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urban design analysis

TOPOGRAPHY

The site is located on the downside of 12th Avenue as it heads toward the International District and Rainier Valley. There are views to Mt. Rainier and the Rainier Valley from the site.

SOLAR ACCESS

Both the 12th Avenue and Fir street frontages have good solar access. The alley and north sides of the building have minimal solar access.

NEIGHBORING DEVELOPMENT

The site is in a transitional area between the International District to the South and Seattle University to the North. To the south and north 12th Avenue is a busy pedestrian street, while the immediate blocks surrounding the site are relatively quiet. The principal uses are a mix of single family residences, small commercial buildings & some larger multifamily buildings on 11th Avenue. Though not in the immediate vicinity the site is located close to the First Hill medical centers to the west and south of Seattle University and the Pike/Pine corridor.

ACCESS & TRANSPORTATION

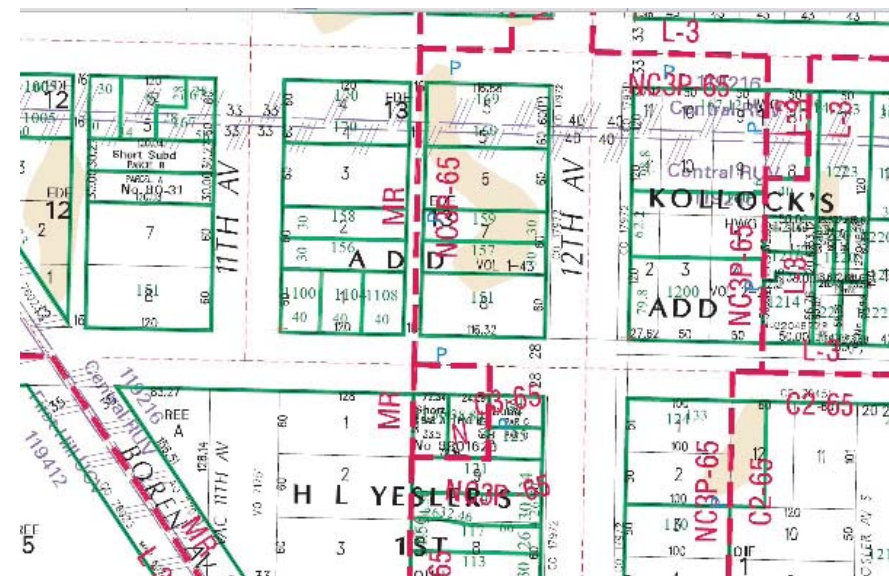
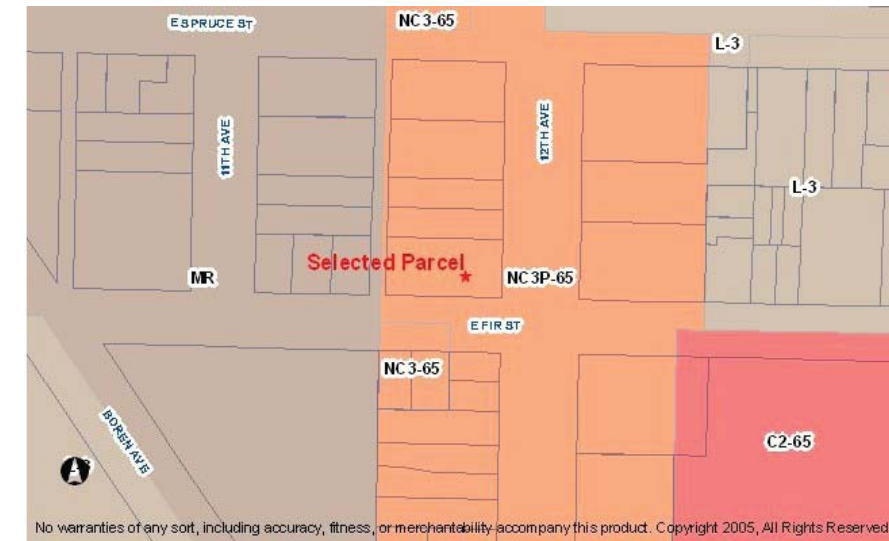
12th Avenue is an Arterial & a Principal Pedestrian Street. East Fir street is quiet residential street that ends in a dead end at Boren Avenue. The site has access from an unimproved alley. Bus lines run north-south along 12th Avenue and east-west along Yessler way.



zoning summary

23.47A.004	. Permitted and prohibited uses.
23.47A.004 A	. All uses either permitted or prohibited per Chart A
23.47A.004 G1	. In all NC zones and C zones live-work units are permitted out right subject to the provisions of this title.
23.47A.004 G2	. In pedestrian-designated zones live-work units shall not occupy more than 20% of the street-level street-facing facade.
23.47A.004 H	. The terms of Chart A are subject to any applicable exceptions or contrary provisions expressly set forth in this title.
23.47A.005	. Street-level uses.
23.47A.005 C	. In NC zones in new structures, street-level parking must be separated from the street-level, street-facing facade by another permitted use
23.47A.005 D1	. Residential uses are generally permitted anywhere in a structure in NC1, NC2, NC3 and C1 zones, except as provided in subsections D2 and D3, below.
23.47A.005 D2	“. Residential uses may not occupy, in the aggregate, more than 20% of the street-level street-facing facade in the following circumstances or locations:
23.47A.005 D2a	“. In a pedestrian-designated zone, facing a designated principal pedestrian street
23.47A.005 E	. Pedestrian-designated zones. In pedestrian-designated zones the locations of uses are regulated as follows:
23.47A.005 E1	. Along designated principal pedestrian streets, uses not listed in this subsection may not exceed, in the aggregate, 20% of the street-level street-facing facade.
23.47A.005 E2	. The following streets are principal pedestrian streets when located within a pedestrian-designated zone: 12th Avenue
23.47A.008	. Street-level development standards.
23.47A.008 A2	. Blank facades.
23.47A.008 A2a	. Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20' in width.
23.47A.008 A2b	. The total of all blank facade segments may not exceed 40 percent of the width of the facade of the structure along the street.
23.47A.008 A3	. Setbacks. Street-level street-facing facades must be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.
23.47A.008 B	. Nonresidential street level requirements.
23.47A.008 B2	. Transparency.
23.47A.008 B2a	. 60 percent of the street-facing facade between 2 feet and eight 8 feet above the sidewalk shall be transparent.
23.47A.008 B2b	. Transparent areas of facades shall be designed and maintained to allow unobstructed views from the outside into the structure
23.47A.008 B3	. Height and depth of nonresidential space. The following provisions apply to new structures or new additions to existing structures:
23.47A.008 B3a	. Nonresidential uses must extend an average of at least 30 feet and a minimum of 15 feet in depth from the street-level street-facing facade, except that if the street-facing facade and depth requirements result in a space greater than 50 percent of the structure's footprint, the Director shall modify the street-facing facade or depth requirements, or both, to reduce the space to 50percent of the structure's footprint
23.47A.008 B3b	. Nonresidential uses at street level must have a min. floor-to-floor height 13' feet.
23.47A.008 C	. Pedestrian Designations. In pedestrian-designated zones, the following apply:
23.47A.008 C1	. A minimum of 80 percent of the width of a structure's street-level facade that faces a principal pedestrian street must be occupied by uses listed in 23.47A.005 E1. The remaining 20 percent of the street frontage may contain other permitted uses and/or pedestrian entrances

23.47A.008 C3	. If the street-facing facade and depth requirements result in a space greater than 50 percent of the structure's footprint, the Director may modify the street-facing facade or depth requirements, or both, to reduce the space to 50 percent of the footprint.
23.47A.008 D	. Residential street-level requirements. Residential uses may be limited to 20% of the street-level street-facing facade under section 23.47.005. When a residential use is located on a street-level street-facing facade, the provisions of Subsection A and the following apply:
23.47A.012	. Structure height and floor area ratio.
23.47A.012 A	Max ht = 65'
23.47A.012 D	. Rooftop Features.
23.47A.012 D2	. Open railings, planters, skylights, clerestories, greenhouses, parapets and firewalls may extend as high as the highest ridge of a pitched roof permitted by subsection C or up to 4 feet above the otherwise applicable height limit, whichever is higher.
23.47A.013	. Floor area ratio.
23.47A.013 A	. FAR limits apply to all structures and lots in all NC zones and C zones.
23.47A.013 A1	All gross floor area not exempt under subsection D of this Section is counted against the maximum gross floor area allowed by the permitted FAR.
23.47A.013 A3	. Above-grade parking within or covered by a structure or portion of a structure must be included in gross floor area calculations.
23.47A.013 B	. Except as provided in subsections C, D and E of this section, maximum FAR allowed in C zones and NC zones is shown in Chart A. Maximum FAR for NC3-65 structures containing both residential and non-residential is 4.75
23.47A.014	. Setback requirements.
23.47A.014 B3	. A 15' setback is required along alley lot lines abutting a residential zone measured from the center line of the alley.
23.47A.014 E	. Structures in Required Setbacks.
23.47A.014 E1a	. Decks with open railings may extend into the required setback, but are not permitted within 5 feet of a lot in a residential zone, except as provided in subsection E1b.
23.47A.016	. Screening and landscaping standards.
23.47A.016 A2	. Green Area Factor Requirement. Landscaping that achieves a green factor score of .30 or greater is required for:
23.47A.016 A2a	. any new structure containing more than 4 dwelling units
23.47A.016 A2b	. any new structure containing more than 4,000 square feet of nonresidential uses
23.47A.024	. Residential Amenity Areas.
23.47A.024 A	. Residential amenity areas, including but not limited to decks, balconies, terraces, roof gardens, plazas, courtyards, play areas, or sport courts, are required in an amount equal to 5 percent of the total gross floor area in residential use, except as otherwise specifically provided in this chapter. Gross floor area, for the purposes of this subsection, excludes areas used for mechanical equipment, accessory parking and residential amenity areas.
23.47A.029	. Solid waste and recyclable materials storage space.
23.47A.029 A	>80% gross sf is residential therefore consider project residential 16-50 Units = 112 sf min. storage - Rear loading" 6' Min dim.
23.47A.029 B1	Level floor
23.47A.029 B2	Screened from street visibility
23.47A.029 B3	. Required parking.
23.47A.030	See Table A 23.54.015
23.47A.030	. Parking location and access.
23.47A.032	. Alley Access required
23.47A.032 A1	. Required Parking
23.54.015	. No parking required for uses in commercial zones in urban centers
23.54.015B	



151LOFTS
151 12TH AVENUE
EARLY
DESIGN
GUIDANCE
17 JANUARY 2008

<3>
ZONING
ANALYSIS

Pb
04



existing site conditions

USE

The site is currently occupied by a single story auto-repair shop with accessory structures and a large billboard.

TOPOGRAPHY

The lot slopes up 2' along 12th Avenue to the north and 12' to the west along East Fir Street. The alley slopes up an additional 8' to the north steeply at first before leveling out. The site contains an Environmentally Critical Area (Steep Slope) near the rear of the site. The ECA was created through grading the site for street level access.

ACCESS

Currently the site is accessed by a curb cut directly on 12th Avenue. Current zoning requires the site be accessed from the alley. The height of the alley is approximately 14' above the existing grade of 12th Avenue.

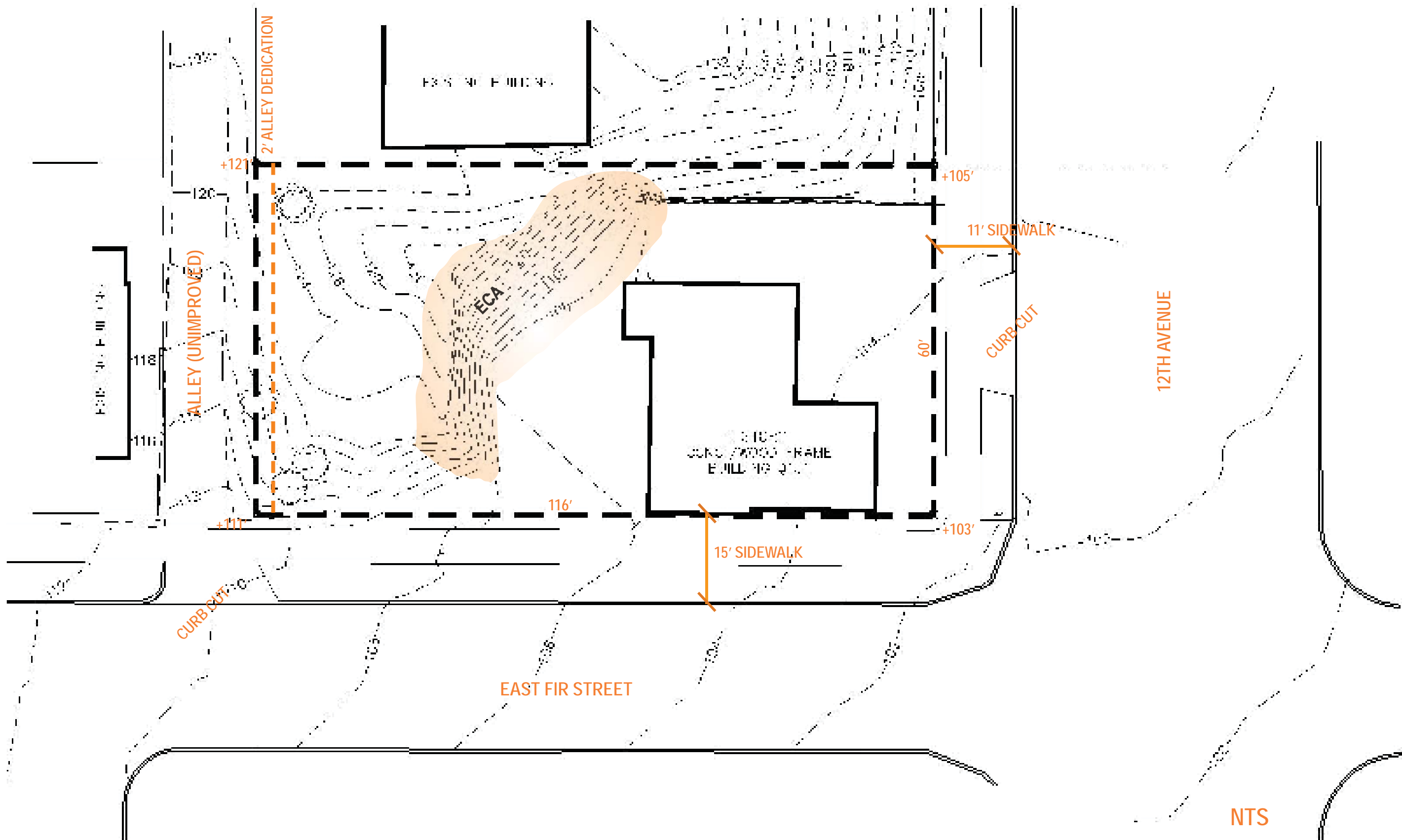
RIGHT OF WAY

Both R.O.W. widths are sufficient. The curbs, sidewalks and planting strips will have to be replaced. The existing sidewalks are approximately 15' wide on Fir St. and 11' on 12th Avenue. The existing curb-cut on 12th Avenue will be removed. The alley will also be fully improved. There are no existing street trees, they will be added as part of the development. The alley is unimproved and will require full improvements and a 2' dedication.

