

1406 3rd Ave West Condominiums

Administrative Design Review, Early Design Guidance
June 25, 2019
SDCI Project # 3034274-EG

APPLICANT TEAM:
Owner: Build with Style, Inc
Architect: Johnston Architects LLC
Landscape: Karen Kiest Landscape Architects

JA Johnston Architects

EARLY DESIGN GUIDANCE

1406 3rd Ave West Condominiums

ADDRESS:
1406 3rd AVE W

PARCEL NUMBERS:
1731801115, 1731801110

SITE AREA:
9402 sf

ZONING:
LR3(M)

OVERLAYS:
Upper Queen Anne Residential Urban Village
Parking Flex Area (no parking required)





PROJECT DESCRIPTION:
5 story multi-family building containing 14 units and 13 below-grade parking spaces. Existing buildings to be demolished. No commercial or live-work use is proposed

OBJECTIVE SUMMARY:
Located in the Upper Queen Anne Residential Urban Village, this project aims to contribute to the vibrant, walkable urban village atmosphere by providing residential density that is respectful in scale and style to the well-established character of the residential neighborhood. A 1:1unit to parking ratio is desired.

SUMMARY OF DESIGN-RELATED EARLY OUTREACH FEEDBACK:

1. Parking is primary concern of respondents: Desire ample parking on site.
   > Project proposes to exceed zoning parking requirement
2. Concern about scale transition of 5-story bldg w/ adjacent single family
   > Preferred design option proposes upper level setback and enlarged side setback facing south. Entry courtyard provides massing relief at northeast corner bordering lot to north.
3. Desire to fit into historic character of neighborhood
   > Project design concept draws from historic cues
4. Desire for high quality exterior materials and landscaping
   > Project design will respond to this by using high quality materials and landscaping



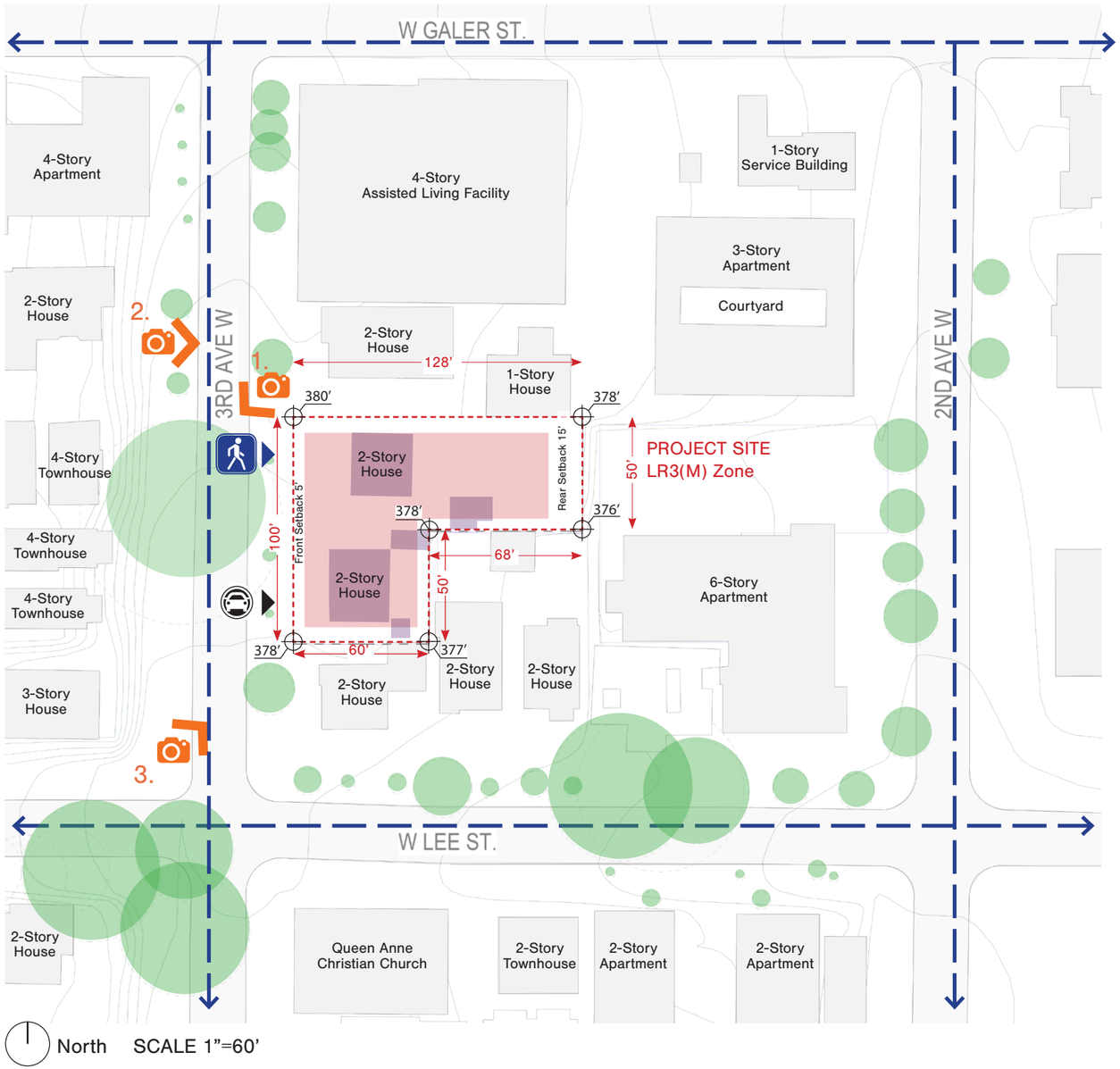
1. View across 3rd Ave W from site



2. Site neighbors to north



3. Looking at site from south

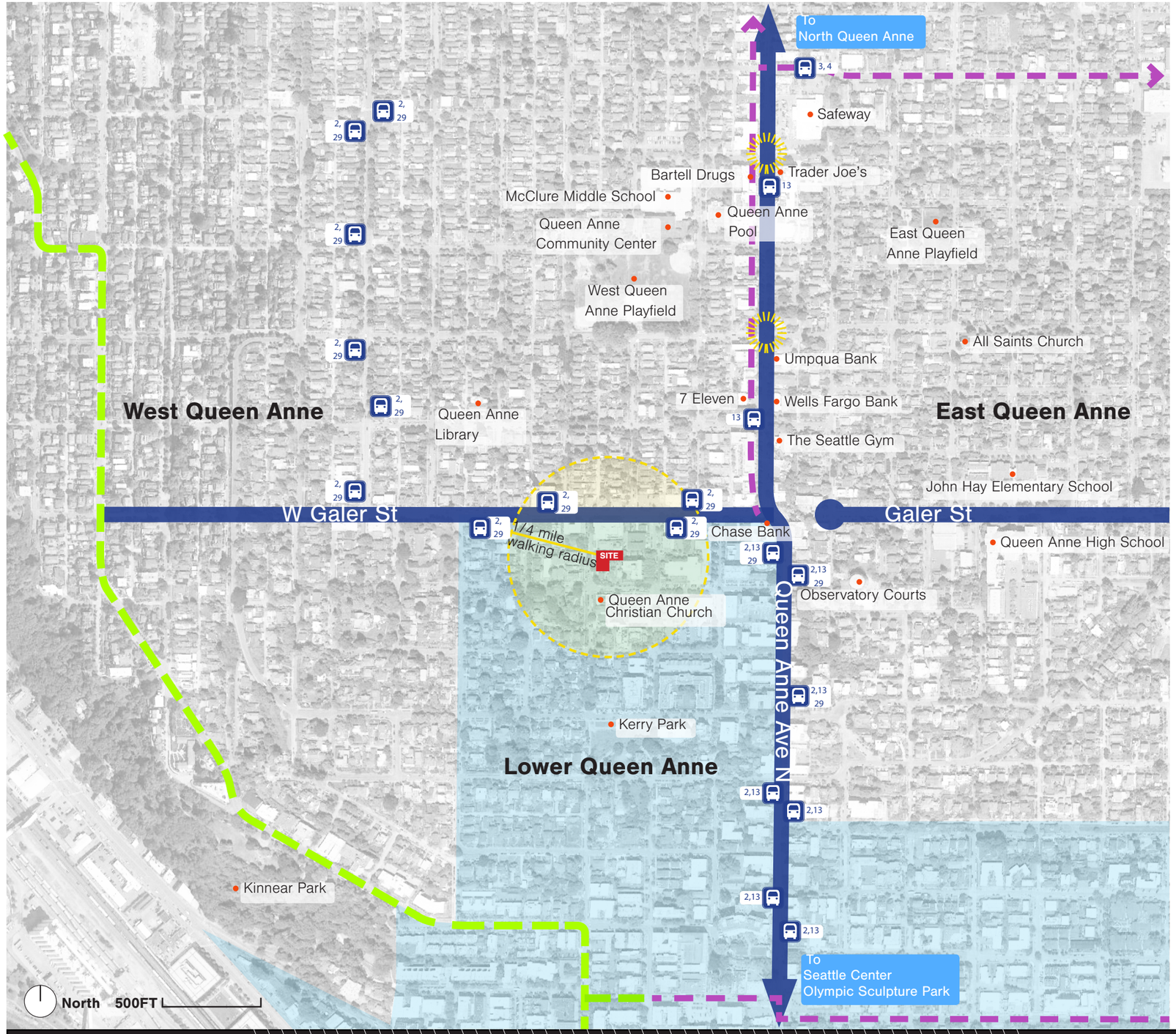


SITE FEATURES:

- Nearly flat topography
- 3-phase power is across the street (3rd Ave W)
- Several large apartment buildings in vicinity (one borders site to east)
- Great walkable location near shopping, restaurants
- Great view to South (at least until properties to the south are redeveloped)

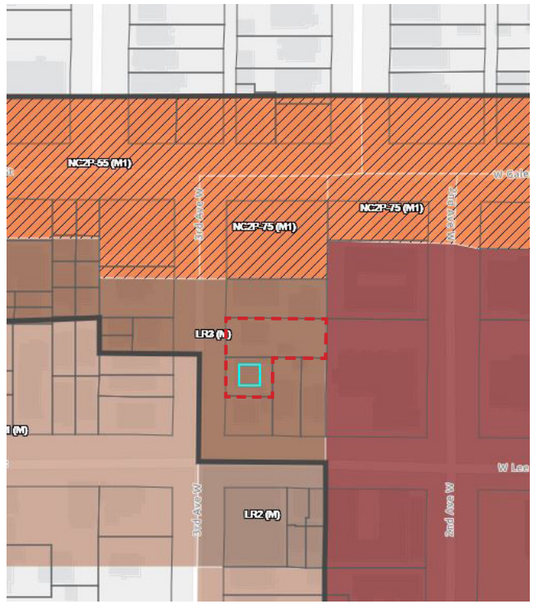
LEGAL DESCRIPTION:

The west 60 feet of Lot 8 and all of Lot 9, Block 17, Comstock addition to the City of Seattle, according to the plat thereof recorded in Volume 3 of Plats, page 101, records of King County, Washington.



