

Early Design Guidance Analytic Design Proposal Packet 200 2nd Ave W, Seattle WA 98119

A Proposed Apartment Development
for Queen Anne 2nd Ave LP
DPD #301 9621
4/24/2015



Continental Properties LLC
Specialists in quality real estate development

studio
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ARCHITECT

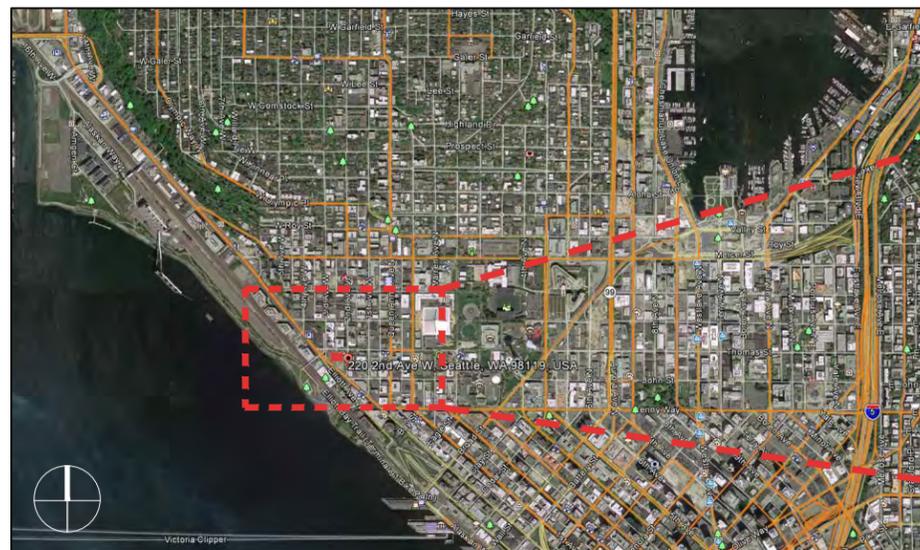
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PROJECT INFORMATION

ADDRESS: 200 2nd Ave W., Seattle, WA 98119
 PARCEL #: 198920-0880
 ZONING: NC3-65
 OVERLAY: UPTOWN (URBAN CENTER VILLAGE)
 FREQUENT TRANSIT: YES
 OTHER: 40% SLOPE/ ARCHAEOLOGICAL BUFFER
 BASE FAR: 4.75 (MIXED-USE) / 4.25 (ANY SINGLE USE)
 LOT SIZE: 14,314 SF
 BLDG. MAX. HT.: 65'-0"
 AMENITY AREA: 5% RESIDENTIAL USE
 GREEN FACTOR: > 0.5
 PARKING: NOT REQUIRED (URBAN VILLAGE)

VICINITY MAP



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LEGAL DESCRIPTION

PARCEL NUMBER: 198920-0880

LOTS 7 AND 8, BLOCK 17, D.T. DENNY'S WATERFRONT ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 61, IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION OF LOT 7 TAKEN FOR PUBLIC ROADWAY IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 78943.

SITE MAP

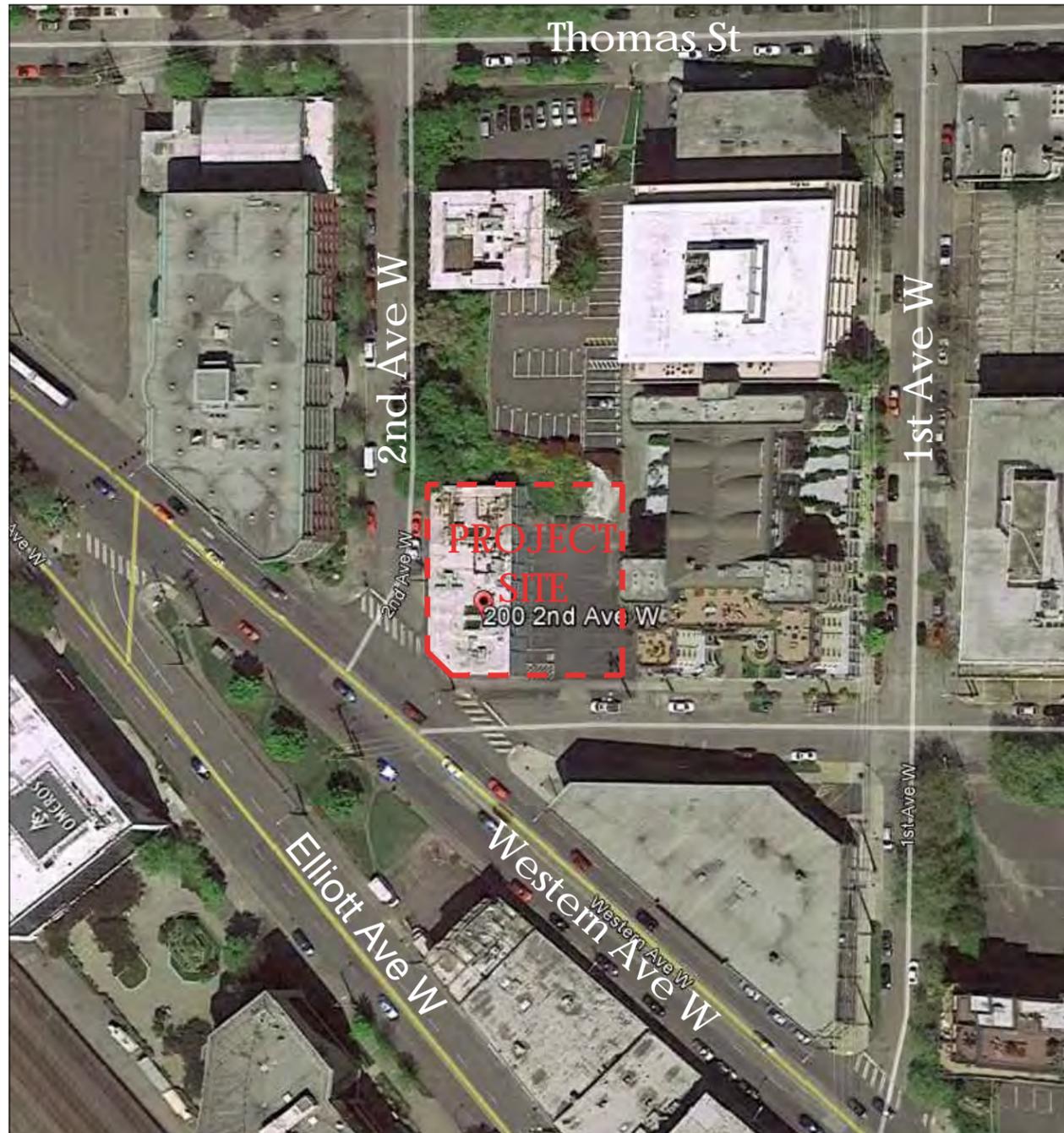


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DEVELOPMENT OBJECTIVES

SITE AERIAL MAP



1. Please describe the existing site, including location, existing uses and/ or structures, topographical or other physical features, etc.

The project site is located within the Uptown Urban Center Village, Northeast of the intersection of Western Ave W and John St. The site is a corner lot with an alley to the east. The lot area of the project site is 14,314 square feet. An existing structure on the site currently houses an office facility.

2. Please indicate the site's zoning and any other overlay designations, including applicable Neighborhood-Specific Guidelines.

The project site is zoned NC3-65. The project site is located in the Uptown Urban Center Villag overlay zone. The project site is also located within a Frequent Transit Corridor.

3. Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.

The neighborhood is a mix of neighborhood commercial zone (NC3-65), commercial zone (C2-40), downtown mixed commercial zone (DMC)/ industrial commercial zone (IC) and Myrtle Edwards park overlay zone to the west. Building types in this neighborhood are a blend of diverse styles, ranging from 7-story Mansardic apartments/ condominiums, to multi-story modern offices, to 2-story arts and craft retail/ restaurant and a 6-story mid century hotel building. The project site is situated on the north side of Western Ave West, one of the major streets connecting downtown Seattle to the north Seattle neighborhoods. West of the project is the Myrtle Edwards Park and a view of the Puget Sound. Northeast of the project is the Seattle Center and a view of the Space Needle. Directly south of the project is the commercial C2 zone with mixed use commercial buildings.

4. Please describe the applicant's development objectives, indicating types of desired uses, structure height (approx.), number of residential units (approx.) amount of commercial square footage (approx.), and number of parking stalls (approx.). Please also include potential requests for departure from development standards.

The owner's aim is to create a market rate rental community that appeals to a wide range of Queen Anne neighborhood residents. The development will be designed in keeping with the specific character of the surrounding neighborhood context in it's architectural elements, building scale, and massing. We are committed to using quality, long-lasting materials, and an aesthetic design that appeals to and blends with the neighborhood.

The proposed building is a 75-unit, five-level wood frame over two-level concrete. The design will include live-work units on the ground level and 76 stalls parking garage accessed via 2nd Ave W.

Proposed Building Summary:

- * FAR Building Area: 66,940 SF
- * Residential Unit: 75 Units
- * Parking: 76 Parking Stalls





KEY

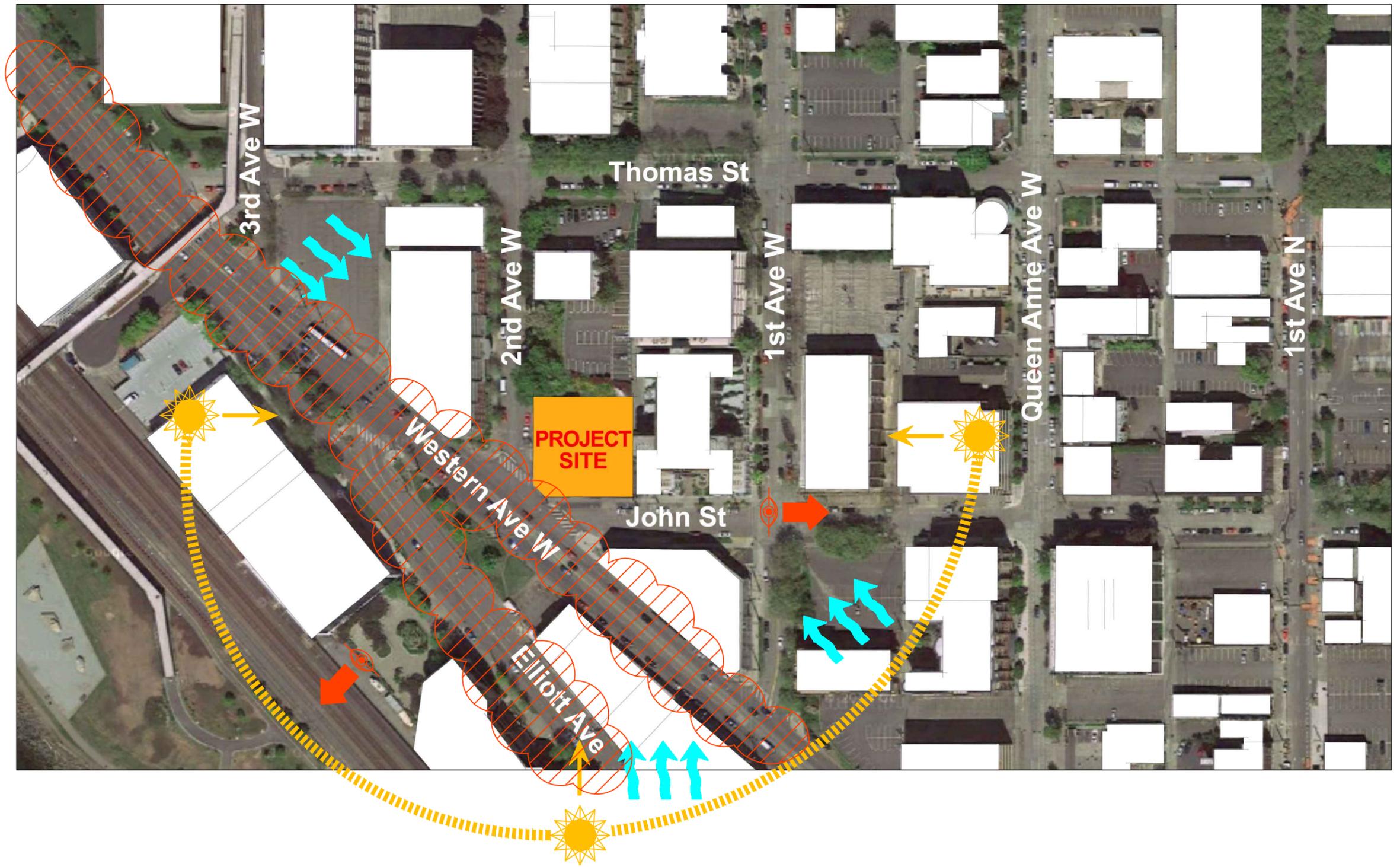
-  Belltown Urban Center Village
-  NC3-65
-  C2-40
-  DMC-65/ IC-45
-  Myrtle Edwards Park Overlay



SITE ANALYSIS

KEY

-  SUN
-  SUN
-  VIEW
-  VIEW
-  NOISE TRAFFIC
-  NOISE TRAFFIC
-  PREVALING WIND
- S (Jan-June)
- NW (July-Sept)
- SSE (Oct-Dec)



