

413 3RD AVE W  
**DESIGN REVIEW BOARD**  
**EARLY DESIGN GUIDANCE**  
OCTOBER 18, 2017  
DPD Project: #3027575



d/Arch LLC  
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# EARLY DESIGN GUIDANCE MEETING

18 OCTOBER 2017

## PROJECT TEAM:

### Owner:

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4. Project information
5. Context Analysis: Vicinity
6. Context Analysis: Zoning
7. Context Analysis: Neighborhood
8. Context Analysis: Site
9. Context Analysis: Site views
10. Site: Existing (Survey)
11. Site: Proposed
12. SMC.23. Land Use Code
14. Design Guideline Priorities:  
Seattle | Queen Anne Neighborhood
16. Summary: Architectural Concept Alternatives
18. Architectural Concepts: Massing Option A
22. Architectural Concepts: Massing Option B
26. Architectural Concepts: Massing Option C
30. Landscape Concept: Massing Option C



**PROJECT DATA:**

**SDCI Project #:** 3027575  
**d/Arch LLC Project #:** 1702  
**Address:** 431 3rd Ave W  
 Seattle, WA 98119  
**Parcel #:** 198920-0517  
**Project Type:** Mixed-Use  
**Project Description:**  
 New Mixed-use construction with approx. 52 dwelling units and 1,887 gsf of commercial space within 6 stories plus basement level with 10 parking spaces.  
  
**Occupancy:** Parking Garage | S-2  
 Commercial | M  
 Residential | R-2  
**Construction:** Parking | Type IA  
 Residential | Type VA  
 Sprinklers | NFPA13  
  
**No. of Stories:** 6 above grade + 1 Basement  
**No. of Units:** 52  
**No. of Parking Spaces:** 10  
**Commercial Area:** 1,887 SF  
**Total Building Area:** 34,200 SF  
**Lot Area:** Approx. 7,200 SF  
**Lot Coverage:** 5,622 SF (78%)



**PROJECT PROPOSAL:**

The site is located in Lower Queen Anne in the western area of the Uptown Urban Center Village. The surrounding context is primarily comprised of mid to large scale apartments and condominiums, numerous office buildings and substantial public centers.

The proposed project involves the demolition of an existing two story office building housing Westward Fishing Co. to accommodate the construction of a new mixed-use building with 52 one bedroom units, 1,887 SF of commercial space, and 10 parking spaces.

The goal of the project is to provide much needed housing relief in the growing urban environment with commercial space on the ground floor to serve the community's needs. The optimal location offers expansive views towards the waterfront, which will be capitalized by window/balcony placement and the rooftop amenity space. Prominent public facilities and Seattle landmarks to the East are visually obscured by surrounding buildings, but will likely cause heavy foot traffic necessitating considerable diligence in designing the street level facade and canopies.



**Recently Completed Projects:**



**1. Canvas**  
600 Elliot Ave W  
5 Stories, Mixed Use



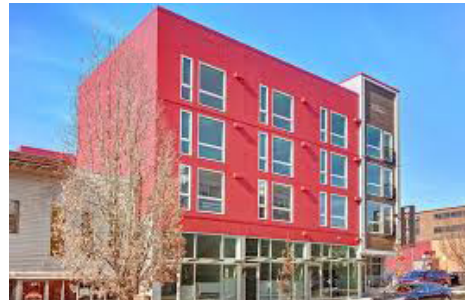
**2. Latitude**  
500 3rd Ave W  
5 Stories, Mixed Use



**3.**  
450 3rd Ave W  
5 Stories, Office Building



**4. A.V.A**  
330 3rd Ave W  
6 Stories, Mixed Use



**5. Queen Anne Flats**  
521 2nd Ave W  
4 Stories, Mixed Use



**6. H2O**  
201 W Harrison St  
6 Stories, Mixed Use



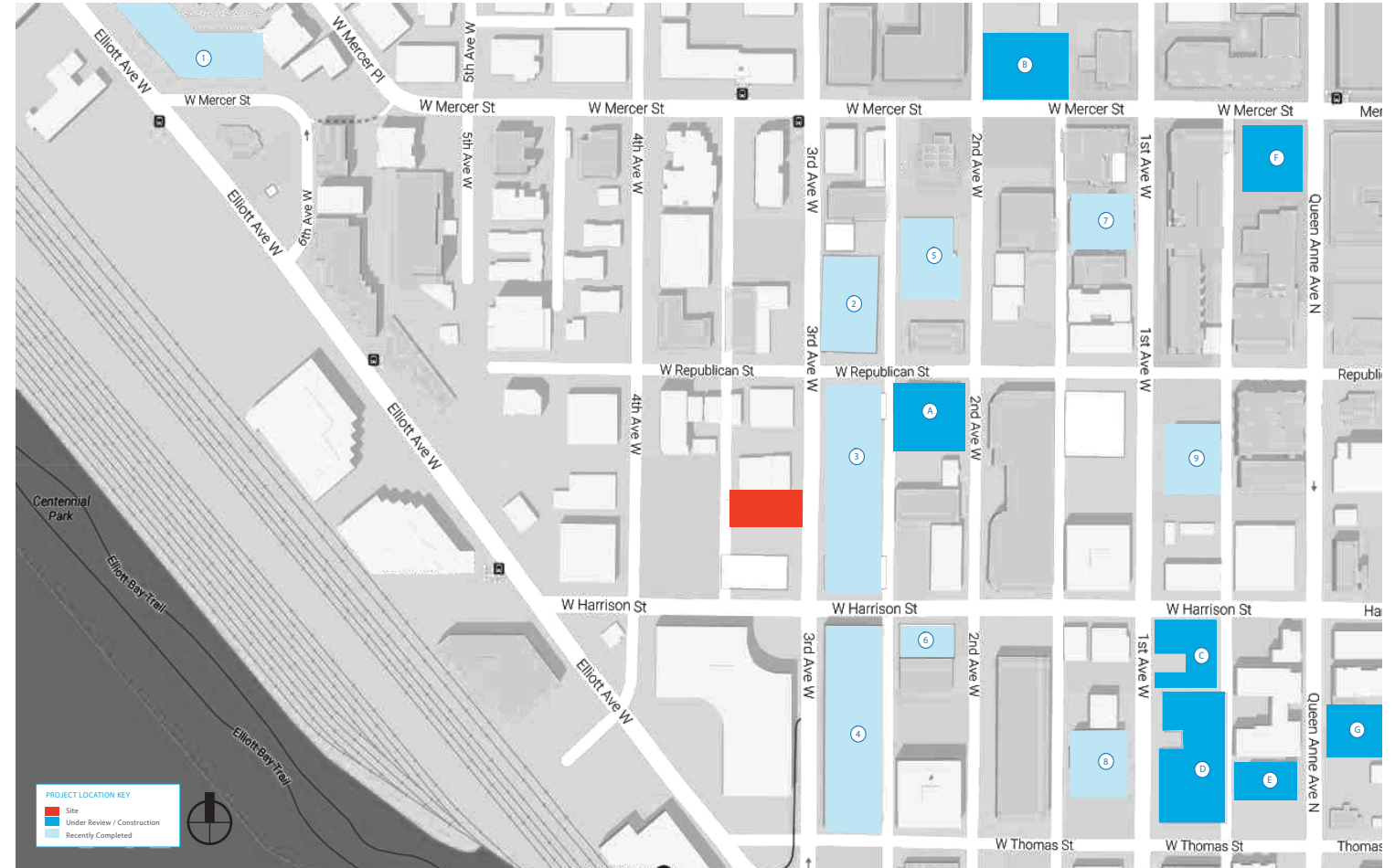
**7. 509 First**  
509 1st Ave W  
4 Stories, Mixed Use



**8. 1st & Republican**  
422 1st Ave W  
6 Stories, Residential



**9. Uptown Queen Anne Apts.**  
315 1st Ave W  
5 Stories, Residential



Numerous new and proposed projects surround the site, most specially clustered to the East on 1st Ave. W and Queen Anne Ave. N.

The additions and proposals to the area tend to be large in scale. Rectilinear geometry with flat roofs create a unifying vocabulary amongst the structures. The push and pull of elements create visual intrigue. A variety of vibrant colors and textures have been implemented through the exterior materials to differentiate the designs and add character to the area.

**Recently Proposed Projects:**



**A.**  
203 W Republican St  
7 Stories, Residential



**B.**  
118 W Mercer St  
4 Stories, Mixed Use



**C.**  
19 W Harrison St  
7 Stories, Mixed Use



**D.**  
300 1st Ave W  
7 Stories, Mixed Use



**F.**  
531 Queen Anne Ave N  
3 Stories, Mixed Use



**G.**  
320 Queen Anne Ave N  
7 Stories, Mixed Use



**Overview:**

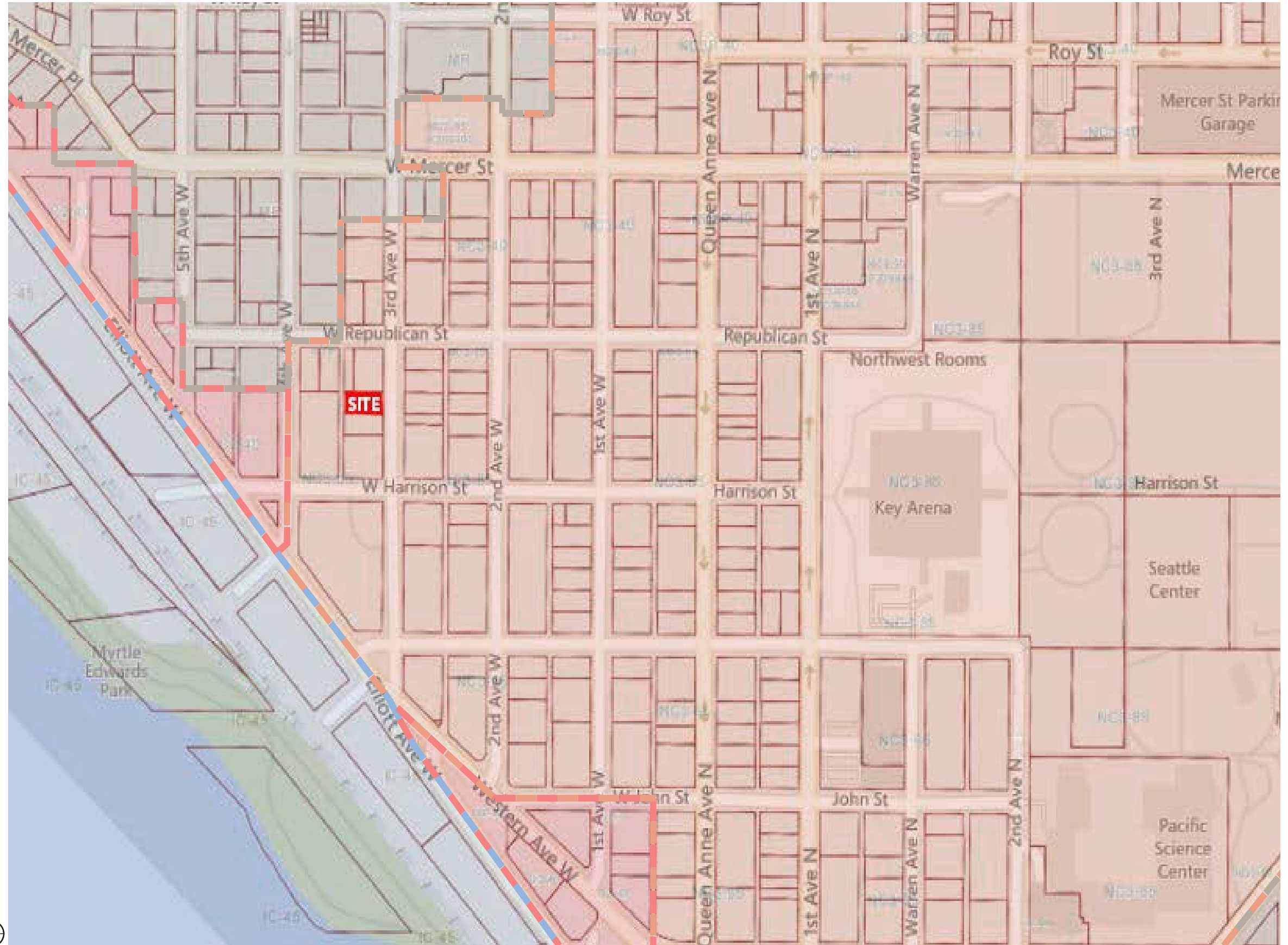
**Zoning:** NC3-65  
**Urban Village:** Uptown Urban Center  
**Overlay:** None  
**ECA:** None  
**Frequent Transit:** Yes  
**Street Classification:** 3rd Ave. W  
 (Principal Arterial)

**Lot Width:** 60 ft.  
**Lot Depth:** 120 ft  
**Lot Size:** 7,200 SF

**Maximum Height Allowed:** 65 ft.  
**Average Grade:** 65'-6 1/2"  
**Maximum Height:** 130'-6 1/2"

KEY: Zoning

- NC3-65
- MR
- C2-40
- IC-45





**Overview:** The site is located on the outskirts of a dense urban environment centered to the East. Numerous parks and Elliot Bay are featured from the Northwest to South of the site. Major shopping centers and culturally significant public destinations are within walking distance.

**3rd Ave. W.:** 3 Ave. W is a moderately busy arterial street that allows for easy transit to the south towards Water Front and Downtown Neighborhoods.

**Physical Features:** The site drops approximately 9' from the high Northeast corner to the low Southwest corner.

**Adjacencies:** 3rd Ave. W., Queen Anne Ave. N., buses to Downtown Seattle, Key Arena, Seattle Center, Space Needle, and Olympic Sculpture park.

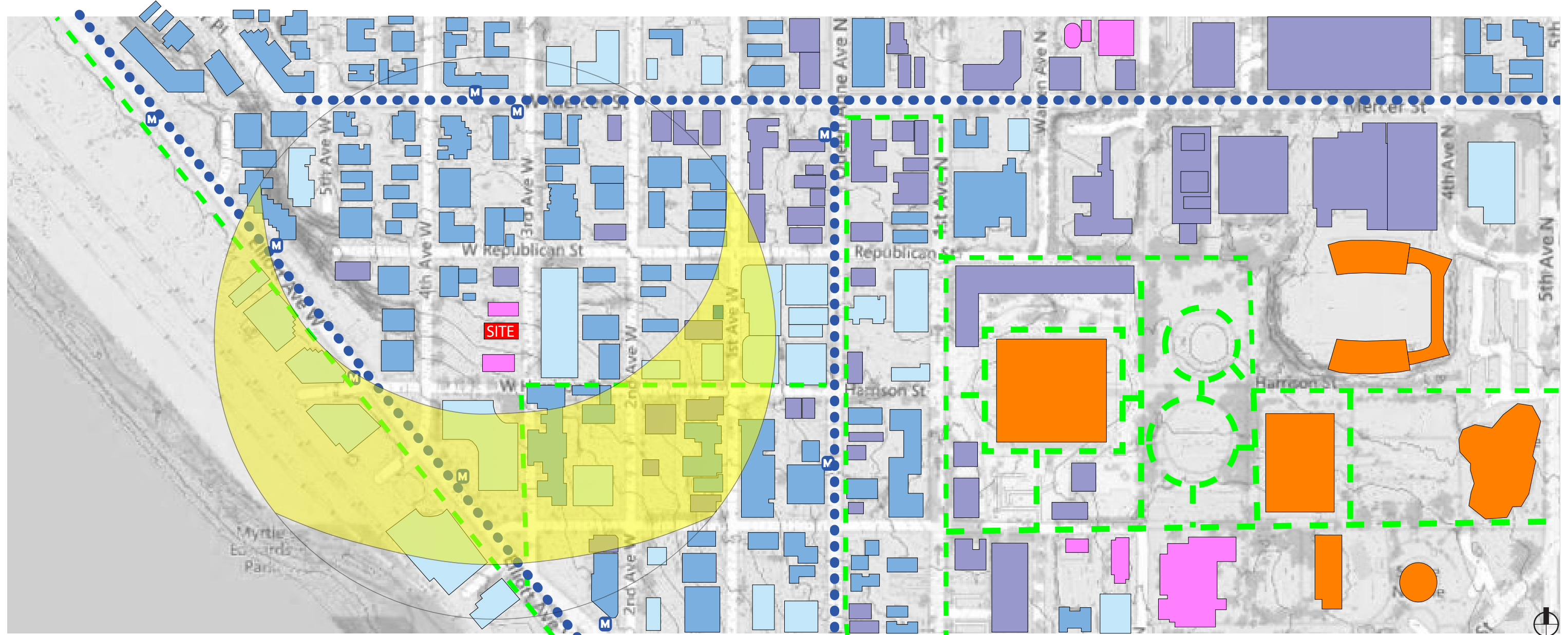
KEY: SDOT Classification

- • • • Bus Route
- M** Bus Stop
- — — — Bike Route

KEY: Urban Context

- Multi Family Apartments
- Office Building
- Commercial/Retail
- Cultural Center
- Other

