

EARLY DESIGN GUIDANCE

509 1st Ave. West

A Proposed Apartment Development
for LQA Apartments, LLC.

studio **MENG**
STRAZZARA

ARCHITECTURE
PLANNING
CONSULTING

DEVELOPER

LQA Apartments, LLC.
950 N 72nd Street
Suite 100
Seattle, WA 98103
Phone: 206-284-4064
Fax: 206-284-4061
Contact:
Dave Pruin
DP@gramorwa.com

ARCHITECT

Studio Meng Strazzara
2001 Western Avenue
Suite 200
Seattle, WA 98121
Phone: 206-587-3797
Fax: 206-587-0588
Contact:
Chris Davidson, AIA
cdavidson@studioms.com

LANDSCAPE

Thomas Rengstorf Associates
911 Western Avenue
Suite 202
Seattle, WA 98104
Phone: 206-682-7562
Fax: 206-682-4721
Contact:
Tom Rengstorf
tregstorf@tregstorf.com

SURVEYOR

Bush, Roed & Hitchings
2009 Minor AVE. East
Seattle, WA 98102-3513
Phone: 206-323-4144
Fax: 206-323-7135
Contact:
Dakin A. Bell, P.L.S.

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ZONING CODE SUMMARY

PROPERTY ADDRESS: 509 1st AVE West
PARCEL NUMBER: 1990200395
ZONE: NC3-40
OVERLAYS: Urban Village - Uptown (Urban Center)
MAPPED ECA: No
LOT AREA: 7,200 SF
FAR: 3.25 = 23,400 SF

LEGAL DESCRIPTION:

LOT 6, BLOCK 14, REPLAT OF BLOCKS 1, 2, 6, 7, 13, 14 AND 23, NORTH SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 81, IN KING COUNTY, WASHINGTON

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PROJECT DESCRIPTION

Demolish existing SF residence and construction of (40) apartment units & (3) live /work units over parking

PARKING REQUIREMENTS:

SMC 23.54.015 Chart B II.L- No minimum requirement for residential uses in commercial and multifamily zones within urban centers or within Station Area Overlay District (1)

Proposed Units:

40 Units

Required Parking:

NA

Proposed Parking Stalls:

22 Stalls

Land Use Code (with multifamily code update):

Floor Area Ratio (FAR) Table A for SMC 23.47A.013.3:
3.25 (residential and non-residential uses)

Building Setbacks:

SMC 23.47A.014 No setbacks required

Building Height:

SMC 23.47A.012

SMC 23.32 Official Land Use Map= 40'-0" Height Limit + 4'-0" per Exception A.1.a.1.

Structure Height Exception:

A.1.a.1) i. A floor-to-floor height of 13 feet or more is provided for nonresidential uses at street level.

Proposed Building: Live-work units and parking on 1st floor with 13 feet floor-to-floor height.

RESIDENTIAL AMENITY AREA

- SMC 23.45.522

- 25% of lot area

- May be provided at grade, on the roof or as balconies.

- Shared space must be accessible to all residents, with a minimum area of 250 SF and min. dimension of 10 feet.

PERMITTED AND PROHIBITED USES

SMC 23.47A.004 CHART A: Residential uses are permitted in NC3 Zones

STREET-LEVEL USES

23.47A.005

C. Residential uses at street level

1. Residential uses are generally permitted anywhere in a structure in NC3 zones.

GREEN FACTOR:

- SMC 23.45.524.A.2

- Green Area Factor: 0.6

- Green roof, planters, green walls, landscaping and plantings in the adjacent ROW are eligible.

Street Tree Requirements:

- SMC 23.45.524.B

- Street trees are required.

- Existing street trees shall be retained unless the Director of Transportation approves their approval.

509 1st Ave. West: EARLY DESIGN GUIDANCE

ZONING CODE SUMMARY

A1

DEVELOPMENT OBJECTIVES

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1. Please describe the existing site, including location, existing uses and/ or structures, topographical or other physical features, etc.

The project site fronts 1st AVE W between W Mercer St (North) and W Republican St (South). There is currently a single family residence on site that will be demolished. The immediate neighbors to the site include a 4-story condo building (North) and a 3-story apartment building (South). In the east-west direction the parcel is flanked by 1st AVE W (East) and an Alley (West) The site slopes approx. 9 ft. from the Northeast corner to the Southwest.

2. Please indicate the site's zoning and any other overlay designations, including applicable Neighborhood-Specific Guidelines.

The project site is zoned NC3-40 and is located in the Uptown Urban Village Overlay. This zoning designation applies to the all of the surrounding parcels within the immediate vicinity of the project site.

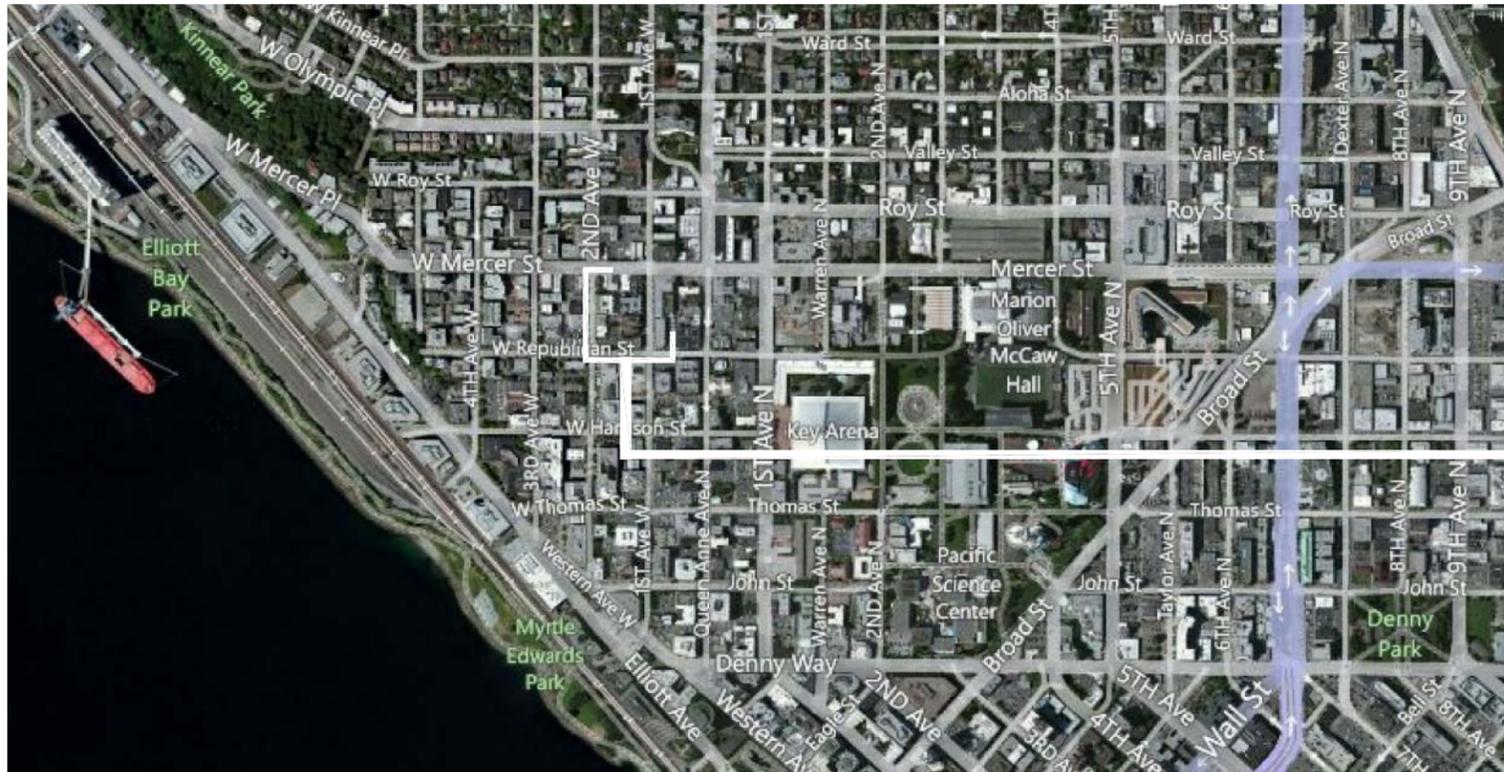
3. Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.

