

CAPELOUTO 42ND
4505 42ND AVENUE SW, SEATTLE WA



EARLY DESIGN GUIDANCE MEETING #2
DPD #3016195

APRIL 17, 2014

310 First Avenue S, Suite 4S,
Seattle, WA 98104
206.933.1150
www.nkarch.com



PROJECT DESCRIPTION



SITE LOCATION

ADDRESS: 4505 42nd Avenue SW, Seattle WA
DPD PROJECT #: 3016195
TAX PARCEL #: 095200-6385
OWNER: Leon Capelouto
APPLICANT: Nicholson Kovalchick Architects
CONTACT: Steve Fischer

DEVELOPMENT OBJECTIVES

The general development objective is to construct a new 6-story building containing either 44 and 45 residential units, approximately 4,300 square feet of commercial retail space and below grade automobile parking. Due to the proximity of the project to the West Seattle Junction, the retail component will play an important role in the building design. A goal of the retail is to create a strong connection to the adjacent sidewalks by including an extensive amount of window transparency thus enlivening the sidewalk realm with retail activity. Above the ground level commercial uses, the remaining structure is to be dedicated to residential units. These residential units will vary in size including Studios, 1-Bedroom, and 2-Bedroom units. A large common roof top outdoor terrace is planned for resident use that will provide expansive territorial views of the region. Below grade parking is also proposed including approximately 17 vehicles although parking is not specifically required due to the location of the project site being within the West Seattle Junction Hub Urban Village.

The project team endeavors to reinforce the existing pedestrian scale of SW Oregon Street and 42nd Avenue SW, while at the same time, increase density and community connectivity of the West Seattle Junction neighborhood. The project will take advantage of its site along the West Seattle ridge by maximizing views to the Puget Sound and Olympic Mountains to the west, Elliott Bay, downtown Seattle, and the Cascade Mountains to the east.

PROJECT PROGRAM

Number of Residential Units:	Between 44 & 45
Number of Parking Stalls:	Approximately 17
Area of Retail Uses:	Approximately 4300 Sq. Ft.
Area of Residential Uses:	Between 34,000 & 37,000 Sq. Ft.
Total Area:	Approximately 48,000 Sq. Ft.

EXISTING SITE

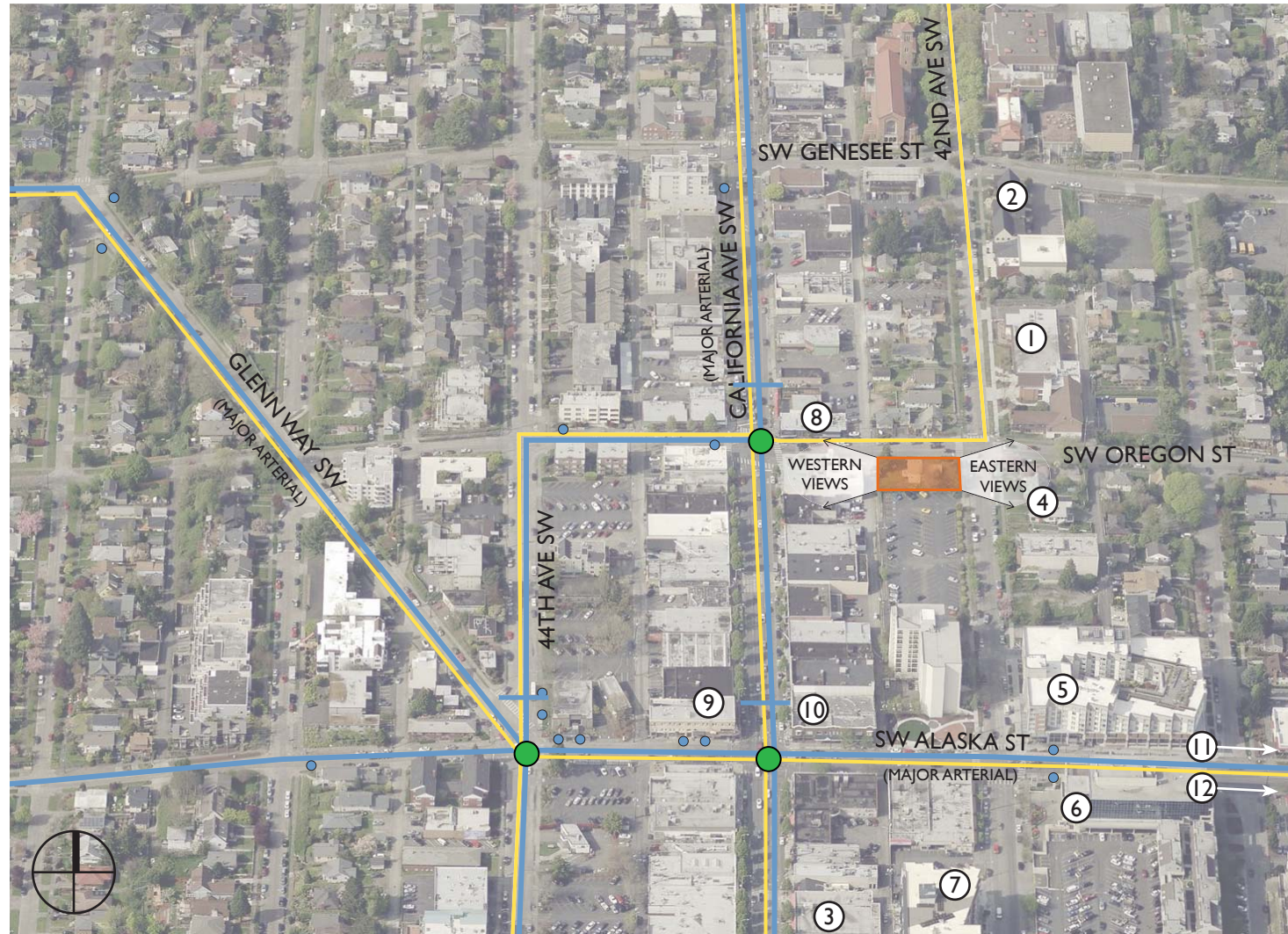
The project site consists of a single parcel, located on the southwest corner of the SW Oregon Street and 42nd Avenue SW intersection. The site has a total area of 6,900 square feet. The project includes demolition of the single-family house that currently occupies the site. The site is bounded on the west by a 16'-0" wide alley (a 2' alley dedication is required in order to widen the alley). The site gradually slopes down from 42nd Avenue SW towards the alley by approximately 5 feet. The site does not include any environmentally critical areas. Several trees currently occupy the site; several of the trees appear to be within the public right-of-way and do not comply with city standard. None of the trees on the site or adjacent to the site are exceptional, per the tree survey; several are considered invasive and all the existing trees on site have been recommended for removal. Overhead high voltage power lines also run adjacent to the site both on 42nd Avenue SW and the alley.

ZONING AND OVERLAY DESIGNATION

The parcel is zoned NC3-85 and is located within the West Seattle Junction Hub Urban Village. The area immediately surrounding the project site is zoned NC2-40 across SW Oregon Street to the north, NC3-65 across 42nd Avenue SW to the east, NC3-85 & NC3P-85 to the south, and NC3P-85 across the alley to the west. The site is also located within a Frequent Transit Corridor.

NEIGHBORING DEVELOPMENT

The project site is located within the West Seattle Junction Hub Urban Village, and only one long block from the lively intersection of California Avenue SW and SW Alaska Street. The general character of this block and surrounding blocks is a mix of uses and development densities. To the west across the alley and along California Avenue SW is the highly recognizable pedestrian friendly low-rise retail uses characterizing the Junction. To the north, the retail uses continue with a sprinkling of single family homes that have been converted to business uses; some of these single family homes are targeted for demolition due to the higher density development zone in which they are located. Also to the north are several churches and related religious functions. Directly to the east is a new 7-story mixed use development with a similar program to the proposed project. Directly to the south is a large surface parking lot that provides time limited parking for shopping patrons of the Junction. Beyond the parking lot to the south is more low-rise retail uses typical of the junction along with several large scale mixed use projects that have been more recently developed. The site is very pedestrian friendly and within good proximity to the major West Seattle Junction public transit hub. There are multiple shops, restaurants, cafés, and grocery stores all within walking distance of the site.



SITE-INFORMED CONCEPT STRATEGY

The project site is located on the southwest corner of SW Oregon Street and 42nd Avenue SW. The vehicular traffic on Oregon is somewhat busy since motorists tend to use Oregon to bypass the Junction traffic. For this reason SW Oregon Street is designated a minor arterial.

The site is presently occupied by single family home. Surrounding uses include the parking lot to the south, commercial businesses, homes that have been converted to businesses, religious related structures, and the new mid-rise project across 42nd Avenue. This last house at the intersection seems slightly out of place since the home and especially the landscape material that surrounds the home is intended to hide the house from the adjacent pedestrian and vehicular traffic.

Redevelopment of this site would eliminate this lack of connectivity in a neighborhood where connectivity, especially ground level connectivity is prevalent.

KEY	
	BUS ROUTE
	BUS STOP
	BIKE ROUTE
	PROJECT SITE
	NEIGHBORHOOD GATEWAY



① HOPE LUTHERAN CHURCH



② CONNER BUILDING (CONSTR)



③ 4730 CALIFORNIA (CONSTR)



④ OREGON42 APARTMENTS (CONSTR)



