

Interstate-5

NE 42nd St



ACADEMIA COURT

DESIGN REVIEW RECOMMENDATION

DPD # 3013403

September 23, 2013
4039 8th Ave NE
Seattle, WA 90105

7th Ave NE

8th Ave NE

9th Ave NE

Roosevelt Way NE

NE 40th St

NE Campus Parkway

Eastlake Ave NE

ACADEMIA COURT LLC
d/Arch LLC

PROJECT PROGRAM

SITE AREA: 8,501 SF (per survey)

ZONING: LR3 (Proposed zoning) (University District Northwest Urban Center Village)

BUILDING CODE: 2009 IBC

PROPOSED USE: Multi-Family

SITE TOPOGRAPHY: Approximate 16’ elevation difference between the highest NE corner to lowest SW corner

BUILDING HEIGHT: Approximate 40’ with four stories above grade and a basement

NUMBER OF DWELLING UNITS: Approximately 62 units

GROSS FLOOR AREA: 16,502 S.F.

LEGAL DESCRIPTION:

409230-1985: Lot 42 and the north half of lot 41, block 8, 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

409230-1970: The north 10 feet of lot 39, all of lot 40 and the south half of lot 41, block 8, 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.

EXISTING SITE

The site is composed of 2 tax parcels located one-and-half blocks West of Interstate-5 along 8th Avenue NE, between NE 40th Street and NE 42nd Street. The parcel is rectangular and measures approximately 85 feet wide by 100 feet deep.

The site currently contains 2 single-family residences there is surface parking along the alley serving the residences.

The site slopes from the highest point on the northwest corner to the lowest point on the southwest corner with a diagonal difference of approximately 16’. Existing landscape is consistent with single family structures.

OBJECTIVES

The proposed project is to construct a new 5-story apartment building with approximately 62 units. The project intent is to provide small studios to match the local demographic which is oriented towards students and young professionals. Three options for the proposed development are provided in this DRB packet. Each proposal seeks to:

- Provide an attractive building that upgrades the neighborhood anticipates the future
- Provide affordable housing for the regional student and young professional population.
- Discourage the use of automobiles as a means of transportation by not providing parking
- Provide a design that reduces the impact of the adjacent freeway on residents
- Incorporate green design.

ZONING AND OVERLAY DESIGNATION

The parcel is zoned LR3 (low-rise 3) and is in the University District Northwest Urban Center Village. The surrounding area is zoned MIO to the South and CI-65 to the East

and SF-5000 to the North and West beyond Interstate 5.

NEIGHBORING DEVELOPMENT

The proposed site is located within the University District, which is largely comprised of single-family homes, townhouses and mid-size to large apartment/condominium buildings. Additionally, there are several commercial pockets and streets located throughout the district. NE 45th Street, which is located five blocks of the project, is a major arterial. Interstate 5, the main north-south transportation route/corridor through Washington State, is located less than a block to the west of the project site. The project site is within walking distance of the University of Washington, and is in a pedestrian friendly neighborhood.

The University District is a diverse neighborhood. In the immediate vicinity of the proposed project there are single-family houses, town homes, and 3 to 5 story apartments, with a telephone utility building across the street and a U. district p-patch community garden. Beyond the immediate area are more residential structures of various sizes including some high-rise structures, plus there are numerous commercial buildings and service-oriented businesses along 45th Avenue towards the north. The western edge of the University of Washington is located 2 blocks to the east with the main campus occurring approximately a quarter mile to the east.

Two new projects are proposed in the immediate vicinity of the project (see p.6). The first is located on the same block to the north. It is a 60-65 unit apartment with 8-12 parking stalls. The second is located 4029 & 4033 7th Ave NE to the west of proposed site. This is a 70 unit apartment building with 7 parking stalls. The building heights are all similar.

ZONING INFORMATION

KING COUNTY PARCEL NUMBER PARCEL #: 409230-1985; 409230-1970

23.45.504 PERMITTED USES AND PROHIBITED USES:

Residential permitted

23.45.508 GENERAL:

B. Parking per 23.54.015

23.45.510 FLOOR AREA RATIOS:

- B. Permitted LR3 FAR: 1.5 or 2.0; 2.0 FAR Permitted per 23.45.510.C
- C. “Green building performance standard”- LEED Silver or Built Green 4-Star
- E. Exempt from FAR limits:
1. All underground stories
 4. Portions of a story that extend no more than 4’ above existing or finished grade, which-ever is lower
 5. Exemption for partially below grade with no stories above

23.45.512 DENSITY LIMITS:

- A. 40’ max. (30’ if within 50’ of SF Lot)
- D. Additional 5’ to ridge of pitched roof unless exception per F applied
- E. 3’ extra for shed and butterfly roofs
- F. Additional 4’ for projects with partially below grade story with 4-stories max. above lower floor with other conditions
- I. Structures with green roofs (50%) min. may exceed height by 2’
- J. Rooftop features 4’ + for open railing; dormers with conditions; 10’ for stair; 16’ for elevators: etc.

Program / Objectives / Zoning Information

23.45.518 SETBACK REQUIREMENTS:

- A. Front setback: 5’ minimum.
Rear setback: 10’ minimum + 1’ Alley dedication.
Side setback: 7’ avg. and 5’ min> 40’ length
1. Portions of structures complying with FAR Exemption 23.45.510.E5 don’t count in facade width
- H. Projections permitted in all required setbacks
1. Roof eaves, etc. - max 4’ with min. 3’ to property line
 3. Bay windows 10’ in width, 2’ depth, min. 5’ to property line
 5. Unenclosed porches extend to within 4’ of property line
- I. Unenclosed decks and balconies may extend max. 4’ max. 20’ width, min. 5’ to property line; separation required
- J. 2. Structures- barrier free ramps may be in required setbacks
7. Fences- max. 6’ high
 8. Retaining wall- max. 6’ high

23.45.522 AMENITY AREA:

- A. 1. 25% of lot area required as amenity area
2. 50% of amenity area to be provided at grade unless roof amenity meeting stds, of 23.45.510.E.513
 4. Amenity area at ground floor to be common area
- D. All units shall have access to common or private amenity area
4. No minimum dimension for pvy. amenity area
 5. Common amenity area- 250 sf and 10’ min. dimension

