

# 4320 8<sup>th</sup> AVE NE

## ADMINISTRATIVE DESIGN REVIEW RECOMMENDATION PACKET - JUNE 3, 2015

### PROJECT INFORMATION

**Property Address:** 4320 8th Ave NE  
Seattle, WA

**DPD Project #:** 3020756

**Architect:** Ecco Design Inc.  
203 N 36th Street, Ste 201  
Seattle, WA 98103  
206.706.3937

**DPD Planner:** Carly Guillory  
206.684.0720  
carly.guillory@seattle.gov

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## 4320 8TH AVE NE

PROJECT #3020756

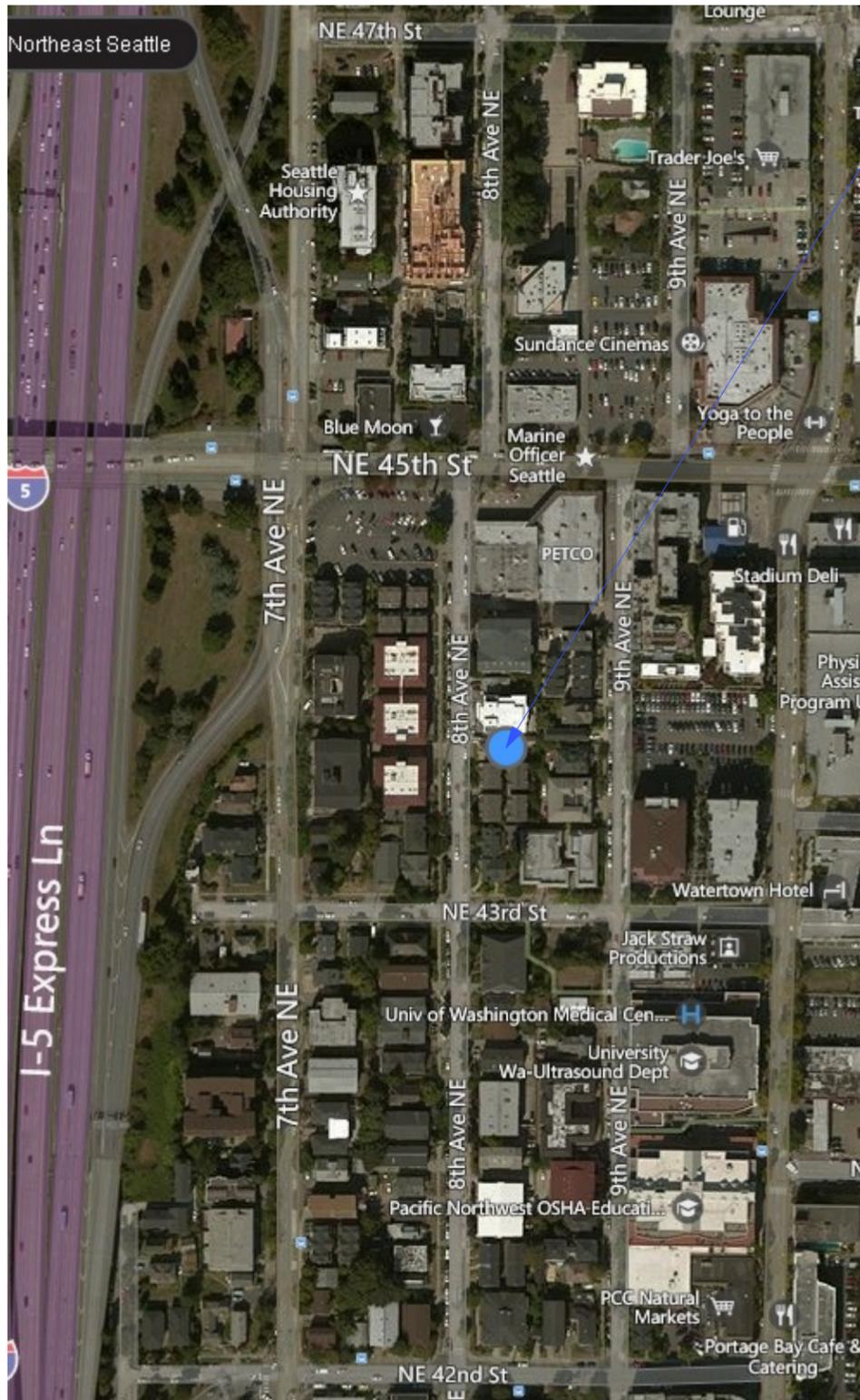
PARCEL #4092300090

### DEVELOPMENT OBJECTIVE:

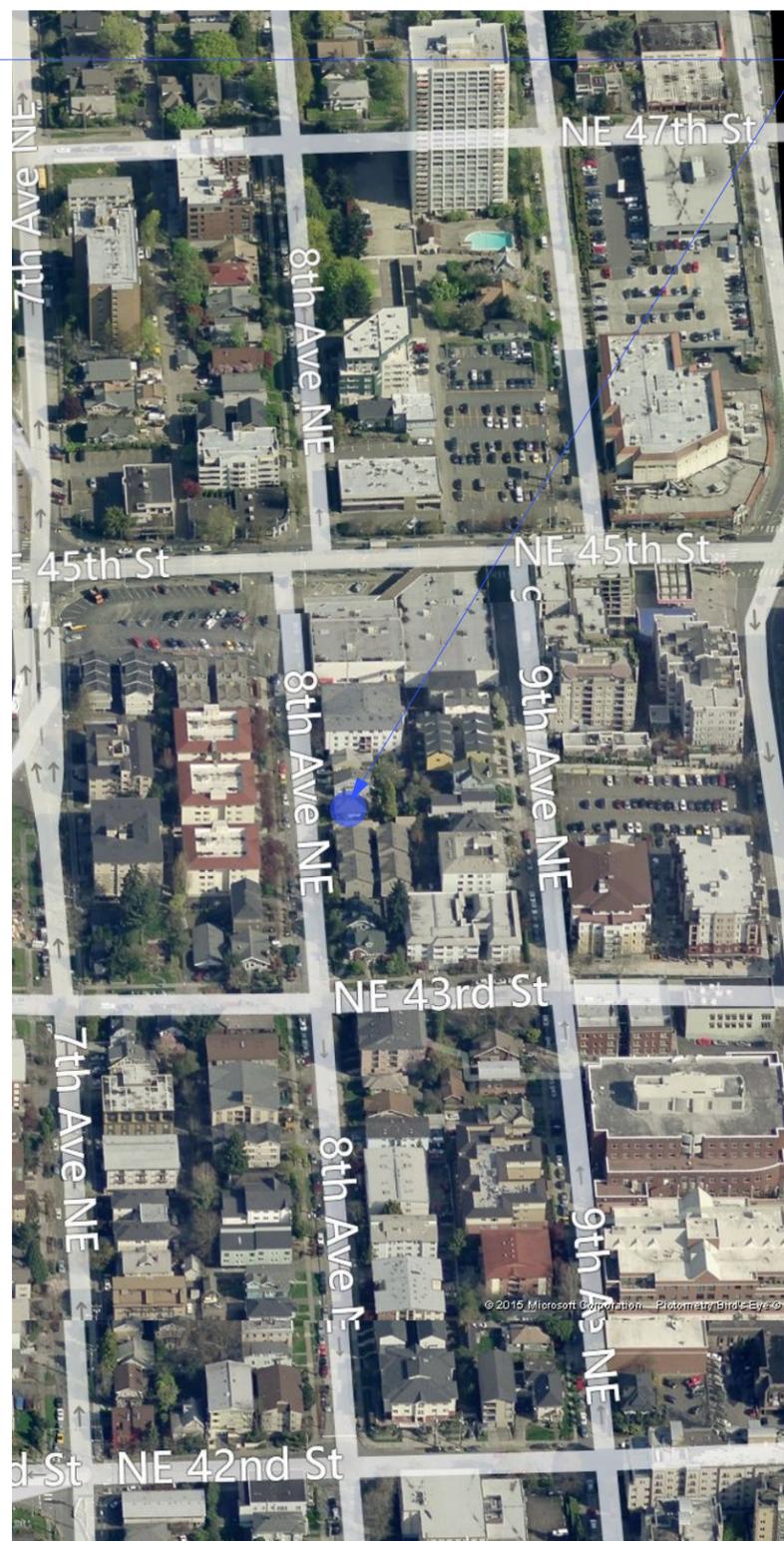
The proposed project will contain (20) apartment units. Twelve of the units (60%) will be Small Efficiency Dwelling Units. The remaining will be 1-bedroom units.

### SITE CONTEXT:

The project site, located in the University District urban center and frequent transit area, is a 3,563 square foot lot zoned LR3. The adjacent building to the north is a recent 4-story micro-housing development and the lot to the south contains townhomes. The topography of the site is primarily flat, with a retaining wall along the east property line. The adjacent east property is approximately 8 to 10 feet above the subject property. The neighborhood is a mix of apartment buildings, townhomes, rooming houses and a few single family residences. I-5 is two blocks west, the Roosevelt C1-65 commercial zone is two blocks east, and the Burke-Gilman trail is two blocks south. Commercial areas are located on 45th St. (less than a block north) and Roosevelt Ave (two blocks east).



