

20th Avenue Apartments

Streamlined Design Review
Early Design Guidance Application

A New Multi-Family Project in the University District
4544 - 20th Avenue NE
DCI Project #3024962

24 August 2016

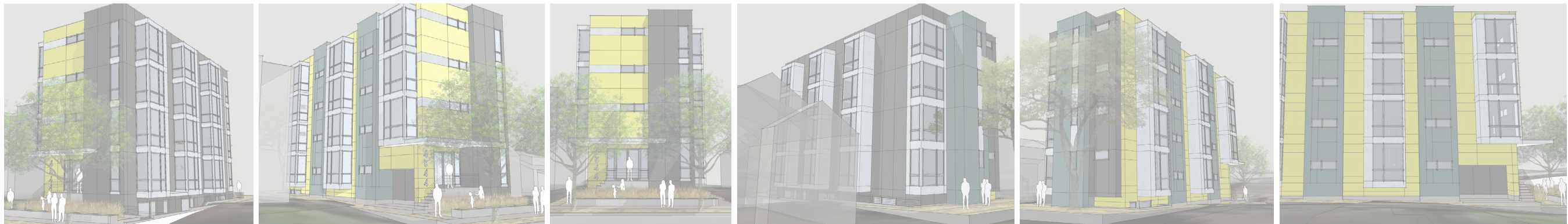


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Narrative & Analysis

Proposal Description

20th Avenue Apartments | 4544 - 20th Avenue Northeast
University District, Seattle

The 20th Avenue Apartment project is a proposed four-story (plus basement) apartment building that will be comprised of thirty-one Small Efficiency Dwelling Units, predominantly for students at the University of Washington. Though no vehicular parking is proposed (as part of the University District Northwest Urban Center Village the emphasis is on development that focuses on pedestrian and transit access) the project does propose to have long term bike storage available to residents within the building.

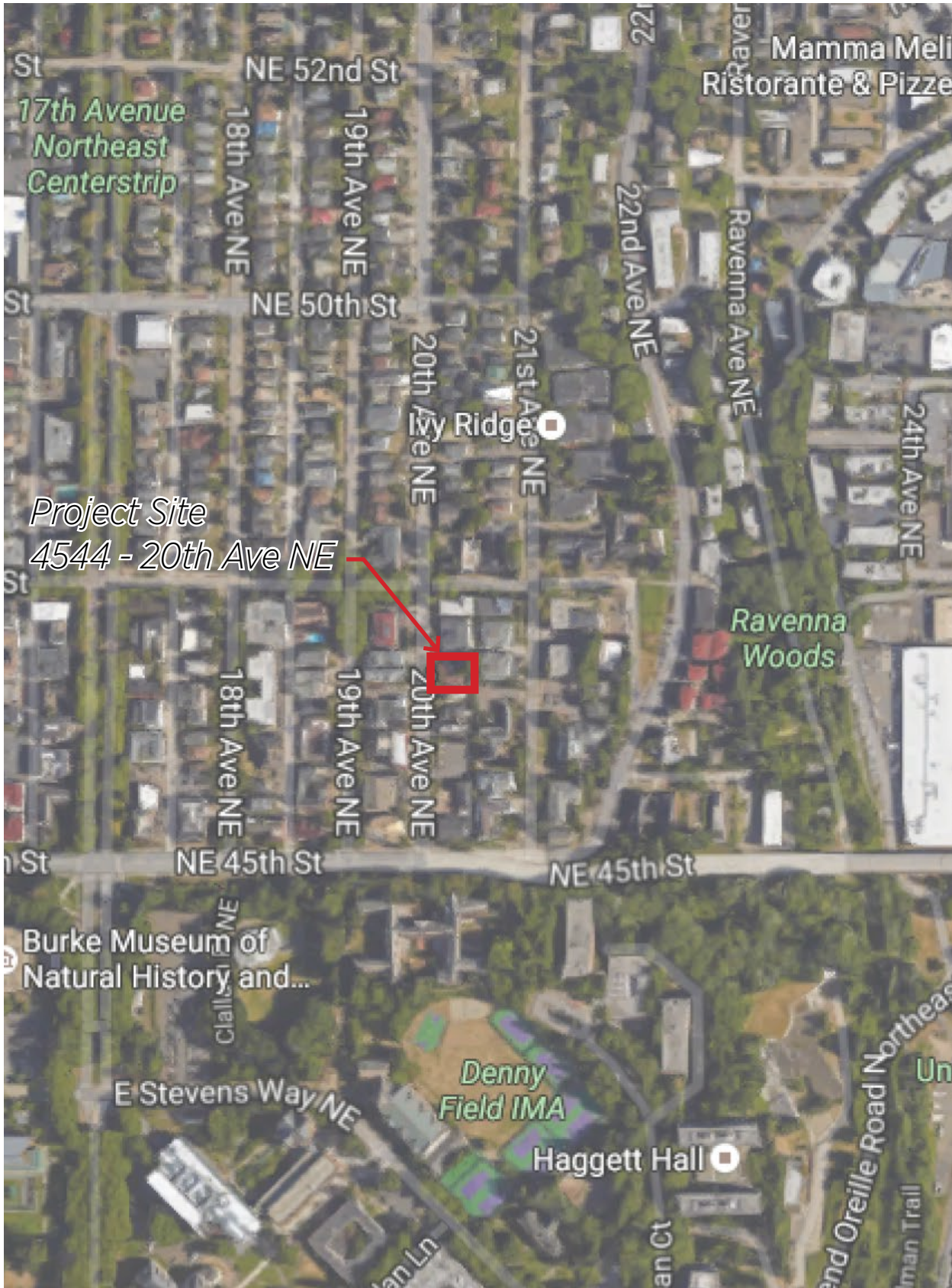
The project site is located in an area that has a mix of single-family, multi-family (predominantly occupied by university students), and sorority/fraternity houses. With a strong need for additional housing units, much of the single family housing is being demolished in favor of low-rise multi-family development that provides much needed density. The goal for this project is to remove a single-family house that currently houses only three tenants and construct a building that will provide thirty-one units and be a better fit for a neighborhood that continues to densify to meet the needs of a growing university and city. This development, at four stories above grade, will be a better fit both on this block (where the only other single family houses are slated to be redeveloped for a similar project) and in the surrounding neighborhood.

It is also the intent of this project to create an attractive and well-designed building that uses durable materials and dynamic massing to add to the changing context of the neighborhood.

Number of Units	- Thirty-one (31)
Type of Units	- Small Efficiency Dwelling Units
Building Square Footage (Including Basement)	- 10,320 Sq.Ft.
Building Square Footage (Excluding Basement)	- 7,571 Sq.Ft.
Number of Live/Work Units	- 0 units
Number of Parking Stalls	- 0 stalls (no parking proposed)



View of Project Site from the West



Aerial Photo Showing 9-block Area Around Project Site

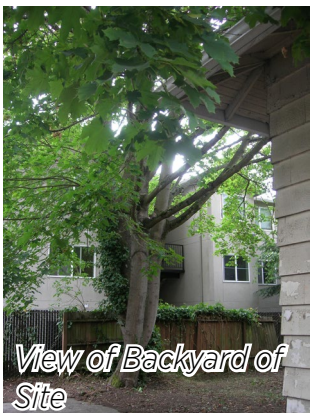
Context Description / Zoning Map

The project is located within the University District Northwest Urban Center Village that is zoned Low-rise 3.

The block is bounded by Northeast 45th Street to the south, with the University of Washington campus directly across the street. While the block on which the site is located is predominantly multi-family and congregate residences affiliated with the University (the project site is currently occupied by one of three remaining single-family houses; the other two are soon to be demolished for another SEDU project), adjacent blocks to the north have more of a mix of single-family and three to four story multi-family buildings, much of it constructed within the last few years.

