

Lavender Suites

4519 18th Ave NE

DPD Project #3016870

EARLY DESIGN GUIDANCE MEETING

16 June 2014

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Project Information

PROJECT ADDRESS:

4519 & 4523 18th Ave NE

PROJECT TEAM:

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Architect

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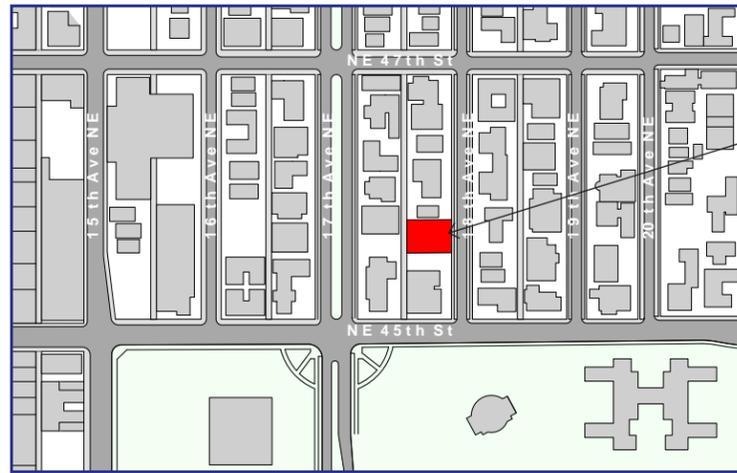
Surveyor

GeoDimensions
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Phone: 425.458.4488
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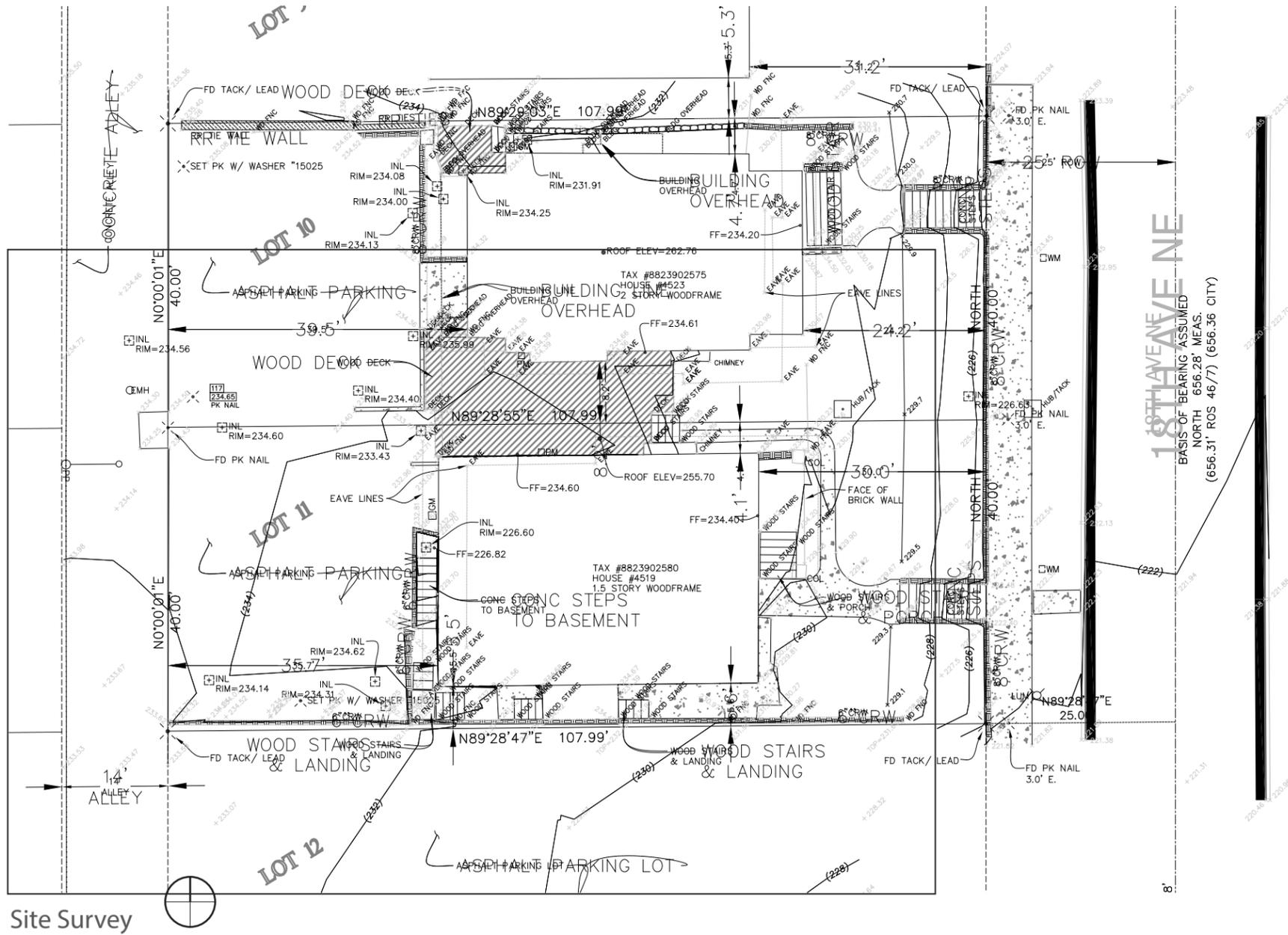


VICINITY MAP

Project Site



Project Site



Site Survey

Location

The proposed site is located within the University District Northwest Urban Center Village, which is largely comprised of single-family homes, townhouses and mid-size to large apartment/condominium buildings. This project is located along 18th Ave NE, just North of the major arterial NE 45th Street. This project site is within walking distance of the major shopping and entertainment centers; University Ave to the West, University Village to the East and the University of Washington campus to the South.

Zoning

Address: 4519 & 4523 18th Ave NE
 Site Area: 8,638 sf (80.00' x 107.99')
 Zone: LR3
 Height Limit: 40'
 Urban Village: University District Northwest Urban Center Village
 Parking Rqd.: No

The project will meet LEED Silver, or, Built Green 4-Star standards per SMC 23.45.526.

Program

- Efficient market rate apartment units
- Two to four bedroom units with private bathrooms for each bedroom and a shared kitchen/dining/living area
- provide 14-15 parking stalls in an underground garage

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 17th and 18th Ave NE. The combined lot measures approximately 80 feet wide by 108 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.

Physical Features

The site is drops approximately 13' from the high NW corner to the low SE corner. The bank along 18th Ave. NE accounts for about 6' of the elevation change

Adjacencies

University Ave, University Village, buses to Downtown Seattle, University of Washington, University of Washington IMA, and Greenlake to the Northwest.

Neighborhood Context

Neighboring buildings are residential in character, varying in style from stucco and brick Tudor to 60's apartment buildings. Many are large mansion-like fraternity and sorority buildings that have been added to, over the years. Setbacks vary, some are separated from the street by lawns, most tend to be above the street level with stairs and rockeries. All have a strong pedestrian connection and orientation to the street. Larger buildings are broken up into approximately 50' lot width massing. Brick is used for entire building facades, at the lowest floor level, and as fencing. The street frontage is not monolithic, but layered, with variations in landscaping, pedestrian access, modulation and façade width.

Several nearby fraternities are of historical interest, Although, none are registered.

