

# 4320 8<sup>th</sup> AVE NE

## EARLY DESIGN GUIDANCE - JULY 28, 2014

### PROJECT INFORMATION

**Property Address:** 4320 8th Ave NE  
Seattle, WA

**DPD Project #:** 3016799

**Architect:** Ecco Design Inc.  
203 N 36th Street, Ste 201  
Seattle, WA 98103  
206.706.3937

**DPD Planner:** Carly Guillory  
206.684.0720  
carly.guillory@seattle.gov

### TABLE OF CONTENTS

PROJECT INFORMATION	1
ZONING SUMMARY	2
NEIGHBORHOOD CONTEXT	3
SCHEMATIC OPTION 1	8
SCHEMATIC OPTION 2	11
SCHEMATIC OPTION 3	14



## 4320 8TH AVE NE

PROJECT #3016799

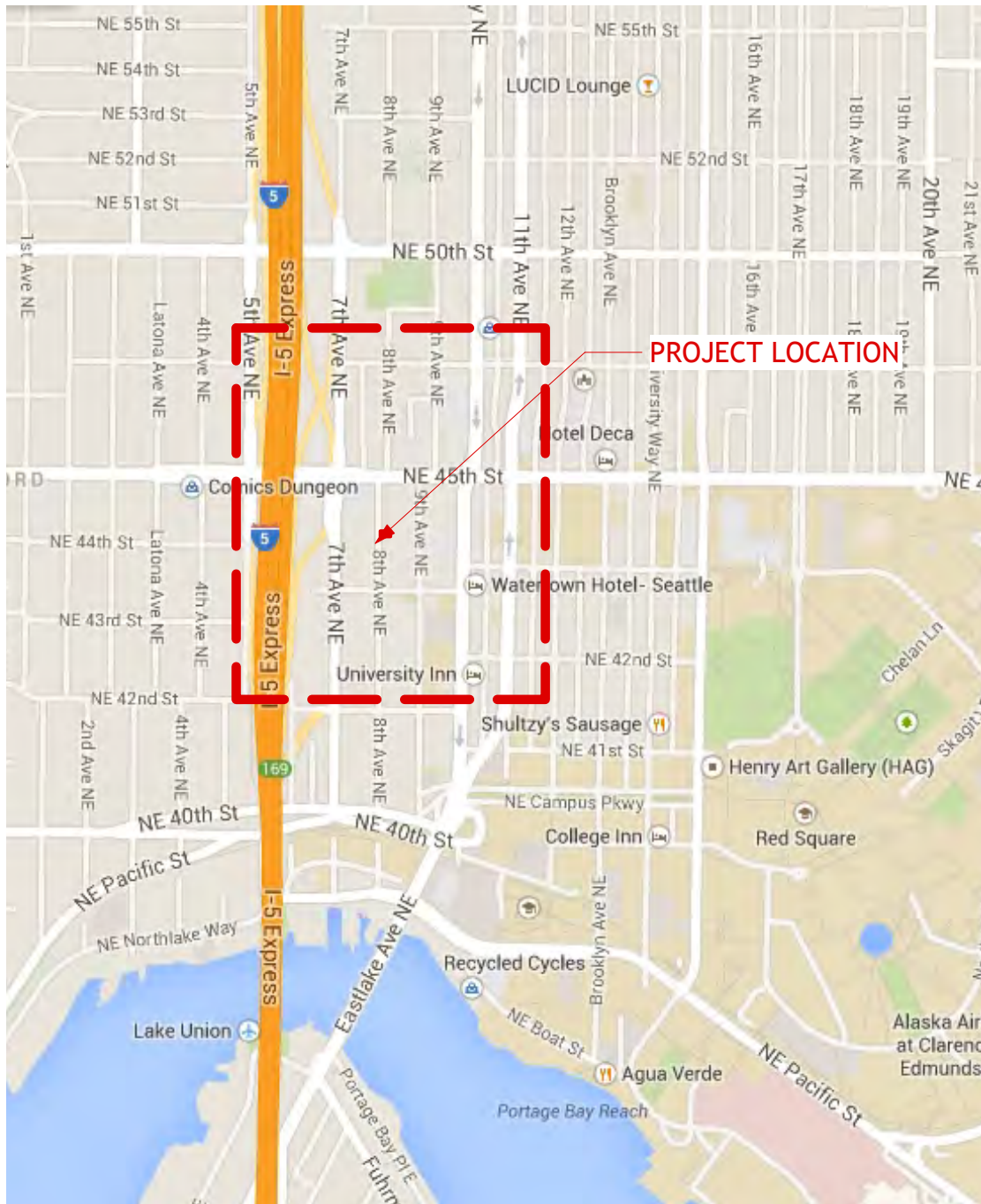
PARCEL #4092300090

### DEVELOPMENT OBJECTIVE:

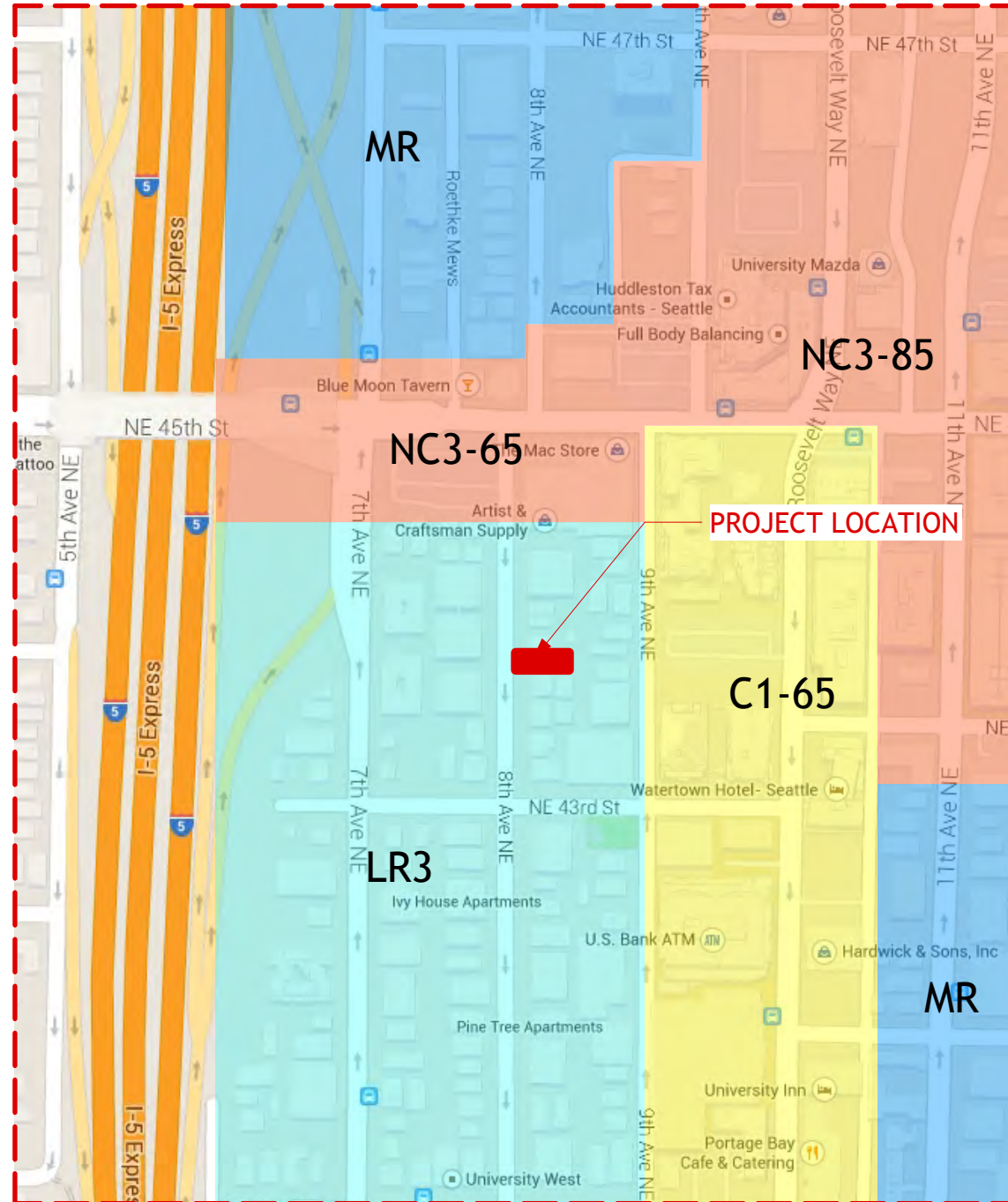
The proposed project will contain (20) studio and/or 1-bedroom apartments.

### SITE CONTEXT:

The project site, located in the University District urban center and frequent transit area, is a 3,563 square foot lot zoned LR3. The adjacent building to the north is a recent 4-story micro-housing development and the lot to the south contains townhomes. The topography of the site is primarily flat, with a retaining wall along the east property line. The adjacent east property is approximately 8 to 10 feet above the subject property. The neighborhood is a mix of apartment buildings, townhomes, rooming houses and a few single family residences. I-5 is two blocks west, the Roosevelt C1-65 commercial zone is two blocks east, and the Burke-Gilman trail is two blocks south. Commercial areas are located on 45th St. (less than a block north) and Roosevelt Ave (two blocks east).



↑ VICINITY MAP



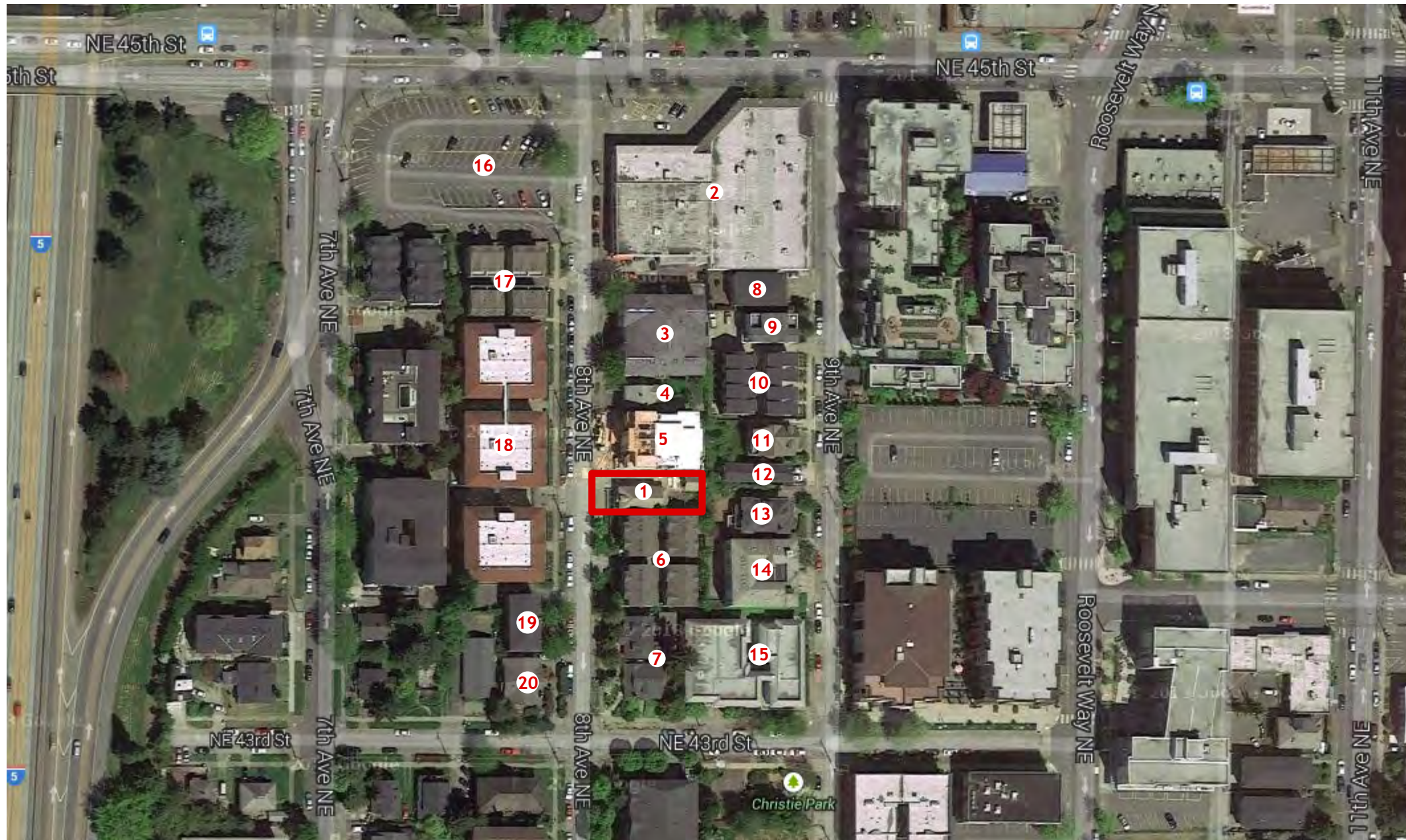
↑ ZONING MAP

## ZONING SUMMARY

Zone:	LR3
Overlay:	University District NW Urban Center Village
Frequent transit:	Yes
ECA:	No
FAR Limit:	2.0 (with LEED Silver or Built-Green 4-star rating)
Lot Area:	3,563 s.f.
Max. Floor Area:	7,126 s.f.
Density:	No limit
Structure height:	40' base height limit
Front setback:	5' min.
Side setback:	7' avg./5' min.
Rear setback:	15' min.
Amenity area:	25% of lot area
Required amenity:	891 s.f. (50% or 445.5 s.f. at grade)
Structure width:	150' max.
Structure depth:	Max. combined length of all portions of facades within 15' of side lot line is 65% of the length of that lot line
Light and glare:	Exterior lighting shall be shielded and directed away from adjacent properties
Parking:	None required

