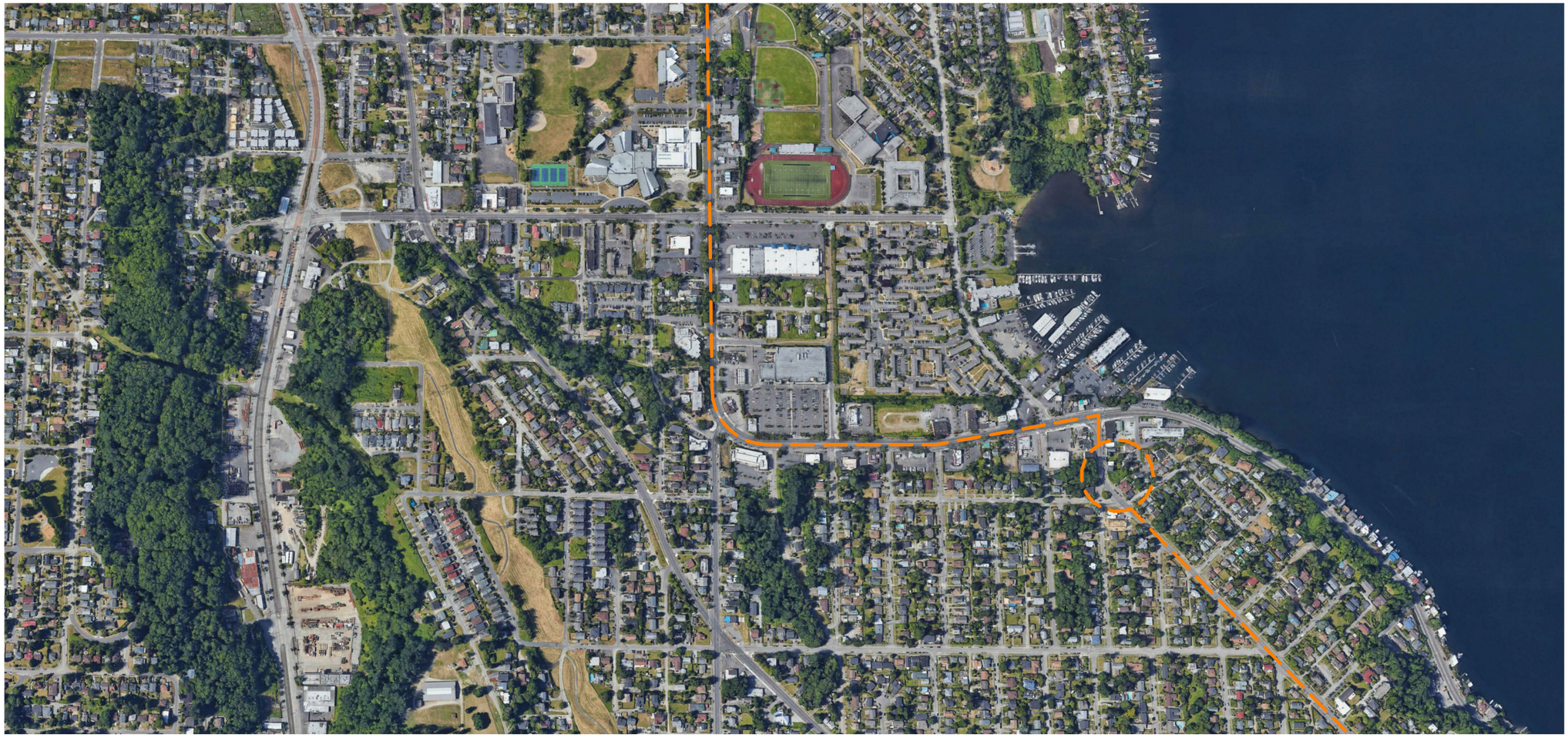
Waters Mixed Use

9280 Waters Ave. S., Seattle, WA 98118 | **Project Number** 3033728-EG



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3.0 Development Objectives

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Proposal

The project site is located at the transition between 57th Ave. S. and Waters Ave. S. close to the southwest part of Lake Washington. From the north, the main access road to the site is 57th Ave. S. The closest arterial road is Rainier Ave. S., which intersects with 57th Ave. S. to the north. The secondary access road is from the south on Waters Ave. S. The neighborhood is a combination of single family and multi-family residential with low rise commercial businesses. There is easy access to public transportation, with multiple bus stops within walking distance of the proposed development.

The neighboring properties to the north are single story small businesses. Across the street is a single-story church with an open green space to the north. The properties to the south are primarily one-story single family residences. There are lowrise multi-family buildings across the street to the northwest and a larger building to the southwest. There are several other lowrise multi-family buildings within several blocks of the site.

High voltage overhead power lines extend along the northwest side of the site before branching off at an angle to an adjacent utility pole across the street. Currently there are low voltage wires which run along the front of the site which are to be removed.

The proposed project is a mixed use building with five stories and a basement. The main floor at the street will provide a retail shop and an office space. A trash and recycling area is also on the main floor with easy access to the street. Three dwelling units are proposed on the main floor and basement level. Seven units will be provided on both the second, third and fourth floors, and four units on the penthouse level (31 units total). All floors will be serviced by an elevator and adequate stair access. The building residents will have access to a public patio on the lower level, which is accessed through the building. A second amenity area is a rooftop deck on the penthouse level, which has sweeping views of Lake Washington.

No on site parking is required or proposed, but 31 bicycle storage racks will be provided on the lower level along with one in the right of way next to the street.
Total Retail space = 879 SF
Total Office space = 194 SF
Total shared Trash Area = 416 SF
Total Residential space = 13,074 SF
Gross Floor Area = 17,360 SF
Total Floor Area (incl. Lower Level) = 20,301 SF

The goal of this design proposal is to address several issues:

1. Cohesive integration into existing neighborhood

2. Creating transition building which interacts with dense residential neighborhood and commercial businesses.

3. Providing efficient and pleasant housing options for future residents.

4. Create interesting massing while keeping human scale and usability in mind.

Public Outreach Summary

What We Heard from the Community

Comments/Questions Heard at the Community Meeting on December 6, 2018:

Meeting Comments Overview:
Meeting comments focused on a variety of topics such as the building's residential and retail spaces, parking and construction surrounding the building property line.

Questions

•I have a question about the lot line – is there space between your building and the neighboring building on the maintenance side? If your wall would cover the entire side of our building how do we maintain our building if yours is built up to the property line? It might be OK because that side isn't going to show, it would be nice not to cut the brambles.
•What's your deal as far as fire guidelines? For us, the City wanted to know people could escape some way other than the front if there was a fire.
•Can you share a little more detail about the commercial spaces?
•How large are the residential spaces?
•If this is opening in 2021, why are you having the meeting so early?
•Do you have to have meetings in different areas?
•Will you have a grand opening when it opens?

Comments

•For retail, I suggest looking for something other than a coffee shop, since right next door is a coffee shop.
•The trash is a difficult thing for us as there's no alley.
•The main thing people in the neighborhood are talking about is parking and the concern that will take all the parking; maybe you could help us work with the City to try get that turned into two-hour parking— it feels like there needs to be turnover on that street.
•It's also important to us that the buildings be beautiful and respectful of the neighborhood.
•There are so many under-used or under-taken care of buildings on that strip, that it will be nice to have a fresh one.

No comments were received via the project hotline or the project email address.











4.0 Site Plan

Physical Site Description:

The site slopes from West to East with approximately 20' topographical change across the site. Two streets run along the front of the site, with 57th Ave. S. sloping down to Rainier Ave. S. with an approximate topographical change of 24'. Waters Ave. S. slopes up to the SE at approximately 10' in topographical change at S. Fletcher St. There is an existing sidewalk along the front of the site with minimal changes required/proposed. There is only overgrown brush currently on the site with no exceptional trees. There are high voltage power lines along the front of the site, which will require additional setback from proposed building. The higher levels of this building will have Lake Washington view opportunities to the North, and wooded green space to the West.

APN #:

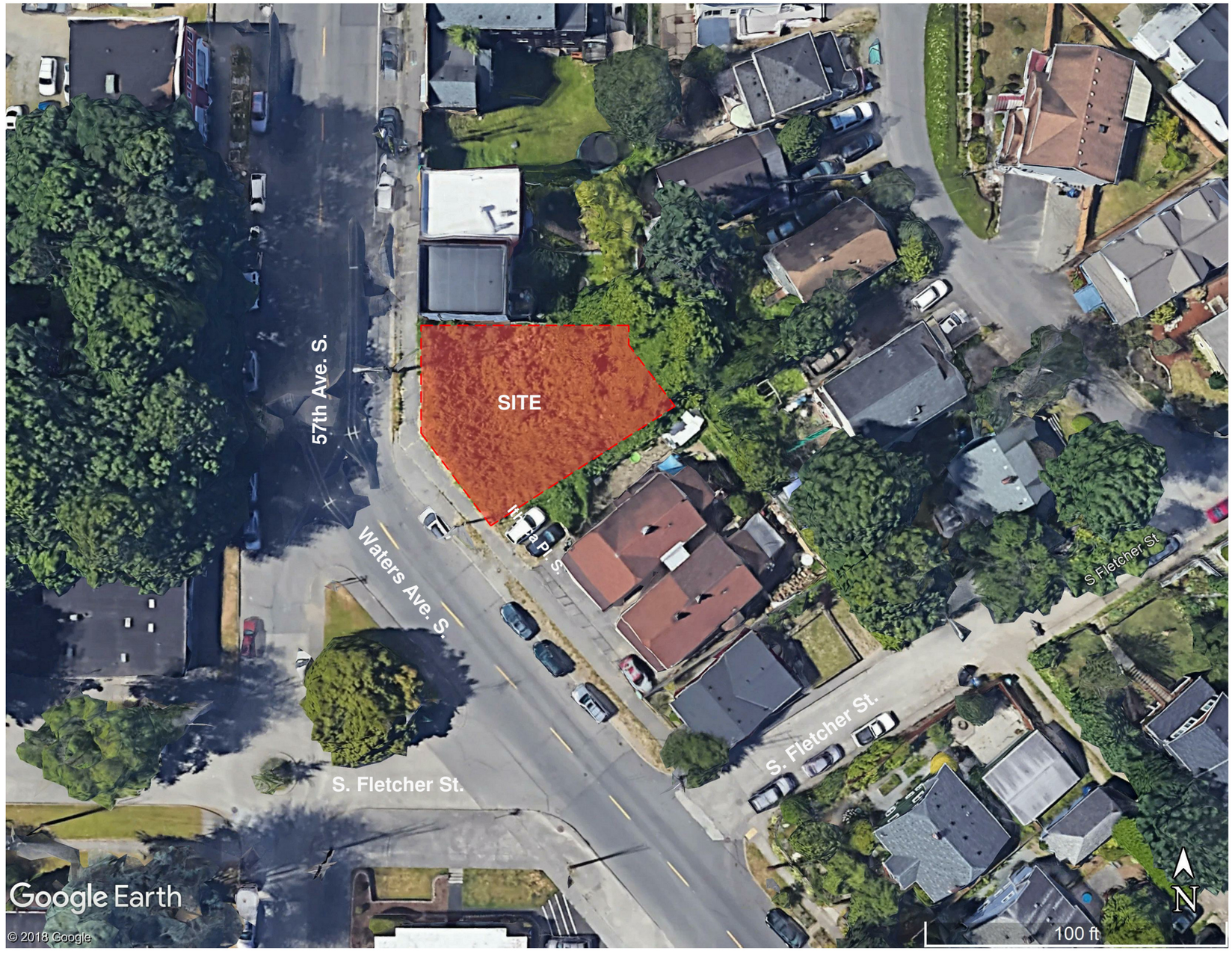
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Legal Description:

STURTEVANTS LAKE PARK COTTAGE TRS
Plat block: 1
Plat lot: 13-14-15

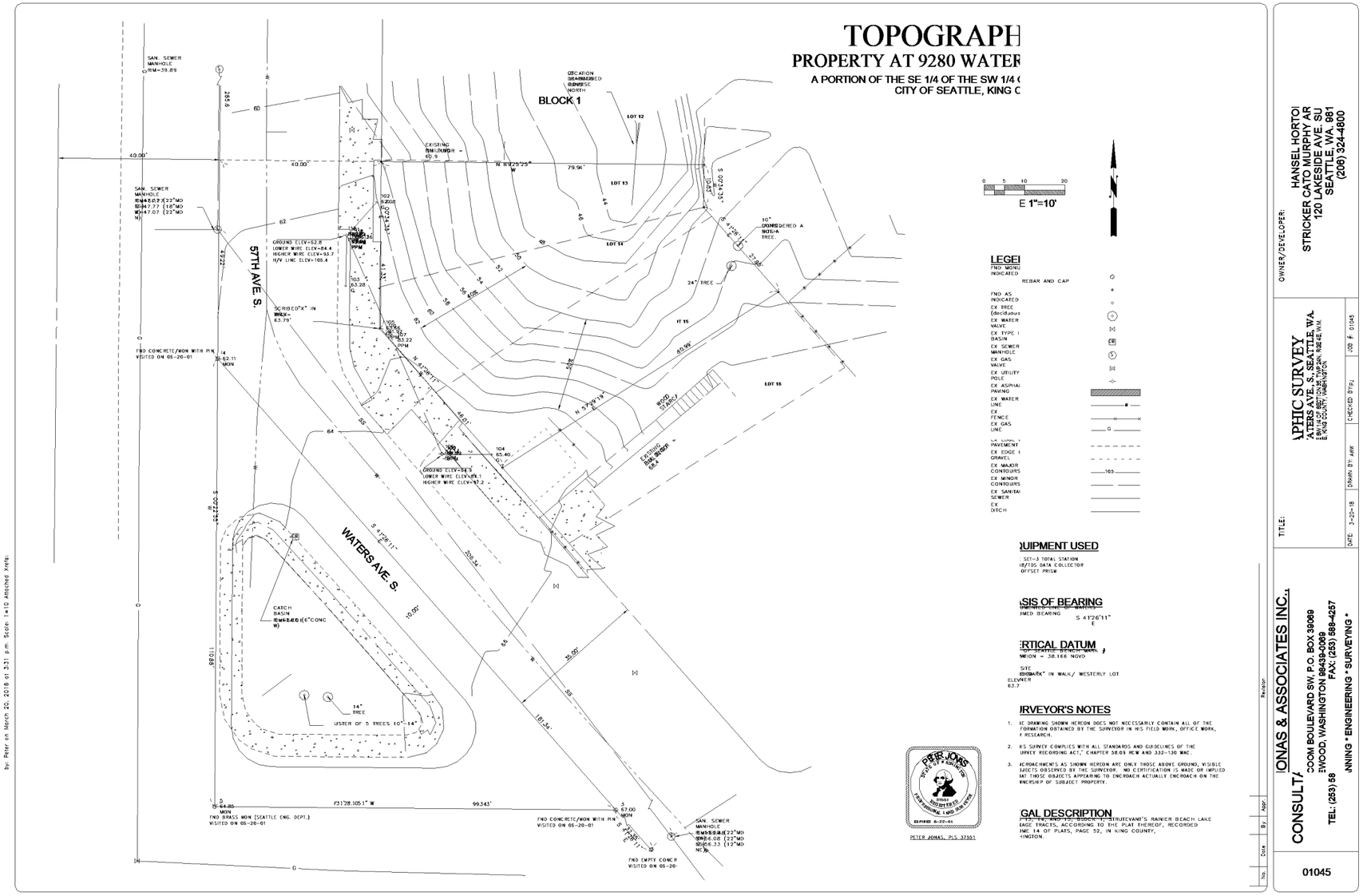
Lot Area:

5,076 SF



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Topographic Survey



5.0 Urban Design Analysis



1 Primary connection to downtown



2 Primary local connection to S. Roxbury St. and Renton Ave. S.



3 Primary local pedestrian route



4 Local retail



5 Beer Sheeva park to the North



6 Typical residential street

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Community Setting



Urban Design Analysis Legend

- Neighborhood Divider
- Neighborhood Connector
- Single Family Residence
- Multi-family
- Commercial/Retail/Office/Church
- Mixed Use
- Recreation/Open Space

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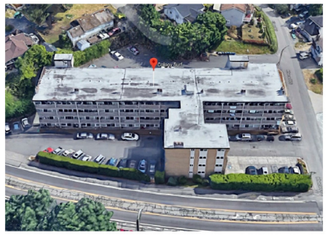
Neighborhood Characteristics

Multifamily Development
There are a few lowrise multi-family buildings within several blocks of the site. They comprise several eras ranging from the early 1900's, 1950's to a brand new building to the south of the site. There is a larger complex along the south side Rainier Ave. S., which is relatively contemporary. There is also a group of multi-family housing north of Rainier Ave. S., which includes housing at a marina.


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2


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4

Commercial Development
There are multiple single-story commercial buildings within one block of the site along 57th Ave. S. These are mainly small businesses, which include a coffee shop, restaurant and offices. There is also a small single-story church across from the site. Rainier Ave. S. is mainly comprised on single-story commercial businesses.



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8

Residential Edges
There is a strong residential presence close to the site. Many of the homes have a strongly defined street edge with fences or raised yards. Most yards have a landscaped buffer along the sidewalk edge. The typical front facade of the houses are relatively close to the street edge.


9


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12

Rainier Ave. Edge
Within one block of the site is Rainier Ave. S., which is a busy arterial with significant traffic. It is not a high-speed arterial, but large volumes of traffic are present. This doesn't appear to negatively affect street level uses, which are mainly commercial businesses.


13



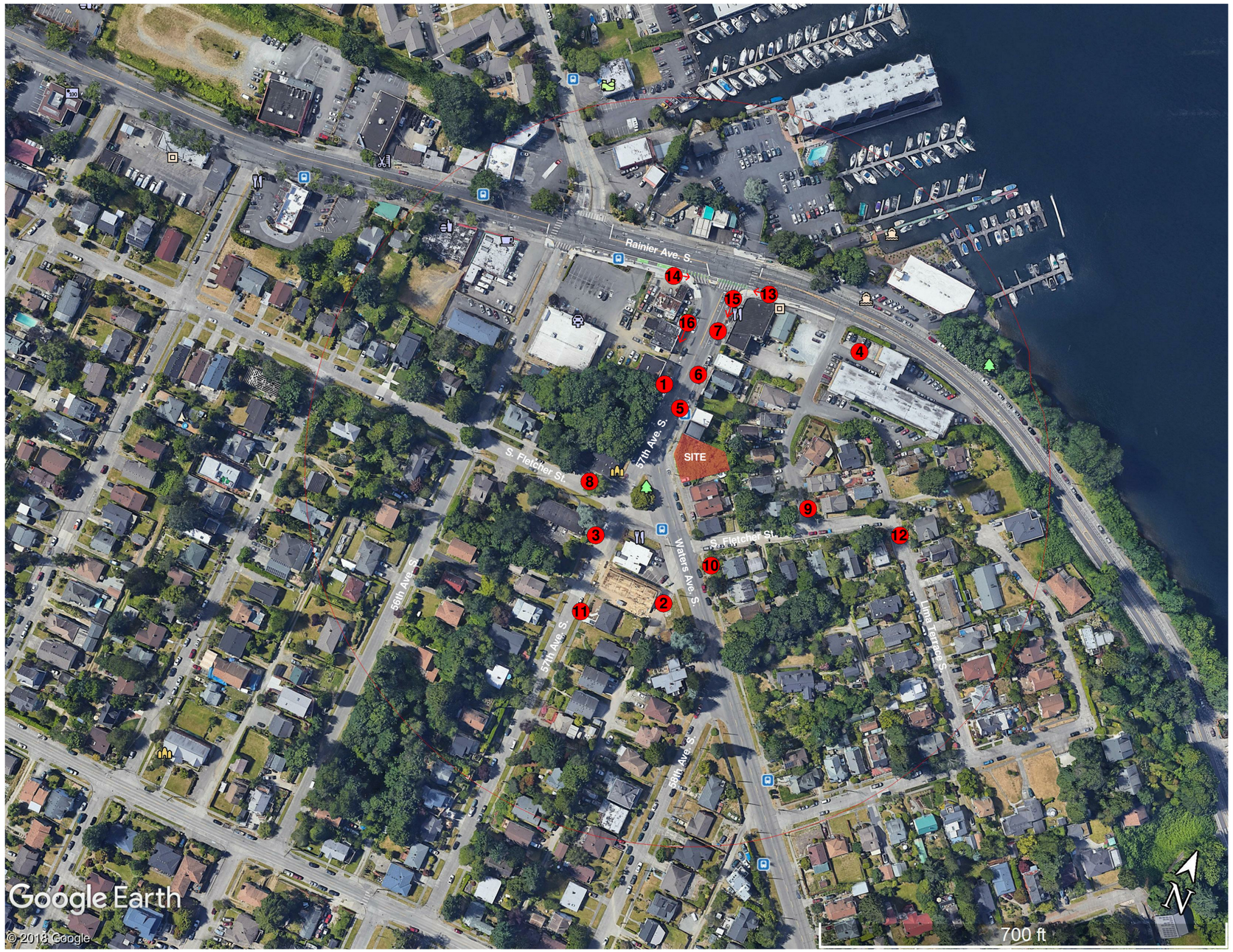
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Neighborhood Characteristics Legend



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Housing Types

Multifamily Buildings

Dwelling

Entry

Landscape Edge



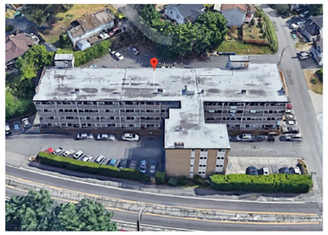
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Residential Neighborhood

Dwelling

Entry Porch

Raised Landscape Edge



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Dwelling

Entry Porch

Landscape Edge



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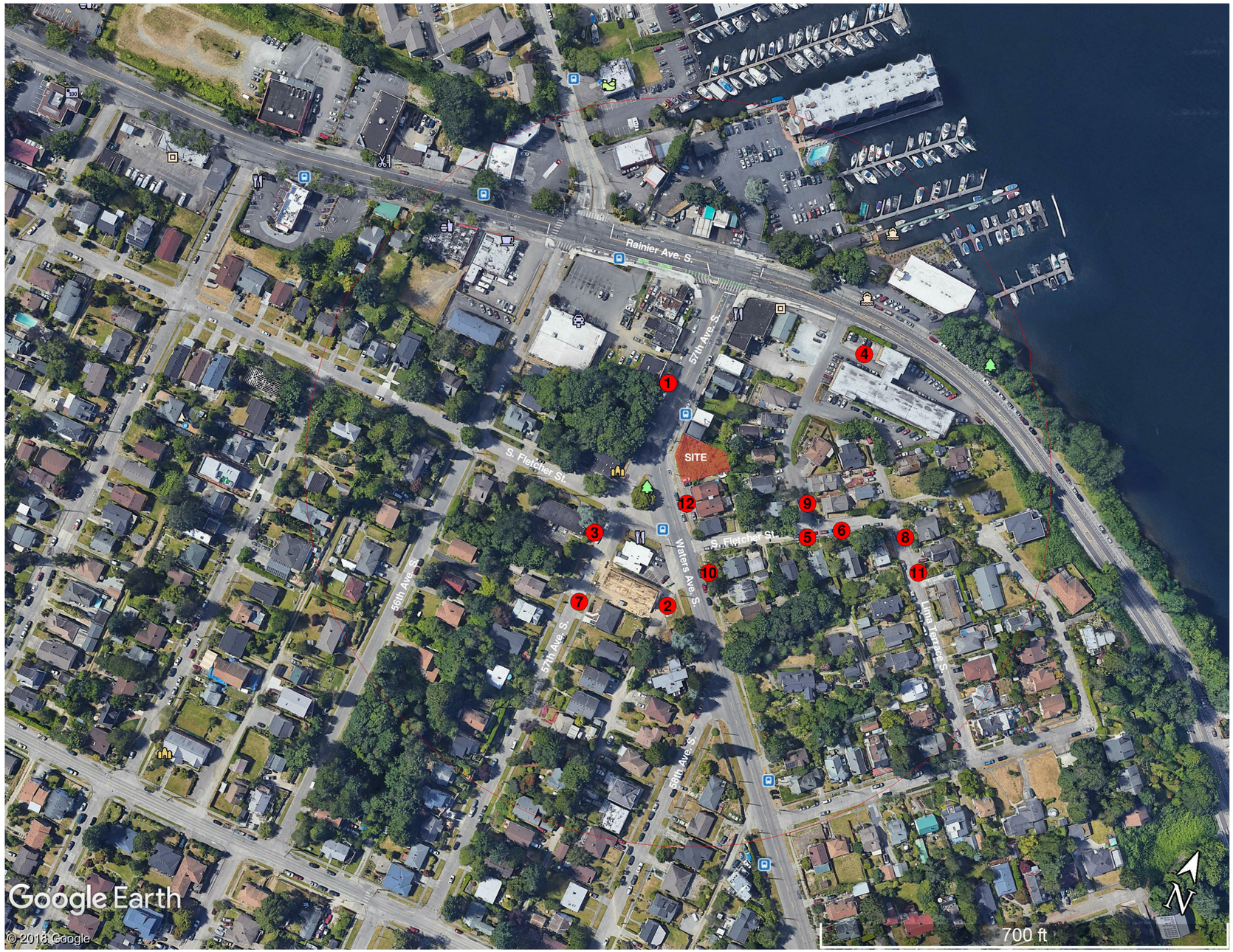
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Housing Types Legend