KEY

-  APARTMENTS
-  OFFICE
-  RETAIL
-  MIXED USE W/
RESIDENTIAL
-  HOTEL
-  SEATTLE CENTER
-  BUS STOP



 ON DENNY WAY
#15, #17, #18, #24, #33



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VICINITY PHOTOS



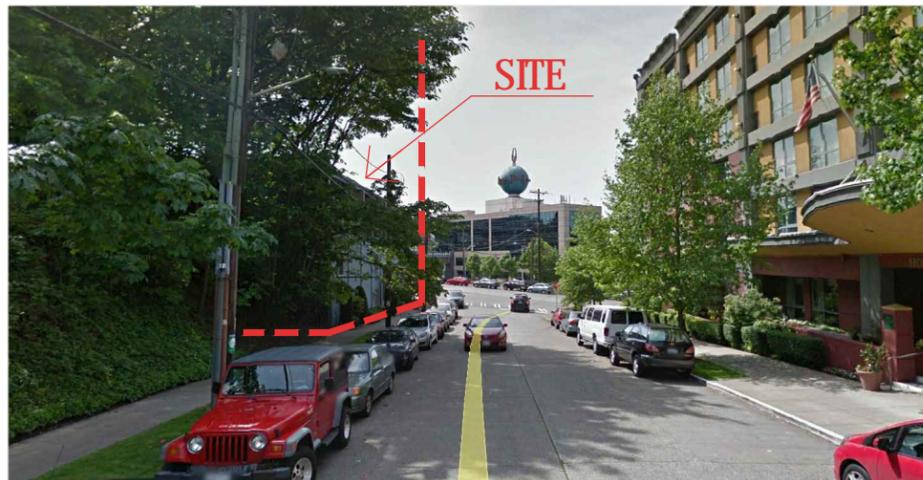
1 John St- Looking West



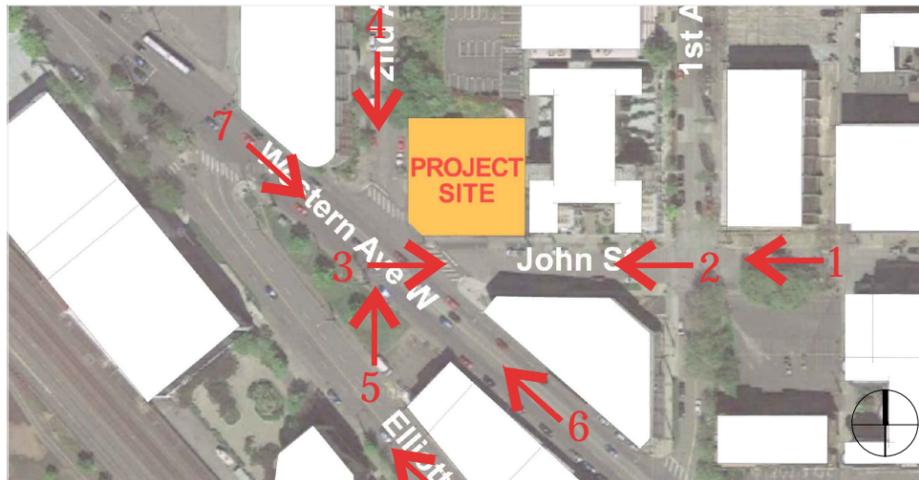
2 John St- Looking West



3 John St- Looking East



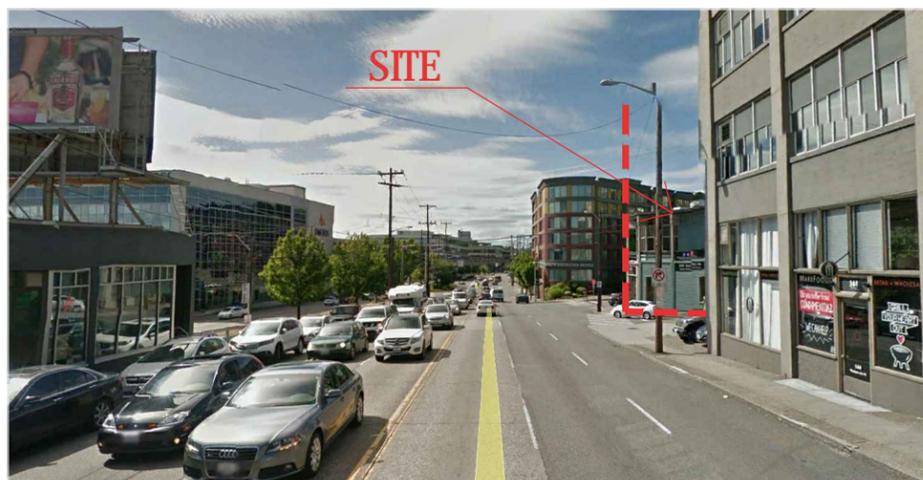
4 2nd Ave N- Looking South



Key Plan



5 2nd Ave N- Looking North



6 Western Ave W- Looking Northwest



7 Western Ave W- Looking Southeast



8 Elliott Ave- Looking Northwest

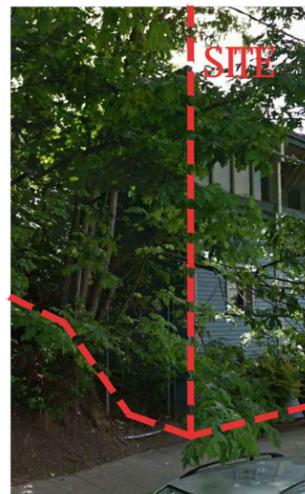
SITE PHOTOS



a Fronting 2nd Ave W



b Fronting West John St



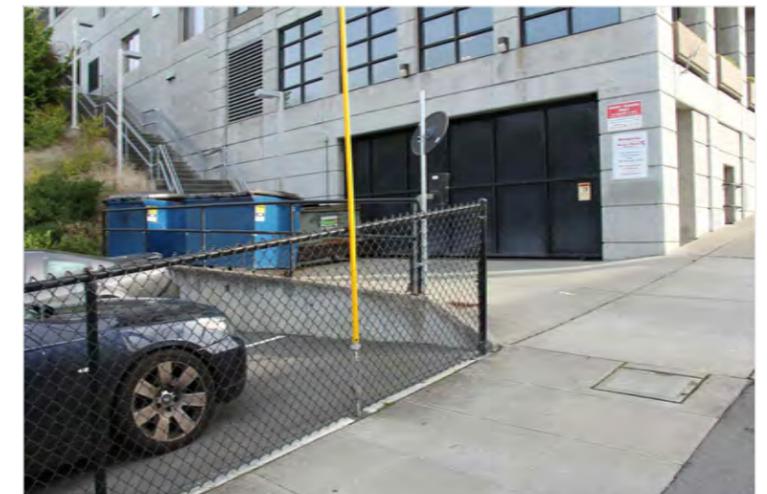
c @ Property Line



d Corner @ 2nd Ave W & W John St



Key Plan



e Alley Entrance



f 2nd Ave W Character



g West John St Character



h Steep Slope



STREETSCAPE



E John St.- North



E John St.- South



2nd Ave W- East

STREETSCAPE



2nd Ave W- West



Western Ave W- Northeast



Western Ave W- Southwest



ZONING REQUIREMENTS FOR NC3-65

PROJECT DATA

LOCATION: 200 2nd Ave W
 SITE AREA: 14,314 SQ FT
 ZONE: NC3-65
 OVERLAYS: UPTOWN (URBAN CENTER)
 FREQUENT TRANSIT: YES
 HEIGHT LIMIT: 65'-0"
 FAR: 4.75 MIX/ 4.25 SINGLE
 ECA: 40% STEEP SLOPE
 ARCHAEOLOGICAL BUFFER

OCCUPANCY CLASSIFICATION / SEPARATIONS:

CODE SUMMARY

OCCUPANCY CLASSIFICATION / SEPARATIONS:

	M	R-2	S-2
COMMERCIAL	M	1	1
RESIDENTIAL	R-2	1	2
	S-2	1	2

POTENTIAL USE: (23.47A.004) SOME PERMITTED EXAMPLES
 RESIDENTIAL, LIVE-WORK UNITS

STREET DEVELOPMENT STANDARDS: (23.47A.008)

RESIDENTIAL USES MAY NOT EXCEED 20% OF THE STREET-LEVEL STREET-FACING FACADE WHEN FACING AN ARTERIAL OR WITHIN AN 85' FOOT ZONE.

BLANK FACADES PERMITTED: NO SEGMENT LONGER THAN 20'
 TOTAL BLANK FACADE < 40%

STREET-LEVEL STREET-FACING FACADES SHALL BE LOCATED WITHIN 10' OF THE STREET LOT LINE. UNLESS WIDER SIDEWALKS, PLAZAS, OR OTHER APPROVED LANDSCAPED OR OPEN SPACES ARE PROVIDED.

TRANSPARENCY REQUIRED: 60% BETWEEN 2 FEET TO 8 FEET ABOVE SIDEWALK AT MIN. 30 FEET DEPTH
 DEPTH OF NON-RESIDENTIAL: AVERAGE 30 FT. MINIMUM 15 FT.
 HEIGHT OF NON-RESIDENTIAL: 13 FT FLOOR-TO-FLOOR

AT LEAST ONE OF THE STREET-LEVEL STREET-FACING FACADES CONTAINING A RESIDENTIAL USE SHALL HAVE A VISUALLY PROMINENT ENTRY

THE FLOOR OF A DWELLING UNIT LOCATED ALONG THE STREET-LEVEL STREET-FACING FACADE 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 FACADE AND TRANSPARENCY REQUIREMENTS

REQUIRED PARKING: (23.54.015 TABLE A & B)
 0 STALLS REQUIRED IN URBAN CENTER

PARKING LOCATION AND ACCESS: (23.47A.032)
 IF ALLEY ACCESS IS NOT AVAILABLE, ACCESS IS PERMITTED FROM THE SIDE STREET WHEN LOT ABUTS TWO OR MORE STREETS.
 A LOADING ZONE MAY BE REQUIRED.

ADA PARKING REQUIREMENTS: (SBC 1106)

1-25 STALLS:	1 ADA STALL	}	1 ADA VAN STALL
26-50 STALLS:	2 ADA STALLS		
51-75 STALLS:	3 ADA STALLS		
76-100 STALLS:	4 ADA STALLS		
101 TO 150 STALLS:	5 ADA STALLS		
151-200 STALLS:	6 ADA STALLS		

SETBACKS: (23.47A.014)
 PLAN: 15'-0" TRIANGLE SETBACK REQUIRED FROM RESIDENTIAL ZONE
 SECTION 1: 15'-0" SETBACK REQUIRED FROM 13 FEET HT. TO 40 FEET HT.
 SECTION 2: ABOVE 40 FEET HT. ADD. RATE OF 2 FEET SETBACK PER 10 FEET HT.
 ONE-HALF ALLEY WIDTH MAY BE COUNTED AS PART OF THE REQUIRED SETBACK.

REQUIRED LANDSCAPING: (23.47A.016)
 SEATTLE GREEN FACTOR SCORE OF 0.3 OR GREATER

STRUCTURE HEIGHT: (23.47A.012.A.2)
 MAX. ALLOWED: 65 FEET
 PROJECTIONS ALLOWED ABOVE HEIGHT LIMIT: PARAPETS, GUARDRAILS, ELEVATOR OVERRUNS, ETC.

AVERAGE GRADE CALCULATION
 AVERAGE GRADE HEIGHT- CALCULATED USING THE MIDPOINT OF PROPERTY LINE, ASSUMING BUILDING HAS 0 LOT LINE:
 $((40.3 \times 117) + (49.5 \times 118) + (35.9 \times 117) + (33 \times 118)) / (117 + 118 + 117 + 118)$
 $= 18,650.4 / 470$
 $= 39.68$

FLOOR AREA RATIO: (23.47A.013)
 LOT AREA: 14,314 SF
 MAX. FAR FOR SINGLE USE (RESIDENTIAL): 4.25 (60,835 SF)
 MAX. FAR FOR TOTAL OF MIXED-USE STRUCTURE: 4.75 (67,992 SF)

FLOOR AREA EXEMPTIONS:
 1. SMC 23.47A.013D:
 1. ALL GROSS AREA UNDERGROUND.
 2. ALL PORTION OF A STORY THAT EXTEND NO MORE THAN 4 FEET ABOVE EXISTING OF FINISHED GRADE, WHICHEVER IS LOWER, EXCLUDING ACCESS.

FLOOR LEVEL	USE	SF SUBJECT TO FAR
LEVEL G	LIVE WORK / SURFACE PARKING	12,465 SF
LEVEL L1	RESIDENTIAL	10,895 SF/ FLOOR
LEVEL L2	RESIDENTIAL	10,895 SF/ FLOOR
LEVEL L3	RESIDENTIAL	10,895 SF/ FLOOR
LEVEL L4	RESIDENTIAL	10,895 SF/ FLOOR
LEVEL L5	RESIDENTIAL	10,895 SF/ FLOOR
TOTAL		66,940 SF (< 67,992 SF)

EFFICIENCY:
 UNIT PROVIDED:
 CIRCULATION:
 PARKING PROVIDED

RESIDENTIAL AMENITY AREA: (23.47A.024)
 5% OF GROSS BUILDING AREA IN RESIDENTIAL USE
 $54,475 \text{ SF} \times 5\% = 2,724 \text{ SF}$

SOLID WASTE CALCULATION: (23.54.040)
 RESIDENTIAL: 463 SF (50-100 UNITS= 375 SF + 4SF per unit above 50 units)
 NON RESIDENTIAL: 82 SF (5,001SF-15,000SF= 125 SF)
 TOTAL= 588 SF (463 SF + 125 SF)

BICYCLE PARKING REQUIREMENT: (23.54.015.K)
 LIVE WORK: 1 SPACE (1 PER 4,000SF)
 RESIDENTIAL: 18 SPACES (1 SPACE PER 4 UNITS)
 TOTAL: 19 SPACES

SURVEY PLAN



LEGEND	
	GAS VALVE
	GAS METER
	SEWER MANHOLE
	CLEANOUT
	CATCH BASIN
	PRIVATE CATCH BASIN
	SAND BOX
	STORM DRAINAGE INLET
	ROOF DRAIN
	TELEPHONE MANHOLE
	TELEPHONE POLE
	BOLLARD
	SIGN
	MAILBOX
	CONIFEROUS TREE
	DECIDUOUS TREE
	WATER VALVE
	WATER GATE VALVE CHAMBER
	FIRE HYDRANT
	WATER METER
	STORM DRAIN MANHOLE
	HOSE BIB
	IRRIGATION VALVE
	ELECTRIC MANHOLE
	ELECTRIC HANDHOLE
	ELECTRIC JUNCTION BOX
	POWER POLE
	GUY ANCHOR
	GUY POLE
	POWER WITH LIGHT
	LIGHT POLE
	AREA LIGHT

FILE NAME: P:\14\14546.10_200 2ND AVE\GAD\SURVEY\ACAD 2014 CS\REFS\14546-SPU.DWG
 SAVE TIME: 11/20/2014 3:43 PM
 USER NAME: DIGNITY BOYD

SCALE	SHEET NO.	DATE	REVISION
			14546-SPU.DWG

PACE
 An Engineering Services Company

11255 Kirkland Way, Suite 300
 Kirkland, WA 98033
 p. 425.827.2014 | f. 425.827.5043
 Civil | Structural | Planning | Survey
 paceengs.com

REVIEWED BY SPU/WATER ENGINEERING	20.....
REVIEWED BY SPU/DRAINAGE	20.....
APPROVED BY SDO STREET IMPROVEMENT PERMITTING	20.....

