

# EARLY DESIGN GUIDANCE Analytic Design Proposal Packet

3036 16th Ave. W.

A Proposed Apartment Development  
for Interbay Rising South, LLC.

# PROJECT CONTACTS

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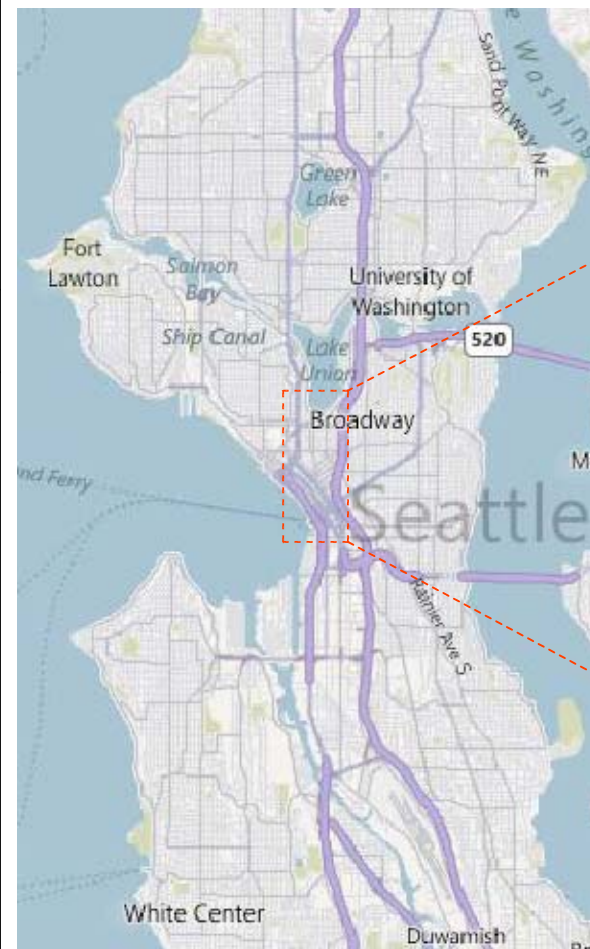
# PROJECT INFORMATION

PROPERTY ADDRESS: 3036 16th Ave. W.  
PARCEL NUMBER: 277060 - 2910,15,20,25  
ZONE: SM/D 40-85 (Seattle Mixed / Dravus)  
OVERLAYS: None  
MAPPED ECA: No  
LOT AREA: 24,000 SF  
FAR: 1.6 (Frequent Transit Corridors)

# LEGAL DESCRIPTION

277060 - 2910 Lots 5, 6, 7 and 8 in Block 22 of Gilman's  
2915 Addition to Plat Recorded in Volume 5 of  
2920 Plats Page(s) 93 in King County,  
2925 Washington

# VICINITY MAP



# SITE MAP



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**TITLE PAGE**  
EARLY DESIGN GUIDANCE- 3036 16th Ave. W.

**T1**  
Proj. No. 3012504

studio **MENG STRAZZARA**

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# DEVELOPMENT OBJECTIVES

1. Please describe the existing site, including location, existing uses and/ or structures, topographical or other physical features, etc.

The project site is located between 15th Ave W. and 16th Ave. W and one block South of West Dravus St. The site is comprised of four contiguous plots of cleared and vacant land surrounded by a mix of low-density structures of varied use. The immediate neighbors to the site include single-family residential, commercial/warehouse, professional office (animal clinic), public recreation space and vacant land. The site slopes approx. 16 ft. from the Northeast corner to the Southwest. The property immediately to the East is an SDOT easement for an access corridor to 15th Ave. W. which is a major traffic arterial between downtown Seattle and the Lower Queen Anne, Magnolia and Ballard neighborhoods.

2. Please indicate the site's zoning and any other overlay designations, including applicable Neighborhood-Specific Guidelines.

The project site is zoned SM/D which is specific to the approximately 5 block area between 15th Ave. West and 17th Ave. West and from one block North of West Bertona St. to West Barrett St. The SM/D zone is adjacent to a NC3/40 zone to the East a C2/40 zone to the South. The Ballard-Interbay Northend Manufacturing Industrial overlay lies to the West of the project site and extends from Ballard to the Port of Seattle Terminal 91. This overlay district includes a major North/South rail corridor.

3. Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.

The project site is surrounded by a variety of uses and types of buildings. Most of the neighboring structures are older and do not establish a cohesive architectural context. The area to the South and West is predominately open space comprised of the City of Seattle Parks - Interbay Athletic Fields. The park includes a soccer stadium and practice fields both of which have lighting. Further to the South the neighborhood is dominated by the Interbay Golf Center which includes a par-3 course and driving range both of which sit at a significantly higher grade than the project site. The driving range has a perimeter net supported by tall poles and is brightly lit during operation. The adjacent properties to the West contain a mix of single-family residences and low-rise commercial uses. A large mixed-use, multi-family redevelopment is planned in this area. The East side of the project site is bounded by 15th Ave W. which is a 4-lane arterial. Directly across 15th Ave. W is a for-lease storage unit building which is roughly 5 floors high and extends the length of the block. Behind this structure is a mix of smaller commercial buildings, multi-family residential and single family residential. Just to the North of the site are single-family residences some of which have been turned into commercial space. A veterinary clinic sits immediately adjacent to the project site to the North. One block further North is a commercial area along West Dravus St. Several small, single-floor commercial buildings line the South side of the street. These businesses include a coffee shop, restaurants and a service station. The North side has larger commercial buildings including a QFC grocery.

4. Please describe the applicant's development objectives, indicating types of desired uses, structure height (approx.), number of residential units (approx.) amount of commercial square footage (approx.), and number of parking stalls (approx.). Please also include potential requests for departure from development standards.

The introduction of a multi-family residential development in the Interbay neighborhood will enliven and enrich the eclectic mix of activities already established and set an early precedence in the reshaping of this area of the city. The proposed project will be a 4 story building with approx. 118 market-rate units including 3 live/work and a partially under grade parking garage with 92 stalls. The project aims to predominately attract tenants desiring an urban lifestyle by offering affordable, versatile unit designs with close proximity to transit and the downtown Seattle core, as well as access to the Ballard and lower Queen Anne neighborhoods. The design of the building will reflect the relaxed nature of the mixed-use zoning by utilizing a broad footprint and facades within the four-story height limit. Facade composition and materials such as corrugated and concealed fastened metal siding and fiber-cement panels will play up the eclectic urban/industrial mix of this area while also maintaining the affordable nature of the project. The design anticipates the large mixed-use development planned to the West so the two projects can be complimentary and help create the vibe of an urban residential community.