## NEIGHBORING BUILDINGS & USES

- 1 Project location
- 2 Petco & other commercial
- 3 Apartment building
- 4 Single family residence
- 5 Micro-housing building
- 6 Townhomes
- 7 Single family residences
- 8 Rooming house
- 9 Rooming house
- 10 Townhomes
- 11 Tri-plex
- 12 Single family residence
- 13 Recovery center
- 14 Apartment building
- 15 Apartment building
- 16 Parking lot for retail
- 17 Townhomes
- 18 Apartment buildings
- 19 Rooming house
- 20 Rooming house



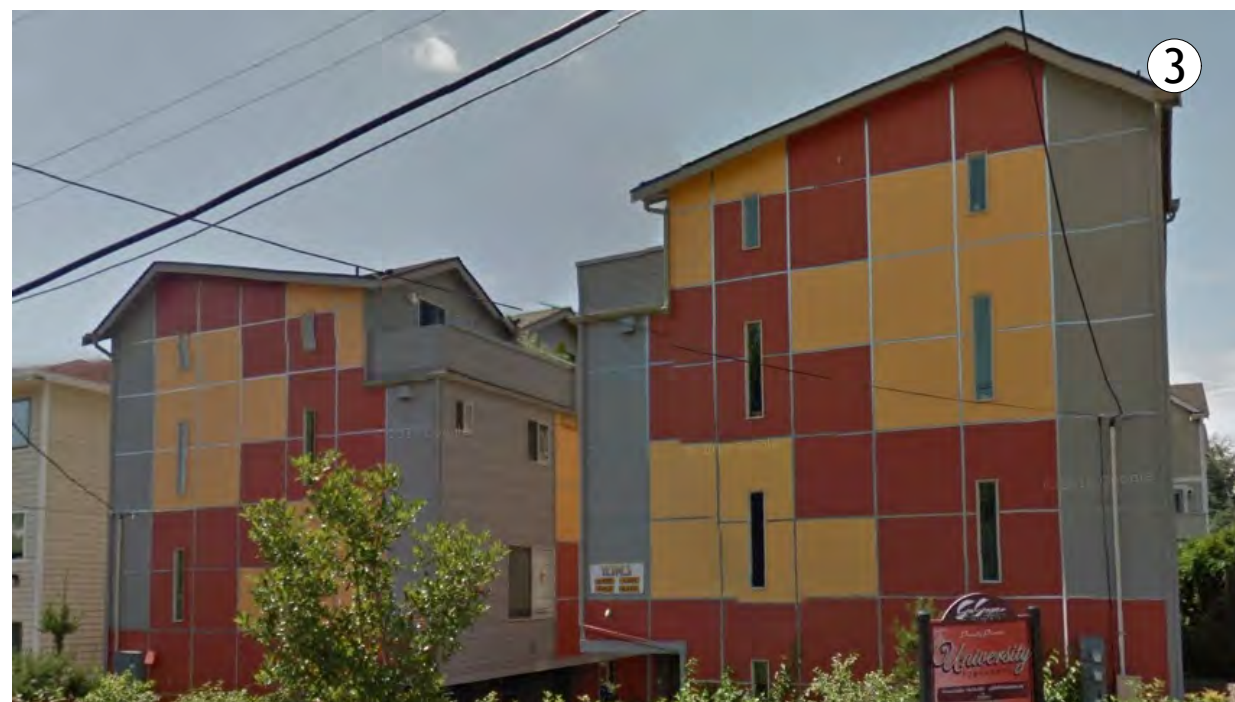
NEIGHBORHOOD MAP



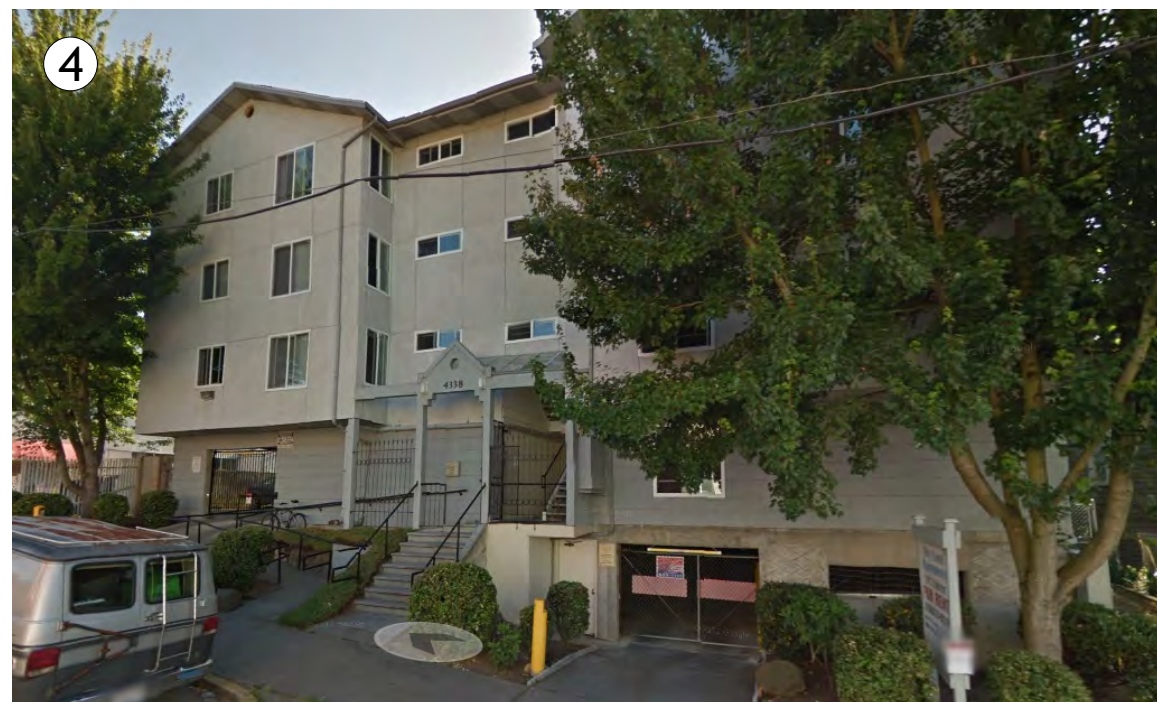
PETCO Store at the corner of 8th Ave NE & NE 45th St.



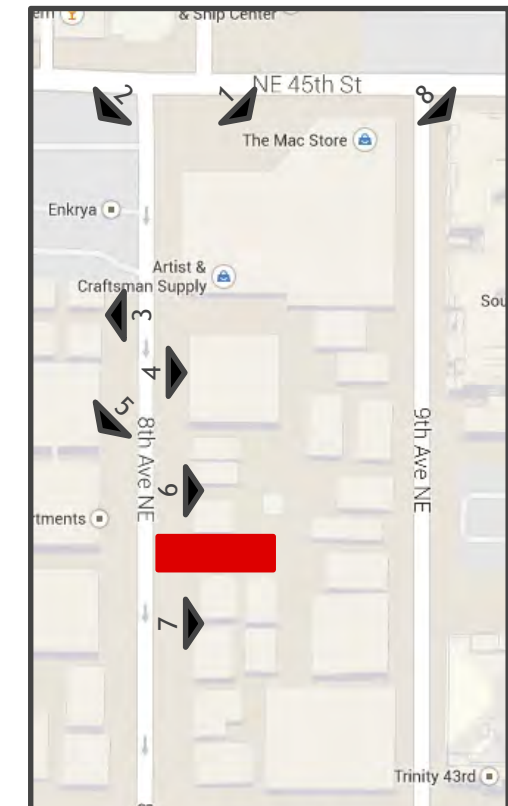
PETCO parking lot at the corner of 8th Ave NE & NE 45th St.

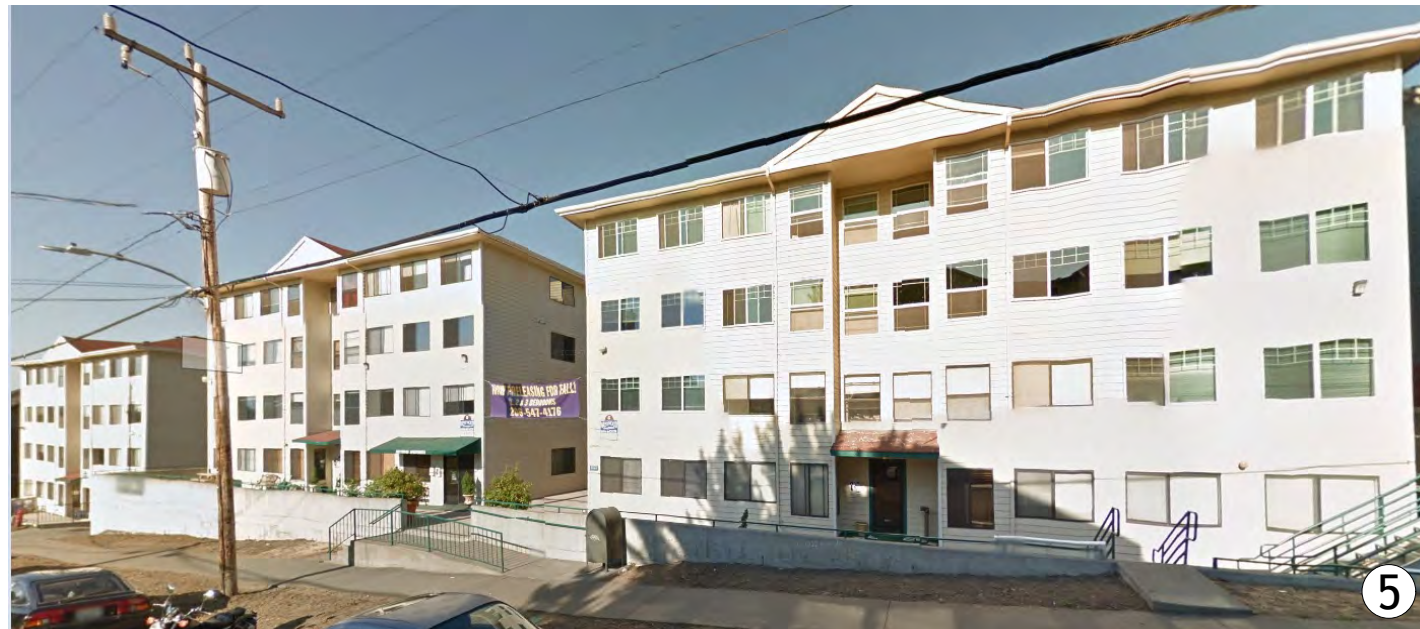


Townhomes across the street and to the north of the site.

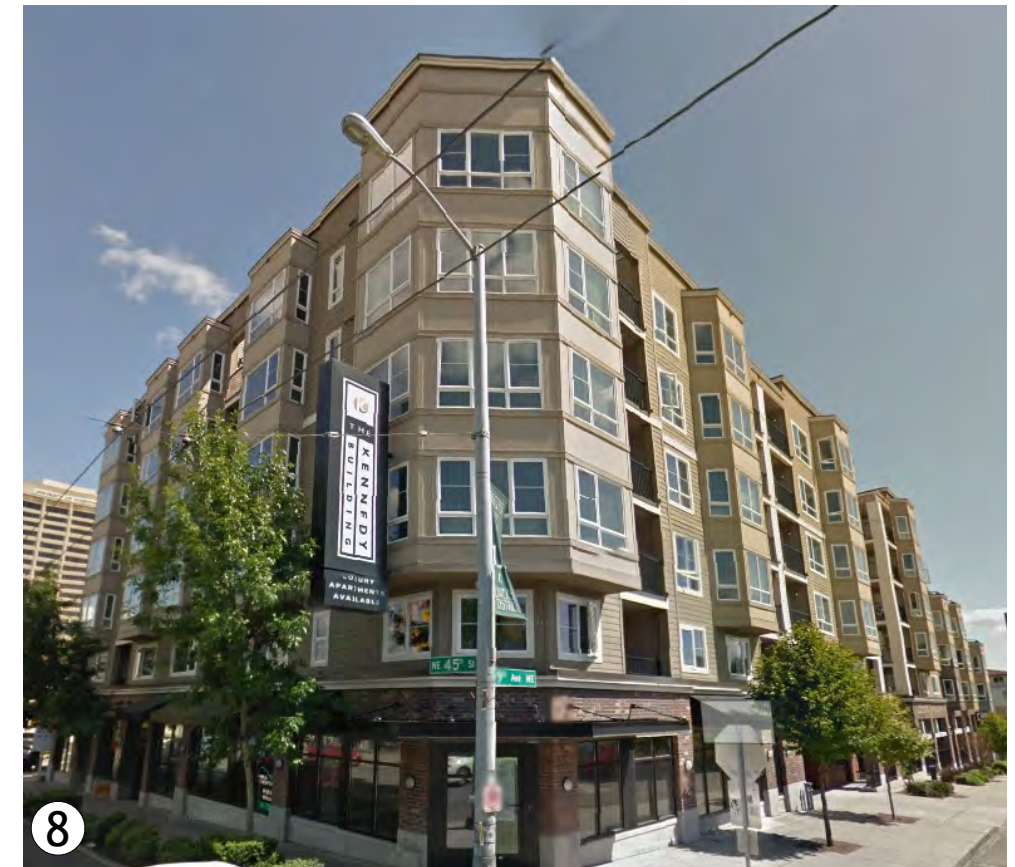


Apartment building north of the site.





