



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

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Bothell, WA 98012
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PROJECT INFORMATION

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
Occupancy	Parking Garage S-2 Commercial M Residential R-2
Construction	Parking Type IA Residential Type VA Sprinklers NFPA13
No. of Stories	7 above grade +1 Basement
No. of Units	58
No. of Parking Spaces	13
Commercial Area	1,689 - 1936 SF
Lot Area	Approx. 7,200 SF



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.

Recently Completed Projects



Canvas
600 Elliot Ave W
5 Stories, Mixed Use



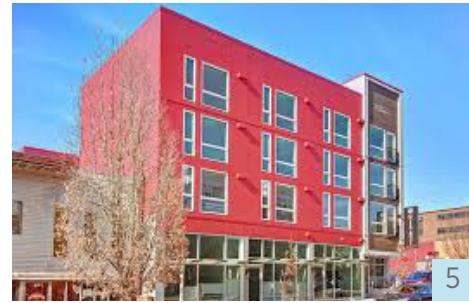
Latitude
500 3rd Ave W
5 Stories, Mixed Use



450 3rd Ave W
5 Stories, Office Building



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



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



H2O
201 W Harrison St
6 Stories, Mixed Use



509 First
509 1st Ave W
4 Stories, Mixed Use



1st & Republican
422 1st Ave W
6 Stories, Residential



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



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.

Recently Proposed Projects



203 W Republican St
7 Stories, Residential



118 W Mercer St
4 Stories, Mixed Use



19 W Harrison St
7 Stories, Mixed Use



300 1st Ave W
7 Stories, Mixed Use



531 Queen Anne Ave N
3 Stories, Mixed Use

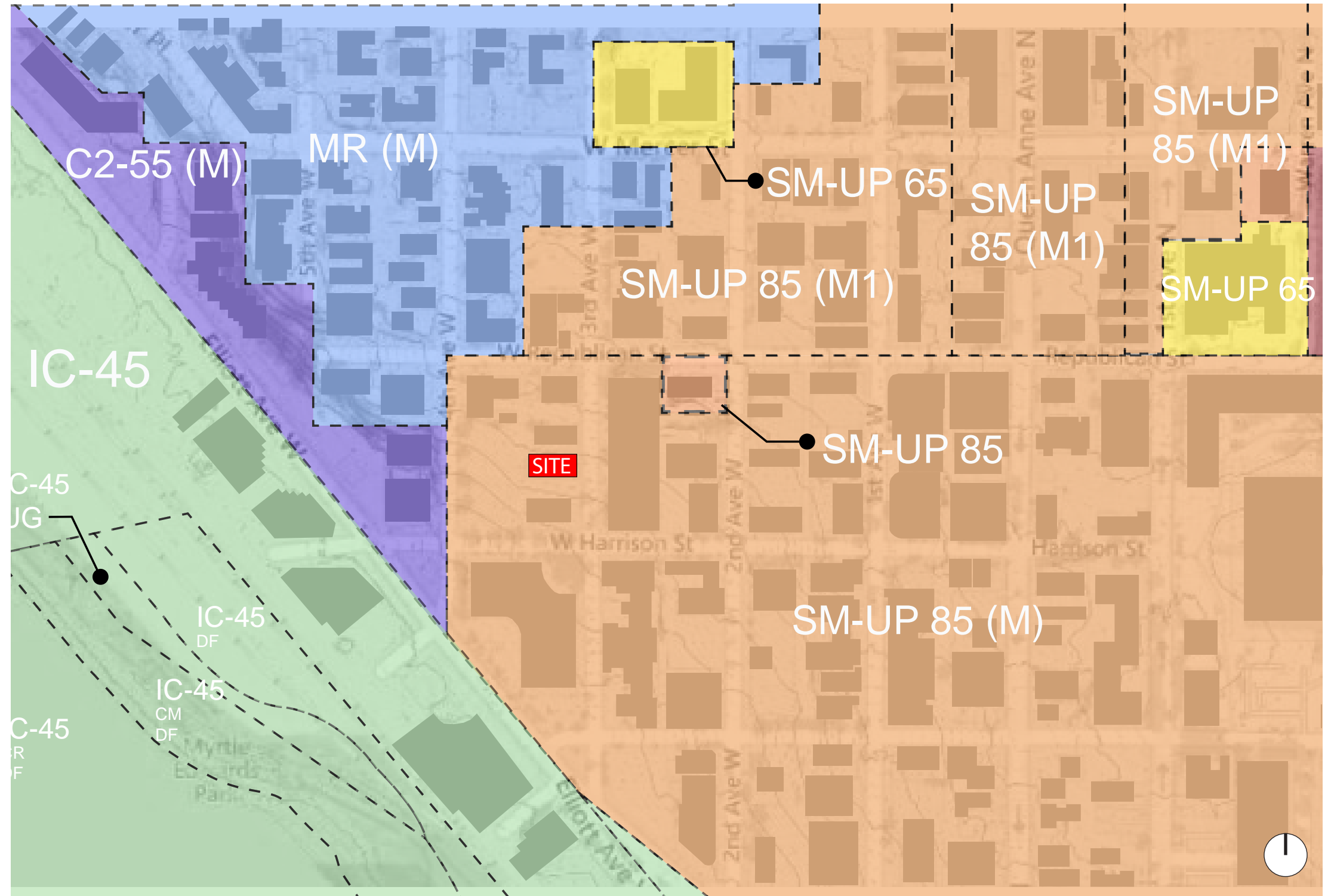


320 Queen Anne Ave N
7 Stories, Mixed Use

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



CONTEXT ANALYSIS

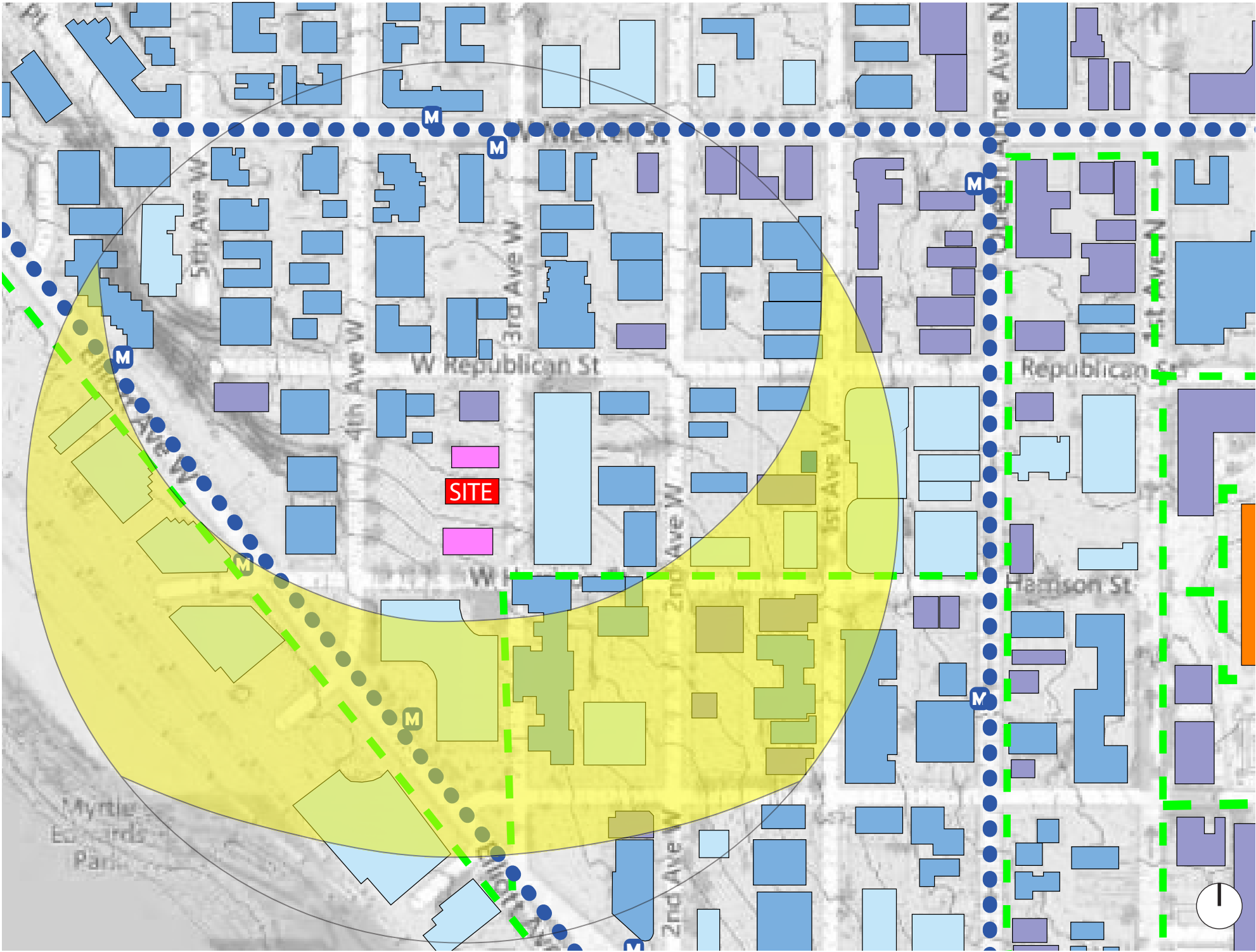
Land Use/Transportation

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: SDOT Classification

- Bus Route
- M Bus Stop
- Bike Route

KEY: Urban Context

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

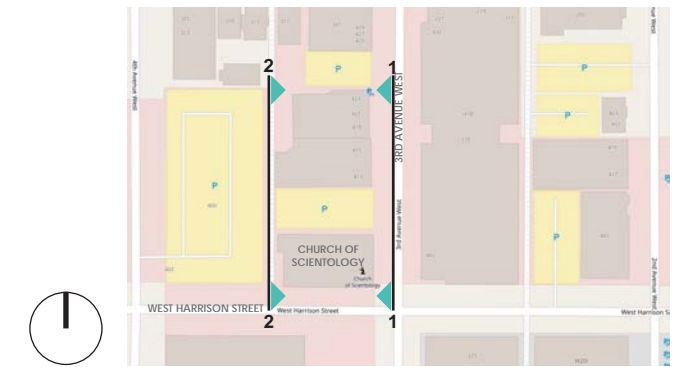
CONTEXT ANALYSIS



1- 3rd Ave W towards East



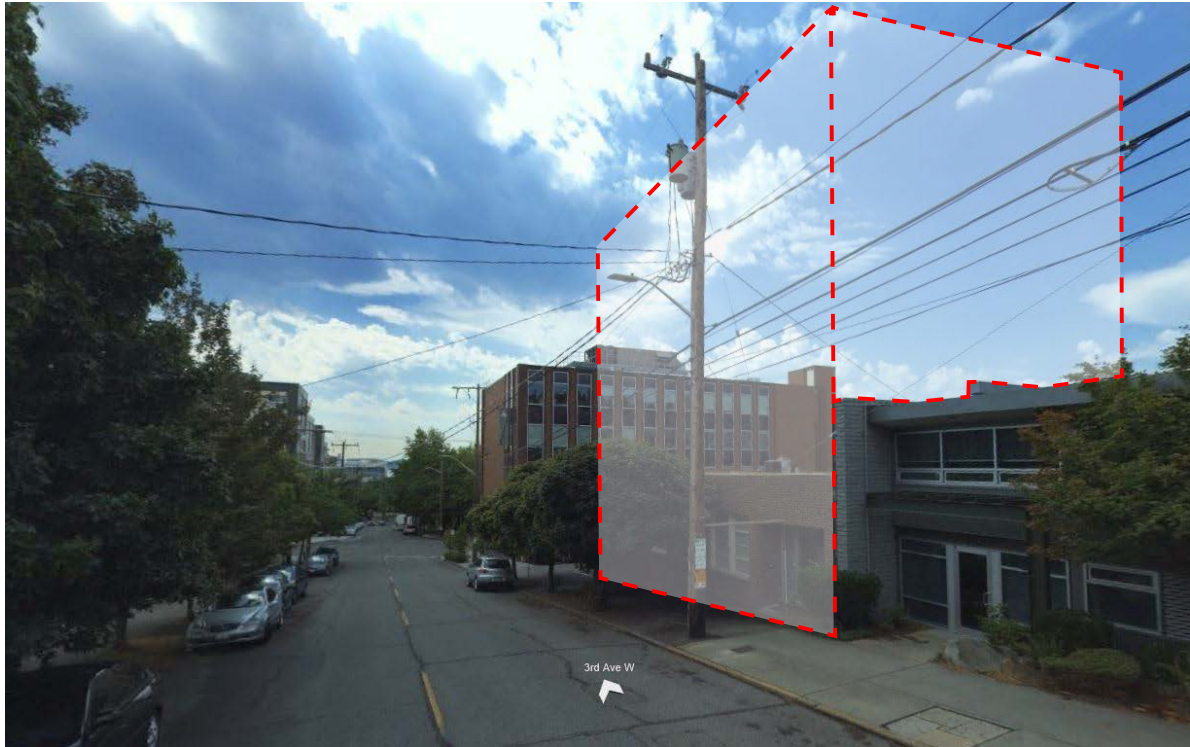
2- Alley towards West



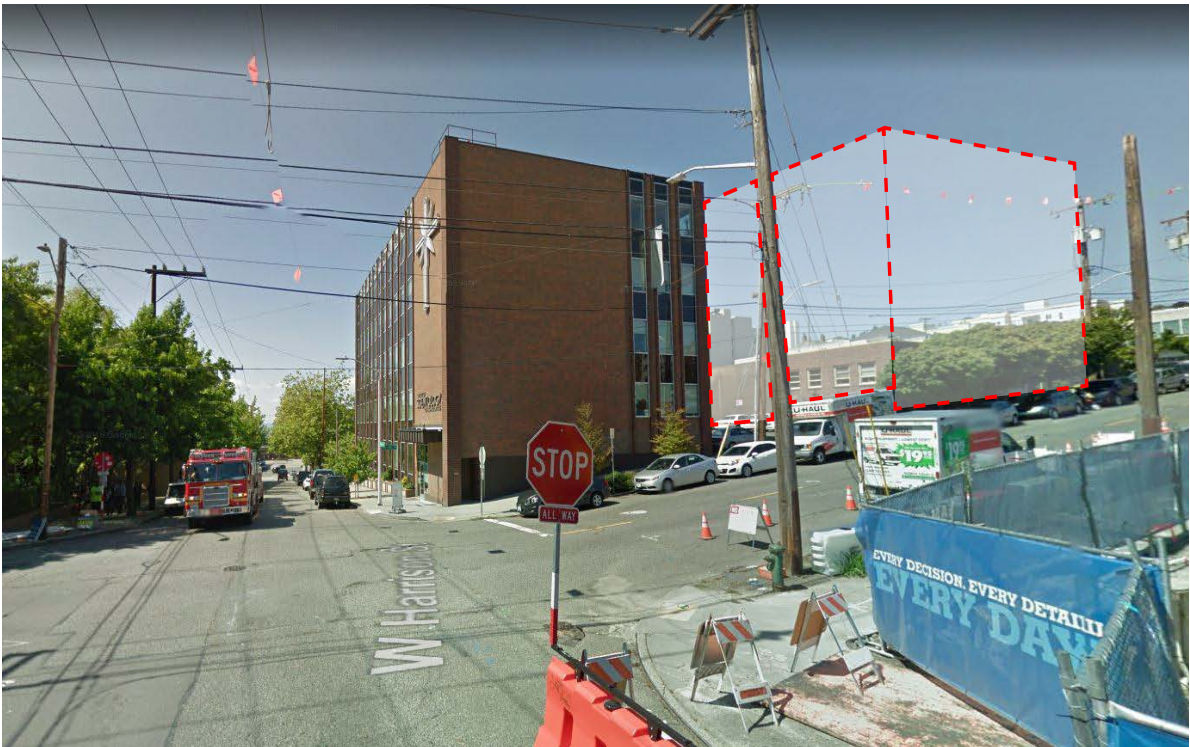
CONTEXT ANALYSIS



3 3rd Ave W towards West

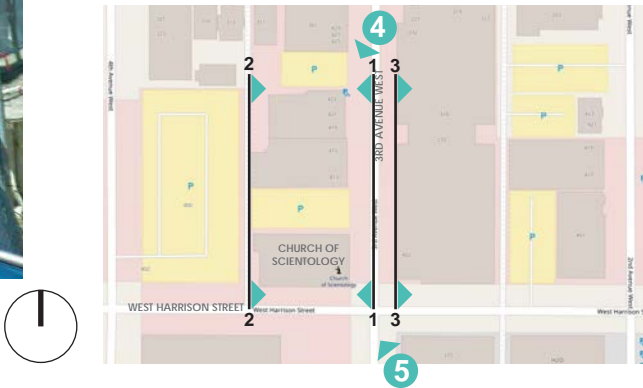


4 3rd Ave W towards the site



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)