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Streetscape Photos



1 Site



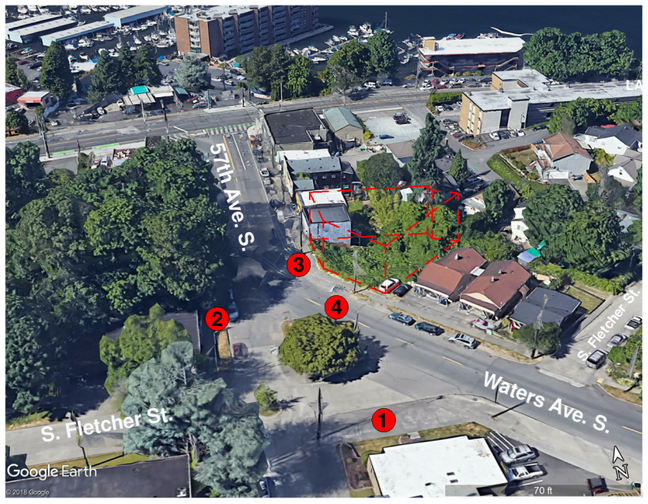
2 Site

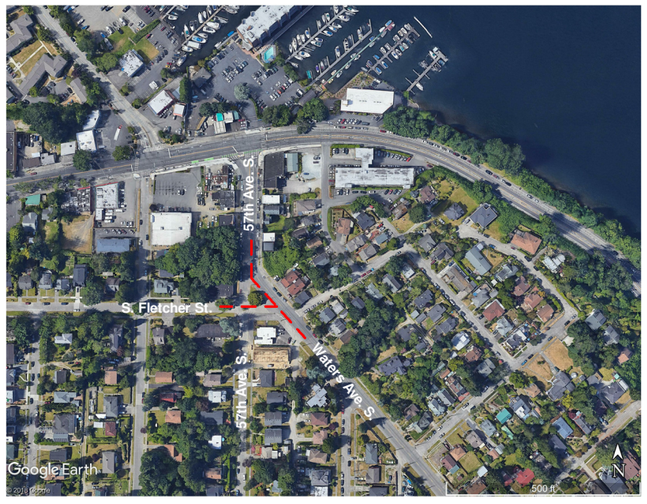


3 Site



4 Across from site





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Existing Site Conditions





Existing Site Photos



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Neighborhood Use

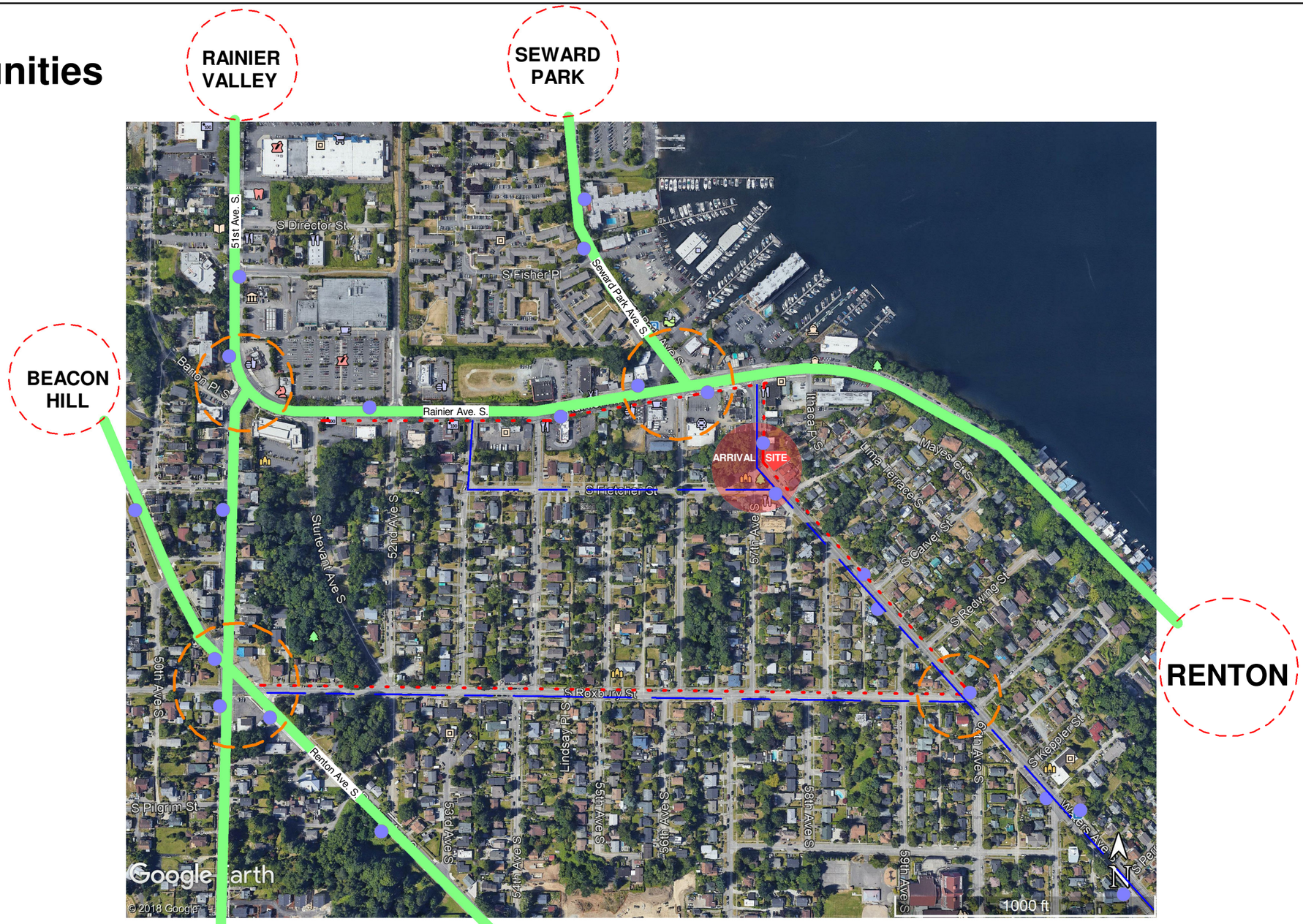
Current building use within several blocks of the site include many Single Family residences, several multi-family apartment complexes which vary in size. There are three relatively small apartment buildings within one block of the site. There are commercial retail shops, a small church, a marina and other commercial businesses within an 1/8 mile radius of the site. There are three wooded open areas within one block of the site, and a park that borders Lake Washington close by.



- Single Family Residence
- Multi-family
- Commercial/Retail/Office/Church
- Mixed Use
- Recreation/Open Space

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Access Opportunities



- BUS STOP
- KEY INTERSECTIONS
- MAIN ARTERIAL
- PEDESTRIAN ROUTE
- NON-ARTERIAL VEHICLE ROUTE

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6.0 Zoning Data

Zoning:	NC1-55
Lot size:	5,076 SF
FAR:	3.75; GFA = 17,360 SF
Base Height Limit:	40 feet roof top features: +4 feet for parapets guard rails, roof decks. +15 feet for stair and elevator penthouses
Setbacks:	Rear = 10'; N. Side= 0 at Lower & First Level; 3'-1" at Levels 3 & 4; South Side = 0; Front = 0
Amenity Area:	5% OF GFA of Res.; 816 SF Req. - 1,275 SF provided
Parking:	None required/provided
Solid Waste Storage:	416 SF required; 416 proposed
Bicycle Parking:	31 long term provided and 1 short term proposed in ROW
Street Level Facades:	only 20% allowed for Residential uses; 11% proposed on Waters Ave. & 16% proposed on 57th.

RSL

SF 5000

NC1-55

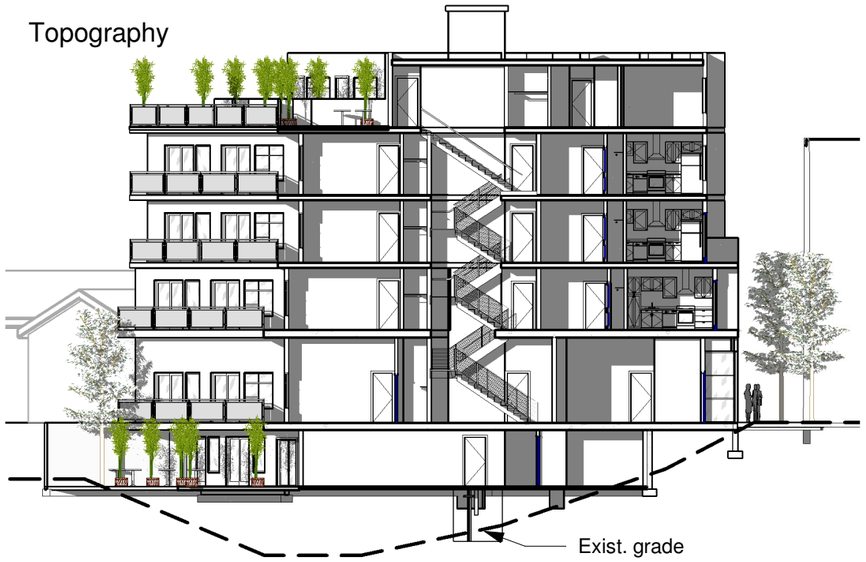
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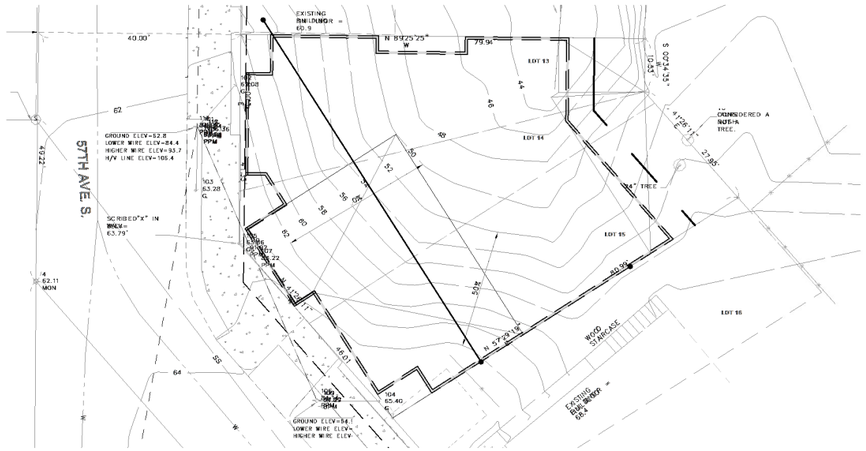


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7.0 Design Guidelines

Topography





DESIGN OPPORTUNITY:

The natural topography of the existing site is quite steep, and slopes from the front of the site to the rear. This provides an excellent opportunity for the proposed building to be constructed without excessive excavation while taking advantage of being able to construct additional dwelling units on the lowest level. In addition to more dwelling units, a direct connection to a public patio space with a courtyard feel from these units is a great amenity.

CS1 C Topography: Land Form, Elevation Changes
CS2 D Height, Bulk and Scale: Existing Site Features
DC3 A Building-Open Space Relationship: Interior/Exterior Fit
DC3 B Open Spaces Uses and Activities: Multifamily Open Space
DC3 C Design: Amenities and Features

Transition between uses



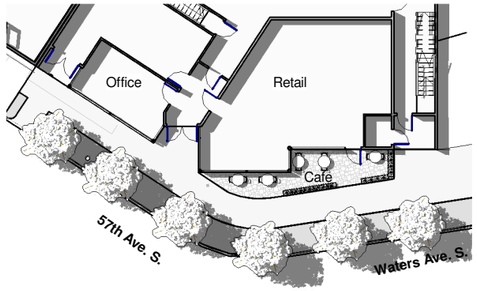


DESIGN OPPORTUNITY:

The existing neighborhood within one block of the site can be described as a transition zone between primarily commercial uses on Rainier Ave. S. to the north, which is a main arterial, and a dense residential area to the south. The residential areas have a mix of multi-family and single family dwellings. The proposed building site is uniquely situated at the intersection of two streets with a wide angle corner where 57th Ave. S. and Waters Ave. S meet. By providing a mixed use building, this acts as a transitional building with commercial space on the main level and residential units on all other levels. This accommodates both uses of the neighborhood and blends in nicely with the existing pedestrian experience. In addition to transitional use, the design of the building takes on a transitional modern approach in its style. The existing neighborhood is a mix of early 1900's, mid-century modern, and classic looking bungalows to newer contemporary homes. The proposed style of this building is meant to be complimentary to the overall look and feel of the neighborhood.

CS2 A Location in the City and Neighborhood: Sense of Place, Architectural Presence
CS2 B Adjacent Sites, Streets and Open Spaces: Connection to the Street
CS2 C Relationship to the Block: Mid-Block sites
CS2 D Height, Bulk and Scale: Existing Development and Zoning

Commercial Connection at Street





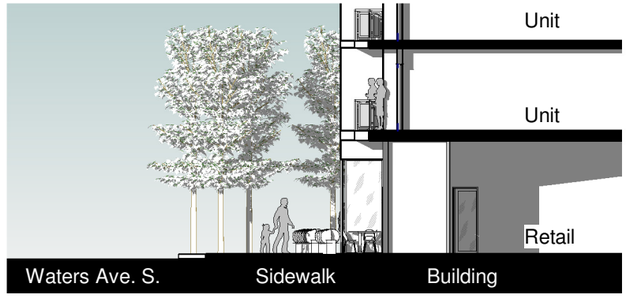
DESIGN OPPORTUNITY:

The proposed building's commercial connection to the street aligns with the other uses and character of the neighborhood by providing a new retail space. This new retail space can be used as a way to draw more pedestrians into the neighborhood, and increase foot traffic in general, which could potential help other businesses in the vicinity. The possibility of a cafe space outside the retail space is an added bonus. The new and improved sidewalk with added landscaping and trees will improve the pedestrian experience compared with the existing undeveloped site that is full of brush. This new connection from the residential neighborhood to the existing commercial businesses will beautify this part of the street significantly. The site is close to public transit and arterial roadways nearby, which makes it easily accessible from other locations in the city.

CS2 B Adjacent Sites, Streets and Open Spaces: Connection to the Street
PL1 A Network of Open Spaces: Adding to Public Life
PL1 B Walkways and Connections: Pedestrian Infrastructure, Pedestrian volumes, Pedestrian Amenities
PL3 A Entries: Office/Commercial lobbies, Retail Entries, Common Entries to multi-story residential buildings
PL4 A Entry Locations and Relationships: Serving all Modes of Travel

Domestic Scale





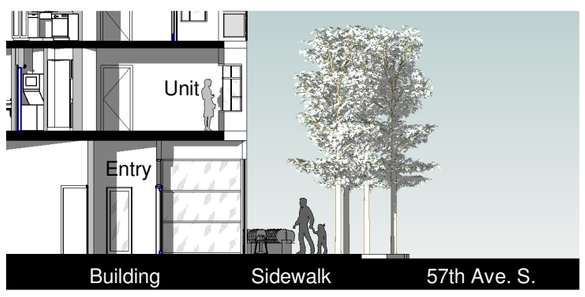
DESIGN OPPORTUNITY:

It is important to address the domestic scale of the building in light of the site context, which is a lowrise building among primarily one story businesses and homes. The exterior of each dwelling unit is carefully articulated so the scale of the building isn't too massive and broken down into visually digestible pieces. Human scale is addressed in how the fenestration is arranged, floor to floor heights kept at a reasonable scale, and providing each unit with a private balcony, which keeps the resident connected with the street. Landscaping and new trees along the sidewalk brings about a livable scale with connection to nature. The sidewalk cafe below encourages a friendly and lively community experience.

DC2 B Architectural Facade and Composition: Facade Composition,
DC2 C Secondary Architectural Features: Visual Depth and Interest
DC2 D Scale and Texture: Human Scale, Texture

Vertical Separation





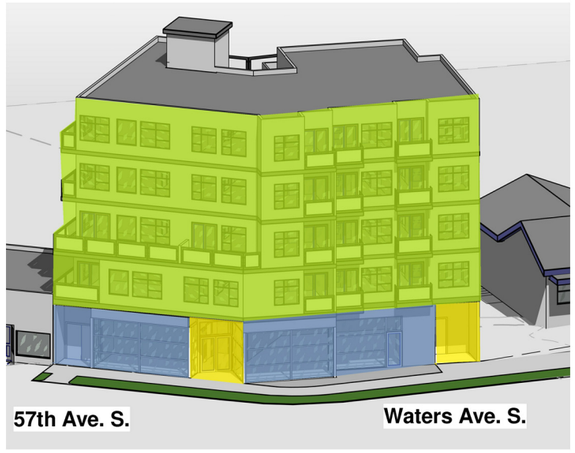
DESIGN OPPORTUNITY:

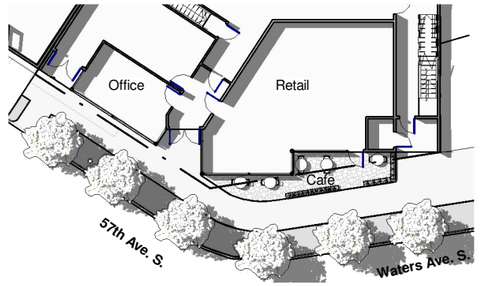
The uses within the proximity of the site are mixed, so it is important to address the need for privacy in the residential units while providing the commercial spaces ample opportunity for needed pedestrian traffic and volume. The vertical separation creates a residential zone removed from the commercial area at the street. New landscaping and trees along the street edge will provide a buffer for noise and glare from the activities on the street below. The private balconies and views of Lake Washington to the north and the public rooftop deck gives residents additional ways to interact within their private community while enjoying views of the lake and connection to the surrounding neighborhood.