LAND USE/TRANSPORTATION MAP



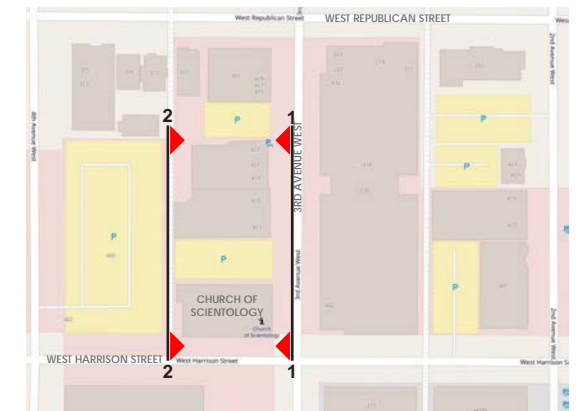




1- 3rd Ave W towards East



2- Alley towards West



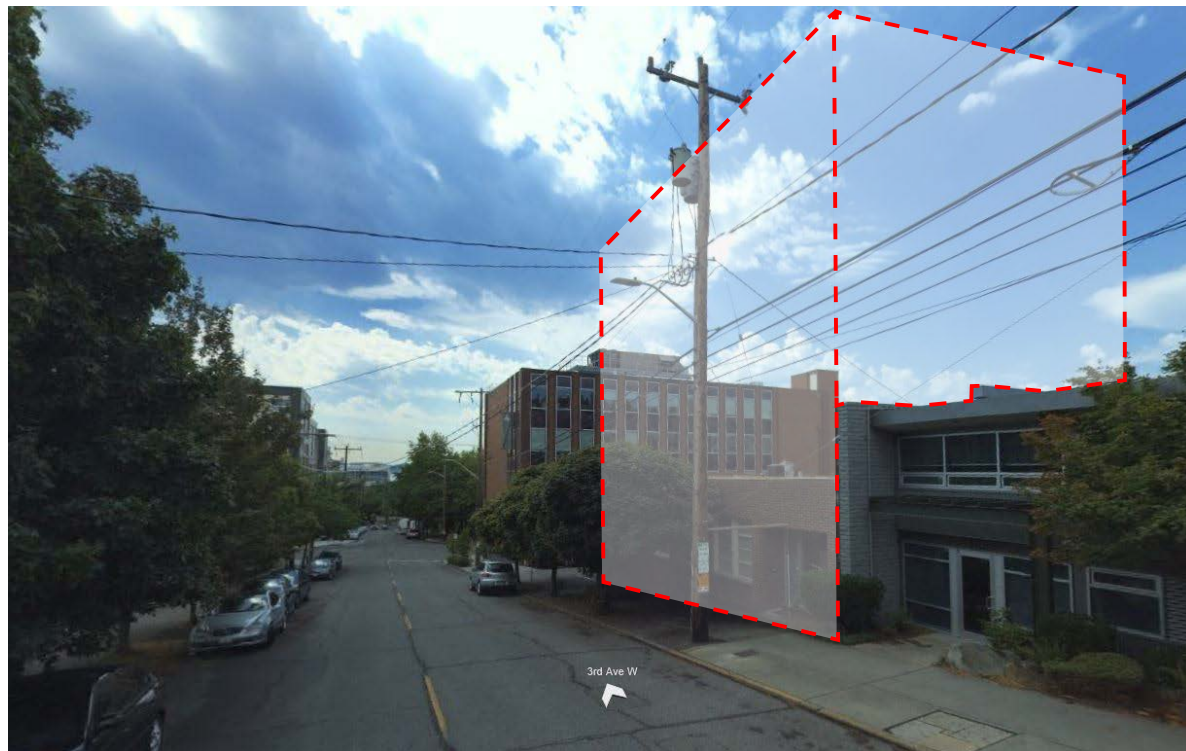
Key Plan



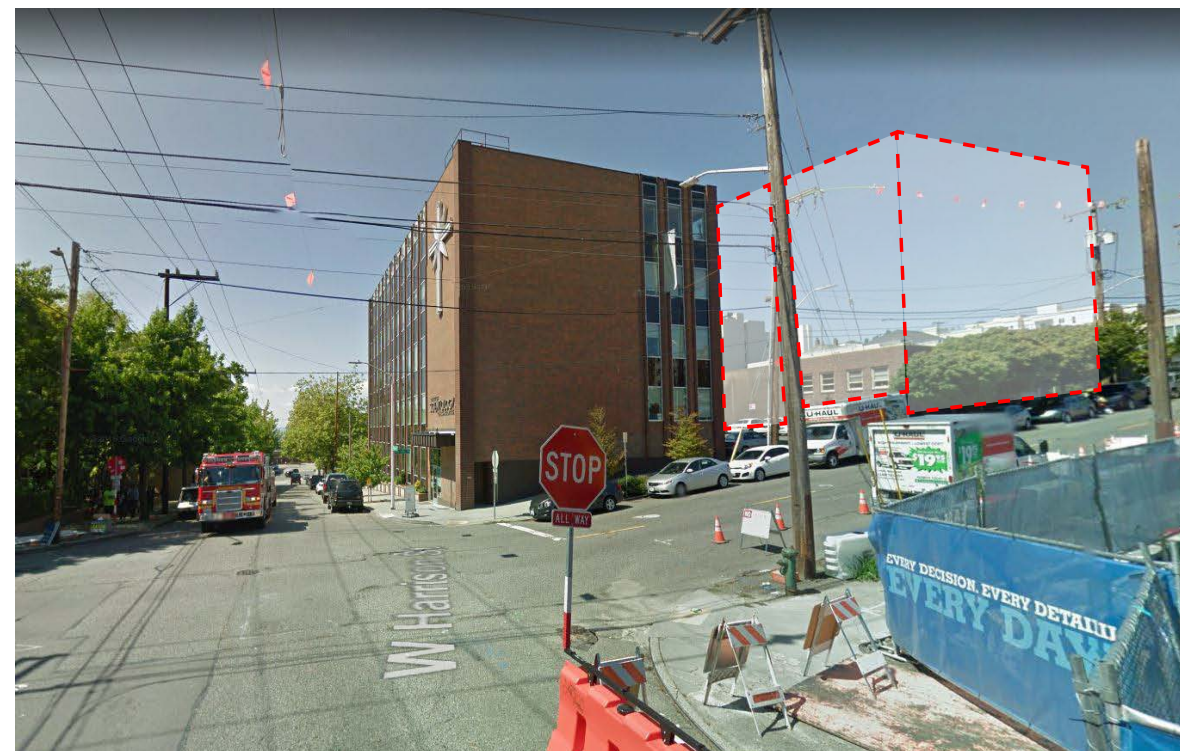




3- 3rd Ave W towards West

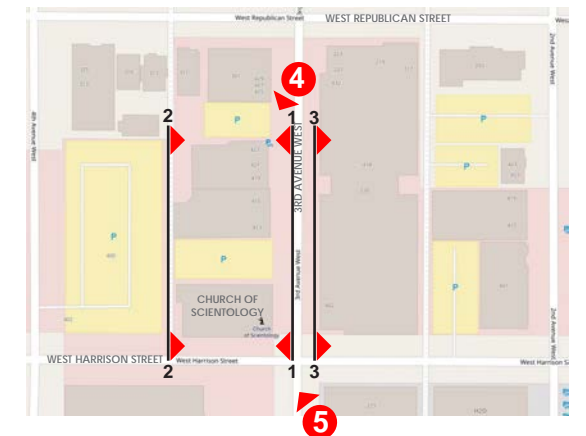


4- 3rd Ave W towards the site



5- W Harrison towards the site

- A) Vertical modulation for glazing | street facing facade
- B) Horizontal roof form
- C) Commercial at the base to activate the sidewalk in addition to the scene of security and safety

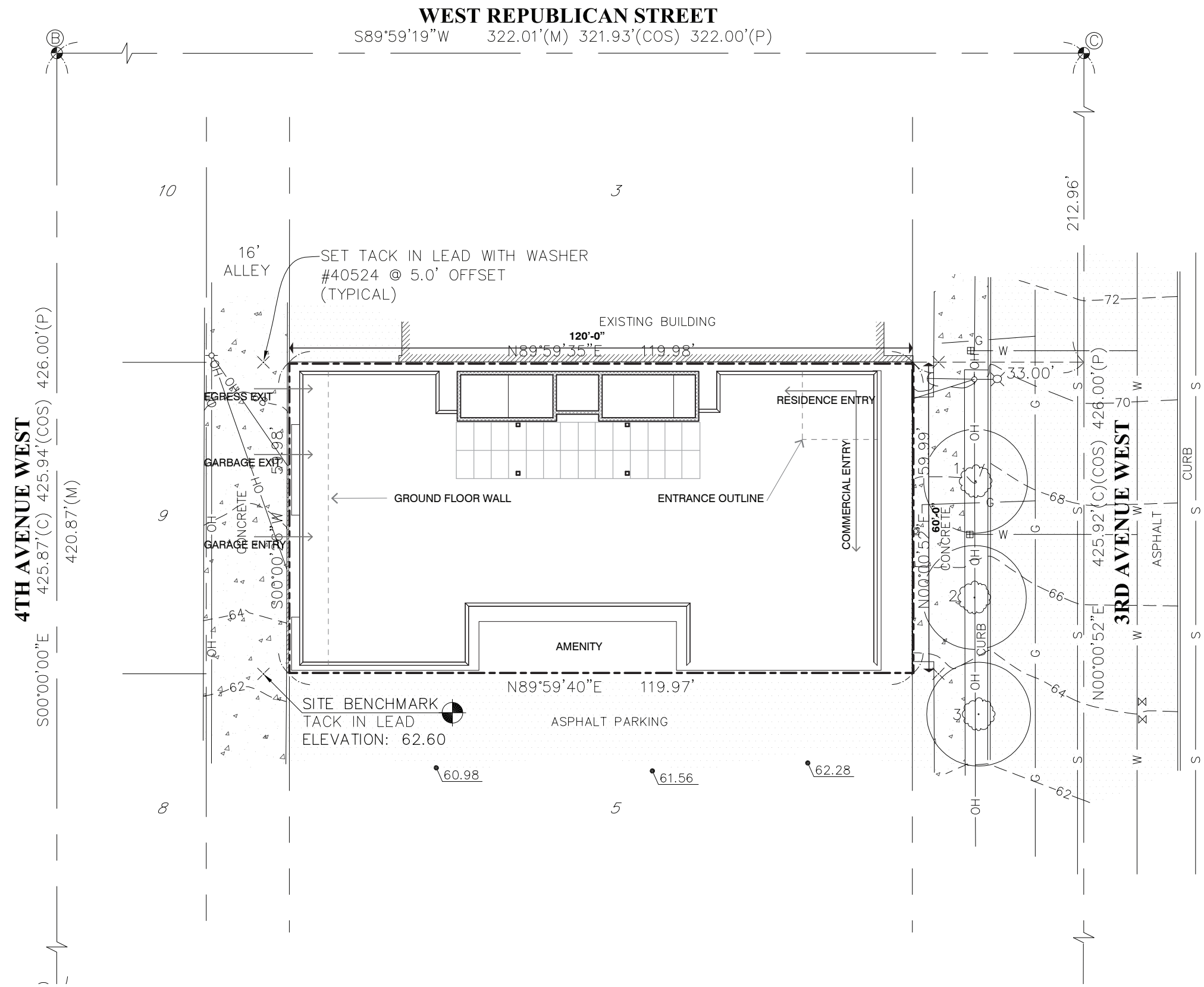


Key Plan









## CODE SUMMARY

| SMC - TITLE 23 - LAND USE CODE   | COMMENTS  |
|--|---|
| <b>23.47A.004 - Permitted and prohibited uses</b>  | <b>Compliant</b> - Residential and commercial uses are permitted per Table A 23.47A.004.  |
| <b>23.47A.005 - Street-level uses</b><br><b>C.1</b> - In all NC and C zones, residential uses may occupy, in the aggregate, no more than 20 percent of the street-level, street-facing facade in a pedestrian-designated zone, facing a designated principal pedestrian street.  | <b>Compliant</b> - No street-level, street-facing residential uses.   |
| <b>23.47A.008 - Street-level development standards</b><br><b>B.2.a</b> - Sixty percent of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent.<br><b>B.2.b</b> - Transparent areas of facades shall be designed and maintained to provide views into and out of the structure.<br><b>B.3</b> - Non-residential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing facade.  | <b>Compliant.</b><br><b>Compliant.</b><br><b>Compliant</b> - Minimum depth is 35'-6".   |
| <b>23.47A.012 - Structure height</b><br>Height limit is 65 feet.<br><b>C.2</b> - Open railings, planters, and parapets may extend up to 4 feet above the otherwise applicable height limit.<br><b>C.4.a</b> - Solar collectors may extend up to 15 feet above the applicable height limit, as long as the combined total coverage of all features gaining additional height does not exceed 20 percent of the roof area, or 25 percent if the total includes stair or elevator penthouses.<br><b>C.4.f</b> - Stair and elevator penthouses may extend above the applicable height limit up to 16 feet.   | <b>Compliant</b> - Parapet walls extend 4'-0" above allowable height.<br><b>Compliant.</b><br><b>Compliant</b> - Elevator/stair penthouses extend 13'-0"/10'-0" above allowable height. |
| <b>23.47A.013 - Flor area ratio (FAR)</b><br>Per Table A 23.47A.013, maximum FAR is 4.75.  | <b>Compliant</b> - Proposed FAR is 4.75 = 4.75 allowable FAR.   |
| <b>23.47A.014 - Setback requirements</b><br>No front, side, or rear setback required; 2 feet alley dedication on rear side required.   | <b>Compliant</b> - 2 foot rear setback.   |
| <b>23.47A.016 - Landscaping and screening standards</b><br><b>A.2.a</b> - Landscaping that achieves a Green Factor score of 0.3 or greater, pursuant to Section 23.86.019, is required for any lot containing more than four new dwelling units.<br><b>B.1</b> - Street trees are required when any development is proposed.<br><b>D.3</b> - Per Table D 23.47A.016, screening is required for garbage cans and garbage dumpsters in NC3 zones.  | <b>Compliant.</b><br><b>Compliant.</b><br><b>Compliant.</b>   |
| <b>23.47A.022 - Light and glare standards</b><br><b>A</b> - Exterior lighting must be shielded and directed away from adjacent uses.<br><b>B</b> - Interior lighting in parking garages must be shielded to minimize nighttime glare affecting nearby uses.  | <b>Compliant.</b><br><b>Compliant.</b>  |
| <b>23.47A.024 - Amenity area</b><br><b>A</b> - Amenity areas are required in an amount equal to 5 percent of the total gross floor area in residential use.<br><b>B</b> - Required amenity areas shall meet the following standards, as applicable: <ol style="list-style-type: none"> <li>1. All residents shall have access to at least one common or private amenity area.</li> <li>2. Amenity areas shall not be enclosed.</li> <li>3. Parking areas, vehicular access easements, and driveways do not qualify as amenity areas, except that a woonerf may provide a maximum of 50 percent of the amenity area if the design is approved.</li> <li>4. Common amenity areas shall have a minimum horizontal dimension of 10 feet, and no common amenity area shall be less than 6 feet.</li> <li>5. Private balconies shall have a minimum area of 60 SF, and no horizontal dimension shall be less than 6 feet.</li> <li>6. Rooftop areas ear minor communication utilities and accessory communication devices do not qualify.</li> </ol> | <b>Compliant</b> - Amenity area provided is 1,869 SF > 1,259 SF required.<br><b>Compliant.</b>  |



| SMC - TITLE 23 - LAND USE CODE  | COMMENTS  |
|---|---|
| <p><b>23.47A.030 - Required parking and loading</b><br/>                     Per <a href="#">Table A 23.54.015 K</a>, non-residential uses in urban villages that are not within an urban center or the Station Area Overlay District, if the non-residential use is located within 1,320 feet of a street with frequent transit service, no minimum requirement.<br/>                     Per <a href="#">Table B 23.54.015 M</a>, all residential uses in commercial and multifamily zones within urban villages that are not within urban center or the Station Area Overlay District, if the residential use is located within 1,320 feet of a street with frequent transit service, no minimum requirement.<br/>                     Per <a href="#">Table D 23.54.015 D.2</a>, multi-family structures require 1 long-term bicycle parking space per 4 dwelling units.</p>  | <p><b>No minimum requirement</b> - 10 parking spaces provided.</p> <p><b>No minimum requirement.</b></p> <p><b>Compliant</b> - 20 bicycle parking stalls provided &gt; 13 required.</p> |
| <p><b>23.47A.032 - Parking location and access</b><br/> <b>A.1.a</b> - Access to parking shall be from the alley if the lot abuts an alley.</p>   | <p><b>Compliant</b></p>   |
| <p><b>23.54.030 - Parking space standards</b><br/> <b>B.1.b</b> - For residential uses, when more than five parking spaces are provided, a minimum of 60 percent of the parking spaces shall be striped for medium vehicles. The minimum size for a medium parking space shall also be the maximum size. Forty percent of the parking spaces may be striped for any size.</p>   | <p><b>Compliant</b> - 6 Medium parking spaces (1 BF) = 60%<br/>                     4 Compact parking spaces = 40%</p>  |
| <p><b>23.54.040 - Solid waste and recyclable materials storage and access</b><br/>                     Per <a href="#">Table A 23.54.040</a>, residential developments with 51 - 100 dwelling units require a minimum of 375 SF plus 4 feet for each additional unit above 50. Non-residential developments with 0 - 5,000 SF require a minimum of 82 SF.<br/> <b>B</b> - Mixed use development that contains both residential and non-residential uses shall meet the storage space requirements for residential development plus 50 percent of the requirement for non-residential development. In mixed use developments, storage space for garbage may be shared between residential and non-residential uses, but separate spaces for recycling shall be provided.<br/> <b>D.1</b> - For developments with nine dwelling units or more, the minimum horizontal dimension of required storage space is 12 feet.</p> | <p><b>Compliant</b> - 461 SF provided &gt; 375+8+41 = 424 SF required</p> <p><b>Compliant</b> - Horizontal dimension is 14'-10" &gt; 12'-0" required</p>                                |

## **SEATTLE DESIGN GUIDELINES**

### **CONTEXT AND SITE**

#### **CS1:Natural Systems and Site Features**

- B. Sunlight and natural ventilation
- C. Topography

The project site slopes down approximately 6 feet from the northeast to the southeast and from the northwest to the southwest. The proposed design follows the topography of the site by locating the commercial and residential entrances to match grade elevations at the street and the parking garage and service areas to have access from the lower grades on the alley side.

The project proposes the planting of street trees and pedestrian-friendly sidewalk areas by providing approx. 5’ of weather protection over the sidewalk, as well as green roof deck.

There are no environmentally critical areas or significant natural features on site.

The building’s design and massing maximizes solar exposure and the projected frames will manage direct sunlight falling on south and west facing facades. Solar collectors will be placed on the roof. Units oriented towards the south and west have views of Puget Sound and those facing east have views of the Space Needle.

#### **CS2:Urban Pattern and Form**

- C. Relationship to the block
- D. Height, Bulk and Scale

The adjacent zoning surrounding the property is the same as the project site, NC3-65. The proposed design utilizes the development potential of the property based on the zoning. It corresponds to the scale of the mixed use building across the 3rd Ave W to the east and the apartment building to the northwest. It uses the entire depth of the site similar to these buildings adjacent to the project site.

The site has a mid-block relationship to the rest of the street. The proposed structure will be similar in bulk to the neighboring building and will respond to the datum lines and rhythm already

created by the neighboring buildings.

Blank walls facing adjacent buildings to the north and south will be designed to provide visual interest using material, texture and color variation.

#### **CS3:Architectural Context and Character**

- A. Emphasizing Positive Neighborhood Attributes

1. Fitting Old and New Together
2. Contemporary Design

The existing properties around the site vary in architectural style, age, scale and character.

The proposed design complements this character mixture with expressing a contemporary urban style. It also responds to the proportions of the building to the east using facade modulation, material and color variation. In addition, it responds to the historical theme of the neighborhood in using material and color variation.

The simplicity in colors and form are appropriate attempts to approach in proposed contemporary design aesthetic. The proposed structure complies with the neighborhood existing and new and modern emerging trends. To bring a residential and historical character the use of balconies are incorporated into the facade design in addition to the use of brick in the facade. To support the contemporary trends of Seattle and Uptown Park architecture, the project will feature large windows and balconies constructed of modern materials such as concrete panels, glass. In addition, brick will be incorporated in the material palette.

### **PUBLIC LIFE**

#### **PL1:Connectivity**

- A. Network of Open Spaces
- 2. Adding to public life

The project builds on the established and growing pedestrian infrastructure of the neighborhood.

It is close to the Seattle Center. There is not any particular significant pedestrian activity currently on this block but with new developments there

is potential for re-activating this block to reinforce the live and vibrant culture of this neighborhood.

#### **PL2:Walkability**

- A. Accessibility
- B. Safety and Security
- C. Weather Protection

Weather protection will be provided at street level by installing approx. 8’ wide overhead canopies. The street level will be sufficiently lighted to provide a safe environment for the residents and other pedestrians. Street level transparency will be provided by street front windows and entrances fronting the street at the lobby and commercial space. The planting along the building is to provide a pleasant pedestrian environment.

The proposed design incorporates features such as a glazed storefront system, lighting, signage, landscaping and street trees to promote transparency, visibility, security, and human comfort. A wider sidewalk will also allow for increased pedestrian volume anticipated in areas around the Seattle Center.

