

# 42nd Avenue - Proposed New Residential Construction Project (SDCI #3019962)

SEATTLE DESIGN REVIEW

July 16, 2015 | Early Design Guidance Meeting 1  
November 5, 2015 | Early Design Guidance Meeting 2  
April 21, 2016 | Early Design Guidance Meeting 3



## Table of Contents

- 2. Project Overview
- 3. Vicinity Map
- 4. Site Plan
- 5. Street & Alley Elevations
- 6. Design History
- 7. Mass & Setback Analysis
- 9. Neighborhood Connections
- 10. Proposed Floorplans
- 11. Proposed Elevations
- 12. Massing Studies
- 13. Neighborhood Elevation Analysis
- 14. Design Intent
- 15. Solar Studies
- 16. Open Space Analysis
- 17. Landscaping - Street Level
- 18. Landscaping - Podium Level
- 19. Landscaping - Roof Level
- 20. Clark Design Group Sample Work

PROJECT OVERVIEW

Project Description: This proposal is for a 6-story residential building with ground floor retail and parking. One level of parking will be provided below grade. Access to parking will be from the alley on the east side of the building.

SDCI Project Number: 3019962

Parcel Numbers: 0952006565, 0952006580

Zones: NC3-65 (Neighborhood Commercial 3- 65); NC3-85 (Neighborhood Commercial 3- 85)

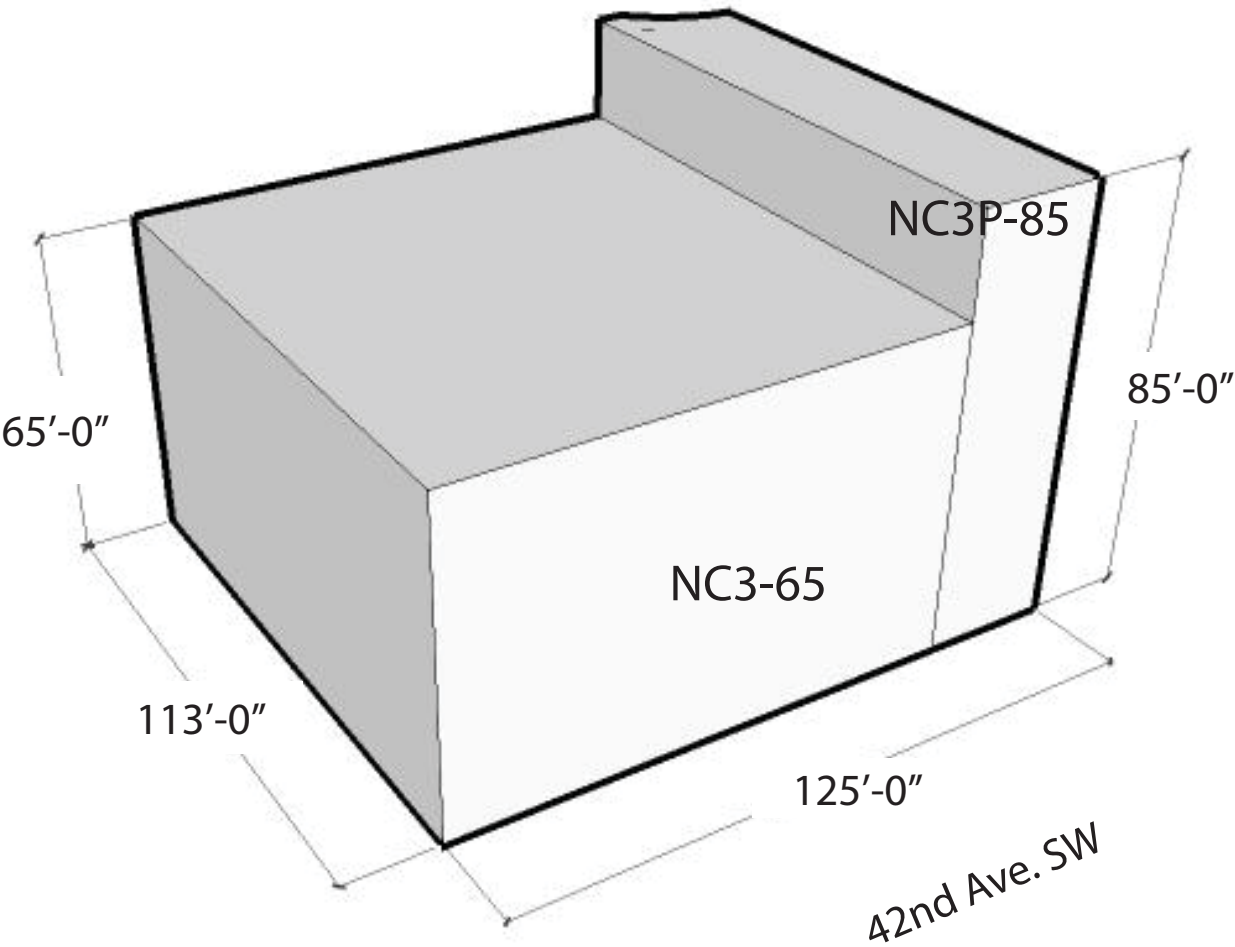
Overlays: West Seattle Junction (Hub Urban Village), Pedestrian (85’ zone only)

Total Lot Area: 13,985 SF

Adjacent Properties: The property is adjacent to a five story mixed use residential building to the south, a one story single family home to the north, and several townhomes to the east, separated from the property by an alley.

FAR: 23.48.009 Table A	NC3-65'	NC3P-85'
	4.75	5.5
Height Limit: 23.47A.012	65'	85'
	4' additional allowed for parapets	4' additional allowed for parapets & shed roofs
	15' additional for mech. equipment	15' additional for mech. equipment
	16' additional allowed for stair/elevator	16' additional allowed for stair/elevator
Amenity Area: 23.47A.024	5% of total gross residential floor area	5% of total gross residential floor area
Permitted Uses: 23.47A.004 Table A	Residential, Retail, Office	
	Residential	51,935 sf (54 units)
	Commercial	5,036 sf
	Parking	20,743 sf (50 stalls)
	Amenity	850 sf
	Total	78,564 sf

- Street Level Development Standards: SLUC 23.48.014
- Basic Street-Level Requirements:
- Blank segments of the street-facing facade between 2'-8' above sidewalk may not exceed 20' in width.
  - Total of blank facade segments may not exceed 40% of the width of a street-facing facade.
  - Street- level street-facing facades shall be located within 10' of the street lot line unless wider sidewalks, plaza landscaped or open space is provided.
- Non-Residential Street-Level Requirements:
- 60% of the street-facing facade between 2'-8' above the sidewalk shall be transparent.
  - Non-residential uses shall extend 30' deep average, 15' minimum deep from the street-level, street-facing facade
  - Non-residential uses at street level shall have a minimum floor-to-floor height of 13'





VICINITY MAP



1 Capco Plaza



2 Oregon 42



3 Junction 47



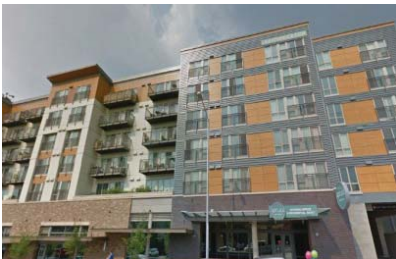
4 4730 California



5 Broadstone Sky



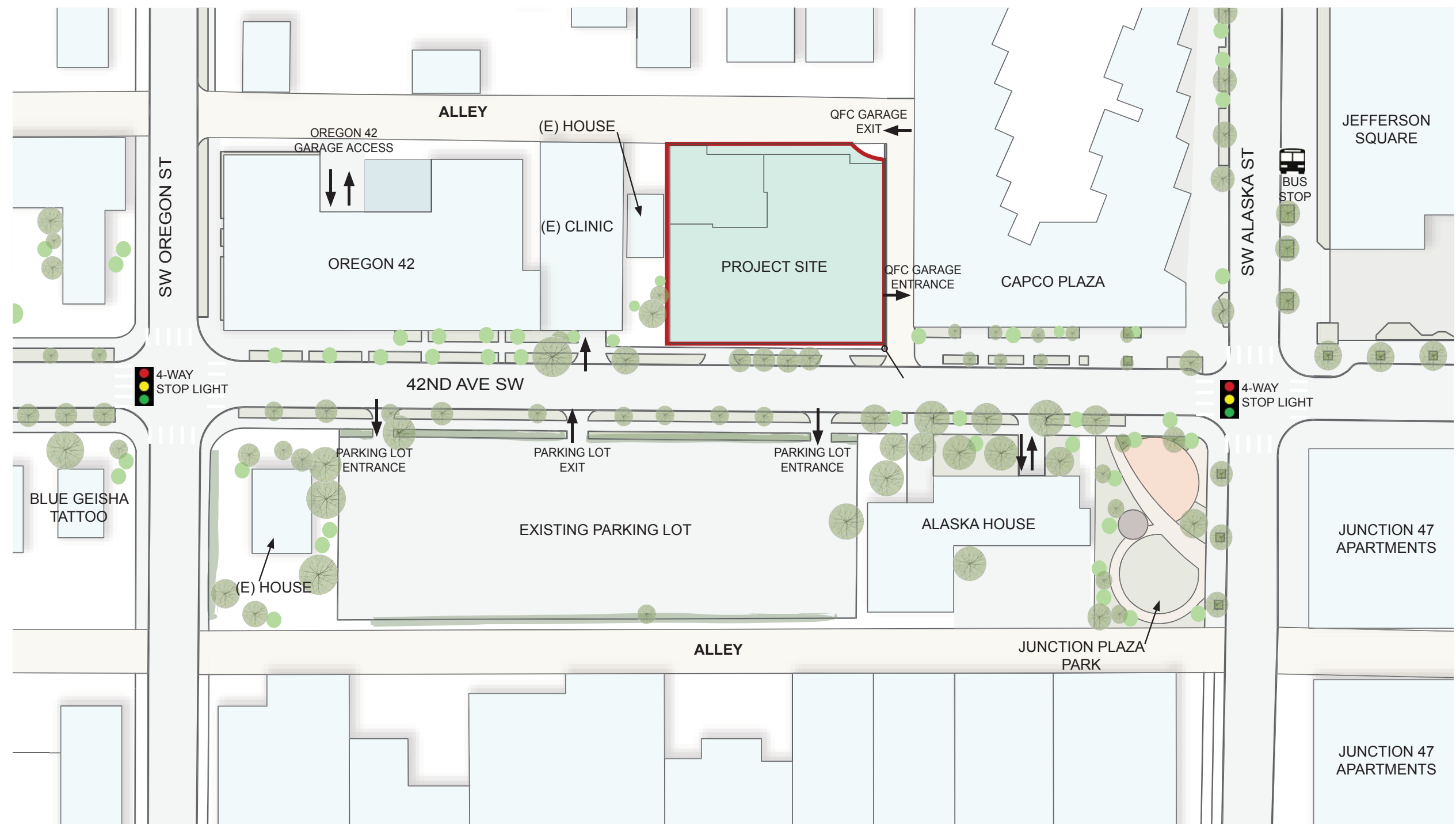
6 The Whittaker



7 Spruce West Seattle

- ● ● Pedestrian Connectors
- — — Commercial Core Boundary
- Bus Stop

- NC-65 Zone (NC2 or NC3)
- NC3P-65 Zone
- NC-85 Zone (NC2 or NC3)
- NC3P-85 Zone
- SF Zone
- NC3-40 Zone
- LR Zones





