A 3D architectural rendering of a city block. The buildings are represented as white rectangular blocks of varying heights. One building, located in the center-right of the block, is highlighted with a blue translucent overlay, indicating the project site. The surrounding area includes streets and other buildings, all rendered in a simplified, geometric style.

**4054 7TH AVE NE
SEATTLE, WA 98105**

EARLY DESIGN GUIDANCE

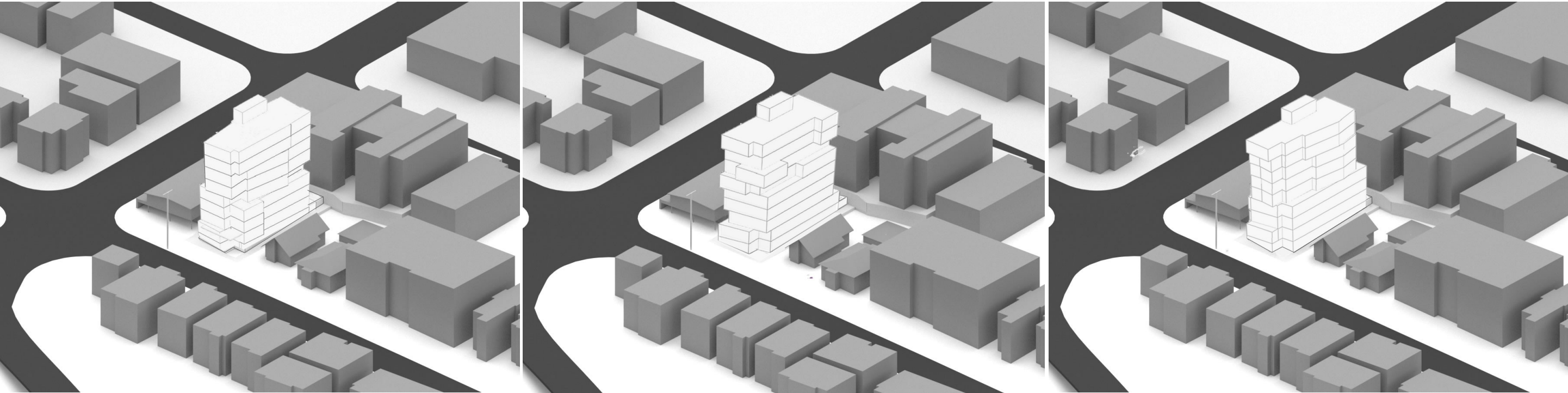
Nov.20 , 2018

SDCI PROJECT NO. 3032167

APPLICANT TEAM

T.C. WU, Owner
WPI Real Estate Inc.

PROJECT OVERVIEW



CONTENTS

- 01. Project overview
- 02. Site Analysis
- 09. Code Compliance
- 10. Site Plan
- 12. Building Sections
- 14. Project Data for Three Architectural Concepts
- 15. Option #1 Floor Plans
- 17. Option #1 Concept Diagram
- 18. Option #1 Urban Context
- 19. Option #2 Floor Plans
- 21. Option #2 Concept Diagram
- 22. Option #2 Concept Renderings & Reference
- 24. Option #3 Floor Plans
- 26. Option #3 Concept Diagram
- 27. Code Analysis
- 28. Code Analysis - Setback Departure
- 31. Sun Shade Analysis
- 32. Building Materials & Landscape
- 33. Option #1 Architectural Reference
- 35. Option #2 Architectural Reference
- 37. Option #3 Architectural Reference

PROJECT CONTACTS

OWNER
T.C. Wu
WPI Real Estate Inc.
9500 Roosevelt Way NE #100,
Seattle, WA 98115
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208 849 8858

ARCHITECT
ZO Architecture LLC
15405 SE 37th ST. Suite 100
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X.G. Zhang
Principal Architect
xzhang@zo-architects.com
425 749 8158

SITE INFORMATION

PROJECT ADDRESS
4054 7TH AVE NE, SEATTLE, WA 98105

SDCI PROJECT NO. 3032167

KING COUNTY PARCELS: 4092301850

LOT AREA: 4,500 FT

OVERLAY DESIGNATION: UNIVERSITY OF WASHINGTON

PARKING REQUIREMENT: NONE (NOT REQUIRED)

LEGAL DESCRIPTION : (PER STATUTORY WARRANTY DEED RE-
CORDING #2018010400671)

LOT 3 AND THE NORTH 20 FEET OF LOT 4, BLOCK 8 LAKE VIEW
ADDITON TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT
THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 34, IN KING
COUNTY, WASHINGTON

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON

DEVELOPMENT STATISTICS

ZONING
MR/M1, FAR: 4.5 (with a mandatory housing affordabil-
ity)

BUILDING HEIGHT 80 FEET

FLOOR AREA RATIO(FAR) : 4.5

ALLOWABLE FAR AREA: 20,250 SF

PROPOSED FAR AREA: 20,230 SF

RESIDENTIAL UNITS: 38-42 UNITS

PARKING STALLS: NONE

COMMERCIAL: NONE

LIVE WORK UNITS: NONE

BIKE STALLS: REQUIRED
(1 PER 4 DWELLING UNITS)



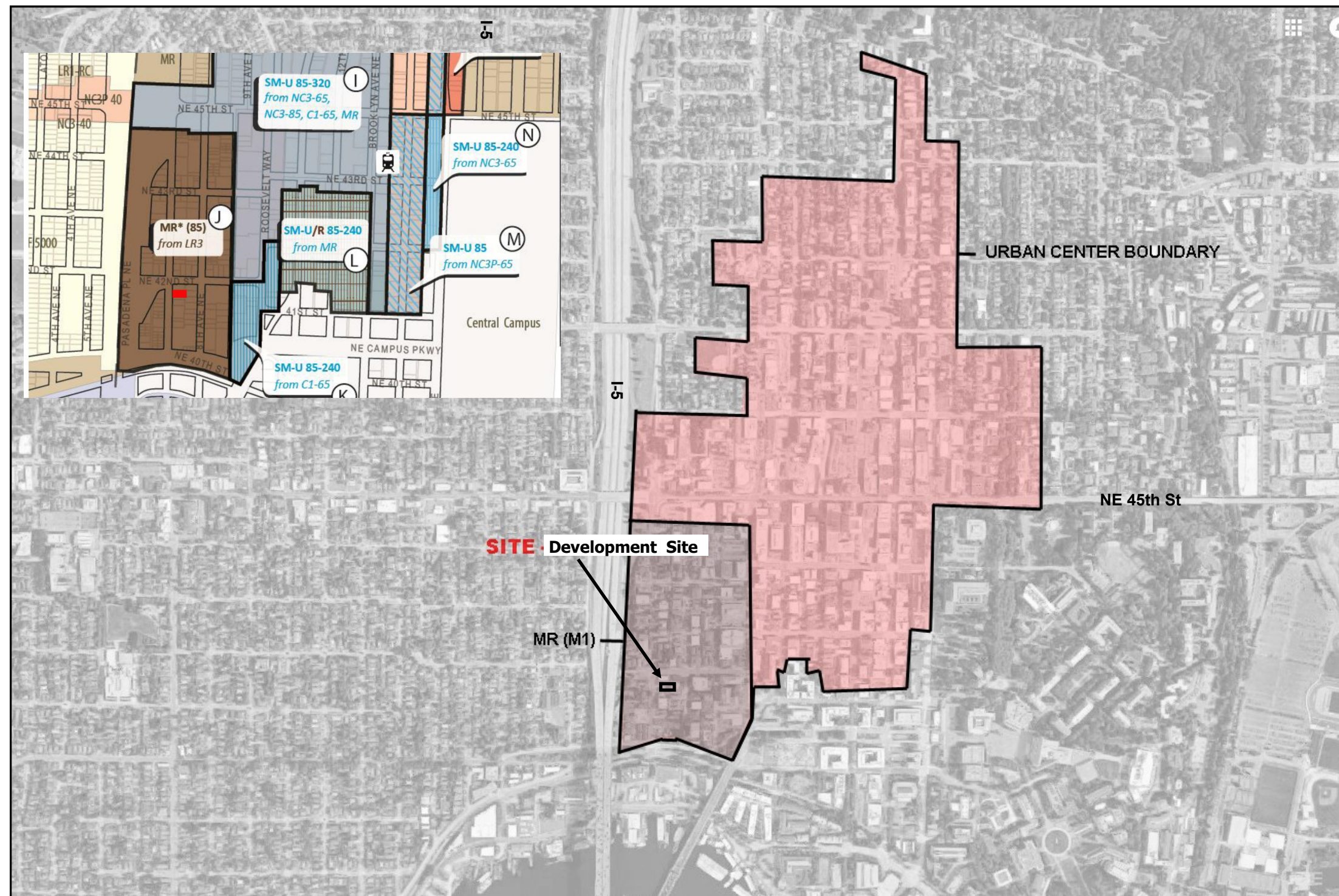
NE 42nd St



- 1. John Stanford International school
- 2. University Friends Meeting

Location

The site is located within the University district Northwest urban center village, which is largely comprised of single-family homes, townhouses and mid-size to large apartment/condominium buildings. The site is located along 7th Ave NE. The site is within walking distance of the major shopping and entertainment centers; University Ave, University village and University of Washington campus.



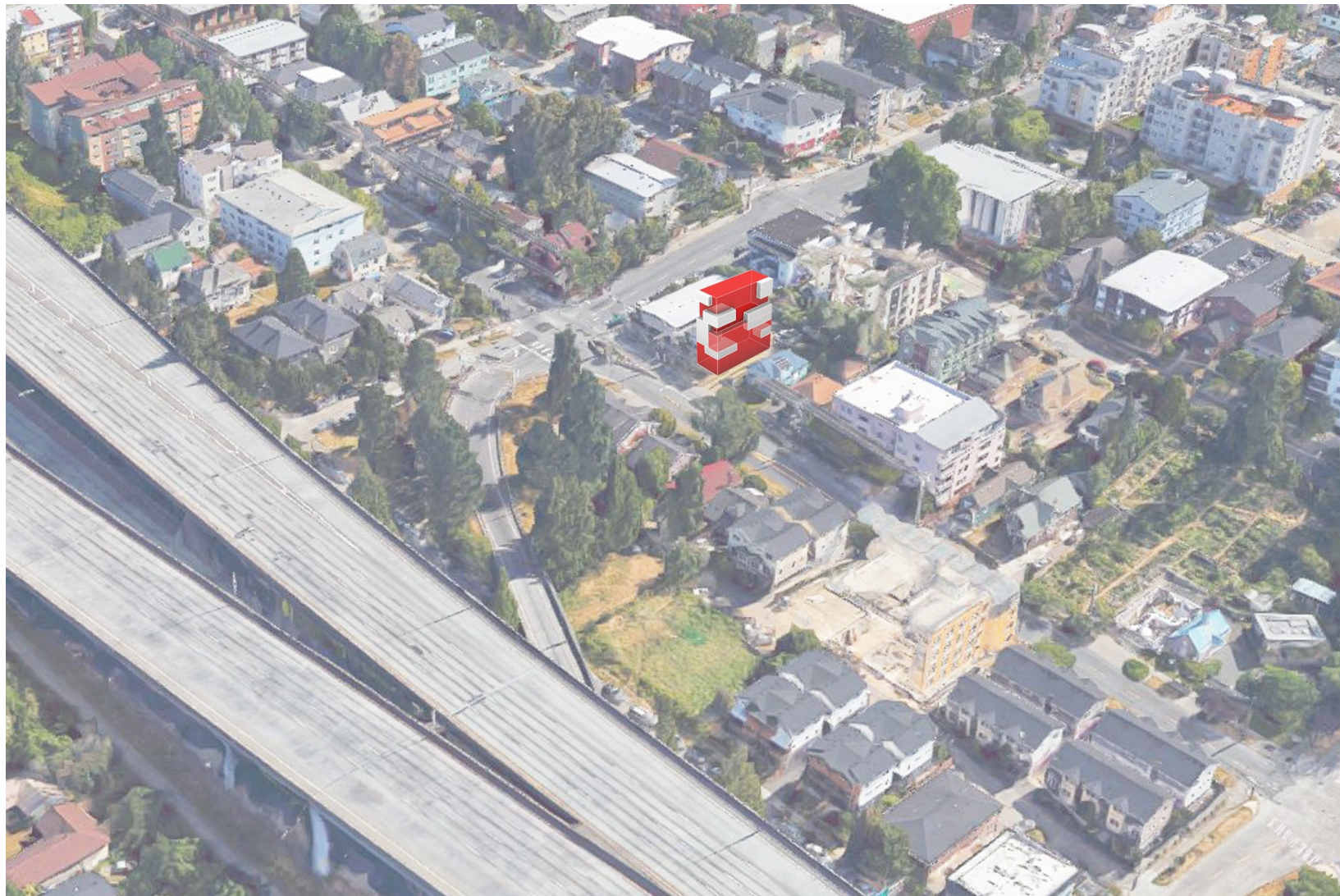
- Create richness in the quality and variety of elements that form the public realm
- Emphasize human-scaled design and generate pedestrian activity to foster an engaging public realm
- Contribute to a robust network of pedestrian-priority outdoor spaces that act as a “front yard” for the University District community
- Establish design excellence and U District Identity in taller buildings



VICINITY MAP

SITE ANALYSIS - OPPORTUNITIES & CHALLENGES

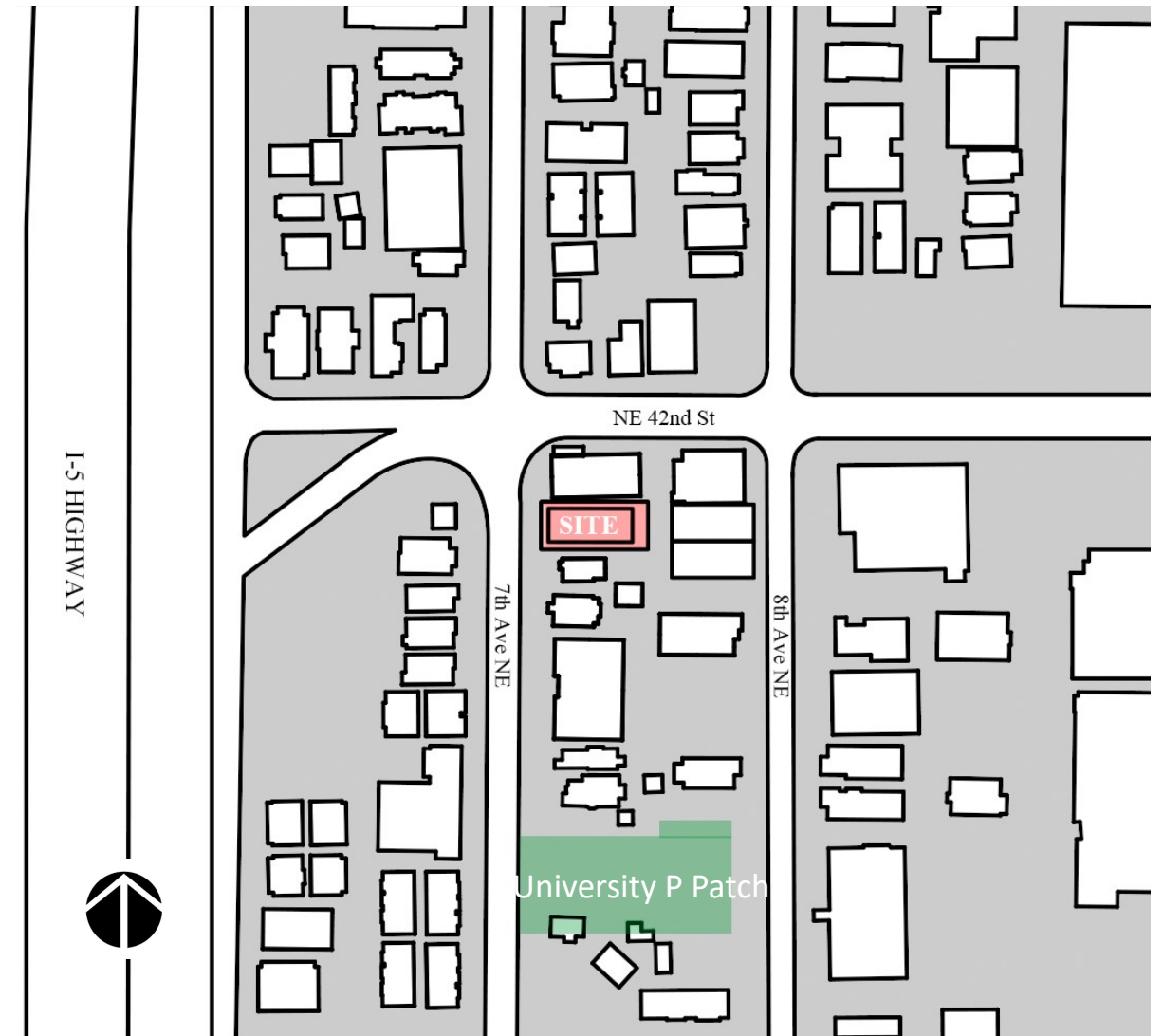
- Close to busy street intersection (NE 42nd ST . & 7th Ave NE & Freeway Express Exit)
- Visual exposed to I-5
- Pedestrian-Priority outdoor spaces
- Street power line impact
- Street front landscape



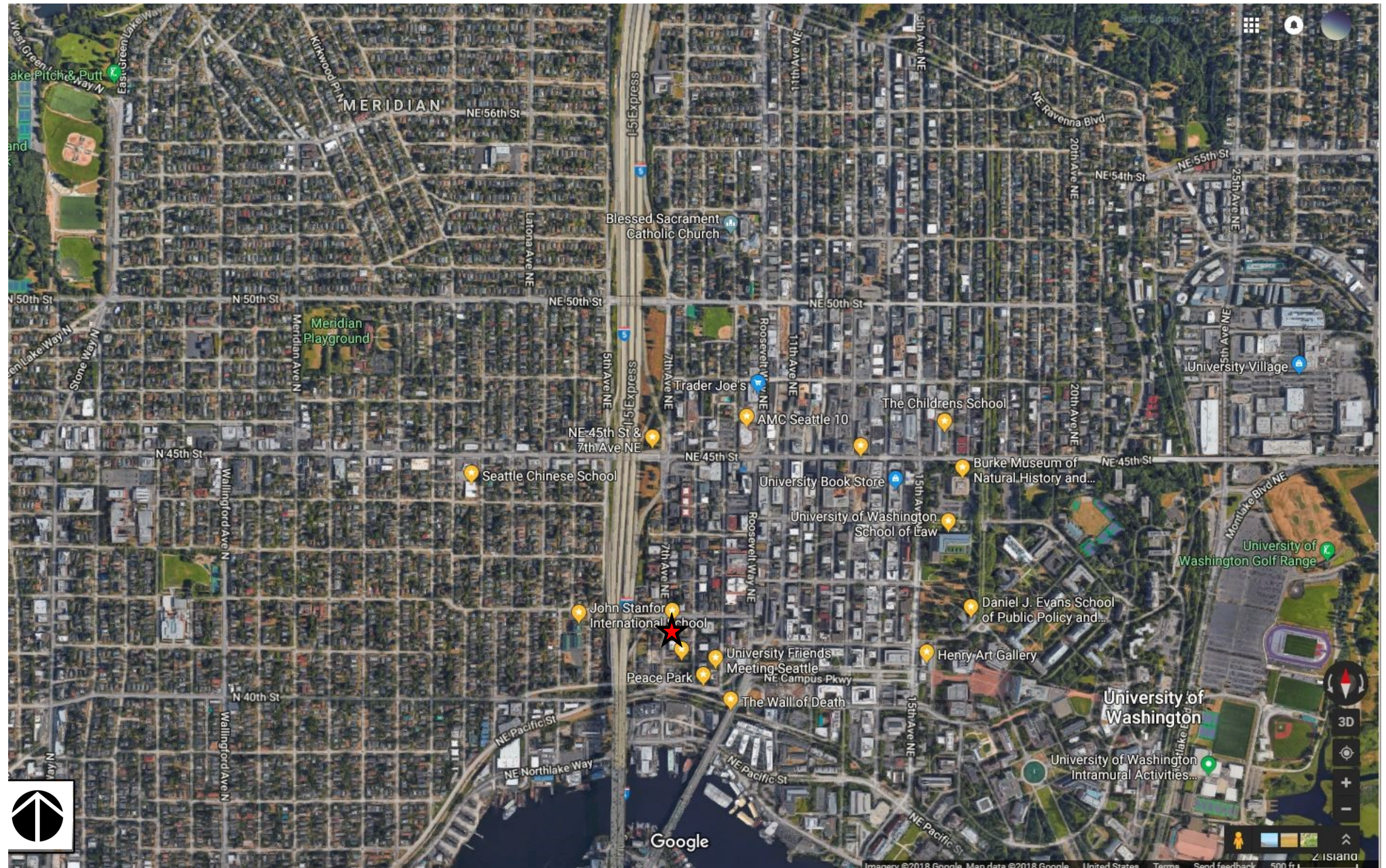
4054 7TH AVE NE Project No. 3032167

EARLY DESIGN GUIDANCE Nov. 20, 2018

- People living in smaller dwellings need high quality public and private outdoor spaces
- Close to University P Patch—the second oldest in the city
- Noise from I-5 busy traffic
- Open view to the west
- Tall retaining wall at East property line



Notable architecture, public or private, community facilities, schools, libraries and arts/cultural facilities galleries, theatres, or cultural gathering locations.



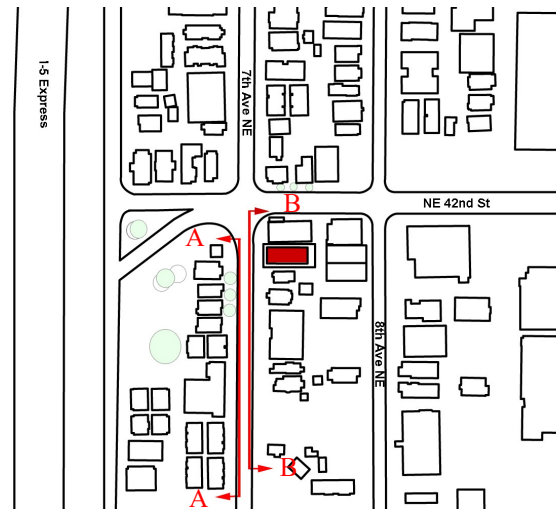


4054 7TH AVE NE Project No. 3032167

EARLY DESIGN GUIDANCE Nov. 20, 2018

Design In Related to the Early Community Outreach Comments

- People looking for unique and interesting new buildings.
- We put a lot of efforts in creating an unique building design within the affordable living budge.
- Design the building with environmental sustainability in mind, possible LEED standard.
- Building envelope is the key design issues in this project meet all standard requirement.
- Good for pedestrians, walkability & pedestrian experience. Lighting, “eyes on the street”, and other designs for safety
- Open up entry front out-door space, further setback from sidewalk, very nice landscape planters, and carefully lighting layout at ground level.
- The Burke Gilman trail is used by hundreds of residents and bike commuters daily. Acknowledgement of the P-Patch garden & the Burke Gilman Trail in the design elements
- We are very close to P-Patch & the trail, pleasant visual connection and sidewalk experience to the trail are the key considerations in our design.
- Affordable living and convenience
- Planned micro-unit apartment building purposely makes low income people can afford, plus at the same time get good living quality with all nice architectural treatments.
- Secure garbage area
- Garbage bins are located further back from street front. Pick-up will be grouped together with other neighbors with in 100’ distance to the site. There fore it can eliminate more garbage pick-up stops interrupting with sidewalk pedestrians.
- Enough parking spaces
- Will consider the temporary emergency & services vehicles parking at front street.

SITE ANALYSIS — STREET FRONT ARCHITECTURAL CHARACTERS


- Revised zoning allows for tall buildings that will be visible and substantially taller than the existing and surrounding context.
- New architectural forms fit into the U District, contribute to the streetscape and public realm, and express quality of design and materials.
- A range of uses, colors, spatial variety, outdoor spaces, public art, and self-expression contributes to the variety and complexity that creates an eclectic, welcoming, and intimate neighborhood.
- The street level of a building; a building's design and the uses within should be driven by the goal of creating a welcoming, walkable, pedestrian-oriented urban streetscape through the layering of details, textures, and visual interest that create an expectation of discovery and novelty.



7th Ave NE

A



Project Site

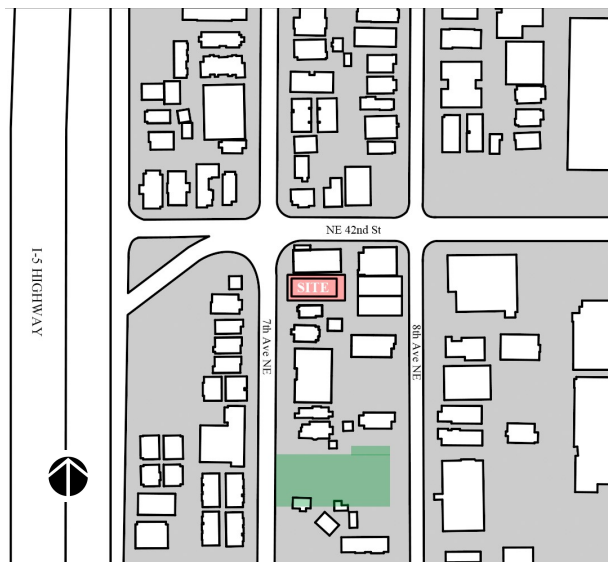
7th Ave NE

B

SITE ANALYSIS — URBAN CONTEXT IN LARGE AREA

- The site is at visual open spot from I-5 and allow this building holding a large opening view corridor to the west.
- We will consider both short term and long term visual context to the surrounding neighborhood.

