

JUNCTION FLATS
4433 42ND AVENUE SW, SEATTLE, WA

DESIGN RECOMMENDATION MEETING II
DPD #3013912

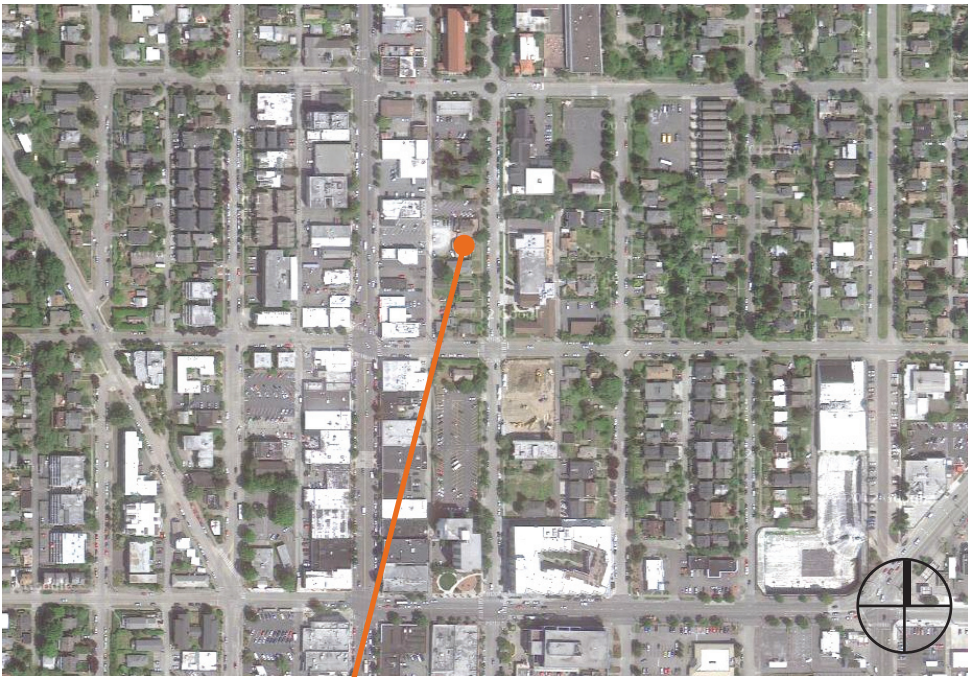
JANUARY 16, 2013



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PROJECT DESCRIPTION



SITE LOCATION

CONTENTS

Project Description / Response to Guidance.....2-3

Option 1 (Preferred).....4-5

Option 2.....6-7

Option 3.....8-9

Precedent Images.....10

ADDRESS: 4433 42nd Avenue SW, Seattle, WA

DPD PROJECT #: 3013912

OWNER: Junction Flats, LLC

APPLICANT: Nicholson Kovalchick Architects

CONTACT: Courtney McCunney

DEVELOPMENT OBJECTIVES

Proposed new construction of an 80 unit residential building, including 2 ground-level Live-Work units along the building’s 42nd Ave SW (east) façade. Although no parking is required, secure parking will be provided for 52 vehicles in a below-grade parking structure, and due to the site’s proximity to the heart of the West Seattle Junction Hub Urban Village, will help to reduce street overcrowding.

The proposed project reinforces the existing pedestrian scale of 42nd Ave SW, while at the same time, increases density and community connectivity of the West Seattle Junction neighborhood. The project takes advantage of its site along the West Seattle ridge by maximizing views to the Puget Sound and Olympic Mountains to the west, and Elliott Bay, Downtown, and the Cascades to the east. Large windows are provided on all façades, and a 3,200 square foot tenant amenity deck is provided on the roof.

PROJECT PROGRAM

Number of Residential Units:	78
Number of Live/Work Units:	2
Number of Parking Stalls:	52
Area of Residential Uses:	45,362 sf
Area of Live/Work Units:	1,530 sf
Total Area (Including Parking & Utility):	70,633 sf

EXISTING SITE

The project site consists of three parcels, located mid-block along 42nd Avenue SW, between SW Oregon Street and SW Genesee Street, with a total area of 17,250 sf. The project includes the relocation and/or demolition of three single-family houses currently located on those parcels. The site is bound on the west by a 16’-0” wide alley. The site gradually slopes down by approximately 5’-0” from the north to the south.

ZONING AND OVERLAY DESIGNATION

The parcel is zoned NC2-40 and is located within the West Seattle Junction Hub Urban Village. The area immediately surrounding the project site is zoned NC2-65 & LR3 to the west, NC3-65 to the south, and LR2 immediately to the east, with SF 5000 zoning located at 41st Ave SW and eastward. The site is also located within a Frequent Transit Corridor.

NEIGHBORING DEVELOPMENT

The project site is located within the West Seattle Junction Hub Urban Village, and only 1.5 blocks to the northeast of the intersection of California Ave SW and SW Alaska St. While zoned NC2-40, the block is mainly characterized by a number of institutional and religious buildings. A church and parochial school are located directly across the street to the east, and there are several other churches and schools in the immediate vicinity. As this character is unlikely to change anytime soon, the proposed building will not be overly commercial in nature, and will complement the existing buildings on the block, both stylistically and materially.