NAME OR INITIALS AND DATE	INITIALS AND DATE
DESIGNED:	REVIEWED:
CHECKED:	PLAN REVIEW ANALYST:
DRAWN: DMB	11/25/2014
CHECKED: WRH	11/24/2014
DESIGN REVIEW:	REVISED AS-BUILT:

All work done in accordance with the City of Seattle Standard Plans and Specifications as well as the State of Washington, and supplemented by Special Provisions.



City of Seattle
Seattle Department of Transportation

WORK ORDER NO. -
 PERMIT NO. -
 SCALE: 1" = 20'

SPU NO. -
 APPROVED
 INSPECTOR'S BOOK

200 SECOND AVE WEST BUILDING LLC
A.L.T.A./A.C.S.M. LAND TITLE SURVEY

SV2 SITE PLAN
SDOT PROJECT NO.
Vault Plan No.
SHEET 2 OF 5

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DESIGN REVIEW GUIDELINES Uptown Design



CS2 Urban Pattern and Form

I. Responding to Site Characteristics

- i. Throughout Uptown new developments should be sited to further contribute to the neighborhood's pedestrian character.
By locating Live/Work commercial units on both 2nd Ave. W. & W. John St. that are set back from the pedestrian right-of-way and by prominently locating the residential entrance and an amenity area, the building will reinforce the pedestrian nature of the neighborhood and help activate the pedestrian experience.

III. Corner Lots

- i. Buildings within Uptown should Meet the Corner
A prominently located amenity area will activate the chamfered corner afforded by the site's geometry where 2nd Ave. W. & W. John St. meet.

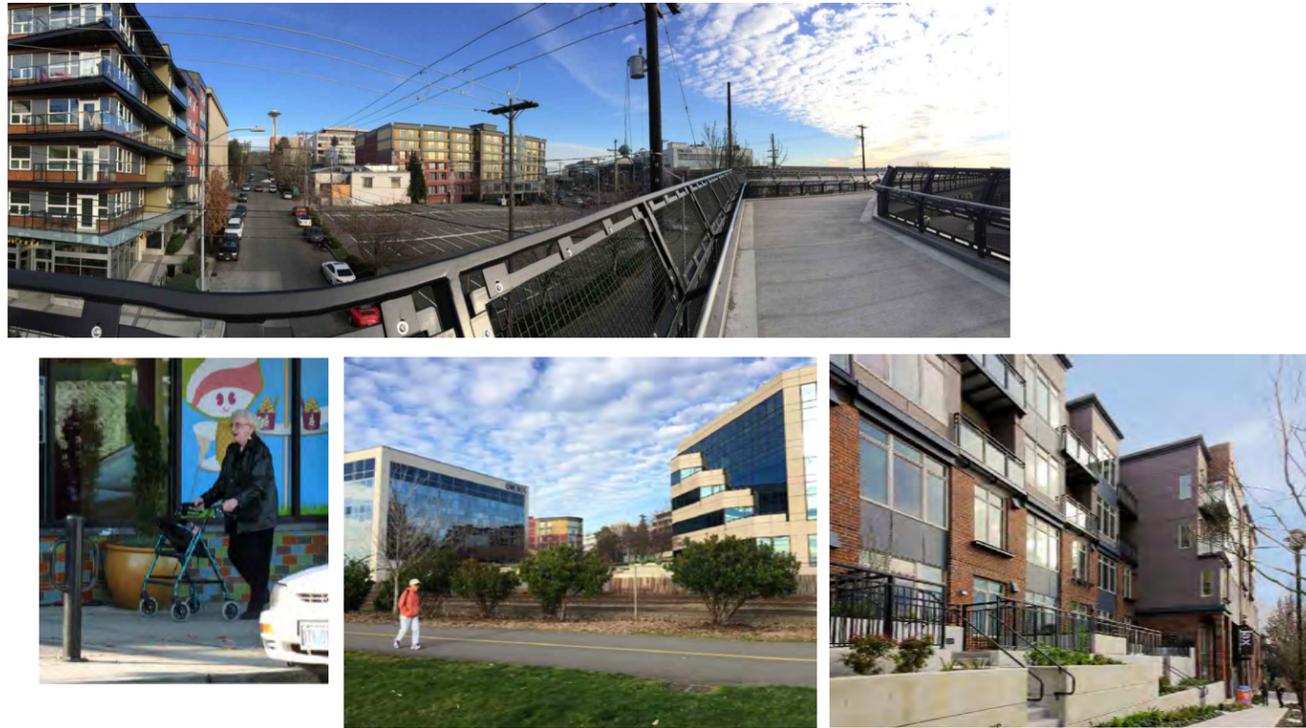
IV. Height, Bulk and Scale Compatibility

- iii. Projects in Uptown Urban have larger massing and less modulation with an emphasis on detailing and quality materials.
The project presents a straight-forward, simple massing that emphasizes the vertical and a design with balanced modulation without being repetitious or trite. The project will be well-detailed with appropriate attention to composition and use of materials.

CS3 Architectural Context and Character

I. Architectural Context

The character of the Uptown Neighborhood is eclectic with many different eras and styles represented. The project aims to echo and reinforce the best of the areas' architectural history by the careful use of scale & massing which are complementary to and aware of the current and future adjacent building context. The best aspects of the neighborhoods built context will be further reinforced through the use of timeless materials and detailing.



PL1 Connectivity

I. Streetscape Compatibility

- i. Site outdoor spaces in accordance with location and scale of adjacent streets, buildings and uses.

An outdoor amenity plaza will be located away from the arterials to emphasize the private nature of the areas use. The siting will also provide a buffer between the residential units on the North and East sides of the building and a public pedestrian stair-climb/alley access to the East of the site.

PL2 Walkability

1. Entrances Visible from the Street.

The project design locates the residential entrance mid-block along 2nd Ave. W. which will afford it an appropriate prominence with good visibility from the two-way arterial and an orientation toward the pedestrian-centered public way. The use of materials and the treatment of the overhead canopies will further identify the building entrance.

II. Pedestrian Open Spaces and Entrances

- ii. Residential or Unit (Commercial Live/Work) entrances accessed from the sidewalk should consider appropriate design with safety in mind.

The project design will incorporate landscaping and public site amenities to the full benefit available in the space afforded. The Live/Work units will be set back to accommodate the adjacent grade and to provide a buffer to the public way.

DESIGN REVIEW GUIDELINES Uptown Design



DC1 Project Uses and Activities

I. Parking and Vehicle Access

ii. Preferred Alley Access

The current project concept explores the parking entrance options. All site parking is planned in a below grade garage facing away from the public frontage as much as possible.

II. Blank Walls

ii. In the Uptown Urban area, Landscaping and alternate, decorative wall treatments are featured.

The design intends to incorporate landscape features such as green-walls or set-back planted areas and/or other facade treatments including false store-fronts with display for public interest and fixed-art panels to mitigate any blank-wall areas at the street-facing facades.

DC2 Architectural Concept

I. Architectural Context

iii. Uptown Urban character embraces high-quality urban infill.

The current project concept includes live/work commercial units and amenity spaces at the street-level that provide transparency and animate the public way. The building design includes a formal cornice element with a consistent profile & height. The design also incorporates durable materials including masonry, steel and aluminum/glass storefronts.

III. Human Scale

iii. Throughout Uptown, canopies or other weather protection features are favored

The building design includes canopies along the full frontage of both 2nd Ave. W. and W. John St. The canopies will be an integral component of the overall facade composition, as opposed to appearing tacked-on. The canopy design will also serve to articulate the buildings entrance and other appropriate sidewalk edge uses.

DESIGN REVIEW GUIDELINES Uptown Design



DC3 Open Space Concept

I. Landscaping to Enhance the Building and Site

- i. Throughout Uptown landscaping should be substantial and include a variety of colors and textures. Landscaping should be used to enhance entrances, set-backs, screened walls and to soften retaining elements.

The project design aims to incorporate as much landscaping as feasible in both public areas and private residential amenity spaces.

DC4 Exterior Elements and Finishes

II. Exterior Finish Materials

- ii. Throughout Uptown decorative exterior treatments using brick, tile or other interesting finish materials are strongly preferred. A project should employ careful use of materials, colors and details to unify a buildings appearance on all sides.

The current concept presents a consistent and cohesive design esthetic around the entire building.

IV. Commercial Lighting

- i. Throughout Uptown shopping and eating opportunities draw pedestrians year-round. Lighting at the sidewalk level is an important feature of the character of the neighborhood

The project intends to incorporate appropriate lighting to provide interest, functionality and safety along the entire building frontage and non-public areas at grade-level and amenity uses.



DESIGN OPTION 1 - code compliant alley garage entrance

View- Looking Northeast



Description

The new building engages 2nd Ave W & W John St at grade level with a 'T' Shaped floor plan at the residential levels above. The residential entrance is located on W John St with commercial live/work units located along 2nd Ave W. An amenity space is positioned at the corner fronting Western Ave. The parking garage entrance is off the alley from W John St.

Advantages

The building offers a very transparent and lively facade along 2nd Ave W.

Challenges

The design lacks a clear massing. The set-back residential facade along 2nd Ave W creates an awkward presence to the street front. The residential entrance fronts toward the busier right-of-way. The commercial live/work units only front on 2nd Ave W leaving a large blank facade along W John St which will need to be mitigated w/ alternate treatment options. The 'T' shaped floor plan at the residential levels create additional interior corner unit conditions and the massing facing South partially blocks potential views to the Southwest.



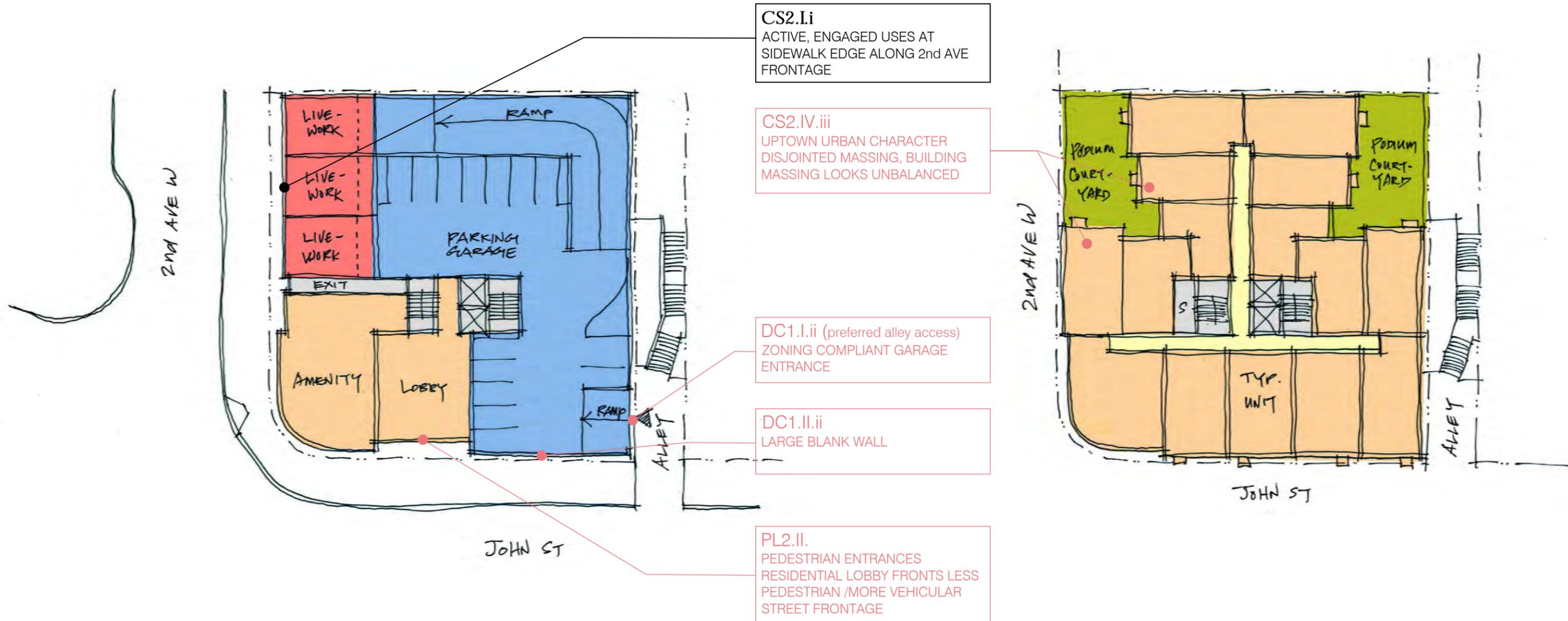
LOOKING SOUTH ON 2nd AVE W



LOOKING WEST ON JOHN ST



code compliant alley garage entrance DESIGN OPTION 1



CS2.I.i
ACTIVE, ENGAGED USES AT SIDEWALK EDGE ALONG 2nd AVE FRONTAGE

CS2.IV.iii
UPTOWN URBAN CHARACTER DISJOINTED MASSING, BUILDING MASSING LOOKS UNBALANCED

DC1.I.ii (preferred alley access)
ZONING COMPLIANT GARAGE ENTRANCE

DC1.II.ii
LARGE BLANK WALL

PL2.II.
PEDESTRIAN ENTRANCES RESIDENTIAL LOBBY FRONTS LESS PEDESTRIAN /MORE VEHICULAR STREET FRONTAGE

PROJECT INFO
Residential: 5 Floors x (15 units per floor)
=75 units
Live/Work: 3 units
Parking: 76 stalls



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DESIGN OPTION 2 - balanced massing

View- Looking Northeast



Description

This option presents a more balanced massing with the residential floor plans engaging both frontages. A single courtyard accessible to all residents is located to the Northeast. As in Option 1, the residential entrance is located toward W John St and the commercial live/work units face 2nd Ave W. The parking garage is accessed from two points of entrance, one from the alley off W John St and the other from 2nd Ave W.