PL3 B Residential Edges: Security and Privacy, Interaction
DC3 A Building-Open Space Relationship: Interior/Exterior Fit
DC3 B Open Space Uses and Activities: Multifamily Open Space
DC3 C Design: Amenities and Features

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8.0 Architectural Concepts

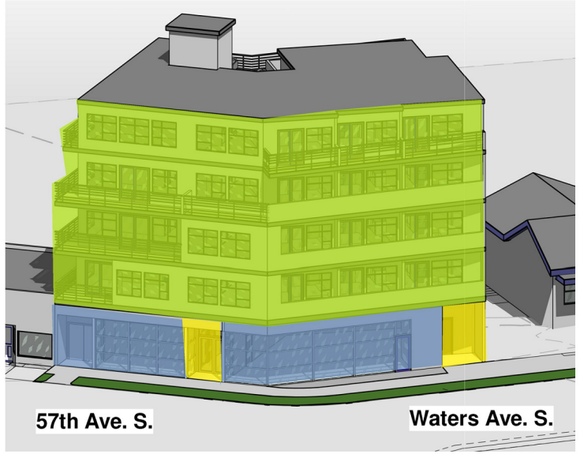


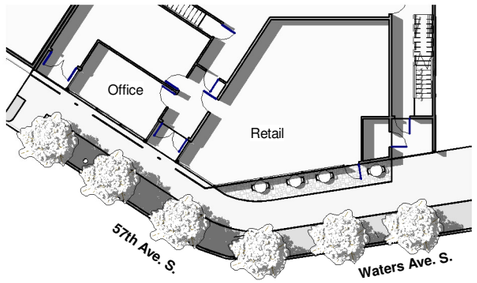


This concept offers two recessed entries to the building. The main entry allows access to the commercial spaces, while the secondary entry only allows access to the residential part of the building. The facade has a more active articulation to allow for power line clearance and added interest extra space for a potential Cafe area next to sidewalk. Three dwelling units are located on the main floor and lower level, seven units on floors two, three and four, and a penthouse level with four units. A trash room is conveniently located at the North side of the building with direct access to the sidewalk. A bicycle room is located in the lower level, and accommodates 31 bicycles on racks. A gym and mechanical areas occupy the rest of the lower level. All floors of the building are serviced by an elevator. Two stairs are located on the North and South sides of the building and allow access to all floors. A rooftop deck and an open patio off the lower level offer adequate amenity space for all units.

Benefits:
No departure required
Larger potential cafe area for retail /connection with pedestrians

Disadvantages:
Smaller retail space & office

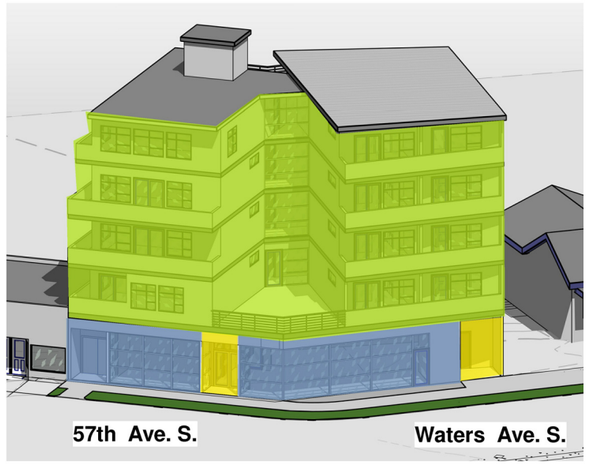


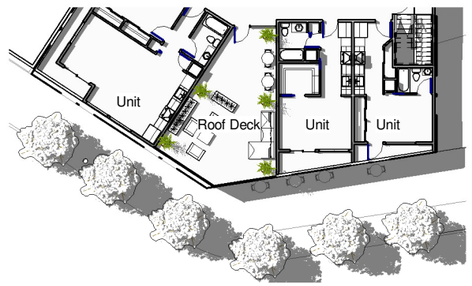


This concept offers a recessed main entry which provides access to the office and residential spaces. The secondary entry only allows access to the residential part of the building. There is direct entry access to the retail space from the sidewalk. The commercial spaces follow the shape of the property line at the street, which provides a continuous visual connection to the sidewalk. Three dwelling units are located on the main floor and lower level, seven units on floors two, three and four, and a penthouse level with four units. A trash room is conveniently located at the North side of the building with direct access to the sidewalk. A bicycle room is located in the lower level, and accommodates 31 bicycles on racks. A gym and mechanical areas occupy the rest of the lower level. All floors of the building are serviced by an elevator. Two stairs are located on the North and South sides of the building and allow access to all floors. A rooftop deck and an open patio off the lower level offer adequate amenity space for all units.

Benefits:
No departure required
Larger interior retail and office space
Small strip cafe space available next to sidewalk

Disadvantages:
Less space for cafe area for retail/connection w/pedestrians





This concept offers a recessed main entry which provides access to the office and residential spaces. The secondary entry only allows access to the residential part of the building. There is direct entry access to the retail space from the sidewalk. The commercial spaces follow the shape of the property line at the street, which provides a continuous visual connection to the sidewalk. Three dwelling units are located on the main floor and lower level, six on floors two, three and four, and a penthouse level with three units. A roof deck on the second floor provides a visual split to the massing of the building. Storefronts are provided on the floors above to overlook the space. A trash room is conveniently located at the North side of the building with direct access to the sidewalk. A bicycle room is located in the lower level, and accommodates 31 bicycles on racks. A gym and mechanical areas occupy the rest of the lower level. All floors of the building are serviced by an elevator. Two stairs are located on the North and South sides of the building and allow access to all floors. A rooftop deck and an open patio off the lower level offer adequate amenity space for all units.

Benefits:
No departure required
Larger amenity area with extra Roof Deck on Second Floor

Disadvantages;
Loss of three dwelling units

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Concept Comparison



57th Ave. S.



57th Ave. S.



57th Ave. S.



Waters Ave. S.

Concept 1



Waters Ave. S.

Concept 2

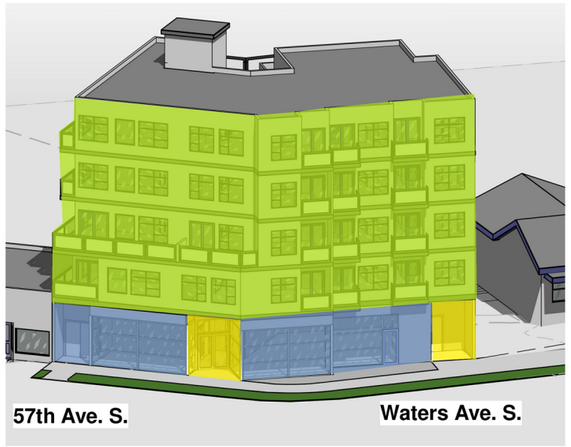


Waters Ave. S.

Concept 3

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Concept 1 - Articulated Facade (code compliance) - Preferred



Project information:

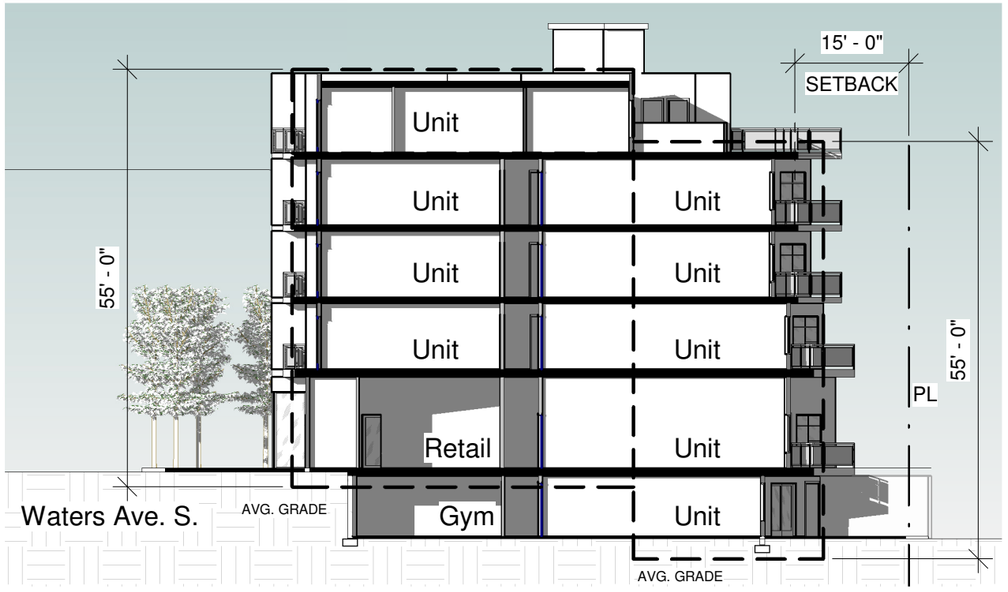
Number of units:	31
GFA Total:	17,360 SF
Vehicle Parking:	None required/provided
Bicycle Parking:	31 + 1 in ROW
Amenity Area:	1,275 SF (816 SF Req.)

Entry

Commercial

Residence

This concept offers two recessed entries to the building. The main entry allows access to the commercial spaces, while the secondary entry only allows access to the residential part of the building. The facade has a more active articulation to allow for power line clearance and added interest extra space for a potential Cafe area next to sidewalk. Three dwelling units are located on the main floor and lower level, seven units on floors two,three and four, and a penthouse level with four units. A trash room is conveniently located at the North side of the building with direct access to the sidewalk. A bicycle room is located in the lower level, and accommodates 31 bicycles on racks. A gym and mechanical areas occupy the rest of the lower level. All floors of the building are serviced by an elevator. Two stairs are located on the North and South sides of the building and allow access to all floors. A rooftop deck and an open patio off the lower level offer adequate amenity space for all units.



Building Section



Perspective - Entry

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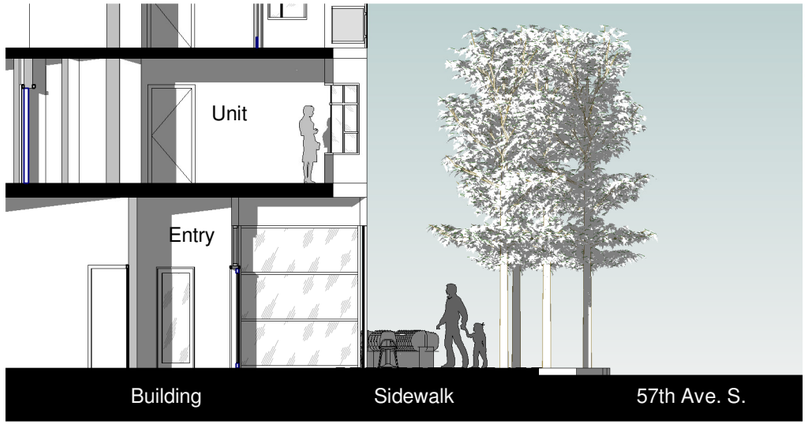
Concept 1



Perspective - South approaching



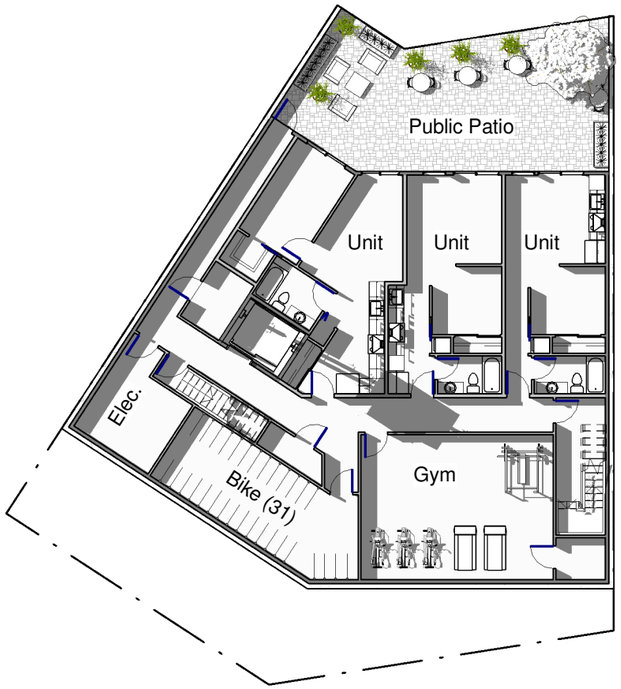
Perspective - Southwest View



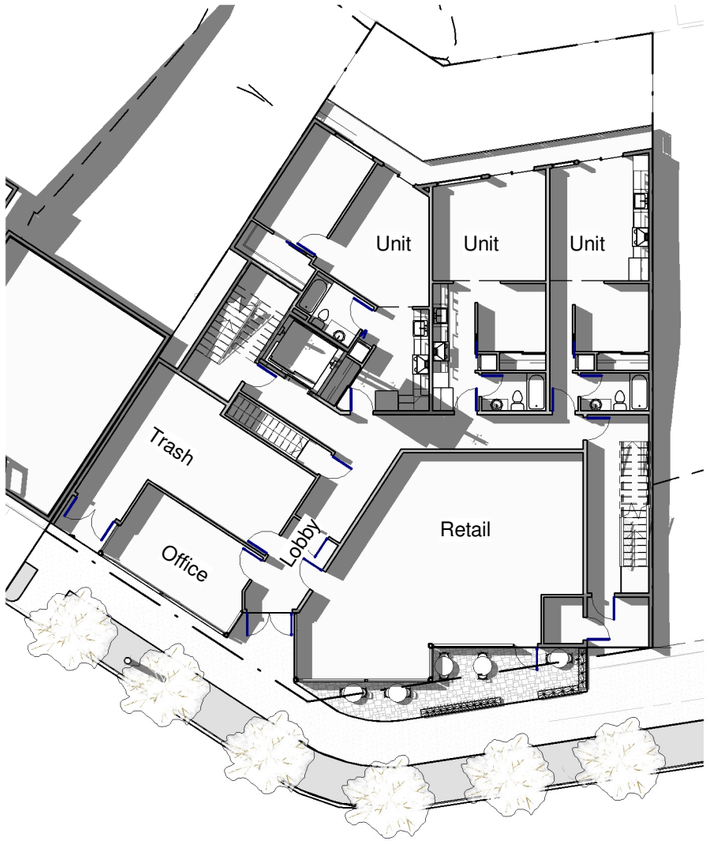
Sidewalk Connection at Entry

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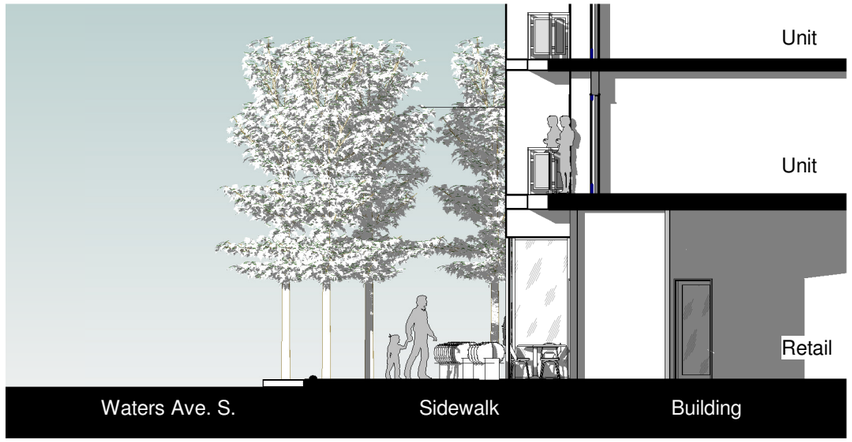
Concept 1



