Project Information

**Property Address**
4710 11th Ave NE

**Owner**
Money Grass, Inc.
Cheng-Nan Lin

**Architect**
d/Arch LLC
Matt Driscoll, AIA
p/ 206.547.1761

**Program**
The proposed development includes approximately 40 units of apartment housing above 1,300 square feet of ground level retail with 4 on-grade parking spaces.

**Site area**
6,000 sf (per survey)
*3’ Easement for R.O.W. at 11th Ave NE
*5’ dedication at alley

**Number of dwelling Units (40)**
(4) One Bedroom / One Bath
(29) Two Bedroom / One Bath
(7) Three Bedroom / Two Bath

**Number of parking stalls (4)**
(4) Stalls accessed off alley

**Non-Residential Space**
1,300 sf +/- at ground floor, 11th Ave. NE

**Total Gross floor area**
31,921 sf

**Number of Stories**
6 + Mezzanine

**Building Height**
65’ + parapet and stair/elevator penthouses

VICINITY MAP

Project Site
Site Overview

Location
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 project 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.
Neighborhood Context: Surrounding Landmarks
Physical Features
The site is characterized by a slight grade change -- 3' from the high NE corner to the low SW corner.

Adjacencies
Interstate 5, University Playgrounds, Seattle Public Library, University of Washington.

Surrounding Landmarks
Several new projects are being constructed in the immediate vicinity of this project. Two large residential projects immediately to the South and a large garage for an automobile dealer will be constructed across the street.

Existing Uses & Structures
The project site is comprised of two parcels under single ownership. Each parcel is occupied by one wood-framed single family residence, each accessed by surface parking along the improved alley between 11th and 12th Ave NE. The combined lot measures approximately 60 feet wide by 100 feet deep.

All existing structures and paved surfaces located on the project site are proposed to be demolished with the new project occupying the entirety of the site.
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 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.

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.

**Development Objectives**

- Provide an attractive building that fits into the neighborhood and relates to the new buildings that are currently being constructed within the immediate vicinity and 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, but instead accommodate space for bicycles
- Enhance the pedestrian experience along 11th Ave NE
Preferred Design Proposal: Alternate 2

Aerial View from Southwest

4710 11th Ave NE
DPD# 3015550
Preferred Design Proposal: Massing Diagrams

Design Alternate 2 is the preferred scheme due to unit layout efficiencies, access to light and air for all residents, and urban response to the developing neighborhood context.
Allowed Building Heights - 11th Ave NE (looking East)
Preferred Design Proposal: Street Sections

- 3'-0" EASEMENT
- 5'-0" DEDICATION
- 7'-0" Sidewalk
- 5'-3" Paved Setback
- 5'-6" Planting Strip
- 40'-0" Roadway
- 5'-0" Planting Strip
- 6'-0" Sidewalk
- +60'-0" Right-of-Way Width
- 10'-0" Alley
- 5'-0" Dedication
- 12'-0" Clearance
- 65'-0" Max Allowable Building Height
- 26'-0" Clearance at Alley

Design Review Recommendation
March 17th, 2014

d/Arch LLC
## High Priority Design Guidelines and Responses

### GUIDELINE

#### B-1 Height Bulk and Scale
Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area.

The Board responded well to the serrated elevations. In order to distinguish a base, middle and top for the structure and to produce a scale in keeping with the structure to the south, the height of the sawtooth bays should end at a floor level that relates to the lower height of this adjacent building.

The sawtooth bays on 11th Ave. NE and the alley end at the mezzanine level floor line. This height is closer to the height of the mixed-use building to the South of the project. The step down is similar to a step down in that adjacent building, ties the buildings, and leads visually to the street level.

#### C-1 Architectural Context
New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.

Noting the emerging context from new construction (many of which the NE Board has reviewed) in this portion of the University District, the Board encouraged the modern or contemporary vocabulary proposed by the architect. Emphasize both the openness of the structure and the extensive glazing.

The open stair, which is continually lit a night, and darker then the adjacent units during the day, acts as a lantern, or central focus and organizing element. The fully glazed bays, and the partially glazed bays to either side strengthen this character. Setting back the commercial space at the base creates transparency and openness that distinguishes from the two upper building masses and relates to the open stair and glass bays.

#### 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. In general, the roofline or top of the structure should be clearly distinguished from its facade walls.

Discussion focused on the merits of the three options, in particular, the variations in the parits. The Board recognized the efficiencies inherit in Option # 2, the bilaterally symmetric scheme, due to the proposal’s relatively small size and compact site. The quality of the light wells and the inability to combine the commercial spaces concerned the Board members.

The strong organizational symmetry of the floor plans and central vertical circulation are reflected in the 11th Ave. NE façade. The “solid” projecting bays and upper floor contrast with the void of the open stair and the setback at Level 1. The building design elements and massing are urbane and inclusive.

#### C-3 Human Scale
The design of new buildings should incorporate architectural features, elements, and details to achieve a good human scale.

Ensure that the residential entrance is clearly defined. Other elements along the street edge need to be clearly shown in the Recommendation meeting drawings.

