

4239 8TH AVE NE



4241 LLC.

skidmore
janette | architecture
planning
design

4239 8TH AVE NE

EARLY DESIGN GUIDANCE
08/22/2017 #3027091

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VICINITY MAP

OVERVIEW

Address | 4239 8th Ave NE
 Site Area | 5,000 SF
 Zone | MR (M1)
 Maximum FAR | 4.5 w/ Bonus Incentives
 Maximum Height | 80' w/ Bonus Incentives
 Proposed # of Dwelling Units | Approx. 52
 Proposed Parking | None, not required

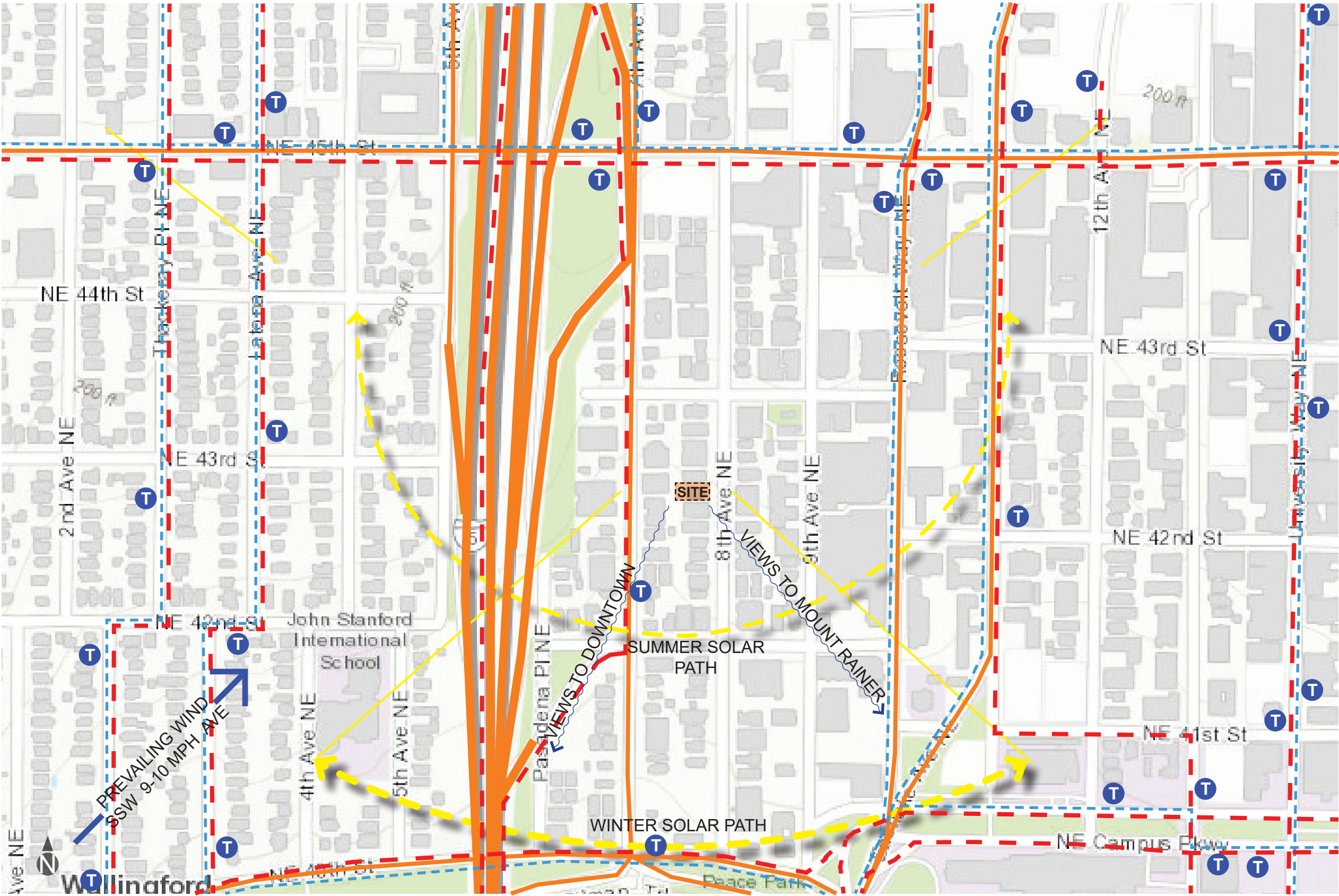


AERIAL MAP

CIRCULATION, TRANSIT, & ENVIRONMENTAL ANALYSIS

KEY

- INTERSTATE
- MAIN ARTERIAL
- SECONDARY ARTERIAL
- BIKE ROUTE / LANES
- NEARBY TRANSIT STOP
- TRANSIT ROUTE
- VIEW OPPORTUNITIES



OPEN SPACE & AMENITIES



1 PORTAGE BAY CAFE



2 TRADER JOE



3 BURKE-GILMAN TRAIL



4 CHRISTIE PARK



5 HOTELS



6 TRINITY MARKET



7 UNIVERSITY PEA PATCH



8 THE AVE (RESTAURANTS, BARS, SHOPPING). 0.5 MILE



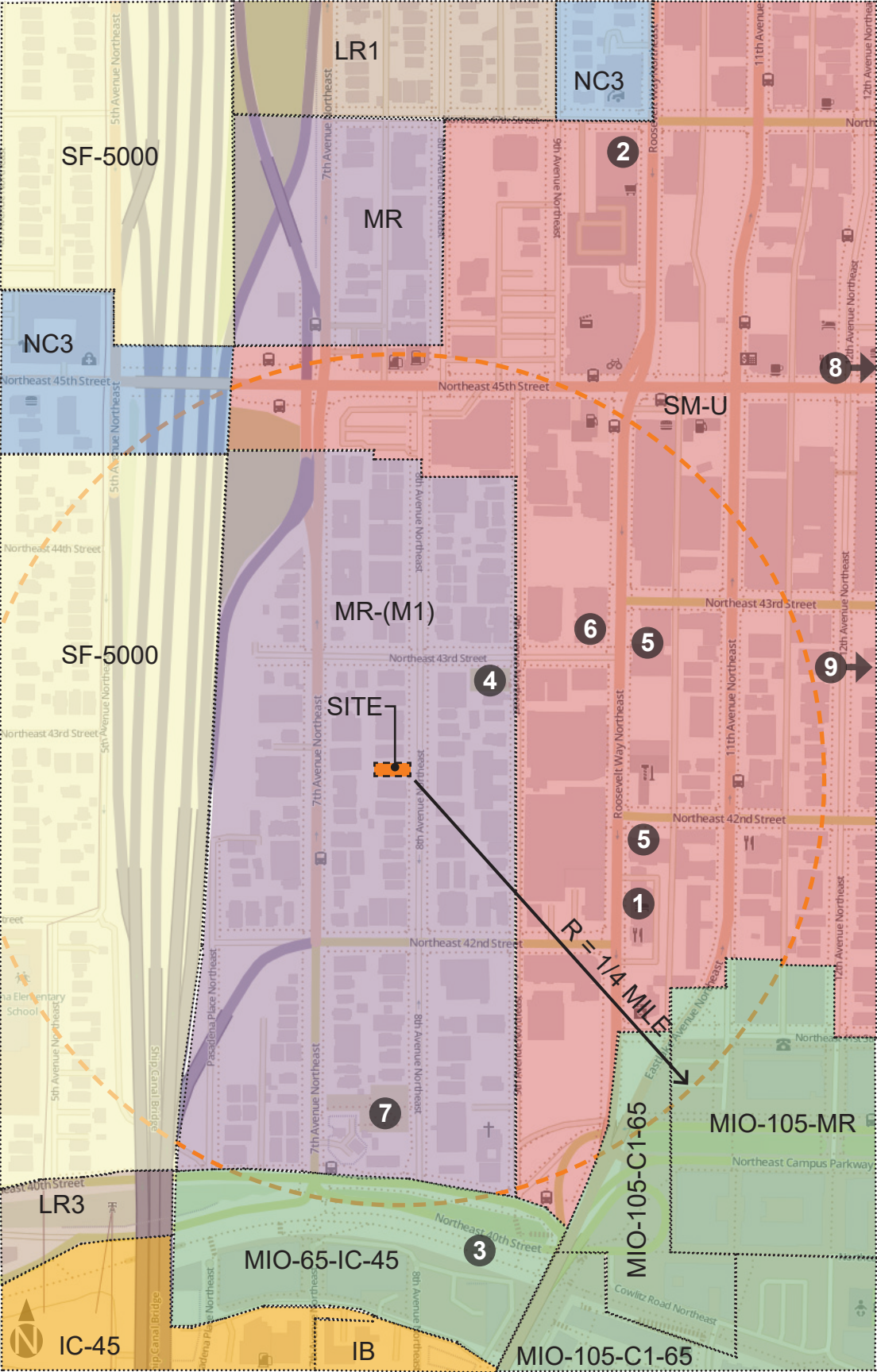
9 UNIVERSITY OF WASHINGTON, MAIN CAMPUS. 0.5 MILES

ZONING MAP

KEY

- SF-5000
- LR ZONES
- C1
- NC3
- MR
- MIO
- SM-U
- IC / IB

BOUNDARIES BETWEEN ZONING



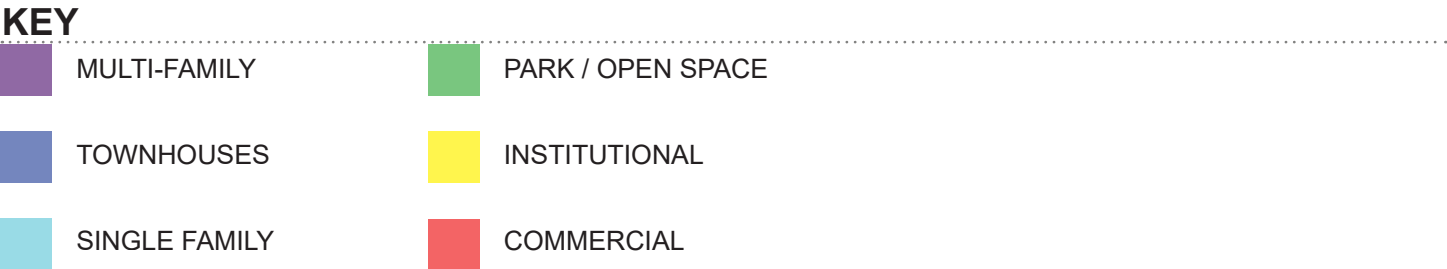
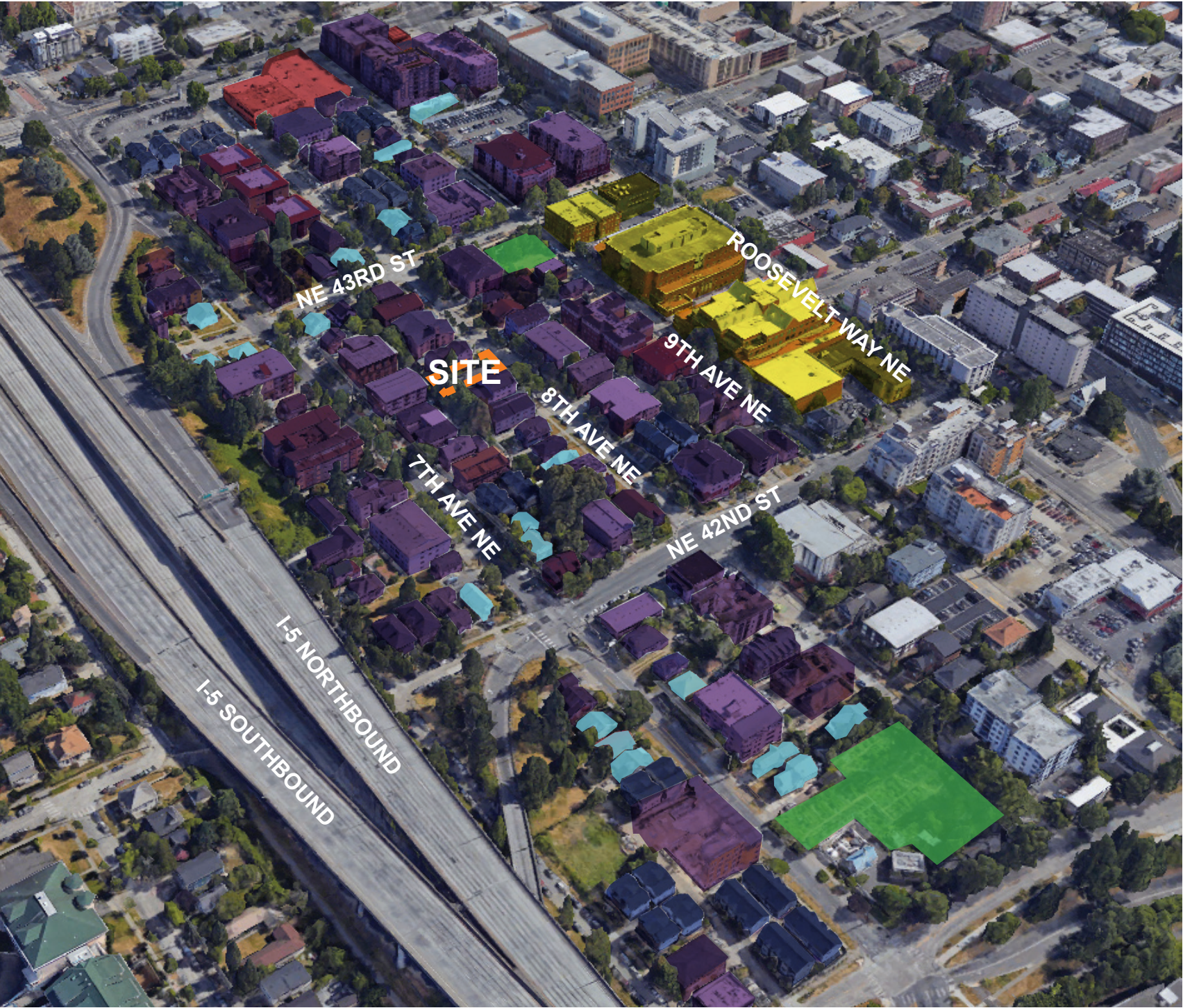
ADJACENT USES - PLAN



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NEIGHBORHOOD ANALYSIS
ADJACENT USES

EXISTING NEIGHBORHOOD ARCHITECTURE



- JULIETTE RAILINGS ADD VISUAL INTEREST / DETAIL TO PLANAR FACADE
- MODULATED ROOFLINE



- JULIETTE RAILINGS ADD DETAIL
- PROMINENT ENTRY W/ OVERHEAD PROTECTION
- MODERN MATERIALS



- BALCONIES ADD VISUAL INTEREST / DETAIL TO FACADE
- CLEAR MASSING VOLUMES DEFINED BY MATERIAL



- SIMPLE, CLEAN MASSING
- INCORPORATION OF NATURAL MATERIAL ELEMENTS



- WINDOW PATTERNING & BAY PROJECTIONS ADD VISUAL INTEREST TO FACADE
- INCORPORATION OF NATURAL MATERIAL ELEMENTS



- CLEAR MASSING VOLUMES DEFINED BY MATERIAL / COLOR
- UNIQUE CORNER EXPRESSION
- MODERN MATERIALS



- JULIETTE RAILINGS ADD VISUAL INTEREST / DETAIL TO FACADE
- CLEAR MASSING VOLUMES DEFINED BY MATERIAL



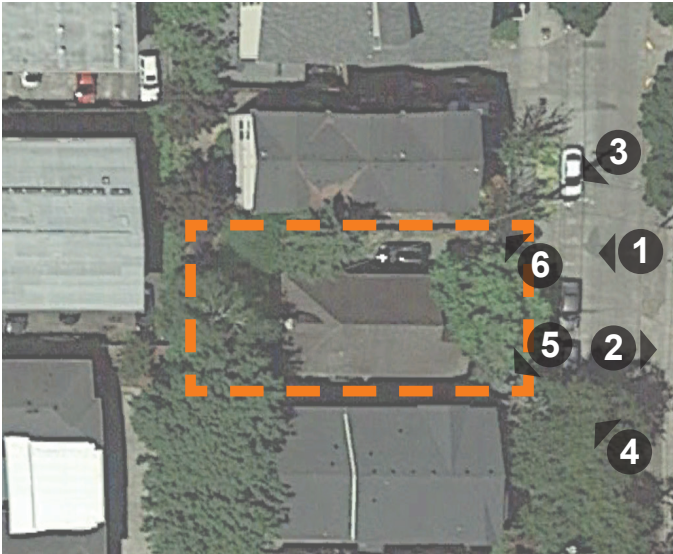
- CLEAR MASSING VOLUMES DEFINED BY MATERIAL
- METAL STAIR ADDS VISUAL INTEREST / DETAIL
- WINDOWS ARE COLLECTED TO CREATE UNIQUE EXPRESSION / IDENTITY.

