

# Third & Valley townhomes - 722 3rd Avenue North

Project number 3014211



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Valley Street Townhomes LTD  
2000 Fairview Ave E, Suite 103  
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# statement of development objectives

*Project Description:* Sixteen unit townhouse community with below grade parking. The site is located at the corner of Third Avenue North and Valley Street.

*Amount of residential square footage:* 22,738 sf

*Amount of garage square footage:* 11,855 sf

*Number of Units:* 16 townhouses

*Parking:* 16 parking stalls



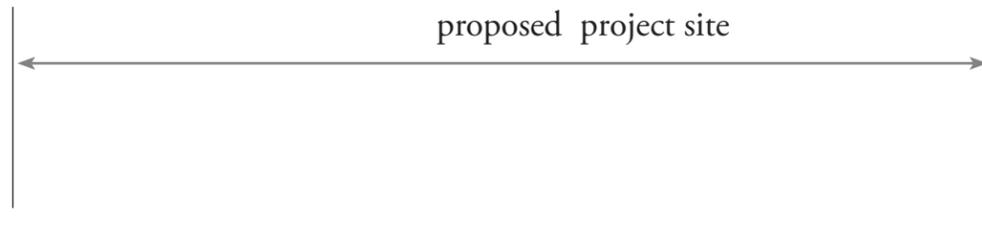
SITE PLAN

NORTH 



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LR 3

NC 3-40

3RD AVE NORTH - LOOKING EAST

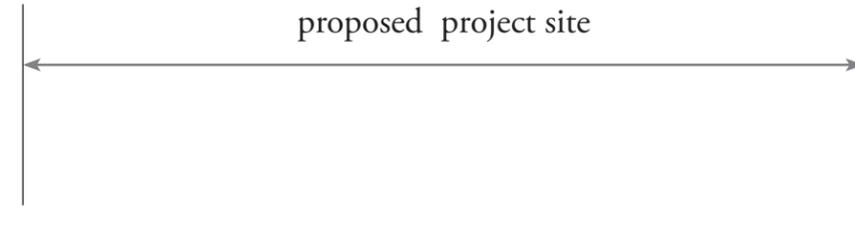


NC 3-40

LR 3

3RD AVE NORTH - LOOKING WEST

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LR 3

VALLEY ST - LOOKING SOUTH



LR 3

VALLEY ST - LOOKING NORTH

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# context analysis: area surrounding site



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## Photo Descriptions

1. Teatro Zinzanni - unique, eclectic, contemporary
2. McMennamins Pub w/ Apartments over
3. 3 story townhomes - similar scale and good relationship to street.
4. Merrill Gardens Sr. Living - featuring courtyard amenity.
5. 500 Mercer building - mixed use, neighborhood hub
6. Merrill Gardens - 4 story facade, residential scale and materials.
7. Eyeball Optometry - unique, playful form, mixed use.
8. The Maxwell - Hotel with mix of traditional and contemporary elements and materials.
9. The Gates Foundation - Contemporary design, modern materials.
10. The Maxwell Hotel main entrance.
11. McCaw Hall - Courtyard, community amenity, gateway to Seattle Center.



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## context analysis: site

### Existing Site

**Uses:** The site is located at the corner of Valley Street and Third Avenue North. Currently there is a small residence located in the northwest corner of the site and a 6-unit, two story apartment complex in the northeast corner. The southern half of the site is currently vacant. Adjacent properties to the east contain additional apartment units. To the south is a large hotel complex. A 20' plus tall retaining wall in the southeast corner of the property accommodates a ramp to the hotel parking garage.

**Topography:** The site slopes eight feet from the northwest to the southeast with the majority of the slope in the vicinity of the current structures on the site. The vacant portion is fairly flat. Valley street slopes gently, approximately three feet, along the length of the property. Third slopes more substantially, eight feet, along the length of the property.

**Access:** The site is bordered by Third Avenue North and Valley Street with potential access from both.

### Site Analysis Summary

**Vicinity:** The site is located in a well developed area of multi-family housing in close proximity to the activities of the Seattle Center and the amenities of the lower Queen Anne neighborhood.

**Pedestrian Access:** Pedestrian access is easily accommodated by the sidewalks present on Third Avenue North and Valley Street. Pedestrian access to the south along Third will be most common for access to Seattle Center and the Transit options on Mercer/Roy streets and further south.

**Zoning:** The property is located at the southern edge of an LR3 zoning area which extends several blocks to the east and to the west and two blocks to the north. To the south of the property is a large area of NC3-40 zoning.

**Views from Site:** Views are localized and mostly related to the adjacent streetscape. Views to the south are primarily obstructed by the large hotel although higher levels will have views of the Space Needle and the downtown skyline beyond.

**Views Toward Site:** The building occupies a corner and thus has some visual prominence. The views of the Valley Street facade are fairly limited. Views of the Third Avenue North facade will be prominent from Roy but hindered by the presence of the loading zone for the intervening Hotel.



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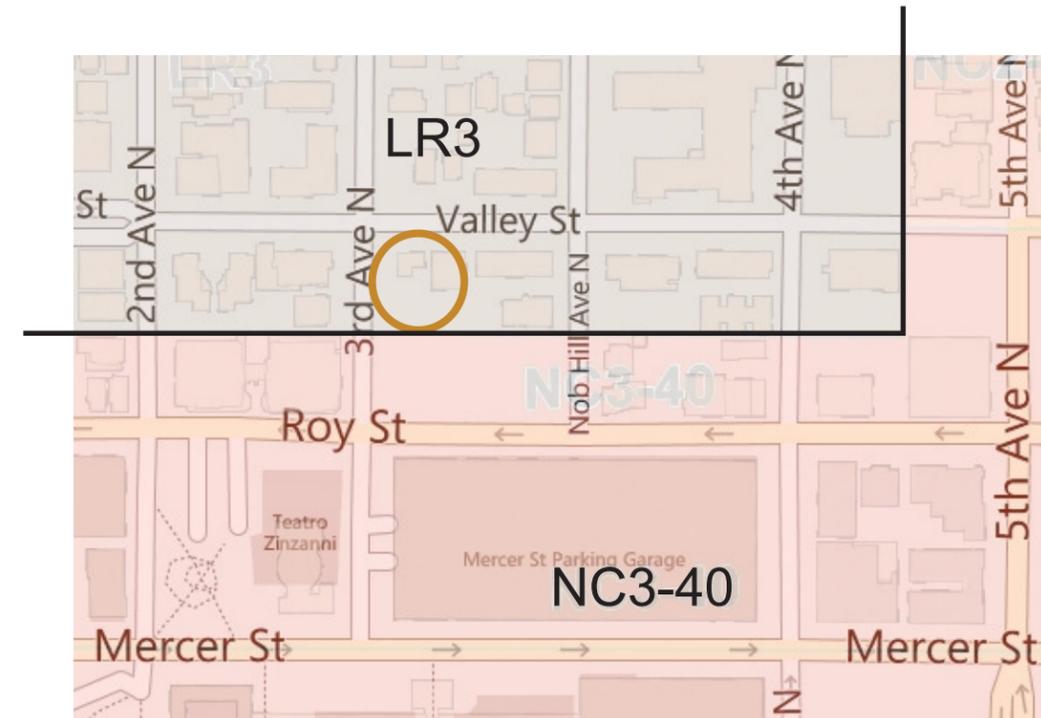


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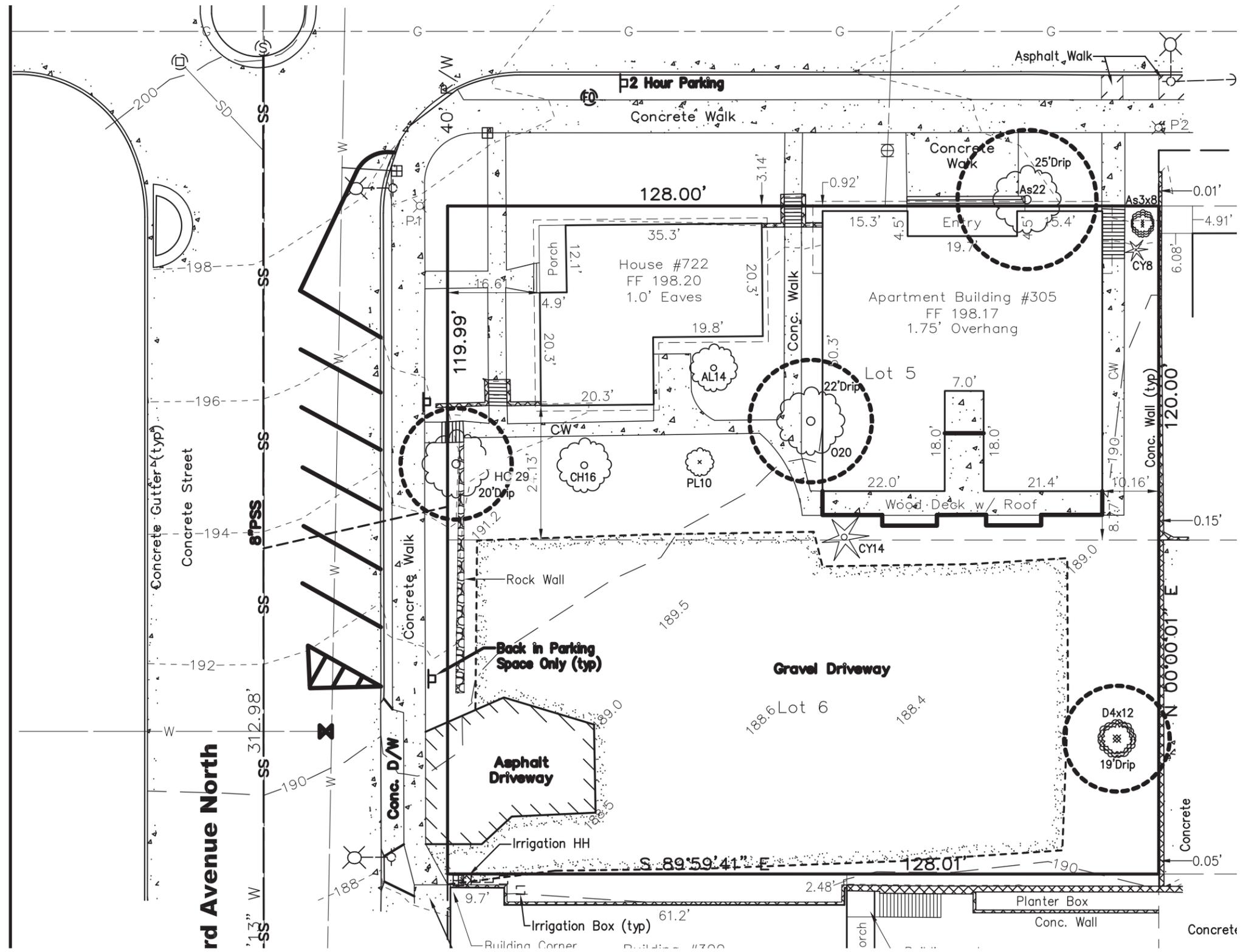
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## context analysis: zoning

