

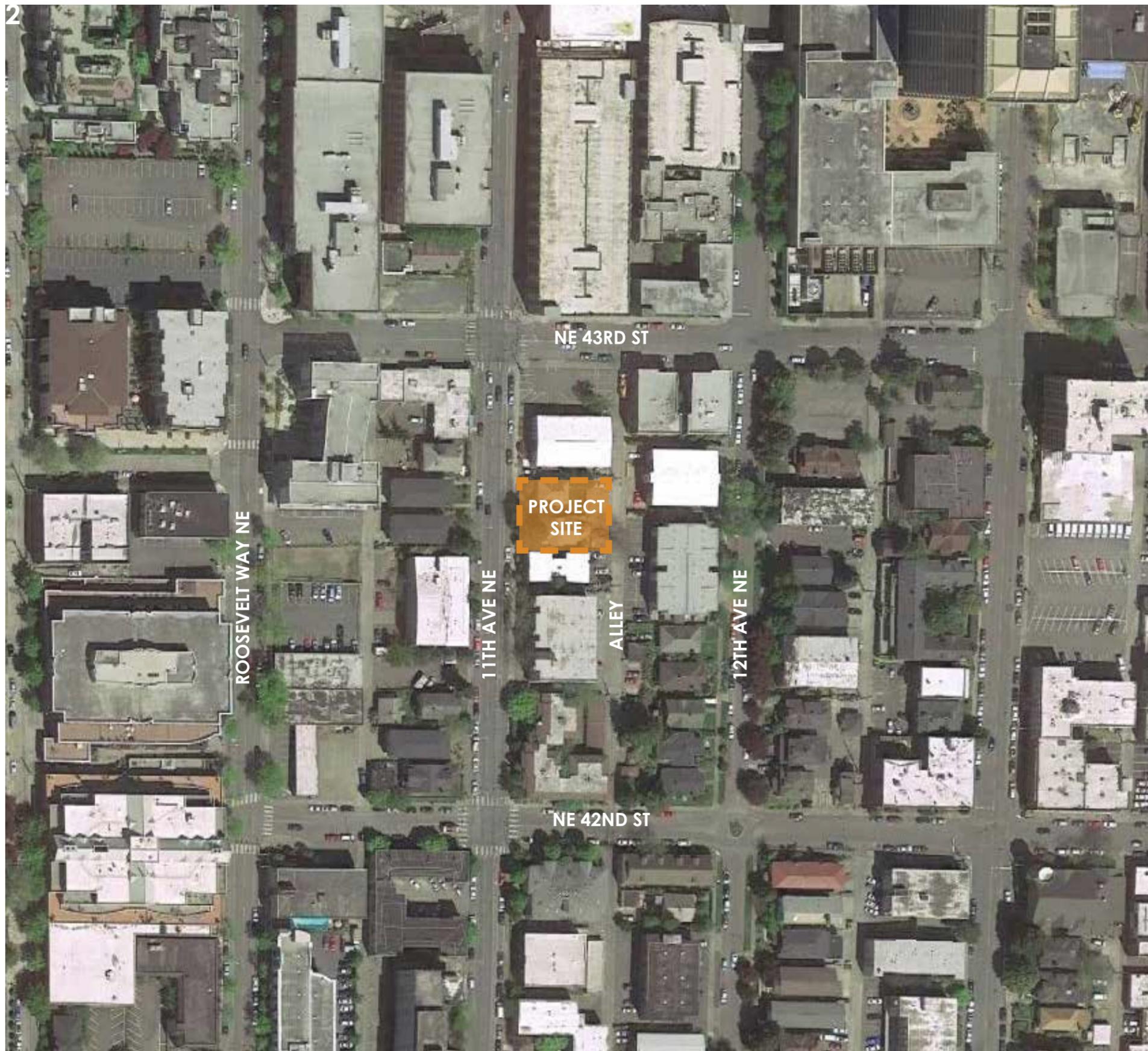
NEIGHBORING ZONING
ENVELOPE

PROJECT SITE

NEIGHBORING ZONING
ENVELOPE



4230 11th Ave NE
EDG
July 7, 2014
DPD Project #3017391



SITE AREA: 8,240 sf (approximately 103' deep x 80' wide)

PARCELS:	1142000880	4230 11TH AVE NE	4,120 sq ft
	1142000885	4232 and 4234 11TH AVE NE	4,120 sq ft

ZONING: Midrise (MR) University District Northwest Urban Center Village

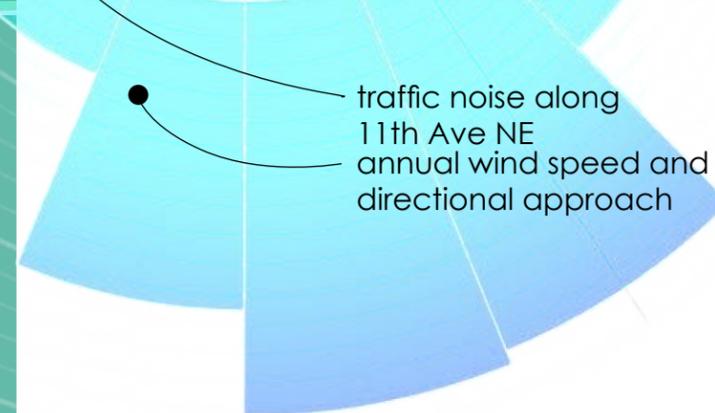
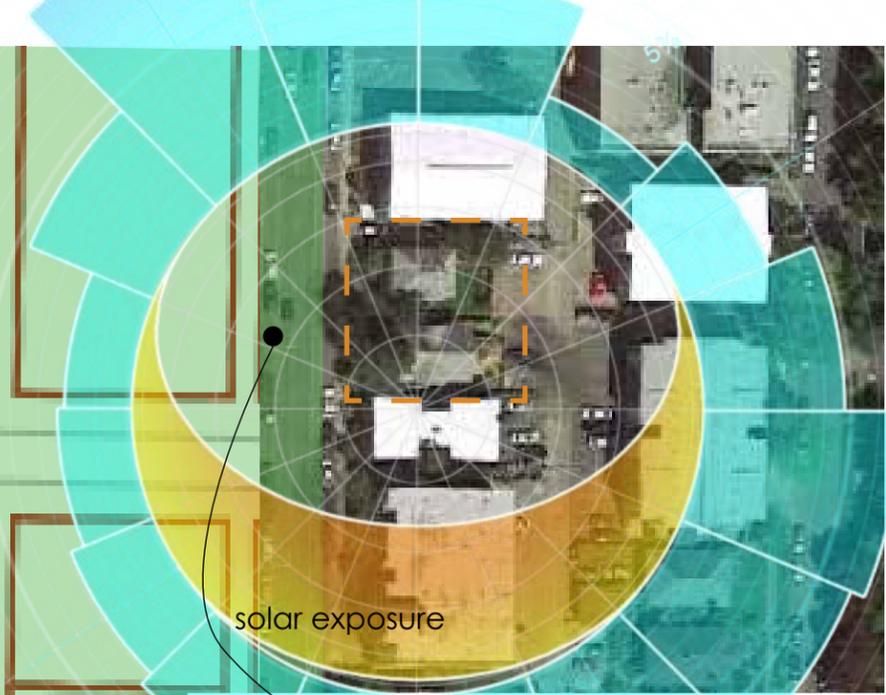
PROJECT DESCRIPTION:

Proposal for a new 7 story multi-family building and demolition of existing structures. Current development objectives include:

- Approximately 95 - 101 units
- Project design that enhances the neighborhood
- Built Green 4-Star rating
- Ample bike parking
- No departure requests

SUMMARY OF DEVELOPMENT STANDARDS:

Height limit:	60' (SMC 23.47A.012)	75' (<i>low-income incentive</i>)
		70' limit for Type VA over IA
Parking:	No parking required and none is proposed (SMC 23.54.015)	
FAR:	3.2	4.25 (<i>low-income incentive</i>)
	8,240 sf x 3.2 = 26,368 sf	8,240 sf x 4.25 = 35,020 sf
	(SMC 23.47A.013)	
Setbacks:	street setback;	3' + 3' setback (residential zone)
	front setback;	7' avg 5' min
	front setback may overlap street setback	
	side setback - below 42';	7' avg 5' min
	side setback - above 42';	10' avg 7' min
	alley setback;	1'
	rear setback;	10'
	rear setback may overlap alley setback	
	(SMC23.45.518) and (SMC23.53.030)	
Solid Waste:	575 sf for first 100 units + 4 sf/add'l unit - 15% (min 20' dimension) (SMC 23.54.040)	
	101 units = 490 sf	
Amenities:	5% of gross floor area. 50% open to outdoors	



- ZONING KEY
- NC3P-65
 - NC3-65
 - MR
 - NC3-85
 - C1-65

4



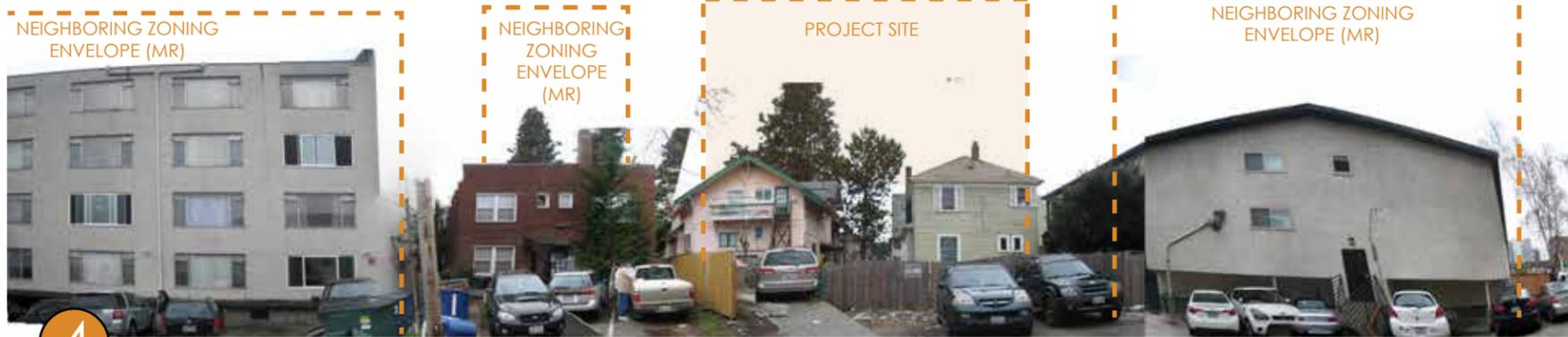
1 11th Ave NE, looking E at project site



