

4252 8th Ave NE

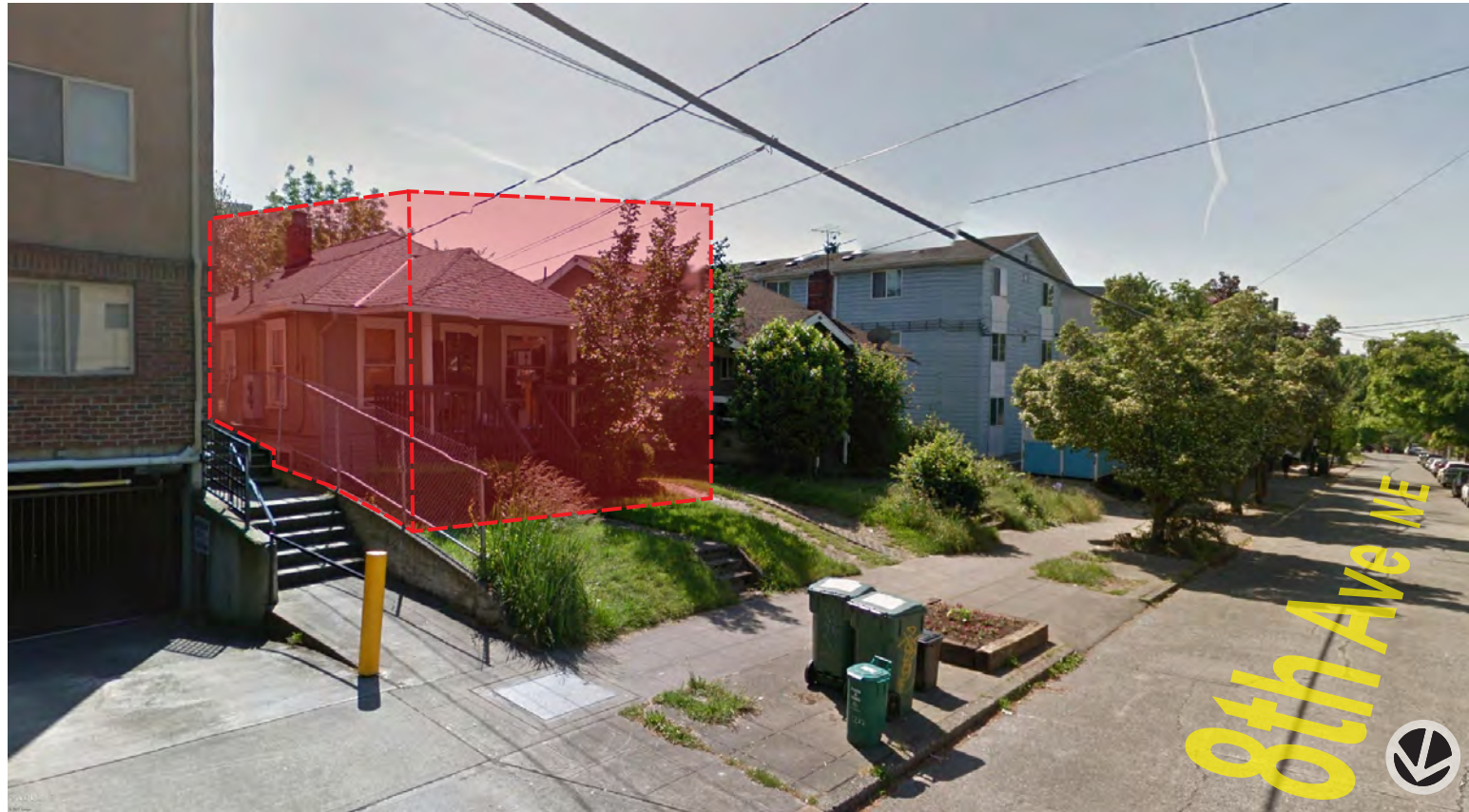
STREAMLINED DESIGN REVIEW

June 23rd 2015



303 Nickerson St.
Seattle, WA 98109
206.632.1818
www.ryanrhodesdesigns.com



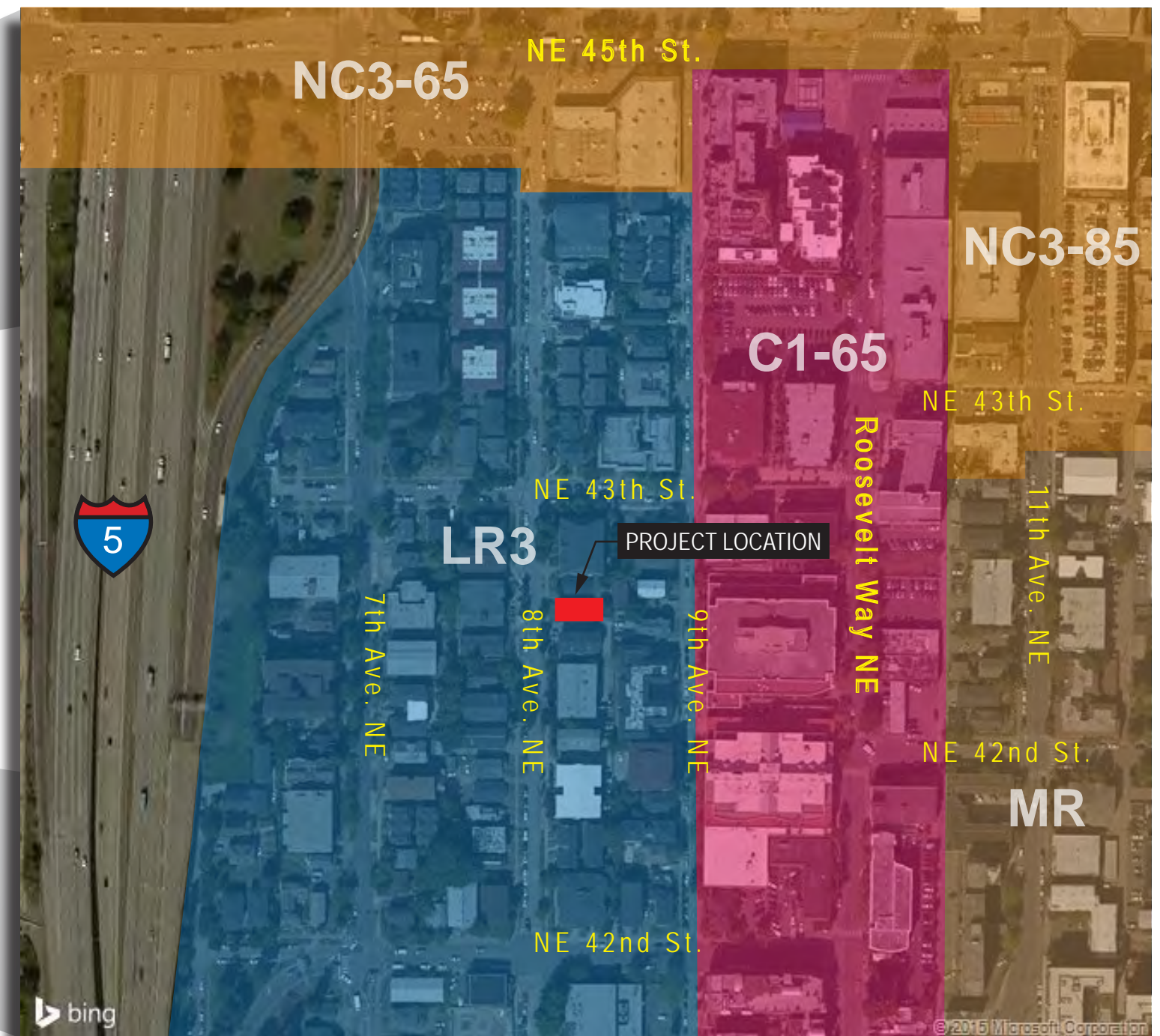
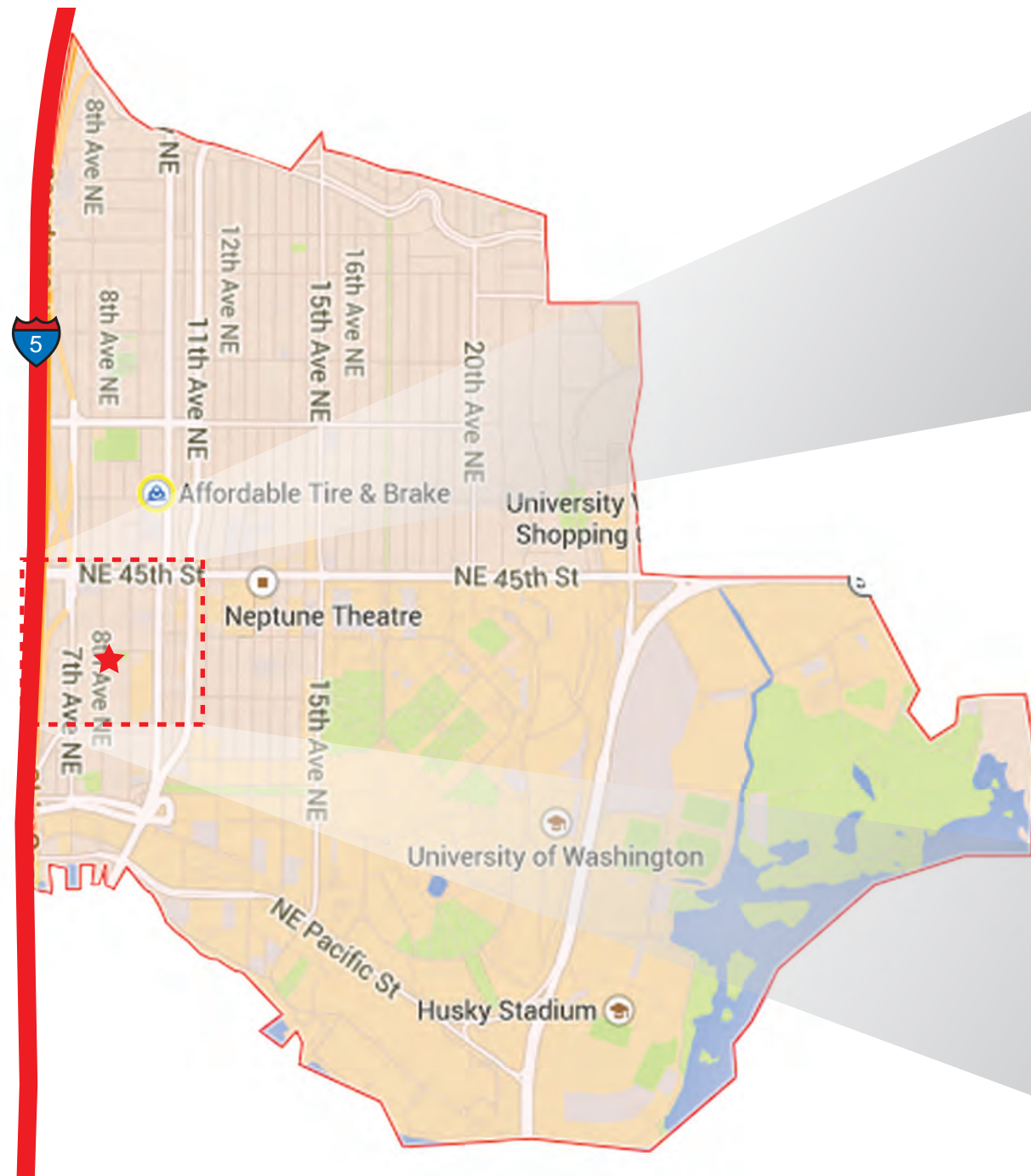


INTRODUCTION:

Located in the University District, the site exists within a diverse LR3 lowrise residential zone between I-5 and a midrise commercial zone, blocks from the University of Washington. The neighborhood context ranges from single family residences to large apartment complexes with some street-level retail on adjacent streets. University of Washington Medical Center buildings are located one street east of the site, on 9th Ave NE. The University District provides many public attractions within walking distance from the project location. The nearest public transportation is available on NE 42nd St., less than a block away, and again on 7th Ave NE. (See pg 3 for bus stop locations.) All routes are direct to Downtown Seattle. 7th, 8th, and 9th Ave NE are one-way streets, greatly reducing the frequency of traffic. NE 43rd and NE 42nd Streets connect the residential zone encompassing the site to Roosevelt Way NE (two blocks east), a major arterial street with a wide variety of mixed-uses. NE 45th St. located two blocks to the north and also boasts a variety of mixed uses. The adjacent residences to the site range moderately in height (LR3 zone allows a height limit of 40 feet), materials, and size. (See pg 4 for Neighborhood Map. See pg 9 for Street Elevations on 8th Ave NE between NE 43rd and NE 42nd.)