Vicinity Map



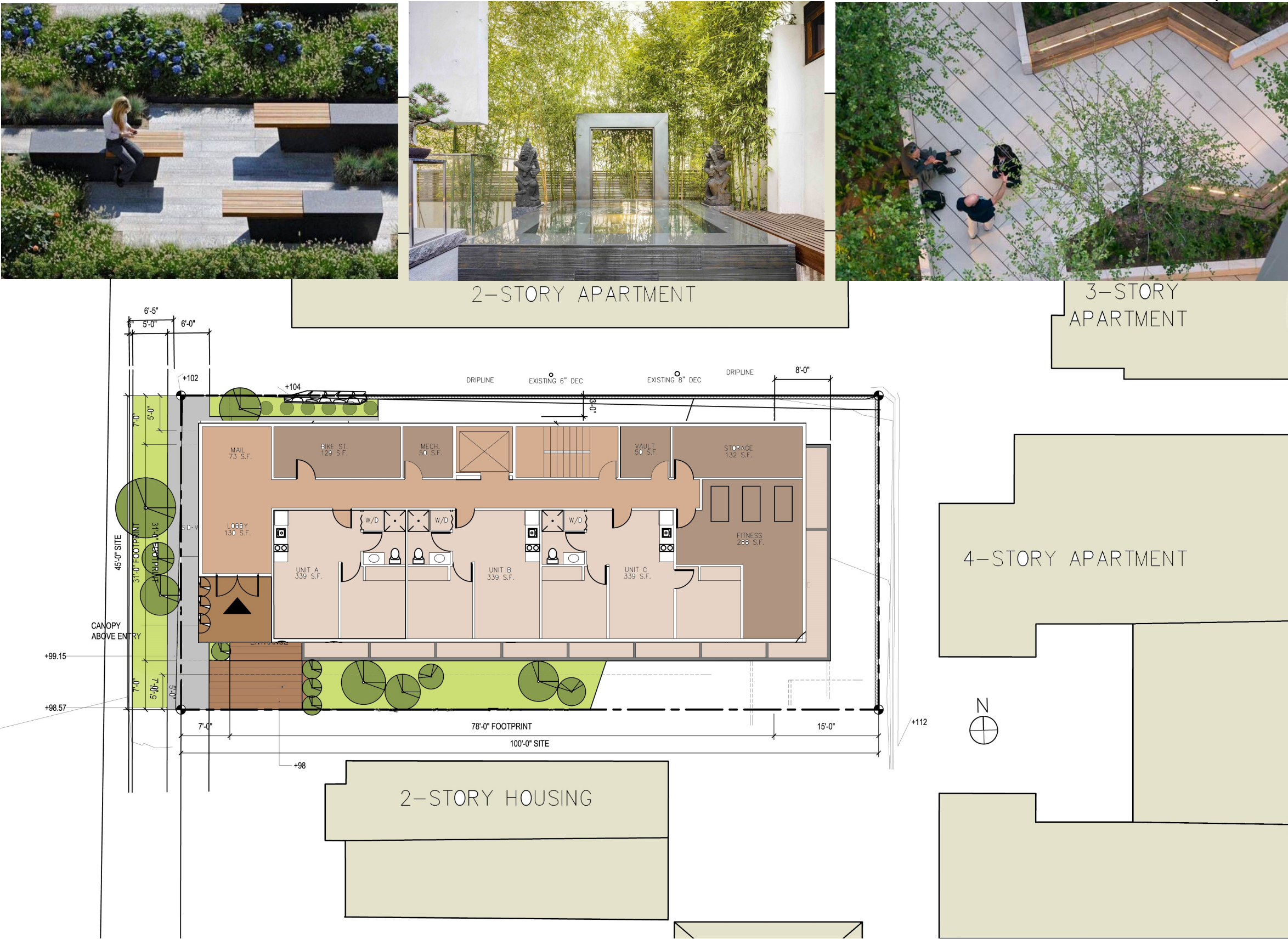
APPLICABLE ZONING	SMC SECTION	REQUIREMENT	OPTION 1 (Preferred)	OPTION 2	OPTION 3
Permitted Uses	23.45.517 B.2	Residential use permitted Outright.	COMPLIANT	COMPLIANT	COMPLIANT
Floor area ratio (FAR) limits	23.45.517	the maximum FAR limit for MR zones with a mandatory housing affordability suffix is 4.5	COMPLIANT	COMPLIANT	COMPLIANT
Structure height	23.45.517 D2	The height limit for principal structures permitted in MR zones with a mandatory housing affordability suffix is 80 feet.	COMPLIANT	COMPLIANT	COMPLIANT
Structure height	25.45.514 B	Parapets / Railings / Clerestories / Skylights may extent 4 feet above the allowed height limit; Stair penthouses may extend 15 feet above allowed height limit; Elevator penthouses may extend 16 feet above allowed height limit;	COMPLIANT	COMPLIANT	COMPLIANT
Setbacks	23.45.518	Front: 7 feet average and 5 feet min; Rear: 15 feet from a rear lot that does not about an ally; Side: 42 feet or less in height, 7 feet avg. and 5 feet min; Above 42 feet in height: 10 feet avg. and 7 feet min.	DEPARTURE DEPARTURE DEPARTURE A departure has been requested for all 3 options with reduced set back overall on option #1 (preferred) and no net gain volumetrically on option #2 & #3. In general we maintain min. setback 5'-0" blow 42' and 7'-0" above 42' reduced side setback and got further set back at front of the building at both ground and lower levels.		
Amenity area	23.45.522	5% of total gross floor area of structure in residential use shall be provide as amenity area; No min. dimension for private amenity area, except 10 feet at side property line; Common amenity area: min. 250 SF and 10 feet min. dimension, accessible to all units; 50% ground amenity area landscaped.	COMPLIANT	COMPLIANT	COMPLIANT In order to get FAR 4.5 we will provide 5% of gross floor area as affordable rental units.
Landscaping standards	23.45.524	Green area factor of 0.5 or greater	COMPLIANT	COMPLIANT	COMPLIANT
Design standards	23.45.529	Façade openings: 20% shall consist of windows/ doors; Façade articulation: if street-facing façade a structure exceeds 750 sf, division of façade is required; Separate façade plane shall have a minimum of 150 sf and max. Of 500 feet.	COMPLIANT	COMPLIANT	COMPLIANT
Light and glare standards	23.45.534	Directed away from adjacent properties.	COMPLIANT	COMPLIANT	COMPLIANT
Parking location, access, and screening	23.45.536	Off-street parking per chapter 23.54; Street access required, access to paring shall be from the street if the lot does not about an alley; Screening of parking: screening by garage doors.	COMPLIANT	COMPLIANT	COMPLIANT
Required parking	23.54.015	No min. vehicular parking requirement for all residential uses with urban centers or with the station area overlay district; Bicycle parking: 1 per 4 dwelling units or 0.75 per SEDU.	COMPLIANT	COMPLIANT	COMPLIANT
Solid waste & Recycle	23.54.040	Residential: 51- 100 dwelling units – 375 sf plus 4 sf for each additional unit over 50; 12 feet min. horizontal dimension	COMPLIANT	COMPLIANT	COMPLIANT

SITE PLAN
(at Lobby/Basement Level)

Reference Images for public outdoor space at front entry

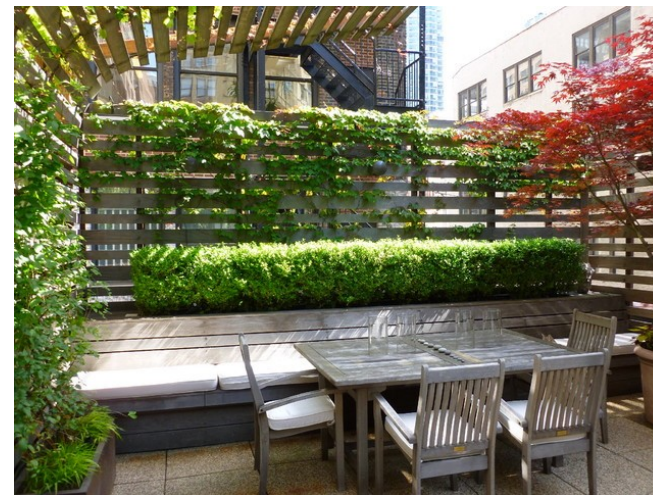
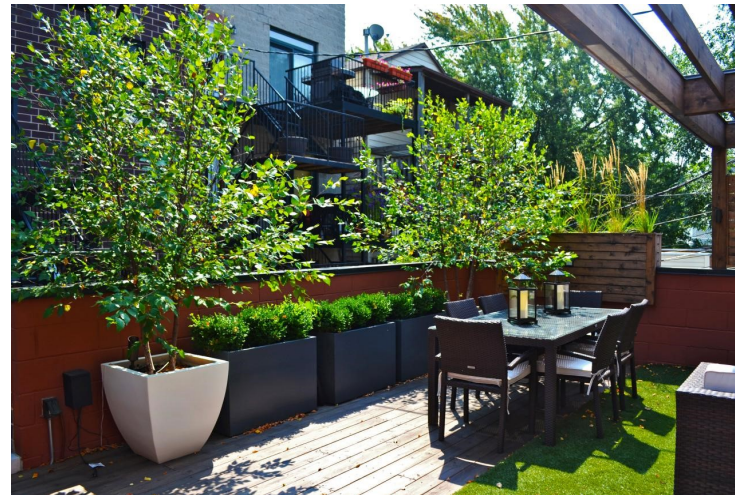
LEGEND

- PAVEMENT/ CONCRET
- GROUND COVER/ GRASS
- ENTRANCE
- SHRUB
- TREES



SITE PLAN (at 1st Floor)

Reference Images
for outdoor deck
space in the back-
yard

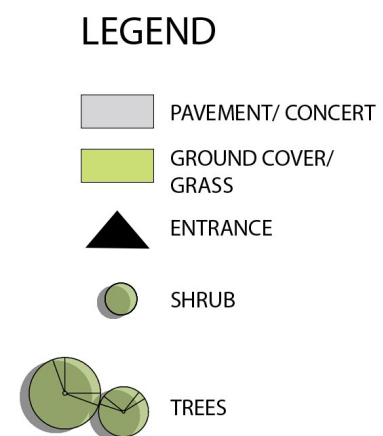


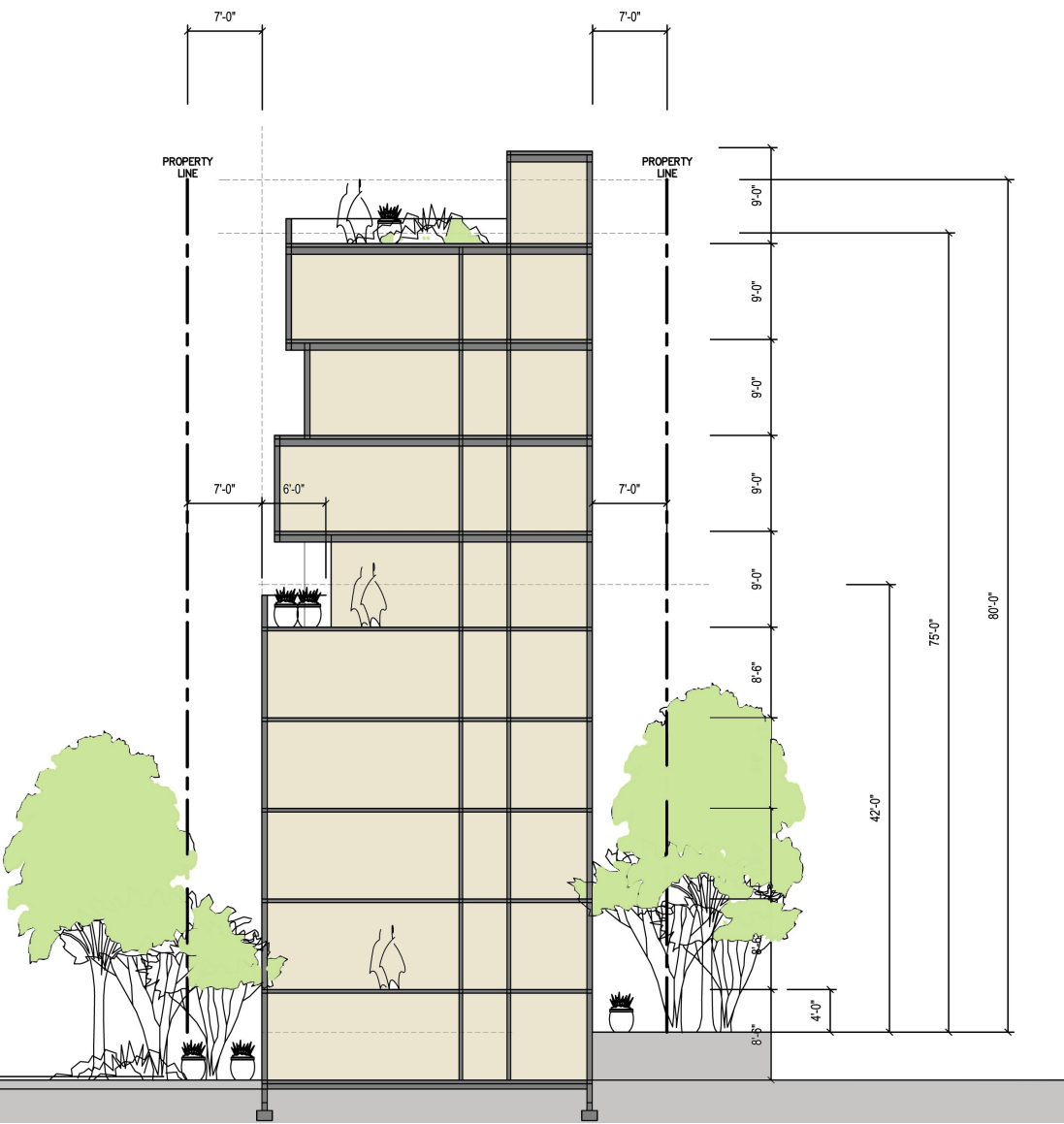
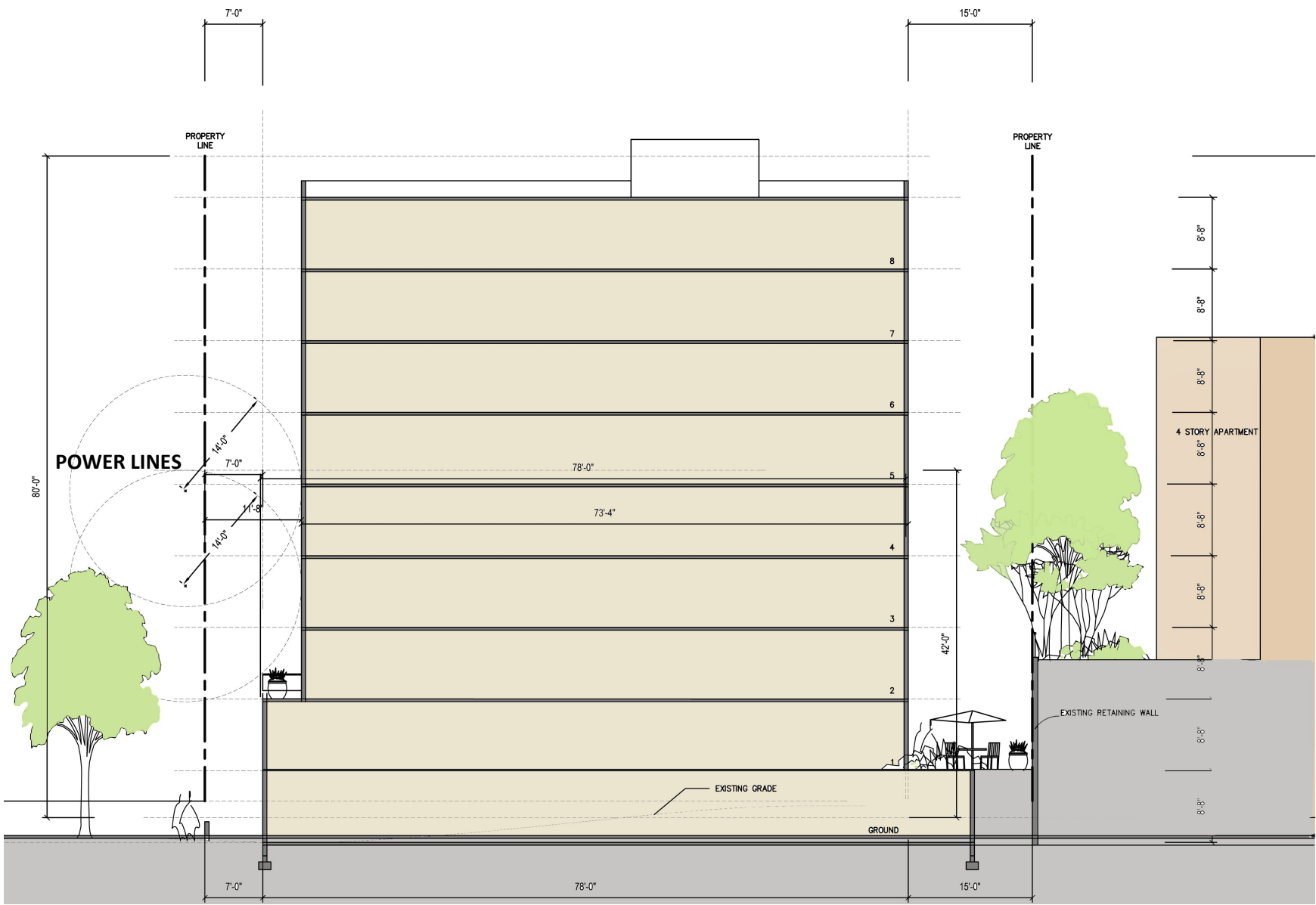
2-STORY APARTMENT

3-STORY
APARTMENT

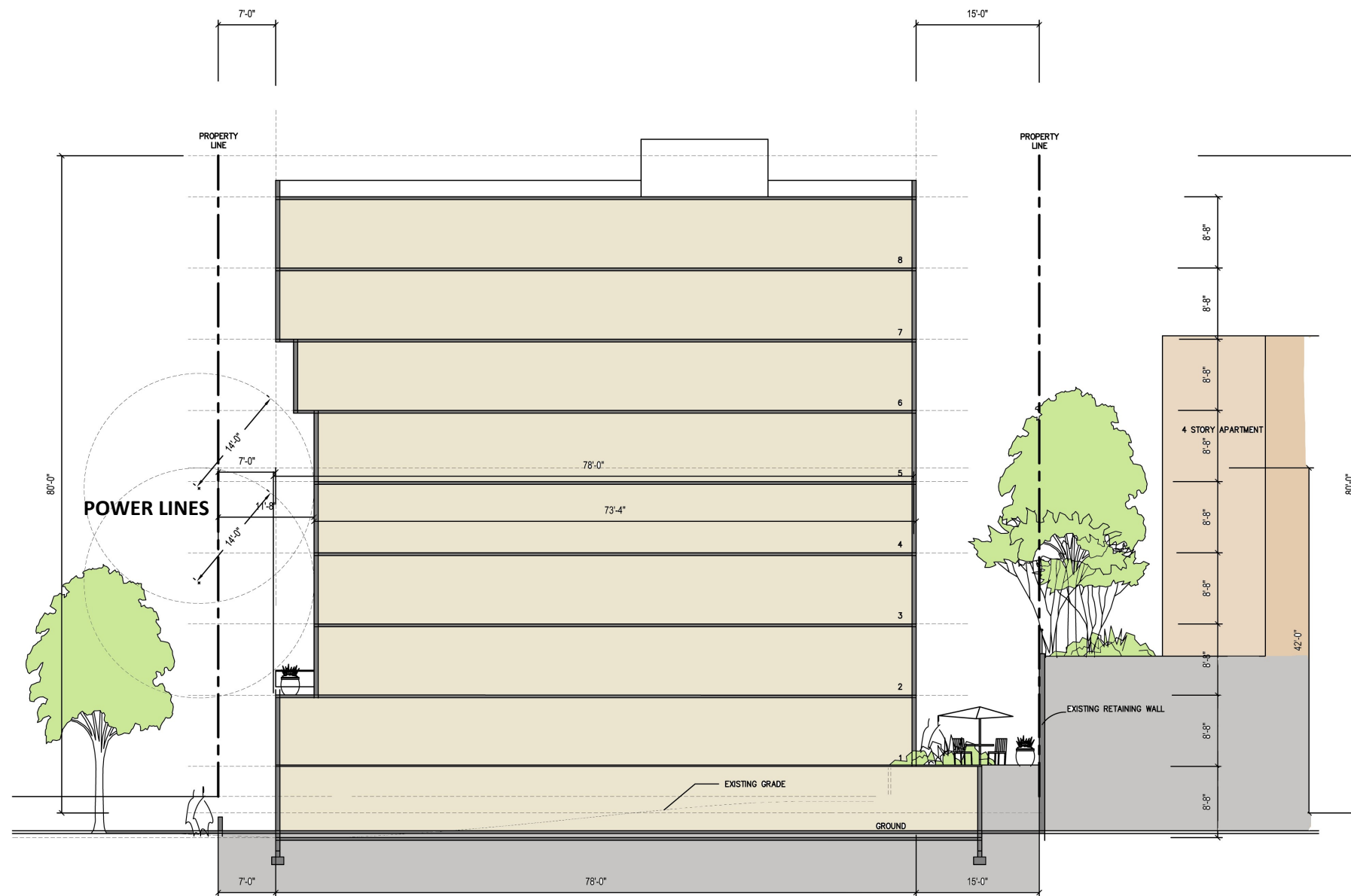
4-STORY APARTMENT

2-STORY HOUSING

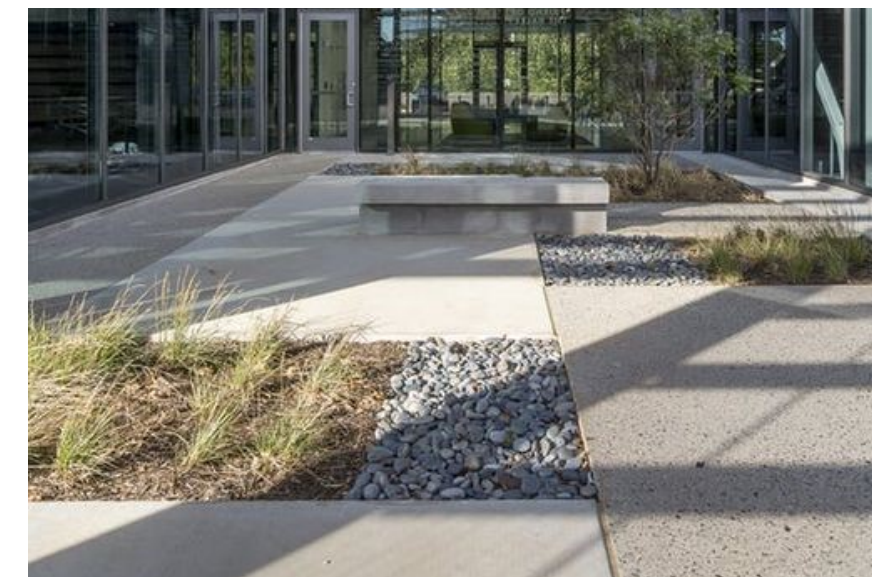




BUILDING SECTIONS

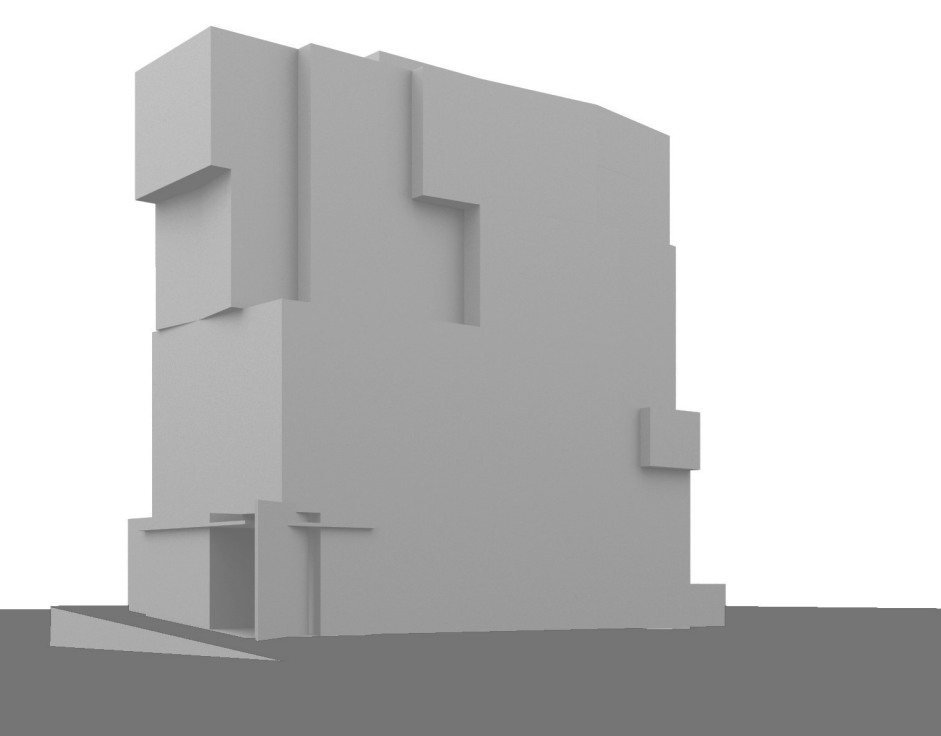
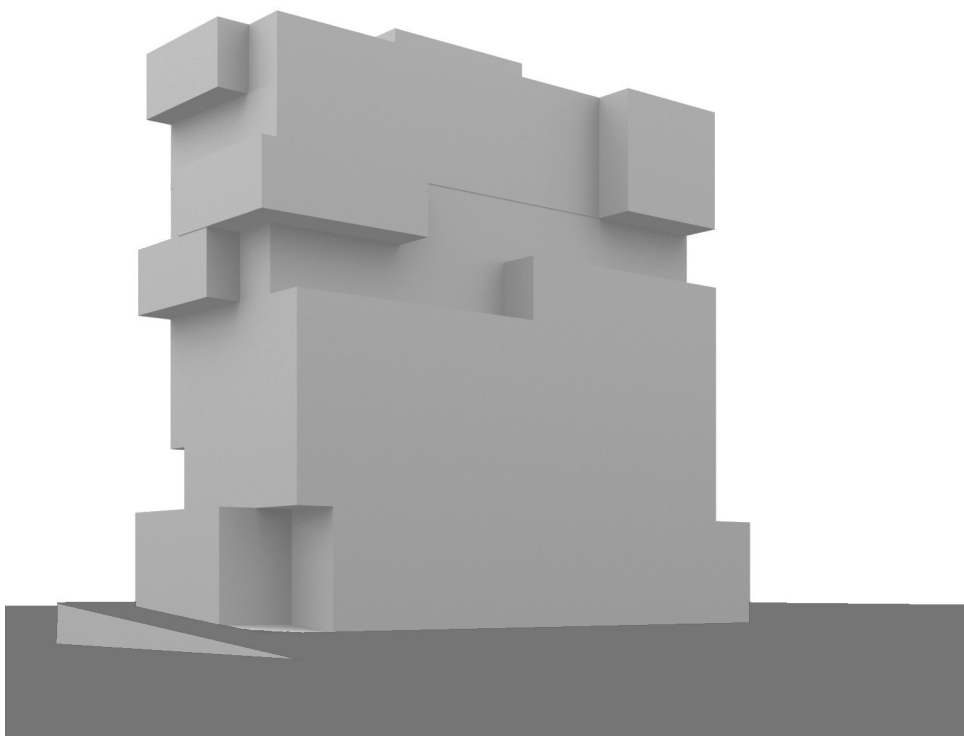
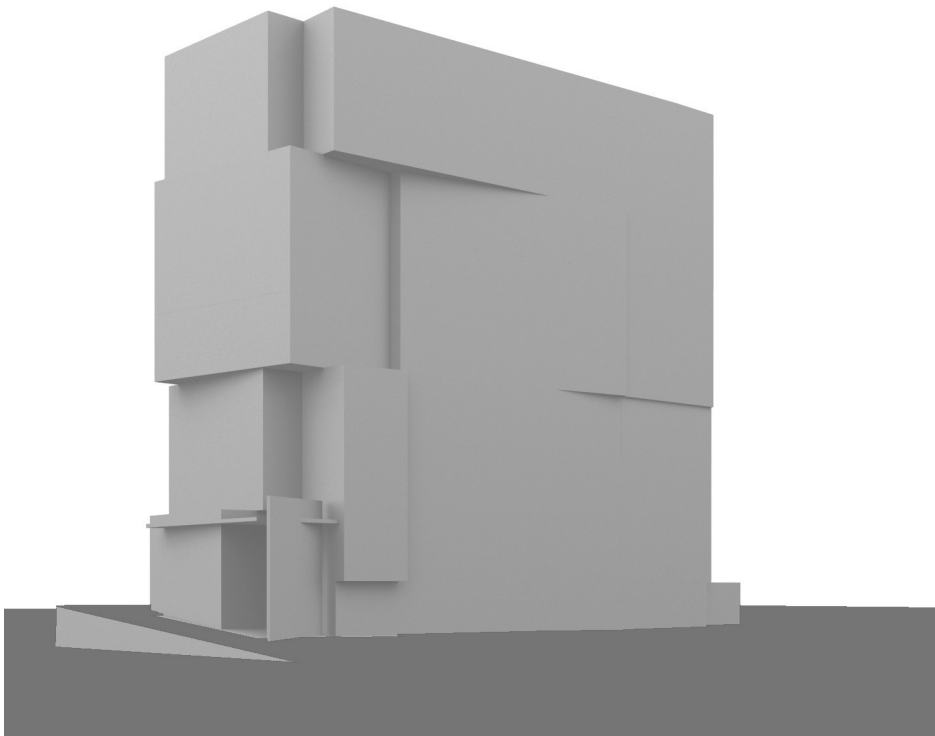