2 11th Ave NE, looking W from project site



3 Alley, looking E from project site



4 Alley, looking W at project site



1 three story apts NE of site on NE 43rd

2 three story apts N of site on 11th Ave NE



3 three story apts N of site on 11th Ave NE



4 one story commercial W of site on 11th Ave NE



5 single family residences on site



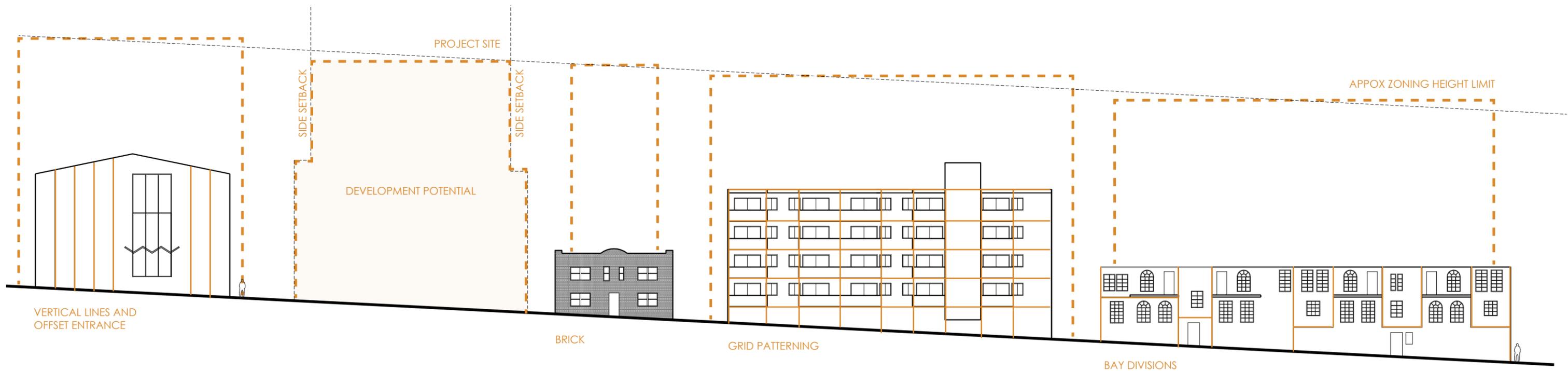
6 two story apts S of site on 11th Ave NE



7 five story apts S of site on 11th Ave NE



8 three story apts S of site on 11th Ave NE



NEIGHBORING ZONING ENVELOPE (MR)

PROJECT SITE

NEIGHBORING ZONING ENVELOPE (MR)

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NEIGHBORING ZONING ENVELOPE (MR)

PROJECT SITE

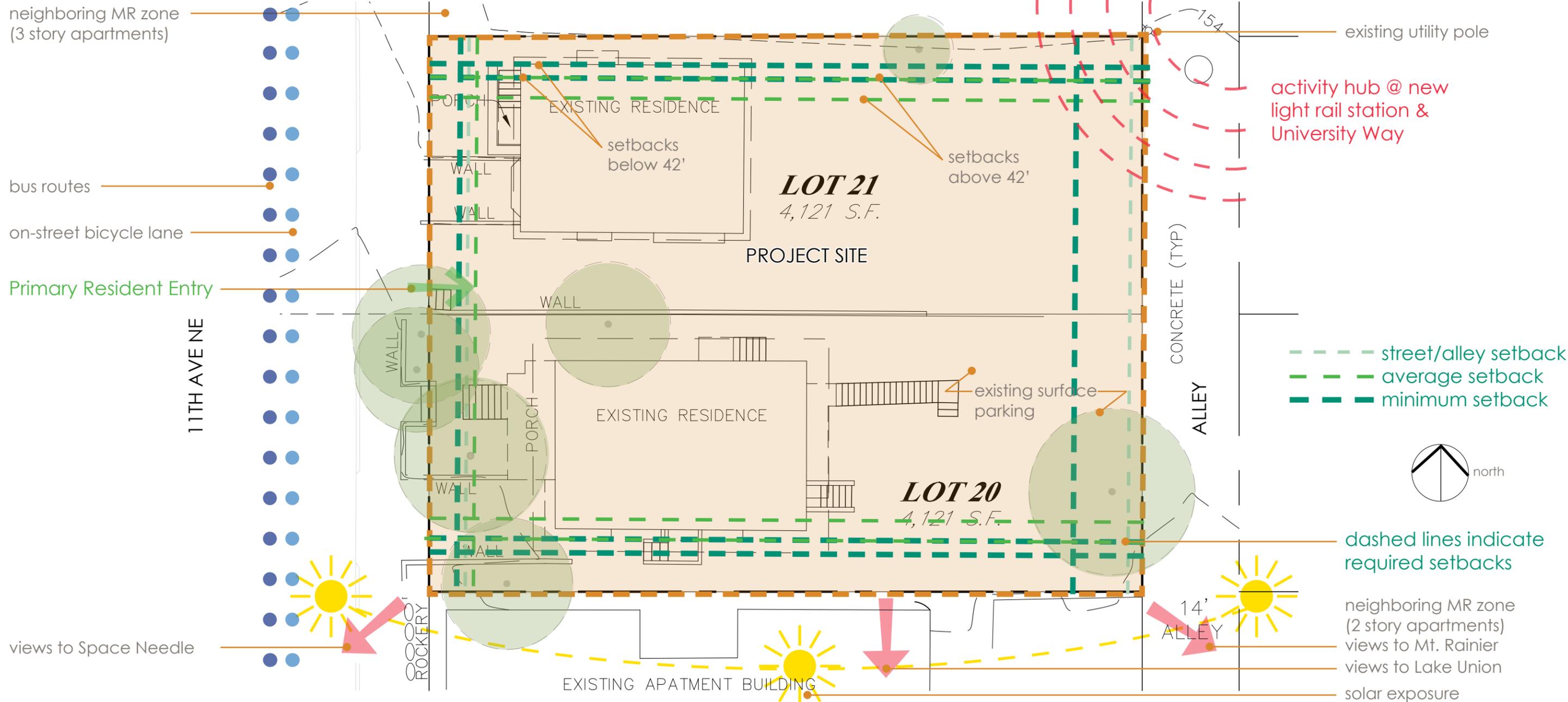
NEIGHBORING ZONING ENVELOPE (MR)



Looking E to site from 11th Ave NE



Looking W to site from Alley





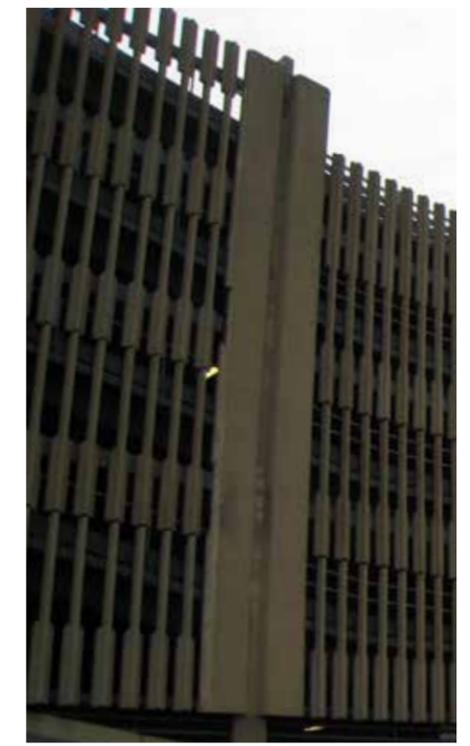
Use of facade modulation and bay windows



Historic brick usage



Use of color along streetscape



Strong rhythm creation



Proximity to transit and bicycle lane network



Variety of materials used in building palette



Large pedestrian-oriented storefront windows; durable building materials

CS CONTEXT & SITE

> CS1 E 2: Adding Interest with Project Drainage

Use project drainage systems as opportunities to add interest to the site

> CS2 A 2: Architectural Presence

Development should contribute to a strong street edge and the creation of a quality public realm

> CS2 B 2: Connection to Street

Functions should be tied to character of a street and contribute to the quality and character of the streetscape

> CS2 C 2: Mid-Block Sites

Continue a strong street edge, design party walls to provide visual interest through materials, color, texture or other means.

> CS2 D 1: Existing Zoning and Development

Complement scale and development of both existing and anticipated site neighbors

> CS3 A 1: Fitting Old and New Together *

Create compatibility between new project, and existing architectural context, through building articulation and contemporary materials

PL PUBLIC LIFE

> PL1 A 2: Adding to Public Life *

Consider features such as recessed entries along with place-making elements such as trees, landscape and art

> PL2 B 1: Eyes on the Street *

Create a safe environment by providing lines of sight and encouraging natural surveillance through doors, windows and street-level uses

> PL3 B 2: Ground-level Residential *

Provide transition elements, spaces and materials to clearly identify public sidewalk from private residence

> PL4 B 2: Bike Facilities

Facilities such as bike racks and storage should be located to maximize convenience, security and safety

DC DESIGN CONCEPT

> DC1 C 4: Service Use

Locate and design service entries and trash receptacles away from pedestrian areas or to a less visible portion of the site

> DC2 B 1: Facade Composition

Design all building facades, ensuring they are attractive and well-proportioned.

> DC2 C 1: Visual Depth and Interest

Add depth to facades by incorporating bay windows or other elements

> DC3 B 4: Multifamily Open Space

Design common and private open spaces for use by all residents to encourage physical activity and social interaction.

> DC4 A 1: Exterior Finish Materials *

Construct exteriors of durable and maintainable materials that are attractive. Materials having texture and pattern are encouraged.

