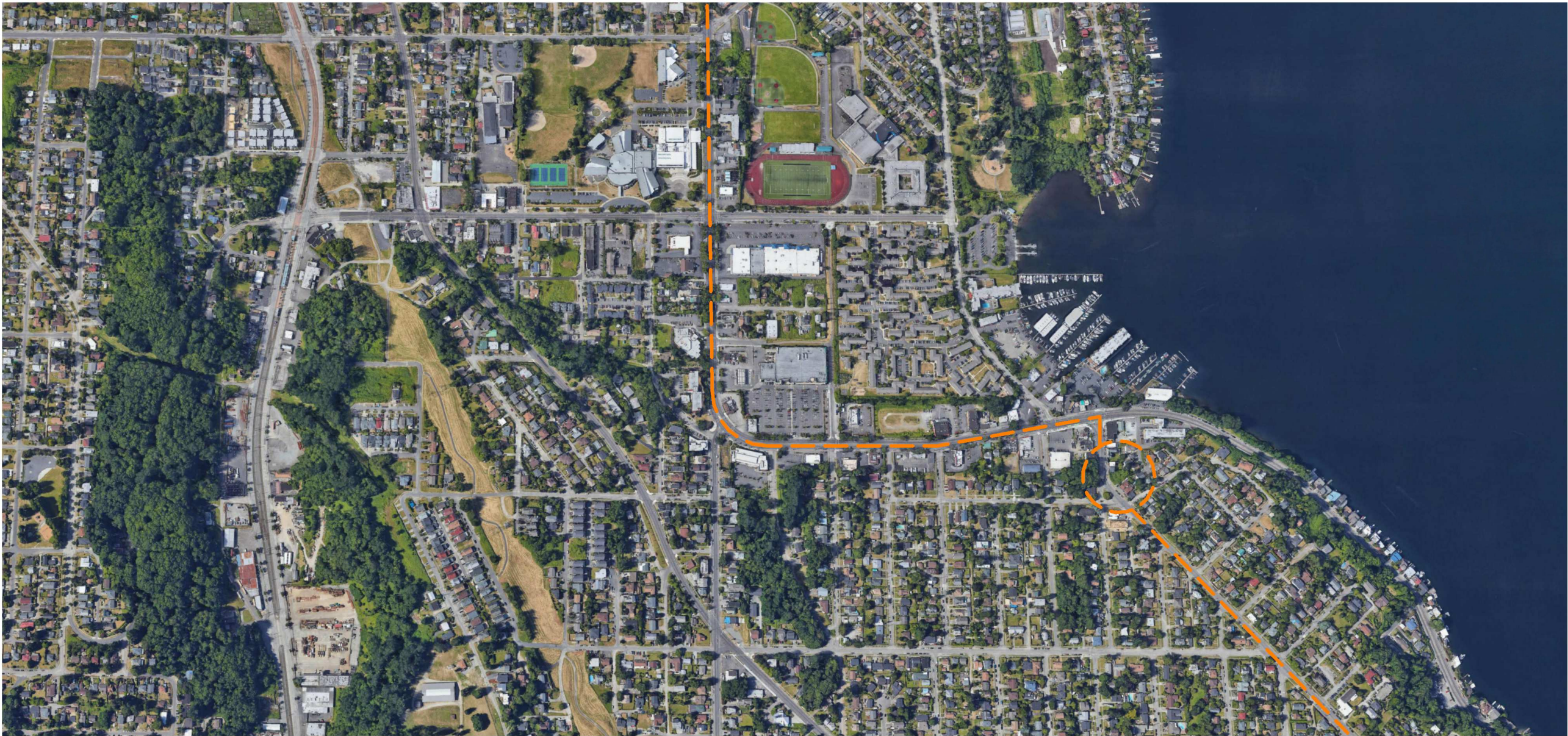


Waters Mixed Use

9280 Waters Ave. S., Seattle, WA 98118

Project Number 3033729-LU

RECOMMENDATION PACKET



3.0 Proposal

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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 sent underground per direction of Seattle City Light engineer.

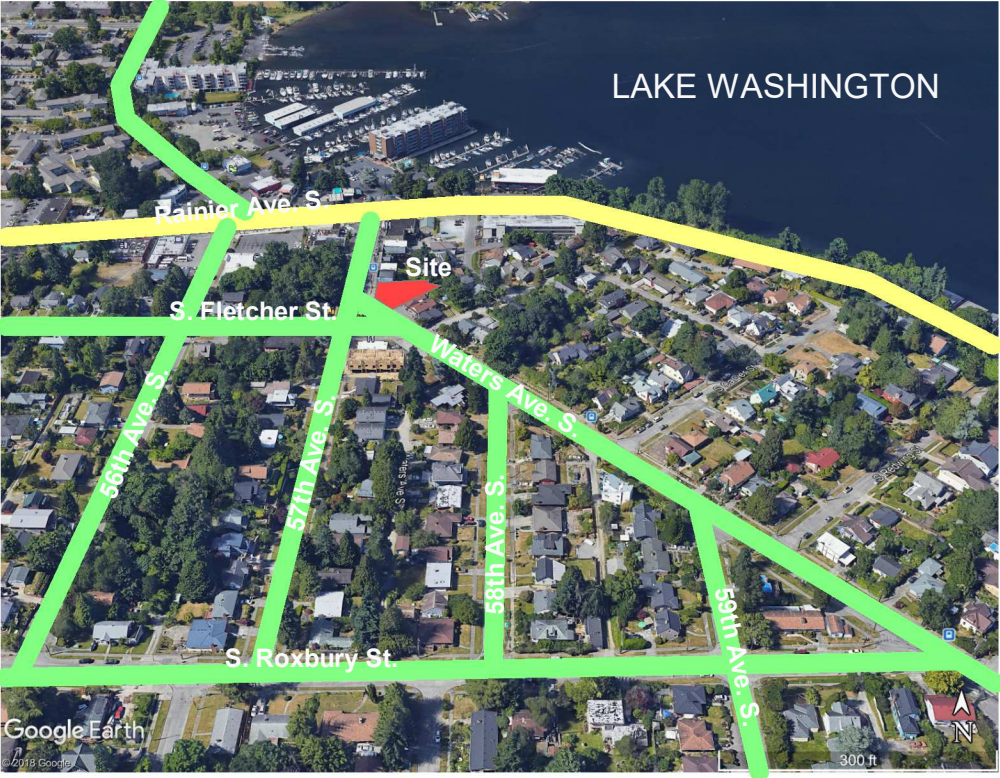
The proposed project is a mixed use building with five stories and a basement. The main floor at the street will provide a retail shop and an office space. A trash and recycling area is also on the main floor with easy access to the street. Three dwelling units are proposed on the main floor and basement level. Seven units will be provided on both the second, third and fourth floors, and three units on the penthouse level (30 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 30 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 = 657 SF
Total Office space = 451 SF
Total shared Trash Area = 416 SF
Total Residential space = 18,900 SF
Gross Floor Area (chargeable) = 18,171 SF

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

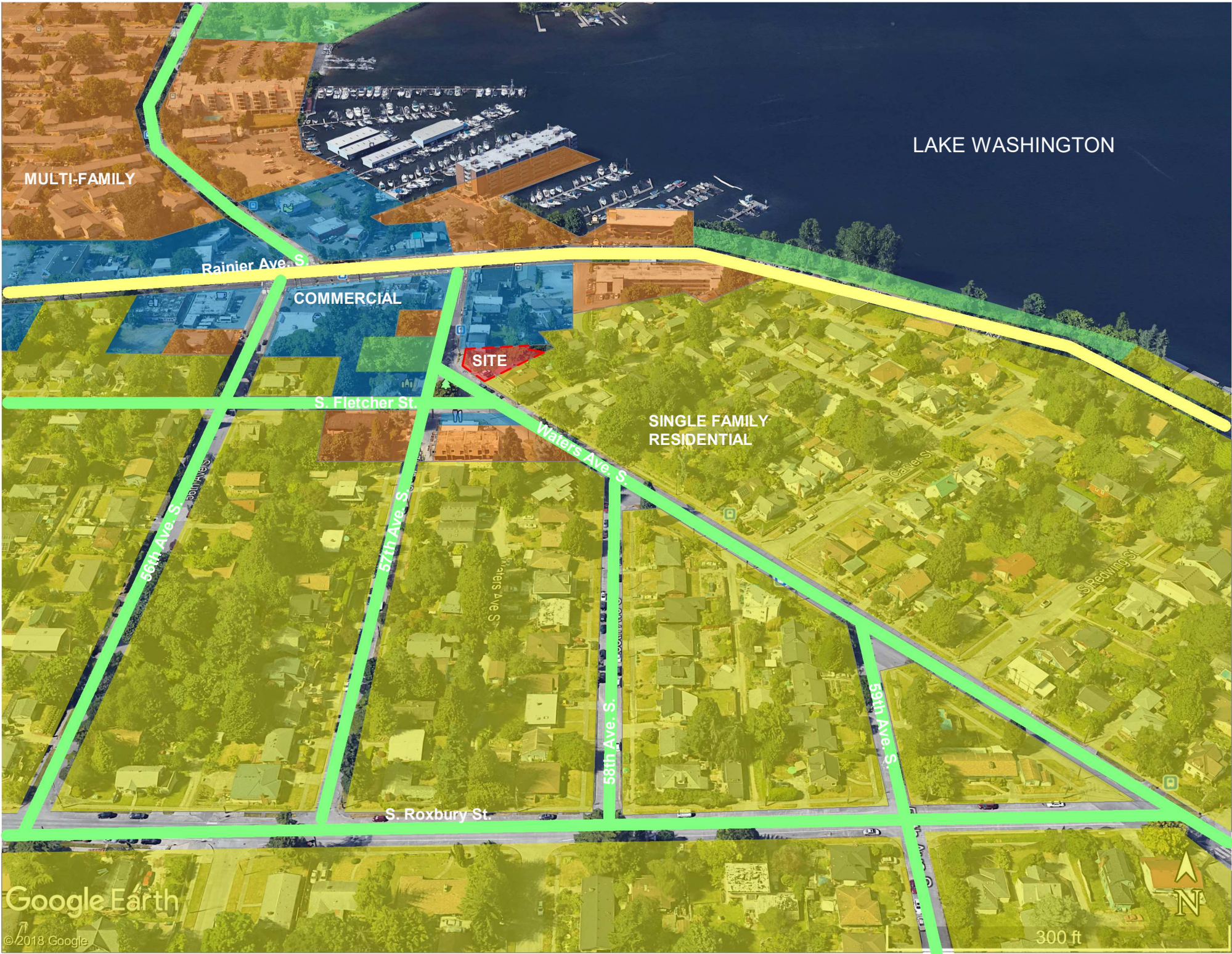
- 1. Cohesive integration into existing neighborhood
- 2. Creating transition building which interacts with dense residential neighborhood and commercial businesses.
- 3. Providing efficient and pleasant housing options for future residents.
- 4. Create interesting massing while keeping human scale and usability in mind.



VICINITY MAP

4.0 Summary Context Analysis

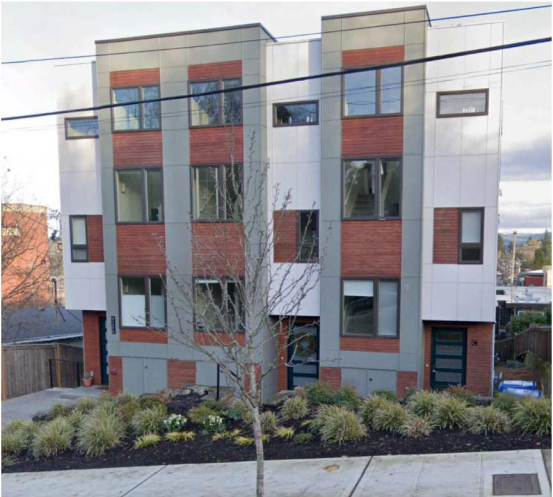
- Urban Design Analysis Legend**
- Neighborhood Divider
 - Neighborhood Connector
 - Single Family Residence
 - Multi-family
 - Commercial/Retail/Office/Church
 - Mixed Use
 - Recreation/Open Space



4.0 Context Analysis



8124 Rainier Ave. S.
similar window type, brick, panelized sections



9266 50th Ave. S.
panelized sections, cedar/wood insets



9245 Rainier Ave. S.
similar window type, brick, panelized sections



9400 Rainier Ave. S.
panelized sections, cedar/wood insets

5.0 Existing Site Conditions

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



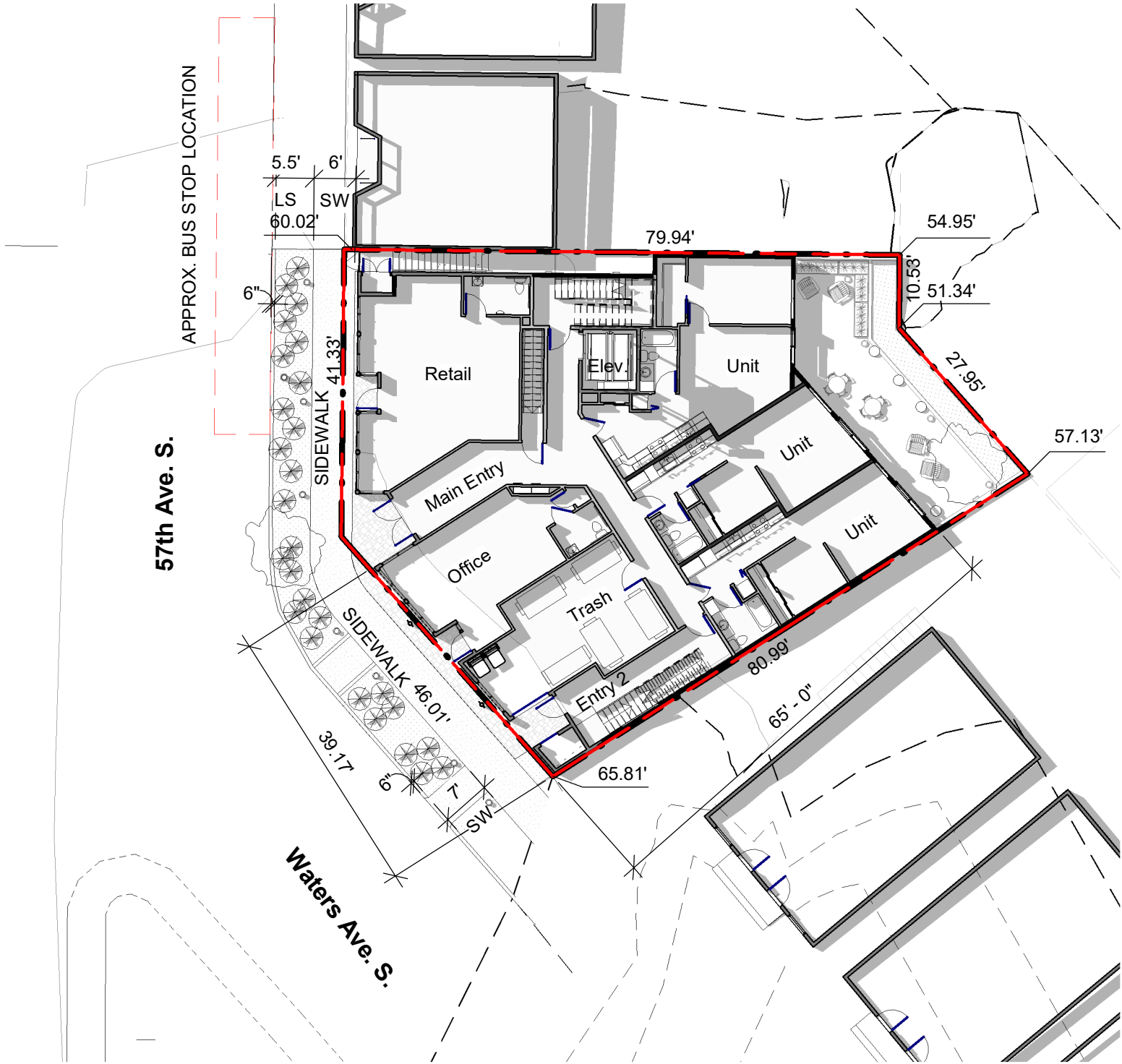
6.0 Zoning Data

Zoning:	NC1-55
Lot size:	5,076 SF
FAR:	3.75; GFA Allowed = 19,035 SF 18,719 SF proposed
Base Height Limit:	55 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 & 5; South Side = 0; Front = 0
Amenity Area:	5% OF GFA of Res.; 784 SF Req. - 1,185 SF provided (Public Patio = 561 SF, Roof Top Deck = 624 SF)
Parking:	None required/provided
Solid Waste Storage:	416 SF required; 416 proposed
Bicycle Parking:	30 long term provided and 1 short term proposed in ROW
Street Level Facades:	only 20% allowed for Residential uses; 9% proposed on Waters Ave. & 10% proposed on 57th.