4054 7TH AVE NE Project No. 3032167
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Reference Images
 for outdoor space

PROJECT DATA FOR THREE ARCHITECTURAL CONCEPTS



OPTION #1 (PREFERRED)

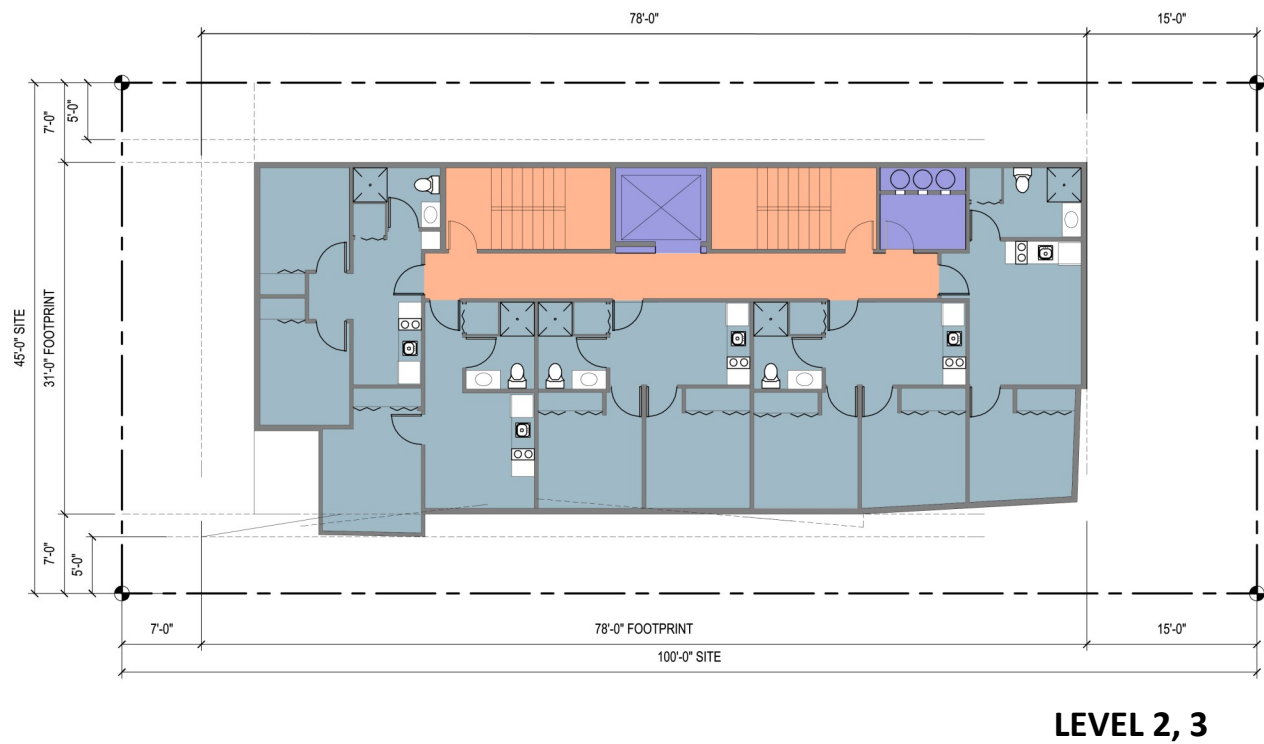
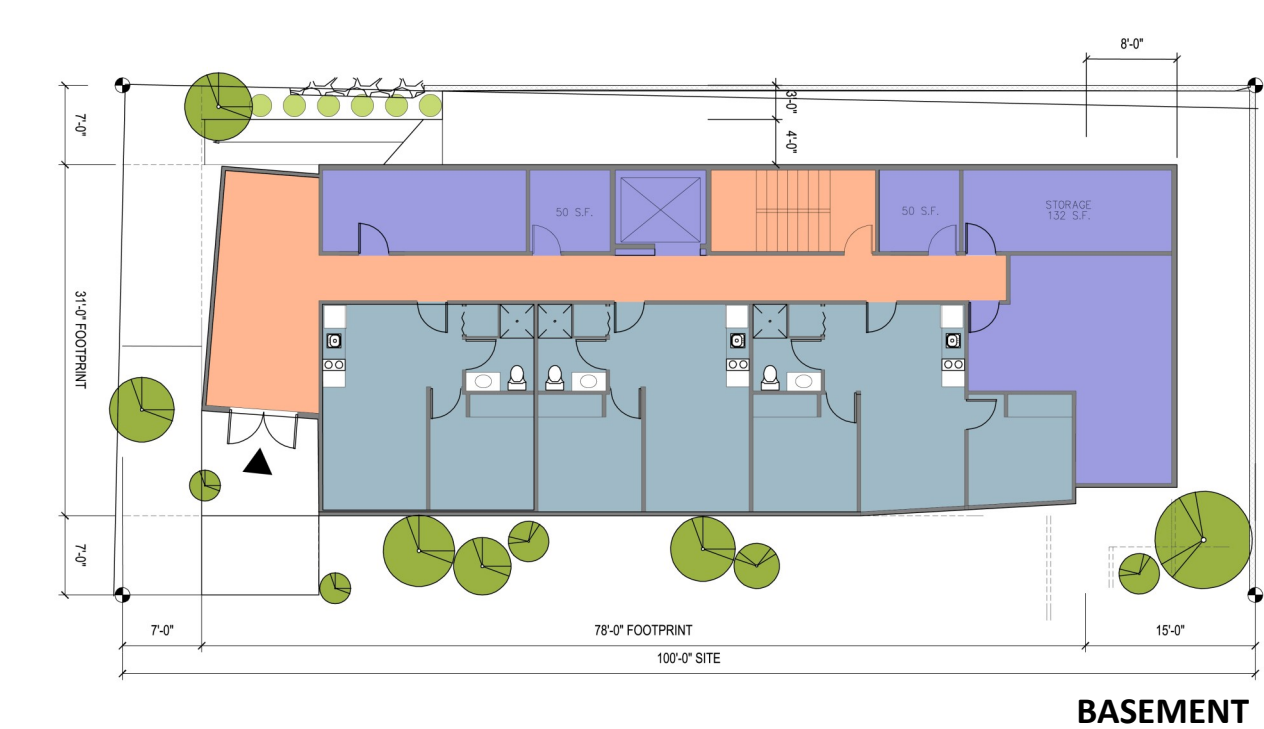
Height:	75' (8 Stories)
Unit count:	42
Total floor area:	20,240 SF
Total residential floor area:	14,069 SF
Lobby area:	188 SF
FAR Proposed:	4.5
FAR Allowed:	4.5
Amenity area provided:	858 + 462 = 1,320 SF
Amenity area required:	985 SF
Parking:	None

OPTION #2

Height:	75' (8 Stories)
Unit count:	41
Total floor area:	19,926 SF
Total residential floor area:	13,733 SF
Lobby area:	188 SF
FAR Proposed:	4.43
FAR Allowed:	4.5
Amenity area provided:	858 + 462 = 1,320 SF
Amenity area required:	1,012 SF
Parking:	None

OPTION #3

Height:	75' (8 Stories)
Unit count:	38
Total floor area:	20,096 SF
Total residential floor area:	13, 903 SF
Lobby area:	188 SF
FAR Proposed:	4.47
FAR Allowed:	4.5
Amenity area provided:	858 + 462 = 1,320 SF
Amenity area required:	995 SF
Parking:	None



OPTION #1 | FLOOR PLANS

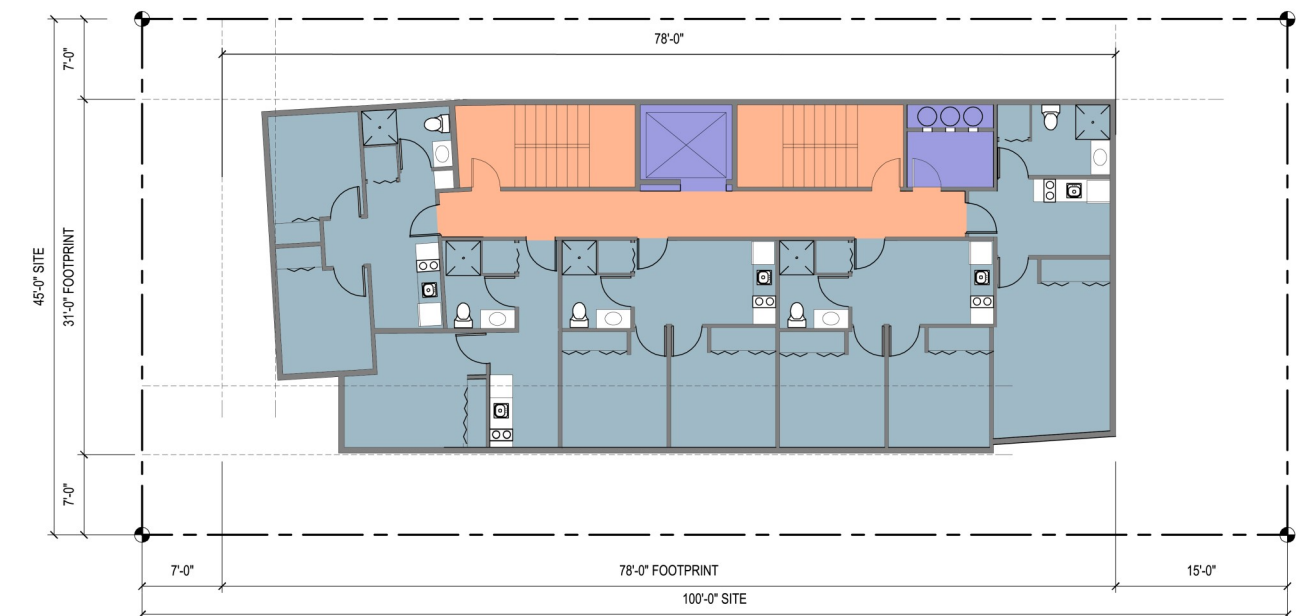
4054 7TH AVE NE Project No. 3032167
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Reference Image for
 building facade

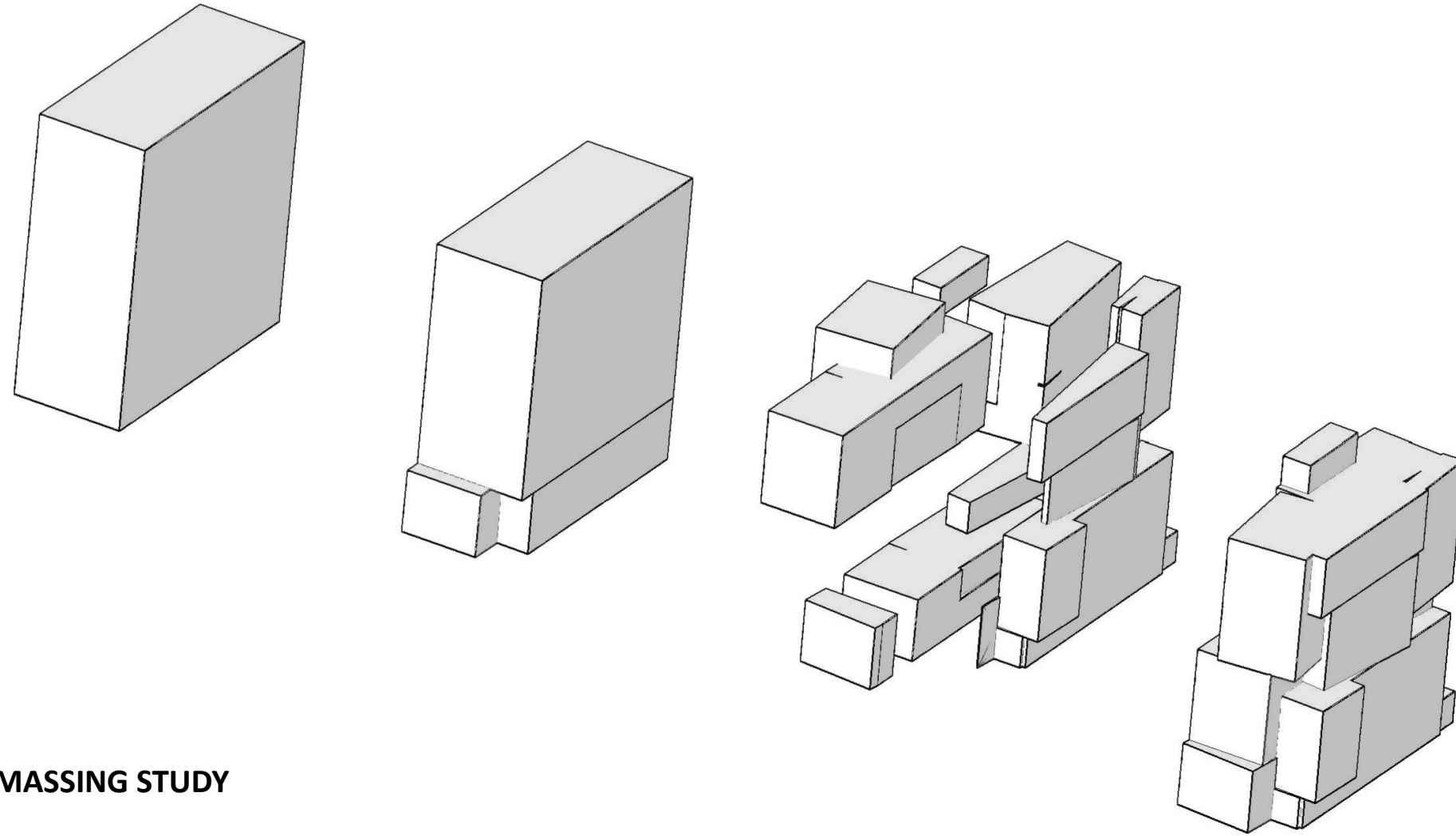


LEVEL 5, 6



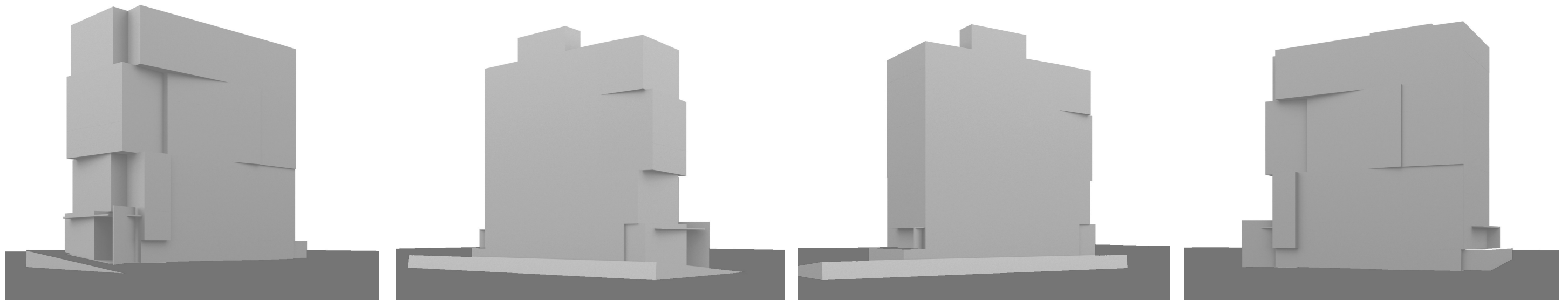
LEVEL 7, 8

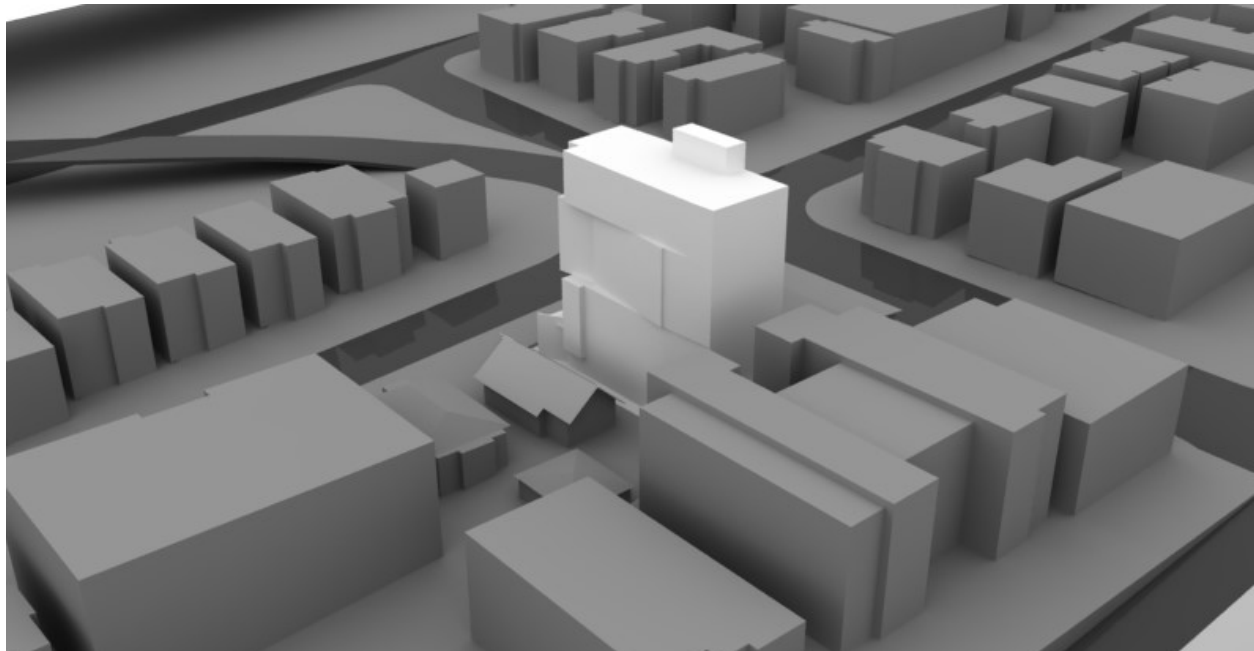
OPTION #1 | CONCEPT DIAGRAM


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- Break up larger building mass into smaller pieces with human scale and dynamic characters.
- Give the impression of multiple, smaller-scale buildings by employing different facade treatments at intervals that complement the context by articulating the building at regular intervals.
- Employ purposeful modulation that is meaningful to the overall composition and building proportion, or that expresses individual units or modules. Avoid over-modulation.
- Distinctive and sculptural forms are visible from higher view points on nearby I-5.
- Create multi levels outdoor green spaces for different dwelling units.

MASSING STUDY

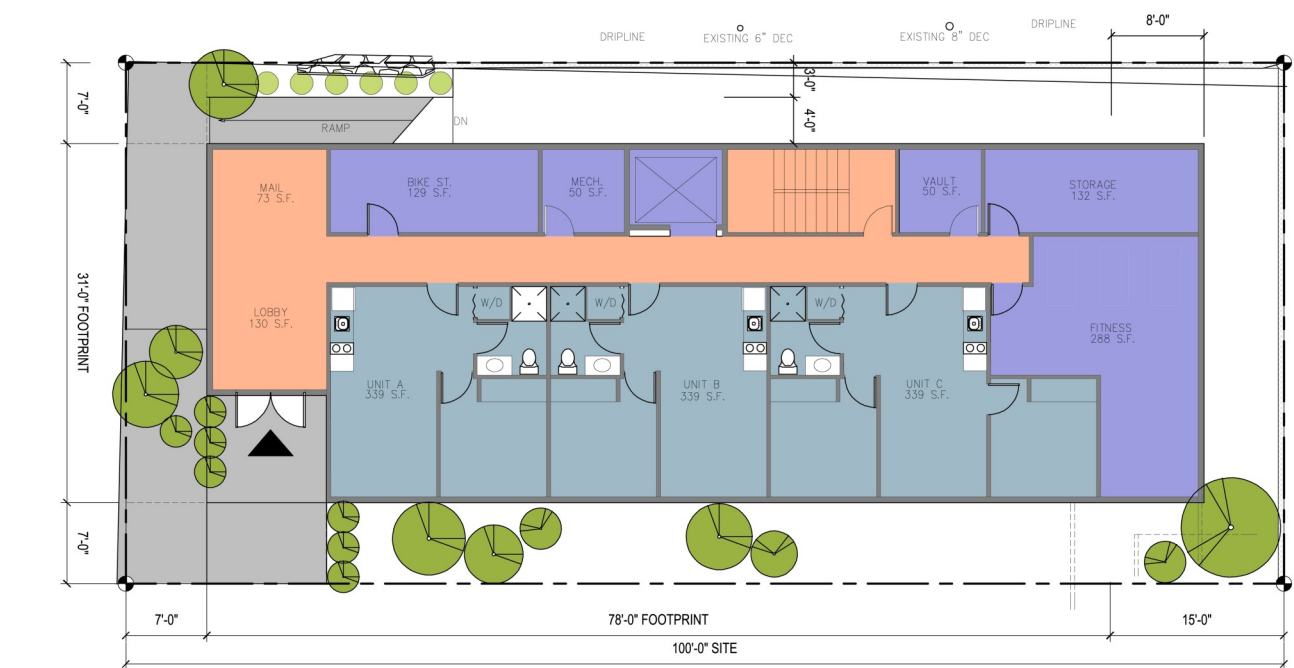




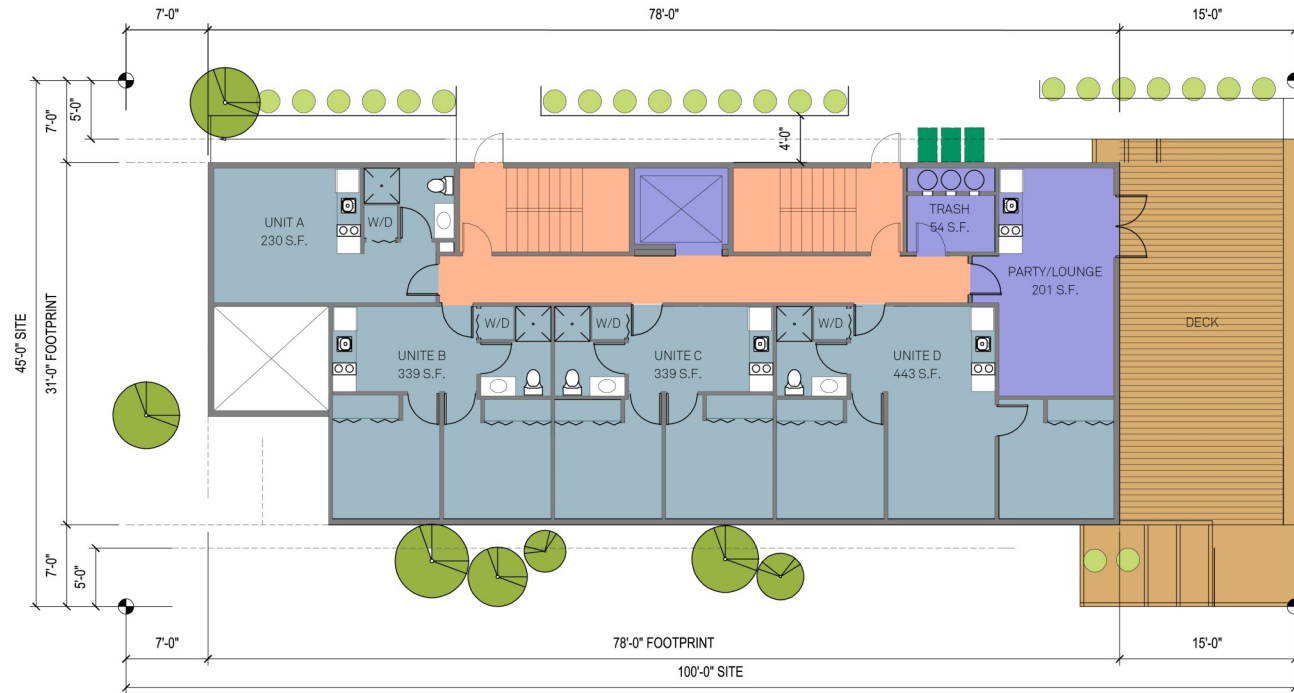
Reference Image
for building façade
and out-door deck