⑤ CAPCO PLAZA & QFC



⑥ JEFFERSON SQUARE COMMERCIAL



⑦ MIXED-USE MURAL APARTMENTS



⑧ SHADOWLAND



⑨ EASY STREET RECORDS



⑩ CUPCAKE ROYALE

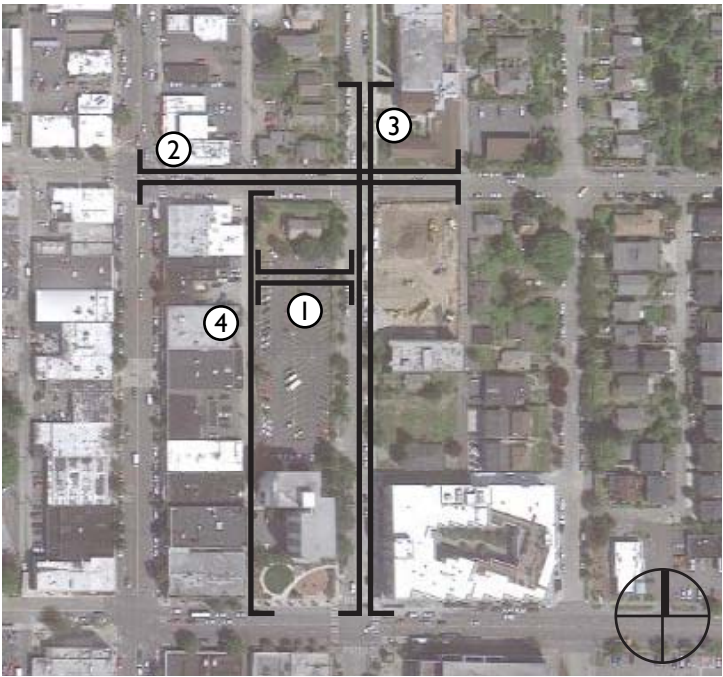


⑪ LINK APARTMENTS



⑫ NOVA APARTMENTS

STREETSCAPE PHOTOMONTAGES



PROJECT SITE



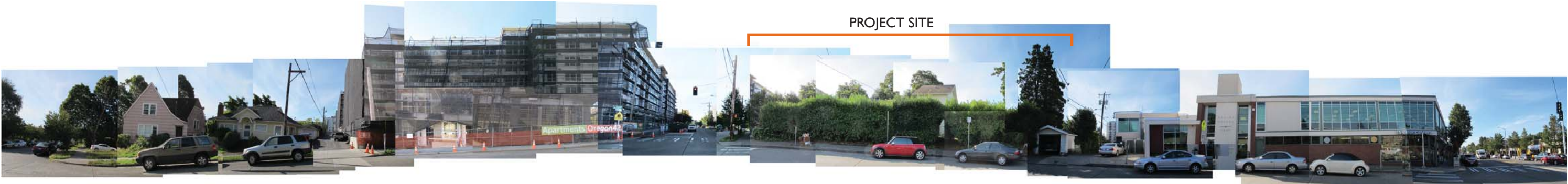
① ADJACENT PARKING LOT LOOKING NORTH

ACROSS FROM PROJECT SITE



② SW OREGON STREET LOOKING NORTH

PROJECT SITE



② SW OREGON STREET LOOKING SOUTH

ACROSS FROM PROJECT SITE



③ 42ND AVENUE SW LOOKING EAST

PROJECT SITE



③ 42ND AVENUE SW LOOKING WEST

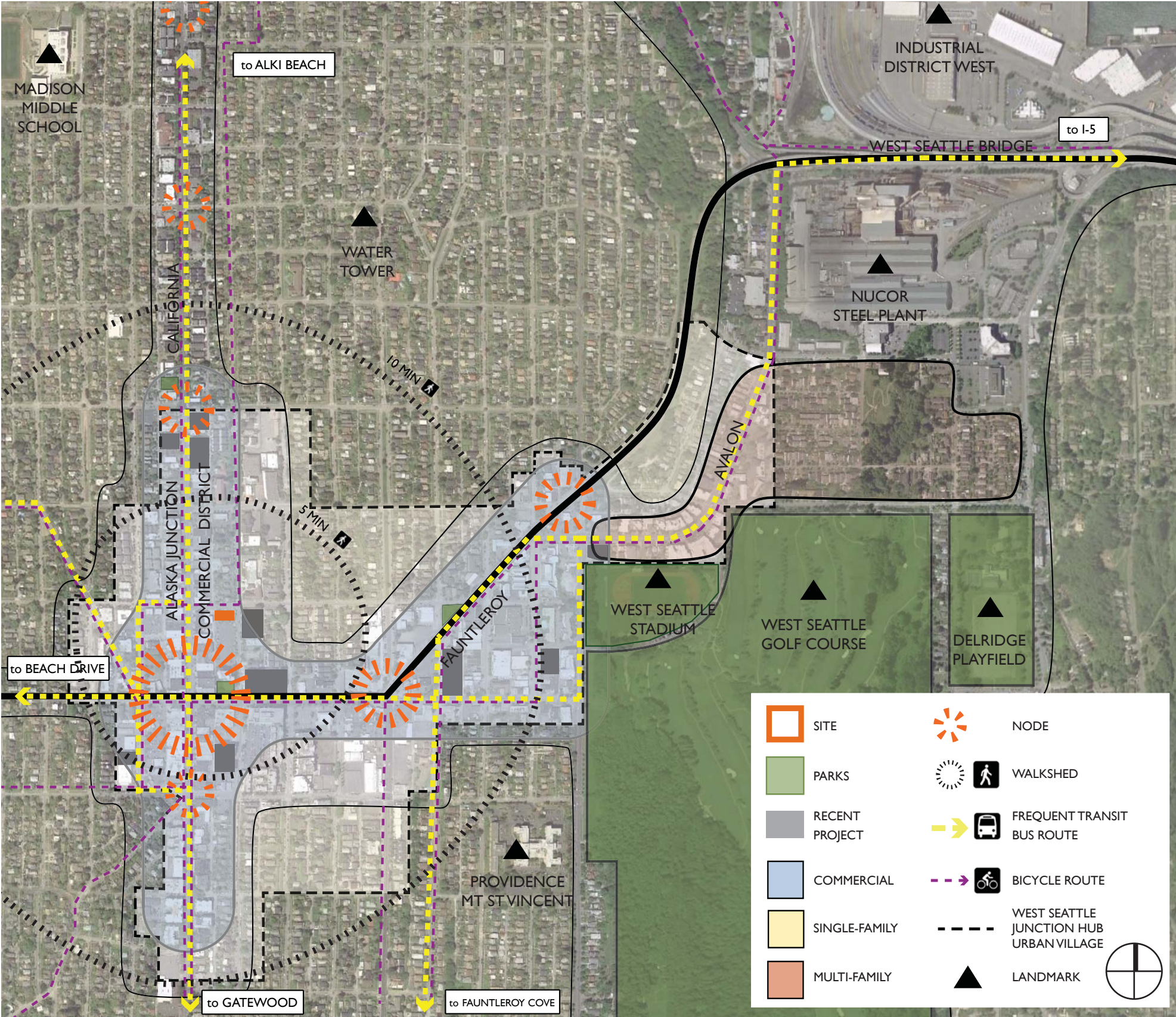
PROJECT SITE



④ THE ALLEY LOOKING EAST



① ADJACENT PARKING LOT LOOKING SOUTH



OPPORTUNITIES & CONSTRAINTS

The project site is located within the West Seattle Junction Hub Urban Village, and only one long block to the northeast of the intersection of California Ave SW and SW Alaska St. The neighborhood is very pedestrian friendly, and there are multiple shops, restaurants, cafés, and grocery stores within walking distance of the site. There are several relatively new mixed-use developments in the adjacent area, including the Capco Plaza/QFC, Mural apartments, and Oregon42 (under construction). There is an clear opportunity to contribute to the increasing residential, retail density, and project to sidewalk connectivity at the Junction.

The project site is bound to the west by a 16'-0" wide alley. Beyond the alley are the rear service and public entrances to retail businesses along California Avenue SW including the West Seattle Senior Center. This proximity to thriving retail and pedestrian activity creates an excellent opportunity for extending this retail and pedestrian environment further east along Oregon Street and around the corner onto 42nd Avenue.

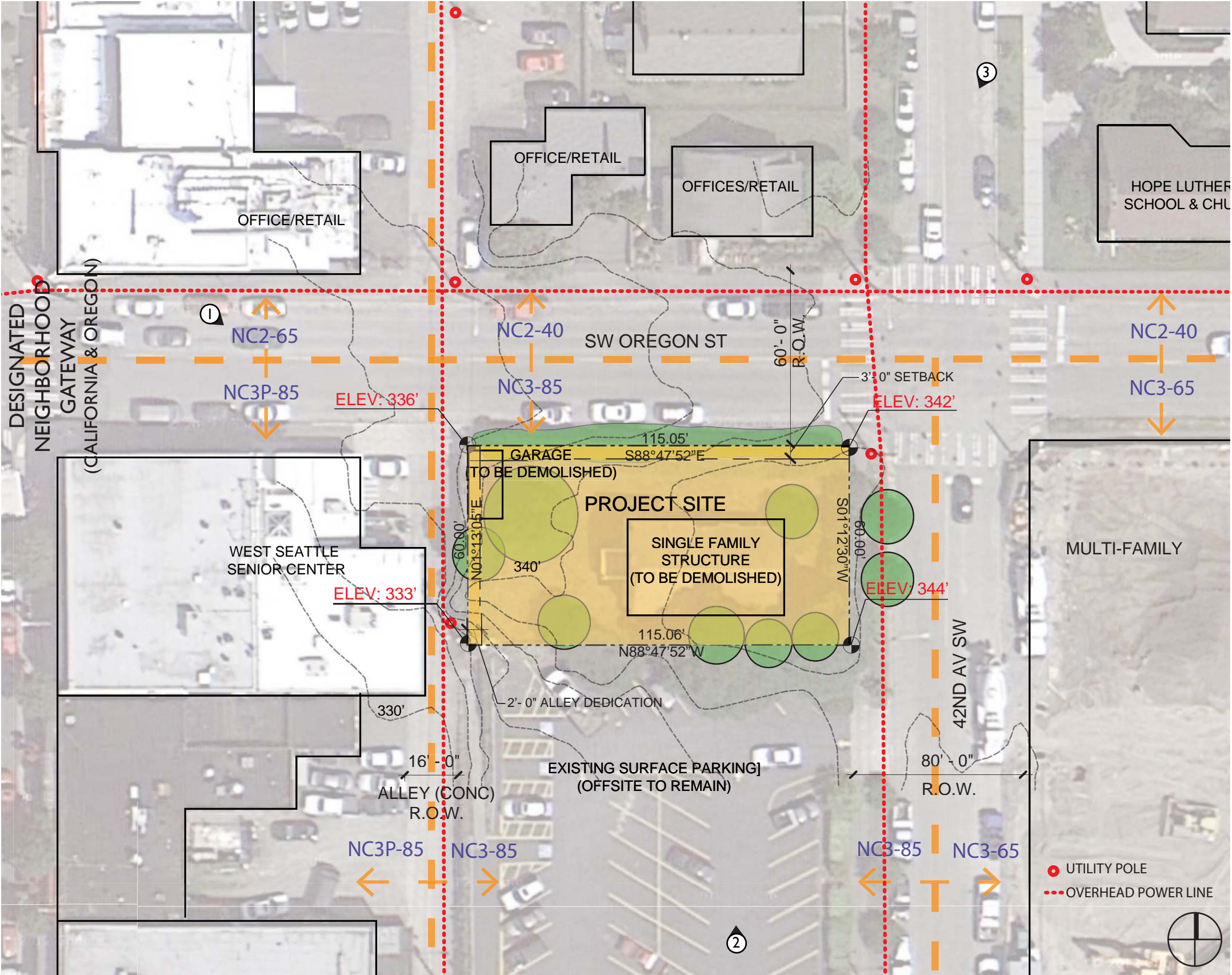
The grades along Oregon Street slope gently up to the east while the grades along 42nd are relatively flat. Street-level access is possible and desirable along portions of this façade although building and zoning code limits may push the finish floor of the sidewalk related uses below grade.

The lowest perimeter grade elevation for the site occurs at the southwest corner of the site adjacent to the alley. This low point provides an excellent location for the automobile access to any below grade parking especially since the location is well clear of the alley to Oregon Street intersection.

The site being located near the natural geological ridge that forms the spine of the West Seattle peninsula provides the opportunity for territorial views above the second level of any new development on the site. Since the development along California Avenue to the west is currently 2-story, the views from the site toward the Puget Sound and the Olympic Peninsula will be seen above the second floor. Other partial territorial views towards Mount Rainier, the Cascades, and downtown Seattle will also be available towards the south and west.

The tree survey noted seven trees on the property, none of which are considered exceptional. One locust tree straddles the south property line and is slated for removal. Trees in the right of way and on the adjacent property will be protected as necessary.

The most significant constraint is the existing Seattle City Light overhead power lines that run within the alley to the west and along 42nd Avenue to the east. These power lines will require a 10' minimum clearance between the proposed development and the power lines meaning that the upper levels of the project may need to step back away from the power lines where effected, or the developer can choose to move the power to below grade.



① PROJECT SITE LOOKING EAST UP SW OREGON ST



② PROJECT SITE LOOKING NORTH ACROSS PARKING LOT



③ PROJECT SITE LOOKING SOUTH ON 42 ND AVE SW

NOTE: BUILDING ENVELOPE IS APPROXIMATELY 85' IN ABOVE IMAGES

ZONING ANALYSIS

ADDRESS: 4505 42ND AVENUE SW
PARCEL #: 095200-6385
ZONING: NC3-85
OVERLAYS: West Seattle Junction Hub Urban Village (including Frequent Transit).
LOT AREA: 6,900 Square Feet

23.47A.004 PERMITTED USES, TABLE A

- Permitted outright:
- Residential
 - Residential Uses Restricted to 20% at the Ground Floor
 - Commercial Uses
 - Live-Work Units

SMC 23.47A.005 STREET LEVEL USES

In all neighborhood commercial zones, residential uses may occupy, in the aggregate, no more than 20 percent of the street-level street-facing facade within a zone that has a height limit of 85 feet or higher.

SMC 23.47A.009 STANDARDS APPLICABLE TO SPECIFIC AREAS

A setback of at least ten feet from the street lot line is required along non-arterial north-south avenues for at least 25 percent of the lot frontage or 100 feet of the lot frontage, whichever is less. Required setback and areas separating structures shall include landscaping, paving and lighting. Sidewalks for pedestrian access, plazas or other approved amenity or landscaped areas are permitted in required setback or separation areas.

SMC 23.47A.013 FLOOR AREA RATIO

Single-purpose: 4.5
Mixed-use: 6.0

SMC 23.47A.012 STRUCTURE HEIGHT

- Base height limit of 85’.
- An additional 4’ is allowed for open railings, planters, skylights, clerestories, greenhouses, solariums, parapets and firewalls.
- An additional 15’ is allowed for mechanical equipment if less than 20% of the total roof surface or 25% of the roof surface if stair, elevator penthouses, and screen mechanical equipment are included in the calculation.
- An additional 16’ is allowed for stair and elevator penthouses.

SMC 23.47A.014 SETBACK REQUIREMENTS

No setbacks required

SMC 23.47A.016 LANDSCAPING AND SCREENING STANDARDS

- Landscaping that achieves a Green Factor score of .30 or greater is required.
- Street trees are required when any development is proposed. Existing

street trees shall be retained unless the Director of Transportation approves their removal. The Director, in consultation with the Director of Transportation, will determine the number, type and placement of street trees to be provided.

SMC 23.47A.024 AMENITY AREA

Amenity areas are required in an amount equal to 5 percent of the total gross floor area in residential uses. Amenity areas shall not be enclosed. Common amenity areas shall have a minimum horizontal dimension of 10 feet, and no common amenity area shall be less than 250 square feet in size. Private balconies and decks shall have a minimum area of 60 square feet, and no horizontal dimension shall be less than 6 feet.

23.47A.030 REQUIRED PARKING

No minimum parking requirement for residential uses in commercial within urban villages if the residential use is located within 1,320 feet of a frequent transit service.

SMC 23.47A.032 PARKING LOCATION AND ACCESS

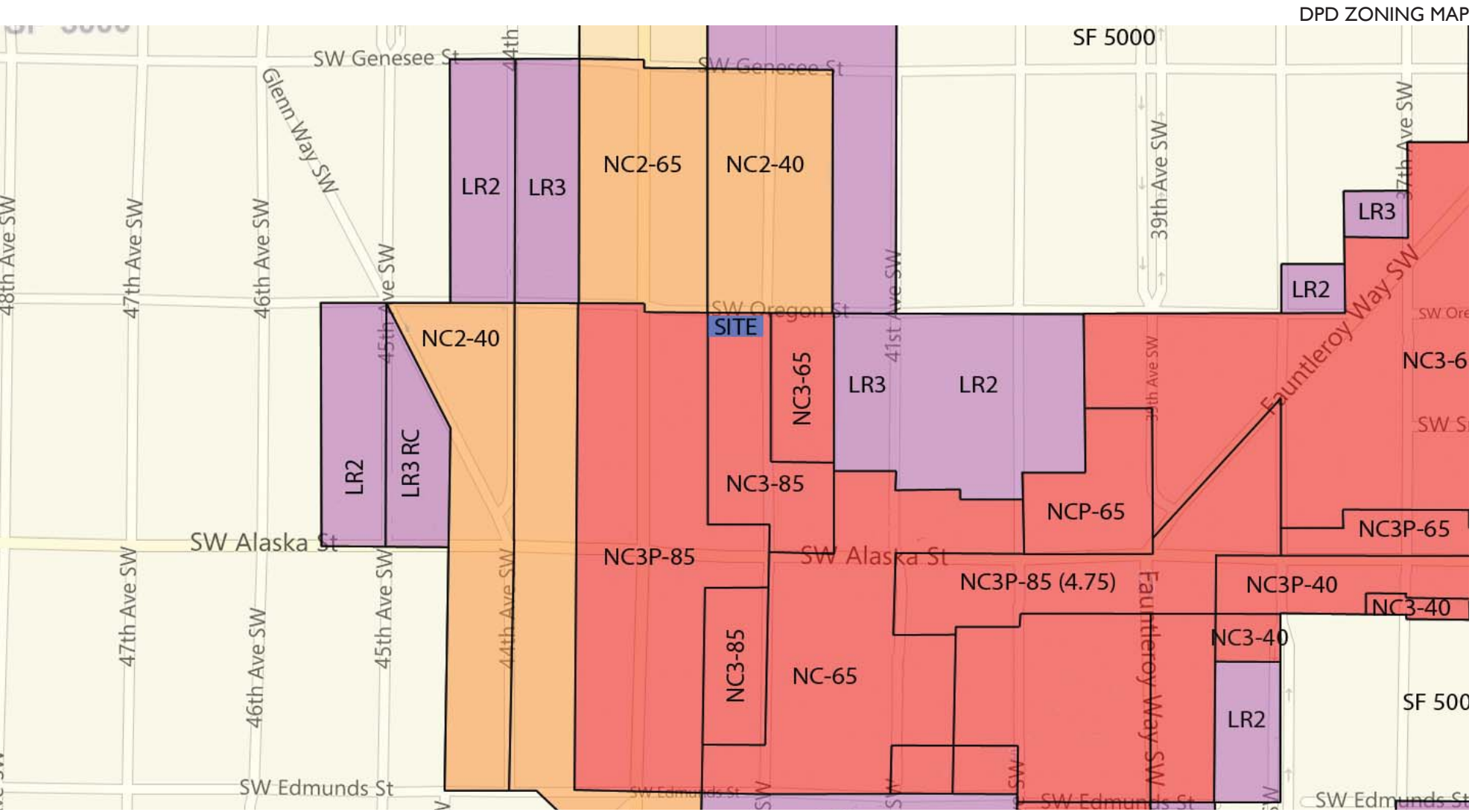
Access to parking shall be from the alley if the lot abuts an alley.

