



**PROJECT # 3016541**

**PROPOSAL:**

The preferred proposal at 4046 8th Ave NE is a 38 unit studio apartment. The building will be designed and constructed for a minimum Built Green 4 star certification.

**CONTEXT:**

The project site, located in the University District neighborhood of Seattle is a 4160 sqft parcel zoned for multifamily development (LR3). The parcel is bound by apartments to the south and East, a rooming house to the West across 8th Ave NE and a telephone equipment building to the North. The topography of the site is sloped with a drop in grade of 6' from the East property line to the West property line. The neighborhood is made up of a mix of new and old single family residences, apartments, multifamily homes, University buildings and commercial uses.

**DPD PROJECT # 3016541**

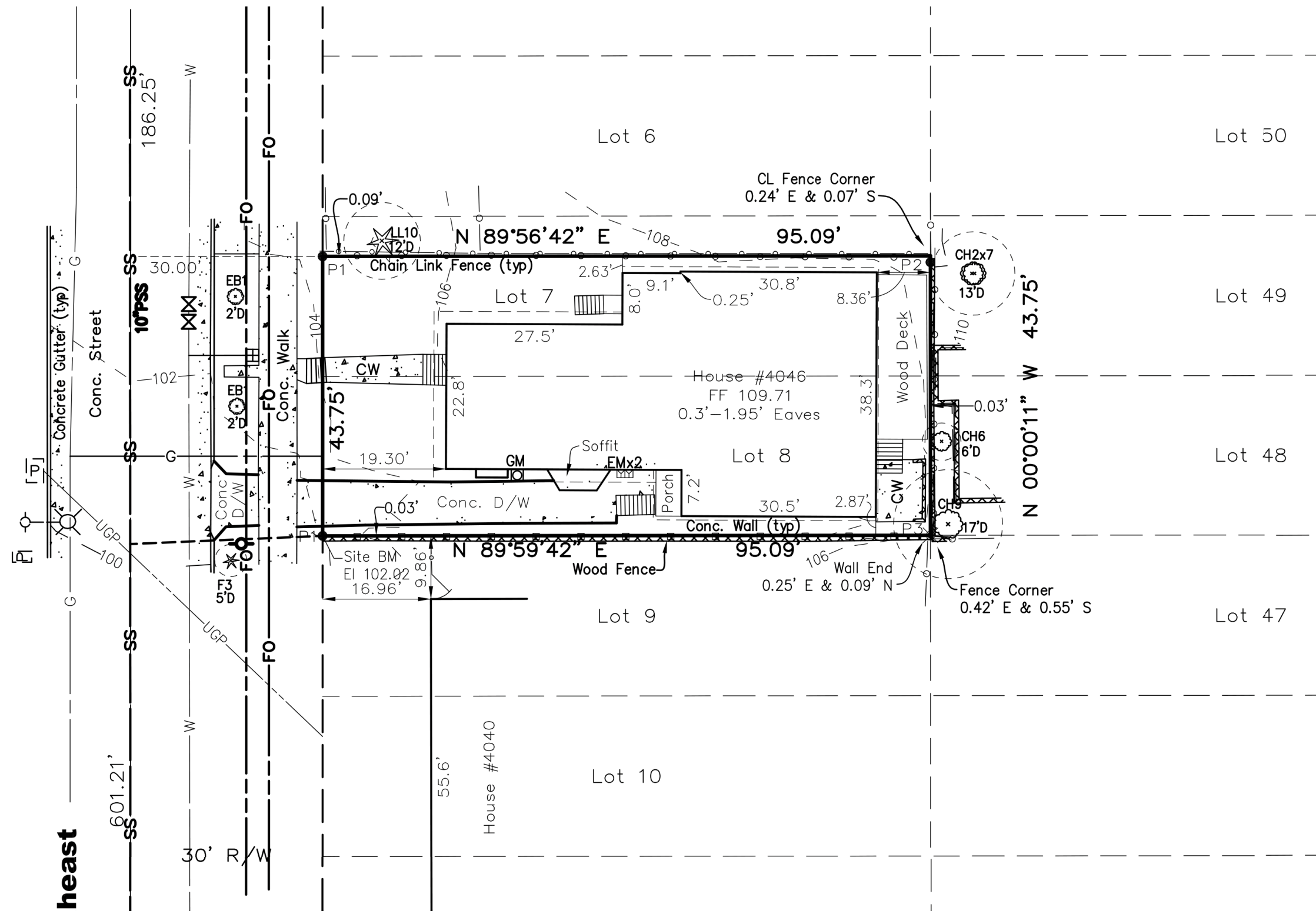
King Co. APN: 409230-1585

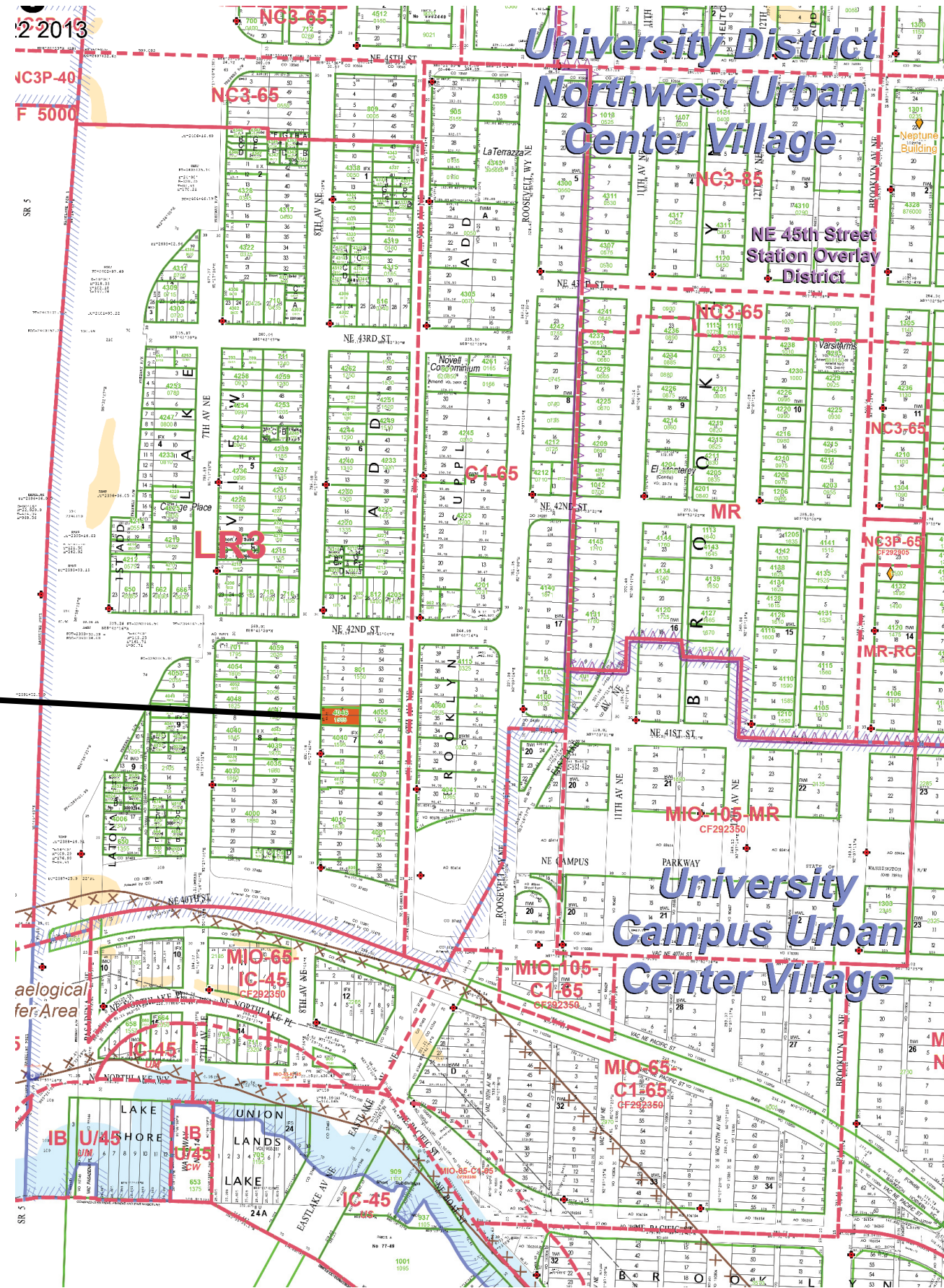
Please see the following pages for a graphic contextual analysis.

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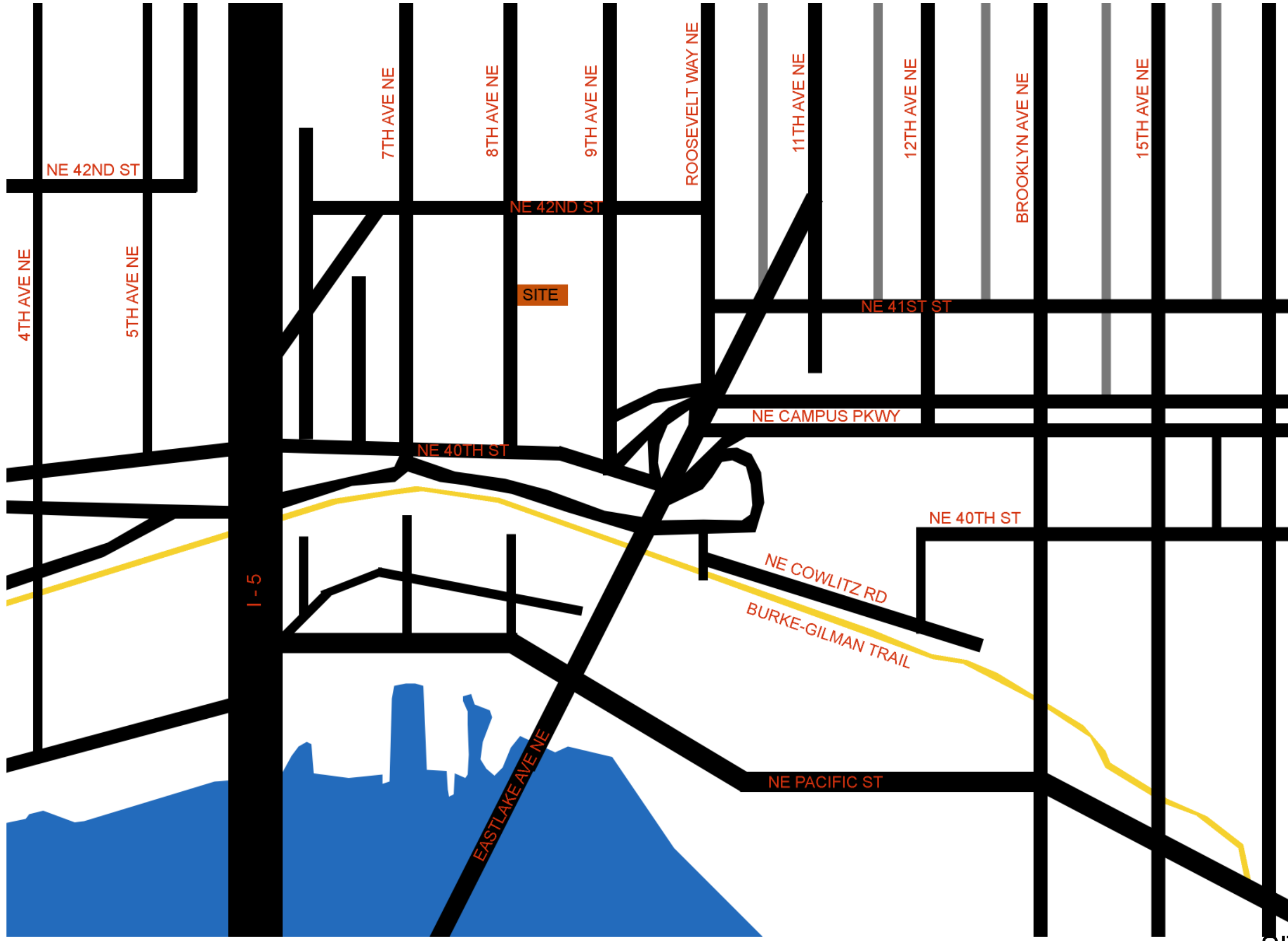