- LEGEND**
- ⊙ FOUND CONCRETE MONUMENT
 - ⊗ SET TACK IN LEAD WITH WASHER #40524
 - UTILITY POLE
 - UTILITY POLE WITH LUMINARE
 - WATER METER
 - WATER VALVE
 - GAS METER
 - w- APPROX. WATER LINE LOCATION
 - s- APPROX. SANITARY SEWER LINE LOCATION
 - oh- APPROX. OVERHEAD UTILITY LINE LOCATION
 - (M) MEASURED DIMENSION
 - (C) CALCULATED DIMENSION
 - (P) PLAT DIMENSION - NORTH SEATTLE
 - (COS) CITY OF SEATTLE DIMENSION
 - DECIDUOUS TREE

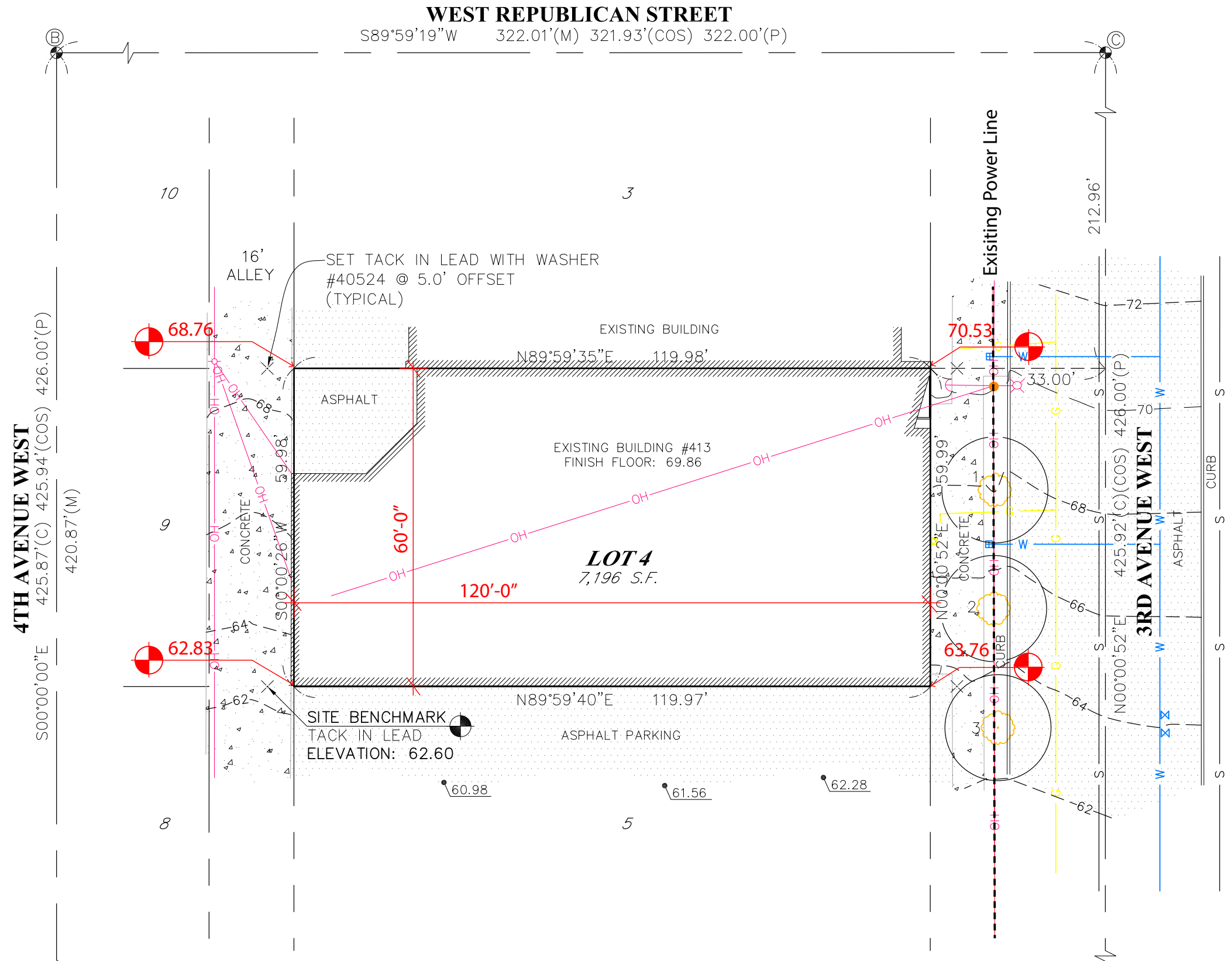


LEGAL DESCRIPTION

LOT 4, BLOCK 8, NORTH SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF PLATS, PAGE 41, IN KING COUNTY, WASHINGTON.

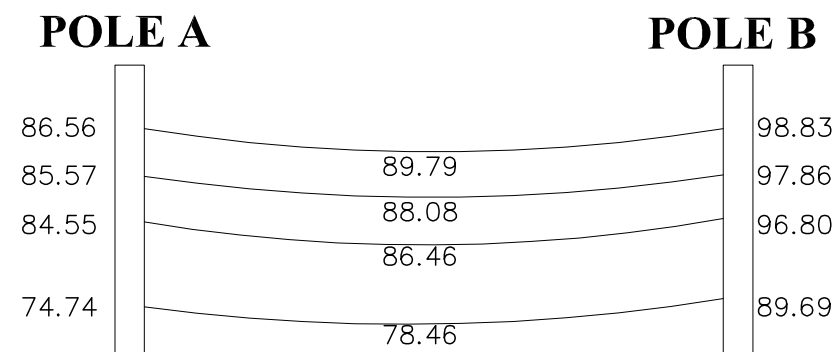
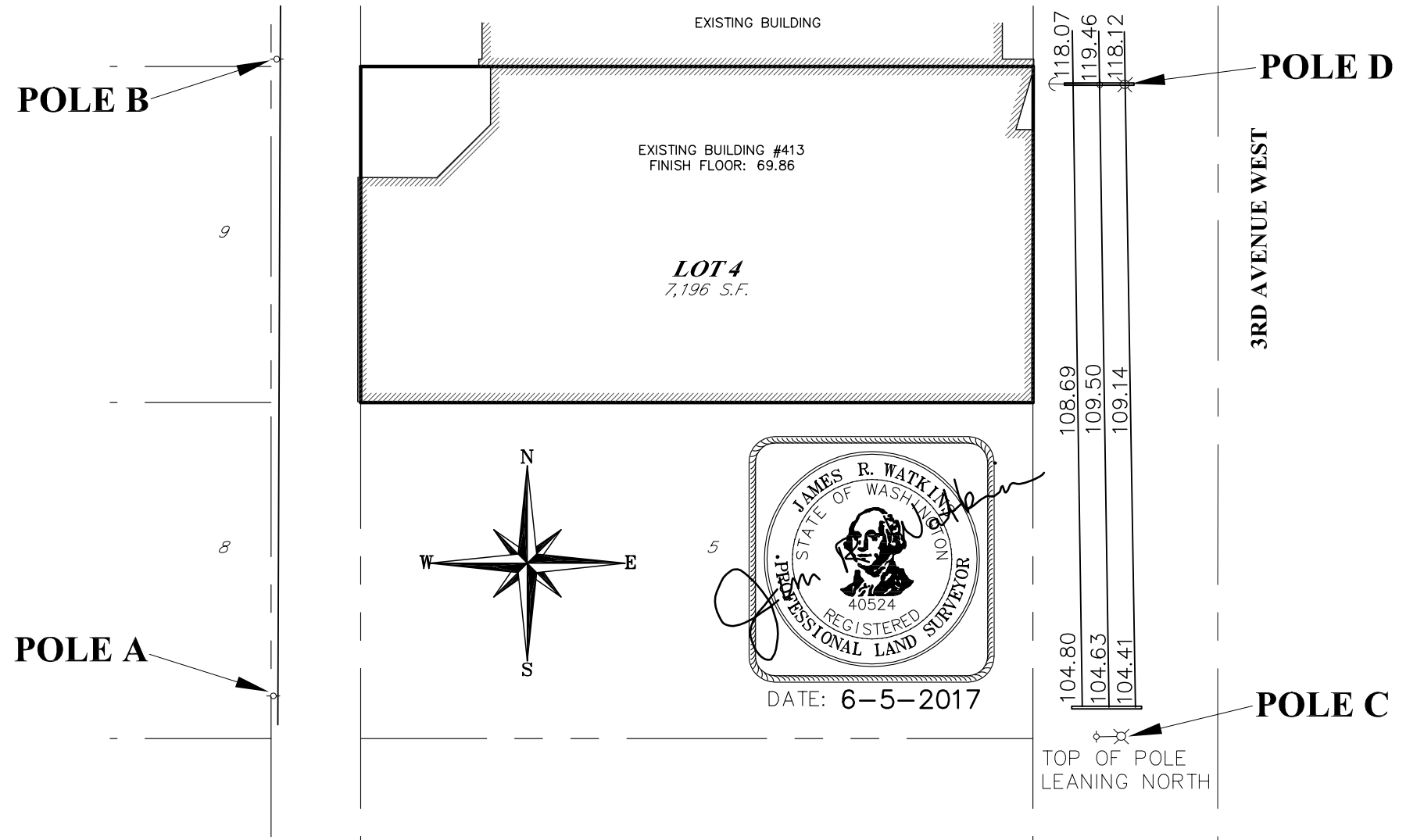
SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON.

Note: From survey by Allied Land Surveying, Inc.

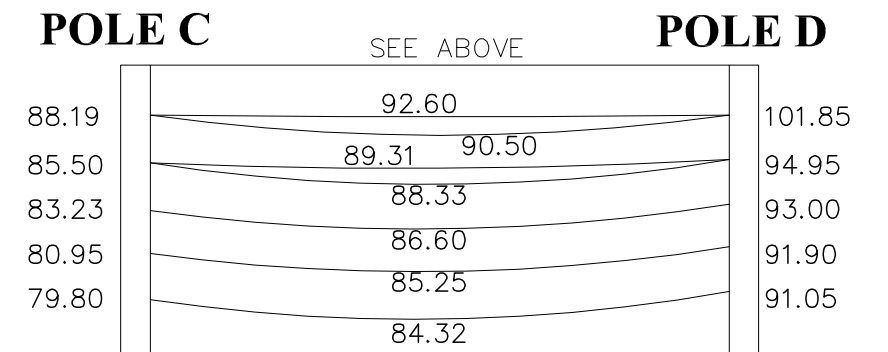


CONTEXT ANALYSIS

Survey (Power Lines on Site)

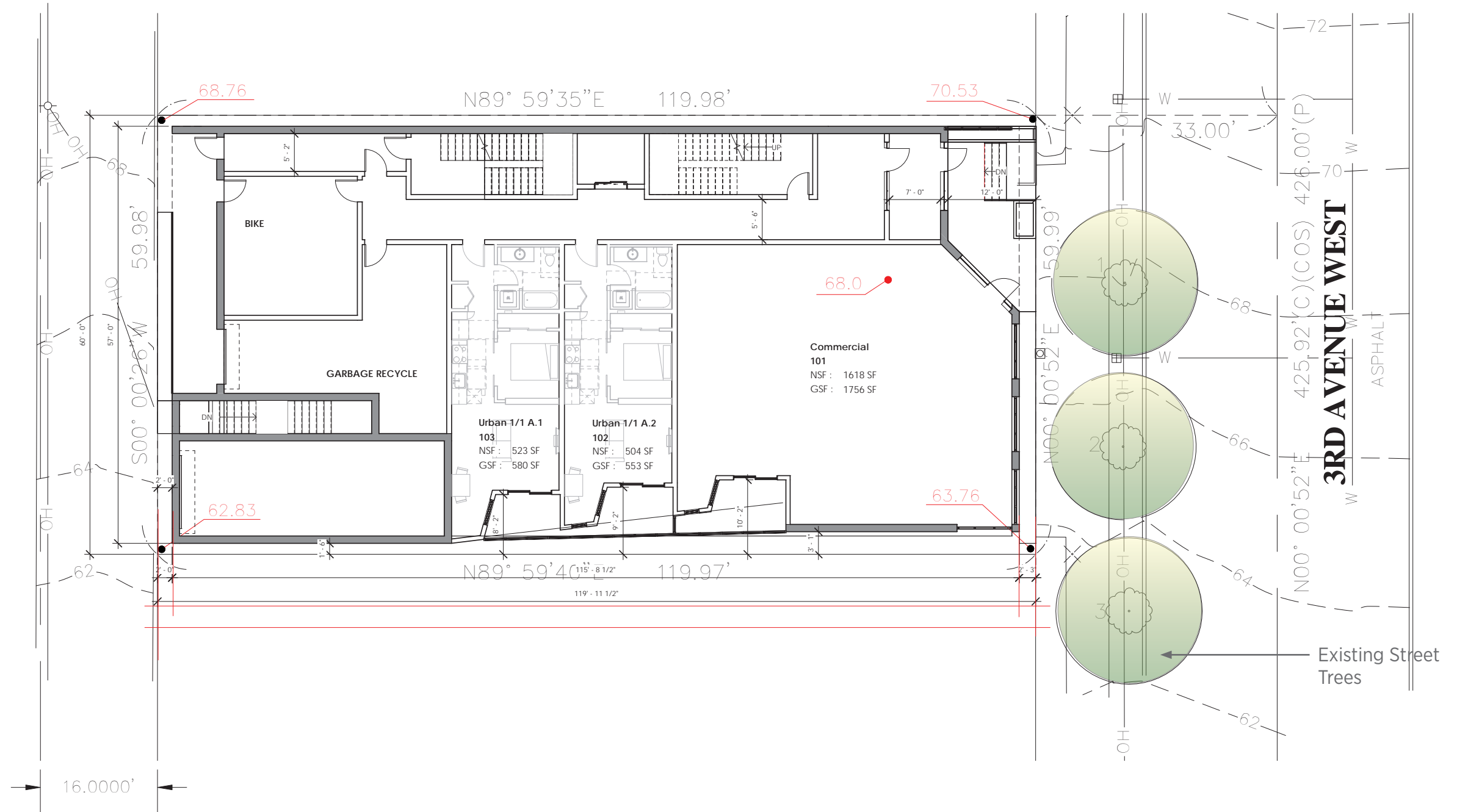


SIDE VIEW FACING WEST



SIDE VIEW FACING WEST

SITE PLAN



 SITE PLAN

ZONING

Zoning SM UP-85 Mandatory Housing Afford-ability

KING COUNTY PARCEL

- 1989200517

SMC 23.48.004

PERMITTED AND PROHIBITED USES

- The project is next to 3rd Ave W, which is a class III pedestrian street.
- Street-facing facades of a structure are must be built to the lot line, except for streets designated as Class II and Class III Pedestrian Streets and Green Street as shown on Map A for 23.48.740, the street-facing facade of a structure may set back up to 12 feet from the street lot.

