











a e r i a l (looking west)



a e r i a l (looking north)

Address: APN: Lot Area: DPD# Zoning: Overlays:

project data . Units Unit Size Parking

SF Commercial Core Mechanical Parking Residential TOTAL

FAR (4.75) Allowed Proposed

Required Provided

GREEN FACTOR Required .30 Provided .45

site information

151 12th Avenue 21976000625 7.020 SF 3004554 NC3P-65 Pedestrian, UCV

18 Lofts 720 sf Avg. 19 Stalls (0 Required)

4,502 1,468 1,409 5,076 13,874 26,329

33,345 (4.75) 26,329 (3.75)

RESIDENTIAL AMENITY (5% Res. Area) 710 1,882 (13%)

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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 a 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.









View of Corner of 12th & E. Fir









12th Avenue Frontage



E. Fir Frontage



Alley Looking North

E. Fir Streetscape Looking East

12th Ave. Streetscape Looking South

12th Ave. Streetscape Looking North















adjacent lots

Since the previous meeting Pb Elemental has begun working on the design and developmont of the 2 lots to the north of the current project. The project should be in for Early Design Guidance in early fall.



N

nts





Site Planning Α

Streetscape Compatibility A-2

The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-ofway.

The project follows the desirable spatial characteristics of the R.O.W. by meeting the street edge with strong vertical elements and extensive glazing.

A-5 Respect for Adjacent sites

Buildings should respect adjacent properties by being located on their site to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings

The building massing and reduction in height benefits the adiacent properties. Roof decks include landscaping and screening. Though a departure is requested to reduce our rear setback, the overall effect of reducing our height benefits the adjacent properties.

Parking and Vehicle Access A-8 Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties and pedestrian safety.

Parking is located at level 2 and accessed off of the allev per code. The driveway has been minimzed to 18', a departure is requested per the Board's direction.

The Board wants to increase the building's presence through design. The proposed street level commercial uses should be highly accessible along 12th Avenue.

The 12th Avenue facade is designed as our principal commercial entry. E. Fir is a residential street where too many commercial entries would be inappropriate and not viable as individual commercial spaces. A secondary commercial entry is provided along 12th Ave. The commercial is very visible along 12th avenue with nearly 20% more glazing provided than required by the code.

The applicant should maintain a strong vertical presence along 12th and Fir Street.

The building has strong vertical columns running from the street edge to the building's cap pushing the eyes up the buildings facade. The columns extend beyond the horizontal elements. Furthermore the rhythm of the units creates strong vertical elements.

The vehicle entrance accessed off the alley should be designed with sensitivity to the adjacent MR zone. Board would support a departure request to allow a narrow (garage) entry.

A departure has been requested to reduce the driveway from 22' to 18'. In addition the alley features landscaping, subtle lighting and a predominant pedestrian entry.

Height, Bulk and Scale в

Height, Bulk and Scale **B-1**

Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to near-by, less-intensive zones.

The project is compatible with the scale of development anticipated for the area. However, we have reduced the height of the building at the west end of the site to be sensitive to the adjacent MR zone.

С **Architectural Elements and Materials**

C-4 **Exterior Finish Materials** Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

Proposed materials include Zinc, aluminum paneling (infill panels at the units), fiber-cement paneling (columns above the concrete), glass and ipe wood screens. All of the materials are high quality and long lasting.

Elevation along 12th and Fir should be more engaging at street level.

12th Avenue is designed with large amounts of glazing activating the internal space. The 12th Avenue facade has more glazing than required by code (see above).

Explore and graphically illustrate the incorporation of a dynamic open space experience for tenants at the roof deck level.

The roof deck at level 3 is divided between several "rooms" and a larger open area. The area is heavily landscaped and includes benches and tables. The project only requires 5% of the floor area in residential use be amenity area; this project provides 13%.

Pedestrian Environment

D

D-1 Pedestrian Open Space and Entrances Convenient and attractive access to the building's entry should be provided.

Entries to the building include street front entries along 12th as well as two entries/exits from the exterior stairwells, one on E. Fir street, one on the alley. The exterior stairwells are designed with laser cut signage, lighting & high quality entry gates that do not close off the building to the exterior.

Visual Impacts of Parking Structures D-5 The visibility of all at-grade parking structures or accessory parking garages should be minimized. The parking portion of a structure should be architecturally compatible with the rest of the structure and streetscape. Open parking spaces and carports should be screened from the street and adjacent properties.

Parking is located at level 2 and screened with wood paneling. While the parking is open, the gaps in the wood are only 1" wide protecting neighboring properties from the glare of the garage lighting & headlights. The screens help to create a unified buildina.

D-7 Personal Safety and Security Project designed should consider opportunities for enhancing personal safety and security in the environment under review.

The project provides "eyes on the street" as well as lighting and a lack of places for people to hide, do illegal activities etc.

