SCIDpda

WEBER THOMPSON

PACIFIC HOSPITAL NORTH LOT

1200 12TH AVE S | LANDMARK REVIEW

09.11.2020 | 20-004 | #3027067-LU

PROJECT OVERVIEW

VISION STATEMENT

The Seattle Chinatown International District Preservation and Development Authority (SCIDpda) is developing the current vacant parking lot north of the historic Pacific Tower into an intergenerational mixed-use development that hopes to mitigate the high risk of involuntary displacement in the communities of Beacon Hill and the Chinatown International District (CID) by increasing the affordable, family-sized housing stock, expanding access to early-learning childcare centers, and allowing elderly residents to age in place.

SCIDpda is working in collaboration with ICHS and Kin On for the Program for All-Inclusive Care for Elderly (AiPACE) and El Centro for the early-learning education center in combination with affordable family sized units (2+ bedrooms) to create a multi-generational community living environment. The development will provide housing and community services for working families of low and moderate income that need family size housing units and supportive services for children and elderly parents and grandparents.

The project consists of two buildings of six stories above grade and one story partially below grade. The buildings will share indoor and outdoor common amenity spaces, creating an equitable and welcoming community for all who live there. The child care and senior care centers will be located on the internal street running between the Pacific Tower and this development site. Commercial activity of the care facilities will complement the activities in the existing tower and help serve the needs of Beacon Hill residents.

The entire site is an official Landmark, as are many of the site features, hence one of the many goals of the project is to preserve the historic landmark nature of the property. As required by its Landmark status, the project will be designed to preserve the view corridor towards the campus from the northeast and northwest, will retain the existing landscape of the perimeter trees, a 20' wide landscape buffer from the property line, as well as existing landscape features including the perimeter fence and its existing openings, and the north point signage plinth.

PROGRAM:

Partially below-grade parking
Large landscaped courtyard
Senior (adult) and child daycare facilities
Residential units and amenity spaces

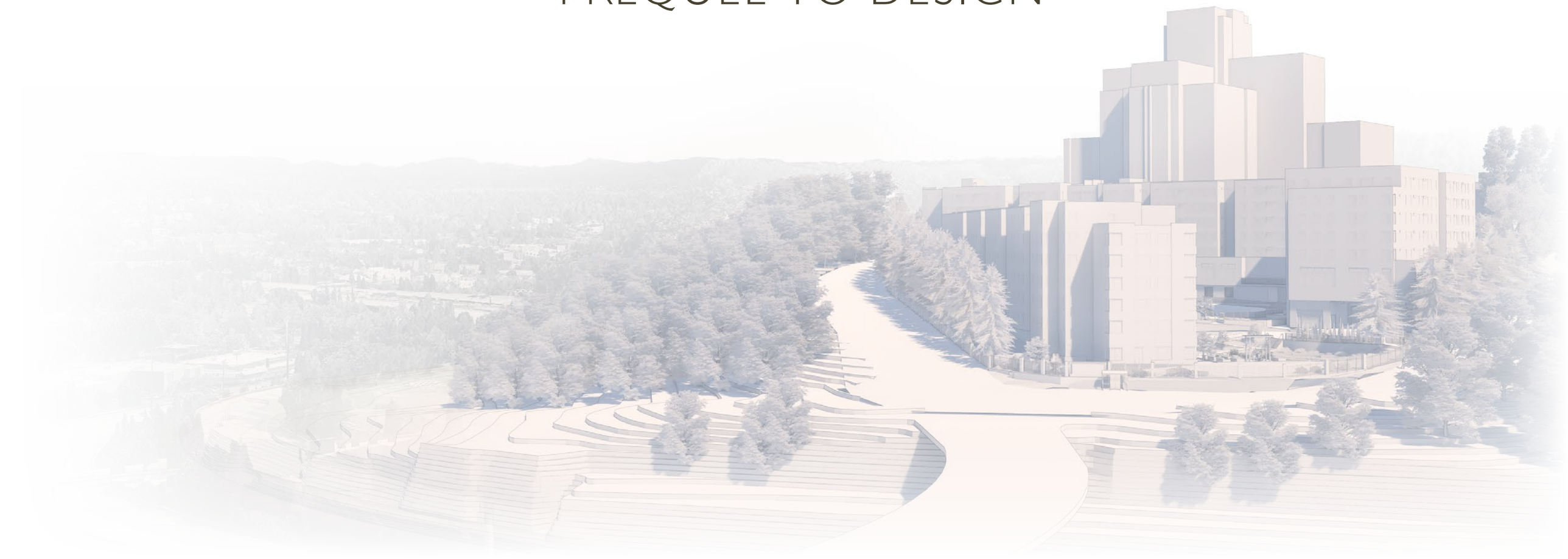
Approximately 275 residential units.

COMMERCIAL FUNCTIONS:

Just under 10,000 sf child daycare
Just under 25,000 sf adult daycare

Approximately 74 parking stalls on site

PREQUEL TO DESIGN



CONTEXT – SITE LOCATION RELATIVE TO LARGER CONTEXT

1. HARBORVIEW HALL
2. SMITH TOWER
3. PROFESSIONAL STADIUMS
4. DR. JOSE RIZAL BRIDGE
5. NORTHWEST AFRICAN AMERICAN MUSEUM
6. PACIFIC HOSPITAL TOWER

SITE

GREEN BUFFER SURROUNDING BEACON HILL

While this site and the adjacent hospital tower help to announce the entry and exit into the Beacon Hill neighborhood, they also play an important visual role for the city overall. Sitting proudly overlooking the valley below and surrounded by vegetation, the hospital tower is a readily visible icon from I-5, I-90, parts of downtown, and First Hill.

CONTEXT – A SHIFT IN SCALE

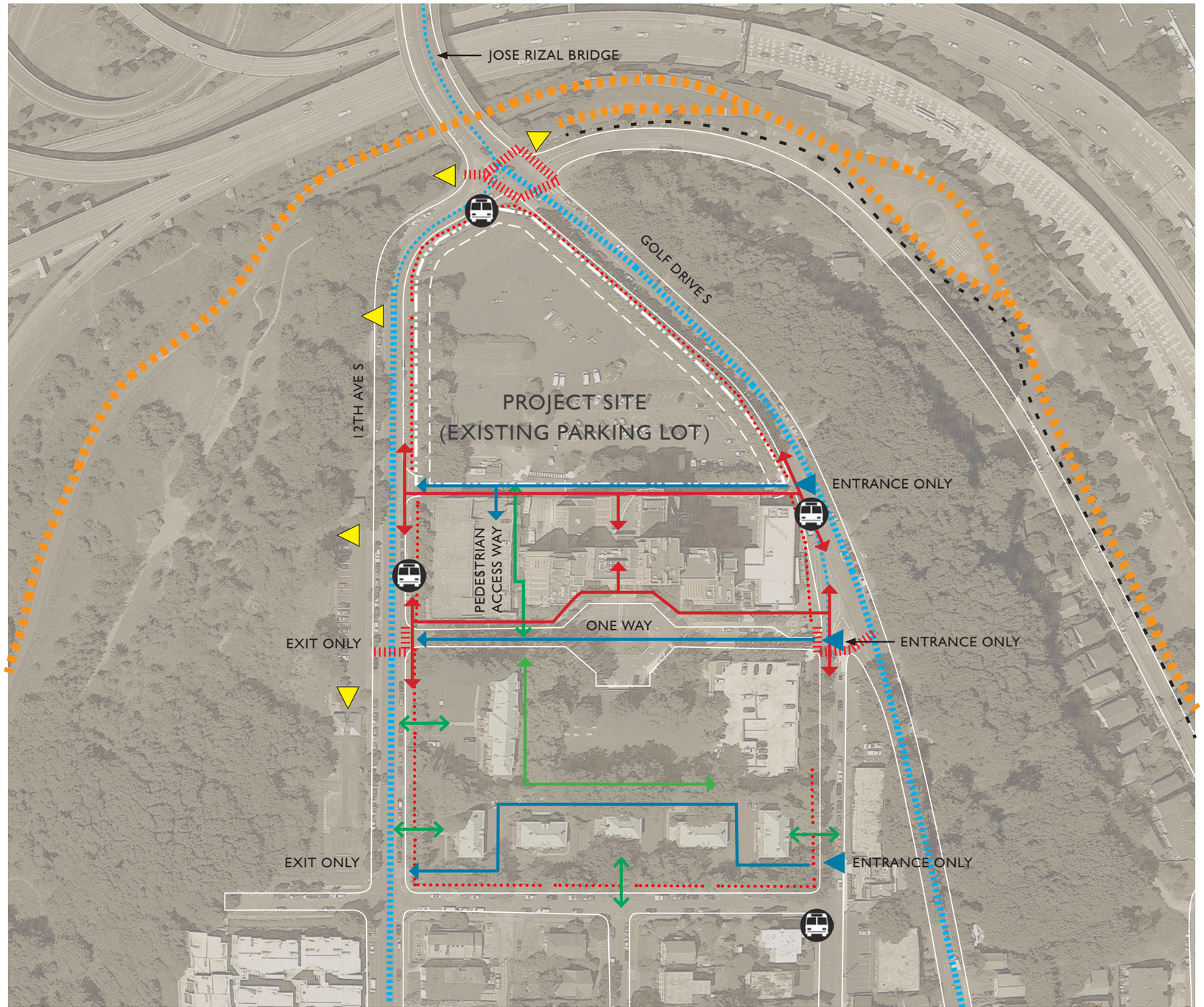
CIVIC SCALE

NEIGHBORHOOD SCALE

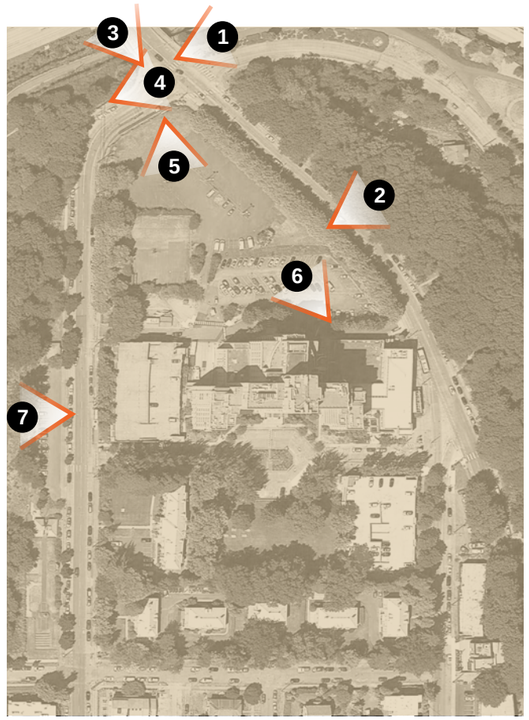
CONTEXT – VIEW FROM SITE TO DOWNTOWN

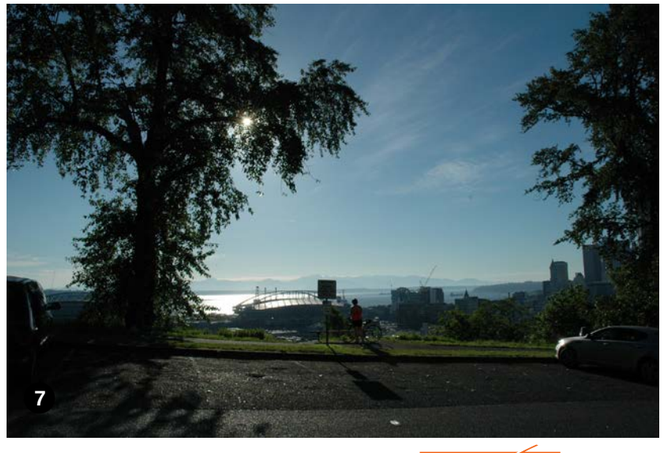
CONTEXT – CONNECTIVITY AND MOBILITY

- SHARROW WITH BICYCLE LANE ON UPHILL SIDE
- SHARROW
- SIGNED BICYCLE ROUTE
- MULTI-USE TRAIL
- CROSSWALK
- PARK ENTRANCE (PEDESTRIAN)
- EXISTING PEDESTRIAN CIRCULATION
- EXISTING VEHICULAR CIRCULATION
- EXISTING PEDESTRIAN CIRCULATION ALLOWED DURING BUSINESS HOURS
- BUS STOP
- LANDMARKED FENCE



CONTEXT – SITE SURROUNDINGS





EXISTING SITE PLAN

NOTE: JOG IN PREVIOUS LOT BOUNDARY IS BEING ADJUSTED TO STRAIGHEN OUT THE BOUNDARY LINE AT INTERNAL ROAD.

NEW PARCEL "A" DESCRIPTION

LOTS 2 THROUGH 19, BLOCK 5, AND LOTS 1, 2, 3, 4, 31 AND 32, BLOCK 8, GOLF HEIGHTS ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 24 OF PLATS, PAGE 12, RECORDS OF KING COUNTY, WASHINGTON, TOGETHER WITH THE STREETS AND ALLEYS ATTACHING THERETO BY OPERATION OF LAW AS VACATED BY CITY OF SEATTLE UNDER ORDINANCE NO. 59530.

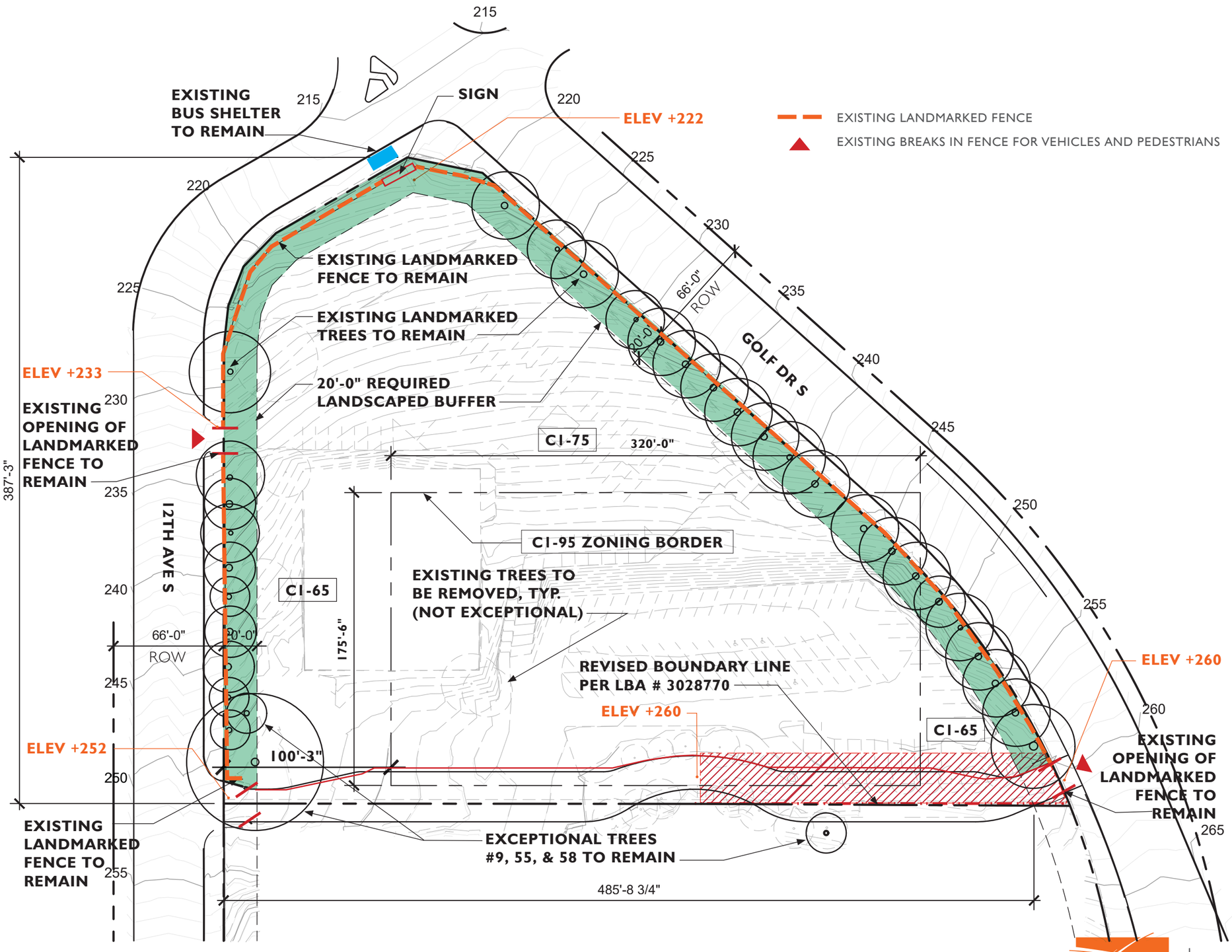
EXCEPT THAT PORTION OF LOTS 2, 3, 4, 5 AND 19 OF SAID BLOCK 5, AND THAT PORTION OF ADJOINING ALLEY VACATED UNDER ORDINANCE NO. 59530, DEEDED FOR ROAD PURPOSE PURSUANT TO KING COUNTY

RECORDED FEBRUARY 7, 1984 UNDER RECORDING NO. 8402070333.

EXCEPT THOSE PORTIONS OF LOTS 4 AND 31 OF SAID BLOCK 8 LYING SOUTH OF THE EASTERLY PROJECTION OF THE CENTERLINE OF VACATED SOUTH NORMAN STREET.

PARCEL CONTAINS 131,537 SQUARE FEET OR 3.0197 ACRES, MORE OR LESS.

SITUATED IN THE CITY OF SEATTLE, KING COUNTY, WASHINGTON.



EXISTING STREETSCAPES – GOLF DR S

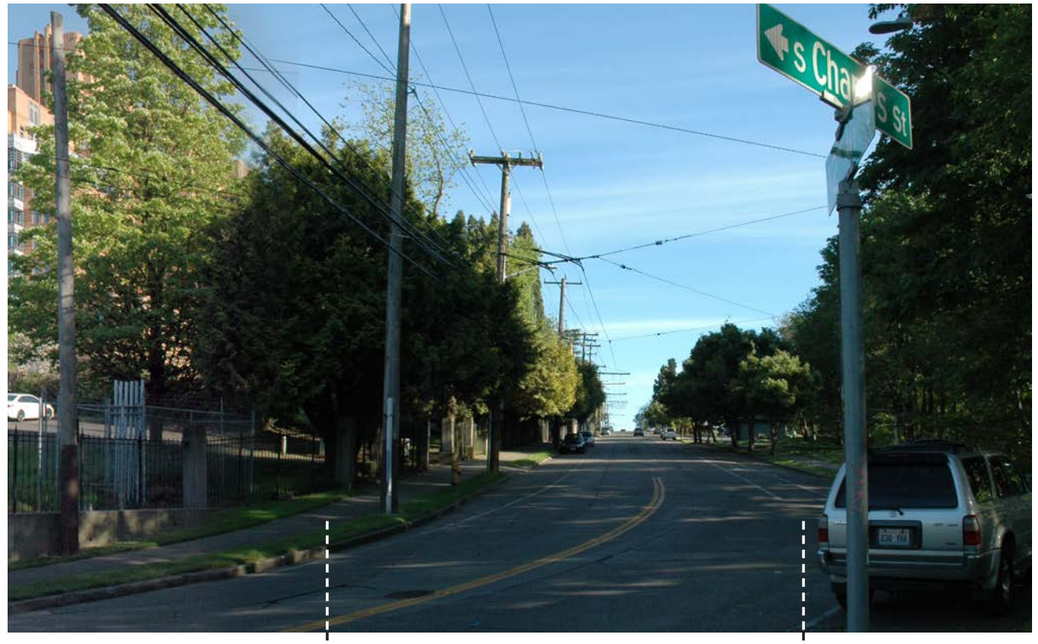
SITE

GOLF DR

LEWIS PARK

Of the two streets flanking the development site, Golf Dr. hosts the majority of vehicular traffic and is a significant connector between Beacon Hill and the heart of Seattle. The portion of Golf Dr. directly adjacent to the street is characterized by the dense vegetation on either side. On the eastern side lies Lewis Park which dramatically slopes away from the road. There are no pedestrian entries into the park along this portion of Golf Dr. On the western side of the street is a landmarked fence and landmarked tree row which formalize the boundary of the development site. There is little transparency beyond the vegetation on either side of the road. While there is a designated bike lane, there is little pedestrian activity because bus stops are located just south of the site closer to the heart of Beacon Hill. The landmarked trees are evergreen and provide year-round buffering to the site.

EXISTING STREETSCAPES – 12TH AVE S



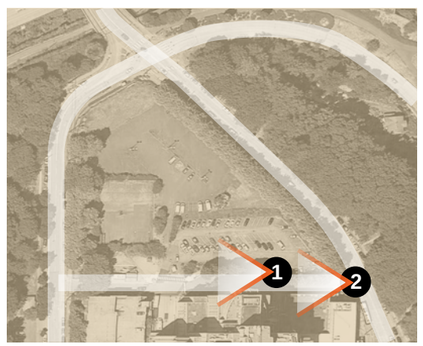
SITE

12TH AVE S

JOSE RIZAL PARK

The portion of 12th Ave S directly adjacent to the street is characterized by the dense vegetation on both sides of the street. To the west lies Dr. Jose Rizal Park which dramatically slopes away from the road. There is a small parking lot with a scenic overlook just south of the development site which provides the primary access to the park from Beacon Hill. On the eastern side of the street is a landmarked fence and landmarked tree row which formalize the boundary of the development site. While similar to the trees on Golf Dr. the trees on 12th Ave. S have been topped making them shorter than those on Golf Dr. Despite the trimming, the trees provide little transparency into the site. From pedestrian eye level, little is visible beyond the vegetation on either side of the road. Pedestrian activity is limited because bus stops are located south of the site closer to the heart of Beacon Hill. The landmarked trees are evergreen and provide year-round buffering to the site.