Advantages

The designs "L" shaped massing creates a stronger presence toward the right-of-way facades and maximizes the potential for views. The shape of the residential floor plans affords a larger courtyard amenity for the residents without losing developable area due to the sites steep topography.

Challenges

The building's massing is overly modulated without a clear rhythm or cohesive aesthetic. The design still lacks a balance of use areas along the street frontages with the commercial live/work units located on 2nd Ave W and the residential entrance facing W John St leaving a large blank-wall condition along the South right-of-way. The two entrance configuration to the parking garage is inefficient.

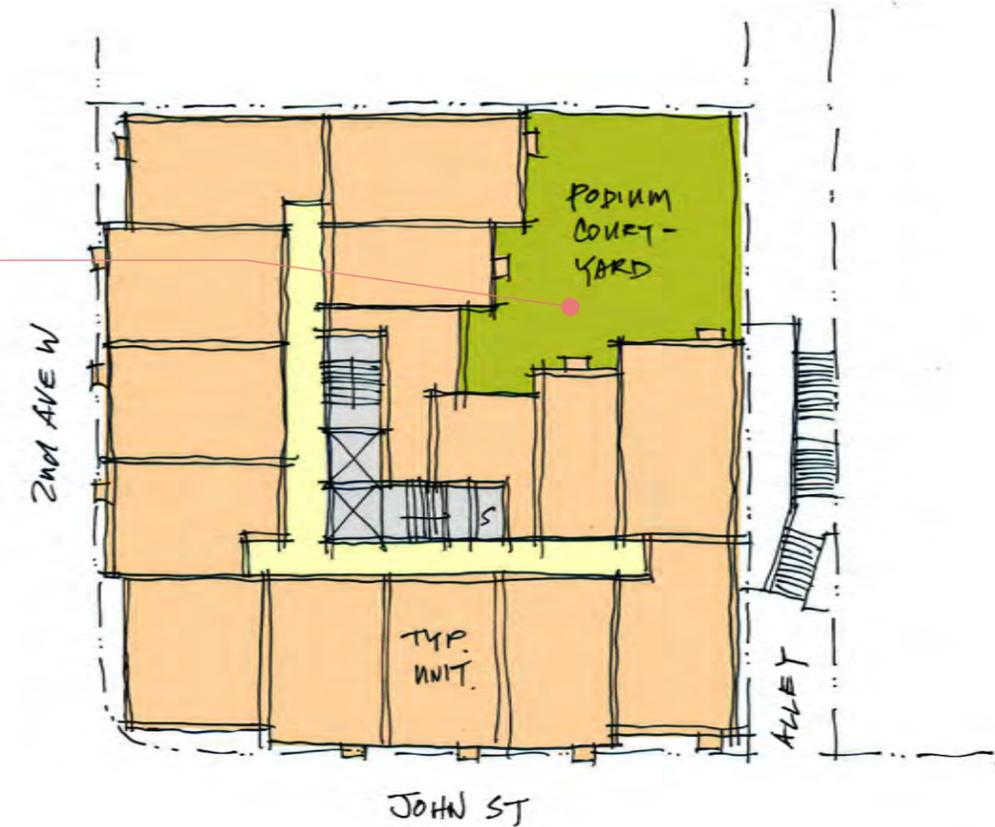
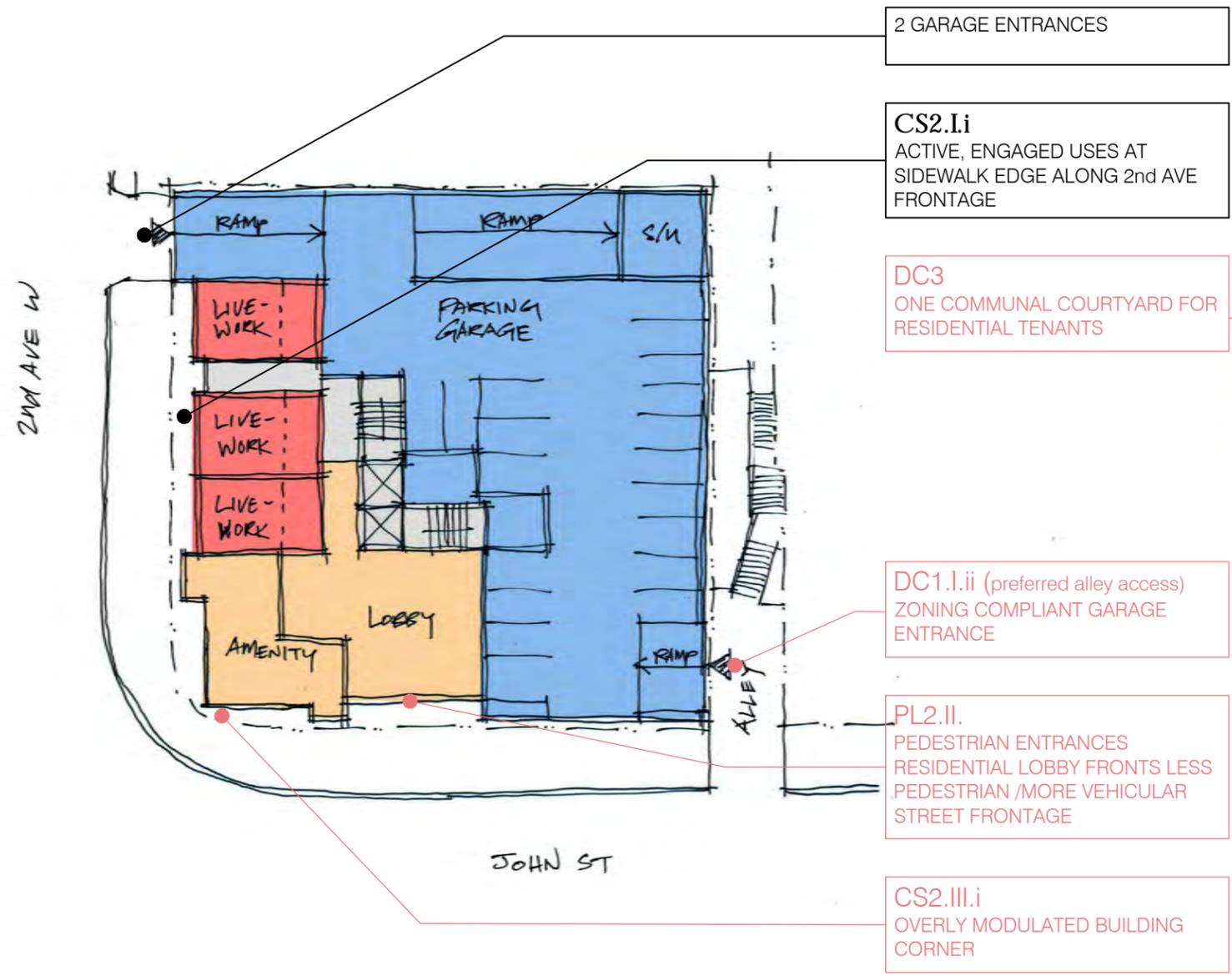


LOOKING SOUTH ON 2nd AVE W



LOOKING WEST ON JOHN ST





PROJECT INFO

Residential: 5 Floors x (15 units per floor)

=75 units

Live/Work: 3 units

Parking: 76 stalls



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DESIGN OPTION 3 - preferred

View- Looking Northeast



Description

The buildings design is further developed with a straight-forward massing and a refined modulation that is consistent and cohesive along the frontage and continues around the building. The commercial live/work units have been relocated fronting both 2nd Ave W and W John St. The amenity space still faces South at the prominent corner where the arterials meet, but the residential entrance has been moved to the 2nd Ave W frontage. A single garage entrance is accessed from 2nd Ave W. Utility access (trash/recycling) is provided off the adjacent alley to the East.

Advantages

The building's design better meets the goals of the Uptown Urban neighborhood guidelines by presenting a clear massing with a strong street presence and modulation & detailing that reflect the sites historic context and are complimentary to the existing architectural fabric. Both street-facing frontages have been enhanced with transparency and activated by the location of the commercial live/work units. The residential entrance is accessed from the more pedestrian-oriented frontage along 2nd Ave W. The courtyard amenity has been maximized for the residents.

Challenges

The garage entrance requires directors approval.

