

# LOFTS AT THE JUNCTION

4535 44TH AVENUE SW



AERIAL VIEW OF SITE

## EARLY DESIGN GUIDANCE

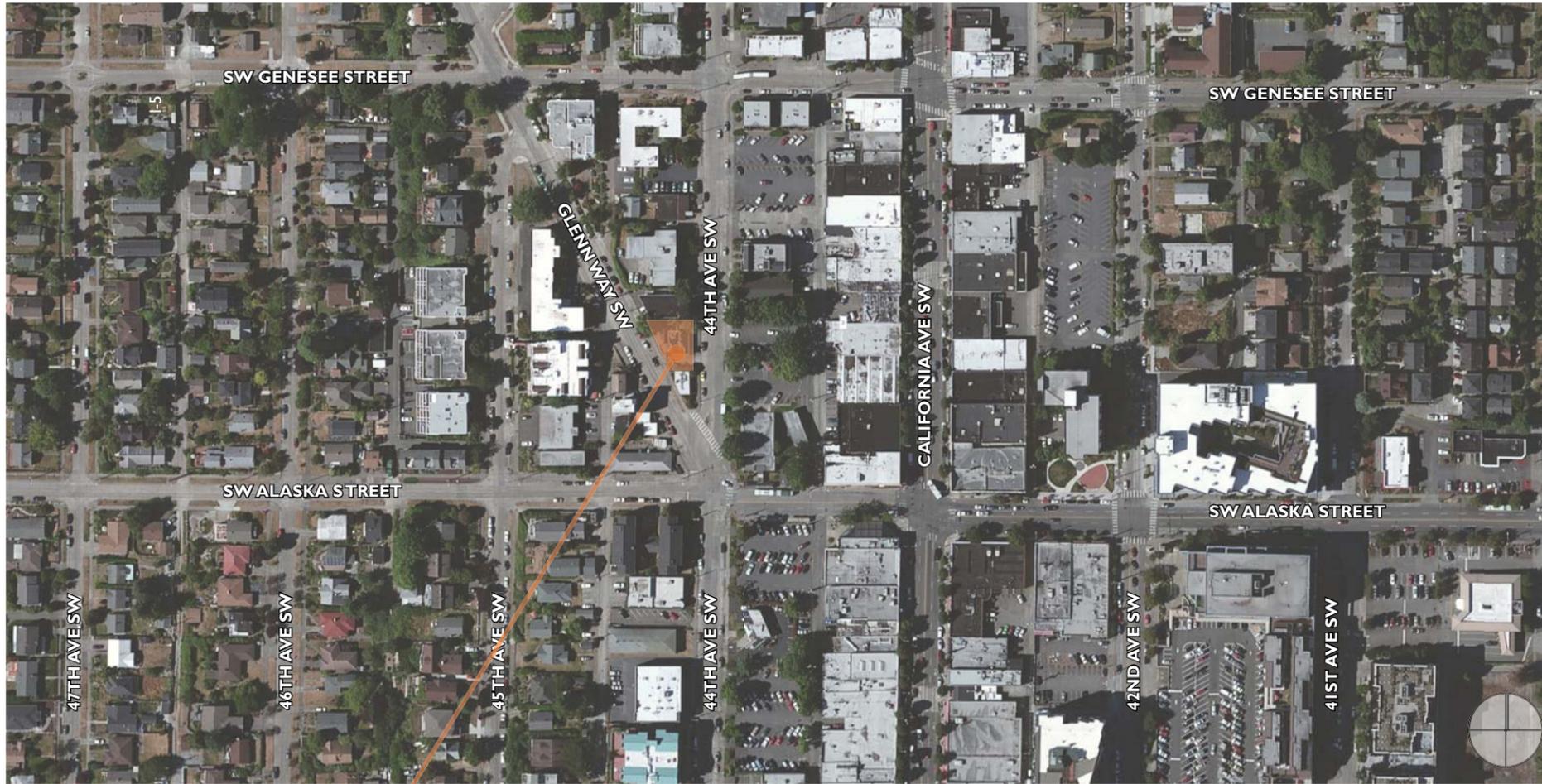
MEETING DATE: MAY 9, 2013

DPD # 3014846

310 First Avenue S, Suite 4S  
Seattle, WA 98104  
206.933.1150  
www.nkarch.com



PROJECT DESCRIPTION



SITE LOCATION

**ADDRESS:** 4535 44th Avenue SW  
**DPD PROJECT #:** 3014846  
**OWNER:** Lofts at the Junction llc.  
**APPLICANT:** Nicholson Kovalchick Architects  
**CONTACT:** Kurt Andersen

PROJECT PROGRAM

Number of Residential Units:	Approximately 27 units
Area of Residential Uses:	Approximately 8,500 sf
Number of Live / Work:	Approximately 6 units
Area of Live/Work Uses:	Approximately 2,800 sf
Number of Parking Stalls:	Approximately 0
Total Area:	Approximately 14,600 sf
Total Area Above Grade:	Approximately 11,300 sf

DEVELOPMENT OBJECTIVES

The owner proposes the new construction of an approximately 27 unit residential building, including approximately 3 ground-level live/work units along the building's 44th Ave SW facade, and 3 ground-level live/work units along the building's Glenn Way SW facade. The site is within close proximity of frequent transit so does not provide parking on site.

The project team endeavors to reinforce the existing pedestrian scale of 44 Ave SW, while at the same time, increase density and community connectivity of the West Seattle Junction neighborhood. The project will take advantage of its site to maximize views to the Puget Sound and Olympic Mountains to the west, and Elliott Bay, Downtown, and the Cascades to the east.

EXISTING SITE

The project site consists of one triangular shaped parcel (338990-0330) located near the intersection of Glenn Way SW and 44th Avenue SW with a total area of 3,770 sf. The project includes the relocation or demolition of one office building currently located on the parcel. The site slopes down gradually from north to south along 44th Ave SW but slopes up from north to south along Glenn Way SW. The height difference between the two streets are approximately 10' that decreases gradually to the south.

ZONING AND OVERLAY DESIGNATION

The parcel is zoned NC2-40 and is located within the West Seattle Junction Hub Urban Village. This zone continues to the north and south of the site. The area immediately to the west of the site is zoned LR3-RC and the areas east of 44th Avenue SW are zoned NC65. The site is also located within a Frequent Transit Corridor.

NEIGHBORHOOD DEVELOPMENT

The project site is located within the West Seattle Junction Hub Urban Village, and the adjacent commercial areas along both California Ave SW and SW Alaska St. The area reflects the NC zone with an eclectic mix of small office buildings, multi-family apartments and single family homes. There is a bank across 44th to the southeast and the site of the West Seattle Farmers market is directly to the southeast across SW Alaska St. There are several churches and schools in the immediate vicinity, and the relatively new Capco Plaza/QFC and Mural mixed-use buildings are within a few blocks. The site is very pedestrian friendly and within the major West Seattle Junction public transit hub. There are multiple shops, restaurants, cafés and grocery stores all within walking distance of the site.

**PARCELS:** 338990-0330  
**ZONING:** NC2-40  
**OVERLAYS:** West Seattle Junction Hub Urban Village  
**LOT AREA:** 3770 sf

**23.47A.004 PERMITTED USES (NC2-40)**

Permitted outright:

- Residential
- Live/Work
- Commerical Uses (Restaurants, Offices, General Sales) up to 25,000 sf

**23.47A.005 STREET-LEVEL USES (NC2-40)**

- Residential uses can occupy no more than 20% of the street-level, street-facing facade in NC zones on arterial streets per DR 17-2012.
- Where residential uses occur, the floor of a dwelling unit located along the street level street facing façade shall be at least 4’ above or below sidewalk grade or be set back at least 10’ from the sidewalk
- Live/work units located on street-level street-facing facades must comply with blank façade and transparency requirements.
- Blank facade requirements apply (segments no more than 20’ in width, total blank facade sements may not exceed 40% of width)
- Street-level, street facing facades must be located within 10’ of the street lot line, unless wider sidewalks, plazas or other approved landscaped or open spaces are provided.
- 60% of street-facing facade between 2’ and 8’ above the sidewalk shall be transparent.
- Non-residential uses must be average 30’ deep and no less than 15’ deep.

**23.47A.012 STRUCTURE HEIGHT (NC2-40)**

Allowed Maximum Base Height: 40’-0”  
 Maximum height w/ 4’ increase\* for non-residential use: 44’-0”  
 \* 4’ maximum height increase is allowed with 13’ floor to floor at street level non-residential use (SMC 23.47A.012.A.1.a)  
 - 4’ additional allowed for parapets: 48’-0”  
 - 16’ additional allowed for stair & elevator penthouses: 60’-0”  
 Height of the structure is the difference between the highest point and the average grade level.

**23.47A.013 FLOOR AREA RATIO (NC2-40)**

Single-purpose: 3.0                      Mixed-use: 3.25

**23.86.006 STRUCTURE HEIGHT MEASUREMENT**

The height of a structure is the difference between the elevation of the highest point of the structure not excepted from applicable height limits and the average grade level (‘average grade level’ means the average of the elevation of existing lot grades at the midpoints, measured horizontally, of each exterior wall of the structure or at the midpoint of each side of the smallest rectangle that can be drawn to enclose the structure).

**23.47A.014 SETBACK REQUIREMENTS (NC2-40)**

- No setbacks required

**23.47A.024 AMENITY AREAS (NC2-40)**

- Required: 5% of gross floor area in residential use
- Estimated requirement: 8,500 sf x 5% = 425 sf

General Requirements:

- All residents shall have access to at least one private or common amenity area
- Amenity areas shall not be enclosed
- Common amenity areas shall have a minimum dimension of 10 ft and be no less than 250 sf in size
- Private balconies and decks shall have a minimum area of 60 sf and no horizontal dimension less than 6 ft

**23.47A.016 LANDSCAPING STANDARDS (NC2-40)**

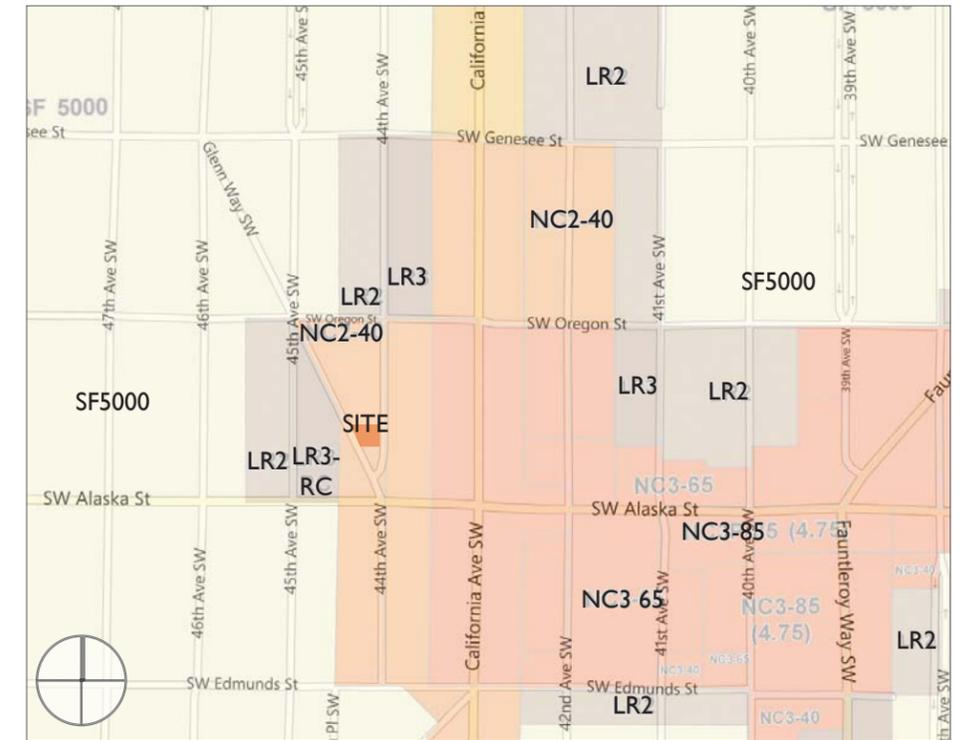
- Green factor score minimum 0.3 required.
- Street trees are required when any development is proposed. Existing street trees shall be retained unless the Director of Transportation approves their removal.

**23.47A.030 REQUIRED PARKING (NC2-40)**

- No parking is required for all residential uses in commercial and multi-family zones within urban villages, if the residential use is located within 1,320 feet of a street with frequent transit service.

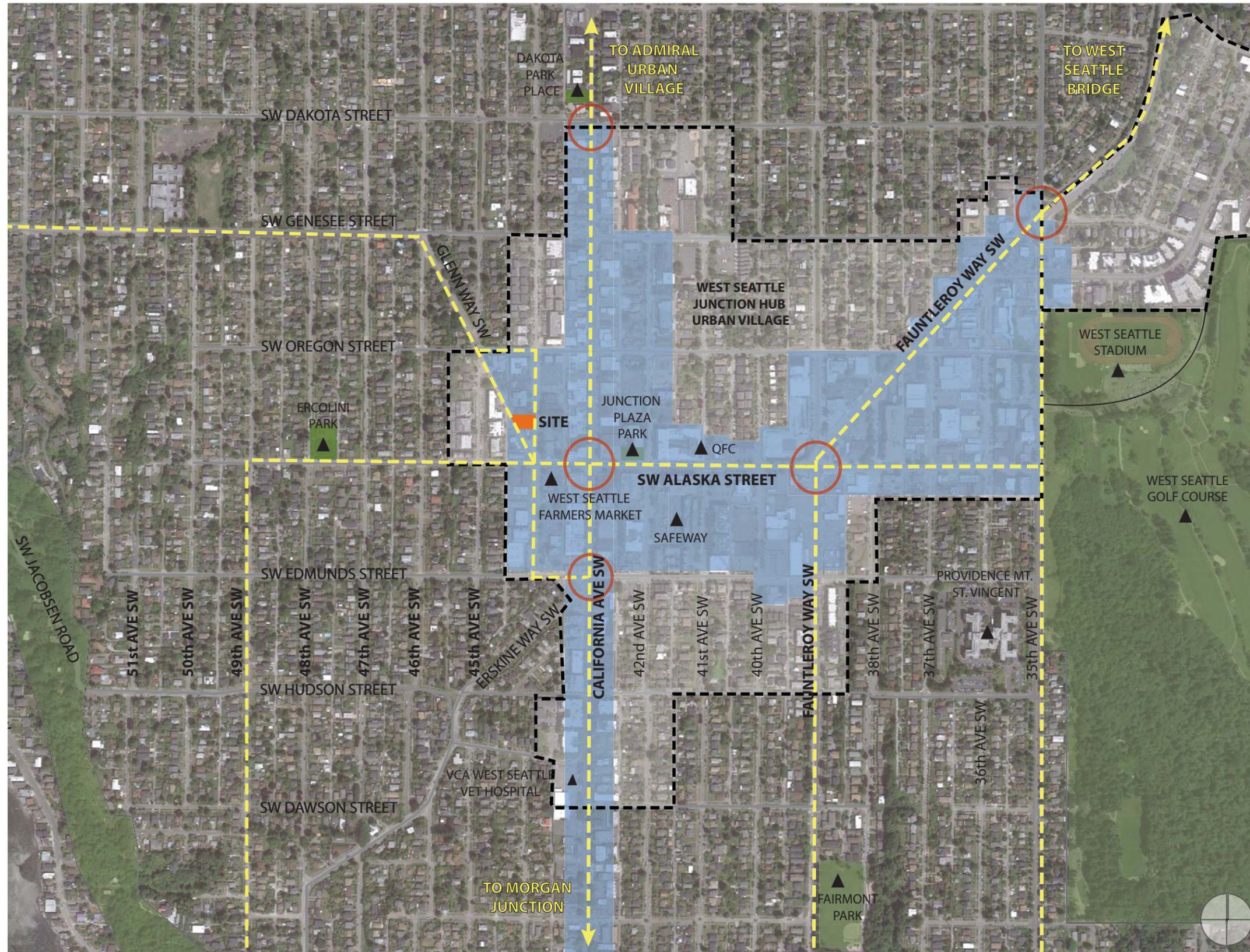
**23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS (NC2-40)**

