

# DRB RECOMMENDATION MEETING

## 509 1st Ave. West

A Proposed Apartment Development  
for LQA Apartments, LLC.



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ARCHITECTURE  
PLANNING  
CONSULTING

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TITLE SHEET

T1

# DEVELOPMENT OBJECTIVES



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.

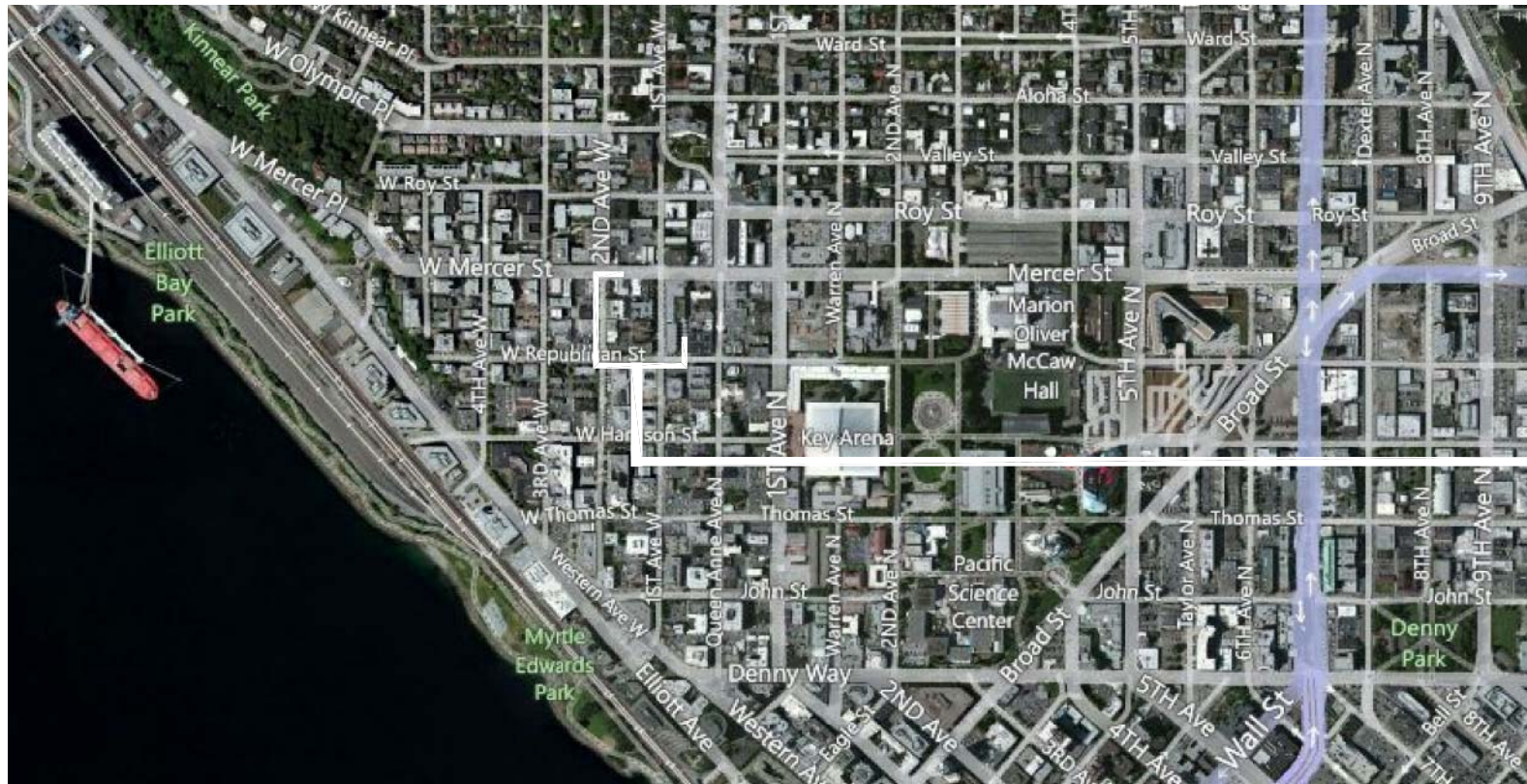
The project site is surrounded by a multitude of mixed-use multi-family buildings, as the zoning for the parcel and immediate area is neighborhood commercial. The majority of the neighboring buildings have ground level retail and commercial with residential units above. Most of the neighboring structures 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.