* Also specified in *University District Design Guidelines, 2013*



10 Overview

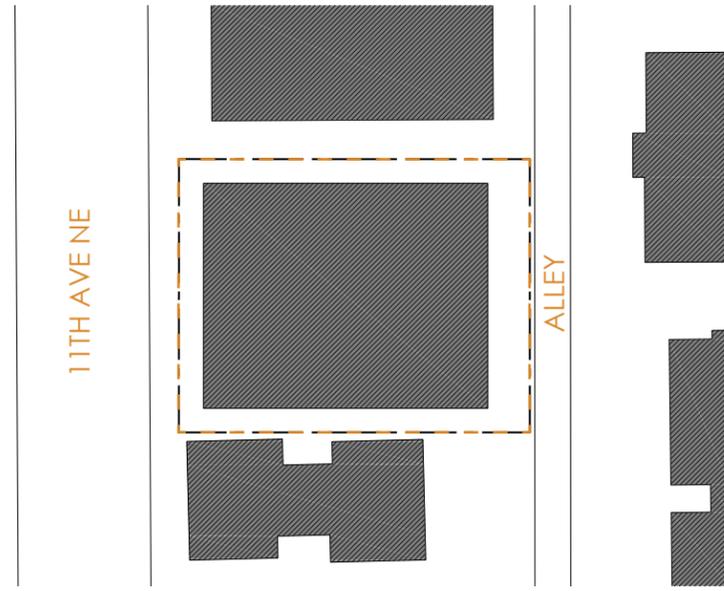
- 7-story massing; 70' height
- 95 apartment units
- no parking provided
- FAR shown: 35,020 sf (limit is 35,020 sf)
 - 1-3: 5,364 sf
 - 4-7: 4,732 sf

Opportunities

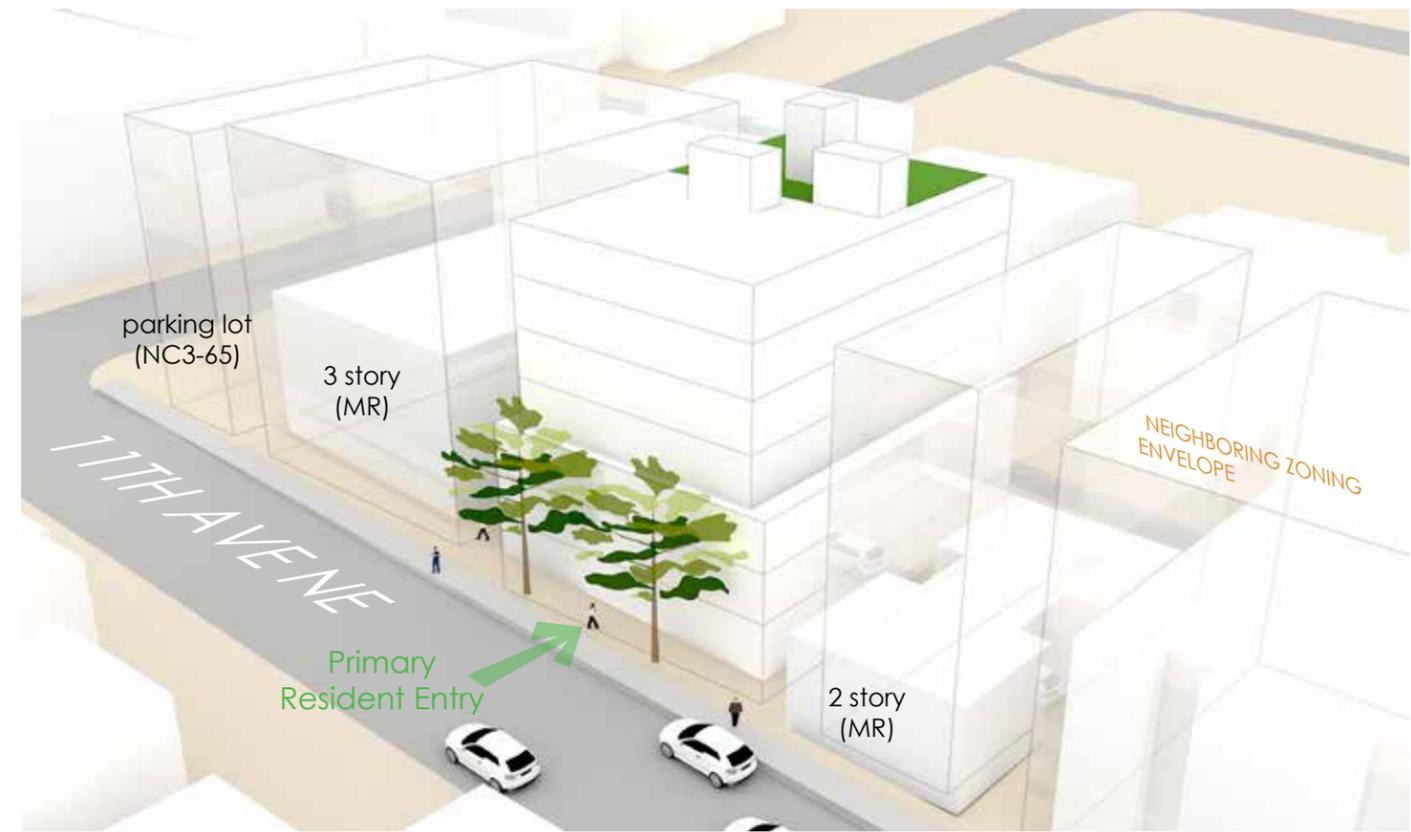
- side setback on floors 3-7 allow for increased glazing (minimizing blank wall)

Challenges

- greater percentage of residential units facing neighboring buildings
- no facade modulation



Scheme A Figure-Void



NW Corner at 11th Ave NE and 43rd St looking South

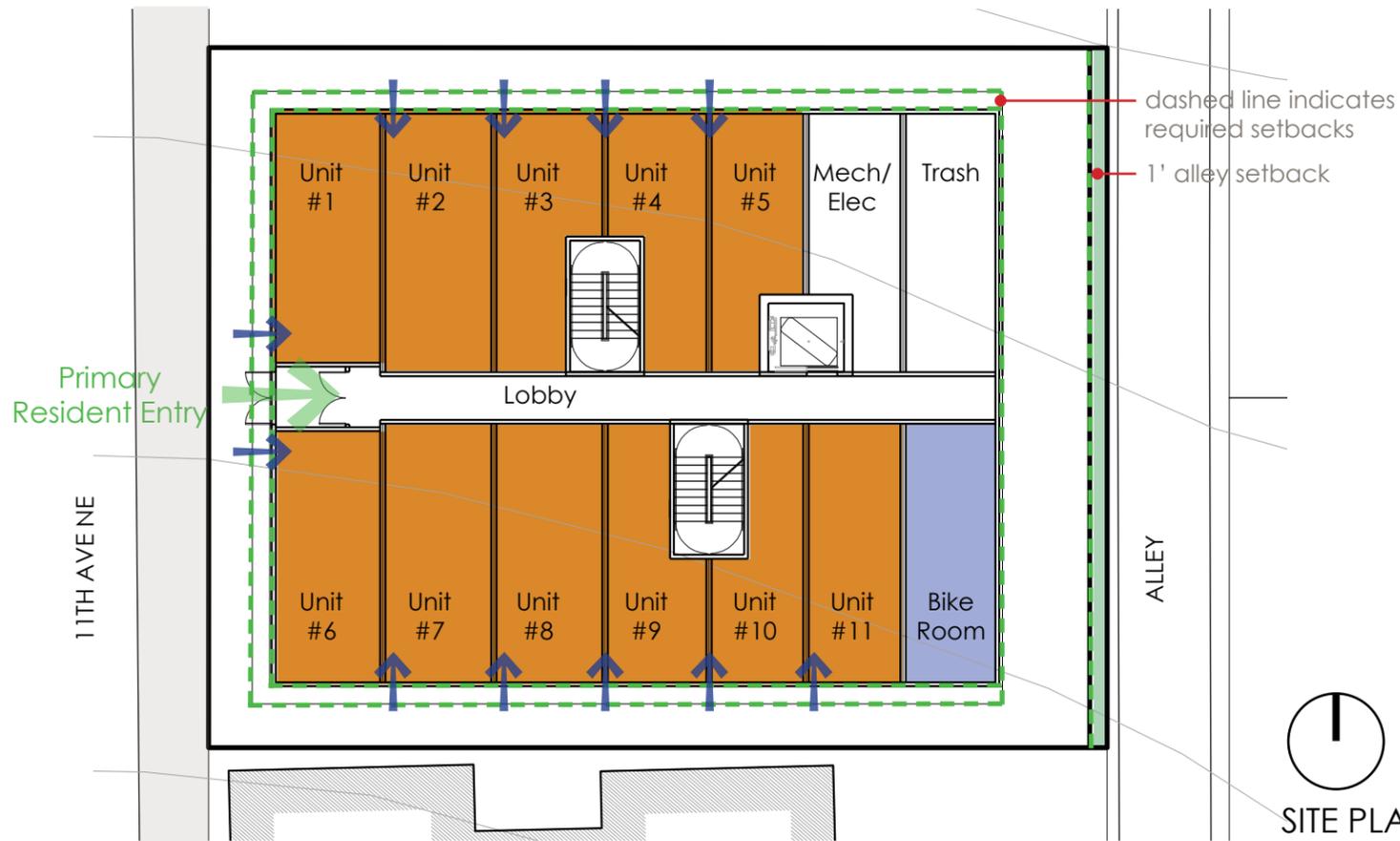


11 Overview

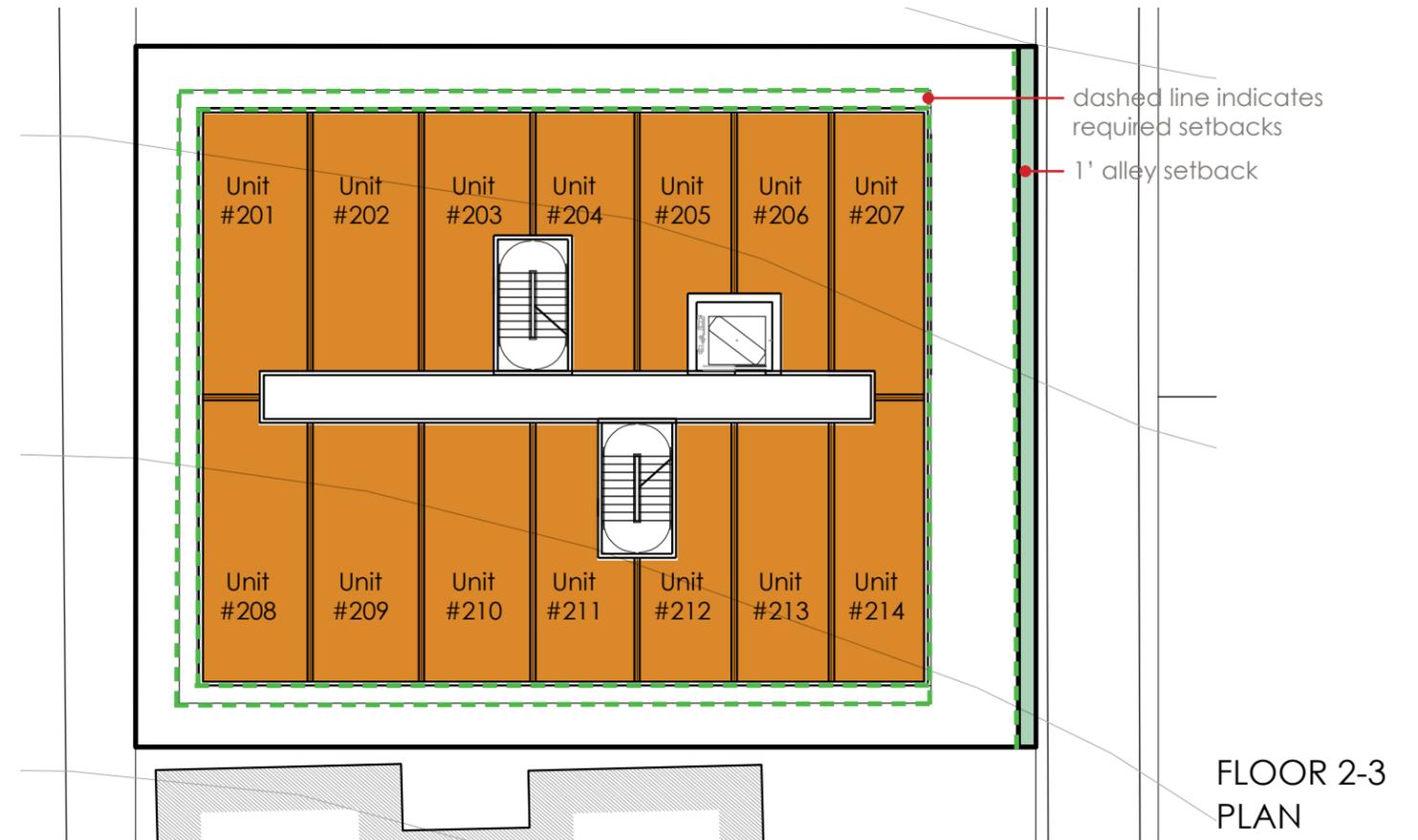
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USE KEY