Lower Level Floor Plan



Main Level Floor Plan

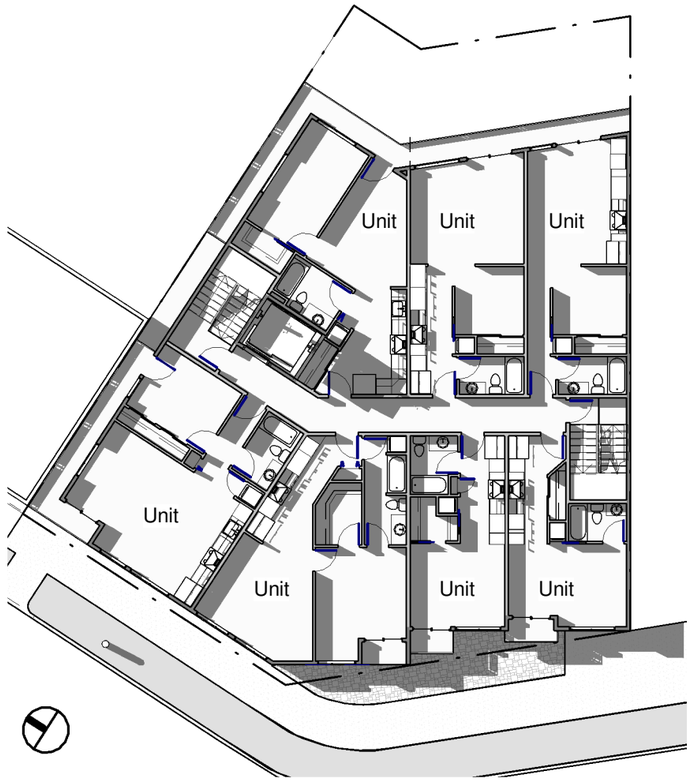


Sidewalk Connection at Retail Space

Perspective - Entry

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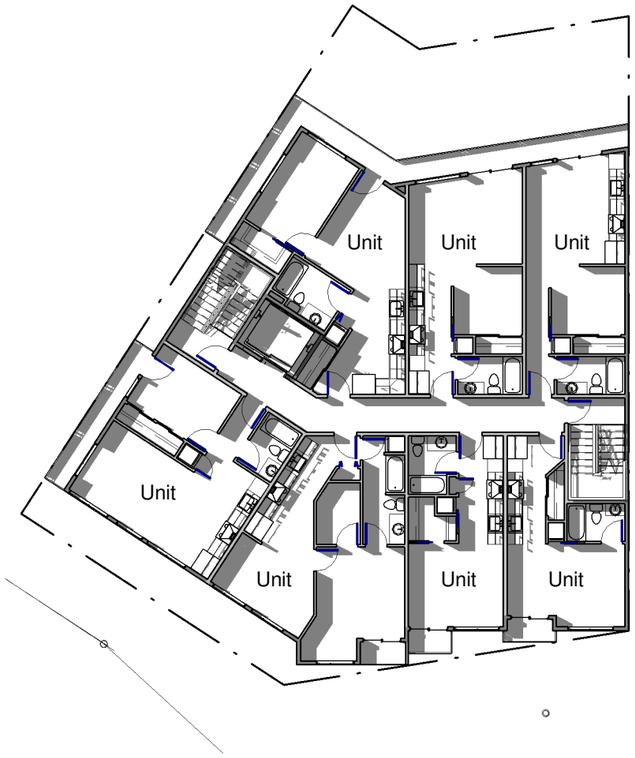
Concept 1



Second Level Floor Plan



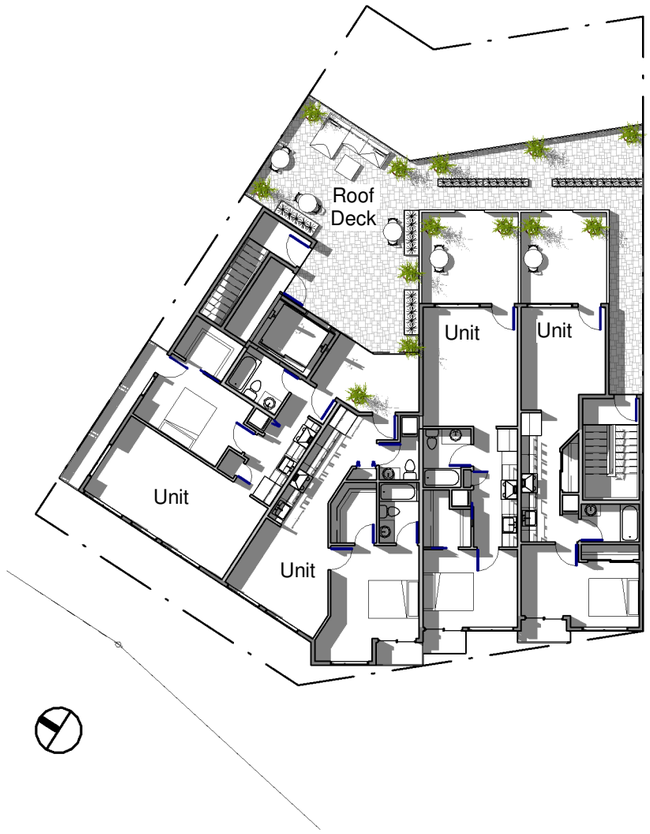
Third Level Floor Plan



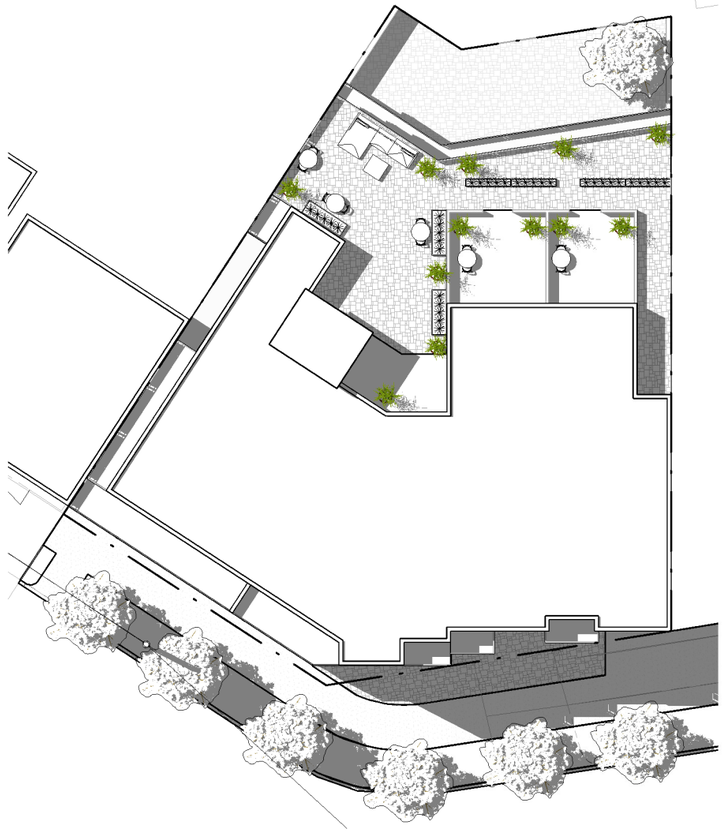
Fourth Level Floor Plan

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Concept 1



Penthouse Level Floor Plan



Roof Plan



Perspective - 57th Ave. S.



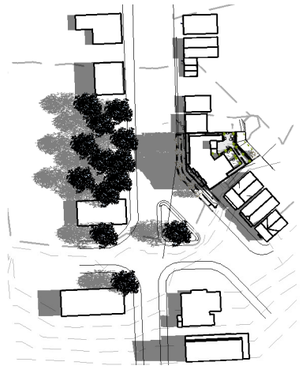
Amenity Area

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Sun-Shadow Analysis - Concept 1



Dec. 21 - 9:00 am - Concept 1



June 21 - 9:00 am - Concept 1



March 21/Sept. 21 - 9:00 am - Concept 1



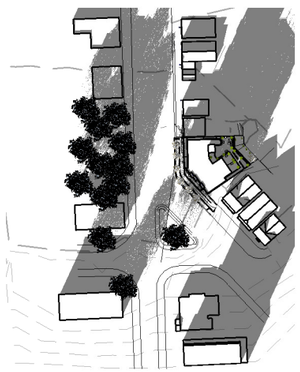
Dec. 21 - 12:00 pm - Concept 1



June 21 - 12:00 pm - Concept 1



March 21/Sept. 21 - 12:00 pm - Concept 1



Dec. 21 - 3:00 pm - Concept 1



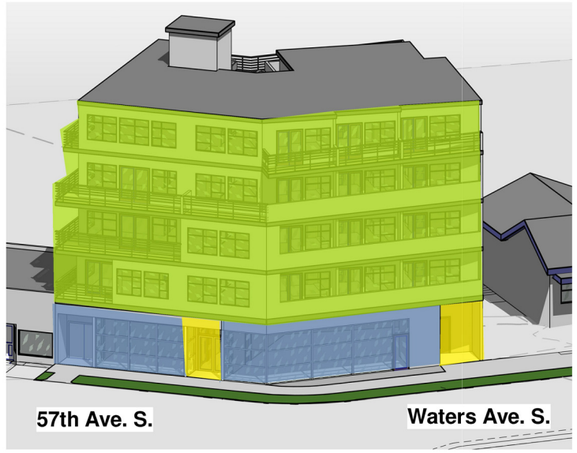
June 21 - 3:00 pm - Concept 1



March 21/Sept. 21 - 3:00 pm - Concept 1

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Concept 2 - Extended Commercial (code compliance)



Project information:

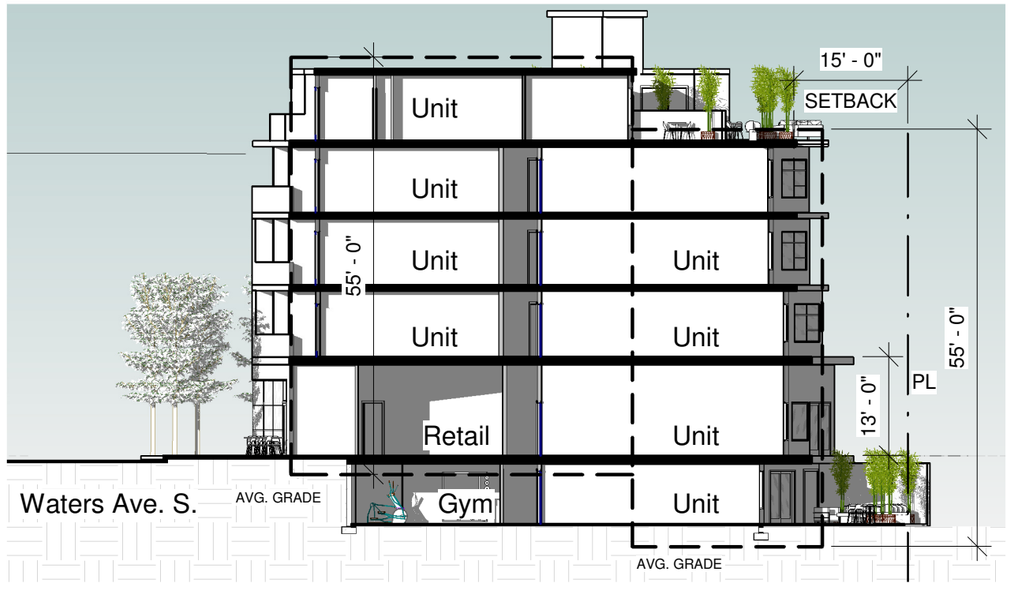
Number of units:	31
GFA Total:	17,436 SF
Vehicle Parking:	None required/provided
Bicycle Parking:	31 + 1 in ROW
Amenity Area:	1,108 SF (814 SF Req.)

Entry

Commercial

Residence

This concept offers a recessed main entry which provides access to the office and residential spaces. The secondary entry only allows access to the residential part of the building. There is direct entry access to the retail space from the sidewalk. The commercial spaces follow the shape of the property line at the street, which provides a continuous visual connection to the sidewalk. Three dwelling units are located on the main floor and lower level, seven units on floors two, three and four, and a penthouse level with four units. A trash room is conveniently located at the North side of the building with direct access to the sidewalk. A bicycle room is located in the lower level, and accommodates 31 bicycles on racks. A gym and mechanical areas occupy the rest of the lower level. All floors of the building are serviced by an elevator. Two stairs are located on the North and South sides of the building and allow access to all floors. A rooftop deck and an open patio off the lower level offer adequate amenity space for all units.