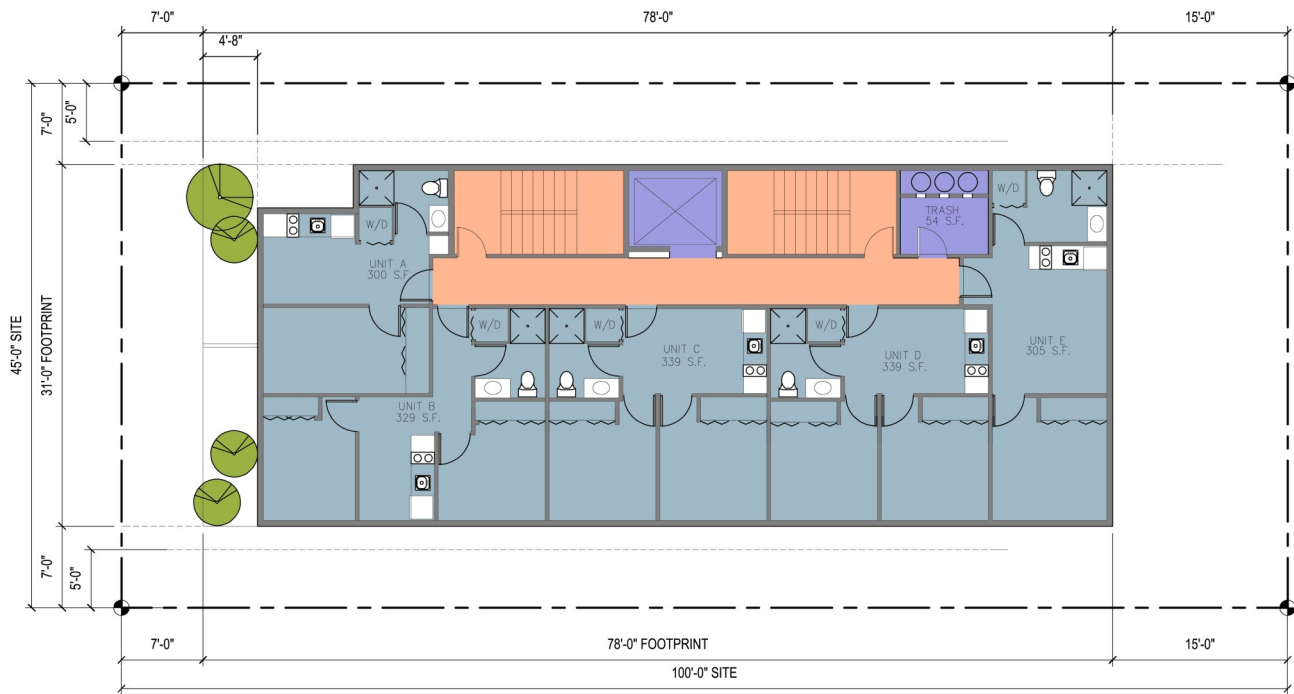
OPTION #2 | FLOOR PLANS



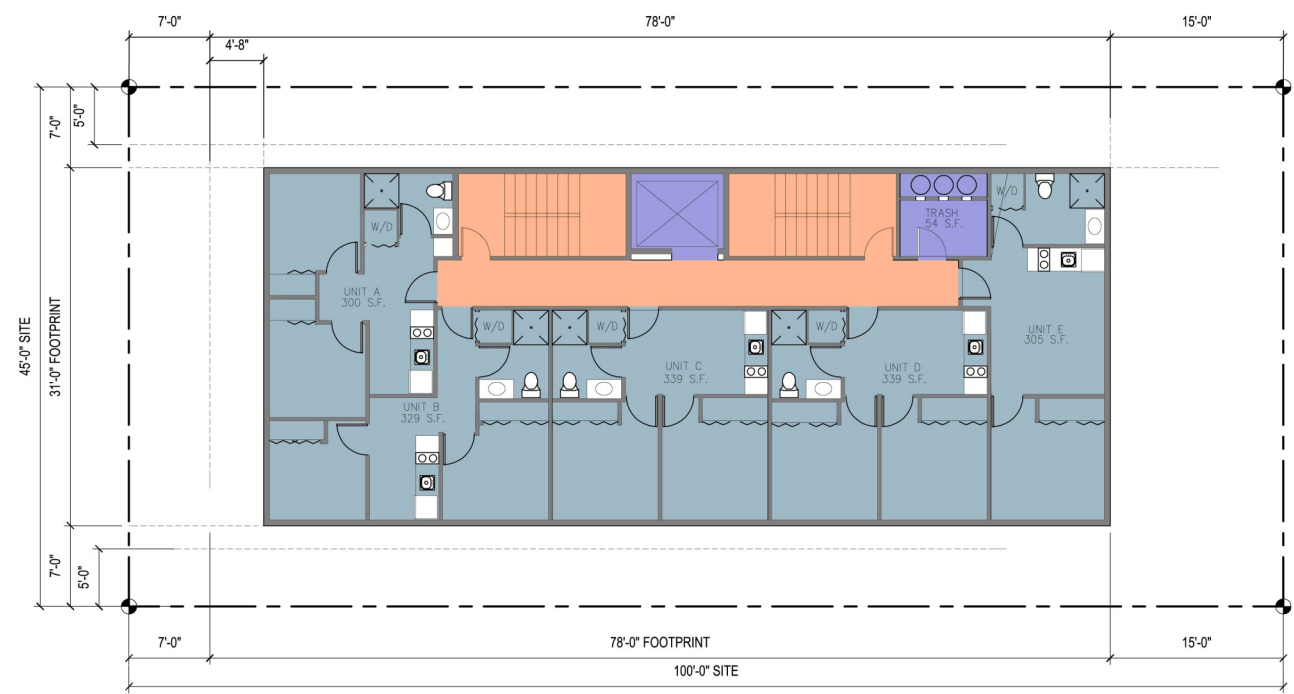
BASEMENT LEVEL



LEVEL 1



LEVEL 2



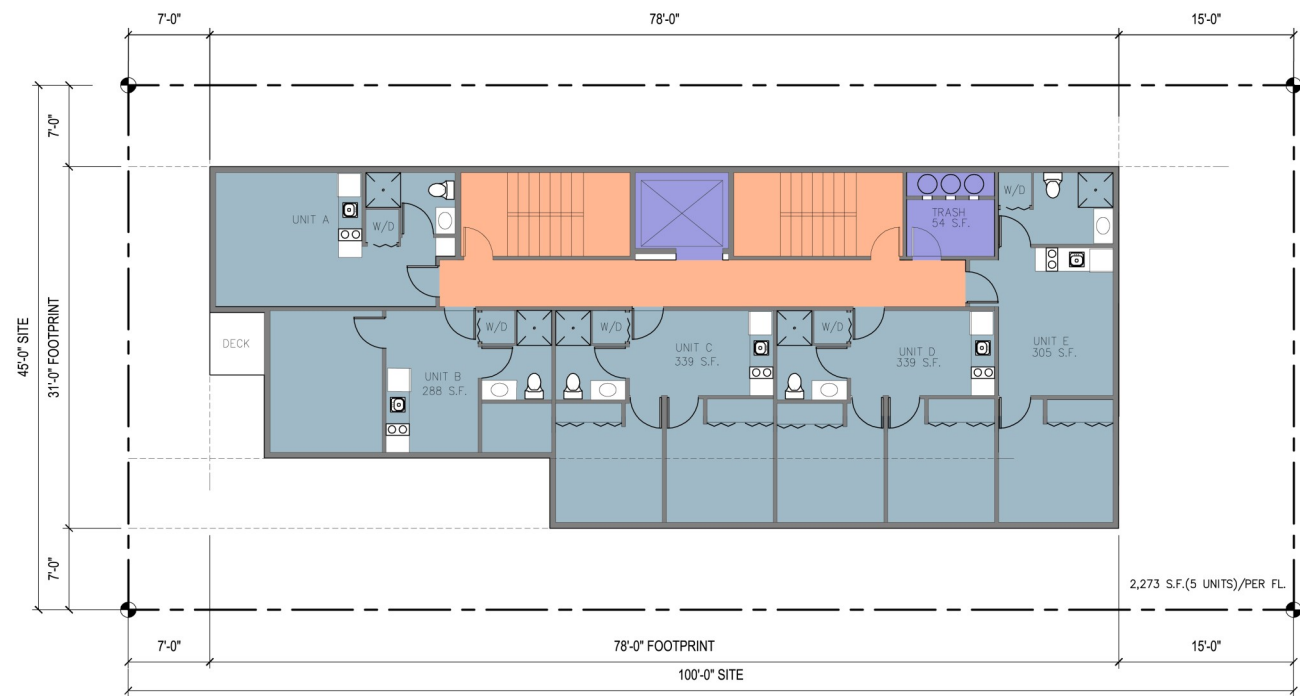
LEVEL 3, 4

20

OPTION #2 | FLOOR PLANS

4054 7TH AVE NE Project No. 3032167

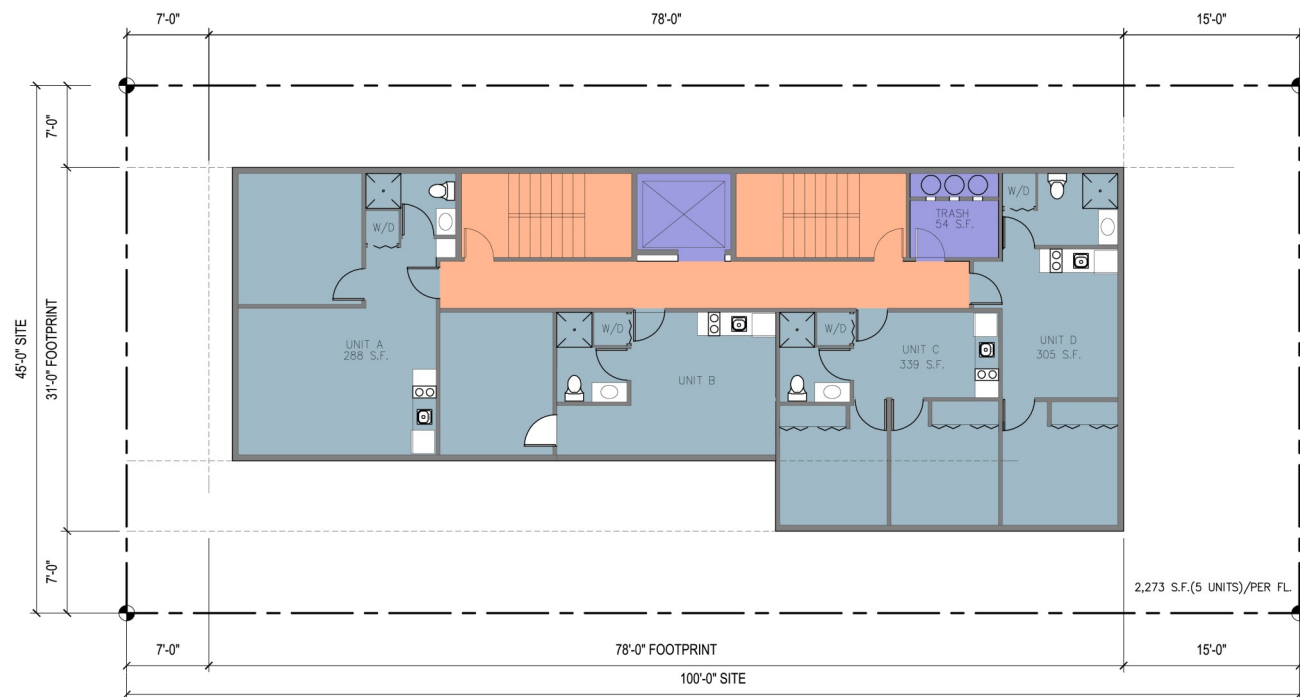
EARLY DESIGN GUIDANCE Nov. 20, 2018



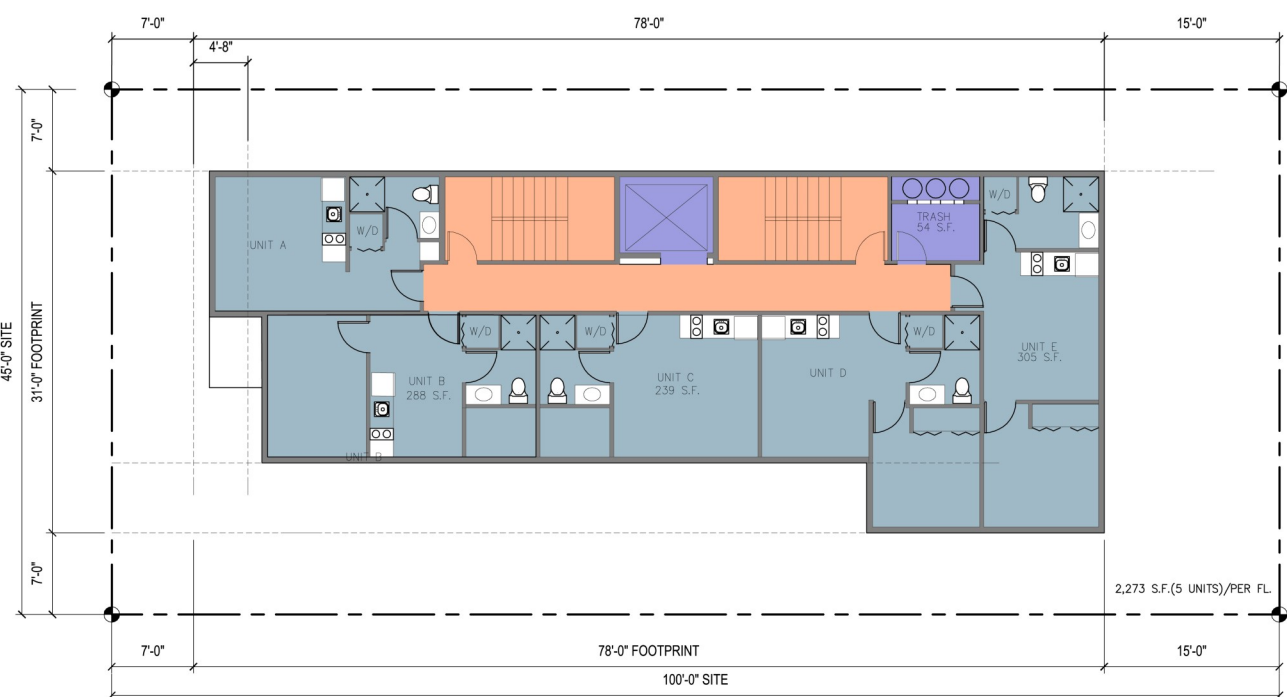
LEVEL 5



LEVEL 6



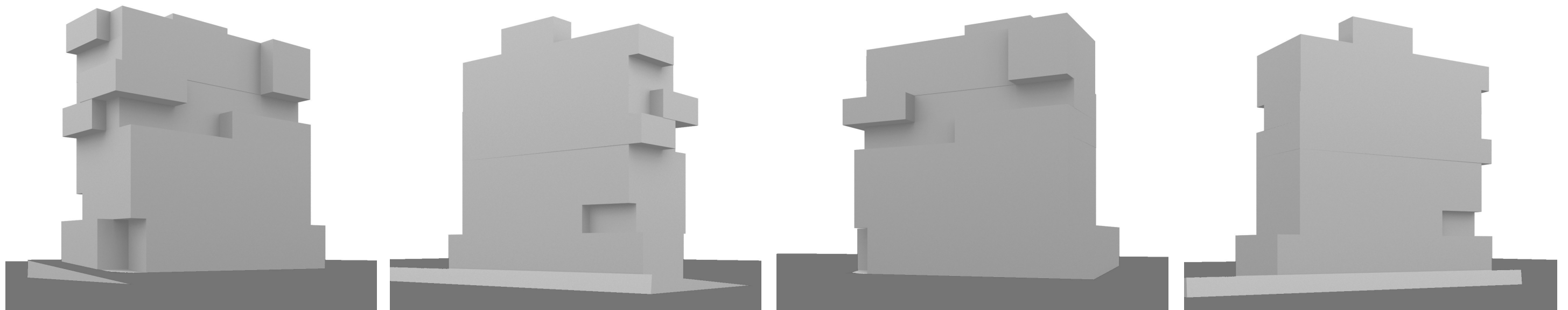
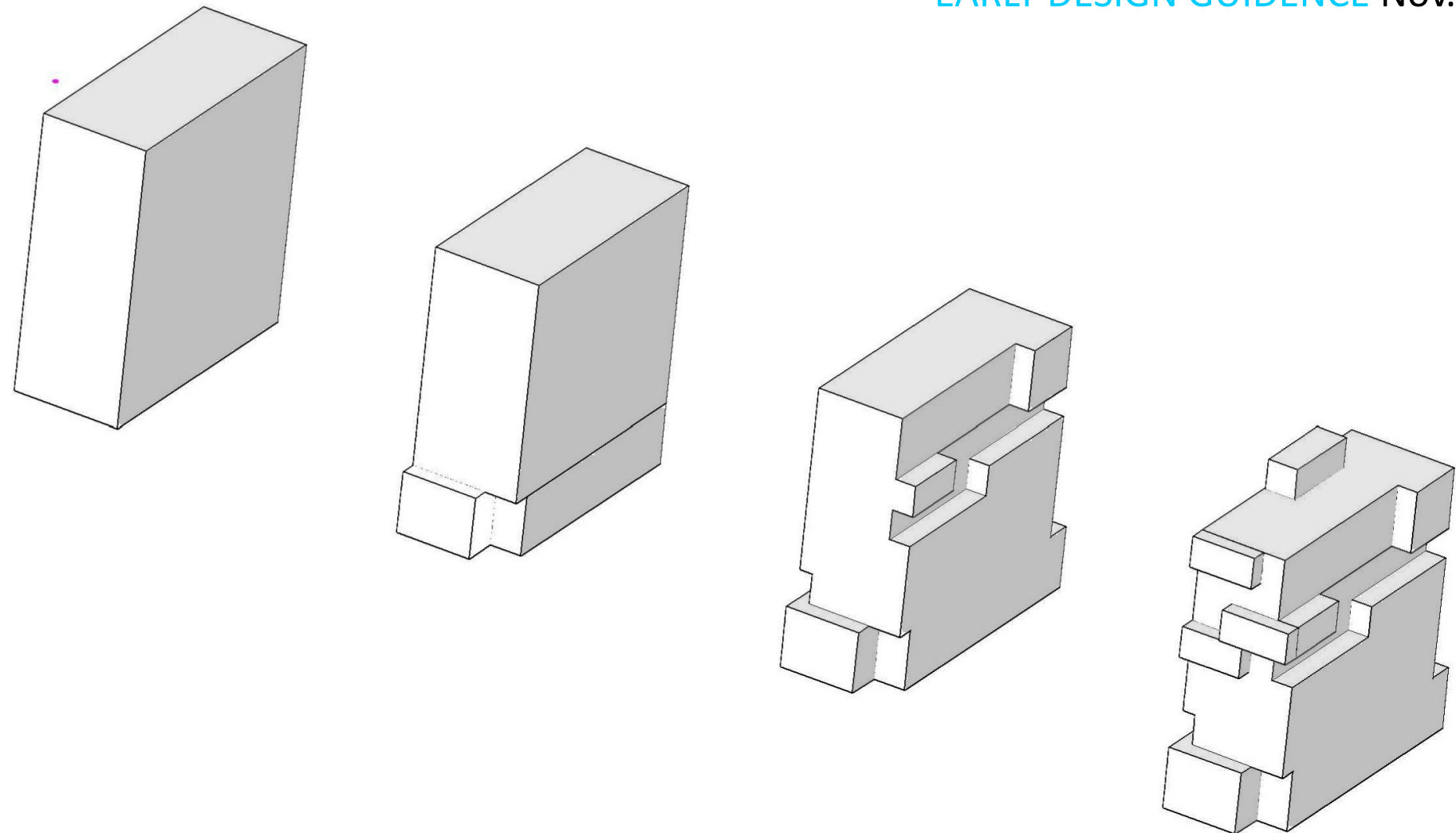
LEVEL 7

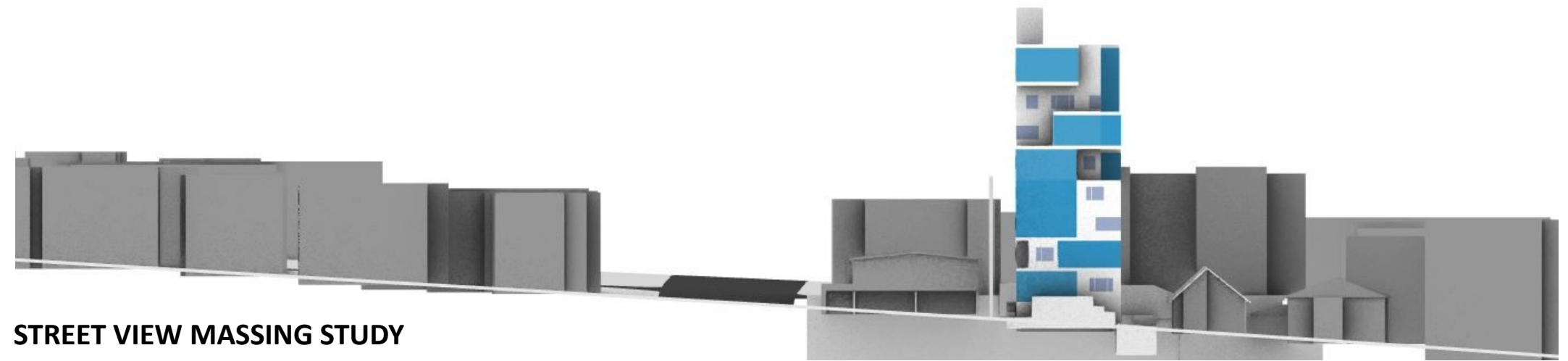


LEVEL 8

OPTION #2 | CONCEPT DIAGRAM

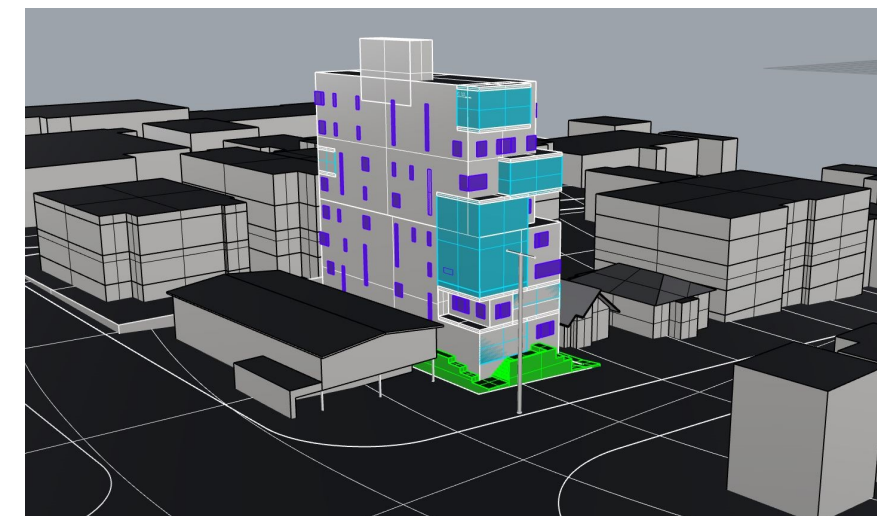
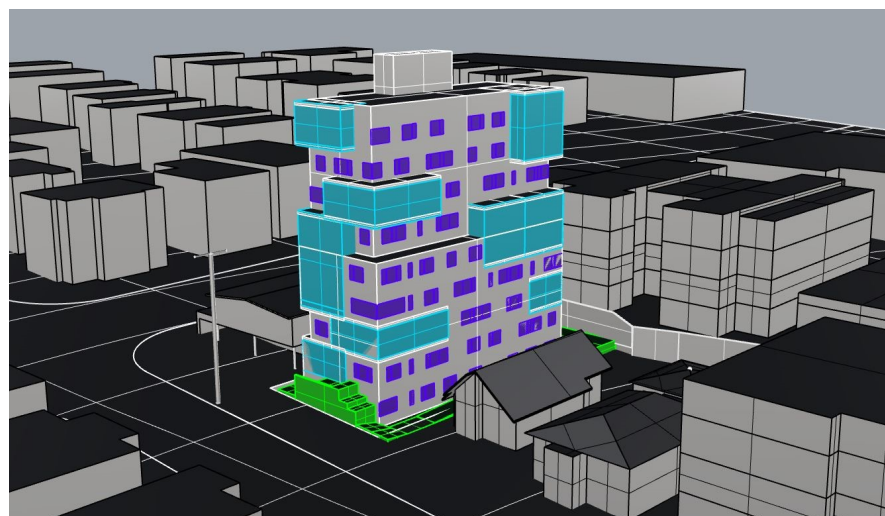
- Incorporate depth into building facades, especially those with minimal modulation and boxy massing. Integrate facade depth and shadow casting detail, including projecting elements, setbacks and expression of window reveals, to give visual richness and interest
- Create multi levels elevated outdoor terrace green space for different dwelling units. Express each individual characters with different scale cubic masses.
- Pop out massing elements can create side window to get further view distance.
- Random massing elements break through code-allowable building envelope create interesting building forms.