# STREET & ALLEY ELEVATIONS



**East Alley**

- 2 and 3 story townhomes, approximately 20-30’ in height
- Main vehicle access and pedestrian entries from alley
- Bedrooms facing onto alley



**South Alley**

- “Tunnel” easement between elevations 323.83’ and 355’ (development rights above 355’ owned by CapCo)
- Main vehicle access for garage serving QFC and Petco
- Very narrow, limited visibility

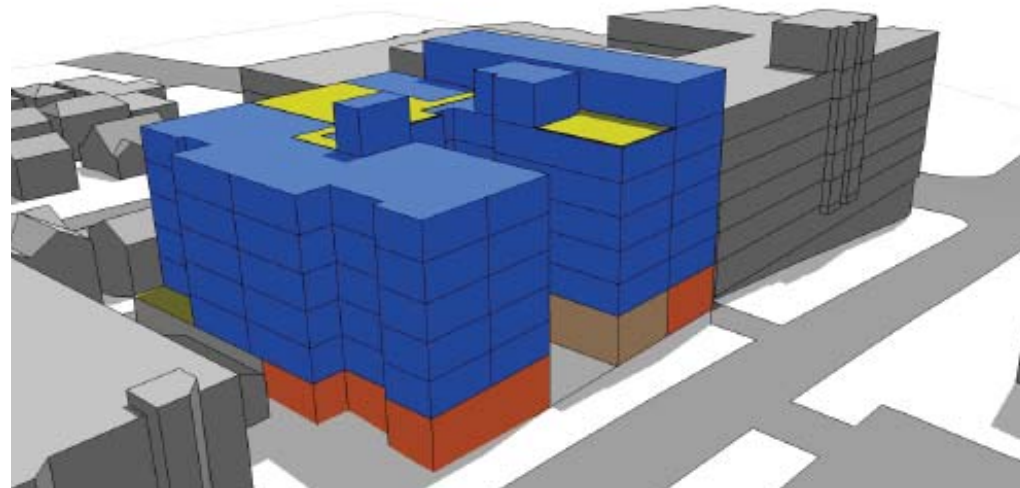


**42nd Avenue SW**

- Primary elevation and entry for Oregon 42, Medical/Dental Building, single residence and Alta Mira Apartments
- Lots of trees and plantings, generous width green strip buffer between sidewalk and street
- Very little pedestrian traffic except for people accessing Oregon 42 or Medical/Dental



## EDG 1



### Design Summary

Scheme includes a landscape courtyard / open space at grade on the west facing street facade. This courtyard will tie in with the adjacent sidewalk providing a relief in the facade and direct pedestrian access to the primary building entrance. This courtyard will receive good natural sun light in the afternoon and evenings. Additional parking provided and Roof terrace has great views to downtown Seattle.

### Board Comments

- Appreciated notches at the NE and NW corners minimized bulk impacts on the structure to north
- Enhanced massing solution with main landscaped open space facing the street with direction connection to pedestrian environment
- Break in the street wall facade adds visual interest to 42nd Ave SW
- Supportive to reinforce positive aspects of the urban street wall in relation to nearby Oregon 42 building

## EDG 2

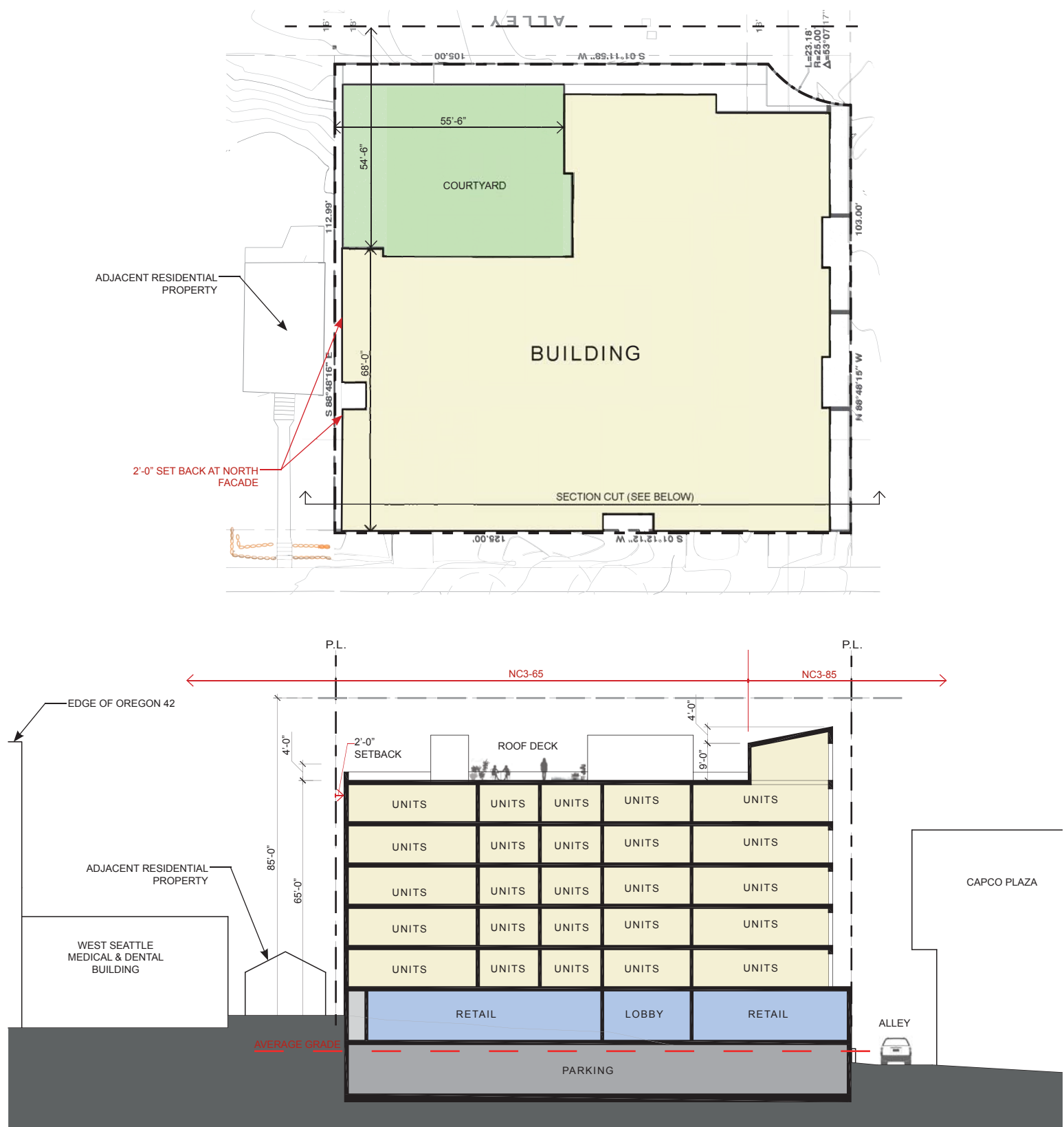


### Design Summary

Setbacks at the N property line provide light and air to the adjacent property. The west facade fronts 42nd Ave. SW while enhancing the pedestrian experience with overhead weather protection, a covered entry courtyard and contextual materials. The eastern facade is setback twice creating two levels of terraces. A deep courtyard on the eastern edge allows additional relief for the adjacent LR-3 neighborhood.

### Board Comments

- The board was concerned with parking access and services in regards to safety and visual impacts
- Supported a strong urban edge with no upper setbacks at 42nd Ave.
- Supported zoning setbacks on E as a transition to the LR3 zone and supported moving open space to NE corner of site.
- The board felt that the north facade should demonstrate greater sensitivity to existing context



The massing of the building is greatly influenced by the zoning utilizing a taller more prominent volume at the NC3-85 zone and a lower more horizontal volume for the NC3-65 zone. This also reflects the original site platting pattern of the property. The proposed design will have a defined retail podium, mid-level, and upper level, similar to adjacent new construction. As a major mid-block structure, the building will continue the existing rhythm of “stepping” down the block, as established by these adjacent structures.