SMC 23.54.015 BICYCLE PARKING

Bicycle parking is required in equivalent of 1 space for every 4 units for residential use and 1 space for every 4,000 square feet of commercial use.

SMC 23.54.040 SOLID WASTE AND RECYCLABLES

Primary trash and recyclable room shall be a minimum of 375 square feet for a structure containing 26-50 residential units or 375 square feet for project containing 50-100 units plus an additional 4 square feet per unit over 50. Mixed use developments required additional area for nonresidential uses (50% of stand alone requirements); 41 square feet for nonresidential uses less than 5,000 square feet and 63 additional square feet for nonresidential uses more than 5,000 but less than 15,000 square feet.



DESIGN GUIDELINE PRIORITIES

CONTEXT AND PRIORITY ISSUES: WEST SEATTLE JUNCTION

- The site is located inside the Urban Village, Commercial Core, and Neighborhood Commercial areas. It also abuts Multifamily areas.
- I. Pedestrian Environment
- The proposed project is located on the corner of 42nd Avenue SW and SW Oregon Street. It will provide an improved linkage from the surrounding residential neighborhood to the commercial core of California Avenue SW with improved sidewalks and an engaging streetscape.
 - This project encourages a mix of activities and uses.
 - The project will extend the business district east, connecting future developments as well as the existing services offered in the immediate area through the extension of the existing pedestrian network.
2. Height, Bulk and Scale Compatibility
- The site is zoned for 85', design options are all based on 70' versions. Due to the allowable height and larger FAR, the site can be built out with a larger scale structure. Proposed massing is consistent with new projects built or in construction on nearby sites (zoned NC2-40, NC2-65, NC3-65, NC3-85, & NC3P-85).
3. Architectural Character
- The anticipated architectural character is to embrace contemporary design pursuing both contemporary construction methods and relating to the newer structures that are evolving around the Junction. Design attention will still be given to human scale, window proportions, repeating elements, and materials.

CONTEXT AND SITE

CS2 Urban Pattern and Form

I. Streetscape Compatibility

- SW Oregon Street is noted as an "Important Pedestrian Connector."
- Primary pedestrian access to the project will be from the public sidewalk along SW Oregon Street with possible access along 42nd Avenue SW.
- Emphasis shall be given to the street level northwest corner for the retail commercial space although guidance is sought for this item.
- The length of the grade level along SW Oregon Street will be broken by the character of the residential and retail entrances.
- Commercial components at street level shall be organized by regularly spaced facade partitions that allow for a variety of retail spaces.
- Street trees (species to be approved by SDOT's City Arborist) will be planted in accordance with city standards along SW Oregon Street. Two existing street trees along 42nd Avenue SW shall remain.
- All options include a version of tree planting on the neighboring Trustees Parking site. Construction for this project will eliminate the existing rockery and plantings at the property line. New planting is planned.

II. Corner Lots

- The site is not designated as a Gateway location.
- The corner is anticipated to contain a significant amount of glazing and be occupied by active retail.
- The sidewalk along 42nd Avenue SW is quite wide creating the potential for a large outdoor seating area at the corner.

III. Height, Bulk and Scale

- The proposed building will continue the density expansion within the West Seattle Junction core that has been occurring over the past several years. As the site is zoned NC3-85, the proposed structure will augment other taller structures that have been recently developed and are currently being developed.
- The Commercial Retail component of the structure, at street level, is to include high floor to floors (13' min.) creating nice ceiling volumes.
- A clear horizontal line above the Commercial Retail level provides a base for the building with the Residential levels above, following the predominant commercial building heights along California Ave SW and the two story Senior Center adjacent to the site.
- If included, building bays will follow a logical pattern, likely corresponding with the apartments on the upper floors. Bay windows may be used to accentuate the regularity of the building's articulation.
- Providing vertical modulation allows opportunities to visually divide the building into smaller sections, more in keeping with buildings in the Junction.

CS3 Architectural Context and Character

I. Architectural Context

- The project's material palette and architectural features will be consistent with other structures near the Junction. Inspiration will be drawn from the West Seattle Junction's architectural context.
- Currently, there is one multi-story building in the immediate vicinity of the site; it is currently under construction across 42nd Avenue SW from the site. Although the zoning on adjacent parcels allows for multi-story construction, development on the Hope Lutheran School & Church, West Seattle Senior Center, and the West Seattle Trust Property sites are unlikely in the near future. The proposed building will likely look to precedents outside the immediate vicinity.
- The facade along SW Oregon St. is intended to be separated into segments similar in length to modulations found along California Avenue SW.
- The street level shall include display windows and entries to compliment the retail activities provided at ground level.

PUBLIC LIFE

PL1 Connectivity

I. Human Activity

- The project will have a well articulated building facade helping to shape the pedestrian environment along both street frontages. Lower level entries and windows will be provided near the public sidewalk, encouraging activity along the adjacent sidewalks, and increasing transparency into the site.
- Both direct and indirect lighting will increase the night time sense of security.
- The adjacent sidewalks are to be replaced and opportunities for outdoor seating associated with the retail is a goal of the project. The removal of the existing encroaching hedge will greatly improve this condition.
- Commercial level fenestration shall encourage pedestrian activity and provide for smaller scale interaction.

PL2 Walkability

I. Human Scale

- Retail and residential entries, display windows, canopies, and the proposed overhangs, will provide visual interest and protection to pedestrians.
- II. Pedestrian Open Spaces and Entrances
- A combination of facade articulation and pedestrian entrances will be provided at the ground level.
 - The project proposes wide sidewalks as a connection to California Avenue from the surrounding neighborhood.

DESIGN CONCEPT

DC1 Project Uses and Activities

I. Visual Impacts of Parking Structures

- Parking will be provided below grade and the entrance to the parking garage will be from the alley, thus minimizing the interruption of pedestrian flow and street level activity along the adjacent sidewalks.
- The entrance to the parking area will be incorporated into the overall building design to minimize its visual importance.
- Trash and recycling areas will be recessed off the alley and screened or concealed within the building.
- The alley facade will be incorporated into the overall design of the building as a secondary facade.

DC2 Architectural Concept

I. Architectural Concept and Consistency

- The project will have a strong design concept, including building materials, textures, and colors, that carry throughout the entire building to create a unified structure.
- The building's facades shall respond to the length and context of each property edge. Street facades shall focus on pedestrian inter-activity through appropriately sized and placed windows, doors, and planar shifts.
- The building's primary massing of the commercial level and residential levels will be built to the front and side property lines, as allowed, on all sides.
- The retail level will be built to property edges to maximize the retail

II. Human Scale

- The project will incorporate street level elements and articulation to enhance the existing pedestrian scale.

DC4 Exterior Elements and Finishes

I. Human Scale

- Signage will generally be located and sized at a pedestrian scale. Retail signage will occur below the residential uses thus activating the pedestrian environment and the retail spaces.
- A larger building identification sign is anticipated and would occur as part of the upper portion of the structure. This larger sign will be of high quality and will compliment the overall design of the structure.

REVISED EDG MASSING OPTIONS

OPTION 1: OVERHANGING, LOWERED CORNER WITH BAY WINDOWS



AERIAL VIEW OF OREGON AND 42ND CORNER



AERIAL VIEW OF OREGON AND 42ND CORNER WITH CONTEXT



AERIAL AT ALLEY CORNER



AERIAL VEIW OF PARKING FACADE

OPTION 2: CORNER CUT AWAY



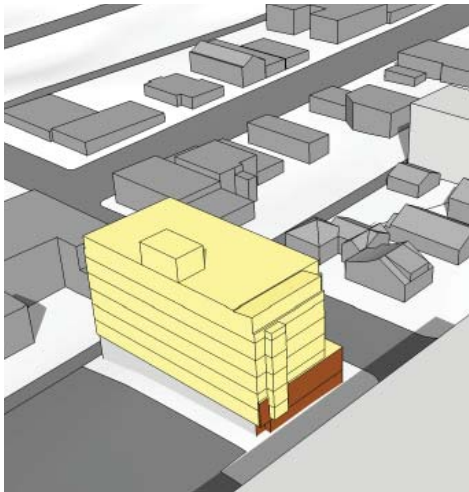
AERIAL VIEW OF OREGON AND 42ND CORNER



AERIAL VIEW OF OREGON AND 42ND CORNER WITH CONTEXT



AERIAL AT ALLEY CORNER



AERIAL VEIW OF PARKING FACADE

OPTION 3: CORNER TOWER



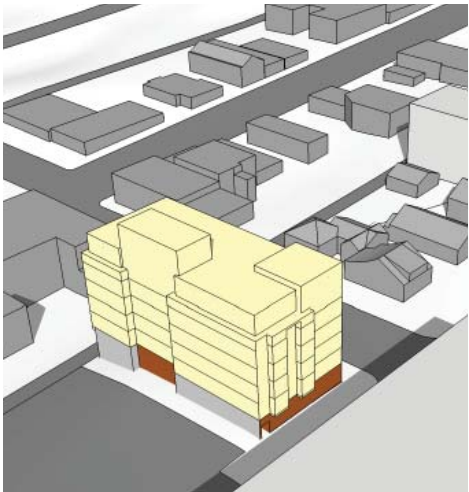
AERIAL VIEW OF OREGON AND 42ND CORNER



AERIAL VIEW OF OREGON AND 42ND CORNER WITH CONTEXT



AERIAL AT ALLEY CORNER



AERIAL VEIW OF PARKING FACADE

REVISED EDG MASSING OPTIONS

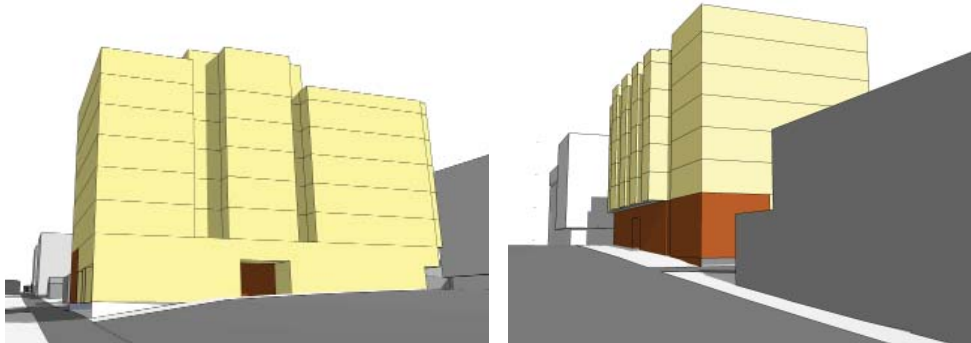
OPTION 1: OVERHANGING, LOWERED CORNER WITH BAYS



STREETLEVEL VIEW OF OREGON AND 42ND CORNER



STREETVIEW OF OREGON AND 42ND CORNER WITH CONTEXT



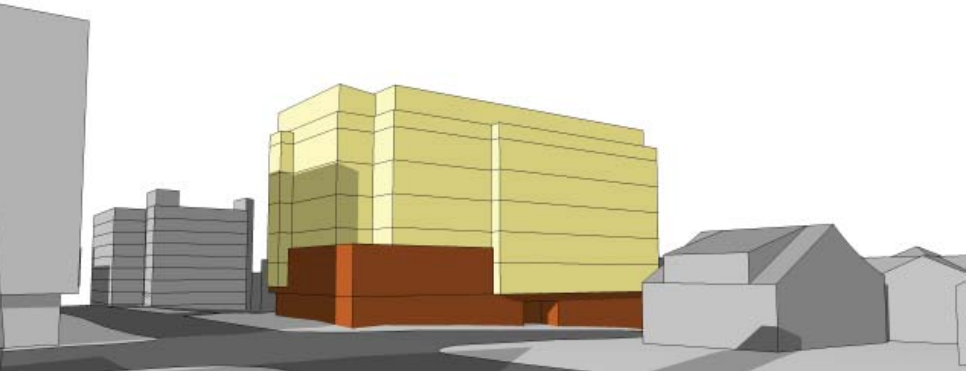
STREETVIEW FROM ALLEY

STREETVIEW FROM OREGON

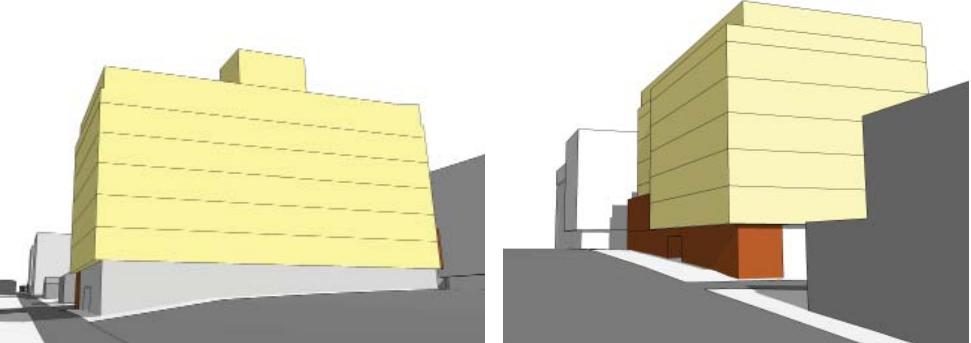
OPTION 2: CUTAWAY CORNER



STREETLEVEL VIEW OF OREGON AND 42ND CORNER



STREETVIEW OF OREGON AND 42ND CORNER WITH CONTEXT



STREETVIEW FROM ALLEY

STREETVIEW FROM OREGON

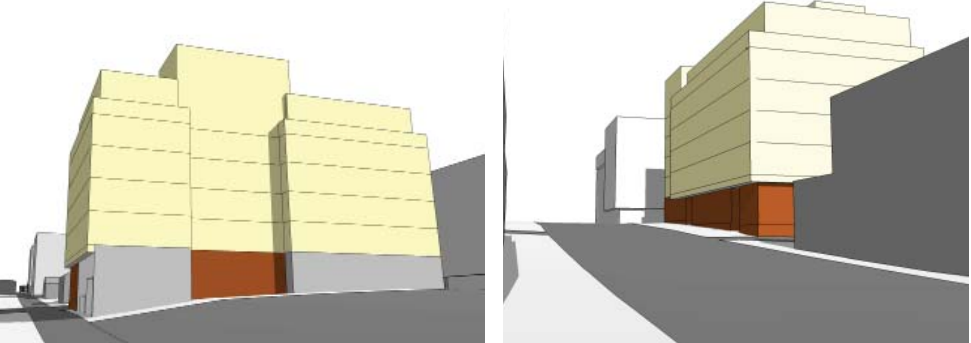
OPTION 3: CORNER TOWER



STREETLEVEL VIEW OF OREGON AND 42ND CORNER



STREETVIEW OF OREGON AND 42ND CORNER WITH CONTEXT



STREETVIEW FROM ALLEY

STREETVIEW FROM OREGON

REVISED EDG OPTIONS - MASSING WITH TREES, OVERHANGS, AND CANOPIES



REVISED EDG OPTIONS

OPTION 1

- 5 residential floors over one tall retail level
- Deep recess for residential entry
- Two deep notches on South facade
- Varied cornice line
- Gives the appearance of multiple structures
- Bay windows
- Access to Trustees Parking from Retail Level