STREET VIEW MASSING STUDY

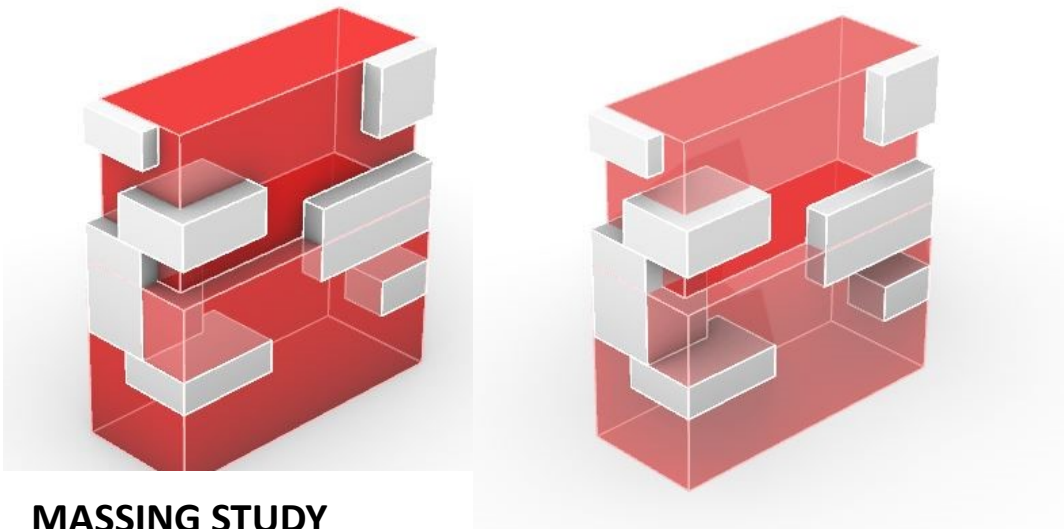
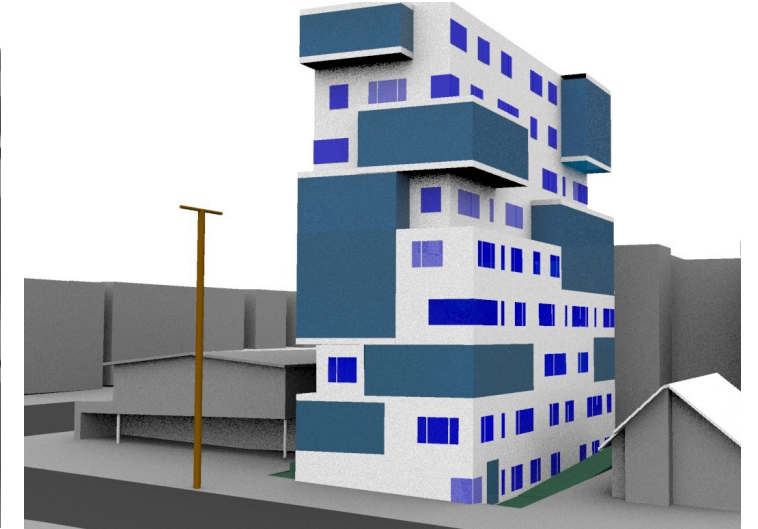
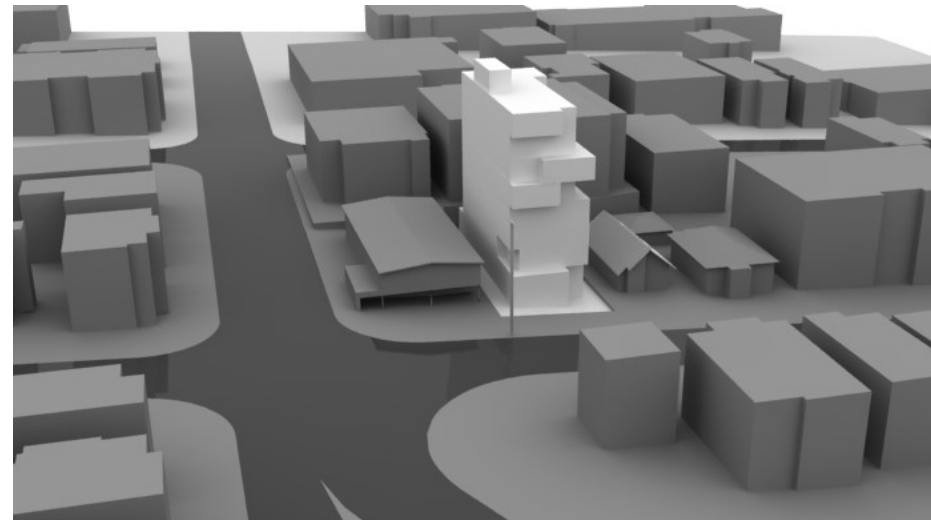
REFERENCE IMAGE



OPTION #2 | CONCEPT RENDERINGS & REFERENCE

4054 7TH AVE NE Project No. 3032167
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BUILDING FORM FITS IN THE NEIGHBORHOOD



MASSING STUDY

REFERENCE IMAGES

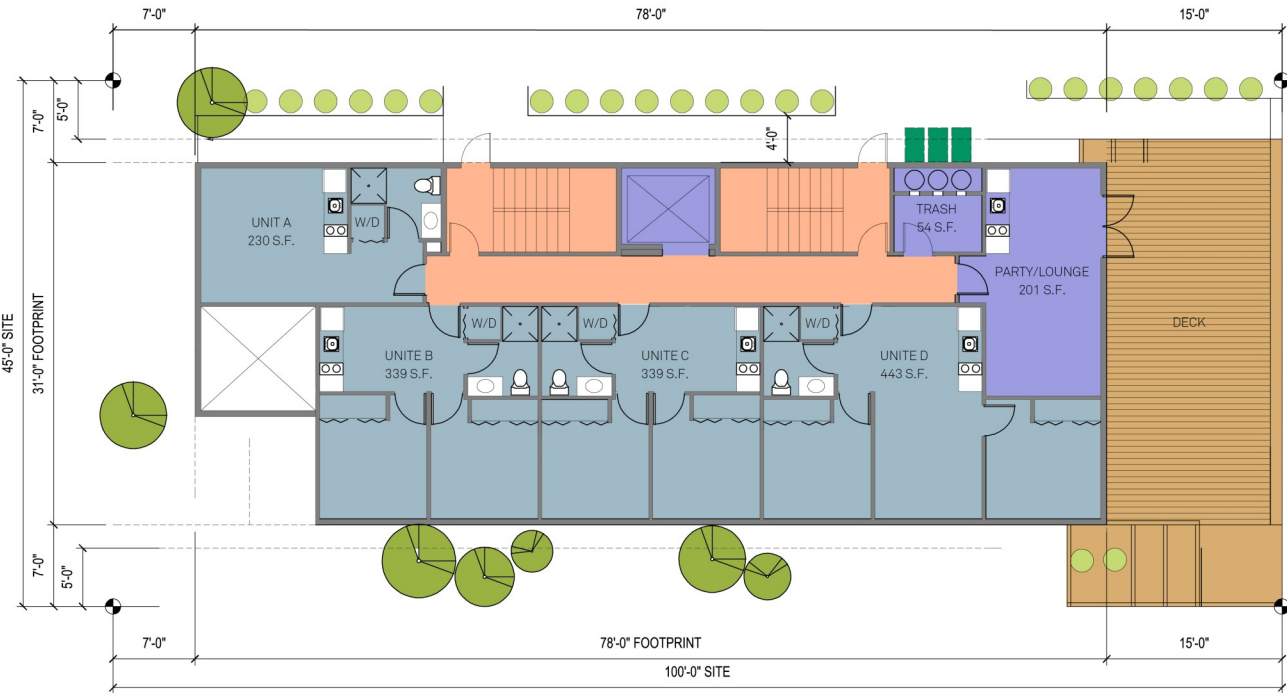
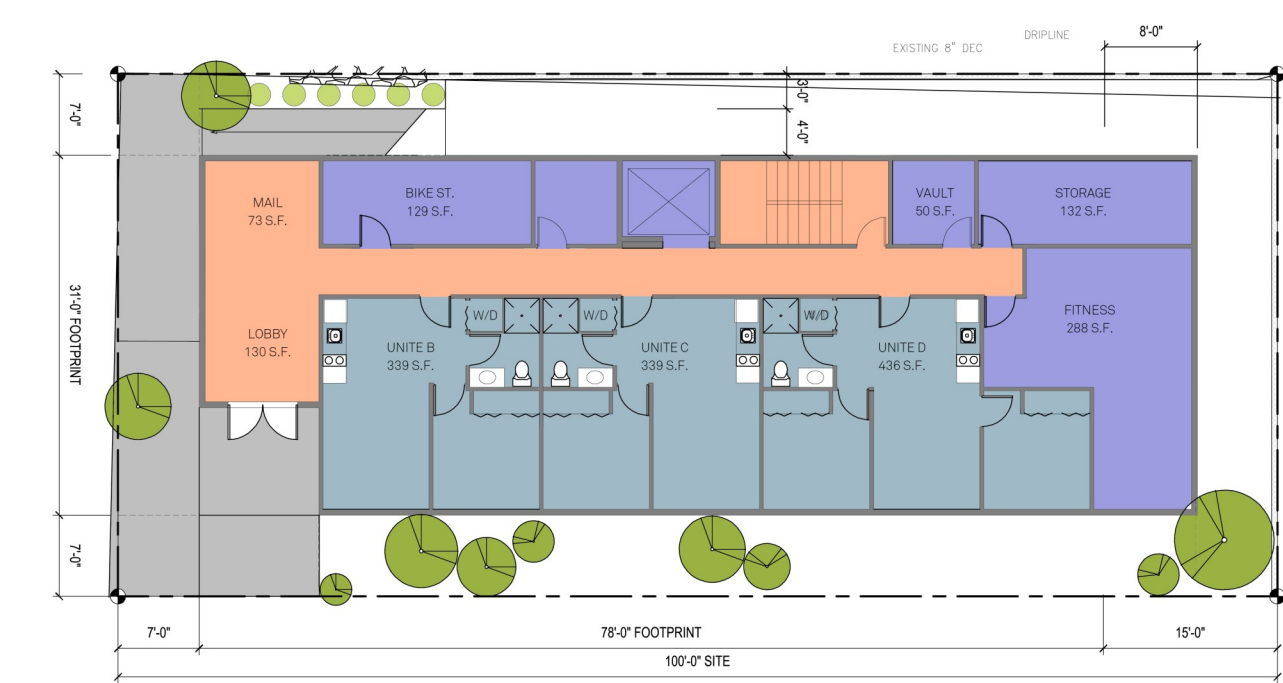


24

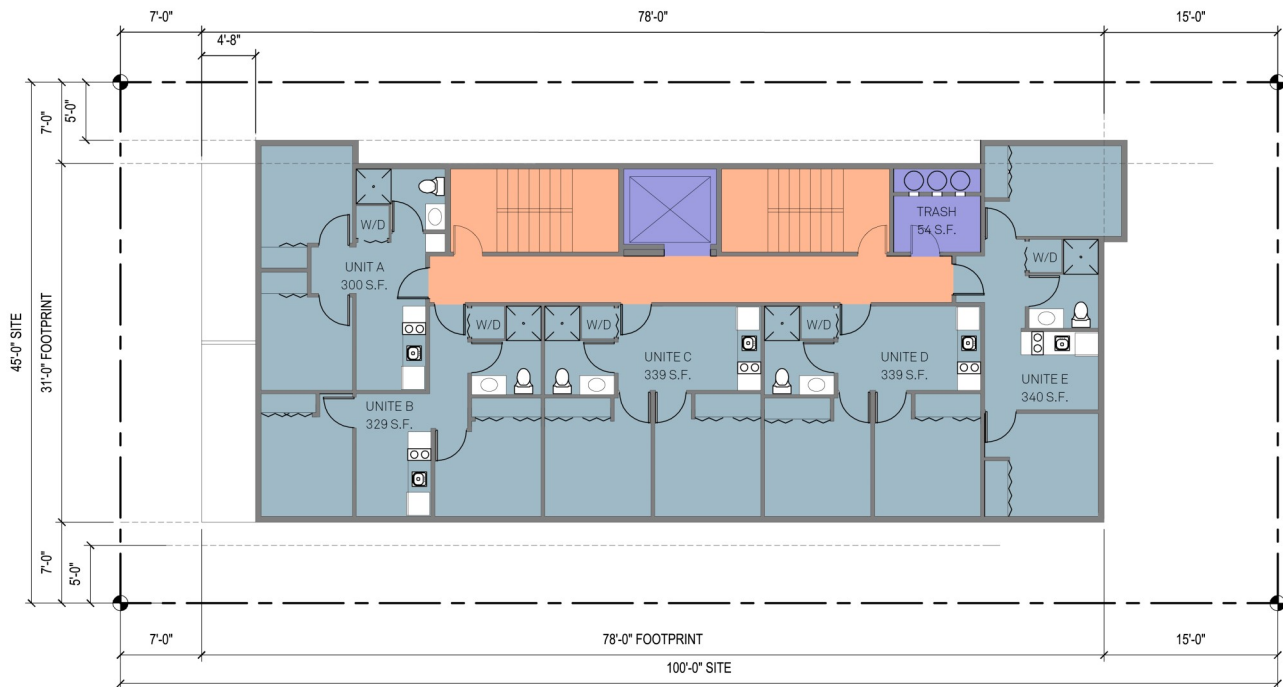
OPTION #3 | FLOOR PLANS

4054 7TH AVE NE Project No. 3032167

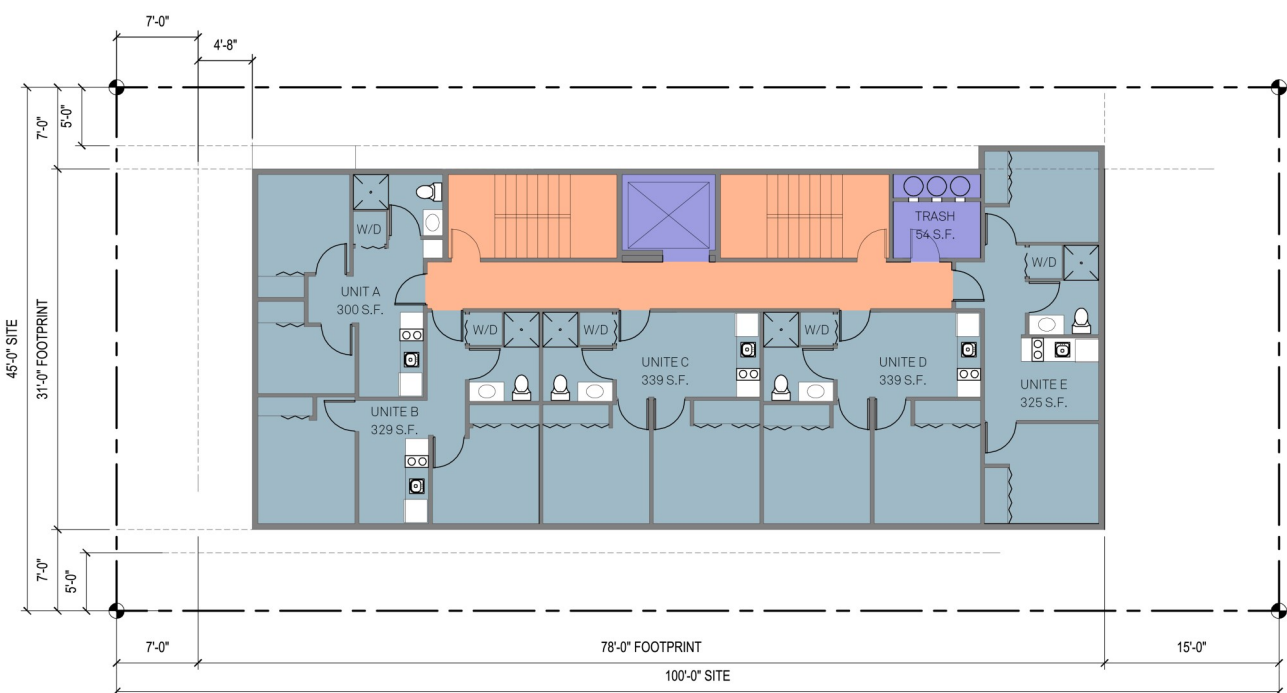
EARLY DESIGN GUIDANCE Nov. 20, 2018



FL 01



FL 02

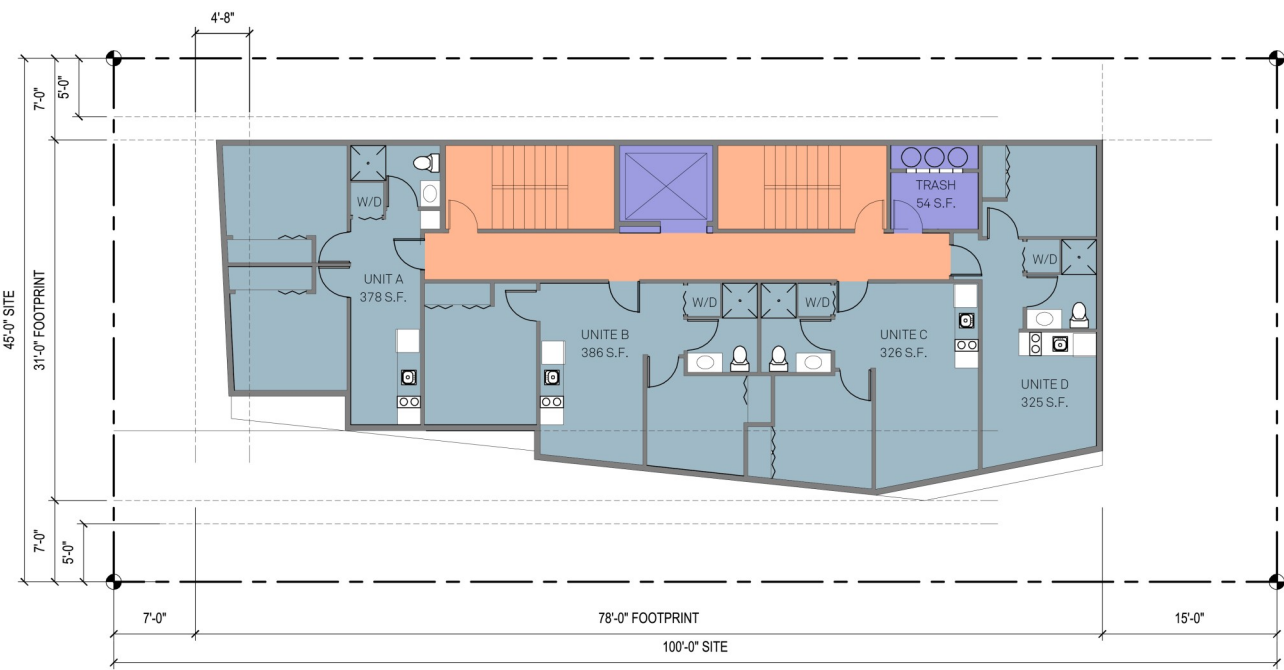


FL 03, 04

OPTION #3 “SPLIT” | FLOOR PLANS



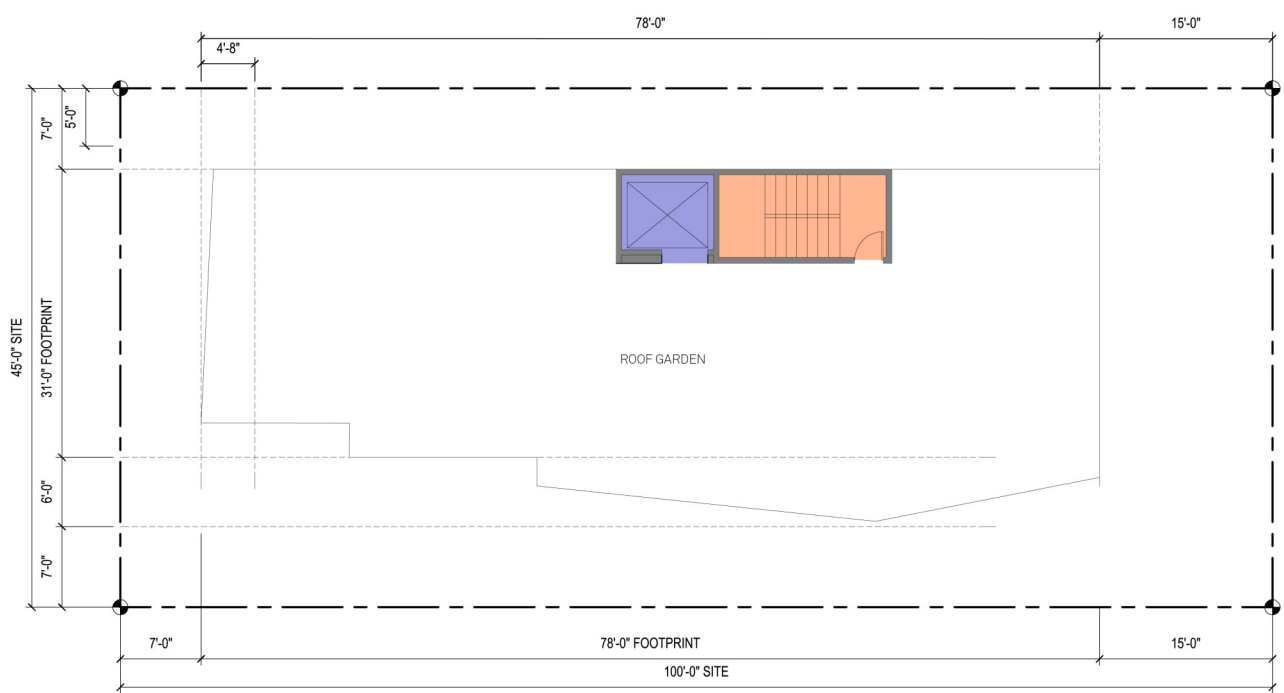
FL 05, 06



FL 07



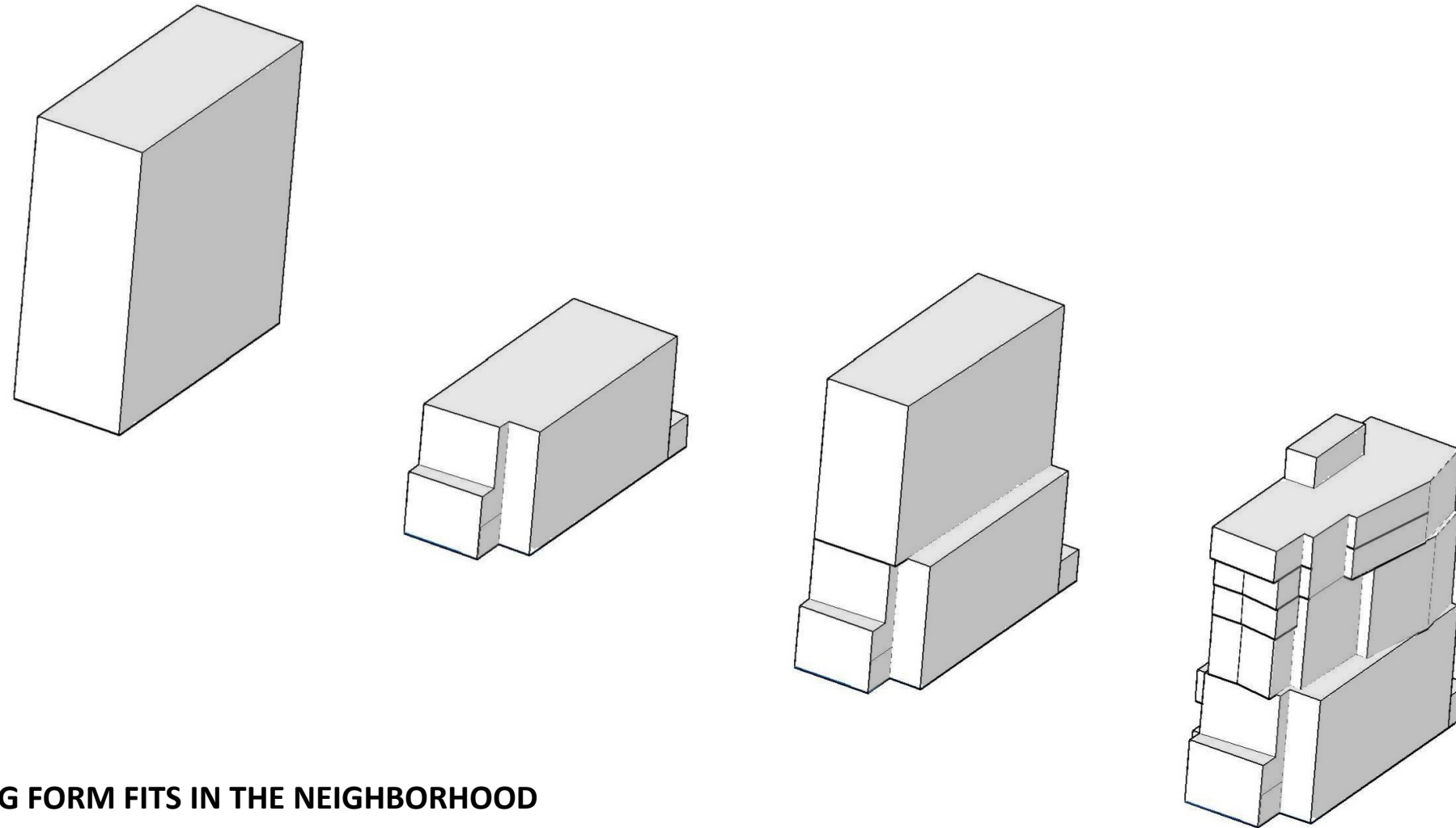
FL 08



ROOF

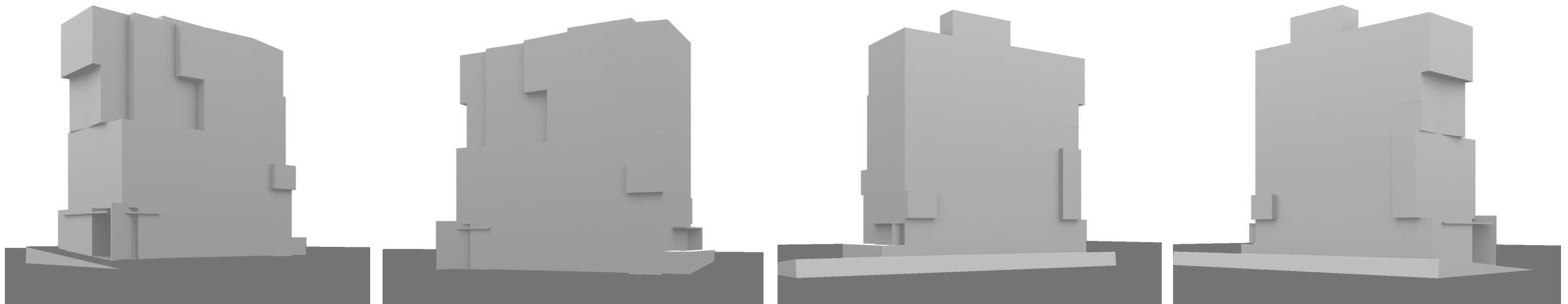
OPTION #3 | CONCEPT DIAGRAM

4054 7TH AVE NE Project No. 3032167
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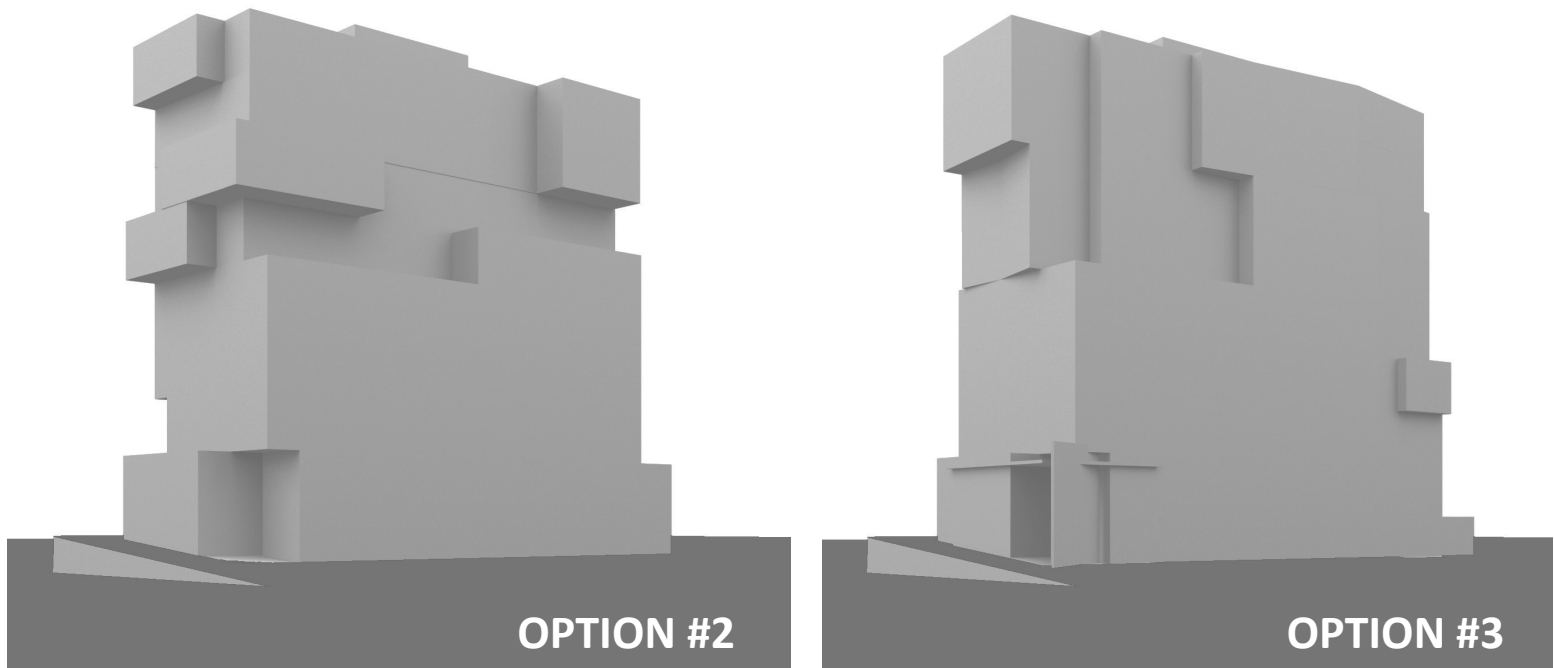


- Create large building mass with scale down mass at the upper part of the building, treat them differently and emphasize the contrasts.
- Randomly angled massing will allow side view depth further to the west and east.
- Create multi levels elevated outdoor terraces with landscape for different dwelling units.
- Emphasis street façade with interesting building forms pop out on the upper top levels.