↑ AERIAL PHOTOGRAPH  
9 BLOCK AREA

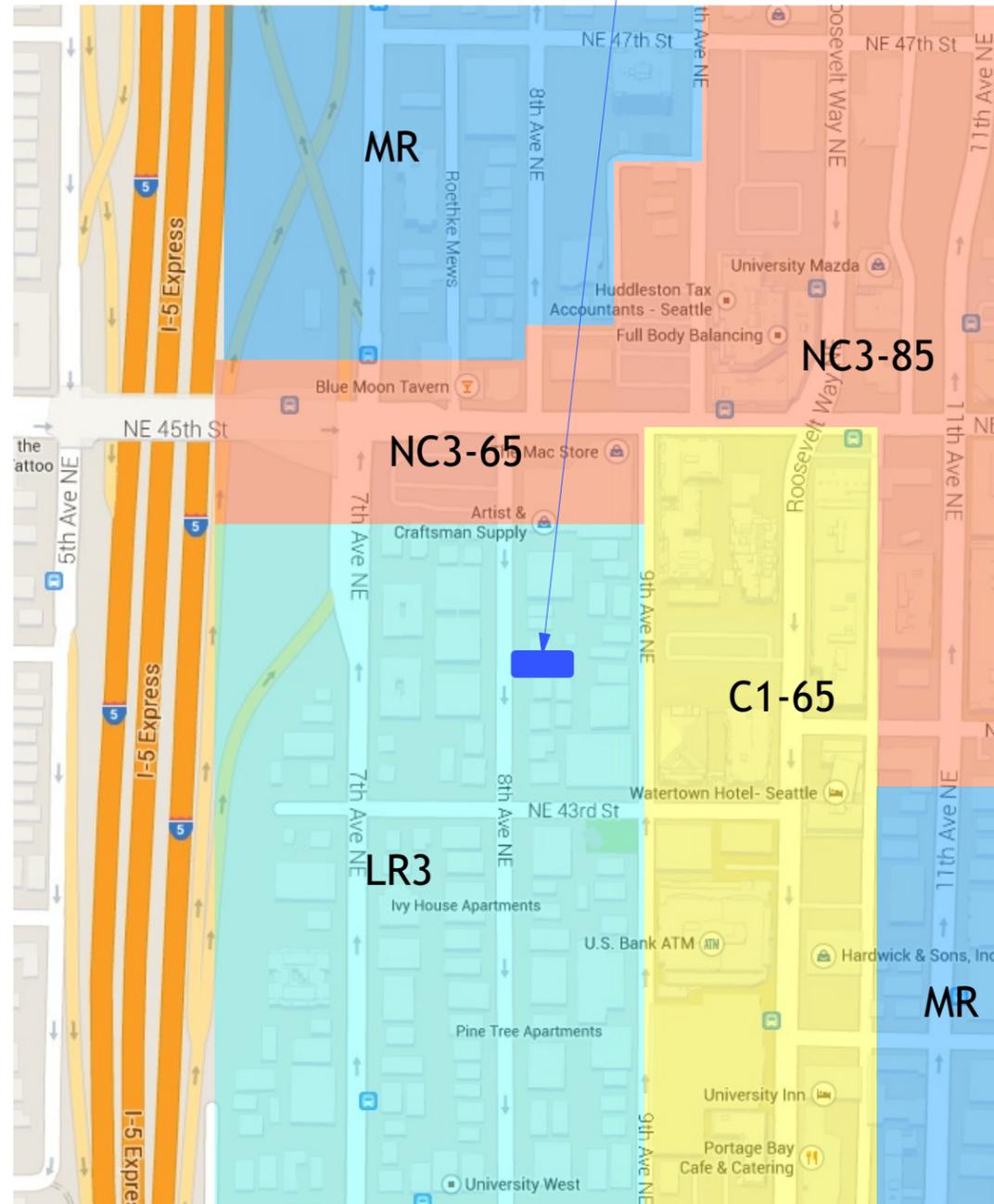


↑ 3D AERIAL PHOTOGRAPH  
9 BLOCK AREA

PROJECT LOCATION



PROJECT LOCATION

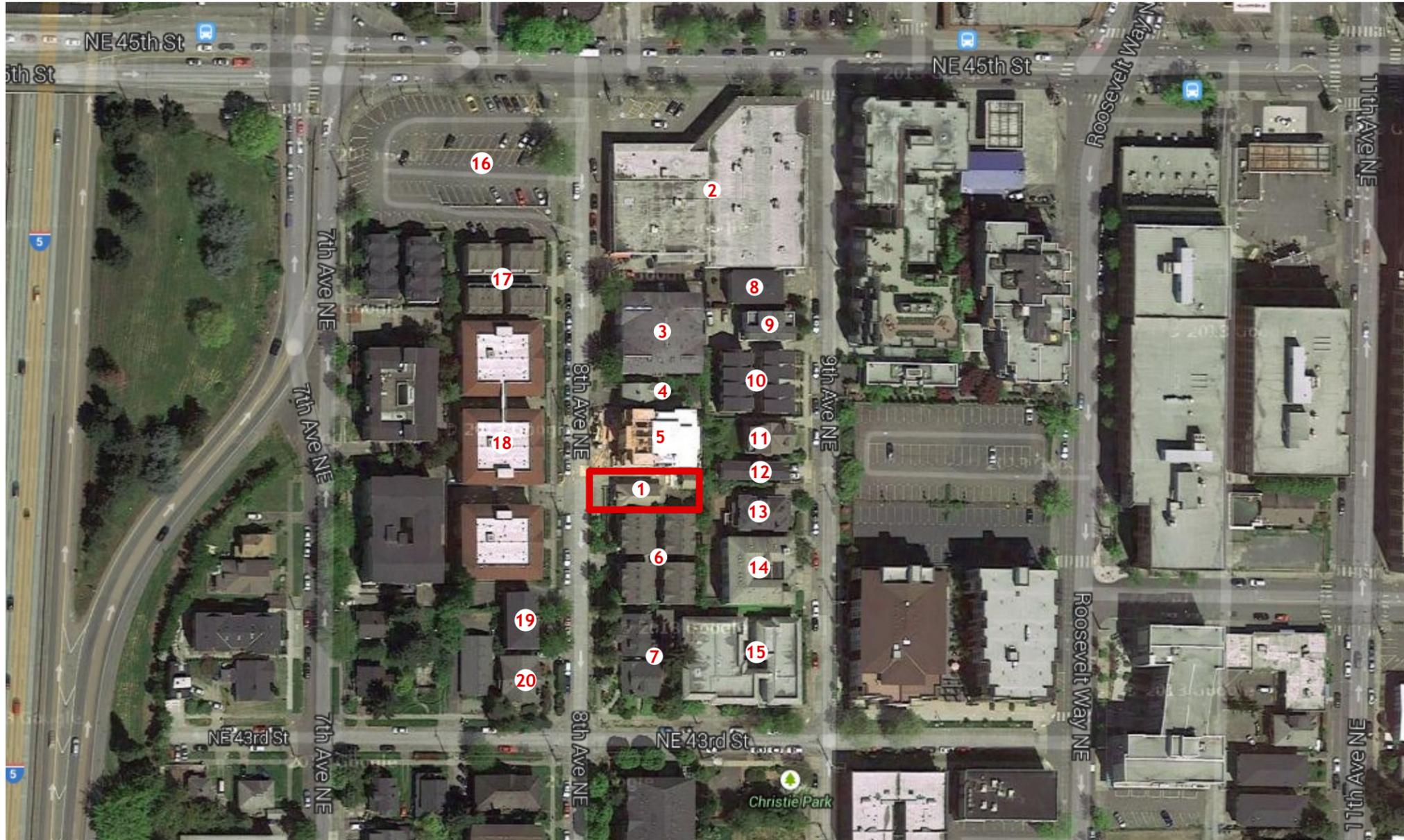


## ZONING SUMMARY

|                   |   |
|-------------------|---|
| Zone:             | LR3   |
| Overlay:          | University District NW<br>Urban Center Village  |
| Frequent transit: | Yes   |
| ECA:              | No  |
| FAR Limit:        | 2.0 (with LEED Silver or<br>Built-Green 4-star rating)  |
| Lot Area:         | 3,563 s.f.  |
| Max. Floor Area:  | 7,126 s.f.  |
| Density:          | No limit  |
| Structure height: | 40' base height limit   |
| Front setback:    | 5' min.   |
| Side setback:     | 7' avg./5' min.   |
| Rear setback:     | 15' min.  |
| Amenity area:     | 25% of lot area   |
| Required amenity: | 891 s.f. (50% or 445.5 s.f.<br>at grade)  |
| Structure width:  | 150' max.   |
| Structure depth:  | Max. combined length of<br>all portions of facades<br>within 15' of side lot line<br>is 65% of the length of<br>that lot line |
| Light and glare:  | Exterior lighting shall be<br>shielded and directed<br>away from adjacent<br>properties                                       |
| Parking:          | None required   |



ZONING MAP



## NEIGHBORING BUILDINGS & USES

- 1 Project location
- 2 Petco & other commercial
- 3 Apartment building
- 4 Single family residence
- 5 Micro-housing building
- 6 Townhomes
- 7 Single family residences
- 8 Rooming house
- 9 Rooming house
- 10 Townhomes
- 11 Tri-plex
- 12 Single family residence
- 13 Recovery center
- 14 Apartment building
- 15 Apartment building
- 16 Parking lot for retail
- 17 Townhomes
- 18 Apartment buildings
- 19 Rooming house
- 20 Rooming house



NEIGHBORHOOD MAP

## LAND USE CODE - DEVELOPMENT STANDARDS

**Zone:** LR3

**Overlay:** University District NW (Urban Center Village)

### REQUIRED:

**Floor Area Ratio (FAR):** 2.0 with Built-Green 4-star rating

**Density limit:** No limit with Built-Green 4-star rating

**Structure height:** 40' base height limit

**Setbacks:** Front: 5'  
Side: 7' avg./5' min.  
Rear: 15' with no alley

**Amenity area:** 25% lot area required

**Landscaping:** 0.6 minimum Green Factor score required

**Structure width:** 150' max.

**Facade length:** 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 lot line shall not exceed 65 percent of the length of that lot line.

