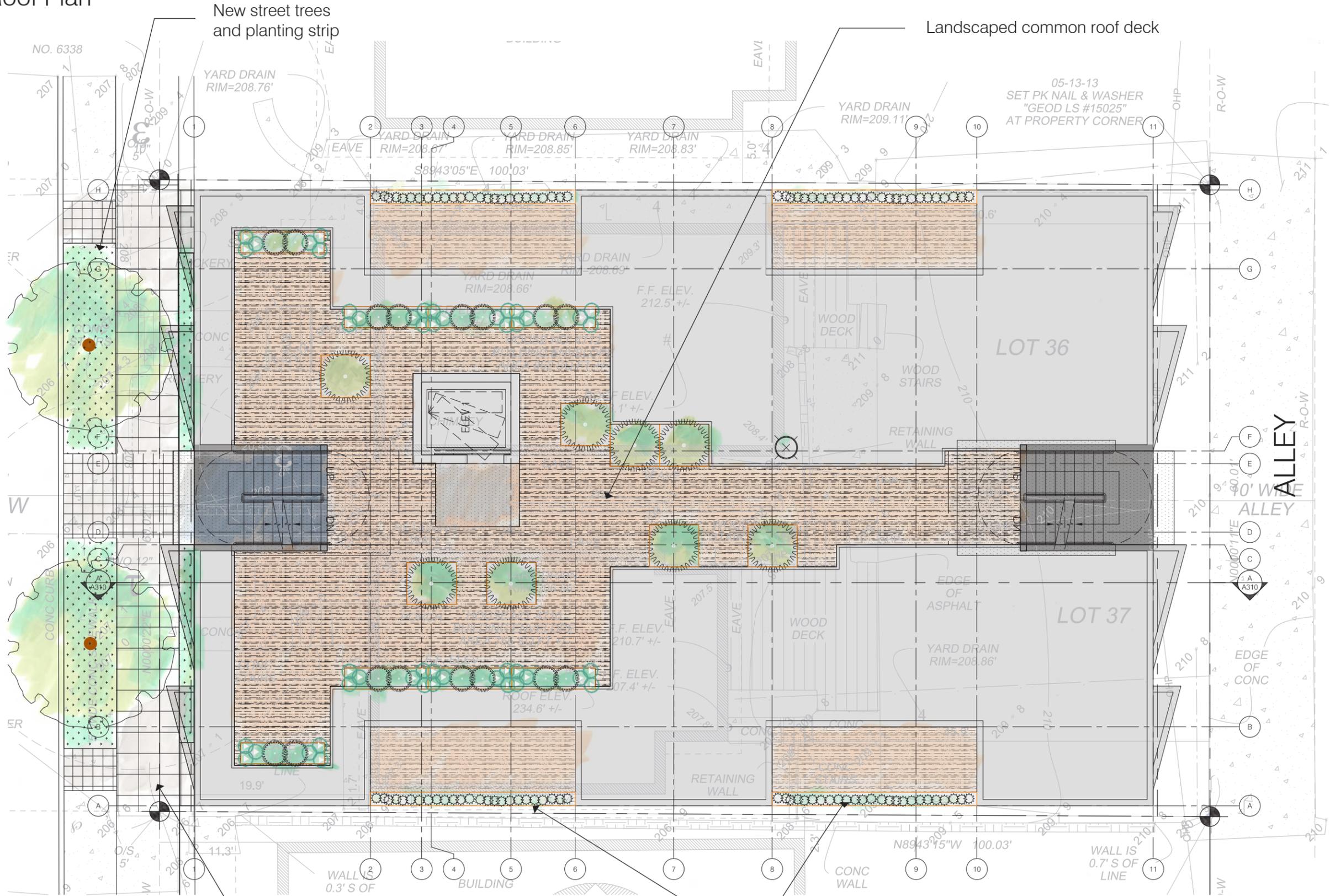
Level Roof





Site Plan / Roof Plan

11th AVE NE



LEGAL DESCRIPTION
 LOTS 36 AND 37, BLOCK 7, PETIT'S UNIVERSITY ADDITION TO THE CITY OF SEATTLE ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 10 OF PLATS, PAGE 73 RECORDS OF KING COUNTY, WASHINGTON

Plan: Site
 1/4" = 1'-0"
 0 1 2 4 8

Landscaping matching adjacent building

Green screens at L2 Courtyards

4710 11th Ave NE
 DPD# 3015550

No Departures requested.