



8TH AVENUE APARTMENTS

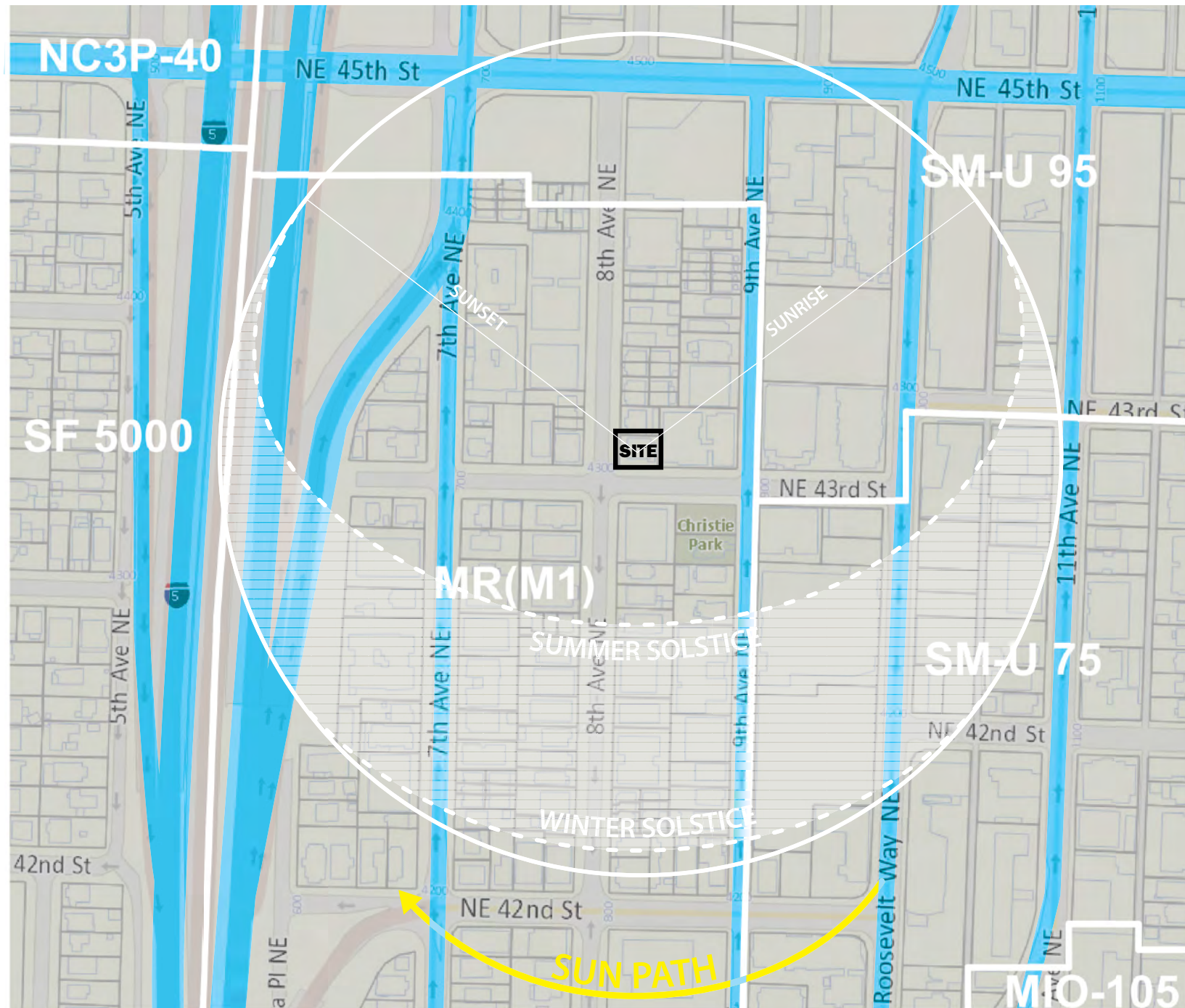
SITE INFO:

Address: 4302 8th Ave NE
Parcel No: 4092300125
Zone: MR(M1)
Overlay: University District NW (Urban Center Village)
Lot area: 3,380 sq. ft.

PROPOSAL:

- Six story, 9,598 sq. ft. apartment building
- Below base FAR of 3.2 (10,140 SF)
- 22 units, 10 studios & 12 small efficiency dwelling units
- Parking is not required, however two spaces are proposed.
- Amenity areas will be provided at grade
- Adjustments requested to enhance entry condition/bike storage area





ZONING SUMMARY

Zone: MR(M1)
Overlay: University District NW (Urban Center Village)
ECA: None
MHA Perf. Area: Medium (9% of units)