STREETVIEW LOOKING EAST ON SW OREGON ST



LOOKING NORTH ON 42ND



LOOKING EAST ON SW OREGON ST

OPTION 2

- 5 residential floors & one mezzanine level, over one retail level
- Setback NE corner for rooftop terrace at Level 3
- Tall podium (retail + one level of residential)
- Blank South wall
- Articulation in middle of building
- Varied roof forms
- Varied canopy heights



STREETVIEW LOOKING SOUTH ON 42ND AVE SW



LOOKING NORTH ON 42ND



LOOKING EAST ON SW OREGON ST

OPTION 3

- 5 residential floors & one mezzanine level over one retail level
- Wide but shallow inset on South facade
- Stepback at top level
- Tall tower at Oregon and 42nd
- Varied roofline
- Consistent concept on all sides of building
- Access to Trustees Parking from Retail Level



STREETVIEW LOOKING SOUTH ON 42ND AVE SW



LOOKING NORTH ON 42ND



LOOKING EAST ON SW OREGON ST

OPTION I



STREETVIEW LOOKING SOUTH ON 42ND AVE SW

nk NICHOLSON KOVALCHICK ARCHITECTS

DISTINGUISHING FEATURES

- 45 residential units, 2 retail space, and 17 parking stalls
- 48,600 gsf: 34,000sf residential and 4,200sf retail, 1,200sf mezzanine
- Main building/lobby entrance from Oregon near alley
- Retail entries from SW Oregon Street & 42nd Ave sidewalks
- Deep retail entry from parking lot
- Bicycle storage area in garage
- Building massing indicates two smaller buildings
- Corner of 42nd & Oregon is glazed above, traditional corner at retail.
- Different patterns separated by inset windows facing parking lot.
- Trees planted evenly at parking lot edge.
- Tall retail base

PROS

- Tall retail space at grade provides a more active streetscape and connects new commercial development to the east with businesses on California.
- Addresses corner of 42nd & Oregon with transparent corner.
- Building setback gives attention to Alley and focuses towards Gateway intersection at California
- Facade modulations relates to streetscape and interior functions.
- Building modulation soften the rectilinear massing.
- Alley corner is energized and inviting from street

CONS

- Addressing each corner differently gives a disjointed overall feeling.
- Many modulations may be too busy.



GROUND LEVEL



MASSING AS SEEN FROM CALIFORNIA AVENUE SW



STREETVIEW LOOKING EAST ON SW OREGON ST

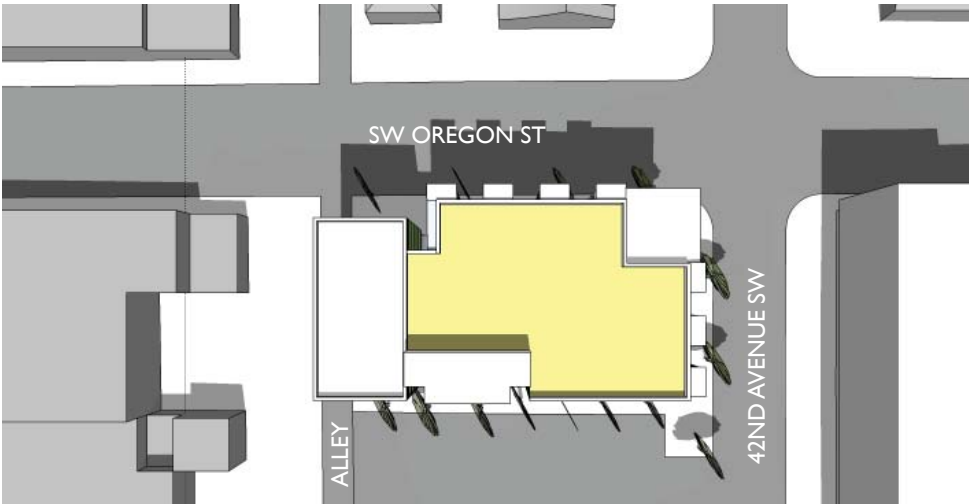
Street trees encourage pedestrians

Deep residential entrance and holding west end of facade back allows attention to be focused towards California and reinforces the separation of the building

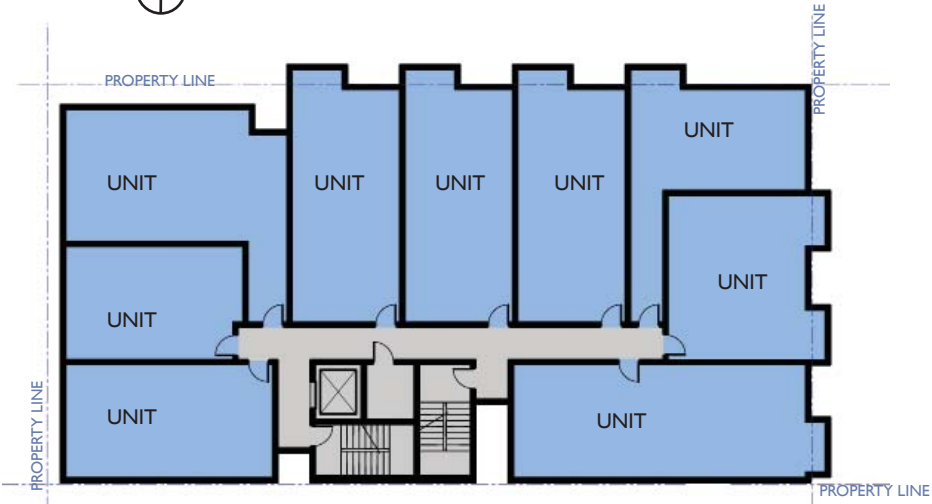
Special treatment for alley corner retail wraps corner



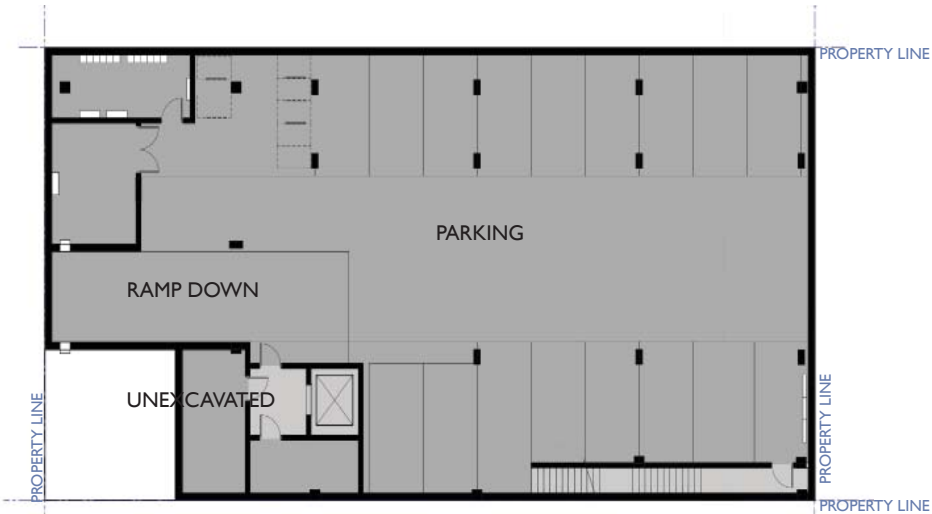
STREETVIEW LOOKING UP FROM OREGON WITH SIGN



ROOFVIEW



TYPICAL FLOOR PLAN



LOWER LEVEL PARKING PLAN

Deep recesses allow for windows and modulates facade

Building finishes wrap around to back of building

Row of trees softens back of building

Pattern and color emphasize building modulations



MASSING AS SEEN FROM 42ND AVENUE



STREETVIEW LOOKING NORTH ON 42ND AVE SW

Extra wide sidewalk encourages pedestrian activity



AERIAL VIEW LOOKING SOUTHWEST

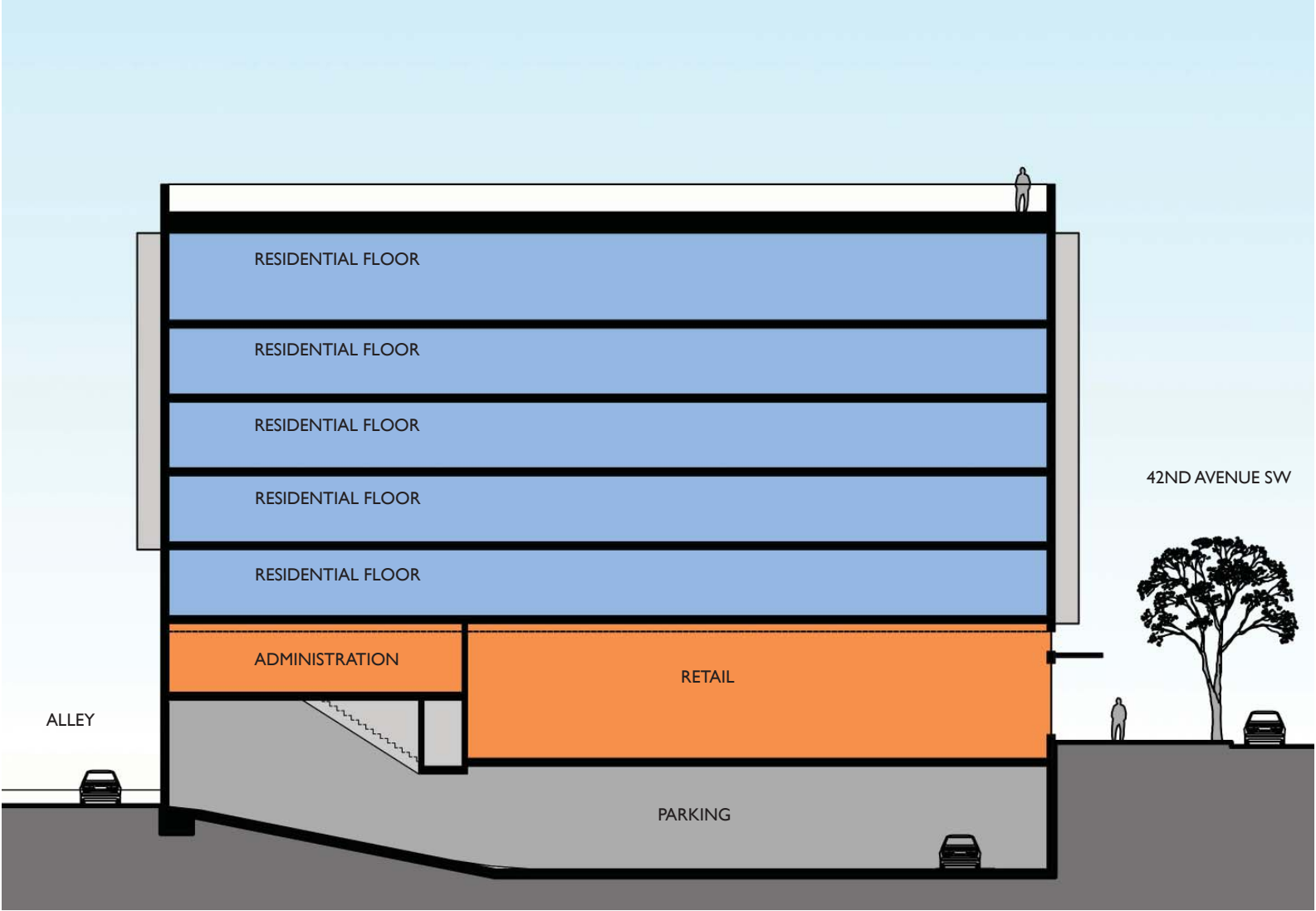
Building height is similar to project across 42nd Avenue SW