STREETSCAPES





SITE PHOTOS



SITE - AERIAL VIEW



1 SITE FROM ACROSS 8TH AVE NE LOOKING WEST



2 VIEW FROM SITE ACROSS 8TH AVE NE LOOKING EAST



3 SITE FROM ACROSS 8TH AVE NE LOOKING SOUTHWEST



4 SITE FROM ACROSS 8TH AVE NE LOOKING NORTHWEST



5 NEIGHBOR TO THE SOUTH



6 NEIGHBOR TO THE NORTH

EXISTING SITE CONDITIONS

KEY

- PROPERTY LINE
- EXISTING BUILDING (TO BE DEMOLISHED)
- TOPOGRAPHY CONTOURS
- POWER LINES
- TREES W/ POTENTIAL IMPACT OR DEEMED EXCEPTIONAL

SIZE |
5,000 SF, 50'-0" X 100'-0"

RIGHT OF WAYS / STREETS |
Site has 50'-0" of frontage along 8th Ave NE to the east. There is no alley to the west.

TOPOGRAPHY |
The site is relatively level, with about 2'-0" of rise from south to north along 8th Ave NE, and some fall along the west edge of the site.

ADJACENT BUILDINGS / USES |
The building is flanked on all sides by 3 - 5 story multifamily structures, many with open or semi-open parking garages on the ground floor.

POWER LINES |
There are power lines running along the west side of 8th Ave NE. They will require 14'-6" of clearance from the lowest line.

TREES |
There are two trees with potential impacts to the project - one on the adjacent property to the South that is not exceptional, but still requires protection of the root zone. The project will follow arborist direction for protection of the tree on the adjacent property. An additional exceptional tree is located near the center of the site. The tree on site, while in fair condition, currently is rubbing against the foundation of the existing structure and is unlikely to survive demolition. Additionally, avoiding the tree's root zone will result in a significant loss of FAR, even with departures. Further information is provided on page 13 of this packet.

VIEWS |
On the upper floors & roof deck of the proposed structure there will be territorial views in all directions, with views of the Olympics to the west and Cascades to the East. There will be also be views of downtown & Lake Union to the south.

LEGAL DESCRIPTION |
LOTS 42 AND 43, BLOCK 5, LAKE VIEW ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 5 OF PLATS, PAGE 34, IN KING COUNTY, WASHINGTON.



ZONING & LAND USE SUMMARY

MR | MULTIFAMILY ZONING (SMC 23.45)
WITHIN NORTH BEACON HILL URBAN VILLAGE

23.45.504 | PERMITTED USES

Residential use (apartments) are permitted outright, per table A 23.45.504

23.45.510 | FAR LIMITS

The maximum FAR in an MR zone with a housing affordability suffix is **4.5**, allowed pursuant to Chapter 23.58A & Section 23.45.516, per table B 23.45.510.

Applicable FAR exemptions are:

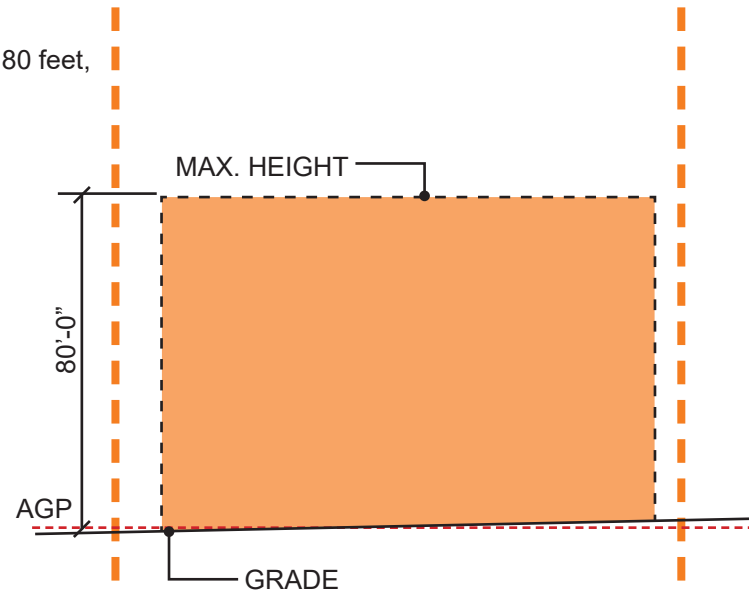
- All underground stories
- Portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, excluding access.

23.45.514 | STRUCTURE HEIGHT

The base height limit in an MR zone with an affordability suffix is 80 feet, chapter 23.58A & Section 23.45.516, per table B 23.45.514

Applicable height exceptions are:

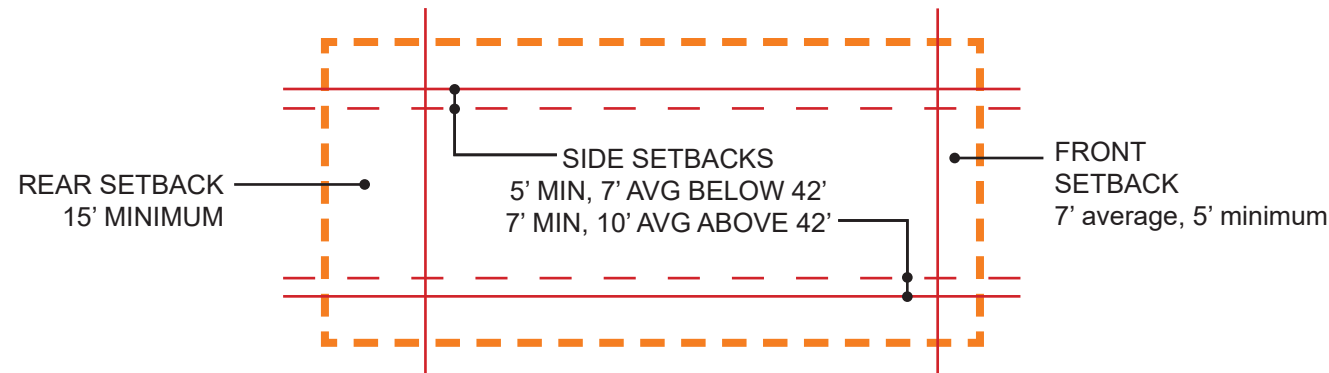
- Stair penthouses may extend 15 feet above the height limit, provided they are no more than 20% of the roof area
- Elevator penthouses may extend up to 16 feet above the height limit, provided they are no more than 20% of the roof area.



23.45.518 | SETBACKS & SEPARATIONS

Setbacks for apartments in LR zones, per table B SMC 23.45.518

- | | |
|---|---|
| Front : 7 foot average, 5 foot minimum | Side, interior lot line, < 42' in height : 7 foot average, 5 foot minimum |
| Rear : 15 foot minimum (without alley) | Side, interior lot line, > 42' in height : 10 foot average, 7 foot minimum |



23.45.522 | AMENITY AREA

The required amount of amenity area in MR zones is equal to **5%** of the total gross floor area of the structure in residential use, with the following conditions:

- All units shall have access to a common or private amenity area
- In MR zones, no more than 50% of the amenity area may be enclosed, and enclosed area shall be provided as common amenity.
- Private Amenity areas : no minimum dimensions, except where abutting a non-street side lot line, where the minimum horizontal dimension measured from the lot line is 10 feet.
- Common Amenity areas: 250 sf min, no horizontal dimension less than 10 feet

Required common area amenity dimensions : 250 SF min, no horizontal dimension less than 10 feet.

23.45.524 | LANDSCAPE STANDARDS

Green Factor of **0.5 or greater** is required

Street trees are required, in consultation with SDOT.

23.45.529 | DESIGN STANDARDS

Not required for projects undergoing any type of design review, per SMC 23.45.529.B.

23.45.534 | LIGHT AND GLARE STANDARDS

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

23.54.015 | PARKING REQUIREMENTS

Per table B SMC 23.54.015 Item M, there is **no minimum parking requirement** for residential uses in multifamily zones within urban villages if the residential use is located within 1,320 ft of a street with frequent transit service.

Bicycle parking requirements : **1 per 4 dwelling units and/or .75 per SEDU**, per table D SMC 23.54.015 item D.2.

Required bicycle parking shall be provided in a safe, accessible, and convenient location. Bicycle parking hardware shall be installed so that it can perform to it's manufacturer's specifications and any design criteria promulgated by the Director of Transportation, allowing adequate clearance for bicycles and their riders. Directional signage shall be installed when bike parking facilities are not clearly visible from the street or sidewalk.

Bicycle parking required for small efficiency dwelling units and congregate residence sleeping rooms is required to be covered for weather protection. If the required, covered bicycle parking is located inside the building that contains small efficiency dwelling units or congregate residence sleeping rooms, the space required to provide the required bicycle parking shall be exempt from Floor Area Ratio (FAR) limits. Covered bicycle parking that is provided beyond the required bicycle parking shall not be exempt from FAR limits.

23.54.040 | SOLID WASTE AND RECYCLABLES

A minimum required square footage of **375 SF** shall be provided for solid waste and recycling storage, per table A, SMC 23.54.040.

For developments with 9 dwelling units or more, the minimum horizontal dimension of required storage space is 12 feet.

The floor of the storage space shall be level and hard-surfaced.

If located outdoors, the storage space shall be screened from public view and designed to minimize light and glare impacts.

The storage space shall not be located between a street facing facade of the structure and the street.

Containers to be manually pulled shall be placed no more than 50 feet from a curb cut or collection location.

EXCEPTIONAL TREES

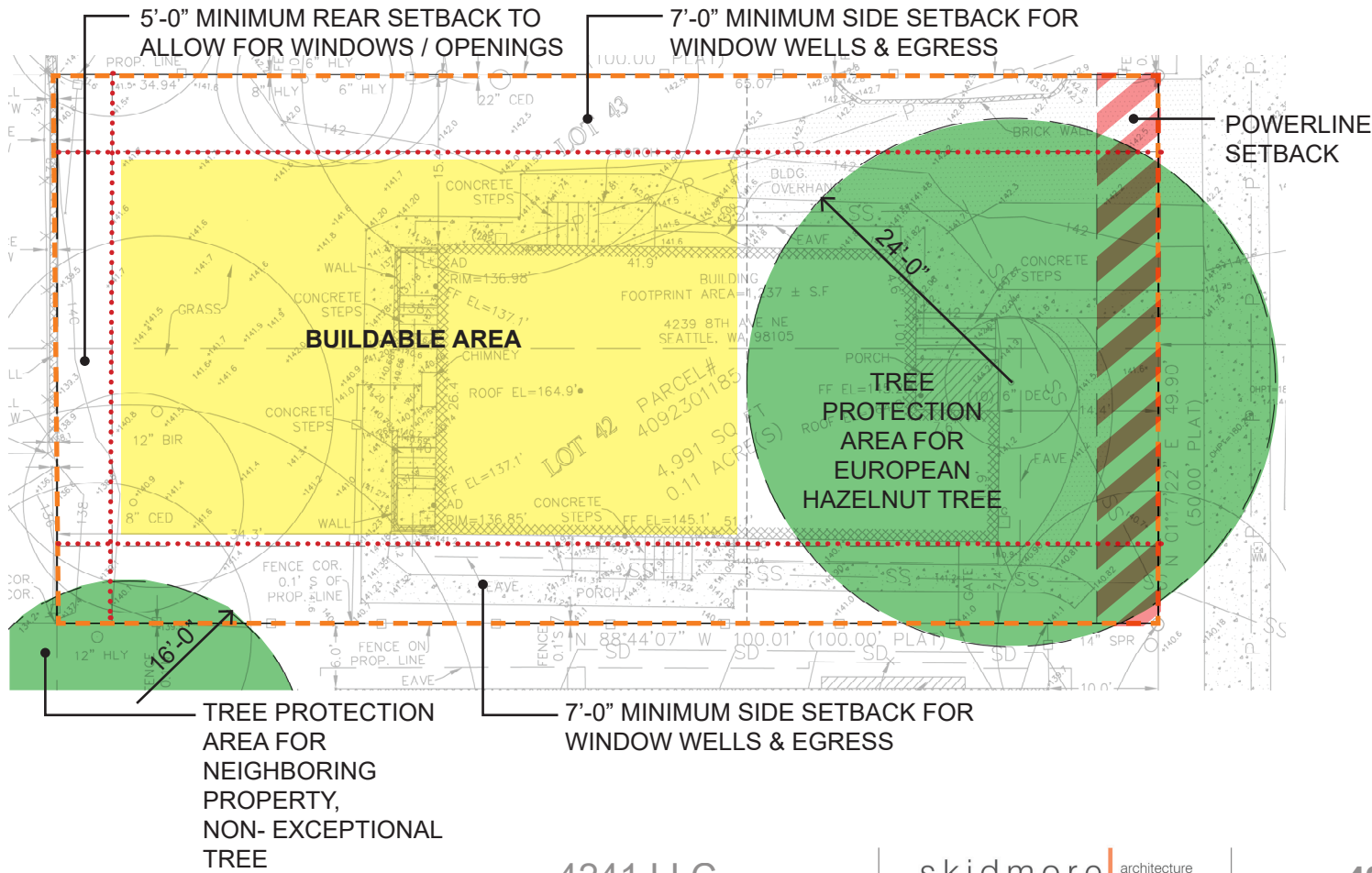
There is one exceptional tree, a multi-stem European Hazelnut Tree, which impacts the project. The proposal is requesting removal of the exceptional tree per the provisions of SMC 25.11.080.A2.