BUILDING FORM FITS IN THE NEIGHBORHOOD



CODE ANALYSIS



	OPTION #1 (PREFERRED)		OPTION #2		OPTION #3	
	GROSS AREA	UNITS	GROSS AREA	UNITS	GROSS AREA	UNITS
TOTAL	20,219	42	19,926	41	20096	38
	Unused Allow-able Area	Area of Requested Departure	Unused Allow-able Area	Area of Requested Departure	Unused Allow-able Area	Area of Requested Departure
TOTAL	1,409	1,790	600	990	1,012	1,195

Code Requirement:
MR zones. Minimum setbacks for the MR zone are shown in Table B: Rear setback: 15 feet from a rear lot line. Side setback from interior lot line: For portions of a structure: 42 feet or less in height: 7 foot average setback; 5 foot minimum setback; Above 42 feet in height: 10 foot average setback; 7 foot minimum setback.

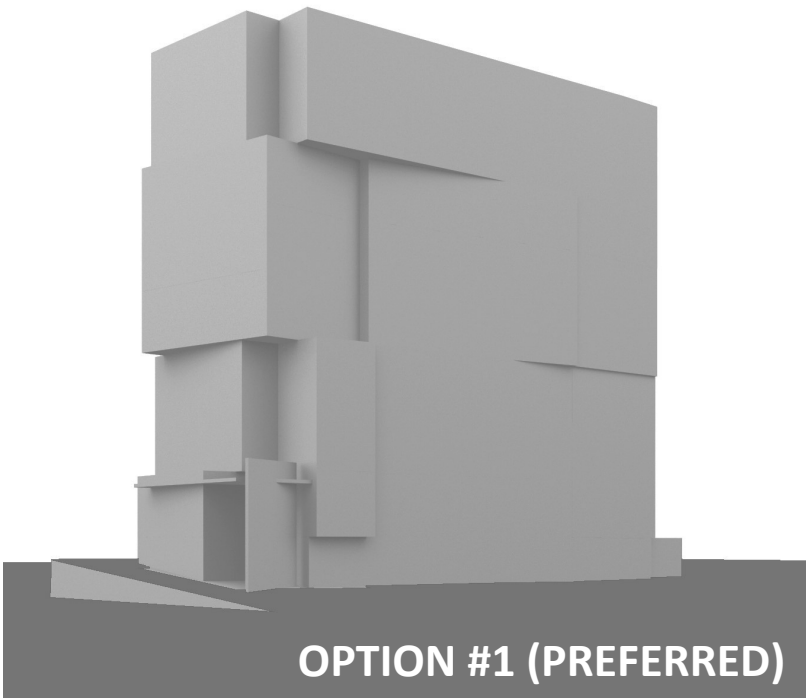
Proposed Design Departure:
A departure has been requested for all 3 options on side setbacks fewer places blow 42’ height, and above 42’ height. On ground level there is a huge retaining wall on the property line with east neighbor, proposed regarding and covered with dirt on underground portion of the building as necessary storage space in reduced setback area.

Rationale:
Due to the small size (4,500 SF) interior lot approximately 46% of the land are with in the setback requirements on ground levels. Plus under current FAR (20,250 SF total) and a height limit (80’-0”) a full build-out to maximum volume results in a building under the allowed FAR floor area.

Compliance with setback requirements will end up with very skinny building and very uncomfortable not efficient floor layout.

The purposed design is to create a dynamic architectural massing breaks the cookie cutter forms following the code requirements. To create the architectural interest form more appealing image in the neighborhood.

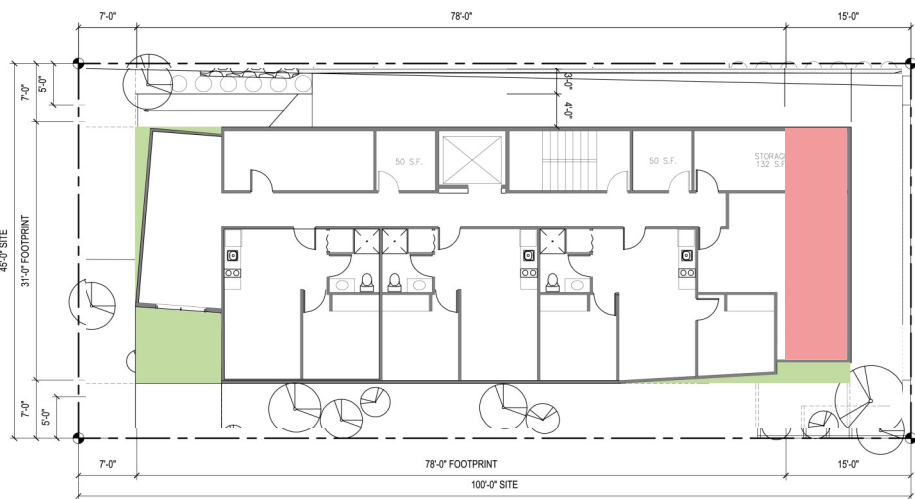
Setback increasing and reducing are relatively balancing in all options(#1, #2, and #3). Therefore those departures will provide more architectural interest in the design not merely a reflection of the code-allowable building envelope.



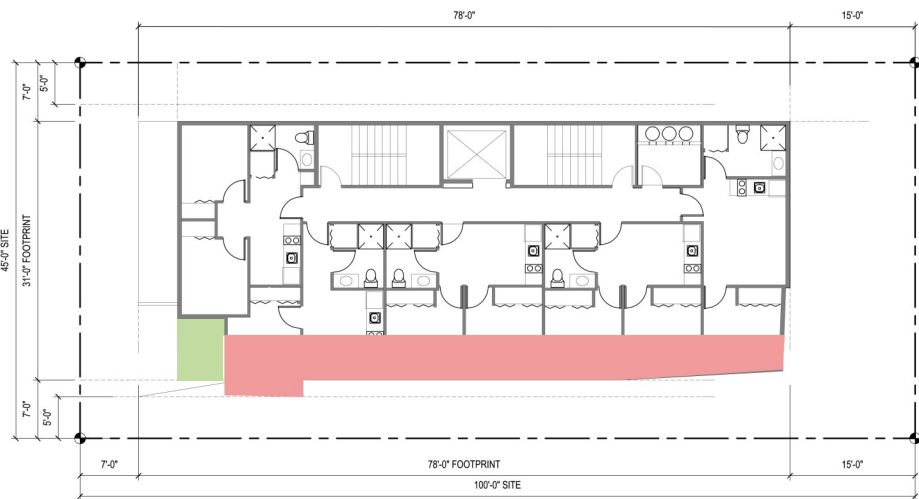
CODE ANALYSIS—SETBACK DEPARTURE

OPTION #1

Area of Requested Department: 
Unused Allowable Area: 



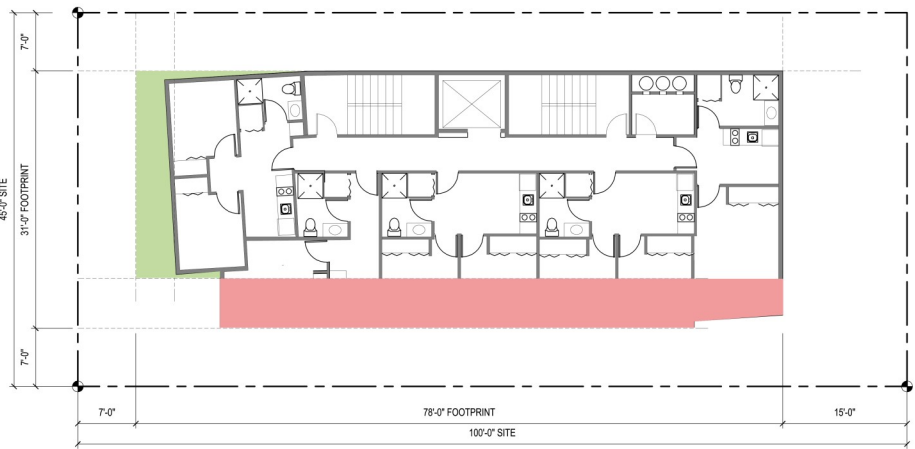
GF, F01



F 02,03,04



F 05,06

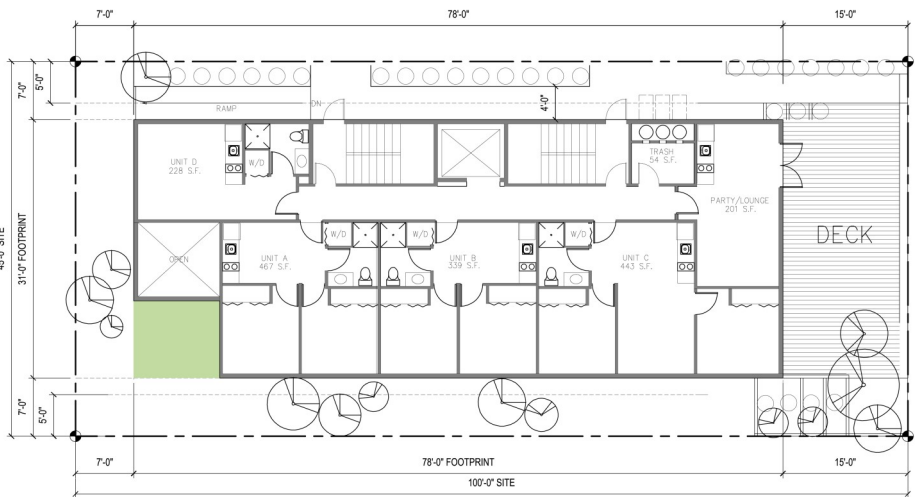


F 07, 08

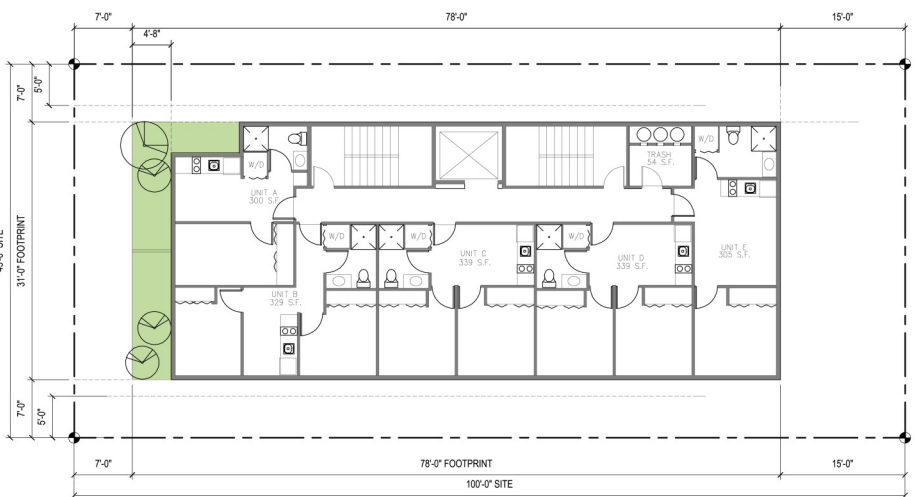
CODE ANALYSIS —SETBACK DEPARTURE

OPTION #2

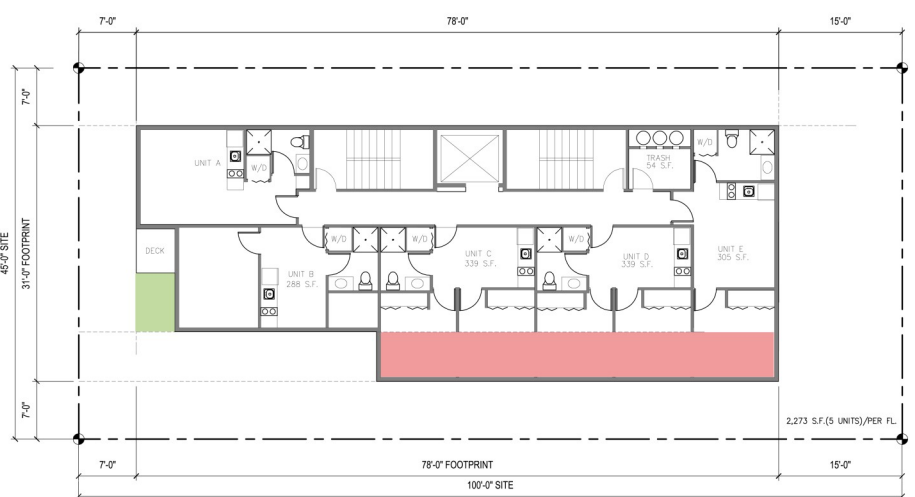
Area of Requested Department:
Unused Allowable Area:



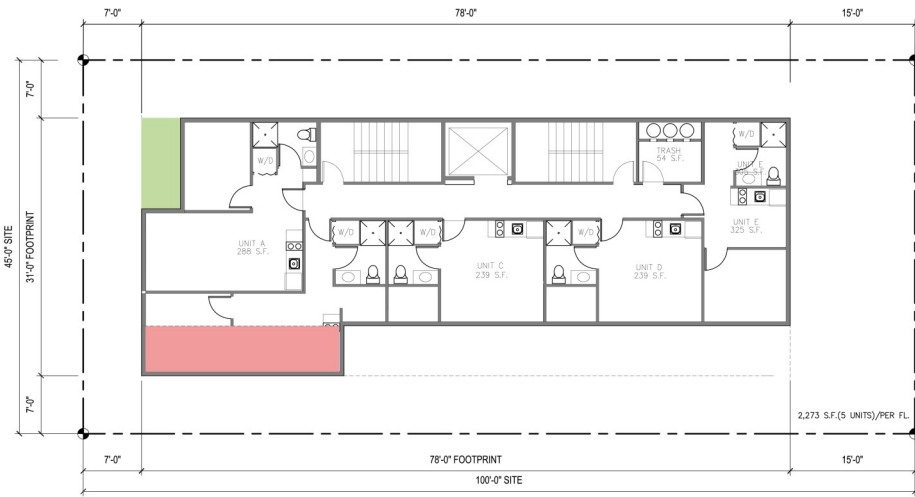
GF, F 01



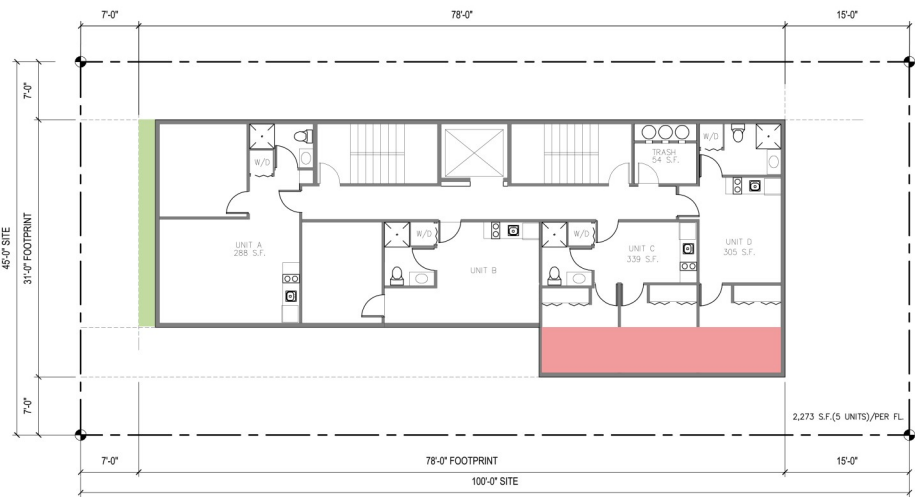
F 02-04



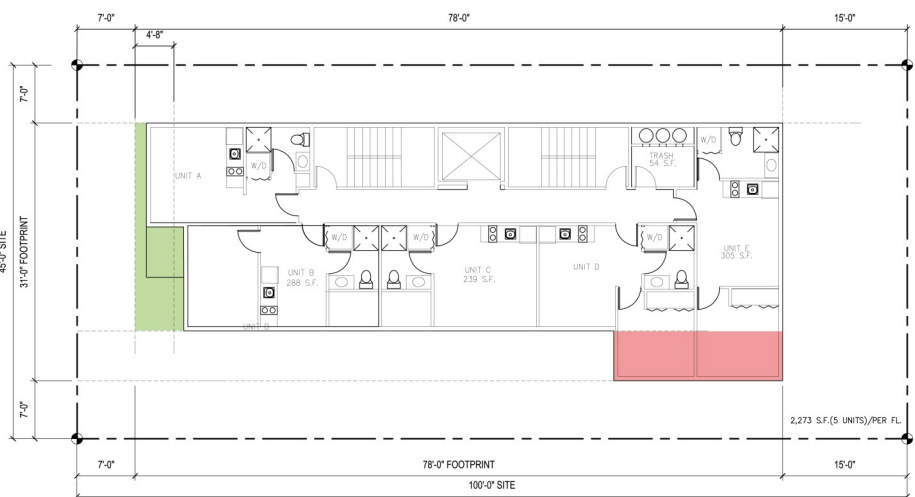
F 05



F 06



F 07

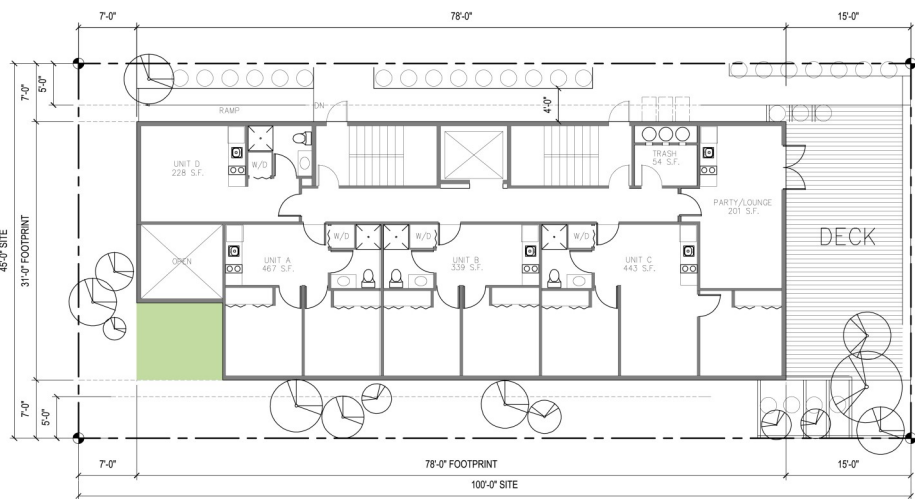


F 08

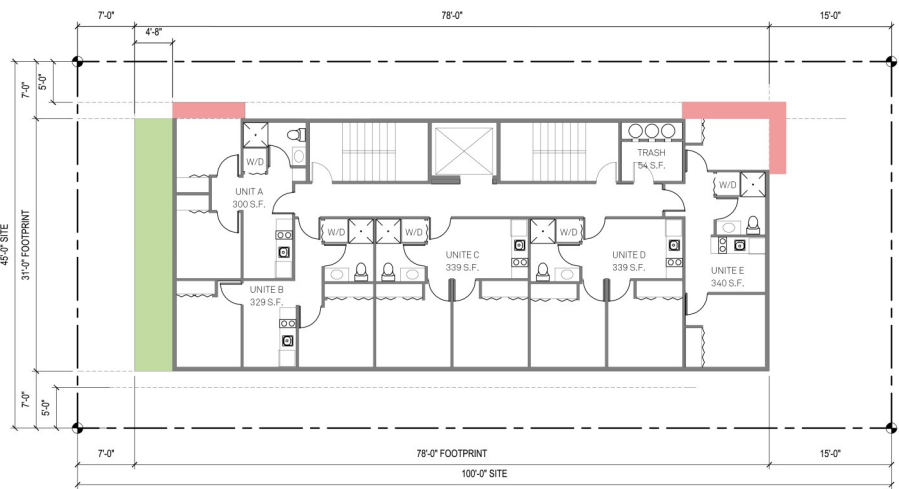
OPTION #3

Area of Requested Department:

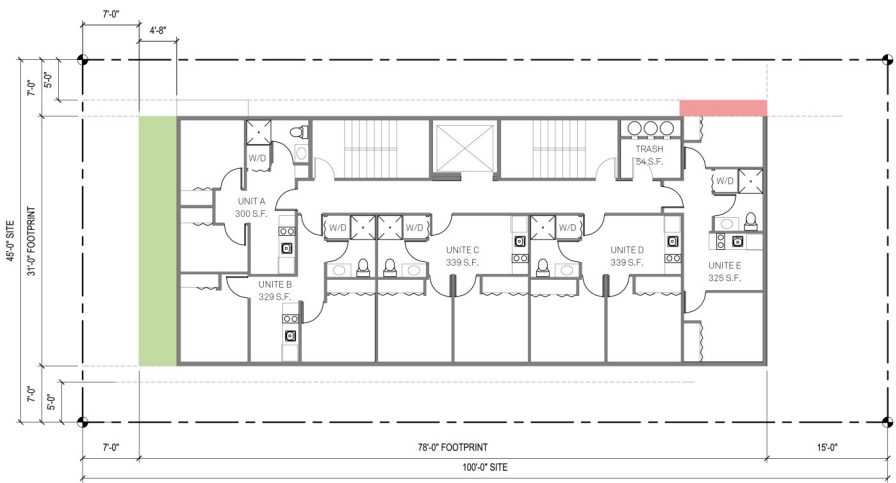
Unused Allowable Area:



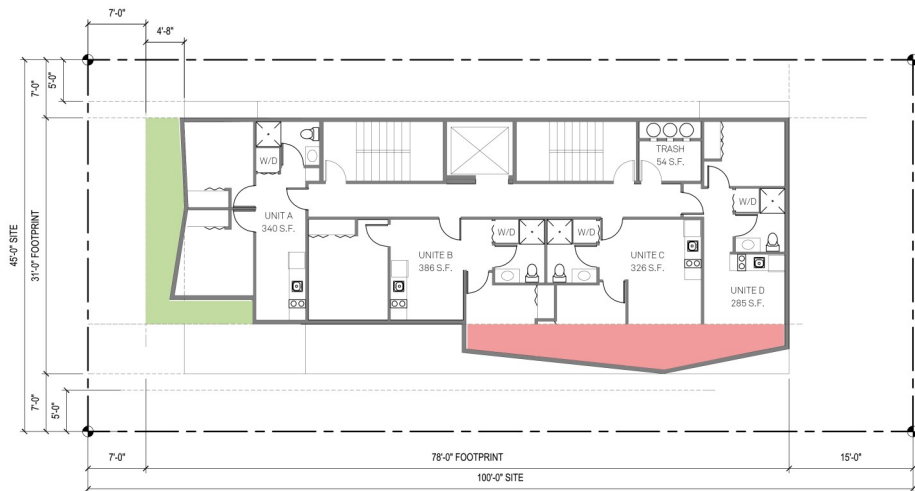
GF, F 01



F 02



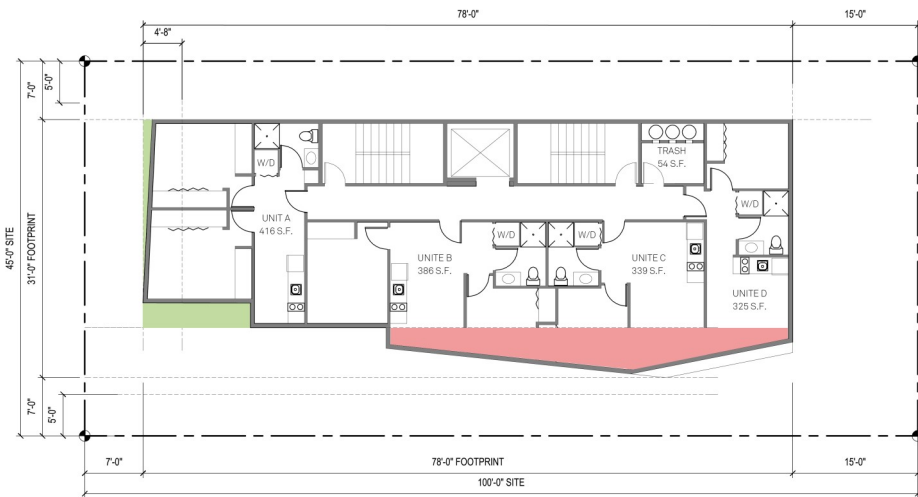
F 03,04



F 05, 06



F 07



F 08

SHADOW STUDY

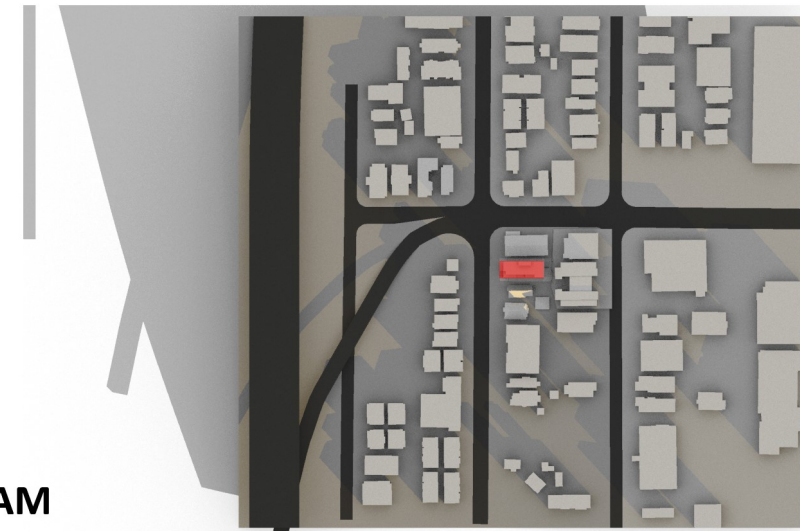
4054 7TH AVE NE Project No. 3032167
EARLY DESIGN GUIDANCE Nov. 20, 2018