9 Phi Gamma Delta Fraternity, 4503 17th Ave NE (Mellor & Meigs with J. Lister Holmes, 1929)

10 Sigma Alpha Epsilon Fraternity, 4506 17th Ave NE (Stuart & Wheatley, 1925)

11 Theta Chi Fraternity, 4535 17th Ave NE (Walter Lund, 1931)

12 Theta Xi Fraternity, 4522 18th Ave NE (Schack, Young & Myers, 1926)

13 Sigma Chi Fraternity, 4505 18th Ave NE (J. Lister Holmes, 1928)



1 Hotel Deca



2 UWTO



3 The Neptune Theatre



4 Washington Square Apts



5 University Book Store



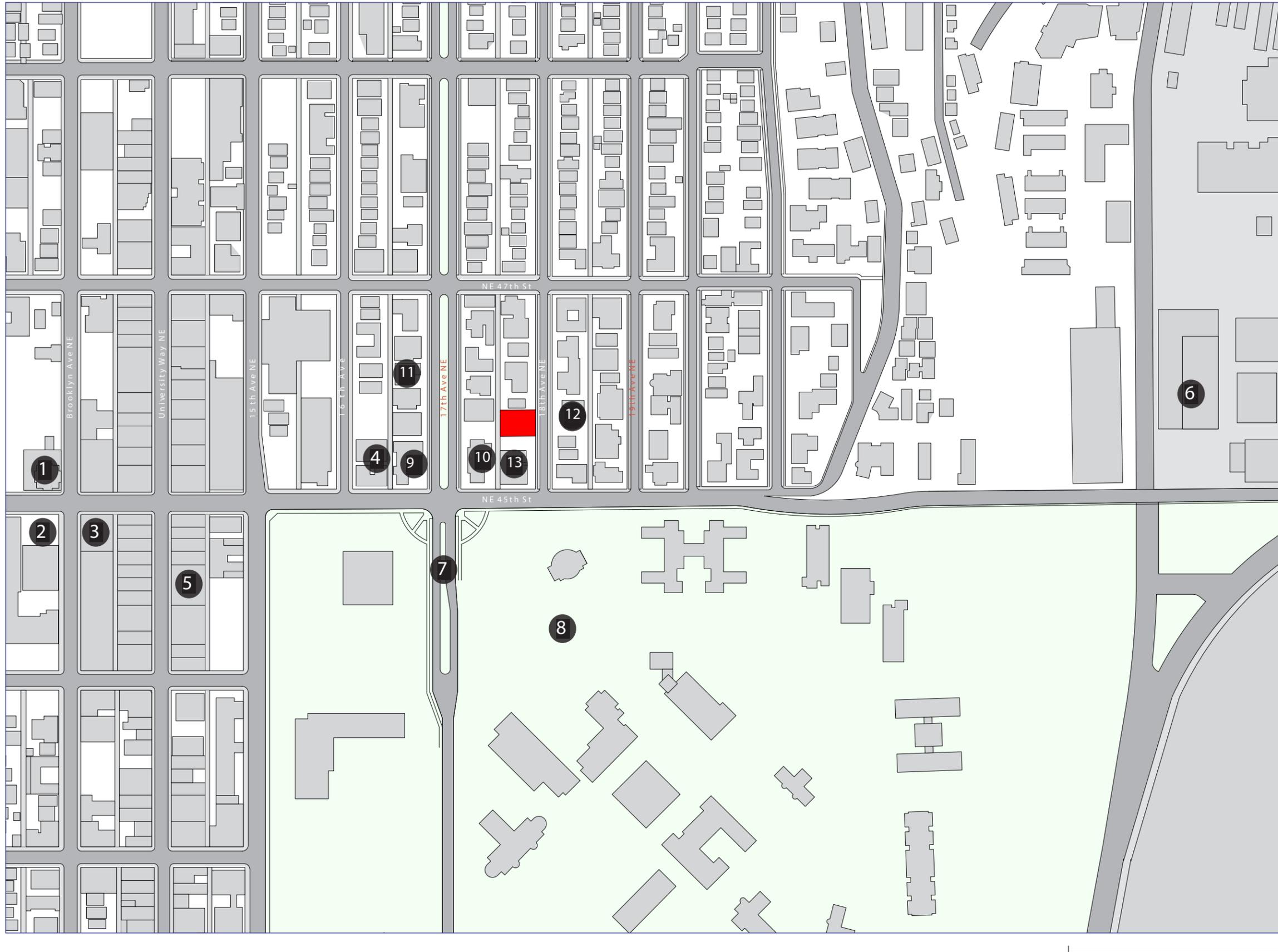
6 University Village



7 The 'W' of Memorial Way



8 University of Washington

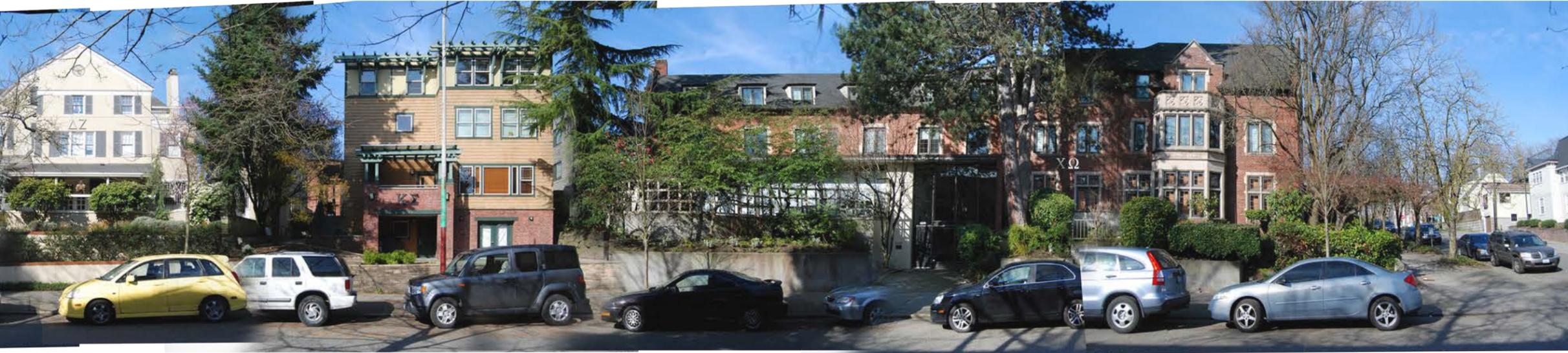




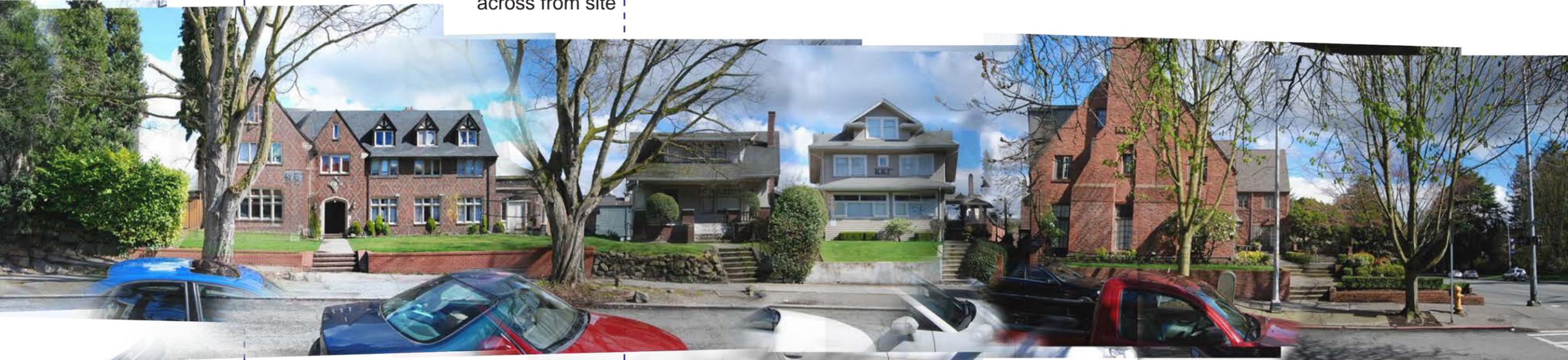
A Looking West on 18th Ave NE



B Looking East on 18th Ave NE



across from site

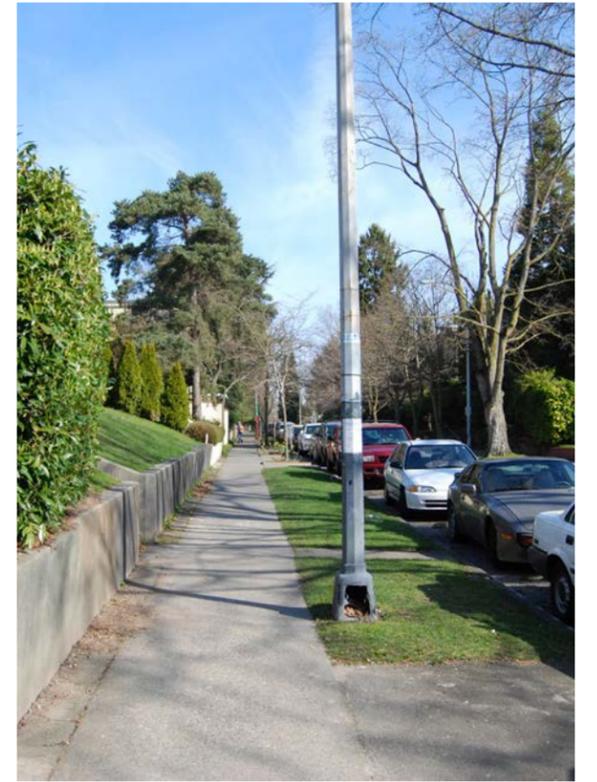




A



B



C



D

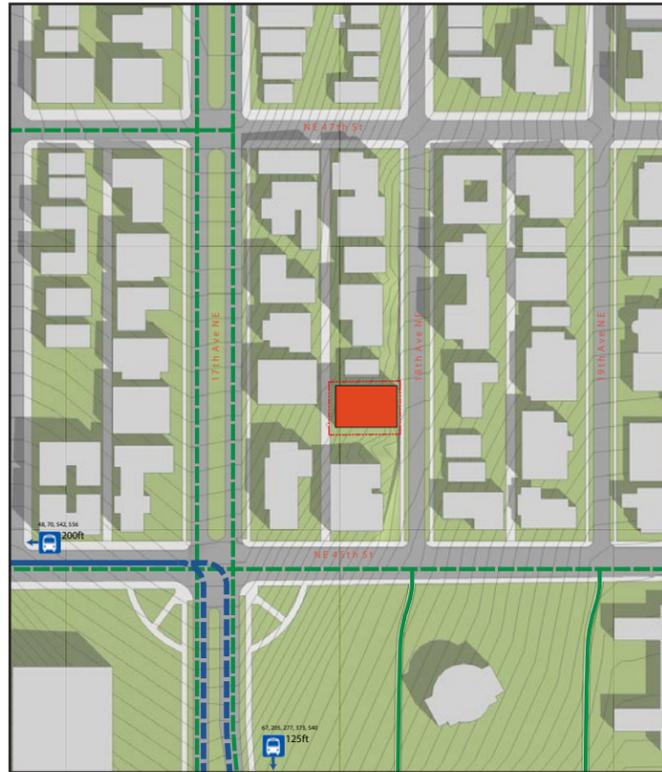


E





A Looking West on 18th Ave NE



Transit and Bike Routes

- Transit Route
- Designated On-Street Bicycle Lane



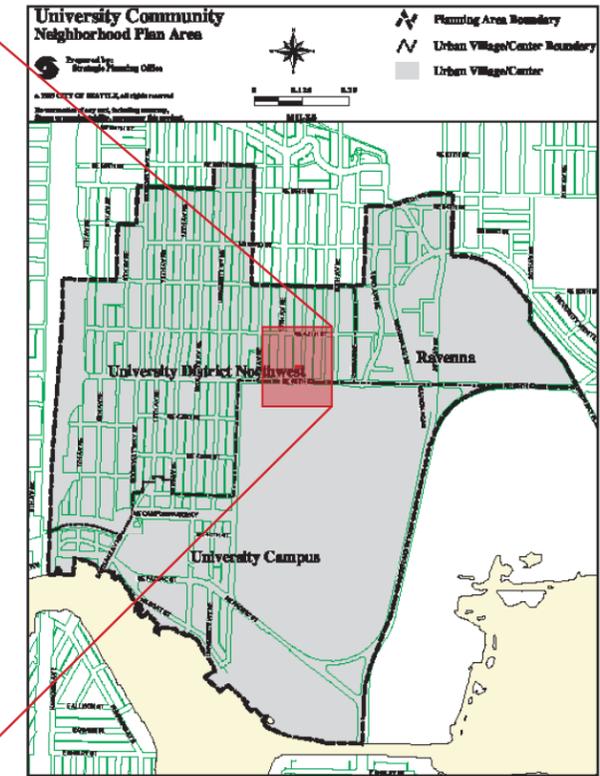
SDOT Street Classifications

- Major Arterial (One Way)
- Major Arterial



Zoning Map

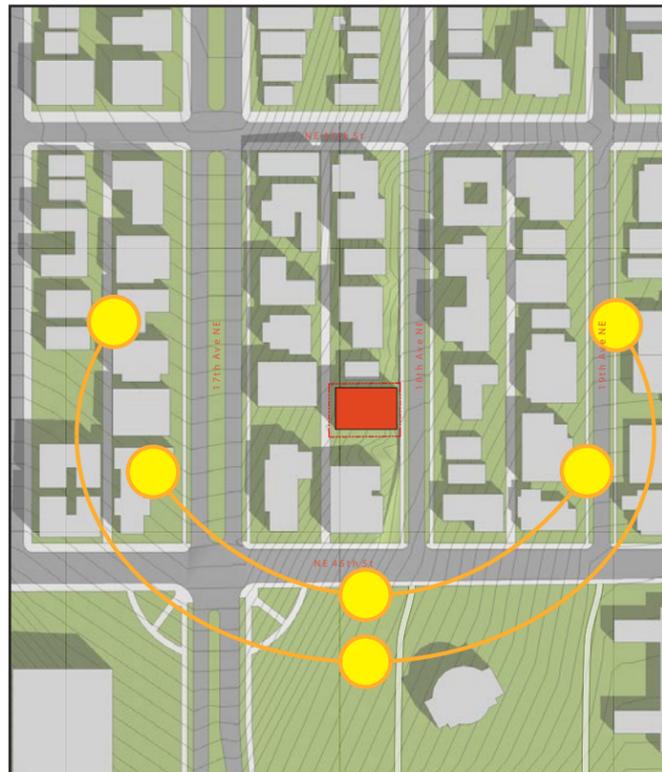
- Residential
- Fraternal
- Commercial
- Project Site



University District Plan

This project is in the heart of the University District Northwest 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 affordable 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 Exposure



Surrounding Building Types

Project Response

The project is a unique opportunity to build in a neighborhood with very few other potential building sites. The fraternities and sororities occupy older buildings, a lot dating back to the 1930's.

Set backs and modulation vary considerably. Larger buildings are broken up, reducing the appearance of mass, entries are off steps and courtyards.

Brick is the most obvious facade material used in the older structures and at the base of some of the newer buildings.

All of the buildings have strong pedestrian connections to 18th Ave. NE. 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.

We propose to break up our building facing 18th Ave. NE into two masses with a porous connection between. There would be an at-grade, small, courtyard entry. Brick would be used as a wall along the sidewalk and as a facade material. Wood siding would also tie into the existing neighborhood building. Our open space should take advantage of the two parking lots to the S and SW of our site to get solar exposure and a favorable orientation for the common open space.

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
- Providing some parking, but make walking and bicycling attractive alternatives



- CS1 Natural Systems and Site Features**
The site because of its longer East-West dimension offers an opportunity to maximize day lighting to the units and solar orientation to the open spaces. The open stair and corridor allow all units to get shaded South light. Site topography enables ground floor units and the residential entry court to be accessible from 11th Ave NE. The topography also enables all of the parking to be underground. Because the project needs to meet City sustainable standards, we'll look at green roofs and other ways to creatively deal with site drainage.
- CS2 Urban Pattern and Form**
The site is in the heart of the University of Washington fraternity and sorority neighborhood with easy access to the U of W, the University District, public transportation, bike and auto routes. Many of the surrounding building are large mansion-like structures dating from the 1930's. Street trees are mature, creating a green canopy. Private landscaping is generally mature, intensive, and well maintained. Building entrances are visible and well connected to the sidewalk. Masonry walls, fences, and rockeries line the side walk edges. Elevation changes from the sidewalk are typical at the buildings closer to 45th St., such as our site. At different times of the day, there is a lot of student pedestrian traffic. Height, bulk, and scale vary considerably. Most buildings are probably under the development allowed by the current Zoning. Setbacks, modulation, and articulation vary considerably. Our project will need to address these issues. To the North of our site, there is a 2-story single-family-like structure occupied by the Sorority immediately to its North. We should consider this in our layout and landscaping.
- CS3 Architectural Context and Character**
The larger, mostly brick, fraternal buildings and the street and private landscaping give this neighborhood its character. Dimensionally, our project will be less wide facing the street, but taller than those buildings. Stepping back at the upper floor and breaking up the width can mitigate this. Porosity between our building masses and differentiation in bulk, articulation, and materials facade will enhance this. Our intent is to fit a contemporary building into the neighborhood: one that doesn't replicate the context, but fits into and enhances it.
- PL1 Connectivity**
An open residential courtyard entry will tie the building to the sidewalk. It should allow building residents to pause, just off the sidewalk, before transitioning into the private entry. The sidewalk will be widened at this entry node. Lighting, seating, planting, and artistic fencing and gate would provide interest and activate this area.
- PL2 Walkability**
By cutting into the site slope, we're able to provide ground level accessible access to the project without a ramp. The open stairs and corridor, as well as, the oversight from the units will enhance on-site and entry safety. Entry, pathway, and security lighting will be provided. The residential entry will be covered. Vertical circulation above the residential entry will aid in way finding.

- PL3 Street-Level Interaction**
The primary residential entrance on 18th Ave. NE will be the projects only connection to the sidewalk. A slightly widened area adjacent to the sidewalk, entry gate and fencing, and the open stairs will connect the build visually and physically to the sidewalk. Design at this area will integrate with the building and, also be unique and coordinated. Landscaping, fencing, the gate, and the topography to either side of the entry create a buffer between the sidewalk and the building. The ground floor units will be visually separated from the building above to provide a transition.
- PL4 Active Transportation**
Pedestrian and bicycle access is provided at the alley and at 18th Ave. NE. Bike racks and storage will be convenient to the access points.
- DC1 Project Uses and Activities**
Residential units are designed with orientation to the street, alley and open spaces. The ground level open space faces South, while the L5 terrace is open to Views and the East, South, and West. The building's circulation system runs from the street to the alley and is open, and visible.. Parking is fully underground and accessed off the alley. Garbage and Recycling is also accessed off the alley.
- DC2 Architectural Concept**
The project is broken down into North and South halves with a porous open corridor and stairways in between. The South half at the front breaks away from the North, to create a large separation and to inflect the building mass away from the street. This portion of the building replaces the upper story with an open roof terrace. At the same level, the building facade at the North steps back. This design, along with articulation, and other façade elements will significantly reduce the building's perceived mass and height. The design of all facades will be carefully considered. The South Elevation adjacent to the Parking lot is very visible. We'll have no blank walls. Secondary architectural features, scale and texture, and form and function will inform the design parti.
- DC3 Open Space Concept**
The open space has been designed in conjunction with the project form. The ground floor space is directly accessible off the L2 corridor and the L5 roof terrace is access from that corridor. These relationships will encourage their use and social interaction. Both of these main open space areas will be screened from residential units to reduce their impact on the livability of those units. The spaces will be designed to support suitable activities.
- DC4 Materials**
Exterior finish materials will be chosen for their fit into the contemporary design of the project and with the surrounding neighborhood. Color, texture, and pattern will be consistent with the intended design. Materials will be of durable and of high quality. A building sign will be incorporated in the ground floor design.