SMC 25.11.080.A2, “The director may permit an exceptional tree to be removed only if the applicant demonstrates that protecting the tree by avoiding development in the tree protection area could not be achieved through the development standard adjustments permitted in section 23.41.018 or the departures permitted in section 23.41.012, a reduction in the parking requirements of section 23.54.015, and/or a reduction in the standards of section 23.54.030.”

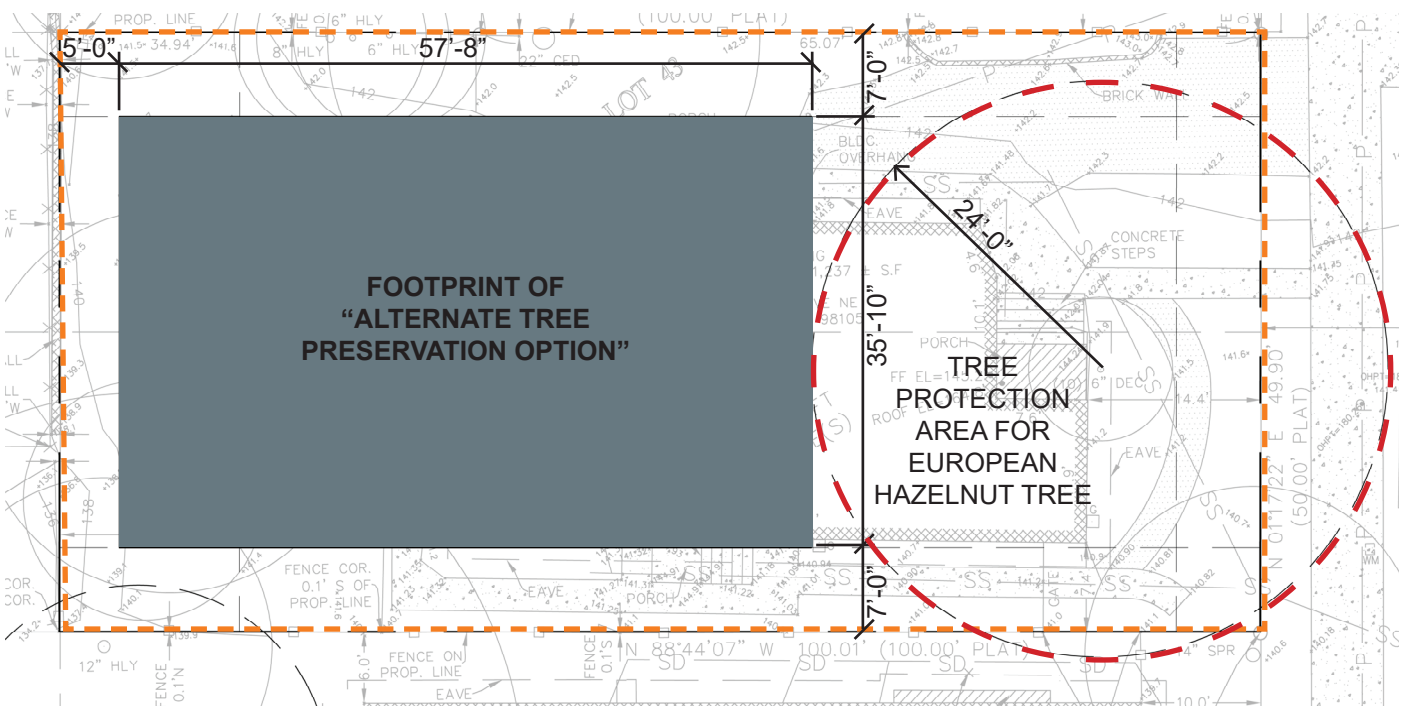
The multi-stem European Hazelnut Tree, consists of 31 separate stems, with a DBH of 22.4” and is considered an exceptional tree due to size. Per an arborist report prepared by Arbor Options, LLC. on 02/20/2017, it is in “fair” condition, but it is located directly up against the foundation of the existing building. Per the arborist report, “The tree will be damaged beyond repair upon demolition of the existing house, and should be removed prior to construction.” Due to the tree’s central location on the site, the adjacent non-exceptional tree to the south, and the need for setbacks on the rear and sides in order to meet building code, there is a significant restriction to the site’s buildable area, resulting in a loss of FAR.



MULTI-STEM EUROPEAN HAZELNUT TREE, ADJACENT TO EXISTING STRUCTURE'S FOUNDATION WHOLE TREE (RIGHT), BASE OF TREE (LEFT)



ALTERNATE DESIGN



IMPACT TO FAR / DEVELOPMENT

Due to the limitations set by egress access, building code setbacks for fenestration, and the tree protection area for the European Hazelnut Tree, the project is unable to reach the same level of FAR as the three design options, despite utilizing additional departures permitted under section SMC 23.41.012.

Departures utilized:
SMC 23.45.518 - Required Setbacks & Separations: Rear setback reduced to 5'-0"
SMC 23.45.518 - Required Setbacks & Separations: No additional upper level setbacks are proposed.

Scheme	Gross Floor Area	FAR
Option A	19,025	3.81
Option B	18,767	3.75
Option C	19,216	3.84
Average	19,003	3.80
Alternate Tree Preservation Option	14,407	2.88
Difference (from Average)	4,596	0.92

Despite utilizing available departures, the maximum FAR of the alternate tree preservation option is 4,596 SF less than the average of the 3 proposed design options. This amounts to a 24% reduction from the proposed design options. Per SMC 25.11.080.A2, as well as the arborist’s statement noting the tree is unlikely to survive demolition of the existing structure, the project is requesting removal of the European Hazelnut Tree.

PRIORITY DESIGN GUIDELINES - CONTEXT & SITE



CS1.A2 | ARCHITECTURAL PRESENCE

Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly. A site may lend itself to a “high-profile” design with significant presence and individual identity, or may be better suited to a simpler but quality design that contributes to the block as a whole. Buildings that contribute to a strong street edge, especially at the first three floors, are particularly important to the creation of a quality public realm that invites social interaction and economic activity. Encourage all building facades to incorporate design detail, articulation and quality materials.

The proposed mid-block site is flanked on either side by multi-family structures with relatively simple massing and fenestration patterns. The project seeks to contribute to the block in a meaningful way, with a strong street connection and massing, materiality, and fenestration that reflect the residential nature of the block.



CS2.B2 | CONNECTION TO THE STREET

Identify opportunities for the project to make a strong connection with the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape - it’s physical features, and it’s function - in siting the building.

The proposed designs all provide for an entry courtyard as a critical part of the building’s design. The proposal strives to create a connection with the public realm that is both inviting to the residents and a meaningful addition to the streetscape of the block.



CS3.D5 | RESPECT FOR ADJACENT SITES

Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.

The adjacent properties on the three non-street facing facades are all multifamily structures. Care will be taken in locating windows and/or balconies to minimize visual reciprocity between the new structure and existing buildings. Prioritizing views out on to the right of way reduces impact on adjacent structures and provides eyes-on-the street to increase the structure’s presence on the street.

PRIORITY DESIGN GUIDELINES - PUBLIC LIFE



PL1.B | WALKWAYS AND CONNECTIONS

Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.

PL1 UNIVERSITY SUPPLEMENTAL GUIDANCE | RESIDENTIAL OPEN SPACE

Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

The ground-level open space should be designed as a plaza, courtyard, play area, mini-park, pedestrian open space, garden, or similar occupyable site feature. The quantity of open space is less important than the provision of functional and visual ground-level open space. Successfully designed ground level open space should meet these objectives:

- a. Reinforces positive streetscape qualities by providing a landscaped front yard, adhering to common setback dimensions of neighboring properties, and providing a transition between public and private realms.
- b. Provides for the comfort, health, and recreation of residents.
- c. Increases privacy and reduce visual impacts to all neighboring properties.

All of the design options propose an entry courtyard adjacent to the public walk. Due to the relatively street frontage along 8th, it will be crucial to design the courtyard to be an amenity for both the residents and the neighborhood.



PL3.A | ENTRIES

Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each.

Common entries to multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors. Design features emphasizing the entry as a semi-private space are recommended and may be accomplished through signage, low walls and/or landscaping, a recessed entry area, and other detailing that signals a break from the public sidewalk.

PL3 UNIVERSITY SUPPLEMENTAL GUIDANCE | ENTRANCES VISIBLE FROM THE STREET

In residential projects, except townhouses, it is generally preferable to have one walkway from the street that can serve several building entrances. At least one building entrance, preferably the main one, should be prominently visible from the street. To increase security, it is desirable that other entries also be visible from the street; however, the configuration of existing buildings may preclude this.

The entry and adjacent lobby will be visually prominent along 8th Ave NE with an adjacent high transparency lobby . The visual entry will be combined with other elements such as overhead weather protection, landscaping, signage, and low walls to create a residential entry sequence that is an integral to the building’s design.



PL4.B | PLANNING AHEAD FOR BICYCLISTS

Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

Facilitate connections to bicycle trails and infrastructure around and beyond the project. Design bicycling access points so that they relate to the street grid and include information about connections to existing trails and infrastructure where possible. Also consider signage, kiosks, building lobbies, and bicycle parking areas, where provided, as opportunities to share bicycling information.

The Burke Gilman Trail is located approximately 2 blocks to the South. The project will provide ample bike storage that is internal to the building. This will provide residents a safe place to store their bicycles out of the elements, and will encourage residents to utilize the Burke Gilman and other biking trails in the area.

PRIORITY DESIGN GUIDELINES - DESIGN CONCEPT



DC2.A | MASSING

Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space. In addition, special situations such as very large sites, unusually shaped sites, or sites with varied topography may require particular attention to where and how building massing is arranged as they can accentuate mass and height.

Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.

All of the proposed options utilize massing shifts to break down the massing of the structure in different ways. Using a combination of upper level setbacks, bays, recesses, and massing shifts the project provides opportunities to stitch into the neighborhood context.



DC2.C | SECONDARY ARCHITECTURAL FEATURES

Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the facade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas). Detailing may include features such as distinctive door and window hardware, projecting window sills, ornamental tile or metal, and other high-quality surface materials and finishes.

Use design elements to achieve a successful fit between a building and its neighbors, such as:

- a. considering aspects of neighboring buildings through architectural style, roof line, datum line detailing, fenestration, color or materials,
- b. using trees and landscaping to enhance the building design and fit with the surrounding context, and/or
- c. creating a well-proportioned base, middle and top to the building in locations where this might be appropriate. Consider how surrounding buildings have addressed base, middle, and top, and whether those solutions—or similar ones—might be a good fit for the project and its context.

As the suggested design options move beyond large massing moves, further articulation of the building will occur through material distribution, fenestration patterns, and other architectural elements such as Juliette railings and balconies to provide shade, shadow and relief on the building's facades. In the selection of these secondary elements, the project will look for context in the surrounding neighborhood.



DC3.B | OPEN SPACE USES AND ACTIVITIES

Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction. Some examples include areas for gardening, children's play (covered and uncovered), barbeques, resident meetings, and crafts or hobbies.

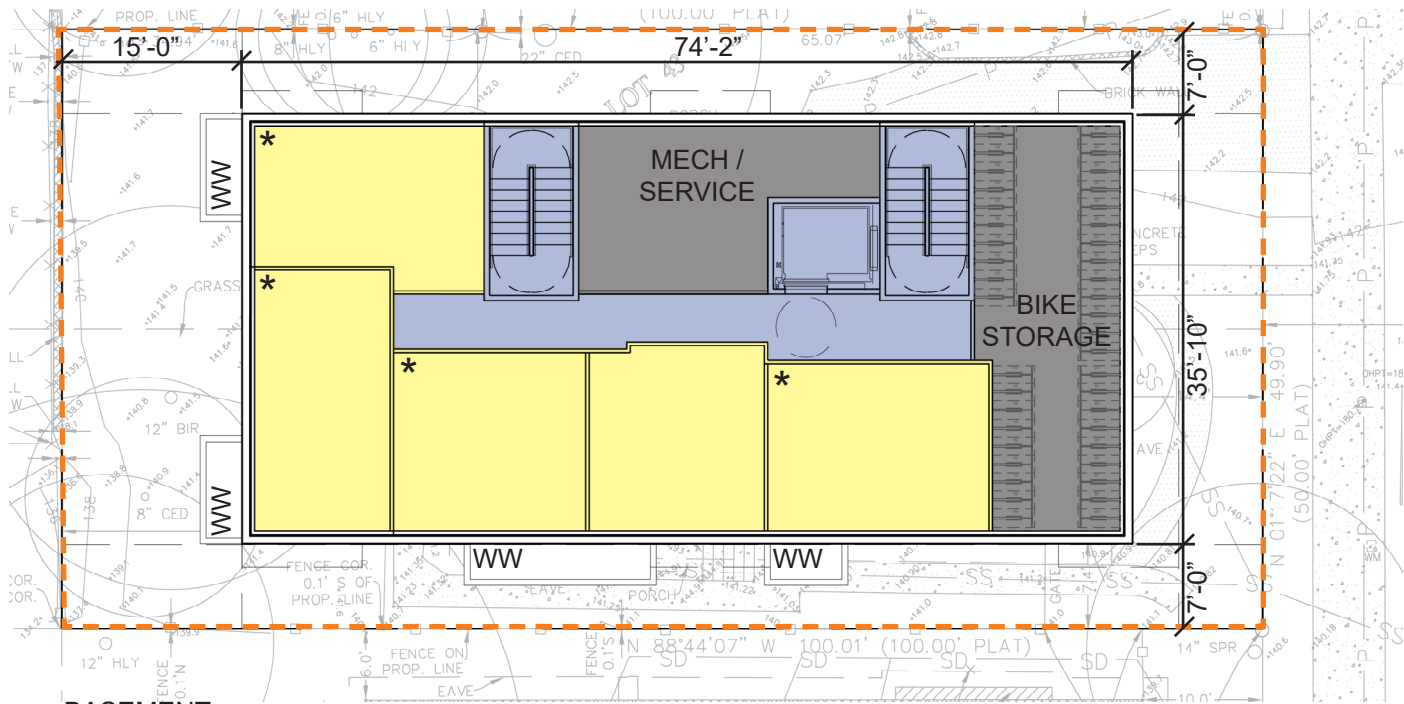
The proposed design options all include open space at the ground floor, which connects residents to the neighborhood and street, and provides a place for students to interact with the neighborhood directly. The options also consistently include a roof top amenity deck, which gives residents a place to gather and interact as a community.

