

1924. FRANKLIN AVENUE EAST.

PROJECT NUMBER: 3025745 | EARLY DESIGN GUIDANCE | MARCH 1.

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1924.
FRANKLIN AVENUE EAST.

01.
PROJECT
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PROJECT DESCRIPTION.

The proposed apartment project is located on Franklin Avenue East in an LR-2 zone. There is an existing single family residence on site with a garage. This project proposes to demo the existing residence and garage to build a 15 unit apartment building fronting on Franklin Avenue East & East Newton Street. The building will be composed of 3 above grade stories with (2) basements, comprised entirely of two bedroom dwelling units.

Since the proposed site is located in an urban village and frequent transit zone, no parking is required or will be provided on site.

02.
SITE
ANALYSIS

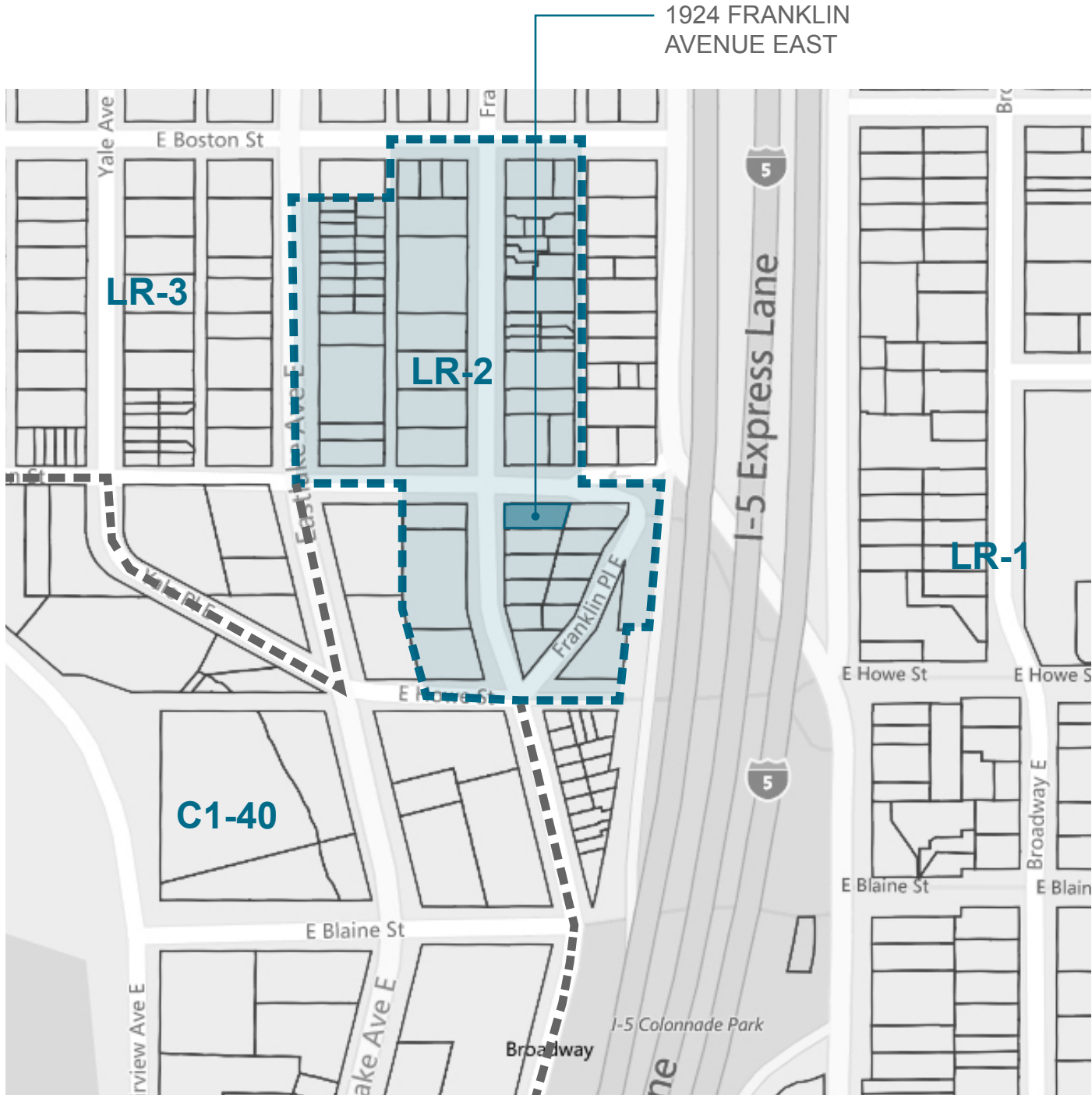
03.
BUILDING
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PROJECT #.	3025745
LOT AREA.	3,904 SF
PROPOSED DWELLING TYPE.	APARTMENTS
RESIDENTIAL UNIT #.	15 UNITS
RESIDENTIAL SQUARE FOOTAGE.	9,239 SF
PARKING.	0 SPACES

05.
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Lot Area:	3,904 SF
Zoning:	LR-2
ECA:	N/A
Commercial Use:	N/A
Residential Use:	15 APARTMENTS
FAR:	1.3 PER TABLE A 23.45.510
HEIGHT:	30' BASE HEIGHT PER TABLE A 23.45.514 4' OF ADDITIONAL BASE HEIGHT PER 23.45.514.F
SETBACKS:	FRONT: 5' PER TABLE A 23.45.518 SIDES: 5' PER TABLE A 23.45.518 (FACADES UNDER 40' IN LENGTH) 7' AVERAGE / 5' MINIMUM (FACADES OVER 40' IN LENGTH) REAR: 15' PER TABLE A 23.45.518
PARKING:	NONE PER TABLE B 23.54.015
PARKING ACCESS:	N/A
BICYCLE PARKING:	1 BIKE PARKING SPACE PER 4 DWELLING UNITS PER TABLE D 23.54.015
AMENITY AREA:	25% OF THE LOT AREA PER 23.45.522A 50% OF THIS AREA TO BE PROVIDED AT GROUND LEVEL
GREEN FACTOR:	A GREEN FACTOR SCORE OF 0.6 IS REQUIRED FOR THIS SITE PER 23.45.524.A.2

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9-BLOCK STUDY.
SURROUNDING COMMUNITY.

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VICINITY MAP.
LANDMARKS & TRANSPORTATION.

 BUS STOPS  BIKE LANES  SITE



1. LAKE UNION DRYDOCK



2. TERRY PETTUS PARK



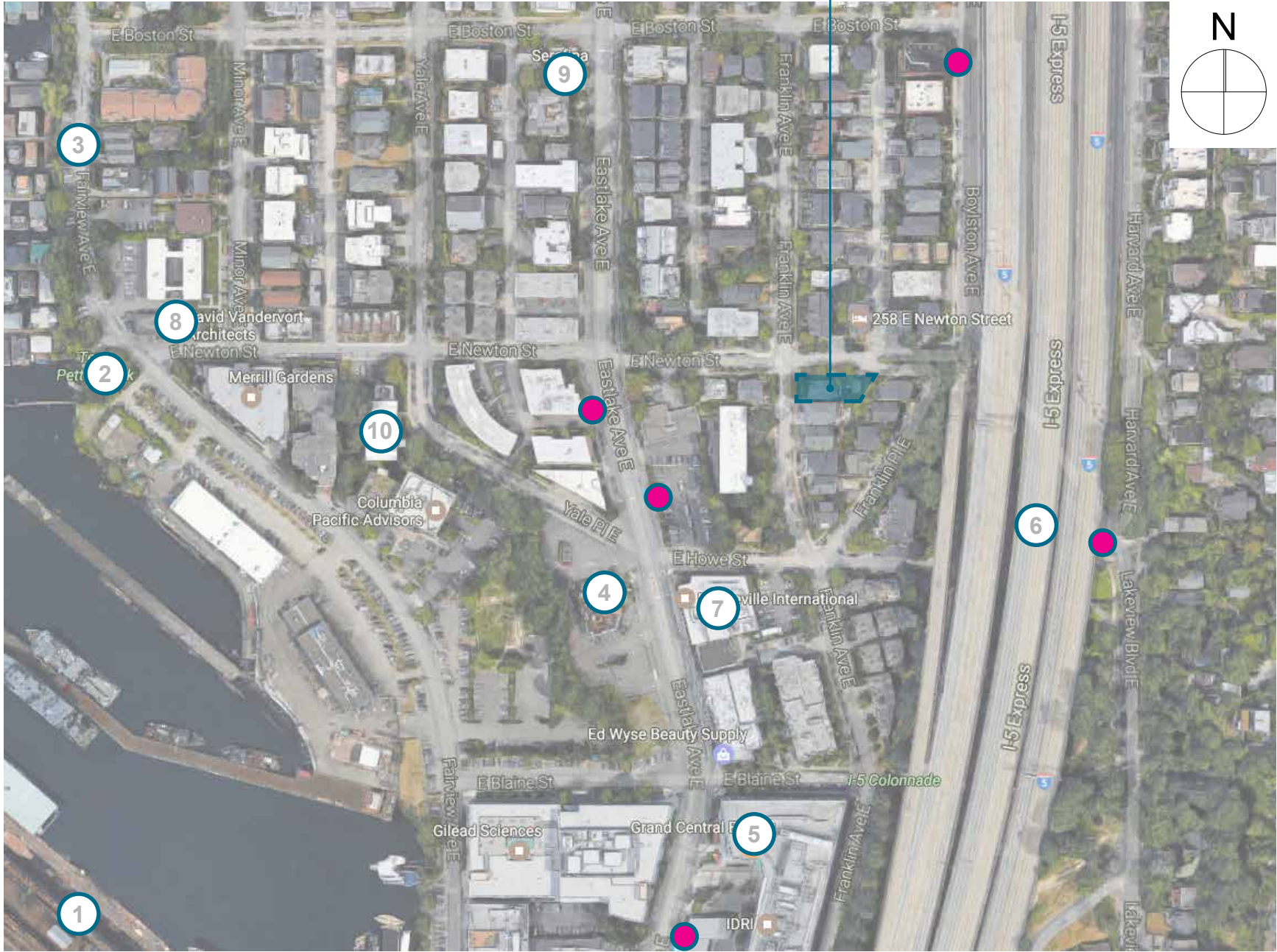
3. LAKE UNION HOUSE-BOATS



4. NEW MIXED-USE BUILDING



5. GRAND CENTRAL BAKERY



VICINITY MAP.



6. INTERSTATE 5



7. KIRO 7



8. DAVID VANDERVORT ARCH.



9. SERAFINA RESTAURANT



10. WCI TELEPHONE COMPANY

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OPPORTUNITIES & CONSTRAINTS.
IMMEDIATE AREA MAP.