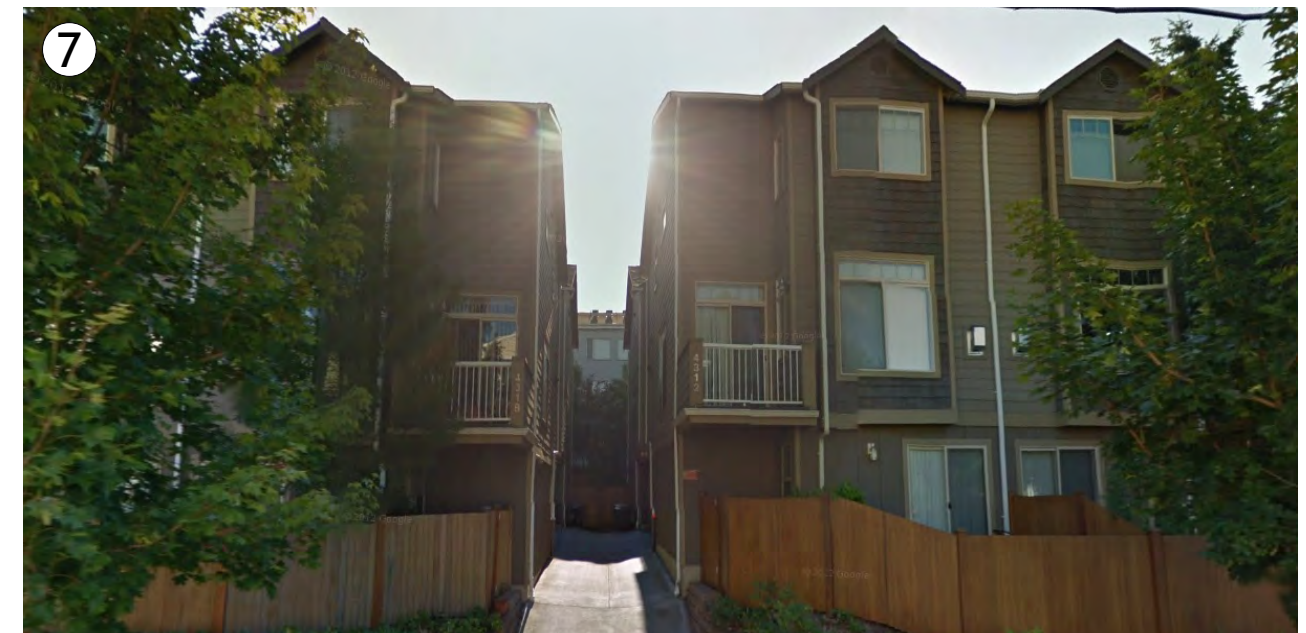
Three nearly identical apartment buildings directly across the street.



Nearby mixed-use building on NE 45th St.



Adjacent property to the north is a micro-housing development.



Townhomes on the adjacent property to the south.

# UNIVERSITY NEIGHBORHOOD DESIGN GUIDELINES - PRIORITIES

## CONTEXT AND SITE

CS1 NATURAL SYSTEMS AND SITE FEATURES: Pedestrian streetscape is maintained, public view corridors are not impacted.

CS2 URBAN PATTERN AND FORM: Site is not on a mixed use corridor, and is surrounded on all sides by Lowrise zone. Service areas will be screened and there is no parking proposed so impact to neighbors will be minimal. The impact of height, bulk and scale of the proposed project is minimal given the size of the lot (37.5' x 95')

CS3 CONTRIBUTE TO ARCHITECTURAL CHARACTER OF THE NEIGHBORHOOD: The proposed contemporary design will meet or exceed the architectural character of the neighborhood.

## PUBLIC LIFE

PL 1 CONNECTIVITY: Open space will be provided at the street side, with plantings and a tenant courtyard.

PL 2 WALKABILITY: A pedestrian entry will be located on the street side, either architecturally, or a clearly defined pedestrian path. As this building has no parking, the coming and going of tenants and guests will add to the vitality of the street.

PL 3 STREET-LEVEL INTERACTION: A pedestrian entry will be located on the street side, either architecturally, or a clearly defined pedestrian path.

## DESIGN CONCEPT

DC1 PROJECT USES AND ACTIVITIES: No parking is proposed for this project.

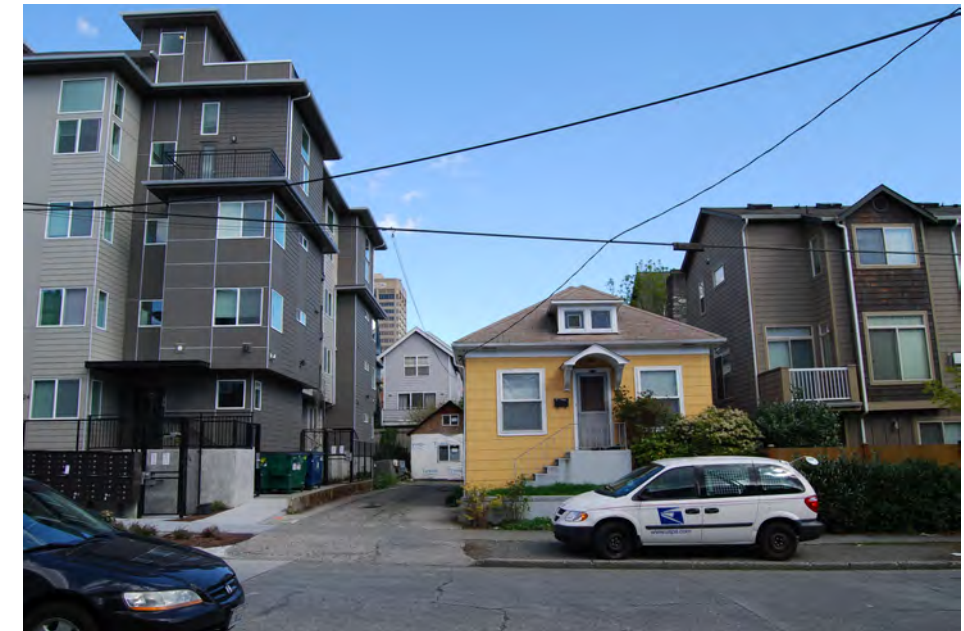
DC2 ARCHITECTURAL CONCEPT: Fine grained architectural character is proposed. Using covered entry porches, vertically proportioned windows, building articulation, and details.

DC3 OPEN SPACE CONCEPT: This project is not on a mixed use corridor and given the small size, will not be able to provide public use space. There will be open space provided for the tenants, which will provide visual open space for pedestrians.

DC4 EXTERIOR ELEMENTS AND FINISHES: Stucco like panels are proposed and will feature an even surface and properly trimmed joints. Overhangs on different levels are proposed to provide protection and visual interest to the building.



4324 8TH - ADJACENT PROPERTY TO THE NORTH  
DESIGNED BY ecco design inc.



4320 8TH - EXISTING STRUCTURE



PANORAMA LOOKING NORTH - 8TH AVE NE



PANORAMA LOOKING SOUTH - 8TH AVE NE

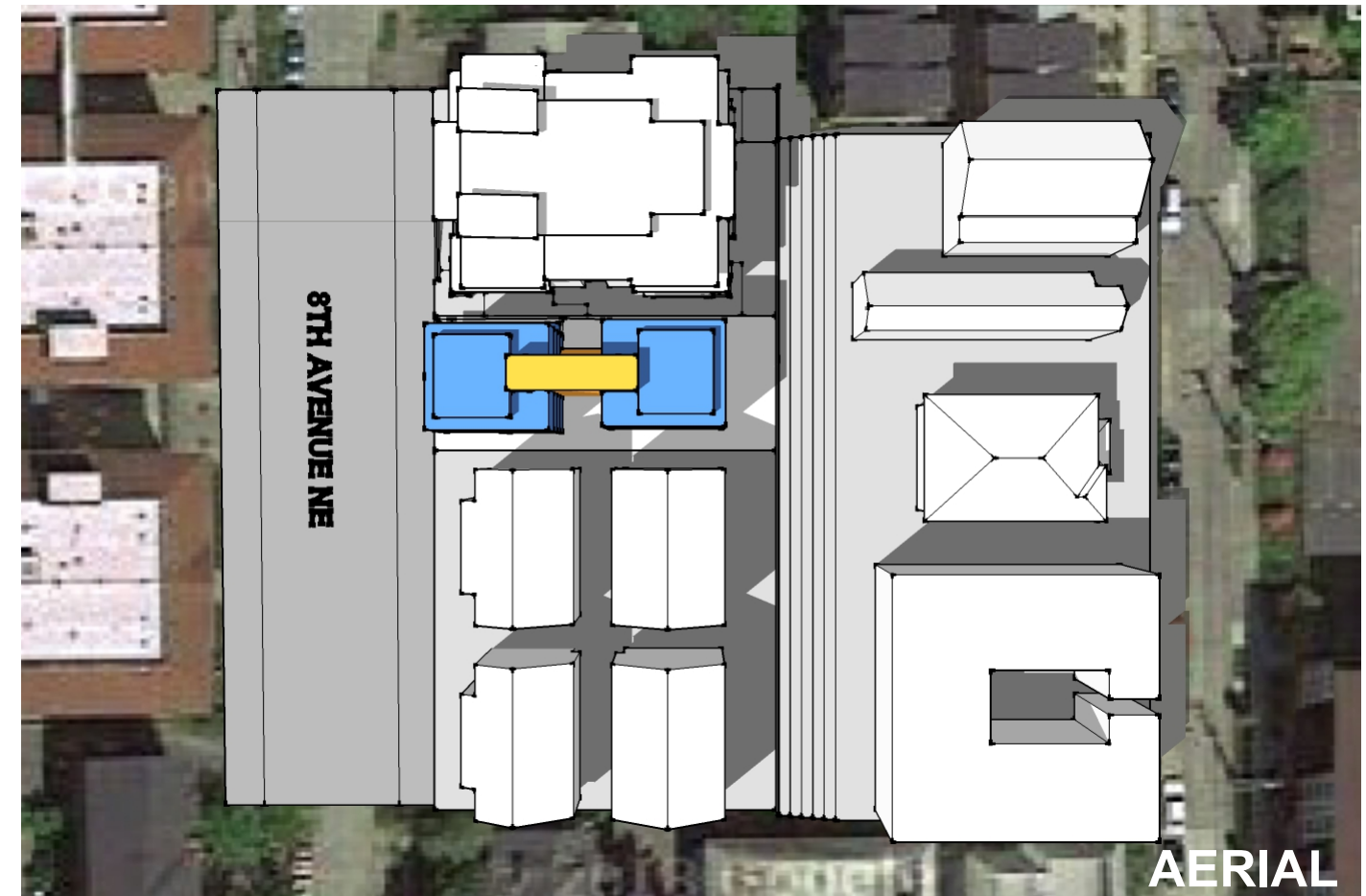
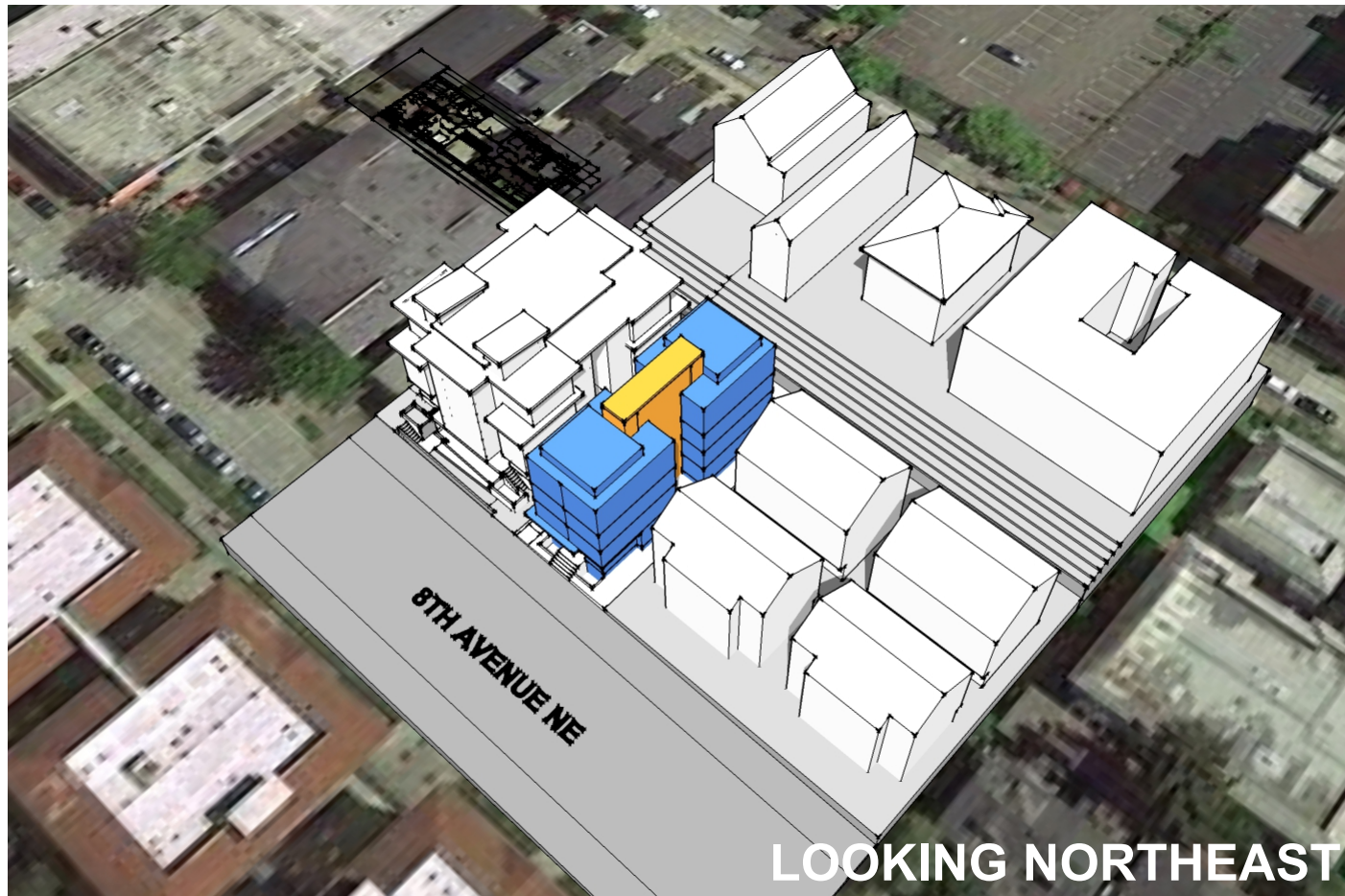