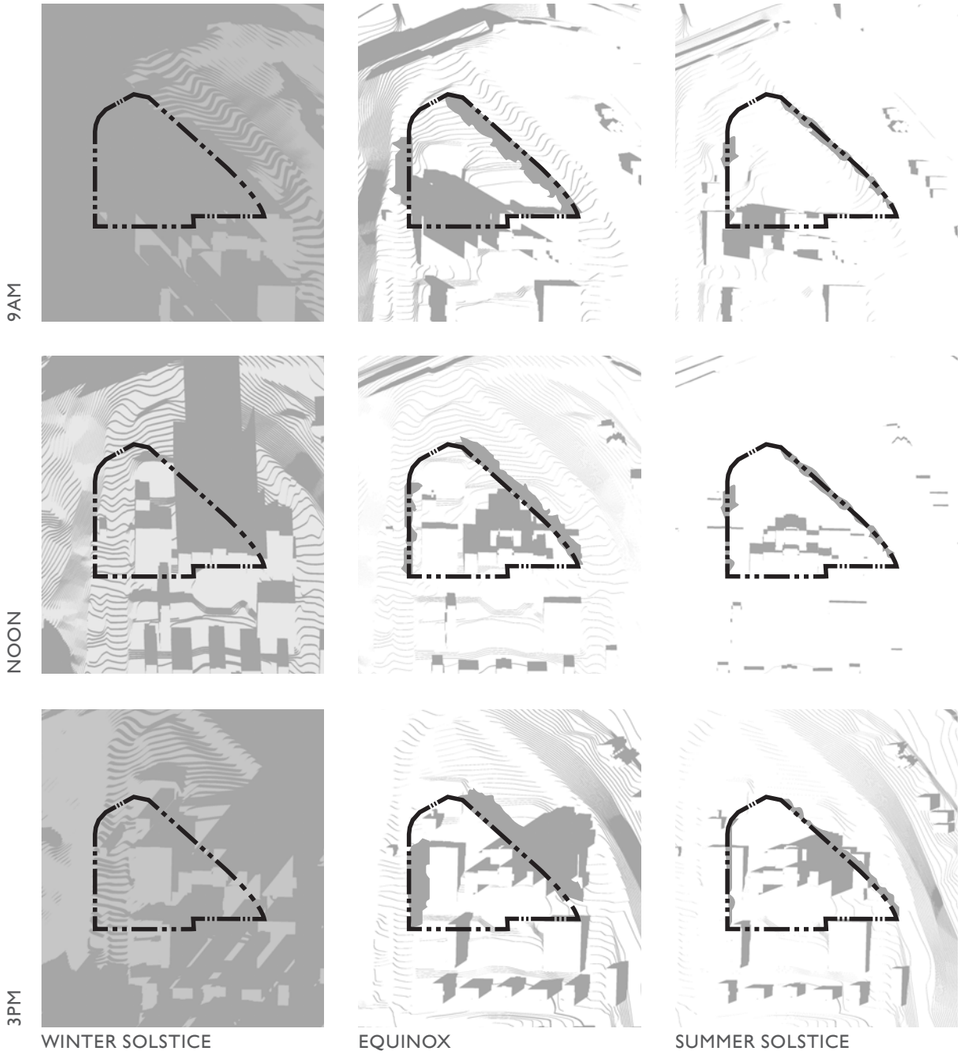
STREETSCAPES – INTERNAL ROAD ADJACENT TOWER

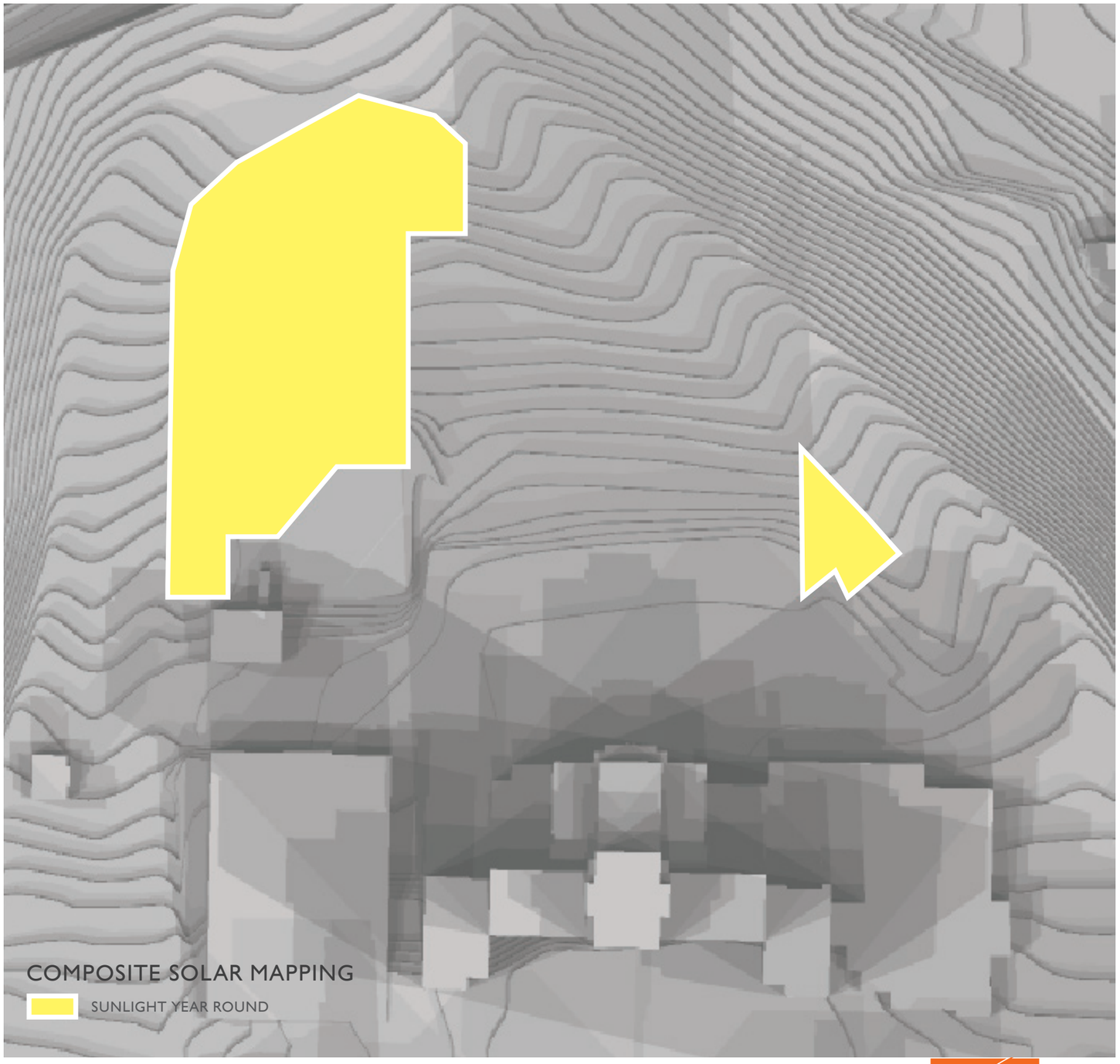


Although the internal street is not a public right of way it does play an important role to the development site. The internal road separates the historic campus from the new development. Also, because there is no landmarked fence or trees along the internal street, it provides the best opportunity for pedestrian, commercial and visual activity and connection.

DAYLIGHT ANALYSIS

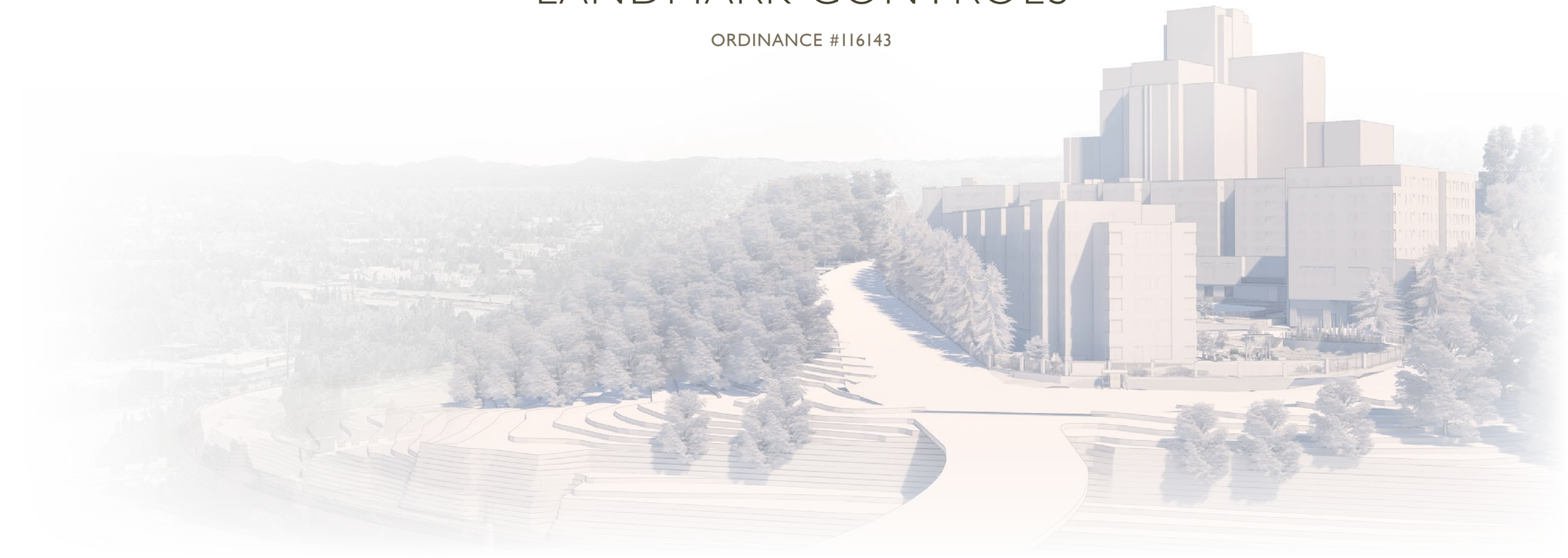
ANNUAL / TIME OF DAY SOLAR STUDIES





LANDMARK CONTROLS

ORDINANCE #116143



SUMMARY OF ENGAGEMENT WITH LANDMARKS

ARC COMMITTEE PRESENTATION COMMENTS (6/16/17 MEETING)

The committee was appreciative of the multiple and diverse level of detailed analysis.

The committee was in agreement that the preferred alternative best responds to the principles outlined.

The committee indicated that the preferred alternative massing geometry was compatible.

The committee indicated that the orientation of the preferred alternative best responds to the site while retaining the formal qualities of the campus.

ARC COMMITTEE FEEDBACK

The secretary of interior standards do not address new construction, but the committee was interested to see how the project's more detailed development will respond to the secretary of interiors standards for compatibility.

The committee advised the design team to consider the role that new tree canopies might play in balancing the new development with the enclave.

The committee advised that the design team be cognizant of the presence of new roofscapes when viewed from the tower.

The committee advised that the design team take clues from the existing PacMed murals, to understand how to incorporate artwork into the new development.

ARC COMMITTEE PRESENTATION COMMENTS (9/29/17 MEETING)

The committee asked about construction impacts to existing trees, and future health following the development. Development team will consult with the arborist and address this question at a future briefing.

The committee said the existing fence and wall is a designated feature, and potentially altering it needs to be done with care. The existing fence and wall defines the property and is highly intact with few alterations.

The committee said the proposed scale of the new construction appears compatible.

The committee agreed it's the right approach to new development on the north site. Appreciates the horizontal emphasis.

The committee said the character of the architecture needs to be timeless, and they're not seeing that in the early sketches of 5-over-1 blocks with stripes of color.

The committee asked the development team to learn from the historic tower design; its use of light/dark and the details, etc. are nuanced.

PRESERVATION & NEW WORK

“THE SILHOUETTE”

PUDA SECTION 1.B:

The silhouette of the north facade to be preserved shall be that portion of the tower above the seventh floor level, elevation 351.0 feet.

Potential impacts to the silhouette of the north facade shall be determined by visual analysis illustrating the existing main tower with any proposed additions. A finding that no change will occur to the silhouette when viewed from Yesler Way at the center of the I-5 overpass and from the intersection of Yesler Way and 16th Avenue shall constitute compliance with this condition.

SITE ARCHITECTURE

PUDA SECTION 1.C:

Exceptions to the 160’ height limit may be granted only as a part of a program to achieve building code compliance.

There shall be no architectural design limitations for the remaining structures on the site.

SITE LANDSCAPES

PUDA SECTION 1.E:

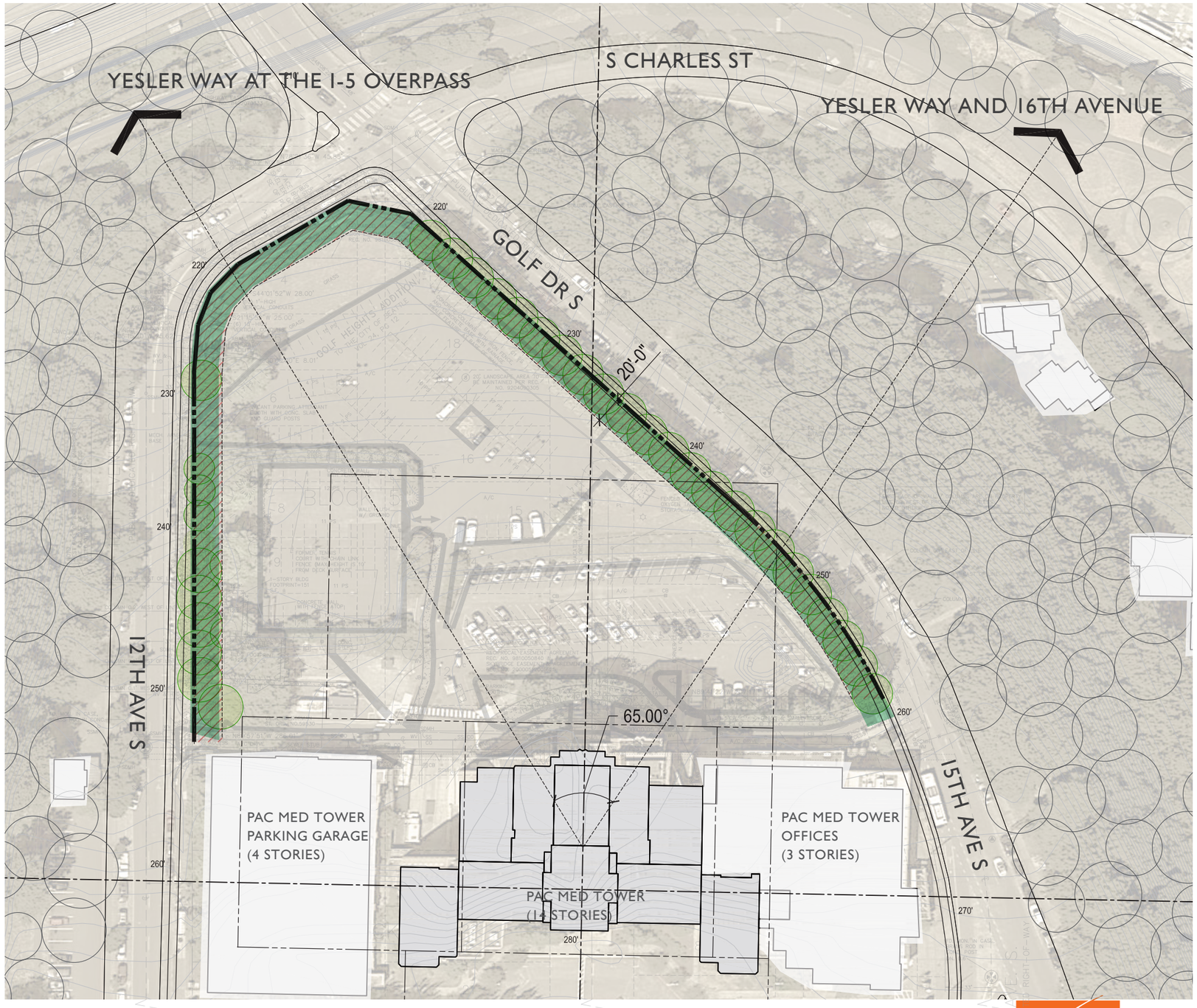
The existing landscaped buffering shall be maintained along all perimeter streets. Significant reduction of existing landscaping on the site shall not be allowed.

A landscaped area of at least twenty feet wide shall be maintained along all property lines. Exceptions shall be made for driveways and walkways to the property.

LANDMARK DESIGNATION 110655.A.4

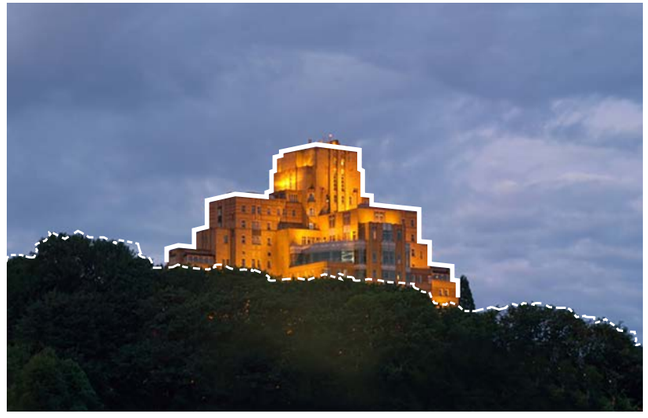
Characteristics of the Pacific Medical Center / US Marine Hospital which were designated by the Board for preservation [...] :

4. Major landscape features including but not limited to, walls, fences, driveways, sidewalks, light fixtures, and trees.



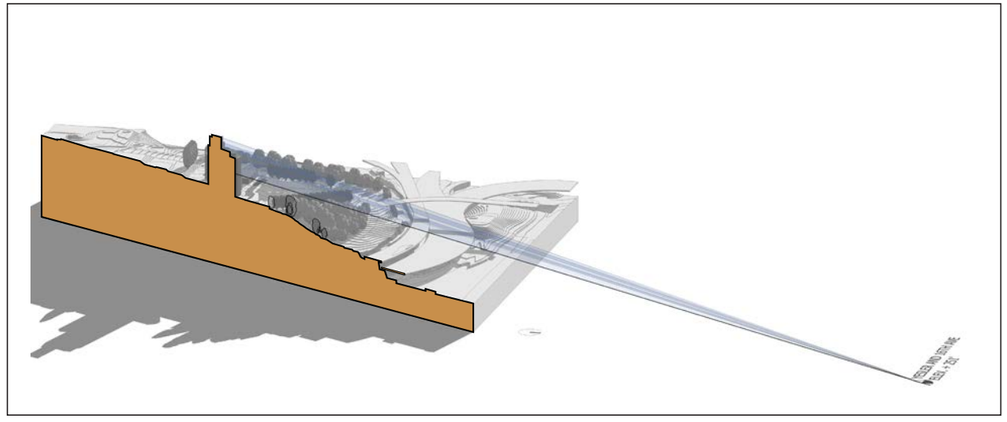
SETTING AND PRINCIPLES

PRESERVE “THE SILHOUETTE”: E YESLER WAY AT 16TH AVE S



ICONIC NORTHEASTERN VIEW

The view of that portion of the tower, visible above elevation 351.00 feet, from E Yesler Way at 16th Ave S is protected by the current PUDA.



ESTABLISHING VIEW CONTROLS

To establish measurement of required controls, named viewpoints, along with control elevations and topography, were mapped in three dimensions.

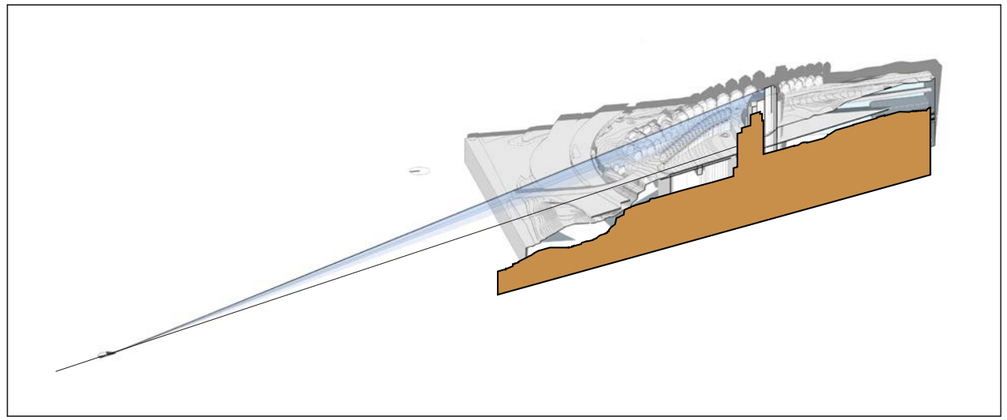
CONTROLS AND NATURAL CONDITIONS

The control elevation of 351.00 feet and the existing natural site features have been compiled into a “control view” that is used to test each scenario for compliance.

PRESERVE “THE SILHOUETTE”: YESLER WAY AT I-5 OVERPASS

ICONIC NORTHEASTERN VIEW

The view of that portion of the tower, visible above elevation 351.00 feet, from Yesler Way at the I-5 overpass is protected by the current PUDA.



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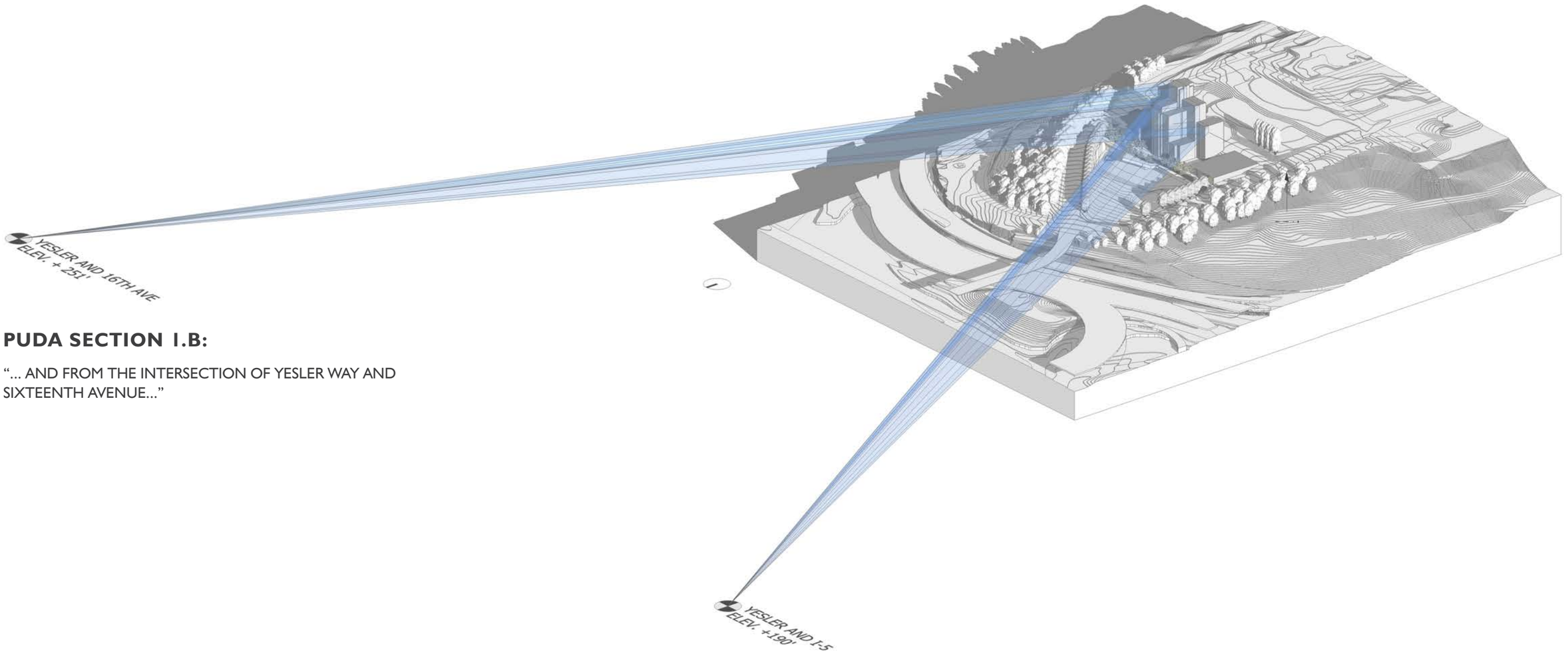
PRESERVE “THE SILHOUETTE”



PUDA SECTION 1.B:

“... AND FROM THE INTERSECTION OF YESLER WAY AND SIXTEENTH AVENUE...”

