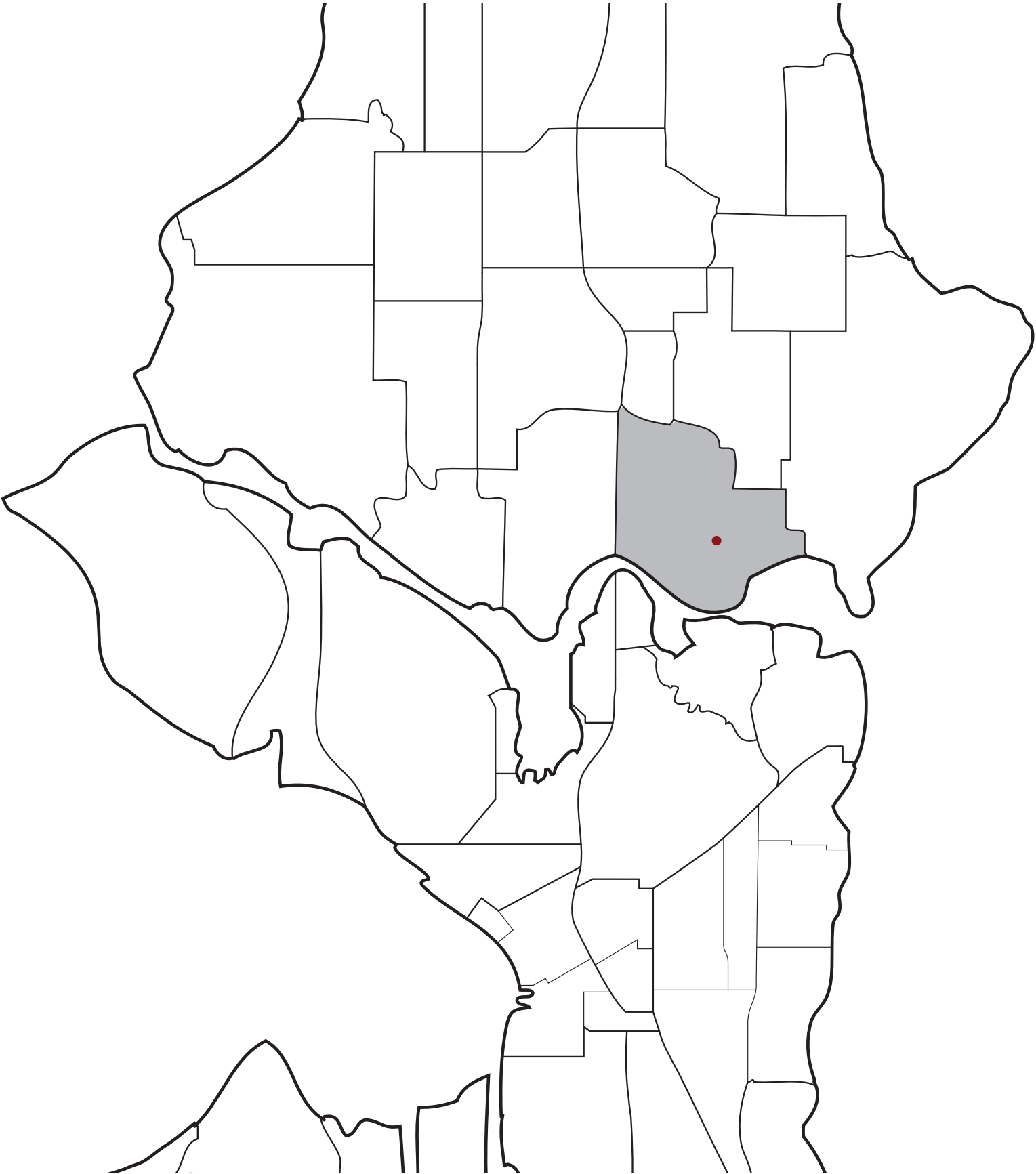


#3024705

4710 20th Ave NE **EARLY DESIGN GUIDANCE**

ALCHEMY INVESTMENTS | **S+HWorks**
ARCHITECTURE & DESIGN



ADDRESS

4710 20TH AVE NE
SDCI# 3024705

PROJECT TEAM

OWNER	Alchemy Investments LLC
ARCHITECT	S+H Works, LLC
LANDSCAPE	Root of Design
SURVEYOR	GeoDimensions, Inc.

PROJECT INFO

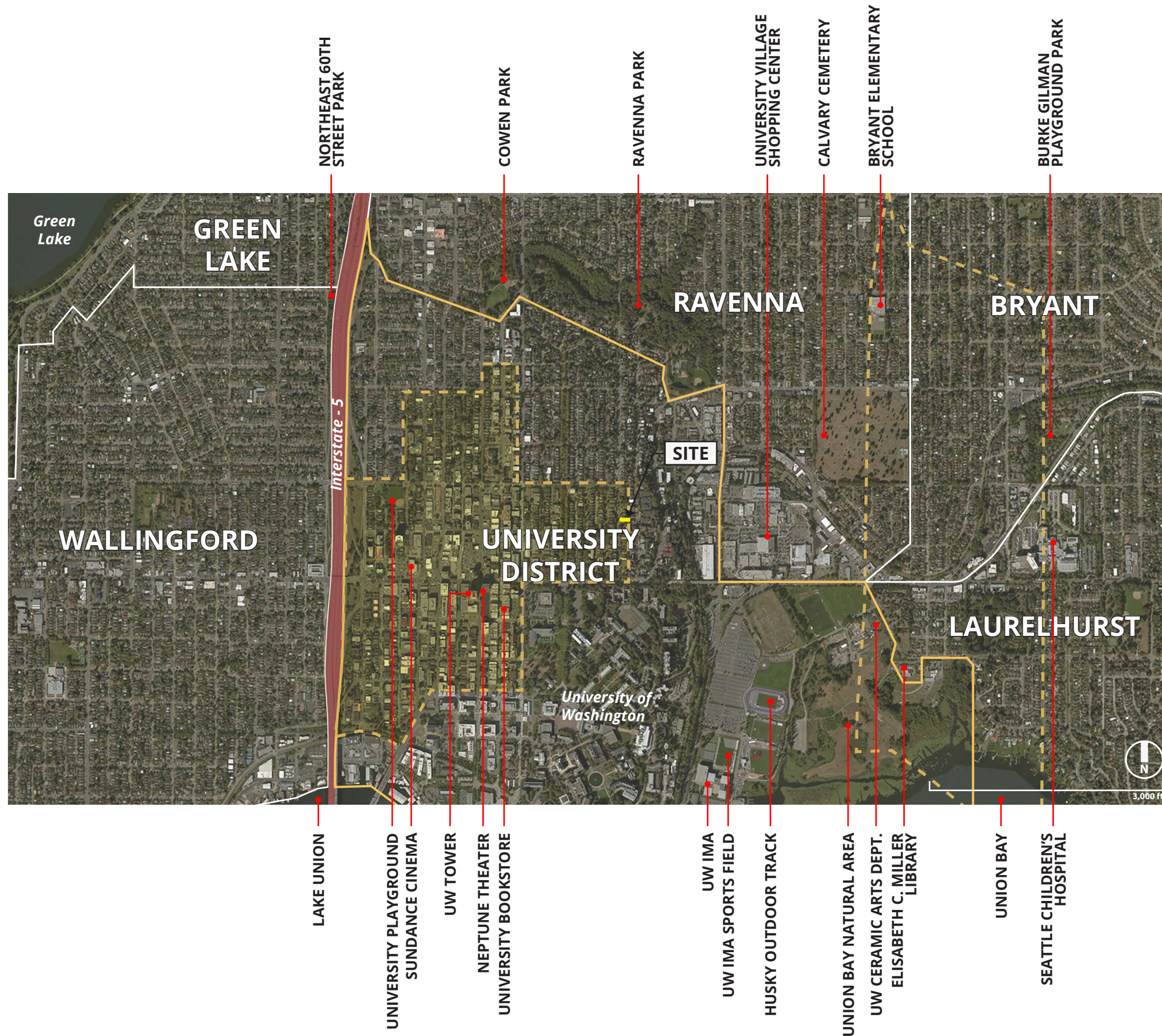
ZONING	LR3
OVERLAYS	Frequent Transit, Urban Center Village
LOT SIZE	8,819 sf
FAR	2.0
ALLOWABLE FAR	17,638 sf
PROPOSED FAR	17,638 sf
PROPOSED UNITS	52
PARKING STALLS	0
BICYCLE PARKING	0

PROJECT DESCRIPTION

The project is a multi-family building containing 52 residential units.

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VICINITY ANALYSIS

The site is centered in the Greek Row neighborhood within the University District. This is a residential neighborhood characterized by a population of mostly university students with quick access to the UW campus. This site is ideally located to take advantage of the University District's attractions with the UW campus immediately to the south, the historic University Way commercial activity to the west, Ravenna Park to the north and shopping at University Village to the east. This site is also well situated within Seattle as a whole with I-5, bus lines, and bike routes providing convenient access to Fremont, Ballard, and Downtown.

- SITE
- UNIVERSITY DISTRICT
- UNIVERSITY DISTRICT NORTHWEST URBAN CENTER VILLAGE
- NEIGHBORHOOD BOUNDARY

ZONING

This site is zoned LR3 and lies within University District Northwest Urban Center Village with the Ravenna Urban Center Village and University Campus Urban Center Village to the east and south respectively. The NE 45th Street Station Overlay stops just short of the site at NE 4th St and 19th Ave NE hinting at the growth the immediate area can expect in the coming years.

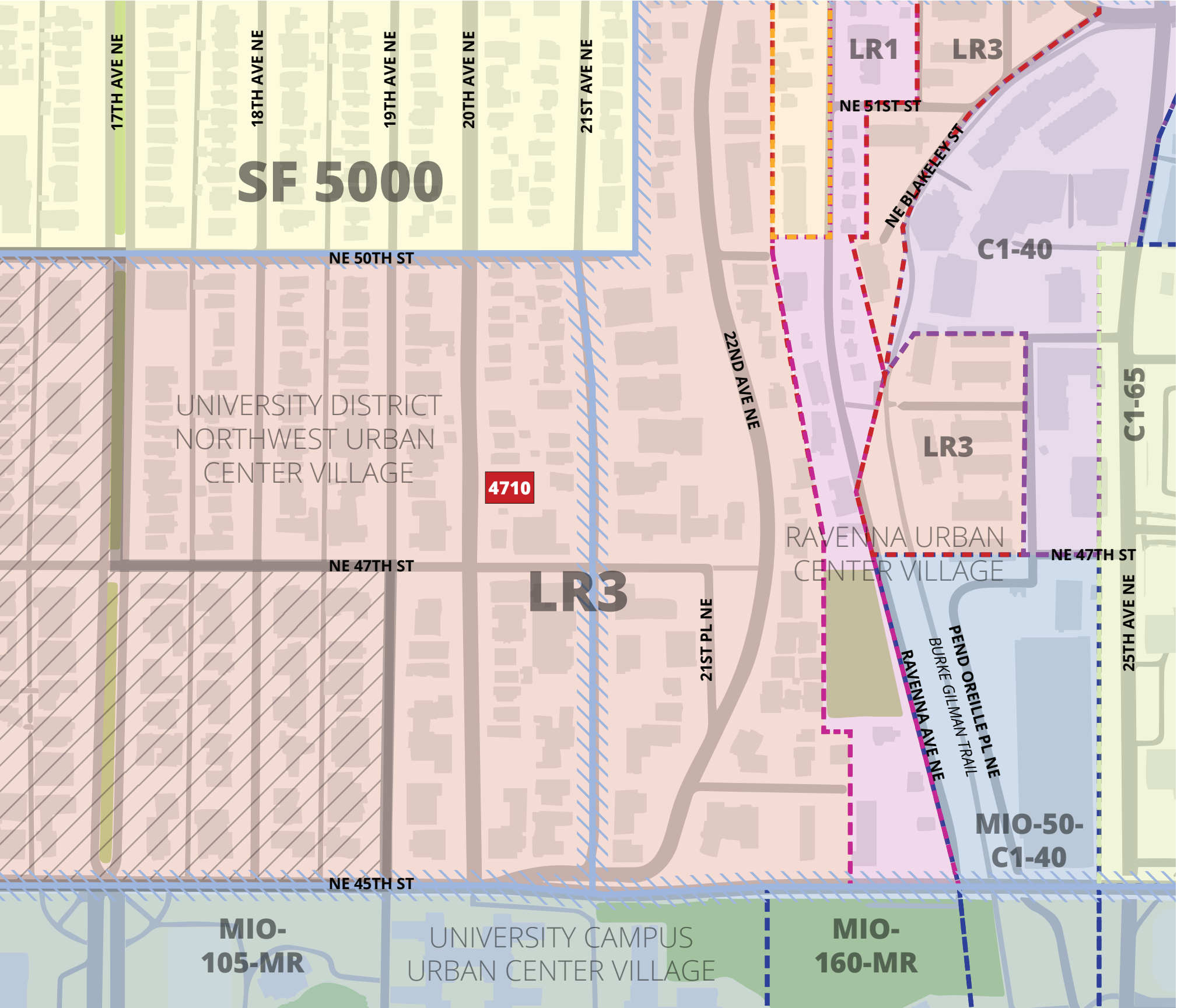
Within the LR3 zone “a mix of small to moderate scale multifamily housing is encouraged including apartments, townhouses and row houses.” -SDCI Handout

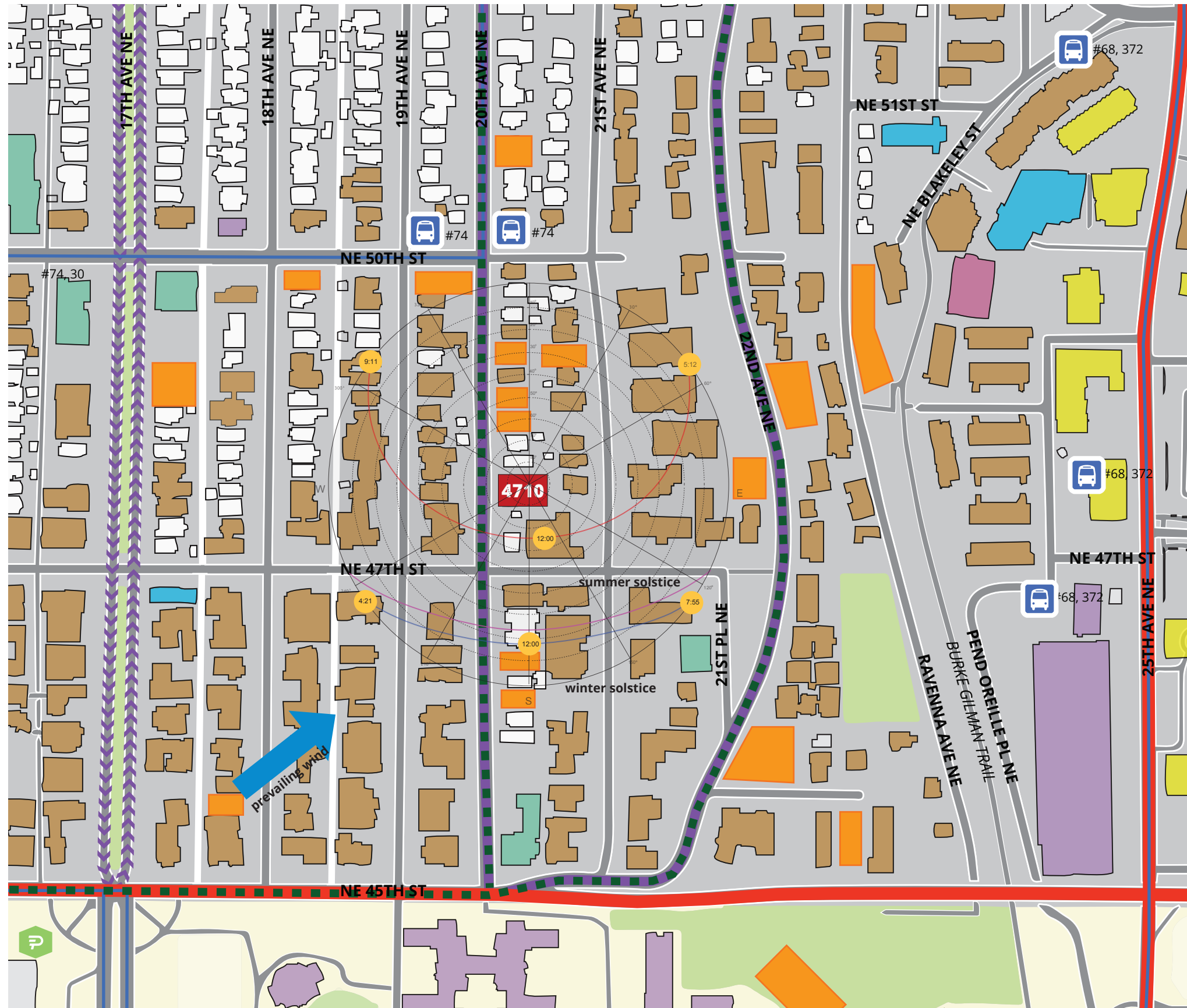
OVERLAYS

- URBAN VILLAGE BOUNDARIES
- NE 45TH STREET STATION OVERLAY DISTRICT

ZONING

- SF 5000
- LR2
- LR3
- LR1
- C1-40
- MIO
- C1-65





ADJACENCIES / CIRCULATION

Streets surrounding the project site feed traffic through Greek Row from NE 45th St and the UW campus, but are generally quiet. The proximity of dining and shopping options with easily walkable streets provide a pedestrian friendly environment. The Burke Gilman Trail allows for access to Fremont and Ballard. Most buildings are multi-family with single family homes and institutional buildings mixed throughout. The area has experienced a general trend of growth with multi-family buildings replacing single family homes. The block between 19th Ave and 20th Ave NE is a through block - all lots have frontage on both streets. 20th Ave serves as almost an alley for 19th Ave with parking and trash collection located on the street. While the west side of 20th serves a more utilitarian function, the east side of the street has large planting strips and mature street trees.