- For 26-50 dwelling units: 375 sf
- Min. storage area may be reduced 15% if min. horizontal dimension is 20’
- Estimated requirement: 375 sf

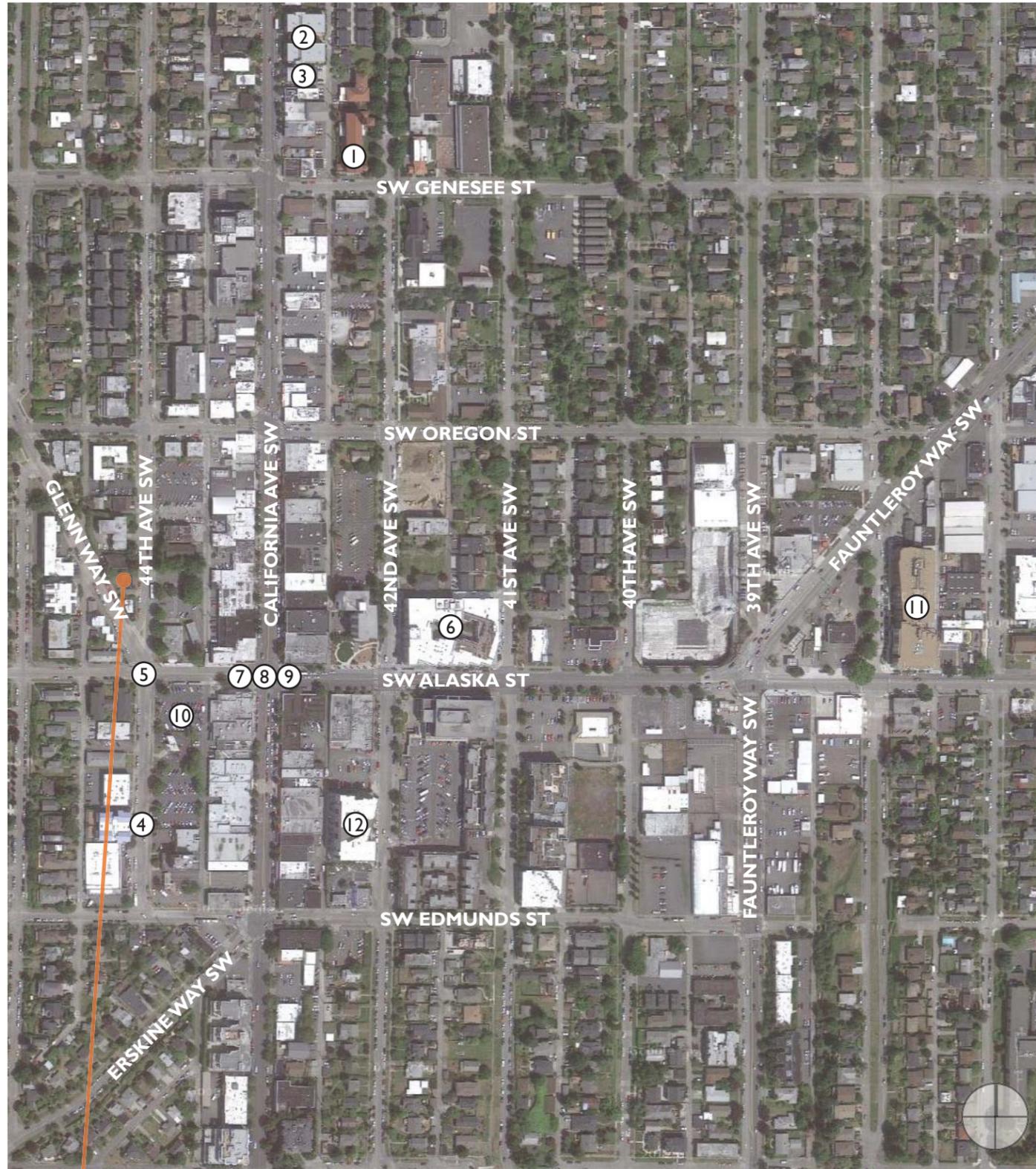


DPD ZONING MAP

URBAN ANALYSIS



- SITE
- NC-ZONED
- PARK
- NODE
- WEST SEATTLE JUNCTION HUB URBAN VILLAGE BOUNDARY
- LOCAL LANDMARK
- ARTERIAL STREET
- BUS ROUTE & MAJOR TRAFFIC FLOW



SITE



① HOLY ROSARY CHURCH



② DAKOTA- NK PROJECT



③ MULTI-FAMILY STRUCTURE



④ MIXED-USE ON 44TH AVENUE SW



⑤ MIXED-USE ON ALASKA AND 44TH



⑥ ALTA MIRA MIXED-USE



⑦ THE JUNCTION



⑧ THE JUNCTION



⑨ THE JUNCTION



⑩ WEST SEATTLE FARMERS MARKET



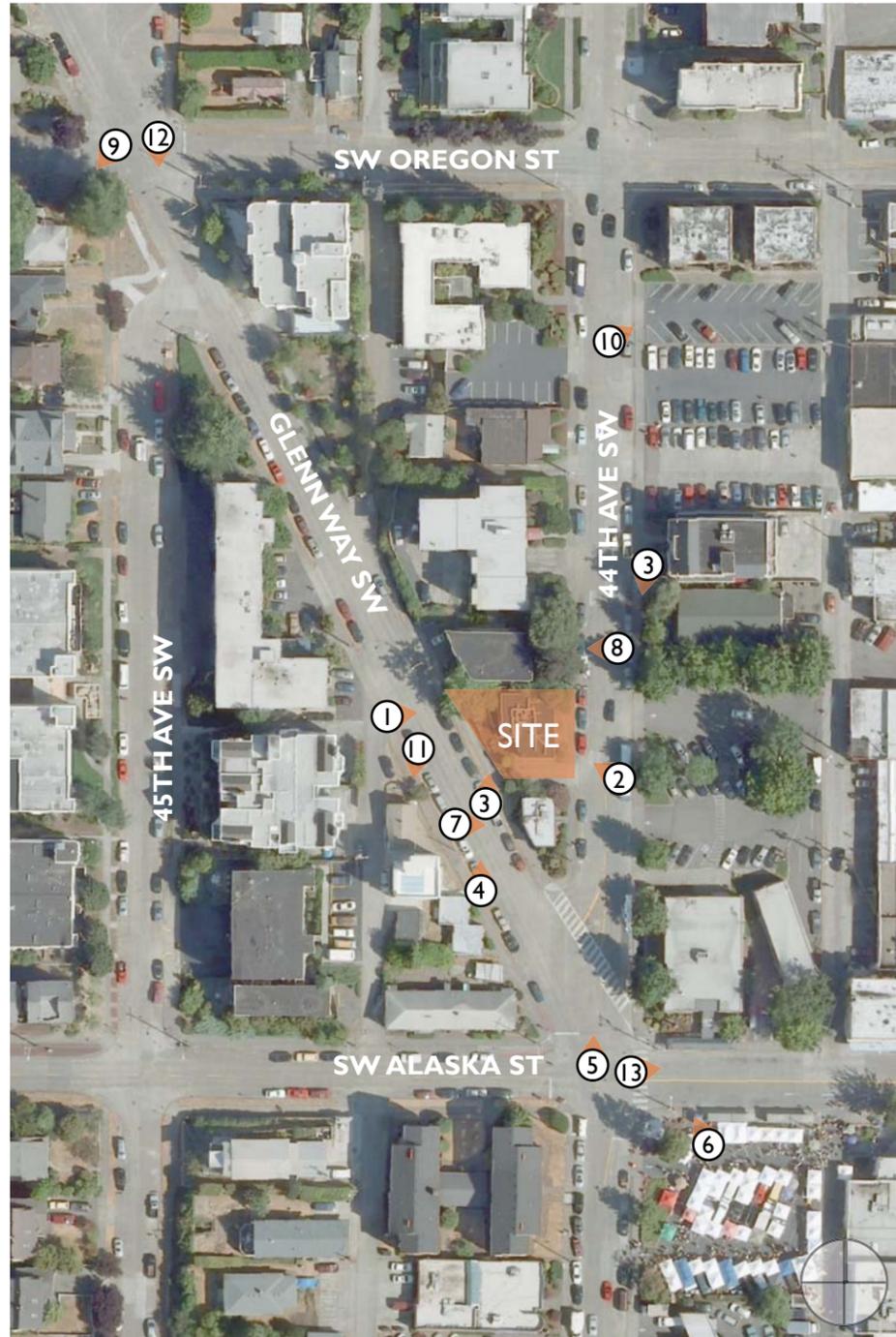
⑪ LINK APARTMENTS MIXED-USE



⑫ MURAL APARTMENTS MIXED-USE

## EXISTING SITE CONTEXT PHOTOS

The following series of photos keyed to the map below serve to illustrate the site itself and immediate vicinity. The site is steeply sloped to the east and west with an existing single story mid century brick office building. The surrounding vicinity reflects an eclectic mix of multi-family and single family homes, as well as a number of small to medium size commercial-use buildings.



① LOOKING EAST TOWARDS THE SCARLET OAK ON SITE



③ LOOKING AT DROP IN GRADE ALONG WEST PROPERTY LINE



② LOOKING NORTHWEST TOWARDS THE SITE



④ LOOKING NORTHWEST TOWARDS SITE ALONG GLENN WAY SW



⑤ LOOKING NORTH FROM JUNCTION OF ALASKA, GLENN WAY AND 44TH



⑧ LOOKING WEST AT ADJACENT NORTH PROPERTY



⑪ SINGLE-FAMILY AND MULTI-FAMILY STRUCTURES WEST OF SITE



⑥ VIEW FROM FARMER'S MARKET TOWARDS SITE



⑨ LOOKING WEST ALONG SW OREGON STREET AT NEW TOWNHOMES



⑫ LOOKING SOUTH ALONG GLENN WAY SW



⑦ LOOKING EAST AT ADJACENT SOUTH PROPERTY



⑩ LOOKING NORTH ALONG 44TH AVE SW AT A MULTI-FAMILY STRUCTURE



⑬ LOOKING WEST ALONG SW ALASKA STREET

# STREETSCAPES



MONTAGE KEY MAP

## PROJECT SITE



① 44TH AVENUE SW LOOKING WEST



② 44TH AVENUE SW LOOKING EAST

PROJECT SITE



③ GLENN WAY SW LOOKING NORTHEAST



④ GLENN WAY SW LOOKING NORTHWEST

## DESIGN GUIDELINES

### RELEVANT DESIGN GUIDELINE PRIORITIES

#### A-2 STREETScape COMPATIBILITY

The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.

**Response:** Primary pedestrian access to the project will be from the public sidewalk along Glenn Way SW, and will be appropriately scaled to the existing character of the neighborhood. The ground level live/work units are well connected to the street and reflect the eclectic blend of residential and commercial use found in the neighborhood.

#### A-4 HUMAN ACTIVITY

An active and interesting sidewalk engages pedestrians through the effective transitions between the public and private realm.

**Response:** The project will have a well articulated building façade that will help to shape the pedestrian environment along 44th Ave SW and Glenn Way SW. Live/Work units along both street frontages will have entries along the public sidewalk, encouraging activity and site permeability, while directional down-lighting will help to enhance security along the street level façade at night.

#### B-1 HEIGHT, BULK AND SCALE COMPATIBILITY

Current zoning in the Junction has created abrupt edges in some areas between intensive, mixed-use development potential and less intensive multi-family development potential. In addition, the Code-complying building envelope of NC-65 zoning designations permitted with the Commercial Core would result in development that exceeds the scale of 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.

**Response:** The proposed building will continue the density expansion within the West Seattle Junction core that has been occurring over the past several years. The scale will be consistent with the multi-family uses already existing in the neighborhood.

#### C-1 ARCHITECTURAL CONTEXT

To make new larger development compatible with the surrounding architectural context, facade articulation and architectural embellishment are important considerations in mixed-use and multi-family residential buildings.

**Response:** The projects material palette and architectural features will be consistent with and inspiration will be drawn from the West Seattle Junction's existing architectural context

#### C-2 ARCHITECTURAL CONCEPT AND CONSISTENCY

The use and repetition of architectural features and building materials, textures and colors can help create unity in a structure.

**Response:** The concept will have a strong design concept that is carried throughout the entire building. Materials, colors, and patterns of articulation will be drawn from the surrounding neighborhood context.

#### C-3 HUMAN SCALE

Facades should contain elements that enhance pedestrian comfort and orientation while presenting features with visual interest that invite activity.

**Response:** The project will incorporate street level elements and articulation to enhance the existing pedestrian scale. Architectural elements will be appropriately scaled, will be considered as both tenant and neighborhood amenities.

#### D-1 PEDESTRIAN OPEN SPACES AND ENTRANCES

Pedestrian enhancements should especially be considered in the street frontage where a building setback from the sidewalk.

**Response:** A combination of façade articulation, landscaping elements, and pedestrian open space will be provided at the ground level. The possible use of street art as a means of defining and expressing the unique neighborhood character of the Junction is being considered.

#### D-6 SCREENING OF DUMPSTERS, UTILITIES AND SERVICE AREAS

Building sites should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible. When elements such as dumpsters, utility meters, mechanical units and service areas cannot be located away from the street front, they should be situated and screened from view and should not be located in the pedestrian right-of-way.

**Response:** Service areas and dumpsters are located below grade and screened from the street

#### D-7 PERSONAL SAFETY AND SECURITY

Project design should consider opportunities for enhancing personal safety and security in the environment under review.

**Response:** The presence of street level live/work provides the opportunity for “eyes on” surveillance. Incorporating facade lighting along the street frontage will further enhance safety along the sidewalk.

#### E-2 LANDSCAPING TO ENHANCE THE BUILDING AND/OR SITE

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

**Response:** The design will provide rooftop decks and plantings as an amenity to the tenants. Planting areas along the facade of the live/work units will provide some privacy screening for the tenants while at the same time serving to soften the building facade and provide visual interest.



SITE CONTEXT AND DESIGN CUES

The project is located in the West Seattle Junction Urban Village. The character of this area is defined by a mix of low-rise multi-family apartments and smaller two and three story commercial buildings fronting the denser development along SW Alaska Street and California Avenue SW. There are a wide variety of commercial amenities available within easy walking distance of the site.

The aesthetic direction of the project seeks to respond to this diverse neighborhood by providing Live/Work units with 13' commercial store fronts along both street frontages. The facade along 44th is broken into two massings of residential units above the street which reflect the scale of the existing multi-family developments in the neighborhood. Design cues will be taken from some of the mid century modern buildings in the immediate vicinity.