4252 8TH AVE NE

Project Permit #	3019258
Parcel #	409230-1270
Development Objectives:	REMOVE EXISTING SFR & CONSTRUCT NEW 4-STORY APT BUILDING W/ FULL BASEMENT PER PLANS. NEW 4-STORY APT BUILDING WILL YIELD 20 UNITS AND WILL INCLUDE AMENITY SPACE FOR TENANTS.



north

VICINITY MAP - University District (NTS)



north

ZONING MAP (NTS)

	NC3-65	neighborhood-commercial
	LR3	lowrise residential
	C1-65	midrise commercial
	MR	multi-family residential

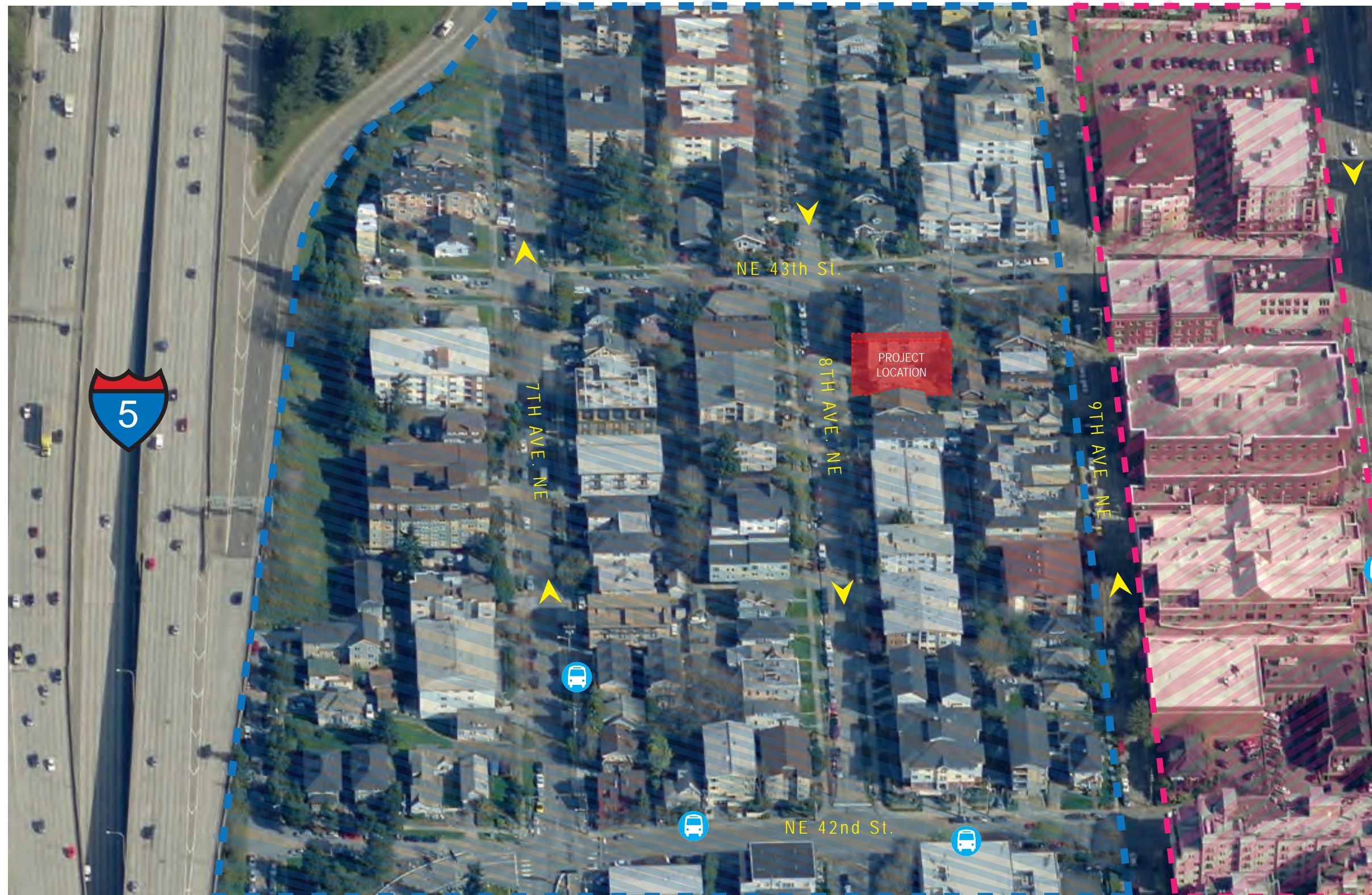
2 VICINITY MAP

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ZONING SUMMARY:

Address:	4252 8th Ave NE 98105
Zone:	LR3
Underlay:	Frequent Transit
Lot Area:	3325 sf
FAR:	2
	Table A for 23.45.510 -
	Leed Silver or Built Green 4 Star
	6650sf allowable – 6650/4 =
	1662.5sf per level
Parking:	None Required
Density:	No Limit
Building Height:	40 feet (plus bonus)
Setbacks:	Front = 5'-0" minimum
	Rear = 15'-0" (no alley)
	Side 5'-0" (facades < 40')
	Side 5' min 7'avg (facades > 40')

Development Standard:

- 3-story lowrise apartment building or townhouses with a density limit of one unit per 800 square feet of lot area and a maximum of 45% lot coverage (50% for townhouses).
- 25% of lot area is required for open space for apartments, or 30% if up to a third is provided in balconies or decks (300 square feet of private space per unit is allowed for ground-related housing.)

 **LR3 (lowrise-residential)**

 **C1-65 (midrise-commercial)**

 **King County Metro**

 **One Way Street Direction**

NEIGHBORHOOD CONTEXT- birds eye view

(NTS)



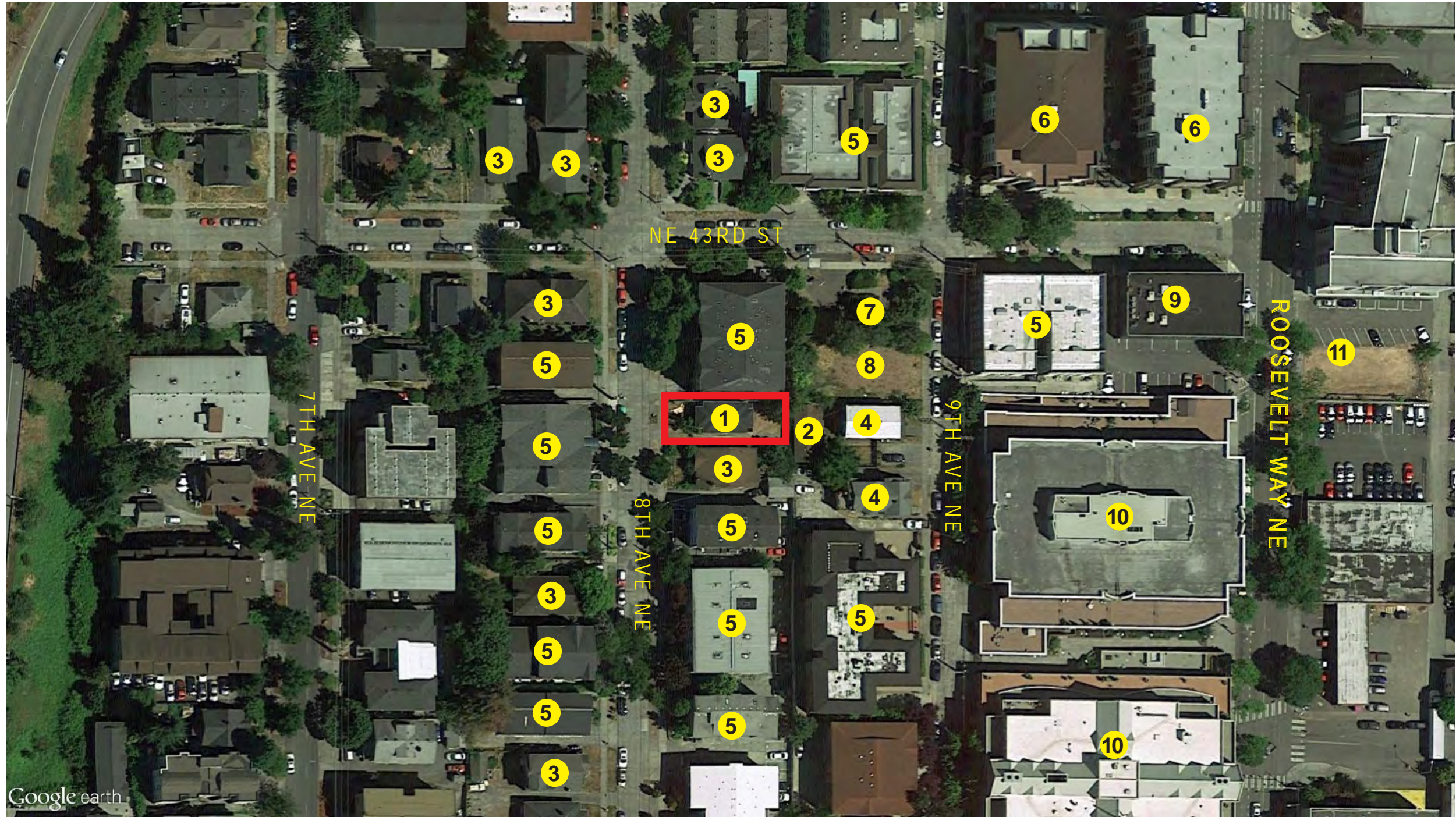
3 VICINITY MAP

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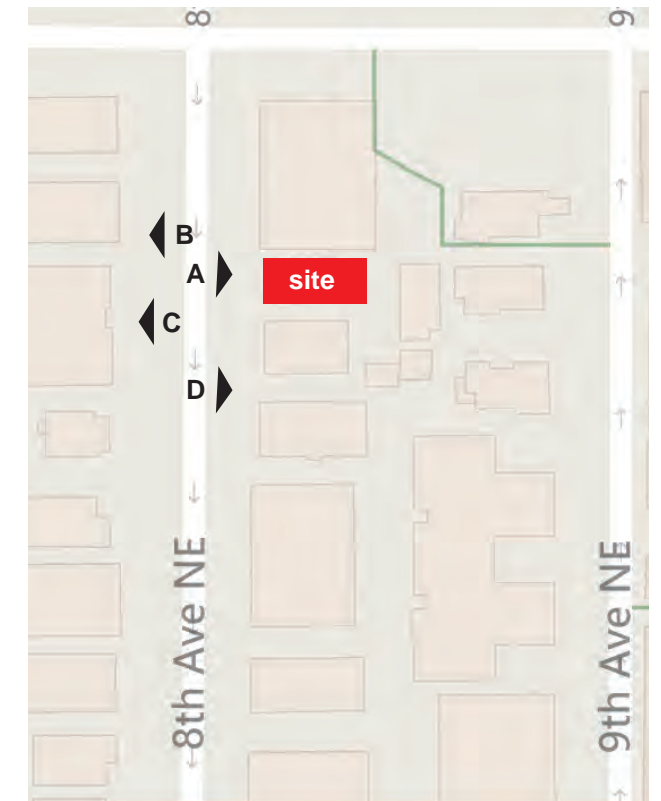
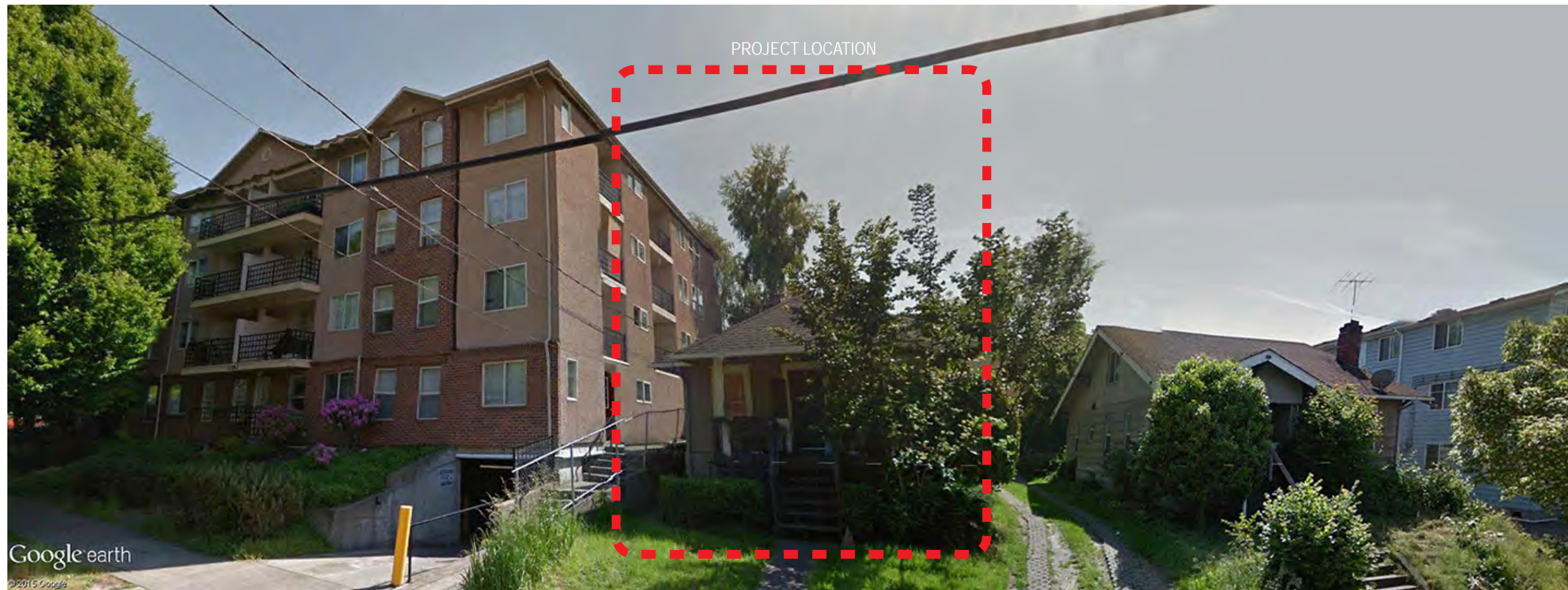