PUDA SECTION 1.B:

“... WHEN VIEWED FROM YESLER WAY AT THE CENTER OF THE I-5 OVERPASS AND...”

LANDMARKED DEFINED EDGE

LANDMARKED FENCE

LANDMARKED TREE LINE

LANDMARKED SIGN

- EXISTING LANDMARKED FENCE
- 20' WIDE LANDMARKED LANDSCAPE SET BACK
- EXISTING TREES WITHIN LANDMARKED AREA
- EXISTING BREAKS IN FENCE FOR VEHICLES AND PEDESTRIANS
- EXISTING BREAKS IN FENCE FOR PEDESTRIANS ONLY

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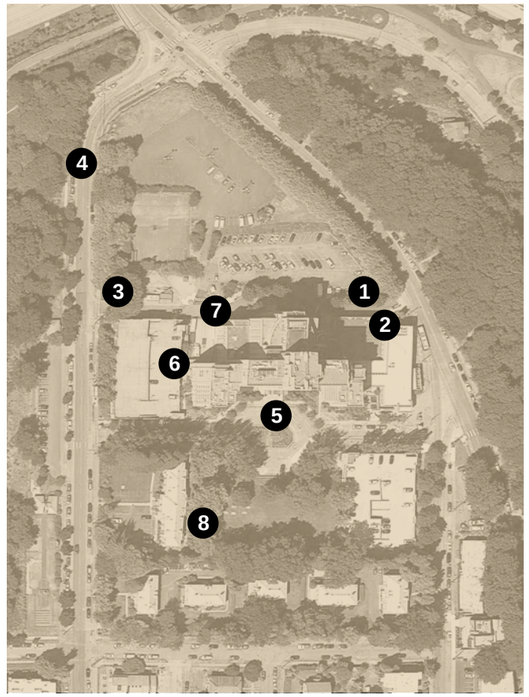
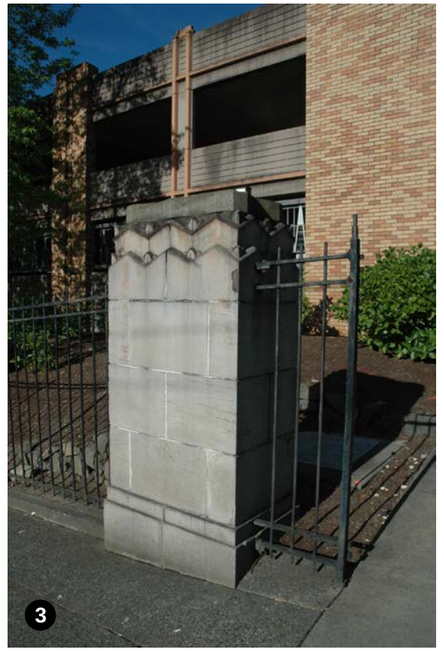
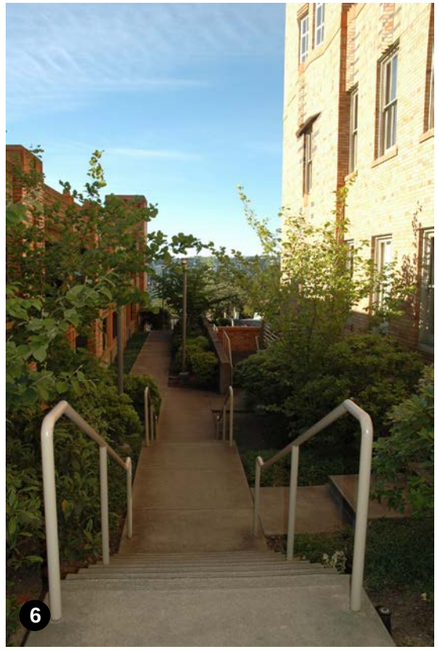
NORTH LOT

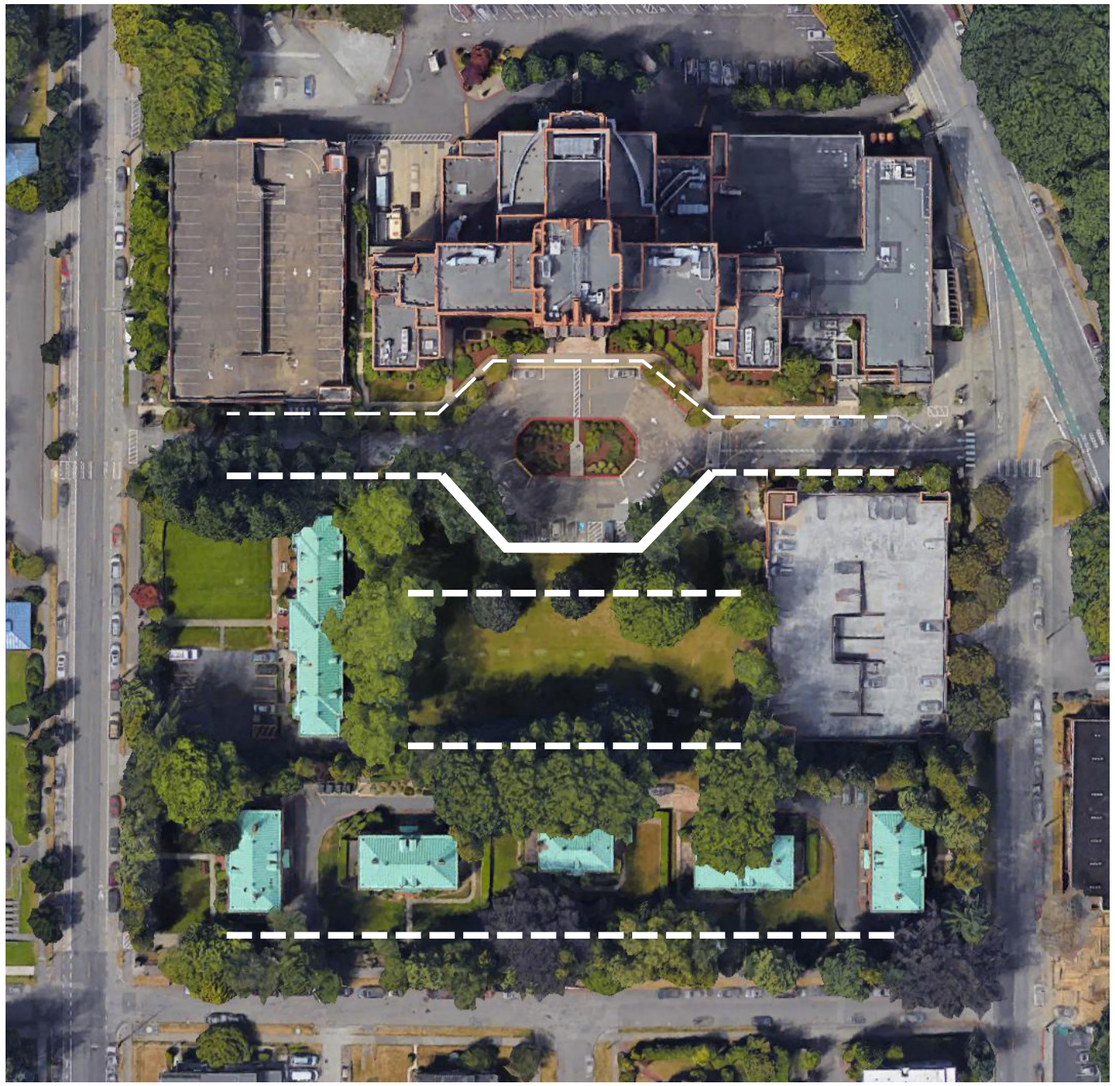
CAMPUS PHOTOS



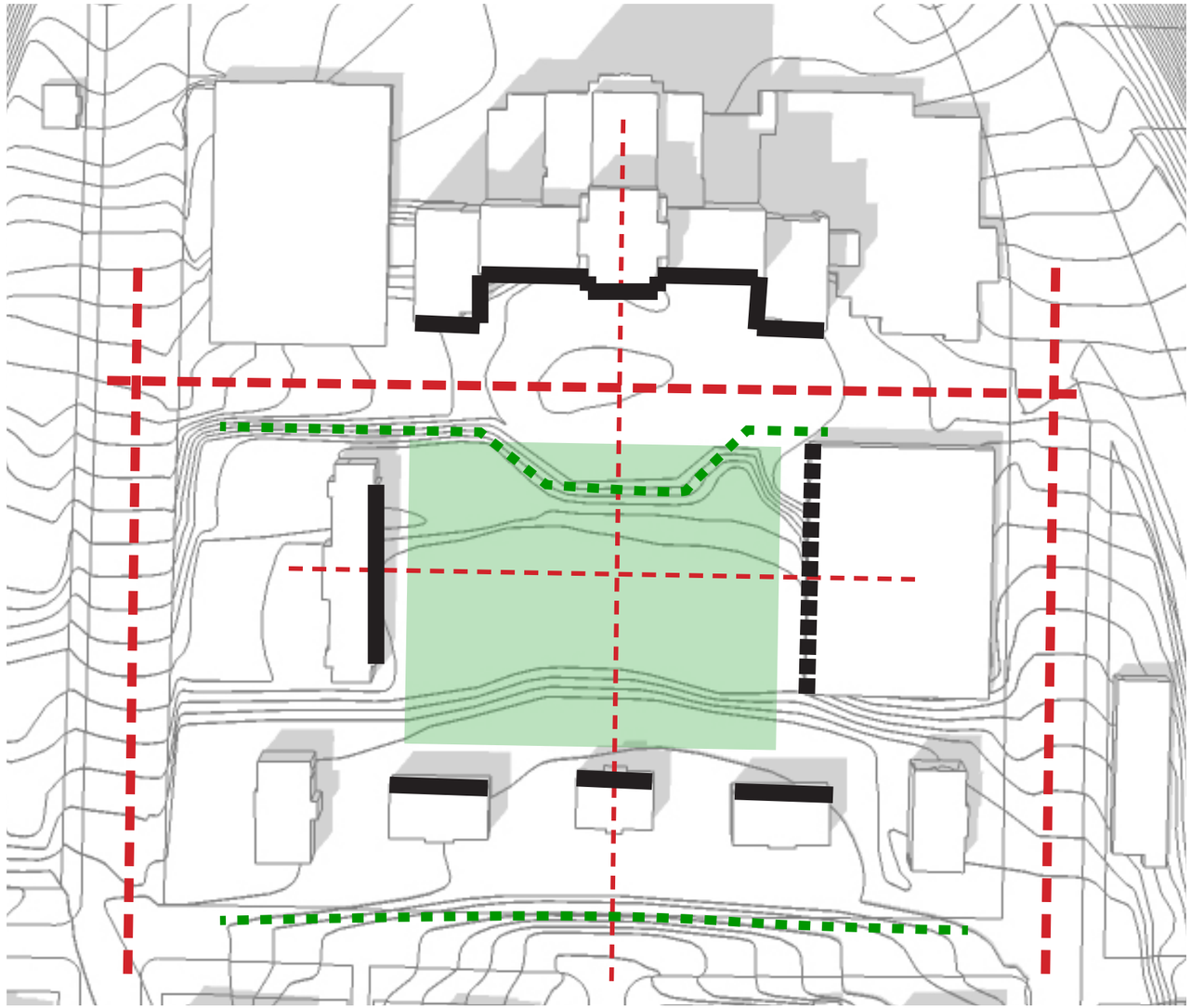




THE “PARK LIKE SETTING”



LANDSCAPE TIERS NATURALLY SET APART OPEN SPACE



BUILDING ORIENTATION AND PERIMETER CONDITIONS DEFINE OPEN SPACE AS FOCUS

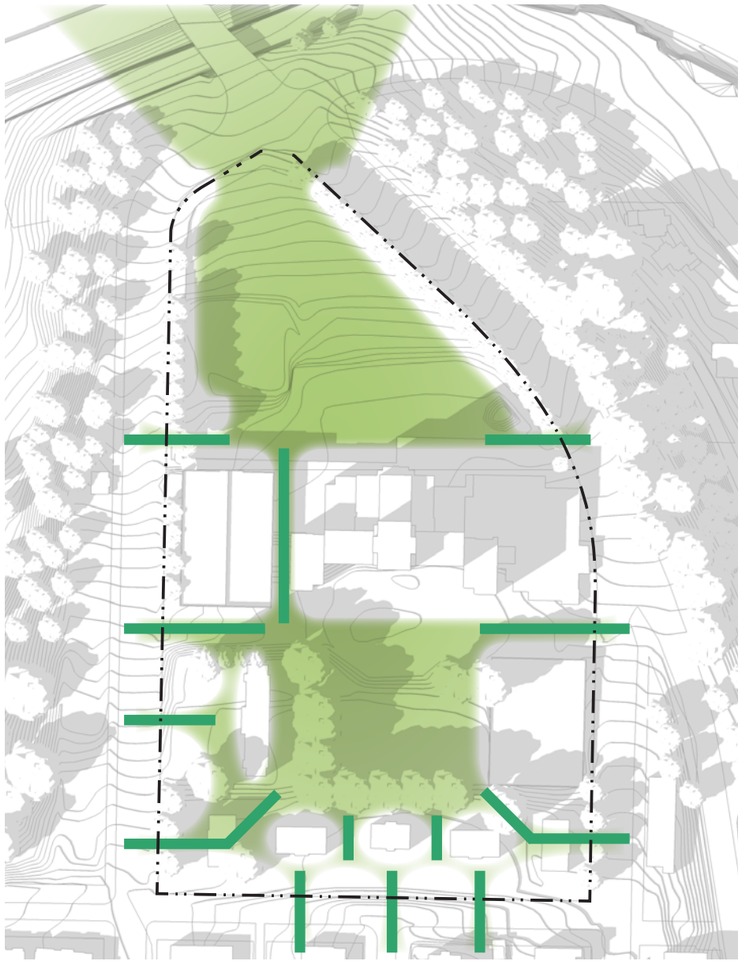
The adjacent existing campus organizes buildings at the perimeter of the site creating a void in the center. The central open space acts as a private park for inhabitants of the campus. Buildings on site have an internal focus directed towards the private pocket park. This space is punctuated by the historic tower on the north side of the open space.

BENCHING THE SITE

The site and the adjacent existing campus readily slope away from the top of Beacon Hill towards downtown Seattle and Interstate 5. The existing hospital campus reconciles with the grade change through a series of terraces in the open spaces of the site. These plateaus create flat landscaped areas for inhabitants to use.

SUMMERY OF EDG MASSING

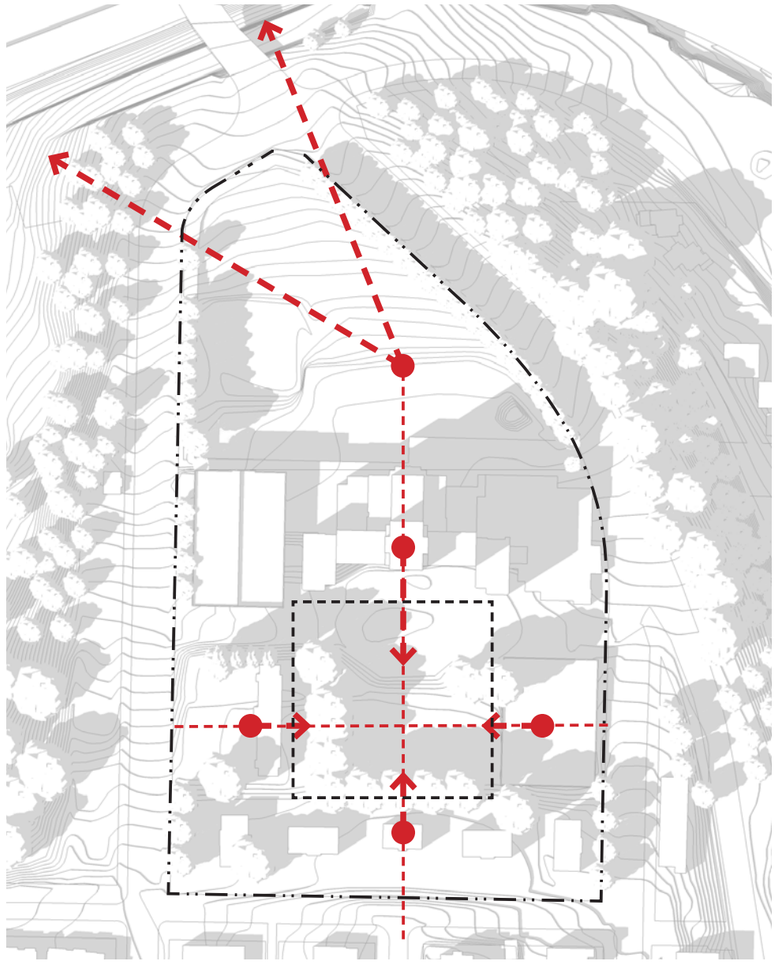
EXISTING CAMPUS SPATIAL CONCEPTS



OPEN SPACE: COMPRESSION AND EXPANSION

People traveling through the existing campus pass through a series of compression and expansion: compression at the perimeter of the campus and expansion as they enter the central open space.

This site has a similar experience at the south end of the site adjacent to the historic tower, but quickly opens towards the north with expansive views towards downtown.



AXIS AND FOCUS

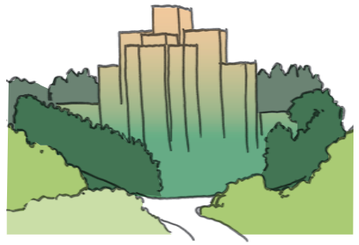
The existing campus is very internally focused towards the existing campus's private park space headed by the historic tower.

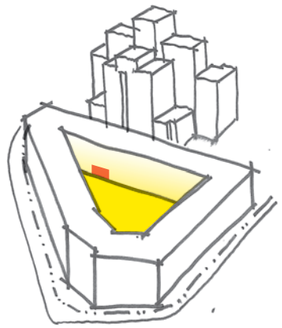
This site is more outwardly focused towards the cascading landscape and views of downtown.

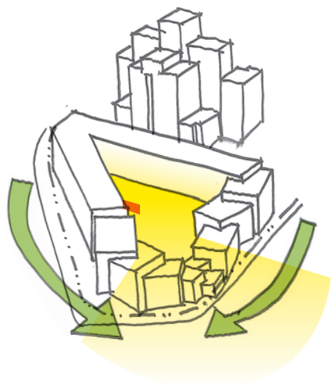
MASS ORGANIZATION

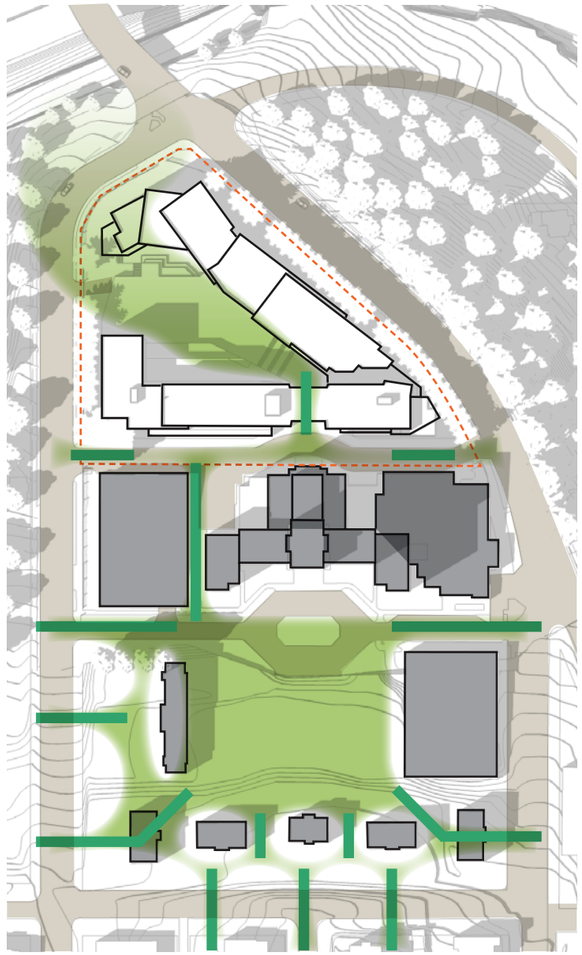
This existing campus places building mass in a ring around the perimeter of the site.

IMPORTANT CONCEPTS OF SUPPORTED MASSING OPTION





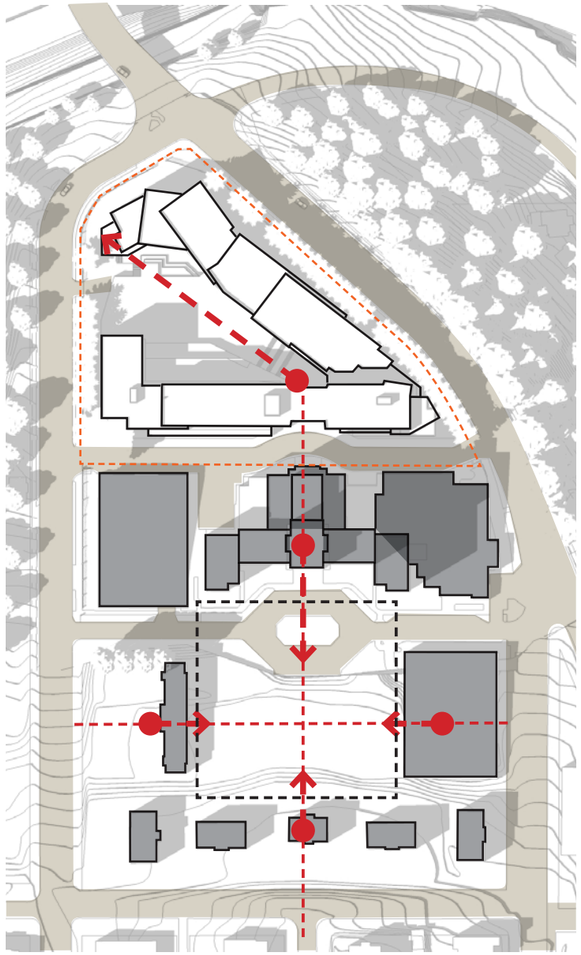




OPEN SPACE: COMPRESSION AND EXPANSION

People traveling through the existing campus pass through a series of compression and expansion.