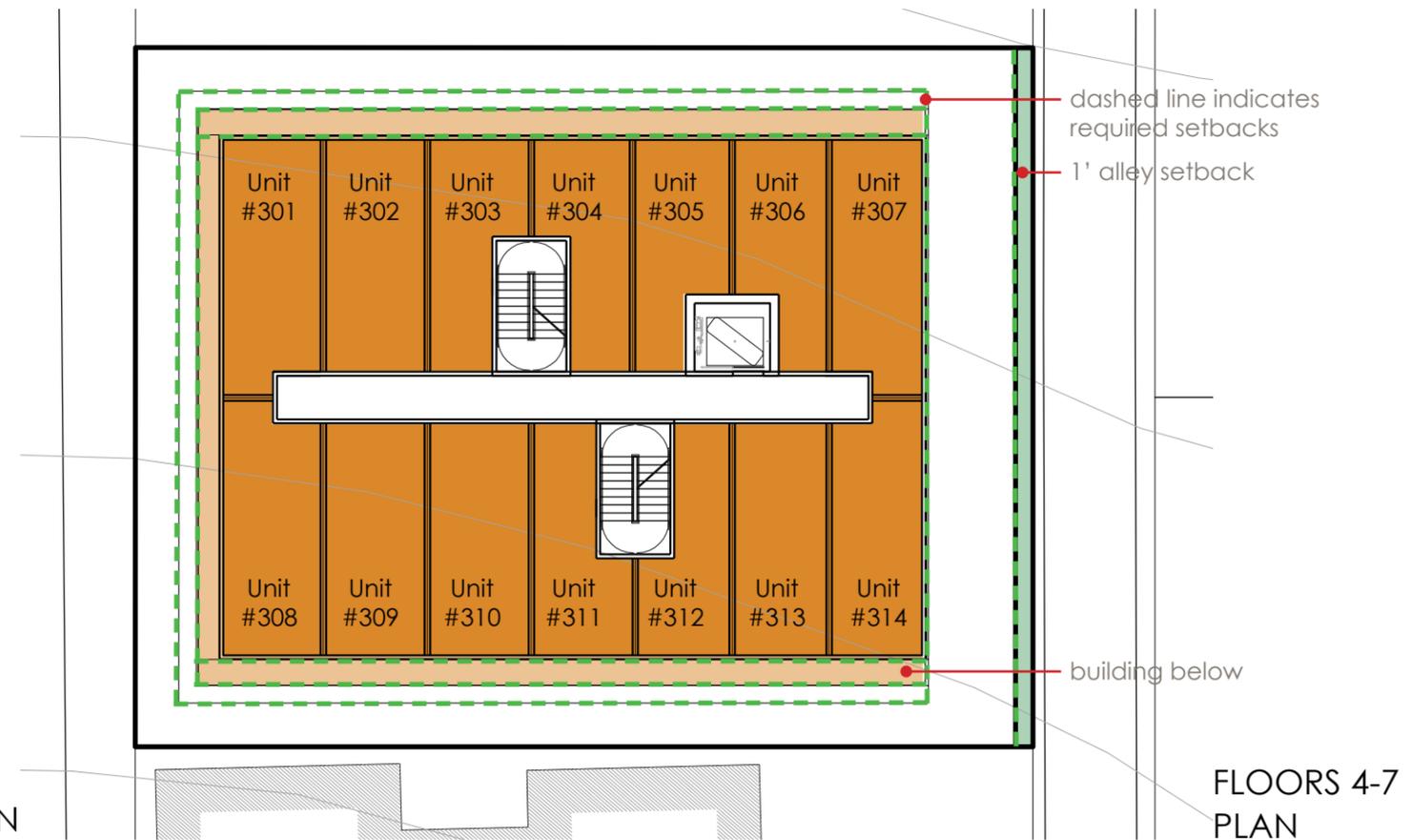
- RESIDENTIAL
- BIKE ROOM



SITE PLAN



FLOOR 2-3 PLAN



FLOORS 4-7 PLAN

12 Overview

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- 95 apartment units
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- FAR shown: 35,020 sf (limit is 35,020 sf w/ low-income incentive)

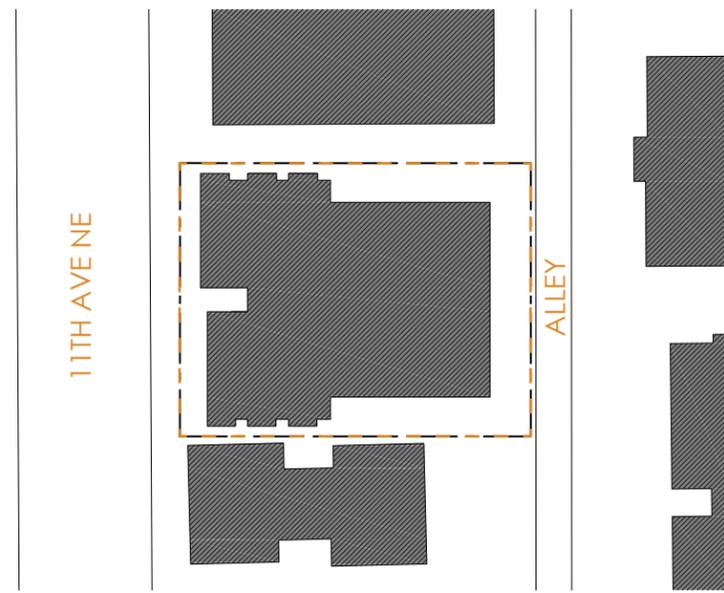
- 1st: 5,112 sf
- 2-3: 5,214 sf
- 4-7: 4,870 sf

Opportunities

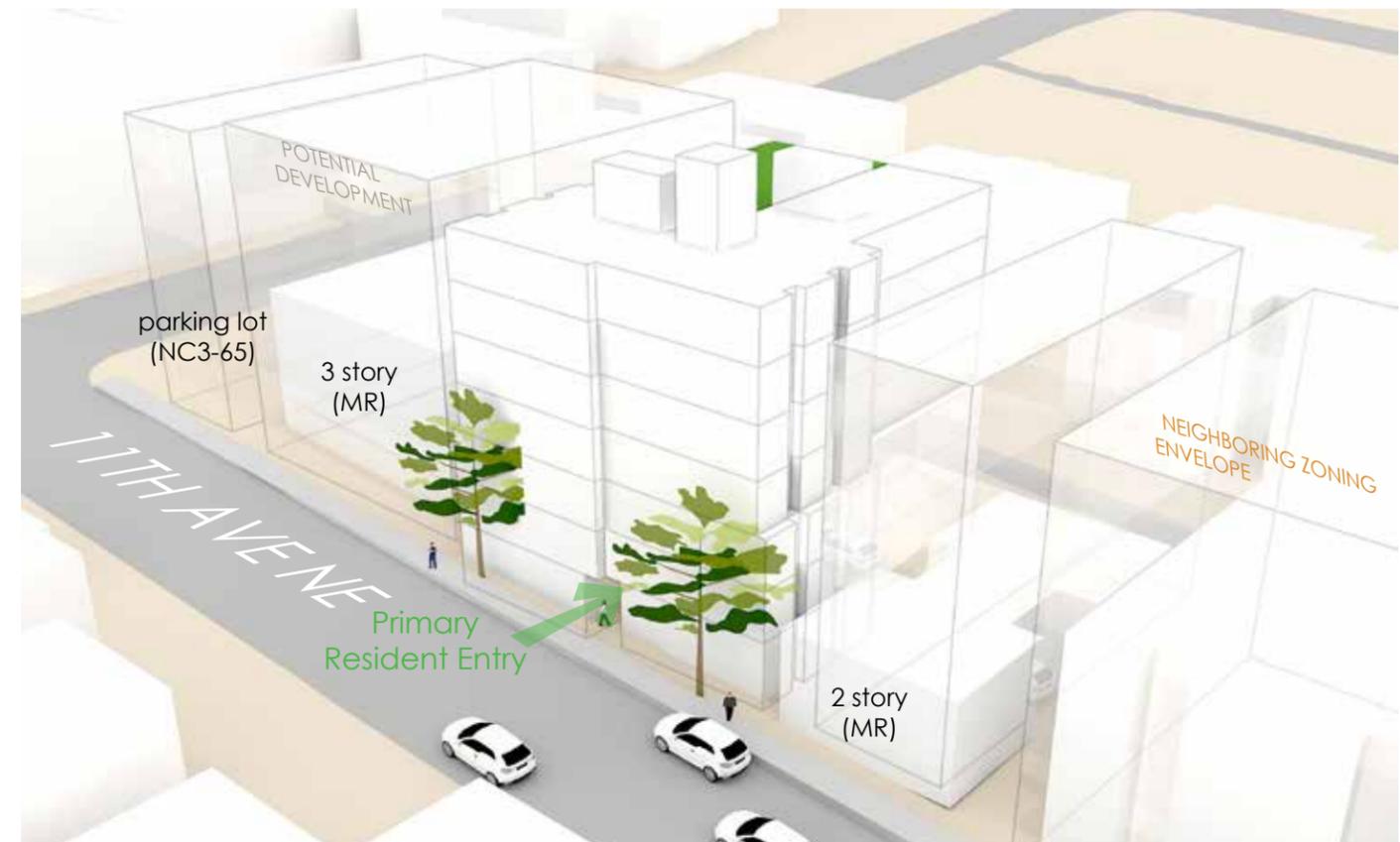
- side setbacks allow for increased glazing (minimizing blank wall)
- primary entrance along 11th Ave NE