SITE - ZONING MAP





SITE - VICINITY MAP





AXONOMETRIC LOOKING SOUTH WEST



AXONOMETRIC LOOKING NORTH EAST





VIEW - 8TH AVE NE LOOKING SOUTH



STREETSCAPE - 8TH AVE NE LOOKING EAST



STREETSCAPE - 8TH AVE NE LOOKING WEST

SITE - CONTEXT PHOTOS



1. 45th Ave NE, The Kennedy Building



2. SF Home



3. UW Cedar Apartments



4. Proposed Development



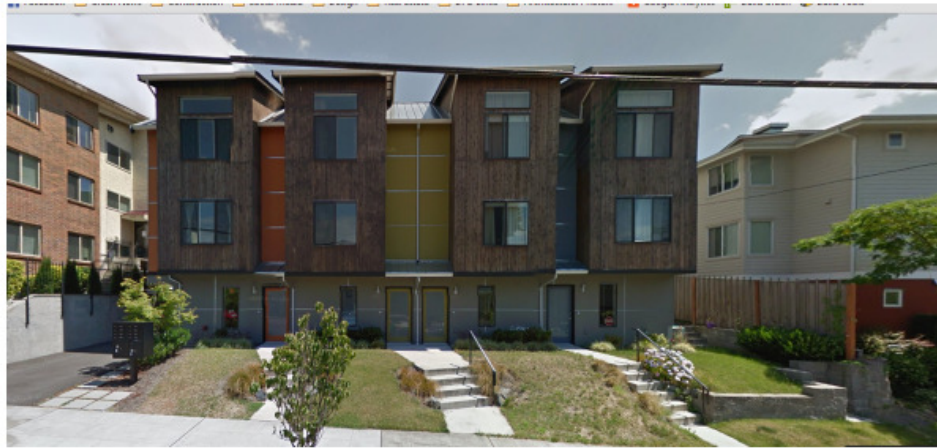
5. SF Home



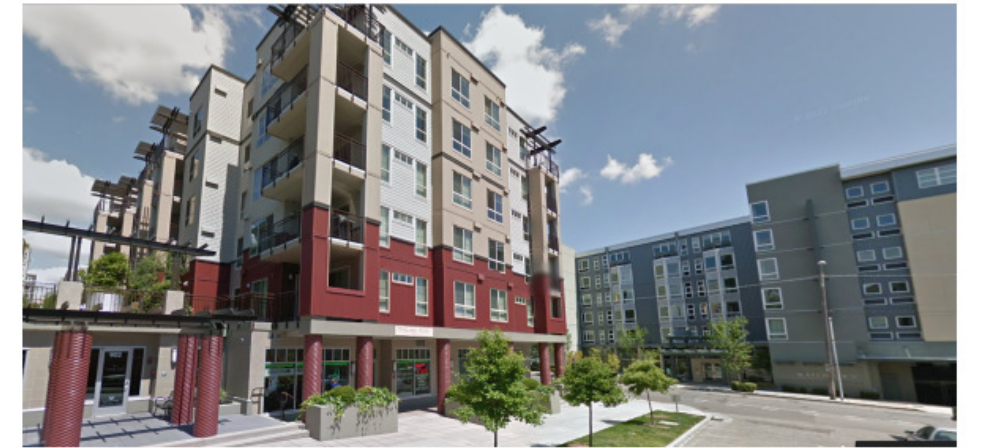
6. Watertown Hotel



7. Neighboring Apartment Building



8. Townhomes



9. Trinity 43rd Apartments

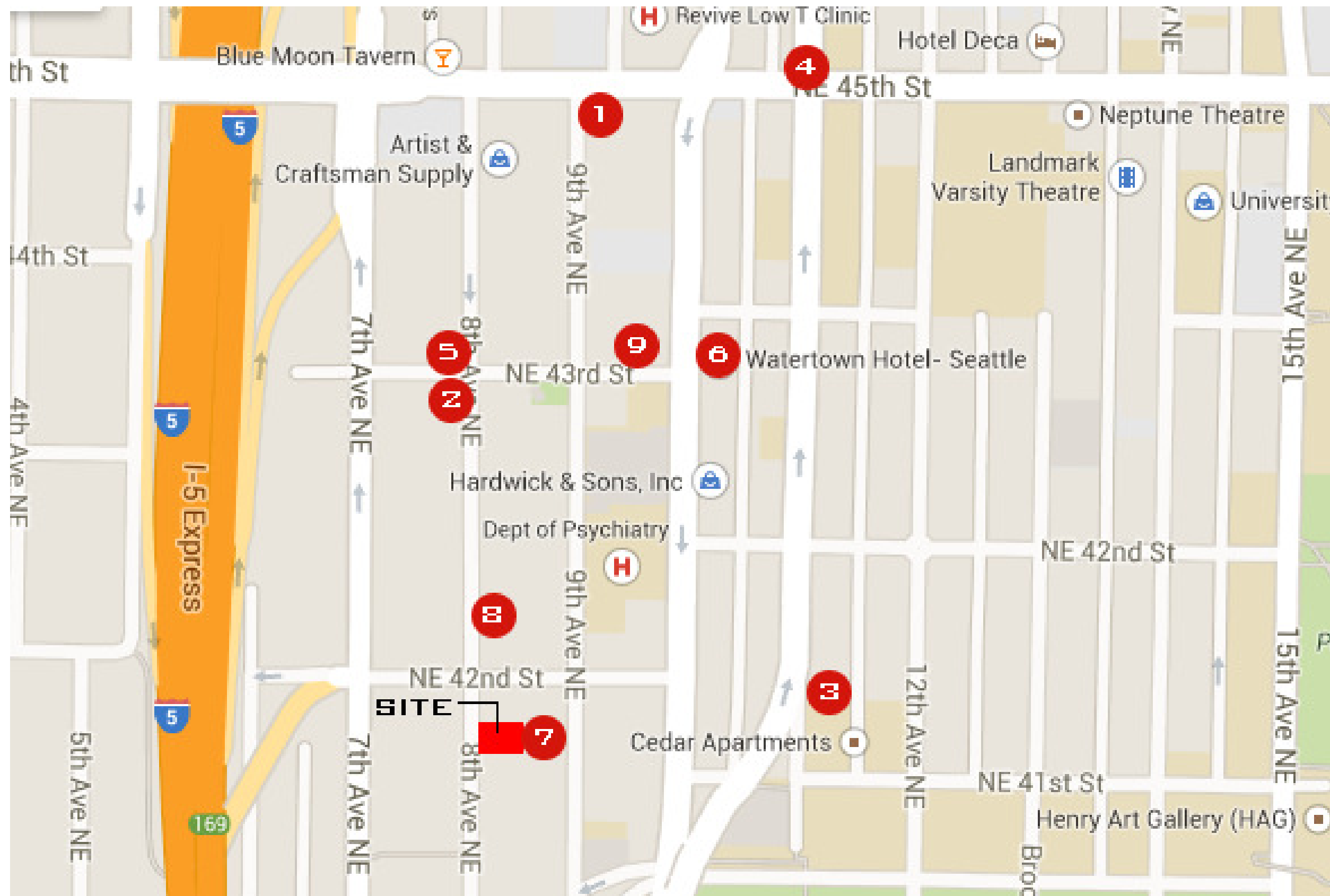


Photo Locations

## DEVELOPMENT OBJECTIVE

The proposed development will create a high density studio apartment building geared toward University students and young professionals. Located in the University District neighborhood, the site provides opportunities for a design that responds to the LR3 zoning and surrounding mixed scaled development.

The project will strive to incorporate successful design elements in the popular University District neighborhood, while providing livable and desirable studios that benefit the entire neighborhood.

## ZONING ANALYSIS

The following is a brief analysis of applicable development standards for the site at 4046 8th Ave NE

Zone: LR3

University District Northwest Urban Center Village

Site Area: 4160 Sq Ft

FAR: 2.0 Allowed through meeting Green Building Performance Standards

Density Limits: None with compliance of 23.45.510.C

Required Setbacks:

Front: 5.0 Minimum

Rear: 15.0' Minimum

Side: 7.0' Avg, 5.0' Minimum

Structure Height: 40'

Facade Length: No longer than 65% of lot length within 15' of side lot line

Amenity Area: 25% of Lot Area (Minimum 50% to be at ground level)

Parking: No minimum requirement within Urban Center Village

Bike Parking: 1 space per 4 units

Solid Waste & Recycling: 375 Sq Ft (26-50 Unit Count)

CS-1 NATURAL SYSTEMS AND SITE - Use natural systems and features of the site and its surroundings as a starting point for project design.

The preferred proposal is primarily oriented to the south and to the west, taking advantage of territorial views toward Lake Washington while enhancing solar gain. We intend to use windows that go beyond code requirements in order to maintain a comfortable living temperature, while also incorporating opportunities for natural ventilation.

CS-2 URBAN PATTERN AND FORM - This guideline calls for effort to strengthen the most desirable forms, characteristics and patterns of the street, block faces, and open spaces in the surrounding area.

In the preferred proposal, building orientation relates primarily to the west and south edges of the site, responding equally to the ROW and the neighbor to the south.

CS-3 ARCHITECTURAL CONTEXT AND CHARACTER - Contribute to the architectural character of the neighborhood.

This proposal explores how contemporary design can contribute to the development of attractive new forms and architectural styles, while relating to University District architectural characteristics.

PL-1 CONNECTIVITY - Complement and contribute to the network of open spaces around the site and the connections among them.

Pedestrian pathways connect to the ROW and will be well lit for safety and security. The 10.8' front yard setback provides increased opportunity for planting along the ROW. Pedestrian level windows connect the interior to the ROW and bring eyes to the street. A front yard patio brings amenity space to the front of the site in our preferred alternative, enhancing the connectivity of the site with the surrounding community.

PL -2 WALKABILITY - Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

The preferred proposal has the main pedestrian entry along the south west edge, oriented toward Lake Washington and the Burke Gilman Trail. A large protective eave projects over the main entry for weather protection and minimizes the scale of the building. Vegetation and lighting will further enhance the main entry and common amenity area.