## OPTION I (CODE COMPLIANT)

### DISTINGUISHING FEATURES

- A code compliant scheme utilizing the full allowable zoning envelope without any requested departures
- 4-story building with 30 residential apartments, with Live/Work units along 44th Ave. SW
- 2030 sq ft of Live/Work space on Glenn Way SW

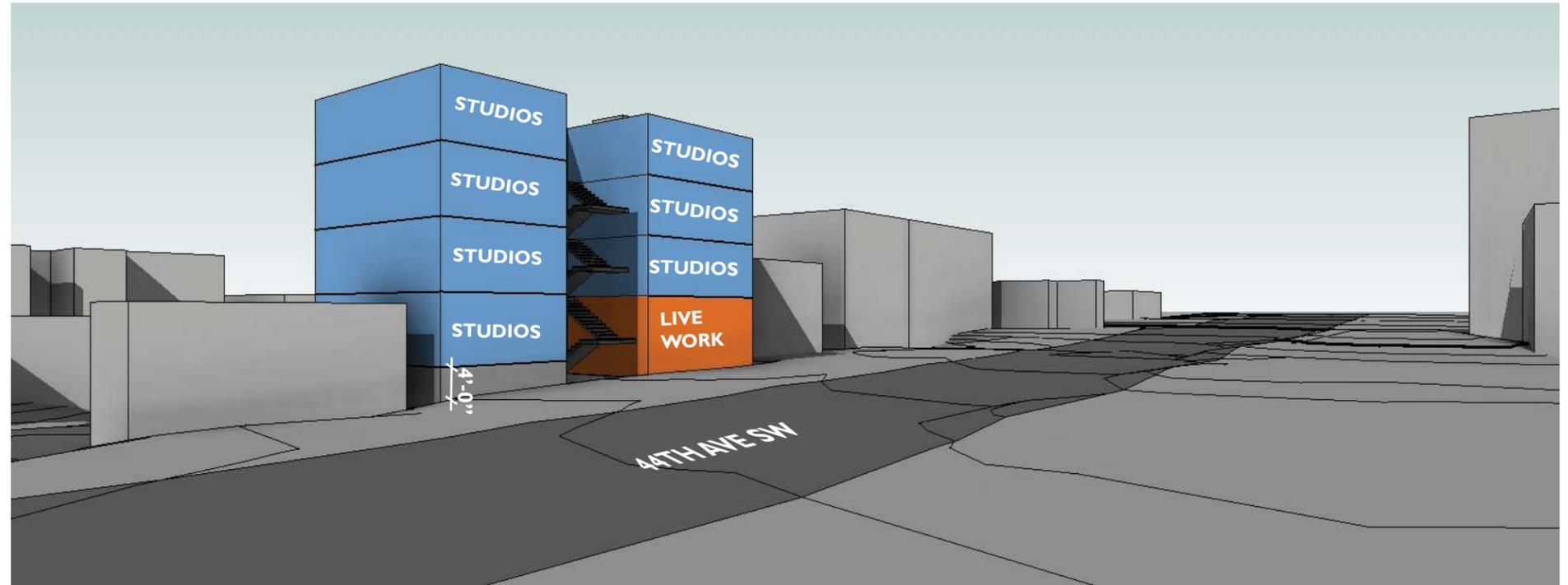
### PROS

- Building provides a large Live/Work space on 44th Ave. SW
- Live/Work units on 44th Ave. SW
- Majority of units are oriented towards water views to the west

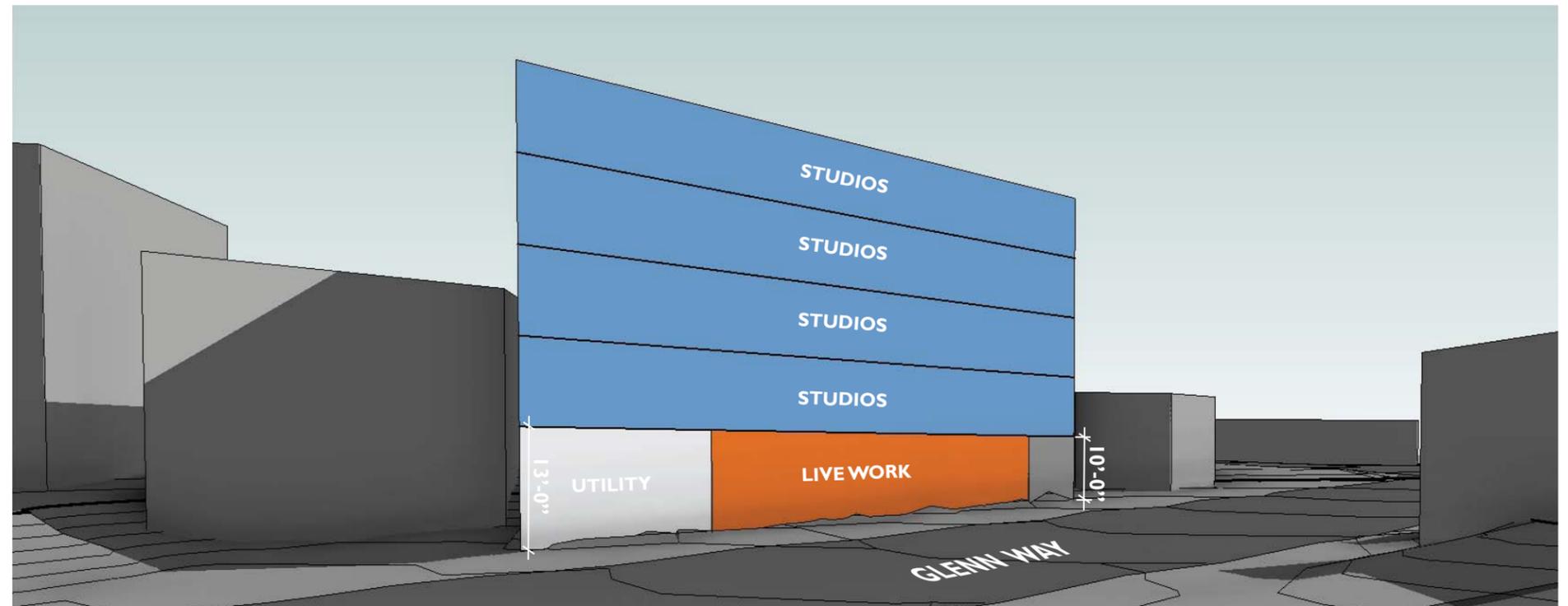
### CONS

- Live/Work use on Glenn Way SW is less visible than on 44th Ave. SW
- Accessible pedestrian route requires a long ramp up to residential levels
- Lower floor-to-floor heights than preferred scheme

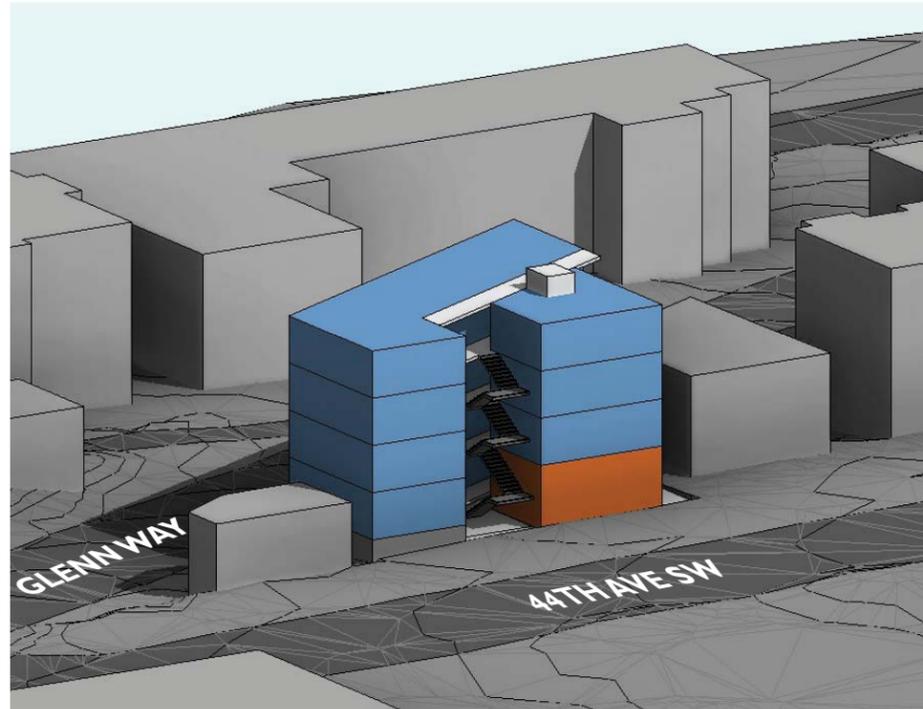
### NO DEPARTURES REQUESTED



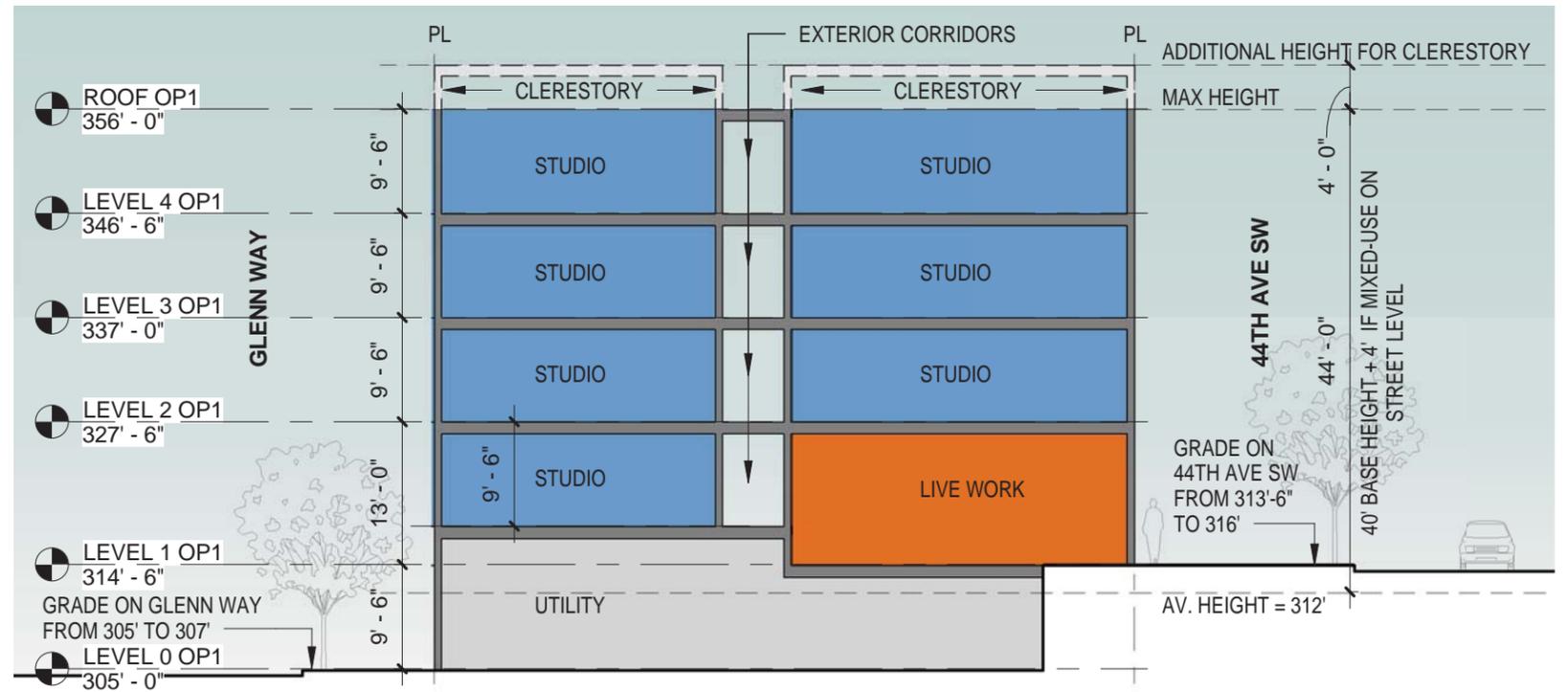
STREETVIEW: LOOKING NORTH ALONG 44TH AVENUE SW



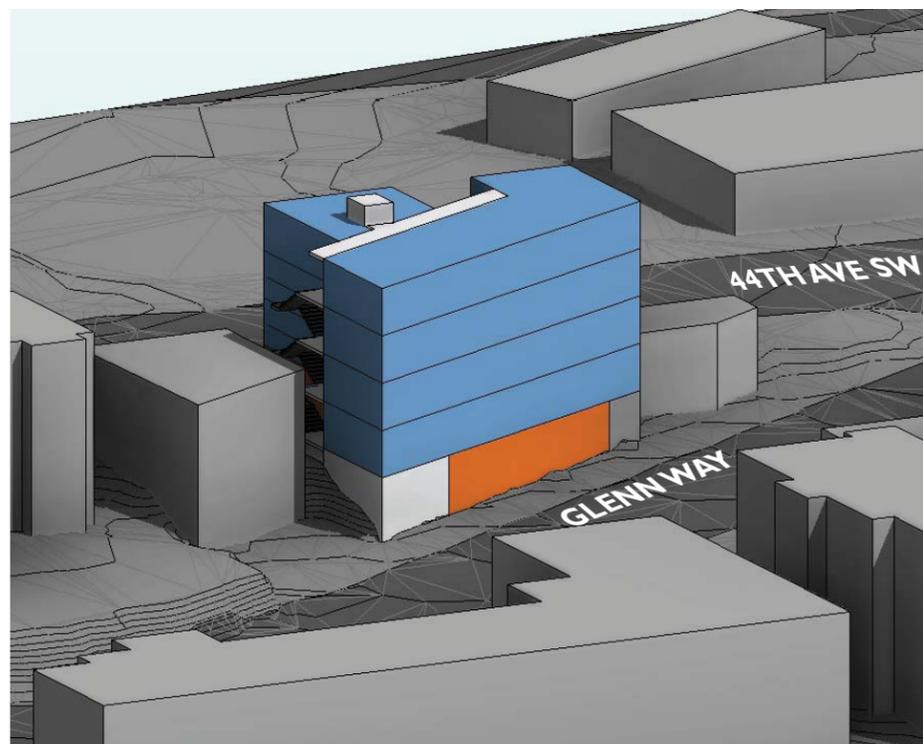
STREETVIEW: LOOKING SOUTH ALONG GLENN WAY