CIRCULATION



- MAJOR ARTERIAL
- COLLECTOR ARTERIAL
- DEDICATED BICYCLE LANE
- TRANSIT ROUTE
- DESIGNATED BUS STOP
- PRONTO BIKE SHARE LOCATION

TYPOLOGIES

- SINGLE FAMILY HOME
- MULTI-FAMILY
- COMMERCIAL
- EDUCATIONAL / INSTITUTIONAL
- RELIGIOUS
- OFFICE
- PERMITTING / UNDER CONSTRUCTION

1 20TH AVE NE LOOKING EAST

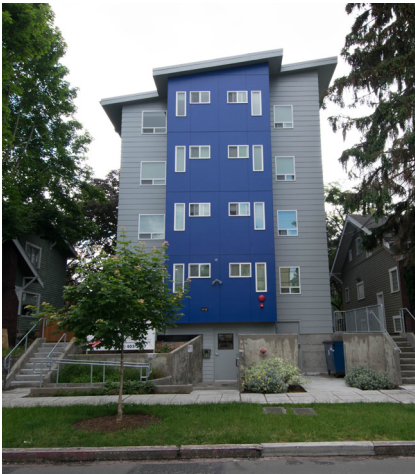


2 20TH AVE NE LOOKING WEST



20TH AVE NE + NE 47TH ST

20th Ave NE is a residential street with a mix of multi-family buildings, institutional buildings and single family homes, largely occupied as rentals or boarding houses. Several new developments of similar scale and use have been constructed on this block. Most of these residencies are used as student housing. Parking is allowed on both sides of the street. Several transit stops within a few blocks provide easy access to Downtown Seattle, Fremont, Ballard, and the center of the University District.



RECENT APARTMENT BUILDINGS IN THE NEIGHBORHOOD

3 47TH ST LOOKING NORTH



19TH AVE NE MULTI-FAMILY 20TH AVE NE MULTI-FAMILY 21ST AVE NE

4 20TH AVE NE LOOKING WEST

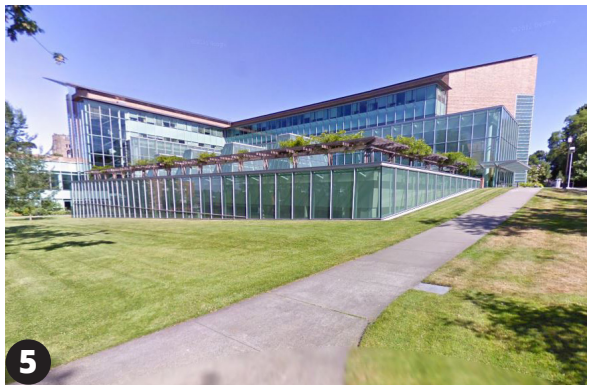


21ST AVE NE MULTI-FAMILY 20TH AVE NE MULTI-FAMILY 19TH AVE NE



AERIAL SITE CONTEXT





CONTEXT CHARACTER

The existing architectural fabric of the University District neighborhood is a mixture of different building typologies ranging from institutions, churches, commercial developments, multifamily, and single family structures. The immediate context of the site includes housing, Greek houses, and churches. A couple blocks to the south is the north entrance of University of Washington, the Burke Museum of Natural History, and the UW school of Law . The University Village stores are a 15 minute walk to the east, while commercial development on or near University Avenue is a short distance to the west.

- ❶ STUDENT HOUSING (GREEK HOUSES)
- ❷ UNIVERSITY VILLAGE
- ❸ UNIVERSITY PRESBYTERIAN CHURCH
- ❹ UNIVERSITY HEIGHTS CENTER
- ❺ UW SCHOOL OF LAW
- ❻ UW NORTH ENTRANCE

EXISTING CONDITIONS

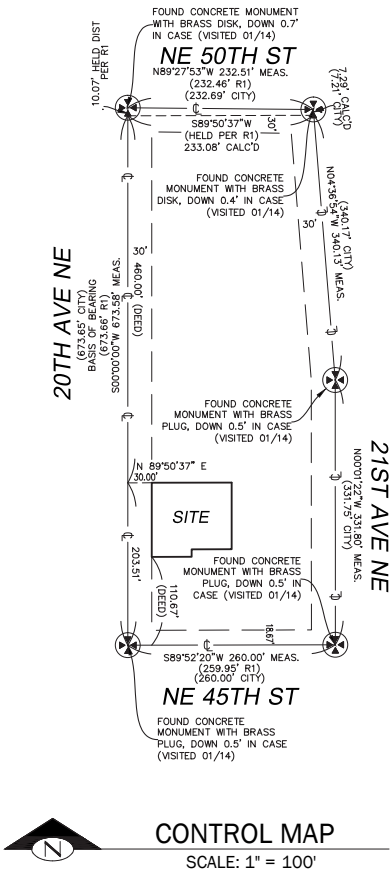
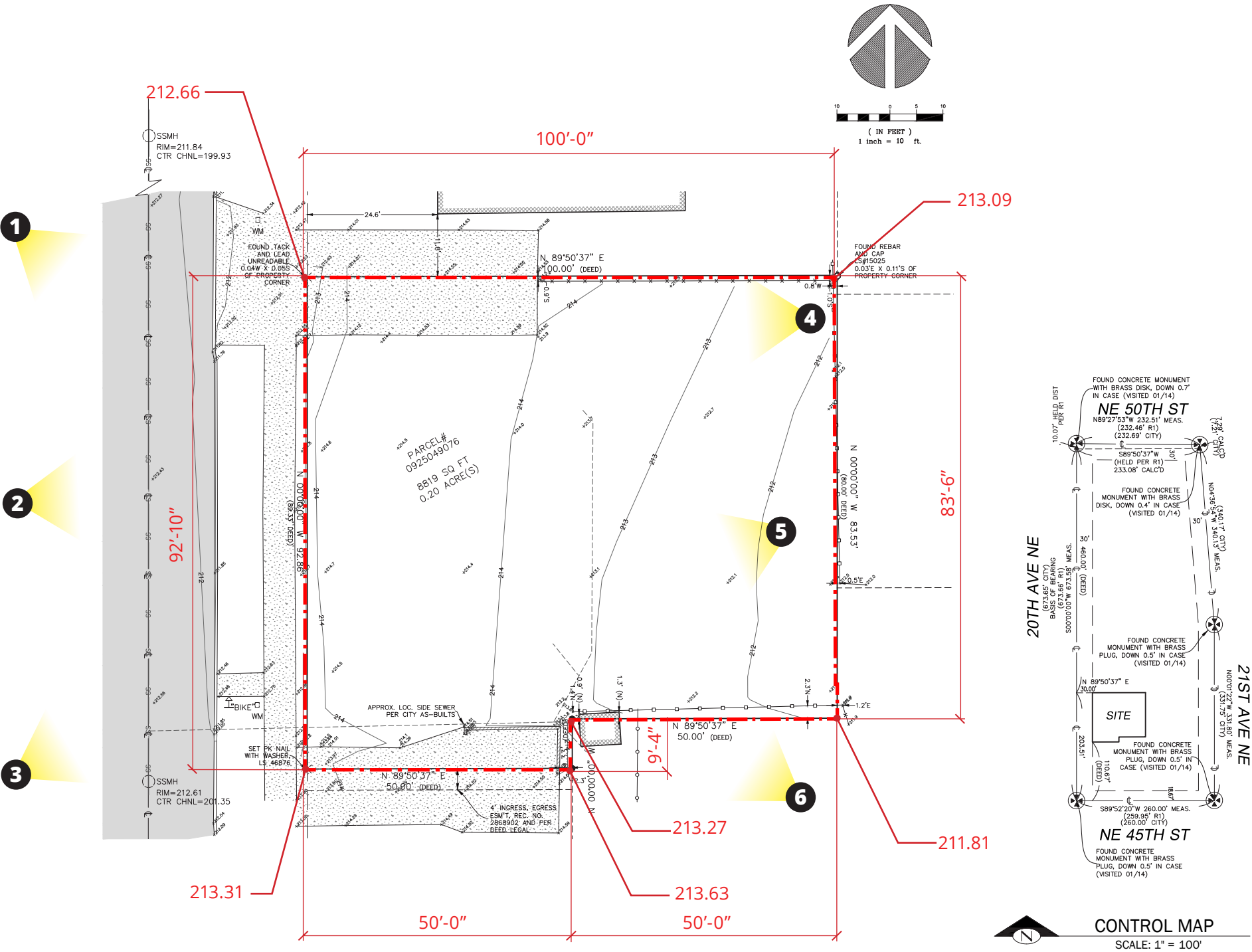
The site is currently vacant with bare soil and without any notable site features, vegetation or trees. The site grade is mostly level and meets street grade with only a small slope down. Both the north and south property lines abut neighboring driveways. The rear of the lot abuts the rear of a lot facing 21st Ave NE.

LEGAL DESCRIPTION

BEGINNING 460 FEET SOUTH AND 30 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 25 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;
THENCE SOUTH 89.33 FEET TO A POINT WHICH IS 110.67 FEET NORTH OF THE SOUTH LINE OF SAID SUBDIVISION;
THENCE EAST 50 FEET;
THENCE NORTH 9.33 FEET;
THENCE EAST 50 FEET;
THENCE NORTH 80 FEET TO THE SOUTH LINE OF THE NORTH 460 FEET OF SAID SUBDIVISION;
THENCE WEST 100 FEET TO THE TRUE POINT OF BEGINNING.

SURVEY

Surveyor: GeoDimensions Date: 11/06/14



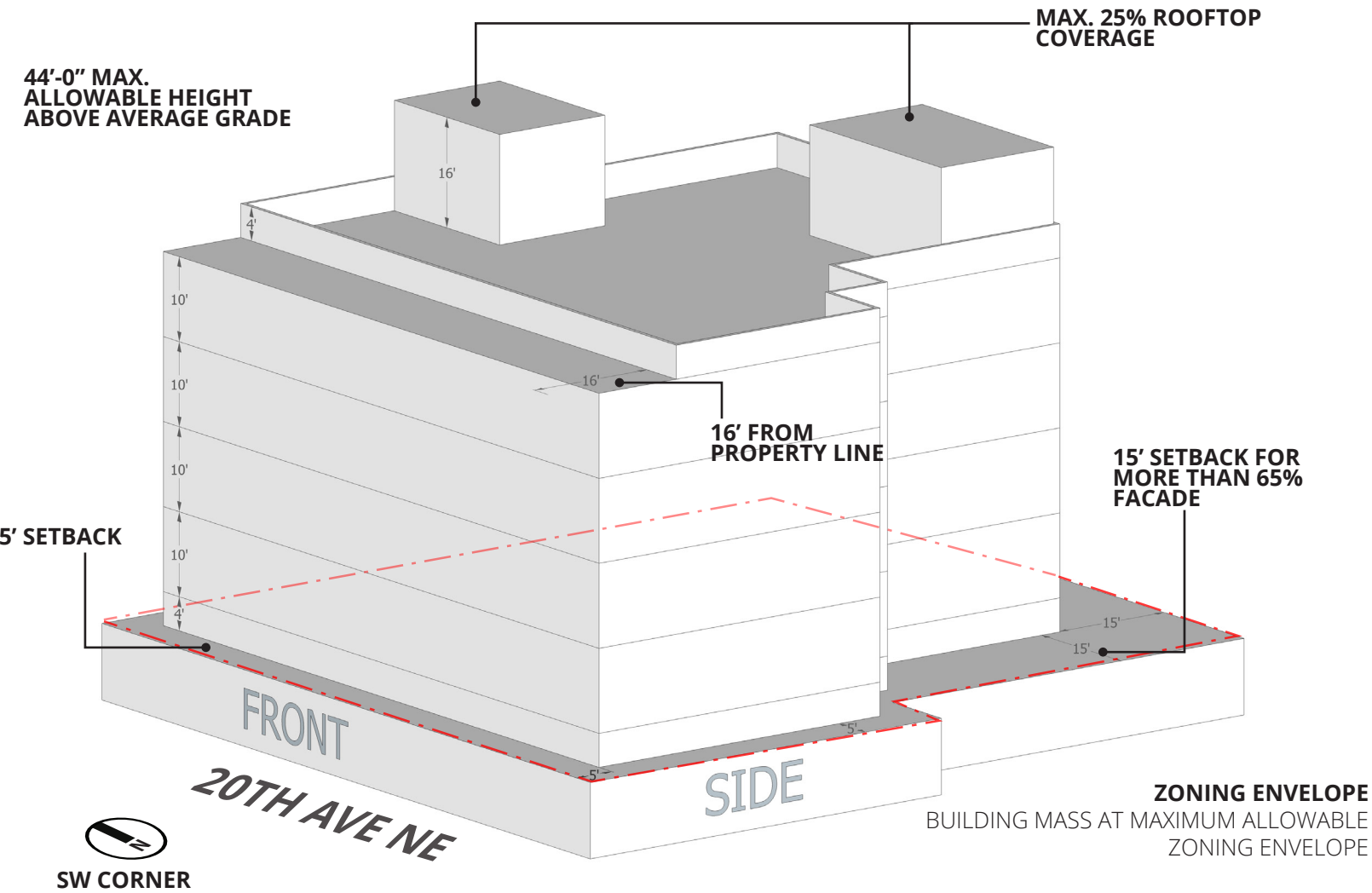


ZONING ANALYSIS

ZONING: LR3

OVERLAYS: UNIVERSITY DISTRICT NORTHWEST URBAN CENTER VILLAGE

SMC	Code	Definition
SMC 23.45.504		PERMITTED USES Residential Use permitted outright.
SMC 23.45.510.B,E		FLOOR AREA RATIO - Base 1.5 FAR inside Growth Areas. * 2.0 FAR allowed with Built Green 4 Star certification.
SMC 23.45.512.A		DENSITY LIMITS - No limit per exception 3 (Built Green bonus).
SMC 23.45.514.A, F, & J		HEIGHT - Base height limit of 40' above average grade. - Additional 4' of height for partially below grade story (4' max above grade). - Parapets, railings etc. may extend 4' above the allowed height limit. - Stair penthouses may extend 10' above the allowed height limit. - Elevator penthouses may extend 16' above the allowed height limit.
SMC 23.45.518.A		SETBACKS Front: 5' minimum. Rear: 15' minimum no alley. Side: 7' average 5' min. Upper-Level Setback: 16' setback required at 44' above property line finished grade.
SMC 23.45.522.A.4		AMENITY AREA - 25% of total lot area shall be provided as amenity area. - 50% of total amenity area shall be provided at the ground level as common amenity. - 50% of at grade amenity to be landscaped. - Common Amenity: minimum 250 sf, 10' min. dimension., accessible to all units.
SMC 23.45.524.A		LANDSCAPING - 0.60 Green Factor Required.
SMC 23.45.527.A,B		STRUCTURE WIDTH/FACADE LENGTH - Width of principal structures shall not exceed 150'. - Length of principal structures shall not exceed 65% of lot depth.
SMC 23.45.534		LIGHTING AND GLARE - Exterior lighting shall be shielded and directed away from adjacent properties.
SMC 23.54.015 (Table E)		REQUIRED PARKING - No vehicular parking required (Urban Center Village + Frequent Transit). - Bicycle Parking: 1 space per 4 units or 0.75 space per SEDU.
SMC 23.54.040		SOLID WASTE & RECYCLING - Residential (26-50 units): 375sf, plus 4sf for each unit over 50. - 12' minimum horizontal dimension. - 50' maximum distance from trash room to pickup location. - 5% maximum ramp slope



PRIORITY GUIDELINES

CITY WIDE & UNIVERSITY NEIGHBORHOOD GUIDELINES

CS2: URBAN PATTERN AND FORM

- A.1. SENSE OF PLACE: The design emphasizes those characteristics that provide the University Neighborhood with a unique sense of identity by recognizing the student-rich atmosphere, contributing to the diverse urban fabric, and providing outdoor amenity space.
- B.2. CONNECTION TO THE STREET: The building adopts an appropriate setback from the street to maintain the street edge established by adjacent buildings. Planting, paving, outdoor space, and an emphasized lobby are integrated into the design to improve the quality of the sidewalk experience.
- B.3. CHARACTER OF OPEN SPACE: The project draws from the residential typology by creating a front porch-like experience at the southwestern edge of the site. Setbacks allow for an infill of landscaping and concomitant connections to adjacent properties.
- C.2. MID-BLOCK SITES: The existing setback is reflected in the design.
- D.1. EXISTING DEVELOPMENT AND ZONING: The building is articulated both horizontally and vertically to create a variety of masses. This massing strategy responds to the diverse developments in the vicinity. Articulation, landscaping, reduced height, and increased setback at the street are all incorporated to create a seamless transition to the adjacent residential structures and the street.

CS3: ARCHITECTURAL CONTEXT AND CHARACTER

- A.1. FITTING OLD AND NEW TOGETHER: It is our aim to add a new, modern, well-designed building to the diverse architectural identity of the neighborhood. The scale, proportion, detailing, and material choices of the building are meant to establish cohesion between new and old in the immediate context.
- UNIVERSITY GUIDANCE CS3.I.i. INCORPORATE LOCAL ARCHITECTURAL CHARACTER: The design represents a contemporary approach that responds to and builds upon other recent developments, while also respecting the design intentions of the more historic buildings. For example, the front porch concept and varied massing relate to the surrounding architectural character.

PL1: CONNECTIVITY

- A.2. ADDING TO PUBLIC LIFE: The entry to the building is recessed, with seating, planting, and paving to reinforce the identity of the entry and provide a vibrant street-oriented space. Landscaping creates connections between adjacent properties and continues the established streetscape.
- UNIVERSITY GUIDANCE PL1.I.i. ACTIVE, GROUND-LEVEL OPEN SPACE: Landscaping establishes a front yard. The building setback follows the historic datum. Recessed entry sequence provides transition from street level to building ground level, while moderating the progression from public to private.

PL2: WALKABILITY

- A.1. ACCESS FOR ALL: Principal entry is fully accessible through use of ramps.
- B.1. EYES ON THE STREET: Strong entry and units oriented towards the street create eyes on the street to improve both safety and security, while also building a sense of community.

PL3: STREET LEVEL INTERACTION

- A. ENTRIES: The entry is clearly articulated at the front of the building and is emphasized with planting, seating, lighting, and paving. The entry is recessed, accessible, and wide to protect and accommodate residents and visitors. Elevated main floor provides transition from public to private. Lobby provides visual connection to the street.
- B.1. SECURITY & PRIVACY: Privacy is established by an elevated main floor that is setback from the sidewalk. Landscape buffer provides additional privacy.
- B.2. GROUND-LEVEL RESIDENTIAL: Units at ground floor have thoughtful window palettes and landscape buffers.
- B.4. Interaction: The lobby, entry sequence, mailboxes, and bike storage are grouped together to create opportunities for community interaction. The entry's adjacency to the sidewalk focuses and enhances activity on the street.

DC1: PROJECT USES AND ACTIVITIES

- A.1. VISIBILITY: Principal entry and bike storage are located along the street front, which encourages pedestrian and bicycle activity.
- A.2. GATHERING PLACES: Design takes advantage of the roof with the incorporation of a roof deck.
- C.4. SERVICE USES: Trash receptacles are located indoors and away from the sidewalk to mitigate possible negative visual and experiential effects for both neighbors and residents.