The project site is surrounded by a multitude of mixed-use multi-family buildings, as the zoning for the parcel and immediate area is neighborhood commercial. The majority of the neighboring buildings have ground level retail and commercial with residential units above. Most of the neighboring structures are newer construction and take advantage of the ability to build to the property line. With newer construction comes contemporary materials. The neighboring structures utilize architectural concrete, metal panel and fiber cement siding. Mixed in with this contemporary pallet are a couple of older buildings of masonry construction, such as the neighboring building to the south.

The parcel is flanked by several amenities there are several bars, restaurants and retail locations within walking distance of the site. A newer Safeway grocery store is located just across 1st AVE W to the East. While there are no parks within the immediate vicinity of the project site, the parcel is within walking distance to the Keyarena and Seattle Center.

4. Please describe the applicant's development objectives, indicating types of desired uses, structure height (approx.), number of residential units (approx.) amount of commercial square footage (approx.), and number of parking stalls (approx.). Please also include potential requests for departure from development standards.

The focus of this development is to continue the urban infill that has already begun in this neighborhood. The addition of a multi-family residential development will only help to further enliven and enrich the eclectic mix of activities already established. The proposed project will be a 4 story building with approx. 40 market-rate units including 3 live/work and a below grade parking garage with approximately 21 parking stalls. The project aims to predominately attract tenants desiring an urban lifestyle by offering affordable, versatile unit designs with close proximity to transit and the downtown Seattle core, as well as access to the lower Queen Anne neighborhoods. The design of the building will reflect the relaxed nature of the mixed-use zoning by utilizing a broad footprint and facades within the four-story height limit. Facade composition and materials such as corrugated and concealed fastened metal siding and fiber-cement panels will play up the eclectic urban mix of this area while also maintaining the affordable nature of the project.



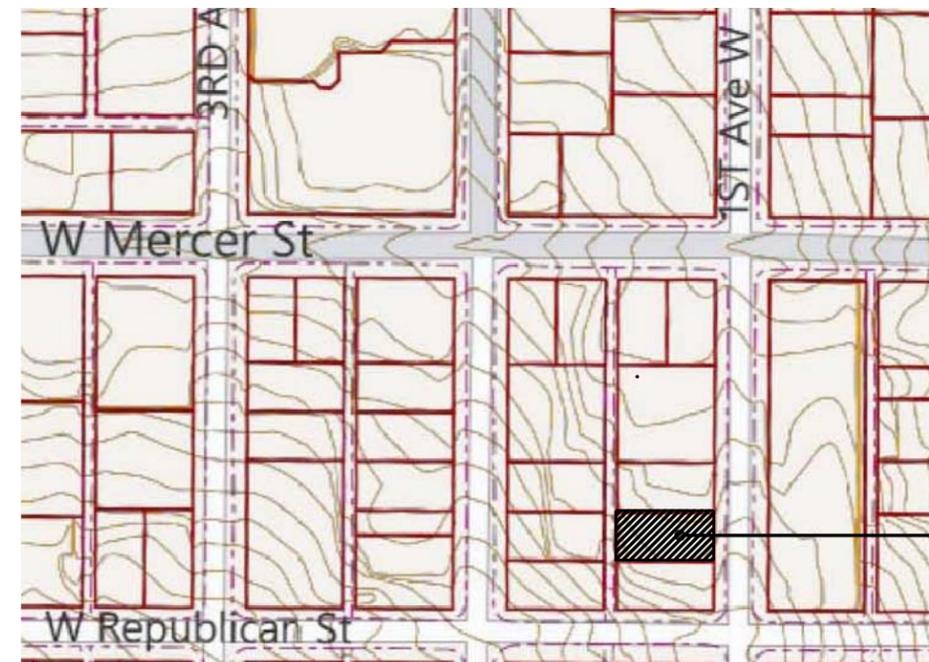
1 VICINITY MAP
SCALE: NTS



2 BLOCK MAP
SCALE: NTS



PROPOSED SITE



3 PARCEL MAP / TOPOGRAPHY
SCALE: NTS

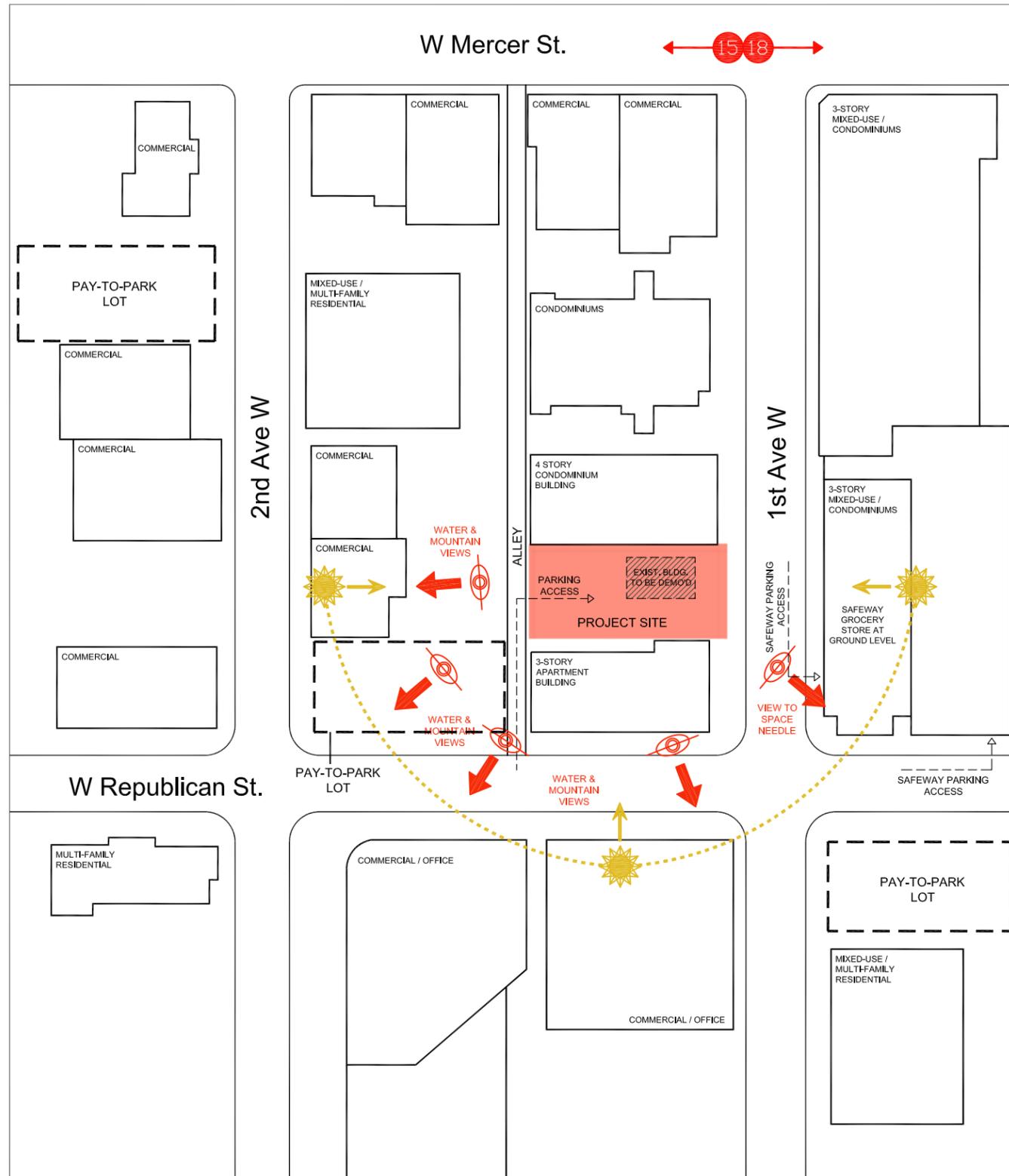


PROPOSED SITE:
PARCEL #1990200395

509 1st Ave. West: EARLY DESIGN GUIDANCE

VICINITY AND PARCEL MAPS

A2



1 CONTEXT MAP / SITE ANALYSIS
SCALE: NTS

Neighborhood Context & Project Site Analysis

The project site is located at 509 1st Ave. W, in the lower Queen Anne neighborhood of Seattle. The neighborhood context is primarily higher-density residential, with commercial and mixed-use buildings also present. Lower Queen Anne is an urban, compact and walkable neighborhood. Its commercial core - an area containing many retail shops, restaurants, coffee shops, etc. - is located only a block or so away from the project site. Other neighborhood amenities include the open space and cultural attractions at the Seattle Center (a few blocks to the east), and Kinneer Park (located at the west edge of the neighborhood).

