



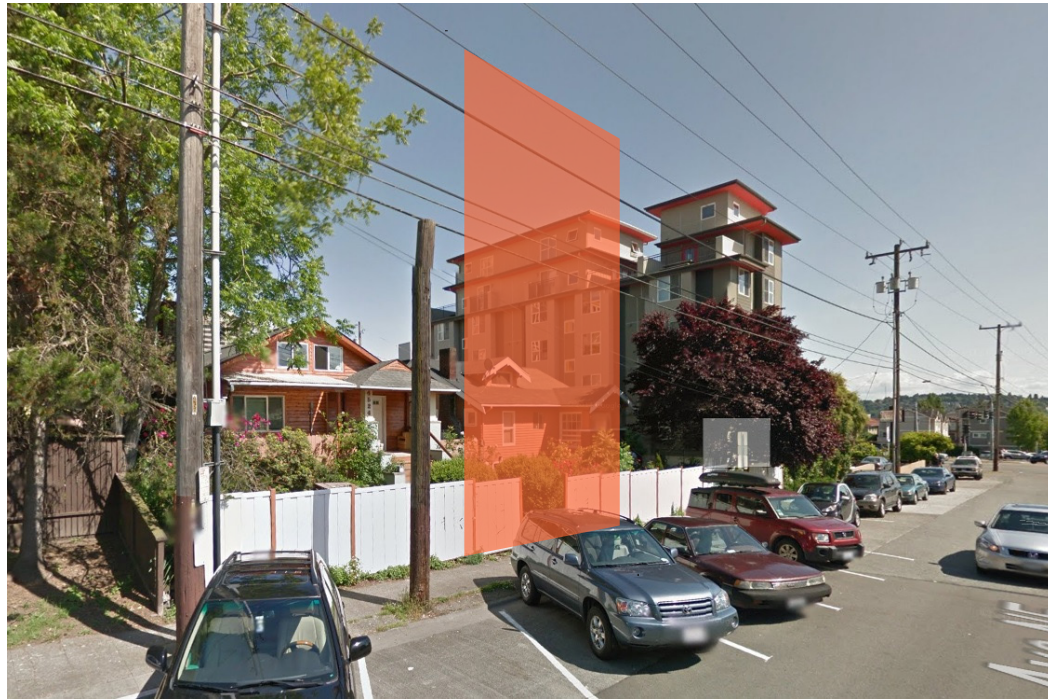
Administrative Design Review - EDG Packet

4520 7th Avenue NE

Project #3022273



ECCO



PROJECT DESCRIPTION:

Parcel No:
8812400370

Development Objective:

Construct a 7-story, 15,000 s.f. congregate residence with approximately 58 sleeping units. Parking is not required and will not be provided. Amenity areas will be located at ground level primarily to provide access to all.

Site Context:

The project site, located in the University District urban center and frequent transit area, is a 4,815 square foot lot zoned MR. The topography of the site is relatively flat. The total length of the street frontage is approximately 45 feet.

The I-5 freeway entrance is located across the street to the west. There is a duplex located on the adjacent property to the north which is slated for demolition and the site will also be developed as a congregate residence. The existing building to the south is a newer congregate residence. The remaining buildings on this block are large apartment buildings to the north and east, and 1-story commercial buildings to the south along the NE 45th St commercial corridor.

PROJECT TEAM:

Architect:
ecco design inc.
203 North 36th Street, Suite 201
Seattle, WA 98103
206 706 3937
chip kouba
chip@eccodesigninc.com

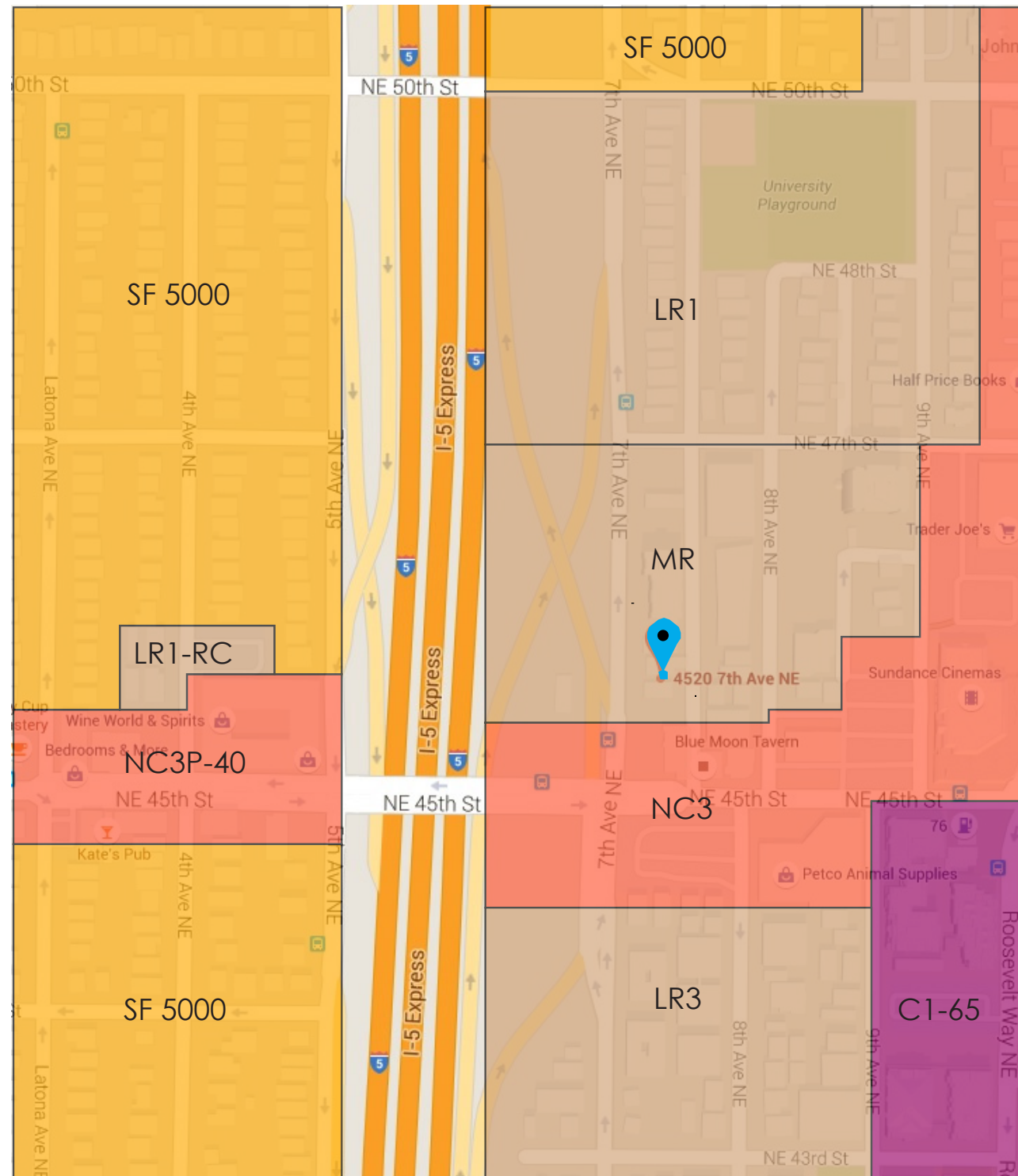
Owner's Rep:
Calhoun Properties
1515 E Calhoun St
Seattle, WA

Survey:
Chadwick & Winters
1422 NW 85th St
Seattle, WA 98117
206 297 0996

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ZONING ANALYSIS

Proposed Use: Congregate Residence
Zone: MR
Overlay: University District NW (Urban Center Village)
Frequent transit: Yes
ECA: None

23.45.504 Permitted and Prohibited Uses

Congregate residences are permitted only in locations within urban villages and urban centers.

23.45.510 Floor area Ratio:

FAR Limit: 3.2
 Lot Area: 4,815 s.f.
 Max. Floor Area: 15,408 s.f.

23.45.510 E4: Portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, excluding access, are exempt from FAR limits.

23.45.514 Structure height:

Base height limit is 60'. The height limit is increased by 5' if the number of stories that are more than 4' above existing or finished grade, whichever is lower, does not exceed six and either the FAR exemption in 23.45.510.E.4 is used, or all stories in the structure have floor to ceiling heights of 9 feet or more.

23.45.518 Setbacks:

Front: 7' average, 5' minimum
 Rear: 10' with alley
 Side 42' or less in height: 7' average, 5' minimum
 Side above 42' in height: 10' average, 7' minimum

23.45.522 Amenity area:

5% of the total gross floor area of residential use is required.
 All units shall have access to a common or private amenity area.
 No more than 50% of the amenity may be enclosed. Enclosed amenity area shall be provided as common.
 Private: no minimum dimension, except that if a private amenity area abuts a side lot line, the min. horizontal dimension from the side lot line 10 feet.
 Common amenity areas shall be at least 250 s.f. with a min. dimension of 10 feet.

23.45.524 Landscaping standards:

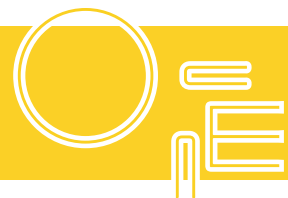
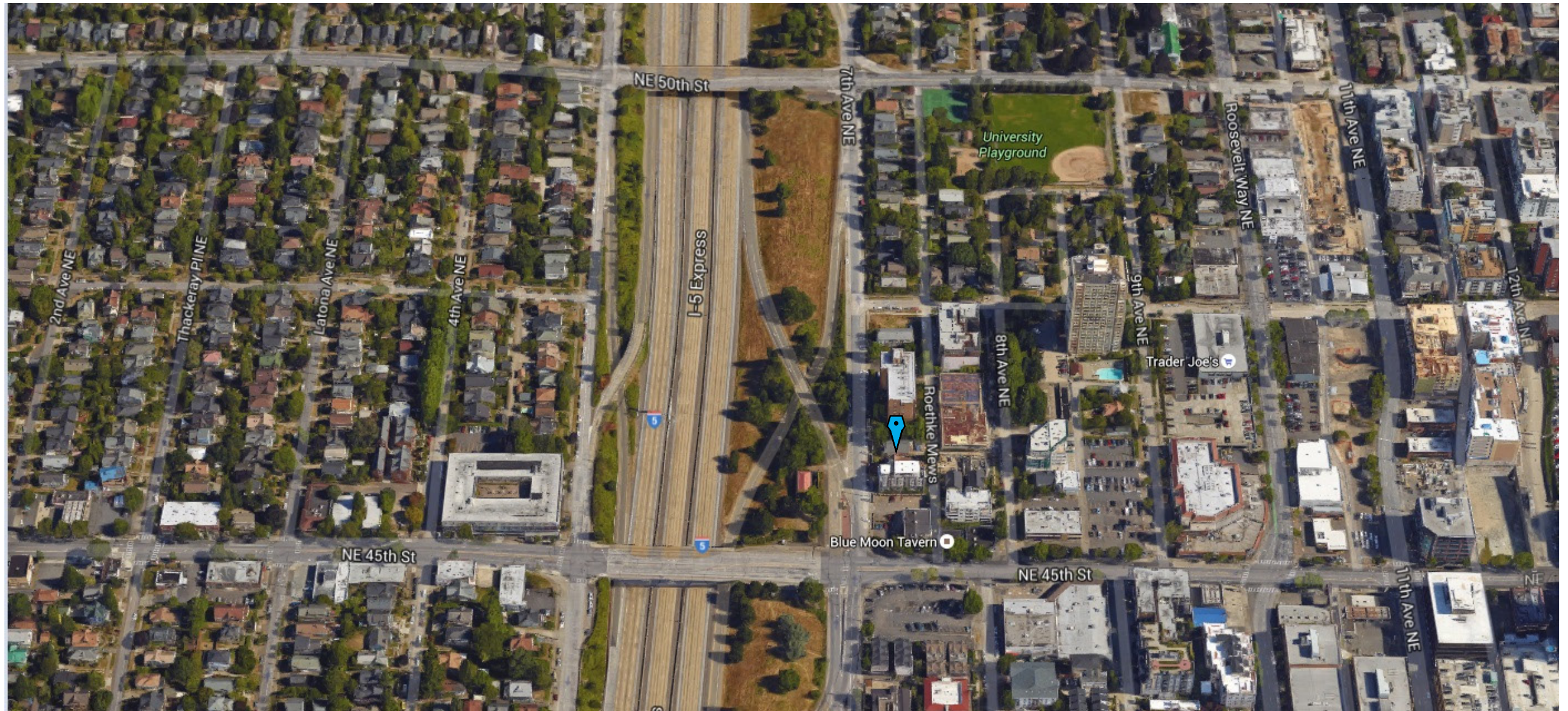
Green Factor of 0.5 or greater is required.