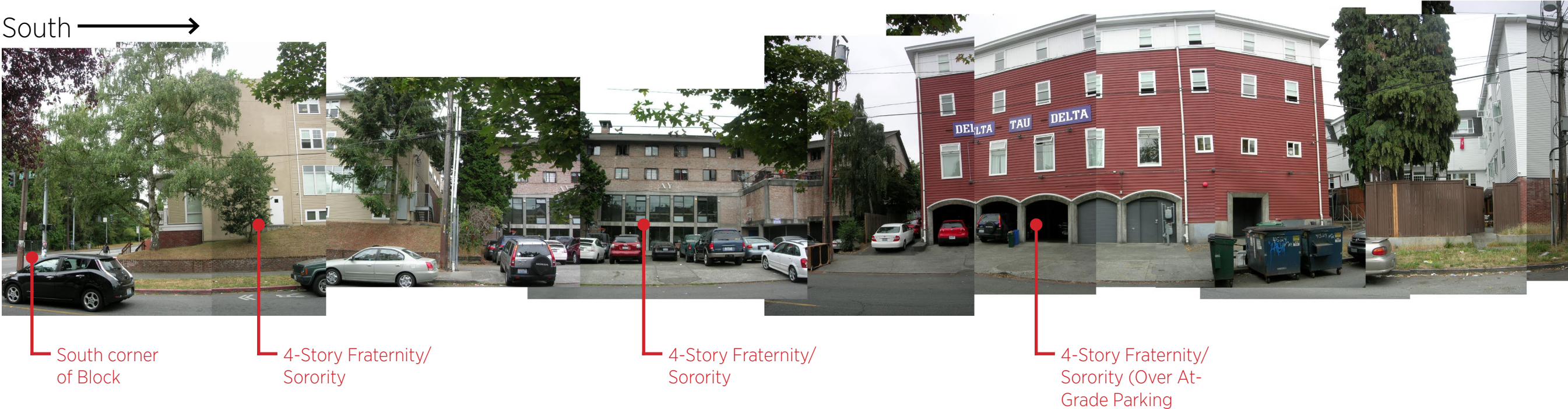
The project site is a small parcel, 40'-0" wide and 100'-0" deep and is predominantly flat with a small amount of fall (two to three feet, approximately) at the west end adjacent the sidewalk.

There is one large deciduous tree at the east (back) of the property that will be retained. Remaining trees on the site are small and will be removed to accommodate the new building and new landscape design. Existing street trees in front of the site will be replaced if required, and retained otherwise.



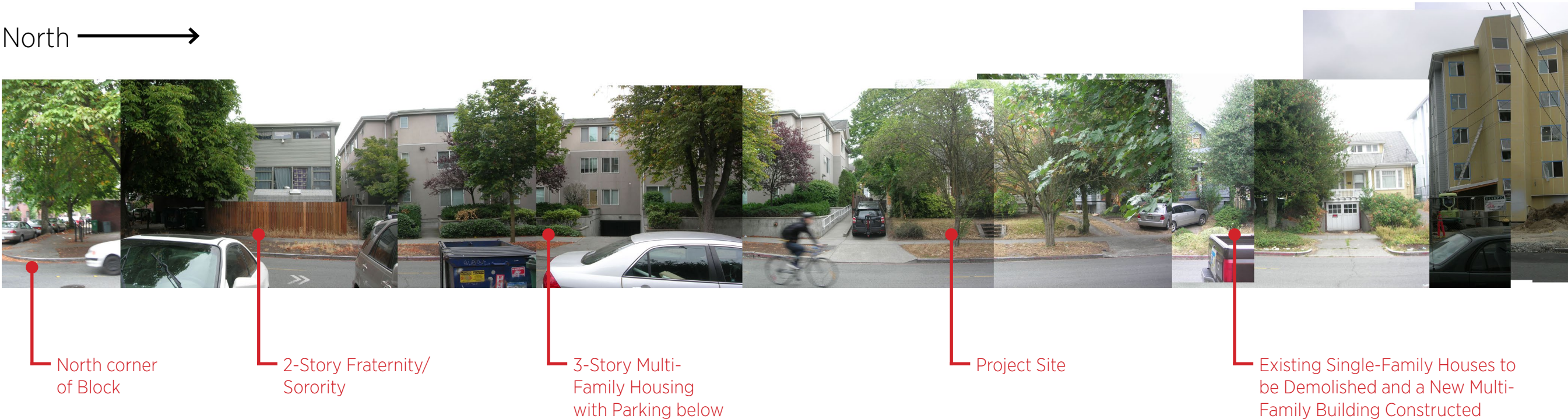
Vicinity Map Showing Surrounding Uses/Features

Streetscape Context: 20th Avenue NE - West



Streetscape Context: 20th Avenue NE - East

North →

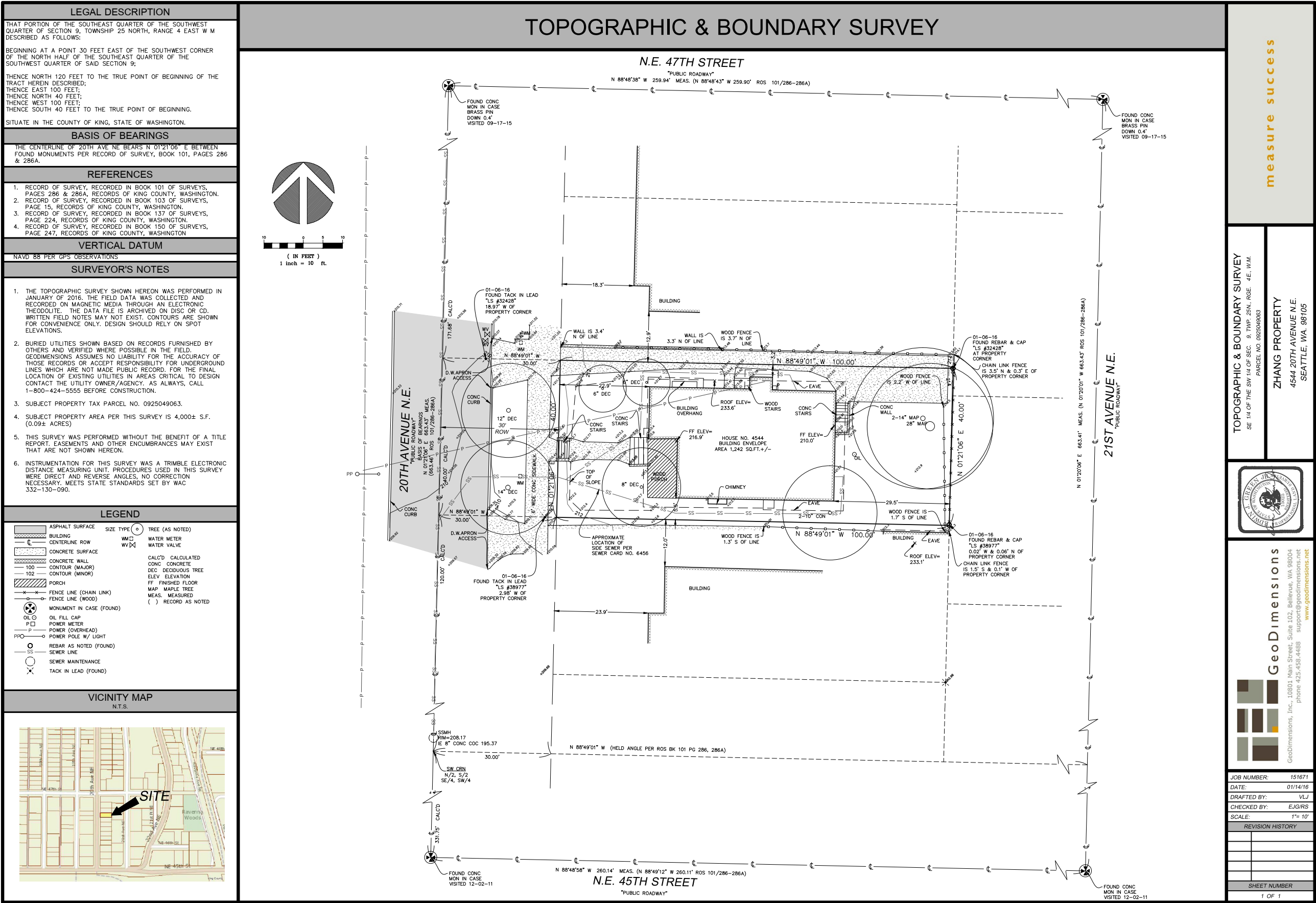


North →





Existing Conditions



Zoning Data



(Note: this project proposes to use the less restrictive development standards and so will meet additional standards for green building performance as required by the Seattle DCI)