The project site is surrounded by mixed-use and multi-family residential buildings. Both sides of 1st Ave. W between Mercer St. and Republican St. feature relatively consistent street frontages, which the proposed project would seek to maintain.

The site topography slopes down to the west and southwest, roughly following the slope of 1st Ave. W and the alley along the west edge of the site.

Traffic Patterns:

- Mercer St. is a neighborhood arterial connecting Elliott Ave. W and destinations to the east. It is the busiest street near the project site, with primarily commercial frontage.
- 1st Ave. W is a minor arterial and may see an increase in traffic at times due to parking access for the Safeway grocery store.
- The other streets near the project site are residential in character and accommodate mostly local traffic.

Pedestrian Patterns:

- The project site exists within a compact, walkable neighborhood with convenient pedestrian access in all directions. Sidewalks, street trees and public uses on the ground level aid in the pedestrian experience.

Alley:

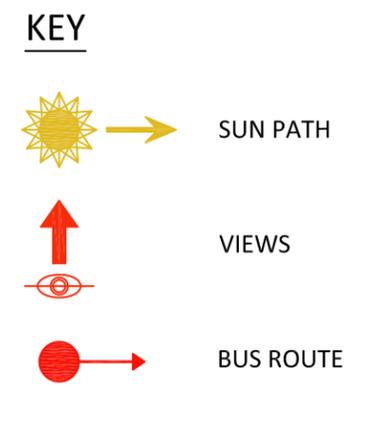
- The alley along the west edge of the project site is used primarily for parking access for the other buildings on the block; it also provides space for trash and recycling dumpsters. The proposed project seeks to maintain this use by locating parking access off the alley.

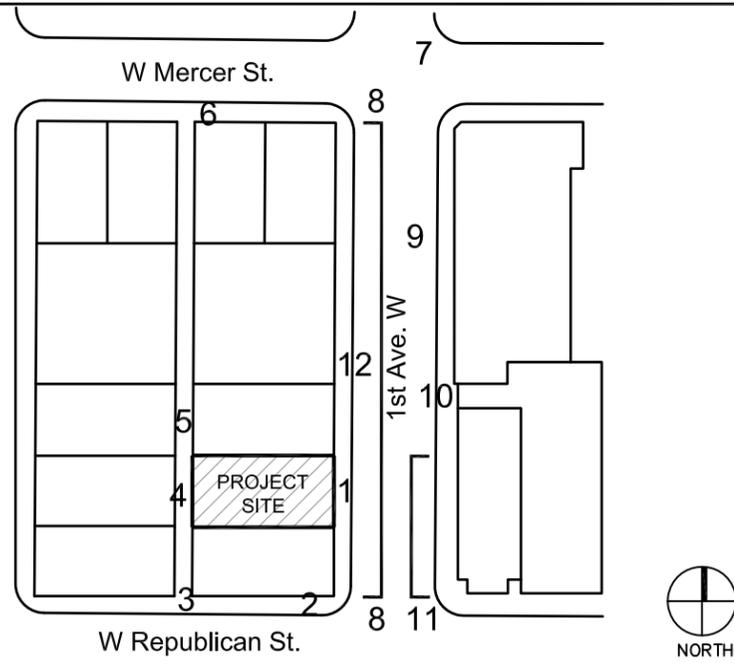
Parking:

- Several off-street pay-to-park lots exist in the vicinity of the project site. Street parking is available throughout the neighborhood and is free except along Mercer St. and 1st Ave. W.

Public Transportation:

- The project site is well-situated to allow for access to public transportation. Metro bus lines 15 & 18 run along Mercer St. and provide connections to downtown Seattle and city neighborhoods to the north.





1



Project Site - facing West

2



Sidewalk on Republican St.
facing West

3



Looking north along alley

4

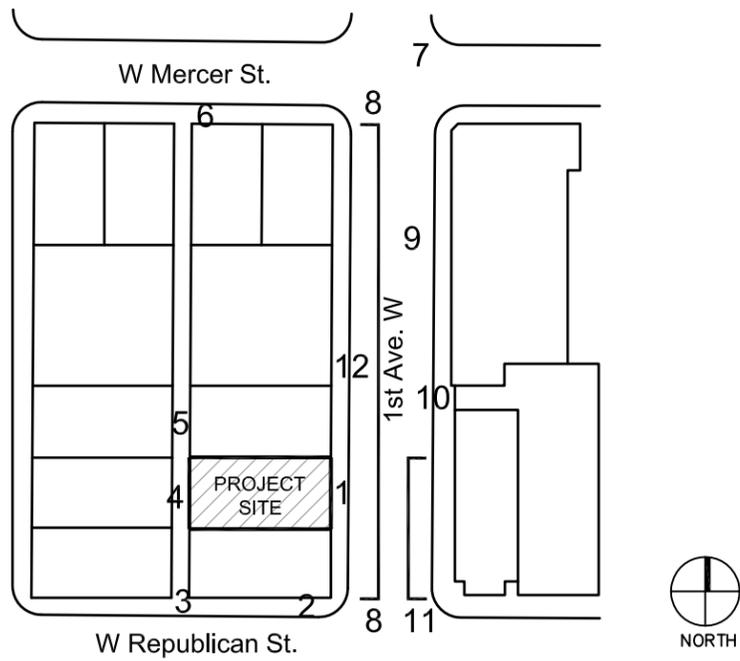


Project Site - from the alley

5



Looking north along alley -
approaching Mercer St.



6



Sidewalk on Mercer St. facing East

7



Corner at 1st Ave. W & Mercer St. - facing SW

8



MATCHLINE Site context along 1st Ave. W - facing West

Project Site



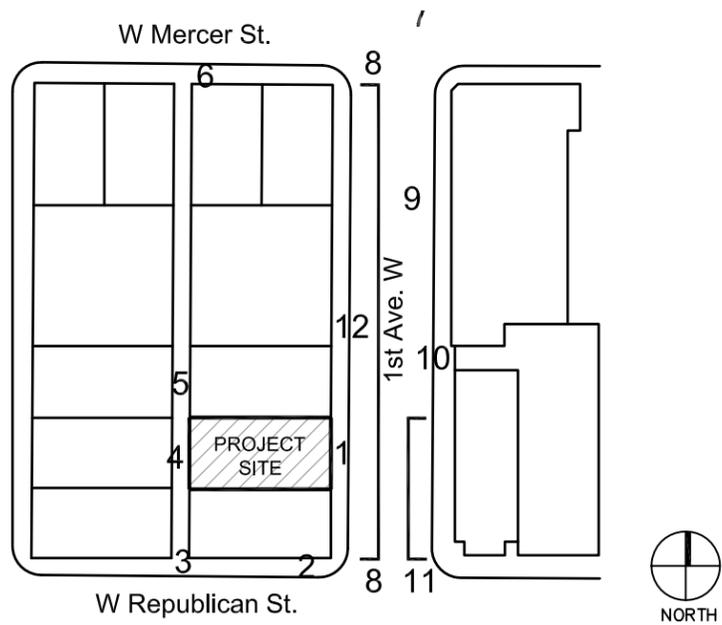
Site context along 1st Ave. W - facing West