SMC 23.48.720

FLOOR AREA RATIO (FAR) LIMITS

- The maximum FAR limit for SM UP-55 zone with a mandatory housing affordability suffix is **5.25**.
FAR provided : 5.04 - 5.24

SMC 23.48.025

STRUCTURE HEIGHT

- Base height limit of 85' above average grade.
- 2 foot additional for insulation material, rooftop decks, or soil for landscaping if enclosed by parapets.
- 4 foot additional allowed for parapets.
- Stair penthouses may extend 15 Feet above allowed height limit.
- Elevator penthouses may extend 16 Feet above allowed height limit.

SMC 23.47A.014

SETBACKS REQUIREMENTS

- No setbacks required

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.

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 : 9-13

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

EDG-1 BOARD RECOMMENDATIONS

PRIORITIES & BOARD RECOMMENDATIONS

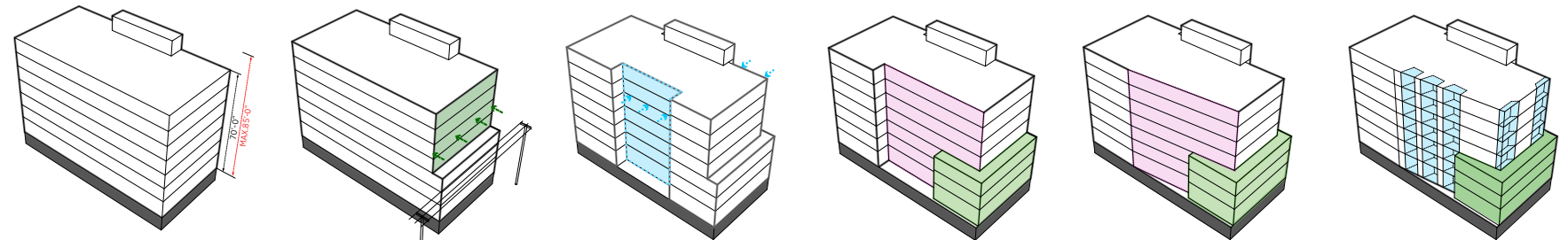
1. Massing Options & Architectural Concept

- A. The board encouraged further exploration concept "Foreground VS Field. (CS3-A-4)
- B. 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)
- C. The board requested documentation of massing studies. (CS2-C-2, CS3-A-4; DC2-C-3;DC1-I-iii)
- D. 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)

APPLICANT RESPONSE

1. Massing Options & Architectural Concept

- A. The three massing has been further studied. (SEE P.19-32)
- B. (SEE P. 19-32)
- C. The flipped massing has been further studied with three possibilities, study documents can be found in the package. (SEE P.32)
- D. The development of the preferred massing is explained in the package. (SEE P.32)



2. Facade Composition & Blank Wall

- A. 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)
- B. The board prioritized the development of the treatment of the southeast corner and south facade. (CS2-C-1,DC1-II,DC2-B)
- C. Blank walls on the south facade should be minimized or mitigated as the design develops. (DC1-II, DC2-B)
- D. 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)
- E. The board encourage further development of the material palette and facade treatments. (DC2-I-iii, DC2-C-1, DC2-I-ii-g, DC4-A)

2. Facade Composition & Blank Wall

- A. The flipped massing has been further studied. The main concept is the interaction of a major massing with a strong podium. (SEE P.32; P36)
- B. The two main massing intersect at the Southeastern corner. The south facade is angled to avoid direct views towards the south office building as well as take advantage of the natural light from southeast presenting on the site. (SEE P.36)
- C. The only portion of blank wall on the south is at the southwest corner. The blank wall is integrated into the main modulation, a transition from SW to SE from solid to void. (SEE P.36)
- D. Part of the northern portion is set back 5' from the property line, which to widen the light-well, and create window openings for the upper floor units, meanwhile carrying throughout the main concept of intersecting massing, and different materials emphasizing massing differences will be applied. (SEE P.38)
- E. 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.(SEE P.35-38)

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. (PL3-4-A, 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 an 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,DC3-1-1, 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. (DC3-1-1,DC4-D-1)

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)

FROM 1st EDG REPORT 10/08/2017

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 Streets-cape 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 Walk-ability](#)

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](#)

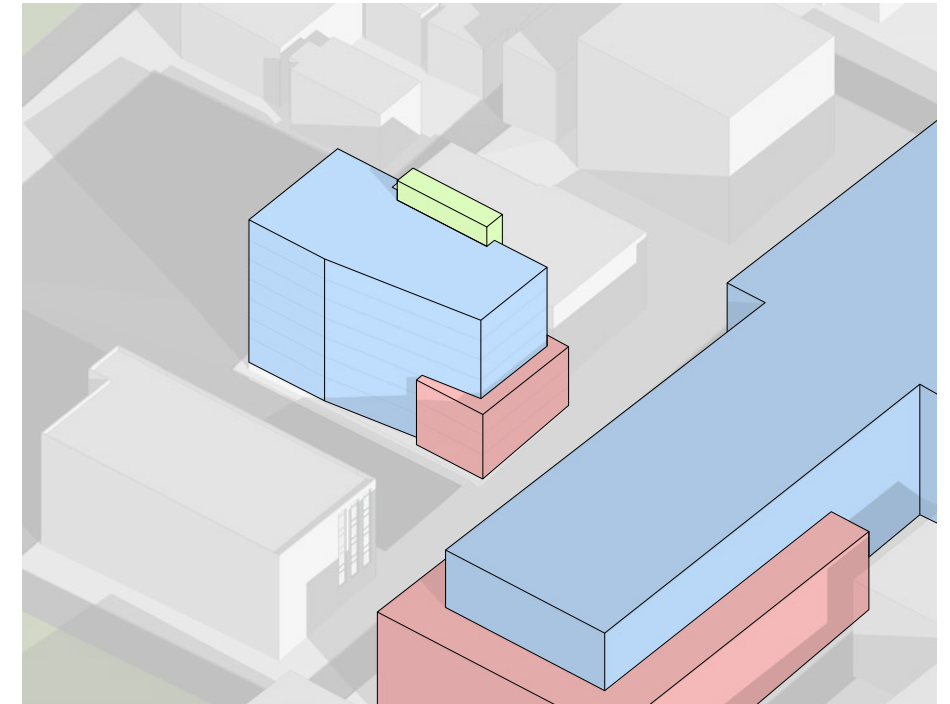
PL3-A Entries

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.

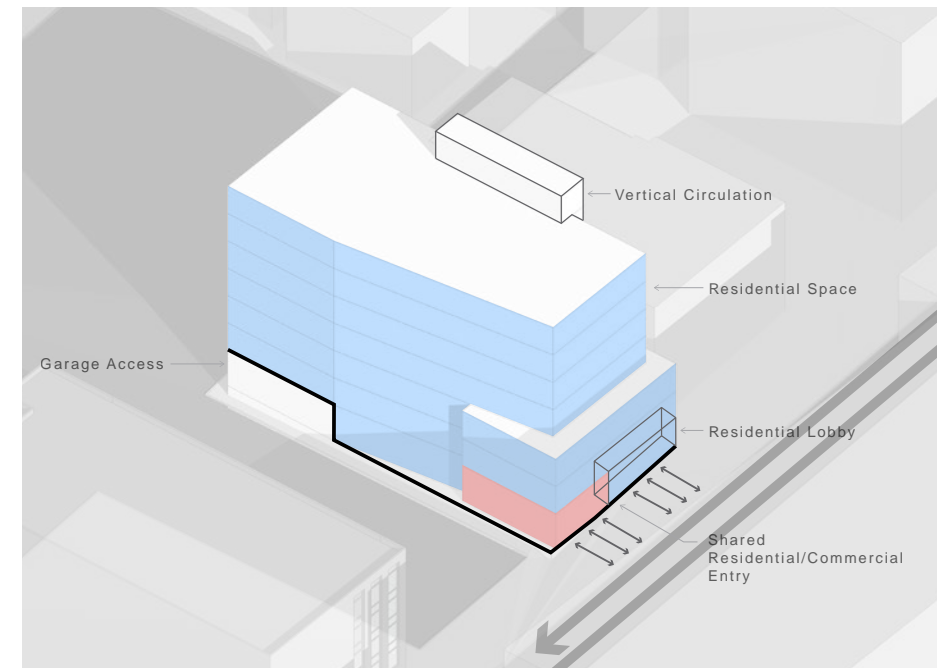
[PL-4 Active Transportation](#)

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.



CS-3 Architectural Context and Character



PL-3 Street-Level Interaction

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 area 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 utilize most of the viable facade elements as balcony spaces for units or covered with landscaping elements.

[DC-1 Architectural Concept](#)

DC2-B Architectural and Facade Composition

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 in front of the building at the entry, these trees are to remain.

[DC-4 Exterior Materials and Finishes](#)

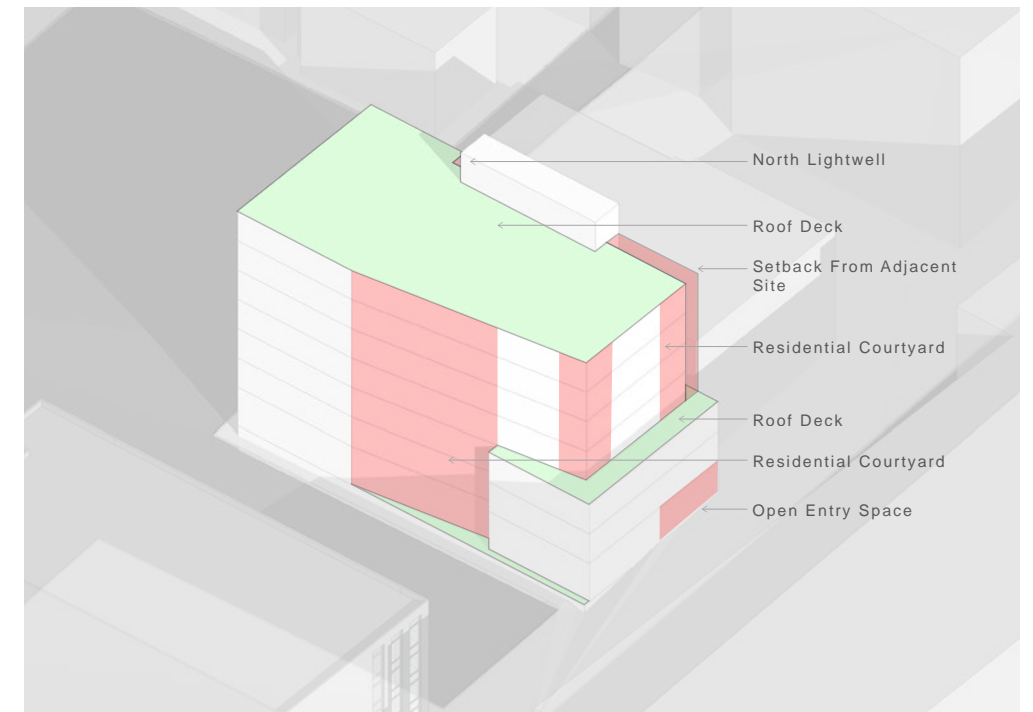
DC4-A Exterior Elements and Finishes

DC4-B Signage

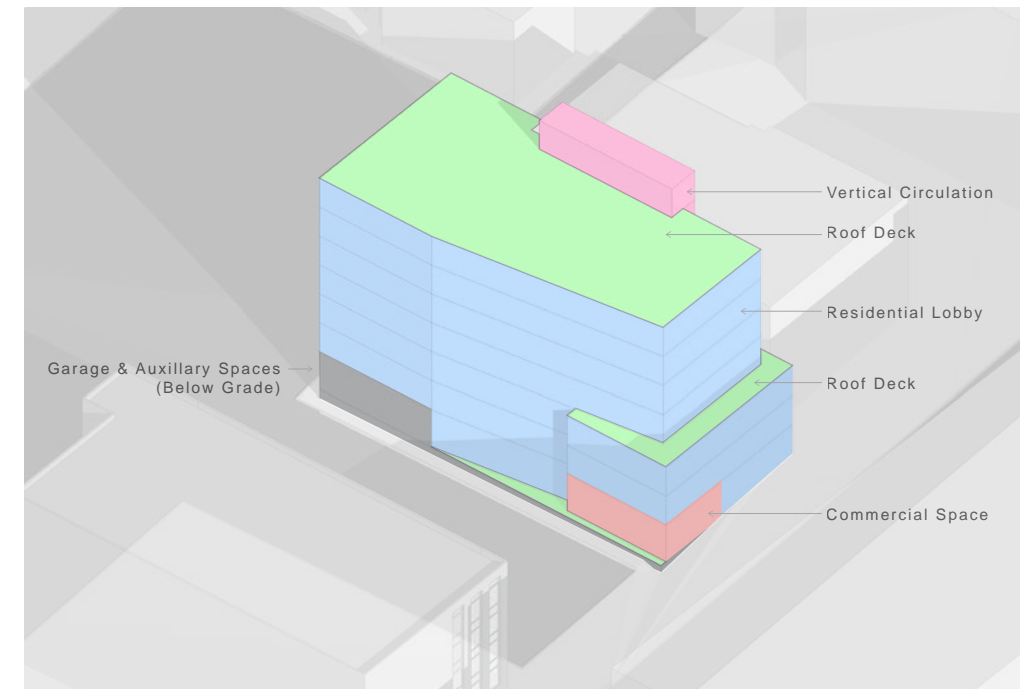
Uptown Supplemental Guidance

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.



DC-3 Open Space Concept

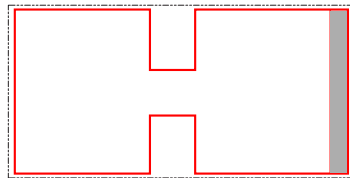


DC-1 Project Uses & Activities

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DESIGN OPTION SUMMARY

Alternative 01
(Code Compliant)



I-FORM
+
PODIUM

Alternative 02
(Code Compliant)



FLIPPED L-FORM

Alternative 03 : Preferred
(Code Compliant)



INTERSECTING-FORM

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

- + 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 window openings.
- + 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	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

- + 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.

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

- + 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 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 ¹
FAR Allowed	5.25 ¹

¹Ground floor commercial and basement are not counted towards FAR per SMC 23.48.720 & SMC 23.48.005.D1)

Pros

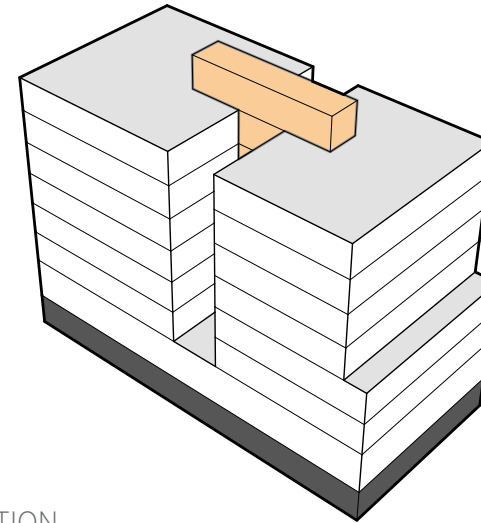
- + The layout of the units taking advantage of the central courtyard, to get sunlight and ventilation, and won't directly face towards the north or south adjacent buildings window openings.
- + Simple central circulation layout.