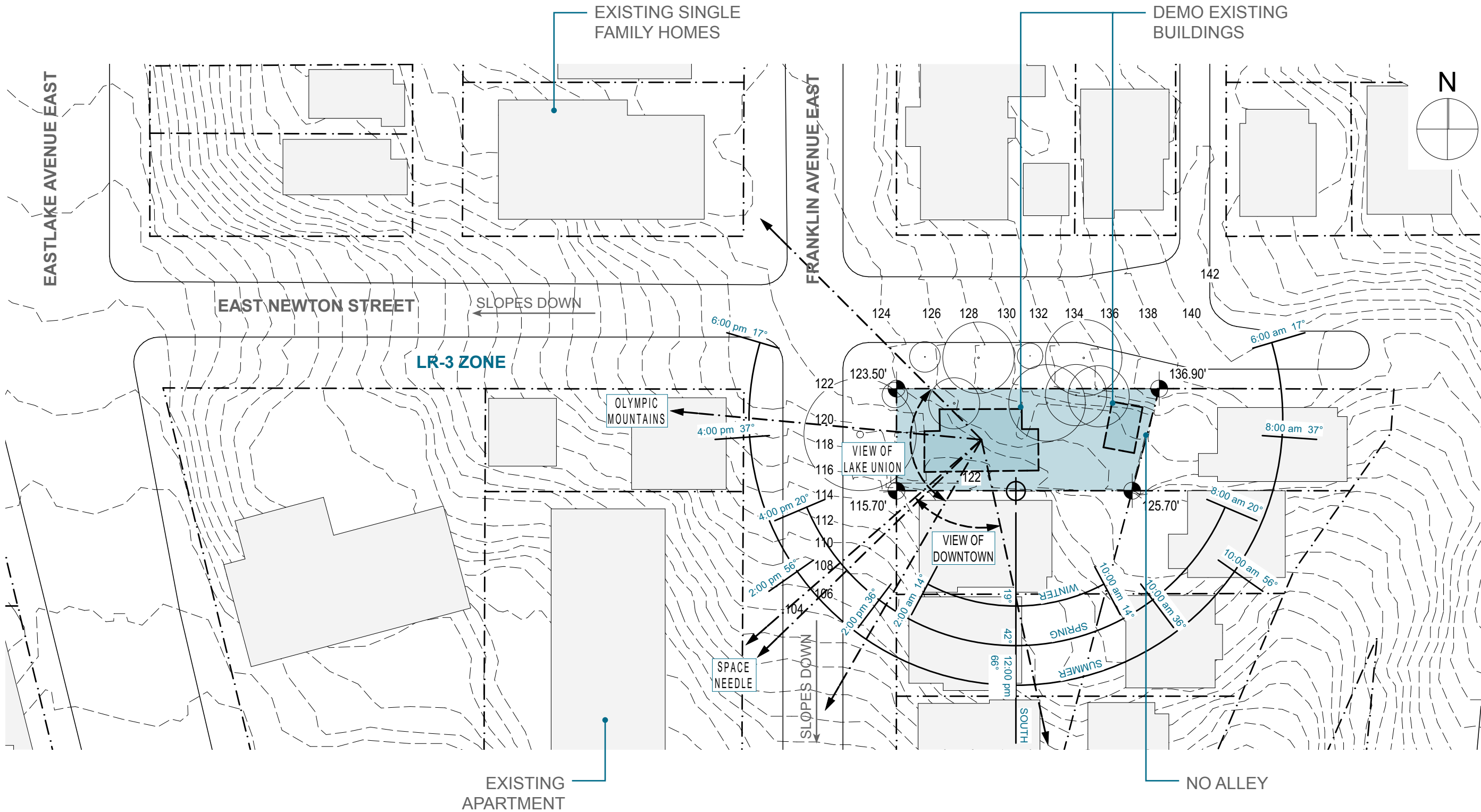
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VIEWS FROM THE SITE. SITE PHOTOS



1. VIEW @ EXISTING ENTRY



2. VIEW DOWN SOUTH PROP. LINE



3. VIEW OF BACKYARD



4. VIEW OF BACKYARD



5. VIEW FROM ACROSS STREET

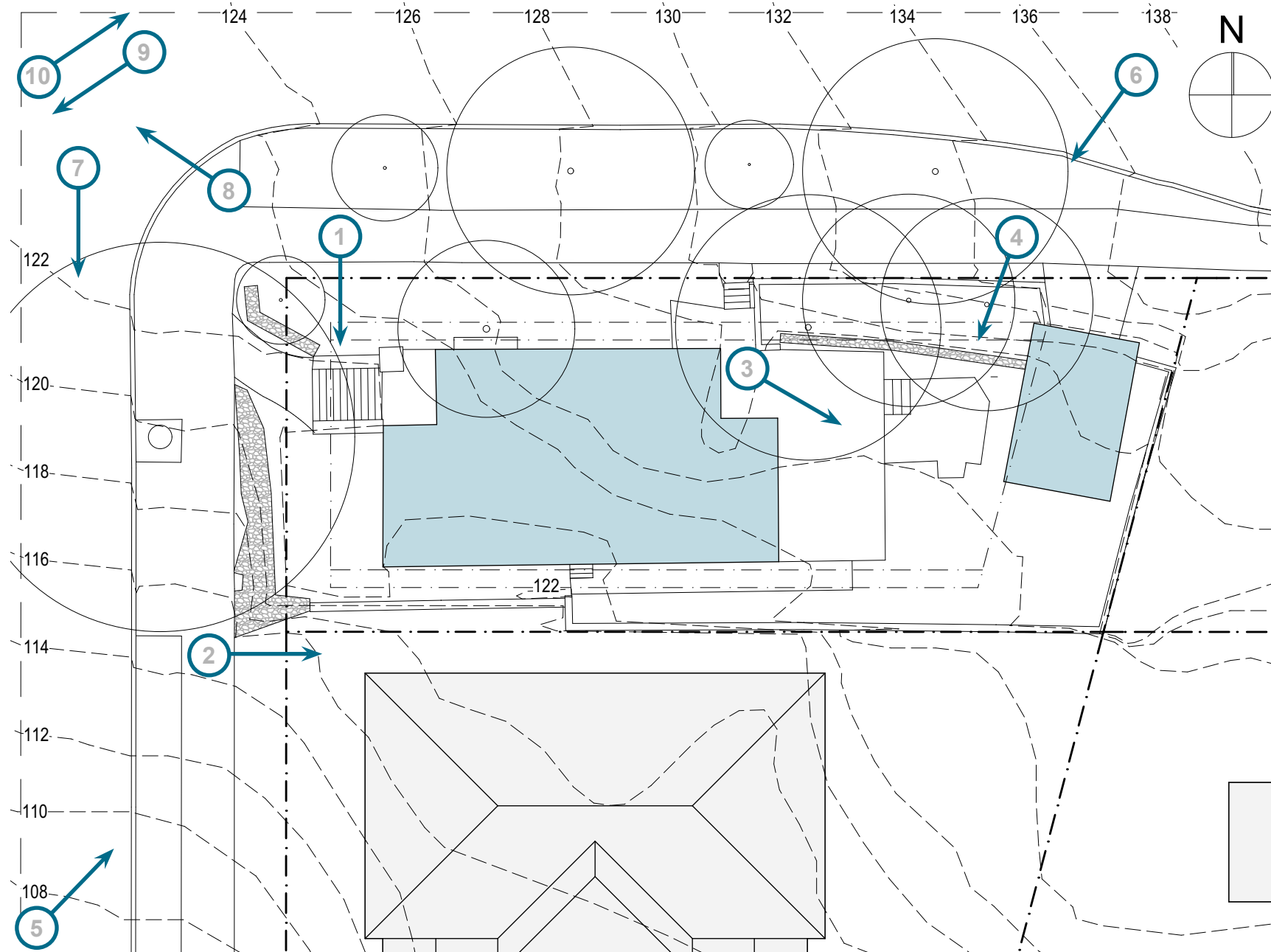


PHOTO KEY PLAN.



6. VIEW FROM ACROSS STREET



7. VIEW DOWN FRANKLIN AVENUE



8. SURROUNDING BUILDING



9. SURROUNDING BUILDING



10. SURROUNDING BUILDING

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EXISTING SITE CONDITIONS.
SITE PLAN.

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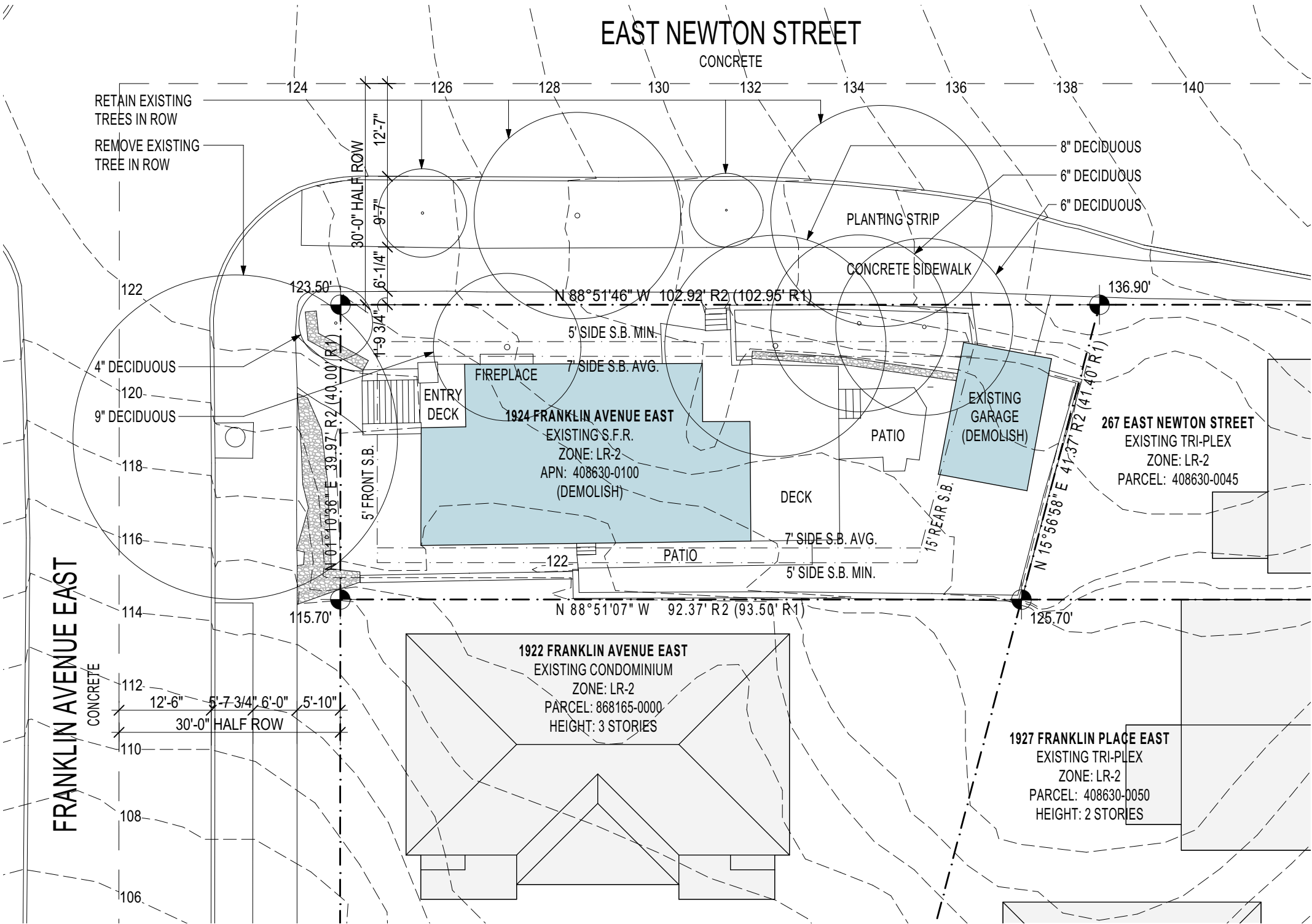
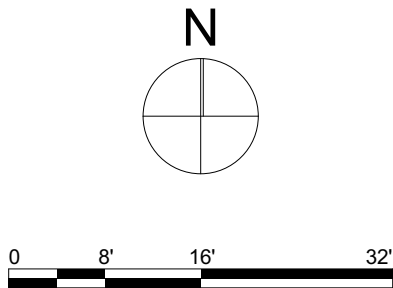
05.
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LEGAL DESCRIPTION (408630-0100)

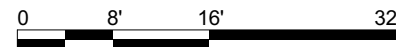
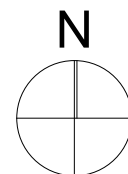
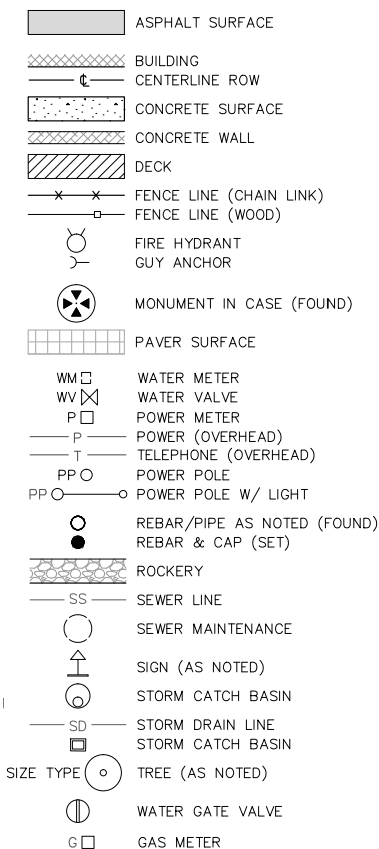
(PER STATUTORY WARRANTY DEED RECORDING #20160310000638)

LOT 12, BLOCK 2, LAKE UNION HEIGHTS ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 13 OF PLATS, PAGE(S) 70, IN KING COUNTY, WASHINGTON.