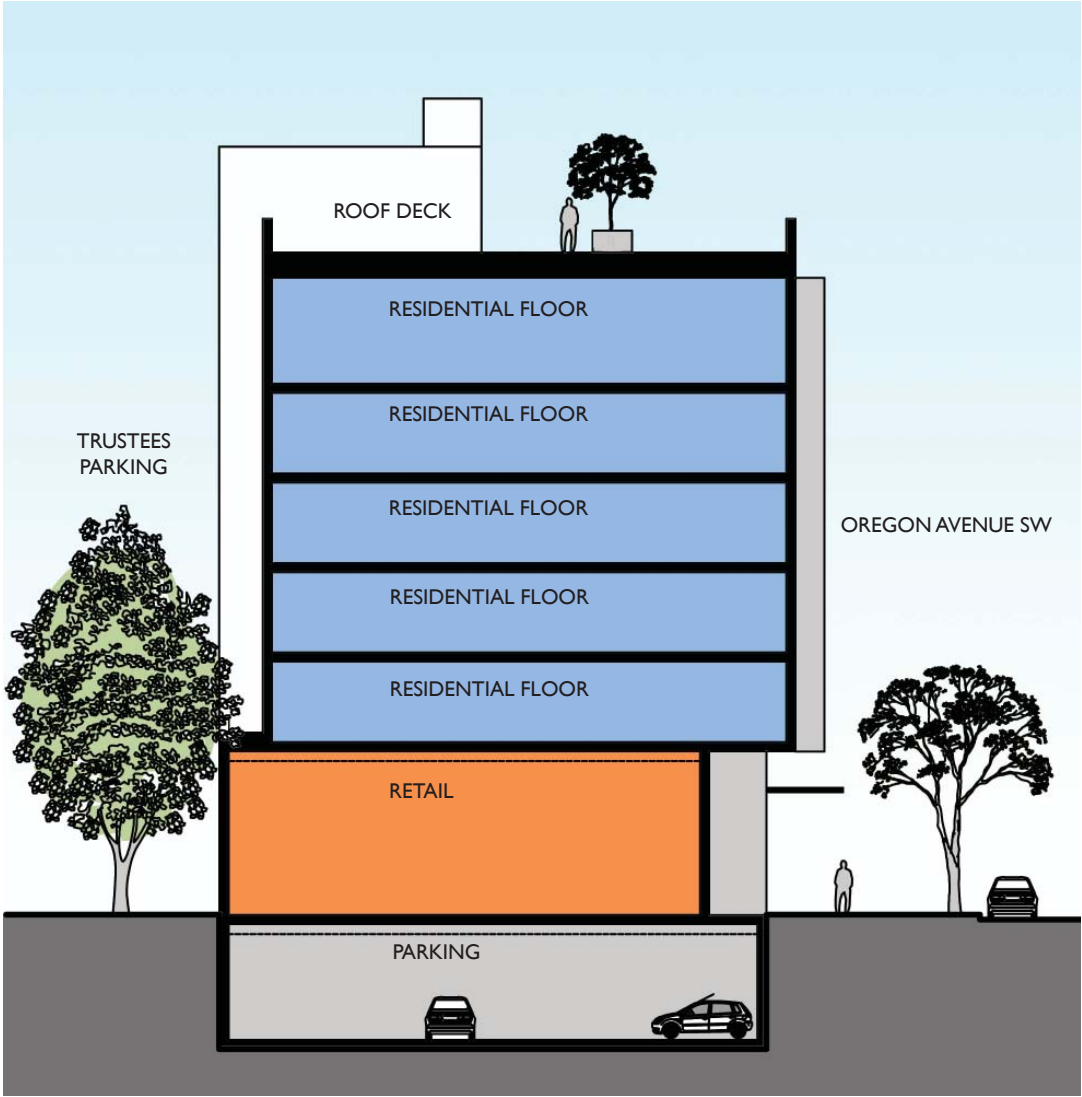
AERIAL VIEW LOOKING SOUTHEAST



AERIAL VIEW LOOKING NORTHWEST



E-W SECTION



N-S SECTION



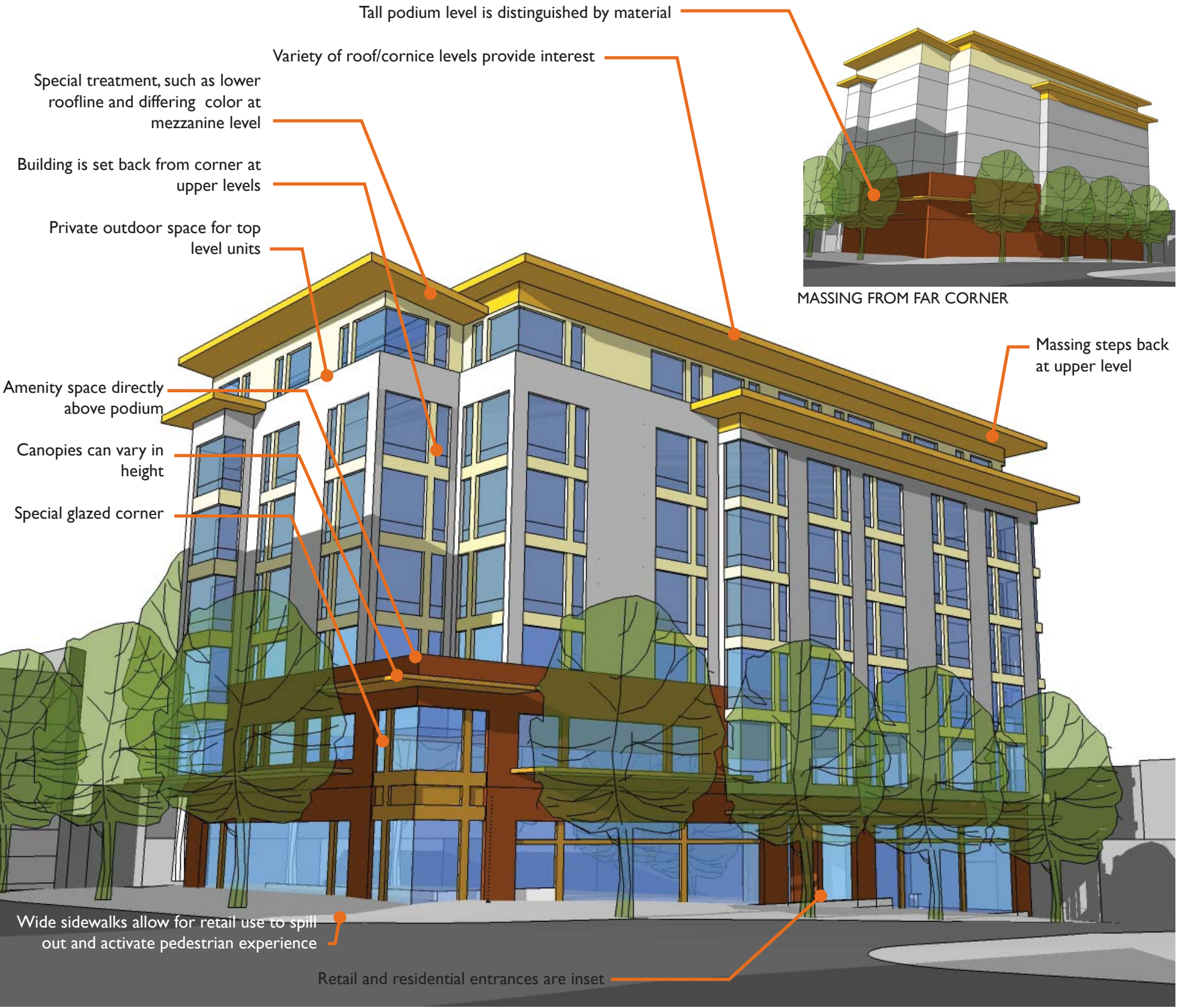
LOOKING DOWN OREGON UNDER PORPOSED CANOPY



NEARBY DEEP CANOPIES AND OVERHANGS



OPTION 2



DISTINGUISHING FEATURES

- 35 residential flats and 9 mezzanine units with 16 parking stalls
- 45,850 gsf: 35,850sf residential, 4335sf retail
- Shared entry recess from Oregon Street
- Tall podium (Retail level + one residential level)
- Setback at top floor
- Outdoor amenity area facing northeast at third floor level
- Trees and landscaping along Trustees Parking area

PROS

- Addresses corner
- Provides unit diversity
- Provides amenity space at third floor level
- Provides maximum flexibility for canopies
- Power lines along alley moved underground improving neighborhood sight lines.

CONS

- Shared retail and residential entry recess
- Outdoor amenity space is on North side of building



STREETVIEW LOOKING SOUTH ON 42ND AVE SW



MASSING AS SEEN FROM CALIFORNIA AVENUE SW



STREETVIEW LOOKING EAST ON SW OREGON ST

Street trees encourage pedestrians

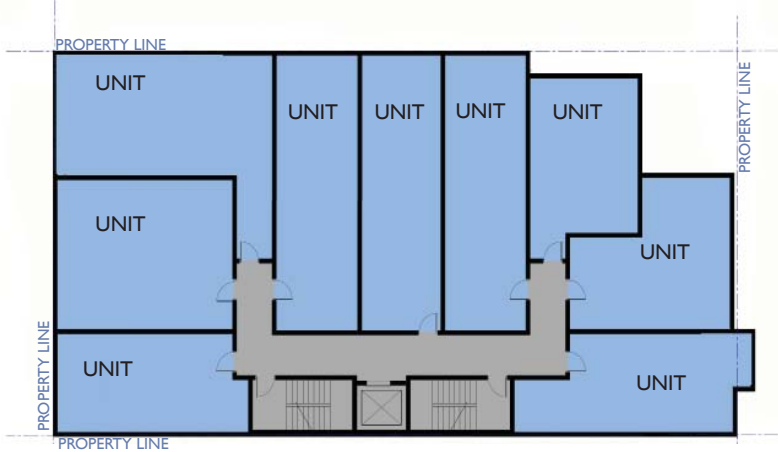
Central shallow and wide recess groups all building users (retail and residential) together

Retail finishes wrap into the alley

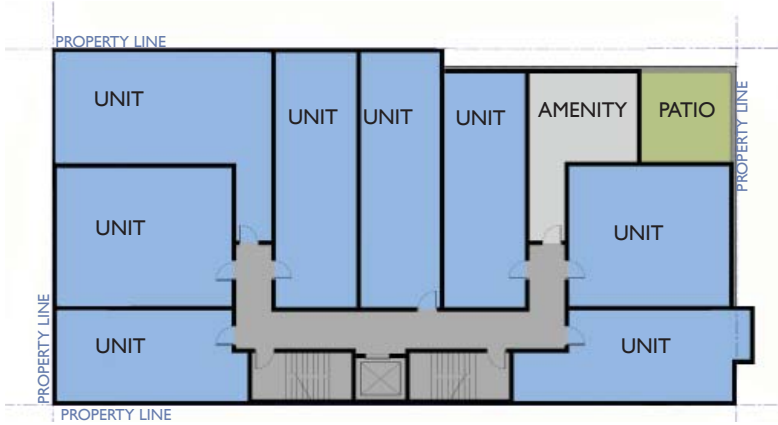
Signage protrudes out over Oregon Avenue



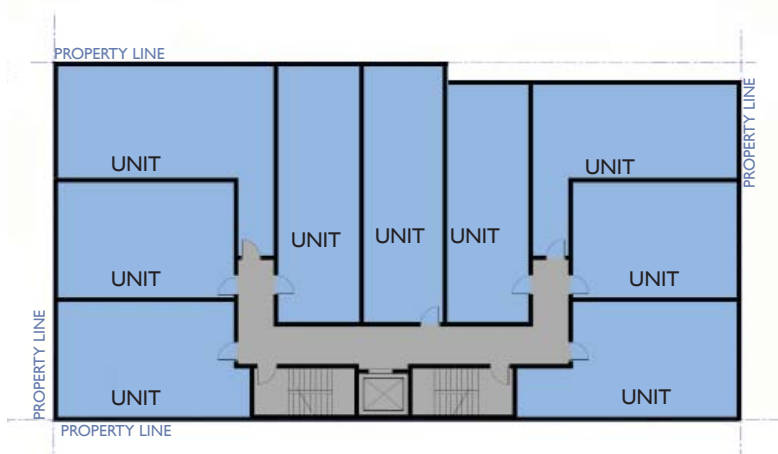
STREETVIEW LOOKING UP FROM OREGON WITH SIGN