Building Section



Perspective - Entry

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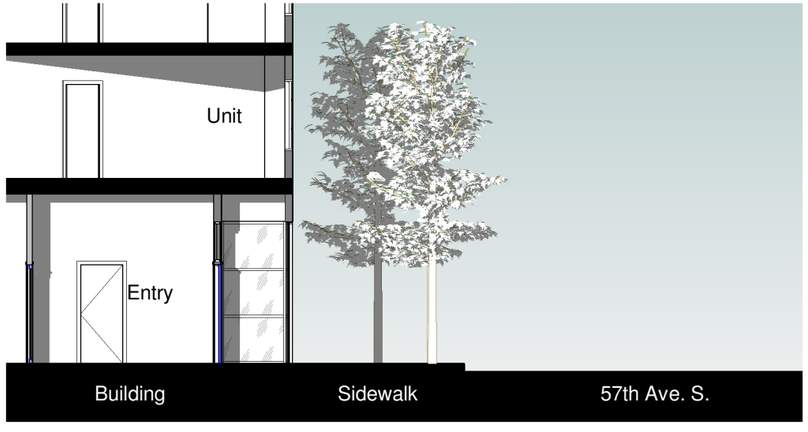
Concept 2



Perspective - South approaching



Perspective - Southwest View



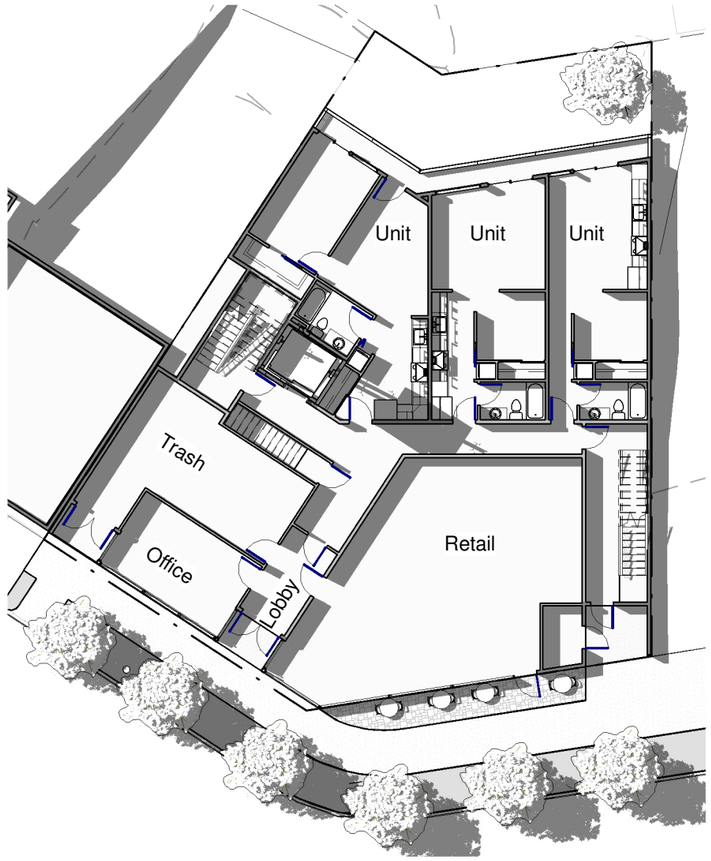
Sidewalk Connection at Entry

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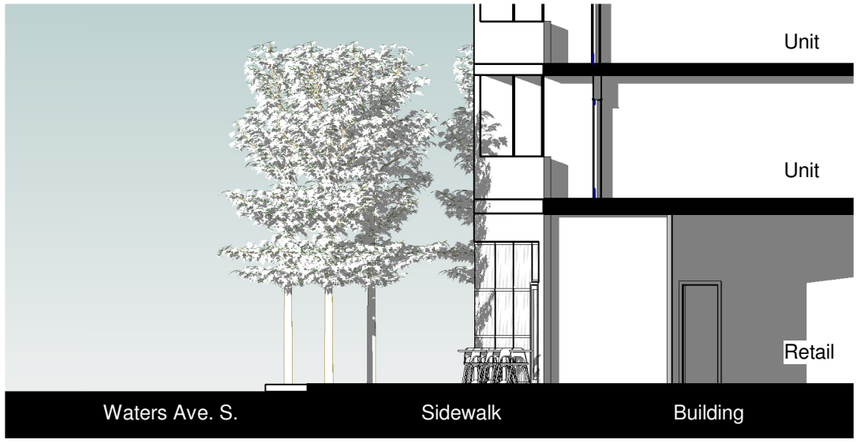
Concept 2



Lower Level Floor Plan



Main Level Floor Plan



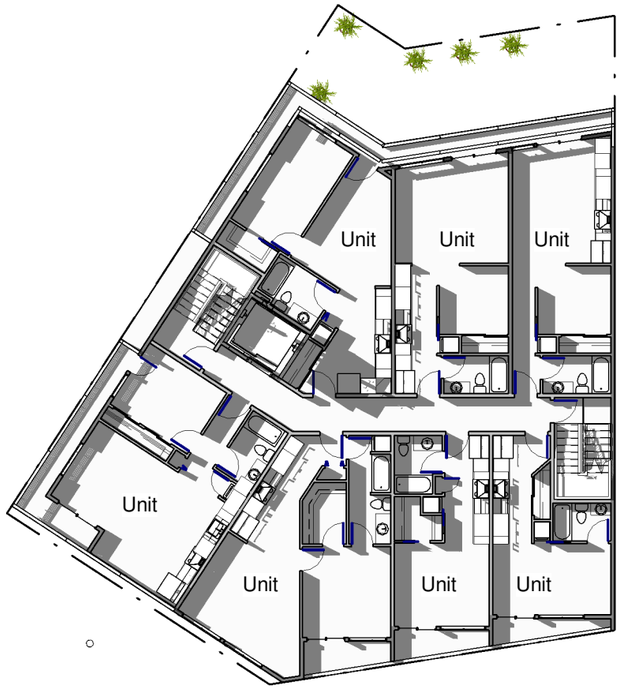
Sidewalk Connection at Retail Space



Perspective - Entry

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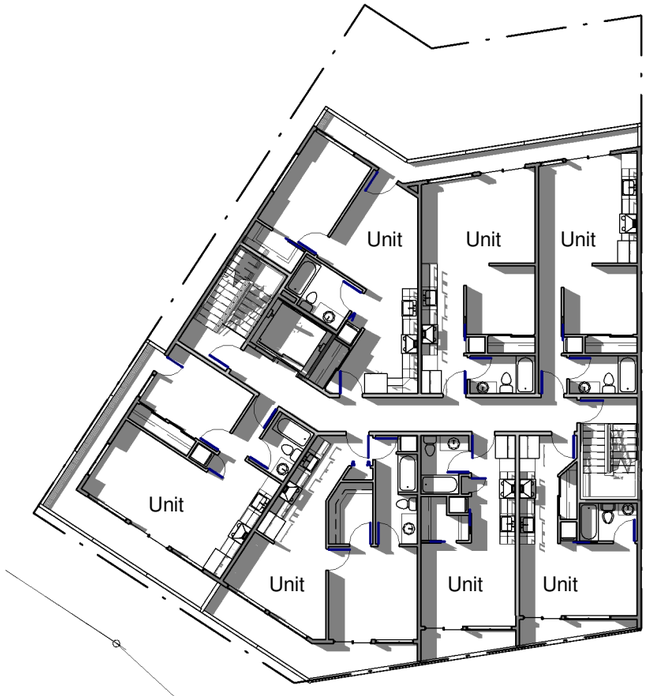
Concept 2



Second Level Floor Plan



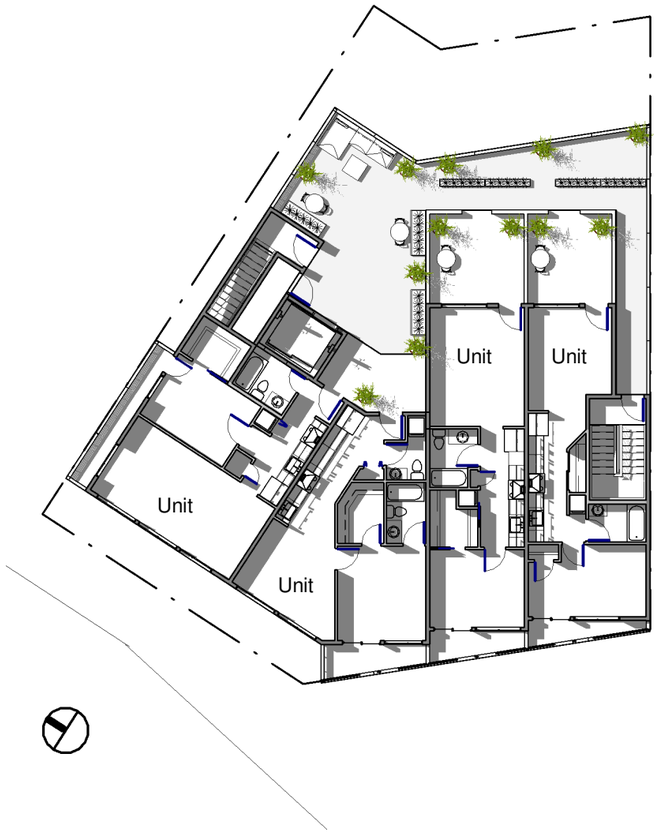
Third Level Floor Plan



Fourth Level Floor Plan

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Concept 2



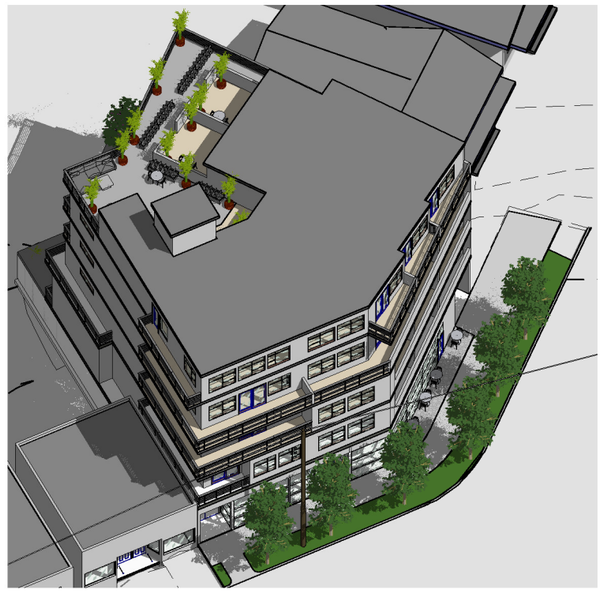
Penthouse Level Floor Plan



Roof Plan



Perspective - 57th Ave. S.



Amenity Area

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Sun-Shadow Analysis - Concept 2



Dec. 21 - 9:00 am - Concept 2



June 21 - 9:00 am - Concept 2



March 21/Sept. 21 - 9:00 am - Concept 2



Dec. 21 - 12:00 pm - Concept 2



June 21 - 12:00 pm - Concept 2



March 21/Sept. 21 - 12:00 pm - Concept 2



Dec. 21 - 3:00 pm - Concept 2



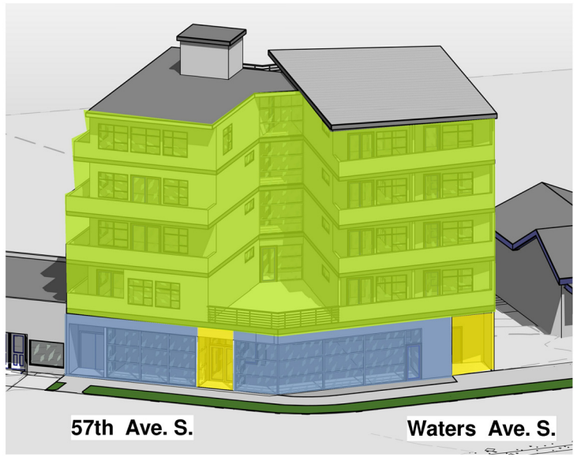
June 21 - 3:00 pm - Concept 2



March 21/Sept. 21 - 3:00 pm - Concept 2

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Concept 3 - Split massing (code compliance)



Project information:

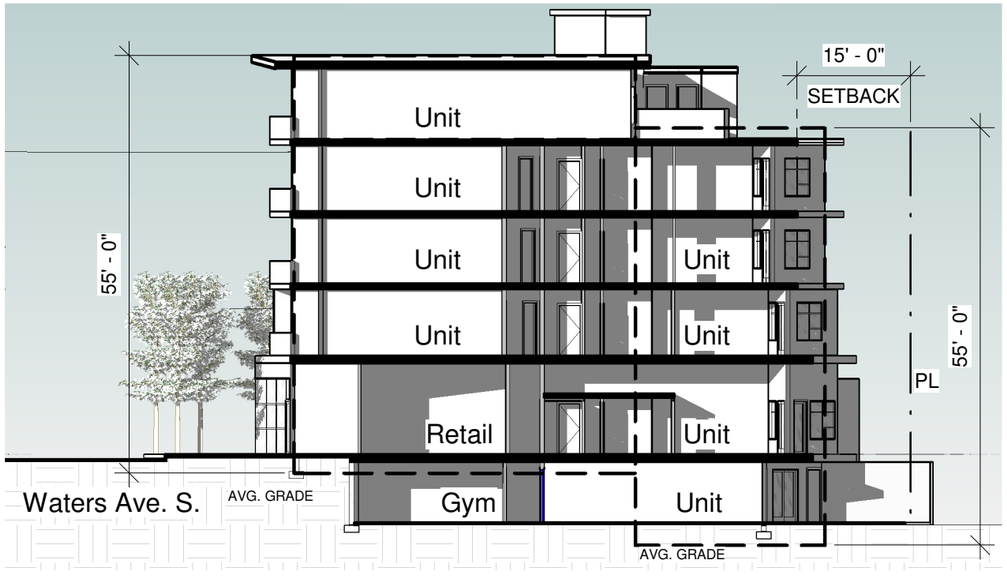
Number of units:	27
GFA Total:	15,918 SF
Vehicle Parking:	None required/provided
Bicycle Parking:	27 + 1 in ROW
Amenity Area:	1,681 SF (730 SF Req.)