23.45.517 Floor area Ratio:
FAR: Base 3.2
 Max 4.5
 Lot Size: 3,380 s.f.
 Max. SF: Base 10,140 s.f.
 Max 15,210 s.f.

23.45.517 Structure height:
 80' base height limit

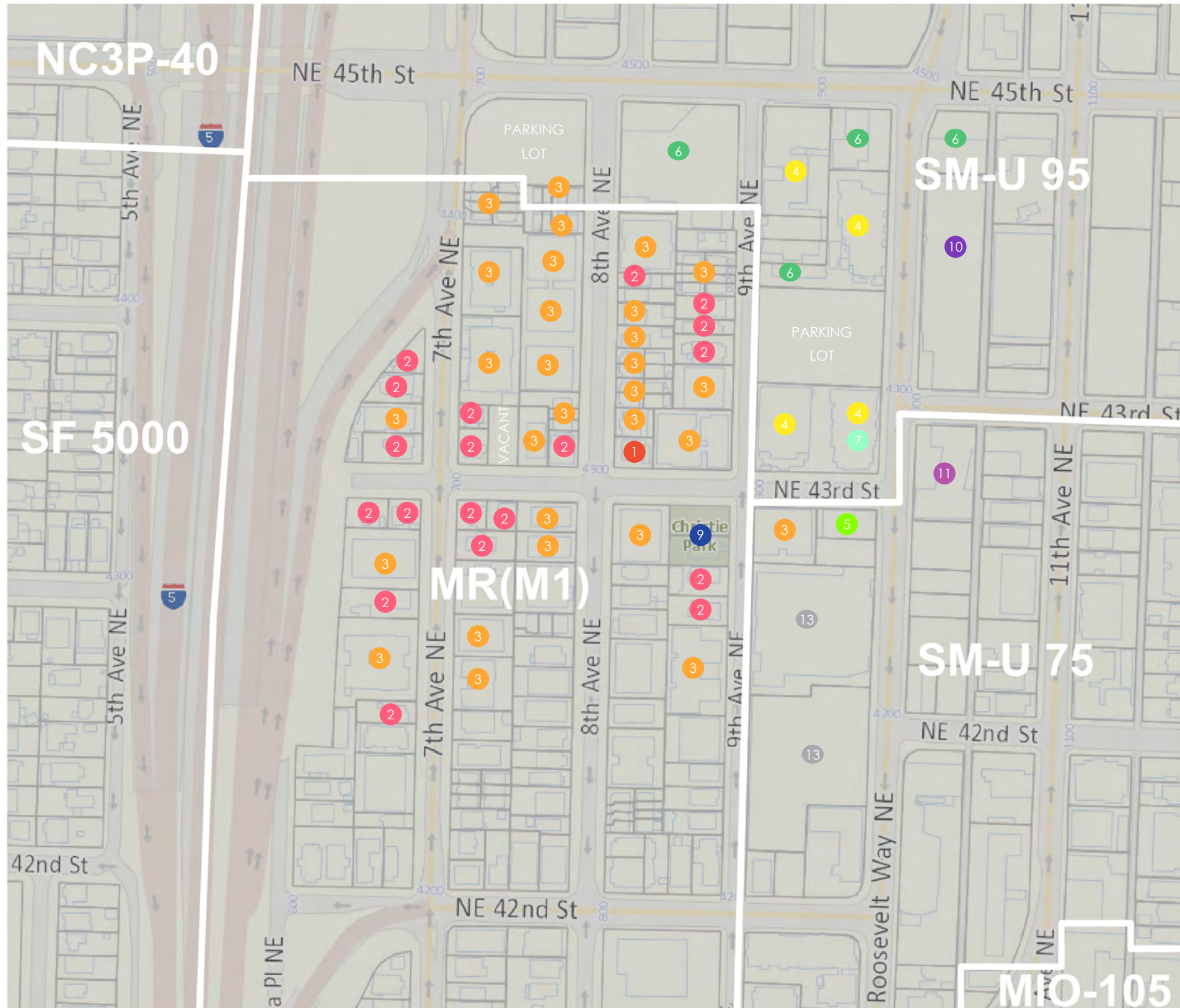
23.45.518 Setbacks:
 Front: 7' avg./5' min.
 Street side: 7' avg./5' min.
 Rear: 15' with no alley
 Side int: 7' avg./5' min. (less than 42' in height)
 10' avg./7' min. (more than 42' in height)

23.45.522 Amenity area:
 An area equal to 5% of the total gross floor area of residential use required

23.45.524 Landscaping & Screening:
 Green Factor of 0.5 or greater is required.

23.45.534 Light and glare:
 Exterior lighting shall be shielded and directed away from adjacent properties.

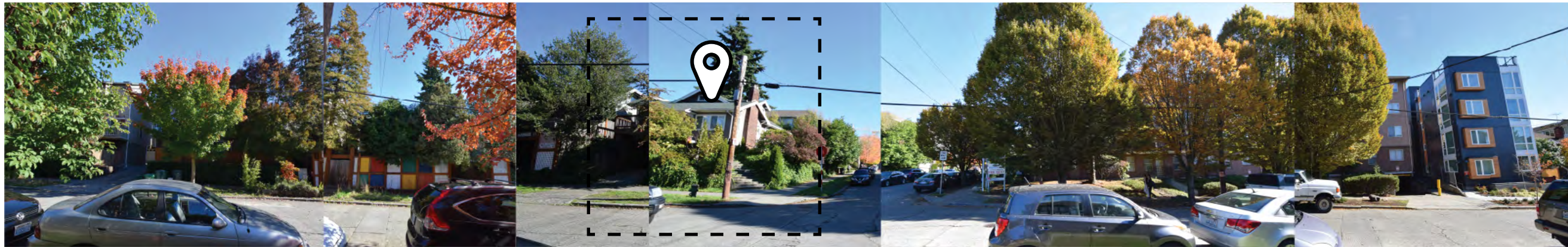
23.54.015 Parking:
 None required due to Urban Center location



EXISTING USES IN NEIGHBORHOOD

- Project Location 1
- Single-family Residential 2
- Multi-family Residential 3
- Mixed Use Residential/Commercial 4
- Cultural/Community Center 5
- Commercial 6
- Grocery 7
- Church 8
- Park 9
- University of Washington 10
- Hotel 11
- Bank 12
- Medical 13