Cons

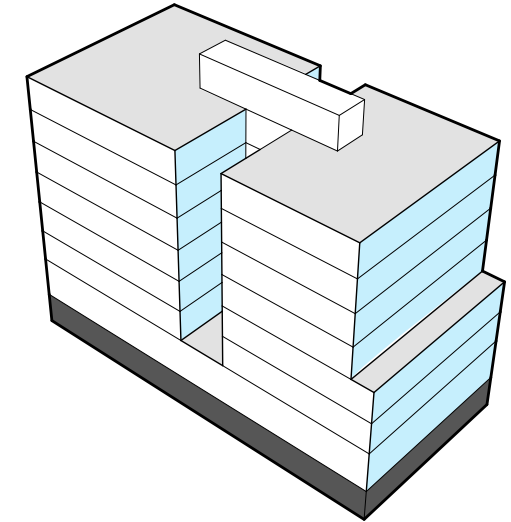
- Any future development on the south or north will block the sunlight.
- Blank facade will be created along both south and north side.

Departures

- none



 CIRCULATION



 GLAZING



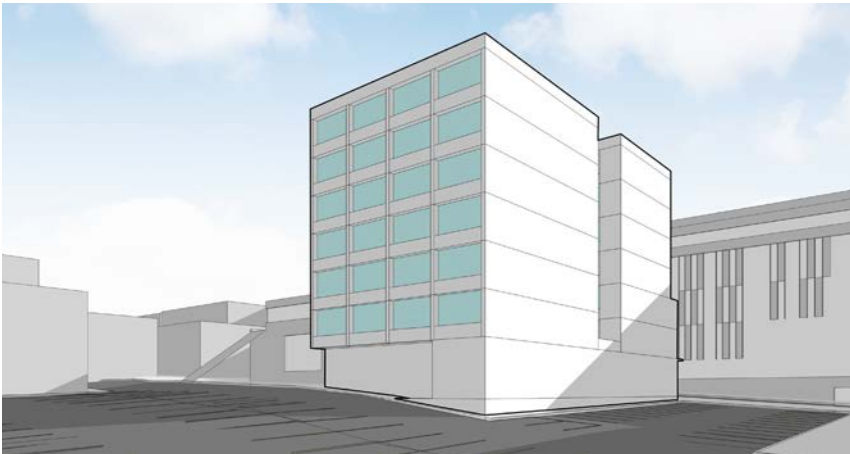
ALTERNATIVE 01 (PERSPECTIVES)



Southeast Corner View



Northeast Corner View

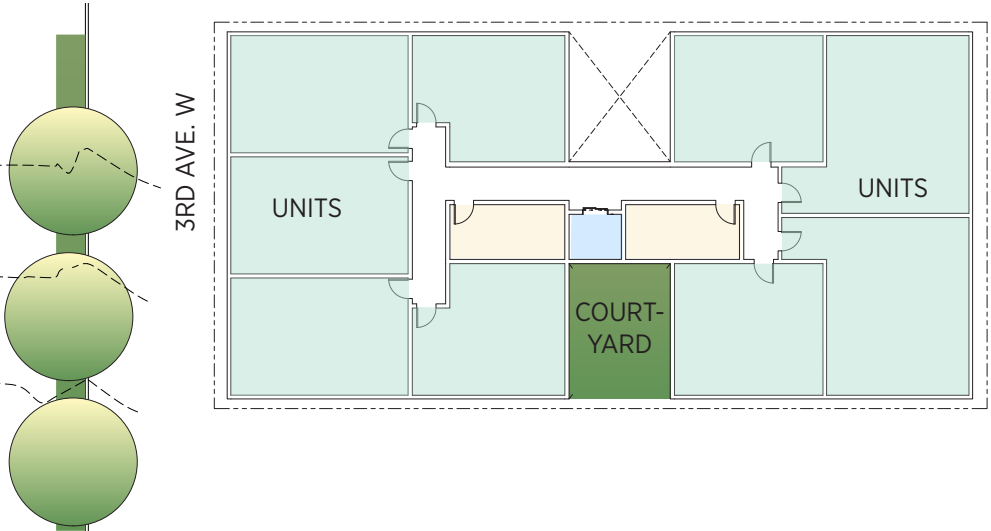
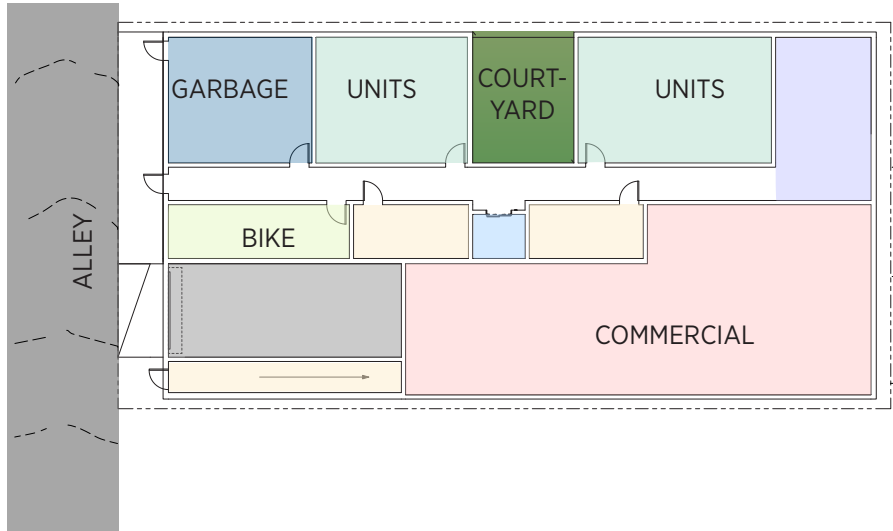
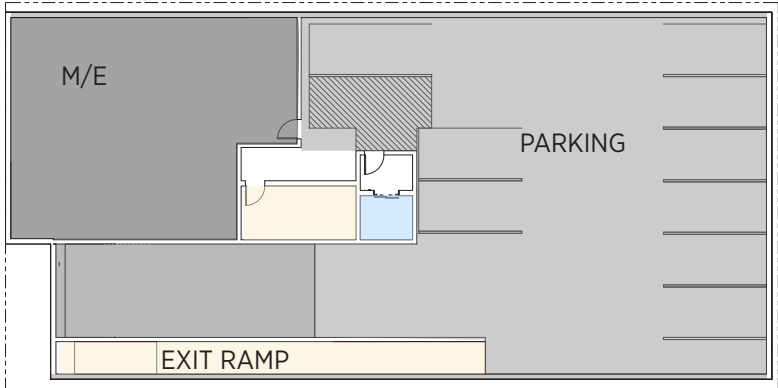


Alley Perspective View



Southwest Aerial View

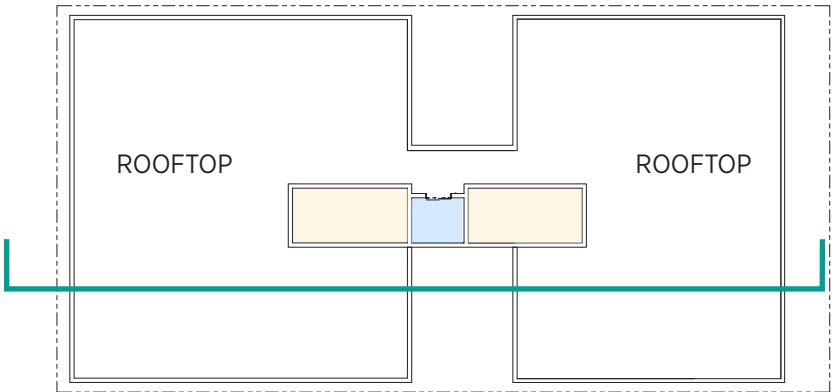
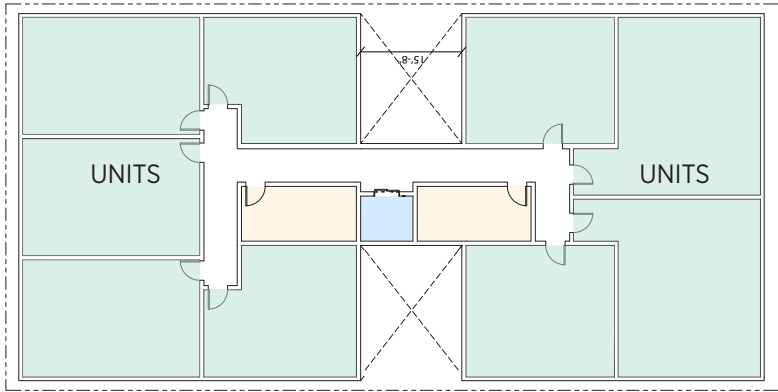
ALTERNATIVE 01 (PLANS)



UNDERGROUND PARKING LEVEL

GROUND LEVEL

LEVEL 2



LEVEL 4

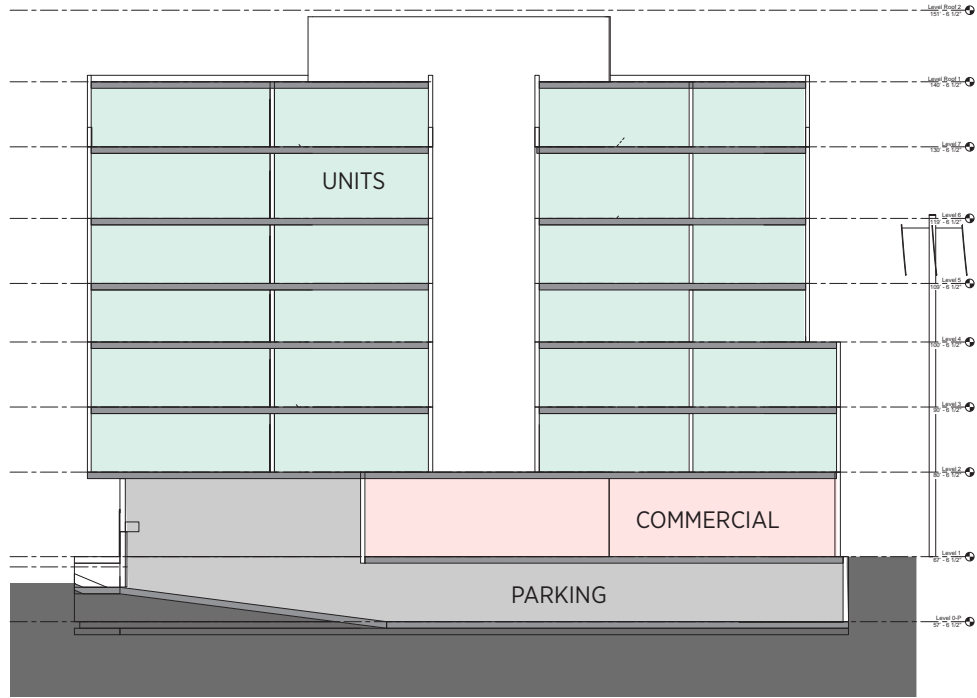
ROOF

- Amenity
- Bicycle
- Commercial
- Elevator
- Garbage/Recycle
- Lobby
- M/E
- Residential Unit
- Stairs

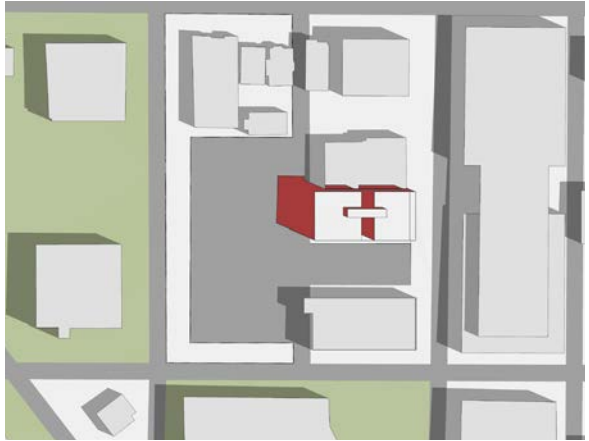


ALTERNATIVE 01 (SHADOW STUDY)

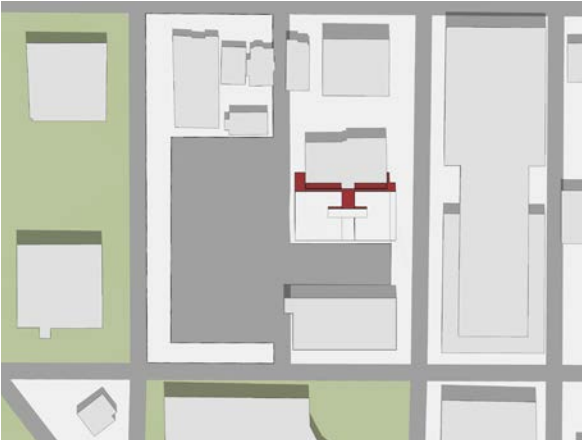
The shadow studies are based on Alternative 01. The site has ample sun exposure throughout the year, there's a slight exception in the winter, primarily due to the empty adjacent lot. The shadows cast by the proposed building do not appear to impact surrounding properties significantly.