SITUATE IIN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.



LEDGEND



02. SITE ANALYSIS

03. BUILDING DESIGN

04. DESIGN STANDARDS

05. CODE DEPARTURES

BLOCK FACE STUDY.
FRANKLIN AVENUE EAST.

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VIEW FROM FRANKLIN AVENUE EAST. LOOKING EAST

BLOCK FACE STUDY.
FRANKLIN AVENUE EAST.



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FRANKLIN AVENUE EAST.

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VIEW FROM FRANKLIN AVENUE EAST. LOOKING WEST

BLOCK FACE STUDY.
FRANKLIN AVENUE EAST.



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VIEW FROM FRANKLIN AVENUE EAST. LOOKING WEST

BLOCK FACE STUDY.
EAST NEWTON STREET.

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VIEW FROM EAST NEWTON STREET. LOOKING SOUTH

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VIEW FROM EAST NEWTON STREET. LOOKING NORTH

BLOCK FACE STUDY. EAST NEWTON STREET.



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VIEW FROM EAST NEWTON STREET. LOOKING SOUTH

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VIEW FROM EAST NEWTON STREET. LOOKING NORTH

SUN / SHADOW STUDY.
IMPACTS ON SURROUNDINGS.

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MARCH 21ST. 9:00 AM



MARCH 21ST. NOON



MARCH 21ST. 3:00 PM



JUNE 21ST. 9:00 AM



JUNE 21ST. NOON



JUNE 21ST. 3:00 PM

SUN / SHADOW STUDY. IMPACTS ON SURROUNDINGS.

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DECEMBER 21ST. 9:00 AM



DECEMBER 21ST. NOON



DECEMBER 21ST. 3:00 PM



OPTION 1.

DESIGN NARRATIVE / RENDERING.



AERIAL FROM NORTH WEST.



AERIAL FROM SOUTH EAST.



EYE LEVEL FROM FRANKLIN.

CODE COMPLYING DESIGN:

This option is driven by the code requirements for setbacks and façade length limitations. On each floor, two dwelling units are set along the south property line, hard against the west (front) setback. The third dwelling unit is staggered north and extends to the rear property line setback. Option 1 takes entry from Franklin via an exterior flight of stairs. Accessible entry is taken from Newton where the sidewalk elevation meets the proposed 1st floor elevation. Vertical circulation for the building itself is via a stairway that is on the north side of the building. A shared ground-floor amenity space is at the southeast corner of the site, accessed via walkways along the north side of the building. Exterior balconies are provided for two of the three above-ground dwellings on the east and west ends of the building.

POSITIVES:

- Complies with zoning code requirements
- Takes advantage of south exposure and views by orienting all living spaces to the south and west

NEGATIVES:

- While this scheme complies with the zoning code for side setbacks and façade length along the south property line, the impacts to the building to the south are largely negative since it masses up more dramatically on the south side.
- The requirement to meet the zoning code requires a more monolithic and less articulated solution.
- Flat roof at the southwest corner driven by upper level setback limitation.

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OPTION 1.
FIRST FLOOR PLAN.

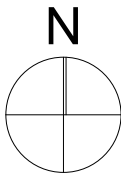
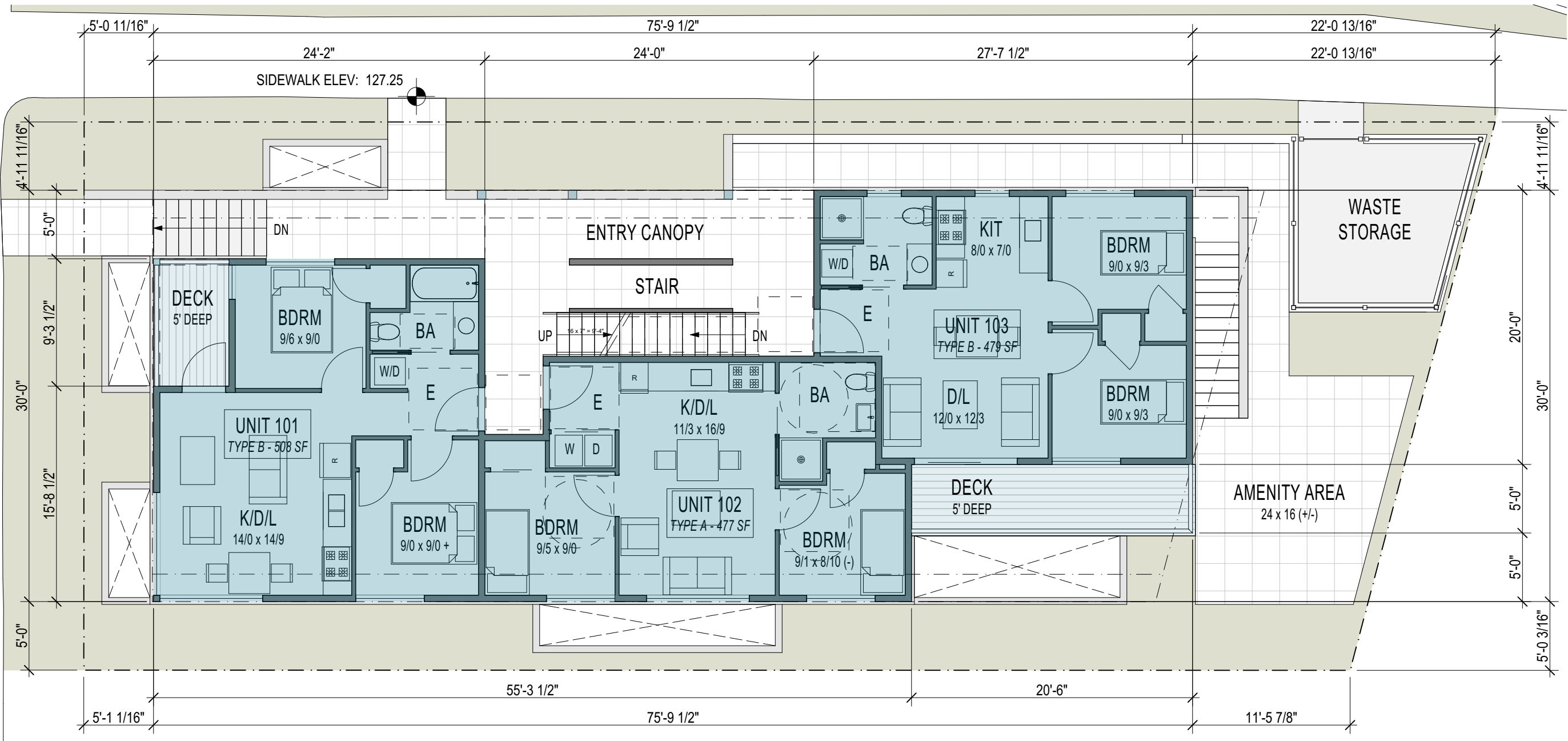
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OPTION 1.
SECOND/THIRD FLOOR PLANS.

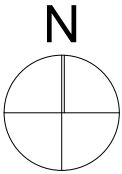
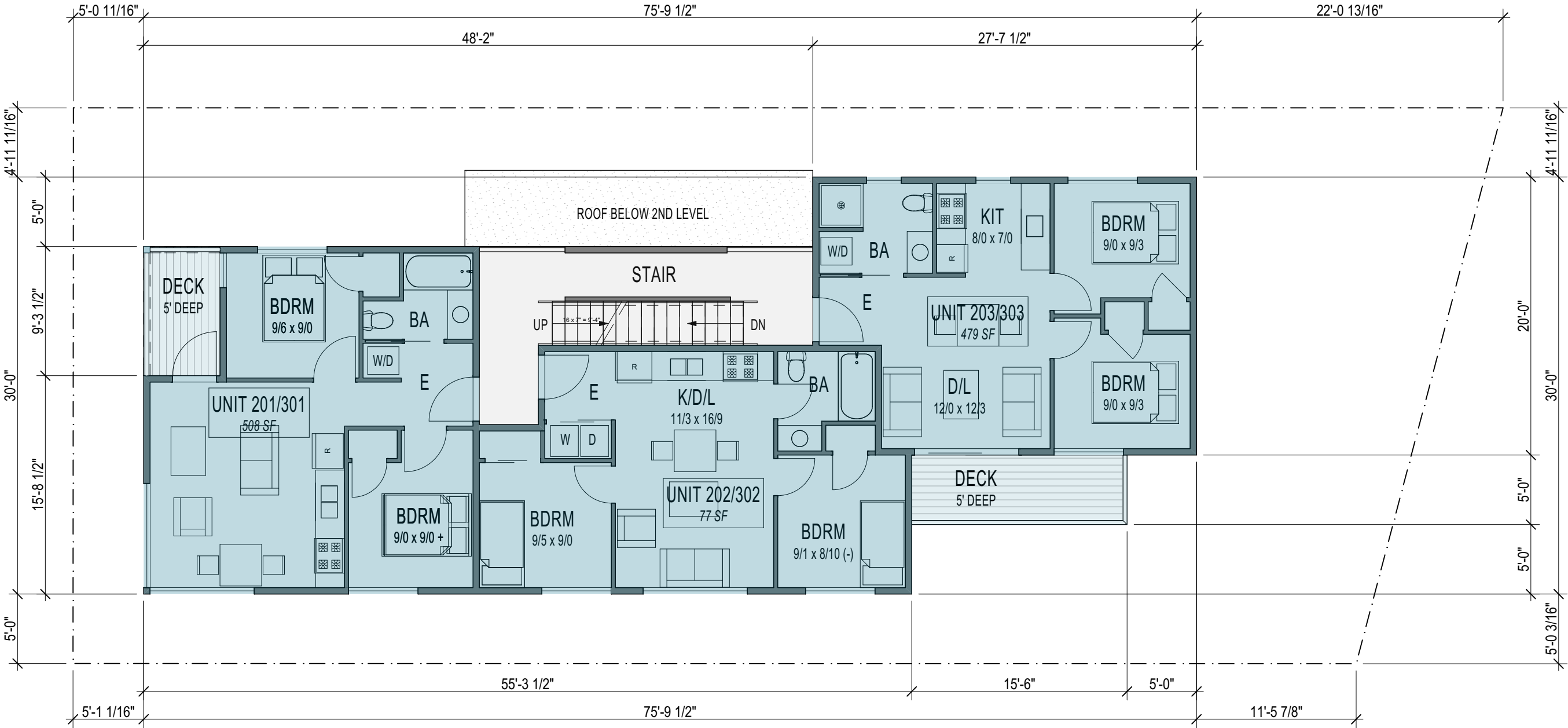
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OPTION 1.
BASEMENT FLOOR PLAN.