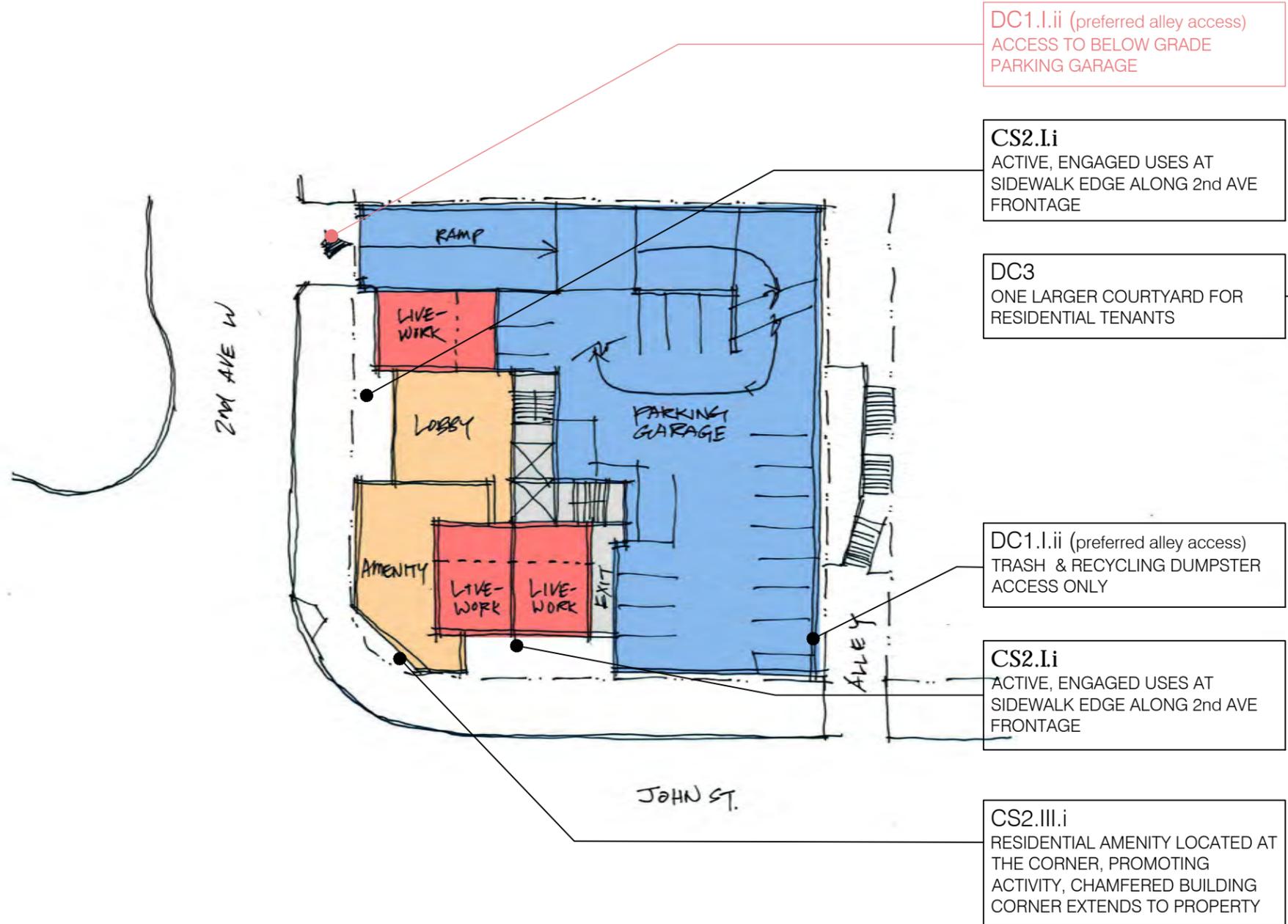


LOOKING SOUTH ON 2nd AVE W



LOOKING WEST ON JOHN ST





DC1.I.ii (preferred alley access)
ACCESS TO BELOW GRADE
PARKING GARAGE

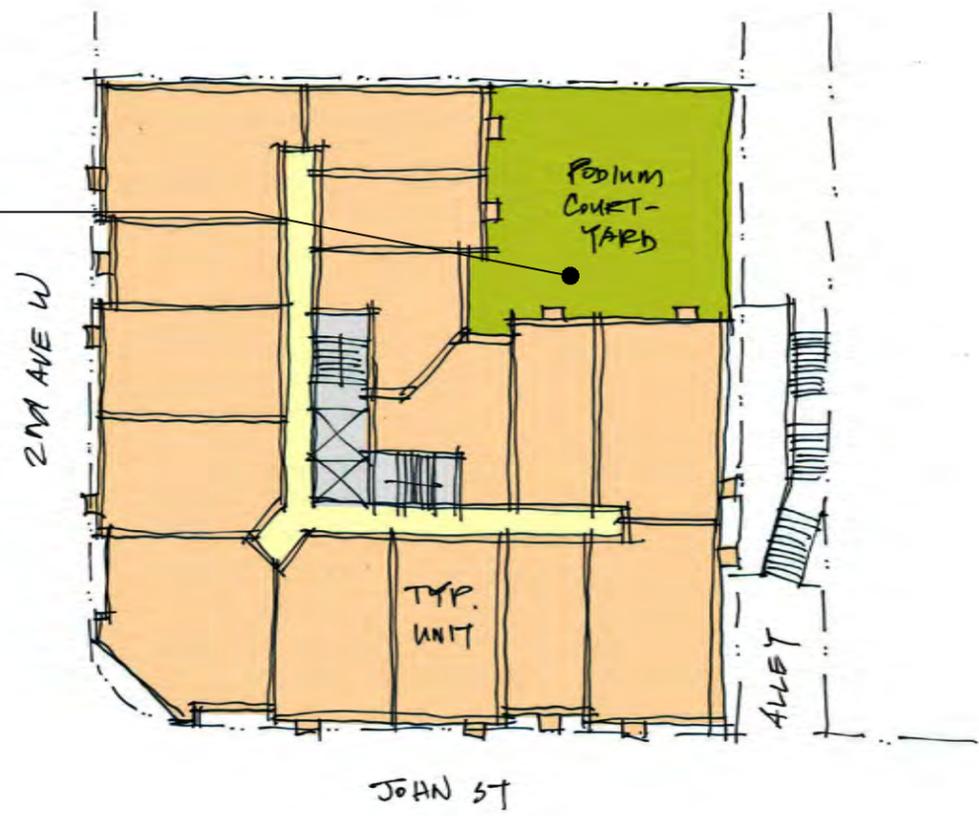
CS2.Ii
ACTIVE, ENGAGED USES AT
SIDEWALK EDGE ALONG 2nd AVE
FRONTAGE

DC3
ONE LARGER COURTYARD FOR
RESIDENTIAL TENANTS

DC1.I.ii (preferred alley access)
TRASH & RECYCLING DUMPSTER
ACCESS ONLY

CS2.Ii
ACTIVE, ENGAGED USES AT
SIDEWALK EDGE ALONG 2nd AVE
FRONTAGE

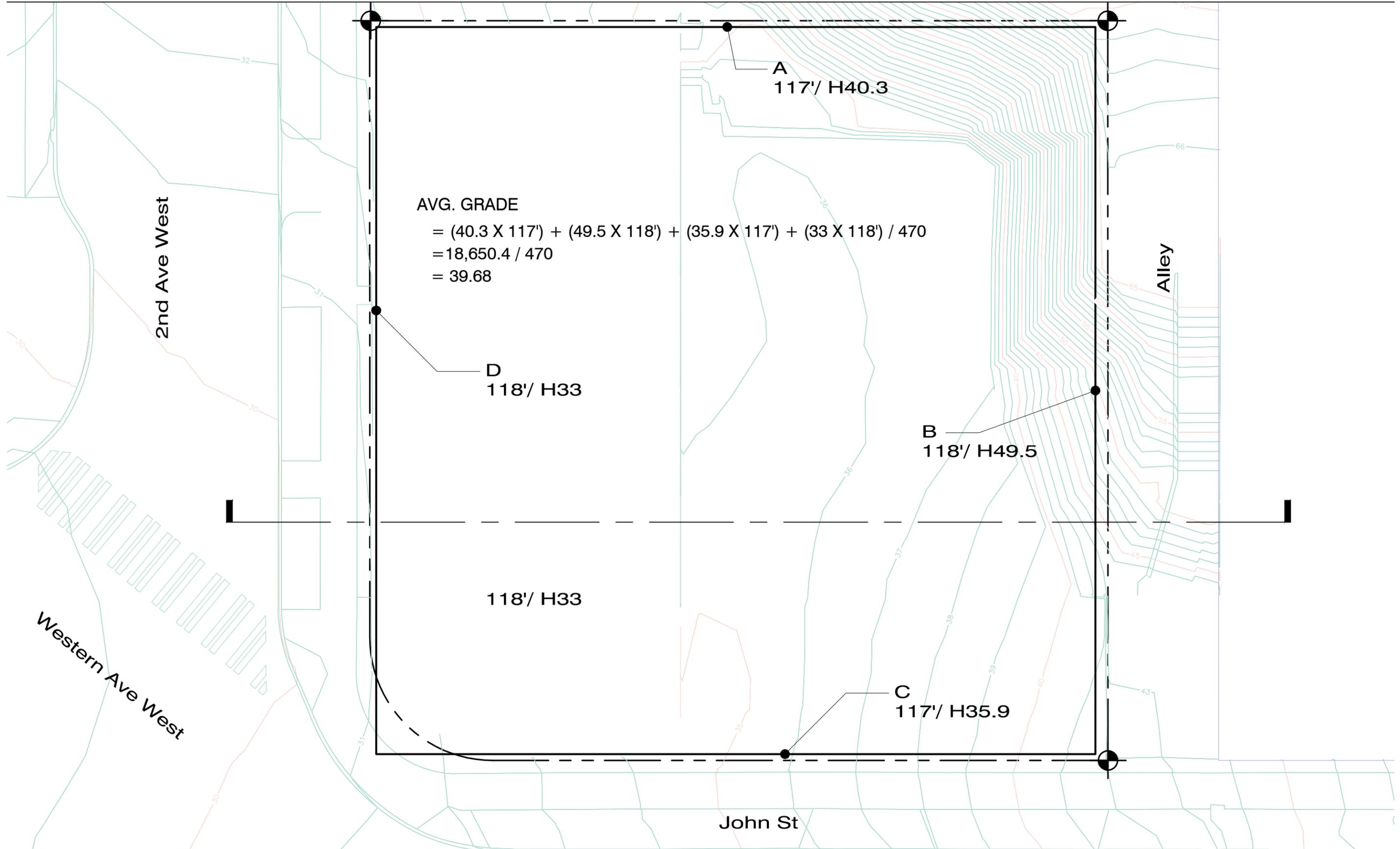
CS2.III.i
RESIDENTIAL AMENITY LOCATED AT
THE CORNER, PROMOTING
ACTIVITY, CHAMFERED BUILDING
CORNER EXTENDS TO PROPERTY



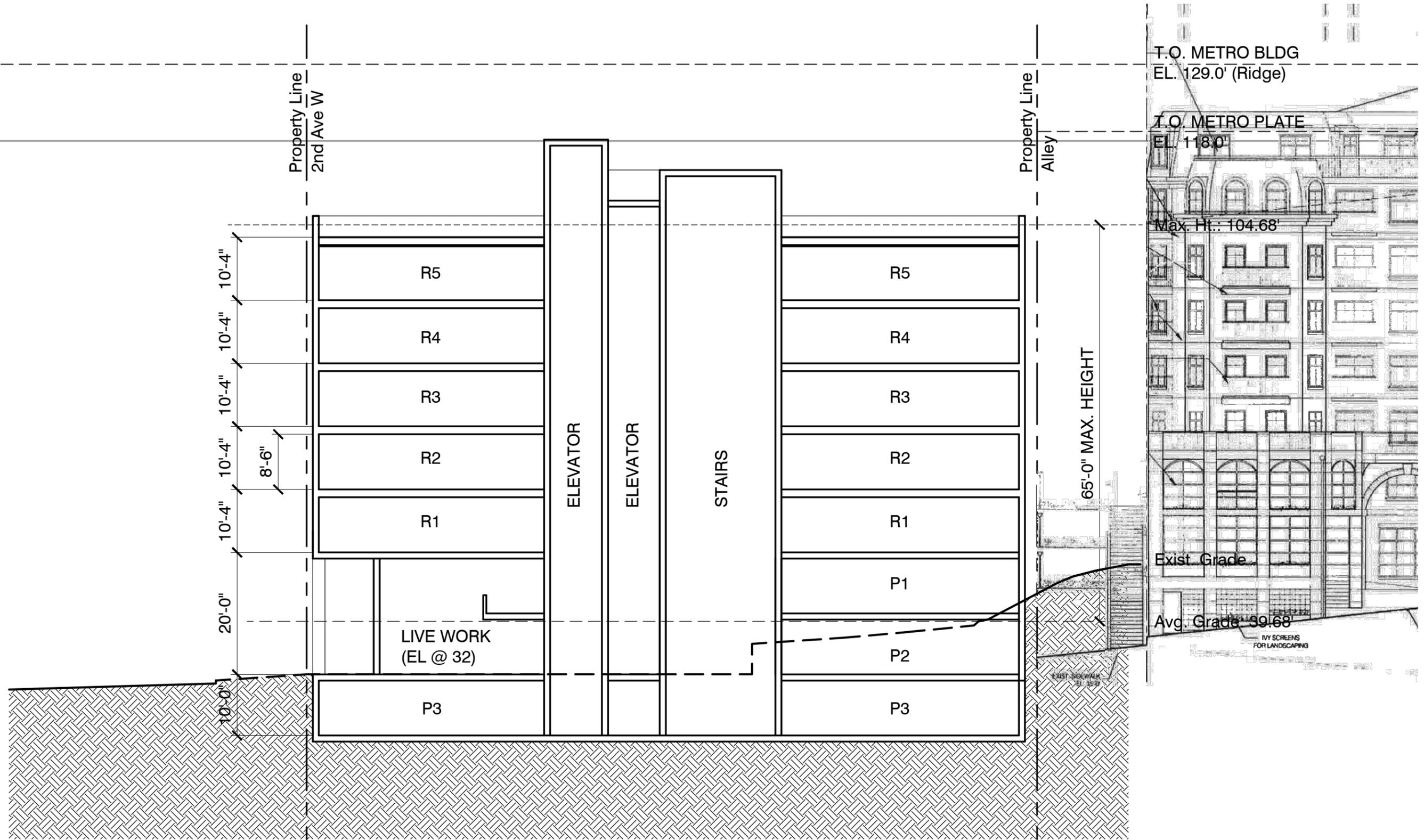
PROJECT INFO
Residential: 5 Floors x (15 units per floor)
=75 units
Live/Work: 3 units
Parking: 79 stalls