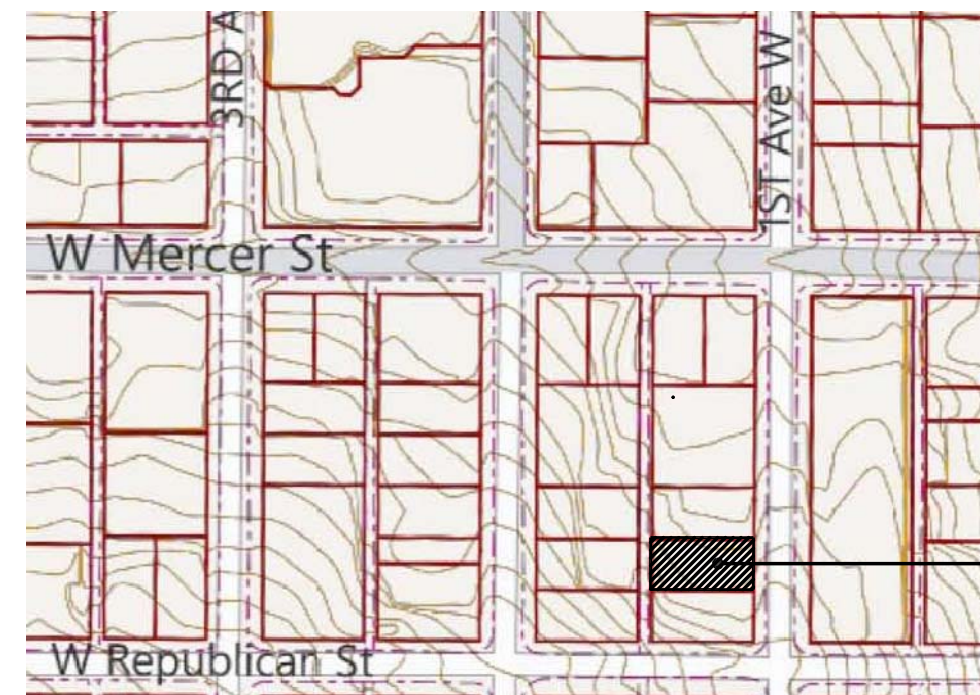
**1 VICINITY MAP**  
SCALE: NTS



**2 BLOCK MAP**  
SCALE: NTS



**PROPOSED SITE**



**3 PARCEL MAP / TOPOGRAPHY**  
SCALE: NTS



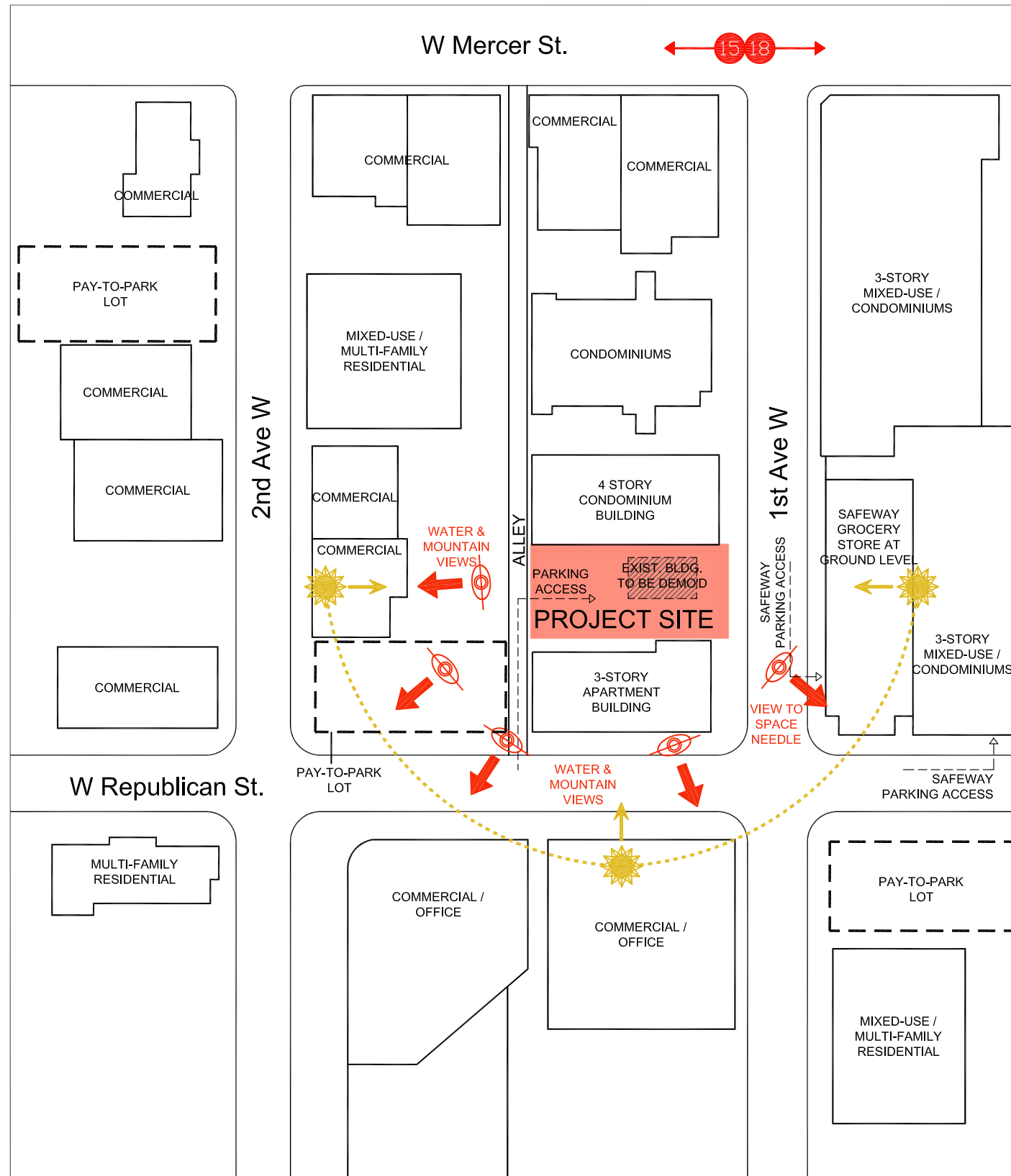
PROPOSED SITE:  
PARCEL #1990200395

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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:

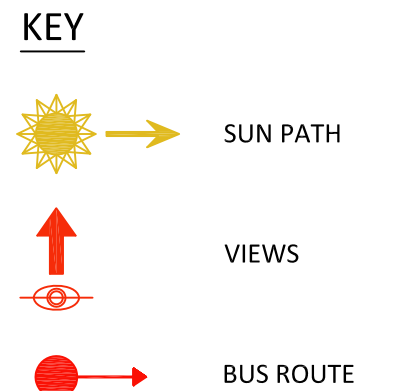
- Several off-street pay-to-park lots exist in the vicinity of the project site. Street parking is available throughout the neighborhood and is free except along Mercer St. and 1st Ave. W.

### 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.

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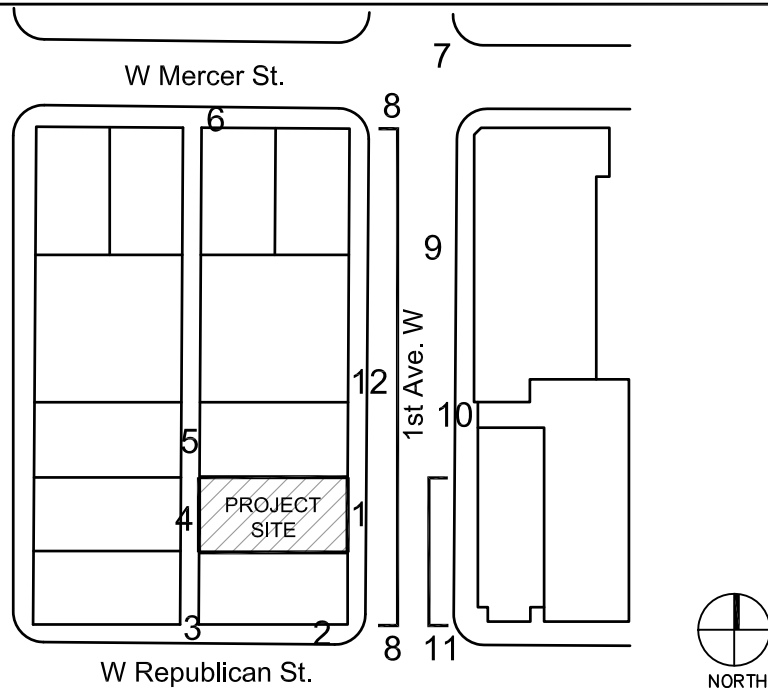
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CONSULTING



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CONTEXT & SITE ANALYSIS

A3



1



Project Site - facing West

2



Sidewalk on Republican St.  
facing West

3



Looking north along alley

4



Project Site - from the alley



5



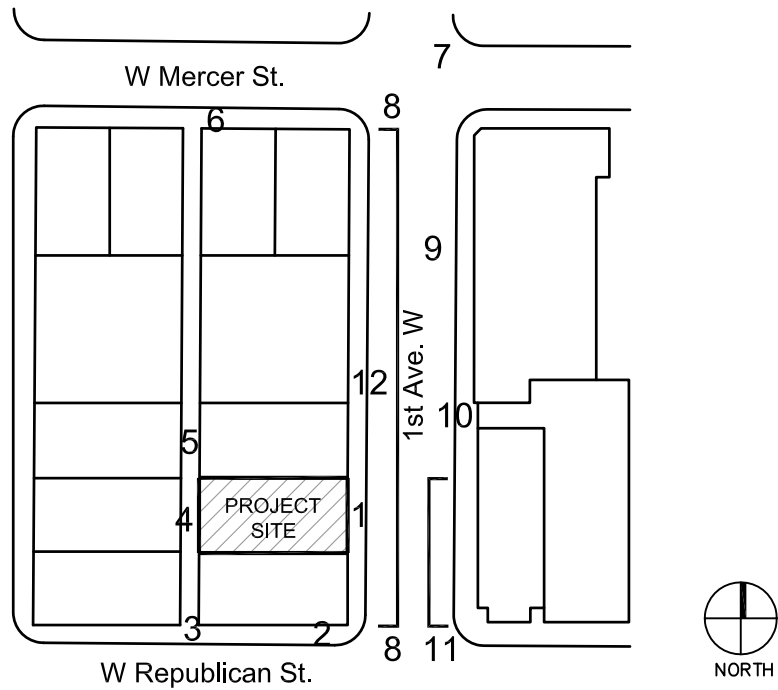
Looking north along alley -  
approaching Mercer St.