PL-3 STREET LEVEL INTERACTION - Encourage human interaction and activity at the street level with clear connections to building entries and edges.

The main entry along 8th Ave NE has been designated by an architectural awning, and has been recessed in to maintaining a sense of private entry along the public edge. In addition, an awning is proposed to provide pedestrian cover at the street corner.

PL-4 ACTIVE TRANSPORTATION - Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

No on-site parking is provided to encourage the use of mass transit and cycling. Furthermore, a minimum of ten bicycle parking spaces will be provided in the common amenity space.

DC-1 PROJECT USES AND ACTIVITIES - Optimize the arrangement of uses and activities on site.

Amenity area has been divided between the back and front of the site in our preferred alternative. This will help maintain a vegetation buffer between our proposed development and the neighboring surroundings. The ADA path has been designed along the northern edge to increase privacy for the neighbor to the south.

DC-2 ARCHITECTURAL CONCEPT - Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

The massing of the proposed buildings will take into consideration the characteristics of the site and relationship to the public ROW and will use secondary architectural elements and FF elevations to reduce the perceived mass.

DC-3 OPEN SPACE CONCEPT - Integrate open space design with the design of the building so that each complements each other.

This proposal provides common outdoor amenity space, landscaped vegetated areas, and bike parking all on site.

DC-4 EXTERIOR ELEMENTS AND FINISHES - Use appropriate and high quality elements and finishes for the building and its open spaces.

The proposed buildings will be constructed of durable and maintainable materials that are attractive and climate appropriate. Lighting, landscaping will be used to enhance the building and its outdoor space.

## NEIGHBORHOOD GUIDELINES

CS-1 NATURAL SYSTEMS AND SITE - Use natural systems and features of the site and its surroundings as a starting point for project design.

In the preferred alternative we have proposed a design that corresponds to Lake Washington views for all residents (opposed to a single room on each floor). The south west corner of the building incorporates these views into the stairwell, affording each resident a view of the lake and access to natural daylight in the circulation spaces.

CS-2 URBAN PATTERN AND FORM - This guideline calls for effort to strengthen the most desirable forms, characteristics and patterns of the street, block faces, and open spaces in the surrounding area.

In this proposal an eave has been projected over the entryway for wayfinding and pedestrian weather protection. We feel this assists in bringing the scale of the building down in relationship to the ROW.

CS-3 ARCHITECTURAL CONTEXT AND CHARACTER - Contribute to the architectural character of the neighborhood.

The preferred design option incorporates a mix of hardie paneling, cedar T & G siding, and glazing. The mix of these three materials provides a clean, contemporary northwest style that we feel is well suited for this neighborhood. Furthermore, building modulation creates visual interest on the south west edge at the main pedestrian entry.

PL-1 CONNECTIVITY - Complement and contribute to the network of open spaces around the site and the connections among them.

In our preferred option we have proposed a front open patio space to encourage street interaction from residents and to bridge the transition from ROW to building with an outdoor space that brings eyes to the street and will create a lively atmosphere. The main entry corresponds with Lake Washington and the Burke Gilman in our preferred alternative, emphasizing the connection with the site surroundings.

PL -2 WALKABILITY - Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

The preferred proposal has the main pedestrian entry along the south west edge,

oriented toward Lake Washington and the Burke Gilman Trail. A large protective eave projects over the main entry for weather protection and minimizes the scale of the building.

PL-3 STREET LEVEL INTERACTION - Encourage human interaction and activity at the street level with clear connections to building entries and edges.

The main entry along 8th Ave NE has been designated by an architectural awning, and has been recessed in to maintaining a sense of private entry along the public edge. In addition, an awning is proposed to provide pedestrian cover at the street corner.

DC-1 PROJECT USES AND ACTIVITIES - Optimize the arrangement of uses and activities on site.

No parking on site, see city guidelines explanation.

DC-2 ARCHITECTURAL CONCEPT - Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

To incorporate the “fine grained” architectural language, we have recessed the entry along the south west edge, and have incorporated building modulation and material change for visual interest.

DC-3 OPEN SPACE CONCEPT - Integrate open space design with the design of the building so that each complements each other.

In our preferred alternative we split open space between front and back to increase connectivity between our site and the surroundings. Bicycle parking is located at the common area to the east for privacy and theft reduction. A public seating area has been proposed to encourage neighbor interaction and common amenity area usage.

DC-4 EXTERIOR ELEMENTS AND FINISHES - Use appropriate and high quality elements and finishes for the building and it's open spaces.

The preferred proposal incorporates hardie paneling, cedar T&G siding, and glazing throughout the architectural facade. The pedestrian pathways, entries, and common amenity areas will be well lit and nicely landscaped. The building address “4046” has been incorporated into the building language that is neighborhood appropriate and fun, while maintaining the character of the building.

## OPTION 3 -DESIGN GUIDELINES



## OPTION 1

### **STUDIO APARTMENT (37 UNITS)**

This concept provides entrances off 8th Ave NE, from an internal courtyard and from the eastern common amenity area. This building is designed to provide three masses or material changes that create interest and detailing opportunities along 8th Ave NE. All units will have a kitchenette designed to 2012 Seattle Building Code. In addition, shared laundry, bicycle parking and screen trash and recycle areas will be in the building or on site

#### Pros:

1. 37 studio units designed towards University of Washington Students.
2. Affordable rental unit that is built to current building codes.
3. Location near the University of Washington and many transit routes minimizes need for cars or parking.
4. Interior modulation provides opportunities for natural light and ventilation into the central corridor.
5. Most of the units have two walls or corner units that provide additional window opportunities.

#### Cons:

1. May require some temporary excavation in ROW.
2. Studios 4% smaller than preferred option sizes

**NUMBER OF UNITS:** 37 STUDIO APARTMENTS

**LIVING SQUARE FOOTAGE:** 9200 Sq Ft

**FAR:** 1.69 (2.0 Allowed)

**AMENITY SPACE:** 1160 Sq Ft Provided

**ON-SITE PARKING PROPOSED:** None

**BIKE PARKING:** 10 Space required/ provided

**SETBACKS:**

NORTH: 8.25'

EAST: 15.00'

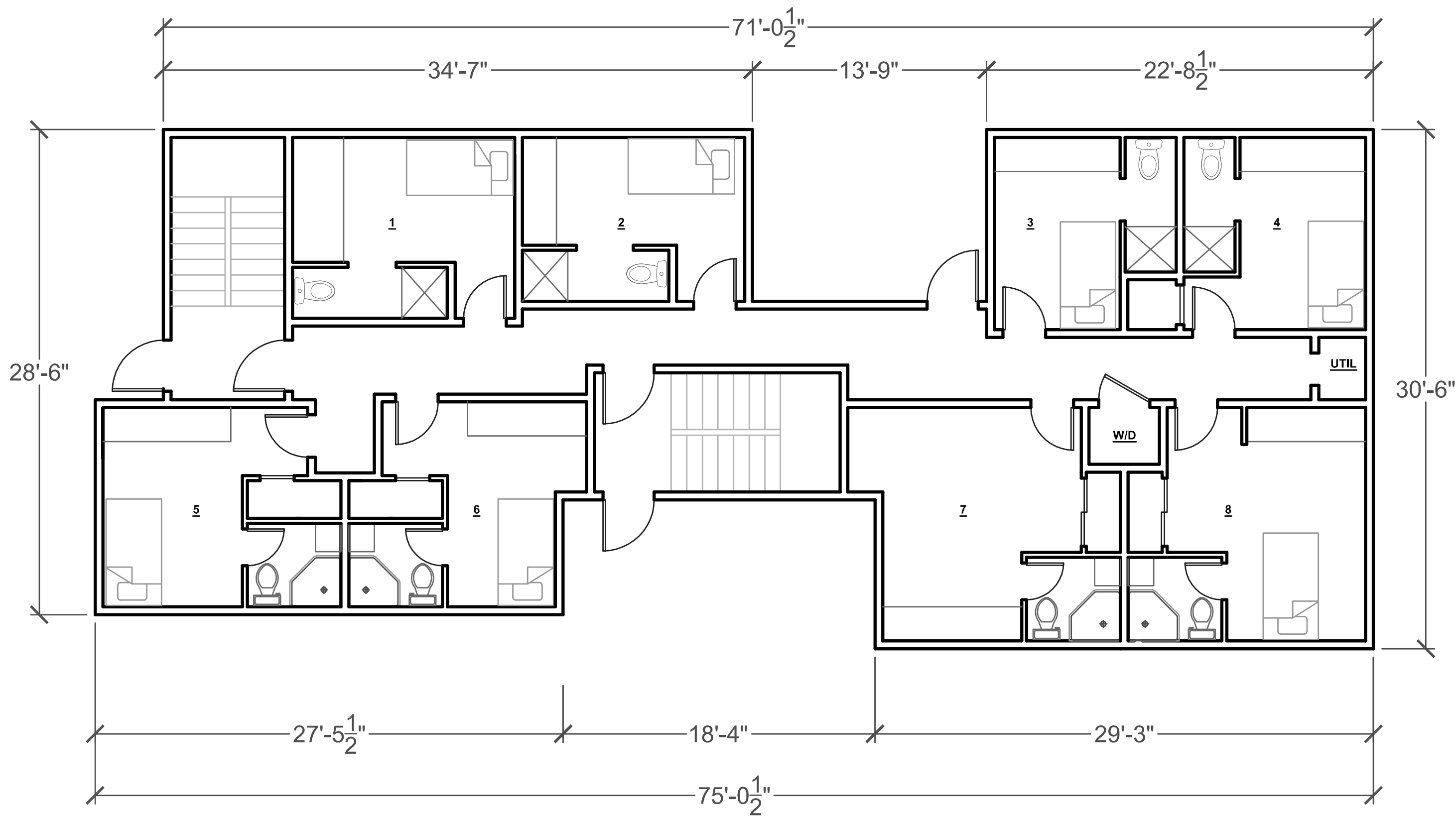
SOUTH: 7.00' avg

WEST: 5.00'