23.45.534 Light and glare:

Exterior lighting shall be shielded and directed away from adjacent properties.

23.54.015 Parking:

No minimum requirement for residential uses within urban centers.



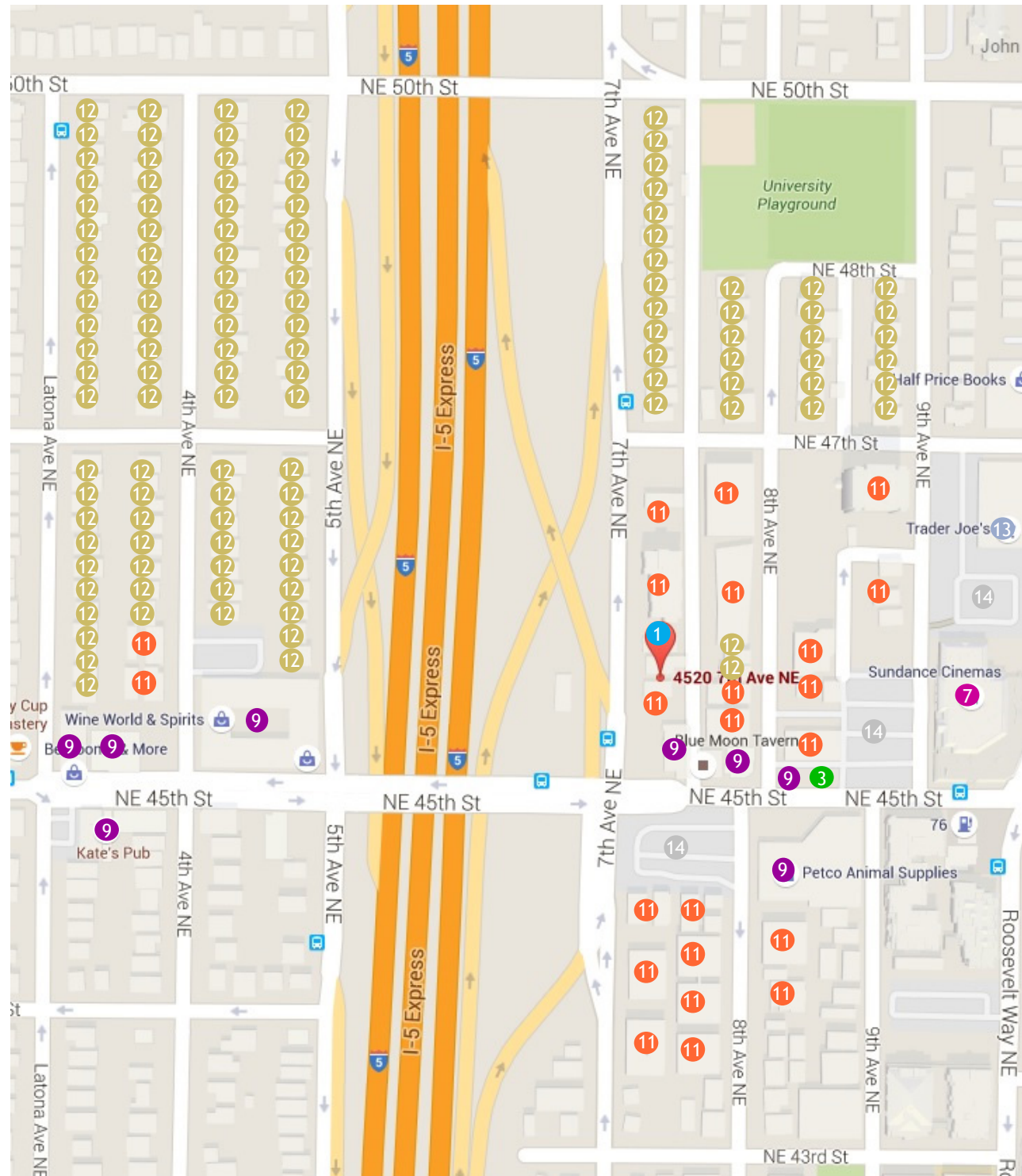
AERIAL PHOTOGRAPH



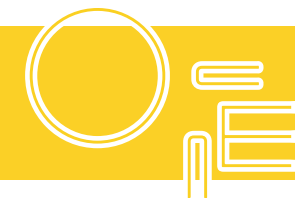
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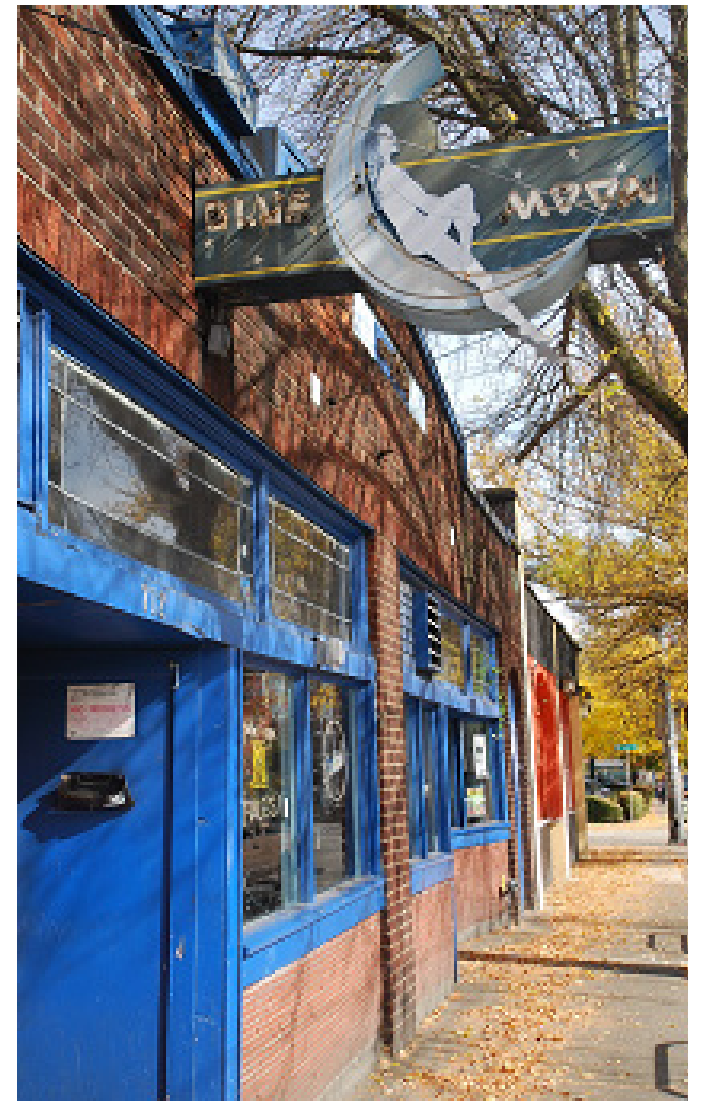
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EXISTING USES IN NEIGHBORHOOD



- 1 Project location
- 2 Mixed Use Residential/Commercial
- 3 Offices
- 4 Post office
- 5 Public Library
- 6 Hospital
- 7 Movie theater
- 8 Drug Store
- 9 Retail/ Commercial/Eating & Drinking
- 10 Fire Station
- 11 Multifamily Residential
- 12 Single Family Residential
- 13 Grocery Store
- 14 Parking lot





NEIGHBORHOOD PHOTOS



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LOOKING EAST



LOOKING WEST



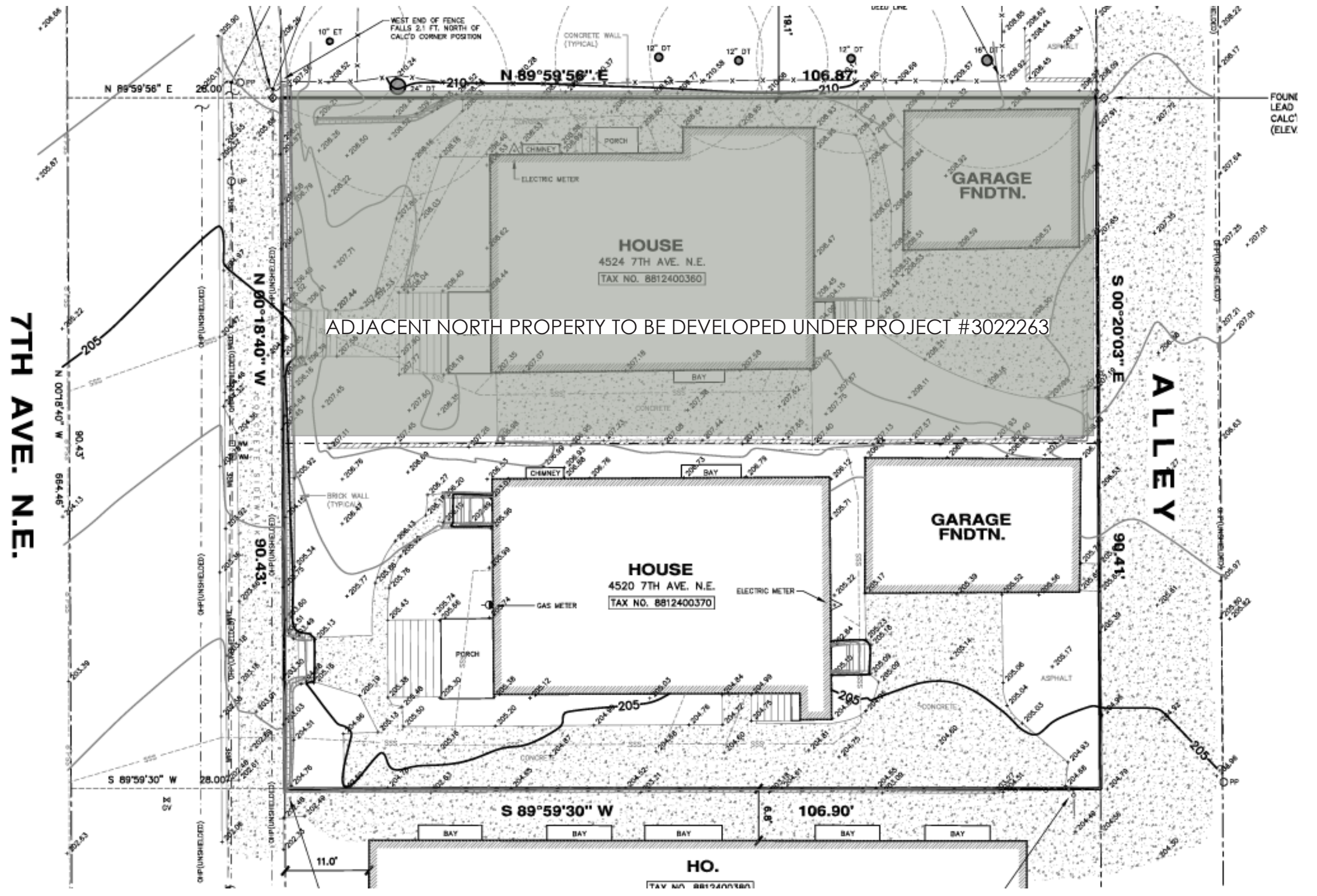
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STREETSCAPE MONTAGE





NOTE: THERE ARE NO TREES GREATER THAN 6" DIA. PER THE SURVEY



SITE SURVEY



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CONTEXT AND SITE

CS2. Urban Pattern and Form

A. Location in the City and Neighborhood

1. Sense of Place

Emphasize attributes that give Seattle, the neighborhood and/or the site its distinctive sense of place.