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PHOTO KEY / SITE CONTEXT PHOTOS

A4





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

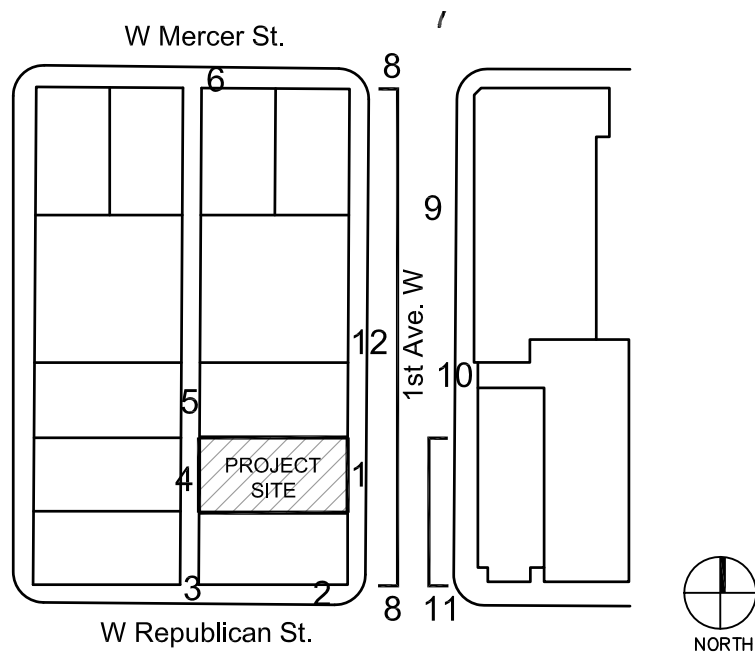
MATCHLINE

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PHOTO KEY / SITE CONTEXT PHOTOS

A5





9



10

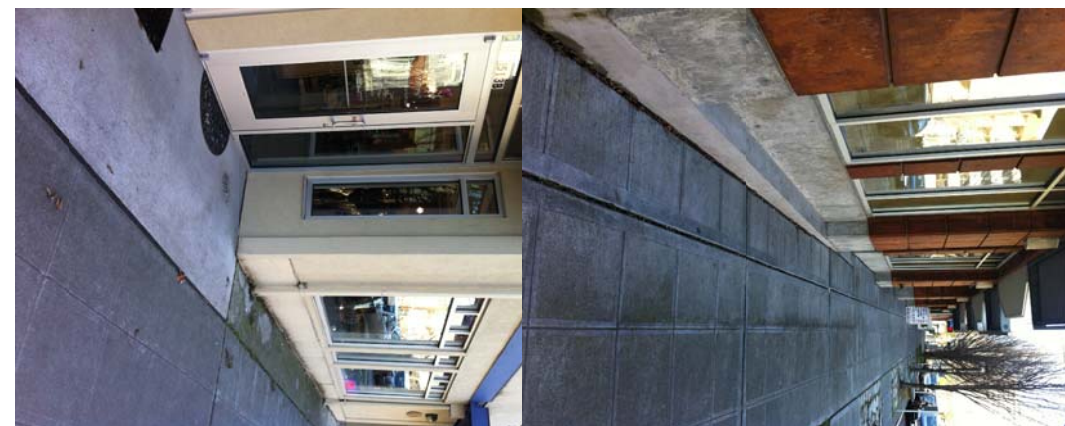
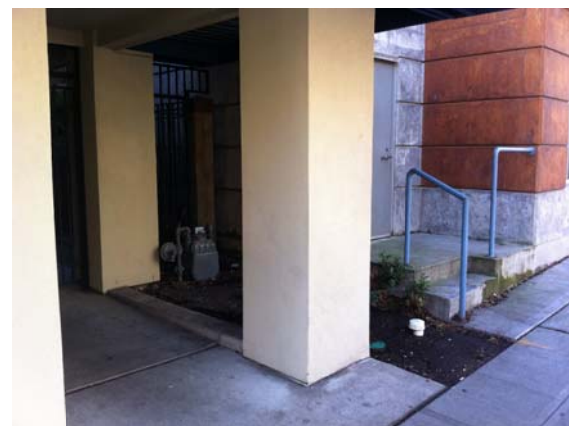


11



Site context along 1st Ave. W - facing East

12



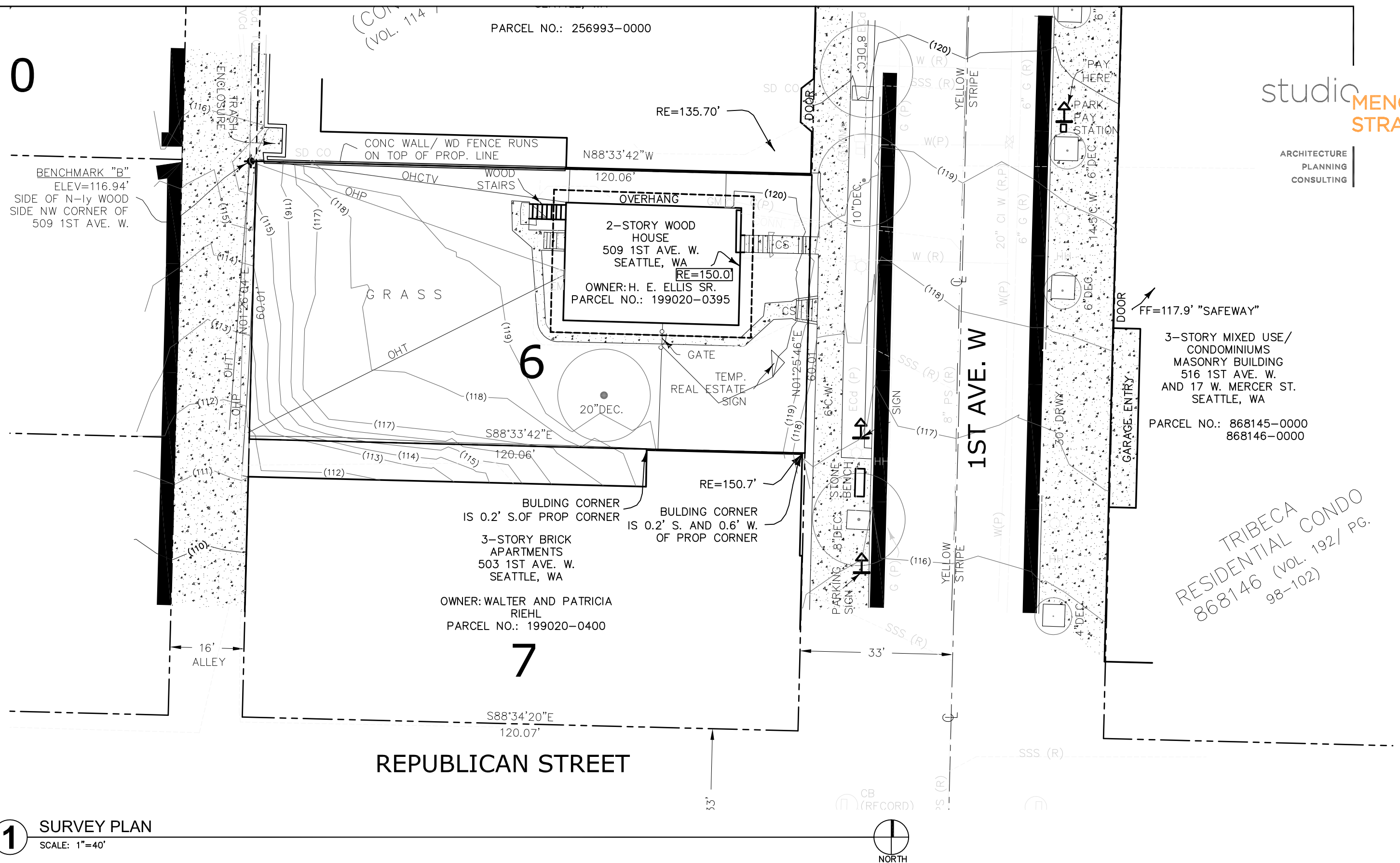
Entry and Storefront context along 1st AVE W