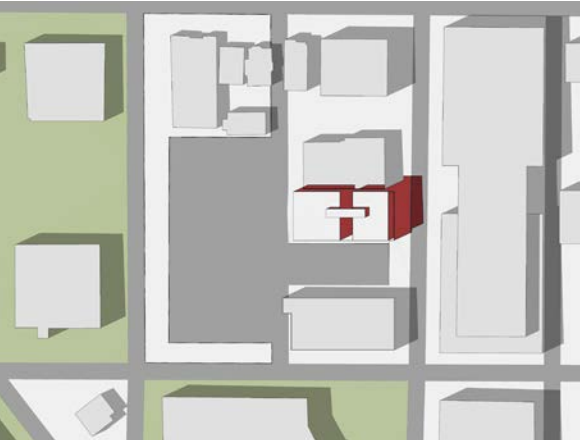
Lateral Section View



Summer Solstice - June 21 at 10am



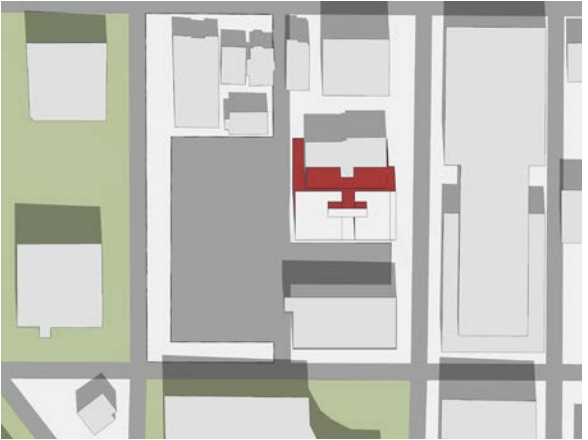
Summer Solstice - June 21 at 12pm



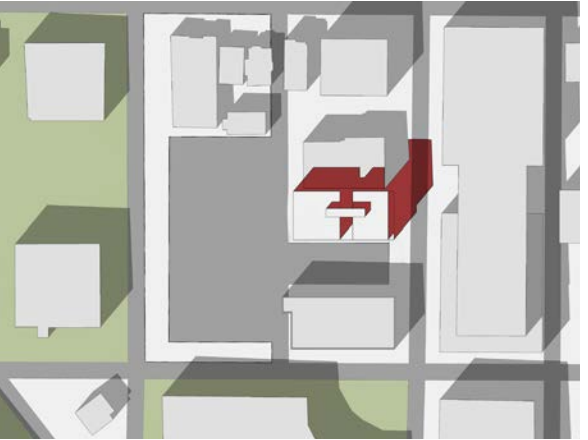
Summer Solstice - June 21 at 2pm



Equinox - March/September 21 at 10am



Equinox - March/September 21 at 12pm



Equinox - March/September 21 at 2pm



Winter Solstice - December 21 at 10am



Winter Solstice - December 21 at 12pm



Winter Solstice - December 21 at 2pm

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 Bicycle Storage	13 Stalls
Provided Parking Spaces	30 Stalls
Lobby Area	370 GSF
FAR Proposed	5.18 ¹
FAR Allowed	5.25 ¹

¹Ground floor commercial and basement are not counted towards FAR per SMC 23.48.720 & SMC 23.48.005.D1)

Pros

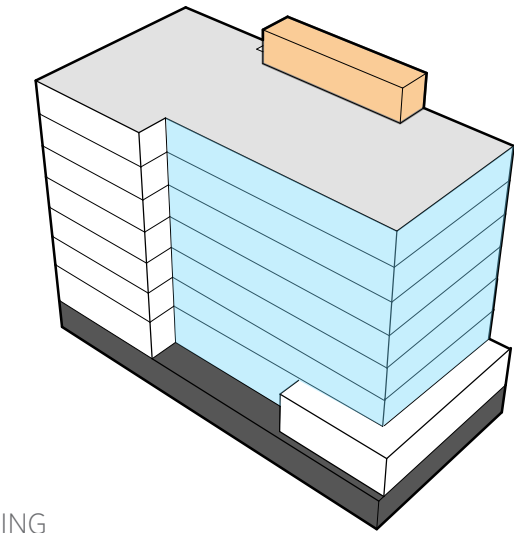
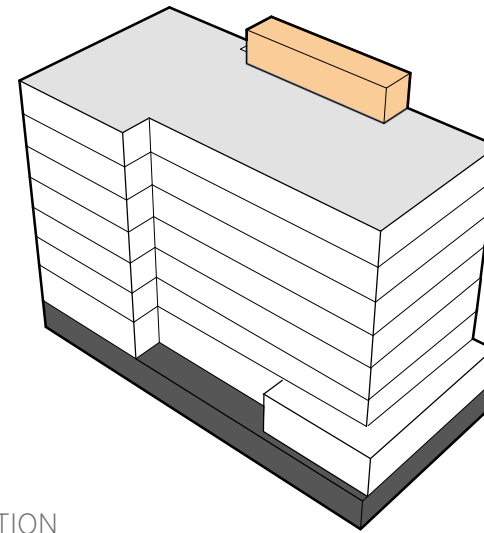
- + Interesting undulating massing.
- + The undulating facade orients views not directly facing the adjacent office building.
- + The base portion becomes part of the building entirety.

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)



Southeast Corner View



Northeast Corner View

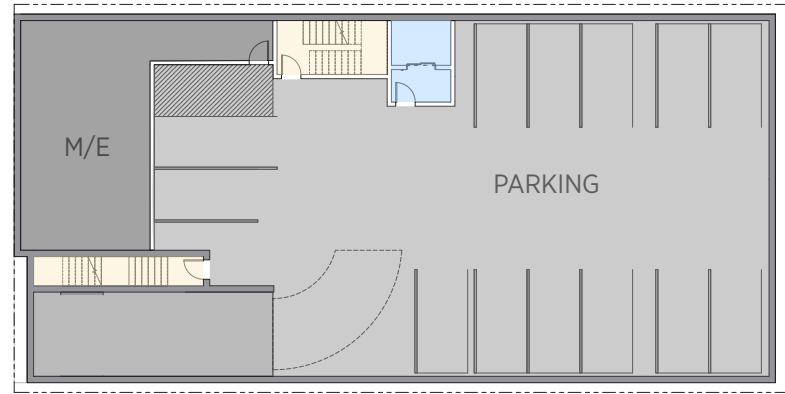


Alley Perspective View

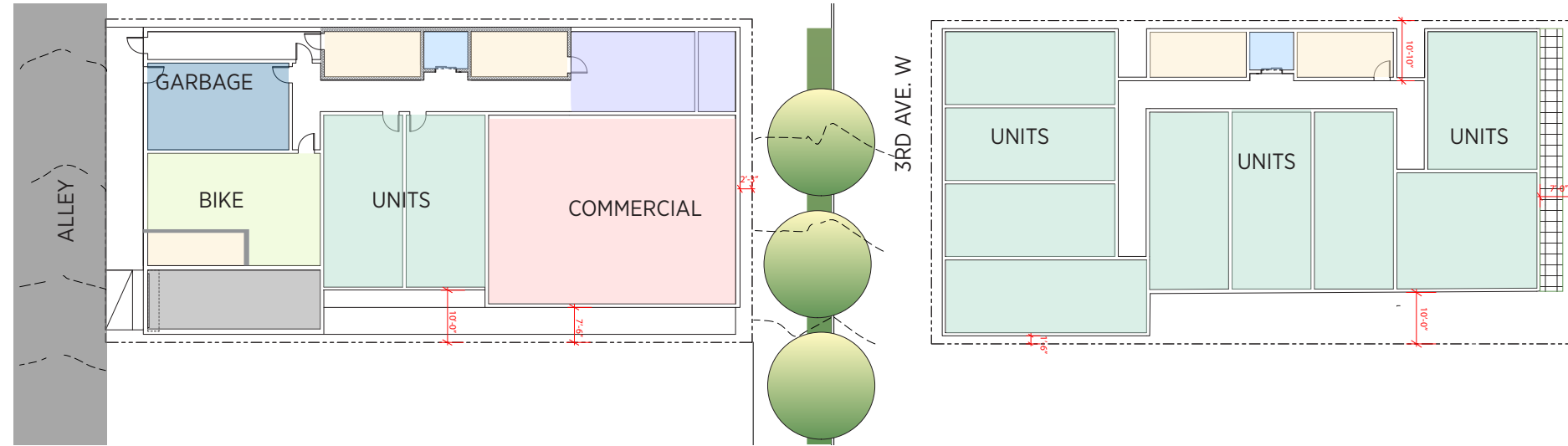


Southwest Aerial View

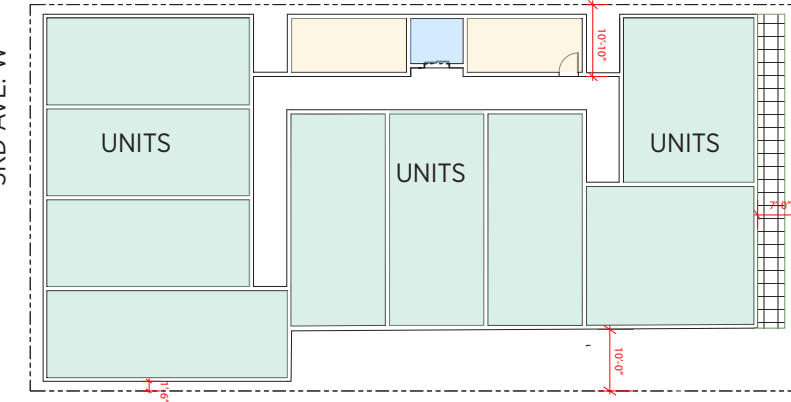
ALTERNATIVE 02 (PLANS)



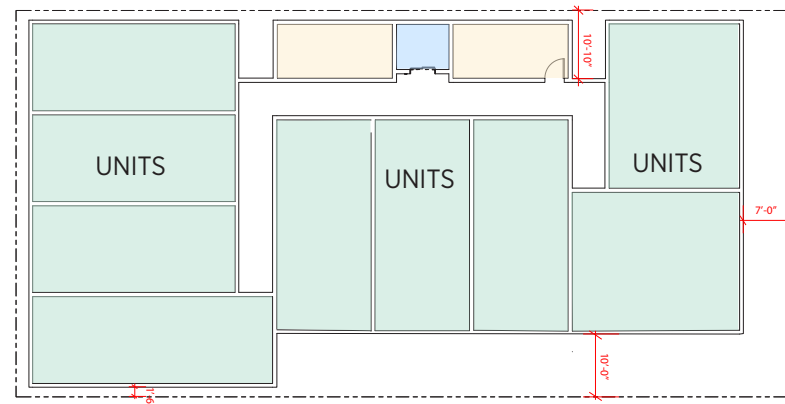
UNDERGROUND PARKING LEVEL



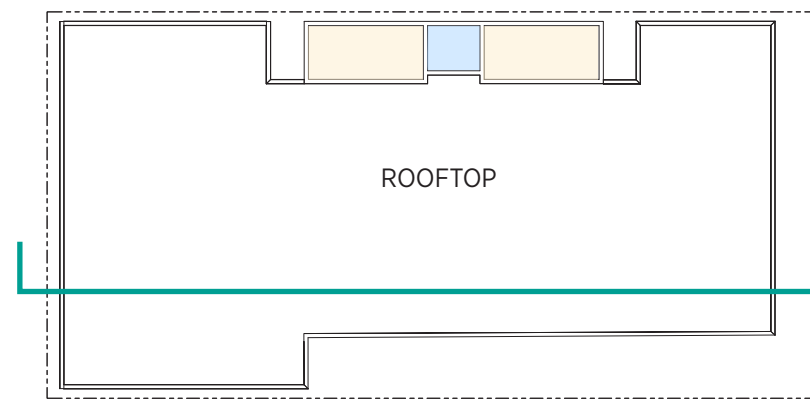
GROUND LEVEL



LEVEL 2



LEVEL 3-7



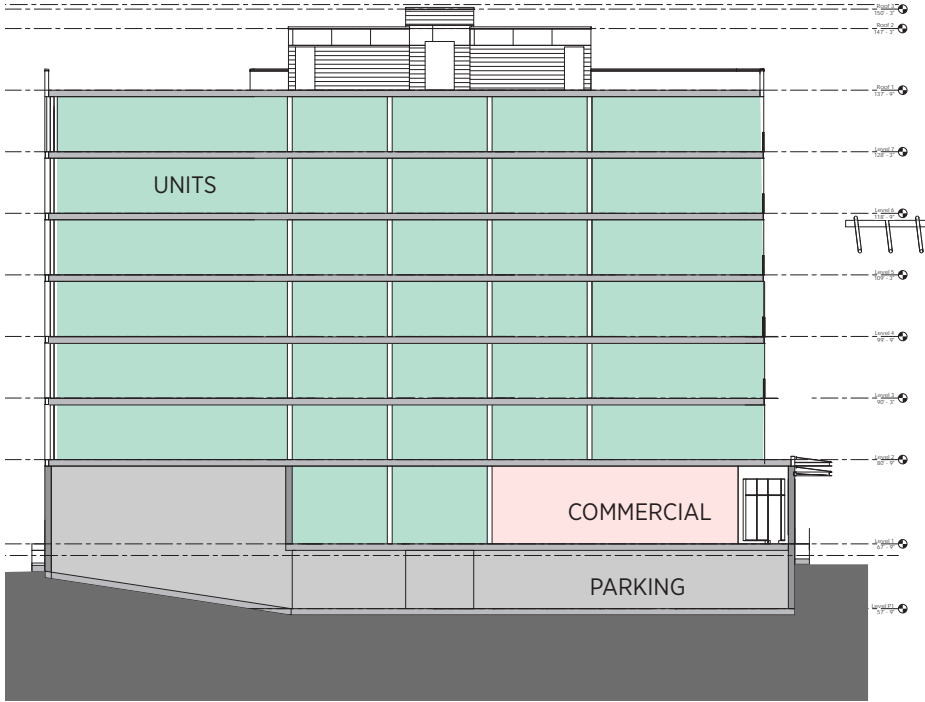
ROOF

- Amenity
- Bicycle
- Commercial
- Elevator
- Garbage/Recycle
- Lobby
- M/E
- Residential Unit
- Stairs

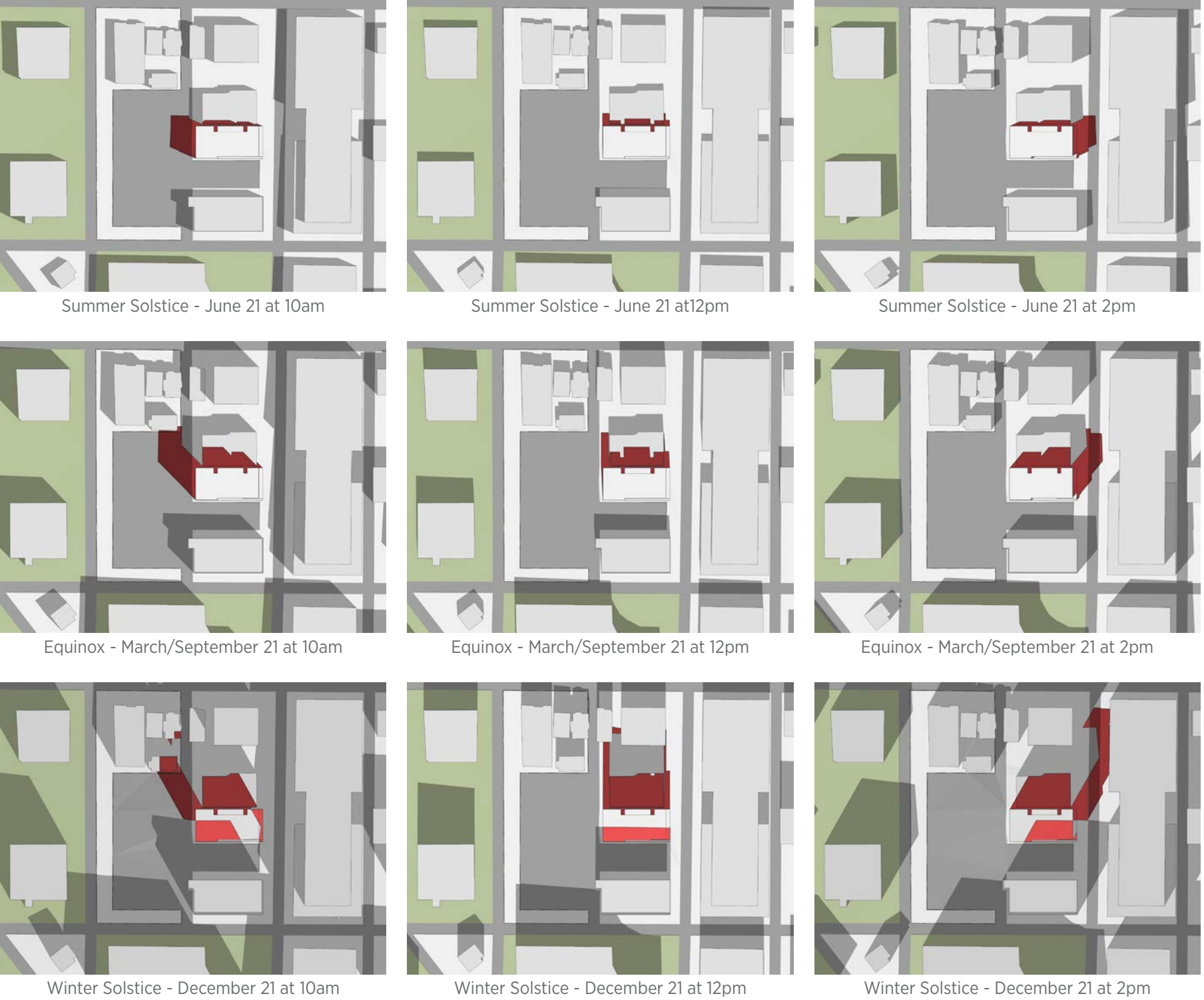


ALTERNATIVE 02 (SHADOW STUDY)

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.