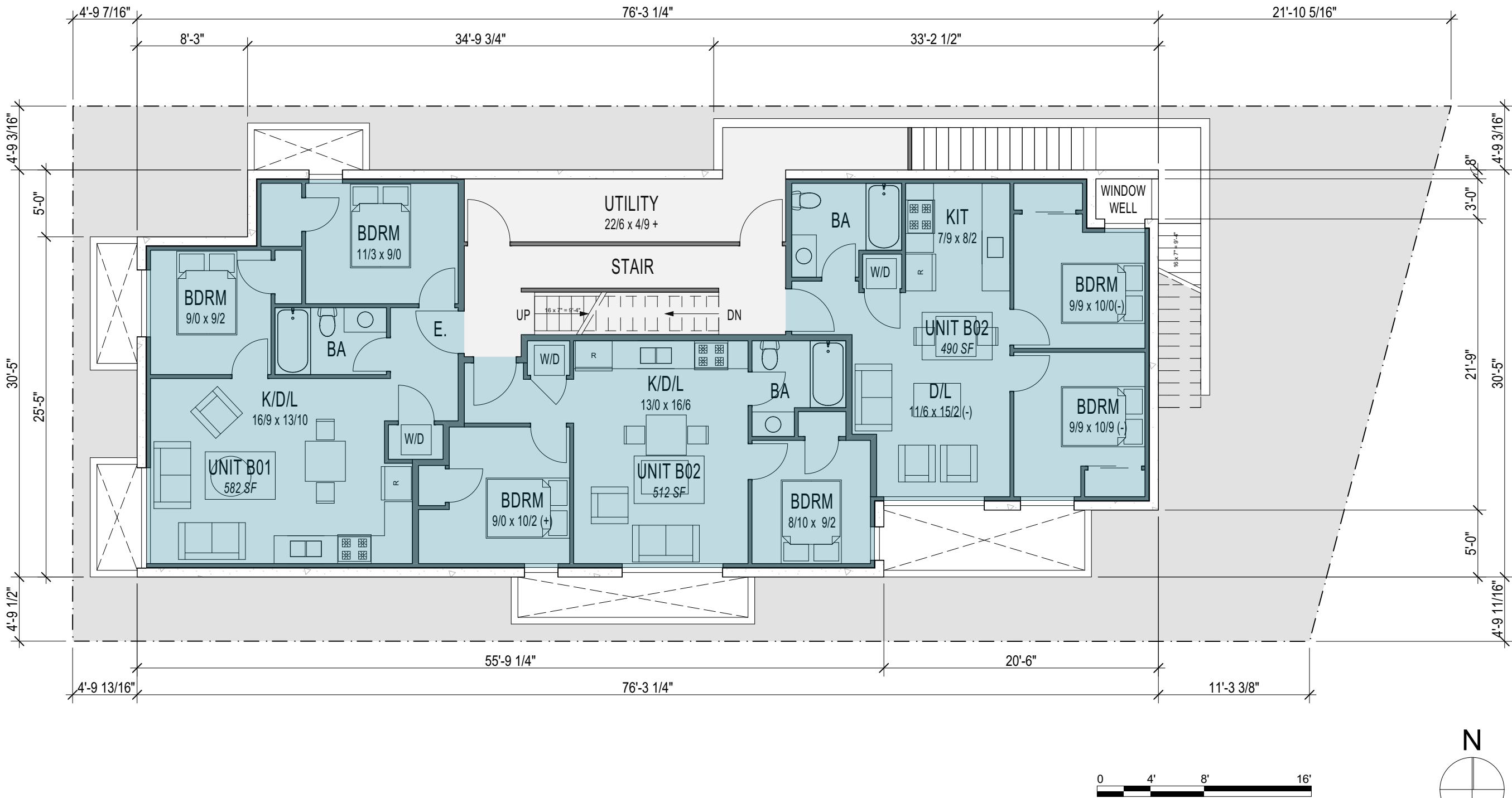
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OPTION 1.
LOWER BASEMENT FLOOR PLAN.

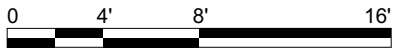
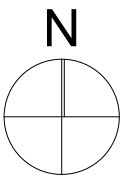
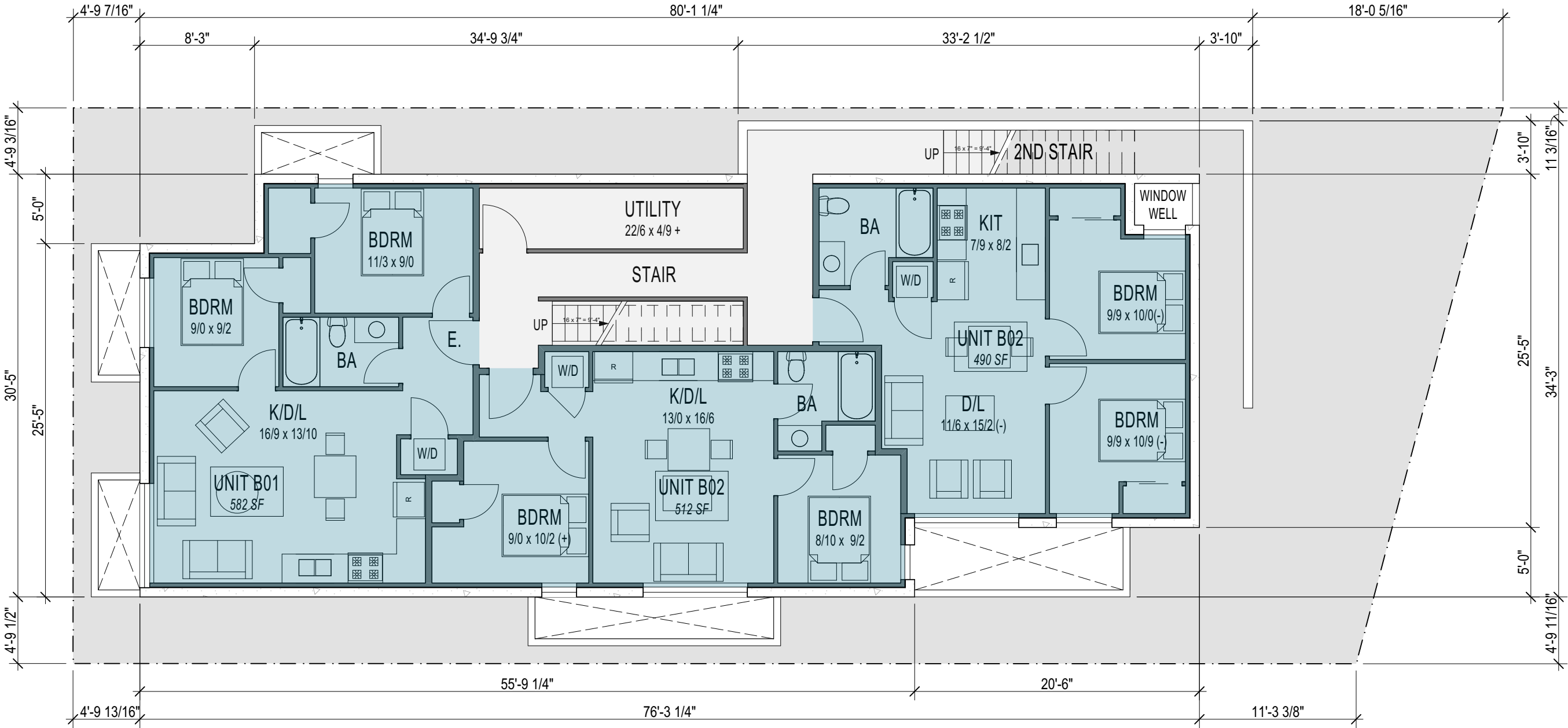
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OPTION 2.

DESIGN NARRATIVE / RENDERING.



AERIAL FROM NORTH WEST.



AERIAL FROM SOUTH EAST.



EYE LEVEL FROM FRANKLIN.

SOUTH ENTRY DESIGN:

This option is organized around a stairway that is on the south side of the building. Dwelling units are set on the east, west and north sides of this stair core. Access to the main floor is via a series of ramps starting at the northwest corner of the site and running across the west side of the site to meet the south stair. A shared ground-floor amenity space is at the southeast corner of the site, accessed via walkways along the south side of the building. Exterior balconies are provided for all above-ground dwellings on the east and west ends of the building.

POSITIVES:

- Provides more space between the south façade and the building to the south.
- Roof forms are more dynamic than option 1.

NEGATIVES:

- The long ramps required for entry dominate the west façade.
- No solar access or views from the middle dwellings units (on above-grade stories)
- Stair on south side has potential to negatively impact the building to the south with noise and light.
- Requires departures for side setback (north side), upper level setback (west side), façade length (south side), and rear yard setback (east side).

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OPTION 2.
FIRST FLOOR PLAN.

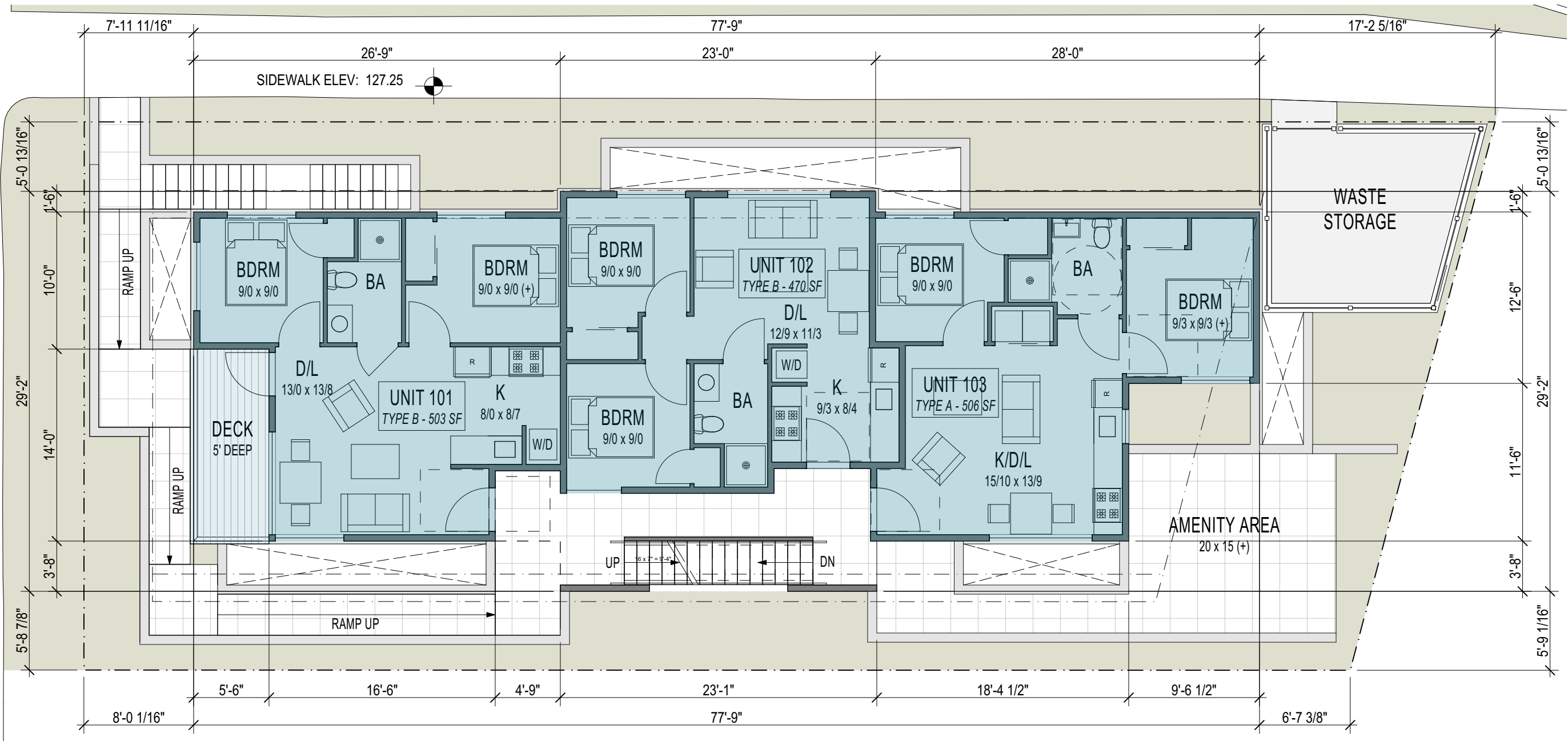
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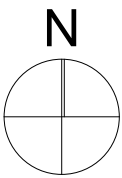
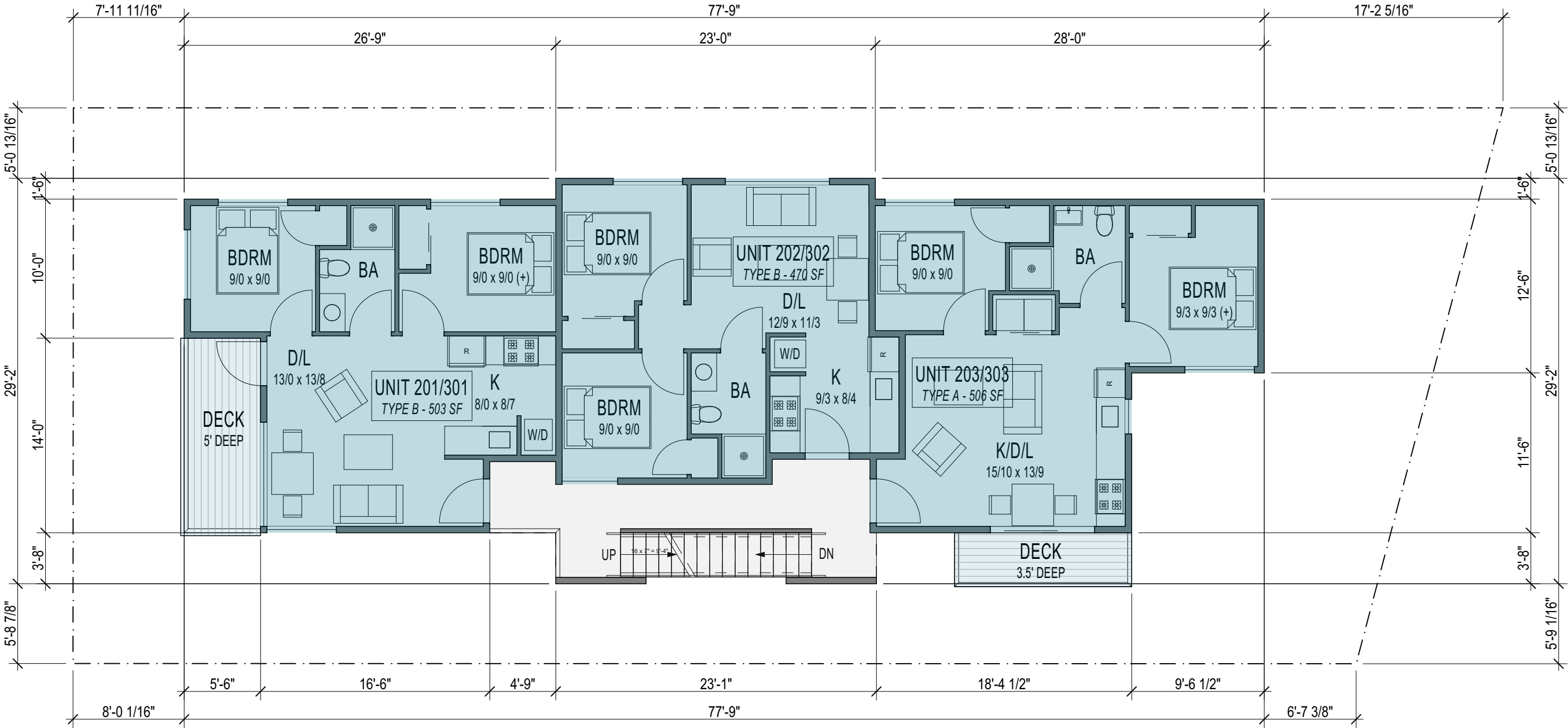
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OPTION 2.
BASEMENT FLOOR PLAN.