MATCHLINE

509 1st Ave. West: EARLY DESIGN GUIDANCE

PHOTO KEY / SITE CONTEXT PHOTOS

A5



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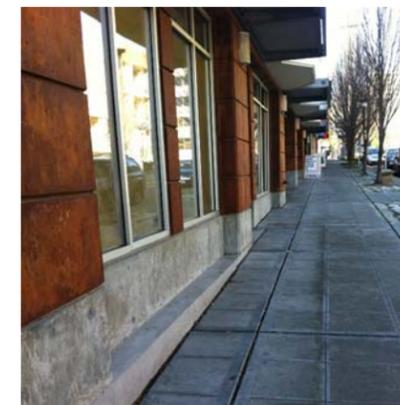
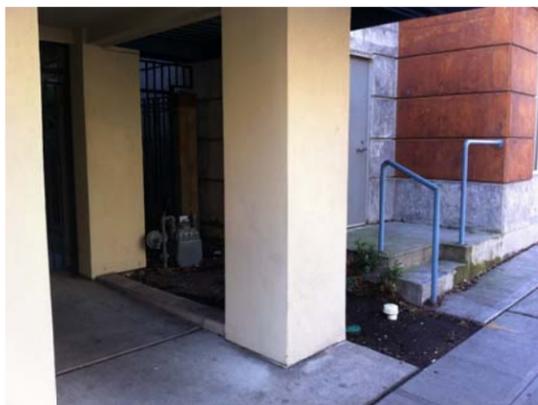


11



Site context along 1st Ave. W - facing East

12



Entry and Storefront context along 1st AVE W

OPTION 1: I-Shape (Preferred Scheme)



Details:
 40 Residential Units
 3 Live/Work Units
 21 Parking stalls

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Gross Square Footage:
 Garage - 1,596 sf
 Level 1 - 5,273 sf
 Level 2 - 5,497 sf
 Level 3 - 5,497 sf
 Level 4 - 5,497 sf
 Total 23,360 sf

Maximum FAR = 3.25(7,200) = 23,400 sf
 23,360 GSF < 23,400 sf ok

Description:

- The building is I-Shaped with a large lightwell to the south side of the property.
- The majority of the residential units have frontage to 1st Avenue or the alley.
- 3 internal units have views to the internal lightwell which is setback from the S property line by 15'.
- Primary views are to the SE, S and SW.
- Vehicular entrance to a below grade parking garage is located off of the alley to the west property line.

Advantages:

- Average unit size of 443 sf
- The majority of the units face 1st Ave. W and the alley, which increases security and gives more privacy to the neighboring building to the south
- Configuration maximizes solar access and view potential of individual units.
- No design departures required
- Pedestrian access is centered along 1st Ave W frontage minimizing transition between sidewalk and building entry

Challenges:

- Zero lot line walls
- Solar access to south facing (courtyard) units.

OPTION 1: I-Shape (Preferred Scheme)

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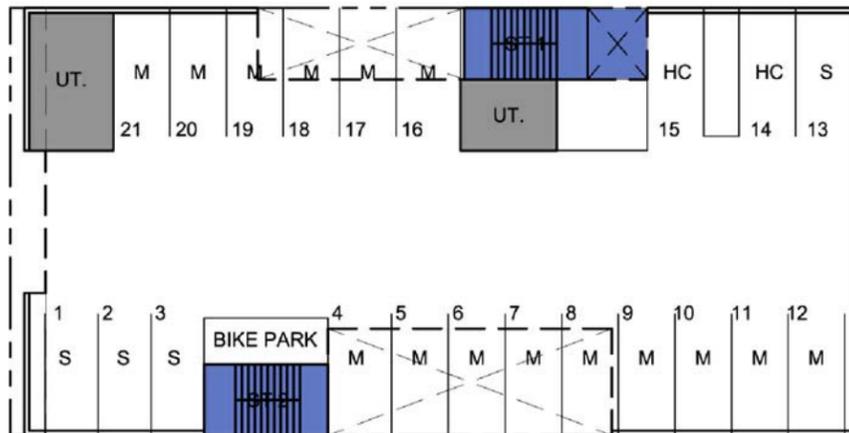
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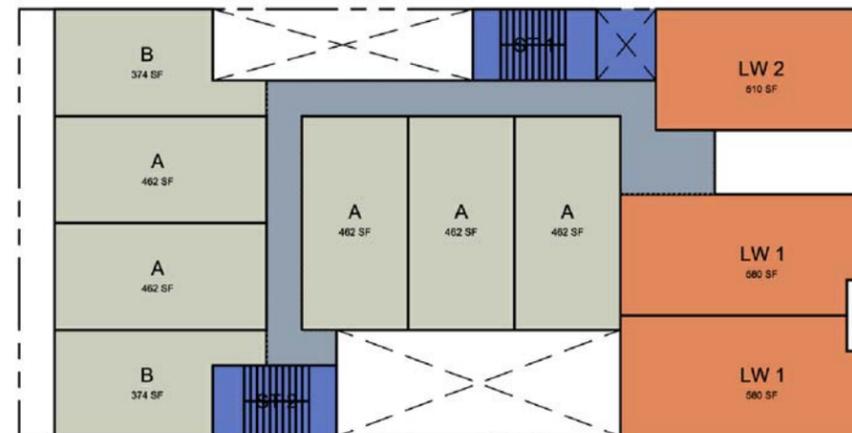
VIEW - LOOKING NORTHEAST



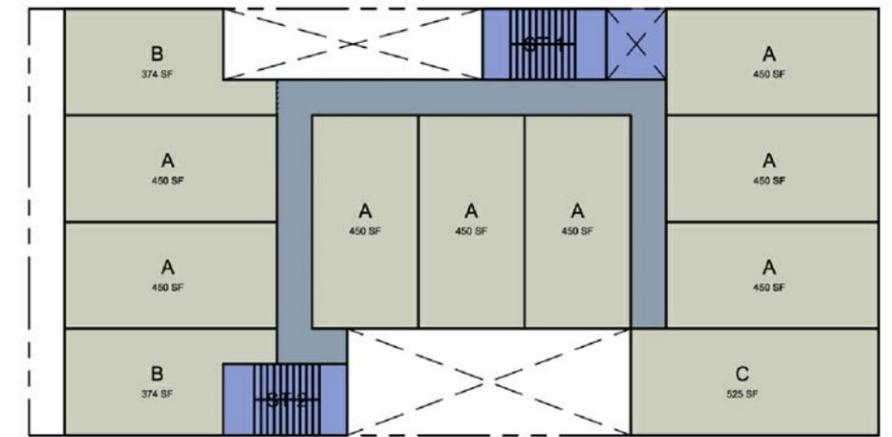
VIEW - ELEVATION ALONG 1ST AVE. W



1 OPTION 1 - PARKING LEVEL PLAN
SCALE: NTS



2 OPTION 1 - GROUND FLOOR PLAN
SCALE: NTS



3 OPTION 1 - UPPER FLOOR PLAN
SCALE: NTS

509 1st Ave. West: EARLY DESIGN GUIDANCE OPTION 1 (I-Shape) - CONCEPTUAL VIEWS & PLANS

A9

OPTION 2: L-Shape



Details:
40 Residential Units
3 Live/Work Units
22 Parking stalls

Gross Square Footage:
Garage - 979 sf
Level 1 - 5,180 sf
Level 2 - 5,360 sf
Level 3 - 5,360 sf
Level 4 - 5,360 sf
Total 22,239 sf

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Maximum FAR = $3.25(7,200) = 23,400$ sf
22,239 GSF < 23,400 sf ok

Description:

- The building footprint is L-Shaped, with large courtyard to the southwest corner.
- Vehicular entrance to a below grade parking garage is located off of the alley to the west property line.

Advantages:

- Large setback at southern property line softens impact on apartment building to the south
- No development departures required
- L-shape increases solar access and view potential
- Garage configuration allows for largest number of available parking stalls