Residential Entrance and Live/Work Facade



# ZONING REQUIREMENTS FOR SM/D ZONE

PARKING REQUIREMENTS:

SMC 23.54.015 Chart B- Parking For Residential Uses  
1 space per unit

SMC 23.54.020F2a Transit Reductions  
Reduce by 20% if the use is located within 1,320 feet of a street with frequent transit service

Parking Quantity Exceptions Transit Reductions Supporting Document:  
A3 Bus Stop Map & Time Table Calculation  
A4 Metro Official Bus Time Table  
A5 Metro official Bus Route

Proposed Unit:  
118 Units

Required Parking:  
94 Parking Stalls (118 stalls - (20% of 118 stalls))

Proposed Parking Stalls:  
94 Stalls

ECA (Environmental Critical Area) from Seattle DPD database:

40% Steep Slope: No  
Riparian Corridor: No  
Floodprone: No  
Known Slide Area: No  
Archaeological Buffer: No  
Wildlife Habitat/ Preservation Area: No  
Potential Slide Area: No, Wetlands: No  
Peat Settlement Prone: No, Heritage Tree: No  
Liquefaction Zone: Yes  
Abandoned Landfill: Yes

Zoning Information from Seattle DPD database:

Base Zone: SM/D 40-85  
Frequent Transit Corridors: Yes  
Urban Villages: None  
Shoreline Zonings: None  
Pedestrian Areas: None  
Zone Overlay: None

Tree protections:

CAM 242  
\* Tree removal on developed land is limited in all lowrise zones.  
\* No exceptional trees may be removed.  
\* No more than 3 non exceptional trees 6" in diameter or greater may be removed on a lot in any year period.  
\* No permits are required within this limits. However, removal of hazard trees or tree removal as part of a development may require submittal of documentation.

Residential Amenity Area:

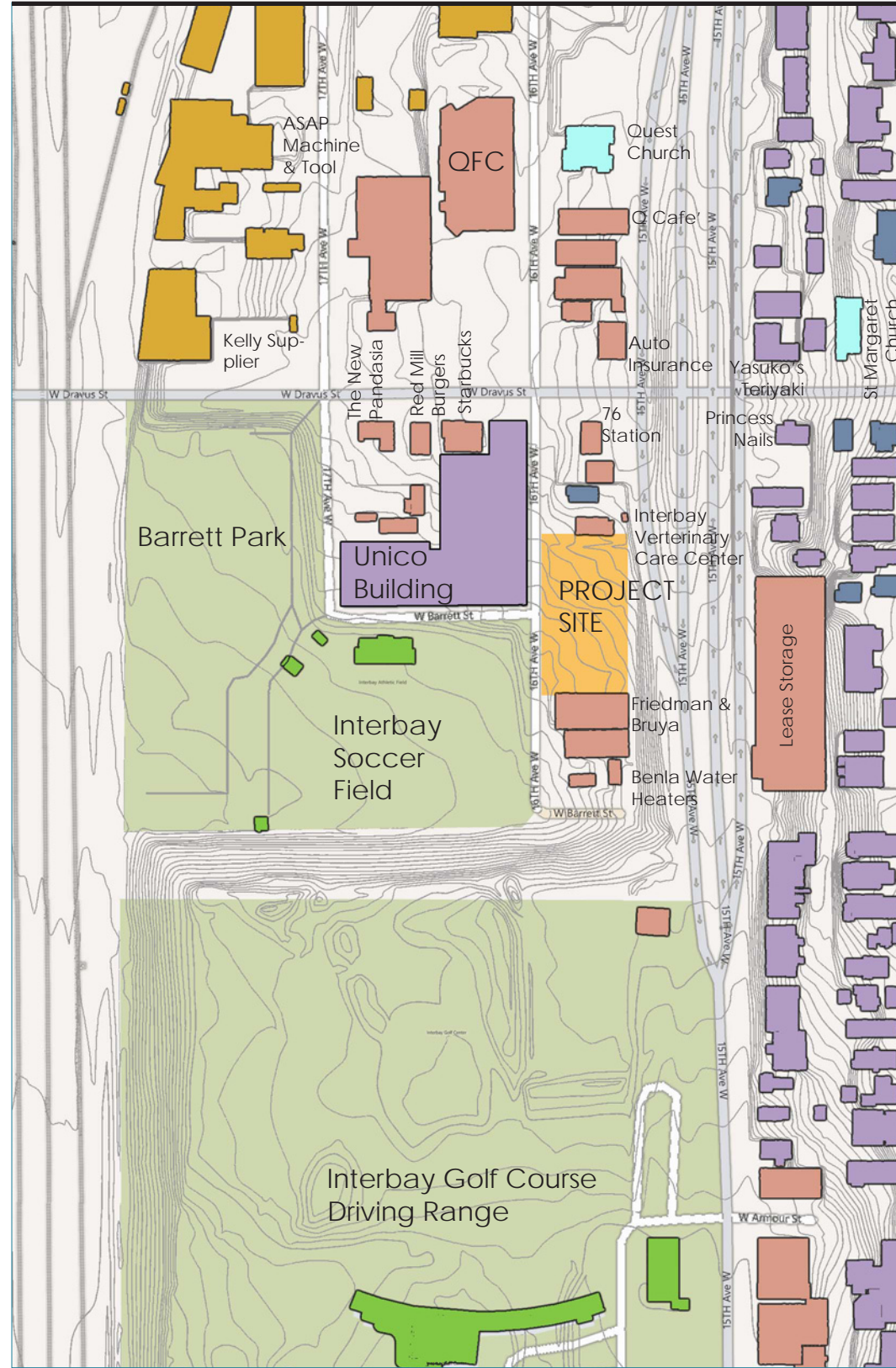
SMC 23.48.020  
\* 5% of gross floor area  
\* Max. 50% can be enclosed  
\* May be provided at grade on the roof or as balconies.  
\* Shared space must be accessible to all residents, with a minimum area of 225 SF and min. horiz. dimension of 15 feet.