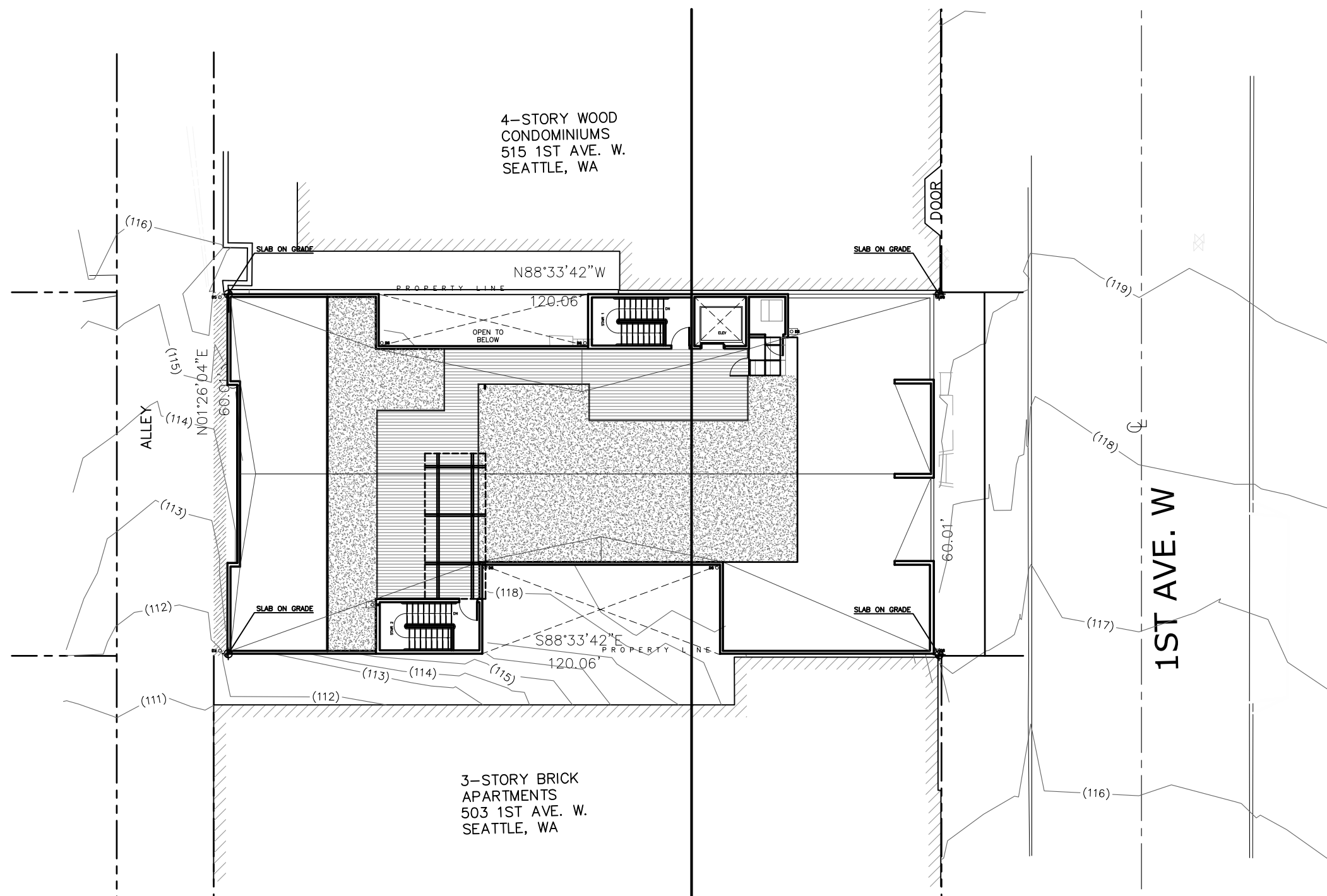
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PHOTO KEY / SITE CONTEXT PHOTOS

A6







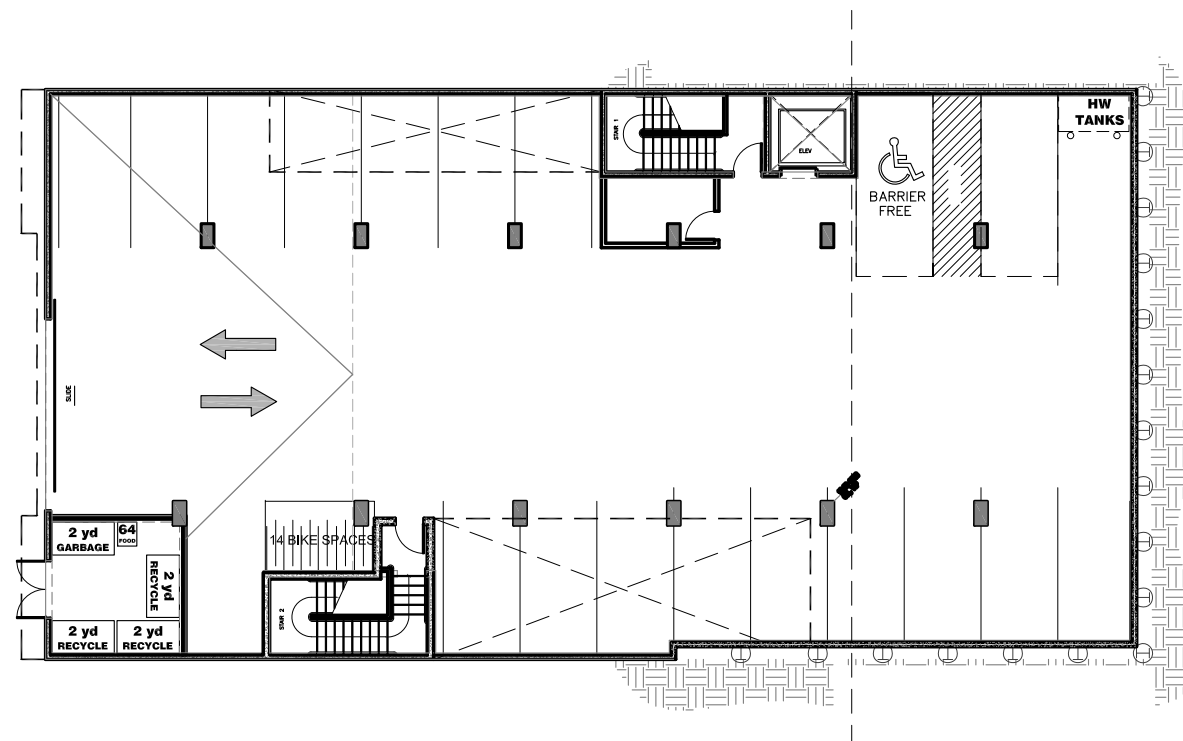
**1** SITE PLAN  
SCALE: 1"=40'

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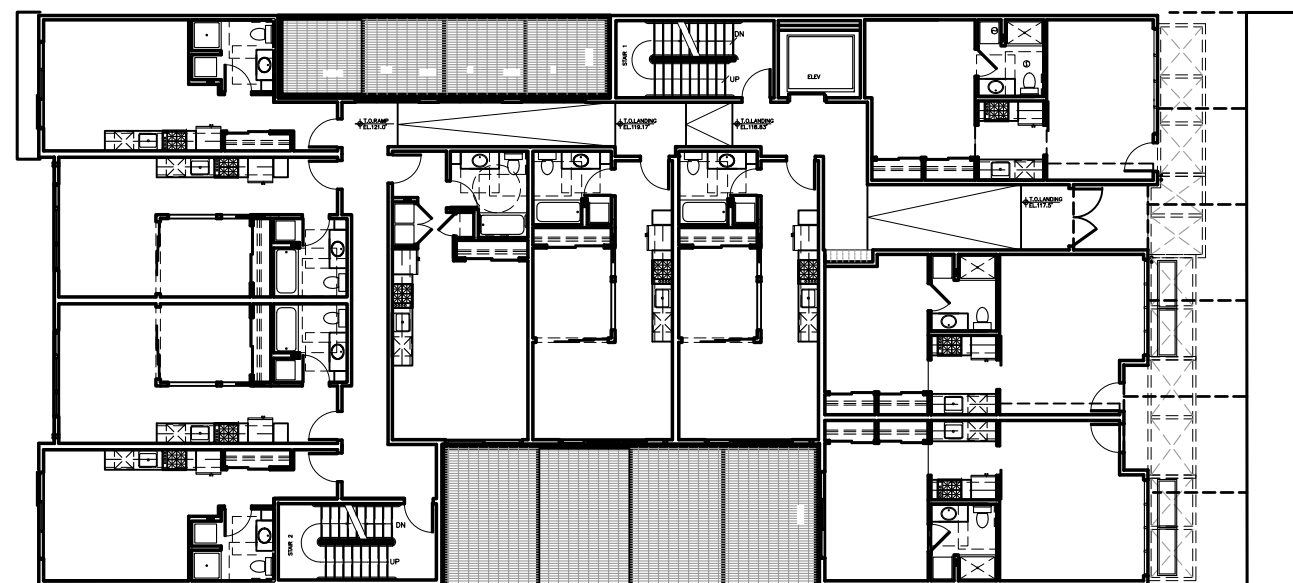
SITE PLAN

