

42nd & Oregon Mixed-Use

4502 42nd Ave SW, Seattle

Design Review Recommendation

DPD # 3007547

December 18, 2008



nk

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DESIGN REVIEW RECOMMENDATION MEETING 12.18.2008

4502 42nd Avenue SW

PROJECT DESCRIPTION

Address: 4502 42nd Ave SW
DPD Project: 3007547
Developer: Oregon 42 LLC
Applicant: Nicholson Kovalchick Architects
Contact: Eric Blank

Following early design guidance and initial zoning review in early 2008, the developer of this property made some wholesale changes to the proposed project, including a new design team, to better respond to the issues raised in review.

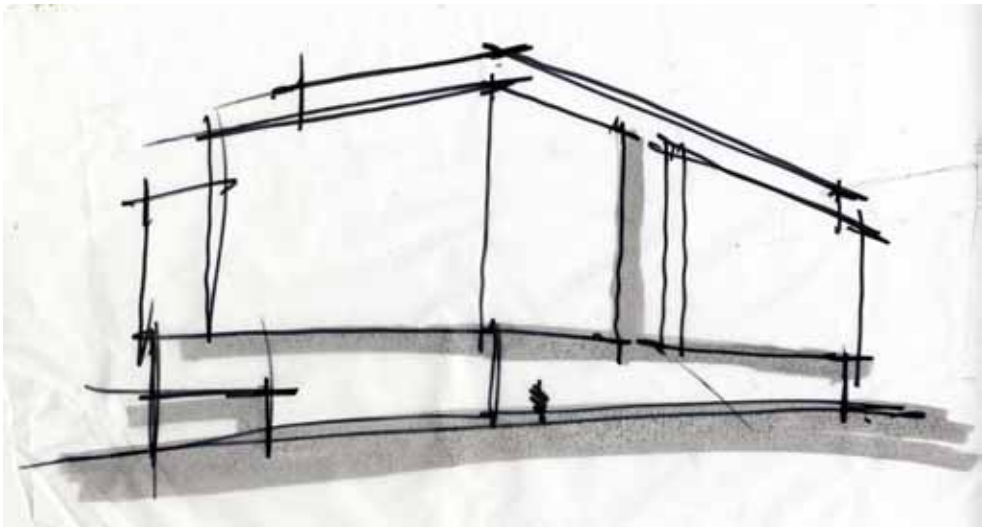
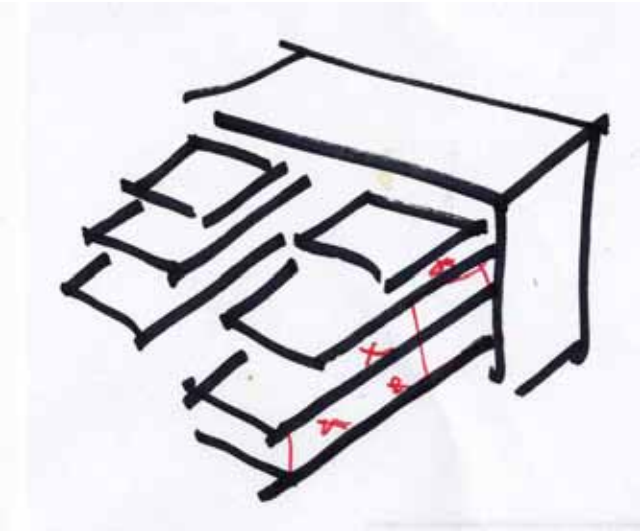
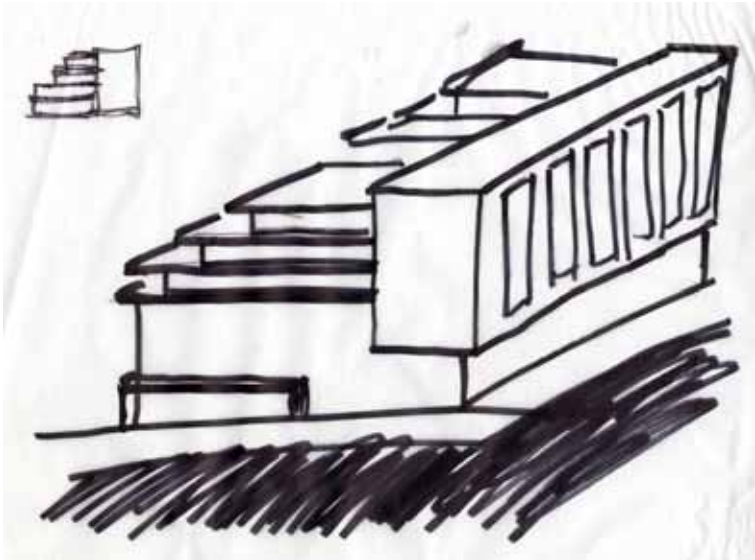
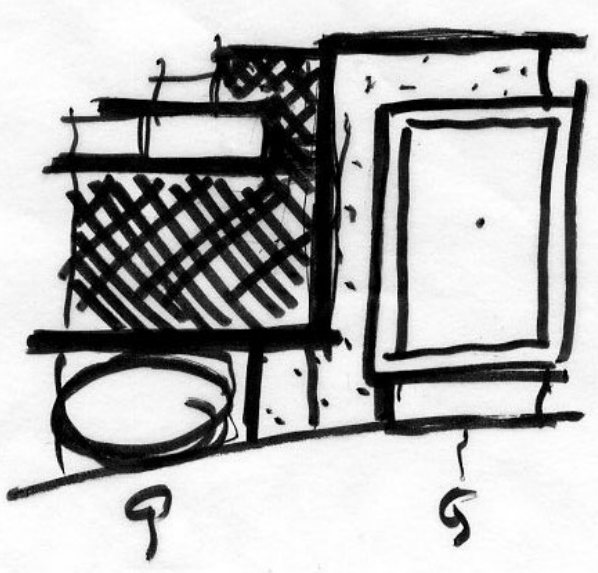
The proposed project is an 8-story mixed-use condominium building containing 89 residential units above 8 live-work units (97 total) and retail / office uses at the street level. Parking for 121 vehicles will be located in a below grade parking garage, which is accessed form the alley to the east of the site. The four existing single-family houses on site will be demolished. The site is zoned NC3-65 and is adjacent to a NC3-85 zone across 42nd Ave SW and an L-3 zone across the alley to the east. The building mass on the site responds to this zoning context and the many projects currently under construction or permit review on adjacent blocks.

Number of residential units:	89
Number of live-work lofts:	8
Total:	97

Number of Parking Stalls: 121

Residential Levels:	84,095 SF
(Incl. circulation and common spaces):	
Live-work Units:	6,182 SF
Commercial Retail:	9,375 SF
Commercial Office:	5,106 SF
Parking:	33,723 SF
Storage:	5,535 SF
Total:	144,113 SF