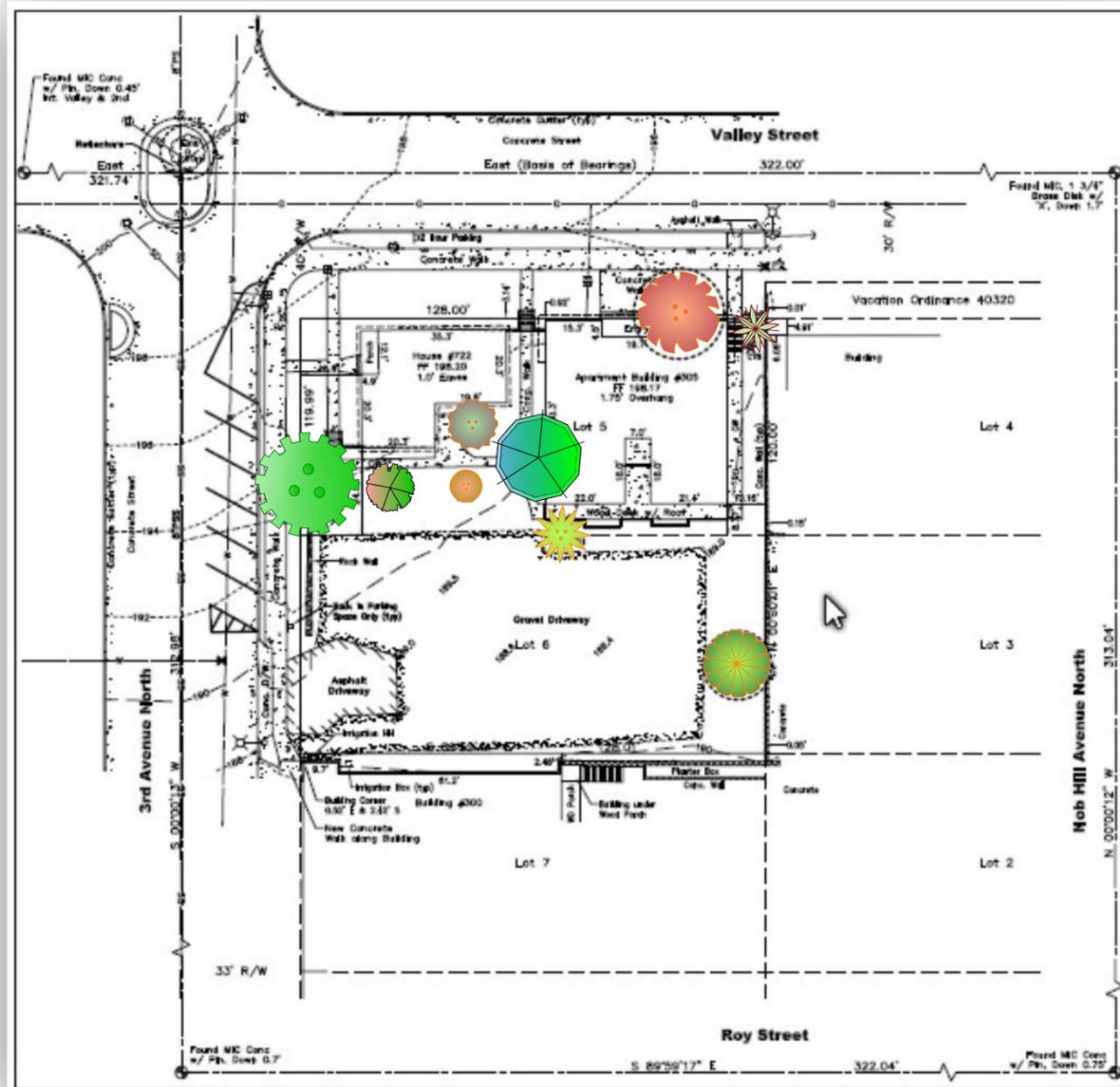
<i>Lot Area:</i>	15,360 sf
<i>Zoning:</i>	LR3 - Lowrise 3
<i>ECA:</i>	Steep Slope
<i>Commercial Use:</i>	None
<i>Residential Use:</i>	16 Townhouse Units
<i>FAR:</i>	Table A for 23.47A.013: Maximum Floor Area Ratio (FAR): Allowed FAR is 1.3. - Built-Green 4-star - Parking located entirely below grade - Parking access located along South property line Calculation: 15,360 sf x 1.3 = 19,968 sf allowed FAR
<i>Density Limit:</i>	No Limit (project to meet criteria of 23.45.510.C) From 23.45.514: 30 feet with pitched roof exceptions.
<i>Height:</i>	Additional height for rooftop features is allowed per 23.45.514.J.6
<i>Setbacks:</i>	Front - 7' average / 5' minimum Rear - 7' average / 5' minimum Sides - 7' average / 5' minimum (<40' facade)
<i>Parking:</i>	1 per dwelling unit.
<i>Amenity Area:</i>	25% lot area (15,360 x .25 = 3,840 sf) - At least 50% at ground level.
<i>Tree Protection:</i>	No significant trees present on site per arborist report.



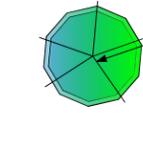
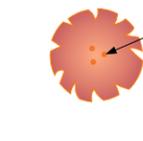
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**Tree species summary and DBH measurements**

-  Horse Chestnut (*Asculus hippocasttanum*) - Dbh 29 inches
-  Higan Cherry (*Prunus subhirtella*) - Dbh 16 inches
-  Flowering plum (*Prunus beleriana*) - Dbh 10 inches
-  Willow (*Salix spp.*) Dbh - 14 inches
-  Pin Oak (*Quercus palustris*) - Dbh 20 inches
-  Cypress (*Chamaecyparis pisifera spp.*) Dbh - 14 inches
-  Cypress (*Chamaecyparis pisifera spp.*) Dbh - 8 inches
-  Oregon Ash (*Fraxinus latifolia*) Dbh - 22 inches
-  Fig tree (*Ficus carica spp.*)

existing site conditions:  
site photos



view to northwest



sidewalk view  
to north



elevated view to northeast



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at-grade view to northeast



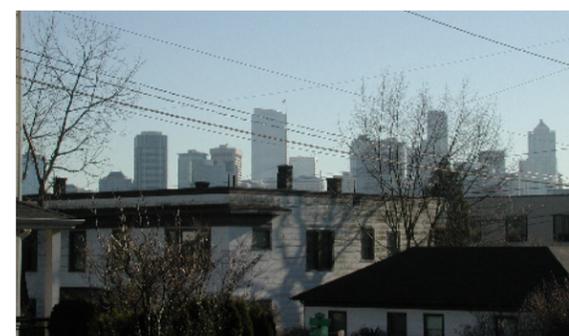
elevated view to east



view to west



sidewalk view  
to south



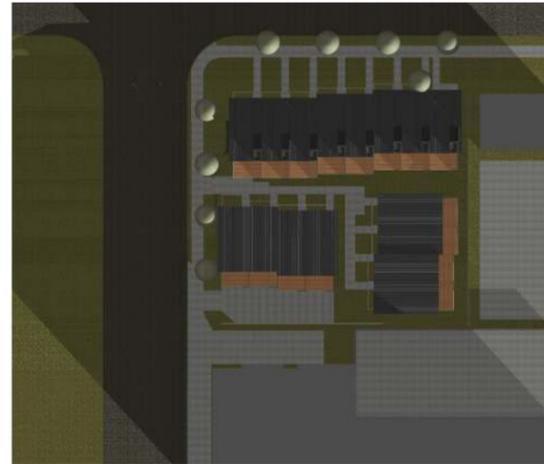
view to south



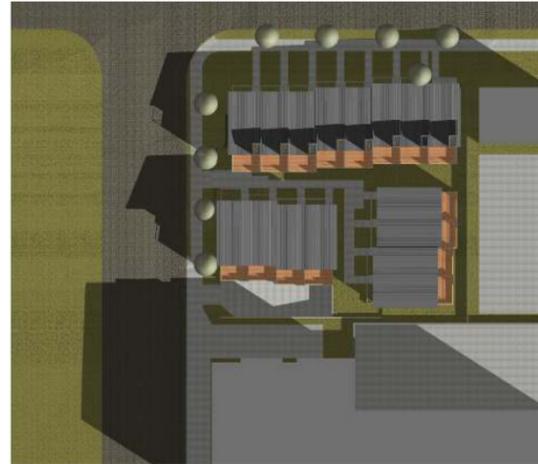
elevated view to southeast

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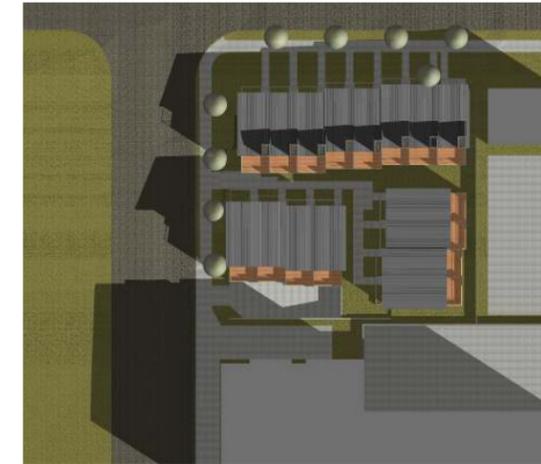
existing site conditions: sun / shadow study