23.45.524 LANDSCAPE REQUIREMENTS:

- A. 2. Green Area Factor of 0.6 or greater
- B. 1. Street trees required

23.45.526 LEEDS BUILT GREEN & EVERGREEN SUSTAINABLE DEVELOPMENT STANDARDS

A. Required of developments gaining extra residential floor area LEED Silver or Built Green 4-Star

23.45.527 STRUCTURAL WIDTH AND FAÇADE LENGTH LIMITS:

- A. 150’; max. width
- B. 65% lot depth mx. length

23.45.534 LIGHT AND GLARE STANDARDS

A. Directed away from adjacent properties

23.53.015 REQUIREMENTS FOR STREETS

015. Street improvements required

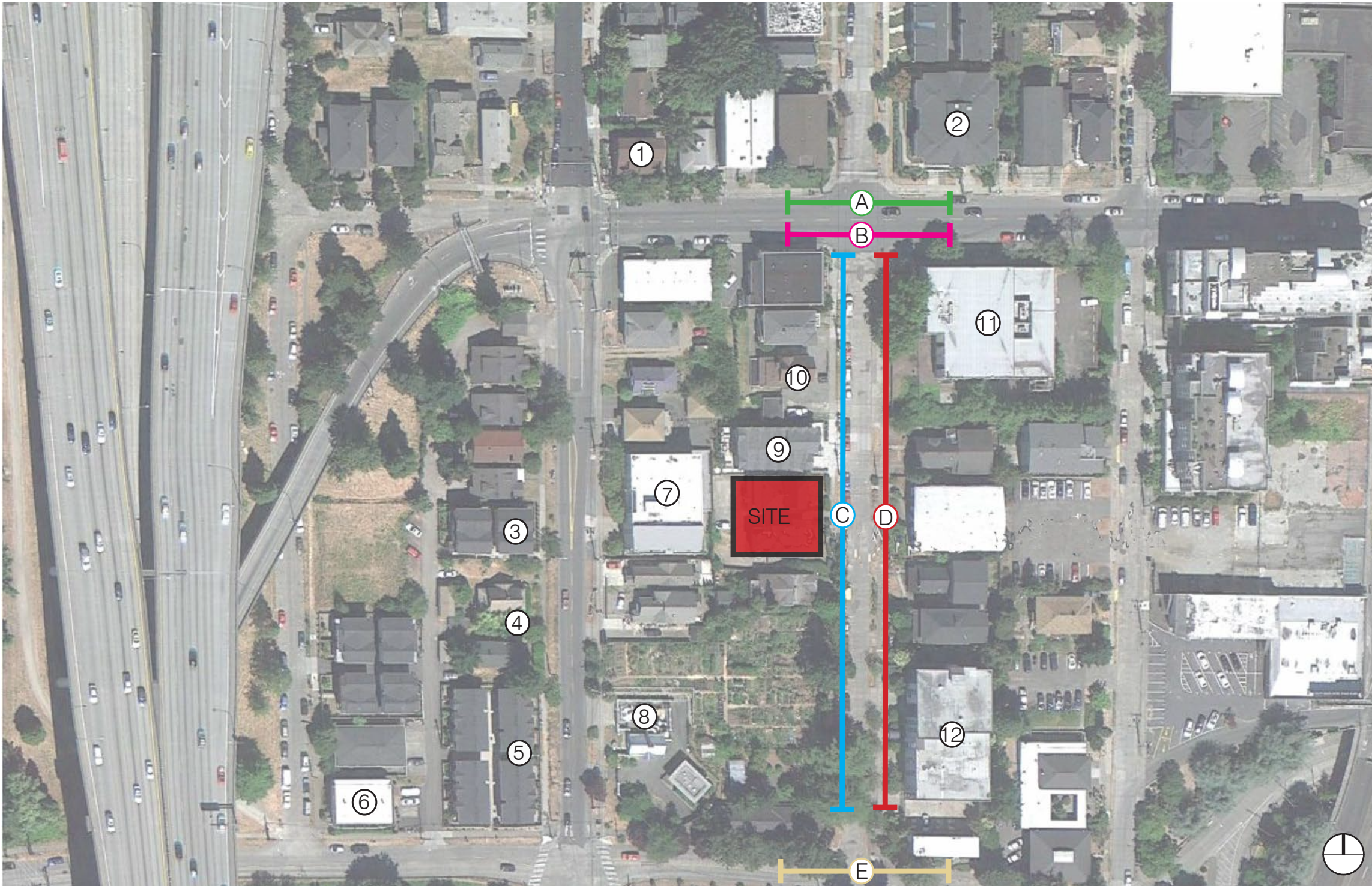
23.54 QUANTITY & DESIGN STDS. FOR ACCESS, OFF- STREET PARKING, & SOLID WASTE STORAGE:

015. Required Parking
Table B. No parking required for multifamily uses in “urban centers”

040. SOLID WASTE & RECYCLABLE MATERIALS STORAGE & ACCESS

A. 375 square feet plus 4 square feet for each additional unit above 50

Context Analysis



OPPORTUNITIES AND CONSTRAINTS

The site is located in the LR3 zone in the University District Northwest Urban Center Village. The University Community Guidelines acknowledge the diversity of the University District. The development is a mixture of single family residences and multi-family apartment buildings.

The site is located within walking distance of the University of Washington, as well as numerous commercial districts, parks and trails. The University District is a pedestrian friendly neighborhood, the Burke-Gilman trail access is a couple block away.

The site is largely bound by major arterials. Major streets include Interstate 5 two blocks to the west and NE 45th Street to the north. Interstate 5 is the main north-south transportation corridor through Washington State and NE 45th Street provides direct access to both Interstate 5 and the University of Washington.

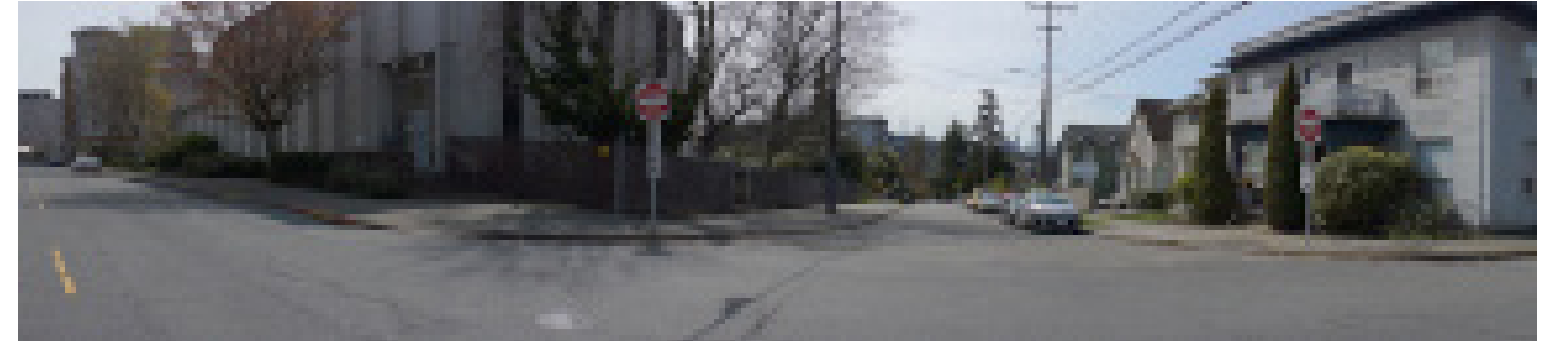
Views can be seen from southwest of project site.