CONCEPTUAL DESIGN OPTIONS

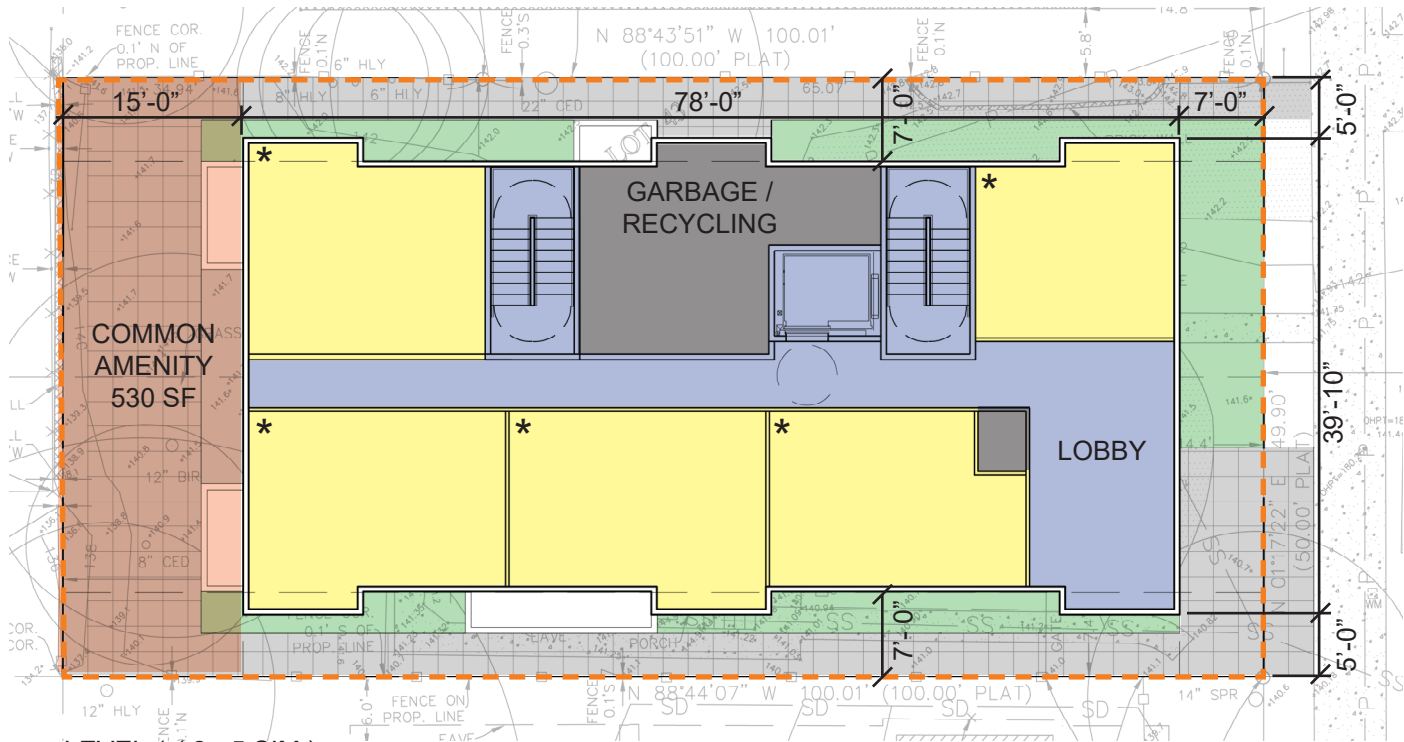


OPTION A | PLANS

FAR | 3.81
UNITS | 52 - 44 SEDU, 8 DU (SEDUS INDICATED W/ *)
COMMON AMENITY | 1,730 SF
(530 SF @ GRADE, 1,200 SF @ ROOF DECK)

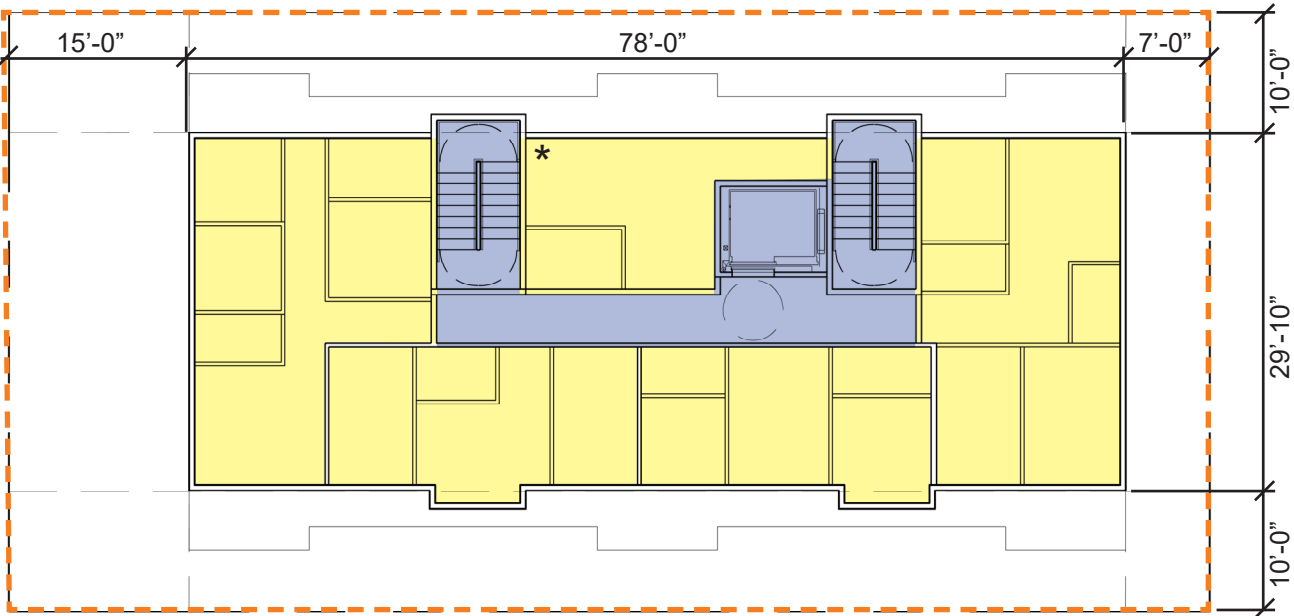
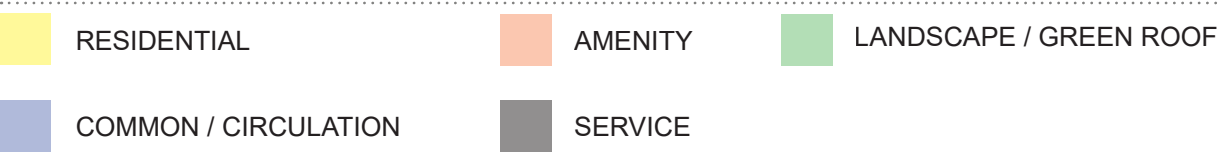


BASEMENT
5 SEDU(s)

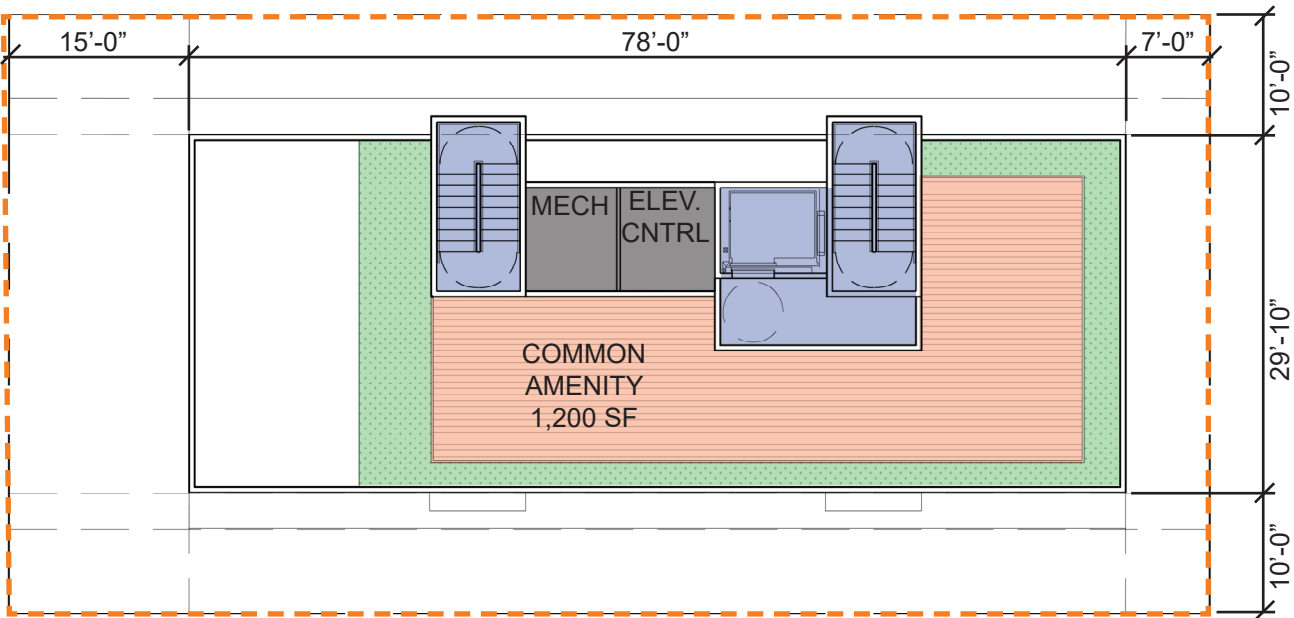


LEVEL 1 (2 - 5 SIM.)
5 SEDUs (Lvl 1)
8 SEDUs (Lvl 2 - 5)