Envelope:

SMC 23.48  
Modulation- Residential Projects, not required  
Density- Residential Projects, not required  
FAR- Residential Projects, not required  
Building Width- Residential Projects, not required

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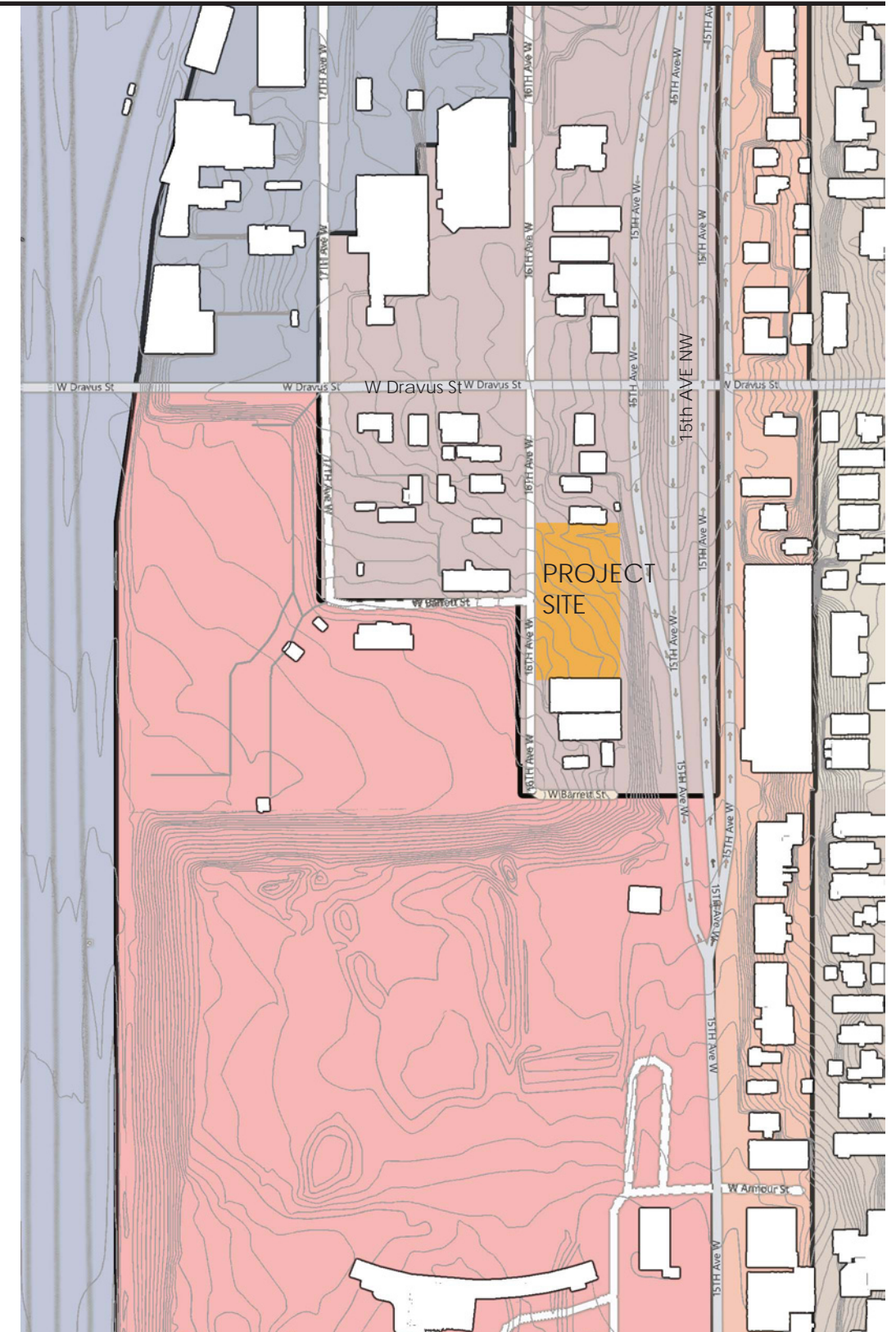
# CONTEXT MAP



## KEY

- Commercial/ Retail
- Industrial
- School (N/A)
- Recreational
- Religious
- Single Family Residential
- Multi-Family Apartment/ Condos
- Green Space

# ZONING MAP EXAMPLES



## KEY

- IG1-U/45
- IG2-U/45
- SM/D 40-85
- C2-40
- LR1
- SF5000



CONTEXT & ZONING MAPS

3036 16th Ave. W.