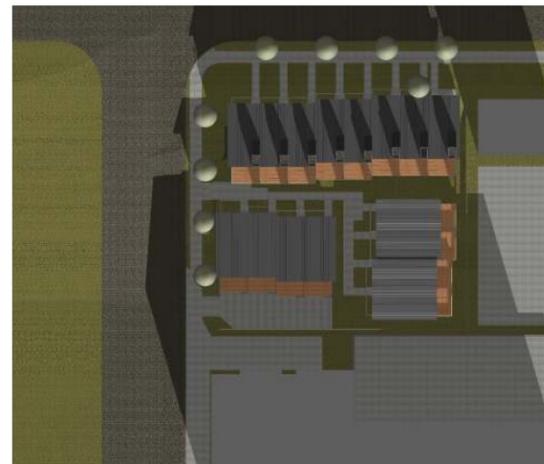
DEC 21 10:00 AM



MARCH 21 10:00 AM



JUNE 21 10:00 AM



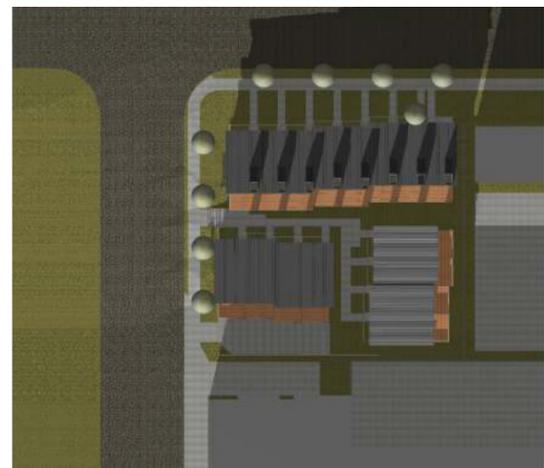
DEC 21 NOON



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JUNE 21 NOON



DEC 21 2:00 PM



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## city design guidelines

**A-1 Responding to Site Characteristics:** The site is located at the SE corner of 3rd Ave North and Valley Street at the base of Queen Anne. The site slopes roughly 8 feet vertically from the north to the south. There are multi-family buildings east, west and north of this site, comprised of a mix of townhomes, walkups and apartment/condo buildings. There is also a large hotel - the Maxwell directly south of this site. Some views of the Space Needle are available over the top of the Maxwell from upper floor levels of dwellings constructed at this site. Our schemes will work with this site by stepping the buildings down the site from high to low. This will preserve solar access and views from the upper dwellings (along Valley) as well as the lower dwellings (along the south boarder of the site). Parking will be entirely underground and will be accessed from the lowest spot on the site (SW corner). The Design of the units will resonate with the scale of the community, maintaining the transition from the large hotel to the south, to the single-family homes further north.

**A-2 Streetscape Compatibility:** The existing streetscape context is quite varied at this location. Immediately east of the site is a two-story brick apartment building with a second-story access balcony facing the street. North of the site, across Valley, is a three-story townhouse project with entrances off the street. Directly west of the site, across 3rd Ave N is a 4-story apartment building with a common building entry and a two story apartment building with access balconies facing the street. Directly south of the site is the Maxwell as described previously. As a townhouse project, we are most similar in configuration to the townhouse pattern directly north of our site. Our scheme largely continues the street concept of dwelling units accessed directly from the street.

**A-3 Entrances Visible from the Street:** Of the 16 dwellings we are proposing at this site, eight are directly accessed via Valley Street. The remaining eight dwellings will gain access through a landscaped courtyard that connects to 3rd.

**A-5 Respect for Adjacent Sites:** § Our project is designed to respect adjacent sites via the creation of an interior courtyard that is partially open to 3rd Ave, but significantly controls views into adjacent sites. Amenity spaces for all dwellings are provided at either the courtyard level (as patios) or at the roof level (as roof decks). The courtyard patios are defined as private spaces and have no views to adjacent sites. The roofdecks are intended to provide views of the Space needle and the Seattle skyline without orienting toward neighboring sites.

**A-6 Transition Between Residence and Street:** This project will provide a very gracious transition between the residences and the street(s). All of the entrances

along Valley will have front gardens that include low walls and landscaping. Entry doors will be provided with overhangs and the facades will utilize appropriate residential materials to create warm, inviting entries. Dwellings that gain access off of the courtyard have the added benefit of an outdoor transition courtyard. This space will certainly encourage interaction among residents and neighbors.

**A-7 Residential Open Space:** These townhomes will be provided with a large amount of open space, both shared and private. The courtyard not only functions as access to the south units, but will also provide ample space for landscaping and shared events. Every dwelling unit will also be provided with private open space in the form of roof decks.

**A-8 Parking and Vehicle Access:** All on-site parking will be completely underground, with direct access from individual garages to each dwelling unit. The shared access courtyard will be built on top of the garage access aisle.

**A-10 Corner Lots:** By stepping the Valley Street dwelling units back as they near the corner, we plan to open up the intersection of 3rd Ave and Valley Street. This also creates a consistent transition from the facade of the existing apartment building just east of our site. Parking drive access is against the south property line, so is minimized visually. Pedestrian access to the courtyard is from 3rd Ave N.

**B-1 Height, Bulk and Scale Compatibility:** The height of the buildings on the street is modulated, as the material changes and the facades step back at the upper story. The bulk is relieved by the courtyard entrance and the texture of the facades, etc. Heights are appropriate to the neighborhood scale.

**C-1 Architectural Context:** The architectural character of the neighborhood varies significantly. Thoughtful massing, fenestrations and detailing will be used to integrate the building into the existing fabric of the neighborhood.

**C-2 Architectural Concept and Consistency:** § The design will utilize distinct rooflines and materials to unify the multi-building design. Window fenestration, detailing as well as the site design will be informed by the residential function and will unify the development as a whole.

**C-3 Human Scale:** § Facades are oriented to the street where possible and are modulated to reduce the multi-unit building size. Appropriate fenestration and exterior detail will also assist the scale of the façade.

**C-4 Exterior Finish Materials:** § Materials will be chosen based on aesthetic value, durability and sustainability. Material changes will emphasize scale changes, openings and detailing.

**C-5 Structured parking entrances:** § The underground garages are accessed from the lowest point on the street, an area next to the service entrance of the adjoining hotel, thus minimizing the impact to the development.

**D-1 Pedestrian Open Spaces and Entrance:** § Open space will be provided on ground level and entry. In addition private open spaces will be provided on roof decks. The ground level open spaces will be designed to enliven the pedestrian experience and provide community gathering spaces for the residents.

**D-2 Blank Walls:** § One wall of the development at the northwest corner will be designed with material textures to enliven the transition to the courtyard.

**D-3 Retaining Walls:** § Low retaining walls will be provided to add texture to the transition to the entries and as a set off to the courtyard.

**D-5 Visual Impacts of Parking Structures:** § The entrance to the parking structure is placed next to an existing service entrance and at the lowest point on the site

**D-7 Personal Safety and Security:** Lighted paths will be provided throughout. The entry gates to living units will be locked and monitored for security and clear sight lines will allow for an added measure of security.

**E-2 Landscaping to Enhance the Building /Site:** § Our courtyard scheme entirely removes the car from the walk-up experience of all dwellings at this site. Thus, the courtyard will provide an opportunity to provide significant landscaping opportunities. Landscape will be used to delineate private open spaces using raised planters, walkway material changes and appropriately placed screening elements.



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# All Concepts Building Precedents



APARTMENTS AT 3RD AND VALLEY

- FORM: FLAT ROOFS, CLEAN MATERIALS WITH HORIZONTAL ELEMENTS.



MERRILL GARDENS ON VALLEY STREET

- FORM: INDIVIDUAL APARTMENTS EXPRESSED WITH PROMINANT VERTICAL ELEMENTS. SIMILAR FENESTRATION TO OUR TOWNHOUSE PROPOSAL.  
 - MATERIALS: TEXTURED VERTICAL ELEMENTS, SMOOTH 'BACKGROUND' MATERIALS.  
 - MERRILL GARDENS COURTYARD SHOWN IN IMAGE ON RIGHT.



MIXED USE AT 3RD AND ROY

- FORM: STRONG HORIZONTAL ELEMENTS  
 - MATERIALS: SMOOTH SIDING, LIGHT IN COLOR



EYEBALL OPTOMETRY AT 2ND AND ROY

- FORM: 2-STORY STREET FACADE WITH ROOF DECKS ON TOP. PROMINANT HORIZONTAL ELEMENTS.



TOWNHOUSES AT NOB HILL AVE

- FORM: VERTICAL COMPOSITION TYPICAL FOR TOWNHOMES.