LEGEND

- LOWER QUEEN ANNE
- MAJOR VEHICULAR MOVEMENT
- NEIGHBORHOOD GREEN WAY
- BIKE LANES
- 1/4 MILE WALKING RADIUS REGION
- BUS STOP
- COMMUNITY NODE
- NOTABLE BUILDINGS/USES



Zoning Map

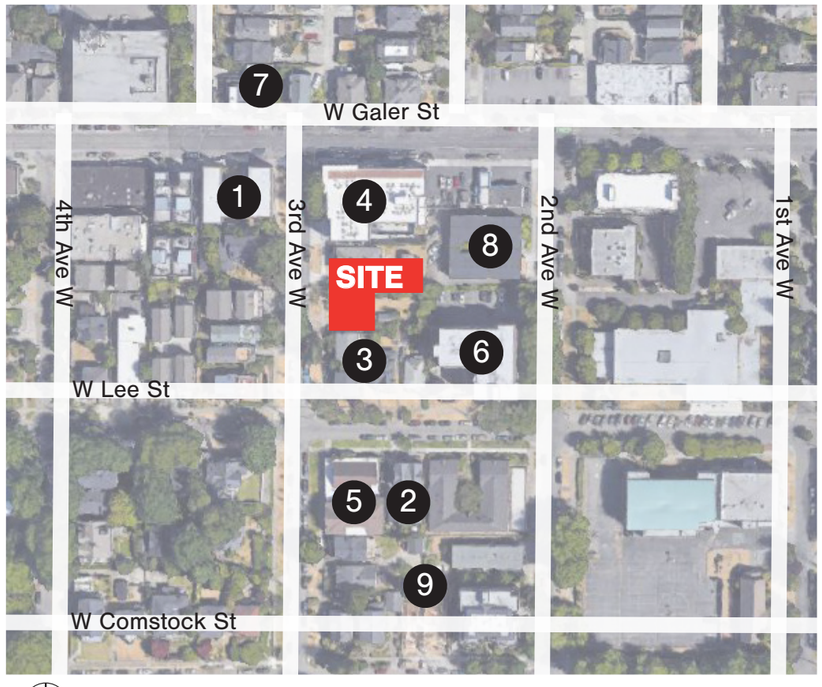
NC2P-75(M1) LR3(M) LR1(M)
LR2(M) MR(M)


Security Industry
Specialists, Inc.
Anytime Fitness
1st Ave W
W Galer St
2nd Ave W
St. Anne Catholic
Church
Pac NW Bell
exchange BLDG
Aegis
Molly Moon's
Ice Cream
SITE
3rd Ave W
4th Ave W
W Lee St
Queen Anne
Christian Church
North


West Queen Anne
East
Queen Anne
Pac NW Bell
exchange BLDG
Caffe Fiore
Anytime Fitness
Security Industry
Specialists, Inc.
Spaghetti
House
W Galer St
Ice cream
Aegis
4th Ave W
3rd Ave W
2nd Ave W
1st Ave W
SITE
St. Anne Catholic
Church
W Lee St
Queen Anne
Christian Church
St. Anne School
Queen Anne Ave N
W Comstock St
Lower Queen Anne
North
200ft
PUBLIC/INSTITUTIONAL
COMMERCIAL
GREEN SPACE
RESIDENTIAL
UPPER QUEEN ANNE RESIDENTIAL URBAN VILLAGE
LOWER QUEEN ANNE
EAST QUEEN ANNE
COMMUNITY NODE

SITE CONTEXT:

Several new apartment developments are interspersed among older multi and single family homes. A traditional building style predominates in the neighborhood with brick often used.





1 Apartment Building



2 Townhomes



3 Single Family House



4 Aegis Living of Queen Anne



5 Queen Anne Christian Church



6 West Town View Apartments



7 Mixed Use Building



8 Apartment Building



9 New Apartment Development



ACROSS FROM SITE

single family home

Multi-story wood frame townhomes

Brick Apartment Building



1 Street elevation facing west on 3rd Ave W

4 -Story Senior Living Apartment Building

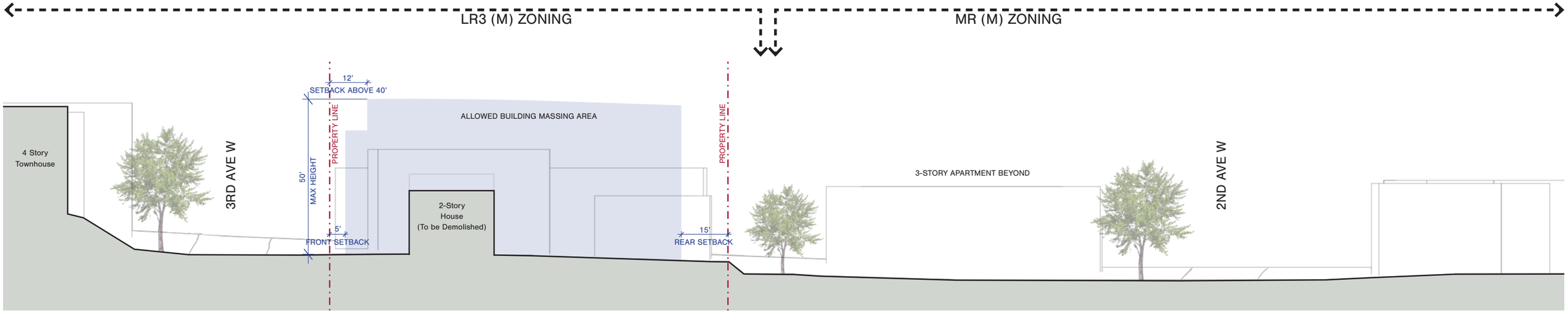
single family home, pitched roof

SITE

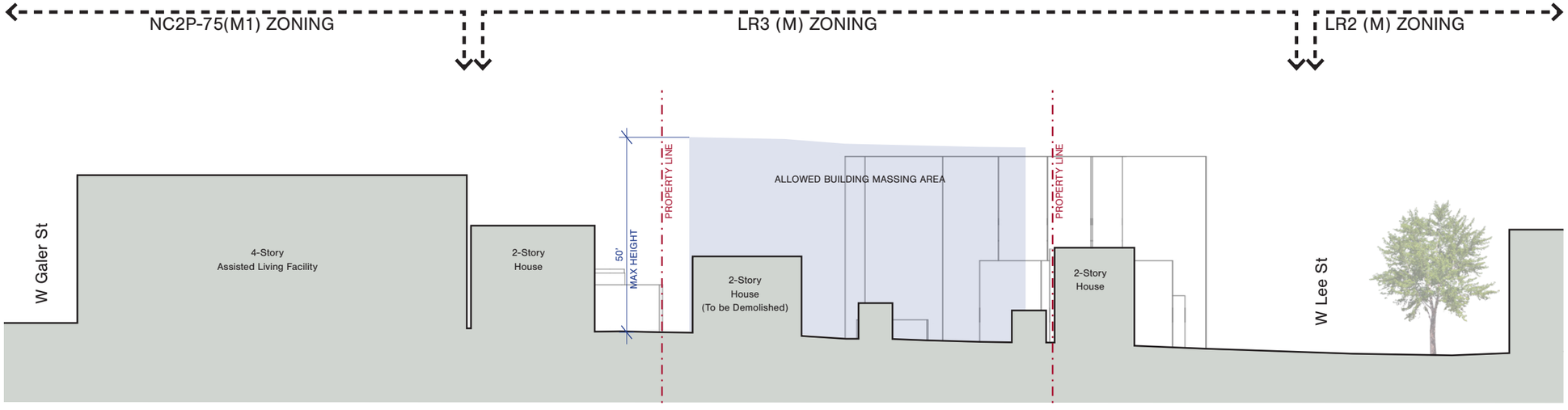
single family home, gable roof



2 Street elevation facing east on 3rd Ave W



1 SITE SECTION : E-W



2 SITE SECTION : N-S

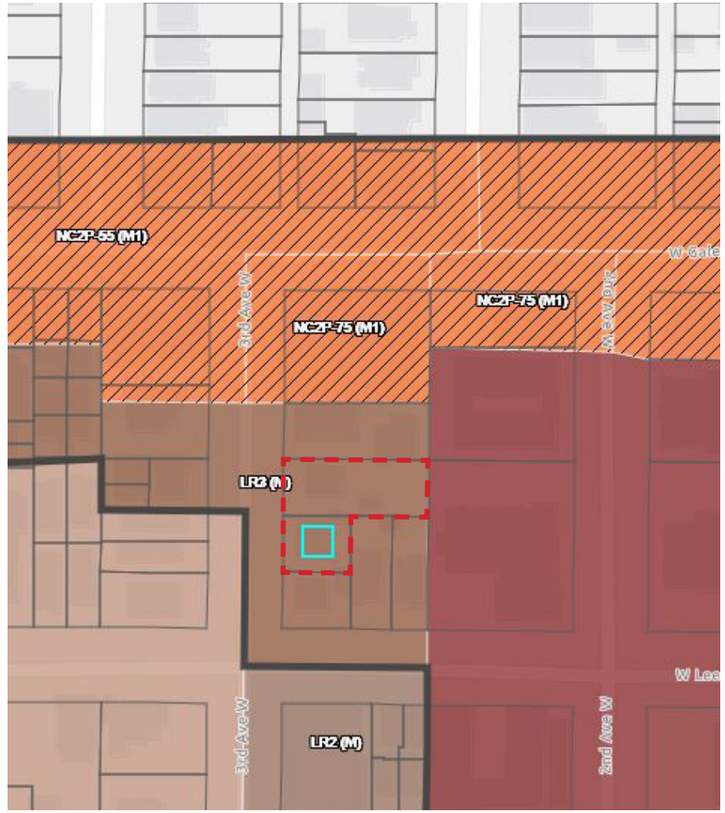


ZONING SUMMARY:

- ZONING: LR3(M)
- OVERLAYS: Upper Queen Anne Residential Urban Village + Parking Flex Area
- ECAs: No ECAs on site

SUMMARY OF LR3(M) DEVELOPMENT STANDARDS:

- LR3(M)
- FAR: 2.3 for apartments within an urban village, and Built Green 4 star (Table A for 23.45.530)
  - > 9,400sf site area x 2.3 FAR = 21,620sf
  - > Areas exempt from FAR:
    - Portions of a partially-underground story that extends no more than 4ft above existing or finished grade, excluding access
- DENSITY LIMITS: no limit
- STRUCTURE HEIGHT: 50’ (Table A for 23.45.514)
  - > 4 ft bonus for a structure that includes a partially below-grade story, as long as the story above is 18” above the street elevation and avg height of exterior walls of the partially below-grade story doesn’t exceed 4 ft
- SETBACKS:
  - > Front: 7’ avg/5’ min
  - > Rear: 15’ min
  - > Sides 7’ avg/5’ min
  - > Upper level: 12ft @ front facade taller than 40’
  - > Bay windows can project 2ft into req’d setbacks if they are no closer than 5ft to a lot line, are no more than 10ft in width, and no more than 30% of the facade area
- AMENITY AREA:
  - > 25% lot area req’d; 50% of the required area shall be at grade common space
    - 9400sf x 25% = 2,350sf (at grade)
  - > Common amenity area shall be 250sf min, 10ft in plan dimension, and be 50% landscaped
- GREEN FACTOR: need 0.6 or greater
- FACADE WIDTH: 150ft max
- FACADE LENGTH: 65% of lot length along side setbacks (within 15ft of the lot line)
- VEHICLE PARKING: no min requirement per Table B for 23.54.015 because site has frequent transit access and is within an urban village
- BICYCLE PARKING: 1 long term space per dwelling unit and 1 short term space per 20 dwelling units
- TRASH: 150 sf for 9-15 dwelling units, with 12ft min dimension (Table A for 24.54.040)



MHA up zoning
NC2P-75(M1) LR3(M) LR1(M)
LR2(M) MR(M)

SEATTLE (CITYWIDE) PRIORITY DESIGN GUIDELINES

CS CONTEXT & SITE

> CS2 C 2: **Relationship to the Block: Mid-Block Sites**

Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge where it is already present, and respond to datum lines created by adjacent buildings at the first three floors. Where adjacent properties are undeveloped or underdeveloped, design the party walls to provide visual interest through materials, color, texture, or other means.

Response: The project seeks to provide a strong but inviting street presence that transitions from the language of the retail storefronts on Galer to the residential buildings on 3rd.

> CS2 D 1: **Height Bulk and Scale: Existing Development and Zoning**

Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies.