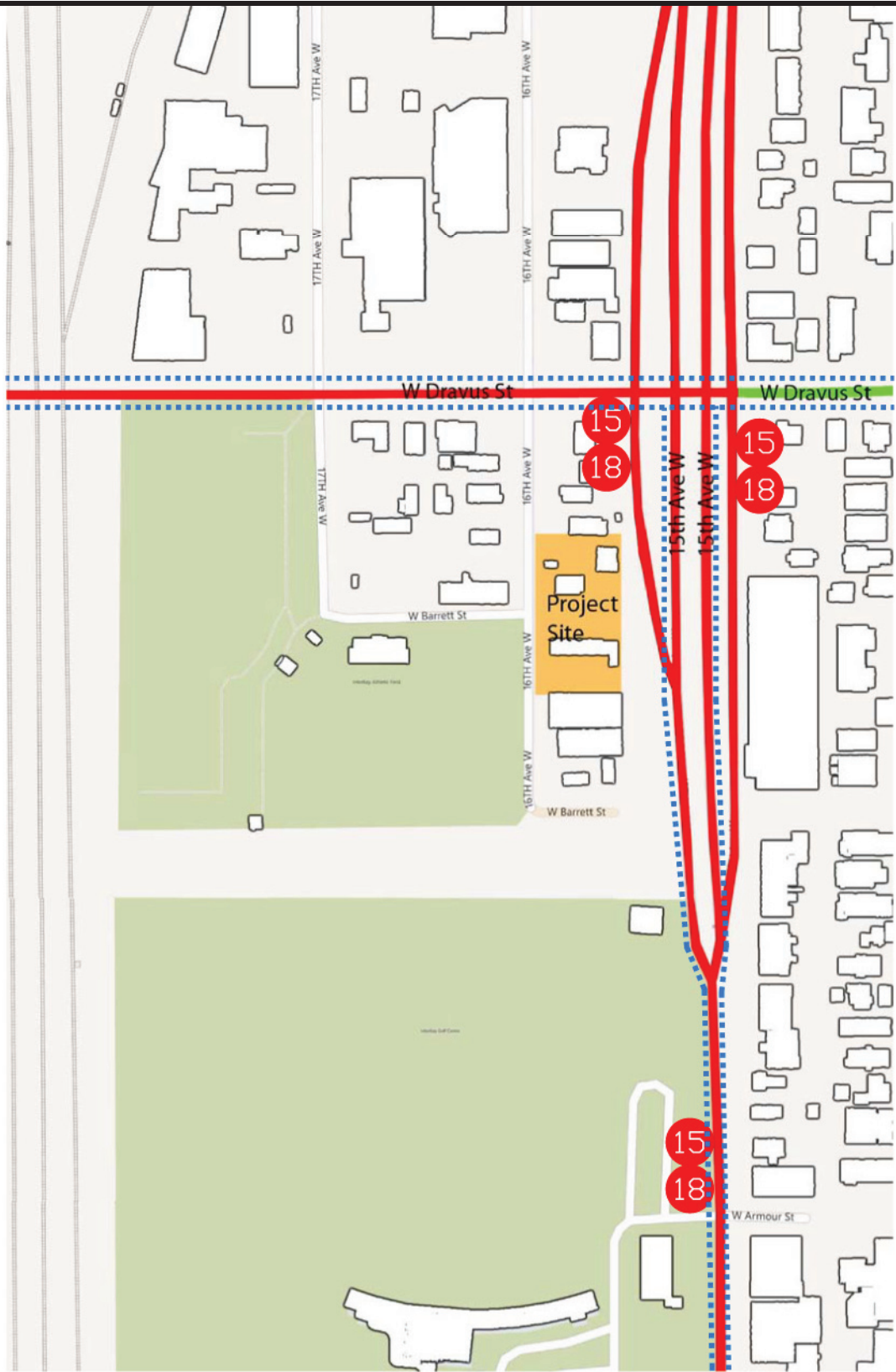
A3

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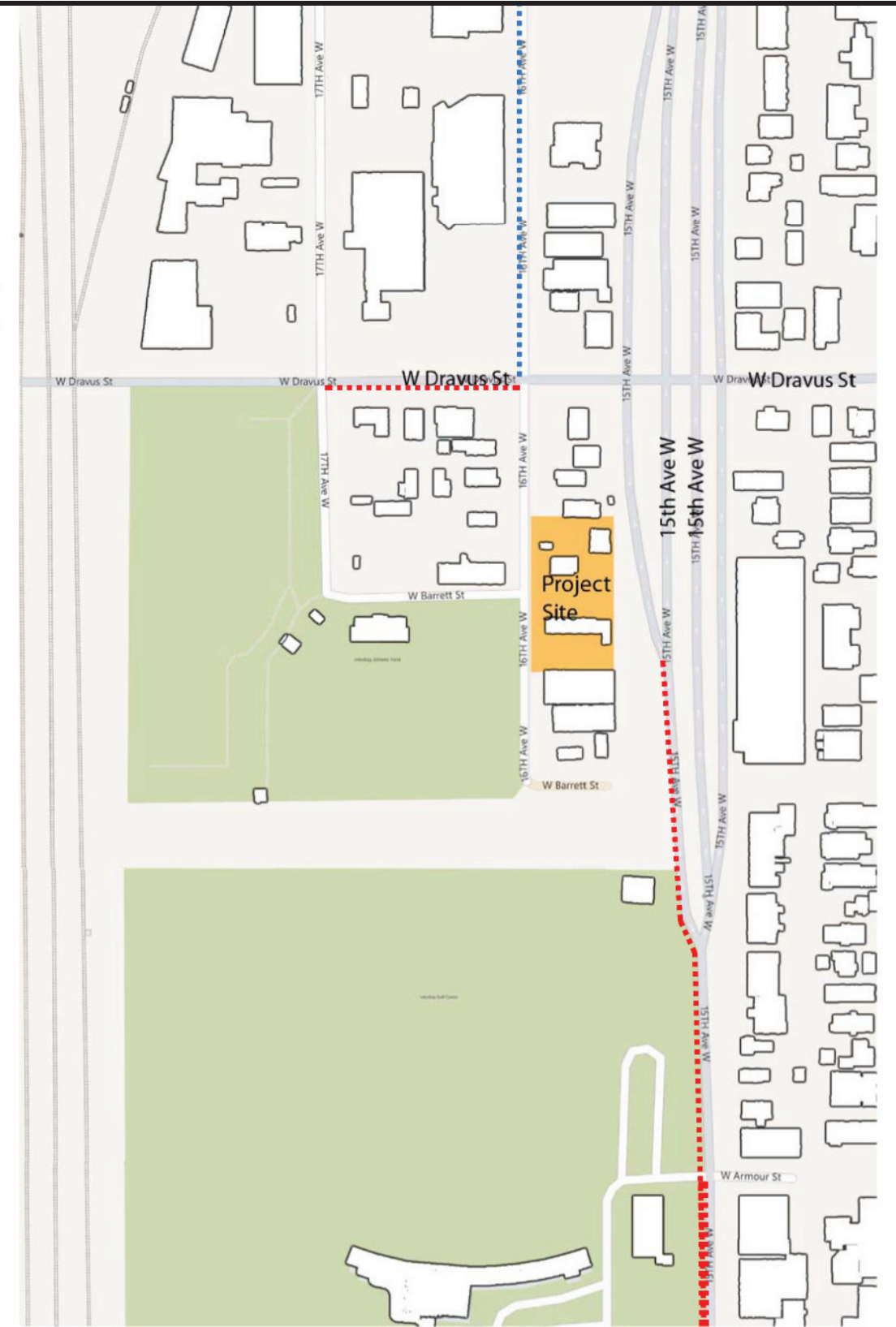


