4311 7th Ave NE Multifamily Project
Streamlined Design Review - Early Design Guidance Packet

Project Information

Project Address: 4311 7th Avenue NE
Seattle, WA 98105

Parcel #: 4092300705

Date: October 10, 2022

SDCI Project #: 3039999-EG

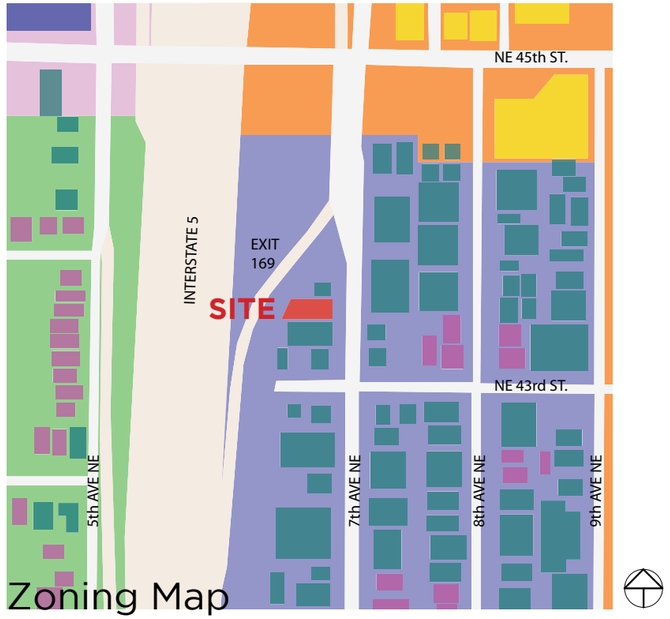
Owner: **4311 7th Ave NE LLC**
2905 S. Vermont
Suite 204
Los Angeles, CA 90007

Architect: **Shugart Wasse Workshop**
Charlie Shugart
18 Dravus, Suite 100
Seattle, WA 98109
(206) 405-2532
charlie@sww-ai.com

Landscape Architect: **CPH Consultants**
Dave Andrews
Kirkland 405 Corporate Center
Building W
11321-B NE 120th Street
Kirkland, WA 98034
(425) 285-2390
dave@cphconsultants.com

Table of Contents

Aerial Photograph



Zoning Map

View to South from Adiacent Structure El. 40’

Development Objectives

We are proposing an 4-story multifamily residential building of around 14,500 SF in the University District West Edge neighborhood. 39 congregate housing units will be provided. The building will be located on the West side of 7th Ave NE between NE 45th and NE 43nd Street. Building pedestrian access will be at grade on the east side on 7th Ave. The building’s utility uses will be housed at grade which include a waste/recycle area and a bike storage room. Amenity space will also be provided at level 1 inside and outside.

Parking will not be provided. The project site is part of the University District Northwest Urban Center Village and located along a Frequent Transit Corridor. The site is accessible via public transit. Bus lines provide access to the site from Edmonds to Downtown Seattle. There is also the newly opened U-district light rail station within walking distance from the project site.

The property is retained by a wall along the ROW creating a fairly flat site. At the ROW there is a gradual grade change of +4’ from South to North. No significant trees currently exist on the site. Heavy shrubs exist off site in the interstate ROW providing a buffer from the noise and traffic to the west.

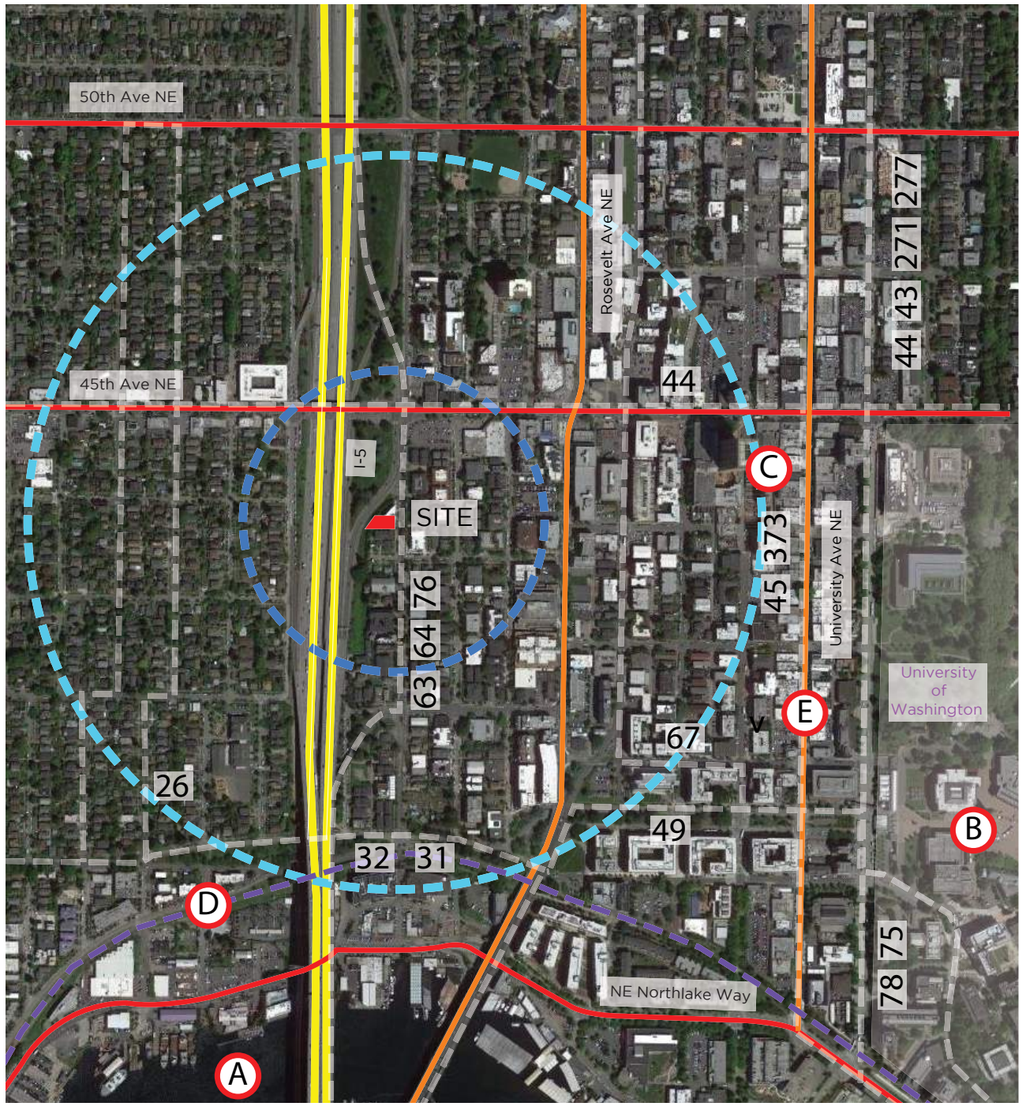
The University District West Edge is saturated with multi-family uses ranging from converted single-family duplexes and triplexes, such as the structure existing on our site today, to low-rise apartment complexes. Recent up zoning of the area places our site in MR-M1, introducing a new building typology to the area.

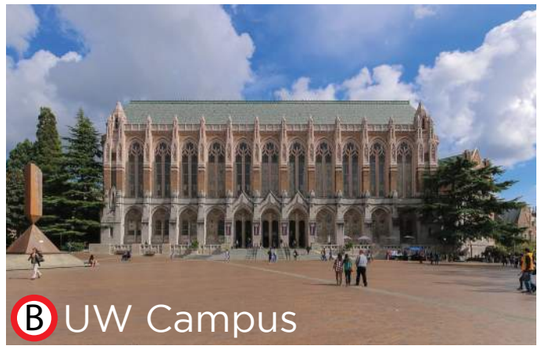
Use

- Project Site
- Mixed - Use
- Commercial Use
- Single-Family Residence
- Multi-Family Use

Zoning

- NC3P-40
- SF5000
- MR (M1)
- SM-U 95-320





- Project Site
- 5min Walking Radius
- 10min Walking Radius
- Interstate-5
- East-West Bound
- North-South Bound
- Burke Gilman Trail
- Bus Routes

Recent Proposed & Built Projects

A

4524 7th Avenue NE, 7-story,
58 DU, Ecco Design INC.

B

4239 8th Avenue NE, 8-story,
80 DU, Skidmore Janet APD

C

4048 7th Avenue NE, 8-story,
80 DU, dArch LLC

D

4230 11th Avenue NE, 7-story,
99 DU, Johnson Architects

E

818 NE 42nd St, 8-story,
34 DU, Jan Hromada Architecture + Design

F

4303 7th Avenue NE, 7-story,
46 DU, dArch LLC

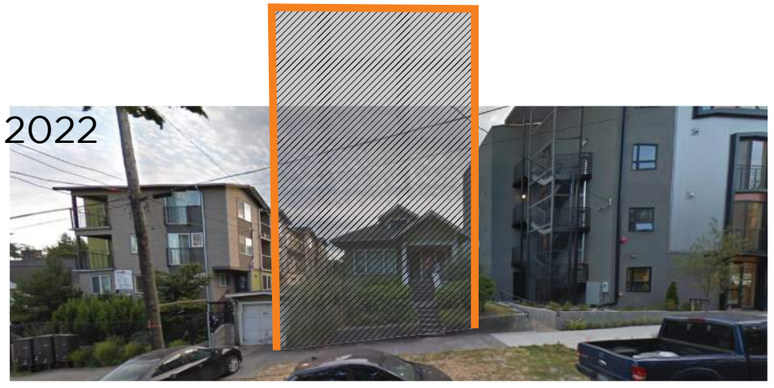
Axonometric from Northeast

A historic plan, shows the 3-block wide swath of neighborhood taken to create Interstate-5 in the 60's. Our site was directly affected creating the irregular shape we see towards the West with the creation of what is now the Northbound NE 45th and 50th Street Exit. The neighborhood continues to change and we see evidence of that from an aerial image displaying the divide I-5 has become; separating the once small scale single-family neighborhood.