NEIGHBORING
BUILDINGS & USES:

- 1 Project Location
- 2 Existing Garage
- 3 Single Family Residence
- 4 Two-Family Residence
- 5 Apartment Building
- 6 Apartment Complex (mixed use)
- 7 Christie Park
- 8 Empty Lot
- 9 Jack-Straw Cultural Center
- 10 University of WA Medical Center
- 11 Zip-Car Parking

NEIGHBORHOOD MAP
(NTS)





REFERENCE MAP:
(NTS)

A Cedar Apartments directly north of site. Single family residence directly south of site.



B Husky Villas Apartment building directly across street.



C Ivy Court Apartments directly across from site (southwest).



D Blue Lake Apartments south of site.

5 NEIGHBORHOOD CONTEXT

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A Single family residence northwest of site, corner of NE 43rd & 8th NE.



B Apartment building at corner of NE 43rd & 8th Ave. NE looking southeast.



REFERENCE MAP:

(NTS)



C Kelly Anne Apartment building on NE 43rd St.



D Christie Park northeast of site.



E Christie Park northeast of site at NE 43rd & 9th Ave NE.

6 NEIGHBORHOOD CONTEXT

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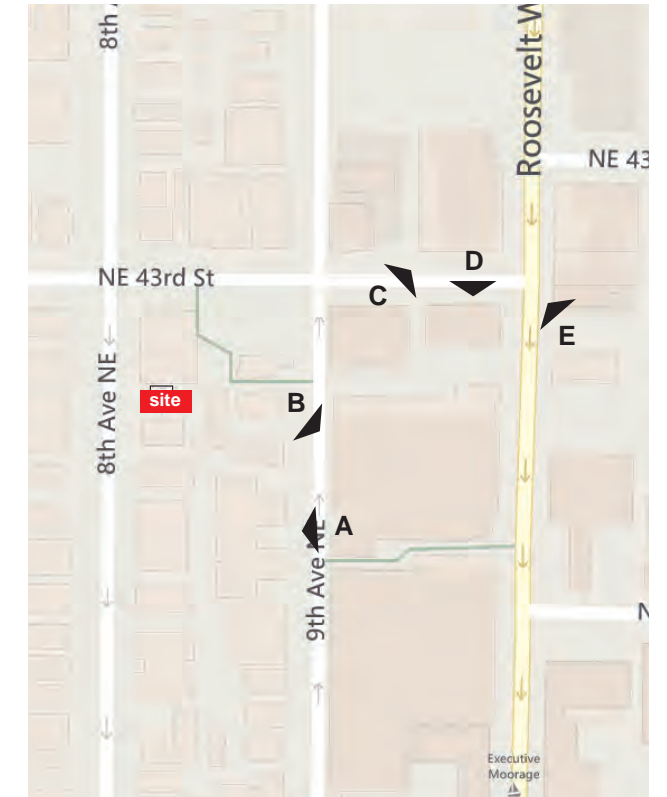




A Kelsey Apartments southeast of site on 9th Ave NE.



C Trinity Apts with retail at street level.



REFERENCE MAP:
(NTS)



B UW Med Center on 9th Ave NE.



E Jack Straw Cultural Center; corner of 43rd & Roosevelt.



D Trinity Apts; corner of NE 43rd & Roosevelt Way NE.





VICINITY MAP - Building Footprints

(NTS)



8 DESIGN GUIDELINE PRECEDENTS

STREAMLINED DESIGN REVIEW

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The neighborhood is diverse and colorful, similar to this fence.



Example of modern building construction. Units are accessed from internal stairwell.



Example of dwelling access via exterior stair.



Example of modern building construction. Units are accessed from shared central stair.



Example of modern building construction and materials.



Example of modern building construction and materials.

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8TH AVENUE COMPOSITE STREET ELEVATION

Looking East



8TH AVENUE COMPOSITE STREET ELEVATION

Looking West



PANORAMIC VIEW OF ADJACENT BUILDINGS

Looking East

NEIGHBORHOOD DESIGN GUIDELINE PRIORITIES:

CONTEXT AND SITE

- located within University District, within walking distance of University of WA
- located near frequent transit
- residential street is composed of primarily large multi-family structures
- buildings on street range in architectural styles, colors, and materials
- narrow site
- extreme difference in abutters
- abutter to north is a large boxy apartment building
- abutter to south is small single-story residence
- site possesses slight change in grade, resulting in the height difference of our two buildings, connected by central stair court



PANORAMIC VIEW OF ADJACENT BUILDINGS

Looking West

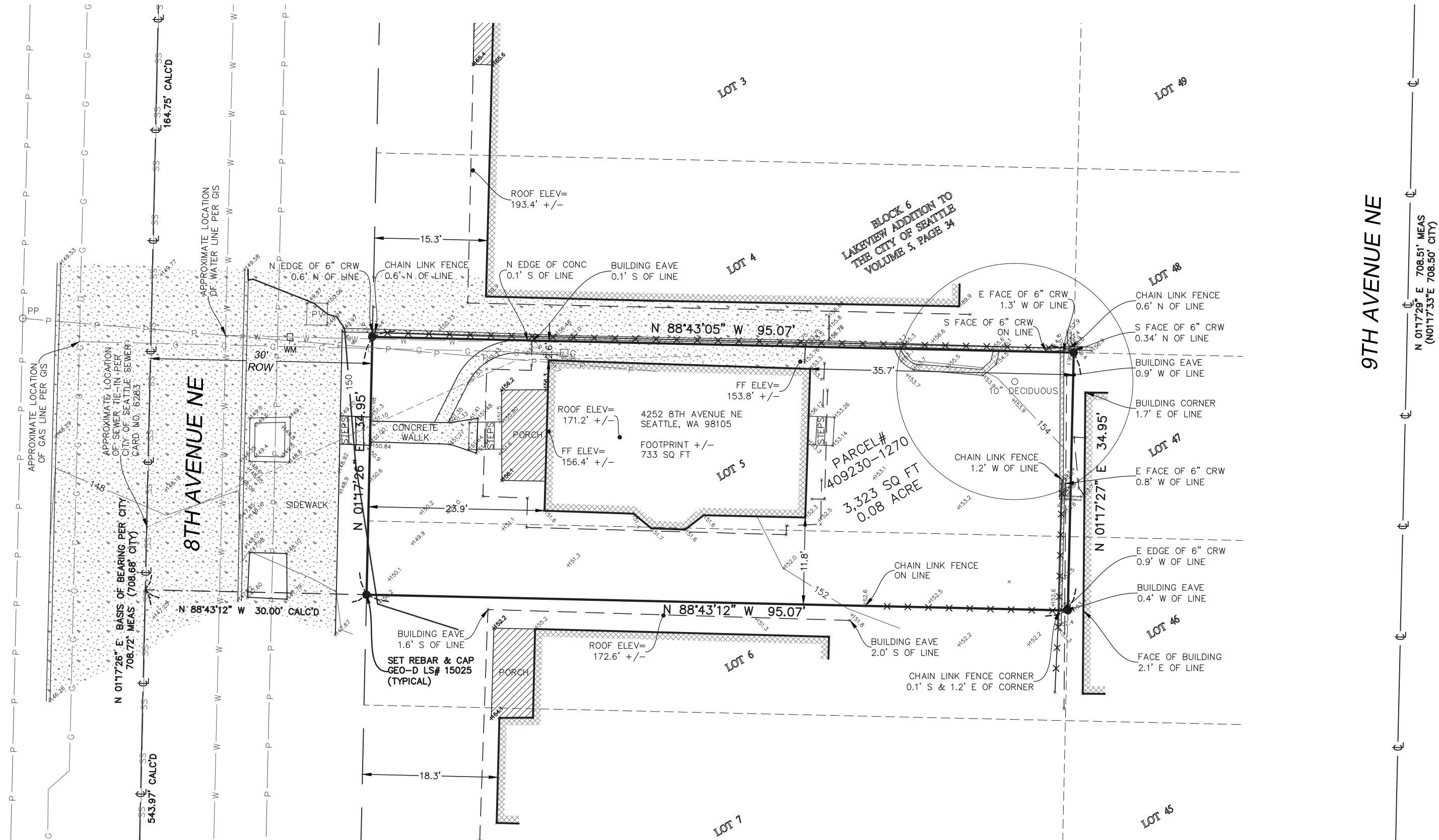
PUBLIC LIFE

- within close proximity to University of WA restaurants, shops, green spaces/parks,
- approximately 0.25 miles to Burt Gillman (south)
- within close proximity to public transit
- rich cultural fabric

DESIGN CONCEPT

- maximizes code-allowed FAR & lot coverage
- open stair court breaks up mass of building as well as encourages social interaction among tenants
- roof garden and fenced in rear yard also provides social interaction among tenants
- proposed contemporary design will meet or exceed architectural character of neighborhood





TOPOGRAPHIC & BOUNDARY SURVEY
NTS



11 SITE SURVEY

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CONTEXT AND SITE

CS2: URBAN PATTERN AND FORM

C. RELATIONSHIP TO BLOCK

D. HEIGHT, BULK, & SCALE

GUIDANCE: Review height, bulk, and scale of neighboring buildings to determine an appropriate complement or transition.

CS3: ARCHITECTURAL CONTEXT & CHARACTER

A. EMPHASIZE POSITIVE NEIGHBORHOOD ATTRIBUTES

GUIDANCE: Create compatibility with existing architectural context through building articulation, scale and proportion, roof forms, fenestration, and/or use of complementary materials.

CS3: UNIVERSITY

1. ARCHITECTURAL ELEMENTS AND MATERIALS

RESPONSE: In response to the Context and Site Design Guidelines provided above, our proposed building design relates to the adjacent buildings and neighborhood by bringing creative value to the street in a way that is not overwhelming, unappealing, or tedious.

Our design maximizes the code-allowed development height. Therefore, the average height of our development aligns approximately with and is of similar scale to the other multi-family buildings found along both sides of 8th Ave NE. Although the adjacent single-family residence to the south is only one story tall, the height of our proposed building is appropriate because the single family home is one of the few remaining on the block in this quickly transitioning neighborhood.

Placement of the open central stairwell breaks up our building's mass, allowing light to flow through the site and enter adjacent properties.

We propose to use a grayed cedar rainscreen siding as a complementary material as a way of blending with the fabric of the existing neighborhood. We believe the blending of complementary and new materials reflects and builds upon the character of the existing neighborhood. The cedar rainscreen slats also provide human scale and a tactile experience for pedestrians. In order to maintain a unique identity we propose to use bright yellow accent panels on all facades. The yellow will also help to brighten up the neighborhood's character and liveliness. Large corner windows break up the mass of the building's facade.