VEGETATION

There are several 4-8 inch maple trees near the west end of the site. The trees are perched precariously over the alley on a steep slope. With the required 2' alley dedication the trees cannot be retained.





NTS



View of Site Looking NW



12th Avenue Frontage



E. Fir Frontage



Alley Looking North



Alley Looking South



E. Fir Streetscape Looking East



12th Ave. Streetscape Looking South



12th Ave. Streetscape Looking North



11th Ave. Looking North



Multi-Family Building @ 11th & Spruce



New Townhouses & Existing Multifamily Looking N. on 11th



Corner of 12th & Spruce



King County Youth Detention Center on 12th



Typical Large Multi-Family Development on 11th Ave.



AGNES LOFTS | 12th & Pike



TRACE LOFTS | 12th & Pike



1310 E. UNION



SU LAW SCHOOL | 12th & Columbia



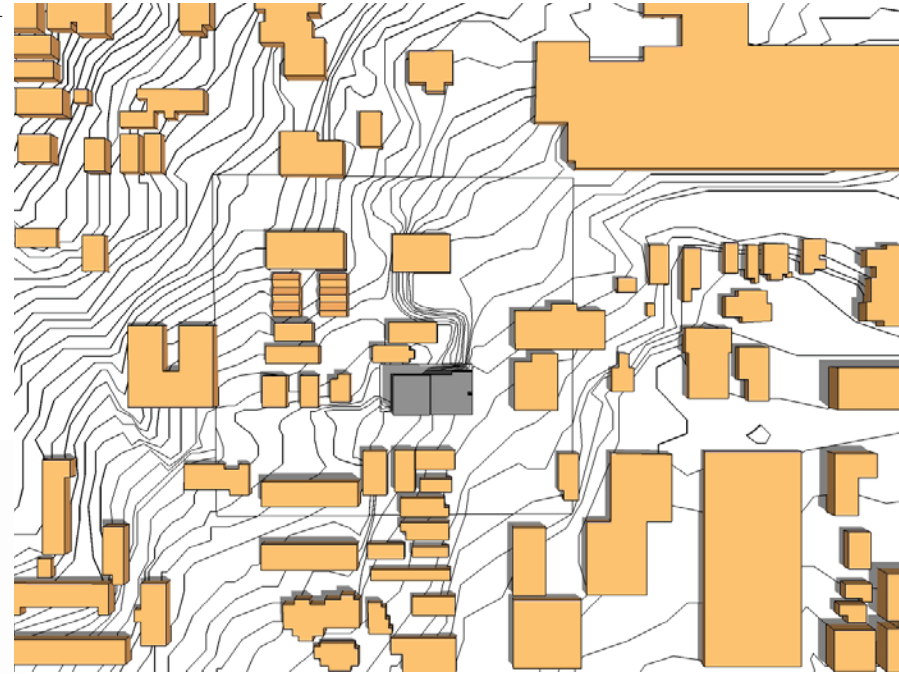
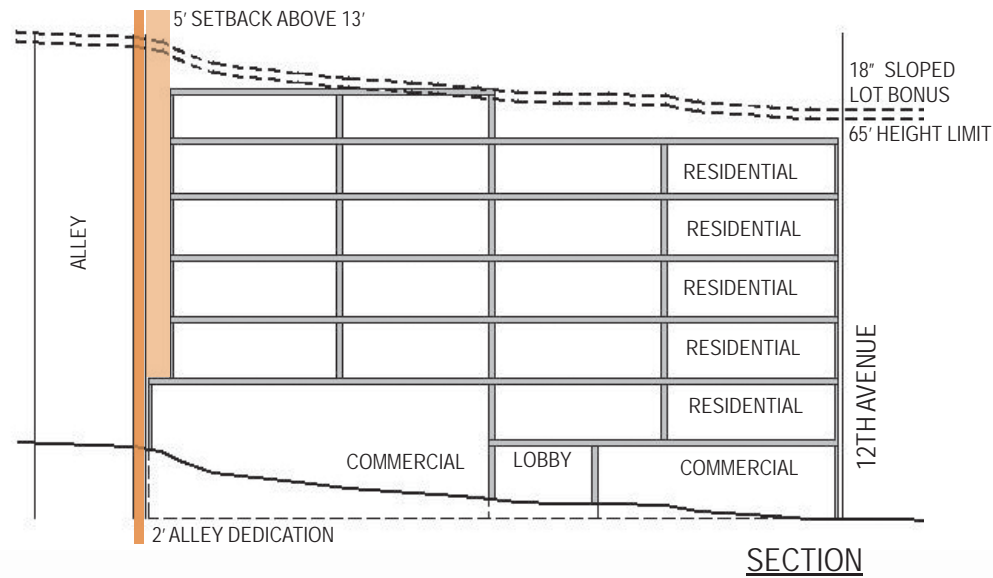
RIANNA APARTMENTS | 12th & Columbia



ST. IGNACIOUS | SU Campus

151LOFTS
151 12TH AVENUE
EARLY
DESIGN
GUIDANCE
17 JANUARY 2008

<9>
RECENT
AREA
DEVELOP-
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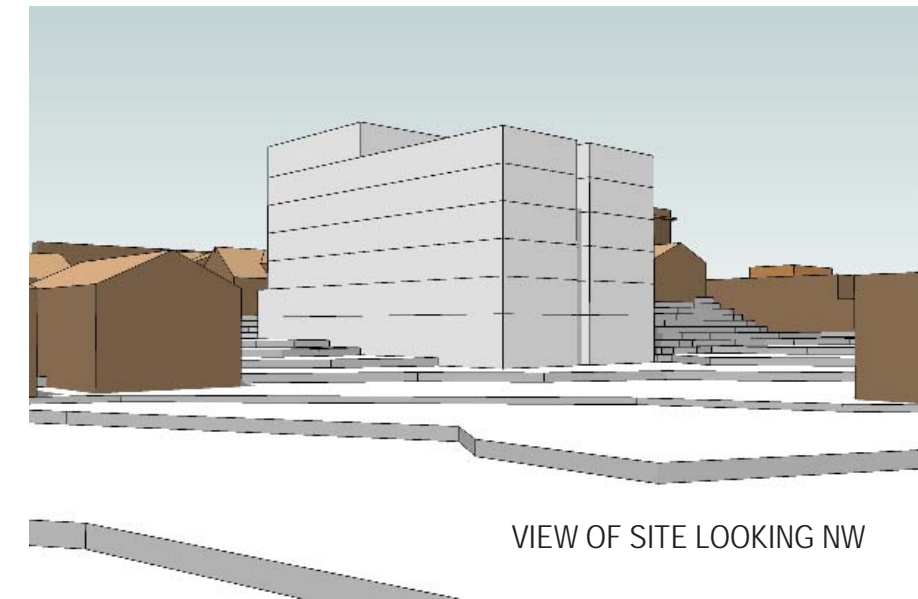
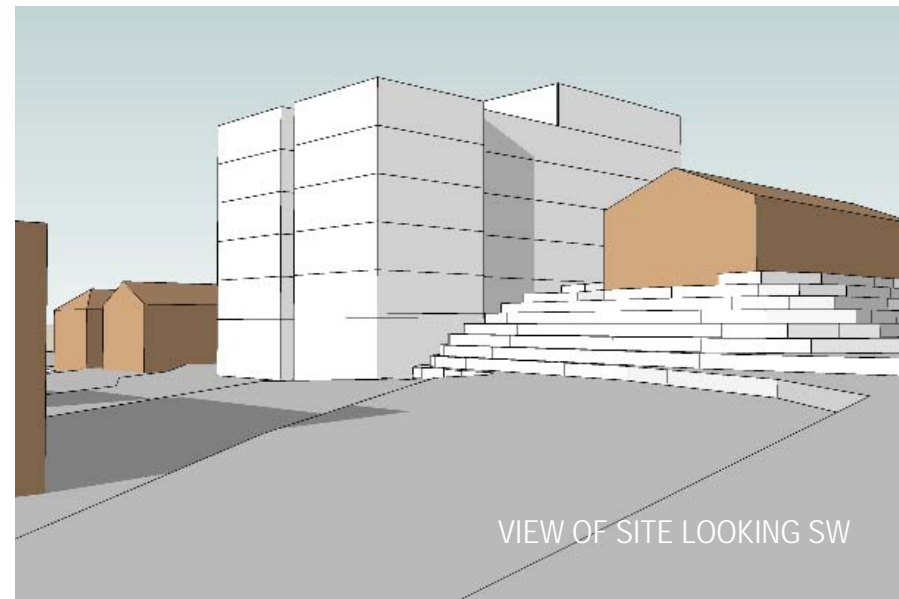
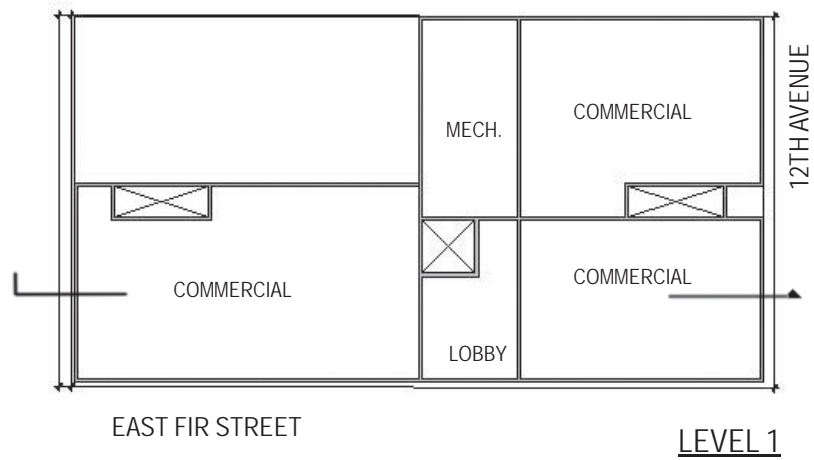


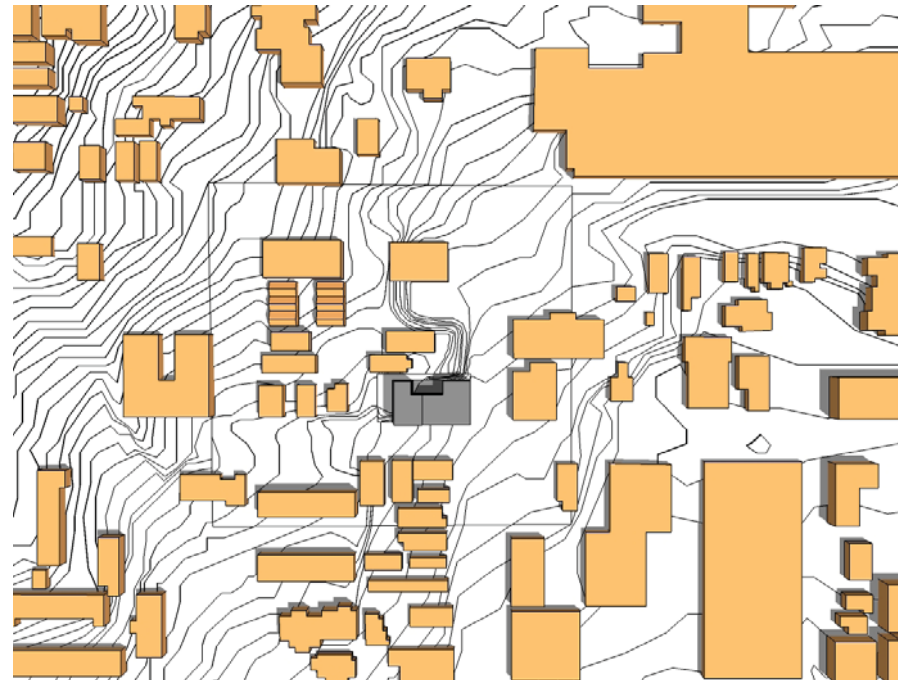
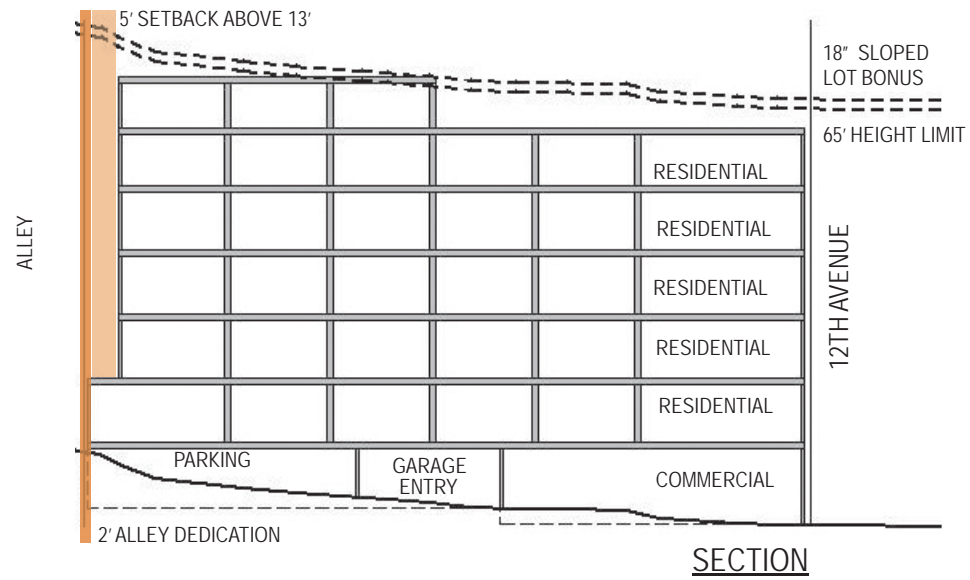
ALTERNATIVE A - CODE COMPLIANT SCHEME