IMAGES OF LOCAL BUILDINGS USED TO INFORM DESIGN DECISIONS:

IN GENERAL, THE NEIGHBORHOOD AT THE BASE OF QUEEN ANNE IS A COMBINATION OF BUSINESSES, MIXED USE BUILDINGS, STACKED-FLAT APARTMENTS AND TOWNHOMES. GIVEN THE IMMEDIATE NEIGHBORHOOD, WE HAVE DEVELOPED A DESIGN THAT PICKS UP ON THE HORIZONTAL COMPOSITION COMMON IN THE AREA WITH PROMINANT VERTICAL ELEMENTS TO PROVIDE APPROPRIATE SCALE AND RHYTHM. TYPICALLY, THE STREET LEVEL VERTICAL ELEMENTS ARE EXPRESSED AS TEXTURED BRICK ON THE SURROUNDING BUILDINGS. WE ARE PROPOSING THE USE OF WOOD CLAD VERTICAL ELEMENTS TO HELP TRANSITION FROM THE COMMERCIAL DEVELOPMENT ON ROY TO THE SINGLE-FAMILY DEVELOPMENT FURTHER UP THE HILL. OUR BACKGROUND MATERIALS ARE SHOWN AS A SMOOTH PANEL SIDING, WHICH IS SYMPATHETIC WITH SOME OF THE COMMERCIAL AND APARTMENT BUILDINGS FOUND IN THE IMMEDIATE VICINITY.

ROOF DECKS ARE AN IMPORTANT COMPONENT OF OUR DESIGN CONCEPT, GIVEN THE EXPOSURE TO VIEWS AND LIGHT THAT ARE MOST AVAILABLE AT HIGHER LEVELS. ROOF DECKS HAVE A STRONG PRECEDENT IN THE AREA, AS ILLUSTRATED BY THESE IMAGES.



ST. PAUL'S EPISCOPAL CHURCH

- MATERIALS: WOOD CLADDING



THE MAXWELL AT 3RD AND ROY

- FORM: HORIZONTAL COMPOSITION WITH RHYTHM PROVIDED BY PROMINANT VERTICAL ELEMENTS.  
 - MATERIALS: TEXTURED VERTICAL ELEMENTS, SMOOTH 'BACKGROUND' MATERIALS.



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# Concept 1 East/West Linear Court



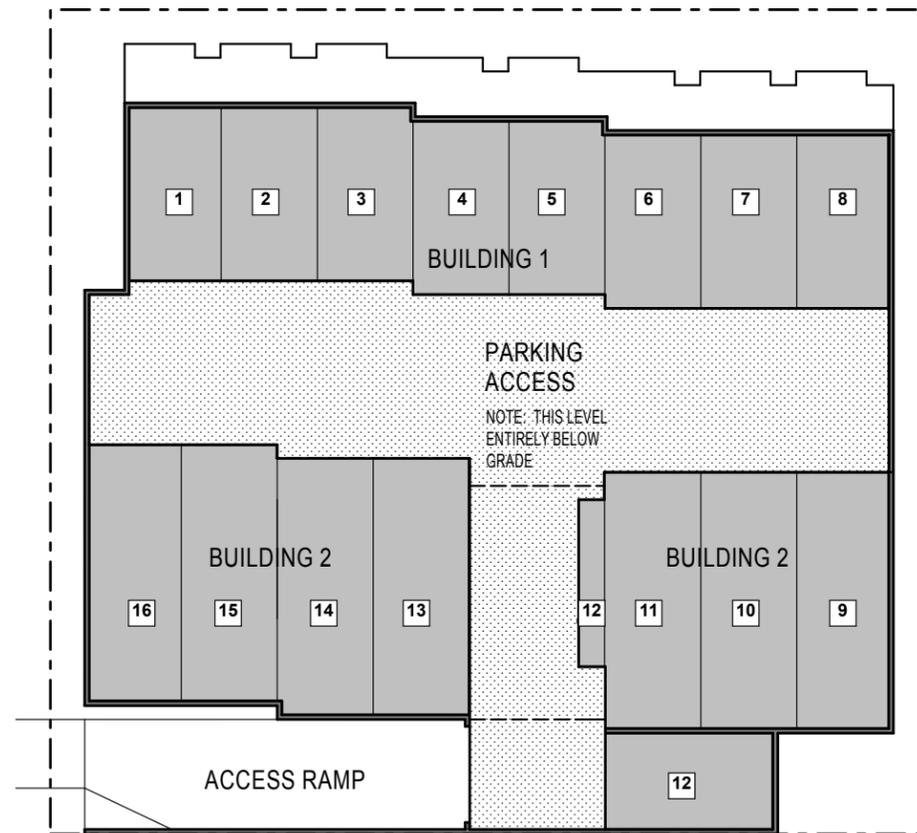
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**Site Plan Description:** Eight townhouse units are located along and entered from Valley Street. These units are two stories along Valley and three stories at the amenity area. Eight additional townhouse units are located internally to the site and accessed from the amenity area. These units are three stories. Parking is located entirely in a below grade structure accessed from a ramp along the southern property line from Third Avenue North. Each unit has its own garage with direct access to the unit.

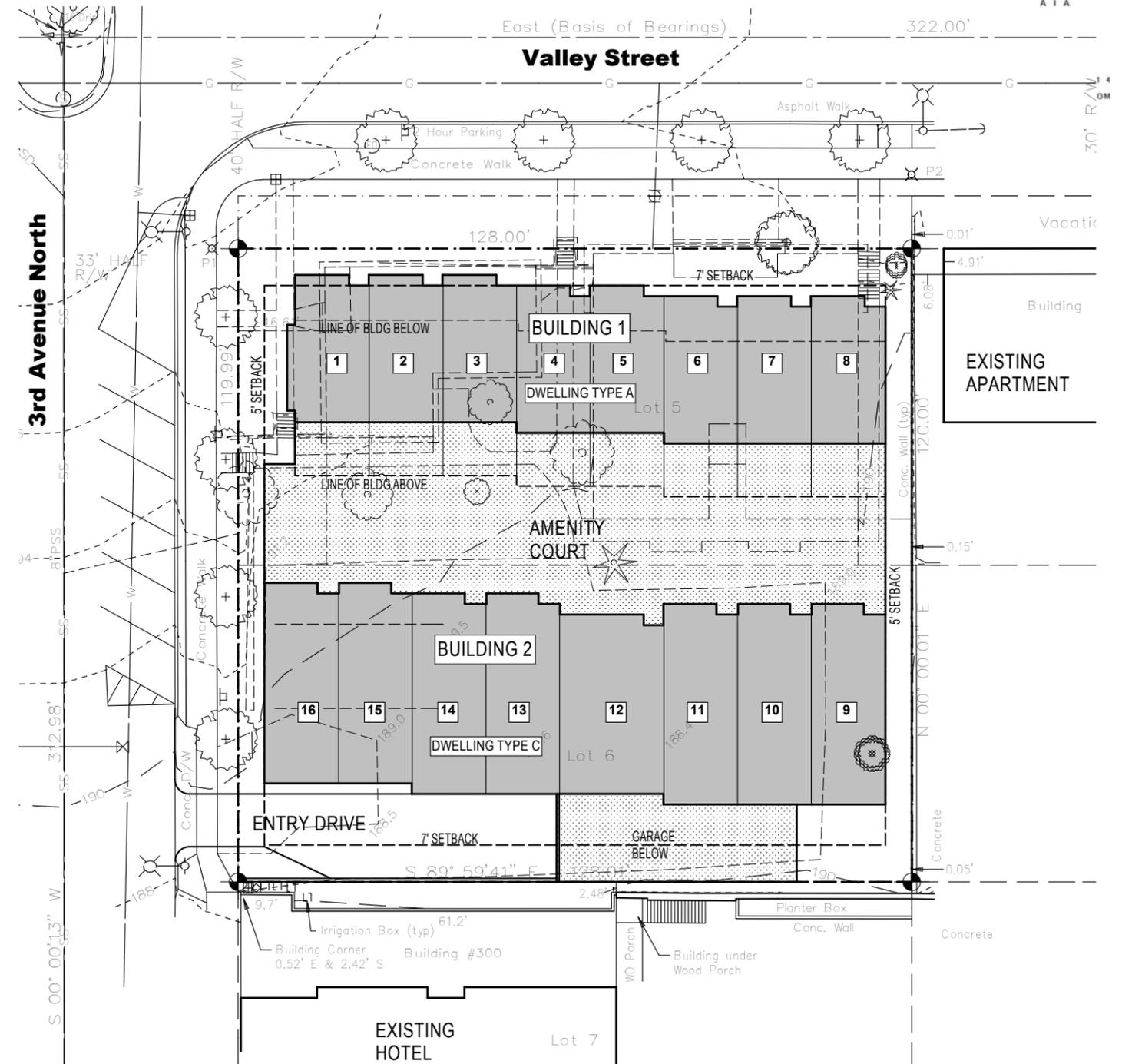
**Project Statistics:** 16 units total. 16 parking stalls.

**Commentary:** This plan alternative relates well to Valley but places two building sides along Third. All of the southern units directly face the large Hotel to the south. The amenity area, while very linear is fairly open to the street creating opportunities for gracious access. Half of the units make good use of the amenity area for unit access.