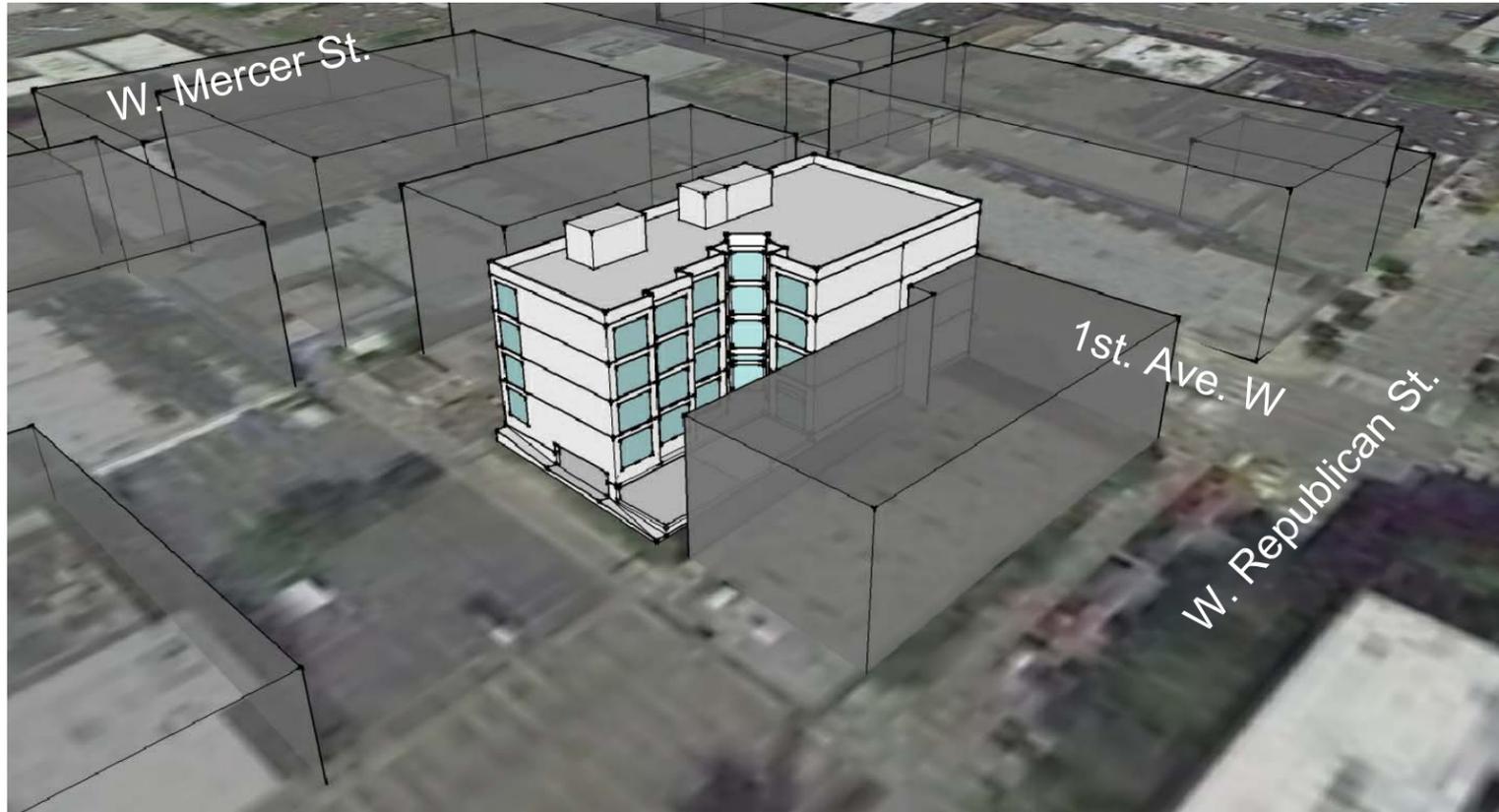
Challenges:

- Extensive blank wall along the northern property line
- Compact unit sizes with unusual configurations.
- Pedestrian access is located at the north-west corner of the site, requiring a ramped access to the main entry

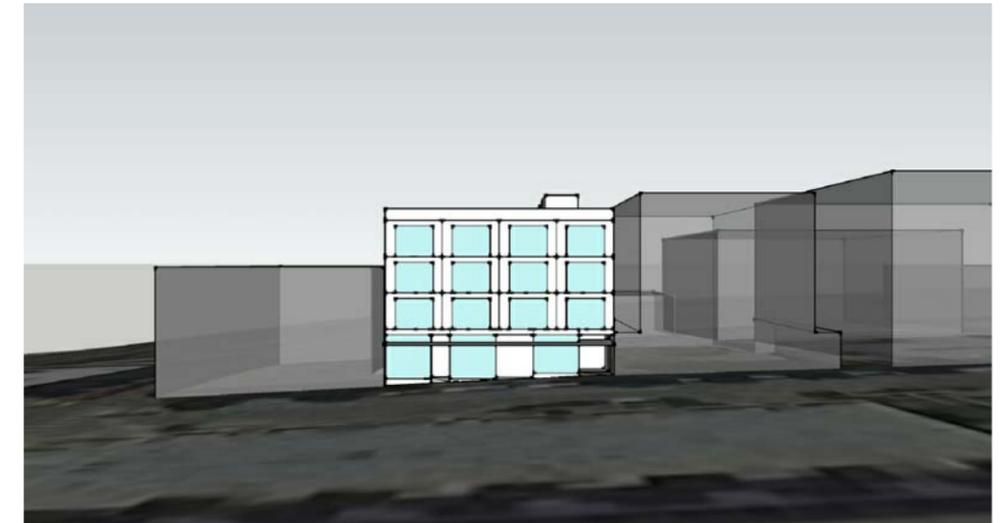
509 1st Ave. West: **EARLY DESIGN GUIDANCE**
OPTION 2 (L-Shape) - CONCEPTUAL VIEWS & PLANS

A10

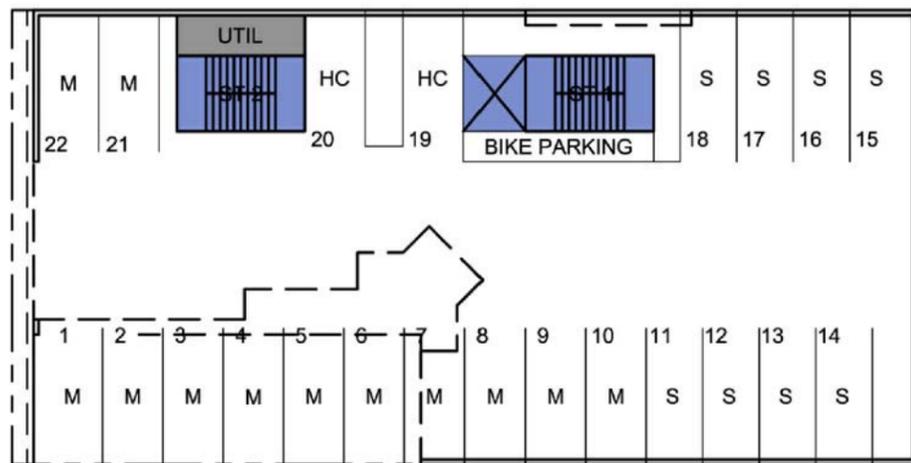
OPTION 2: L-Shape



VIEW - LOOKING NORTHEAST



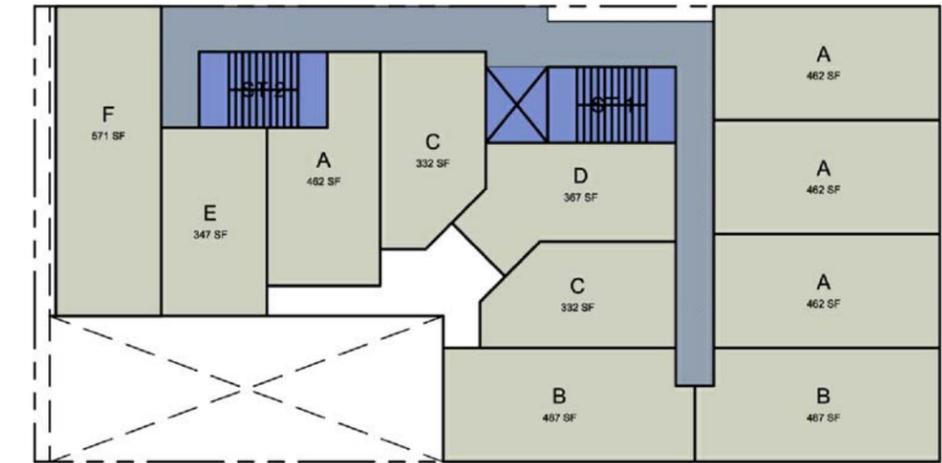
VIEW - ELEVATION ALONG 1ST AVE. W



1 OPTION 2 - PARKING LEVEL PLAN
SCALE: NTS



2 OPTION 2 - GROUND FLOOR PLAN
SCALE: NTS



3 OPTION 2 - UPPER FLOOR PLAN
SCALE: NTS

OPTION 3: Modified I-Shape

Details:
 40 Residential Units
 3 Live/Work Units
 20 Parking stalls

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Gross Square Footage:
 Garage - 1,649 sf
 Level 1 - 5,306 sf
 Level 2 - 5,403 sf
 Level 3 - 5,403 sf
 Level 4 - 5,403 sf
 Total 23,164 sf

Maximum FAR = 3.25(7,200) = 23,400 sf
 23,164 GSF < 23,400 sf ok

Description:

- The building footprint is I-Shaped (lightwell scheme), with large lightwells to the north and south.
- Vehicular entrance to a below grade parking garage is located off of the alley to the west property line.