- 42 Units
- 2,200 sf of Commercial in 3 Locations
- No Parking Provided
- Residential Lobby off of E. Fir Street
- Common Roof Deck
- 4.75 FAR
- No Departures

Advantages
- Maximizes Site

- Disadvantages**
- Doesn't provide Parking
 - Commercial is split between 3 spaces
 - Commercial located on Fir Near Residentially Zoned Lots
 - Building Mass is Large and Does Not Respect Adjacent Zoning





ALTERNATIVE B

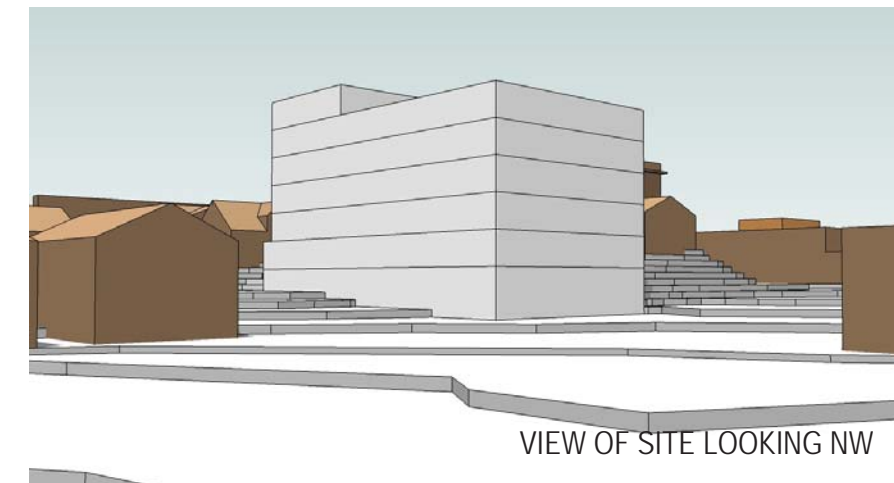
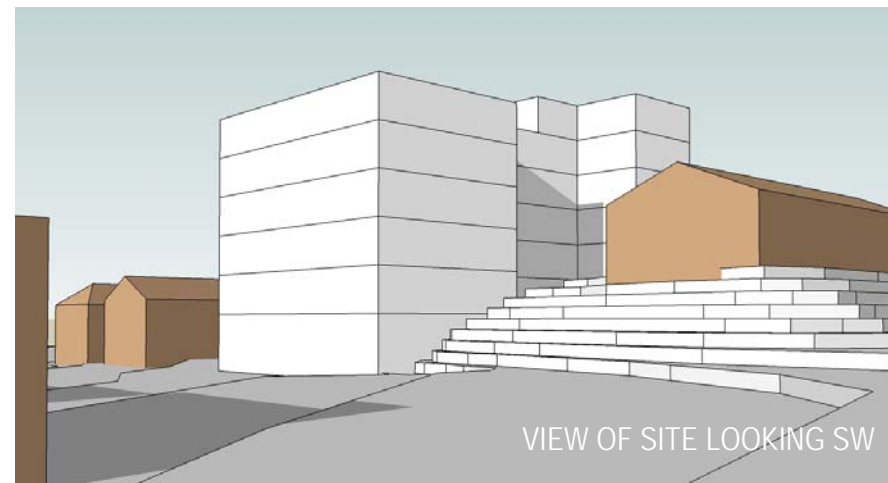
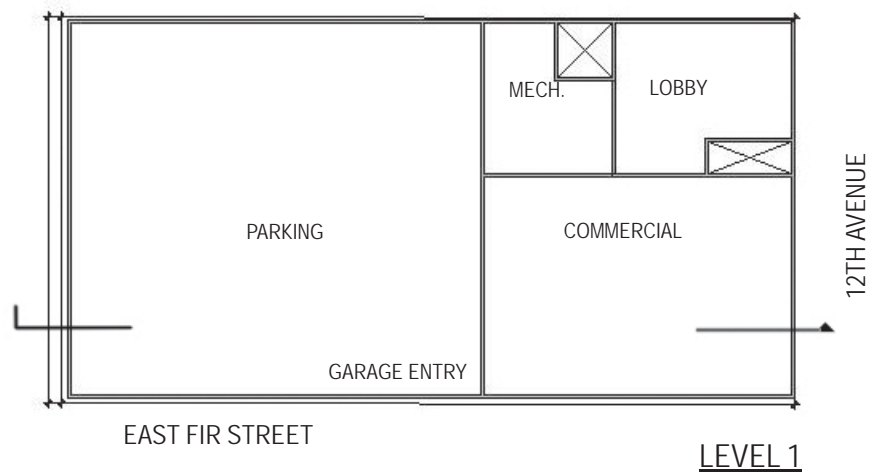
- 44 Units
- 1,200 sf of Commercial
- 10 Parking Spaces Provided
- Parking Access off of E. Fir Street
- Residential Lobby off of 12th Avenue
- Common Roof Deck
- 4.75 FAR
- Departures: Parking Access
Street Level Development Standards on Fir St.

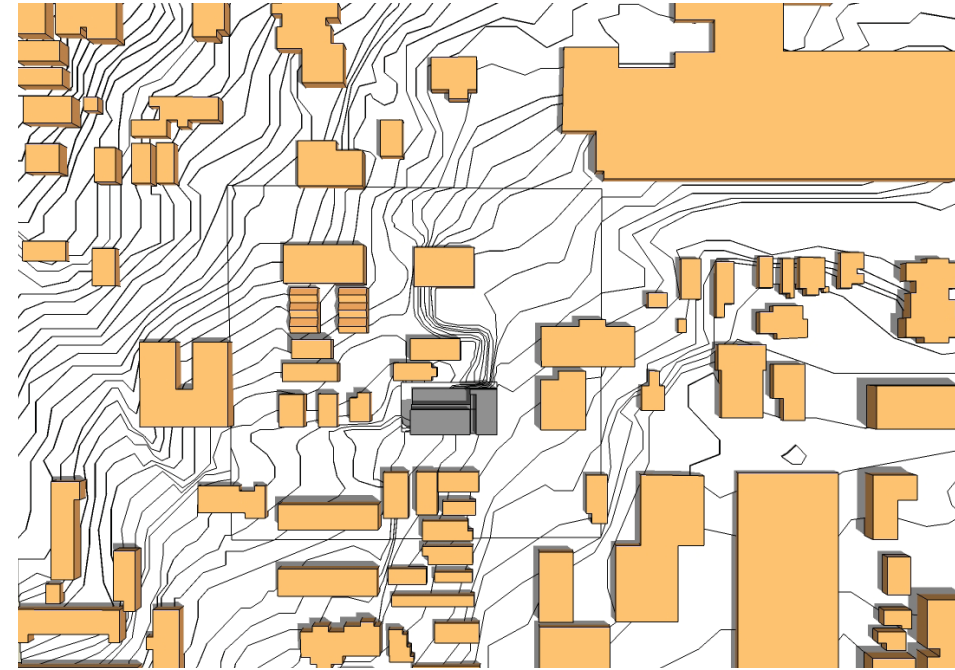
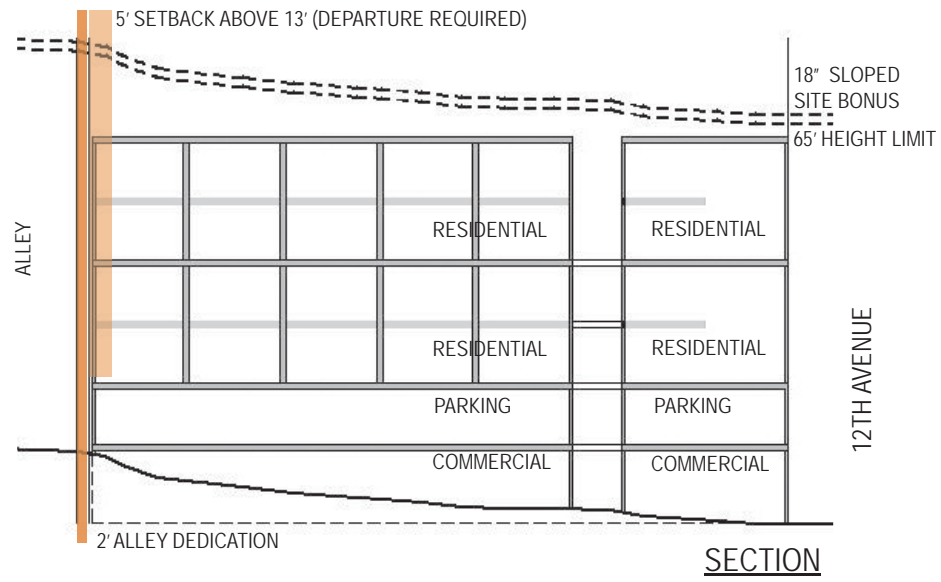
Advantages

- Maximizes Site
- Efficient Single Loaded Design

Disadvantages

- Doesn't Provide Sufficient Parking to Meet Demand
- Commercial Space is Small
- Building Mass is Large and Does Not Respect Adjacent Zoning





ALTERNATIVE C - PREFERRED SCHEME

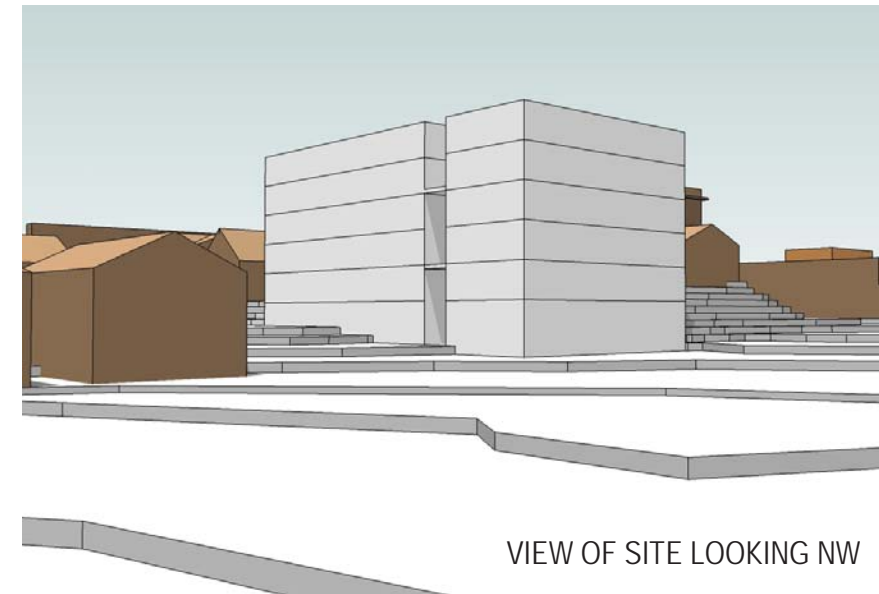
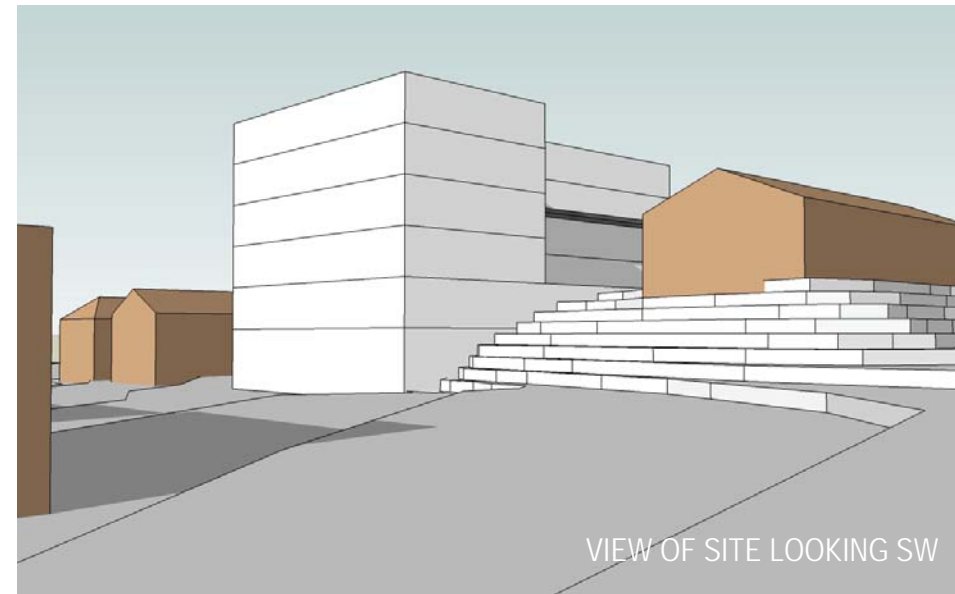
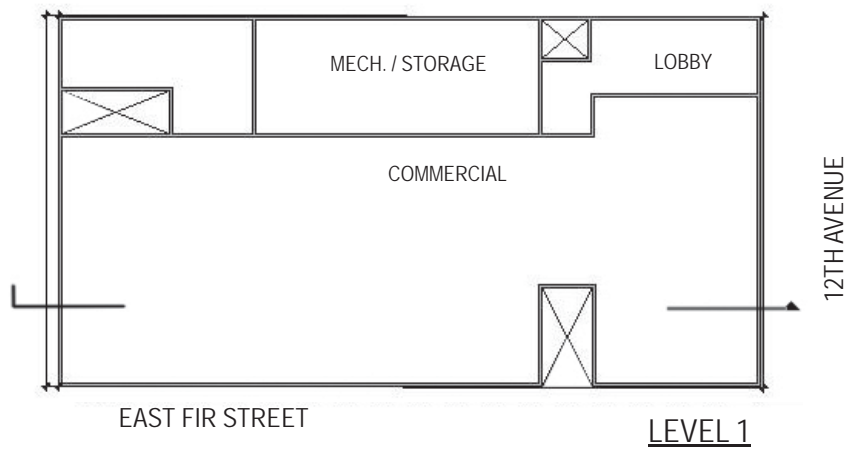
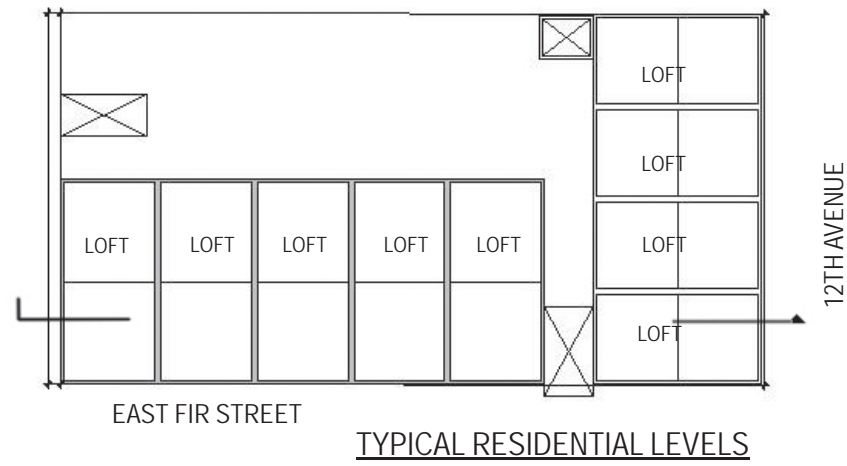
- 18 2-Story Loft Units
- 4,000 sf of Commercial
- 18 Parking Stalls Provided at Level 2
- Residential Lobby off of 12th Avenue
- Common Roof Deck at L2 and Private Roof Decks
- 4.7 FAR