**8TH AVE NE
FACING EAST**



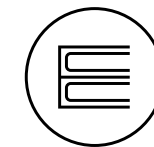
**8TH AVE NE
FACING WEST**



**NE 43RD ST
FACING NORTH**

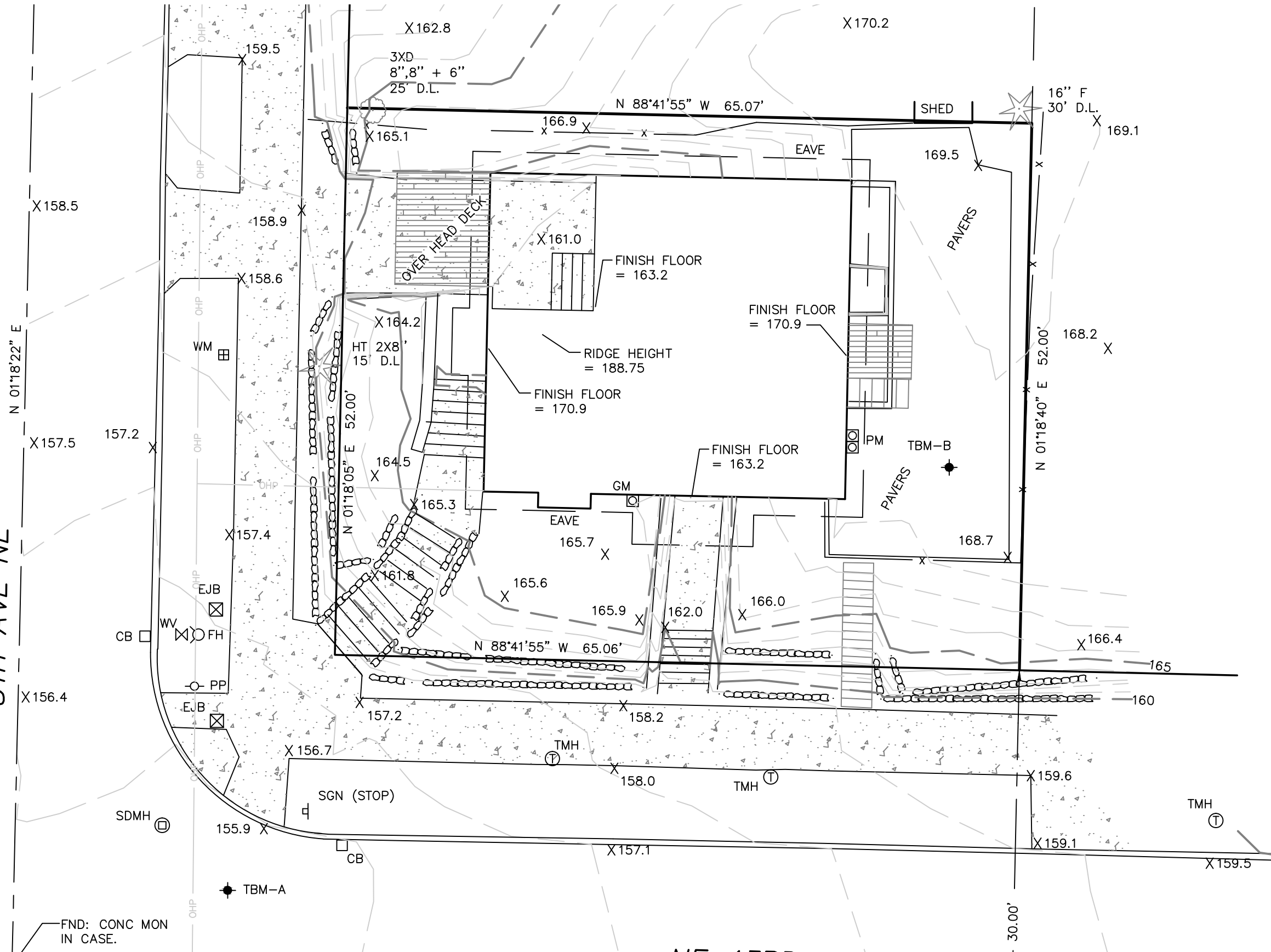


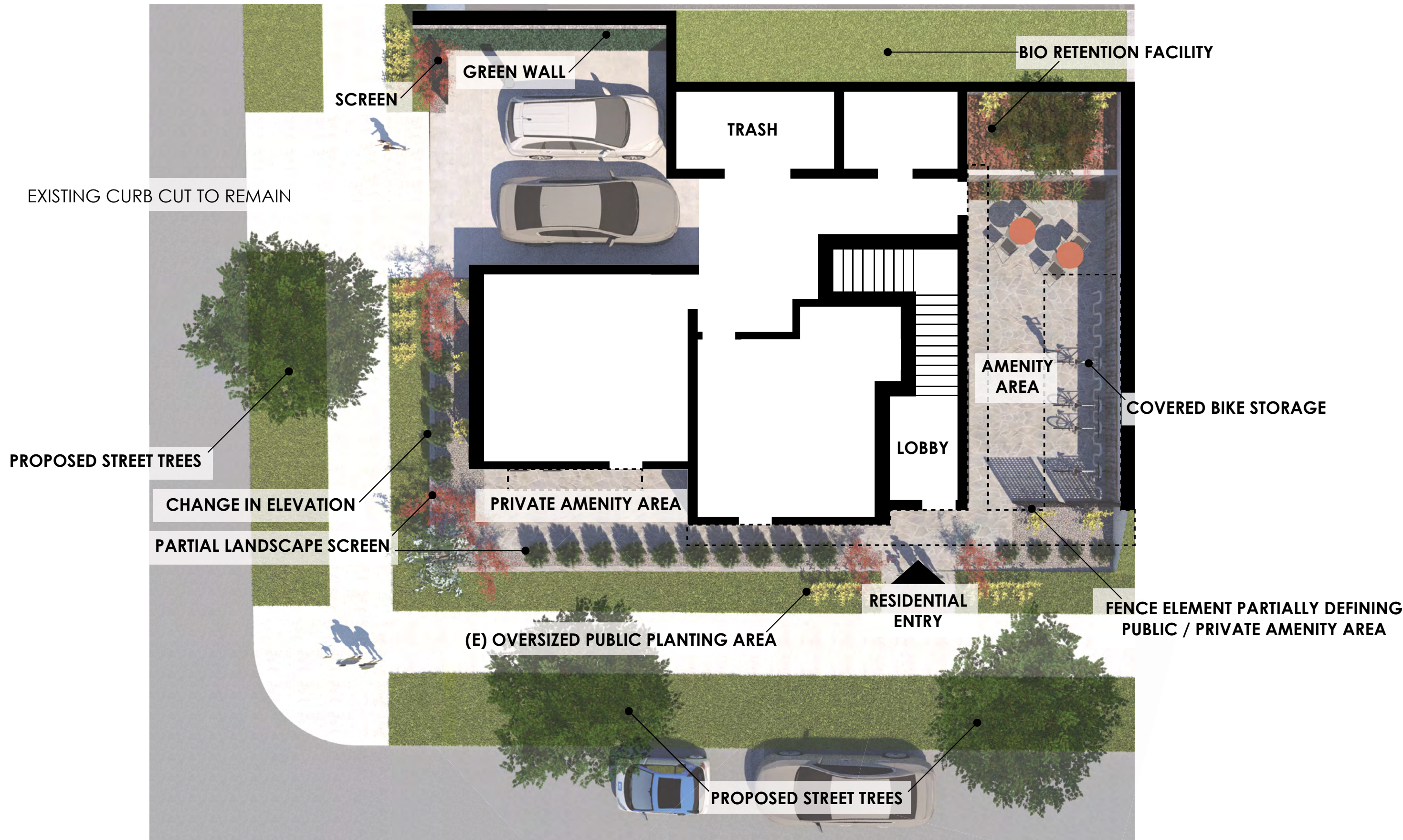
**NE 43RD ST
FACING SOUTH**



ED)

8TH AVE NE

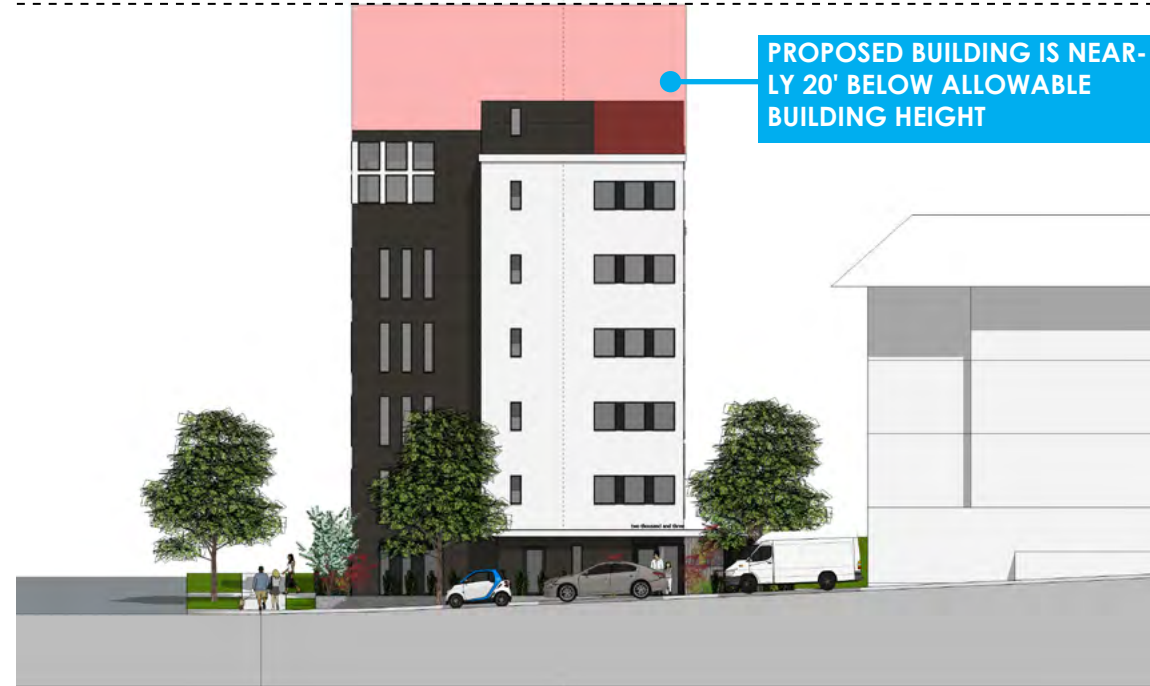




CONTEXT AND SITE

The project site is a small **corner lot** in an **urban center** residential neighborhood. The design proposes to **increase density** from the current approximately 8 residents living in a converted single family home, to somewhere in the neighborhood of twenty residents occupying **seventeen apartments**. The building **massing steps back** on upper floors as required by zoning and because of it's location on northeast corner of an intersection will produce **no shadowing on public spaces**. The **pedestrian experience will be enhanced** by generous setbacks form the sidewalk with **planted open spaces**, visually **interesting detailing of canopies**, screening elements and an east **courtyard** that will be active with **bicyclists** and residents. The residents themselves will add to the **pedestrian vibrancy** as there is very little parking provided on site. The **two parking spaces** provided for move in and out and one tenant are **screened** from the public and are **grouped with the building services** to minimize the percentage of frontage they occupy. The corner element of the building strongly occupies the corner lot, a lantern of windows at the top draw the public eye, and strong quality materials combined with vertically oriented windows draw the eye down to the building entry. Every effort has been made to **maximize resident at grade use**, and to provide a pleasing experience for **passing pedestrians** and **neighbors**. Lessening the impact to the neighborhood, as a result of the owners own program, the project does not propose to build to the maximum allowable building height, proposing six stories (63') rather than the allowed eight (80').