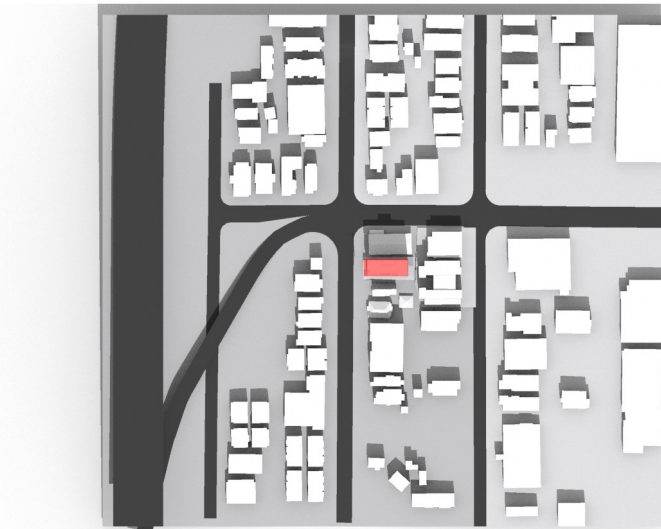
03/21 9AM



06/21 9AM



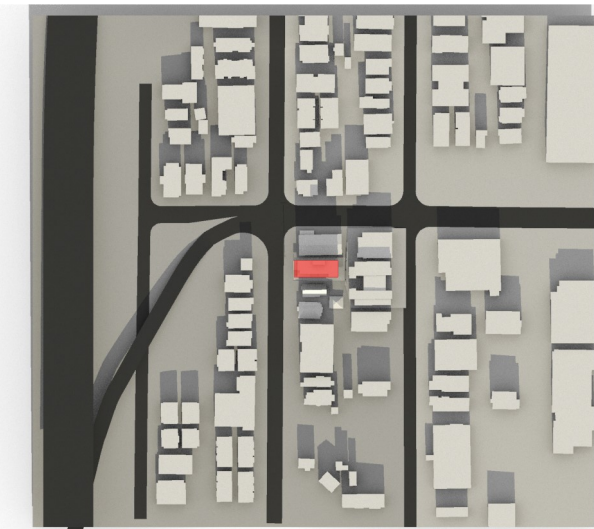
12/21 9AM



03/21 12PM



06/21 12PM



12/21 12PM



03/21 3PM

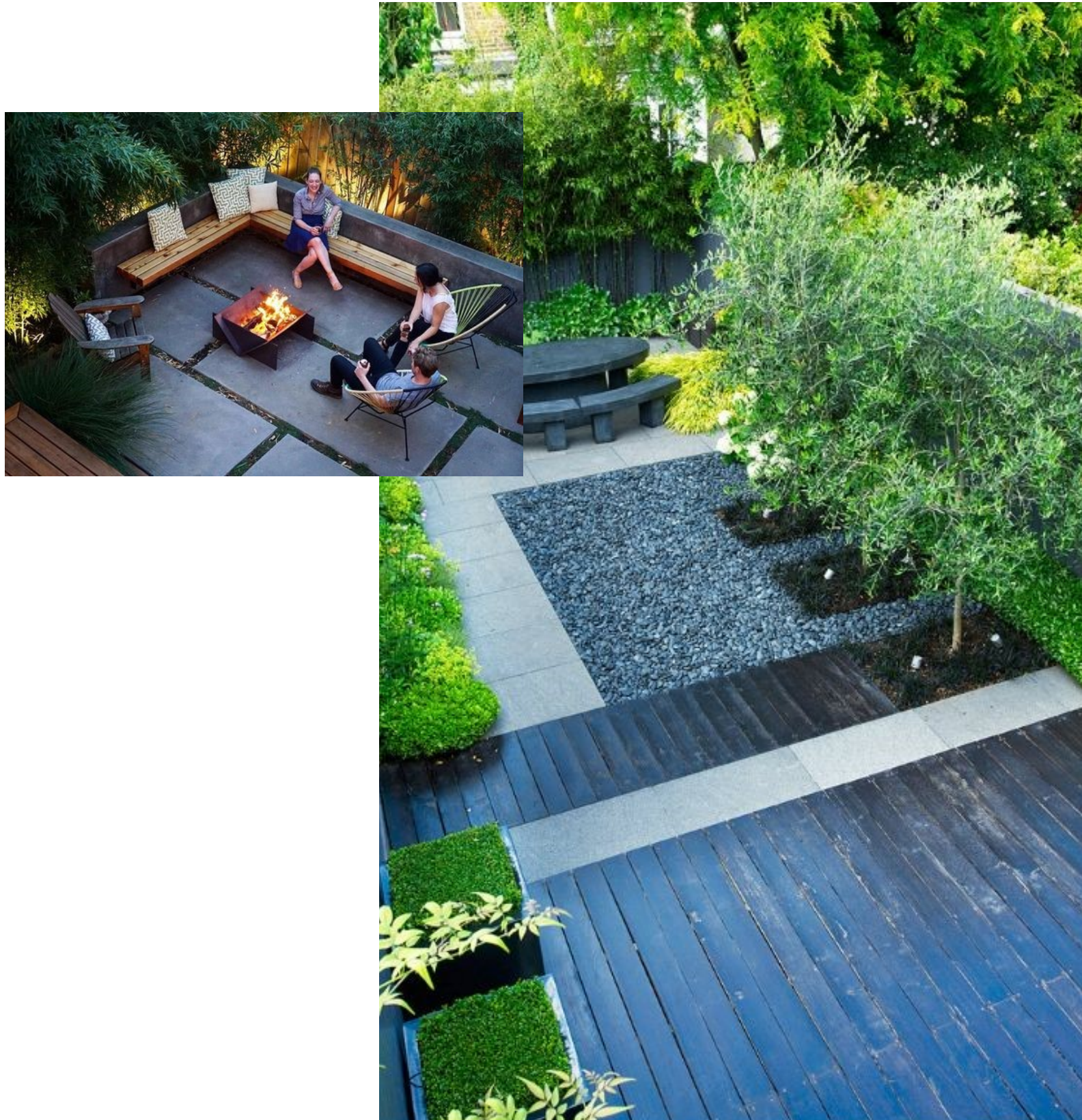


06/21 3PM

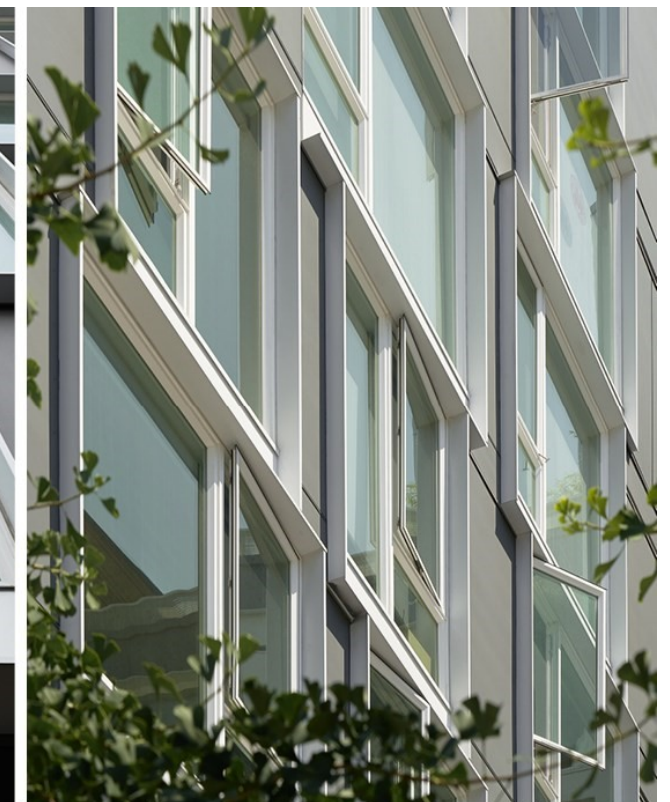
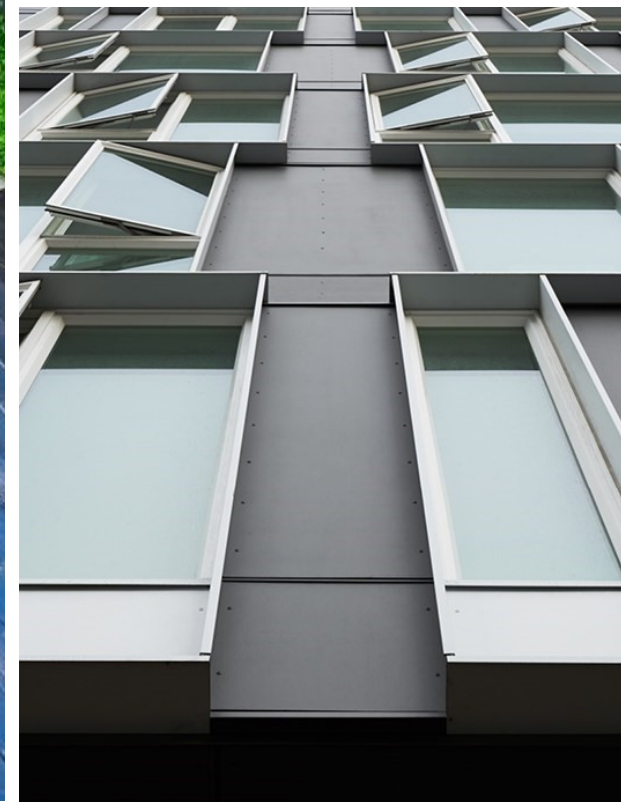


12/21 3PM

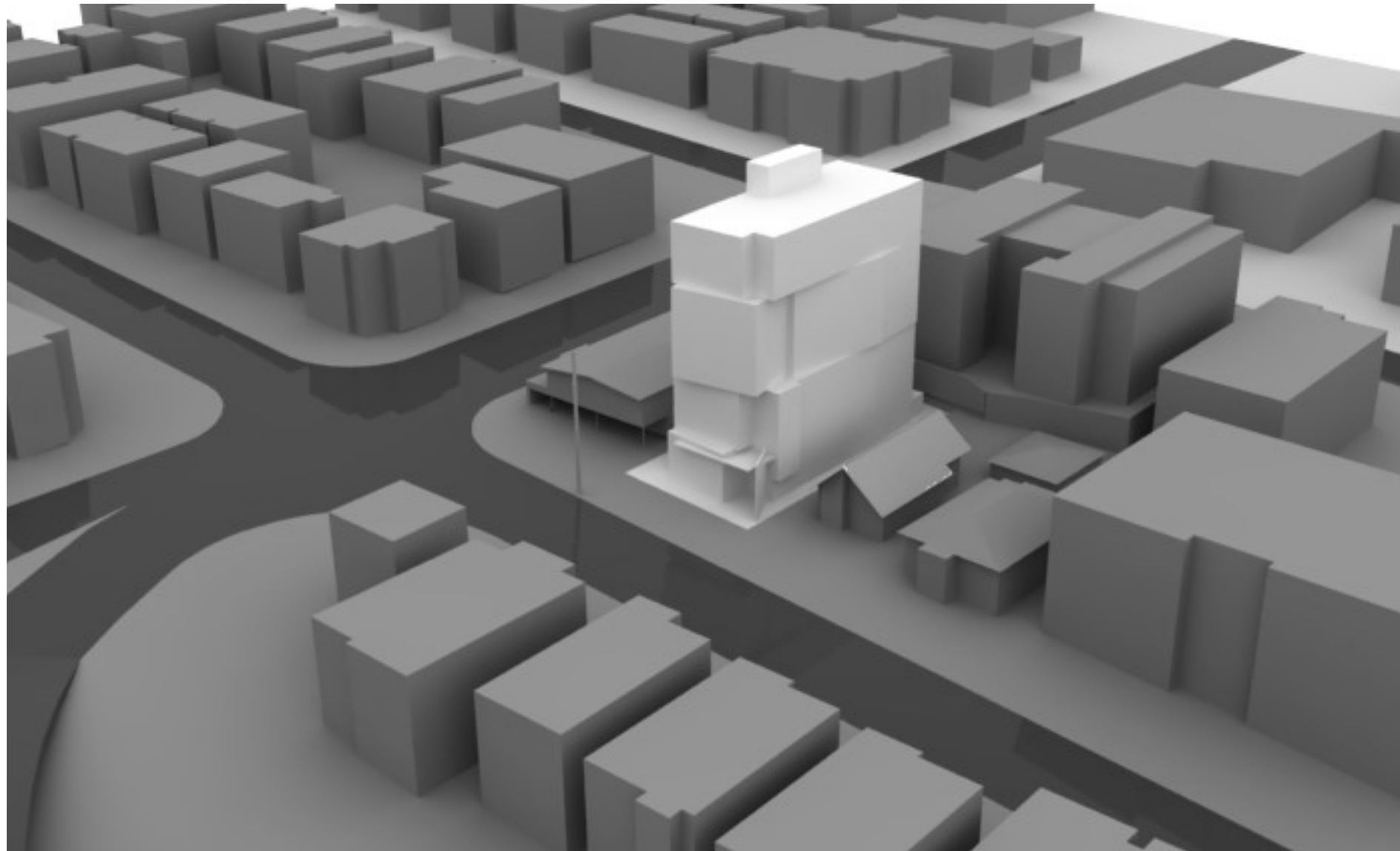
BUILDING MATERIALS & LANDSCAPE


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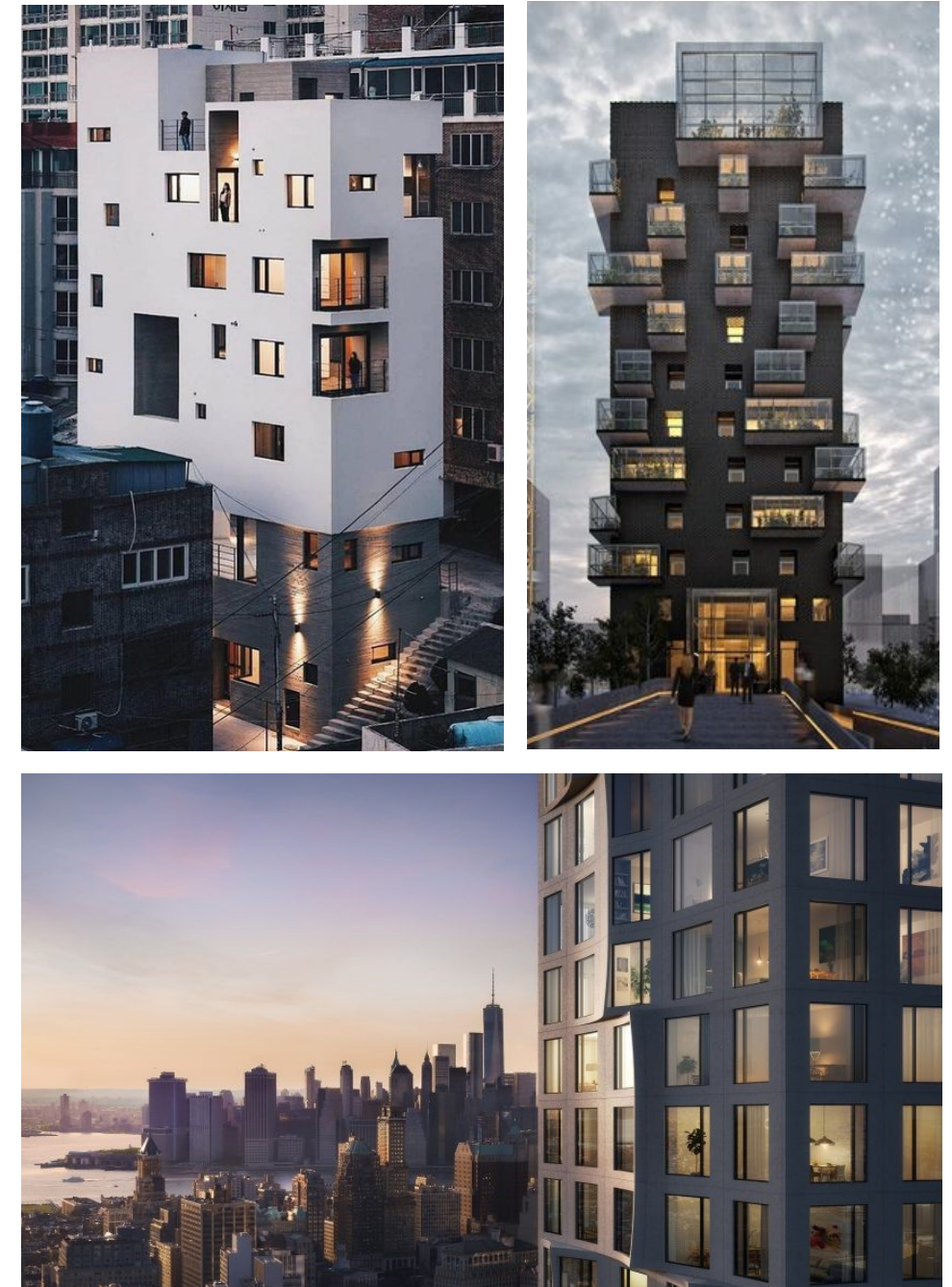
- Use materials that provide and evoke durability and permanence: Use concrete and natural stone materials in locations that have a durability appropriate for an urban application, especially at ground floor.
- More opening full height glass window at ground level front entry with nice low maintained landscape planters.
- Design courtyards to incorporate layered planting and trees that provide privacy to units nearby the courtyard as well as users
- Carefully layout the landscape & pedestrian lightings to create safety and comfortable out-door environment.



OPTION #1 ARCHITECTURAL REFERENCE

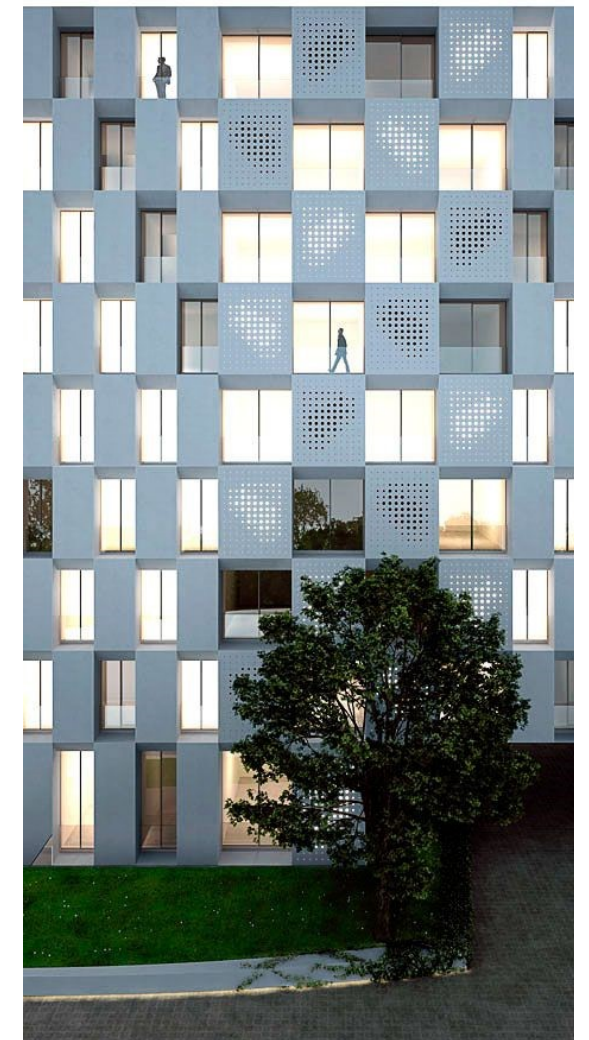
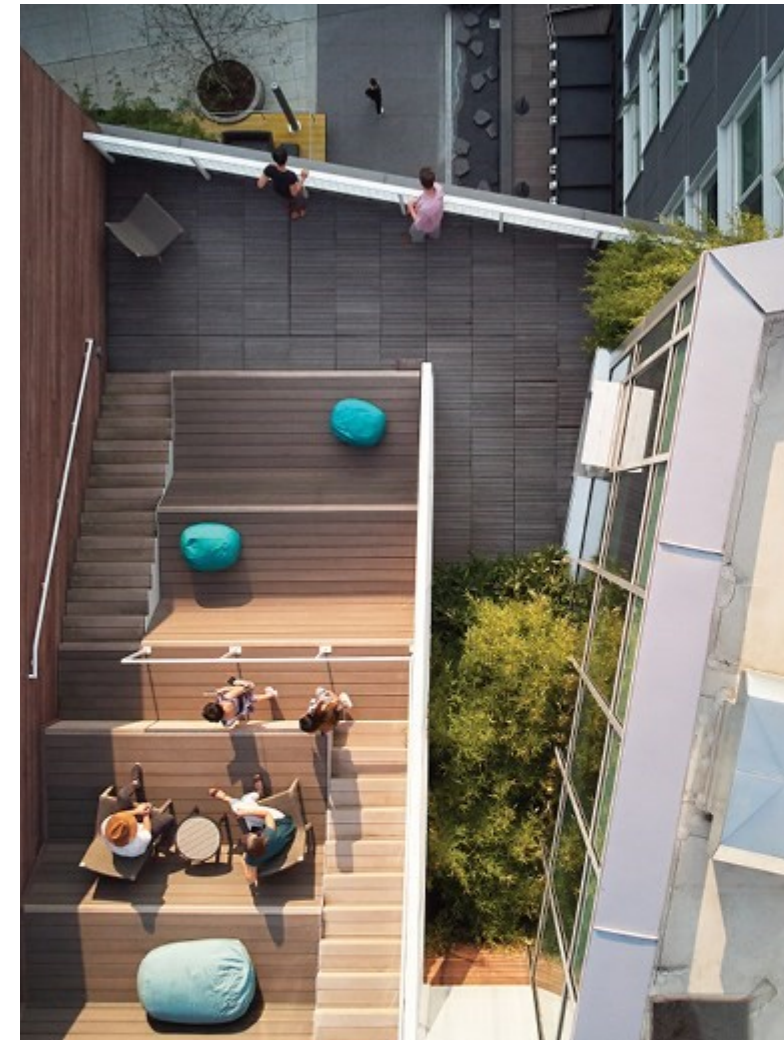
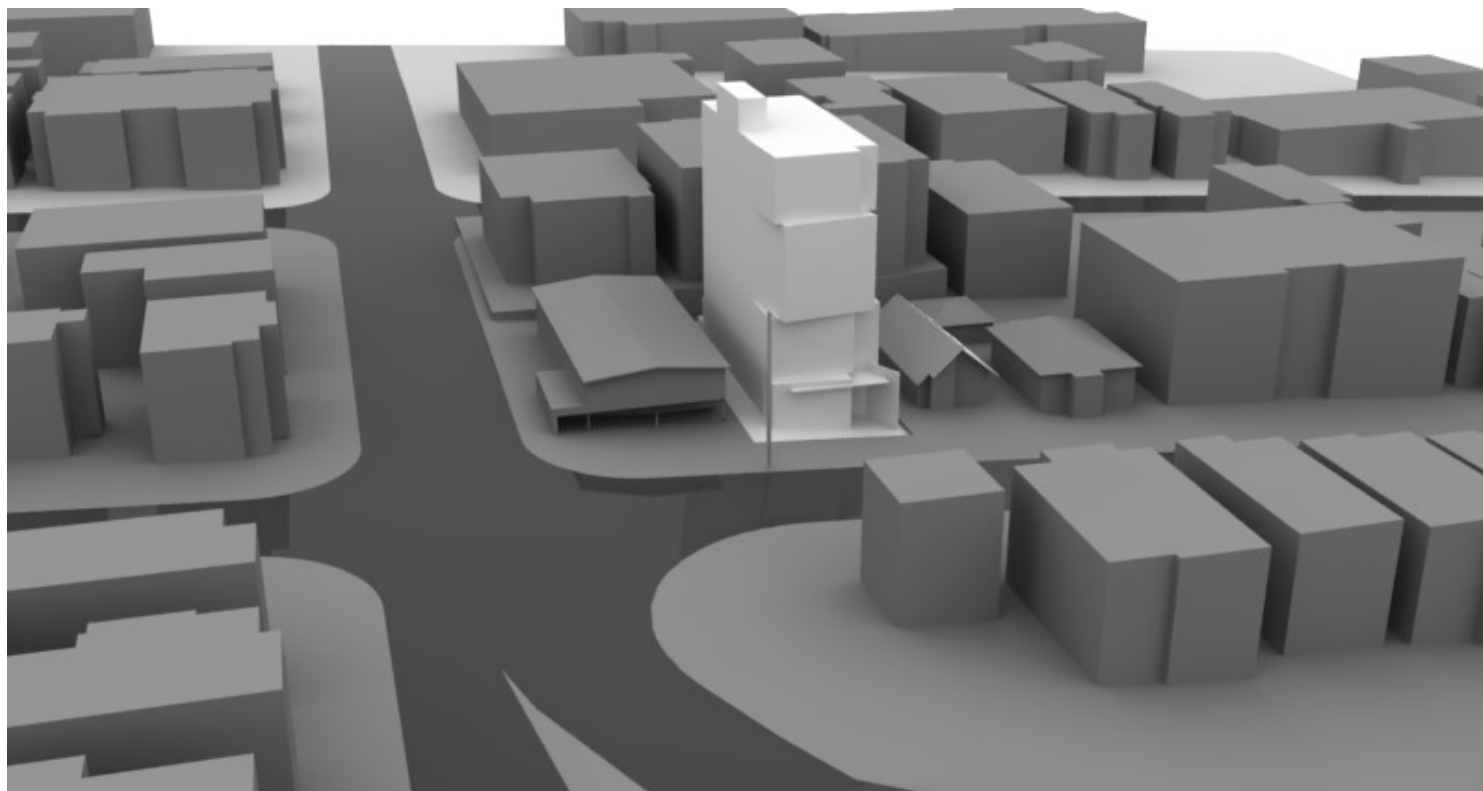
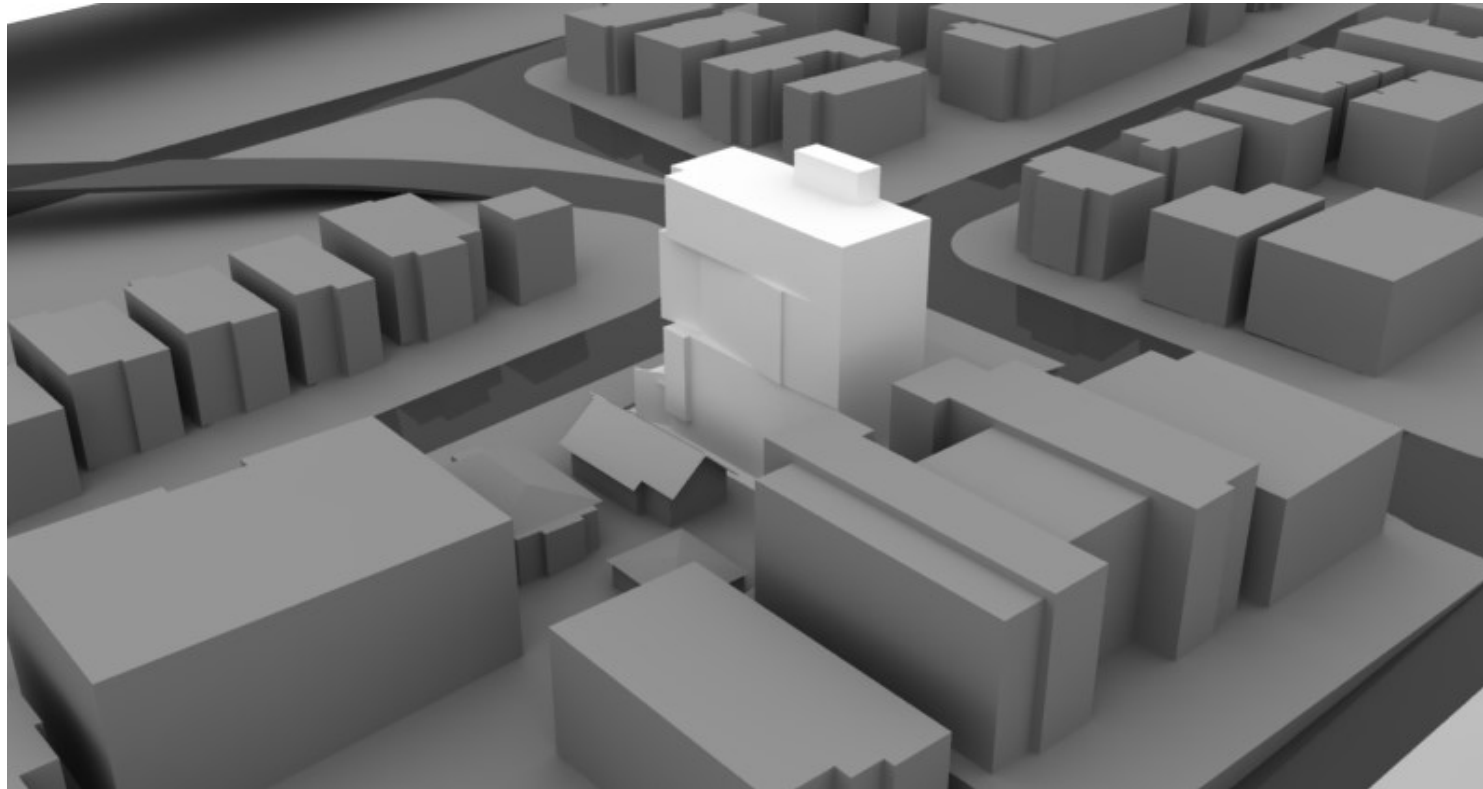