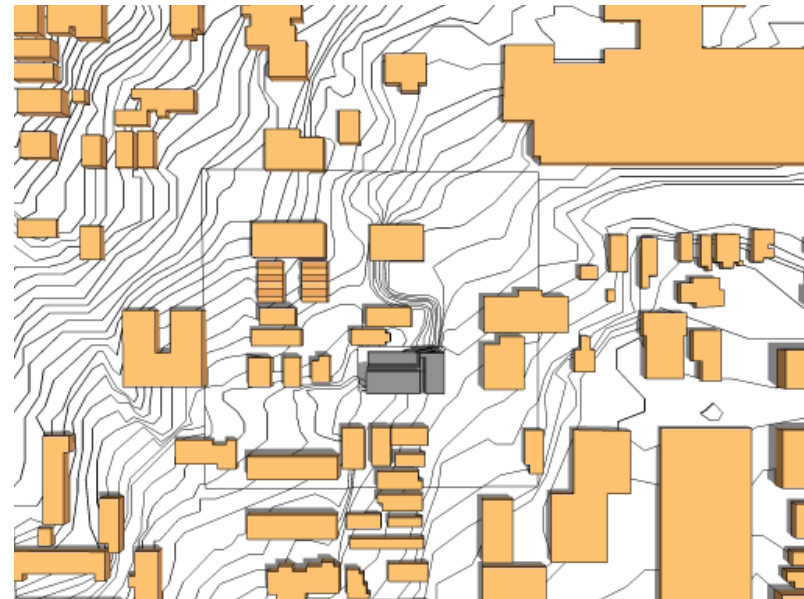
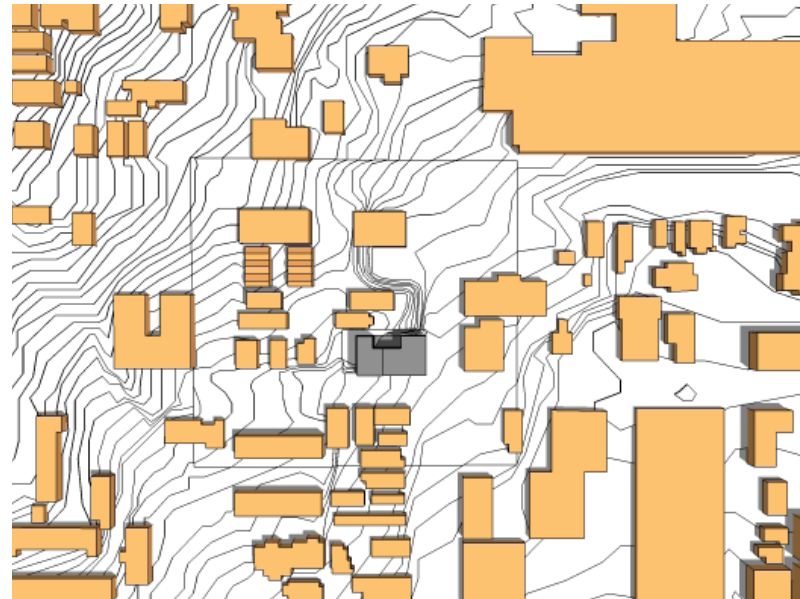
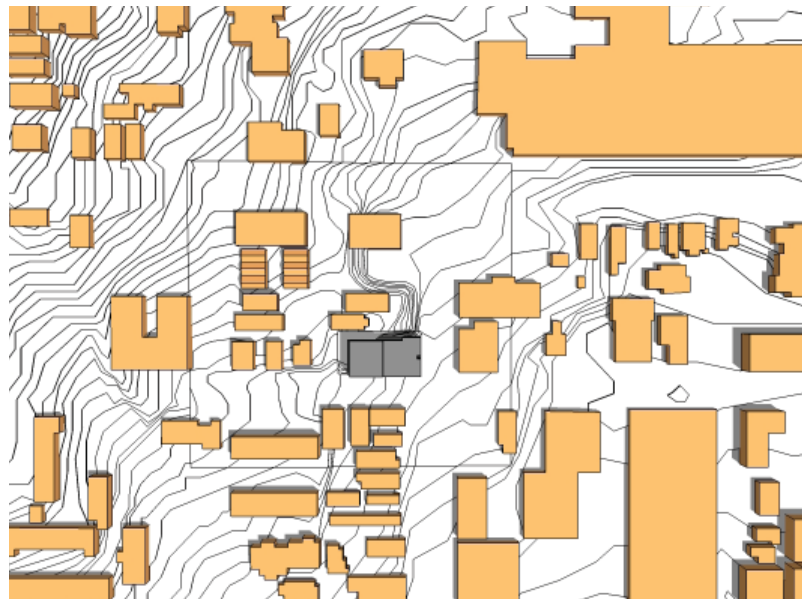
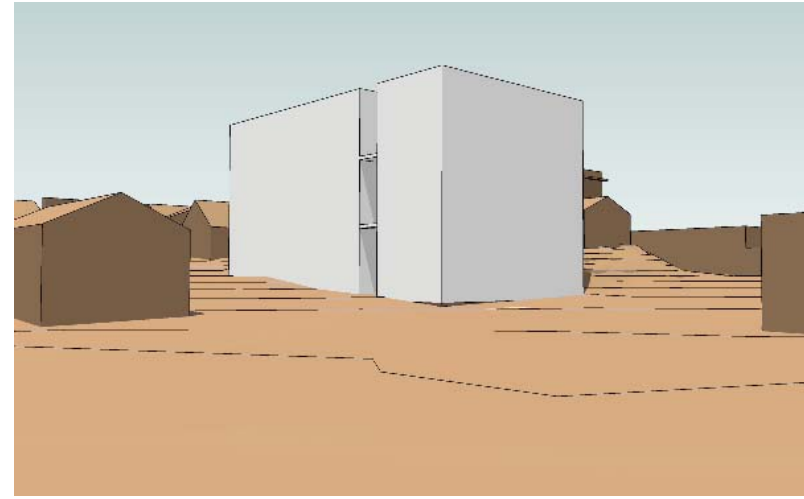
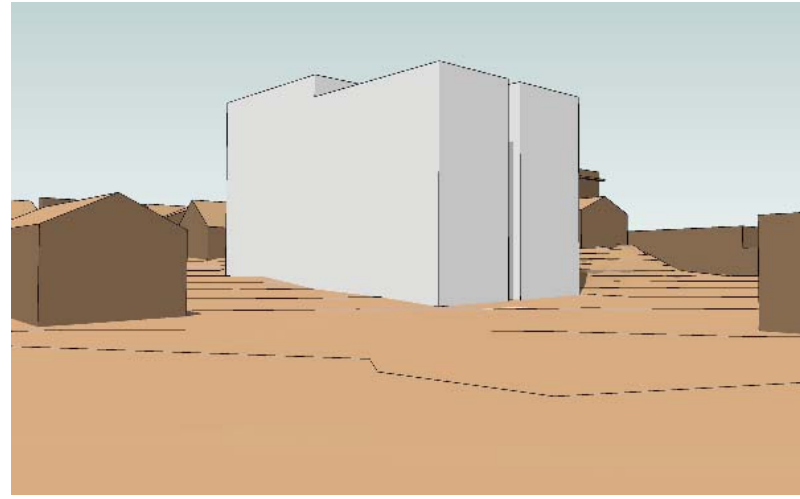
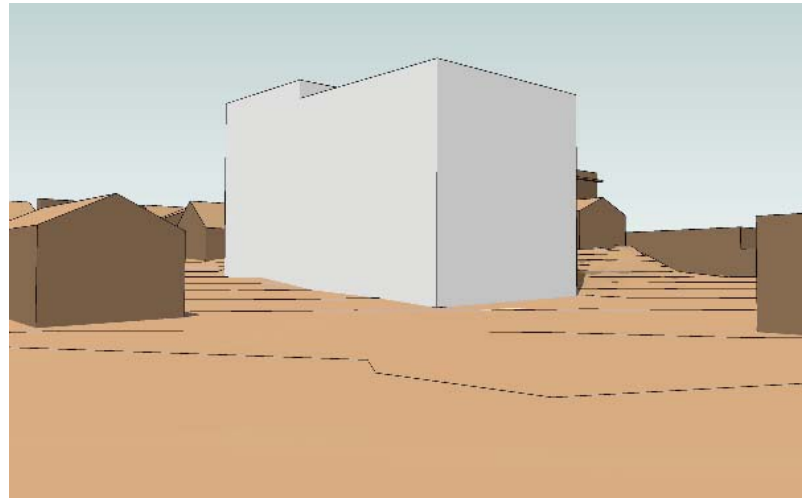
Advantages

- Building Mass Split in two Reduces Bulk & Scale
- Level 2 Roof Deck and Building Height acknowledges adjacent Midrise Zone
- Large Commercial Space

Disadvantages

- Less Units
- Departures Required (See Page 14)





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ALTERNATIVE B

- 44 Units
- 1,200 sf of Commercial
- 10 Parking Spaces Provided
- Parking Access off of E. Fir Street
- Residential Lobby off of 12th Avenue
- Common Roof Deck
- 4.75 FAR
- Departures: Parking Access
Street Level Development Standards on Fir St.

Advantages

- Maximizes Site
- Efficient Single Loaded Design

Disadvantages

- Doesn't Provide Sufficient Parking to Meet Demand
- Commercial Space is Small
- Building Mass is Large and Does Not Respect Adjacent Zoning

ALTERNATIVE C - PREFERRED SCHEME

- 18 2-Story Loft Units
- 4,000 sf of Commercial
- 18 Parking Stalls Provided at Level 2
- Residential Lobby off of 12th Avenue
- Common Roof Deck at L2 and Private Roof Decks
- 4.7 FAR

Advantages

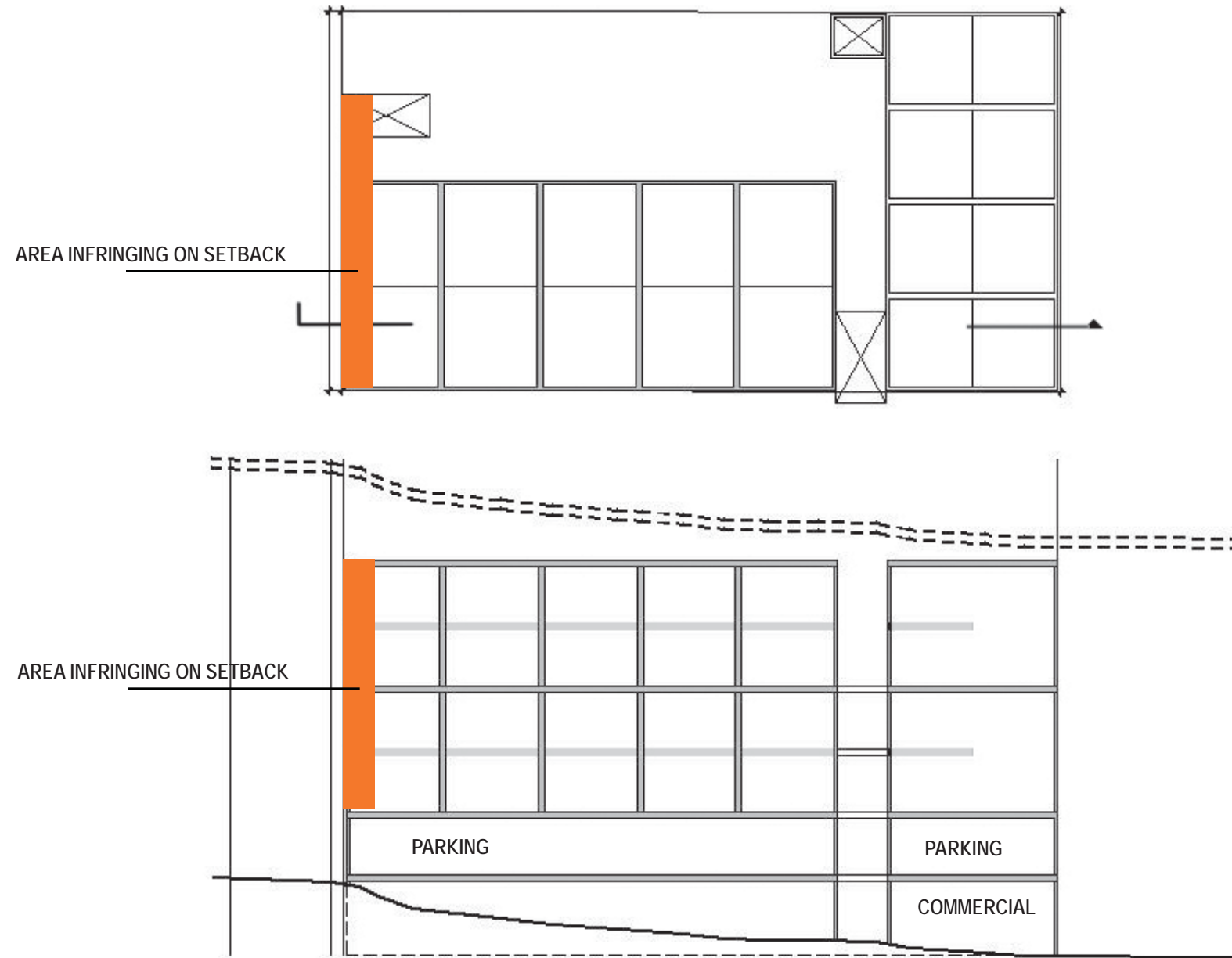
- Building Mass Split in two Reduces Bulk & Scale
- Level 2 Roof Deck and Building Height acknowledges adjacent Midrise Zone
- Large Commercial Space

