

1406 3rd Ave West Condominiums

Administrative Design Review, Design Recommendation

February 5, 2021

SDCI Project # 3034274-EG

APPLICANT TEAM:

Owner: Build with Style, Inc

Architect: Johnston Architects LLC

Landscape: Karen Kiest Landscape Architects

JA Johnston Architects

DESIGN RECOMMENDATION PROPOSAL

03 PROPOSAL | Page 3

04 SUMMARY CONTEXT ANALYSIS | Page 4

05 EXISTING SITE CONDITIONS | Page 6

06 ZONING DATA | Page 7

07 COMPOSITE SITE PLAN | Page 8

08 EDG RESPONSE | Page 9

09 FLOOR PLANS | Page 20

10 COMPOSITE LANDSCAPE / HARDSCAPE PLAN | Page 26

11 ELEVATIONS | Page 28

12 MATERIAL AND COLOR PALATTE | Page 32

13 RENDERINGS | Page 33

14 EXTERIOR LIGHTING PLAN | Page 34

15 SIGNAGE CONCEPT PLAN | Page 35

16 BUILDING SECTIONS | Page 36

17 DEPARTURES | Page 38

1406 3rd Ave West Condominiums

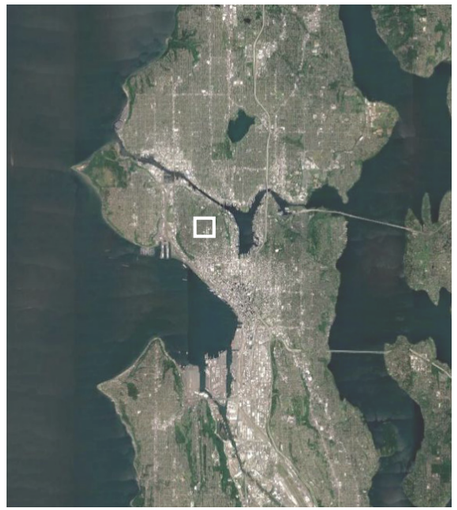
ADDRESS:
1406 3rd AVE W

PARCEL NUMBERS:
1731801115, 1731801110

SITE AREA:
9402 sf

ZONING:
LR3(M)

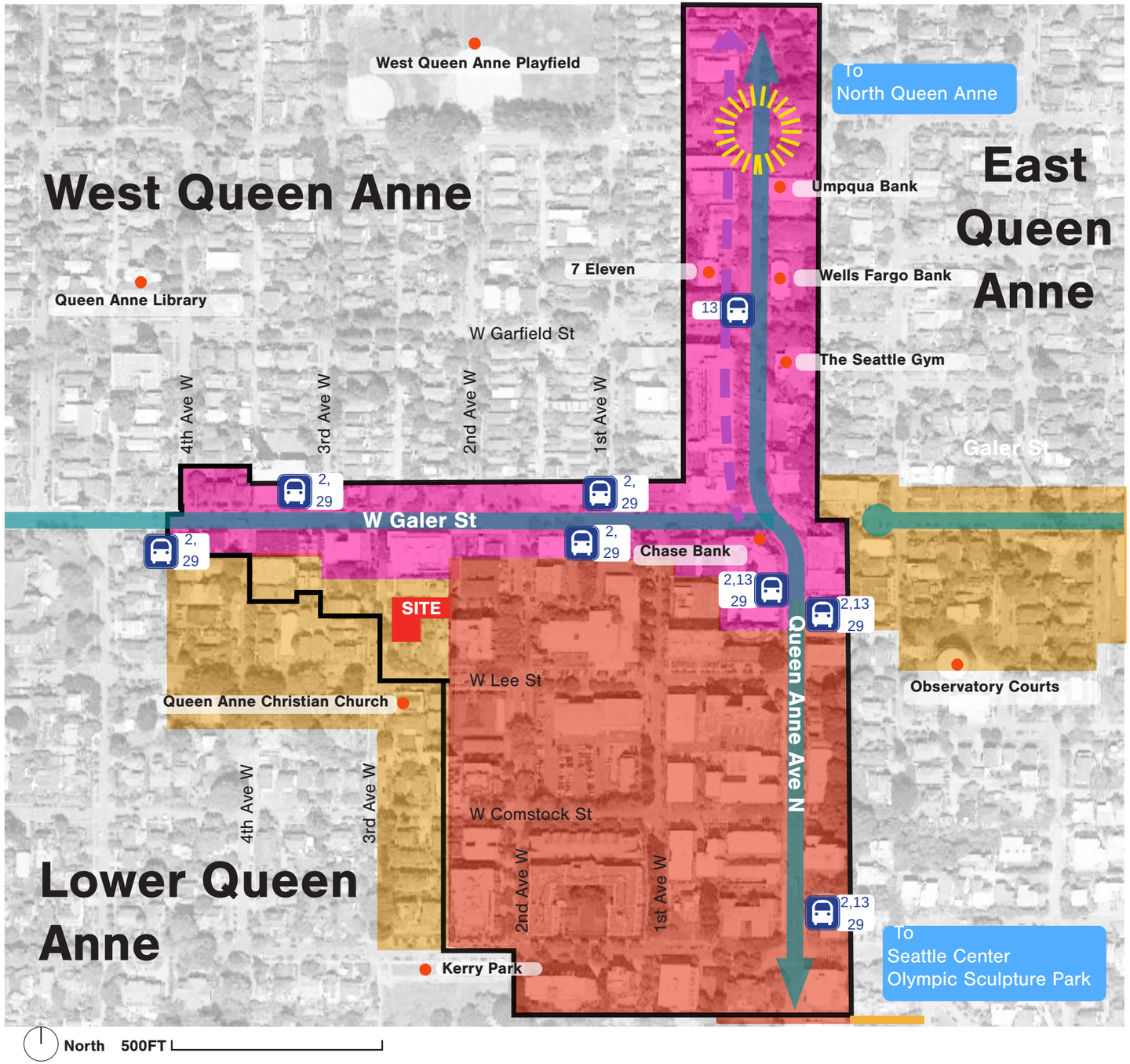
OVERLAYS:
Upper Queen Anne Residential Urban Village
Parking Flex Area (no parking required)



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

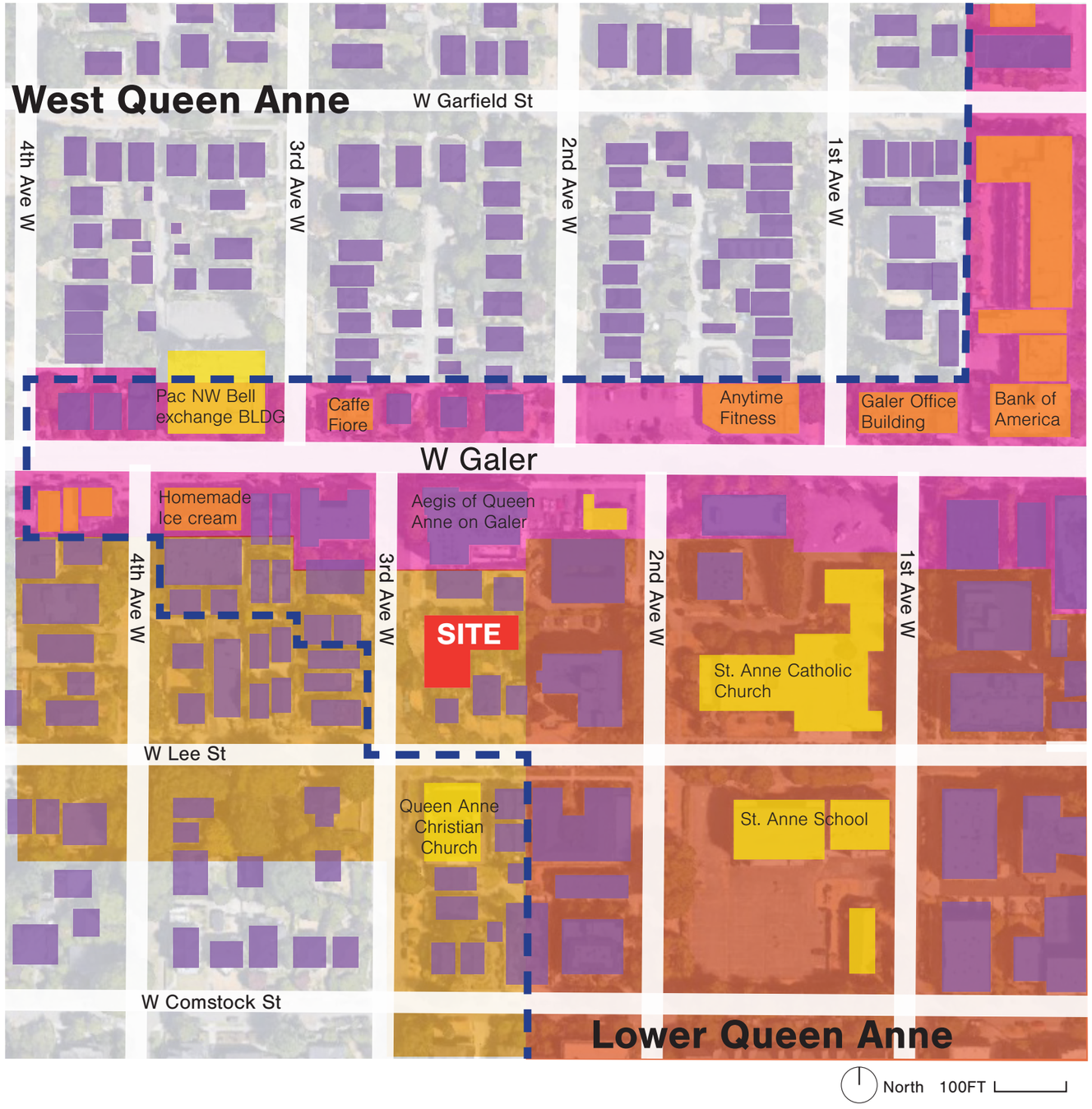
OBJECTIVE SUMMARY:
Located in the Upper Queen Anne Residential Urban Village, this project aims to contribute to the vibrant, walkable urban village atmosphere by providing residential density that is respectful in scale and style to the well-established character of the residential neighborhood.





LEGEND

- MAJOR VEHICULAR MOVEMENT
- URBAN VILLAGE BOUNDARY
- BIKE LANES
- BUS STOP
- COMMUNITY NODE
- NOTABLE BUILDINGS/USES
- NC2P-55(M1) ZONE
- LR3(M) ZONE
- MR(M) ZONE





Axonometric of Surrounding Neighborhood

- UPPER QUEEN ANNE RESIDENTIAL URBAN VILLAGE
- COMMERCIAL AND MIXED USE BUILDINGS
- PUBLIC/INSTITUTIONAL BUILDINGS
- RESIDENTIAL BUILDINGS
- NC2P-55(M1) ZONE
- LR3(M) ZONE
- MR(M) ZONE


1


5


2

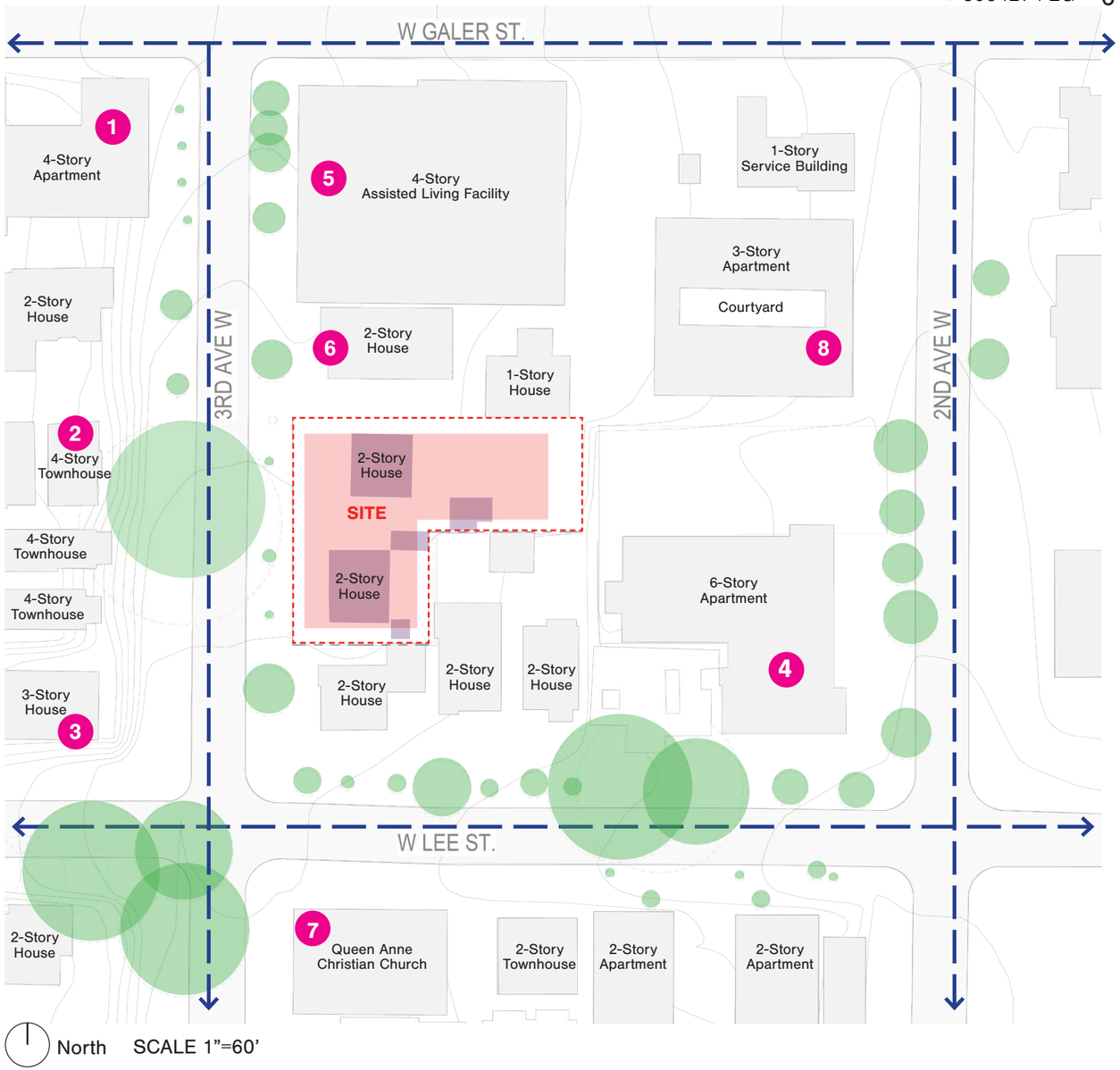

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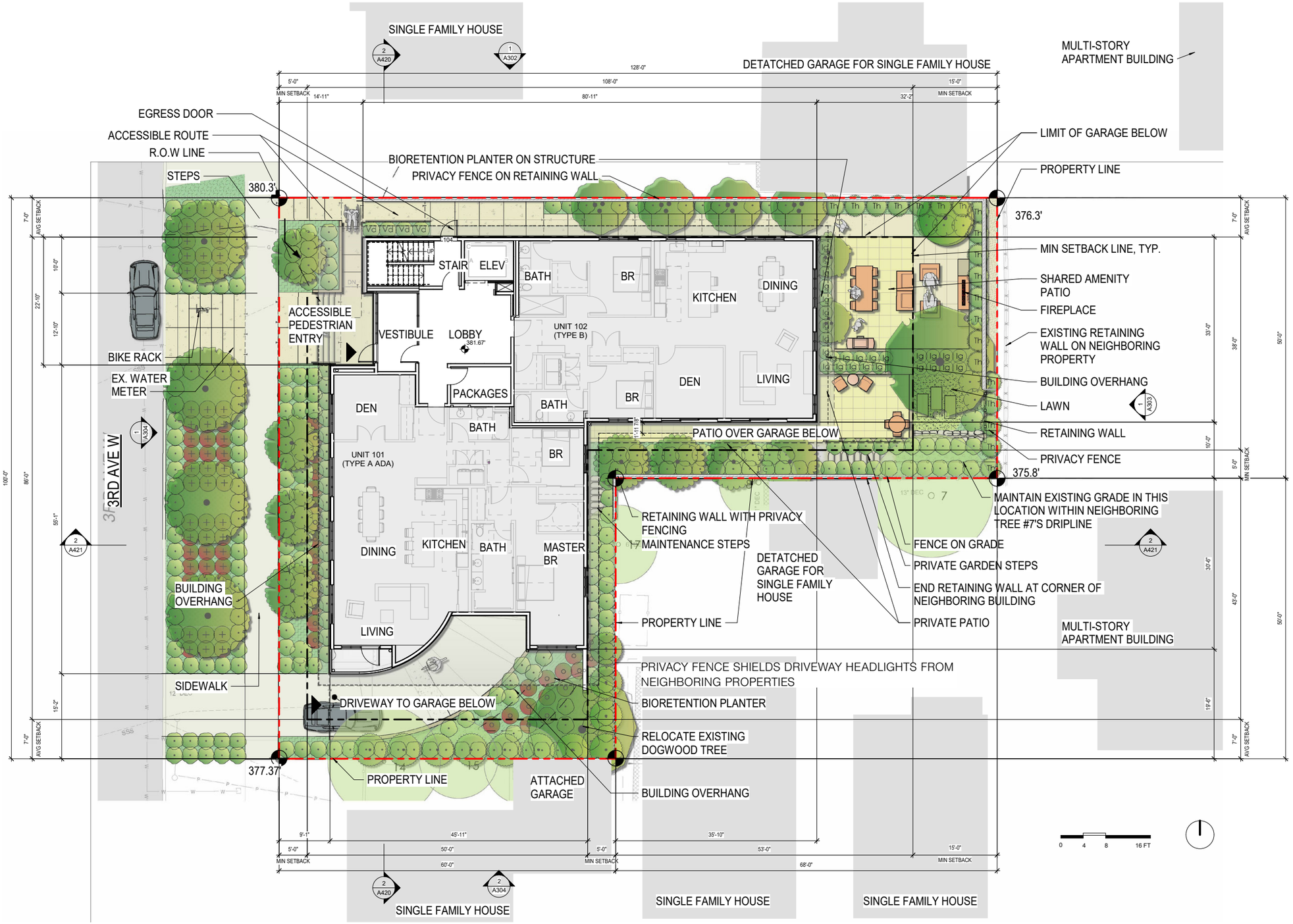