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

**Parking:** None required.

### PROPOSED:

**Floor Area Ratio (FAR):** 3563 SF x 2.0 = 7126 SF max.  
Proposed gross floor area is 6835 SF.

**Density:** 20 dwelling units. No limit with Built-Green 4-star rating.

**Structure height:** 40 feet plus 4' bonus for partially below grade story and 4' clerestory.

**Setbacks:** Front: 5'  
Side: 7' avg./5'-6" min.  
Rear: 15'

**Amenity area:** .25 x 3563 = 891 SF total required.  
50% required at grade = 445 SF  
Proposed: 915 SF total, 562 SF at grade.

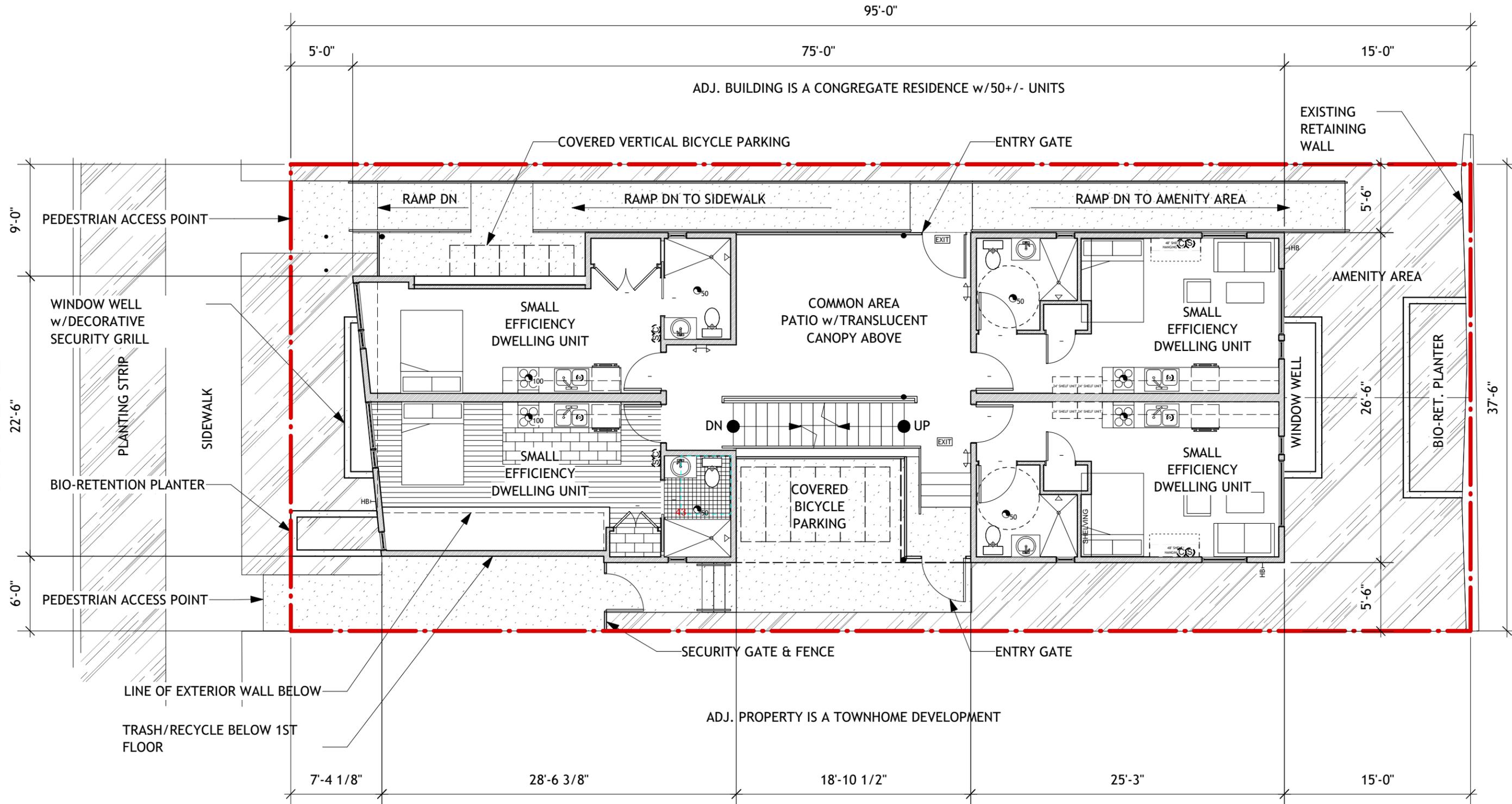
**Landscaping:** 0.6 Green Factor

**Structure width:** 25'-7 1/2"

**Facade length:** Departure requested. See Departure Summary.

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

**Parking:** None proposed.



# COMPOSITE SITE PLAN

1/8" = 1'-0"

## UNIVERSITY NEIGHBORHOOD DESIGN GUIDELINES - PRIORITIES

### CONTEXT AND SITE

**CS1 NATURAL SYSTEMS AND SITE FEATURES:** Pedestrian streetscape is maintained, public view corridors are not impacted.

**CS2 URBAN PATTERN AND FORM:** Site is not on a mixed use corridor, and is surrounded on all sides by Lowrise zone. Service areas will be screened and there is no parking proposed so impact to neighbors will be minimal. The impact of height, bulk and scale of the proposed project is minimal given the size of the lot (37.5' x 95')

**CS3 CONTRIBUTE TO ARCHITECTURAL CHARACTER OF THE NEIGHBORHOOD:** The proposed contemporary design will meet or exceed the architectural character of the neighborhood.

### PUBLIC LIFE

**PL 1 CONNECTIVITY:** The design maximizes the number of street-facing units.

**PL 2 WALKABILITY:** A pedestrian entry to a clearly defined pedestrian path is provided on the street side. As this building has no parking, the coming and going of tenants and guests will add to the vitality of the street.

**PL 3 STREET-LEVEL INTERACTION:** Open space will be provided at the street side, with plantings and a tenant courtyard. A clearly marked entry to a pedestrian path with signage and lighting faces the street.

### DESIGN CONCEPT

**DC1 PROJECT USES AND ACTIVITIES:** No parking is proposed for this project.

**DC2 ARCHITECTURAL CONCEPT:** Fine grained architectural character is proposed. The massing maximizes the units facing the street and the rear courtyard, maintaining privacy along the north/south property lines for residents of both this site and the adjacent properties. Using wood veneer siding and soffits at the street level, along with stained wood cedar trellis and arbor to mark the entry, provide warmth and a feel of quality to the street-facing facade.

**DC3 OPEN SPACE CONCEPT:** This project is not on a mixed use corridor and given the small size, will not be able to provide public use space. There will be open space provided for the tenants.

**DC4 EXTERIOR ELEMENTS AND FINISHES:** Wood veneer panel siding and soffits, along with cedar trellis elements are proposed for the street-facing street level facade. Stucco-like panels are proposed and will feature an even surface and properly trimmed joints. Overhangs on different levels are proposed to provide protection and visual interest to the building.

## RESPONSE TO GUIDANCE FROM EDG REPORT

**CS1-C-2 Elevation Changes:** There is an existing retaining wall and change in topography between the subject site and the property to the east. The EDG report supported the common area patio at this location next to the retaining wall. See Landscape Plan on page 13. The retaining wall and adjacent plantings lend a sense of privacy to the patio area.

**CS2 Urban Pattern & Form:** The EDG report supported the proposed building mass relationship to the context as it allows for greater square footage for the open common patio at the rear of the site (to the east). It demonstrates respect for adjacent sites by orienting units to place eyes on the street and on the courtyard. No change to the position of the structure or orientation of units is proposed in this submittal.

**CS3 Architectural Context & Character:** The EDG report noted that the contemporary nature of the existing architectural context provides cues to inform the design. A contemporary building massing and palette of materials is presented on page 17.

**PL1-1 Residential Open Space:** The EDG report noted that the front setback and opportunity for landscape along the street and said fencing should not be proposed at this location. No fencing is proposed along the street (see Landscape Plan on page 17).

**PL2-B Safety & Security and PL2-D Wayfinding:** A canopy with signage and path lighting clearly identifies the site entry & path to the main entrance. The building is designed to maximize the number of street-facing units, and therefore the number of eyes on the street.

**PL3-B Residential Edges:** The EDG report noted that individual unit entries at the street façade may be confusing and reading not as individual unit entries, but as a main common entry, and recommended consideration of additional stoops or moving the location of the entries. In response, the individual unit entry doors and stoop were removed to avoid confusion. An arbor and trellis with signage and lighting are proposed to create an entry that is obvious, identifiable and distinctive. Decorative security grills are proposed for the safety and security at the basement window light wells.

**PL3-I-iv Fences:** The EDG report noted that front yard fences over 4 feet in height that reduce visual access and security should be avoided. In response, no fence is proposed along the street property line.