DC2: ARCHITECTURAL CONTEXT

- A.2. REDUCED PERCEIVED MASS: Reduced scale is created by accentuating the entry and massing modulation. The building is articulated on all sides, effectively breaking down the mass of the structure.
- B.1. FACADE COMPOSITION: All facades are carefully composed, articulated, and well proportioned. Window arrangements are varied and take into consideration surrounding conditions.
- C.3. FIT WITH NEIGHBORING BUILDINGS: Massing, landscaping, and entry sequence compliment neighboring structures.
- D.1. HUMAN SCALE: Materials, composition, details, and entry sequence establish a human scale and create a fine-grained texture that relates to the single family typology.
- UNIVERSITY GUIDANCE DC2.I.i. FINE-GRAINED ARCHITECTURAL CHARACTER: Building articulation, varying material textures, window patterns, and landscaping combine to add a secondary level of detail and texture to the building. Window patterns and sizes reflect the scale and arrangement of residential uses within the building. Design finds inspiration in typical architectural elements found in buildings encountered in the community.

DC3: OPEN SPACE CONCEPT

- B.4. MULTIFAMILY OPEN SPACE: A variety of amenities, such as ground landscaping, front porch, and rooftop deck, provide multi-functional spaces for occupants.

DC4: EXTERIOR ELEMENTS AND FINISHES

- A. BUILDING MATERIALS: High quality, durable, modern, and attractive finish materials are intended for the building. Materials will provide both large and small-scale textures. Finishes will reinforce the architectural concept, building articulation, and pattern of openings. Colors will be chosen to fit in the neighborhood context.
- C. LIGHTING: Lighting will be provided along the right of way, in the entry/lobby, and amenity areas for security.
- D. TREES, LANDSCAPING, AND HARDSCAPE MATERIALS: Tree and plant species will be selected to complement the site plan and architecture, with an emphasis on native, hardy, and attractive species. Plants will be selected and located to provide screening and buffering, while also establishing a human scale and texture.

SCHEME A: LONG + NARROW

23,407 GSF
51 UNITS
2.0 FAR - 17,638 GFA

POSITIVE

- Massing steps away from courtyard
- Multiple planes create visual interest
- Large side setbacks

NEGATIVE

- Exterior enclosed trash
- ADA ramp horizontal to front property line
- Rear setback is minimal and a departure is required

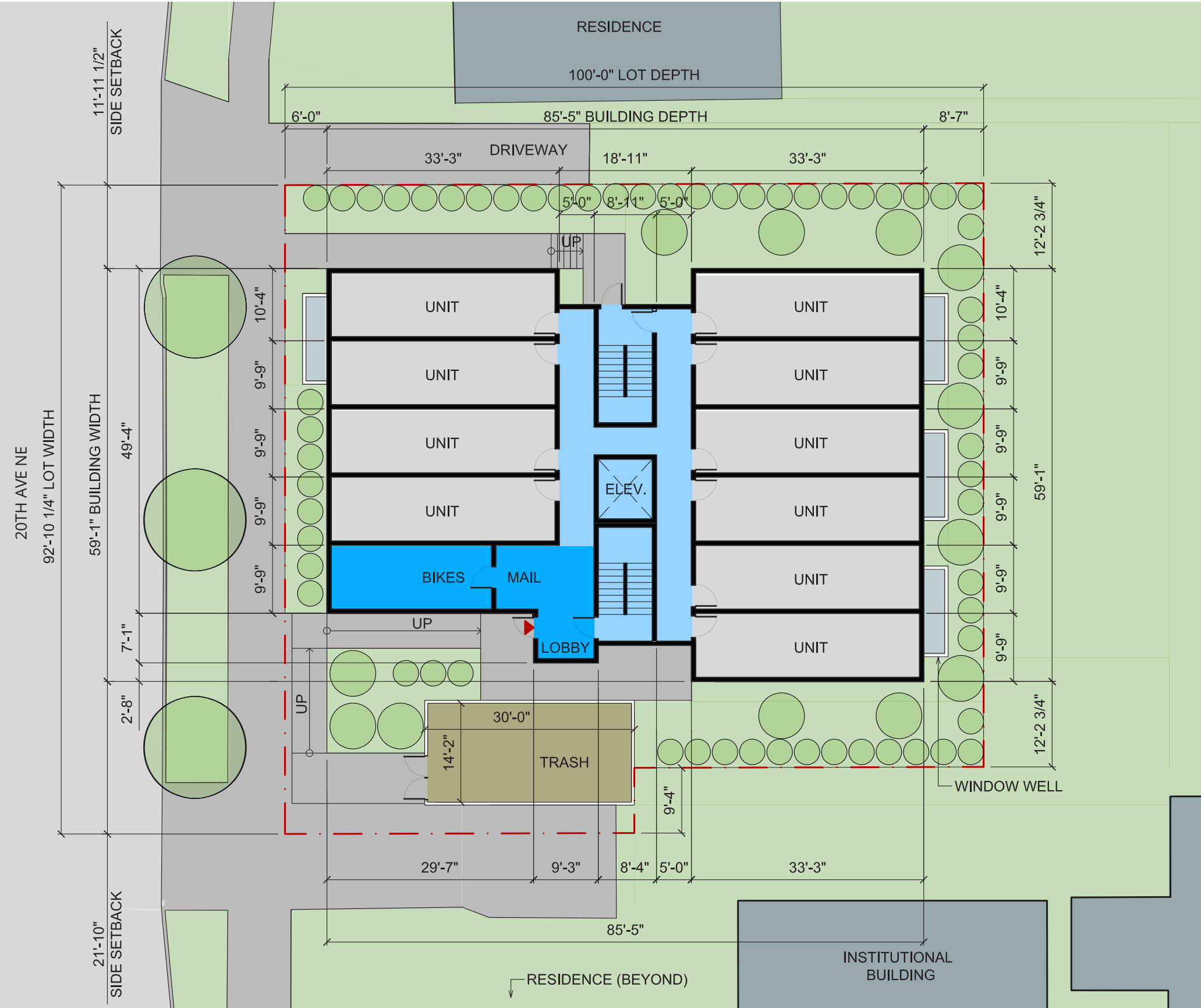
DESIGN CUES

- Courtyard entry
- Modulated massing
- Eyes on street

- BUILDING SERVICE
- RESIDENTIAL
- INTERIOR CIRCULATION
- EXTERIOR CIRCULATION
- COMMON
- PRIMARY BUILDING ENTRANCE

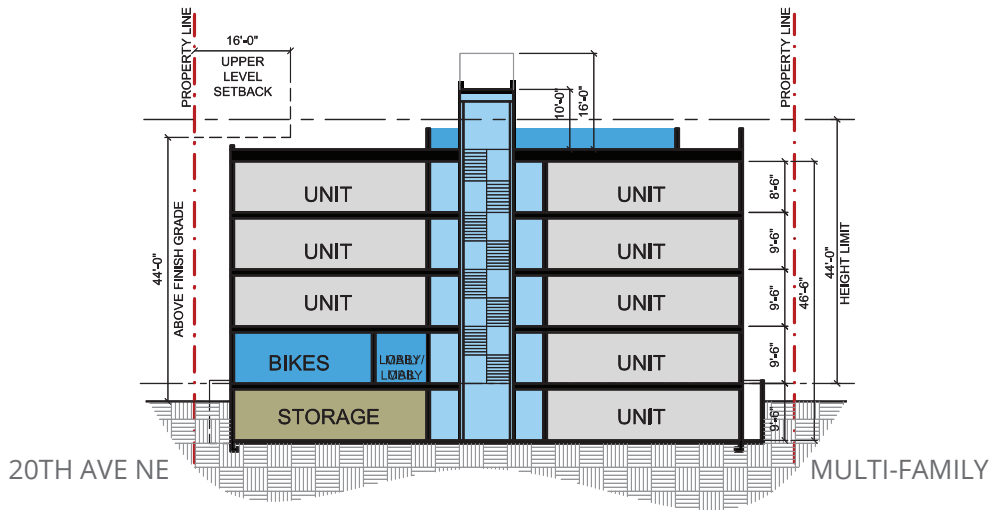
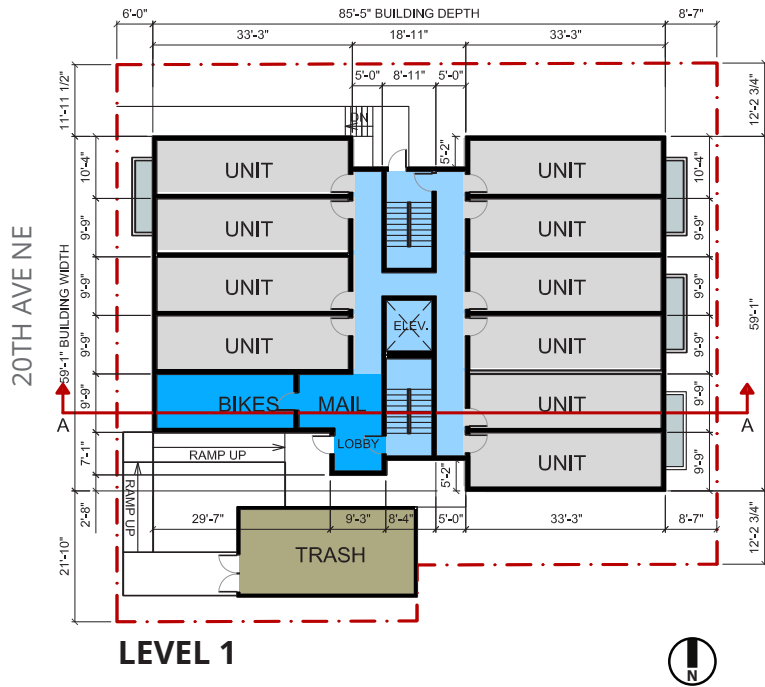
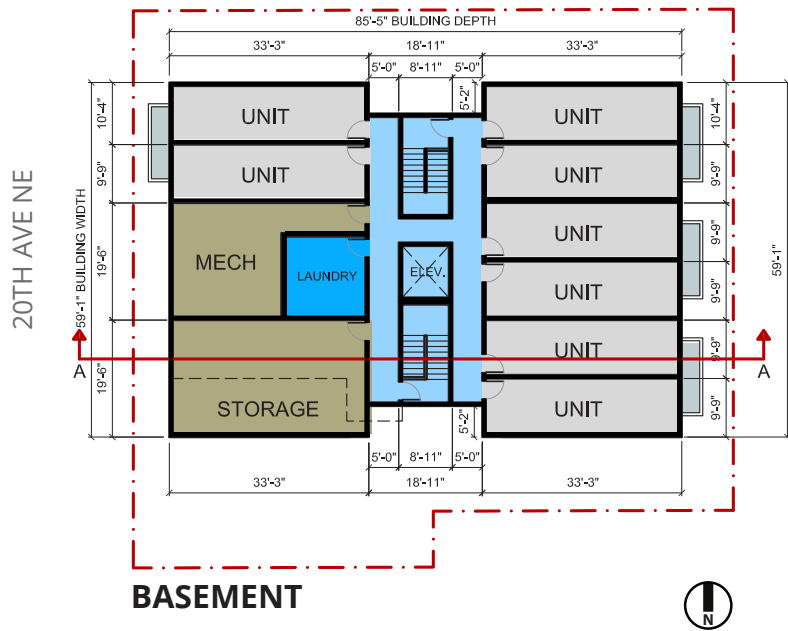
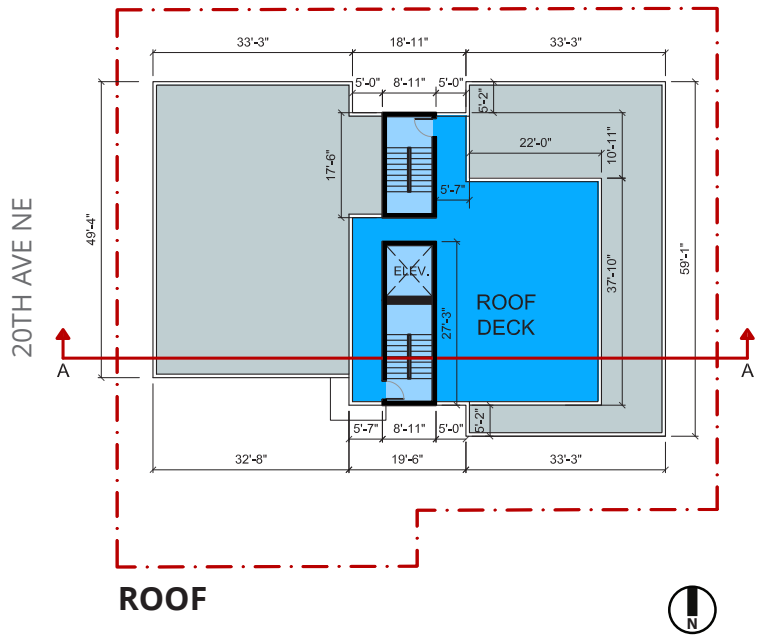
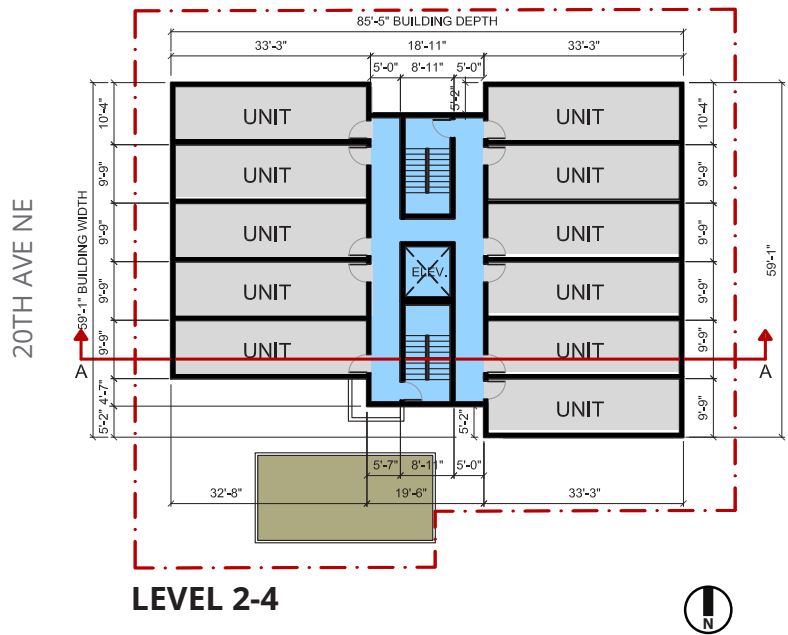
SITE / STREET LEVEL PLAN

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



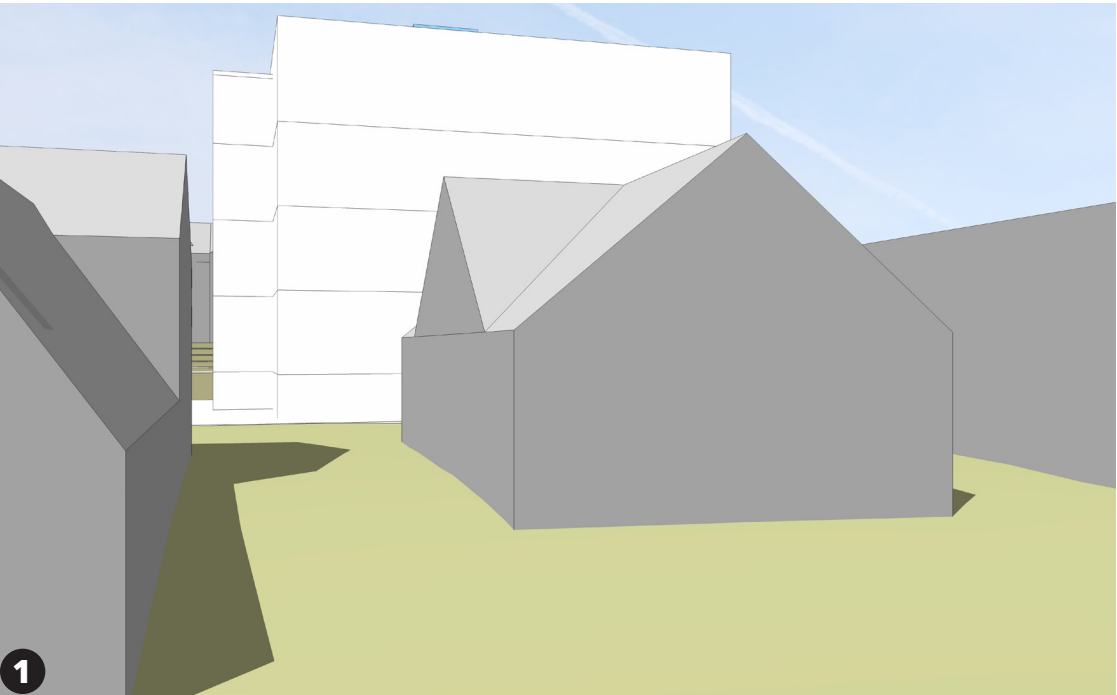
BUILDING PLANS/SECTIONS: SCHEME A

SCALE: 1/32" = 1'-0"