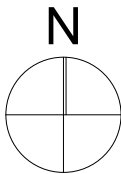
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OPTION 2.
LOWER BASEMENT FLOOR PLAN.

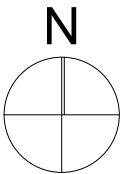
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OPTION 3. DESIGN NARRATIVE / RENDERING.



AERIAL FROM NORTH WEST.



AERIAL FROM SOUTH EAST.



EYE LEVEL FROM FRANKLIN.

PREFERRED DESIGN:

The preferred design organizes three dwellings per floor around a north facing stair. This allows all three dwelling to have access to sun and views. The stairway opens to Newton Street, creating an inviting entry sequence. This option features a “split level” design that raises the eastern dwellings to better work with the slope of the site. This helps to create a dynamic butterfly roof form on the north side of the building. A shared ground-floor amenity space is planned at the southeast corner of the site, accessed via walkways along the north side of the building. Exterior balconies are provided for two of the three above-ground dwellings on the east and west ends of the building.

POSITIVES:

- “Split level” works better with the grade of the site and drives a pleasing butterfly roof form.
- Very few stairs required when entering building from Newton.
- Building creates a strong corner at the end of the block.
- Building is set back from the south property line, mitigating negative impacts to the neighboring structure.
- Good access to sun and views for nearly all above grade dwellings.

NEGATIVES:

- Requires departures for side setback (north side), upper level setback (west side) and façade length (south side).

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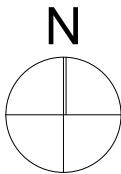
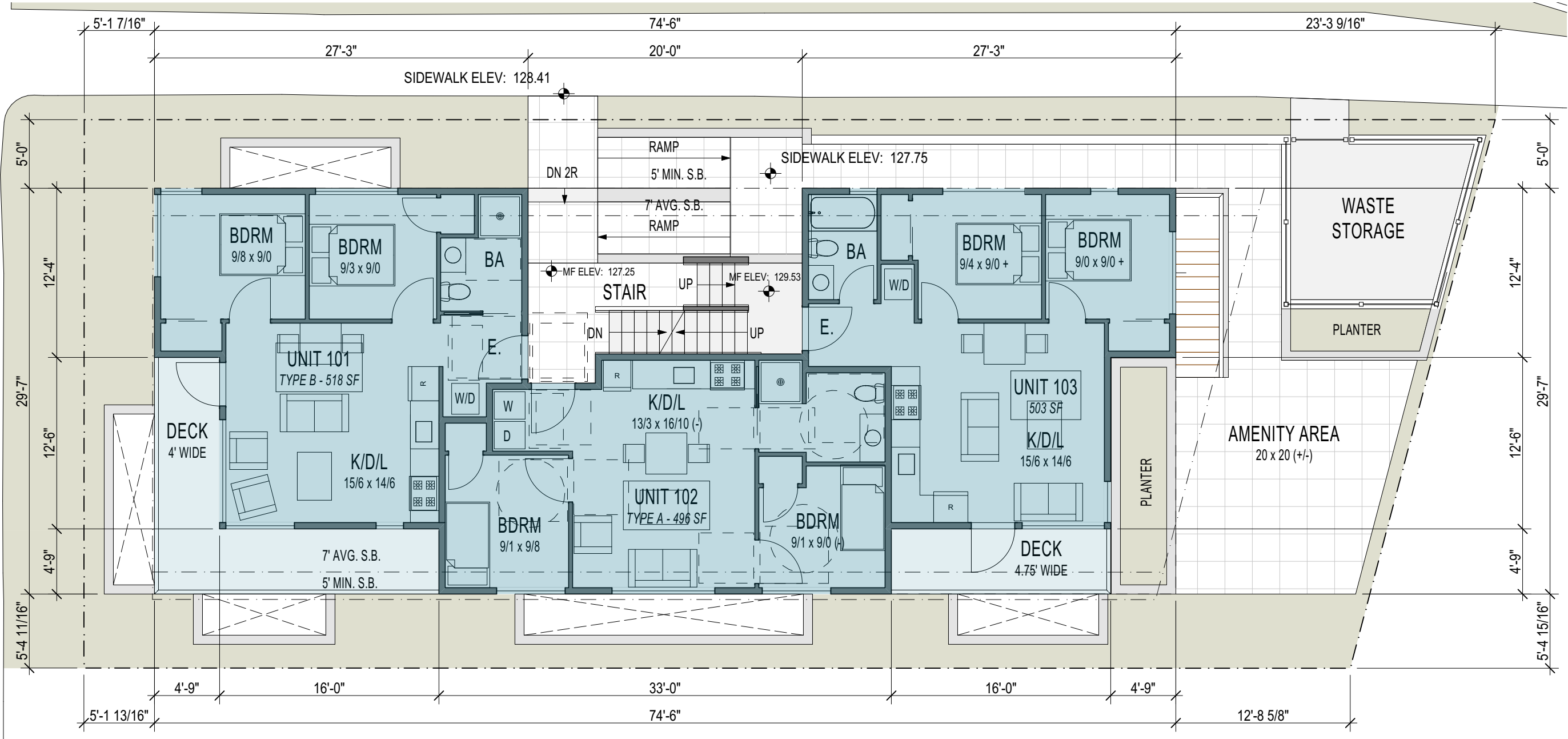
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OPTION 3.
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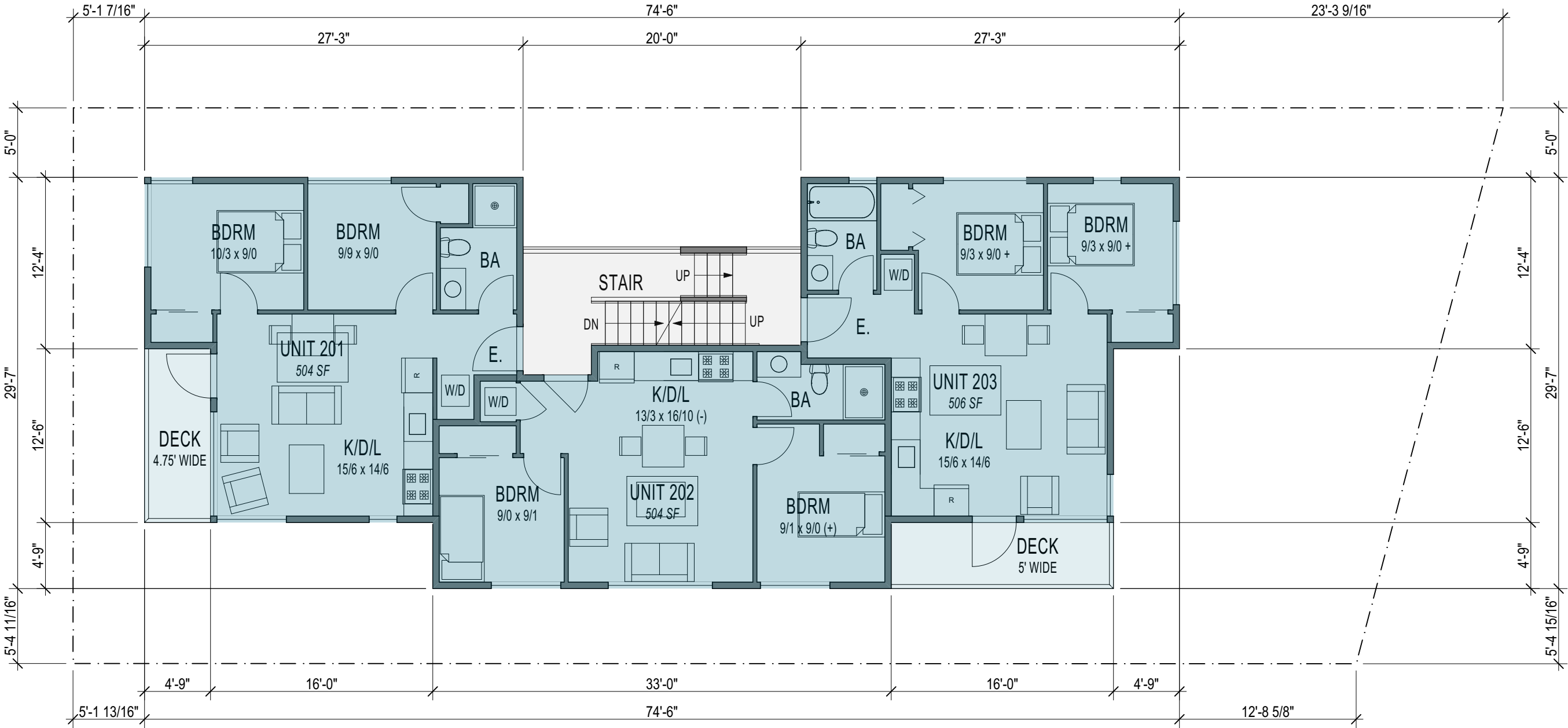
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OPTION 3.
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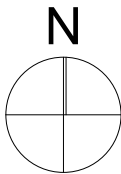
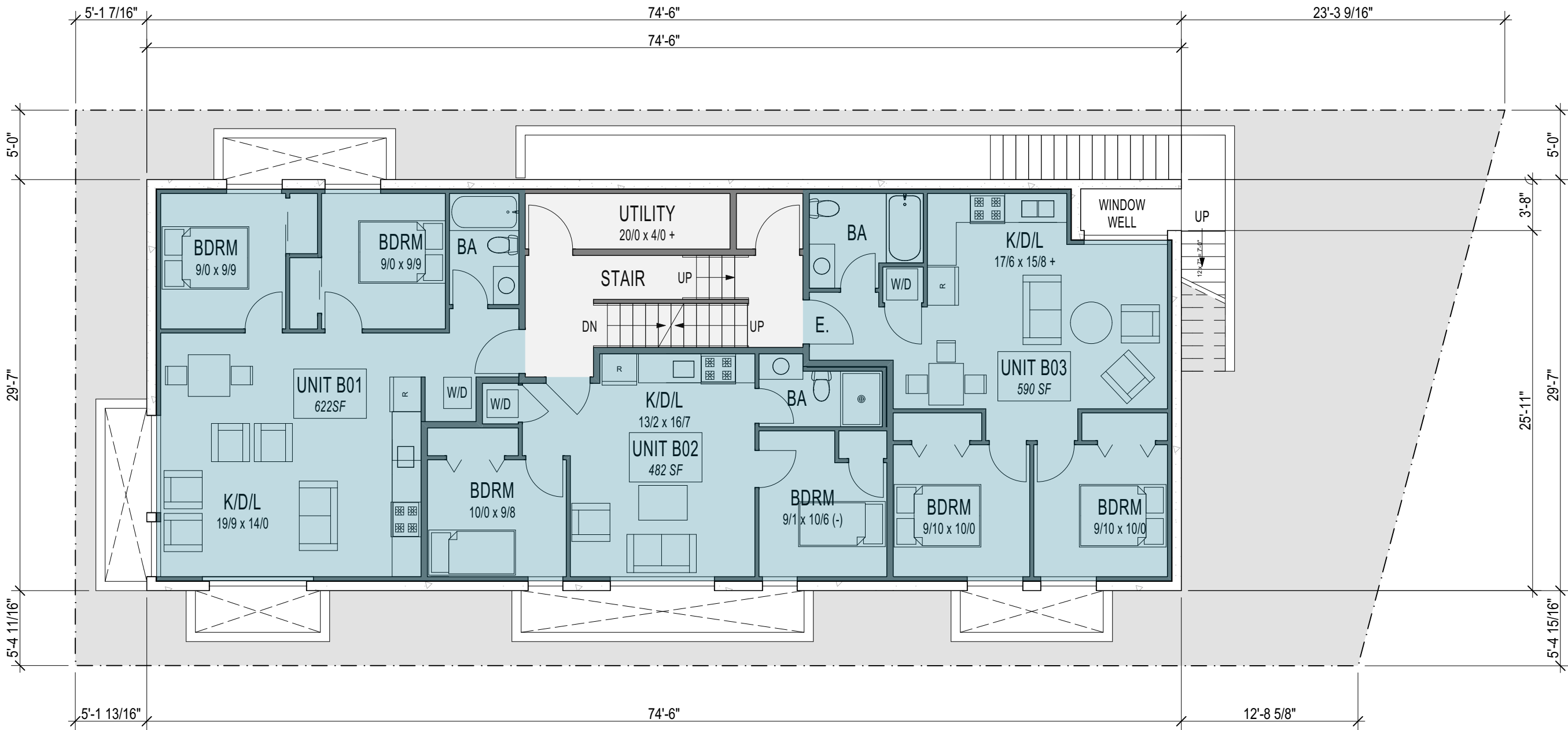
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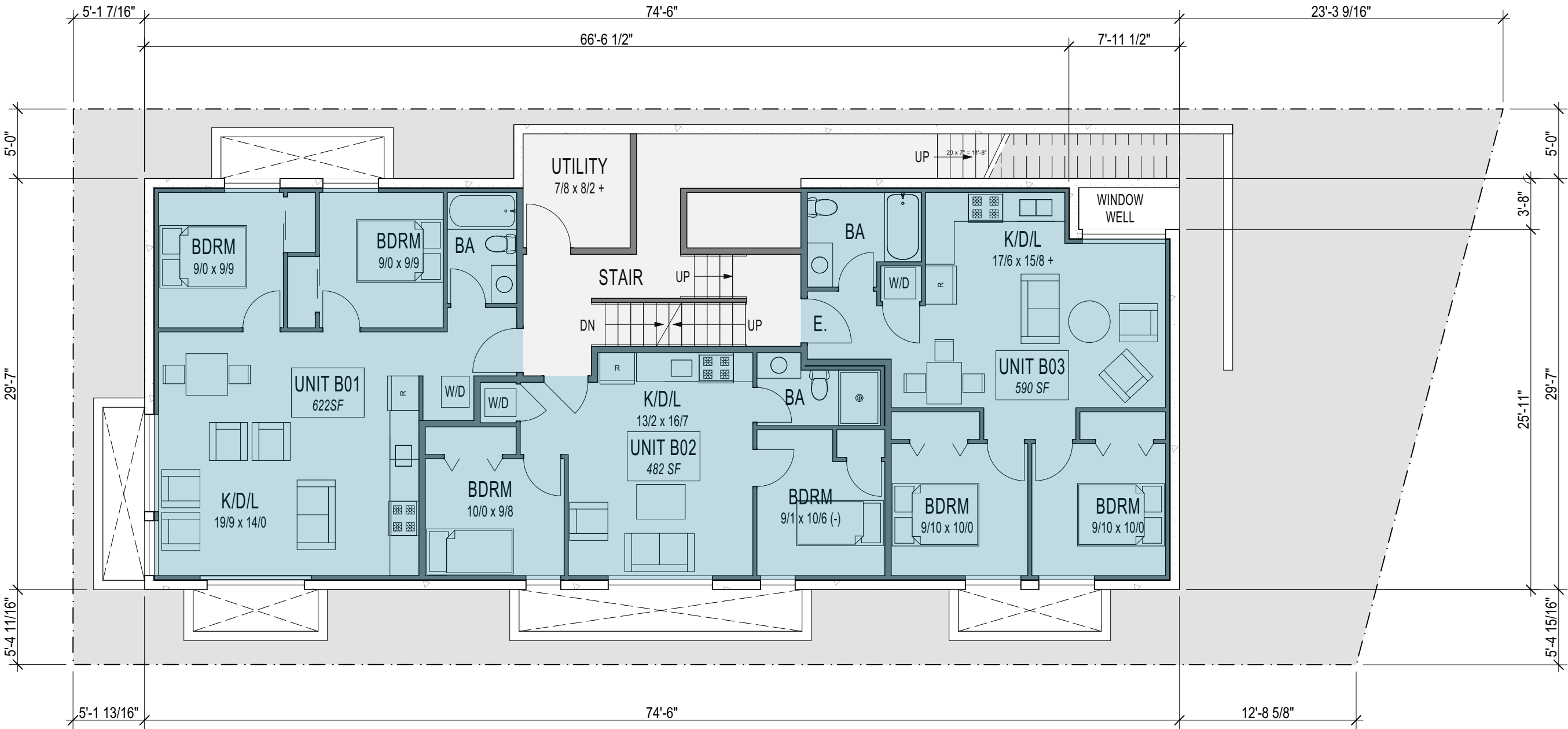
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OPTION 3.
LOWER BASEMENT FLOOR PLAN.