Challenges

- greater percentage of residential units facing neighboring buildings
- no primary facade modulation



Scheme A Figure-Void



NW Corner at 11th Ave NE and 43rd St looking South



SW Corner at 11th Ave NE and 42nd St looking North

13 Overview

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- 95 apartment units
- no parking provided
- FAR shown: 35,020 sf (limit is 35,020 sf w/ low-income incentive)

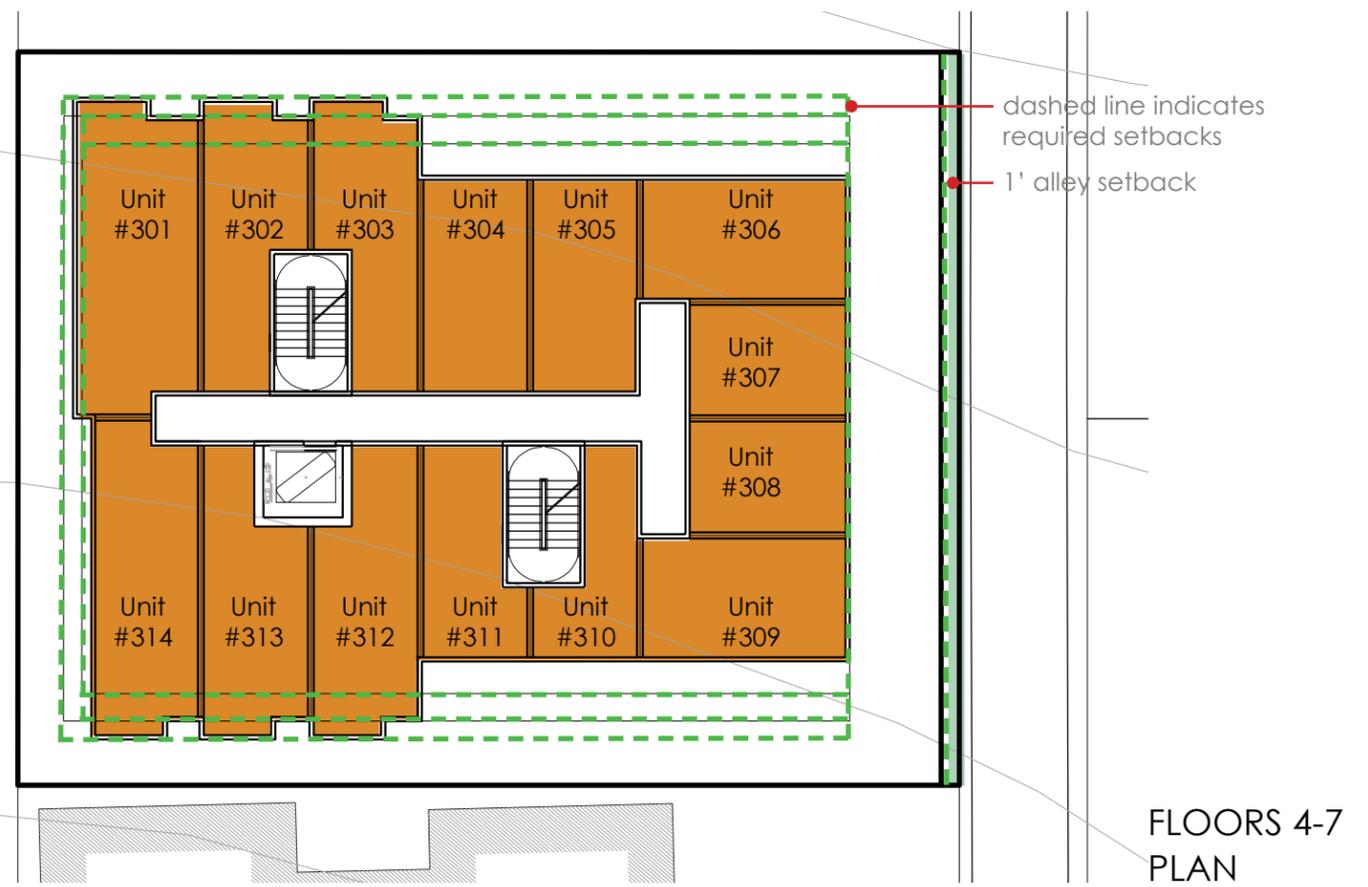
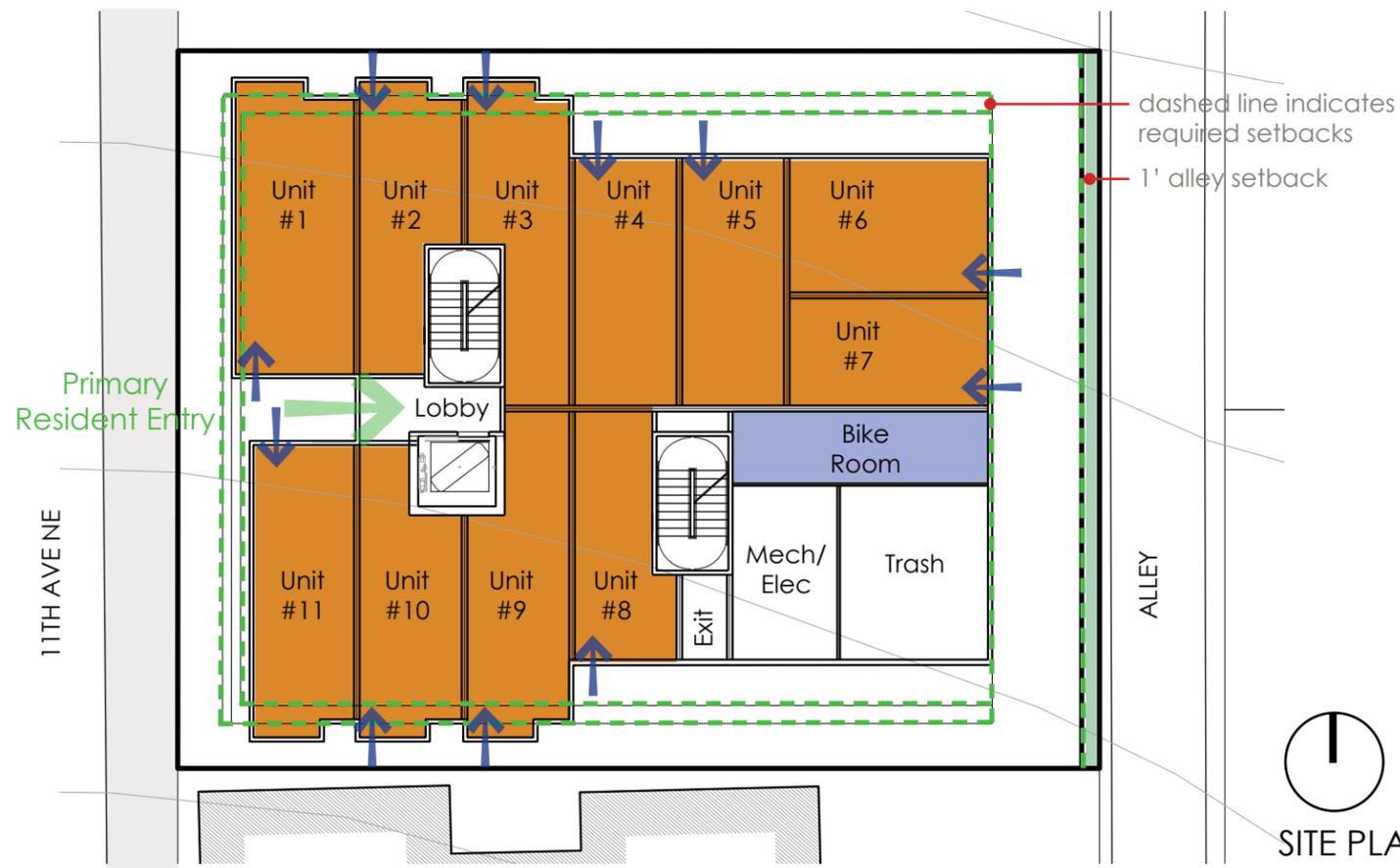
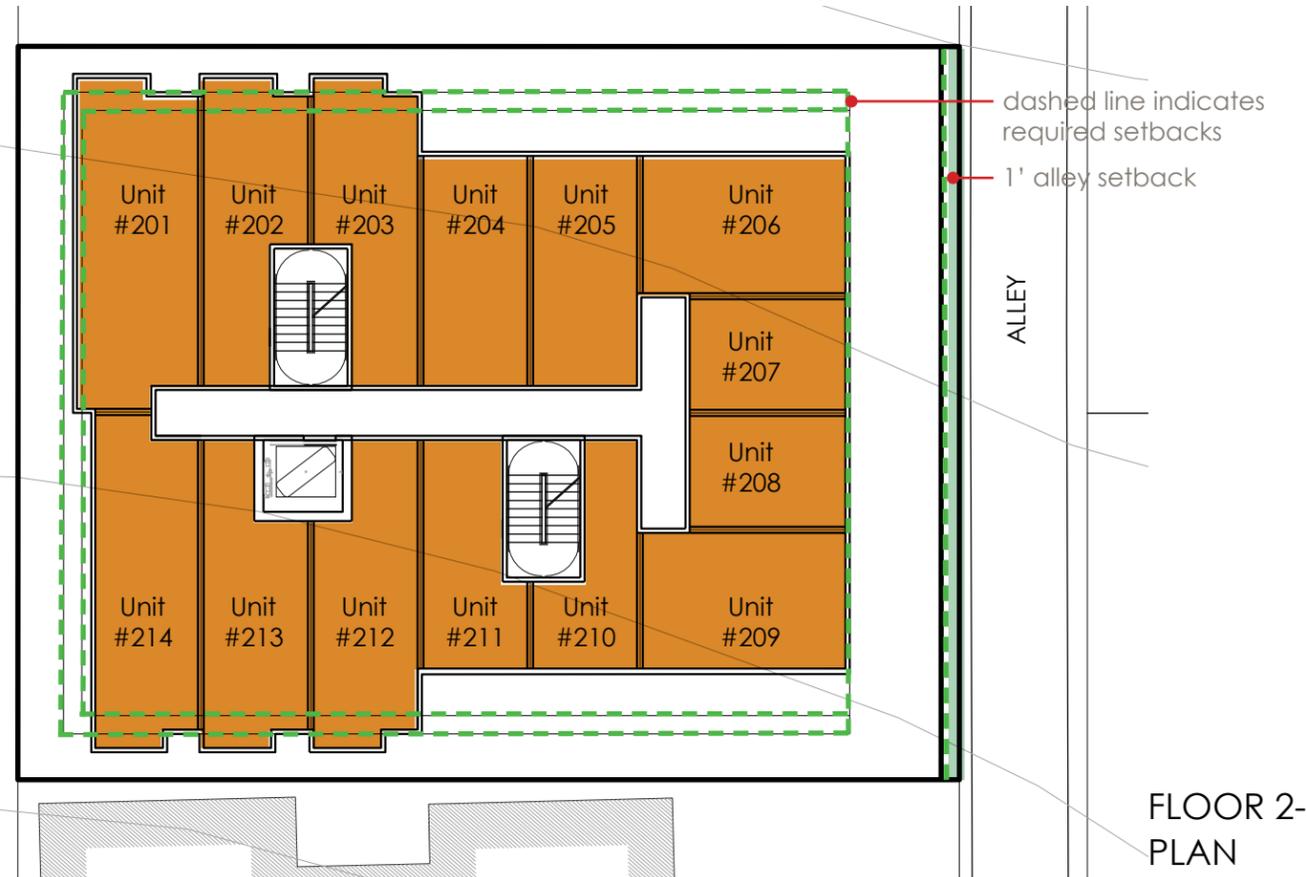
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USE KEY