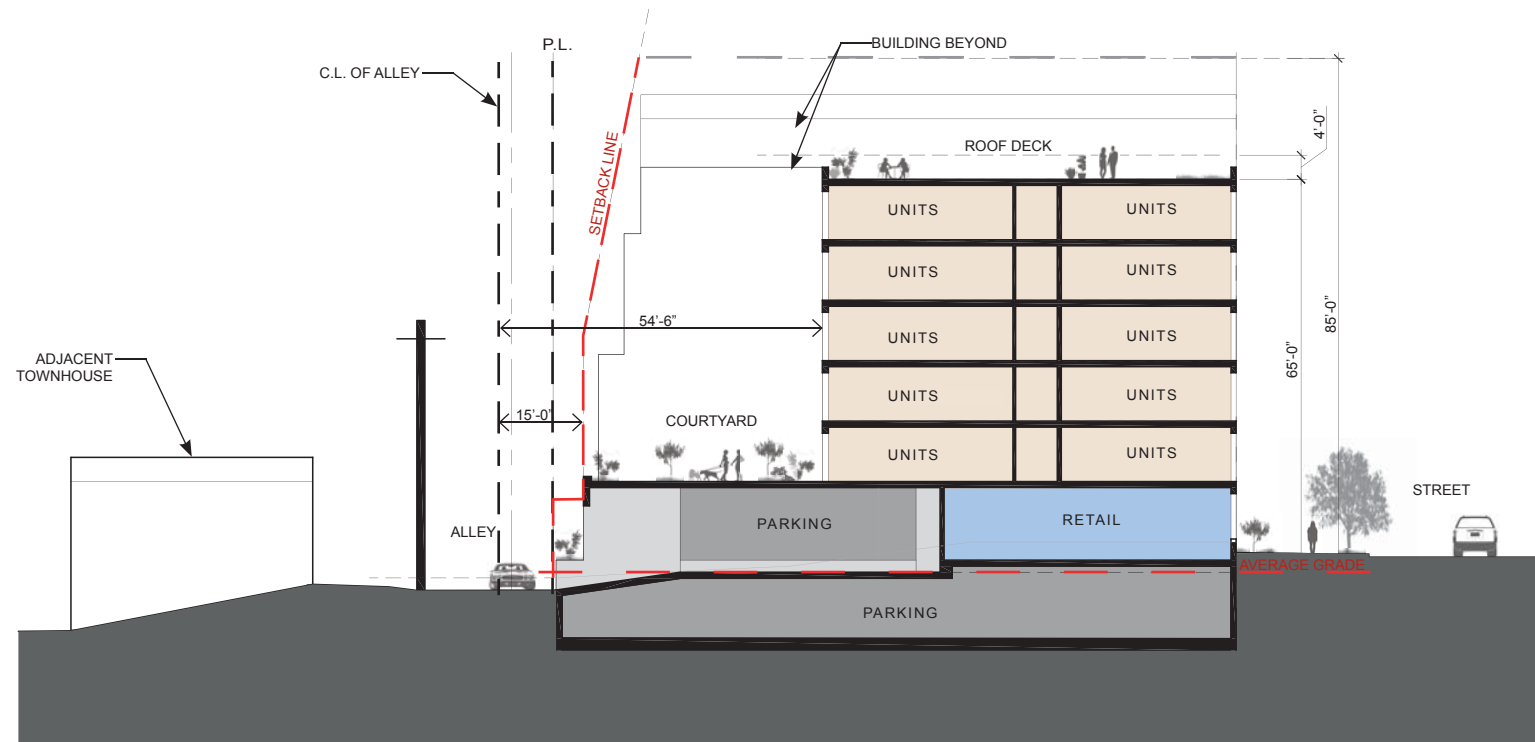
**The Board noted that a generous north setback is crucial for providing adequate access to light and air for the north-facing units and the adjacent site. The Board felt that the proposed 2'-0" setback and the 6'-6" modulated recesses were minimal, and suggested providing alternatives that explore a thoughtful massing response. (CS2-B, CS2-D, CS3-A, PL1-A, DC2-A, DC2-B, DC3-B)**

The north facade area has been reduced to nearly half the depth of the site out of sensitivity to the property to the north. The large courtyard has been relocated to the northeastern corner of the site to allow this property greater access to light and air.

**The Board agreed that the proposed modulation is not essential to reducing the perceived height, bulk and scale of the north facade. This facade could be simple yet well-composed, and should incorporate a larger setback. (CS2-B, CS2-D, CS3-A, PL1-A, DC2-A, DC2-B, DC3-B)** As the northern facade has been significantly reduced in area, we are maintaining the 2'-0" setback from the northern property line and are incorporating some modulation to provide additional visual interest. The new location for the courtyard also provides a more respectful transition between the northern property and the proposed building, while accommodating needs for privacy and open space for everyone.

# MASS & SETBACK ANALYSIS

8



**The Board agreed that the proposed massing at the alley respects the sensitive transition to the LR3 zone by providing adequate access to light and air and reducing the perceived height, bulk and scale of the east facade. (CS2-D, CS2-III)**

The courtyard is maintained, but moved to the northeast corner. All setbacks between zones and adjacent properties have either been met or surpassed.

**The Board supported the central courtyard as it provides a break in the massing, further reducing the perceived bulk and scale of the east facade. (CS1-D)**

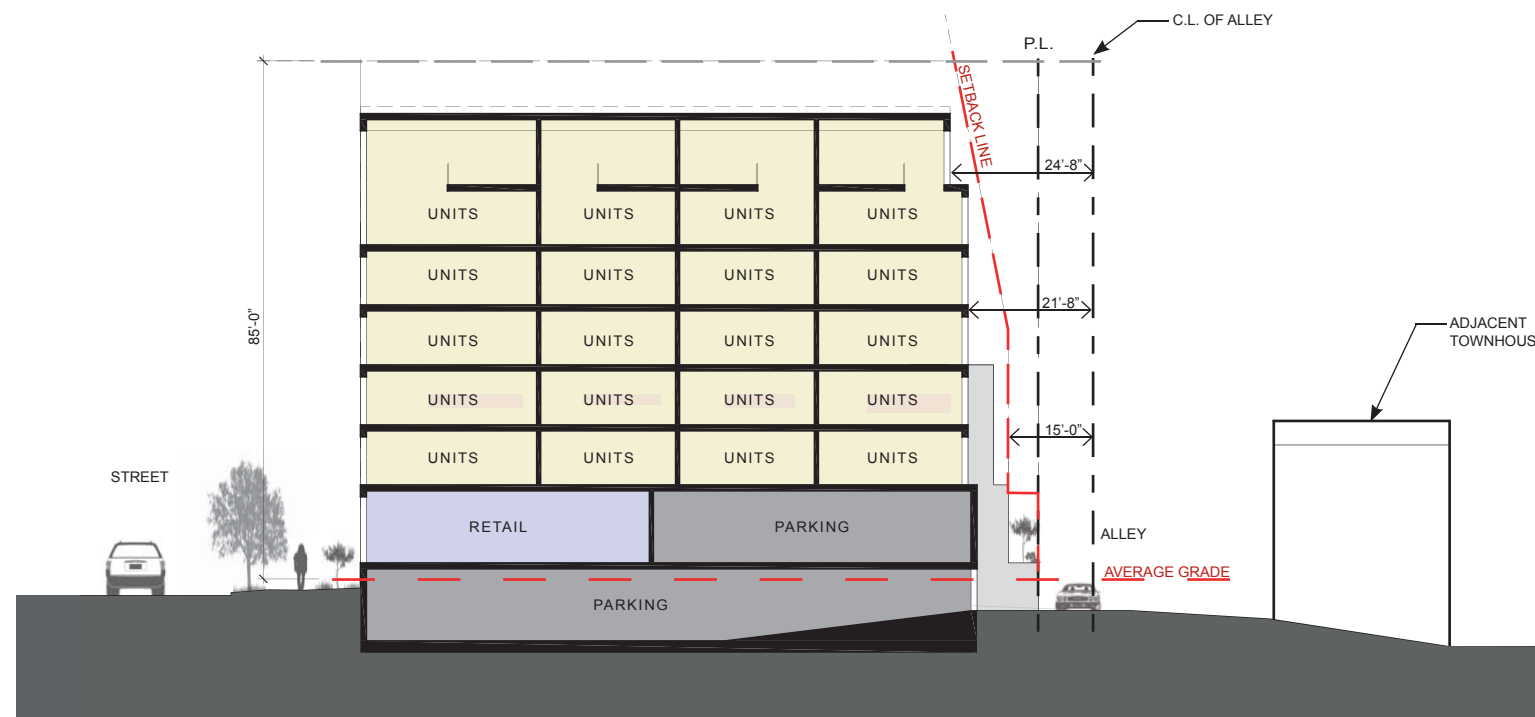
An open courtyard space was created at the northeast corner of the site providing a break in the massing and allowing adjacent LR zones greater access to light and air and creating a transition from the commercial zoning to the residential zoning. The open courtyard space was created by stepping the eastern facade of the building back from the center of the rear alley by 55', reducing the impact of the building massing and allowing more sunlight access for the property to the north.

**The Board felt that the north facade should demonstrate greater sensitivity to existing context and potential development by providing adequate access to light and air and relief in massing. (DC2-B)**

In order to allow the property to the north to have more access to light and air, the courtyard was located at the north eastern corner of the site and the east facade is held back nearly 55' from the centerline of the alley. The north facade is held back 2'-0" minimum from the northern property line and units have been oriented to minimize openings along the north facade.

**The Board supported stepping back the massing at the upper levels at the east facade, as it increases access to light and air for the LR3 zone and helps to reduce the perceived height and bulk of the structure. (CS2-D, CS2-III)**