2. Architectural Presence

Design to an appropriate degree of visibility/architectural presence given the context. Contribute to a strong street edge, especially on the first 3 floors. Design detail, articulation, quality materials.

B. Adjacent Sites, Streets and Open Spaces

1. Site Characteristics

Allow characteristics of site to inform the design.

2. Connection to the Street

Identify opportunities to make a strong connection to the street.

3. Character of open space.

C. Relationship to the Block

2. Mid-Block Sites

Look to the uses and scales of adjacent buildings for design cues.

D. Height, Bulk and Scale

1. Existing Development and Zoning
4. Massing Choices
5. Respect for Adjacent Sites

CONTEXT & SITE RESPONSE:

The project is located in the University District across the street from I-5. The street-facing facade will be highly visible from 45th St. and the freeway. The height, bulk and scale will be similar to the newer congregate residence to the south, the planned congregate residence to the north, and the existing larger apartment building two lots north. The massing will incorporate some of the high & low elements from the building to the south, but in its simpler massing, will respond as well to the north apartment building. Quality materials and color, used in similar but not identical ways on this project and the adjacent north project, respond to the highly visible street-facing facades. At the pedestrian level, landscape is used to soften the buffer between sidewalk & security fence, and a stoop/porch is proposed.

PUBLIC LIFE

PL1. Connectivity

B. Walkways & Connections

1. Pedestrian Infrastructure

Connect on-site walkways with public pedestrian infrastructure.

3. Pedestrian amenities

Create lively, pedestrian oriented spaces. Visible access to the building's entry should be provided. Include seating, lighting, landscaping, awnings.

PL3. Street-level Interaction

A. Entries

1. Design Objectives

Obvious, identifiable and distinctive with clear lines of sight and lobbies connected to the street.

2. Ensemble of Elements

Coordinate elements including door, overhead features, ground surface, landscaping, lighting.

B. Residential Edges

1. Security and Privacy

Buffer or semi-private space between development and street. Consider elevating main floor, setback from sidewalk and/or landscaping.

2. Ground level Residential

Privacy & security issues are particularly important. Consider a greater number of transition elements.

PUBLIC LIFE RESPONSE:

Because this site is adjacent to I-5, security is particularly important as there are no buildings across the street to provide "eyes on the street" and presumably very little pedestrian traffic aside from the residents of this and adjacent buildings. Fencing will be incorporated but landscaping used to soften the edge to the greatest extent possible. The first floor is elevated 4 feet above the sidewalk. Steps, entry porch, large lobby windows and an awning are used to identify the entry. Because of the narrow width of the building, the entry is particularly visible.

DESIGN CONCEPT

DC2. Architectural Concept

B. Architectural and Facade Composition

1. Facade Composition

Consider composition of building as a whole. Ensure all facades are attractive and well-proportioned.

2. Blank Walls

Avoid large blank walls along visible facades.

C. Secondary Architectural Features

1. Visual Depth and Interest

Incorporate balconies, canopies, decks or other elements to the facade design. Add detailing at the street level.

2. Dual Purpose Elements

Add depth, texture and scale with elements such as canopies that also provide weather protection.

3. Fit with neighboring buildings

Consider adjacent roof line datum, fenestration, color, pattern and materials.

DC4. Exterior Elements and Finishes

A. Building Materials

1. Exterior Finish Materials

Durable and maintainable materials that are attractive even up close. Materials with texture and pattern are encouraged.

2. Climate Appropriateness

Durable and attractive materials that will age well.

DESIGN CONCEPT RESPONSE:

Materials selected for the visible facades include "Okoskin Panels" a fiberglass reinforced cementitious panel that gives the pattern and color variation of wood without the high maintenance of true wood. Ceraclad cementitious panels are chosen for the base of the building to provide texture. Hardie-panel, a popular low-cost easy-maintenance material will be used. It holds paint extremely well and will provide pops of color to enliven the facades. Secondary elements such as an entry canopy, porch steps and railing and a roof overhang/soffit over the 3rd floor will provide scale and depth to the street facing facade.



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DESIGN GUIDELINES - PRIORITIES



With a stairwell and kitchens located on the street side of each floor level, this option provides no living units with eyes on the street. In addition, the stairwell massing lends a strange too-skinny proportion to the overall massing.

While this unit has sleeping rooms facing the street, the massing is monolithic, blocky and lacks interest. There are no natural places to break up the materials.

This is the preferred option. It balances the need for security (eyes on the street) with a massing that has more balanced proportions than Options A & B. This option offers the opportunity to use different exterior materials in interesting ways. While this project concerns the design of the south building only, this option considers the north building, and flips the massing to add interest.

+ OPTION A

GROSS FLOOR AREA:
16,167 sq. ft. total

- **SLEEPING UNITS:**
58 congregate sleeping units



+ OPTION B

GROSS FLOOR AREA:
16,523 sq. ft. total

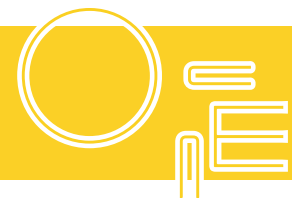
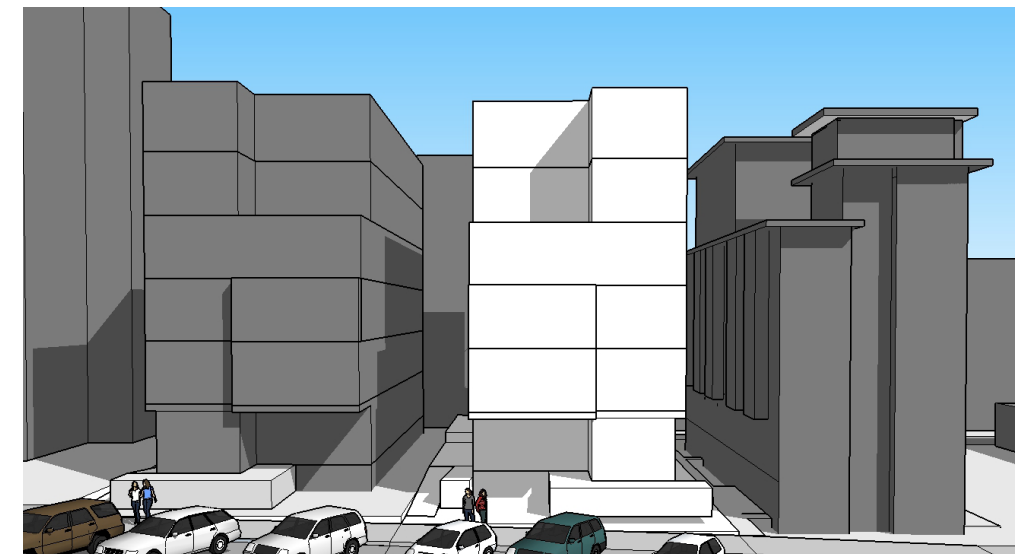
- **SLEEPING UNITS:**
53 congregate sleeping units