8


W GALER ST.
1
4-Story Apartment
5
4-Story Assisted Living Facility
1-Story Service Building
3-Story Apartment
Courtyard
8
2-Story House
6
2-Story House
1-Story House
3RD AVE W
2ND AVE W
2
4-Story Townhouse
2-Story House
SITE
4-Story Townhouse
2-Story House
4-Story Townhouse
6-Story Apartment
4
2-Story House
2-Story House
2-Story House
3-Story House
3
W LEE ST.
2-Story House
7
Queen Anne Christian Church
2-Story Townhouse
2-Story Apartment
2-Story Apartment
North
SCALE 1”=60’

ZONING SUMMARY:

- ZONING: LR3(M)
- OVERLAYS: UPPER QUEEN ANNE RESIDENTIAL URBAN VILLAGE + PARKING FLEX AREA
- ECAs: NO ECAs ON SITE

SMC	ALLOWED/REQUIRED	PROPOSED
FAR (23.45.510, TABLE A)	2.3 X 9,402 SF = 21,624 SF MAX	21603 SF PROPOSED
STRUCTURE HEIGHT (23.45.514)	TABLE A: 50 FT FOR APARTMENTS F:+ 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	50' + 4' BONUS PROPOSED FROM 378.71 AVG GRADE.
SETBACKS (23.45.518)	FRONT: 5FT MIN REAR: 15FT MIN SIDE: 7FT AVG, 5FT MIN FOR FACADES GREATER THAN 40'	FRONT: 9.23 FT REAR: 32.15FT ABOVE GRADE, 15FT BELOW SIDE: 7FT AVG, 5FT MIN
UPPER LEVEL SETBACKS (23.45.518.A.2)	12FT @ FRONT FACADE TALLER THAN 54'	FRONT FACADE DOES NOT EXCEED 54' IN HEIGHT
AMENITY AREA (23.45.522.A)(23.45.522.D)	25% LOT AREA REQ'D = ; 50% OF THE REQUIRED AREA SHALL BE AT GRADE COMMON SPACE 9400SF X 25% = 2,350SF (1,175 SF AT GRADE) COMMON AMENITY AREA SHALL BE 250SF MIN, 10FT IN PLAN DIMENSION, AND BE 50% LANDSCAPED	TOTAL AMENITY PROVIDED = 2420 SF TOTAL COMMON AMENITY AT GRADE = 1290 SF TOTAL LANDSCAPED AREA = 656 SF
LANDSCAPING STANDARDS (23.45.524)	.6 OR GREATER GREENFACTOR NEEDED	
STRUCTURE WIDTH AND FACADE LENGTH (23.45.527)	MAX STRUCTURE WIDTH = 150 FT MAX FACADE LENGTH = 65% OF LOT LENGTH ALONG SIDE SETBACKS (WITHIN 15FT OF THE LOT LINE)	STRUCTURE WIDTH = 78 FT FACADE LENGTH = 65% OF LOT LENGTH ALONG SIDE SETBACKS
PARKING	NO MIN REQUIREMENT PER TABLE B FOR 23.54.015 BECAUSE SITE HAS FREQUENT TRANSIT ACCESS AND IS WITHIN AN URBAN VILLAGE	13 BELOW GRADE PARKING STALLS PROVIDED.
BIKE PARKING (23.54.015.K)	1 LONG TERM SPACE PER DWELLING UNIT AND 1 SHORT TERM SPACE PER 20 DWELLING UNITS	15 SPACES PROVIDED
SOLID WASTE/RECYCLING STORAGE SPACE (23.54.040.A)	150 SF FOR 9-15 DWELLING UNITS, WITH 12FT MIN DIMENSION (TABLE A FOR 24.54.040)	166 SF PROVIDED



JA Johnston Architects

7.0 COMPOSITE SITE PLAN

APPLICABLE CITYWIDE AND NEIGHBORHOOD DESIGN REVIEW GUIDELINES

CS CONTEXT & SITE

> CS1 **Natural Systems and Site Features: Use natural systems/features of the site and its surroundings as a starting point for project design.**

Response: The building is designed to take advantage of light and views, with large south facing windows and integrated balconies. Corner units and operable windows on all facades allow for natural ventilation, and newly planted and existing trees (as well as building cornices and eaves) provide shade on the south and west facades. Several existing trees located on and adjacent to the site are being protected and/or relocated in order to preserve habitat and maintain existing site features. Bioretention zones are fully integrated into landscape design. The height, bulk and location of the elevator penthouse has been adjusted to reduce its impact on neighboring properties.

> CS2 **Urban Pattern and Form: Strengthen the most desirable forms, charateristics, and patterns of the streets, block faces, and open spaces in the surrounding area.**

Response: Located within a lowrise zone, but on the same block as mid-rise and neighborhood commercial zones, and close to a single family residential zone, the building mitigates between scales by setting back from the street to approximate setbacks of the adjacent properties. The top floor is additionally set back at the street facing and south facing facades in order to reduce the percieved scale of the building from the street and from the adjacent property to the south. Bay windows and balconies are used to modulate the street facing and south facing facades. The cornice, canopy and brick details provide interest and texture at street level.

> CS3 **Architectural Context and Character: Contribute to the architectural character of the neighborhood.**

Response: The building responds to the unique mix of historic and contemporary styles present in the neighborhood through the use of patterns, details and high quality materials. The design utilizes large, multi-pane windows, brick, a prominent entry canopy, a large cornice and mid-band, and bay windows. These features are present in many historic buildings neaby, but here they are brought into dialogue with newer buildings through the use of clean, contemporary detailing.

PL PUBLIC LIFE

> PL1 **Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them.**

Response: The building contributes to public space through an extended sidewalk and front entry area that allows for small groups to gather and interact.

> PL2 **Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.**

Response: The building is designed to be fully accessible to people of all abilities, and accessible routes are fully integrated into site design and front entry sequence.

APPLICABLE CITYWIDE AND NEIGHBORHOOD DESIGN REVIEW GUIDELINES (CONTINUED)

PL PUBLIC LIFE (CONTINUED)

> PL3 **Street Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges**

Response : The front entry to the building is marked by a recessed area in the street-facing facade and a distinctive vertical stack of bay windows above with a contrasting material. It incorporates a prominent canopy and building signage, wide stairs, and extensive glazing into the lobby area. Lighting in the canopy augments a welcoming and safe entry.

> PL4 **Active Transportation: Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.**

Response: Bike storage facilities are located within the building, and there is a bike rack located at the front entry to facilitate the use of bikes for visitors and residents.

DC DESIGN CONCEPT

> DC1 **Project Uses and Activities: Optimize the arrangement of uses and activities on site.**

Response: The below-grade parking is accessed from a driveway located far from the pedestrian front entry to minimize conflict between pedestrians and vehicles. Additionally, privacy fencing at the driveway ensures that neighboring properties are shielded from vehicle headlights. Shared exterior space is maximized through the careful integration of patio space (with fireplace, seating, and barbeque) and garden, all with access to sunlight from the south and east. Trash storage area is located in garage and hidden from view.

> DC2 **Architectural concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.**

Response: The buildng massing, facade composition, secondary features and materiality have all been designed and selected to fit in harmoniously with the surrounding neighborhood and read as a fully integrated whole.

> DC3 **Open Space Concept: Integrate open space design with the building design so that they complement eachother.**

Response: The open space around the building has been designed to encourage interaction and activity, as well as to be a quiet retreat with ample landscaping. The street trees in front of the building have been selected to fit with the character of the street, and the landscaping in the right of way is generous.

> DC4 **Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces**

Response: High quality, durable materials such as brick and metal panel are proposed on the exterior of the building. Building signage is designed to fit with the overall project design, and be appropriately scaled to the project and its environs. Lighting at the entry and at the building facade has been designed to increase site safety and avoid glare. Landscape materials have been chosen to reinforce overall building design.

PRIORITIES AND BOARD RECOMMENDATIONS: PROJECT RESPONSE

1 URBAN PATTERN AND FORM

a. **The site's mid-block location and adjacency to several single family homes warrants a sensitive and contextual design response. Staff supports further development of Scheme B, which breaks the massing into two volumes and is more comparable to the historic 30- and 45-foot lot widths of Queen Anne. (CS2-C-2, CS2-II-i, CS3-A-1)**

Response: Although the full realization of Scheme B (which located the elevator core in the center of the building) proved infeasible due to accessibility, egress, unit layout and parking challenges, the current proposal seeks to achieve all the desired aspects of Scheme B while locating the elevator and stair core in the NW corner of the building.

The proposed design breaks the massing into 2 volumes of approximately 55' and 23', with further modulation achieved through the integration of corner balconies on either end, bay windows on the primary facade, and changes in color and cladding material. Although there are 30' and 45' lot widths in the neighborhood, many of the nearby historic brick facades are longer than 45'. For example, the brick apartment building across the street and 2 parcels to the north at 1427 3rd Ave W was built in 1930 and has an approximately 61' facade facing the site. The assisted living facility at the corner of 3rd Ave W and W Galer St. has a west facing facade that is broken into a 66' section and a 30' section.



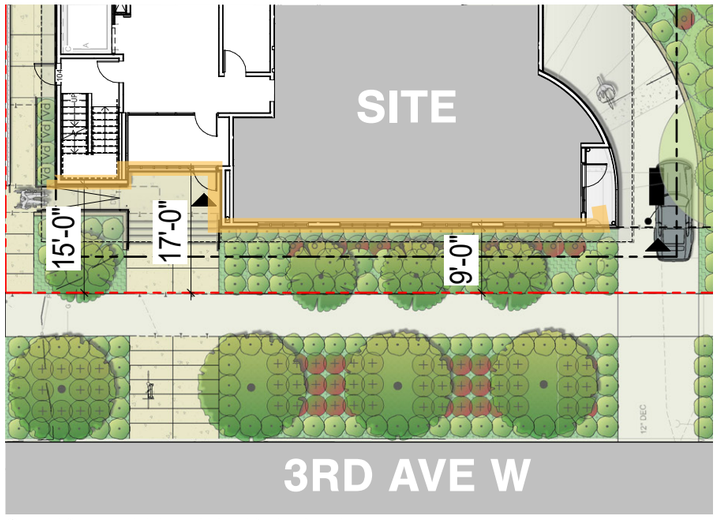
223 W Galer St. (Aegis)



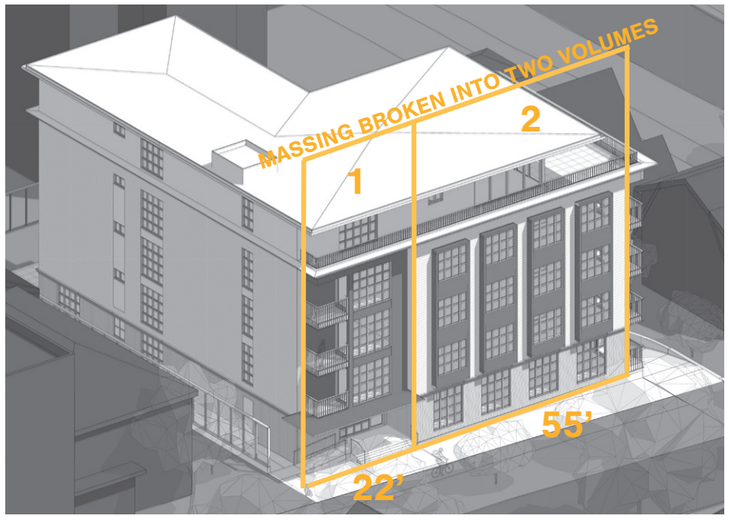
1427 3rd Ave W



Street view from north



Ground floor modulation at street-facing facade

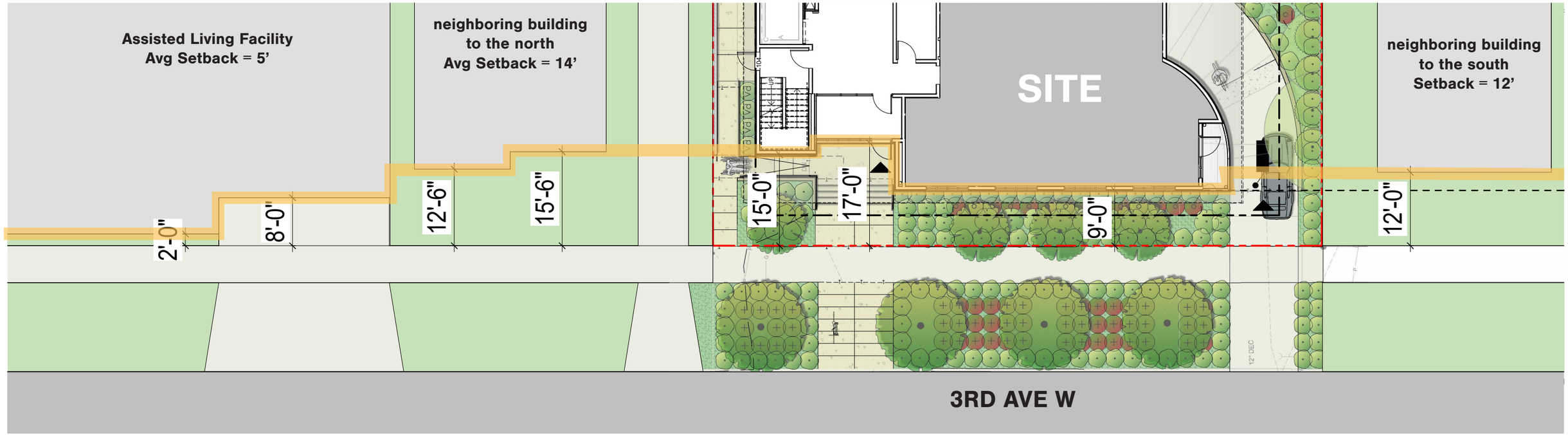


Building massing diagram

1 URBAN PATTERN AND FORM (CONTINUED)

b. **The single-family residences on either side of the proposal are set back approximately 15 feet from the right-of-way. Scheme B, with its 12-foot setback provides the most contextual response. However, this setback is largely dedicated to the ADA access ramp. Study alternatives that can reduce the dominance of the ramp and use abundant landscaping in the front setback area to better integrate the proposal with the neighborhood. (CS3-A-1, DC3-III-ii)**

Response: According to GIS data, the single family residence to the north is set back14' on average, the single family residence to the south is set back an approximately 12', and the assisted living facility at the corner of 3rd Ave W and W Galer St. is set back approximately 2' with an area of 8'. The proposed design includes a 15' setback at the north end of the street-facing facade (within 1' of the average setback of the adjacent building to the north) and a 9' setback at the south (within 3' of the adjacent building setback to the south). The ADA access ramp is located at the north end of the facade, allowing the majority of the street frontage to be landscaped.



Setbacks of neighboring buildings at ground level

1 URBAN PATTERN AND FORM (CONTINUED)

c. **The stair penthouse location on Scheme B is pulled away from the street, which reduces the percieved height of the structure. As the design is refined, maintain a central location of the stair penthouse to reduce its visibility from the street as well as the adjacent single-family homes (CS2-D)**

Response: A reduction in percieved height was achieved by eliminating the roof deck as well as the stair and elevator penthouse at roof level.