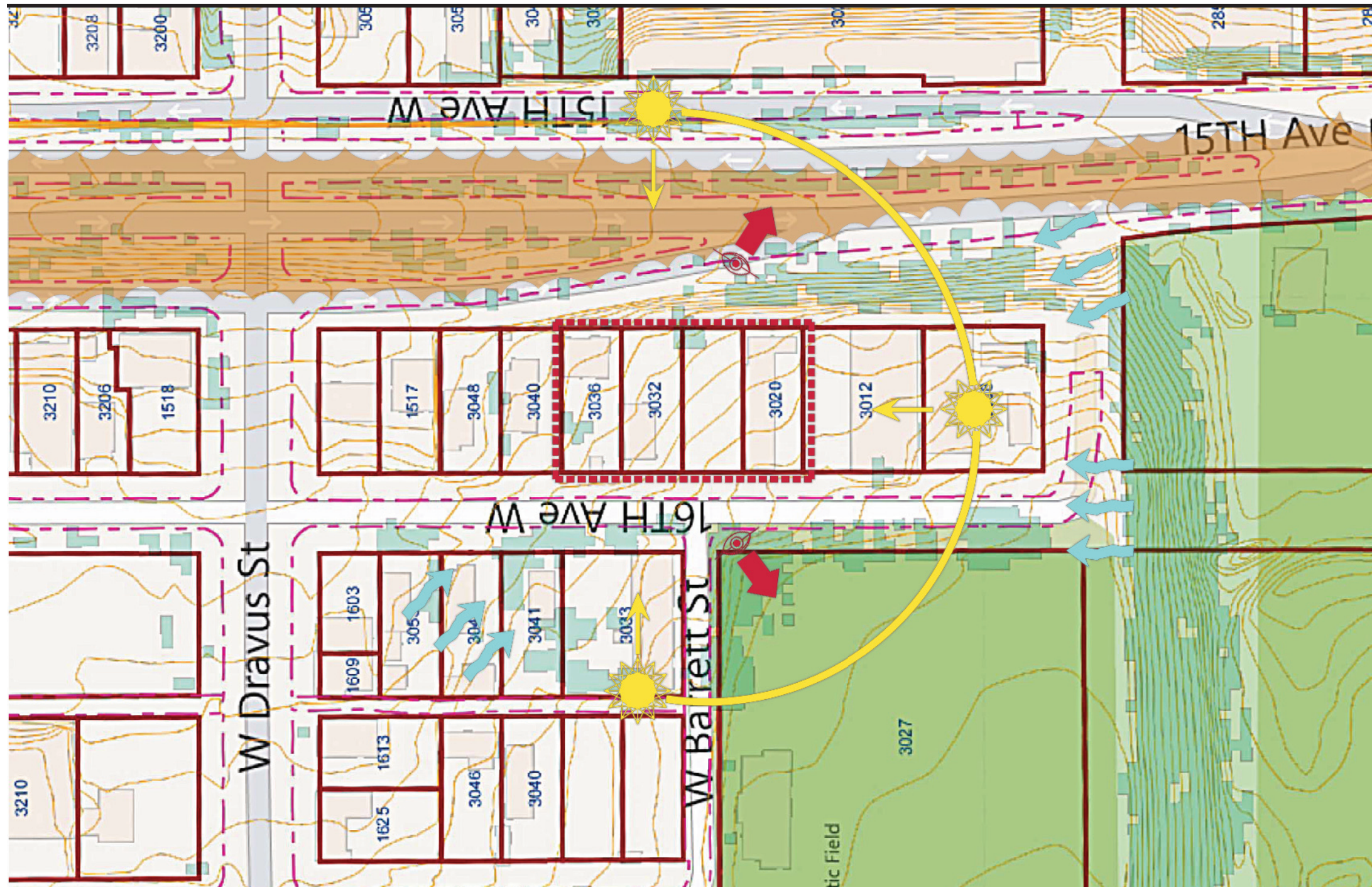
**KEY**

- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- ACCESS STREET
- ON STREET BIKE LANE (SHARROWS)
- BIKE CONNECTOR LANE (UNSIGNED/UNMARKED)
- 15  
18 BUS STOP #49 BUS LINE







**KEY**

- UNRESTRICTED PARKING (EXCEPT CONDITIONS NOTED)
- NO PARKING ALLOWED
- TIME LIMITED PARKING





KEY

-  SUN
-  SUN
-  VIEW
-  NOISE TRAFFIC
-  PREVAILING WIND  
S (Jan-June)  
NW (July-Sept)  
SSE (Oct-Dec)
-  TREE LINED RESIDENTIAL STREETS

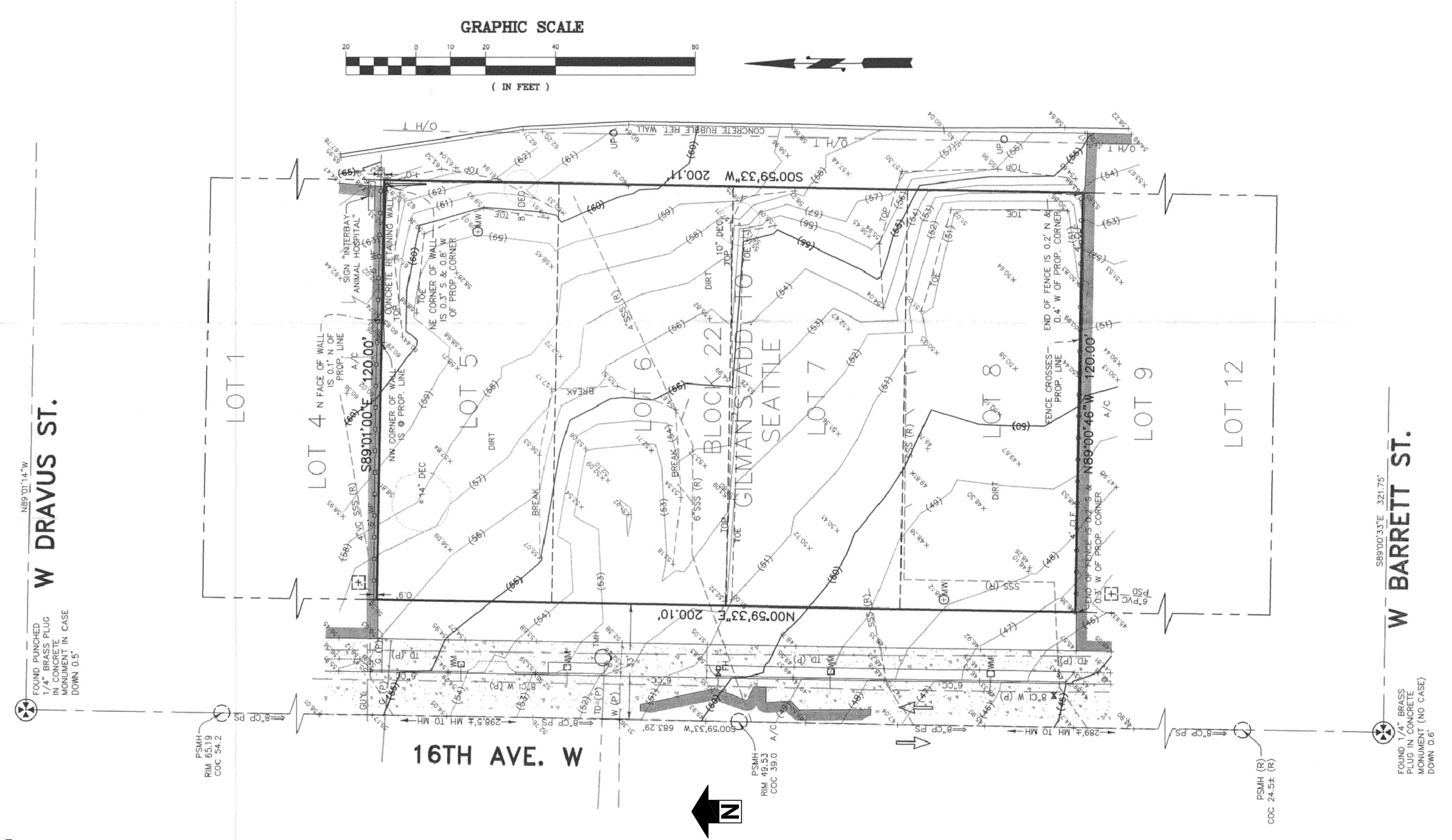
**SURVEY**  
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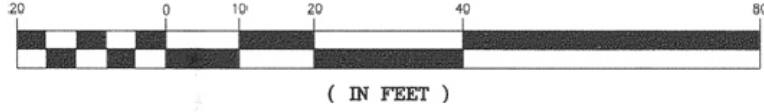
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**GRAPHIC SCALE**