Lateral Section View



ALTERNATIVE 03 (CODE COMPLIANT)

PREFERRED SCHEME

Unit Count	7 Stories & Roof Amenity
Total Floor Area	58
Total Residential Floor Area	47,042 GSF
Total Commercial Area	29,509 GSF
Provided Bicycle Storage	1,756 GSF
Provided Parking Spaces	13 Stalls
Lobby Area	30 Stalls
FAR Proposed	276 GSF
FAR Allowed	5.23 ¹
	5.25 ¹

¹Ground floor commercial and basement are not counted towards FAR per SMC 23.48.720 & SMC 23.48.005.D1)

Pros

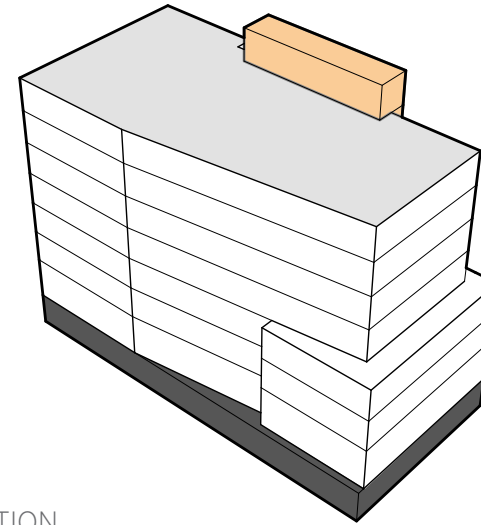
- + Massing articulation responding to surrounding building
- + Angled facade orients views towards southeast, instead of directly facing to the adjacent office building
- + The base and the angled portion create interesting intersecting massing, and the design element highly visible from the street 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

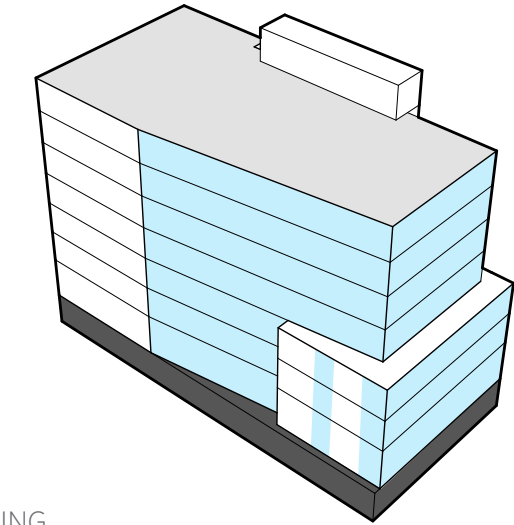
- Comparing to Alternative 01, south portion is partially towards the adjacent office building.

Departures

- none



■ CIRCULATION



■ GLAZING



ALTERNATIVE 03 (PERSPECTIVES)

PREFERRED SCHEME



Southeast Corner View



Northeast Corner View



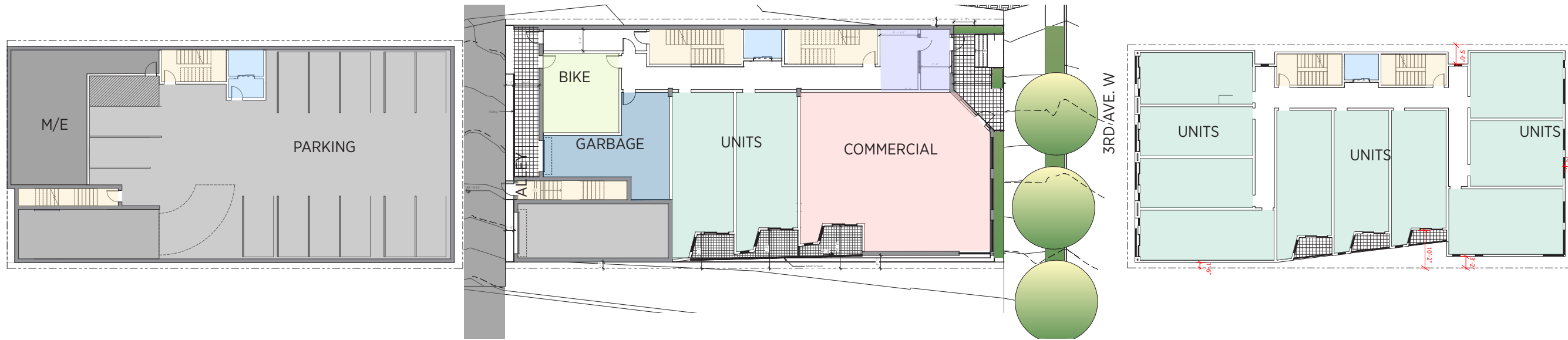
Alley Perspective View



Southwest Aerial View

ALTERNATIVE 03 (PLANS)

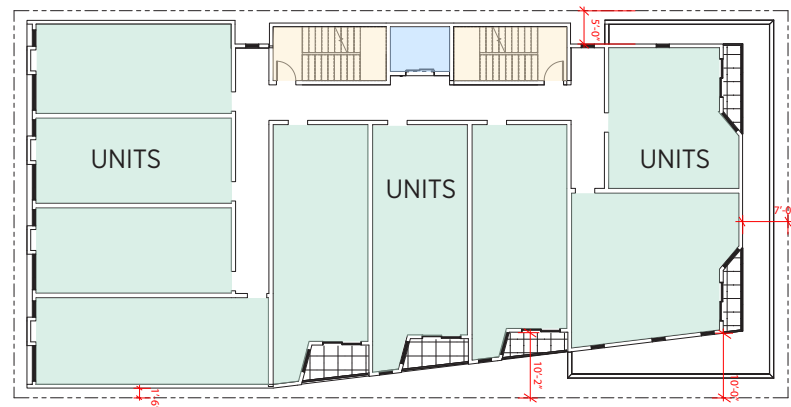
PREFERRED SCHEME



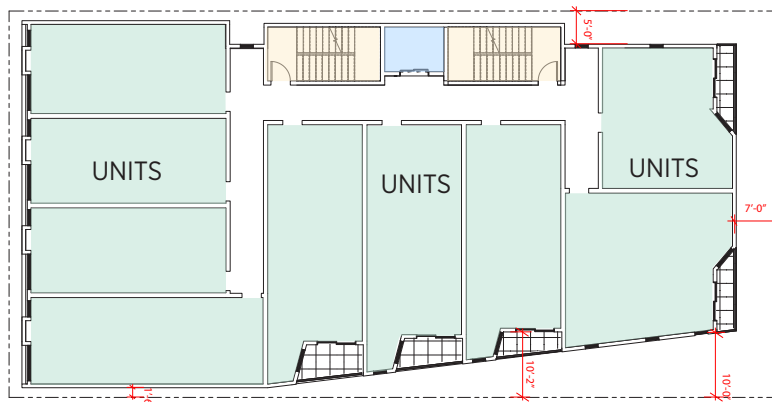
UNDERGROUND PARKING LEVEL

GROUND LEVEL

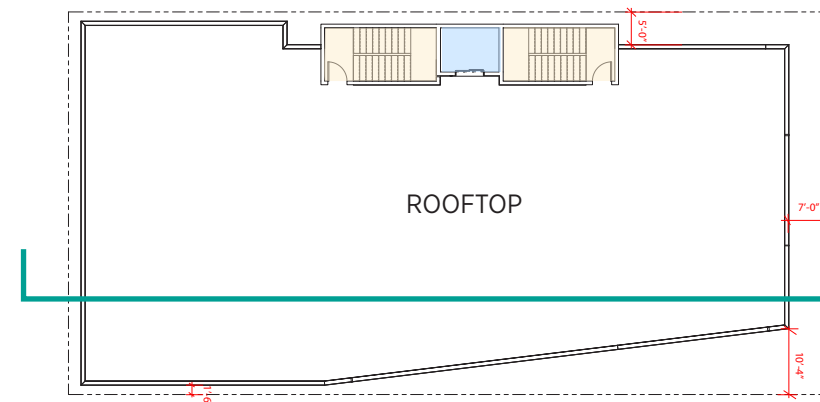
LEVEL 2-3



LEVEL 4



LEVEL 5-7



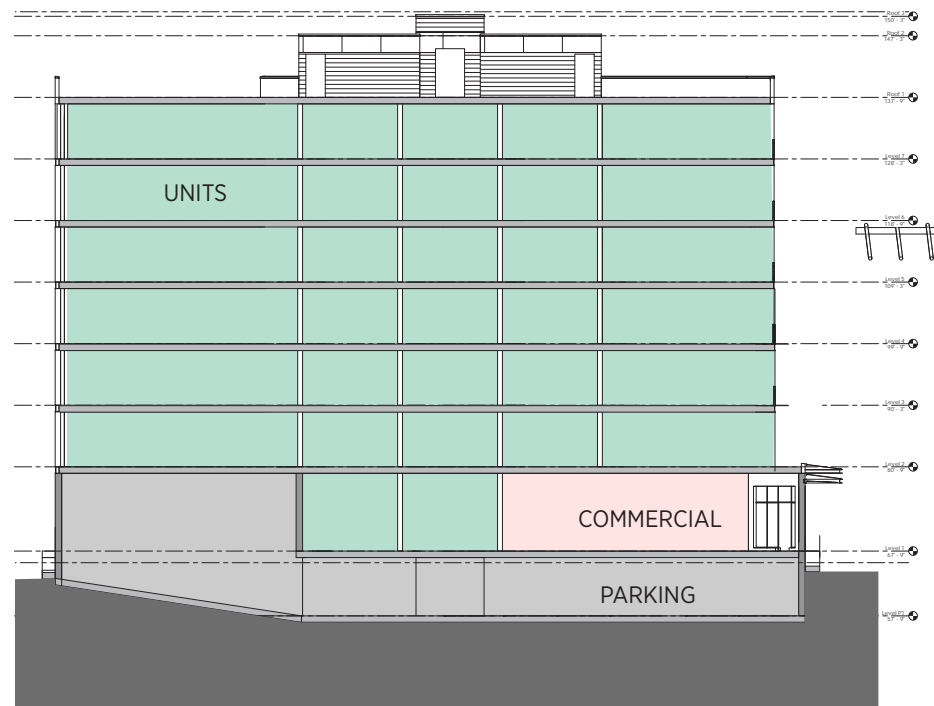
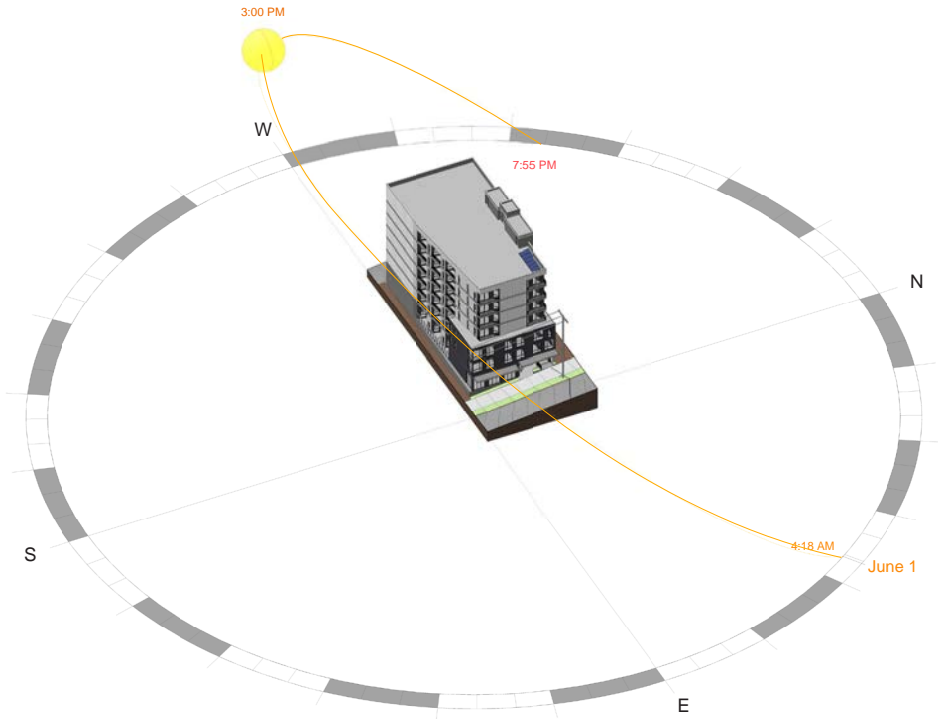
ROOF

- Amenity
- Bicycle
- Commercial
- Elevator
- Garbage/Recycle
- Lobby
- M/E
- Residential Unit
- Stairs



ALTERNATIVE 03 (SHADOW STUDY)

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.