- RESIDENTIAL
- BIKE ROOM



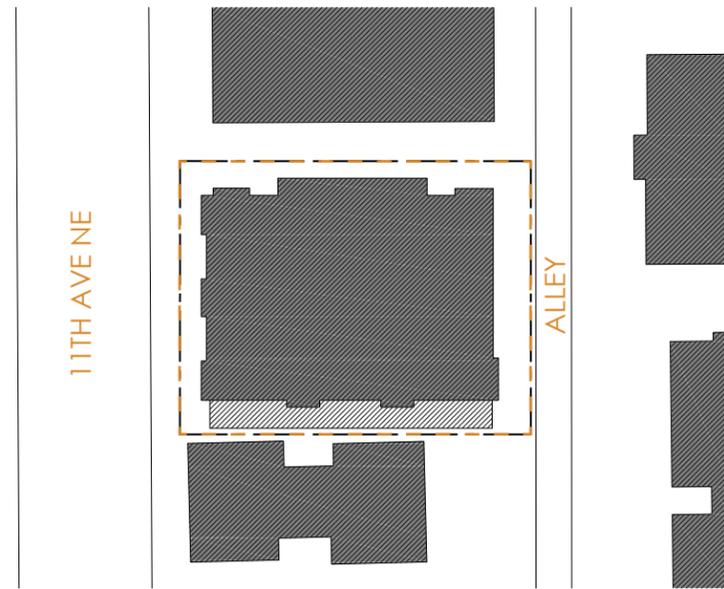
14 Overview

- 7-story massing; 70' height
- 101 apartment units
- no parking provided
- FAR shown: 35,020 sf (limit is 35,020 sf w/ low-income incentive)

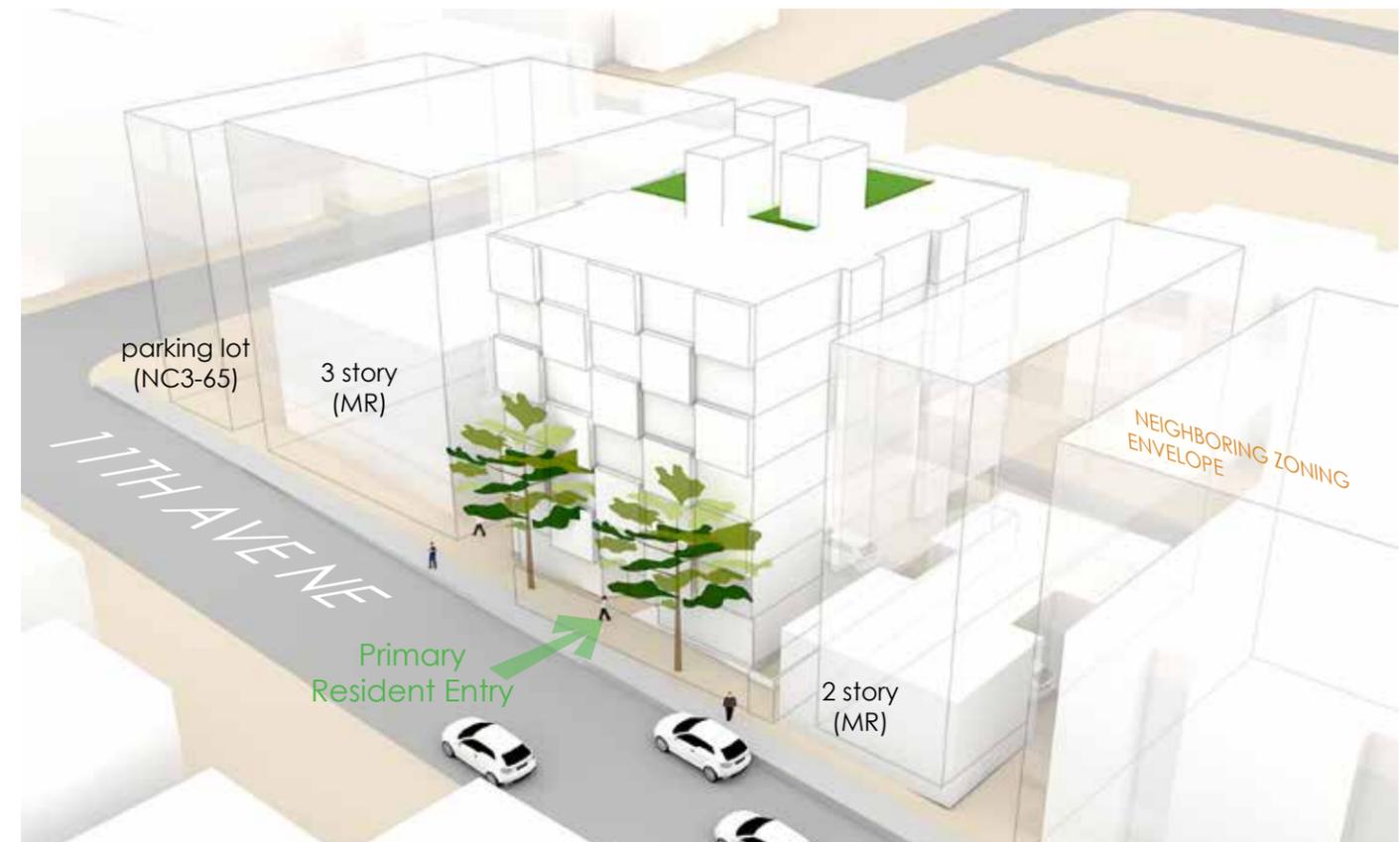
- S1: 4,921 sf
- 1st: 4,586 sf
- 2nd: 5,170 sf
- 3-7: 5,052 sf

Opportunities

- side setbacks allow for increased glazing (minimizing blank wall)
- primary entrance along 11th Ave NE
- no ground floor entrances in side setbacks
- greater percentage of residential units facing street
- extra bicycle parking provided



