



## **PROJECT # 3018035**

### **PROPOSAL:**

The preferred proposal at 1311 E. Marion St is a 19 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 12th Ave Urban Village Center of Seattle is a 5220 sqft parcel zoned for multifamily development (LR3). The parcel is bound by single family and rooming homes to the south and west, townhomes to the north across E. Marion St and the existing apartment building on site will remain to the east. The topography of the site is primarily flat. 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 # 3018035**

King Co. APN: 225450-0975

Please see the following pages for a graphic contextual analysis.

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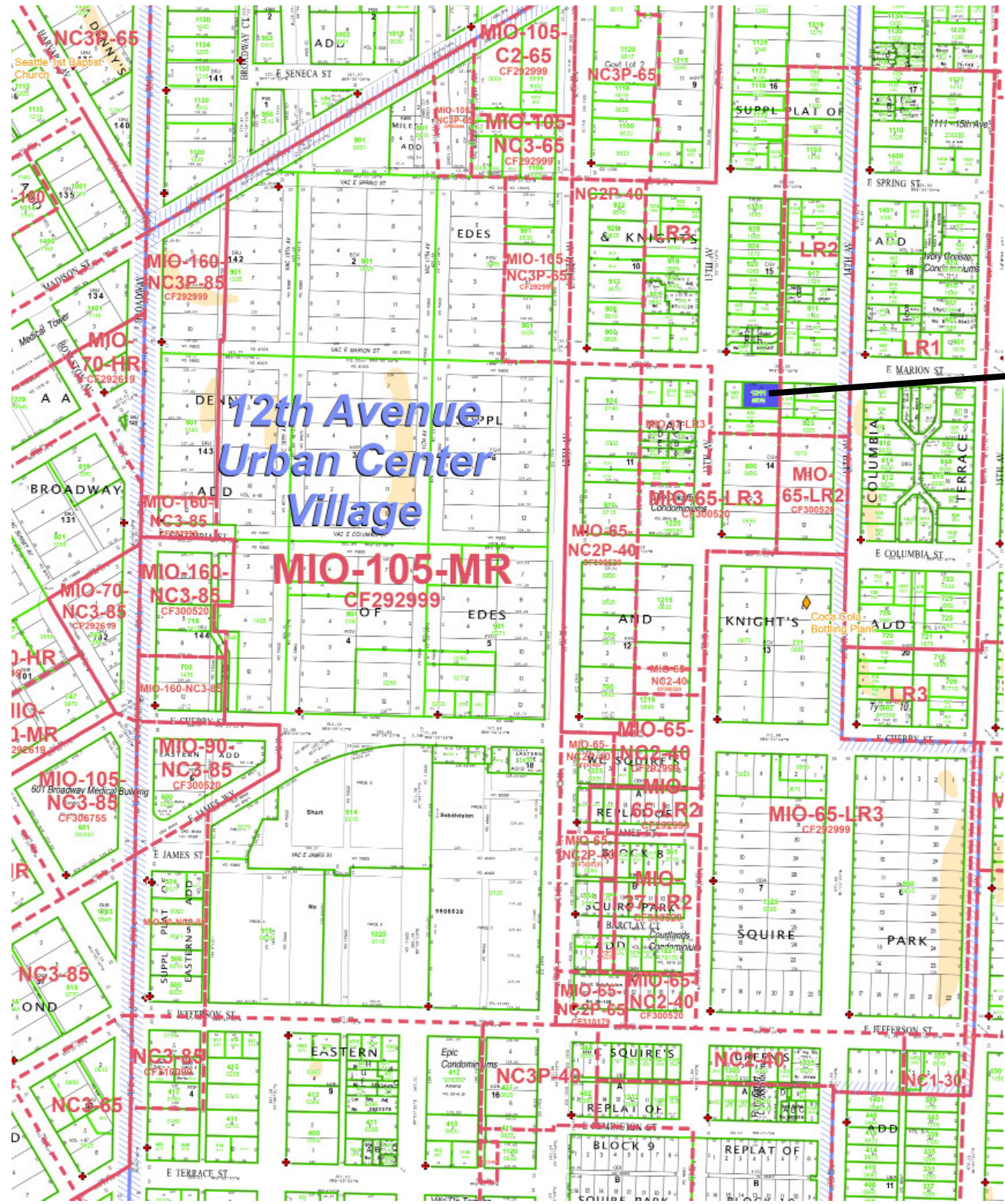
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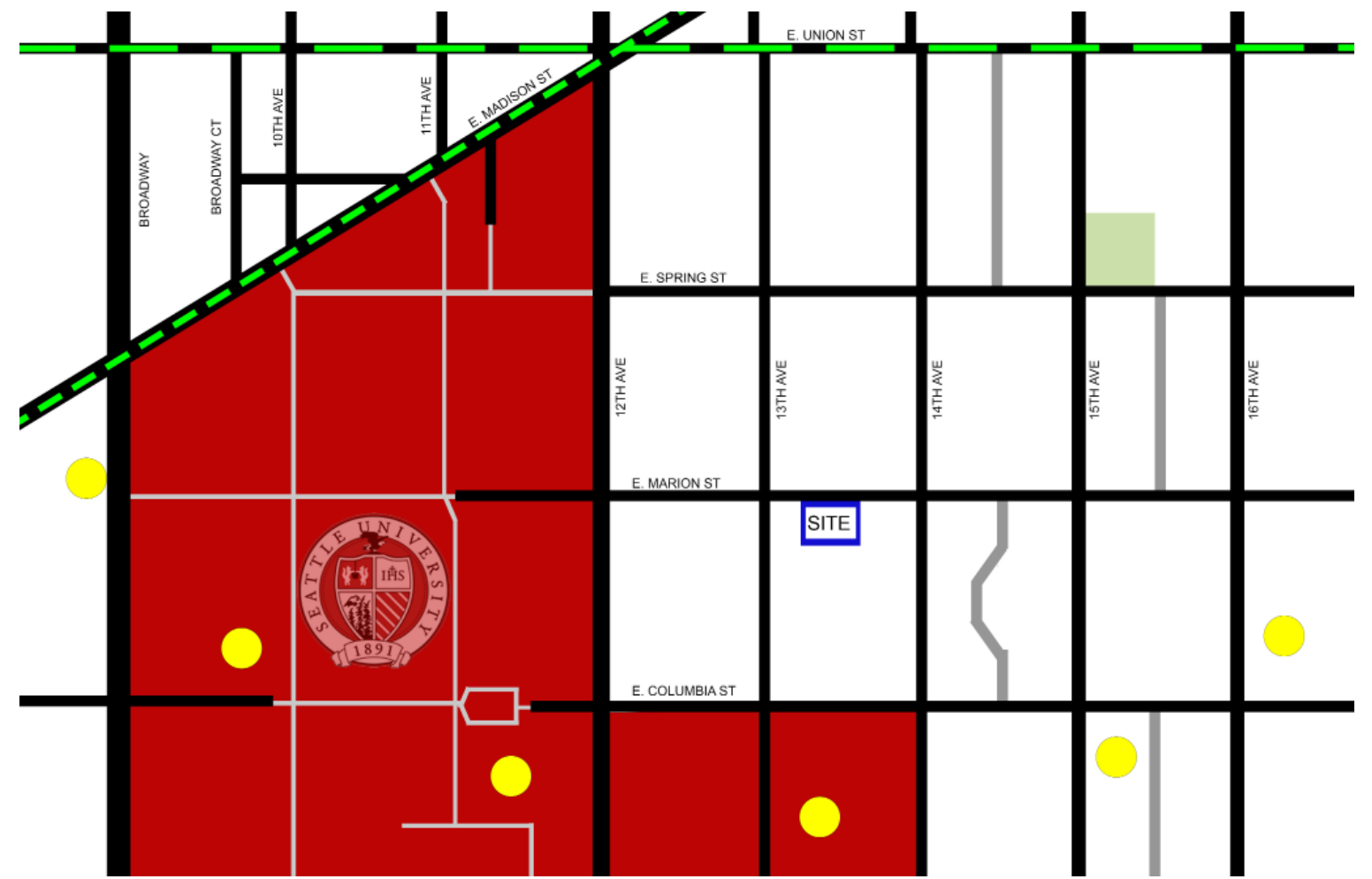
AXONOMETRIC LOOKING NORTH WEST