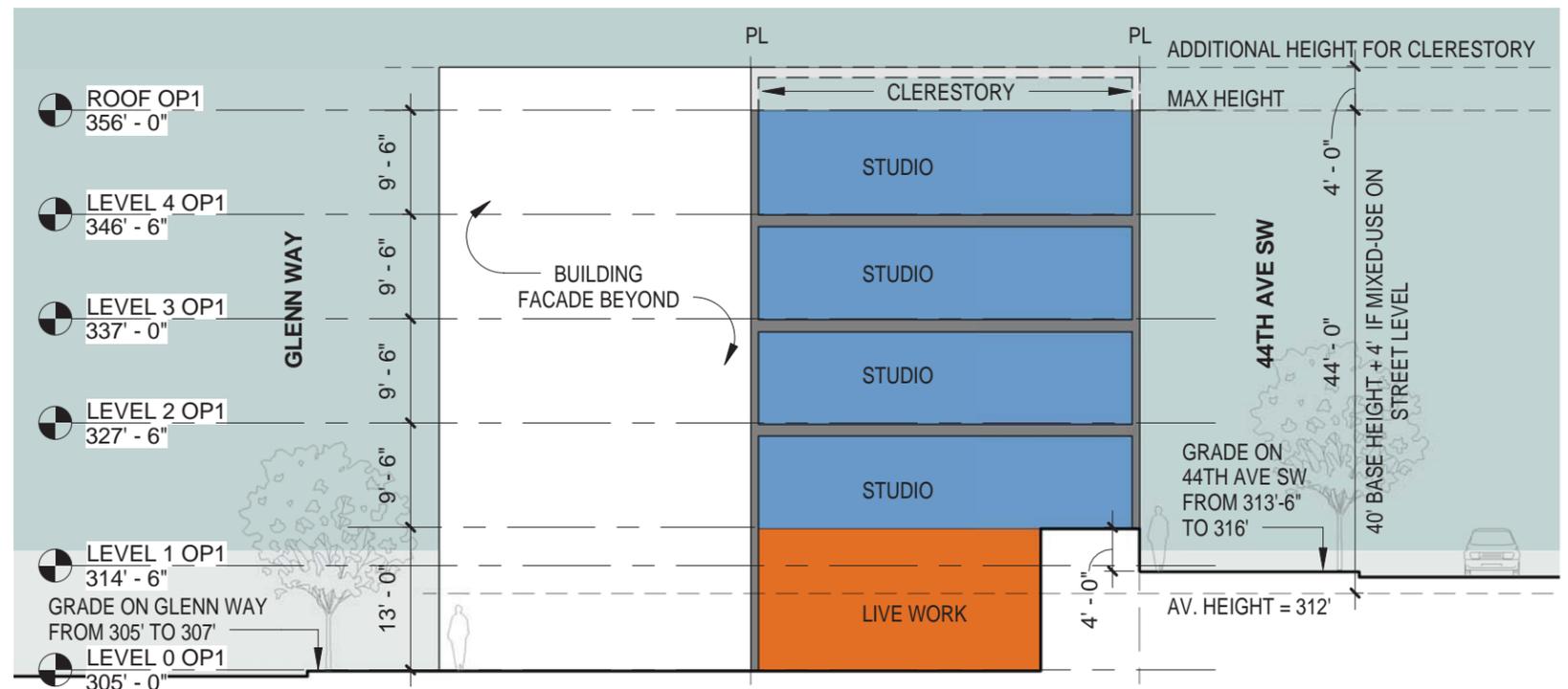
AERIAL VIEW: LOOKING AT ELEVATION ON 44TH STREET SW



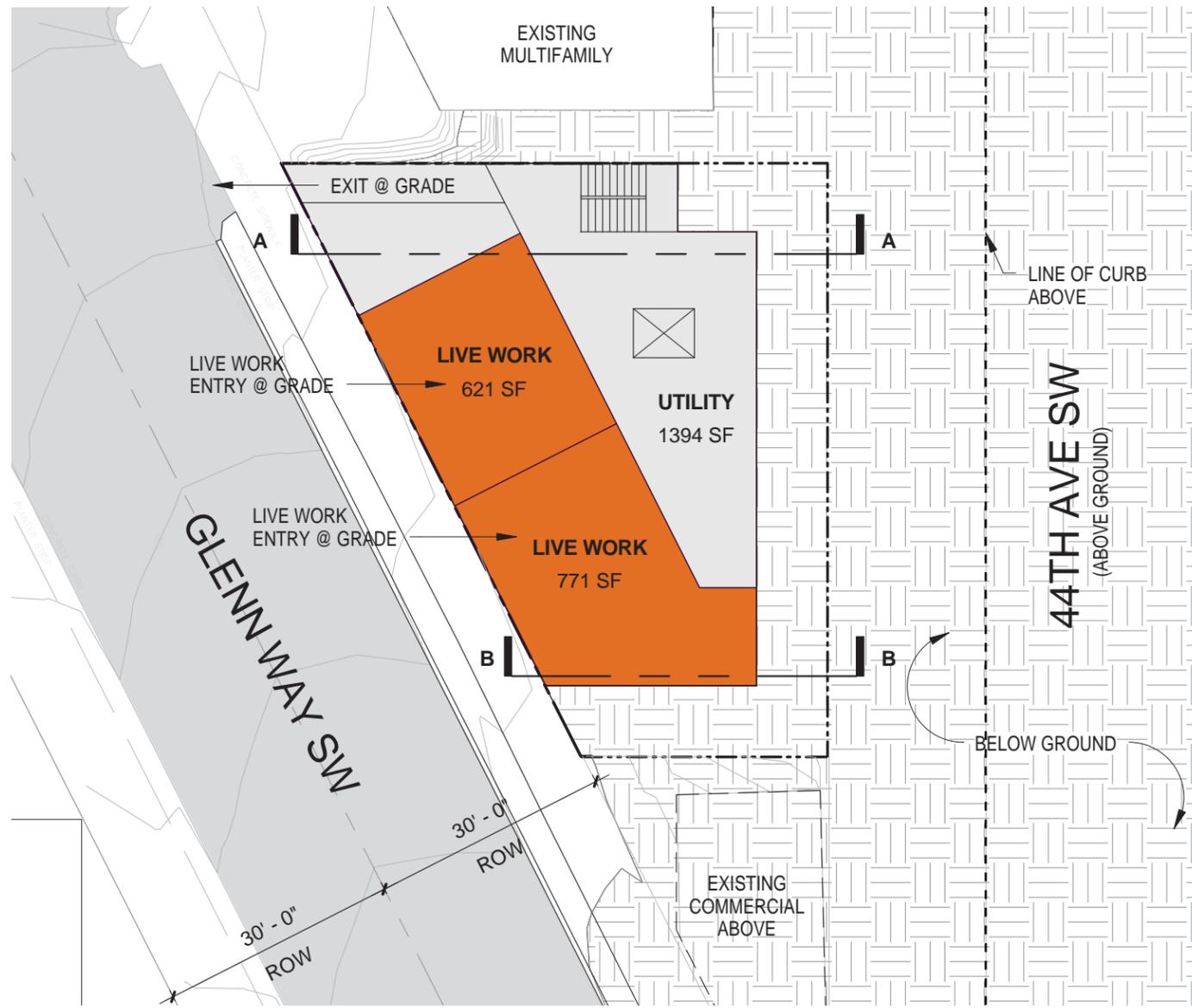
SECTION AA



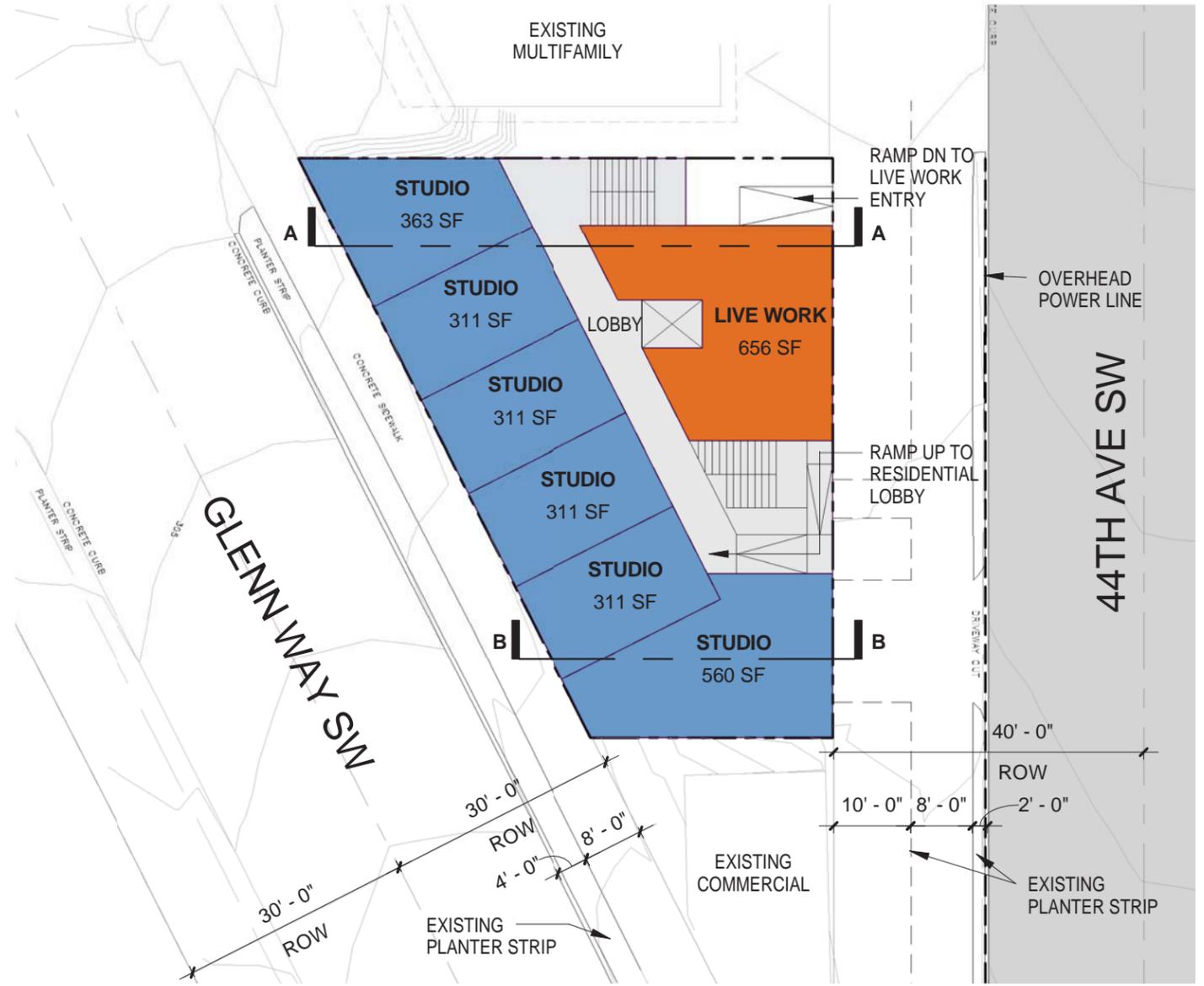
AERIAL VIEW: LOOKING AT ELEVATION ON GLENN WAY



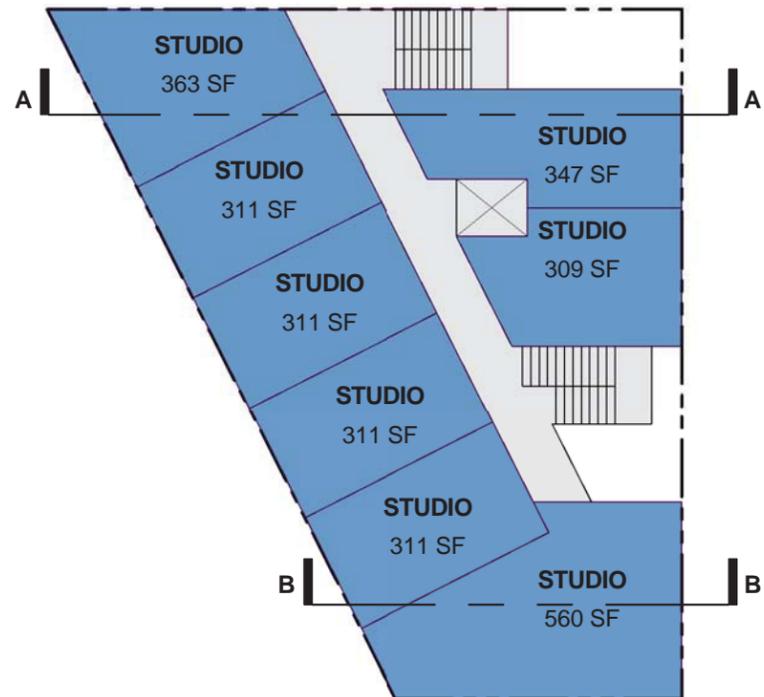
SECTION BB



LEVEL 0 - GLENN WAY LEVEL



LEVEL I - 44TH AVE SW LEVEL



LEVEL 2 TO 4 - RESIDENTIAL LEVELS

## OPTION 2

### DISTINGUISHING FEATURES

- 4-story building with 32 residential apartments, with Live/Work units along 44th Street SW

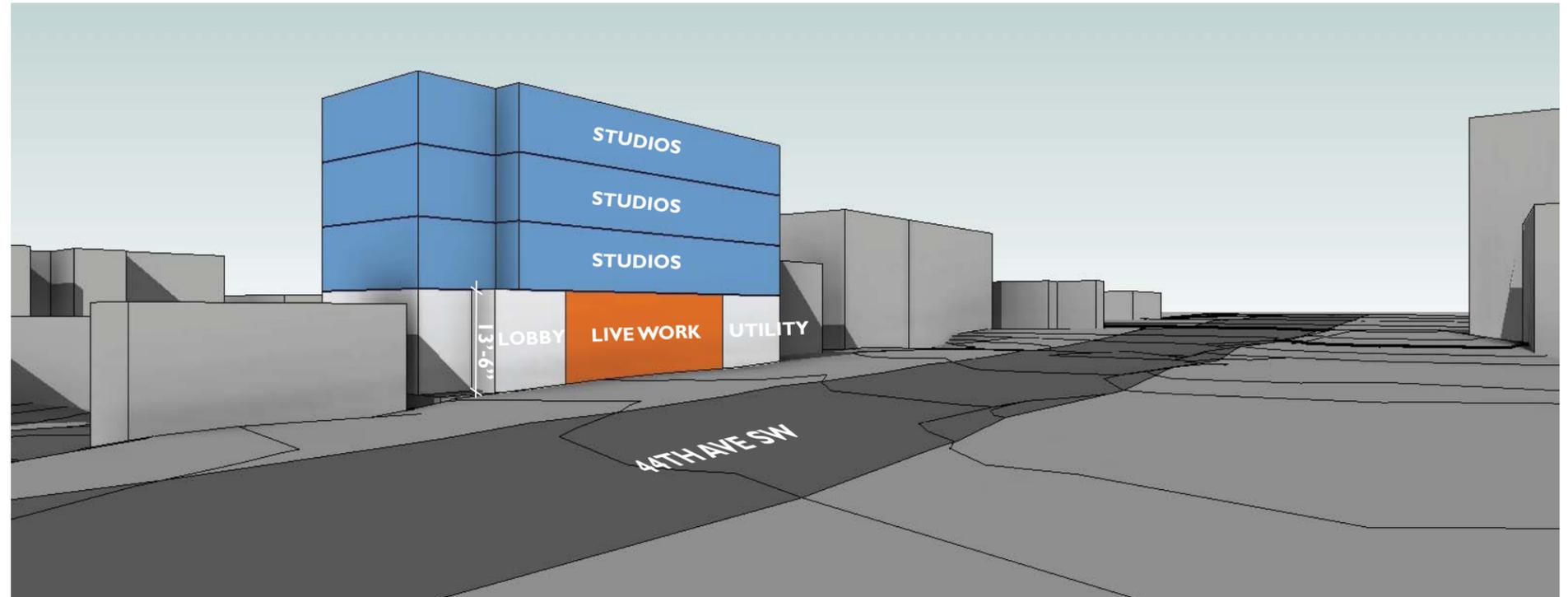
### PROS

- Residential lobby at grade along 44th Ave. SW
- Uniform unit configuration

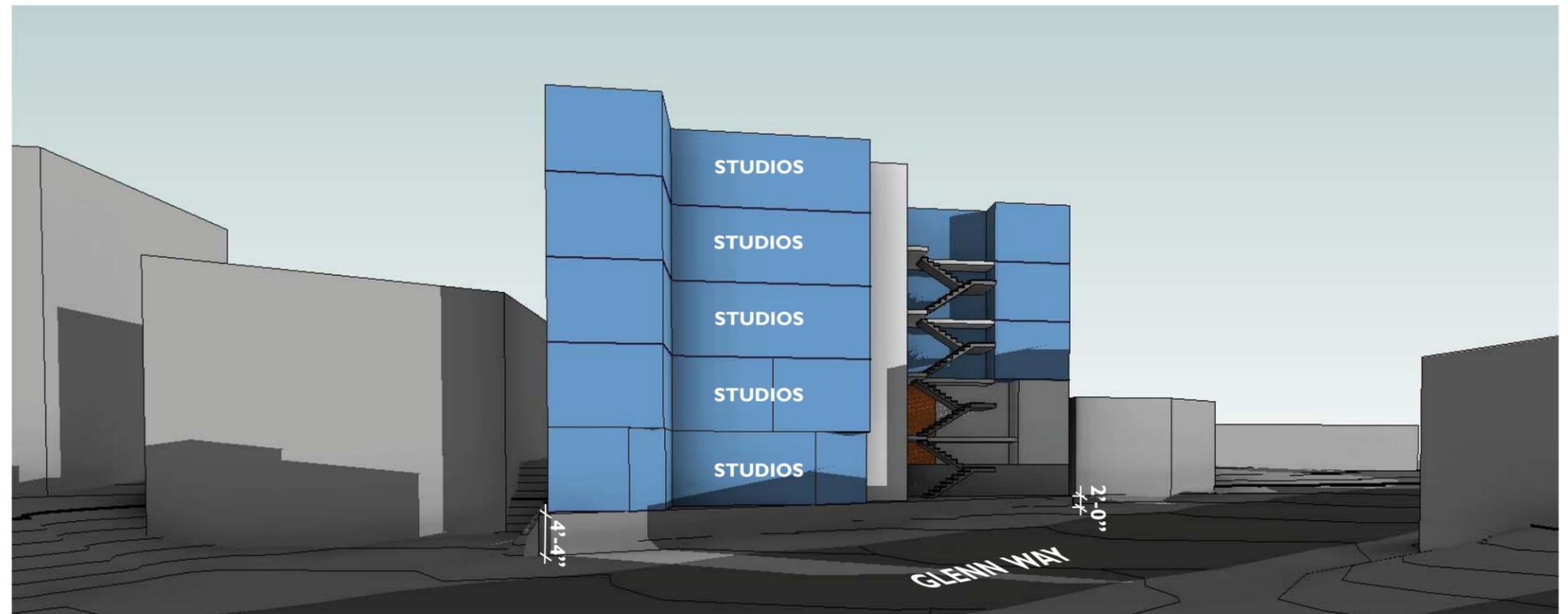
### CONS

- Portions of units extend into public right-of-way
- First level of residential is 2'-8" above the residential lobby and requires a long ramp for accessibility
- Most units face east, away from water views
- Lower floor to floor heights than preferred scheme
- No connection along Glenn Way
- Lack of organized facade