Title / SMC Reference	SMC Requirement	Response / Proposed Condition
Zoning Designation	Low-rise 3	
Overlay District	University District Northwest Urban Center Village	
Vehicular Parking Required	No minimum required in overlay district	No parking provided
Long-term Bike Parking Required	1 space / 4 dwelling units (0.75 / small efficiency unit) 31 SEDU's * 0.75 = 23.25 long-term bike parking spaces	23 long-term bike parking spaces
Short-term Bike Parking Required	None	No short-term parking proposed
Max. Floor Area Ratio (FAR)	1.5 or 2.0 (higher value applies if project meets additional standards regarding parking location and access, alley paving, and green building performance per SMC 23.45.510.C). 2.0 * 4,000 sq. ft. = 8,000 sq. ft.	7,961 sq. ft.
Max. Density Limits	1 unit / 800 square feet or no limit (higher value applies if project meets additional standards regarding parking location and access, alley paving, and green building performance per SMC 23.45.510.C)	1 unit / 129 sq. ft. = 31 units
Max. Structure Height	40' + 4' (for partially below grade floor) + 4' (allowed extensions for parapets) = 48' above average grade Average Grade = 213.44' + 48' = 261.44' max. Structure height	Top of parapet at 256.6'
Required Setbacks	Front: 5' minimum Side: 5' (if building is less than 40' long) 7' average / 5' minimum (if building is greater than 40' long) Rear: 10' minimum with alley / 15' minimum without alley	Front: 10' Side: 5'-4", reduced per allowed adjustment of setbacks (up to 50%) Rear: 13'-1", reduced per allowed adjustment of setbacks (up to 50%)
Minimum Amenity Area	25% of lot area (50% of this is required to be either ground-related or roof deck) = 25% * 4,000 sq. ft. = 1,000 sq. ft.	1,018 sq. ft.
Max. Structure Width	150' inside growth areas	27' wide, excluding bay windows
Design Review	Developments 5,000 square feet to 11,999 square feet are subject to Streamlined Design Review. Developments 12,000 square feet to 19,999 square feet are subject to Administrative Design Review. Developments 20,000 square feet or greater are subject to full design review.	Total building square footage - 10,685 sq. ft. Project will be subject to Streamlined Design Review.

Design Guidelines



Public Life

PL1 Connectivity

- B. Walkways and Connections
 - i. Residential Open Space

Response

The project will provide a pedestrian connection from the sidewalk on Northeast 20th Avenue to the building’s main entrance and its accessible entrance, as well as to the amenity space at the rear of the site. Long-term bike storage will be located within the building at the basement level and will be accessed by the ramps at the southwest corner of the site, which also serve as the accessible entrance to the building. Due to the walkability of the neighborhood and the proximity to transit, no vehicular parking is provided.

As part of the University District Northwest Urban Center Village, this project has an opportunity to use the amenity space at the front of the site (roughly one-third of the total) to engage with the neighborhood. The project will endeavor to create space that is usable by residents and guests but still visible by others in the neighborhood. In fact, we have increased the front yard setback on the site in order to create a meaningful, usable amenity space between the building and the sidewalk. Due to security constraints, we would not propose to open this amenity space to the public at large.

PL2 Walkability

- B. Safety and Security
- C. Weather Protection

Response

Given the project’s location in the University District, safety and security of residents and guests is a high priority in site design. Exterior lighting will be designed in such a way as to ensure security for building users, while at the same time avoiding unnecessary spill-over to adjacent sites and to the night sky generally.

In order to provide protection from the weather to building users, the main entry is covered by an integral awning element that is incorporated into the overall design. The accessible entry also has a small awning to protect residents from the weather while entering/exiting the building.

PL3 Street-Level Interaction

- A. Entries
 - i. Entrances Visible from the Street

Response

The primary entry has been designed to be clear and identifiable from the street. Landscaping, circulation, front porch, and other design features all work together to create a cohesive entry sequence from sidewalk to lobby.

PL4 Active Transportation

- B. Planning Ahead for Bicyclists

Response

Long-term bicycle storage will be provided within the building, giving residents a safe, secure, and weather-protected location to store bikes. Bicycle storage will be located on the accessible level of the building and so will have a ramp to make entry and exit easier.

Design Concept

DC2 University

- i. Architectural Elements and Materials

Response

The architectural character of the building will be tied to the scale of both the building and the surrounding context. The building will be designed to have elements at both a macro and micro scale, all working together into a cohesive and harmonious design. Particular attention is paid to the street-facing facade and to the main entry of the building to create a human scale for people at street-level.

Although the side and rear facades are not held to the same modulation requirements, our design establishes a vocabulary of design elements that wraps around the entire building.

DC3 Open Space Concept

- B. Open Space Uses and Activities

Response

Open and amenity space will be designed to be used by residents and their guests and will encourage interaction amongst them. This will be balanced against the need to provide secure spaces that are only accessible to residents and their guests. Where possible, existing trees will be retained to become features of the new open space, particularly the large deciduous tree in the back yard.

DC4 Exterior Elements and Finishes

- A. Exterior Elements and Finishes
- C. Lighting
- D. Tree, Landscape, and Hardscape Materials
 - i. Exterior Finish Materials

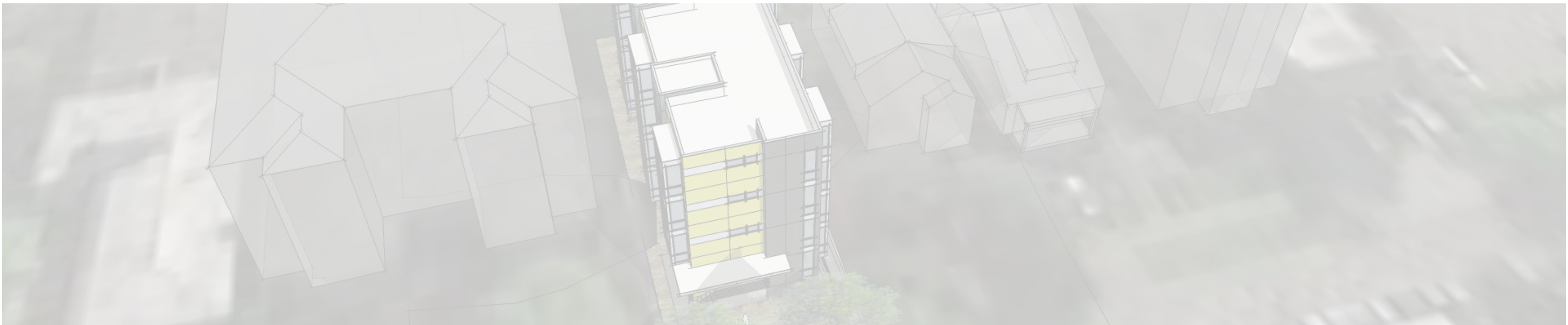
Response

Exterior elements and finishes will be designed and selected in such a way as to be low-maintenance and long-lasting.