**Design Departures:** None required.



GARAGE CONCEPT (BELOW GRADE)



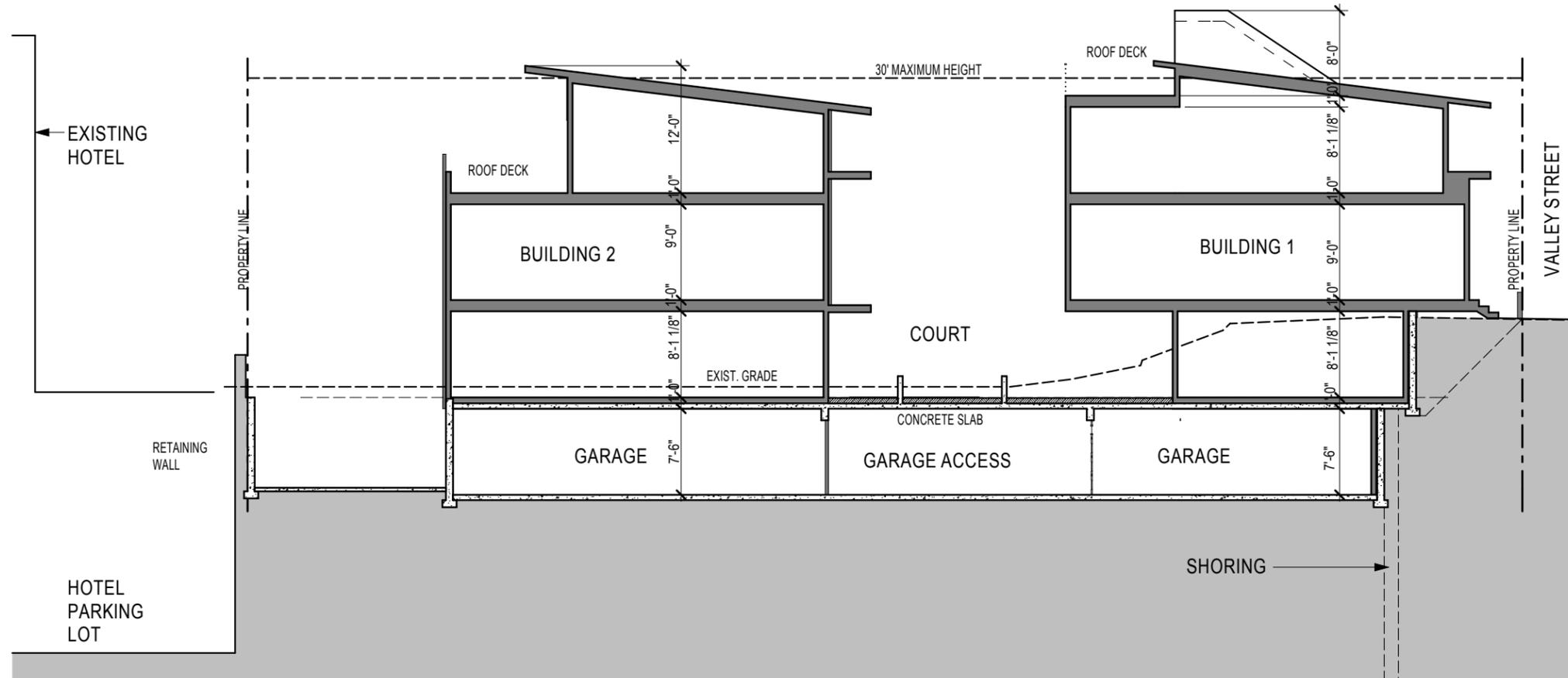
SITE PLAN / 1st FLOOR PLAN CONCEPT

# Concept 1 East/West Linear Court



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BUILDING SECTION SCHEME 1



View from Third



View From Above



View from Corner

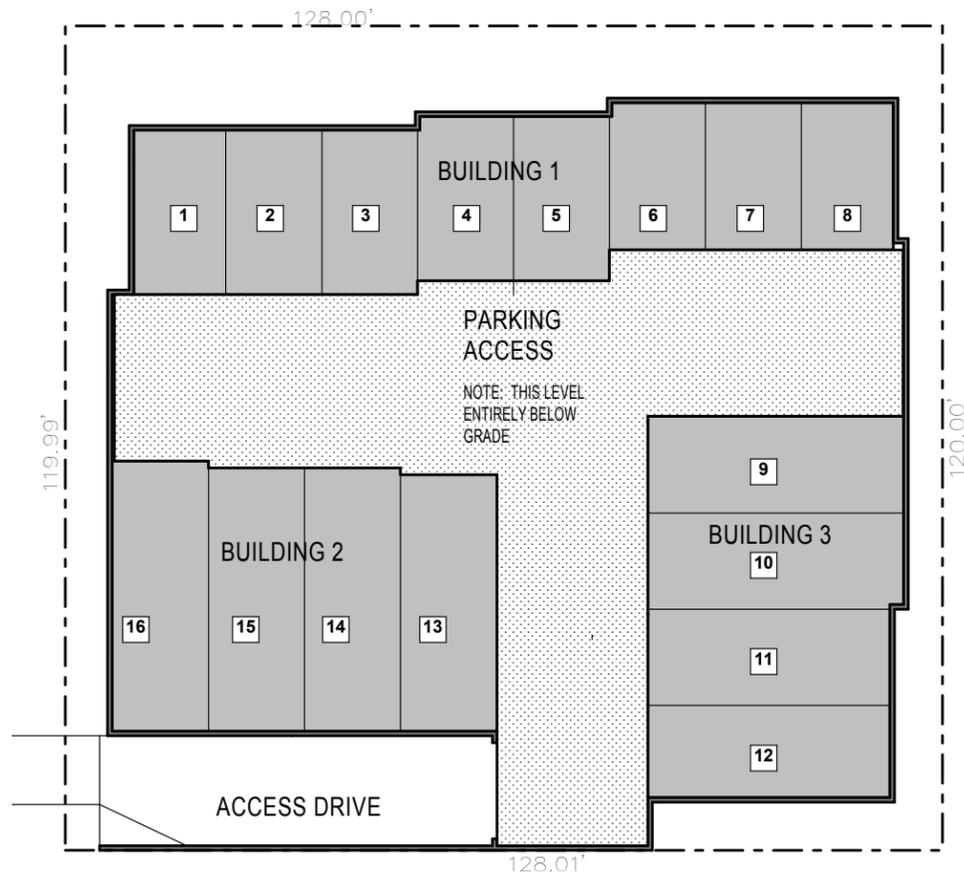
# Concept 2 T-shaped Court - Preferred scheme



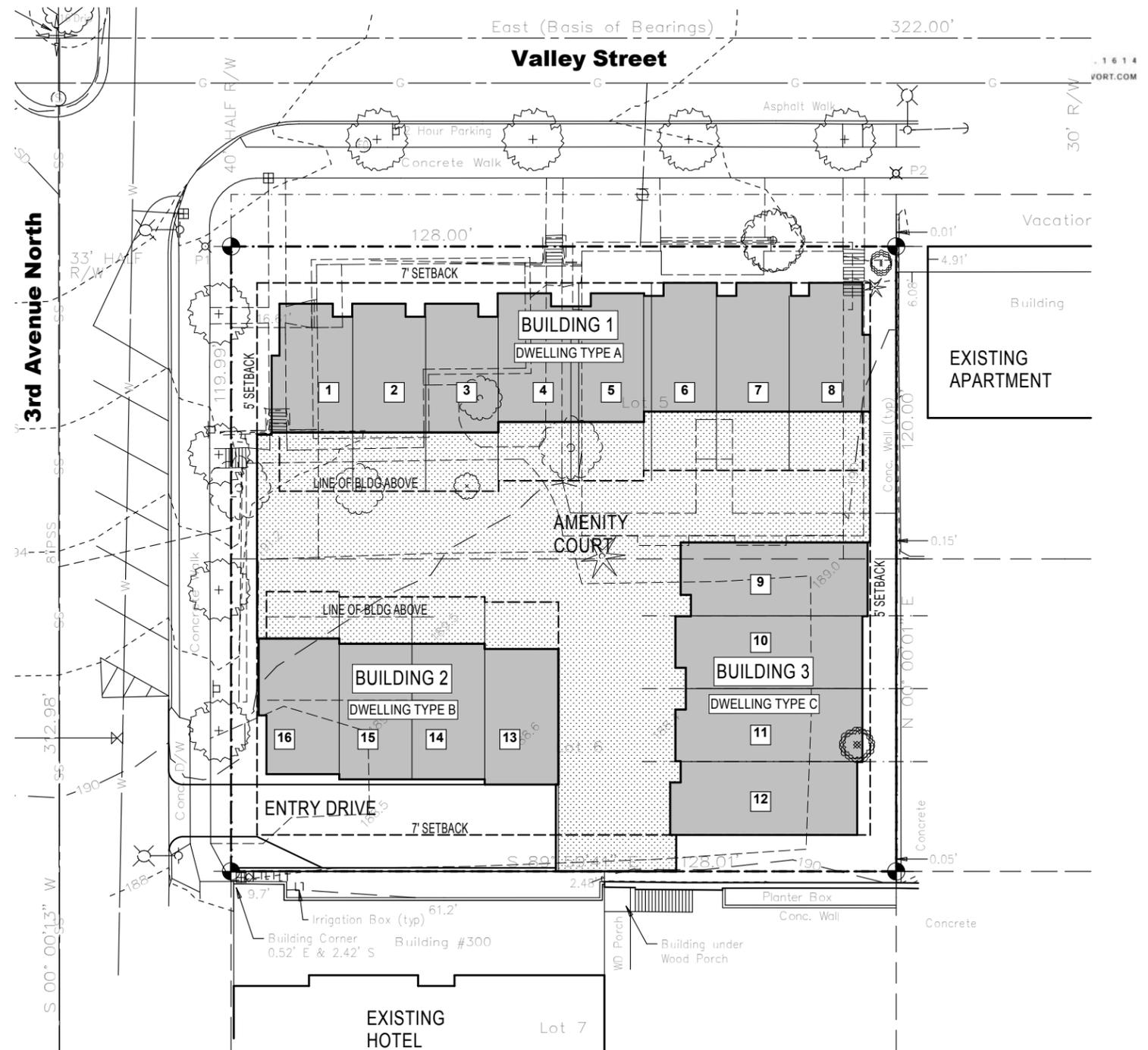
**Site Plan Description:** Eight townhouse units are located along and entered from Valley Street. These units are two stories along Valley and three stories at the amenity area. Eight additional townhouse units are located internally to the site and accessed from the amenity area. These units are three stories. Parking is located entirely in a below grade structure accessed from a ramp along the southern property line from Third Avenue North. Each unit has its own garage with direct access to the unit.

**Commentary:** This plan alternative relates well to Valley but places two building sides along Third. Four of the southerly units face the Hotel to the south while four are oriented to the amenity area. The amenity area is enlivened by its irregular shape and the vistas this creates. The amenity area is fairly open to the street creating opportunities for gracious access. Half of the units make good use of the amenity area for unit access.