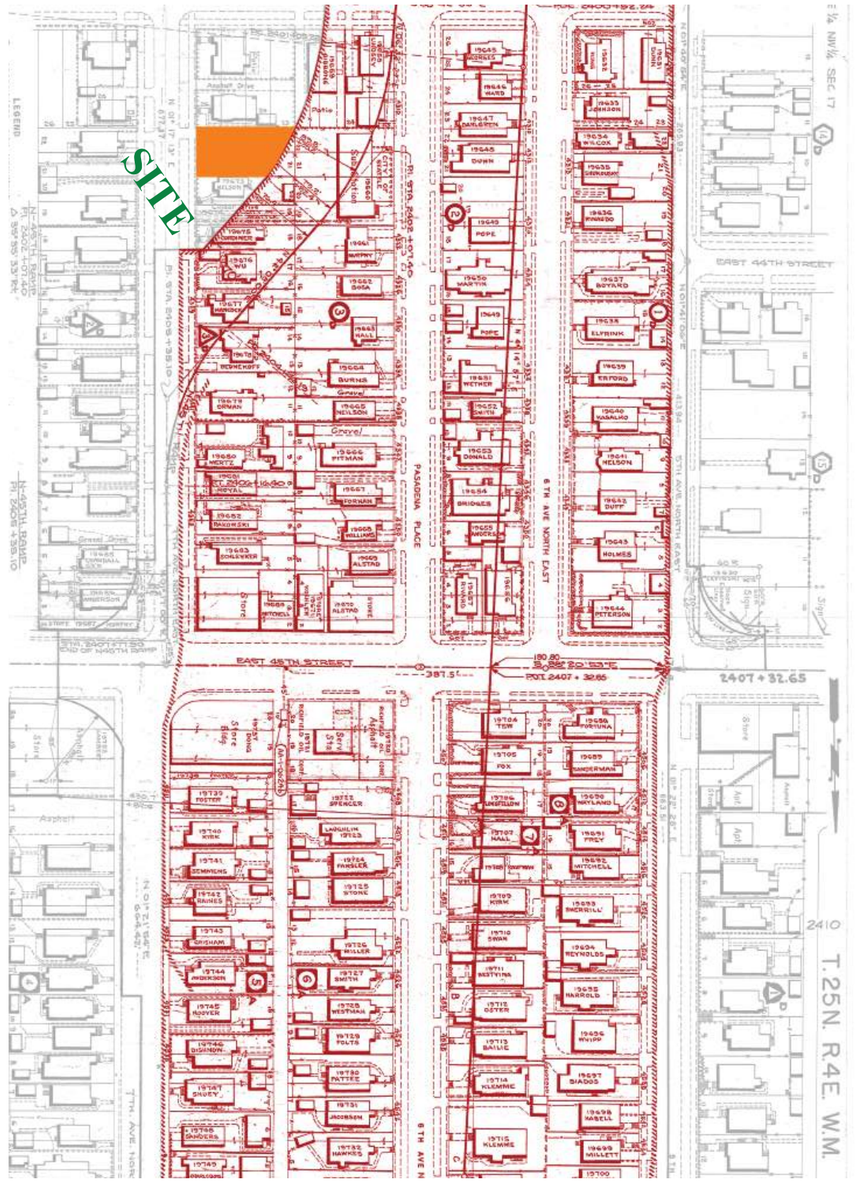
The University West Edge has evolved a long way from its Wallingford counter-part. We see relatively new construction adjacent to the site; Apodments to the south (2010) and low-rise congregate housing to the North (2015). With the need for more affordable housing the University District West Edge has been upzoned. The West Edge doubles in height going from LR3 (40'-0") to MR-M1 (80'-0"). Properties to the North and East along 45th and Roosevelt Way nearly triple in height. The new zoning introduces a new building typology, among this wave of new buildings we have identified a few within the neighborhood

4-STORY APODMENTS CONSTRUCTION COMPLETED 2010

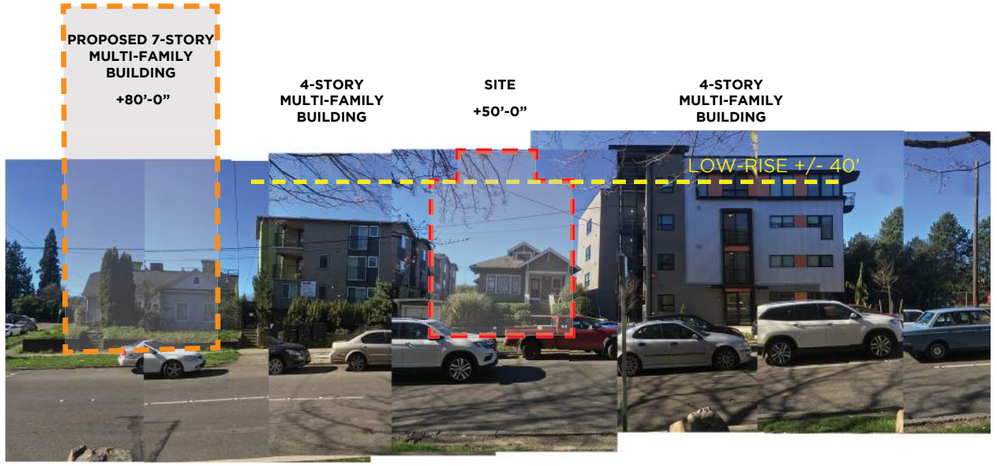
4-STORY CONGREGATE HOUSING CONSTRUCTION COMPLETED 2015



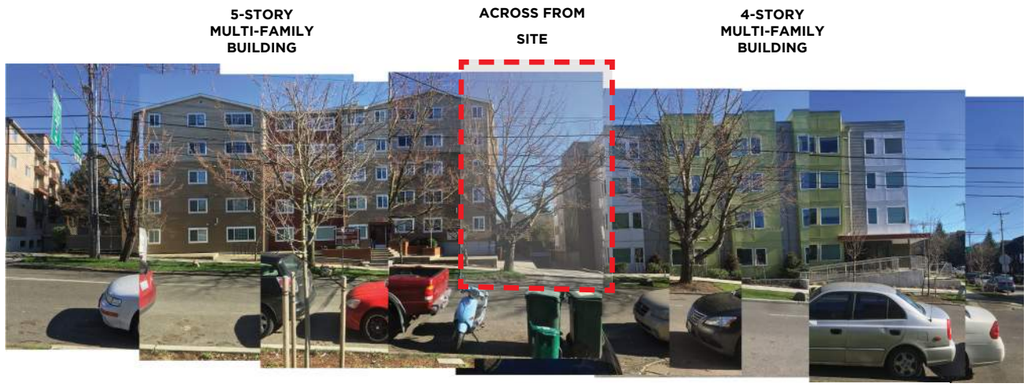
4-STORY CONGREGATE HOUSING PROPOSED 2022



UNIVERISTY WEST EDGE, CIRCA 1958



A 7th Ave NE - West Elevation



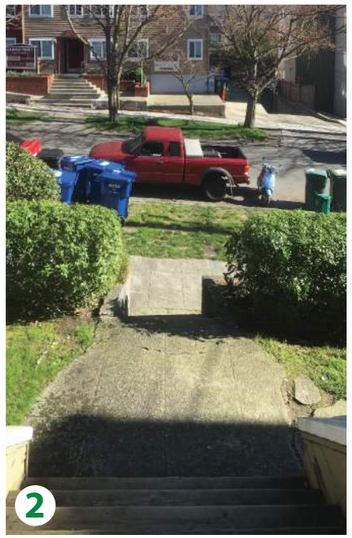
B 7th Ave NE - East Elevation

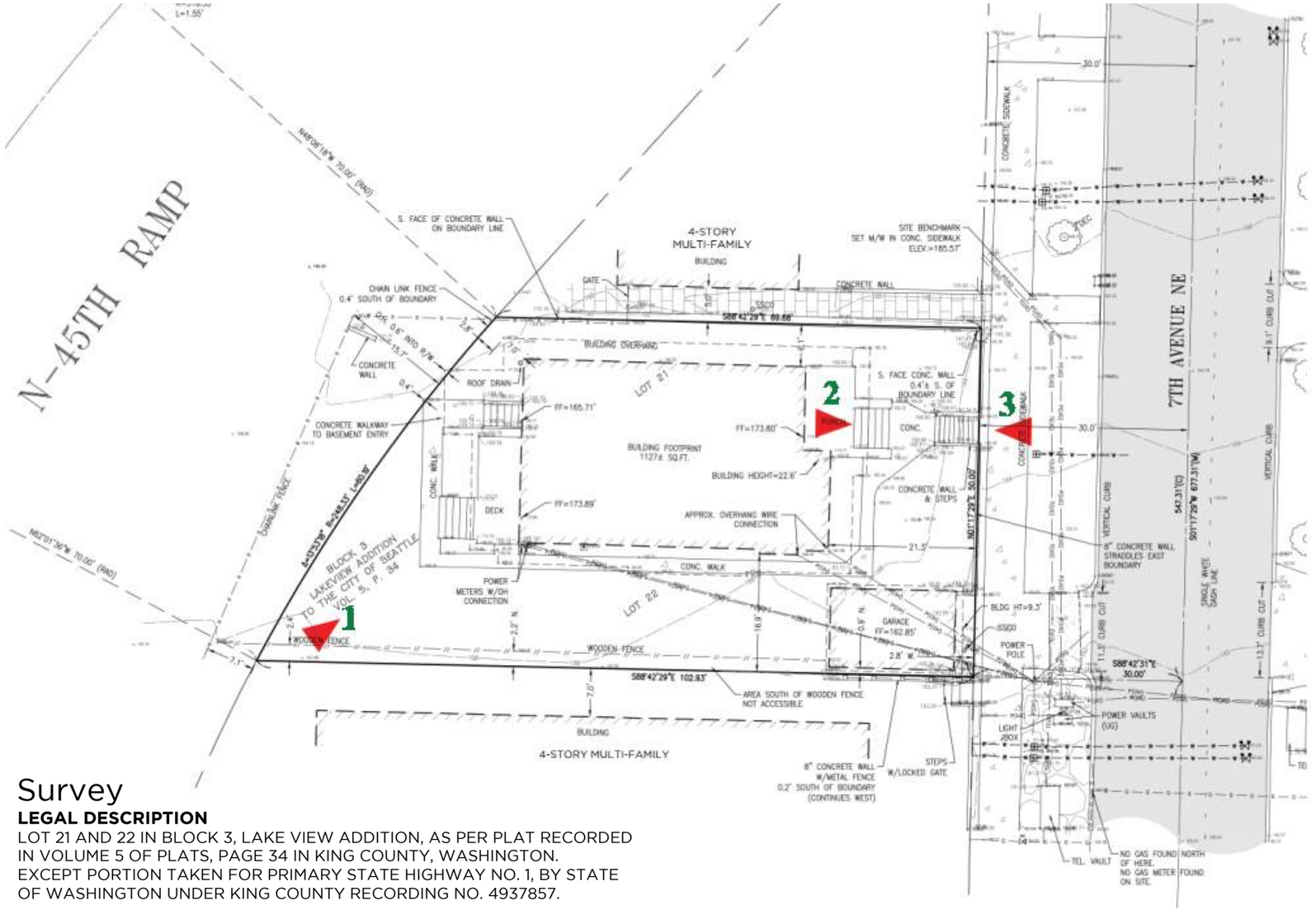
University District's West Edge is peppered with Multi-Family structures ranging in all shapes, sizes and forms, with varying styles of architecture in the neighborhood, one reoccurring element ties it all together: prominent street-oriented entries. These entries provide a human-scaled programmatic piece to the façade of structures all around the neighborhood. Other design cues we will emulate are the modulation in massing, the expression of program through façade articulation, the use of high-quality materials and construction methods at street-level and the use of vibrant colors for building identification. In combination these design strategies will create a rich pedestrian-oriented experience.

The site is supported with a wide variety of external amenities. University of Washington main campus is just a 15 min walk away. Restaurants and shops line University Avenue, Roosevelt Way, and NE 45th Street. The Sound Transit's Link Light Rail's approximate travel time to Downtown is within 10 minutes. Located in a frequent transit corridor, and right off the freeway the site is easily accessible by public transportation or car. The site is also easily accessible by bike. Roosevelt Way and 11th Ave NE have dedicated bike lanes flowing South and North respectively; and with the Burke-Gilman Trail within a 5-minute walking distance away, tenants can find themselves strolling along the banks of Lake Union in minutes.