KEY

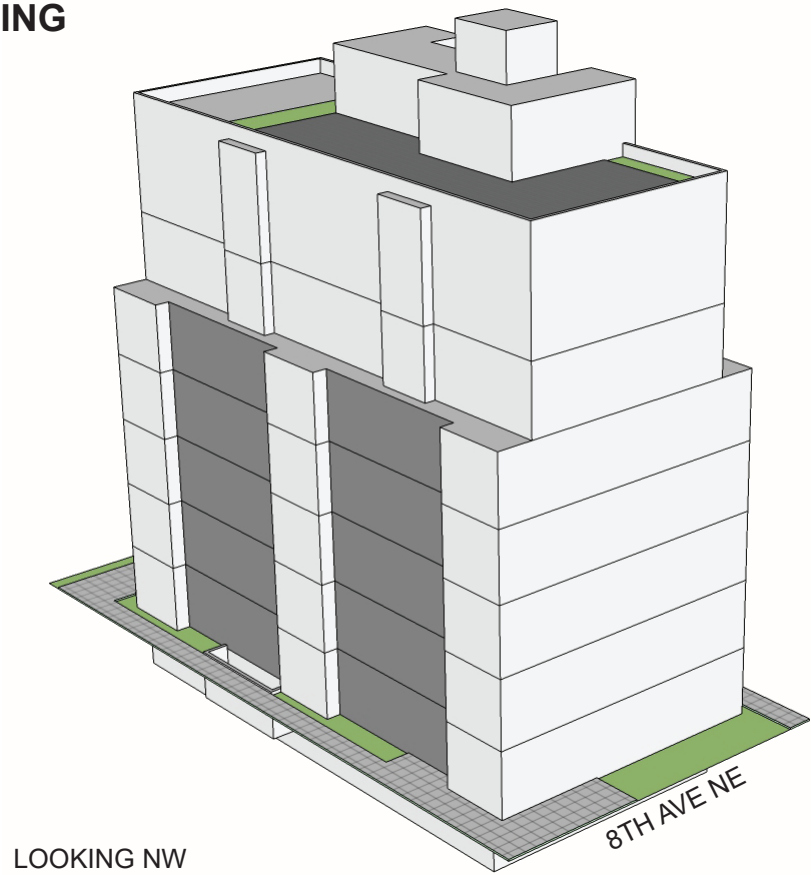


LEVELS 6 - 7
1 SEDU, 4 DWELLING UNITS

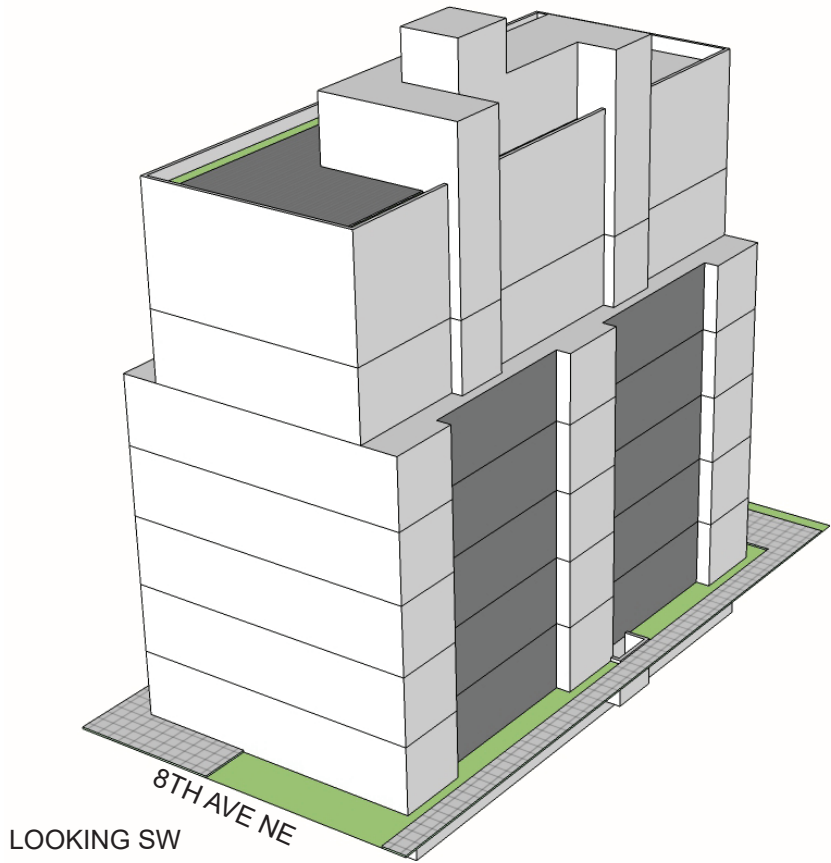


ROOF

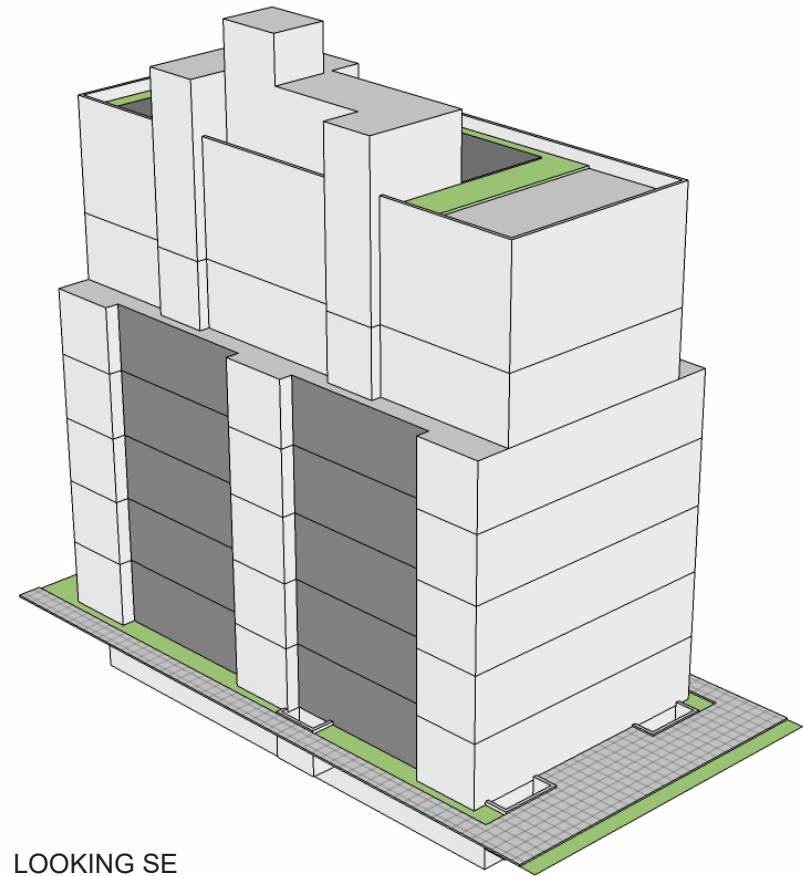
OPTION A | MASSING



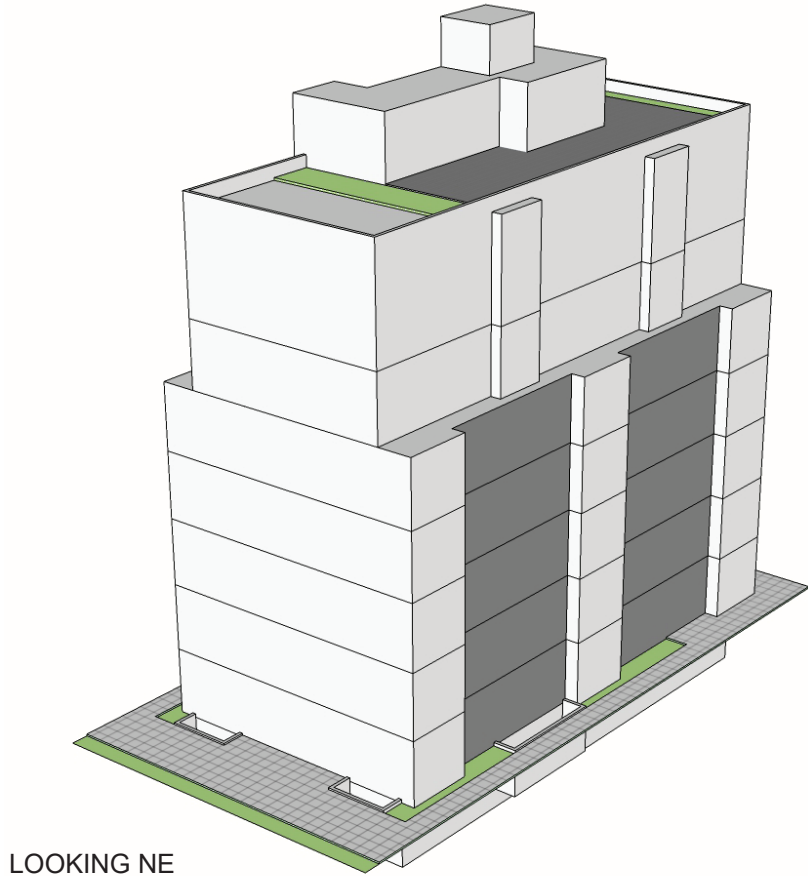
LOOKING NW



LOOKING SW



LOOKING SE



LOOKING NE

Option A is code compliant, with clear lower and upper volumes. Each volume has bay modulation, that is code compliant with the side setback provisions, and further delineates the two distinct volumes.

REQUESTED DEPARTURES |

None - Code Compliant

OPPORTUNITIES |

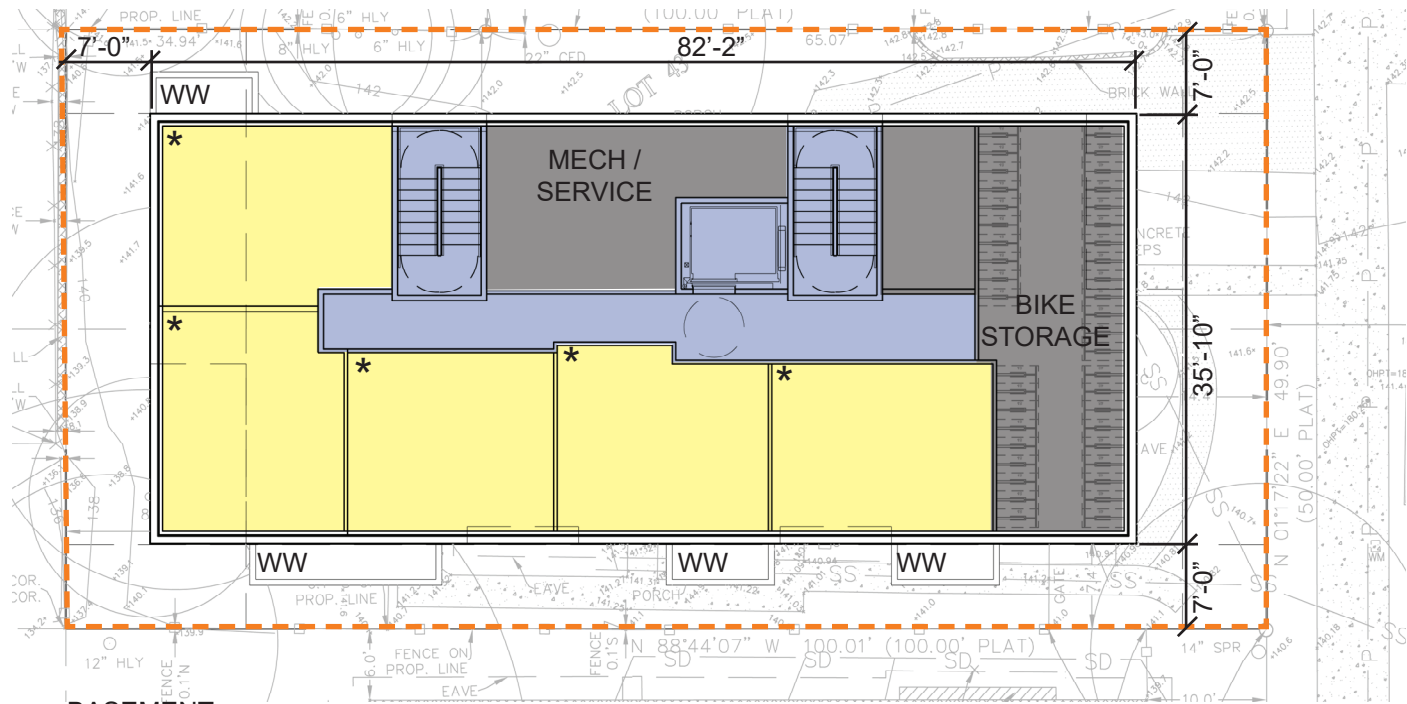
- Code compliant, no departures are required
- Upper level setbacks create two separate volumes, reducing height, bulk, and scale.
- Large rear amenity space

CONSTRAINTS |

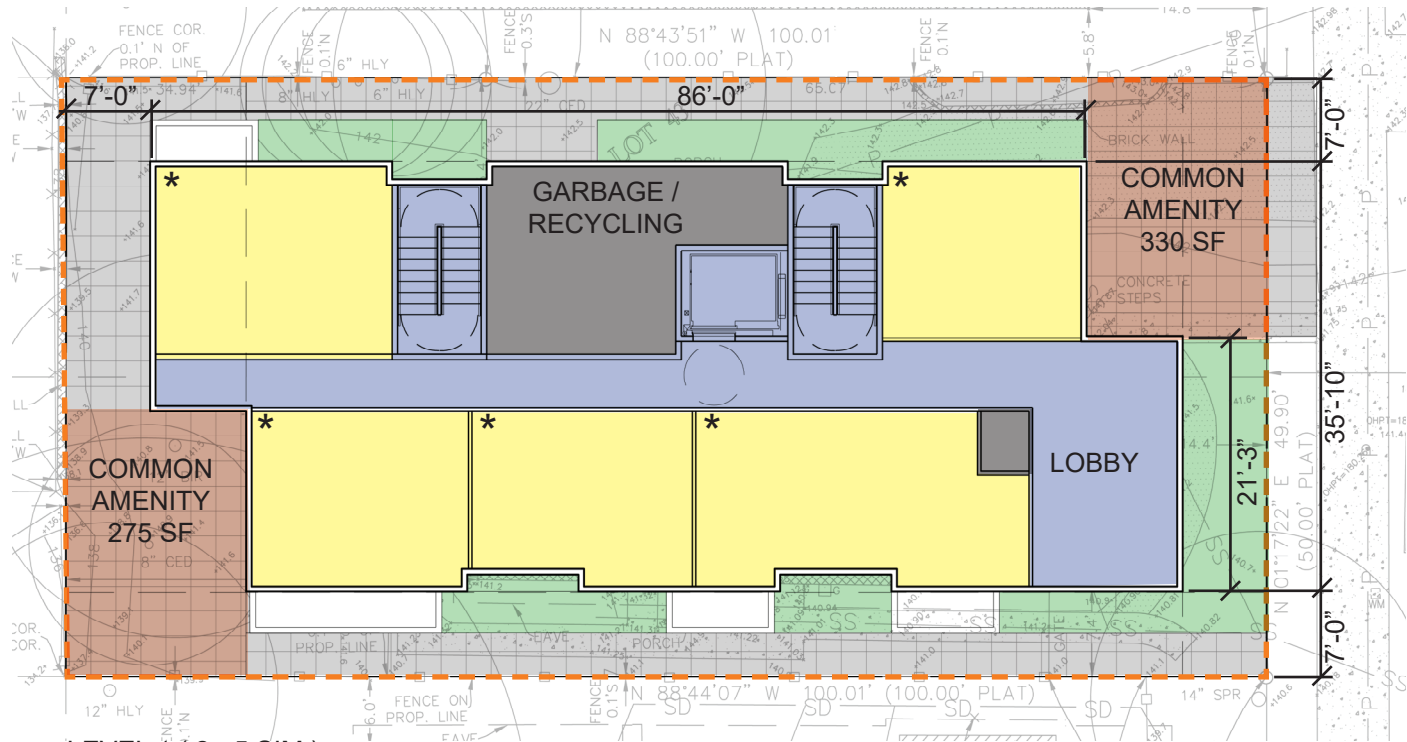
- Bay modulation does not connect upper and lower volumes, resulting in a less cohesive composition

OPTION B | PLANS

FAR | 3.75
UNITS | 52 - 44 SEDU, 8 DU (SEDUS INDICATED W/ *)
COMMON AMENITY | 1,905 SF
(605 SF @ GRADE, 1,300 SF @ ROOF DECK)

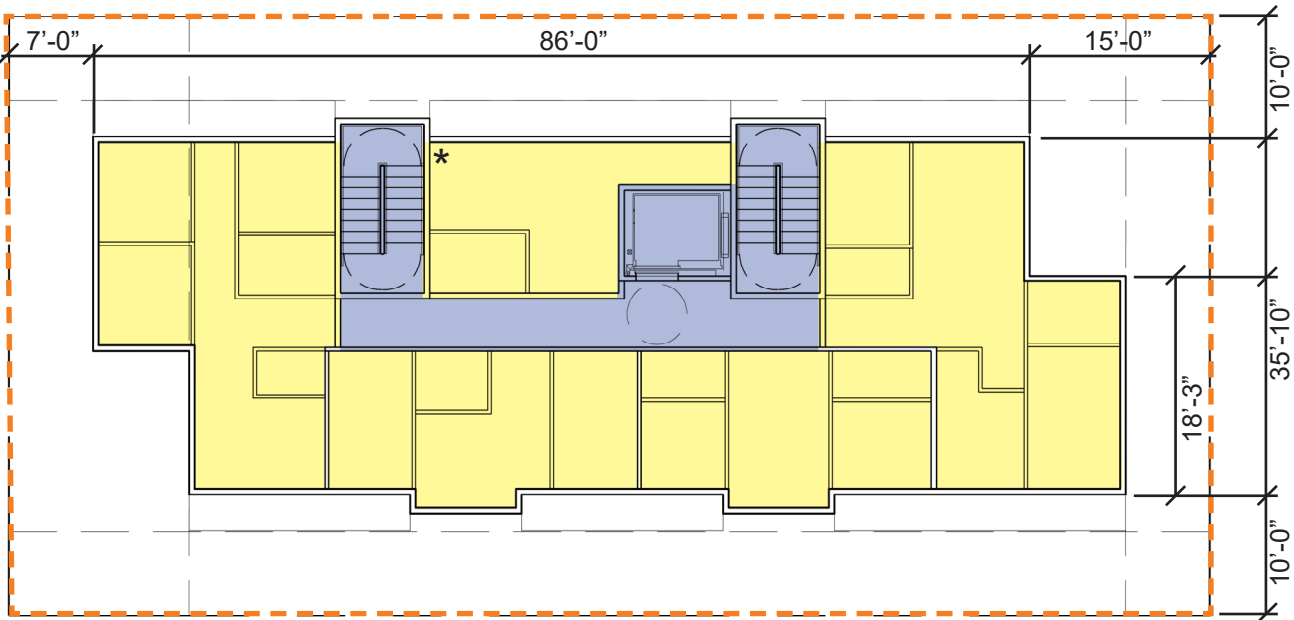
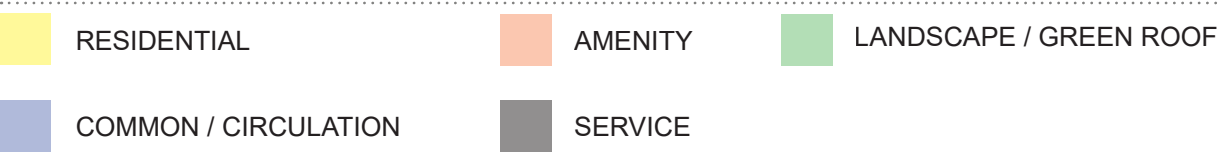