Exterior lighting will be a key part of providing security to residents and guests. From sidewalk to building entry, the lighting design will provide a safe circulation path.

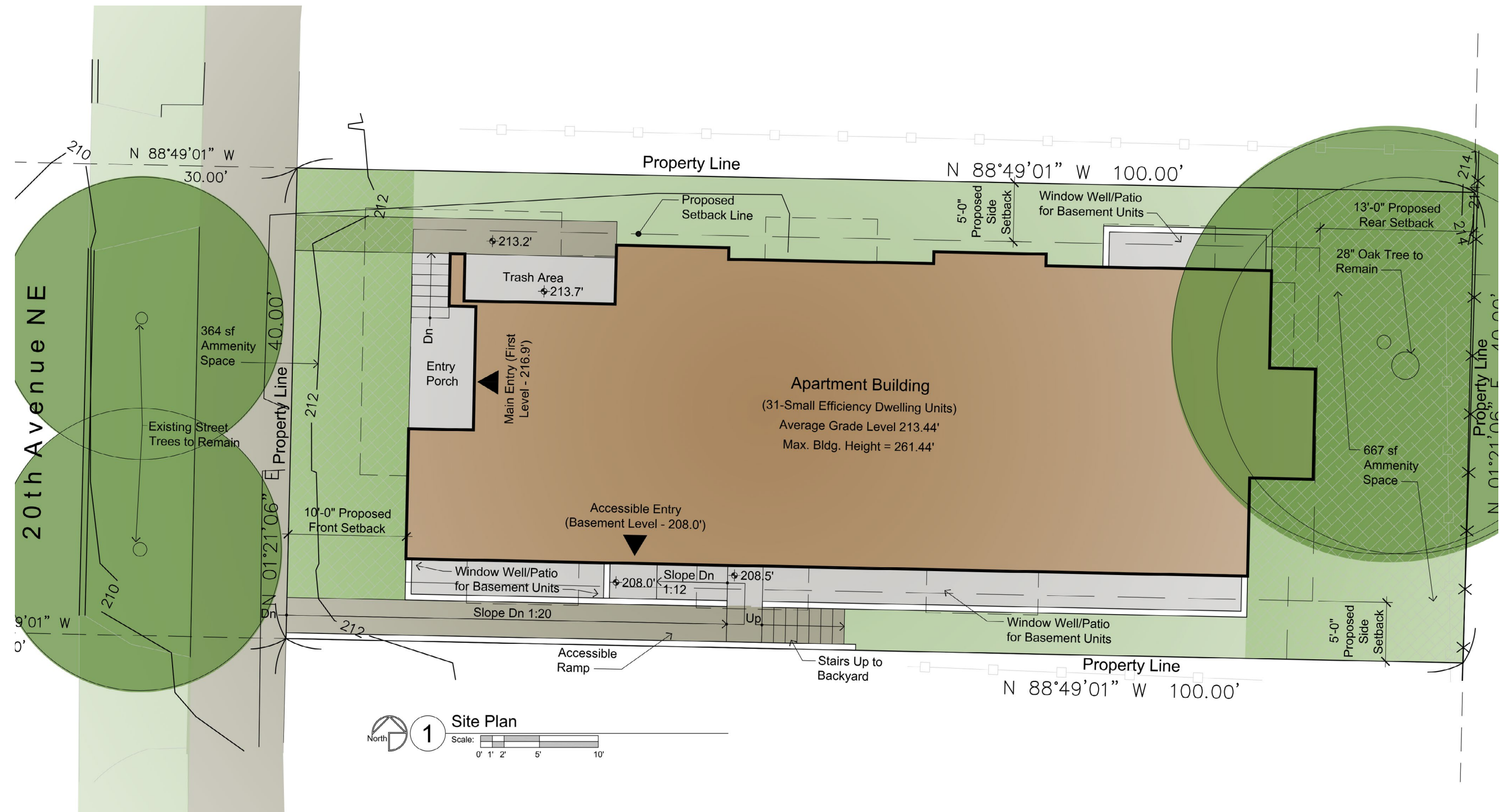
The landscaping design will incorporate drought-tolerant and native species. Hardscape materials will be selected with ease of maintenance, safety, and longevity in mind.

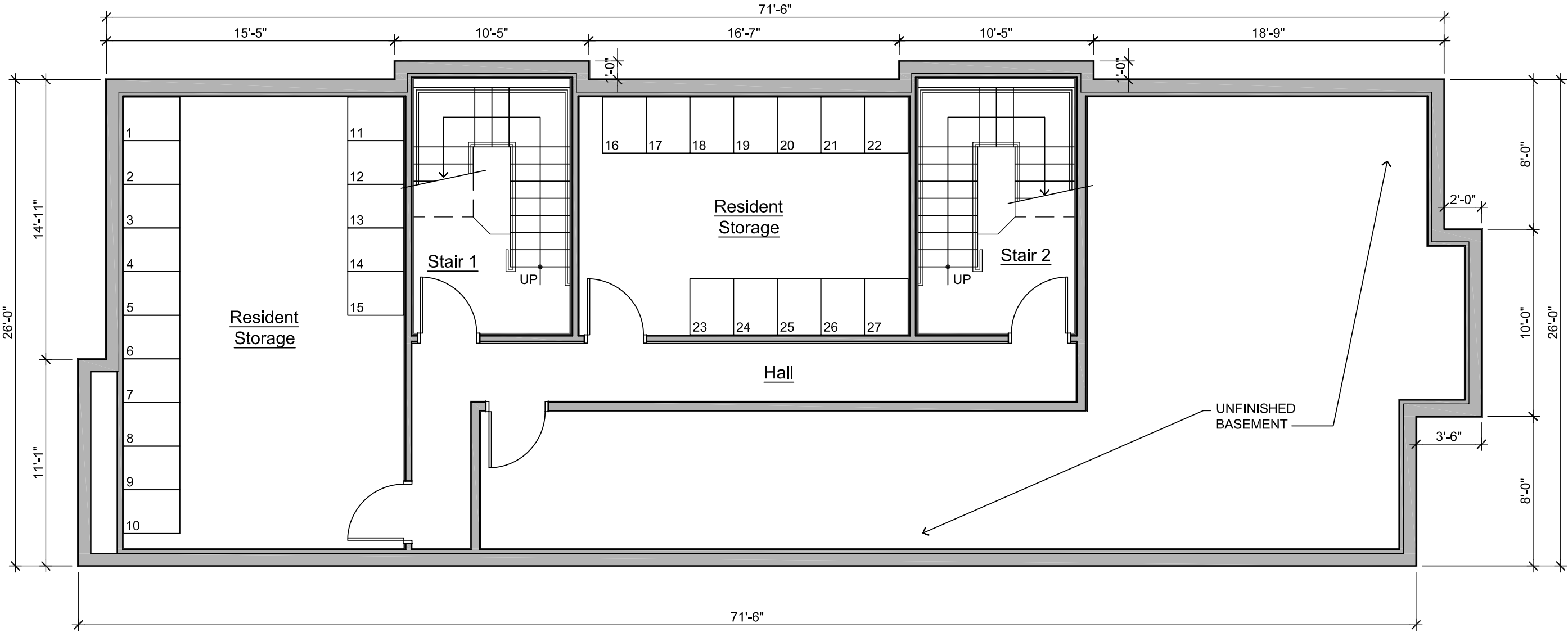
It will be important for finish materials to be easy to construct, durable, and low-maintenance and the building ages. Consideration will be given to fitting within the immediate context of the single-family and low-scale multi-family buildings on the street and in the immediate vicinity.