**Project Statistics:** 16 units total. 16 parking stalls.



GARGE CONCEPT (BELOW GRADE)



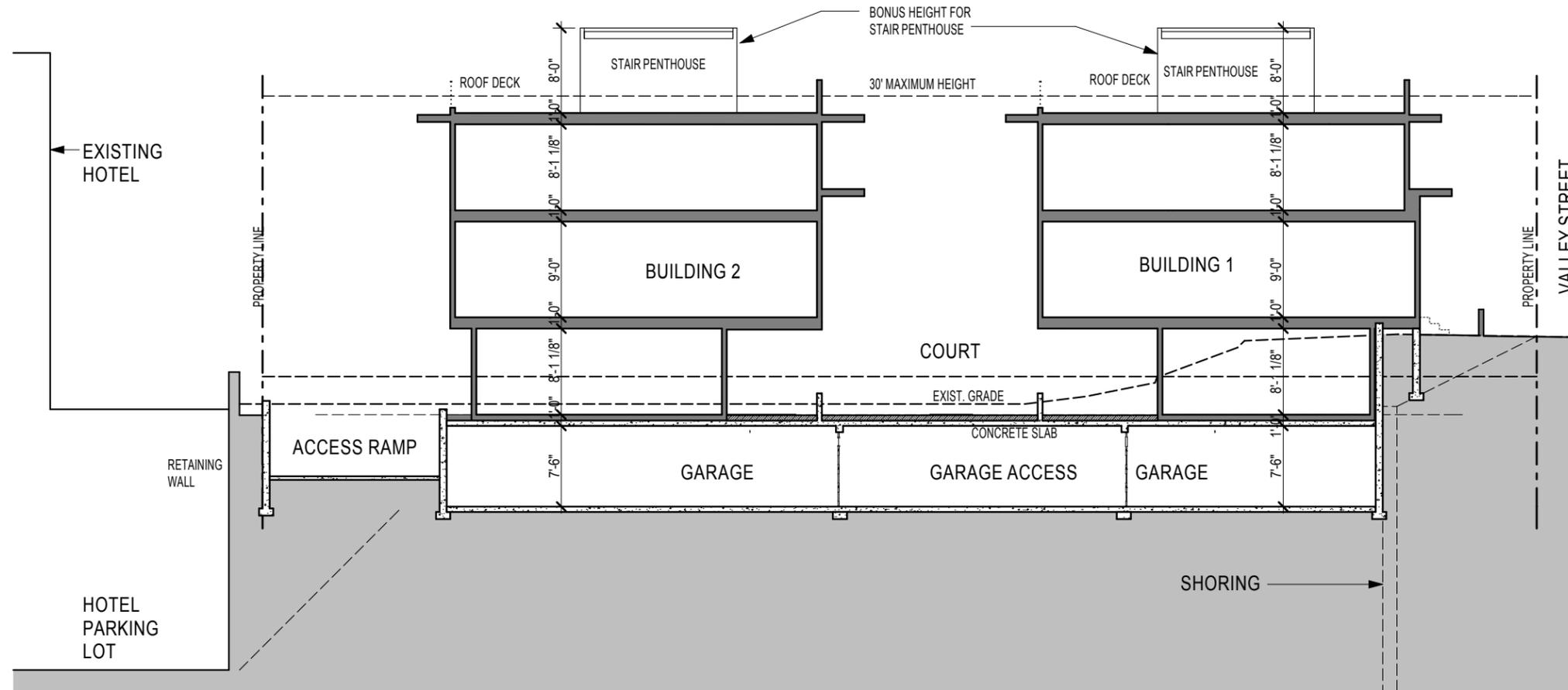
SITE PLAN / FIRST FLOOR PLAN CONCEPT

# Concept 2 T-shaped Court - Preferred scheme



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BUILDING SECTION SCHEME 2



View from Third



View From Above



View from Corner

# Concept 3 Common Garage



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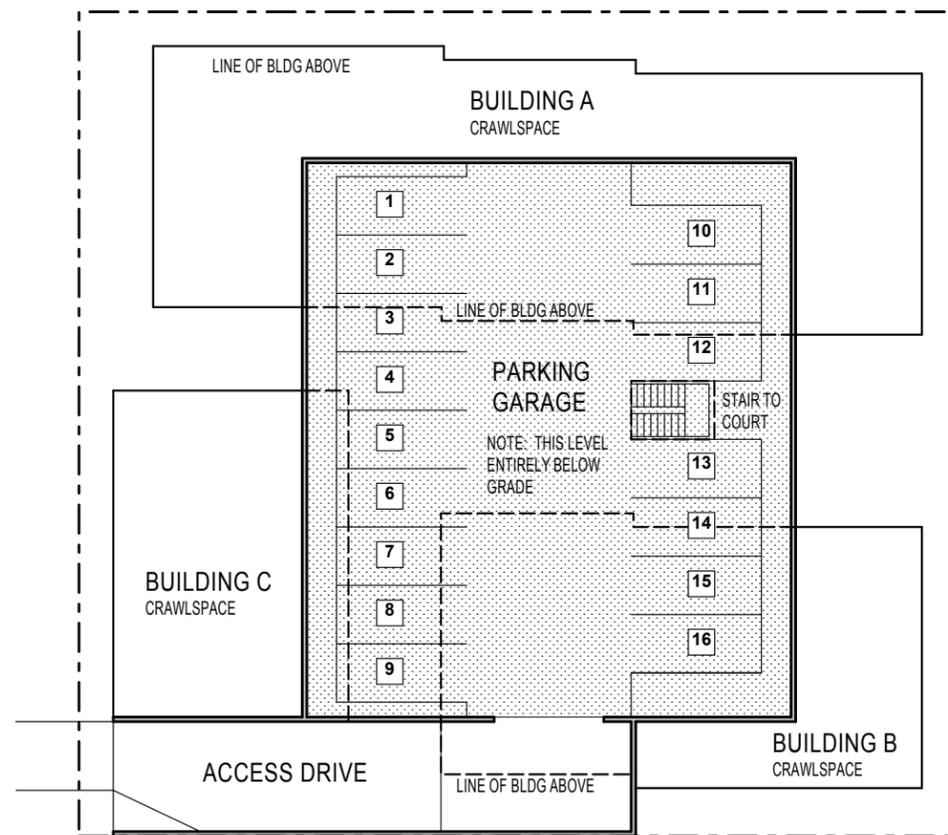
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**Site Plan Description:** Eight townhouse units are located along and entered from Valley Street. These units are two stories along Valley and three stories at the amenity area. These units are three stories. Three units are located along and entered from Third Street. Five additional townhouse units are located internally to the site and accessed from the amenity area. These units are three stories. Parking is located entirely in a below grade common garage accessed from a ramp along the southern property line from Third Avenue North. A stair provides access to the amenity court.

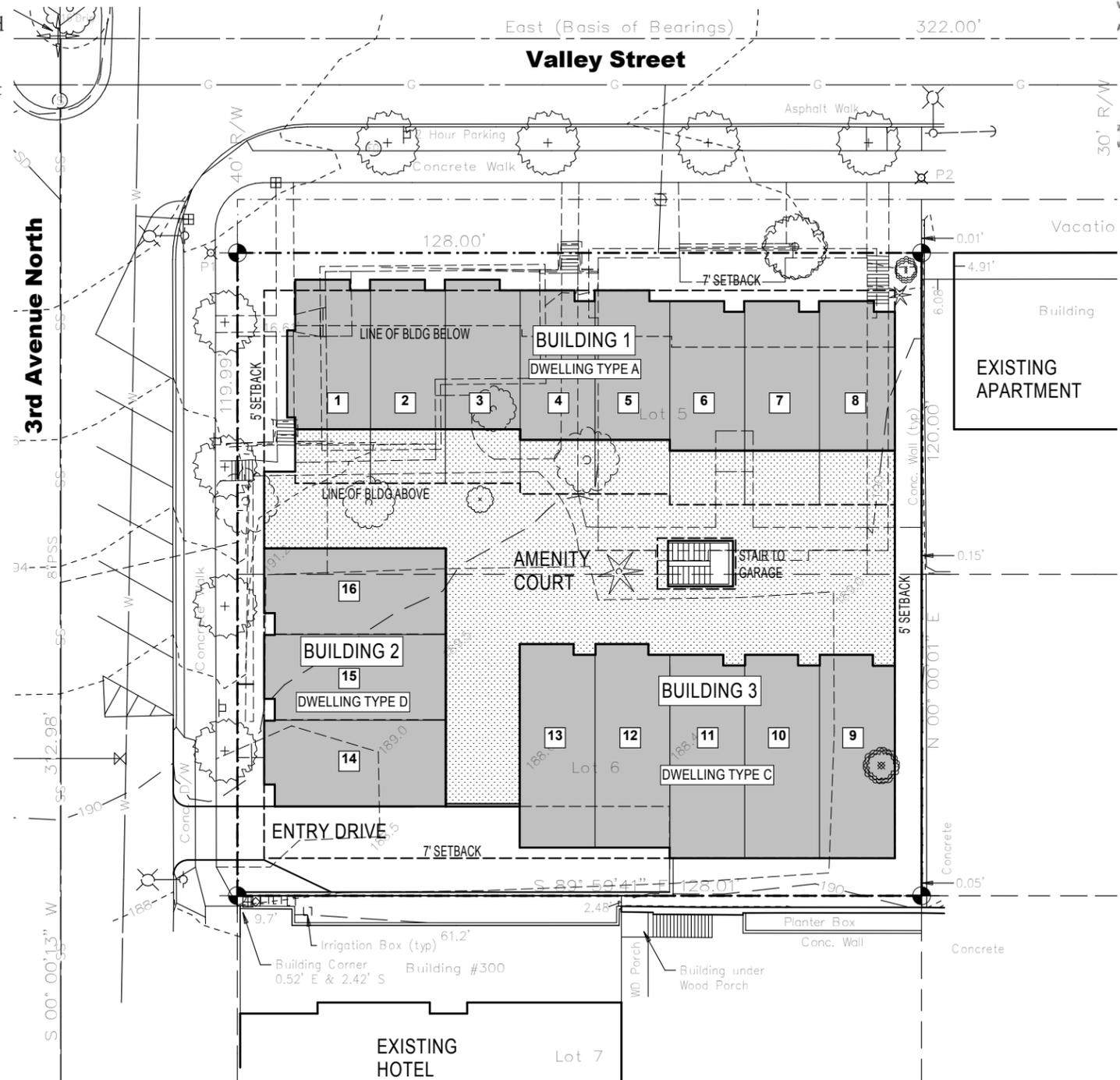
**Commentary:** This plan alternative relates well to Valley and to Third with units fronting on both. Five of the southerly units face the Hotel to the south while three are oriented to Third. The amenity area is enlivened by its irregular shape and the vistas this creates. The amenity area is somewhat isolated from the street creating a more private space with a somewhat constricted access path. Only five units are accessed directly from the amenity area. The central garage access means that most units will be entered via a rear door.

