413 3RD AVE W
DESIGN REVIEW BOARD
2ND EARLY DESIGN MEETING
MAY 2ND, 2018
SDCI Project: #3027575
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**2ND EARLY DESIGN MEETING**  
MAY 2ND, 2018

**PROJECT ADDRESS:**  
413 3RD Ave W, Seattle WA 98119

**PROJECT OWNER:**  
Martin Smith  
e/mteplsm@gmail.com

**ARCHITECT:**  
d/Arch LLC  
2412 Westlake Ave N, Ste 3  
Seattle, WA 98109  
Phone: 206.547.1761  
Contact: Matt Driscoll, AIA  
e/ mattd@darchllc.com

**LANDSCAPE ARCHITECT:**  
Glenn Takagi Landscape Architect  
18550 Firlands Way North #102  
Shoreline, WA 98133  
e/glenco1029@earthlink.net

**SURVEYOR:**  
Allied Land Surveying, Inc.  
17028 Bothell Everette Hwy, Ste A  
Bothell, WA 98012  
Phone: 425.482.0223
**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 one bedroom units, 1,756 SF of commercial space, and 13 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.
Numerous new and proposed projects surround the site, most 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.
CONTEXT ANALYSIS

Neighborhood Zoning

- **Parcel:** 1989200517
- **Lot Area:** 7,200 (60' x 120') sf
- **Zoning:** SM-UP 85 (M) (Mandatory Housing Affordability)
- **Overlay:** Uptown Urban Center
- **Street Classification:** 3rd Ave W (Class III Pedestrian)
- **Frequent Transit:** Yes
Land Use/Transportation

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.
3rd 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: Urban Context
- Multi Family Apartments
- Office Building
- Commercial/Retail
- Cultural Center
- Other

KEY: SDOT Classification
- Bus Route
- Bus Stop
- Bike Route

CONTEXT ANALYSIS
CONTEXT ANALYSIS

1. 3rd Ave W towards East

2. Alley towards West
CONTEXT ANALYSIS

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 sense of security and safety
CONTEXT ANALYSIS

Existing (Survey)

LEGAL DESCRIPTION
LOT 4, BLOCK B, NORTH SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF PLATS, PAGE 41, IN KING COUNTY, WASHINGTON. SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON.

Note: From survey by Allied Land Surveying, Inc.
CONTEXT ANALYSIS

Survey (Power Lines on Site)
SMC 23.48.055
**LANDSCAPING AND SCREENING STANDARDS**
- Green Area Factor of 0.3 or greater.

SMC 23.48.075
**LIGHT AND GLARE STANDARDS**
- Directed away from adjacent properties.

SMC 23.48.780
**REQUIRED PARKING IN UPTOWN URBAN CENTER**
- In the SM-UP 85 zone in Uptown Urban Center, accessory surface parking is prohibited unless separated from all street lot lines by another use within structure.
  All parking below grade.

SMC 23.48.785
**REQUIRED PARKING**
- Parking at street level within structure. Parking in the Uptown Urban Center is permitted in a story that is partially above street level and partially below street level if the structure is permitted in a setback area under the provisions of subsection 23.48.740.B2.b.
  Parking spaces provided : 9-15

SMC 23.47A.024
**SOLID WASTE & RECYCLE**
- Residential: 51-100 dwelling units - 375 sf plus 4 sf for each additional unit over 50.
- Nonresidential: 0-5,000 sf - 50% of 82 sf.
- 12 Feet min. horizontal dimension.
  Solid waste / recycling provided : 457 - 531 GSF

SMC 23.48.045
**AMENITY AREA**
- 5% of total gross floor area of structure in residential use shall be provided as amenity area.
- No min. dimension for private amenity area; Except 10 Feet at side property line.
- Common Amenity Area: min. 250 sf and 10 Feet min. dimension; Accessible to all units.
- 50% ground amenity area landscaped.
## EDG-1 BOARD RECOMMENDATIONS