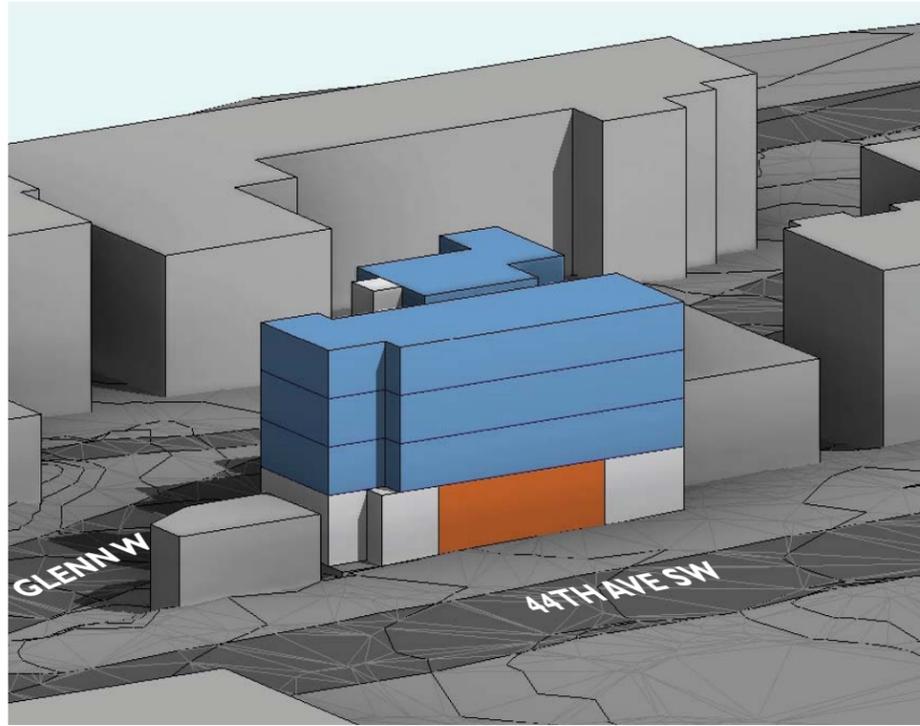
### NO DEPARTURES REQUESTED



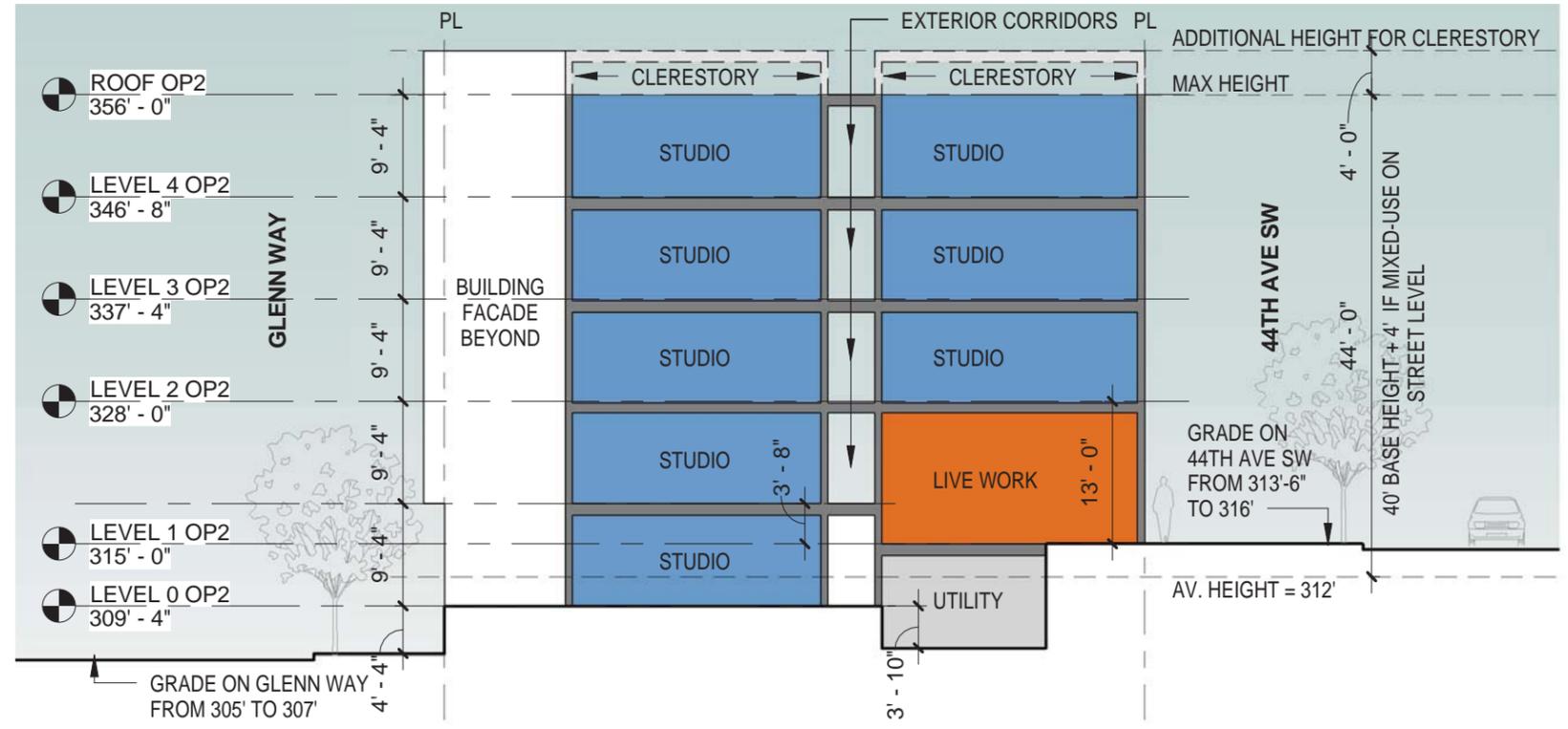
STREETVIEW: LOOKING NORTH ALONG 44TH AVENUE SW



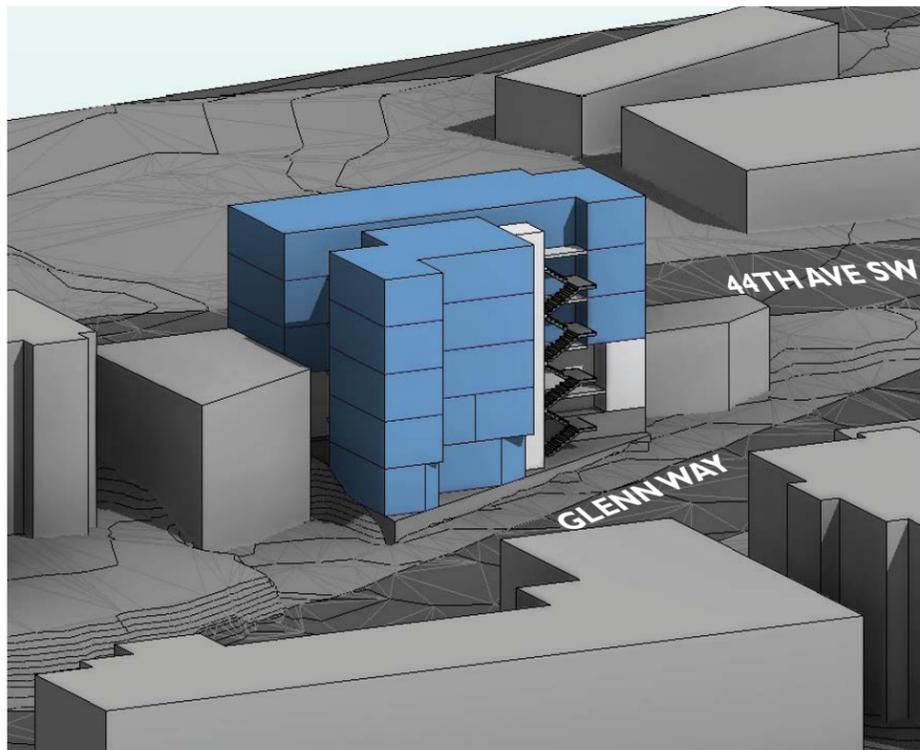
STREETVIEW: LOOKING SOUTH ALONG GLENN WAY



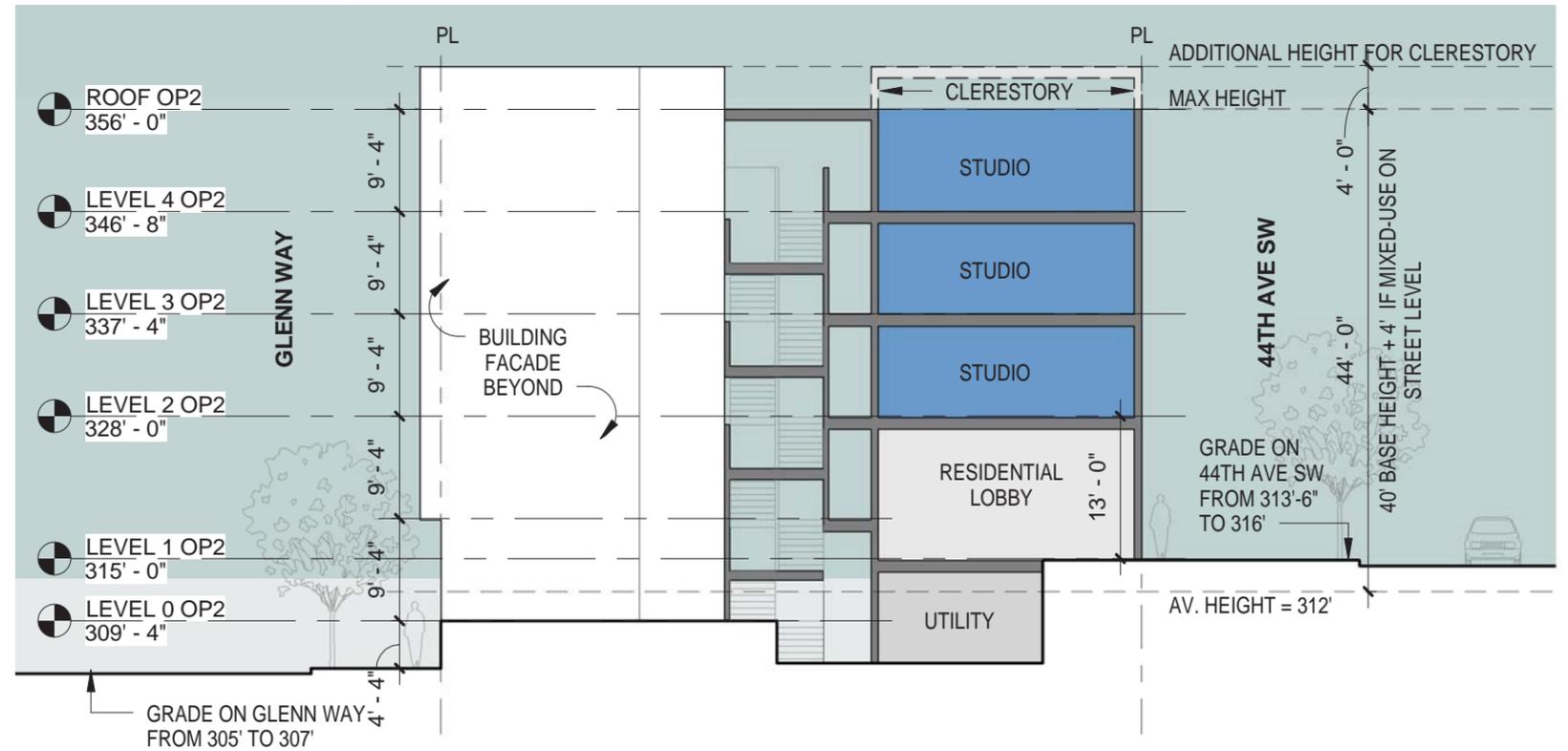
AERIAL VIEW: LOOKING AT ELEVATION ON 44TH STREET SW