+ PREFERRED OPTION C

GROSS FLOOR AREA:
16,049 sq. ft. total

- **SLEEPING UNITS:**
58 congregate sleeping units



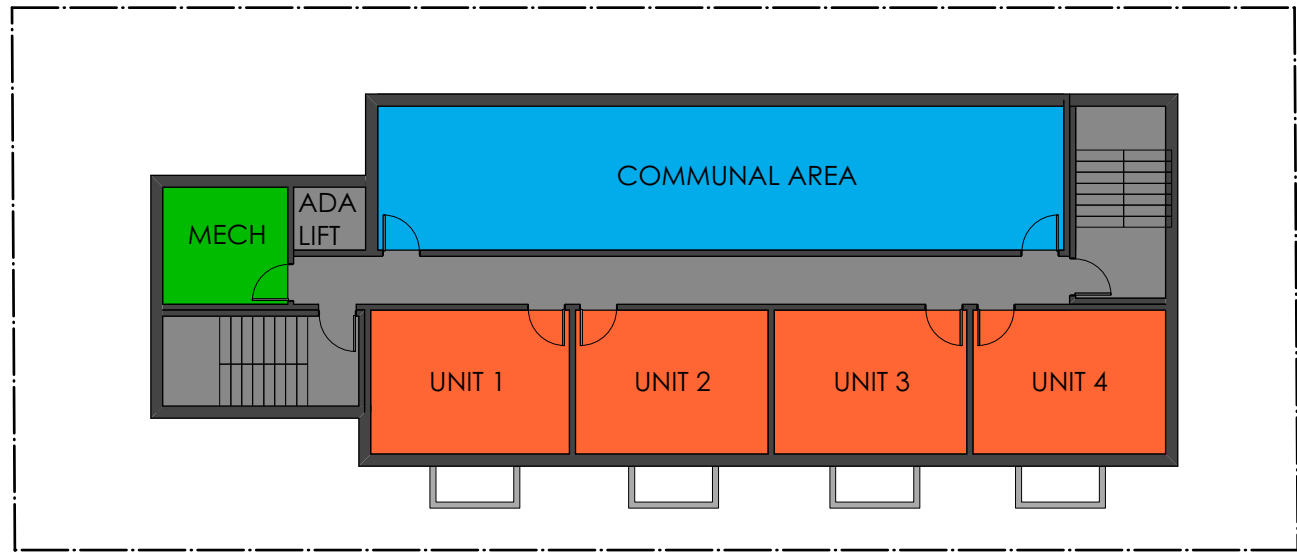
THREE OPTIONS: + AND -



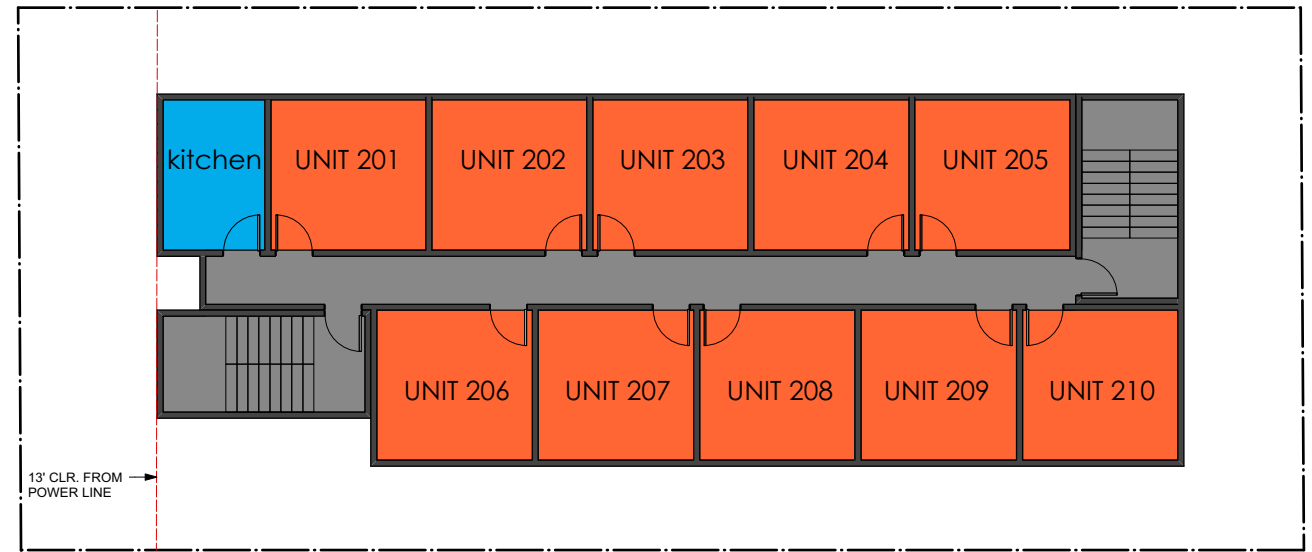
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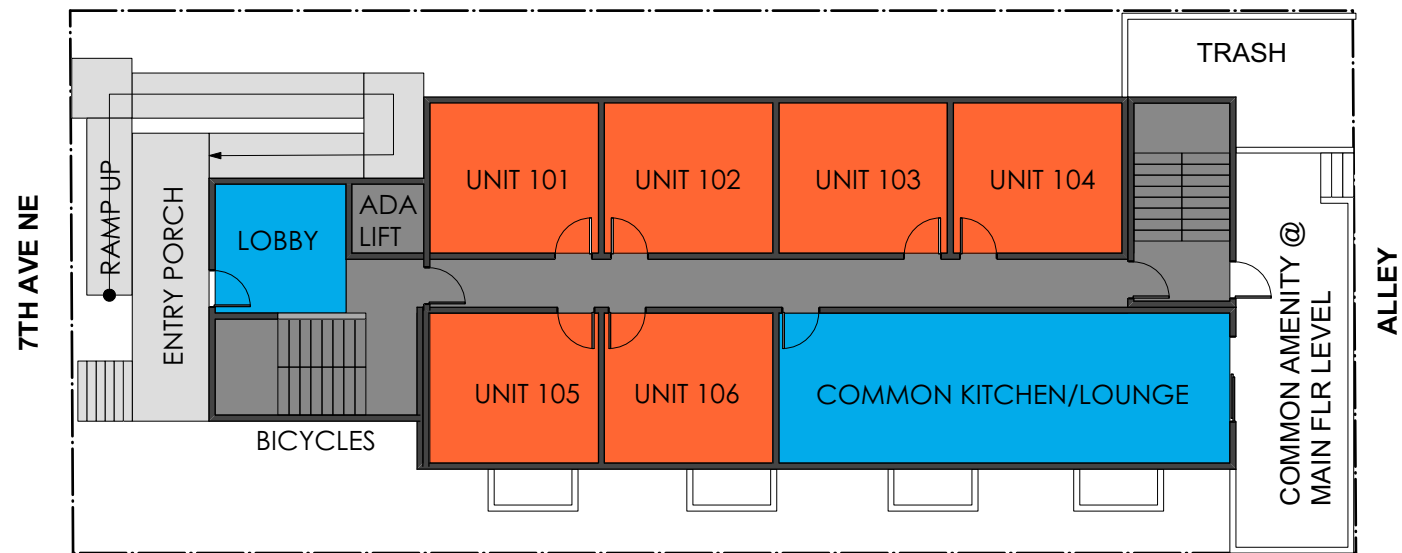




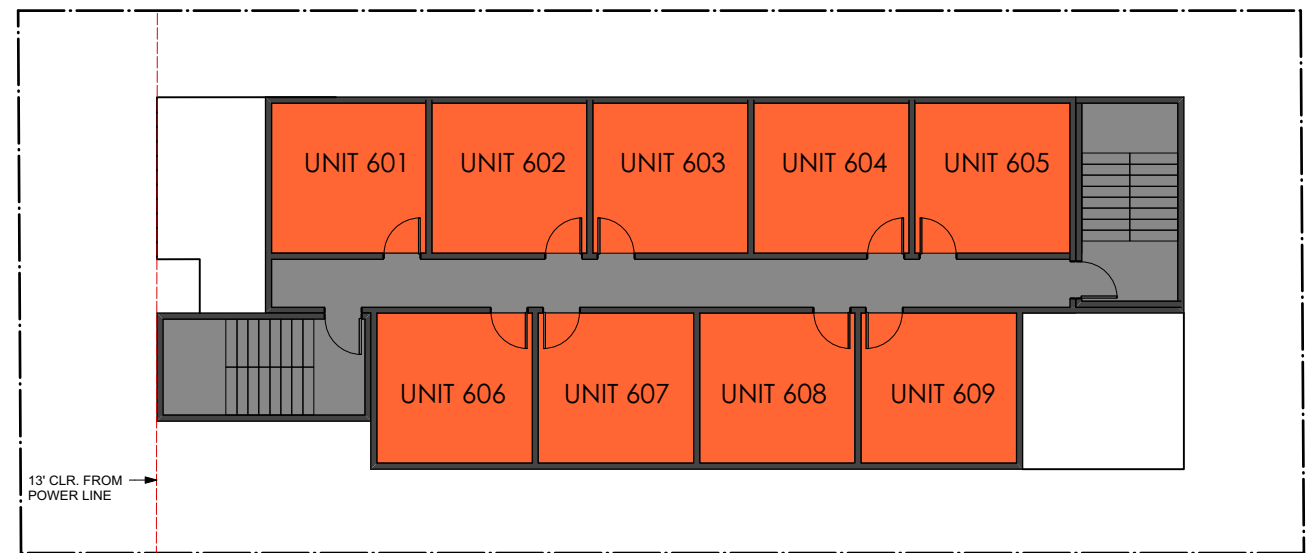
BASEMENT



2ND THRU 4TH FLOORS



1ST FLOOR



5TH & 6TH FLOOR

OPTION A

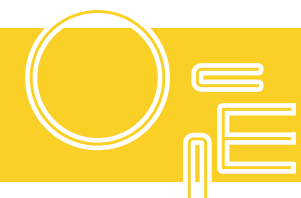
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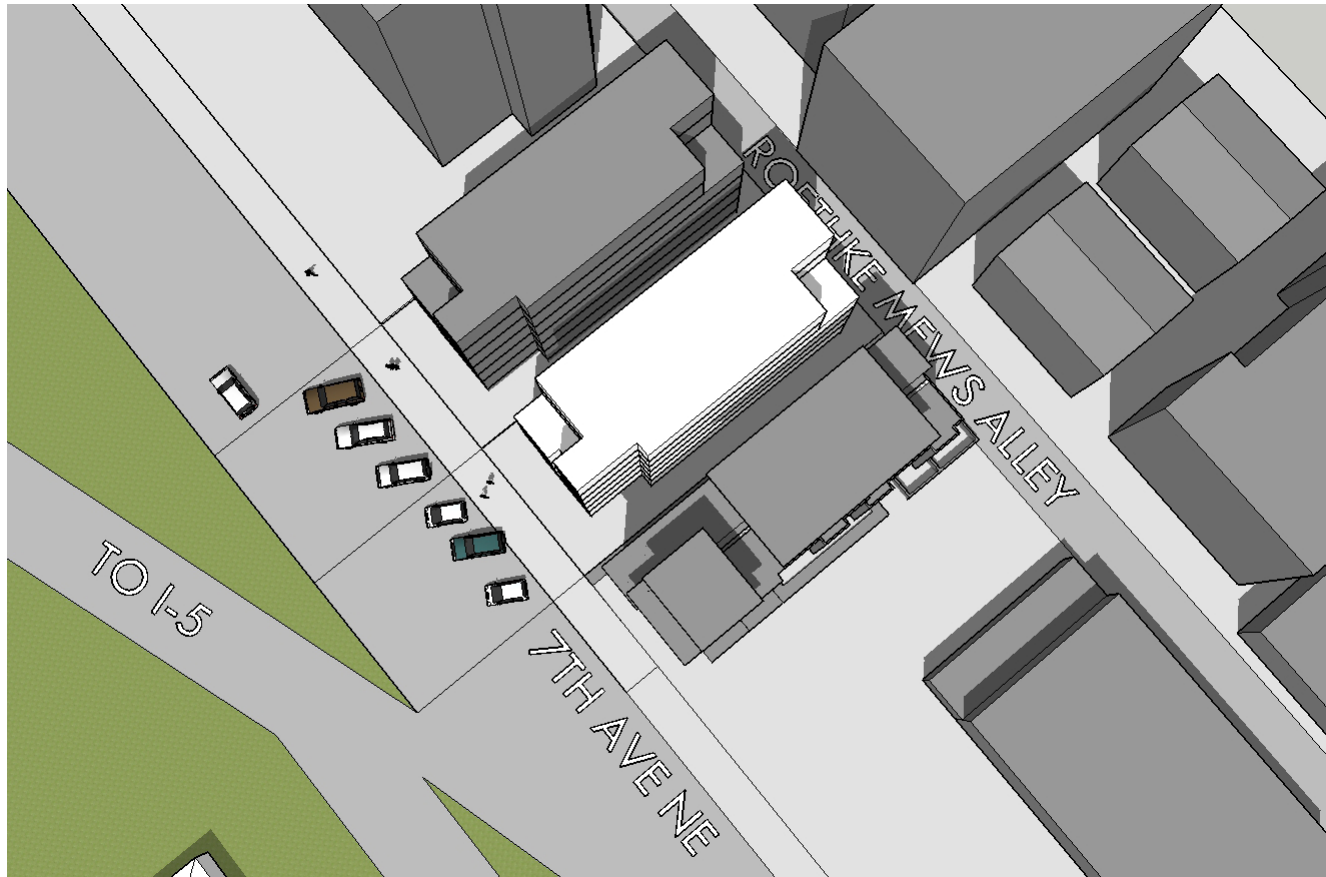
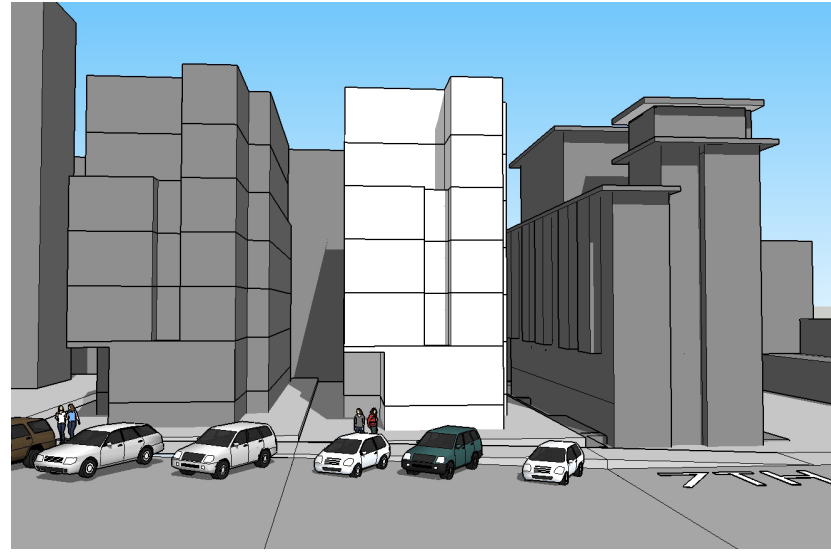
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DESIGN OPTION A