HEIGHT CALCULATION



CONCEPTUAL SECTION



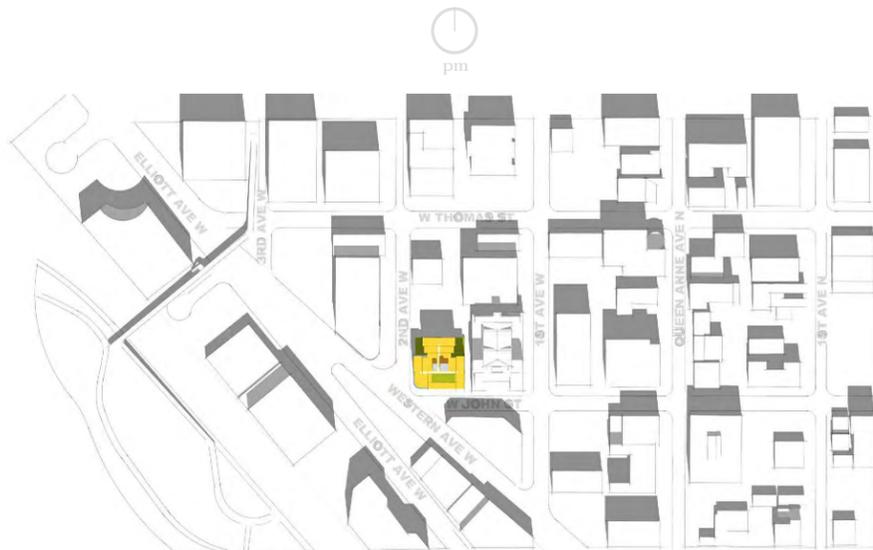
Conceptual Section



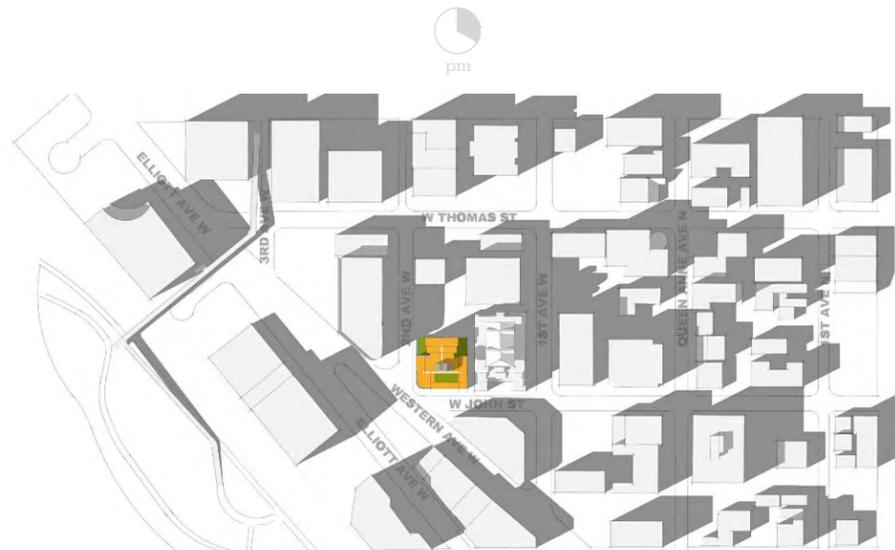
OPTION 1



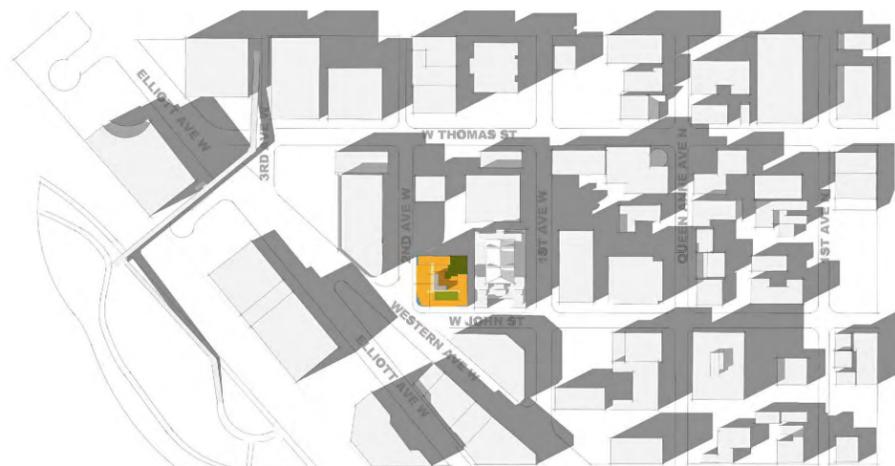
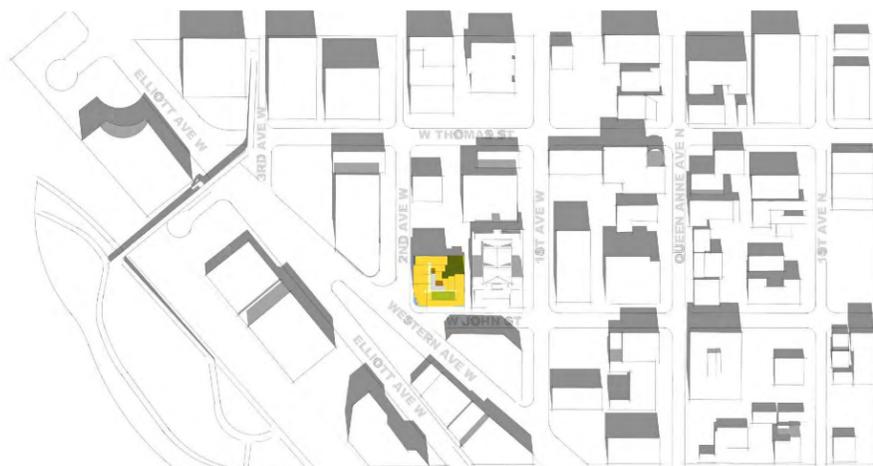
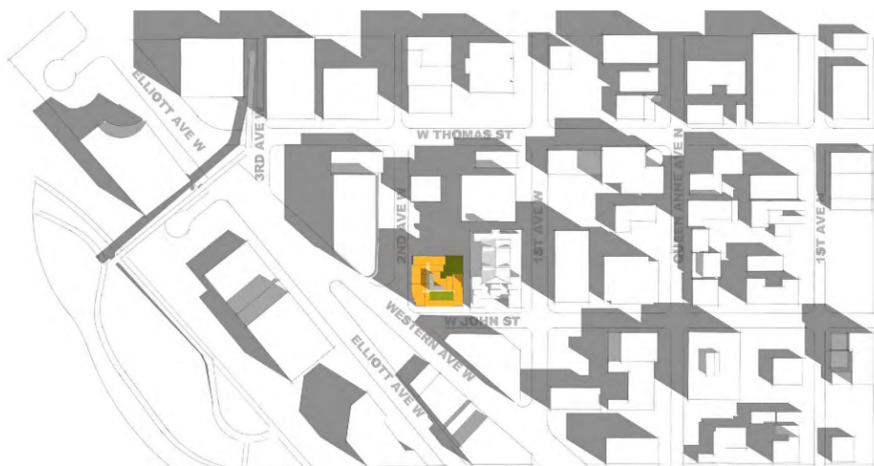
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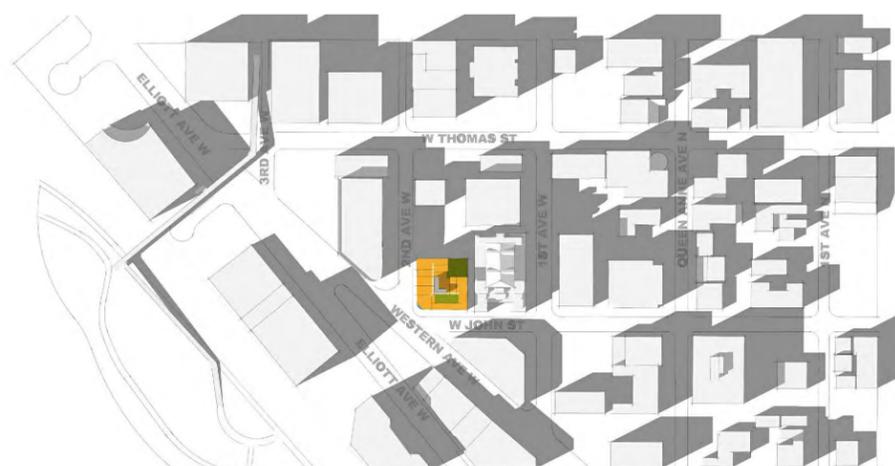
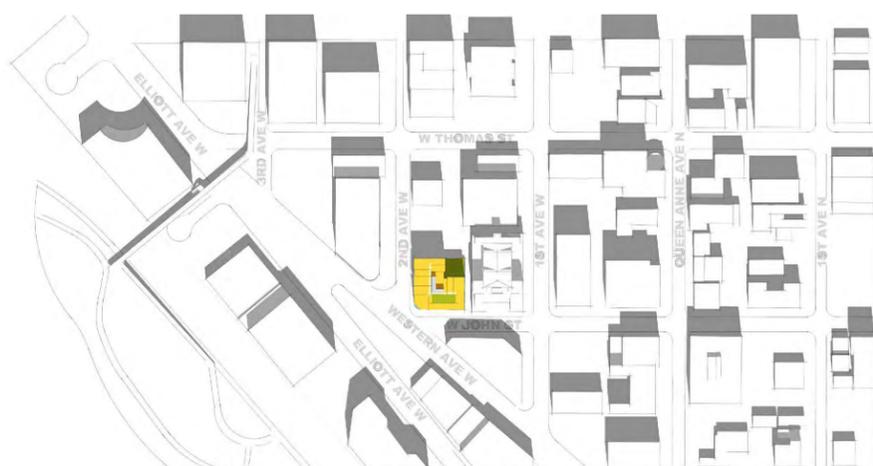
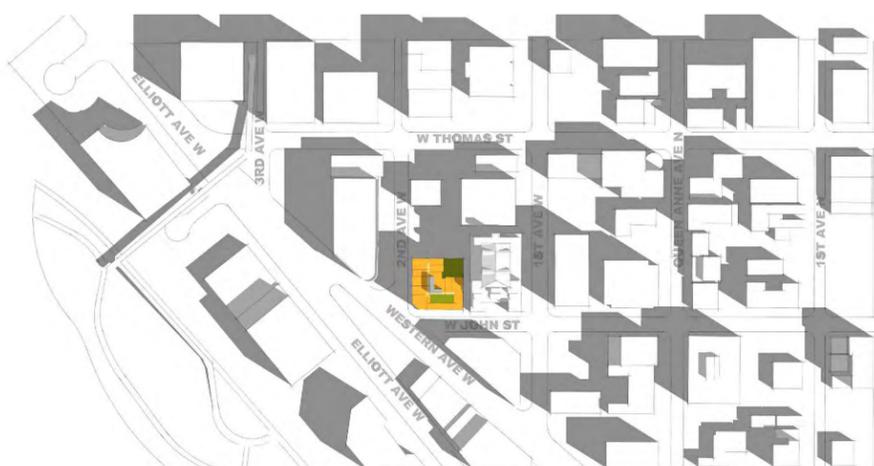
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OPTION 2

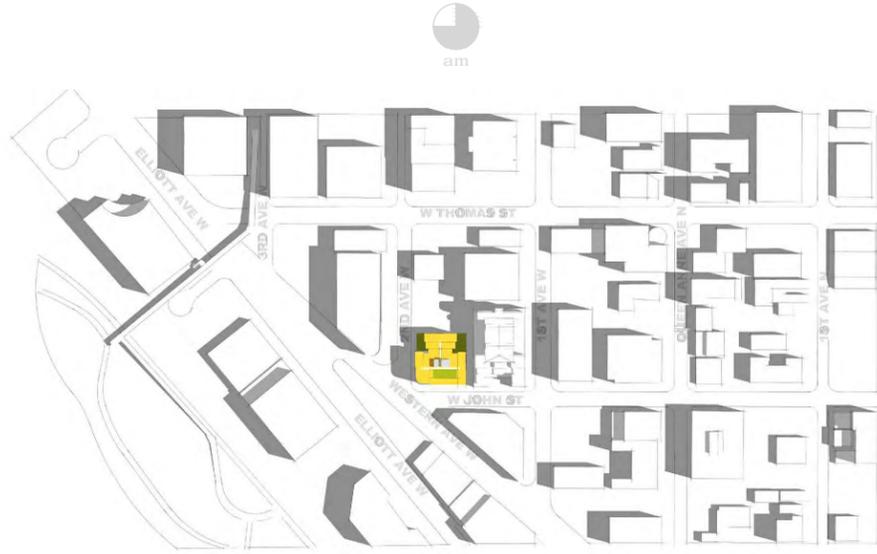


OPTION 3

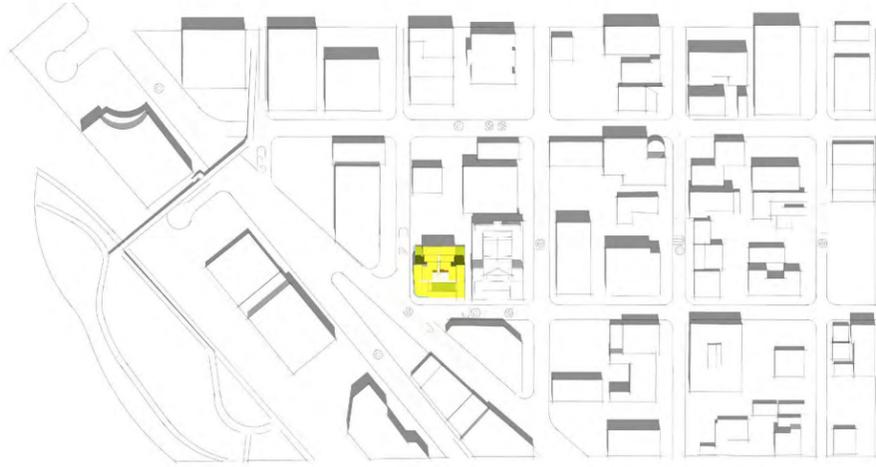


SOLAR STUDIES summer solstice

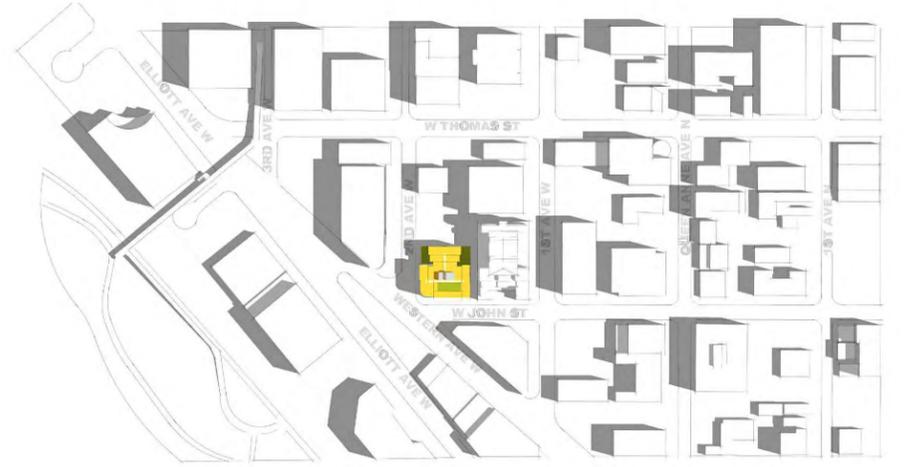
OPTION 1



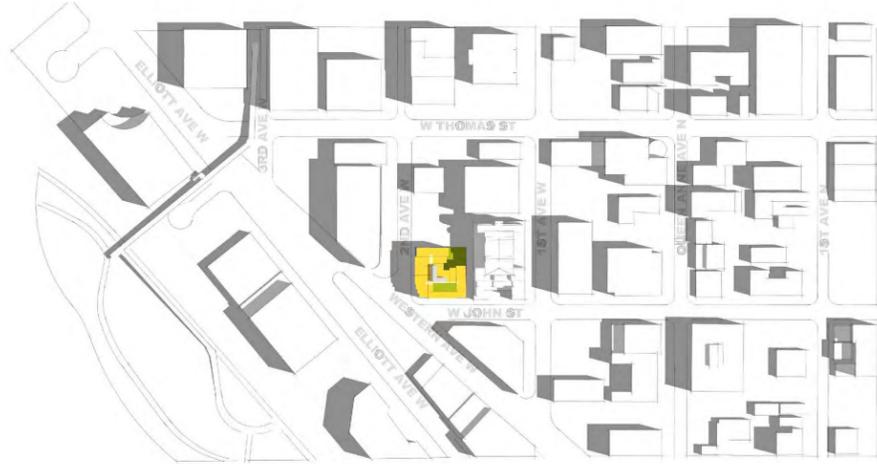
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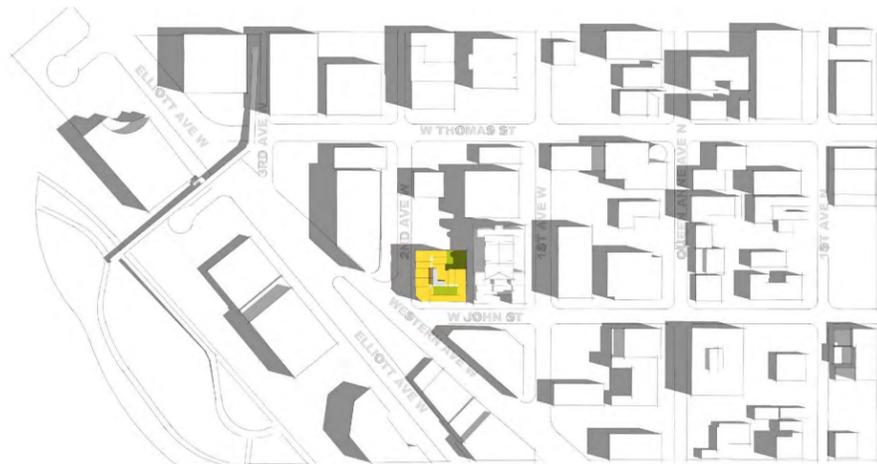
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OPTION 2