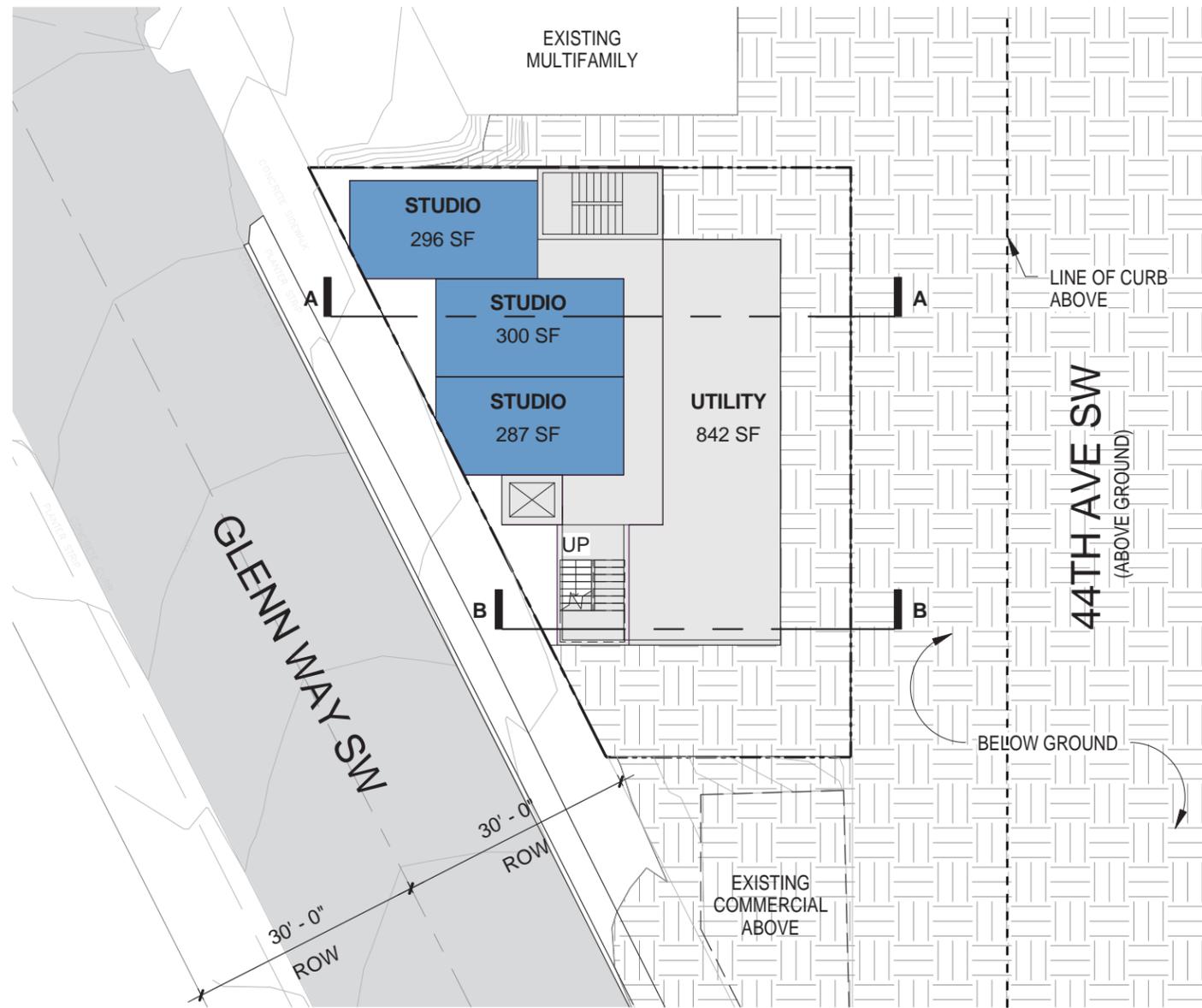
SECTION AA



AERIAL VIEW: LOOKING AT ELEVATION ON GLENN WAY



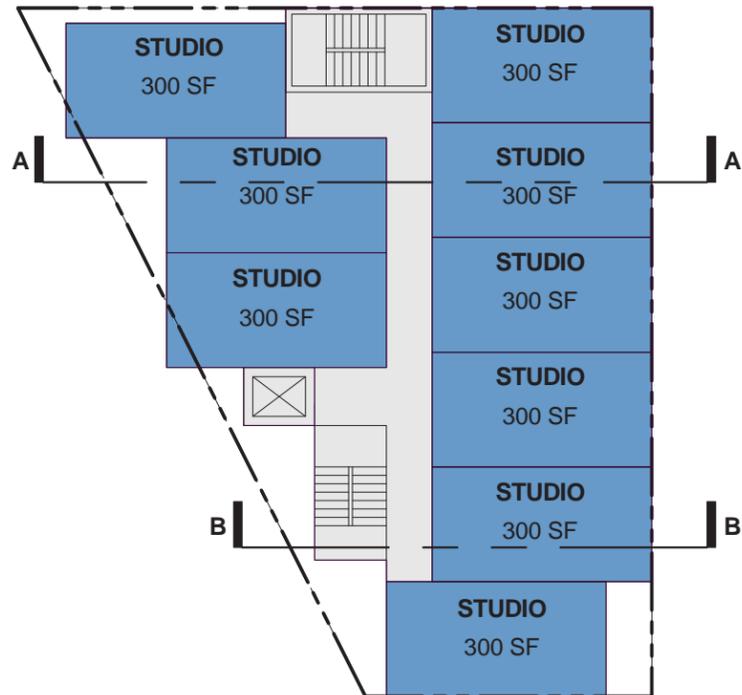
SECTION BB



LEVEL 0 - GLENN WAY LEVEL



LEVEL I - 44TH AVE SW LEVEL



LEVEL 2 TO 4 - RESIDENTIAL LEVELS

## OPTION 3 (PREFERRED)

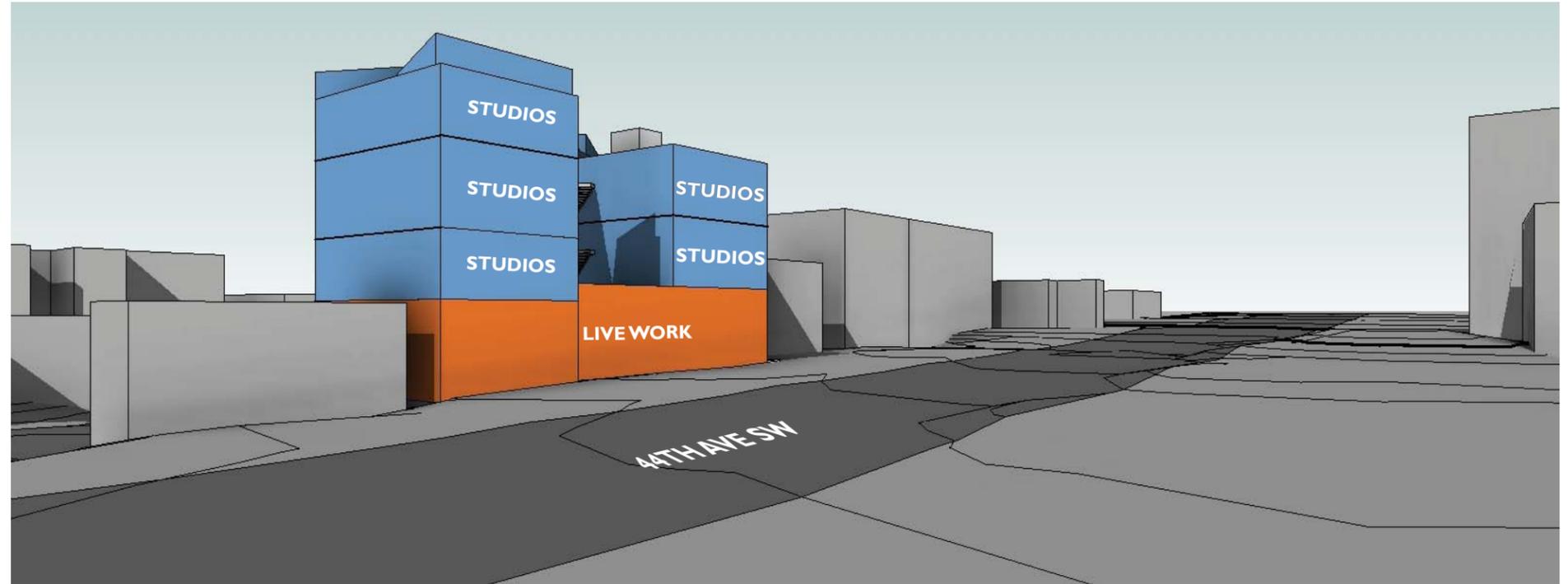
### DISTINGUISHING FEATURES

- 4-story building with 33 residential apartments including 3 Live/Work units on Glenn Way SW and 3 Live/Work units on 44th Ave SW
- Residential entry lobby off Glenn Way SW

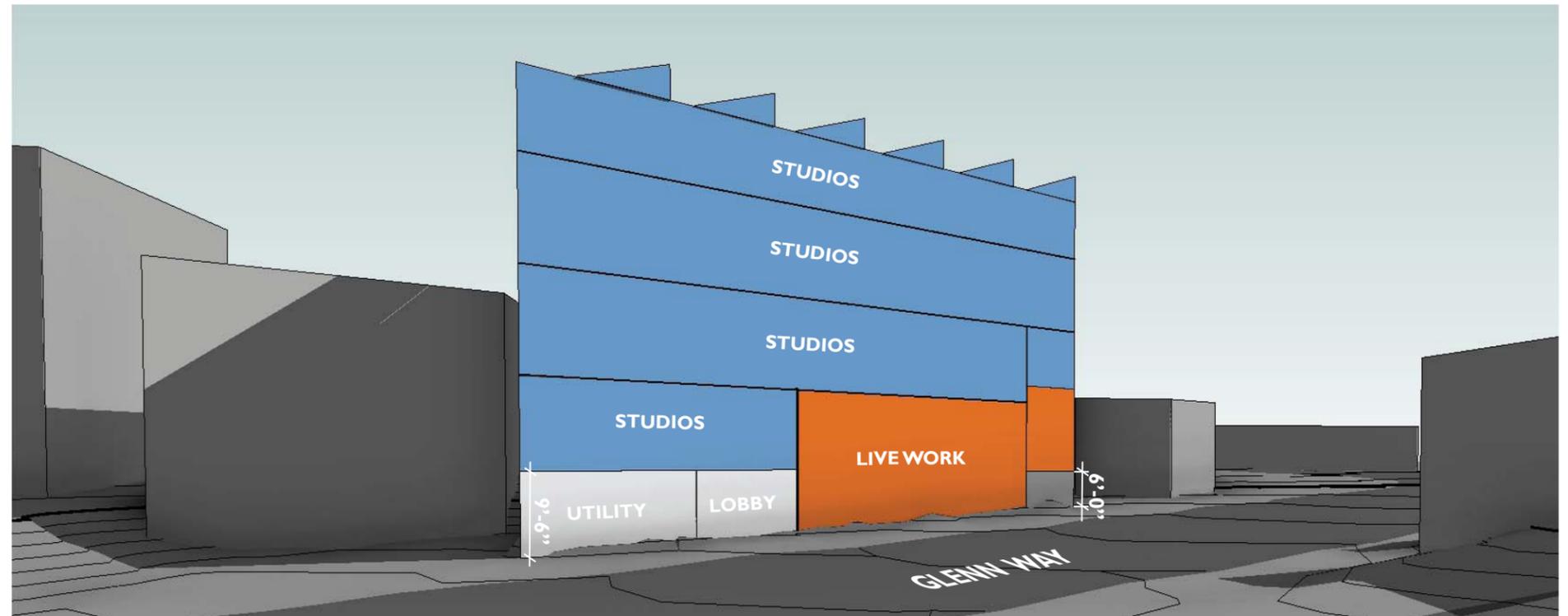
### PROS

- Most residential units have 11'-6" floor to floor heights for a more spacious feel
- At grade entry lobby off of Glenn Way creates a more private, less visible residential entrance
- Provides 13'-0" tall Live/Work spaces on both Glenn Way and 44th Ave
- Most of the units face west towards water views
- Creates two roof amenity areas for residents

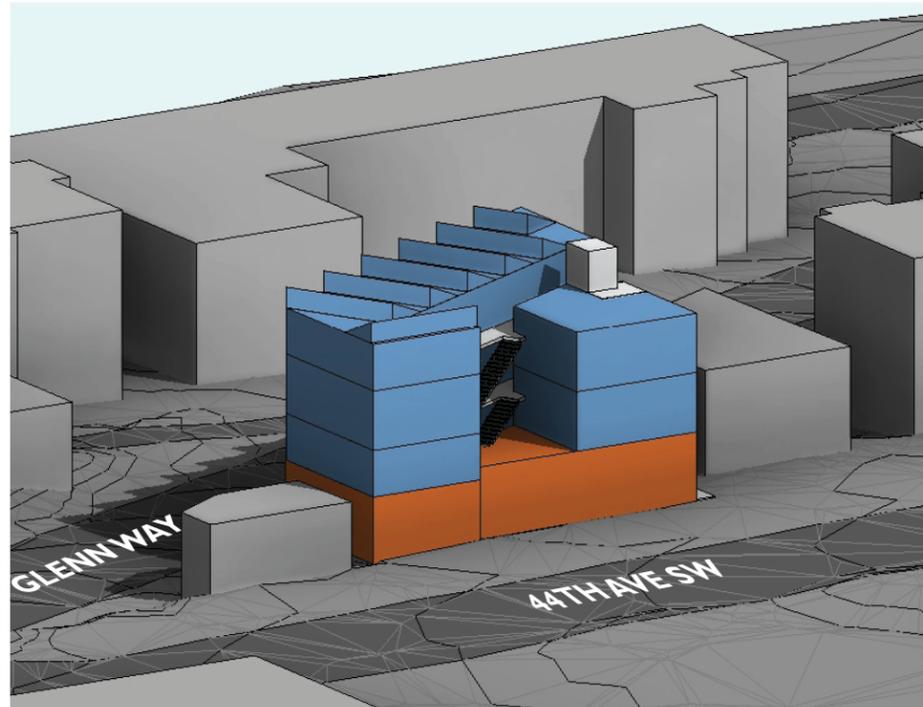
### NO DEPARTURES REQUESTED



STREETVIEW: LOOKING NORTH ALONG 44TH AVENUE SW



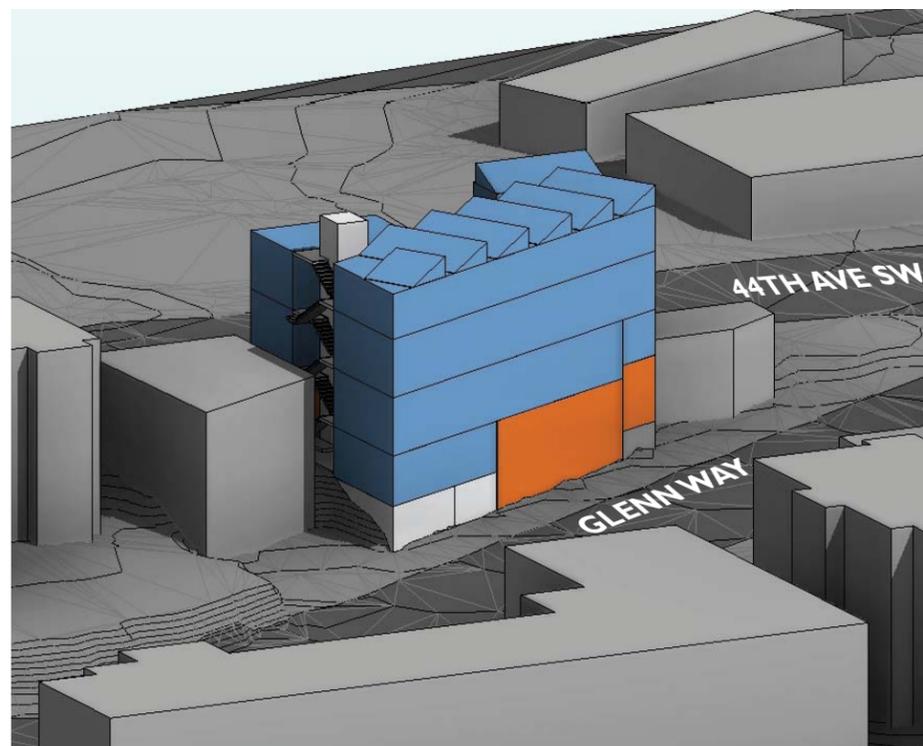
STREETVIEW: LOOKING SOUTH ALONG GLENN WAY