EDG OPTION C, View from North along 3rd Ave W



EDG OPTION C, View from South along 3rd Ave W

CURRENT DESIGN



View from North along 3rd Ave W

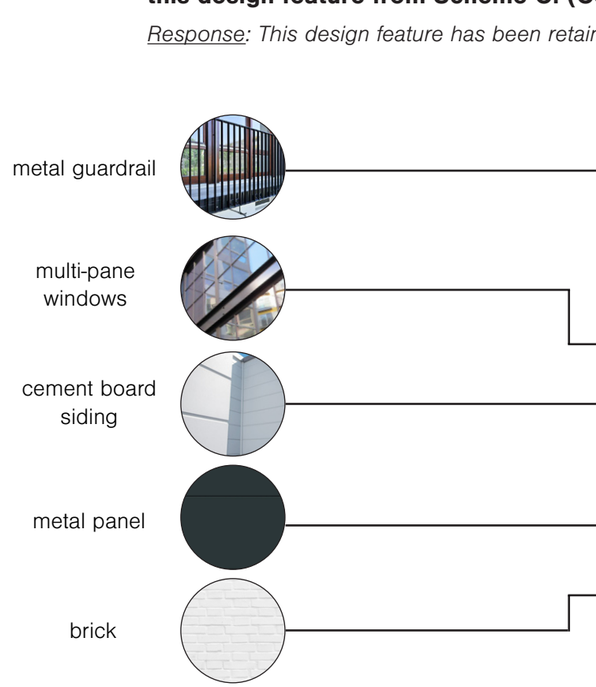


View from South along 3rd Ave W

2 ARCHITECTURAL CONCEPT

a. **The bay windows concept found on Scheme C introduces movement and rhythm to the street-facing facade, which adds visual interest and further reduces the percieved bulk of the proposal. Using Scheme B as a foundation, incorporate this design feature from Scheme C. (CS2-II)**

Response: This design feature has been retained





West elevation with bay windows and high quality materials



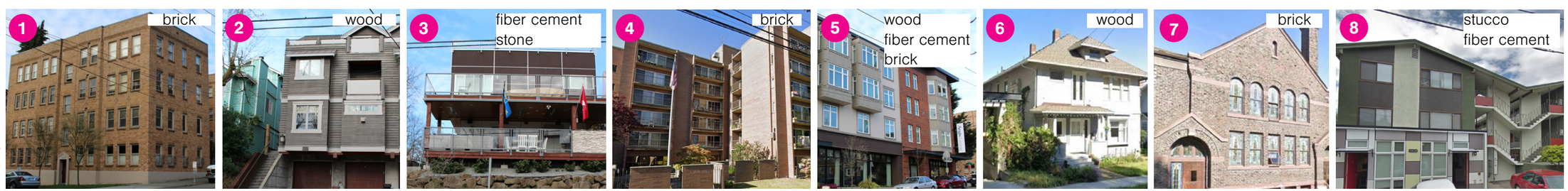
Bay windows at west facade

b. **The success of the design will require high quality and contextual materials. Look to the neighborhood as well as the Queen Anne design guidelines for inspiration. (DC4-I)**

Response: Consistent with surrounding historic buildings, the project makes use of brick at street level. The upper levels consist of dark metal guardrails, bay window surrounds, and penthouse siding, and high quality v-groove fiber cement siding.

Nearby buildings with dominant exterior materials noted

(location map on page 6)



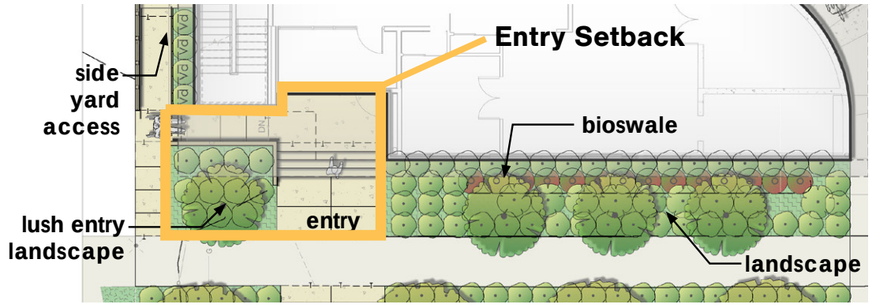
2 ARCHITECTURAL CONCEPT (CONTINUED FROM PAGE 14)

c. **The recessed entry feels compressed and out of scale with the five-story massing. Increase the prominence of the entry and align with the street-facing balconies to help mark the entry. (CS2-B-2, PL2-II-vi, PL3-A)**

Response: The main entry to the building is marked by a large canopy and unique vertical bay. The building also steps back at the northwest corner to provide a generous front stoop.



Front entry



Landscape plan showing front entry setback

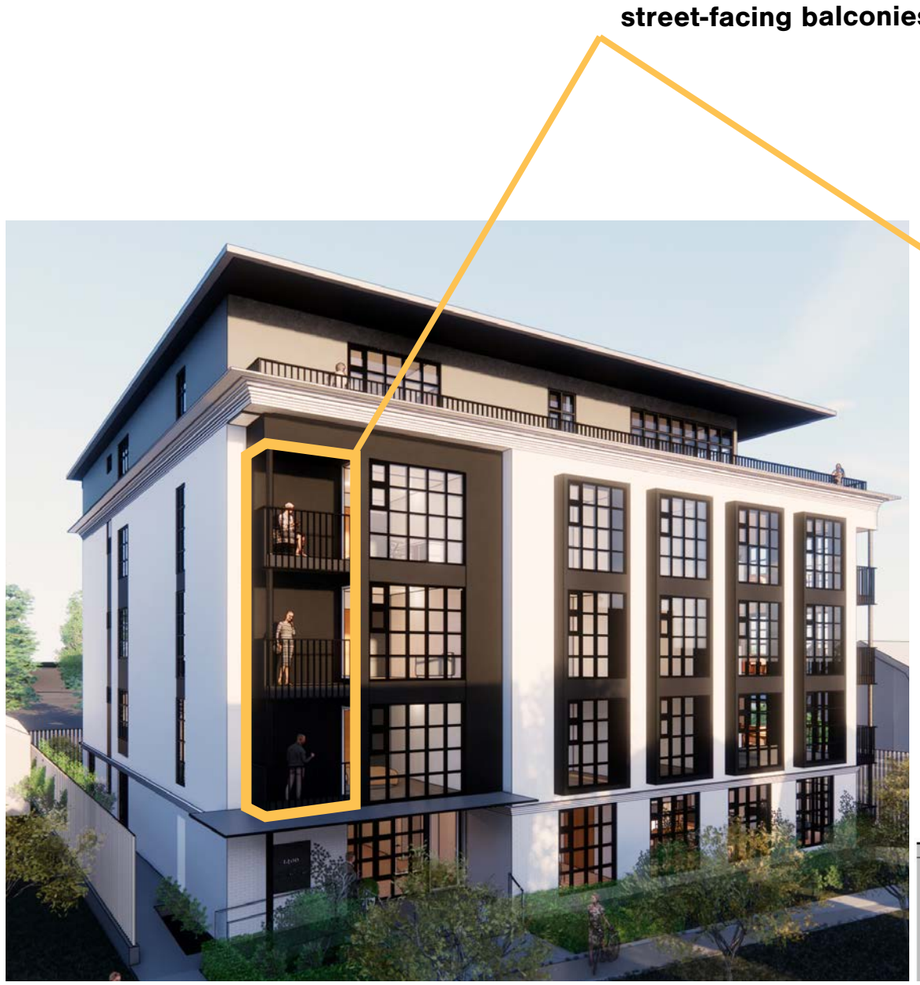


Unique entry bay

3 OPEN SPACE

a. **The large street-facing balconies serve many project functions and should be retained. Integrate these balconies into the facade so that they provide relief. A projecting, applied surface aesthetic for street-facing balconies is not consistent with the Queen Anne design guidelines (CS2-II, DC2-C)**

Response: Street-facing balconies are contained within a stepped portion of the facade and designed as fully integrated elements of the overall facade composition.



Perspective showing Integrated street-facing balconies

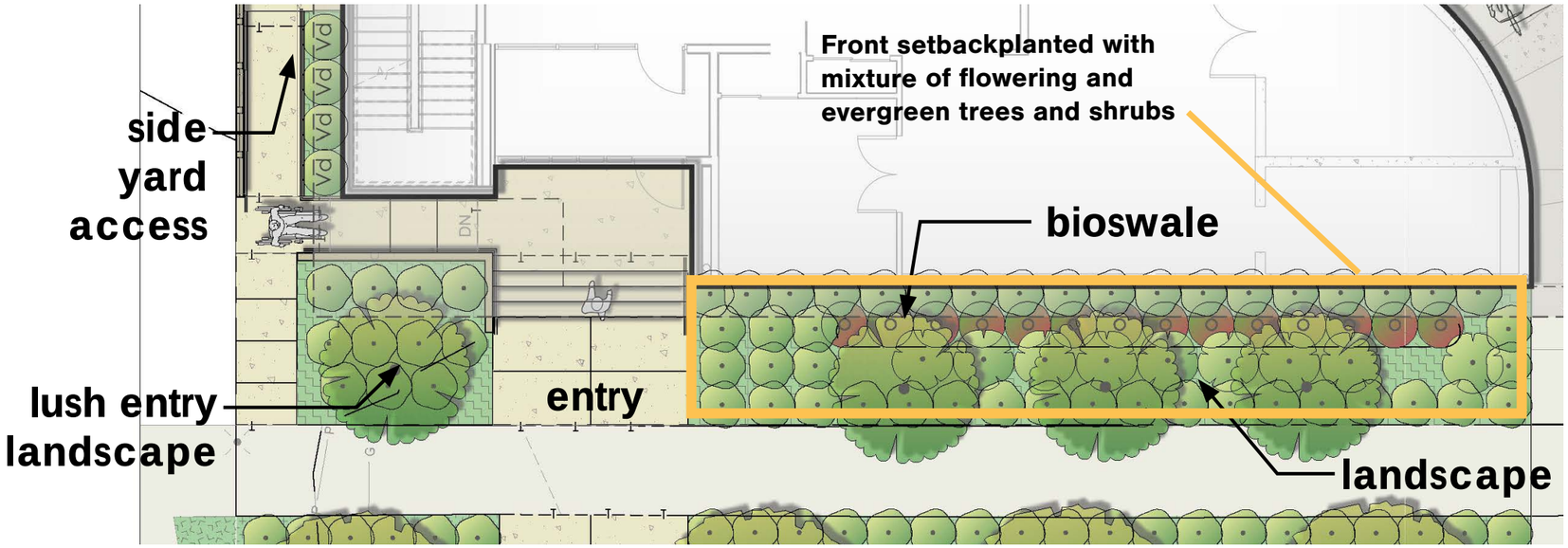


West facade

3 OPEN SPACE (CONTINUED FROM PAGE 16)

b. **Although the multifamily buildings on the subject block are not particularly representative, lush street-facing landscaping is an important aspect of most multifamily buildings on Queen Anne. While Scheme B provides an appropriate setback of approximately 12 feet, the massing model suggests a heavily hardscaped front setback. Prioritize plantings over hardscape and select plant material that will have a substantial presence upon maturity (DC3-I-iv, DC3-II, DC4-D)**

Response: The building design allows for a generous front setback devoted to landscape, planted with a mixture of flowering magnolia, flowering shrubs and evergreen shrubs.



Landscape plan showing lush street-facing landscaping



Perspective showing street-facing landscape



Proposed plant species for street-facing landscape

3 OPEN SPACE (CONTINUED FROM PAGE 17)

c. **Develop the architectural concept and building programming around the open space concept, ensuring that the two spaces relate well to each other. Provide a clear connection between common interior spaces and common outdoor spaces. As the landscape plan is further refined, create intentional spaces that encourage social interaction between residents. (DC3-A, DC3-B)**

Response: The front entry includes an extended stoop area and wide steps that encourage sitting and social interaction. The common area in the back of the building is accessed via a well lit and delineated pathway leading to an outdoor amenity space with seating, a barbeque, and an outdoor fireplace.



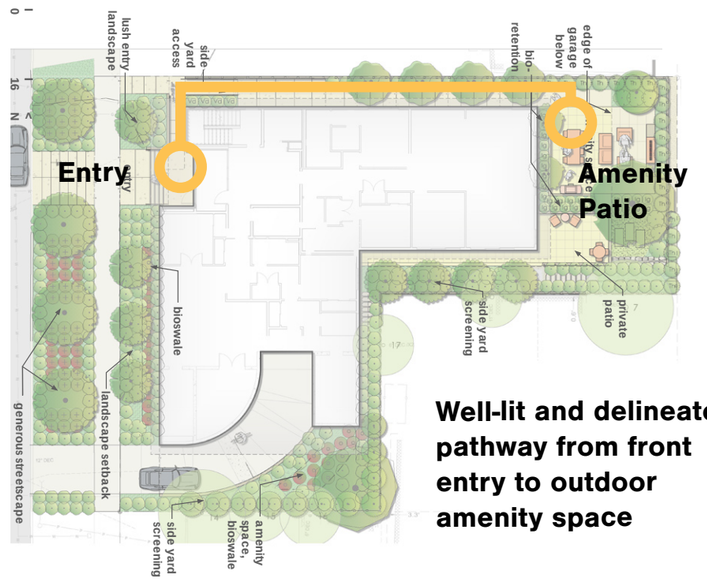
Front entry stoop with wide steps to encourage social interaction



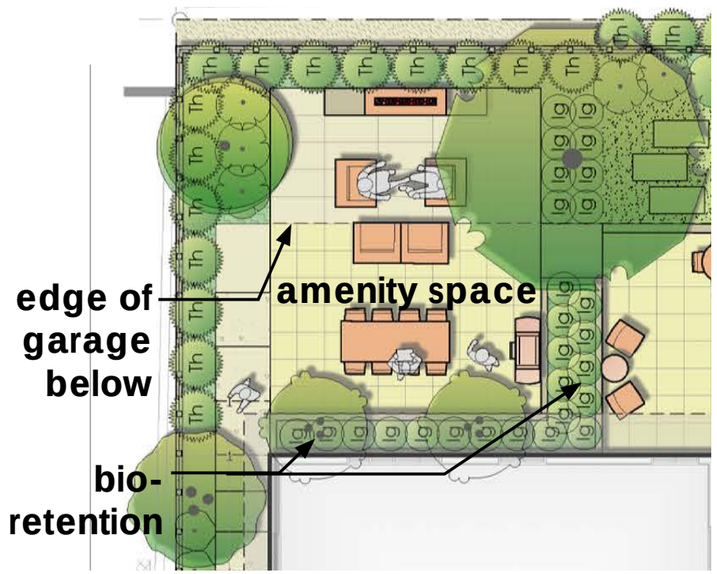
Back yard amenity space



Pathway to back yard amenity space



Well-lit and delineated pathway from front entry to outdoor amenity space

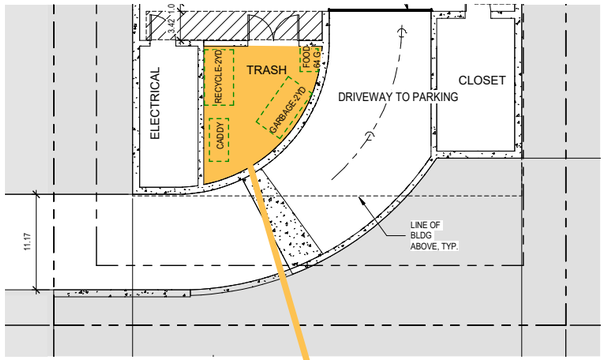


Back yard amenity space plan

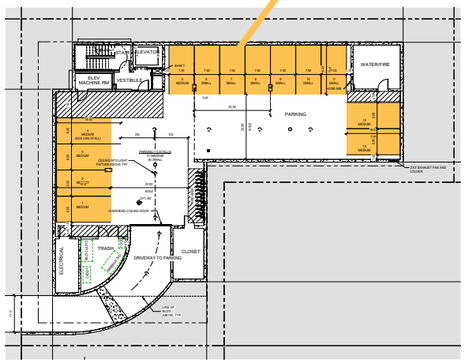
4 SERVICE USES

a. **The below-grade parking level and waste storage location successfully screen these uses from public view. Retain this arrangement in the MUP plan set. (DC1-C)**

Response: Below-grade parking and waste storage has been retained



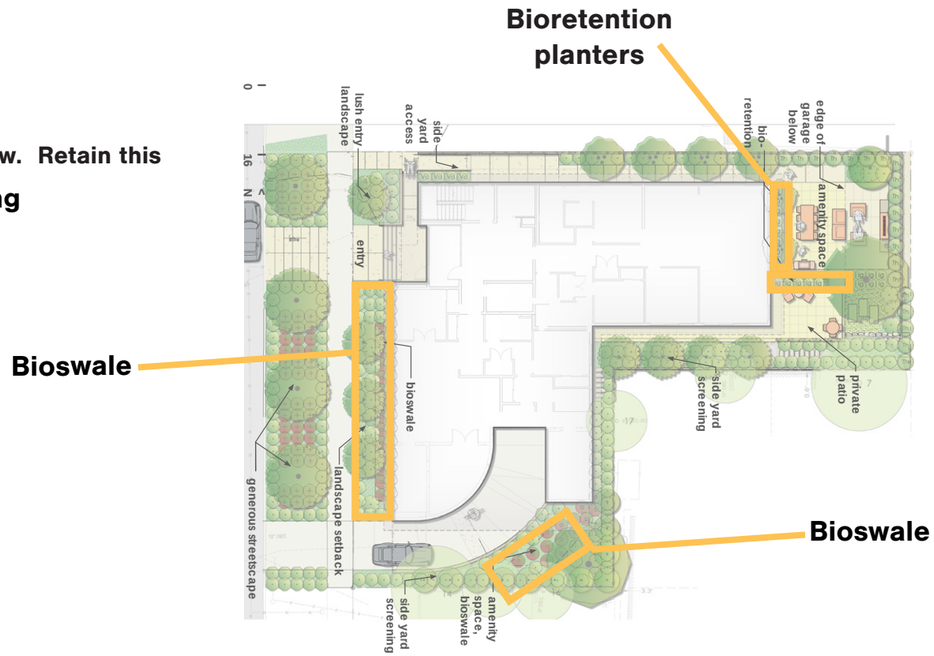
Level P waste storage area



Level P parking

Below-grade parking

Below grade waste storage

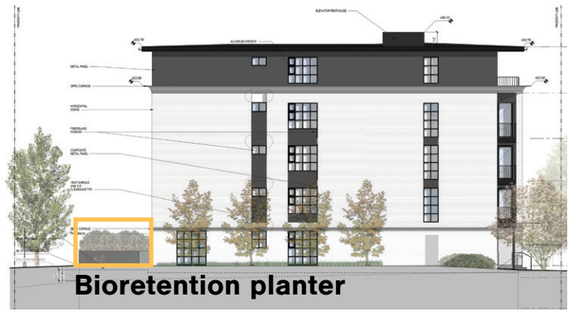


Landscape plan showing bioswales and bioretention planters

5 SUSTAINABILITY

a. **The Queen Anne community has identified sustainability as an important design consideration. Seek out opportunities to express the building's sustainability in the design, as referenced in your "visible sustainable practices" caption on Page 27 of the EDG packet. At Recommendation, call out any proposed sustainable features or practices in the Recommendation packet. (CS3-II-ii, DC2-I-iv, DC4-E, DC4-I-v)**

Response: Visible sustainable elements include large and well planted bioretention planters and swales surrounding the building as well as operable windows on all facades of the building to facilitate natural ventilation and increase useful daylight inside living spaces.