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OPTION 1. CODE COMPLYING DESIGN.

OPTION 2. SOUTH ENTRY.

OPTION 3. PREFERRED DESIGN.

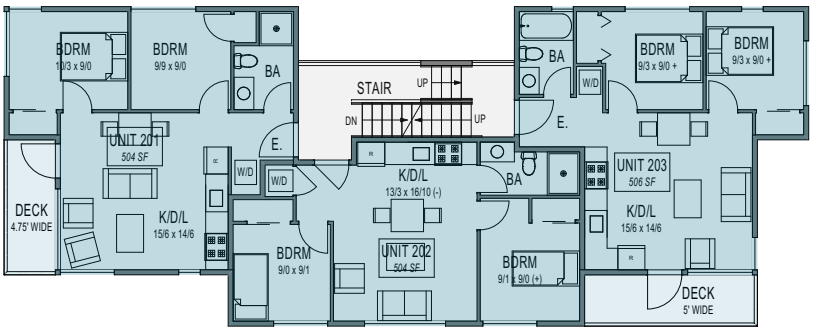
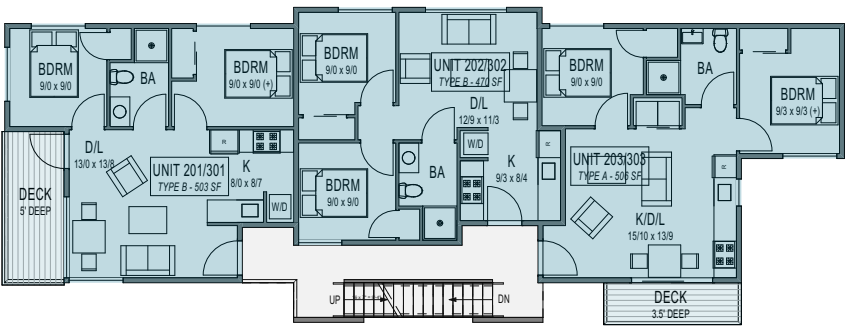
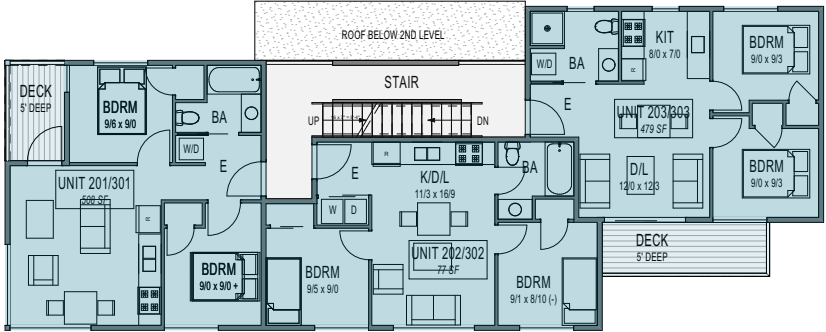
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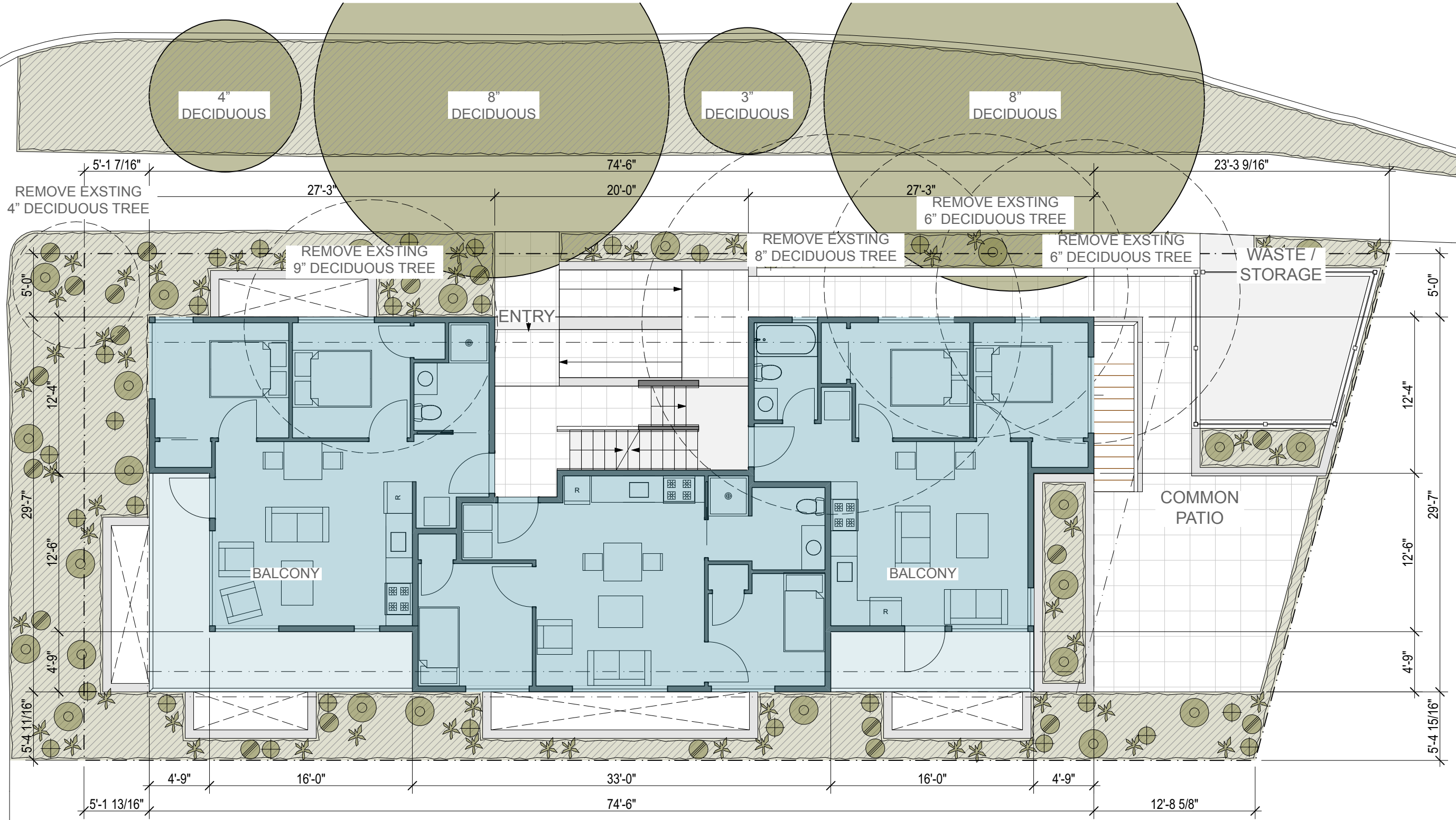
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OPTION 3.
LANDSCAPE PLAN.