#### **PL3:Street-Level Interaction**

- A. Entries

The entrance and commercial units will be off the main street due to the site’s mid-block location and bicycle storage, garage, and services are facing the back alley for easier access is through the alley.

The proposed design fosters human interaction and activity by allowing for a wider sidewalk and providing clearly visible, separate, recessed entrances to the residential and commercial uses in the building that are directly accessed from the sidewalk.

### **DESIGN CONCEPT**

#### **DC1:Project Uses and Activities**

- A. Arrangement of Interior Use
- 1. Visibility

The building entrance will be clearly identified and visible to the pedestrians and both will be clearly dominant over the commercial unit entrance. However, all entrances will be clearly identified for users convenience.

#### **DC1: Project Uses and Activities**

- A. Arrangement of Interior Use
- 1. Visibility
- B. Vehicular Access and Circulation
- 1. Access Location and Design
- C. Parking and Service Uses

The building entrance will be clearly identified and visible to the pedestrians and both will be clearly dominant over the commercial unit entrance. However, all entrances will be clearly identified for users convenience.

Parking, Bicycle storage, and Services is located in the rear of the building in an enclosed garage that is accessed from the alley. It has no visual impact on adjacent properties and is not visible from the street.

#### **DC2: Architectural Concept**

- A. Massing
- B. Architectural and Façade Composition
- 2. Blank Walls
- C. Secondary Architectural Features

The building design carries through a similar architectural expression to some of the nearby buildings. To reduce the perceived mass, the building design strategically uses large windows and decks, recessed elements, and highlighted building entries.

The most visible facade of the building is the one facing the street, south, and west until the future development block the south and east view. However, the design will be consistent on all sides of the building.

The design minimizes blank walls on the street facade to encourage pedestrian comfort and interest. Blank walls facing the north and south side lot lines will be designed to provide visual interest using material, texture and color variation.

Some examples of blank wall treatment have been included on page XXXX.

#### **DC3: Open Space Concept**

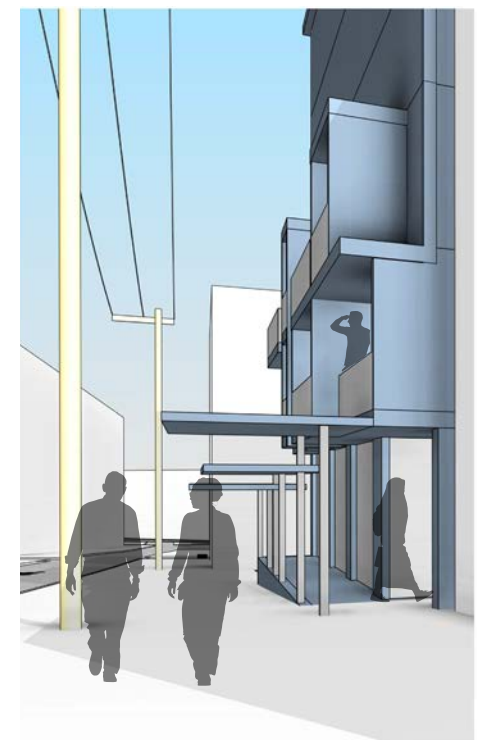
- B. Open Space Uses and Activities

The open space in front of the building will have a wide sidewalk that will be landscaped with trees and planting strips. The residential building entry will be recessed to accentuate the entry area. There will be roof garden provided as an additional amenity for the residents.

#### **DC4: Exterior Elements and Finishes**

- A. Building Materials
- C. Lighting

Exterior finish materials will be chosen for their fit into the contemporary design of the project and with the surrounding neighborhood. Materials will be of durable and of high quality. Color, texture, and pattern will be consistent with the intended design. A building sign will be incorporated into the design. The use of glazing and exterior lighting increase visibility and security.





# UPTOWN NEIGHBORHOOD DESIGN GUIDELINES

## A-2: Streetscape Compatibility

“In the Uptown Park character area, when retail and offices are located within the neighborhood, they should be designed to acknowledge and blend with the predominantly residential environment. Storefronts, office entries and signs should be understated and muted, while still representing a street presence. Bright or loud colors and lights should be avoided in this park-like residential character area.”

The storefront and sign will be further developed with this sentiment in mind. Bright colors and lights will be avoided.

## A-3: Entrances Visible from the Street

“Major entrances should be prominent. The use of distinctive designs with historical references is strongly encouraged. Design, detailing, materials and landscaping may all be employed to this end.”

The canopy configuration and recess give prominence to the entry.

## A-6: Transition Between Residence and Street

“New development in Uptown Park character area should consider landscaping any setback from the sidewalk. Landscaping within a setback should provide a transition from public to private space and define a boundary between these.”

The ground facade is setback over 20 feet from the street, providing ample space to develop a clear transition from public to private space.

## B-1: Height, Bulk, and Scale Compatibility

“A departure would be supported for 3’ of additional height for projects that step back the top floor of the structure a minimum of 6’ from the street. This has the effect of reducing the impact of the structure height on the sidewalk below as well as reducing the length of shadows over the street.”

The entirety of the structure is over 6’ from the street. The canopies and extruding balconies at level two and three further reduces the impact of the structure height.

## C-1: Architectural Context

“In the Uptown Park character area, extensive landscaping, the use of brick and inlaid tile as building materials and designs with an appearance of substance and quality are recommended to promote Uptown Park’s desired character.”

Brick or tile will be incorporated in the exterior material palette.

## C-3: Human Scale

“Human-scaled architecture is strongly preferred throughout Uptown. Proportion should be provided by such components as the detail of windows, doorways, and entries. Appropriate scale and proportion may also be influenced by the selection of building materials. Architectural designs that create an impression of reduced size consistent with a pedestrian-oriented environment should be encouraged, especially in the Uptown Park character area.”

The pronounced step back from the street and well as lower level extrusions and canopies visibly reduces the structure to a human-scale.

## D-8: Treatment of Alleys

“Throughout Uptown ensure alleys are designed to be clean, maintained spaces. Recessed areas for recyclables and disposables should be removed.”

The alley-facing facade at the ground level is flush.

## E-1: Landscaping to Reinforce Design Continuity with Adjacent Sites

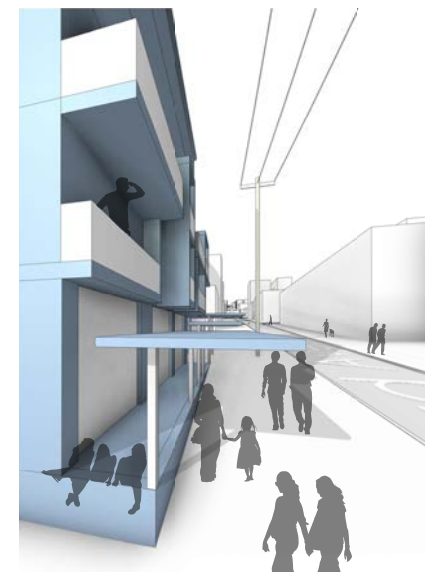
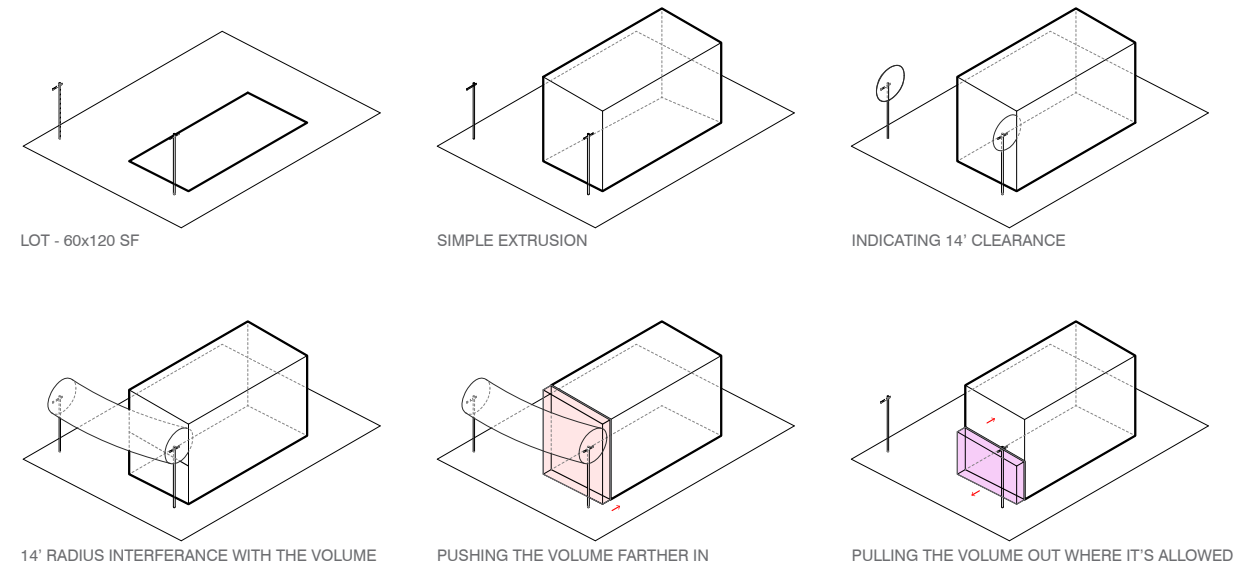
“Within the Uptown Park character area, streetscape improvements should include a consistent landscaped planting strip between the sidewalk and the street as consistent with the historic pattern in the area.”

The large street-facing setback provides ample room to create the desired planting strip for continuity with neighboring sites.

## E-2: Landscaping to Enhance the Building and/or Site

“Throughout Uptown, but especially within the Uptown Park character area, landscaping should be substantial and include a variety of textures and colors, to the extent possible. Landscaping should be used to enhance each site, including buildings, setbacks, entrances, open space areas, and to screen parking and other less visually attractive areas. Encourage planted containers at building entries.”

The expansive setback provides ample area to develop an interesting landscape with a variety of plants to enhance the building and pedestrian experience.



### MASSING OPTION A - CODE COMPLIANT



|                              |            |
|------------------------------|------------|
| 7 Stories & Roof Amenity     |            |
| Unit Count                   | 52         |
| Total Floor Area             | 34,197 gsf |
| Total Residential Floor Area | 25,164 gsf |
| Total Commercial Area        | 1,864 gsf  |
| FAR Proposed                 | 4.75       |
| FAR Allowed                  | 4.75       |
| Amenity Area Provided        | 2,030 gsf  |
| Amenity Area Required        | 1,259 gsf  |

**Pros:**

- Simple and clean massing, most functionally design.
- Most efficient use pf space.
- Multiple sets backs allow for more light access to the units.
- Wide series of canopy

**Cons:**

- More units face the side lot line to the west. These units facing the side lot line will be impacted if future development occurs on the parcel to the south.
- Only one south facing unit has a large private amenity where as the street facing units don't have any.

### MASSING OPTION B - CODE COMPLIANT



|                              |            |
|------------------------------|------------|
| 7 Stories & Roof Amenity     |            |
| Unit Count                   | 47         |
| Total Floor Area             | 33,243 gsf |
| Total Residential Floor Area | 23,611 gsf |
| Total Commercial Area        | 1,887 gsf  |
| FAR Allowed                  | 4.75       |
| FAR Proposed                 | 4.62       |
| Amenity Area Provided        | 1,467 gsf  |
| Amenity Area Required        | 1,259 gsf  |

**Pros:**

- Multiple oritations of bay/balcont are created for views and daylight, which provides a variety and unique space for residential and exterior developlemt
- South facing courtyard for better solar exposure which also has the potential to turn into private amenity for the south facing units
- Maximizes views
- Multiple sets backs allow for more light access to the units.
- Wide series of canopy

**Cons:**

- Having Less unit count
- The unit faces the side lot line to the west which will be impacted if future development occurs on the parcel to the West.

### MASSING OPTION C - PREFERRED - CODE COMPLIANT



|                              |            |
|------------------------------|------------|
| 7 Stories & Roof Amenity     |            |
| Unit Count                   | 52         |
| Total Floor Area             | 34,197 gsf |
| Total Residential Floor Area | 25,164 gsf |
| Total Commercial Area        | 1,864 gsf  |
| FAR Allowed                  | 4.75       |
| FAR Proposed                 | 4.75       |
| Amenity Area Provided        | 2,030 gsf  |
| Amenity Area Required        | 1,259 gsf  |

**Pros:**

- Maximizing unit counts.
- Combination of vertical and horizontal bay area, which create interesting visual form.
- Multiple sets backs allow for more light access to the units.
- Wide series of canopy.

**Cons:**

- The unit faces the side lot line to the west which will be impacted if future development occurs on the parcel to the West.



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## MASSING OPTION A

|                              |            |
|------------------------------|------------|
| 7 Stories & Roof Amenity     |            |
| Unit Count                   | 52         |
| Total Floor Area             | 34,197 gsf |
| Total Residential Floor Area | 25,164 gsf |
| Total Commercial Area        | 1,864 gsf  |
| Lobby Area                   | 657 gsf    |
| FAR Proposed                 | 4.75       |
| FAR Allowed                  | 4.75       |
| Amenity Area Provided        | 2,030 gsf  |
| Amenity Area Required        | 1,259 gsf  |

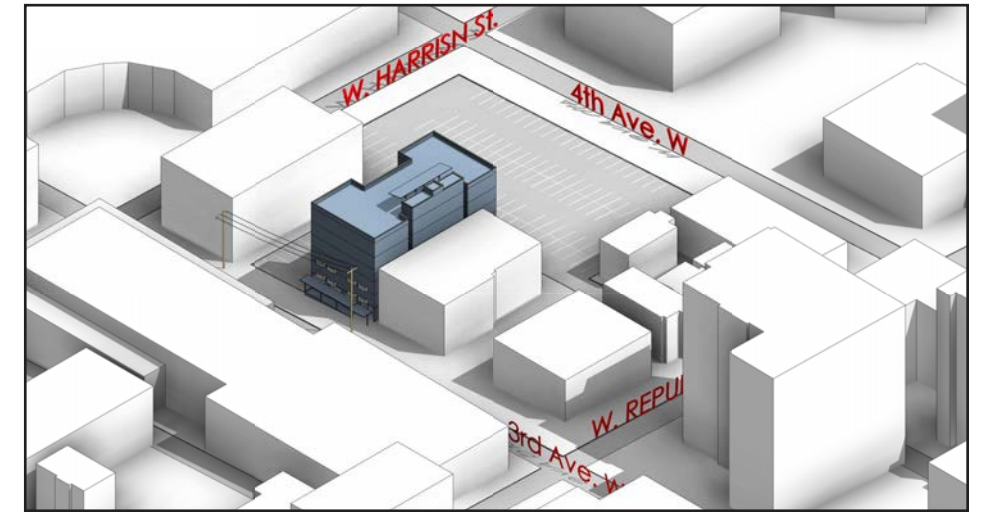
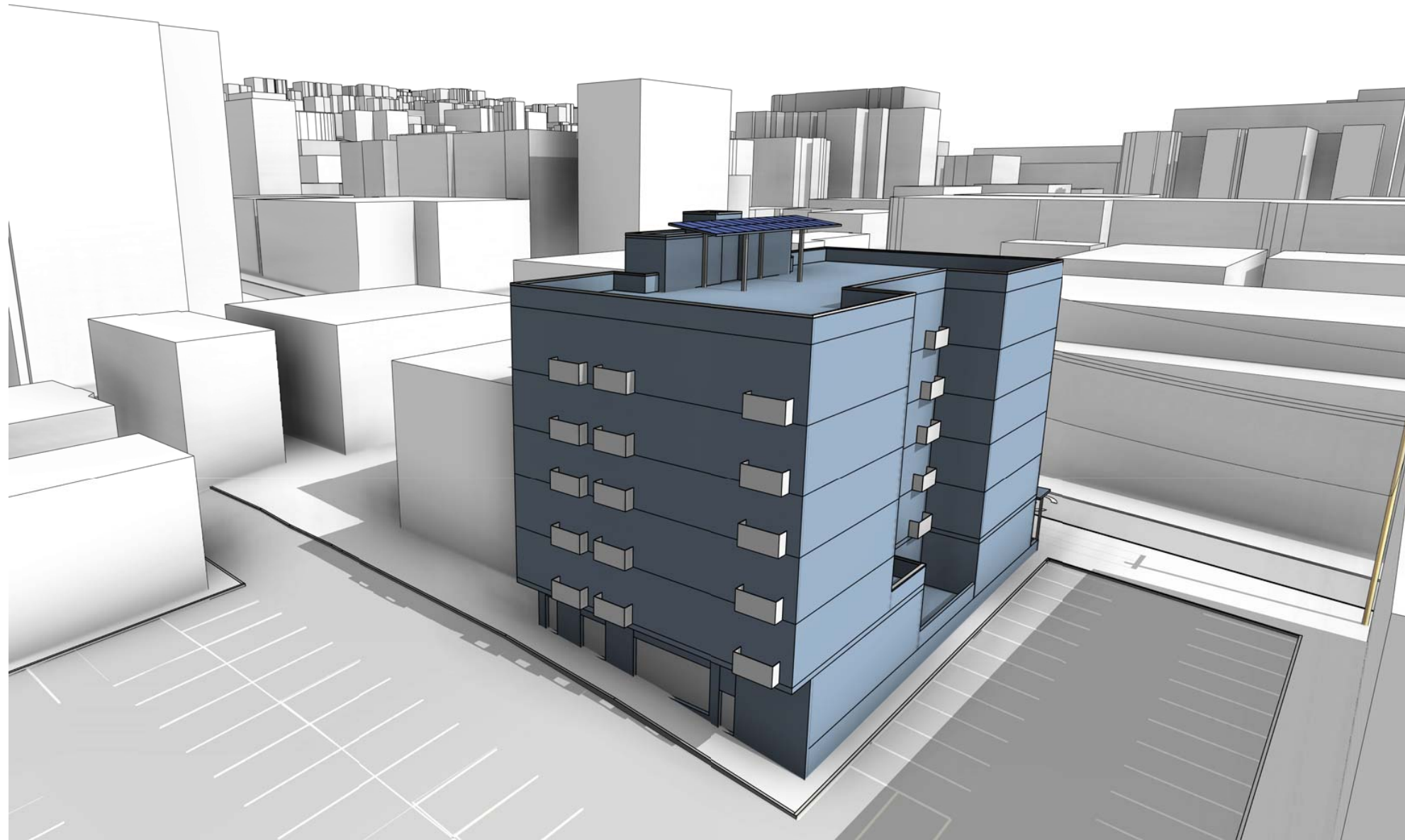
### Pros:

- Simple and clean massing, most functionally design.
- Most efficient use pf space.
- Multiple sets backs allow for more light access to the units.
- Wide series of canopy

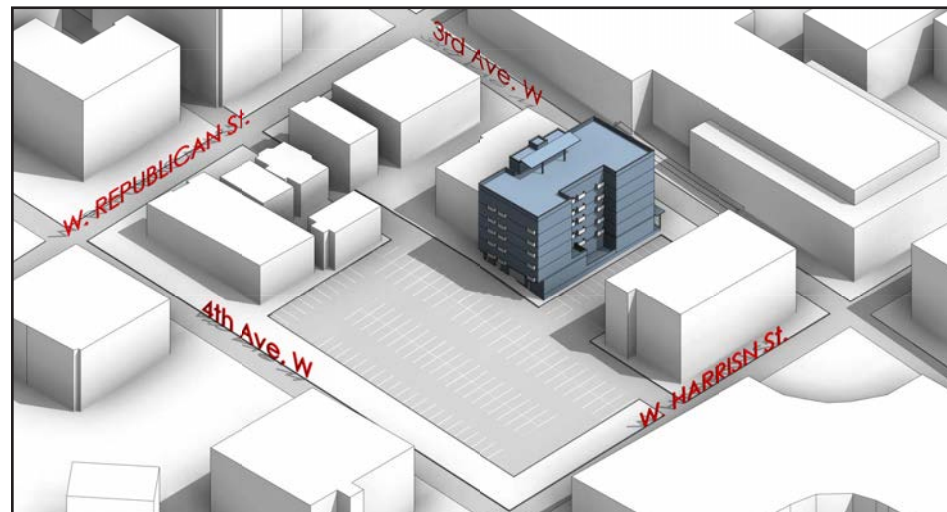
### Cons:

- More units face the side lot line to the west. These units facing the side lot line will be impacted if future development occurs on the parcel to the south.
- Only one south facing unit has a large private amenity where as the street facing units don't have any.