(*) DESIGNATES PROPOSED PROJECTS



(A) 42ND STREET NE LOOKING NORTH



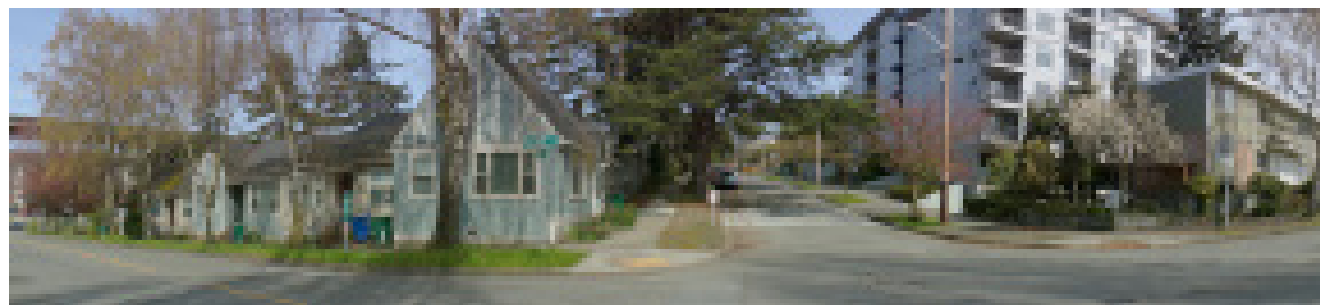
(B) 42ND STREET NE LOOKING SOUTH



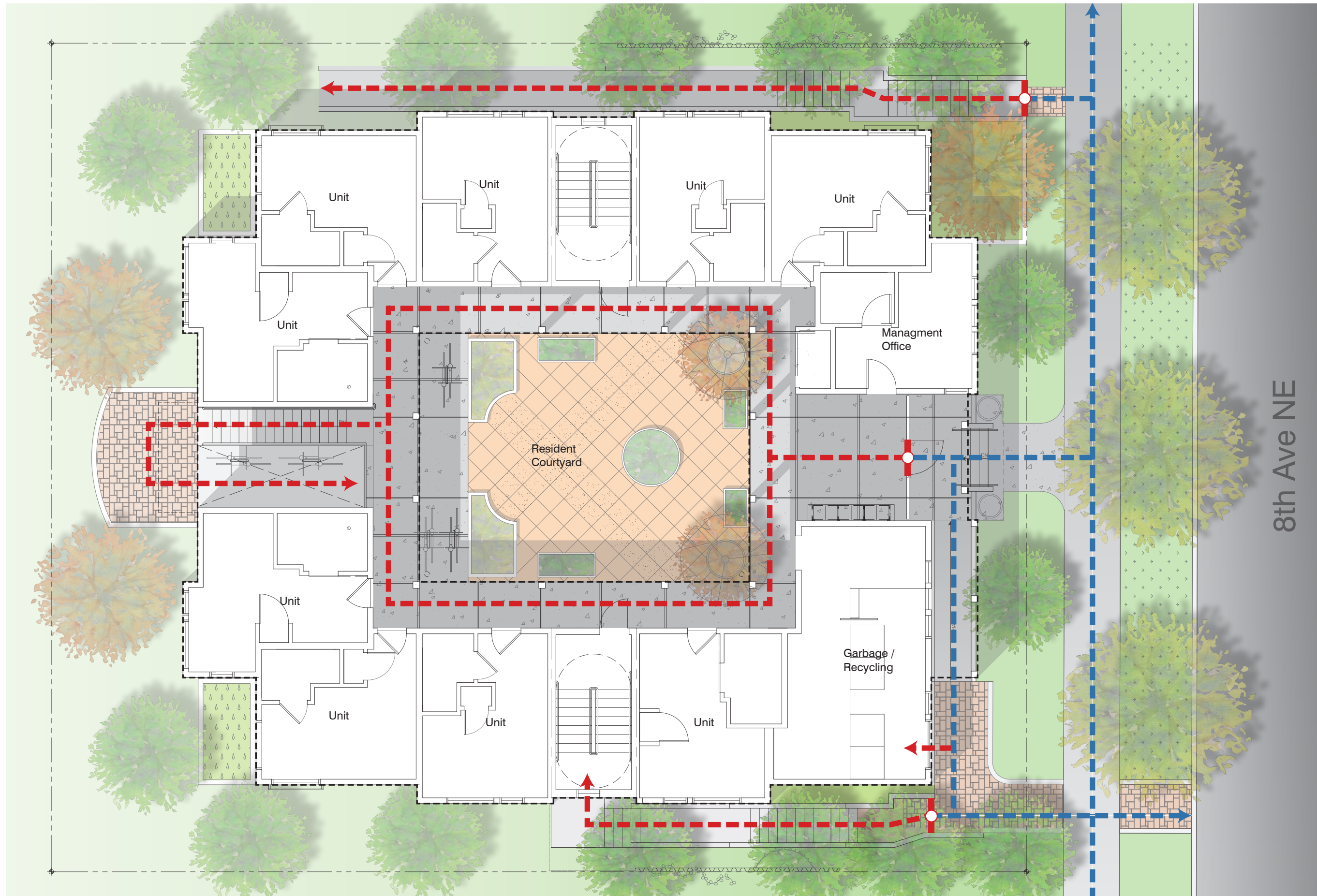
(C) 8TH AVENUE NE LOOKING WEST



(D) 8TH AVENUE NE LOOKING WEST



(E) 40TH STREET NE LOOKING NORTH



- Secured Gate Entry
- Pedestrian Path (secured)
- Pedestrian Path

8th Ave NE

SITE PLAN



SITE PLANNING

A-1 Responding to Site Characteristics

The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features.

APPLICANT’S RESPONSE:

The building takes advantage of the sloping lot by providing day-lighting for the lower level. Special attention was given to making the building’s relationship to the sidewalk pedestrian friendly

A-2 Streetscape Compatibility

The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.

APPLICANT’S RESPONSE:

The building’s height at the street is typical of it’s neighbors. The corners step back to ease the building’s visual impact.

A-3 Entrances Visible from the Street

Entries should be clearly identifiable and visible from the street.

APPLICANT’S RESPONSE:

Entry to the building is through an open air passage to an interior courtyard. From the street, the landscaped courtyard is visible and inviting.

A-4 Human Activity

New development should be sited and designed to encourage human activity on the street.

APPLICANT’S RESPONSE:

The open entry enhances the building’s relationship with the street. Not only is there human activity, with the coming and going of the residents, but, there will also be visible activity in the interior courtyard.

A-6 Transition Between Residence and Street

For residential projects, the space between the building and the sidewalk should provide security and privacy for residents.

APPLICANT’S RESPONSE:

The space between the building is open and landscaped in a manner that breaks up visibility, providing a sense of privacy. A continuous fence along the property line provides security that is enhanced at night by lighting.

A-7 Residential Open Space

Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

APPLICANT’S RESPONSE:

Residential open space is provided within a large interior courtyard at grade, as well as a paved terrace at the West side of the property on the Basement Level.

HEIGHT, BULK AND SCALE

B-1 Height, Bulk and Scale Compatibility

Height, Bulk and Scale Compatibility. Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area.

APPLICANT’S RESPONSE:

The project is compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area. All of the lots across the streets and adjacent to the south have the same LR3 zoning.

ARCHITECTURAL ELEMENTS

C-2 Architectural Concept and Consistency

Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building. In general, the roof line or top of the structure should be clearly distinguished from its facade walls.

APPLICANT’S RESPONSE:

This building is modulated to create visual interest and aesthetic proportion relative to its use.

C-3 Human Scale

The design of new buildings should incorporate architectural features, elements, and details to achieve a good human scale.

APPLICANT’S RESPONSE:

This building is modulated to create visual interest and aesthetic proportion relative to it’s use.

C-4 Exterior Finish Materials

Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

APPLICANT’S RESPONSE:

Exterior materials include durable cement fiber panels, galvanized steel sheets and cast-in-place concrete that are consistent with the materials of neighboring buildings

PEDESTRIAN ENVIRONMENT

D-1 Pedestrian Open Spaces and Entrances

Convenient and attractive access to the building’s entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.