- CS1 Natural Systems and site Features**
The upper floor at the SE corner of the building will have a roof deck instead of the upper story at that location. The upper floor at the NE corner will also be stepped back
- CS2 Urban Pattern and form**
The building will be designed to fit into the neighborhood's parti of pedestrian access, variegated setbacks and landscaping, facade massing and modulation.
- CS3 Architectural context and character**
Brick will be used in keeping with it's common use in the neighborhood and in contrast to other materials on the facade. The building massing, modulation and relationship to the pedestrian will be in keeping with the streetscape
- PL1 Connectivity**
The 11th Ave. Entry will be designed as a node with special paving and an inflection of the sidewalk space. Larger public spaces are not typical in the streetscape.
- PL2 Walkability**
Secure, visible, pedestrian entries will be provide at the street and the alley and will add to the activity on the public right of ways.
- PL3 Street Level Interaction**
The main entrance will be visible, and, open to the street to encourage activity and security.
- DC1 Project Uses and Activities**
Parking and garbage/recycling are accessed off the alley. The parking is all located within the building.
- DC2 Architectural Concept**
The design will be modern, but, will draw selectively from the context of older fraternal-use buildings. Modulation, articulation, fenestration, and detail will create a layered, "fine-grained" architectural character.
- DC3 Open Space Concept**
Landscaping at the street and entrance will continue the existing pattern along the street.
- DC4 Exterior Elements and Finishes**
Facade finishes may include brick, precast concrete, wood, metal/fiber cement panels, vinyl/fiberglass windows, and metal decklets/stairs/railings/gates/fencing.



Alternative 1 (“Pods”)

Unit Count	25
Parking	15 stalls
Total Floor Area	24,702 gsf*
Typ. Resid. Floor	4,812 gsf*
FAR Proposed	2.0
FAR allowed	2.0
Open Space Provided	2,192 sf (25.4 %)
Open Space Required	2,160 sf (25% @ grade)
	* includes open stair/corridor

Pros:

- Maximizes development
- Porous; open in two directions with open stairs
- Good potential for light and air to units

Cons:

- Open space chopped up
- No elevator
- Problem meeting accessibility requirements
- Maximum height at street
- Departure** required for max. bldg. depth (65% to 68%)

Alternative 2 (“I”)

Unit Count	33
Parking	14 stalls
Total Floor Area	25,840 gsf*
Typ. Resid. Floor	4,877 gsf*
FAR Proposed	2.0
FAR allowed	2.0
Open Space Provided	2,610.1 sf (30.2%)
Open Space Required	2,160 sf (25% @ grade)
	* includes open stair/corridor

Pros:

- Maximizes development
- Elevator
- No problem meeting accessibility requirements
- Porous; open in East-West direction with open stairs/corridor

Cons:

- Open space chopped up; harder to provide common space
- Maximum height at street
- light and air to units to some bedrooms at middle of building problematic
- open stairs/corridor closed on North and South sides
- monolithic mass, blocky appearance at street
- Departure** required for max. bldg. depth (65% to 68%)

Alternative 3 (Preferred) (“Breakaway”)

Unit Count	28
Parking	14 stalls
Total Floor Area	23,360 gsf
Typ. Resid. Floor	5,028 gsf*
Top Resid. Floor	4,059 gsf*
FAR Proposed	2.0
FAR allowed	2.0
Open Space Provided	2,167 sf (25% @ grade)
	653 sf (7.6% @ top flr.)
Open Space Required	2,160 sf (25% @ grade)
	* includes open stair/corridor

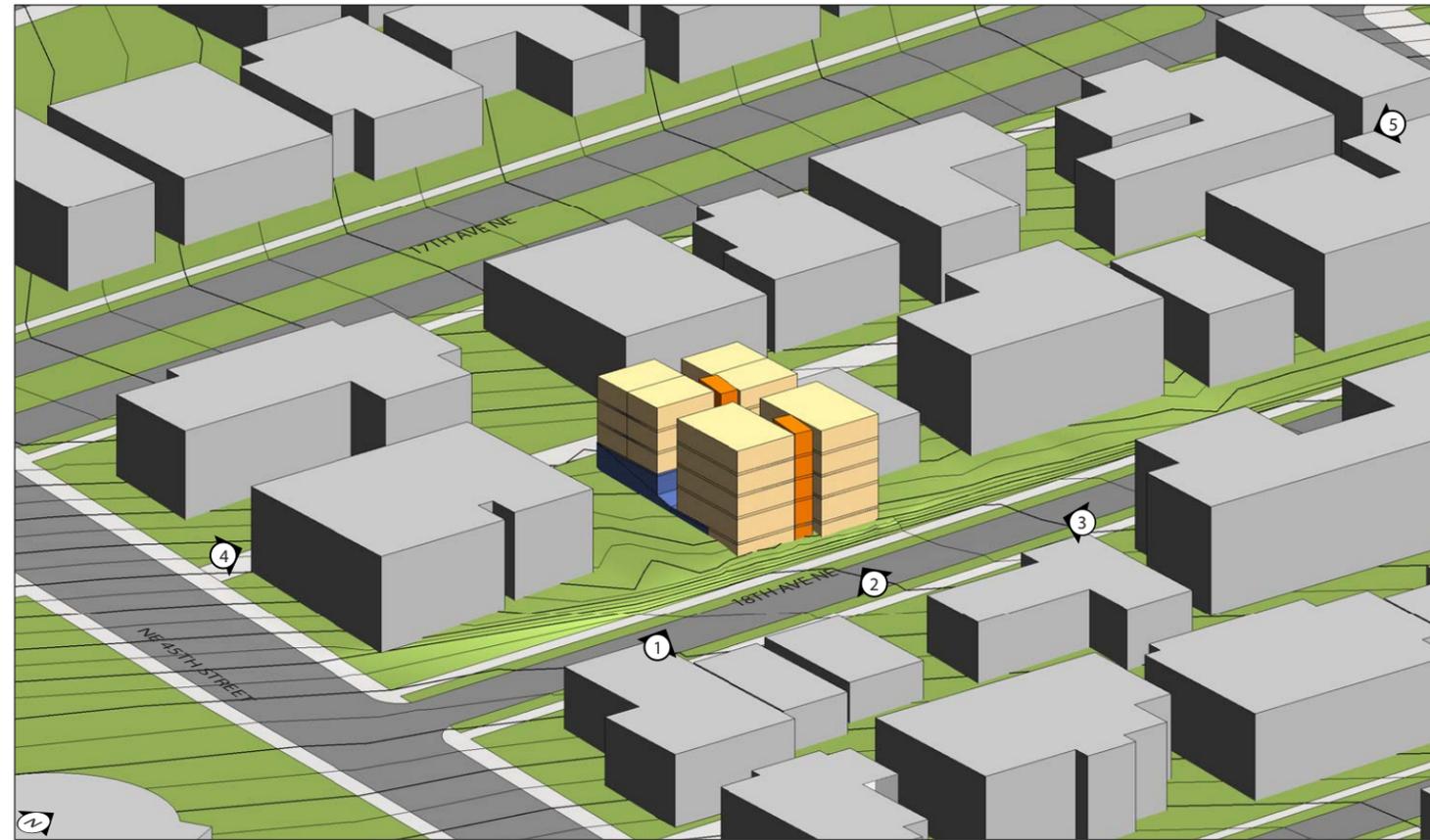
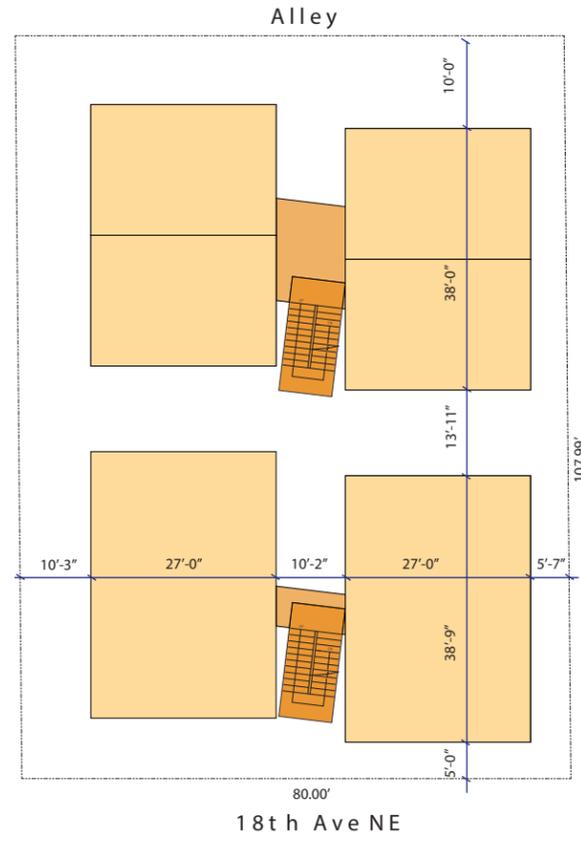
Pros:

- Maximizes development
- Elevator
- No problem meeting accessibility requirements
- Larger open space at grade for common area; roof deck common area at SE corner
- Good potential for light and air to units
- Top floor steps back at street
- Porous/open in East-West direction at open stair/corridor; corridor, also, opens up to South at center

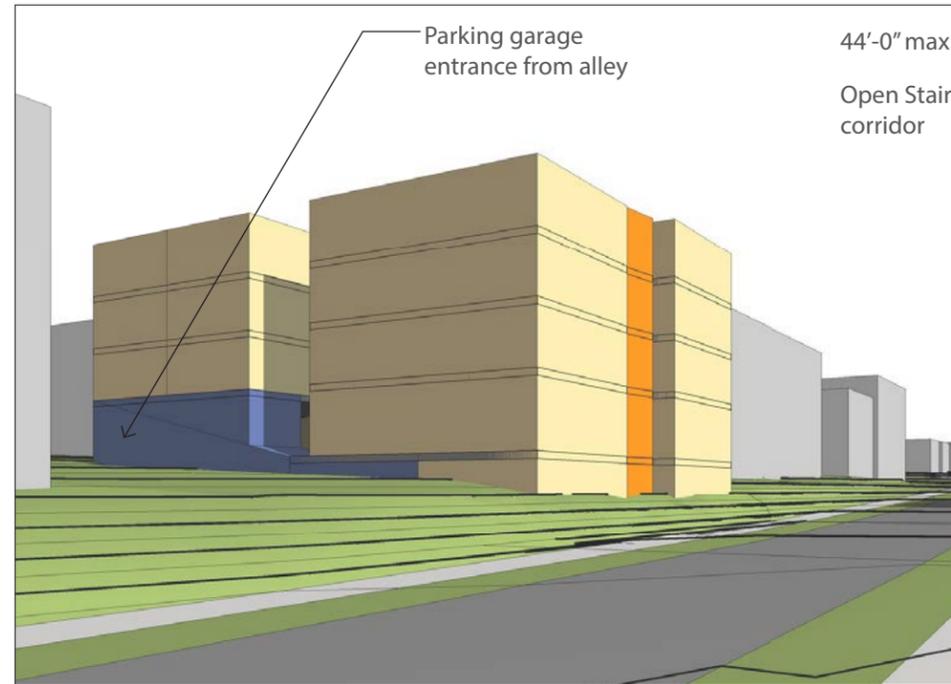
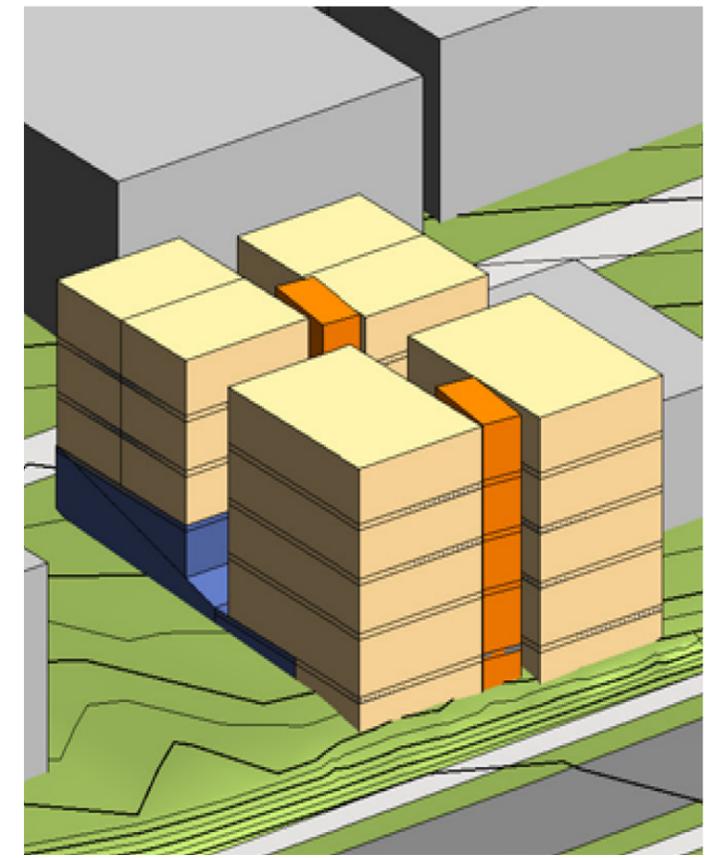
Cons:

- Departure** required for max. bldg. depth (65% to 68%)

Design Proposal: Alternate 1 ("Pods")