A8





**1** GARAGE FLOOR PLAN  
SCALE: 1"=20'



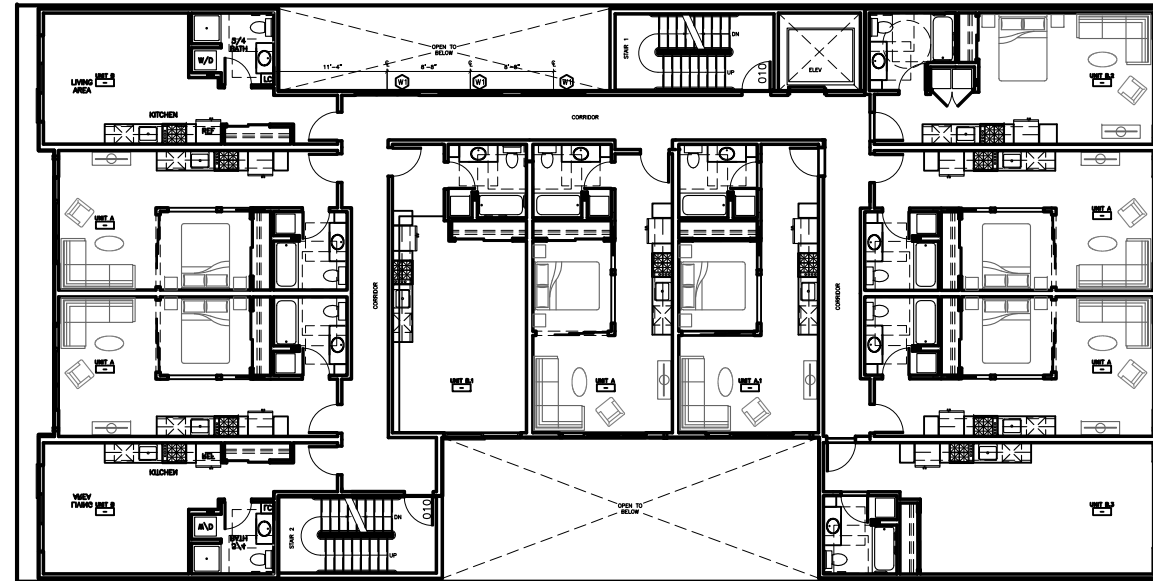
**2** GROUND FLOOR PLAN  
SCALE: 1"=20'



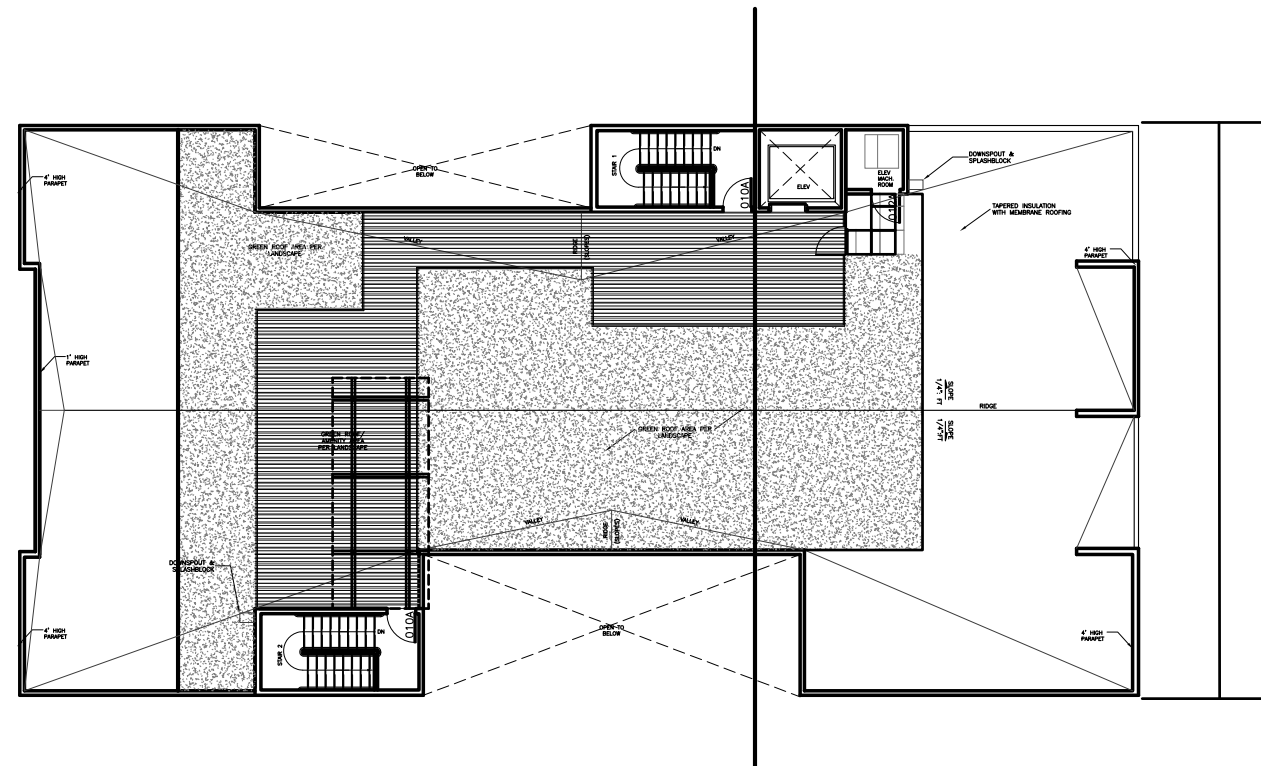
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PLANS