### PRIORITIES & BOARD RECOMMENDATIONS

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<tr>
<th>1. Massing Options &amp; Architectural Concept</th>
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<td><strong>A.</strong> The board encouraged further exploration concept: &quot;Foreground VS Field.&quot; (CS3-A-4)</td>
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<td><strong>B.</strong> The board was concerned the massing options were only reactionary to the existing site constraints—such as FAR, power line setback, failed to express a strong architectural concept. (CS3-A-4, DC1-I-iii)</td>
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<td><strong>C.</strong> The board requested documentation of massing studies. (CS2-C-2, CS3-A-4, DC2-C-3, DC1-I-iii)</td>
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<td><strong>D.</strong> The board requested further study of two specific massing options, as strong base/podium and a flipped Option B (L shape massing). (CS3-2-C-2, CS3-A-4, DC2-C-3, DC1-I-iii)</td>
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<tr>
<td><strong>A.</strong> The three massing has been further studied. (SEE P.19-32)</td>
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<td><strong>B.</strong> (SEE P.19-32)</td>
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<td><strong>C.</strong> The flipped massing has been further studied with three possibilities, study documents can be found in the package. (SEE P.32)</td>
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<td><strong>D.</strong> The development of the preferred massing is explained in the package. (SEE P.32)</td>
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### APPLICANT RESPONSE

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<tr>
<td><strong>A.</strong> The board encouraged further exploration of a flipped massing option so that the integrated modulation is presented to the public realm, particularly from a southeastern vantage point. (DC2-B, DC2-C-1)</td>
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<td><strong>B.</strong> The board prioritized the development of the treatment of the southeast corner and south facade. (CS2-C-1, DC1-II, DC2-B)</td>
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<td><strong>C.</strong> Blank walls on the south facade should be minimized or mitigated as the design develops. (DC1-II, DC2-B)</td>
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<td><strong>D.</strong> The board requested perspective graphics depicting views of the north facade and more information on the design and height of any rooftop structures, including the elevator, M/E and stair penthouses. (DC1-II, DC2-B, DC3-A-1)</td>
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<td><strong>E.</strong> The board encourage further development of the material palette and facade treatments. (DC2-I-iii, DC2-C-1, DC2-I-iv, DC2-A)</td>
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FROM 1st EDG REPORT 10/08/2017
PRIORITIES & BOARD RECOMMENDATIONS

3. Entry
A. The board directed further development of a visually distinctive entry and lobby that is reinforced by the architectural concept and composed of a collection of coordinated elements. (PL3-A-4)
B. The board noted that the shared commercial and residential entry/lobby provides an interesting design opportunity since it concentrates pedestrian activity in a singular location on site. The lobby should be well designed as a lively space (PL3-A-4, DC1-A-1, DC1-A-4)
C. The board was concerned about access to the basement bike storage room via the primary entry and elevator. (PL3-A-4, PL4-B)

4. Open Space Concept & Street-Level Use
A. The board encouraged further development of a mutually reinforcing open space and architectural concept. The landscaping should be integrated with the massing modulation and wrap the southeast corner to establish a strong public face. The landscape plan should achieve and expression of stacked, vegetated layers at each building level, be coordinated with required building setbacks, and be considerate of views through the structure (DC3-A-1, DC4-D-1)
B. The board encouraged further study of how entry design and open space concept respond to the entry of the large office development located directly across the street. (DC2-C-3, DC3-A-1, DC4-D-1)
C. The board encouraged further development of the canopy. (PL2-B-2, PL2-C-2, DC4-C-1)
D. The board noted there should be an engaging relationship between the ground-level uses and pedestrian realm. The ground-level uses should activate the streetscape. (CS2-B-2, CS2-II-iii, DC1-A-4)
E. The board was concerned that the ground-level patio along the street edge did not respond to topography. (CS2-B-1)
F. The board noted the fully vegetated roof and design should be maintained. (DC3-I-1, DC4-D-1)
G. The board encouraged careful consideration of how the various landscaped open spaces are accessed and maintained. (DC3-I-1, DC4-D-1)

FROM 1st EDG REPORT 10/08/2017

APPLICANT RESPONSE

3. Entry
A. The building recesses the entry into the building to create more emphasis on the pedestrian experience through the buildings form. The recessed entry space is located off the pedestrian sidewalk and is utilized as an entry to both the commercial space and residential lobby. Entries into the building are very open and transparent to the major pedestrian sidewalk. (SEE P.33)
B. The recessed open entry space, connecting to the site topography, and also work as transition into commercial and residential lobby. Landscape is provided as a way to define the entry. (SEE P.33)
C. The bicycle storage for the residents of the building is located at the rear of the building. The bicycle room will be major accessed from the alley, and can also be accessed from the main lobby from 3rd Ave W. (SEE P.34)