APPLICANT’S RESPONSE:

Convenient and attractive access to the building’s entry is provided though the residential courtyard entry. This courtyard is visible from the street and enhances the pedestrian experience. A gate secures the entry and courtyard, but allows open views in and out.

D-6 Screening of Dumpsters, Utilities, and Service Areas

Building sites should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible. When elements such as dumpsters, utility meters, mechanical units and service areas cannot be located away from the street front, they should be situated and screened from view and should not be located in the pedestrian right-of-way.

APPLICANT’S RESPONSE:

All utility, mechanical and garbage/recycle locations are within the building. The garbage/recycle area is located within proximity of 8th Ave NE for easy removal access, but screened from pedestrian eye within the building.

D-7 Personal Safety and Security

Project design should consider opportunities for enhancing personal safety and security in the environment under review.

APPLICANT’S RESPONSE:

Personal safety is enhanced by the openness of the entry and the interior open corridors. The project is also fenced and gated along the property line.

D-12 Residential Entries and Transitions

For residential projects in commercial zones, the space between the residential entry and the sidewalk should provide security and privacy for residents and a visually interesting street front for pedestrians. Residential buildings should enhance the character of the streetscape with small gardens, stoops and other elements that work to create a transition between the public sidewalk and private entry.

APPLICANT’S RESPONSE:

The residential entry through the open corridor into the courtyard creates a safe, visible , and unique transition from the public street to the semi-private residential areas. Landscaping at the street and in the courtyard will enhance this experience.

LANDSCAPING

E-1 Landscaping to Reinforce Desing Continuity with Adjacent Sites

Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape.

APPLICANT’S RESPONSE:

The landscape design for this project responds to it’s neighbors, while creating a more finely tuned experience.

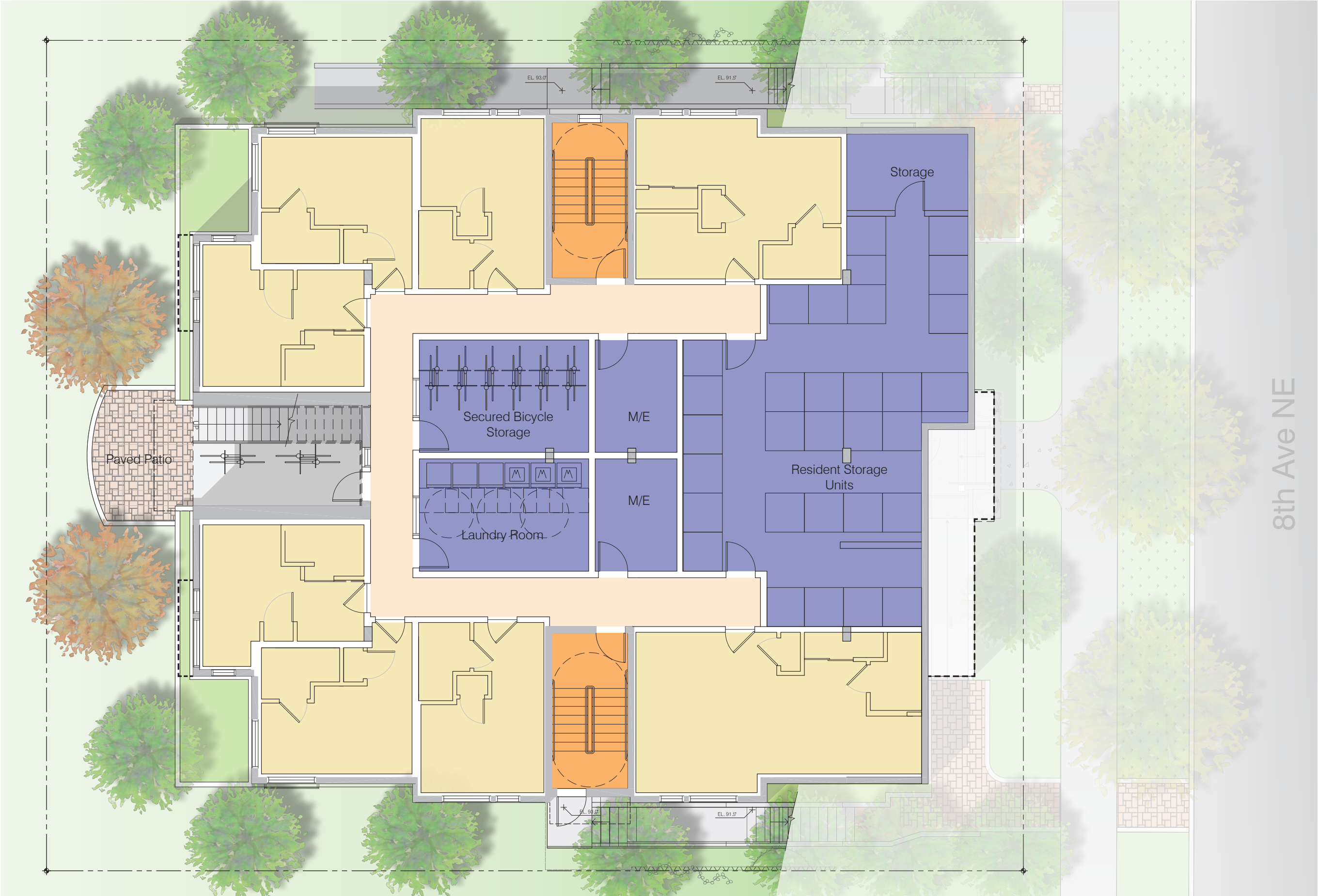
E-2 Landscaping to Enhance the Building and Site

Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture, and similar features should be appropriately incorporated into the design to enhance the project.

APPLICANT’S RESPONSE:

Landscaping at the street, in the courtyard, and around the building, endeavors to create a special character for the p[asserby and the residents.