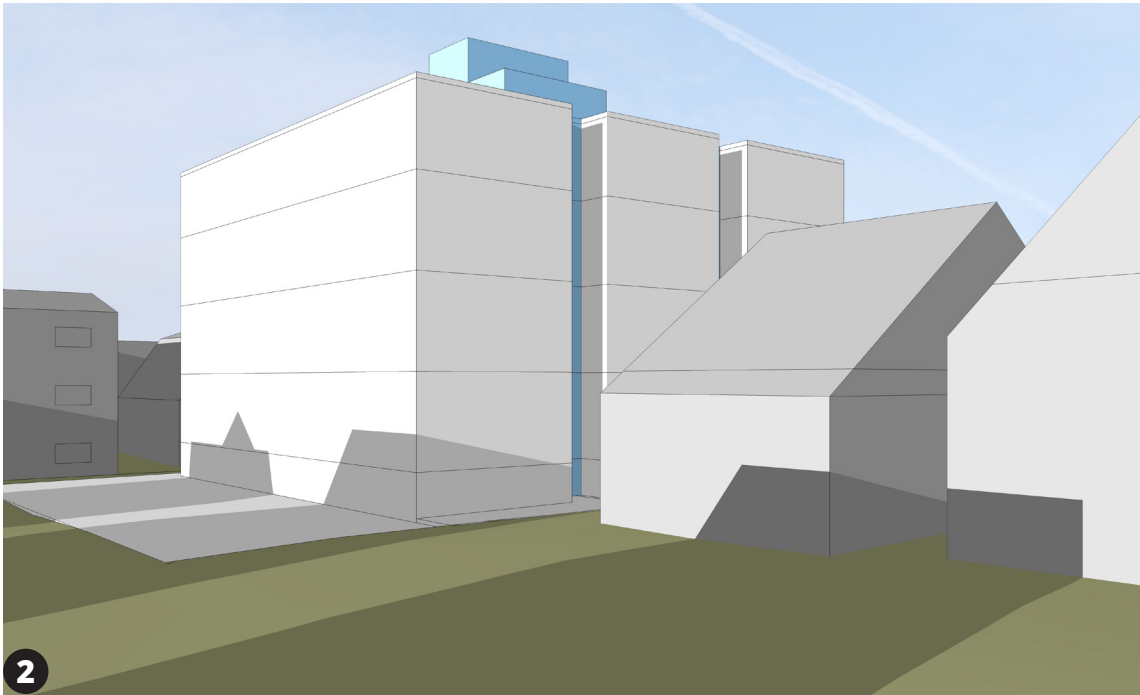


SECTION A

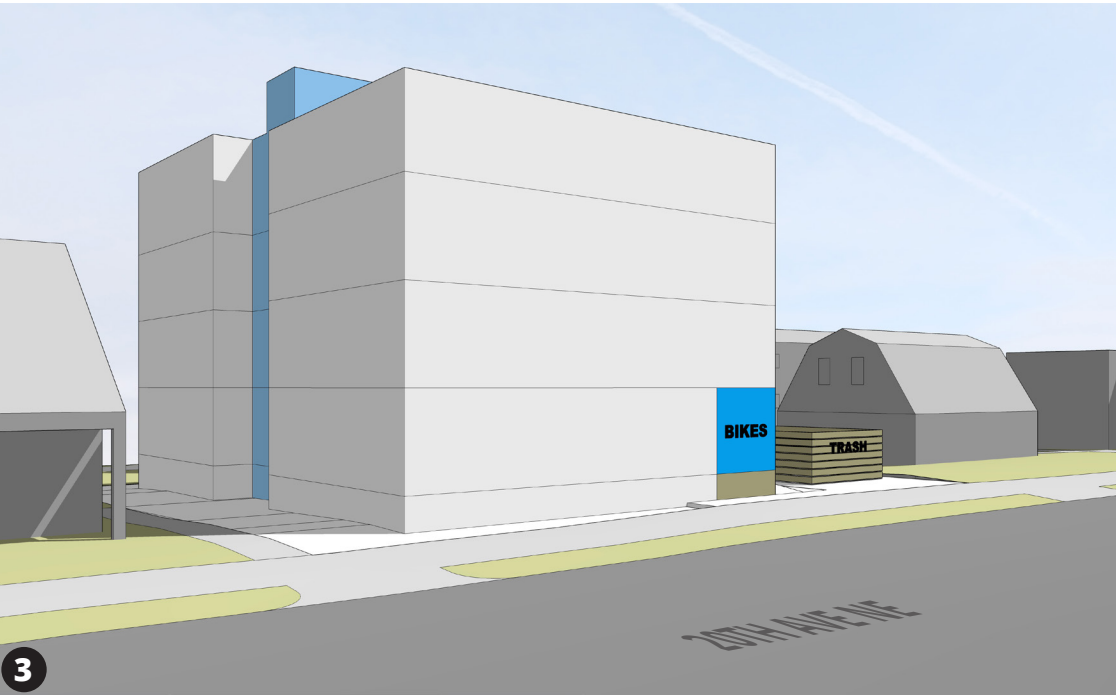
PERSPECTIVES: SCHEME A



PERSPECTIVE LOOKING AT SOUTHEAST CORNER



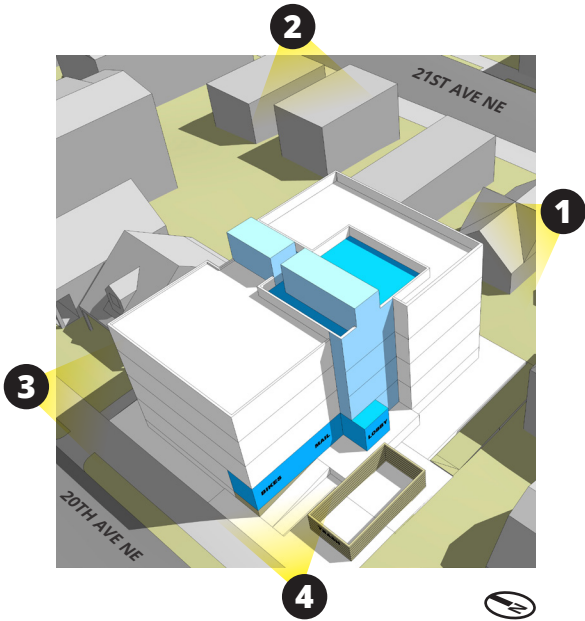
PERSPECTIVE LOOKING AT NORTHEAST CORNER



PERSPECTIVE LOOKING AT NORTHWEST CORNER FROM 20TH AVE NE



PERSPECTIVE LOOKING AT SOUTHWEST CORNER FROM 20TH AVE NE



SCHEME A BIRD'S EYE

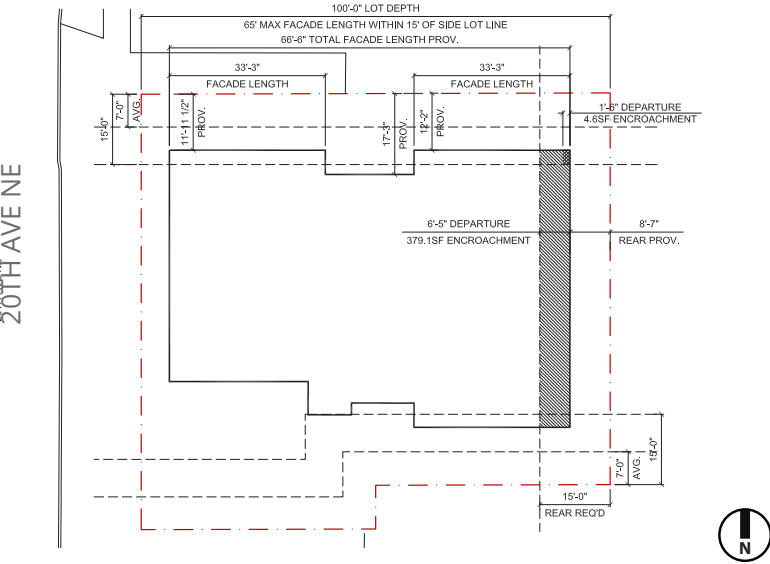
DEPARTURES

1 DEPARTURE: FACADE LENGTH

- SMC 23.45.527.B.1 - Façade Length
- Required: 65% Max Lot Depth within 15' of side lot line
- Proposed: 10'-0" of north façade extends beyond the 65% limit

JUSTIFICATION

- CS1 B.2 Pushing the mass to the north gives the existing single-family structure to the south more access to daylight.
- DC2.C.3 Massing reflects existing structures by placing the larger masses towards the northern multi-family structure while opening up the south to provide the single-family with air and light.



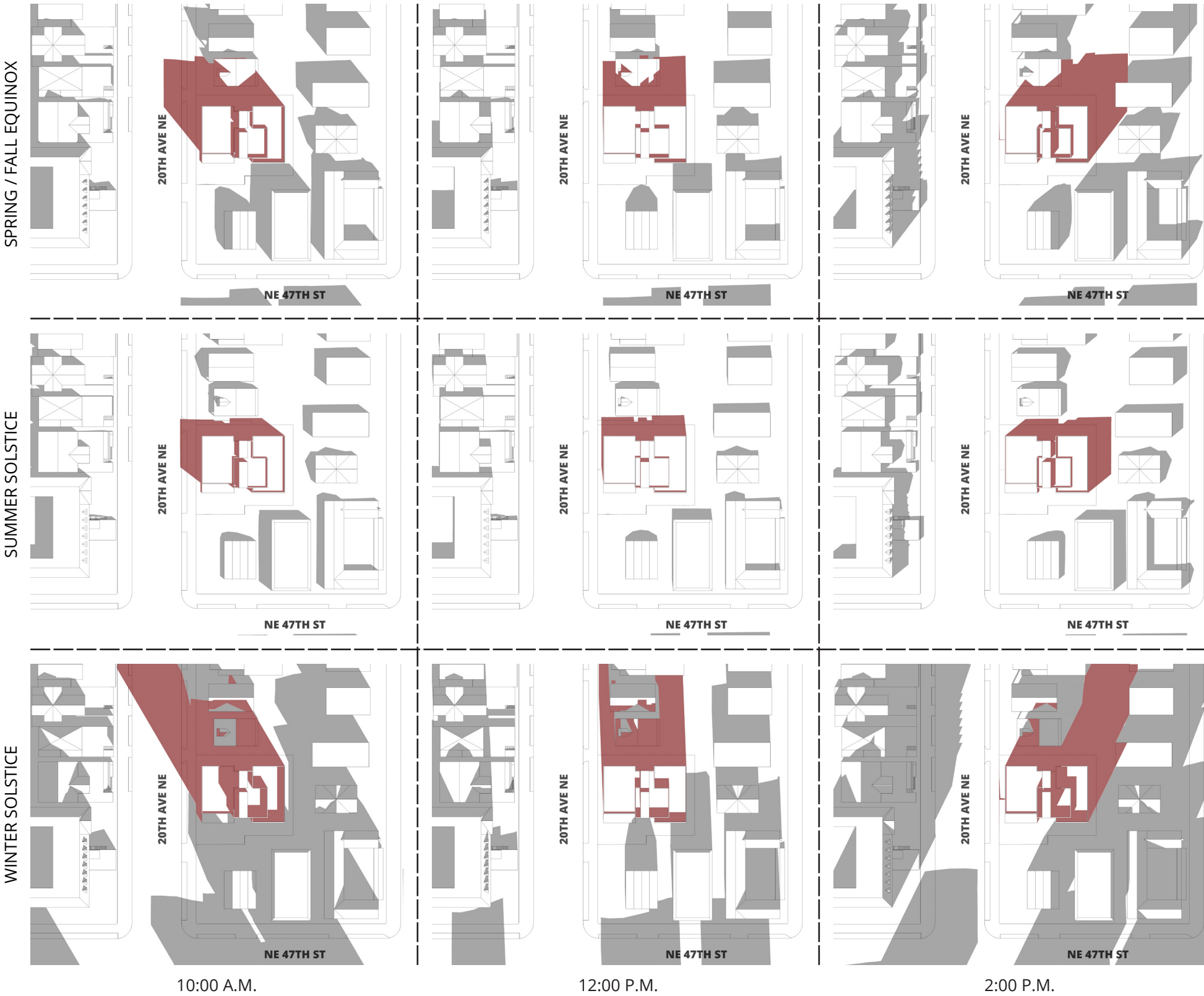
2 DEPARTURE: REAR SETBACK

- SMC 23.45.518 - Setbacks and Separations
- Required: 15' rear setback if no alley
- Proposed: 8'-7" rear setback

JUSTIFICATION

- PL1 A.2 & PL1.I.i Pushing the mass to the east allows for a recessed entry fronted by a large landscaped area.
- DC2 C.3 Side setbacks increased at north and south pulling the massing from adjacent neighboring buildings.

SUN PATH / SHADOW STUDY: SCHEME A



SCHEME B: SHORT + WIDE

22,740 GSF
52 UNITS
2.0 FAR - 17,638 GFA

POSITIVE

- Strong street presence
- Efficient layout
- Large rear yard
- Trash enclosed within the structure