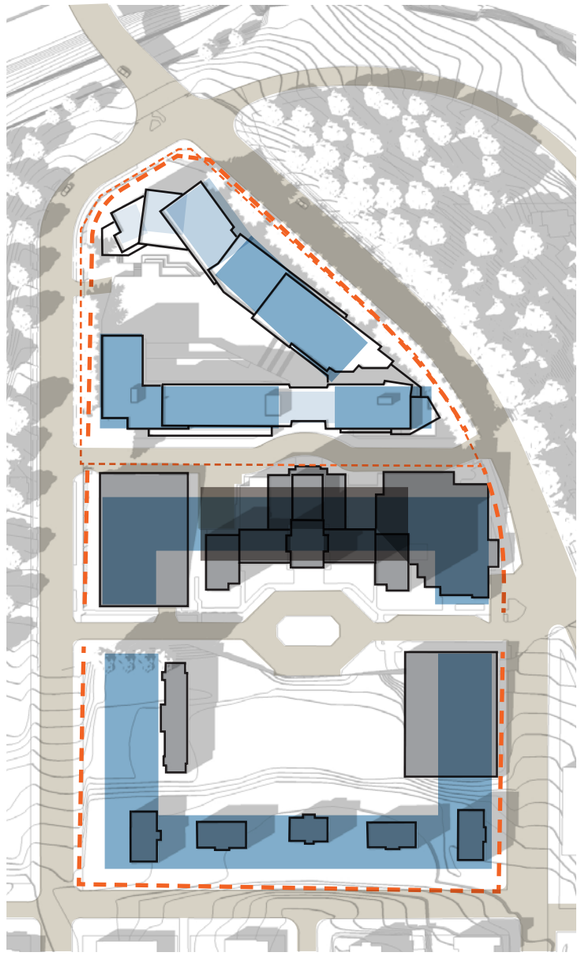
The new development continues a pattern of expansion and compression. A portal at grade is centered on the historic tower. Once through the portal, the space opens dramatically to a large singular central courtyard and to the sweeping views to and from the site.



AXIS AND FOCUS

The existing campus is very internally focused towards the existing campus's private park space headed by the historic tower.

The new development creates an axis that leads through the site from the historic tower towards the existing landmarked fence break and downtown and continues the internal focus while adding an external focus along the perimeter of the site.



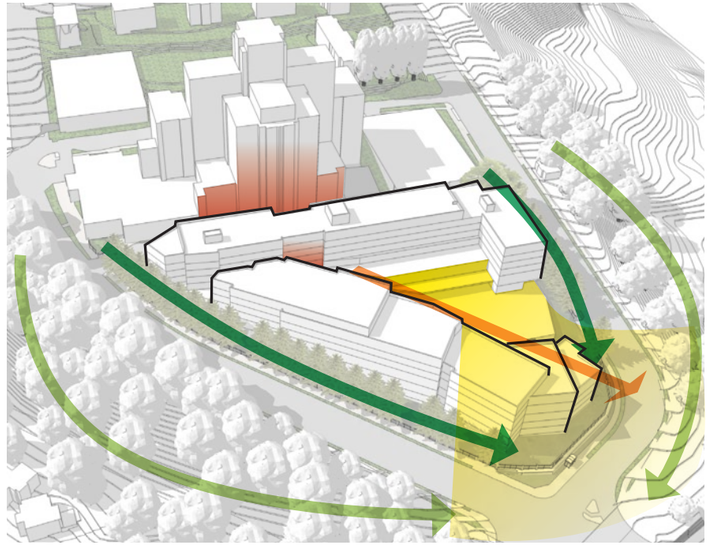
MASS ORGANIZATION

The existing campus places building mass in a ring around the perimeter of the site.

The new development places masses in a ring around a central open space and the massing in the new development terraces at the north tip. The reduced bulk and scale in this location allows for better views to the tower from the city, and provides a large amount of open space for the residents.

DESIGN REVIEW BOARD GUIDANCE: MASSING OPTIONS

MASSING OPTION 3: BLOCK DEFINING STRATEGY - PREFERRED OPTION



Uninterrupted building perimeter facing public streets

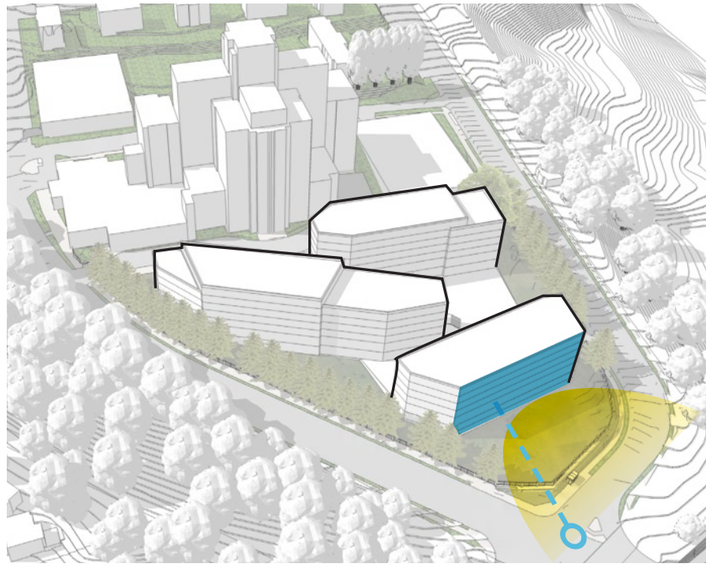
EDG COMMENT 1

1. Although the Board generally supported Massing Option 3, the Board also agreed with public comment that the option needed additional breaks to strengthen permeability through the site and create different scales of massing modulation. The Board directed the applicant proceed with Massing Option 3 and recommended incorporating some of the successful massing organizational cues found in Massing Option 2 to further break up the massing.

RESPONSE

The project moved forward with massing option 3 per board direction. Massing option 3 uses a "block-defining" massing organization that is consistent with the historic portion of the campus. However, in keeping board direction, the updated massing has been adjusted to incorporate more separation between Buildings A and B like seen between the buildings in massing option 2 to create modulation and bring the buildings down in scale. (DC2.A.1)

MASSING OPTION 2: TOPOGRAPHICAL STRATEGY



Open spaces between buildings adjacent to public streets

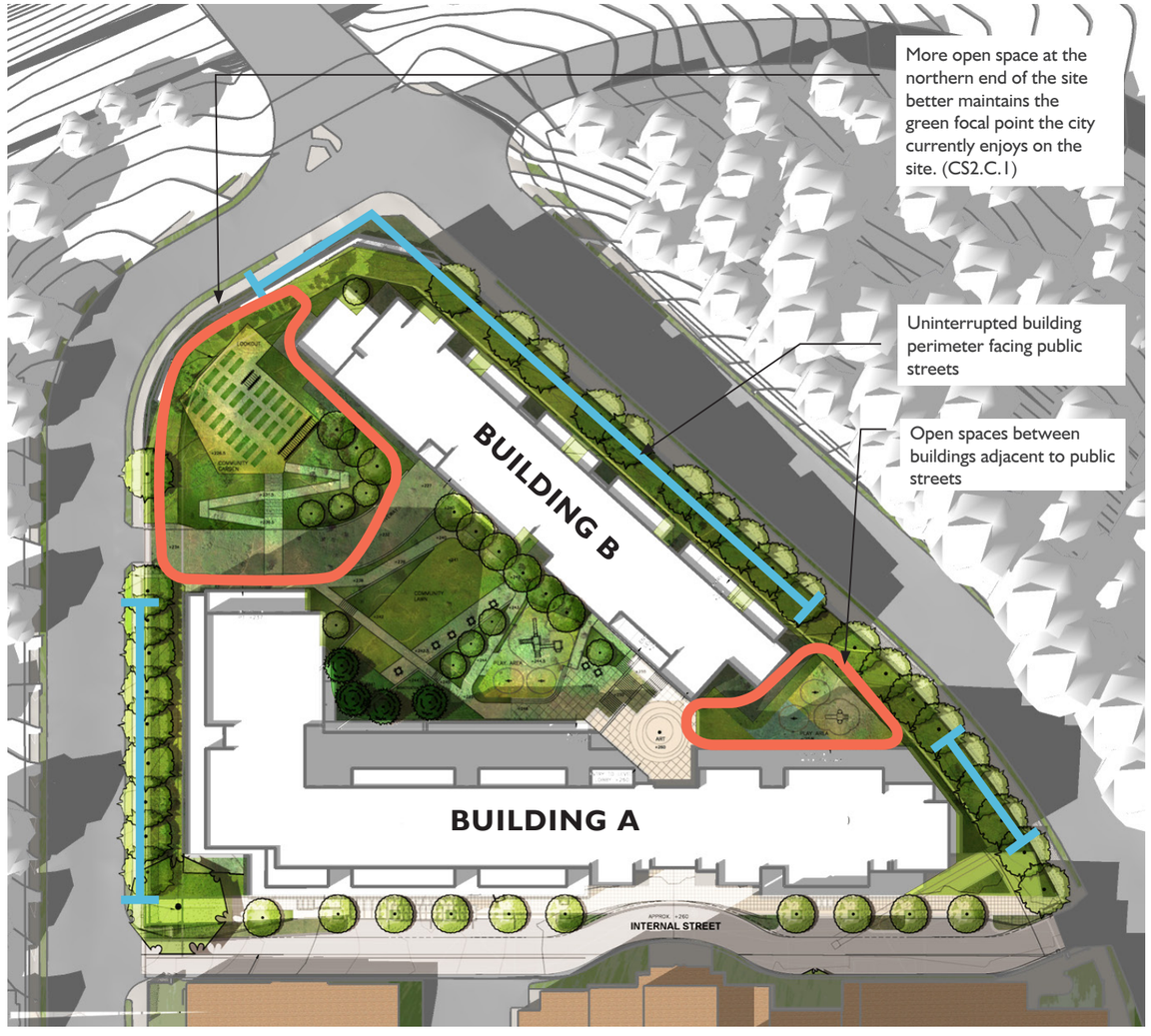
EDG COMMENT 1A

a. Echoing public comment, the Board stressed the importance of permeability through the site to allow for views and connections to the streetscape. The Board agreed the building and frontage conditions should be substantially become more open and porous. (CS2-B-2, PL3-C3, DC1-A, DC3-A1)

RESPONSE

The project has adjusted massing to better visually open around the perimeter of the site. At the northern end, Building B is shortened to increase the view in and out towards the city and the Dr Jose Rizal Bridge (CS2.B.2). Also, previously Buildings A and B were connected at the SE corner of the site preventing visual access towards the middle. The revised massing separates the two buildings creating more visual permeability through the site. (DC2.A.1)

UPDATED MASSING

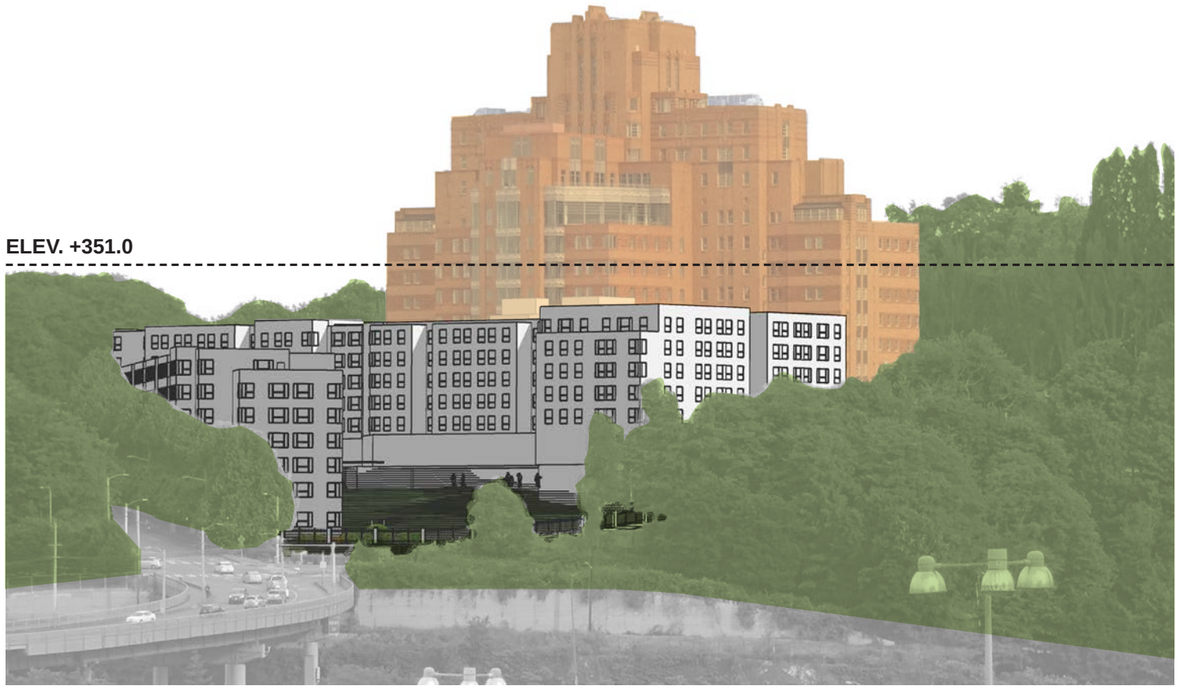


VIEW COMPARISON FROM JOSE RIZAL BRIDGE

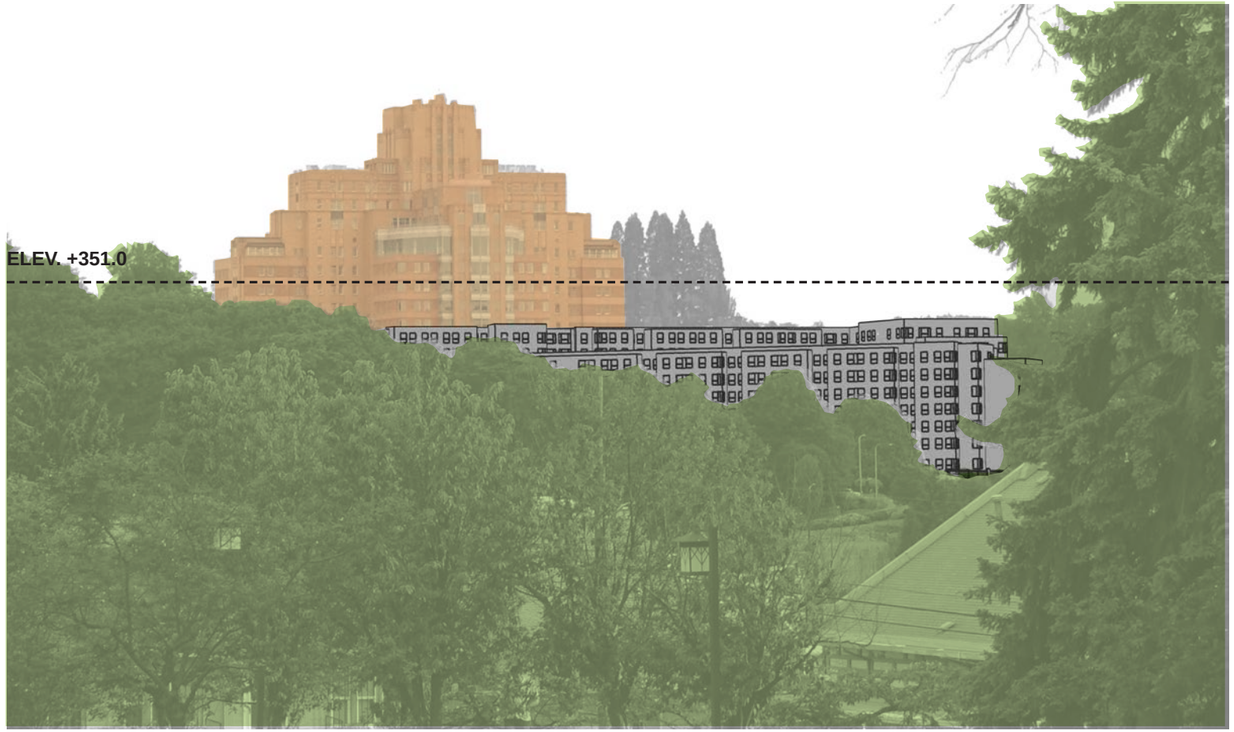
MASSING AT EDG

UPDATED MASSING

LANDMARKED VIEWS AND UPDATED MASSING



LANDMARKED VIEW FROM I5



LANDMARKED VIEW FROM YESLER

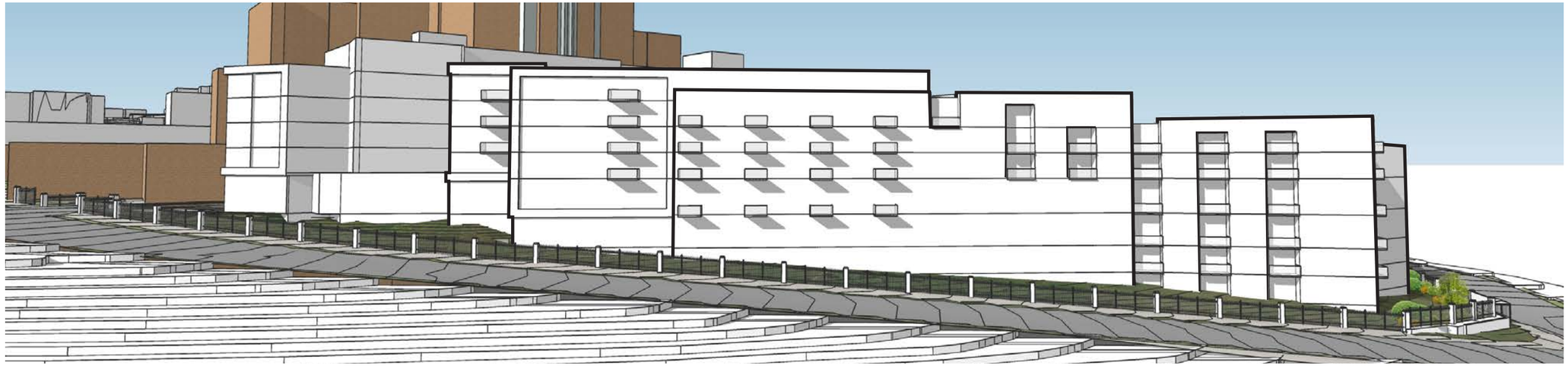
ADDING MODULATION TO MASSING

EDG COMMENT

1b. The Board supported the general intent to visually set the new construction apart from the land-marked context with a strong horizontal expression, however the Board agreed that additional massing shifts, breaks or articulation was needed along the driveway frontage to diminish the appearance of one long bar building. (CS2, CS3-A-1, DC2)

RESPONSE

The revised massing includes several bays along the façade in keeping with the stepped-box massing of the historic tower (CS3.A.1). Notches along the commercial base break down the pedestrian level as well. These notches are highlighted with accept brick patterns that relate to the detail on the historic tower. (DC2.A.2)



EDG MASSING: GOLF DRIVE ELEVATION (BUILDING B)

UPDATED MASSING: GOLF DRIVE ELEVATION (BUILDING B)

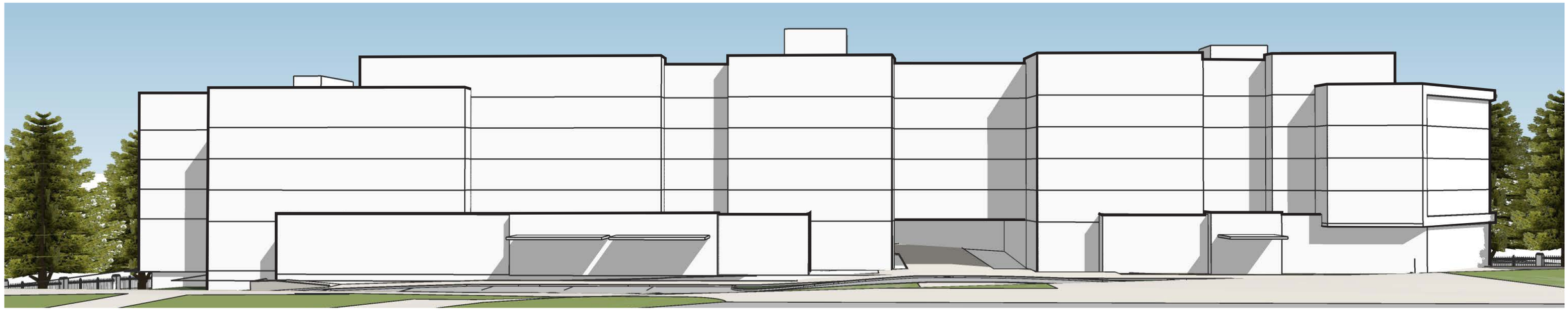
ADDING MODULATION TO MASSING

EDG COMMENT

1c. The Board also recommended additional massing articulation near the portal along the driveway and/or substantially increasing the portal height to open up the frontage and increase permeability through to the open space. (CS2, PL1, DC2)

RESPONSE

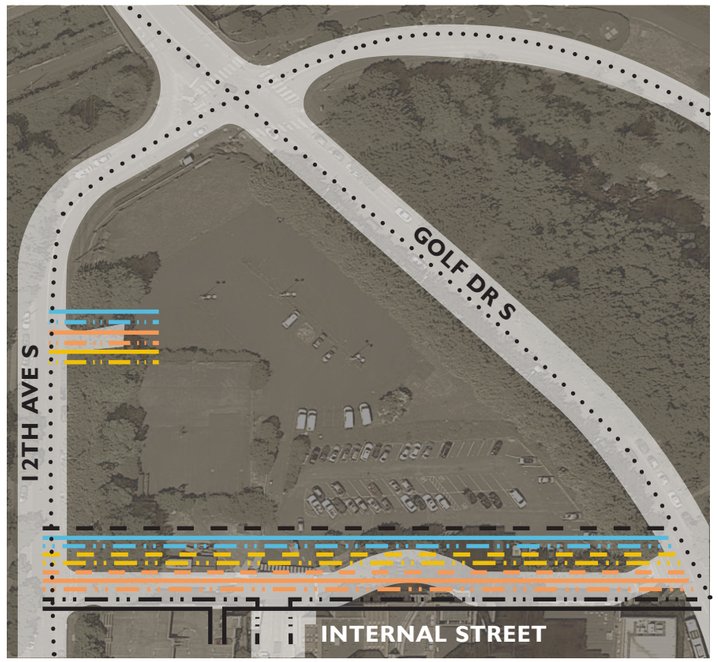
The revised massing includes additional stepping in the façade around the portal. The stepping reflects the inverse of the stepping at the center of the tower and the inward jogs make the portal slimmer and lighter feeling than before. (DC2.A.2)



EDG MASSING: INTERNAL DRIVE ELEVATION (BUILDING A)

UPDATED MASSING: INTERNAL DRIVE ELEVATION (BUILDING A)

