

Context



World - United States - WA - King Co. - Seattle - Lower Queen Anne

Project site

Upper Queen Anne
Residential Urban
Village

100 feet 25 meters

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①

Urban Village

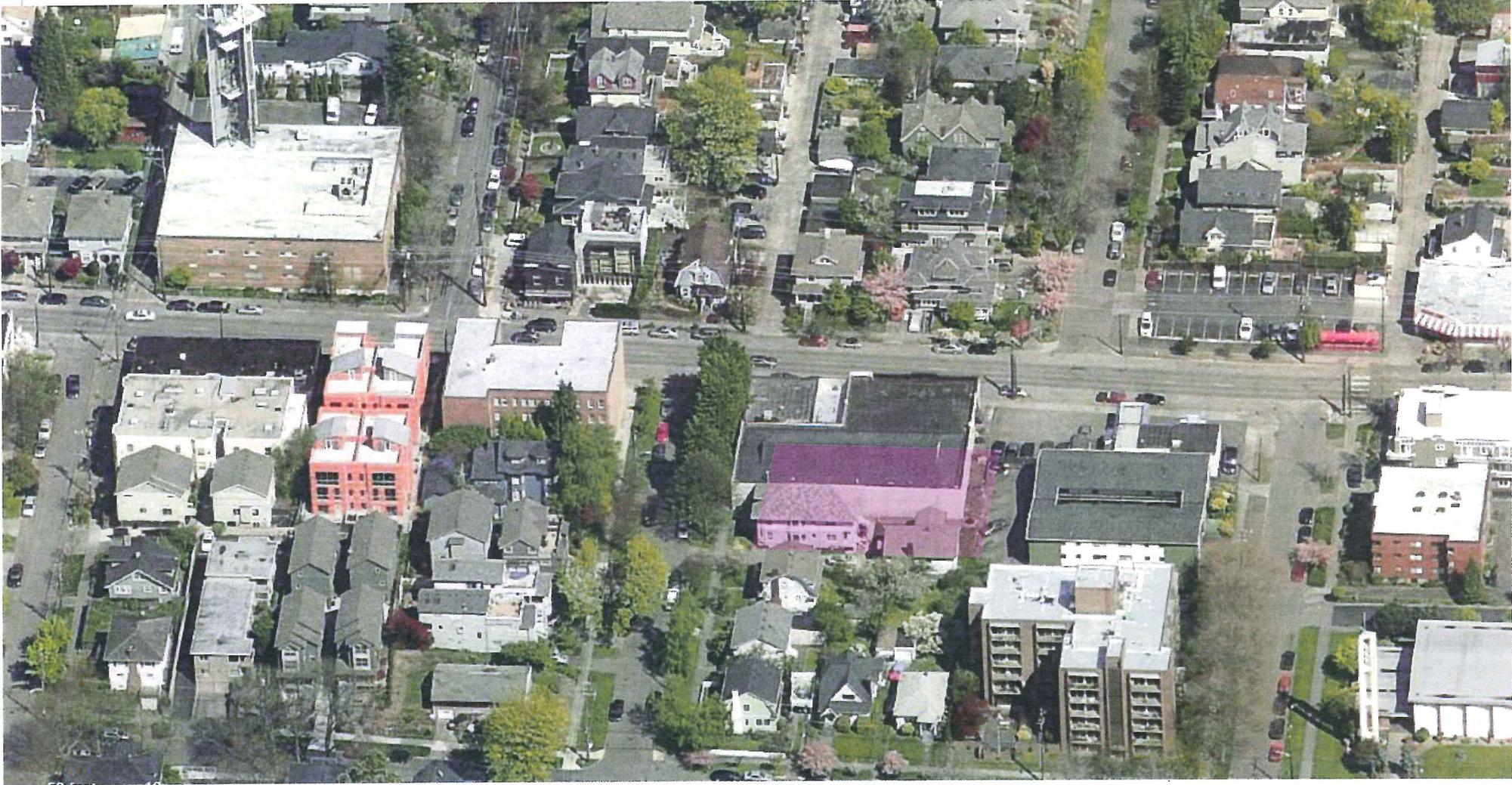
UV Goal:
Targeted growth areas with a
commitment to grow wisely,
more sustainably