Advantages:

- Large lightwells to the north and south
- Pedestrian access is centered along 1st Ave W frontage minimizing transition between sidewalk and building entry

Challenges:

- Departure required: Northern most live-work unit does not meet 30'-0" min depth requirement.
- Majority of the units front internal lightwells to the north and south, decreasing privacy to the buildings adjacent to those property lines
- Garage configuration provides fewest number of available parking stalls
- North facing units have minimal solar access and view potential



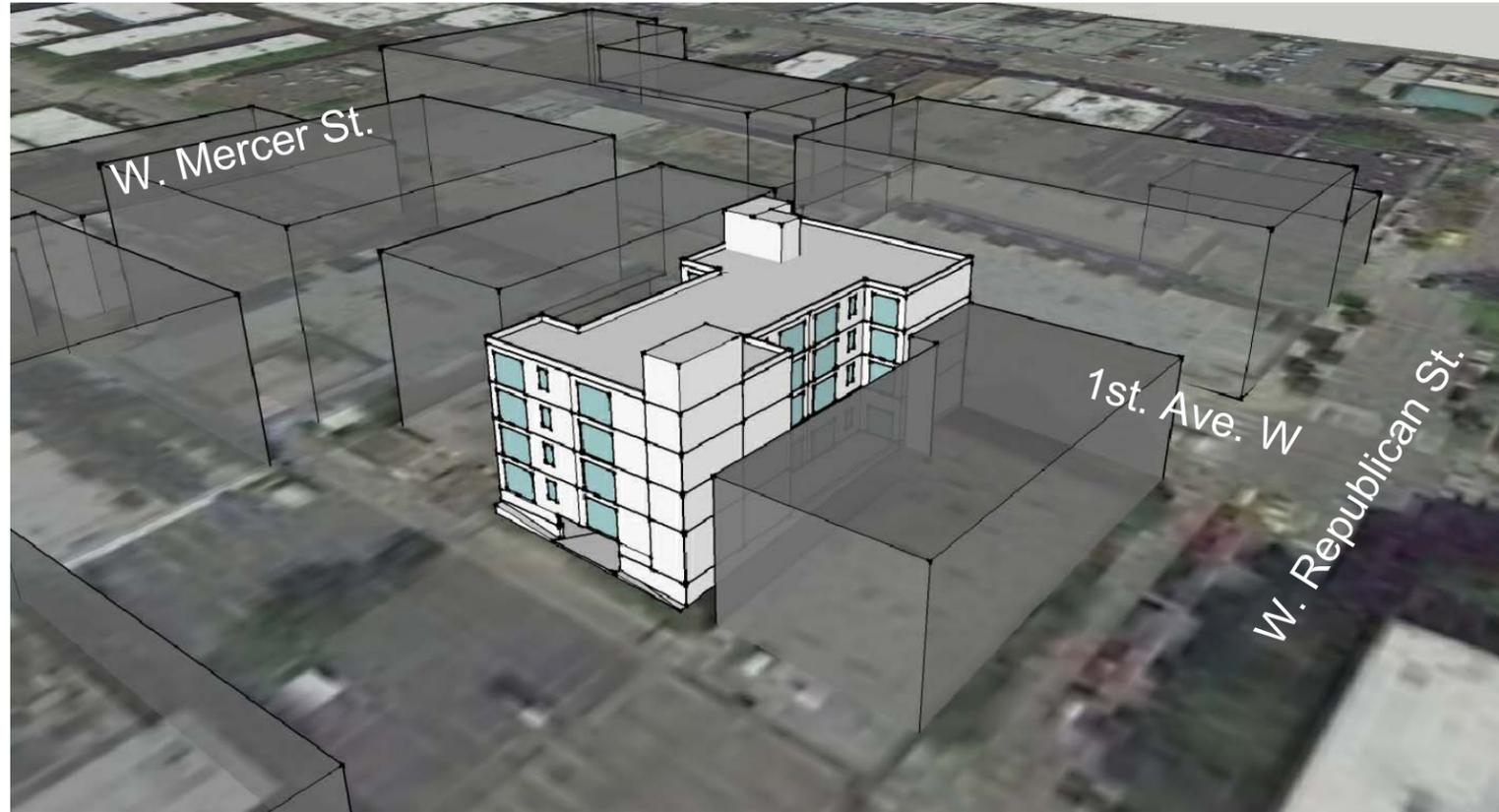
VIEW - LOOKING SOUTHWEST

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OPTION 3: Modified I-Shape

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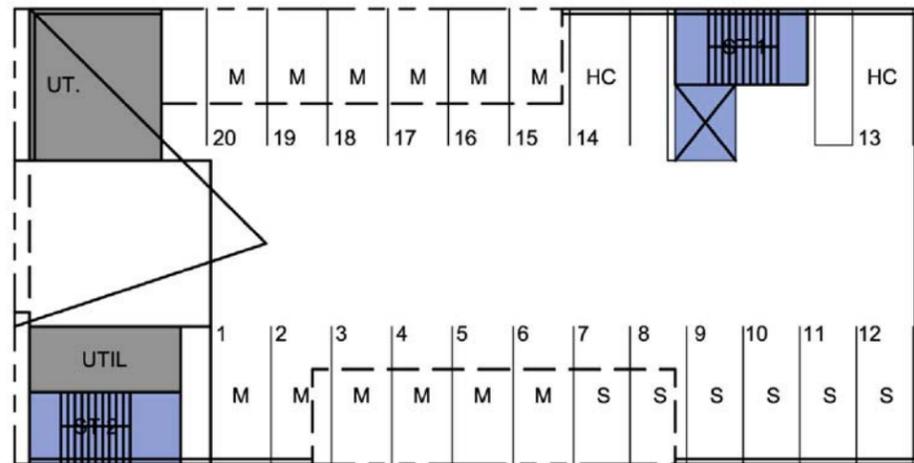
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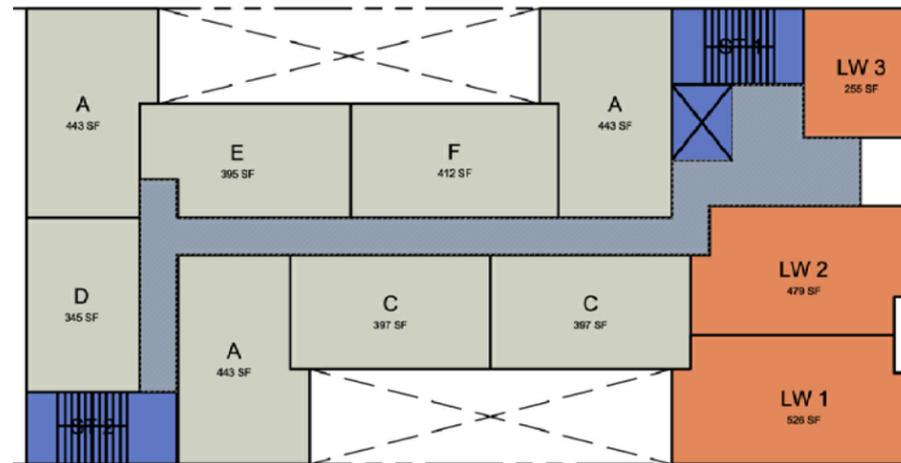
VIEW - LOOKING NORTHEAST