4306 8th Ave NE

4302 7th Ave NE





Survey

LEGAL DESCRIPTION

LOT 21 AND 22 IN BLOCK 3, LAKE VIEW ADDITION, AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 34 IN KING COUNTY, WASHINGTON.
EXCEPT PORTION TAKEN FOR PRIMARY STATE HIGHWAY NO. 1, BY STATE OF WASHINGTON UNDER KING COUNTY RECORDING NO. 4937857.

CS1. Natural Systems and Site Features

B. Sunlight and Natural Ventilation

1. Sun and Wind: Take advantage of solar exposure and natural ventilation available onsite where possible. Use local wind patterns and solar gain as a means of reducing the need for mechanical ventilation and heating where possible.

The site is trapezoidal in shape with the longer dimensions running east to west. This gave shape to a building with a broad southern facing façade. This façade will receive maximum sun exposure throughout the day and access to the area's South-Eastern prevailing winds potentially reducing the load on the buildings mechanical systems through the use of passive wind and solar climate control.

CS2. Urban Pattern and Form

A. Location in the city and neighborhood

2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

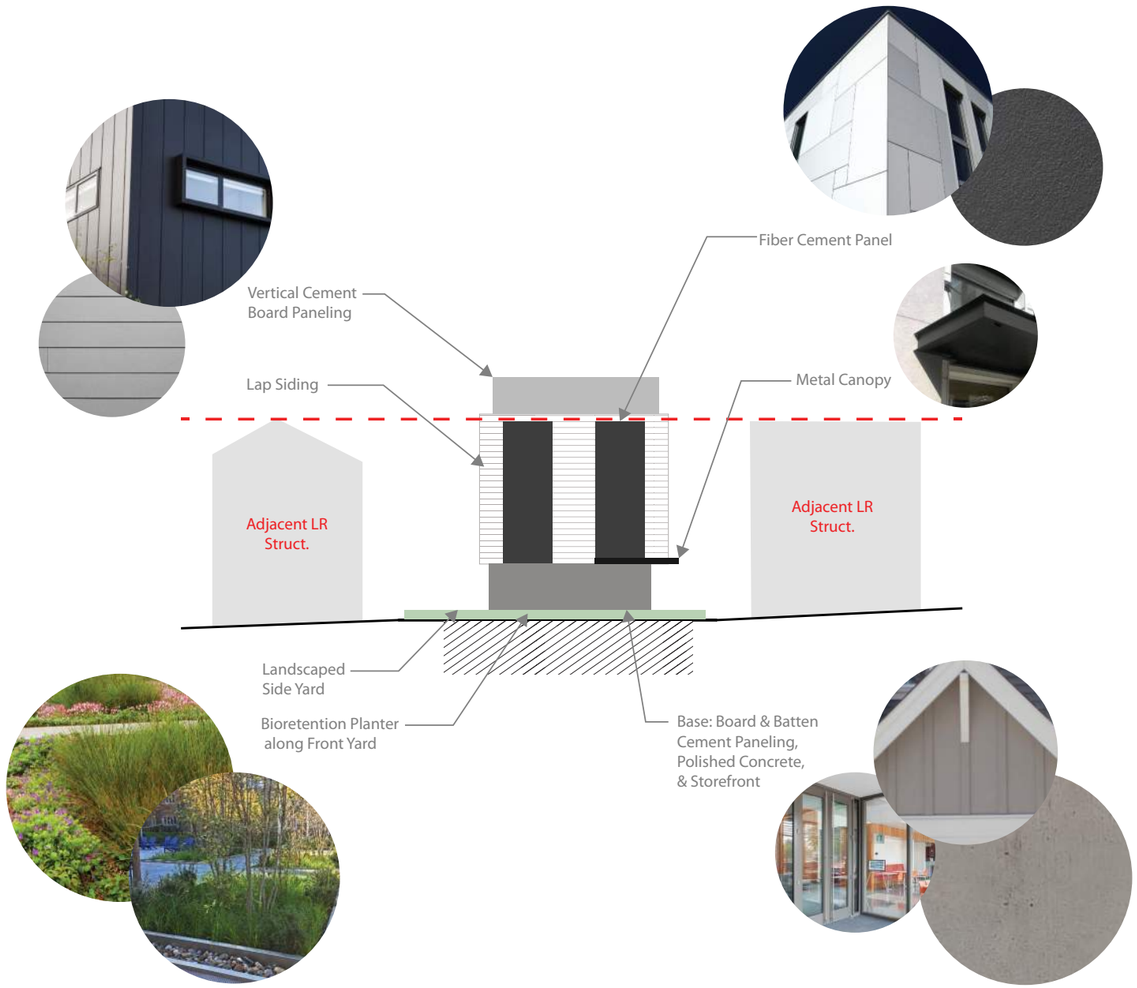
The design is to emphasize on the facade on the east along 7th Ave to have a simple form but well proportioned and detailed presence working with the adjacent building to the north and south. At street level, a open and transparent entry and communal living space welcomes residents and passersby from the sidewalk. The facade above the entry level has large windows opening into the residential units, also providing a open and engaging presence.

CS3. Architectural Context and Character

A. Emphasizing Positive Neighborhood Attributes

4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive vand desirable context for others to build upon in the future.

No single architectural style or character emerges as dominant in the University District's West Edge. With the new up zone allowing mid-rise construction, a new form however is being introduced to the neighborhood and being one of the first projects to propose a design we lead with a notion of cohesion but set to a datum. Relating to the existing Low-rise structures we will pull familiar massing concepts and compatible materials, colors and textures. At +50' we are at a distance where we propose to make more "monolithic" moves; larger swathes of façade and crenellations that create a composition in a broader context.



PL3. Street-Level Interaction

A. Entries

2. Ensemble of Elements Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features. Consider a range of elements such as:

a) overhead shelter: canopies, porches, building extensions;

b) transitional spaces: stoops, courtyards, stairways, portals, arcades, pocket gardens, decks;

c) ground surface: seating walls; special paving, landscaping, trees, lighting; and

d) building surface/interface: privacy screens, upward-operating shades on windows, signage, lighting.

The main entry along 7th Ave has large and transparent community room windows that provide focal interest to passersby. The monolithic metal canopy and concrete wall frame the entry and community room glass box. The bio-retention planter at the base of the community room glass box works as a buffer between the sidewalk (public) and living room (private).

DC2. Architectural Concept

B. Architectural and Façade Composition

1. Façade Composition: Design all building facades including alleys and visible roofs considering the composition and architectu ral expression of the building as a whole. Ensure that all facades are attractive and well-proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley façade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing façade around the alley corner of the building.

North This facade faces the exterior exit stair and bathroom windows of the multi-family building to the North. We propose locating a limited number of sleeping units as well as the stair towers with a faceted facade of 2' pop-outs to relieve the pressure.

South This facade faces the living spaces of the multi-family building to the south. We propose rotating some of the resident units above the first floor to face the street (east) side to limit the number of unit windows facing the existing residential building windows to the south.

East As the elevation of the main entry and street front, this facade is designed to provide two different scales: first floor and above. The first floor where the building's main entry is located, a monolithic canopy and entry wall frame a transparent glass box to provide a simple elegant presence to the street. On the facade of L2-L4, the large windows of the residential units provides transparency and relief for the otherwise opaque facade.

West The highway exit ramp facing facade provides an attractive design with contrast between a more solid column of sleeping units and a more transparent column of common kitchens.

Loft With the loft's 10' setback from the exterior of the base and material and color change, it forms a "crown" on the building. The design presents a classic and modern image from all angles of the site.

A community outreach program consisting of the strategic efforts below, was conducted to collect comments and feedback from the community. All collected information regarding this proposed project was to be incorporated into the design consideration as required by the city of Seattle

Outreach Strategies:

1. Printed Outreach (High Impact Method):

Flyers were mailed directly to the residences and businesses (approximately 2,646 copies mailed in total) within 500' radius area of the project site via USPS's Every Door Direct Mail (EDDM) service, targeting routes 98105-C002 and 98105-C052, on 8/5/22.

Material attached: flyer with information as approved by DON

2. Electronic/Digital Outreach (Multi-Prong Method):

A) A project webpage was publicly launched on the Shugart Wasse Workshop website on 8/4/22 with commenting function. This webpage was remained publicly available for a minimum of 21 days from the flyer mail date of 8/5/22 on 8/26/22.

Project website: https://www.sww-ai.com/7th-ave-community-outreach

B) An informational email that included our flyer was distributed to a listed of U-District Community Organizations and Neighborhood Groups identified by DON on 8/5/22, as listed in the U District Snapshot.

3. In-person Outreach (High Impact Method):

A Guided Site Walk Tour was conducted by SWW staff on 8/19/22 at project site to collect public comments and feedback. SWW staff didn't receive any comments and feedback by the end of scheduled site tour.

4. Ethnic Outreach for projects located in the "Equity Areas":

Outreach flyers were translated from English into Spanish, Chinese (traditional) and Vietnamese. Flyers were emailed or mailed on 8/5/22 to Ethnic Media Outlets as listed by DON.

Summary of Community responses:

To conclude our Early Community Outreach for Design Review obligations, SWW did not received any public comments or feedback from the four conducted outreach methods listed above.

Final Report Approved:

Final report was prepared and submitted to Mr. Nelson Pesigan (DREarlyOutreach@seattle.gov), Strategic Advisor of Community Assets at Seattle Department of Neighborhoods on 8/30/2022 and was reviewed and approved by Mr. Pesigan on Tuesday 9/6/2022 via email (see image attached).

RE: Early Outreach for Design Review

D DON_DREarlyOutreach <DREarlyOutreach@seattle.gov>
To Sian Ye; DON_DREarlyOutreach
Cc Matt Wasse; Charlie Shugart; Tyler Shugart

You replied to this message on 9/6/2022 3:21 PM.

Hello,

Thank you for your patience.

Your early outreach documentation has been reviewed and approved, and your Early Outreach requirements are complete.

Your documentation package has also been uploaded to SDCI's Accela web platform.

Please take a few minutes to fill out this evaluation survey to let us know how the process went for you.