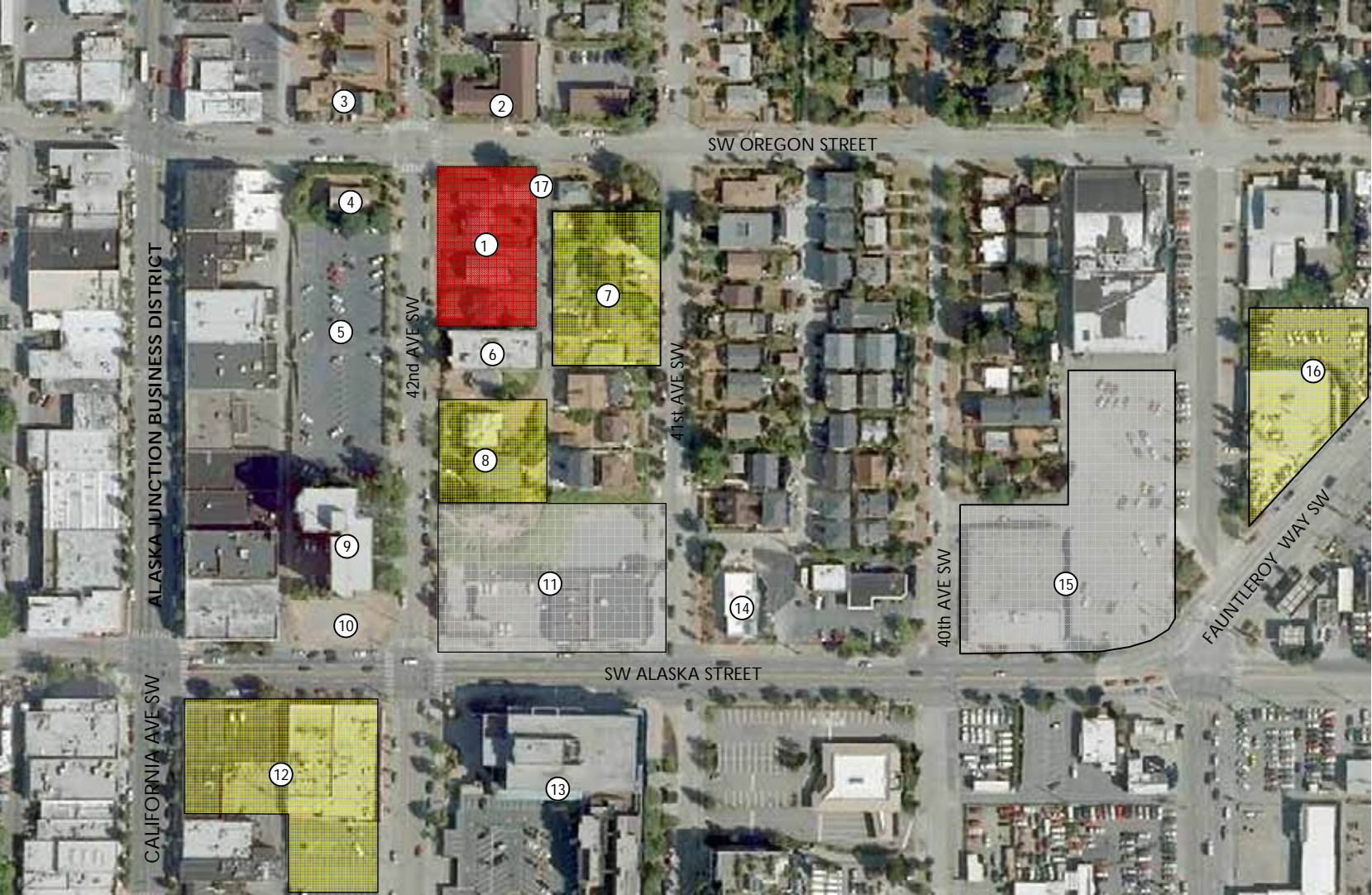
The Early Design Guidance meeting was held on February 15th, 2008. Revised Master-Use Permit submittal was October 31, 2008.



CONCEPTUAL DEVELOPMENT SKETCHES



SITE CONTEXT



- 1. Project Site
- 2. Hope Lutheran Church
- 3. Sparks Chiropractic Health Center
- 4. Single-Family House
- 5. Junction Parking
- 6. Medical Dental Building
- 7. Proposed Multi-Family Project (currently under review)
- 8. Golden Crest Mixed-Use (currently in MUP)
- 9. 10 Story Senior Housing Building
- 10. Park
- 11. Hewitt Mixed-Use QFC/Apartment Complex (currently Under Construction)
- 12. Weber Thompson / Connor Homes Mixed-Use Project (currently under review)
- 13. Jefferson Square
- 14. Viking Bank
- 15. Whole Foods Mixed-Use Project (currently under construction)
- 16. BlueStar Gateway Center (currently under review)
- 17. Alley



17. Alley behind project site



11. Hewitt Mixed-Use QFC/Apartments



2. Hope Lutheran Church



3. Sparks Chiropractic Health Center



4. Single-Family House



5. Junction Parking Lot



6. Medical Dental Building



9. 10 Story Senior Housing Building

DESIGN REVIEW PRIORITIES IDENTIFIED

Priority guidelines identified from Early Design Guidance

A-1 Responding to Site Characteristic

The siting of buildings should respond to specific site conditions and opportunities such as location on prominent intersections, unusual topography, and view or other natural features.

A-4 Human Activity

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

A-5 Respect for Adjacent Sites

Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.

A-8 Parking and Vehicle Access

Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties, and pedestrian safety.

B-1 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 and should be sited and designed to provide a sensitive transition to near-by, less-intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zones.

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 context.

C-4 Exterior Building 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.

C-5 Structured Parking entrances

The presence and appearance of garage entrances should be minimized so that they do not dominate the street frontage of building.

D-5 Visual Impacts of Parking Structures

The visibility of all at-grade parking structures or accessory parking garages should be minimized. The parking portion of a structure should architecturally compatible with the rest of the structure and streetscape. Open parking spaces and carports should be screened from the street and adjacent properties.

D-11 Commercial Transparency

Commercial storefronts should be transparent, allowing for a direct visual connection between pedestrians on the sidewalk and the activities occurring on the interior of a building. Blank walls should be avoided.

E-2 Landscaping to Enhance the Building and/or Site

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



SITE ANALYSIS

Immediate Neighborhood Content

- West Seattle Junction just 1 block to the west, churches to the north, single family residences to the east, and mixed-use projects to the south.
- This is an area in transition from small commercial strip and single family homes to vibrant mixed-use Urban Hub
- At least 6 new buildings are either under review or construction within a 3-block radius that are following the city's directive for increased urban density in this area

42nd Avenue SW

- Walkable, low traffic street with small but numerous street trees.
- Parallel parking on both sides of street provides good pedestrian buffer.
- Large surface parking lot currently serves Junction businesses.
- Relatively flat along project site, then sloping down steeply to Alaska Way

SW Oregon Street

- Faster moving vehicle arterial.
- Steeply sloping from west down to east.
- Pedestrian traffic to and from church school is aided by church staff crossing guards.
- No parallel parking.
- No street trees.
- Uncomfortable pedestrian buffer along sidewalks.

Garage Access & Alley

- Alley currently serving back of Junction businesses but inaccessible to vehicle traffic from large surface lot.
- South end of alley is being rerouted around new mixed-use QFC project, potentially changing to one-way traffic.
- Alley grade is roughly one-story below 42nd Ave SW and ideal for efficient access to underground parking

Amenities and Views

- Good, central location in vibrant neighborhood.
- West Seattle Junction commercial hub.
- Top of West Seattle hill.
- East views to downtown Seattle.
- West views to Puget South and Olympic peninsula

Immediate Neighborhood Context

- Mixed-use apartment in keeping with future district character
- Six stories matches height of recent developments
- Building massed toward 42nd Ave SW & NC3-85' zone
- Shared interior courtyard facing L-3 zone for open space

42nd Avenue SW & SW Oregon Street

- Prominent corner with retail at ground level
- Commercial spaces recessed to provide additional landscaping
- Marquees at building entries
- 15' floor-to-floor provides voluminous retail
- Multiple retail entrances provide ability to subdivide space
- Existing curb-cuts are closed to improve streetscape and increase available street parking
- Additional street trees help to buffer the sidewalk
- Bicycle parking provided at main entries

Garage Access & Alley

- The garage is accessed from the alley and not visible from the main pedestrian environment
- Garbage and recycling room is accessed from the alley
- Garage entry relocated to minimize impacts to existing houses across alley
- Recessed corner entry at alley & SW Oregon Street for better visibility

Amenities & Views

- Landscaped courtyard, streetscapes, & roof deck provide comfortable social spaces
- Excellent city & mountain views
- Live/Work units improve character of alley and bring potential pedestrian activity



BUILDING MASSING



BUILDING MASSING



- Hewitt mixed-use building (currently under construction)
- 10-story Senior Housing building
- Golden Crest mixed-use building (currently under review)
- Medical Dental building
- Allowable zoning envelope in NC3-85 across the street
- Landscaped roof deck with trellis
- Live/Work lofts in landscaped courtyard
- Large terraces at upper levels
- Horizontal ribbons of glazing and colored accent panels
- Two stories of commercial space with recessed corner entry for visibility
- Vehicle entry from alley with landscaped trellis overhead
- Proposed mixed-use project in L-3 zone (under review)