SITE ORGANIZATION CONCEPTS



12TH AVE S

HOUSING
- MOVING VANS
- TRASH TRUCKS
- RECYCLING TRUCKS
- RESIDENT VEHICLES
- STAFF

AIPACE ADULT DAYCARE
- STAFF
- SERVICE VEHICLES
- OPERATIONS VANS
- TRASH TRUCKS
- RECYCLING TRUCKS

EL CENTRO CHILDCARE
- STAFF
- TRASH TRUCKS
- RECYCLING TRUCKS

INTERNAL STREET

HOUSING
- GUEST VEHICLES
- DELIVERIES

AIPACE ADULT DAYCARE
- DROP-OFF/ PICK-UP
- VISITORS
- DELIVERIES

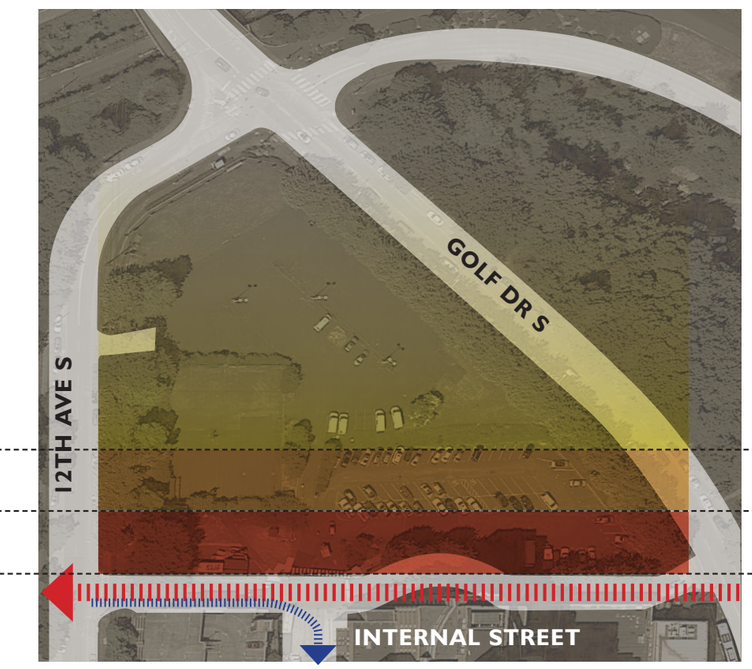
EL CENTRO CHILDCARE
- DROP-OFF/ PICK-UP
- DELIVERIES

GENERAL
- UBER, LYFT, TAXIS

EXISTING
- LOADING FACILITY
- PARKING GARAGE

GENERAL

- CITY BUS SERVICE



RESIDENTIAL ZONE:
Residential Units & Amenity Spaces

PUBLIC RESIDENTIAL ZONE:
Residential Lobbies

PUBLIC COMMERCIAL ZONE:
AiPACE Presence & Access,
Child Care Provider Presence & Access

INTERNAL STREET:
Hospital Tower Access, Vehicular Traffic,
Layby drop off, Pedestrian sidewalk

EDG COMMENT

3d. The Board noted that SDOT did not support the two-way access from 12th and understood the impact of the traffic will be analyzed during the MUP process. The Board declined to comment on the proposed access location. (DC1-B, DC1-C)

RESPONSE

The majority of vehicular traffic will enter on the east end of the internal drive and exit on the west. The only vehicles permitted to enter on the west end are trucks headed to the existing tower loading dock. Due to the angles of the existing roads, larger trucks cannot make the acute turn into the internal drive from the east and must continue to access the loading dock from the west. Signage will indicate the western end is for truck access only and striping will keep the access lane clear at the western end of the internal drive (DC1.B)

GROUND LEVEL USES

EDG COMMENT

2a. The Board recommended modifying the arrangement of ground level uses to engage with the larger community and requested additional studies to improve visual access into the site. The Board acknowledged the public comment related to the active uses and encouraged building on uses presently located on site to reinforce how the public is currently accessing the campus. (CS2-B-2, CS3-A1, PL-1, PL3-C3, DC1-A, DC3-A1)

RESPONSE

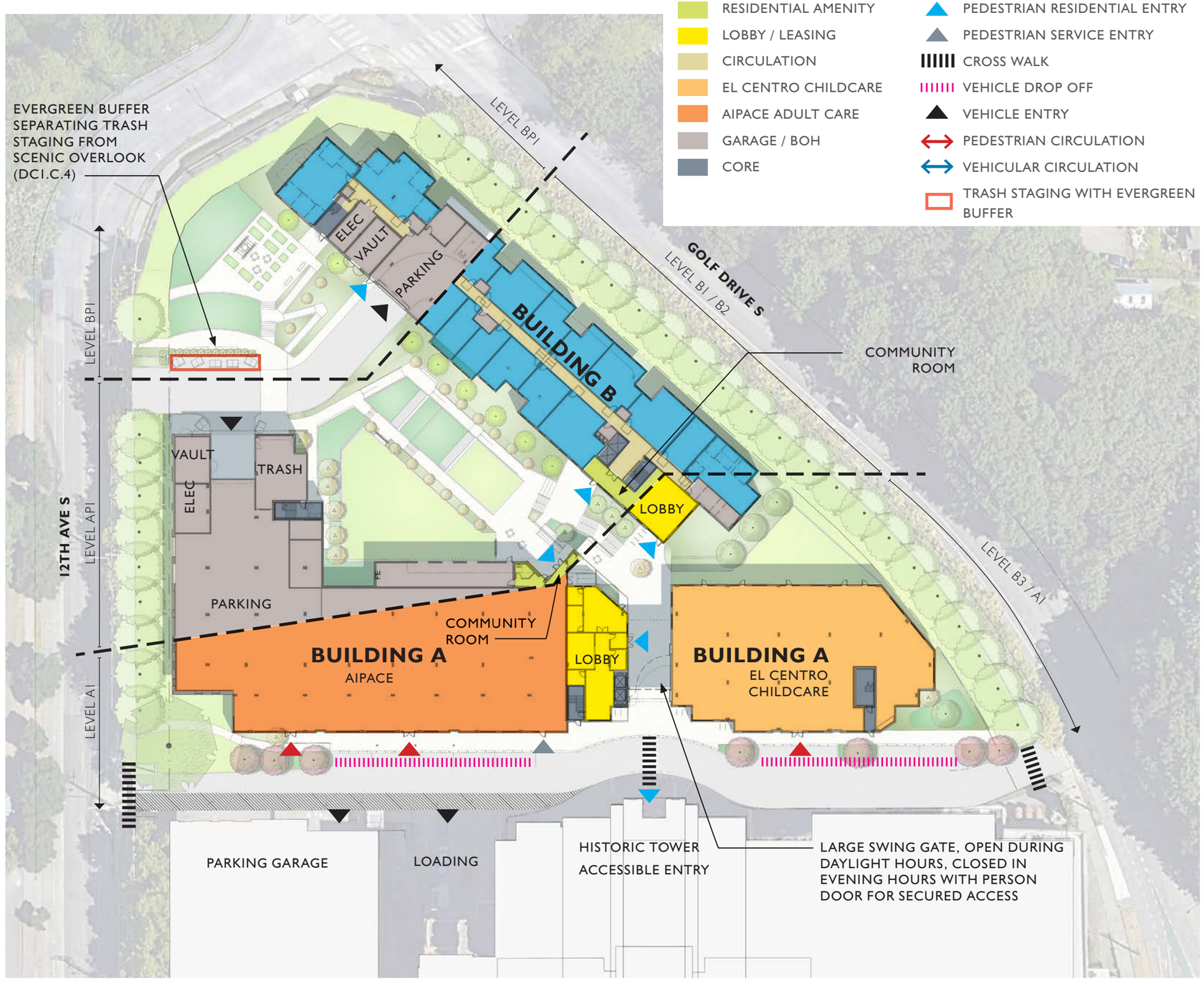
Per EDG comment 1.a, the massing is adjusted to allow for more visual permeability through the site. With the addition of open space between Buildings A and B, a portion of the childcare play space is located between the buildings. The new location is visible from the public right of way and entry to site which better engages the uses on site with the larger community (DC1.A1). Currently, uses located along the internal drive for the historic tower include loading, the only accessible entry to the tower, and vehicular access to one of the two parking garages on the historic tower. The proposed commercial functions in this project locate their primary entries along the internal drive. Both childcare and AiPACE adult care will require spaces for temporary parking while dropping off and picking up program attendees. With that in mind, the project is proposing one-way traffic through the internal drive except for loading requirements. This allows for two lanes as well as additional width for pulling over / temporary parking for drop off and pick up. Controlling the flow of traffic and providing adequate width for vehicles supports the current uses in the existing campus as well as the proposed commercial uses as part of this development. A cross walk is provided between the center of the historic tower and primary axis of the new development allowing for direct, easy access between new and old. (PL1.B.1)

EDG COMMENT

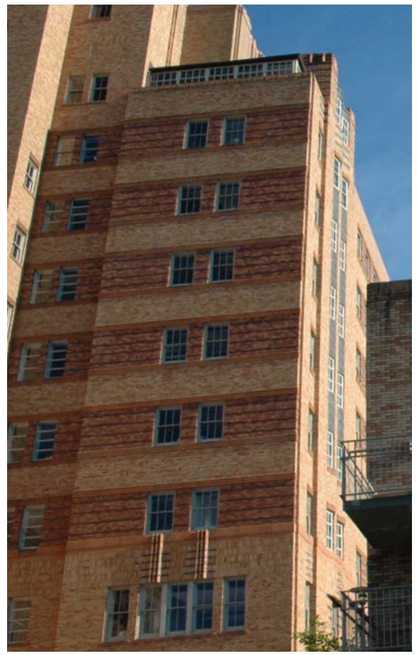
2b. Related to the departure for Street-level Uses, the Board agreed the arrangement of uses should meet the Code and indicated lack of support for the proposed departure. The Board also encouraged additional retail to enhance the life of the street and connect to the larger community. (CS2-B-2, PL3, DC1-A)

RESPONSE

The revised building footprint is dramatically different in the area in question along Golf Drive. Building B's street-level street-facing façade on Golf Drive overlaps the C1-95 zone by 3'-3". Although the entire 3'-3" is proposed as residential use, it makes up only a sliver of the C1-95 zone. If building area were provided through the entire C1-95 frontage, residential use would only account for 4% of the street facing facade and be well below the allowable 20%. Furthermore, Building A occupies the remaining C1-95 zone and although set back further from the street, it provides commercial use at grade across the entire frontage. The toddler playspace is located in between the Building A and street frontage. Although this is exterior space, not enclosed building, it will add a level of activity and interest to the street frontage desired by the board. Retail is not appropriate in this location because it would not have adequate access due to the landmarked fence and landmarked tree buffer. Along with lack of access, the retail would suffer from lack of pedestrian traffic in general. The far north end of Golf Drive is not a retail destination, is surrounded by wooded areas, and the only patronage would be from the campus itself.



DESIGN LANGUAGE OF THE EXISTING TOWER

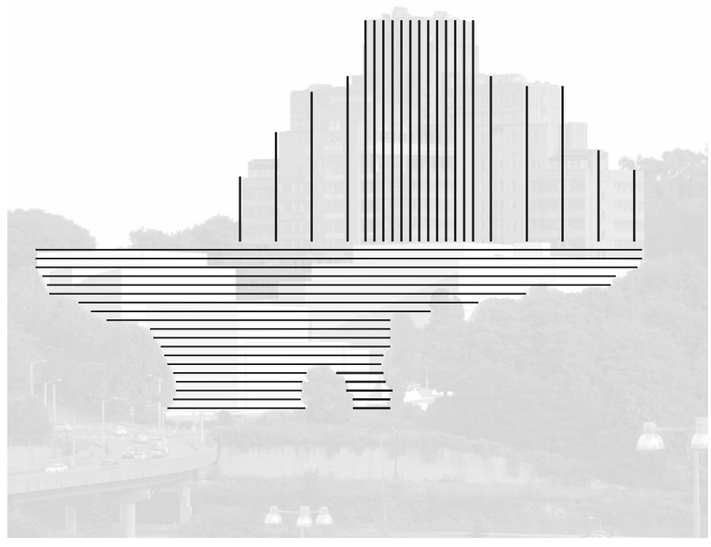


FEATURES TO NOTE:

- Window proportions and spacing.
- Vertical elements at center accented with metal
- Flanking horizontal bands distinguished by color
- Corner window elements in some places
- Warm tones – terracotta, sand, rust – with blackish blue accent
- Comfortable areas of “plain wall”
- Accent areas with chevron details

VERTICAL VS HORIZONTAL

In contrast to the center portion of the tower, the side wings have no vertical expression; these wings have a strong horizontal expression. The resulting emphasis is on the verticality of the tower’s center. (CS3.A.1)



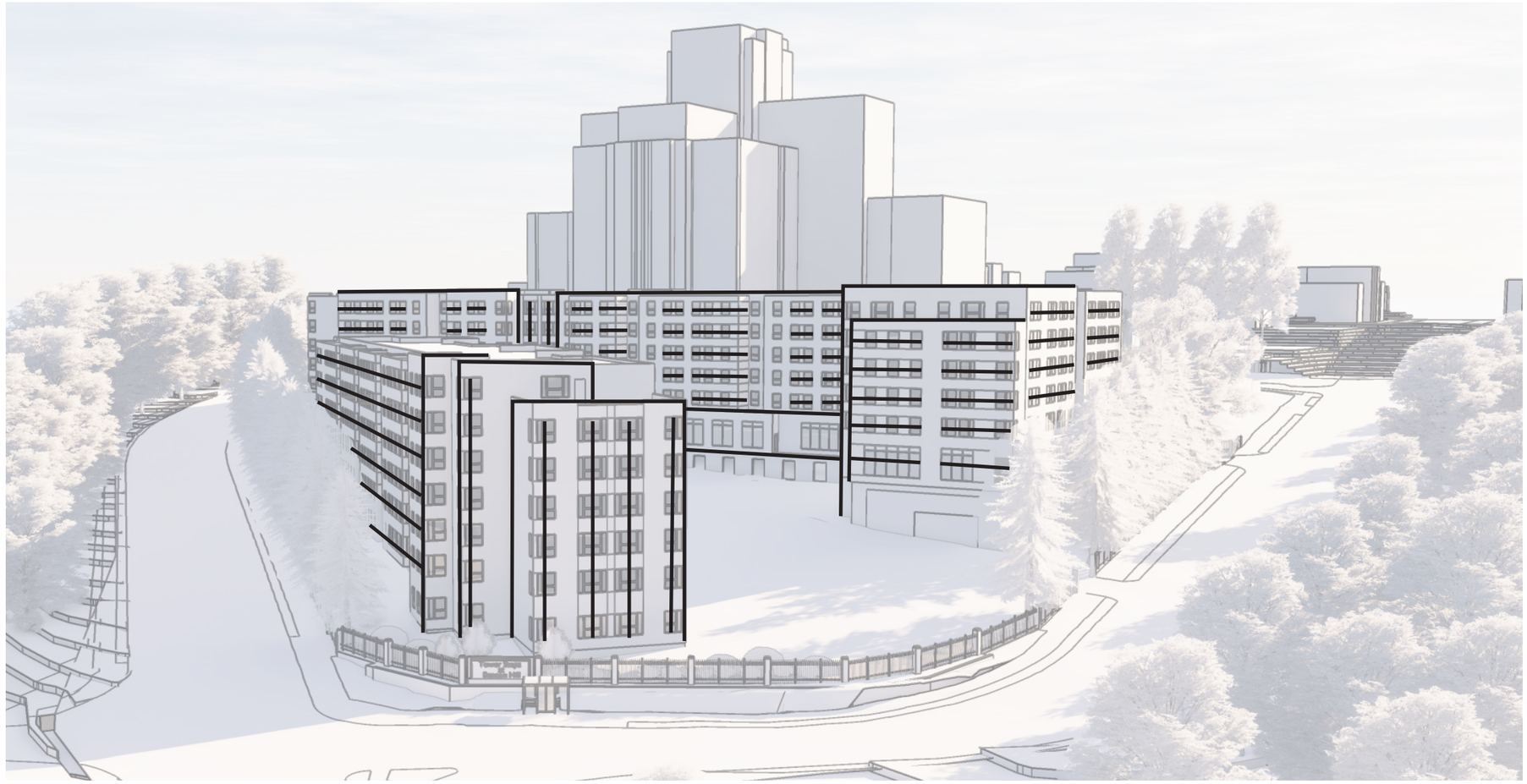
GRAIN ORIENTATION ON MASSING

EDG COMMENT

4 a. The Board supported the architectural concept diagrams shown on page 81 which illustrate the intent to distinguish between the existing Landmark and new development with horizontal and vertical elements. (DC2, DC4)

RESPONSE

The materials and fenestration patterns emphasize horizontally along the facades which helps distinguish the new development from the tower while also complementing the tower's flanking architecture. The horizontal expression is only broken at the northern face of Building B and at the portal of Building A. The strategically placed vertically oriented areas help to emphasize the center of the historic tower and maintain the sense of height it currently exudes looking over the city. (CS3.A.1)

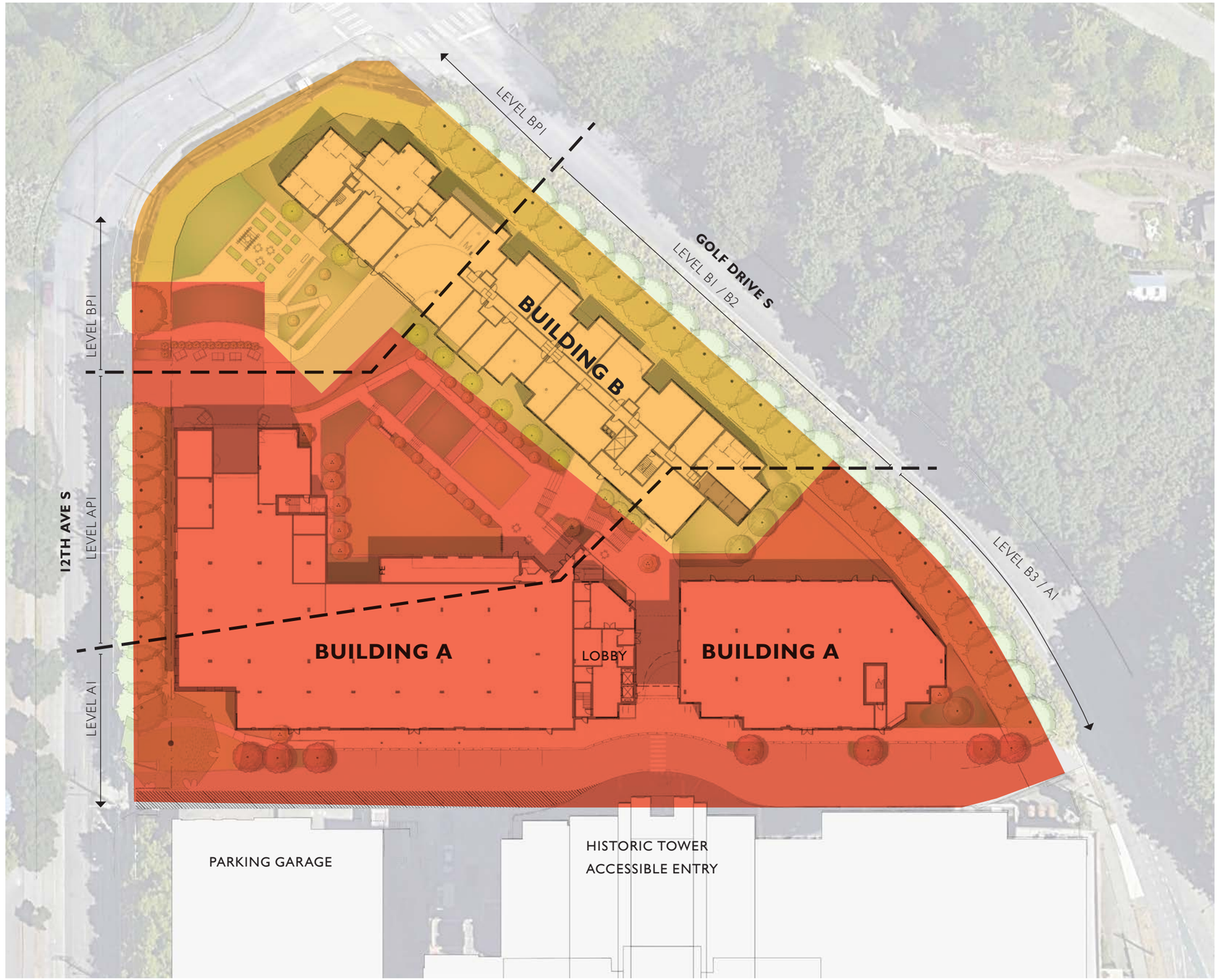


DEVELOPMENT PHASING

PHASE 1

PHASE 2

For funding reasons, the development is pursuing a single MUP for both buildings, but is planning for phased construction. Building A, the southern building adjacent to the tower, will undergo construction first.



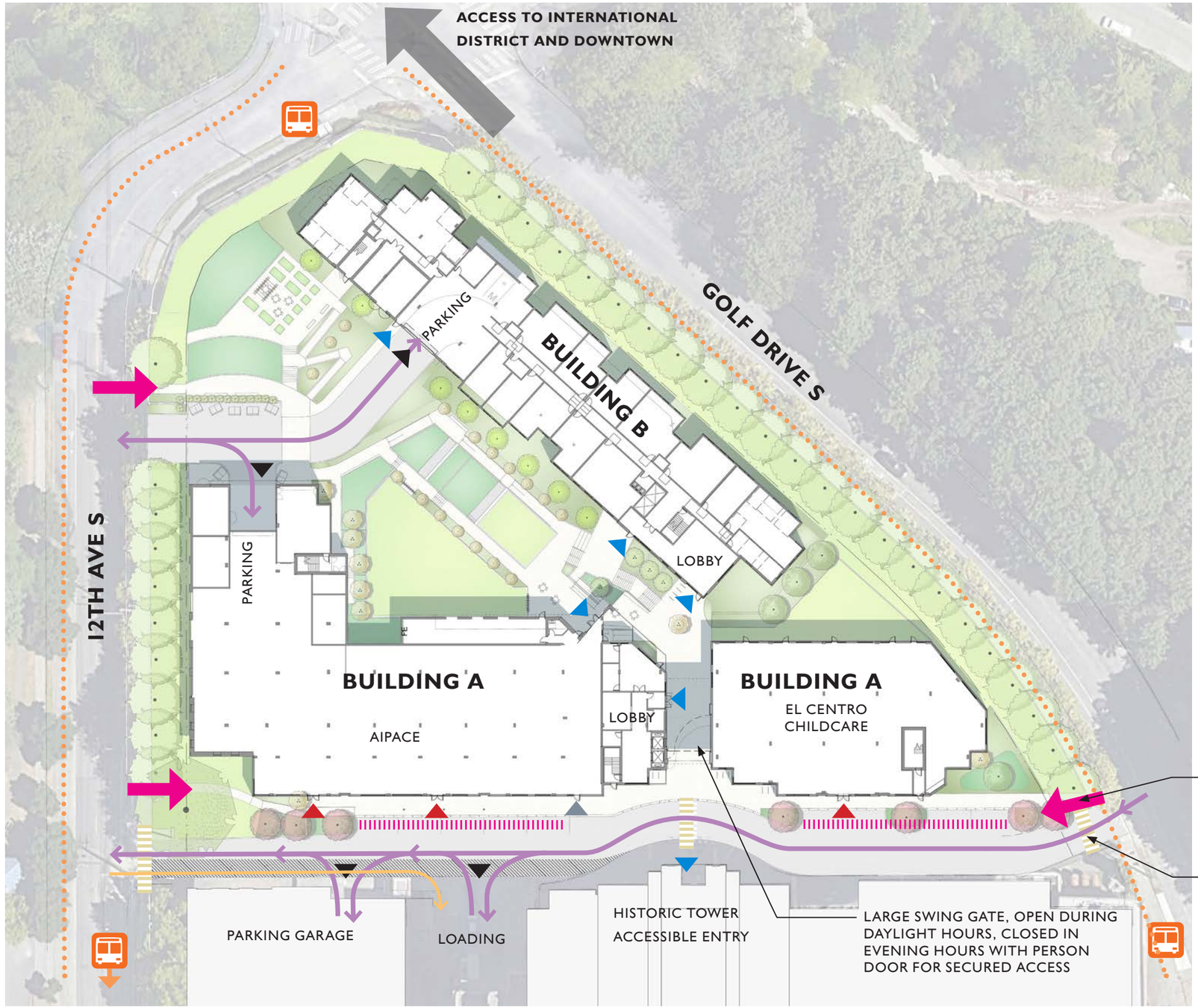
PHASE I MASSING

LANDMARKED VIEW FROM I5 WITH ONLY BUILDING A CONSTRUCTED

VIEW FROM DR JOSE RIZAL BRIDGE WITH ONLY BUILDING A CONSTRUCTED

PEDESTRIAN EXPERIENCE

SITE ACCESS



EDG COMMENT

3 a. The Board strongly encouraged alternate pedestrian and bicyclist access points and recommended pursuing the potential for strategic openings through the landmarked fence and buffer with the Land-marks Board. (CS2-B-2, CS2-A2, CS3-A1, CS3-B, PL1, PL2A-1, PL4)

RESPONSE

The updated massing has increased visual access around the site (see response to comment 1.a). Furthermore, the pedestrian entrance at the north end of the site is enhanced (see the response to 3.b) and better relates to the bus stop and open space at the north end. It provides a convenient access point for people approaching from the International District across the Dr. Jose Rizal Bridge. Cyclists and pedestrians are able to enter at the lower end without traversing uphill to the internal drive.