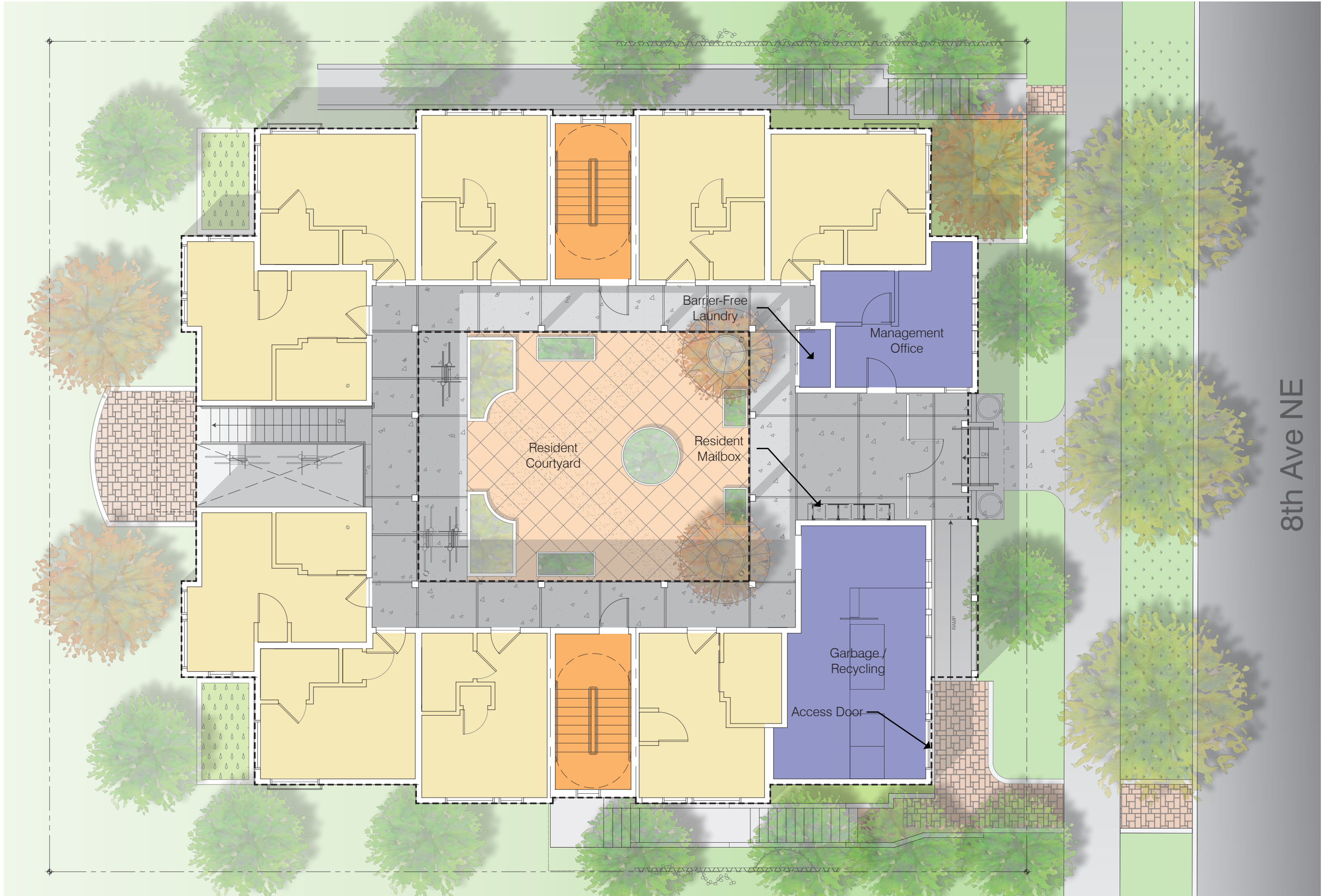
Building Plans



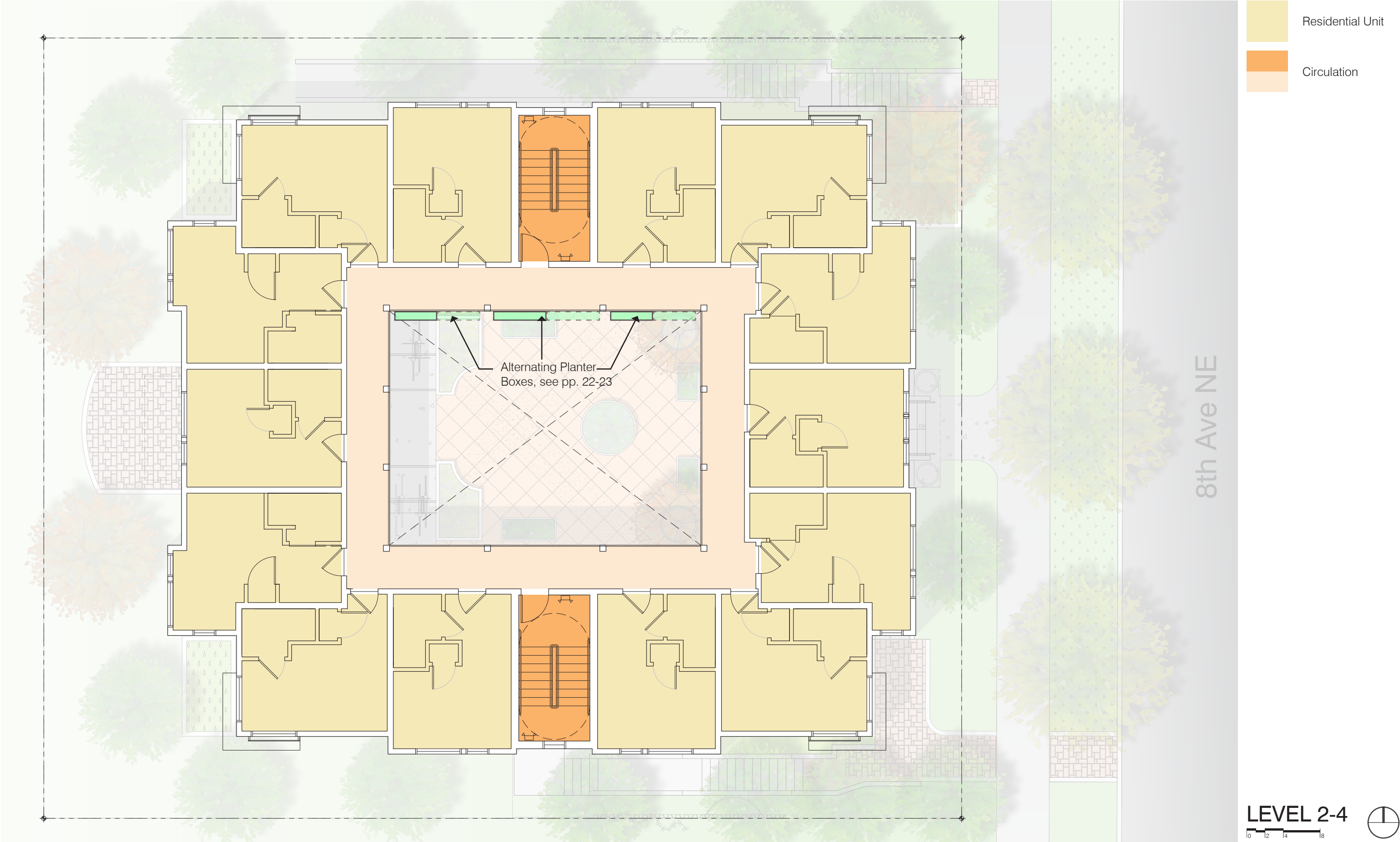
- Residential Unit
- Amenity / Building Space
- Circulation