- RSL
- SF 5000
- NC1-55
- LR3

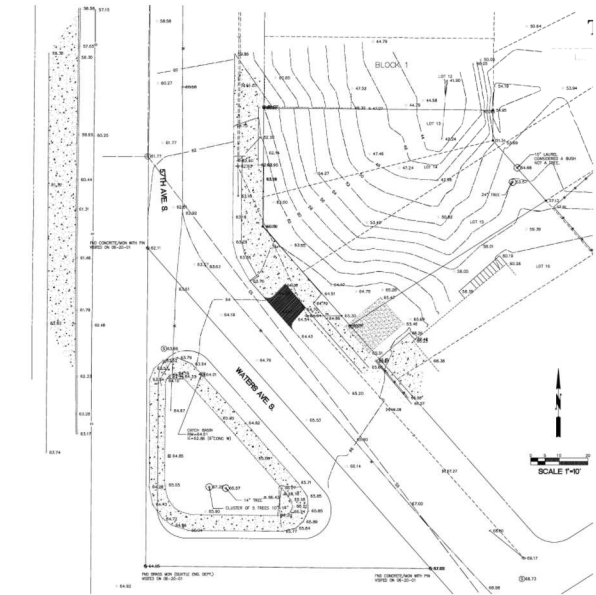
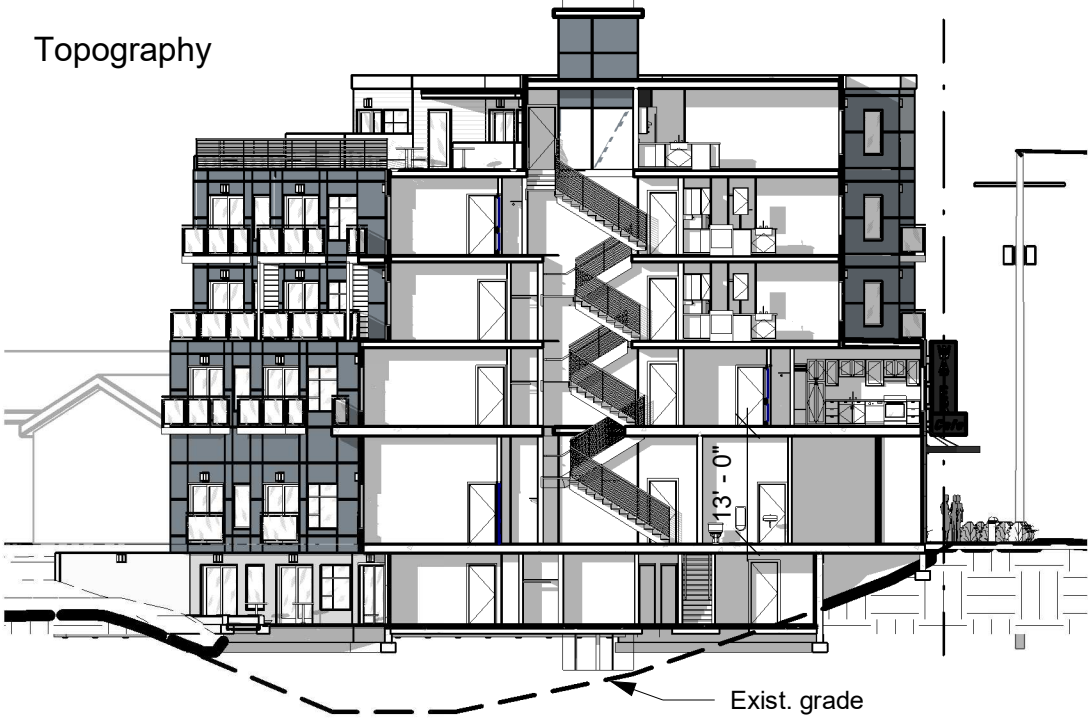


7.0 Composite Site Plan



8.0 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

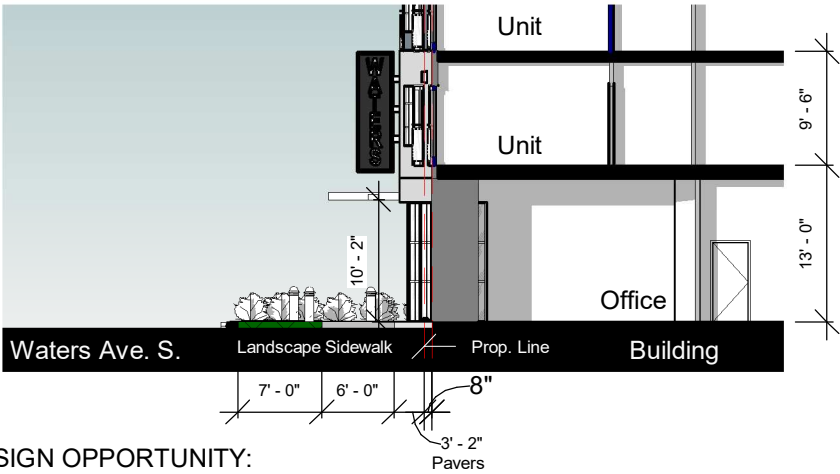


DESIGN OPPORTUNITY:

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 potentially help other businesses in the vicinity. 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

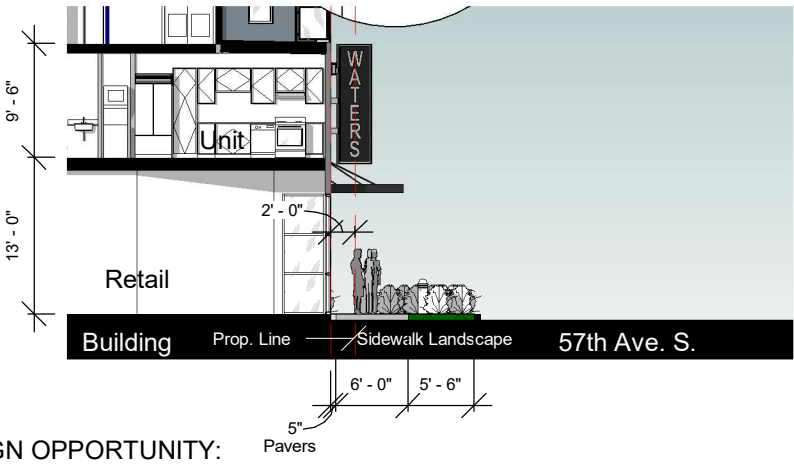


DESIGN OPPORTUNITY:

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 entrance canopies provide a clear path to the interior.

- 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

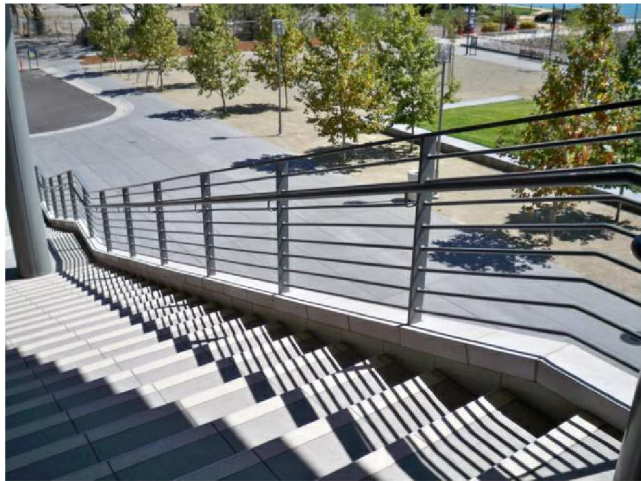


DESIGN OPPORTUNITY:

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

Exterior Patio Access



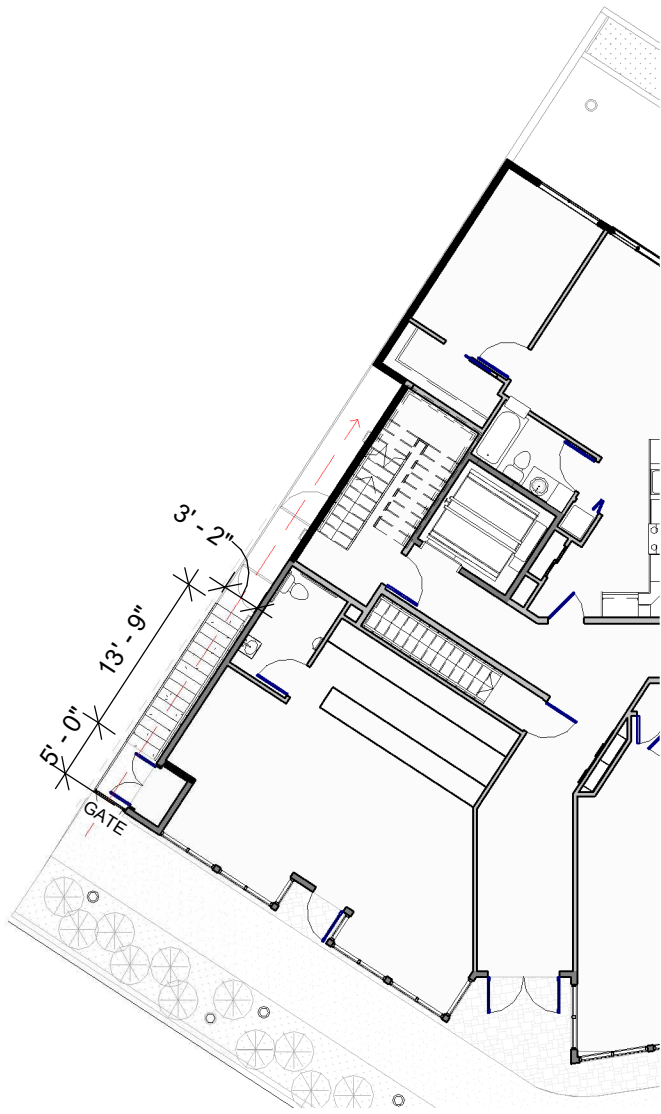
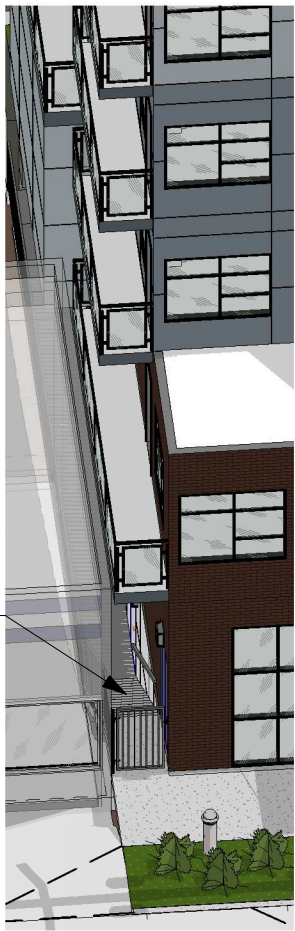
METAL RAILING ON CONC. STAIR



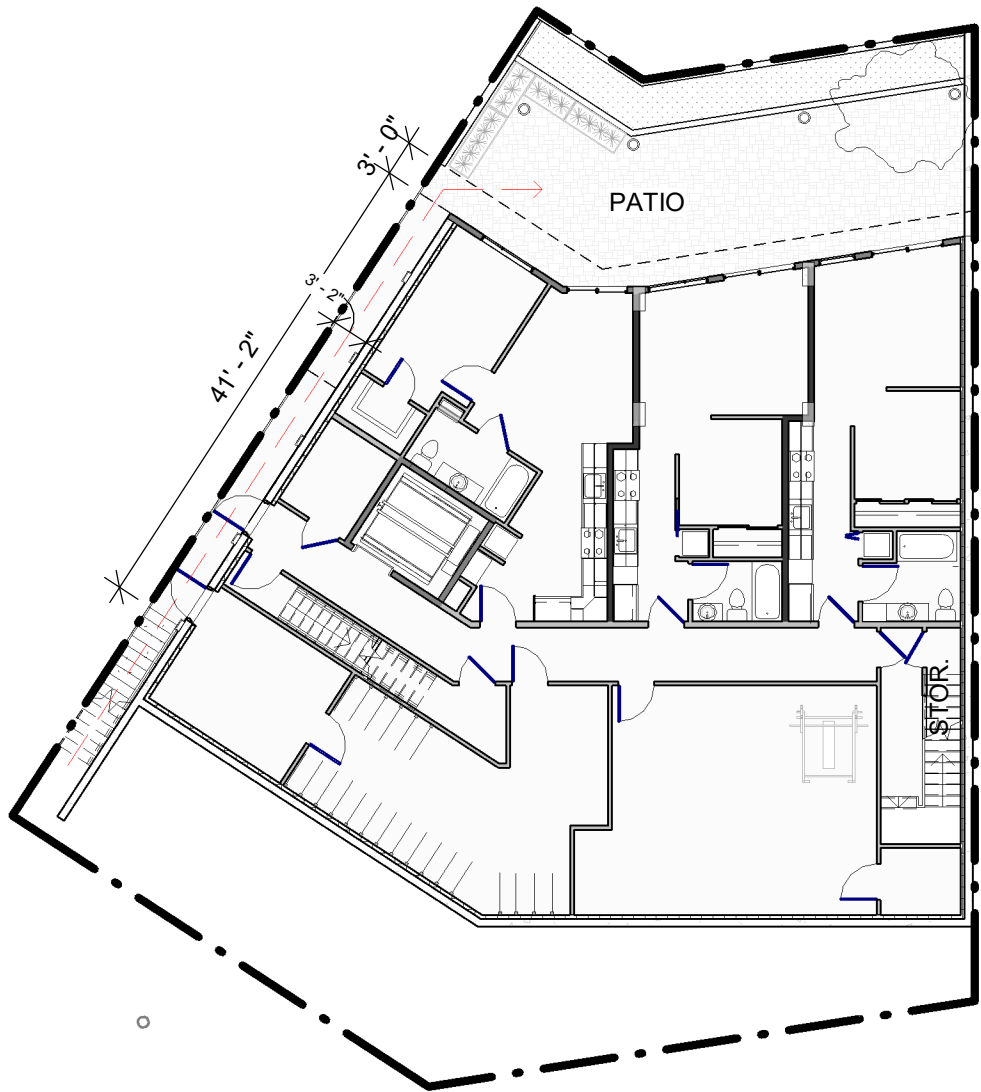
GATE ACCESS TO STAIRS



CONC. STAIR
FROM STREET
TO REAR
PATIO
W/METAL
RAILING



Main Level Access



Lower Level Patio

8.0 EDG RESPONSE

ADMINISTRATIVE EARLY DESIGN GUIDANCE COMMENTS:

Massing options and architectural concept option 1

a. If further development of the project requires filling in the void, Staff finds Option 1 to be the best model ("Articulated Façade," the applicants preferred option). The recessed and projecting massing moves respond to the unusual shape of the site; however, this form and the balcony pattern should be regularized to create a visually coherent whole. **(CS2, CS3, DC2 and DC3)**

b. If Option 1 is chosen, then the applicant should work to create a focal point in the design of this very prominent site. High-quality vertical signage, balconies, or a massing shift are some (but not all of the) potential options to meet this goal. **(CS2, CS3, DC2 and DC3)**

The proposed design responds to the unusal shape of the site, but also provides cohesive patterns in the window layouts, balcony styles and siding application. The focal point of the building is the main entry cut-out, vertical signage and the balconies above the entrance. Canopies provide additional interest to the commercial & residential entrances. A massing shift is provided in the balcony areas above the main entry.