UV Policy:
Promote the growth of urban
villages as compact mixed-use
neighborhoods in order
to support walking and transit
use, and to provide services
and employment close to
residences

Seattle Comprehensive Plan



Context Map



3

Existing Conditions - Galer Street

PROJECT SITE



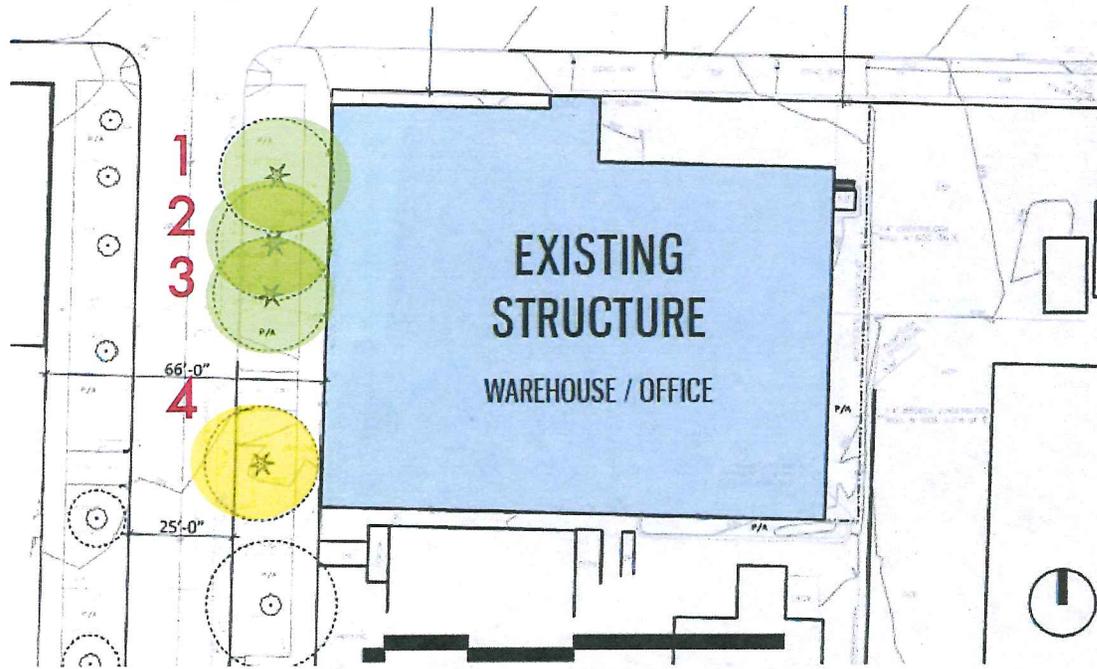
CAFE FIORE





5

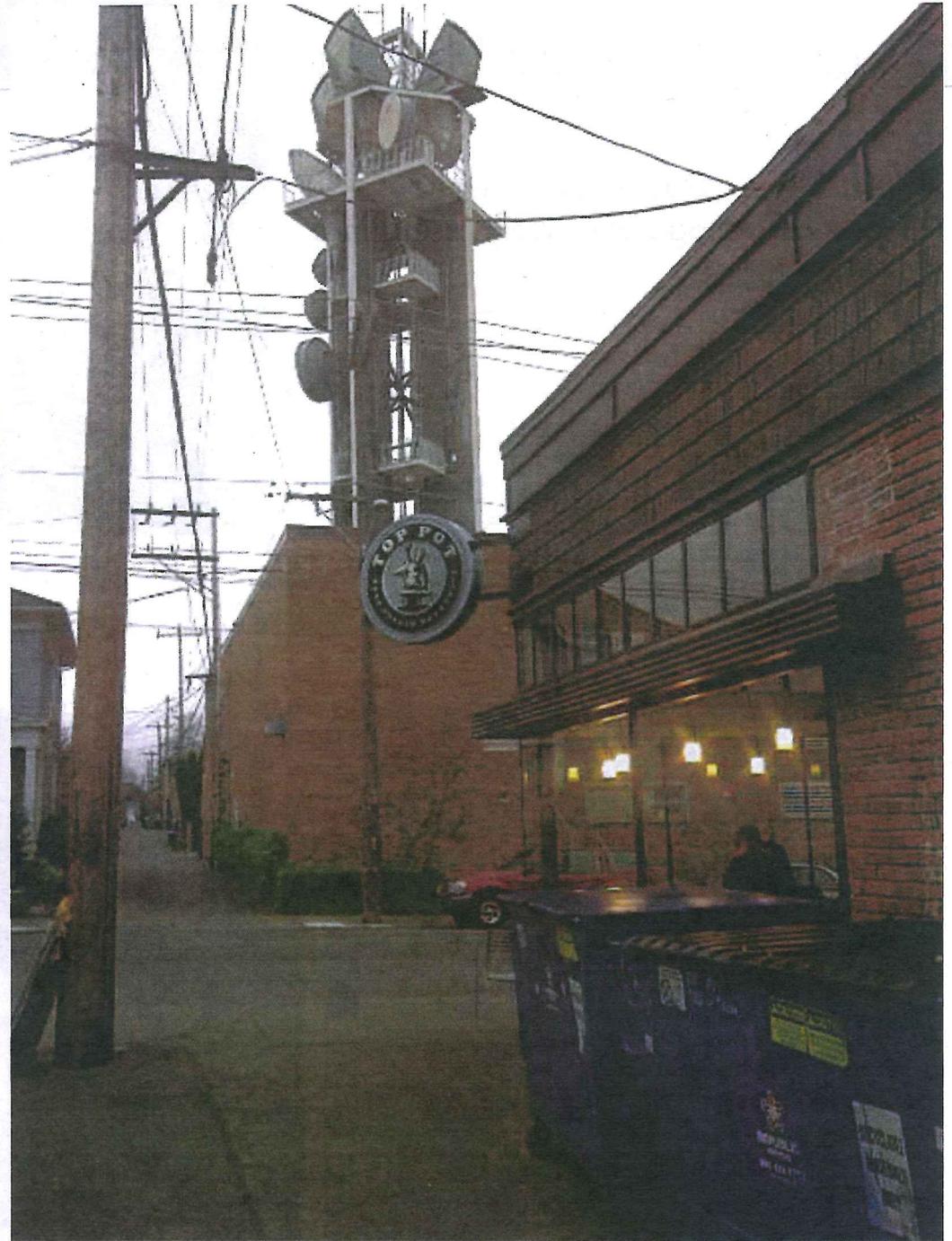
Existing Conditions



6

Existing Context Height

Telecommunications Tower –
Approximately 90' Tall.