**Design Departures:** None required.

**Project Statistics:** 16 units total. 16 parking stalls.



GARGE CONCEPT (BELOW GRADE)



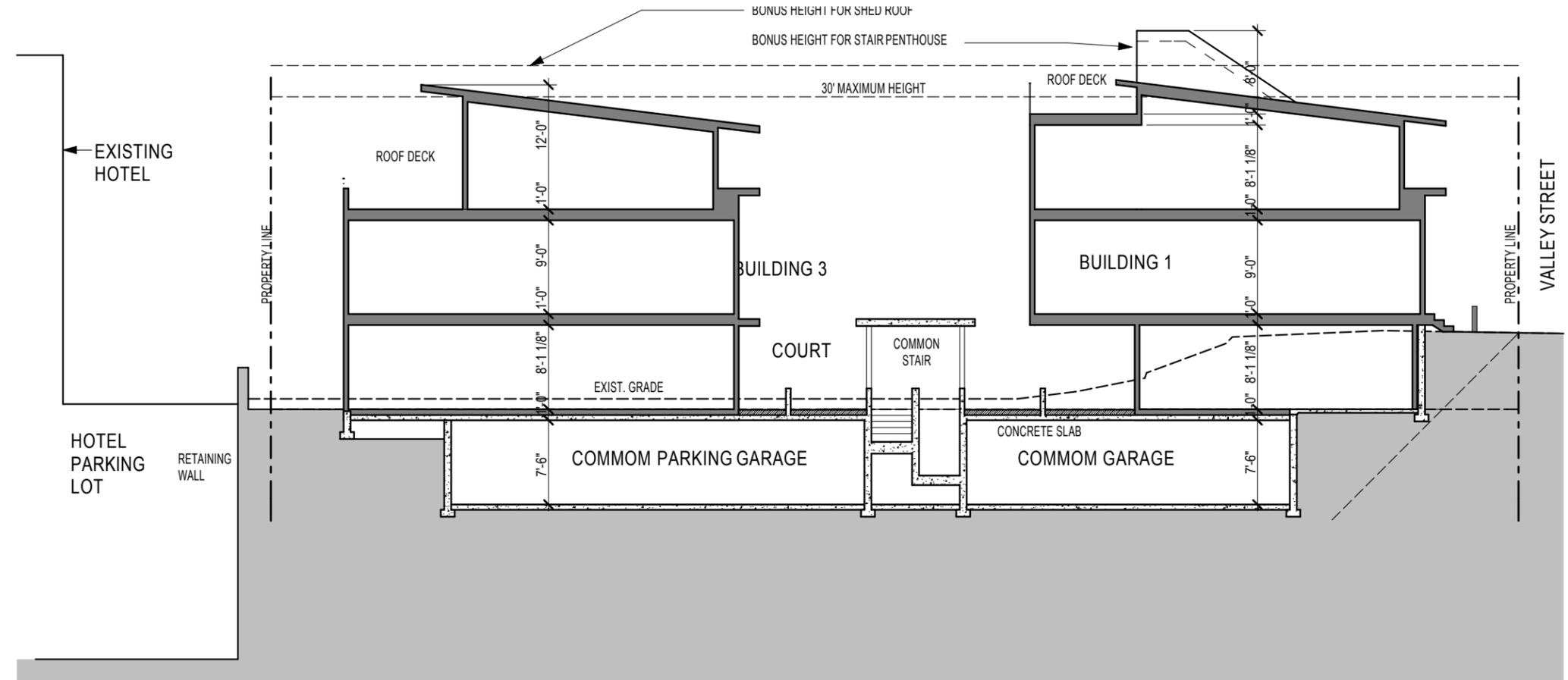
SITE PLAN / FIRST FLOOR PLAN CONCEPT

# Concept 3 Common Garage



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BUILDING SECTION SCHEME 3



View from Third



View From Above



View from Corner

# All Concepts Schematic Floor Plans

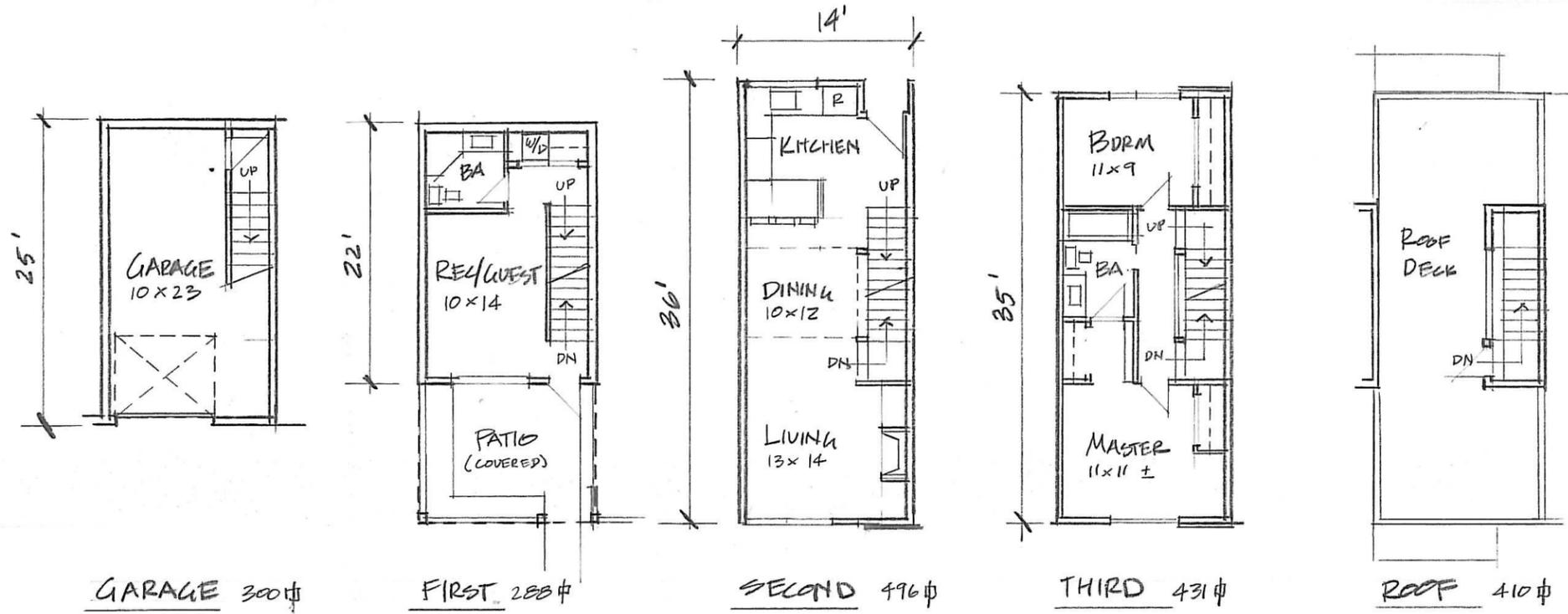


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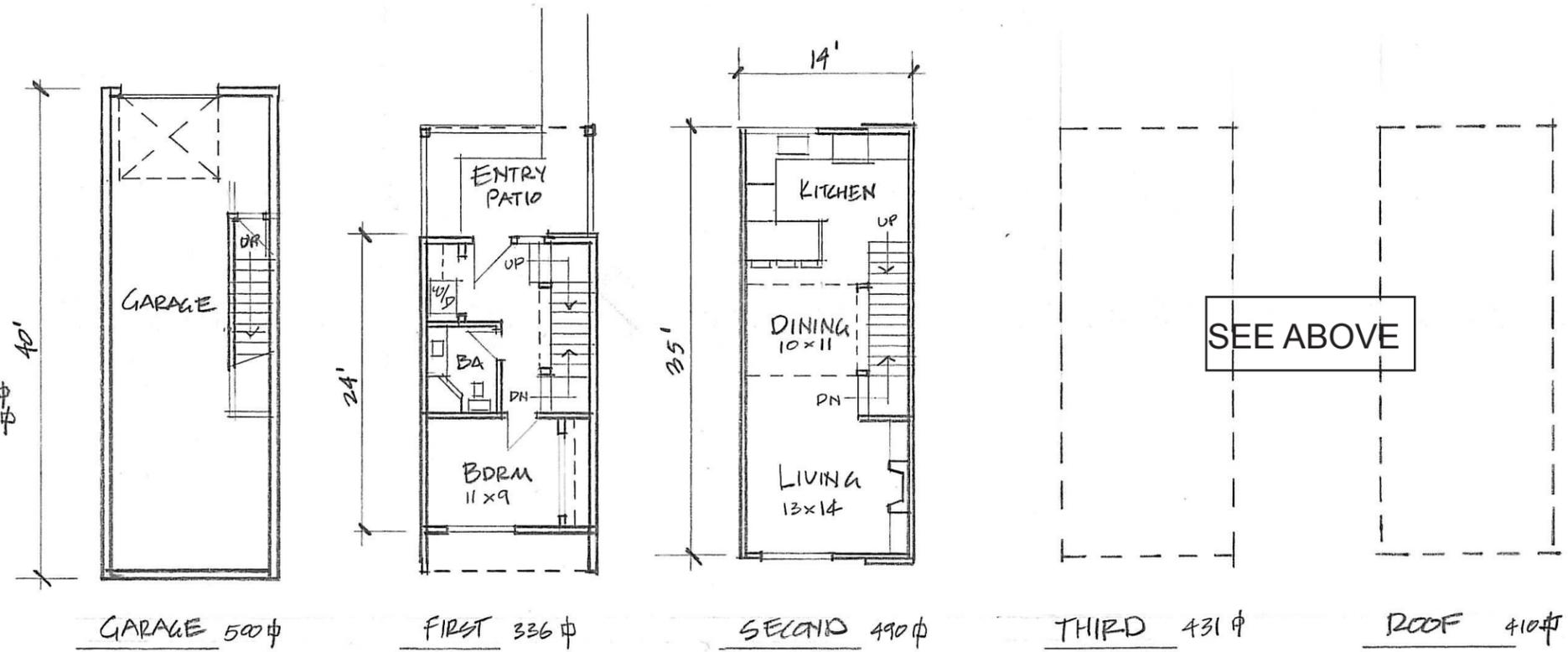
TOTAL CSF: 1,215  $\phi$   
END UNITS: 1,258  $\phi$