Design Concept

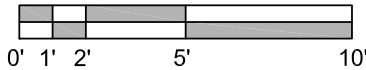
Architectural Site Plan

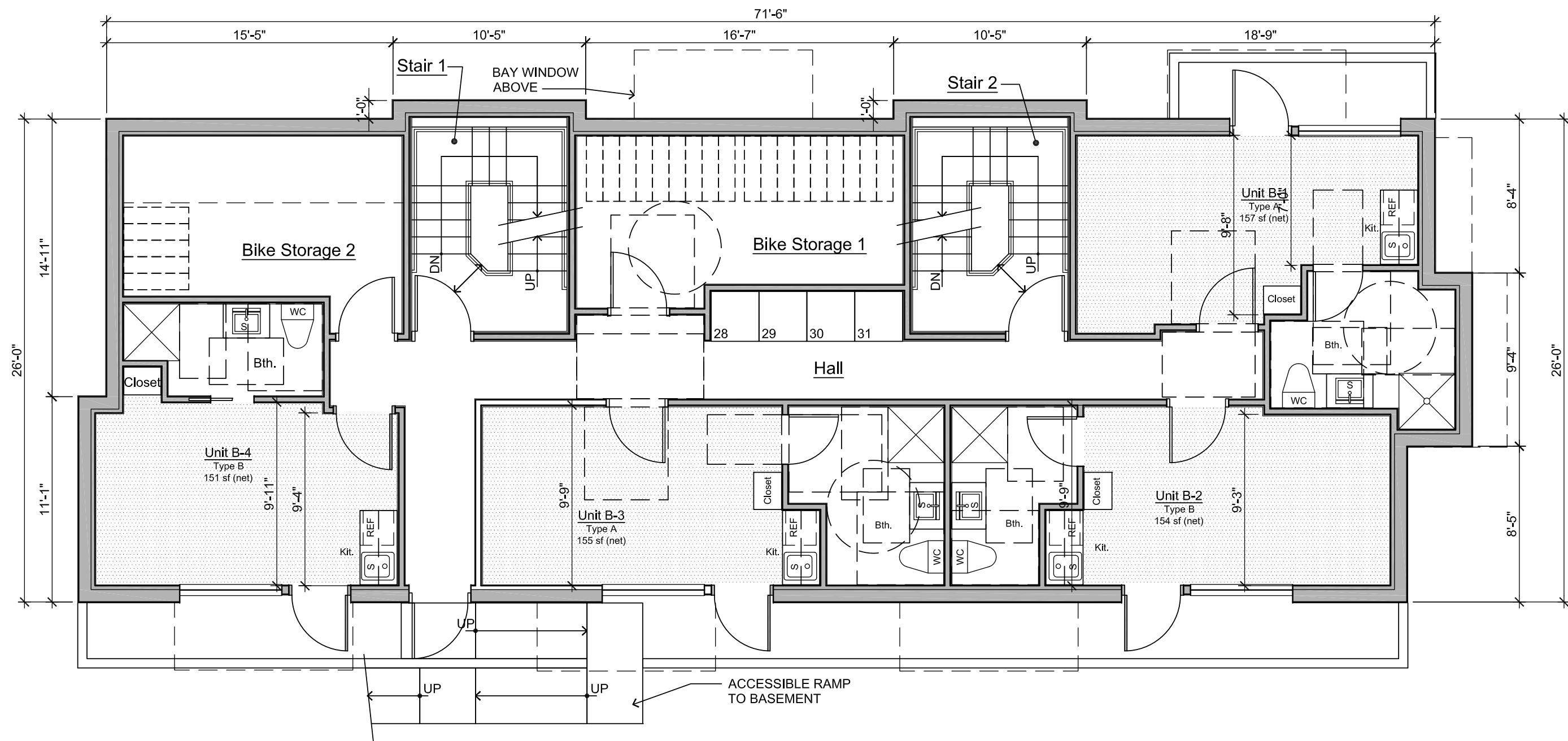




1 Sub-Basement Floor Plan - 999 sf

Scale: 3/16" = 1'-0"

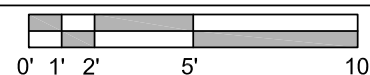




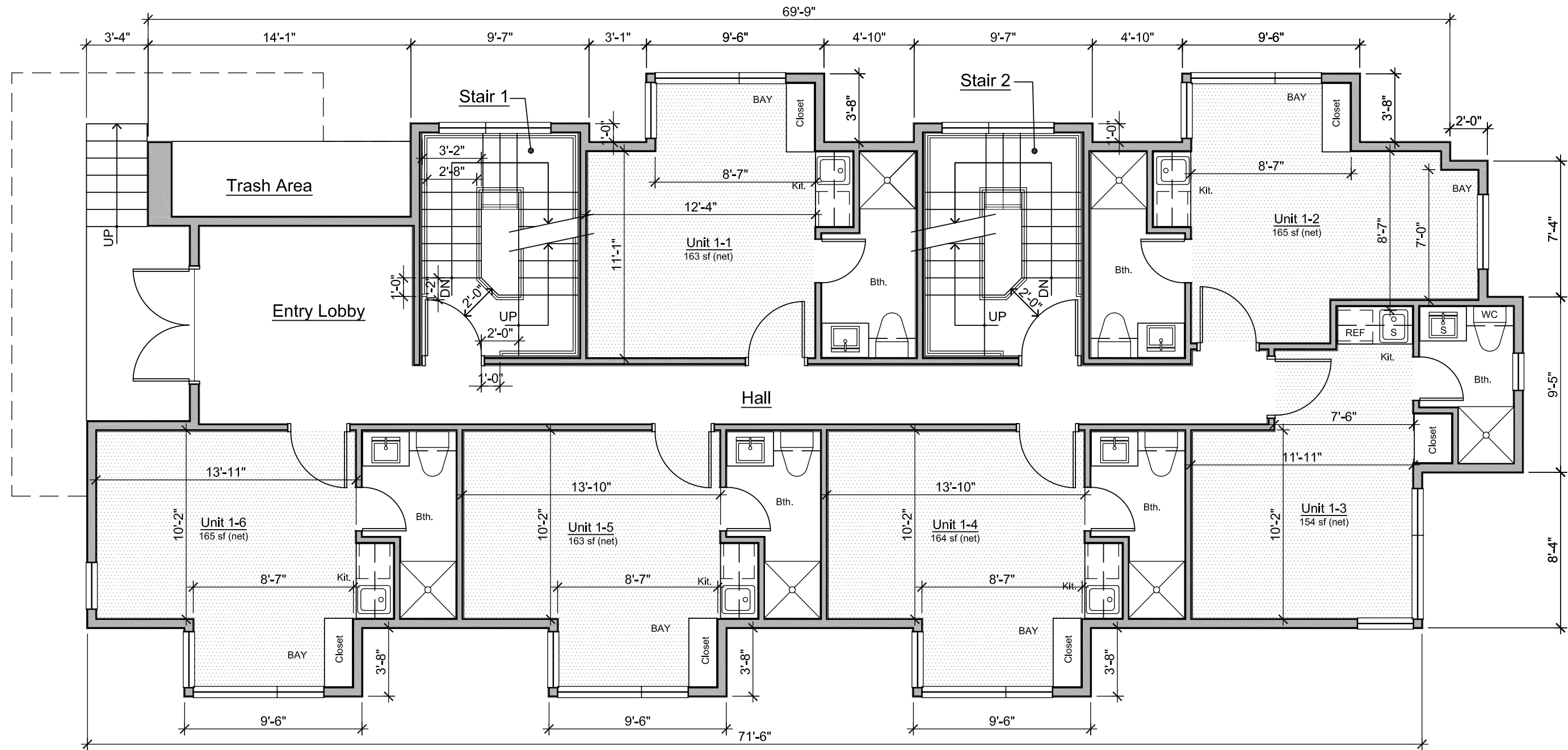
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Basement Floor Plan - 4 Units Per Floor - 1,725 sf