Context and detailing

a. Look to the surrounding neighborhood context for cues as to materials and detailing. This will help anchor the new building into the existing community. There are no panelized materials along the 57th Ave S commercial strip. **(Cs3 and DC4)**

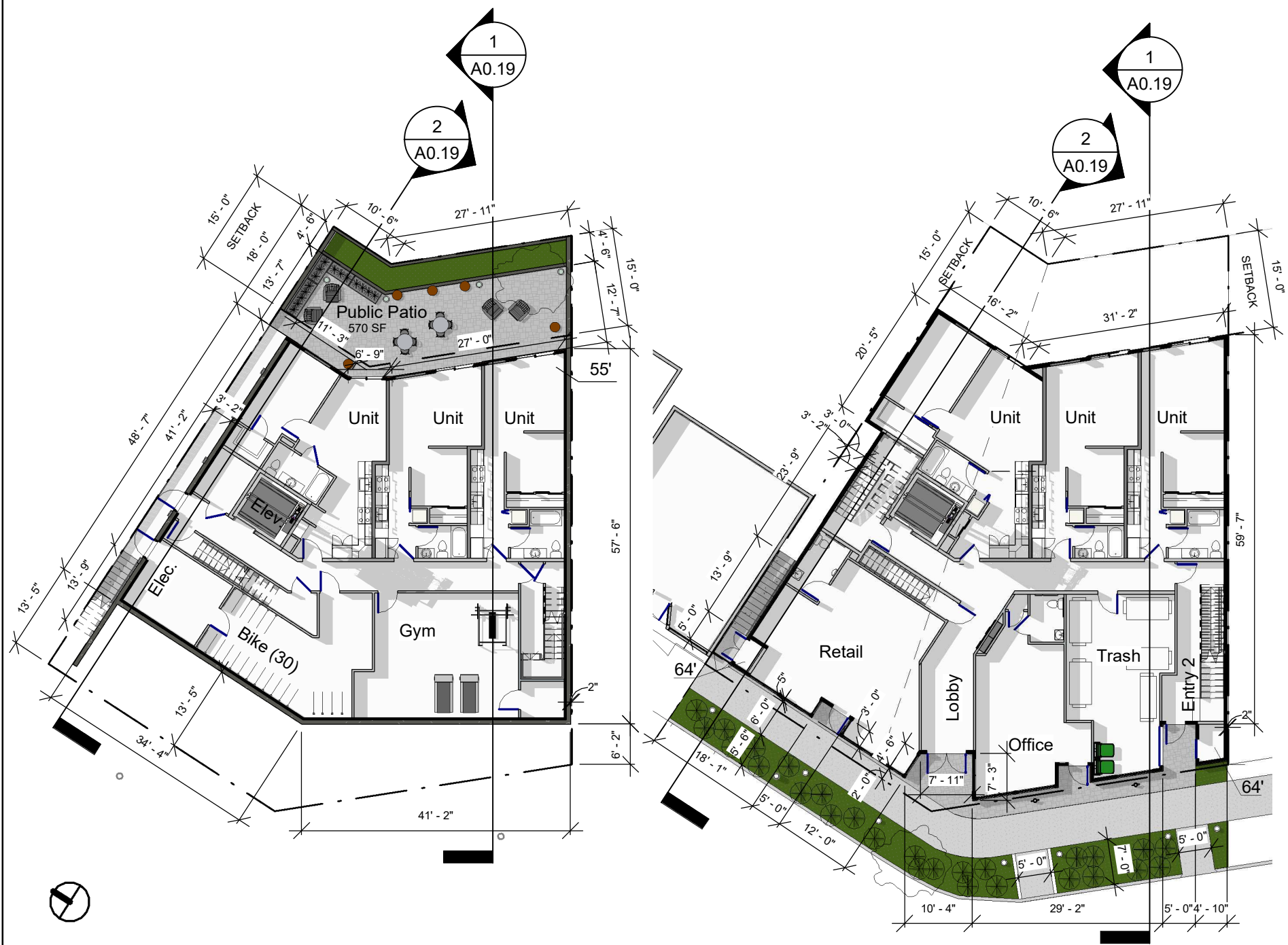
While there may be no panelized material in the immediate neighborhood, the simplicity of the panels with metal reveals accentuate the brick facade element on the street level. The building adjacent to the site (across the street) is a brick building. Panelized siding can be found on buildings within several blocks on Rainier Ave. S.

b. Staff agrees with all the concepts' open spaces located at the rear, to bridge the transition to the residential lots across from the rear property line. Include open space in this location in all future iterations of the project. In the Recommendation packet, explore ways to further mitigate the transition through plantings and attractively detailed barriers. **(CS2 and DC3)**

The lower patio area with the bioswale and landscape design will effectively bridge the transition to the adjacent residential lots across from the rear property line.