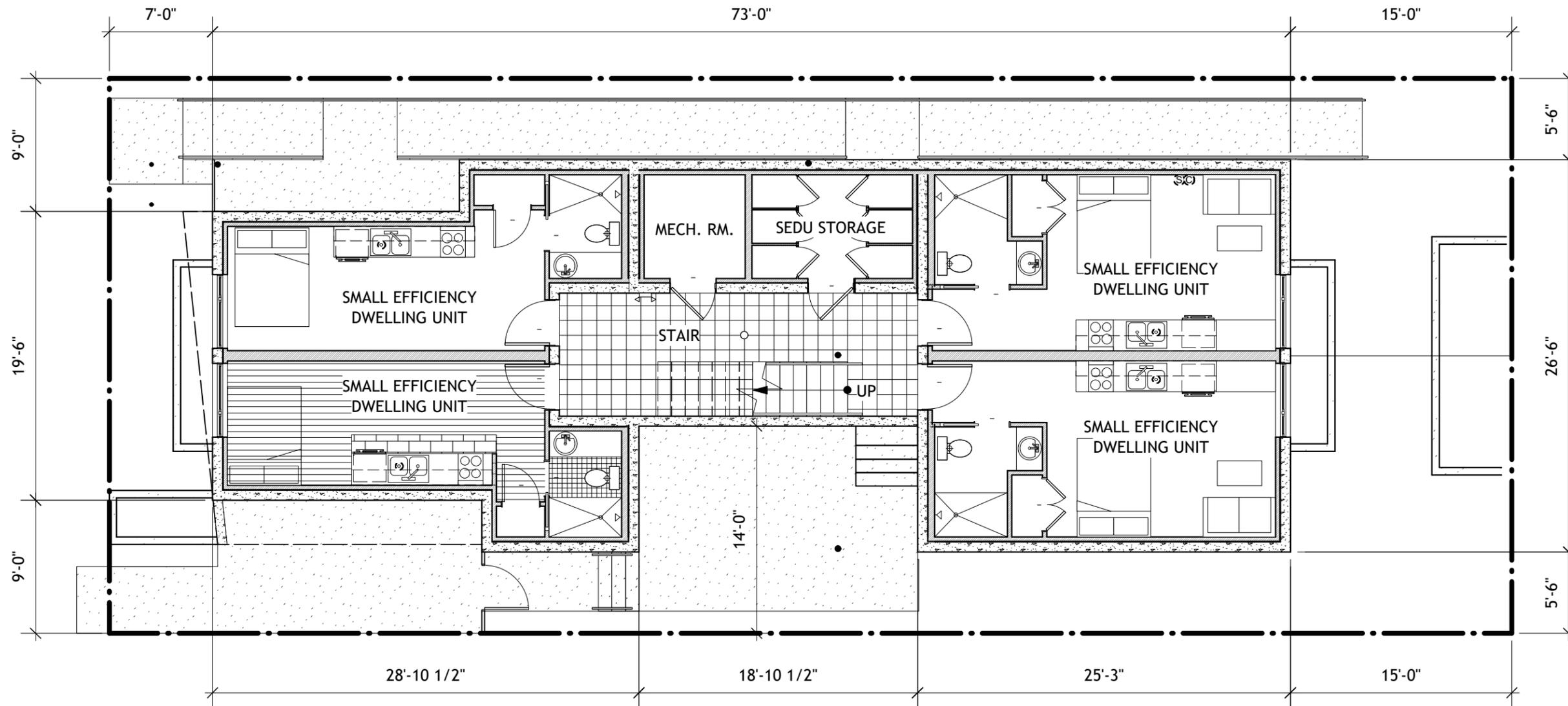
**PL4 Active Transportation:** The EDG report supported the location of the bicycle parking and requested that additional information that clearly illustrates how this space will work. Bicycle parking is located on the south side of the building and a translucent canopy is proposed for weather protection in this area. There is also a building entry adjacent to this bicycle parking. Additional vertical bicycle parking has been provided on the north wall along the main pedestrian path.

**DC1 Parking & Services uses:** The building was designed so that the trash & recycling bins are tucked under a cantilevered portion of the 1st floor and screened from the street.

**DC2 Architectural Concept:** The two private residential entrances that were initially proposed have been eliminated so as to clarify the location of the main building entry.

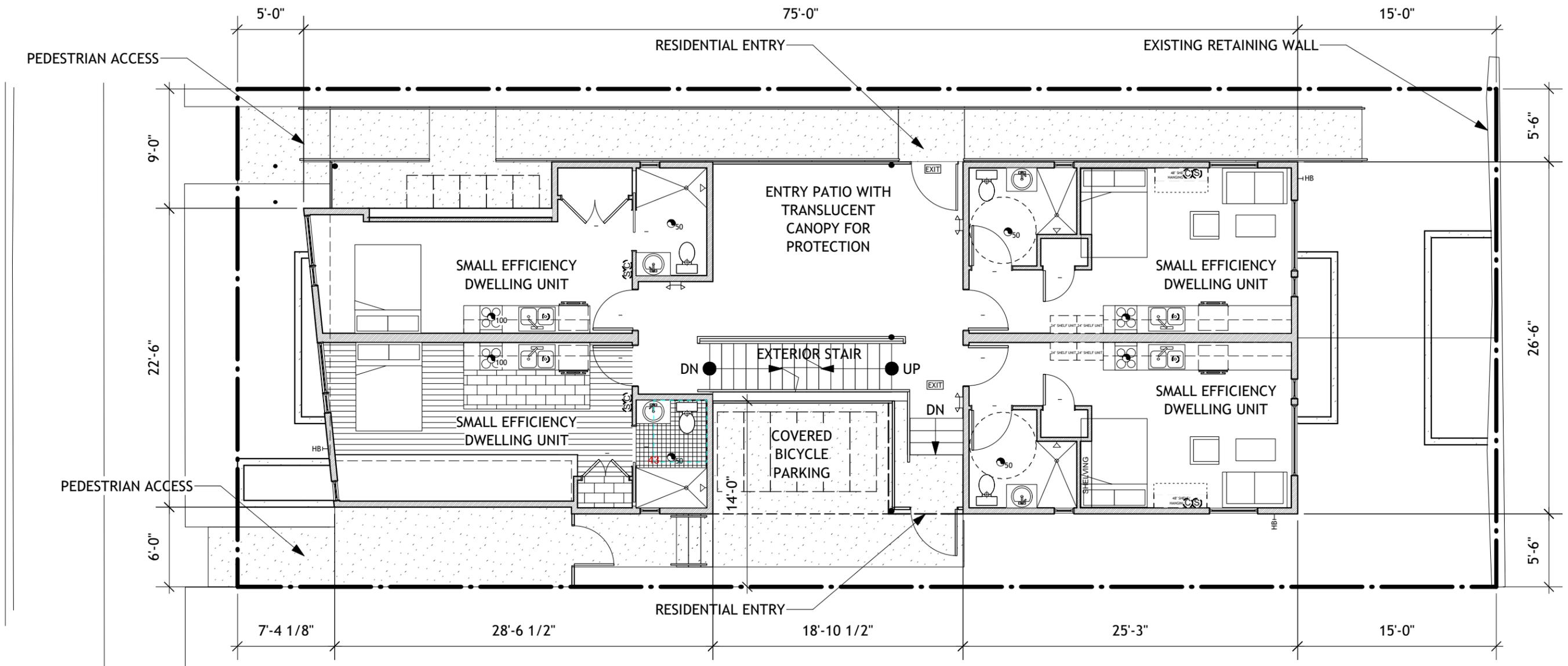
**DC3 Open Space Concept:** The EDG report supports the common area patio location. Additional renderings and notes are provided to describe this area.

**DC4 Exterior Elements & Finishes:** Wood veneer panels are proposed for the street-facing street-level facade and soffits. Stained cedar trellis and arbor clearly mark the main pedestrian entry. The trellis supports signage (building number) and draws attention to the main entry. Lighting is used to clearly mark the pedestrian path.