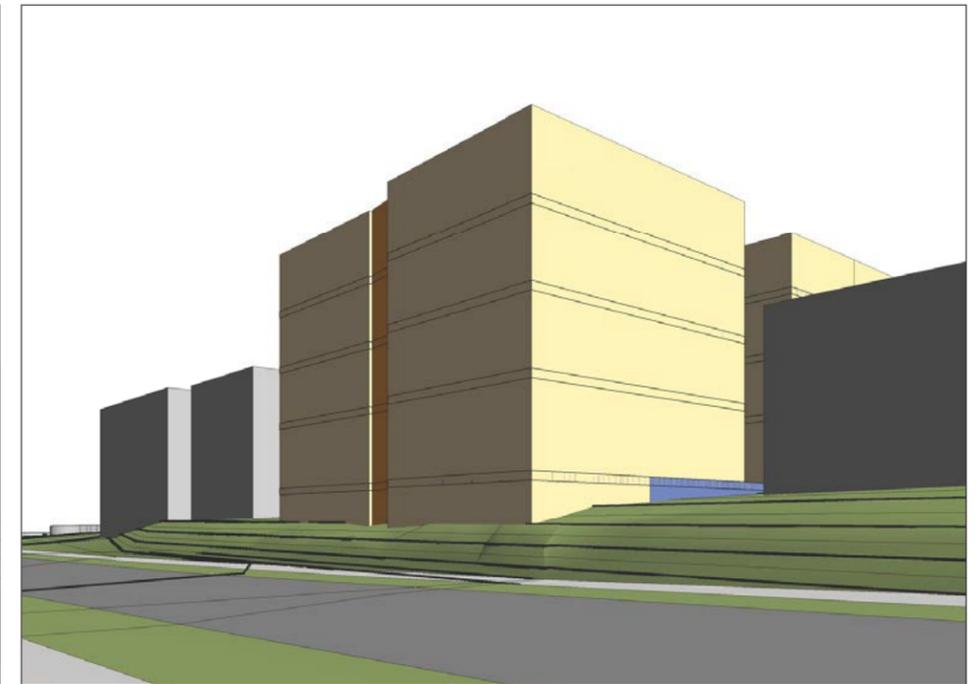
Aerial View from Southwest



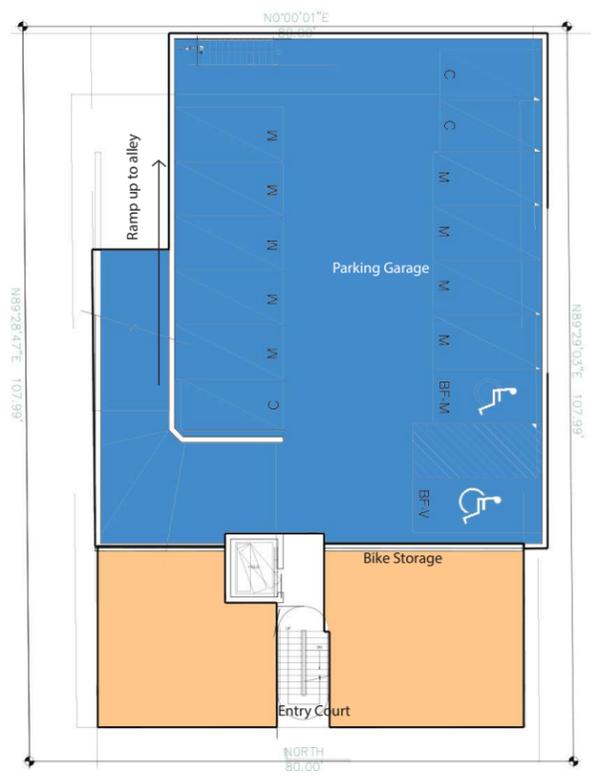
① **View from 18th Ave NE, looking NW**



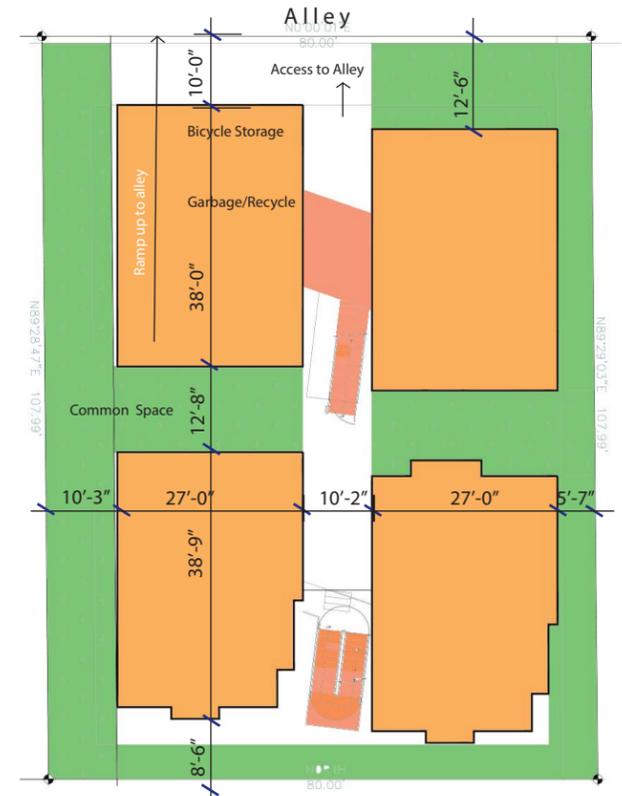
② **View from 18th Ave NE, looking West**



③ **View from 18th Ave NE, looking SW**



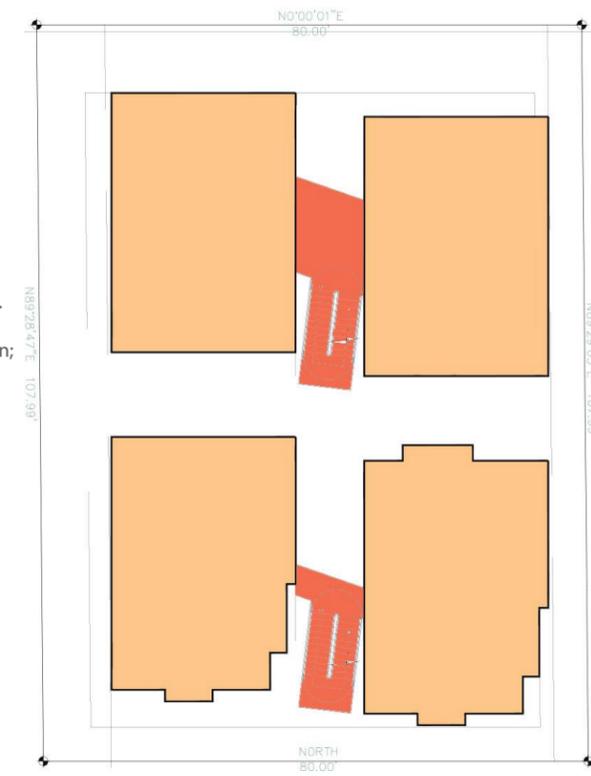
Level 1/P1



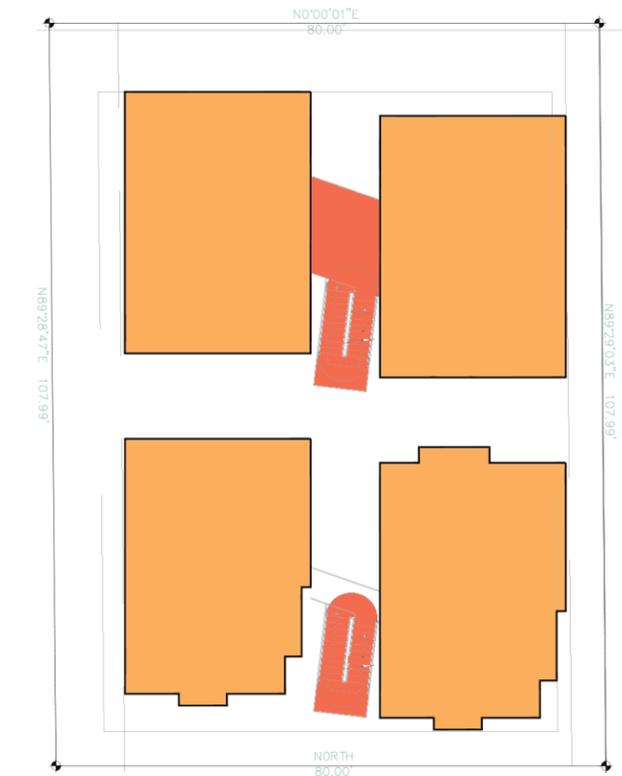
Level 2

Std. Departure #1 requested for both N. and S. facades. 70% building depth shown; 65% building depth allowed .(see p. 20)

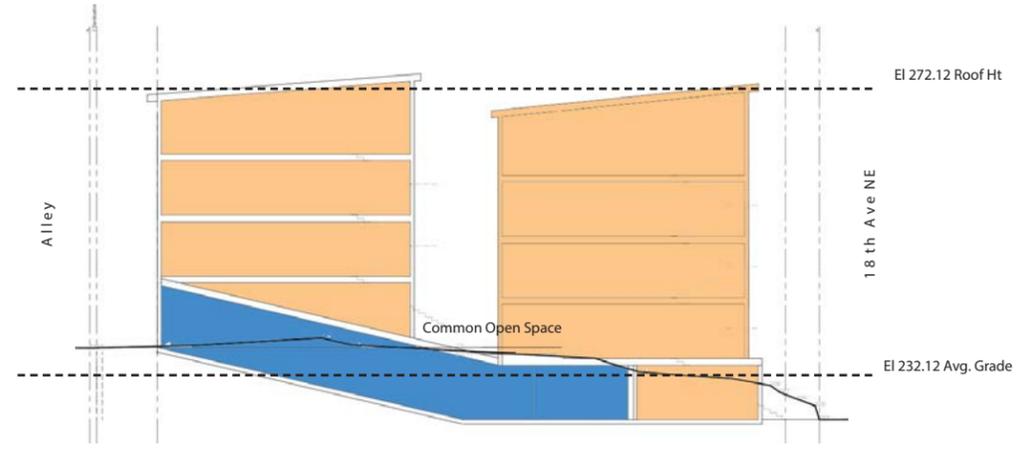
Note: see Landscape Concept, p. 24



Levels 3-4



Level 5



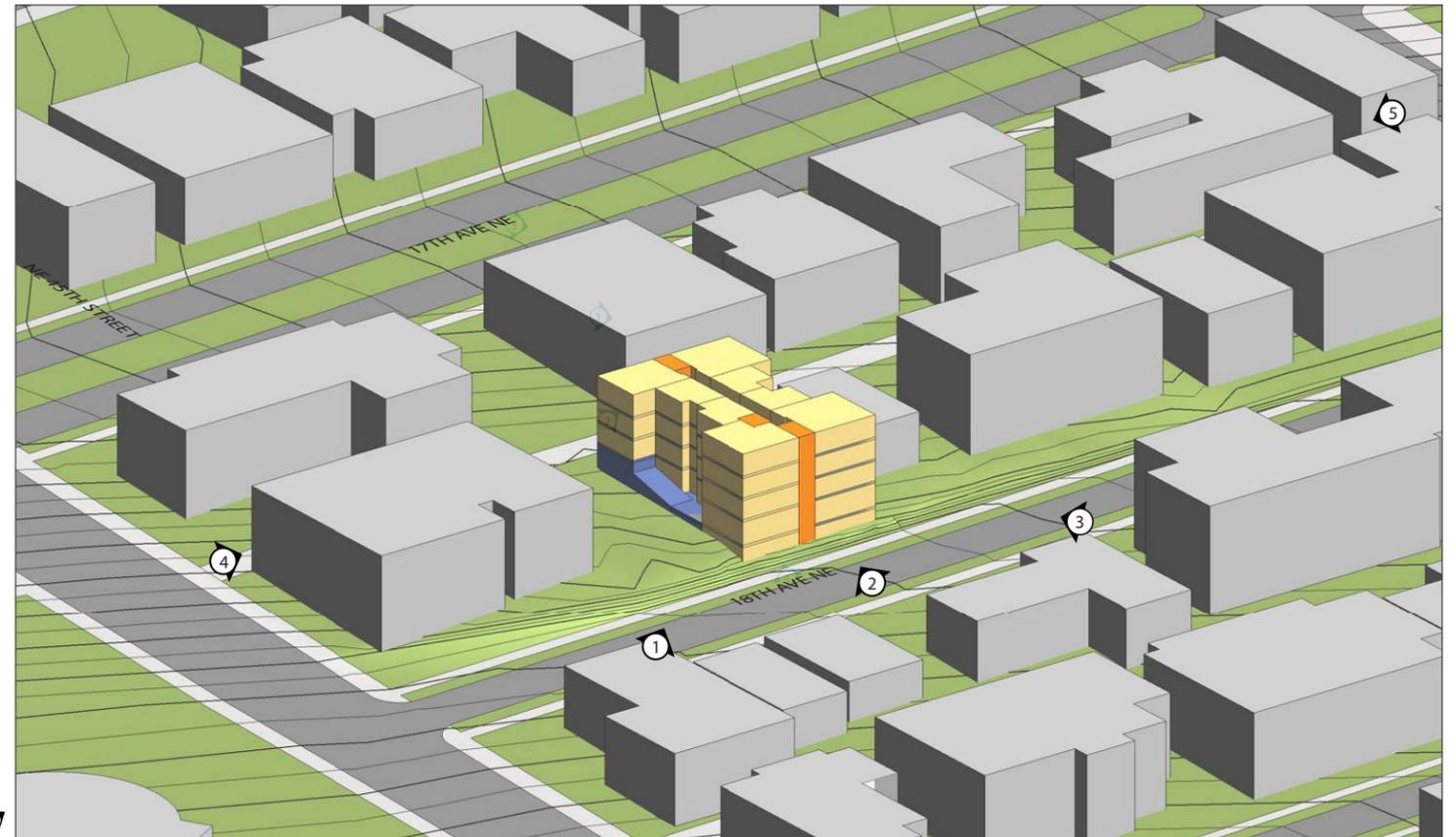
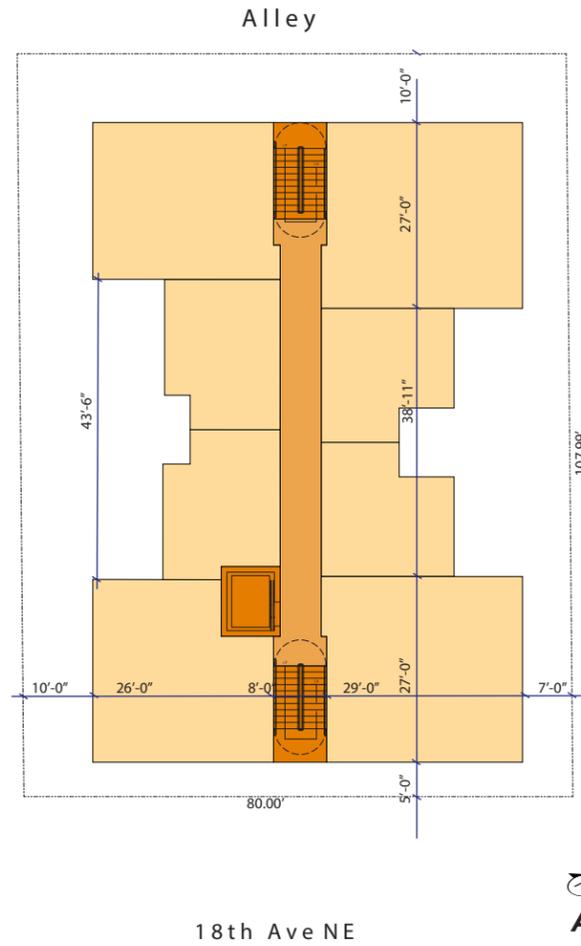
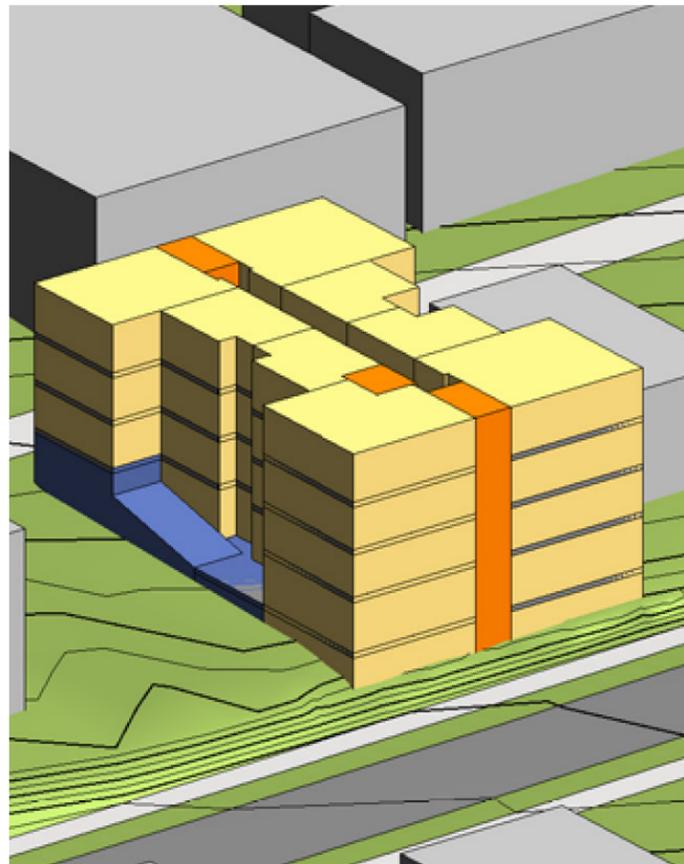
Section: Thru Parking Ramp and Roof Terrace (Looking N)