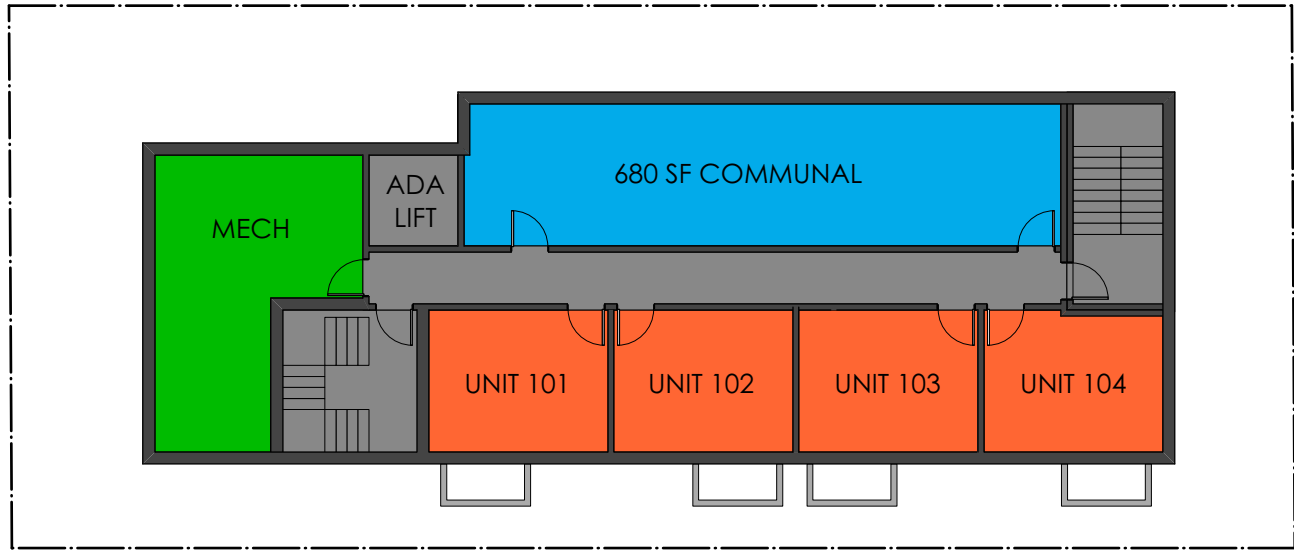
DESIGN OPTION A



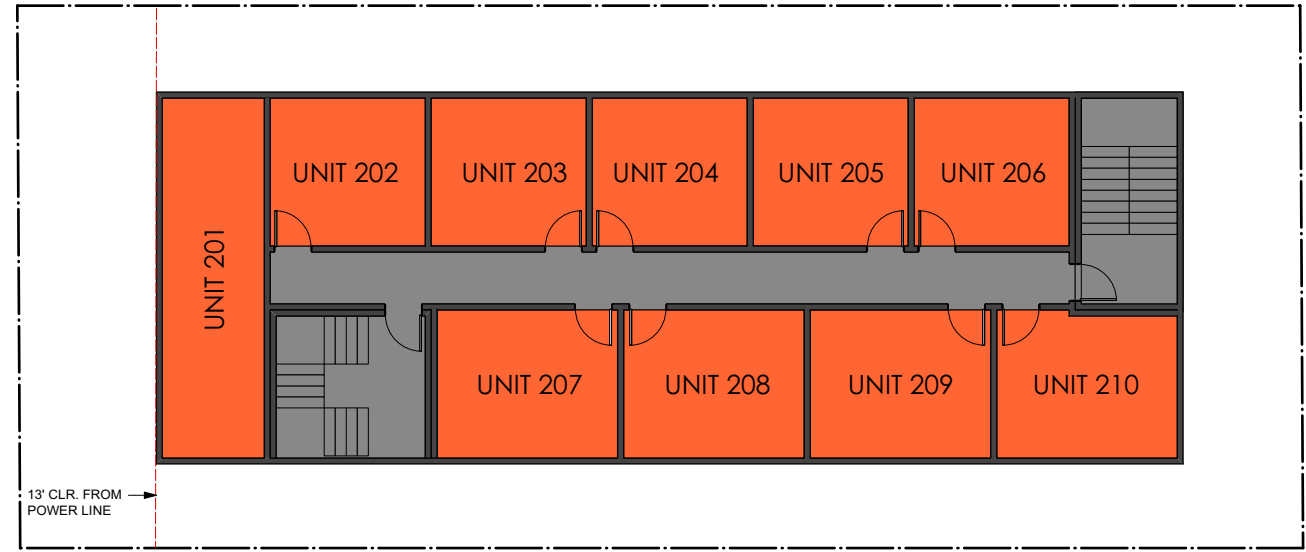
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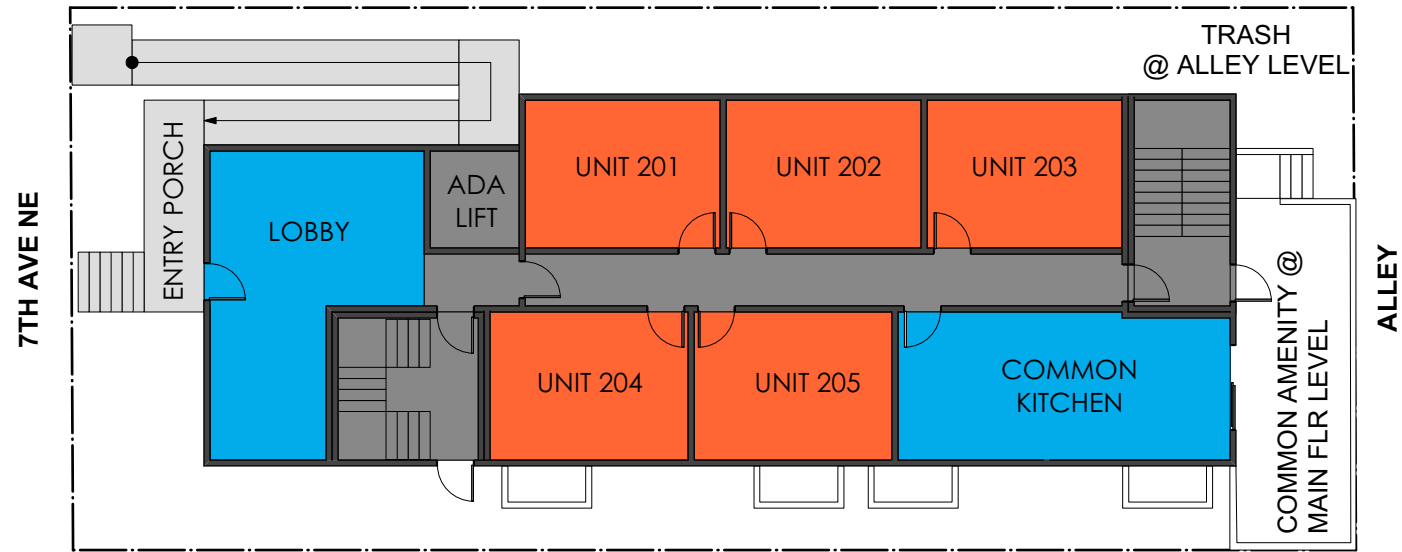
OPTION A



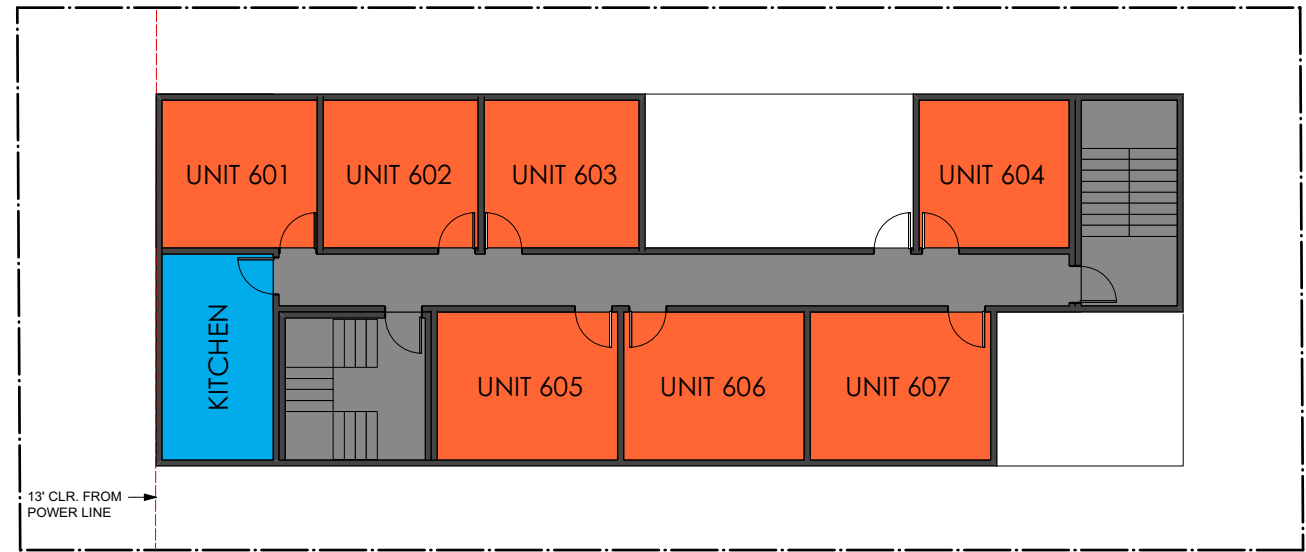
BASEMENT



2ND THRU 4TH FLOORS



1ST FLOOR



5TH & 6TH FLOOR

OPTION B

12

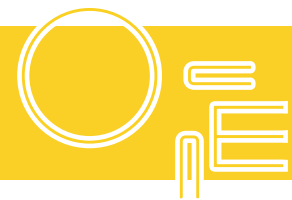
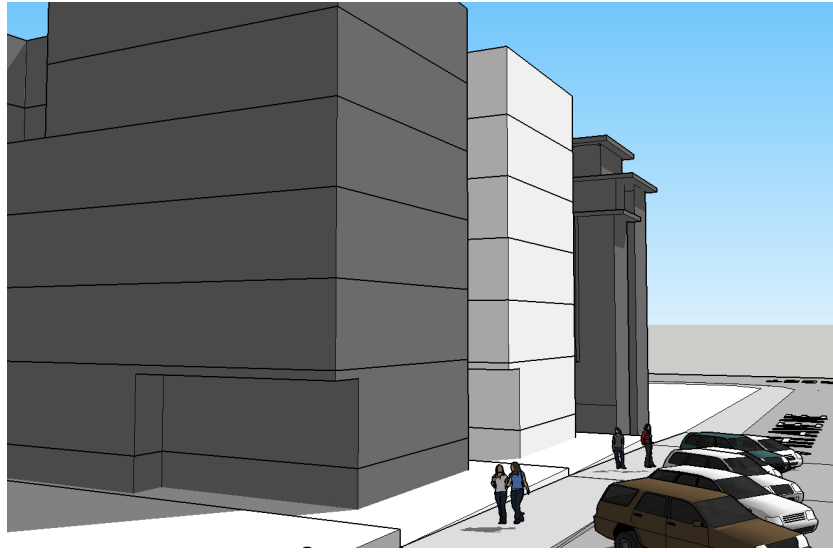
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DESIGN OPTION B