North facade



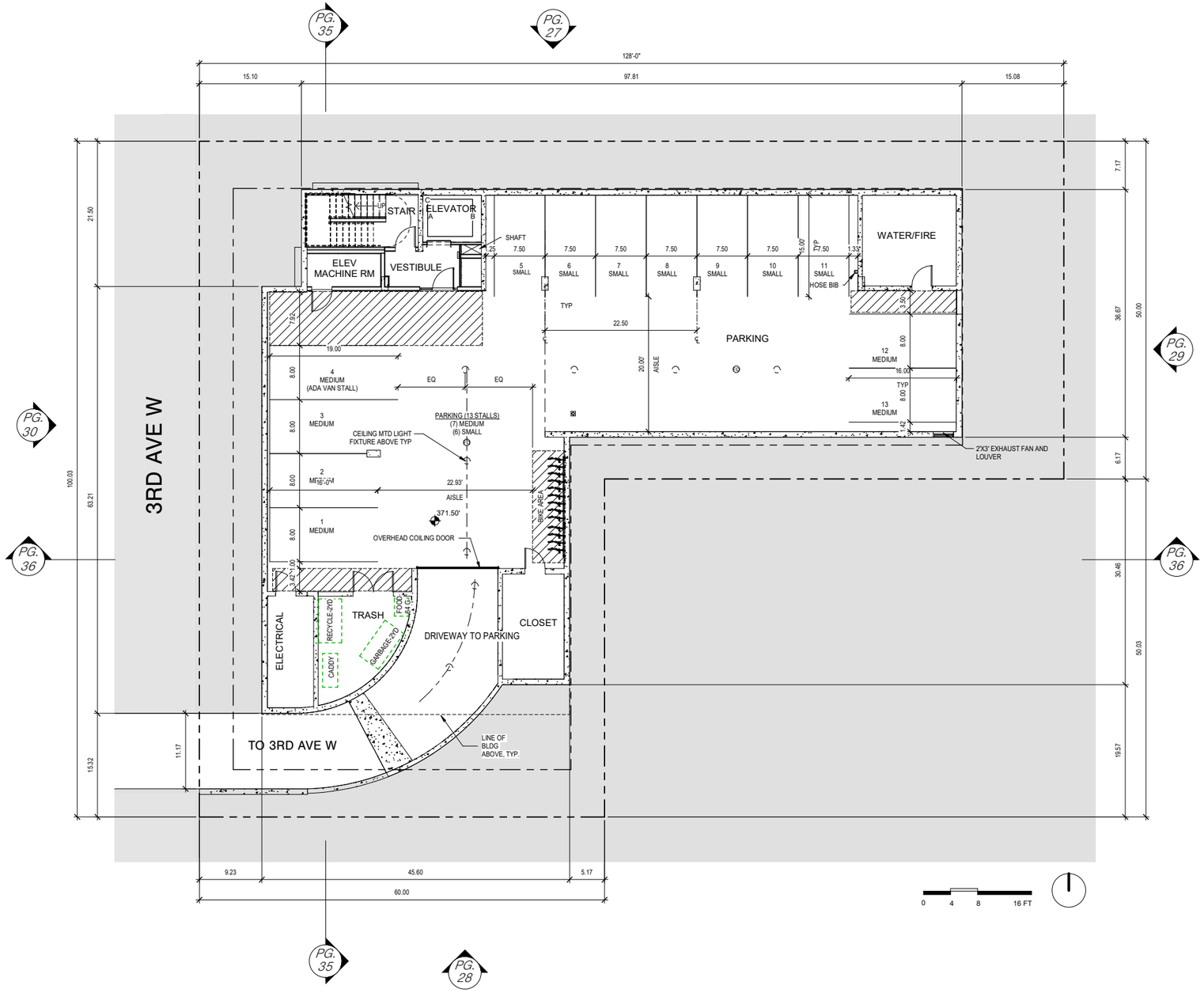
South facade

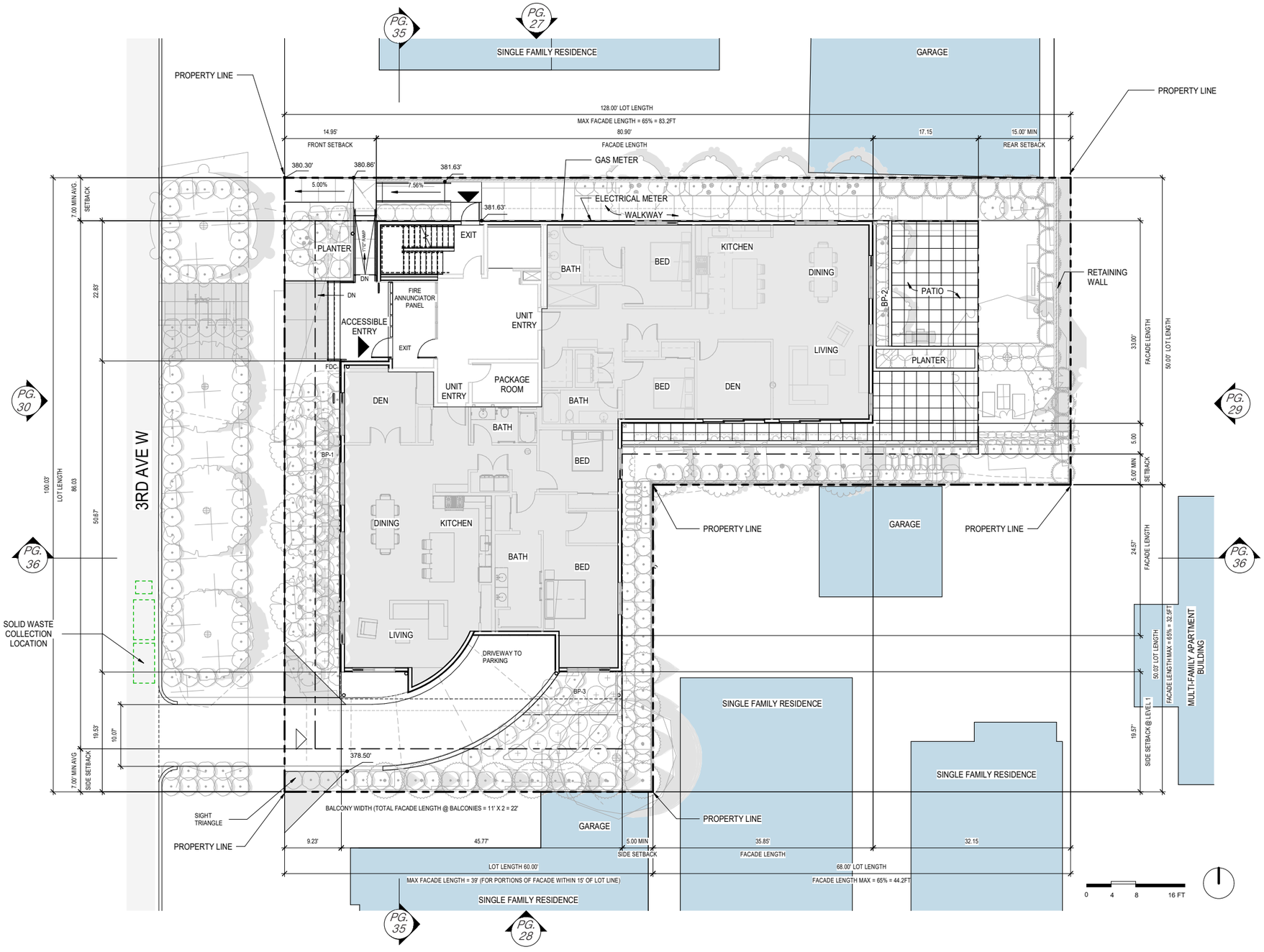


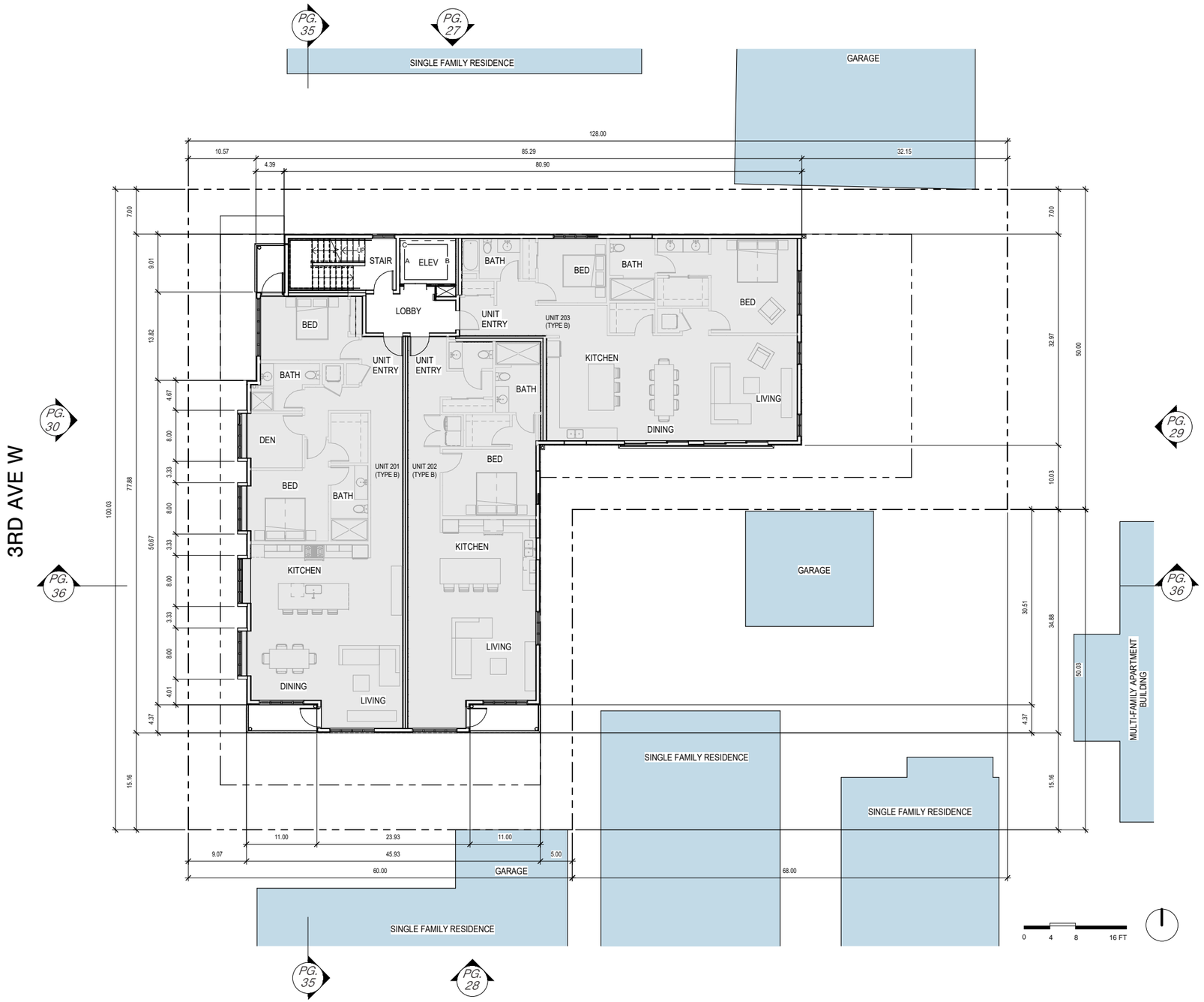
East facade

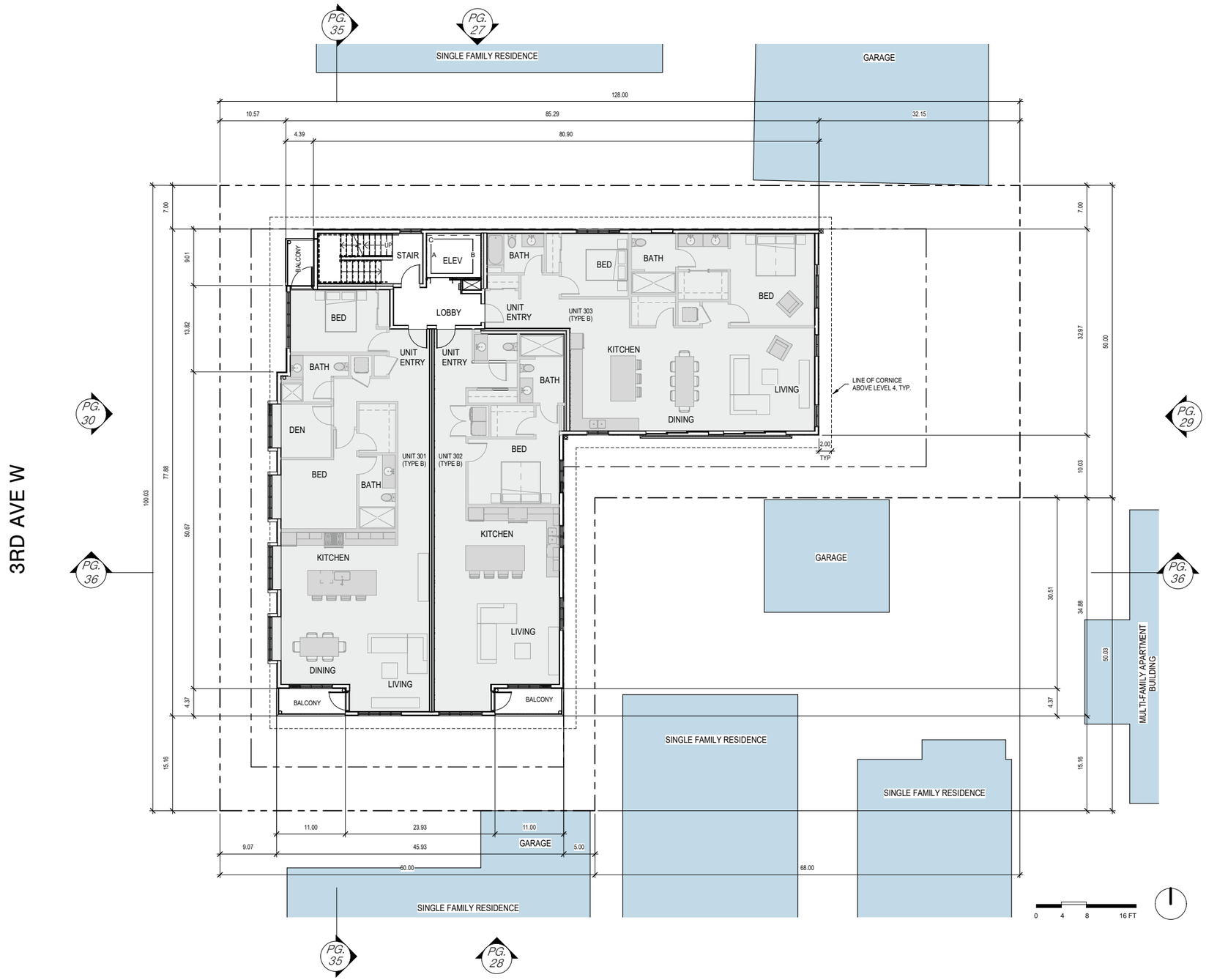


West facade


PG. 35
PG. 27
128'-0"
15.10
97.81
15.08
21.50
100.03
63.21
15.32
7.17
38.67
50.00
6.17
30.46
50.03
19.57
11.17
3RD AVE W
UP
STAIR
ELEVATOR
A
B
SHAFT
ELEV MACHINE RM
VESTIBULE
WATER/FIRE
HOSE BIB
TYP
22.50
PARKING
19.00
20.00'
AISLE
4 MEDIUM (ADA VAN STALL)
EQ
EQ
3 MEDIUM
2 MEDIUM
1 MEDIUM
5 SMALL
6 SMALL
7 SMALL
8 SMALL
9 SMALL
10 SMALL
11 SMALL
12 MEDIUM
13 MEDIUM
PARKING (13 STALLS)
(7) MEDIUM
(6) SMALL
CEILING MTD LIGHT FIXTURE ABOVE TYP
22.93'
371.50'
OVERHEAD COILING DOOR
2'X3' EXHAUST FAN AND LOUVER
BIKE AREA
ELECTRICAL
RECYCLE-2YD
CADDY
TRASH
GARBAGE-2YD
FOOD
DRIVEWAY TO PARKING
CLOSET
TO 3RD AVE W
LINE OF BLDG ABOVE, TYP.
PG. 30
PG. 36
PG. 29
PG. 36
PG. 35
PG. 28
9.23
45.60
5.17
60.00
0
4
8
16 FT