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CS1: Natural Systems and Site Features

B. Sunlight & Natural Ventilation

B.1 Sun and Wind:

This project takes advantage of solar access by orienting the living spaces of all above-grade dwellings to the south.

C.1 Land Form: This site slopes down to the west about 10 vertical feet. By accessing the building entry from Newton, we are able to use this slope to our advantage. Also, the preferred option steps the back of the building (east side) up 2'-4" in order to better work with the existing grade.

CS2: Urban Pattern and Form

B. Adjacent Sites, Streets, and Open Spaces

B.1 Site Characteristics:

We are taking advantage of the trapezoidal shape of the site by placing utility functions in the NE corner and by stepping the building into this corner as well.

C. Relationship to the Block

C.1 Corner Sites:

This building is located at a corner site. Franklin Ave East slopes down significantly to the south, so any new building will have a dramatic impact on the existing building to the south. As such, we have determined that it is best to leave as much space as possible on the south side and to create a stronger vertical presence at the corner.

D. Height, Bulk & Scale

D.5 Respect for Adjacent Sites:

As mentioned in previous guidelines, we feel that it is important to give adequate space to the building south of ours, particularly from a bulk/massing standpoint.



PL1: Connectivity

C. Outdoor Uses & Activities

C.1 Selecting Activity Areas:

The at-grade amenity space is oriented to the south in order to provide better solar exposure.

PL2: Walkability

A. Accessibility

A.1 Access for All:

Dwellings at the ground level will be fully accessible. The entry sequence from Newton Street to the entry and the ground floor units will be fully accessible. Finally, an at-grade pathway will connect the entry to the amenity area at the SE corner of the site.

B. Safety & Security

B.1 Eyes on the Street:

The exterior entry stair is perfectly located to provide eyes on the street. When arriving or departing, occupants will be able to have a completely open view of the street. The dwellings oriented along Franklin also have excellent visibility to the street.

B.2 Lighting for Safety:

Lighting will be provided along all exterior pathways and access points in order to create a safe and secure environment.

C. Weather Protection

C.1 Location and Coverage:

The open stair at the building entry will do an excellent job of providing overhead weather protection for the occupants and visitors.





PL3: Street Level Interaction

A. Entries

A.1C Common Entries to Multi-Story Buildings:

This building will have a single entry point along Newton Street. The entry is recessed in order to create a sense of welcome and protection. It is an exterior stair, which provides visibility to those who are coming or going. Building signage will be integrated into the design in order to help identify the location and lend significance.

B. Residential Edges

B.1 Security and Privacy:

The building entry will provide security and privacy by being set back from the sidewalk and through the use of low entry walls and landscaping.



DC1: Project Uses and Activities

A. Arrangement of Interior Uses

A.4 Views and Connections:

There are fantastic views available of the City to the south and Lake Union to the west. This project aims to take advantage of these views from as many of the living spaces as possible.



DC2: Architectural Concept

A. Massing

A.1 Site Characteristics and Uses:

Our proposal responds to the special characteristics of the site in at least three ways:

1. Building steps up the hill to the east in order to better fit the contours of the land.
2. Dwellings are oriented to take advantage of sun and views to the south and west.
3. Building takes advantage of the site's trapezoidal shape by stepping the rear façade out on the north side, and by siting utility functions in the otherwise unusable NE corner.

B. Architectural & Facade Composition

B.1 Façade Composition:

The butterfly roof form is driven by the slope of the site and the desire to create a more interesting and dramatic statement along the west side of the site. Carrying this concept through to all facades of the building is an important response to this design review guideline.



PROPOSED DEPARTURES.

NORTH SETBACK.

01.
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INFORMATION

NORTH SETBACK DEPARTURE REQUEST.

- Code Requirements:
- 23.45.518 Table A:
 - Code text (apartments): Side setbacks shall be 5' minimum, 7' average.

- Departure Request:
- We are asking for a departure for average side setback along the north property line. The requirement is that the side setback minimum be 5', and that the average be 7'. We are proposing to maintain the 5' minimum setback and request that an average side setback of 6.37' be allowed along the north façade.

- DR Guidelines in Support of Proposed Departure:
- CS2.C.1: Corner Sites.
- Our idea for this corner site is to create a strong block edge at the intersection of Newton and Franklin. This has the effect of lessening the impact on the neighboring building to the south and of reducing perceived massing of the west facade (see comments on these DR guidelines in façade length departure request). Our concept is to continue this strong edge along the entire north property line and to recess the middle section for the entry stair. The recessed area for the stairway is deep enough to form a significant separation between roof forms, but cannot be any deeper without negatively impacting the proposed plan.

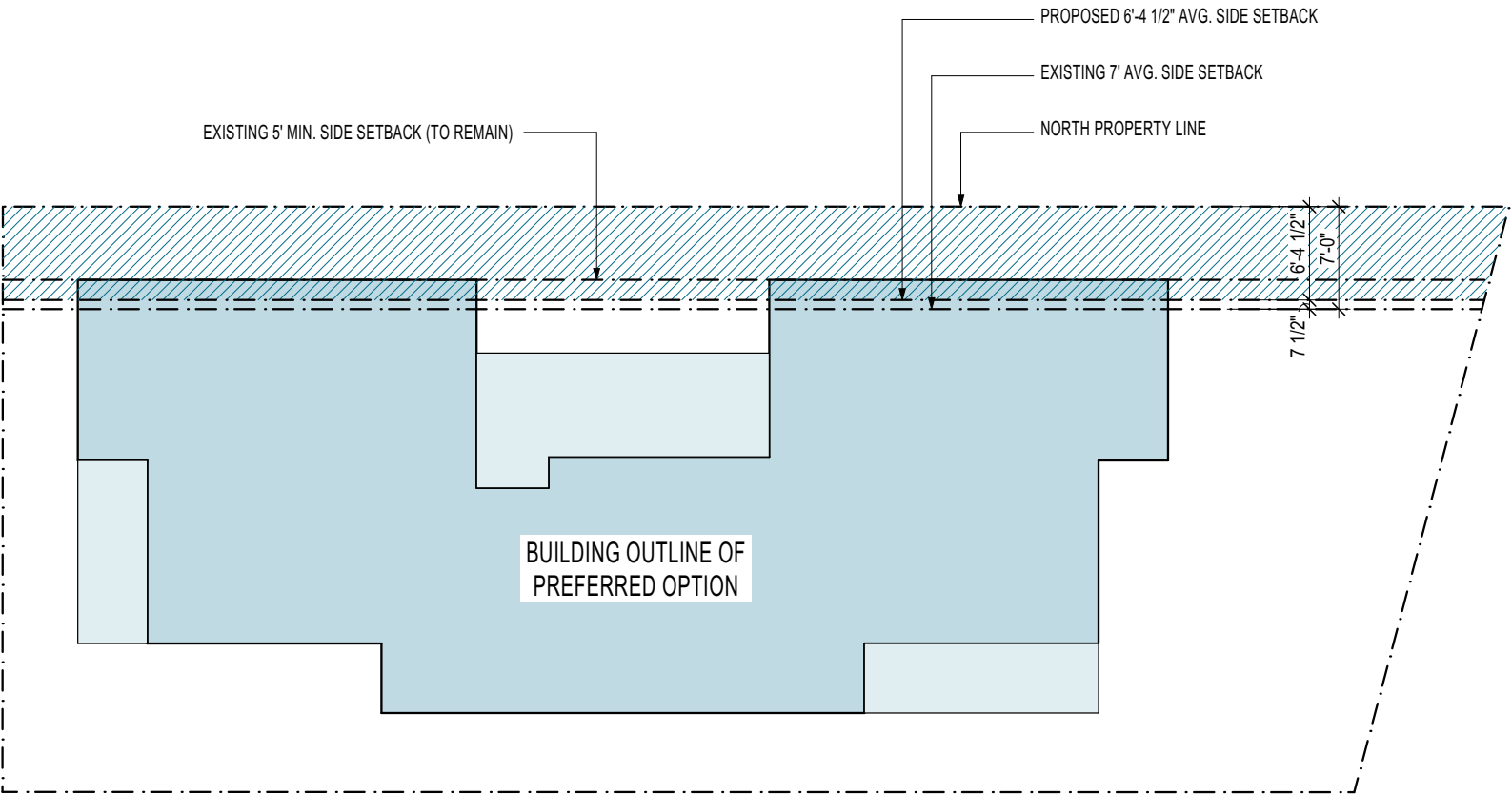
- DC2.A.1: Site Characteristics and Uses (Massing).
- This strong north façade is activated with a butterfly roof form that responds to the topography of the site. Units on the east end of the site are stepped up in order to work with the existing grade. The form of the roof follows this function by sloping down to the west side of the stairway, and then sloping back up to open up to views to the west.

02.
SITE
ANALYSIS

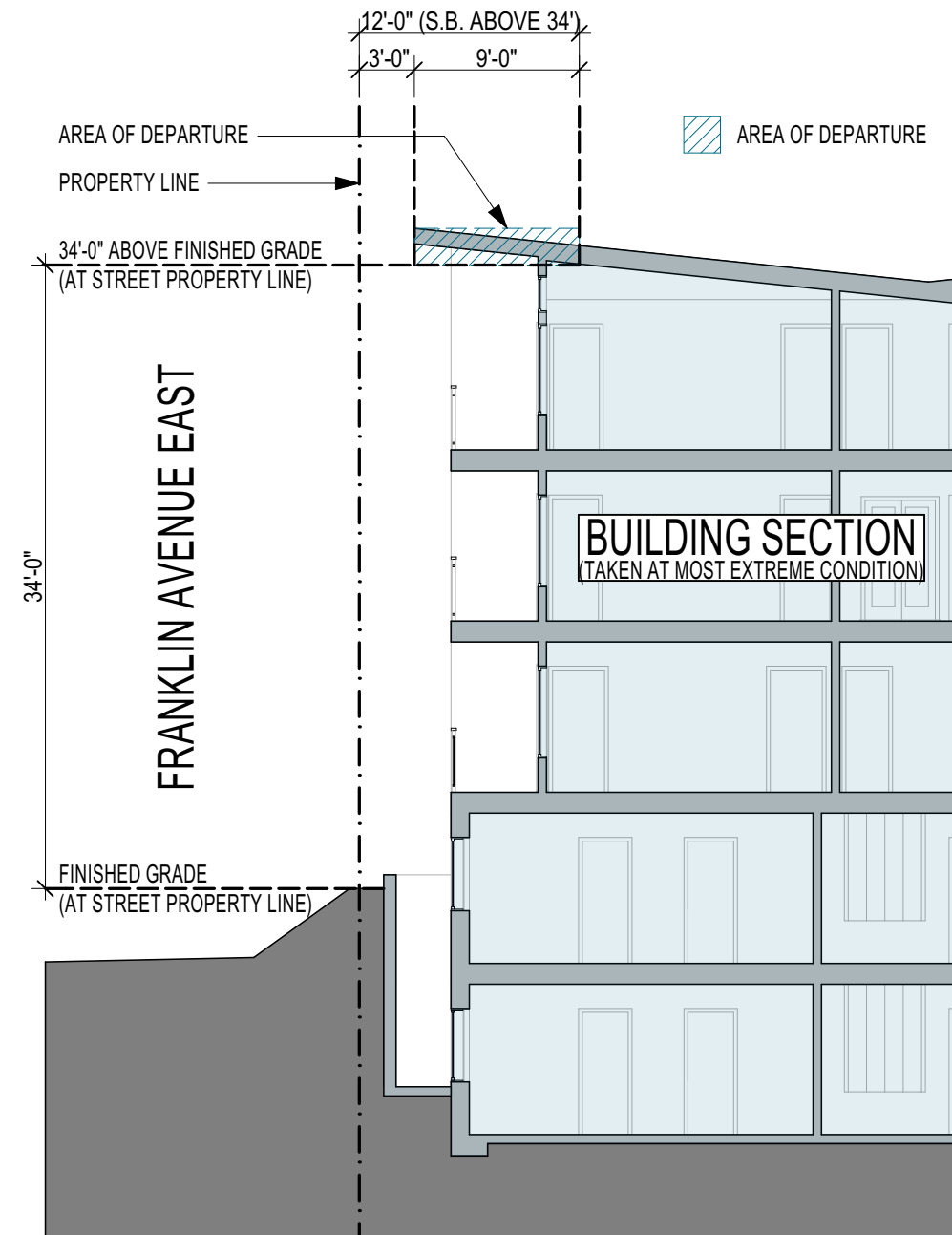
03.
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04.
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PROPOSED DEPARTURES. UPPER LEVEL SETBACK.