SHADOW STUDIES - OPTION B

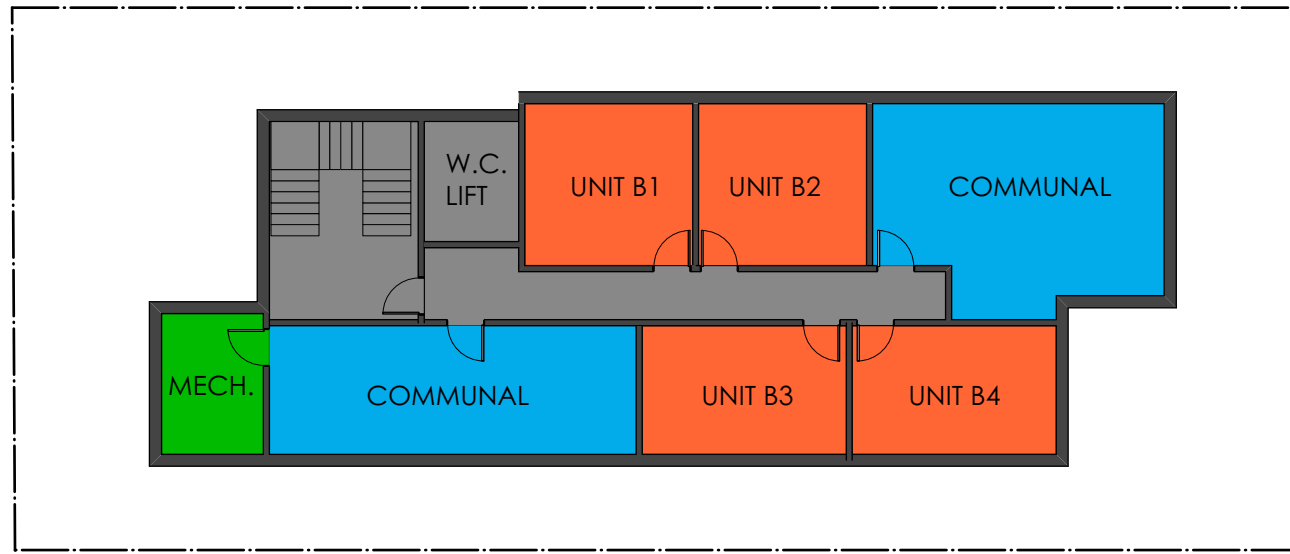


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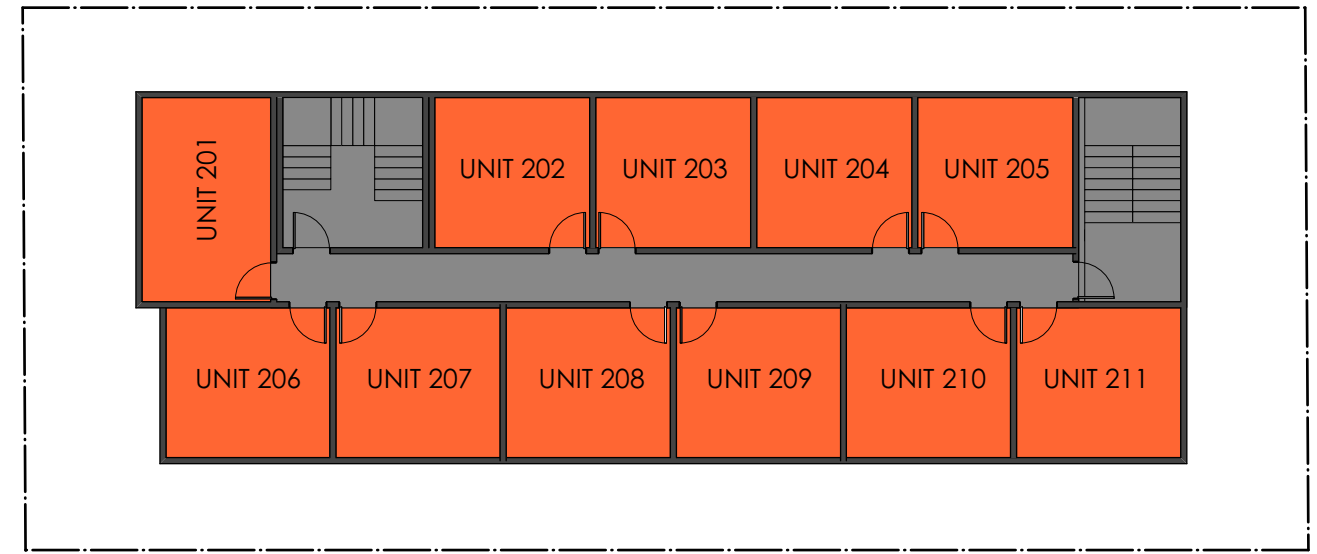
OPTION B

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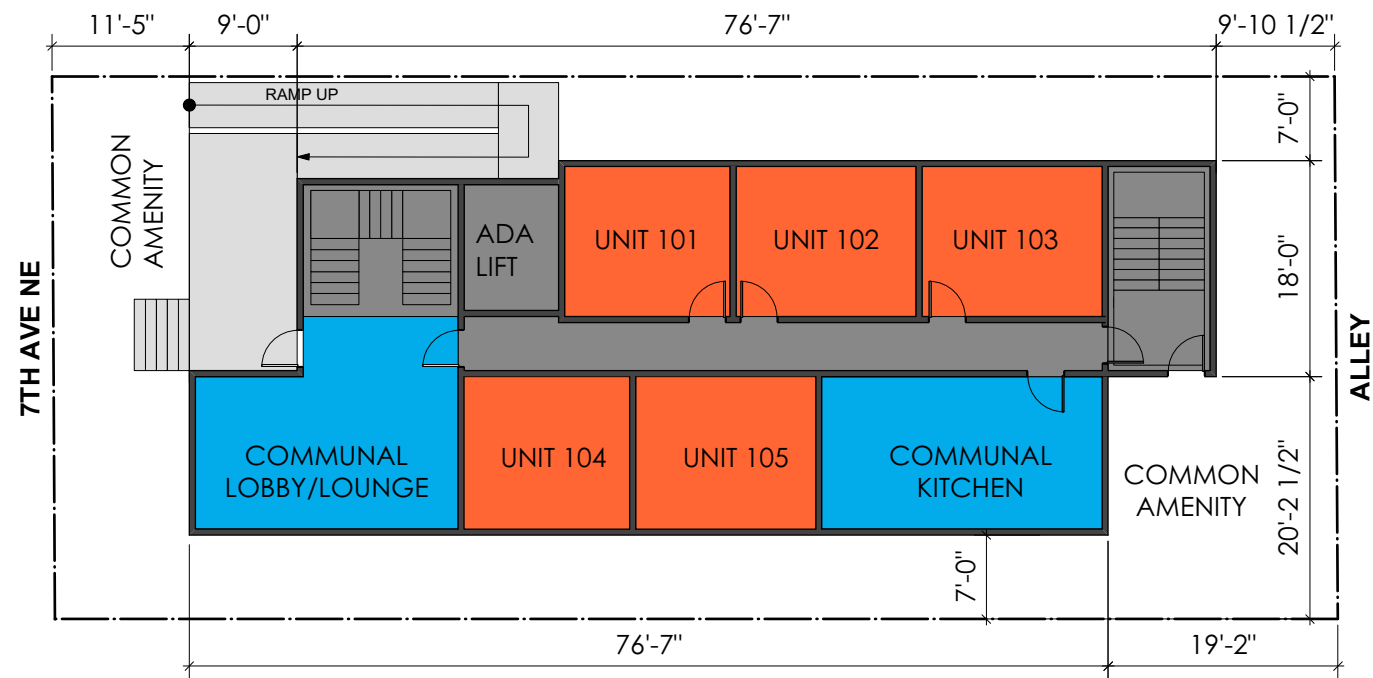
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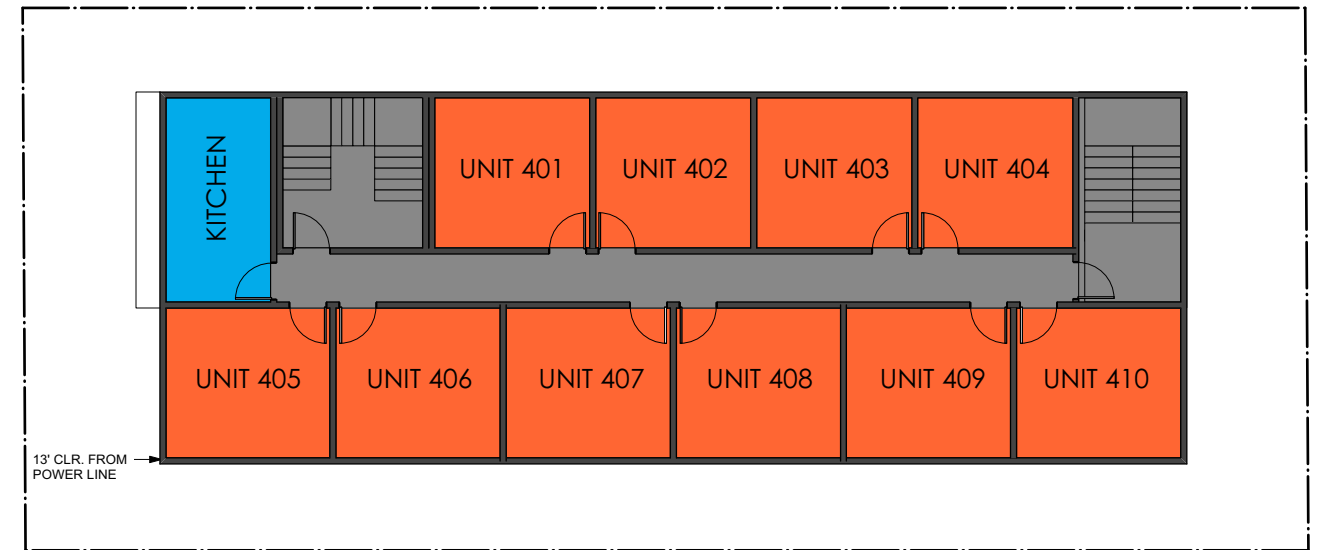
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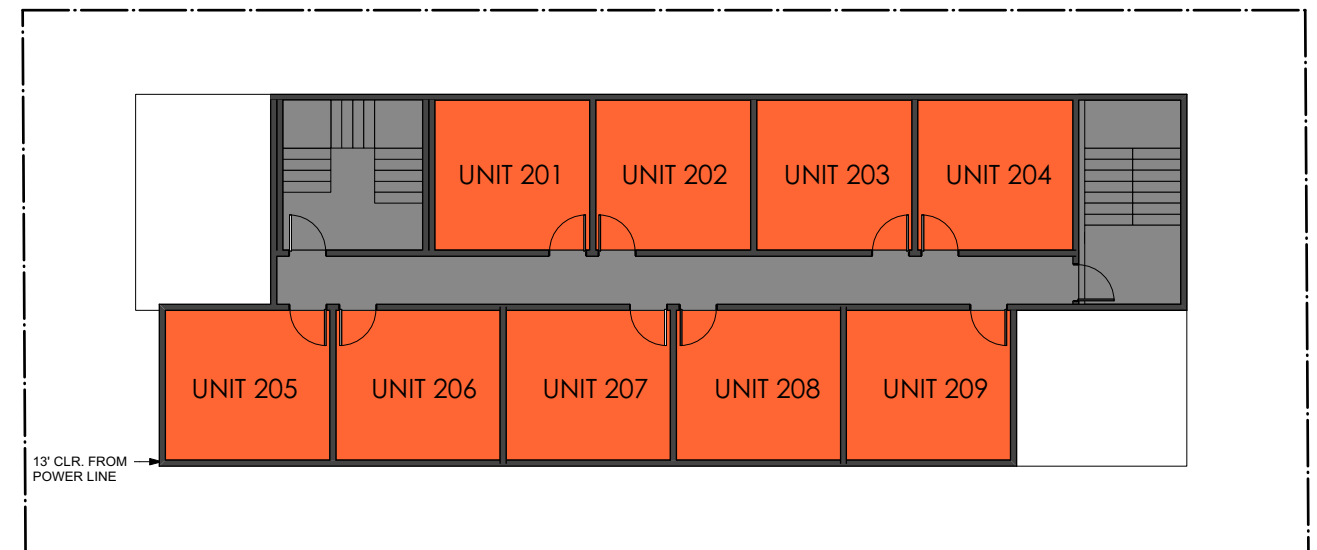
2ND & 3RD FLOORS