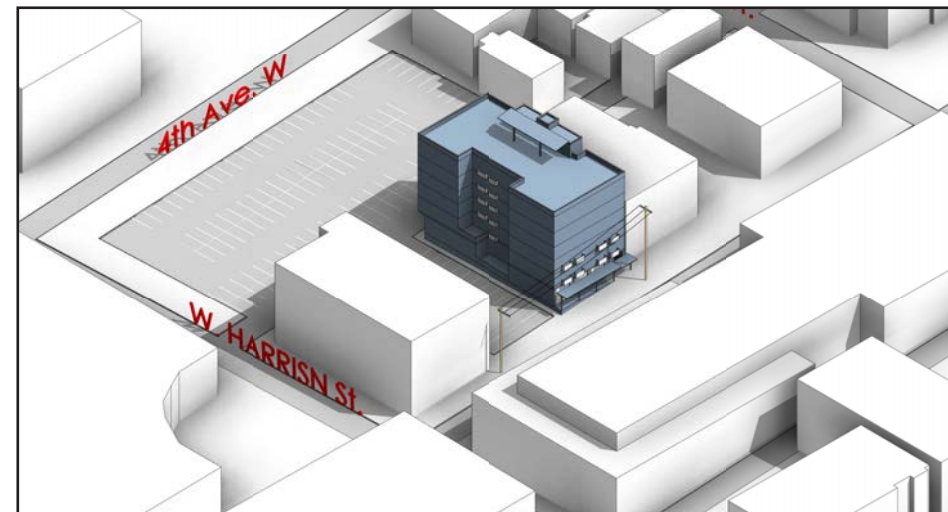




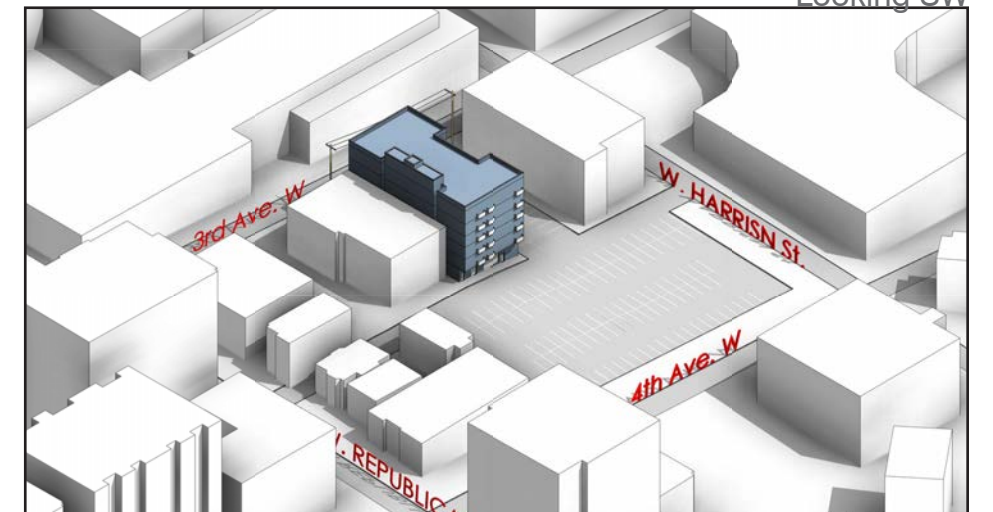
Looking SW



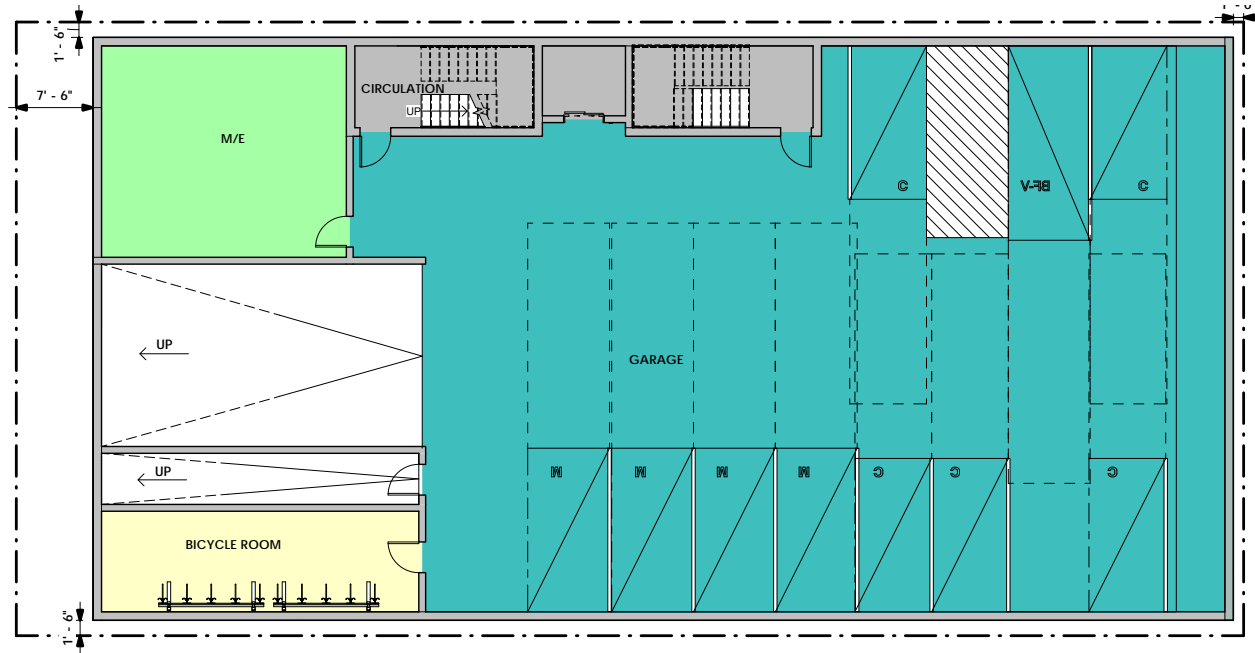
Looking NE



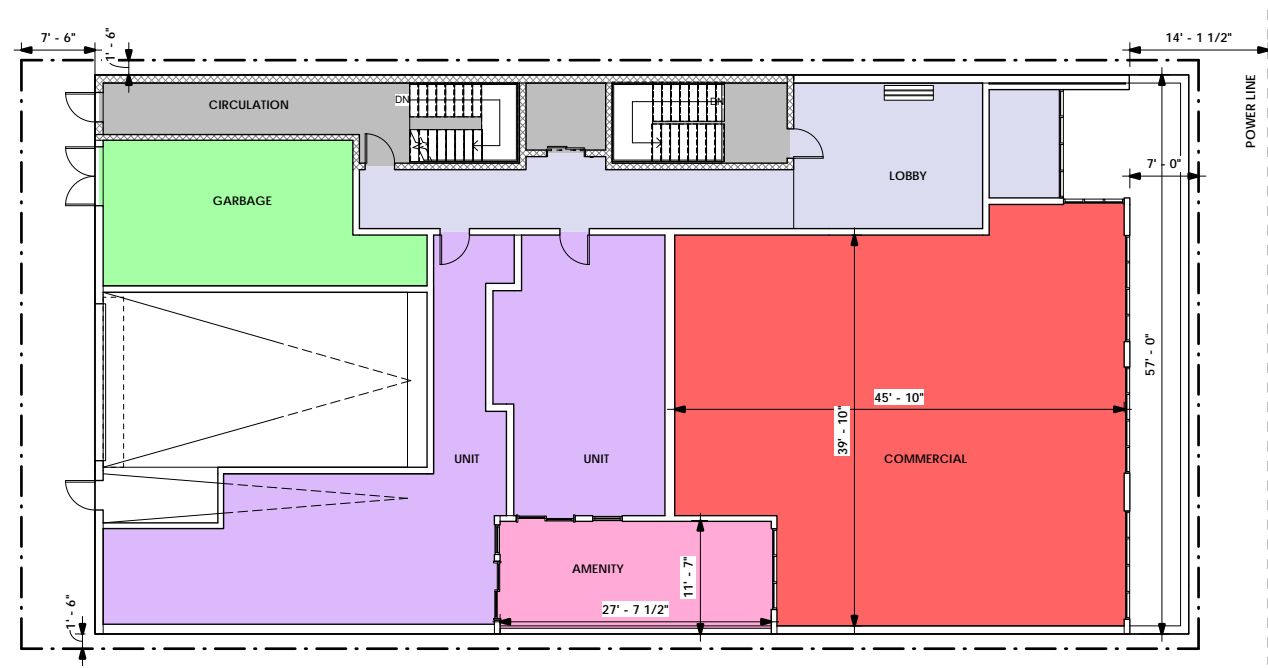
Looking NW



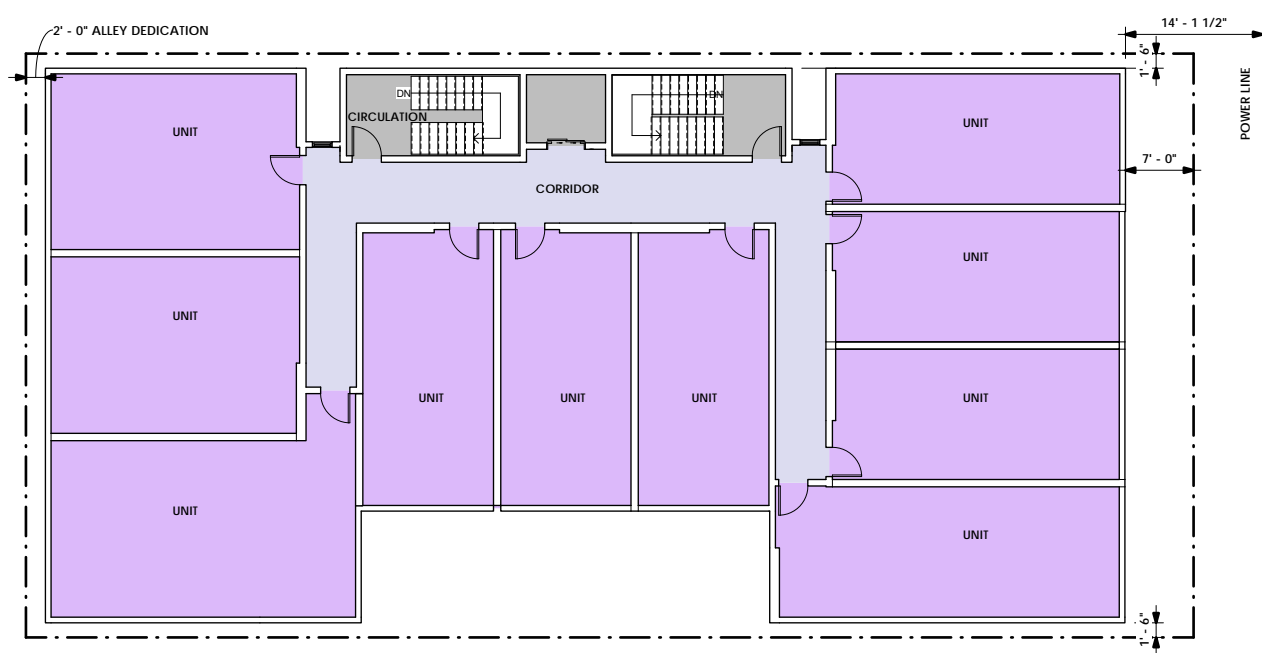
Looking SE



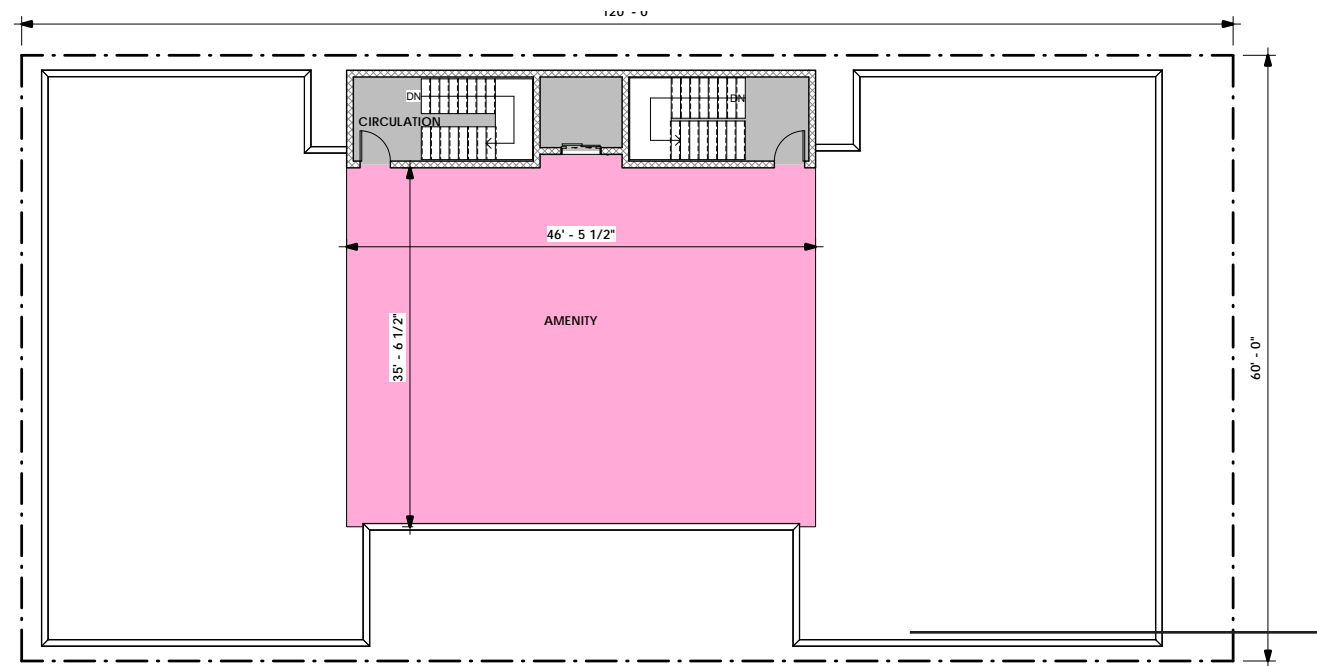
LEVEL: PARKING



LEVEL: FRIST FLOOR



LEVEL: TYPICAL FLOOR



LEVEL: ROOF

**MASSING OPTION A**

|  |   |
|--|---|
| <span style="display: inline-block; width: 10px; height: 10px; background-color: #FFC0CB; border: 1px solid black;"></span> AMENITY      | <span style="display: inline-block; width: 10px; height: 10px; background-color: #008080; border: 1px solid black;"></span> GARAGE  |
| <span style="display: inline-block; width: 10px; height: 10px; background-color: #FFFF00; border: 1px solid black;"></span> BICYCLE ROOM | <span style="display: inline-block; width: 10px; height: 10px; background-color: #90EE90; border: 1px solid black;"></span> GARBAGE |
| <span style="display: inline-block; width: 10px; height: 10px; background-color: #A9A9A9; border: 1px solid black;"></span> CIRCULATION  | <span style="display: inline-block; width: 10px; height: 10px; background-color: #ADD8E6; border: 1px solid black;"></span> LOBBY   |
| <span style="display: inline-block; width: 10px; height: 10px; background-color: #FF0000; border: 1px solid black;"></span> COMMERCIAL   | <span style="display: inline-block; width: 10px; height: 10px; background-color: #90EE90; border: 1px solid black;"></span> M/E     |
| <span style="display: inline-block; width: 10px; height: 10px; background-color: #9370DB; border: 1px solid black;"></span> CORRIDOR     | <span style="display: inline-block; width: 10px; height: 10px; background-color: #9370DB; border: 1px solid black;"></span> UNIT    |





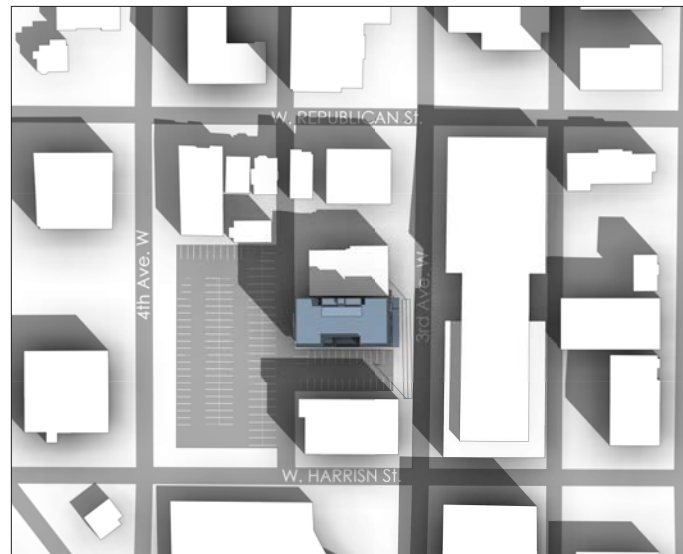
Summer Solstice - June 21st at 10a.m.



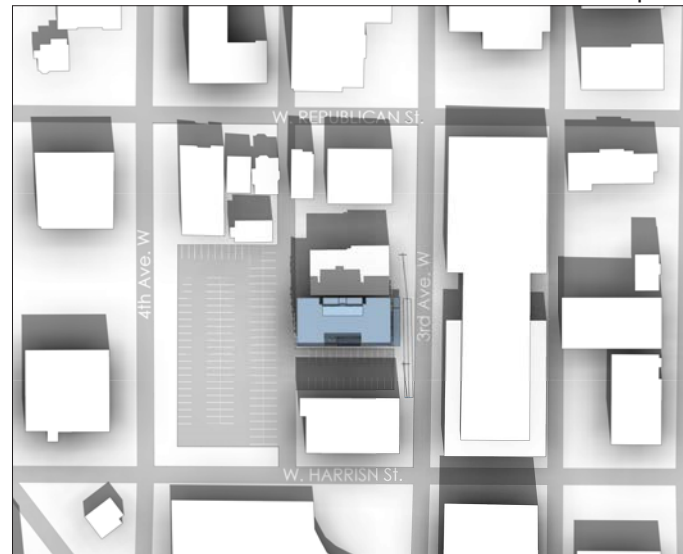
Summer Solstice - June 21st at 12p.m.