NEGATIVE

- Wide across street frontage
- Limited side setbacks

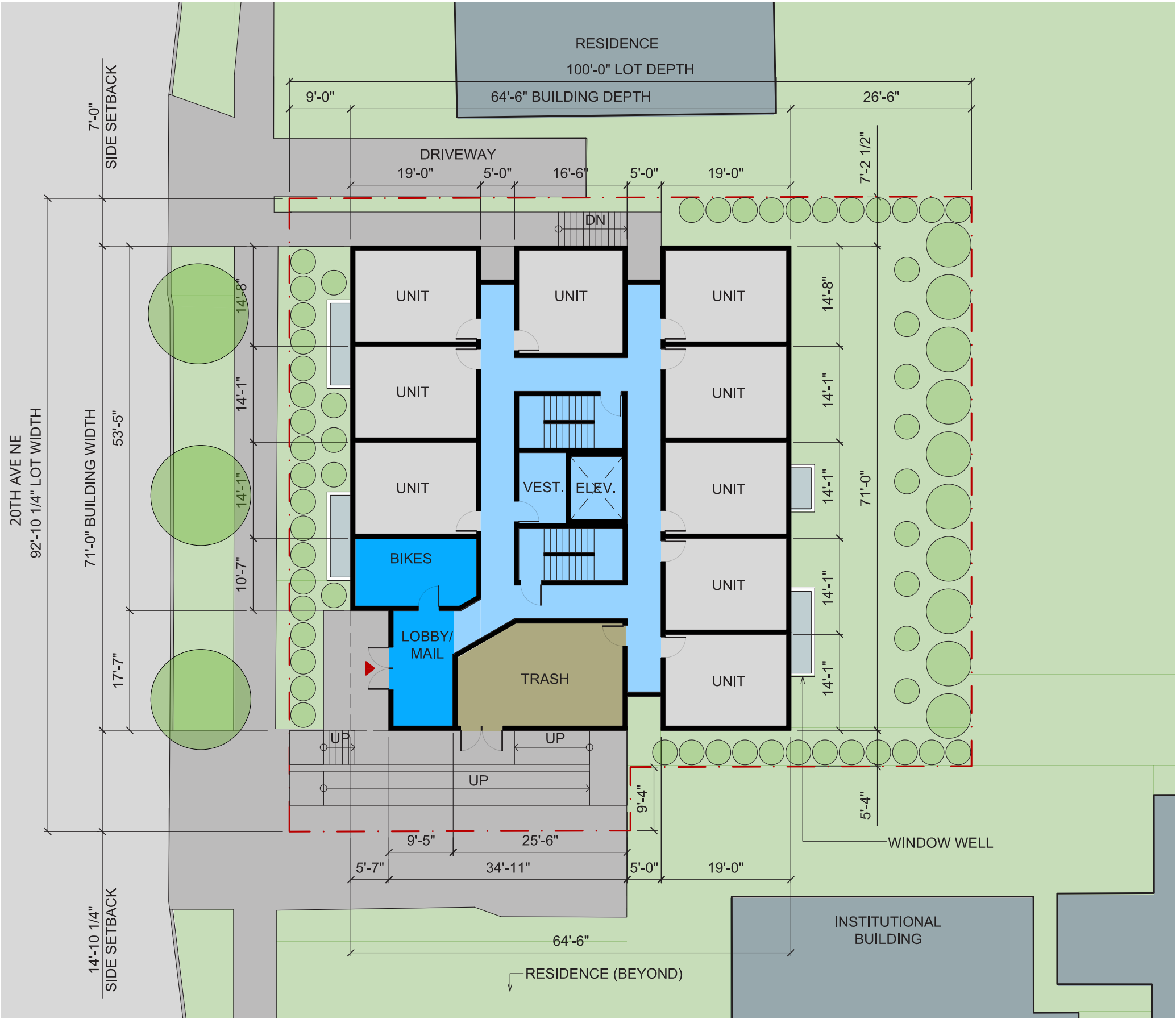
DESIGN CUES

- Front porch
- Modulated massing

- BUILDING SERVICE
- RESIDENTIAL
- INTERIOR CIRCULATION
- EXTERIOR CIRCULATION
- COMMON
- PRIMARY BUILDING ENTRANCE

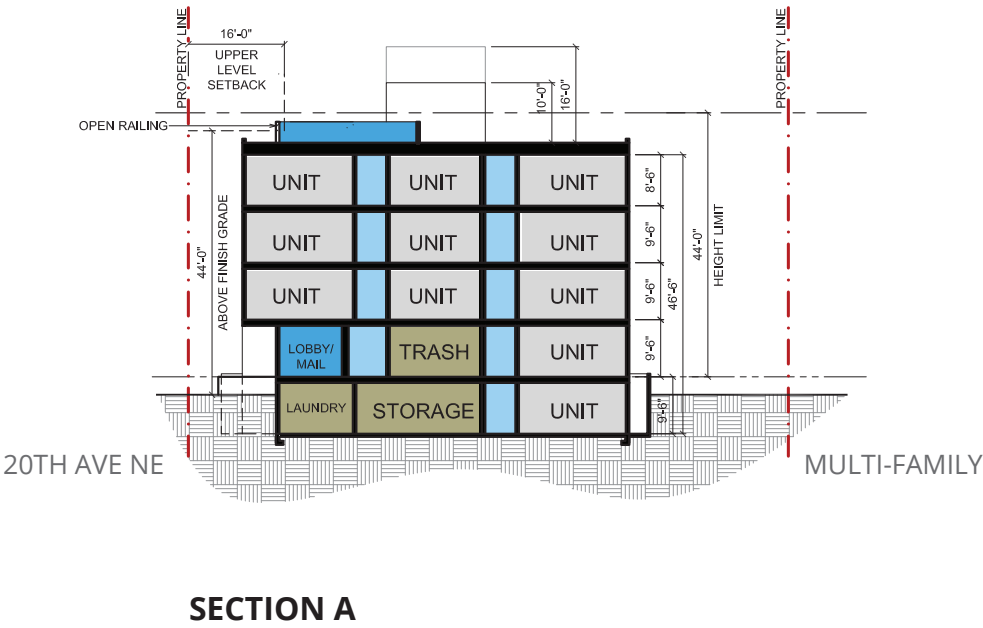
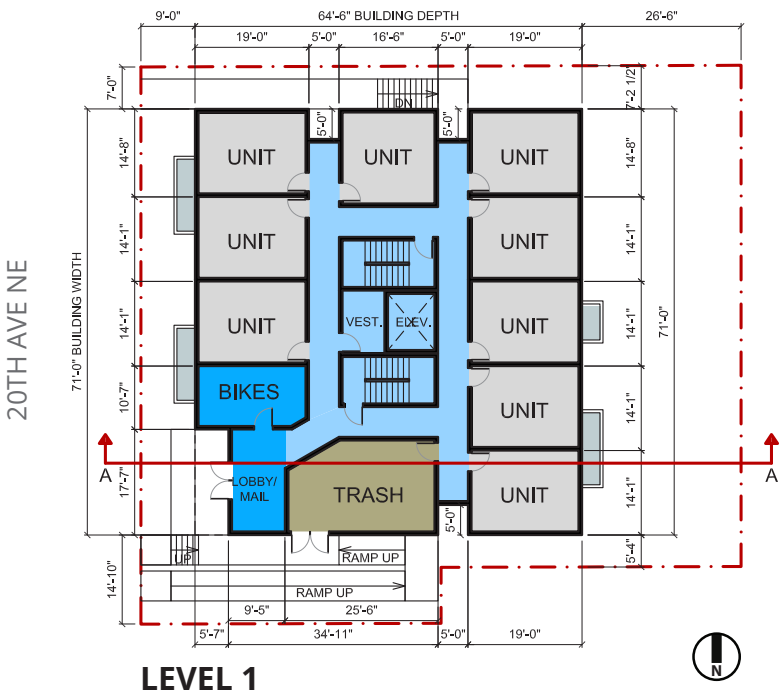
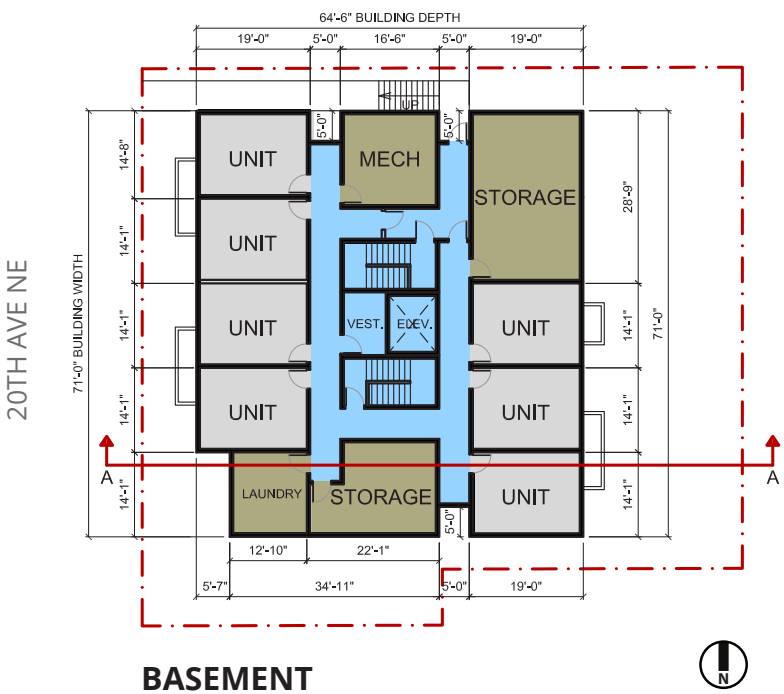
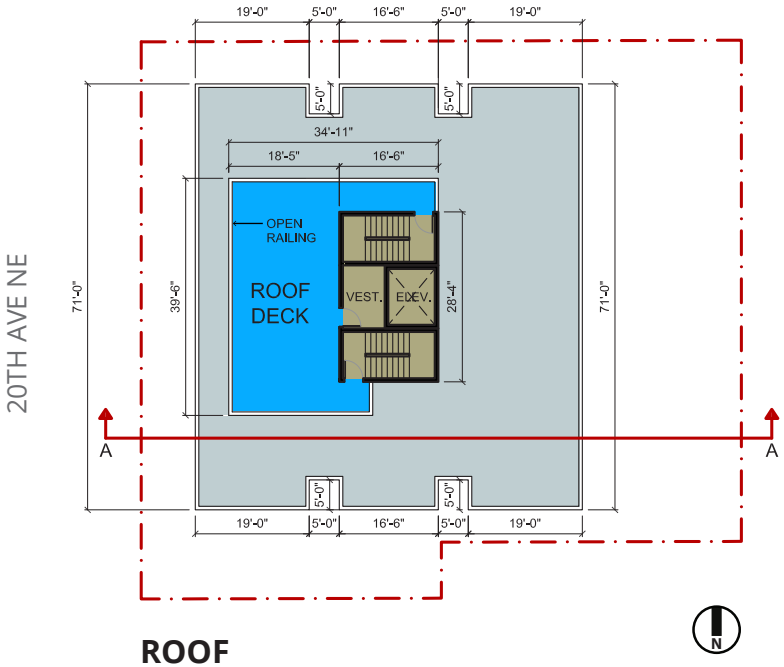
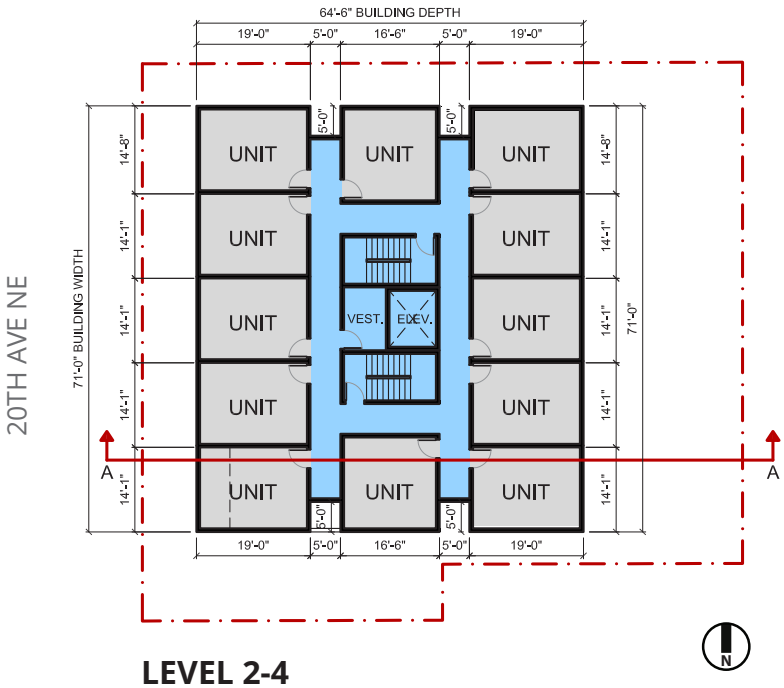
SITE / STREET LEVEL PLAN

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

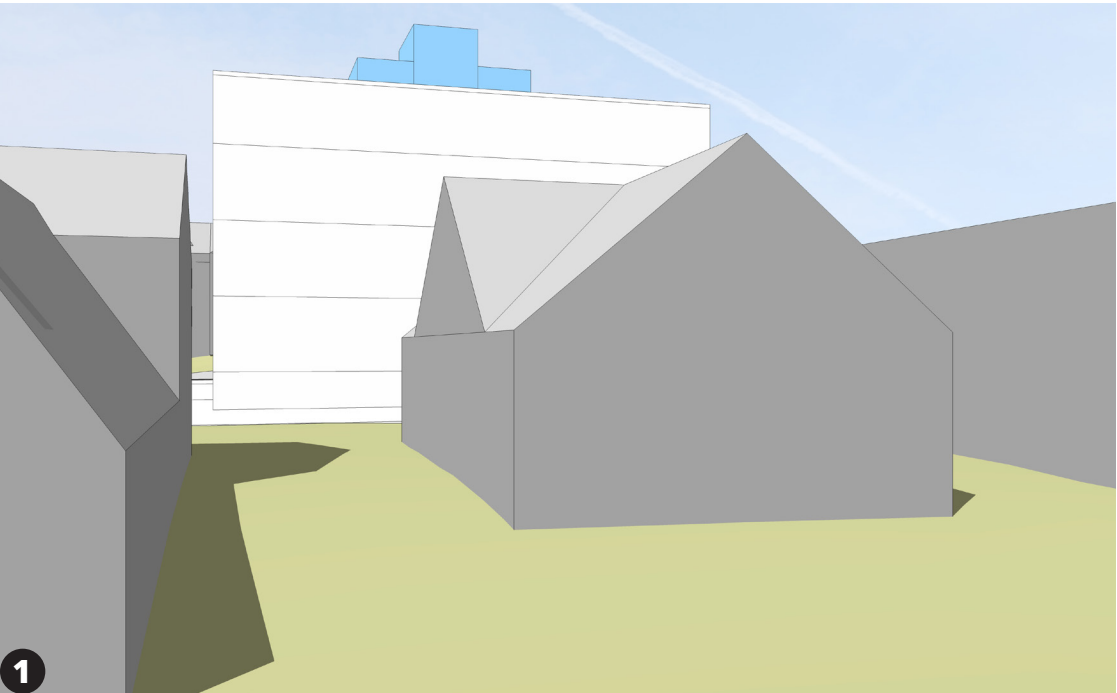


BUILDING PLANS/SECTIONS: SCHEME B

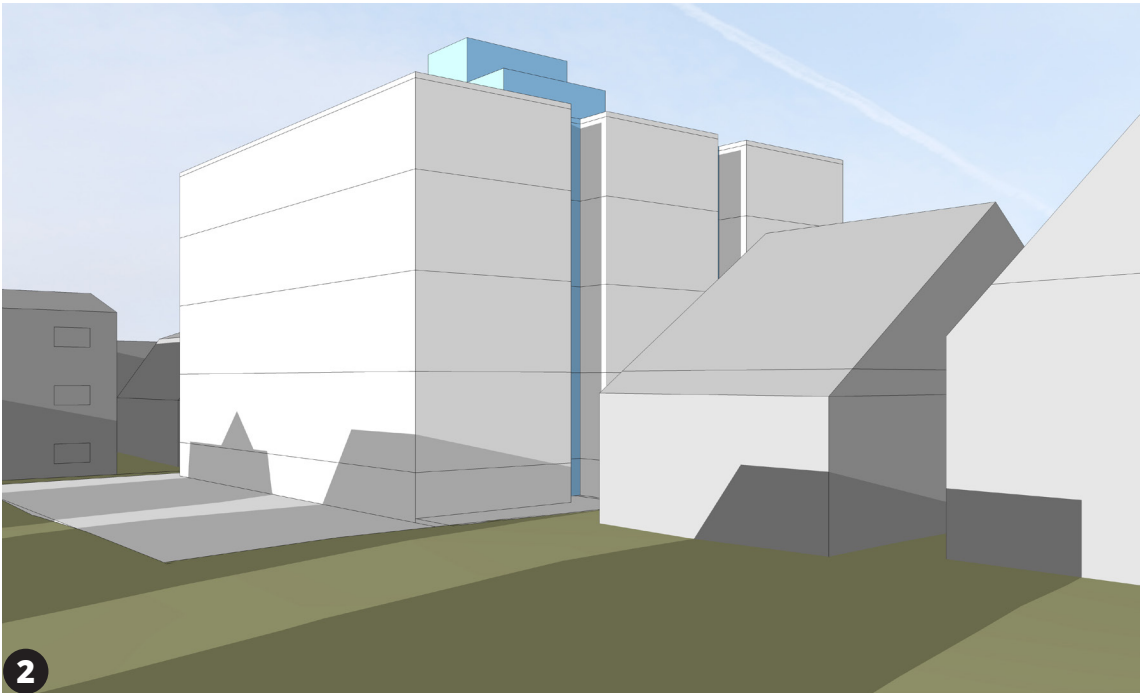
SCALE: 1/32" = 1'-0"



PERSPECTIVES: SCHEME B



PERSPECTIVE LOOKING AT SOUTHEAST CORNER



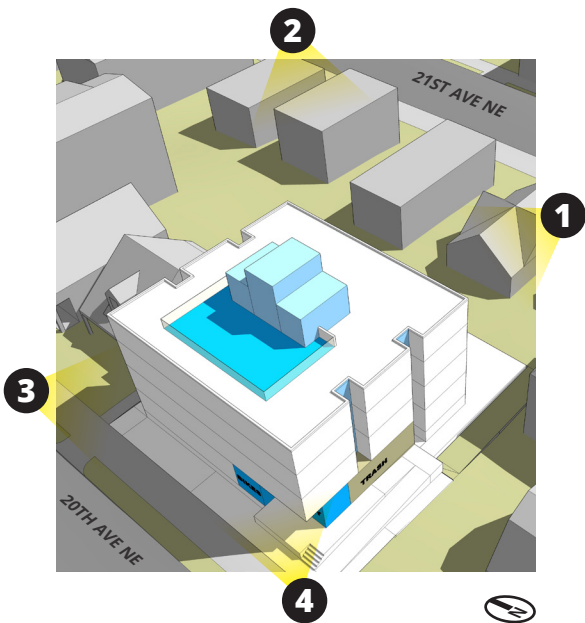
PERSPECTIVE LOOKING AT NORTHEAST CORNER



PERSPECTIVE LOOKING AT NORTHWEST CORNER FROM 20TH AVE NE



PERSPECTIVE LOOKING AT SOUTHWEST CORNER FROM 20TH AVE NE

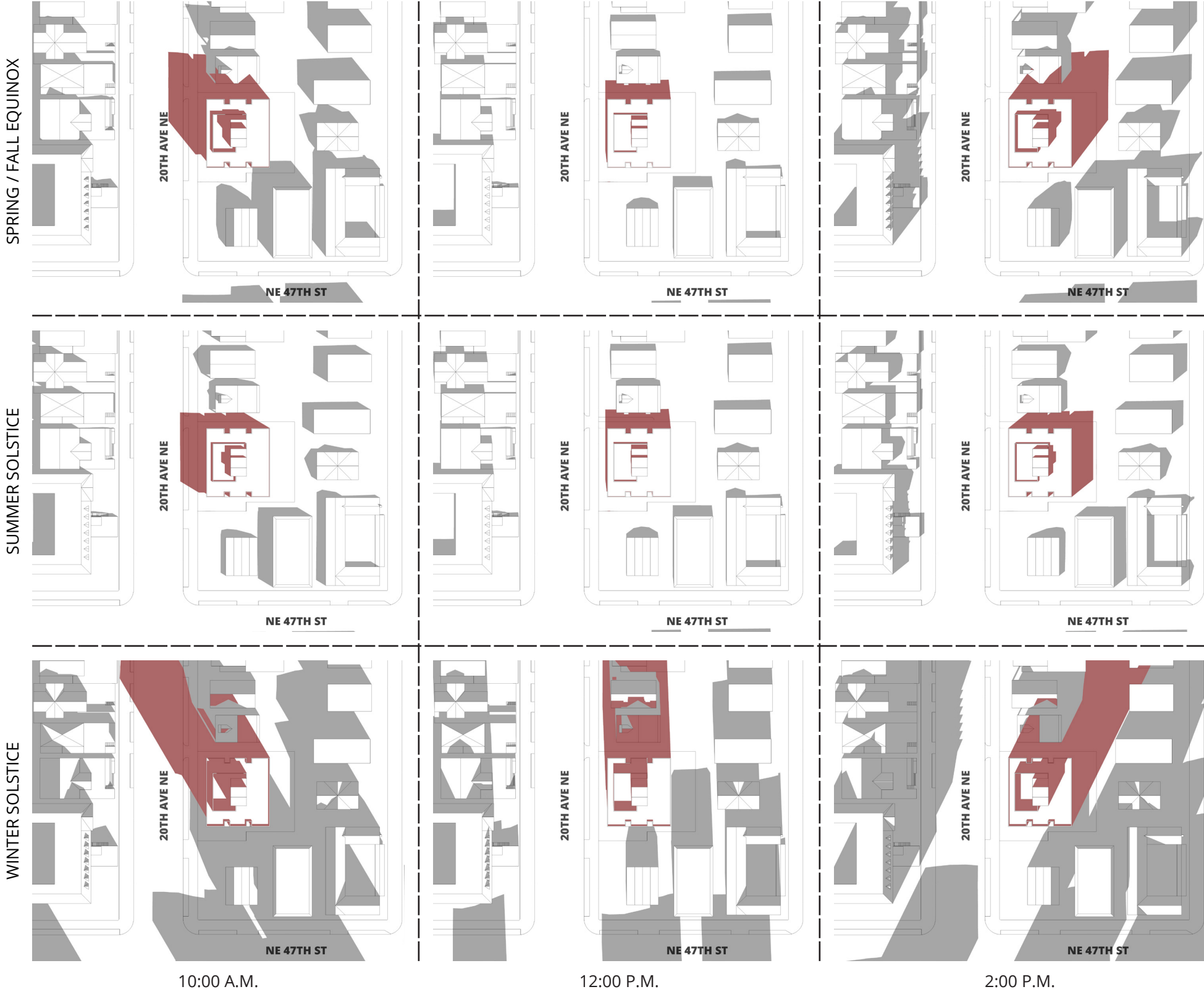


SCHEME B BIRD'S EYE

DEPARTURES

NO DEPARTURES REQUESTED

SUN PATH / SHADOW STUDY: SCHEME B



SCHEME C: ARTICULATED MASS
(PREFERRED)

23,031 GSF
52 UNITS
2.0 FAR - 17,638 GFA

POSITIVE







- Massing creates a courtyard entry and unified building form
- Multiple planes create visual interest
- Increase side setbacks
- No departures

NEGATIVE

- None

DESIGN CUES

- Multiple planes create visual interest
- Front porch
- Increased landscape buffers

-  BUILDING SERVICE
-  RESIDENTIAL
-  INTERIOR CIRCULATION
-  EXTERIOR CIRCULATION
-  COMMON
-  PRIMARY BUILDING ENTRANCE