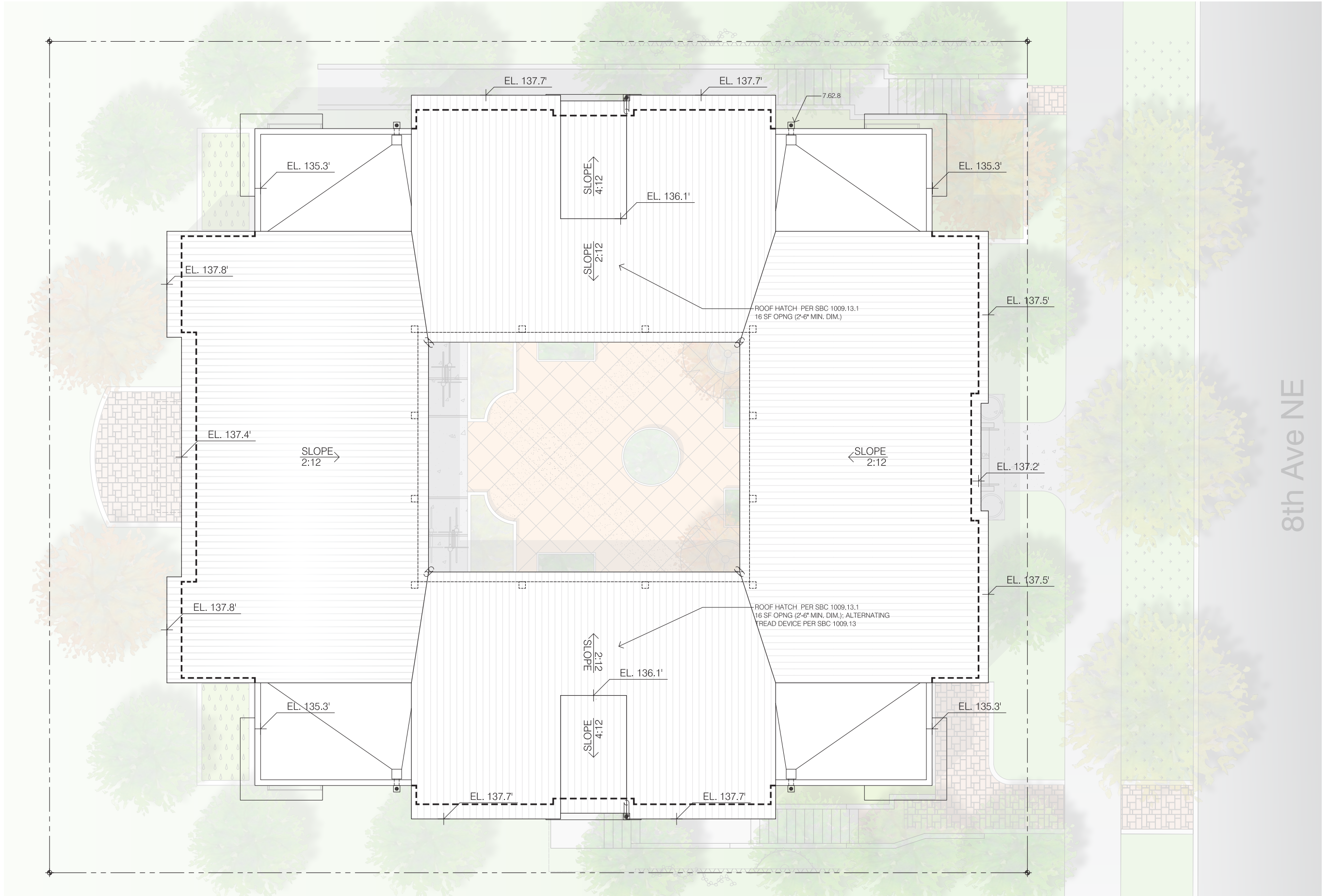
LEVEL 1

0 2 4 8

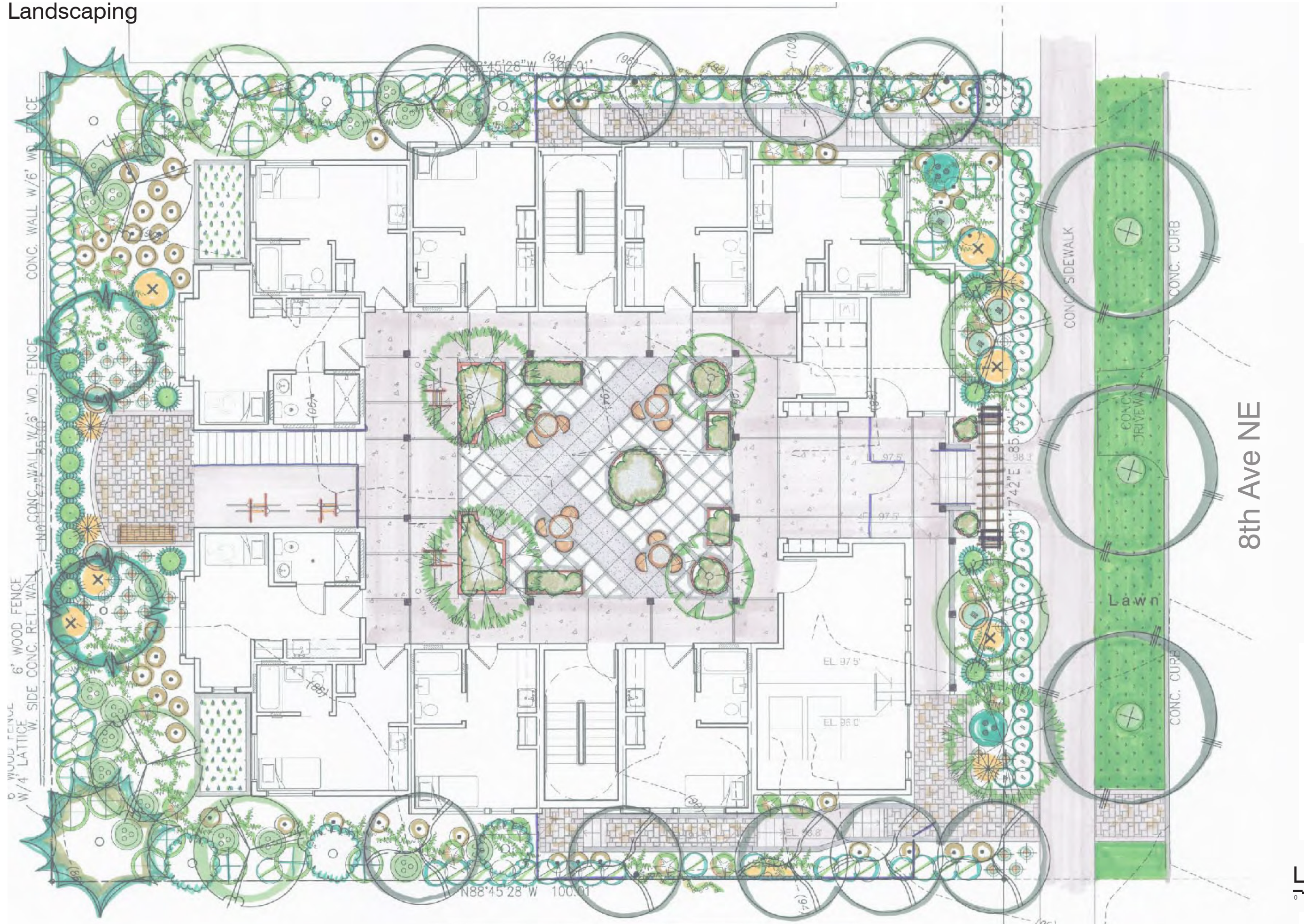


8th Ave NE





8th Ave NE



STATE OF
WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
GLENN L. TAKAGI
CERTIFICATE NO. 336