While the immediate block is mainly institutional in character, a new 65’-0” residential building is under construction a half block to the south, and the relatively new Capco Plaza/QFC and Mural mixed use buildings are within 2 blocks to the south. The site is very pedestrian friendly, and within 1,000 feet of the major West Seattle Junction public transit hub. There are multiple shops, restaurants, cafés, and grocery stores all within walking distance of the site.

BOARD CONDITIONS OF APPROVAL (ABBREVIATED):

CONDITION	RESPONSE
1.The recess at the center portion of the east façade abutting three residential units should be increased from 4’ to 6’ minimum (or more) with the intent to create usable residential amenity, to encourage human activity and enliven the streetscape. (A-2,A-4)	While increasing the depth of the recess along the east façade from 4 feet to 6 feet deep does create a deeper patio area for the units at Level 1, it has the unfortunate effect of reducing usable interior space for the units above on Levels 2 through 4.The project will be part of the Seattle Homes Within Reach program, and as such, the 1-bedroom units that are located along the east façade recess are intended to be affordable workforce housing units. Increasing the façade recess will necessitate that these affordable 1-bedroom units be changed to smaller studio units. Rather than simply increasing the depth of the recess by 2 feet, a better option is to keep the plane of the wall as-is, and add 4 foot deep balconies to multiple units above. There are numerous precedents for 4 foot deep balconies all across Seattle, and these balconies will create usable residential amenity, encourage human activity, and enliven the streetscape, better meeting the intent of the Board. See the rendered elevation below.
2.Vary (lower) the roof parapet height at the center portion of the east façade to accentuate the modulation between the two mansard-roofed building masses.This variation of parapet height should also be applied in a similar fashion at the north, west and south facades (A-2,A-4)	The parapet heights along the east facade have been revised to further accentuate the separate building volumes and increase vertical modulation along that facade. See the rendered elevation below.
3. Utilize the arrangement of balconies (Juliette), sliding glass doors and window detailing/framing to provide variety on the east and west façades. Building facades comprised of exclusively Juliette balconies is strongly discouraged. (A-2,A-4)	The revised preferred proposal includes a balanced mix of standalone windows, windows with Juliette balconies, and 4 foot deep balconies along the east facade. See the rendered elevation below.



JUNCTION FLATS - DPD #3013912

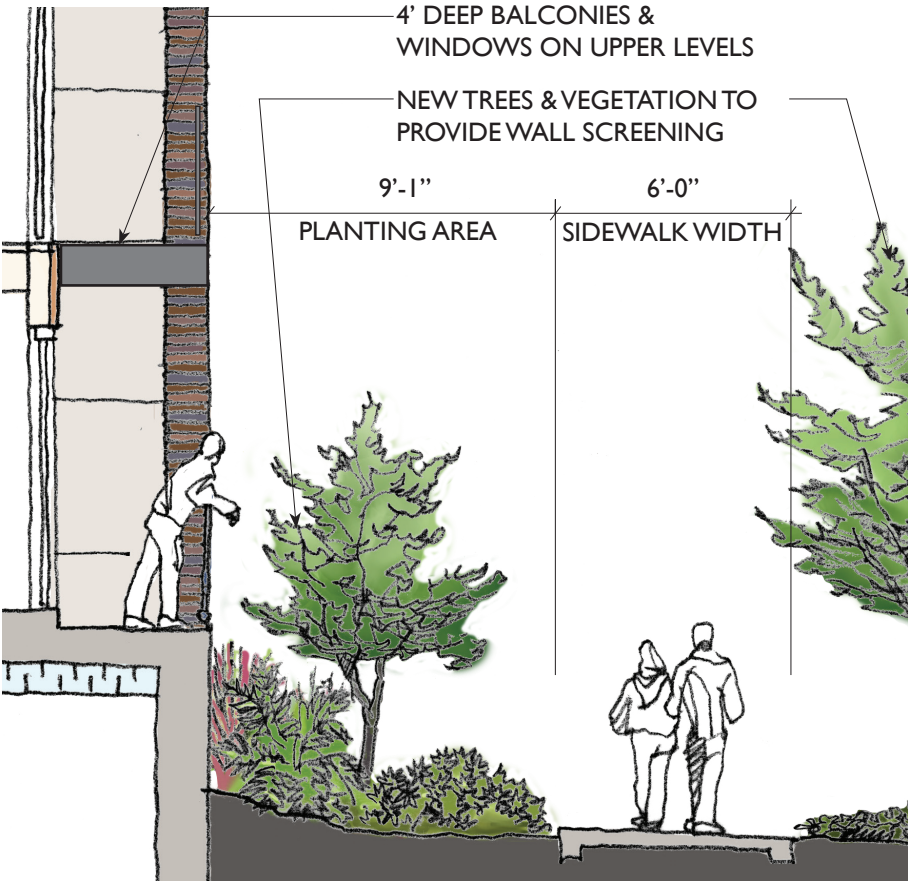
OPTION I (PREFERRED): MAINTAIN 4’ BUILDING RECESS & ADD 4’ DEEP BALCONIES TO LEVELS 2-4