**DEPARTURES:** None







TYPICAL FLOOR PLAN

CONCEPTUAL FLOOR PLAN

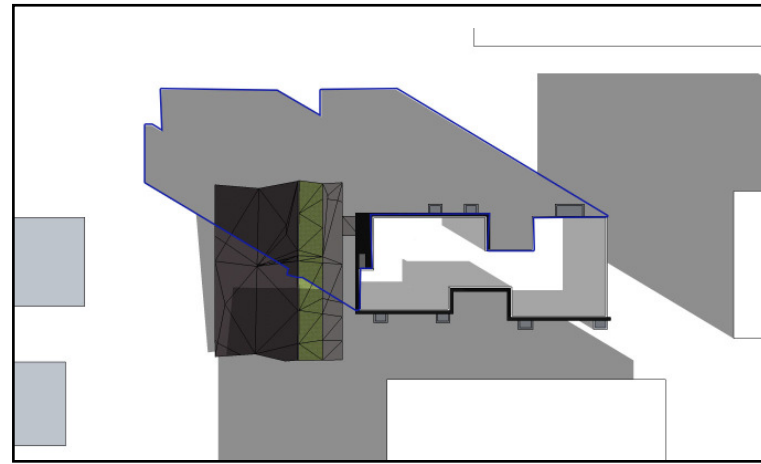


OPTION 1 - WEST ELEVATION

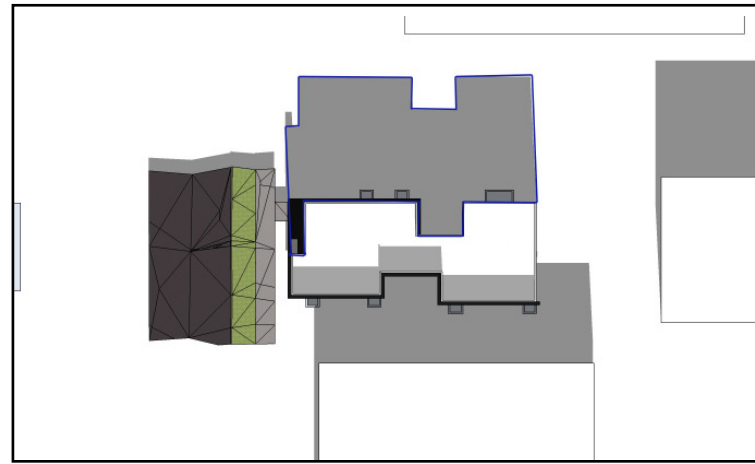


OPTION 1 - SOUTH WEST CORNER

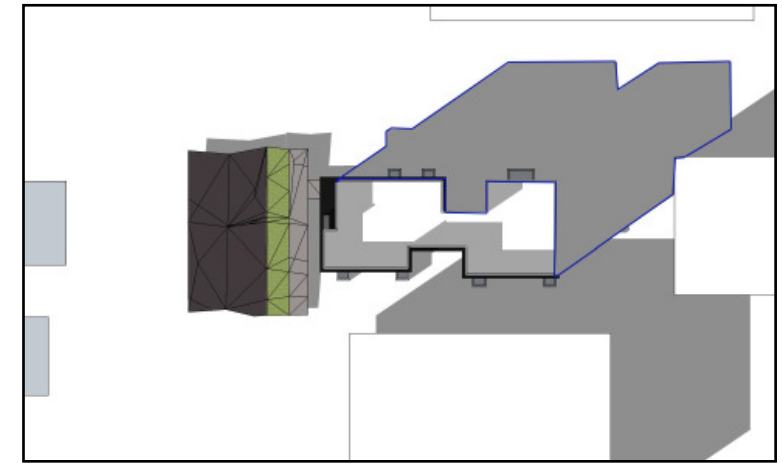




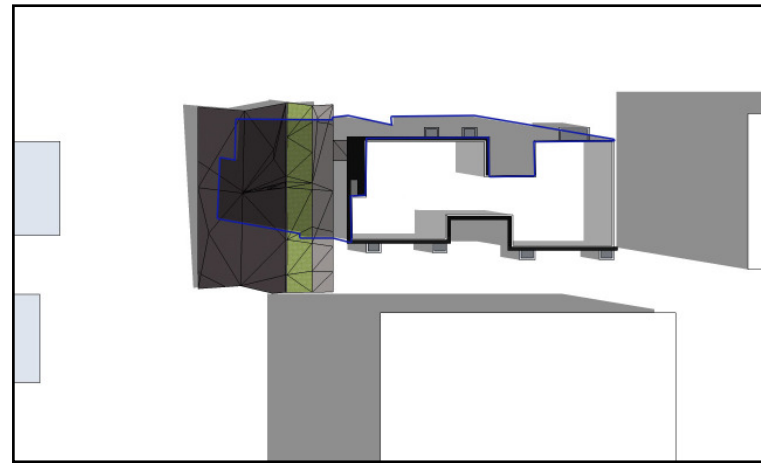
9AM - SPRING/FALL



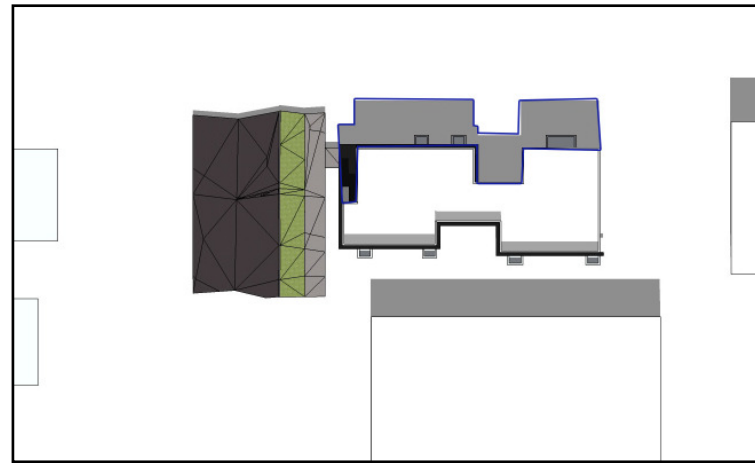
12PM - SPRING/FALL



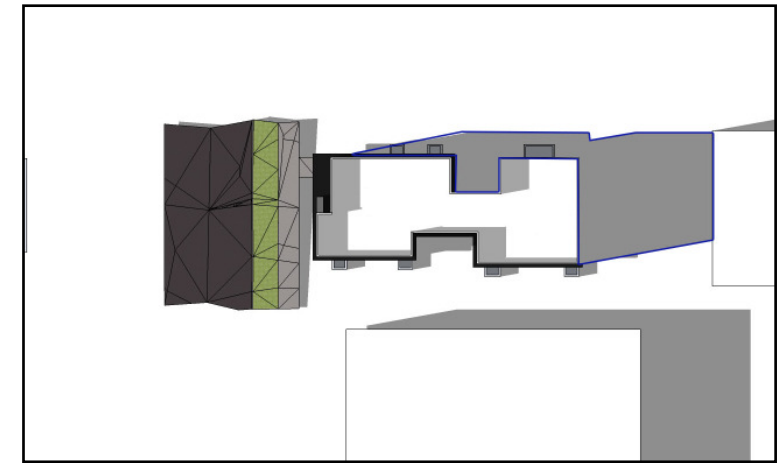
3PM - SPRING/FALL



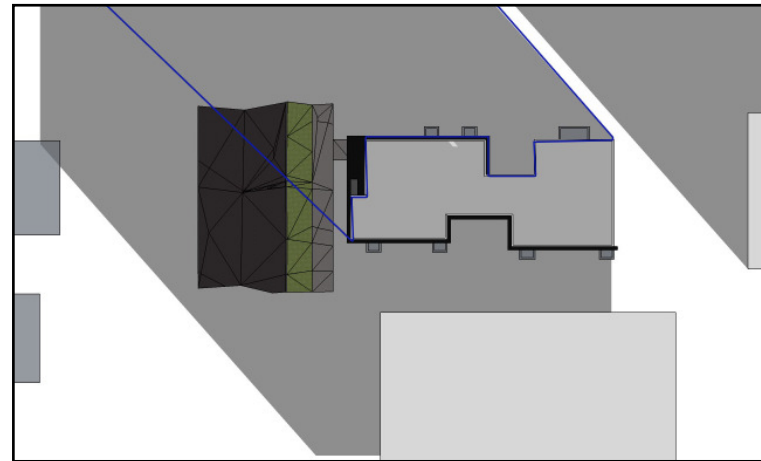
9AM - SUMMER



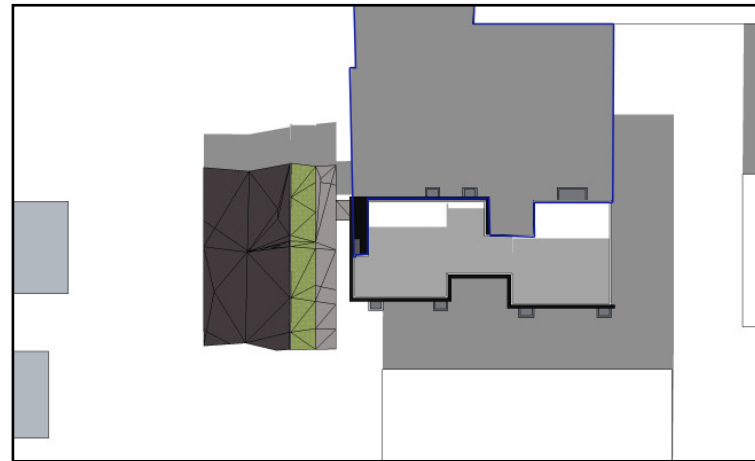
12PM - SUMMER



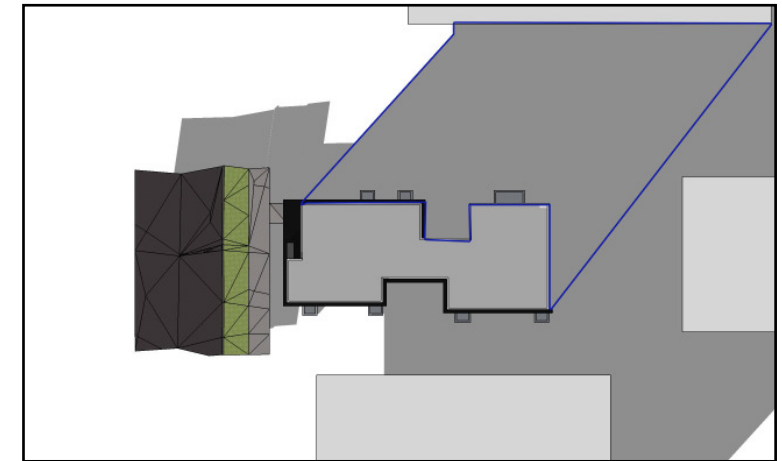
3PM - SUMMER



9AM - WINTER



12PM - WINTER



3PM - WINTER

OPTION 1 - SHADOW STUDY





## OPTION 2

### STUDIO APARTMENT (37 UNITS)

This concept provides entrances off 8th Ave NE, from the north pathway and at the common amenity area on the east side of the property. This building is designed to provide three masses or material changes that create interest and detailing opportunities along 8th Ave NE while leading pedestrians along the north edge. All units will have a kitchenette designed to 2012 Seattle Building Code. In addition, shared laundry, bicycle parking and screen trash and recycle areas will be in the building or on site.

#### Pros:

1. 5 of 8 units on each floor face south, maximizing natural daylight and taking advantage of views to Lake Washington.
2. 37 studio units designed towards University of Washington Students.
3. Affordable rental unit that is built to current building codes.
4. Location near the University of Washington and many transit routes minimizes need for cars or parking.