AXONOMETRIC LOOKING NORTH WEST WITH ZONING OVERLAY



SITE - ZONING MAP



Key:  
 Green Dash = Bus Line  
 Yellow Dot = Sun pattern

SITE - VICINITY MAP







SITE LOCATION

STREETSCAPE E. MARION ST. LOOKING SOUTH



AREA OPPOSITE SITE

STREETSCAPE E. MARION ST. LOOKING NORTH



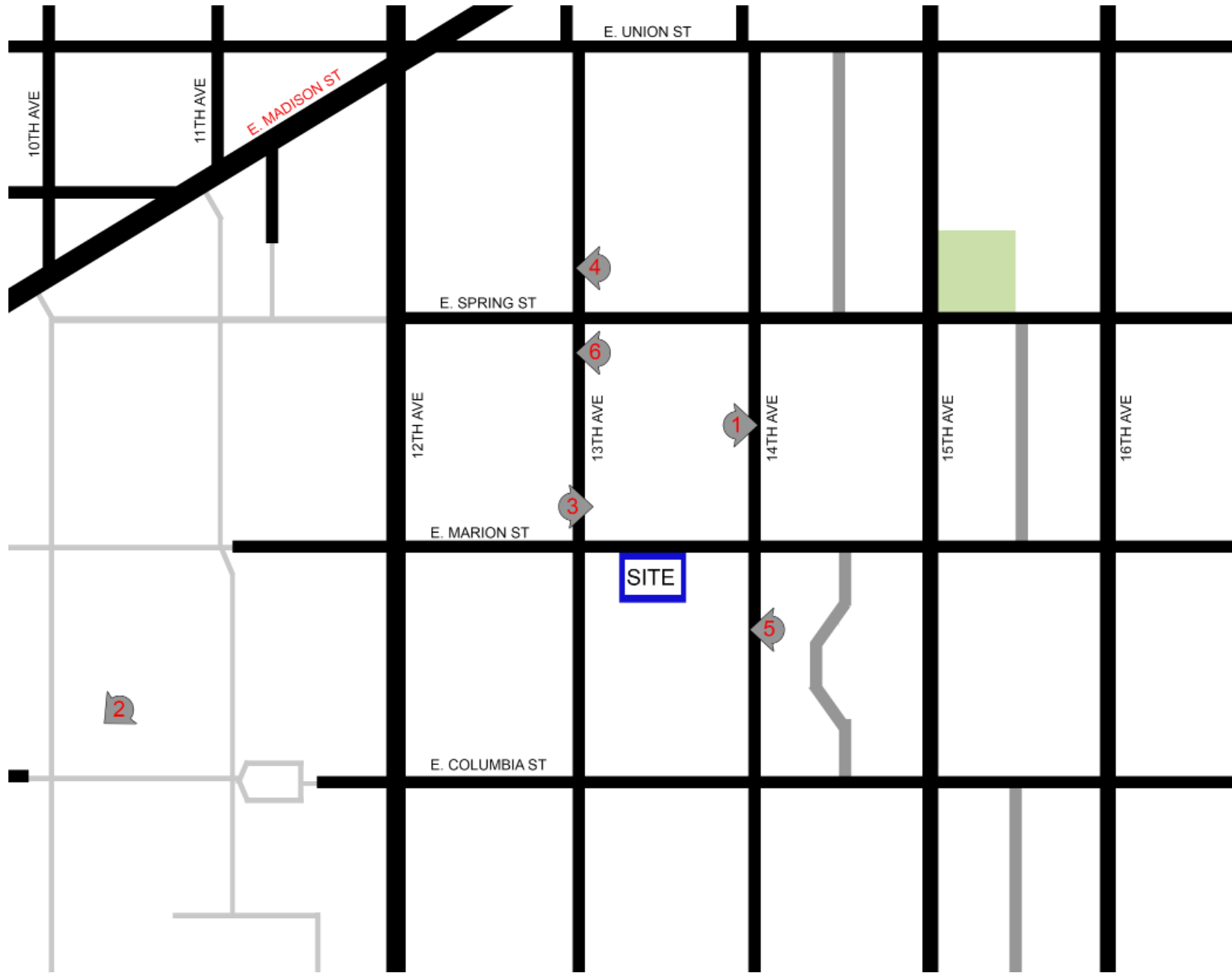


PHOTO CONTEXT MAP



3



5



Examples of Contemporary Architecture Throughout the Neighborhood & Design Cues

1. Interesting Rooflines, Building modulation and material transition (CS-2). Amenity area at the front yard (PL-3). 3 Primary materials for architectural interest- Cedar, Hardie, and Concrete (DC-4).

2. Inviting open space with glazing that relates to amenity area (PL-1, DC-3).

3. Relationship between existing and new (CS-3). Street level amenity area (PL-3, DC-1).

4.. Entryway designation, pedestrian protection, and material transition (CS-3, PL-3).

5. Variety in building materials and architectural details for building modulation (DC-4).

6. Eye catching rooflines & variety in building materials to reduce building height (CS-2).

4



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EXISTING HOME TO BE DEMOLISHED



EXISTING APARTMENT AND EXCEPTIONAL TREE TO REMAIN



WEST ELEVATION OF EXISTING APARTMENT

SITE - CONTEXT PHOTOS



TOP: DEVELOPMENT ACROSS E. MARION ST  
BOTTOM: EXISTING HOMES ALONG 13TH AVE



VIEW LOOKING WEST ON E. MARION ST,  
ENTRANCE OF SEATTLE U. VISIBLE



EAST ELEVATION OF EXISTING NEIGHBOR TO  
THE WEST

SITE - CONTEXT PHOTOS

## DEVELOPMENT OBJECTIVE

The proposed development will create a high density studio apartment building geared toward University students and young professionals. Located in the 12th Ave Urban Center Village, the site provides opportunities for a design that responds to the LR3 zoning and surrounding mixed scaled development.

Our objective is to design and build efficiency size studio apartments in order to provide affordable rental units that are built to current code. We intend to build this project to Built Green 4 Star standards, resulting in a building with superior energy performance, air quality, and comfort for our tenants.

The project will strive to incorporate successful design elements and respond to the existing site and relationship with E. Marion St, 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 1305 E. Marion St

Zone: LR3  
12th Ave Urban Center Village

Site Area: 5220 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: 225 Sq Ft (16-25 Unit Count)

Note: Build Urban will be seeking departures in order to retain the existing Exceptional Tree - a 25.5" Austrian Pine

# CITY 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.

The preferred proposal is primarily oriented to East Marion Street and to the east, designing and responding to both the the public ROW and existing Pine Tree.

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 north and east edges of the site, responding to the ROW and generating a small community courtyard with the neighbor to the east.

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 Seattle University.

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' 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 side yard courtyard brings amenity space internally to the site while still providing a strong pedestrian connection to the ROW.

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 north edge, oriented directly off of E. Marion and adjacent a common amenity area often found in successful in small Seattle apartments. 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 off Marion Street is designated by an architectural framing detail

and has been highlighted with additional glazing on the upper floors. In addition, lighting and signage will further highlight the main entry.

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, cycling and walkability. Furthermore, one bike stall per unit 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 front and back yard courtyard. This will help maintain a separation between our proposed development and the neighboring surroundings.

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.

# OPTION 1

## STUDIO APARTMENT (19 UNITS)

This concept provides an entrance off E. Marion St, and utilizes the minimum setbacks necessary. This building is designed to provide three masses or material changes that create interest and detailing opportunities along E. Marion St. 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. Large eave identifies main entry & offers weather protection
2. Maximum glazing at NE corner balanced by blank facade as architectural expression
3. Landscaping buffer provided at south side as softer transition between proposed development and existing rooming house to the south.
4. West facing units will capture daylight and take advantage of views toward university.

### Cons:

1. Smaller bicycle parking area visible from ROW (higher chance of theft) due to site constraints and in favor of landscape buffer.
2. Amenity space not activated.
3. West facing units means less privacy for neighbor to the west.