Scheme A Figure-Void



NW Corner at 11th Ave NE and 43rd St looking South



SW Corner at 11th Ave NE and 42nd St looking North

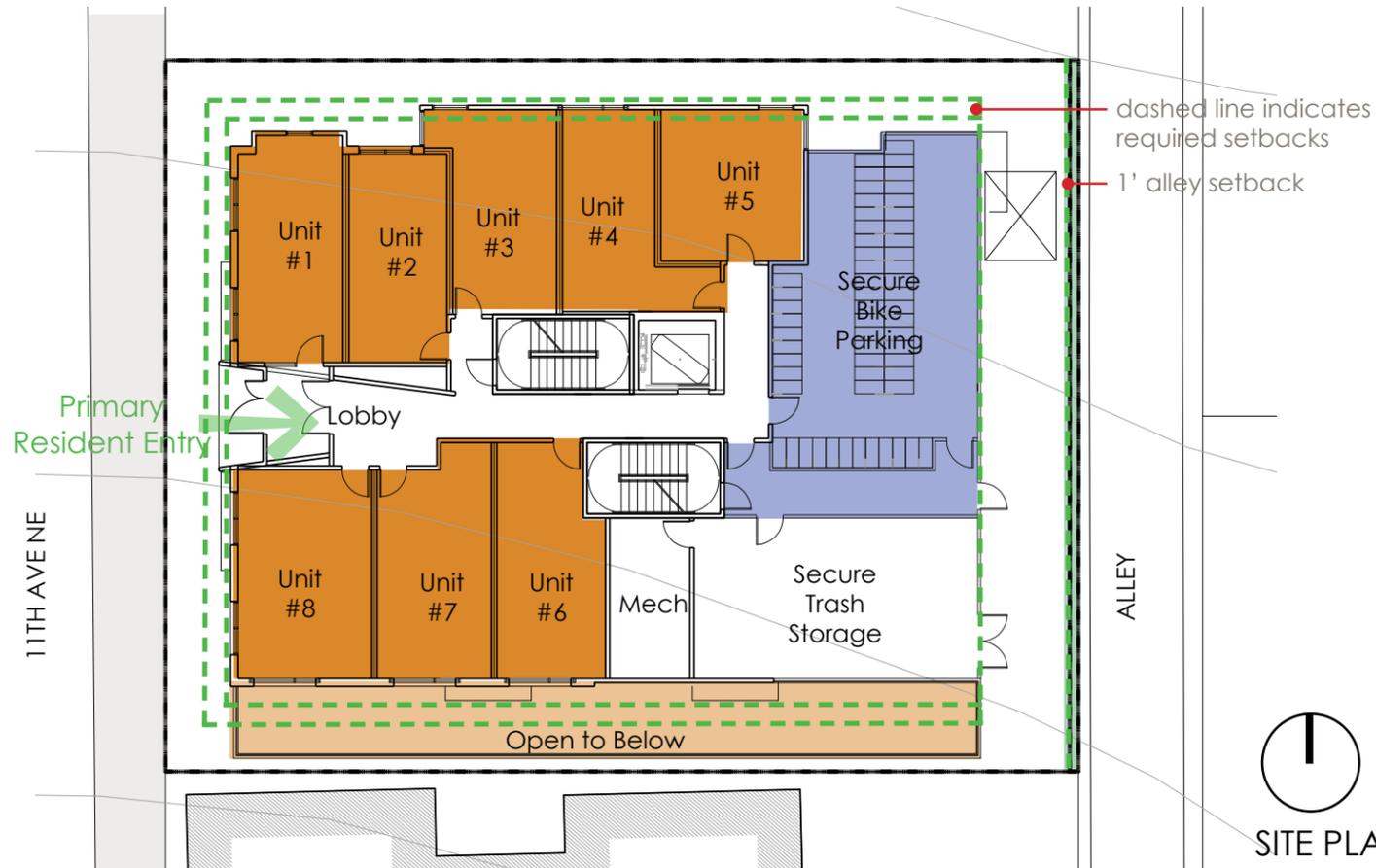
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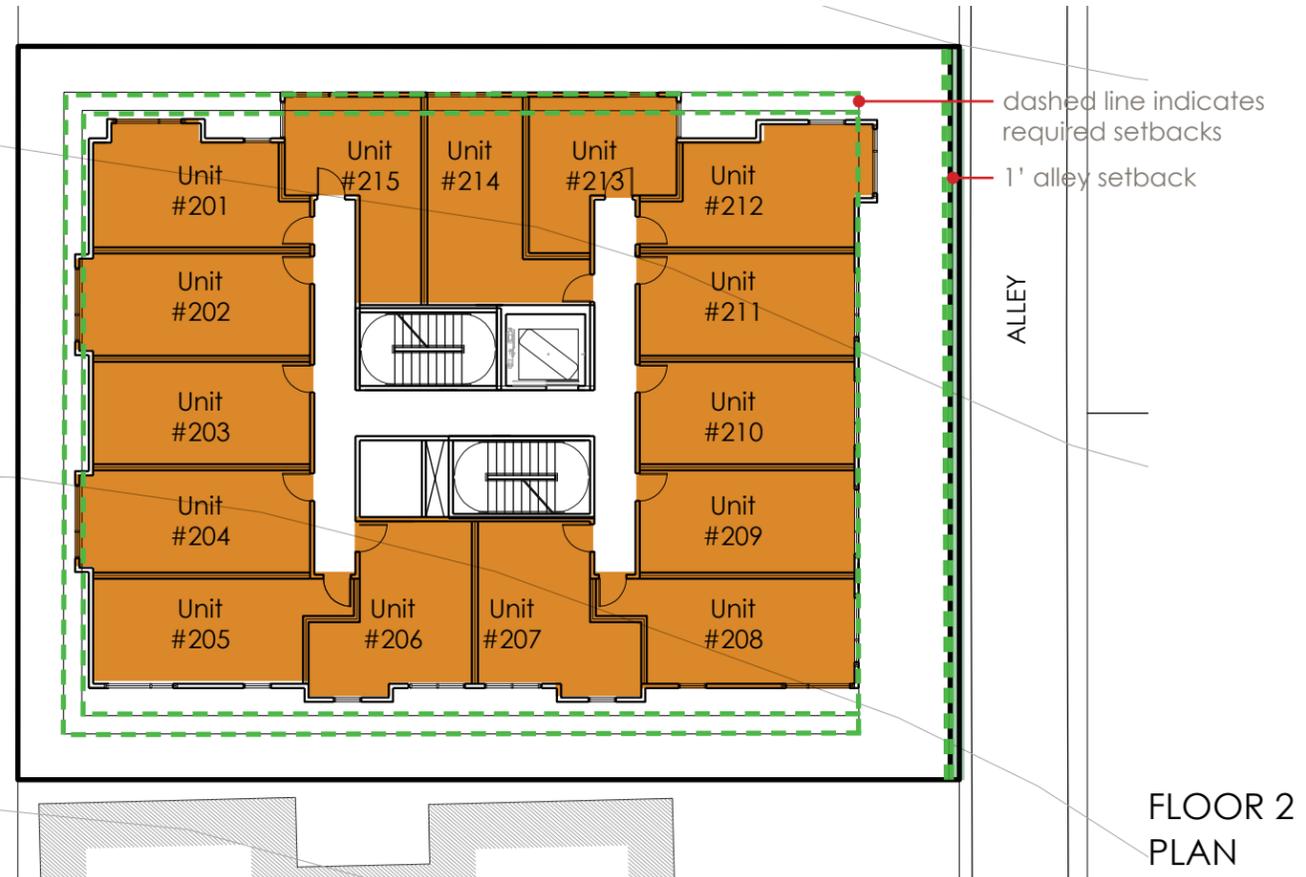
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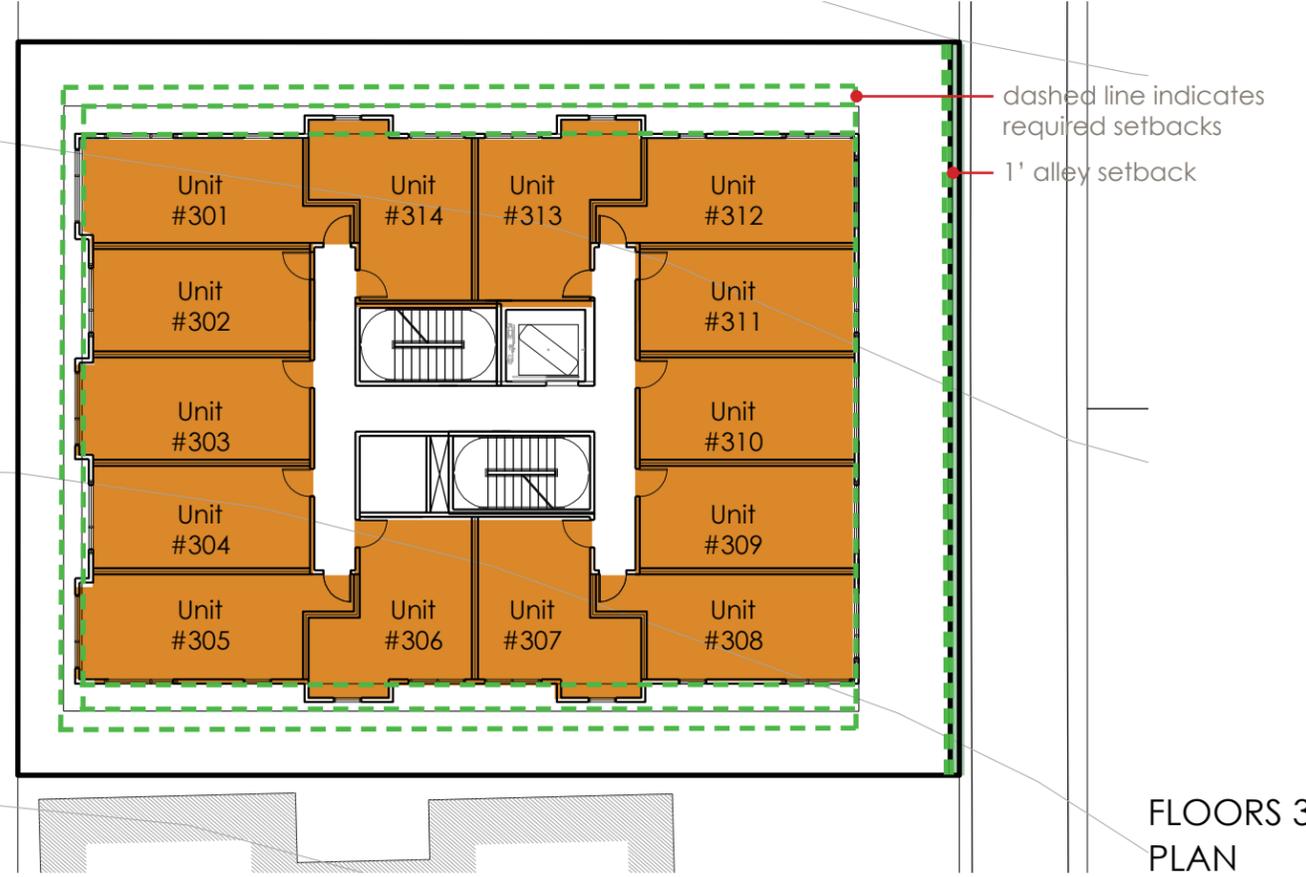
- RESIDENTIAL
- BIKE ROOM