8TH AVENUE NE ELEVATION  
Looking east



8TH AVENUE NE ELEVATION  
Looking west





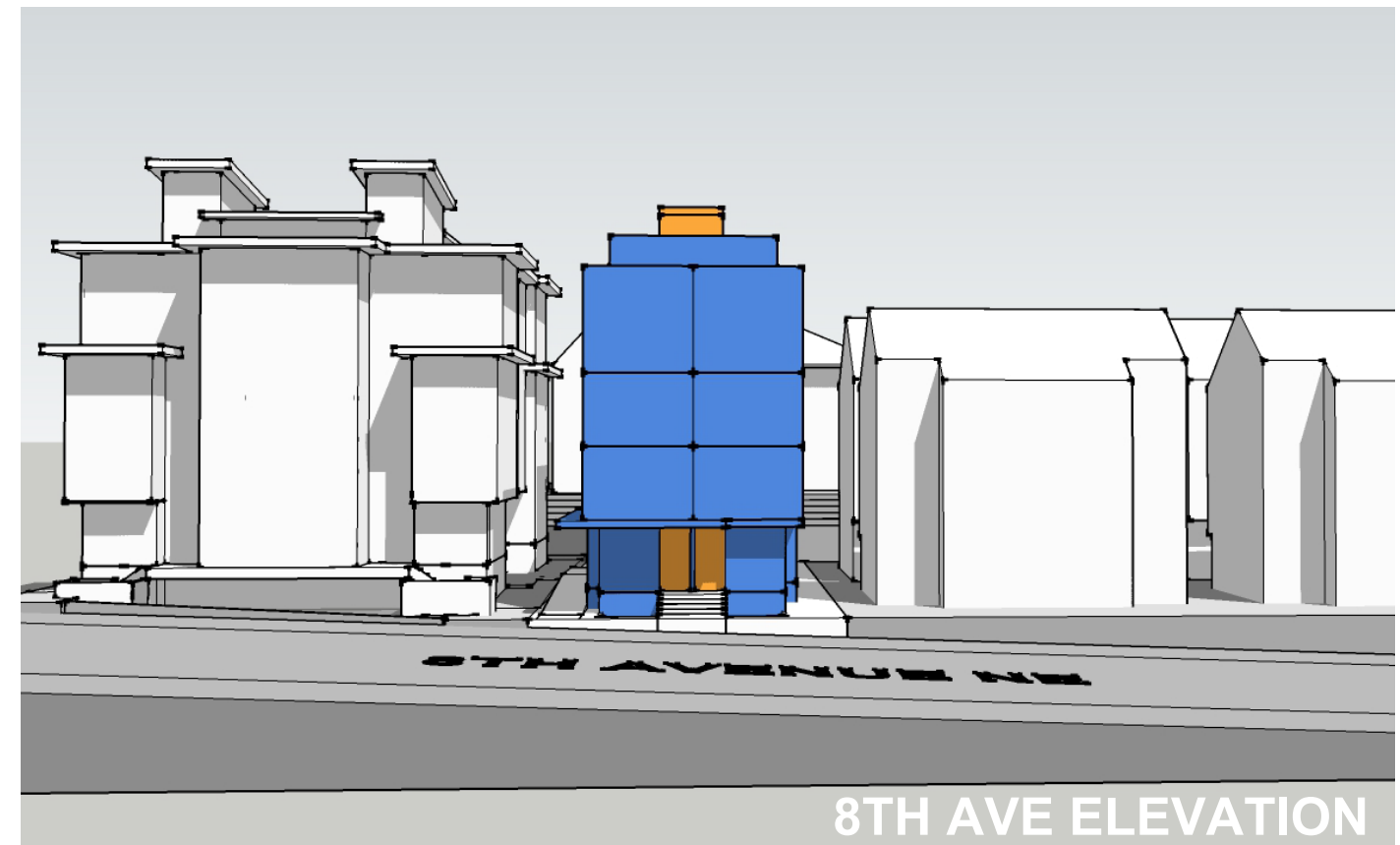
## OPTION 1 - PREFERRED

### CONCEPT / PROS & CONS:

- ~ TWO BUILDING MASSES GROUPED AROUND CENTRAL STAIR & SHARED COURTYARD/OUTDOOR SPACES. THE COURTYARDS ALIGN WITH COURTYARDS ON ADJACENT NORTH & SOUTH PROPERTIES.
- ~ MAIN BUILDING ENTRANCE IS IDENTIFIED FROM THE STREET BY A CANOPY AND LANDSCAPED WALK
- ~ TWO UNITS HAVE ENTRIES FACING THE STREET WITH A SHARED STOOP, PROVIDING PEDESTRIAN SCALE & STREET-LEVEL INTEREST.
- ~ THIS OPTION ALLOWS FOR THE MOST STREET-FACING UNITS (EYES ON THE STREET). TEN UNITS ARE STREET-FACING.

### BUILDING SUMMARY:

- ~ 4 STORIES OVER A BASEMENT
- ~ 6905 SF OVER 1667 SF BASEMENT
- ~ NO PARKING PROPOSED
- ~ COVERED BICYCLE PARKING
- ~ SERVICES WILL BE SCREENED



# 8 OPTION 1 SCHEMATIC DESIGN OPTIONS

early design guidance  
4320 8th Ave NE  
dpd project # 3016799

**e c c o**  
design inc  
architects

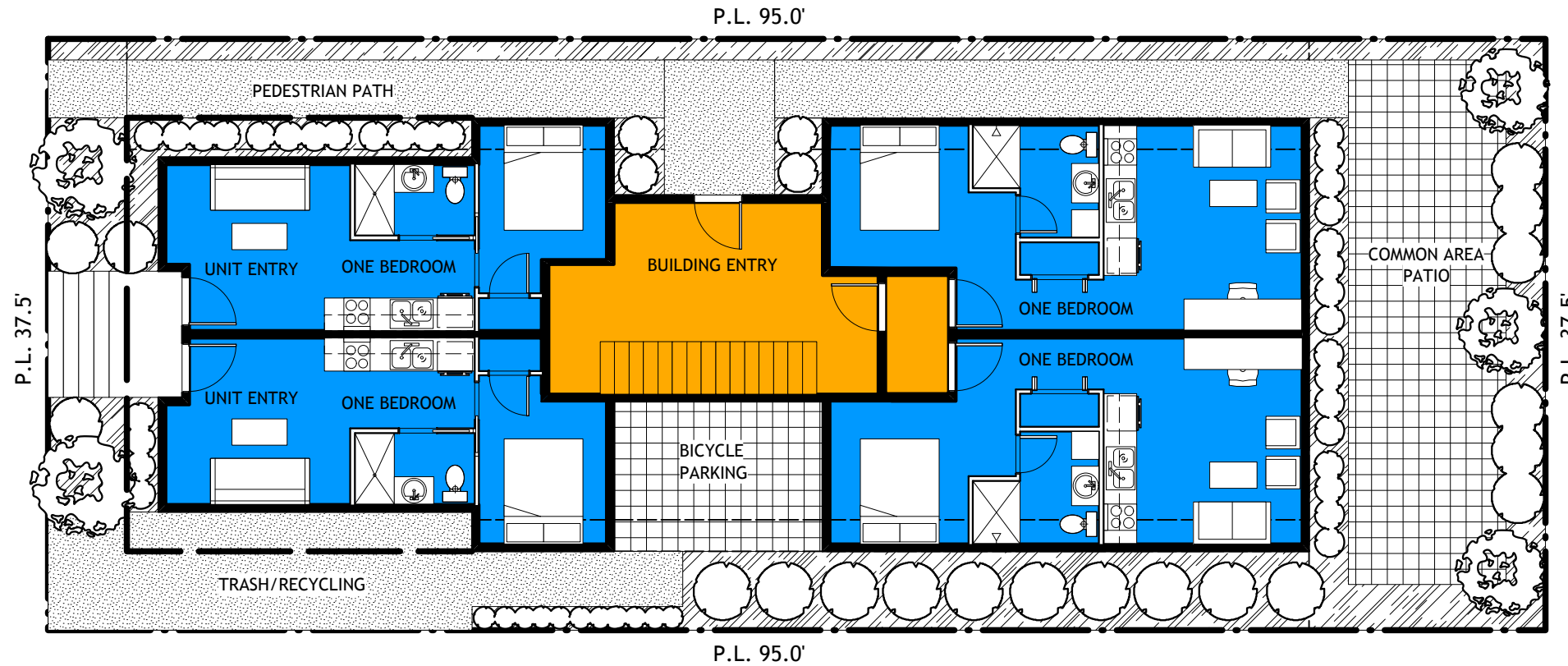
203 N 36th St., Suite 201  
Seattle, WA 98103  
206 706 3937

# OPTION 1 - PREFERRED

## DEPARTURES

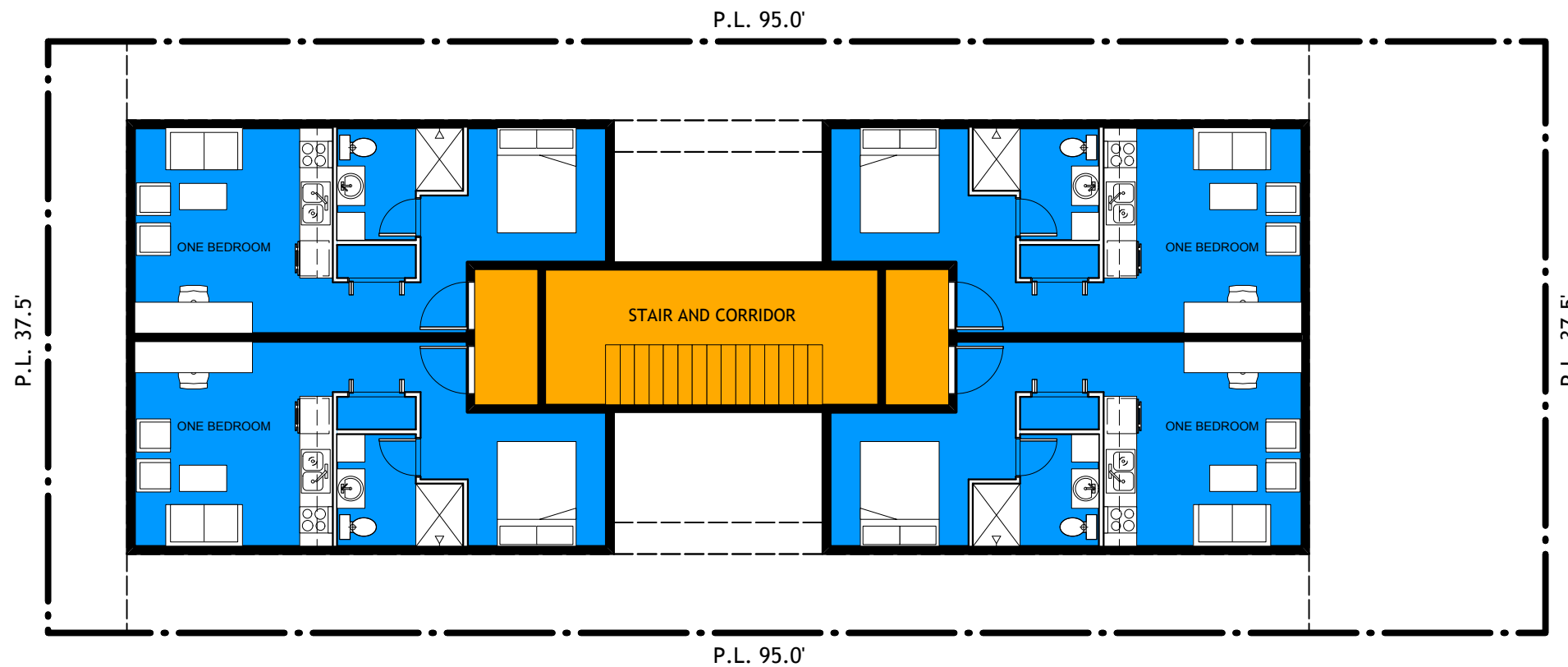
CODE REQUIREMENT:	DEPARTURE REQUESTED:
23.45.518.A Setbacks. Side setback for facades greater than 40 feet in length: 7' average/5' minimum.	On the basement & 1st floors only, allow an encroachment into the 7' avg. side yard on the north side for a more generous building entry.
23.45.527.B Maximum facade length. The maximum combined length of all portions of facades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line.	Apply this requirement, but allow the portions of the facade that exceed 65 percent of the length of the lot line to be within 14 feet of the side lot line. This will allow for the concrete stem walls necessary to extend the stairwell to the basement. Without this departure, exterior concrete steps would be necessary to access the basement units, which would use up valuable open space.