MAX HEIGHT



ENTRY

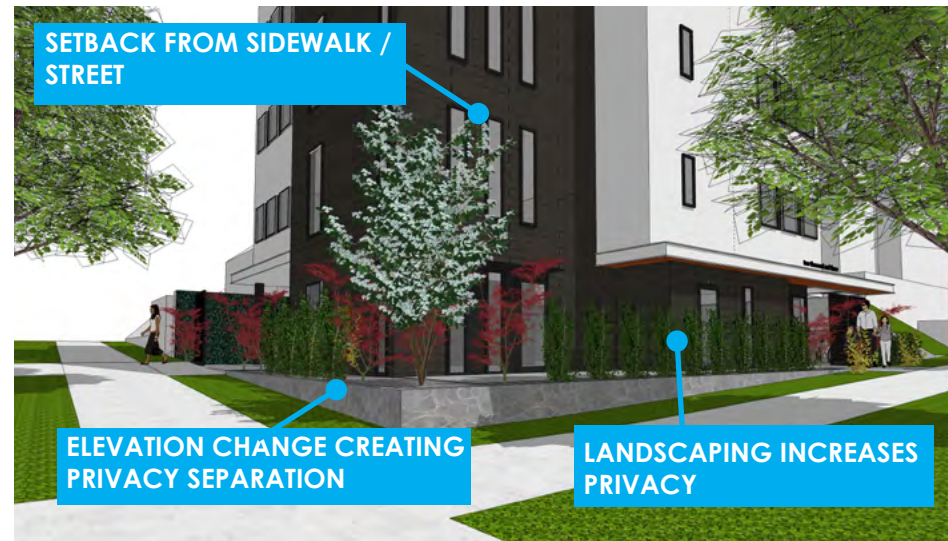


PUBLIC LIFE

The project, lucky enough to be located just down the block from an expanding **Christie Park**, proposes to take advantage of this public use with a variety of **courtyards, gardens and open spaces at ground level** that improve the visual connection between private property and the large street right of way providing amenity to both public and private users. There are three entries proposed with a **clear hierarchy of use**; a primary surrounded by a **glass lobby** and adjacent to a large shared **courtyard**, and two secondary unit entrances off of smaller, private courtyards, which will provide **activity** and allow **visual surveillance** for safety for tenants. The three entries and courtyards are all served from a **single walkway** from the public right of way, but are distinguished by the scale of architectural elements around them - the main entrance serving the upper floors uses the larger canopy to signify its presence, while the entrances to the individual units use smaller canopies above the doorways, as well as other small architectural elements. A goal of the **design guidelines** and especially **appropriate for a small site**.



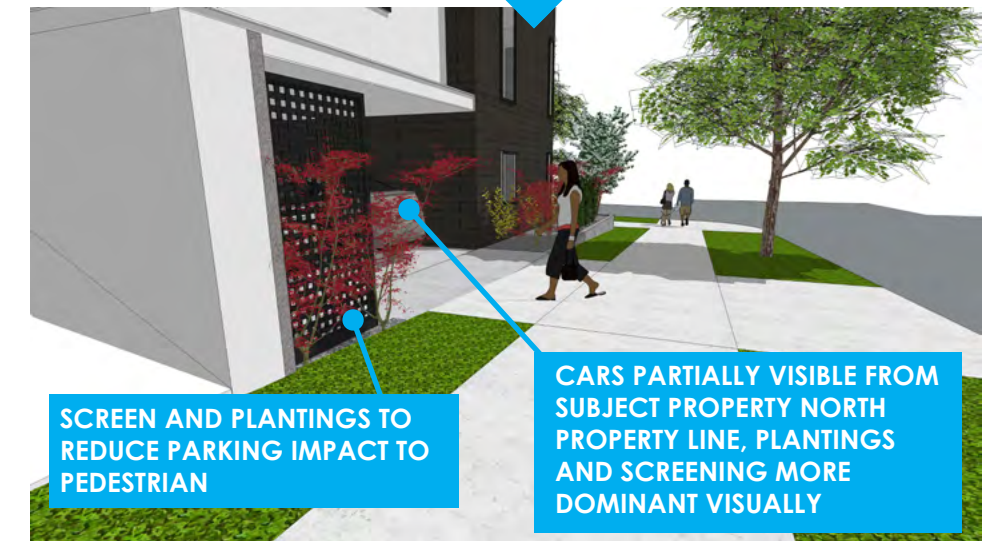
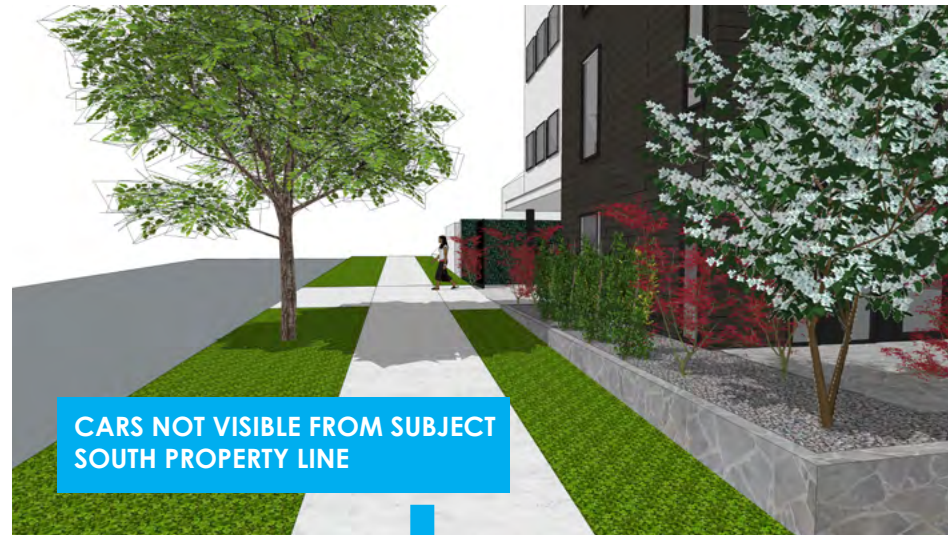
TRANSITION ELEMENTS