1ST FLOOR



4TH FLOOR



5TH & 6TH FLOORS

OPTION C - PREFERRED

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DESIGN OPTION C





OPTION C - PREFERRED



DESIGN OPTION C



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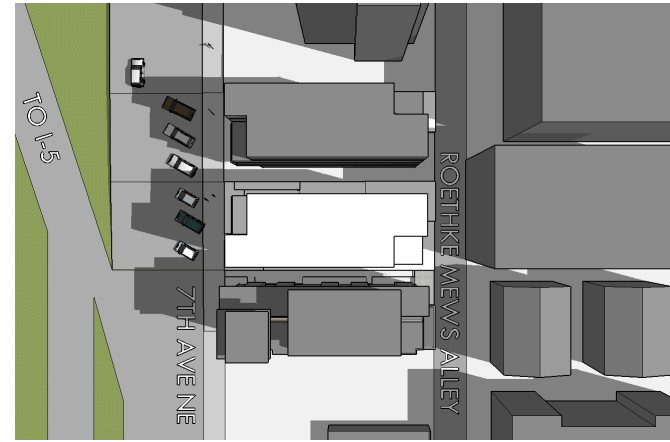


North accessible ramp with adjacent plants.





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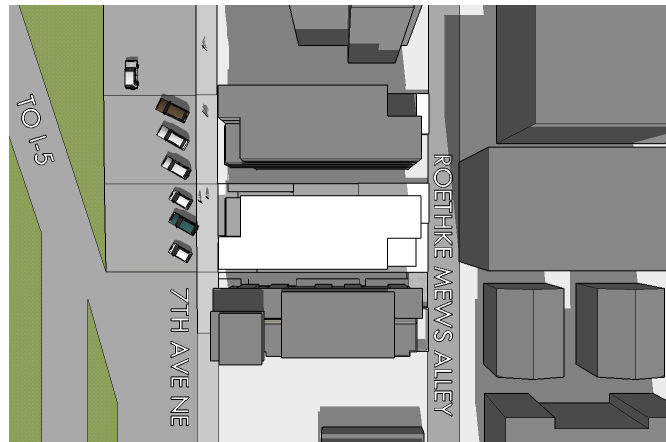
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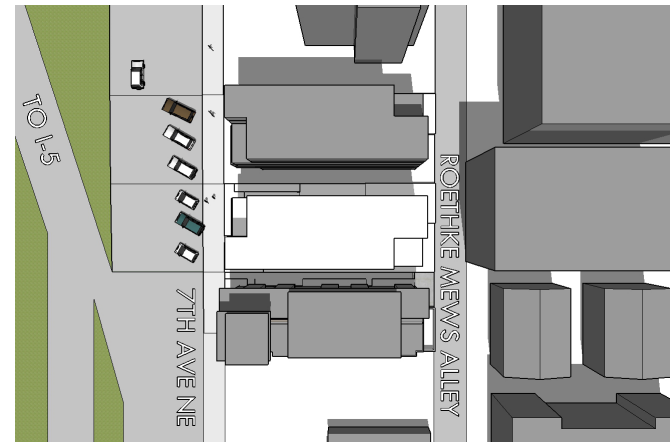
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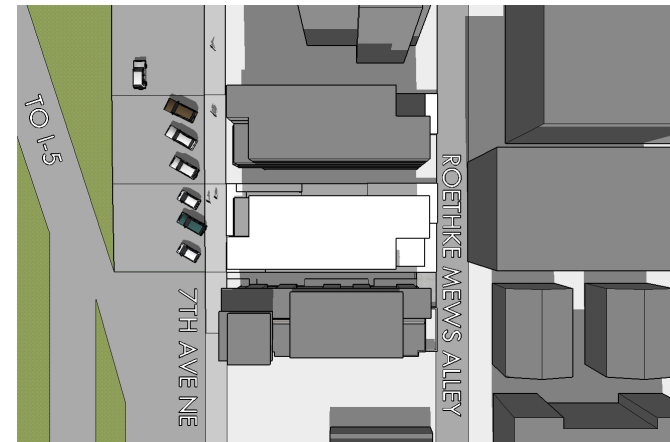
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JUNE 21ST 12:00 PM



SEPTEMBER 21ST 12:00 PM



DECEMBER 21ST 12:00 PM



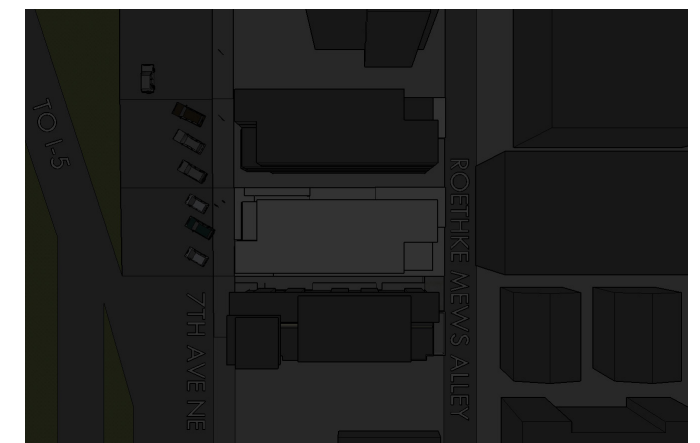
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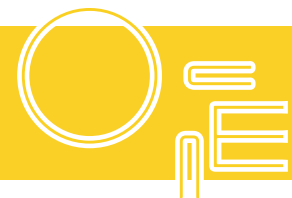
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SEPTEMBER 21ST 5:00 PM



DECEMBER 21ST 5:00 PM

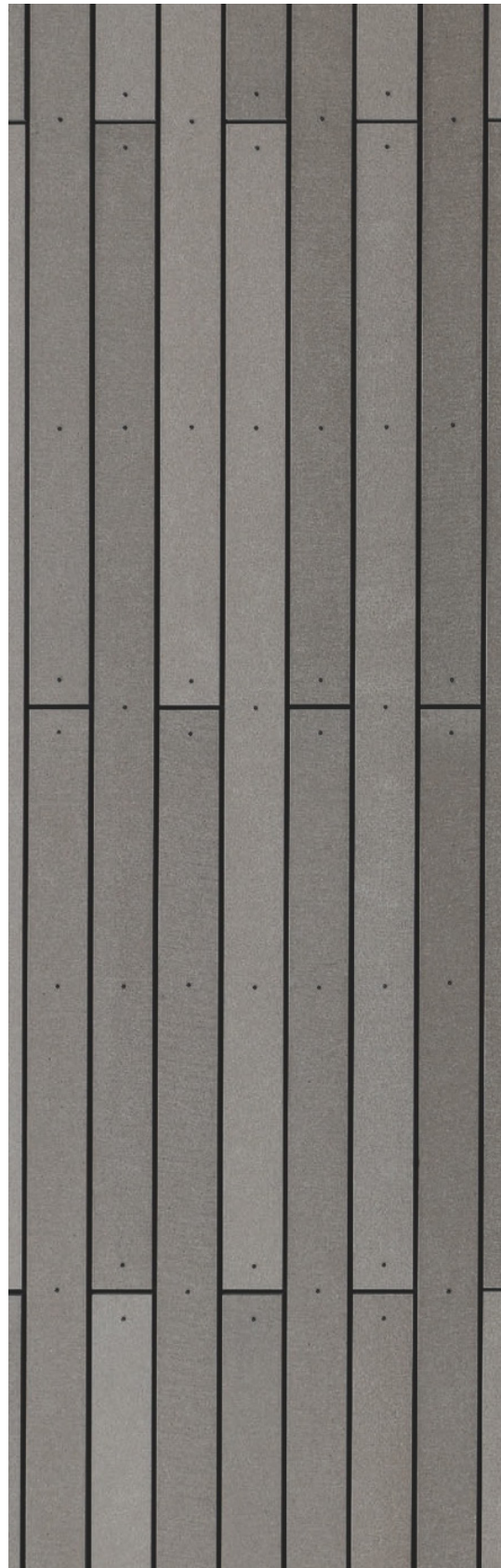


SHADOW STUDIES - OPTION C



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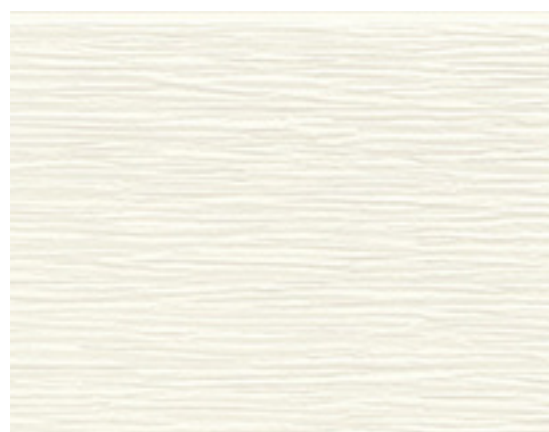
oko skin slat wall panels 1

These glass fiber reinforced concrete panels have slight color and texture variations that give them the look and feel of wood with the low maintenance of a typical fiber cement panel. The panels are dyed throughout with light, UV and weather-resistant pigments. This material is used for the two vertical “tower” elements, one of which continues to the ground at the main building entry.



hardie panel 2

This commonly used material is low-cost, low-maintenance and holds paint well. The painted finish offers flexibility to the overall color scheme of any building. In this design, the dark gray color denotes the main “box” of the massing which is broken by the “oko skin” towers and vertical corrugated siding. The panel break ups are intentionally horizontal to contrast with the strong verticals in the massing. On the back (west) side, a slight variation in paint colors adds interest to the facade.



ceraclad 3

This fiber cement siding in pearl white offers a bright textured base below the darker gray box above. Installed to provide a fine-grained horizontal texture to contrast with the strong verticals of the oko skin and corrugated metal.