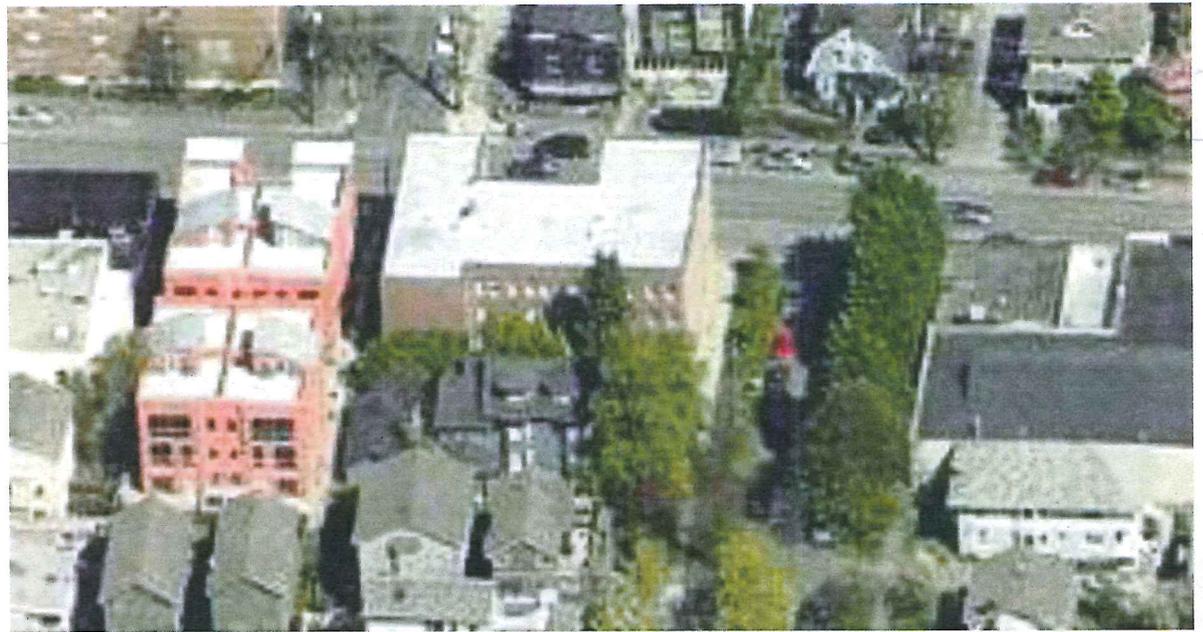
Existing Context - Height

3rd Ave. W neighbors – grade advantage results in a full story higher (effectively 4 levels above the street)



Existing Context Height

Galer Street "Gayteway" Townhouse -
Grade advantage effectively results in a
full story higher



Existing Context - Height

SHA Housing on the same block – 6 Stories, MR Zone



Contract Rezone

A Contract Rezone to from NC2-30 to NC2-40 is being pursued on this project based on the inherent height disadvantage of this property compared to the surrounding conditions