**W DRAVUS ST.**

**W BARRETT ST.**

**16TH AVE. W**

FOUND PUNCHED  
1/4" BRASS PLUG  
IN CONCRETE  
MONUMENT IN CASE  
DOWN 0.5'

FOUND 1/4" BRASS  
PLUG IN CONCRETE  
MONUMENT (NO CASE)  
DOWN 0.6'

PSMH  
RIM 65.19  
COC 54.2

PSMH  
RIM 49.53  
COC 39.0

PSMH (R)  
COC 24.5± (R)



# CONTEXT PHOTOS

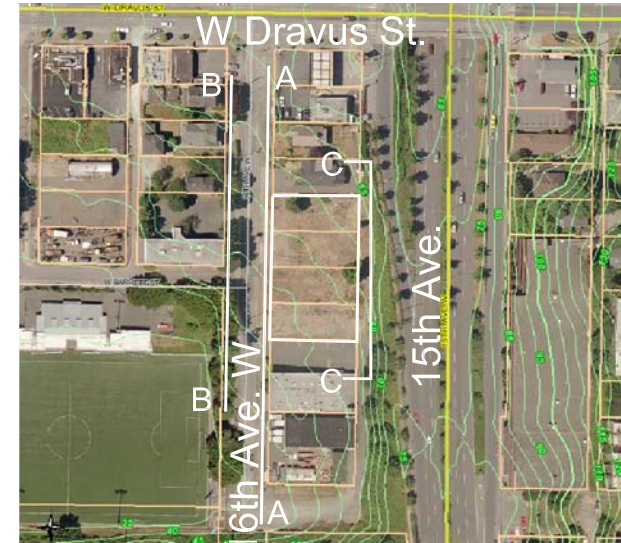


PHOTO KEY



A

Service station at corner of W. Dravus St. and 16th Ave. W.

Single family Residence

Professional Building (Veterinary Clinic) Critical edge to protect from construction disturbance

North Property Line

Lease Storage Building across 15th Ave. W.



Project Site along 16th Ave W facing East

MATCHLINE

South Property Line

Commercial Building

Dead-end Gravel Drive



MATCHLINE

CONTEXT PHOTOS  
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# CONTEXT PHOTOS

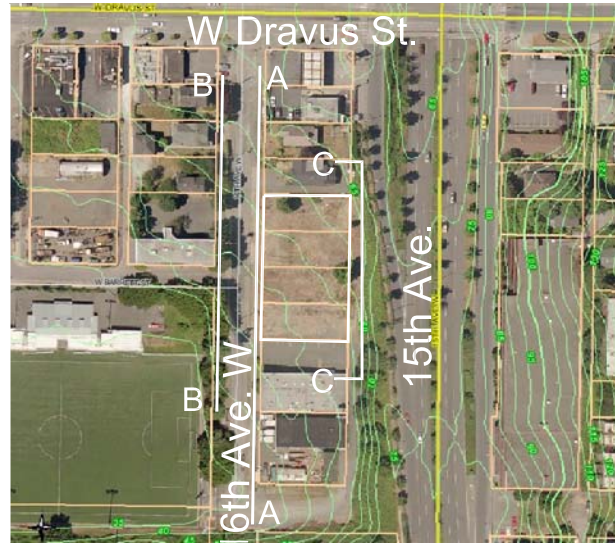


PHOTO  
KEY



Public use area  
Interbay Soccer Field

B



Looking West across 16th Ave W from project site

MATCHLINE

Proposed adjacent mixed-use development - 7 Storeys of 234 residential units with commercial space along this frontage



MATCHLINE

11/29/2011 A7-A9.dwg

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CONTEXT PHOTOS  
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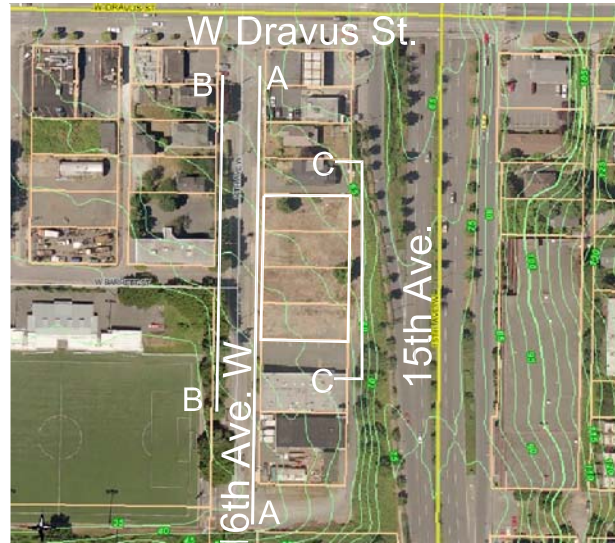


PHOTO  
KEY



C



Sidewalk on 15th Ave W facing North

C



15th Ave W facing West towards project site

C



Sidewalk on 15th Ave W facing South

CONTEXT PHOTOS  
EARLY DESIGN GUIDANCE- 3036 16TH AVE W

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# DESIGN PROPOSAL- OPTION A (FootPrint)

Flyover- Looking Southwest



## FootPrint

### Description:

- The building massing reflects the permitted envelope per zoning ordinance with no modulation/articulation required.
  - Live-Work at North end of building on grade
  - Residential Lobby adjacent to Live-Work
  - Covered Entry at landscaped verge
- Vehicular entrance to a partial below grade parking structure is located on 16h Ave. at SW corner of project site at grade.
- The residential units will have frontage on 2 sides of the project site facing East (15h Ave.) and West (16th Ave.) overlooking the tree lined street with generous natural light exposure.