TYPICAL RESIDENTIAL LEVEL PLAN



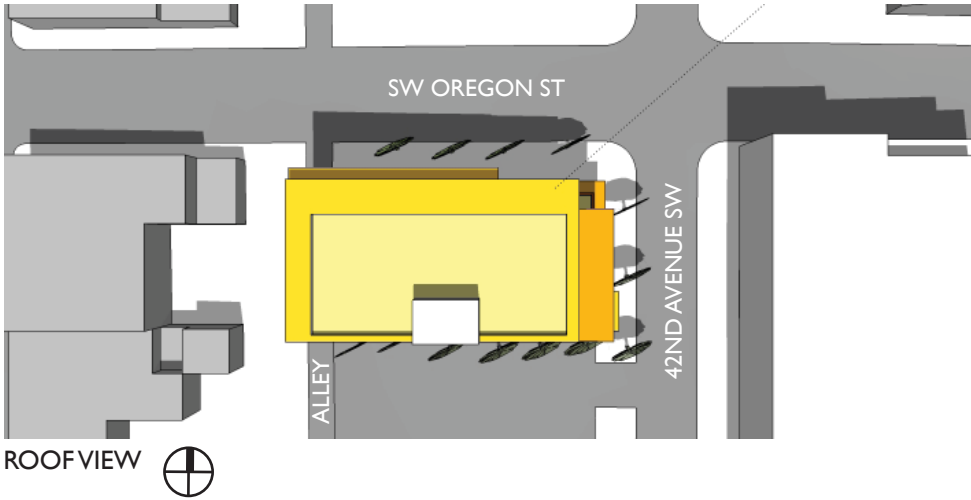
SECOND RESIDENTIAL LEVEL PLAN



FIRST RESIDENTIAL LEVEL PLAN

EARLY DESIGN GUIDANCE

OPTION 2



ROOFVIEW



MASSING AS SEEN FROM 42ND AVENUE



STREETVIEW LOOKING NORTH ON 42ND AVE SW
nk NICHOLSON KOVALCHICK ARCHITECTS



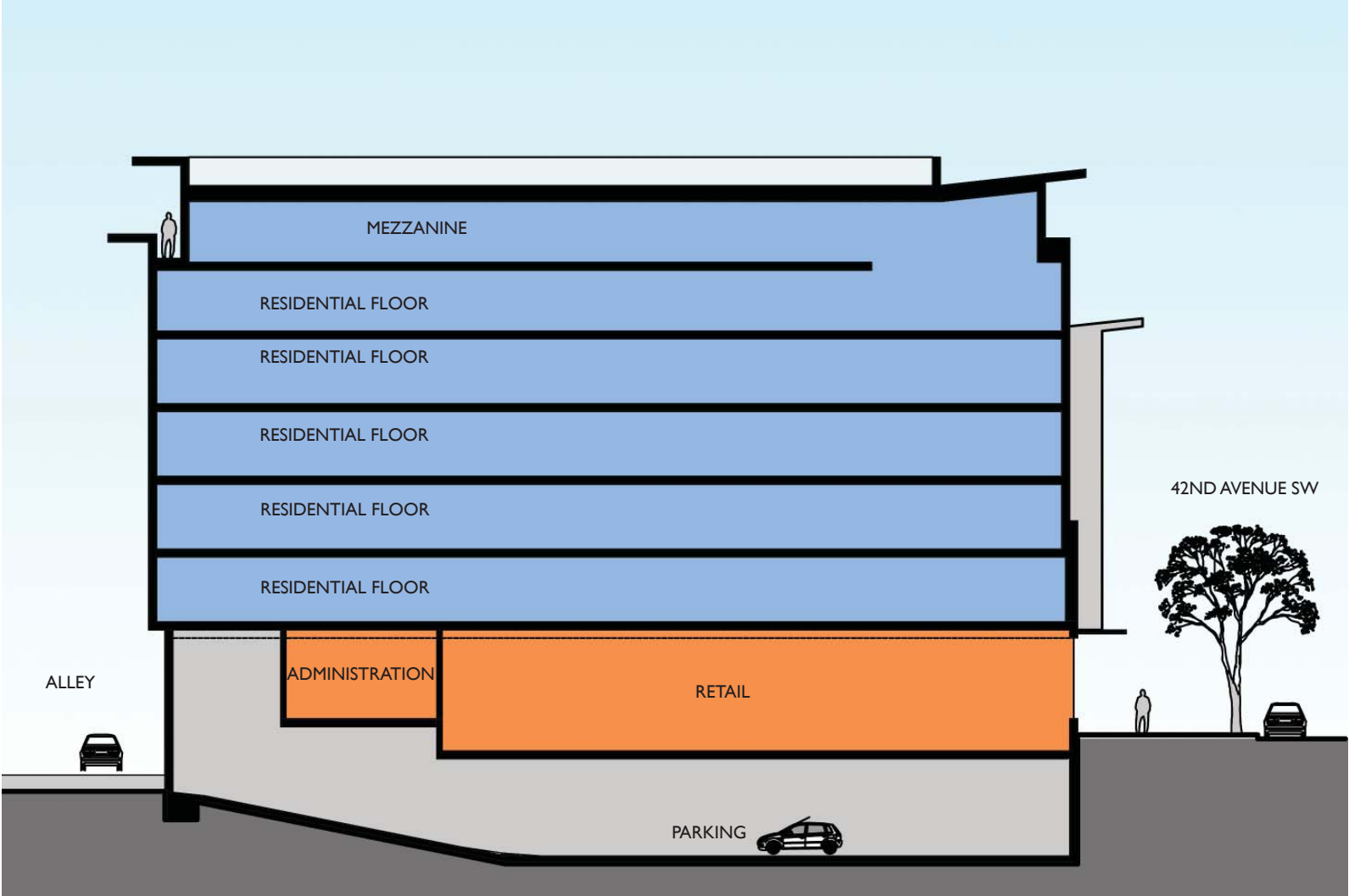
AERIAL VIEW LOOKING SOUTHWEST



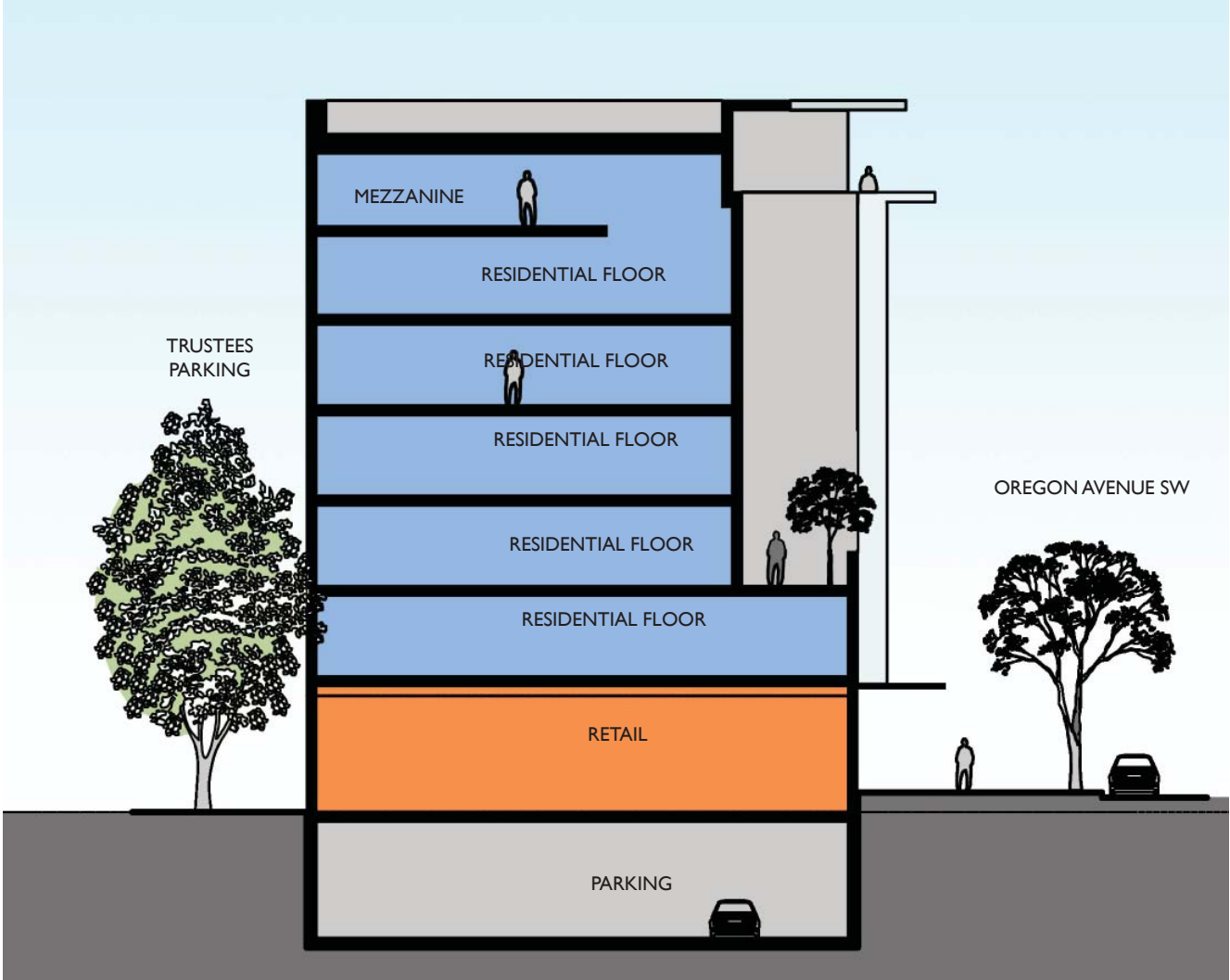
AERIAL VIEW LOOKING SOUTHEAST



AERIAL VIEW LOOKING NORTHWEST



E-W SECTION



N-S SECTION

OPTION 3 (PREFERRED)



STREETVIEW LOOKING SOUTHWEST ON 42ND AVE SW

nk NICHOLSON KOVALCHICK ARCHITECTS

DISTINGUISHING FEATURES

- 36 residential flats, 9 mezzanine units, 2 retail spaces, and 17 parking stalls
- 48,700 gsf: 36,500sf residential, 4,300sf retail
- Large Retail space accessed from the Oregon St sidewalk
- Main building/lobby entrance from north side of site (Oregon)
- Setback mezzanine units at top level
- Bicycle storage area in garage
- Naturalized tree planting between building and parking area.
- Rooftop amenity area

PROS

- Retail space at grade provides a more active streetscape and connects new commercial development to the east with businesses on California.
- Strong corner presence on 42nd and Oregon.
- Power lines along alley move underground improving neighborhood sight lines.
- Provides large inset area on South facade with windows and door to parking
- Steps back upper level to allow clerestory windows facing south, exterior space for residents, and relieves massing.

CONS

- 14' tall retail space
- Retail is recessed below grade at 42nd Avenue
- Subdued residential entry
- Subdued relationship to California (Gateway Intersection)



GROUND LEVEL



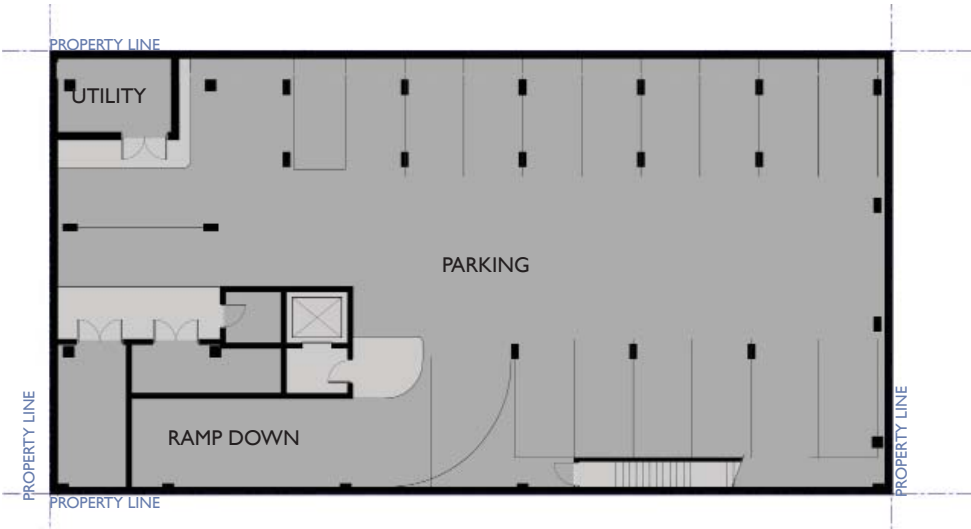
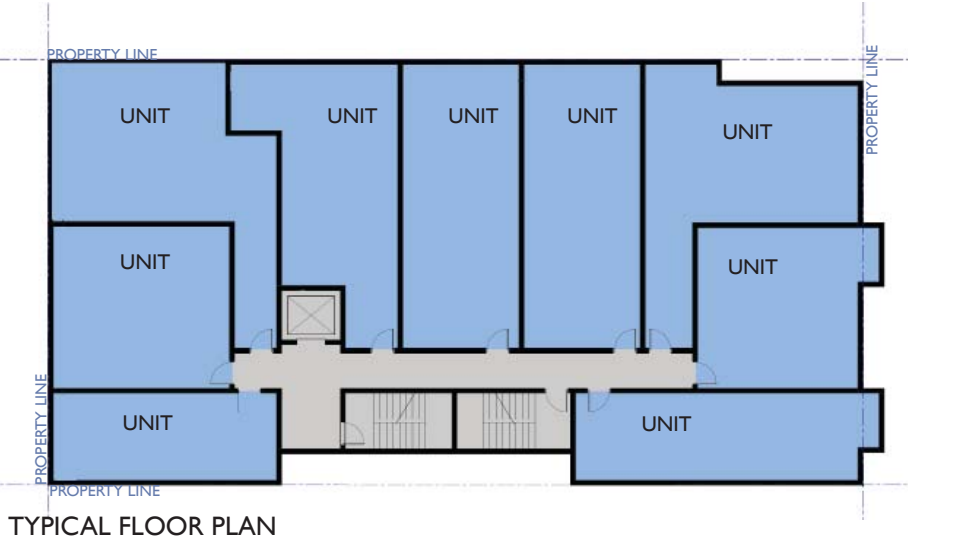
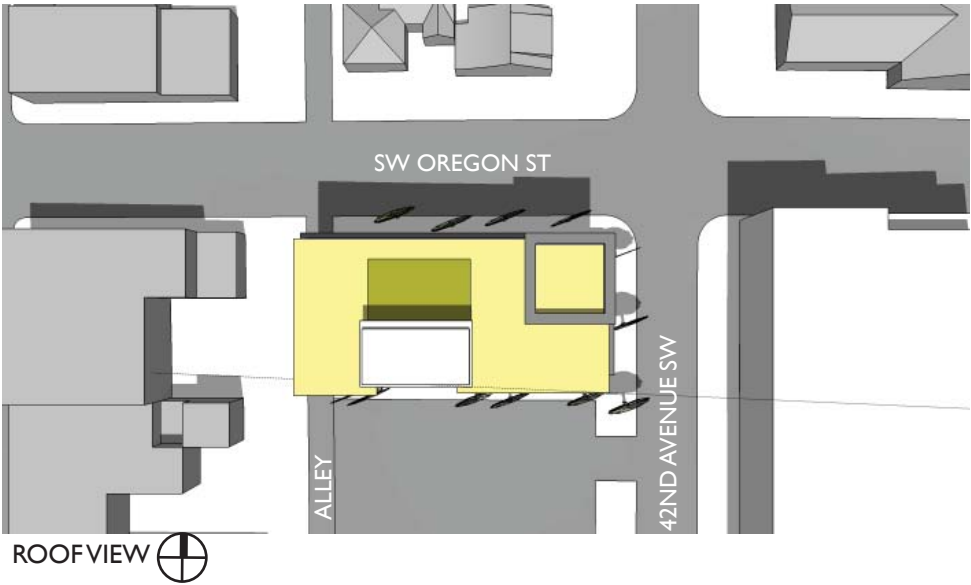
MASSING AS SEEN FROM CALIFORNIA AVENUE SW

STREETVIEW LOOKING EAST ON SW OREGON ST

- Street trees encourage pedestrians and soften building
- Subtle color and material changes add interest to facade
- Canopy height varies to match topography
- Consistent ground floor treatment turns corner to alley
- Signage location addresses corner of 42nd & Oregon