and zoning. Land-use policy generally places a height and bulk hierarchy at the center of neighborhood commercial districts then transitions into smaller scale multifamily and single family zones. This project looks to echo that traditional hierarchy. The following land use, zoning and existing conditions justify a contract rezone in this location:

Existing Context - Height

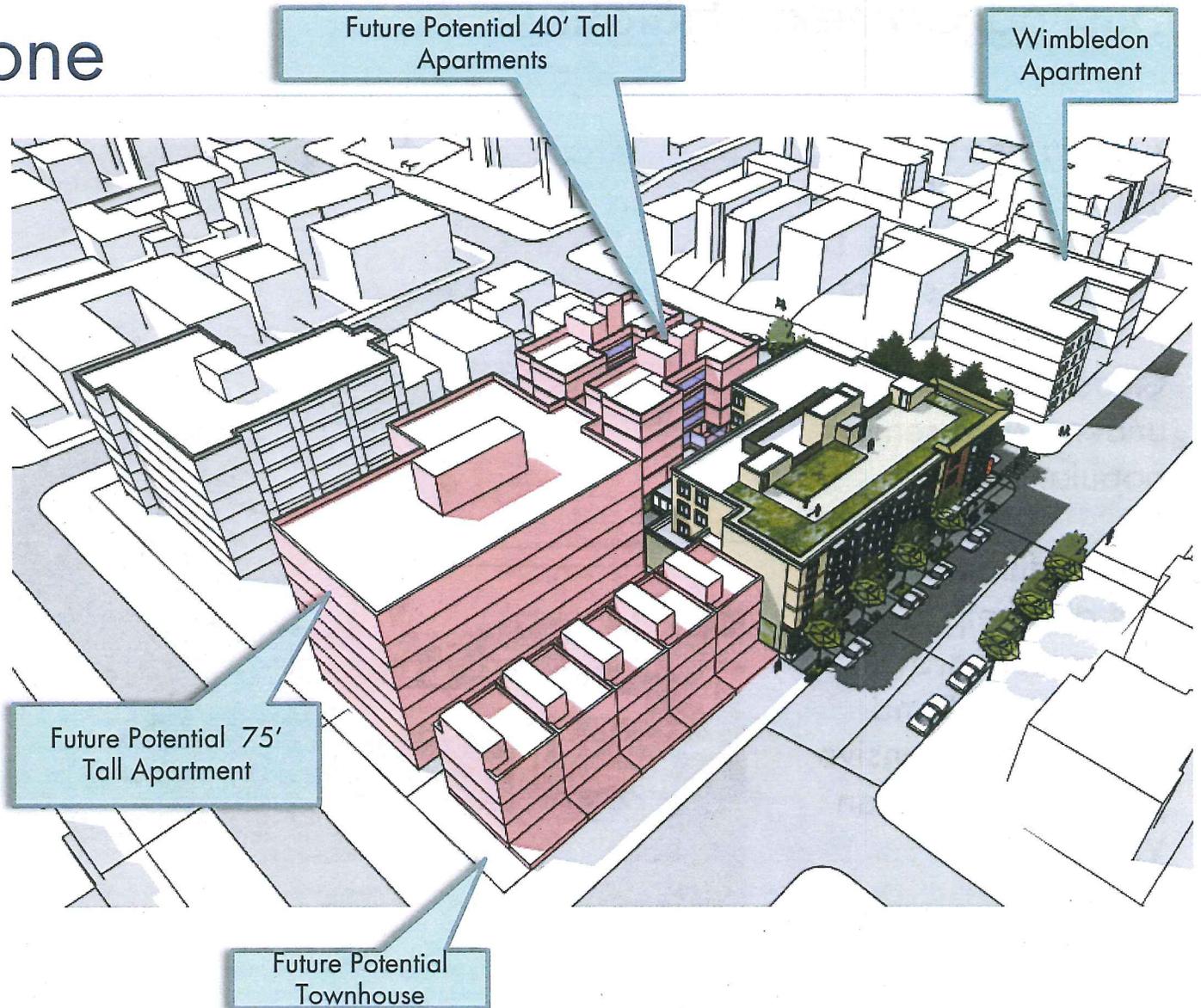
Adding one floor to the project will allow the project to add 16 more units of senior housing to serve Queen Anne's under-served senior population.