## BASEMENT FLOOR PLAN

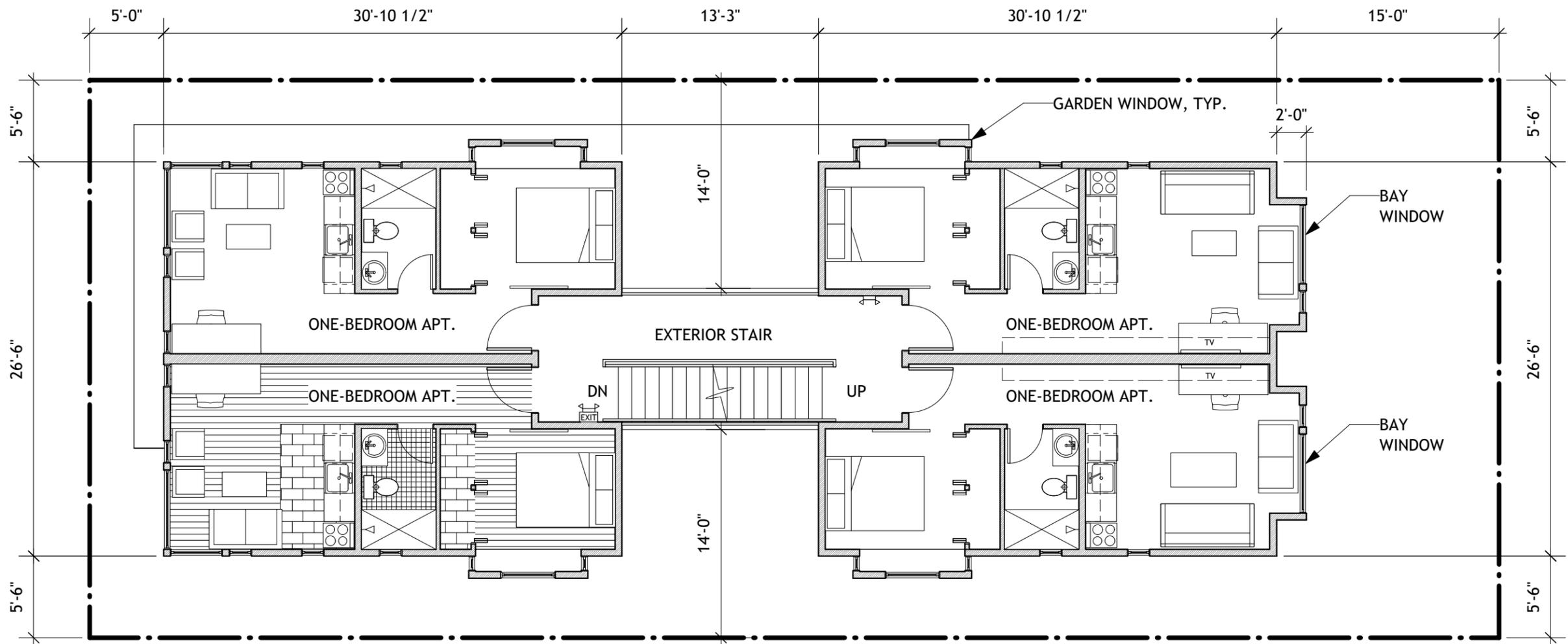
1/8" = 1'-0"



# 1ST FLOOR PLAN

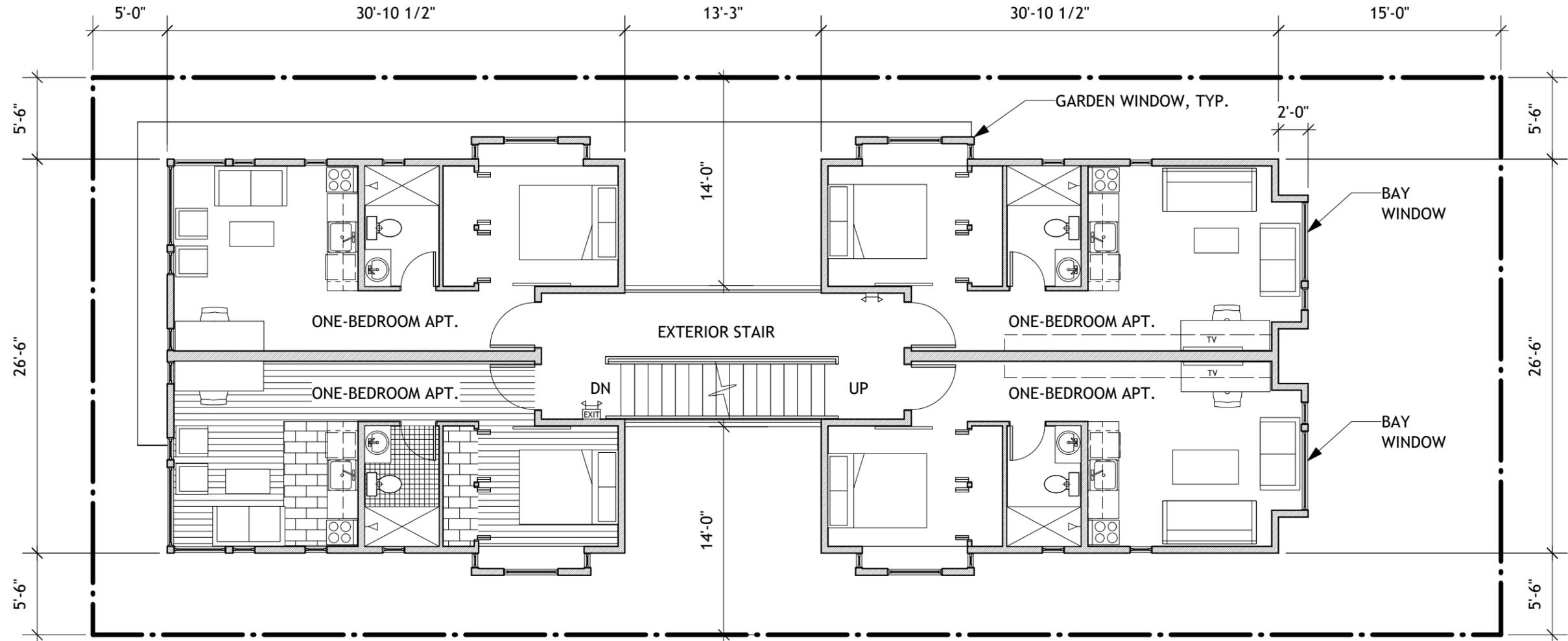
1/8" = 1'-0"





## 2ND FLOOR PLAN

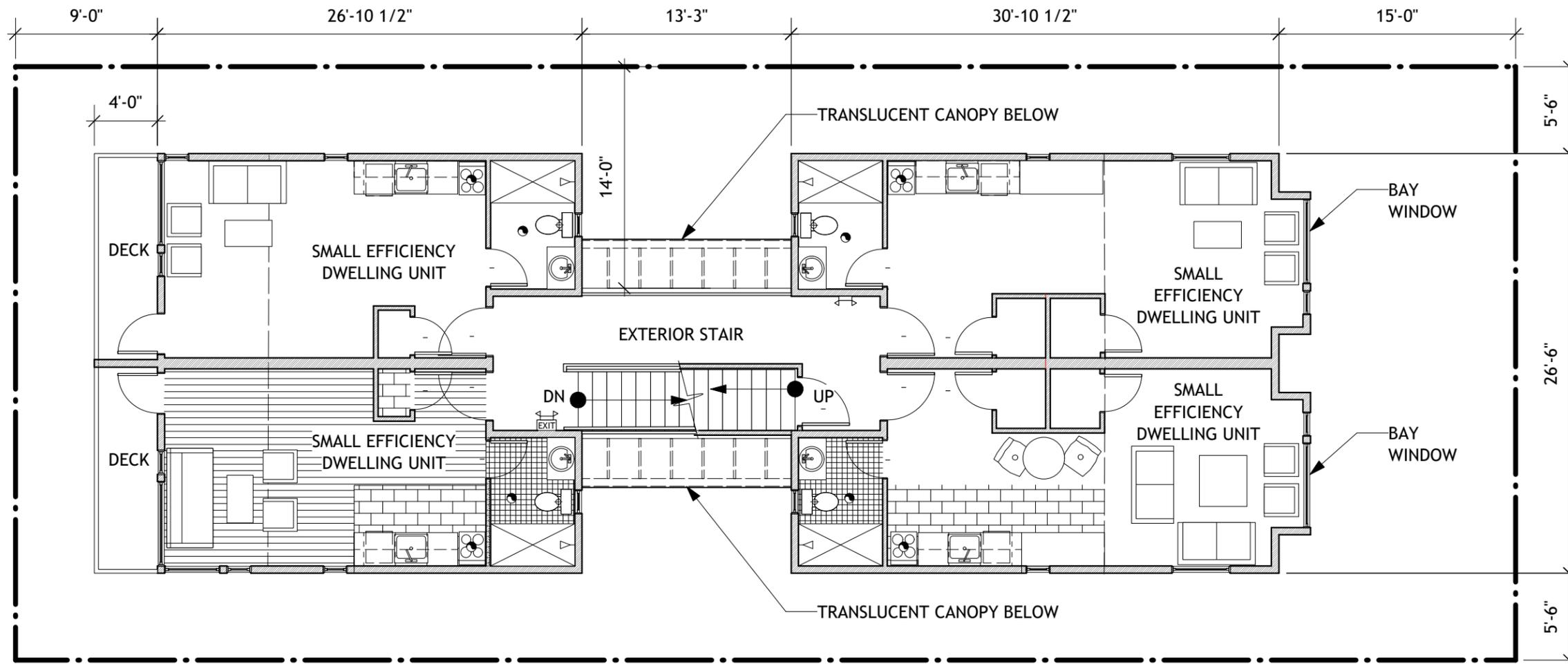
1/8" = 1'-0"



### 3RD FLOOR PLAN

1/8" = 1'-0"





### 4TH FLOOR PLAN

1/8" = 1'-0"