Response: The mass of the proposed building is consistent with nearby existing buildings on W Galer St. and 2nd Ave W. Future development in the area will likely be of similar height and scale, as adjacent sites are zoned the same.

PL PUBLIC LIFE

> PL2 A.1: **Accessibility: Access for All**

Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door. Refrain from creating separate “back door” entrances for persons with mobility limitations.

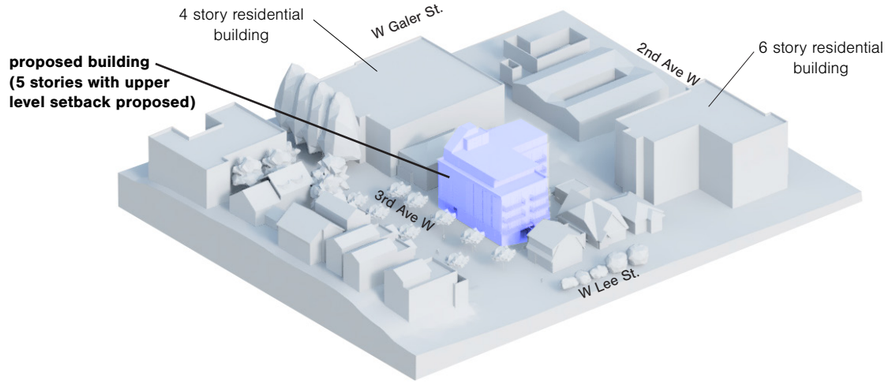
Response: All schemes provide an accessible entry at the main entry of the building, leading onto a lobby with an elevator for accessible access to all of the units. The preferred scheme provides the most seamless access.

DC DESIGN CONCEPT

> DC1 C 1: **Parking and Service: Below Grade Parking:**

Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.

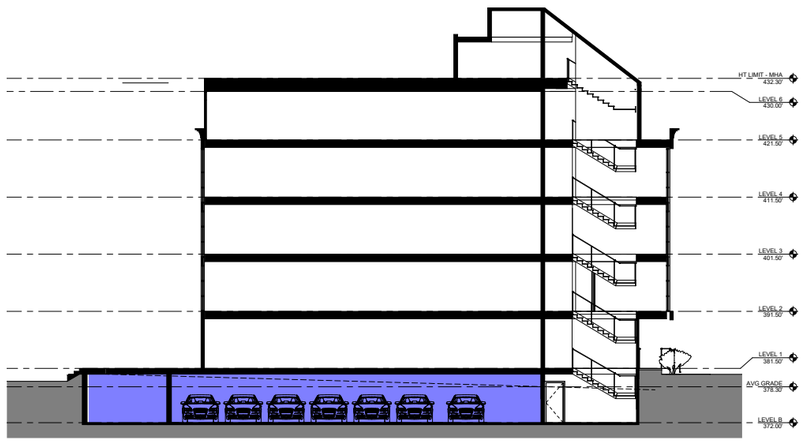
Response: All schemes accommodate parking below grade, within the building



Massing is similar to nearby buildings on W Galer St. and 2nd. Ave W, as well as likely future development in the area.



A ramp provides an accessible route to the main entry of the building



Parking is located below grade in all schemes

UPPER QUEEN ANNE PRIORITY DESIGN GUIDELINES

CS CONTEXT & SITE

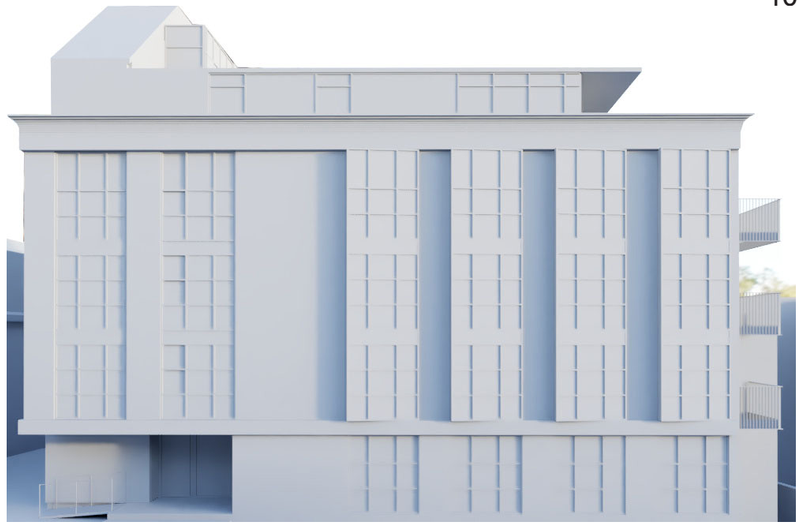
> CS2 II i: **Height Bulk and Scale Compatibility: Breaking Up Building Mass**

The height, bulk and scale of new buildings should reflect the architectural character and scale of the community.

a. Building mass should be broken into distinct but related sections that reflect the historic 30- and 45-foot-wide lot sizes. This can be achieved through changes in building height and setbacks, materials, coloring, and architectural detailing. Street-front facades are discouraged to extend beyond 60' without this architectural consideration.

b. Although monolithic street façades are discouraged on Queen Anne, simple structures that are well-fenestrated and are rich in detail at the ground level can achieve a building scale appropriate to the neighborhood. Many early, 20th-century building facades are relatively unmodulated but are successful because of their material composition and attention to architectural detail.

Response: The preferred scheme seeks to break down the mass of the 3rd Avenue facade through the articulation of the punched openings, bay windows, balconies, a recessed main entry and a setback upper floor. Similar to the 20th century building facades mentioned in section B above, the building facade will utilize a rich pallete of high quality materials and details to successfully relate to the surrounding neighborhood.



3rd Avenue West Facade showing set back upper level and large bay windows

PL PUBLIC LIFE

> PL2 II vi: **Pedestrian Open Space and Entrances: Residential Entries**

Residential entries should be clearly pronounced and set back from the street. On side streets, stoops with elevated entries and open spaces are encouraged.

Response: The Main Entry is clearly pronounced on 3rd Avenue West. It is generous, recessed, well lit and offers rain protection.



Prominent recessed entry is proposed

DC DESIGN CONCEPT

> DC2 II: **Architectural Concept and Consistency: Human Scale**

Human scale contributes to a structure's overall appeal and is a key element in creating an inviting pedestrian oriented community. Street level and alley treatments require special attentiveness to human scale. In general, fine grain detail and high quality materials at street level, characteristic of early twentieth century commercial buildings, enhance the pedestrian experience and add to the overall appeal of buildings, making them more consistent with the desired character of the neighborhood.

Response: The design seeks to provide tactile materiality at street level with thoughtful integration of landscape. The main entry seeks to add character and shelter and will help to bring the scale of the building down to human scale.



Human scaled brick and window details are proposed at street level

LOCAL DESIGN INSPIRATION:



QUEEN ANNE HIGH SCHOOL
- textured brick
- dark windows
- vertical windows

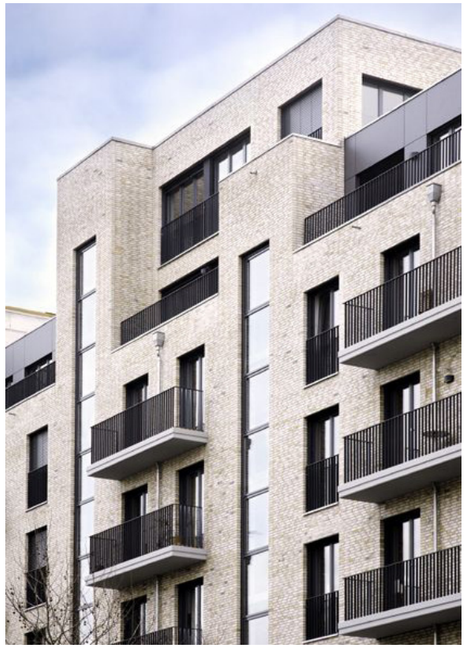


APARTMENTS AT 5th Ave W. and Galer St
- brick
- well-defined entry
- vertical windows



NEW CONDOMINIUM AT Comstock & 2nd Ave W.
- prominent balconies at depth
- simple, high-quality material palette

DESIGN CHARACTER AND CONCEPTS PROPOSED:
- rich texture and layering of materials
  > use balconies to add a secondary layer of texture and depth
- use of masonry as a high-quality material and response to local precedent
- building to feel like a whole composition instead of an assembly of parts
- dark, vertical windows
- well-defined entry



^ balconies as secondary modulation to create depth and interest



^ large dark windows



^ well-defined recessed entry



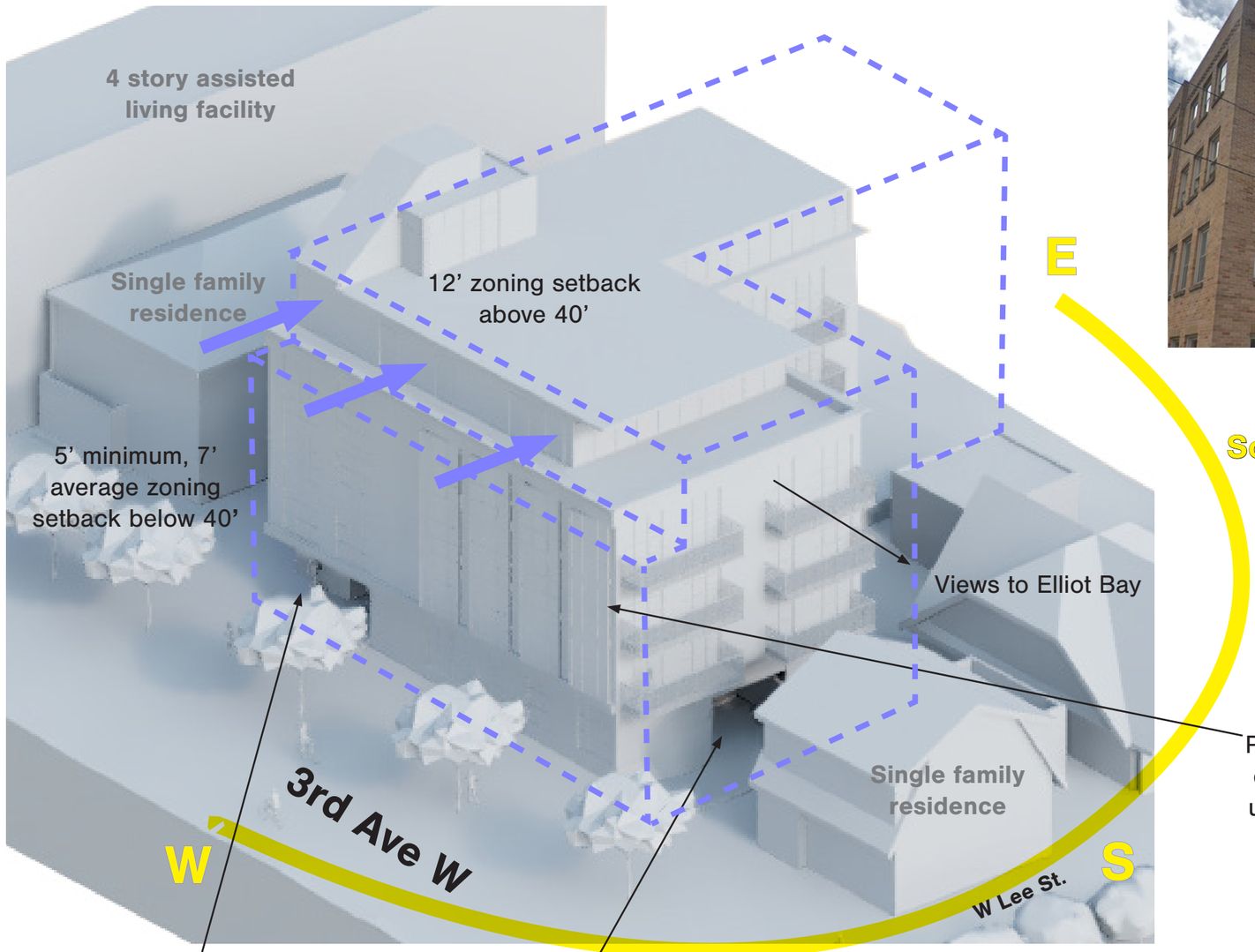
^ light colored brick with layered textures and depth



^ light colored monolithic secondary material

CONTEXT MATERIALITY - Palettes tend to be natural colors in keeping with original wood and brick buildings in the neighborhood.