The addition of units will also help the city better meet growth management and other comprehensive plan goals in urban Villages.



Contract Rezone

- Future development potential (pink) shows crowding around the site
- The property to the west (behind Hobbs Auto Repair) overlaps 1/2 of the project's east boundary. It is zoned MR (midrise) which allows 75' of height and considerably more bulk than NC2-30 zoning (FAR 4.25 vs. 3.25).



Contract Rezone

- Current zoning creates an incongruous transition condition.
- Allowing an extra floor level creates a more appropriate height transition from commercial to multifamily to single family
- NC2-40 zoning would more closely match zoned and existing conditions to support development in this location

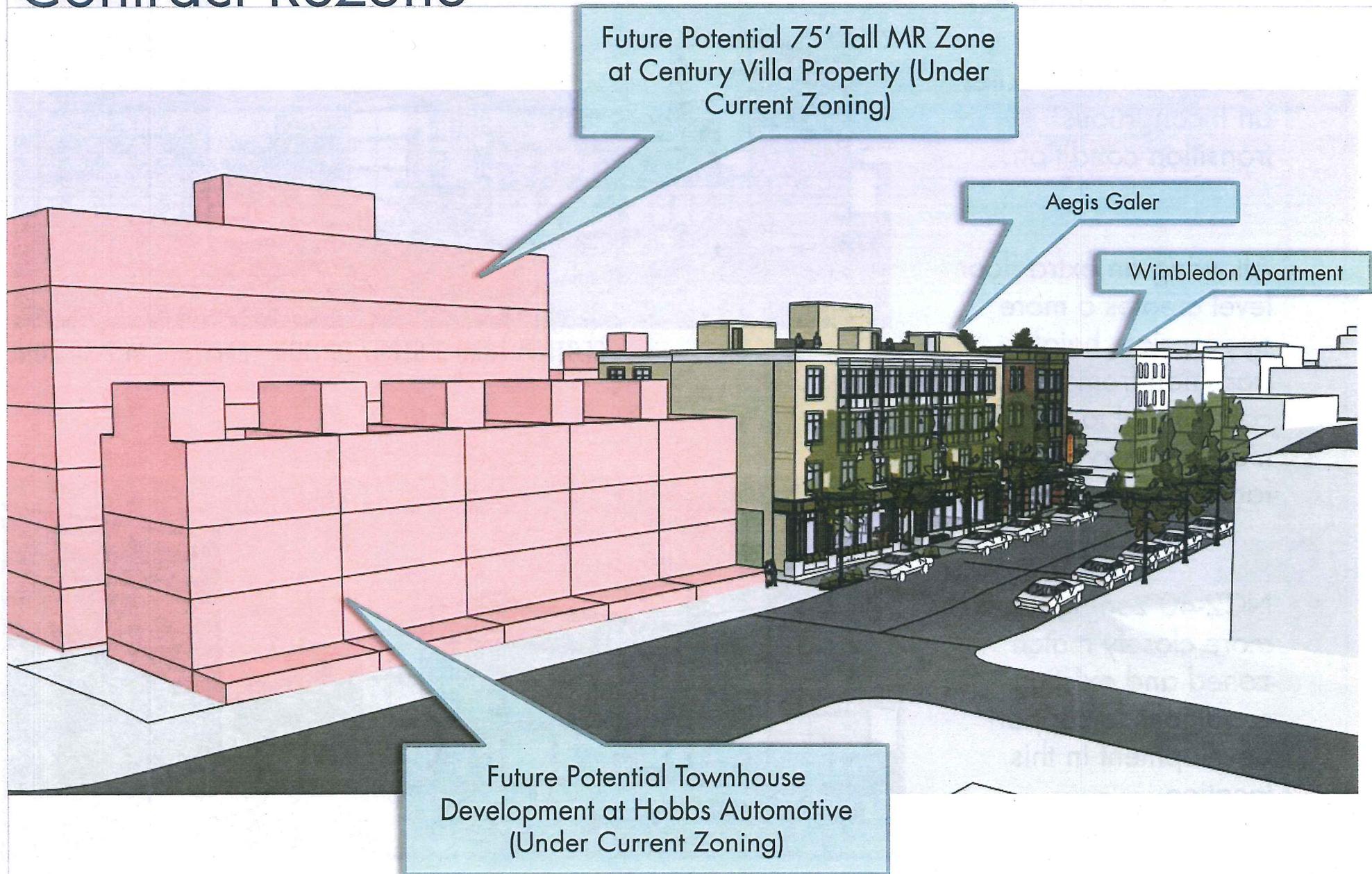


SECTION THRU 3 STORY OPTION - EXISTING NC2-30 ZONE



SECTION THRU 4 STORY OPTION - CONTRACT REZONE TO NC2-40

Contract Rezone



Galer Street View – 3 Stories Summer Solstice



Galer Street View – 4 Stories Summer Solstice



Galer Street View – 3 Stories Sept. & March Equinox + Future Build Out



Galer Street View – 4 Stories Sept. & March Equinox + Future Build Out



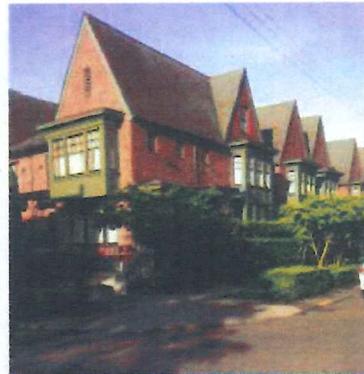
Design



Timeless Character & Quality

Precedents

Upper Queen Anne contains a wealth of typologies to draw inspiration from. Our intent is to match the high level of detailing and quality materials of this rich context.



22

Façade Concept



B-1 Height Bulk and Scale
DRB at EDG:

Some board members were concerned with the window bays crowding the sidewalk...