#### Cons:

1. Majority of units face south, directly toward neighboring apartment building, reducing privacy
2. Smaller unit sizes reduce livability in comparison to preferred option 3.
3. May require excavation in the ROW
4. Smaller trash and recycle area that is closer and more visible to the ROW

### OPTION 2 NOTES

**NUMBER OF UNITS:** 37

**LIVING SQUARE FOOTAGE:** 9160

**FAR:** 1.71 (2.0 Allowed)

**AMENITY SPACE:** 1040 Sqft provided.

**ON-SITE PARKING PROPOSED:** 0

**BIKE PARKING:** 10 spaces provided (10 required)

**SETBACKS:**

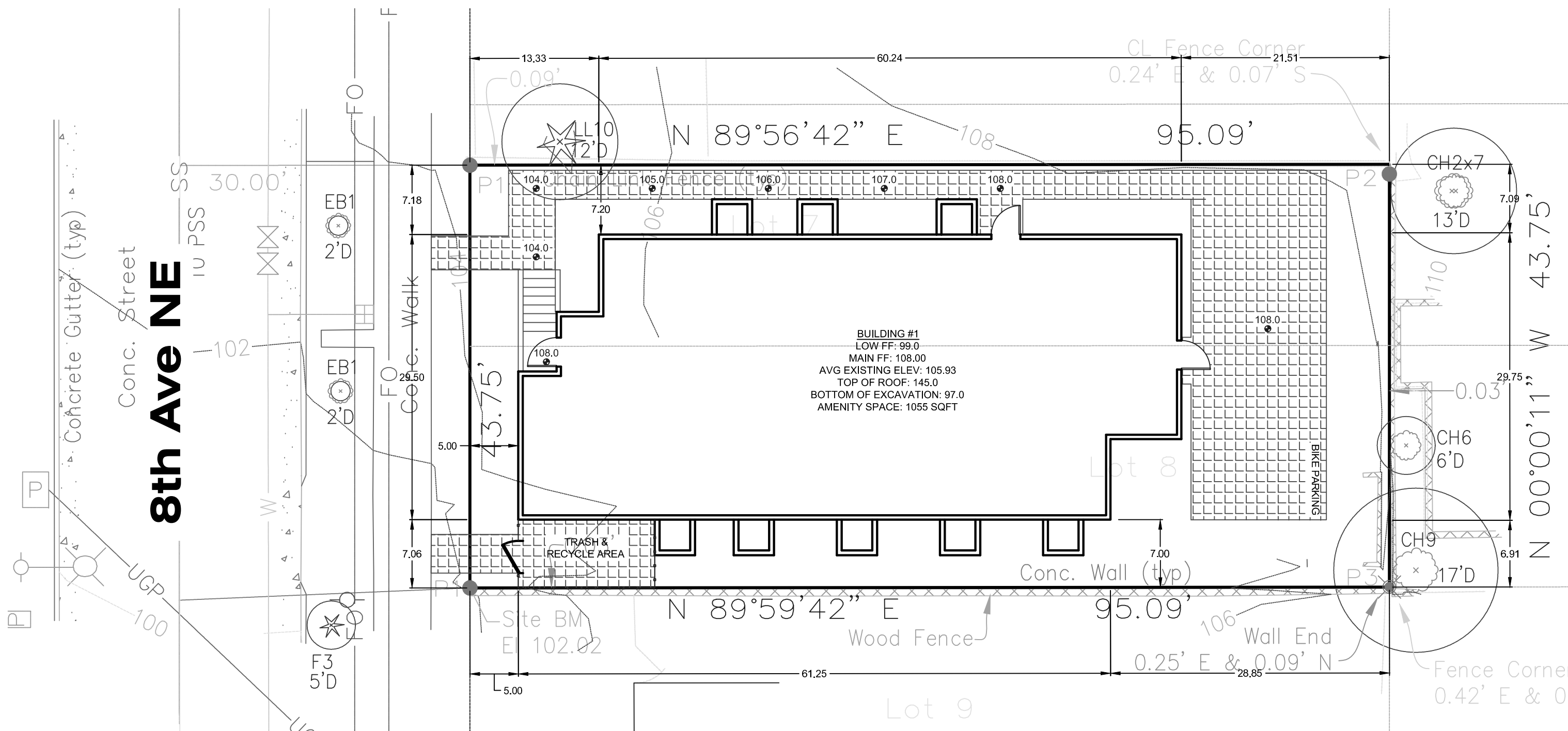
NORTH: 7.09'

EAST: 21.51'

SOUTH: 7.00'

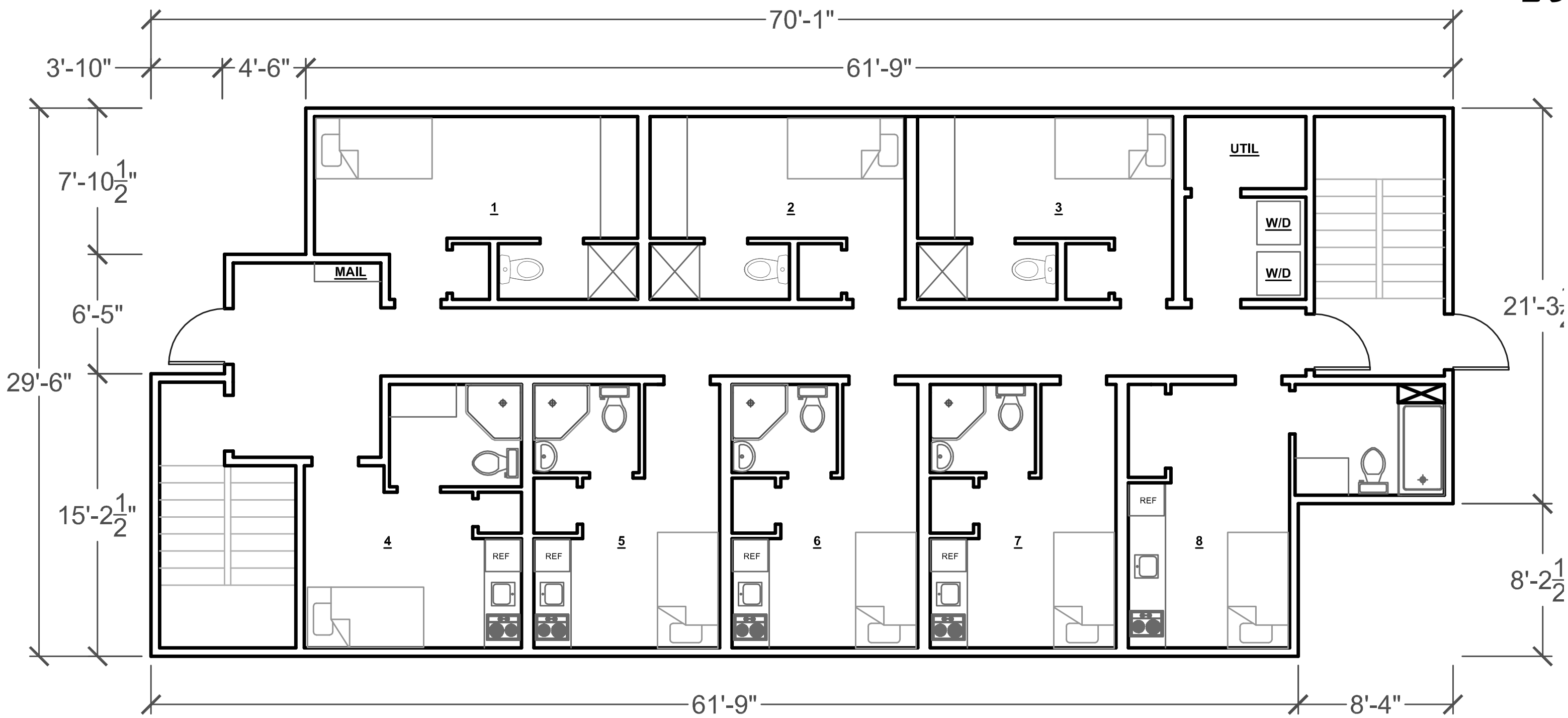
WEST: 5.00'