Entry

Commercial

Residence

This concept offers a recessed main entry which provides access to the office and residential spaces. The secondary entry only allows access to the residential part of the building. There is direct entry access to the retail space from the sidewalk. The commercial spaces follow the shape of the property line at the street, which provides a continuous visual connection to the sidewalk. Three dwelling units are located on the main floor and lower level, six on floors two,three and four, and a penthouse level with three units. A roof deck on the second floor provides a visual split to the massing of the building. Storefronts are provided on the floors above to overlook the space. A trash room is conveniently located at the North side of the building with direct access to the sidewalk. A bicycle room is located in the lower level, and accommodates 31 bicycles on racks. A gym and mechanical areas occupy the rest of the lower level. All floors of the building are serviced by an elevator. Two stairs are located on the North and South sides of the building and allow access to all floors. A rooftop deck and an open patio off the lower level offer adequate amenity space for all units.



Building Section



Perspective - Entry

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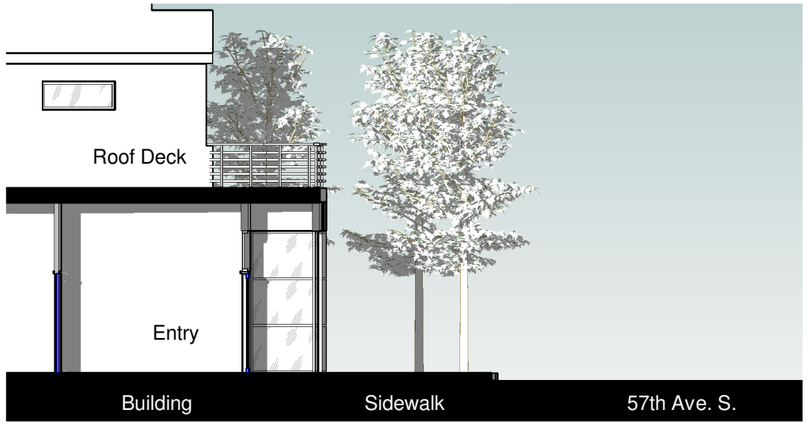
Concept 3



Perspective - South approaching



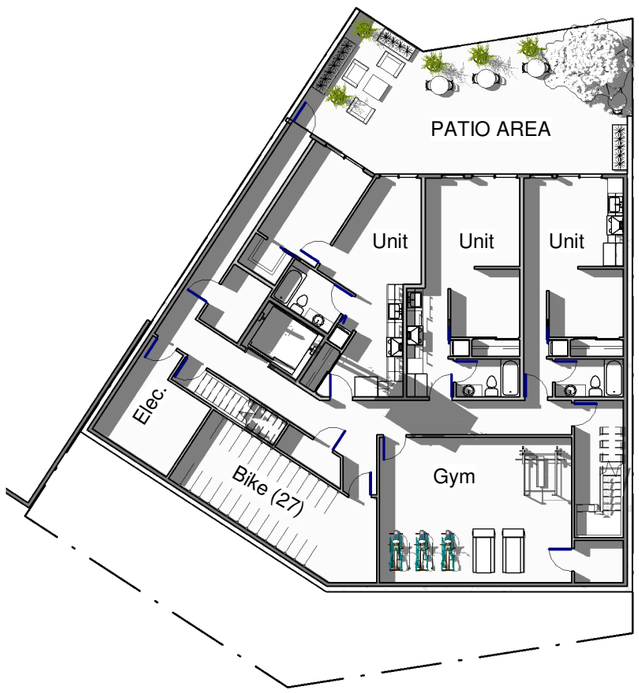
Perspective - Southwest View



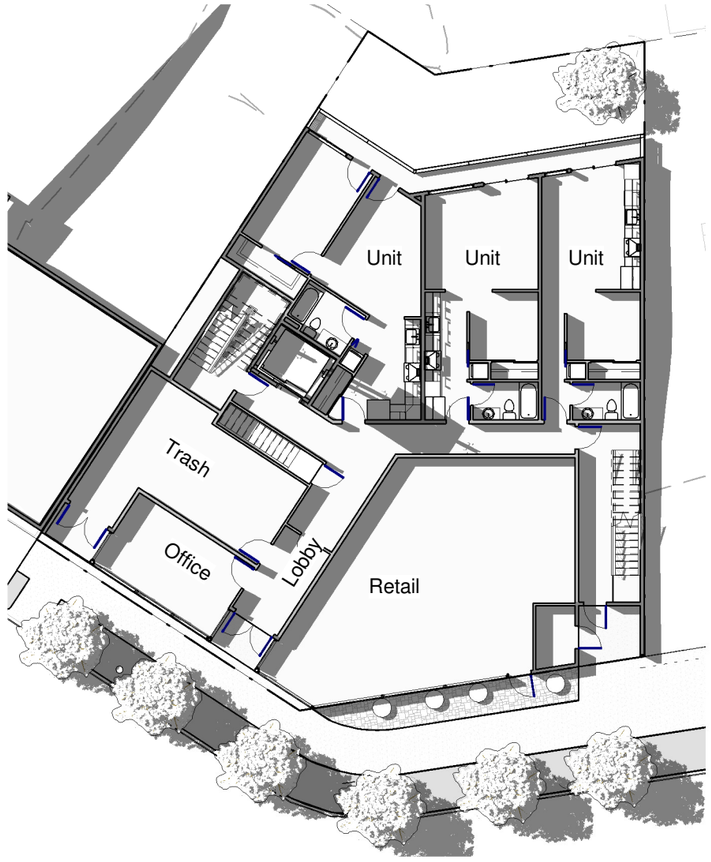
Sidewalk Connection at Entry

CONCEPT ARCHITECTURE, LLC
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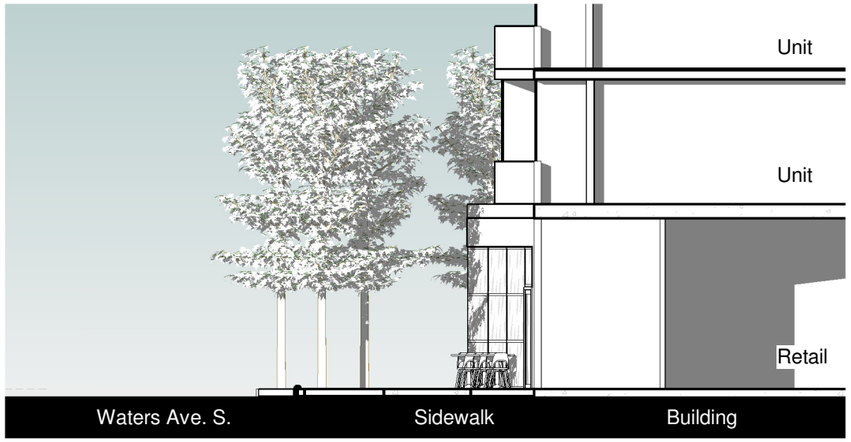
Concept 3



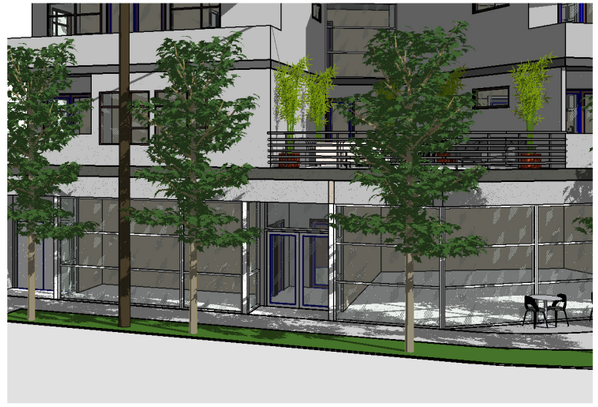
Lower Level Floor Plan



Main Level Floor Plan



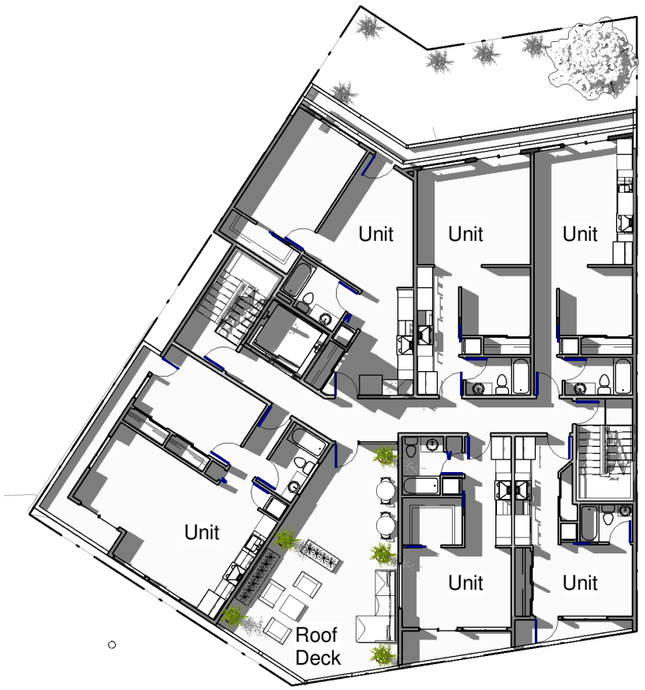
Sidewalk Connection at Retail Space



Perspective - Entry

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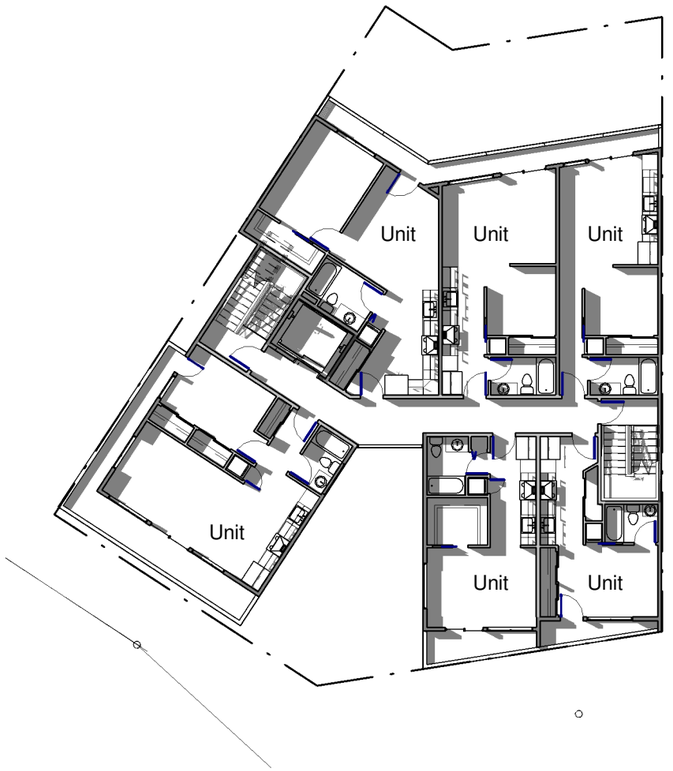
Concept 3



Second Level Floor Plan



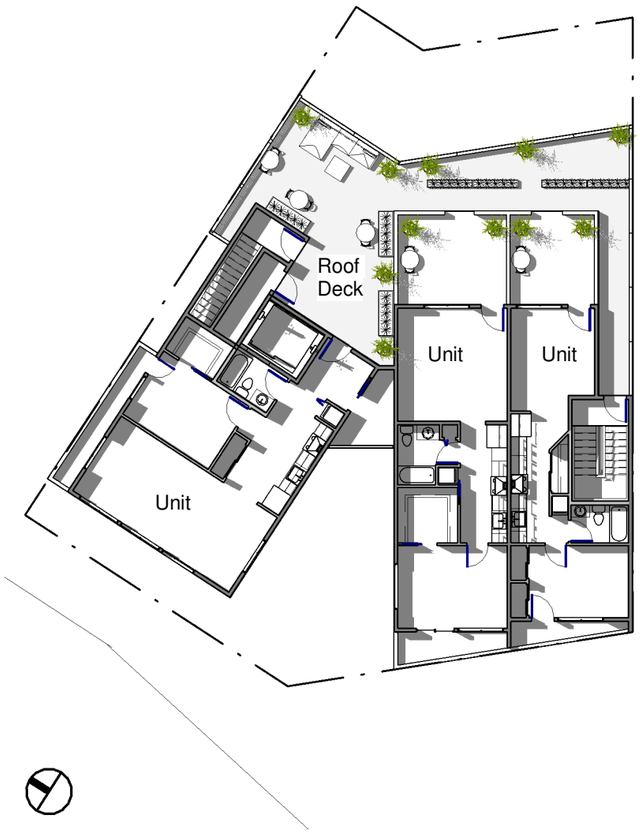
Third Level Floor Plan



Fourth Level Floor Plan

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Concept 3



Penthouse Level Floor Plan



Roof Plan



Perspective - 57th Ave. S.