PROS

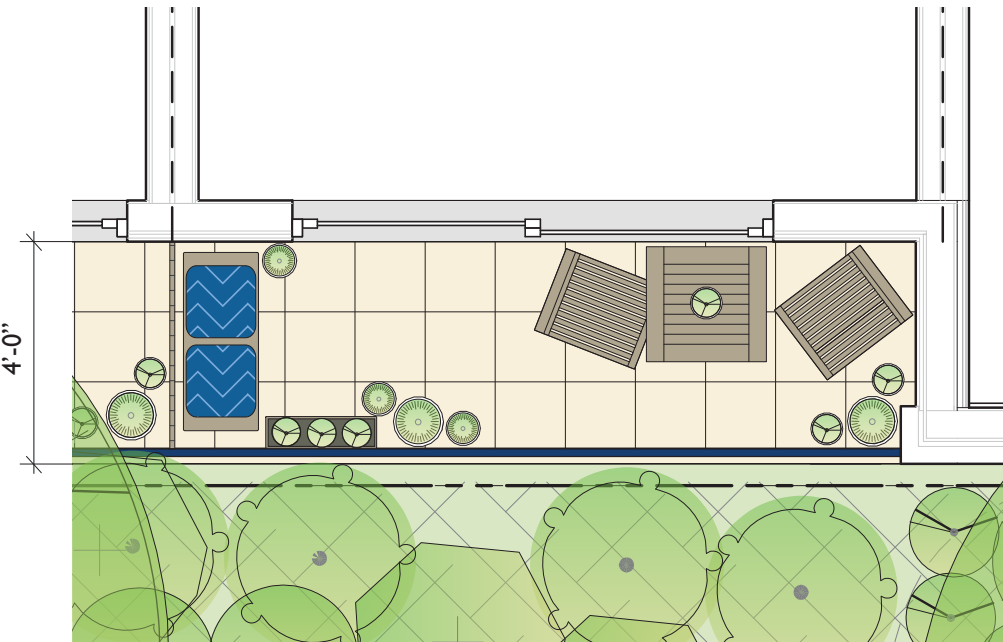
- Significant increase in diversity of window/door types compared to originally proposed design, creating an active and interesting experience from the sidewalk, per guidelines A-4 Human Activity and C-2 Architectural Concept and Consistency.
- The 4 foot deep balconies provide adequate room for a cafe table or bench, promoting and encouraging activity along the street, per guidelines A-2 Streetscape Compatibility, A-4 Human Activity, A-7 Residential Open Space, and C-3 Human Scale; both project precedents and references in the SMC support 4 feet as a valid balcony depth.
- The Board’s intent to the intent to create usable residential amenity, encourage human activity, and enliven the streetscape, per guidelines A-2 Streetscape Compatibility and A-4 Human Activity, is best met through adding an additional six balconies above the Level 1 patio.
- By adding exterior balconies in lieu of a full façade setback, there is no reduction in the livable interior area of the units, and usable residential amenity space is added to an additional six units, per guideline A-7 Residential Open Space.
- Usable interior space is maintained in the twelve affordable 1-bedroom workforce housing units that are located at the east façade recess.