EDG COMMENT

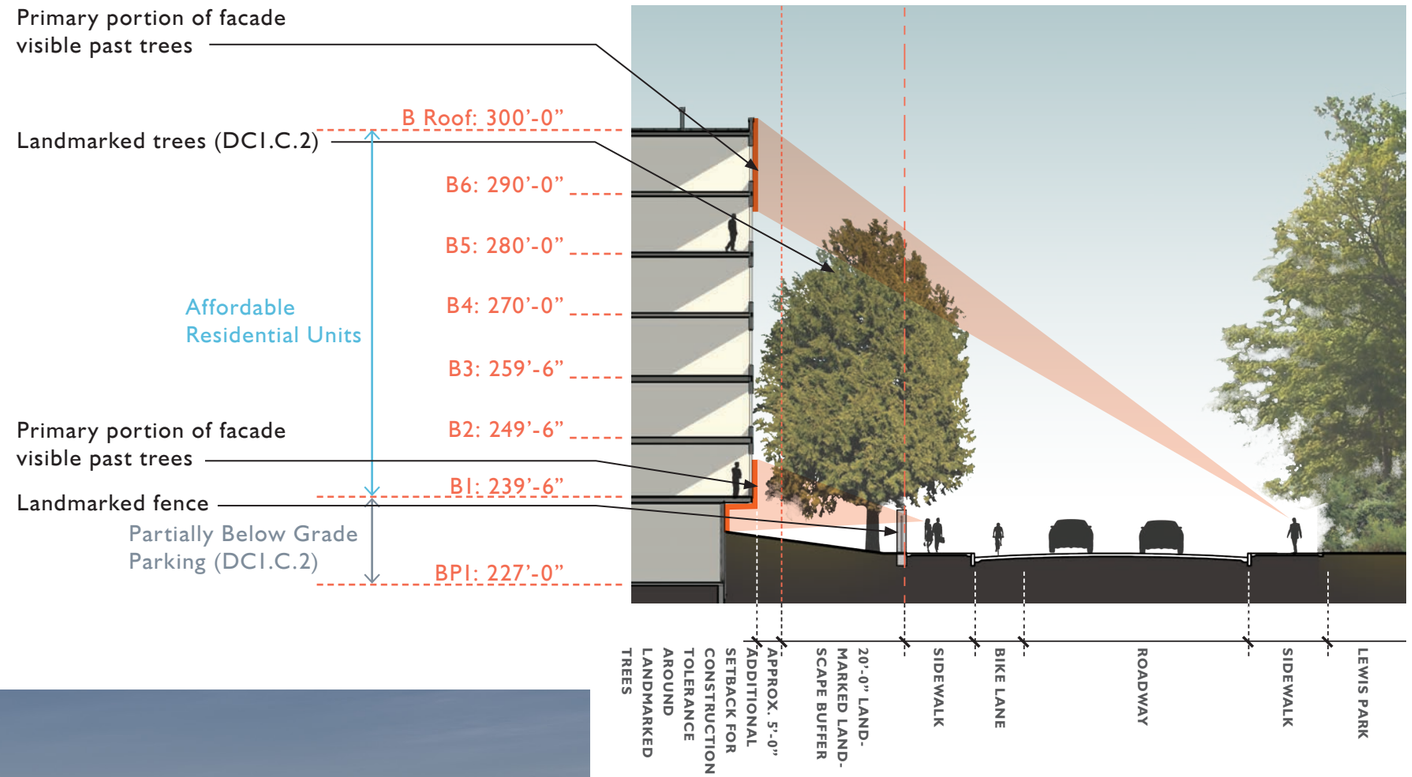
3 c. To improve the pedestrian connectivity along the other frontages, the Board also encouraged studying pedestrian entries which could be open for public access. (CS2-B-2, CS3-A1, CS3-B, PL1, PL2A-1)

RESPONSE

While additional openings in the fence were considered, adhering to the intent of the landmarks designation and respecting the privacy of residential units near or at grade led to maintaining the fence around the majority of the site. The project has been reviewed for CPTED (Crime Prevention Through Environmental Design) by the Seattle Police Department. The initial review has raised questions around safety and security given the propensity for unlawful activities in the adjacent wooded areas and lack of pedestrians present around the site. As a neighborhood-based community developer, SCIDpda is committed to serving the communities that call the area home and prioritizing their needs and desires. Understanding the community's desire for public access through the site, the development plans to keep access open during daylight hours unless unsafe activity starts to occur on site. In order to provide a safe environment for residents and staff, the project will not allow public access during the evening, night and early morning, much like public parks. The required gate strives to keep a minimalist appearance, especially when open and has been detailed to feel more like art than a barrier.

APPROACH FROM JOSE RIZAL BRIDGE

GOLF DRIVE SOUTH

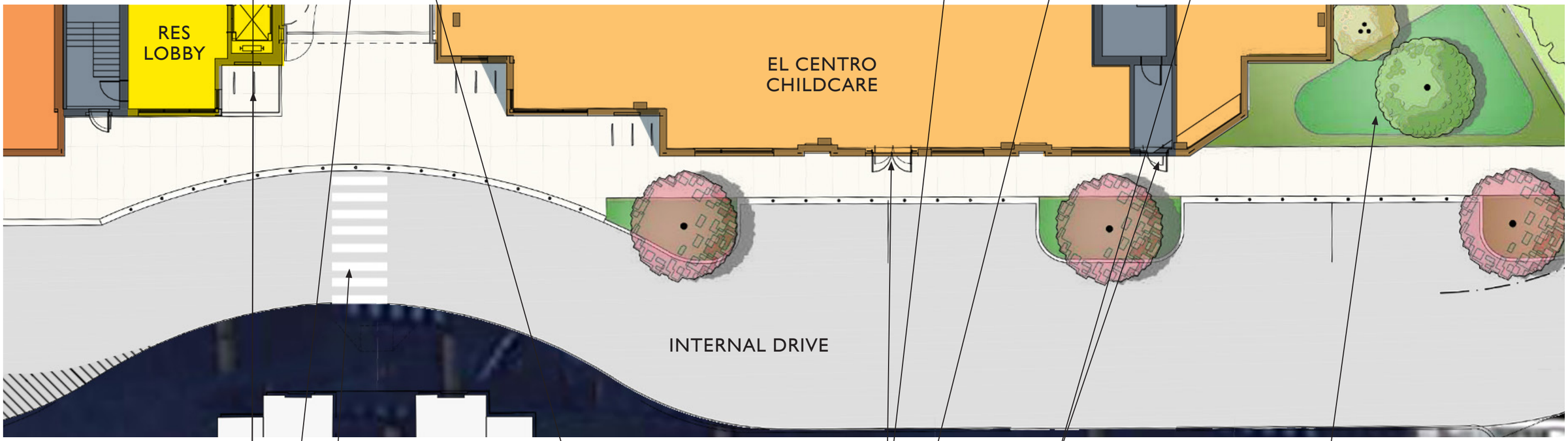


GOLF DR ELEVATION

PERSPECTIVE VIEW DOWN GOLF DR

INTERNAL DRIVE ENTRANCE (EAST END)

INTERNAL DRIVE: PORTAL AND EL CENTRO FRONTAGE



SHORT TERM BIKERACKS CONVENIENTLY LOCATED BY RESIDENTIAL AND COMMERCIAL ENTRIES PL4.B.2)

WAYFINDING SIGNPOST

PORTAL ACROSS FROM HISTORIC TOWER ENTRY LEADS TO RESIDENTIAL ENTRIES

CROSS WALK TO HISTORIC TOWER

MAIN ENTRY TO EL CENTRO CHILDCARE FACILITY

NICHES BREAK DOWN FACADE LENGTH AND ADD HIGH QUALITY DETAIL TO PEDESTRIAN REALM

RESIDENTIAL EGRESS

BIORETENTION PLANTER

EL CENTRO PEDESTRIAN VIEW

DARK STOREFRONTS COMPLEMENT WROUGHT IRON HISTORIC FENCE (CS3.B1, DC2.C.3)

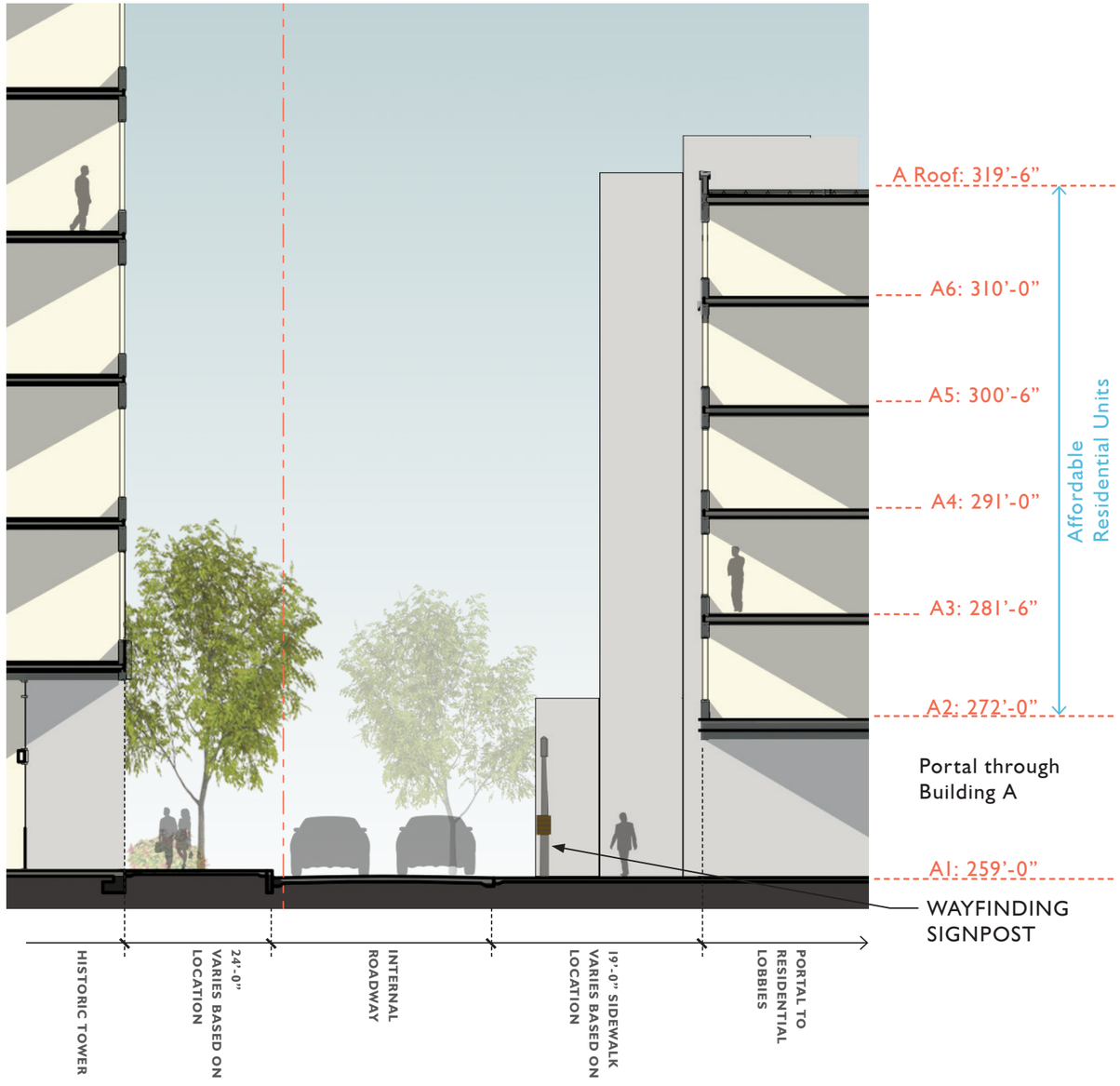
PARKING FOR DROP OFF AND PICK UP

EL CENTRO CHILDCARE MAIN ENTRY

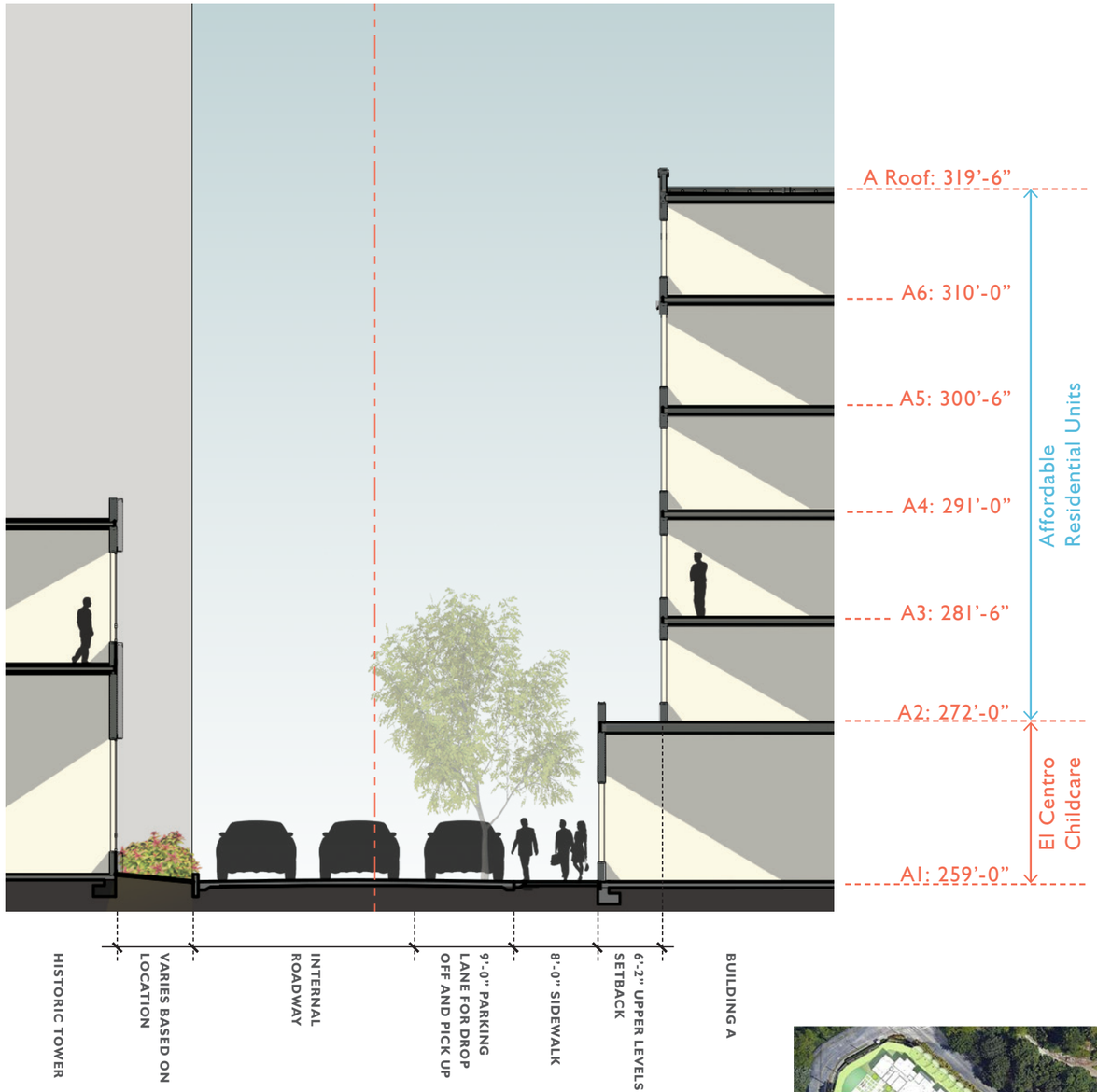
BLADE SIGN IS VISIBLE FOR BOTH PEDESTRIANS AND VEHICLES (PL2.D.1)

NICHES BREAK DOWN FACADE LENGTH AND ADD HIGH QUALITY DETAIL TO PEDESTRIAN REALM (CS3.B.1, DC2.C.3)

INTERNAL DRIVE SECTIONS



SECTION AT PORTAL



SECTION AT EL CENTRO

PORTAL PEDESTRIAN VIEW (PL3.A.I.C)

LIGHT STOREFRONTS AND METAL ACCENTS RELATE TO METAL FACADE AREAS AT CENTER OF HISTORIC TOWER (CS3.B.1, DC2.C.3)

PERSON PORTION OF DECORATIVE GATE IN OPEN POSITION

ELEVATOR FOR COMMERCIAL STAFF

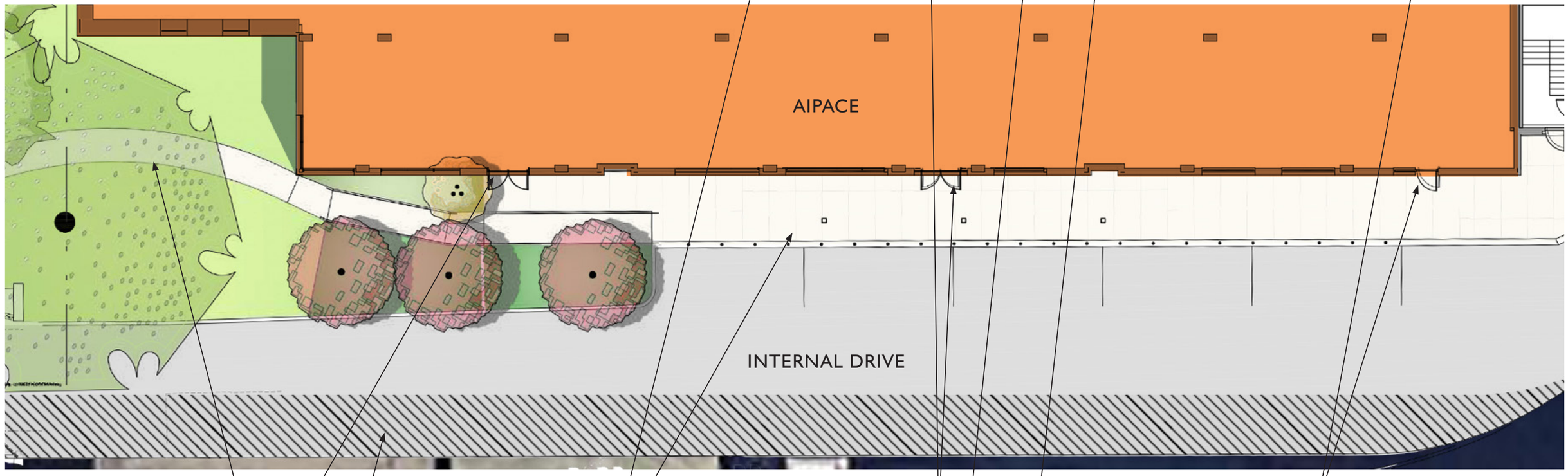
RESIDENTIAL ENTRIES

WAYFINDING SIGNPOST (PL2.D.1)

CHEVRON PATTERNED VERTICAL GESTURES FLANK PORTAL

SHORT TERM BIKE PARKING FOR CONVENIENT ACCESS TO COMMERCIAL AND RESIDENTIAL USES (PL4.B.2)

INTERNAL DRIVE: AIPACE FRONTAGE



PATHWAY CURVES TO ACCOMODATE SIGNIFICANT TREE AND CONNECTS TO PUBLIC SIDEWALK

ENTRY TO AIPACE CLINIC

FREESTANDING CANOPY PROVIDES SHELTER DURING DROP OFF AND PICK UP OF SENIORS

STRIPED PAVING INDICATING EASTBOUND VEHICLES FOR LOADING ONLY

MAIN ENTRY TO AIPACE PROGRAM

DARK STOREFRONTS COMPLEMENT WROUGHT IRON HISTORIC FENCE (CS3.B.1, DC2.C.3)