BASEMENT
5 SEDU(s)

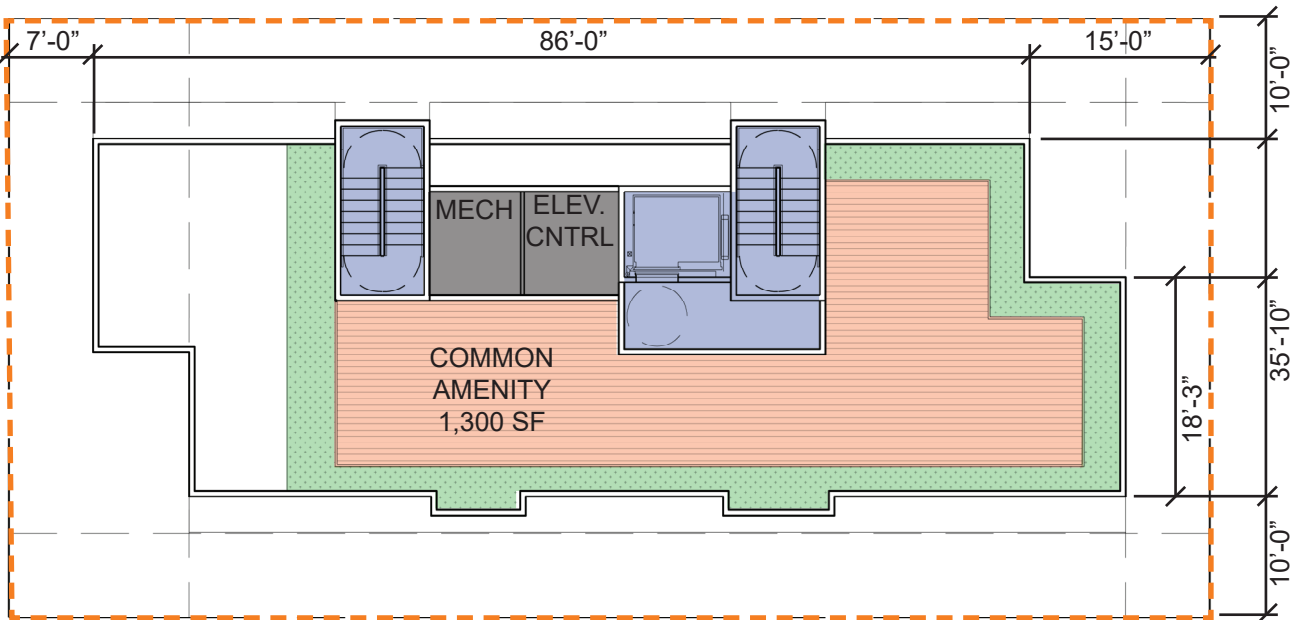


LEVEL 1 (2 - 5 SIM.)
5 SEDUs (Lvl 1)
8 SEDUs (Lvl 2 - 5)

KEY

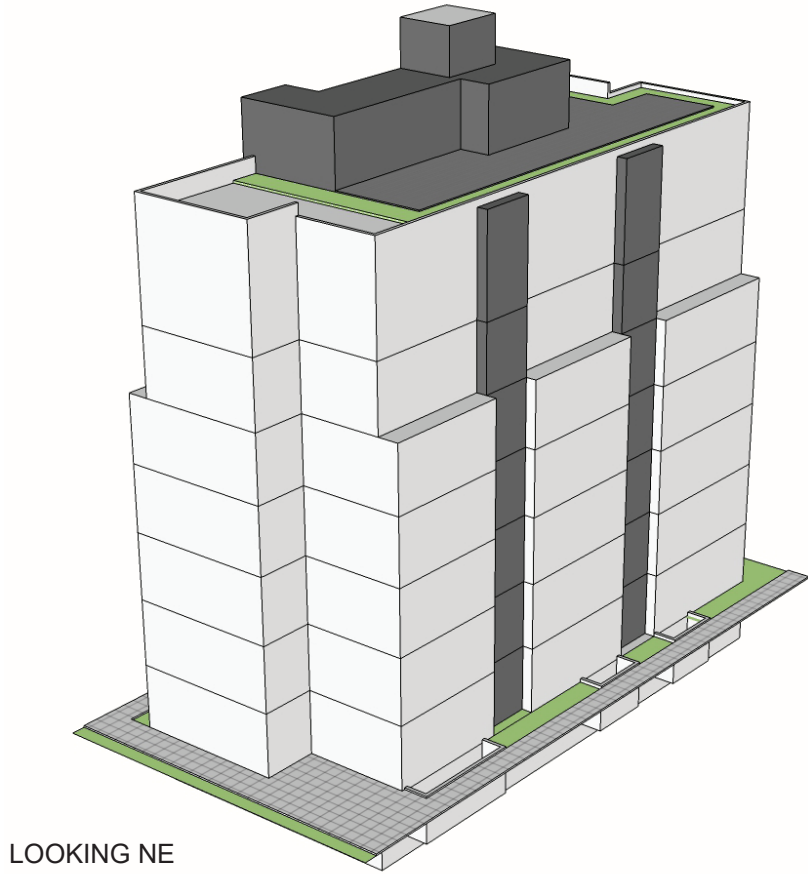
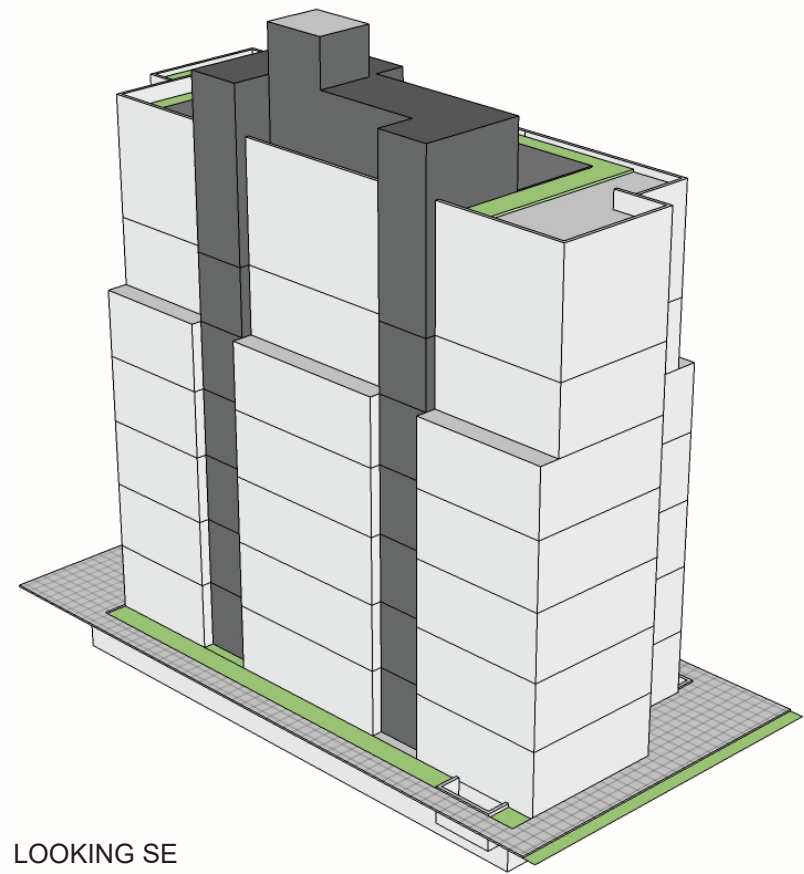
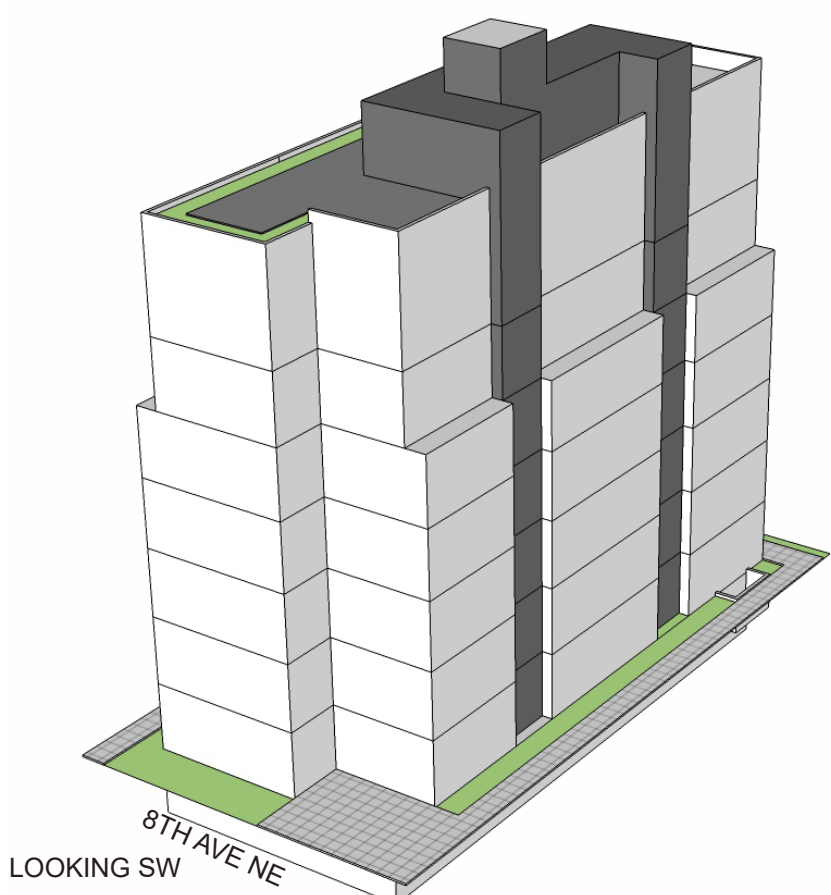
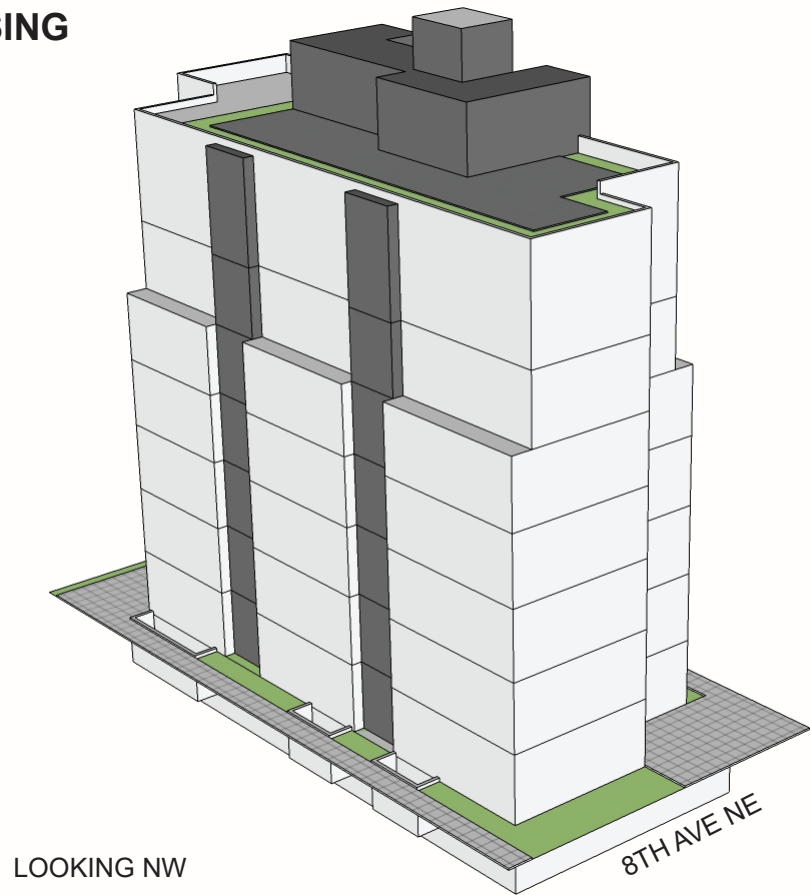


LEVELS 6 - 7
1 SEDU, 4 DWELLING UNITS



ROOF

OPTION B | MASSING



Option B splits the building along it's longitudinal axis into two volumes. By shifting one volume back, it creates additional space for a street-facing entry / amenity courtyard. Bay elements above the upper level setback cascade down as recesses to stitch the upper and lower volumes together.