UPPER LEVEL SETBACK DEPARTURE REQUEST.

Code Requirement:

- 23.45.518.L.1
- Code text: For structures with a 30 foot height limit according to Table A for 23.45.514, the upper-level setback requirement is 12 feet above a height of 34 feet.

Departure Request:

- As mentioned previously, this site slopes significantly from the high east side to the low west side. This slope continues down past the building to the west property line (along Franklin) where the codes requires this upper level setback be measure from. The code-driven upper level setback is a blanket rule and does not adequately apply to sites that contain dramatic slopes. We are requesting that the upper level setback be reduced from 12' to 3', only along the short street frontage of the building (Franklin Ave East).

DR Guidelines in Support of Proposed Departure:

CS2.B.1: Site Characteristics.

- The land use code requires that the upper level setback be applied to both street frontages (Newton and Franklin frontages). The entire frontage of the long side of the building (adjacent to Newton Street) complies with this upper level setback requirement. Our concept is to turn the roof up on the west side in order to take advantage of light and views and to create a dramatic roof form which responds to the sloping site.

DC2.B.1: Façade Composition.

- The butterfly roof form that is driven by the sloping site is most apparent on the Newton Street side. Reflecting this roof form along the Franklin Ave side is important to maintaining the intent of this DR guideline.

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FACADE LENGTH.

01.
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FAÇADE LENGTH DEPARTURE REQUEST

Code Requirements:

- 23.45.527.B.1
- Code text: The maximum combined length of all portions of façades 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 percent of the length of that lot line.

02.
SITE
ANALYSIS

Departure Request:

- The code restriction would mean that our south façade length (within 15' of the south property line) would be limited to 60'. We are proposing to increase this allowed façade length to 65.75'.

DR Guidelines in Support of Proposed Departure:

CS2.B.1: Site Characteristics.

- This site is trapezoidal in shape; the north lot line is much longer than the south lot line. This creates a circumstance which effectively penalizes our code-allowed south façade length. Furthermore, the measurement zone for façade length is 15', which is 38% of our lot width (measured north to south)! Our preferred design takes advantage of the site's shape by placing utility functions in the NE corner of the site, and by stepping the building into this corner as well. These factors, combined with our desire to provide more space for the neighboring building, drives a solution that responds better to the shape of the site.

03.
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CS2.D.5: Respect for adjacent Sites.

- Pulling away from the south property line is an important feature of our preferred design. By doing so, however, we limit the amount of space that remains in which to develop our project. Our proposal has a longer façade within 15' of the south property line, but it is arranged in such a way as to create more effective space between buildings. Compare our preferred solution to Option 1, which is code complying, but feels much more imposing to the neighboring building.

04.
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DC2.A.2: Reducing Perceived Mass:

- With the preferred option, we are massing the front of the building into the NW corner of the site. Since the site drops dramatically along Franklin Ave E, this massing decision helps lower the perceived mass of the building at the SW corner of the site. This design move lessens the amount of façade that is close to the south property line, but it has the effect of lengthening the amount of façade within 15' of the south property line.

05.
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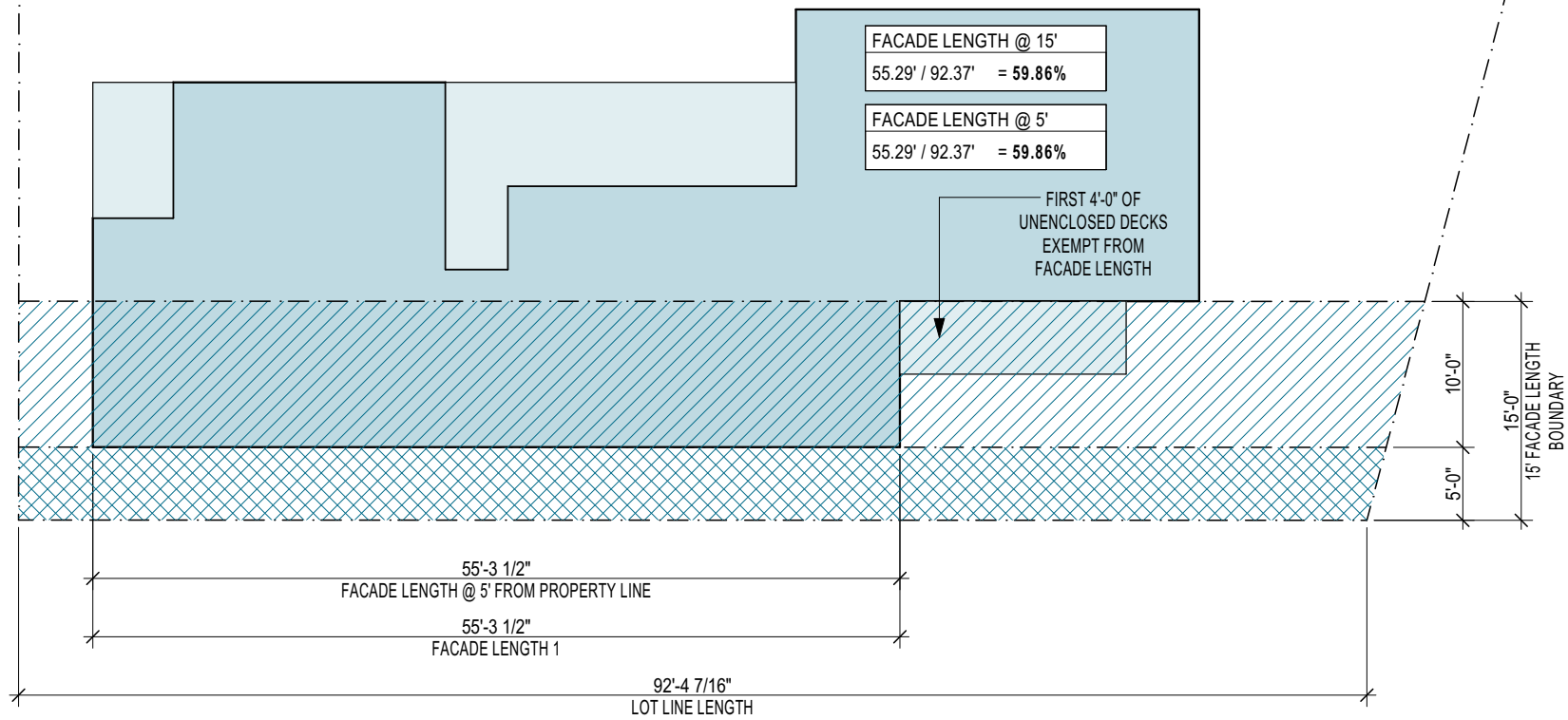
CODE CONFORMING OPTION.



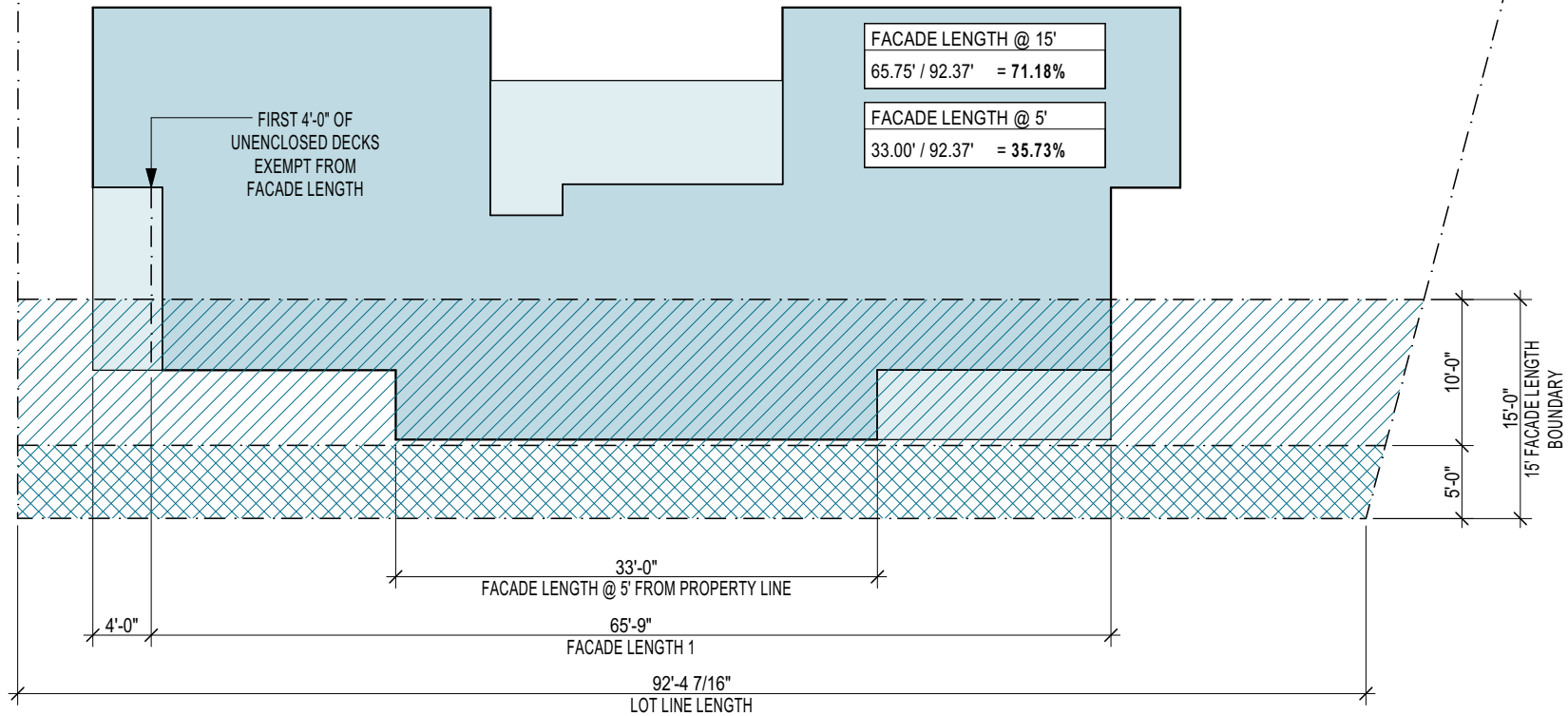
PREFERRED OPTION.



CODE CONFORMING OPTION.



PREFERRED OPTION.



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INFORMING DESIGN.
DESIGN PRECEDENTS.

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PREFERRED OPTION.



EXTERIOR STAIR.



FACADE & MATERIAL VARIATION.



BUTTERFLY ROOF.



BUTTERFLY ROOF.



EXTERIOR STAIR.



FACADE & MATERIAL VARIATION.

DAVID VANDERVORT ARCHITECTS.
MULTI-FAMILY WORK SAMPLES.

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