**LIVING SQUARE FOOTAGE:** 4755 Sq Ft

**FAR:** 1.76 (2.0 Allowed)

**AMENITY SPACE:** 1416 Sq Ft Provided (1305 sqft required)

**ON-SITE PARKING PROPOSED:** None

**BIKE PARKING:** 5 Spaces required/ provided

### SETBACKS:

NORTH: 11.00'

EAST: 10.45' Building Separation

SOUTH: 10.00'

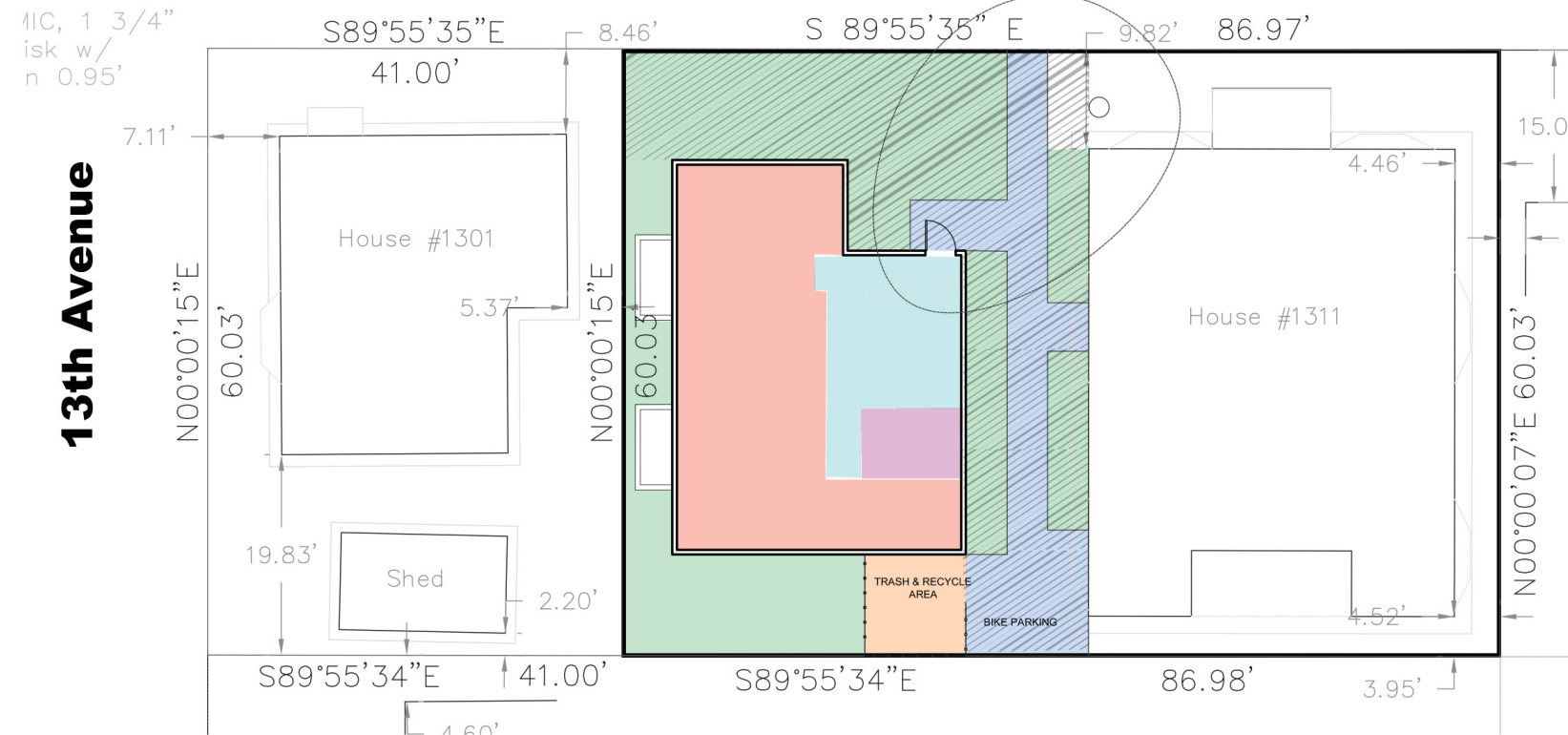
WEST: 5.00'

**DEPARTURES:** Trash & Recycling, Rear Setback (to keep tree)



OPTION 1 - CONCEPTUAL MASSING

**East Marion Street**



**SITE PLAN**

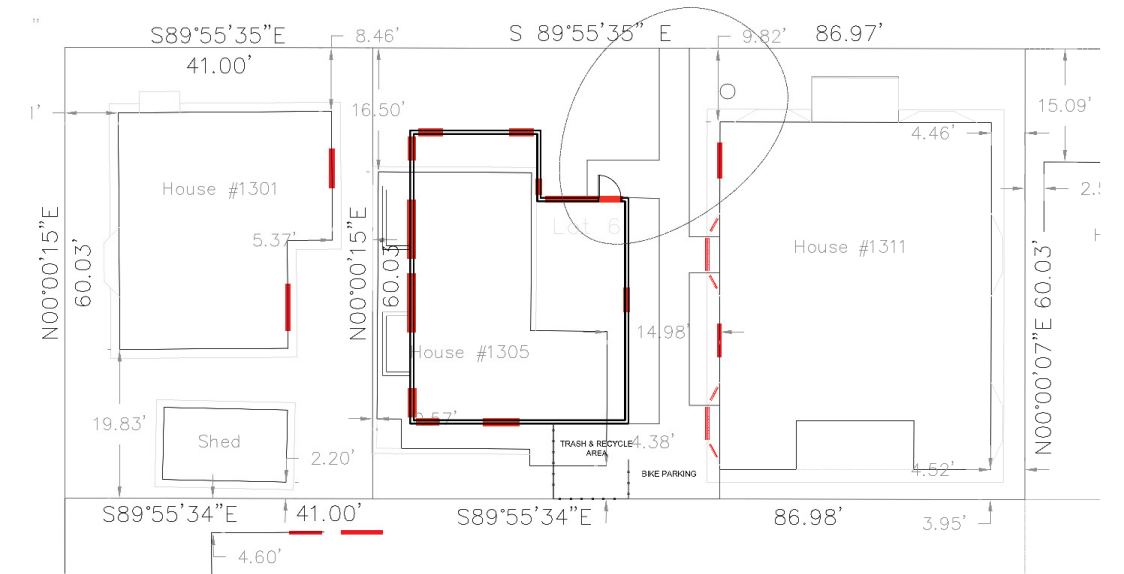
KEY: **BLUE** - EXTERIOR HARDSCAPE **YELLOW** - COMMUNITY AREA **GREEN** - LANDSCAPE  
**ORANGE** - TRASH AND RECYCLE **LIGHT BLUE**: INTERIOR CIRCULATION **RED**: RESIDENTIAL LIVING  
**PURPLE** - UTILITY SPACE **STRIPED OVERLAY**: AMENITY AREA