Disadvantages

- Less Units
- Departures Required (See Page 14)

departure requests

- SMC 23.47A.014.B.3: when a projects is across an alley from a residentially zoned lot a 15' setback is required for the building above 13' measured from the centerline of the alley. This would equal a 5' setback on our property. The intent of the code is to project residentially zoned lots from larger scale commercial developments. We are requesting a departure to waive the setback. In order to reduce the impact we proposing to lower the building height and not build an additional story at the rear of the site (see alternatives A & B). This amounts to a 5 story building at the rear of the site that is approx. 40' wide rather than a 6 story building that is as wide or wider.

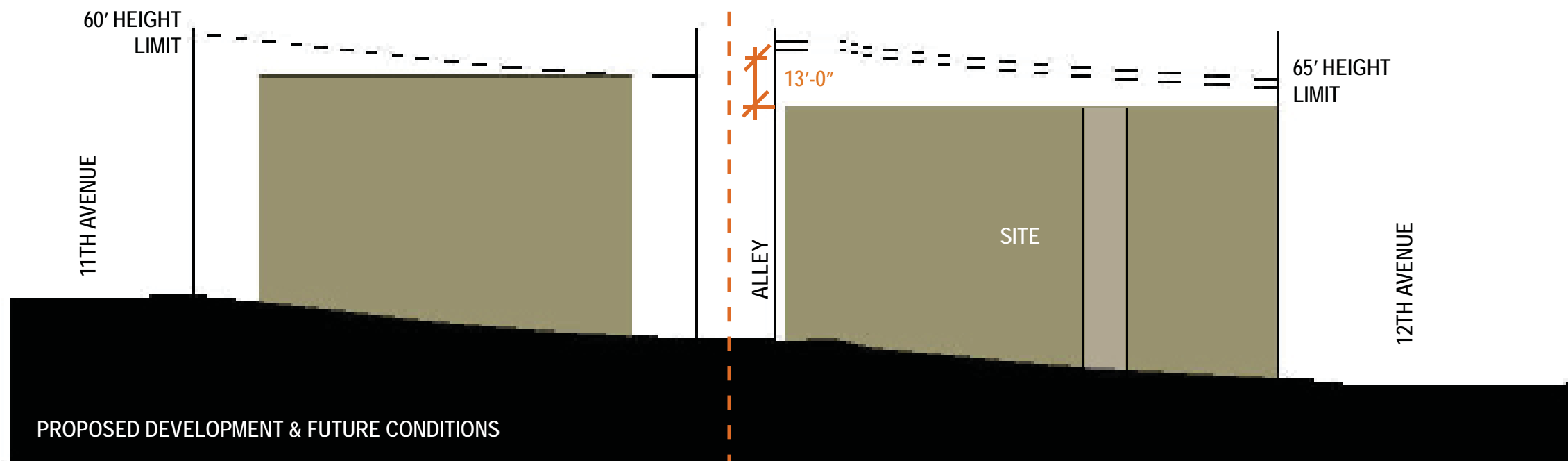
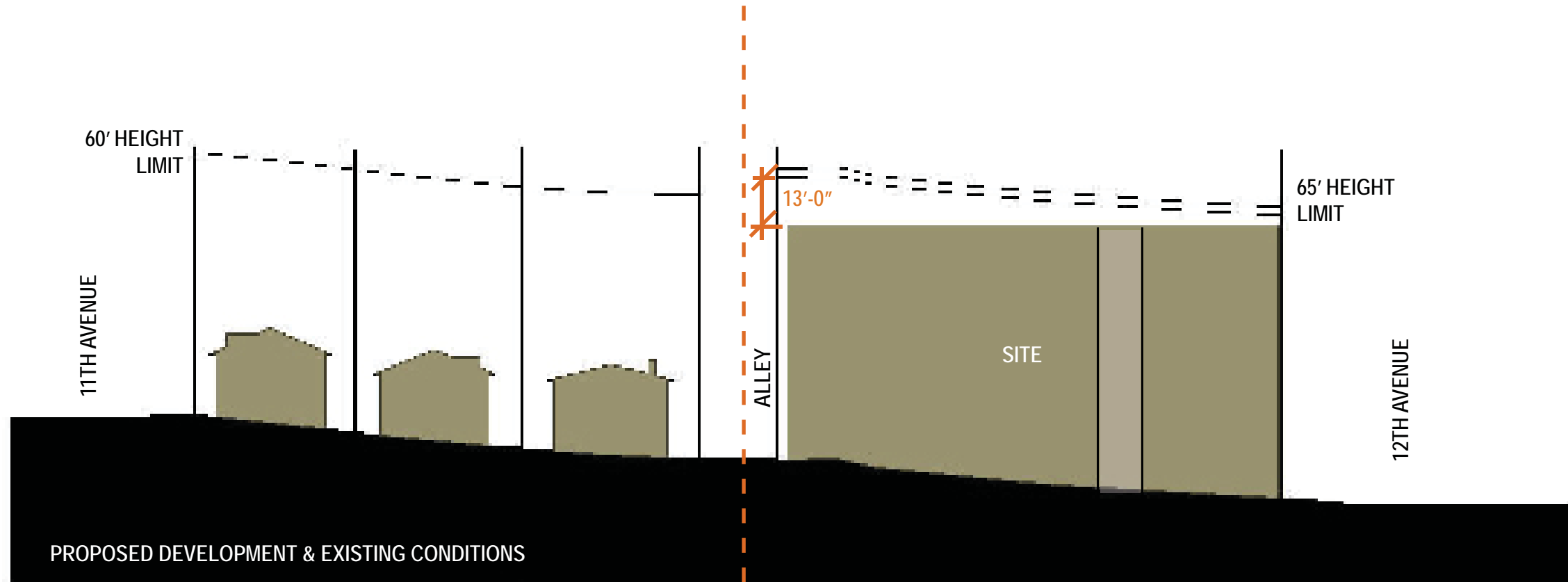


development objectives

The proposal is for 18 2-story loft units over parking at level 2 and ground floor commercial. The objective is not simply to maximize the site but to create a good development for the residents and the neighborhood. A large ground floor commercial space is proposed that is significantly larger than the code required space. The principal commercial entrances will be off of 12th Avenue because E. Fir Street transitions toward a residentially zoned area. Though parking is not required it is necessary for a financially feasible development. With access required off of the alley 14' above level 1 ramping to a subterranean garage would limit the commercial space and require extensive departures. Parking is thus located on the second level. By splitting the mass of the building in two the project begins with a bold massing which contributes to the overall architectural concept of the building. Green roofs, extensive glazing, exterior sun-screens and new materials are all being explored as the design develops. The proposal also includes Built Green™ certification.

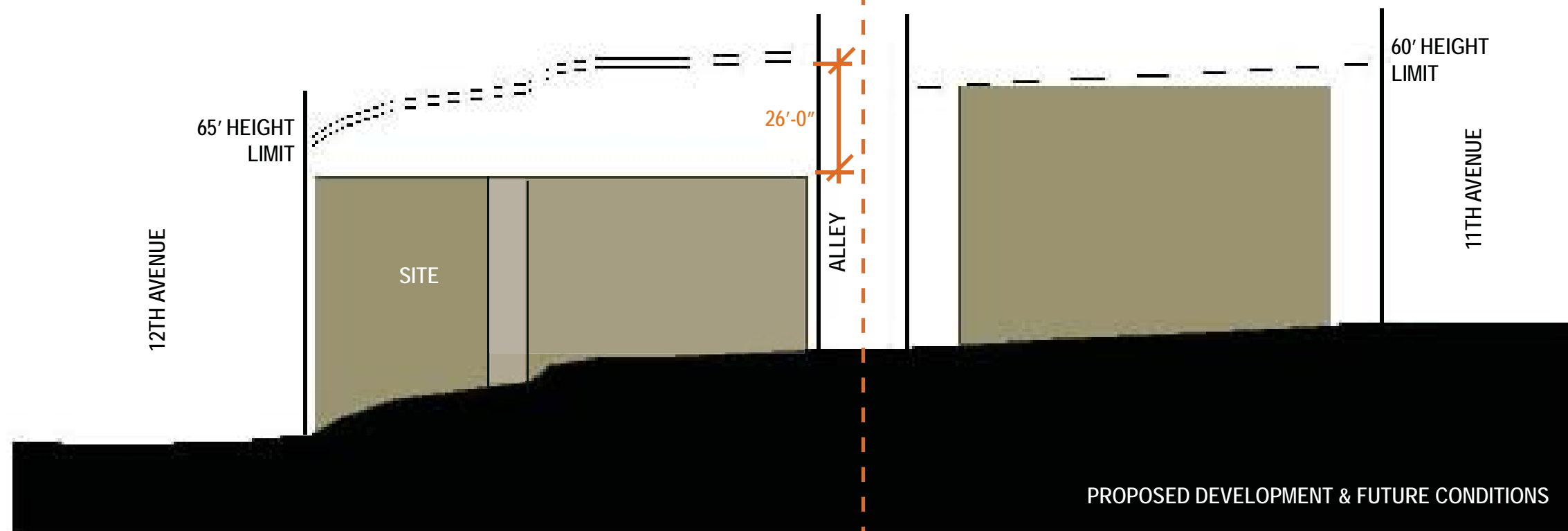
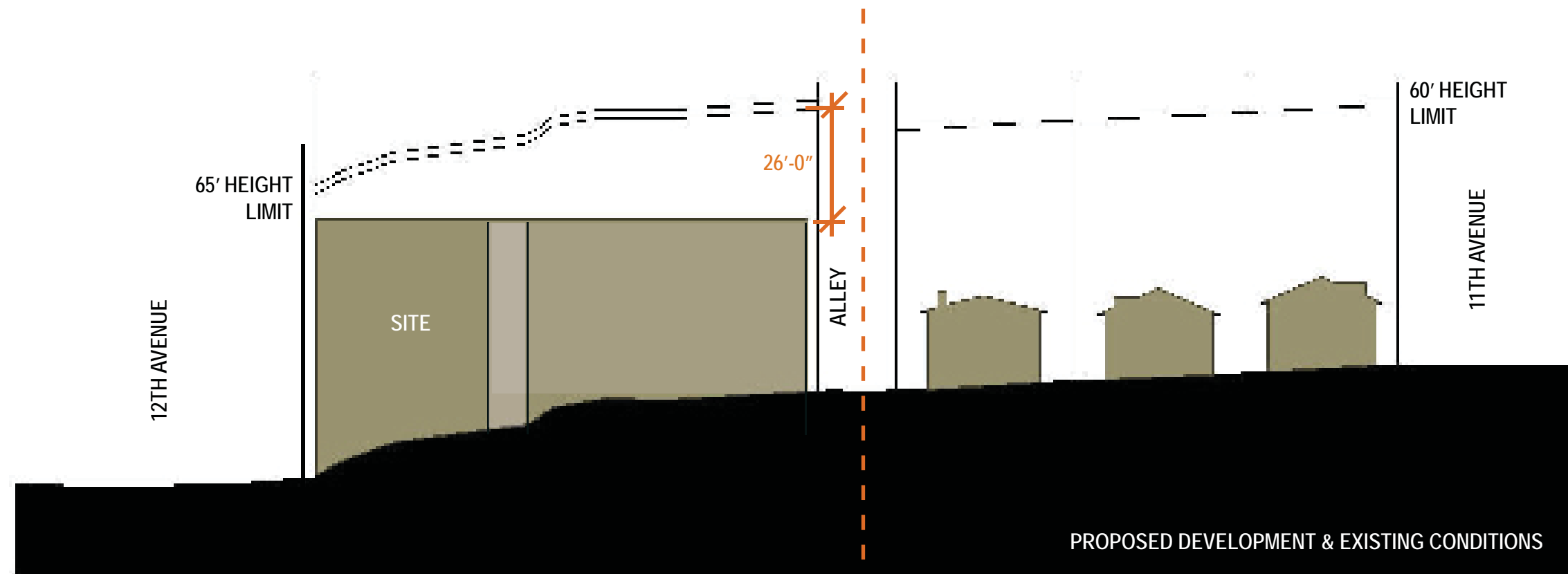
relevant city guidelines

- A.1 Responding to Site Characteristics
The site slopes in numerous directions creating challenges for access and street level development standards.
- A.2 Streetscape Compatibility
Because the streetscape is underdeveloped we are in a position of setting a precedent.
- A.5 Respect for Adjacent Sites
Though the transition to the MR zone to the west is insignificant in terms of height it still is important to create the transition from commercial to residential.
- A.8 Parking and Vehicular Access
Vehicular access is required to be and should be from the alley. Because of the topography of the site providing parking is difficult and not financially feasible to provide below grade so parking at level two is proposed but needs to be treated carefully.
- C.2 Architectural Concept and Consistency
Though the transition to the MR zone to the west is insignificant in terms of height it still is important to create the transition from commercial to residential.
- C.4 Exterior Finish Materials
Exterior finish materials should be high-quality, durable and relate to the overall architectural concept.
- D.4 Design of Parking Lots Near Sidewalks
Because we intend on locating our parking at level two it needs to be treated to work with the overall architectural concept.
- D.8 Treatment of Alleys
With the adjacent residential zone the alley should be treated for safety and security as well as enclose mechanical and trash away from the neighboring properties.