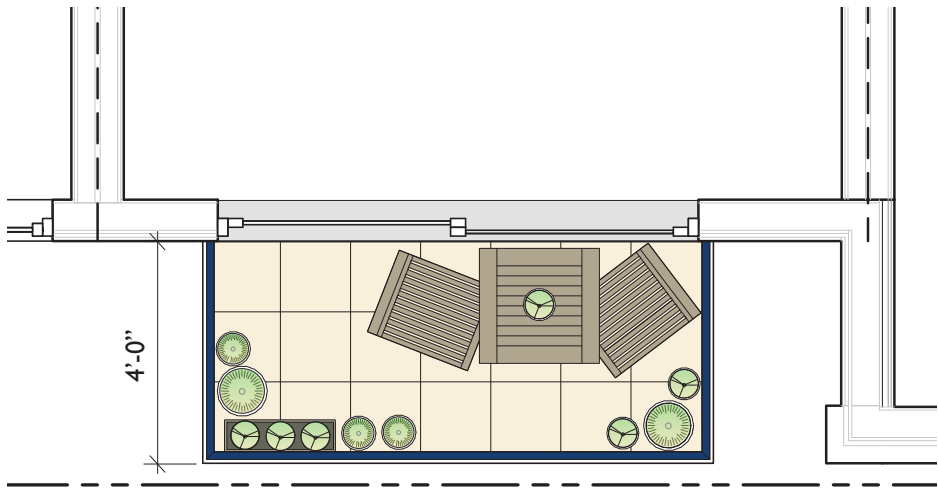
4’ BALCONY PRECEDENTS



SECTION AT BUILDING RECESS



LEVEL I ENLARGED PLAN N



UPPER LEVEL ENLARGED PLAN N

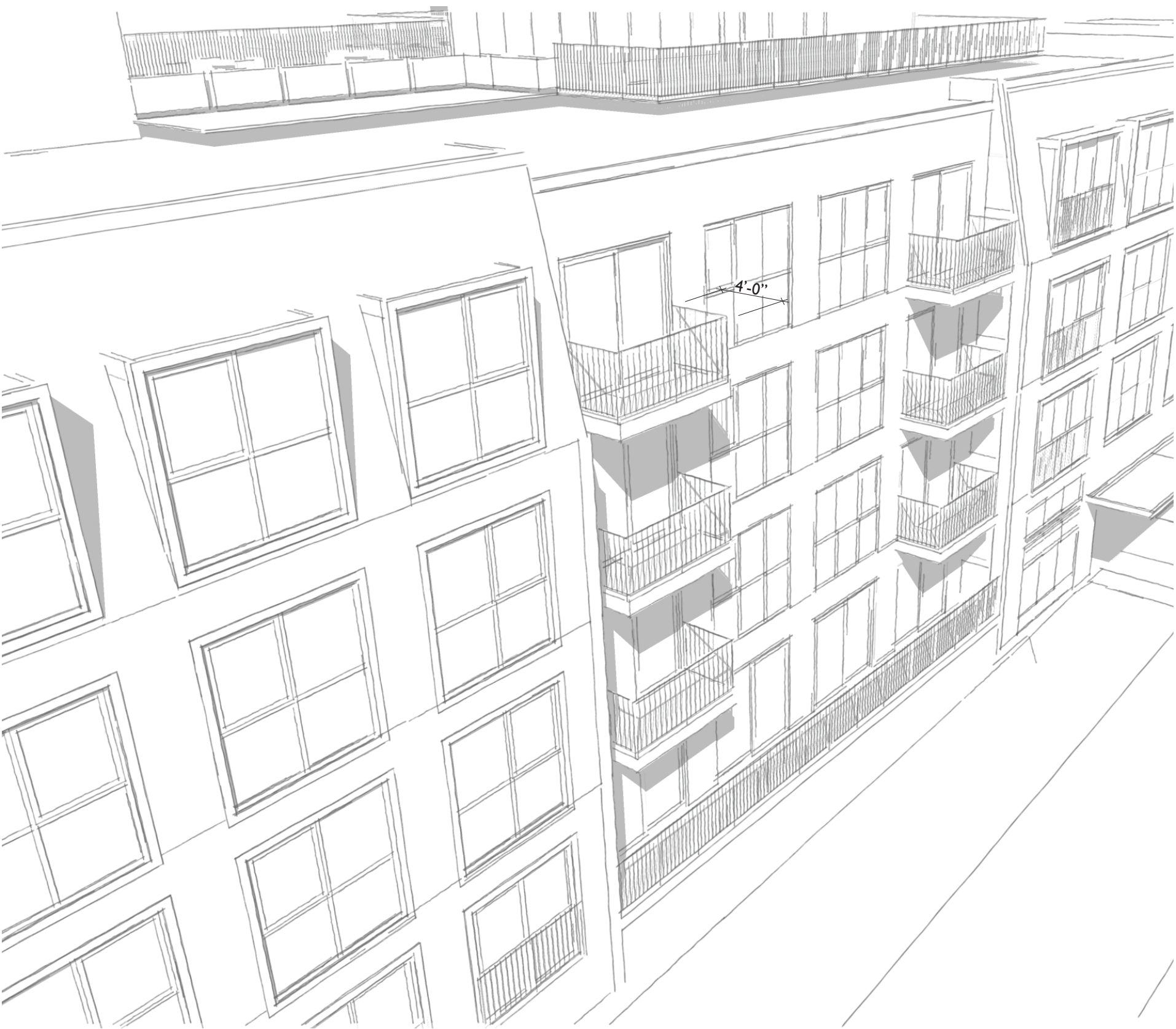
OPTION I (PREFERRED): MAINTAIN 4' BUILDING RECESS & ADD 4' DEEP BALCONIES TO LEVELS 2-4



PARTIAL ELEVATION - EAST FACADE RECESS



PERSPECTIVE LOOKING NORTH - EAST FACADE RECESS



AERIAL PERSPECTIVE - EAST FACADE RECESS

OPTION 2: MAINTAIN 4' BUILDING RECESS

PROS

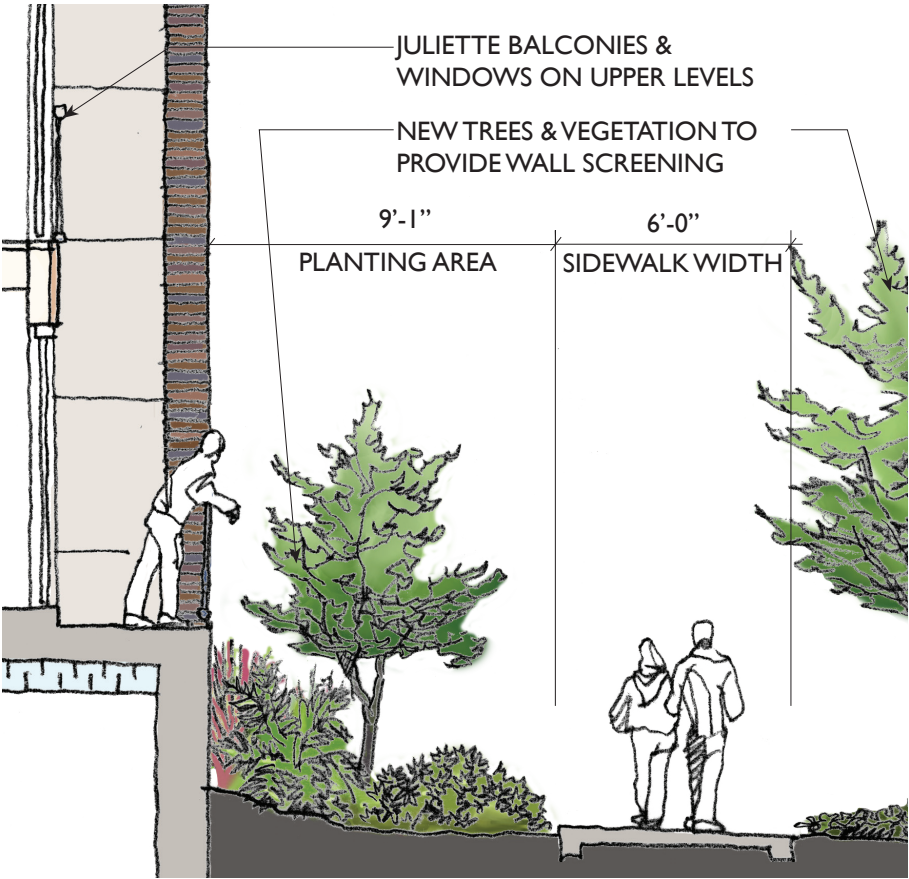
- Board-requested building modulation & variety in window type is provided along the length of the east façade, per guidelines A-2 Streetscape Compatibility, B-1 Height, Bulk, and Scale Compatibility, and C-2 Architectural Concept and Consistency.
- The 4 foot deep patio at Level I provide adequate room for a cafe table or bench, promoting and encouraging activity along the street, per guidelines A-2 Streetscape Compatibility, A-4 Human Activity, A-7 Residential Open Space, and C-3 Human Scale; both project precedents and references in the SMC support 4 feet as a valid balcony depth.
- Juliette balconies are maintained as a primary exterior façade element, reinforcing the building's architectural concept and consistency, per guideline C-2 Architectural Concept and Consistency.
- There is no reduction in the livable interior area of the units, and both Juliette balconies and the 4 foot deep patio at Level I encourage human activity and enliven the streetscape, per guidelines A-4 Human Activity and A-7 Residential Open Space.