STREET PERSPECTIVE LOOKING SOUTHEAST



STREET PERSPECTIVE OF ENTRANCE

12 DESIGN GUIDELINES & RESPONSES

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PUBLIC LIFE

PL1: CONNECTIVITY
A. WALKWAYS AND CONNECTIONS

GUIDANCE: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

PL1: UNIVERSITY
1. RESIDENTIAL OPEN SPACE

PL2: WALKABILITY
B. SAFETY AND SECURITY
D. WAY FINDING

GUIDANCE: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights. Overhead weather protection is encouraged. Provide appropriate address signage along the public right-of-way.

PL3: STREET-LEVEL INTERACTION
A. ENTRIES

GUIDANCE: Design primary entrances to be obvious, identifiable, and distinctive with clear lines of sight. Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

PL4: ACTIVE TRANSPORTATION
B. PLANNING AHEAD FOR BICYCLISTS

GUIDANCE: Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project. Facilitate connections to bicycle trails and infrastructure around and beyond the project.

RESPONSE: The proposed design carefully considers how the building will meet and interact with 8th Ave NE no matter how or when one chooses to enter/approach it.

The primary entrance on the north side will be bound by a concrete garden wall on which a blackened steel address sign will sit. This wall indicates that the

entrance is semi-private. This entrance is ADA compliant and will allow bicyclists easy access to wheel their bikes up the ramps and through the covered, centrally-located stair atrium to the bike racks. A cedar slat fence and gate will obscure the view of this area from the street, reinforcing tenant bike security. Although there is not a gate immediately adjacent to the sidewalk, one is located prior to entering the stair atrium, further securing tenant property. On the south side of the property, there is also a slated cedar fence and gate to inforce privacy and security and to obscure the designated trash area from the street.

Sufficient lighting has been addressed through the use of well lights along the perimeter of the property as well as up-down lights located in and around the main stair court, illuminating the property at light. Directional well lights will also be pointed at the building’s address sign to enhance the visibility of the entrance. Please see our lighting plan on page 26.

A landscape architect will be contracted to ensure the property landscaping will meet the green factor requirements. Additionally, we are proposing roof garden areas as well green walls along the perimeter of the property. Please see our landscaping plan on page 24.

DESIGN CONCEPT

DC2: ARCHITECTURAL CONCEPT
B. ARCHITECTURAL & FACADE COMPOSITION
D. SCALE AND TEXTURE

GUIDANCE: Use design elements to achieve a successful fit between a building and its neighbors.

DC2: UNIVERSITY
1. ARCHITECTURAL ELEMENTS AND MATERIALS

GUIDANCE: Provide fine-grained architectural character.

DC3: OPEN SPACE CONCEPT
B. OPEN SPACE USES AND ACTIVITIES
C. DESIGN

GUIDANCE: Design open spaces for use by all residents to encourage social interaction. Create attractive outdoor spaces suited to the uses envisioned by the project.

DC4: EXTERIOR ELEMENTS AND FINISHES
A. EXTERIOR ELEMENTS AND FINISHES
B. SIGNAGE
C. LIGHTING
D. TREE, LANDSCAPE AND HARDSCAPE MATERIALS

DC4: UNIVERSITY
1. EXTERIOR FINISH MATERIALS

GUIDANCE: Ensure appropriate address signage is provided for all units. Use lighting for safety/security and to highlight architectural or landscape features.

RESPONSE: In response to the Design Concept Guidelines provided above, our proposed building design provides an abundance of architectural character, suitable for its typology and site context within the University District which does not have a designated architectural character.

We designed an interesting, fun, and dynamic facade through the use of fenestration and yellow aluminum projections. The ground level units have large windows facing the street to add “eyes on the street” which provides another level of security and architectural character. Furthermore windows are oriented away from the adjacent residences to ensure privacy.

Placement of the open central stairwell breaks up our building’s mass, retaining a measure of light, site lines, and air flow to adjacent properties.

As mentioned earlier, our grayed cedar rainscreen siding will provide texture at the human scale. The bright yellow accent panels will provide color and will embellish the character of the property. Because the University District is composed of many architectural styles and colors, we feel that the bright yellow color will help make our building distinct from the rest.

In terms of an open-space concept for social interaction, we are proposing two trees in the rear yard that will provide shade and entertainment space for tenants. The centrally-located stair atrium will also act as an everyday social experience. A rooftop deck provides additional amenity space for tenant interaction.

Aside from the laser-etched main entry sign each individual residence will have a number/letter clearly distinguishing it. Up-down wall sconces will provide clear illumination to the easily distinguishable unit demarcation.





STREET PERSPECTIVE LOOKING SOUTHEAST
NTS



NORTHEAST PERSPECTIVE FROM STREET
NTS



SITE OPPORTUNITIES

- TRANSITIONING NEIGHBORHOOD
- WITHIN CLOSE PROXIMITY TO UNIVERSITY OF WASHINGTON
- CLOSE TO PUBLIC TRANSPORTATION
- EASY ACCESS TO I-5
- CULTURALLY VIBRANT NEIGHBORHOOD
- RELATIVELY GRADUAL TOPOGRAPHY
- EXISTING LOW STRUCTURE TO SOUTH ALLOWS FOR EXPANSIVE VIEWS & SUNLIGHT

SITE CONSTRAINTS:

- JUXTAPOSITION OF NORTHERN AND SOUTHERN ABUTTERS
 - NORTHERN NEIGHBOR IS A LARGE, BOXY MONOCHROMATIC APARTMENT BUILDING
 - SOUTHERN NEIGHBOR IS A SMALL, SINGLE-FAMILY REMNANT OF THE NEIGHBORHOOD'S PAST
- DEVELOPMENT COULD IMPEDE EXISTING SOUTHERN EXPOSURE OF ABUTTER TO NORTH
- NARROW SITE DRASTICALLY REDUCES DEVELOPMENT OPPORTUNITIES

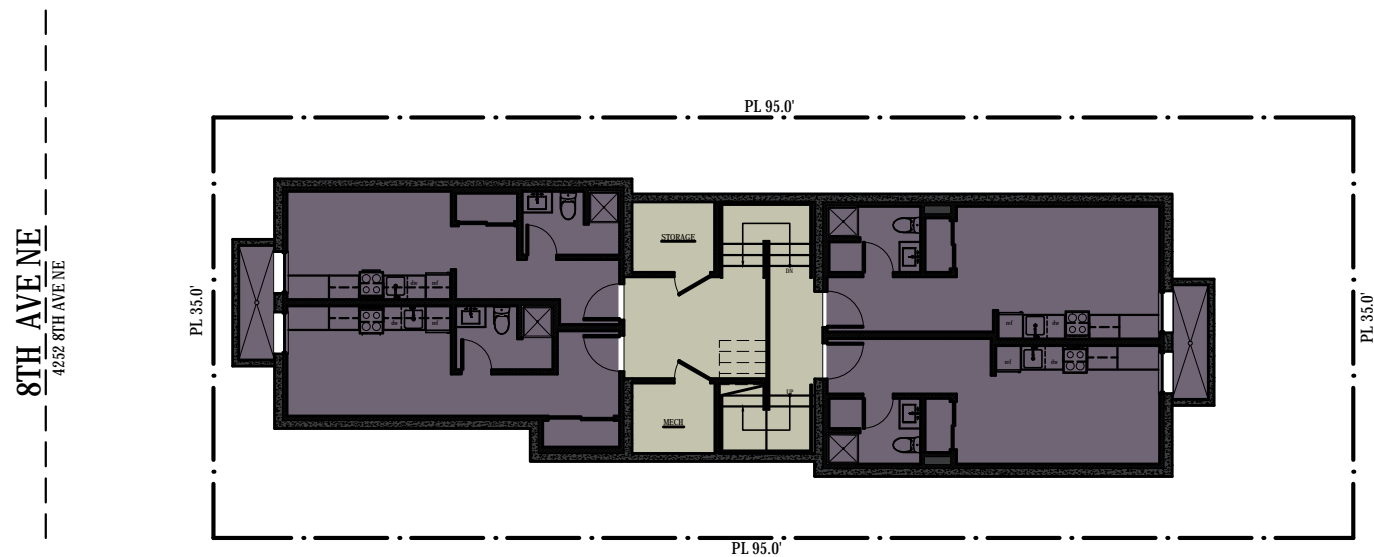
BUILDING SUMMARY:

- 4 STORIES OVER BASEMENT (BASEMENT INCLUDES UNITS)
- YIELDS 20 UNITS TOTAL
- NO PARKING REQUIRED
- AMENITIES INCLUDE: BIKE STORAGE, BASEMENT STORAGE, ROOFTOP ACCESS
- INCLUDES ADA ACCESSIBLE UNITS
- OPEN STAIR CONCEPT TAKES INTO CONSIDERATION BOTH NORTHERN AND SOUTHERN ABUTTERS AND REDUCES THE OVERALL MASS