**A9**



**1** UPPER FLOOR PLAN  
SCALE: 1"=20'



**2** ROOF PLAN  
SCALE: 1"=20'

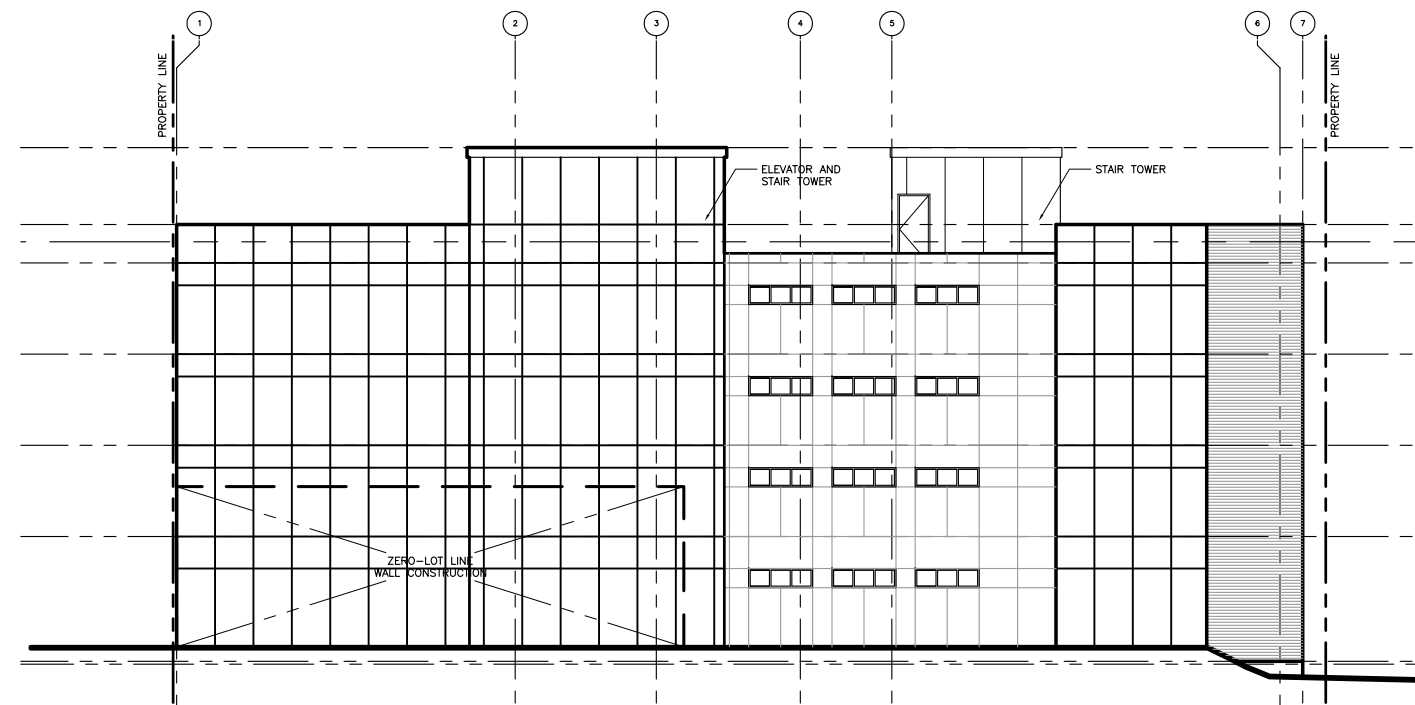


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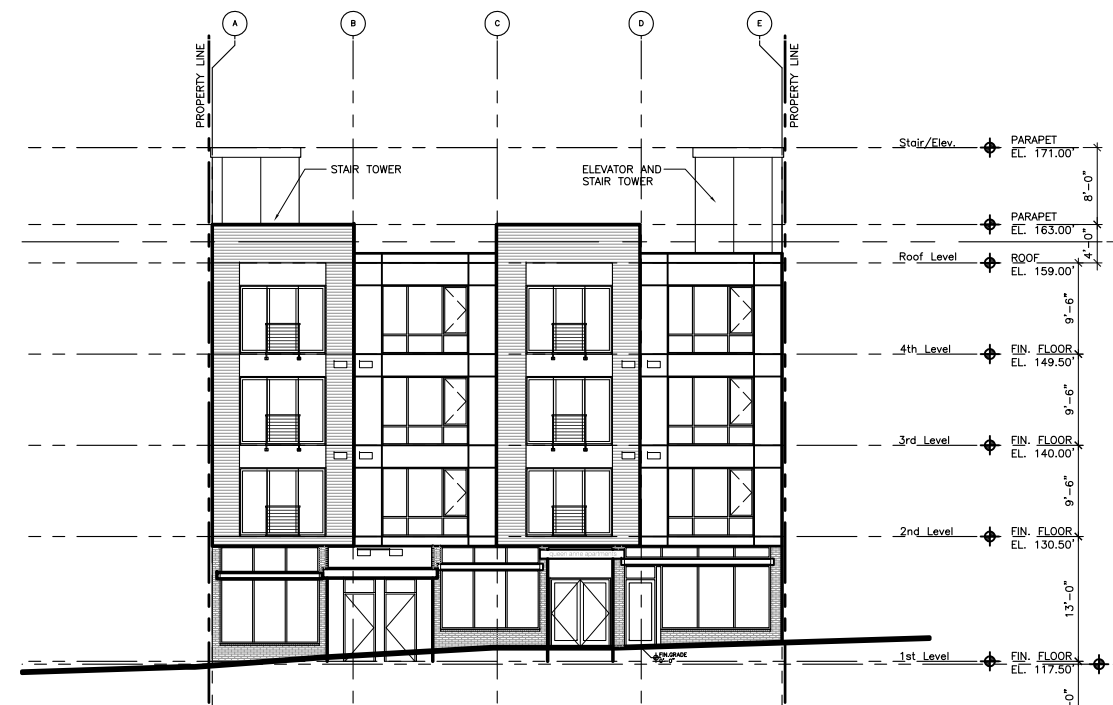
PLANS