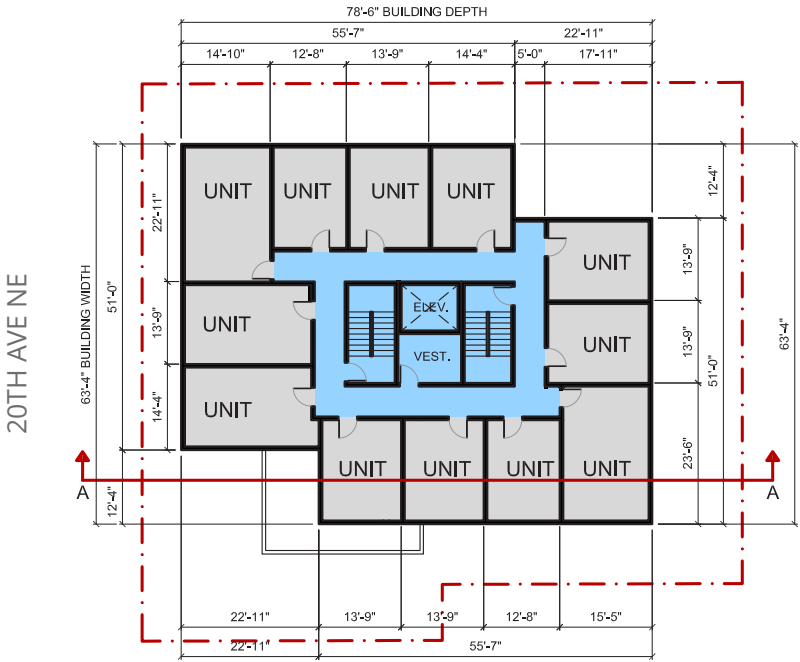
SITE / STREET LEVEL PLAN

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

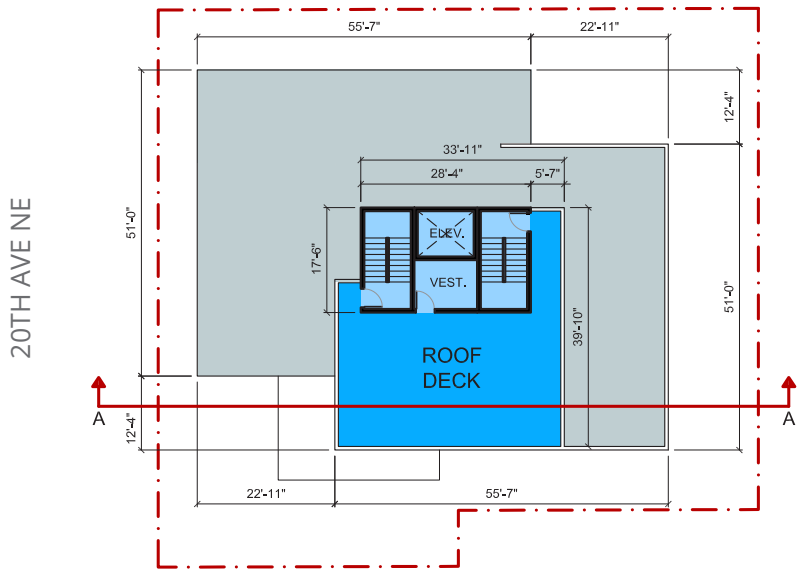


BUILDING PLANS/SECTIONS: SCHEME C

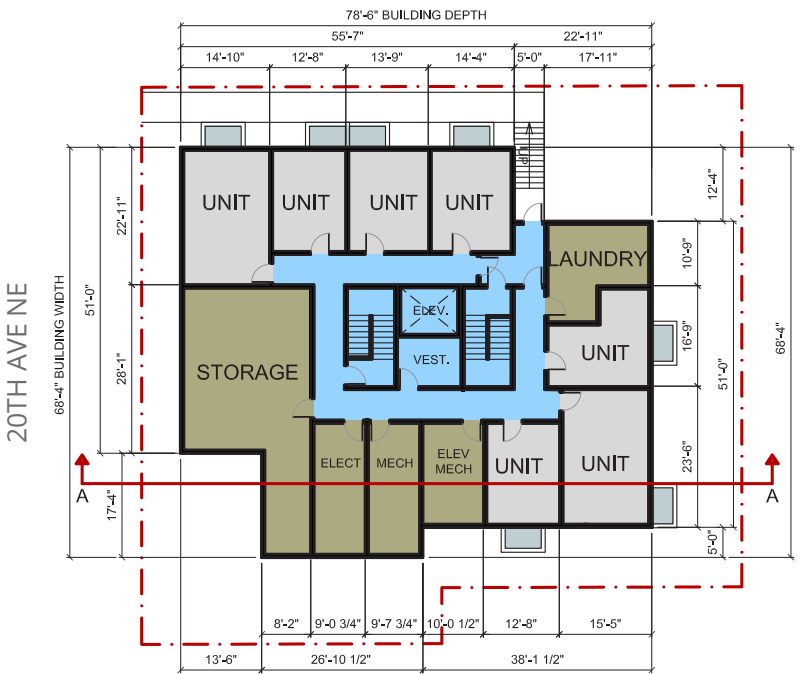
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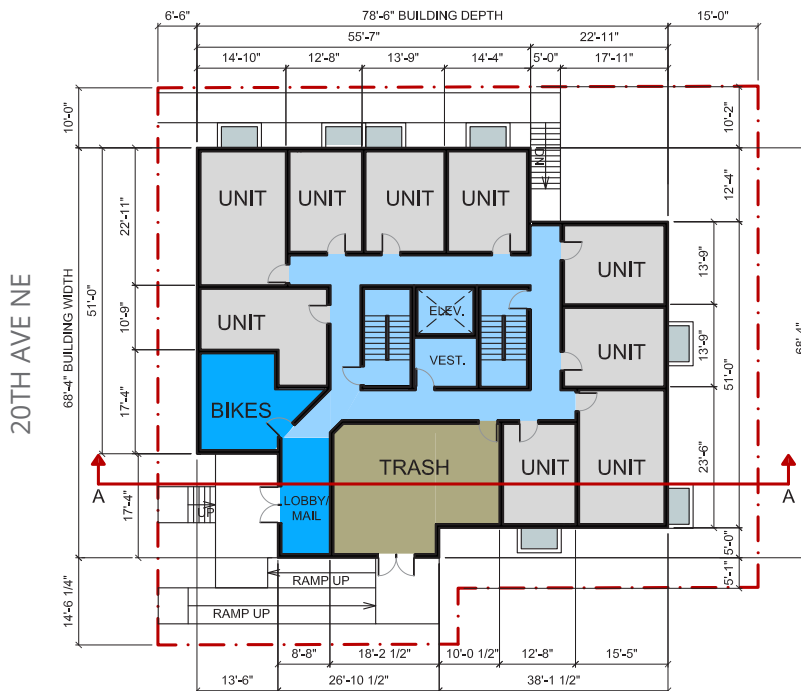
LEVEL 2-4