COMMERCIAL & PARKING LEVELS

42nd Avenue SW & SW Oregon Street

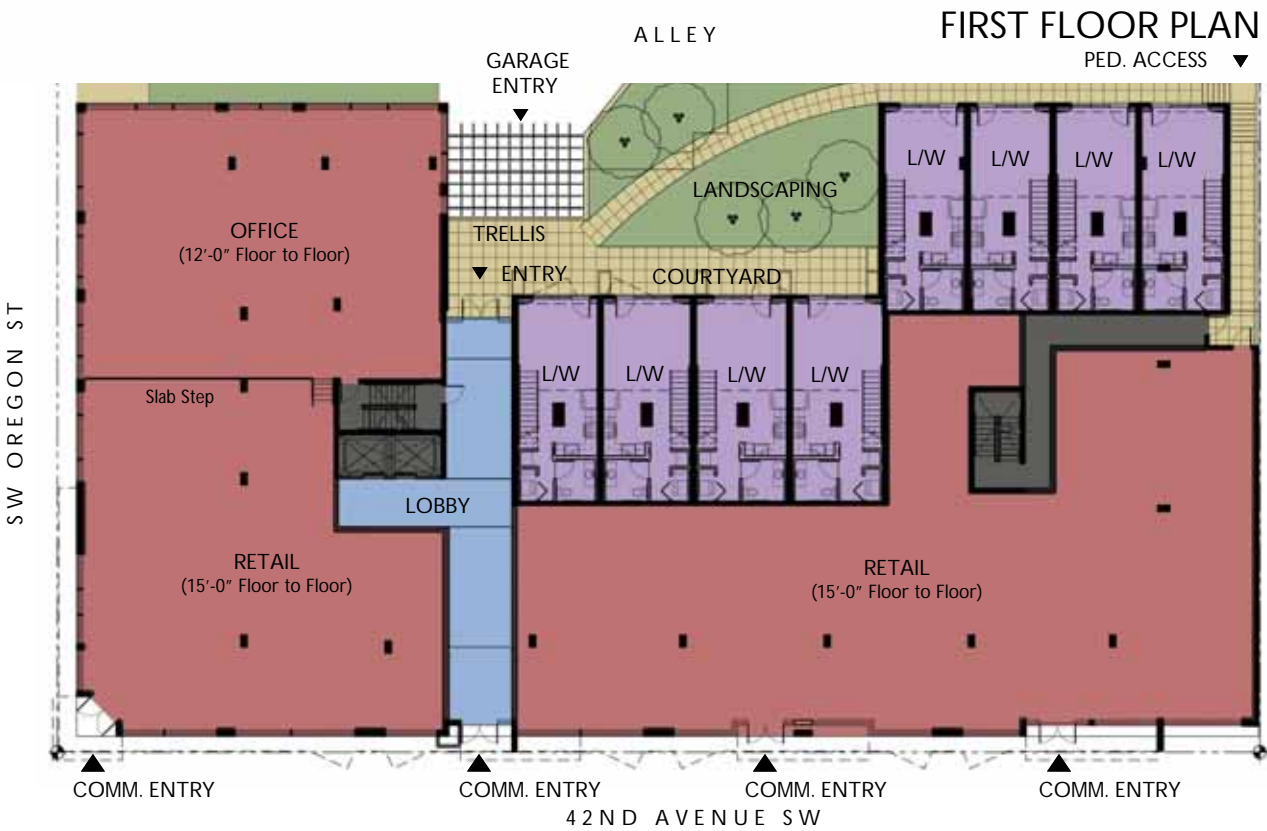
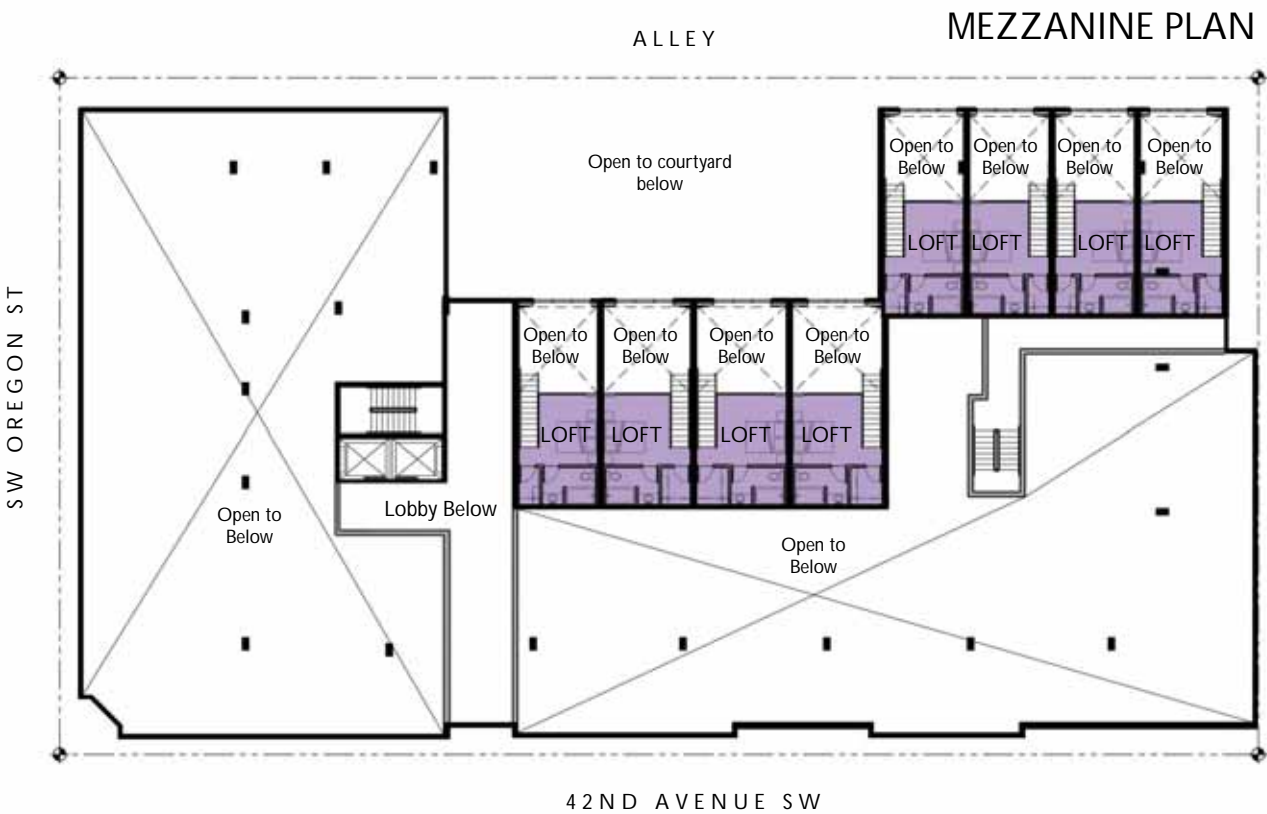
- Continuous retail and main residential entry along 42nd Ave SW
- Maximized commercial transparency and minimized blank wall
- Recessed ground floor with generous landscaping
- Two-story commercial space @ NE corner with recessed corner entry at ground level

Garage

- Parking access from alley
- Garbage & recycling room access from alley
- Transformer room and meters completely inside garage
- P1 Level shared by commercial & residential tenants
- P2 Level for residents only
- North stair connects garage to residential entry

Live/Work

- 8 live/work lofts accessed from landscaped courtyard
- Direct pedestrian access from alley
- Marquees over entries
- Generous commercial glazing provides “eyes on alley and courtyard ” at all hours



RESIDENTIAL CONFIGURATION

- Residential area maximized on west side of site to allow east-facing courtyard and large terraces at upper levels
- Interior layout mostly symmetrical for spatial efficiency and sound transmission control
- Large “frame elements” on west façade create asymmetrical building massing with corner orientation and prominent residential entry
- Unit distribution per owner’s proforma
- Efficient horizontal circulation & safe building exiting
- Maximized natural light and fresh air at building perimeter



AMENITY SPACE CONFIGURATION

Roof Deck

- Common areas located between stair/elevator penthouses.
- Roof deck is divided into multiple nodes for more comfortable social interaction
- Main view is east towards downtown.
- Secondary view is west towards the Olympic Peninsula.
- Trellis provides some weather protection & interest at top of building.
- Built in seating provided.
- Green roof with low-maintenance plantings.