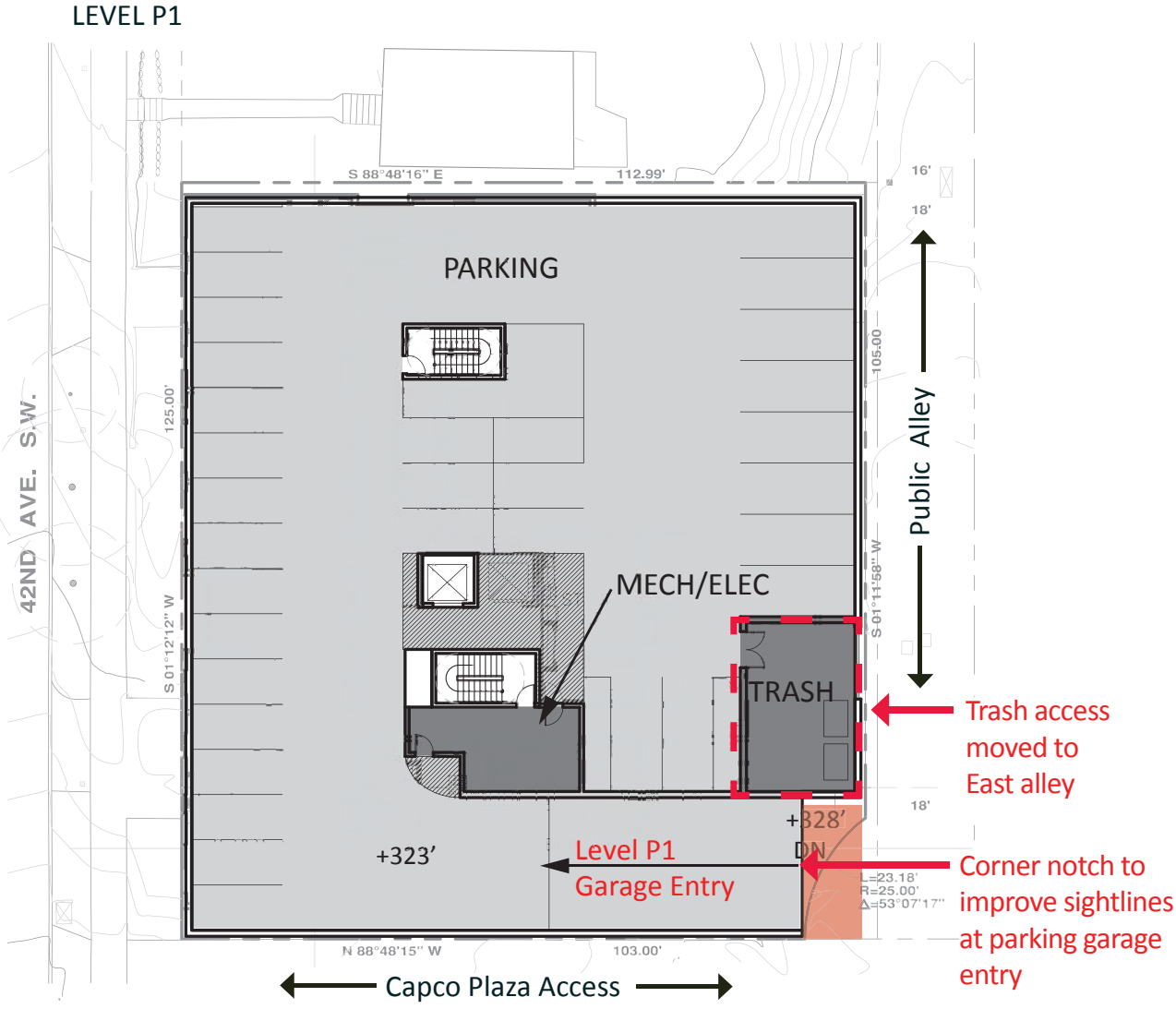
The building massing complies with all required setbacks between commercial zones and residential zones and provides landscaping and a courtyard space along the eastern property line to minimize the impact of the massing on the residents of the LR3 zone.





The Board noted that the alley is heavily used by pedestrians and cars, and was concerned about the proposed locations for parking access and service uses in regards to safety and visual impacts. (DC1-B, DC1-C, DC1-I)

Parking access has been revised so there are two entrances off the east alley creating separation between the public alley and Capco Plaza Alley.

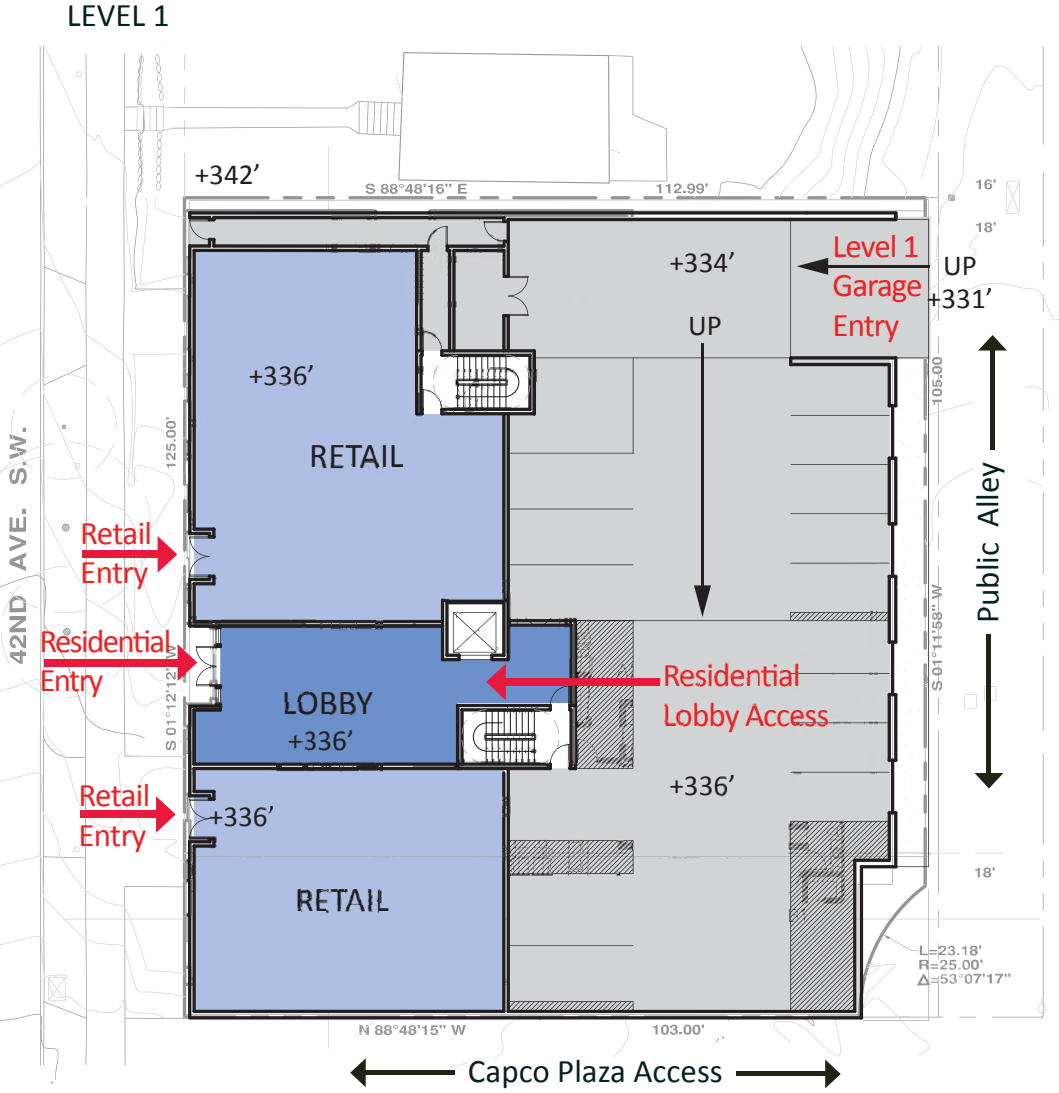


The Board supported the notch at the SE corner to improve sightlines for vehicles maneuvering the corner. (DC1-B)

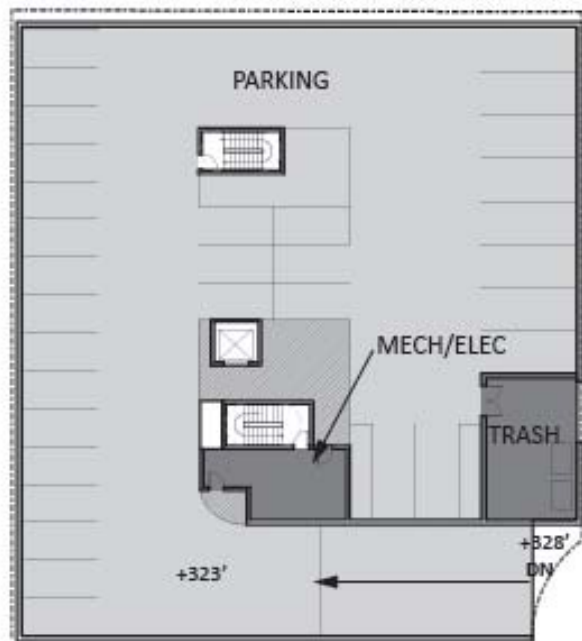
Notch has been maintained to improve vehicle safety at the SE corner.

The Board requested the location of trash pickup be moved to east side of garage. (DC1-C)

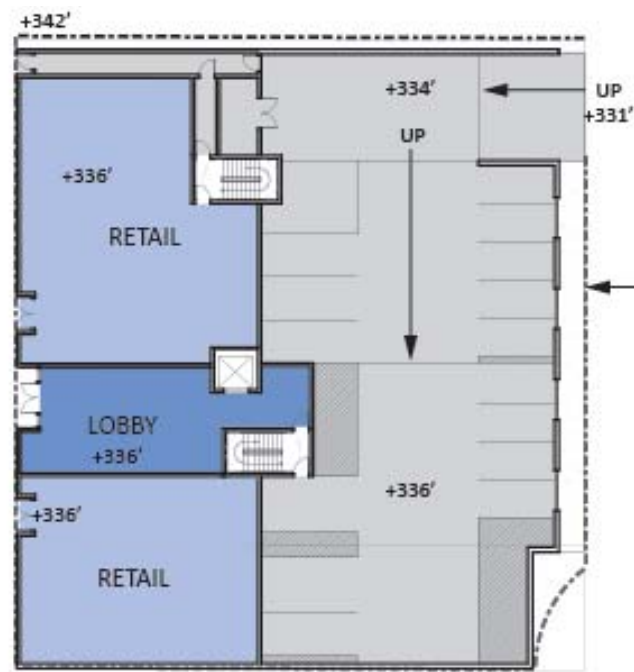
Trash pickup has been moved to east side of garage and has a roll-up door on alley.



PROPOSED FLOOR PLANS



Parking Level 1



Ground Level



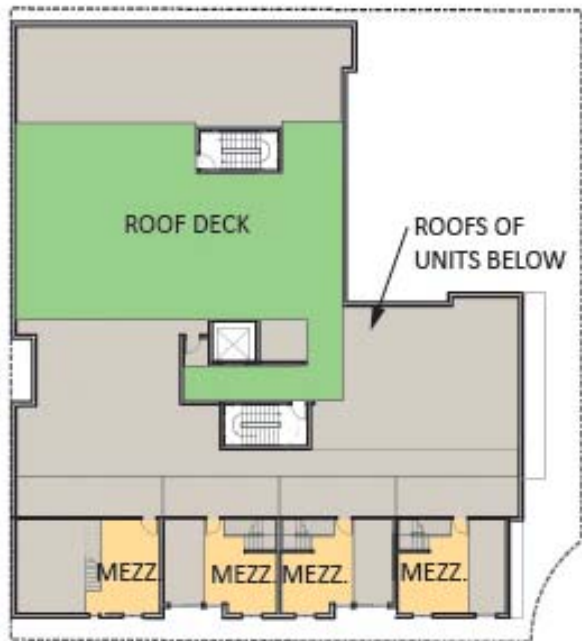
Level 2 & 3



Level 4 & 5



Level 6



Roof Level



**The Board supported massing pulled up to the property line along 42nd, indicating that the strong urban edge with no upper setbacks fits the context and responds to the evolving street wall. (CS2-A, CS2-C, CS2-I, CS2-D, DC2-I, DC4-D)**

Massing has been pulled to the property line along 42nd. The only setback occurs as a 4'-0" setback above the entry. Balconies within the setback reinforce the urban edge and put eyes on the street.