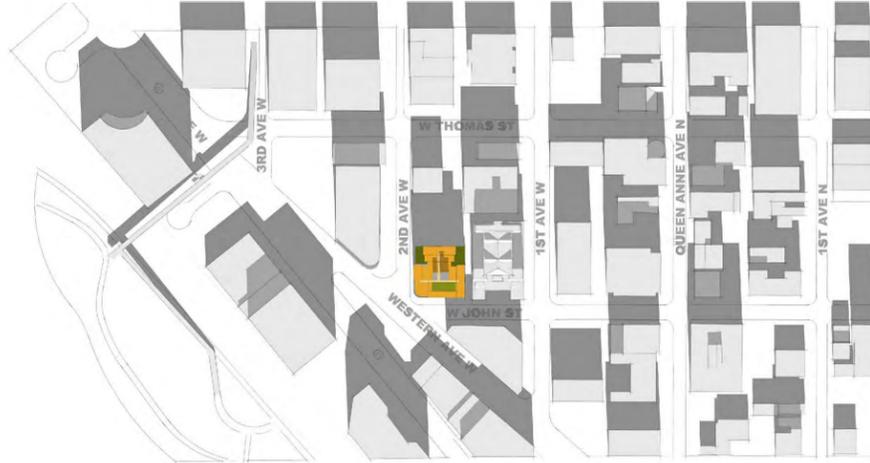


OPTION 3

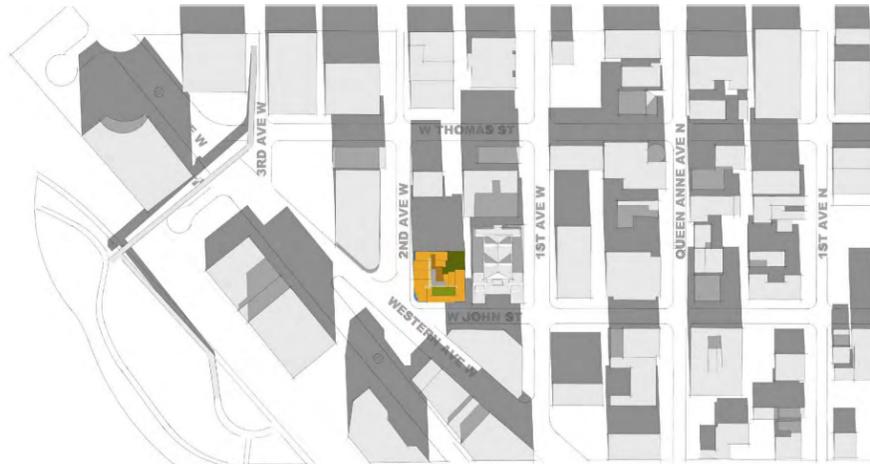




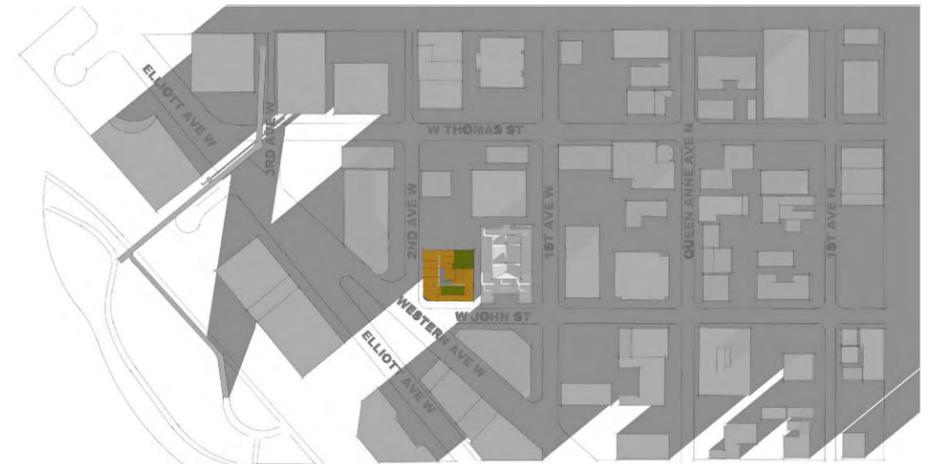
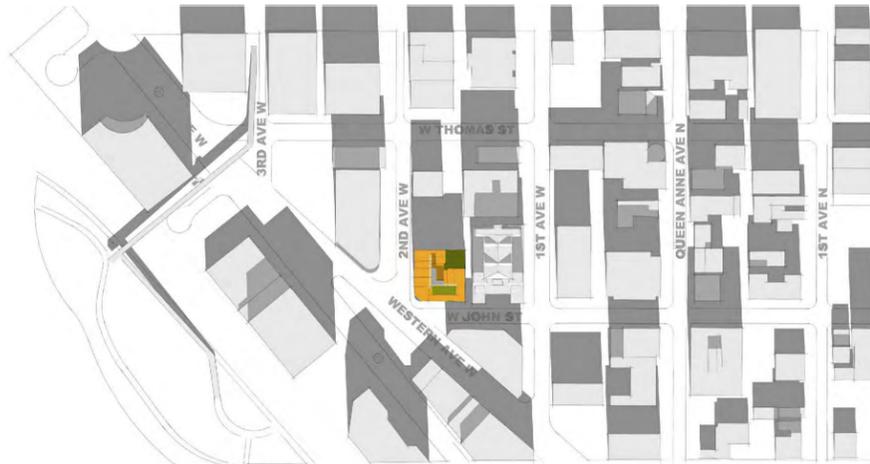
OPTION 1



OPTION 2



OPTION 3



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CONCEPTUAL IMAGE - view looking northeast

DC2.Ii
VERTICAL MASSING IS SUBDIVIDED TO CREATE SECONDARY HORIZONTAL RHYTHM.

CS2.IV.ii
FACADES ARE DIVIDED INTO SMALLER MASSING, REINFORCING HORIZONTAL RHYTHM

PL.1, PL.3.ii
CANOPIES PROVIDE PEDESTRIANS WEATHER PROTECTION AND WAYFINDING MARKER

PL.4
VEHICULAR ACCESS IS LIMITED TO ONE POINT OF ENTRY/EXIT

CS2.II.ii
PLANTING STRIP AREAS ENHANCE NEARBY NEIGHBORHOOD LANDSCAPING STANDARDS

CS2.III.i
BUILDING EXTENDS TO PROPERTY LINE, RESIDENTIAL CORNER AMENITY PROMOTES ACTIVITY



DC2.Ii
STOREFRONT TRANSPARENCY AT COMMERCIAL LIVE/WORK UNITS & AMENITY SPACE ENGAGE THE SIDEWALK & ACTIVATES THE STREETScape ALONG THE ENTIRE FRONTAGE

view looking southeast - CONCEPTUAL IMAGE



CS3.I.i
STRONG VERTICAL MASSING & CORNICE, BRICK
ECHOES TO NEIGHBORING ARCHITECTURAL CONTEXT

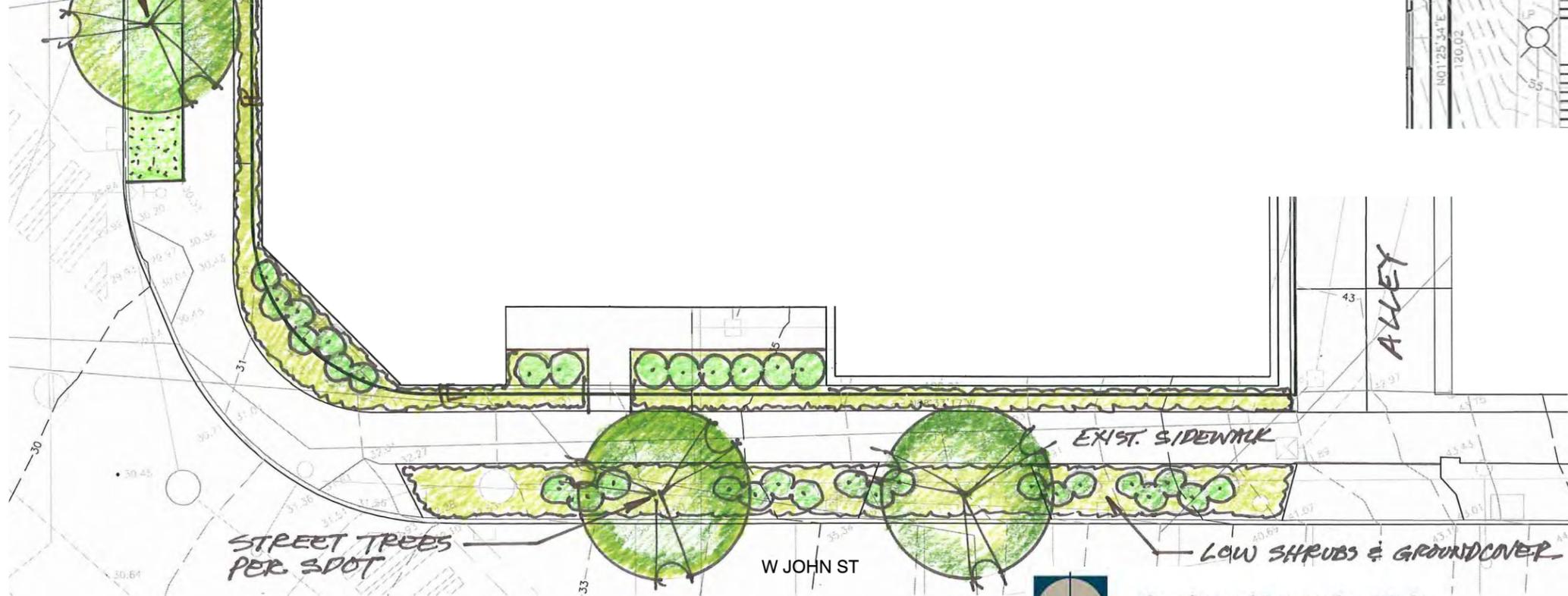
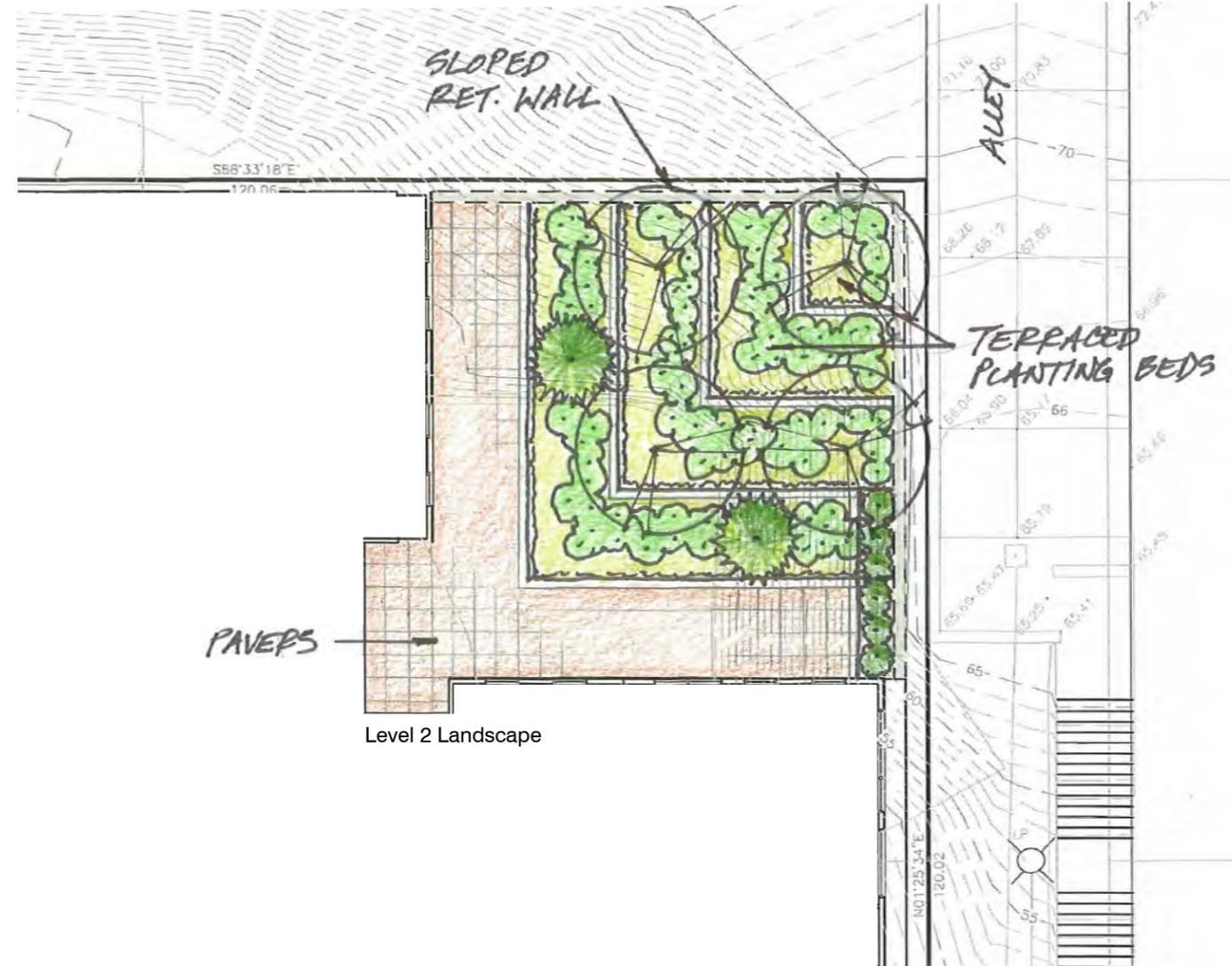
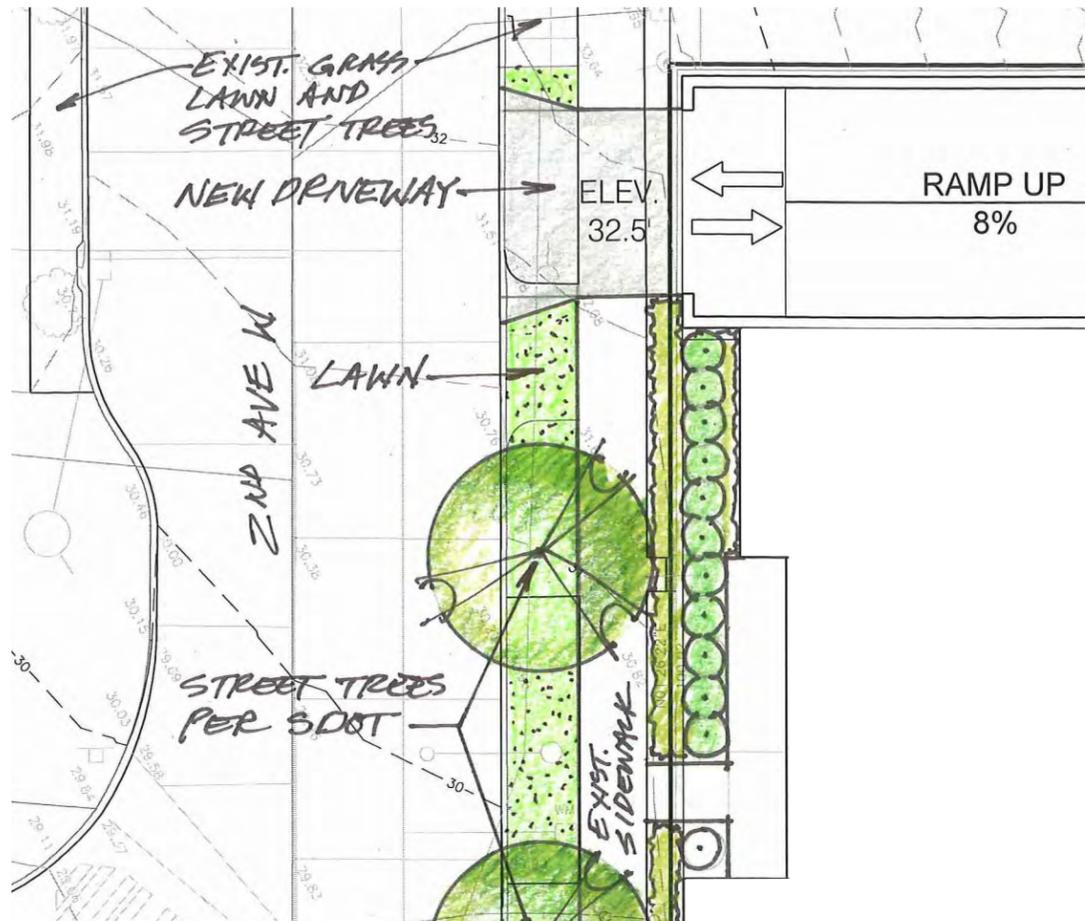
CS2.IV.ii
FACADE ARTICULATION BREAKS UP BUILDING MASS