4. Open Space Concept & Street-Level Use
A. The open spaces of the project are located at the roof level of the building and are being utilized as the residential amenity space for the building. There is also an open courtyard area at level 4. A small open entry location is also being utilized as the main entry for the building to allow for a pedestrian friendly entry. (SEE P.40-42)
B. Planters will also be added to the entry. Three large existing site trees are located in front of the building at the entry, these trees are to remain. (SEE P.40)
C. The project will also provide additional weather protection into the major pedestrian sidewalk of 3rd Ave. by utilizing canopies attached to the facade. (SEE P.39)
D. (SEE P.33, P39)
E. The ground-level patio is removed, and a 2’-3” landscape strip will be planted along the commercial edge. (SEE P.33,P39)
F. (SEE P.42)
G. (SEE P.40-42)
DESIGN GUIDELINE PRIORITIES

CS-2 Urban Pattern and Form
CS2-B Adjacent Sites, Streets, and Open Space
CS2-C Relationship to the Block

Uptown Supplemental Guidance
CS2-II Streetscape Compatibility
CS2-II-III Uptown Urban Area

The project will create a prominent southeast corner and connection to the pedestrian street on 3rd Ave. W. At street level the project will utilize an open entry setback from the face on the building. The entry is designed to provide entry to either the commercial space or residential lobby. The open entry will also utilize exterior seating and landscaping to blend the building into the public space. The glazing of the commercial space will also create a transparent facade element and an open entry. The massing concept of the project is based on the forms of the newly developed projects on the block which utilize a series of intersecting forms. The street-facing form will continue the street frontage established by the neighboring projects. The open entryway is used to break up the street edge and provides the massing break. This also develops a more human scale to the project. The project will also utilize materials that will reflect the character and context of the site. Sidewalks adjacent to the project are left wide and open to pedestrian movement and high volume movement. Landscaping, entry setbacks, and the transparent commercial space add to the visual transition from the wide sidewalk into the building.

CS-3 Architectural Context and Character
CS3-A Emphasizing Positive Neighborhood Attributes

The project is designed to continue to advance the quality of design within the neighborhood by utilizing a combination of masonry materials at the base and designed metal paneling at the residential units. The massing and form of the building is designed to emphasize these quality materials at the pedestrian level, the openness of the pedestrian entry location of the building.

PL-2 Walkability
PL2-B Safety and Security
PL2-B Weather Protection

Entries into the building are very open and transparent to the major pedestrian sidewalk. This encourages natural surveillance by maximizing eyes on the building from the surrounding sidewalks. All open spaces will be well lit and visible from the surrounding areas. Landscaping and vertical separation create a buffer between the adjacent parking lot and ground level units and create a greater level a level of security for these units. Setback of the commercial and residential entry provides passive weather protection over both spaces. The project will also provide additional weather protection into the major pedestrian sidewalk of 3rd Ave. W by utilizing canopies attached to the facade.

PL-3 Street-Level Interaction
PL3-A Entries

The recessed entry space is located off the pedestrian sidewalk and is utilized as an entry to both the commercial space and residential lobby. These two entries are separated within this space to keep commercial traffic separated from the residential traffic, which improves both security for residents and keeping conflicting traffic to a minimum for both spaces. The shared recessed entry is accessed directly from the street off of 3rd Ave. W.

PL-4 Active Transportation
PL4-B Planning Ahead for Bicyclists

The project will provide ample bicycle storage for the residents of the building at the rear of the building. Bicycle and vehicular access is provided at the rear of the building and is accessed from the alley. Bicycle storage is located at the ground floor and parking is located below grade.
DESIGN GUIDELINE PRIORITIES

DC-1 Project Uses & Activities

DC1-A Arrangement of Interior Uses

Uptown Supplemental Guidance

DC1-II Blank Walls

The public spaces of the project are all located along the major pedestrian street of 3rd Ave. W at the major corner of the building. Residential spaces also accessed from the recessed entry location. Parking is provided below grade and is accessed by the west alley at the rear of the project. There are three residential units located at the ground floor of the building and are located on the north facade of the building levels 2-7 are exclusively for residential units. A green roof terrace is located at level 4 and a second green roof is located at the roof level. This rooftop will also serve as an accessible rooftop amenity space for the residents of the building. The vertical circulation is located within a large circulation mass located on the north facade of the building. Blank facade elements are kept to a minimum by utilizing most of the viable facade elements as balcony spaces for units or covered with landscaping elements.