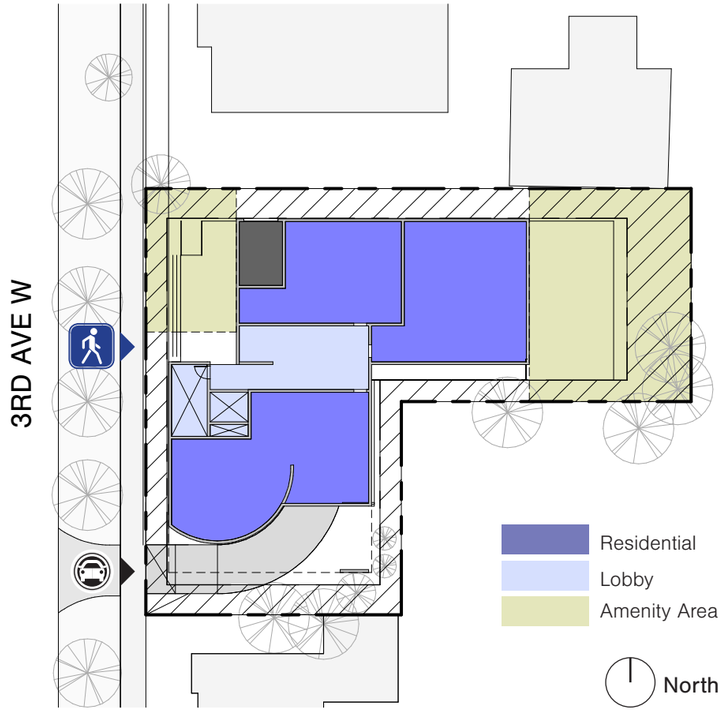




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SCHEME A Entry Court

- 5 stories + basement
- 15 units
- 12 parking spaces

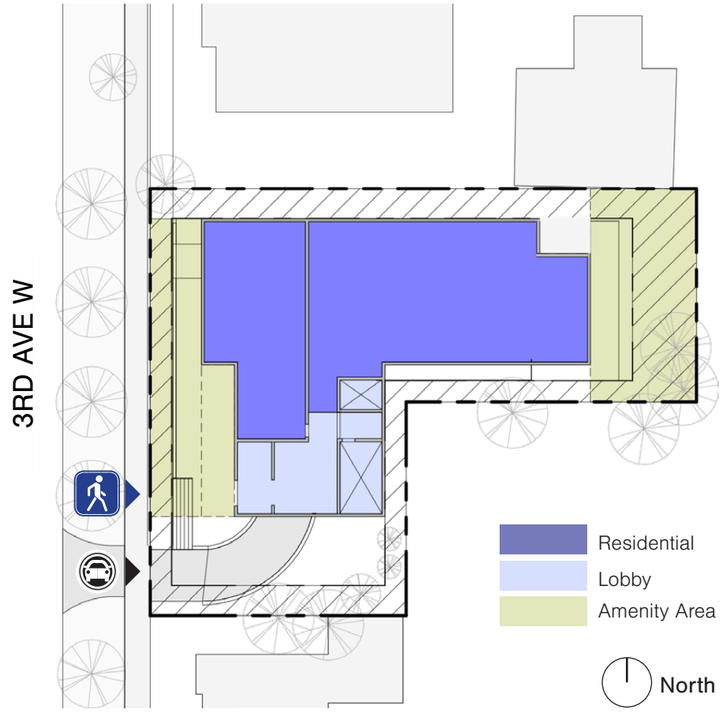




Birds Eye From North

SCHEME B Front Balconies

- 5 stories + basement
- 14 units
- 13 parking spaces

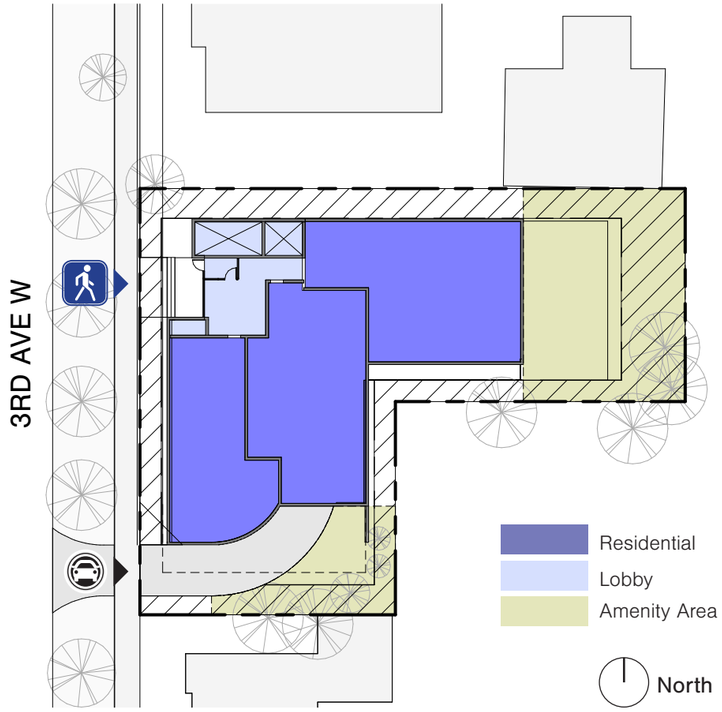




Birds Eye From North

SCHEME C Bay Windows (Preferred)

- 5 stories + basement
- 14 units
- 13 parking spaces





Birds Eye From North

SCHEME A Entry Court

Overview

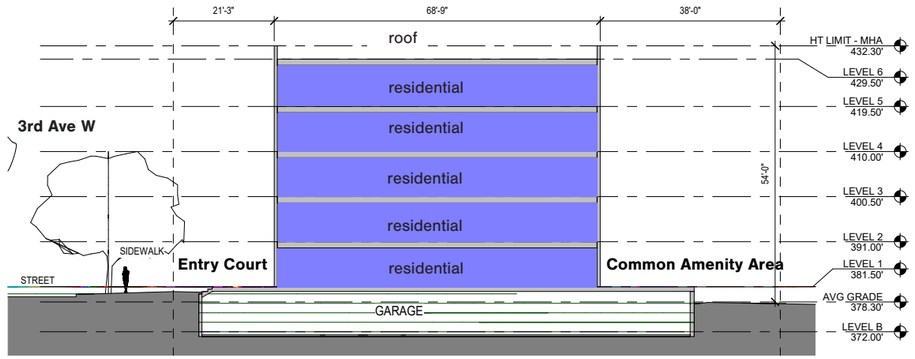
- 5 stories = basement
- 15 units
- 12 parking spaces
- FAR = 100% of 21,620 allowed
  - B: 5142 sf
  - 1: 3923 sf
  - 2: 4354 sf
  - 3: 4354 sf
  - 4: 4354 sf
  - 5: 4354 sf
  - Roof: 280 sf

Opportunities

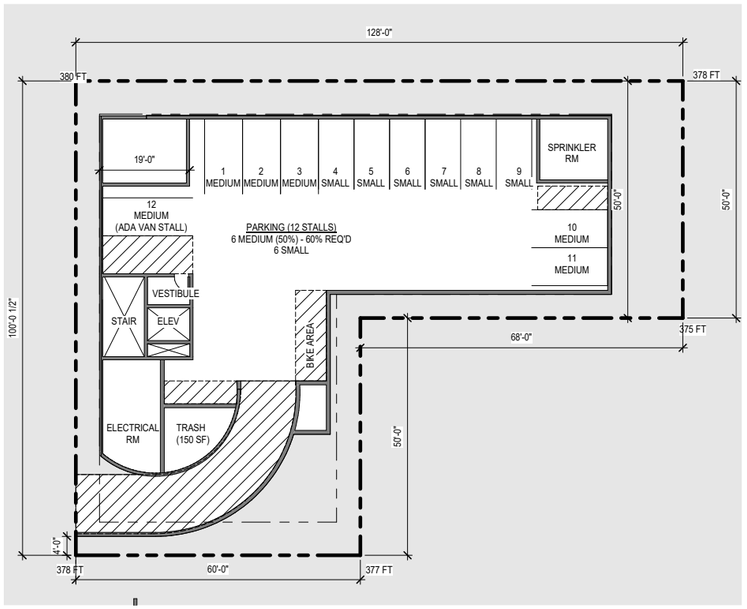
- Offset plan allows massing relief along street and adjacent to north neighbor's front yard.
- Clear entry lobby for wayfinding, reinforced by building modulation

Challenges

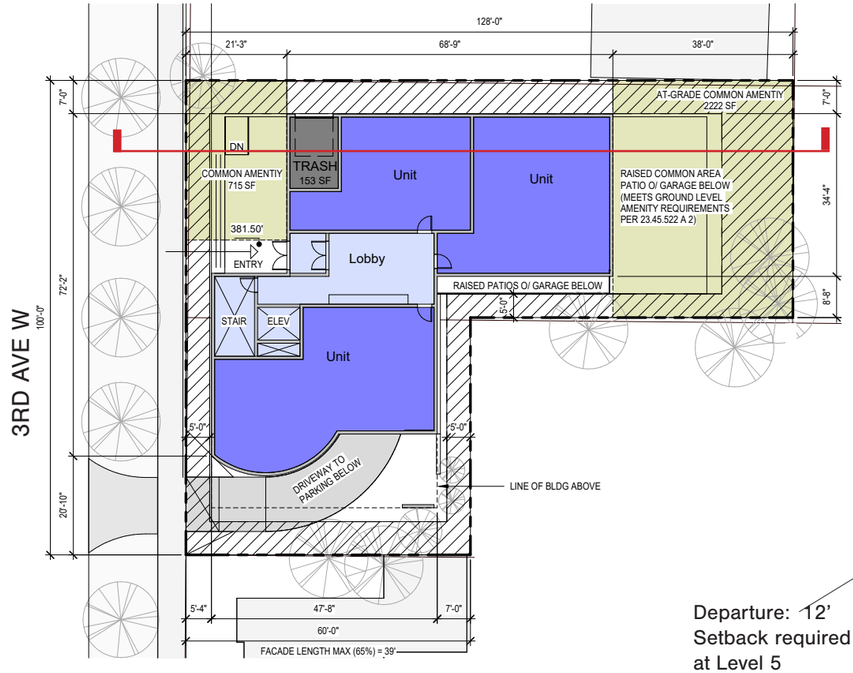
- Departure required at level 5 for encroachment in upper-level front setback (12' required, 5'4" proposed.)
- Lack of setback at Level 5 causes building to appear taller at street.
- Fewer parking spaces than other schemes because circulation core location is less efficient; does not meet development objective for project.