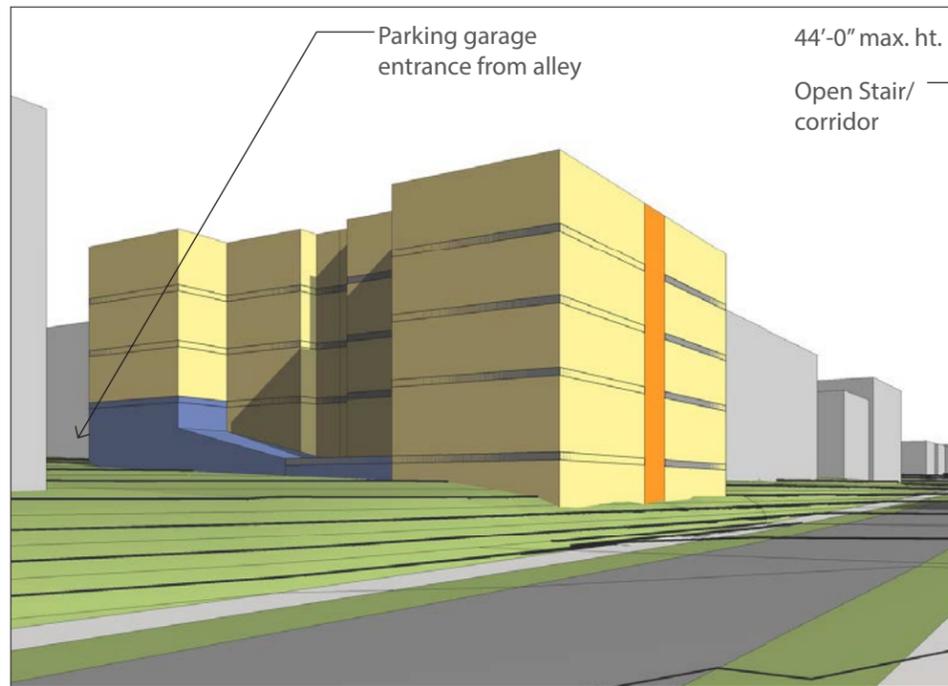
④ View from alley, looking N



⑤ View from alley, looking S

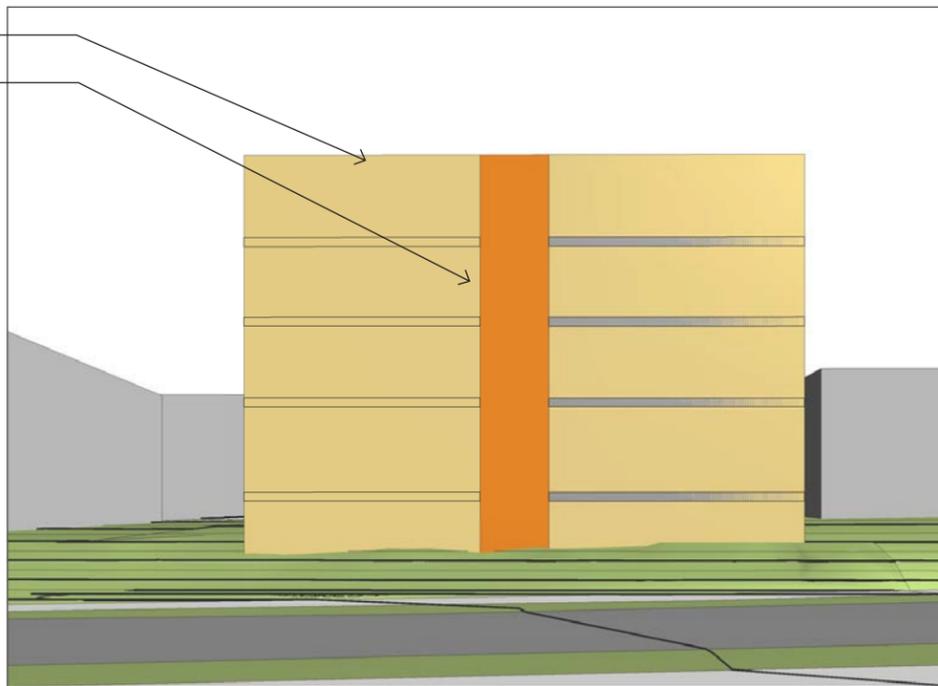


Aerial View from Southwest

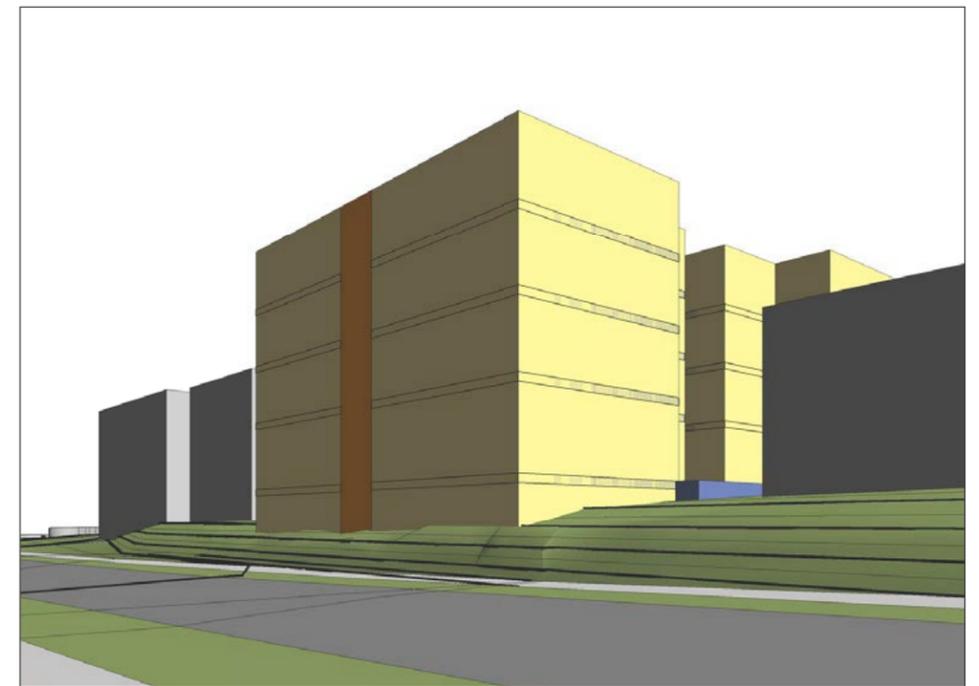


① View from 18th Ave NE, looking NW

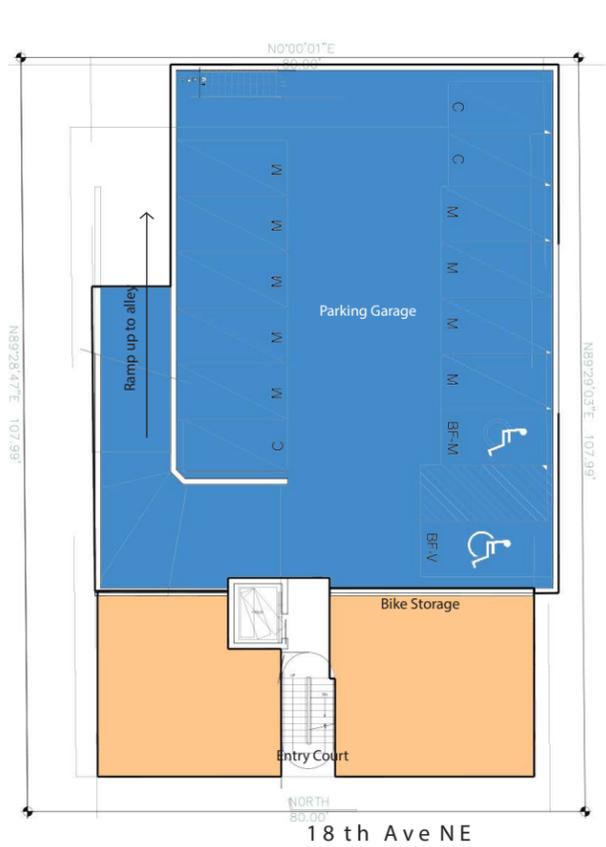
44'-0" max. ht.
Open Stair/
corridor



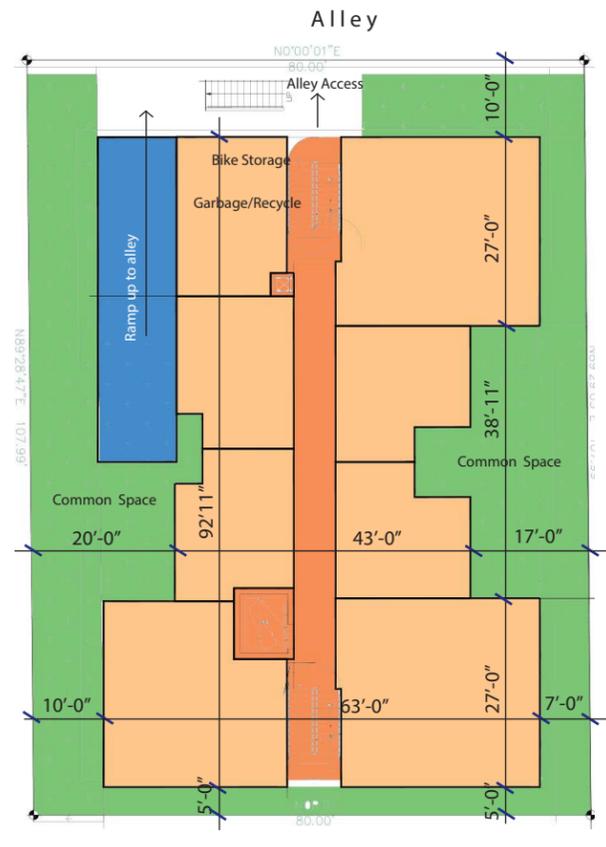
② View from 18th Ave NE, looking West



③ View from 18th Ave NE, looking SW



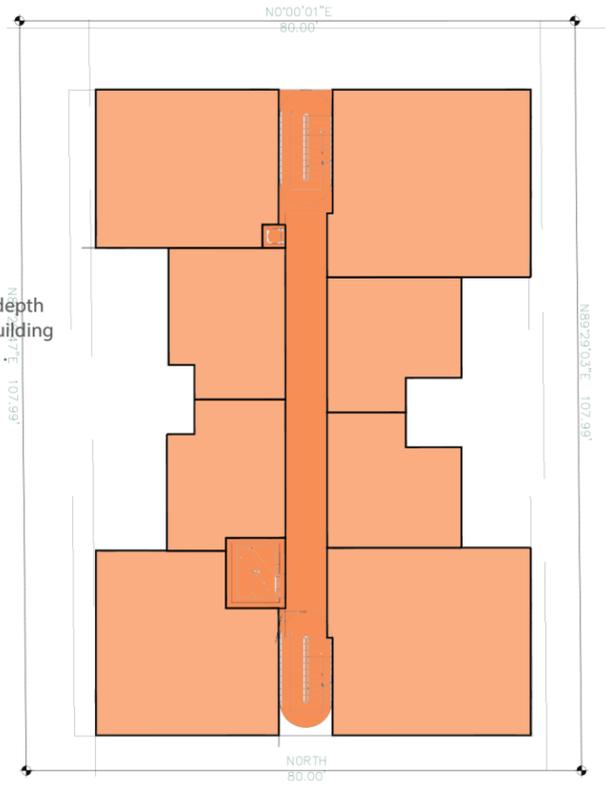
Level 1/P1