Thank you,

Nelson Pesigan
Strategic Advisor
Community Assets Division
Office: 206.684.0209
Cell: 206.276.3613
Fax: 206.233.5142
seattle.gov/neighborhoods

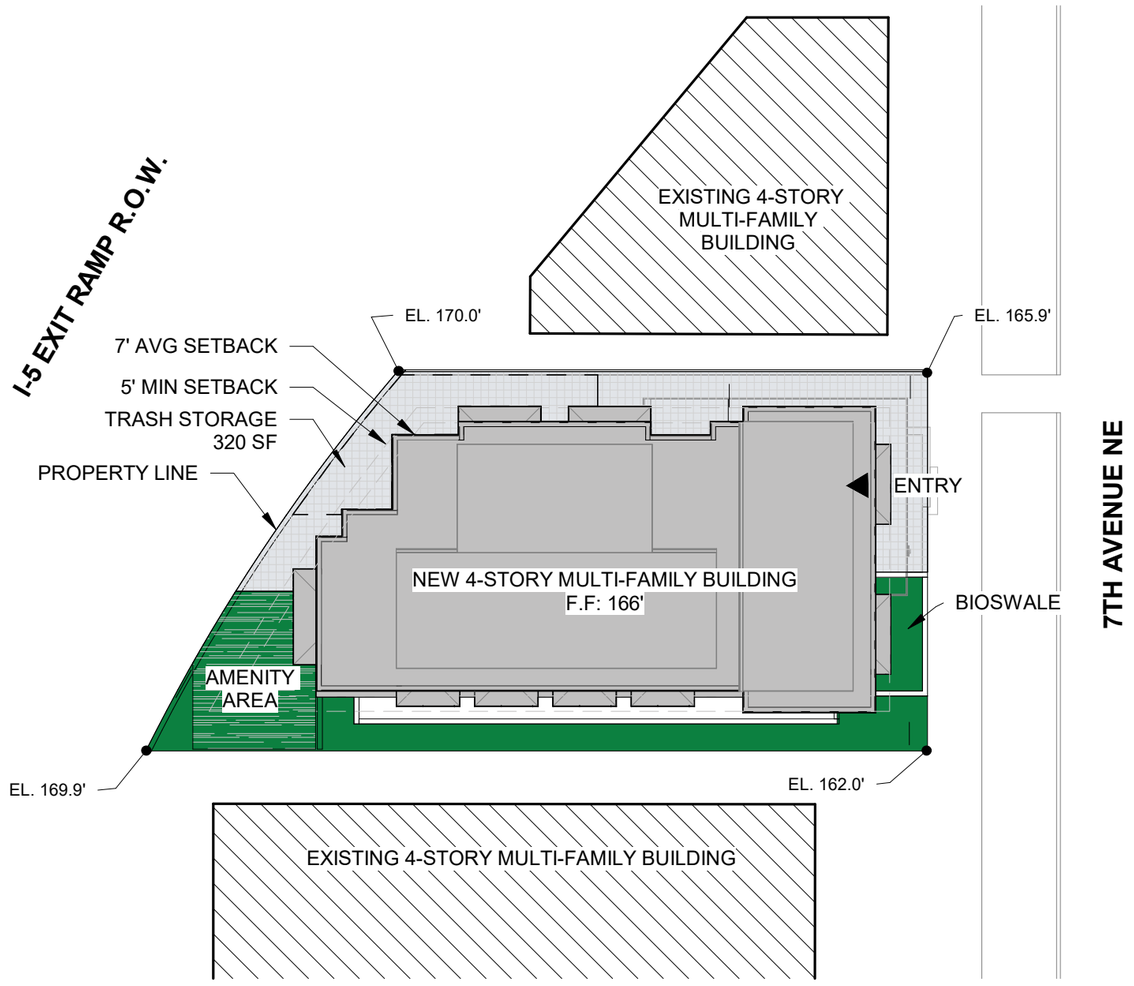
Seattle Neighborhoods

Blog | Facebook | Twitter | Instagram

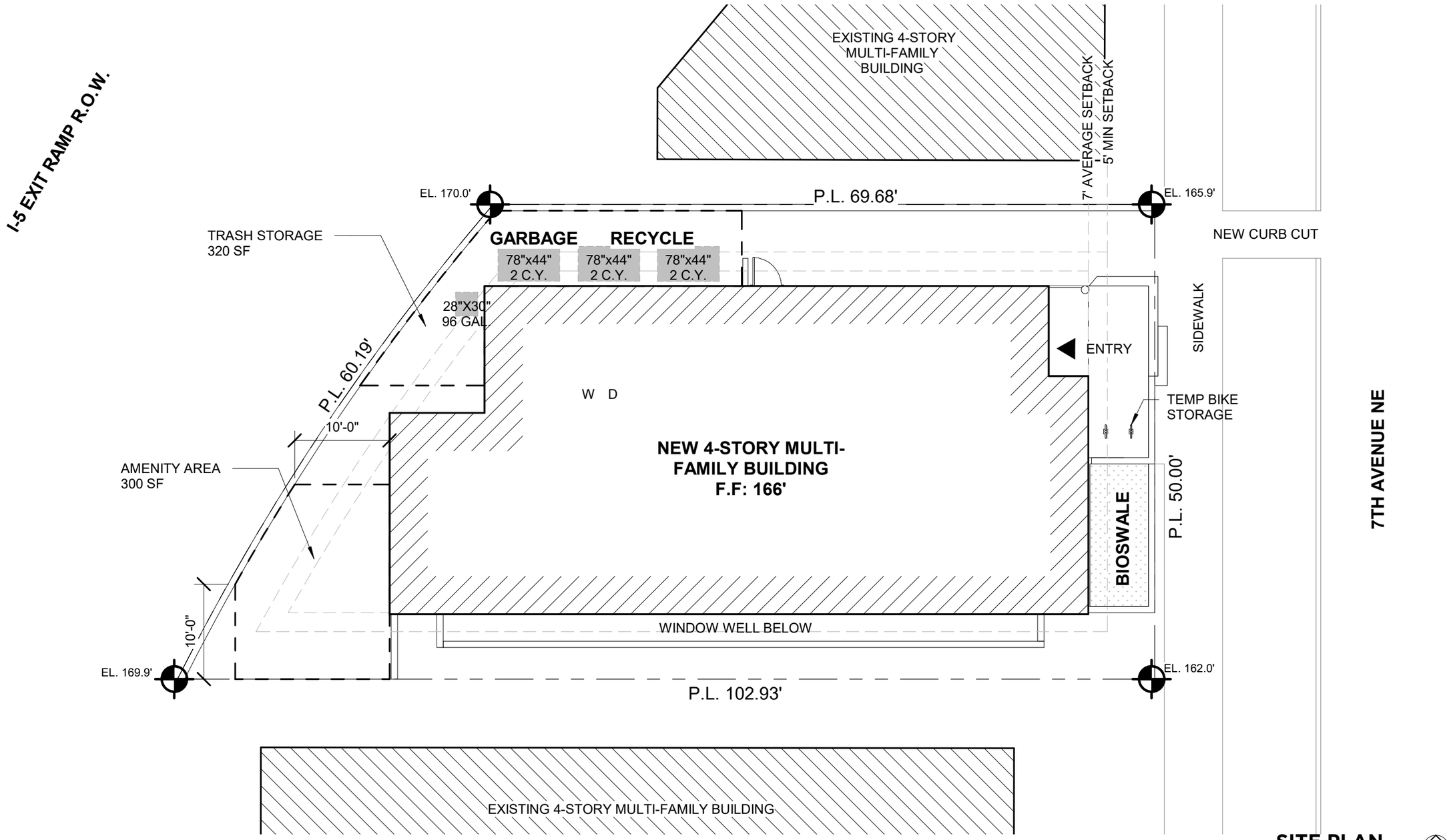
	A	B	C	D	E
1	APPLICABLE ZONING	SMC SECTION	SUB-SECTION	REQUIREMENT	CODE COMPLIANCE
2	Permitted and prohibited uses	23.45.504	B. Table A, A	Congregate residence permitted in urban villages and urban centers per foot note P/X2	Proposed Congregate Residence Code Compliant
3	Floor area ratio (FAR) limits	23.45.510	Table A	FAR ratio in MR zone with MHA suffix is 4.5 and 3.5 without MHA suffix	Allowable: 19,746 SF. (Site area : 4,388 SF x 4.5). Proposed : 14,456 SF(Total gross area) - 2,391 SF (B1) = 12,065 SF < 19,746 SF
4	Structure Height	23.45.514	Table B	80' or 60' without comfortability suffix	Code Compliant
5	Setbacks and separations	23.45.518	B. Table B	Front and side setback from street lot lines 7 foot average setback; 5 foot minimum setback;	Code Compliant
6			B. Table B	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.	Code Compliant
7			Table B	Rear setback: 15" from yard line that doesn't abut a ally. During review of EDG application #3032036-EG of a project on the same site, a reduction was agreed to have the rear setback to 7' average and 5' minimum per Design Review dated 8/20/2018 and authored by SDCI staff Mike Gushard	Code Compliant
8	Setbacks and separations	23.45.518	5.a	Portions of entry stairs or stoops not more than 2.5 feet in height from existing or finished grade, whichever is lower, excluding guard rails or hand rails, may extend to a street lot line.	Noted
9			J.2	Ramps or other devices necessary for access for the disabled and elderly that meet the Seattle Residential Code, Section R322 or Seattle Building Code, Chapter 11-Accessibility, are permitted in any required setback or separation.	Noted
10	Amenity Area	23.45.522	C	The required amount of amenity area in MR and HR zones is equal to 5 percent of the total gross floor area of a structure in residential use. No more than 50% of the amenity area may be enclosed.	Amenity Area Req. : 14,456 SF(Total Gross floor Area)x0.05 (5%) = 723 SF. Provided : 300 SF(Outdoor)+838 SF(Level 1) = 1,138SF; see A3, A6
11	Landscaping Standards	23.45.524	A.2.b	Landscaping that achieves a Green Factor score of 0.5 or greater, is required for any lot within an MR or HR zone if construction of more than one new dwelling unit is proposed on the site.	Green factor Req. : 0.5. Provided : 0.5; see Landscape
12			B.1	Street trees are required if any type of development is proposed	Per SDOT Recommendation
13	Design Standards	23.45.529	B	Application of provisions. The provisions of this Section 23.45.529 apply to all residential uses that do not undergo any type of design review, except single-family dwelling units.	Noted
14		23.41.004	C.2	At least 8,000 but less than 15,000 square feet subject to Streamline Design Review	35,000 SF(Req.) > 14,456 SF (Provided)
15	Bicycle Parking	23.54.015	Table D.1	Congregate residences: 1 per sleeping room for long term, 1 per 20 sleeping rooms, 2 minimum short term	Total : 39 units. Long term : 39x1 space=39. 39 (Provided). Short term : 39/20=1.95 Req. < 2 (Provided)
16	Solid Waste Storage and Access	SPU Memo 301		Garbage: 1 CY per 10 units per week, Required: 4 CY Recycle: 1 CY per 10 units per week for congregate housing, Required: 4 CY Food and yard waste: one 96G per 50 units	Proposed: (1) 2 CY garbage container for twice-a-week pick-up Recycle: (2) 2 CY recycle containers for weekly pick up Food/Yard Waste: (1) 96G container provided
17	Solid waste and recyclable materials storage and access	23.54.040	A. Table A	Shared Storage Space for Solid Waste Containers for residential developments for 25-50 dwelling units shall provide a minimum area for shared storage space of 375 square feet	Proposed storage area: 320 SF, below 375 SF required. Currently working with Adam Maurer of SPU for deviation.