OPTION

CODE STANDARD

DEPARTURE REQUESTED

A

23.45.518 Table B: MR Setbacks
Side setback from an interior lot line for portions of a structure above 42 feet in height: 10' average; 7' minimum setback.

Allow a 9' avg./7' min. setback on the north.
Allow a 9' avg./7' min. setback on the south.

B

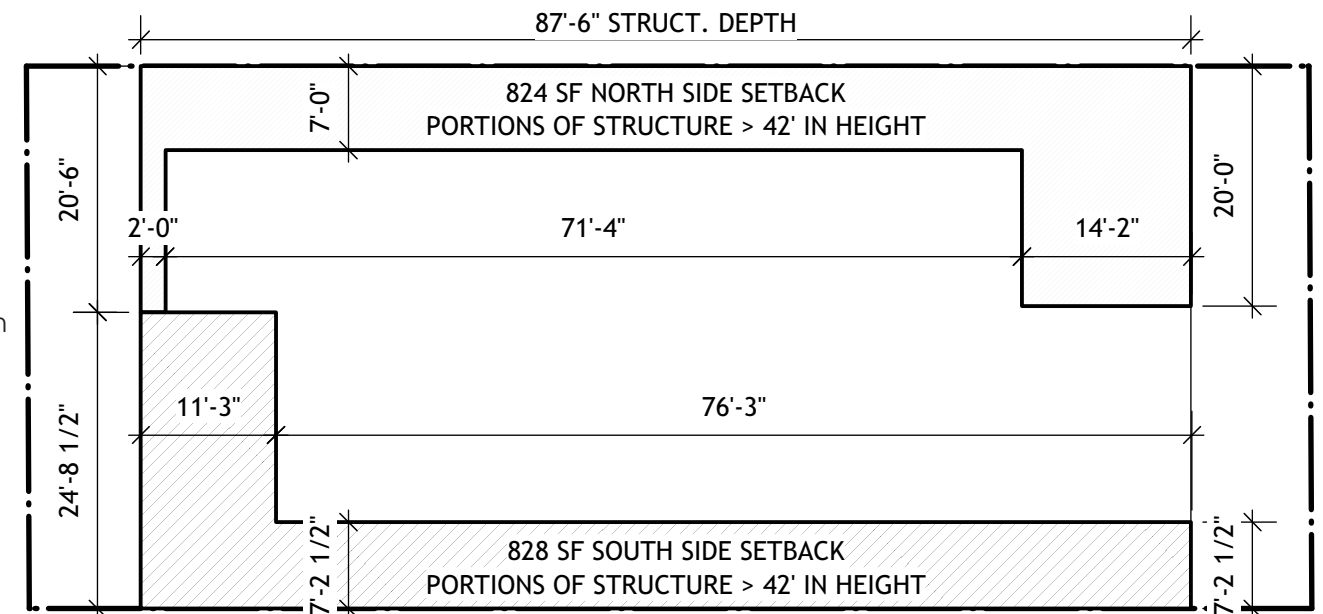
CODE COMPLIANT

C
PREFERRED

23.45.518 Table B: MR Setbacks
Side setback from an interior lot line for portions of a structure above 42 feet in height: 10' average; 7' minimum setback.

Departure Request:
For portions of structure above 42':
Allow a 9.4' avg./7' min. setback on the north.
Allow a 9.5' avg./7' min. setback on the south.

Justification:
The clearance required from the high voltage lines along 7th Ave NE limits the potential depth of the structure more than what would be allowed by the land use code. In addition, the narrow lot width makes laying out the building in an efficient way difficult. The decreased average setback (on the upper floors only) is minimal and allows for a 7' min. side setback for the entire height of the facade, making it unnecessary to pull the side facades out to the 5' minimum allowed for portions of the structure up to 42' in height. The guideline addressed is **CS2.D5. Respect for Adjacent Sites.**



REQUIRED: 10'-0" AVG. SETBACK = 876 SF SETBACK AREA
 PROPOSED N: 824 / 87.5 = 9.42' AVG. SETBACK
 PROPOSED S: 828 / 87.5 = 9.46' AVG. SETBACK

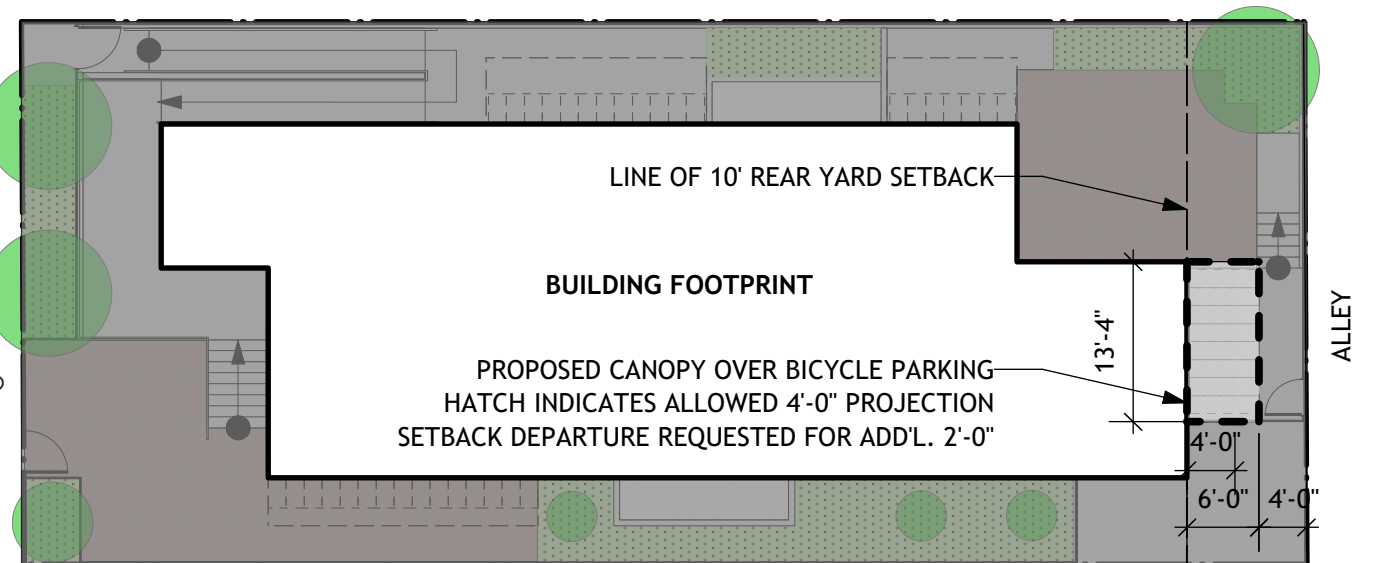
23.45.518.H Projections permitted in setbacks & separations

H1: Cornices, eaves, gutters, roofs and other forms of weather protection may project into the required setbacks and separations a maximum of 4 feet if they are no closer than 3 feet to any lot line.

Departure Request:
Allow a canopy to project 6 feet into the required 10' rear setback to provide weather protection to the bicycle parking adjacent to the alley.

Justification:
The canopy serves the dual purpose of providing weather protection and adding visual interest to the facade at the pedestrian level. Addresses the following guidelines:

- DC2.C1. Visual Depth and Interest**
Incorporate balconies, canopies, decks or other elements to the facade design. Add detailing at the street level.
- DC2.C2. Dual Purpose Elements**
Add depth, texture and scale with elements such as canopies that also provide weather protection.



DEPARTURE SUMMARY

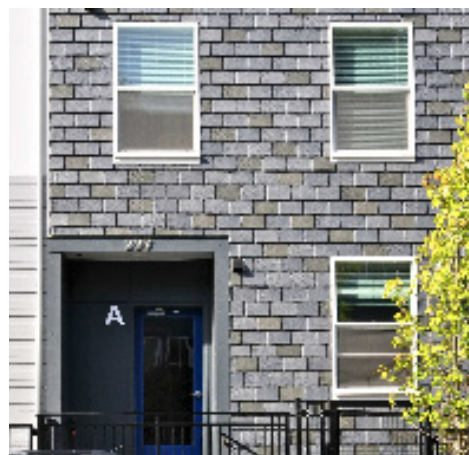
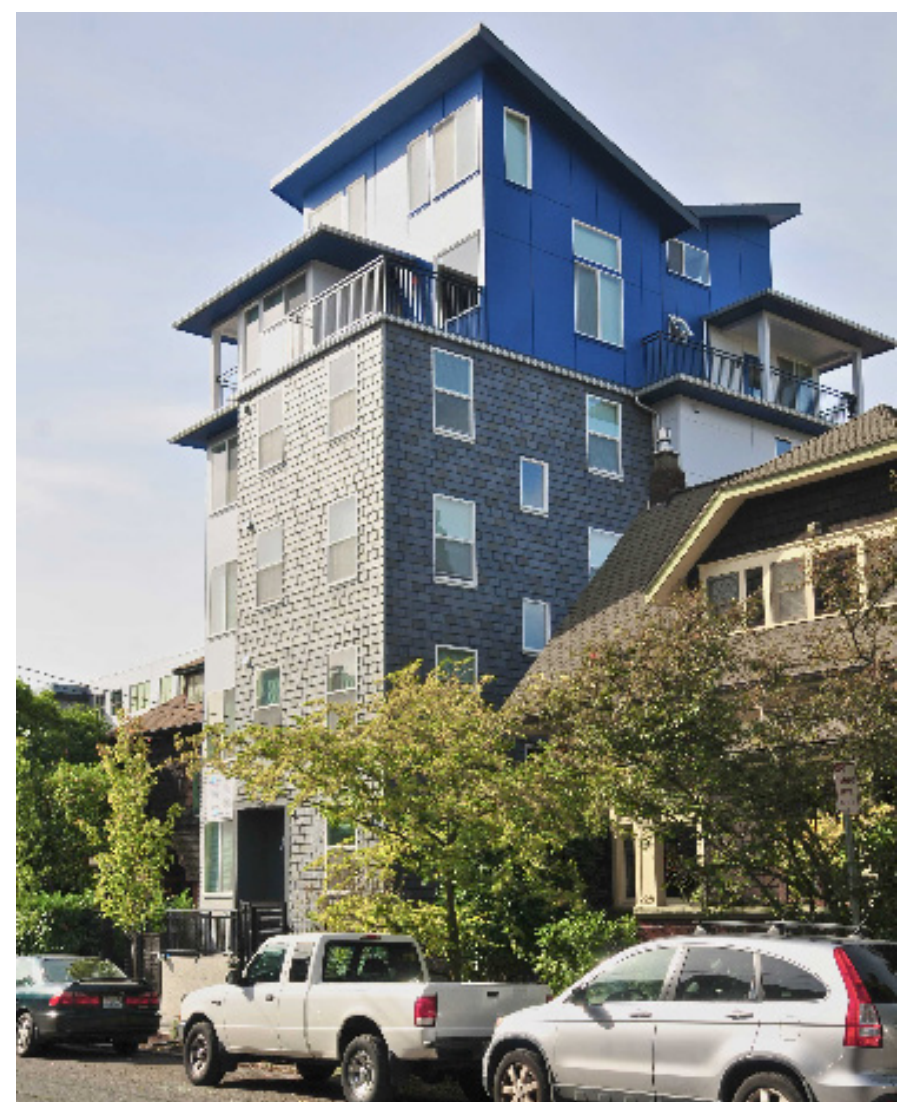


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PAST WORK EXAMPLES



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