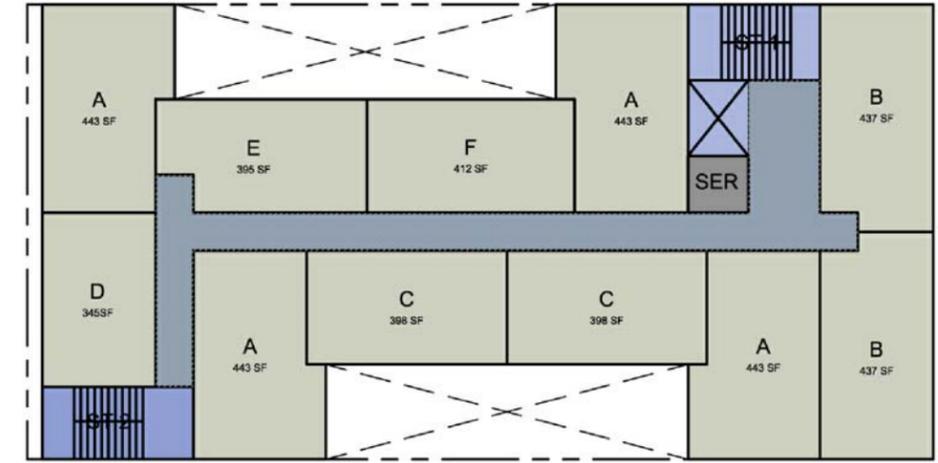
VIEW - ELEVATION ALONG 1ST AVE. W



1 OPTION 3 - PARKING LEVEL PLAN
SCALE: NTS



2 OPTION 3 - GROUND FLOOR PLAN
SCALE: NTS



3 OPTION 3 - UPPER FLOOR PLAN
SCALE: NTS

509 1st Ave. West: EARLY DESIGN GUIDANCE

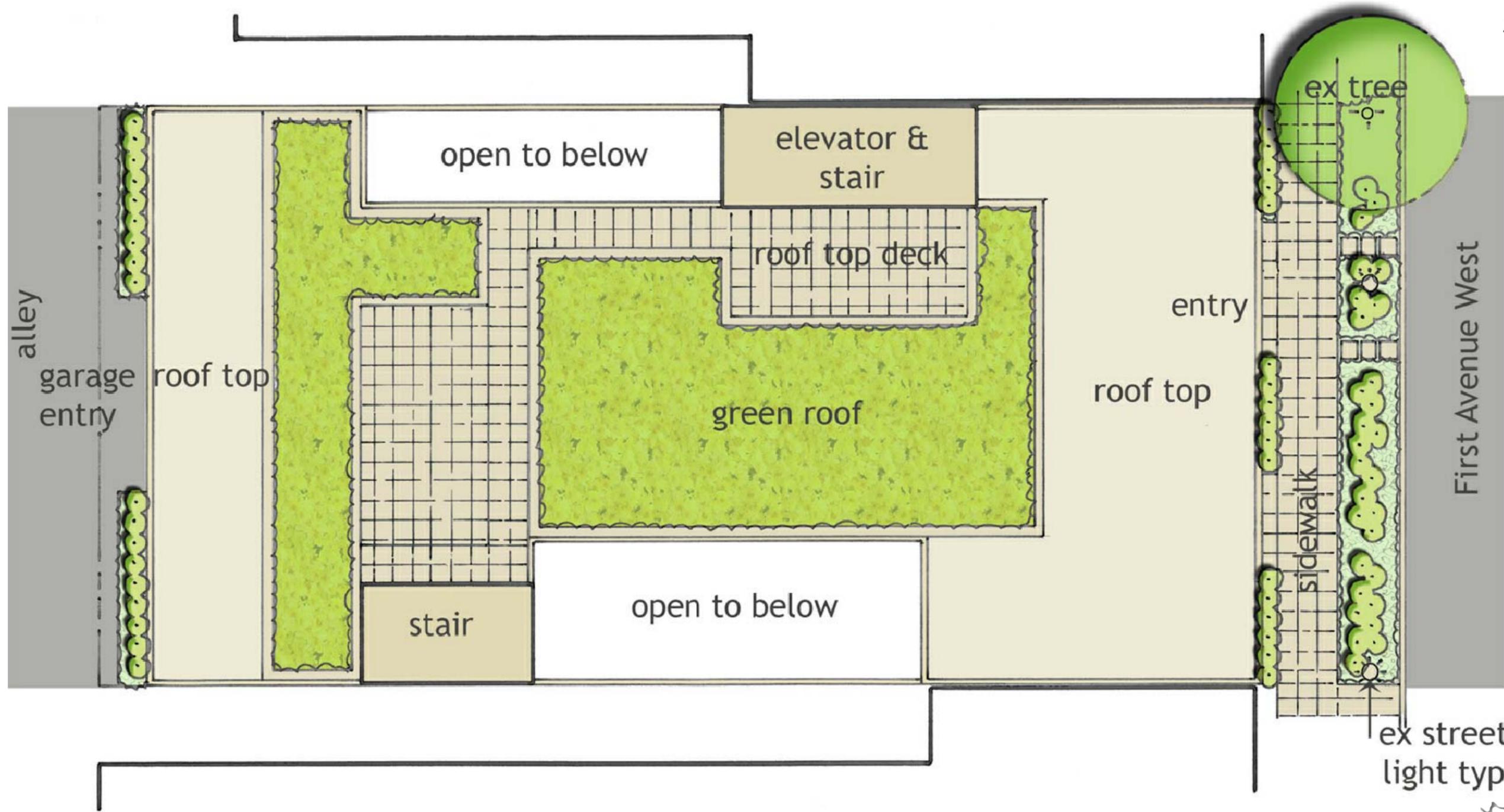
OPTION 3 (I-Shape) - CONCEPTUAL VIEWS & PLANS

A13

LANDSCAPE: CONCEPTUAL LANDSCAPE PLAN

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1 CONCEPTUAL LANDSCAPE PLAN
SCALE: NTS



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509 1st Ave. West: EARLY DESIGN GUIDANCE
CONCEPTUAL LANDSCAPE PLANS

A14

LANDSCAPE: CONCEPTUAL PLANT PALETTE

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cranesbill



pittosporum



azalea



green roof



lavender



japanese anemone



green roof



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509 1st Ave. West: EARLY DESIGN GUIDANCE
CONCEPTUAL PLANT PALETTE

A15

ARCHITECT PROJECT PORTFOLIO EXAMPLES

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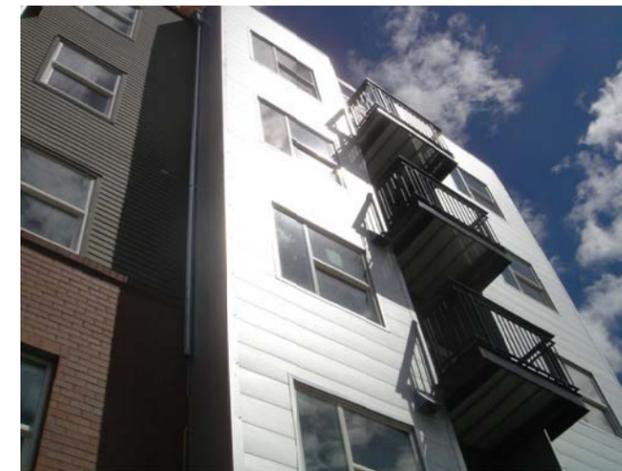
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BROADWAY ON BROADWAY
CAPITOL HILL - SEATTLE, WA