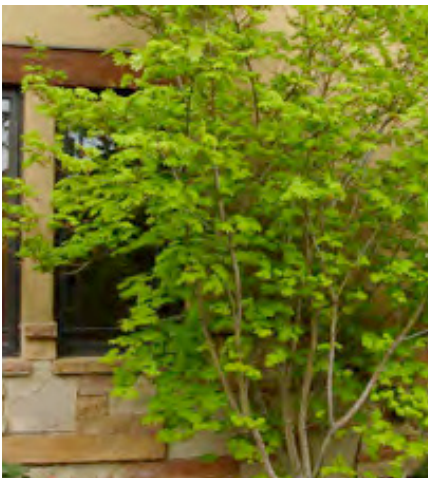
Glenn Takagi
Landscape Architect
18550 Firlands Way N.
Suite #102
Shoreline, WA 98133
(206) 542-6100
FAX: (206) 546-1128

LEVEL 1



PLANT SCHEDULE			
Qty.	Symbol	Botanical/Common Name	Size/Remarks
TREES:			
xx		Acer circinatum/ VINE MAPLE	min. 1-1/2" cal.
xx		Cornus caroliniana/ AMERICAN HORNSLAM	min. 2" cal.
xx		Cercis c. 'Forest Pansy'/ REDBUD	min. 1-1/2" cal.
xx		Cornus kousa/ KOREAN DOGWOOD	min. 1-1/2" cal.
xx		Magnolia g. 'Little Gem'/ EVERGREEN MAGNOLIA	min. 2" cal.
xx		Magnolia g. 'Victoria'/ EVERGREEN MAGNOLIA	min. 2" cal.
xx		Magnolia virginiana/ SWAMP MAGNOLIA	min. 2" cal.
xx		Calocedrus decurrens/ INCENSE CEDAR	min. 8' hgt.
SHRUBS / PERENNIALS:			
xx		Akebia cuneata/ FIVE FINGERED AKEBIA	5 gal. cans
xx		Buxus 'Winter Gem'/ KOREAN BOXWOOD	min. 12" spr., 15" hgt.
xx		Choisya l. 'Sundance'/ MEXICAN ORANGE	1 gal.
xx		Epimedium x versicolor 'Sulphureum' / NCN	1 gal.
xx		Ilex c. 'Convexa'/ JAPAN. BOXLEAF HOLLY	min. 24" hgt.
xx		Kalmia l. 'Little Linda'/ MTN. LAUREL	min. 21" spr.
xx		Lonicera s. 'Dropmore Scarlet' / HONEYSUCKLE	5 gal. cans
xx		Mahonia repens/ CREEPING MAHONIA	1 gal.
xx		Miscanthus s. 'Morning Light'/ MAIDENGRASS	5 gal. cans
xx		Myrica californica/ PACIFIC WAX MYRTLE	min. 30" hgt.
xx		Nandina d. 'Sienna Sunrise'/ HEAVENLY BAMBOO	min. 24" hgt.
xx		Pittosporum tobria/ PITTOSPORUM	min. 24" hgt.
xx		Polystichum munitum / SWORD FERN	min. 5 fronds @ 12" o.c.
xx		Ribes s. 'King Ed. VII'/ FLWG. CURRANT	min. 30" hgt.
xx		Thuja o. 'Emerald Green' / PYRAMIDALIS	
xx		Vaccinium ovatum/ EVERGREEN HUCKLEBERRY	min. 24" hgt.
GROUNDCOVERS:			
as required		Juncus ensifolius/ DAGGER LEAF RUSH	No. 1 Sod, pre-punched and non-netted. Bare root slips subject to approval. 2 per hole. Allowed late Nov.- late Apr. only OR 2-1/4" pots @ 12" o.c.
		Scripus microcarpus/ SM. FRUITED BULRUSH	
<p>* Plant sizes are specified per the American Standard for Nursery Stock, Publication—May 2, 1986 sponsored by the American Association of Nurserymen, Inc. on Plan, the quantity represented by symbol shall be used.</p> <p>* If plant quantity shown on schedule conflicts with what is represented by symbol</p> <p>* Plant names shown in "bold" are native/ drought tolerant.</p> <p>* Prior to any Street Tree Planting, coordinate with City Arborist (206.684.5693) soil preparation inspection and exact placement of tree. Include a 2'0" grass free ring at base of tree. Mulch tree ring.</p>			

Trees



Acer Circinatum



Cercis Canadensis



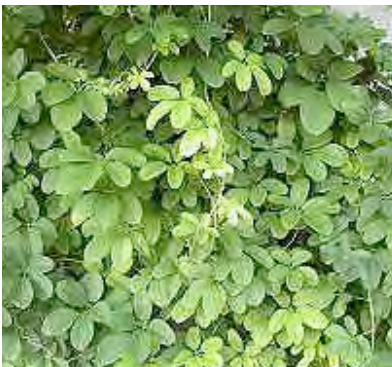
Magnolia "Victoria"



Magnolia "Little Gem"