The residential entry on 11th Ave. NE lies into the vertical circulation and is open and visibly distinct. The metal fencing and gate match the mesh screen at the bottom of the stair and the railings. The canopy at the entry is raised and glazed, differentiating itself with the lower, solid, commercial canopies to the N. and S. A large banner sign projects out from the building at the entry and a metal building sign is mounted to the fencing. The canopies, paving to the building face, fence/gates, and lighting create an inviting and active street level.

#### C-4 Exterior Finish Materials
Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close.

Given that the proposal has one major elevation, 11th Avenue, the Board expects the specification of higher quality materials for this façade.

The façade materials on 11th Ave. include floor to ceiling glass bays, preformed fiber cement and “rusted” metal panels, small metal mesh decks, storefront glazing and glass and metal canopies. All are modern in character and durable high quality materials and systems. The gate, fence, railings and the canopies are detailed and complement the simpler planer face elements.
<table>
<thead>
<tr>
<th>GUIDELINE</th>
<th>EARLY DESIGN GUIDANCE</th>
<th>RESPONSE TO GUIDANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>D-1</strong></td>
<td>Pedestrian Open Spaces and Entrances</td>
<td>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.</td>
</tr>
<tr>
<td><strong>D-6</strong></td>
<td>Screening of Dumpsters, Utilities, Service Areas</td>
<td>Building sites should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible.</td>
</tr>
<tr>
<td><strong>D-7</strong></td>
<td>Personal Safety Security</td>
<td>Project design should consider opportunities for enhancing personal safety and security in the environment under review.</td>
</tr>
<tr>
<td><strong>D-10</strong></td>
<td>Commercial Lighting</td>
<td>Appropriate levels of lighting should be provided in order to promote visual interest and a sense of security for people in commercial districts during evening hours. Lighting may be provided by incorporation into the building façade, the underside of overhead weather protection, on and around street furniture, in merchandising display windows, in landscaped areas, and/or on signage.</td>
</tr>
<tr>
<td><strong>D-11</strong></td>
<td>Commercial Transparency</td>
<td>Commercial storefronts should be transparent, allowing for a direct visual connection between pedestrians on the sidewalk and the activities occurring on the interior of a building. Blank walls should be avoided.</td>
</tr>
<tr>
<td><strong>E-2</strong></td>
<td>Landscaping to Enhance the Building and/or Site</td>
<td>Landscaping should be appropriately incorporated into the design to enhance the project</td>
</tr>
</tbody>
</table>

*The building is accessed at both 11th Ave. NE and the alley. Both entrances have secure gates and are well lit. The open stair and units just above the entry level provide overview. The open stair and corridor link to the alley visually and aurally making the alley less isolated.*

*The solid waste room is located in the interior of the building below the centrally located trash chute. Management will bring the trash and recyclables to the alley for pickup.*

*The solid waste room is located in the interior of the building below the centrally located trash chute. Management will bring the trash and recyclables to the alley for pickup.*

*At 11th Ave NE, lighting is provided underneath the canopies. Interior lighting at the residential entry and the stair will increase the ambient light at the sidewalk. Light from the commercial spaces will add to the ambient lighting at the sidewalk. Lighting will activate and enhance the visibility of the ground floor entry and commercial spaces, facilitating wayfinding, and enhancing*

*Street trees and a partially landscaped parking strip are provided at 11th Ave. A 3'-0” street setback allows the sidewalk to be brought in towards the building and to align with the sidewalk to the South. The area in front of the commercial spaces and residential entry is paved to effectively widen the sidewalk and provides opportunity for pedestrian engagement with the building. Planters at the Level 2 courts are used to provide visual interest from the adjacent units, partially screen the courtyard from view, and soften the North and South facades where visible. Planting has been chosen that will grow at these locations. The roof top terrace is extensively landscaped with opportunity for seating and enjoyment of the landscaping and views.*
Design Proposal

View from 11th Ave NE, looking East

Design Review Recommendation

March 17th, 2014
Design Proposal

View from corner of NE 47th St and 11th Ave NE, looking NE
Design Proposal: Composite Site Plan

6-STORY MIXED-USE RESIDENTIAL / COMMERCIAL

2-STORY MULTIFAMILY RESIDENTIAL

2-STORY SINGLE FAMILY RESIDENTIAL

5-STORY MIXED-USE RESIDENTIAL / COMMERCIAL

6-STORY MIXED-USE RESIDENTIAL / COMMERCIAL

2-STORY SINGLE FAMILY RESIDENTIAL

5-STORY MIXED-USE RESIDENTIAL / COMMERCIAL

2-STORY MULTI-FAMILY RESIDENTIAL

2-STORY SINGLE FAMILY RESIDENTIAL

6-STORY MIXED-USE RESIDENTIAL / COMMERCIAL

2-STORY SINGLE FAMILY RESIDENTIAL

5-STORY MIXED-USE RESIDENTIAL / COMMERCIAL

2-STORY COMMERCIAL

11TH AVE NE

NE 47TH ST

PARKING

TRASH

RETAIL LOBBY

RETAIL

3'-0" EASEMENT

3'-0" DEDICATION

+206.81'

+208.83'

+204.93'

+206.48'