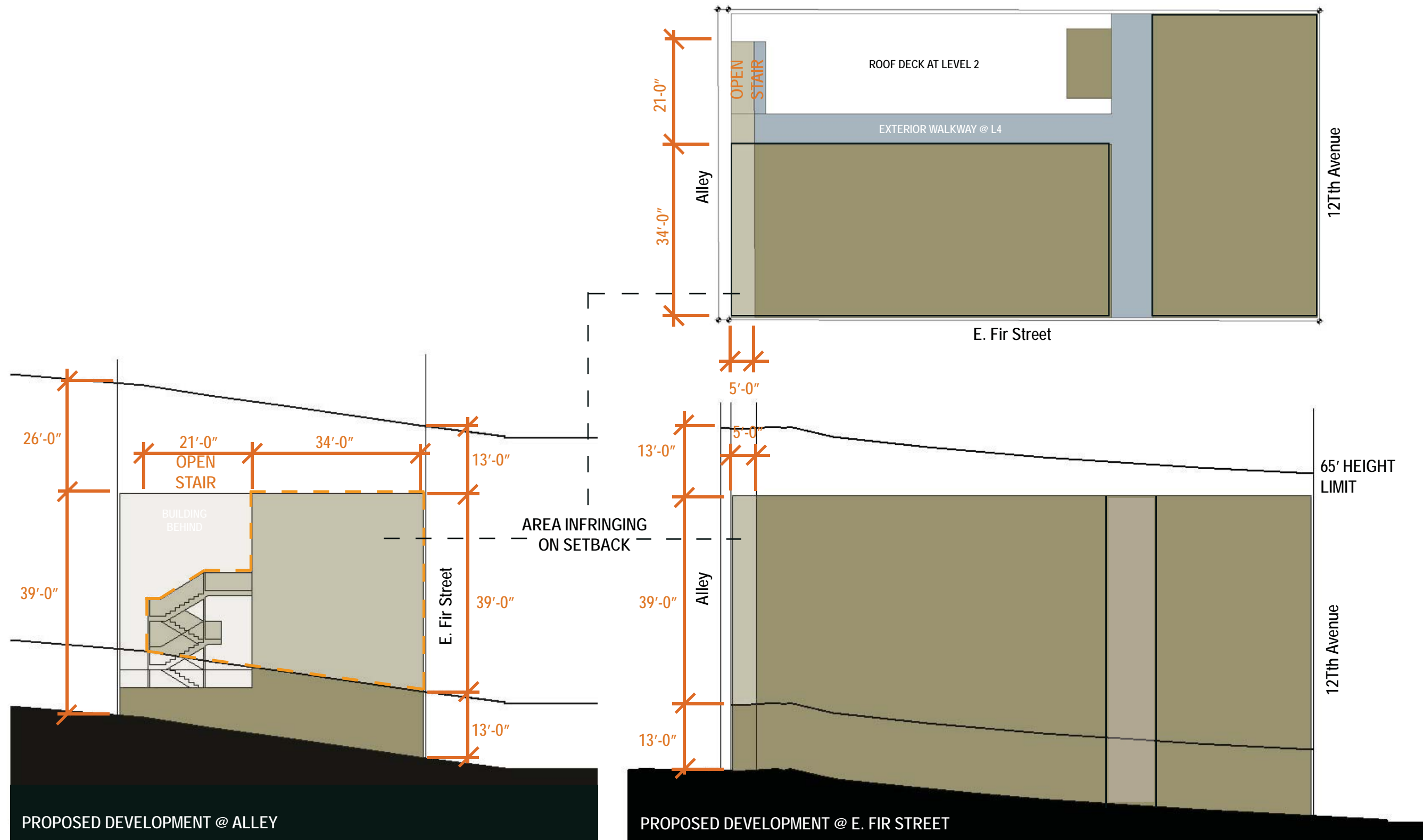
MIDRISE NC3-65

site section at E. Fir Street



NC3-65 MIDRISE

site section at N. Property Line



departure diagram

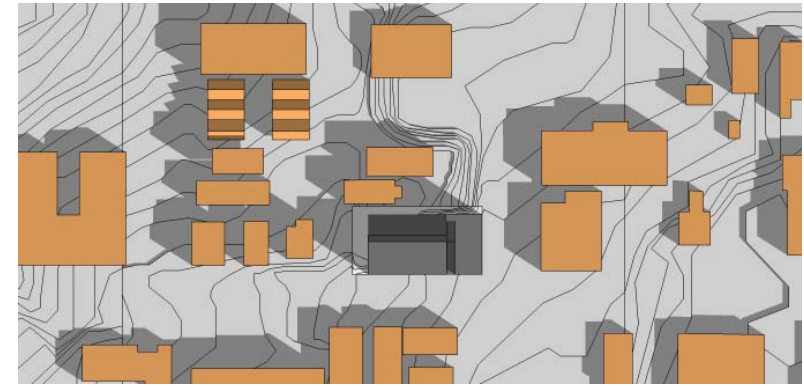
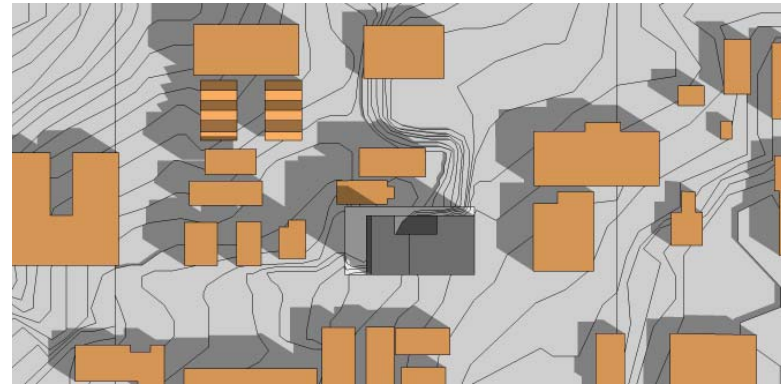
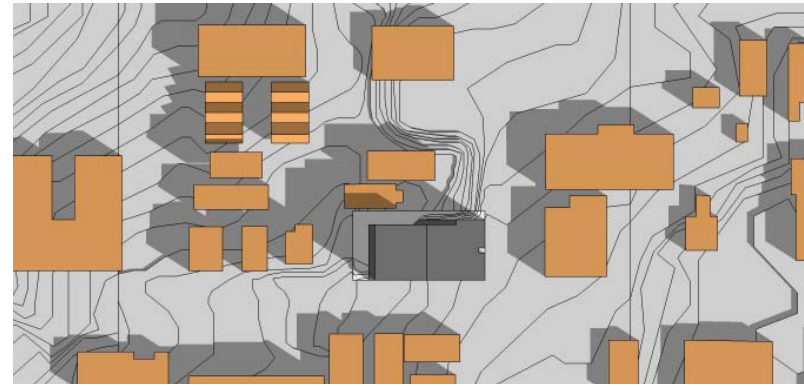
departure diagram

Alternative A

Alternative B

Alternative C

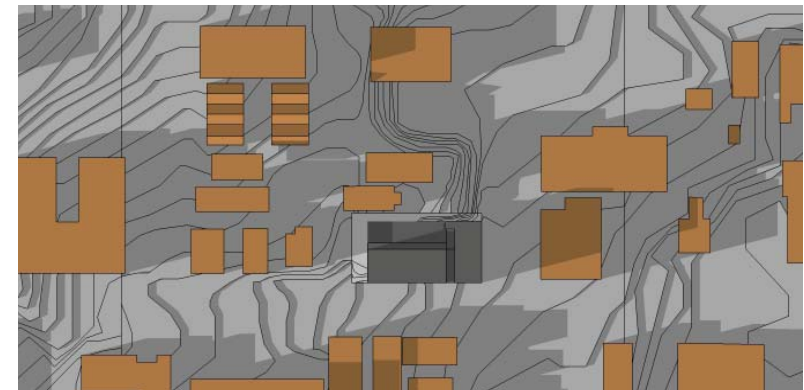
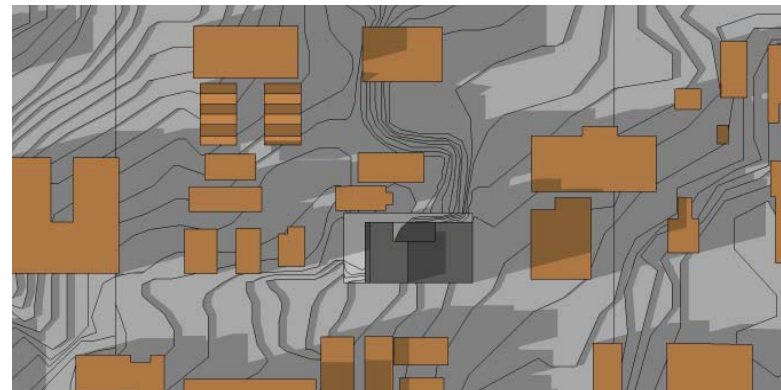
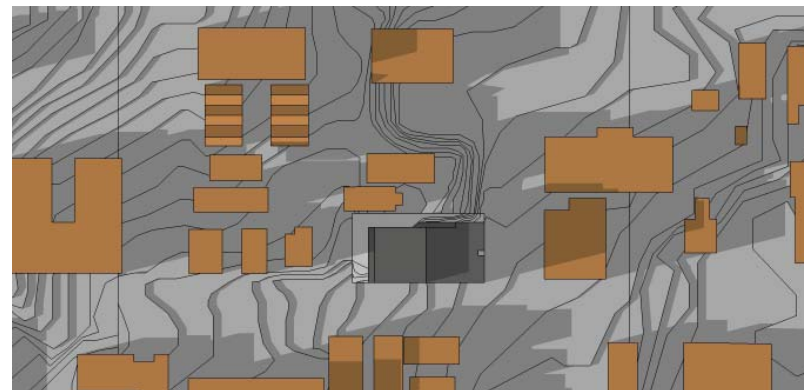
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151LOFTS
151 12TH AVENUE
EARLY
DESIGN
GUIDANCE
17 JANUARY 2008

solar
access
diagrams
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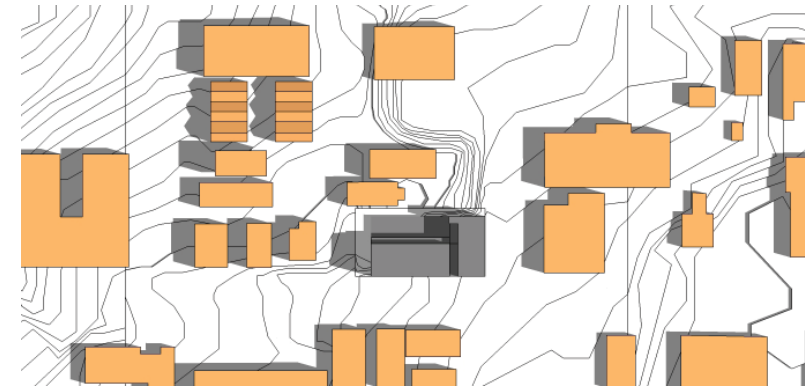
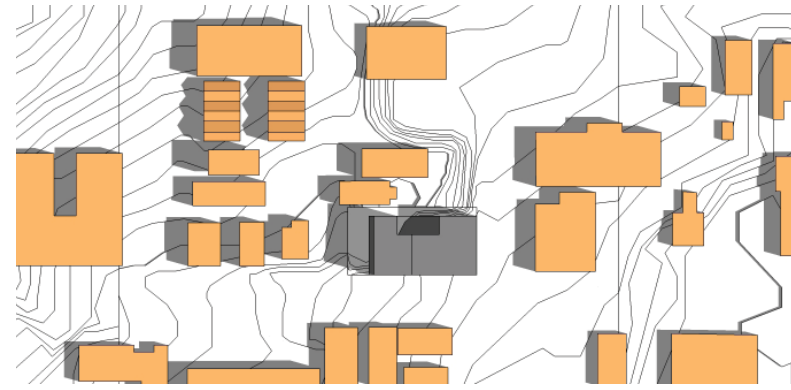
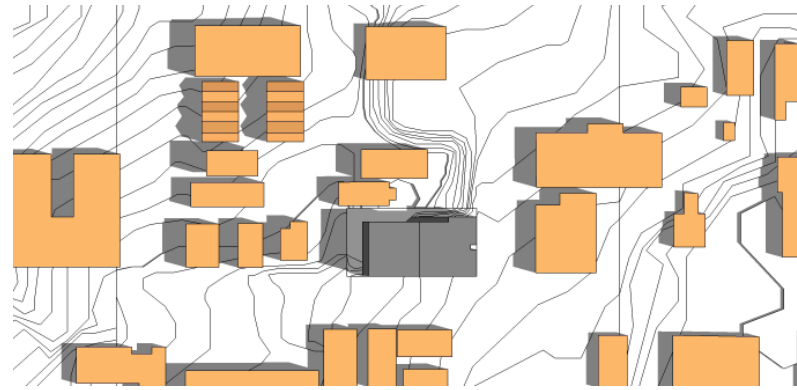
Vernal Equinox
March 20