Bird's Eye View from the Northwest

Sleeping Units	39
Residential Area	6,731 SF
Commercilal Area	NA
Amenity Area (5% GFA)	723 SF Req.
Parking Provided (Not Req'd)	None
Bike Parking Provided	39: 1 per each long term Dwelling Unit, 2: 1 per 20 unit short term
Gross Floor Area	14,456 SF
FAR (4.5 allowable 19,746 SF)	12,065 SF (2.72)
Opportunities	clear massing, amenity on first floor adjacent to street, minimum excavation

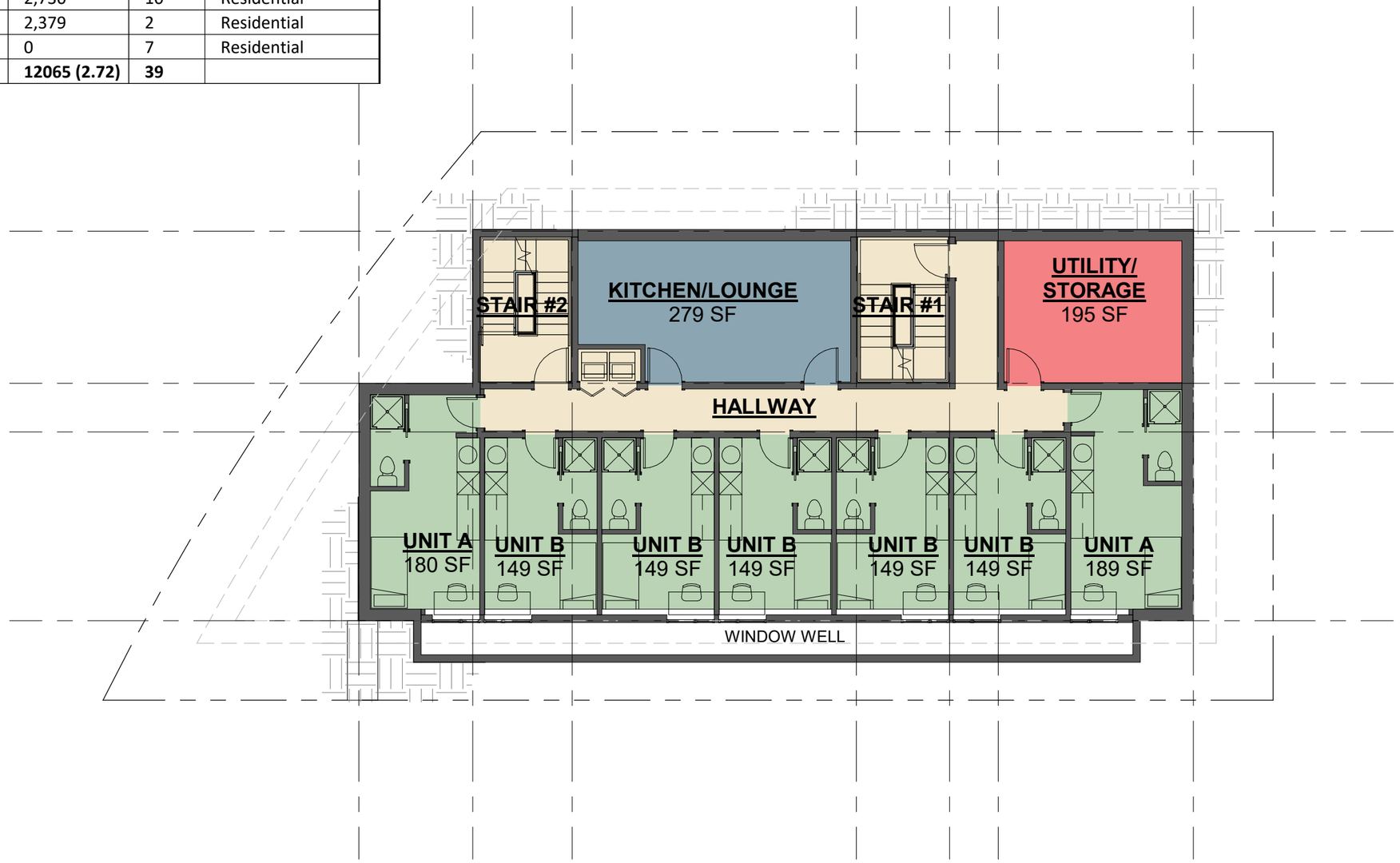


ZONING PLAN
SCALE: 1" = 20'-0"



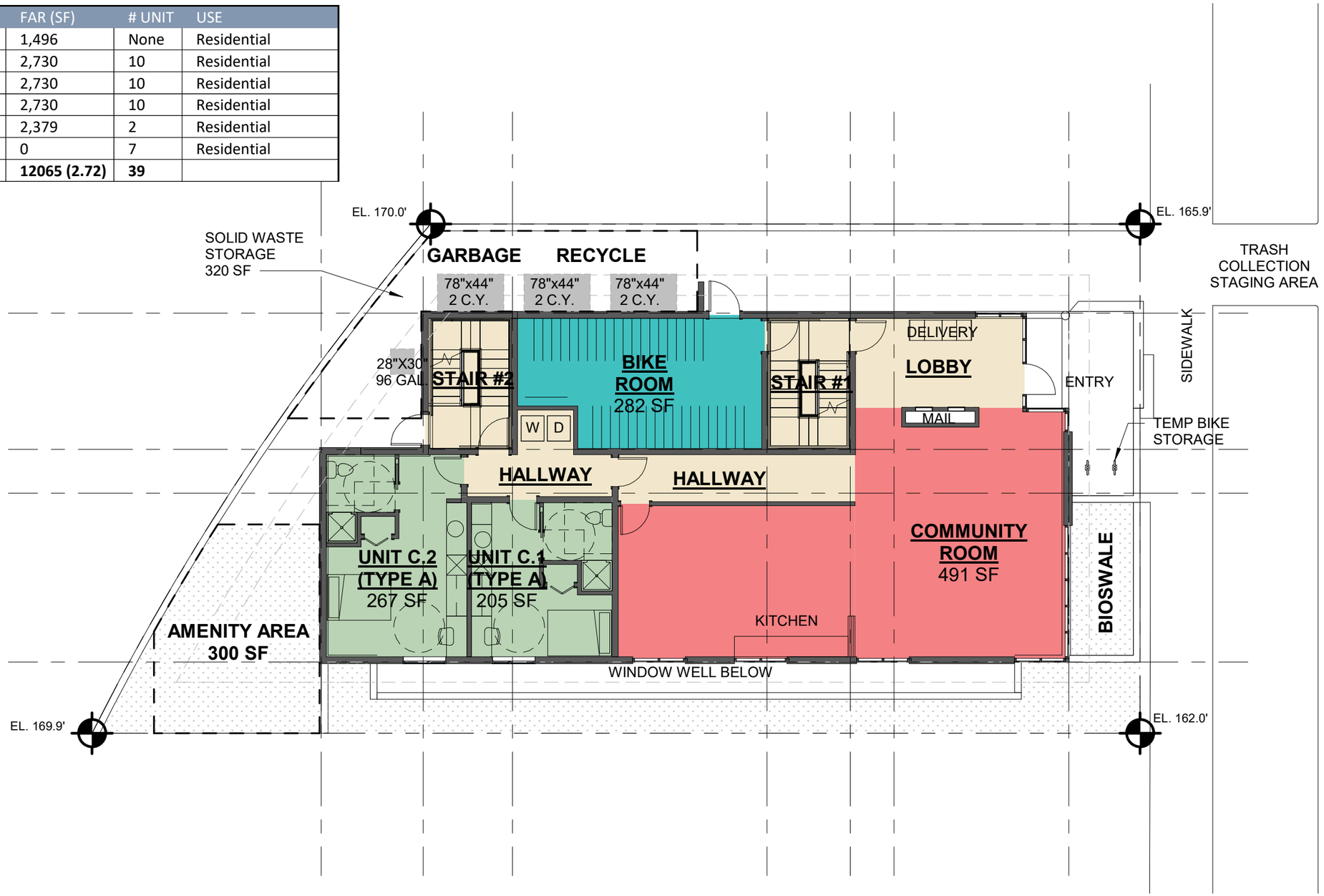
SITE PLAN
SCALE: 3/32" = 1'-0"

LEVEL	GFA (SF)	FAR (SF)	# UNIT	USE
LOFT	1,496	1,496	None	Residential
4	2,730	2,730	10	Residential
3	2,730	2,730	10	Residential
2	2,730	2,730	10	Residential
1	2,379	2,379	2	Residential
B	2,391	0	7	Residential
TOTAL	**14,456**	**12065 (2.72)**	**39**	



B1 PLAN
SCALE: 3/32" = 1'-0"

LEVEL	GFA (SF)	FAR (SF)	# UNIT	USE
LOFT	1,496	1,496	None	Residential
4	2,730	2,730	10	Residential
3	2,730	2,730	10	Residential
2	2,730	2,730	10	Residential
1	2,379	2,379	2	Residential
B	2,391	0	7	Residential
TOTAL	**14,456**	**12065 (2.72)**	**39**	



L1 PLAN
SCALE: 3/32" = 1'-0"

LEVEL	GFA (SF)	FAR (SF)	# UNIT	USE
LOFT	1,496	1,496	None	Residential
4	2,730	2,730	10	Residential
3	2,730	2,730	10	Residential
2	2,730	2,730	10	Residential
1	2,379	2,379	2	Residential
B	2,391	0	7	Residential
TOTAL	**14,456**	**12065 (2.72)**	**39**	

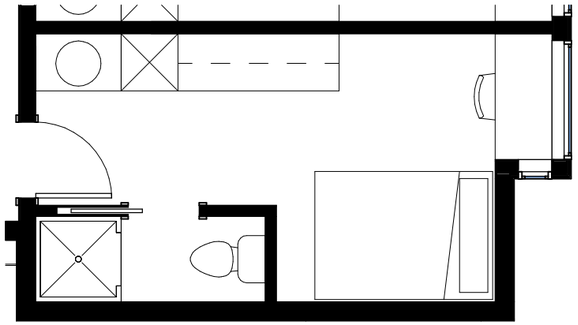
L2-L3 PLAN
SCALE: 3/32" = 1'-0"

LEVEL	GFA (SF)	FAR (SF)	# UNIT	USE
LOFT	1,496	1,496	None	Residential
4	2,730	2,730	10	Residential
3	2,730	2,730	10	Residential
2	2,730	2,730	10	Residential
1	2,379	2,379	2	Residential
B	2,391	0	7	Residential
TOTAL	**14,456**	**12065 (2.72)**	**39**	

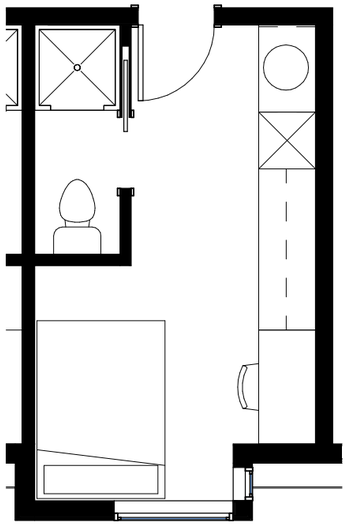
L4 PLAN
SCALE: 3/32" = 1'-0"

LEVEL	GFA (SF)	FAR (SF)	# UNIT	USE
LOFT	1,496	1,496	None	Residential
4	2,730	2,730	10	Residential
3	2,730	2,730	10	Residential
2	2,730	2,730	10	Residential
1	2,379	2,379	2	Residential
B	2,391	0	7	Residential
TOTAL	**14,456**	**12065 (2.72)**	**39**	