**DEPARTURES:** None



OPTION 2 - SITE PLAN





TYPICAL FLOOR PLAN

CONCEPTUAL FLOOR PLAN

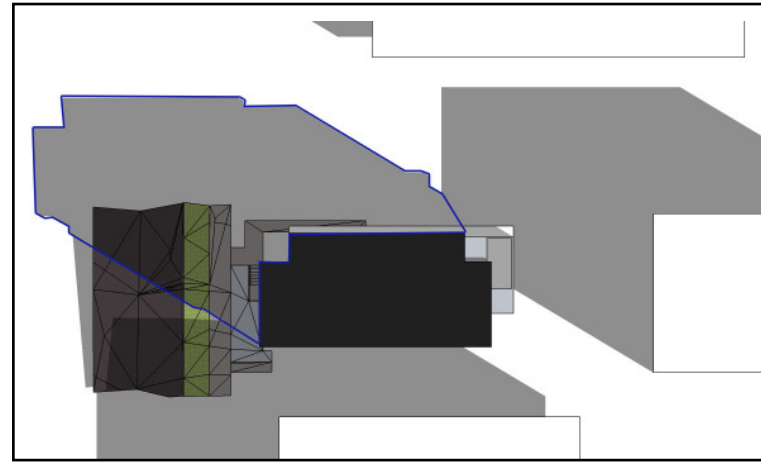


OPTION 2 - WEST ELEVATION

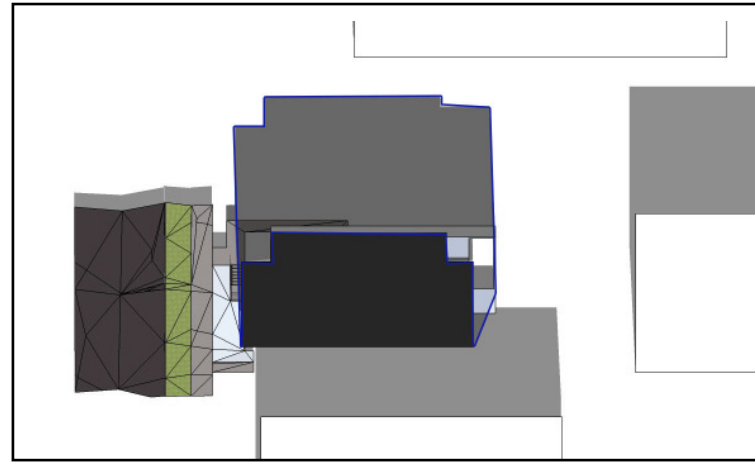


OPTION 2 - SOUTH WEST CORNER

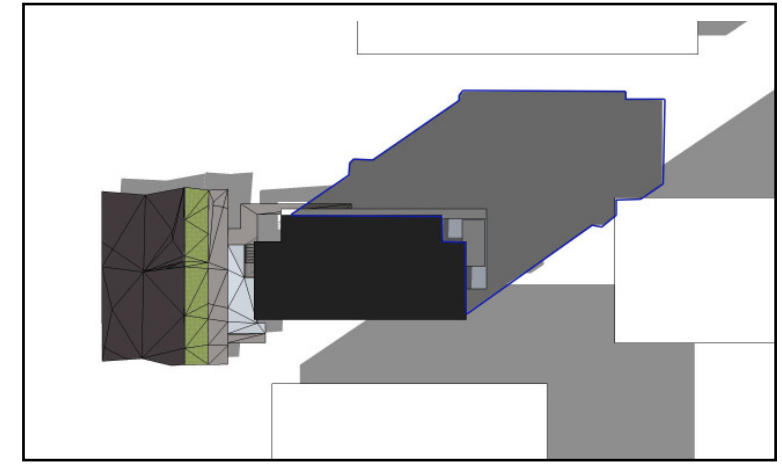




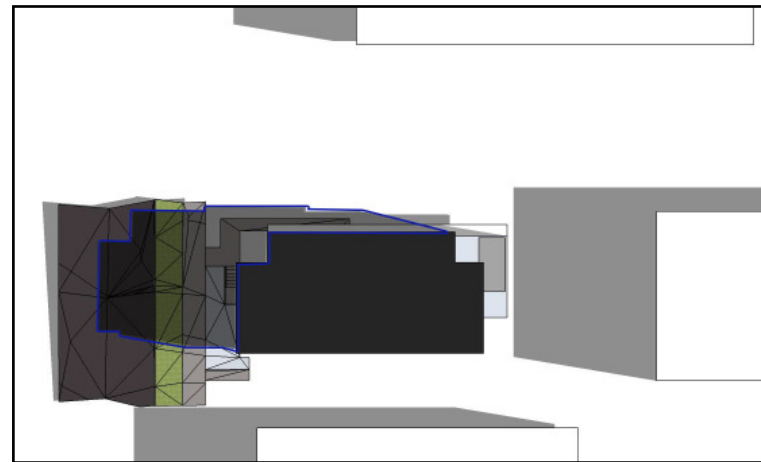
9AM - SPRING/FALL



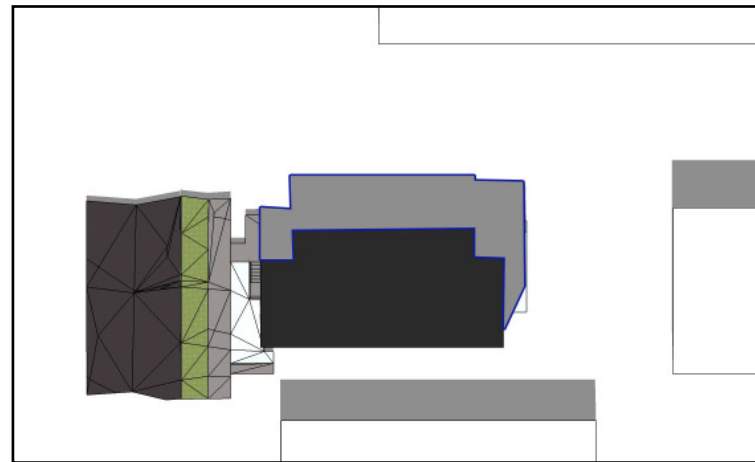
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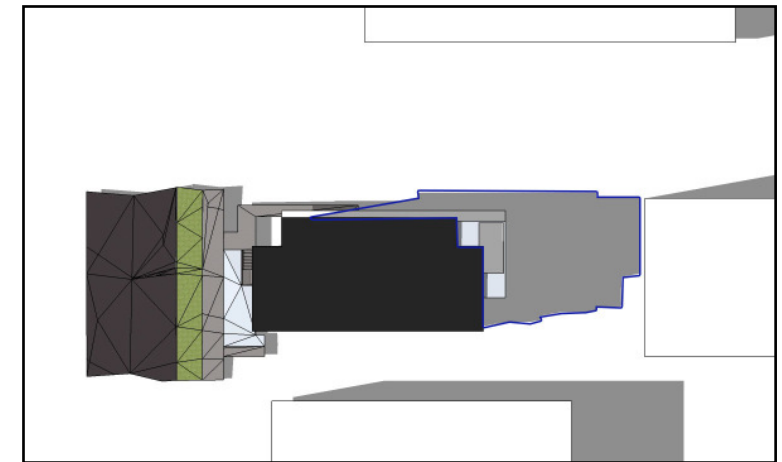
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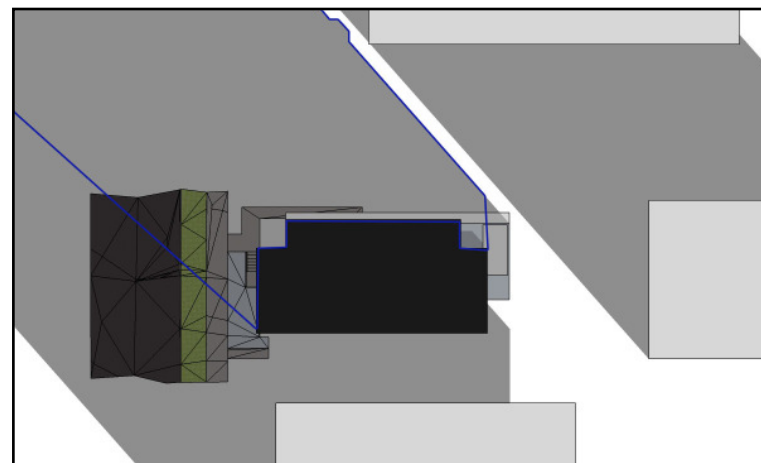
9AM - SUMMER



12PM - SUMMER



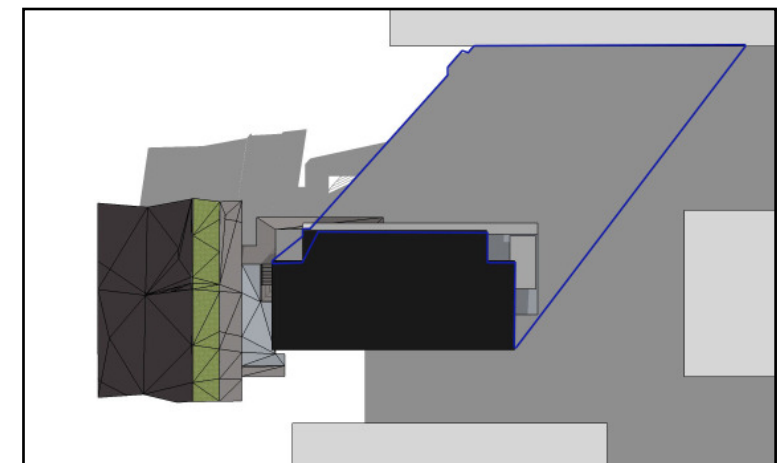
3PM - SUMMER



9AM - WINTER



12PM - WINTER



3PM - WINTER

OPTION 2 - SHADOW STUDY





## OPTION 3 - PREFERRED

### **STUDIO APARTMENT (38 UNITS)**

This Option provides 38 studio apartment units targeted to University of Washington Students or other active tenants “on the go”. This concept provides entrances off 8th Ave NE, and from the common amenity area at the East side of the building. This building is designed to provide three masses or material changes that create interest and detailing opportunities along 8th Ave NE as well as the south property line facing the neighboring apartment building. All units will have a kitchenette designed to 2012 Seattle Building Code. In addition, shared laundry, bicycle parking and screened trash and recycle areas will be in the building or on site.

#### PROS

1. Unit sizes approx 4% larger than Option 1, and 8% larger than Option 2.
2. Windows raised along 1st floor of southern edge to increase privacy between proposed development and south neighbor
3. 37 studio units designed towards University of Washington Students.
4. Affordable rental unit that is built to current building codes.
5. Location near the University of Washington and many transit routes minimizes need for cars or parking.
6. Trash area tucked away from entrance - reduced visibility.
7. Planting area for vegetated buffer between south and east neighbors.
8. An additional ADA unit was incorporated, raising the unit count to 38.

#### CONS

1. May require temporary excavation in the ROW.

### OPTION 3 NOTES

**NUMBER OF UNITS:** 38 Studio apartments

**LIVING SQUARE FOOTAGE:** 9245 sqft

**FAR:** 1.66 (2.0 Allowed)

**AMENITY SPACE:** 1125 sqft provided

**ON-SITE PARKING PROPOSED:** 0

**BIKE PARKING:** 10 stalls proposed

**SETBACKS:**

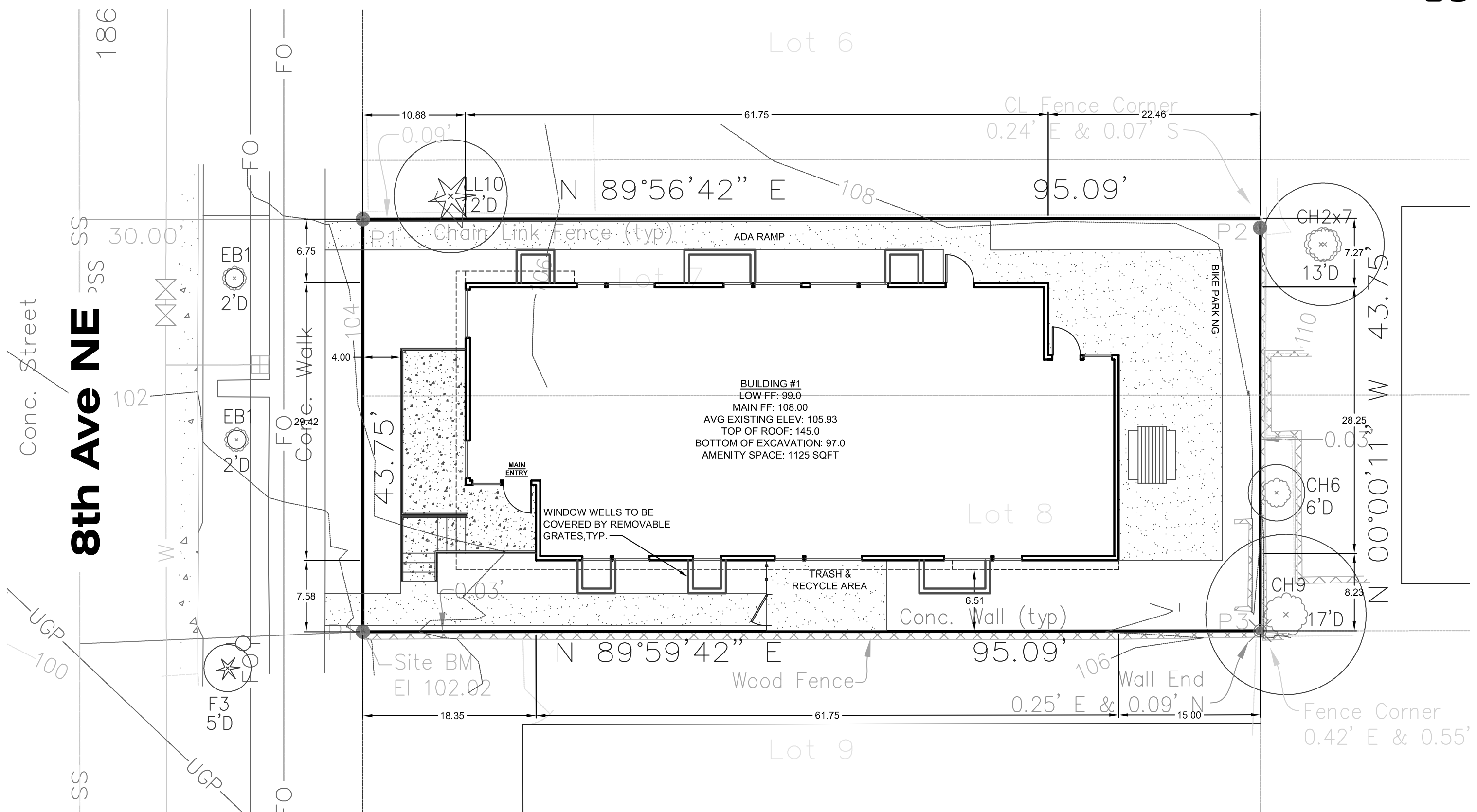
NORTH: 7.41' avg

EAST: 15.00'