- Number of bays reduced from 6 to 5
- Bays raised up an additional floor



EDG Concept

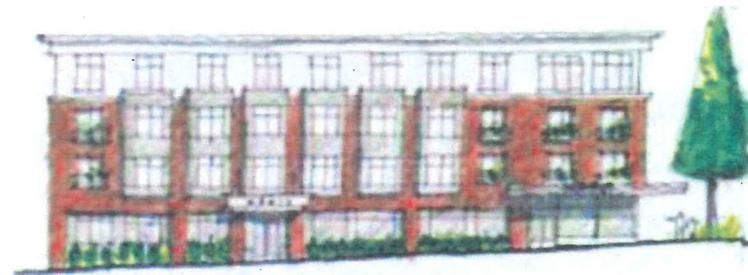
23

Façade Concept

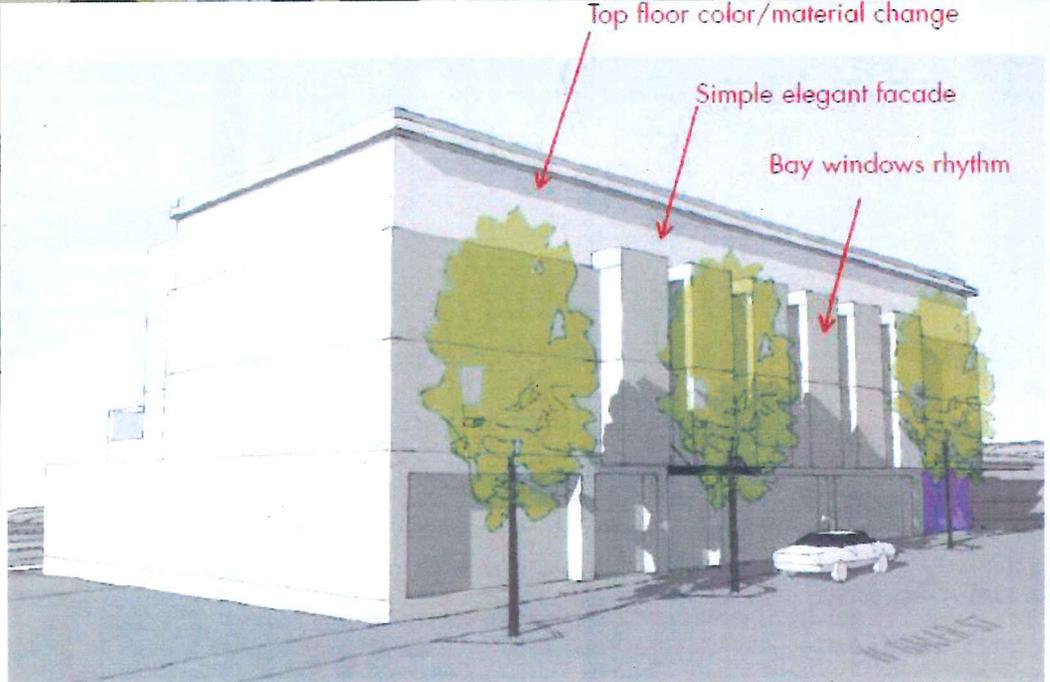


B-1 Height Bulk and Scale

- Simple clear design parti
 - Corner focal element, breaks up mass
 - Delineated commercial base expresses ground plane uses
 - Straight forward residential body articulated by uniform bays