BICYCLE PARKING



PEDESTRIAN CAR PORT SEQUENCE



FROM SOUTH

4302 8TH AVE NE
streamlined design review
project number #3020934

FROM NORTH



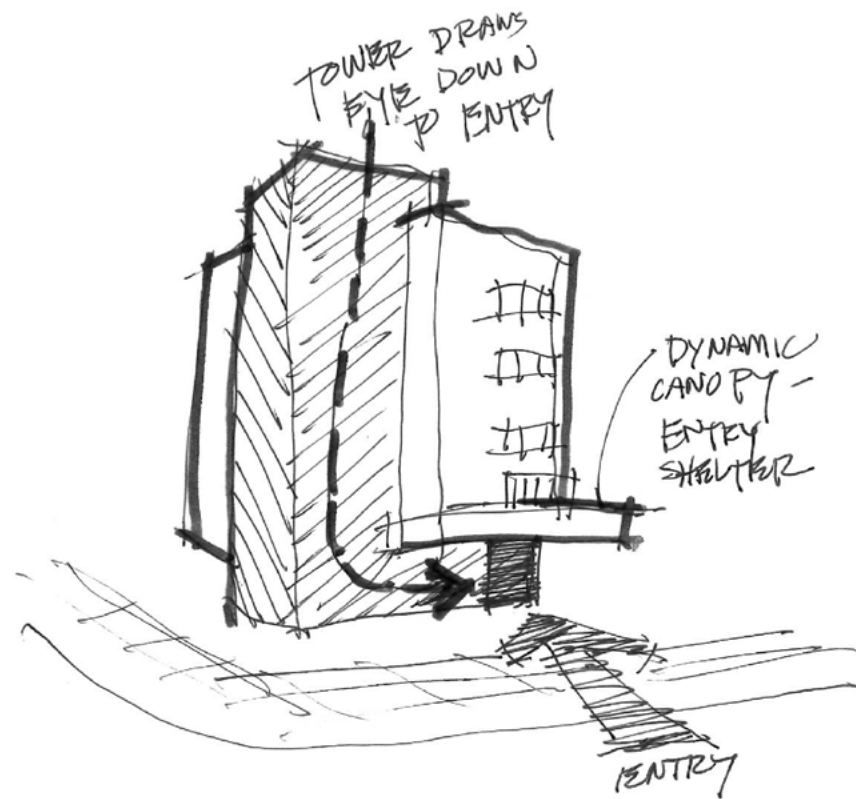
DESIGN GUIDELINES: PUBLIC LIFE
11/6/2017



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DESIGN CONCEPT

The **facade** has been broken up into two sections facing each street with the **length of facades kept to a minimum** with the longest street front facade being under thirty feet in width, and the other three being less than twenty feet in width. The architecture is **residential in character**, a **smaller building** not built to maximum height, and with **very human scale massing** reinforced by differing materials. A **canopy at the entry** with **wood soffit**, **vertically proportioned windows** and a **coordinated window package** reinforce the residential feel. And appropriate for a smaller project a small, **select palate of materials**. The **Materials** selected for the facades include: at the **corner and ground level**: "Oko Skin Panels" a fiberglass reinforced cementitious panel that gives the pattern and color variation of wood without the high maintenance of true wood. For **upper building massing**: Hardie-panel, a popular cost effective, low-maintenance material will be used. It holds paint extremely well and will provide opportunities of color to enliven the facades. Secondary elements such as an entry canopy, screens and roof overhangs at the fifth and sixth levels will provide scale and depth to the street facing facades.