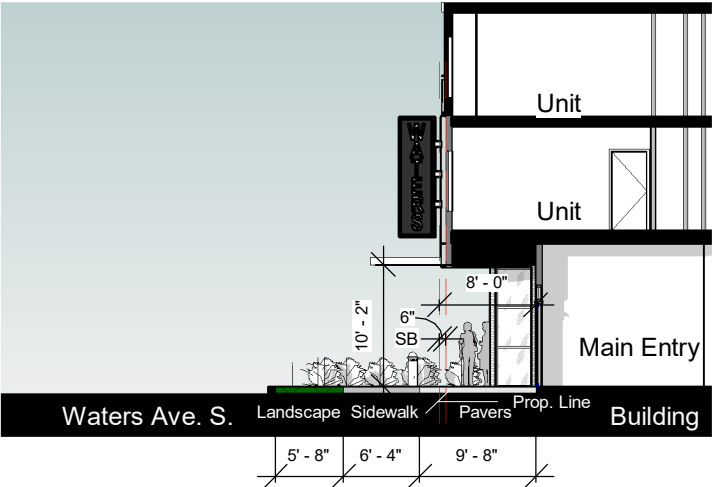


9.0 Floor Plans



Lower Level Floor Plan

Main Level Floor Plan

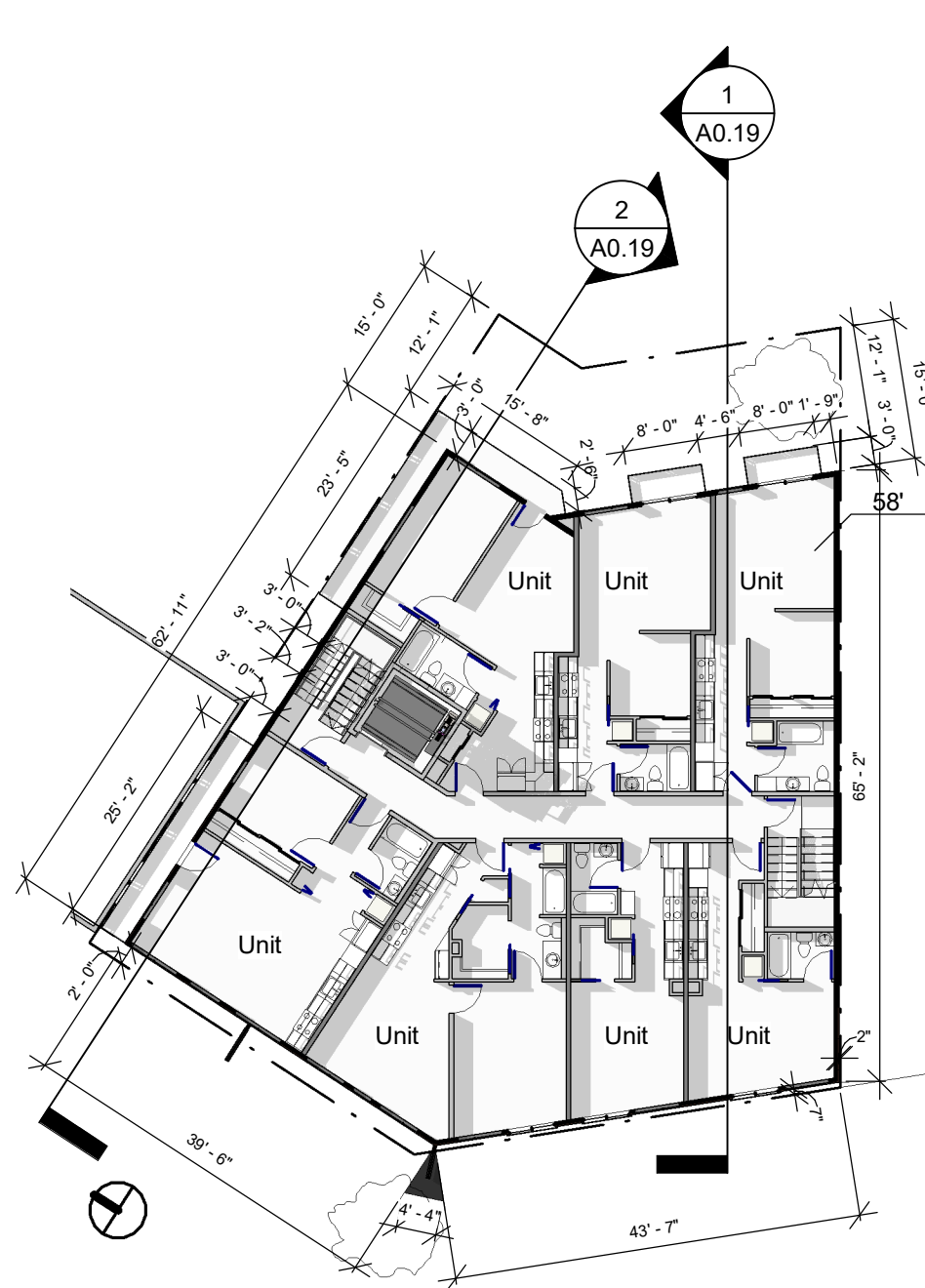


Sidewalk Connection at Main Entry

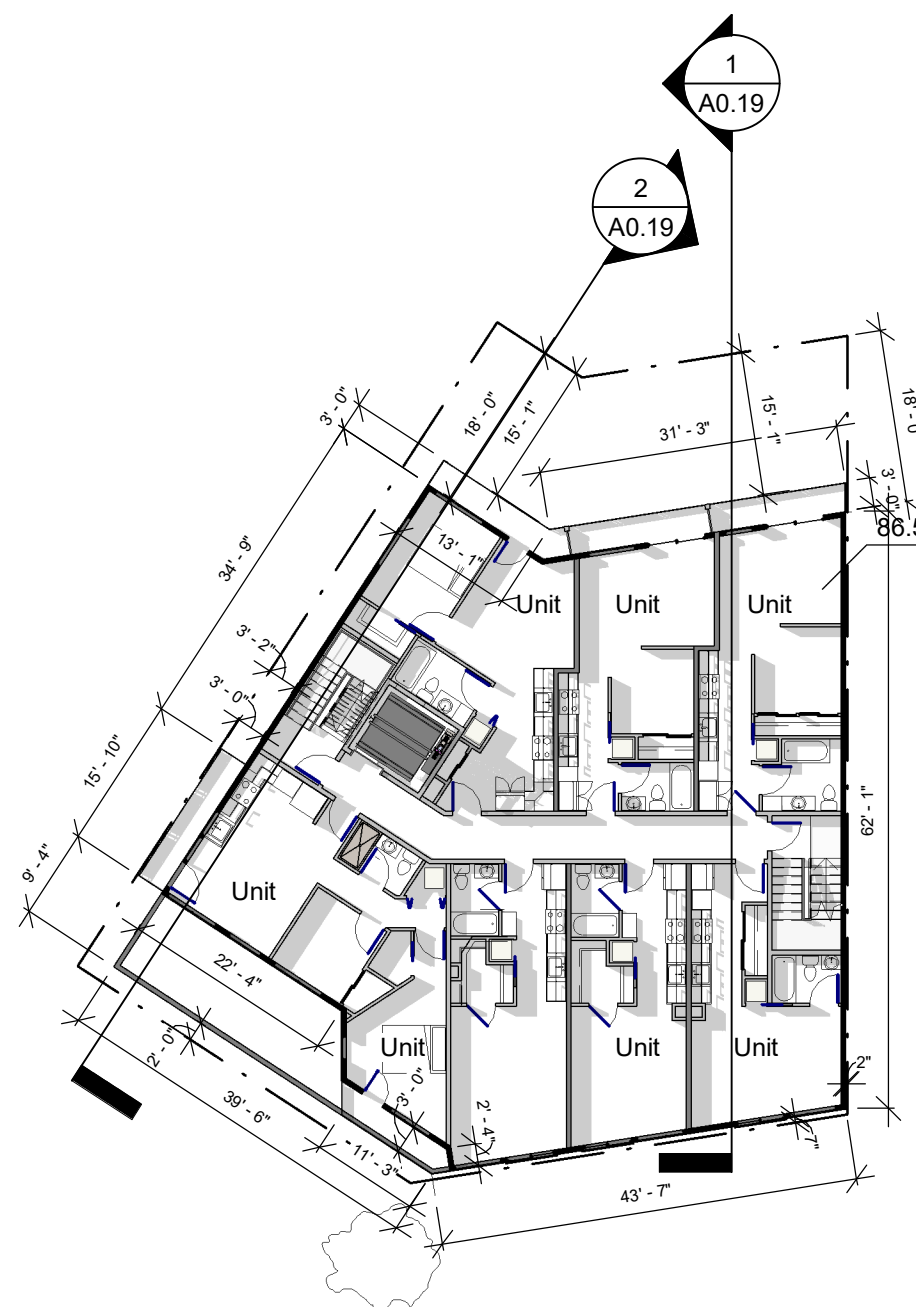


Perspective - Entry

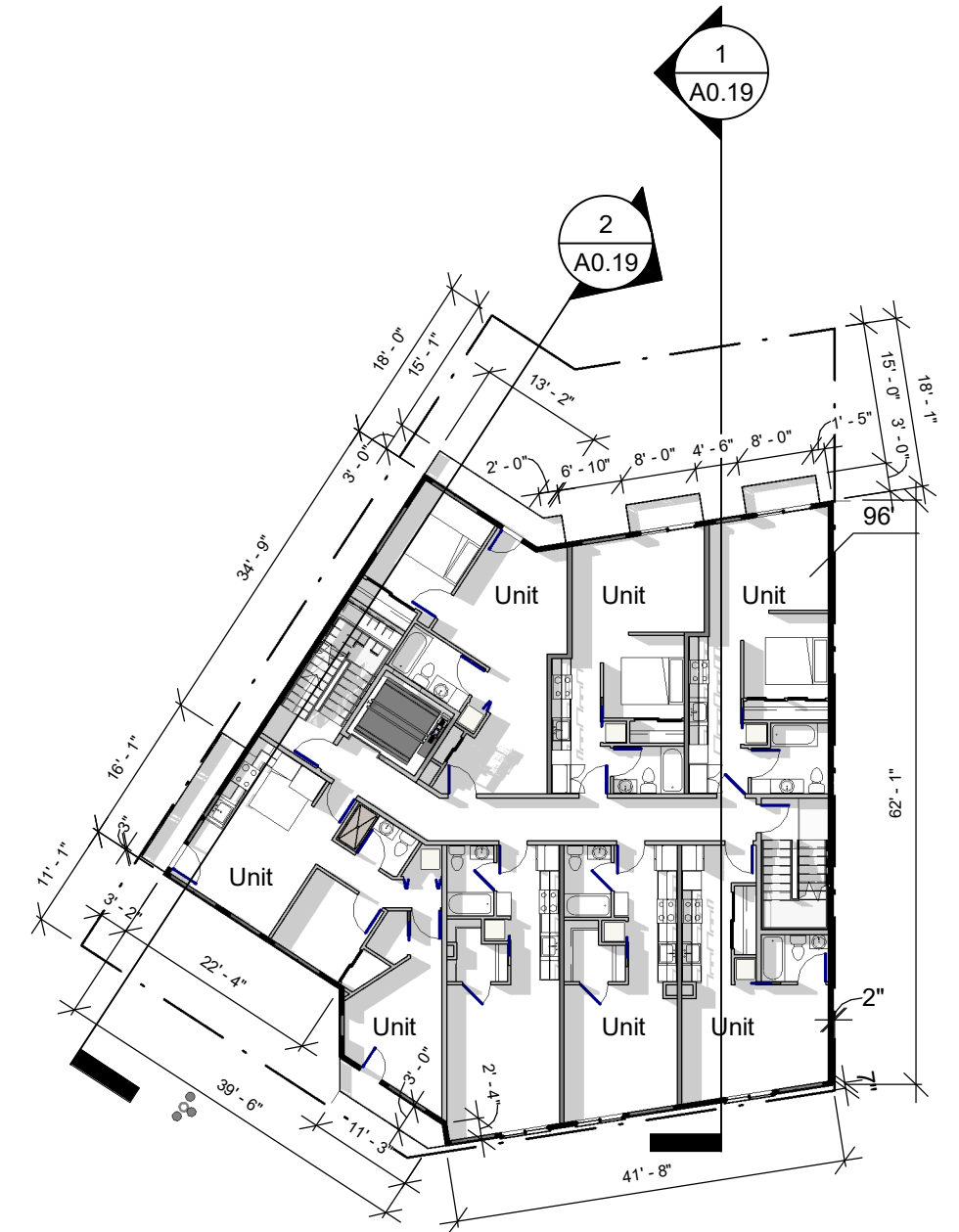
9.0 Floor Plans



Second Level Floor Plan

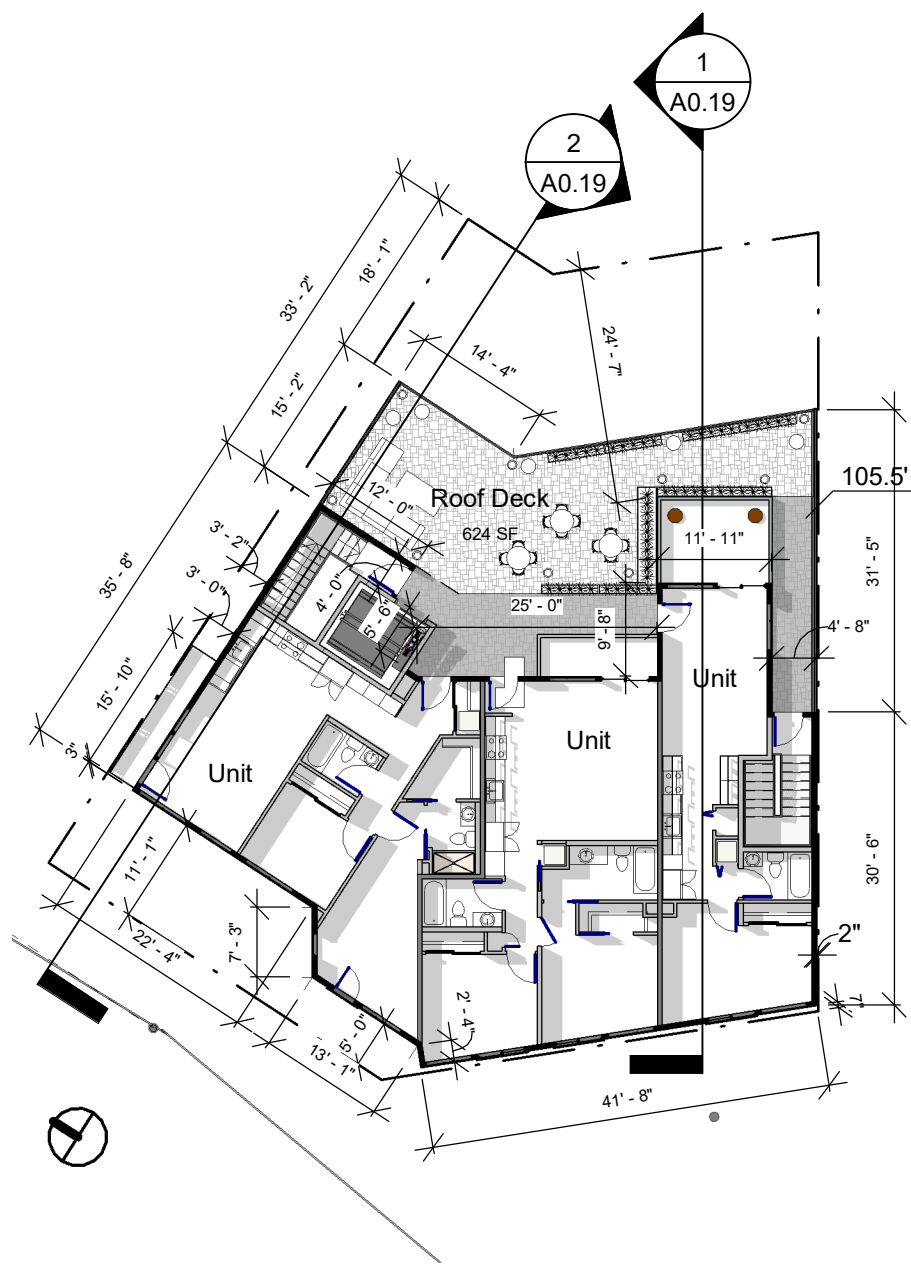


Third Level Floor Plan

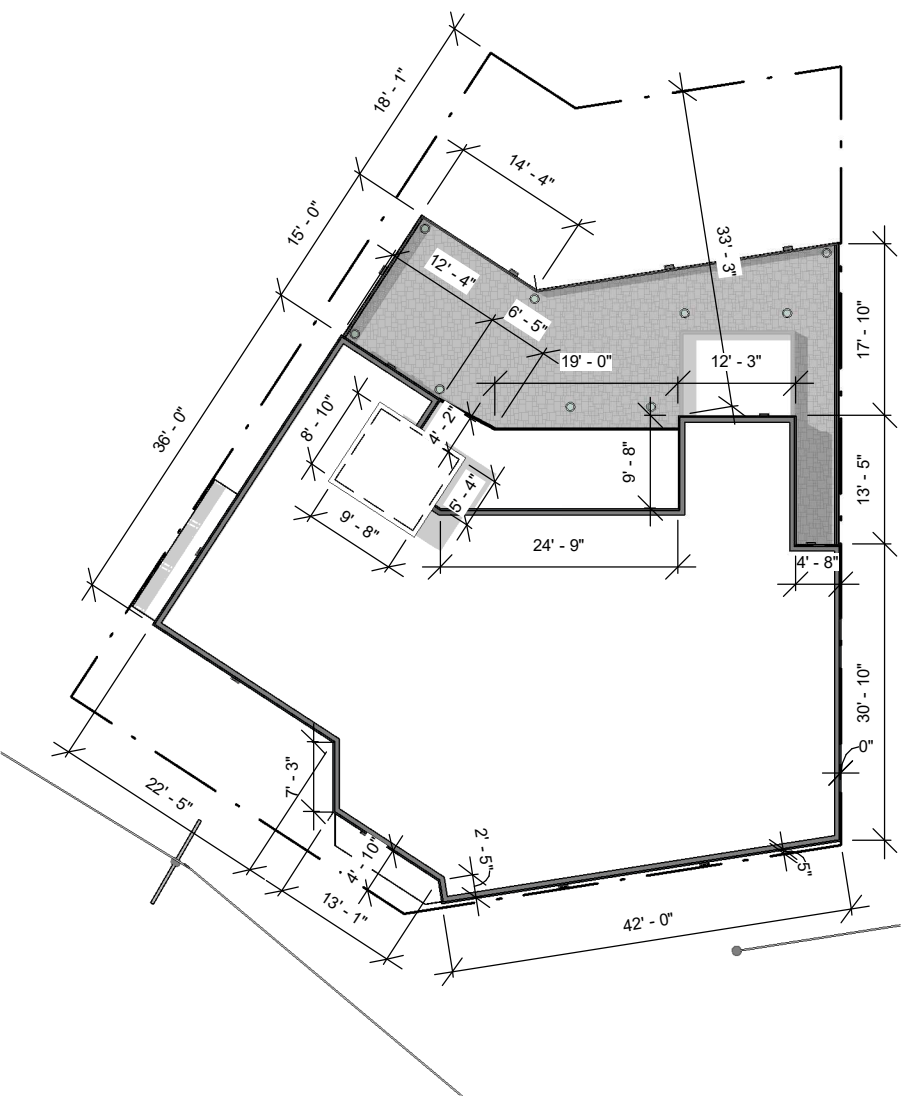


Fourth Level Floor Plan

9.0 Floor Plans



Penthouse Level Floor Plan



Roof Plan



Perspective - 57th Ave. S.



Amenity Area

10. Landscape Concept - Street and Lower Level Patio



Salsa Grass Palm
1 gal.



Everillo Japanese Sedge
1 gal.



Heavenly Bamboo
2 gal.



Japanese Tassel Fern
1 gal.



Blue Mouse Ears Hosta
1 gal.



Oak Leaf Bear's Breech
1 gal.



Black Mondo Grass
1 gal.



Ascot Rainbow Euphorbia
1 gal.



Berry Smoothie Coral Bells
1 gal.



Obsidian Coral Bells
1 gal.



Firefly Heather
1 gal.



Hidcote Blue Lavender
1 gal.



Diamond Heights Ceanothus
1 gal.



Creeping Raspberry
4" pot



Japanese Stewartia
Street Tree
2"-2.25" Cal.

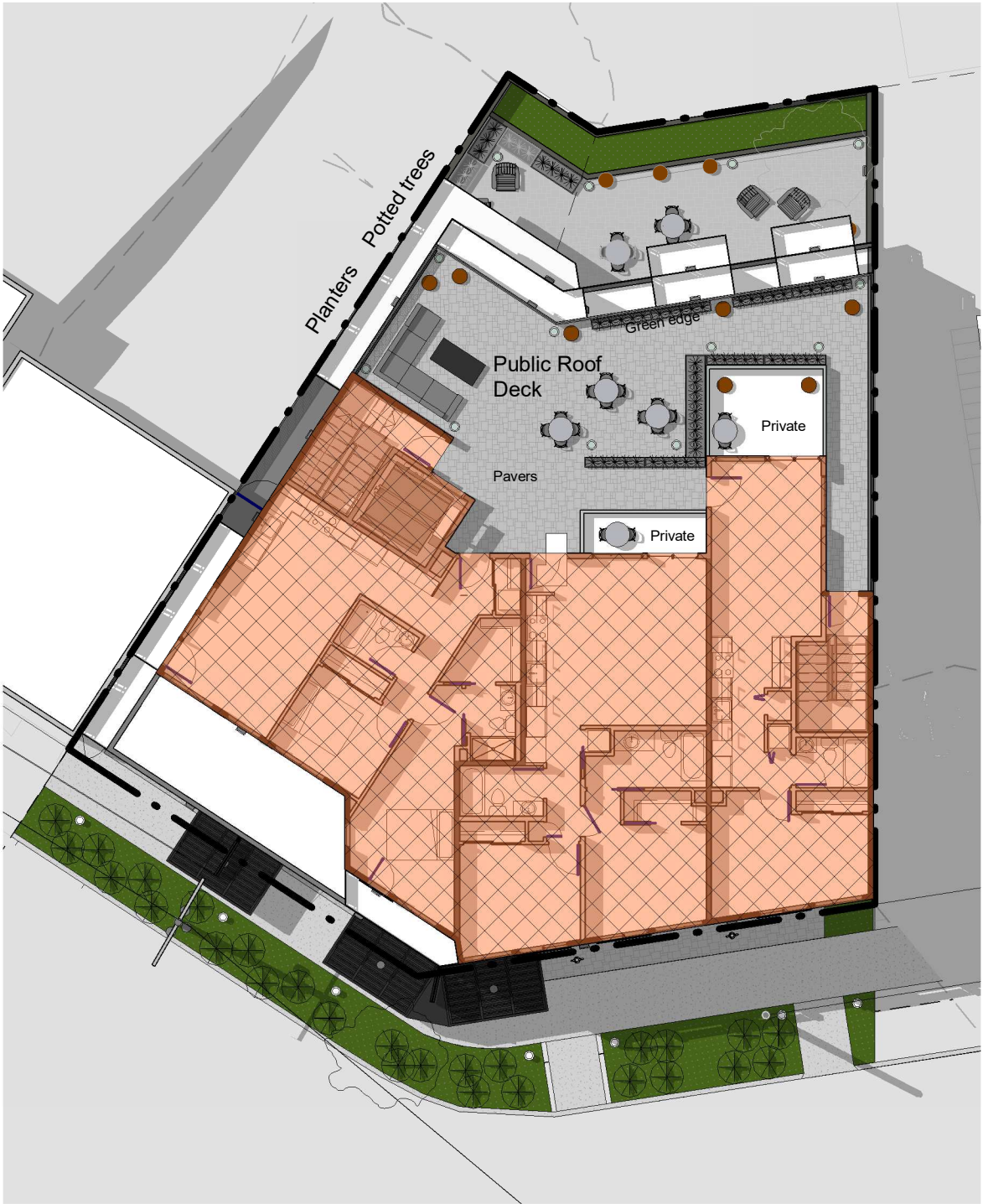


Magyar Ginkgo
2"-2.25" Cal.



Sky Pencil Japanese Holly
20' ht. min.

10. Landscape Concept - Roof



Mexican Feather Grass
1 gal.



Feather Reed Grass
1 gal.



Orange Sedge
1 gal.



Fountain Bamboo
4'-6' Ht.

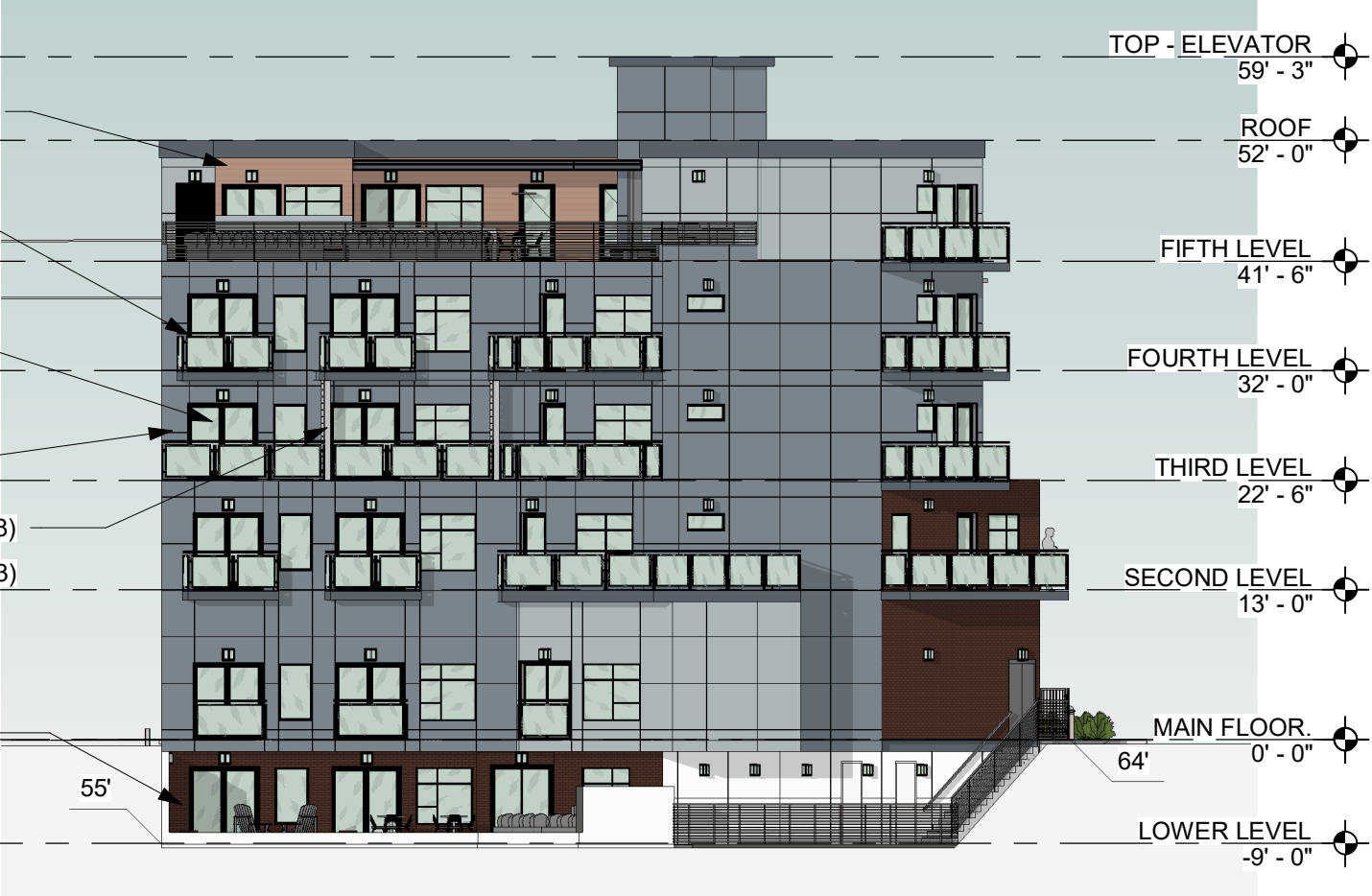


Mt. Vernon Laurel
2 gal.