**The Board supported activating the street with continuous retail uses**

With the exception of the residential entry, the entire street-facing facade will be commercial use.

**The Board was concerned with the proposed 10' recess at the residential lobby**

The recess has been reduced to 4'-0" at the residential lobby.



WEST ELEVATION

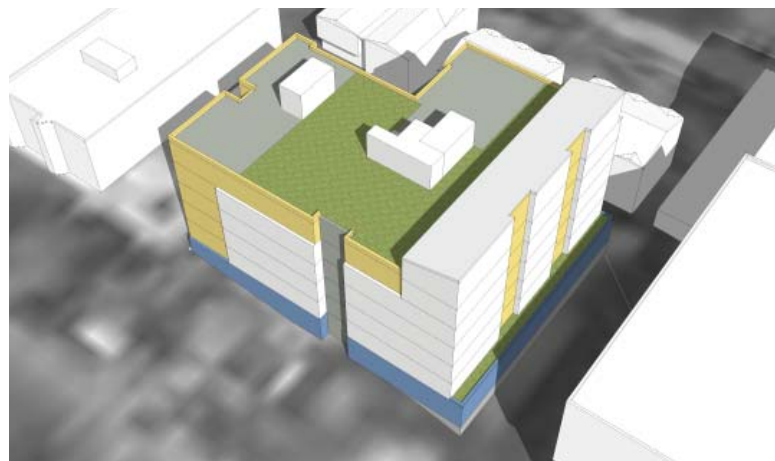
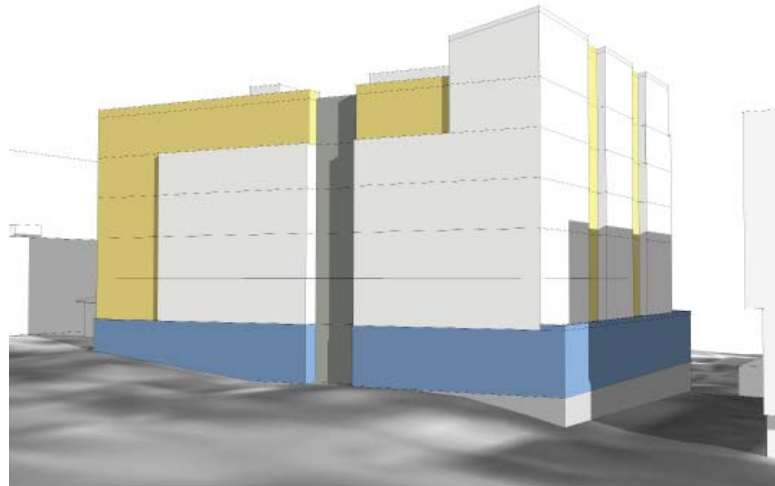
## Option 1

### Pros:

- Prominent SW corner enhances 85' zone massing, and wraps north to connect the overall building mass.
- Recessed entry feature breaks down larger building mass, highlights public entry.
- "L" form adds depth to facade, defines penthouse level.

### Cons:

- Corner mass feels heavy and bulky.
- Secondary massing feels out of proportion with main massing, loses presence.



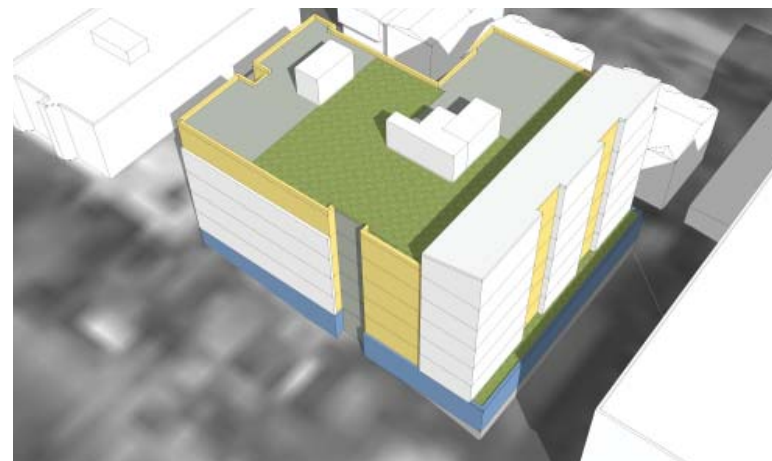
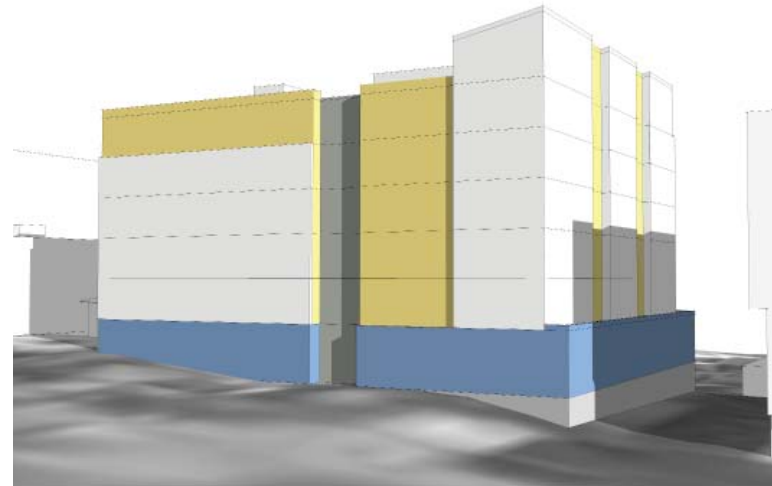
## Option 2

### Pros:

- Single SW corner mass increases prominence.
- Recessed entry feature breaks down larger building mass, highlights public entry.
- Building halves convey vertically vs horizontally reinforced geometries.

### Cons:

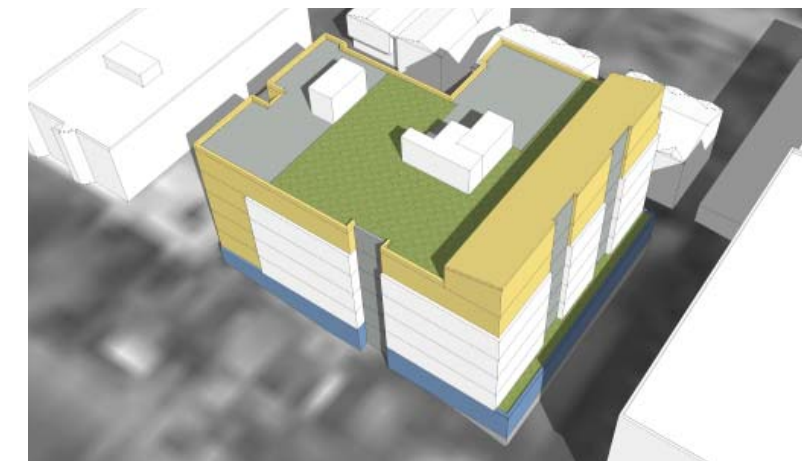
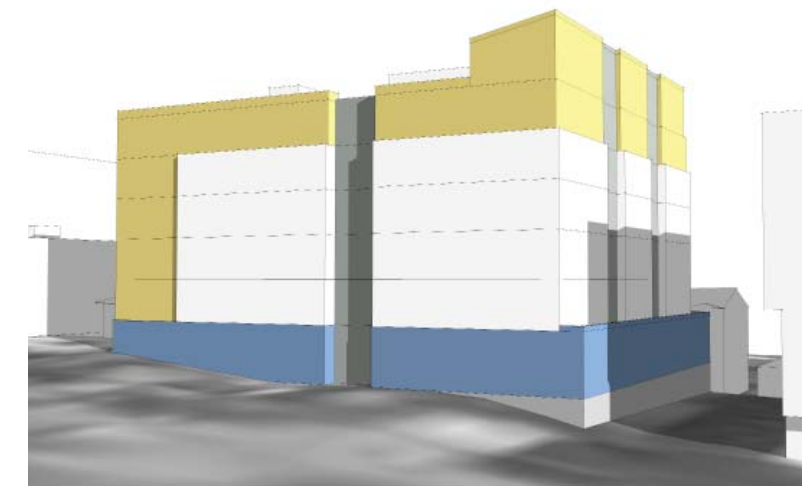
- Entry splits massing at poor location, building halves feel unrelated.
- Southern mass lacks defined tiers.



## Option 3 - Preferred

### Pros:

- Verticality of the building is broken down by isolating the penthouse level.
- Distinguishable base, middle and upper tiers.
- Recessed entry feature breaks down larger building mass, highlights public entry.
- Penthouse massing wraps into "L" geometry, defining the NE corner.
- Varying geometries allow for multiple opening types, connecting to both Oregon 42 and CapCo buildings.







- Orientation is focused to East and West, with the main resident entry to the West.
- Vehicle garage is accessed from the alley, off Oregon St.
- Primary facade elements is the white “frame”, unifying the building and emphasizing the different opening types and depths.
- Use of flush bay stacks and “punched” openings to create varying window geometries and groupings.
- Large scale “bar” and “L” geometries wrapping the penthouse levels help ground the structure and reduce the symmetry of the overall building.
- Ground level is set back to give potential outdoor space to the live/work units and the retail spaces.
- Main entry is designated by large central geometry created by recessed units above it, and emphasized by an inverted “buttress” component, tying the roof to the ground.