**PLANT LIST**

| QUANTITY | SYMBOL | PLANT NAME                                       | SIZE/SPACING                |
|----------|--------|--|-----------------------------|
| 2        | ACERC  | ACER CIRCINATUM/<br>VINE MAPLE                   | 5-6' MULTI-<br>TRUNKED      |
| 10       | AREN   | ARENARIA BALEARICA/<br>SANDWORT                  | 4" POTS                     |
| 4        | ARUN   | ARUNCUS DIOTICUS/<br>GOATSBEAR                   | 1 GALLON CAN<br>18" TRI SP. |
| 5        | ASTR   | ASTER NOVA BELGICA                               | 1 GALLON CAN                |
| 36       | AUU    | ARCTOSTAPHYLOS UVA URSI<br>MASSACHUSETTS         | 1 GALLON CAN                |
| 3        | AZH    | AZALEA PURPLE                                    | 1 GALLON CAN                |
| 3        | BERG   | BERGIA CORDIFOLIA<br>WINTERGLOW<br>ELEPHANT EARS | 1 GALLON CAN                |
| 5        | BUX    | BUXUS KORENSIS<br>KOREAN BOXWOOD                 | 2 GALLON CAN                |
| 18       | CAR    | CAREX OBNUPTA/<br>SLOUGH SEDGE                   | 4" POTS                     |
| 7        | CHAMO  | CHAMAECYPARIS OBTUSA/<br>HINOKI CYPRESS          | 7-8' B/B FULL<br>ROUNDED    |
| 3        | CHOIS  | CHOISYA TERNATA/<br>MEXICAN ORANGE               | 2 GALLON CAN                |

|    |       |   |  |
|----|-------|---|--|
| 1  | CUP   | CUPRESSUS SEMPERVIRENS/<br>ITALIAN CYPRESS    | 7-8' B/B   |
| 12 | GAULP | GAULTHERIA PROCUMBENS                         | 1 GALLON CAN   |
| 2  | GINK  | GINKGO BILOBA PRINCETON<br>SENTRY/<br>GINKO   | 2" CALIPER PER<br>CITY OF<br>SEATTLE<br>STREET TREE<br>STANDARDS |
| 3  | HEM   | HEMEROCALLIS GOLIATH<br>DAYLILY               | 1 GALLON   |
| 8  | JUNC  | JUNCUS TENUIS/ SLENDER<br>RUSH                | 1 GALLON CAN   |
| 22 | LIRS  | LIROPE SPICATA/<br>SPREADING LIROPE           | 1 GALLON CAN   |
| 5  | MAHC  | MAHONIA CHARITY                               | 5 GALLON CAN   |
| 2  | MISC  | MISCANTHUS YAKU JIMA                          | 1 GALLON   |
| 6  | MISCR | MISCANTHUS RUBRA                              | 1 GALLON CAN   |
| 1  | NEPT  | NEPTETA CATARIA<br>CATNIP                     | 1 GALLON CAN   |
| 4  | OSM   | OSMANTHUS DELEVAYII                           | 2 GALLON   |
| 6  | PART  | PARTHENOCISSUS<br>TRICUSPIDATA/<br>BOSTON IVY | 1 GALLON CAN   |
| 2  | PERV  | PERVOSKIA ATRIPLIFOLIA<br>RUSSIAN SAGE        | 1 GALLON CAN   |

|    |       |  |              |
|----|-------|--|--------------|
| 7  | POLYB | POLYSTICHUM POLYBLEHARUM<br>TASSEL FERN      | 1 GALLON CAN |
| 8  | POLYM | POLYSTICHUM MUNITUM<br>SWORD FERN            | 1 GALLON CAN |
| 58 | PYR   | THUJA PYRAMIDALIS EMERALD<br>GREEN           | 6'           |
| 8  | SARC  | SARCOCOCCA HUMILIS                           | 1 GALLON CAN |
| 4  | SARCR | SARCOCOCCA RUSKIFOLIA<br>FRAGRANT SARCOCOCCA | 1 GALLON CAN |
| 5  | SKIM  | SKIMMIA JAPONICA                             | 2 GALLON CAN |
| 1  | STEW  | STEWARTIA PSEUDOCAMELIA                      | 2.0" CALIPER |
| 3  | SYMP  | SYMPHIOCARPUS ALBUS<br>SNOWBERRY             | 1 GALLON CAN |
| 4  | VAC   | VACCINIUM OVATUM/<br>EVERGREEN HUCKLEBERRY   | 1 GALLON CAN |



thuja pyramidalis



acer circinatum



sandwort



gaultheria procumbens



hinoki cypress



arctostaphylos uva ursi  
massachusetts



slough sedge



goatsbeard



spreading liriope

STAIR PENTHOUSE LIMIT

222.73

CLERESTORY HEIGHT LIMIT

216.73

4' HEIGHT INCREASE FOR  
PART. BELOW-GR. STORY 212.73

40' BASE HEIGHT LIMIT

208.73

4TH FLOOR

3RD FLOOR

2ND FLOOR

1ST FLOOR

AVERAGE GRADE LEVEL

168.73

BASEMENT

17'-3"

9'-4"

9'-4"

9'-4"

9'-4"

47'-7 1/2"

48'-10 1/2"

50'-0 7/8"

### EAST ELEVATION

1/8" = 1'-0"

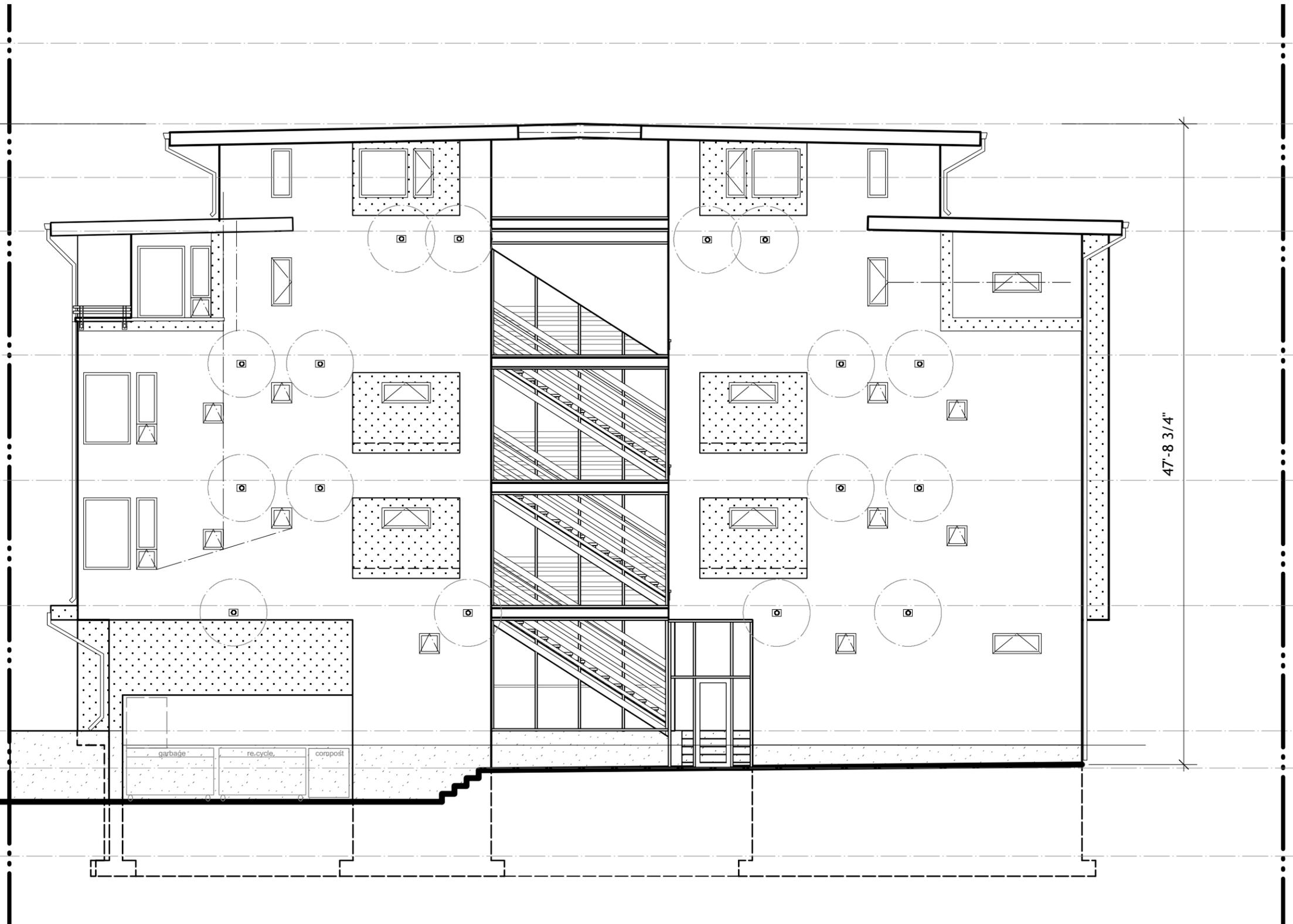
### WEST ELEVATION

1/8" = 1'-0"