Lateral Section View



PREFERRED SCHEME



Summer Solstice - June 21 at 10am



Summer Solstice - June 21 at 12pm



Summer Solstice - June 21 at 2pm



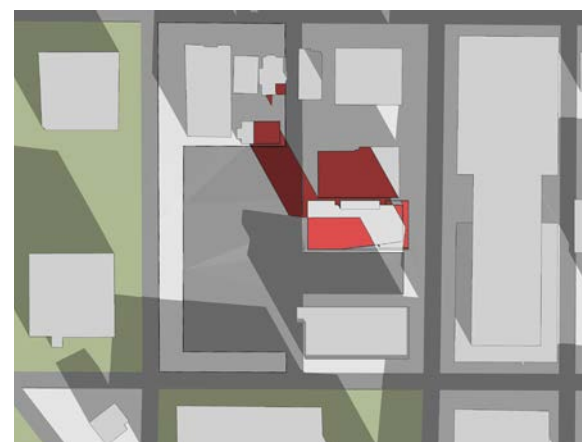
Equinox - March/September 21 at 10am



Equinox - March/September 21 at 12pm



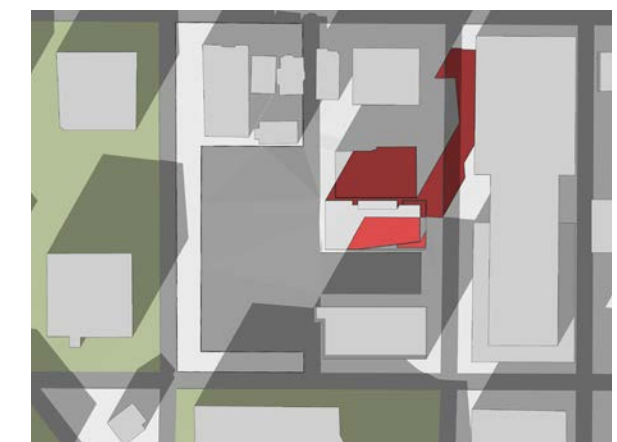
Equinox - March/September 21 at 2pm



Winter Solstice - December 21 at 10am



Winter Solstice - December 21 at 12pm

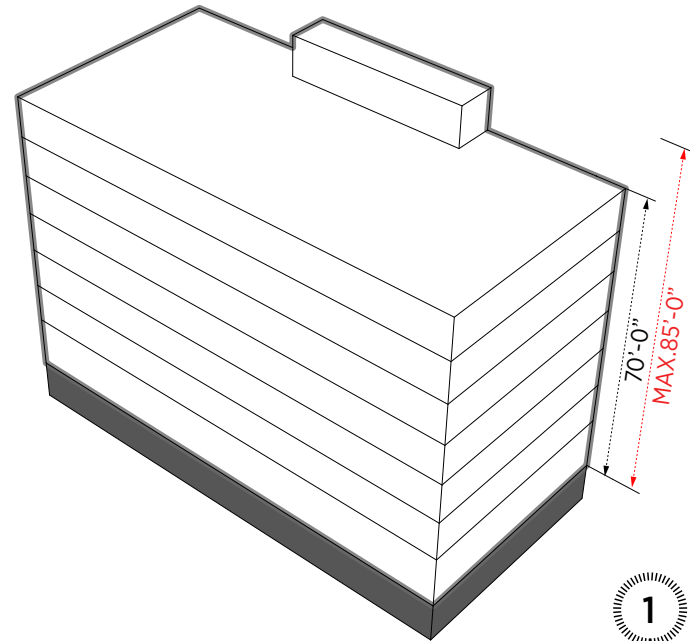


Winter Solstice - December 21 at 2pm

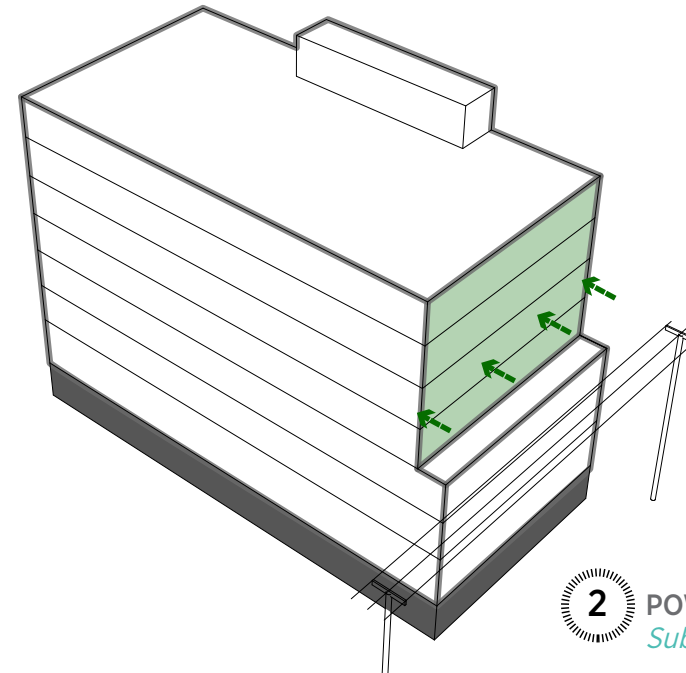
DESIGN DEVELOPMENT

PREFERRED SCHEME

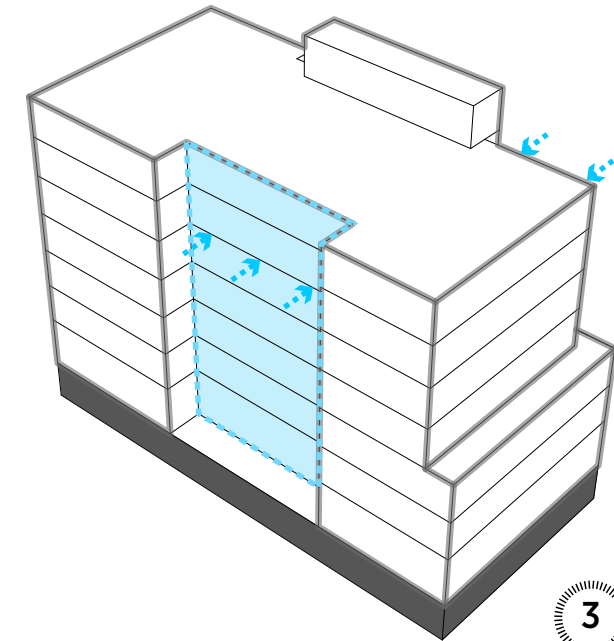
Massing Evolution



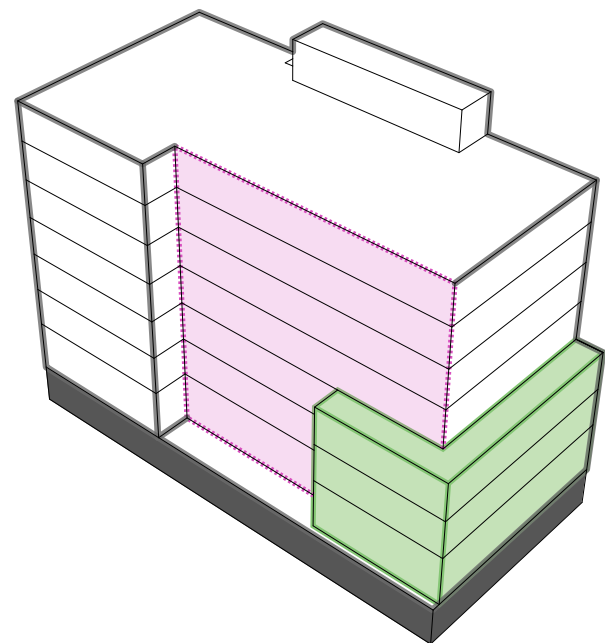
1 ZONING ENVELOPE



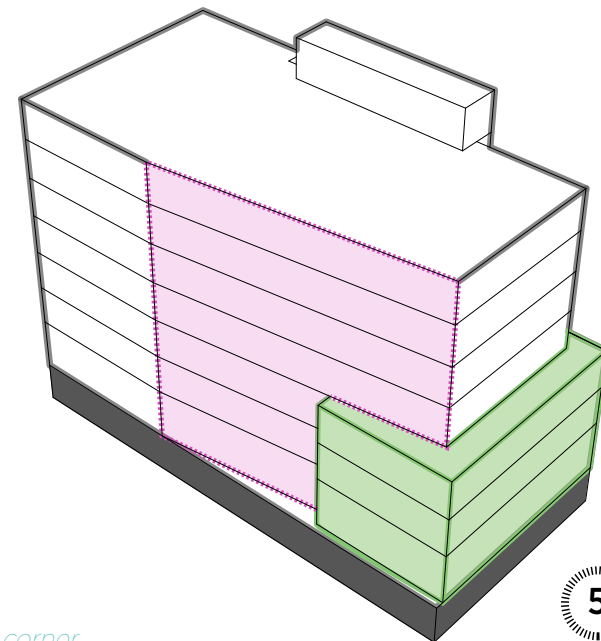
2 POWER-LINE SETBACK
Subtractive massing



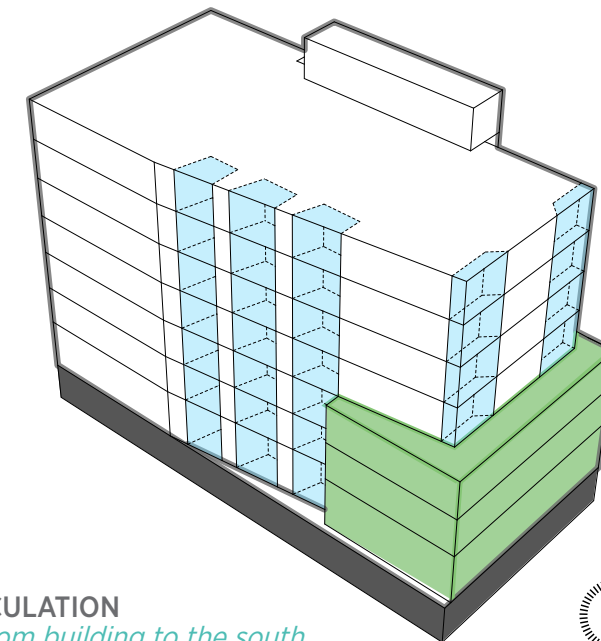
3 LIGHT-WELL SETBACK
Bring natural light to units



4 SCULPTING
Create base & strong corner



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

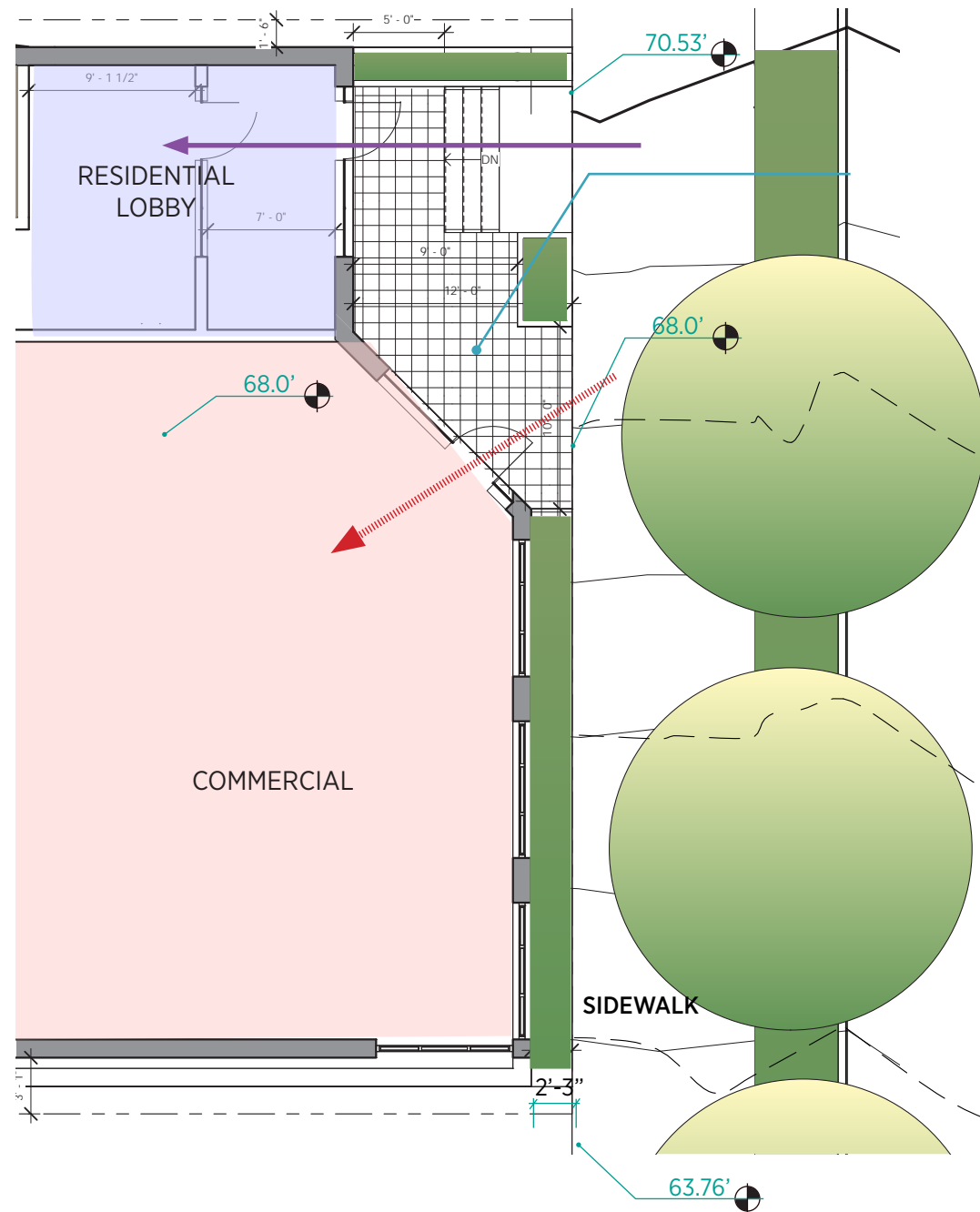


6 FACADE OPENINGS
Create facade fenestration & balcony space

DESIGN DEVELOPMENT

PREFERRED SCHEME

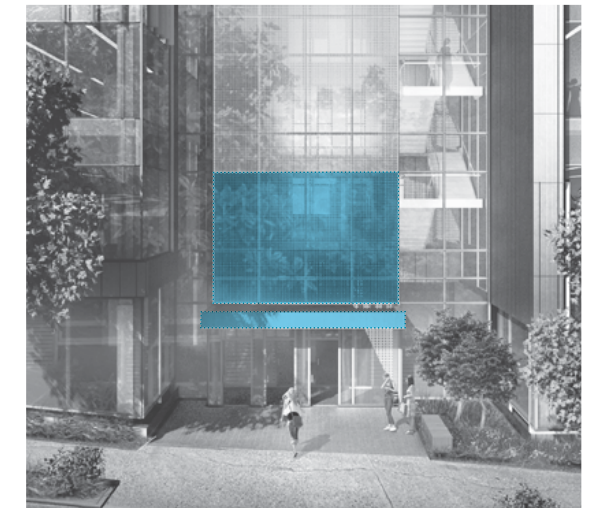
Entry & Lobby



Ground Floor Level Entry Along 3RD AVE W.



3RD AVE. W



Across Street Office Building Recessed Entry



Existing Street View

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.

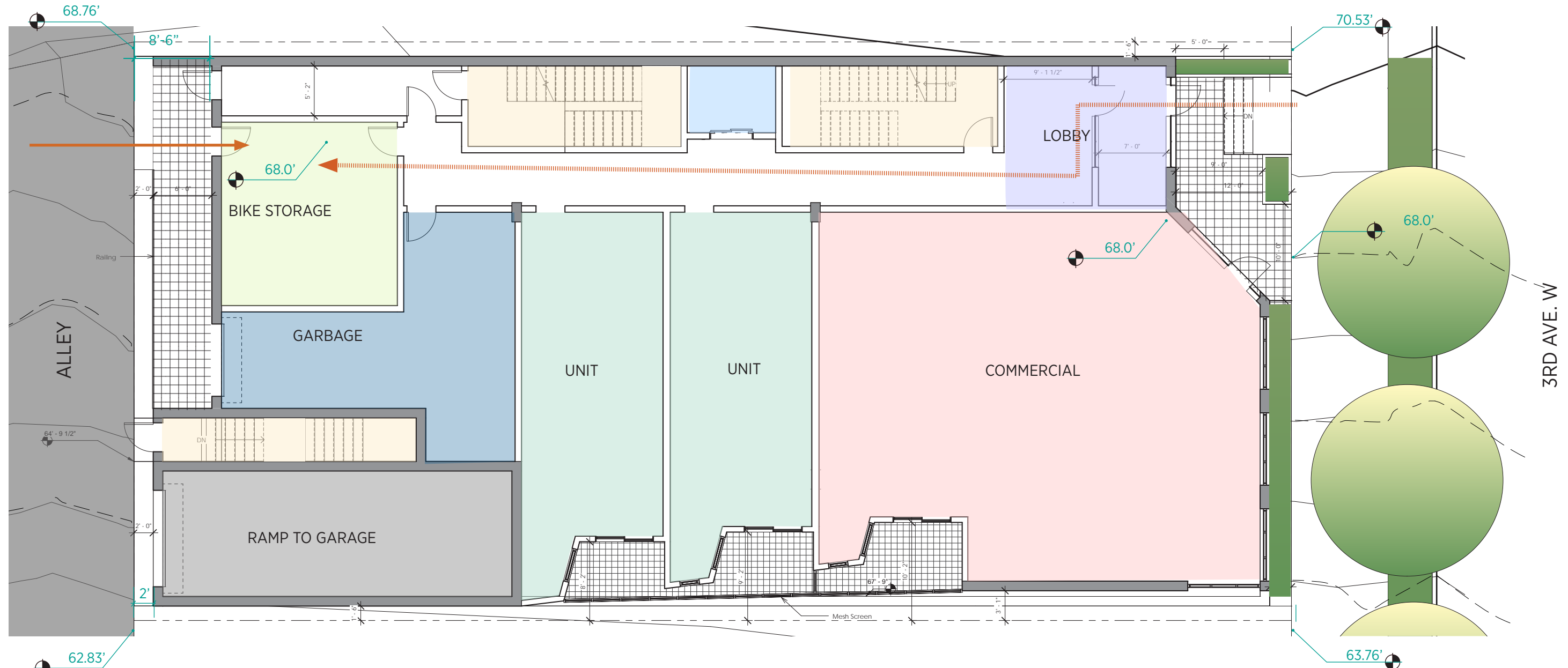
DC3-A Building-Open Space Relationship

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.