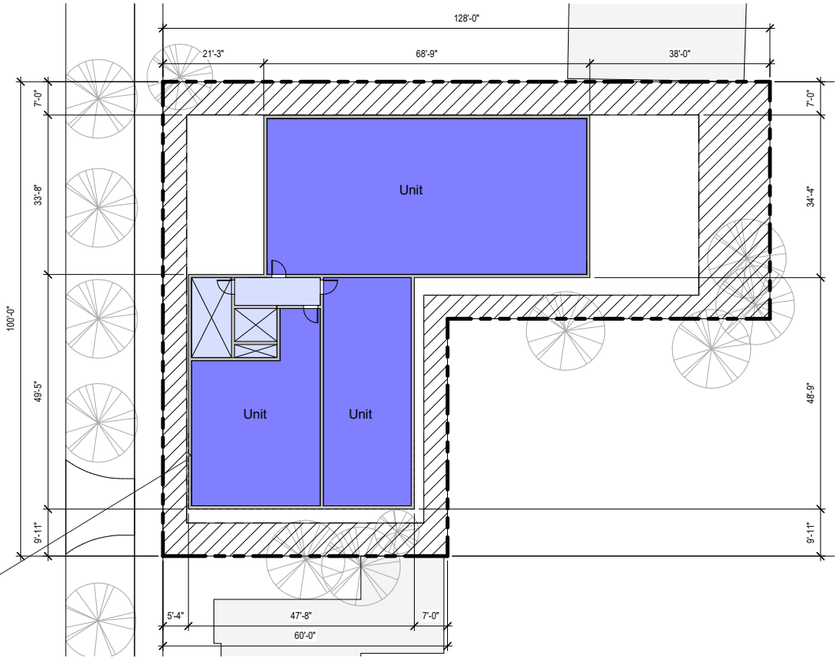
Section looking N



Basement (subgrade)



Level 1



Departure: 12'
Setback required
at Level 5

Levels 2-5

North

Residential

Lobby

Amenity Area (outdoor)



Aerial View From North



Street View From North



Street View From South

SCHEME B Front Balconies (Code Compliant)

Overview

- 5 stories
- 14 units
- 13 parking spaces
- FAR = 100% of 21,620 allowed
  - B: 5142 sf
  - 1: 4160 sf
  - 2: 4295 sf
  - 3: 4295 sf
  - 4: 4295 sf
  - 5: 4295 sf
  - Roof: 280 sf

Opportunities

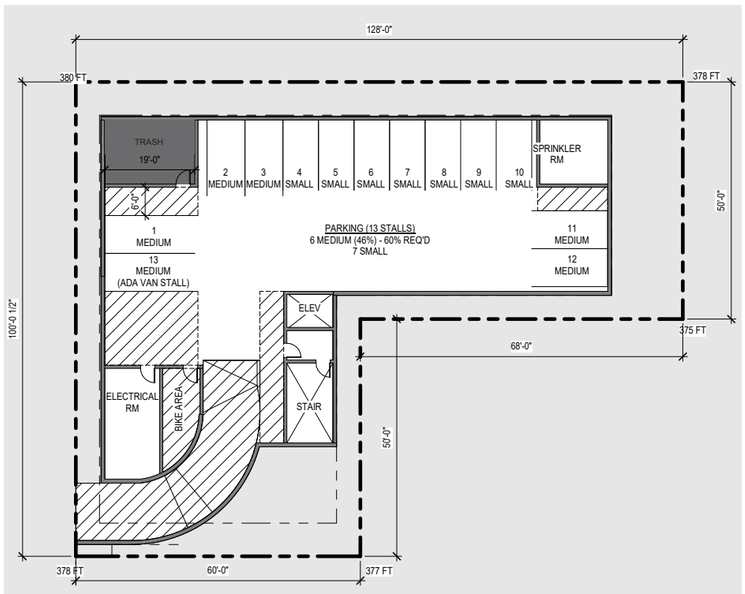
- Elevator and stair core are pushed to back of building, reducing the perceived mass from the street
- Nearly meets 1:1 unit:parking development objective
- Code Compliant (no departures)

Challenges

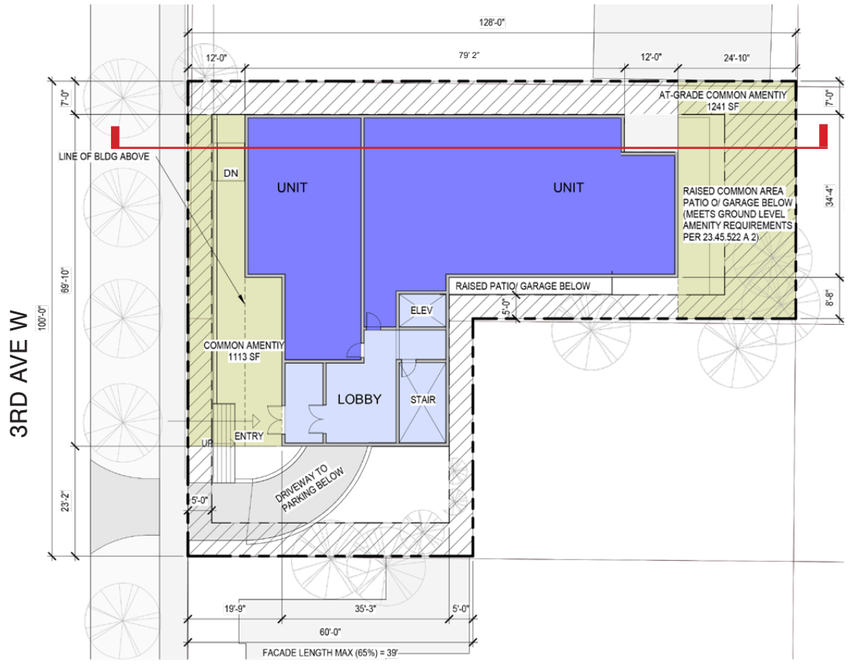
- Limited modulation facing 3rd Ave W
- Lack of privacy for ground floor street-facing unit
- Indirect ADA entry because lobby elevation is several feet above the adjacent sidewalk



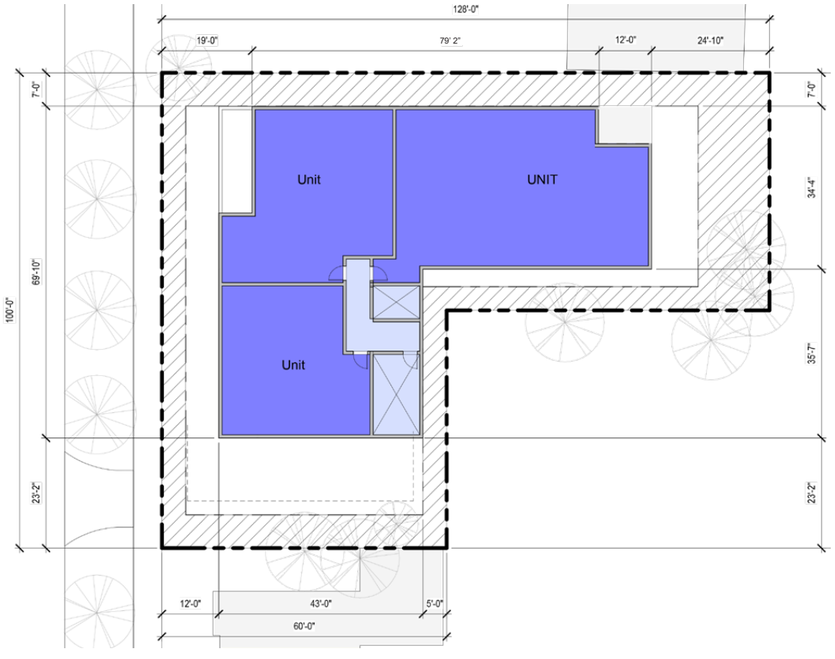
Section looking N



Basement (subgrade)



Level 1



Levels 2-5

North

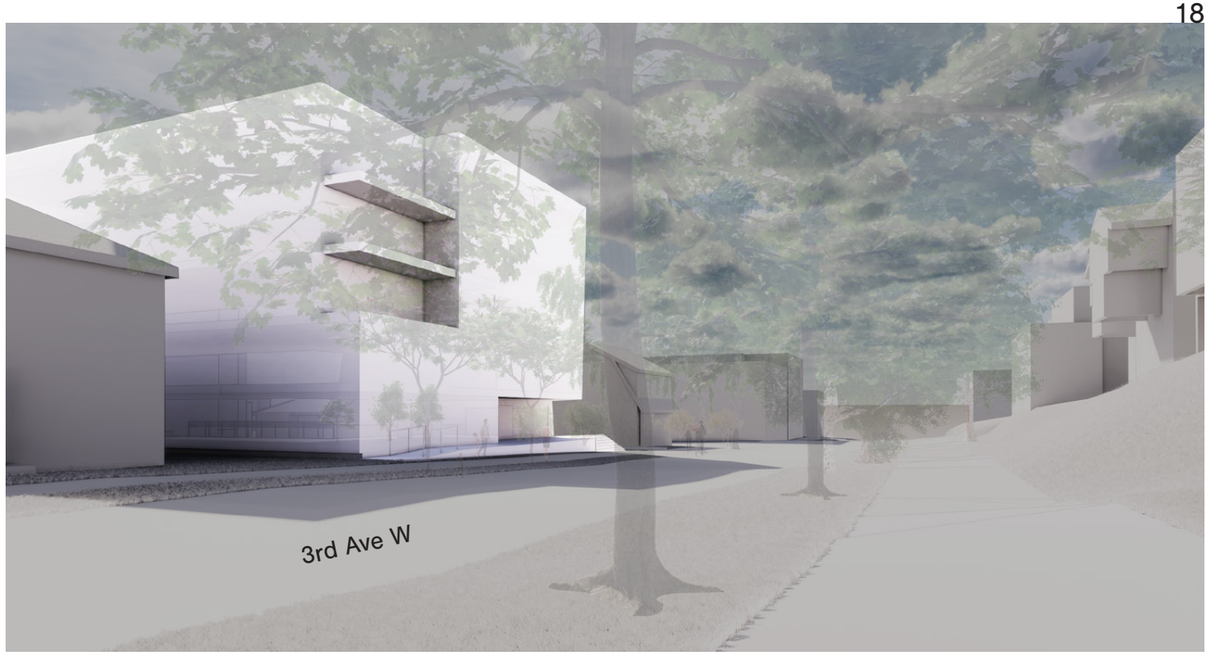
Residential

Lobby

Amenity Area



Aerial View From North



Street View From North



Street View From South

SCHEME C Bay Windows (Preferred)

Overview

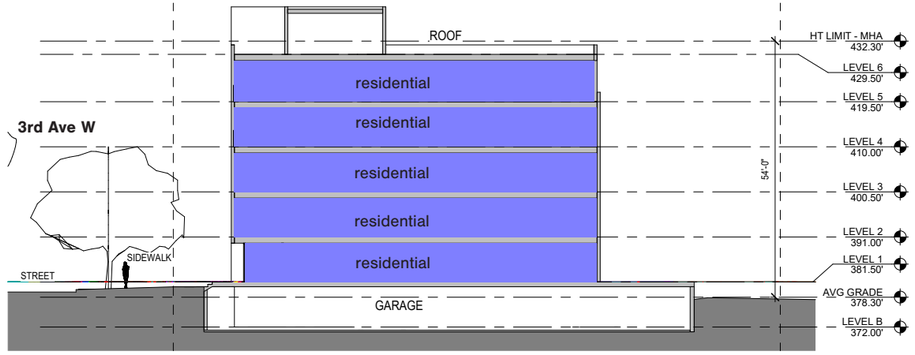
- 5 stories
- 14 units
- 13 parking spaces
- FAR = 100% of 21,620 allowed
  - B: 5142 sf
  - 1: 4306 sf
  - 2: 4256 sf
  - 3: 4256 sf
  - 4: 4256 sf
  - 5: 4256 sf
  - Roof: 280 sf