REQUESTED DEPARTURES |

SMC 23.45.518 - Setbacks & Separation

Rear Setback:
Required: 15'-0"
Proposed: 7'-0" for 20% at west (rear) property line

OPPORTUNITIES |

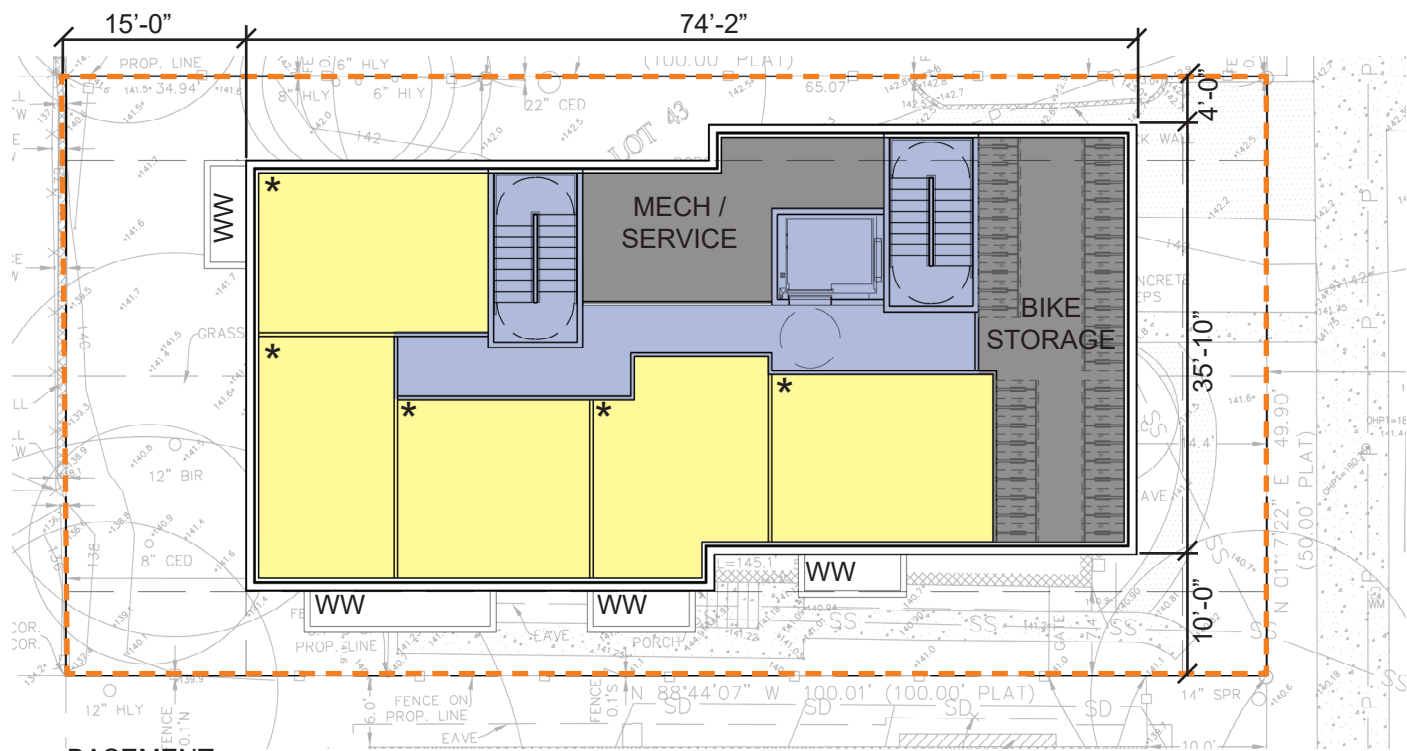
- Shift in building mass creates large street facing amenity space
- Expressed modulation links the upper and lower volumes

CONSTRAINTS |

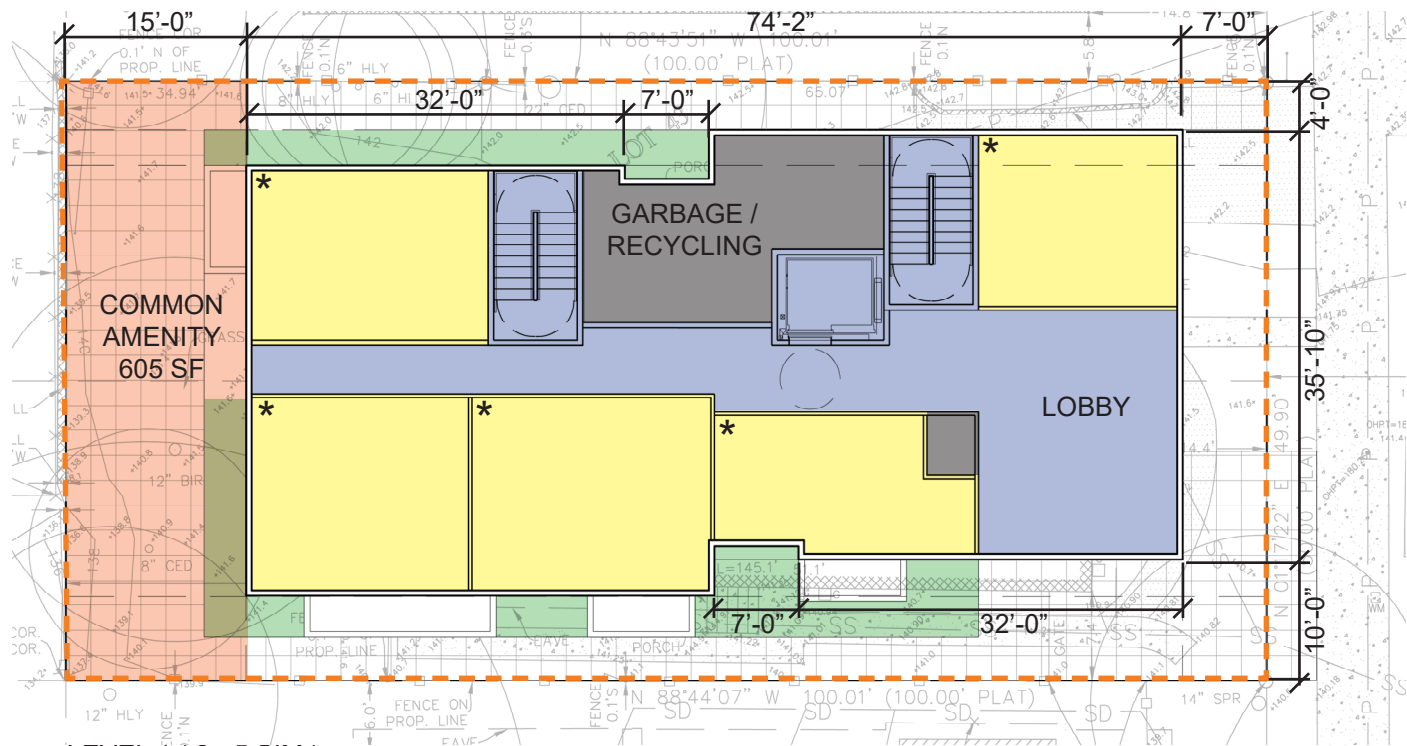
- Large shift in massing breaks up small street facing facade further
- Massing shift projects portion of structure into rear setback

OPTION C | PLANS
PREFERRED

FAR | 3.81
UNITS | 52 - 42 SEDU, 10 DU (SEDUS INDICATED W/ *)
COMMON AMENITY | 1,810 SF
(605 SF @ GRADE, 1,205 SF @ ROOF DECK)



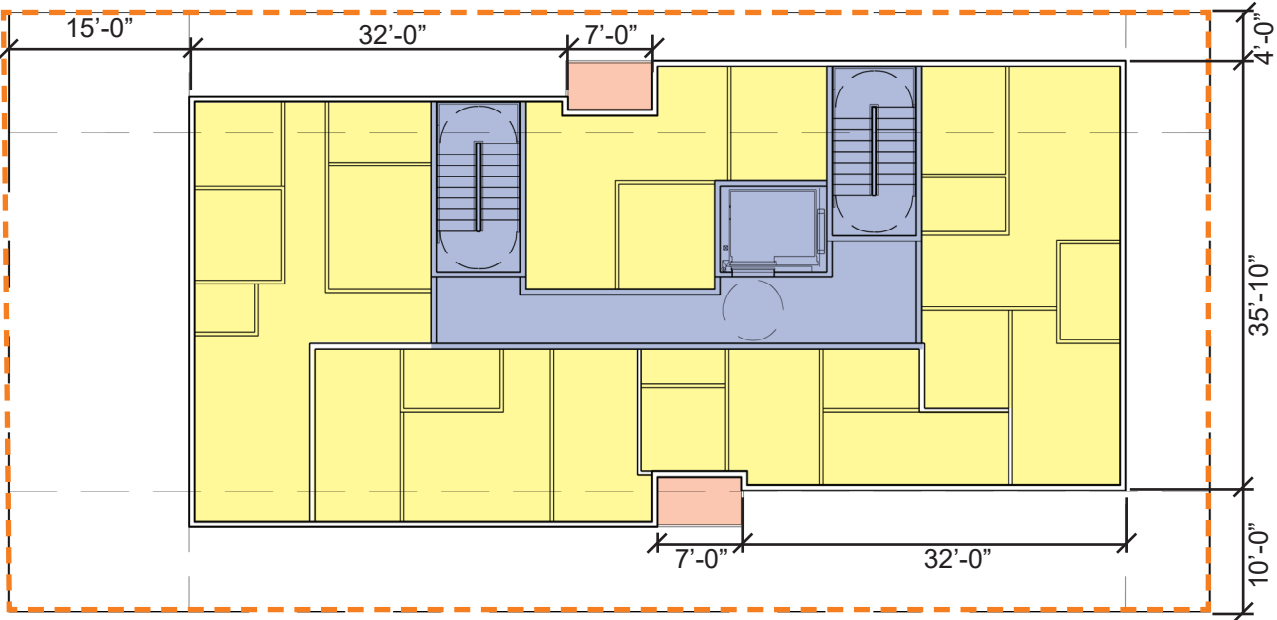
BASEMENT
5 SEDU(s)



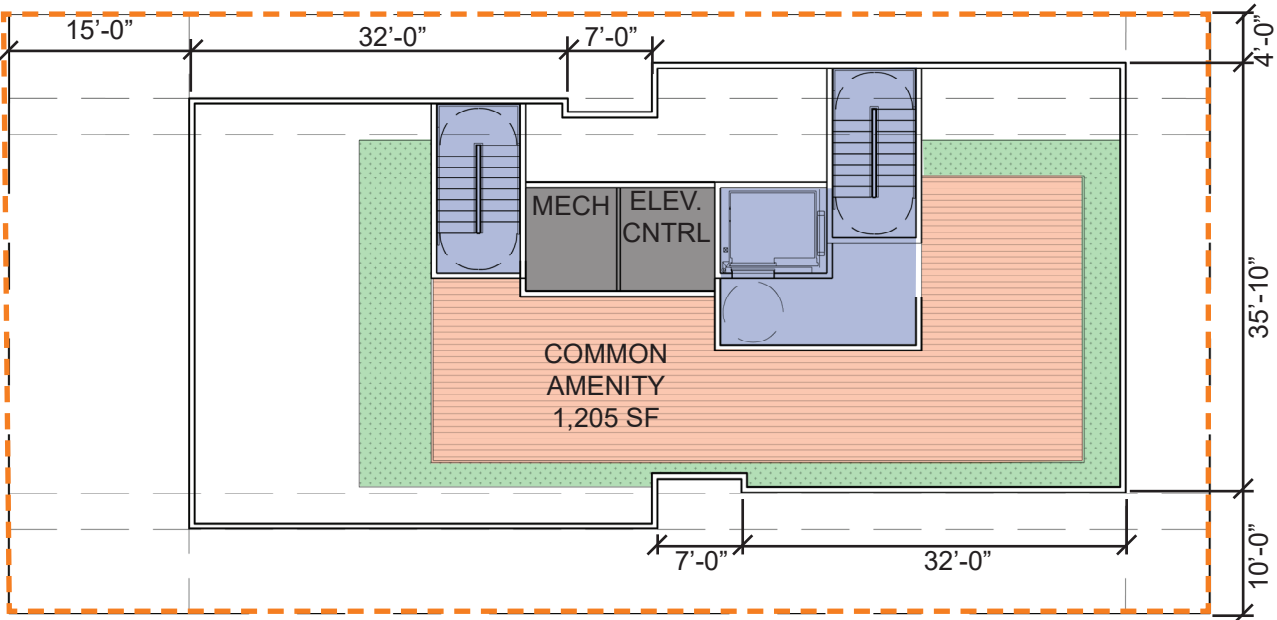
LEVEL 1 (2 - 5 SIM.)
5 SEDUs (Lvl 1)
8 SEDUs (Lvl 2 - 5)