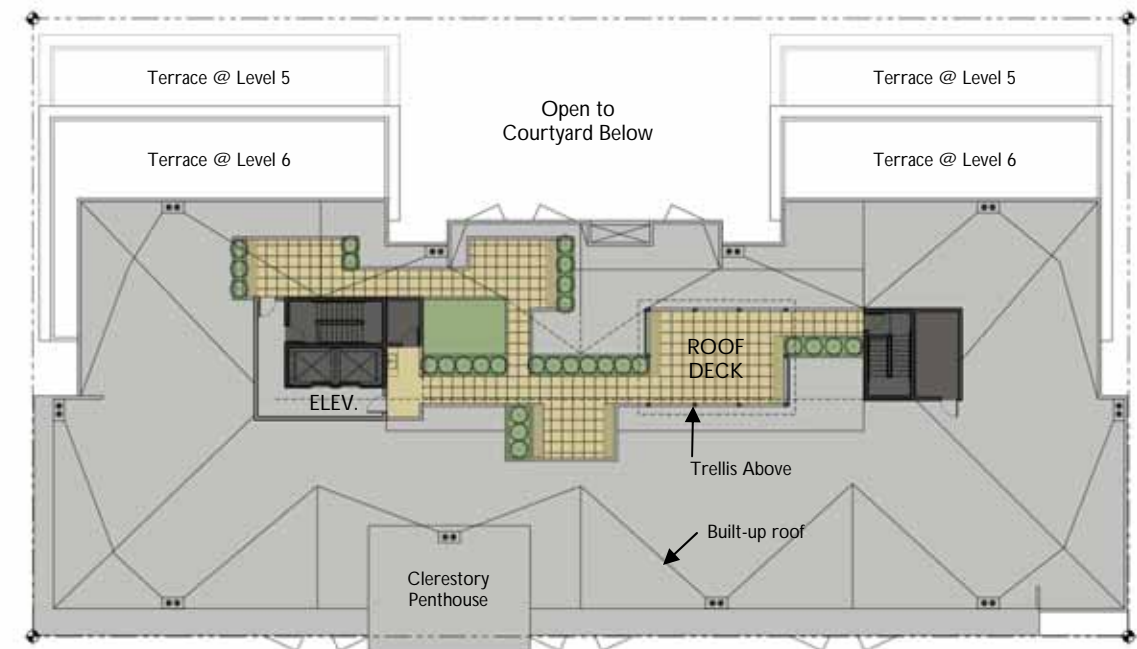
Ground Level

- Large landscaped courtyard fed by live-work activity
- Large private terraces @ Levels 5 & 6
- Vibrant sidewalks with landscaping along commercial facades and pedestrian buffers along busy streets
- Bicycle parking at entries along 42nd



ALLEY

ROOF PLAN



GROUND FLOOR PLAN



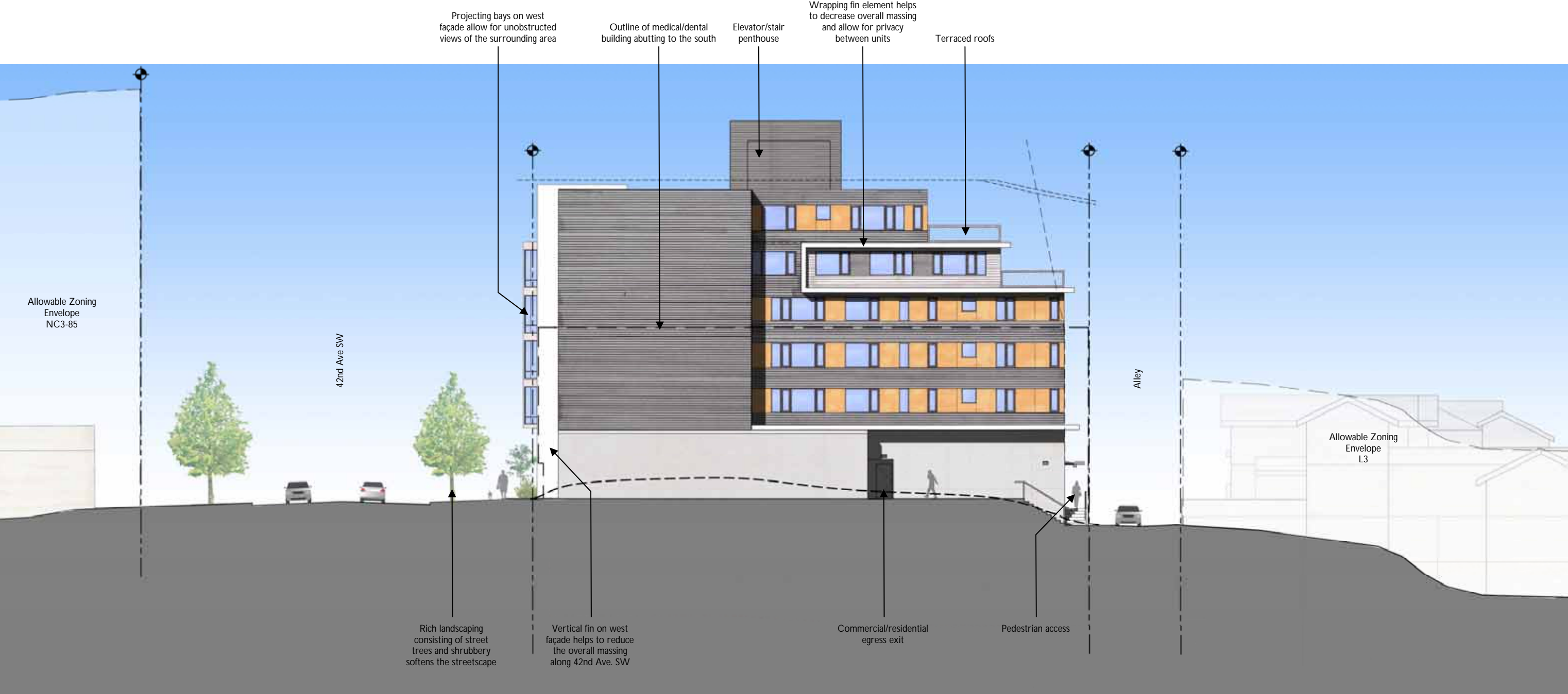
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landscape architects
west john street, suite 300
seattle washington 98119
tel: 206.323.6032
fax: 206.281.9336