**BIRD'S EYE VIEW**



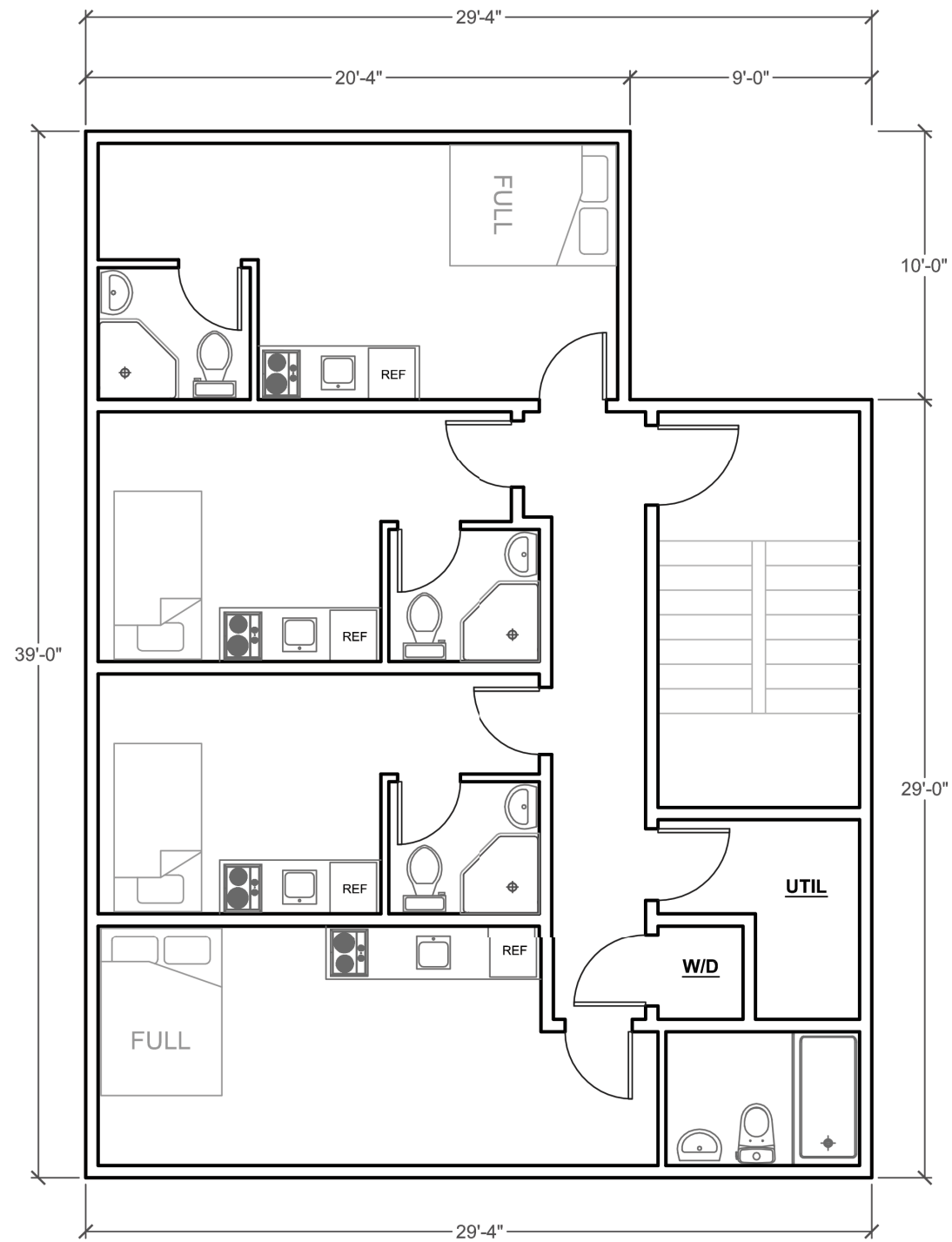
**MASSING AT SOUTH SIDE**



**OPTION 1 - WINDOW STUDY**







 OPTION 1 - TYPICAL FLOOR PLAN



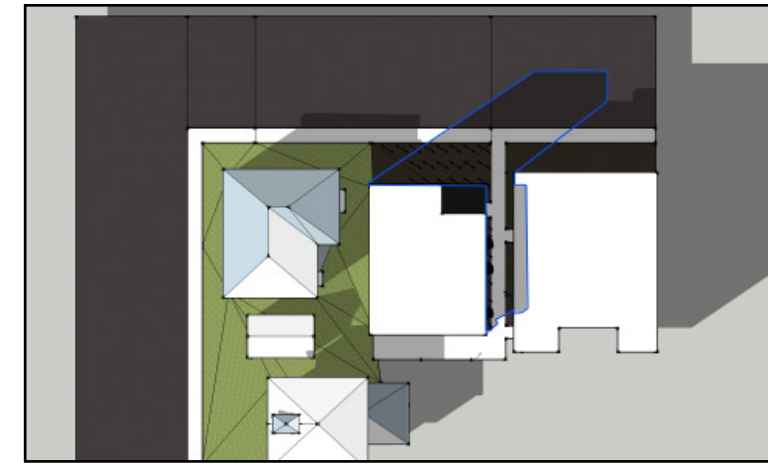
OPTION 1 - CONCEPTUAL MASSING



9AM - SPRING/FALL



12PM - SPRING/FALL



3PM - SPRING/FALL



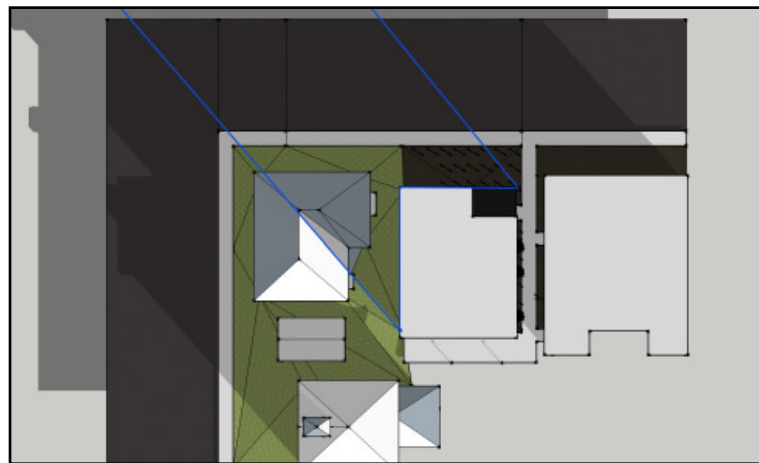
9AM - SUMMER



12PM - SUMMER



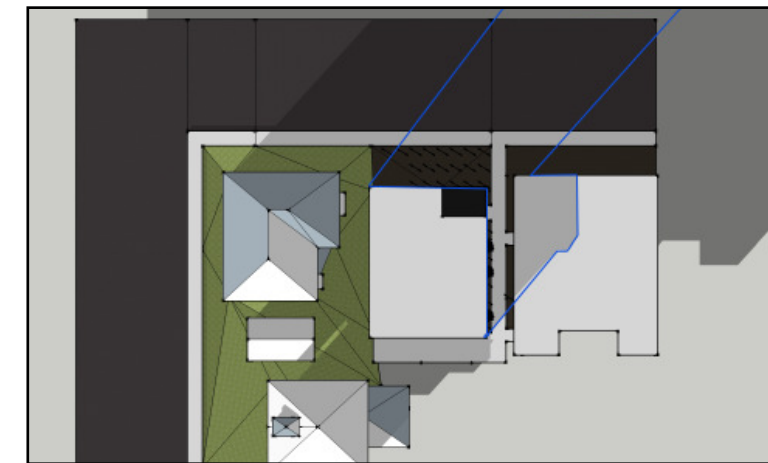
3PM - SUMMER



9AM - WINTER



12PM - WINTER



3PM - WINTER

OPTION 1 - SHADOW STUDY



## OPTION 2

### STUDIO APARTMENT (19 UNITS)

This concept provides an entrance off E. Marion St, but is set back within the site to activate the central courtyard area and utilizes a setback departure to retain the exceptional tree. This building is designed to provide three masses or material changes that create interest and detailing opportunities along E. Marion St. All units will have a kitchenette designed to 2012 Seattle Building Code. In addition, shared laundry, bicycle parking for each unit and screened trash and recycle areas will be in the building or on site

#### Pros:

1. Interior corridor activated by both buildings - existing and proposed.
2. Privacy maximized for existing apartment, minimum glazing on east facade of new development.
3. Wayfinding to entrance clear through weather-protecting eave.
4. Floor Plan allows for maximum natural daylight as each unit is located at a building corner

#### Cons:

1. Blank facade along East facade, softened through material transition
2. Entry not visible from ROW
3. Less bicycle parking than preferred alternative due to site plan constraints.