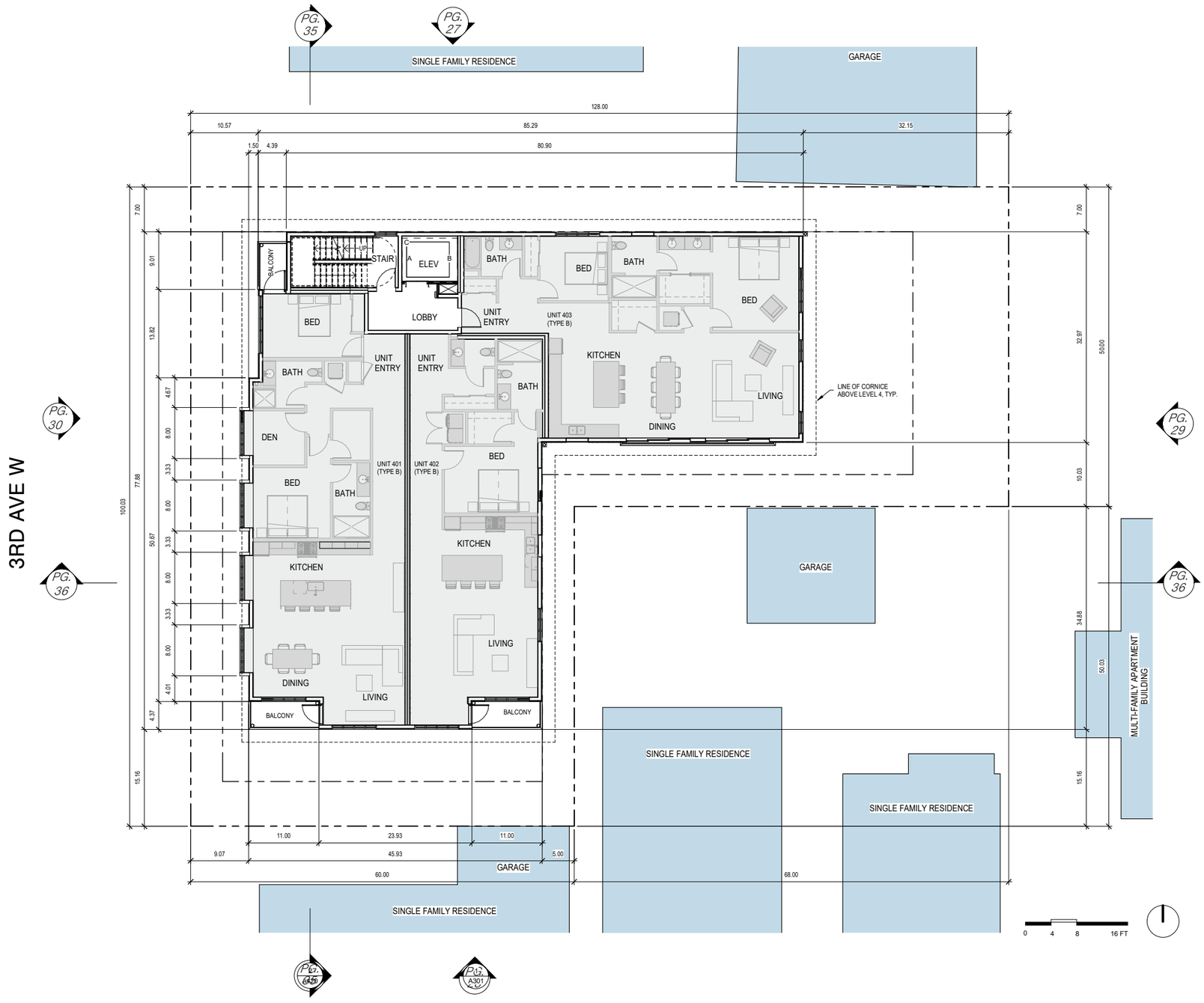

PG. 35
PG. 27
SINGLE FAMILY RESIDENCE
GARAGE
PROPERTY LINE
PROPERTY LINE
128.00' LOT LENGTH
MAX FACADE LENGTH = 65% = 83.2FT
14.95'
FRONT SETBACK
80.90'
FACADE LENGTH
17.15
15.00' MIN.
REAR SETBACK
380.30'
380.86'
381.63'
5.00%
7.56%
381.63'
GAS METER
ELECTRICAL METER
WALKWAY
7.00 MIN AVG. SETBACK
PLANTER
11'0" RAMP
EXIT
BATH
BED
KITCHEN
DINING
RETAINING WALL
PATIO
BP-2
DN
DN
FIRE ANNUNCIATOR PANEL
ACCESSIBLE ENTRY
UNIT ENTRY
EXIT
LIVING
PLANTER
FDC
UNIT ENTRY
PACKAGE ROOM
DEN
BED
DEN
BATH
BATH
BP-1
BED
33.00' FACADE LENGTH
50.00' LOT LENGTH
5.00
5.00' MIN SETBACK
PG. 30
PG. 29
100.03' LOT LENGTH
86.03
50.67'
3RD AVE W
DINING
KITCHEN
BATH
BED
LIVING
PROPERTY LINE
GARAGE
PROPERTY LINE
PG. 36
PG. 36
24.57' FACADE LENGTH
50.03' LOT LENGTH
FACADE LENGTH MAX = 65% = 32.58FT
MULTI-FAMILY APARTMENT BUILDING
SOLID WASTE COLLECTION LOCATION
DRIVEWAY TO PARKING
BP-3
SINGLE FAMILY RESIDENCE
19.53'
10.07'
7.00' MIN AVG. SIDE SETBACK
378.50'
SINGLE FAMILY RESIDENCE
19.57' SIDE SETBACK @ LEVEL 1
BALCONY WIDTH (TOTAL FACADE LENGTH @ BALCONIES = 11' X 2 = 22'
SIGHT TRIANGLE
PROPERTY LINE
9.23'
45.77'
GARAGE
5.00 MIN. SIDE SETBACK
PROPERTY LINE
35.85' FACADE LENGTH
32.15
LOT LENGTH 60.00'
MAX FACADE LENGTH = 39' (FOR PORTIONS OF FACADE WITHIN 15' OF LOT LINE)
68.00' LOT LENGTH
FACADE LENGTH MAX = 65% = 44.2FT
SINGLE FAMILY RESIDENCE
PG. 35
PG. 28
0
4
8
16 FT

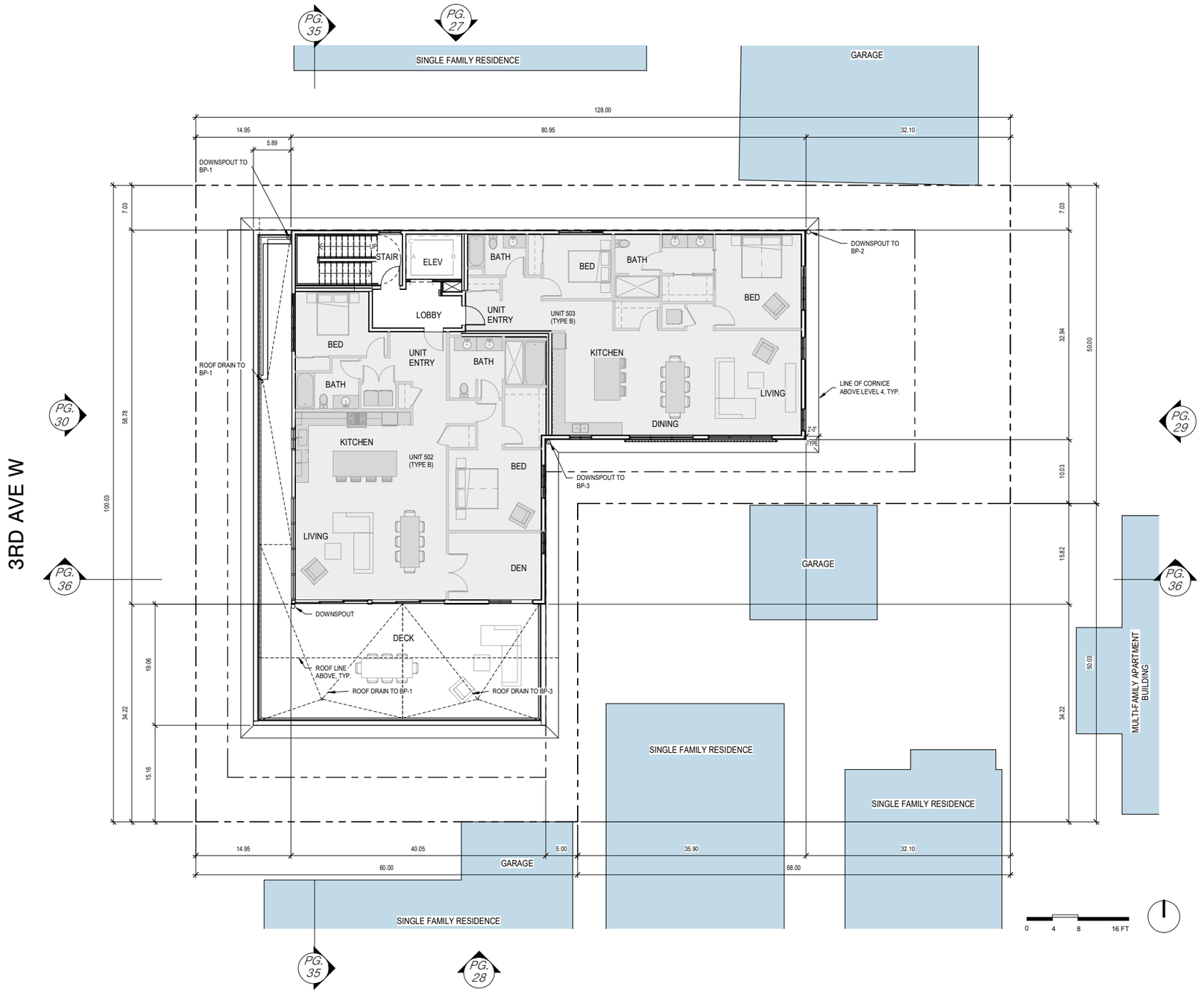

PG. 35
PG. 27
SINGLE FAMILY RESIDENCE
GARAGE
128.00
10.57
85.29
32.15
4.39
80.90
7.00
9.01
13.82
4.67
8.00
3.33
8.00
3.33
8.00
4.01
4.37
15.16
100.03
77.88
50.67
7.00
32.97
50.00
10.03
30.51
34.88
50.03
4.37
15.16
3RD AVE W
PG. 30
PG. 36
PG. 29
PG. 36
STAIR
UP
ELEV
A
B
C
LOBBY
UNIT ENTRY
UNIT 203 (TYPE B)
BATH
BED
BATH
BED
BED
KITCHEN
LIVING
DINING
UNIT ENTRY
UNIT ENTRY
BATH
BATH
DEN
BED
BATH
UNIT 201 (TYPE B)
UNIT 202 (TYPE B)
BED
KITCHEN
KITCHEN
LIVING
DINING
LIVING
GARAGE
MULTI-FAMILY APARTMENT BUILDING
SINGLE FAMILY RESIDENCE
SINGLE FAMILY RESIDENCE
11.00
23.93
11.00
9.07
45.93
5.00
60.00
GARAGE
68.00
SINGLE FAMILY RESIDENCE
0
4
8
16 FT
PG. 35
PG. 28

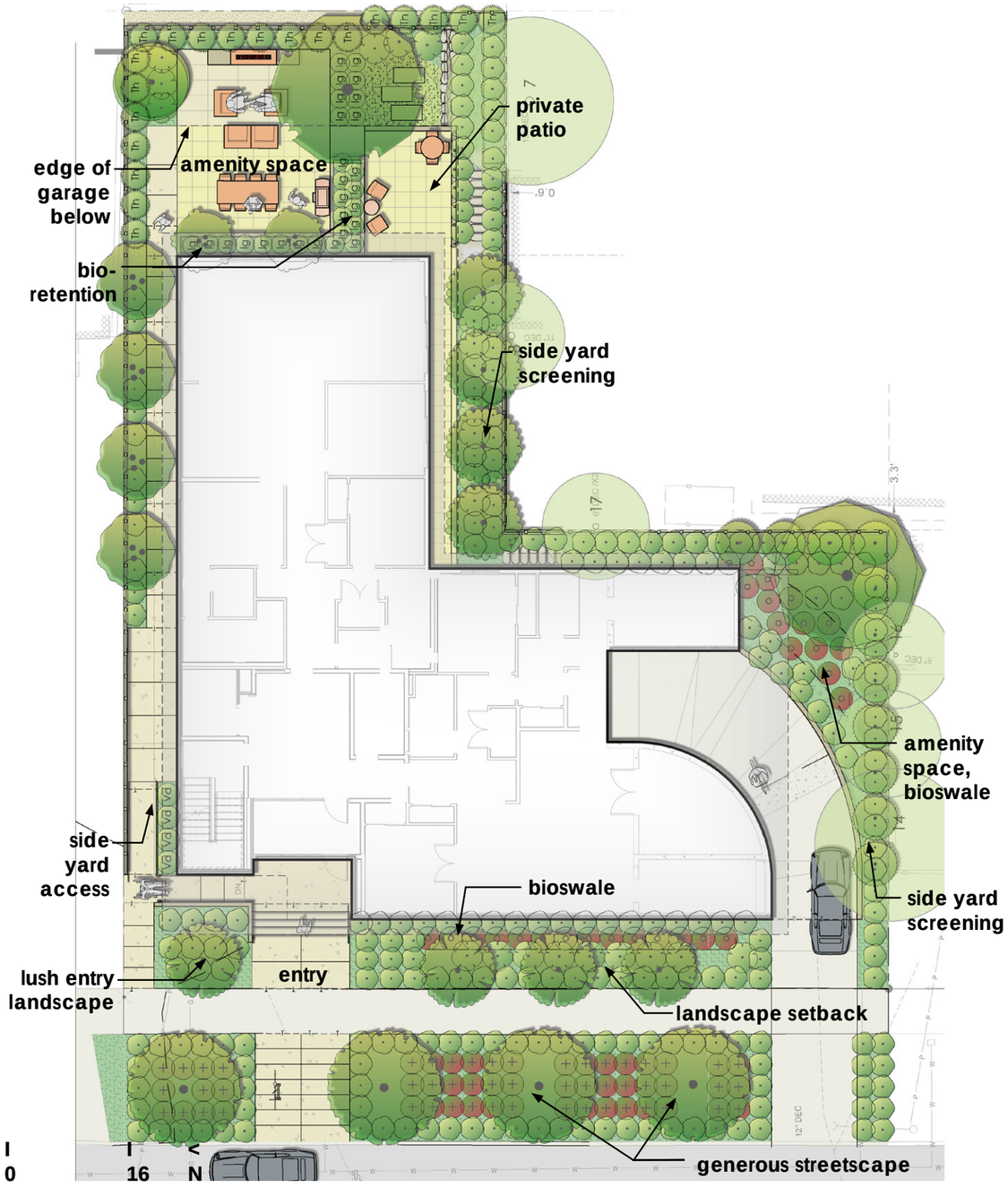


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9.0 FLOOR PLANS: LEVEL 3


PG. 35
PG. 27
SINGLE FAMILY RESIDENCE
GARAGE
128.00
10.57
85.29
32.15
1.50
4.39
80.90
7.00
9.01
13.82
4.67
8.00
3.33
77.88
100.03
50.67
8.00
3.33
8.00
3.33
4.01
4.37
15.16
32.97
50.00
10.03
34.88
50.03
15.16
3RD AVE W
PG. 30
PG. 36
PG. 29
PG. 36
BALCONY
STAIR
UP
C
A
ELEV
B
BATH
BED
BATH
BED
LOBBY
UNIT ENTRY
UNIT 403 (TYPE B)
KITCHEN
LIVING
DINING
LINE OF CORNICE ABOVE LEVEL 4, TYP.
BED
UNIT ENTRY
BATH
DEN
BED
BATH
UNIT 401 (TYPE B)
KITCHEN
DINING
LIVING
BALCONY
UNIT ENTRY
BATH
UNIT 402 (TYPE B)
BED
KITCHEN
LIVING
BALCONY
GARAGE
MULTI-FAMILY APARTMENT BUILDING
SINGLE FAMILY RESIDENCE
SINGLE FAMILY RESIDENCE
11.00
23.93
11.00
9.07
45.93
5.00
60.00
GARAGE
68.00
SINGLE FAMILY RESIDENCE
0
4
8
16 FT
PG. 65
PG. A301