STREETVIEW LOOKING ACROSS OREGON WITH SIGN





STREETVIEW LOOKING NORTH ON 42ND AVE SW



MASSING AS SEEN FROM 42ND AVENUE



AERIAL VIEW LOOKING SOUTHWEST

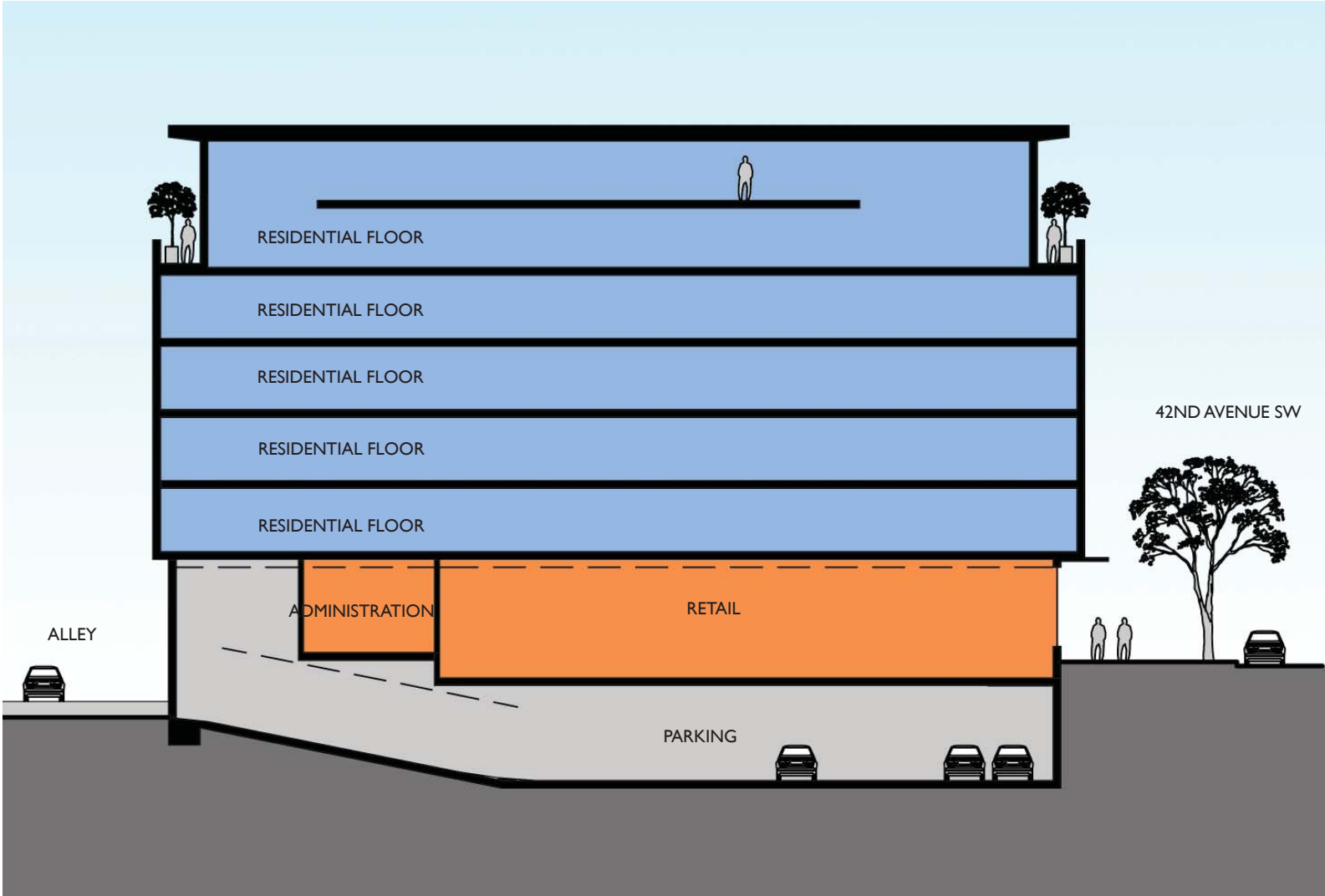
Building height is similar to project across 42nd Avenue SW



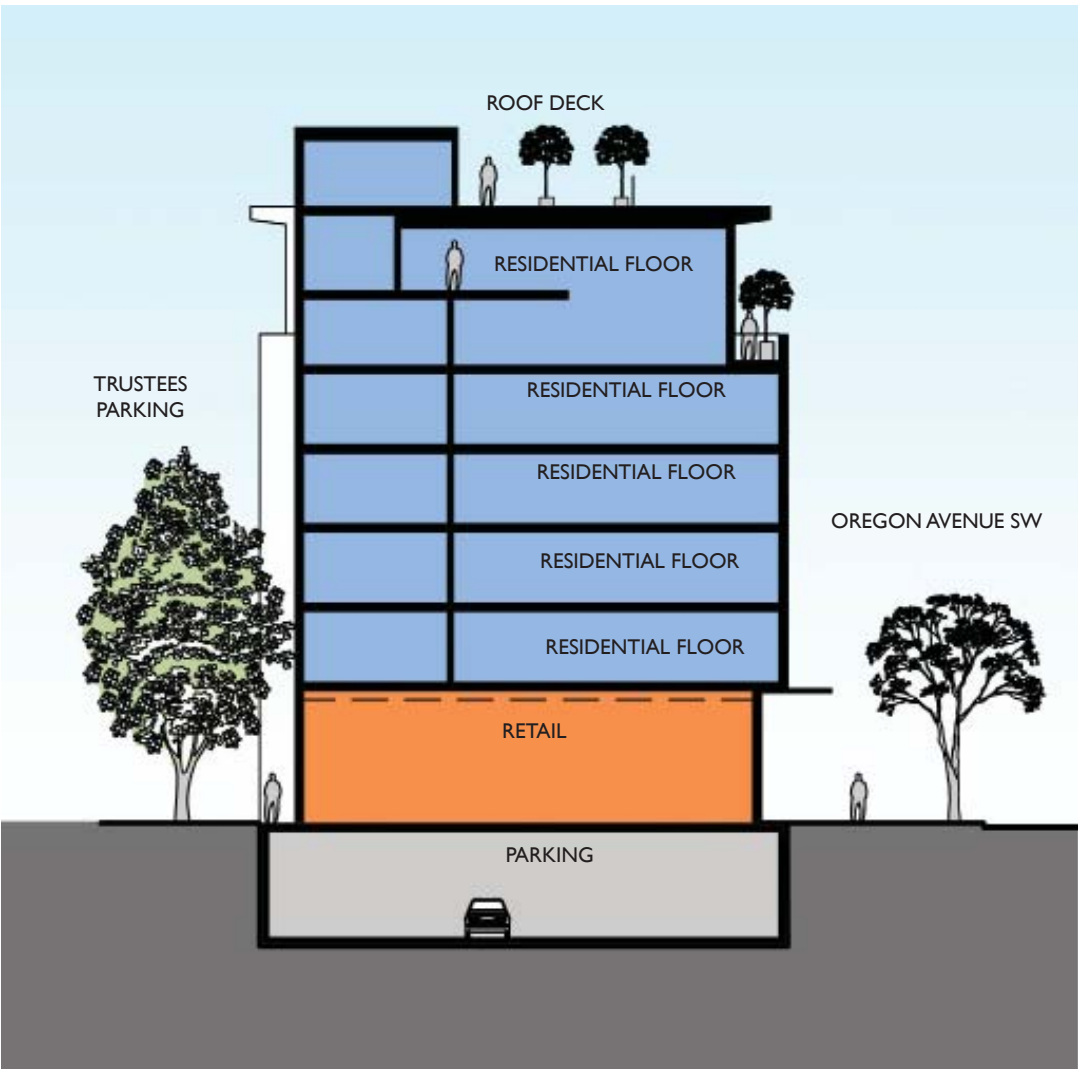
AERIAL VIEW LOOKING SOUTHEAST



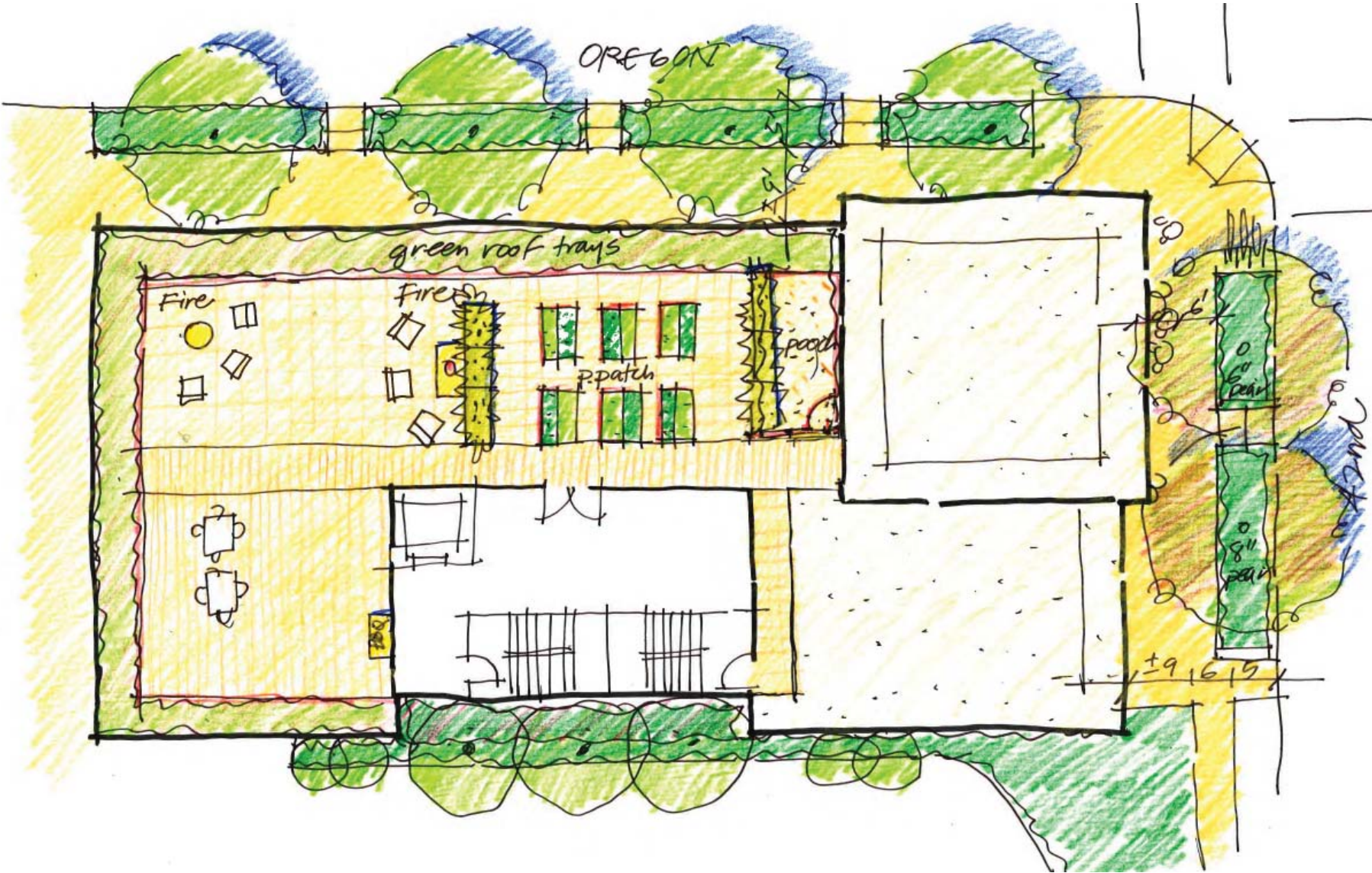
AERIAL VIEW LOOKING NORTHWEST



E-W SECTION

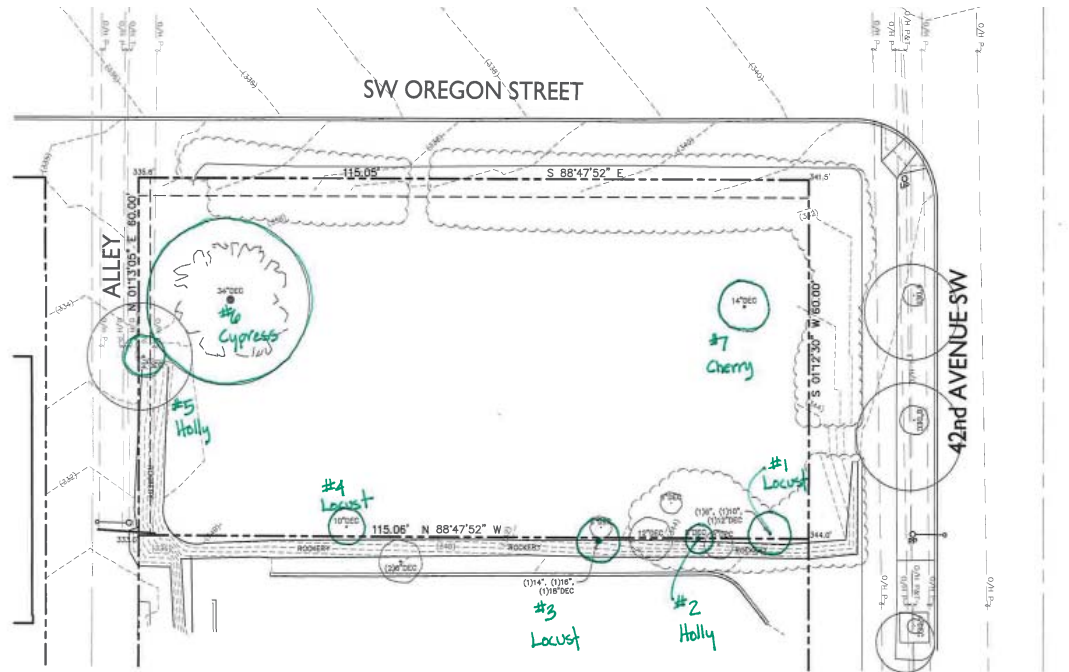


N-S SECTION



OVERALL LANDSCAPE PLAN WITH ROOF ABOVE

EXISTING SITE TREE SURVEY



Tree Solutions Inc
Consulting Arborists

Table of Trees
Shearwater Services
4505 42nd Ave. SW

Date of Inventory: November 1, 2013
Table Prepared: November 4, 2013

Tree #	Scientific Name	Common Name	DSH (inches)	DSH (multi-stem)	Health Condition	Structural Condition	Exceptional Status	Management Desire	Notes
1	<i>Robinia pseudoacacia</i>	Black locust	14.3	5, 9, 10	Fair	Fair	No	Remove	Narrow angle of attachment between parts, English ivy up 20 feet into canopy, will be in building proposed envelope
2	<i>Ilex aquifolium</i>	English holly	10		Good	Fair	No	Remove	Invasive weed, lost top in past, will be in building proposed envelope
3	<i>Robinia pseudoacacia</i>	Black locust	27.8	17, ~22	Fair	Fair	No	Remove	Shared tree with adjacent site, one lead on adjacent site, will be in building proposed envelope
4	<i>Robinia pseudoacacia</i>	Black locust	8		Fair	Fair	No	Remove	Sits at top of rockery, will be in building proposed envelope
5	<i>Ilex aquifolium</i>	English holly	8		Good	Good	No	Remove	Invasive weed, will be in building proposed envelope
6	<i>Chamaecyparis pisifera</i>	Sawara cypress	27.6	19, 20	Fair	Fair	No	Remove	Reduced vigor, will be in building proposed envelope
7	<i>Prunus serrulata</i>	Flowering cherry	11		Fair	Fair	No	Remove	High level of cherry bark tortrix, brown rot, decay at junction point of multiple leads, will be in building proposed envelope