**LIVING SQUARE FOOTAGE:** 4435 Sq Ft

**FAR:** 1.71 (2.0 Allowed)

**AMENITY SPACE:** 1061 Sq Ft Provided (1305 sqft required)

**ON-SITE PARKING PROPOSED:** None

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

#### SETBACKS:

NORTH: 12.00'

EAST: 10.45' Building Separation

SOUTH: 10.00'

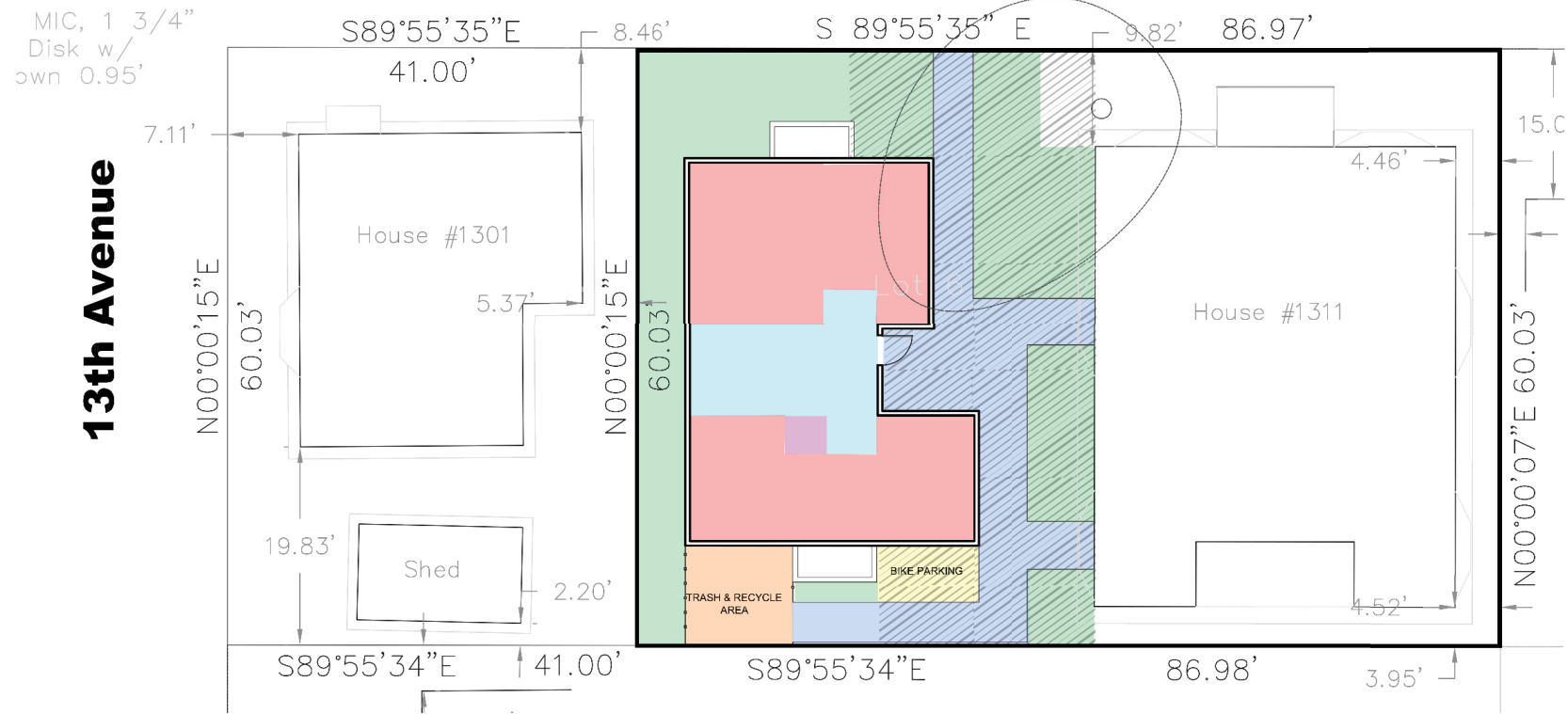
WEST: 5.00'