### Advantages:

- Pedestrian uses activate streetscape
- Building Massing delineates street edge at 16th Avenue and creates sense of place

### Challenges:

- Maintaining Unit affordability
- Pioneer project / Establishing new pattern

DESIGN PROPOSAL- OPTION A  
EARLY DESIGN GUIDANCE- 3036 16TH AVE W

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# DESIGN PROPOSAL- OPTION A (FootPrint)

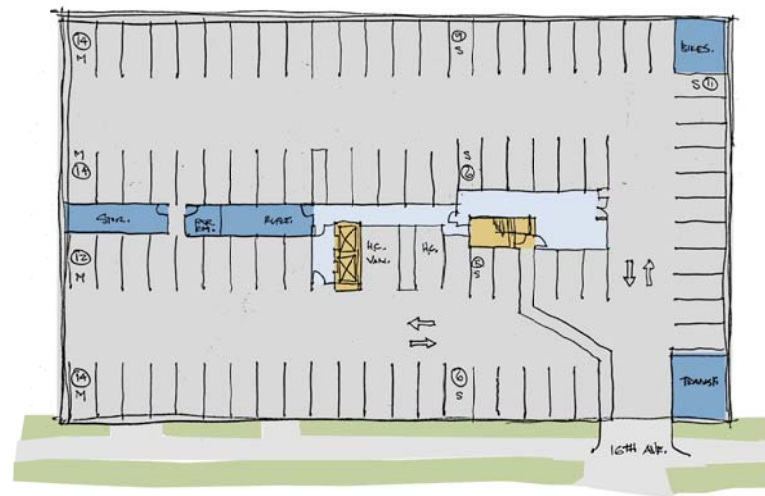
View- Looking Northeast



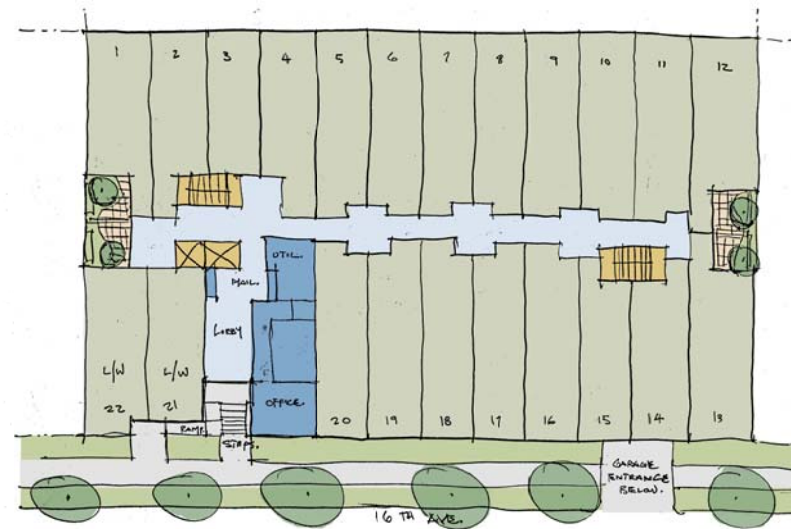
View- Looking Southwest



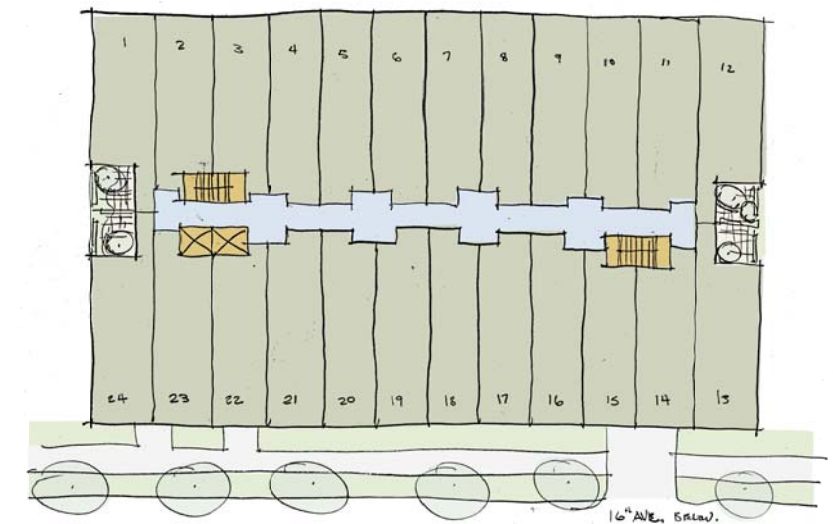
Typical Garage - All options



Entry Level



Upper Levels



11/29/2011 10-11\_EDG1\_Option A.dwg

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**DESIGN PROPOSAL- OPTION A**  
EARLY DESIGN GUIDANCE- 3036 16TH AVE W

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# DESIGN PROPOSAL- OPTION B (Front Step)

View- Looking Northeast



## Front Step

### Description:

- The building massing reflects modulated facade planes along 16th Ave. Prominent center portion accentuates horizontality.
  - Live-Work at North end of building on grade
  - Residential Lobby adjacent to Live-Work
- Vehicular entrance to a partial below grade parking structure is located on 16h Ave. at SW corner of project site at grade.
- The residential units will have frontage on 4 sides of the project site with the majority facing East (15h Ave.) and West (16th Ave.) overlooking the tree lined street with generous natural light exposure.