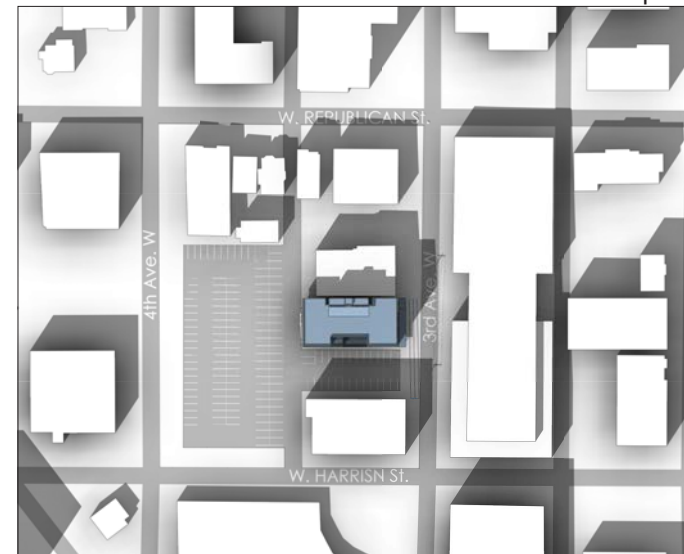
Summer Solstice - June 21st at 2p.m.



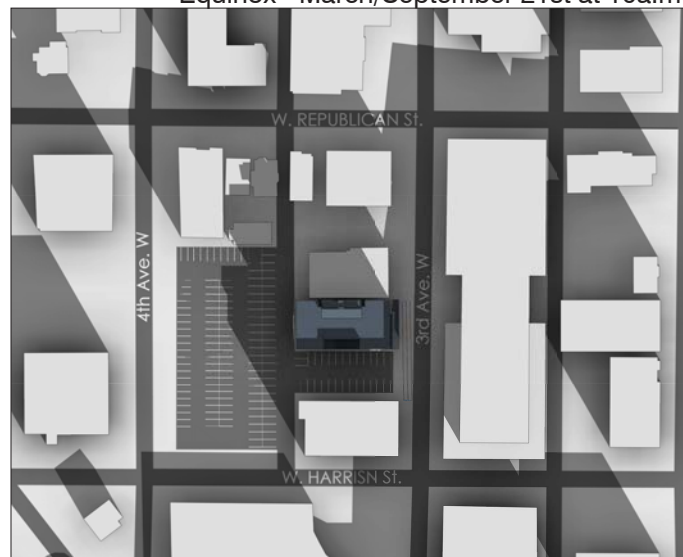
Equinox - March/September 21st at 10a.m.



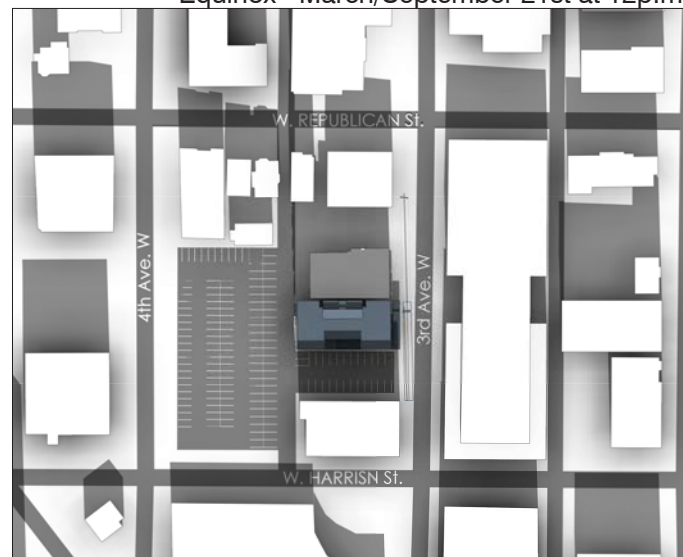
Equinox - March/September 21st at 12p.m.



Equinox - March/September 21st at 2p.m.



Winter Solstice - December 21st at 10a.m.



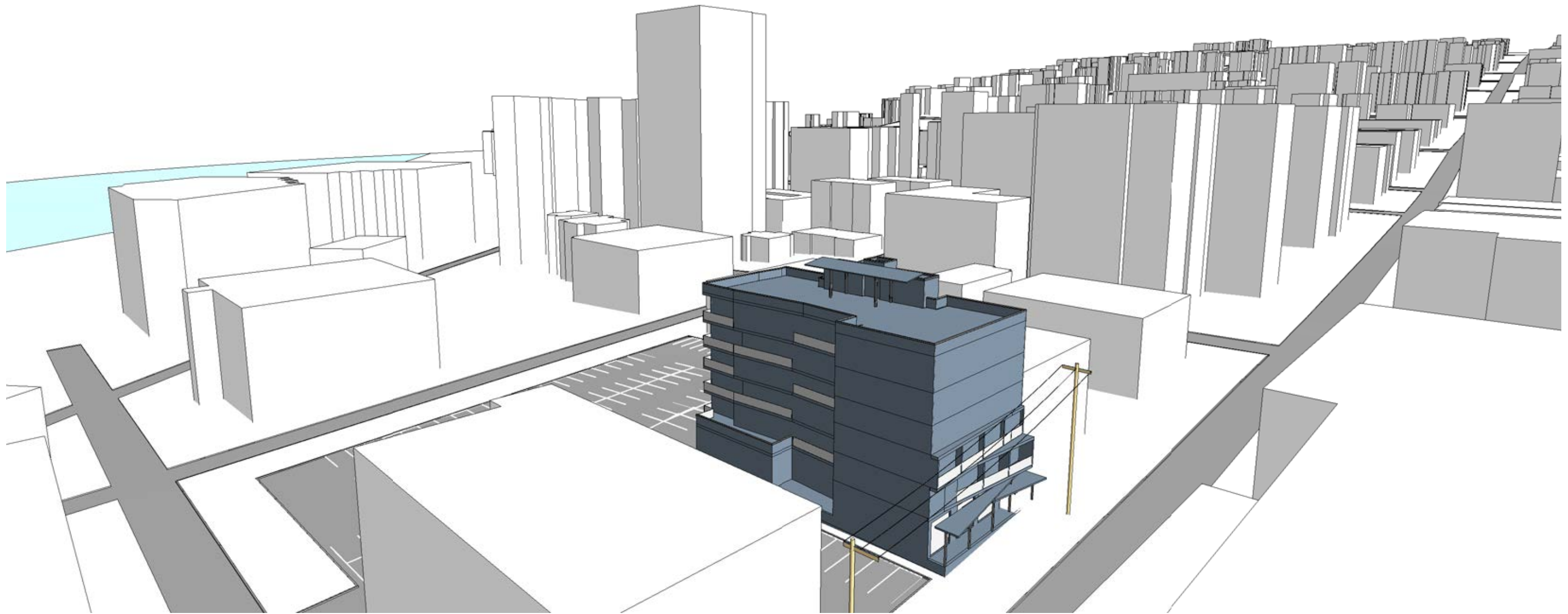
Winter Solstice - December 21st at 12p.m.



Winter Solstice - December 21st at 10a.m.

**Shadow Studies:**

The site has ample sun exposure throughout the year with a slight exception in the winter. The shadows cast by the proposed building do not appear to substantially impact surrounding properties.



## MASSING OPTION B

|                              |            |
|------------------------------|------------|
| 7 Stories & Roof Amenity     |            |
| Unit Count                   | 47         |
| Total Floor Area             | 33,243 gsf |
| Total Residential Floor Area | 23,611 gsf |
| Total Commercial Area        | 1,887 gsf  |
| Lobby Area                   | 657 gsf    |
| FAR Proposed                 | 4.75       |
| FAR Allowed                  | 4.62       |
| Amenity Area Provided        | 1,467 gsf  |
| Amenity Area Required        | 1,259 gsf  |

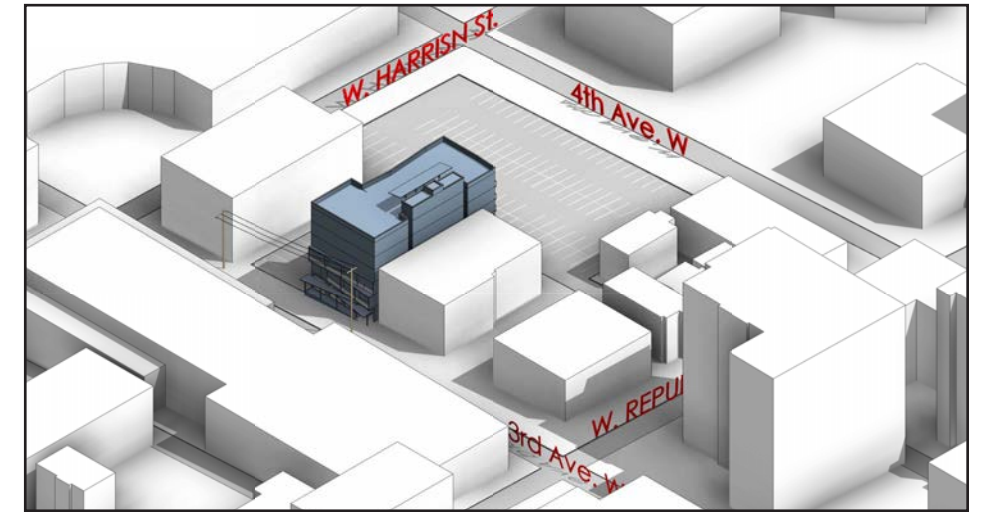
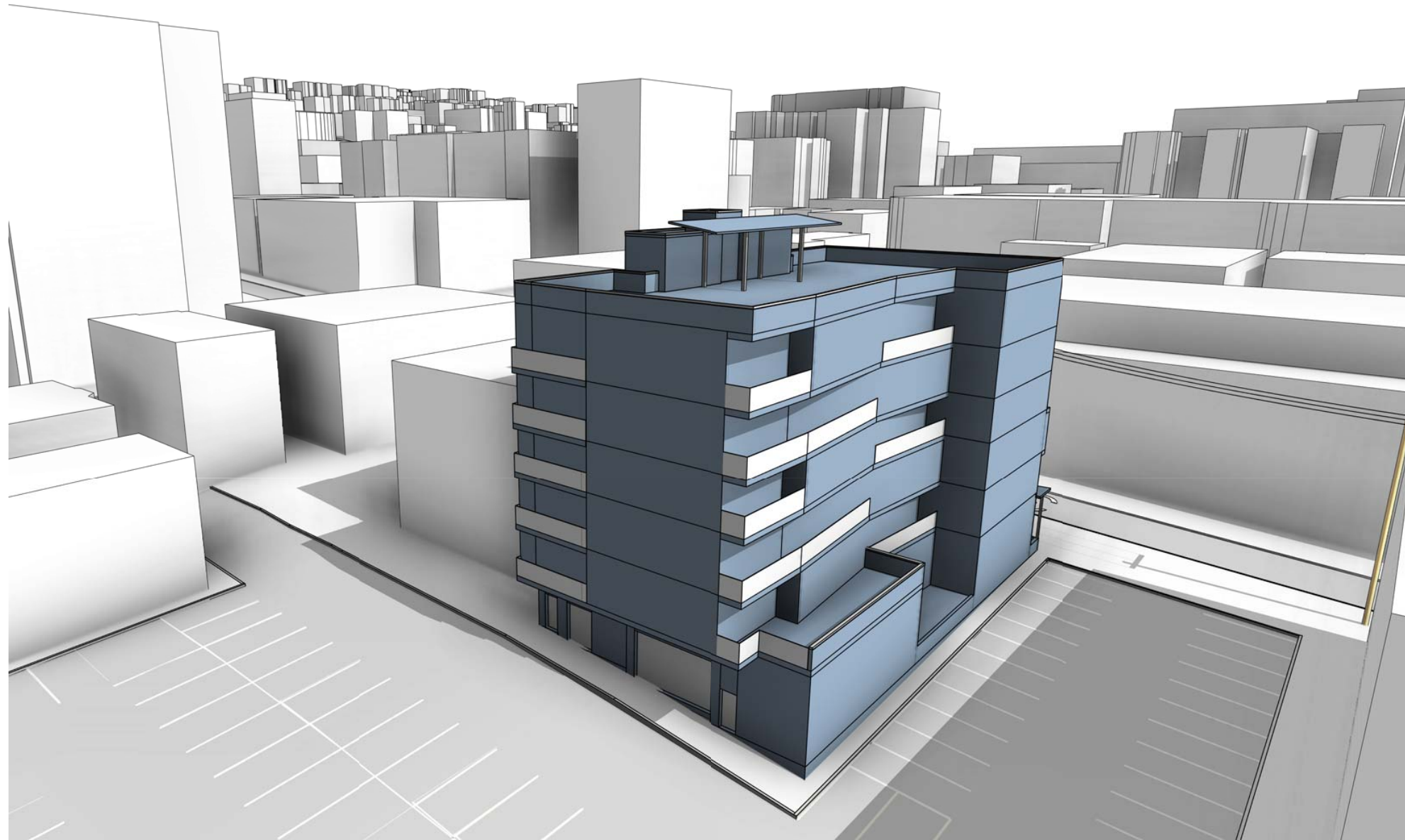
### Pros:

- Multiple orientations of bay/balcony are created for views and daylight, which provides a variety and unique space for residential and exterior development
- South facing courtyard for better solar exposure which also has the potential to turn into private amenity for the south facing units
- Maximizes views
- Multiple setbacks allow for more light access to the units.
- Wide series of canopy

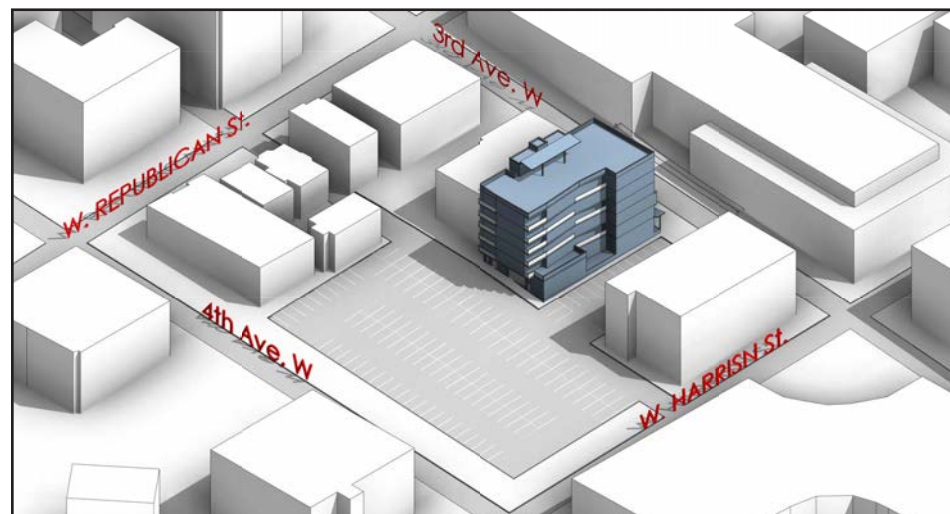
### Cons:

- Having Less unit count
- The unit faces the side lot line to the west which will be impacted if future development occurs on the parcel to the West.