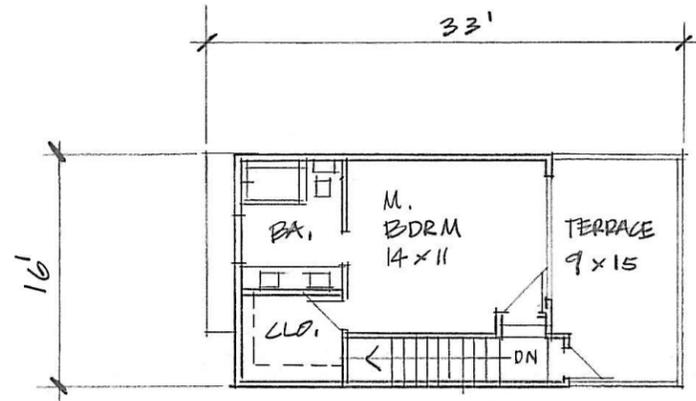
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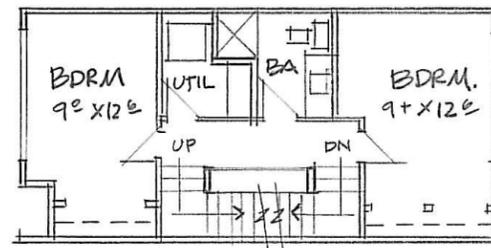
TOTAL CSF: 1,257  $\phi$   
END UNITS: 1,300  $\phi$

B

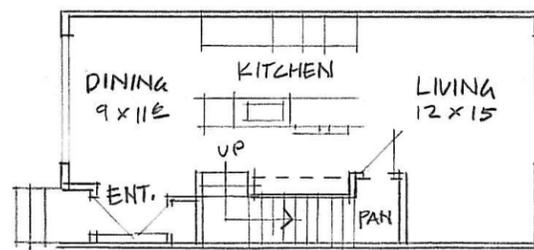




THIRD

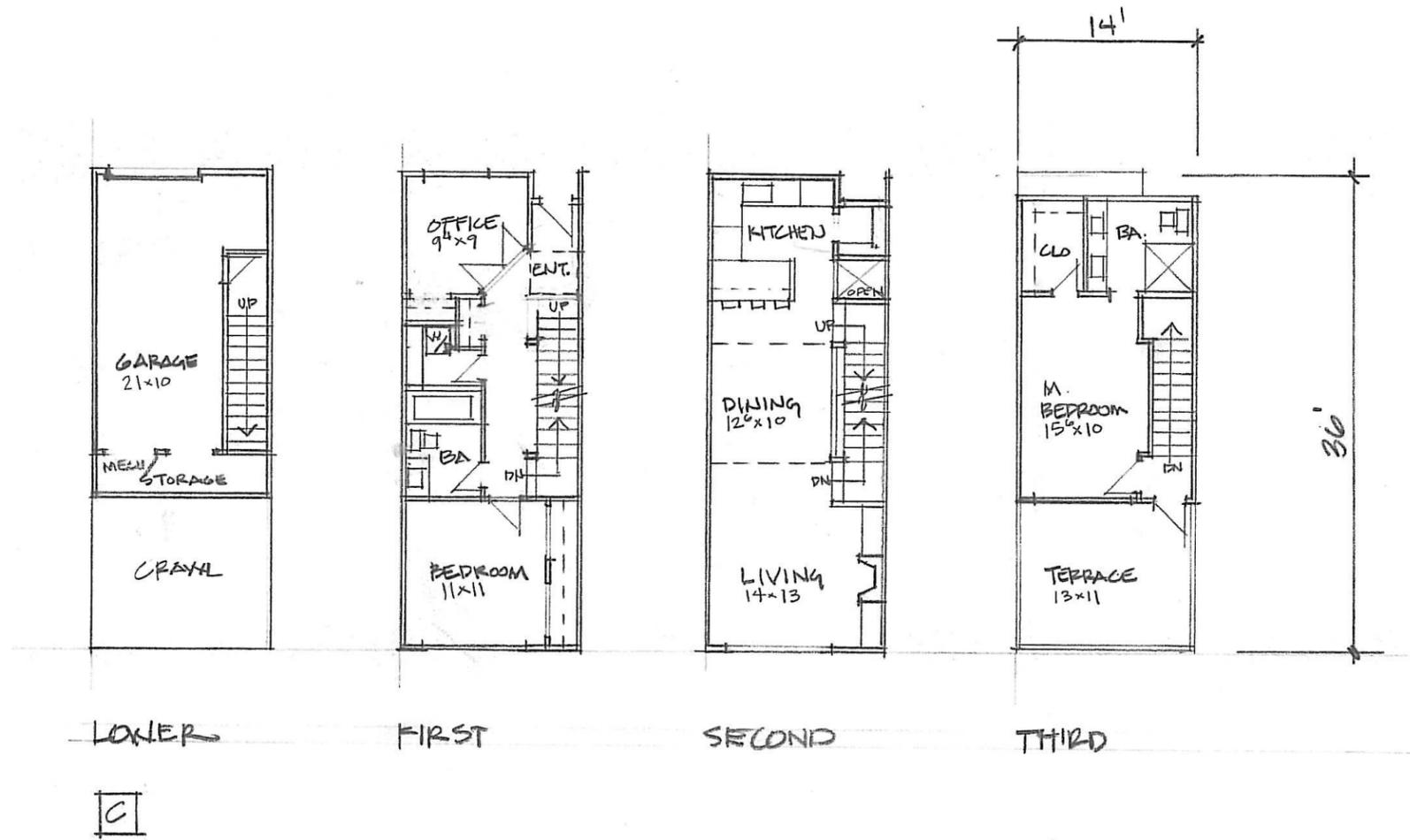


SECOND



FIRST

**D**

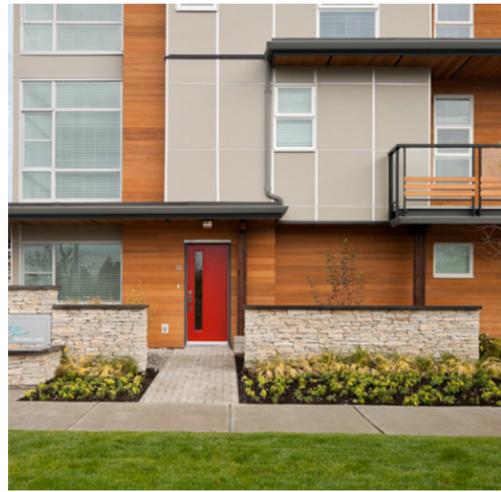


**C**



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- LOW WALLS AT ENTRY
- PAVERS CONNECTING TO SIDEWALK
- LOW SHRUBS AND SMALL TREES



- WOOD DECKS AT BACK PATIO AREAS
- GREEN WALLS
- TREES IN COURTYARD



- ENTRY GATE FOR PEDESTRIAN ACCESS



- PEDESTAL PAVERS AT COURTYARD WALKWAYS
- LOW WALLS TO DEFINE PRIVATE SPACES
- TREES IN COURTYARD



- TEXTURED PAVING



- PAVER WALKWAYS
- RAISED PLANTER BEDS
- OUTDOOR PATIOS



LANDSCAPE CONCEPT SCHEME 2

22 • Third & Valley townhomes - 722 3rd Avenue North



**Concept 1 - East/West Linear Court**

**Description:** Eight townhouse units along Valley Street and eight internal units arranged linearly creating an east/west linear court. Parking is located below grade with each unit having a private garage with direct unit access.

**Advantages:** Meets land use code. Provides large, contiguous amenity area that is fairly open to the street. Good use is made of the amenity court to access eight units.

**Issues:** All of the southern units view directly toward the large Hotel to the south. There are two side facades on the Third Avenue North streetscape.

**Concept 2 - T-shaped Court PREFERRED SCHEME**

**Description:** Eight townhouse units along Valley Street. Eight internal units are broken into two structures and arranged so that four units face to the east and four to the south. Parking is located below grade with each unit having a private garage with direct unit access.

**Advantages:** Meets land use code. Provides more dynamic amenity area. Good use is made of the amenity court to access eight units. Four of the rear units do not open directly to the Hotel.

**Issues:** Four of the southern units view directly toward the large Hotel to the south. There are two side facades on the Third Avenue North streetscape.

**Concept 3 - Common Garage**

**Description:** Eight townhouse units along Valley Street. Eight internal units are broken into two structures and arranged so that five units face to the south and four are oriented to enter directly from Third Avenue North. Parking is located below grade in a common garage.

**Advantages:** Meets land use code. Provides a dynamic amenity area with direct common access from garage. Three units have direct access off Third.

**Issues:** Five of the southern units view directly toward the large Hotel to the south. Only five units have direct access from the amenity court. The pedestrian access off third is fairly constricted.