Amenity Area

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5/16/2019 11:50:00 AM | Seattle Design Review | PROJECT # 3033728-EG | 9280 Waters Ave. S., Seattle, WA 98118

Sun-Shadow Analysis - Concept 3



Dec. 21 - 9:00 am - Concept 3



June 21 - 9:00 am - Concept 3



March 21/Sept. 21 - 9:00 am - Concept 3



Dec. 21 - 12:00 pm - Concept 3



June 21 - 12:00 pm - Concept 3



March 21/Sept. 21 - 12:00 pm - Concept 3



Dec. 21 - 3:00 pm - Concept 3



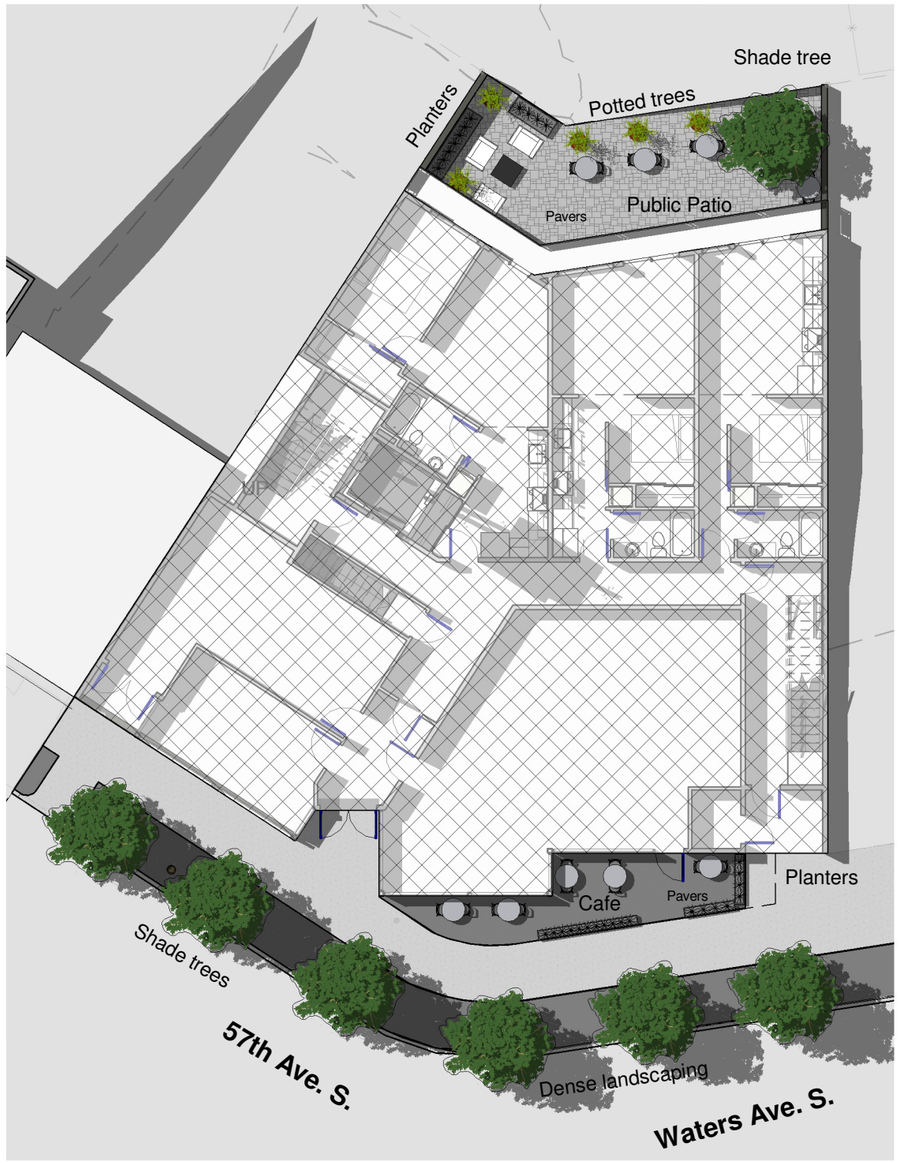
June 21 - 3:00 pm - Concept 3

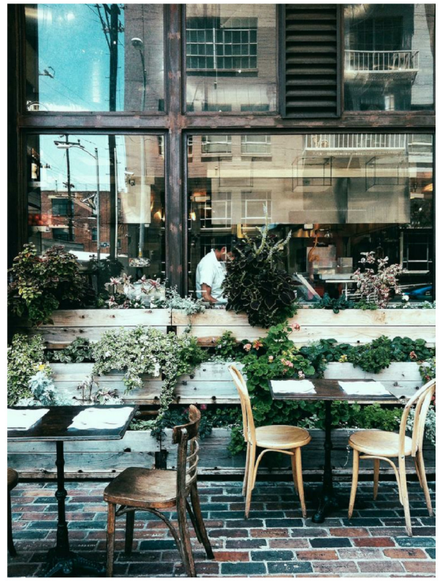


March 21/Sept. 21 - 3:00 pm - Concept 3

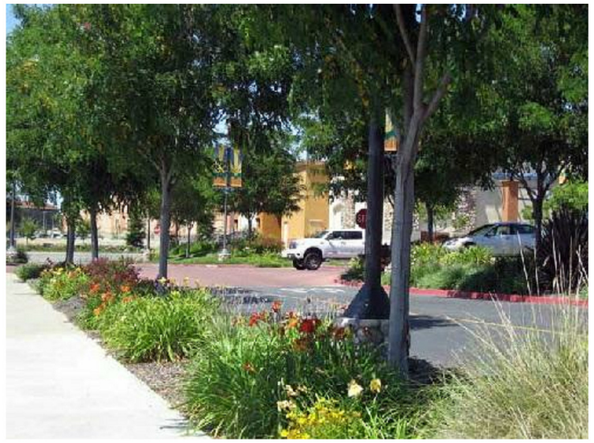
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Landscape Concept - Street and Patio





Cafe seating



Dense landscaping at street



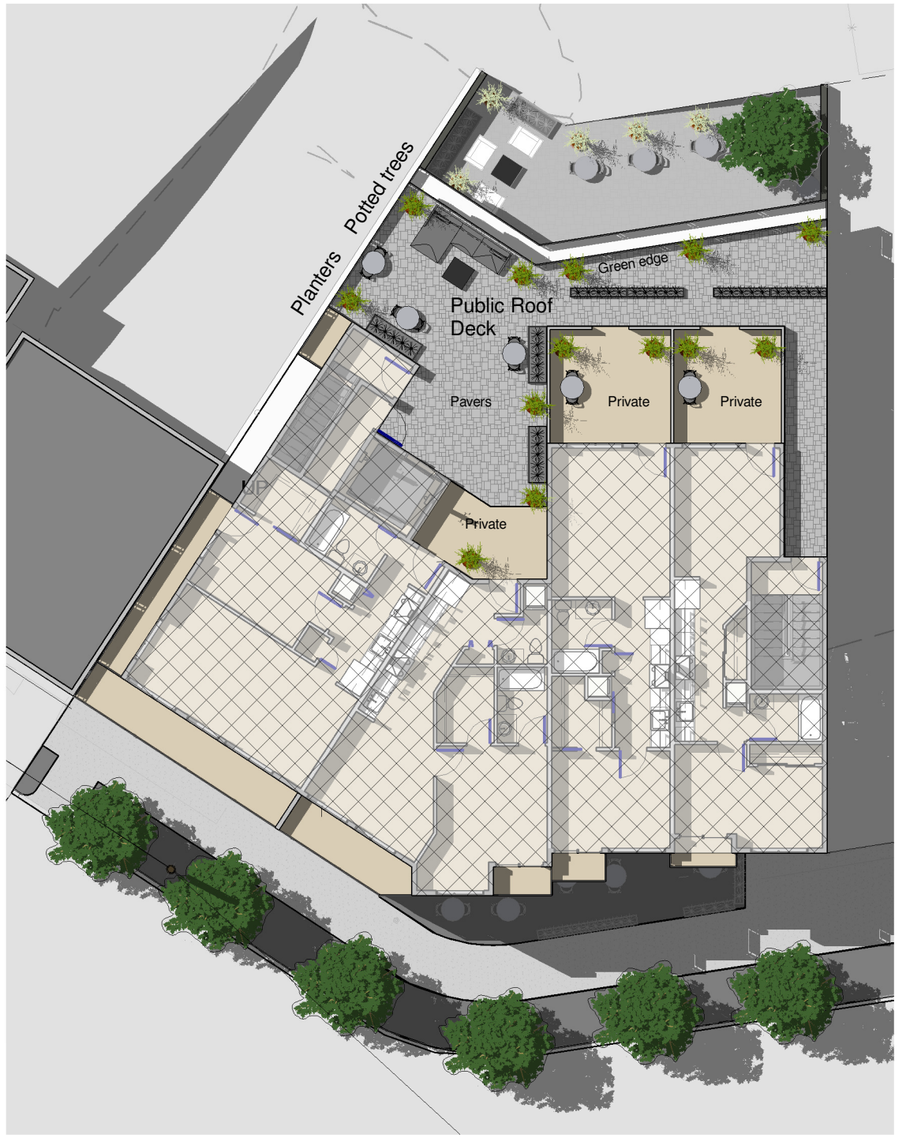
Patio outdoor seating

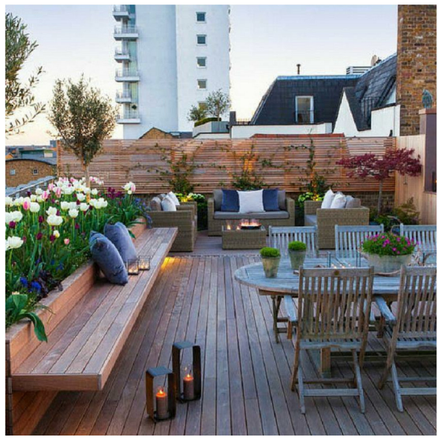


Shade tree in patio

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Landscape Concept - Roof





Outdoor Seating



Planters



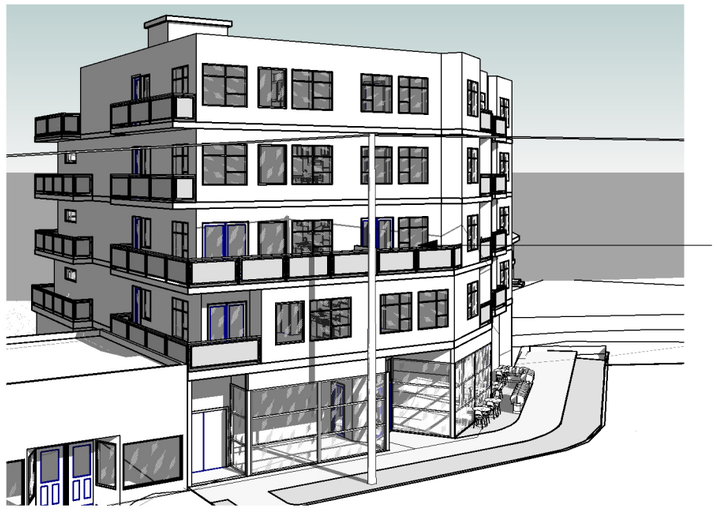
Potted trees

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Facade Articulation

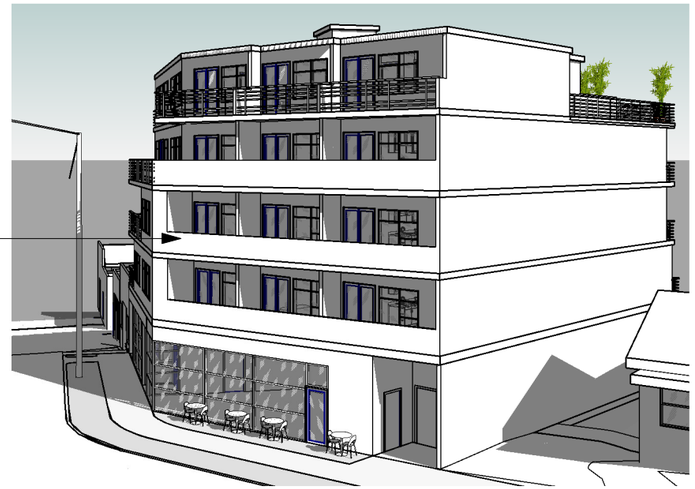
Concept 1

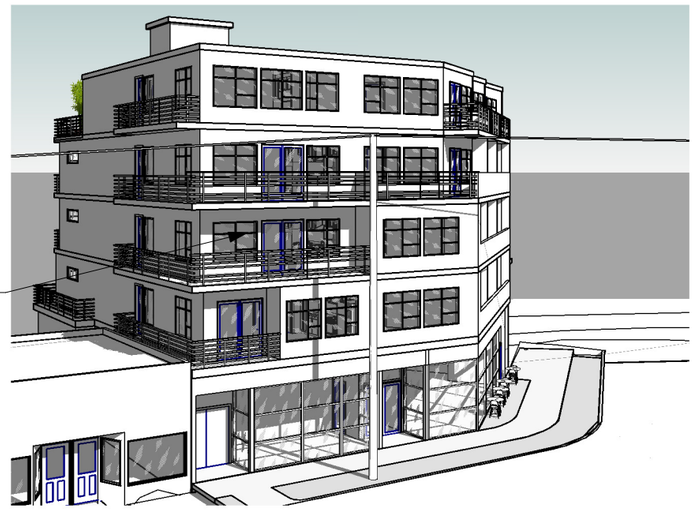


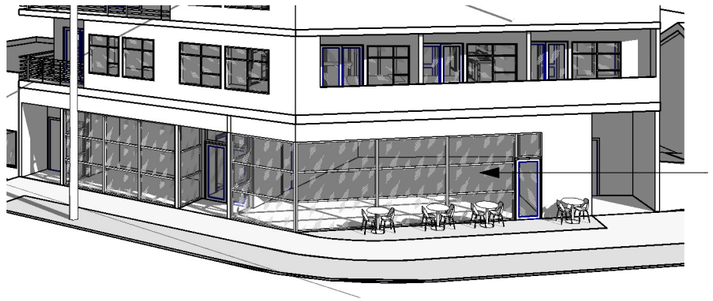




Concept 2

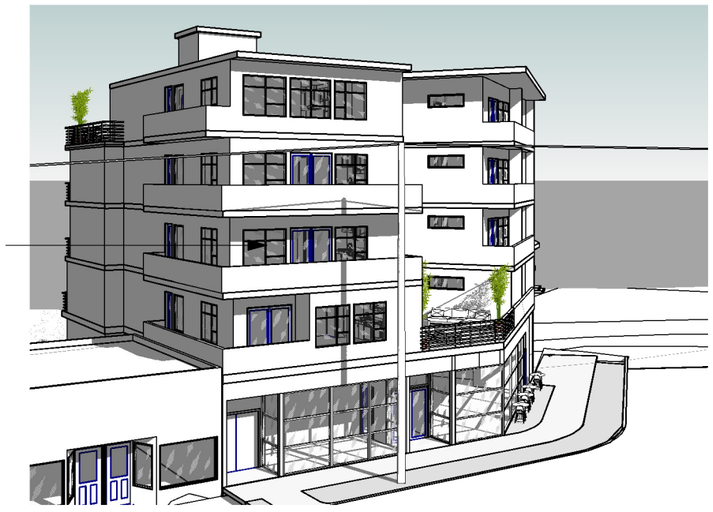






Concept 3







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Material Consideration





Custom windows



Exposed concrete walls in Public Patio



Storefront with horizontal grid



Cedar insets



Metal - Panel Siding variation

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