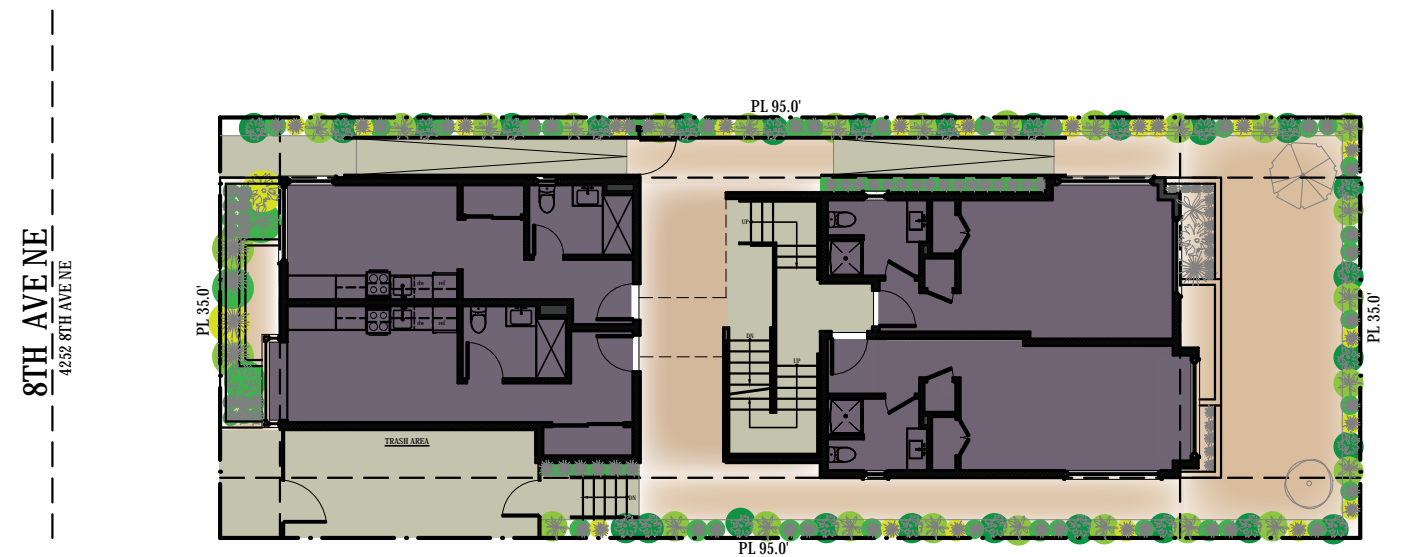


STREET PERSPECTIVE LOOKING EAST
NTS

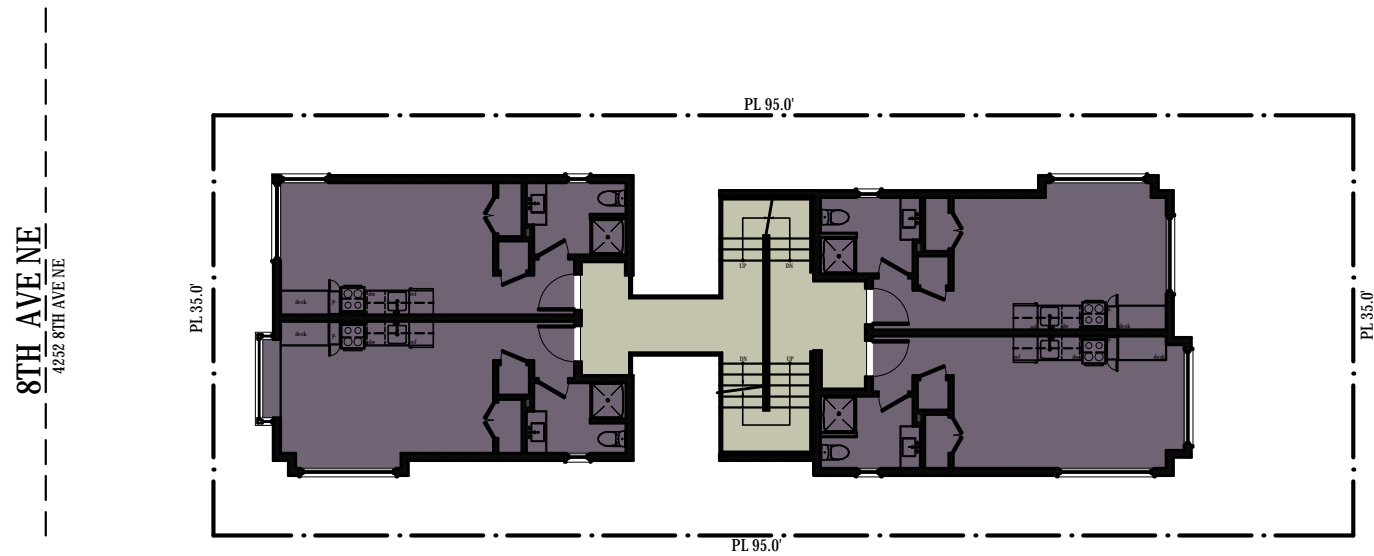




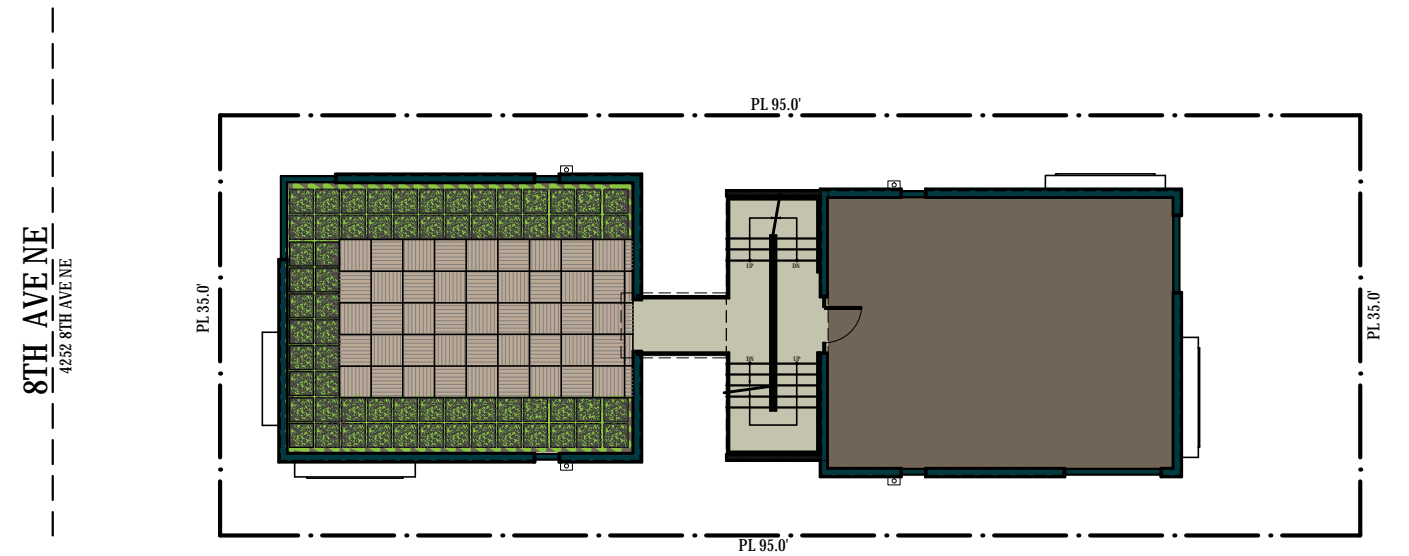
BASEMENT FLOOR PLAN
SCALE: 1/16" = 1'-0"



GROUND FLOOR PLAN
SCALE: 1/16" = 1'-0"

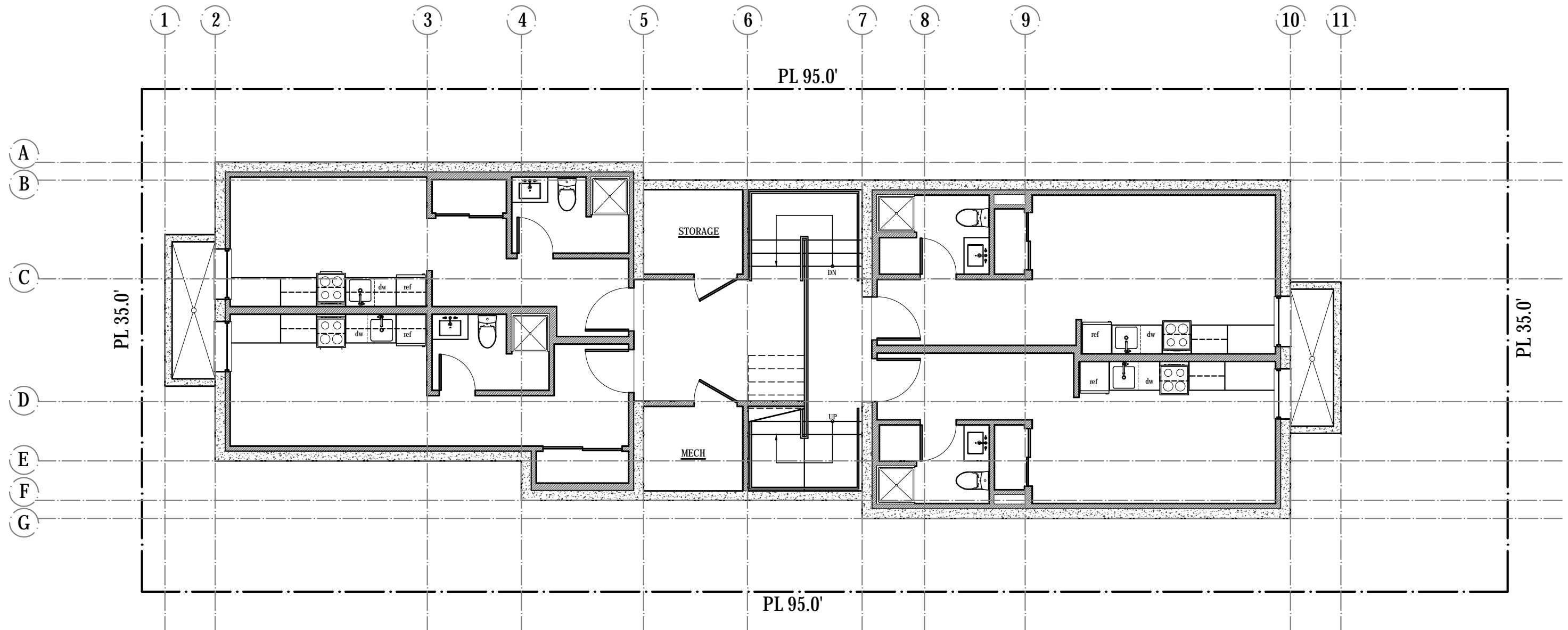


UPPER FLOOR PLAN (TYP.)
SCALE: 1/16" = 1'-0"



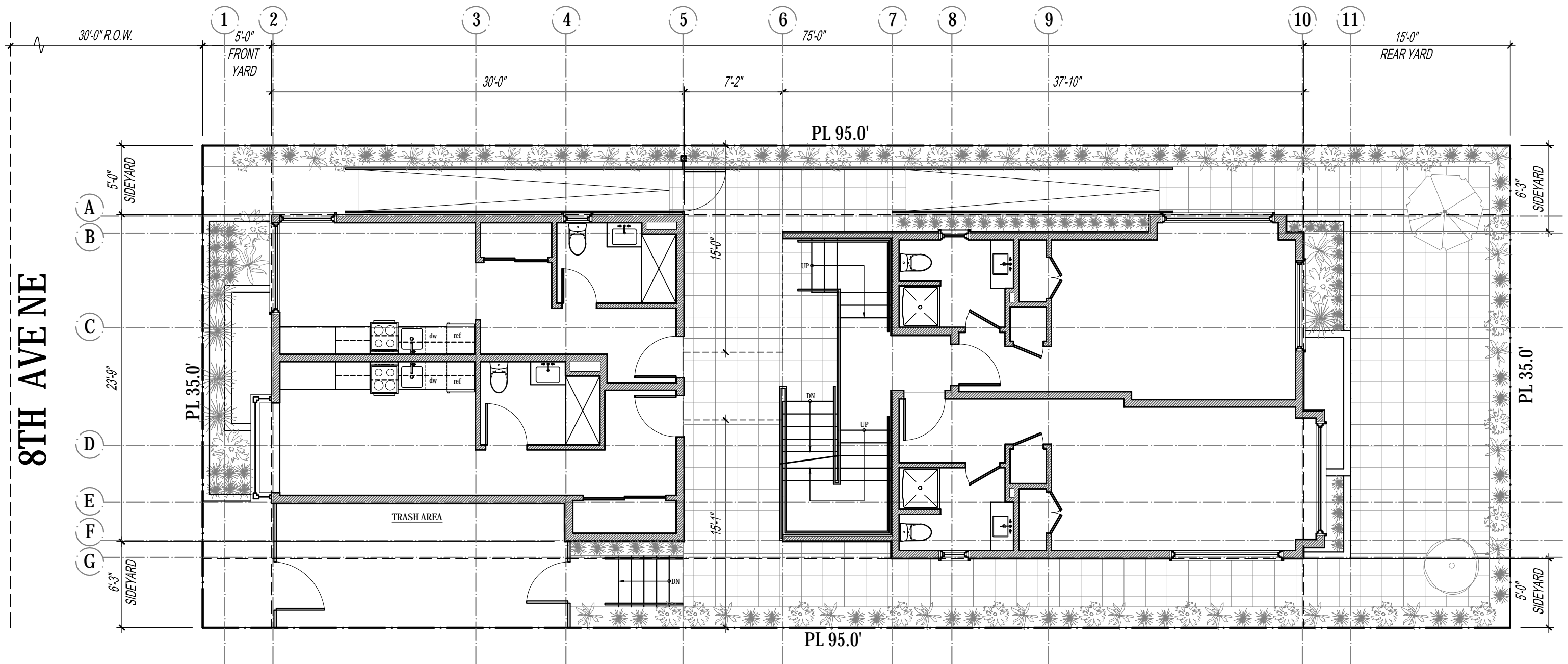
ROOF PLAN
SCALE: 1/16" = 1'-0"





BASEMENT FLOOR PLAN
NTS





GROUND FLOOR PLAN
NTS



ADJUSTMENTS REQUESTED:

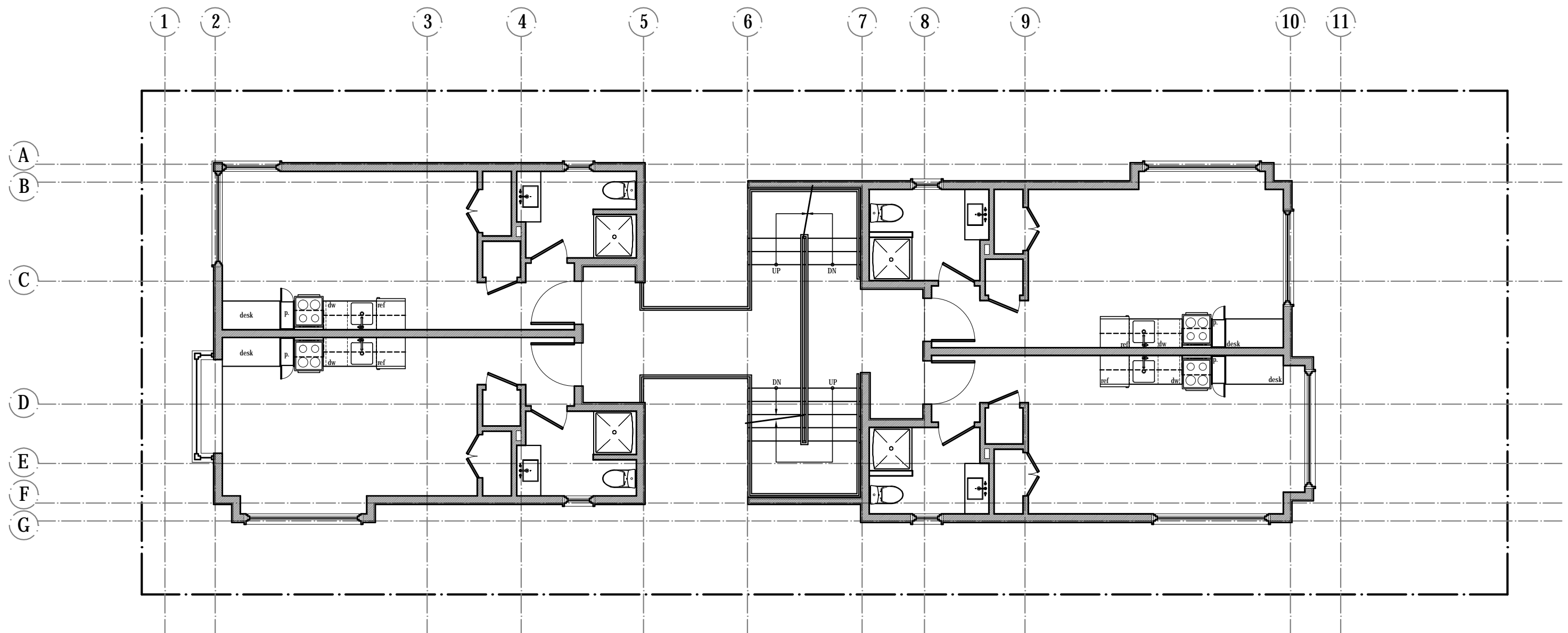
CODE REQUIREMENT:	ADJUSTMENT:
SMC 43.41.018.D.4.d Facade Length Additional 10% The maximum combined length of all portions of facades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line.	$65\% \text{ of } 95.00' = 61.75'$ Allowable Facade Length Requested 10% = 6.175' Total Maximum Facade Length < 67.925' Requested Facade Length = 67.833 < 67.925

17 GROUND FLOOR PLAN

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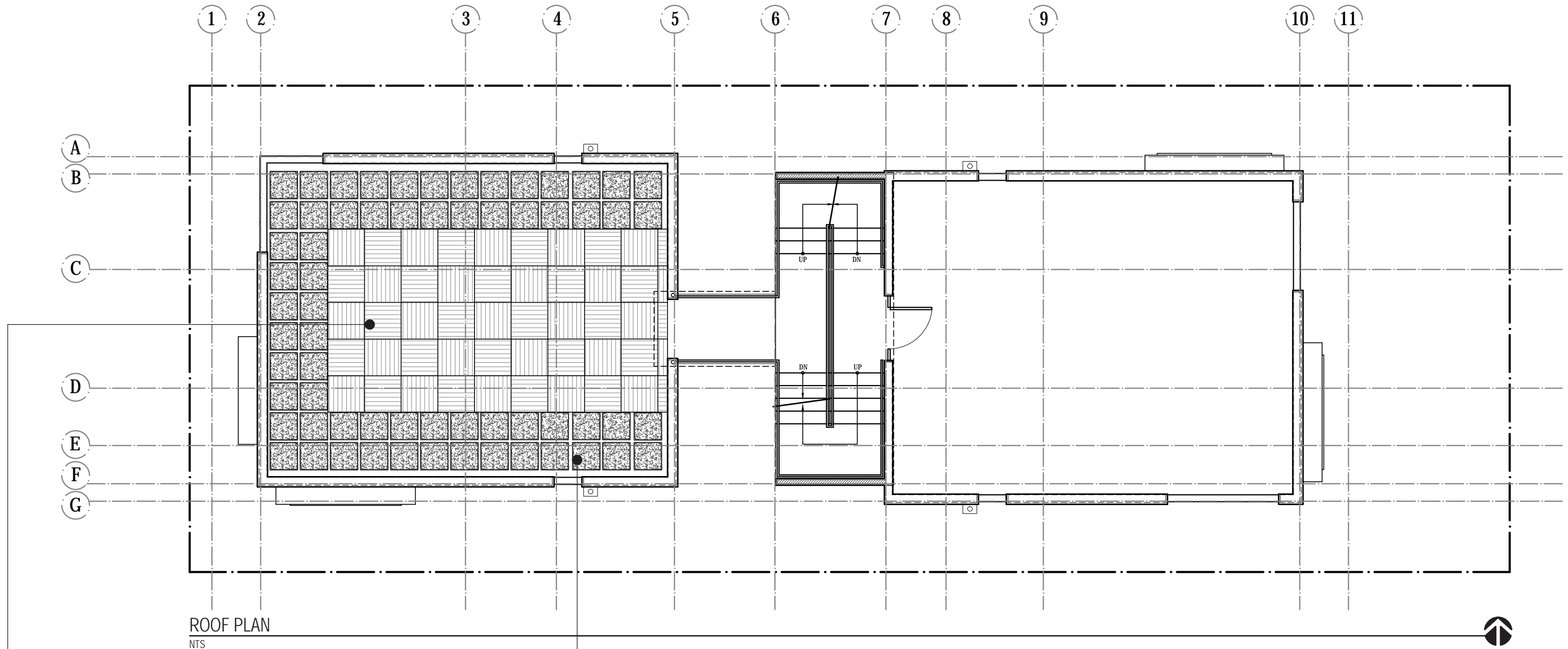
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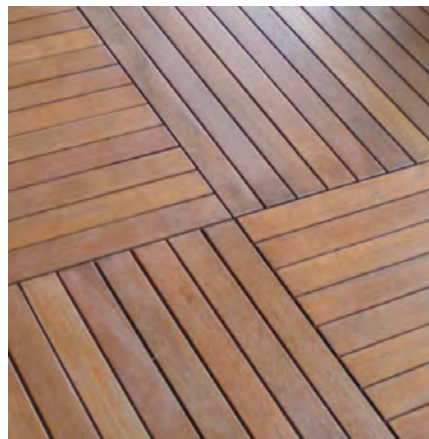


UPPER FLOOR PLAN (TYP.)
NTS



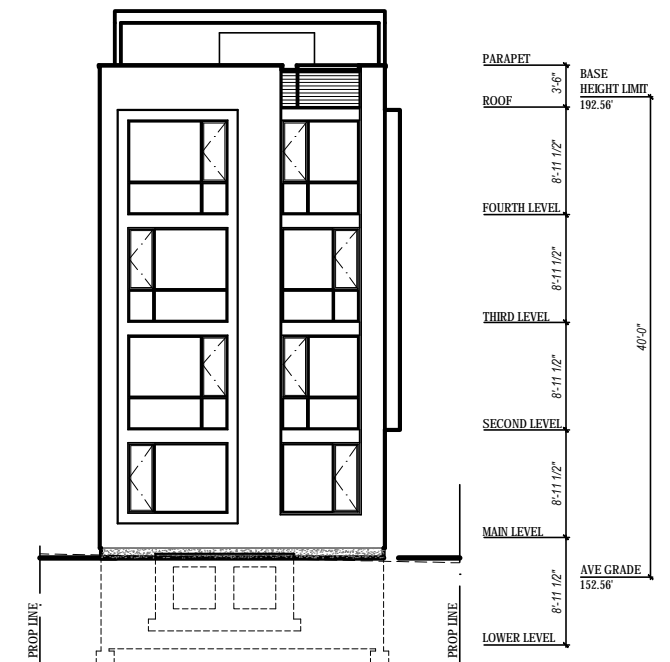
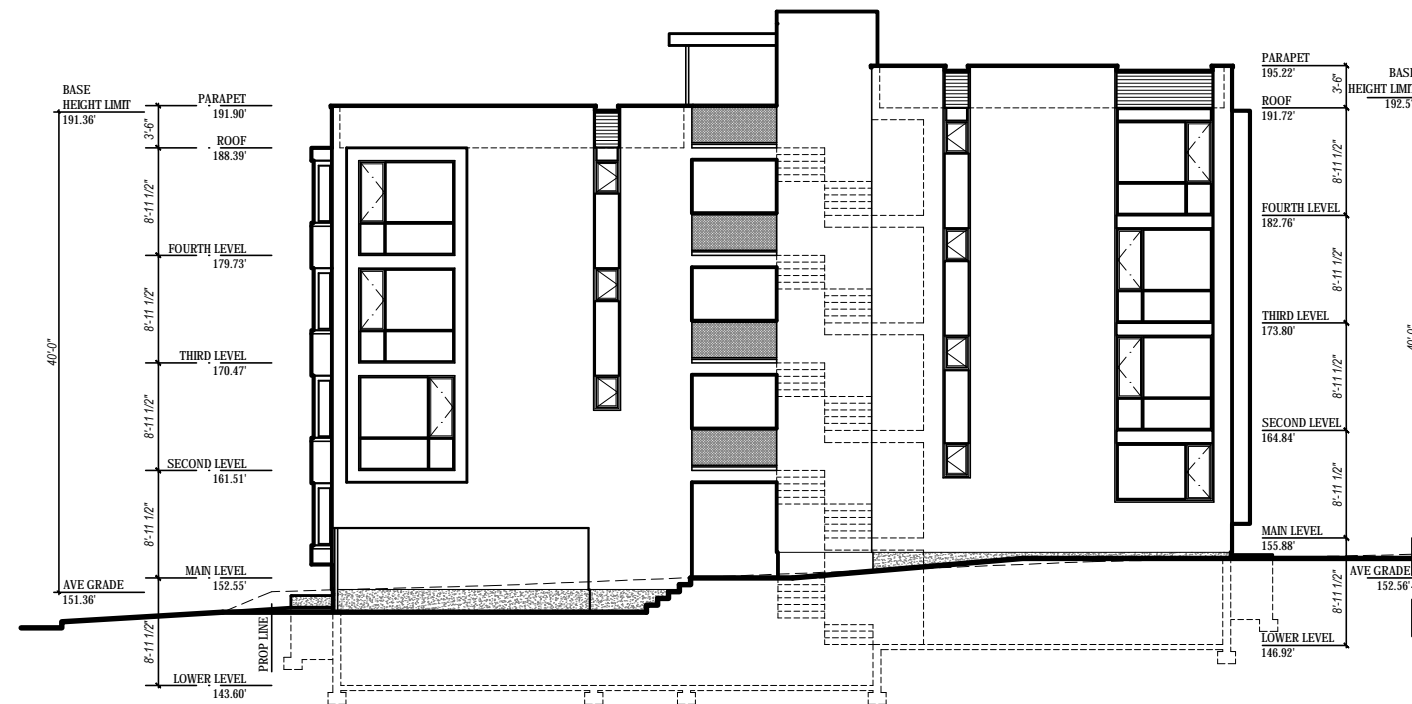
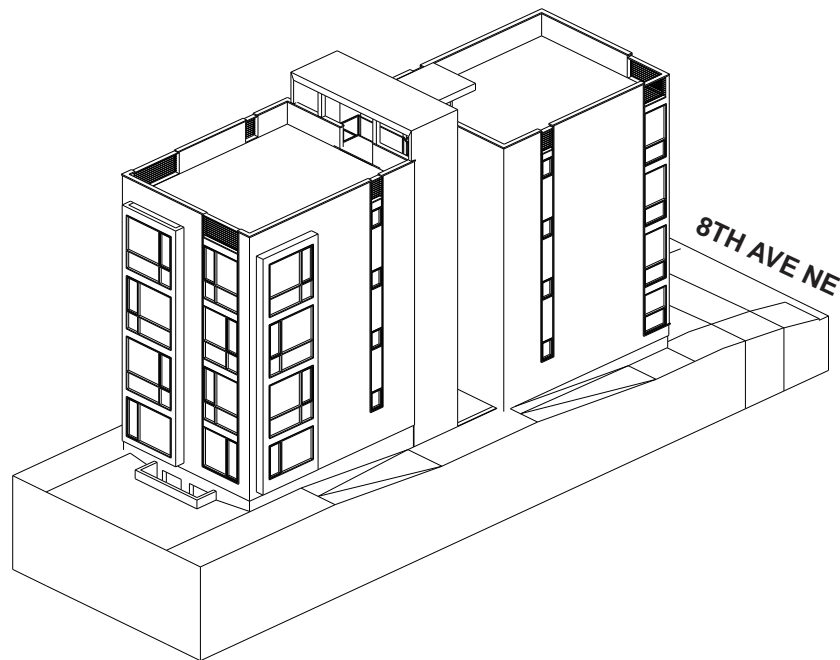
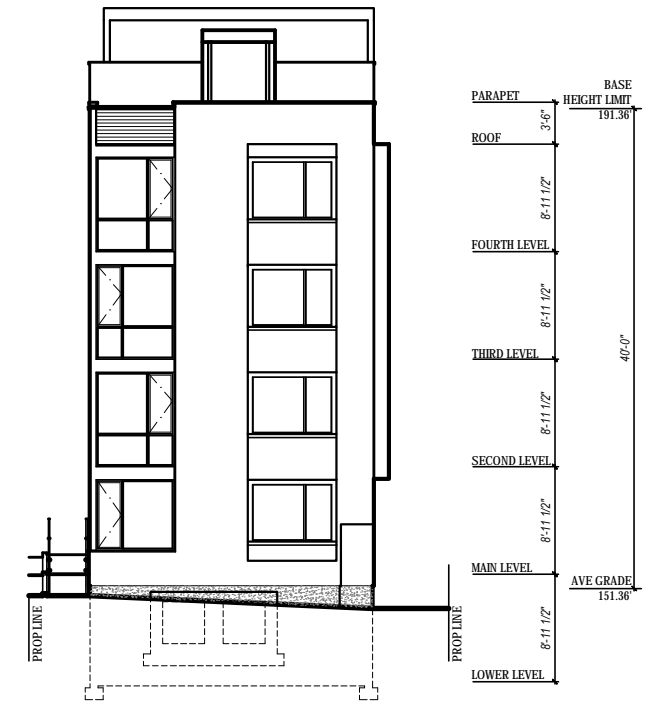
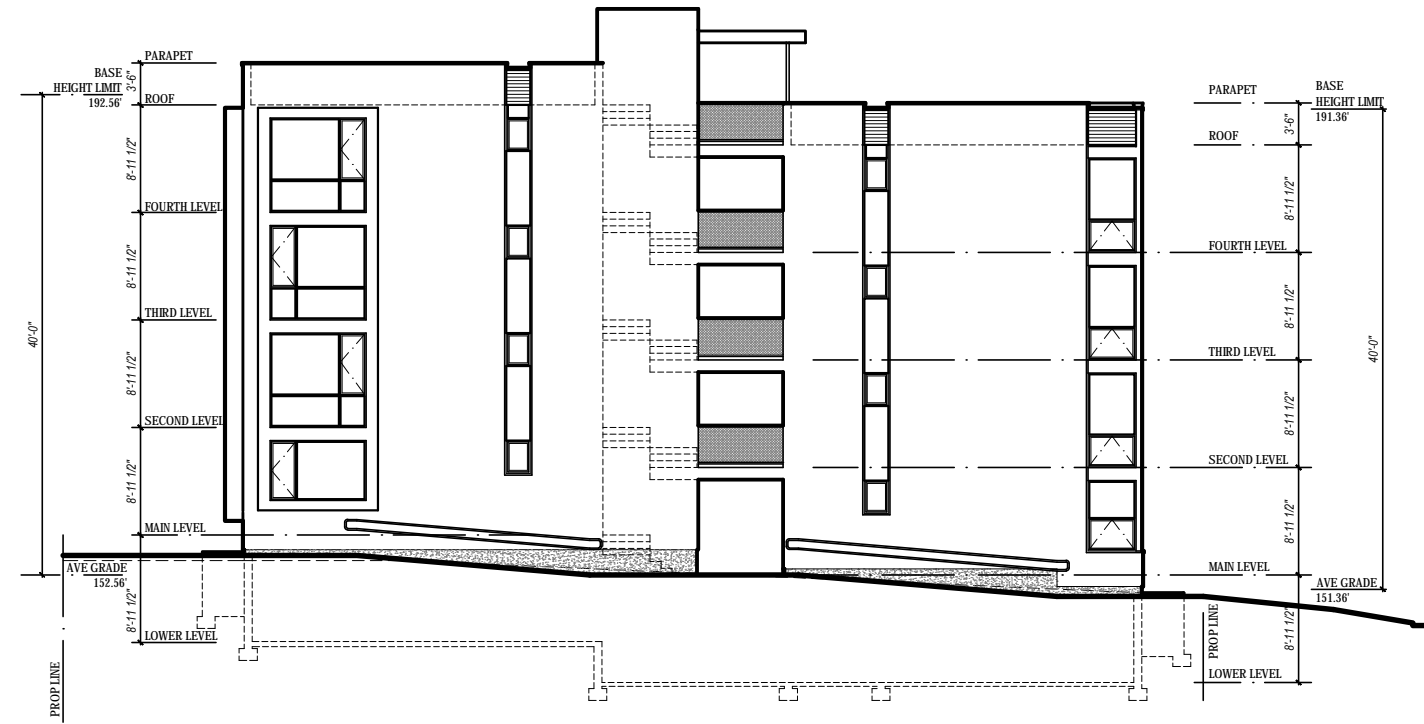
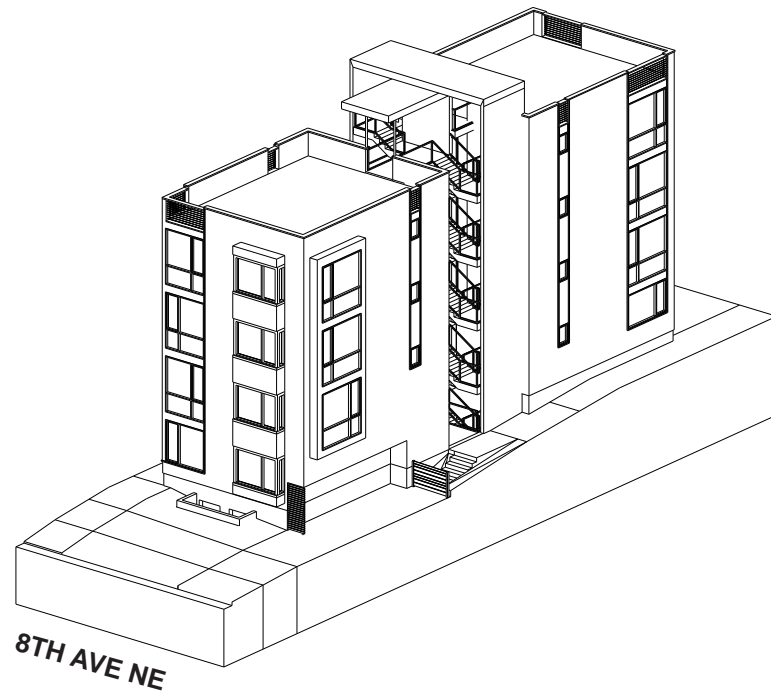