AIPACE SERVICE ENTRY

NICHES BREAK DOWN FACADE LENGTH AND ADD HIGH QUALITY DETAIL TO PEDESTRIAN REALM

AIPACE PEDESTRIAN VIEW

AIPACE CLINIC BLADE SIGN

AIPACE CLINIC ENTRY

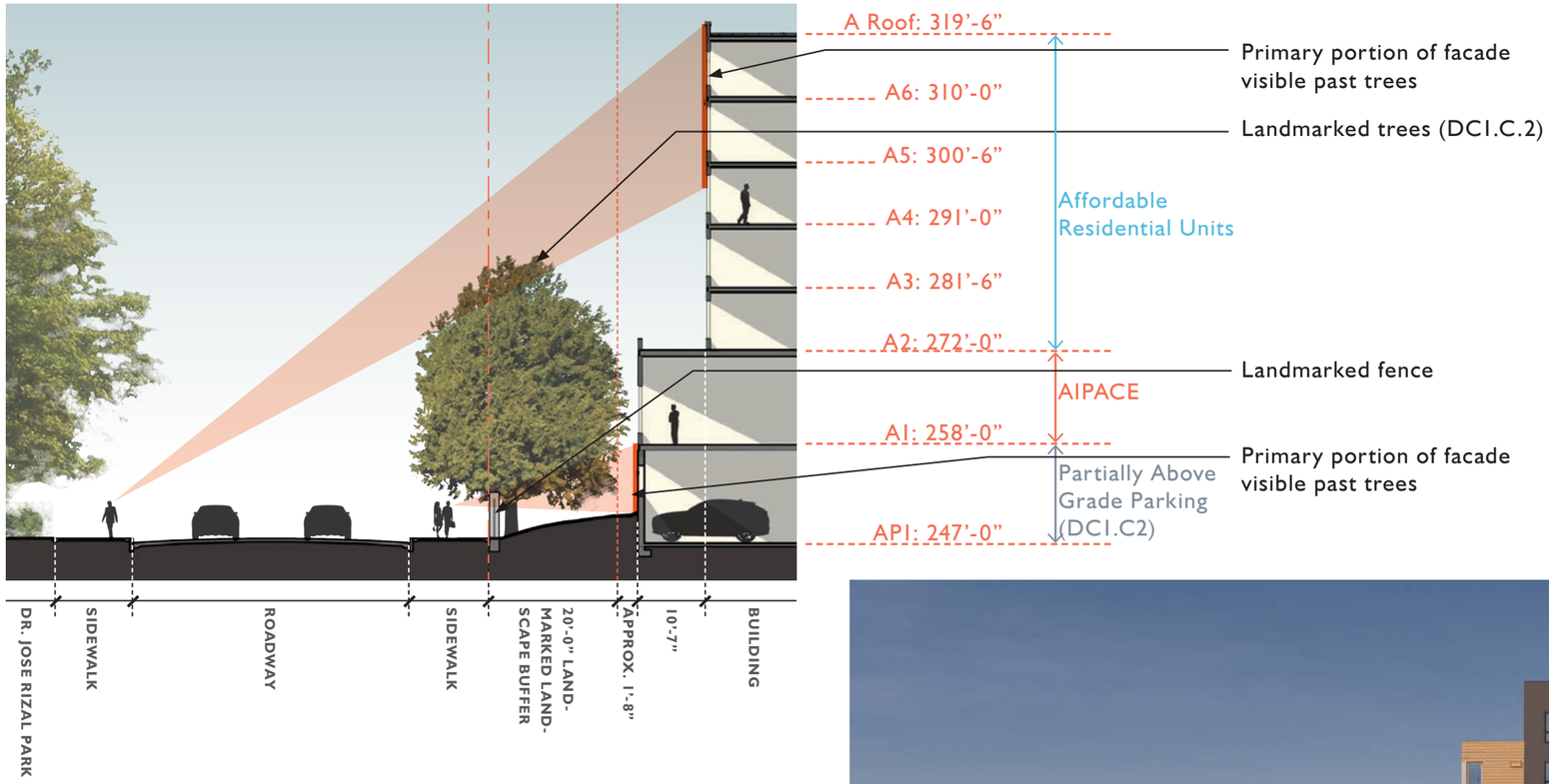
BLADE SIGN IS VISIBLE FOR BOTH PEDESTRIANS AND VEHICLES (PL2.D.1)

AIPACE MAIN ENTRY

PARKING FOR DROP OFF AND PICK UP

FREESTANDING CANOPY PROVIDES SHELTER DURING DROP OFF AND PICK UP OF SENIORS (PL1.C.3.C)

12TH AVE SOUTH



PERSPECTIVE VIEW DOWN 12TH AVE S

PEDESTRIAN NORTHERN ACCESS

EDG COMMENT

3 b. The Board recognized a section of the Landmarked fence was going to be retrofitted and widened along 12th to allow for the vehicular access and viewed the widening of the fence entrance as an opportunity to improve pedestrian access and wayfinding. The Board recommended either incorporating a visible entry or a prominent stair entrance to provide a hospitable means to pull the pedestrian in, and indicated they did not support the related departure as shown. (CS2-B-2, CS3-A1, CS3-B, PL1, PL2A-1)

RESPONSE

The pedestrian entrance at the north end of the site is enhanced with signage for wayfinding and identification, benches, temporary bike parking, and access routes to long term bike parking for both buildings. A stair is no longer needed at this location because the massing has changed, however, a colorful mural element helps to identify the entry from the northern approach. Final mural design will happen in conjunction with a local artist and community input. Additionally, lights are proposed atop the concrete pillars that are part of the widened opening. The illumination will enhance the visibility of the northern entry and add warmth to the entry during dim hours of the day. (CS2.B.2, PL4.A)

COURTYARD SECTION

LOWER (NORTHERN) COURTYARD RESIDENT GARDEN AREA

EDGE OF SCENIC OVERLOOK

DRIVEWAY TO BUILDING B

BIORETENTION PLANTERS

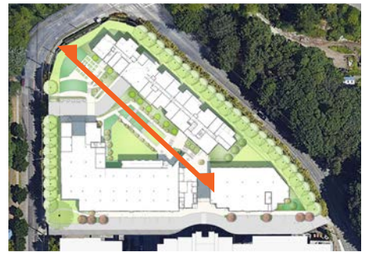
RESIDENT LAWN REMINISCENT OF HISTORIC CAMPUS LAWN

HARDSCAPE BY BUILDING AMENITY SPACES

GRAND STAIR

PLAZA AT RESIDENTIAL ENTRIES AND PORTAL

The courtyard follows the natural grade of the site and tiers through center much like the existing historic campus (CS1.C). The stepping nature of the grade allows for scenic views out towards the city from many points within the site and orients pedestrians towards the open, northern tip of the massing.



UPPER (SOUTHERN) COURTYARD (DC3.B)

SHARED PLAY SPACE

RESIDENTIAL "LAWN" IS REMINISCENT OF HISTORIC CAMPUS LAWN

TIERED BIORETENTION PLANTERS

ACCESSIBLE ROUTE THROUGH SITE

PATIO SPACE CONNECTED TO BUILDING B COMMON SPACE

LOWER (NORTHERN) COURTYARD (CS2.B.2, DC3.B)

RESIDENTIAL SHARED GARDEN SPACE (PLI.C.I)

SCENIC OVERLOOOK

MURAL (EXACT EXPRESSION TO BE DETERMINED WITH COMMUNITY INPUT)

PEDESTRIAN ENTRY

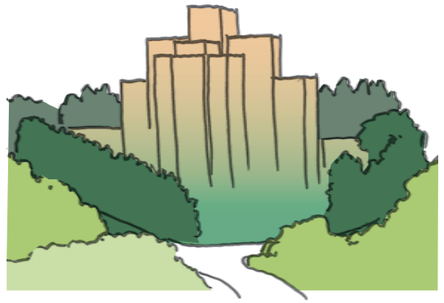
BIORETENTION PLANTER

BENCH SEATING (PLI.B.3)

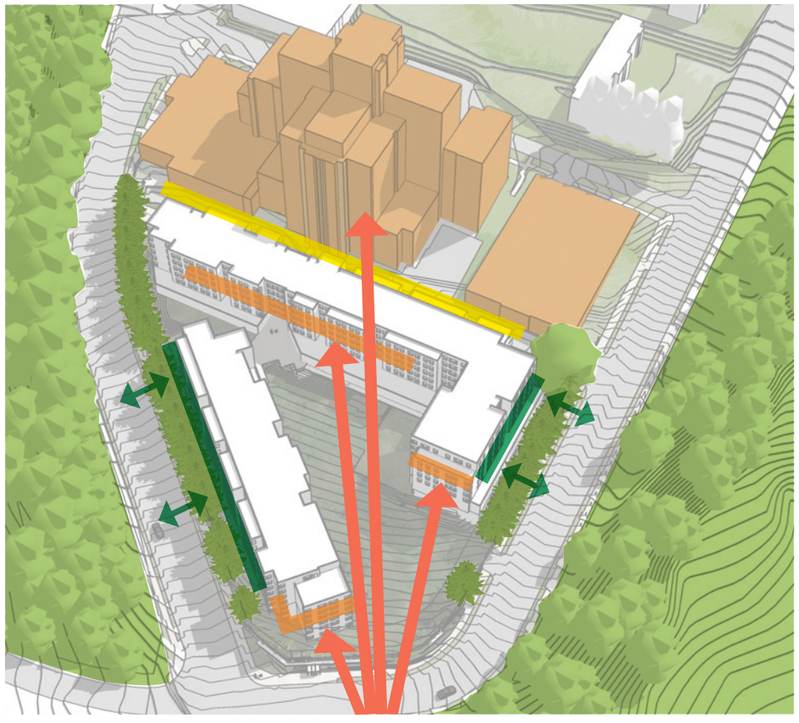
BUS STOP AT NORTH POINT

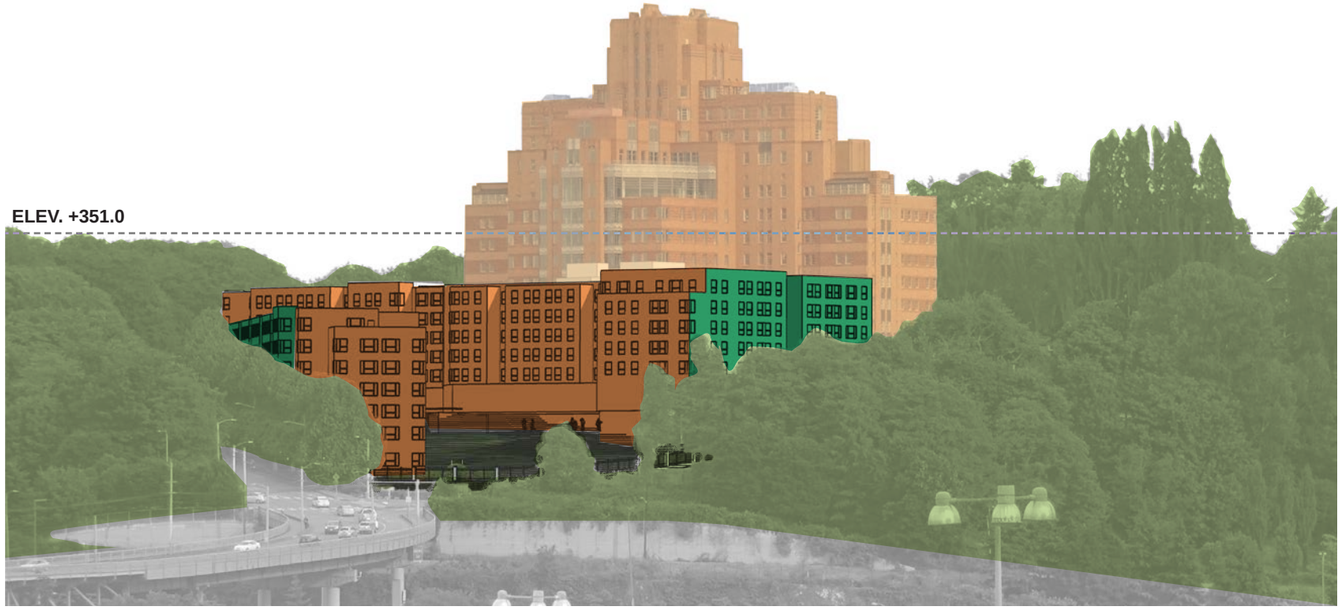
DESIGN DEVELOPMENT

FACADE STRATEGIES

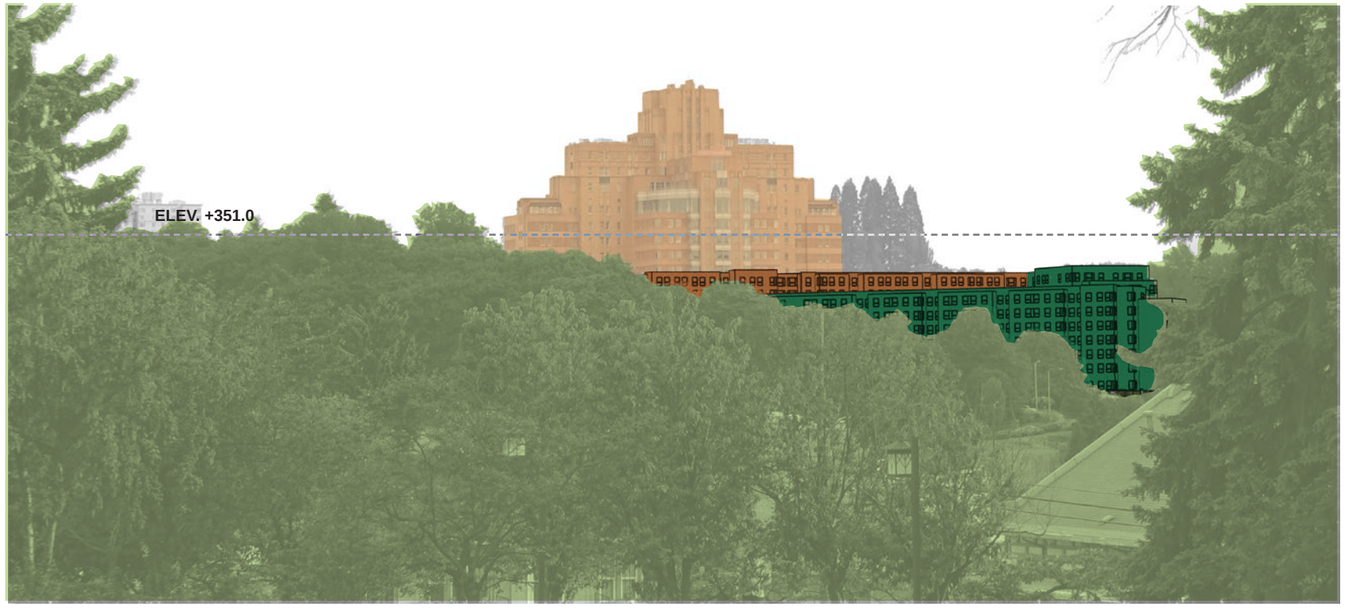


The landmark language aims to preserve the features of the historic tower that make it stand out as an icon within Seattle: i.e. the silhouette of the tower against the empty sky, and the hug of the trees at its base. With that in mind, the facades of the new development are designed to reinforce these attributes. Facades seen in conjunction with the tower share similar colors and patterns to maintain the beacon-like presence. Meanwhile, facades seen in conjunction with the trees have darker colors that reinforce the wrapping of the tree base.





LANDMARKED VIEW FROM I5



LANDMARKED VIEW FROM YESLER

MATERIALS (DC4.A)

EXAMPLE | **MATERIAL** | **COLOR / FINISH FOR THIS PROJECT**

CAST IN PLACE CONCRETE

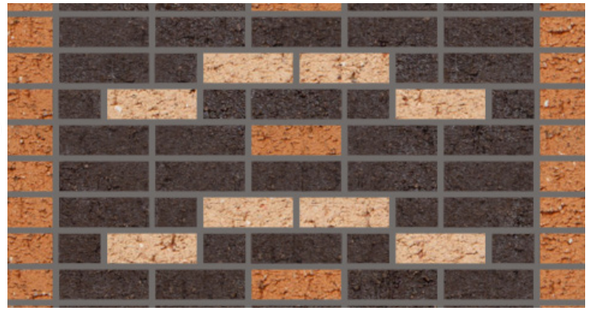
A

FACE BRICK

BLEND TO RESEMBLE HISTORIC CAMPUS

B1

B2



ACCENT WITHIN NOTCH DECORATIVE PATTERN CREATED WITH SAME SET OF BRICK COLORS (DC2.D)

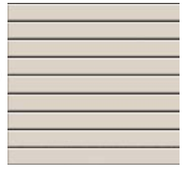
METAL PANEL

C

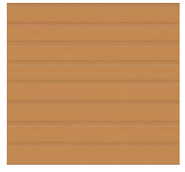
CEMENTITIOUS PLANK:

PAINTED. QUALITY WITH MITERED CORNER ABILITY

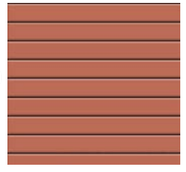
D1



D2

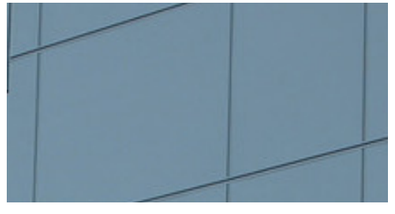


D3



D3

(DC2.D)



CEMENTITIOUS PANEL:

PAINTED

E1

E2

E3

EDG COMMENT

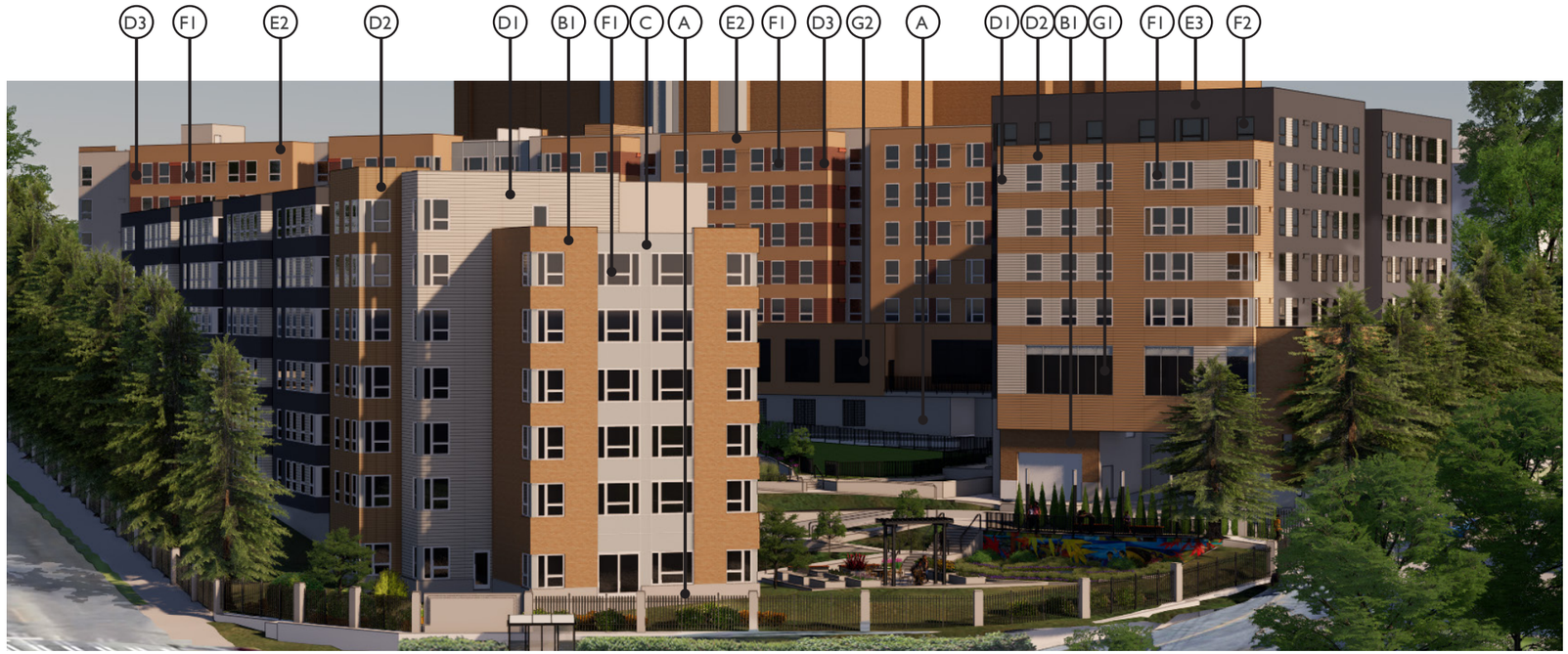
4 c. The Board recommended using institutional quality materials which have human scale and are durable. While the Board referenced brick as an obvious choice, the Board also acknowledged that other durable materials, such as wood or concrete, could provide texture, human scale and quality if they are well detailed. (DC4)

RESPONSE

In keeping with the historic tower and campus, the primary material at grade is brick (DC2.D, DC4.A). Inset notches along the internal drive streetscape provide opportunities for brick detail bringing some of the historic craftsmanship of the campus to the new development. Concrete is intermixed with brick where portions of the parking level are exposed. The garage is open to the air, like the existing garage adjacent to the tower and new development. Ornamental metal screens shield the interior of the garage where openings are provided (DC1.C.2). At the portal, the brick is continued up the sides flanking the opening. Directly above the portal the residential levels are clad in metal panel which relates to the metal accent running down the center of the existing historic tower addition (CS3.B.1, DC2.C.3). Upper residential levels are primarily clad in a mix of cementitious panel, and cementitious plank. The two materials are separated from one another by a protruding fin that adds a shadow line and depth to the massing.

NORTH & SOUTH ELEVATIONS

*FULL ELEVATIONS CAN BE FOUND IN THE APPENDIX



NORTH ELEVATION

SOUTH ELEVATION

- A CAST IN PLACE CONCRETE
- B1 FACE BRICK BLEND
- B2 FACE BRICK ACCENT NOTCH
- C METAL PANEL
- D1 CEMENTITIOUS PLANK COLOR 1
- D2 CEMENTITIOUS PLANK COLOR 2
- D3 CEMENTITIOUS PLANK COLOR 3
- D4 CEMENTITIOUS PLANK COLOR 4
- E1 CEMENTITIOUS PANEL COLOR 1
- E2 CEMENTITIOUS PANEL COLOR 2
- E3 CEMENTITIOUS PANEL COLOR 3
- F1 VINYL WINDOW – LIGHT
- F2 VINYL WINDOW – DARK
- G1 STOREFRONT – LIGHT
- G2 STOREFRONT – DARK

EAST & WEST ELEVATIONS

*FULL ELEVATIONS CAN BE FOUND IN THE APPENDIX

EAST ELEVATION

WEST ELEVATION

- (A) CAST IN PLACE CONCRETE
- (B1) FACE BRICK BLEND
- (B2) FACE BRICK ACCENT NOTCH
- (C) METAL PANEL
- (D1) CEMENTITIOUS PLANK COLOR 1
- (D2) CEMENTITIOUS PLANK COLOR 2
- (D3) CEMENTITIOUS PLANK COLOR 3
- (D4) CEMENTITIOUS PLANK COLOR 4
- (E1) CEMENTITIOUS PANEL COLOR 1
- (E2) CEMENTITIOUS PANEL COLOR 2
- (E3) CEMENTITIOUS PANEL COLOR 3
- (F1) VINYL WINDOW – LIGHT
- (F2) VINYL WINDOW – DARK
- (G1) STOREFRONT – LIGHT
- (G2) STOREFRONT – DARK

EDG COMMENT

4 b. The Board supported a timeless, clean, orderly, simple massing expression and recommended material changes that reinforce massing shifts. The Board discussed the concepts shown on pages 79-80 and recommended simplifying the massing expression by removing the added frames/protruding frames. (DC2, DC4)

RESPONSE

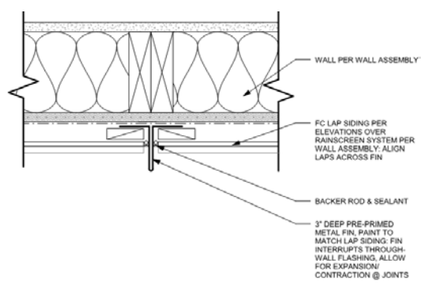
The frame elements have been removed from the architecture per board guidance and color and material changes help to define different masses. The additional detail on the façade is inspired by the historic tower (see pages 46-47) reproducing its timeless appeal.