PG. 35
PG. 27
SINGLE FAMILY RESIDENCE
GARAGE
128.00
14.95
80.95
32.10
5.89
DOWNSPOUT TO BP-1
7.03
UP
STAIR
ELEV
C
A
B
BATH
BED
BATH
BED
DOWNSPOUT TO BP-2
LOBBY
UNIT ENTRY
UNIT 503 (TYPE B)
BED
UNIT ENTRY
BATH
KITCHEN
ROOF DRAIN TO BP-1
BATH
LIVING
LINE OF CORNICE ABOVE LEVEL 4, TYP.
DINING
2'-0" TYP.
KITCHEN
UNIT 502 (TYPE B)
BED
DOWNSPOUT TO BP-3
LIVING
DEN
PG. 30
PG. 29
3RD AVE W
100.03
58.78
32.94
50.00
10.03
PG. 36
GARAGE
15.82
PG. 36
DOWNSPOUT
DECK
50.03
MULTI-FAMILY APARTMENT BUILDING
19.06
ROOF LINE ABOVE, TYP.
ROOF DRAIN TO BP-1
ROOF DRAIN TO BP-3
34.22
34.22
15.16
SINGLE FAMILY RESIDENCE
SINGLE FAMILY RESIDENCE
14.95
40.05
5.00
35.90
32.10
60.00
68.00
GARAGE
SINGLE FAMILY RESIDENCE
0
4
8
16 FT
PG. 35
PG. 28





generous streetscape



bioswale

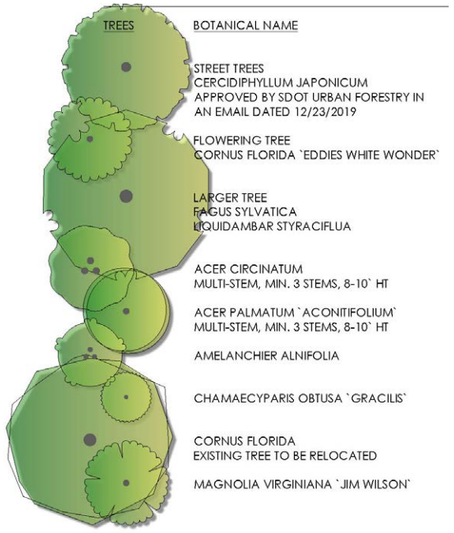


lush entry landscape



amenity terrace

PLANTS



SHRUBS	BOTANICAL NAME
	FLOWERING SHRUBS PIERIS JAPONICA `CAVATINE` RHODODENDRON X `PJM ELITE`
	EVERGREEN SHRUBS BUXUS MICROPHYLLA `WINTER GEM` VIBURNUM DAVIDII
	BIORETENTION SHRUBS CORNUS SERICEA `KELSEYI` ILEX GLABRA `COMPACTA`
	STREET SHRUBS ROSA X `NOASCHNEE`
Ig	ILEX GLABRA `COMPACTA`
Th	TAXUS X MEDIA `HICKSII`
Vd	VIBURNUM DAVIDII

GROUND COVERS	BOTANICAL NAME
	ROW PLANTS LIRIOPE MUSCARI `BIG BLUE` PACHYSANDRA TERMINALIS
	GROUNDCOVERS FRAGARIA CHILOENSIS LIRIOPE MUSCARI `BIG BLUE` OPHIOPOGON PLANISCAPUS `NIGRESCENS` RUBUS CALYCINOIDES `EMERALD CARPET`
	LAWN -
	BIORETENTION MIX CAREX OBNUPTA IRIS SIBIRICA JUNCUS PATENS
	DROUGHT TOLERANT GROUNDCOVERS FRAGARIA CHILOENSIS POLYSTICHUM MUNITUM RUBUS CALYCINOIDES `EMERALD CARPET`
	LIRIOPE MUSCARI `BIG BLUE`

STREET TREES



Cercidiphyllum japonicum
Katsura



Magnolia virginia 'Jim Wilson'
Moonglow Magnolia

ON-SITE TREES



Cornus florida 'Eddie's White Wonder'
Eddie's White Wonder Dogwood



Acer palmatum
Japanese Maple

SHRUBS, ETC.



Ilex glabra 'Compacta'
Compact Inkberry



Rosa x 'Noaschnee'
Flower Carpet White Rose



Pieris japonica 'Cavatine'
Lily of the Valley Bush



Taxus x media 'Hicksii'
Hick's Yew



Buxus japonica 'Winter Gem'
'Winter Gem' Japanese Boxwood



Viburnum davidii
David Viburnum



Rhododendron x PJM Elite
PJM Elite Rhododendron



Cornus sericea 'Kelseyi'
Kelseyi Dogwood



Liriope spicata
Creeping Lilyturf



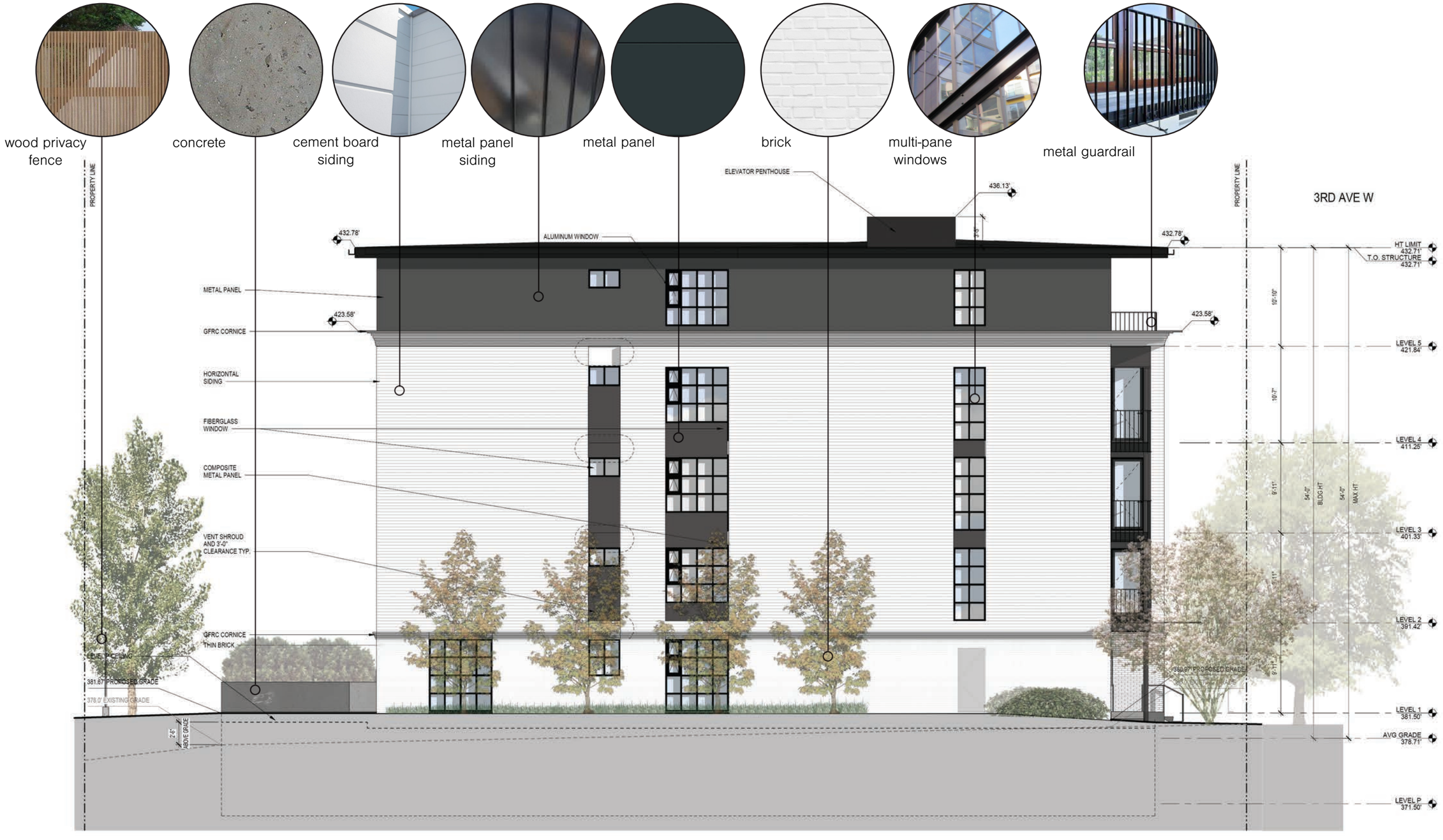
Pachysandra terminalis
Japanese Spurge

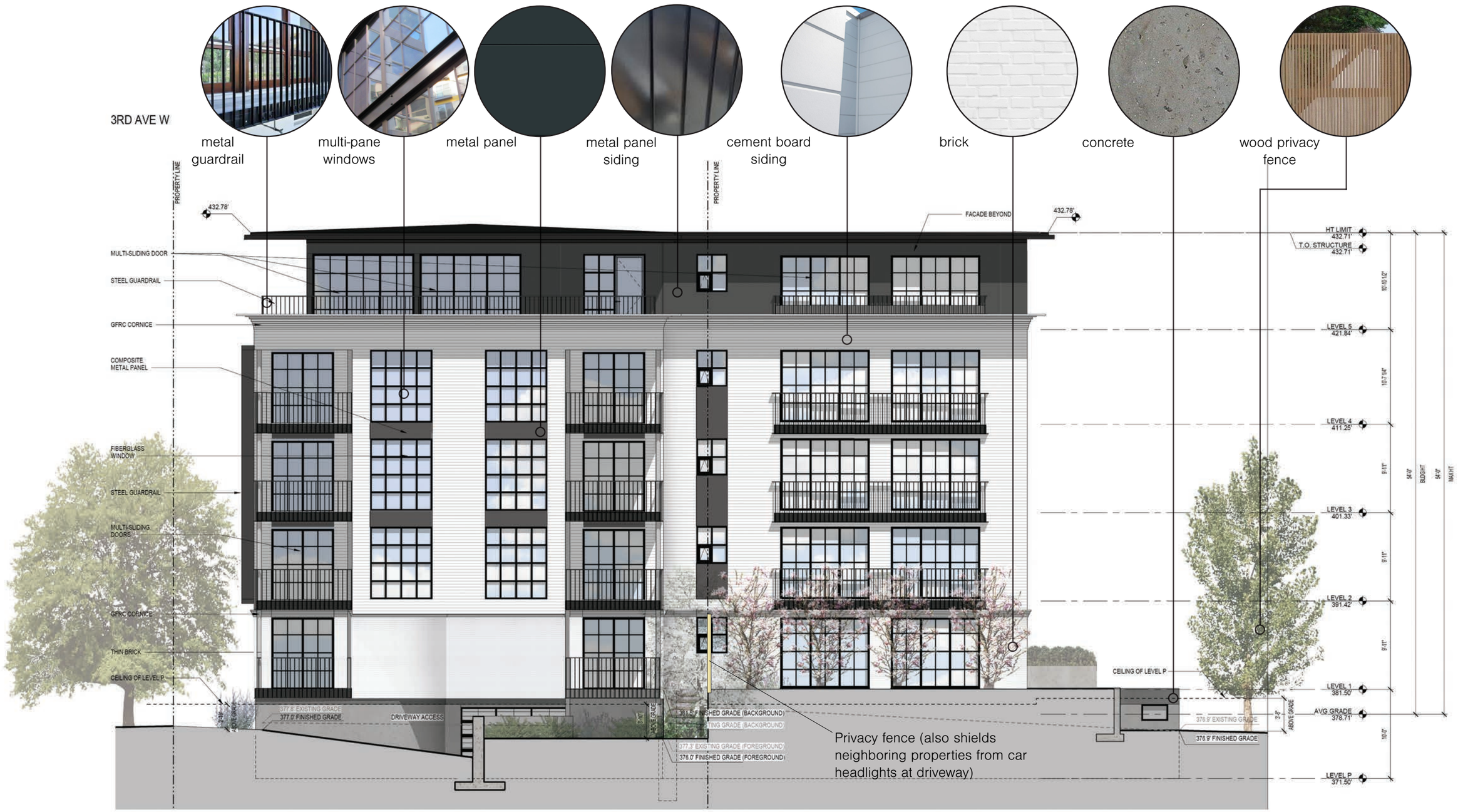


Juncus patens 'Carmen's Gray'
'Carmen's Gray' Rush



Fragaria chiloensis
Beach Strawberry

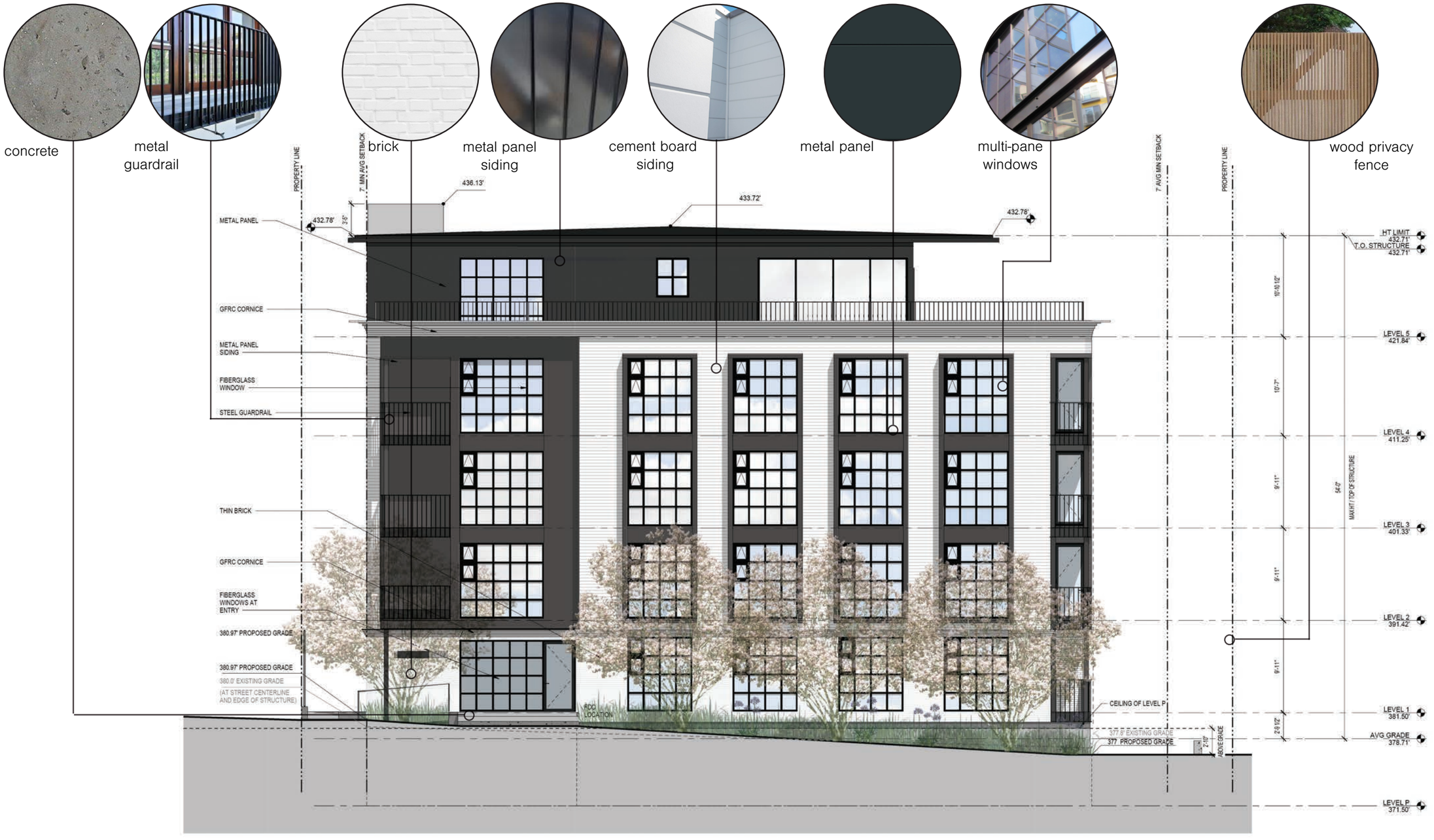

wood privacy fence
concrete
cement board siding
metal panel siding
metal panel
brick
multi-pane windows
metal guardrail
PROPERTY LINE
ELEVATOR PENTHOUSE
436.13'
3'-3"
ALUMINUM WINDOW
432.78'
METAL PANEL
GFRC CORNICE
423.58'
HORIZONTAL SIDING
FIBERGLASS WINDOW
COMPOSITE METAL PANEL
VENT SHROUD AND 3'-0" CLEARANCE TYP.
GFRC CORNICE
THIN BRICK
LEVEL P CEILING
381.67' PROPOSED GRADE
378.0' EXISTING GRADE
2'-5" ABOVE GRADE
3RD AVE W
HT LIMIT 432.71'
T.O. STRUCTURE 432.71'
LEVEL 5 421.84'
LEVEL 4 411.25'
LEVEL 3 401.33'
LEVEL 2 391.42'
LEVEL 1 381.50'
AVG GRADE 378.71'
LEVEL P 371.50'
10'-10"
10'-7"
9'-11"
9'-11"
9'-11"
54'-0" BLDG HT
54'-0" MAX HT