DC-2 Architectural Concept

DC2-B Architectural and Facade Composition

Uptown Supplemental Guidance

DC2-C Secondary Architectural Features

Uptown Supplemental Guidance

DC2-I Architectural Context

Facade composition is based on the intersection of the two main forms at the entry and the main residential section. The facade is then angled in order to facilitate views to the surrounding site as well as take advantage of the natural light present on the site. The masonry at the base of the building will create a differentiation between the street level and the rest of the building. The facades will be composed of regularly patterned recessed balconies in order to emphasize a rhythm of elements on the facade. The building is also designed emphasize the floor slabs at each level through secondary architectural elements. The building utilizes quality masonry materials at the base of the building which emphasizes the human scale. The building also recesses the entry into the building to create more emphasis on the pedestrian experience through the buildings form.

DC-3 Open Space Concept

Uptown Supplemental Guidance

DC3-I Landscaping to Enhance the building and/or site

The open spaces of the project are located at the roof level of the building and are being utilized as the residential amenity space for the building. There is also an open courtyard area at level 4. A small open entry location is also being utilized as the main entry for the building to allow for a pedestrian friendly entry. The landscaping of the building will be focused mostly on the green roof terraces on the roof level and level 4. Planters and landscaping will be provided at these locations. A green screen will be provided at the north facade to provide a buffer to units at the ground level. Planters will also be added to the entry. Three large existing site trees are located front of the building at the entry, these trees are to remain.

DC-4 Exterior Materials and Finishes

DC4-A Exterior Elements and Finishes

DC4-B Signage

Uptown Supplemental Guidance

DC4-III Commercial Signage

The building is designed to utilize durable materials such as masonry and metal paneling. The materials will be designed to emphasize the human scale and provide visual interest to the facades. The masonry materials will also add organic texture and scale to the facade. The metal panels will be designed to add visual interest to the building. Signage for commercial spaces will be incorporated into the design of the building and coordinated with lighting and canopy designs. The signage will also be tastefully designed to be visible at the pedestrian level.
### Design Option Summary

**Alternative 01 (Code Compliant)**

- **Pros**
  - The layout of the units takes advantage of the central courtyard, to get sunlight and ventilation, and won’t directly face the north or south adjacent buildings.
  - Simple central circulation layout.

- **Cons**
  - Any future development on the south or north will block sunlight into the building.
  - A blank facade will be created along both south and north side.

**Unit Count**: 56
**Total Floor Area**: 47,170 GSF
**Total Residential Floor Area**: 30,632 GSF
**Total Commercial Area**: 1,936 GSF
**Provided Parking Spaces**: 9 Stalls
**FAR Proposed**: 5.04

**Pros**
- Interesting undulating massing.
- The undulating facade orients views not directly facing the adjacent office building.
- The base portion becomes part of the building massing.

**Cons**
- The south portion is angled towards west, the view will be partially blocked by the west massing.
- Any future development will block the undulating facade design.
- Minimum setback along north facade limits window opening percentage, and limits massing articulation.
- South portion is partially towards the adjacent office building, when compared to Alternative 01.

**Alternative 02 (Code Compliant)**

**Unit Count**: 56
**Total Floor Area**: 46,621 GSF
**Total Residential Floor Area**: 29,867 GSF
**Total Commercial Area**: 1,689 GSF
**Provided Parking Spaces**: 13 Stalls
**FAR Proposed**: 5.18

**Pros**
- Massing articulation responds to surrounding building.
- Angled facade orients views towards southeast, instead of directly facing to the adjacent office building.
- The base and the angled portion create interesting intersecting massing, and the design element highly visible from the street along SE corner.
- Widening light-well creates an interesting intersecting massing.
- Ground level is set back 2'-3" from the sidewalk, creating landscaping space, which create pedestrian friendly environment.
- The two intersecting massing creates transition in scale, and will be applied with different materials.

**Cons**
- Comparing to Alternative 01, south portion is partially towards the adjacent office building.

**Alternative 03: Preferred (Code Compliant)**

**Unit Count**: 58
**Total Floor Area**: 47,042 GSF
**Total Residential Floor Area**: 29,509 GSF
**Total Commercial Area**: 1,756 GSF
**Provided Parking Spaces**: 13 Stalls
**FAR Proposed**: 5.23

**Pros**
- Interesting undulating massing.
- The undulating facade orients views not directly facing the adjacent office building.
- The base portion becomes part of the building massing.