11.0 Elevations



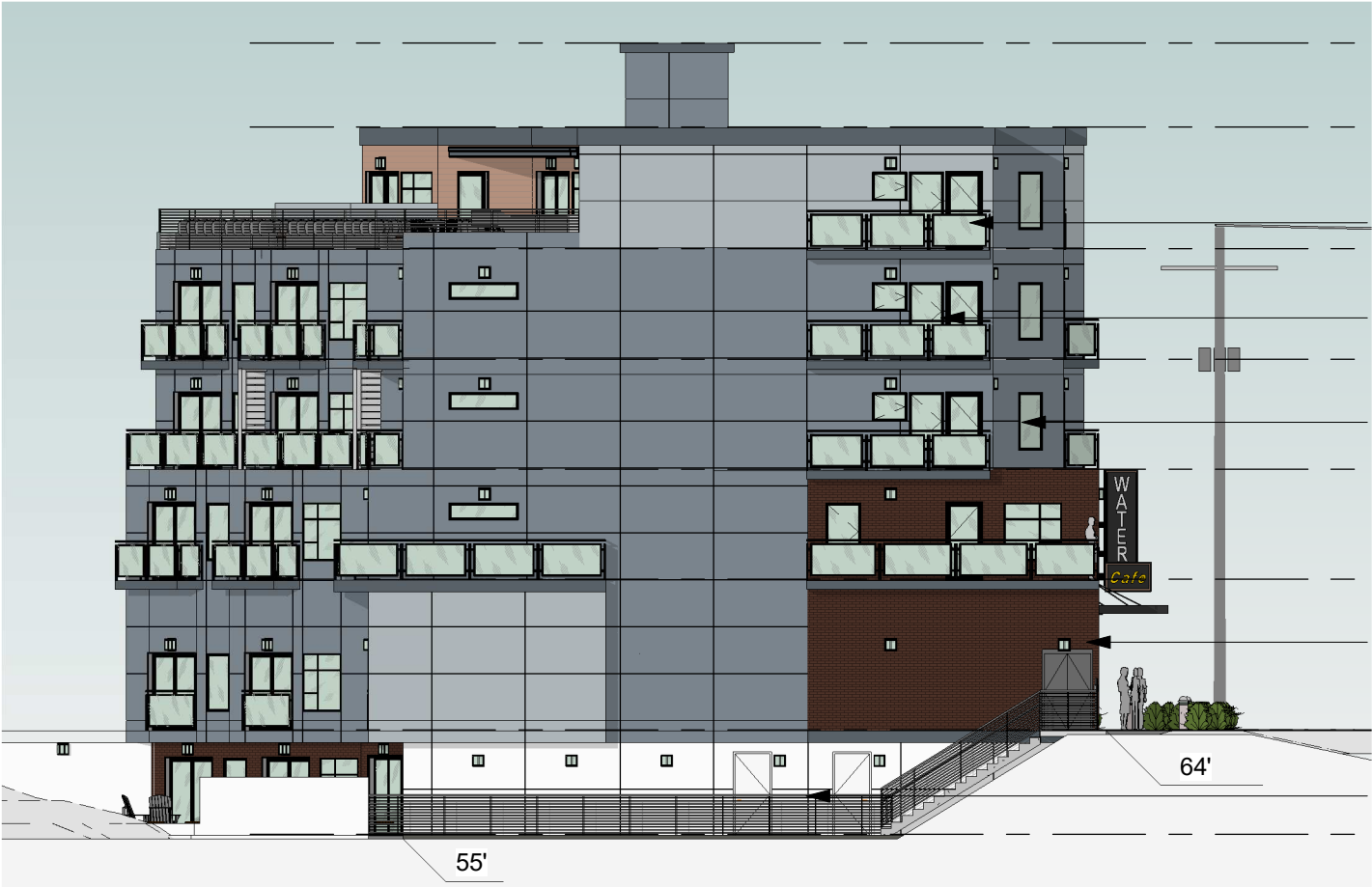
- T&G CEDAR SIDING (OR EQUAL), TYP. (1)
- GLASS INFILL MTL. BALCONY, TYP. (7)
- CUSTOM WIN. W/DARK FRAME, TYP. (6)
- HARDIE-PANEL SIDING W/MTL. REVEALS, TYP. (2)
- "COVRIT" BALCONY SCREEN OR EQUAL (8)
- STOREFRONT, TYP. (3)
- T&G CEDAR SIDING (OR EQUAL), TYP. (1)
- THIN BRICK FACING, TYP. (4)



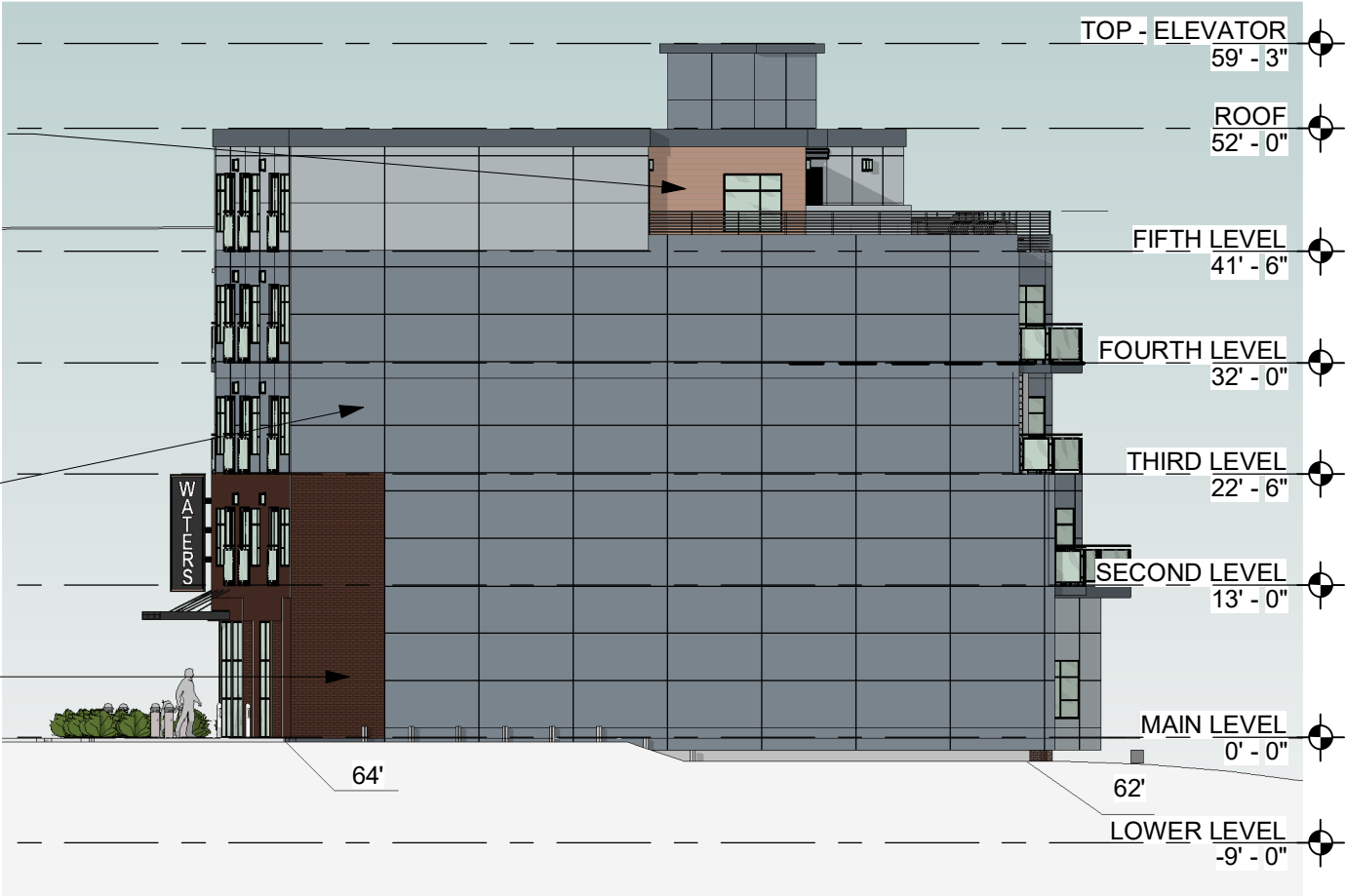
1 WEST ELEVATION
1/16" = 1'-0"

2 EAST ELEVATION
1/16" = 1'-0"

11.0 Elevations



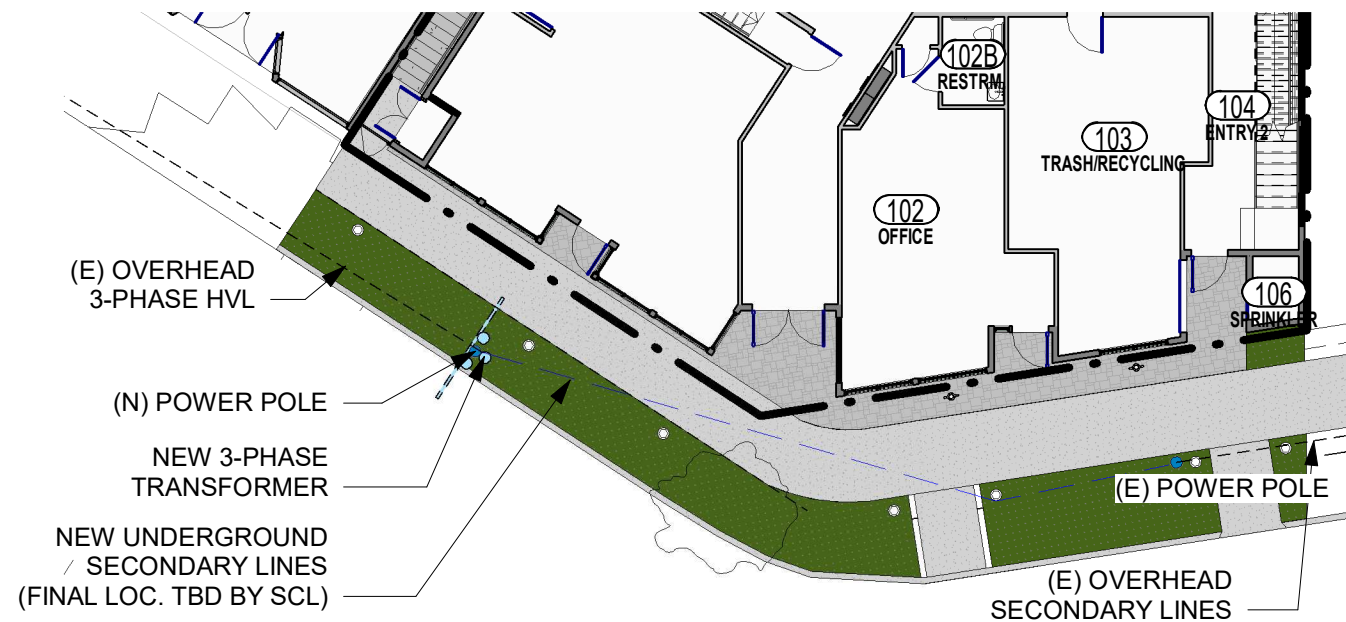
- T&G CEDAR SIDING (OR EQUAL), TYP. (1)
- GLASS INFILL MTL. BALCONY, TYP. (7)
- CUSTOM WIN. W/DARK FRAME, TYP. (6)
- HARDIE-PANEL SIDING W/MTL. REVEALS, TYP. (2)
- THIN BRICK FACING, TYP. (4)
- PAINTED CONCRETE W/REVEALS (5)



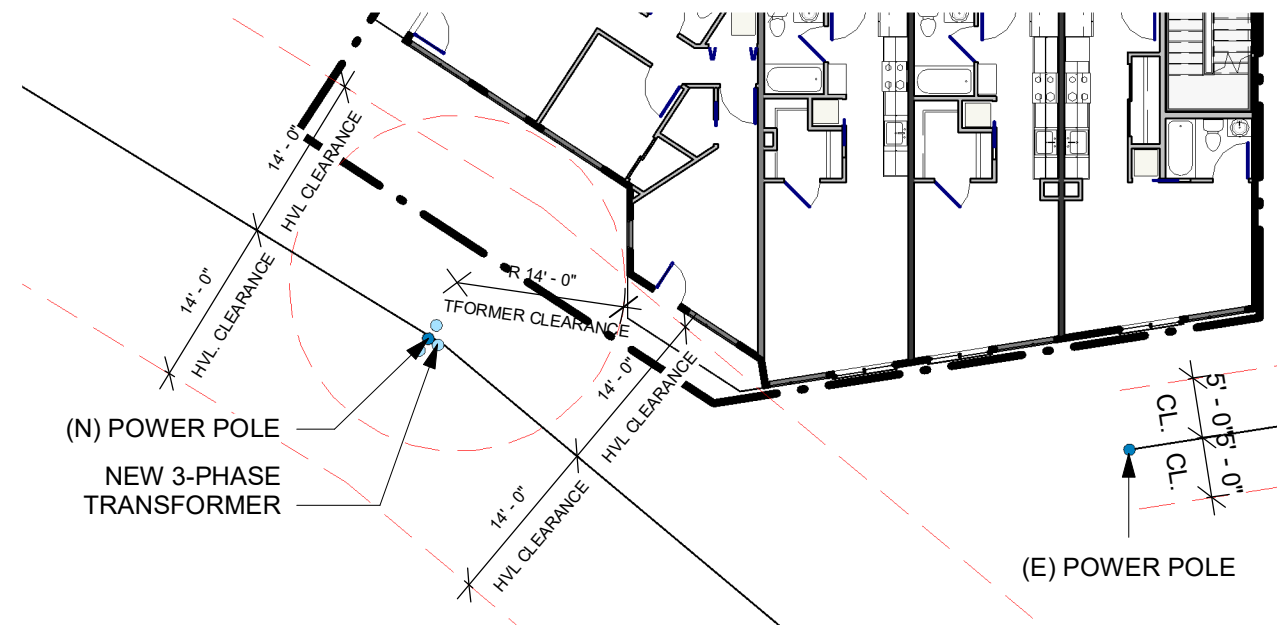
1 NORTH ELEVATION
1/16" = 1'-0"

2 SOUTH ELEVATION
1/16" = 1'-0"

11.0 Elevations/Electrical Line Clearance



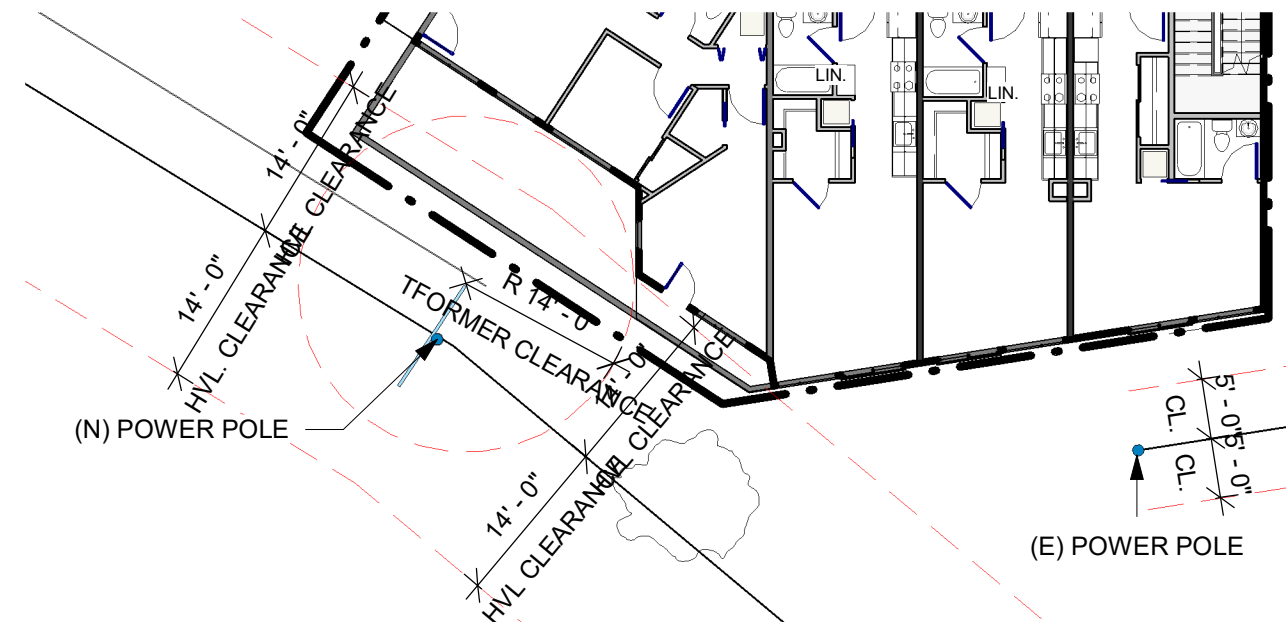
1 **MAIN LEVEL - ELECT. DIAGRAM 1**
1/16" = 1'-0"



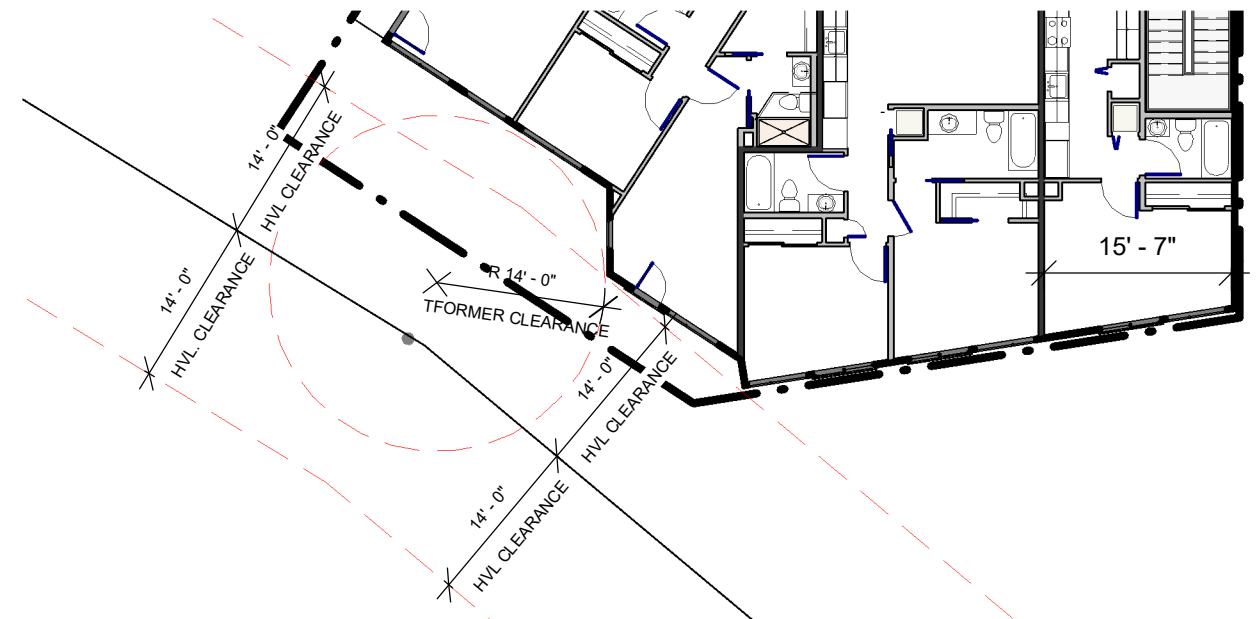
3 FOURTH LEVEL ELECT. DIAGRAM 3

1/16" = 1'-0"

Note: Second floor unaffected by high voltage line clearances.