SITE PLAN



FLOOR 2 PLAN



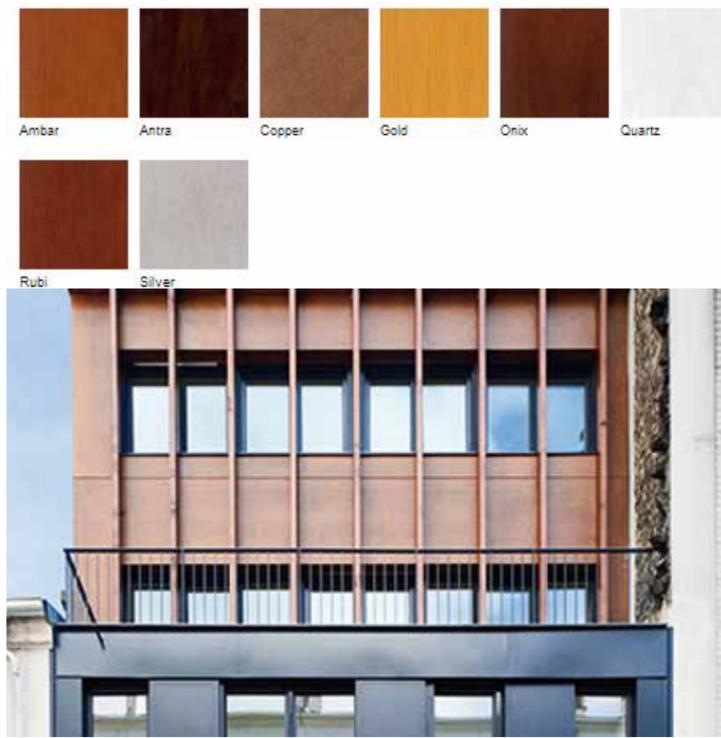
FLOORS 3-7 PLAN



17 PANELS/BRICK



Cement



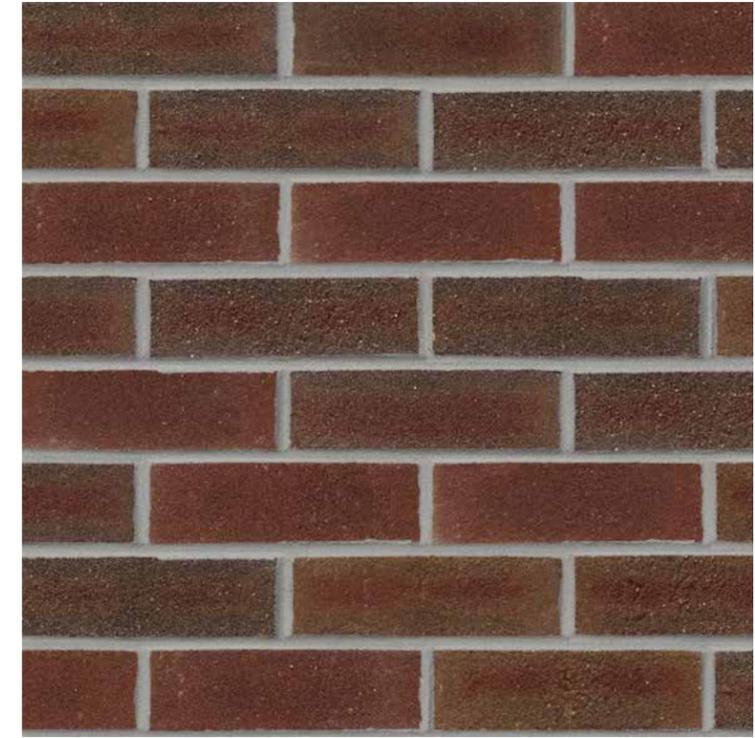
Parklex



Prodema



Ceraclad



Brick

METAL



Box Rib



Rusted



Atas Panels



Perforated Metal



Standing Seam



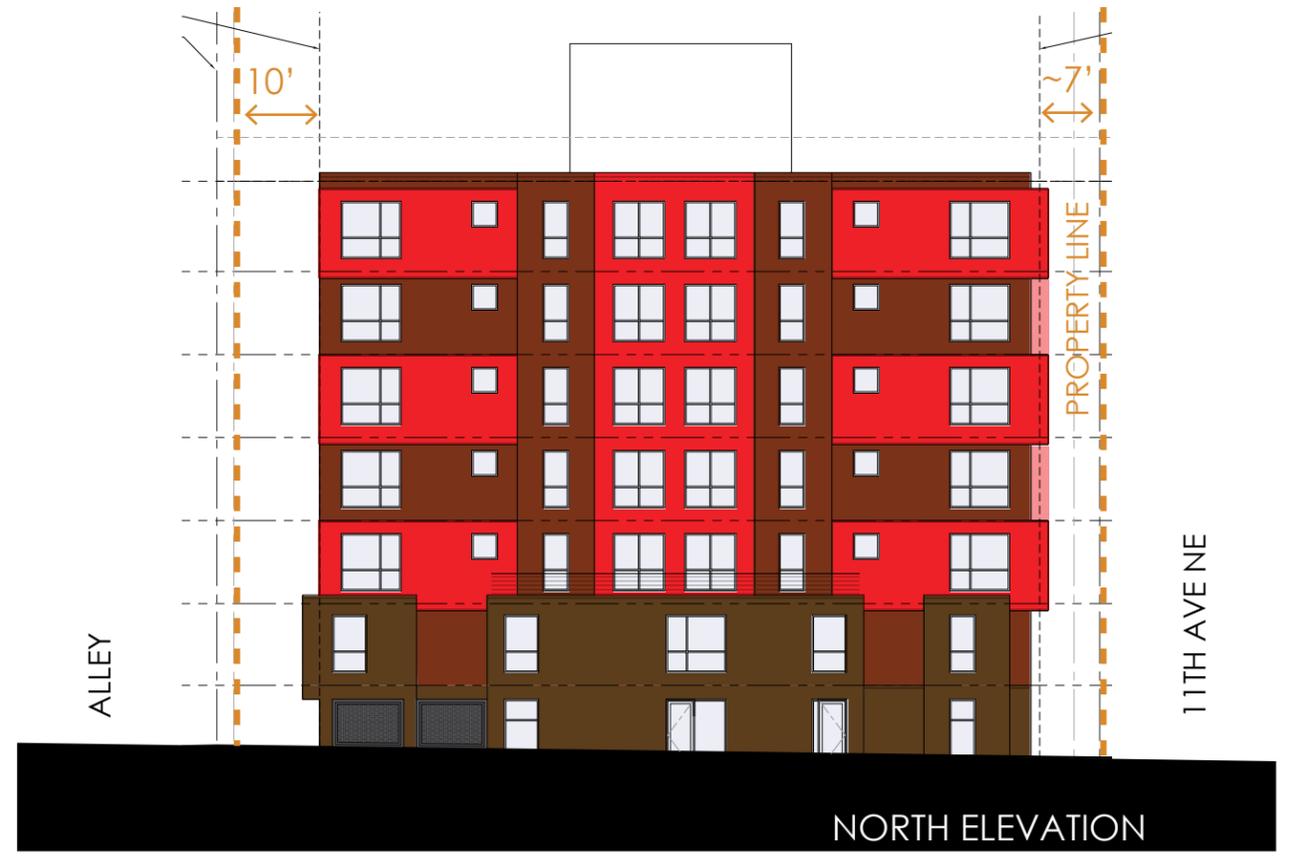
Rigidized Panels

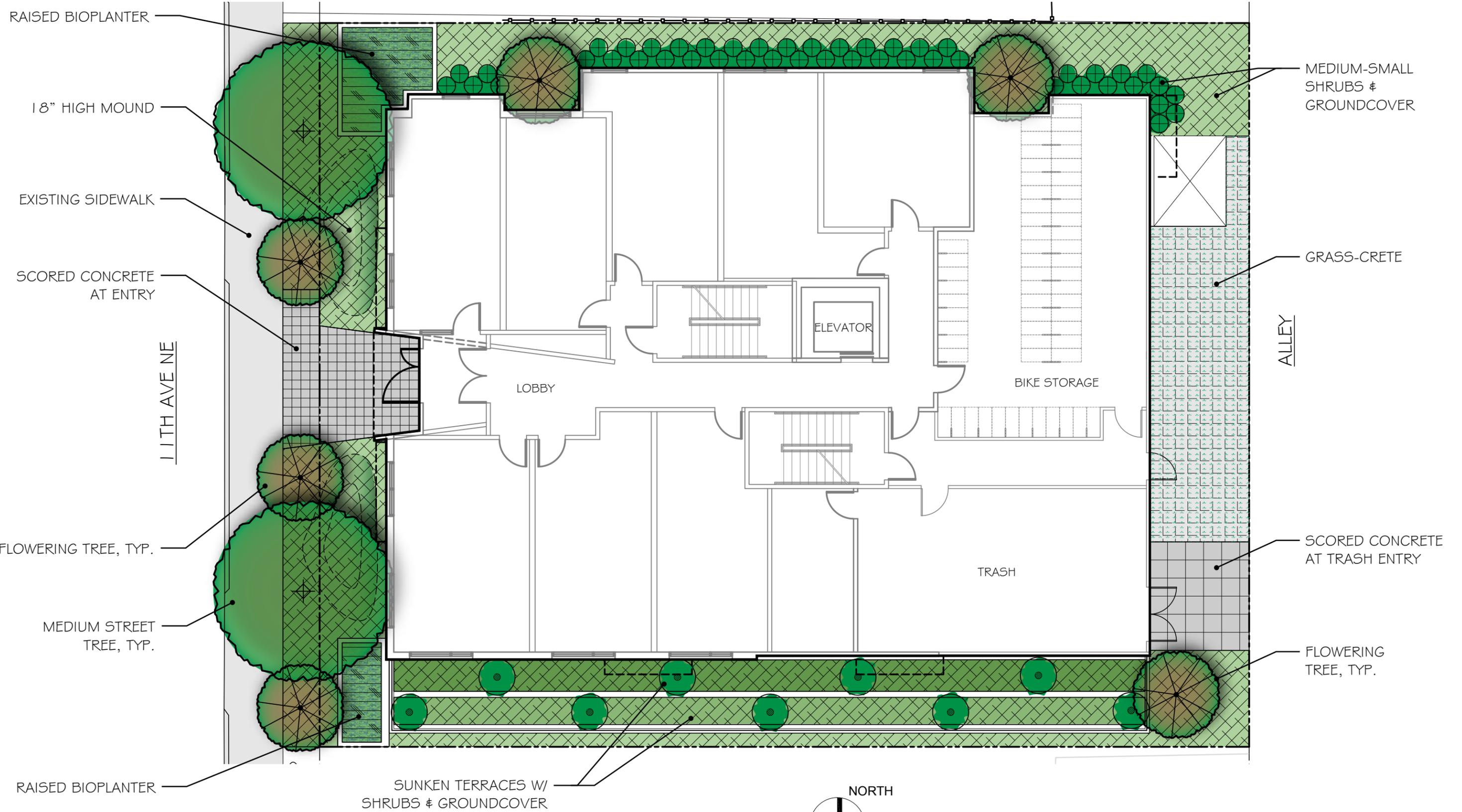


Looking SE from 11th Ave NE

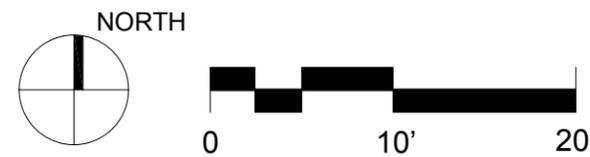


Looking NE from 11th Ave NE





DX UNIVERSITY SCHEMATIC GROUNDPLANE PLAN
 SCALE: 1"=10'



GROUNDPLANE ELEMENTS



PACIFIC SUNSET MAPLE



MAGNOLIA



HEAVENLY BAMBOO



BIORETENTION PLANTER



DEER FERN



SLOUGH SEDGE



OAK LEAF HYDRANGEA



RED TWIG DOGWOOD



SCORED CONCRETE



GRASS-CRETE



KINNICKINNICK



DWARF PERIWINKLE



LAVENDER



BAMBOO



HEAVENLY BAMBOO



JAPANESE MAPLE



RED TWIG DOGWOOD



OUTDOOR KITCHEN



ROW OF RAISED PLANTERS



RAISED PLANTER WITH TREE



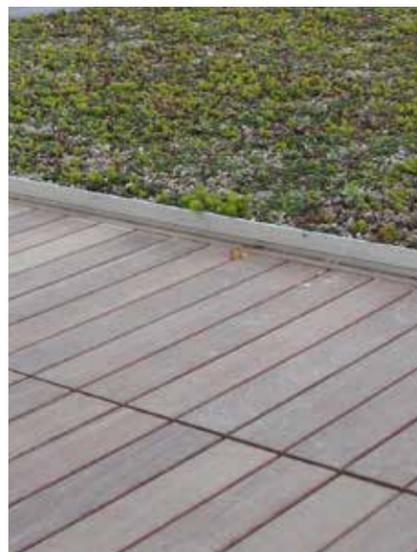
GREENSCREEN & CLIMBING VINES



WOOD BENCH



PEDESTAL PAVERS



WOOD DECKING



BALLAST



GREEN ROOF