D-8 Treatment of Alleys ans' street front.

detailing and good lighting

The alley is greatly improved with lighting, a 18' garage door, a pedestrian entry that accesses the L3 roof deck directly, and landscaping at the level 3 roof deck. As an additional bonus we were able to add landscaping directly on the alley helping to soften the transition to the residential zone.

The design of alley entrances should enhance the pedestri-

Garage entrances should be designed to provide quality









Turkish Filbert



nts







































































principal commerical entry











steel stair



















steel spiral stairs
aluminum door
aluminum window

cedar fence
retaining wall

















zinc interlock panels

aluminum panel

minerit fiber cement panels









E. Fir storefront provides extensive glazing & transperancy into the structure despite the steep grade change.









alley landscaping with up-lighting











steel exterior walkways with steel grate flooring provide access to the single--loaded units without putting in a hallway with limited glazing.



spiral stairs provide access to private roof decks and add visual interest to the back of the building

stairs extend over the sidewalk dramatically seperating the two upper structures and adding to the urban experience for both people in the building and on the street

level 4 walkway cantalievers over the alley









The parking located at level two is screened with ipe wood similar to the operable screens in the units. The screens provide light & air to enter the garage while creating a unified building form by relating to the screens above. The gap between the 3 1/2" ipe is only one inch protecting adjacent properties from light spill over from headlight or garage lighting. We don't want to try to trick people into think there are units behind, rather a simple screen creates an architectural features and adds to the overall building form while hiding the unsigtly sprinklers and insulation. Cars are kept from driving off the parking level by bollards.









low volt directional landscape lighting adds visual interest to the landscaping while allow-ing the light to be directed away from neighrbooring properties.



unit entry lights mark the individual unit entries and provide security to the residents entering their units.



Bega - Flush, Wall Mount Light lights are placed on the within the concrete on the side of every column along both street front-ages. mounted on the side of the columns, the design main-tains the strong, continuous vertical columns.



Bega - Ceiling Mount Lights mounted above the storefront and garage entries, the lights provide additional lighting and secutity.









the exterior unit screens provide both privacy and solar control for the units. aesthetically they provie a building that never looks the same. the screens are made of ipe wood attached to a steel frmae mounted to a track system. as with the garage doors in the units, the screens are mechanically operated.











operable screens allow for adjustable privacy



open riser stairs allow light to pass through

every units has a garage door and large window above allowing for maximum daylighting while the operable screen alows for solar control. units feature concrete floors with radiant heat on the lower floors and bamboo wood flooring on the loft level and stairs. additional features include stainless steel appliances, wood cabinets and flash hot water heaters.

9' wide garage doors allow units to open to the outside

cable railing add to the openess of the units









throughout the open space continuous pathways connect people using the space to the exterior. fences provide screening from both adjacent properties and the residential entries.

the common open space is broken up into several rooms to allow for small and large groups to congregate. the spaces are divided by pre-cast concrete planters. the floor is pedestal pavers.



creeping mahonia



creeping mahonia

cast iron plant

japanese maple



the plantings were chosen for their architectural qualfor their architectural qual-ity and drought tolerance. the golden bamboo is used primarily for screening. the japanese maple trees were choosen because of their wide canopy spread adding additional shade and privacy to the common areas.









the project features over 1,700 sf of green roofs at a weight of more than 37,000 lbs.

		SEAT	rte <i>sgreen</i> j	factor	Ş.
FIN	AL VERSION 3-9-07	enter sq ft of parcel			You need at least 0.300
	Parcel size (ENTER THIS VALUE FIRST)	7,020		SCORE	0.453
	Types of Area**		Square Feet	Factor	Total
А	Vegetation planted with a soil depth of less than 24"				
1	Lawn or grass pavers or ground covers	1	enter sq ft 0	0.2	-
2	Plants and shrubs 3' and higher at maturity	enter number of pla 0	onts 0	0.3	
в	Vegetation planted with a soil depth of more than 24*				
1	Lawn, grass pavers or other plants less than 3' tall at maturity	enter number of pla	enter sq ft 870	0.7	609
2	Shrubs taller than 3' at maturity - calculated	131	2096	0.3	629
3	at 16 sq ft per plant (typically planted no closer than 18" on center) Tree canopy for "small trees" in SDOT's Street Tree Planting Schedule or equivalent canopy spread of 15' - calculated at 50 sq ft per tree	enter number of pla 0	onts O	0.3	-
4	Tree canopy for "small/medium trees" in Street Tree Planting Schedule or equivalent canopy spread of 20' - calculated at 100 sq ft per tree	enter number of pla 0	onts O	0.3	-
5	Tree canopy for "medium/large trees" in Street Tree Planting Schedule or equivalent canopy spread of 25' - calculated at 150 sq ft per tree	enter number of pla 5	750	0.4	300.0
6	Tree canopy for "large trees" in in Street Tree Planting Schedule or equivalent canopy spread of 30' - calculated at 200 sq ft per tree	enter number of pla 0	0	0.4	-
7	Tree canopy for preservation of "exceptional trees" or trees with trunk diameter exceeding 24" at four and one half feet above the ground. calculated at 250 sq ft per tree	0	0	0.5	-
8	Permeable paving that drains only itself. It must be at grade calculated per square foot	I	enter sq ft	0.6	-
с	Green roofs - 4* minimum soil depth at time of planting	I	enter sq ft 1714	0.7	1,199.8
D	Vegetated walls	I	enter sq ft 0	0.7	-
E	Water features (fountains) or rain gardens (where allowed by SPU)	I	enter sq ft 0	0.7	-
Bonuses		sub-total of sq ft =	5,430		
F	Landscaping using drought tolerant plants or where at least 50% of annual irrigation needs are met from non-potable sources	I	enter sg ft 2,770	0.1	277
G	Landscaping visible to passers-by from adjacent public right of way or public open spaces	I	enter sg ft 1,620	0.1	162
-			green fac	tor numerator =	3,177
*De not count public rights of way in parcel size calculation. *To calculate your green factor score, you may count the landscape elements that are in public rights of way if they are configuous with the parcel.					