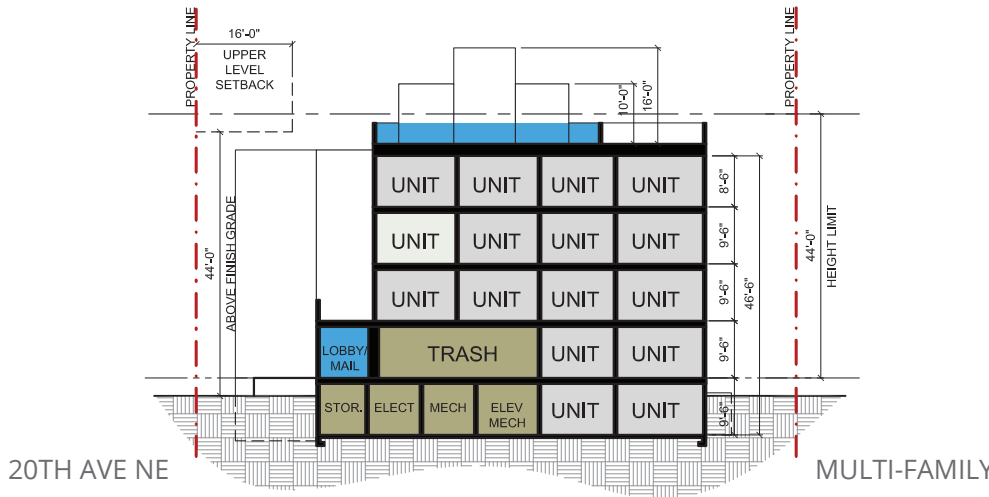
ROOF



BASEMENT

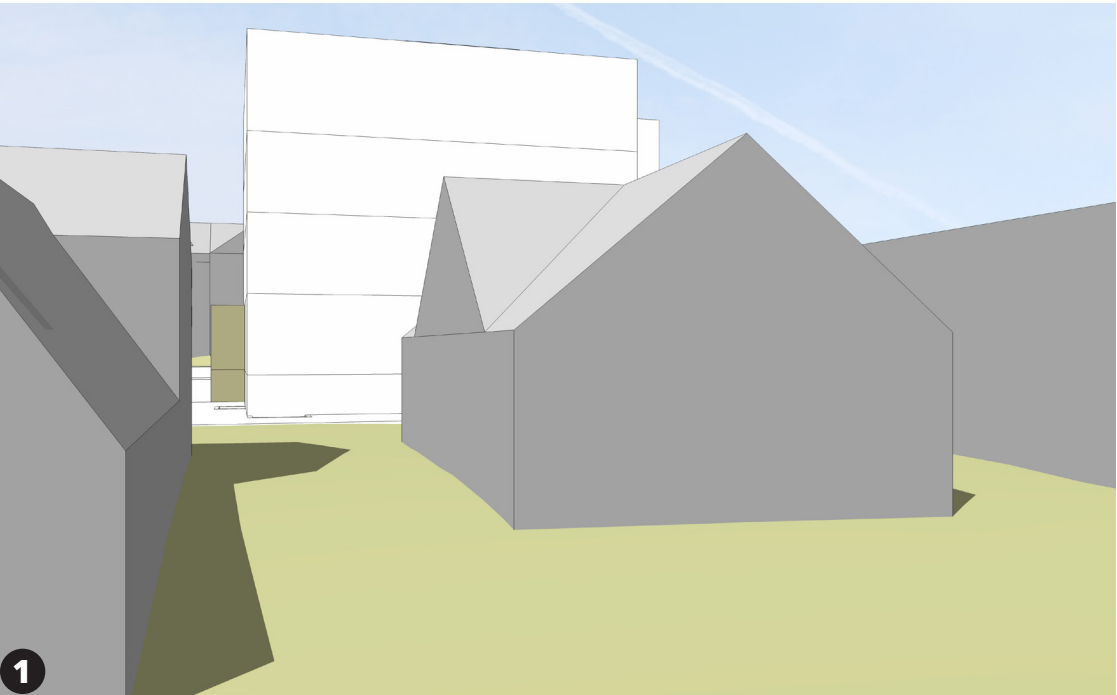


LEVEL 1

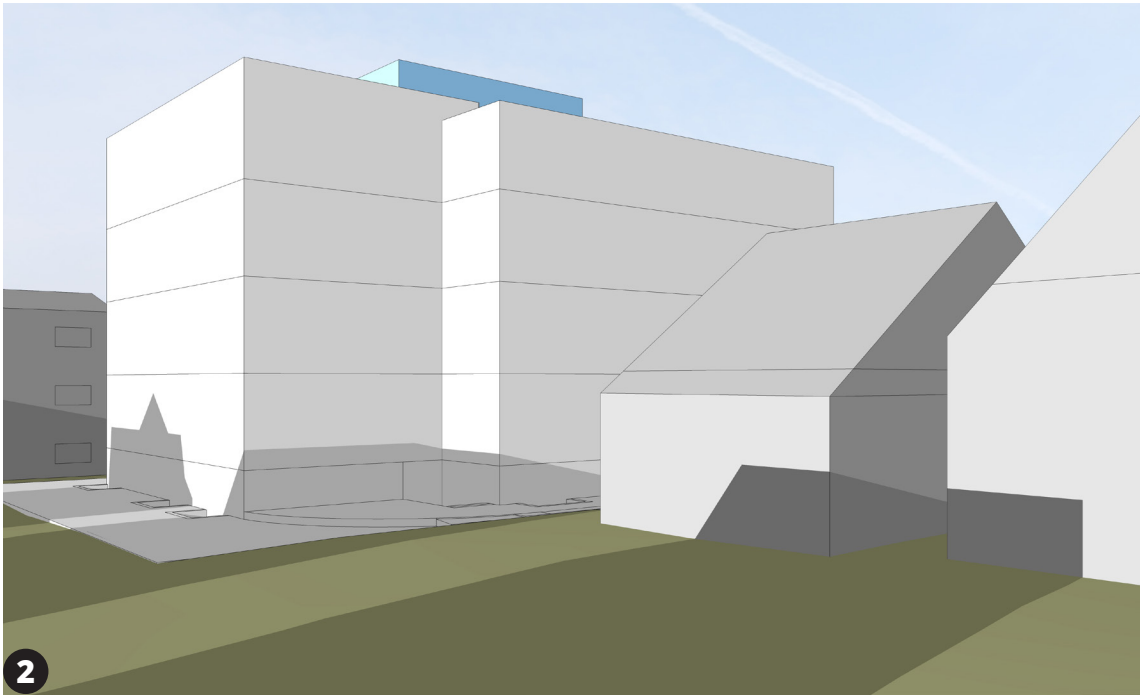


SECTION A

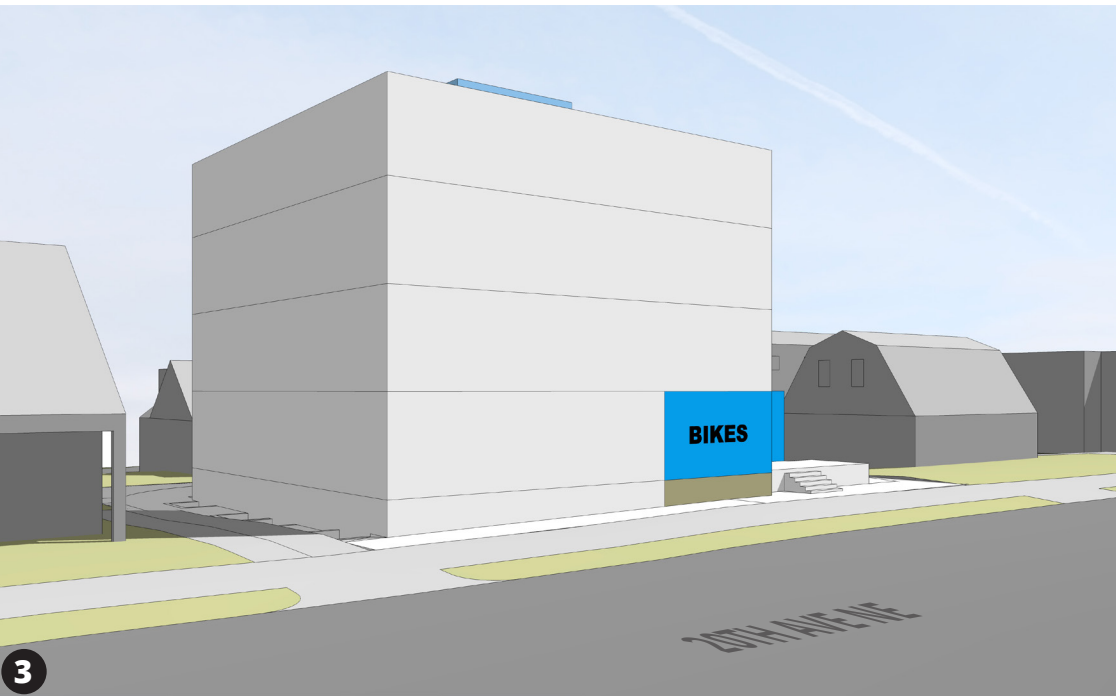
PERSPECTIVES: SCHEME C



PERSPECTIVE LOOKING AT SOUTHEAST CORNER



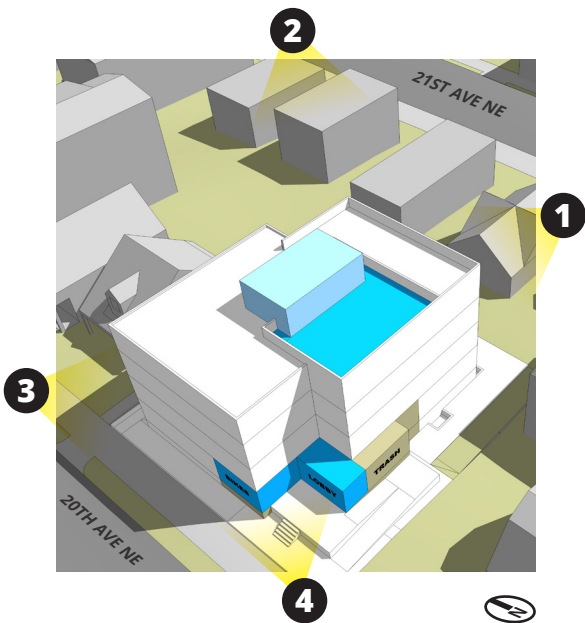
PERSPECTIVE LOOKING AT NORTHEAST CORNER



PERSPECTIVE LOOKING AT NORTHWEST CORNER FROM 20TH AVE NE



PERSPECTIVE LOOKING AT SOUTHWEST CORNER FROM 20TH AVE NE

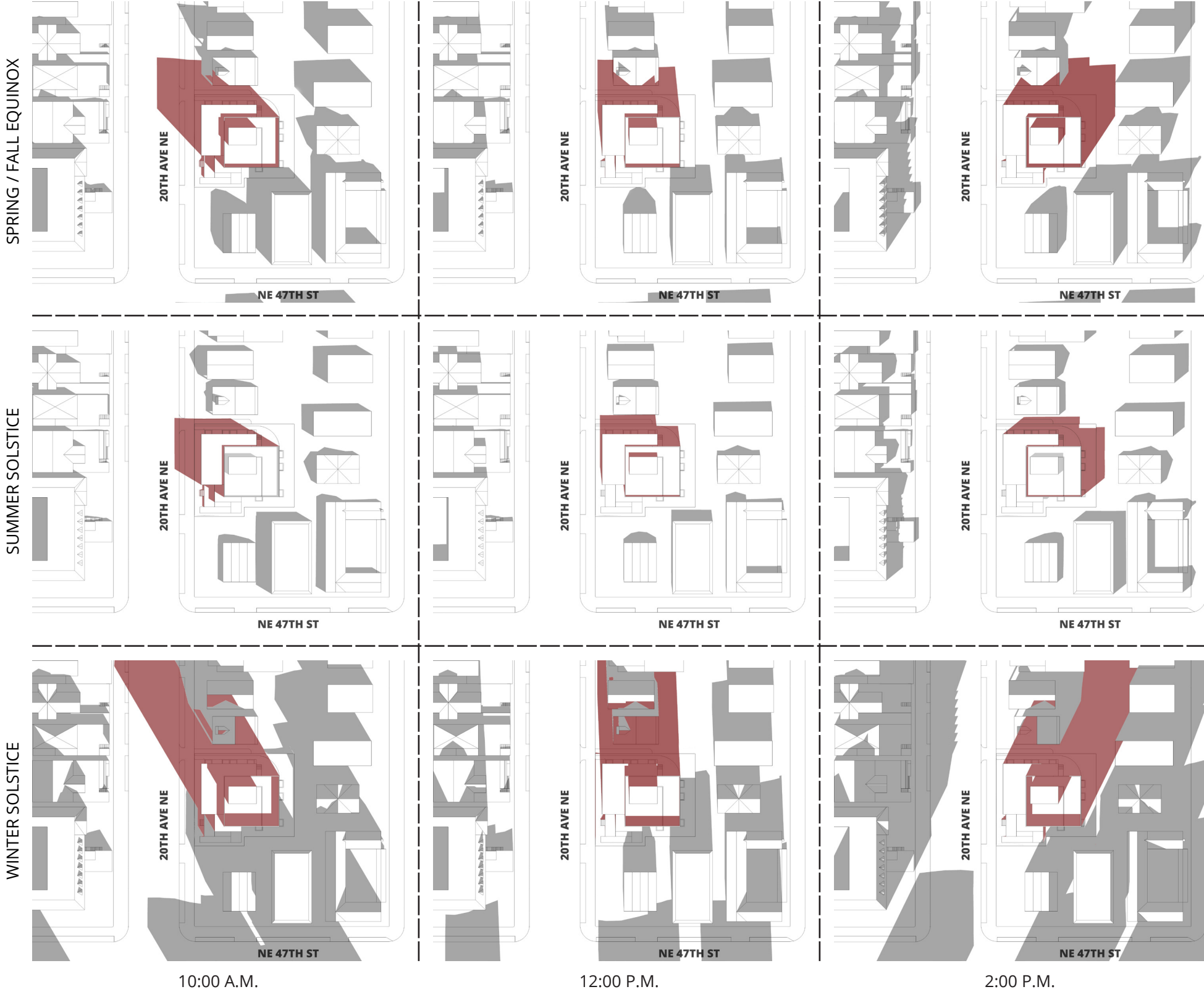


SCHEME C BIRD'S EYE

DEPARTURES

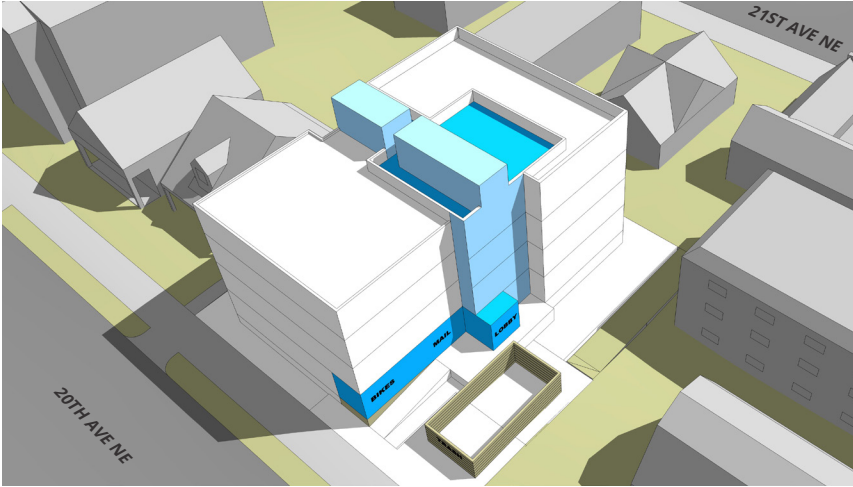
• NO DEPARTURES REQUESTED

SUN PATH / SHADOW STUDY: SCHEME C

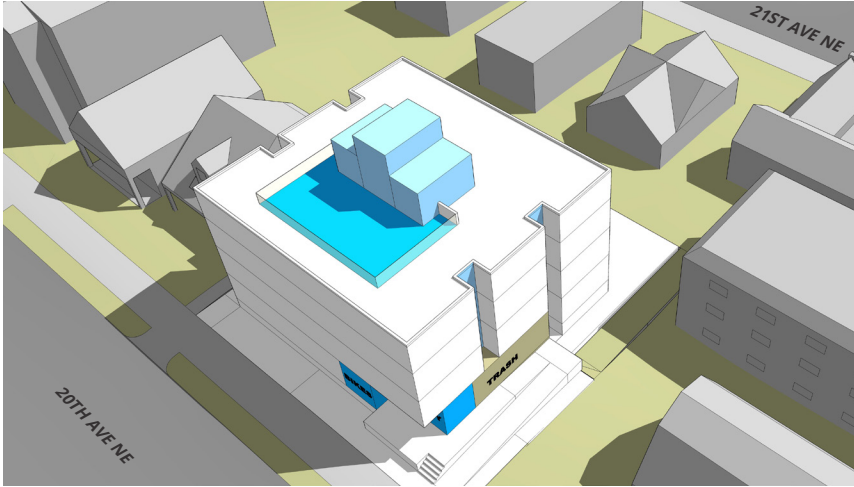


BIRD'S EYE PERSPECTIVE

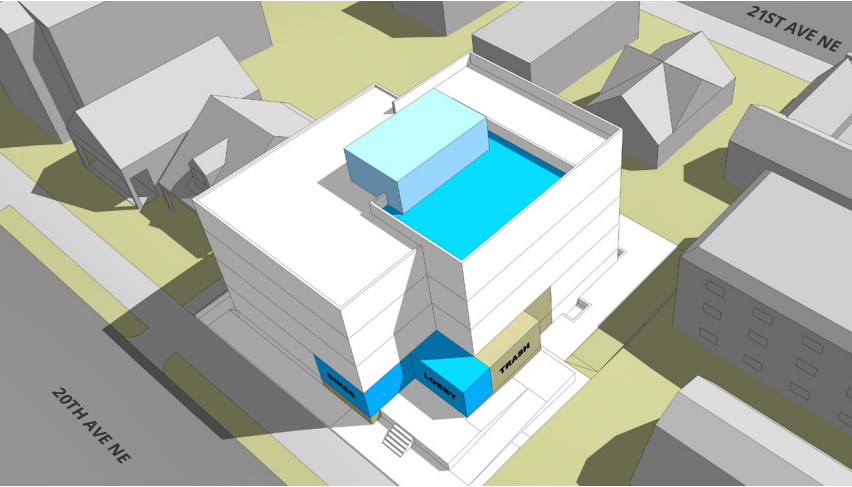
SCHEME A



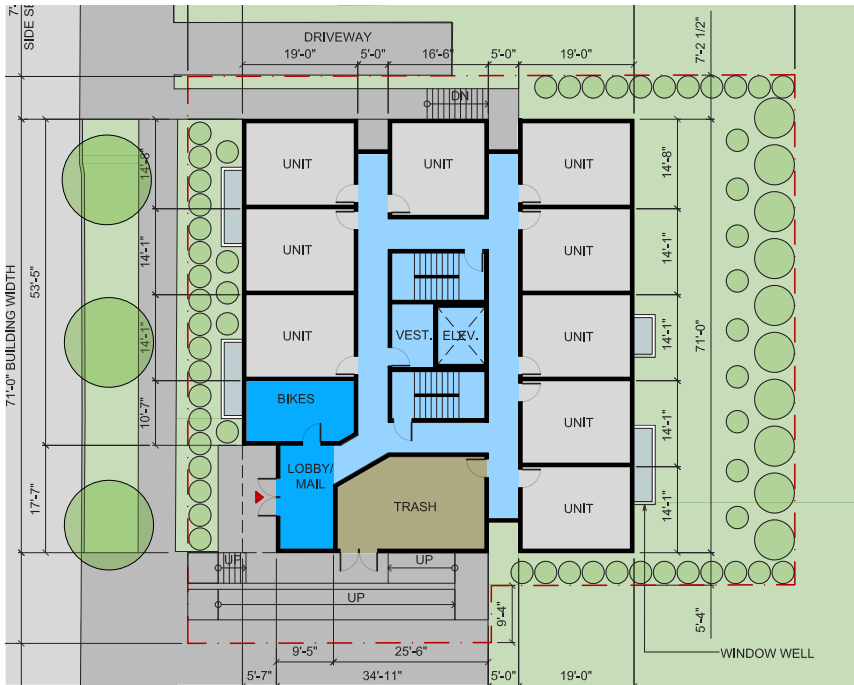
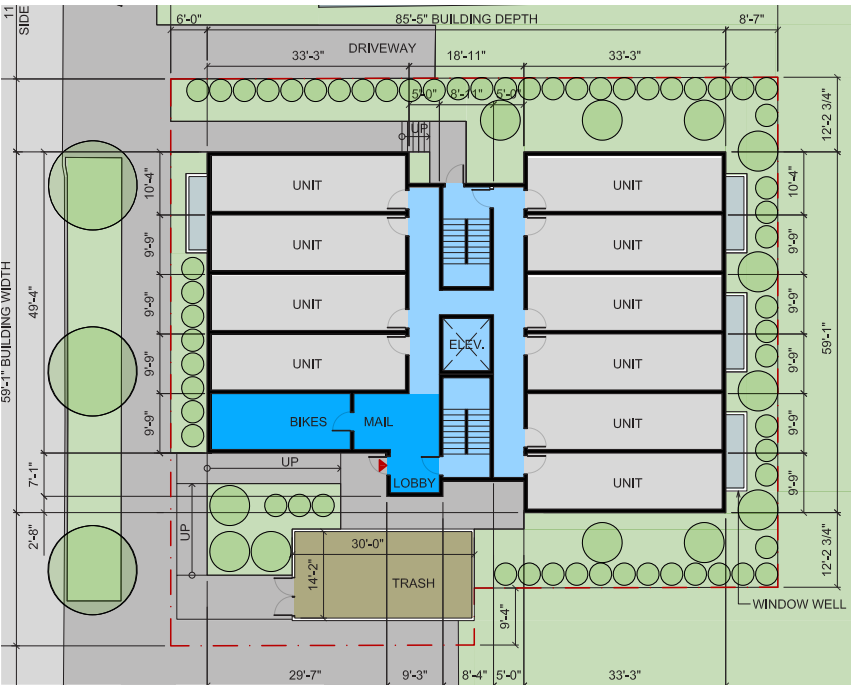
SCHEME B



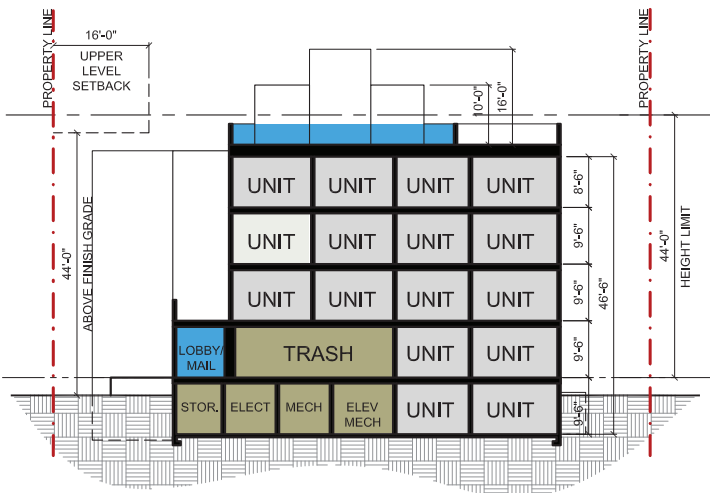
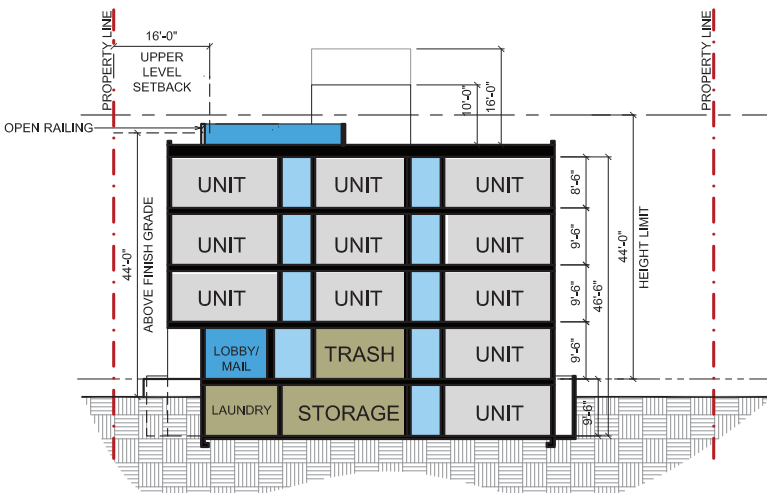
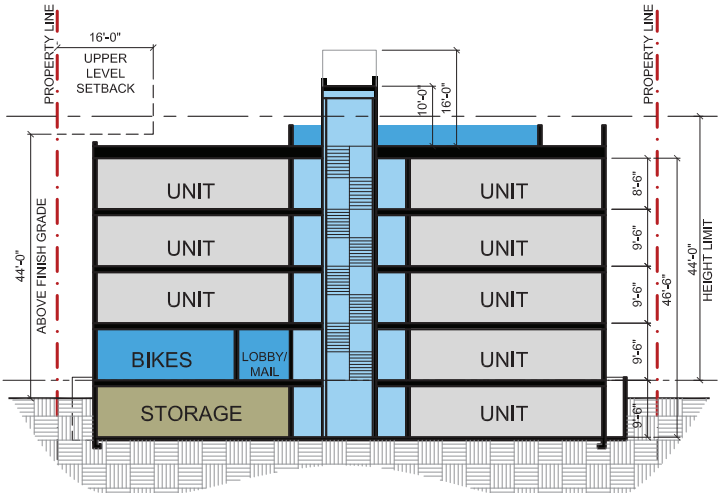
SCHEME C (PREFERRED)



SITE PLAN



SECTION



DEPARTURE MATRIX

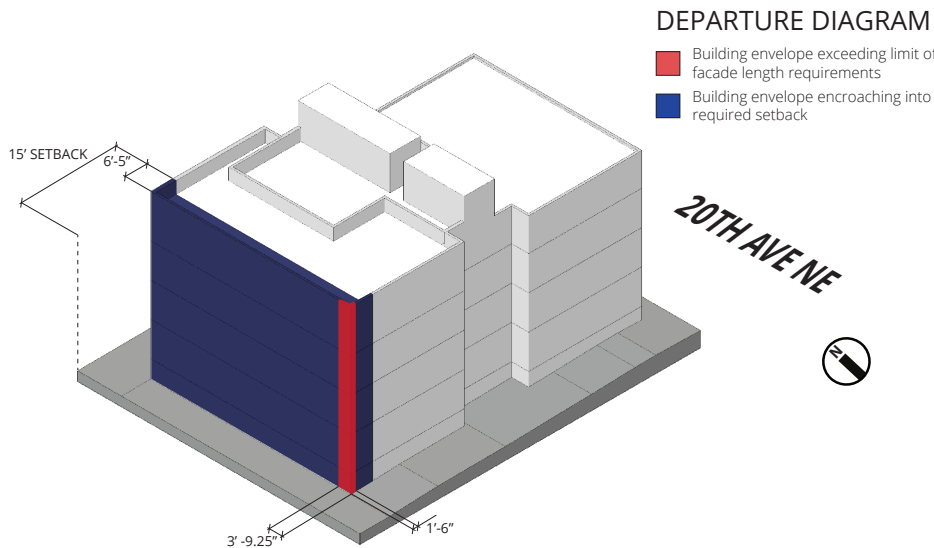
SCHEME A

1 DEPARTURE: FACADE LENGTH

- SMC 23.45.527.B.1 - Façade Length
- Required: 65% Max Lot Depth within 15' of side lot line
- Proposed: 10'-0" of north façade extends beyond the 65% limit

JUSTIFICATION

- CS1 B.2 Pushing the mass to the north gives the existing single-family structure to the south more access to daylight.
- DC2.C.3 Massing reflects existing structures by placing the larger masses towards the northern multi-family structure while opening up the south to provide the single-family with air and light.



2 DEPARTURE: REAR SETBACK

- SMC 23.45.518 – Setbacks and Separations
- Required: 15' rear setback if no alley
- Proposed: 8'-7" rear setback

JUSTIFICATION

- PL1 A.2 & PL1.1.i Pushing the mass to the east allows for a recessed entry fronted by a large landscaped area.
- DC2 C.3 Side setbacks increased at north and south pulling the massing from adjacent neighboring buildings.

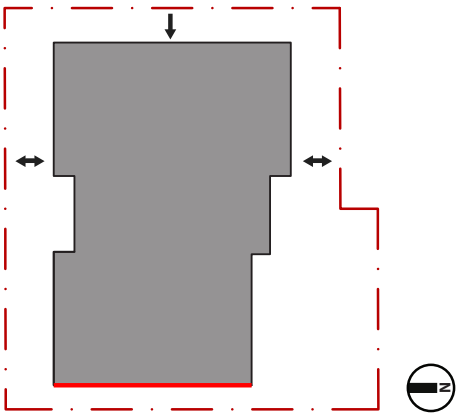
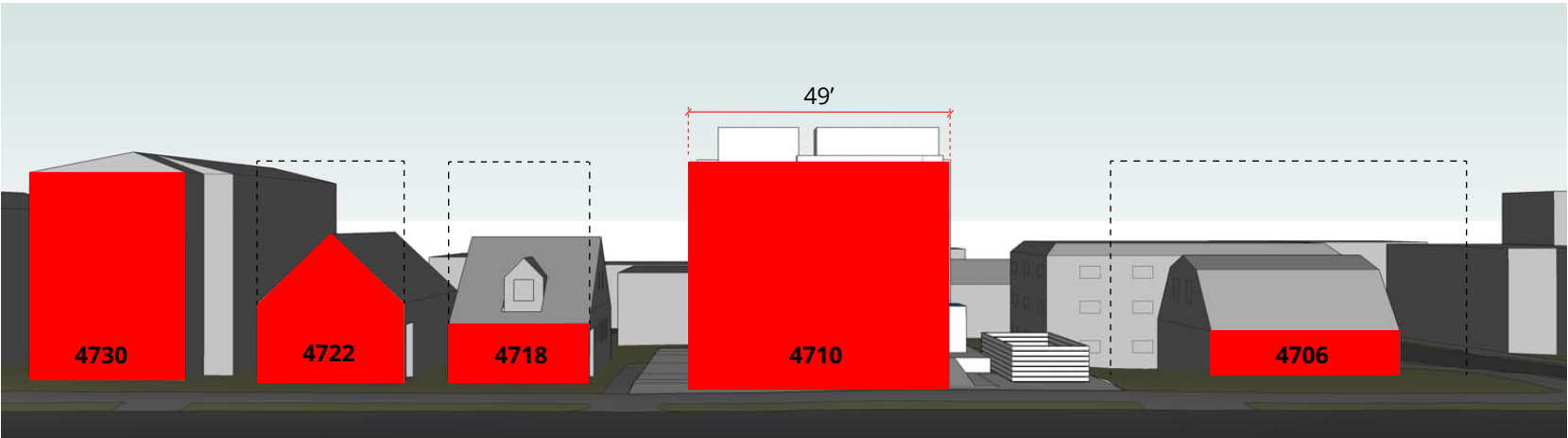
SCHEME B

NO DEPARTURES

SCHEME C

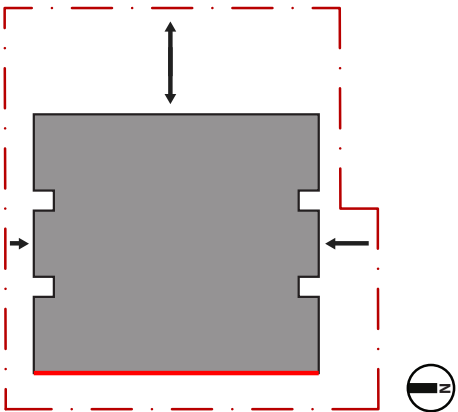
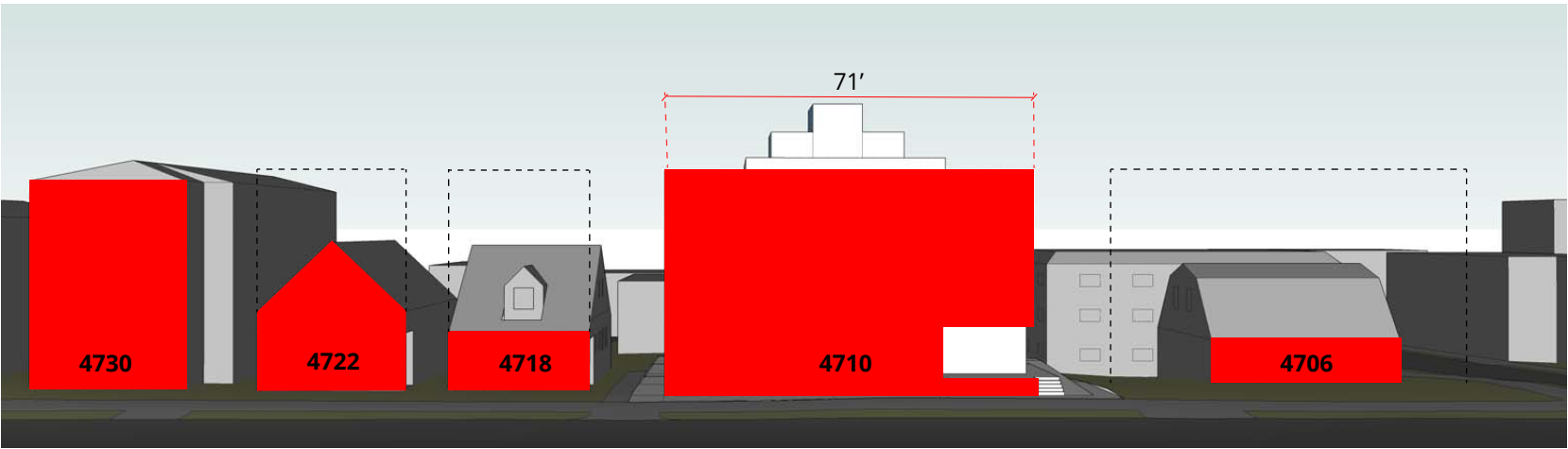
NO DEPARTURES