WEST ELEVATION - 42ND AVENUE SW





SOUTH ELEVATION








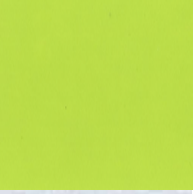






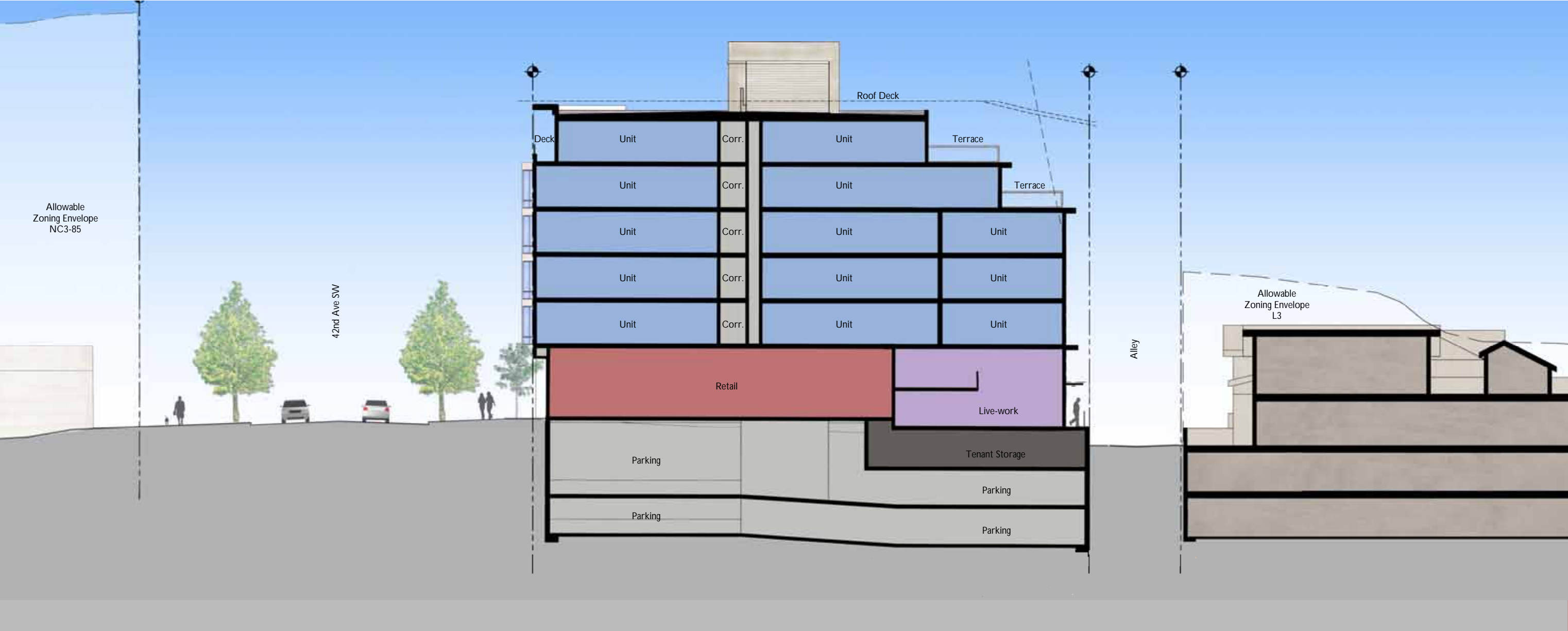
NORTH ELEVATION

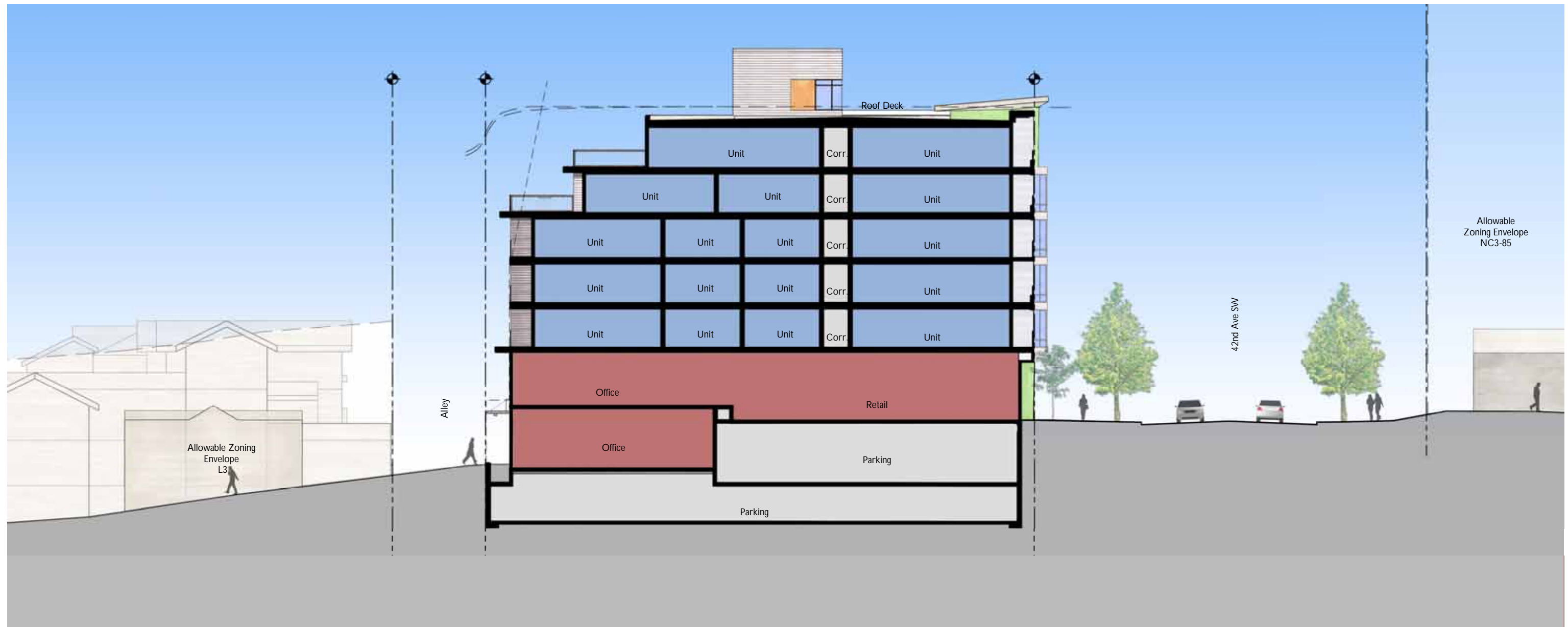




	<p>① Flat Metal Panel</p> <p>② Corrugated Box Rib Metal Panel Siding Cool Metallic Silver</p>
	<p>③ Flat Metal Panel</p> <p>④ Corrugated Box Rib Metal Panel Siding AEP Span Cool Zatique II</p> <p>⑤ Metal Mesh Panels (Color to match AEP Span Cool Zatique II)</p>
	<p>⑥ Vinyl Operable Residential Window Frame Innotech Charcoal Black</p> <p>⑦ Commercial Finish Signage</p> <p>⑧ Metal Guardrails</p> <p>⑨ Marquee Frames</p> <p>⑩ Metal Detailing</p> <p>⑪ Green Wall lattice</p>
	<p>⑫ Vinyl Operable Residential Window Frame Innotech Titanium</p>
	<p>⑬ Protruded "Frame" Paneling Swiss Pearl Onyx 7099</p>
	<p>⑭ Flat Metal Panel on Brow/"Fin" Elements. AEP Span Regal White</p>
	<p>⑮ Accent Wall Panels Swiss Pearl Topaz 7073</p>
	<p>⑯ Accent Wall at Residential Entrances Cementitious Panels, Painted Benjamin Moore Candy Green</p>
	<p>⑰ Aluminum Storefront System, Clear Anodized</p>
	<p>⑱ Exposed Concrete with Architectural Finish Coat and Anti-Graffiti Coating</p>

SECTION LOOKING NORTH





BUILDING PERSPECTIVE - NW CORNER



- Terracing upper levels reduce building height over adjacent property
- Projecting Brow / Cornice Elements
- Projecting Frame Elements break up mass & symmetry of facades
- Recessed private decks w/ accent walls
- Accent fin wall at main residential entry
- Prominent corner with commercial entry at ground level
- Continuous commercial glazing at ground level
- Golden Crest Mixed-Use beyond (currently under review)
- Hewitt Mixed-Use QFC/ Apartment Complex beyond (currently under construction)
- Improved sidewalk w generous landscaping along building and street edge



- Angled bay windows
- Building signage
- Metal Mesh Deck Rails
- Accent fin wall at main residential entry
- Call box accent panel at main residential entry
- Steel marquees and downlights with translucent roofing
- Continuous commercial glazing
- Exposed concrete with architectural finish coat and anti-graffiti coating
- Commercial fin signage and exterior wall sconce
- Generous landscaping along base of building
- Improved sidewalk with spaces for bicycle parking and future commercial entries
- New street trees and planting strips provide buffer to vehicular traffic

PERSPECTIVE - EAST FACADE



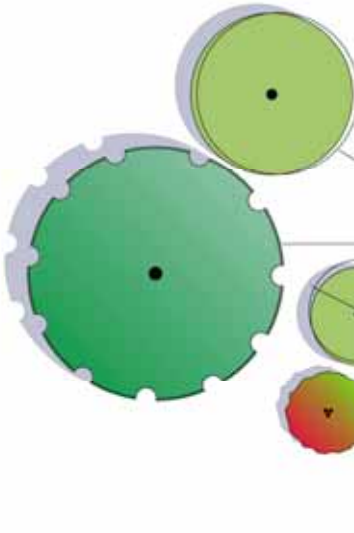
- Steel marquees
- Storefront glazing at live/work lofts
- Landscaped courtyard with bermed earth & trees
- Large terraces @ upper levels reduce apparent height of east façade
- Metal mesh guardrails
- Horizontal ribbon windows of glazing and colored accent panels
- Vehicle access with landscaped trellis above
- Brow/ cornice element over commercial glazing
- Landscaping buffer at ground level
- Exterior lighting
- 2-story commercial spaces with corner entry at ground level



- Commercial glazing, mullions aligned with building above
- Projecting brow "cornice" over commercial glazing
- Exterior wall sconces, uplight brow above
- Two levels of commercial frontage at NE corner
- Steel marquee w/ translucent roof and downlights
- Corner entry for better visibility to SW Oregon Street from Alley
- Low landscaping along base of building
- Planting strip w/ street trees for improved pedestrian buffer