2 THIRD LEVEL - ELECT. DIAGRAM 2



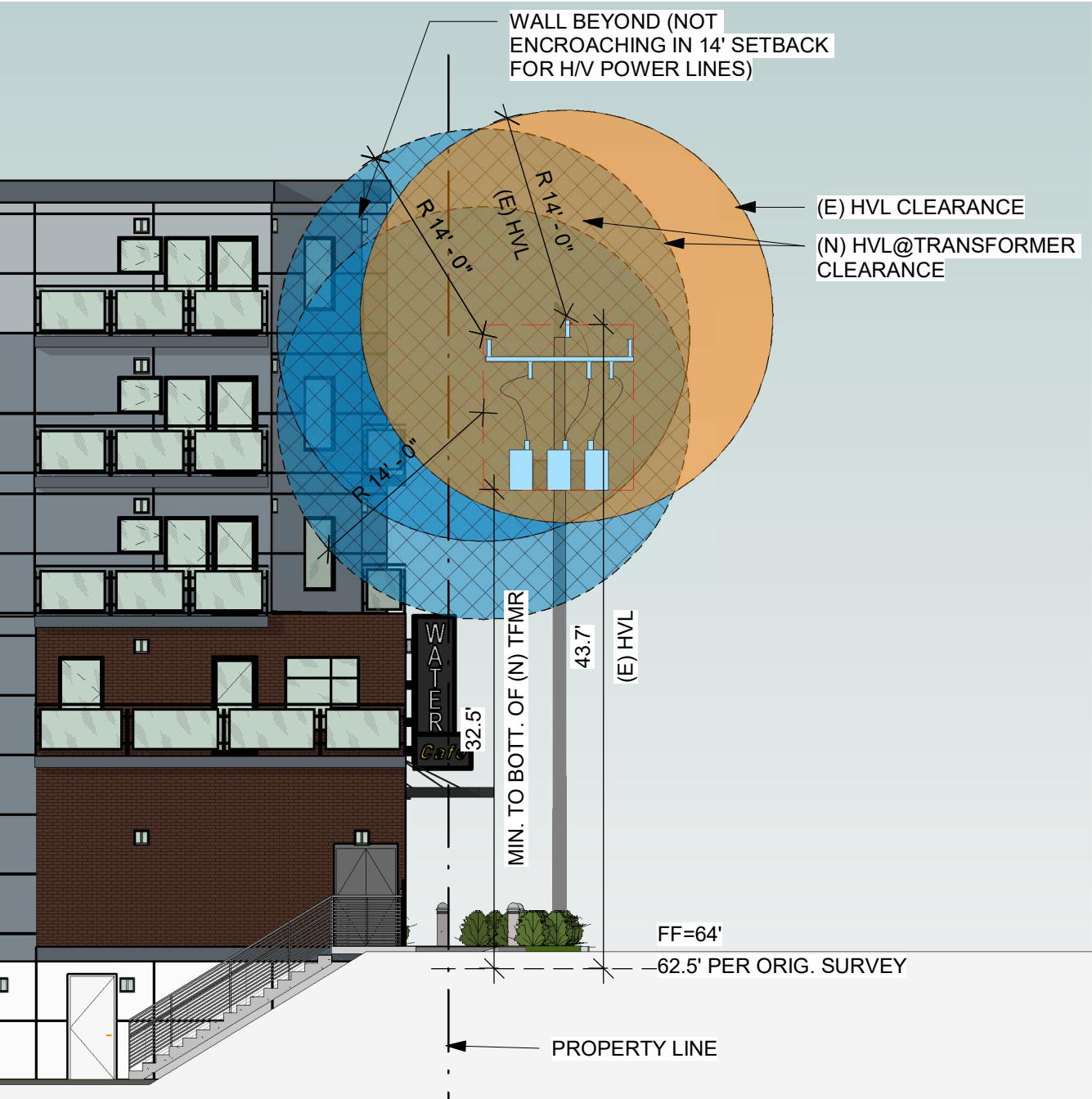
4 FIFTH LEVEL ELECT. DIAGRAM 4

1/16" = 1'-0"

Electrical Line Clearance

NEW 3-PHASE TRANSFORMER CLEARANCE

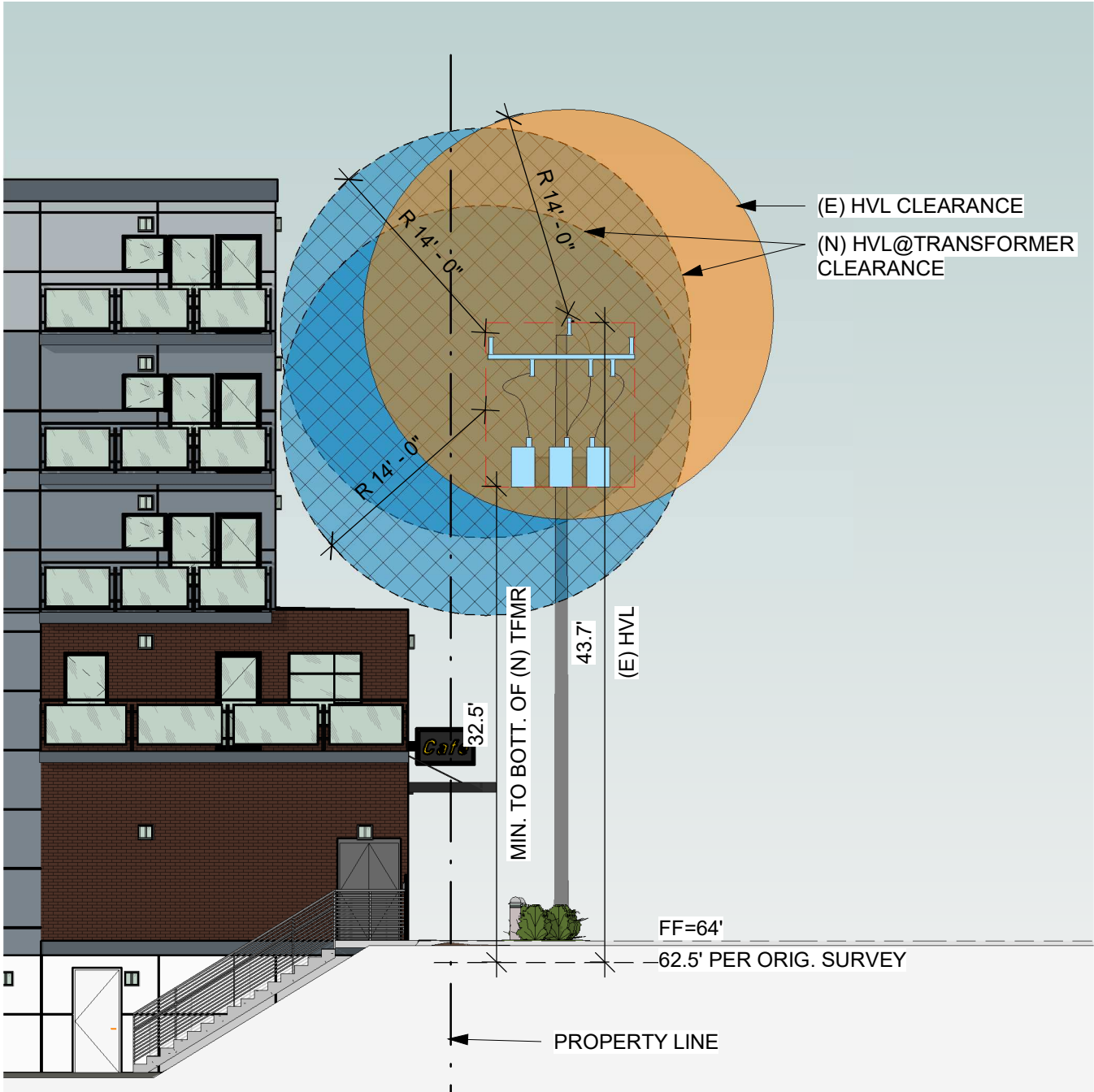
EXISTING 3-PHASE HIGH VOLTAGE LINE CLEARANCE



1

N. ELEV. -ELECT. DIAGRAM 1

3/32" = 1'-0"



2

N. ELEV.- ELECT. DIAGRAM 2

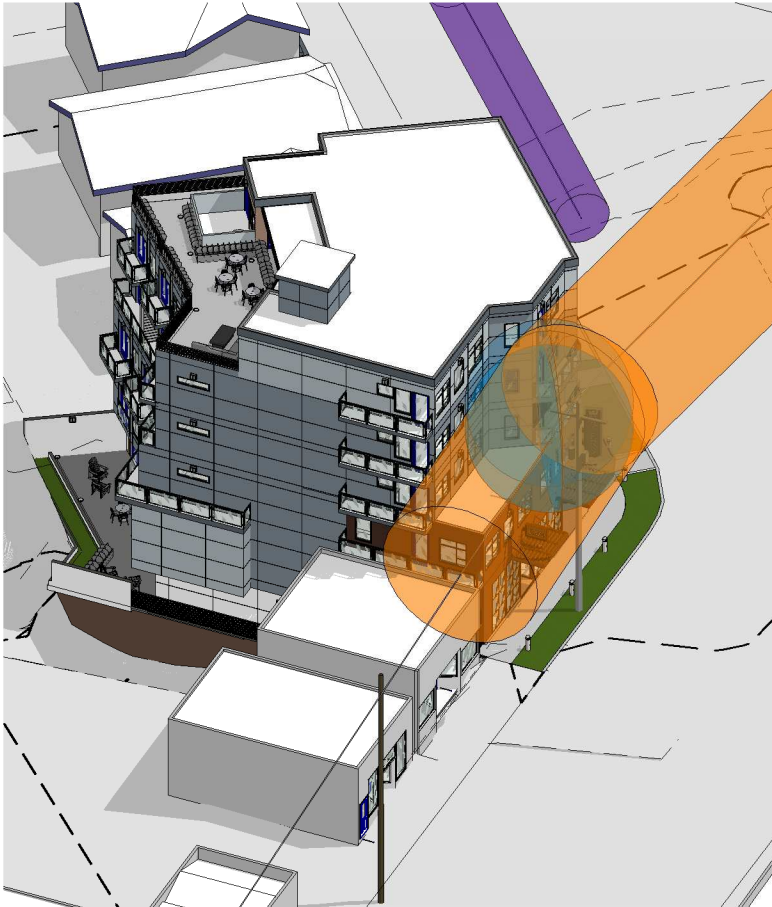
3/32" = 1'-0"

Electrical Line Clearance

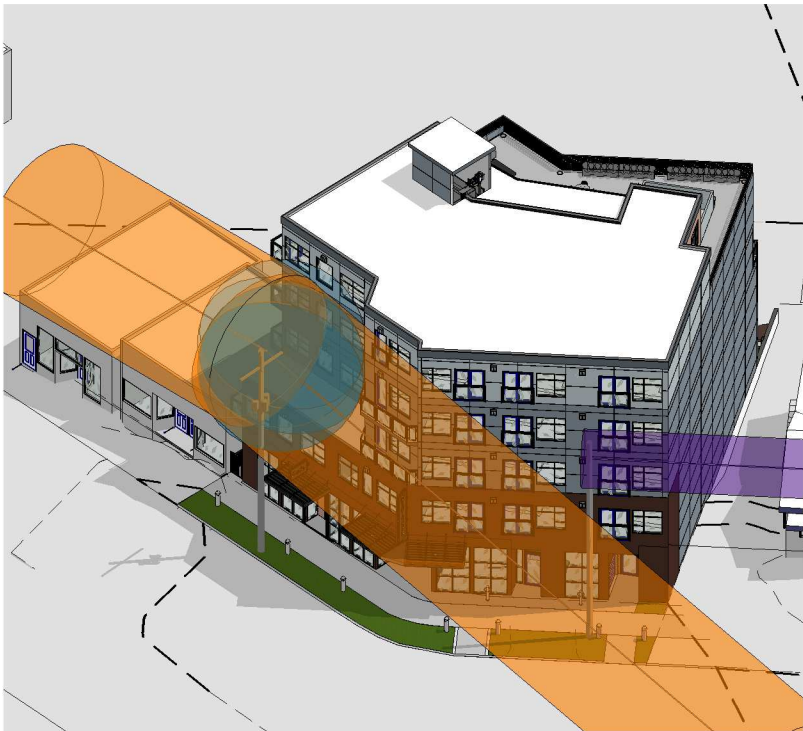
NEW 3-PHASE TRANSFORMER CLEARANCE

EXISTING 3-PHASE HVL CLEARANCE

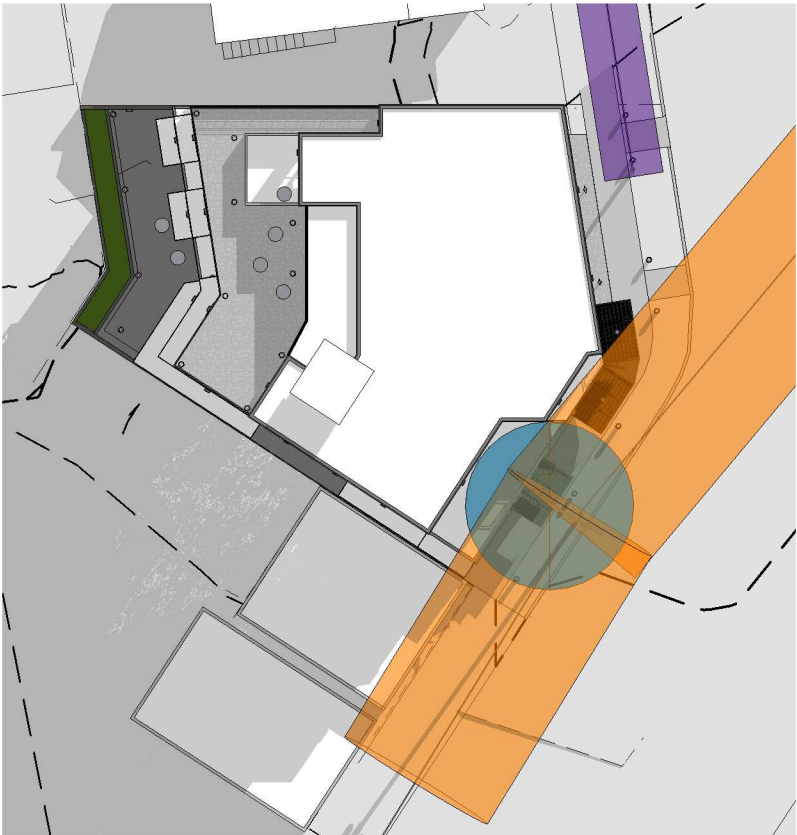
EXISTING SECONDARY LINES



1 HVL MODEL 1



2 HVL MODEL 2

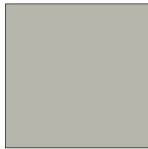


3 HVL MODEL 3

12.0 Material and Color Palette



Sherwin Williams
"Peppercorn" SW 7674



Sherwin Williams
"Sensible Hue" SW 6198

(2) Hardie-Panel Siding w/metal reveals color palette



Exposed Concrete reveals

(1) Cedar siding insets



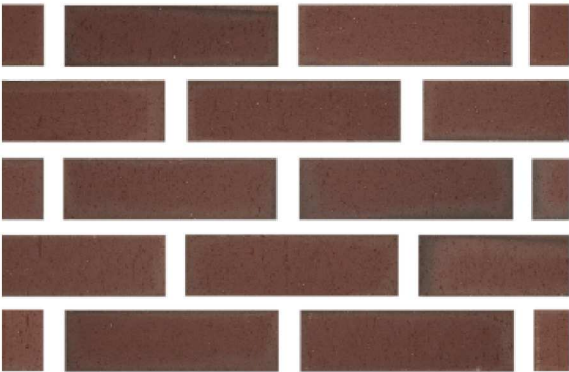
(2) Hardie-Panel Siding w/metal reveals



(3) Storefront with dark frame grid



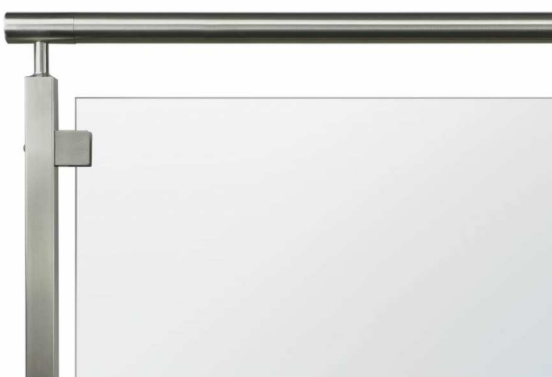
(4) Thin Brick Facing "Magnum Flash Wirecut"