+208.48'

60.02'

5'-0" DEDICATION

100.03'

60.01'

100.03'

3'-0" EASEMENT

5'-0" DEDICATION

Design Review Recommendation
March 17th, 2014
Design Proposal: Elevations

Elevation: West

Exterior Materials Legend (see pg. 27 for Materials Board)

<table>
<thead>
<tr>
<th>Code</th>
<th>Material Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>WSP</td>
<td>Weather Steel Panel</td>
</tr>
<tr>
<td>FCP-1</td>
<td>Fiber Cement Panel (Nichiha)</td>
</tr>
<tr>
<td>FCP-2</td>
<td>Fiber Cement Panel (Hardie)</td>
</tr>
<tr>
<td>COR</td>
<td>Corrugated Metal</td>
</tr>
<tr>
<td>WW-1</td>
<td>Window Wall, Aluminum &amp; Glass, Thermal Frame</td>
</tr>
<tr>
<td>WW-2</td>
<td>Window Wall, Aluminum &amp; Glass, Storefront</td>
</tr>
<tr>
<td>WVF</td>
<td>Window, Vinyl/Fiberglass</td>
</tr>
<tr>
<td>DKM</td>
<td>Deck, Prefab Metal, Open Mesh Screen</td>
</tr>
<tr>
<td>FRM</td>
<td>Frame &amp; Open Mesh Screen</td>
</tr>
<tr>
<td>MGF</td>
<td>Metal Mesh Gate &amp; Fence</td>
</tr>
<tr>
<td>MMG</td>
<td>Metal Mesh Garage Door</td>
</tr>
<tr>
<td>WW-1</td>
<td>Window Wall, Aluminum &amp; Glass, Storefront</td>
</tr>
<tr>
<td>WW-2</td>
<td>Window Wall, Aluminum &amp; Glass, Storefront</td>
</tr>
<tr>
<td>WVF</td>
<td>Window, Vinyl/Fiberglass</td>
</tr>
<tr>
<td>CON</td>
<td>Cast-in-place Concrete</td>
</tr>
<tr>
<td>SGN</td>
<td>Building Sign</td>
</tr>
</tbody>
</table>

Elevation: North
Design Proposal: Elevations

Elevation: East

Elevation: South
A: Partial Section of Residential Entry

B: Partial Section of Commercial Entry

Partial Elevation: West
Perspective: Residential Entry

Design Review Recommendation
March 17th, 2014
**Design Proposal: Materials**

### FIBER CEMENT PANELS
- FCP-1, Nichiha - Illumination Series
  - SW 6716
    - Dancing Green

- FCP-2, Hardie Panel
  - SW 6688
    - Solaria
  - SW 6896
    - Sole*

- SW 2813
  - Downing Straw
  - SW 6901
    - Daffodil

### METAL PANELS
- WSP - WEATHERED STEEL PANEL
  - Dri-Design
    - Pre-Weathered Steel Panel

- AEP Span - NuWave Corrugated
  - Vintage

### COR - CORRUGATED METAL
- Wausau
  - Aluminum Frame

### MASONRY
- CON - CAST-IN-PLACE CONCRETE

### WINDOWS
- WW-1, WW-2 - WINDOW WALL
  - MikronBlend
    - Adobe

### METAL MESH FENCE / GATE
- DFM, FRM, MMF

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**Design Review Recommendation**
March 17th, 2014
Design Proposal: Landscape

STREETSCAPE DESIGN & PLANTING PLAN

T3: NATIVE FLAME
AMERICAN HORNBEEAM

S5: CAWATINE ANDROMEDA

G3: BLUE FESCUE

SIDEWALK

11TH AVE NE

GROUND AREA

ENTRY AREA

BUILDING

TERRACE PLANter PLANTING PLAN

G1: PINK HEATH

G2: CORAL BELLs

V2: CLIMBING JASMINE

GREEN SCREEN FENCE

2ND FLOOR

LOTUS LANDSCAPE DESIGN

GREEN FACTOR CREDITS (0.405 > 0.3)

4710 11th Ave NE
DPD# 3015550
Design Proposal: Landscape

ROOF GARDEN DESIGN & PLANTING PLAN

LOTUS LANDSCAPE DESIGN
March 17th, 2014
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., rece. For streets, alleys, and easements per 23.53, definitions, and measurements. NO DEPARTURES REQUESTED.

Chapter 23.47A Commercial

004 Permitted and Prohibited Uses

- Residential uses mixed use development permitted outright UPPPER 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.

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 otherwise approved.
- STREET-LEVEL FACING FACADE 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. PARAPET PROPOSED TO EXTEND ABOVE MAX. HEIGHT.
- C.4 Roof top features including elevator and stair penthouses & mechanical equipment may not exceed 25% of the roof area. C.4.F Roof top 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
- D.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 requiremen

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 units 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.

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.

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.
- 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.1.A. 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.

ALL COMMON AMENITY AREA PROVIDED AT ROOF TERRACE: 1,000 TO 1,150 SF REQUIRED.

SOME 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.
- B. Transportation Concurrency.
- All uses shall meet the transportation concurrency level-of-service per chapter 23.52.