CONS

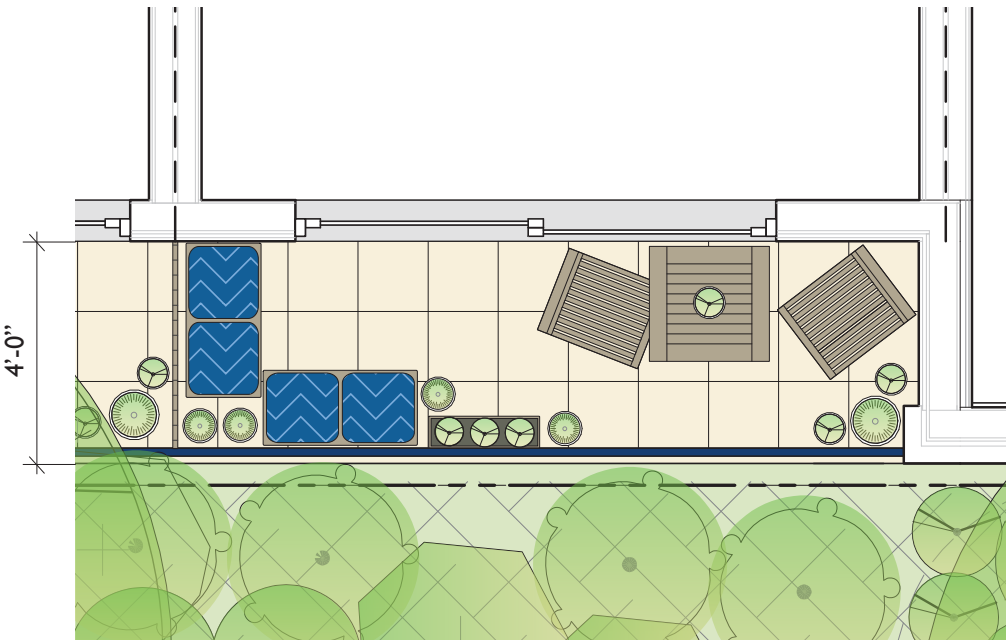
- The Board's intent to encourage human activity and enliven the streetscape with usable patio space is limited to only Level I.
- Juliette balconies on Levels 2 through 4 limit the amount of usable exterior residential amenity compared to 4 foot deep balconies.