SOUTH: 8.21' avg

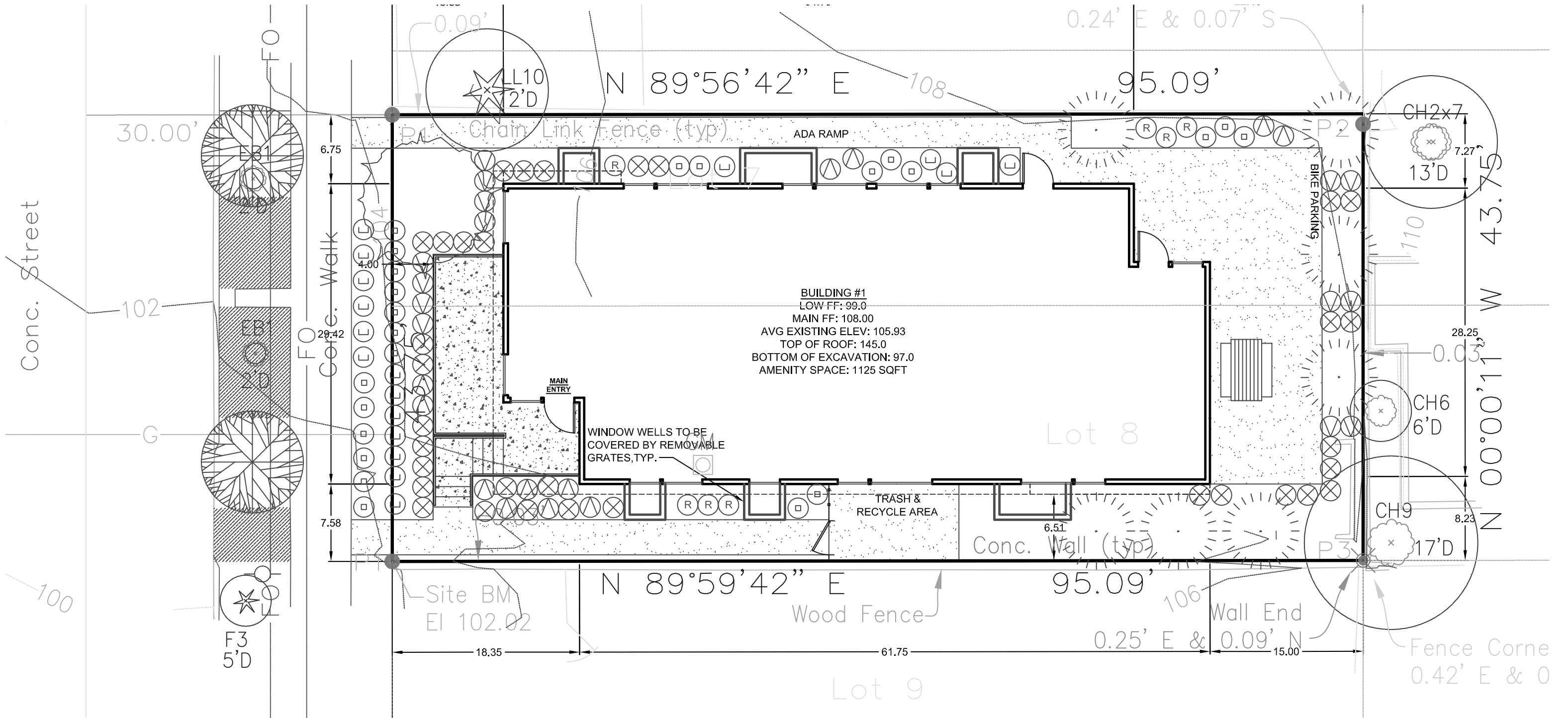
WEST: 10.88'

**DEPARTURES:** None



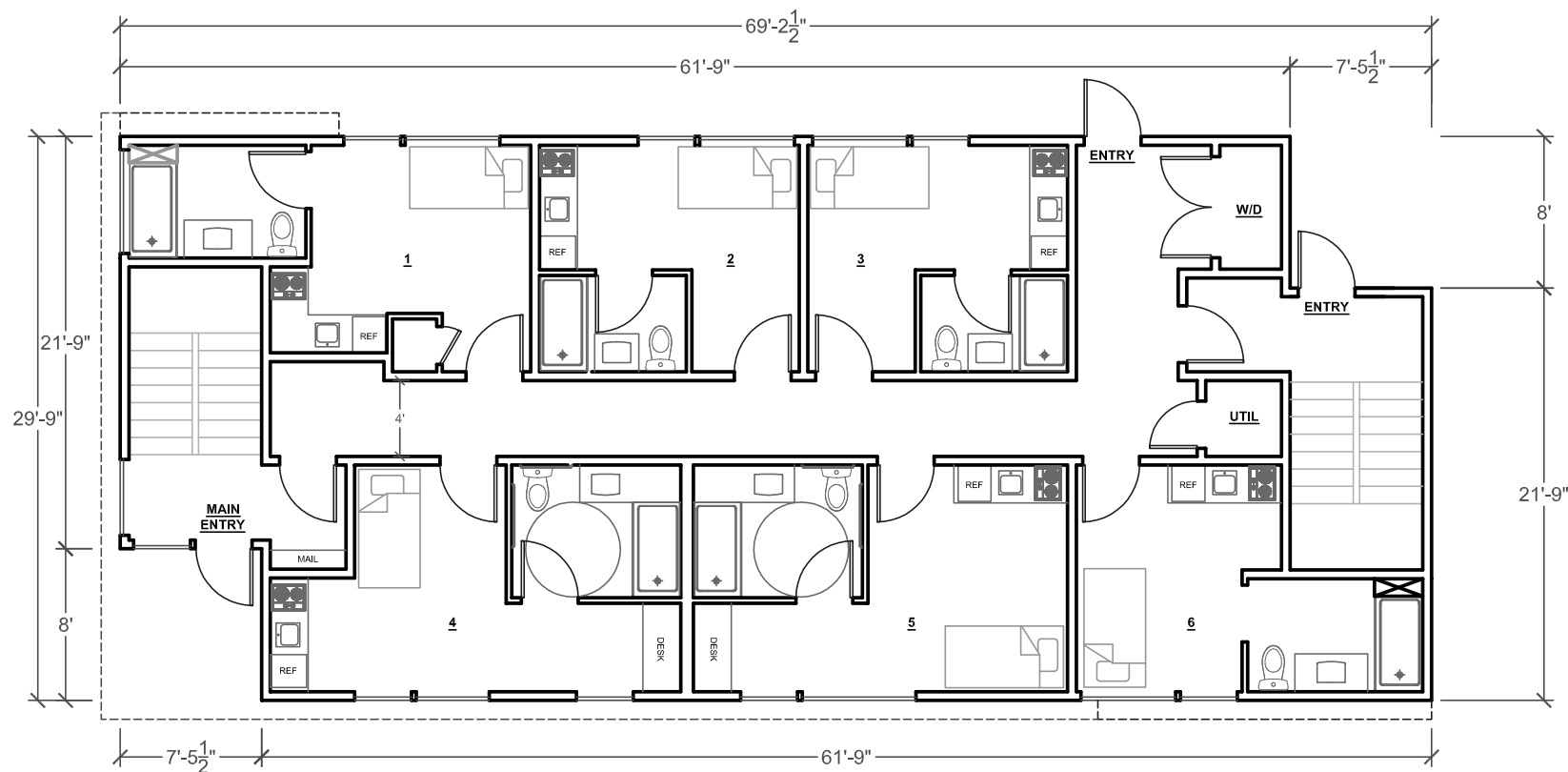
OPTION 3 - SITE PLAN



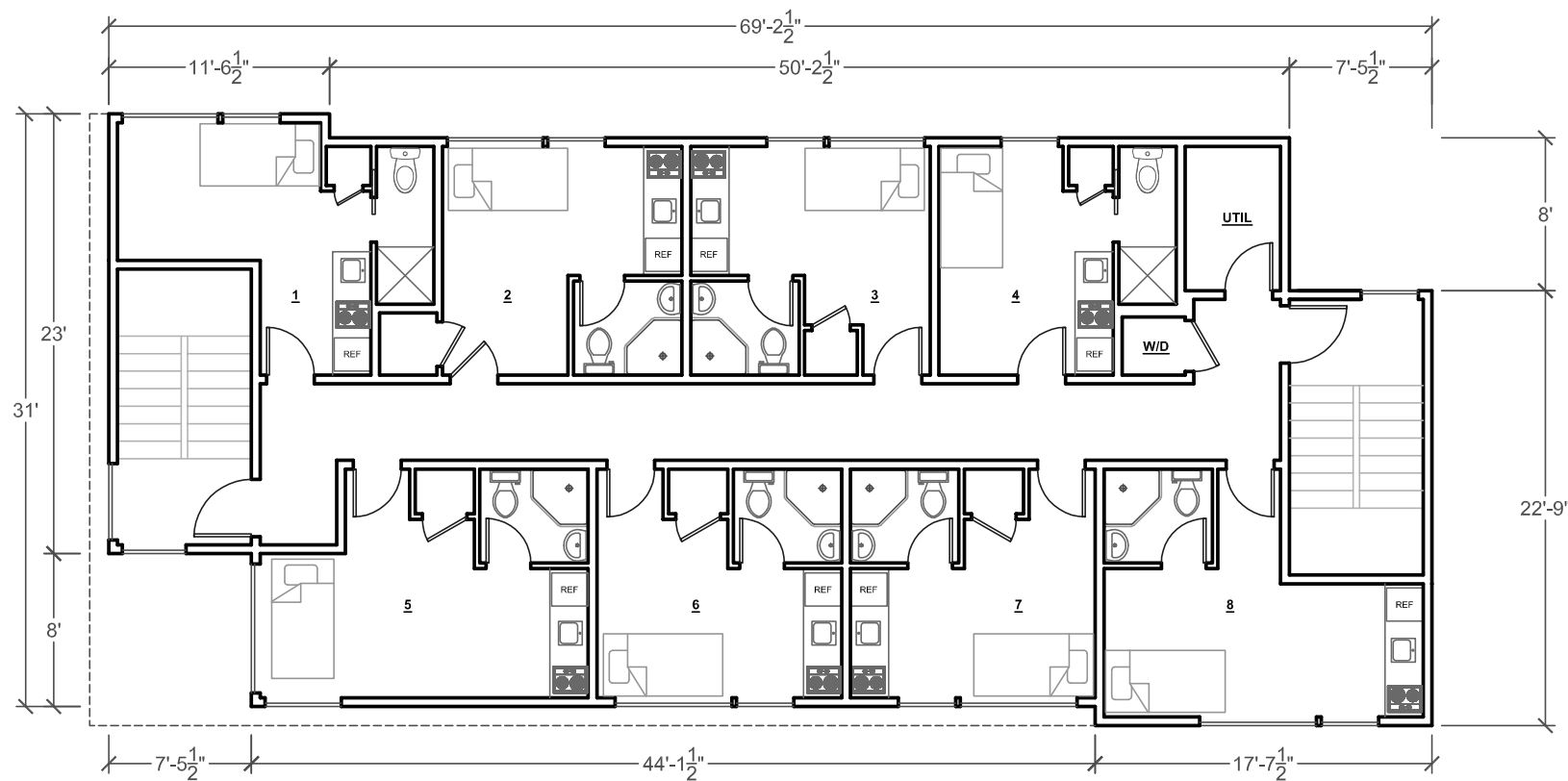


PRELIMINARY LANDSCAPE CONCEPT

ENTRY LEVEL PLAN  
(ACCESSIBLE FLOOR)