8TH AVE NE



FIRST FLOOR PLAN & PRELIMINARY LANDSCAPE (BASEMENT PLAN SIM.)  
1/16" = 1'-0"

8TH AVE NE



UPPER FLOORS  
1" = 10'-0"

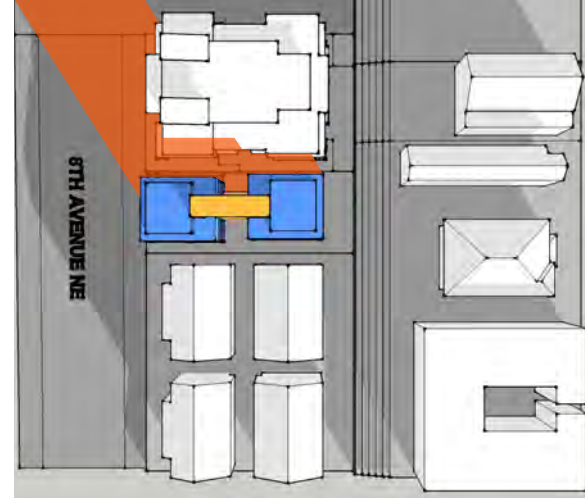
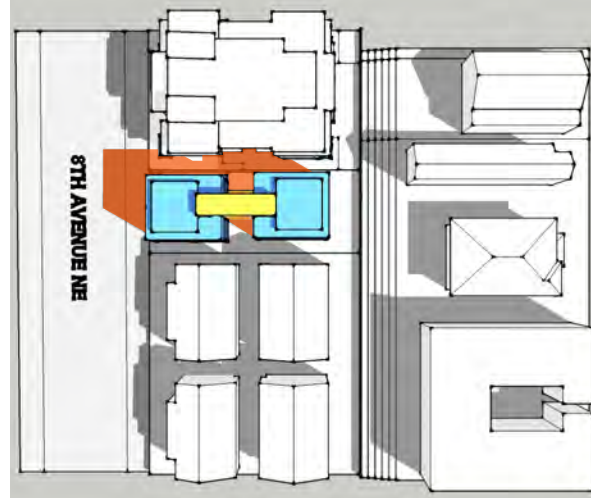
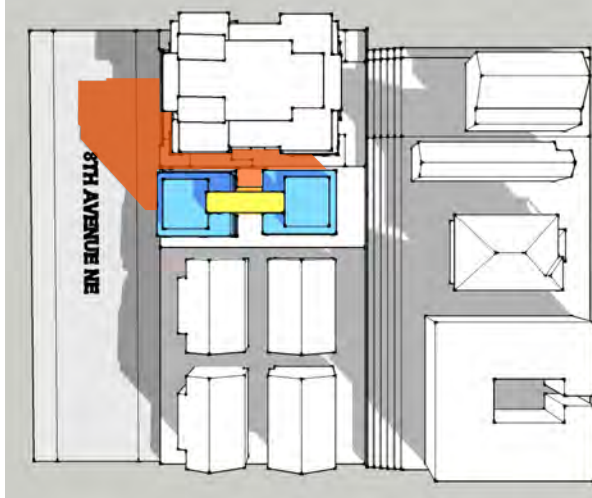


MARCH/SEPT 21ST

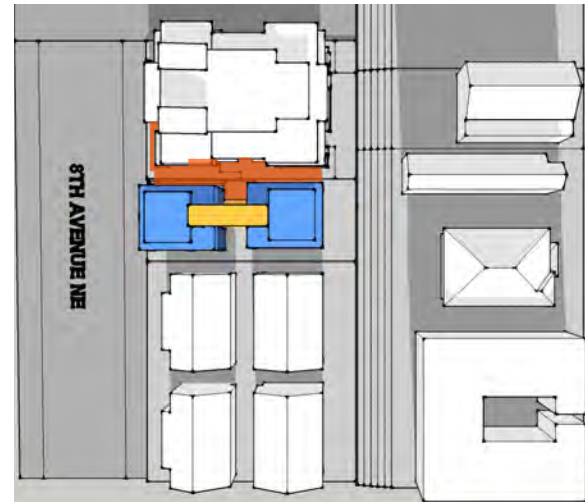
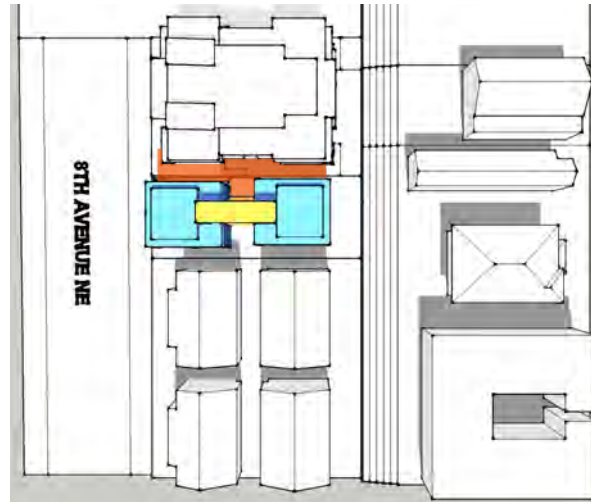
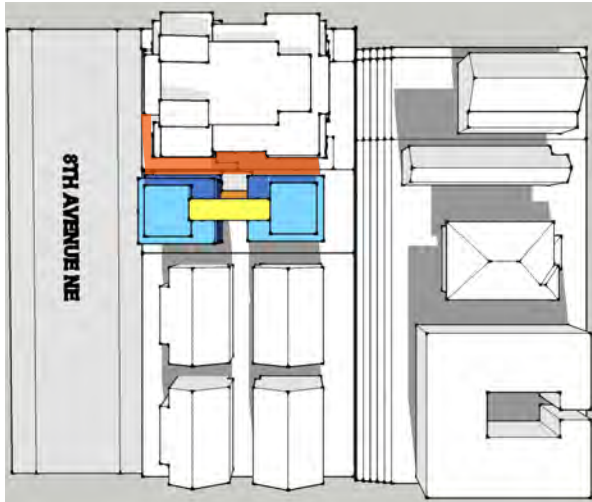
JUNE 21ST

DEC 21ST

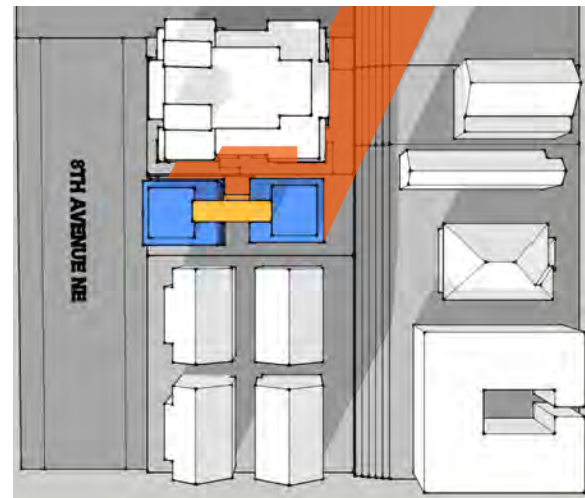
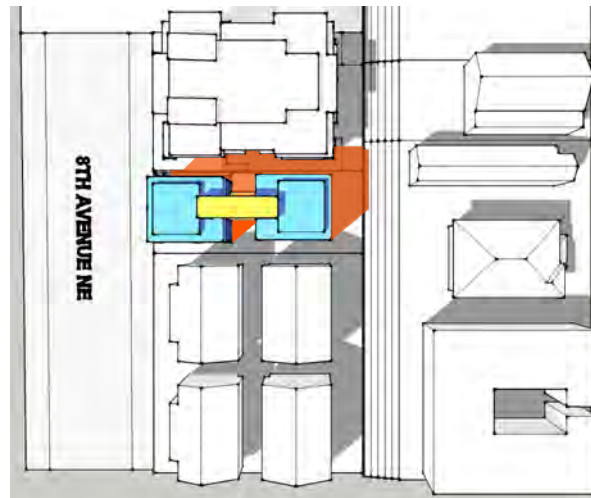
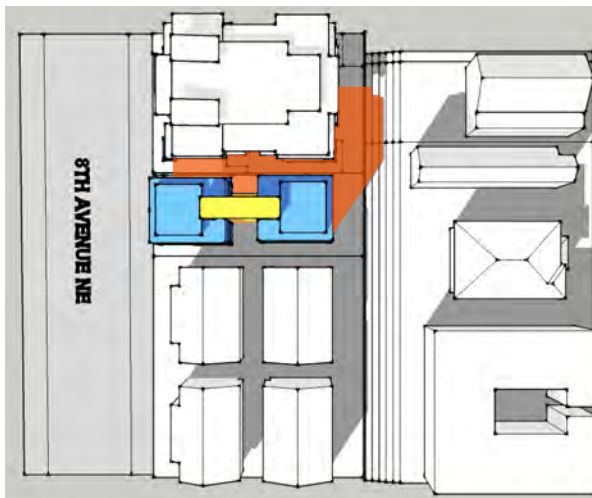
10:00 AM



12:00 PM



2:00 PM

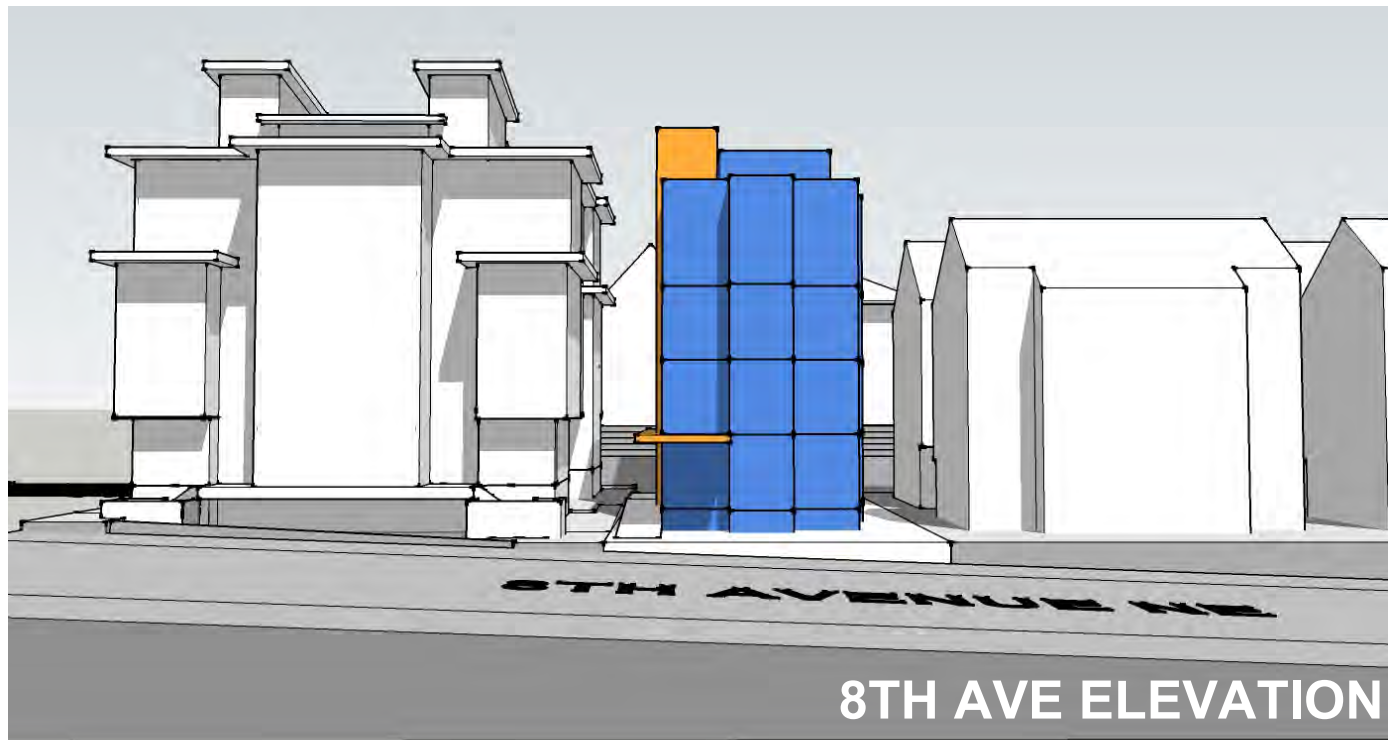
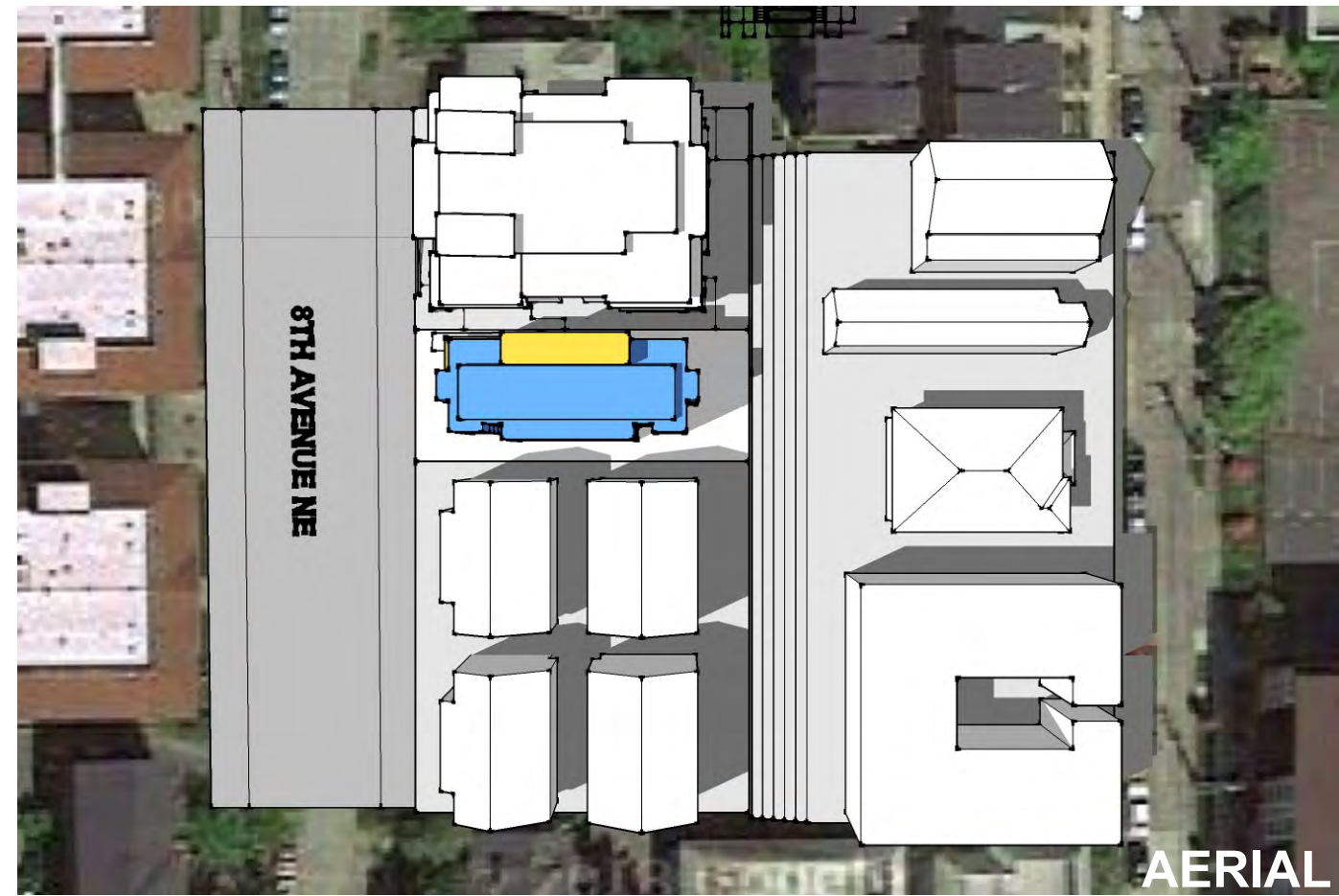
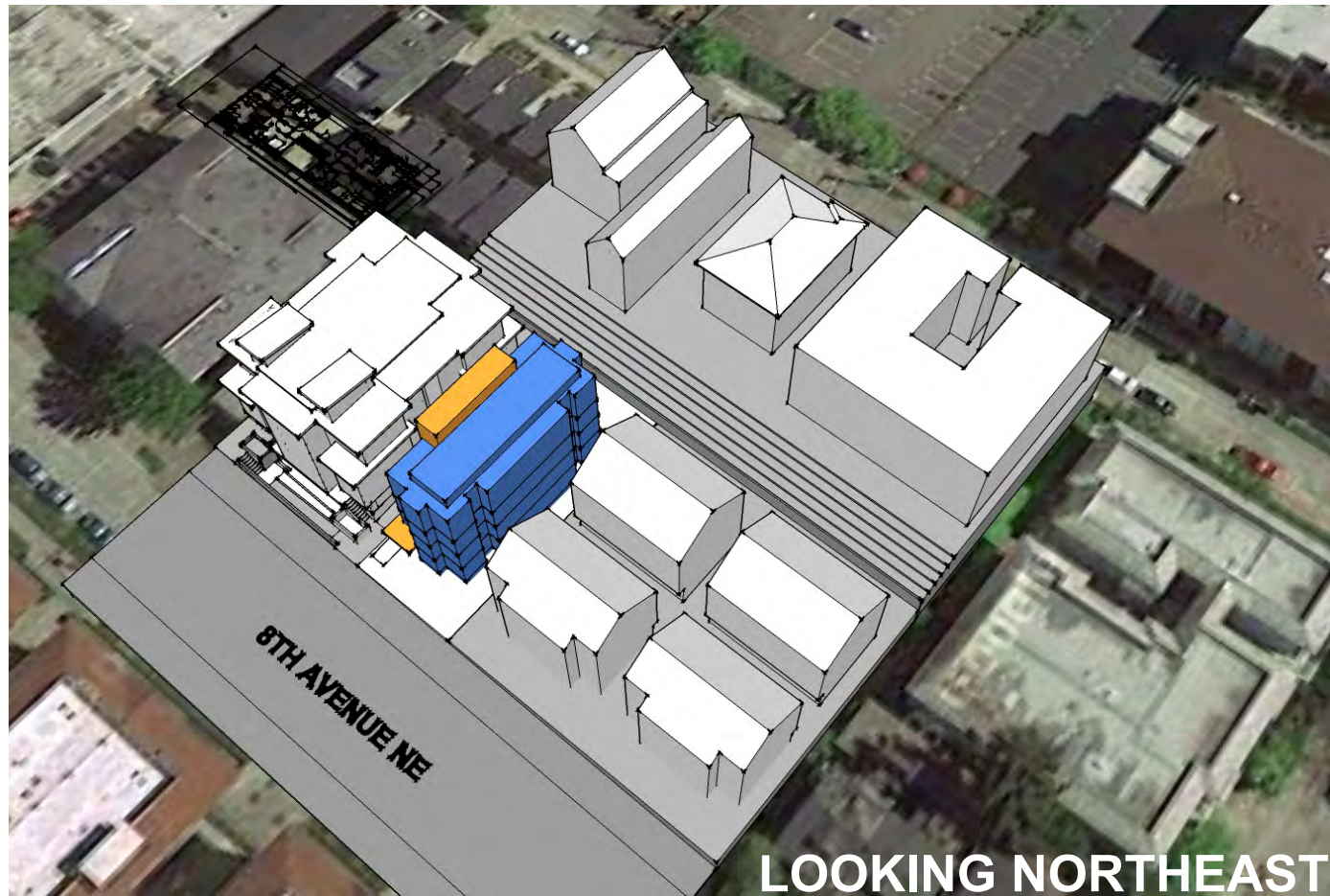