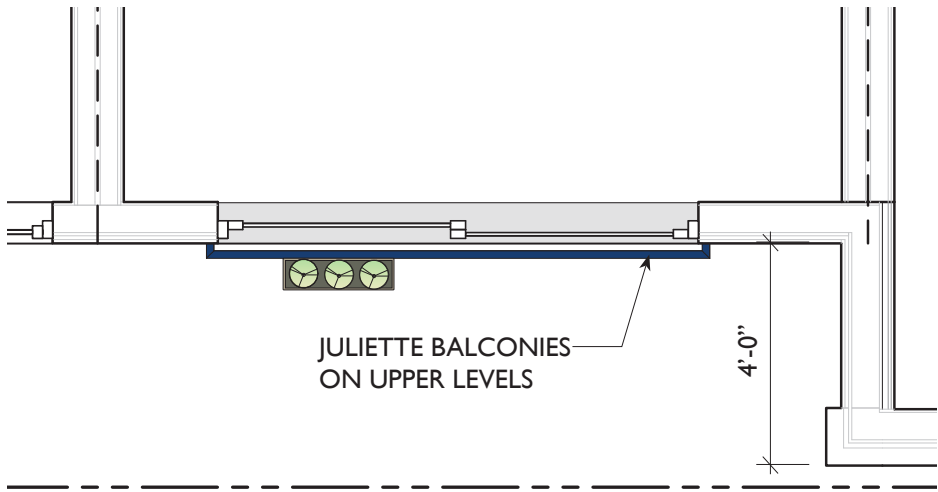
4' BALCONY PRECEDENTS



SECTION AT BUILDING RECESS



LEVEL I ENLARGED PLAN



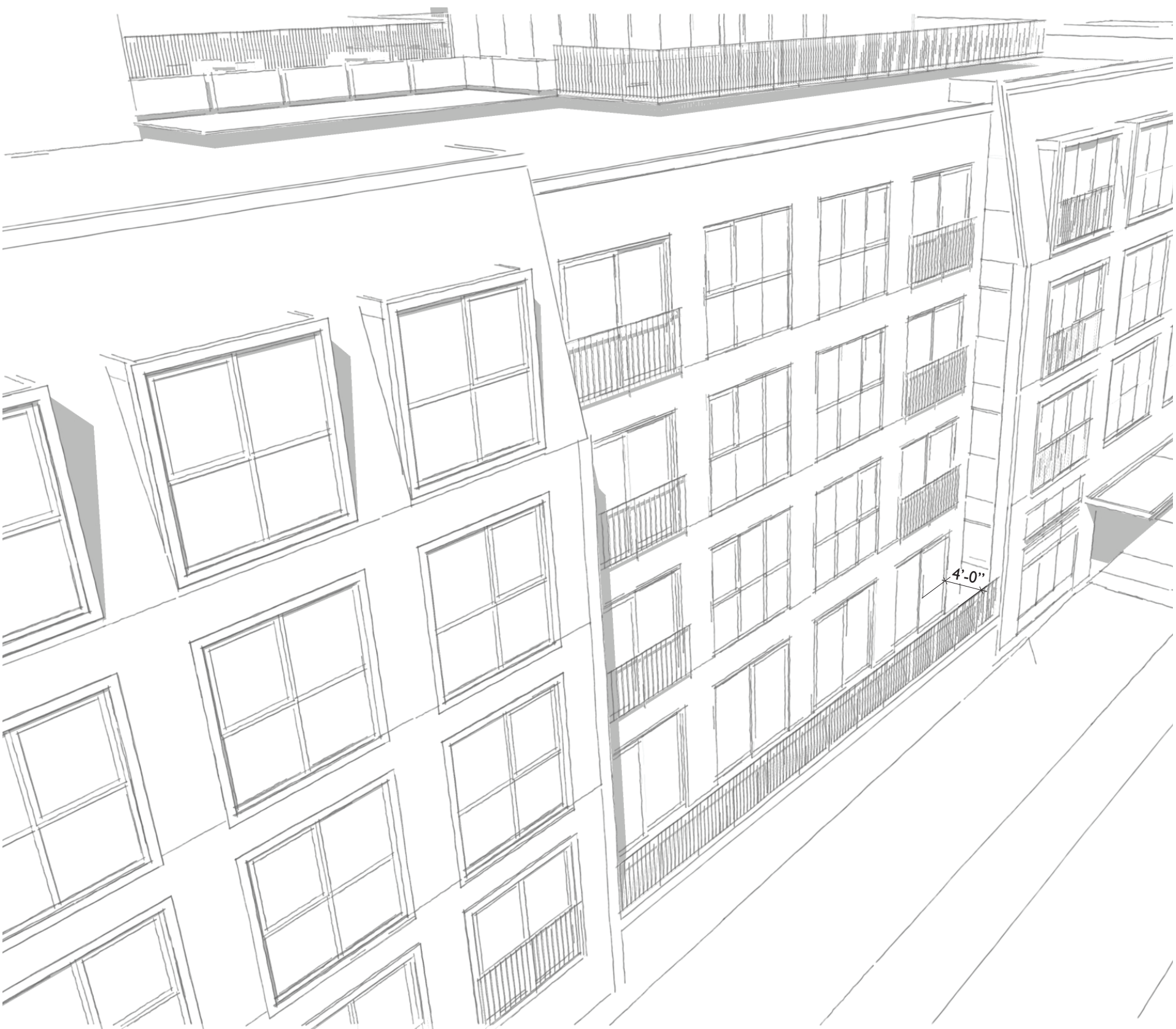
UPPER LEVEL ENLARGED PLAN



PARTIAL ELEVATION - EAST FACADE RECESS



PERSPECTIVE LOOKING NORTH - EAST FACADE RECESS



AERIAL PERSPECTIVE - EAST FACADE RECESS

OPTION 3: INCREASE LEVEL I RECESS BY 2', DECREASE LEVELS 2-4 RECESS BY 8" EACH

PROS

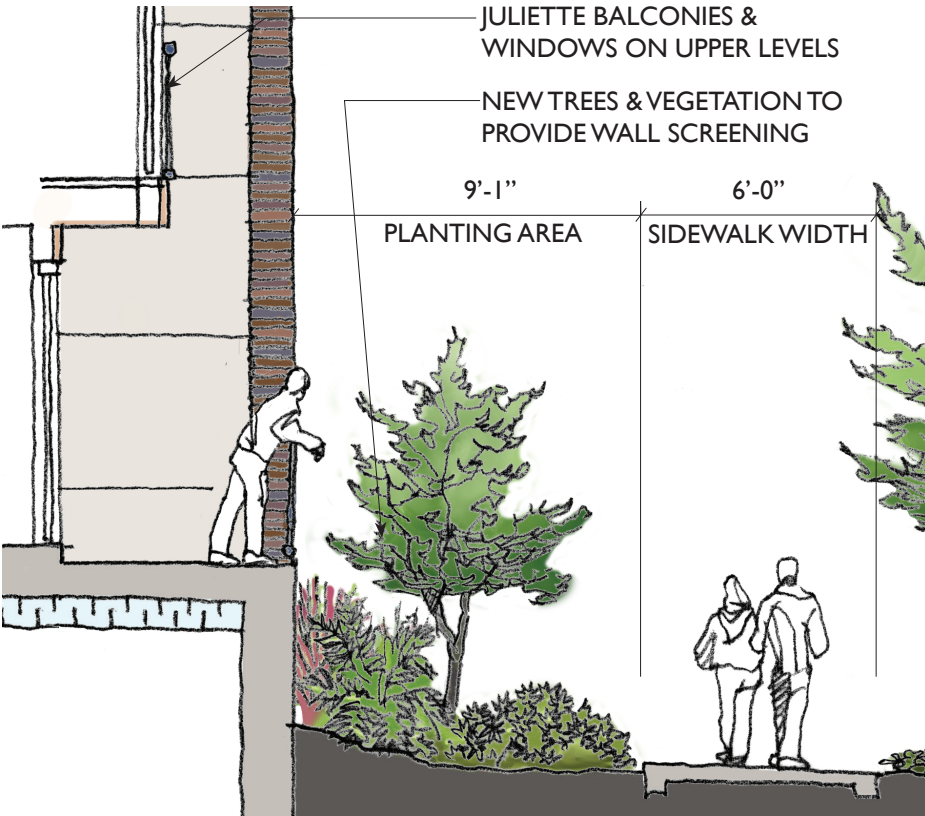
- Board-requested building modulation & variety in window type is provided along the length of the east façade, per guidelines A-2 Streetscape Compatibility, B-1 Height, Bulk, and Scale Compatibility, and C-2 Architectural Concept and Consistency.
- The 6 foot deep patio at Level I provide adequate room for a cafe table or bench, promoting and encouraging activity along the street, per guidelines A-2 Streetscape Compatibility, A-4 Human Activity, A-7 Residential Open Space, and C-3 Human Scale; both project precedents and references in the SMC support 4 feet as a valid balcony depth.