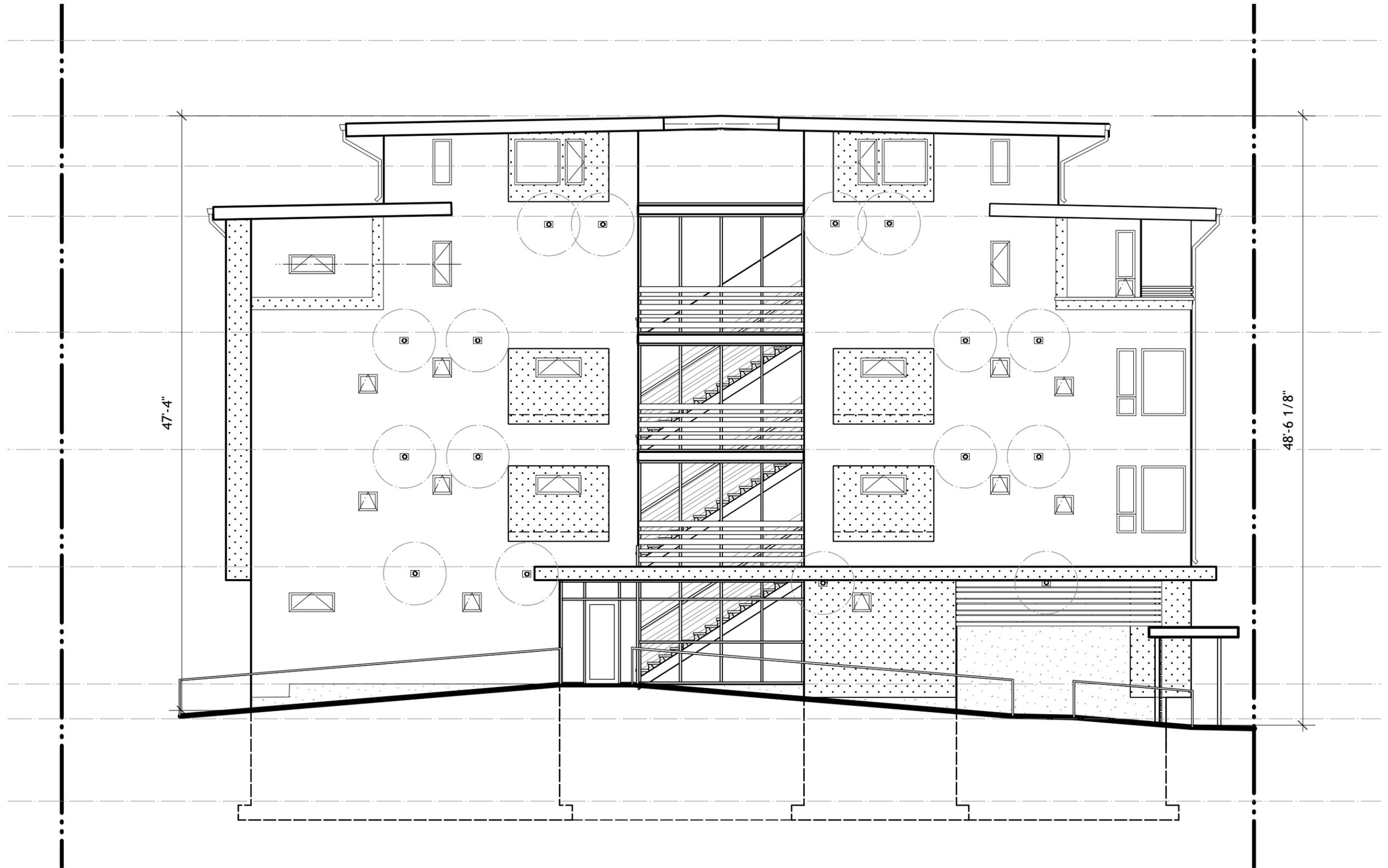
50'-6"

47'-8 3/4"



### SOUTH ELEVATION

1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"



| PROPOSED EXTERIOR MATERIALS |   |  |
|-----------------------------|---|--|
| MARK                        | MATERIAL  | BENEFITS   |
| 1                           | Structural Concrete with skim coat, colored to complement building. | Provides a long lasting finish with and a sense of a substantial solid material as a base to the building.             |
| 2                           | True wood veneer over resin panel.                                  | Provides a long lasting finish and visual interest and warmth at ground level.   |
| 3                           | Hardi or cementitious panels with painted finish.                   | Provides an economic cladding with the an excellent paintability which maintains a "new" appearance.                   |
| 4                           | Dark vinyl composite or aluminum windows.                           | Darker color can allow a richer cladding color without the window frames "popping".                                    |
| 5                           | True wood veneer over resin panel.                                  | Used on selected elements to add interest and warmth to the building.  |
| 6                           | Hardi or cementitious panels with painted finish.                   | A contrasting color on the upper levels can seem to reduce the height of the building, and add interest to the facade. |
| 7                           | Hardi or cementitious panels with painted finish..                  | Ties the upper facias and soffits to the building.   |
| 8                           | Stained wood (cedar) trellis and arbor.                             | Detail and quality materials at the entry.   |
| 9                           | Stained wood (cedar) facia and soffit.                              | Detail and quality materials at the entry.   |
| 10                          | Steel or Aluminum frame and glass "roof" elements.                  | Provides weather protection and visual interest to the open stair, while allowing light to enter.                      |
| 11                          | Steel or Aluminum Screening.  | Provides life safety, security and visual interest.  |