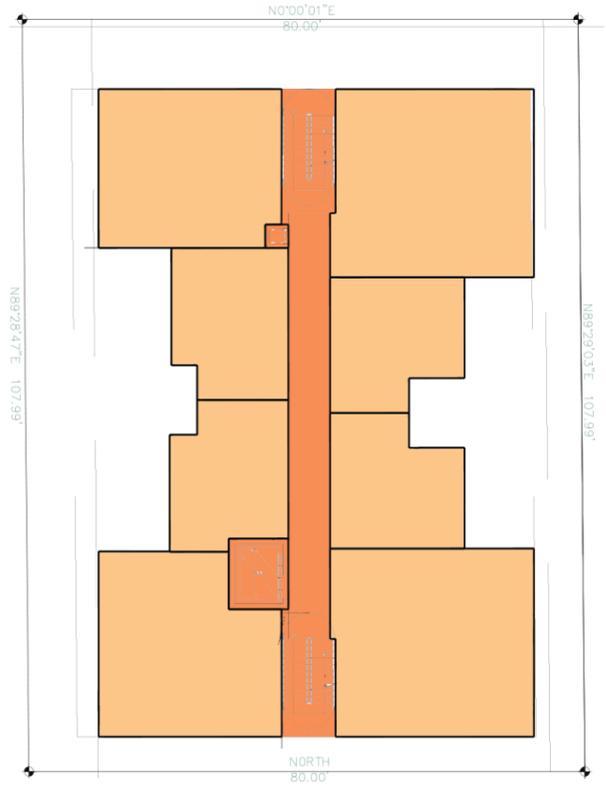
Level 2

Note: see Landscape Concept, p. 24

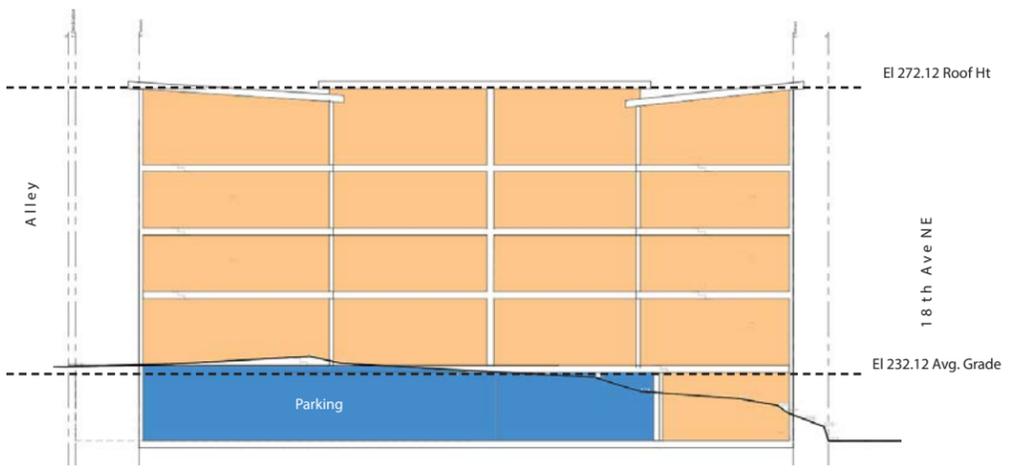
50% building depth shown; 65% building depth allowed



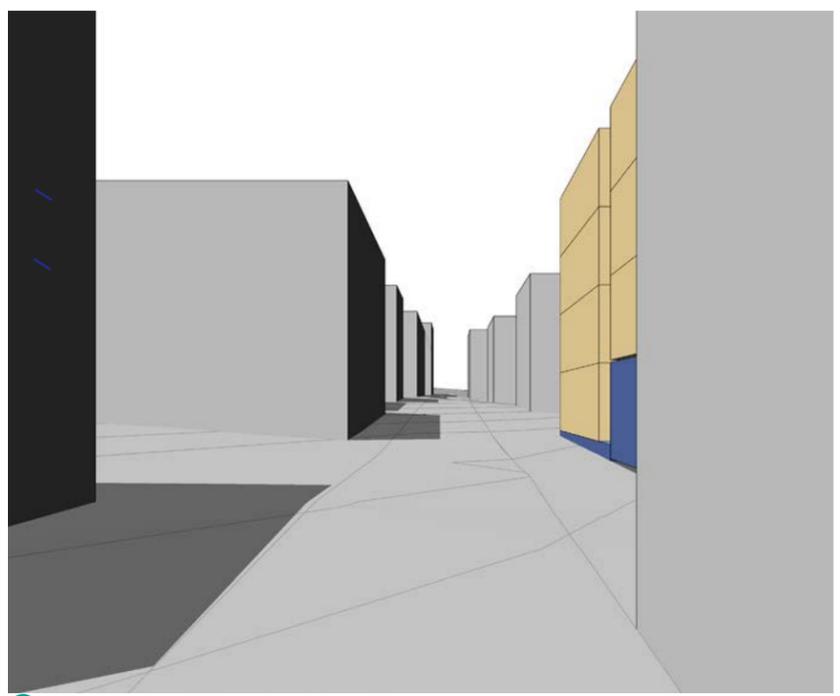
Levels 3-4



Level 5



Section: Thru Parking Ramp and Roof Terrace (Looking N)

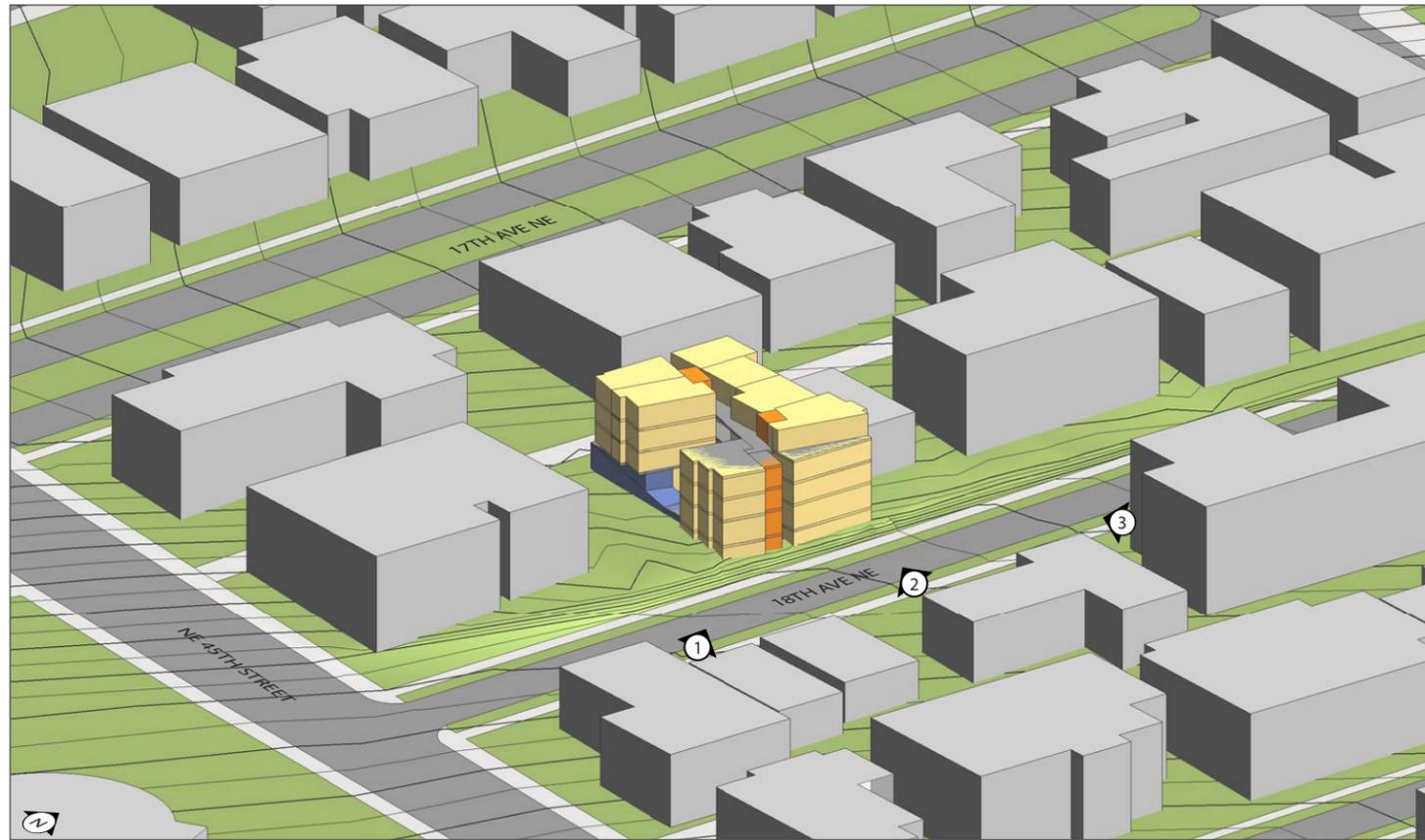
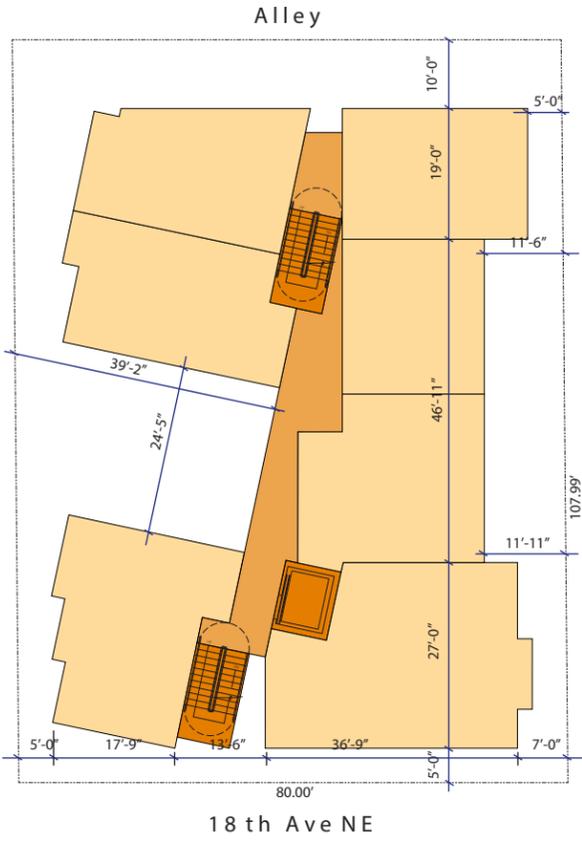


View from Alley, looking N

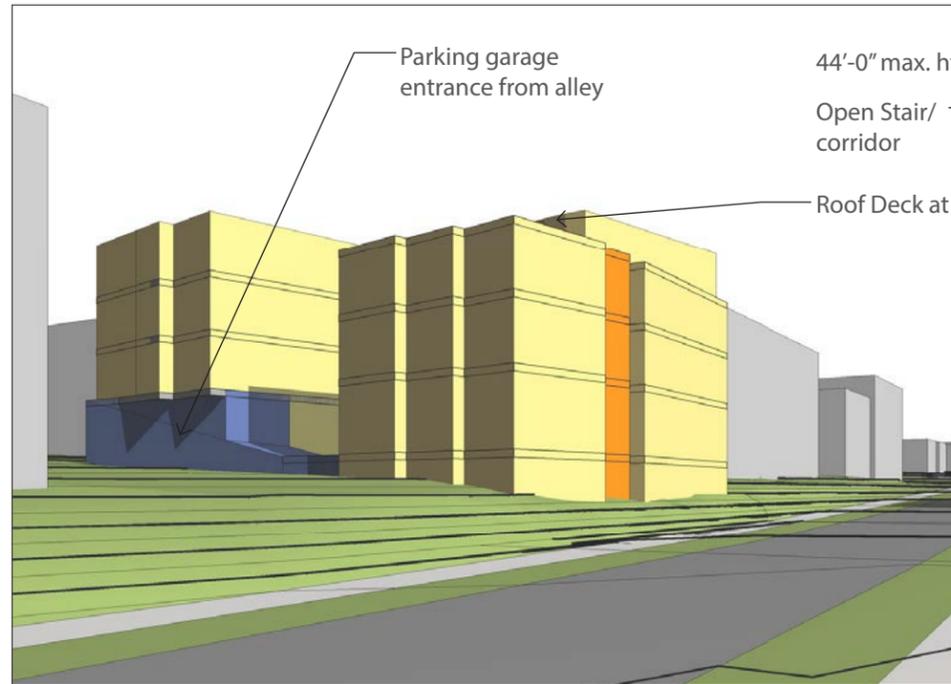
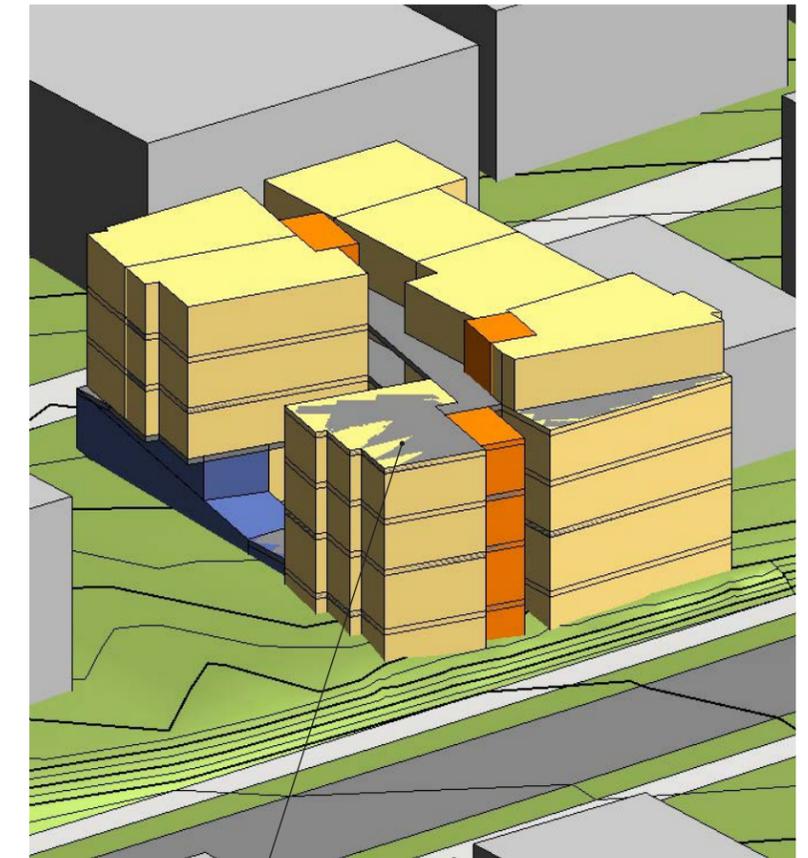