### Advantages:

- Pedestrian uses activate streetscape
- Building Massing delineates street edge at 16th Avenue and creates sense of place

### Challenges:

- Maintaining Unit affordability
- Pioneer project / Establishing new pattern

DESIGN PROPOSAL- OPTION B  
EARLY DESIGN GUIDANCE- 3036 16TH AVE W

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# DESIGN PROPOSAL- OPTION B (Front Step)

View- Looking Northeast



View- Looking Southwest



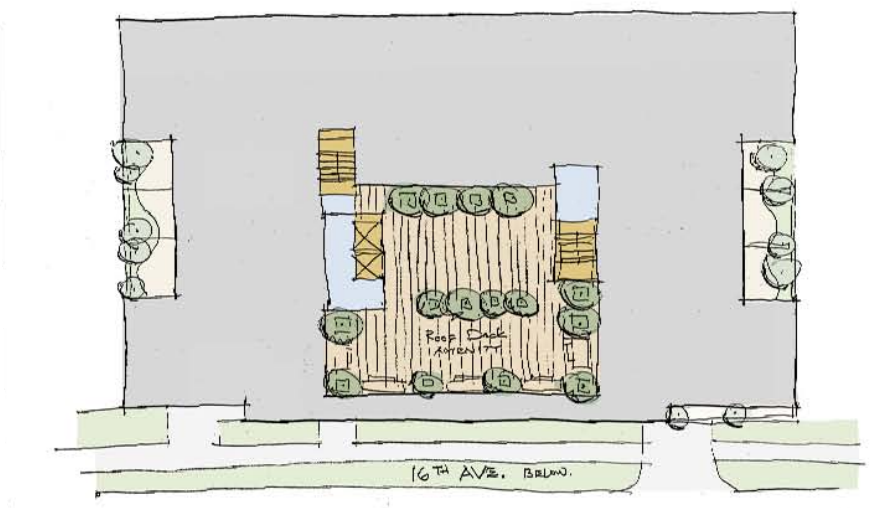
Entry Level



Upper Levels



Roof



# DESIGN PROPOSAL- OPTION C (MoreMod)

Flyover- Looking Southwest



## MoreMod (modulated)

### Description:

- The building massing reflects the emerging neighborhood scale - primary entry for both residents and visitors on improved tree lined Mixed Use 16th Avenue.
- Live-Work at North end of building on grade
- Residential Lobby adjacent to Live-Work
- Covered Entry at landscaped verge
- Vehicular entrance to a partial below grade parking structure is located on 16h Ave. at SW corner of project site at grade.
- The residential building facade is modulated to maximize natural light and articulate visual interest.
- The residential units will have frontage on all 4 sides of the project site with the majority facing East (15h Ave.) and West (16th Ave.) overlooking the tree lined street with generous natural light exposure.

### Advantages:

- Pedestrian uses activate streetscape
- Modulated facades provide visual interest and pedestrian scaled massing
- Building Massing delineates street edge at 16th Avenue and creates sense of place

### Challenges:

- Maintaining Unit affordability
- Pioneer project / Establishing new pattern

DESIGN PROPOSAL- OPTION C  
EARLY DESIGN GUIDANCE- 3036 16TH AVE W

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# DESIGN PROPOSAL- OPTION C (MoreMod)

View- Looking Northeast



View- Looking Southwest



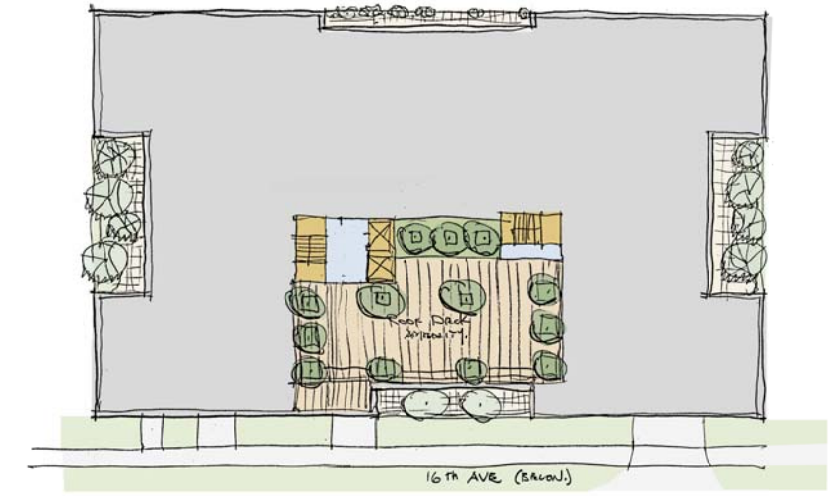
Entry Level



Upper Levels



Roof



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DESIGN PROPOSAL- OPTION C  
EARLY DESIGN GUIDANCE- 3036 16TH AVE W

**A15**

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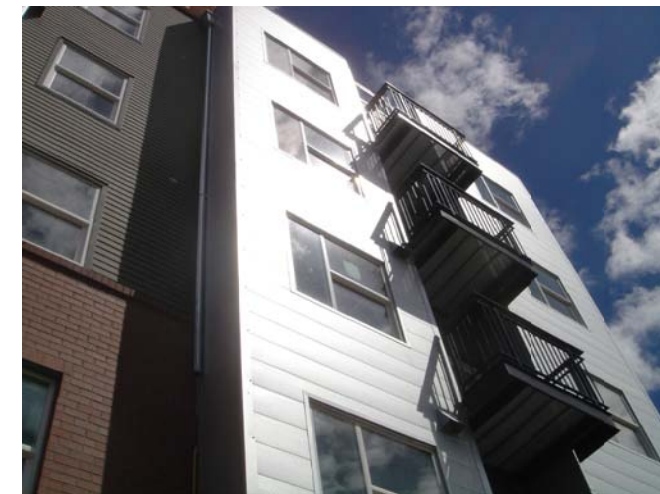
# STUDIO MENG STRAZZARA PROJECT PORTFOLIO EXAMPLES



Broadway on Broadway  
Capitol Hill - Seattle, Wa.



Shilshole Bay Condominiums  
Ballard - Seattle, Wa.



Dwell Roosevelt Condominiums  
Roosevelt Way - Seattle, Wa.

## Examples of Greenscreen for Garage Facade



Free Standing Trellis



Integral with Facade

PORTFOLIO OF PROJECTS  
EARLY DESIGN GUIDANCE - 3036 16th Ave. W.

**A16**  
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