**DEPARTURES:** Rear Setback (To keep tree), Trash & Recycling, Amenity Area



OPTION 2 - CONCEPTUAL MASSING

**East Marion Street**



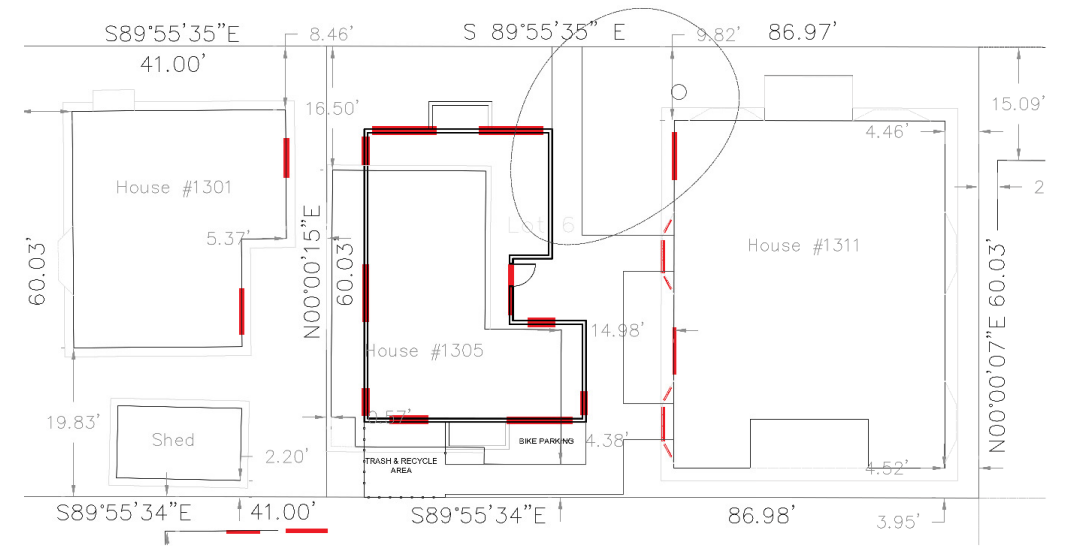
**OPTION 2 - SITE PLAN**



**BIRD'S EYE VIEW**

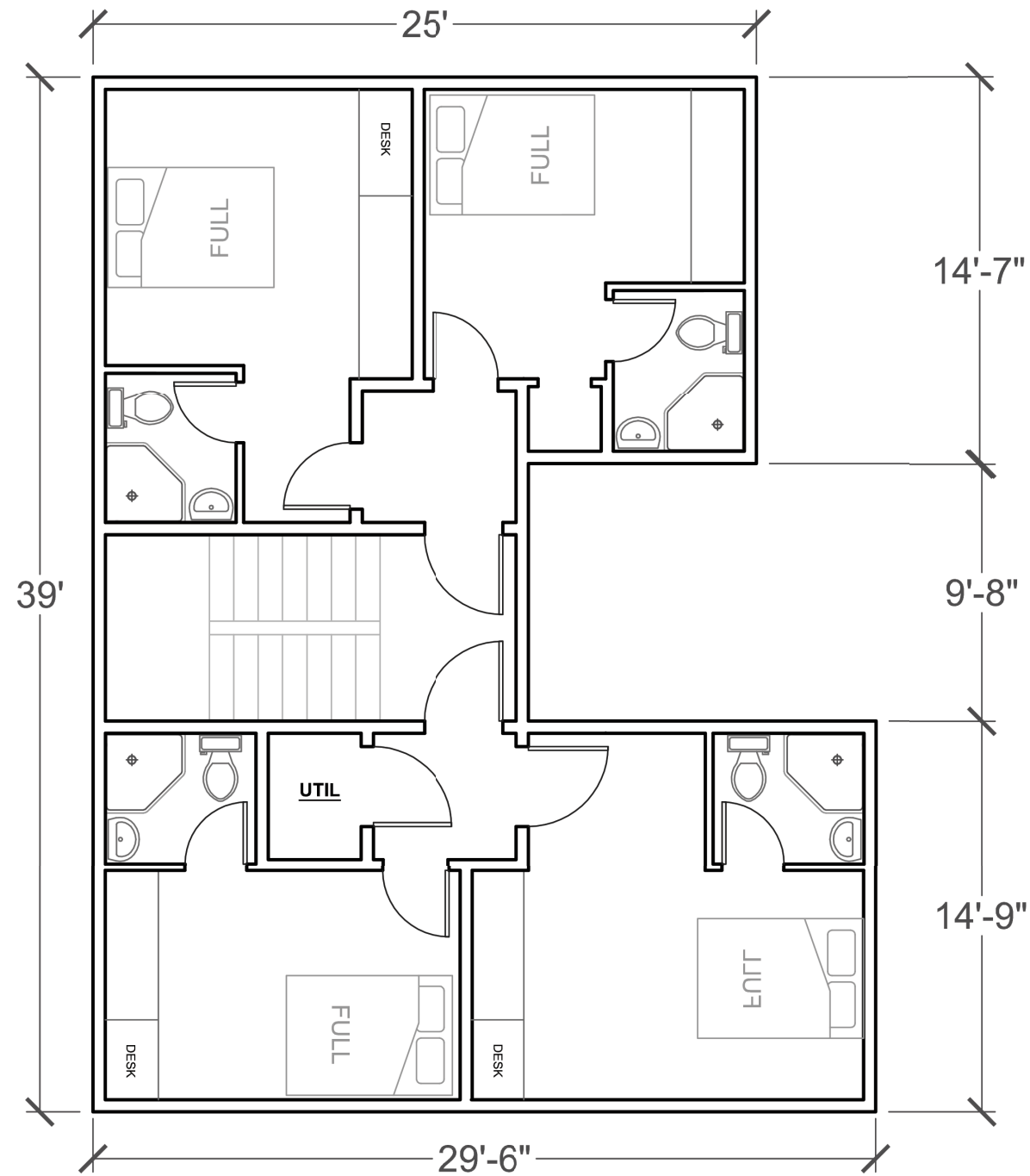


**MASSING AT SOUTH SIDE**



**WINDOW STUDY**





OPTION 2 - TYPICAL FLOOR PLAN



OPTION 2 - CONCEPTUAL MASSING



9AM - SPRING/FALL



12PM - SPRING/FALL



3PM - SPRING/FALL



9AM - SUMMER



12PM - SUMMER



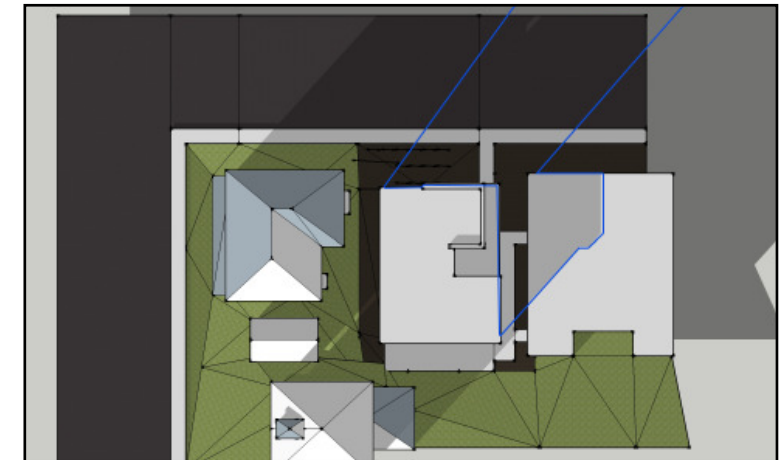
3PM - SUMMER



9AM - WINTER



12PM - WINTER



3PM - WINTER

OPTION 2 - SHADOW STUDY



## OPTION 3 (PREFERRED)

### STUDIO APARTMENT (19 UNITS)

This concept provides an entrance off E. Marion St, and utilizes a setback departure to retain the exceptional tree. This building is designed to provide three masses or material changes that create interest and detailing opportunities along E. Marion St. 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. Community Amenity Area at NE corner of new building, accessible to new and existing residents.
2. Private bicycle parking along south side of new development, location is meant to reduce theft.
3. Glazing minimized along East facade - maintaining privacy for existing apartment
4. Floor Plan allows for more natural daylight
5. Exceptional Tree maintained (will need to be trimmed)
6. Maximum glazing at South West corner - takes advantage of views over shed and maintains privacy for neighbor to the west.

#### Cons:

1. Area between buildings not activated, window wells disrupt site plan
2. Amenity space split between front and back yards

**LIVING SQUARE FOOTAGE:** 4895 Sq Ft

**FAR:** 1.78 (2.0 Allowed)

**AMENITY SPACE:** 1340 Sq Ft Provided (1305 sqft required)

**ON-SITE PARKING PROPOSED:** None

**BIKE PARKING:** 5 Spaces required/ provided

#### SETBACKS:

NORTH: 12.00'

EAST: 10.45' Building Separation

SOUTH: 10.00'

WEST: 5.00'

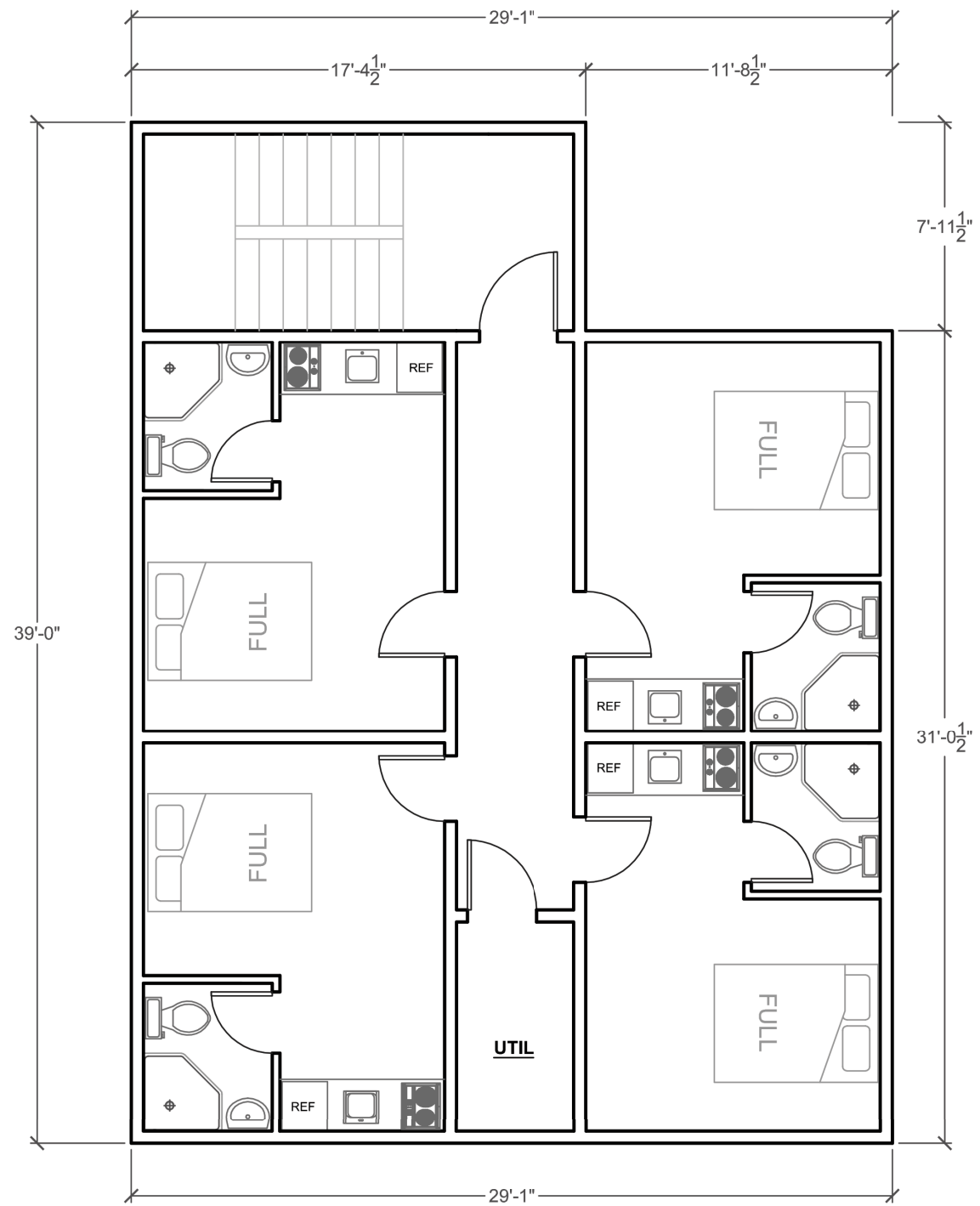
**DEPARTURES:** Rear Setback, Trash & Recycling