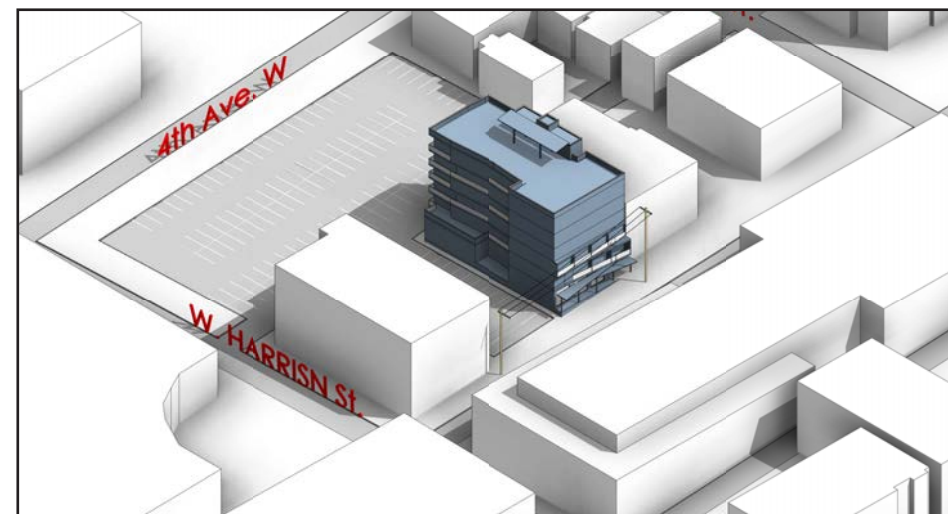




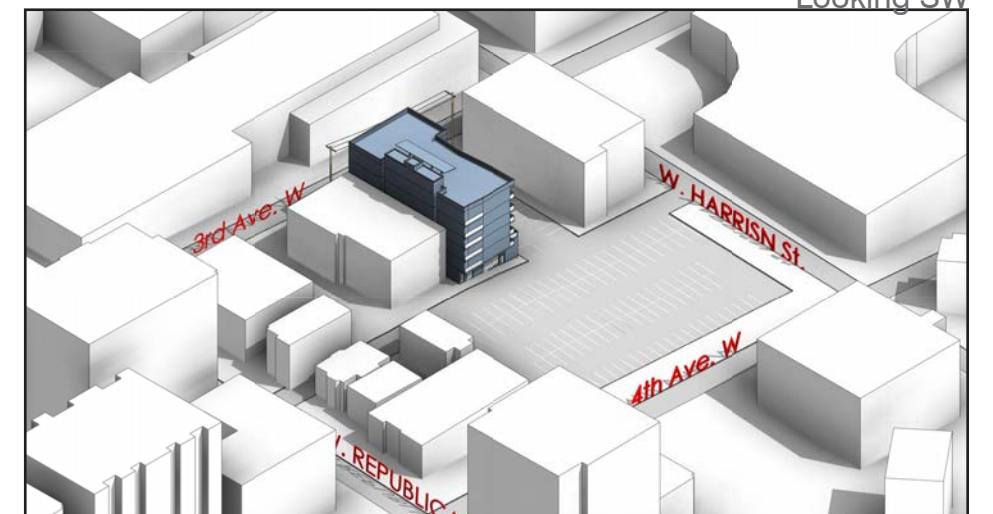
Looking SW



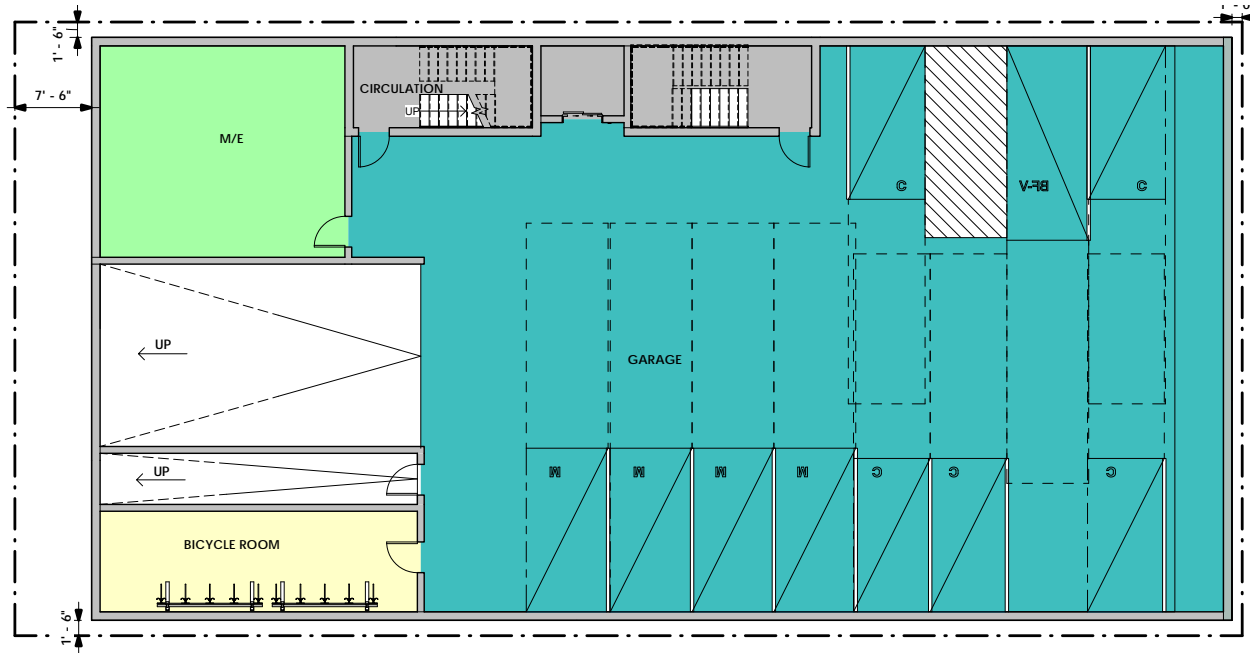
Looking NE



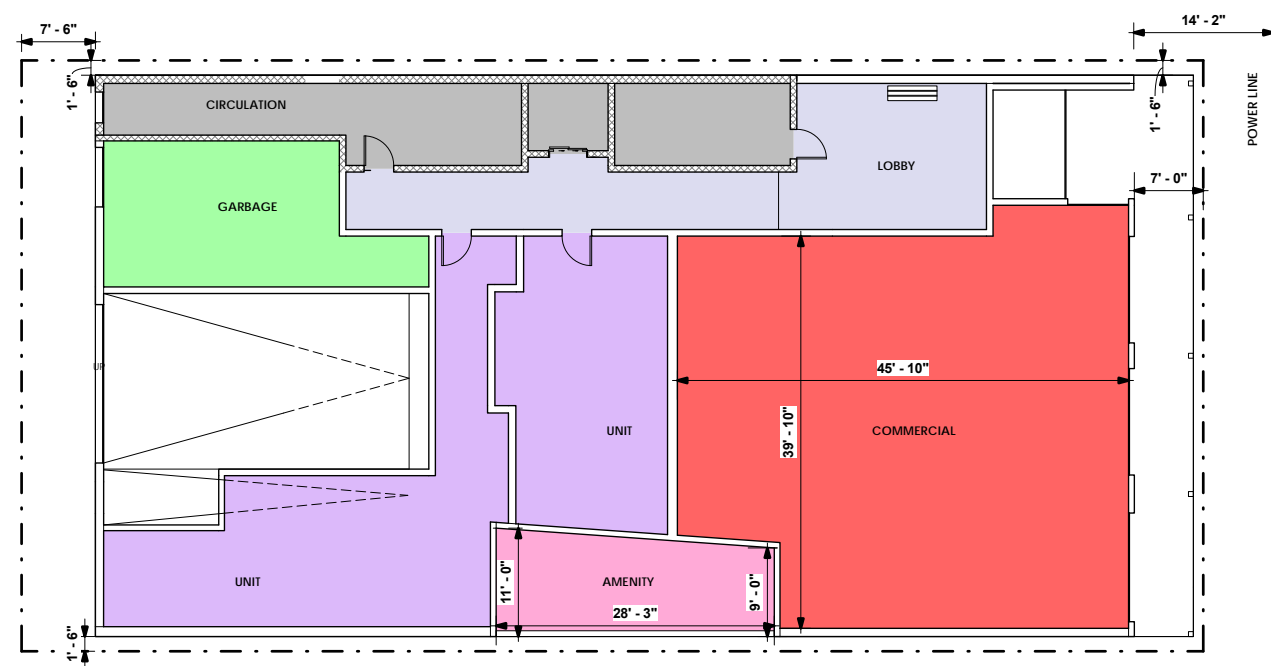
Looking NW



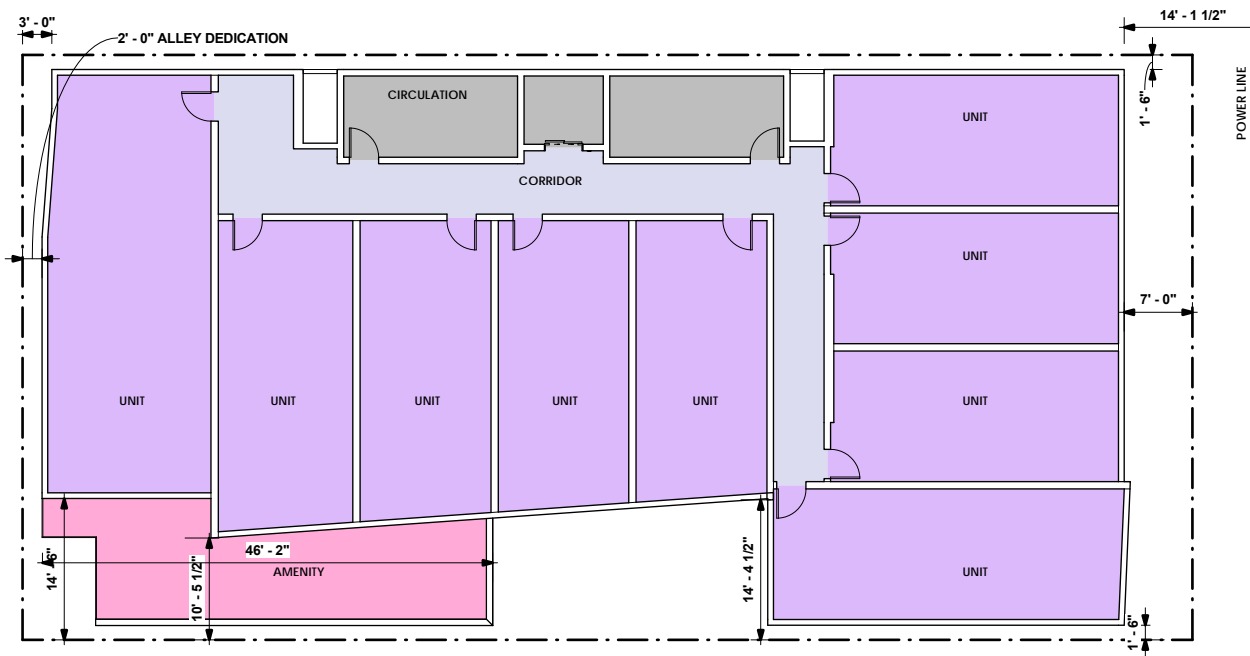
Looking SE



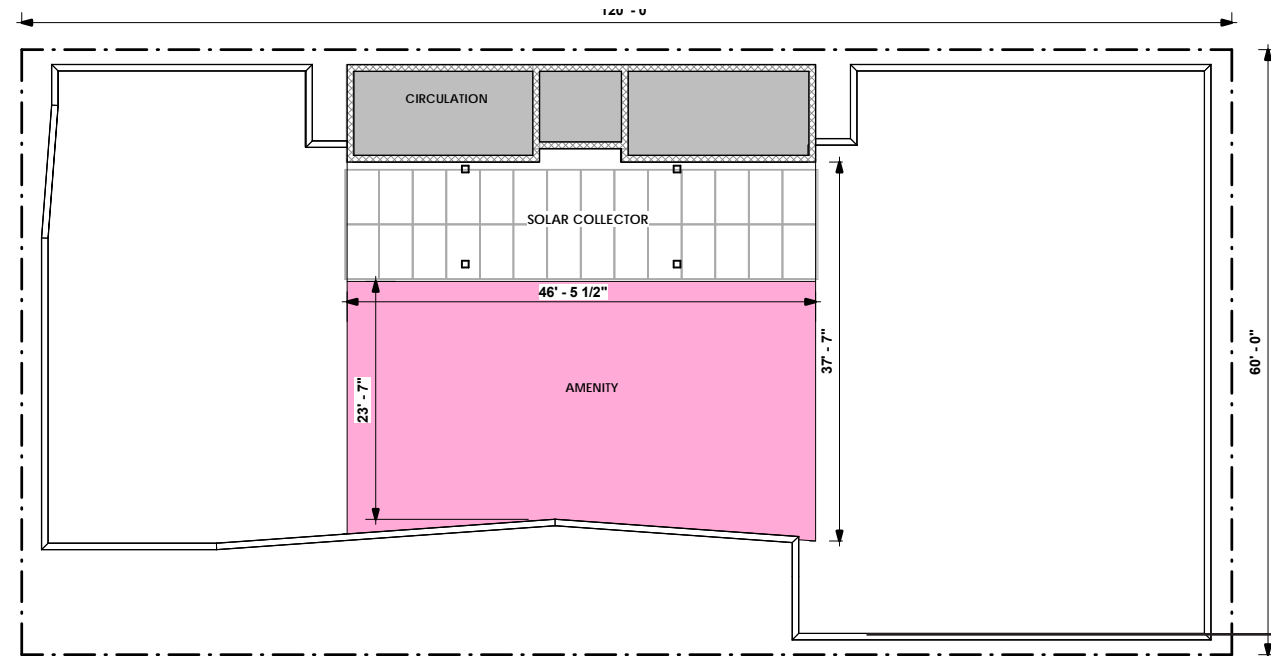
LEVEL: PARKING



LEVEL: FRIST FLOOR



LEVEL: SECOND FLOOR



LEVEL: ROOF

**MASSING OPTION B**

|  |   |
|--|---|
| <span style="display:inline-block; width:10px; height:10px; background-color:yellow;"></span> BICYCLE ROOM | <span style="display:inline-block; width:10px; height:10px; background-color:teal;"></span> GARAGE        |
| <span style="display:inline-block; width:10px; height:10px; background-color:grey;"></span> CIRCULATION    | <span style="display:inline-block; width:10px; height:10px; background-color:lightgreen;"></span> GARBAGE |
| <span style="display:inline-block; width:10px; height:10px; background-color:red;"></span> COMMERCIAL      | <span style="display:inline-block; width:10px; height:10px; background-color:lightblue;"></span> LOBBY    |
| <span style="display:inline-block; width:10px; height:10px; background-color:lightgrey;"></span> CORRIDOR  | <span style="display:inline-block; width:10px; height:10px; background-color:purple;"></span> UNIT        |
|  | <span style="display:inline-block; width:10px; height:10px; background-color:lightgreen;"></span> M/E     |

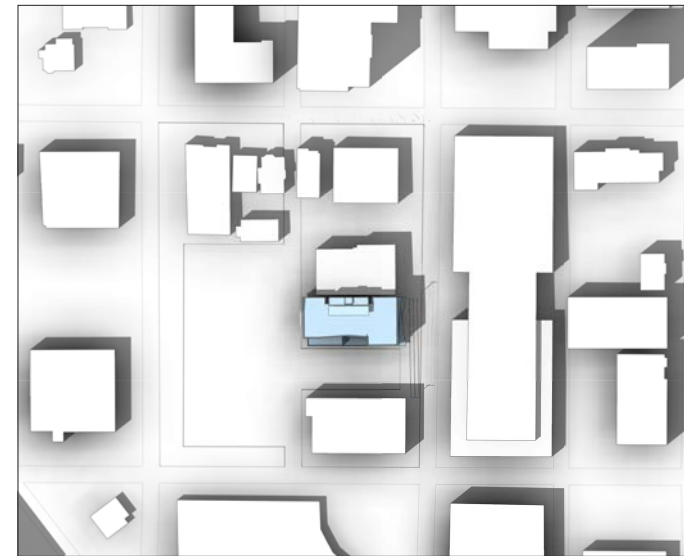




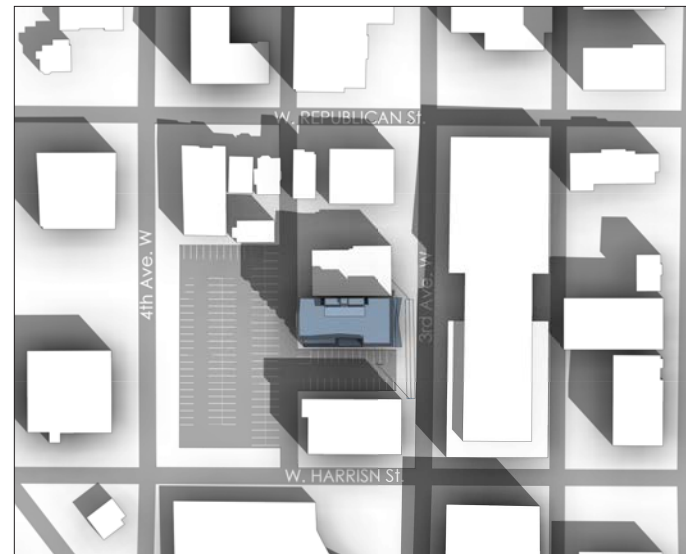
Summer Solstice - June 21st at 10a.m.



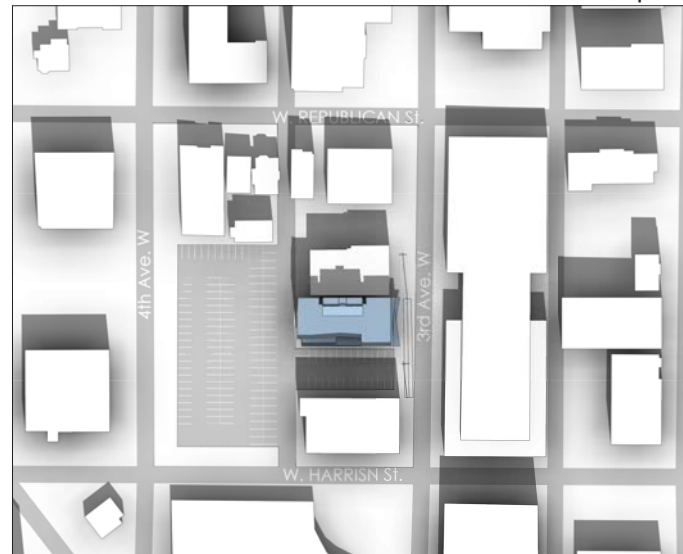
Summer Solstice - June 21st at 12p.m.



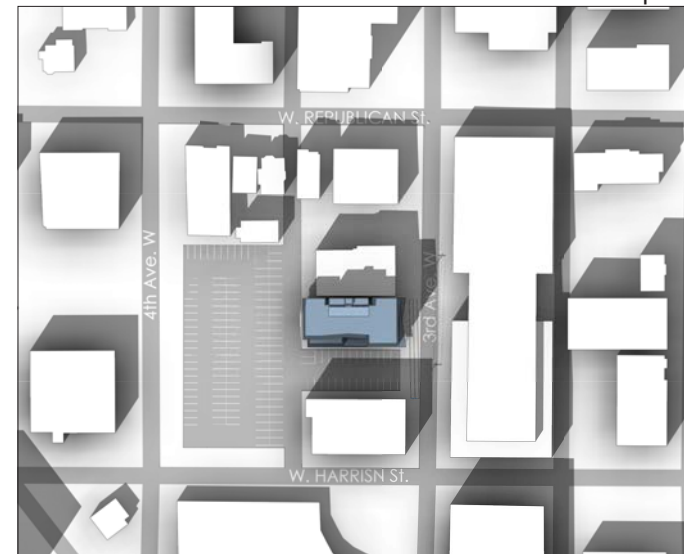
Summer Solstice - June 21st at 2p.m.



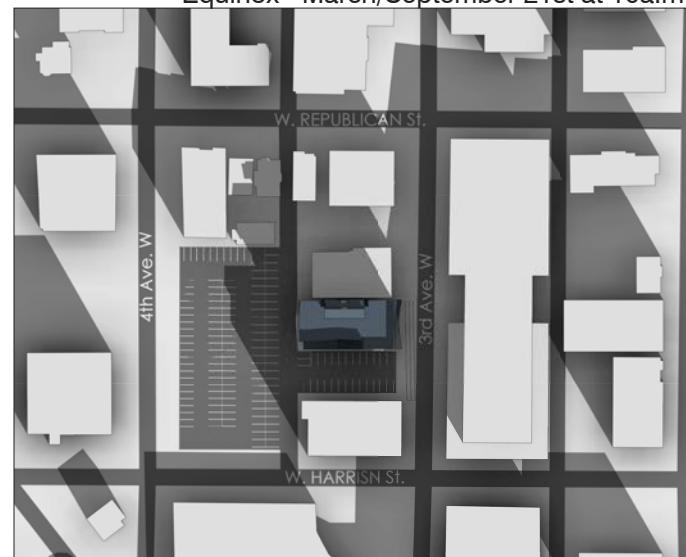
Equinox - March/September 21st at 10a.m.



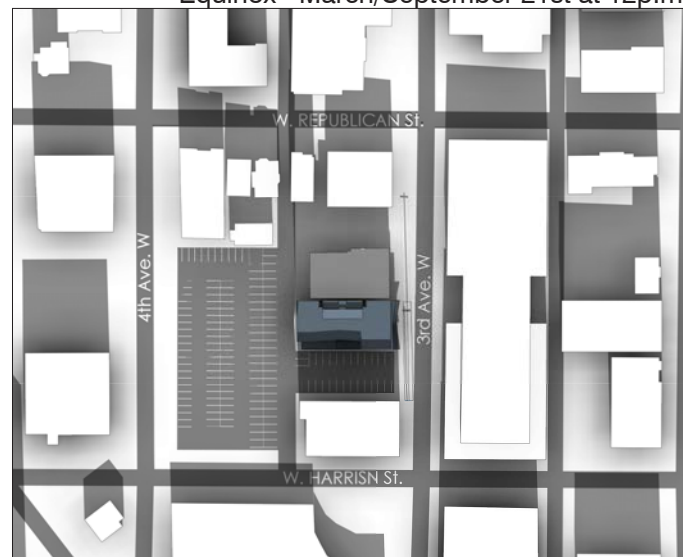
Equinox - March/September 21st at 12p.m.



Equinox - March/September 21st at 2p.m.



Winter Solstice - December 21st at 10a.m.