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11.0 ELEVATIONS: SOUTH


metal guardrail
cement board siding
brick
metal panel siding
metal panel
multi-pane windows
concrete
wood privacy fence
PROPERTY LINE
7' MIN AVG SETBACK
FACADE IN BACKGROUND
FACADE IN FOREGROUND
436.13'
432.78'
HT LIMIT 432.71'
T.O. STRUCTURE 432.71'
METAL PANEL
STEEL GUARDRAIL
GFRC CORNICE
FIBERGLASS WINDOW
COMPOSITE METAL PANEL
VENT SHROUD AND 3'-0" CLEARANCE TYP.
LEVEL 5 421.84'
LEVEL 4 411.25'
LEVEL 3 401.33'
LEVEL 2 391.42'
LEVEL 1 381.50'
AVG GRADE 378.71'
LEVEL P 371.50'
10'-10 1/2"
10'-7 1/4"
9'-11"
9'-11"
9'-11"
10'-0"
54'-0" BLDG HT
54'-0" MAX HT
3'-5" ABOVE GRADE
2'-0" ABOVE GRADE

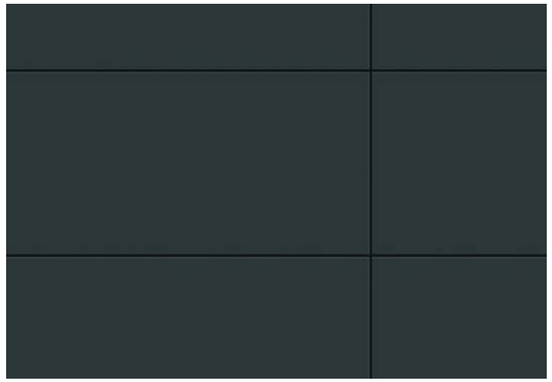

concrete
metal guardrail
brick
metal panel siding
cement board siding
metal panel
multi-pane windows
wood privacy fence
PROPERTY LINE
7' MIN AVG SETBACK
7' AVG MIN SETBACK
PROPERTY LINE
436.13'
433.72'
432.78'
432.78'
3'-5"
METAL PANEL
GFRC CORNICE
METAL PANEL SIDING
FIBERGLASS WINDOW
STEEL GUARDRAIL
THIN BRICK
GFRC CORNICE
FIBERGLASS WINDOWS AT ENTRY
380.97' PROPOSED GRADE
380.97' PROPOSED GRADE
380.0' EXISTING GRADE
(AT STREET CENTERLINE AND EDGE OF STRUCTURE)
EDC LOCATION
CEILING OF LEVEL P
377.8' EXISTING GRADE
377' PROPOSED GRADE
2'-0" ABOVE GRADE
HT LIMIT 432.71'
T.O. STRUCTURE 432.71'
LEVEL 5 421.84'
LEVEL 4 411.25'
LEVEL 3 401.33'
LEVEL 2 391.42'
LEVEL 1 381.50'
AVG GRADE 378.71'
LEVEL P 371.50'
10'-10 1/2"
10'-7"
9'-11"
9'-11"
2'-9 1/2"
54'-0" MAX HT / TOP OF STRUCTURE



Concrete



GFRC Cornice



Metal Panel



Metal Panel siding (penthouse)



Wood privacy fence



metal guardrail



V-groove cement board siding



Multi-pane windows



Brick



Amenity Patio



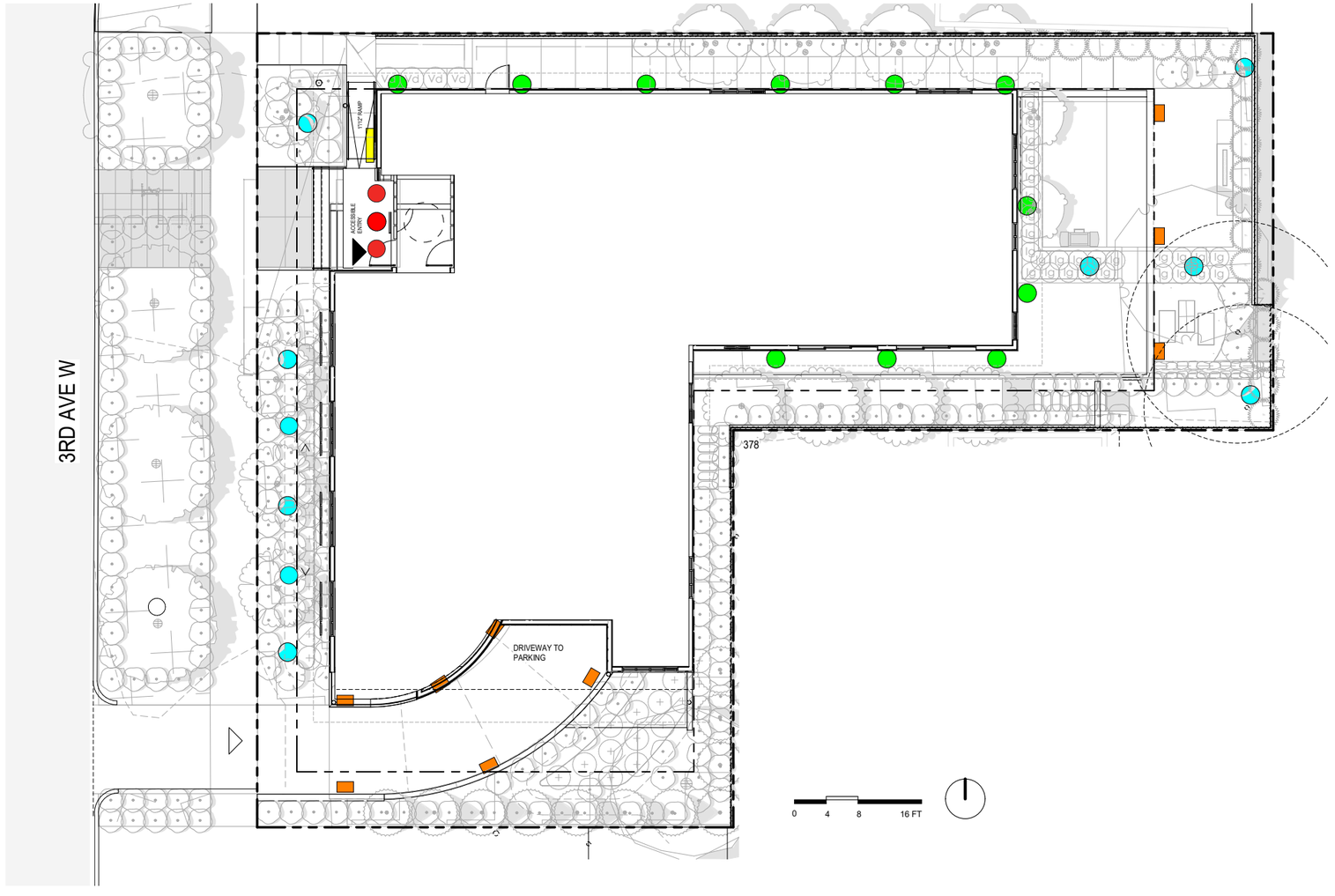
Building entry from south



Street view from north



Street view from south



SITE ENTRY

MAIN RESIDENTIAL ENTRY

PARKING ENTRY

SITE SIGNAGE & LIGHTING LEGEND

WALL-MOUNTED INTERNALLY-ILUMINATED SIGN FOR BUILDING NAME

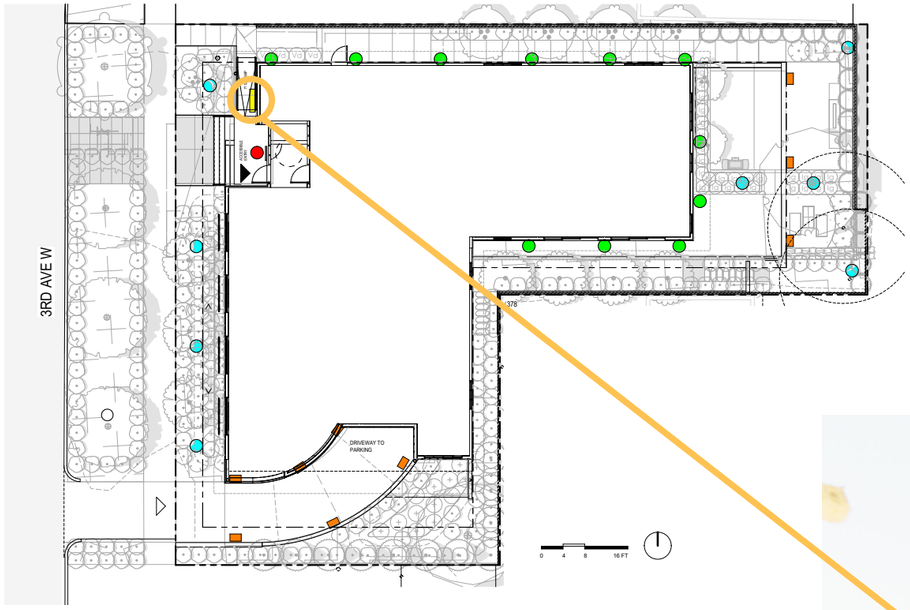
IN-WALL RECESSED PARAPET OR PLANTER WALL LIGHTING

WALL-MOUNTED SCONCE LIGHTING (UP-DOWN AT OVERHANG AREAS; DOWNLIT-ONLY WHERE NO OVERHANG ABOVE)

OVERHEAD SOFFIT, RECESSED LIGHTING

LANDSCAPE LIGHTING

NOTE: ALL SIGNS REQUIRE A SEPARATE REVIEW AND PERMIT PER SMC 23.55. DESIGN REVIEW APPROVAL DOES NOT SUPERSEDE THE SIGN CODE OR REVIEW.



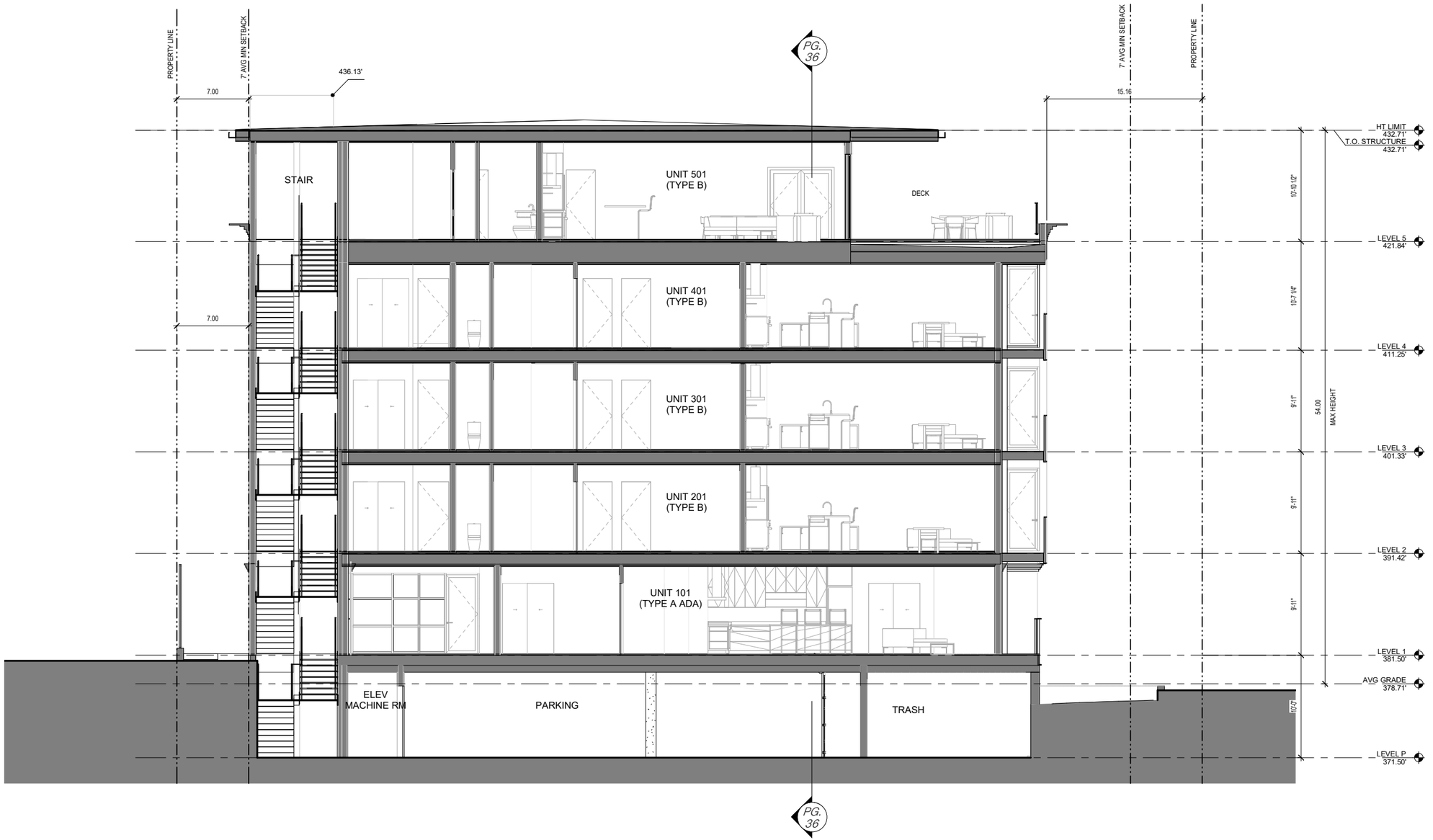
Building signage will be located adjacent to the front entry, at the brick wall to the north of the main entry doors. The signage will be dark to contrast the white brick wall, and will be illuminated by lighting mounted within the soffited portion of the entry canopy.