SOUTHWEST CORNER

QUALITY MATERIALS AT CORNER ADD VISUAL INTEREST

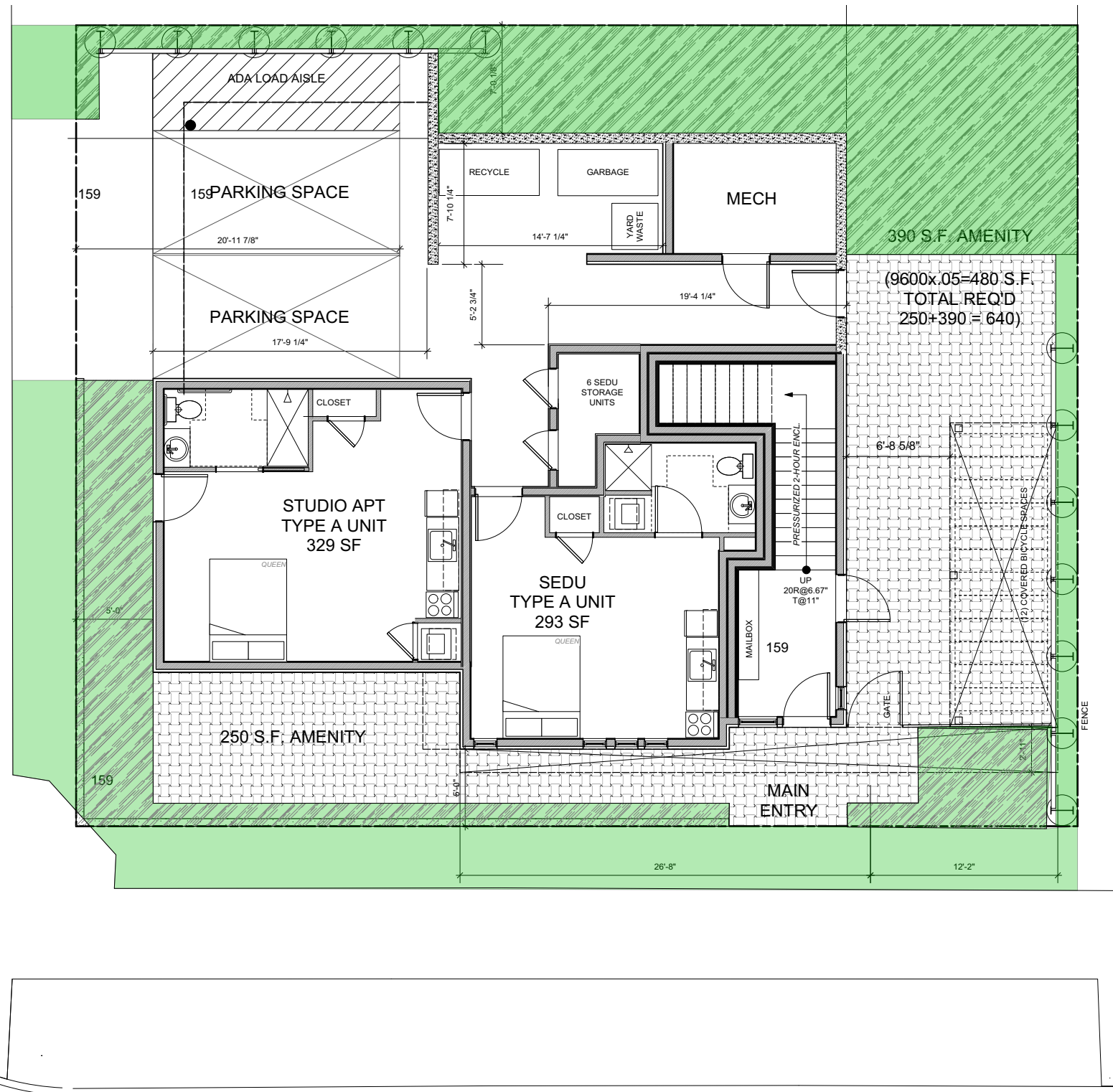
VERTICAL WINDOWS



SOUTHEAST CORNER

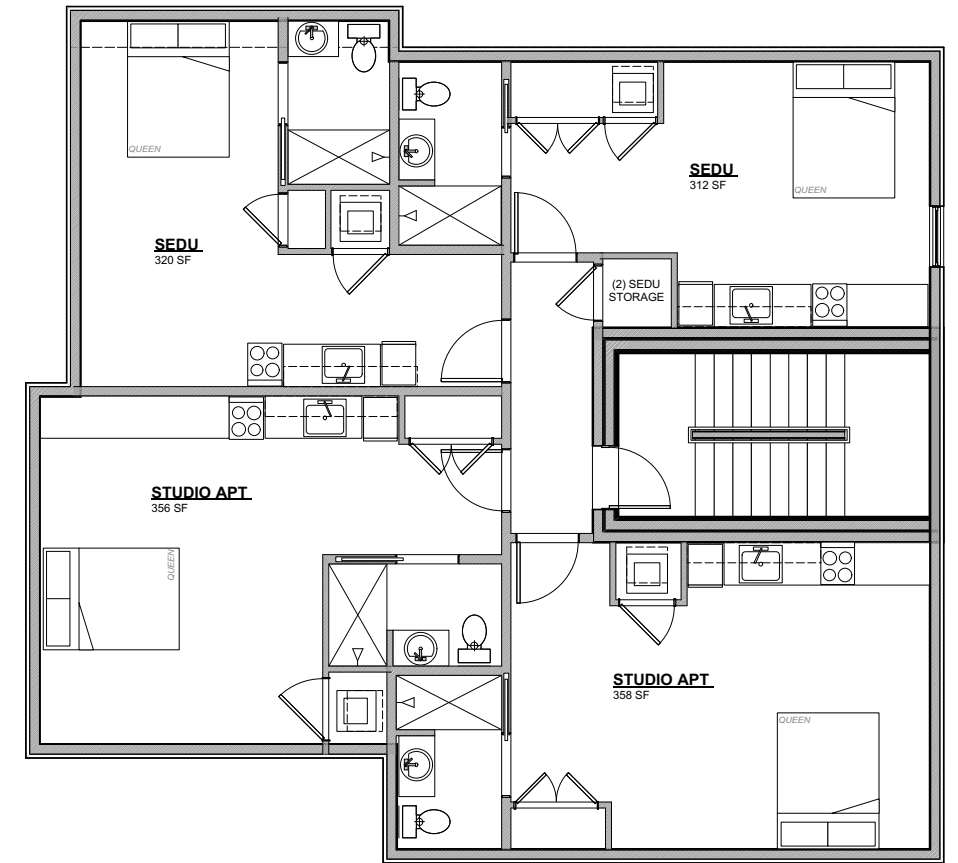


8TH AVENUE



NE 43RD ST

GROUND FLOOR



UPPER FLOORS



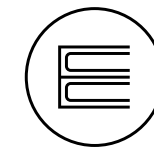
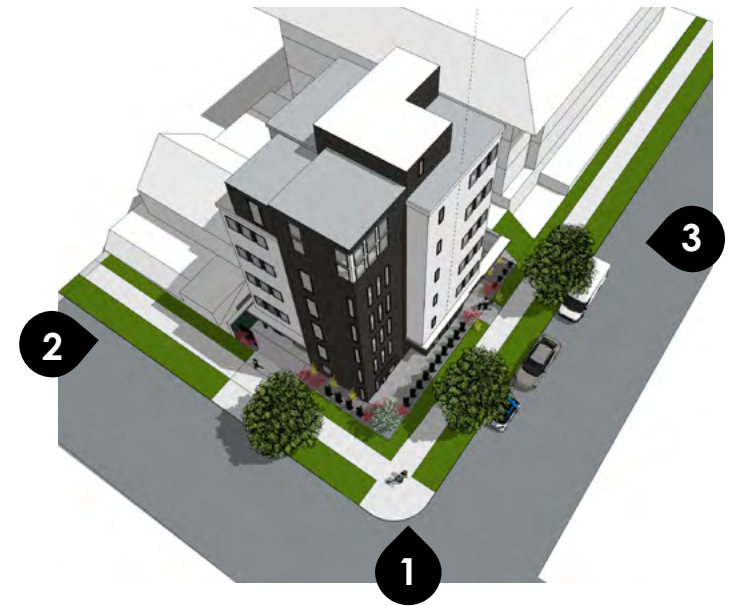
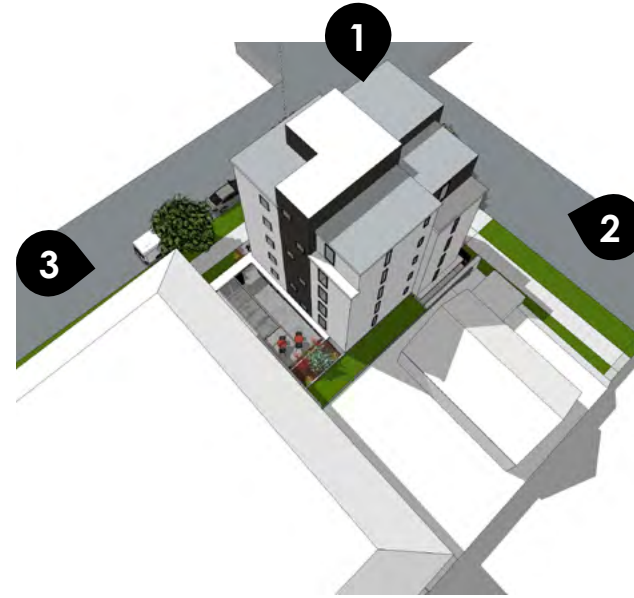
PERSPECTIVE 1