- Juliette balconies are maintained as a primary exterior façade element, reinforcing the building's architectural concept and consistency, per guideline C-2 Architectural Concept and Consistency.
- Overall square footage of the building is maintained, and building modulation is accented and expressed at multiple levels, per guideline B-1 Height, Bulk, and Scale Compatibility.

CONS

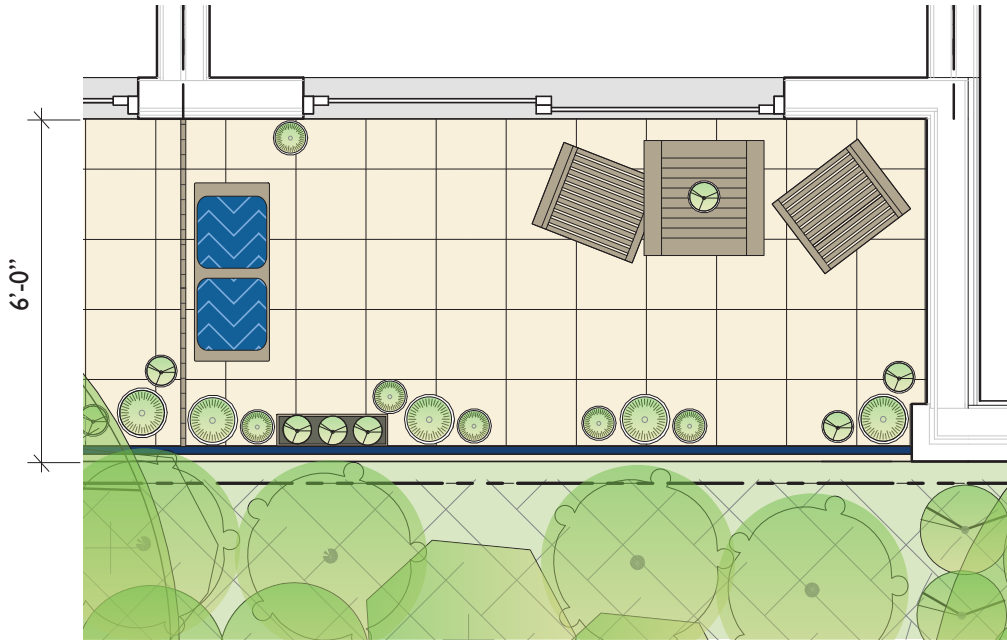
- Significantly decreases usable interior space of three units; this reduction in area would necessitate a change from affordable 1-bedroom units intended as workforce housing to smaller studio units.
- The Board's intent to encourage human activity and enliven the streetscape with usable patio space is limited to only Level I.
- Juliette balconies on Levels 2 through 4 limit the amount of usable exterior residential amenity compared to 4 foot deep balconies.