OREGON 42

- Orientation is focused to East, West and South. Main apartment entry is to the West. QFC main entry at the SW corner.
- Vehicle garage for QFC and Petco is accessed from the alley, off 42nd Ave SW.
- Primary facade elements is a metal panel and brick facade, broken up by glazing.
- Use of flush window stacks to create vertical ribbons, breaking up the brick and metal, emphasizes the contrast between the transparent and opaque.
- No major geometries except for monolithic “bay” above the apartment entry. Emphasizes the entry location, and breaks down the scale of the building.
- Ground level is set back only at the apartment pedestrian entry and the retail entry.
- Non-symmetrical layout of vertical ribbons creates facade movement, increasing towards retail corner to lead the eye and user to the primary retail entry.



ALTA MIRA/CAPCO





Contrasting materials and colors enhance each other.



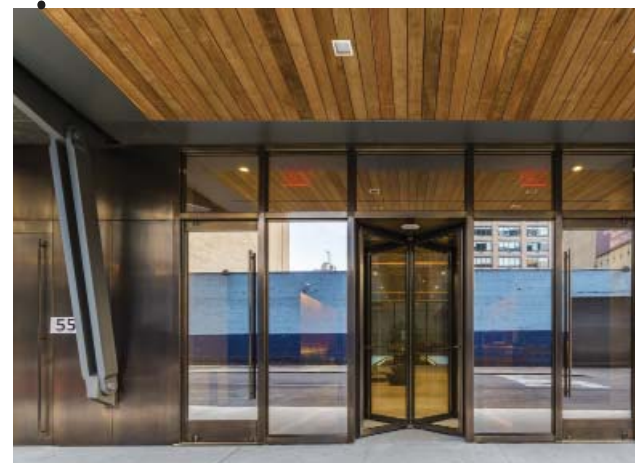
Maximize daylighting, pronounced penthouse tier



Vertical banding to reduce facade scale



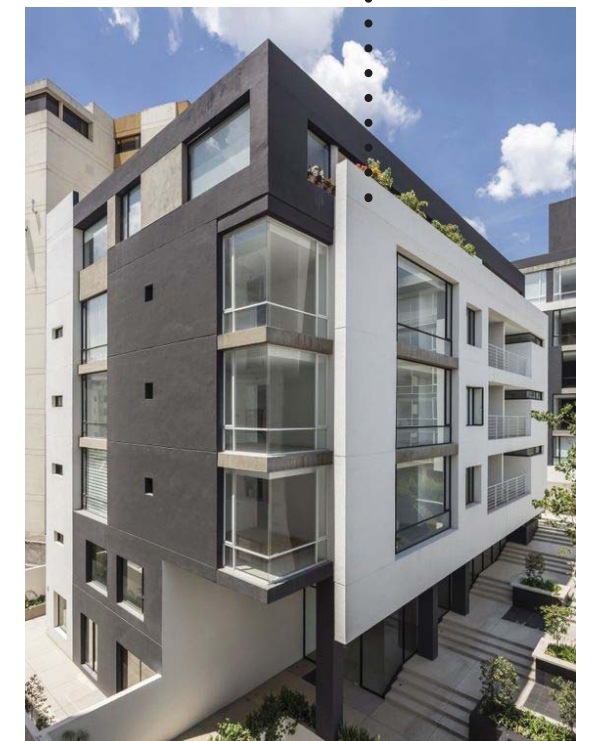
Green sidewalk to promote pedestrian uses outdoor activities.