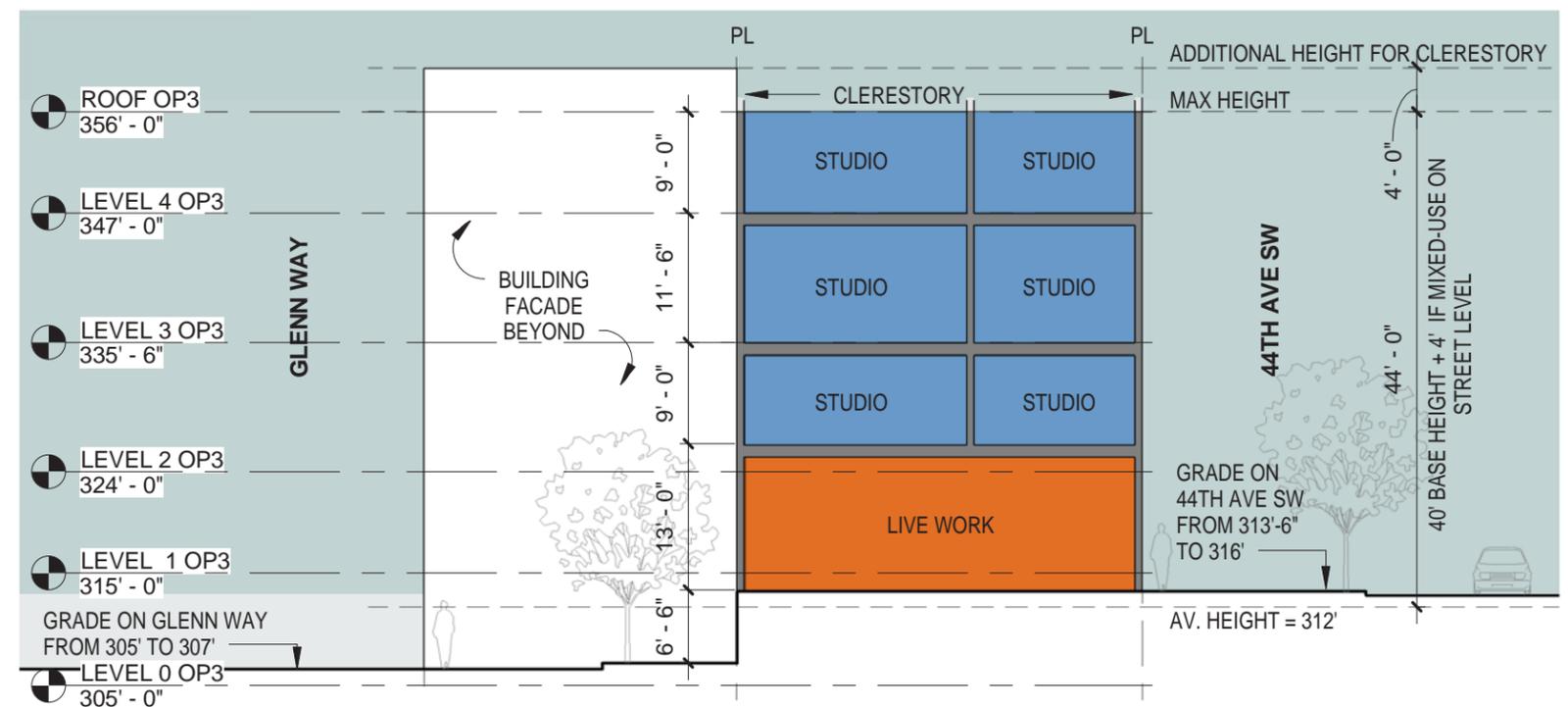
AERIAL VIEW: LOOKING AT ELEVATION ON 44TH STREET SW



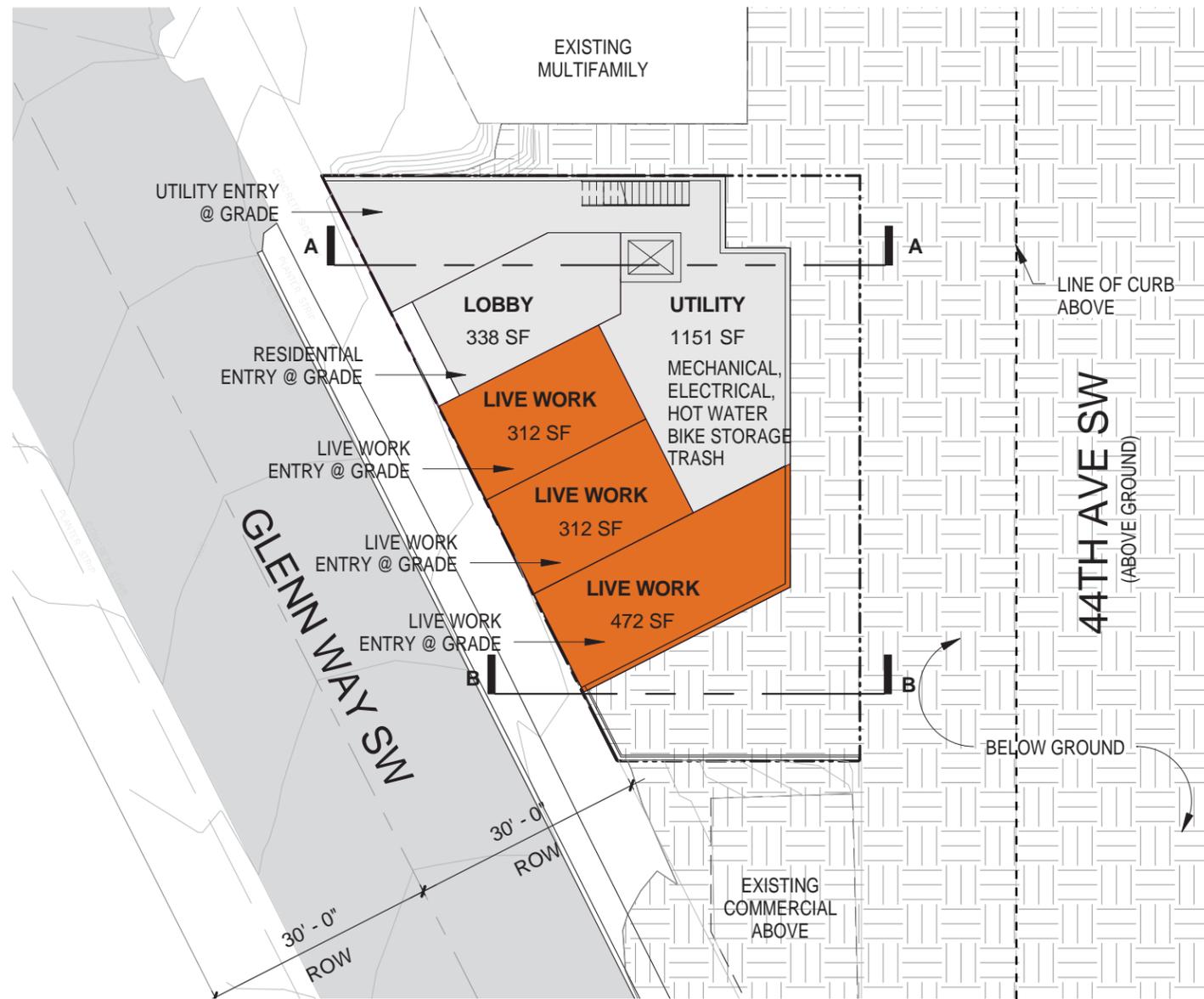
SECTION AA



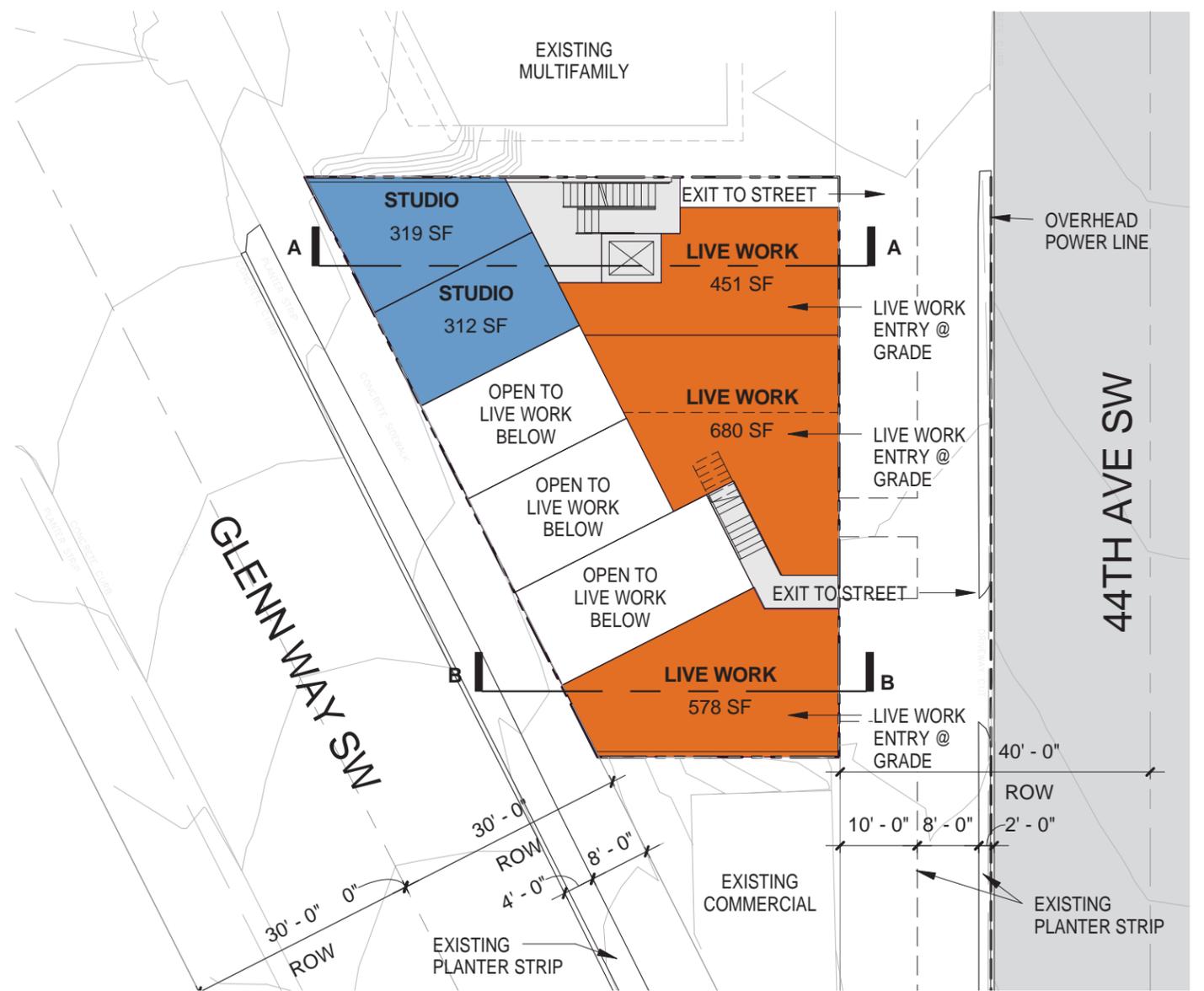
AERIAL VIEW: LOOKING AT ELEVATION ON GLENN WAY



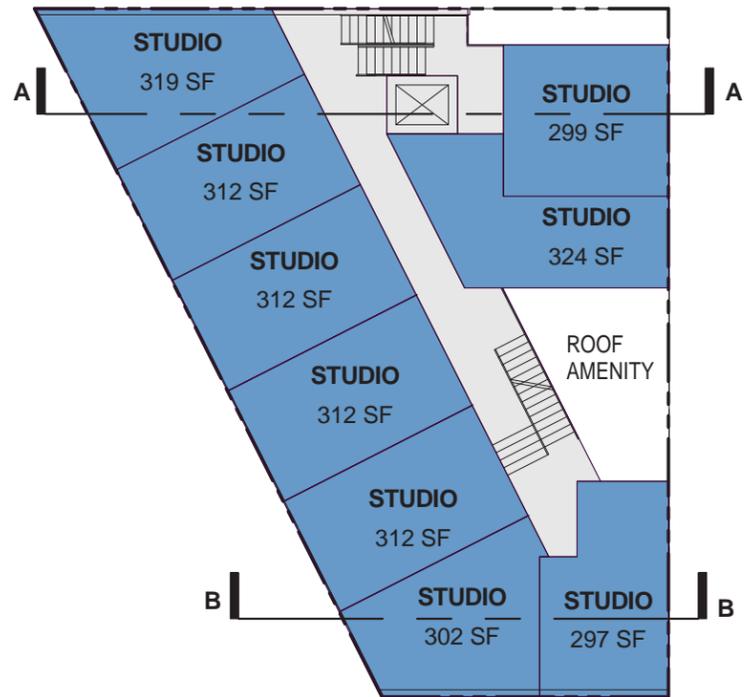
SECTION BB



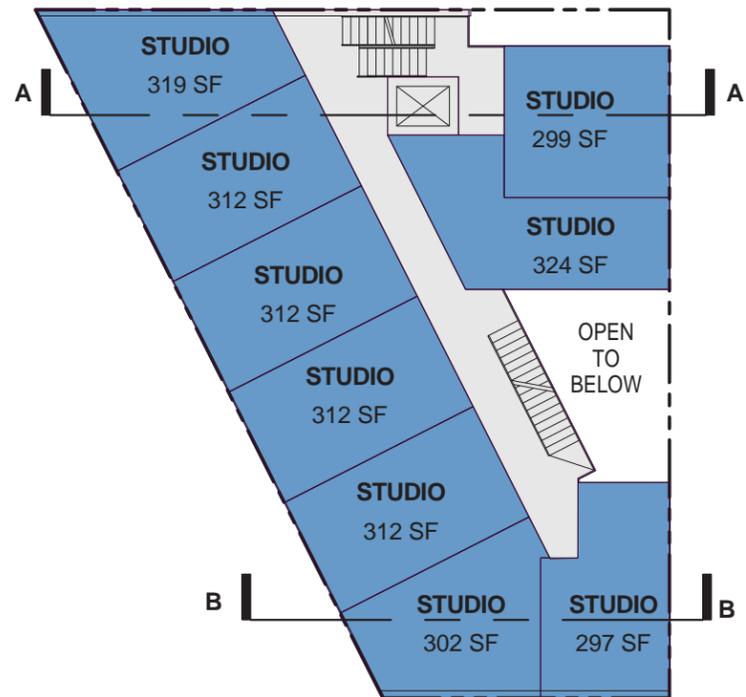
LEVEL 0 - GLENN WAY LEVEL



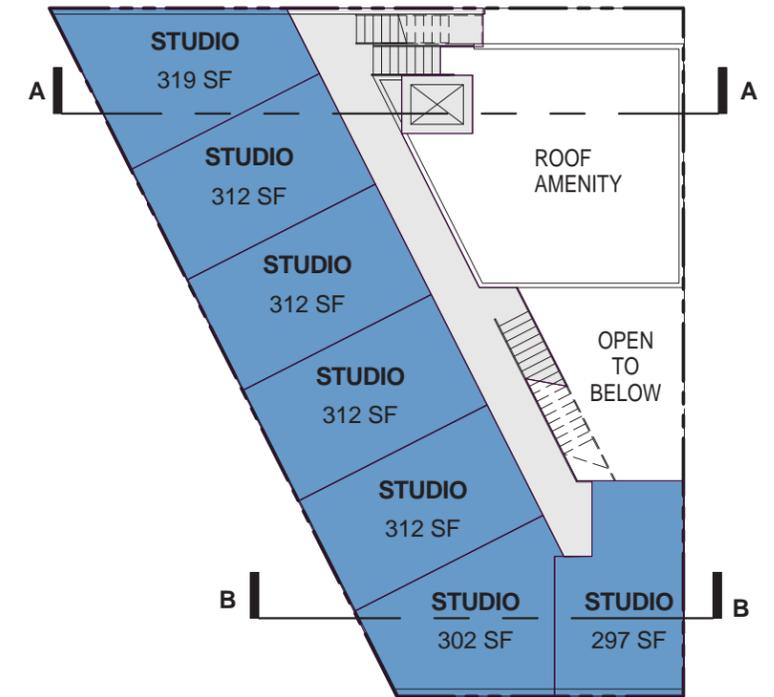
LEVEL I - 44TH AVE SW LEVEL



LEVEL 2 - RESIDENTIAL LEVEL



LEVEL 3 - RESIDENTIAL LEVEL



LEVEL 4 - RESIDENTIAL LEVEL

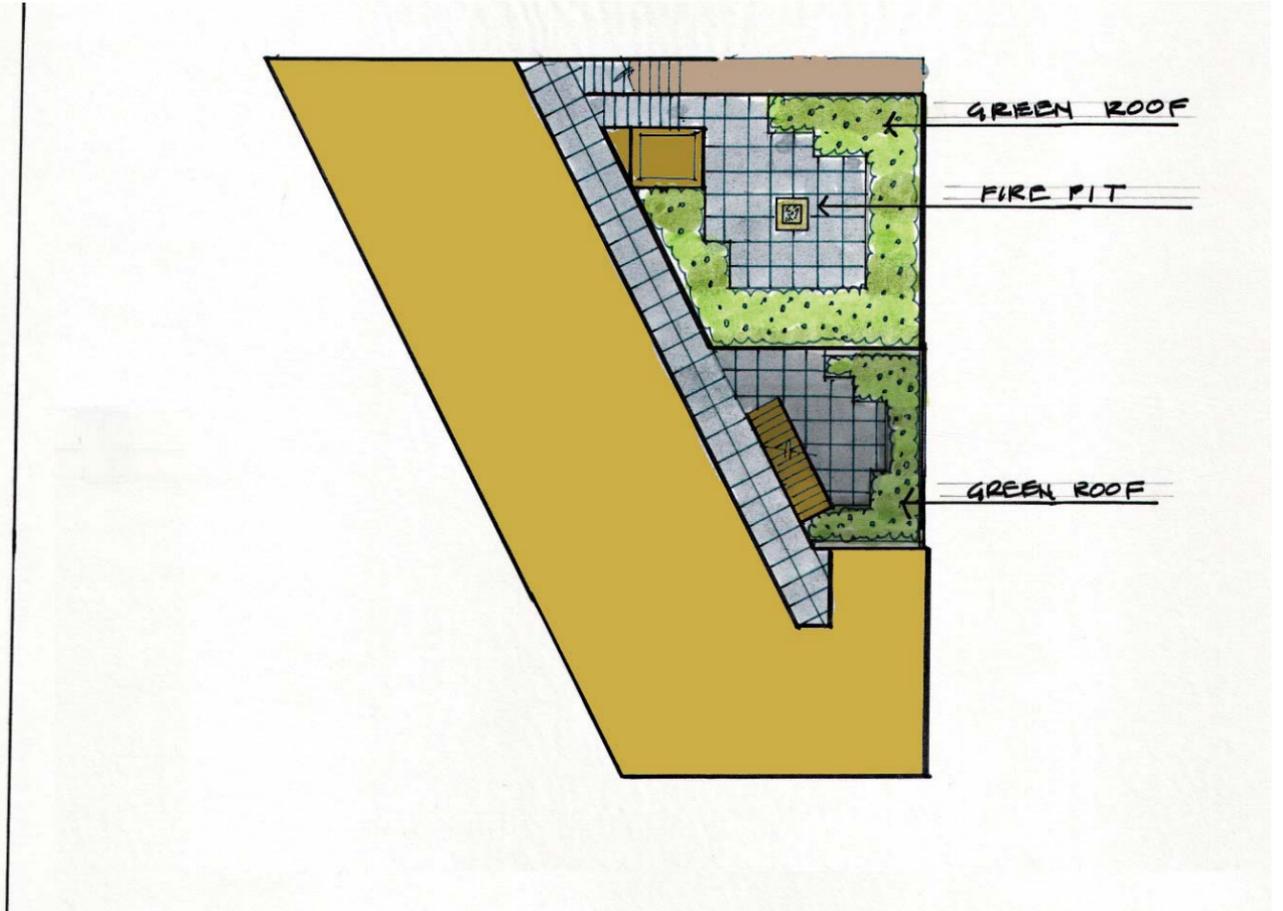
# LANDSCAPE PLAN

## DISTINGUISHING FEATURES

- Streetscape provides good pedestrian connections at the sidewalk grade
- Street trees and planting along 44th Ave. SW provide visual interest and privacy screening for the Live/Work units while maintaining the necessary clearance from utility lines.
- Two levels of roof decks provide outdoor open space for the building tenants