View from Alley, looking S

Preferred Design Proposal: Alternate 3 ("Breakaway")



Aerial View from Southwest



① View from 18th Ave NE, looking NW



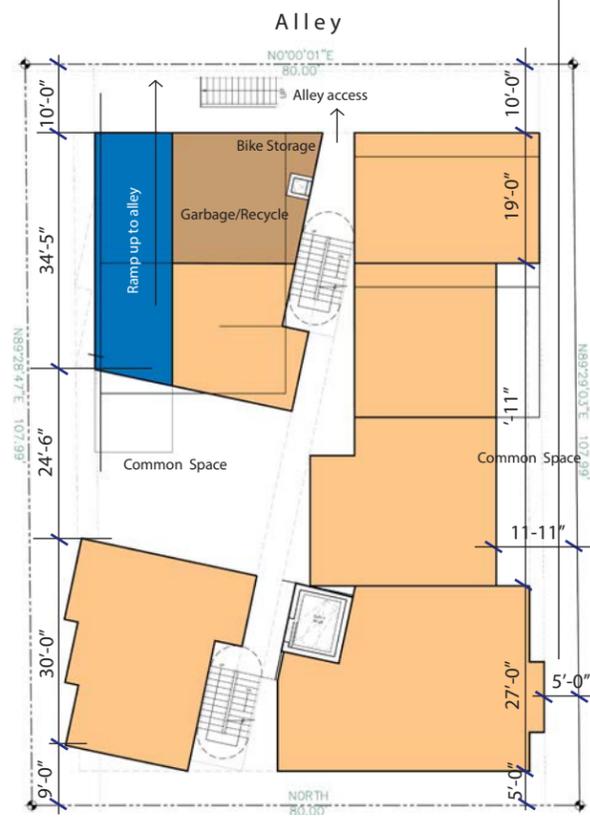
② View from 18th Ave NE, looking West



③ View from 18th Ave NE, looking SW



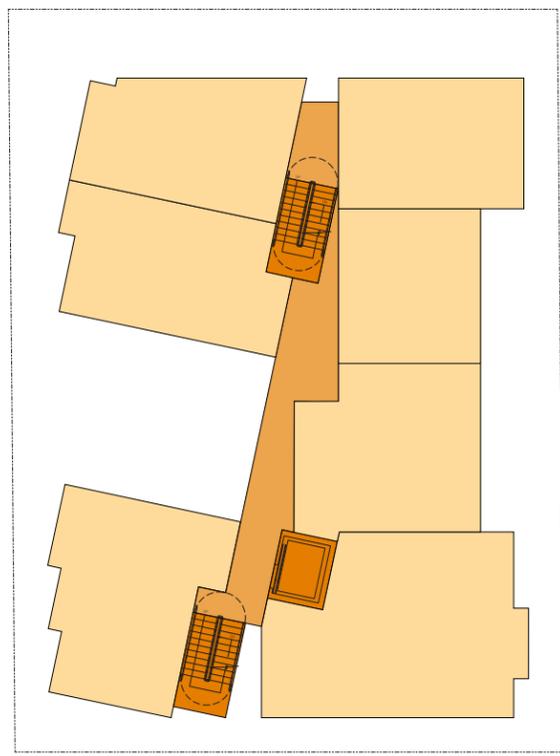
Level 1/P1



Level 2

Std. Departure #1 requested for N. facade, only (see p. 20).

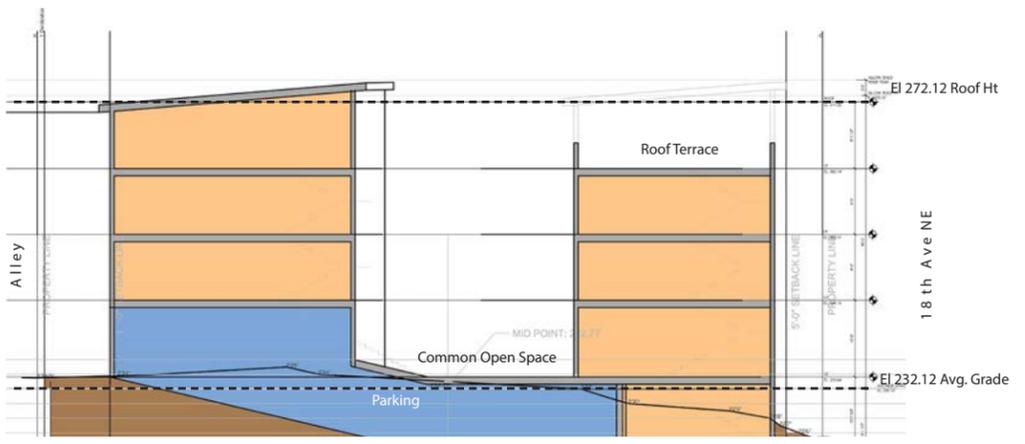
Note: see Landscape Concept, p. 24



Levels 3-4



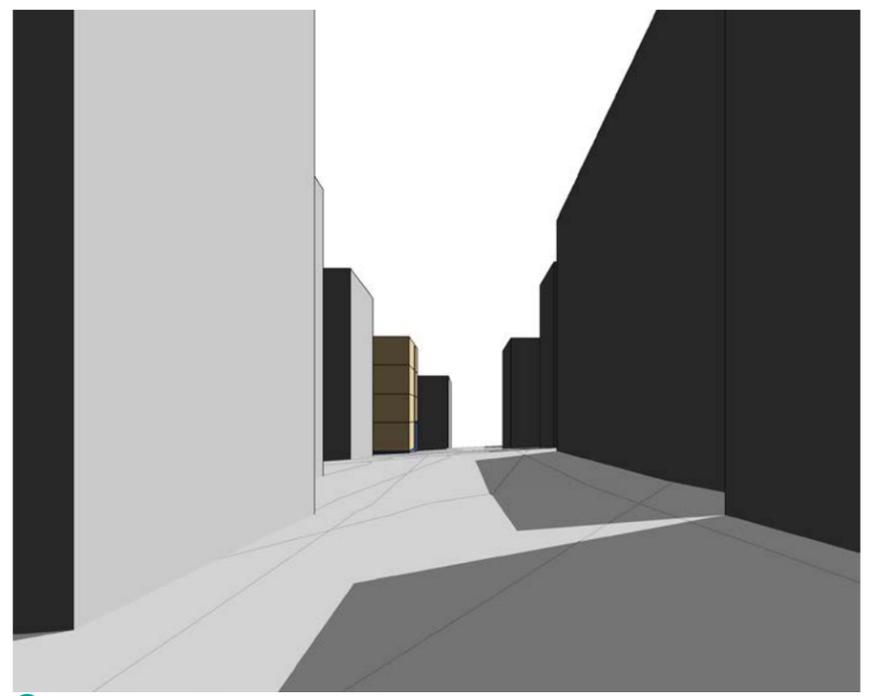
Level 5



Section: Thru Parking Ramp and Roof Terrace (Looking N)



④ View from Alley, looking N



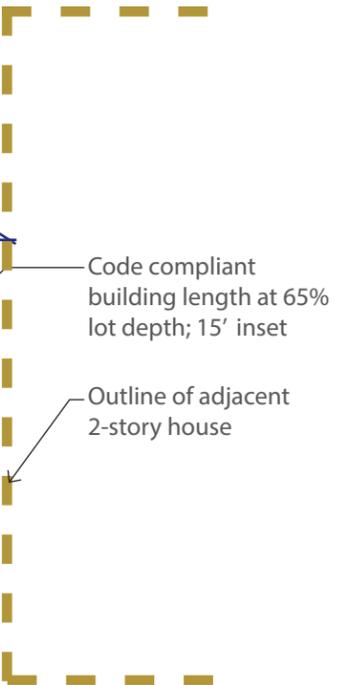
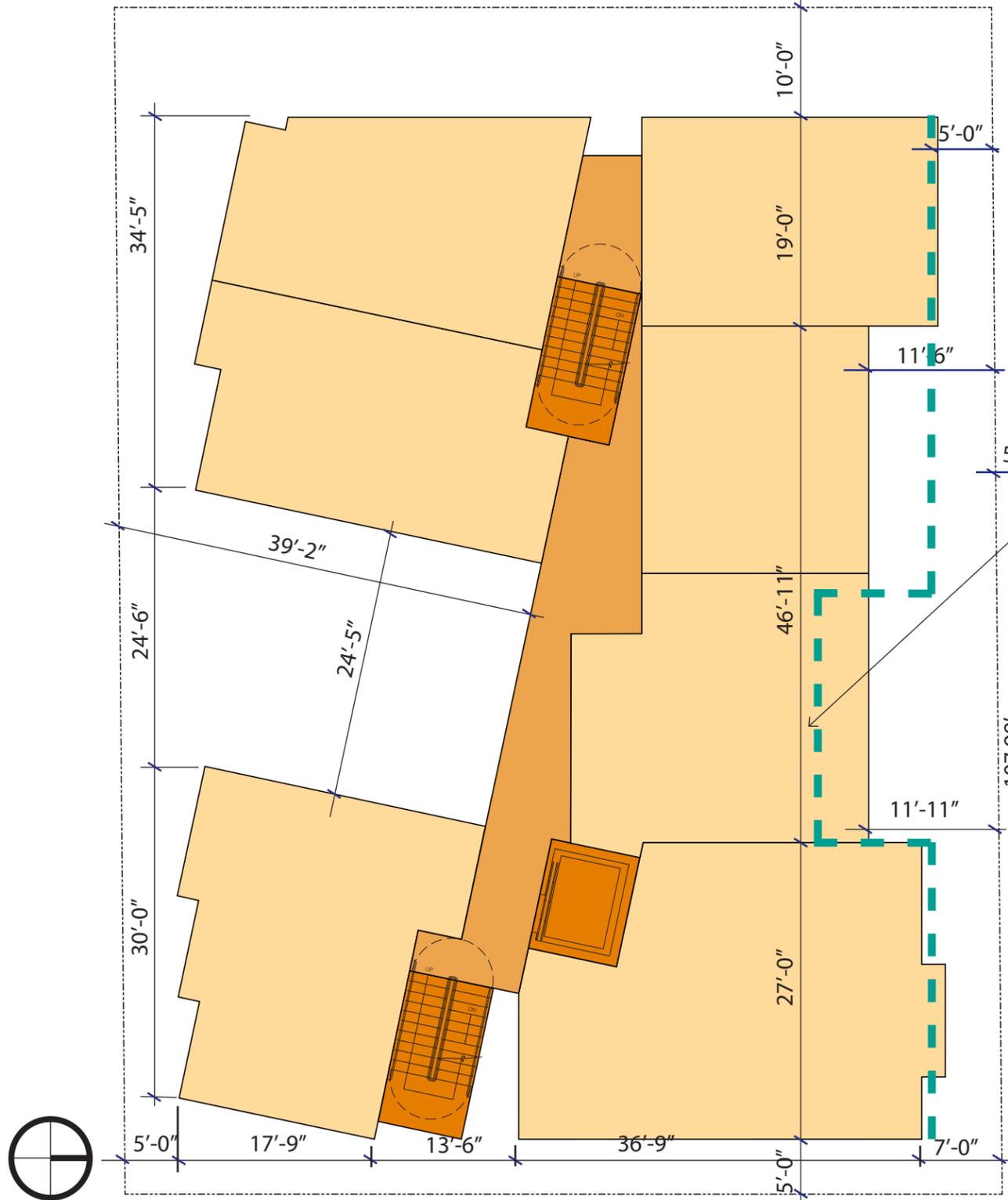
⑤ View from Alley, looking S

Note: Standard Departures are relevant to Preferred Alternative 3

LAND USE CODE REQUIREMENT	PROPOSAL	JUSTIFICATION
<p>1</p> <p>S.M.C. 23.45.527 Structure width and facade length limits in LR zones</p> <p><i>B. Maximum facade length in Lowrise zones.</i></p> <p><i>1. 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, except as specified in subsection 23.45.527.B.2.</i></p>	<p>South Property Line: $30'-3" + 33'-7" = 63'-10"$ $63'-10" \text{ building length} / 107.99' \text{ property line length} = 0.591$ $59.1\% < 65\%$ OK</p> <p>North Property Line: $27'-0" + 46'-11" + 19'-0" = 92'-11"$ $92'-11" \text{ building length} / 107.99' \text{ property line length} = 0.860$ $86\% > 65\%$ Not OK Proposed layout has 8.79' avg. setback. Code compliant layout would have 7.44' avg. setback.</p> <p>Allow 86% building depth instead of 65% building depth</p>	<p>The 11'-6" to 11'-11" setback is directly south of the existing house and it's windows (see below). This scheme places a greater separation between buildings at that area than the code compliant scheme. There's very little difference in overall setback area.</p>  <p>1a View from Alley, looking NE at N Property Line</p>
<p>2</p> <p>S.M.C. 23.45.518 Setbacks and Separations</p> <p><i>A. Table A - Required Setbacks in LR Zones measured in feet</i> <i>Rear 10' minimum with alley.</i></p>	<p>Current Setbacks: 10' rear setback shown at alley and 5' setback shown at front yard on 11th Ave., NE</p> <p>Allow 5' rear yard setback with building shifting 5' to West. Front yard setback will increase to 10'.</p>	<p>The additional 5' setback at the front yard would be beneficial in reducing the appearance of mass and allow for additional landscaping.</p>