**A10**

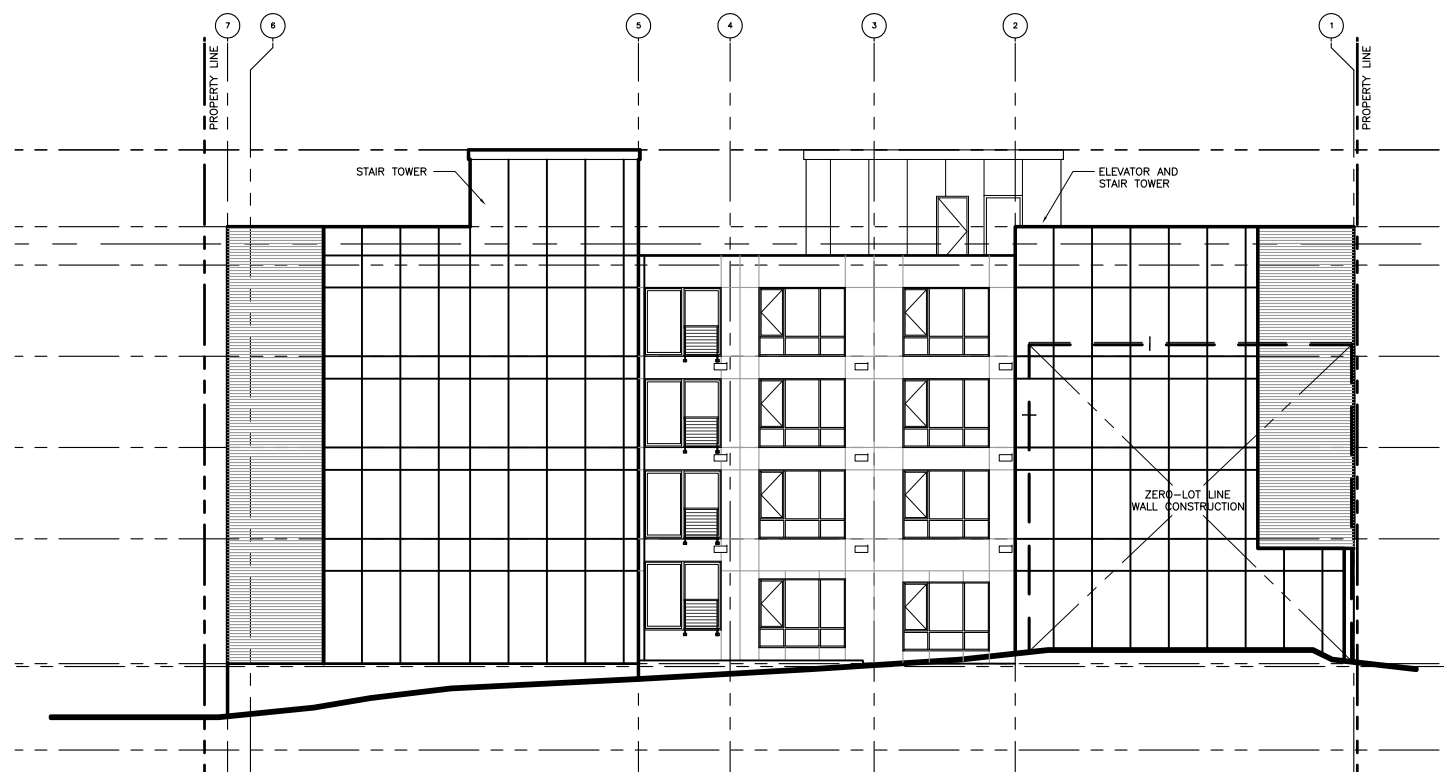




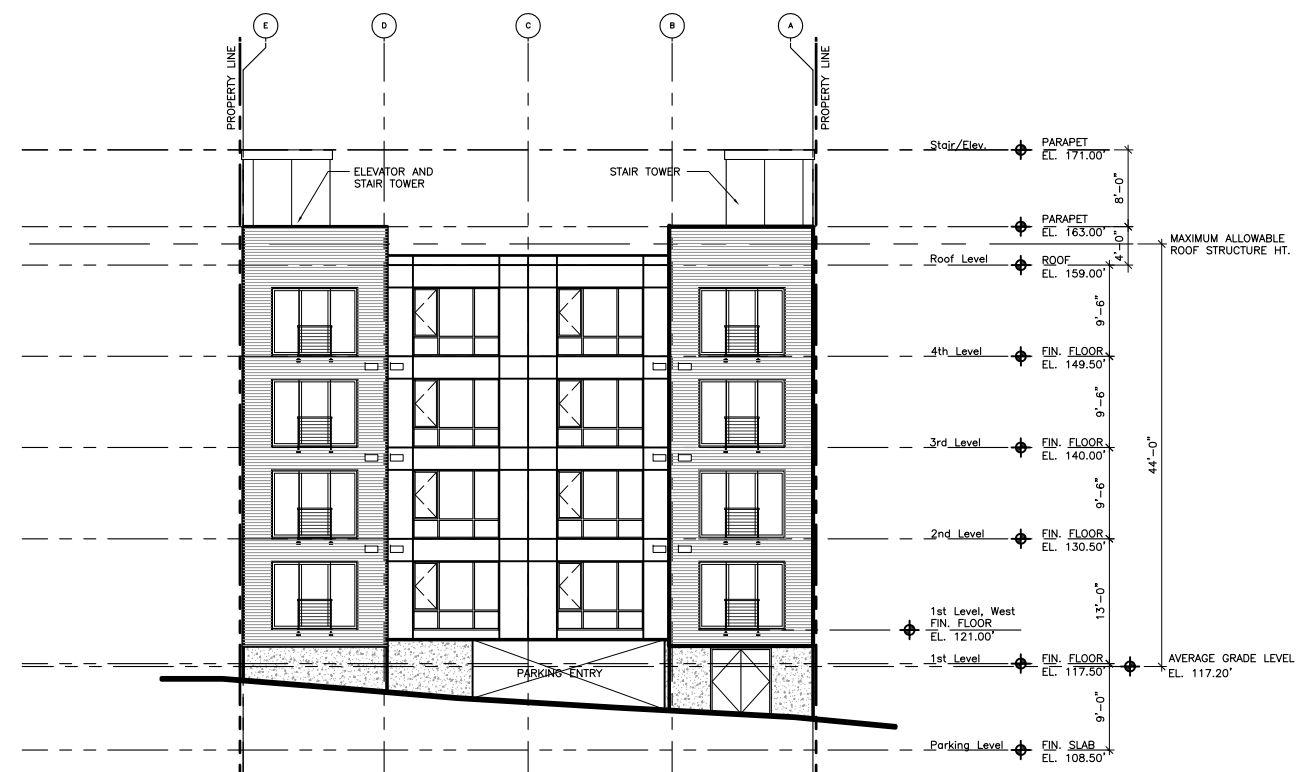
**2** NORTH ELEVATION  
SCALE: 1"=20'



**1** EAST ELEVATION  
SCALE: 1"=20'



**4** SOUTH ELEVATION  
SCALE: 1"=20'



**3** WEST ELEVATION  
SCALE: 1"=20'

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ELEVATIONS

**A11**



② NORTH ELEVATION



① EAST ELEVATION



④ SOUTH ELEVATION



③ WEST ELEVATION

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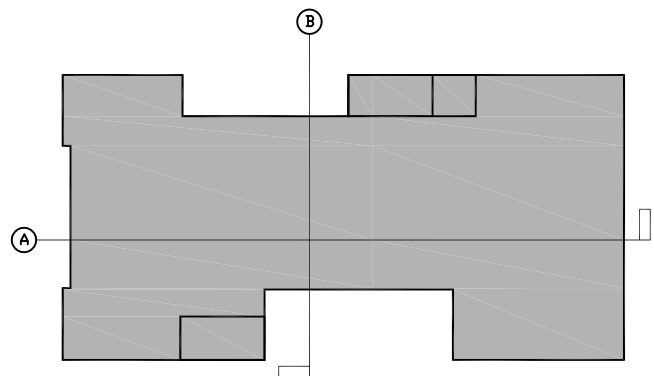
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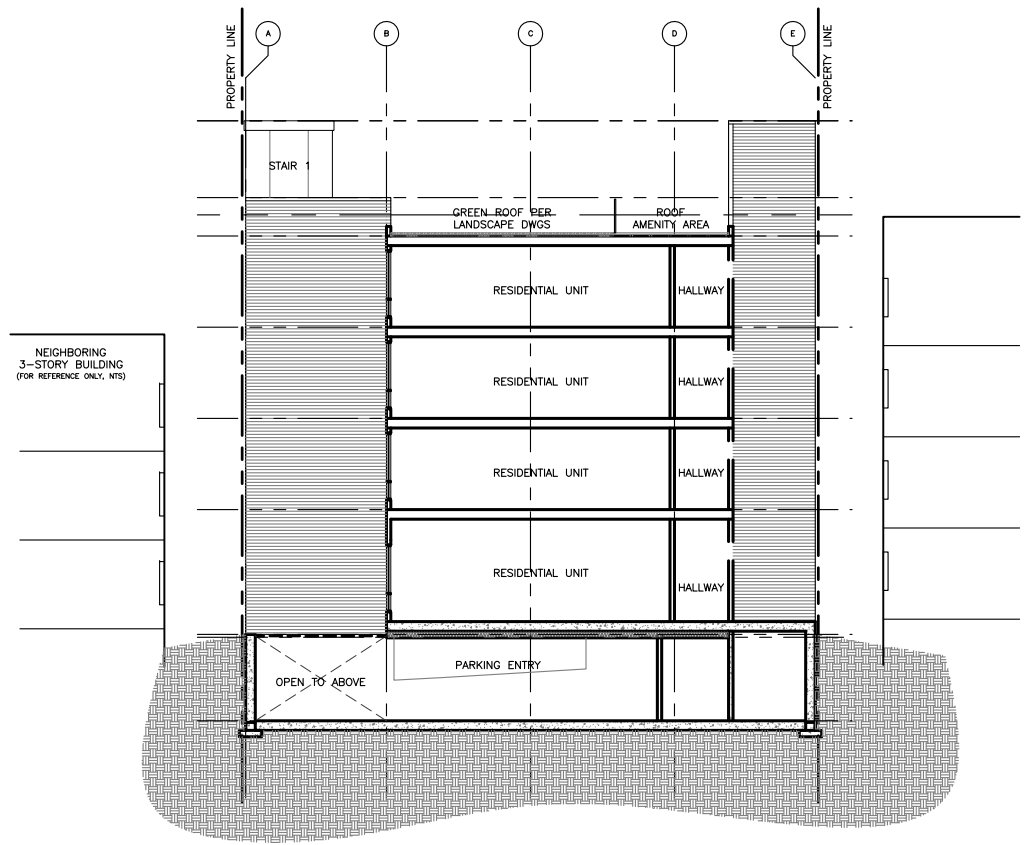
RENDERED ELEVATIONS