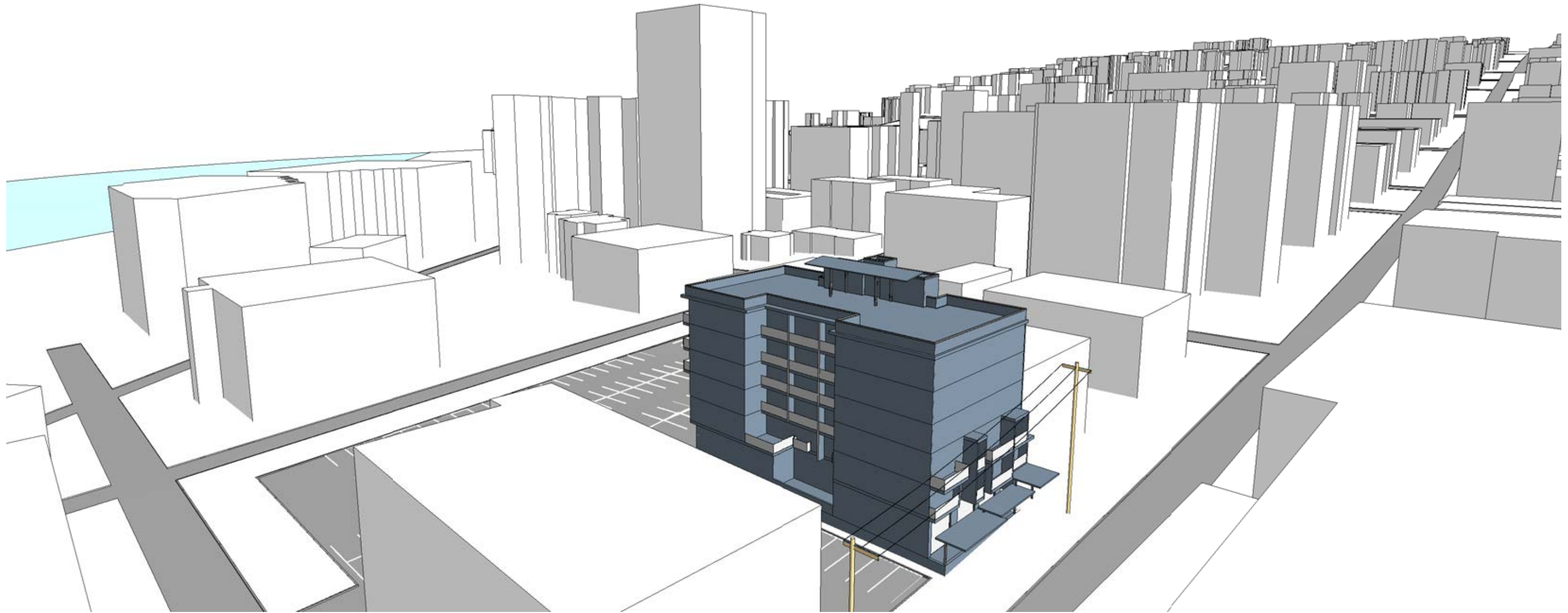
Winter Solstice - December 21st at 12p.m.



Winter Solstice - December 21st at 10a.m.

**Shadow Studies:**

The site has ample sun exposure throughout the year with a slight exception in the winter. The shadows cast by the proposed building do not appear to substantially impact surrounding properties.



## MASSING OPTION C - PREFERRED

|                              |            |
|------------------------------|------------|
| 7 Stories & Roof Amenity     |            |
| Unit Count                   | 52         |
| Total Floor Area             | 34,197 gsf |
| Total Residential Floor Area | 25,164 gsf |
| Total Commercial Area        | 1,864 gsf  |
| Lobby Area                   | 657 gsf    |
| FAR Proposed                 | 4.75       |
| FAR Allowed                  | 4.75       |
| Amenity Area Provided        | 2,030 gsf  |
| Amenity Area Required        | 1,259 gsf  |

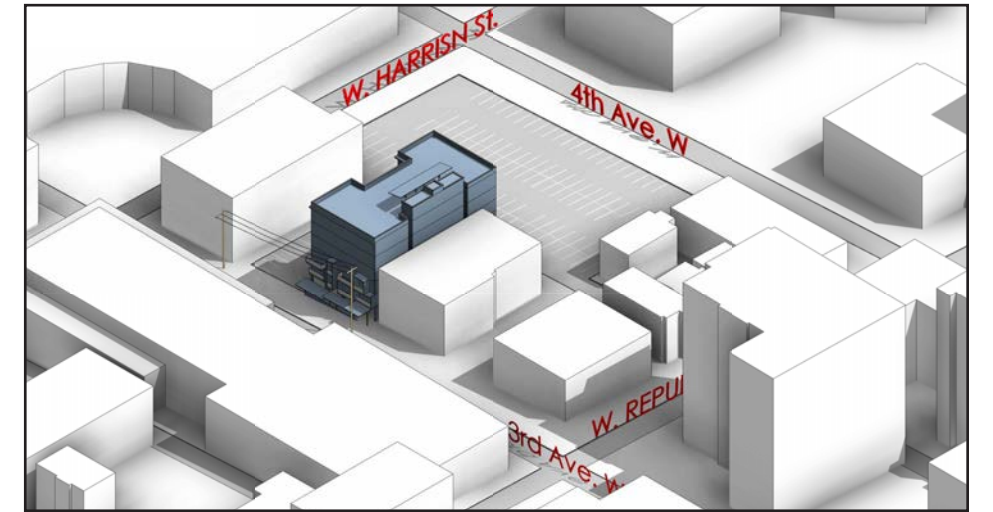
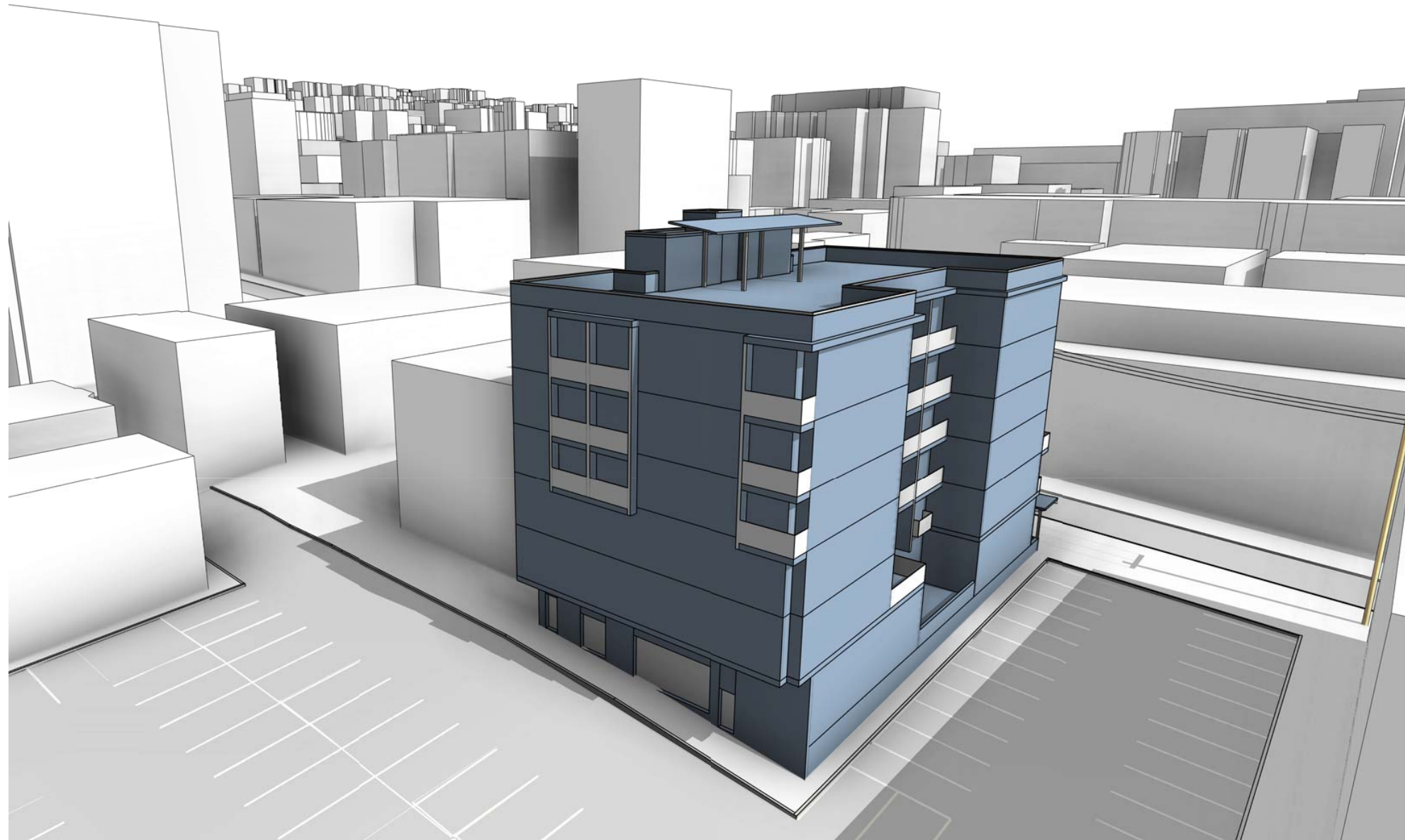
### Pros:

- Maximizing unit counts.
- Combination of vertical and horizontal bay area, which create interesting visual form.
- Multiple sets backs allow for more light access to the units.
- Wide series of canopy.

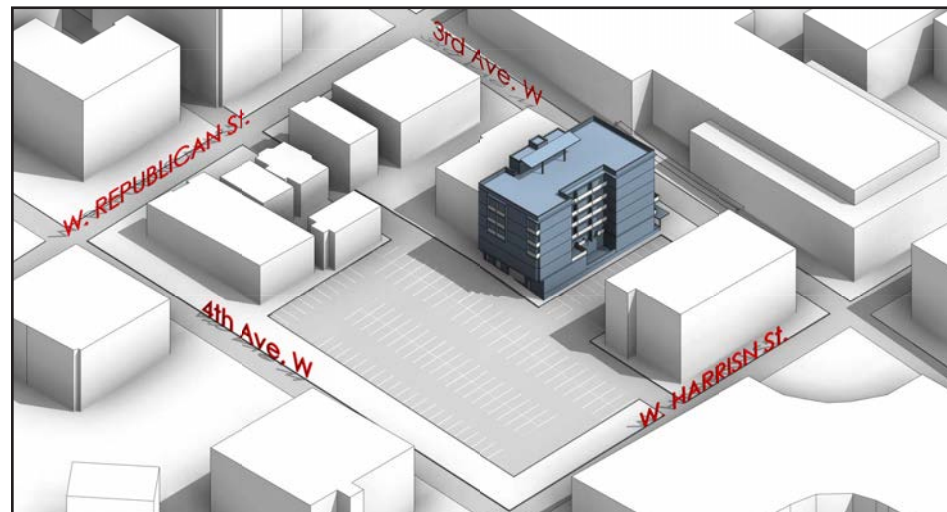
### Cons:

- The unit faces the side lot line to the west which will be impacted if future development occurs on the parcel to the West.