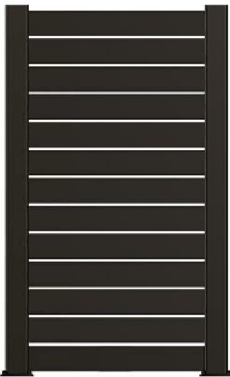
(6) Custom windows w/dark frame



(7) Glass infill balcony railing



(8) "Covrit Slat Wall" Balcony Screen



Metal Railing on Concrete Stair - see sheet A0.7c



Gate access to Stair - see sheet A0.7c

13.0 Renderings



1 57th Ave. View



2 Waters Ave. View

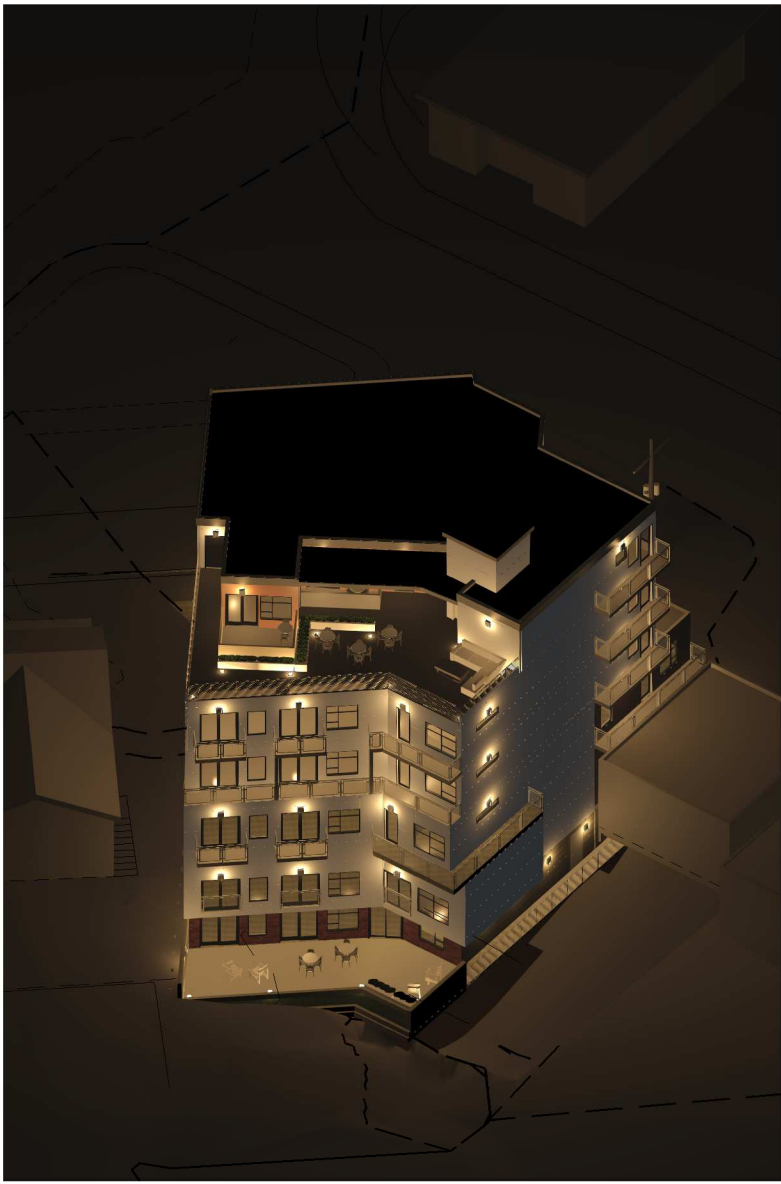


3 Waters Ave. - Perspective



4 View from East

14.0 Exterior Lighting



Exterior Lighting



1 EXTERIOR WALL LIGHTING



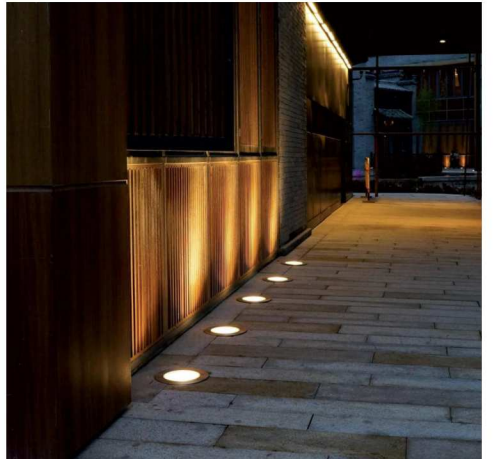
2 BOLLARD LIGHTING



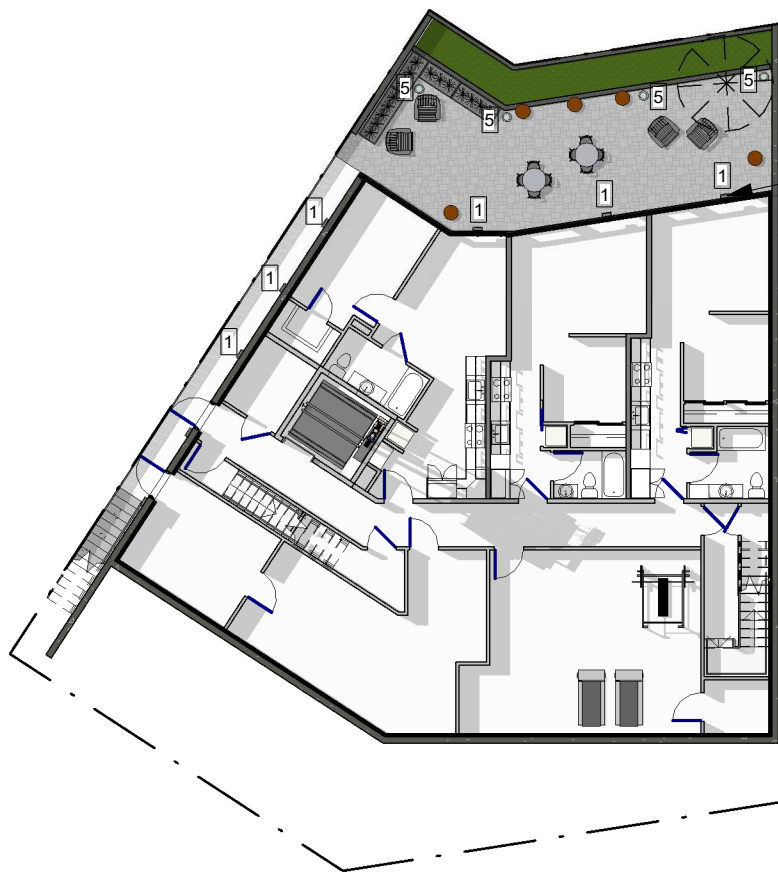
3 RECESSED CEDAR SOFFIT LIGHTING



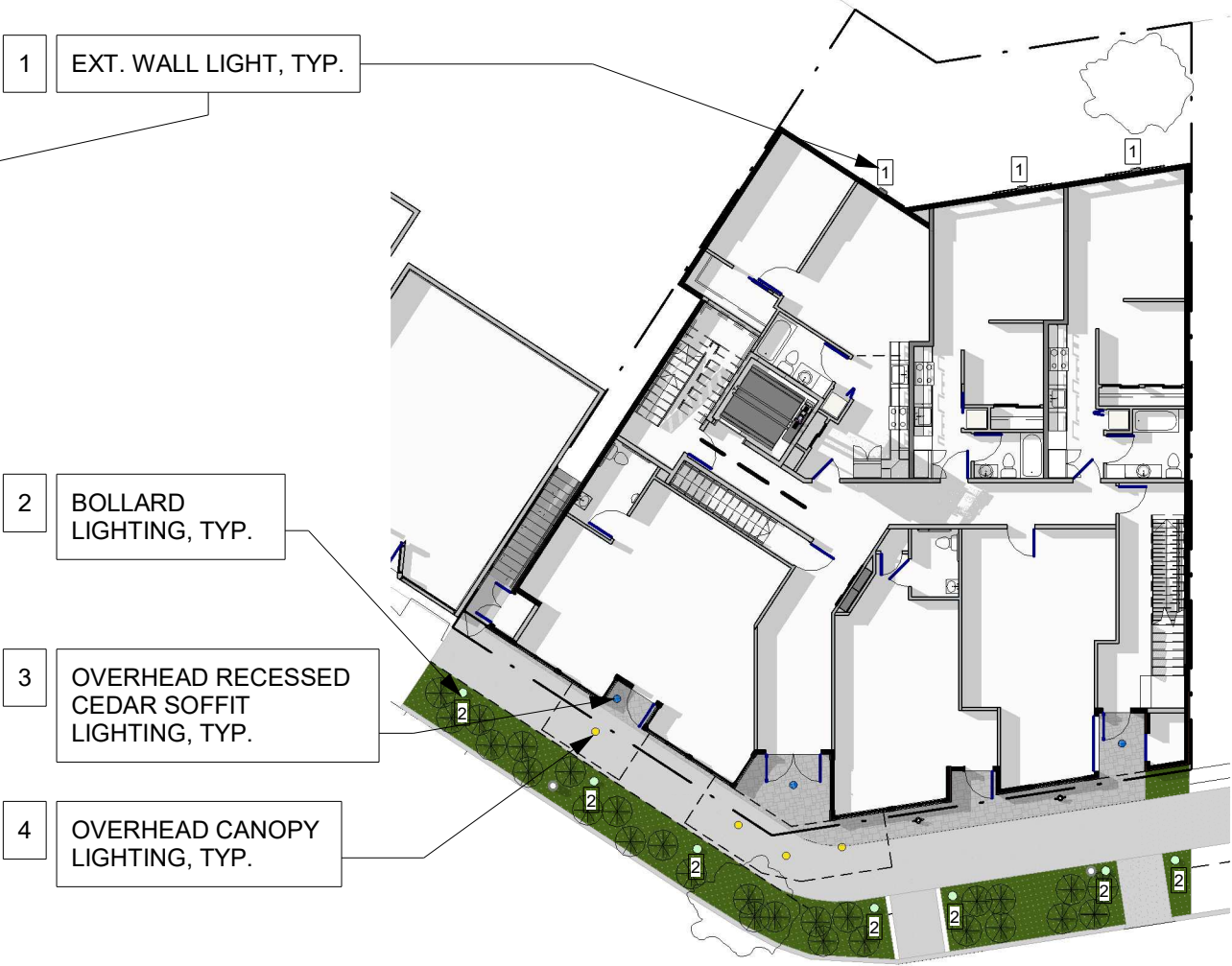
4 OVERHEAD CANOPY LIGHTING