# 10 OPTION 1 SUN/SHADOW ANALYSIS

early design guidance  
4320 8th Ave NE  
dpd project # 3016799



203 N 36th St., Suite 201  
Seattle, WA 98103  
206 706 3937



## OPTION 2 - CODE COMPLIANT

### CONCEPT / PROS & CONS:

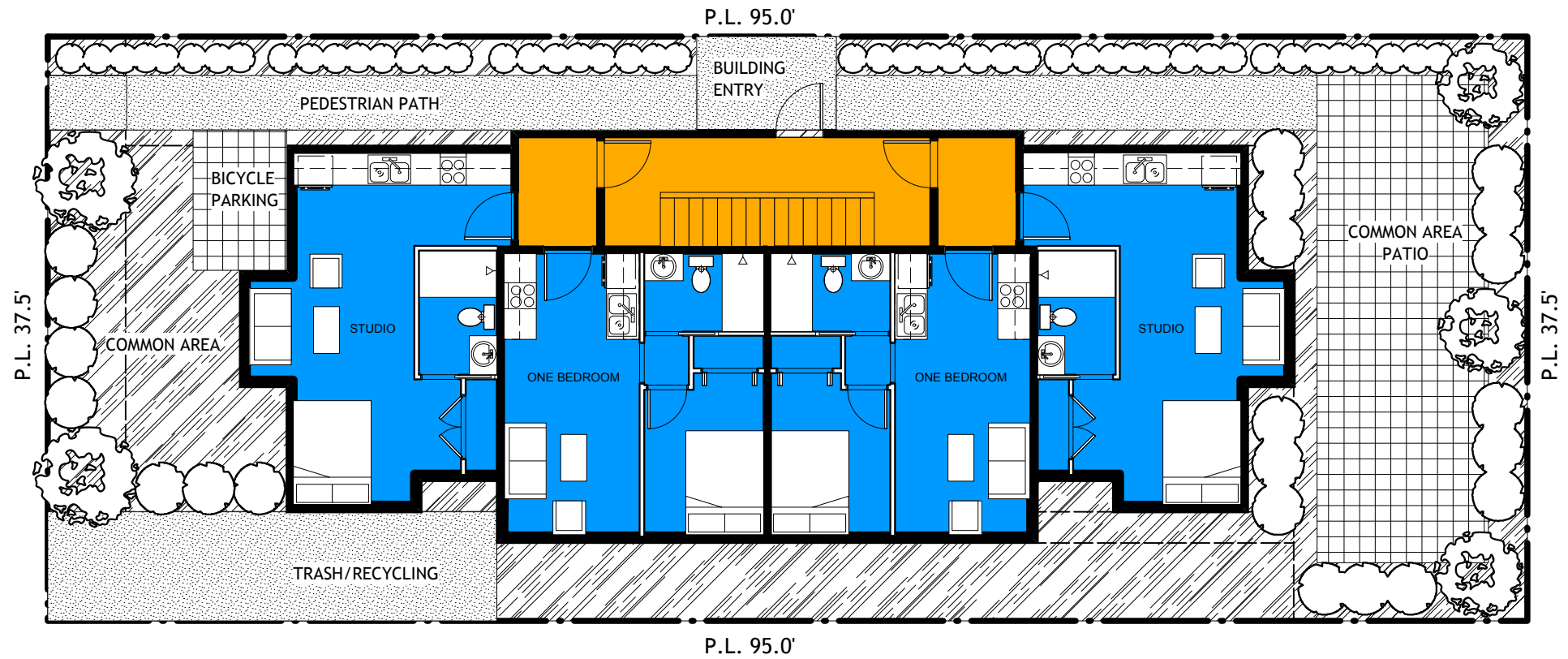
- ~ LIVING SPACES GROUPED TO THE SOUTH SIDE OF THE BUILDING
- ~ MAIN BUILDING ENTRANCE AND SHARED CIRCULATION ARE ON THE NORTH SIDE
- ~ LARGER THAN REQUIRED FRONT YARD SETBACK ALLOWS FOR STREET-LEVEL AMENITY
- ~ ARTICULATION IN THE BUILDING FACADE ON THE NORTH AND SOUTH SIDES
- ~ SET BACK FROM THE STREET
- ~ ONLY 5 STREET-FACING UNITS.
- ~ DOESN'T ADDRESS THE STREET IN A MEANINGFUL WAY

### BUILDING SUMMARY:

- ~ 4 STORIES OVER A BASEMENT
- ~ 5960 S.F. OVER 1394 S.F. BASEMENT
- ~ NO PARKING PROVIDED
- ~ MULTIPLE COVERED BICYCLE PARKING PROVIDED
- ~ SERVICES TO BE SCREENED

**OPTION 2 - CODE COMPLIANT**

8TH AVE NE



**FIRST FLOOR PLAN & PRELIMINARY LANDSCAPE (BASEMENT PLAN SIM.)**  
1/16" = 1'-0"

8TH AVE NE



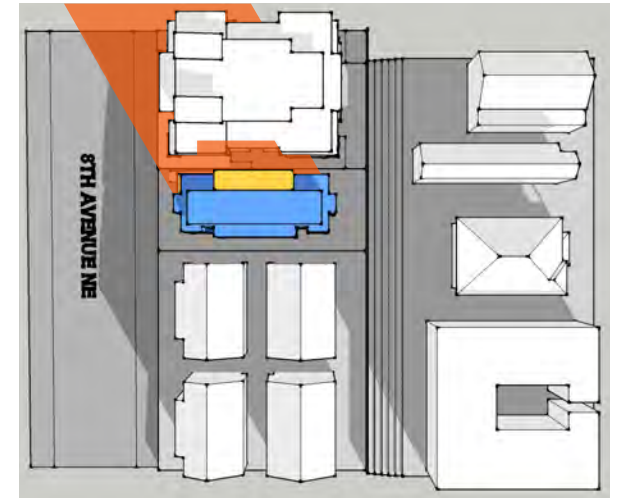
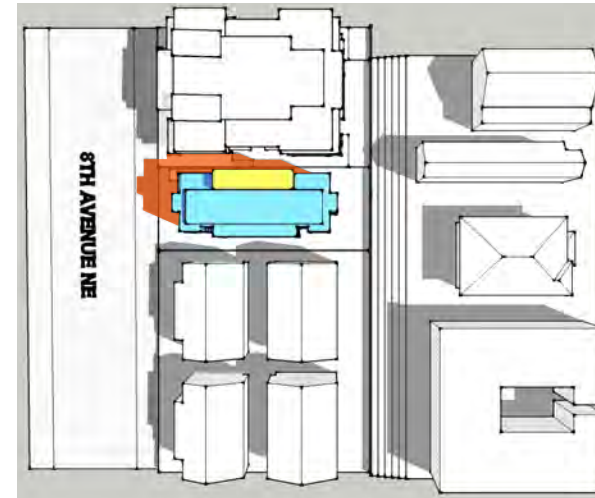
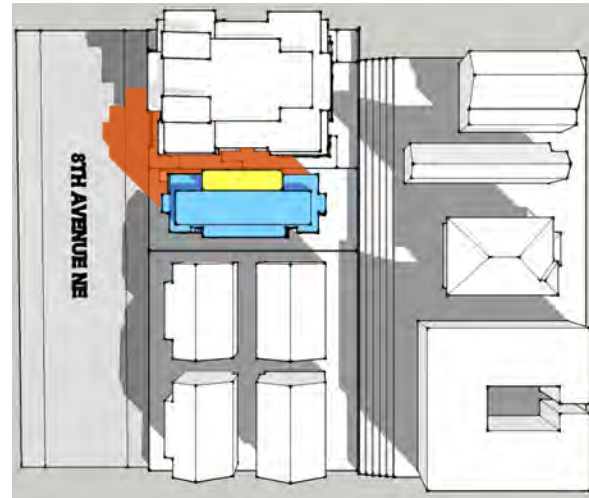
**UPPER FLOORS**  
1/16" = 1'-0"