OPTION 3 - CONCEPTUAL MASSING

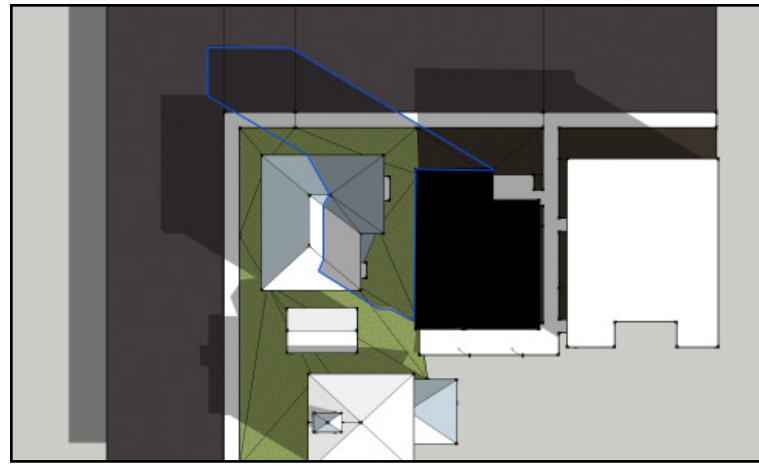






OPTION 3 - TYPICAL FLOOR PLAN

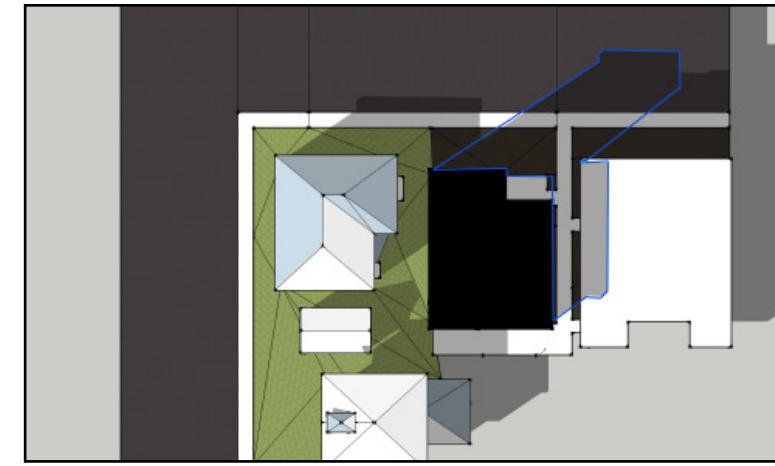
OPTION 3 - CONCEPTUAL MASSING



9AM - SPRING/FALL



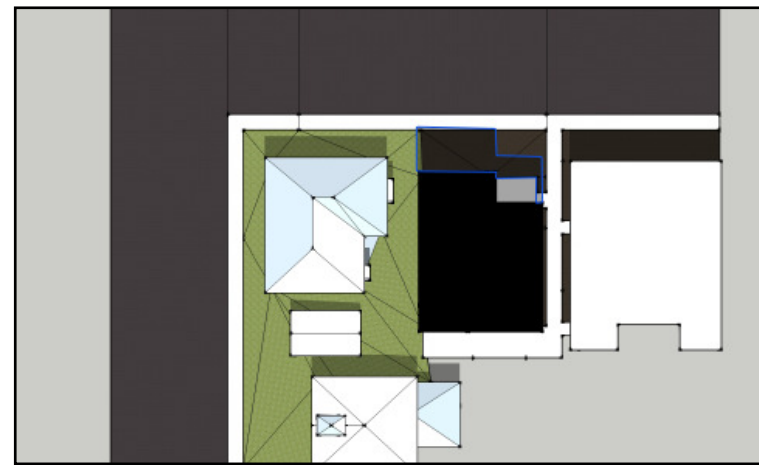
12PM - SPRING/FALL



3PM - SPRING/FALL



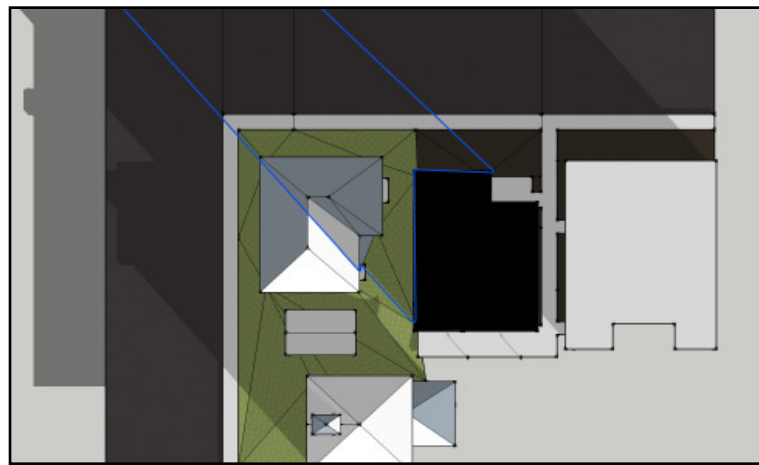
9AM - SUMMER



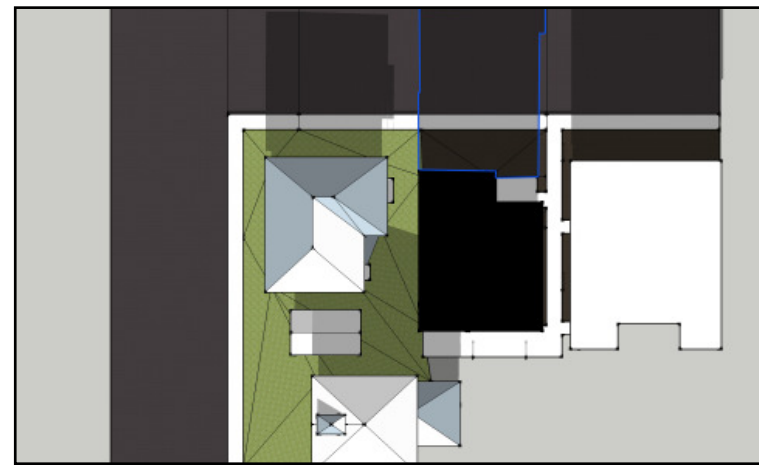
12PM - SUMMER



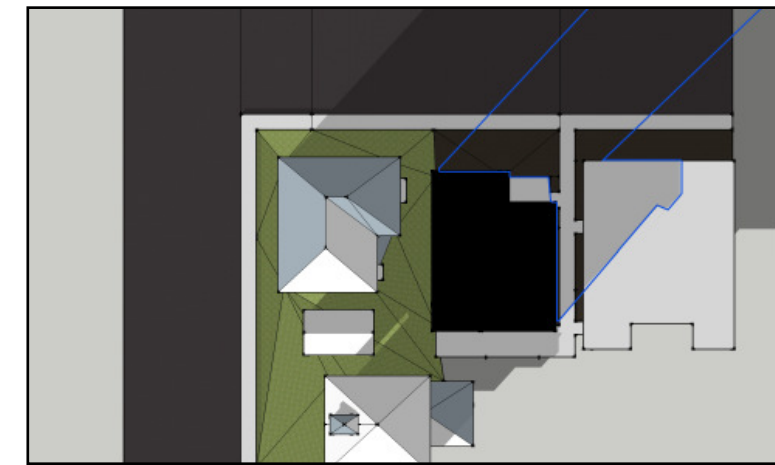
3PM - SUMMER



9AM - WINTER



12PM - WINTER



3PM - WINTER



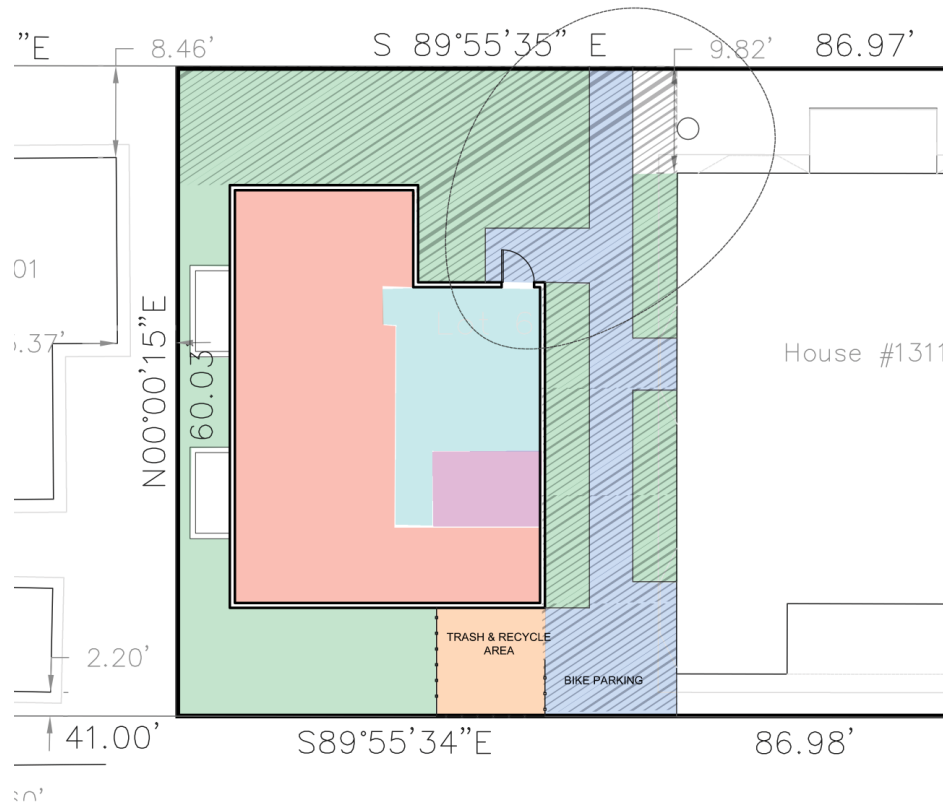
OPTION 3 - SHADOW STUDY