extensive landscaping contribute to a green factor score of .45 when only .30 is required. landscaping features more than the code required drought toler-ant planting and an automated irrigation system.



all top level units will be wired for future solar panels if the owner decides to install them.



zinc cladding is a 99% natural ma-terial. It requires none of the finish-ing that standard aluminum metal siding does. the material is 100% recyclable and throughout Europe 90% of Zinc used is recycled. the cladding has a 50 year life span and uses an estimated third of the energy required for standard alu-minum cladding.



the project will be designed to meet the Built Green 3-Star rating, the highest possible rating for multifamily meetings.









The code requirement is meant to keep large sites from devoting too much street frontage to residential uses thus allowing for increased commercial. Allowing an additional 3' of residential frontage does not take away from the commercial uses of the project. The project includes a substantially larger commercial space than the code required 15" Minimum, and 30' averge depth. Furthermore, the reisdential lobby is treated like a storefront and alligns with the strong vertical elements that create a unified building form. Justification:



Departure #1 SMC 23.47A.005.B.2 Requirement: Residential uses may not exceed 20% of a street frontage. 58'-4" x .2 = 11'-8" Allowed

^{14&#}x27;-5" (24%) Proposed:



Departure #2 SMC 23.47A.008.B.2 Requirement:

Non-Residential Street Frontage must have a minimum of 60% transperancy between 2' & 8' above finished grade. 410.1' required.

Proposed: 54% (366.8')

Because E. Fir street slopes up nearly 10' across the 116' of frontage it is difficult to meet the 60% requirement and still maintain the integrity of the design including the strong vertical elements, structural requirements and allows us to having our parking on level 2. The proposed 54% transperancy is 54 sf less than the required transperancy but still allows visibility into the large commercial area. Additionally the strong commercial frontage requested along 12th Ave. has 70 sf more transperancy than required and there are no blank facades on either frontage that exceed 1'-5" though 20' is allowed. Justification:







Departure #3 SMC 23.53.035 Requirement:

ement: Building Features including balconies may extend over the R.O.W, 3' deep by 9' wide.

Proposed: Allow stair landing to extend over the R.O.W. 2'-10" x 7'-4" in three places.

Justification: This departure is purely for the aesthetic quality the stairs bring to the project and for the experience of walking on them. Another configuration of the stairs would have allowed balconies to extend over the R.O.W. just like the stairs, but we chose to move the stairs landing over the R.O.W. because of the visual impact of the stairwell. Additionally, the experience of walking down the stairs, out over the R.O.W. and then back inbetween the structures links the user to the urban field. Furthermore, the cantalievered stairs help to dramatize the seperation of the upper structures.









Departure #3 SMC 23.47A.014.B.3

- Requirement: Adjacent to a residential zone a 15' setback measured from the center line of the alley is required above 13' and increases an additional 2' for every 10' above 40' in height.
- Proposed: No required rear setback.
- Justification: By adding mass to the rear of the building we are able to reduce the overall mass and height of the structure. The intent of the code is to protect less intensive zones from large developments. The massing of the project, the reduction in height and an overall gsf that is more than 7,000 sf less than we are allowed creates a substantially smaller scale development than allowed in excannge for not having a rear setback at part of the rear property line.













Departure #5 SMC 23.53.030 Requirement: 22' Wide Garage Entry.

Proposed: 18; Wide Garage Entry

Justification: As requested by the board we reduced our driveway width from 22' wide to 18' to minimize the impact of the entry. The door is recessed under the building because of the steep slope of the alley. The parking is further softened by landscaping, a pedestrian entry and lighting for safety. The garage door is a black alu minum window wire mesh door.



















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.