SHILSHOLE BAY CONDOMINIUMS
BALLARD - SEATTLE, WA



DWELL ROOSEVELT CONDOMINIUMS
ROOSEVELT WAY - SEATTLE, WA

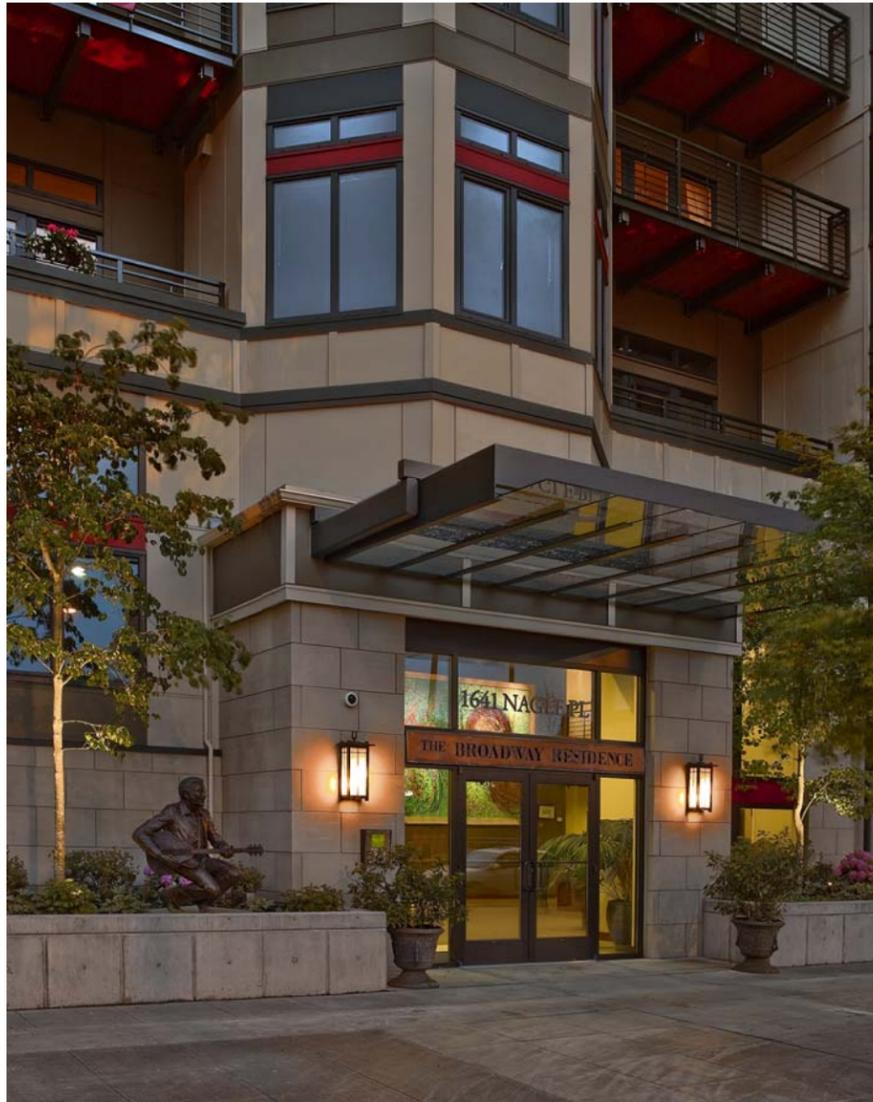
509 1st Ave. West: EARLY DESIGN GUIDANCE
ARCHITECT PROJECT EXAMPLES

A16

LANDSCAPE ARCHITECT PORTFOLIO EXAMPLES

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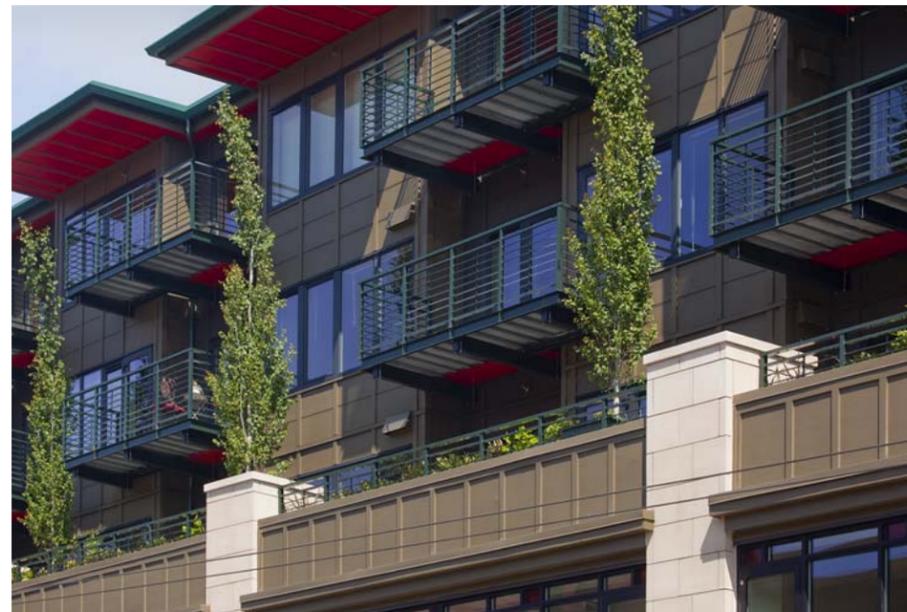
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CONSULTING



BROADWAY ON BROADWAY
CAPITOL HILL - SEATTLE, WA



DWELL ROOSEVELT CONDOMINIUMS
ROOSEVELT WAY - SEATTLE, WA



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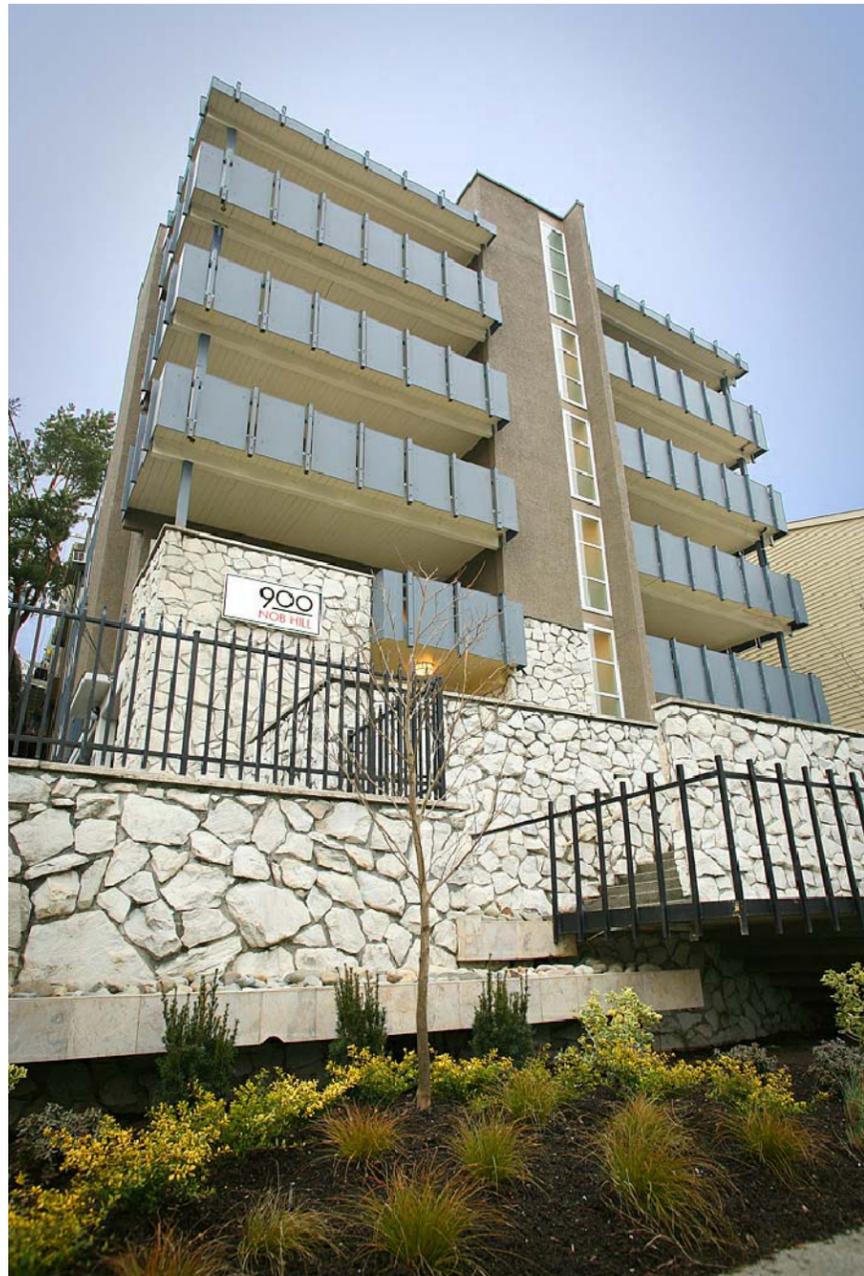
509 1st Ave. West: EARLY DESIGN GUIDANCE
ARCHITECT PROJECT EXAMPLES

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DEVELOPER PORTFOLIO EXAMPLES

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900 NOB HILL
UPPER QUEEN ANNE - SEATTLE, WA



BALLINGER PLACE
SHORELINE, WA



1700 MADISON
CAPITOL HILL - SEATTLE, WA



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DEVELOPER PROJECT EXAMPLES

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