Scale: 3/16" = 1'-0"

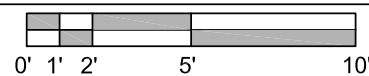


Floor Plans

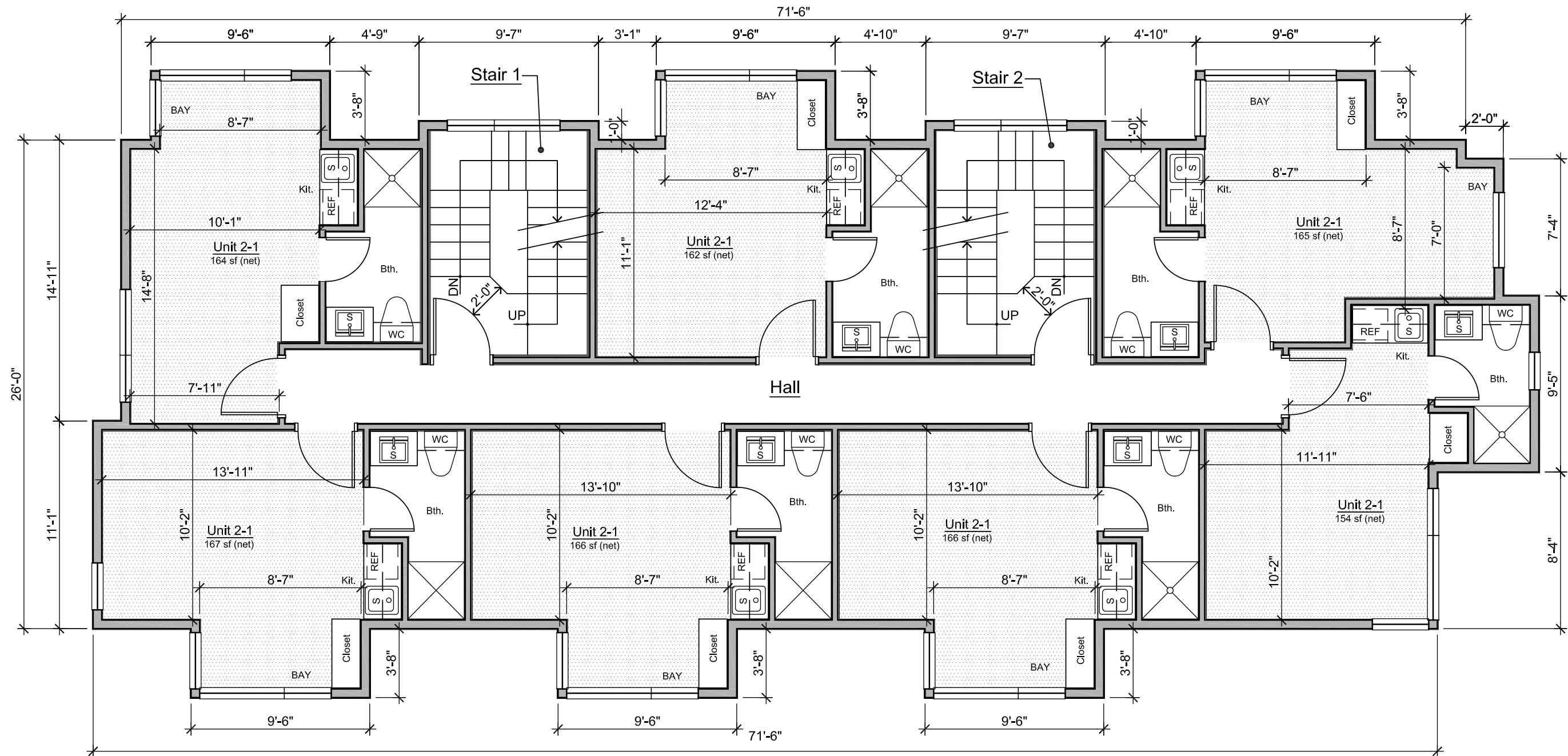


1 First Flor Plan - 6 Units Per Floor - 1,880 sf

Scale: 3/16" = 1'-0"