MARCH/SEPT 21ST

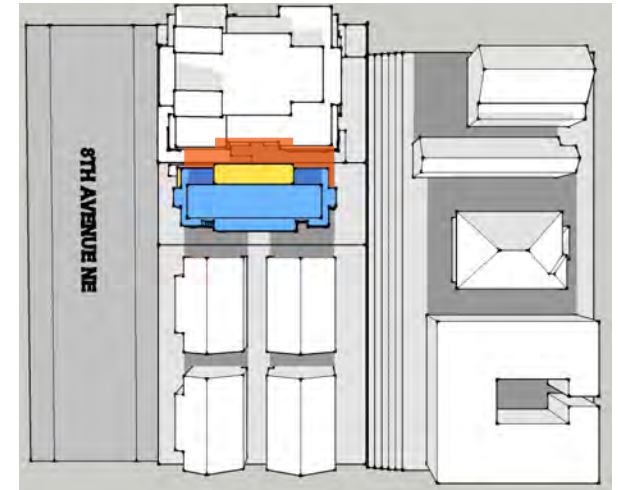
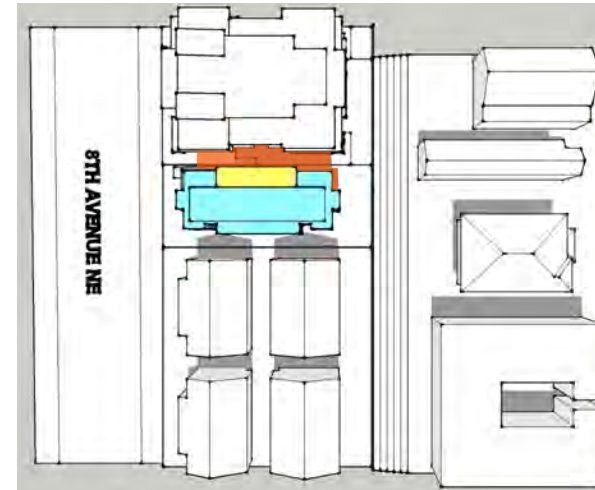
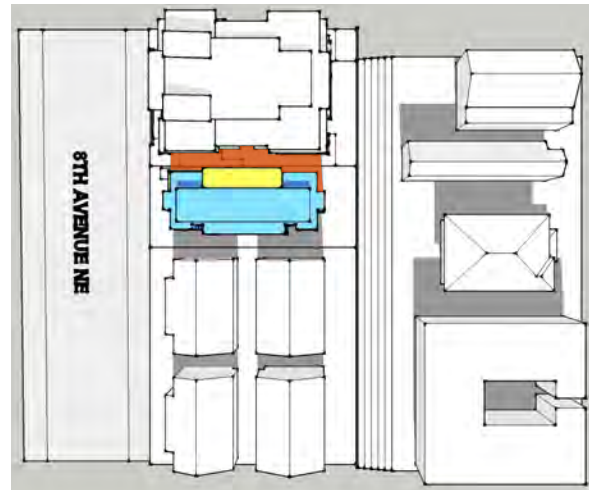
JUNE 21ST

DEC 21ST

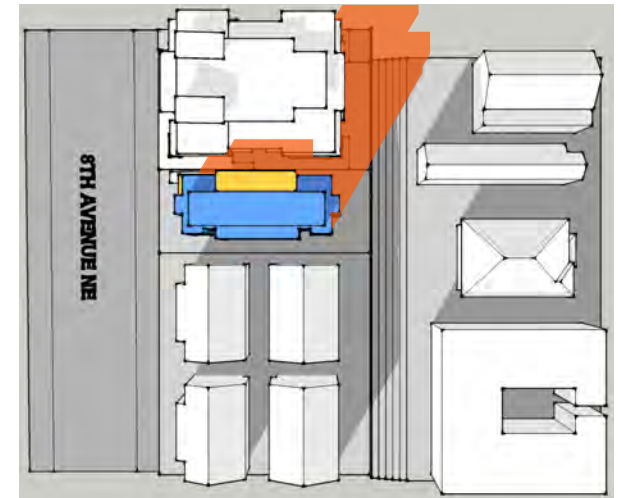
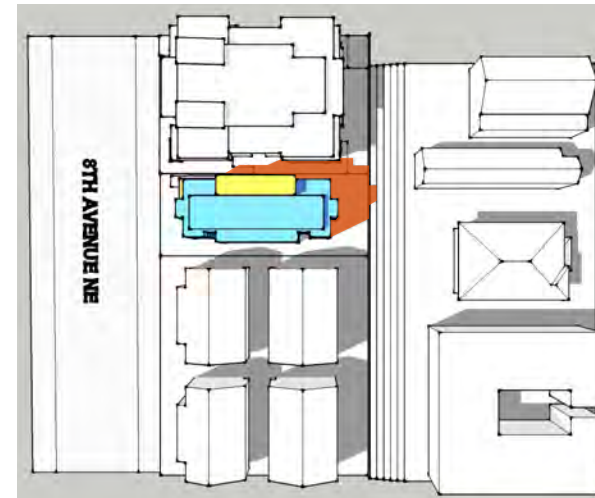
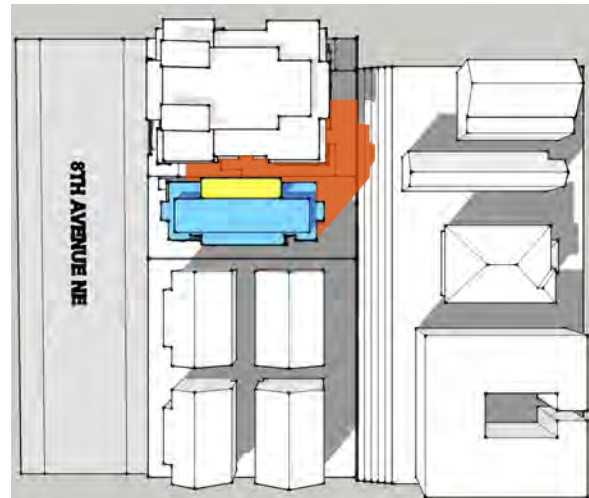
10:00 AM

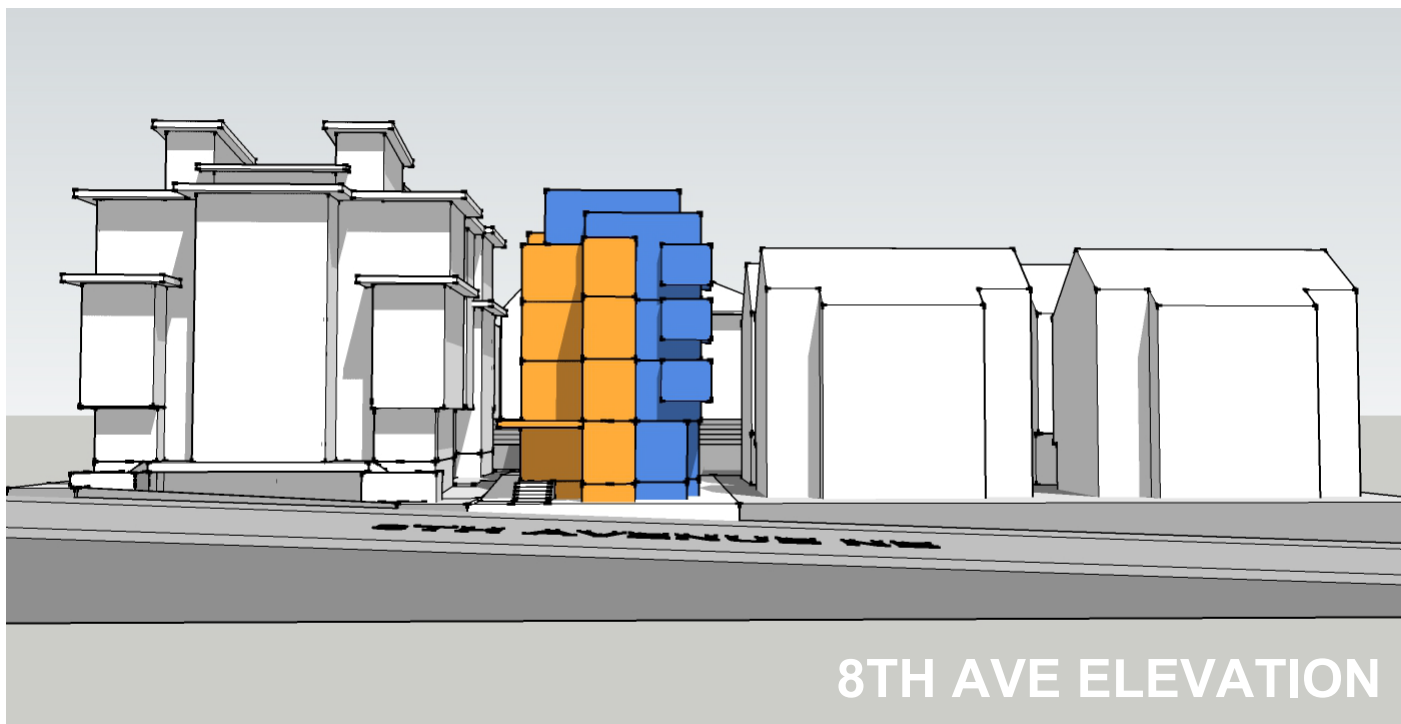
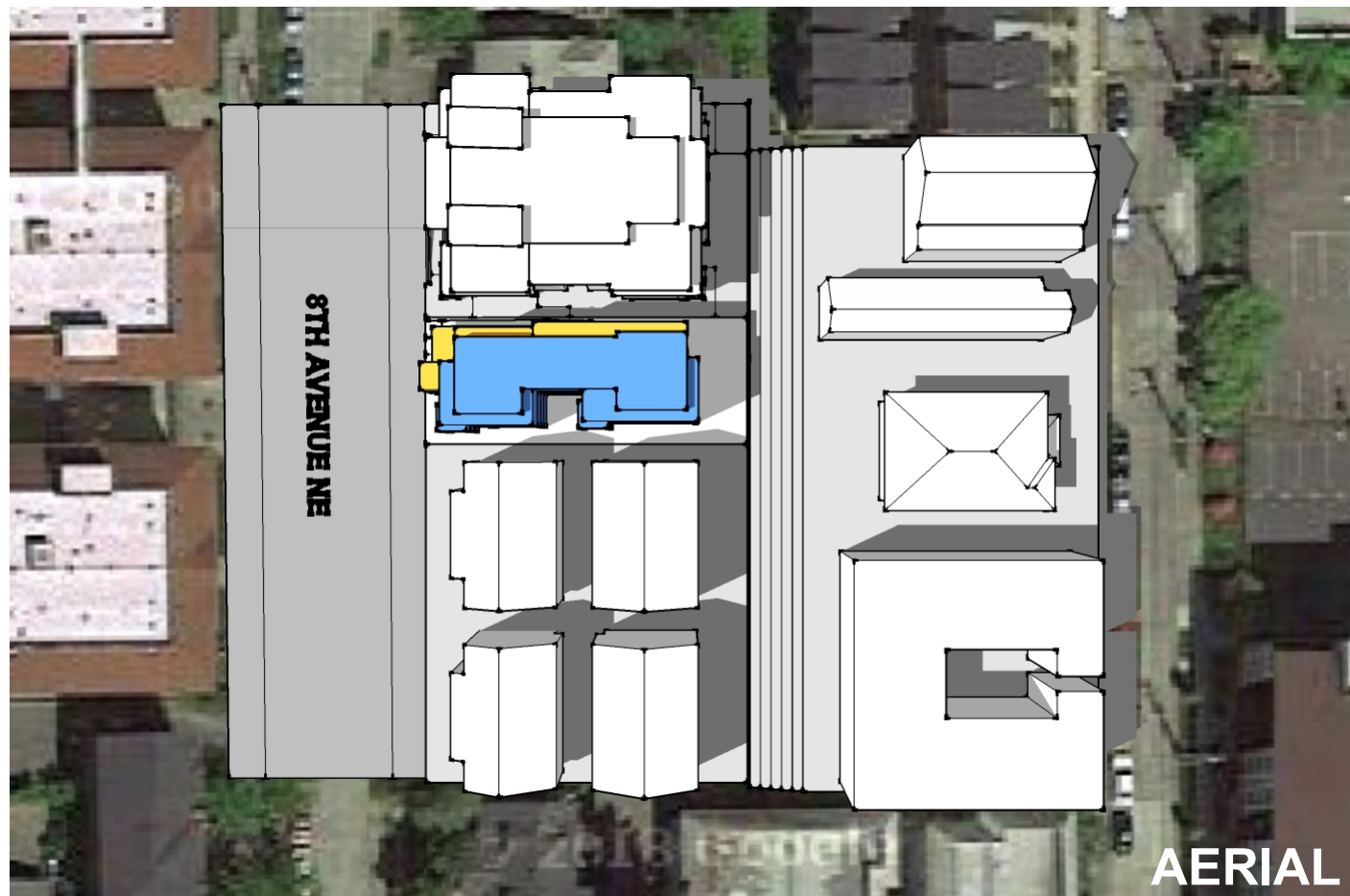