Bike Storage



 Ground Floor Level

PL4-B Planning Ahead for Bicyclists
 The bicycle room is relocated along the alley on the ground level, instead of in the basement that 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



Angled Facade



Balcony Elements

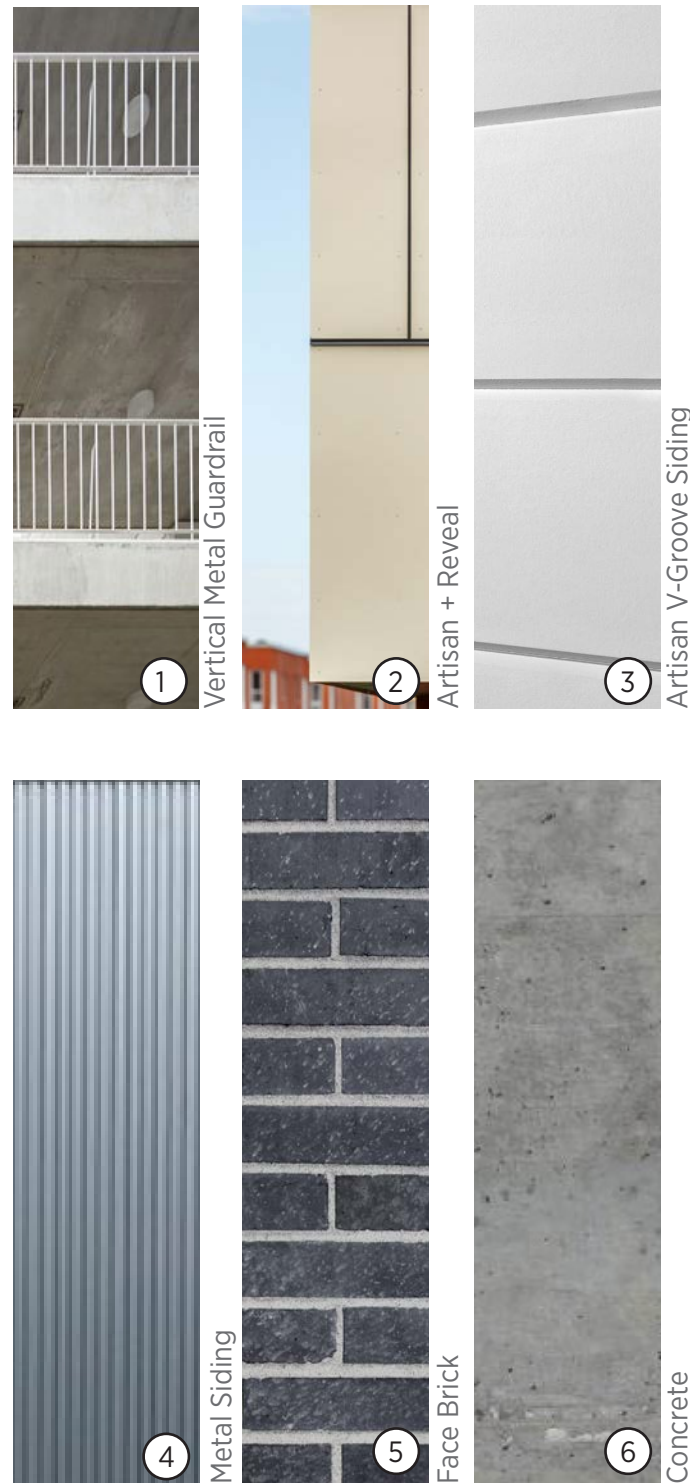


Blank Wall Composition



Blank Wall Composition

Southeast Corner Articulation



Southeast Corner Bird-View

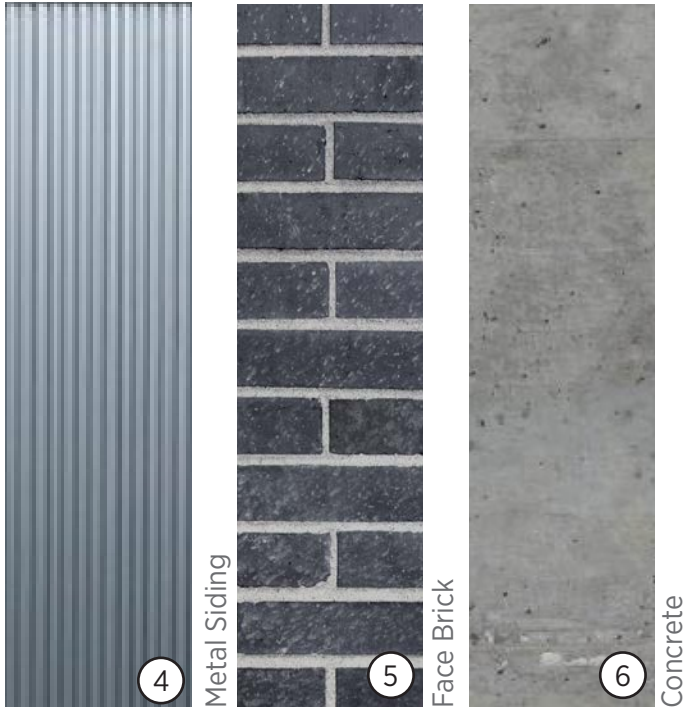
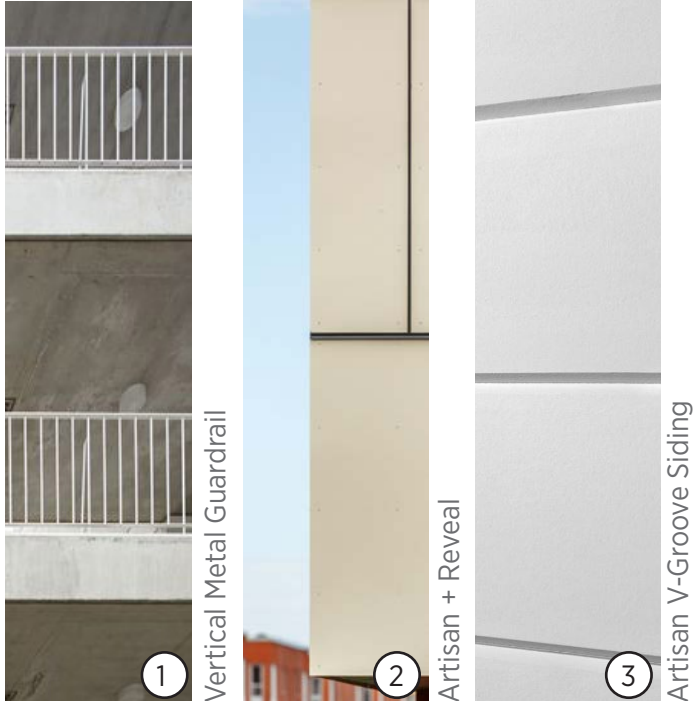
DC2-B Architectural and Facade Composition DC2-C Secondary Architectural Features

Angled south facade orientates window openings toward southeast corner. The angled facade avoids direct visual contacts toward the church office building, which has 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

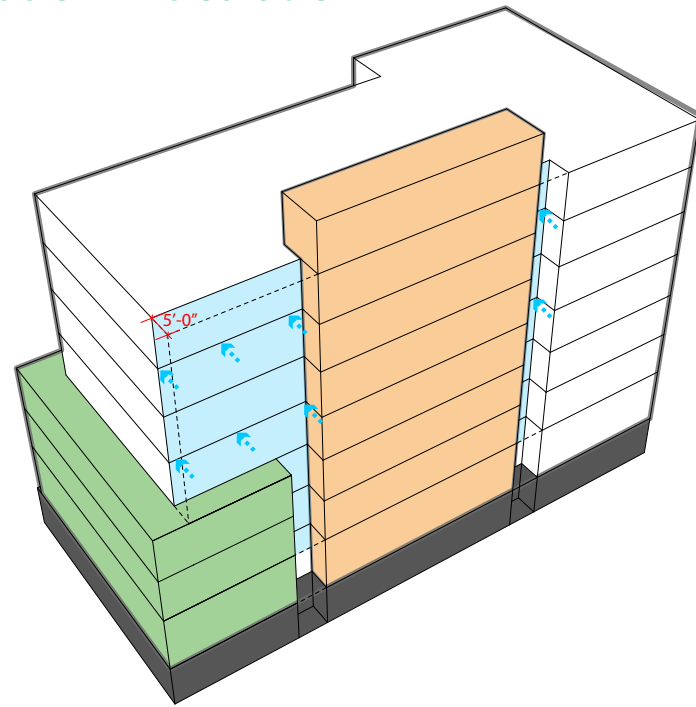
The street facade uses the similar architectural features, with balcony elements and oriented windows to ensuring the privacy of the units not facing directly to the office building across street which has massive glazing facade. The composition of solid and void strengthens the main concept, and indicating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

Alley Facade Articulation



Alley Facing Facade

North Modulation Articulation



Northeast Corner Street View

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

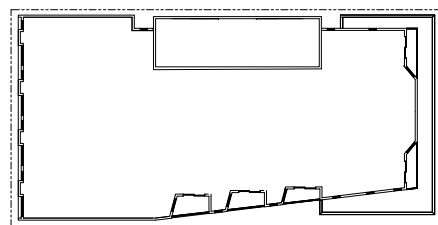


Perspective View at Entry

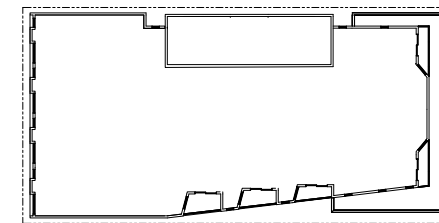


Perspective View of Southwest Corner

ELEVATIONS

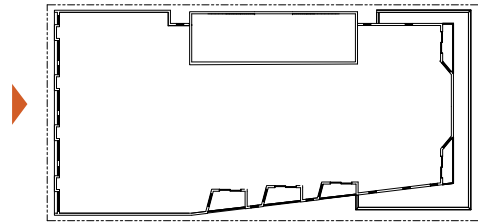


EAST ELEVATION

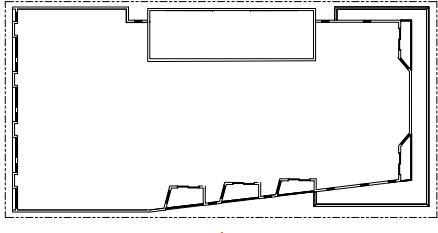


NORTH ELEVATION

ELEVATIONS



WEST ELEVATION

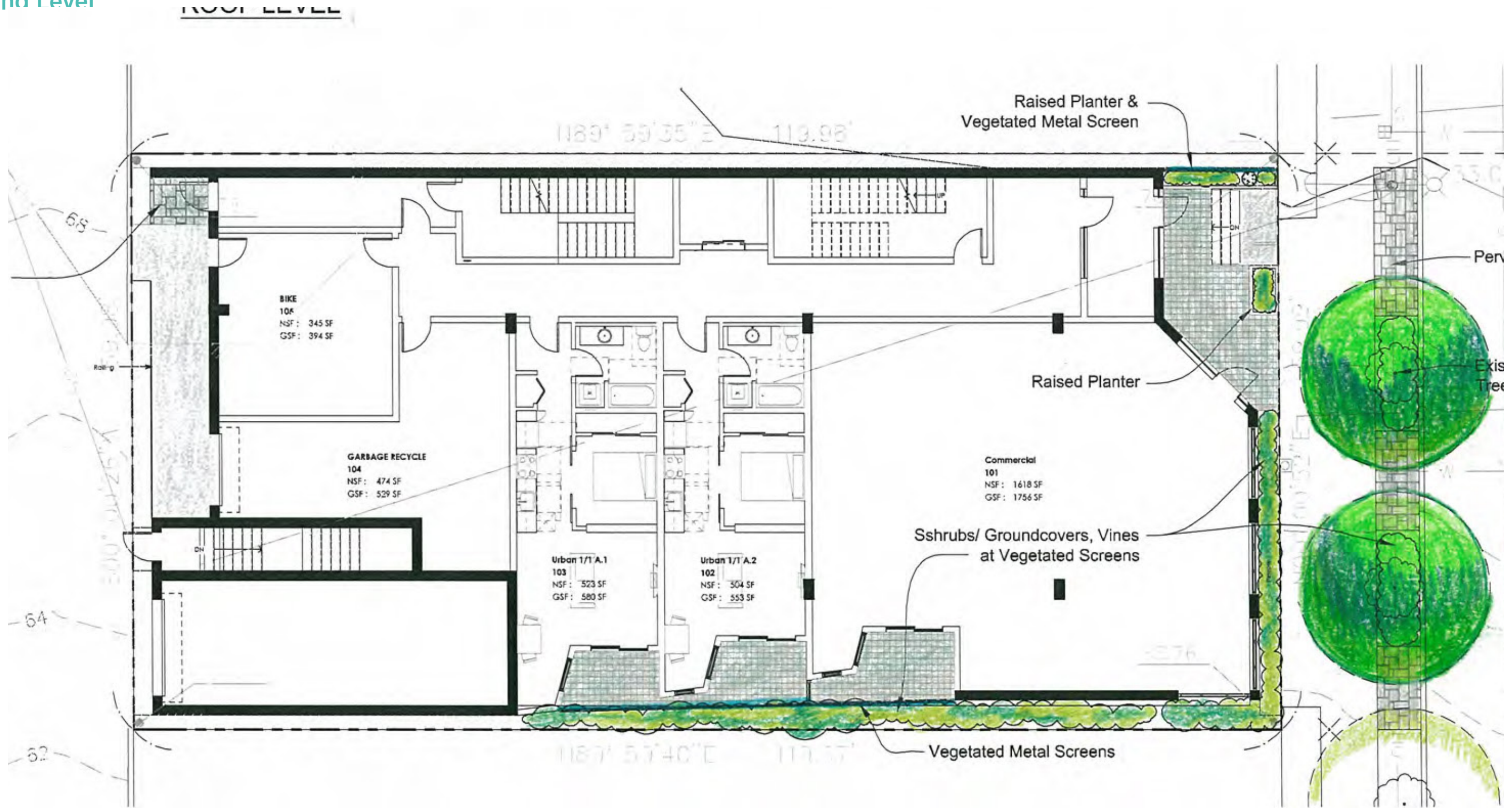


SOUTH ELEVATION

LANDSCAPE

GLENN TAKAGI LANDSCAPE ARCHITECT

Ground Level



LANDSCAPE

Roof