**Cons**
- The south portion is angled towards west, the view will be partially blocked by the west massing.
- Any future development will block the undulating facade design.
- Minimum setback along north facade limits window opening percentage, and limits massing articulation.
- South portion is partially towards the adjacent office building, when compared to Alternative 01.

- Comparing to Alternative 01, south portion is partially towards the adjacent office building.
ALTERNATIVE 01 (CODE COMPLIANT)

- **Unit Count**: 56
- **Total Floor Area**: 47,170 GSF
- **Total Residential Floor Area**: 30,632 GSF
- **Total Commercial Area**: 1,936 GSF
- **Provided Parking Spaces**: 9 Stalls
- **Provided Bicycle Storage**: 30 Stalls
- **Lobby Area**: 435 GSF
- **FAR Proposed**: 5.04
- **FAR Allowed**: 5.25

*Ground floor commercial and basement are not counted towards FAR per SMC 23.48.720 & SMC 23.48.005.D1)*

**Pros**

- The layout of the units taking advantage of the central courtyard, to get sunlight and ventilation, and won’t directly face towards the north or south adjacent buildings’ window openings.
- Simple central circulation layout.

**Cons**

- Any future development on the south or north will block the sunlight.
- Blank facade will be created along both south and north side.

**Departures**

- none
ALTERNATIVE 01 (PERSPECTIVES)
ALTERNATIVE 01 (PLANS)
The shadow studies are based on Alternative 01. The site has ample sun exposure throughout the year, there’s a slight exception in the winter, primarily due to the empty adjacent lot. The shadows cast by the proposed building do not appear to impact surrounding properties significantly.
ALTERNATIVE 02 (CODE COMPLIANT)

7 Stories & Roof Amenity
Unit Count: 56
Total Floor Area: 46,621 GSF
Total Residential Floor Area: 29,867 GSF
Total Commercial Area: 1,689 GSF
Provided Bicycle Storage: 13 Stalls
Provided Parking Spaces: 30 Stalls
Lobby Area: 370 GSF
FAR Proposed: 5.18
FAR Allowed: 5.25

*Ground floor commercial and basement are not counted towards FAR per SMC 23.48.720 & SMC 23.48.005.D1)

Pros
+ Interesting undulating massing.
+ The undulating facade orients views not directly facing the adjacent office building.
+ The base portion becomes part of the building entirety.

Cons
- The south portion is angled towards west, the view will be partially blocked by the west solid portion.
- Any future development will block the undulating facade design.
- Minimum setback along north facade limits window opening percentage, and limits massing articulation.
- Comparing to Alternative 01, south portion is partially towards the adjacent office building.

Departures
- none
ALTERNATIVE 02 (PERSPECTIVES)
ALTERNATIVE 02 (PLANS)
The shadow studies are based on Alternative 02 (Code Compliant). The site has ample sun exposure throughout the year, there’s a slight exception in the winter, primarily due to the empty adjacent lot. The shadows cast by the proposed building do not appear to impact surrounding properties significantly. The courtyard in northwest corner might be affected during late fall, winter and early spring.
ALTERNATIVE 03 (CODE COMPLIANT)

Unit Count | 58
---|---
Total Floor Area | 47,042 GSF
Total Residential Floor Area | 29,509 GSF
Total Commercial Area | 1,756 GSF
Provided Bicycle Storage | 13 Stalls
Provided Parking Spaces | 30 Stalls
Lobby Area | 276 GSF
FAR Proposed | 5.23
FAR Allowed | 5.25

*Ground floor commercial and basement are not counted towards FAR per SMC 23.48.720 & SMC 23.48.005.D1*

Pros

+ Massing articulation responding to surrounding building
+ Angled facade orients views towards southeast, instead of directly facing to the adjacent office building
+ The base and the angled portion create interesting intersecting massing, and the design element highly visible from the street along SE corner.
+ Widening light-well along north, create interesting intersecting massing
+ Ground level set back 2'-3" from the sidewalk, and creating landscaping space, which create pedestrian friendly environment.
+ The two intersecting massing creates transition in scale, and will be applied with different materials.

Cons

- Comparing to Alternative 01, south portion is partially towards the adjacent office building.