12:00 PM



2:00 PM





### OPTION 3

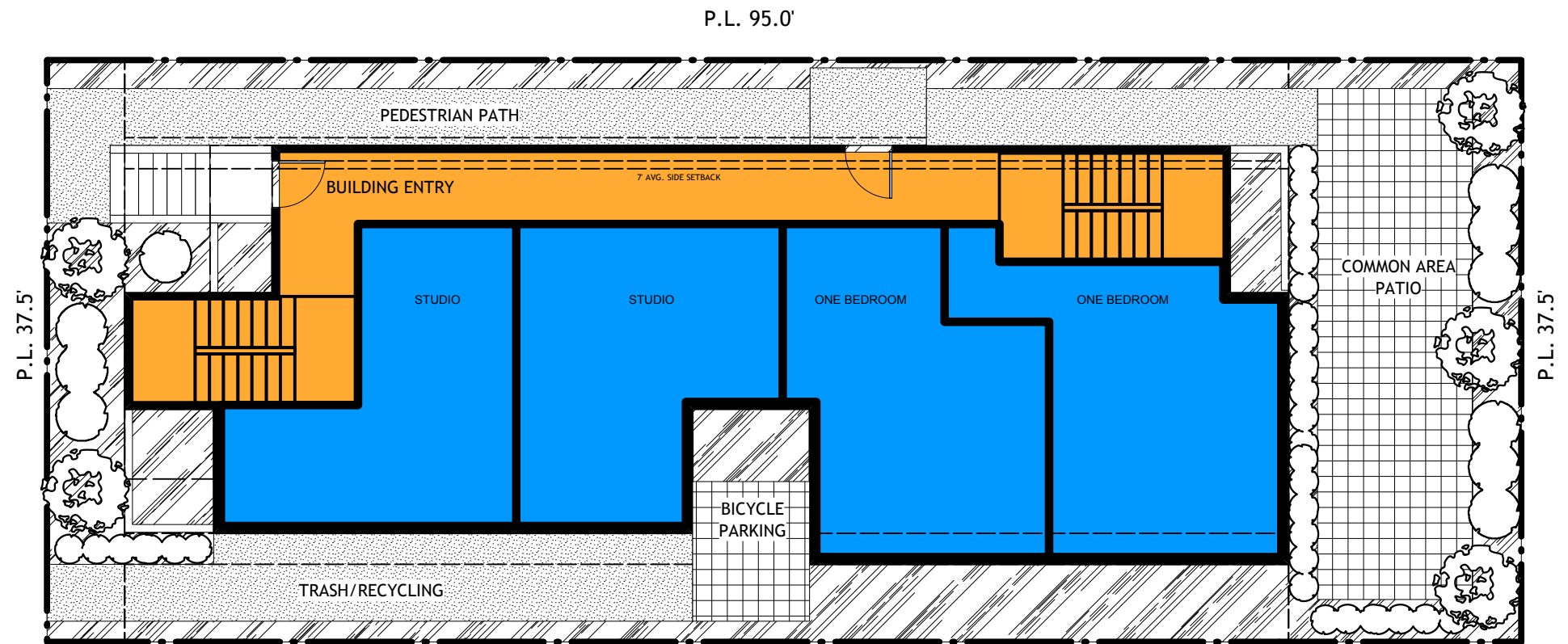
#### CONCEPT / PROS & CONS

- ~ LIVING SPACES GROUPED TO THE SOUTH SIDE OF THE BUILDING
- ~ MAIN BUILDING ENTRANCE AND SHARED CIRCULATION ARE VISIBLE FROM THE STREET
- ~ LARGER THAN REQUIRED FRONT YARD SETBACK ALLOWS FOR STREET-LEVEL AMENITY AREA
- ~ ARTICULATION IN THE BUILDING ON THE STREET FACING FACADE INCLUDING BUILDING SETBACKS, VERTICAL CIRCULATION AND USE OF CORNER GARDEN WINDOWS
- ~ SMALLER UNITS, DIFFICULT LAYOUT / INCREASED S.F. DEDICATED TO CIRCULATION

#### BUILDING SUMMARY

- ~ 4 STORIES OVER A BASEMENT
- ~ 6921 S.F. OVER 1698 S.F. BASEMENT
- ~ NO PARKING PROVIDED
- ~ MULTIPLE COVERED BICYCLE PARKING PROVIDED
- ~ SERVICES TO BE SCREENED

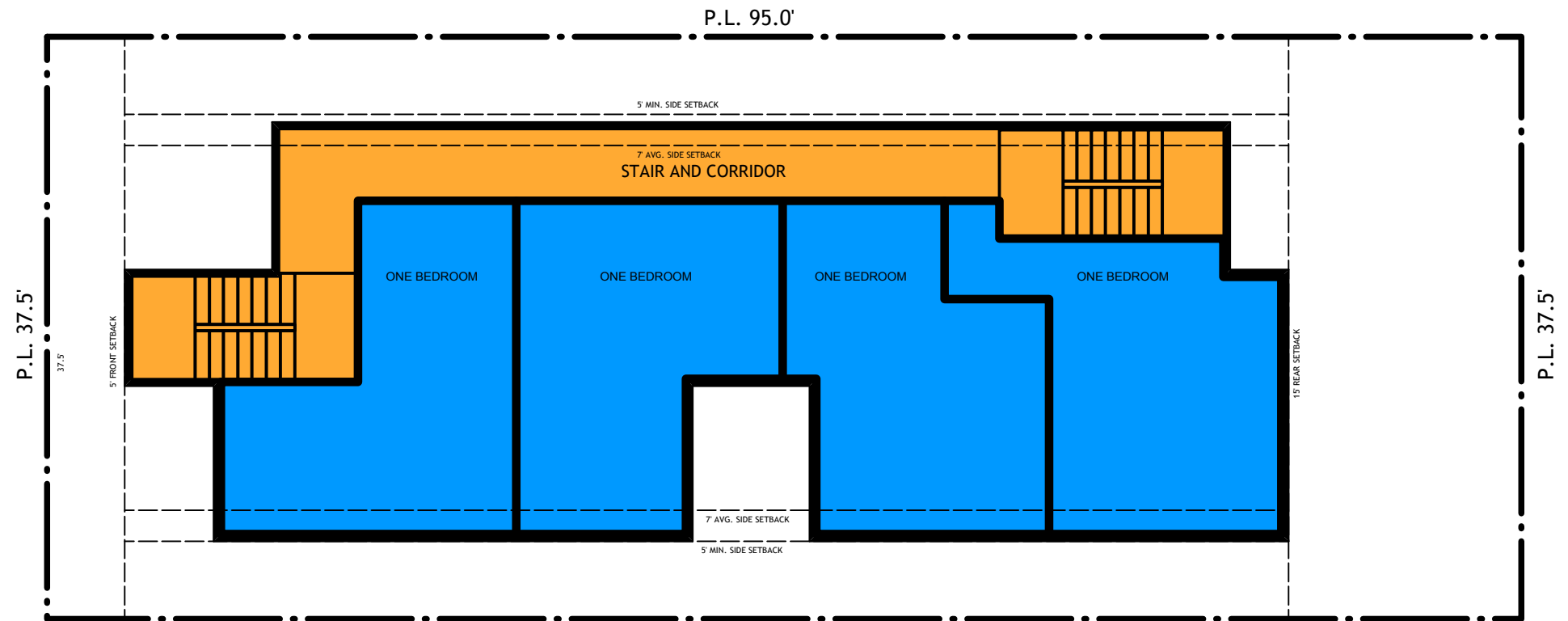
8TH AVE NE



P.L. 95.0'

↑ FIRST FLOOR PLAN & PRELIMINARY LANDSCAPE (BASEMENT PLAN SIM.)  
1/16" = 1'-0"

8TH AVE NE



P.L. 95.0'

↑ UPPER FLOORS  
1/16" = 1'-0"



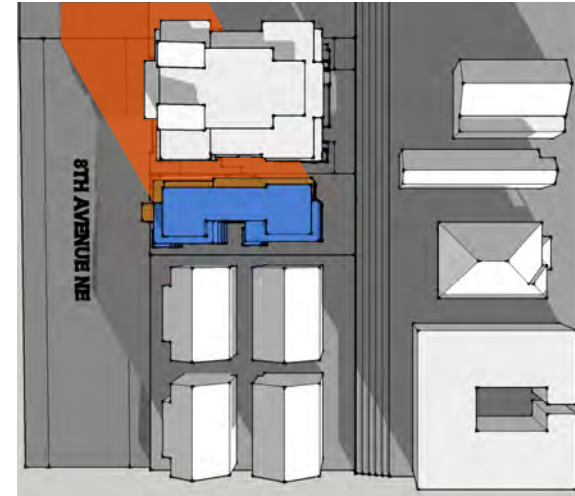
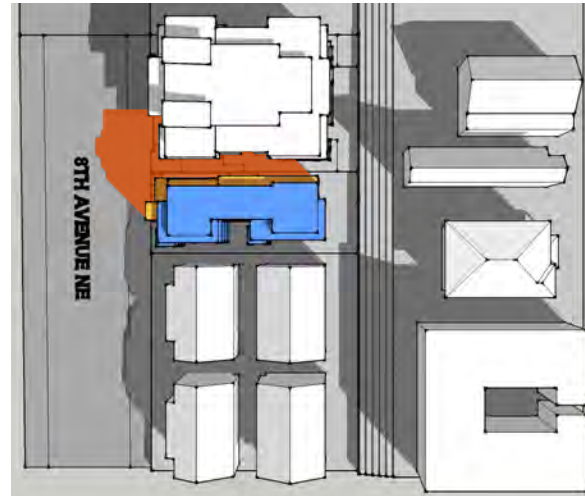


MARCH/SEPT 21ST

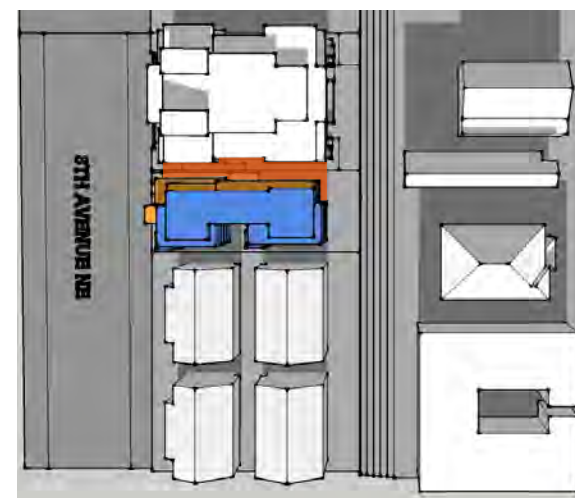
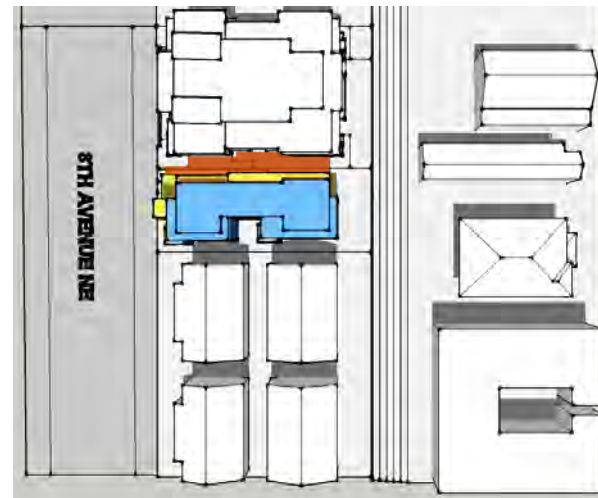
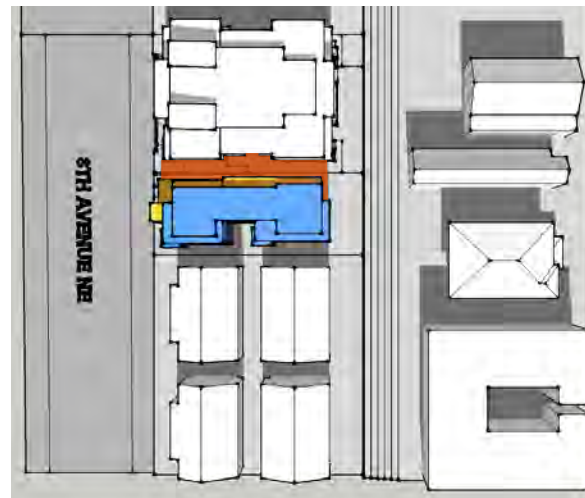
JUNE 21ST

DEC 21ST

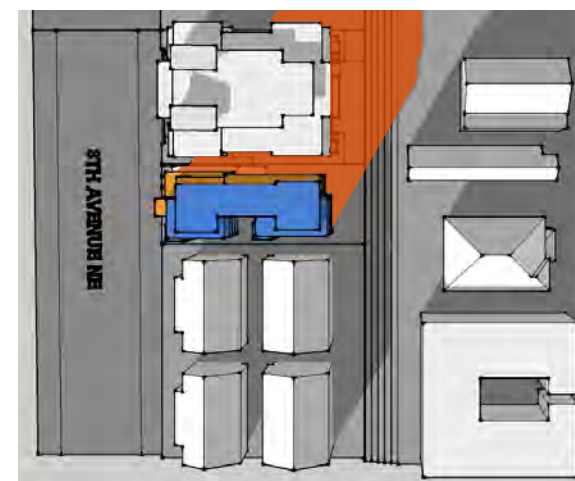
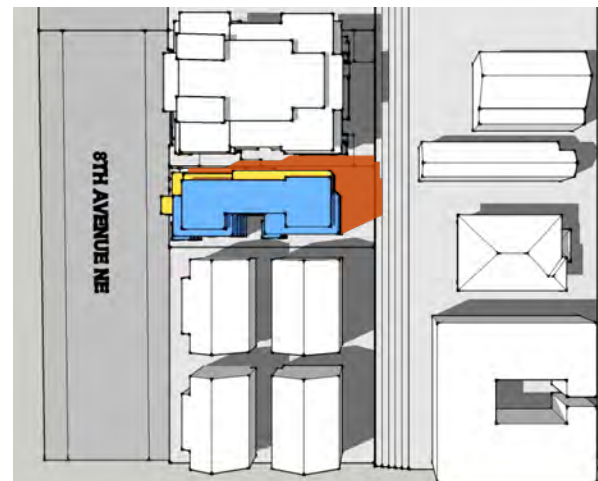
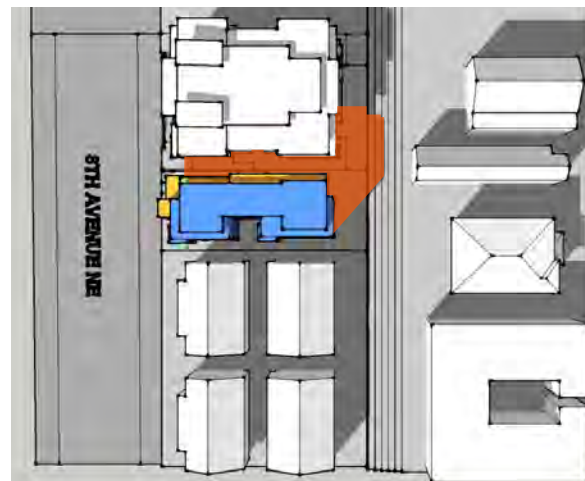
10:00 AM



12:00 PM



2:00 PM



# OPTION 3

16

## SUN/SHADOW ANALYSIS

early design guidance  
4320 8th Ave NE  
dpd project # 3016799



203 N 36th St., Suite 201  
Seattle, WA 98103  
206 706 3937