Rich materials at the pedestrian level encourage interaction



Modern versions of traditional materials

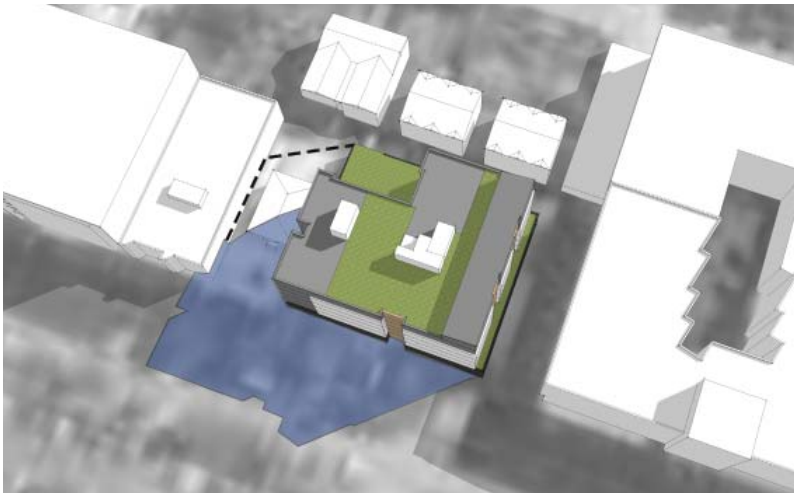


Layered materials to enhance depth

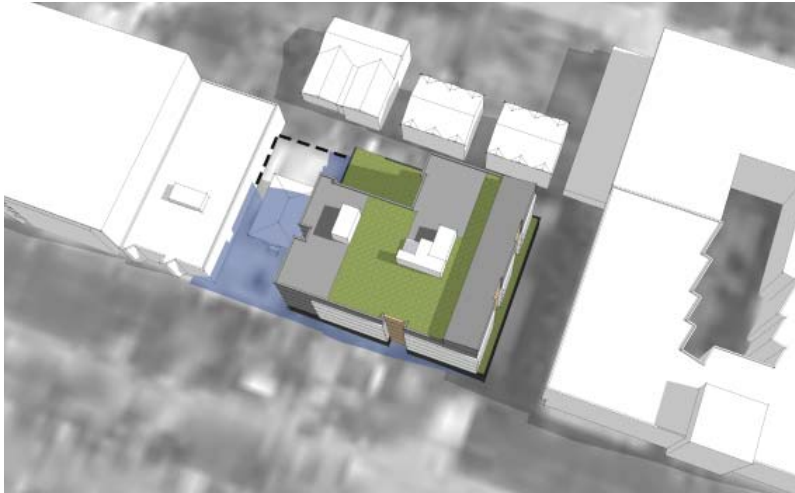


SOLAR STUDIES

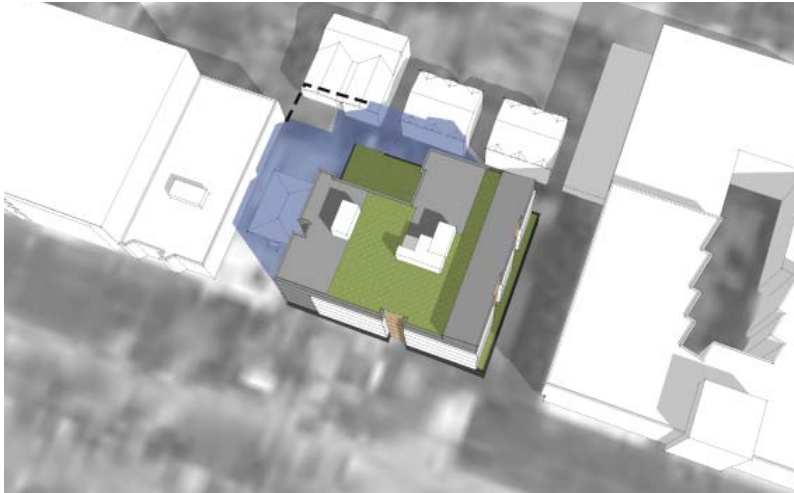
MARCH 21



10AM



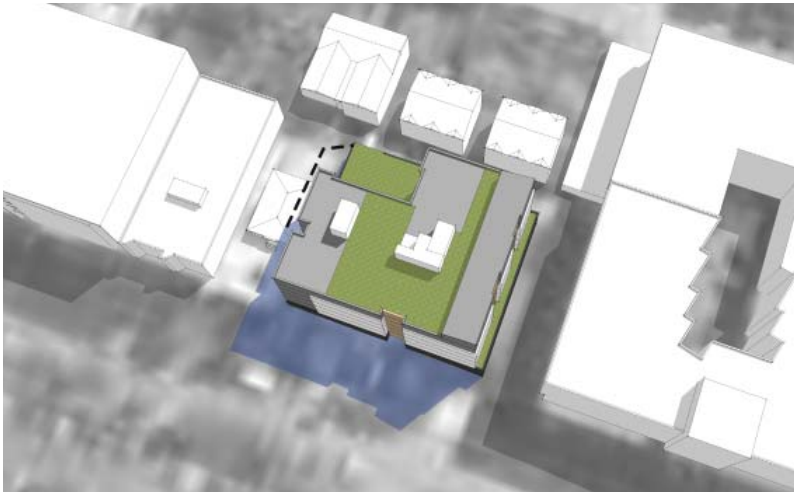
12PM



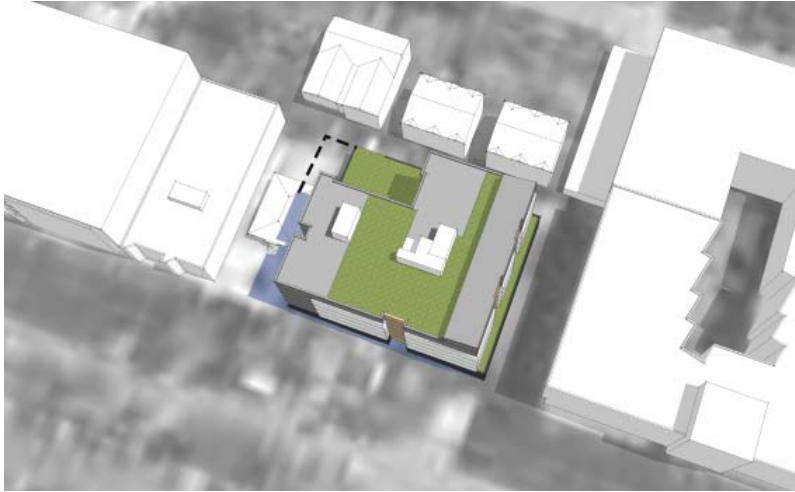
2PM

Shadow previous designs - - - - -

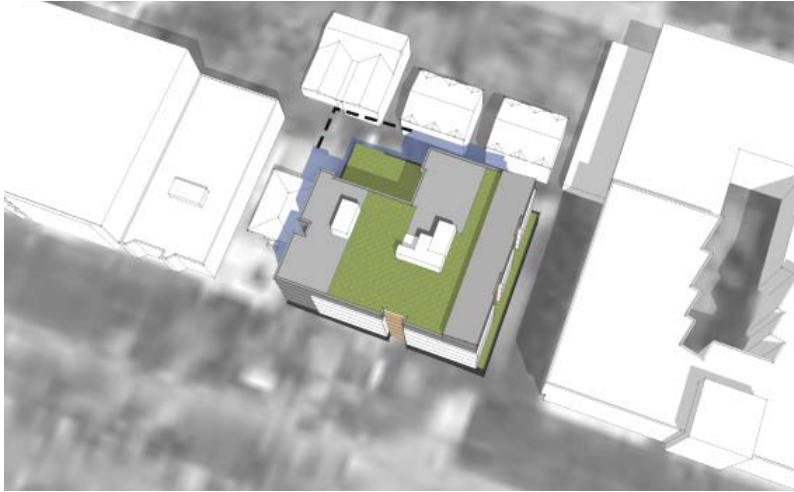
JUNE 21



10AM

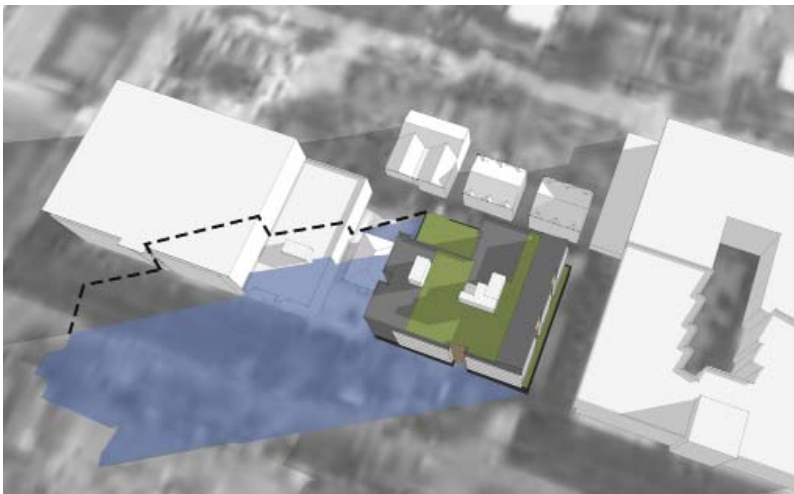


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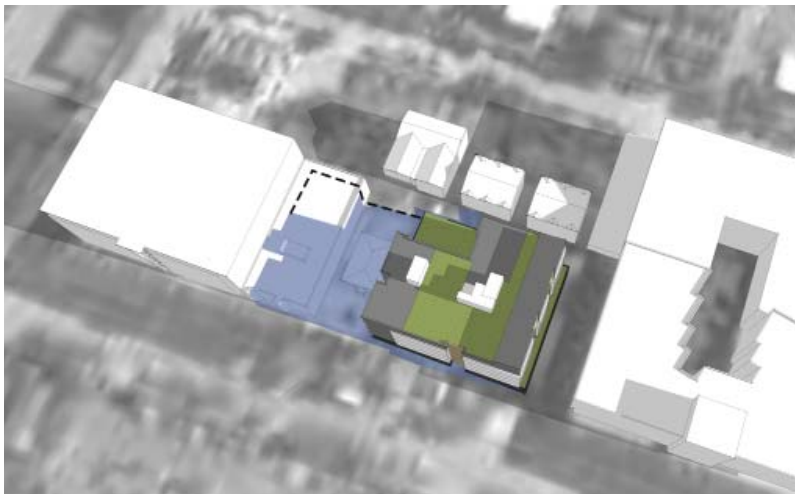


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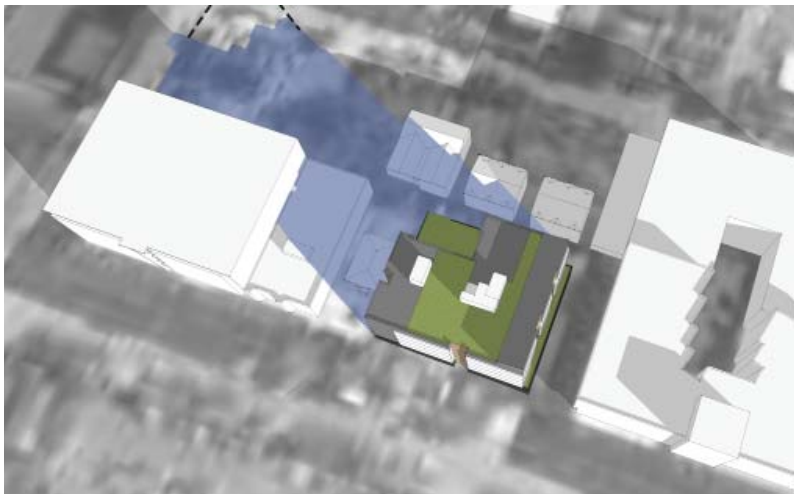
DECEMBER 21



10AM



12PM



2PM



**The board indicated that site planning and massing should result in an urban form that establishes a sense of place and provides open space connectivity (CS1-D, CS2-D, CS2-III)**

Typical of most mid-block developments and mixed use buildings, a strong retail frontage on the ground floor is emphasized through extensive glazing and rhythmic bays typical of other storefronts in the Junction. The southwest corner of the building is emphasized by the taller volumes allowed in the NC3-85 zone on the southern portion of the site which assists in anchoring the building on the site. The lobby entry is recessed allowing for improved pedestrian circulation and provides a transition between the busy sidewalk and building interior as one enters. In order to provide areas for fostering community and a sense of home within the building, two extensive outdoor spaces are provided for building residents and guests: a roof deck and an outdoor courtyard space.



**The board discussed locating on-site open space in a manner that more directly interacts with the streetscape and enhances the pedestrian experience at the sidewalk. (CS2-A, CS2-B, CS3-A, CS3-B, PL1-A, DC2-B)**

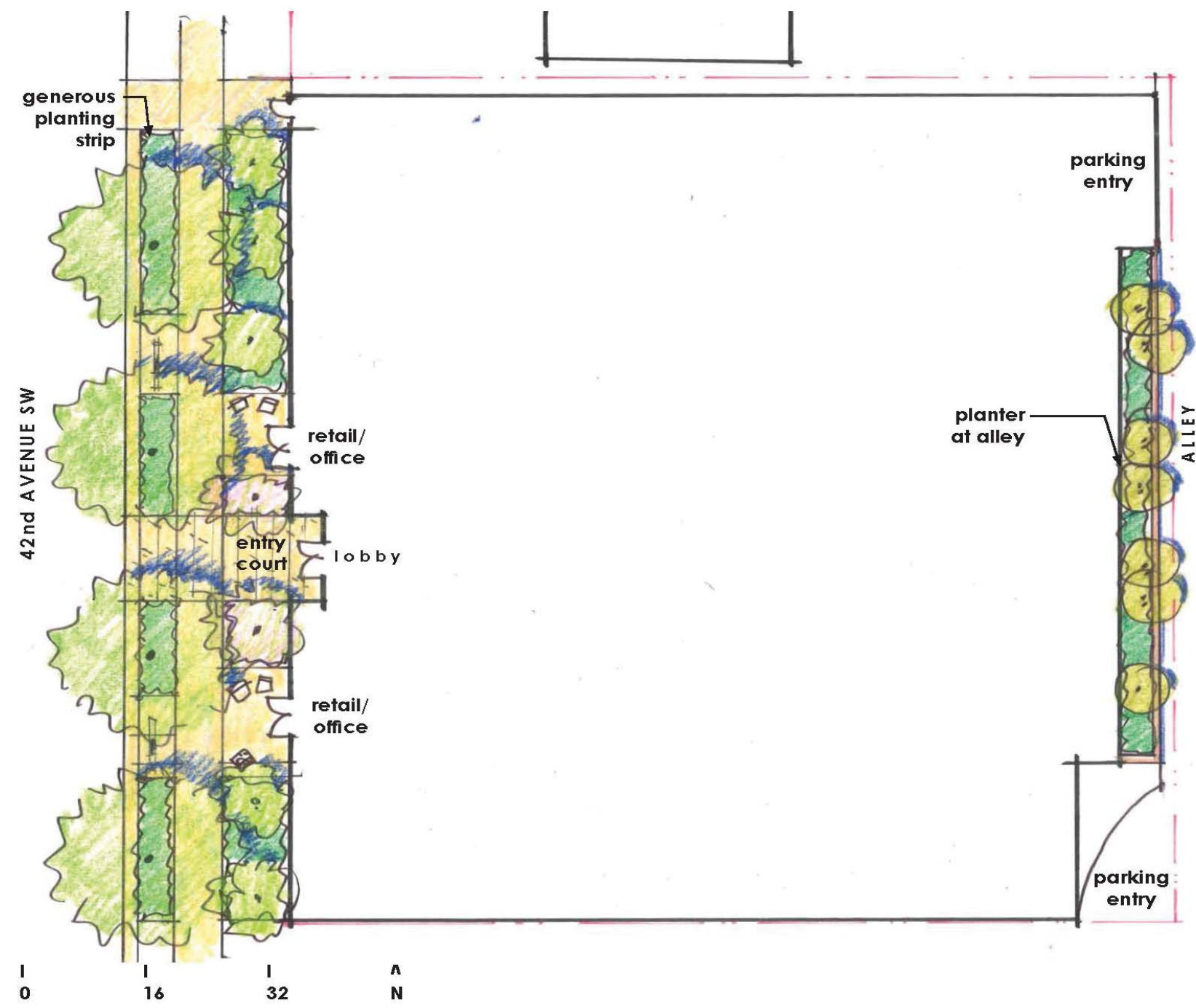
In order to maintain a strong street retail frontage, the building is held at the property line. However, the wide green strip in front of the building will be planted similar to other rhythmic planting areas in the area. The lobby entry for the building is recessed in order to provide more space for circulation in and out of the building, as well as provide a physical delineation of the entry. Both of these moves are consistent with other developments along 42nd and elsewhere in the Junction.

**The board felt that shifting the open space to the NE corner would help reduce bulk & scale. (CS3-B, DC2-A, DC3-A, DC3-B, DC3-C)**

Moving the courtyard space to the NE corner of the building not only helped reduce the bulk and scale and impact of those on the surrounding LR zones, but it also allowed for an opportunity to provide building residents and guests with an additional shared outdoor space and light and air access to neighboring properties.