FURNISHINGS, PLANTS, BAR



SECLUDED LOUNGING



GREEN ROOF



FIRE PIT



PLANTERS SET IN PEBBLES



ROOFTOP P-PATCH



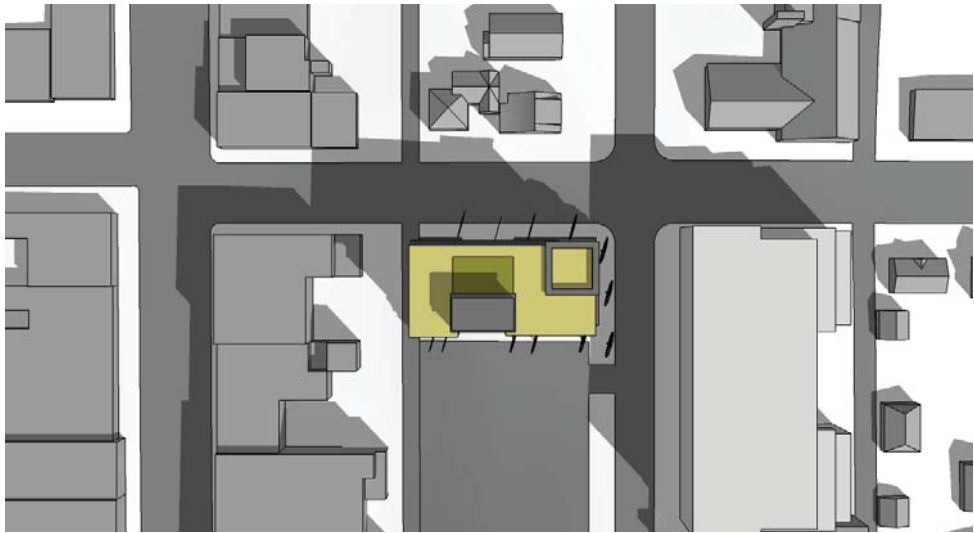
CAFE SEATING



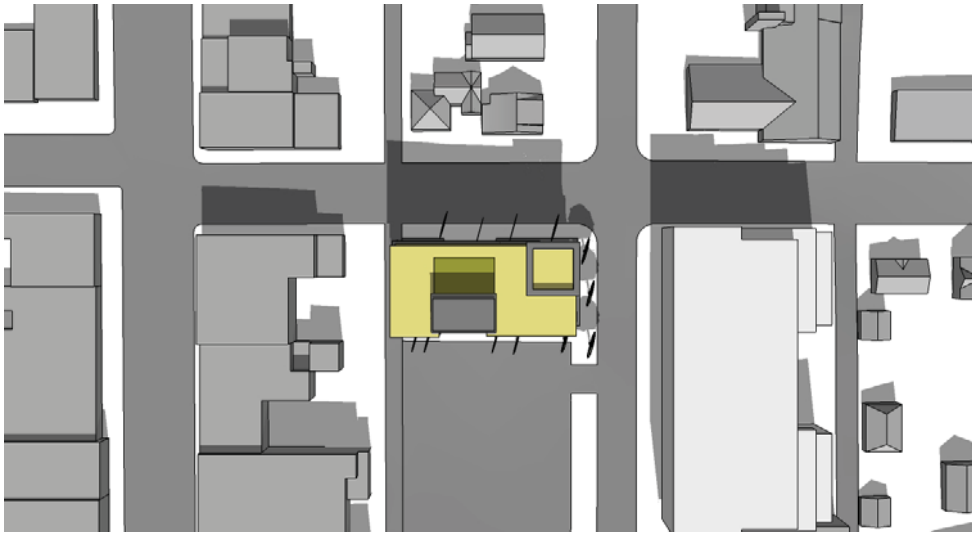
CONTINUOUS PLANTER

STREETSCAPE

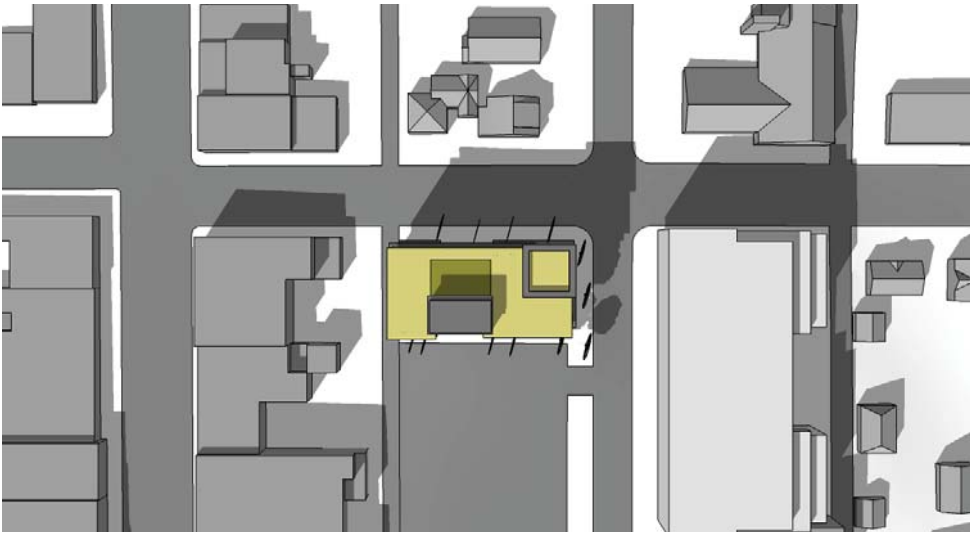
nk NICHOLSON KOVALCHICK ARCHITECTS



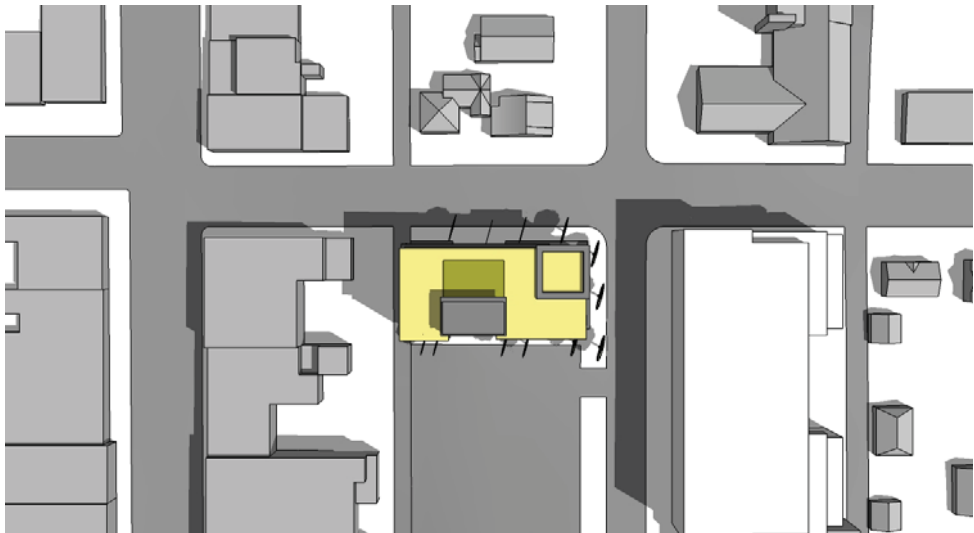
10 AM - MARCH/SEPTEMBER 21



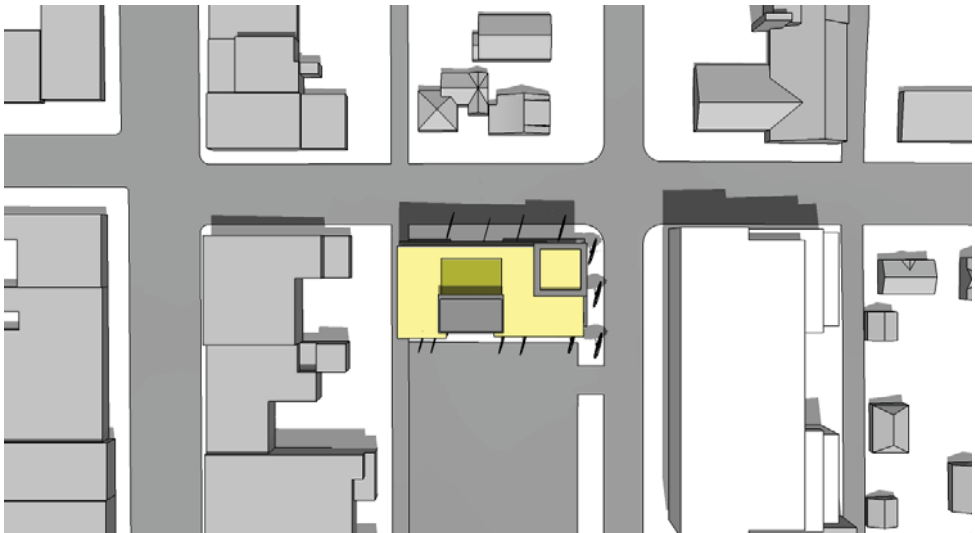
12 PM - MARCH/SEPTEMBER 21



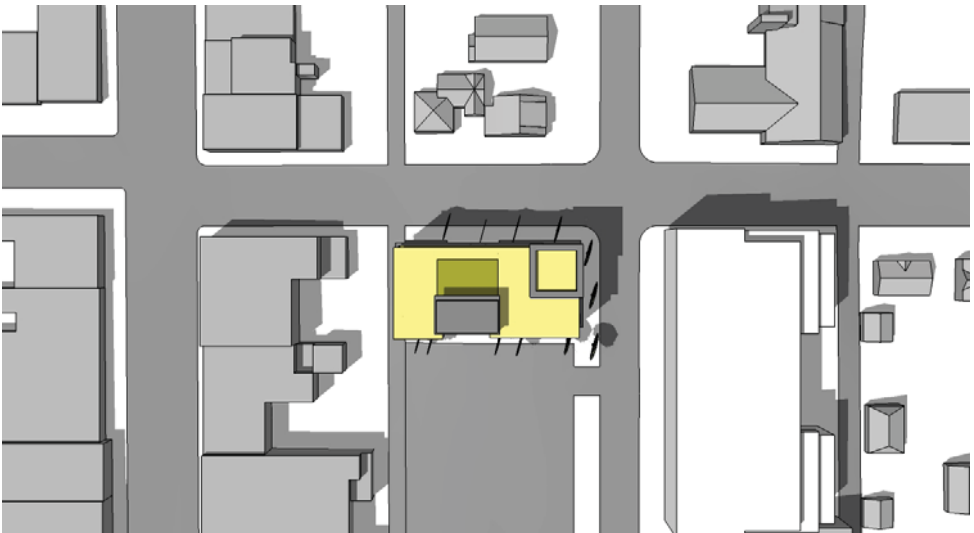
2 PM - MARCH/SEPTEMBER 21



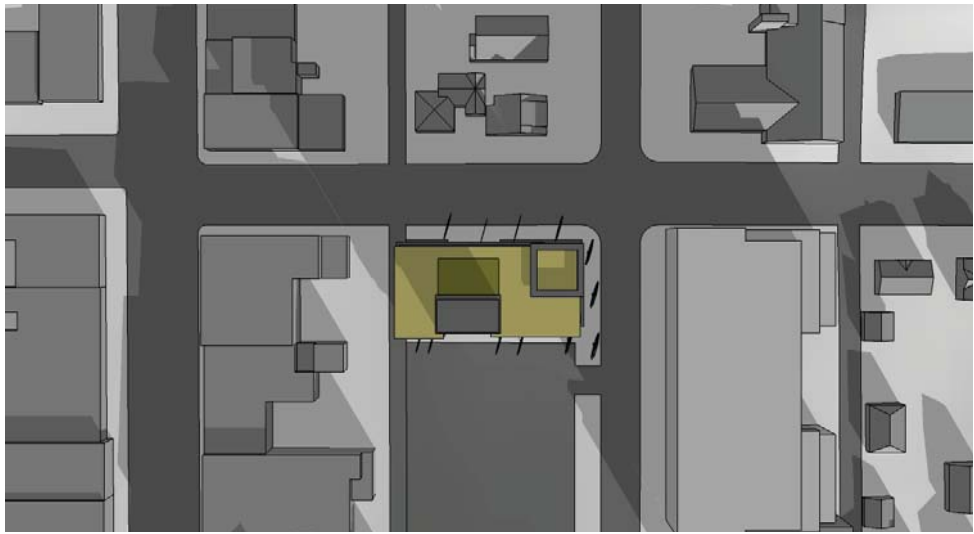
10 AM - JUNE 21



12 PM - JUNE 21



2 PM - JUNE 21



10 AM - DECEMBER 21



12 PM - DECEMBER 21



2 PM - DECEMBER 21

DESIGN INSPIRATION





WESTLAKE VILLAGE



DAKOTA



CHELAN RESORT SUITES



TRIAD 12TH



VIEW 222



H2O APARTMENTS - LEED-H PLATINUM TARGET



BROADSTONE KOI - LEED-NC CERTIFIED TARGET



ARTHOUSE



APERTURE - BUILT GREEN 3-STAR TARGET