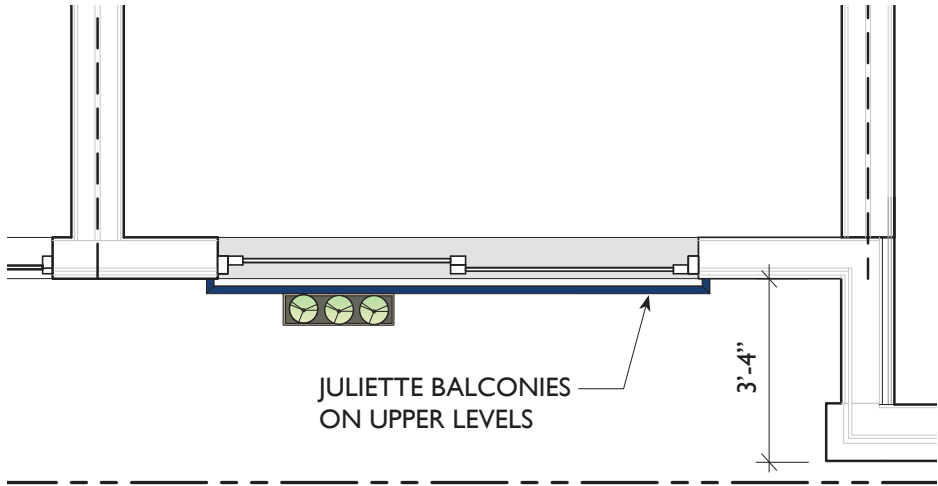
JULIETTE BALCONY PRECEDENTS



SECTION AT BUILDING RECESS



LEVEL I ENLARGED PLAN



UPPER LEVEL ENLARGED PLAN

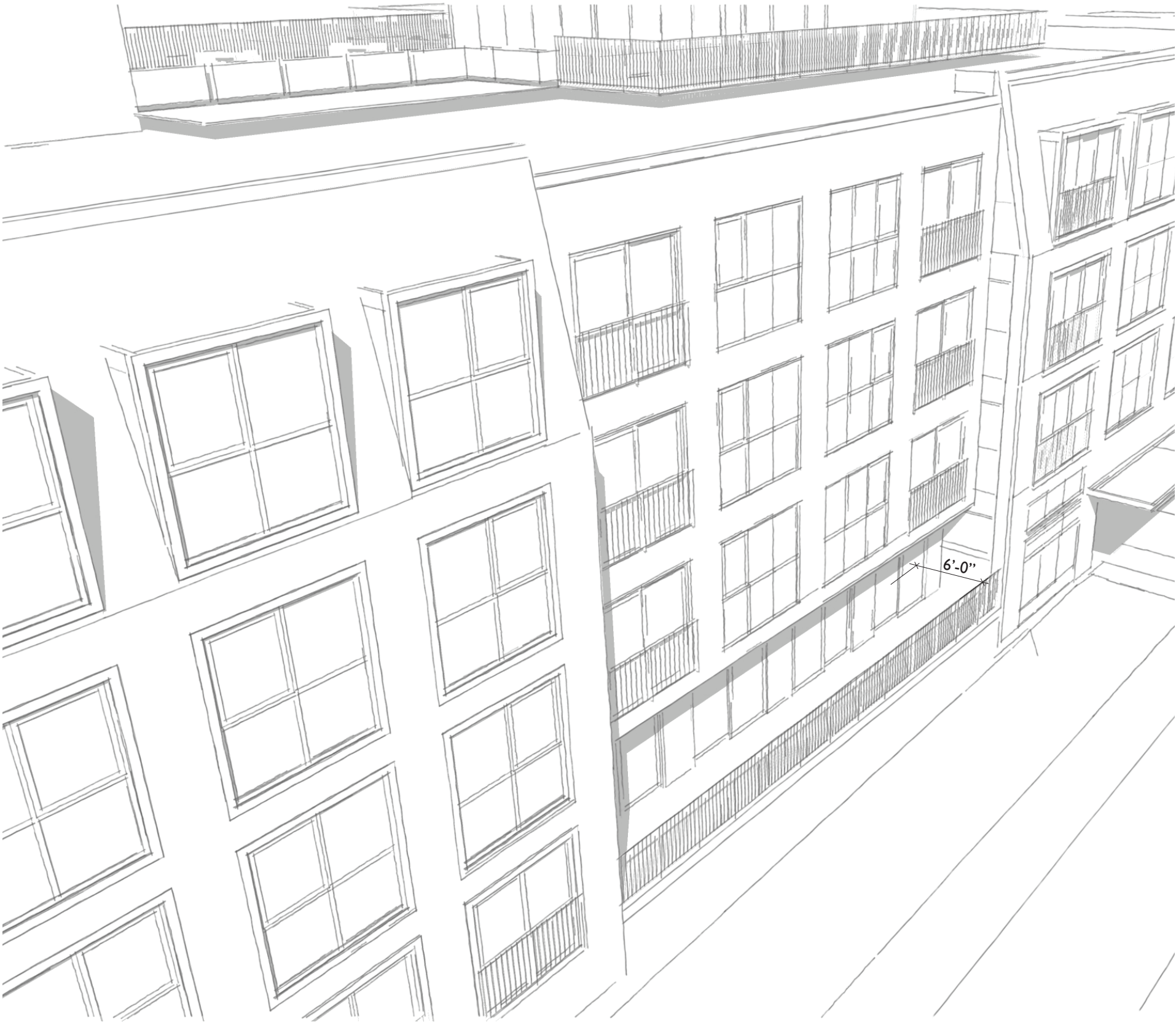
OPTION 3: INCREASE LEVEL I RECESS BY 2', DECREASE LEVELS 2-4 RECESS BY 8" EACH



PARTIAL ELEVATION - EAST FACADE RECESS



PERSPECTIVE LOOKING NORTH - EAST FACADE RECESS



AERIAL PERSPECTIVE - EAST FACADE RECESS

BALCONY PRECEDENTS