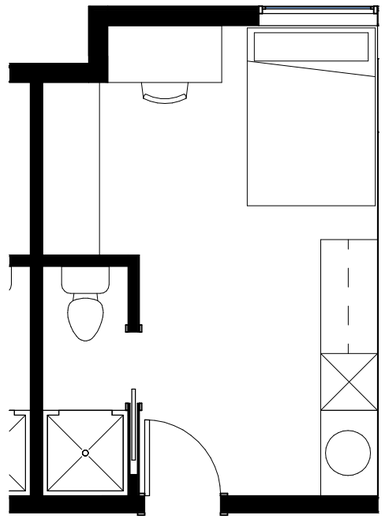
LOFT PLAN
SCALE: 3/32" = 1'-0"



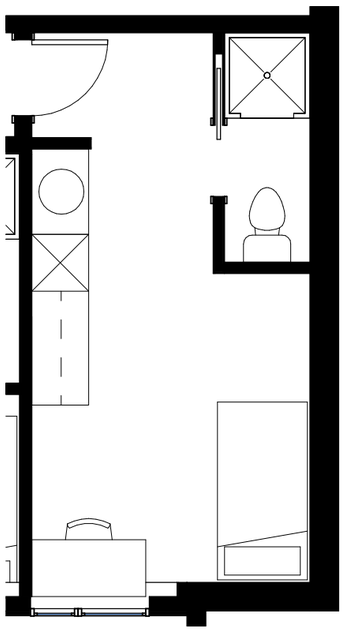
UNIT D



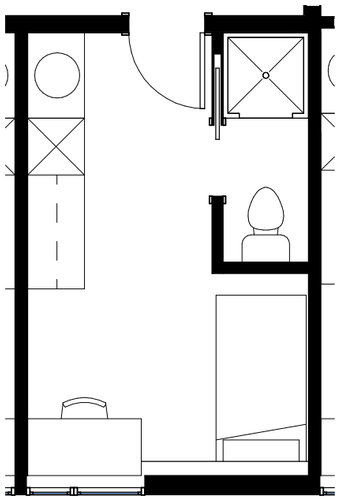
UNIT E



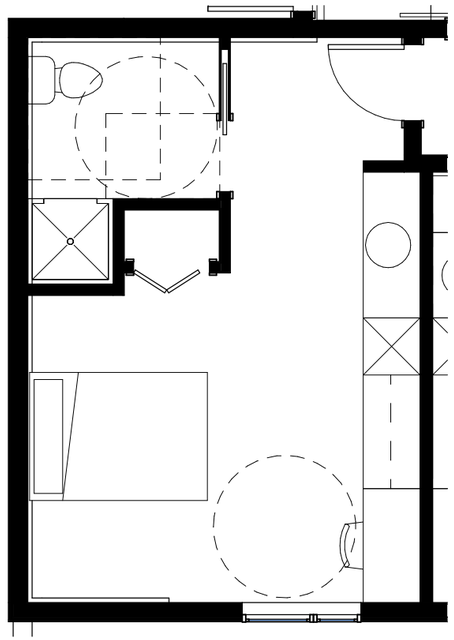
UNIT F



UNIT A

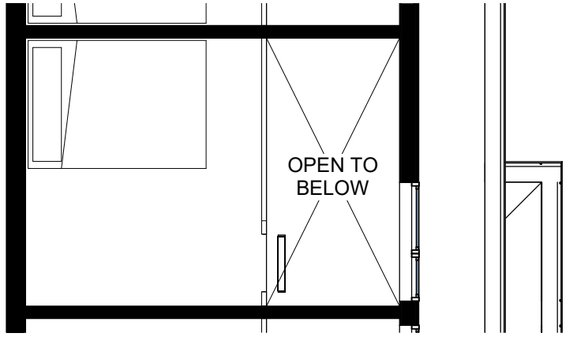


UNIT B

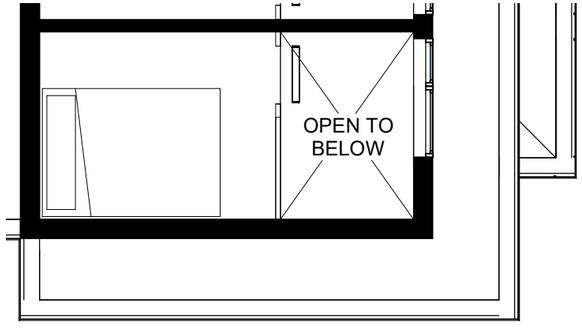


UNIT C (TYPE A)

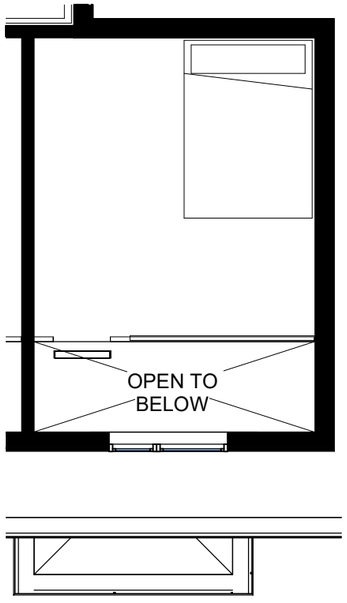
SCALE: 3/16" = 1'-0"



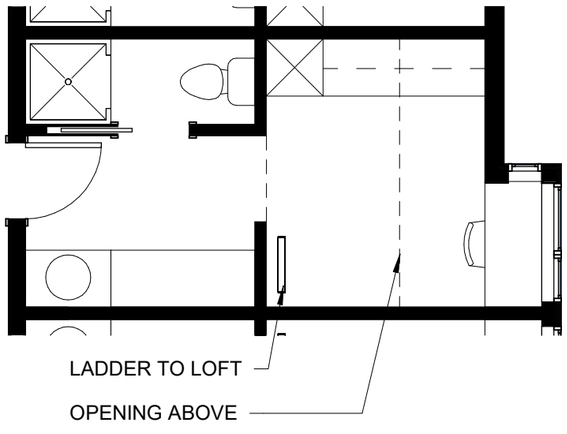
UNIT H - LOFT



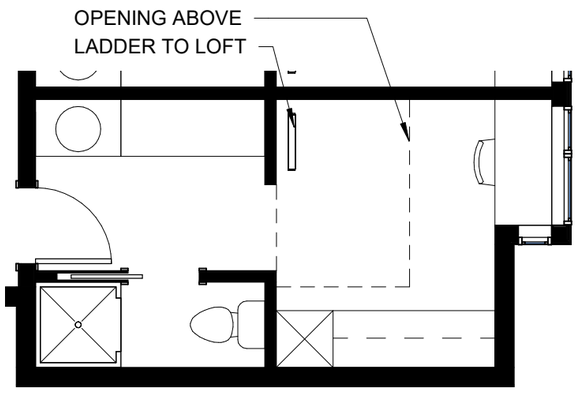
UNIT J - LOFT



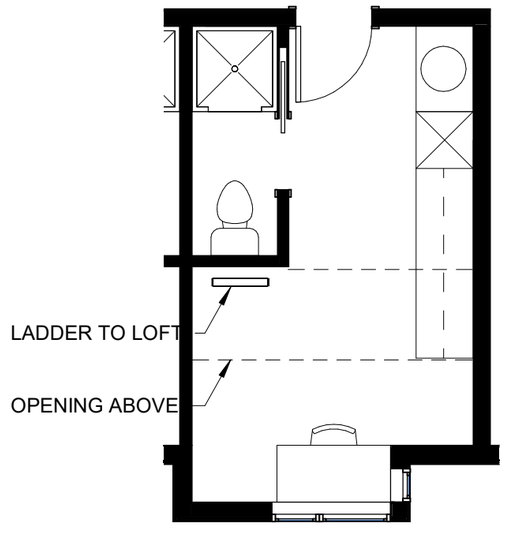
UNIT K - LOFT



UNIT H

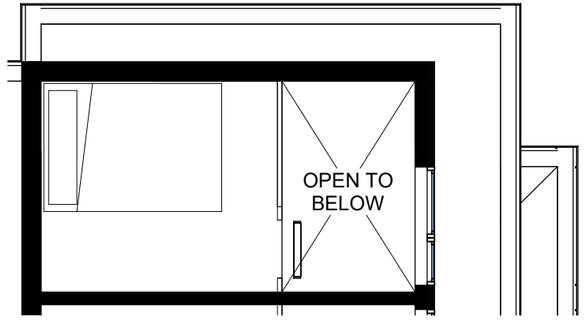


UNIT J

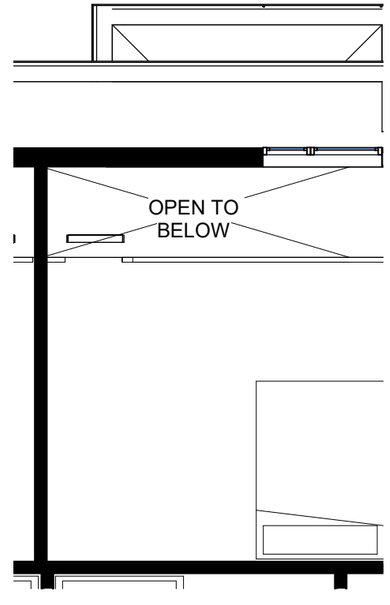


UNIT K

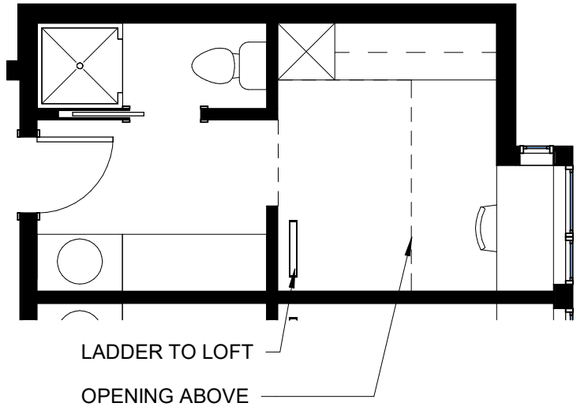
SCALE: 3/16" = 1'-0"