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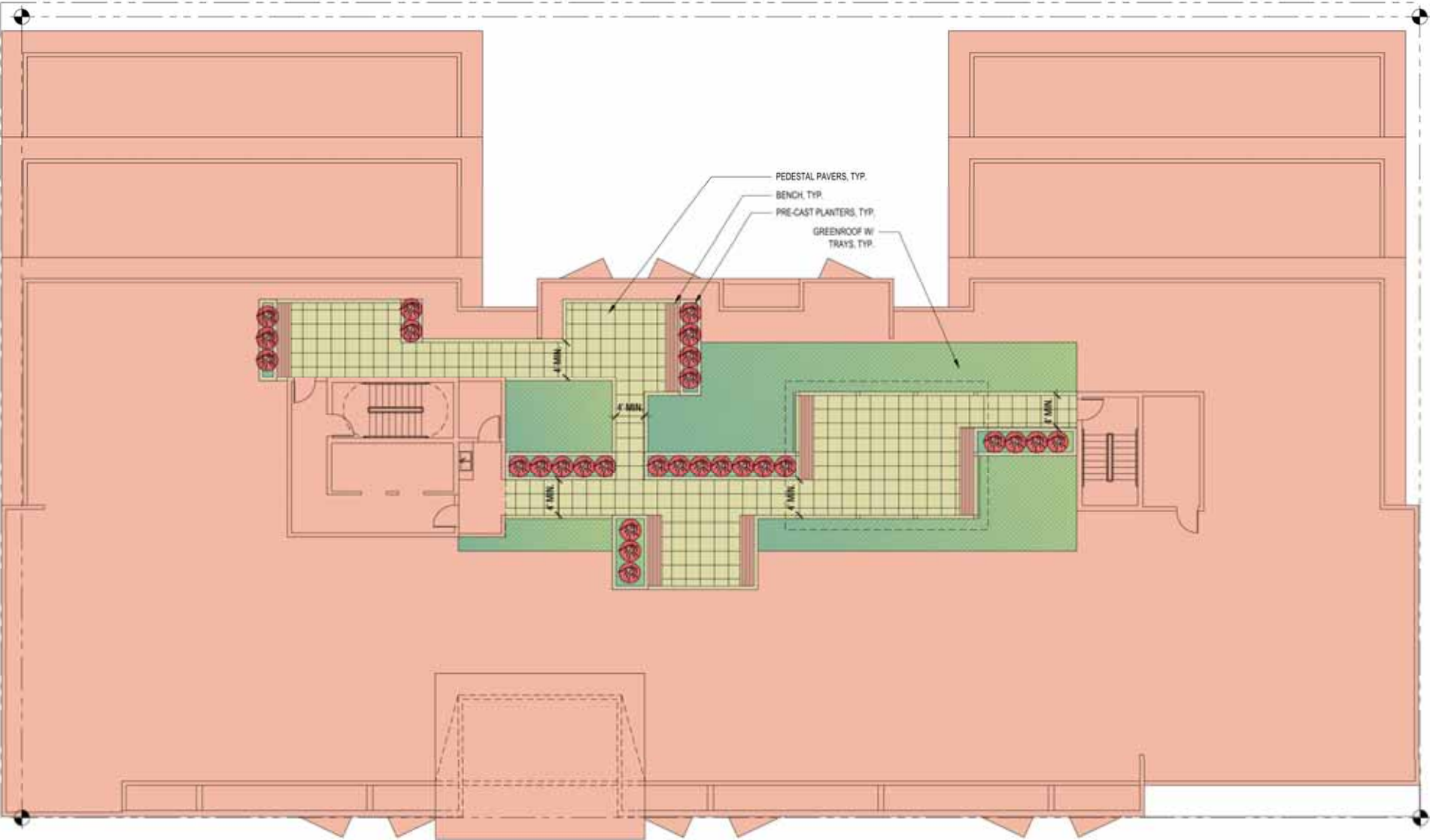
- Immersive east-facing courtyard
- Vertical green walls along building and alley edge
- Green trellis over garage entry
- Low landscaping along building perimeter at alley and sidewalks
- Planting strips along both streets with new street trees to help buffer vehicle / pedestrian traffic
- Trees located to align with building facades
- Improved hardscape with nodes at the corner and building entries



PLANT LIST (* INDICATES DROUGHT TOLERANT PLANTS)					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING
STREET TREE OPTIONS (TO BE COORDINATED W/ SDOT ARBORIST, BILL AMES)					
	CARPINUS JAPONICA	JAPANESE HORNBREAM	6'-8' HT.	B&B, MULTI.	PER PLAN
	CRATAEGUS LAVALLEI	LAVALLE HAWTHORNE	6'-8' HT.	B&B, MULTI.	PER PLAN
	LIQUIDAMBAR STYRACIFLUA 'WORPLESDON'	WORPLESDON SWEETGUM	2" CAL.	B&B	PER PLAN
	ZELKOVA SERRATA 'MUSASHINO'	MUSASHINO COLUMNAR ZELKOVA	1" CAL.	B&B	PER PLAN
	ACER PALMATUM (GREEN)	JAPANESE MAPLE (GREEN)	6'-8' HT.	B&B, MULTI.	PER PLAN
	ON-SITE TREES ACER CIRCINATUM*	VINE MAPLE	6'-8' HT.	B&B, MULTI.	PER PLAN
SHRUBS, GRASSES, AND VINES					
	ILEX CRENATA 'NORTHERN BEAUTY'	'NORTHERN BEAUTY' JAPANESE HOLLY	5 GAL.	CONT.	30" O.C.
	PARTHENOCISSUS QUINQUEFOLIA*	VIRGINIA CREEPER	2 GAL.	CONT.	PER PLAN
	SHIBATAEA KUMASACA*	SHIBATAEA BAMBOO	5 GAL.	CONT.	PER PLAN
	VIBURNUM DAVIDI*	DAVID'S VIBURNUM	5 GAL.	CONT.	30" O.C.
	PHYLLOSTACHYS NIGRA	BLACK BAMBOO	5 GAL.	CONT.	30" O.C.
GROUNDCOVERS					
	75% OPHIOPOGON PLANISCAPUS 'NIGRESCENS'	75% BLACK MONDO GRASS	1 GAL.	CONT.	
	25% ASTILBE X ARENDsii 'DEUTSCHLAND'	25% 'DEUTSCHLAND' ASTILBE	1 GAL.	CONT.	
	75% LIRIOPE SPICATA*	75% CREEPING LILYTURF	1 GAL.	CONT.	
	25% POLYSTICHUM MUNITUM*	25% SWORD FERN	1 GAL.	CONT.	
	75% ARCTOSTAPHYLOS UVA-URSI*	75% KINNIKINNICK	1 GAL.	CONT.	
	25% POLYSTICHUM MUNITUM*	25% SWORD FERN	1 GAL.	CONT.	
GREEN ROOF PLANTING TRAYS: (32) SEDUM MIX PER TRAY					
PLANTS IN CONTAINERS					
	2'Wx4'Lx2'H LIGHT WEIGHT PLANTER: (2) BAMBOO AND (6) CREEPING LIRIOPE AS GROUNDCOVER PER PLANTER				

GENERAL NOTES

1. PROPOSED STREET TREE SPECIES AND LOCATION PER REVIEW OF SDOT ARBORIST.
2. ALL AT GRADE LANDSCAPE AREAS SHALL CONTAIN AT LEAST FOUR INCHES OF TOPSOIL AT FINISH GRADE.
3. ALL ON-STRUCTURE LANDSCAPE AREAS SHALL HAVE LIGHT WEIGHT PLANTING SOIL.
4. ALL LANDSCAPE AREAS TO RECEIVE MINIMUM TWO INCHES OF MULCH.
5. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH A FULLY AUTOMATED, IN-GROUND IRRIGATION SYSTEM.
6. SEE L-1.3 FOR SEATTLE GREEN FACTOR CALCULATIONS.



LANDSCAPING AT ROOF LEVEL

- Green roof surrounding roof deck
- Planter boxes define individual spaces
- Built-in seating provided
- Overhead trellis structure with vertical green walls creates outdoor “room”