DC2.II.ii
ZERO LOT LINE WALL (BLANK WALL) TO HAVE
ALTERNATIVE WALL PATTERN

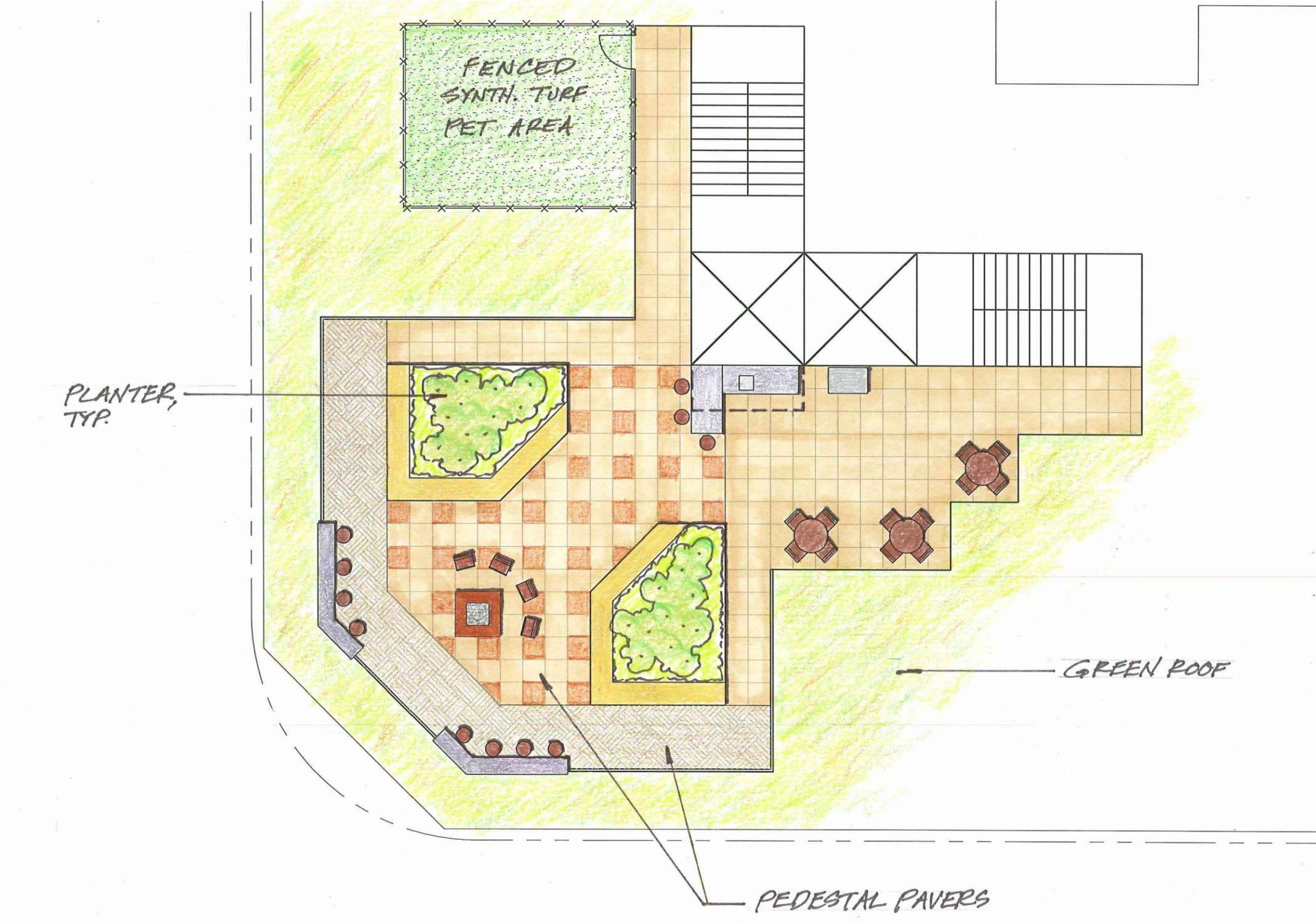
PL2.I
RESIDENTIAL ENTRANCE IS LOCATED ON THE MORE
PEDESTRIAN FRIENDLY STREET.



LANDSCAPING CONCEPT - SITE LEVEL



LANDSCAPING CONCEPT - ROOF LEVEL



DEPARTURE REQUEST existing conditions



VIEW OF EXISTING "ALLEY" FROM WESTERN AVE



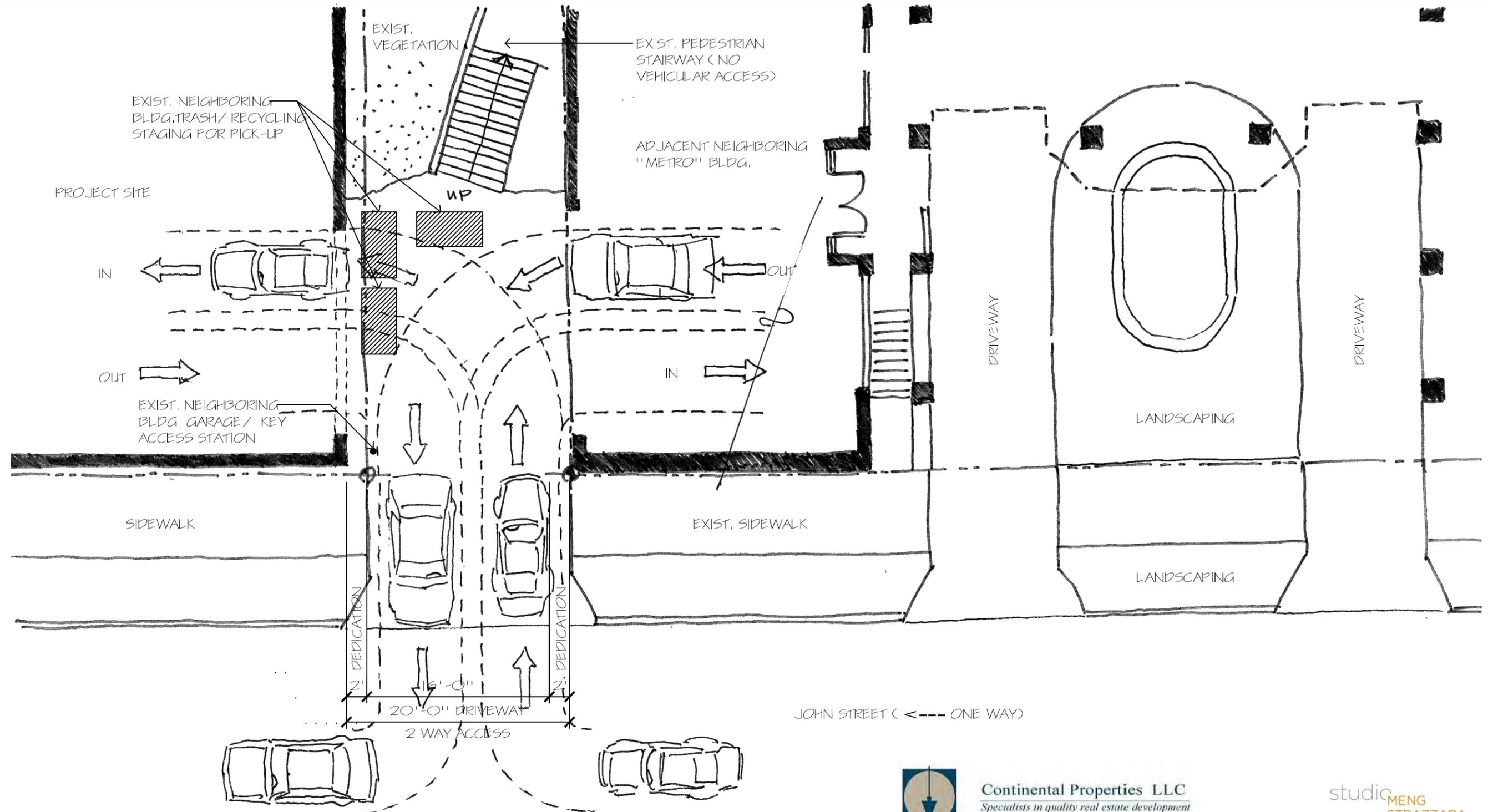
VIEW OF EXISTING "ALLEY" FROM JOHN ST



ENLARGED VIEW OF EXISTING "ALLEY" FROM JOHN ST

DEPARTURE REQUEST

Code Requirement	Departure Request	Explanation for Departure
<p>23.47A.032 - Parking location and access 1.NC zones. a.Access to parking shall be from the alley if the lot abuts an alley improved to the standards of Section 23.53.030.C, or if the Director determines that alley access is feasible and desirable to mitigate parking access impacts.</p>	<p>Allow parking garage access from 2nd Avenue West instead of alley</p>	<p>23.47A.032 - Parking location and access D. Exceptions to parking location and access requirements. 1. Access to off-street parking may be from a street if, due to the relationship of an alley to the street system, use of the alley for parking access would create a significant safety hazard as determined by the Director.</p>



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Studio Meng Strazzara Project Portfolio Examples (Architect)



Jax Apartments, Lower Queen Anne



The Gatsby Apartments, Capitol Hill



Vox Apartments, Capitol Hill



1620 Broadway, Capitol Hill



5601 22nd Ave NW, Ballard



101 Broadway E, Capitol Hill

Queen Anne 2nd Ave PL Portfolio Examples (Developer)



Jax Apartments, Lower Queen Anne



Vox Apartments, Capitol Hill



4th & Central, Kirkland



The Gatsby Apartments, Capitol Hill



Vik Condominiums, Ballard

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