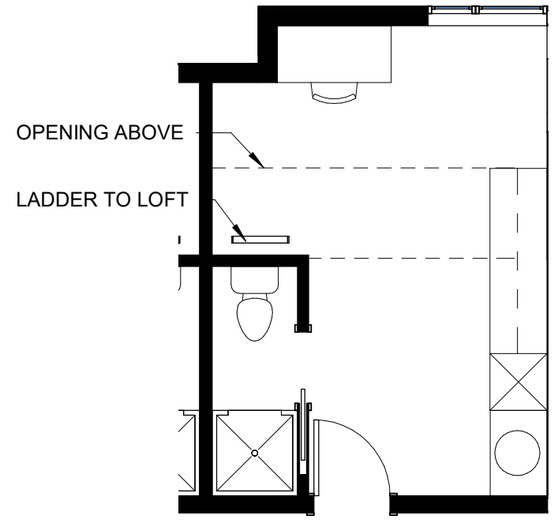
UNIT G - LOFT



UNIT L - LOFT



UNIT G

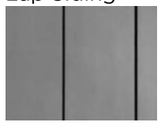


UNIT L

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

MATERAILS


CB-1 - Cement Board Lap Siding


CB-2 - Vertical Cement Board Paneling

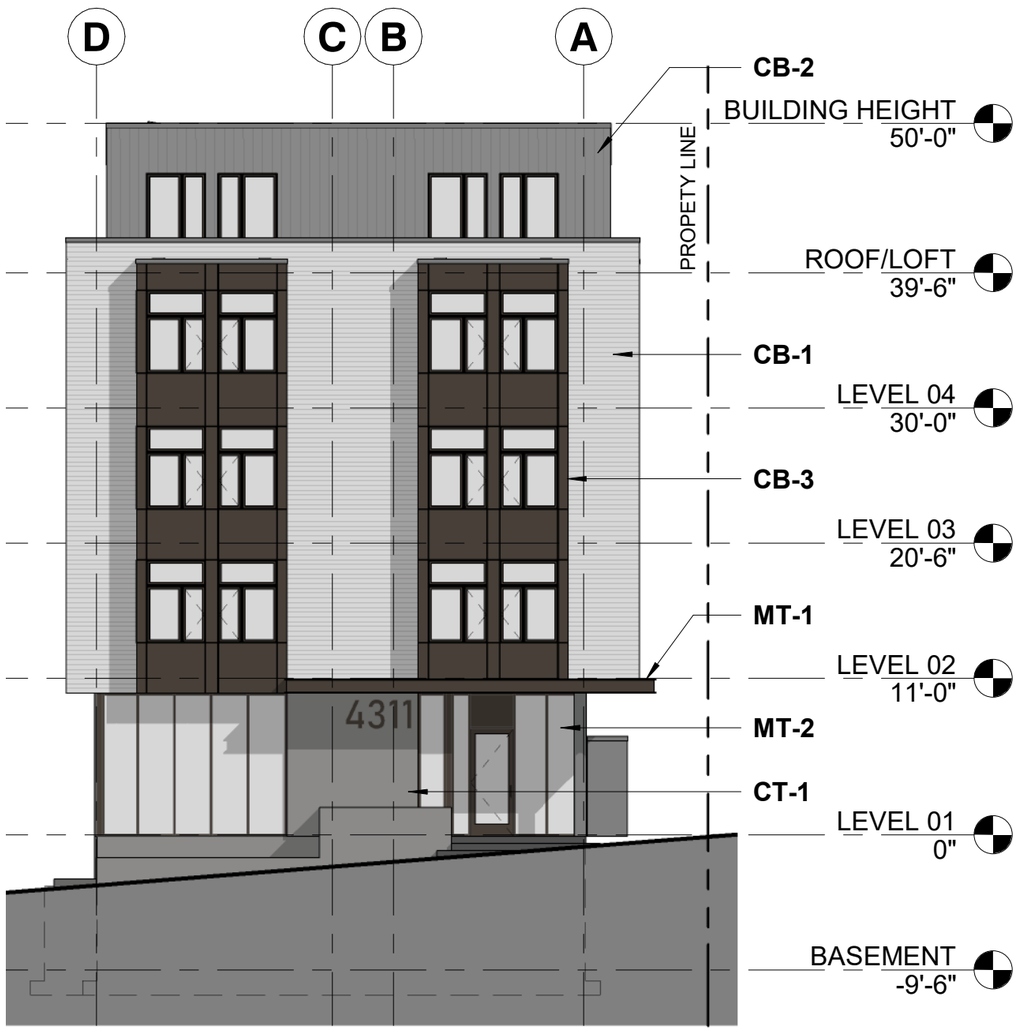

CB-3 - Fiber Cement Paneling


CB-4 - Board & Batten Cement Siding

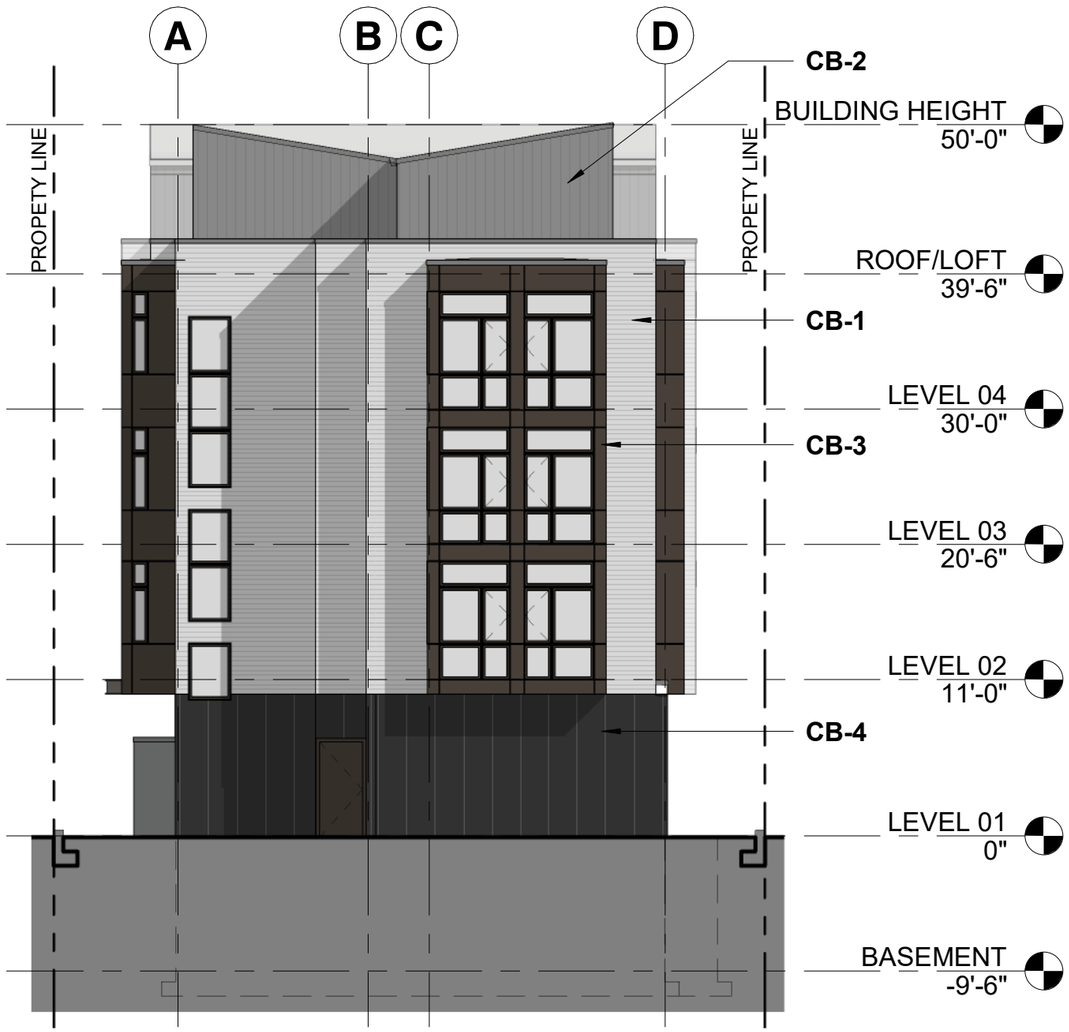

CB-2 - Concrete


MT-1 - Metal Canopy


MT-2 - Aluminum Storefront



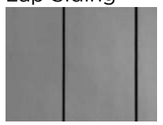
EAST ELEVATION



WEST ELEVATION
SCALE: 3/32" = 1'-0"

MATERAILS


CB-1 - Cement Board Lap Siding


CB-2 - Vertical Cement Board Paneling


CB-3 - Fiber Cement Paneling


CB-4 - Board & Batten Cement Siding


CT-1 - Concrete

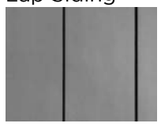

MT-1 - Metal Canopy


MT-2 - Aluminum Storefront

NORTH ELEVATION
SCALE: 3/32" = 1'-0"

MATERAILS


CB-1 - Cement Board Lap Siding


CB-2 - Vertical Cement Board Paneling


CB-3 - Fiber Cement Paneling

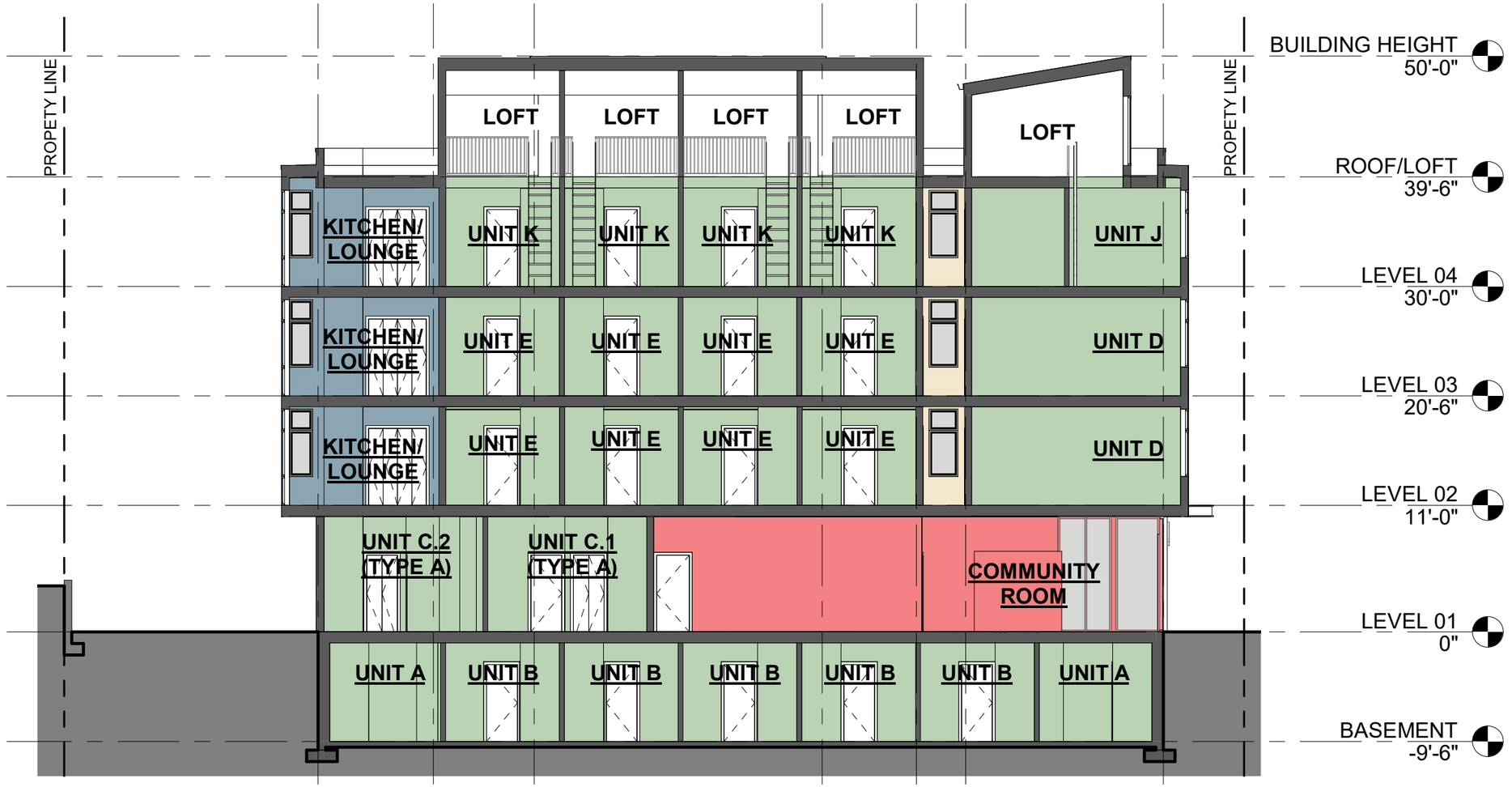

CB-4 - Board & Batten Cement Siding


CT-1 - Concrete


MT-1 - Metal Canopy


MT-2 - Aluminum Storefront

SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



EAST/WEST SECTION

SCALE: 3/32" = 1'-0"