TYPICAL FLOOR PLAN



CONCEPTUAL FLOOR PLANS

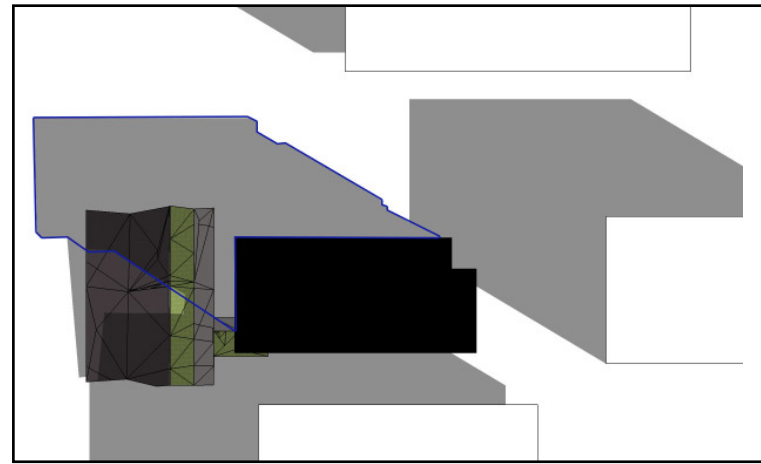


OPTION 3 - WEST ELEVATION

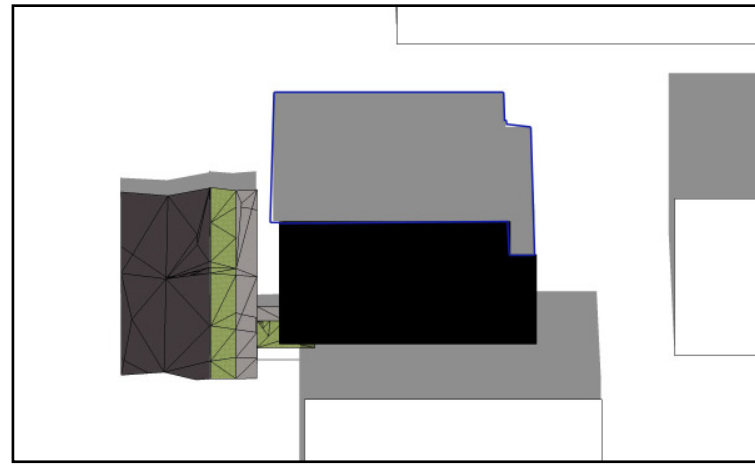


OPTION 3 - SOUTH WEST CORNER

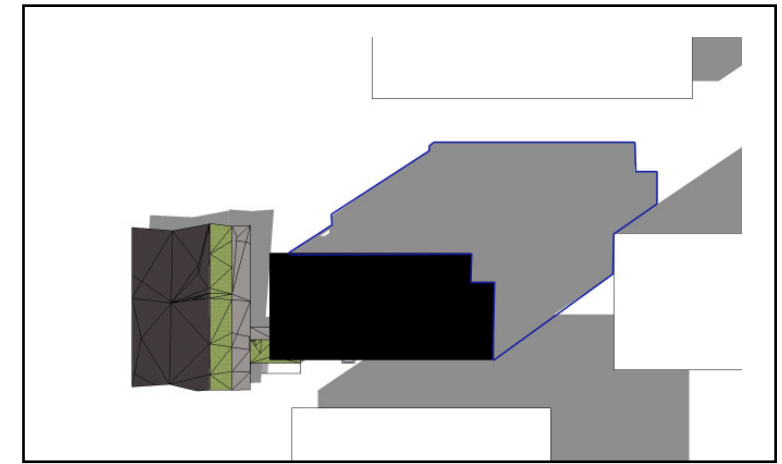




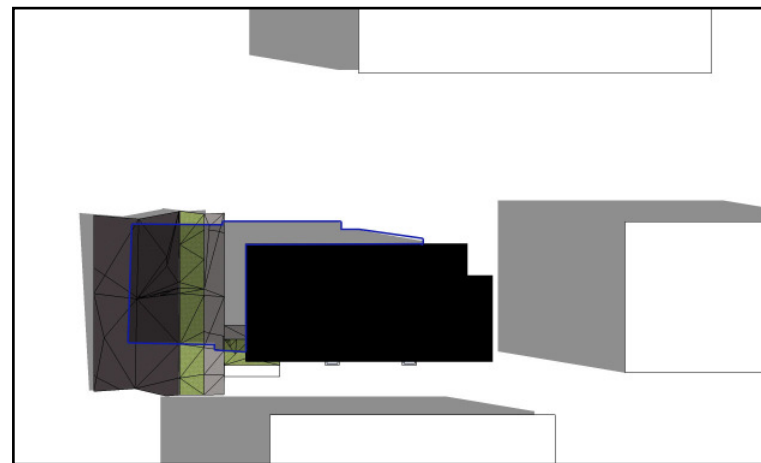
9AM - SPRING/FALL



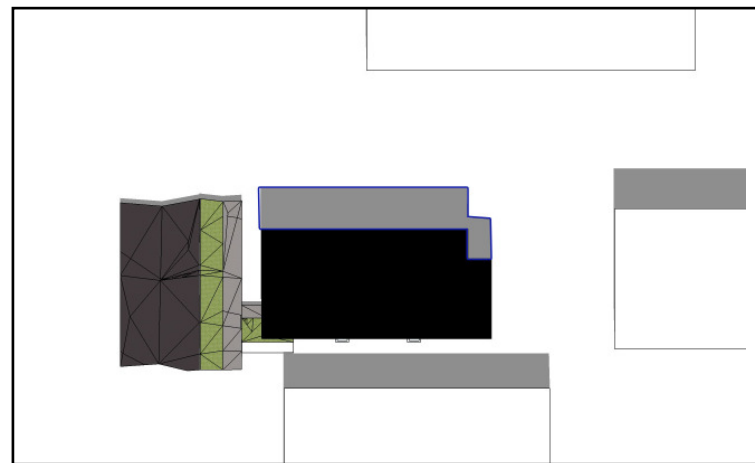
12PM - SPRING/FALL



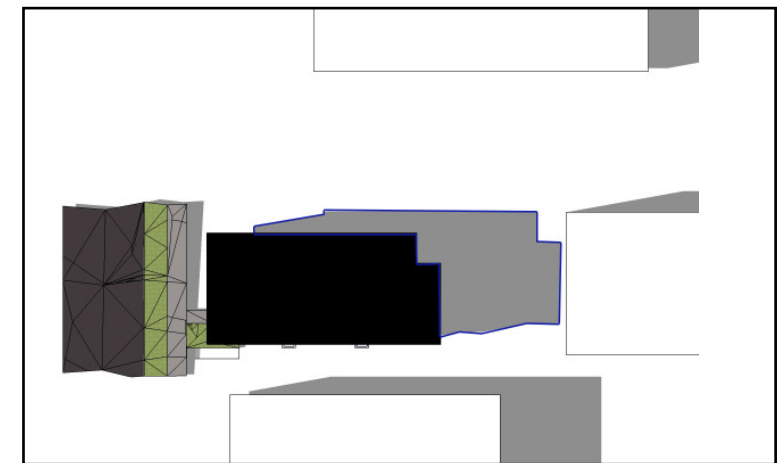
3PM - SPRING/FALL



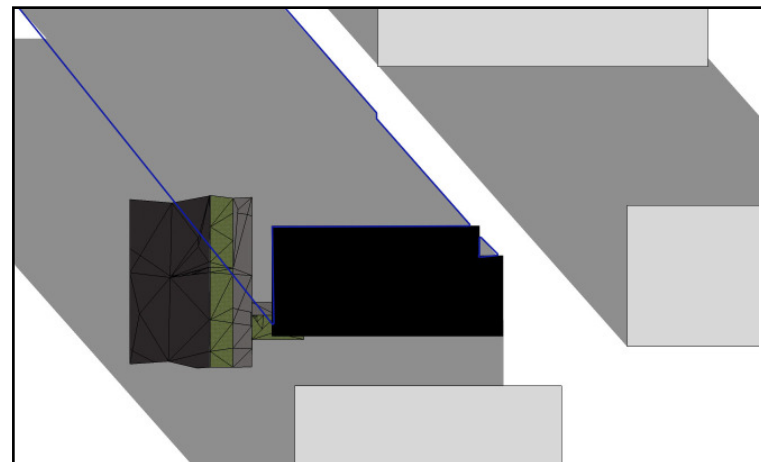
9AM - SUMMER



12PM - SUMMER



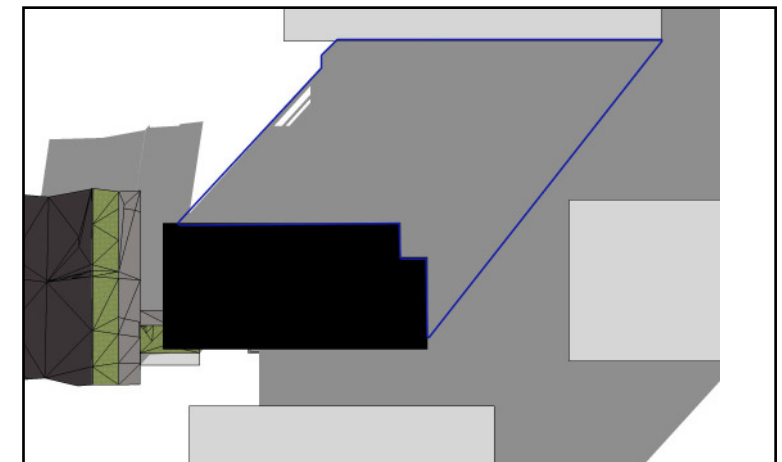
3PM - SUMMER



9AM - WINTER



12PM - WINTER



3PM - WINTER

OPTION 3 - SHADOW STUDY







PAST WORK FROM BUILD URBAN



4046 8TH AVE NE  
DESIGN REVIEW



PAST WORK FROM BUILD URBAN

4046 8TH AVE NE  
DESIGN REVIEW