Alternative A

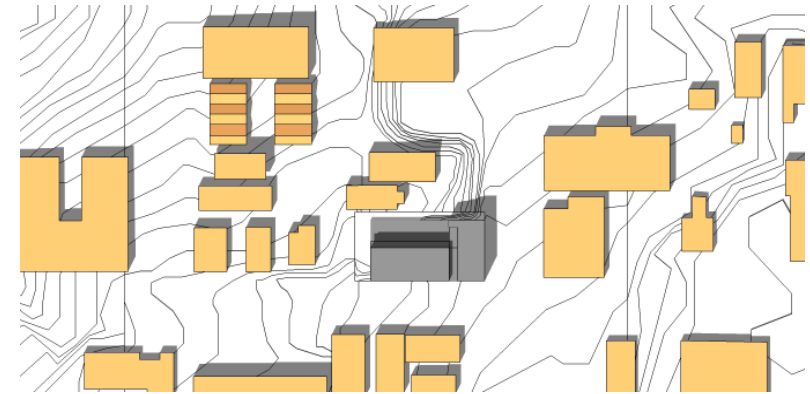
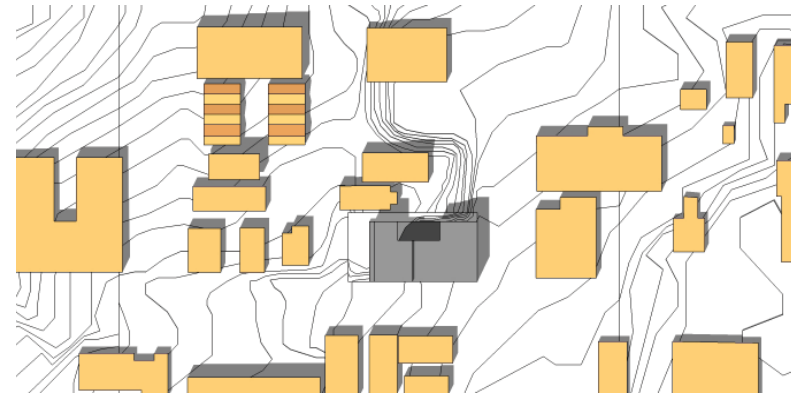
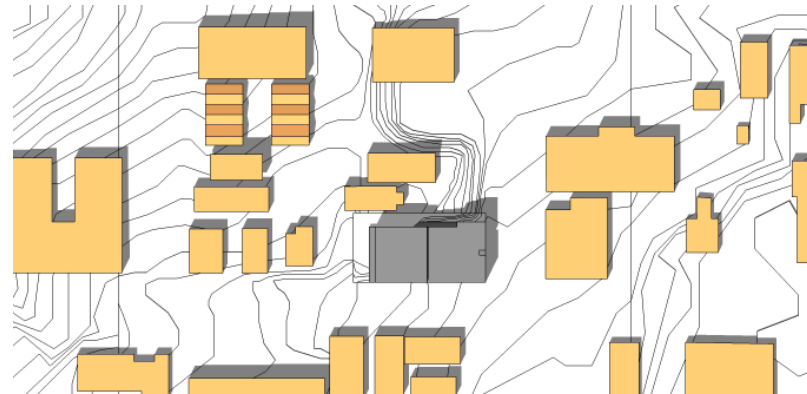
Alternative B

Alternative C

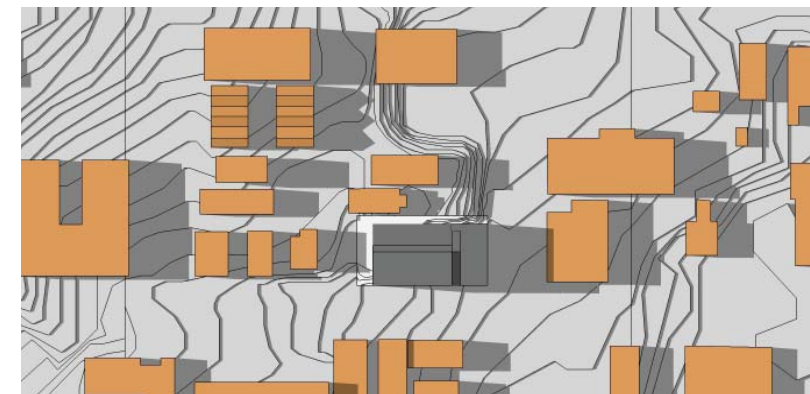
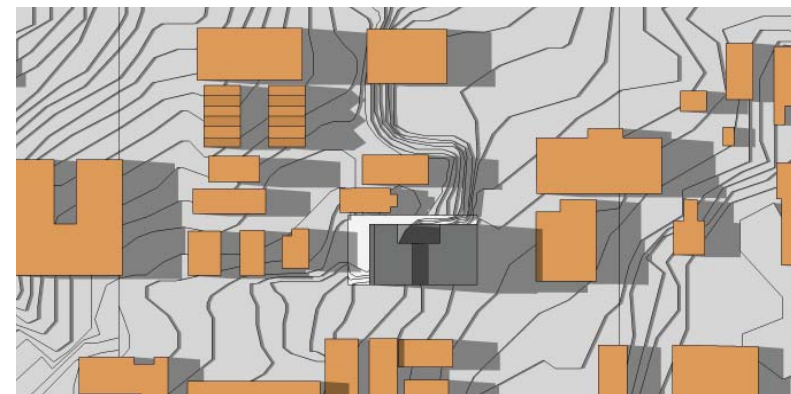
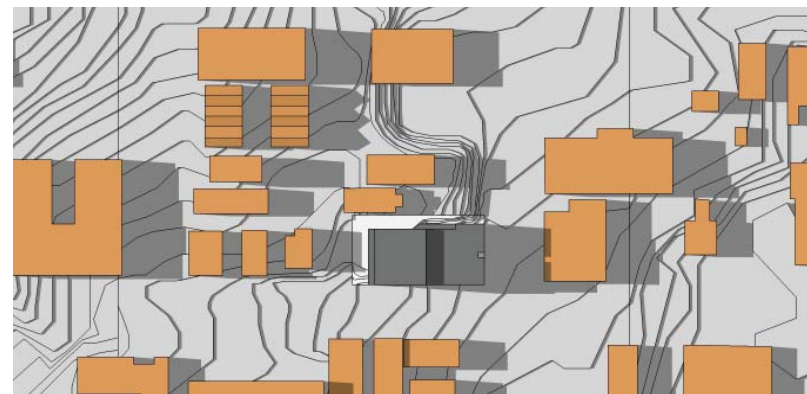
9am



1pm



5pm



Summer Solstice
June 21

151LOFTS
151 12TH AVENUE
EARLY
DESIGN
GUIDANCE
17 JANUARY 2008

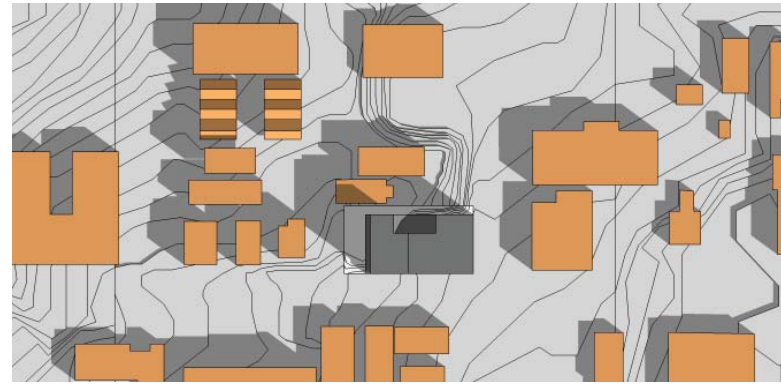
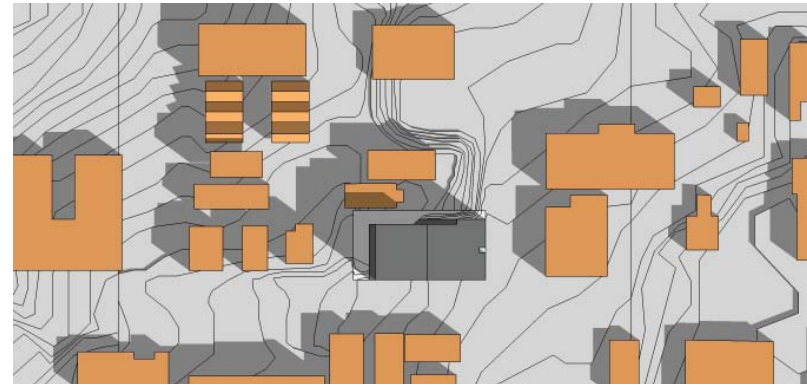
solar
access
diagrams
(2)

Alternative A

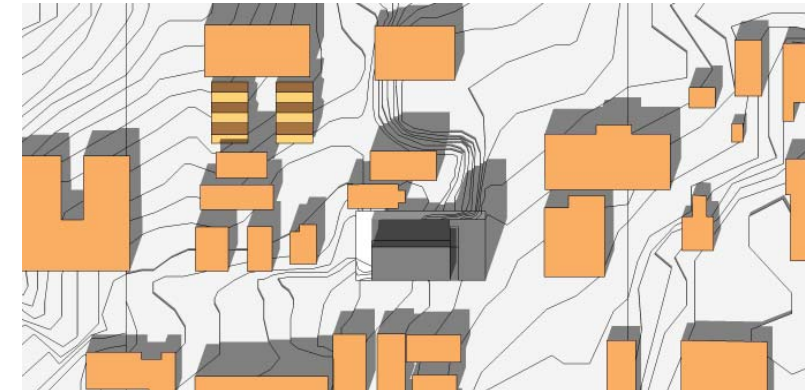
Alternative B

Alternative C

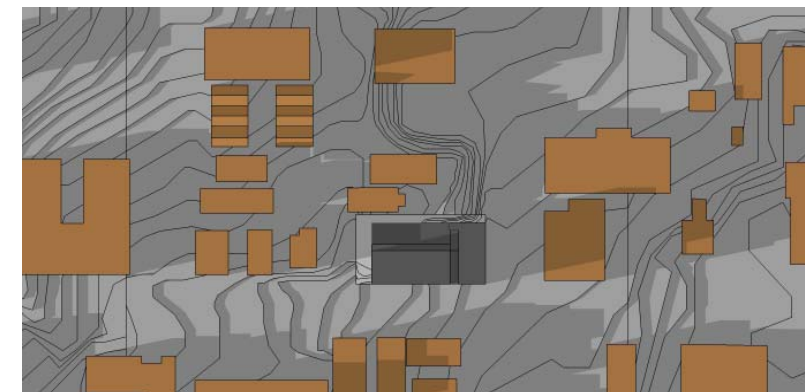
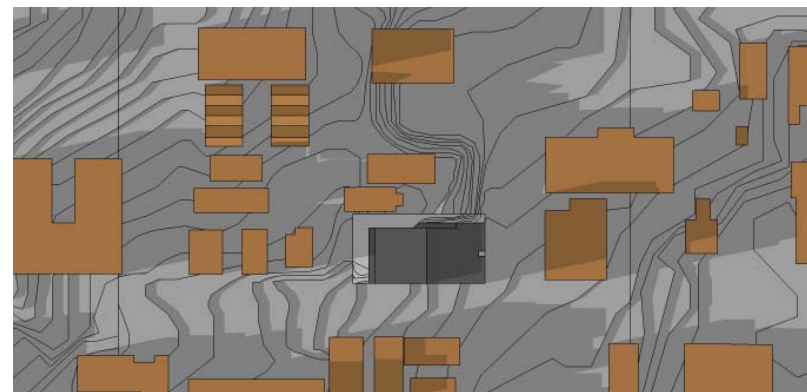
9am



1pm



5pm



151LOFTS
151 12TH AVENUE
EARLY
DESIGN
GUIDANCE
17 JANUARY 2008

solar
access
diagrams
(3)

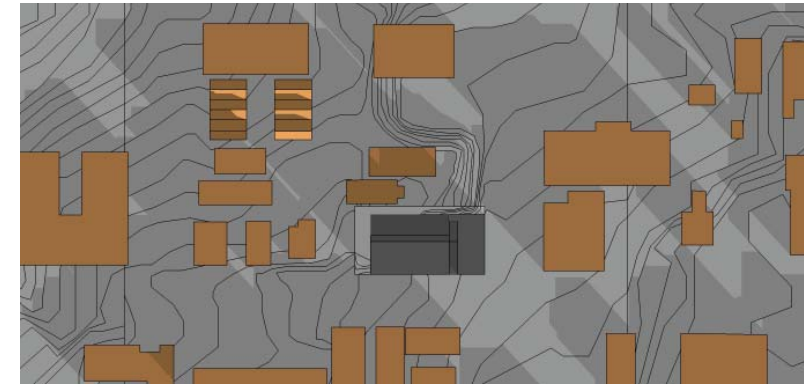
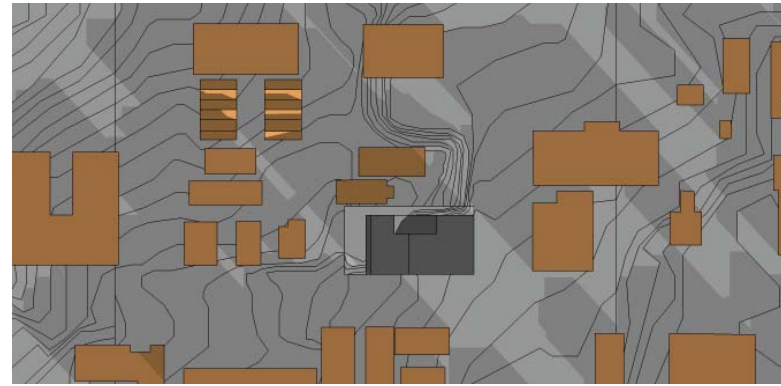
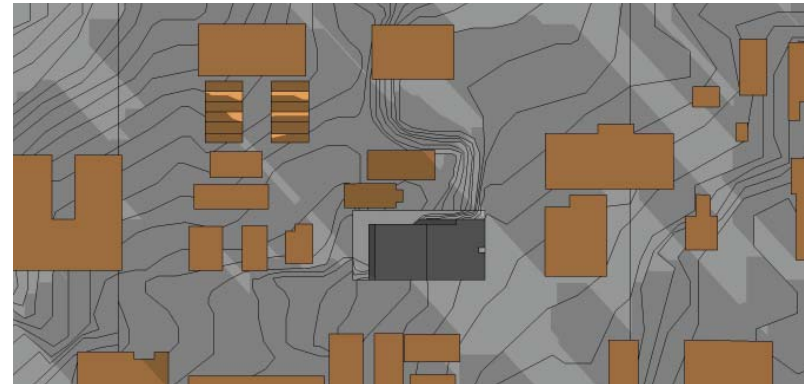
Autumnal Equinox
September 22