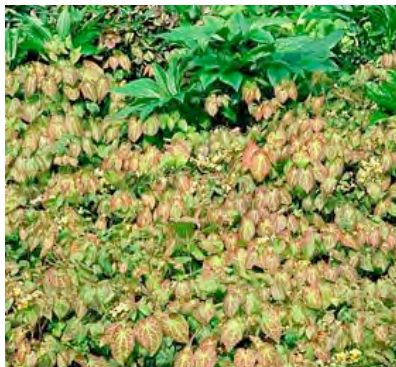
Shrubs



Akebia



Choisya Candensis



Epimedium x Versicolor



Kalmia



Mahonia Repens



Miscanthus



Myrica Californica



Nandina Domestica



Pittosporum Tobria



Polystichum Munitum

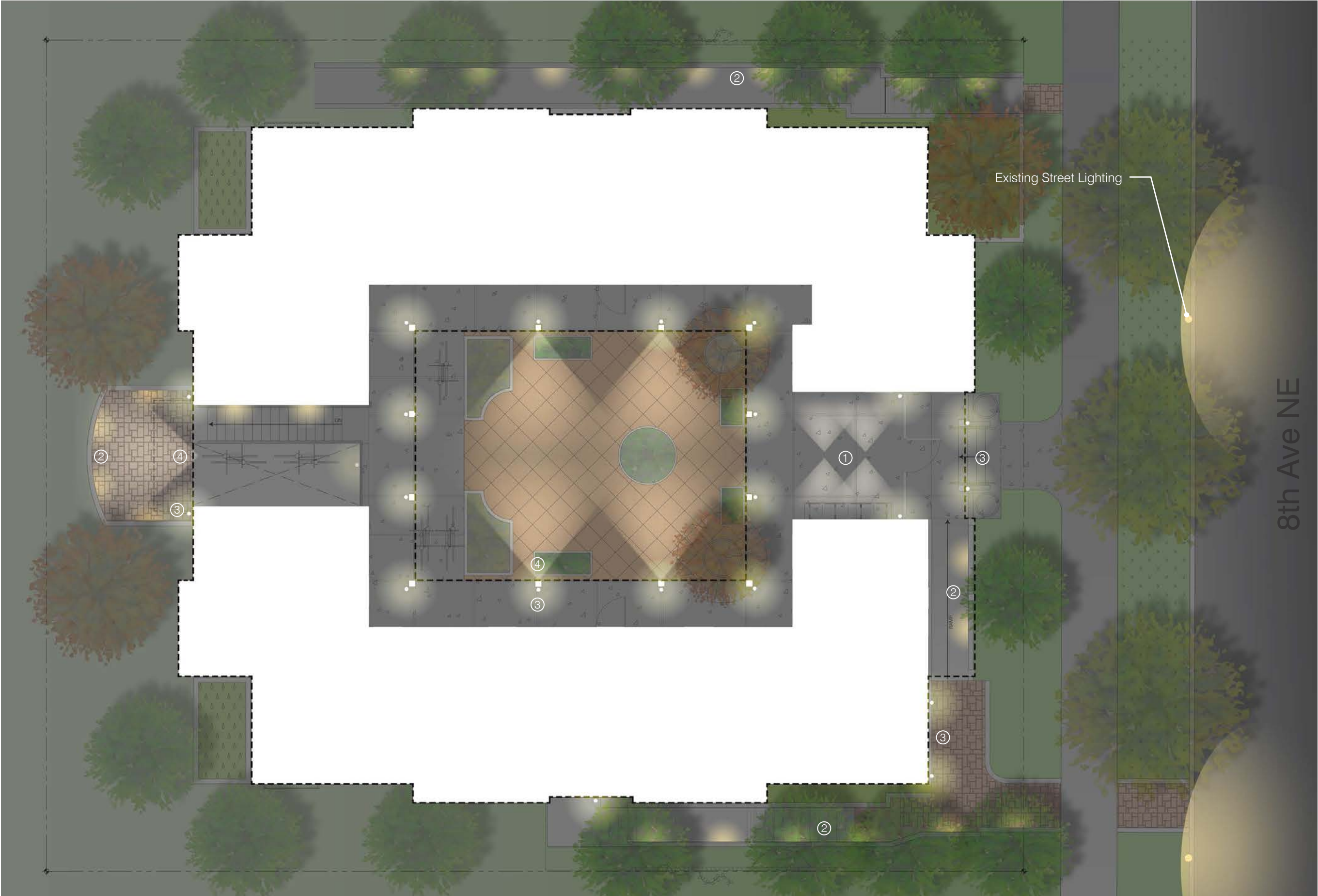


Ribes Sanguineum



Thuja Pryamidalis

Conceptual Lighting Plan



8th Ave NE

LEVEL 1





① Ceiling Mounted Directional Spotlight



② Recessed Path Light



③ Decorative Wall Sconce



④ Wall Mounted Directional Spotlight

Elevations





Elevations









Left: Exterior perspective looking West at East facade along 8th Ave NE.

Right: Birds-eye perspective looking Northwest at East facade above 8th Ave NE.



Akebia



Lonicera



Clematis

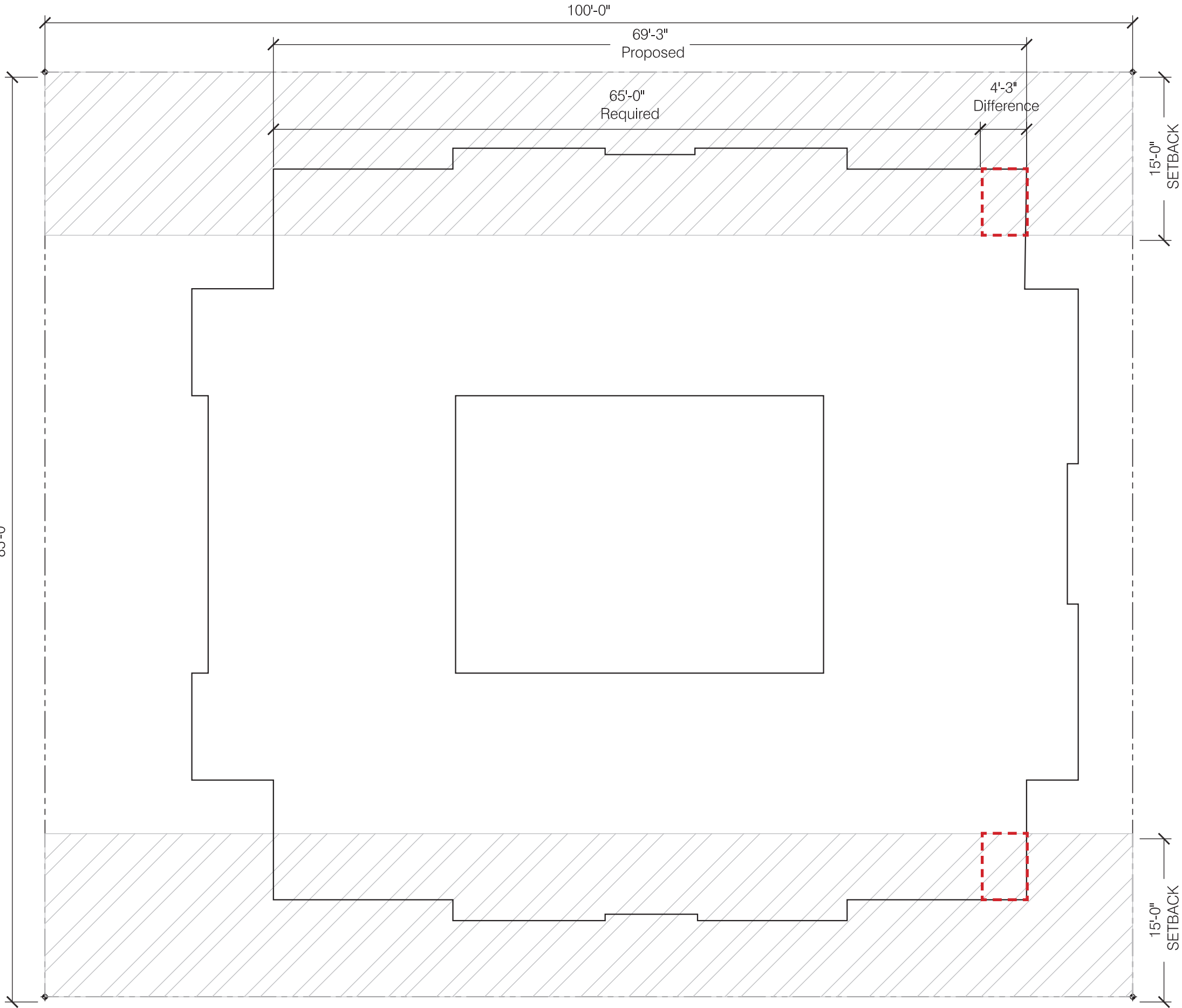
Planter Planting Palette

Perspective of interior courtyard, looking Northwest from breezeway at L2. Planters span the North breezeways, giving more life to the space as well as partial screening.





Exterior perspective of patio and residential open space at Basement level on West side of lot.



DEVELOPMENT STANDARD:

SMC 23.45.527.B1 Structure width and facade length limits in LR Zones (Residential Uses).

The maximum combined length of all portions of facades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65% of the length of that lot line

JUSTIFICATION:

A departure is requested from the 65% limit to residential uses along the Northern and Southern facades. The proposed project currently shows residential uses at 69.25% along the North and South facade. To maximize the interior courtyard amenity of this project, the exterior space along the property line was narrowed. We feel that maximizing this amenity space is crucial to creating enjoyable living space for our residents, and is also a more efficient design in response to the conditions of this site. Although it is possible to cut this portion of the facade away to maintain this standard, this would significantly reduced the size of 6-8 corner units which are typically the most desirable in a multi-family building. Therefore, we seek the DRB Recommendation in an additional 4.25% overall length along these facades.