30" x 30" PARQUET
TILE MODULES



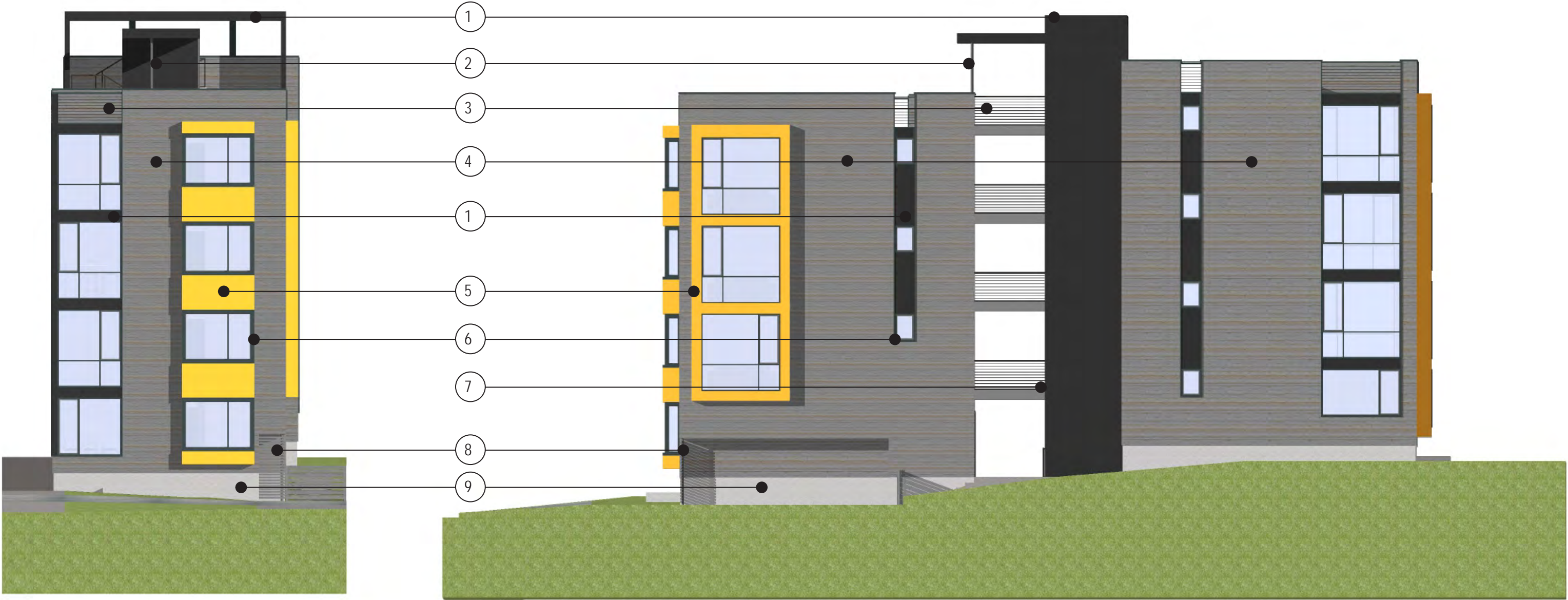
OPTIONAL
ROOF GARDEN 2FT X 2FT
PLANTER MODULES





MATERIALS LEGEND

- 1. BLACK MATTE ALUMINUM PANEL
- 2. BLACKENED STEEL SUPPORT COLUMN
- 3. CABLE RAILING
- 4. GRAYED CEDAR RAIN SCREEN
- 5. PTD YELLOW SEMI-GLOSS ALUMINUM PANEL (PMS TBD)
- 6. PTD WINDOW TRIM
- 7. COVERED STAIRWELL
- 8. GRAYED CEDAR 2x3 SLATS (SCREENING TRASH AREA FROM STREET)
- 9. EXPOSED CONCRETE FOUNDATION



WEST ELEVATION (NTS)

SOUTH ELEVATION (NTS)

MATERIALS LEGEND

- 1. BLACK MATTE ALUMINUM PANEL
- 2. BLACKENED STEEL SUPPORT COLUMN
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- 4. GRAYED CEDAR RAIN SCREEN
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EAST ELEVATION (NTS)

NORTH ELEVATION (NTS)



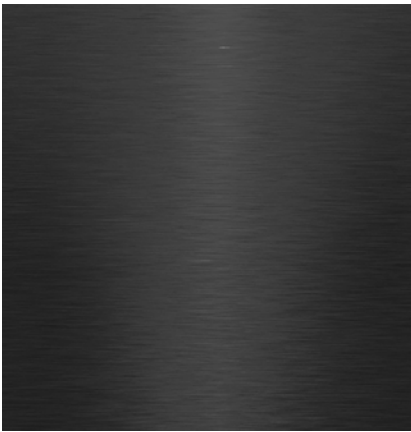
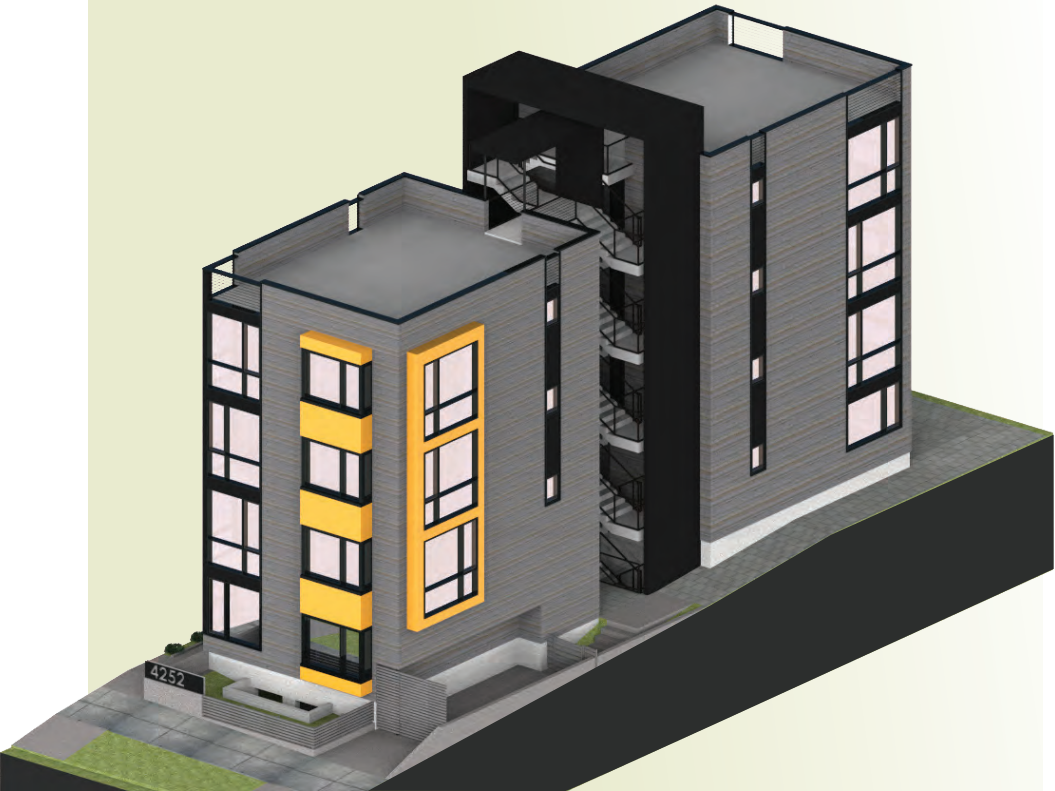
BLACK COMPOSITE CORNER WINDOWS WITH PAINTED BLACK TRIM