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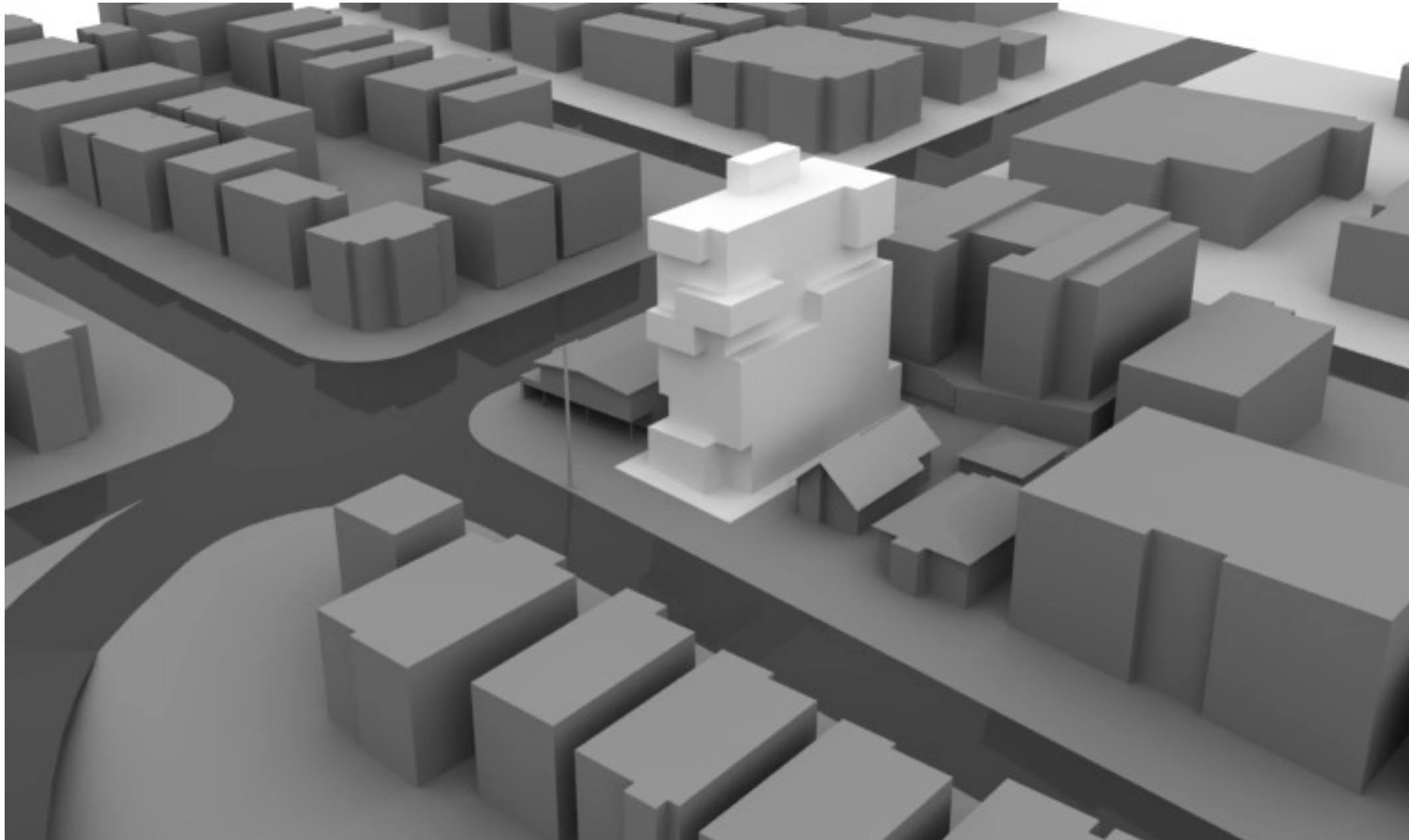


Option #1 Image Reference

OPTION #1 ARCHITECTURAL REFERENCE

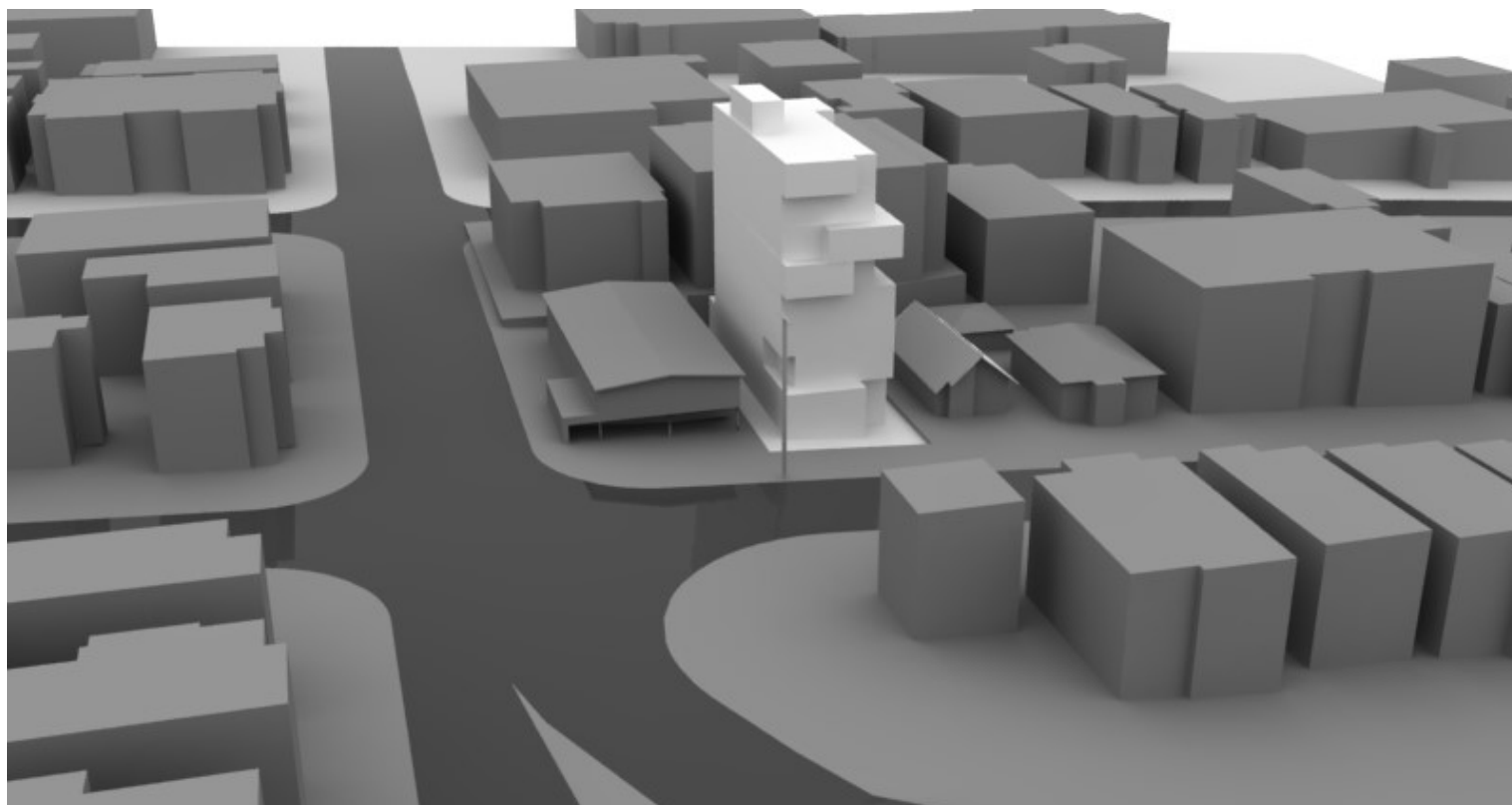


Option #1 Image Reference

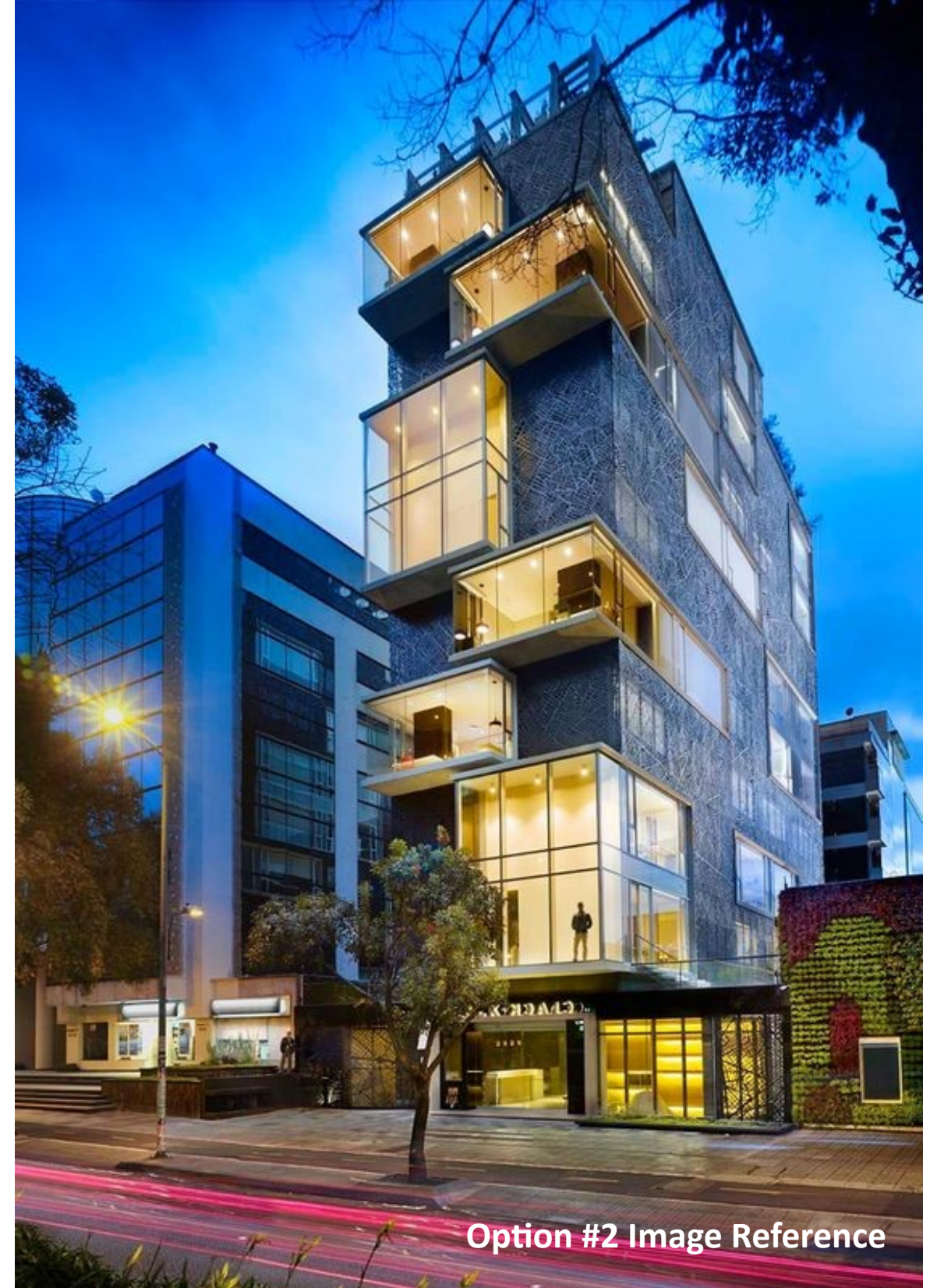


Option #2 Image Reference

OPTION #2 ARCHITECTURAL REFERENCE



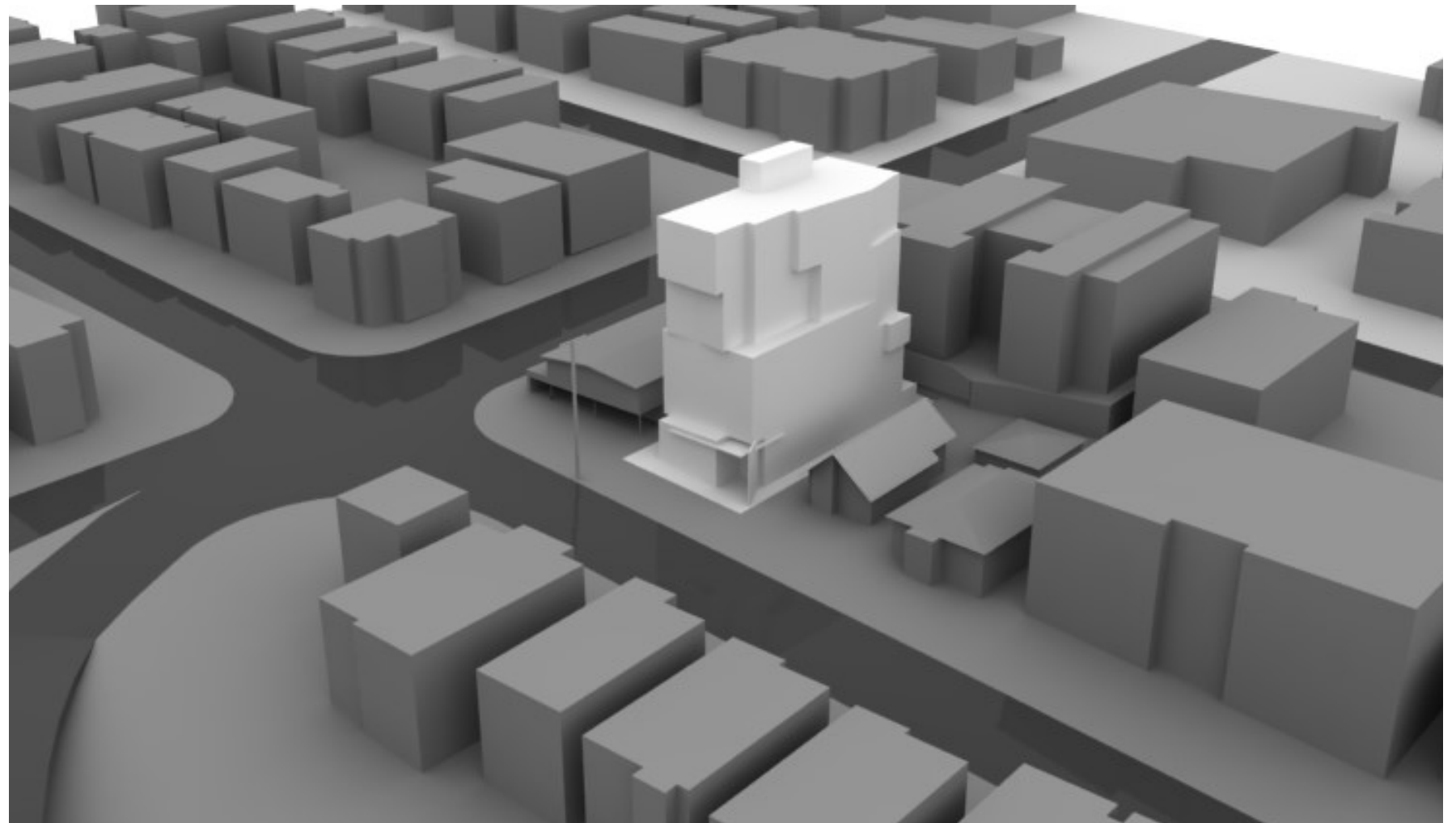
4054 7TH AVE NE Project No. 3032167
EARLY DESIGN GUIDANCE Nov. 20, 2018



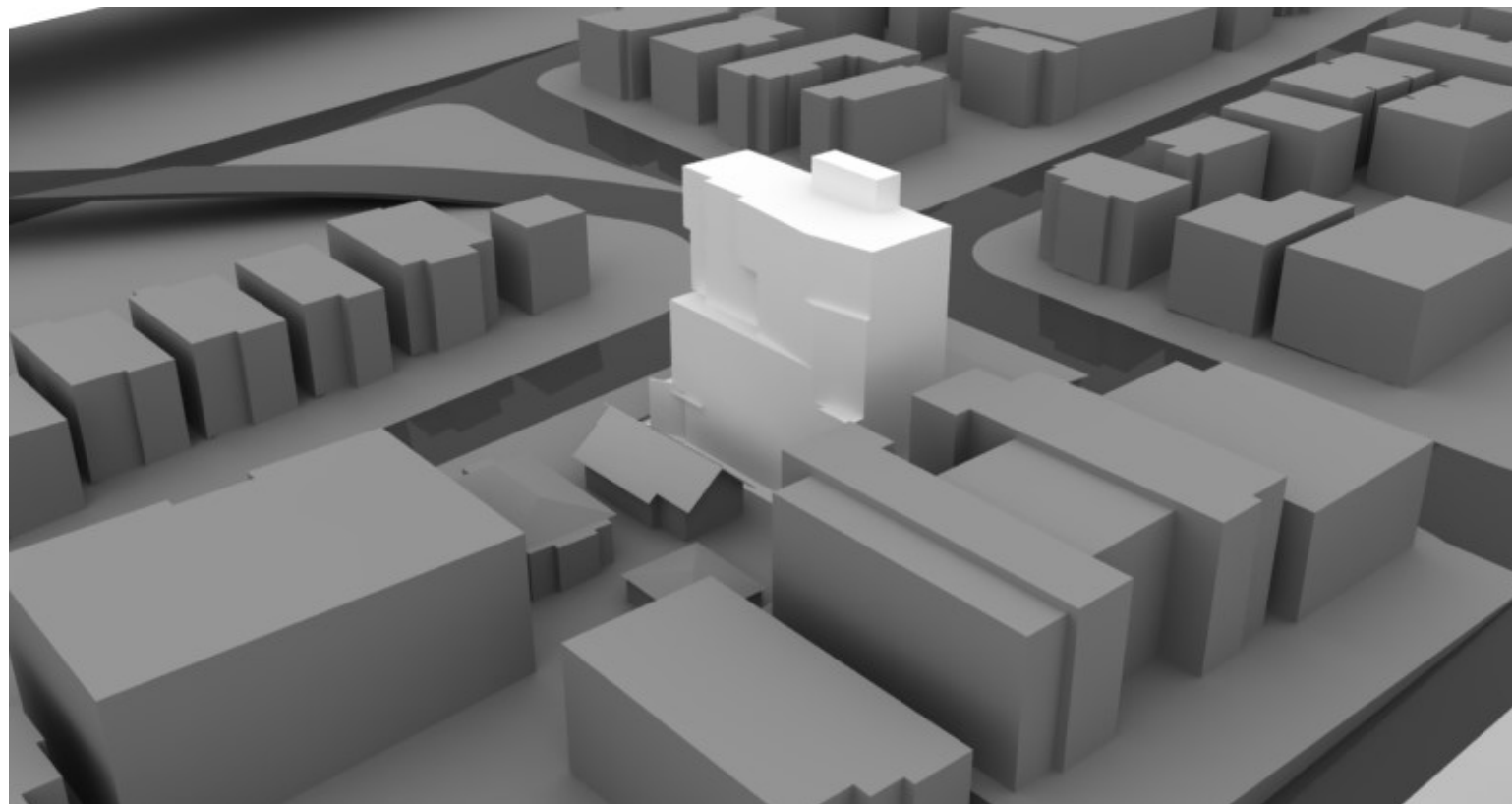
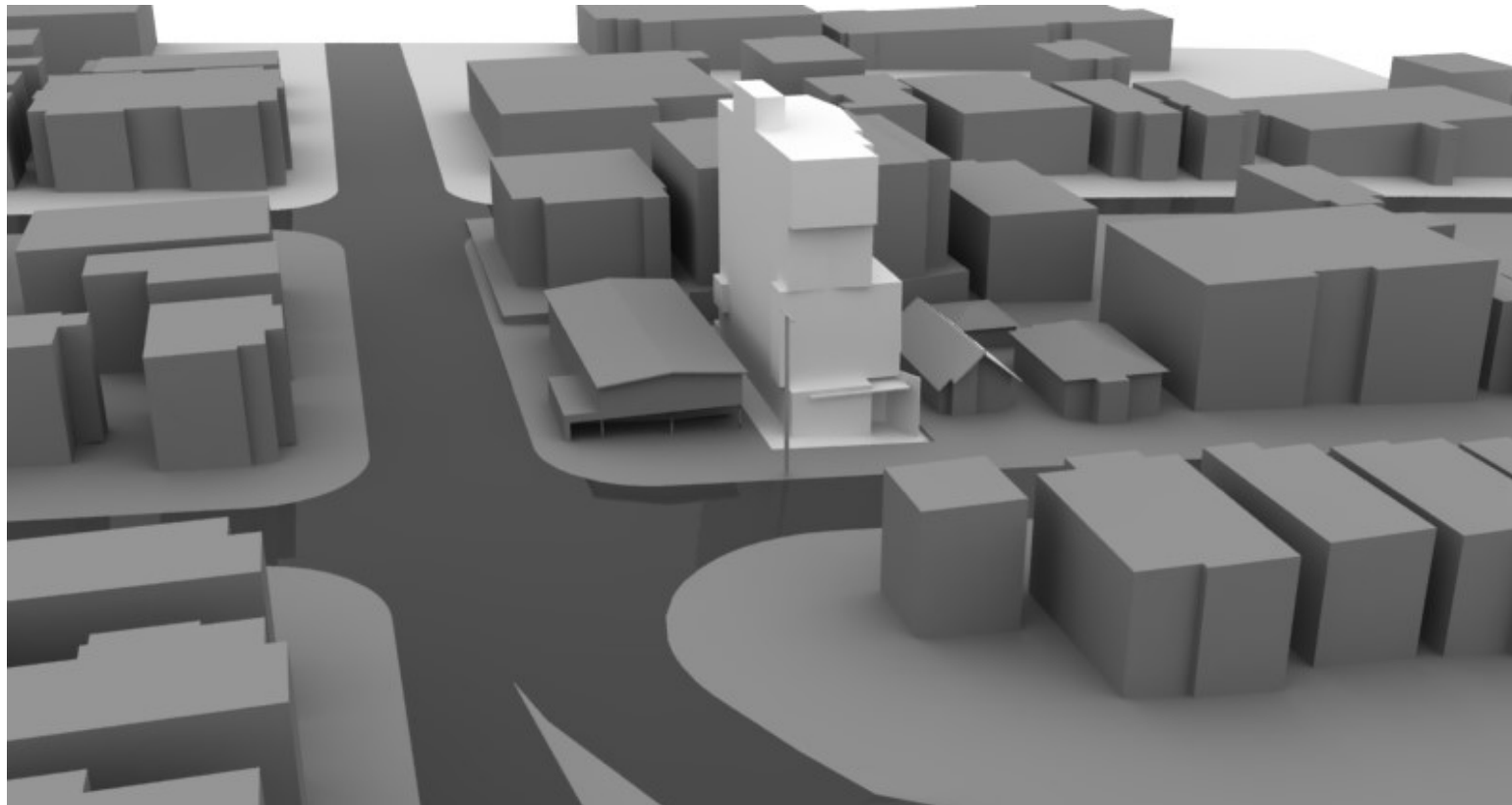
Option #2 Image Reference



Option #3 Image Reference



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OPTION #3 ARCHITECTURAL REFERENCE



4054 7TH AVE NE Project No. 3032167
EARLY DESIGN GUIDANCE Nov. 20, 2018



Option #3 Image Reference