PERSPECTIVE 2



PERSPECTIVE 3





WEST ELEVATION



NORTH ELEVATION

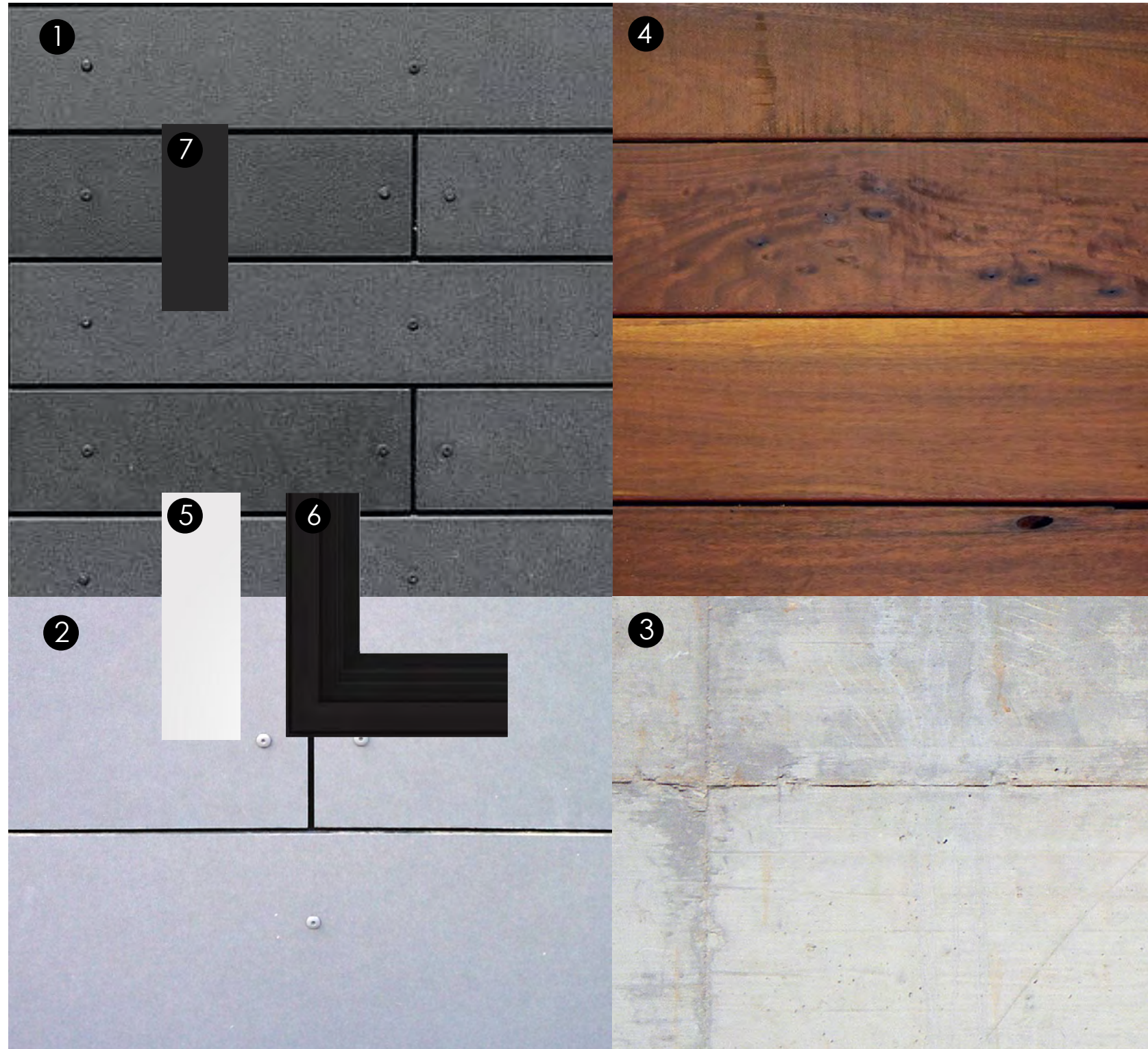


SOUTH ELEVATION



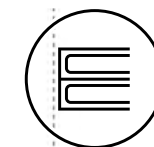
EAST ELEVATION





MATERIALS

- 1 OKO SKIN PANEL
- 2 HARDIE PANEL
- 3 CAST IN PLACE CONCRETE
- 4 IPE WOOD SOFFIT
- 5 STEEL FRAME, PAINTED WHITE
- 6 VINYL WINDOWS, DARK GRAY
- 7 STOREFRONT WINDOW, DARK GRAY



Adjustment

The project requests an adjustment to allow a portion of an entry canopy in the required front yard that does not strictly follow the exception described in section 23.45.518.J.

The eastern twelve lineal feet of the proposed entry canopy is non conforming in regards to the required front yard setback per 23.45.518.J.1.C.

It is our opinion that allowing this slightly larger entry canopy greatly improves the design guideline goal of a very visible entry. On this small site, a single stair design allows for the greatest chance for project feasibility. For ordinance/life safety reasons, the single stair can service no more than five floors. Because of this, we are unable to locate the entry at the street corner as is typically a project goal. Instead we are proposing a more private, visually pleasing courtyard for the individual units at this location and using the canopy to draw users to the entry located thirty feet or so from the building coner.



canopy is to be constructed of glass and a white painted steel frame.