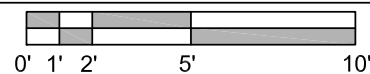


Floor Plans

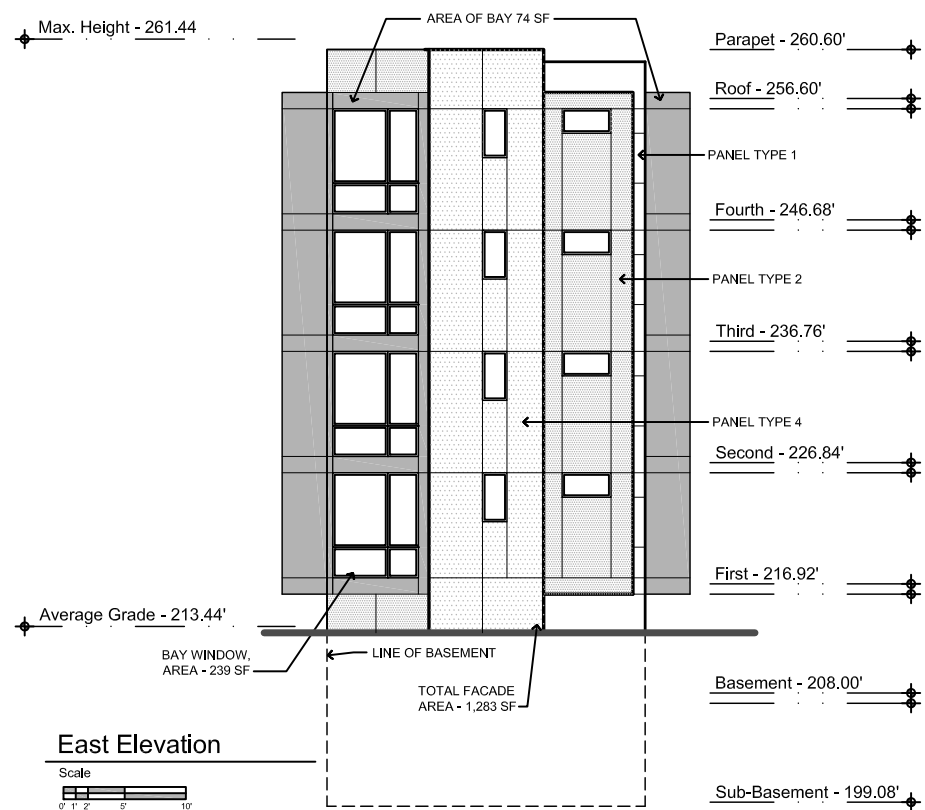
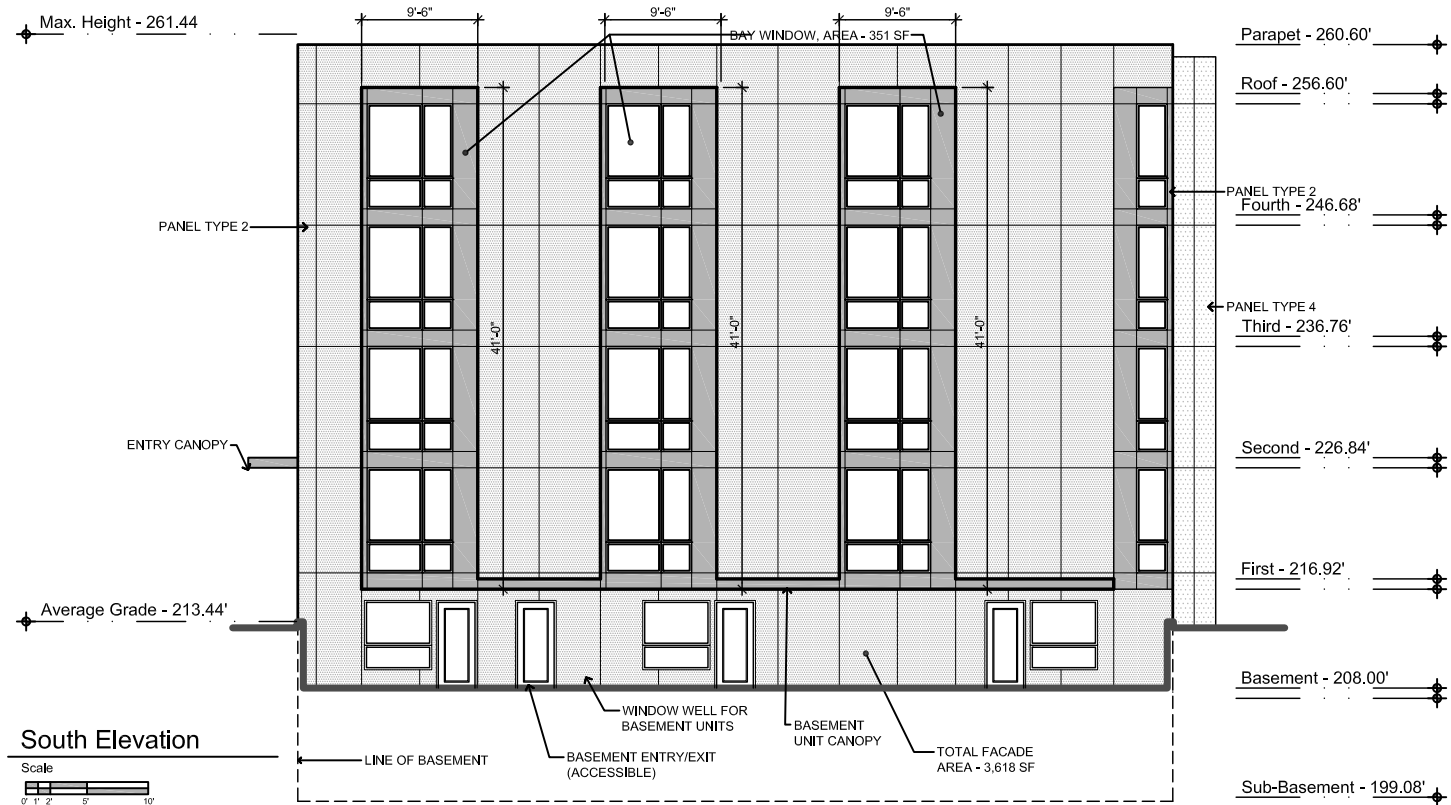
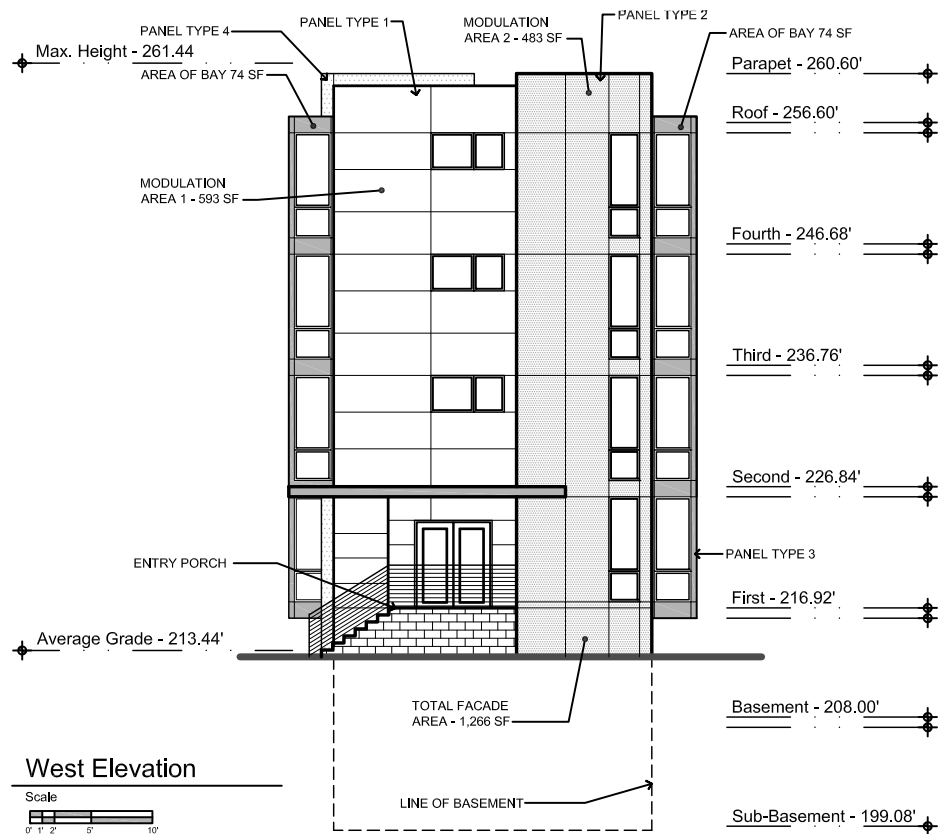


1 Second/Third/Fourth Floor Plan - 7 Units Per Floor - 2,027 sf

Scale: 3/16" = 1'-0"