ARCHITECTURAL DETAILS (CS2.A.2, CS3.A.1, DC2.C.3)

DEFINING HORIZONTAL BANDS & ADDING SUBTLE DEPTH

CAMPUS PRECEDENT

REFERENCE



ADDING EXPRESSION TO GARAGE FACADE (DC1.C.2)

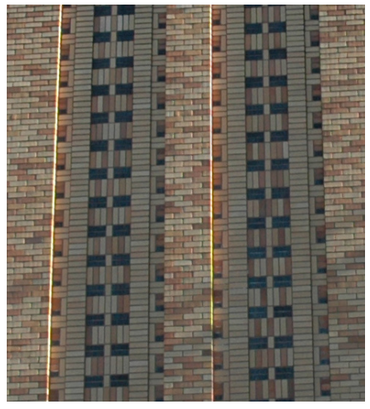
CAMPUS PRECEDENT

REFERENCE

ARCHITECTURAL DETAILS (CS2.A.2, CS3.A.1, DC2.C.3)

CRAFTSMAN DETAIL AT HUMAN SCALE

CAMPUS PRECEDENT

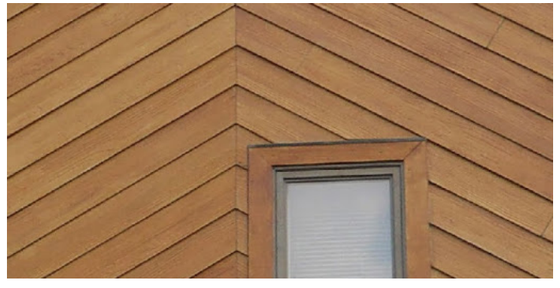


REFERENCE

PATTERN AND TEXTURE IN GESTURES

CAMPUS PRECEDENT

REFERENCE



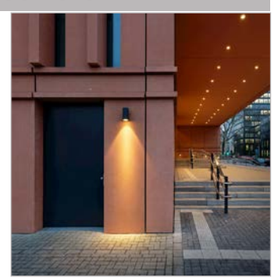
LIGHTING STRATEGY (PL2.B.2, DC4.C)

1 PIER-MOUNT LIGHTS

LED luminaires are pier-mounted atop existing and new column locations.

2 DIRECT-ONLY WALL SCONCES

Wall sconces with direct distribution illuminate entry and exit doors.

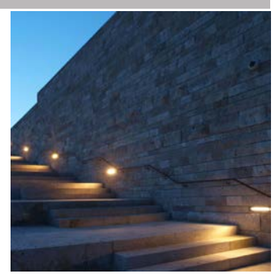


3 ILLUMINATED BOLLARDS

Bollards with integral LED illuminate walking paths throughout the courtyard.

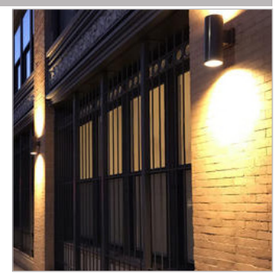
4 STEPLIGHTS

Steplights provide low-level illumination at stairways.



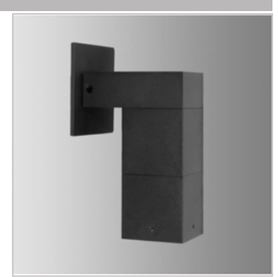
5 BI-DIRECTIONAL WALL SCONCES

Wall sconces with indirect and direct distributions create rhythm along facade.



6 SIDE-MOUNTED DOWNLIGHTS

Side-mounted downlights at trellis and canopies provide ambient lighting.



7 RECESS MOUNTED DOWNLIGHTS

Downlights at overhead soffit light illuminate the building entry below.

8 DECORATIVE SCONCES

Decorative wall sconces flank building entrances.

9 TREE UPLIGHTS

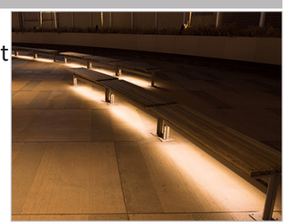
Ground-mounted lighting accent tree canopies.

10 POLE-MOUNTED AREA LIGHTS

Pole-mounted area lights illuminate driving and walking areas.

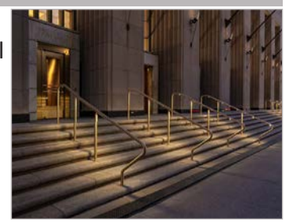
11 UNDER-BENCH LIGHTS

LED tape light provides low-level illumination at benches and seatwalls within the courtyard.



12 HANDRAIL LIGHTS

LED luminaires integrated into handrail provide illumination at ramps and walkways.



13 ILLUMINATED COLUMN LIGHTS

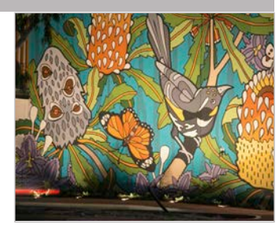
Columns with integrated LED provide visual interest at north pedestrian entrance.

14 WALL-MOUNTED AREA LIGHTS

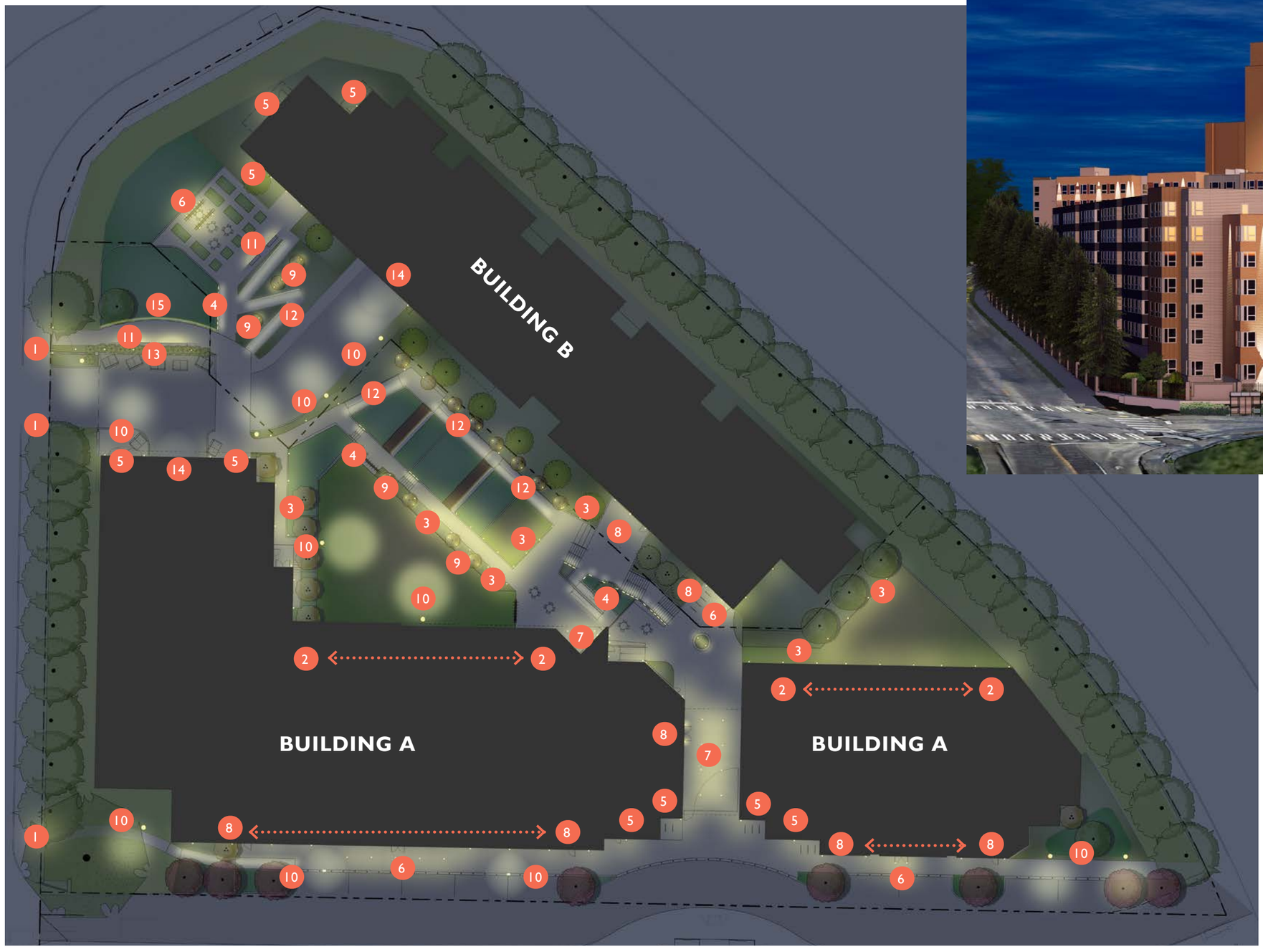
Minimalistic wall-mounted luminaires illuminate garage entrances.

15 MURAL LIGHTS

LED luminaires wash the mural provided at the vertical face of bioretention wall.



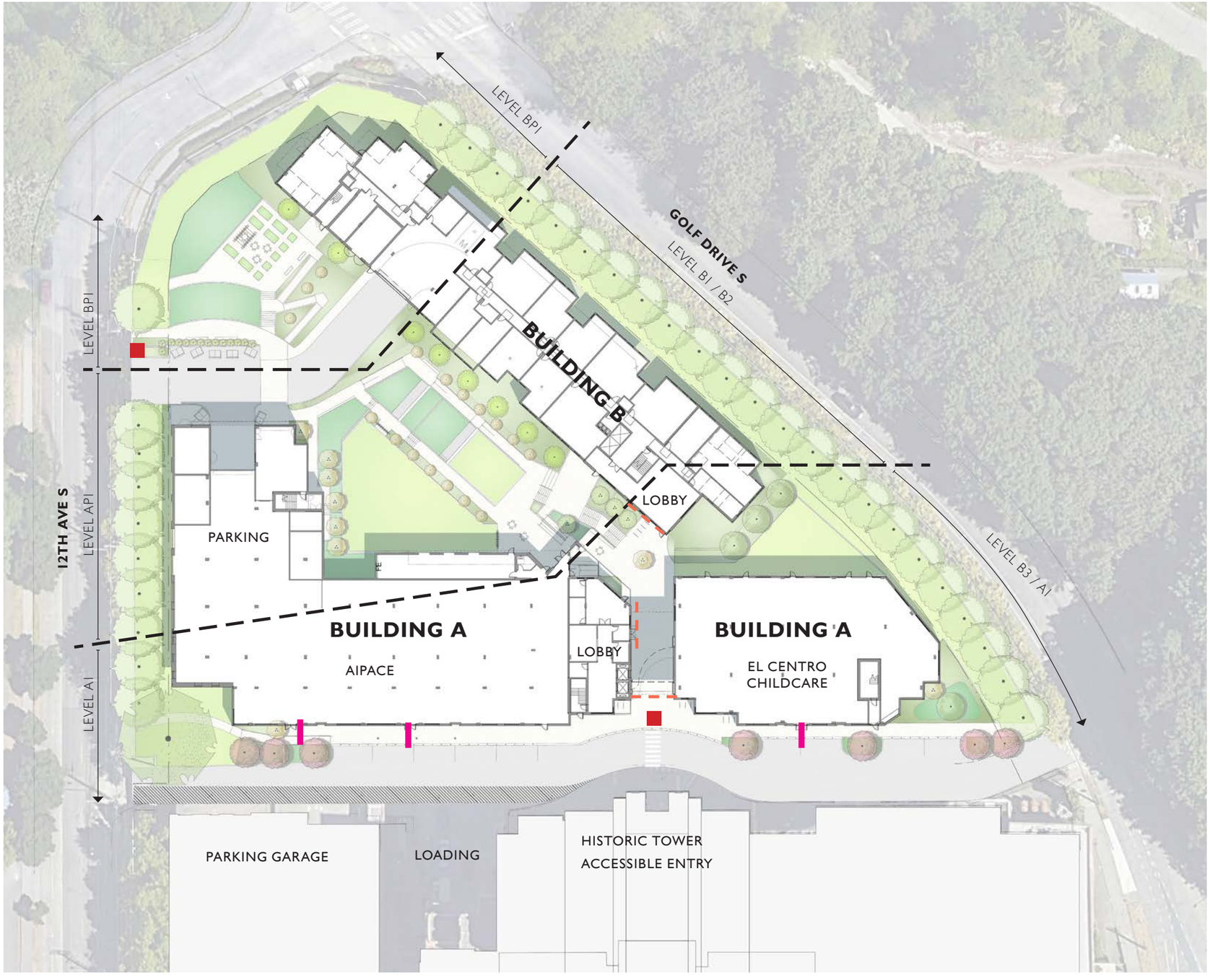
LIGHTING STRATEGY (PL2.B.2, DC4.C)



FACADE LIGHTING CONCEPT

EXISTING LIGHTING ON HISTORIC TOWER

SIGNAGE STRATEGY (PL2.D.1, DC4.B)



1 HANGING BLADE SIGN

2 FACADE MOUNTED

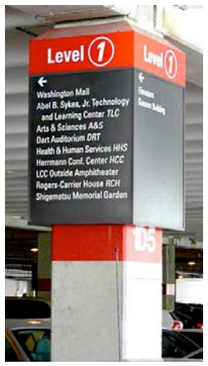
3 WAYFINDING SIGNPOST

SIGNAGE STRATEGY (PL2.D.1, DC4.B)

1 EXAMPLES OF BLADE SIGN

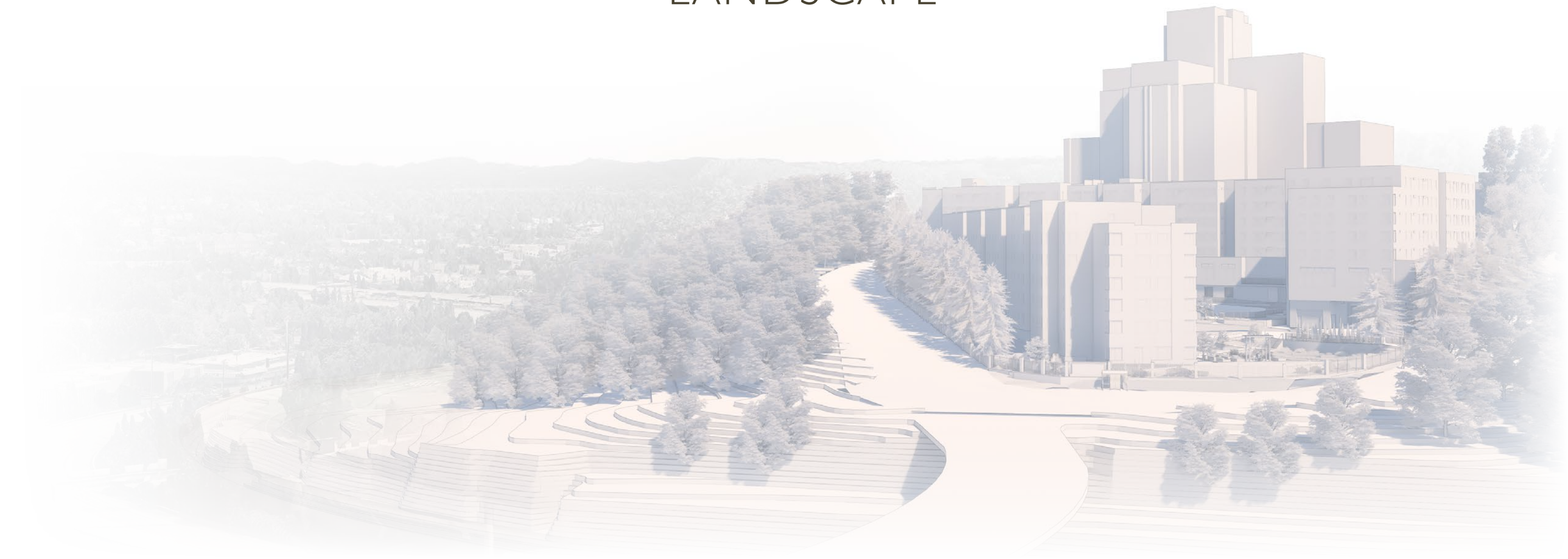
2 EXAMPLES OF MASTER PLAN WAYFINDING KIOSK

3 EXAMPLES OF MASTER PLAN WAYFINDING SIGNPOST



WAYFINDING SIGNPOST POST WILL BE FREESTANDING AND PROVIDE DIRECTIONAL SIGNAGE FOR BOTH WITH THE NEW DEVELOPMENT AND DIRECTION TOWARDS THE EXISTING CAMPUS. THERE IS POTENTIAL TO REUSE AN EXISTING, DECORATIVE LIGHT POLE AS PART OF THE DESIGN. (CS3.B.2)

LANDSCAPE



LANDSCAPE PLAN

LEGEND

- EXISTING TREES TO BE RETAINED
- PHASE 2 TREES
- CIP CONCRETE PAVING
- ARTIFICIAL PLAY SURFACE TURF
- GRAVEL PAVING – ADA ACCESSIBLE
- EDIBLE GARDEN BEDS
- BIKE RACK (2 SHORT-TERM PARKING SPACES PER RACK)
- SITE FURNISHINGS (BENCHES AND TABLE/CHAIR SETS)
- PERGOLA

TREES	BOTANICAL / COMMON NAME
	ACER CIRCINATUM 'PACIFIC FIRE' VINE MAPLE
	ACER RUBRUM 'KARPICK' KARPICK RED MAPLE
	BETULA NIGRA 'LITTLE KING' TM FOX VALLEY BIRCH
	CARPINUS BETULUS 'FRANS FONTAINE' FRANS FONTAINE HORNBEAM
	NYSSA SYLVATICA 'HAYMANRED' TM RED RAGE TUPELO
	PRUNUS SERRULATA 'AMANOGAWA' JAPANESE FLOWERING CHERRY

SHRUBS AND GROUNDCOVER PLANT SCHEDULE

SHRUBS AND GROUNDCOVER
ASARUM CAUDATUM / BRITISH COLUMBIA WILD GINGER
AZARA MICROPHYLLA 'VARIEGATA' / BOX LEAF AZARA
BERGENIA CORDIFOLIA / HEARTLEAF BERGENIA
CAREX MORROWII 'AUREA-VARIEGATA' / VARIEGATED JAPANESE SEDGE
DISPOROPSIS PERNYI / EVERGREEN SOLOMON'S SEAL
GAULTHERIA SHALLON / SALAL
HIMALAYAN ADIANTUM VENUSTUM / MAIDENHAIR FERN
KERRIA JAPONICA 'PICTA' / VARIEGATED JAPANESE KERRIA
MAHONIA EURYBRACTEATA 'SOFT CARESS' / SOFT CARESS MAHONIA
MAHONIA NERVOSA / OREGON GRAPE
POLYSTICHUM NEOLOBATUM / ASIAN SABER FERN
SARCOCOCCA HOOKERIANA HUMILIS / SWEETBOX
VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY
VACCINIUM X 'SUNSHINE BLUE' / SUNSHINE BLUE HIGHBUSH BLUEBERRY

EDIBLE GARDEN BED
–

BIORETENTION
CAREX OBNUPTA / SLOUGH SEDGE
CORNUS SERICEA 'ISANTI' / ISANTI REDOSIER DOGWOOD
IRIS DOUGLASIANA / DOUGLAS IRIS
JUNCUS ENSIFOLIUS / SWORDLEAF RUSH
JUNCUS PATENS / CALIFORNIA GRAY RUSH
JUNCUS TENUIS / POVERTY RUSH
SALIX PURPUREA 'NANA' / DWARF ARCTIC WILLOW
SCIRPUS ACUTUS / HARDSTEM BULRUSH
SPIRAEA BETULIFOLIA 'TOR' / BIRCHLEAF SPIREA
VACCINIUM CORYMBOSUM 'TORO' / TORO BLUEBERRY

EXISTING GROUNDCOVER AND MULCH TO REMAIN
–

EDG COMMENT

5a. The Board supported the general landscape intent and the intent to retain all on site and adjacent Exceptional Trees (CS1-D, DC3)

RESPONSE

The project continues to maintain all existing exceptional trees.

EDG COMMENT

5b. To strengthen the open space relationship with the streetscape as well as interior uses, the Board recommended programing each open space with a purpose and a function. (DC3- A1, PL1-C-2, PL3-C1)

RESPONSE

The open space has been revised to meet the needs of the housing residents, the El Centro Child Care Center and the AiPACE Senior Center. The upper plaza includes seating and takes advantage of the views of downtown. A stairway leads down to a multi-level accessible plaza area that includes seating and access to community rooms. Adjacent to the plaza is an outdoor play area for Pre-K aged children that will be operated by El Centro, and will also be made available to residents during non-operating hours, including weekends. From the play area, an accessible path curves around the landscaped bioretention areas in the courtyard to connect with the lower portion of the site. The lower (north) part of the site will include a resident garden.

SITE FEATURES

Anova Elevate chair

Anova Elevate table

Anova Elevate bench

Anova Exposition trash receptacle

Sportsworks Tofino bike rack

SITE FURNISHINGS

Concrete paving with sawcut joints

Bioretention stepping down with grade

Synthetic turf lawn area

Decking

SURFACE TREATMENTS

Pergola

COMMUNITY GARDEN

Corregated metal raised beds in community garden

PLANT PALETTE

Karpick Red Maple

Frans Fontaine Hornbeam

Red Rage Tupelo

LARGE DECIDUOUS TREES

Variegated Japanese Sedge

Low Oregon Grape

Himalayan Maidenhair Fern

Japanese Tassel Fern

Asian Saber Fern

Fox Valley Birch

Pacific Fire Vine Maple

Japanese Flowering Cherry

Yuletide Camellia

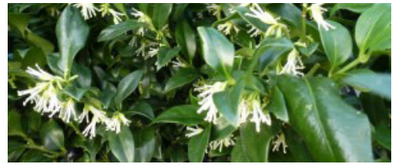
SMALL DECIDUOUS TREES AND LARGE SHRUBS

Evergreen Solomon's Seal

Monroe's White Lilyturf

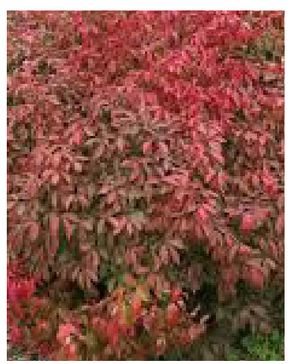
Highbush Blueberry

Salal



Dwarf Sweetbox

GROUNDCOVERS AND PERENNIALS



Rudy Haag Burning Bush

Pee Wee Oakleaf Hydrangea

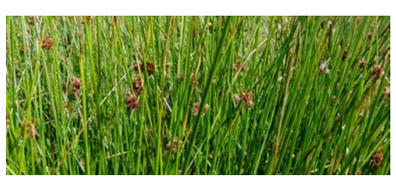
Soft Caress Mahonia

Wheeler's Dwarf Pittosporum

SMALL SHRUBS

Douglas Iris

Dwarf Arctic Willow



Hardstem bulrush

Birch-leaved Spirea

Kelsey Dogwood

BIORETENTION