Opportunities

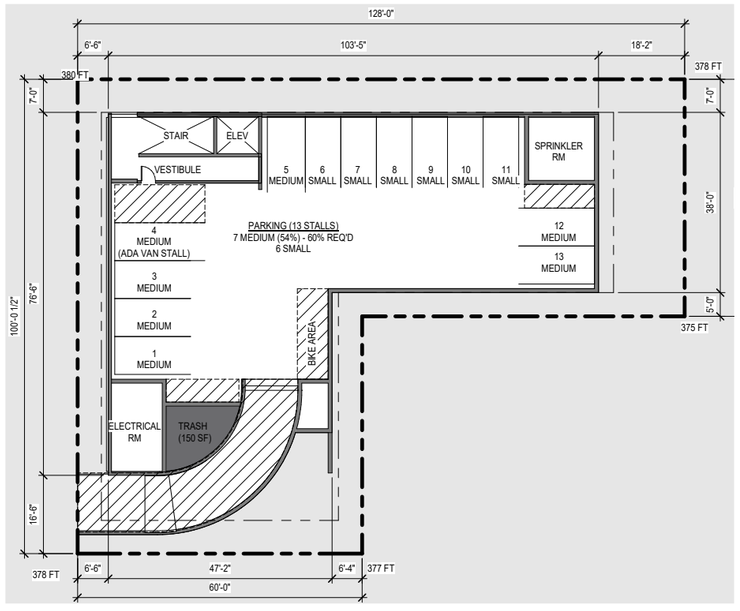
- 5th floor is set back to provide massing relief from street
- Clear entry lobby for wayfinding reinforced by building modulation
- Nearly meets 1:1 unit:parking development objective

Challenges

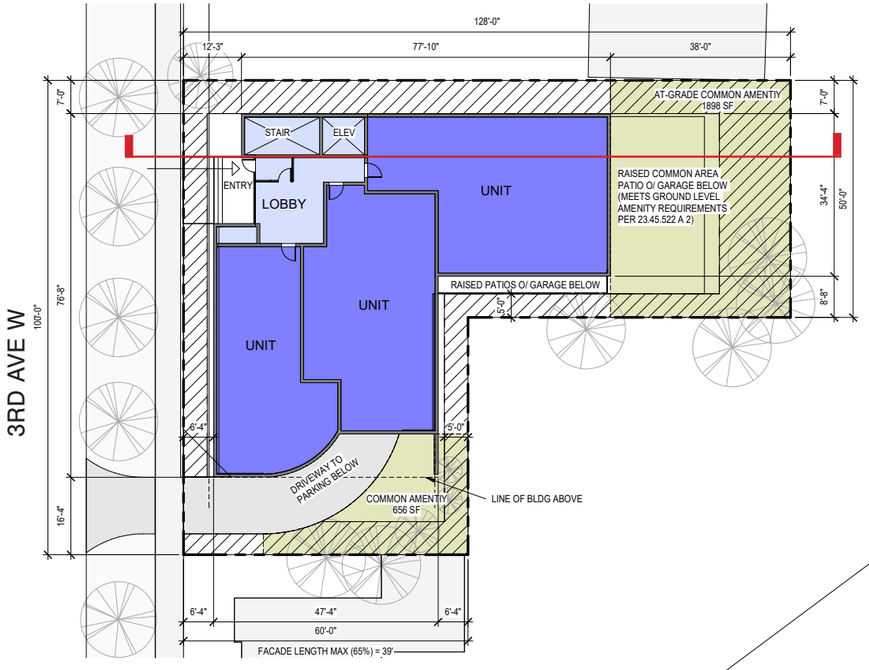
- Except at lobby entry, building has minimal setback from sidewalk, increasing perceived mass from street



Section looking N

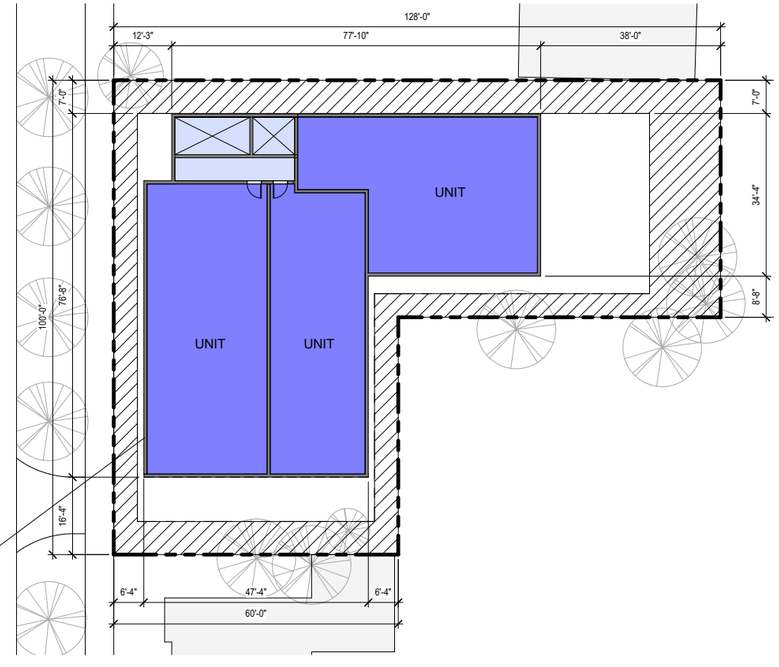


Basement (subgrade)



Level 1

Departure at ceiling of level 4/floor of level 5 for small encroachment into front upper-level setback