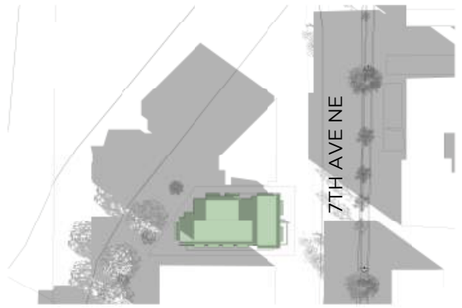
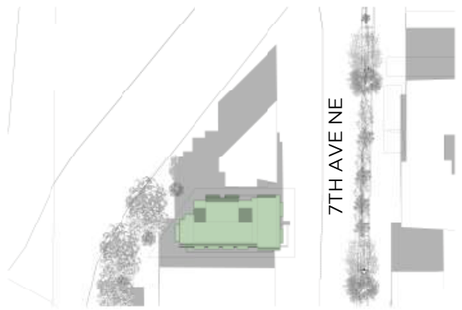
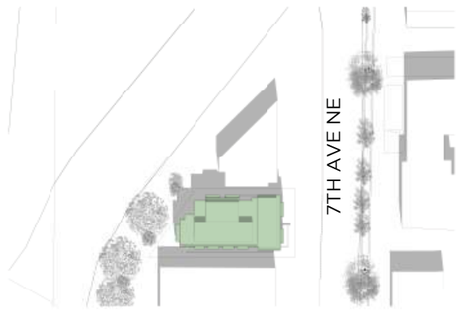
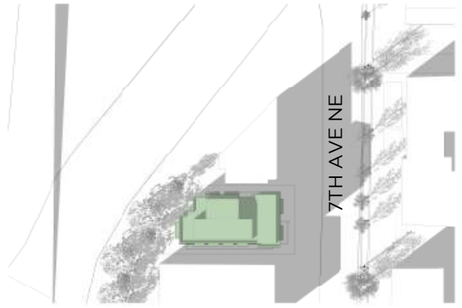
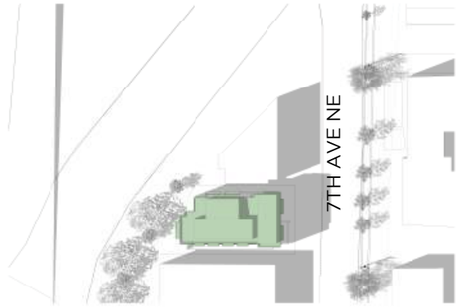
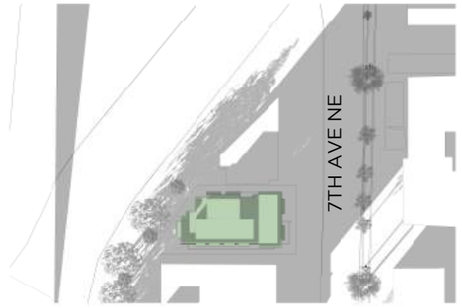
NORTH/SOUTH SECTION
SCALE: 3/32" = 1'-0"

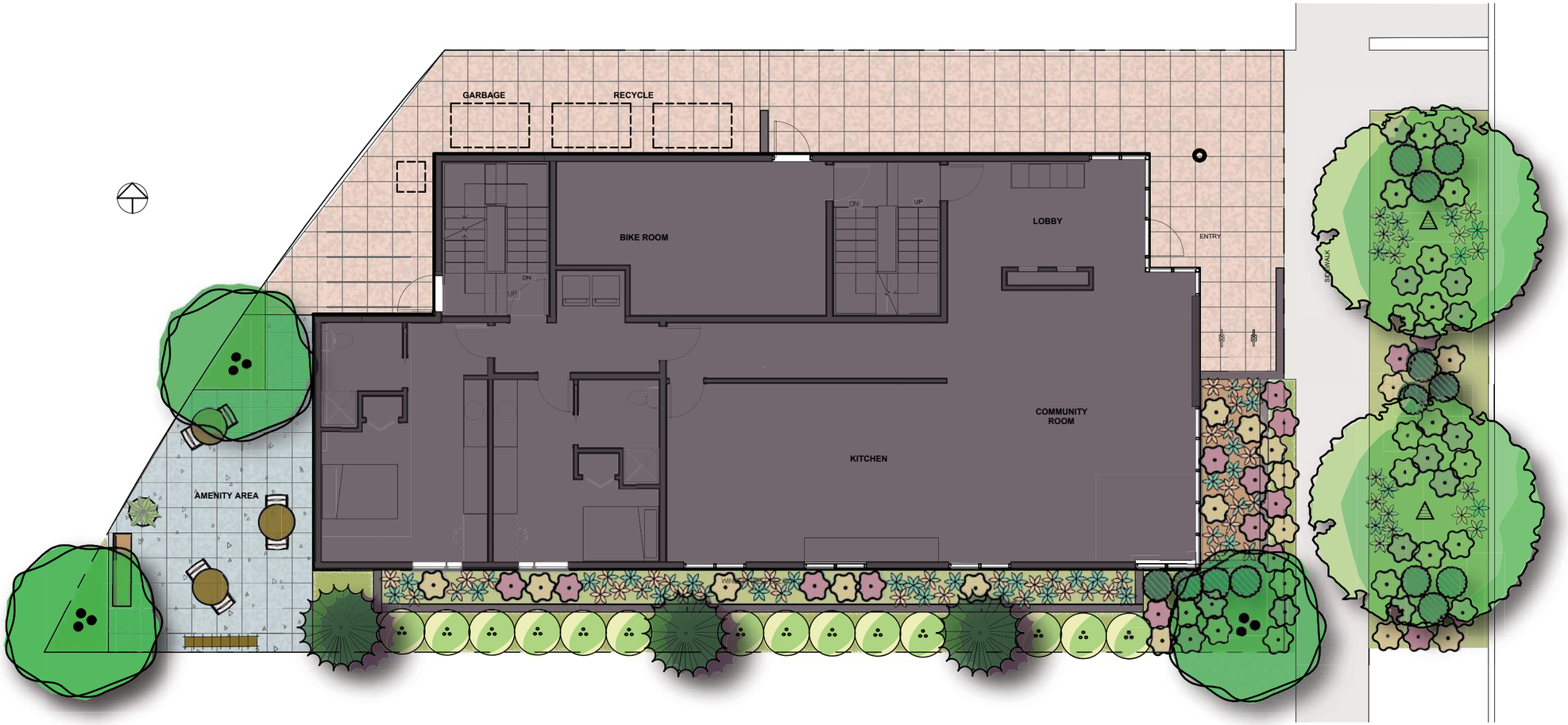
VIEW FROM NE AT MAIN ENTRY

VIEW FROM SE AT MAIN ENTRY

VIEW FROM SW

VIEW FROM NW

	SPRING/FALL EQUINOX	SUMMER SOLSTICE	WINTER SOLSTICE
9:00 AM			
12:00 PM			
3:00 PM			



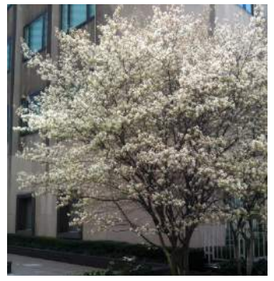
C|P|H CONSULTANTS


REDBUD


HINOKI


HOLLYWOOD JUNIPER


CORAL BARK MAPLE


SERVICEBERRY

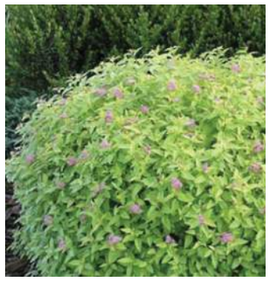

WEIGELA


DAVID'S VIBURNUM


OAKLEAF HYDRANGEA


AZALEA


SWORD FERN


SPIRAEA


ORANGE SEDGE


GOLD SEDGE


KELSEY'S DWARF RED-OSIER DOGWOOD


PIGGY BACK PLANT


BLUE OATGRASS

Green Factor Scoresheet PAGE 1

SEATTLE×green factor

Project title:

Parcel size: Enter sq ft of parcel: 4,388

SCORE: 0.50101

	Landscape Elements**	Totals calculate automatically from Green Factor Worksheet		Factor	Total
A	**Planted areas**		824.9	0.6	495
1	Planted areas with a soil depth of 24" or greater		square feet		
2	Bioretention facilities		72.5 square feet	1	73
B	**Plantings (credit for plants in landscaped areas from Section A)**				
1	Mulch, ground covers, or other plants less than 2' tall at maturity		897.4 square feet	0.1	90
2	Medium shrubs or perennials 2'-4' tall maturity - calculated at 9 sq ft per plant (typically planted no closer than 18" on center)	136 plants	1224	0.3	367
3	Large shrubs or perennials 4'+ at maturity - calculated at 36 sq ft per plant (typically planted no closer than 24" on center)	18 plants	648	0.3	194
4	**Small Trees** Tree canopy for "Small Trees" or equivalent (canopy spread of 8' to 15') - calculated at 75 sq ft per tree	6 trees	450	0.3	135
5	**Small/Medium Trees** Tree canopy for "Small/Medium Trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree	0 trees	0	0.5	0
6	**Medium/Large Trees** Tree canopy for "Medium/Large Trees" or equivalent (canopy spread of 21' to 25') - calculated at 250 sq ft per tree	0 trees	0	0.7	0
7	**Large Trees** Tree canopy for "Large Trees" or equivalent (canopy spread of 26' or more) - calculated at 350 sq ft per tree	2 trees	700	0.9	630
8	**Preserved Trees** Tree canopy for preservation of existing trees with trunks 6"+ DBH (Diameter at Breast Height, 4.5' above the ground) - calculated at 20 sq ft per inch diameter	0 inches	0	1	0

*** Do not count public rights-of-way in parcel size calculation.**

**** You may count landscape improvements in rights-of-way contiguous with the parcel. All landscaping on private and public property must comply with the Landscape Standards Director's Rule (DR XX-2020).**

REVISED 07-07-2020

C|P|H CONSULTANTS


One


Two

Three

1. *Oakwood Residence | SLU*
   use of material expression to highlight bays
2. *The Bernard Apartments | Queen Anne*
   use of windows in bays
3. *Capitol Core | Capitol Hill*
   use of vertical siding and entry canopy
4. *Cedar Apartments | U-District*
   use of glass corner at common space
5. *Mio Apartments | Roosevelt*
   use of bays and separation of base and upper floors


Four

Five