CONCEPT 5



Top floor color/material change

Simple elegant facade

Bay windows rhythm

Galer Streetscape



Entry



Departure 3 & 4: Rear & Side Yard Setbacks



D-6 Screening Services



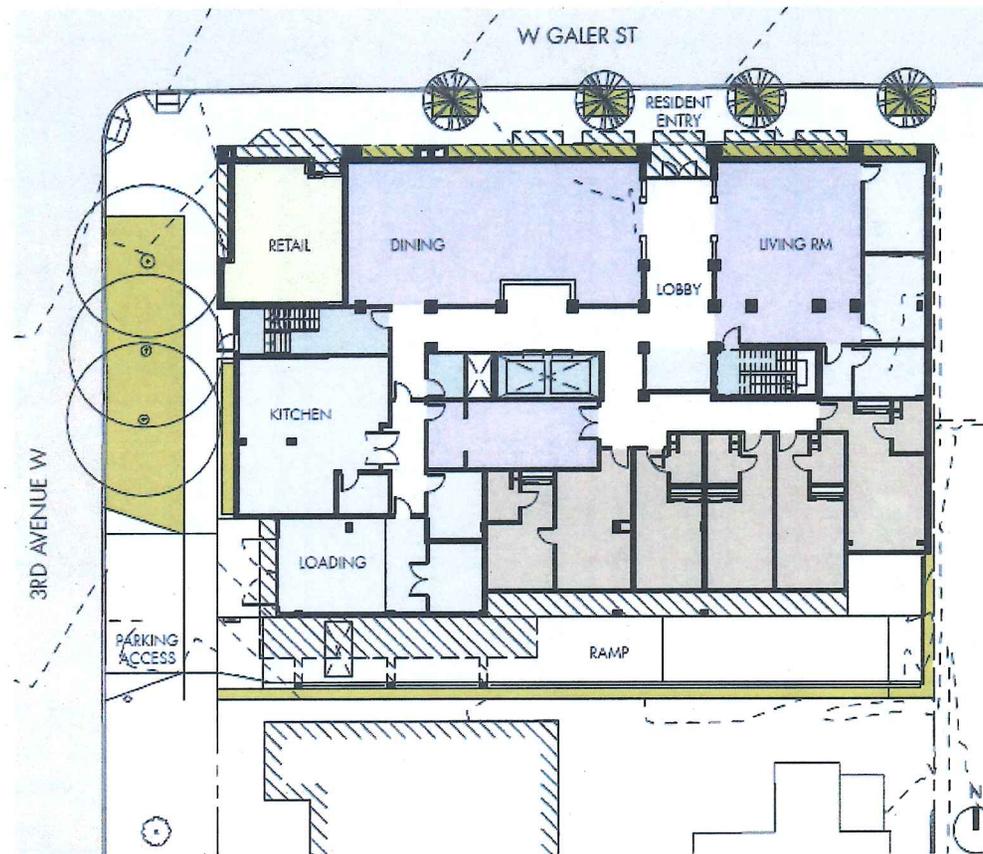
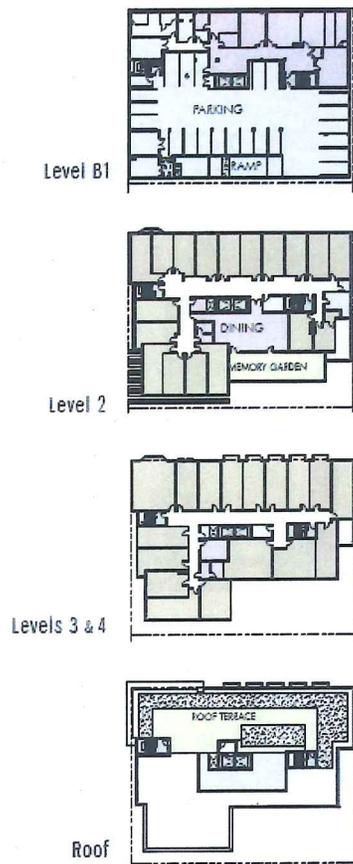
D-6 Screening Services



30

Site & Floor Plans

Proposed Design (Contract Rezone to NC2-40)



- 57 residential units
- 500 sf of commercial space
- 21 parking stalls

The proposal has applied for a Contract Rezone from the existing NC2-30 to NC2-40. The design proposes a small retail space at the corner of W Galer Street and 3rd Ave W. The residential entry is located at the mid-point of the structure on W Galer Street. Level 1 program areas include retail as well as resident dining and living room spaces fronting W Galer Street. Below grade parking and loading dock access are off of 3rd Ave W and require the removal of one "exceptional" tree. Other building elements include below grade resident amenity areas, three levels of assisted living and memory care units, a second level "memory garden" as well as a rooftop terrace amenity space.

PROGRAM LEGEND

- COMMERCIAL
- RESIDENTIAL
- CIRCULATION
- AMENITY
- GARDEN
- VERTICAL CIRCULATION
- SUPPORT

GROUND LEVEL - L1

31

Roof Garden

- Accessible planted roof garden for residents
- Nurturing open space with vegetable garden for residents & the house chefs
- Elevator and stair access elements rise above the main roof 10' to 15' but make up only 6% of the top floor roof. they are located 35' away from the building edge at Galer.
- Western stair roof access slopes with stairs to reduce impact on 3rd W.