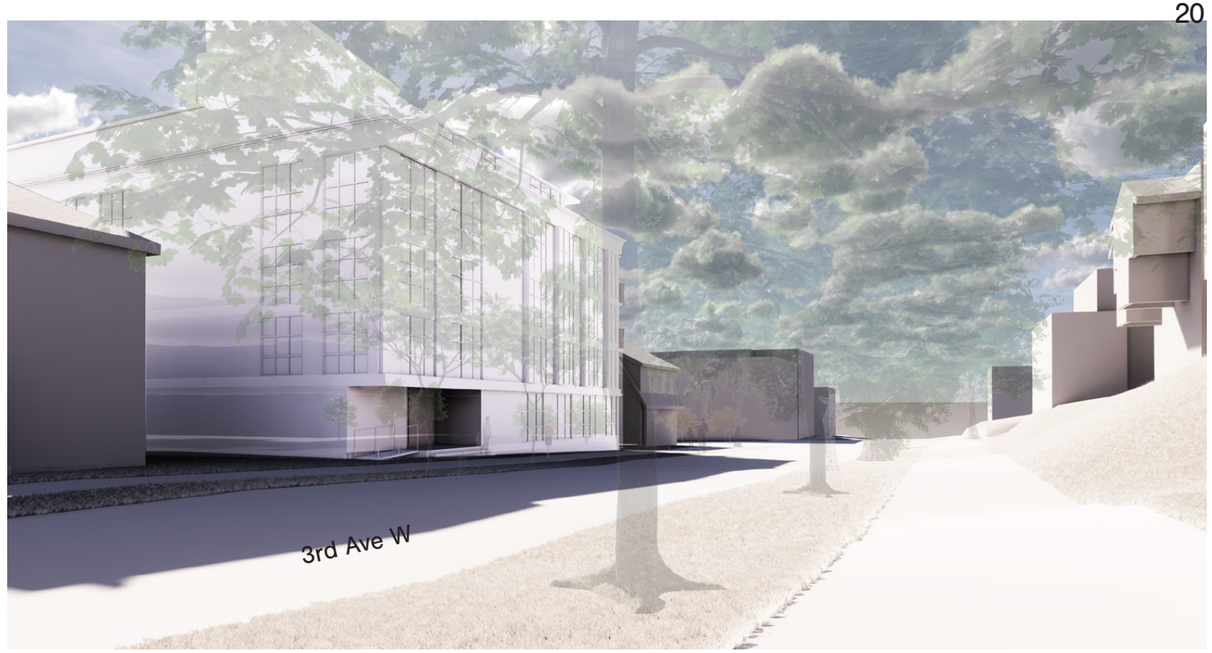
Levels 2-5

North

Residential
Lobby
Amenity Area



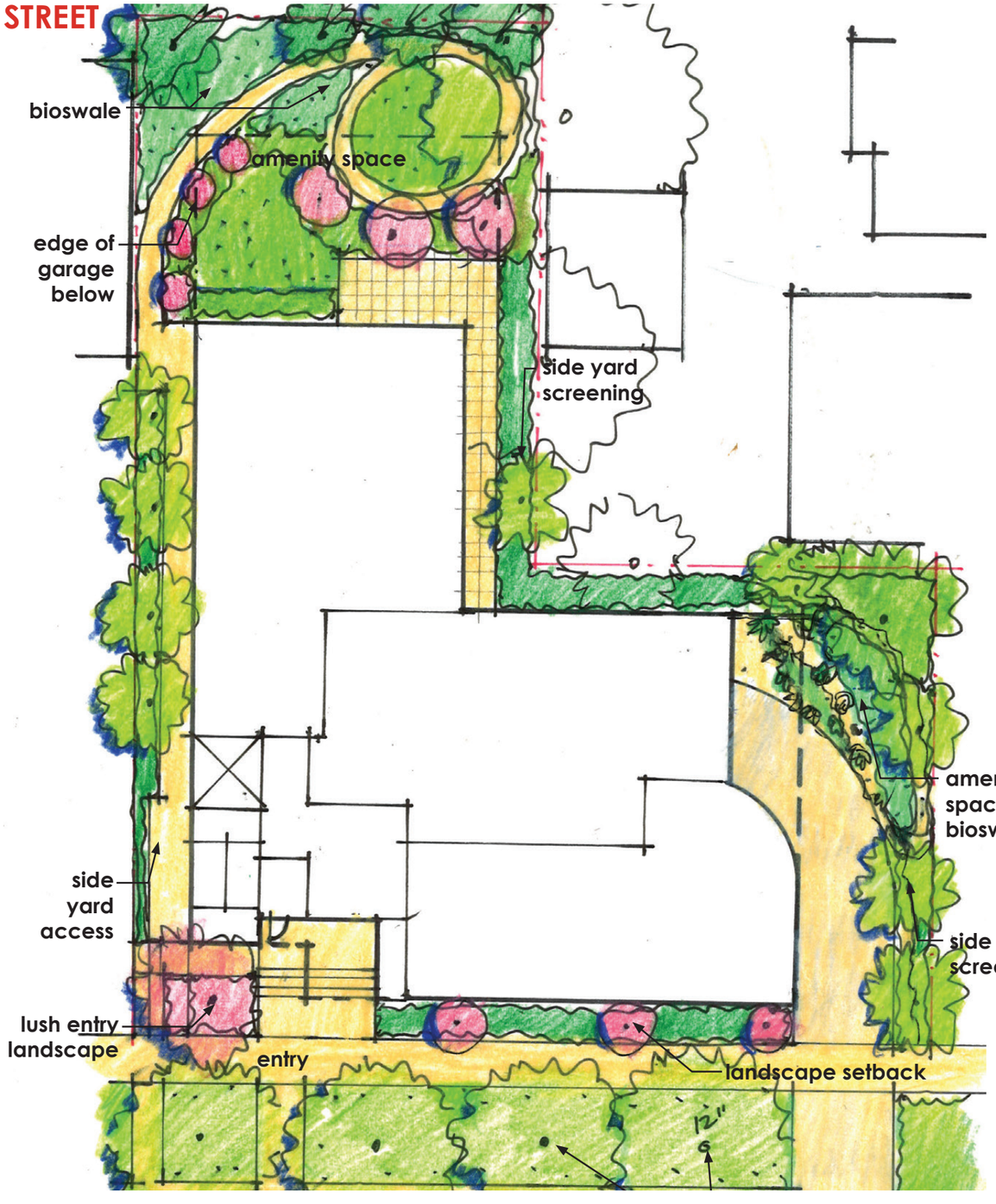
Aerial View From North



Street View From North



Street View From South



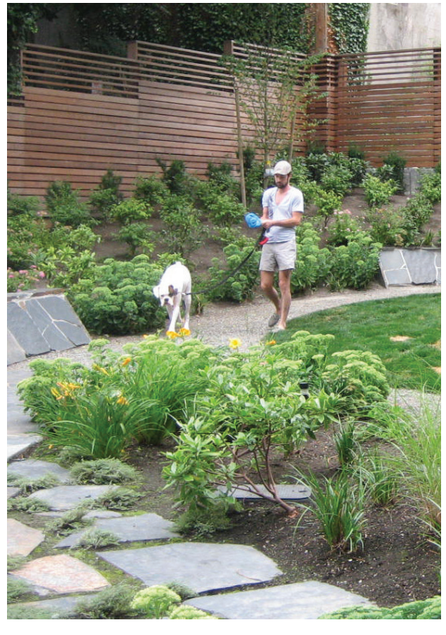


generous streetscape



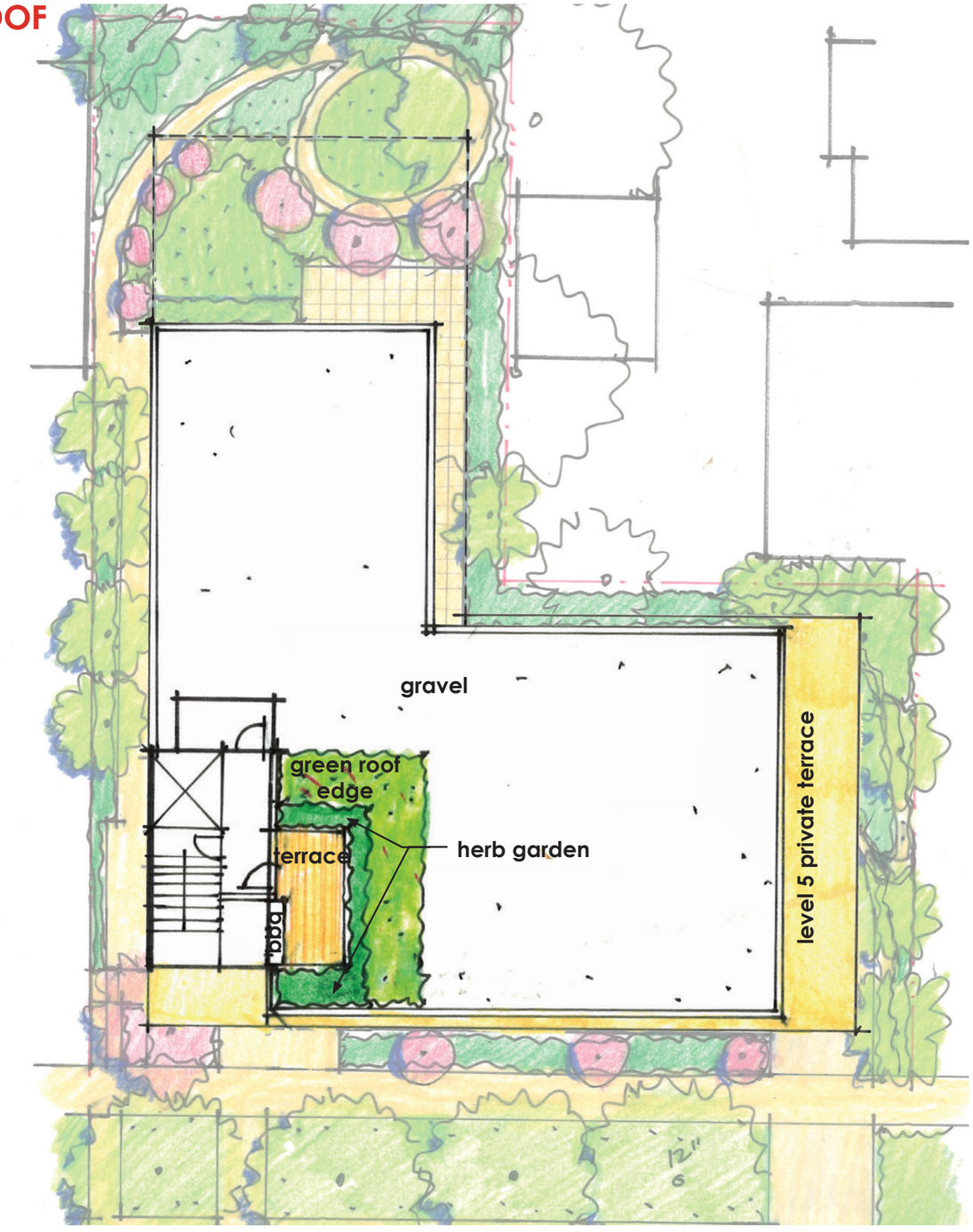
bioswale





N

ROOF



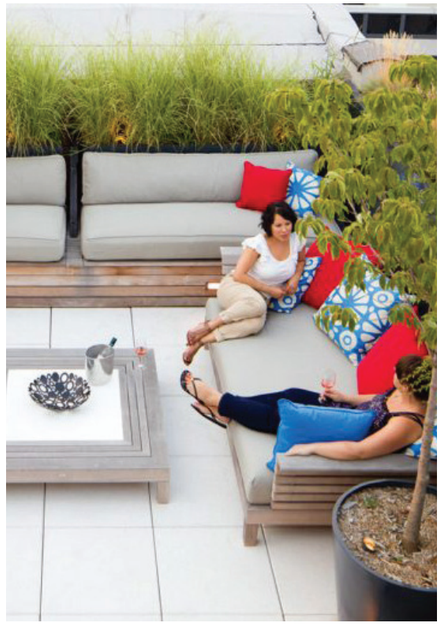


green roof edge



small but significant roof terrace





SHADOW STUDIES:

At the equinox, the 5-story massings of all three schemes casts morning shadows into the ROW and afternoon shadows onto the property directly to the north. Shadows onto other adjacent properties are generally minimal in all schemes.

A

SCHEME A
Entry Court

B

SCHEME B
Front Balconies

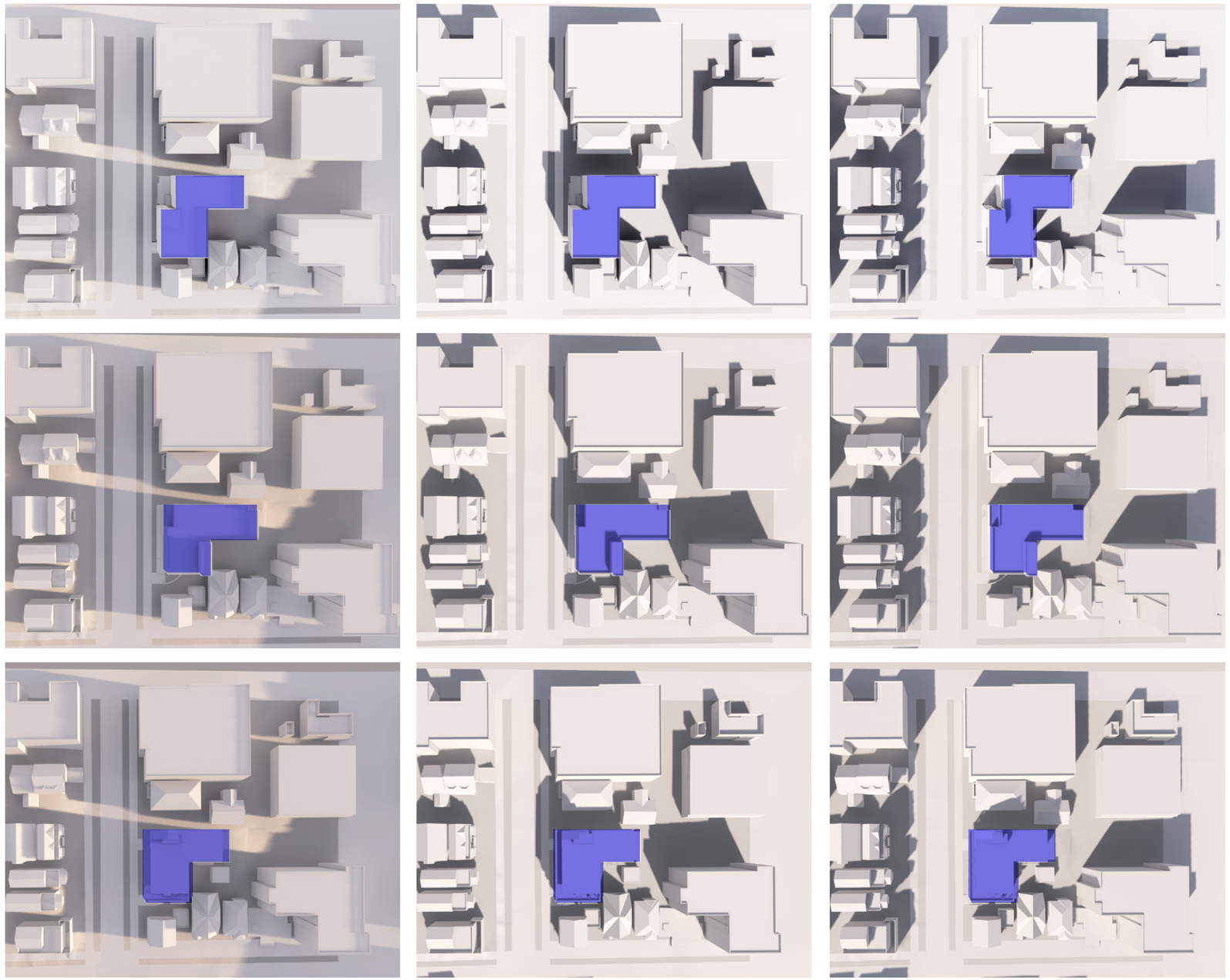
C

SCHEME C
Bay Windows
[PREFERRED]

MARCH 21
9am

MARCH 21
12pm

MARCH 21
3pm



N

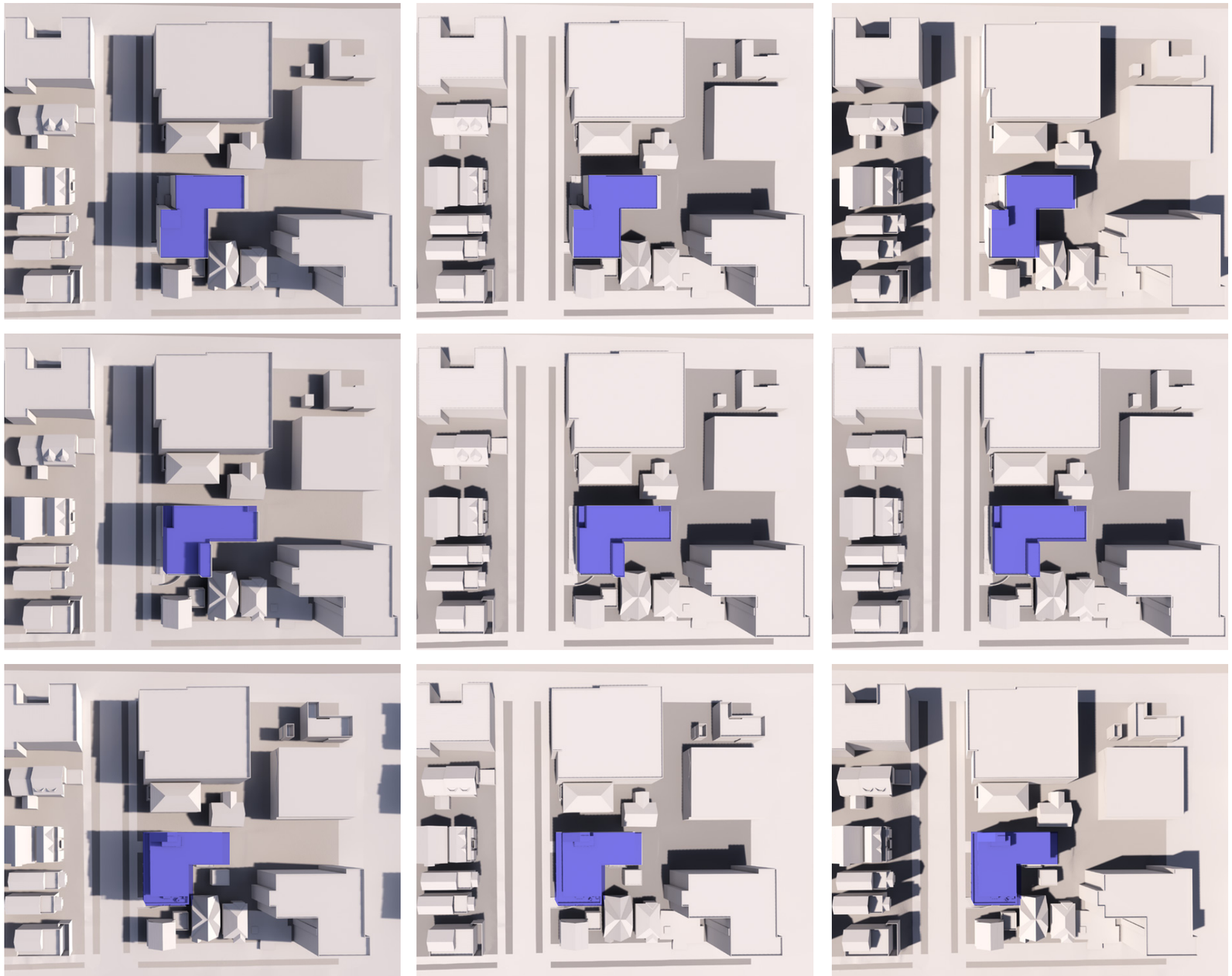
SHADOW STUDIES:

On June 21, the 5-story massings of all three schemes casts morning shadows into the ROW and minimal afternoon shadows onto the property directly to the north. Shadows onto other adjacent properties are generally minimal in all schemes.