LIGHTING



⑨ Wall sconces at upper commercial level
Sisternalux
MiniSlot S.3941



⑩ Street-level lighting along sidewalks
Deltalight
Be Cool X114 and X128

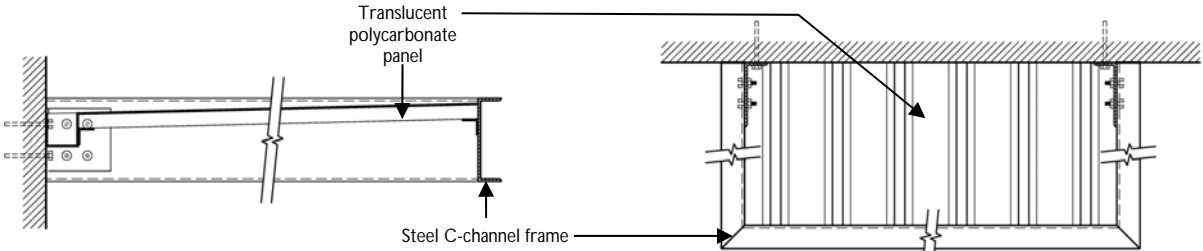
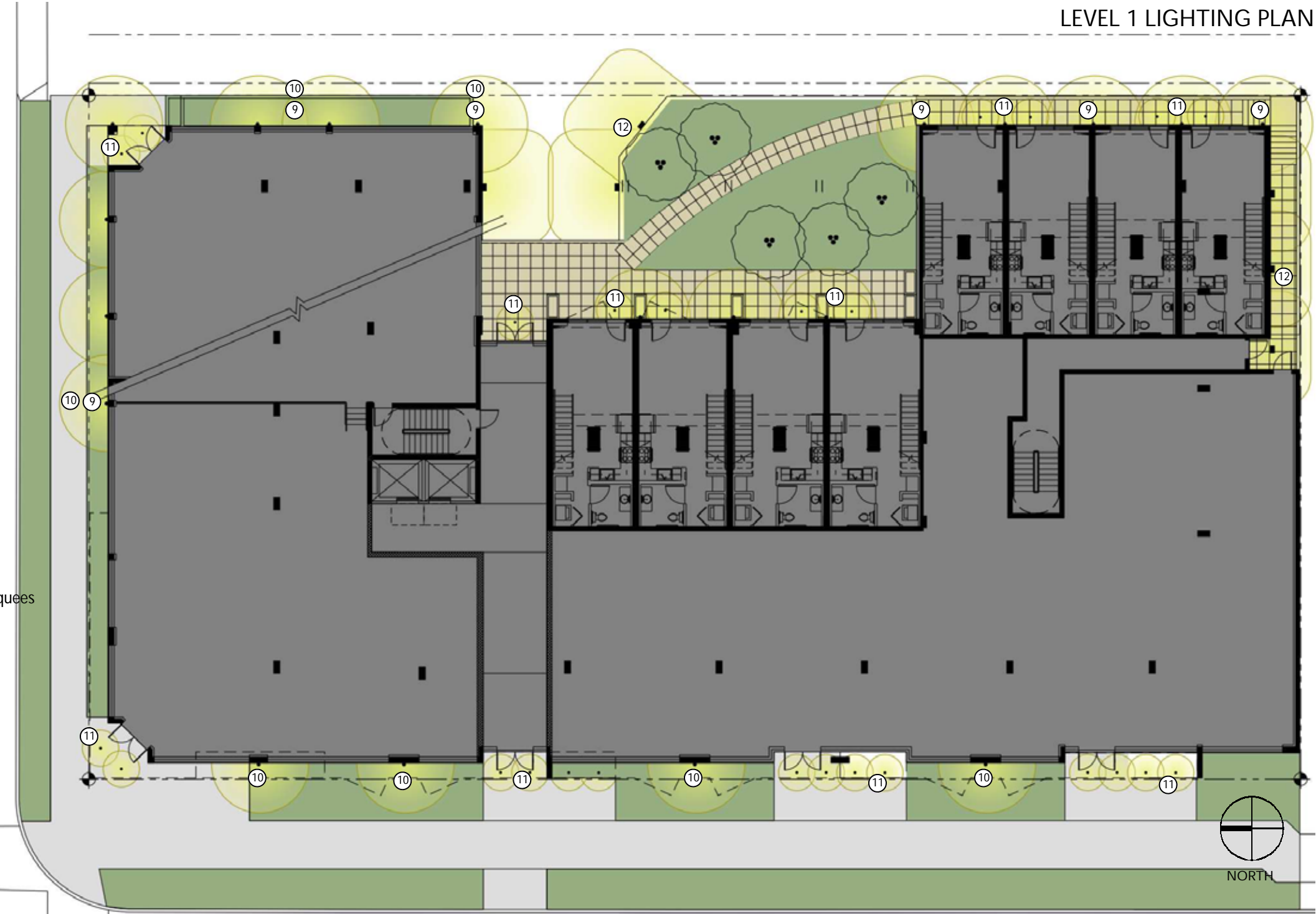


⑪ Recessed LED Down Lights at Entry Marquees
National Specialty Lighting
LED Minidisc Light



⑫ Street-level lighting along alley
LBL Lighting
Visir 30 Metallic Gray

LEVEL 1 LIGHTING PLAN

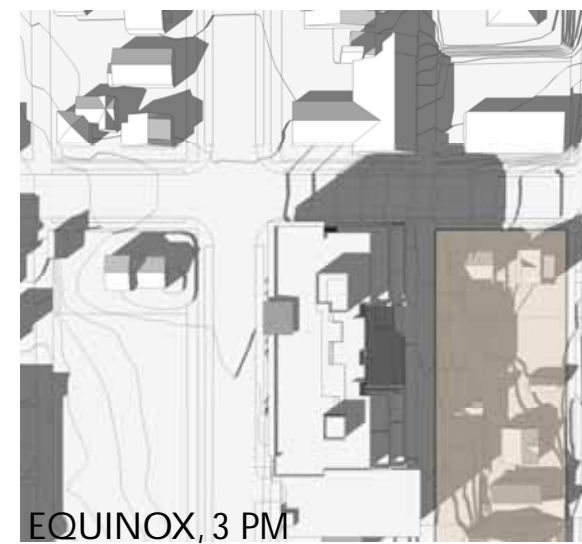


SECTION DETAIL AT MARQUEE

PLAN DETAIL AT MARQUEE



- This study was requested by the Design Review Board in early design guidance.
- Terraces at levels 5 & 6 do indeed provide additional sunlight on adjacent properties to east.
- During the summer solstice at 3pm, the sunlight on the terraces shows that the building massing reduces the shadow cast on the L-3 property to the east.
- During the equinox at 3pm, the proposed design casts a shadow similar in size to the neighboring Medical/Dental Building to the south, which is only 4 stories tall.



ATTACHMENT B - SUMMARY OF EDG RESPONSES

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.

As directed by the Board, we implemented Option 3 with an east-facing courtyard and a C-shaped building that focuses its mass along 42nd Ave SW and SW Oregon St. We also followed the Board’s direction to extend the building all the way to the south property line and minimize windows viewing out to the blank wall of the adjacent building. Both of these gestures allow the upper residential levels to step back significantly from the east property line.

The exterior design concept highlights the terraces as a major design element and not a subtractive bite out of the overall mass. The North façade is a unified composition of smaller elements that breaks down the apparent mass of the building, effectively stepping down the slope at both the ground level and upper levels.

The exterior design also better transitions from the NC3-85 zone to the west to the L-3 zone to the east with a change in material (panels to corrugated siding), color (white to dark grey), and fenestration (different glazing height, mullion color, and mullion pattern).

On the west façade, two large “frame” elements are located asymmetrically with a unique condition at the corner to highlight the NW corner of the site. The width of the frame elements and the gaps in between them, effectively breaks down the horizontal length of the building. The frames also reduce the apparent height of the building by only spanning levels 2-5 (as Art recommended). The sixth floor is recessed with a prominent cornice brow, and its fenestration pattern is distinct from the lower levels.

A-4 Human Activity

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

We have recessed the ground floor and provided full length commercial frontage along 42nd Ave SW and SW Oregon St, widened the sidewalk in front of our project, provided hardscape “nodes” along the sidewalk to break up the length of the sidewalk, identified 2 locations for bicycle parking adjacent to the entries, provided 3 commercial entries along 42nd and another at the corner of Oregon and the alley, highlighted with steel marquees and exterior downlighting. The hardscape is twice as wide as needed at each entry to relate to the modulation above, but also to provide spaces for future commercial doors to be added if need be. No tenants have been identified at this time.

A-5 Respect for Adjacent Sites

Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.

Residential levels 5 and 6 step back significantly from the east property line as requested. Additionally we have added brow elements at levels 2, 5, and 6 that help shield views to the L-3 zone below and avoided floor to ceiling glazing along the eastern facades.

The east-facing live-work units are approximately 3-6 feet above alley grade to help shield them from vehicle traffic. The width and depth of the courtyard planting areas have been increased to accommodate more lush landscaping, plus the addition of vertical trellises that will screen views and light to and from the adjacent L3 zone.

The new location of the garage entry also helps avoids headlights shining directly into any of the existing houses.

A-8 Parking and Vehicle Access

Siting should minimize the impact of automobile parking and drive-ways on the pedestrian environment, adjacent properties, and pedestrian safety.

Vehicle access to the underground garage is still from the alley, as directed, to minimize impact on pedestrian activity. We relocated the actual vehicle entry to a lower point of the alley to reduce the structure above grade and aligned it with an existing garage and yard to avoid headlights shining directly into any of the existing houses.