Front entry signage concept

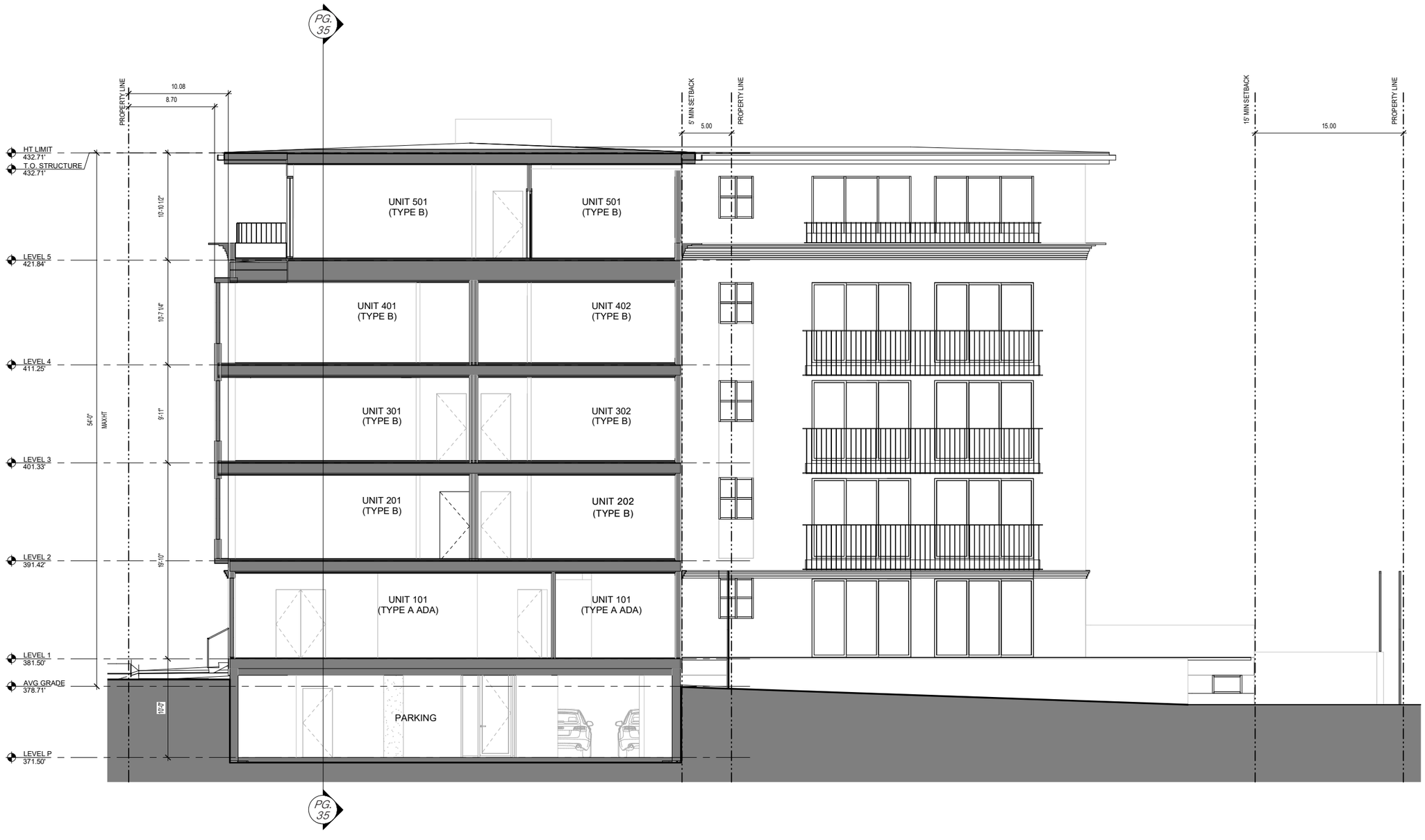


Front entry showing proposed signage location



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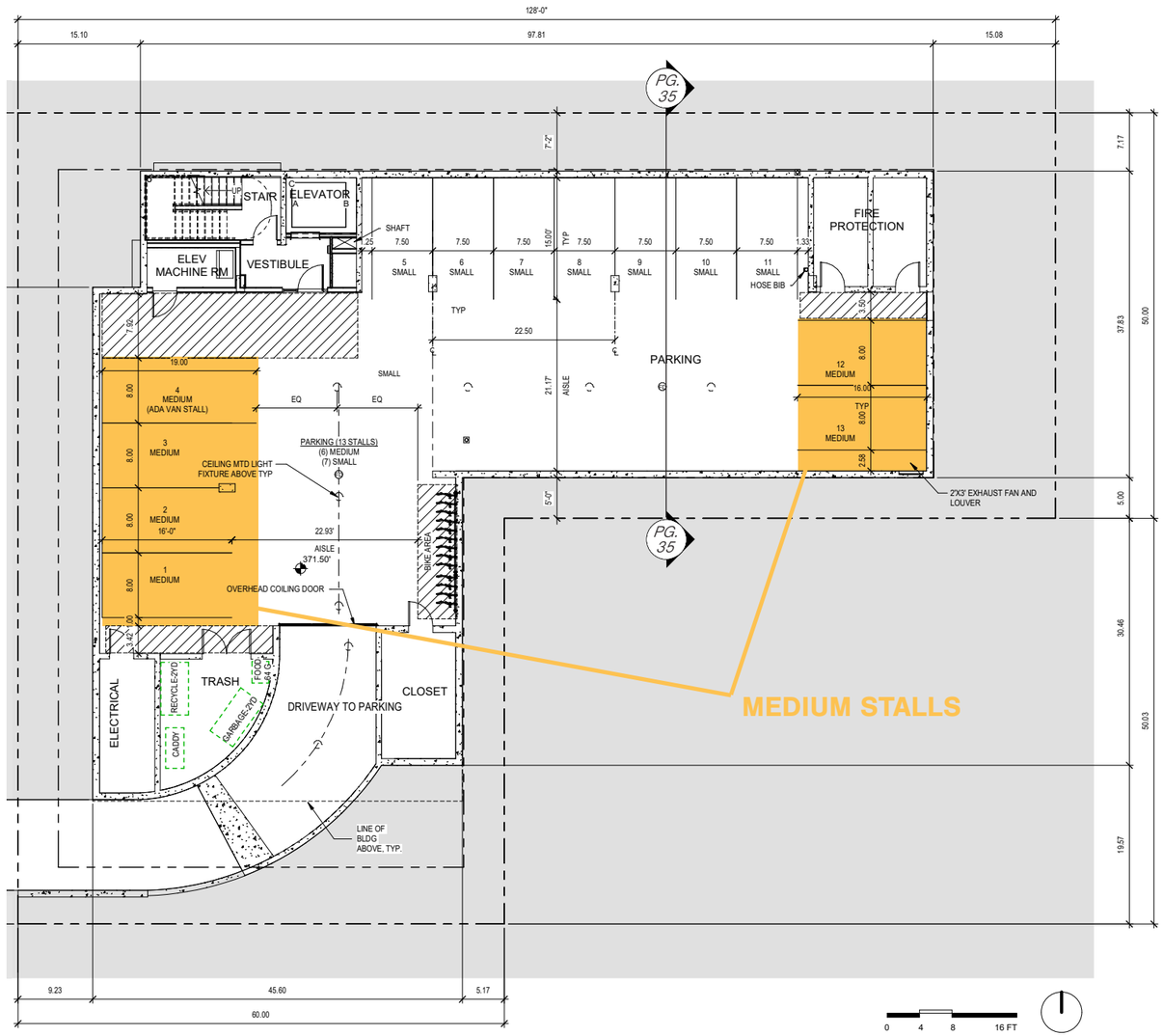
16.0 BUILDING SECTIONS: NORTH-SOUTH

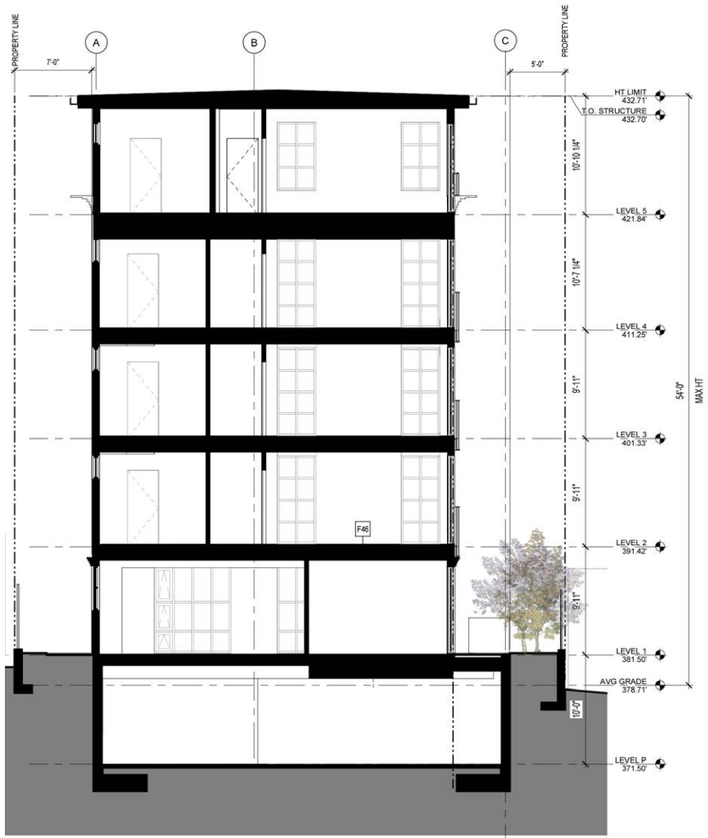


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16.0 BUILDING SECTIONS: EAST-WEST

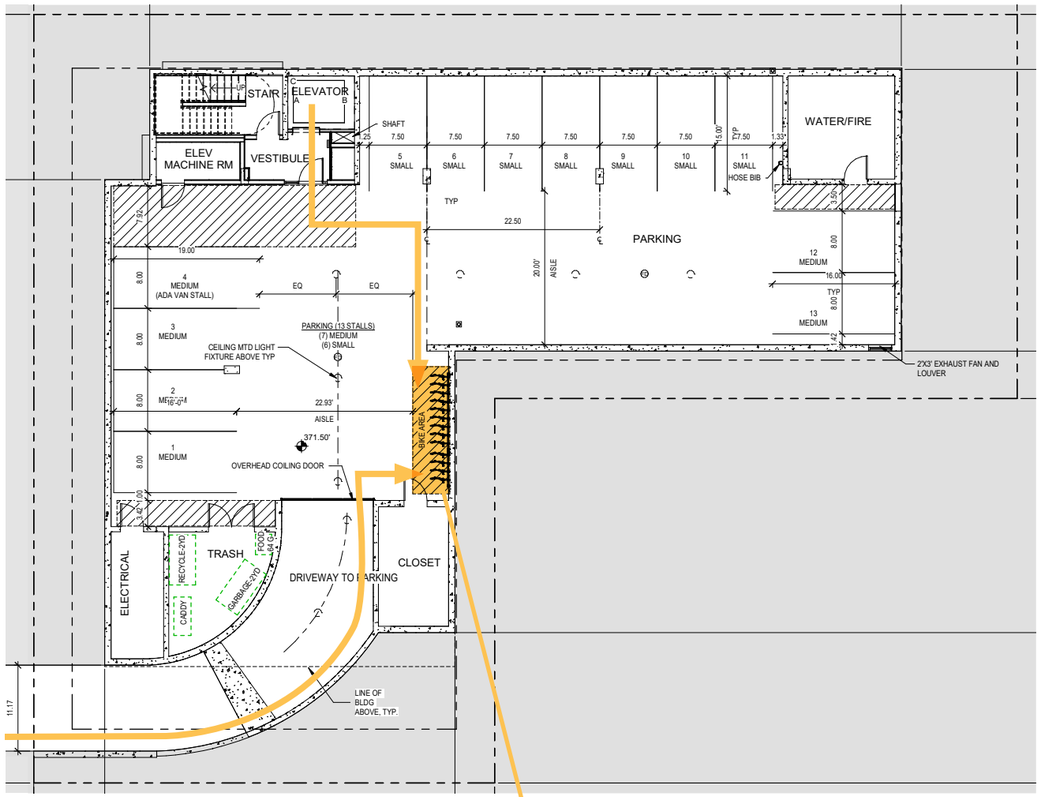
DEPARTURE	CODE REQUIREMENT	PROPOSED DESIGN	JUSTIFICATION
01. PARKING STALL SIZE	23.54.030.B.1.b FOR RESIDENTIAL PARKING, 60% OF PROVIDED STALLS SHALL BE MEDIUM SIZE NO VEHICLE PARKING IS REQUIRED	13 PARKING STALLS ARE PROVIDED TOTAL (1 STALL PER DWELLING UNIT) 7 OF 13 PARKING STALLS PROVIDED ARE MEDIUM SIZE (46%)	IN ORDER TO BE RESPONSIVE TO EARLY OUTREACH COMMUNITY FEEDBACK AND “MINIMIZE THE IMPACT OF NEW, LARGER...BUILDINGS WITHIN THE CONTEXT OF THE NEIGHBORHOOD” (EXCERPT FROM “CONTEXT AND PRIORITIES: UPPER QUEEN ANNE HILL NEIGHBORHOOD), THE PROJECT PROPOSES ONE PARKING STALL PER DWELLING UNIT IN A SUBGRADE GARAGE TO MINIMIZE PARKING SPILLOVER TO EXISTING USES (CS2.D.5: RESPECT FOR ADJACENT SITES). TO MINIMIZE DISRUPTING THE PRIVACY AND OUTDOOR ACTIVITIES OF THE ADJACENT RESIDENTIAL LOT TO THE SOUTH (CS2.D.5: RESPECT FOR ADJACENT SITES), THE WIDTH OF THE GARAGE IN THE NORTH-SOUTH DIRECTION IS REDUCED WITH THE PROPOSED COMPACT STALLS TO MAXIMIZE THE WIDTH AND QUALITY OF THE LANDSCAPE BUFFER ALONG THE SOUTHERN LOT LINE OF THE EAST LEG OF THE LOT (UQA-SPECIFIC DC1.II ADDITIONAL SERVICE AREA SCREENING NEAR SINGLE FAMILY HOMES). THE SITE’S EXISTING GRADE DROPS OFF FROM WEST TO EAST, SO THE SUBGRADE GARAGE PROTRUDES ABOVE EXISTING GRADE AT THE EAST END. COMPACT STALLS ALLOW A 3FT NARROWER GARAGE WIDTH (1FT SHORTER STALL + 2FT NARROWER DRIVE AISLE) AND THEREFORE 3FT ADDITIONAL LANDSCAPING BUFFER WIDTH THAN A CODE-COMPLIANT OPTION.



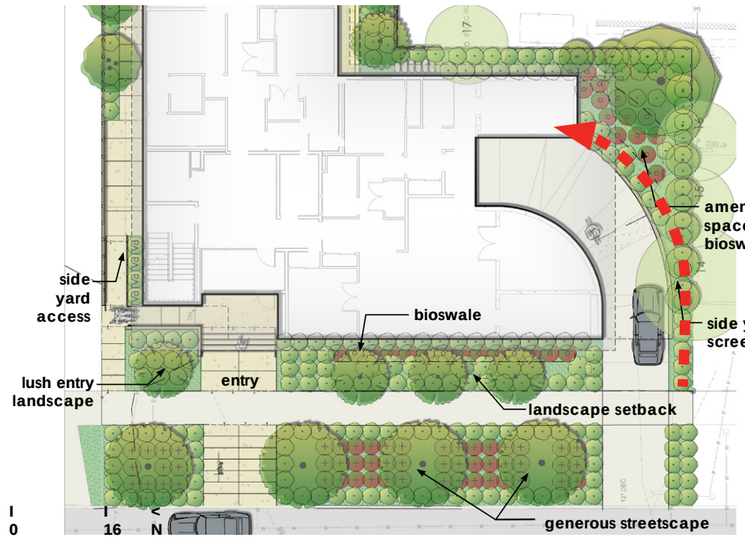


N-S Section showing a generous landscape buffer at the south side of east leg of building

DEPARTURE	CODE REQUIREMENT	PROPOSED DESIGN	JUSTIFICATION
02. BIKE PARKING ACCESS	SMC 23.54.015K BIKE ACCESS TO LONG-TERM PARKING STALL BE SEPARATE FROM VEHICLE INGRESS AND EGRESS	DUAL ACCESS IS PROPOSED TO LONG-TERM BIKE PARKING IN THE SUBGRADE GARAGE: 1. SHARED WITH THE VEHICULAR DRIVEWAY 2. THROUGH THE MAIN LOBBY AND DOWN THE ELEVATOR	IN ORDER TO REDUCE THE VISUAL IMPACTS OF THE PARKING GARAGE ENTRY (DC1.C.2: PARKING AND SERVICE USES VISUAL IMPACTS) VIA A NARROWED DRIVEWAY AND CONSOLIDATED GARAGE ACCESS DOOR (DC1.B.1: VEHICULAR ACCESS LOCATION AND DESIGN), THE PROJECT PROPOSES SHARED VEHICULAR AND BIKE ACCESS TO THE PARKING GARAGE. THE RESULTING REDUCED PAVEMENT WIDTH ALLOWS MORE SITE AREA FOR LANDSCAPING AND SCREENING FROM ADJACENT USES AT THE SW CORNER (UQA-SPECIFIC DC3.I.III STREET-LEVEL LANDSCAPE AND UQA-SPECIFIC DC1.II ADDITIONAL SERVICE AREA SCREENING NEAR SINGLE FAMILY HOMES) AND CLARIFIES THE PRIMARY INTENDED PEDESTRIAN ENTRANCE AT THE NW CORNER LOBBY. A CODE-COMPLIANT OPTION WOULD REQUIRE THE DRIVEWAY TO BE WIDENED BY 4FT TO PROVIDE A SEPARATE STRIPED PEDESTRIAN AND BICYCLE ACCESS AISLE SEPARATED FROM VEHICLE DRIVE LANE. THE ADDED PEDESTRIAN SITE ENTRY WALKWAY WOULD MUDDY THE EXISTING CLARITY OF THE SINGLE PEDESTRIAN SITE ACCESS POINT AT THE NW CORNER LOBBY (PL2.D.1: DESIGN AS WAYFINDING AND PL3.A.1: ENTRY DESIGN OBJECTIVES). SMC 23.54.030.D.1.A RECOGNIZES THE ENHANCED SAFETY/LOWER TRAFFIC LEVEL OF A RESIDENTIAL PARKING AREA OF LESS THAN 30 CARS BY ALLOWING A NARROW 10FT WIDTH FOR 20-WAY TRAFFIC. THE SMALL, 13-CAR GARAGE SIZE PROPOSED IS WELL BELOW THIS THRESHOLD. ADDITIONALLY, AN ALTERNATE ACCESS PATHWAY FOR BICYCLE ACCESS TO THE GARAGE IS PROVIDED THROUGH THE MAIN LOBBY ENTRANCE AND DOWN THE ELEVATOR.



Routes to proposed bike parking



Landscape plan with code-compliant pedestrian path shown



Perspective showing driveway entrance



ARTICULATED COLORS / MATERIALS



COMMUNAL COURTYARD



TACTILE MATERIALS



CREATIVE SITE DESIGN



VISIBLE SUSTAINABLE PRACTICES



STREET-LEVEL ENGAGEMENT



LIVABLE COMMUNAL SPACE



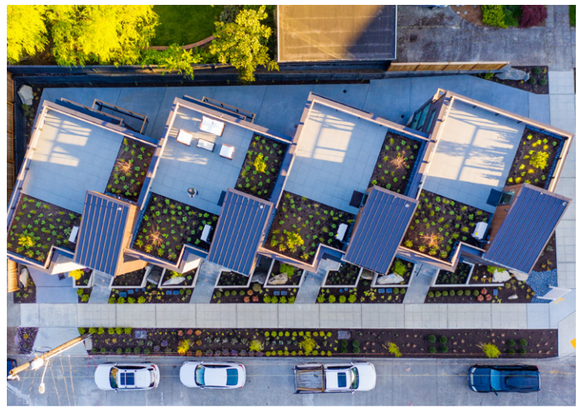
FENESTRATION / MATERIAL PATTERNING



FENESTRATION / MATERIAL PATTERNING



STREET-LEVEL ENGAGEMENT



ARTICULATION OF MASSING



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