Departures

- none
ALTERNATIVE 03 (PERSPECTIVES)
ALTERNATIVE 03 (PLANS)

UNDERGROUND PARKING LEVEL
GROUND LEVEL
LEVEL 2-3
LEVEL 4
LEVEL 5-7
ROOF

M/E
PARKING
BIKE
GARAGE
UNITS
COMMERCIAL
MESH SCREEN
PLANTER
RAILING

COMMERCIAL
PARKING
LEVELS
UNITS
LEVELS
ROOFTOP

ALTERNATIVE 03 (PLANS)
The shadow studies are based on Alternative 03 (Preferred). The site has ample sun exposure throughout the year, there's a slight exception in the winter, primarily due to the empty adjacent lot. The shadows cast by the proposed building do not appear to impact surrounding properties significantly.
Massing Evolution

1. ZONING ENVELOPE

2. POWER-LINE SETBACK
   Subtractive massing

3. LIGHT-WELL SETBACK
   Bring natural light to units

4. SCULPTING
   Create base & strong corner

5. STREET CORNER ARTICULATION
   Orient windows away from building to the south

6. FACADE OPENINGS
   Create facade fenestration & balcony space
**DESIGN DEVELOPMENT**

**Entry & Lobby**

- **DC3-I Landscaping to enhance the building and site**
  A 2'-3" wide landscape green space is provided along the side-walk, which wide the sidewalk to enhancing the pedestrian walking experience, while responding to the changing grade.

- **CS2 Urban Pattern and Form/PL2 Walk-ability**
  Open entry provide human scale activity to street and create active outside space. The continuous transparent glazing corner differentiate commercial from the residential entry.

- **DC3-A Building-Open Space Relationship**
  Open entry space matches party the street topography, providing easy access for commercial and residential use.

- **PL3-A-4 Ensemble of Elements**
  Landscape along the entry, helps the transition of topography and building entry level, while provide separation differentiate the commercial and residential entry.

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**PREFERRED SCHEME**

**Across Street Office Building Recessed Entry**

**Existing Street View**

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**Ground Floor Level Entry Along 3RD AVE W.**
PLA-B Planning Ahead for Bicyclists
The bicycle room is relocated along the alley on the ground level, instead of in the basement that was proposed for the EDG-1 meeting. The new location provides easy access for bicyclists either enter directly from the alley, or from 3RD AVE W from the main lobby.
INSPIRATIONAL IMAGES

Metal Siding

Horizontal and Vertical Elements

Oriented Windows

Balcony Elements

Blank Wall Composition

Blank Wall Composition

Angled Facade
DESIGN DEVELOPMENT

Southeast Corner Articulation

Southeast Corner Bird-View

DC2-B Architectural and Facade Composition
DC2-C Secondary Architectural Features

Angled south facade orientates window openings toward southeast corner. The angled facade avoids direct visual contacts toward the church office building, which has a large percentage of window opening on north. Balcony space along south further provide visual buffer, while creating interesting massing concept, a transition from solid to void.

DC2-B Architectural and Facade Composition
DC2-C Secondary Architectural Features

The street facade uses the similar architectural features, with balcony elements and oriented windows to ensuring the privacy of the units not facing directly to the office building across street which has massive glazing facade. The composition of solid and void strengthens the main concept, and indicating the integrity of the two massing.
Alley Facade Articulation

1. Vertical Metal Guardrail
2. Metal Siding + Retail
3. Artisan V-Groove Siding
4. Artisan + Reveal
5. Face Brick
6. Concrete

Alley Facing Facade
DESIGN DEVELOPMENT

North Modulation Articulation

The north modulation is further studied. The north facade from L3-L7 is pushed back of 5'-0" from property line, which responding to the main concept of intersecting massing (DC2-B Architectural and facade Composition), while providing more windows openings for the units (DC3-A Building Open Space Relationship), and limiting the blank facade along north (DC1-II Blank Walls). The material composition is integrated into the overall design, responded to the massing intersecting with each other concept, while emphasizing the different texture of material and creating visual interests.
DESIGN DEVELOPMENT

PREFERRED SCHEME

Perspective View Towards Northeast corner

Perspective View at North Facade

Perspective View at Entry

Perspective View of Southwest Corner
ELEVATIONS

EAST ELEVATION

NORTH ELEVATION
ELEVATIONS

WEST ELEVATION

SOUTH ELEVATION
LANDSCAPE

Ground Level

GLEN TAKAGI LANDSCAPE ARCHITECT

Raised Planter & Vegetated Metal Screen

Shrubs/ Groundcovers, Vines at Vegetated Screens

Vegetated Metal Screens
LANDSCAPE

Roof

GLEN TAKAGI LANDSCAPE ARCHITECT

Early Design Guidance | SDCI: #3027575 | 413 3rd Ave W