The owner is currently completing the traffic study that DPD requested in its April 8th SEPA Correction Notice, and that will be submitted to the Land Use Planner ASAP- definitely before the next Design Review Board meeting. The current design team has no record of Mark Travers’ previous conversations with SDOT, but we assume the traffic study will determine if we need to continue exploring one-way alley traffic.

Update: Traffic Study has been completed by the traffic engineer and has been submitted to Seattle DPD.

B-1 Height, Bulk and Scale

Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to near-by, less-intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk, and scale between the anticipated development potential of the adjacent zones.

(From West Seattle Junction Urban Village Design Guidelines)
Current zoning in the Junction has created abrupt edges in some areas between intensive, mixed-use development potential and less-intensive, multifamily development potential. In addition, the Code-complying building envelope of NC-65 (and higher) zoning designations permitted within the Commercial Core would result in development that exceeds the scale of the existing commercial / mixed-use development. More refined transitions in height, bulk, and scale- in terms of relationship to surrounding context and within the proposed structure itself must be considered.

When studying our site’s context, it is important to consider the city’s density goals for this area. The large site to the west is zoned NC3-85 and the existing retirement community further down the west side of 42nd Ave SW already towers over the area. The single-family neighborhood to the east is actually zoned L-3 and NKA has already completed a number of feasibility studies for developing it to its full potential.

Along the east side of 42nd, in our same NC3-65 zone, there is a very large building currently under construction at the corner with SW Alaska St (by Hewitt Arch), and a moderately large project currently being permitted (by Roger Newell Arch) on the south side of the existing medical building.

Our overall building is similar in scale to the Hewitt building under construction, though much more modulated and less massive looking. The width of our frame elements is comparable to the width of the Newell facades. The southern-most frame is divided horizontally at the same height of the adjacent medical building. The 2-story commercial frontage at the NE corner relates to the 2-story mass of the church across the street. See Sheets A3.5 and A3.6.

The upper two residential levels terrace in to the east (see A-1 above), and level 6 also terraces in on the North façade. The exterior materials vary between the west and east facades and the north façade is an interesting transition between the two. Changes in the parapet height help define the frame elements and also call attention to the residential entry. Changes in the exterior skin materials/colors and varying window fenestration patterns help distinguish the larger massing gestures and also help knit the various pieces together. The length of the east-facing terrace is even broken up by a change in the rail material from solid concrete to transparent metal guardrails, that relates to the edge of the courtyard and the extent of the landscaping.

RESPONSE TO DESIGN GUIDANCE

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.

The new Architectural concept is the relationship between the heavier, more formal frames to the West and the lighter, more playful horizontal bands to the East. These elements are defined by strong horizontal and vertical modulation, different materials/ colors/ textures, different fenestration patterns, and different façade expressions. They are woven together with accent color, continuous brow/ fin lines, and some similar materials (dark grey corrugated siding).

Overall the aesthetic is modern and relates to the developing character of recent buildings in the area, including Merrill Gardens at 35th and Snoqualmie, The Adelaide at 5001 California Ave SW, and the two new Hewitt projects to the south on 42nd Ave. SW.

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.

See new colored, shaded elevations Sheets A3.5 and A3.6 in MUP drawings and note that materials and colors are labeled on elevation Sheets A3.0-A3.4. NKA is currently developing detailed color/ material boards for Design Review Board. Our updated material palette is more high quality, sophisticated, and durable- corrugated metal siding, cement panels, metal mesh guardrails, and architectural concrete.

C-5 Structured Parking Entrances

The presence and appearance of garage entrances should be minimized so that they do not dominate the street frontage of a building.

The vehicle entry has been relocated to better relate to the building mass and also out of respect for the existing houses across the alley. A green trellis makes a feature out of the recessed vehicle entry.

The live-work units located on the east-facing terrace and the extensive landscaping at the level 1 slab level both encourage human activity in the alley. We have also provided safe and obvious pedestrian access to the live-work units from the alley in the SE corner.

D-5 Visual Impacts of Parking Structures

The visibility of all at-grade parking structures or accessory parking garages should be minimized. The parking portion of the structure should be architecturally compatible with the rest of the structure and streetscape. Open parking spaces and carports should be screened form the street and adjacent properties.

Parking garage has been located underground and accessed from low grade in alley to minimize the height of concrete plinth to about 6'-1" above grade (plus 3'-6" guardrail). Architectural quality concrete (with cementitious skim coat and reveals), live-work units above, varied guardrails, lush landscaping, and exterior lighting make the alley façade much more than simply utilitarian.

Also note that a small portion of the north façade is exposed due to the steeply sloping right of way. We have covered it with a landscaped green wall, but have also requested a departure for this condition. See Departure Matrix.

D-11 Commercial Transparency

Commercial storefronts should be transparent, allowing for a direct visual connection between pedestrians on the sidewalk and the activities occurring on the interior of a building. Blank walls should be avoided.

We have maximized the commercial frontage and minimized blank walls. The commercial mullions subtly align with the residential windows above. The commercial glazing has been labeled aluminum storefront with clear anodized finish and material/ color samples will be included in the DR boards and packets. The locations of the commercial entries align with the modulation above and also the landscape/ hardscape design.

E-2 Landscaping to Enhance the Building and/or Site

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

Both right-of-ways have generous landscaping areas and street trees that screen pedestrians from vehicles and elegantly ground the building. See A-4 above. We are preparing two ground level perspectives for Design Review to clarify the detailed design and show the desired heights of the landscaping along the commercial frontage. We have zero confidence in SDOT allowing a bench in the right-of-way but have located bicycle parking at the residential and commercial entries.

NEIGHBORHOOD COMMERCIAL 3 – 65'				
Development Standard	Requirement	Proposed	Departure Amount	Reason for Departure
Nonresidential Space (Height) (SMC 23.47A.008)	13' floor to floor @ street-Level non-residential space	12'-0" @ NE corner of northern most commercial space (SW Oregon St. on Level P1) See Page 7	1'-0" reduction in floor-to-floor for one commercial space.	Providing 13' floor to floor commercial space at NE corner of Level P1 below, and minimizing height of residential building, above, requires us to have a min 12' floor to floor for a small portion of the commercial space. Additionally, all other commercial space in the building is 15' floor to floor, which significantly exceeds the 13' requirement.
Setback Requirements (SMC 23.47A.014 B.3)	For structures with more than one dwelling unit, a setback is required along any rear lot line that is across an alley from a lot line in a res. zone (L-3)	Complying with setback up to point where it angles back 2' for each 10' of building height. Vertical wall extends up into this angled setback. See Page 14	Max. portion of building in setback is approx. 12'-0" vertical and 2'-4" horizontal, plus 3' projecting brow cornice.	We are providing much larger than required terracing at upper levels- 13' at level 5 and 15' at level 6. We request that level 4 be allowed to align with lower levels to retain aesthetic clarity of both our north and east facades.
Nonresidential Street Level Transparency (SMC 23.47A.008 B.2)	60% of street level facade between 2' and 8' shall be transparent.	53% at North Façade (SW Oregon St) 81% @ West Façade (42nd Ave SW) See Page 15	To combine both street level facades on corner lot	The combined transparency along both SW Oregon St and 42nd Ave SW is 71%, which is 11% greater than the required 60% transparency required along each façade. We are providing a significant amount of transparent commercial frontage along both facades of the project. The inherent nature of a steep slope creates some hardship with the calculation method along SW Oregon St.
Landscaping and Screening Standards (SMC 23.47A.016, Chart C, Line m.)	For a parking garage occupying any portion of a street-level, street-facing façade, a 5' deep landscaped area is req.	3'-6" deep landscaped area plus vertical green wall over exposed portion of parking garage wall. See Page 15	1'-6" reduction in landscaping depth.	This condition is caused by the steep slope of SW Oregon St. and would not be valuable as any other use. Condition being mitigated with landscaping on wall and ground level planter.

RECENT PROJECTS BY NEW DESIGN TEAM



Westlake Village Apartments Completed: 2008



Angel Square Apartments, Capitol Hill



The Dakota Apartments, West Seattle Under Construction



Chelan Resort Suites Completed: 2007



Queen Anne Mixed-Use Under Construction



Market Street Apartments, Ballard Under Construction



Harrison Apartments, Lower Queen Anne

In Building Permit Review



Matae Condominiums



6th Avenue Mixed-Use, Cascade Neighborhood

In Building Permit Review



Lower Queen Anne / Cascade Neighborhood