A12

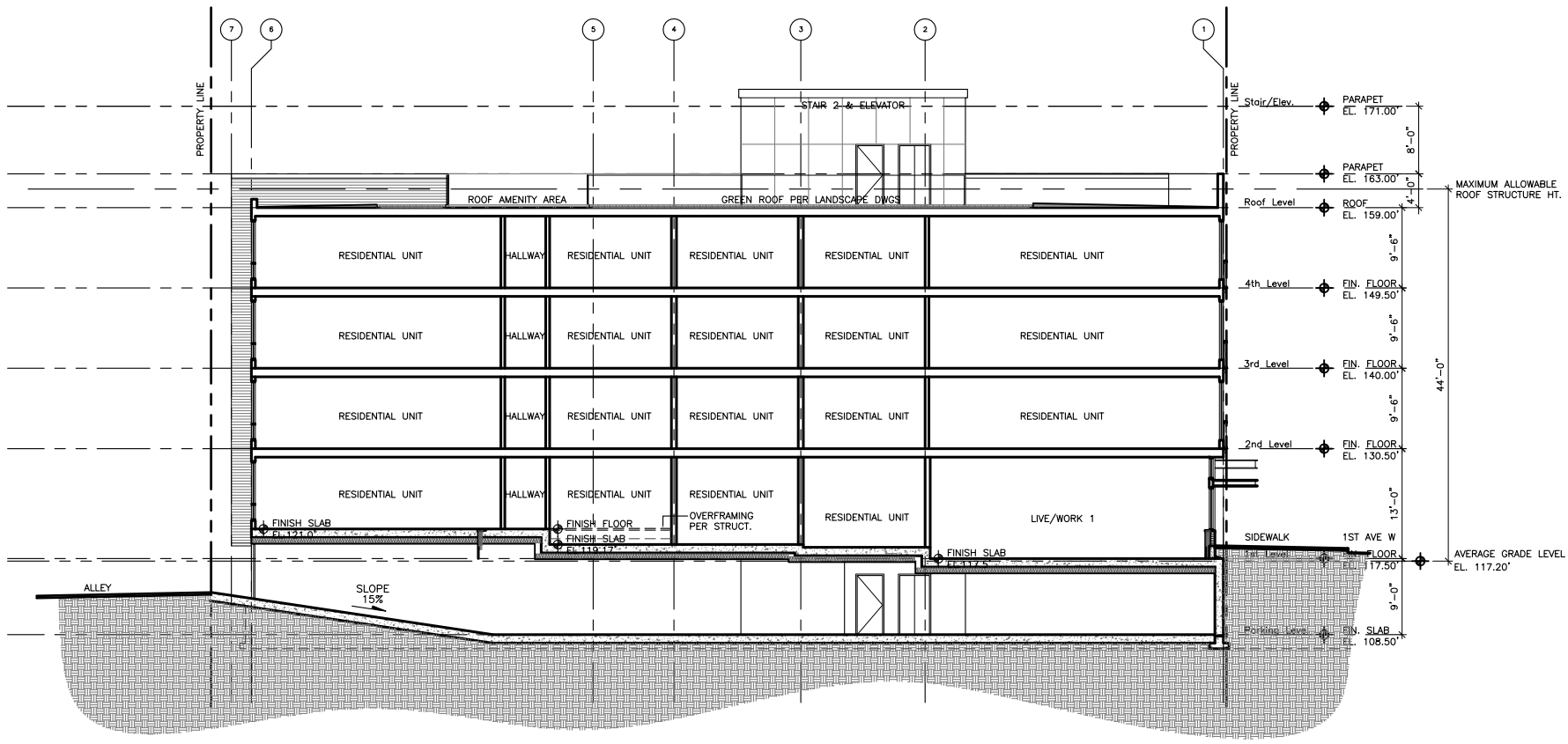




SECTION



**B** SECTION  
SCALE: 1"=20'



**A** SECTION  
SCALE: 1"=20'

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BUILDING SECTIONS

**A13**



**2** NE CORNER VIEW



**1** SE CORNER VIEW



**4** SW CORNER VIEW



**3** NE CORNER VIEW

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CORNER RENDERINGS

**A14**





**3** SOUTH PEDESTRIAN VIEW



**2** MAIN ENTRANCE VIEW



**1** NORTH PEDESTRIAN VIEW

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STREET FRONTAGE RENDERINGS

**A15**



**3** AMENITY AREA VIEW



**1** AMENITY AREA VIEW

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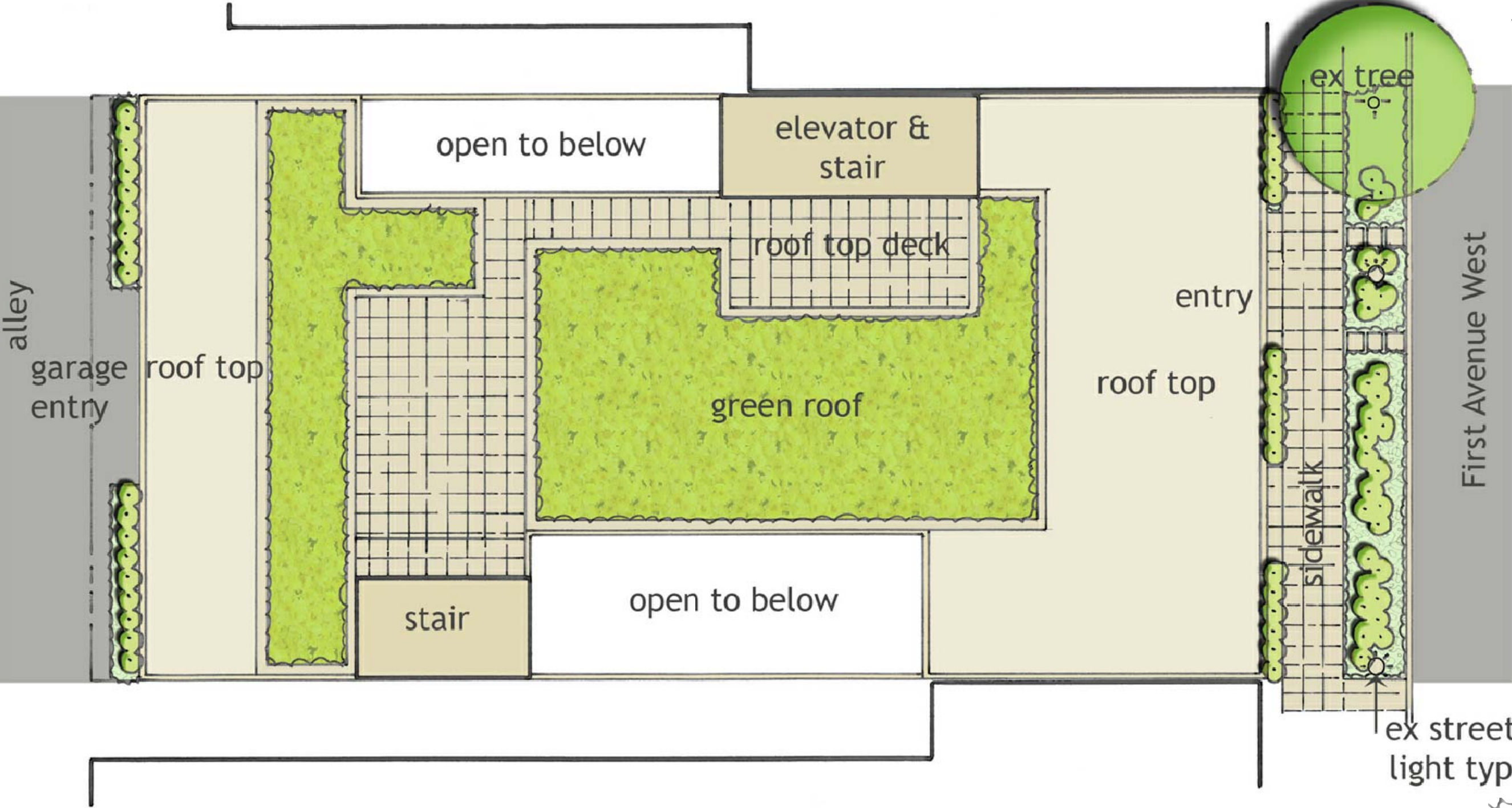
ROOFTOP AMENITY AREA RENDERINGS

**A16**



LANDSCAPE: CONCEPTUAL LANDSCAPE PLAN

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1 CONCEPTUAL LANDSCAPE PLAN  
SCALE: NTS

NORTH





LANDSCAPE: CONCEPTUAL PLANT PALETTE



cranesbill



pittosporum



azalea



green roof



lavender



japanese anemone



green roof