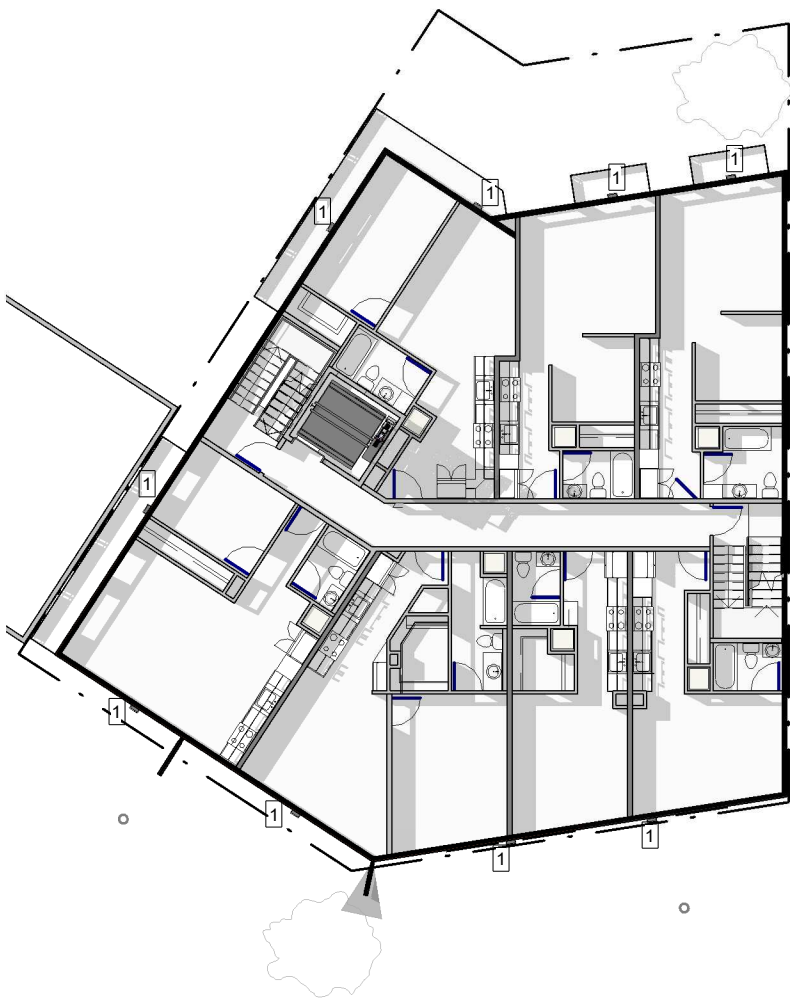
5 IN-GROUND LIGHTING



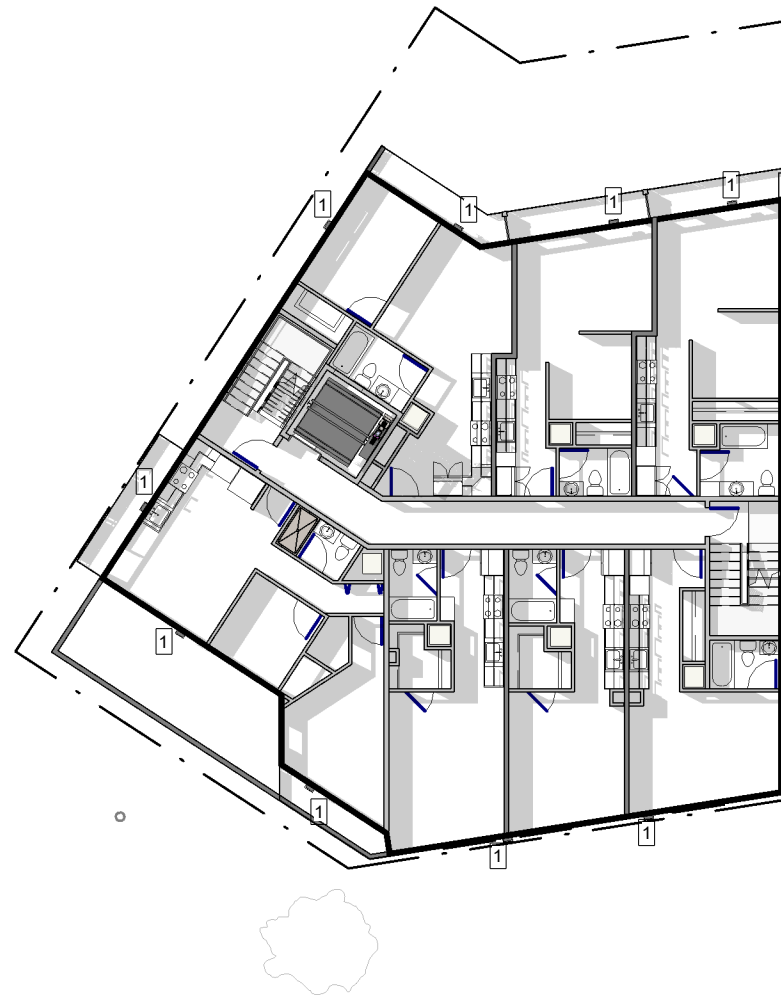
Lower Level Floor Plan



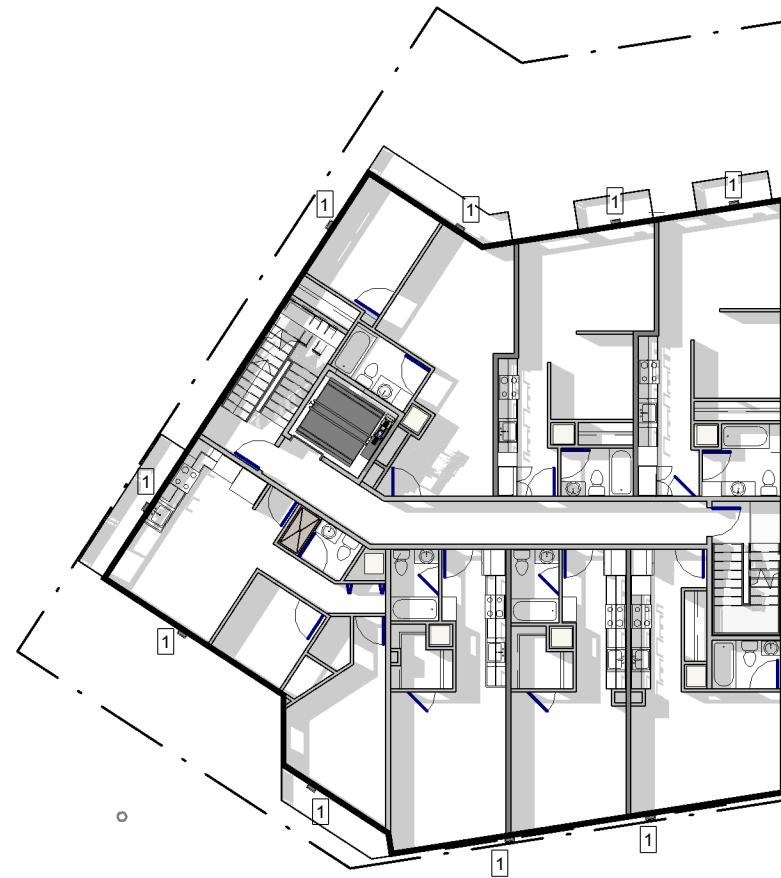
Main Level Floor Plan



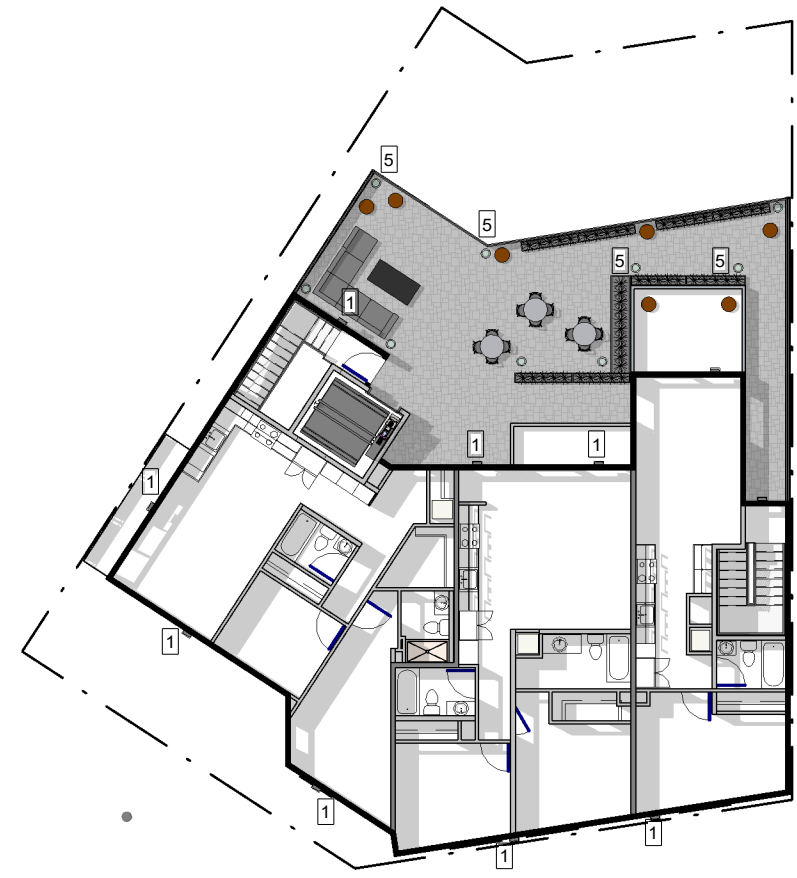
Second Level Floor Plan



Third Level Floor Plan

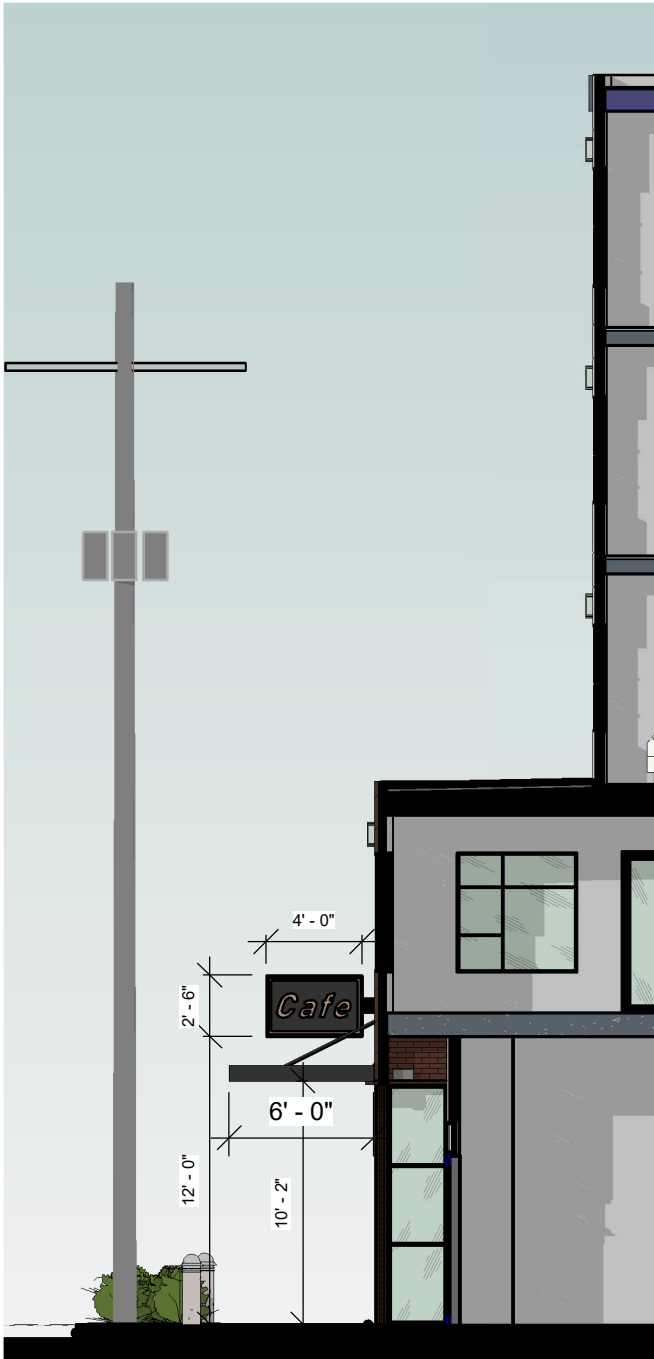
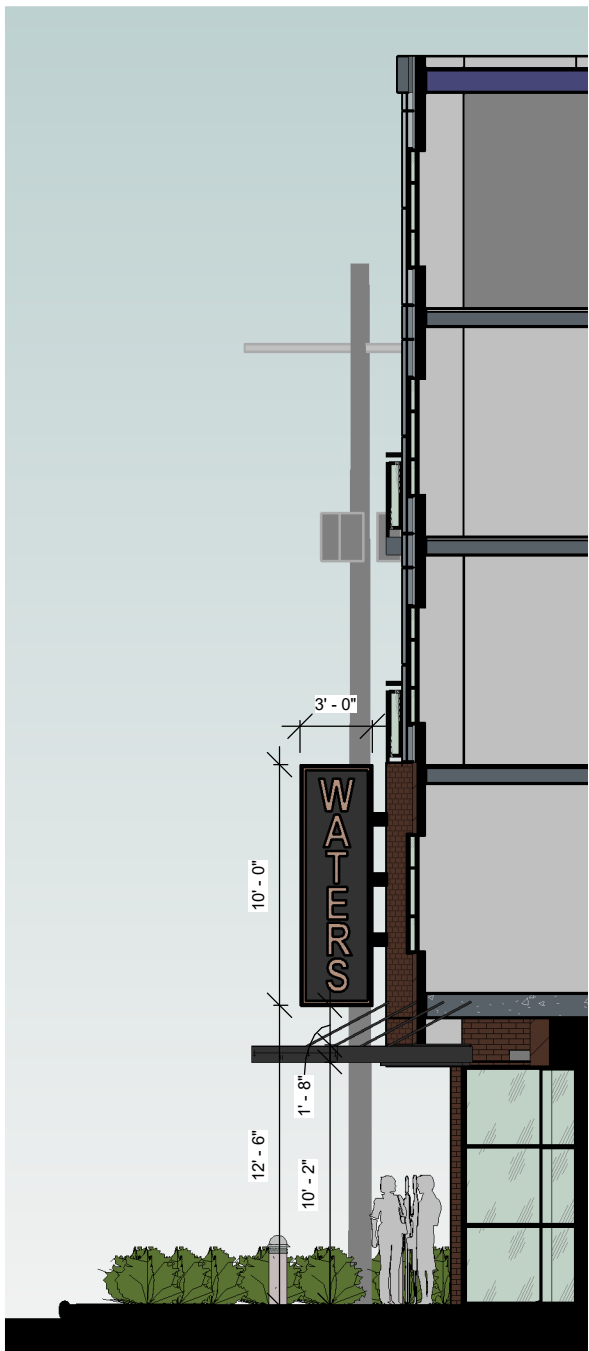


Fourth Level Floor Plan



Fifth Level Floor Plan

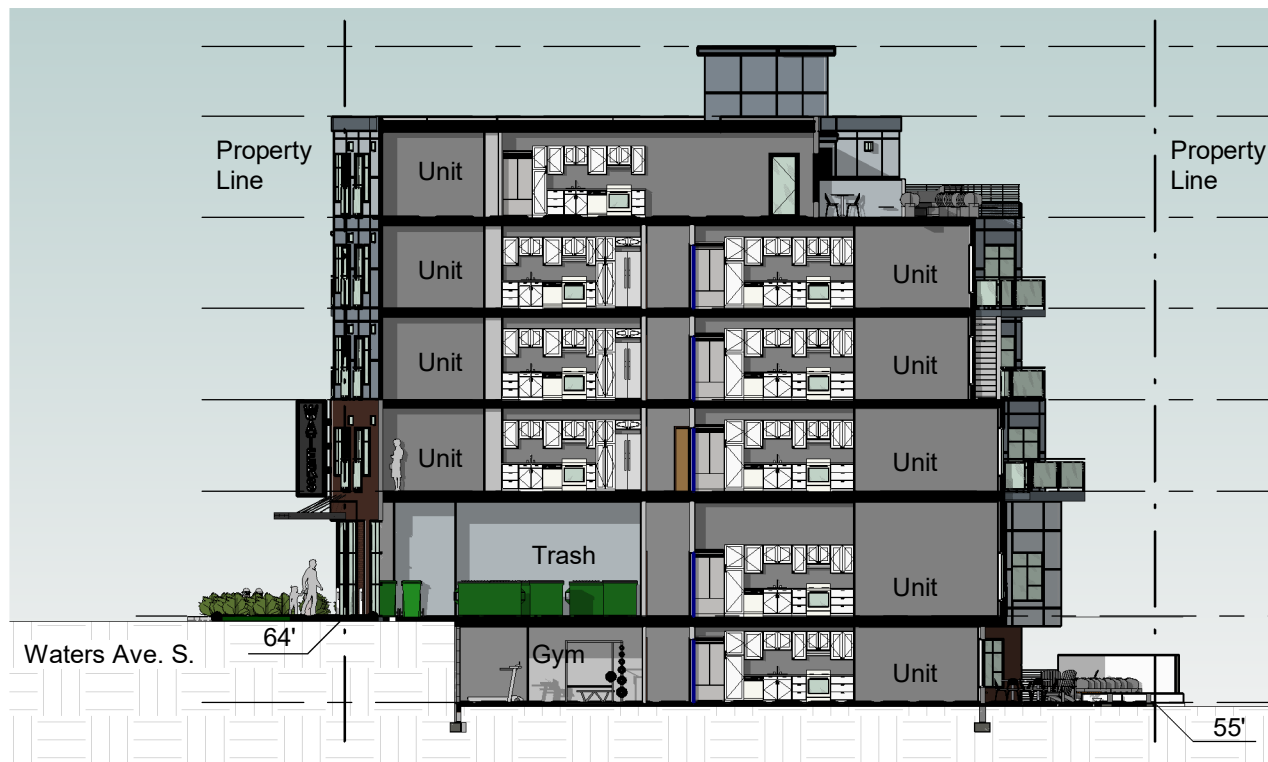
Signage Concept



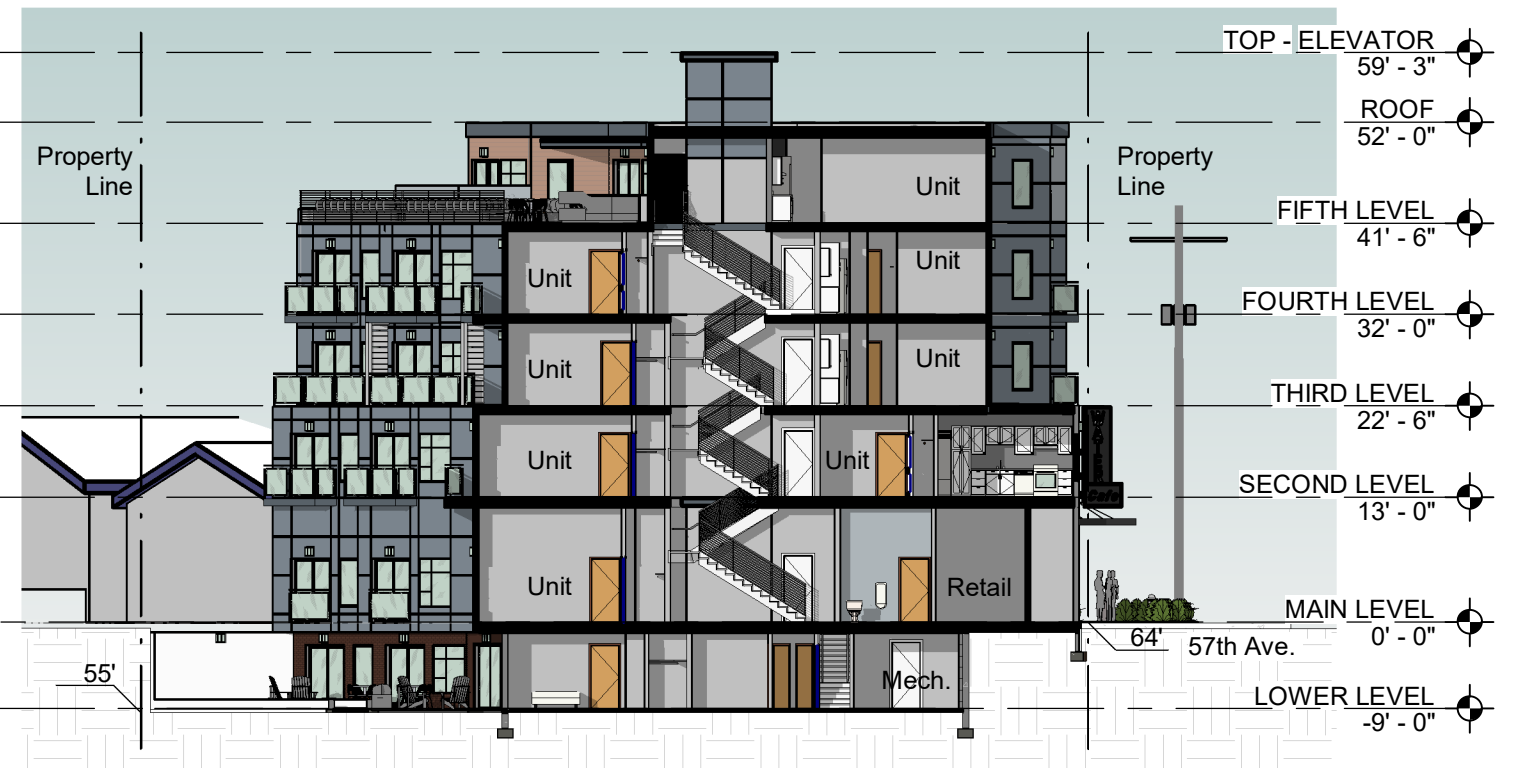
Vertical Blade Sign for Main Entry



Horizontal Blade Sign for Retail Store



1 BUILDING SECTION 1 - DR 2
1" = 20'-0"



2 BUILDING SECTION 2 - DR 2
1" = 20'-0"