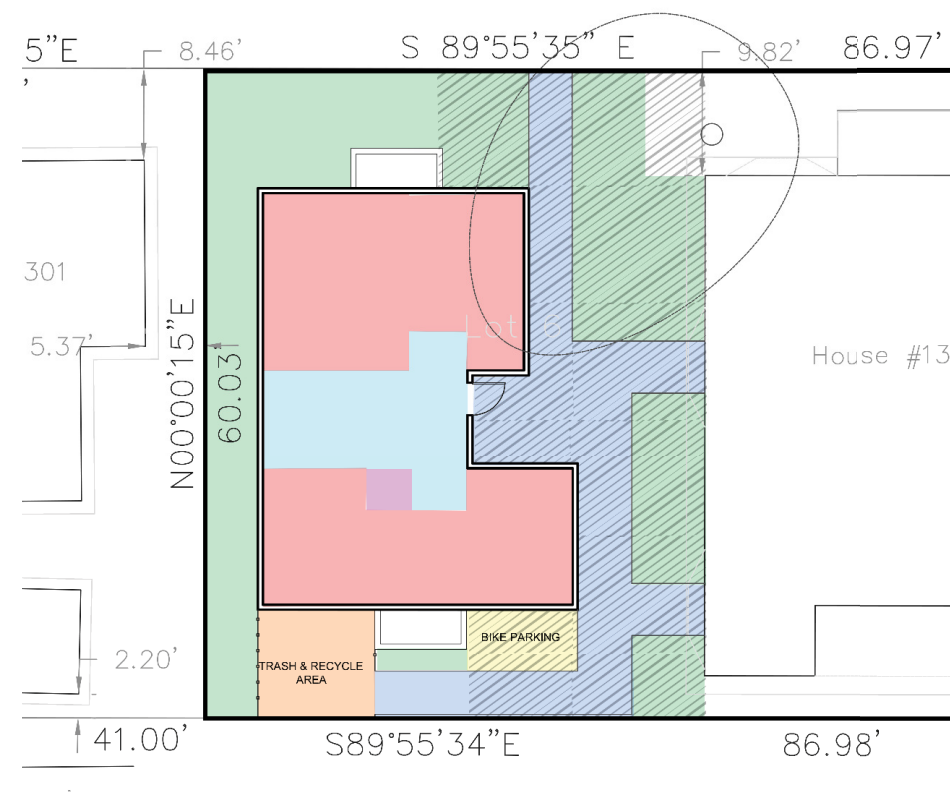
CONCEPTUAL RENDERING @ STREET LEVEL

East Marion Street



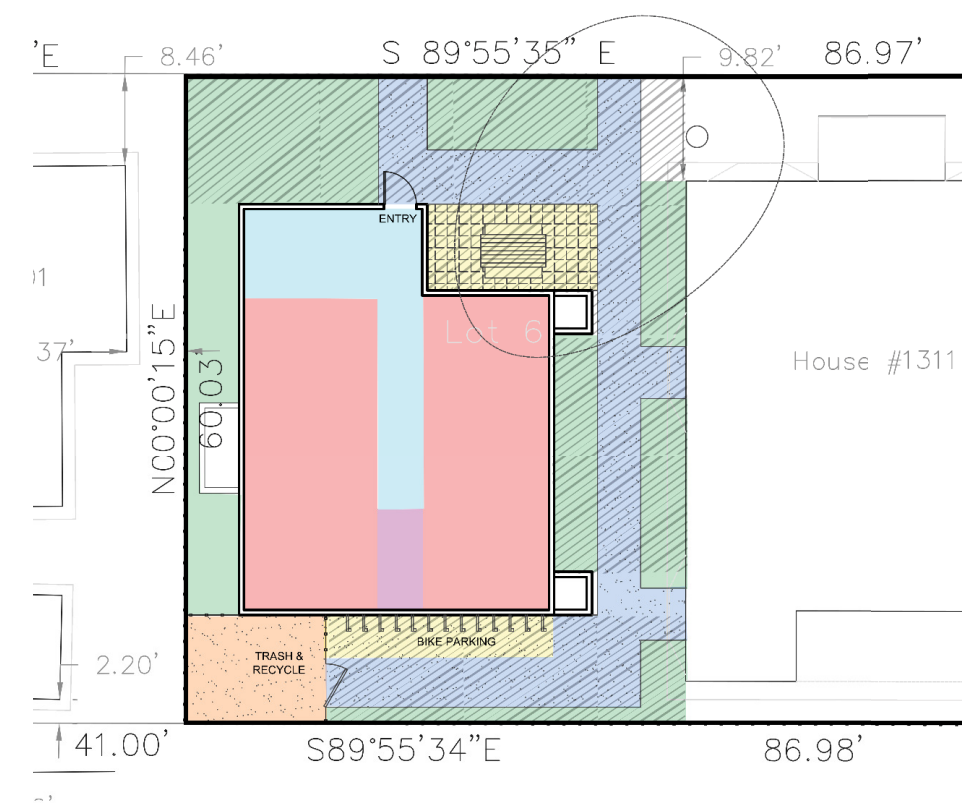
OPTION 1

East Marion Street



OPTION 2

East Marion Street



OPTION 3

OPTION COMPARISON

KEY: **BLUE** - EXTERIOR HARDSCAPE **YELLOW** - COMMUNITY AREA **GREEN** - LANDSCAPE  
**ORANGE** - TRASH AND RECYCLE **LIGHT BLUE**: INTERIOR CIRCULATION **RED**: RESIDENTIAL LIVING  
**PURPLE** - UTILITY SPACE **STRIPED OVERLAY**: AMENITY AREA



OPTION 1



OPTION 2



OPTION 3

OPTION COMPARISON





PAST WORK FROM BUILD URBAN

1311 E. MARION ST  
DESIGN REVIEW