JUNE 21
9am

JUNE 21
12pm

JUNE 21
3pm



A
SCHEME A
Entry Court

B
SCHEME B
Front Balconies

C
SCHEME C
Bay Windows
[PREFERRED]

N

SHADOW STUDIES:

On December 31, the 5-story massings of all three schemes casts afternoon shadows onto the property directly to the north. Shadows onto other adjacent properties are generally minimal in all schemes.

A

SCHEME A
Entry Court

B

SCHEME B
Front Balconies

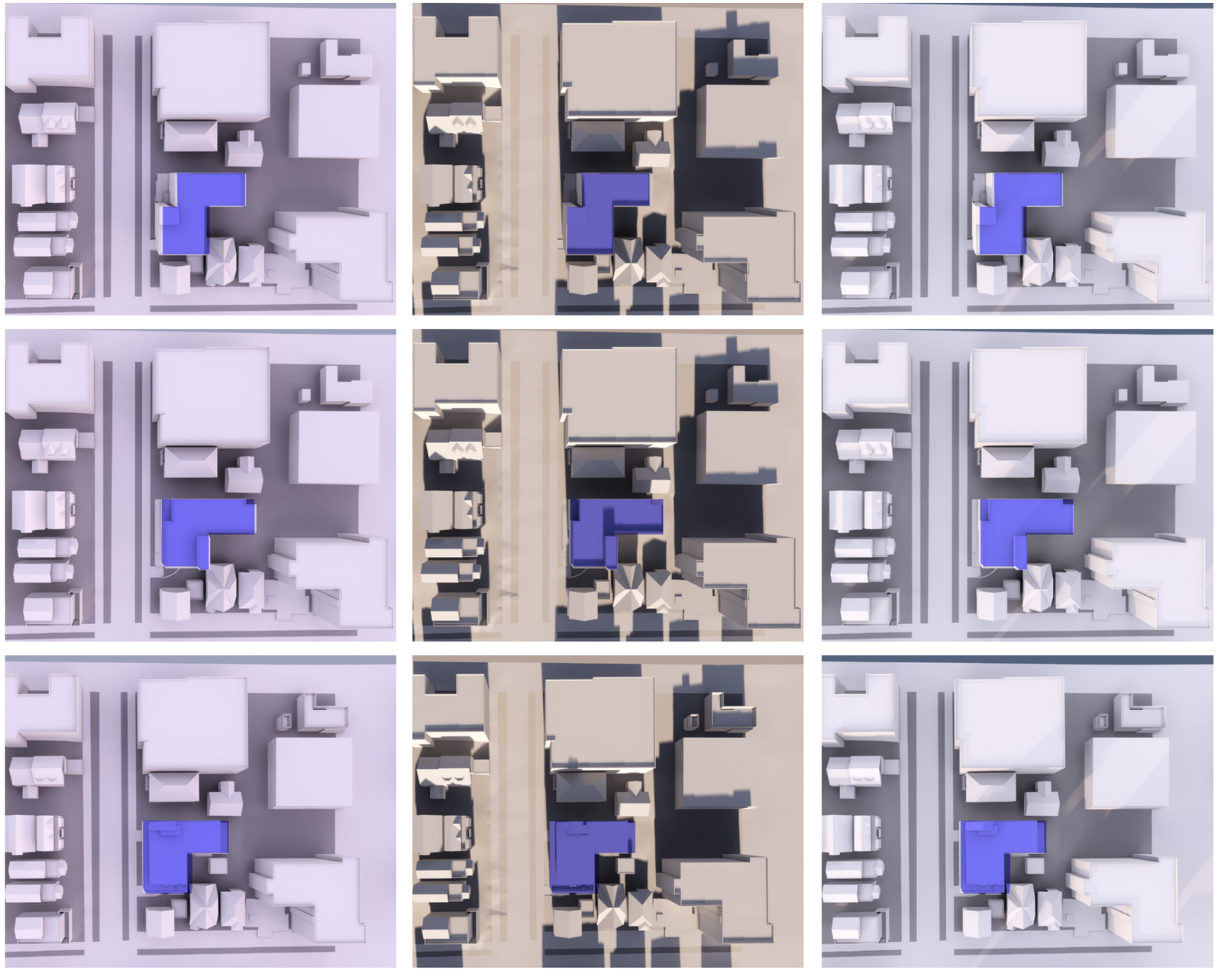
C

SCHEME C
Bay Windows
[PREFERRED]

DECEMBER 21
9am

DECEMBER 21
12pm

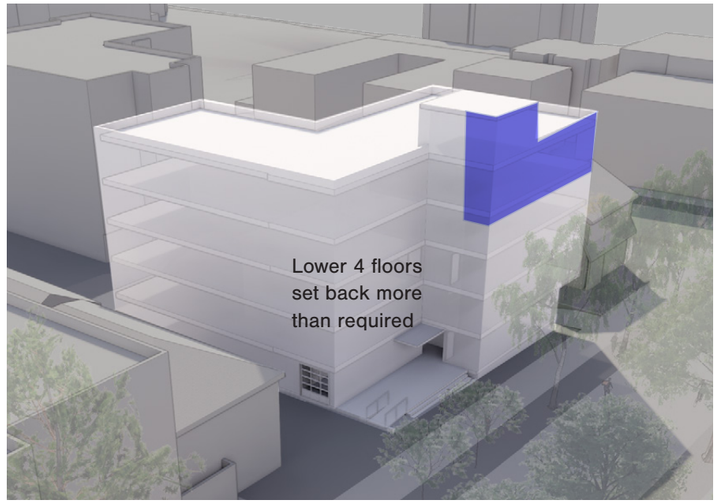
DECEMBER 21
3pm



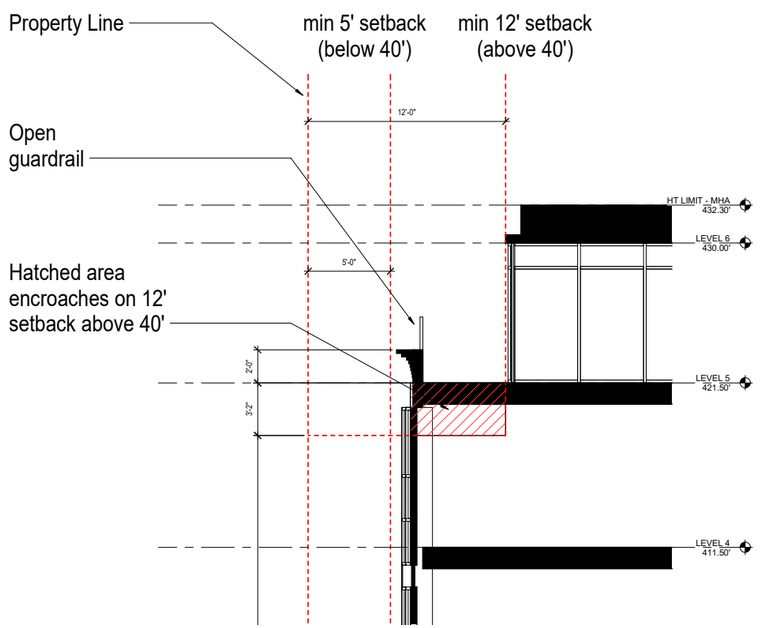
N

2 DEPARTURES REQUESTED:

	DEPARTURE	CODE REQUIREMENT	PROPOSED DESIGN	JUSTIFICATION
Scheme A	Upper level front setback encroachment	SMC 23.45.518 Code requires a minimum 12’ setback above 40’ along street-facing facades	A 5’4” setback is proposed at Level 5 for a length of 49’-5” (approximately 2/3 of the facade). A 21’-3” setback is proposed for the remaining 33’-8” length of the facade.	- Clear wayfinding due to expressed courtyard -1/3 of the facade is set back more than required by code, balancing the massing along the street and providing a larger setback at the north front prop corner, which is more respectful of the adjacent neighboring house to the north.
Scheme B	NONE			
Scheme C (preferred)	Upper level front setback encroachment	SMC 23.45.518 Code requires a minimum 12’ setback above 40’ along street-facing facades. A 2’ solid parapet is allowed above the setback ht limit per smc 23.45.518	A 6’-4” setback is proposed at the ceiling of Level 4/Floor of Level 5, encroaching 3’-2” above the 40’ max limit.	The 3’2” encroachment above the 40’ setback allows level 4 to stack above levels 1-3, thereby allowing the building mass to echo nearby historical buildings in its tripartite organization (a method of visually organizing a facade into three parts, similar to as found on a Classical column: base, shaft, capital.)



1. Scheme A: Approximately half the length of the front facade at Level 5 is set back less than the 12’ required by zoning. Area of encroachment highlighted in purple.



2. Scheme C: A 6’-4” setback is proposed at the ceiling of Level 4/Floor of Level 5, encroaching 3’-2” above the 40’ max limit.



2. Scheme C: Area of encroachment highlighted in purple.



ARTICULATED COLORS / MATERIALS



COMMUNAL COURTYARD



TACTILE MATERIALS



CREATIVE SITE DESIGN



VISIBLE SUSTAINABLE PRACTICES



STREET-LEVEL ENGAGEMENT



LIVABLE COMMUNAL SPACE



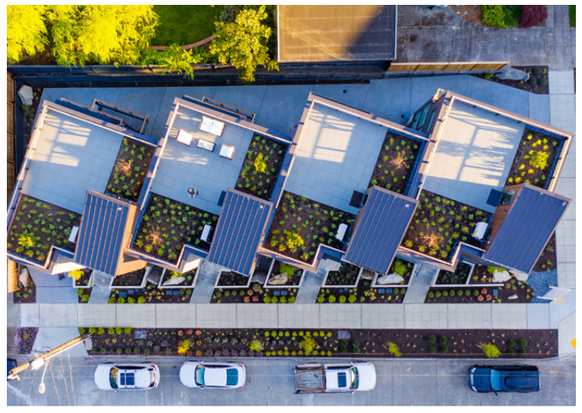
FENESTRATION / MATERIAL PATTERNING



FENESTRATION / MATERIAL PATTERNING



STREET-LEVEL ENGAGEMENT



ARTICULATION OF MASSING



ARTICULATION OF MASSING