OVERALL FROM NORTHWEST



OVERALL FROM SOUTHEAST



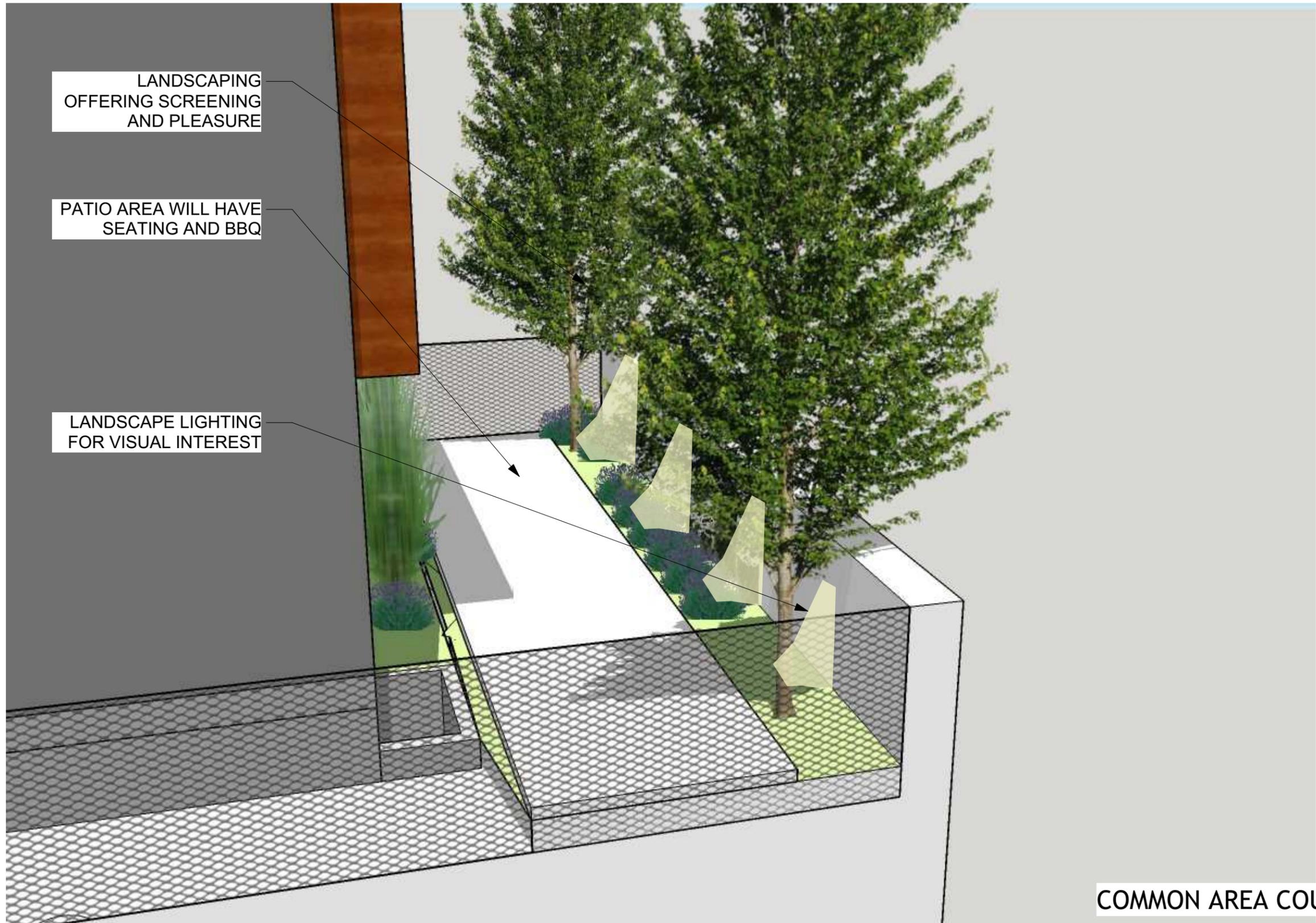
ENTRY FROM ACCROSS THE STREET



ENTRY FROM THE NORTH



ENTRY FROM THE SOUTH



LANDSCAPING  
OFFERING SCREENING  
AND PLEASURE

PATIO AREA WILL HAVE  
SEATING AND BBQ

LANDSCAPE LIGHTING  
FOR VISUAL INTEREST

COMMON AREA COURTYARD



SOFFIT LIGHTING WILL BE PROVIDED TO LIGHT UP THE NORTH WALKWAY

FINELY DETAILED SCREENING

DECORATIVE TRELLIS

LARGE DECORATIVE BUILDING NUMBERS TO IDENTIFY THE ENTRY

ENTRY FEATURES

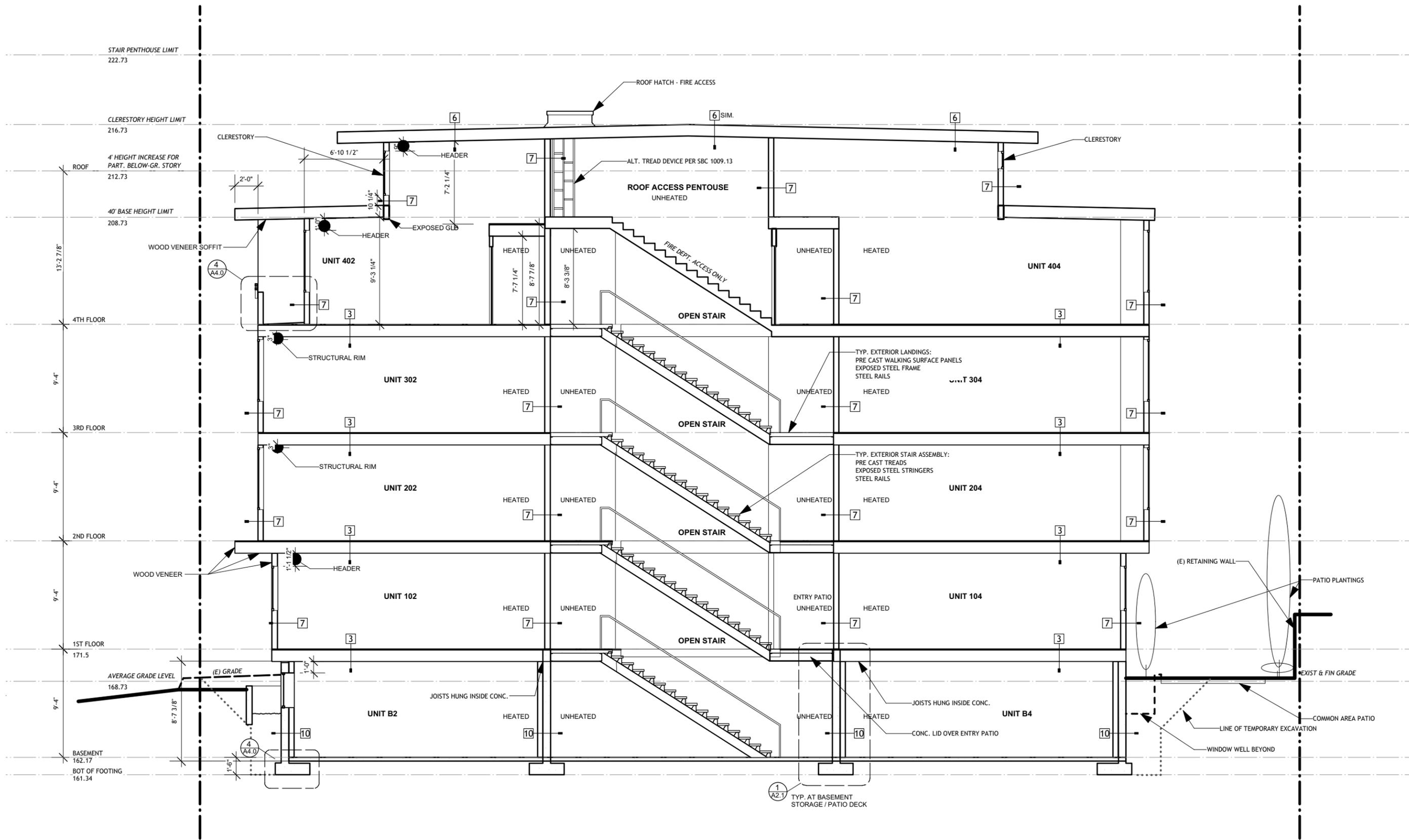


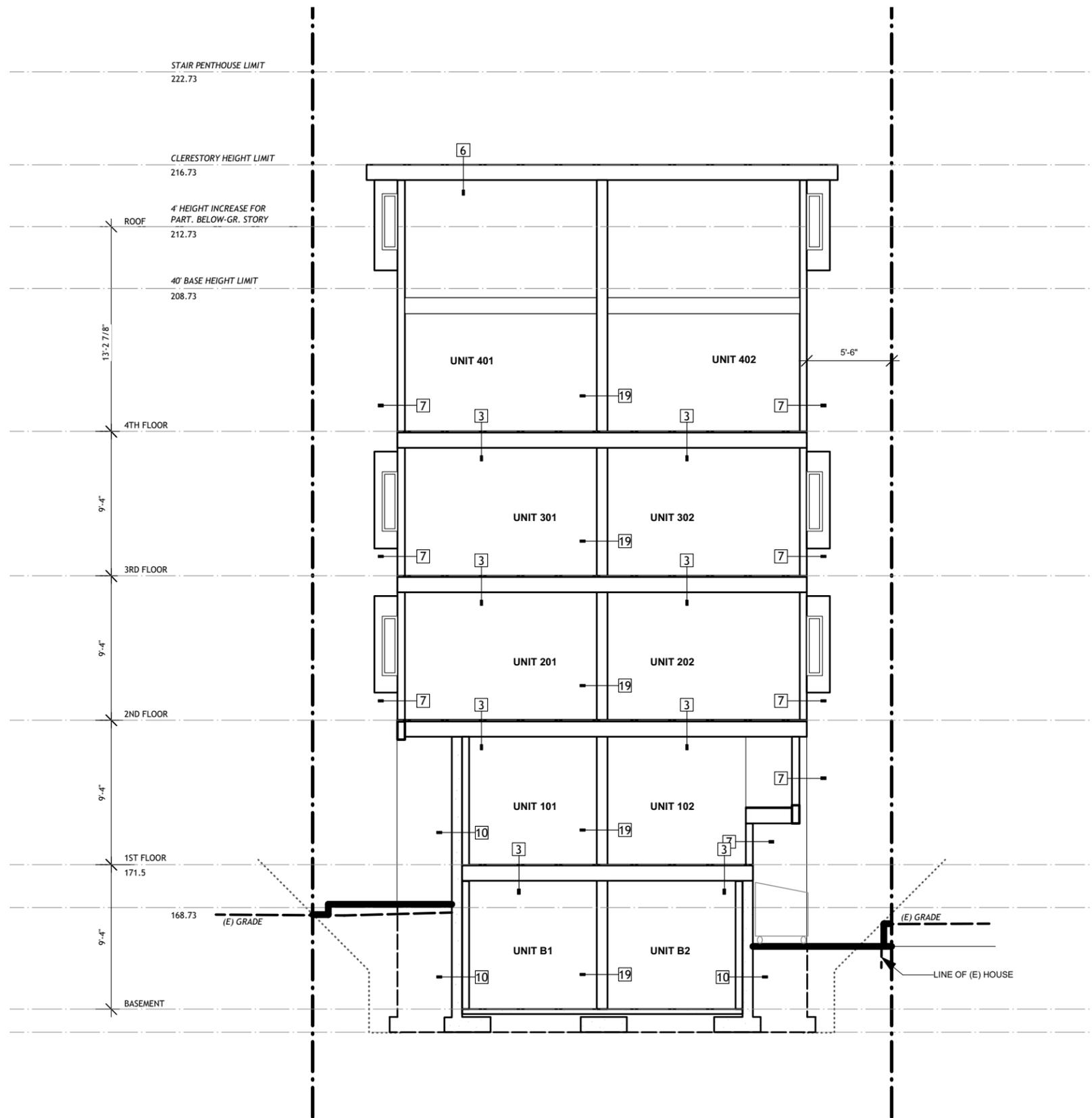
# 26 EXTERIOR LIGHTING PLAN

recommendation packet  
 4320 8th Ave NE  
 dpd project # 3020756



203 N 36th St., Suite 201  
 Seattle, WA 98103  
 206 706 3937





# DEPARTURE REQUESTS

**ADDRESS:** 4320 8TH AVE NE  
**ZONE:** LR3  
**OVERLAY:** UNIVERSITY DISTRICT NW (URBAN CENTER VILLAGE)

| CODE SECTION  | CODE STANDARD   | DEPARTURE REQUESTED   |
|---|---|---|
| <p><b>23.45.518 SETBACKS</b></p> <p><b>23.45.522 AMENITY AREA</b></p> | <p>23.45.518 Side setback for facades greater than 40' in length shall be 7' average / 5' minimum.</p> <p>Cornices, eaves, gutters, roofs and other forms of weather protection may project into required setbacks and separations a maximum of 4 feet if they are no closer than 3 feet to any lot line.</p> <p>23.45.522.D.3 Structural projects that do not provide floor area, such as garden windows, may extend up to 2 feet into an amenity area if that are at least 8 feet above finished grade.</p> | <p>The side setback is 7'-0" average with a 5'-6" minimum. At the first floor only, we propose larger canopies over the main building entry patio on the north and the bicycle parking area on the south. These canopies will be translucent to allow light through the center of the building, but will provide a more comfortable experience for people who are parking their bikes or entering the building, awaiting friends, or getting their mail. These canopies will extend no closer than 5'-6" to the property line. They are in the spirit of 23.45.522.D.5.2 which states: "Elements that enhance the usability and livability of the space for residents, such as seating, outdoor lighting, <u>weather protection</u>, art, or other similar features shall be provided."</p> |
| <p><b>23.45.527 STRUCTURE WIDTH AND FACADE LENGTH LIMITS</b></p>      | <p>The maximum combined length for 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% of the length of that lot line.</p>   | <p>Apply this requirement, but allow portions of the facade that exceed 65 percent of the lot line to be within 14 feet of the side lot line. The lot is only 37'-6" wide. This departure will allow for enough width at the stair to construct the concrete stem walls necessary to continue the stair to the basement.</p> <p>Without this departure, exterior concrete steps would be necessary to access the basement units, which would use up valuable open space.</p>  |