Exterior Elevations



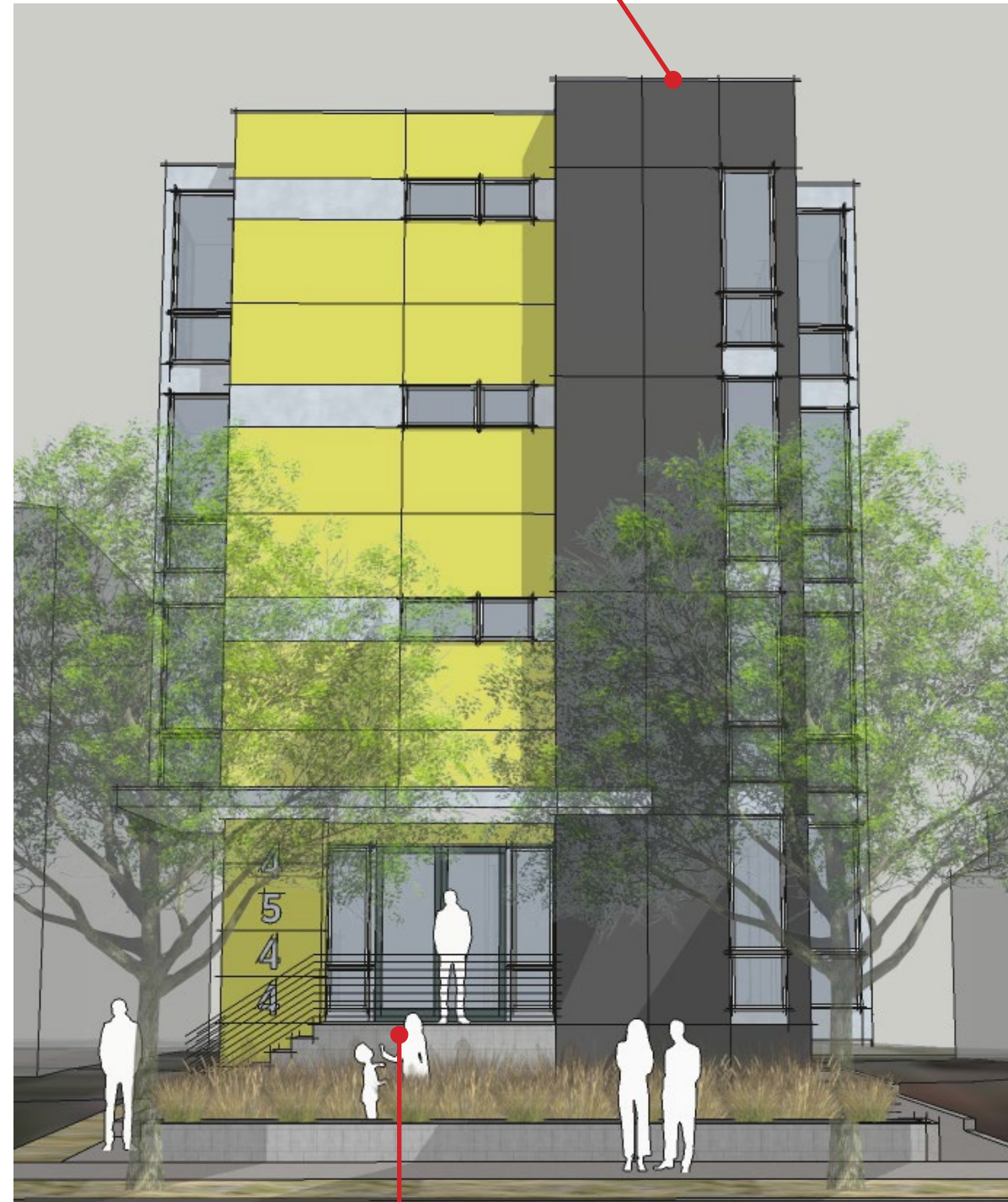
3-Dimensional Model

Note: Colors depicted are schematic and shifts can occur between programs and printing. The design team will work to ensure final colors are optimal for the design.

Entry canopy projects beyond entry porch to create a sense of welcome to the building



Massing elements are all driven by the program of the building and result in a simple, clean, and dynamic design



Entry porch is accessed via a front walk and stairs that progress through the amenity area in the front yard. Glass entry doors provide a welcoming entry to the building.

West facade engages with the street by incorporating several massing elements into a well designed composition



3-Dimensional Model

Bay windows contain floor to ceiling windows on two sides (one of which faces the street) so as to maximize light and air to the units and help the units feel larger. Bay windows also provide additional, usable space to the interiors of the units.



Internal vertical circulation is expressed on the exterior of the building in the form of stair tower elements that sit proud of the face of the building and add vertical relief to the parapet. Stair towers also have a different panel pattern and color to further differentiate them.

Trash area is at grade and accessed from the outside of the building while being screened from the street.

3-Dimensional Model

Existing mature tree in backyard to remain in place. The tree will not only become a feature around which the rear amenity space will be designed, but it will provide screening between this building and the adjacent.



Basement units have a small walk-out patio/window well in order to provide better access to light and air than these units would otherwise have.

Adjustments

Reduced Side/Rear Setbacks

23.45.518 - Setbacks and Separations

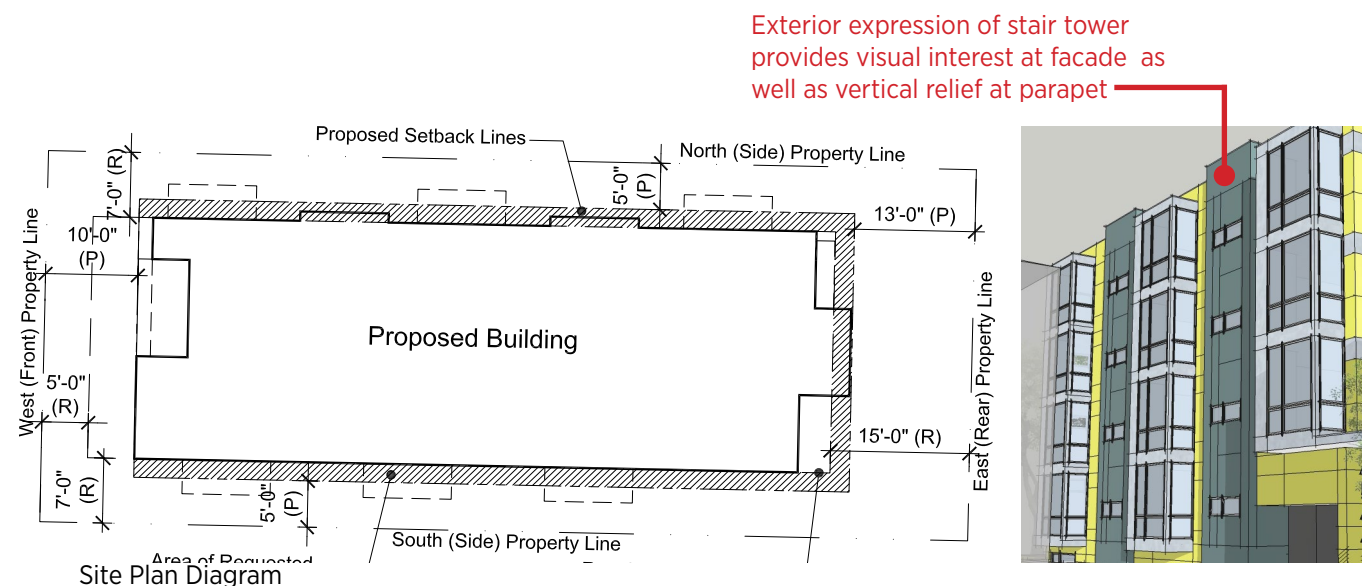
SMC requires 15' minimum for rear setbacks with no alley. For side setbacks with facades greater than 40 feet in length, SMC requires 5' minimum and 7' average.

Proposed Design Departure

Under the Streamlined Design Review process, a setback reduction of up to 50% may be requested as an adjustment. We are proposing to reduce the rear setback by 14% to 13'. We are also proposing to reduce the side setbacks 29% to 5' average on either side.

Justification

Reducing the rear setback 2' allows for a unit with better proportions for its user and also creates a more dynamic rear facade with more depth between massing elements. Reducing the side setbacks to 5' allows for a number of improvements that result in a stronger design that is cohesive around all four sides of the building. On both the north and the south facades, we are able to project the window bays further from the face of the building, making them a stronger massing element that creates a more vibrant presence from the street. On the north side of the building, reduced side setbacks allow for the stair towers to be expressed on the exterior of the building, creating not just an element on the facade but adding visual relief to the height of the parapet.



Increased Structure Depth

23.45.527 - Structure Width and Facade Length Limits in LR Zones

Subsection B. Maximum facade length in Low-rise zones

Maximum combined length of the entire facade within 15' of a side property line shall not exceed 65% of the length of that property line.

Proposed Design Departure

Under the Streamlined Design Review process, an increase of up to 10% of allowed facade length may be requested as an adjustment. With a lot depth of 100', per SMC we are allowed a maximum facade length of 65'. We are proposing to increase that by 10% to 71'-6", with an additional 3'-10" that is 15' from both side property lines.

Justification

Proposed for a lot that was originally created and sized for a single family home, the project faces significant challenges as development standards are applied. The increase in allowed facade length gives us the space to design a building that better meets the needs of both the owner and the users. Units benefit from a small increase in size, and better proportions in the main living space. The additional depth also helps create a more dynamic and cohesive design that encompasses all four sides of the building and not just the street-facing facade.