1a

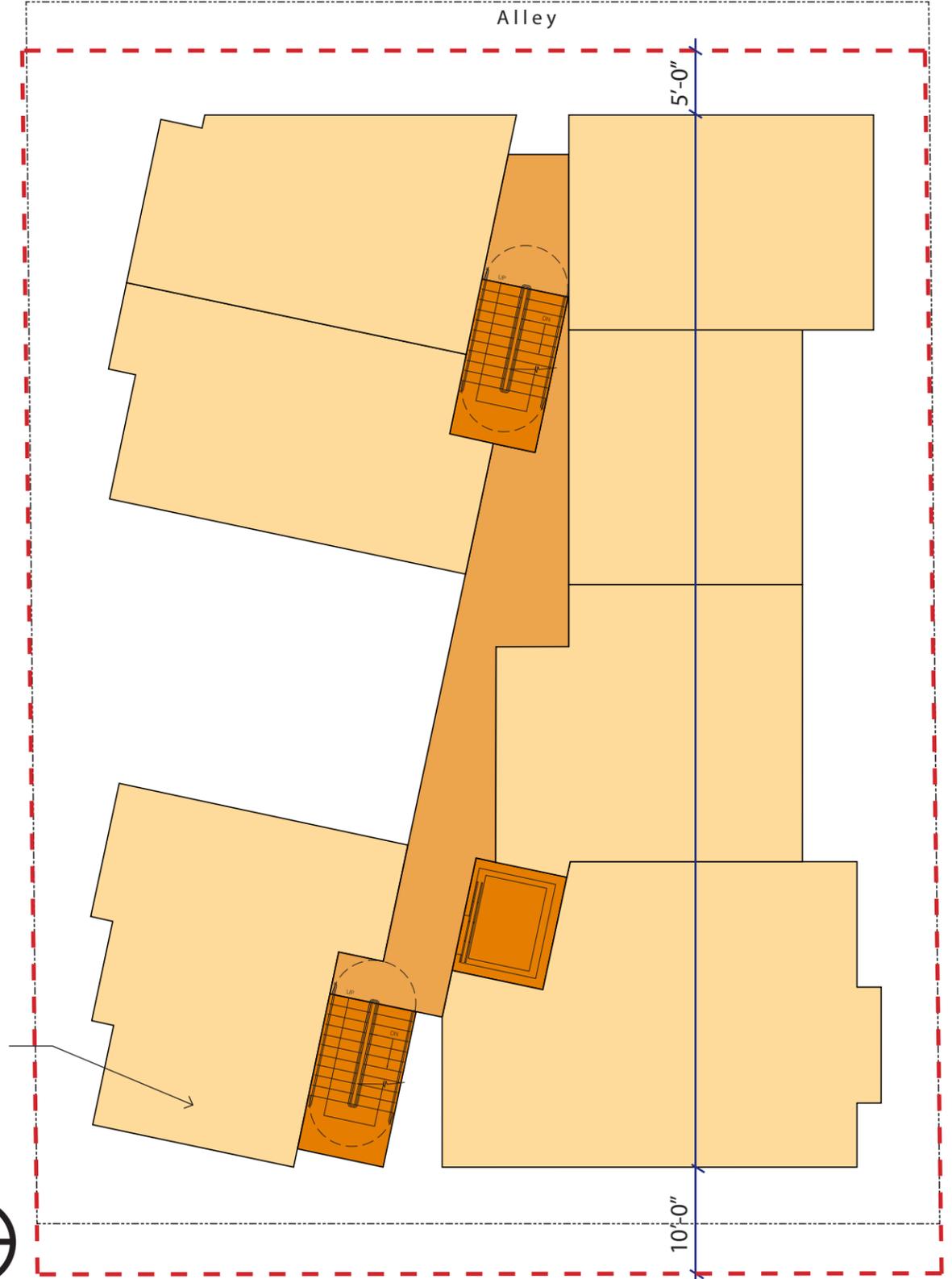
Alley



Building shifted 5'-0" to West

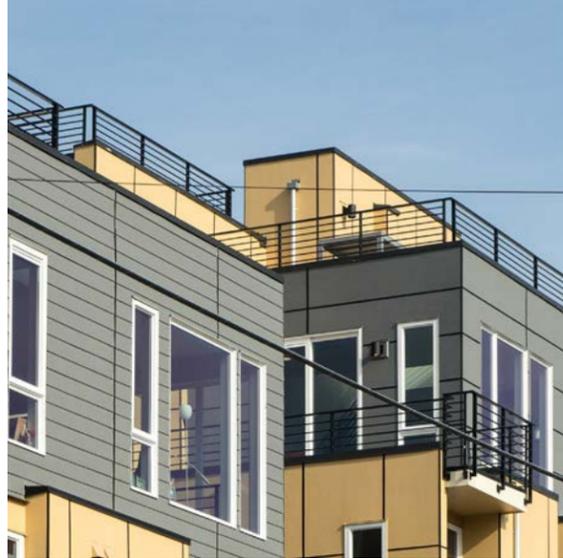
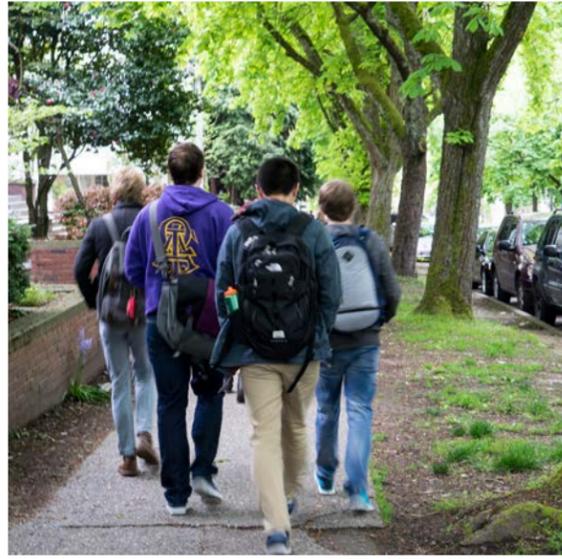
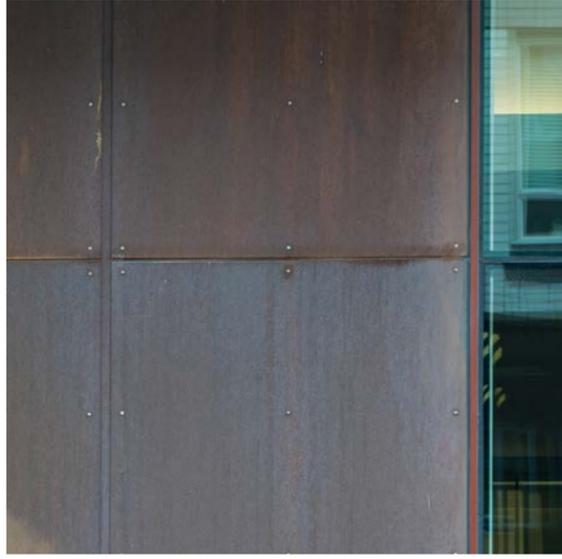
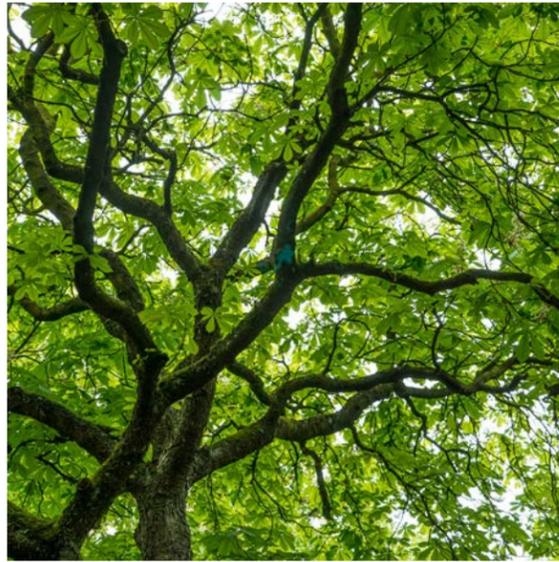
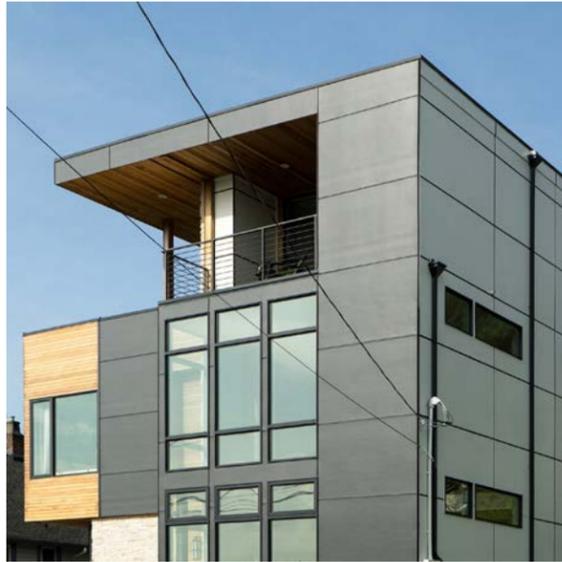
1

80.00'
11th Ave NE



2

11th Ave NE





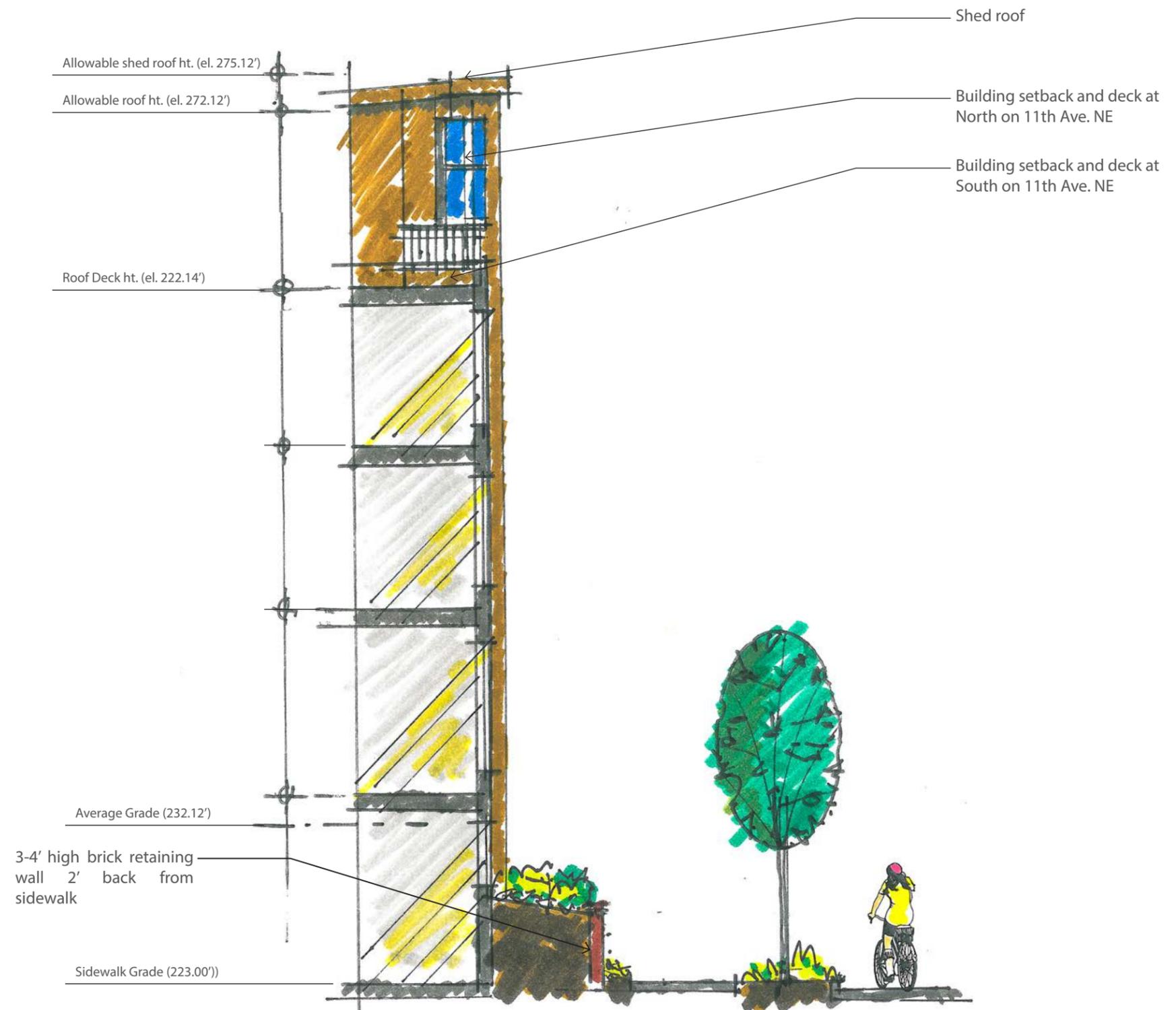
Landscape/Open Space Concept (Preferred alternative)

Note: Preferred Alternative 3 shown

Landscaping will tie the building into the existing well landscaped streetscape, provide amenity for the residents, and protect the privacy or adjacent residents.

Note: no existing landscaping to remain





Partial Section at 11th Ave. NE (Looking N)