CONCEPT DEVELOPMENT: STREET FACING FACADE



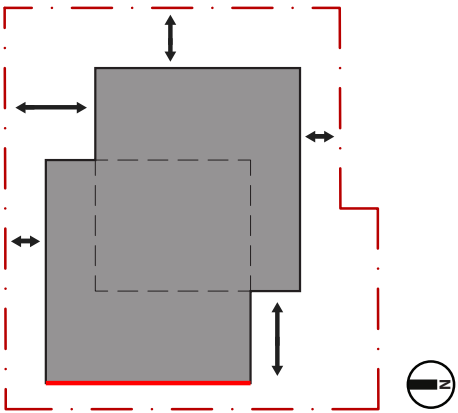
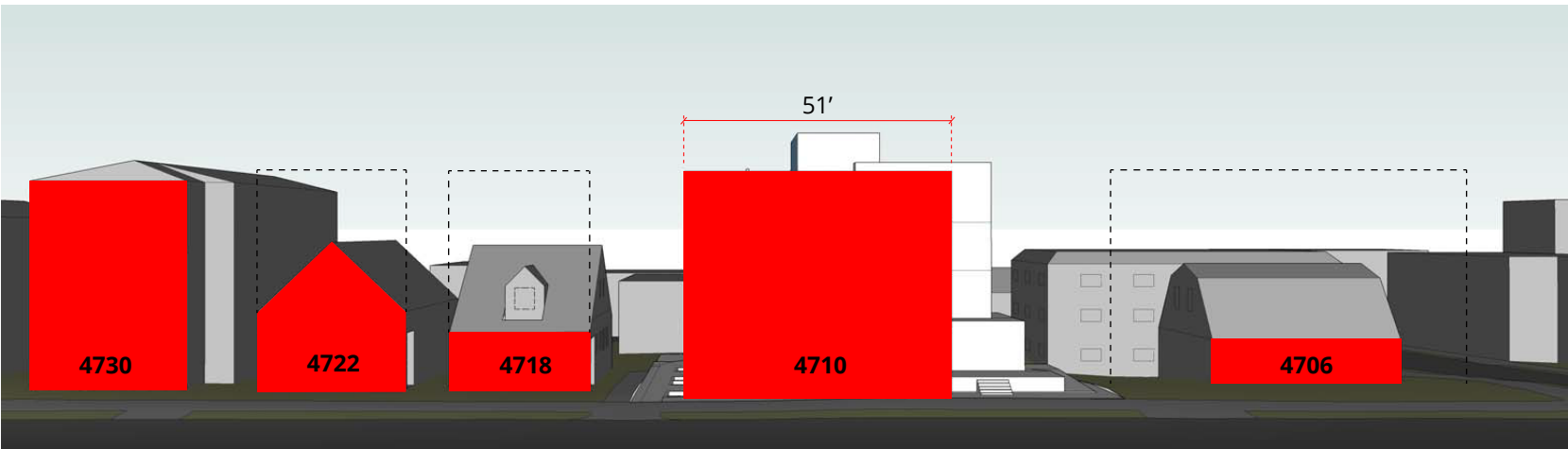
SCHEME A: NARROW

- Narrow façade at street fits neighborhood context
- Increased side yard setback
- Backyard setback pinched - departure needed



SCHEME B: WIDE

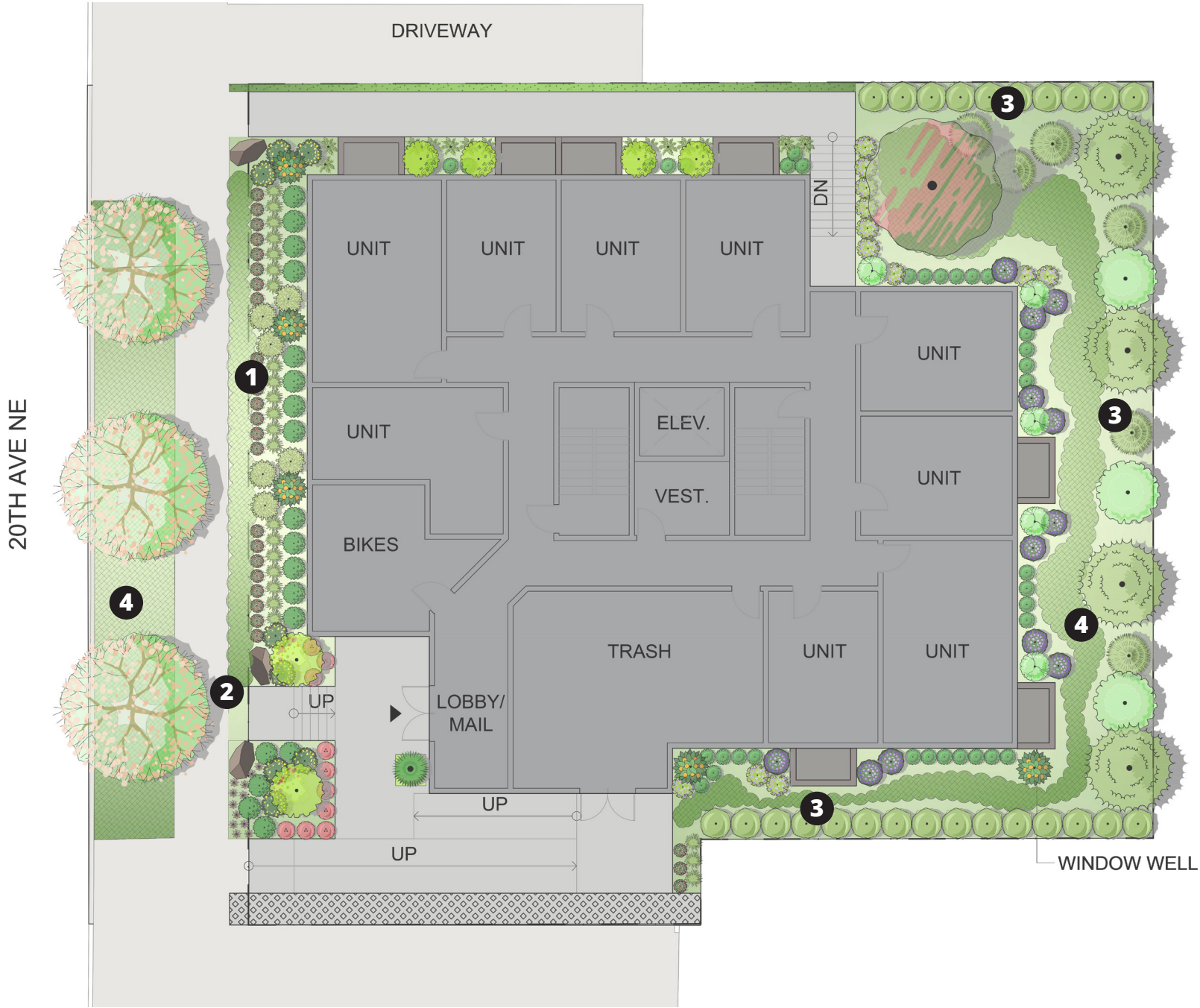
- Wide façade at street out of proportion with adjacent development
- Increased backyard setback for large green space
- Pinched side yard setback



SCHEME C: SPLIT MASSING

- Combine scheme A and B massing
- Narrow façade street fits neighborhood context
- Massing steps back creating SW porch and large green space on the NE
- Setbacks meet or exceed requirements

CONCEPT DEVELOPMENT: LANDSCAPE



- 1 SIDEWALK BUFFER 2 ENTRY ACCENT 3 REAR YARD SCREEN 4 GROUND COVER



CONCEPT DEVELOPMENT: NEIGHBORHOOD CHARACTER - ENTRY PRECEDENTS

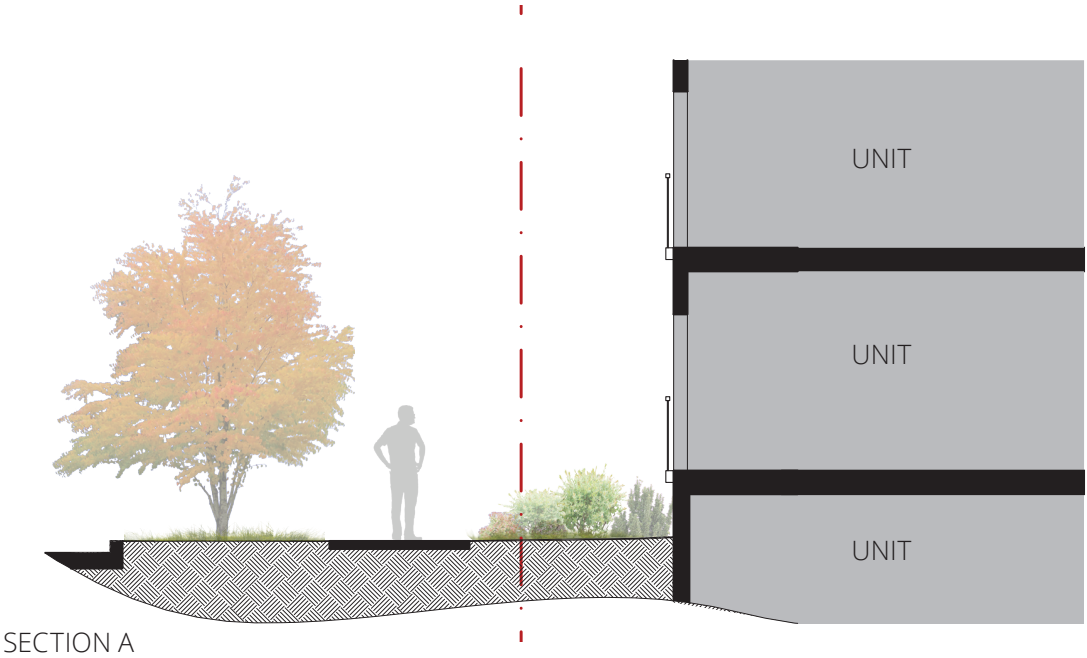


CHARACTERISTICS

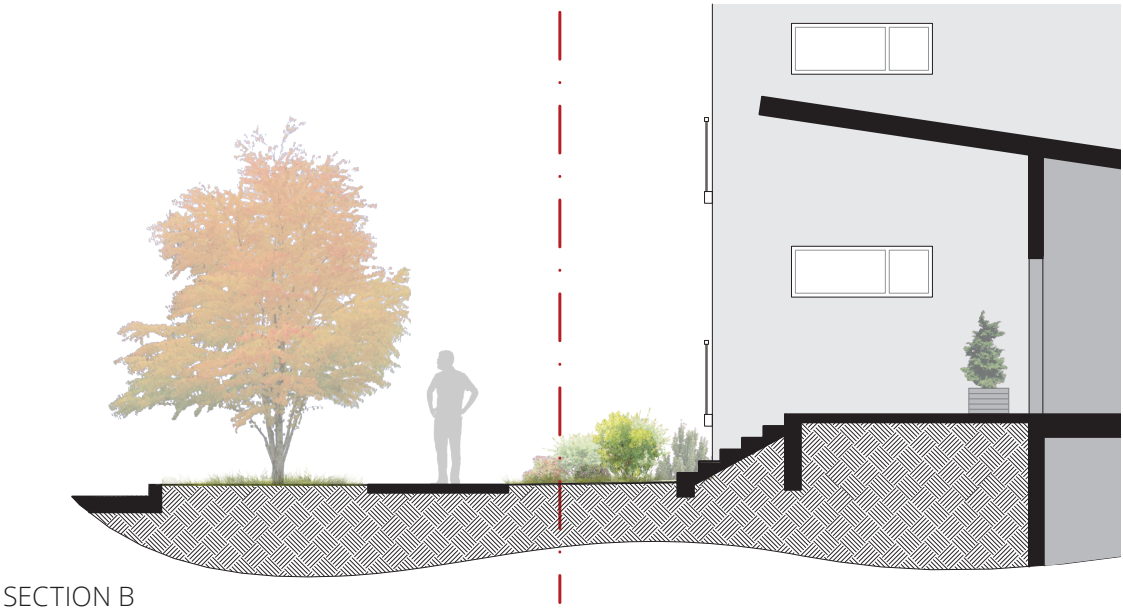
- Raised entry
- Defined boundary
- Separation from street
- Overhead cover
- Landscaping frames entry



CONCEPT DEVELOPMENT: FRONT ENTRY



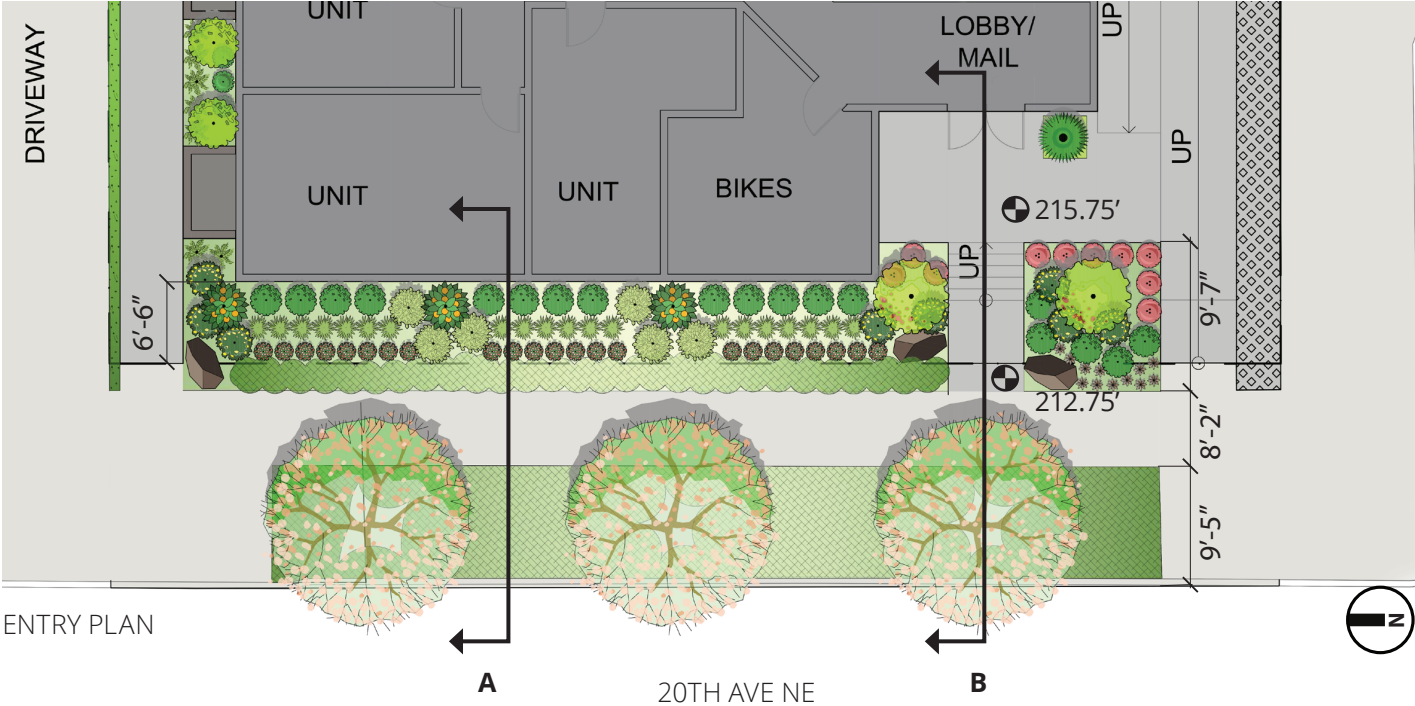
SECTION A



SECTION B



ENTRY PERSPECTIVE



ENTRY PLAN

CONCEPT DEVELOPMENT: FORM + EXPRESSION



CONCEPTUAL MASSING

ELEMENTS



LARGE WINDOWS



RIGOROUS FENESTRATION PATTERN



INTERLOCKING MASSING



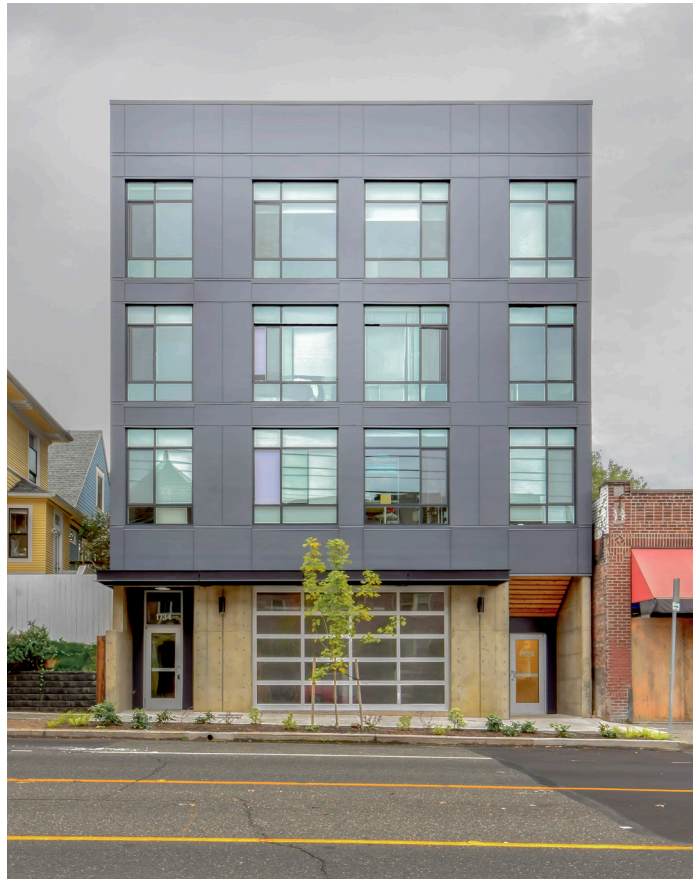
DEFINED ENTRY



COMPOSED HARDSCAPE



SECONDARY SCALE ELEMENTS



RECENT PROJECTS