GRAYED CEDAR RAIN SCREEN



SW AXON



BLACK ALUMINUM PANEL



YELLOW ALUMINUM PANEL



ROOF DECK CABLE RAIL



CABLE RAIL / BLACK COMPOSITE WINDOWS W/ BLACK PAINTED TRIM



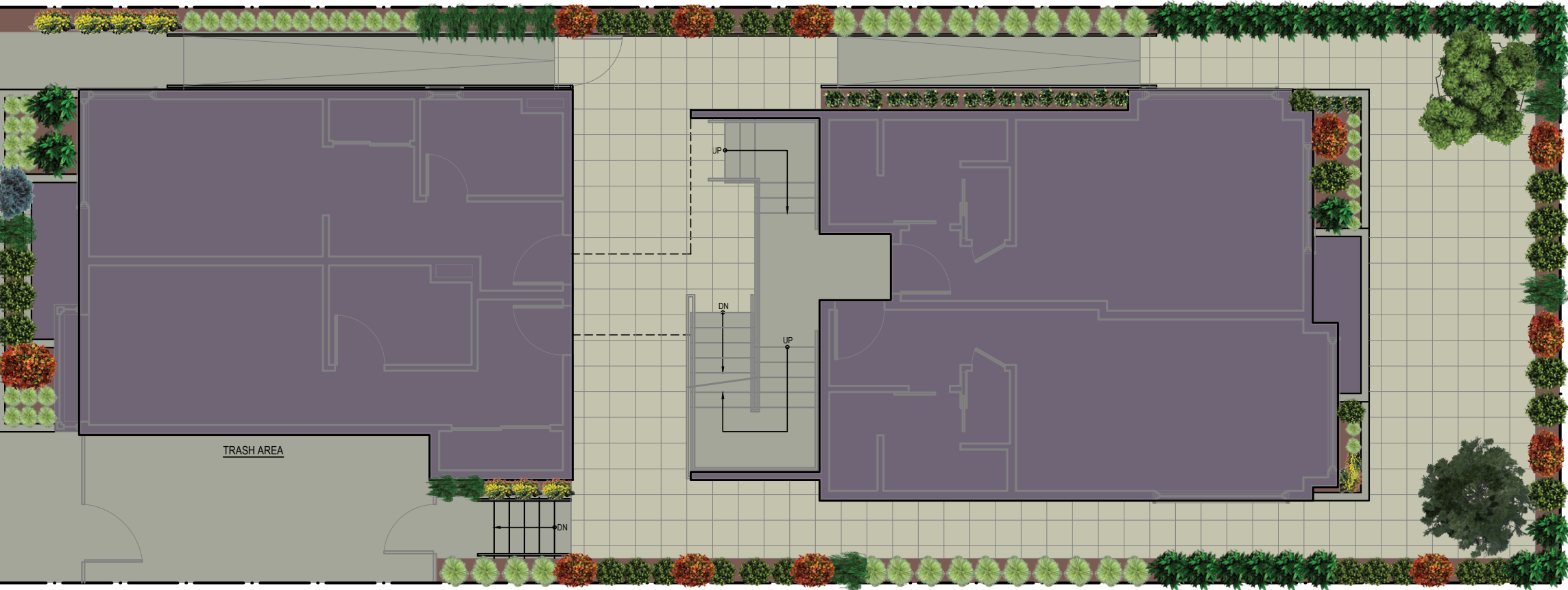
SYMPHORICARPOS ALBUS / SNOWBERRY



JUNIPERUS SQUAMATA / BLUE STAR JUNIPER

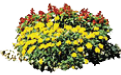
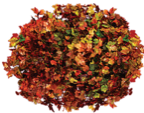


RHODODENDRON / 'PJM PRINCESS SUSAN'



LANDSCAPING PLAN

SCALE: 1/8" = 1'-0"



DESCHAMPSIA CESPITOSA /
TUFTED HAIRGRASS



NANDINA DOMESTICA 'COMPACTA' /
HEAVENLY DWARF



NARCISSUS / DAFFODIL

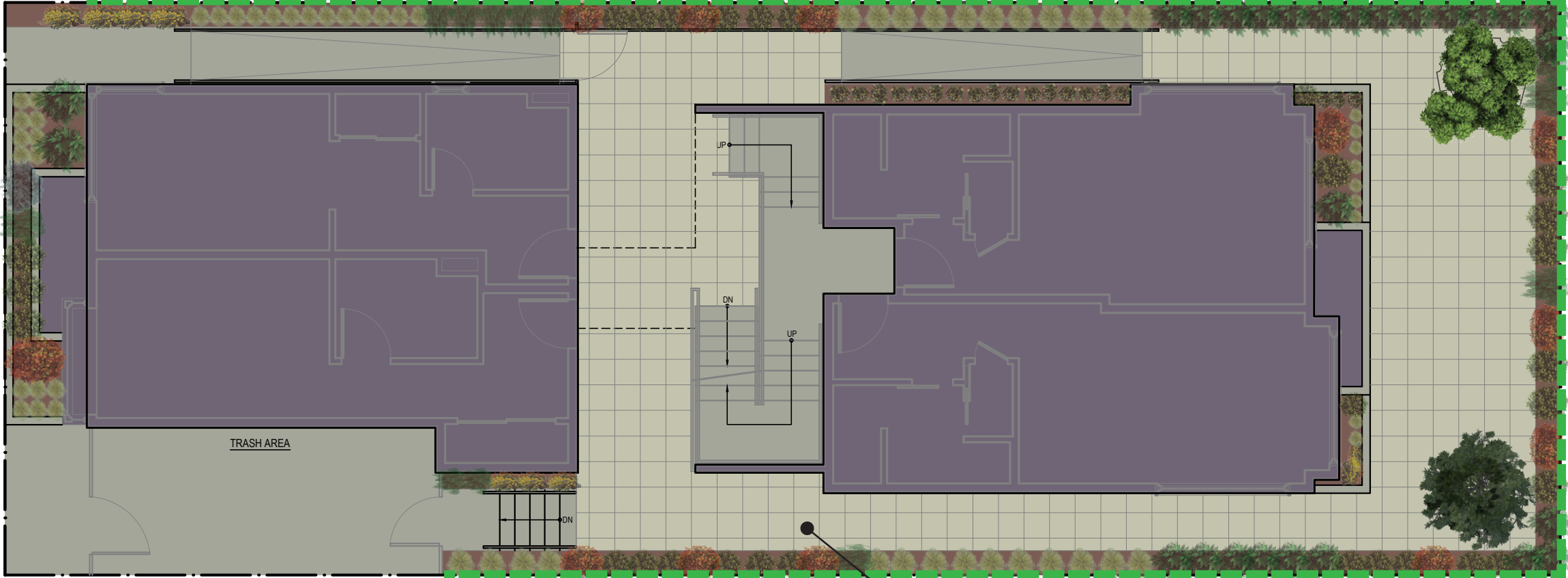
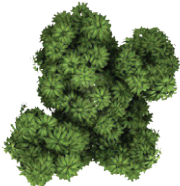


BLECHUM SPICANT / DEER FERN





FRAXINUS LATIFOLIA / OREGON ASH



LANDSCAPING PLAN

SCALE: 1/8" = 1'-0"



BETULA PAPYRIFERA / WHITE BIRCH




 (GREEN WALL TO ENCOMPASS PERIMETER FENCE)



PARTHENOCISSUS TRICUSPIDATA / BOSTON IVY





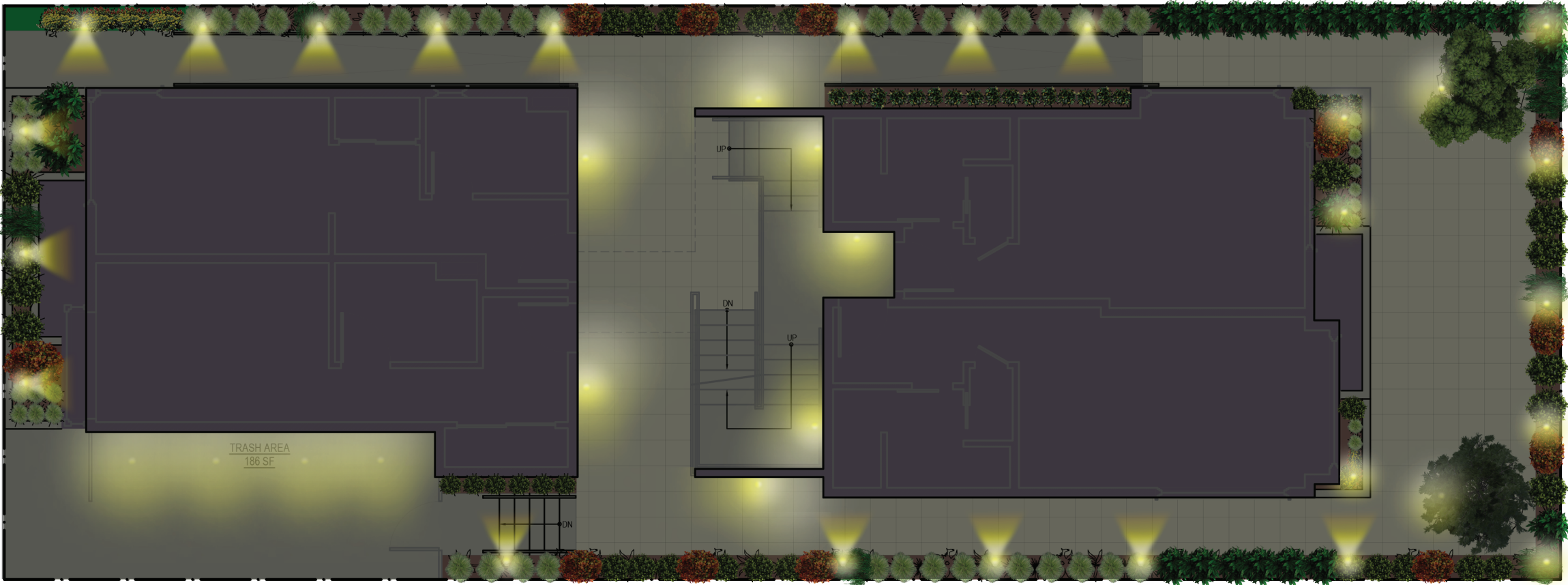
UP/DOWN CYLINDER EXTERIOR WALL LIGHT



6" RECESSED HALOGEN CAN LIGHT



PAR 36 EXTERIOR WELL LIGHT



LIGHTING PLAN

SCALE: 1/8" =1'-0"



SYMBOL	DESCRIPTION	MANUFACTURER/MODEL NO.	WATTAGE	NOTES	# OF FIXTURES
	UP DOWN LIGHT	TBD	TBD	ILLUMINATE APARTMENT #S	22
	RECESSED CAN LIGHT	TBD	TBD	OVERHEAD LIGHTS ABOVE TRASH AREA	4
	DIRECTIONAL WELL LIGHT	TBD	TBD	PERIMETER LIGHTS AS SHOWN	26