North, Oregon+42nd transitions residential to retail, w/ 6' sidewalk

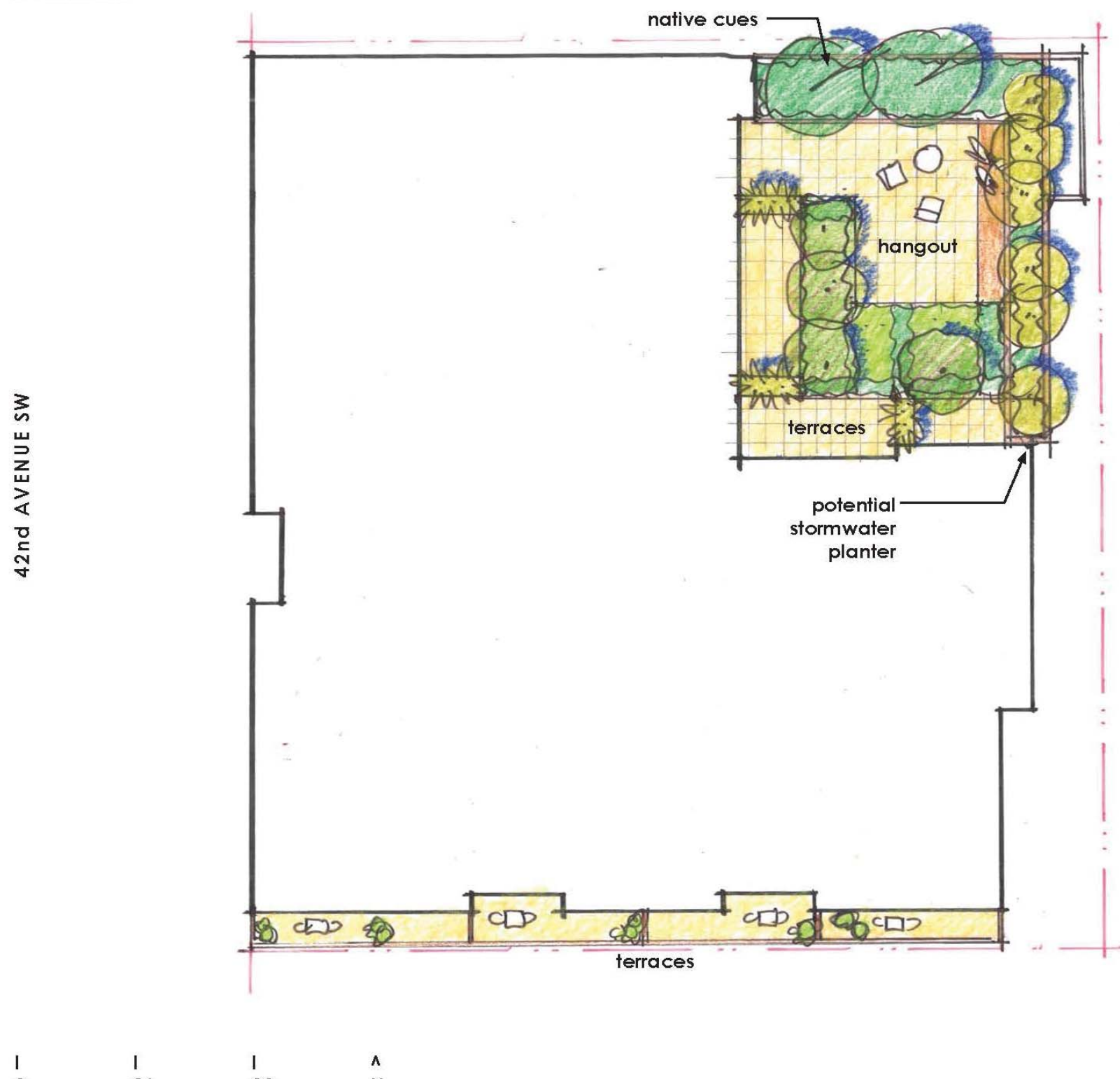


South, transitions from retail to residential with 6' sidewalk



Borrowing native planting cues from Junction Plaza Park





hangout edged by stormwater planter

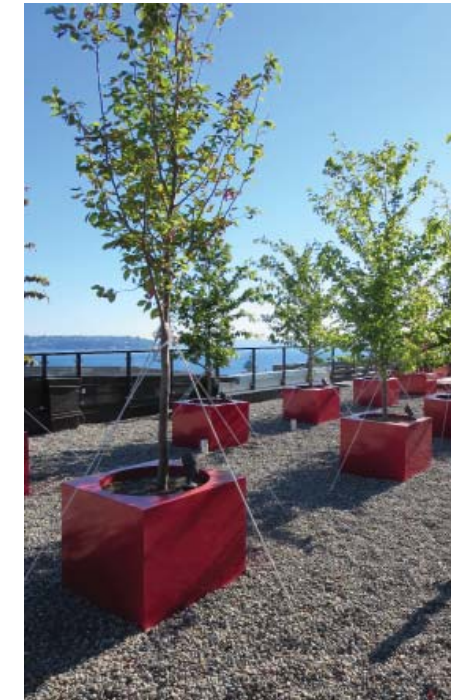
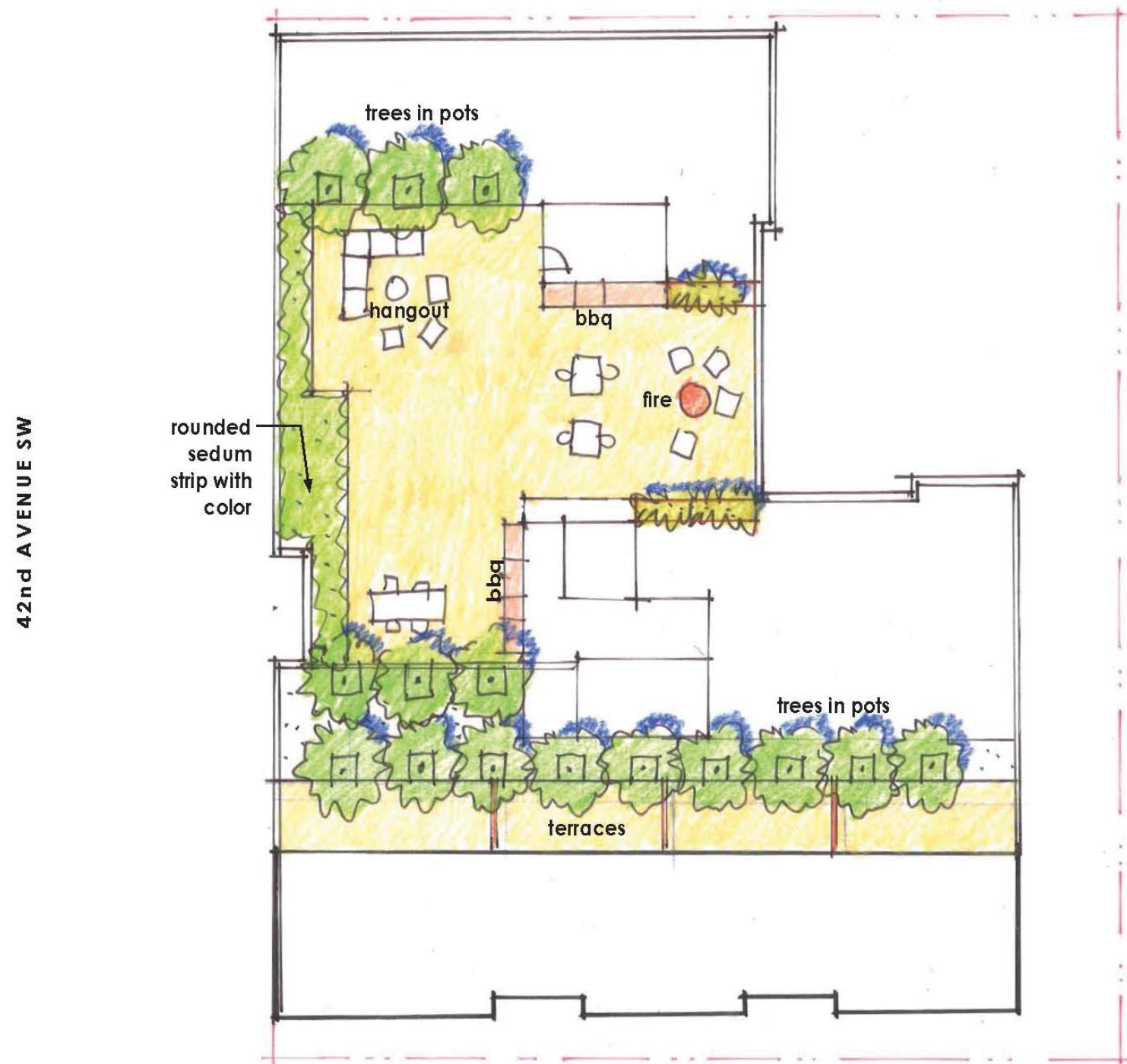


terraces and trees in mounded planters



native cues

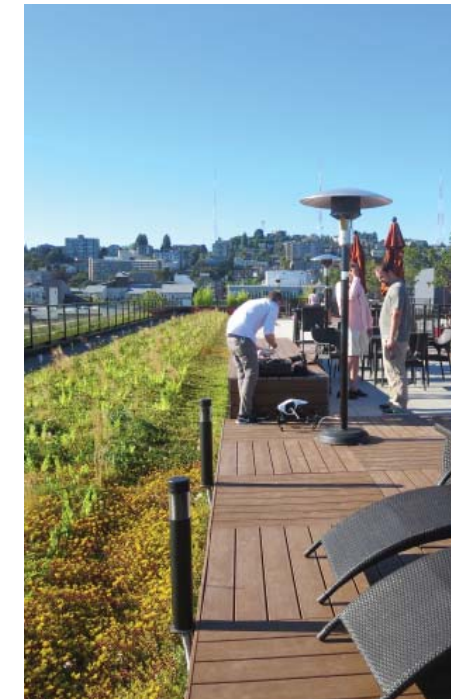




trees in pots



bbq



rounded seedum strip w/ color



informal fire





ARGENS  
Pioneer Square



BELAY  
Ballard



ASH WAY  
Lynnwood



DRAVUS  
Interbay



PUBLIX  
International District



VALDOK  
Ballard