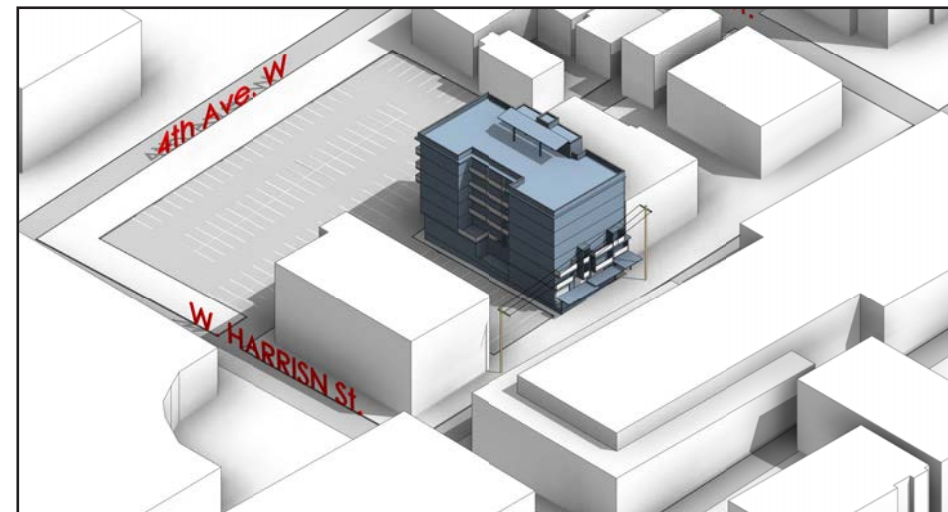




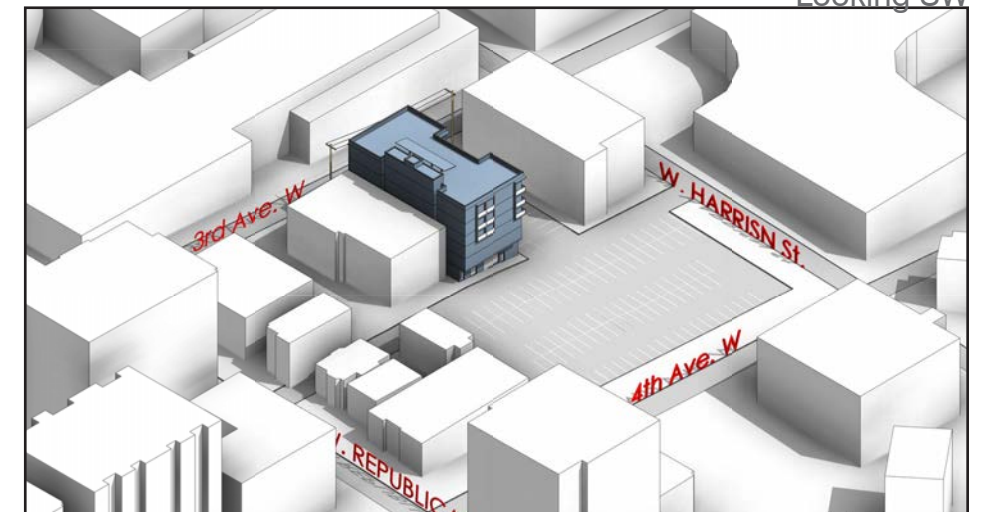
Looking SW



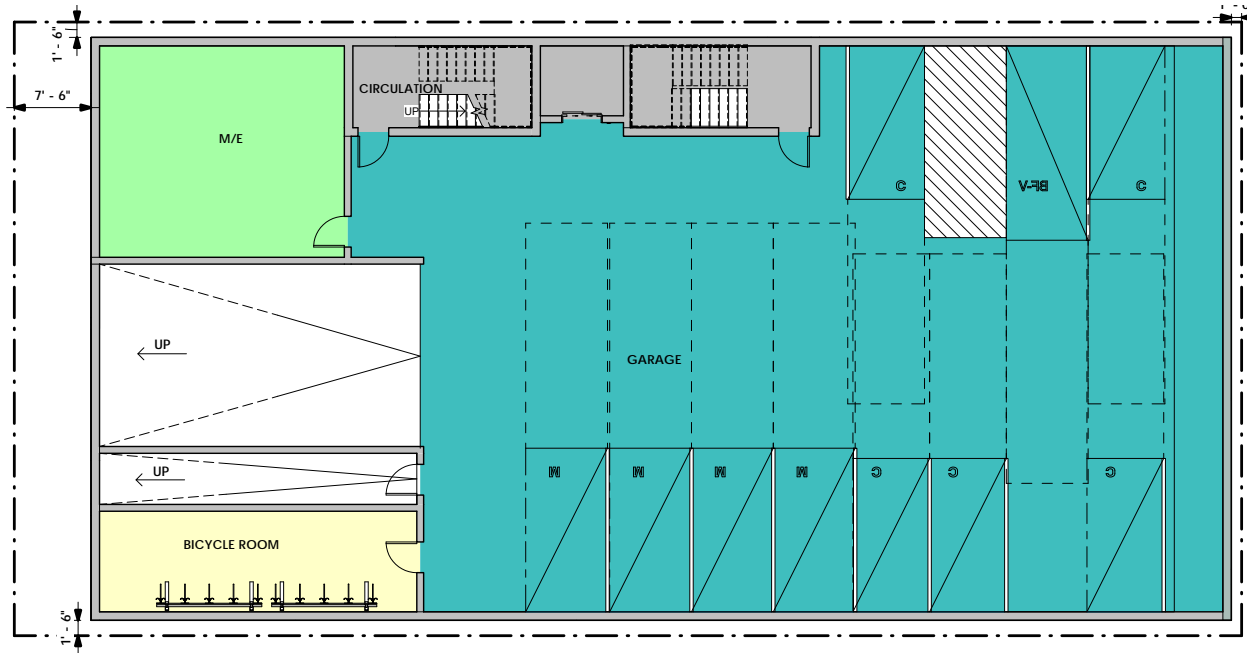
Looking NE



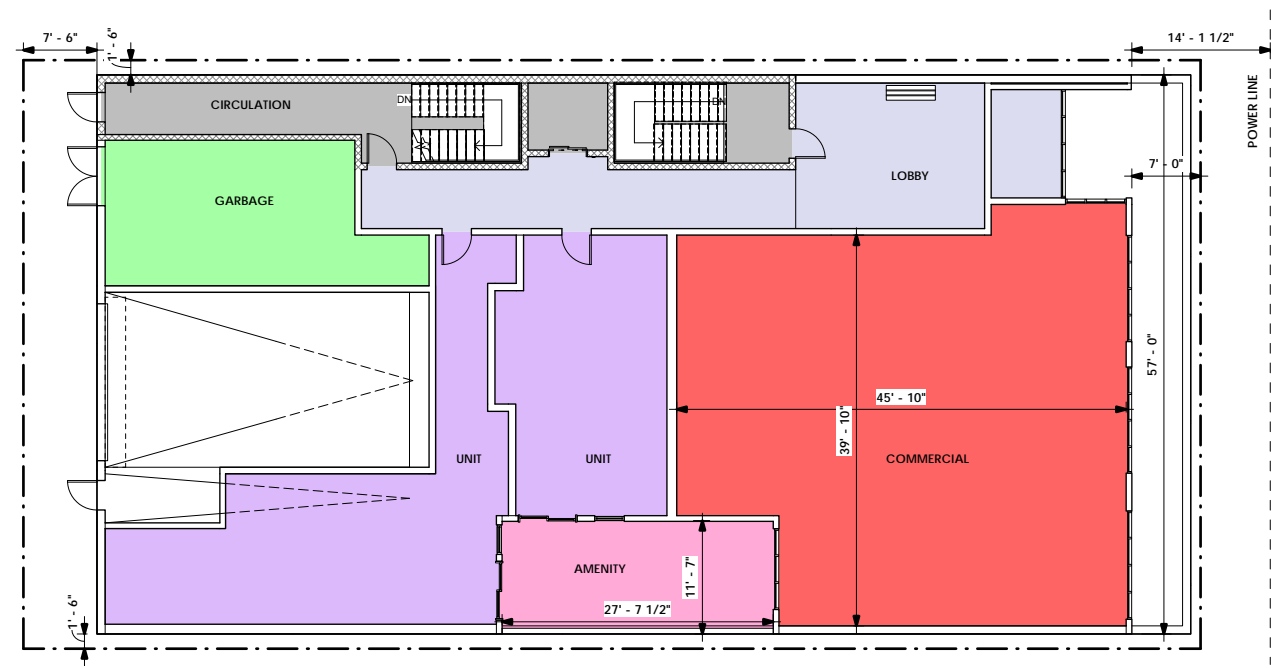
Looking NW



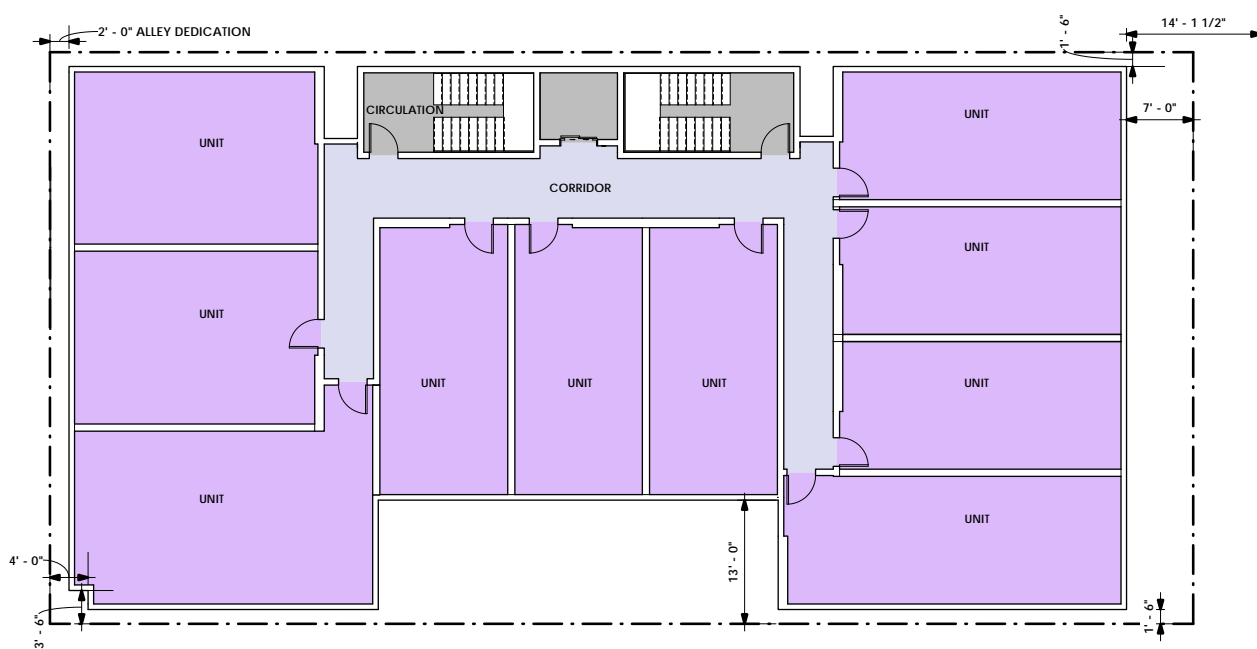
Looking SE



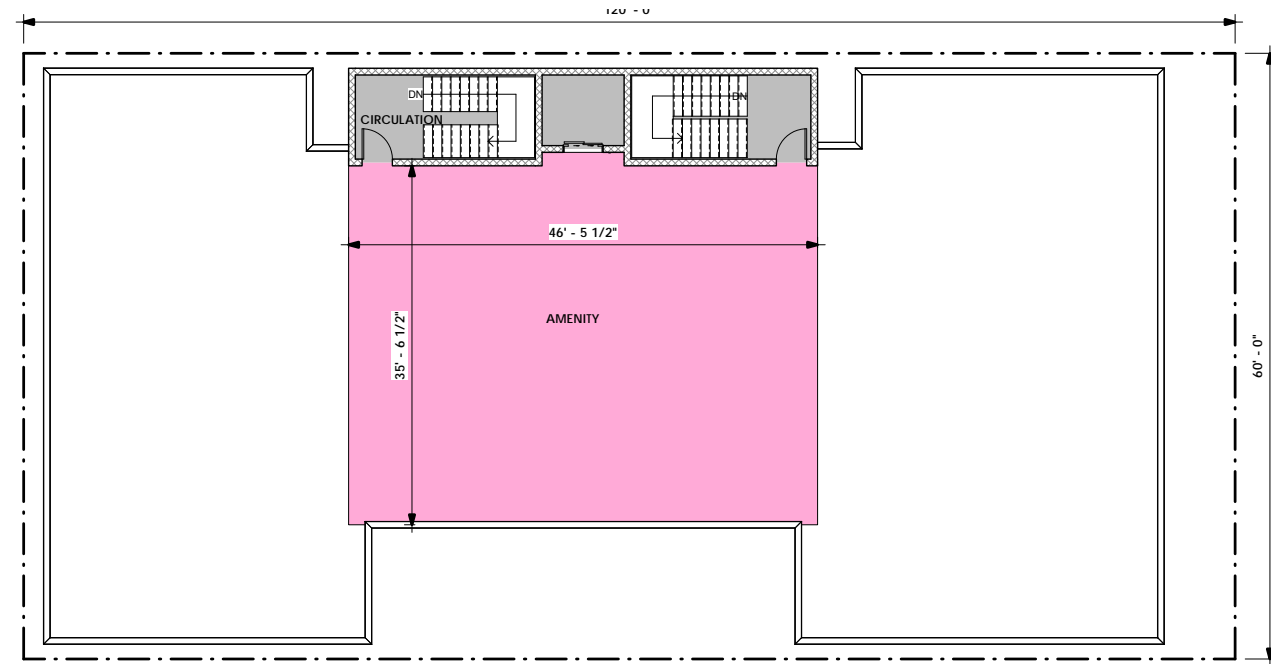
LEVEL: PARKING



LEVEL: FRIST FLOOR



LEVEL: TYPICAL FLOOR



LEVEL: ROOF

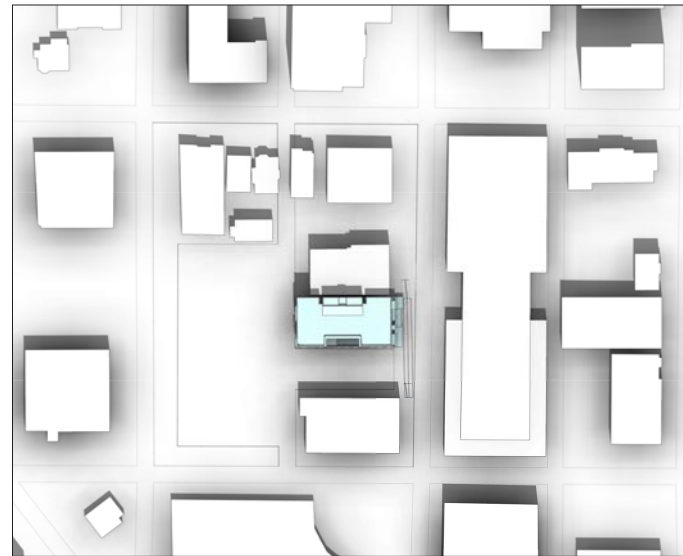
MASSING OPTION  

-  AMENITY
-  BICYCLE ROOM
-  CIRCULATION
-  COMMERCIAL
-  CORRIDOR
-  GARAGE
-  GARBAGE
-  LOBBY
-  M/E
-  UNIT





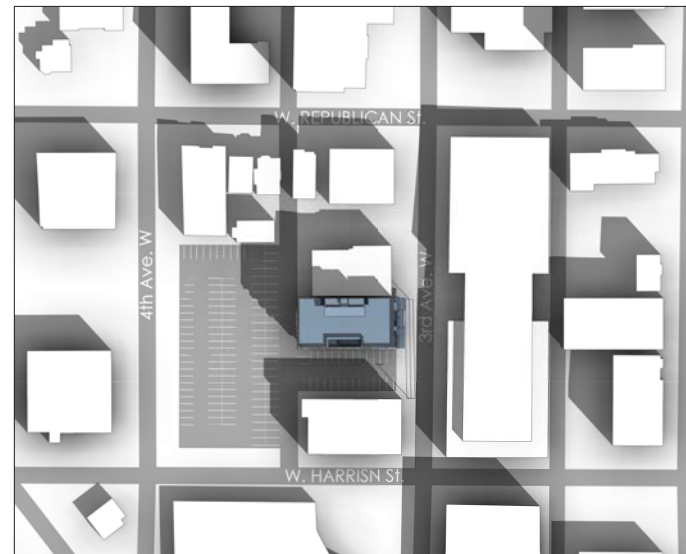
Summer Solstice - June 21st at 10a.m.



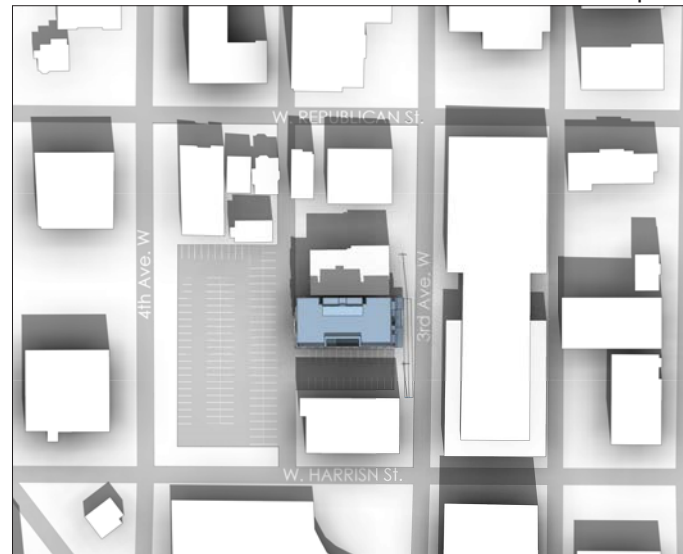
Summer Solstice - June 21st at 12p.m.



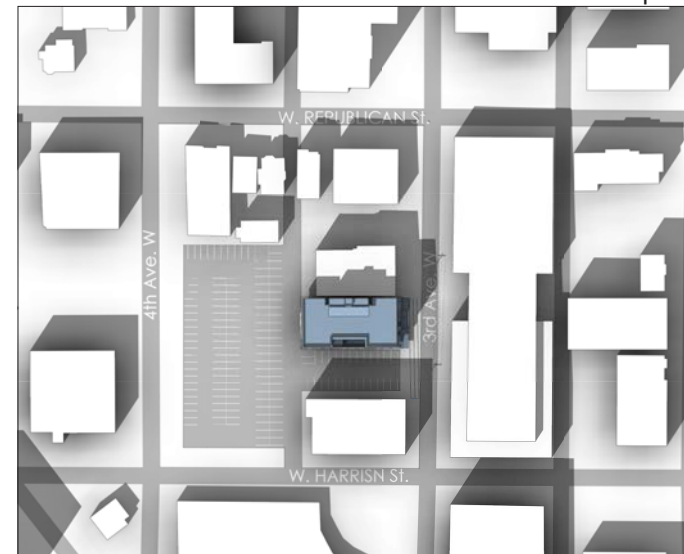
Summer Solstice - June 21st at 2p.m.



Equinox - March/September 21st at 10a.m.



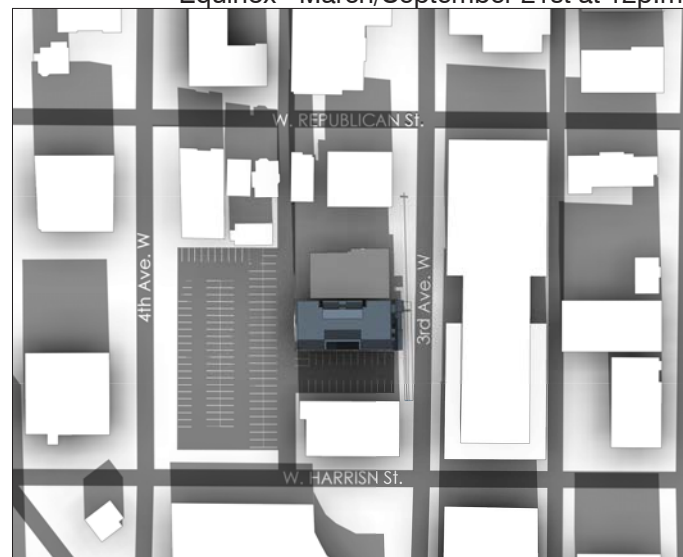
Equinox - March/September 21st at 12p.m.



Equinox - March/September 21st at 2p.m.



Winter Solstice - December 21st at 10a.m.



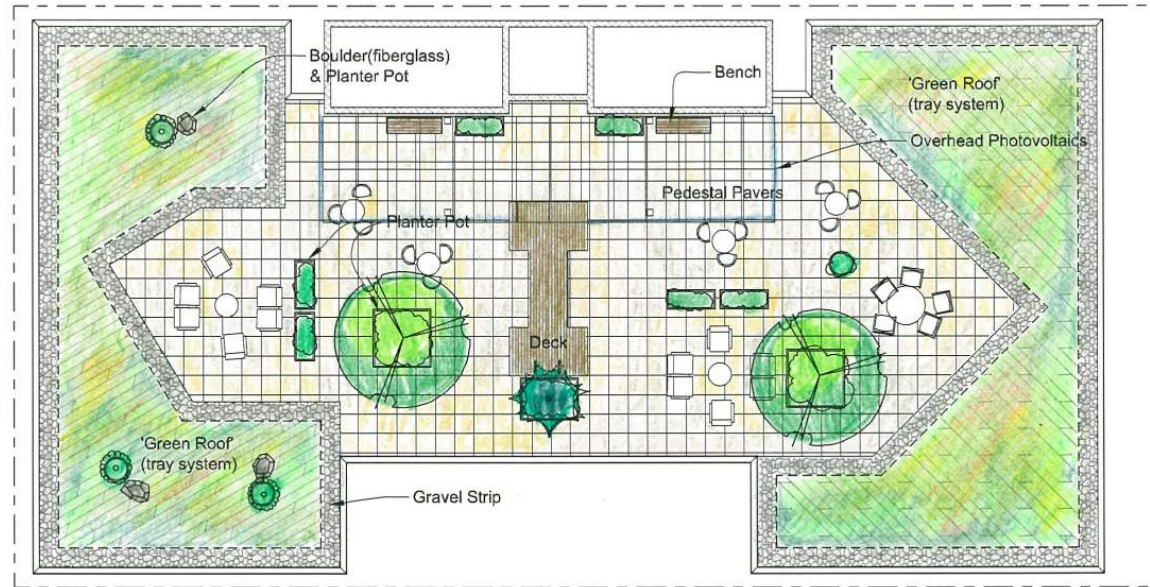
Winter Solstice - December 21st at 12p.m.



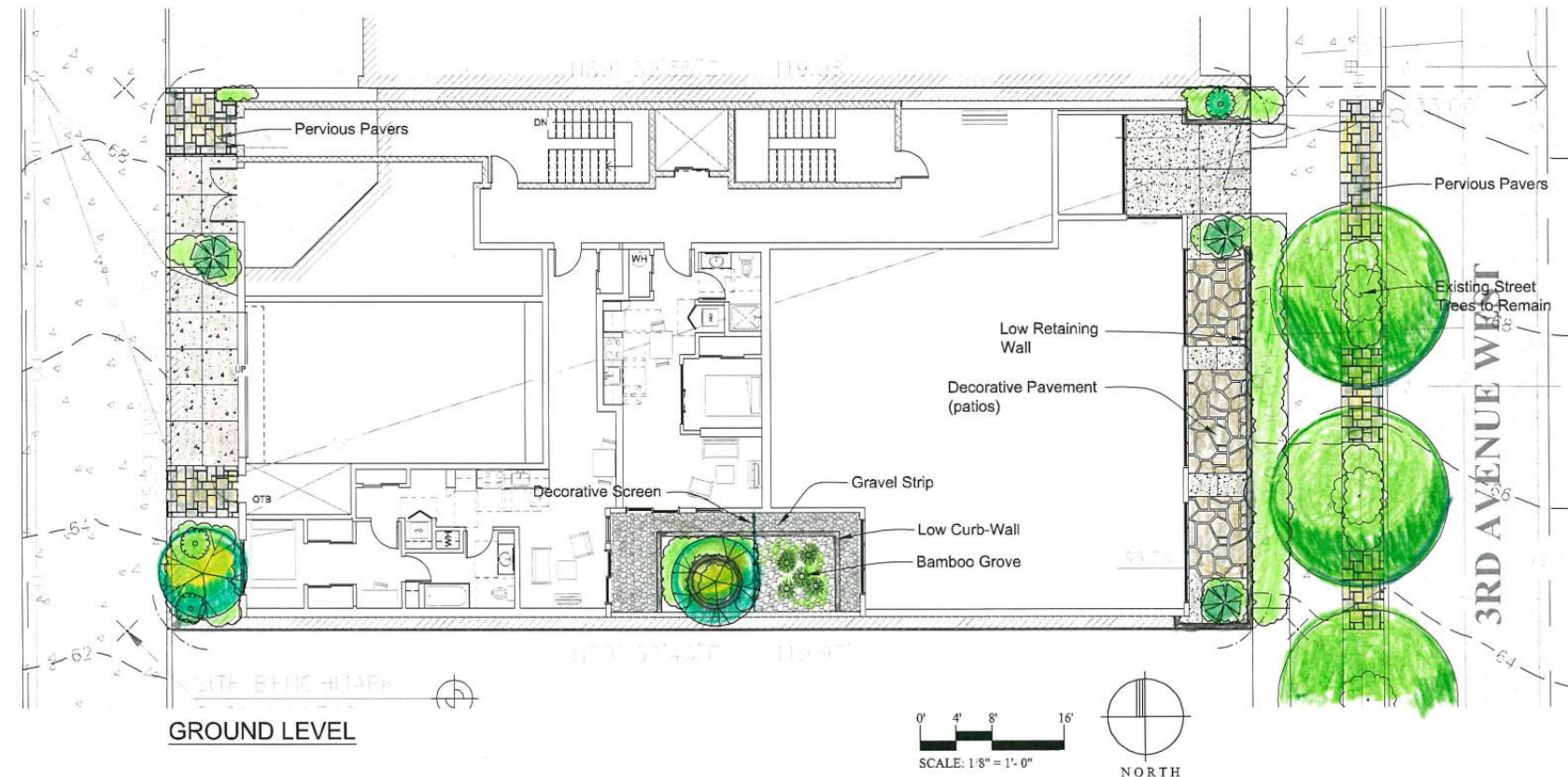
Winter Solstice - December 21st at 10a.m.

**Shadow Studies:**

The site has ample sun exposure throughout the year with a slight exception in the winter. The shadows cast by the proposed building do not appear to substantially impact surrounding properties.



ROOF LEVEL



GROUND LEVEL

413 3rd Ave West  
Seattle, WA 98xxx  
#3027575



STATE OF WASHINGTON  
LICENSED LANDSCAPE ARCHITECT  
GLENN TAKAGI  
CERTIFICATE NO. 23

Glenn Takagi  
Landscape Architect  
18550 Firlands Way N.  
Suite #102  
Shoreline, WA 98133  
(206) 542-5100  
FAX: (206) 546-1128

Planting Plan

Project No: \_\_\_\_\_  
 Drawn: GT  
 Checked: GT  
 Drawing Issue: xxx  
 Revisions: \_\_\_\_\_

Sheet  
L1  
1 of 1

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