KEY

- RESIDENTIAL
- AMENITY
- LANDSCAPE / GREEN ROOF
- COMMON / CIRCULATION
- SERVICE

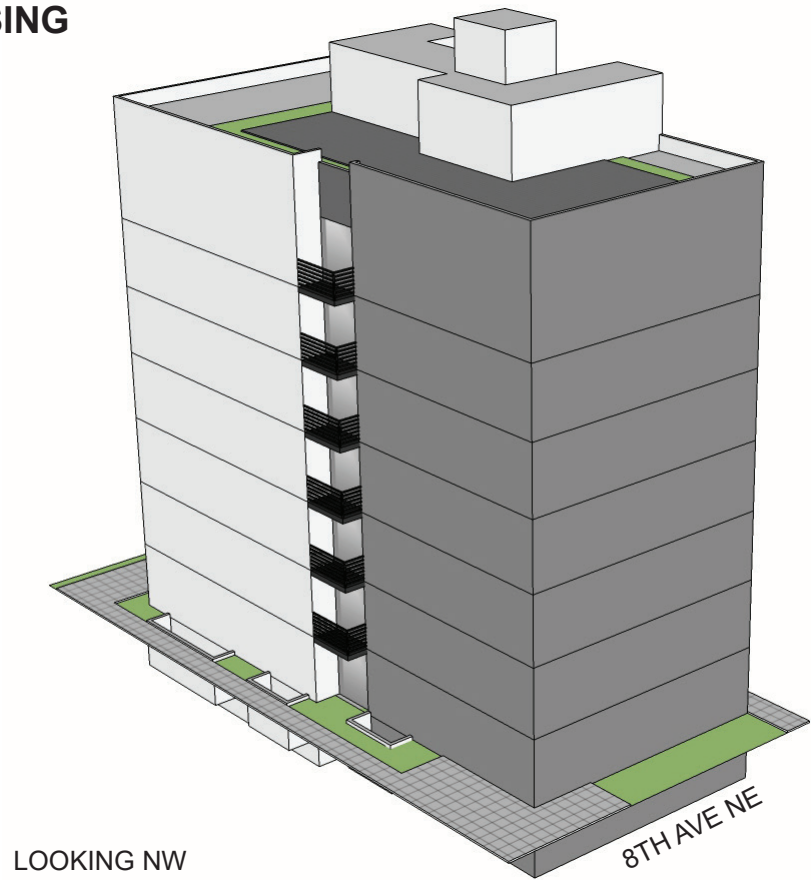


LEVELS 6 - 7
1 SEDU, 4 DWELLING UNITS

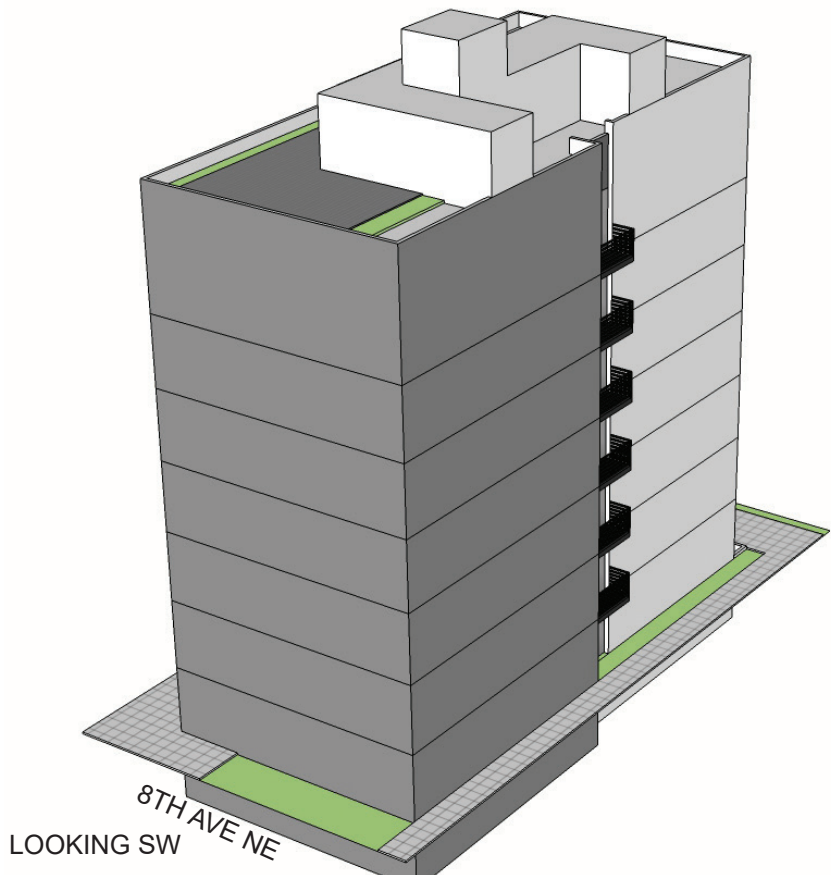


ROOF

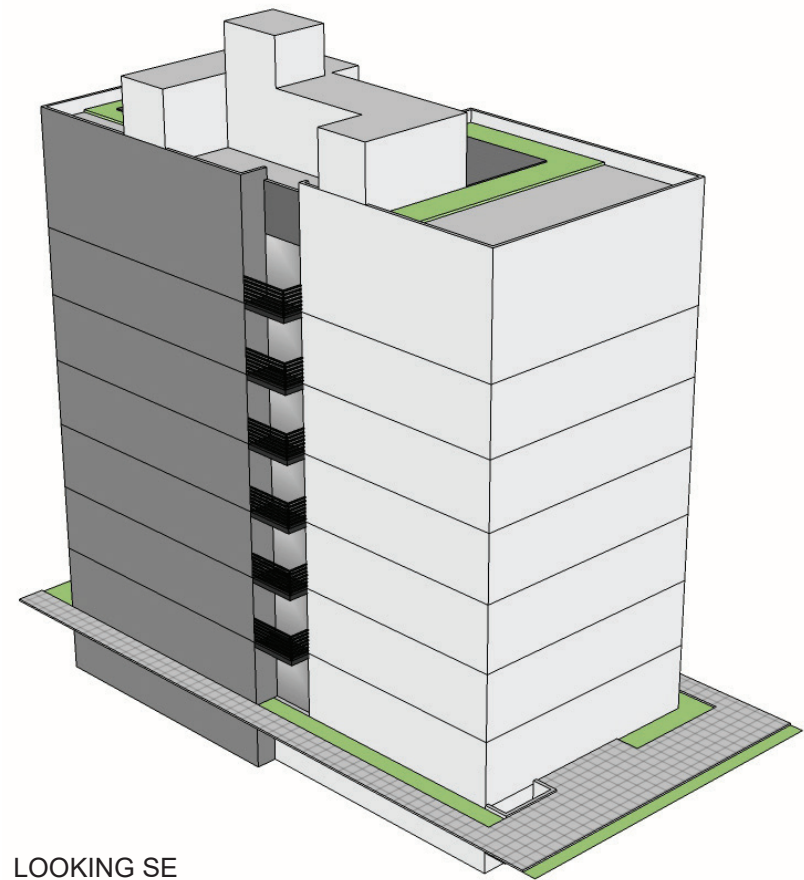
OPTION C | MASSING
PREFERRED



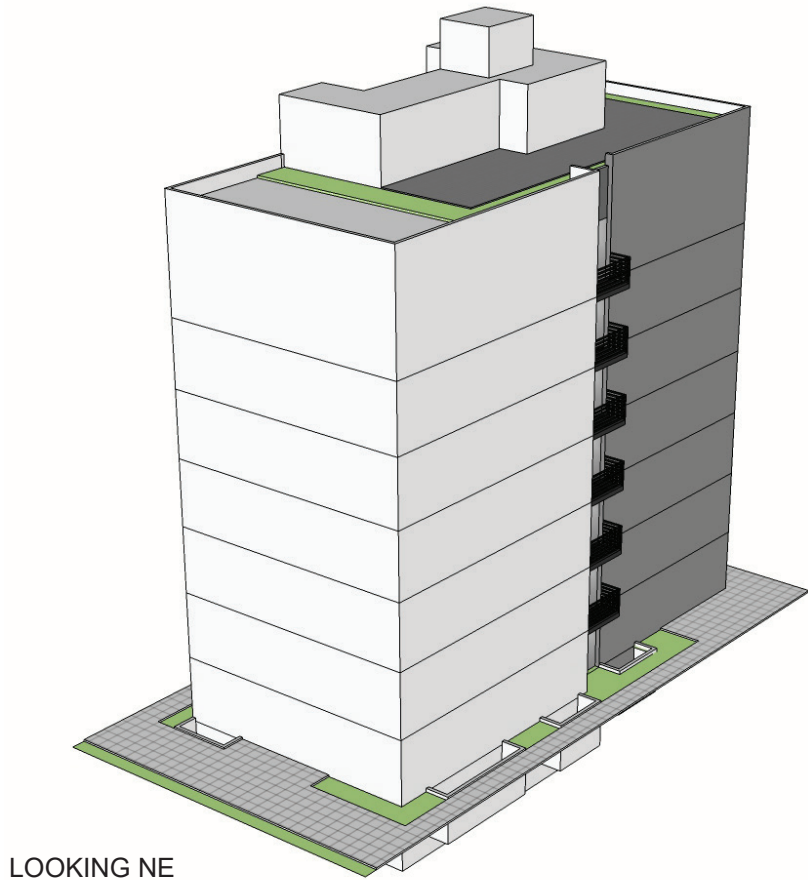
LOOKING NW



LOOKING SW



LOOKING SE



LOOKING NE

The preferred option creates two simple, clean, offset volumes. The volumes are separated by recessed modulation, with projecting decks, adding texture and detail. The volumes are shifted to increase some of the lower level setbacks, reducing height, bulk, and scale without utilizing upper level setbacks. The shifted volumes preserve the rear setbacks, resulting in both a street facing entry courtyard, and a substantial amenity area behind the structure.

REQUESTED DEPARTURES |

SMC 23.45.518 - Setbacks & Separation

Side Setbacks:

Required: 7'-0" Avg, 5'-0" Min.

Proposed: 5'-7" Avg, 4'-0" Min. @ North property line

7'-7" Avg, 7'-0" Min. @ South property line

Upper Level Setbacks:

Required: 10'-0" Avg, 7'-0: Min. above 42'

Proposed: 5'-7" Avg, 4'-0" Min @ North property line

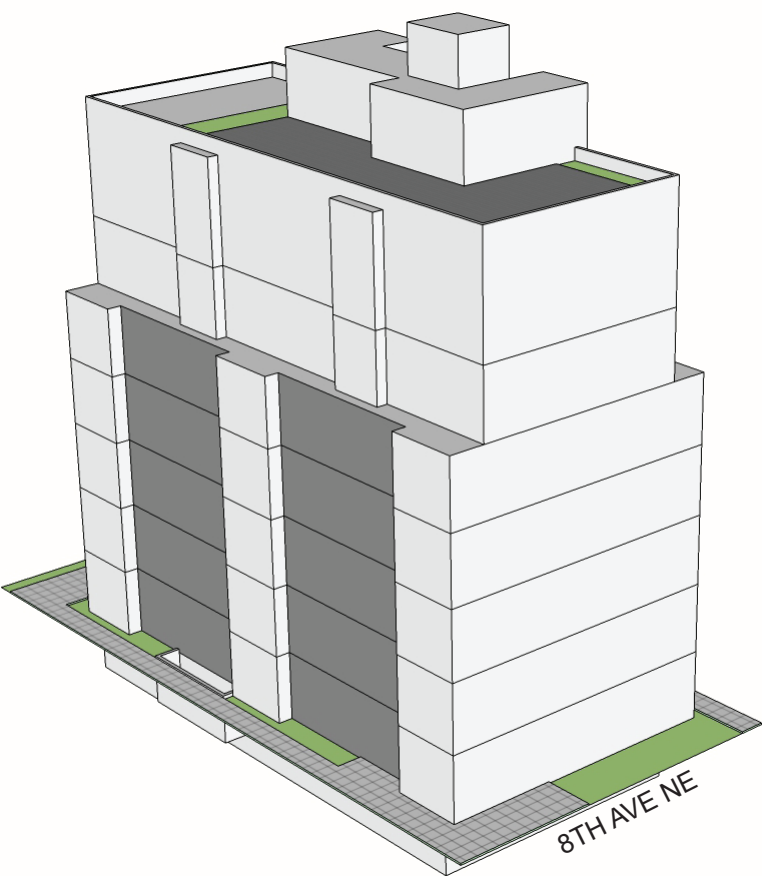
7'-7" Avg, 7'-0" Min @ South property line

OPPORTUNITIES |

- Simple, two-volume massing
- Large rear amenity space
- Balconies add visual interest and clear separation between the two volumes

CONSTRAINTS |

- No upper level setbacks



OPTION A

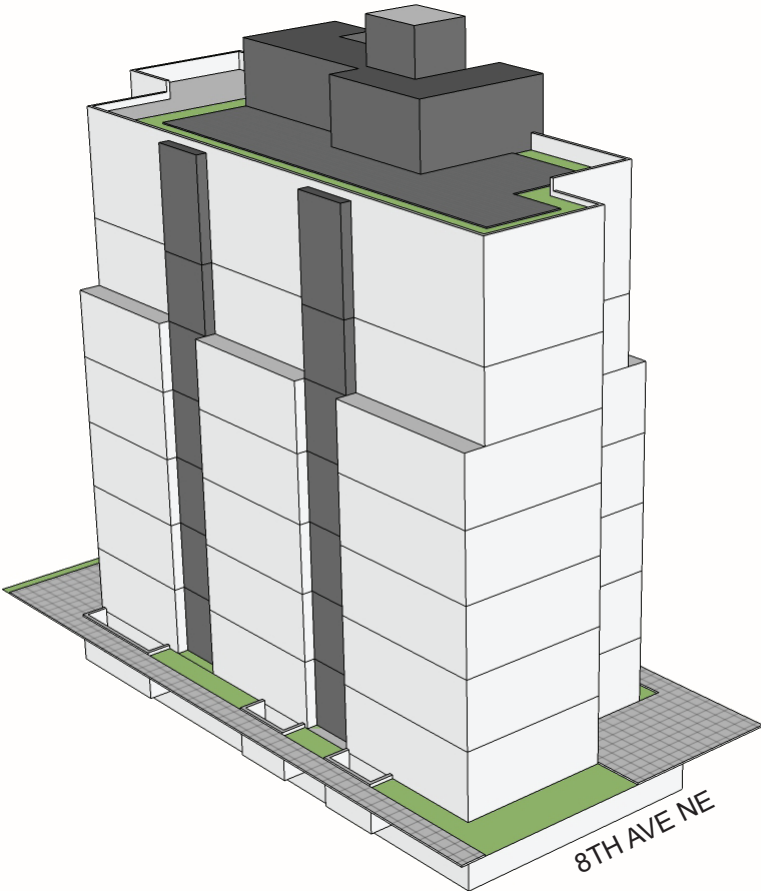
Departures |
None, Code Compliant

Opportunities |

- Code compliant, no departures are required
- Upper level setbacks create two separate volumes, reducing height, bulk, and scale.
- Large rear amenity space

Constraints |

- Bay modulation does not connect upper and lower volumes, resulting in a less cohesive composition



OPTION B

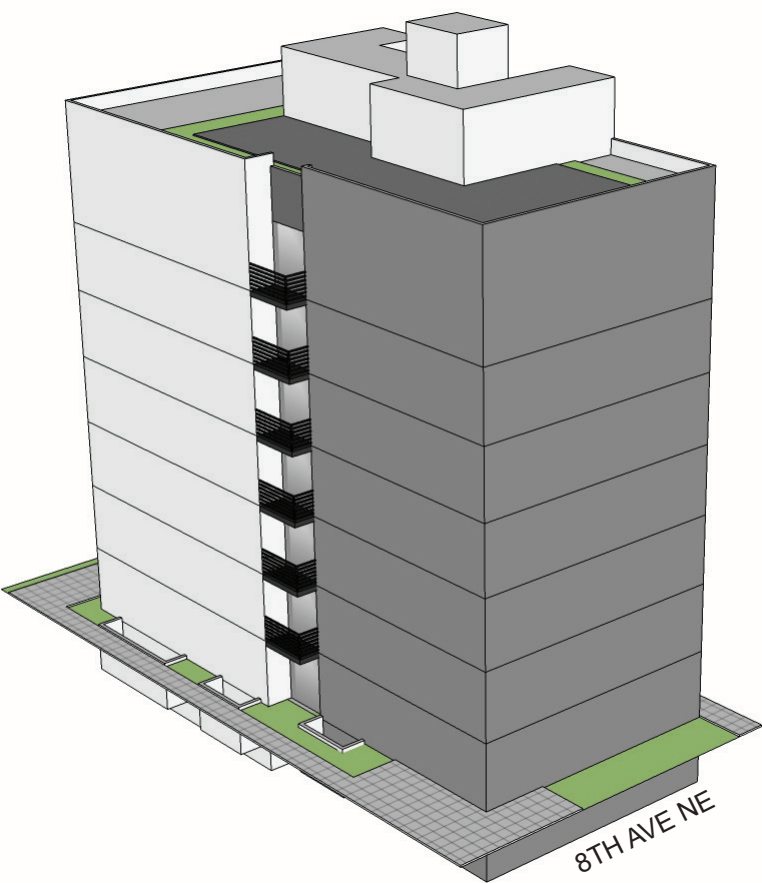
Departures |
SMC 23.45.518 - Setbacks & Separation
Rear setback

Opportunities |

- Shift in building mass creates large street facing amenity space
- Expressed modulation links the upper and lower volumes

Constraints |

- Large shift in massing breaks up small street facing facade further
- Massing shift projects portion of structure into rear setback



OPTION C
PREFERRED

Departures |
SMC 23.45.518 - Setbacks & Separation
Side & upper level setbacks

Opportunities |

- Simple, two-volume massing
- Large rear amenity space
- Balconies add visual interest and clear separation between the two volumes

Constraints |

- No upper level setbacks

APPLICANT WORK SAMPLES

SKIDMORE JANETTE APD



4241 LLC.

skidmore
janette

architecture
planning
design

4239 8TH AVE NE

EARLY DESIGN GUIDANCE
08/22/2017 #3027091

WORK SAMPLES
SKIDMORE JANETTE APD