Alternative A

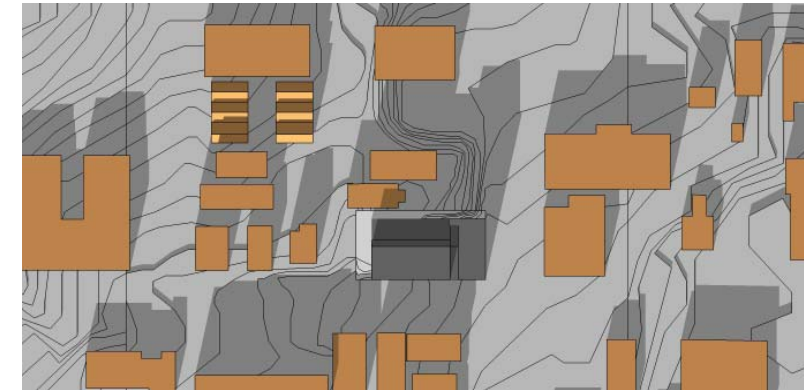
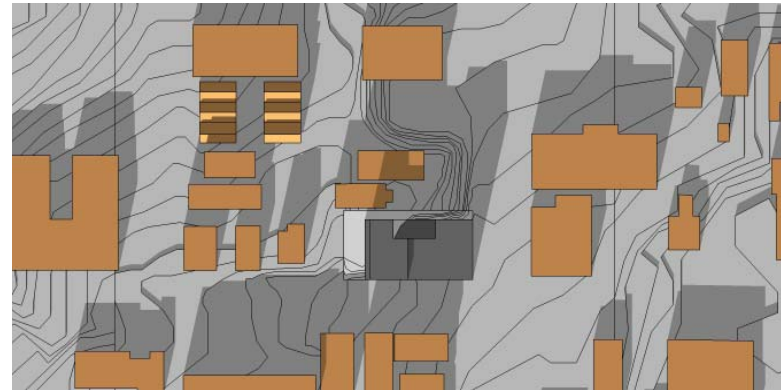
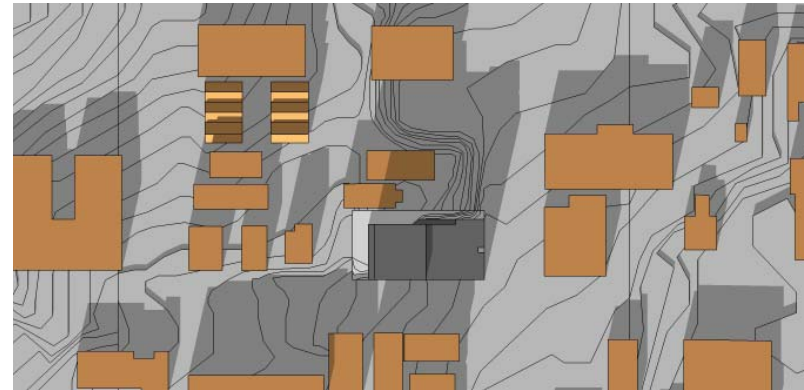
Alternative B

Alternative C

9am



1pm



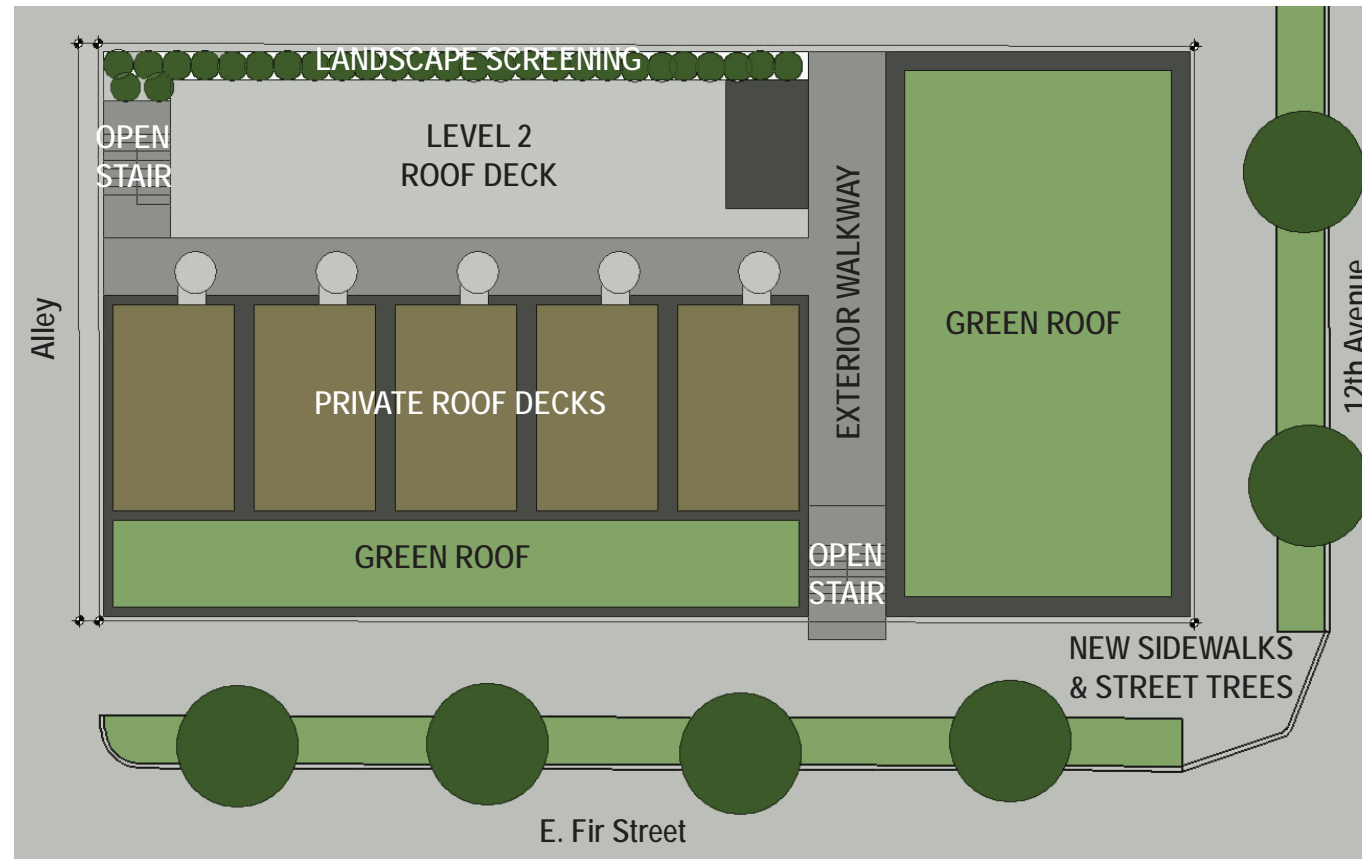
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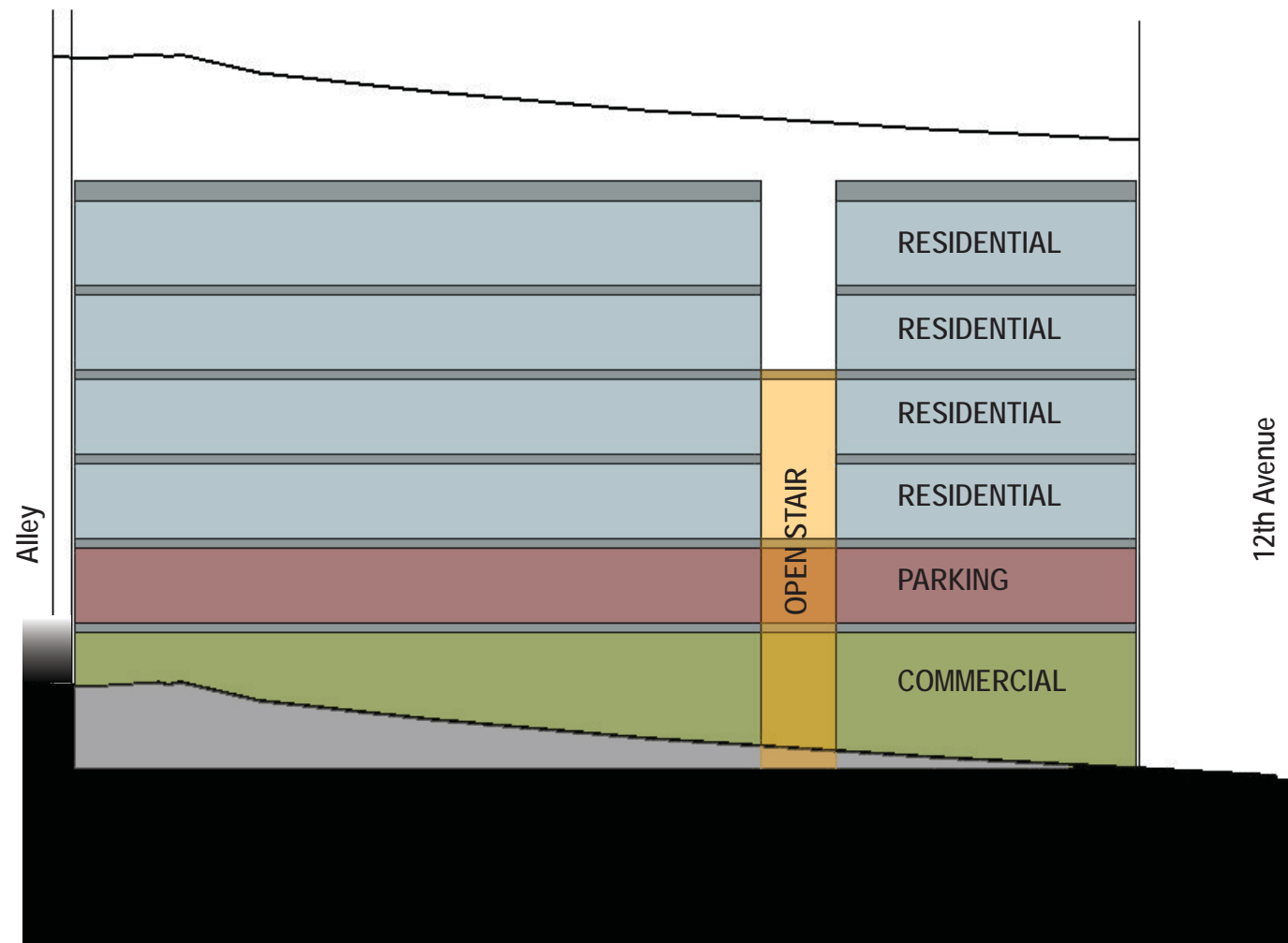
151LOFTS
151 12TH AVENUE
EARLY
DESIGN
GUIDANCE
17 JANUARY 2008

solar
access
diagrams
(4)

Winter Solstice
December 21



composite site plan



building use diagram



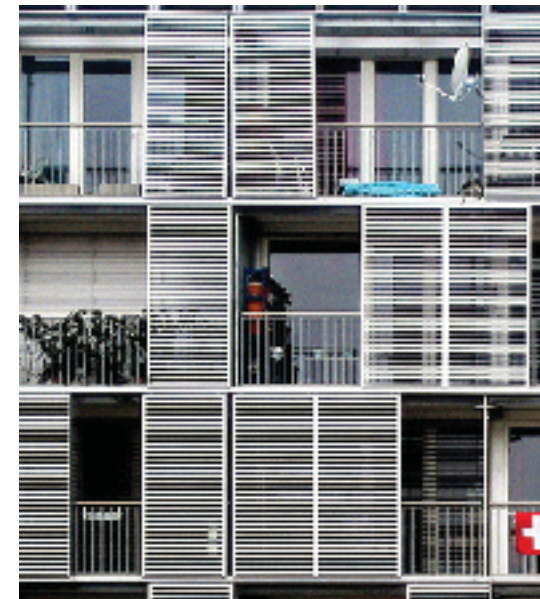
EXTERIOR WALKWAYS & STAIRS

Exterior stairwells and walkways provide another design opportunity and introduce another level of detail. Though the elements count toward the building FAR they reduce the overall bulk and scale of the building. Additionally exterior stairwells eliminate unsightly stair penthouses.



CANTILEVERED STAIRS

Cantilevered stairs protruding from the building mass provides residents access to private roof decks.



OPERABLE SCREENS

With extensive glazing privacy becomes an immediate concern for the residents. Operable screens provide residents an option for privacy, tame exterior space clutter, while also providing the building with another level of detail.



RECESSED WALL LIGHTING

Rather than typical light fixtures that are attached to the exterior of the building we are proposing lights that are recessed in the structure in keeping with the overall form.



ZINC CLADDING

Zinc is underutilized in current development. The material is 99% pure and not powder-coated like typical aluminum siding. The natural patina of the zinc adds a visceral feel to the material and distinguishes it from standard metal siding applications.



GARAGE DOORS

Utilizing garage doors as a residential design element in temperate climates like Seattle creates outdoor living space without adding to the building's footprint. Benefits include decreased summer cooling loads and energy demands.



GREEN ROOFS

Green roofs help offset storm water runoff, and buffer buildings with a thermal blanket, beneficial in both heating and cooling loads within the building. This blanket also serves to protect roofing materials. Beyond their environmental attributes, green roofs provide additional landscaping and community-building opportunities.



Corson Lofts



Summit Ave. Townhomes (Permitting 2007)



Sterling Residence - 2007 AIA Honor Award



Norman Residence



Alexander Residences

Pb Elemental is a design and development firm that focuses on contemporary residential and commercial projects. **Pb Elemental** consists of a dynamic team of architects, engineers and development professionals who create a bold, cohesive aesthetic while maintaining a clear commitment to the community and sustainability. The use of simple forms, clean lines and rich materials combine to produce an architecture that is modern, consistent and challenges traditional assumptions applied to residential development.