STREETSCAPE PLAN



GREEN ROOF PLAN

DISTINGUISHING FEATURES

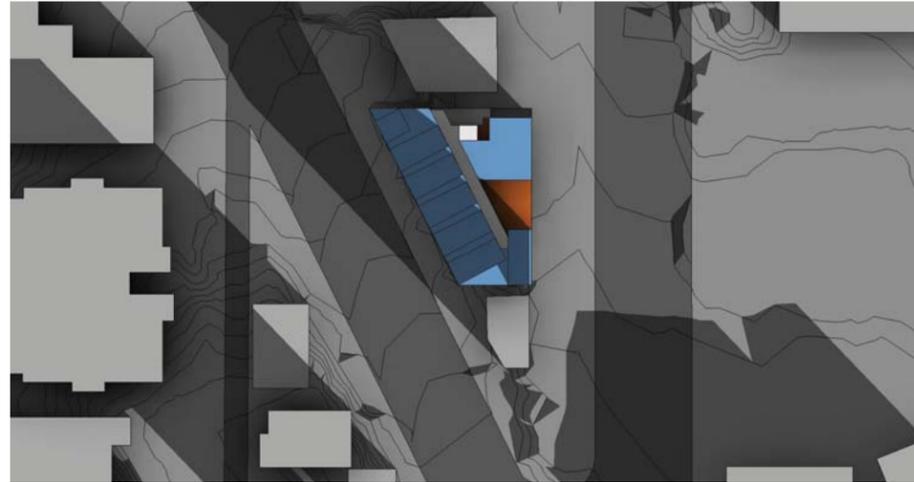
- 13' storefronts distinguish the live/work units along 44th Avenue SW and Glenn Way SW.
- Well modulated building massing consistent with the existing scale of the neighborhood
- Street trees and planting areas buffer the live/work units from the street, while street grade entrances and hardscape enhance the commercial viability of the space.
- Clerestory windows at the rooftop allow light to penetrate the interior of the building
- Two rooftop amenities provide open space for the tenants and landscaped areas visible from adjacent multi-story dwellings



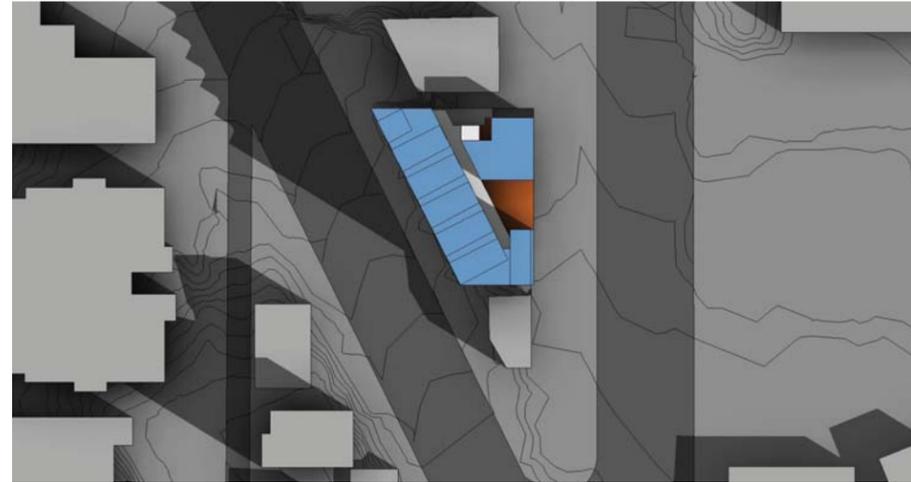
PERSPECTIVE LOOKING NORTHWEST ALONG 44TH AVENUE SW

LOFTS AT THE JUNCTION - DPD # 3014846

SHADOW STUDIES



DECEMBER 21, 9AM



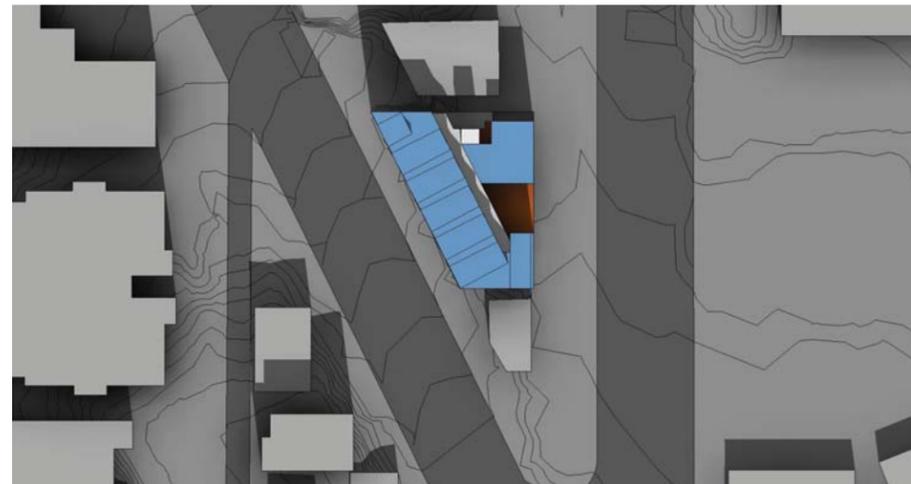
MARCH 21, 9AM



JUNE 21, 9AM



DECEMBER 21, NOON



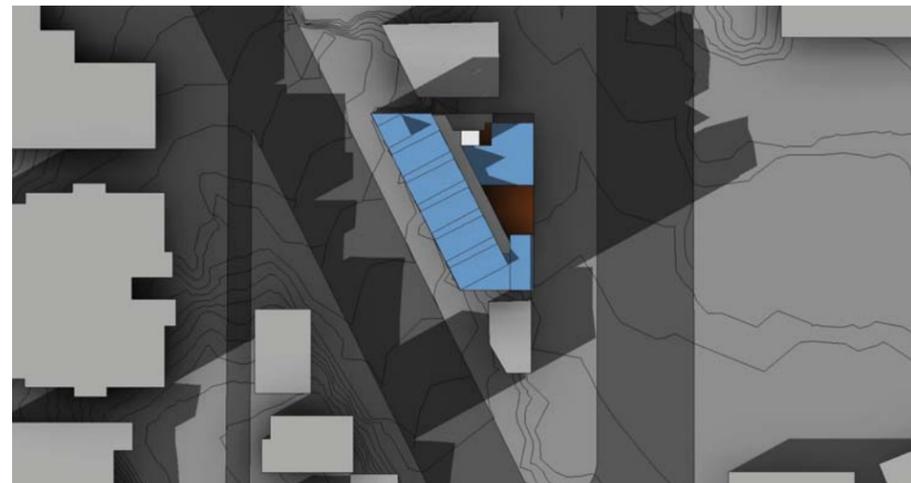
MARCH 21, NOON



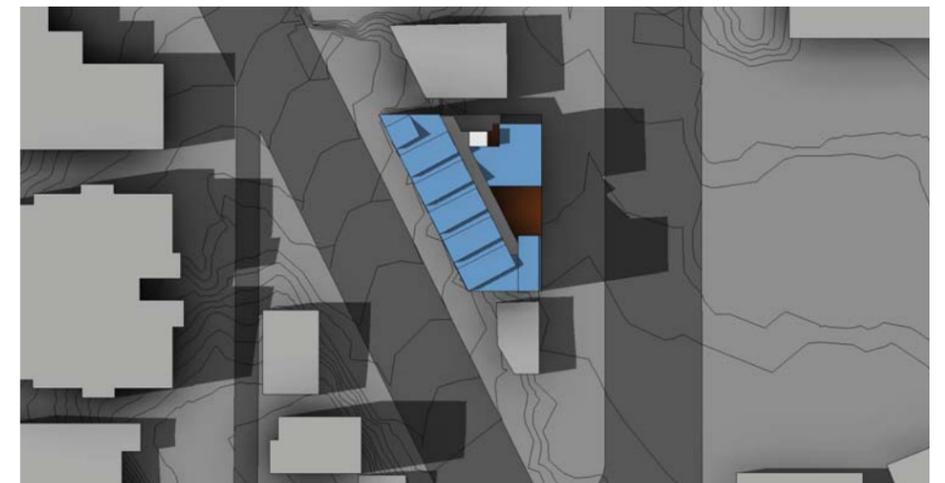
JUNE 21, NOON



DECEMBER 21, 3 PM



MARCH 21, 3 PM



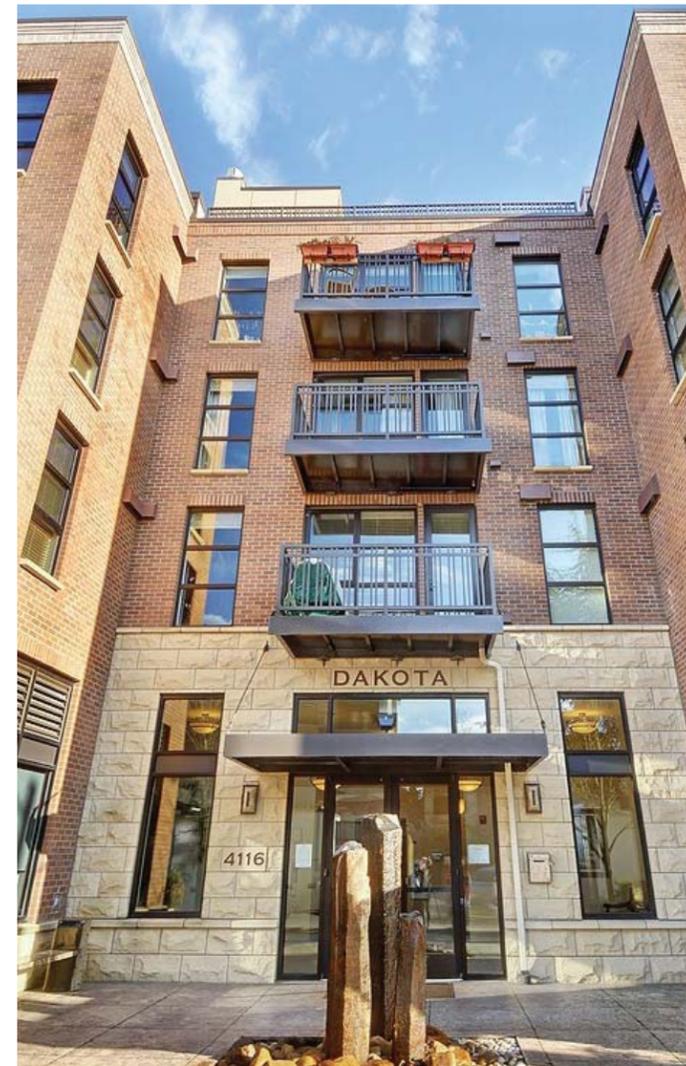
JUNE 21, 3 PM



HARBOR WORK/LIVE



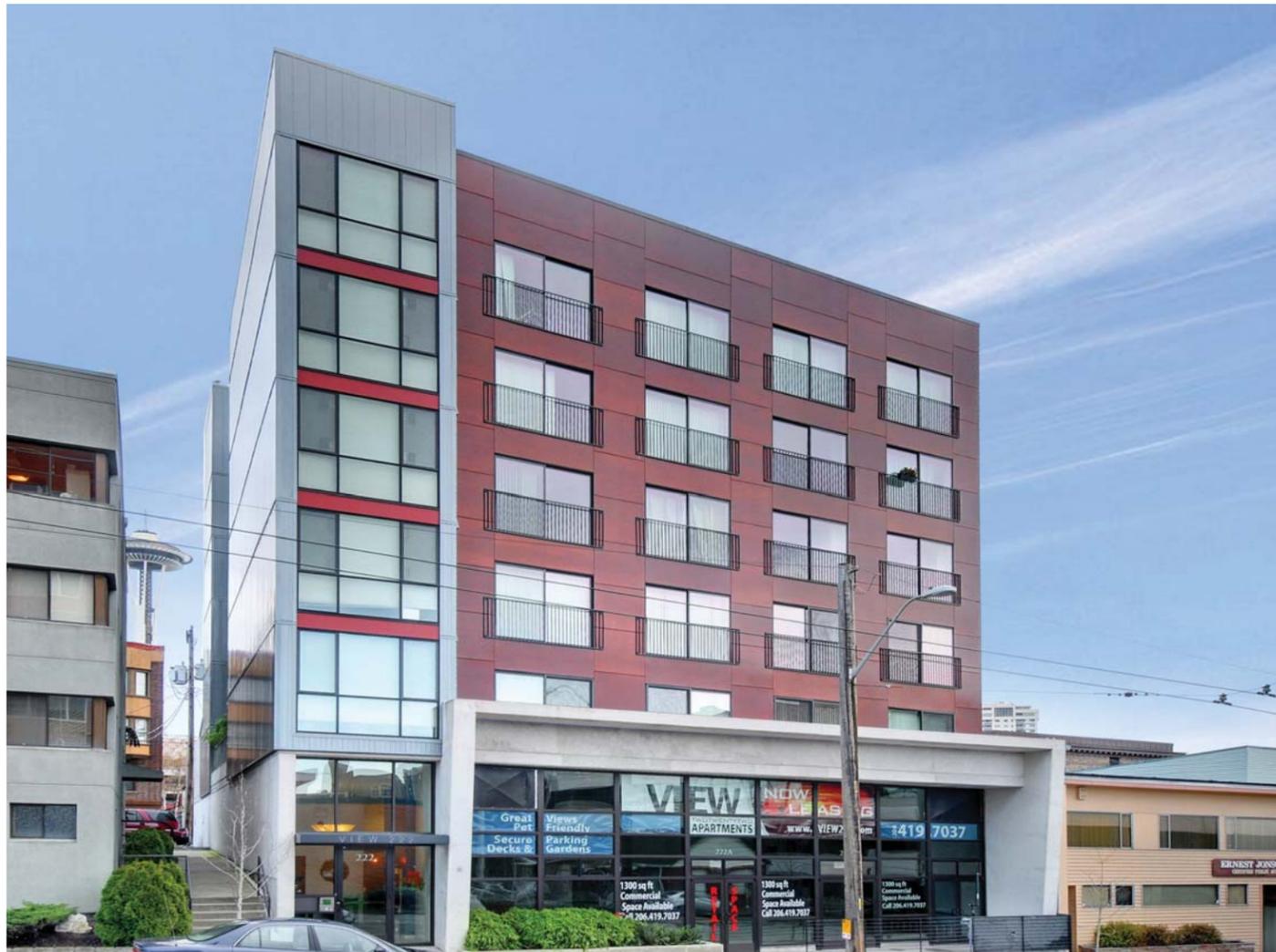
TRIAD 7TH



DAKOTA



WESTLAKEVILLAGE



VIEW 222



DAKOTA



H2O APARTMENTS - LEED-H PLATINUM TARGET



CHELAN RESORT SUITES

LOFTS AT THE JUNCTION - DPD # 3014846

EARLY DESIGN GUIDANCE